Mid-City Senior Cottages

601, 611, 621, 631, 641 Brownsville Drive

Lake Charles Mid-City Phase II, LP

OCD# LHC Prime-3 2024-60

44 Unit New Construction

OWNER

LAKE CHARLES MID-CITY PHASE II, L.P.
400 W. HALE STREET
LAKE CHARLES, LA 70601

DEVELOPER

INTERGRAND DEVELOPMENT, LLC
330 MARSHALL STREET, SUITE 900
SHREVEPORT, LA 71101

ARCHITECT

SGB ARCHITECTS, LLC
1935 AIRLINE DRIVE, SUITE 200
BOSSIER CITY, LA 71112

CIVIL ENGINEER

J.W. JESSEN & ASSOCIATES, LLC
440 KIRBY STREET
LAKE CHARLES, LA 70601

MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS

NICHOLS ENGINEERING, LLC
912 S. CAPITOL OF TEXAS HWY, SUITE 200
AUSTIN, TEXAS 78746

STRUCTURAL ENGINEER

B.K. SMITH ENGINEERING CO, INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LA 71111

SITE LOCATION
Bayou Contraband
Ryan St
Broad St
Prien Lake Rd
Bilbo St
Lake Charles Waste Water
St Charles Square Apartments
Bowie Manor
Gloria St
Hodges St
Bakers St
Reid St
Barbe Elementary School
Barbe Baptist Church
Penn St
Washington-Marion Magnet High School
Pearl Lutheran Church
Pearl St
Ryan St Administration
Ryan St Parking Garage
Ryan St Campus
Ryan St Campus Annex
Ryan St Campus Annex
Ryan St Campus Annex

LAKE CHARLES MID CITY PHASE II, L.P.

BOUNDARY SURVEY

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA, SAID TRACT BEING LOT G OF FUTURE LLOYD OAKS REDEVELOPMENT SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GASPARD ADDITION SUBDIVISION, AS PER CONVEYANCE BOOK 573, PAGE 452, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE S89°03'25"E, ALONG THE NORTH LINE OF SAID GASPARD ADDITION SUBDIVISION, A DISTANCE OF 410.0 FEET TO THE POINT OF BEGINNING; THENCE N00°56'35"E, A DISTANCE OF 245.22 FEET; THENCE S89°03'25"E, A DISTANCE OF 73.07 FEET TO A POINT OF TANGENCY ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.0 FEET, A CHORD WHICH BEARS S79°23'27"E AND A CHORD DISTANCE OF 57.09 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 57.36 FEET; THENCE S69°43'28"E, A DISTANCE OF 129.01 FEET TO A POINT OF TANGENCY ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.0 FEET, A CHORD WHICH BEARS S79°23'27"E AND A CHORD DISTANCE OF 77.24 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 77.60 FEET; THENCE S89°03'25"E, A DISTANCE OF 633.42 FEET; THENCE S44°10'39"E, A DISTANCE OF 14.17 FEET TO THE WEST RIGHT OF WAY OF CREOLE STREET; THENCE S00°42'07"W, ALONG THE SAID WEST RIGHT OF WAY OF CREOLE STREET, A DISTANCE OF 169.96 FEET; THENCE N89°03'25"W, A DISTANCE OF 971.40 FEET TO THE POINT OF BEGINNING. CONTAINING 4.31 ACRES, MORE OR LESS.

JANUARY 25, 2025

VICINITY MAP

SCALE = N.T.S.

PRELIMINARY

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Cole R. Thompson, P.E.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

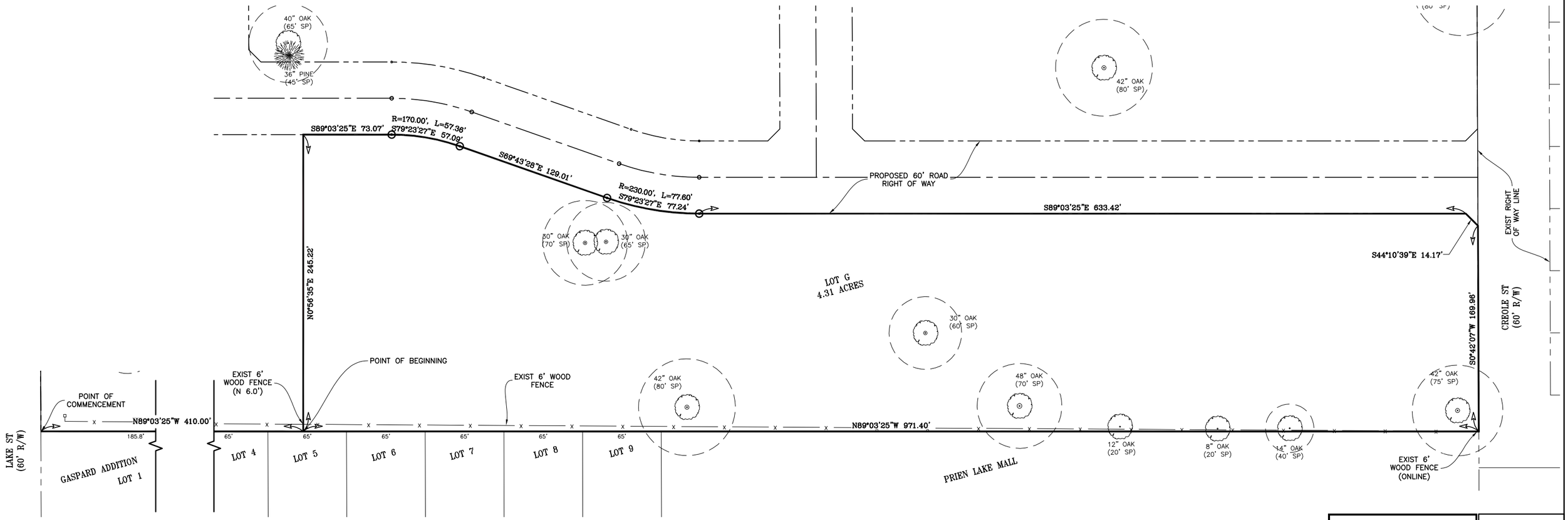
GENERAL NOTES

1. THE HEREIN DESCRIBED TRACT OF LAND IS LOCATED IN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, & OTHER FLOOD AREAS ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22019C0480F, DATED FEBRUARY 18, 2011.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
3. BEARINGS SHOWN HEREON ARE BASED UPON LOUISIANA COORDINATE SYSTEM OF NAD83 SOUTH ZONE.
4. THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THESE TRACTS WHICH ARE NOT SHOWN HEREON.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI.

COLE THOMPSON, P.L.S.
LOUISIANA REG. NO. 5340



D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-0561 Fax: (337)433-5842
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

C0.0
BOUNDARY SURVEY

N

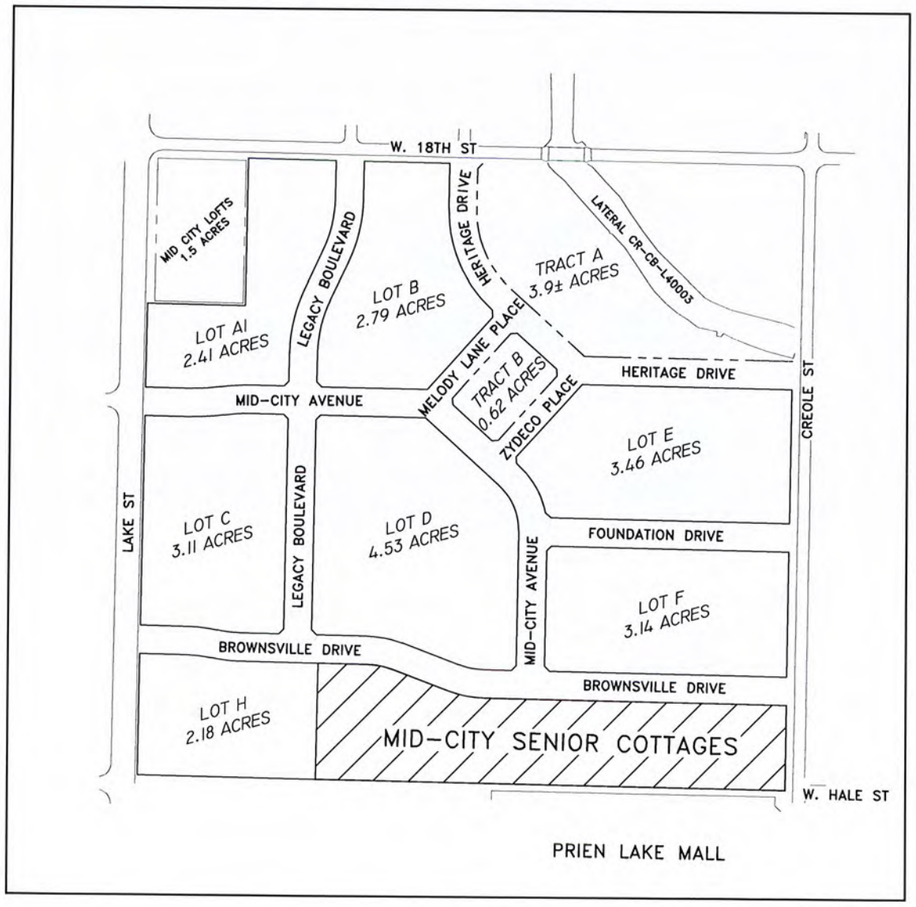
FILE: P-2024-3036 (LLOYD OAKS SENIOR CITIZEN)
DRAWING: P-2024-3036 (LLOYD OAKS SENIOR CITIZEN).DWG

SCALE: 1" = 40' (24x36 Sheet)
SCALE: 1" = 80' (11x17 Sheet)

MID-CITY SENIOR COTTAGES

CONSTRUCTION PLAN

JULY 2025



VICINITY MAP

NOT TO SCALE

N

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
	TITLE SHEET
C0.1	BUILDING GROUP LAYOUT
C1.1	EXISTING TOPOGRAPHY AND DEMOLITION
C1.2	EROSION CONTROL
C1.3–C1.7	CONSTRUCTION PLAN–GEOMETRIC LAYOUT
C1.8–C1.12	PAVEMENT JOINTS LAYOUT PLAN
C1.13–C1.17	SITE GRADING PLAN
C1.18–C1.19	STORMWATER DRAINAGE PLAN
C1.20–C1.21	PROPOSED CONTOUR PLAN
C1.22–C1.23	PAVEMENT STRIPING & MARKINGS PLAN
C1.24–C1.27	UTILITY SERVICES PLAN (WATER & SANITARY SEWER)
C2.0	STAIR DETAILS
C2.1–C2.3	TYPICAL SECTIONS & DETAILS
SD–01	CB–01 STANDARD DETAIL
SD–02	CYD STANDARD DETAILS & STANDARD "DRAIN BASIN" INSTALLATION DETAIL
SD–03	WATER LINE INSTALLATION DETAILS
SD–04	STANDARD CONCRETE DETAILS
SD–05 & SD–06	TEMPORARY EROSION CONTROL DETAILS
SD–07	TREE PROTECTION DETAIL

REFERENCE STANDARD PLANS

MC–01	DETAILS OF GRATES, GRATE FRAMES, AND COVERS FOR CATCH BASINS AND MANHOLE COVERS
PM–01	CENTERLINE AND EDGELINE MARKINGS
PED–01	PEDESTRIAN FACILITIES

PRELIMINARY

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COVER
FILE: P–2024–3036 (LLOYD OAKS SENIOR CITIZEN)
DRAWING: P–2024–3036 (LLOYD OAKS SENIOR CITZEN).DWG

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P.L.S. La. Reg. No. 5340

SHEET No.

C0.1

PROJECT No. P-2024-3036

LAKE CHARLES MID-CITY PHASE II

MID-CITY SENIOR COTTAGES

BUILDING GROUP LAYOUT

D. W. Jessen & Associates, LLC
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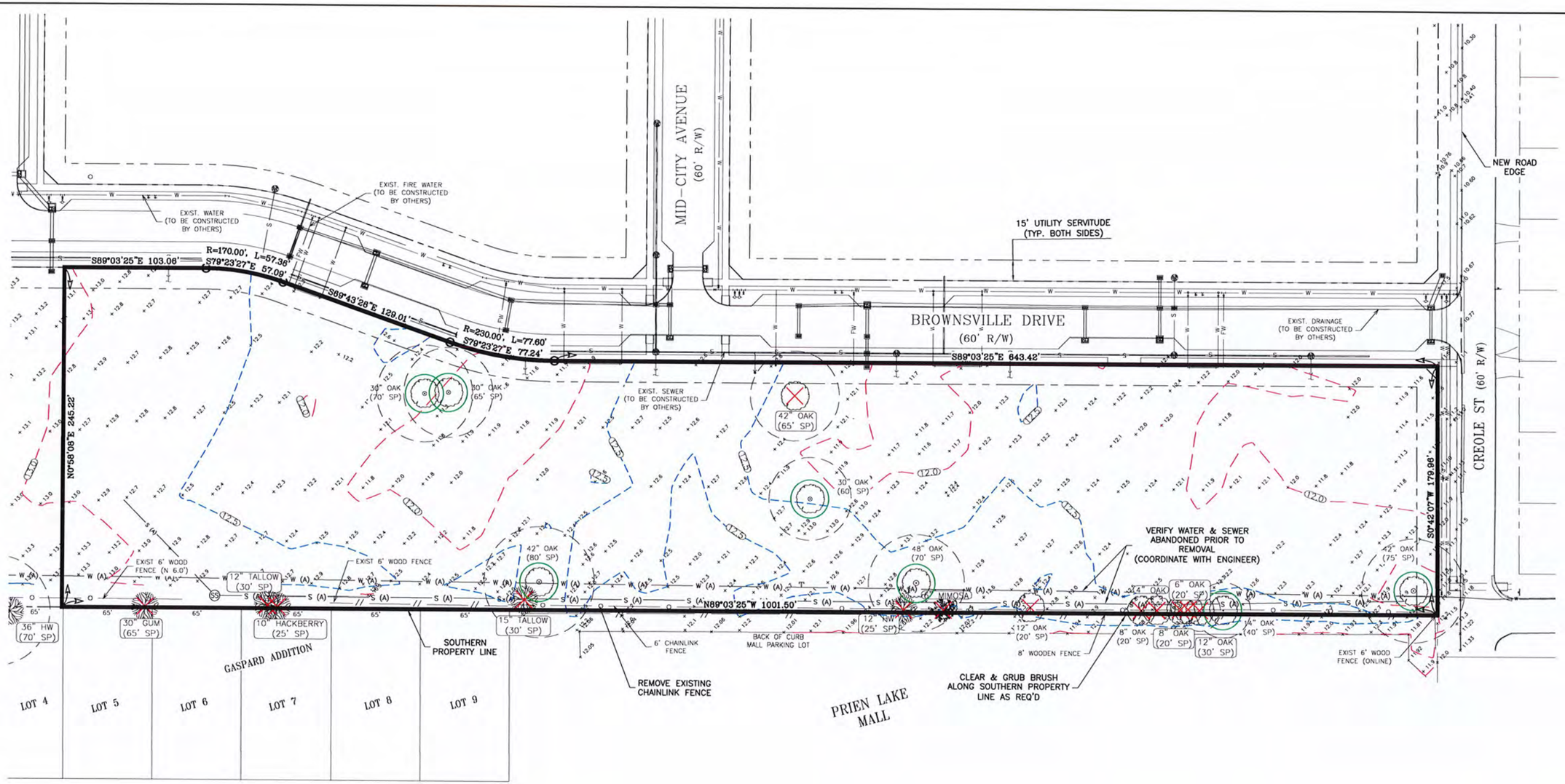
Q. BUILT	
DRAWN	
APPROVED	COLE R. THOMPSON
DATE	07/26/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY



STANDARD TOPOGRAPHIC SYMBOLS & LINETYPES LEGEND

- POWER POLE
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- DRAINAGE MANHOLE
- BUSH
- TREE
- CM CREPE MYRTLE
- HW HARDWOOD TREE
- EXIST MINOR CONTOURS
- EXIST MAJOR CONTOURS
- S (A) ABANDONED SEWER LINE
- W (A) ABANDONED WATER LINE
- OHP OH POWER
- W WATER LINE
- S SEWER LINE
- D STORM DRAIN
- CHAINLINK FENCE
- // WOODEN FENCE
- x WIRE FENCE
- LANDSCAPING
- CENTER LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE

DEMO PLAN LEGEND

- INDICATES TREES TO BE REMOVED
- INDICATES TREES TO REMAIN IN PLACE & TO BE PROTECTED AT ALL TIMES DURING DEMOLITION ACTIVITIES (REFER TO SHEET SD-07)
- x 13.0 EXIST GROUND ELEVATIONS
- (12.0) EXIST COUNTOURS

GENERAL DEMOLITION NOTES

1. CALL LA ONE CALL! THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE LOCATED IN THE FIELD PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
2. THE VERTICAL DATUM FOR ELEVATIONS SHOWN HEREON ARE NAVD88 (GEOID 12B)
3. TOPOGRAPHIC SYMBOLS SHOWN HEREON ARE NOT DRAWN TO SCALE FOR CLARITY.
4. THE LIMITS OF PAVEMENT REMOVAL SHALL BE LOCATED IN THE FIELD IN COORDINATION WITH THE PROJECT ENGINEER OR PROJECT INSPECTOR.
5. TEMPORARY EROSION CONTROL SHALL BE LOCATED IN THE FIELD AS DIRECTED BY THE PROJECT ENGINEER, AND SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE ENTIRETY OF THIS PROJECT, ALL IN ACCORDANCE WITH LOUISIANA DOTD STANDARD PLAN "EC-01".
   - 5.a. TEMPORARY INLET SILT TRAPS (EROSION SOCKS) SHALL BE PLACED AT ALL EXISTING AND NEW STORM DRAIN INLETS.
   - 5.b. TEMPORARY SILT FENCING SHALL BE PLACED IN ALL AREAS DETERMINED IN THE FIELD TO BE SUBJECT TO SHEET AND RILL EROSION, AND AT ALL OTHER LOCATIONS AS DETERMINED BY THE PROJECT ENGINEER.
6. TBDIF = TO BE DETERMINED IN FIELD.
7. VOJ = VERIFY ON JOB.
8. NDP = NO DIRECT PAY
9. THERE SHALL BE NO DIRECT PAY FOR THE REMOVAL OF EXISTING SEWER PIPE, SEWER MANHOLES, OR WATER PIPE.

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

N

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80 160

24 x 36 Scale: 1 Inch =40 Feet
11 x 17 Scale: 1 Inch =80 Feet

SCALE: 1" = 40'
(24x36 Sheet)
SCALE: 1" = 80'
(11x17 Sheet)

SHEET No.
C1.1

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
EXIST TOPOGRAPHY - DEMO PROPOSED CONTOURS

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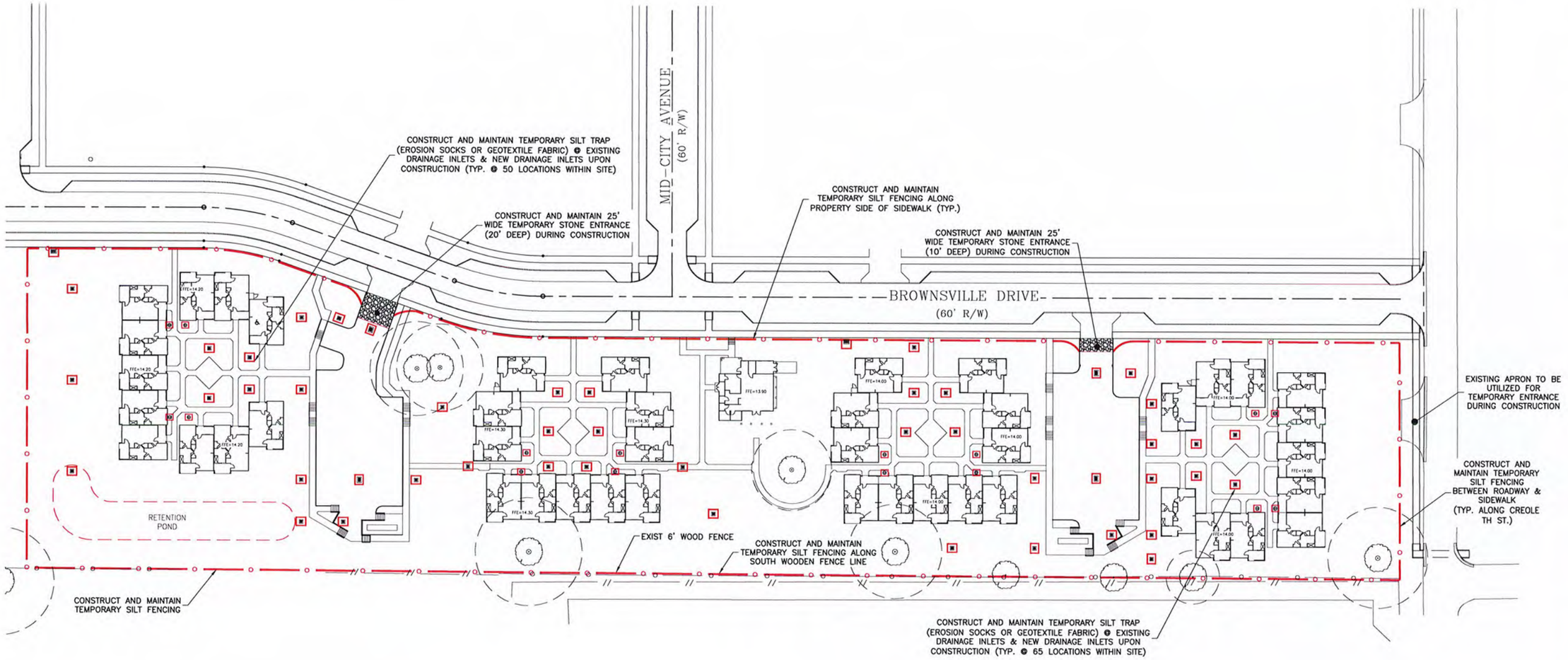
Q. BULT	
DRAWN	
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

NO.	DATE	REVISION DESCRIPTION	BY



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24 x 36 Scale: 1 Inch =40 Feet
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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

N

SCALE: 1" = 40'
(24x36 Sheet)
SCALE: 1" = 80'
(11x17 Sheet)

SHEET No.
C1.2

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
STORMWATER POLLUTION PREVENTION PLAN (EROSION CONTROL)

D.W. Jessen & Associates, LLC
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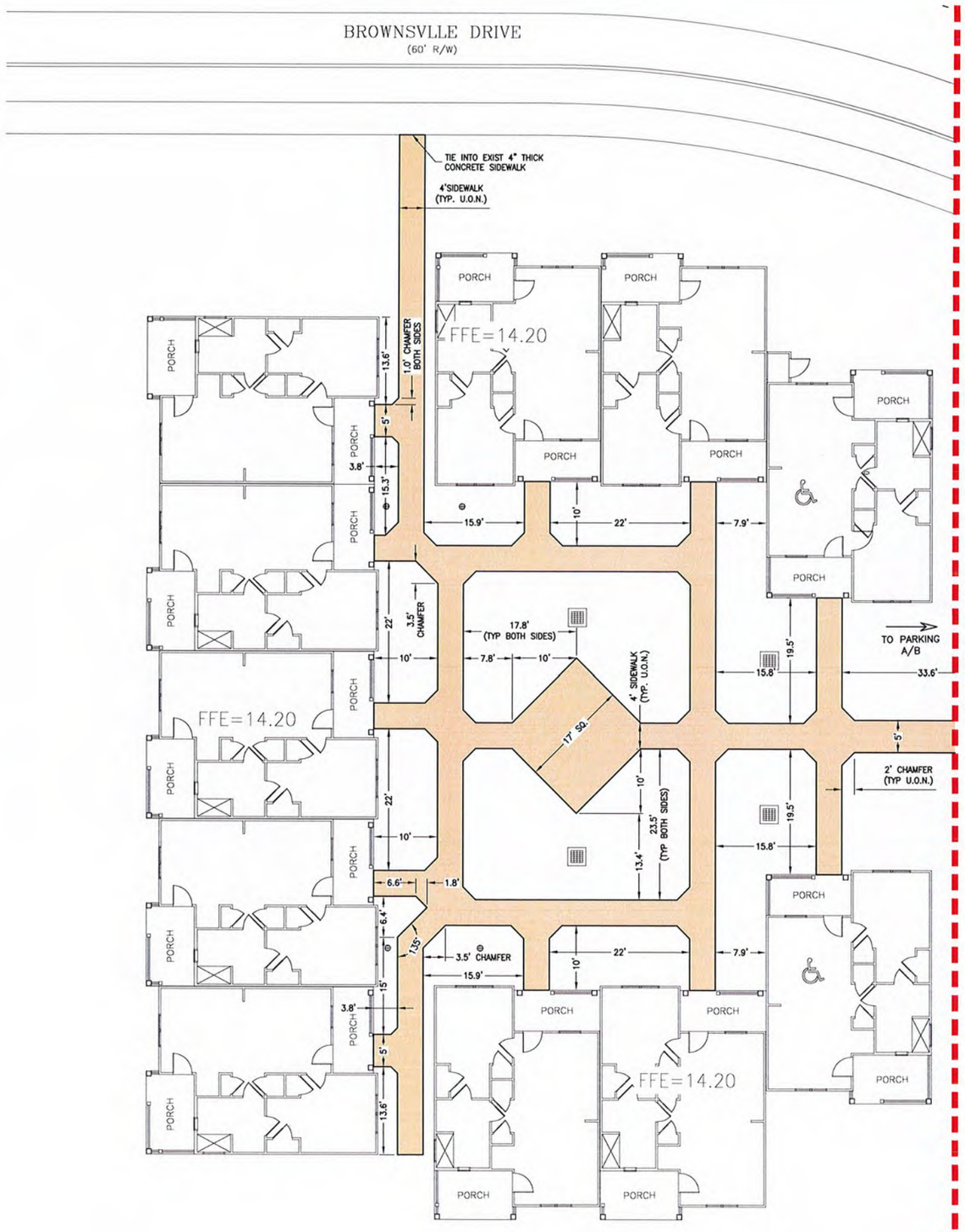
Phone: (337)433-5061 Fax: (337)433-5942
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT	REFERENCE	N/A
APPROVED	COLE R. THOMPSON	FIELD BOOK	N/A
DATE	07/28/2025		
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)		

No.	DATE	REVISION DESCRIPTION	BY



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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

CONSTRUCTION PLAN GENERAL NOTES

1. INTERSECTION PEDESTRIAN RAMPS AS SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOUISIANA DOTD STANDARD PLAN "PED-(01-04): PEDESTRIAN FACILITIES, CURB RAMPS".
2. DIMENSIONS FOR PARKING SHOWN HEREON ARE TO BACK OF CURB. BUILDING SHALL BE PARALLEL TO BROWNSVILLE DRIVE RIGHT OF WAY.
3. ALL CURBS SHALL BE 4" IN HEIGHT UNLESS OTHERWISE NOTED.

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40

24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.3

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING A)
CONSTRUCTION PLAN & GEOMETRIC LAYOUT

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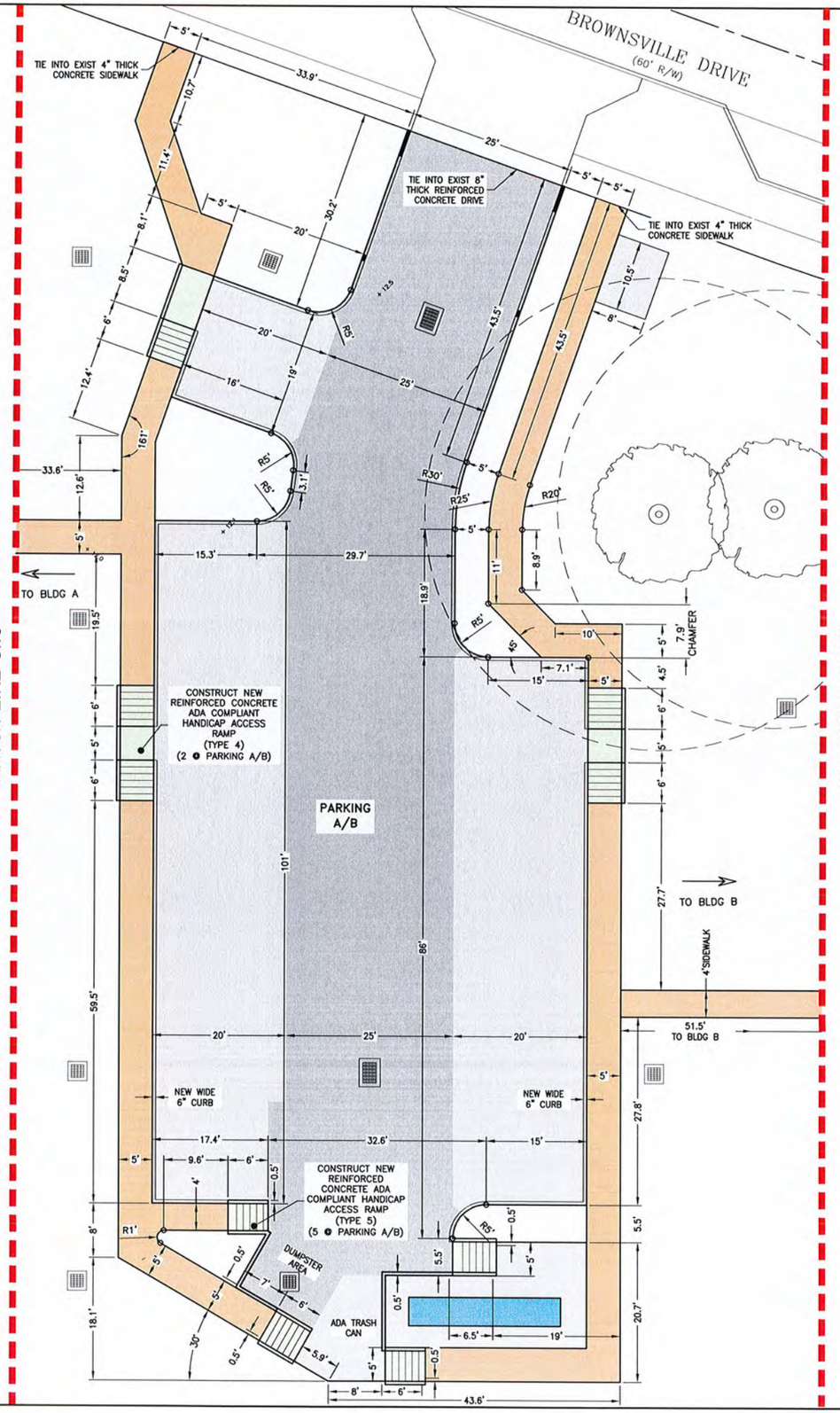
Phone: (337)433-0461 Fax: (337)433-1842
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

NO.	DATE	REVISION DESCRIPTION	BY



PARKING–BUILDING A/B

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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

CONSTRUCTION PLAN GENERAL NOTES

1. INTERSECTION PEDESTRIAN RAMPS AS SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOUISIANA DOTD STANDARD PLAN "PED–(01–04): PEDESTRIAN FACILITIES, CURB RAMPS".
2. DIMENSIONS FOR PARKING SHOWN HEREON ARE TO BACK OF CURB. BUILDING SHALL BE PARALLEL TO BROWNSVILLE DRIVE RIGHT OF WAY.
3. ALL CURBS SHALL BE 4" IN HEIGHT UNLESS OTHERWISE NOTED.

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR SLAB (SEE SHEET C2.1 FOR DETAIL)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40

24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10'
(24x36 Sheet)
SCALE: 1" = 20'
(11x17 Sheet)

SHEET No.
C1.4

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(PARKING–BUILDING A/B)
CONSTRUCTION PLAN & GEOMETRIC LAYOUT

D. W. Jossen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-5661 Fax: (337)433-5662
D.W. Jossen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT		
APPROVED	COLE R. THOMPSON		
DATE	07/28/2025		
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)		
REFERENCE	N/A		
FIELD BOOK	N/A		
No.	REVISION DESCRIPTION	DATE	BY

BROWNSVILLE DRIVE
(60' R/W)

MATCH LINE C1.4

MATCH LINE C1.6

TIE INTO EXIST 4" THICK CONCRETE SIDEWALK

4' SIDEWALK (TYP. U.O.N.)

2' CHAMFER (TYP U.O.N.)

29.1'

15.8'

19.5'

19.5'

7.9'

7.9'

4' SIDEWALK (TYP. U.O.N.)

7.8'

17.8' (TYP BOTH SIDES)

22'

22'

10'

10'

17' SQ.

13.5'

10'

23.5' (TYP BOTH SIDES)

PORCH

FFE=14.30

FFE=14.30

FFE=14.30

TO PARKING A/B

4'SIDEWALK (TYP. U.O.N.)

1.8'

5' SIDEWALK FLARE

15.9'

SEE SIDEWALK FLARE DETAIL (TYP.)

3.5' SIDEWALK CHAMFER

1.8'

1' CHAMFER BOTH SIDES

3.5' CHAMFER

10'

6.6'

6.4'

135°

51.5' TO PARKING A/B

9'

11'

5'

15.3'

22'

3.8'

15'

5'

11'

9'

23.1'

34.6'

BUILDING B

TIE INTO EXIST 4" THICK CONCRETE SIDEWALK

STAIRS W/ HANDRAIL (SEE SHEET C2.0)

9.4'

5' SIDEWALK

4'

1.6'

15'

10.5'

4'SIDEWALK (TYP. U.O.N.)

PORCH

GOLF CART

15'

8.5'

MECH

FFE=13.90

PORCH

19.8'

23.8'

P.C.

R29'

4'

TO BLDG C

4' SIDEWALK

4' SIDEWALK

5' FLARE

1'

7'

1'

TYP SIDEWALK FLARE DETAIL
NOT TO SCALE

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

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SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

CONSTRUCTION PLAN GENERAL NOTES

1. INTERSECTION PEDESTRIAN RAMPS AS SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOUISIANA DOTD STANDARD PLAN "PED-(01-04): PEDESTRIAN FACILITIES, CURB RAMPS".
2. DIMENSIONS FOR PARKING SHOWN HEREON ARE TO BACK OF CURB. BUILDING SHALL BE PARALLEL TO BROWNSVILLE DRIVE RIGHT OF WAY.
3. ALL CURBS SHALL BE 4" IN HEIGHT UNLESS OTHERWISE NOTED.

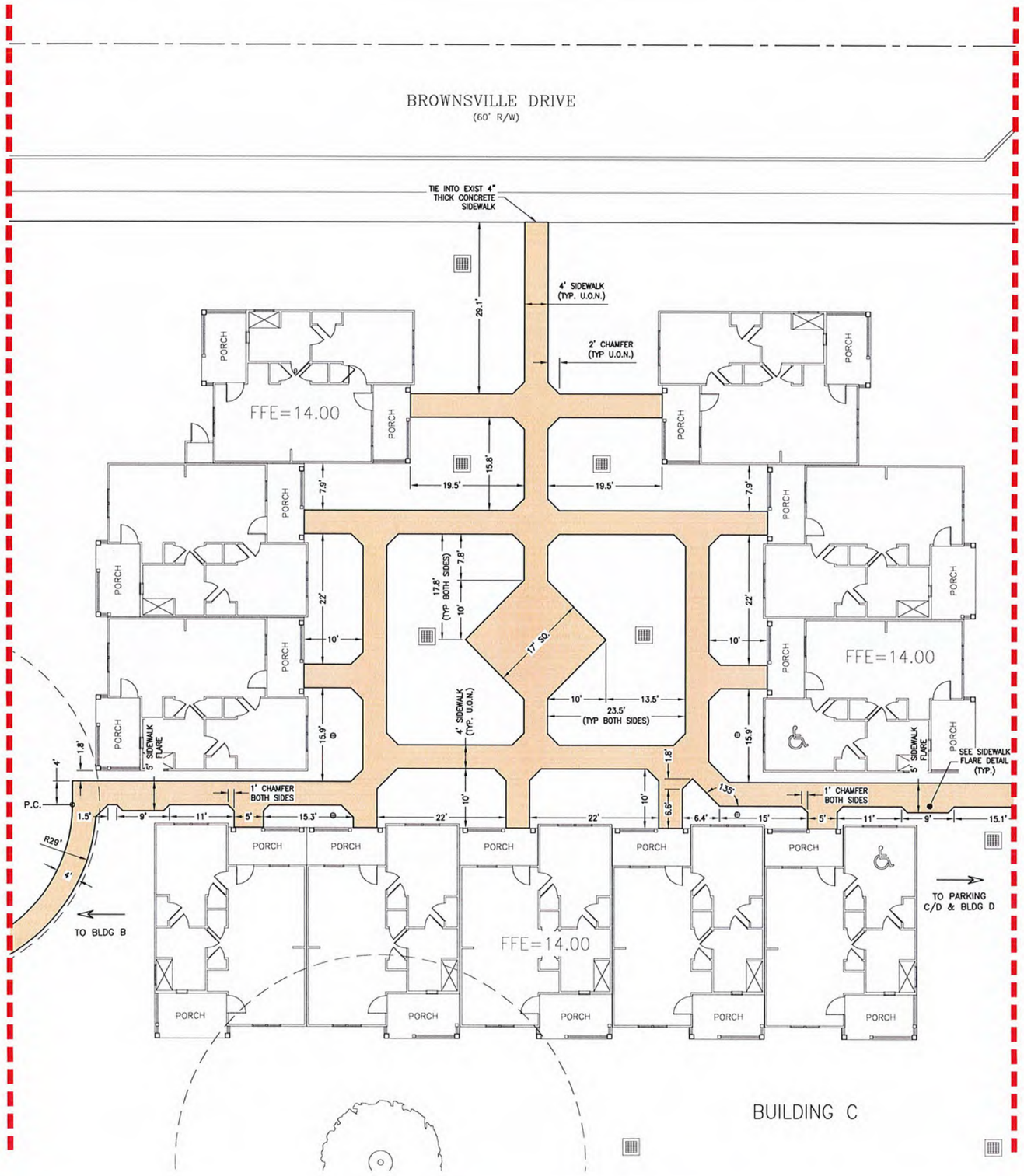
SHEET No.
C1.5

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING B)
CONSTRUCTION PLAN & GEOMETRIC LAYOUT

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA. 70601
Phone: (337)433-0461 Fax: (337)433-3342
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

Q. BULT	
COLE R. THOMPSON	
07/28/2025	
P-2024-3036 (MID-CITY SENIOR COTTAGES)	
N/A	N/A

DRAWN		REVISION DESCRIPTION	BY
APPROVED			
DATE			DATE
ACAD FILE			No.
REFERENCE			
FIELD BOOK			

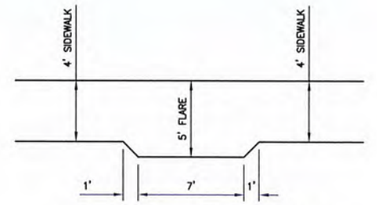


CONSTRUCTION PLAN GENERAL NOTES

1. INTERSECTION PEDESTRIAN RAMPS AS SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOUISIANA DOTD STANDARD PLAN "PED-(01-04): PEDESTRIAN FACILITIES, CURB RAMPS".
2. DIMENSIONS FOR PARKING SHOWN HEREON ARE TO BACK OF CURB. BUILDING SHALL BE PARALLEL TO BROWNSVILLE DRIVE RIGHT OF WAY.
3. ALL CURBS SHALL BE 4" IN HEIGHT UNLESS OTHERWISE NOTED.

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)



TYP SIDEWALK FLARE DETAIL
NOT TO SCALE

PRELIMINARY

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40

24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.6

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING C)
CONSTRUCTION PLAN & GEOMETRIC LAYOUT

D. W. Jossen & Associates, LLC
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D. W. Jossen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT	REFERENCE	N/A
APPROVED	COLE R. THOMPSON	FIELD BOOK	N/A
DATE	07/28/2025		
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)		

No.	DATE	REVISION DESCRIPTION	BY

BROWNSVILLE DRIVE
(60' R/W)

MATCH LINE C1.6

TIE INTO EXIST 4" THICK CONCRETE SIDEWALK

TIE INTO EXIST 8" THICK REINFORCED CONCRETE DRIVE

CONSTRUCT NEW REINFORCED CONCRETE ADA COMPLIANT HANDICAP ACCESS RAMP (TYPE 4) (2 ● PARKING C/D)

PARKING C/D

NEW WIDE 6" CURB

CONSTRUCT NEW REINFORCED CONCRETE ADA COMPLIANT HANDICAP ACCESS RAMP (TYPE 5) (5 ● PARKING C/D)

DUMPSTER AREA

ADA TRASH CAN

4' SIDEWALK (TYP. U.O.N.)

2' CHAMFER (TYP U.O.N.)

17' SQ.

4' SIDEWALK (TYP. U.O.N.)

17.8' (TYP BOTH SIDES)

23.5' (TYP BOTH SIDES)

1' CHAMFER BOTH SIDES

3.5' CHAMFER

FFE=14.00

PORCH

BUILDING D

CONSTRUCTION PLAN GENERAL NOTES

1. INTERSECTION PEDESTRIAN RAMPS AS SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOUISIANA DOTD STANDARD PLAN "PED-(01-04): PEDESTRIAN FACILITIES, CURB RAMPS".
2. DIMENSIONS FOR PARKING SHOWN HEREON ARE TO BACK OF CURB. BUILDING SHALL BE PARALLEL TO BROWNSVILLE DRIVE RIGHT OF WAY.
3. ALL CURBS SHALL BE 4" IN HEIGHT UNLESS OTHERWISE NOTED.

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR SLAB (SEE SHEET C2.1 FOR DETAIL)

PRELIMINARY

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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRAPHIC SCALE (IN FEET)
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SHEET No.
C1.7

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(PARKING-BUILDING C/D & BUILDING D)
CONSTRUCTION PLAN & GEOMETRIC LAYOUT

D.W. Jessen & Associates, LLC
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Phone (337)433-6501 Fax (337)433-5842
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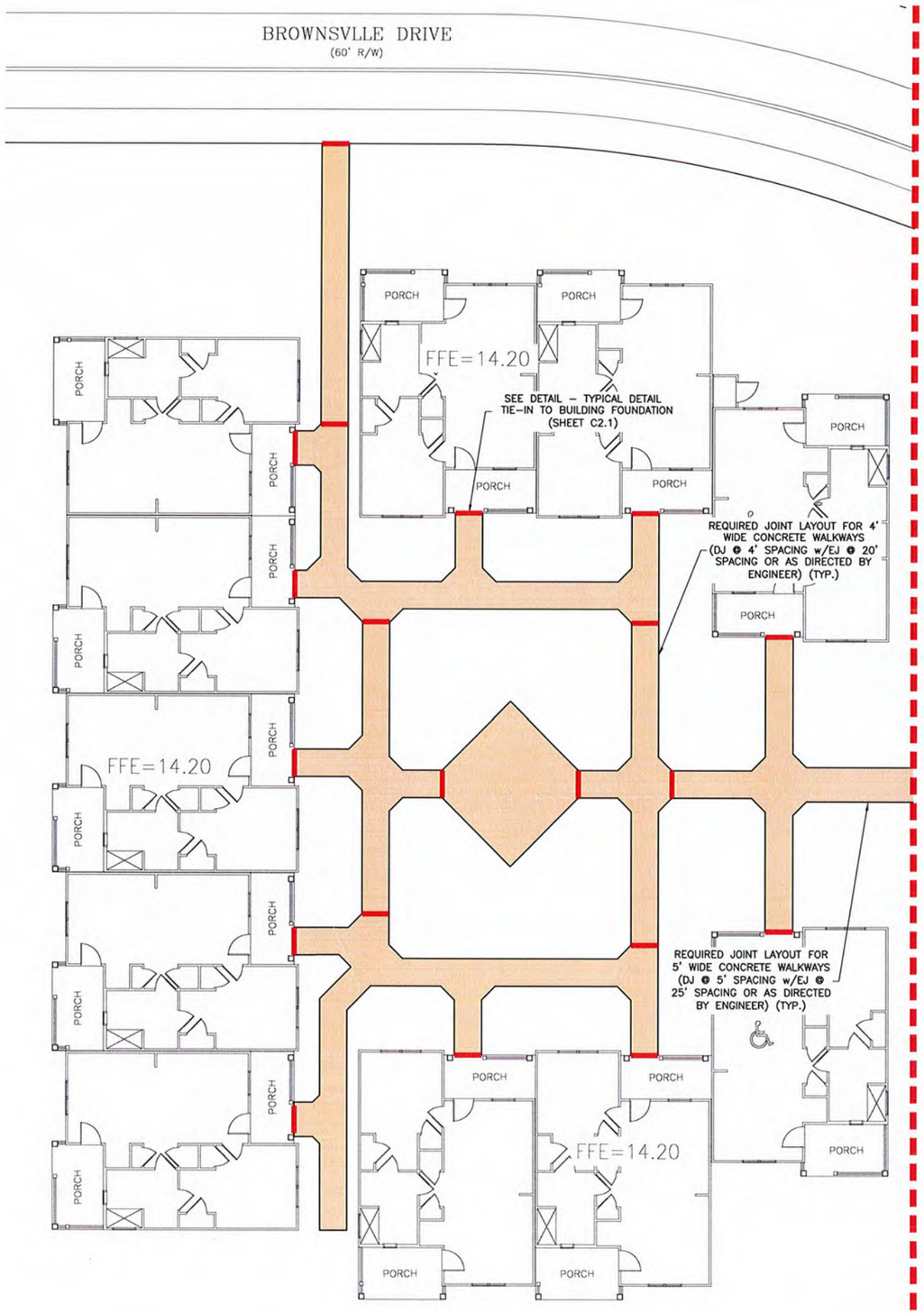
DRAWN	Q. BULT	ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)	NO.	DATE	REVISION DESCRIPTION	BY
APPROVED	COLE R. THOMPSON	REFERENCE	N/A				
DATE	07/28/2025	FIELD BOOK	N/A				



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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

PAVEMENT JOINTS LEGEND

- EXPANSION JOINT (EJ)
- LONGITUDINAL CONSTRUCTION JOINT (LCJ)
- TRANSVERSE CONTRACTION (DUMMY) JOINT (DJ)

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
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SHEET No.
C1.8

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BUILDING A)
PAVEMENT JOINTS LAYOUT PLAN

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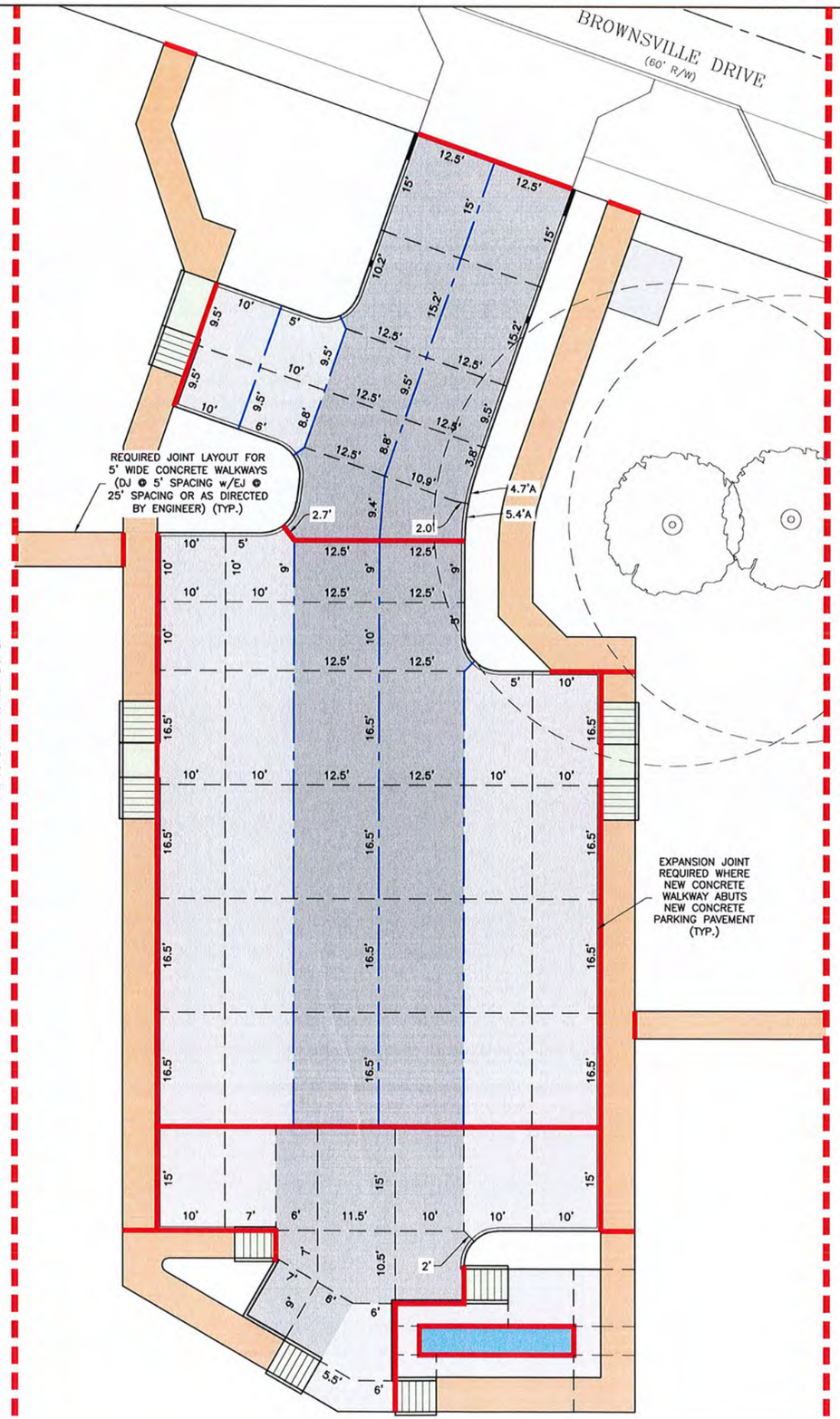
DRAWN	Q. BUIT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY



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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

PAVEMENT JOINTS LEGEND

- EXPANSION JOINT (EJ)
- LONGITUDINAL CONSTRUCTION JOINT (LCJ)
- TRANSVERSE CONTRACTION (DUMMY) JOINT (DJ)

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR AREA (SEE SHEET C2.1 FOR DETAIL)

GRAPHIC SCALE (IN FEET)

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SHEET No.
C1.9

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (PARKING-BUILDING A/B)
PAVEMENT JOINTS LAYOUT PLAN

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-5661 Fax: (337)433-5842
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BUIT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY

BROWNSVILLE DRIVE
(60' R/W)

MATCH LINE C1.9

MATCH LINE C1.11

REQUIRED JOINT LAYOUT FOR 4' WIDE CONCRETE WALKWAYS (DJ @ 4' SPACING w/EJ @ 20' SPACING OR AS DIRECTED BY ENGINEER) (TYP.)

SEE DETAIL – TYPICAL DETAIL TIE–IN TO BUILDING FOUNDATION (SHEET C2.1)

PORCH

FFE=14.30

FFE=14.30

FFE=14.30

MECH

GOLF CART

FFE=13.90

REQUIRED JOINT LAYOUT FOR 4' WIDE CONCRETE WALKWAYS (DJ @ 4' SPACING w/EJ @ 20' SPACING OR AS DIRECTED BY ENGINEER) (TYP.)

BUILDING B

PAVEMENT JOINTS LEGEND

- EXPANSION JOINT (EJ)
- LONGITUDINAL CONSTRUCTION JOINT (LCJ)
- TRANSVERSE CONTRACTION (DUMMY) JOINT (DJ)

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE (IN FEET)
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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

SHEET No.
C1.10

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING B)
PAVEMENT JOINTS LAYOUT PLAN

D. W. Jessen & Associates, LLC
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D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

Q. BUILT	
DRAWN	COLE R. THOMPSON
APPROVED	07/28/2025
DATE	
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

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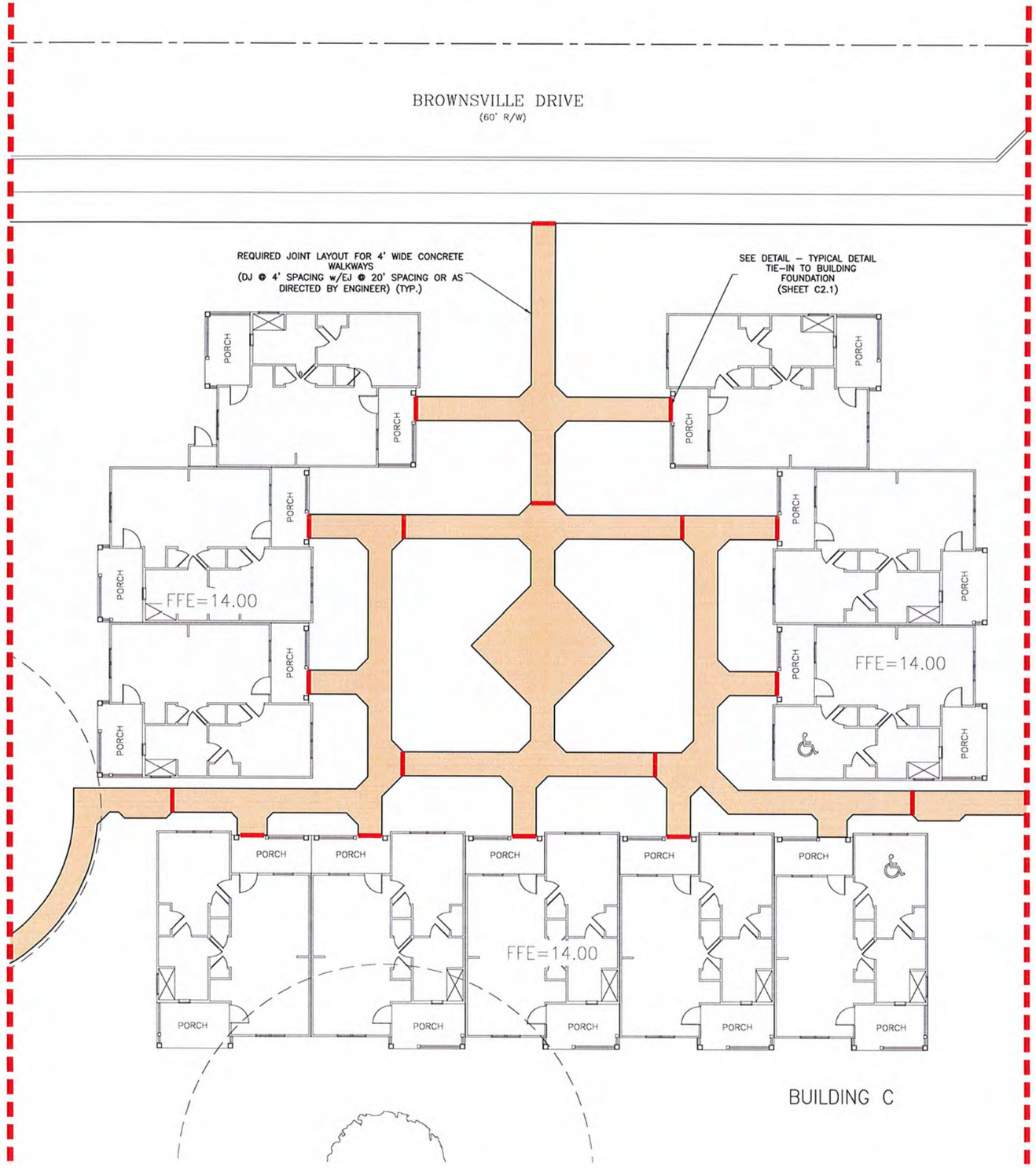

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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

PAVEMENT JOINTS LEGEND

- EXPANSION JOINT (EJ)
- LONGITUDINAL CONSTRUCTION JOINT (LCJ)
- TRANSVERSE CONTRACTION (DUMMY) JOINT (DJ)

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
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SHEET No.
C1.11

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BUILDING C)
PAVEMENT JOINTS LAYOUT PLAN

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440 Kirby Street Lake Charles, LA 70601
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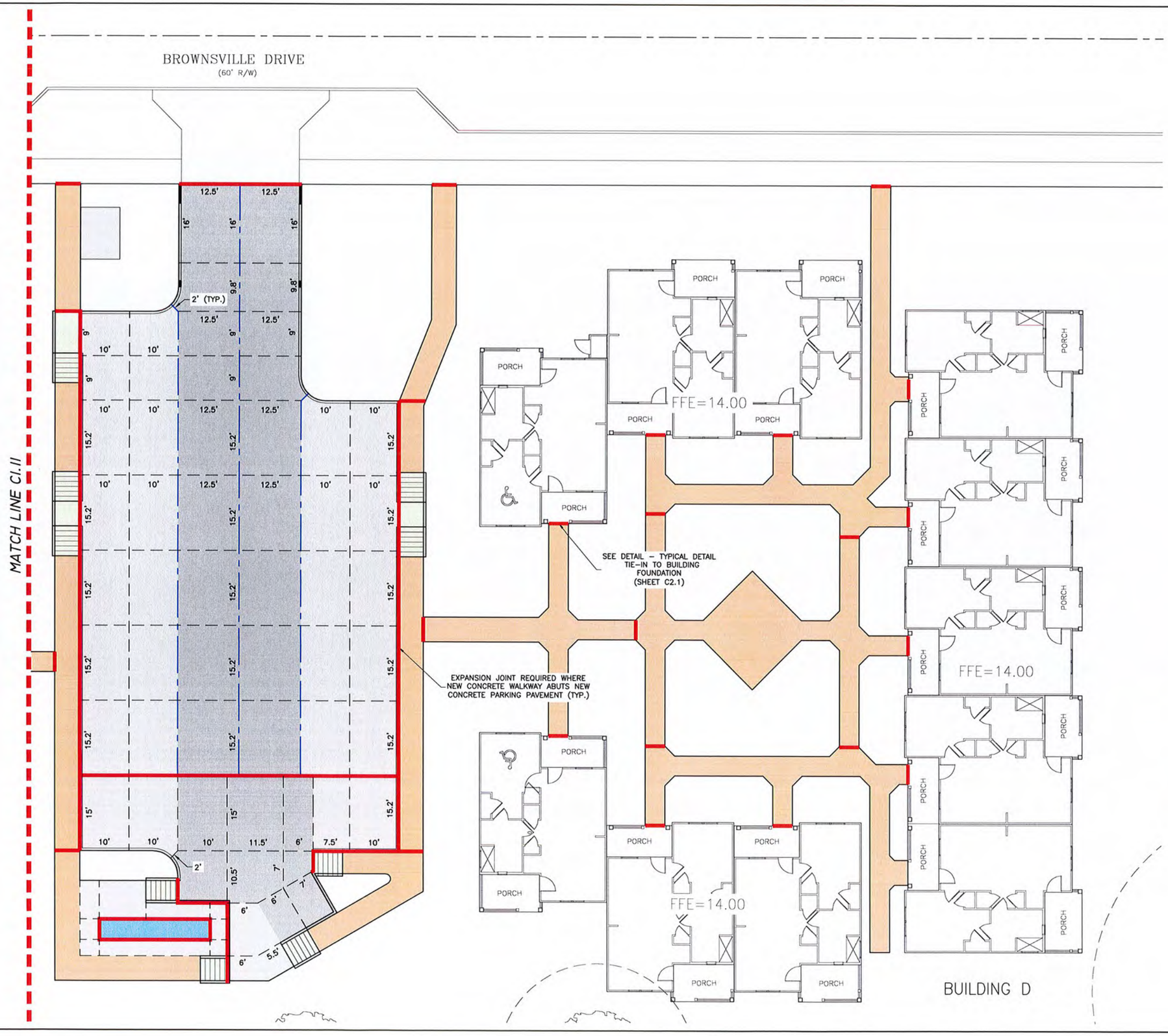
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT	REVISION DESCRIPTION	DATE
APPROVED	COLE R. THOMPSON		
DATE	07/28/2025		
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)		
REFERENCE	N/A		
FIELD BOOK	N/A		
		BY	
		No.	



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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

PAVEMENT JOINTS LEGEND

- EXPANSION JOINT (EJ)
- LONGITUDINAL CONSTRUCTION JOINT (LCJ)
- TRANSVERSE CONTRACTION (DUMMY) JOINT (DJ)

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR AREA (SEE SHEET C2.1 FOR DETAIL)

GRAPHIC SCALE
(IN FEET)
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SHEET No.
C1.12

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(PARKING-BUILDING C/D & BUILDING D)
PAVEMENT JOINTS LAYOUT PLAN

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D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BUILT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

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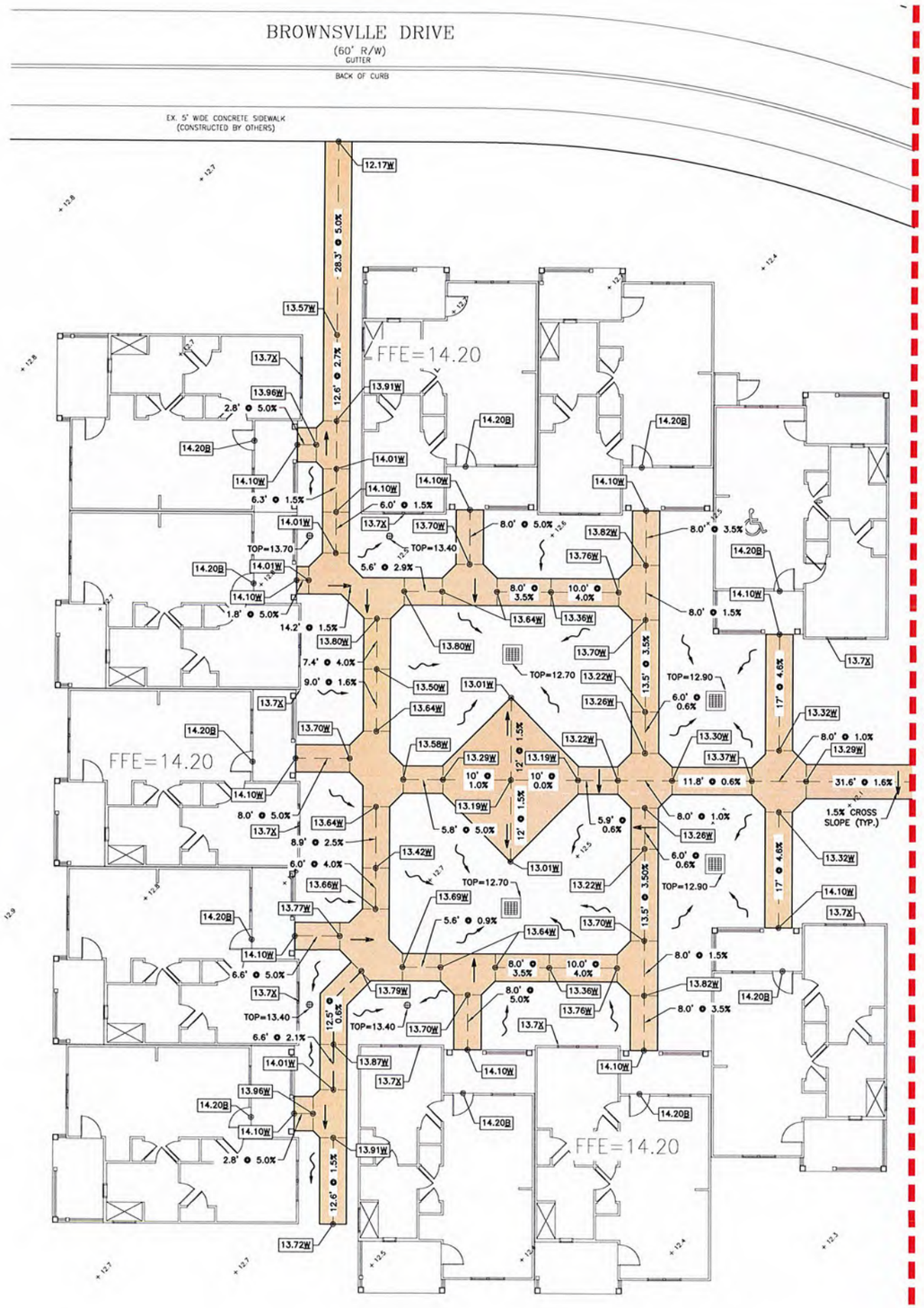

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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRADING PLAN NOTES

1. THE VERTICAL DATUM FOR THE ELEVATIONS SHOWN HEREON IS NAVD88 (GEOID 12B).
2. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE WITHIN THE RANGE OF 0.50% MINIMUM AND 1.50% MAXIMUM.
3. ALL LEVEL LANDINGS SHALL HAVE A 1.50% MAXIMUM SLOPE IN ALL DIRECTIONS.
4. SEE PAVEMENT TYPICAL SECTIONS & DETAILS SHEET FOR SIDEWALK GRADING REQUIREMENTS.
5. CONTRACTOR TO VERIFY EXISTING FINISHED GRADES AND ELEVATIONS IN THE FIELD IN COORDINATION WITH PROJECT ENGINEER.
6. FFE=FINISHED FLOOR ELEVATION

GRADING ELEVATIONS LEGEND

10.00C	PROPOSED TOP OF CONCRETE CURB (C) ELEVATION
10.00G	PROPOSED CONCRETE GUTTER (G) ELEVATION
10.00W	PROPOSED CONCRETE WALKWAY (W) ELEVATION
10.00P	PROPOSED CONCRETE PAVEMENT (P) ELEVATION
10.00B	PROPOSED BUILDING (B) ELEVATION
10.0X	PROPOSED FINISHED GROUND (X) ELEVATION
10.00E	PROPOSED FINISHED GENERATOR SLAB (E) ELEVATION
~	FLOW DIRECTION OF FINISHED GROUND GRADED TO DRAIN
+13.0	EXIST GROUND ELEVATIONS

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
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SHEET No.
C1.13

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BUILDING A)
SITE GRADING PLAN

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Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
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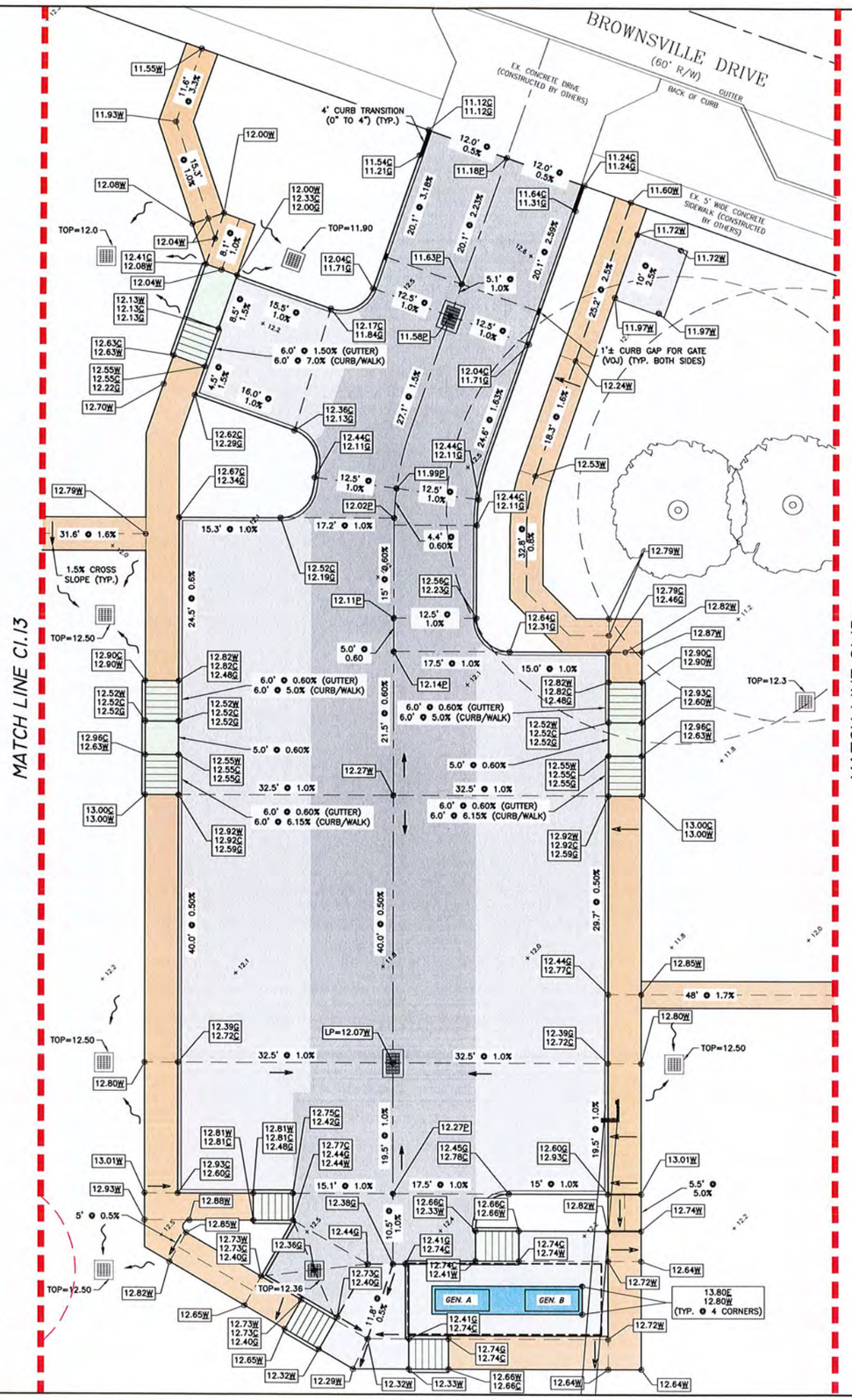
DRAWN	Q. BULT	ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
APPROVED	COLE R. THOMPSON	REFERENCE	N/A
DATE	07/28/2025	FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY



PARKING–BUILDING A/B

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRADING PLAN NOTES

1. THE VERTICAL DATUM FOR THE ELEVATIONS SHOWN HEREON IS NAVD88 (GEOID 12B).
2. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE WITHIN THE RANGE OF 0.50% MINIMUM AND 1.50% MAXIMUM.
3. ALL LEVEL LANDINGS SHALL HAVE A 1.50% MAXIMUM SLOPE IN ALL DIRECTIONS.
4. SEE PAVEMENT TYPICAL SECTIONS & DETAILS SHEET FOR SIDEWALK GRADING REQUIREMENTS.
5. CONTRACTOR TO VERIFY EXISTING FINISHED GRADES AND ELEVATIONS IN THE FIELD IN COORDINATION WITH PROJECT ENGINEER.
6. FFE=FINISHED FLOOR ELEVATION

GRADING ELEVATIONS LEGEND

10.00C	PROPOSED TOP OF CONCRETE CURB (C) ELEVATION
10.00G	PROPOSED CONCRETE GUTTER (G) ELEVATION
10.00W	PROPOSED CONCRETE WALKWAY (W) ELEVATION
10.00P	PROPOSED CONCRETE PAVEMENT (P) ELEVATION
10.00B	PROPOSED BUILDING (B) ELEVATION
10.0X	PROPOSED FINISHED GROUND (X) ELEVATION
10.00E	PROPOSED FINISHED GENERATOR SLAB (E) ELEVATION
~	FLOW DIRECTION OF FINISHED GROUND GRADED TO DRAIN
+13.0	EXIST GROUND ELEVATIONS

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR AREA (SEE SHEET C2.1 FOR DETAIL)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40

24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.14

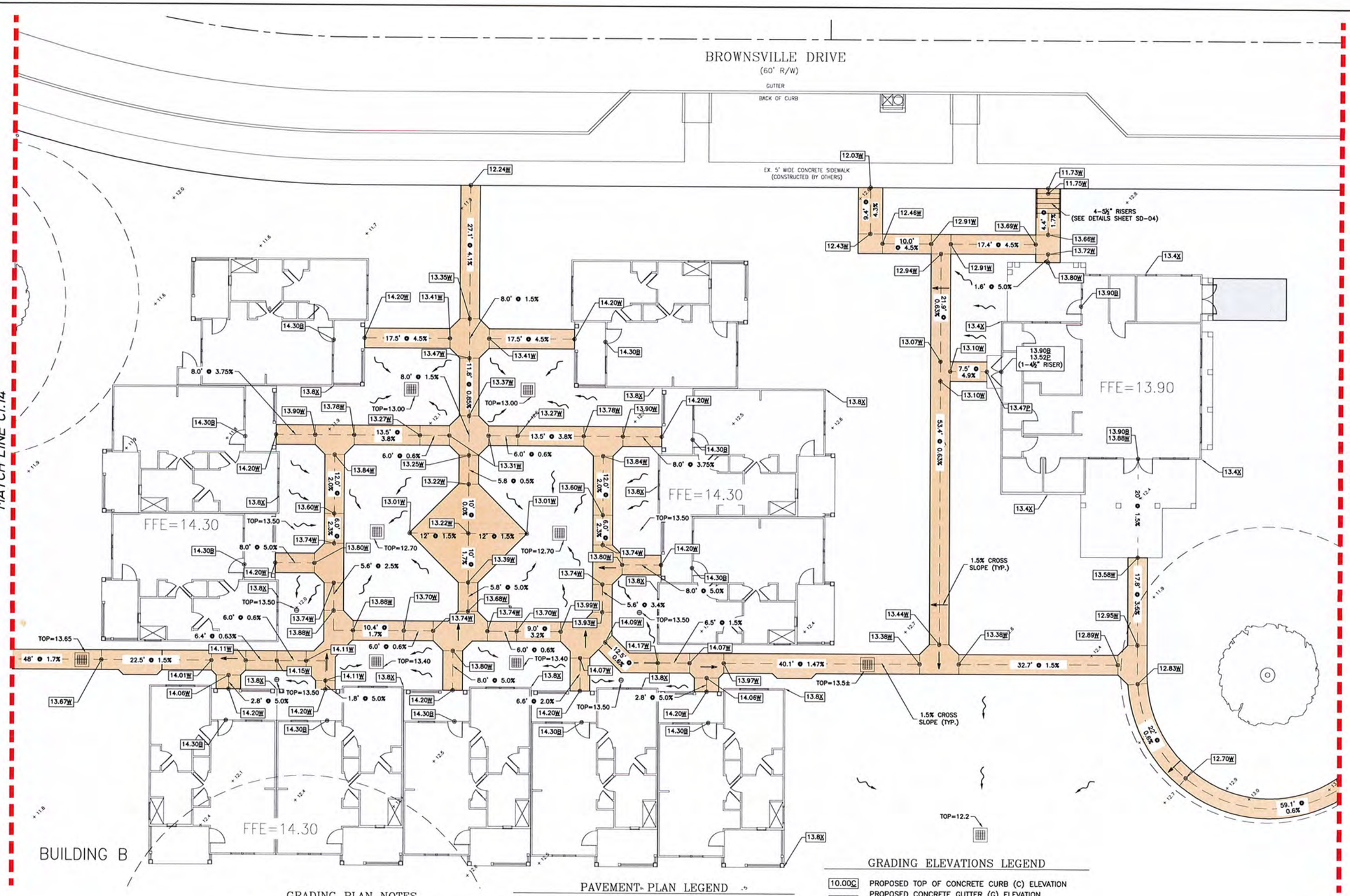
PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (PARKING–BUILDING A/B)
SITE GRADING PLAN

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone (337)433-0461 Fax (337)433-5942
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

Q. BULT	
COLE R. THOMPSON	
07/28/2025	
P-2024-3036 (MID-CITY SENIOR COTTAGES)	
N/A	
N/A	

DRAWN
APPROVED
DATE
ACAD FILE
REFERENCE
FIELD BOOK

NO.	DATE	REVISION DESCRIPTION	BY



GRADING PLAN NOTES

1. THE VERTICAL DATUM FOR THE ELEVATIONS SHOWN HEREON IS NAVD88 (GEOID 12B).
2. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE WITHIN THE RANGE OF 0.50% MINIMUM AND 1.50% MAXIMUM.
3. ALL LEVEL LANDINGS SHALL HAVE A 1.50% MAXIMUM SLOPE IN ALL DIRECTIONS.
4. SEE PAVEMENT TYPICAL SECTIONS & DETAILS SHEET FOR SIDEWALK GRADING REQUIREMENTS.
5. CONTRACTOR TO VERIFY EXISTING FINISHED GRADES AND ELEVATIONS IN THE FIELD IN COORDINATION WITH PROJECT ENGINEER.
6. FFE=FINISHED FLOOR ELEVATION

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRADING ELEVATIONS LEGEND

10.00C	PROPOSED TOP OF CONCRETE CURB (C) ELEVATION
10.00G	PROPOSED CONCRETE GUTTER (G) ELEVATION
10.00W	PROPOSED CONCRETE WALKWAY (W) ELEVATION
10.00P	PROPOSED CONCRETE PAVEMENT (P) ELEVATION
10.00B	PROPOSED BUILDING (B) ELEVATION
10.00X	PROPOSED FINISHED GROUND (X) ELEVATION
10.00E	PROPOSED FINISHED GENERATOR SLAB (E) ELEVATION
~	FLOW DIRECTION OF FINISHED GROUND GRADED TO DRAIN
+13.0	EXIST GROUND ELEVATIONS

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10'
(24x36 Sheet)
SCALE: 1" = 20'
(11x17 Sheet)

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT
Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

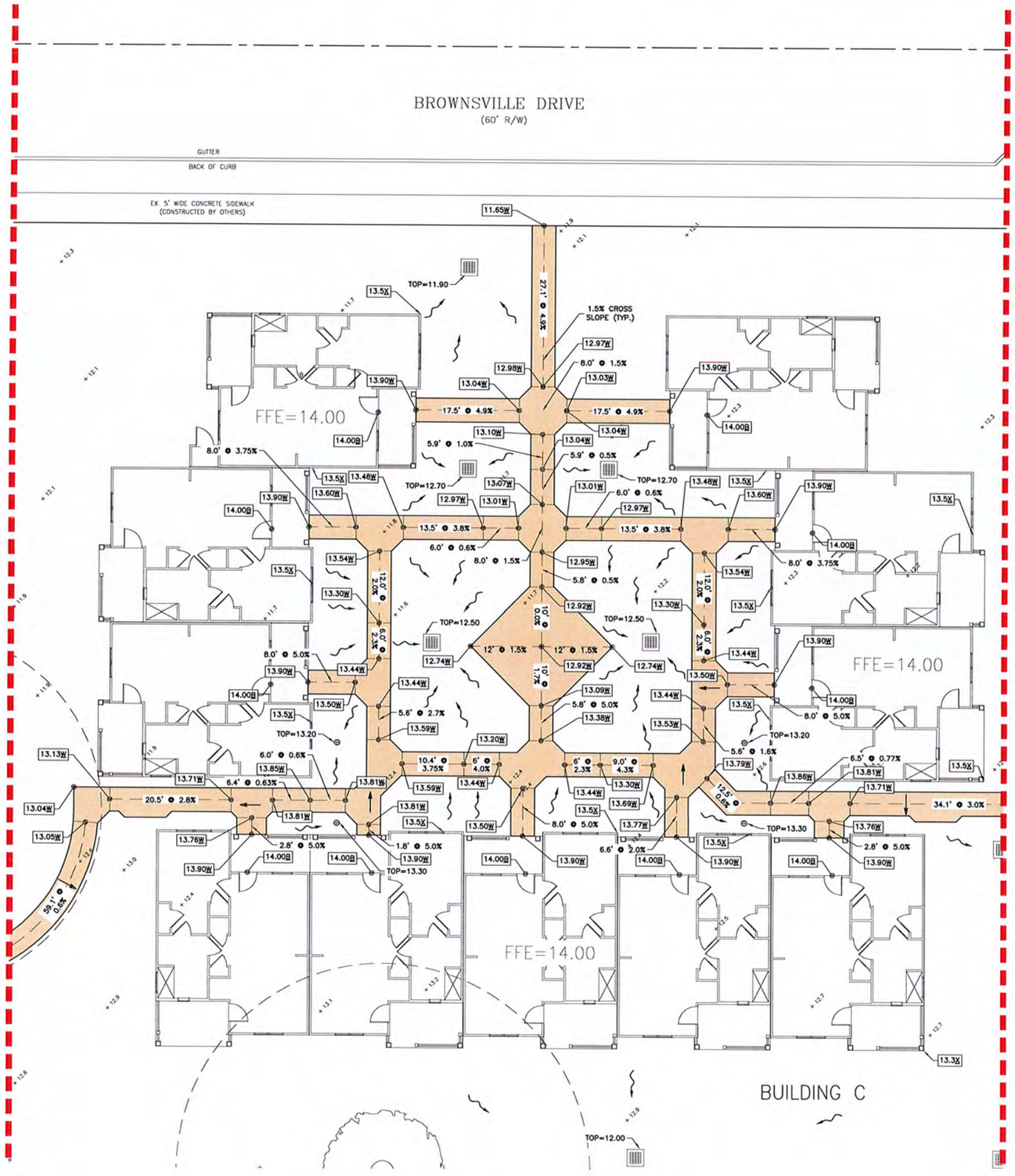
SHEET No.
C1.15

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BUILDING B)
SITE GRADING PLAN

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone (337)433-4061 Fax (337)433-5842
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY



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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRADING PLAN NOTES

1. THE VERTICAL DATUM FOR THE ELEVATIONS SHOWN HEREON IS NAVD88 (GEOID 12B).
2. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE WITHIN THE RANGE OF 0.50% MINIMUM AND 1.50% MAXIMUM.
3. ALL LEVEL LANDINGS SHALL HAVE A 1.50% MAXIMUM SLOPE IN ALL DIRECTIONS.
4. SEE PAVEMENT TYPICAL SECTIONS & DETAILS SHEET FOR SIDEWALK GRADING REQUIREMENTS.
5. CONTRACTOR TO VERIFY EXISTING FINISHED GRADES AND ELEVATIONS IN THE FIELD IN COORDINATION WITH PROJECT ENGINEER.
6. FFE=FINISHED FLOOR ELEVATION

GRADING ELEVATIONS LEGEND

10.00C	PROPOSED TOP OF CONCRETE CURB (C) ELEVATION
10.00G	PROPOSED CONCRETE GUTTER (G) ELEVATION
10.00W	PROPOSED CONCRETE WALKWAY (W) ELEVATION
10.00P	PROPOSED CONCRETE PAVEMENT (P) ELEVATION
10.00B	PROPOSED BUILDING (B) ELEVATION
10.0X	PROPOSED FINISHED GROUND (X) ELEVATION
10.00E	PROPOSED FINISHED GENERATOR SLAB (E) ELEVATION
~	FLOW DIRECTION OF FINISHED GROUND GRADED TO DRAIN
x13.0	EXIST GROUND ELEVATIONS

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40

24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

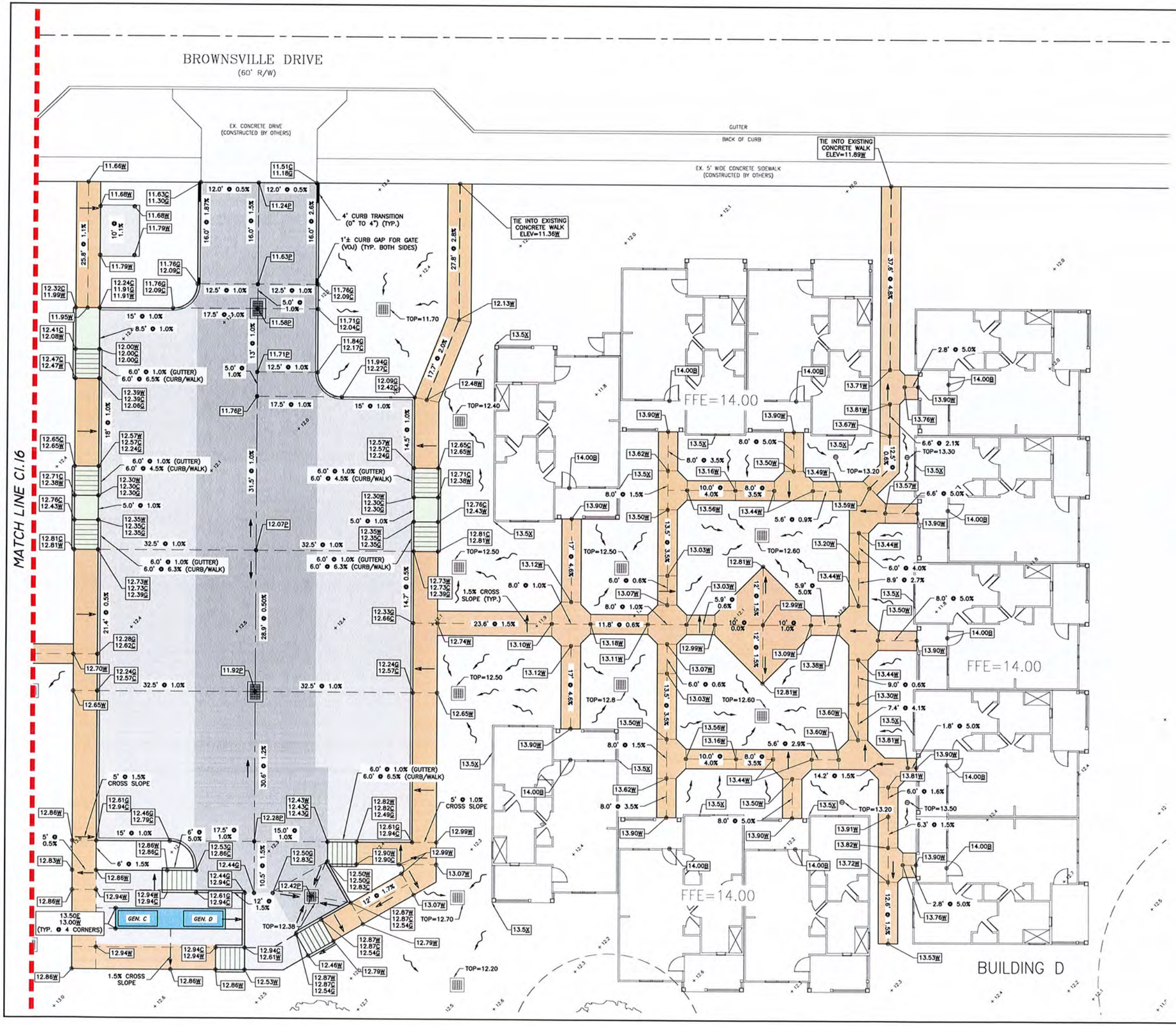
SHEET No.
C1.16

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING C)
SITE GRADING PLAN

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone (337)433-6561 Fax (337)433-3842
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY



PRELIMINARY

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRADING PLAN NOTES

1. THE VERTICAL DATUM FOR THE ELEVATIONS SHOWN HEREON IS NAVD88 (GEOID 12B).
2. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE WITHIN THE RANGE OF 0.50% MINIMUM AND 1.50% MAXIMUM.
3. ALL LEVEL LANDINGS SHALL HAVE A 1.50% MAXIMUM SLOPE IN ALL DIRECTIONS.
4. SEE PAVEMENT TYPICAL SECTIONS & DETAILS SHEET FOR SIDEWALK GRADING REQUIREMENTS.
5. CONTRACTOR TO VERIFY EXISTING FINISHED GRADES AND ELEVATIONS IN THE FIELD IN COORDINATION WITH PROJECT ENGINEER.
6. FFE=FINISHED FLOOR ELEVATION

GRADING ELEVATIONS LEGEND

10.00C	PROPOSED TOP OF CONCRETE CURB (C) ELEVATION
10.00G	PROPOSED CONCRETE GUTTER (G) ELEVATION
10.00W	PROPOSED CONCRETE WALKWAY (W) ELEVATION
10.00P	PROPOSED CONCRETE PAVEMENT (P) ELEVATION
10.00B	PROPOSED BUILDING (B) ELEVATION
10.0X	PROPOSED FINISHED GROUND (X) ELEVATION
	FLOW DIRECTION OF FINISHED GROUND GRADED TO DRAIN
+13.0	EXIST GROUND ELEVATIONS

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR AREA (SEE SHEET C2.1 FOR DETAILS)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

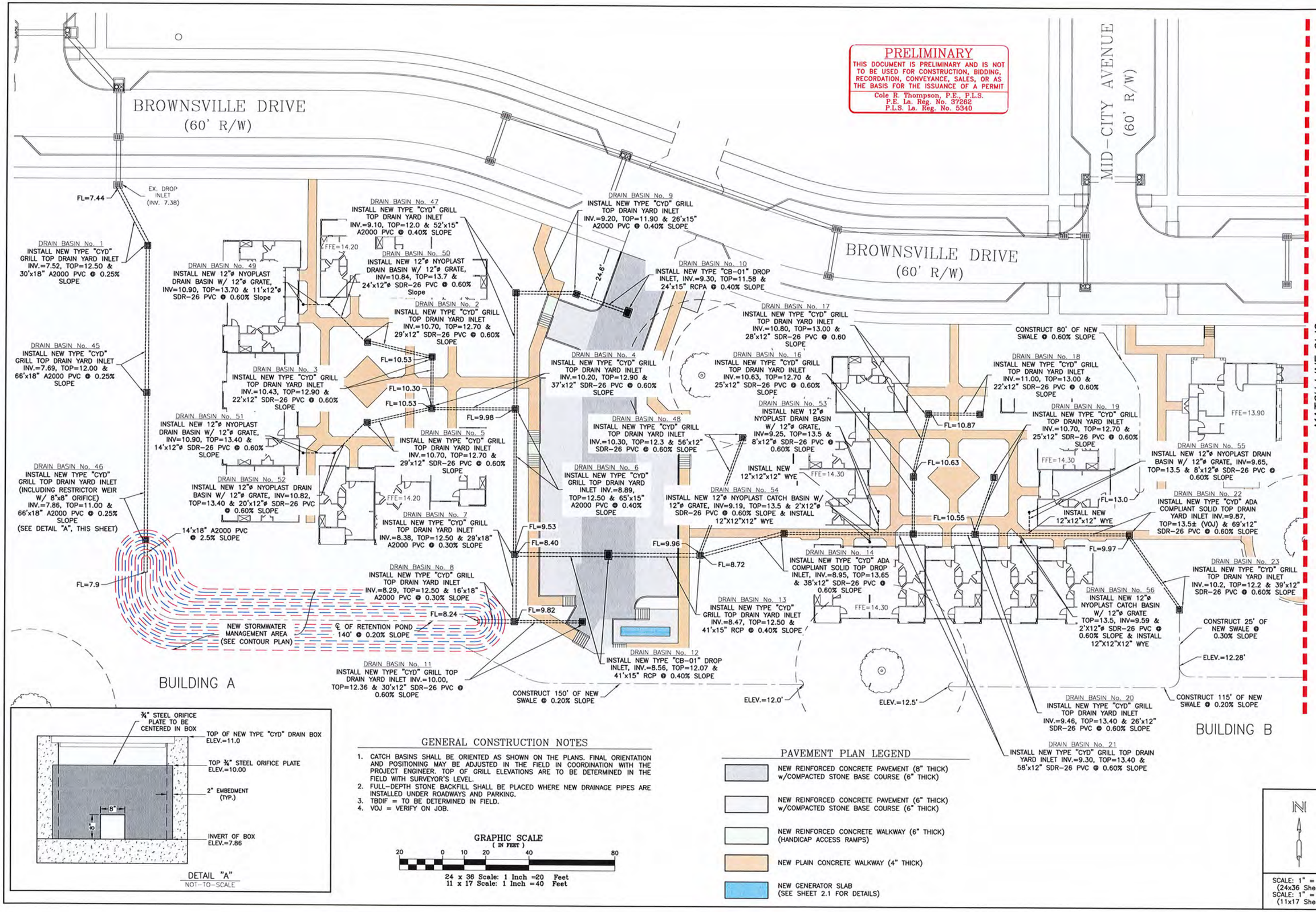
SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.17

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(PARKING-BUILDING C/D & BUILDING D)
SITE GRADING PLAN

D. W. Jossen & Associates, LLC
Civil and Consulting Engineers
440 Kirby Street Lake Charles, Louisiana
Phone: (337)433-5061 Fax: (337)433-5062
D.W. Jossen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT		
APPROVED	COLE R. THOMPSON		
DATE	07/26/2025		
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)		
REFERENCE	N/A		
FIELD BOOK	N/A		
NO.	REVISION DESCRIPTION	DATE	BY



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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

DETAIL "A"
NOT-TO-SCALE

GENERAL CONSTRUCTION NOTES

1. CATCH BASINS SHALL BE ORIENTED AS SHOWN ON THE PLANS. FINAL ORIENTATION AND POSITIONING MAY BE ADJUSTED IN THE FIELD IN COORDINATION WITH THE PROJECT ENGINEER. TOP OF GRILL ELEVATIONS ARE TO BE DETERMINED IN THE FIELD WITH SURVEYOR'S LEVEL.
2. FULL-DEPTH STONE BACKFILL SHALL BE PLACED WHERE NEW DRAINAGE PIPES ARE INSTALLED UNDER ROADWAYS AND PARKING.
3. TBDIF = TO BE DETERMINED IN FIELD.
4. VOJ = VERIFY ON JOB.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
24 x 36 Scale: 1 Inch =20 Feet
11 x 17 Scale: 1 Inch =40 Feet

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR SLAB (SEE SHEET 2.1 FOR DETAILS)

N

SCALE: 1" = 20' (24x36 Sheet)
SCALE: 1" = 40' (11x17 Sheet)

SHEET No.
C1.18

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING A/B & PARKING-BUILDING A/B)
STORMWATER DRAINAGE PLAN

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone (337)433-5061 Fax (337)433-5942
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT	ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
APPROVED	COLE R. THOMPSON	REFERENCE	N/A
DATE	07/28/2025	FIELD BOOK	N/A

NO.	DATE	REVISION DESCRIPTION	BY

PRELIMINARY
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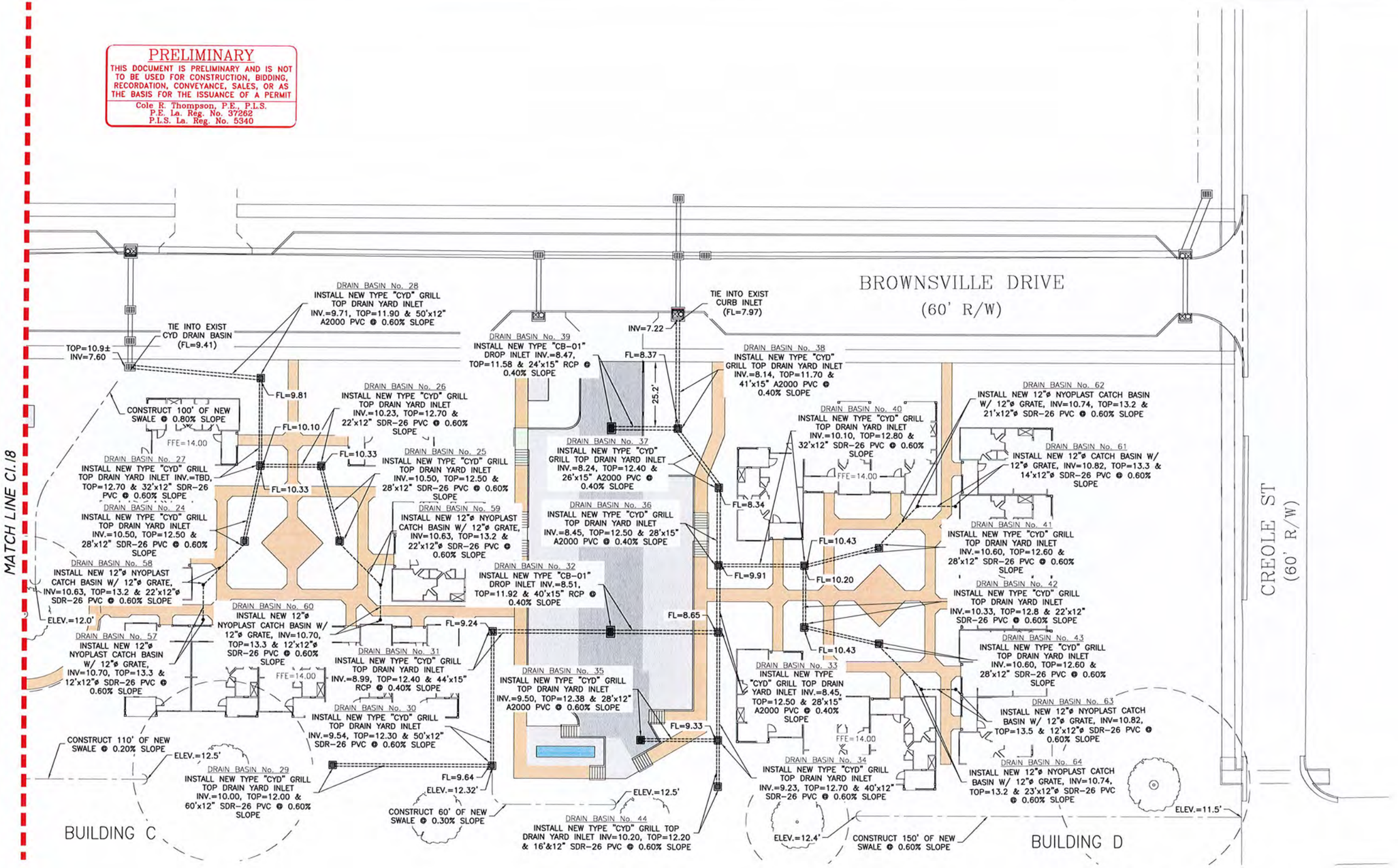
Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340



GENERAL CONSTRUCTION NOTES

1. CATCH BASINS SHALL BE ORIENTED AS SHOWN ON THE PLANS. FINAL ORIENTATION AND POSITIONING MAY BE ADJUSTED IN THE FIELD IN COORDINATION WITH THE PROJECT ENGINEER. TOP OF GRILL ELEVATIONS ARE TO BE DETERMINED IN THE FIELD WITH SURVEYOR'S LEVEL.
2. FULL-DEPTH STONE BACKFILL SHALL BE PLACED WHERE NEW DRAINAGE PIPES ARE INSTALLED UNDER ROADWAYS AND PARKING.
3. TBDIF = TO BE DETERMINED IN FIELD.
4. VOJ = VERIFY ON JOB.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
24 x 36 Scale: 1 Inch =20 Feet
11 x 17 Scale: 1 Inch =40 Feet

PAVEMENT PLAN LEGEND
- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR AREA (SEE SHEET C2.1 FOR DETAILS)

N

SCALE: 1" = 20' (24x36 Sheet)
SCALE: 1" = 40' (11x17 Sheet)

SHEET No.
C1.19

PROJECT No. - P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BUILDING C/D & PARKING-BUILDING C/D)
STORMWATER DRAINAGE PLAN

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337) 433-5061 Fax: (337) 433-5942
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY

BROWNSVILLE DRIVE
(60' R/W)

BROWNSVILLE DRIVE
(60' R/W)

MID-CITY AVENUE
(60' R/W)

MATCH LINE C1.21

BUILDING A

BUILDING B

FFE=14.20

FFE=14.20

FFE=14.20

FFE=14.20

FFE=14.30

FFE=14.30

FFE=14.30

OFFICE/COMM
FFE=13.90

FL=7.9

FL=13.0

CONSTRUCT 80' OF NEW SWALE @ 0.60% SLOPE

℄ OF RETENTION POND
140' @ 0.20% SLOPE

CONSTRUCT 150' OF NEW SWALE @ 0.20% SLOPE

CONSTRUCT 25' OF NEW SWALE @ 0.30% SLOPE

ELEV.=12.28'

ELEV.=12.0'

ELEV.=12.5'

CONSTRUCT 115' OF NEW SWALE @ 0.20% SLOPE

GENERAL CONSTRUCTION NOTES

1. CATCH BASINS SHALL BE ORIENTED AS SHOWN ON THE PLANS. FINAL ORIENTATION AND POSITIONING MAY BE ADJUSTED IN THE FIELD IN COORDINATION WITH THE PROJECT ENGINEER. TOP OF GRILL ELEVATIONS ARE TO BE DETERMINED IN THE FIELD WITH SURVEYOR'S LEVEL.
2. FULL-DEPTH STONE BACKFILL SHALL BE PLACED WHERE NEW DRAINAGE PIPES ARE INSTALLED UNDER ROADWAYS AND PARKING.
3. TBDIF = TO BE DETERMINED IN FIELD.
4. VOJ = VERIFY ON JOB.

NEW SWALE DITCH TO BE CONSTRUCTED

NEW MAJOR CONTOURS

NEW MINOR CONTOURS

12.5 NEW CONTOURS

10.0X PROPOSED FINISHED GROUND (X) ELEVATION

+13.0 EXIST GROUND ELEVATIONS

PRELIMINARY

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
24 x 36 Scale: 1 Inch =20 Feet
11 x 17 Scale: 1 Inch =40 Feet

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR AREA (SEE SHEET C2.1 FOR DETAILS)

N

SCALE: 1" = 20'
(24x36 Sheet)
SCALE: 1" = 40'
(11x17 Sheet)

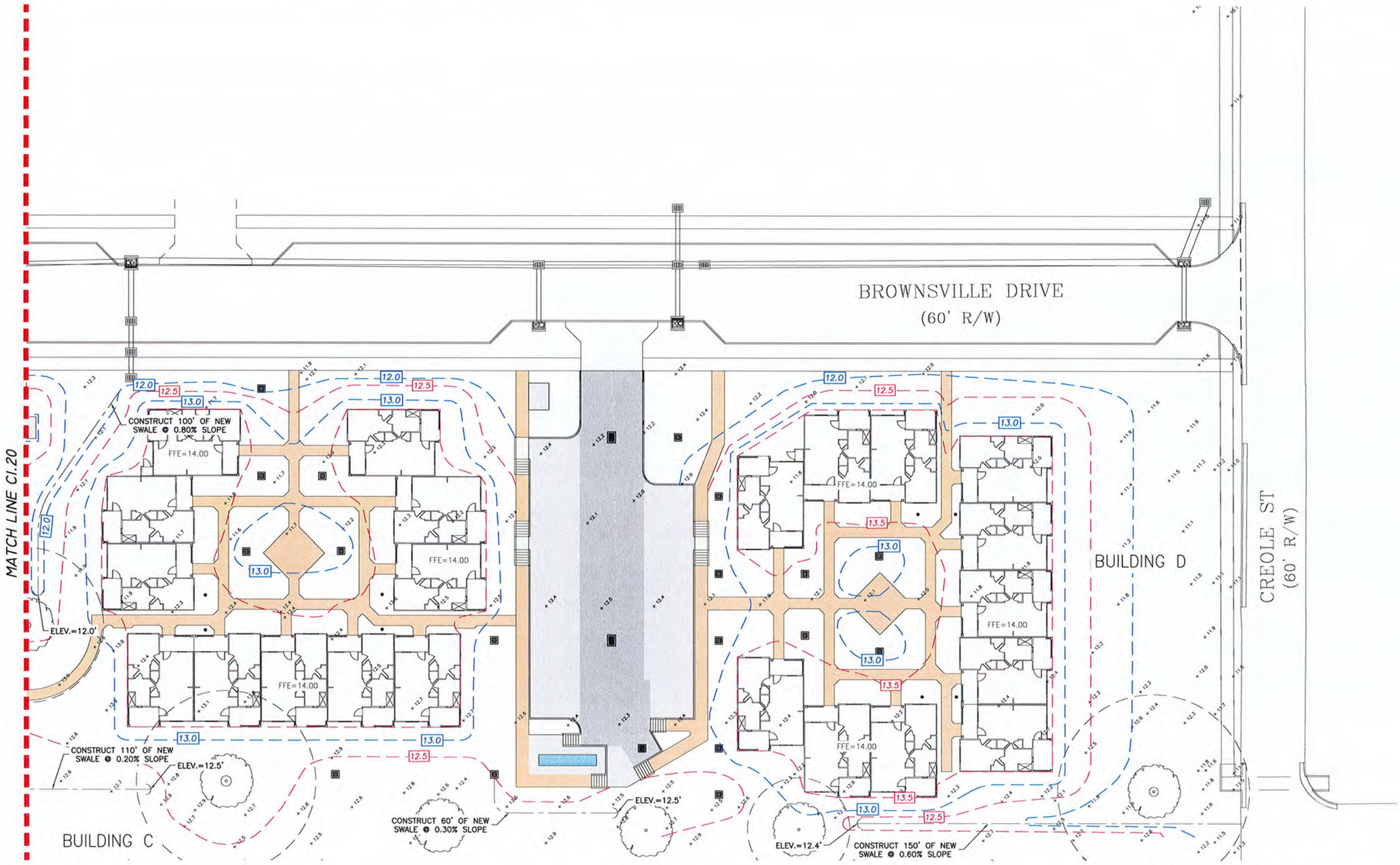
SHEET No.
C1.20

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BUILDING A/B & PARKING A/B)
NEW CONTOUR PLAN

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Ryan Street Lake Charles, LA 70601
Phone: (337)433-5061 Fax: (337)433-5062
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT	ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)	REFERENCE	N/A
APPROVED	COLE R. THOMPSON				
DATE	07/28/2025			FIELD BOOK	N/A

No.	DATE	REVISION DESCRIPTION	BY



GENERAL CONSTRUCTION NOTES

1. CATCH BASINS SHALL BE ORIENTED AS SHOWN ON THE PLANS. FINAL ORIENTATION AND POSITIONING MAY BE ADJUSTED IN THE FIELD IN COORDINATION WITH THE PROJECT ENGINEER. TOP OF GRILL ELEVATIONS ARE TO BE DETERMINED IN THE FIELD WITH SURVEYOR'S LEVEL.
2. FULL-DEPTH STONE BACKFILL SHALL BE PLACED WHERE NEW DRAINAGE PIPES ARE INSTALLED UNDER ROADWAYS AND PARKING.
3. TBDIF = TO BE DETERMINED IN FIELD.
4. VOJ = VERIFY ON JOB.

NEW SWALE DITCH TO BE CONSTRUCTED
NEW MAJOR CONTOURS
NEW MINOR CONTOURS
NEW CONTOURS
+13.0 EXIST GROUND ELEVATIONS

PRELIMINARY

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37282
P.L.S. La. Reg. No. 5340

GRAPHIC SCALE (IN FEET)
20 0 10 20 40 80
24 x 36 Scale: 1 Inch =20 Feet
11 x 17 Scale: 1 Inch =40 Feet

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR AREA (SEE SHEET C2.1 FOR DETAILS)

N

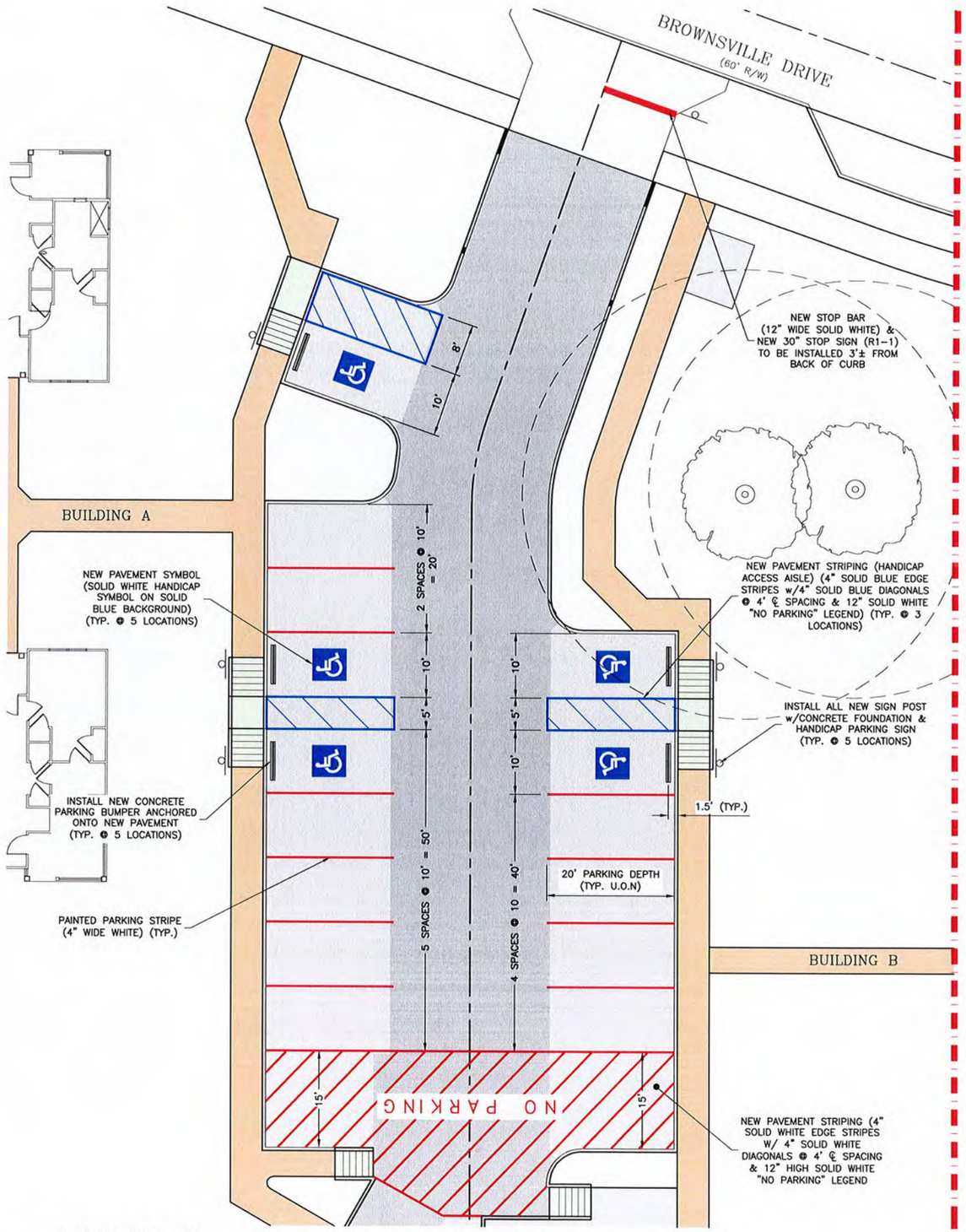
SCALE: 1" = 20' (24x36 Sheet)
SCALE: 1" = 40' (11x17 Sheet)

SHEET No.
C1.21

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BUILDING C/D & PARKING-BUILDING C/D)
NEW CONTOUR PLAN

D. W. Jossen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Ryan Street Lake Charles, LA 70601
Phone: (337)433-5601 Fax: (337)433-5642
D.W. Jossen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT		
APPROVED	COLE R. THOMPSON		
DATE	07/28/2025		
ACAD FILE	P-2024-3036 (SENIOR CITIZEN COTTAGES)		
REFERENCE	N/A		
FIELD BOOK	N/A		
No.	DATE	REVISION DESCRIPTION	BY



PARKING–BUILDING A/B

PARKING LOT A/B PARKING SPACES COUNT

- PARKING SPACES 10
- HANDICAP SPACES: 5
- TOTAL PARKING SPACES: 15

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

PAVEMENT MARKINGS & TRAFFIC SIGNS GENERAL NOTES

1. THE COLOR OF THE PAVEMENT MARKINGS AS SHOWN HEREON IS FOR PICTURE PURPOSES ONLY. REFER TO THE LEADER NOTES FOR THE ACTUAL COLOR REQUIRED FOR EACH INDIVIDUAL PAVEMENT MARKING.
2. ALL NEW PAVEMENT STRIPING SHALL BE "SETFAST PREMIUM ALKYD ZONE MARKING PAINT" BY SHERWIN WILLIAMS, OR APPROVED EQUAL.
3. ALL PAVEMENT STRIPING AND MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOUISIANA DOTD "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
4. REQUIRED TRAFFIC SIGNING SHALL BE PLACED IN THE FIELD IN ACCORDANCE WITH THE LOUISIANA DOTD "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

PRELIMINARY

THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GRAPHIC SCALE (IN FEET)

10 0 5 10 20 40

24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.22

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (PARKING-BUILDING A/B)
PAVEMENT STRIPING & MARKINGS PLAN

D. W. Jossen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-6561 Fax: (337)433-3842
D.W. Jossen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT			
APPROVED	COLE R. THOMPSON			
DATE	07/28/2025			
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)			
REFERENCE	N/A			
FIELD BOOK	N/A			
No.	DATE	REVISION DESCRIPTION	BY	

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

PAVEMENT MARKINGS & TRAFFIC SIGNS GENERAL NOTES

1. THE COLOR OF THE PAVEMENT MARKINGS AS SHOWN HEREON IS FOR PICTURE PURPOSES ONLY. REFER TO THE LEADER NOTES FOR THE ACTUAL COLOR REQUIRED FOR EACH INDIVIDUAL PAVEMENT MARKING.
2. ALL NEW PAVEMENT STRIPING SHALL BE "SETFAST PREMIUM ALKYD ZONE MARKING PAINT" BY SHERWIN WILLIAMS, OR APPROVED EQUAL.
3. ALL PAVEMENT STRIPING AND MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOUISIANA DOTD "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
4. REQUIRED TRAFFIC SIGNING SHALL BE PLACED IN THE FIELD IN ACCORDANCE WITH THE LOUISIANA DOTD "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
24 x 36 Scale: 1 Inch =10 Feet
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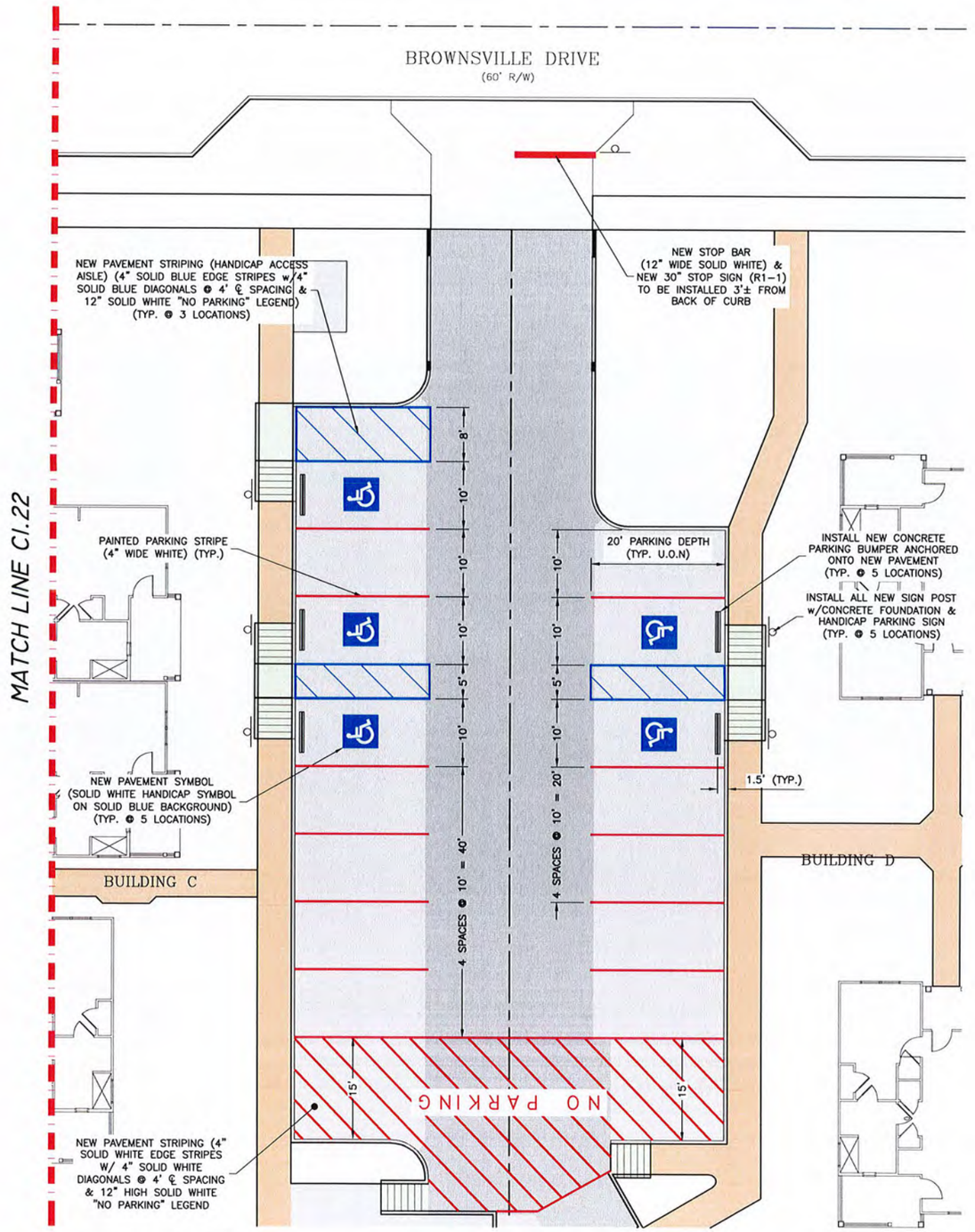

PARKING LOT C–D
PARKING SPACES COUNT

- PARKING SPACES 10
- HANDICAP SPACES: 5
- TOTAL PARKING SPACES: 15

PARKING–BUILDING C/D

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.23

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (PARKING-BUILDING C/D)
PAVEMENT STRIPING & MARKINGS PLAN

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone (337)433-5061 Fax (337)433-5942
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT	DATE	NO.	REVISION DESCRIPTION	BY
APPROVED	COLE R. THOMPSON				
DATE	07/28/2025				
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)				
REFERENCE	N/A				
FIELD BOOK	N/A				

EXIST SEWER MANHOLE (TYP)

EXIST 6"ø SDR-26 PVC SEWER STUB-OUT W/ CAP INSTALLED BY OTHERS (FL=8.1'±)

REFERENCE MEP PLANS FOR CONTINUATION OF NEW SEWER LINES

INSTALL 1-12x12x8" TEE, 1-8" GATE VALVE, 55'x8"ø DR-11 HDPE WATER LINE, 2-8" HARVEY ADAPTERS, 1-8"x8"x6" SWIVEL TEE, 1-6" GATE VALVE, 1-6" DIMJ SOLID X SWIVEL, & 1-5 1/4" 3-WAY FIRE HYDRANT ASSEMBLY (4' BURY) & 1-8" GATE VALVE & CAP/PLUG

FIRE LINE

INSTALL ALL NEW 4"ø DR-18 PVC WATER LINE, 4-4" x 90° BENDS (VERTICAL) & 4"ø BACKFLOW PREVENTER ASSEMBLY (SEE DIAGRAM, SHEET C1.19), INCLUDING FIBERGLASS BLANKET INSULATION w/ALUMINUM JACKETING (REFERENCE ELECTRICAL PLANS FOR TAMPER SWITCH CONDUITS & WIRING), COMPLETE IN PLACE w/4" THICK PLAIN CONCRETE HOUSEKEEPING PAD

EXIST 8"ø DR-18 PVC WATER LINE INSTALLED BY OTHERS

REMOVE EXISTING 8" PLUG & INSTALL 8"x4" REDUCER

EXIST 2"ø SDR-26 PVC WATER MAIN INSTALLED BY OTHERS

DOMESTIC WATER SERVICE

INSTALL ALL NEW (11) ¾"ø SERVICE SADDLES ONTO EXIST 2" SERVICE LOOP, ¾" GATE VALVE w/BOX (CITY SIDE) ¾" COPPERSETTER, ¾" METER (METER BY CITY) w/BOX, & ¾"ø SCHEDULE 40 WATER LINE

BROWNSVILLE DRIVE
(60' R/W)

GUTTER LINE
BACK OF CURB
CONCRETE DRIVE
5' WIDE CONCRETE SIDEWALK

REFERENCE MEP PLANS FOR CONTINUATIONS INTO MECHANICAL ROOM

DOMESTIC WATER SERVICE
INSTALL NEW (11) ¾"ø SCHEDULE 40 PVC WATER LINES

REFERENCE MEP PLANS FOR CONTINUATIONS INTO BUILDING

FFE=14.20

PORCH

BUILDING A

MATCH LINE C1.25

PRELIMINARY

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

UTILITIES PLAN LEGEND

- W — NEW WATER MAIN/SERVICE LINE
- FW — NEW WATER FIRE LINE
- S — NEW SEWER MAIN/SERVICE LINE
- S — EXISTING SEWER MAIN/SERVICE LINE
- W — EXISTING WATER MAIN/SERVICE LINE

GENERAL CONSTRUCTION NOTES

1. NEW WATER & SEWER SERVICE LOCATIONS ARE APPROXIMATE.
2. NO COORDINATION WITH MEP PLANS HAVE DONE AS OF THIS TIME.

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10'
(24x36 Sheet)
SCALE: 1" = 20'
(11x17 Sheet)

SHEET No.
C1.24

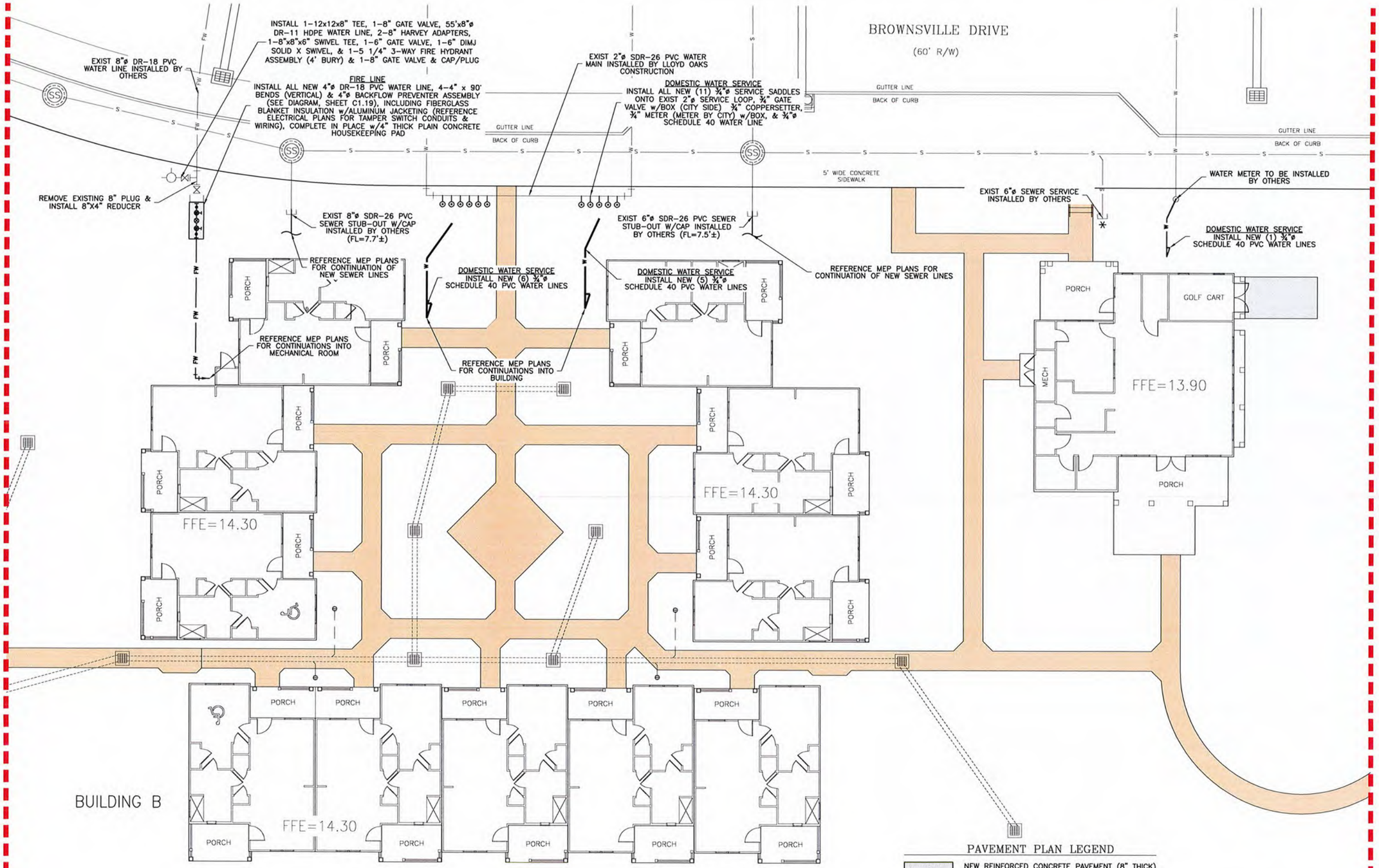
PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
(BULDING A)
UTILITY SERVICES PLAN (WATER & SANITARY SEWER)

D.W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-5061 Fax: (337)433-5942
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

Q. BULT	
COLE R. THOMPSON	
07/28/2025	
P-2024-3036 (MID-CITY SENIOR COTTAGES)	
N/A	
N/A	

DRAWN
APPROVED
DATE
ACAD FILE
REFERENCE
FIELD BOOK

NO.	DATE	REVISION DESCRIPTION	BY



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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

UTILITIES PLAN LEGEND

- W — NEW WATER MAIN/SERVICE LINE
- FW — NEW WATER FIRE LINE
- S — NEW SEWER MAIN/SERVICE LINE
- S — EXISTING SEWER MAIN/SERVICE LINE
- W — EXISTING WATER MAIN/SERVICE LINE

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GENERAL CONSTRUCTION NOTES

1. NEW WATER & SEWER SERVICE LOCATIONS ARE APPROXIMATE.
2. NO COORDINATION WITH MEP PLANS HAVE DONE AS OF THIS TIME.

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.25

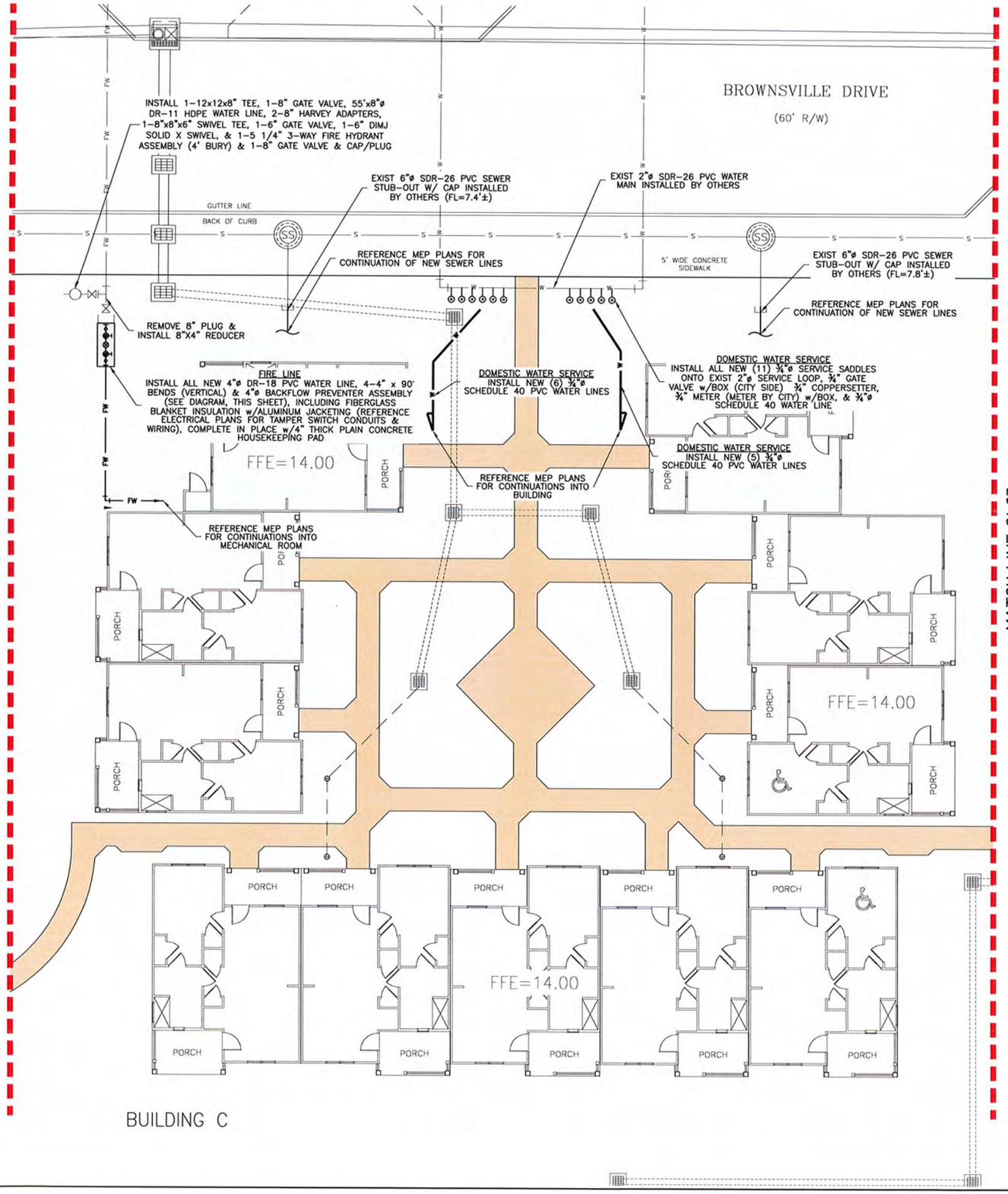
PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING B)
UTILITIY SERVICES PLAN (WATER & SANITARY SEWER)

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-0561 Fax: (337)433-3942
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

Q. BULT	
COLE R. THOMPSON	
07/28/2025	
P-2024-3036 (MID-CITY SENIOR COTTAGES)	
N/A	
N/A	

No.	DATE	REVISION DESCRIPTION	BY

DRAWN
APPROVED
DATE
ACAD FILE
REFERENCE
FIELD BOOK



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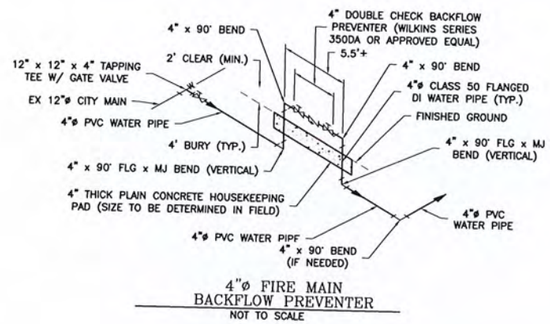
Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340



4"ø FIRE MAIN BACKFLOW PREVENTER
NOT TO SCALE

GENERAL CONSTRUCTION NOTES

1. NEW WATER & SEWER SERVICE LOCATIONS ARE APPROXIMATE.
2. NO COORDINATION WITH MEP PLANS HAVE DONE AS OF THIS TIME.

UTILITIES PLAN LEGEND

W	NEW WATER MAIN/SERVICE LINE
FW	NEW WATER FIRE LINE
S	NEW SEWER MAIN/SERVICE LINE
s	EXISTING SEWER MAIN/SERVICE LINE
w	EXISTING WATER MAIN/SERVICE LINE

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

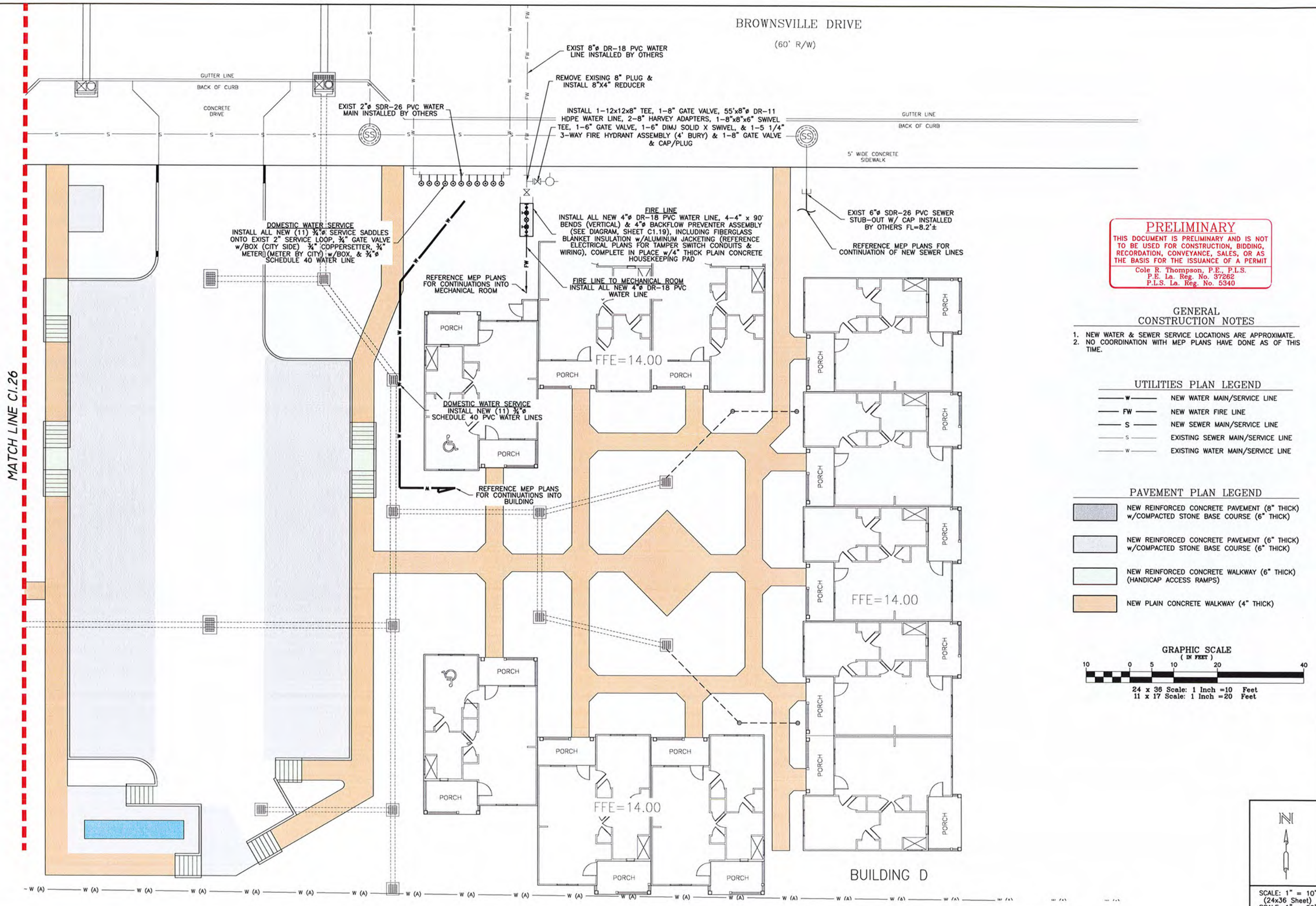
SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.26

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING C)
UTILITY SERVICES PLAN (WATER & SANITARY SEWER)

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
400 Kirby Street Lake Charles, LA 70601
Phone: (337)433-5661 Fax: (337)433-5042
D.W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BUILT		
APPROVED	COLE R. THOMPSON		
DATE	07/28/2025		
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)		
REFERENCE	N/A		
FIELD BOOK	N/A		
NO.	REVISION DESCRIPTION	DATE	BY



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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GENERAL CONSTRUCTION NOTES

1. NEW WATER & SEWER SERVICE LOCATIONS ARE APPROXIMATE.
2. NO COORDINATION WITH MEP PLANS HAVE DONE AS OF THIS TIME.

UTILITIES PLAN LEGEND

- W — NEW WATER MAIN/SERVICE LINE
- FW — NEW WATER FIRE LINE
- S — NEW SEWER MAIN/SERVICE LINE
- S — EXISTING SEWER MAIN/SERVICE LINE
- W — EXISTING WATER MAIN/SERVICE LINE

PAVEMENT PLAN LEGEND

- NEW REINFORCED CONCRETE PAVEMENT (8" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK) w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK) (HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)

GRAPHIC SCALE
(IN FEET)
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24 x 36 Scale: 1 Inch =10 Feet
11 x 17 Scale: 1 Inch =20 Feet

N

SCALE: 1" = 10' (24x36 Sheet)
SCALE: 1" = 20' (11x17 Sheet)

SHEET No.
C1.27

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES (BUILDING D)
UTILITY SERVICES PLAN (WATER & SANITARY SEWER)

D. W. Jossen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-5061 Fax: (337)433-5062
D. W. Jossen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

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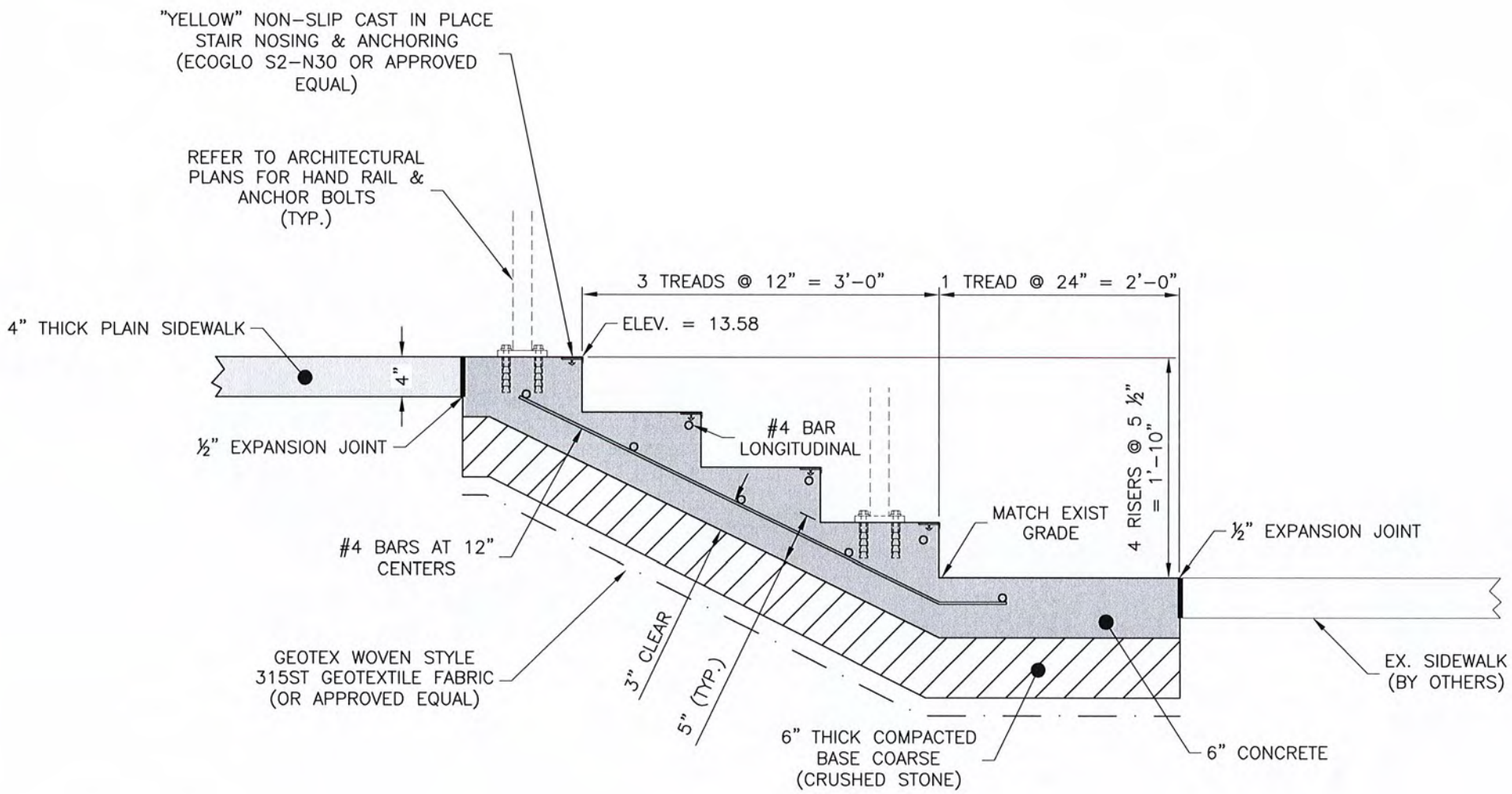
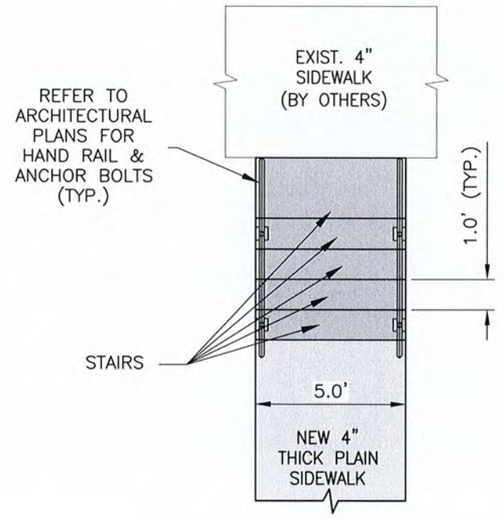
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340



STAIR DETAIL
COMMUNITY CENTER
(SEE SHEET C1.15)

NOT TO SCALE



STAIR PLAN VIEW

NOT TO SCALE

No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
ISSUE DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-0561 Fax: (337)433-5842
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

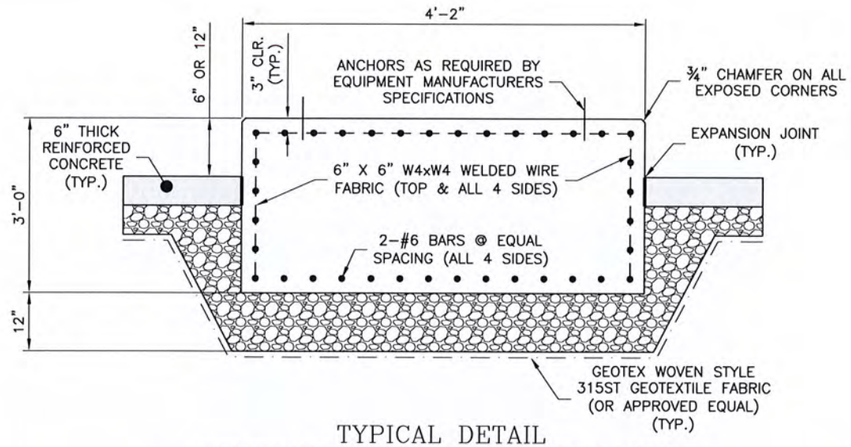
PROJECT No. P-2024-3036

LAKE CHARLES MID-CITY PHASE II

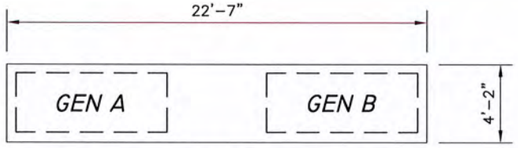
MID-CITY SENIOR COTTAGES

STAIR DETAIL

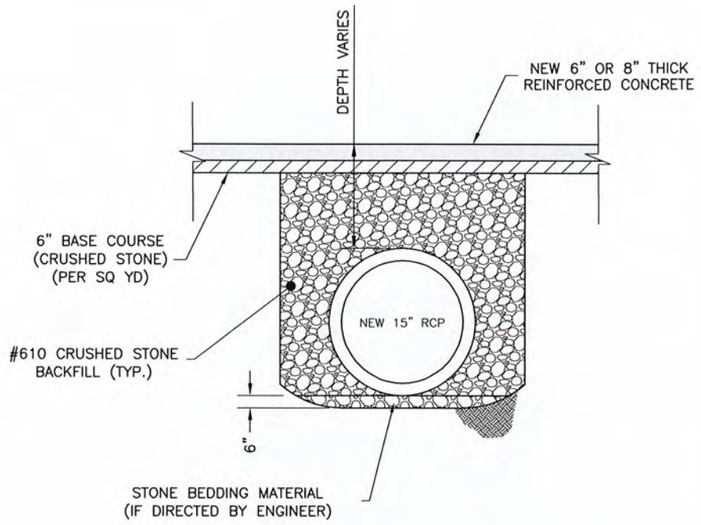
SHEET No. C2.0



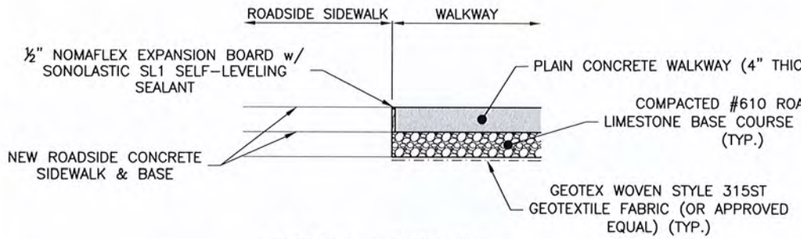
TYPICAL DETAIL
GENERATOR CONCRETE FOUNDATION
NOT TO SCALE



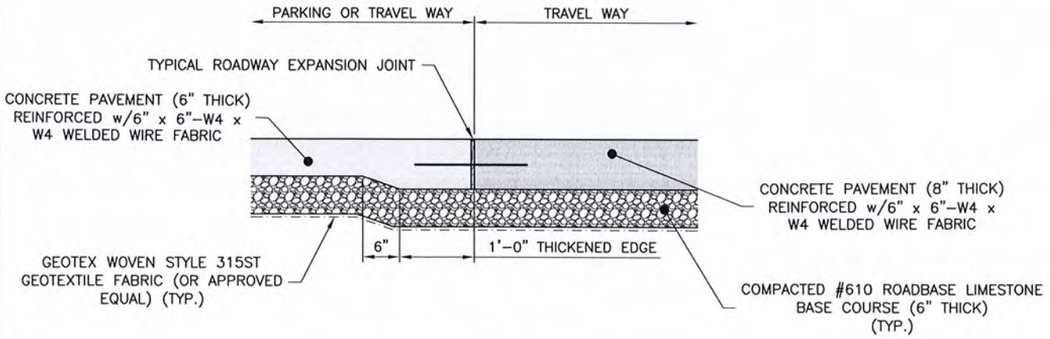
PLAN
GENERATOR CONCRETE FOUNDATION
NOT TO SCALE



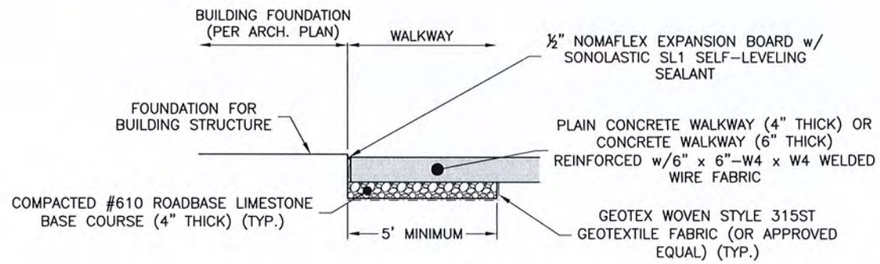
TYPICAL RCP INSTALLATION
BENEATH NEW PARKING LOT OR AS
DIRECTED BY ENGINEER
NOT TO SCALE



TYPICAL DETAIL
NEW WALKWAY ABUTS ROADSIDE SIDEWALK
NOT TO SCALE



TYPICAL DETAIL
NEW CONCRETE PAVEMENT THICKENED EDGE
NOT TO SCALE



TYPICAL DETAIL
NEW WALKWAY ABUTS BUILDING FOUNDATION
NOT TO SCALE

PRELIMINARY
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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

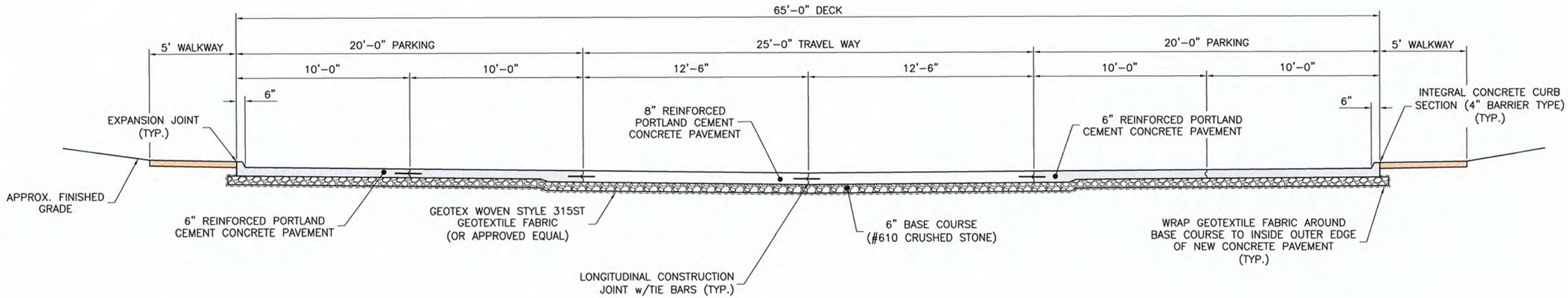
No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
ISSUE DATE	07/28/2025
ACAD FILE	CYD Drop Inlet Details.dwg
REFERENCE	CYD STANDARD: DATE 01-19-2015
FIELD BOOK	N/A

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-0561 Fax: (337)433-5842
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

PROJECT No. P-2024-3036
LAKE CHARLES MID-CITY PHASE II
MID-CITY SENIOR COTTAGES
TYPICAL SECTIONS & DETAILS

SHEET No.
C2.1



TYPICAL NEW PARKING LOT
NOT TO SCALE

PRELIMINARY
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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
ISSUE DATE	07/28/2025
ACAD FILE	CYD Drop Inlet Details.dwg
REFERENCE	CYD STANDARD: DATE 01–19–2015
FIELD BOOK	N/A

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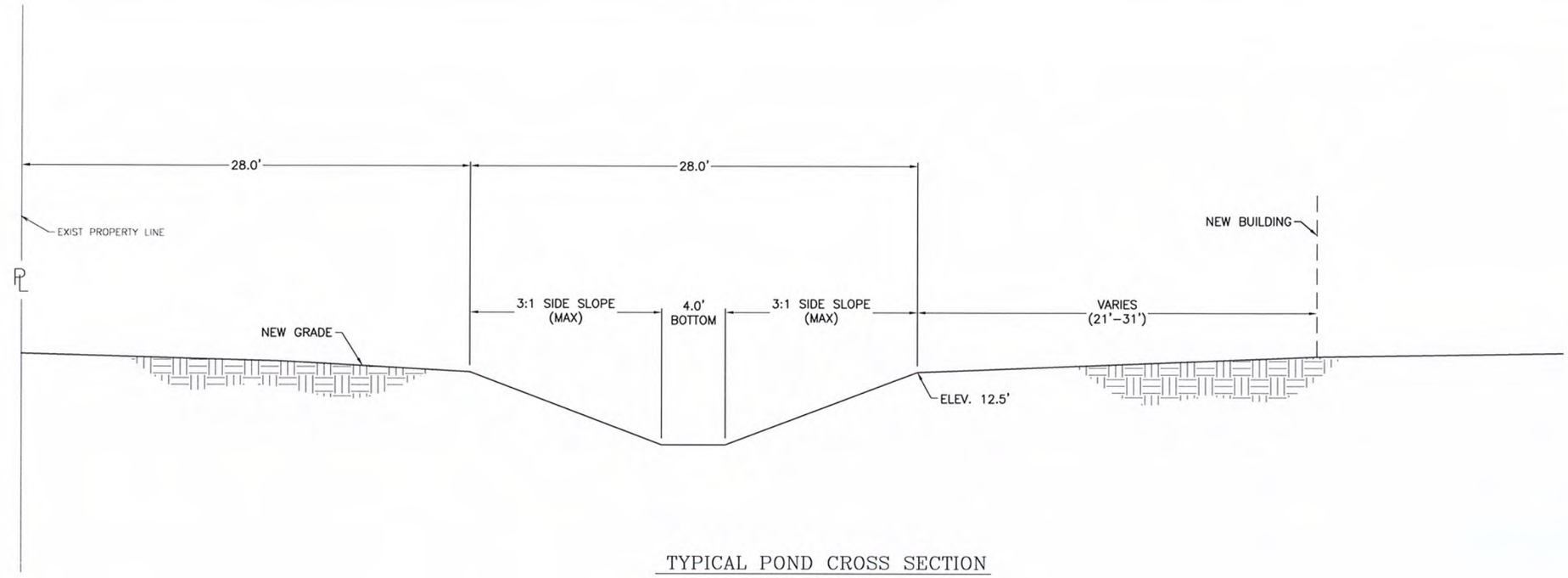
PROJECT No. P–2024–3036
LAKE CHARLES MID–CITY PHASE II
MID–CITY SENIOR COTTAGES
CROSS–SECTIONS

SHEET No. C2.2



TYPICAL POND CROSS SECTION
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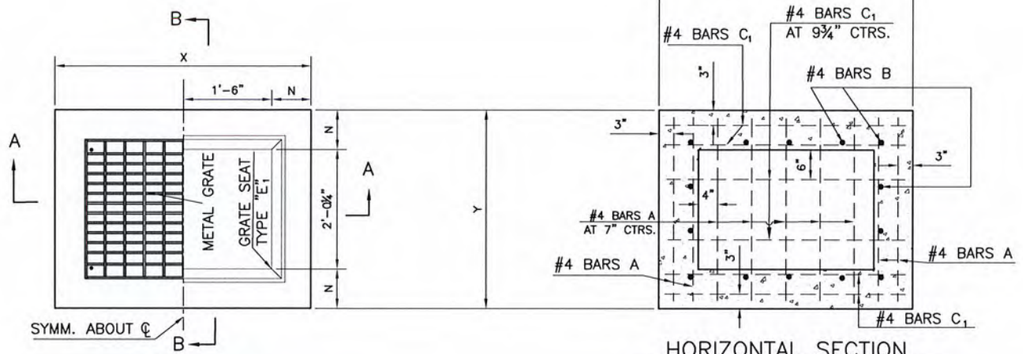
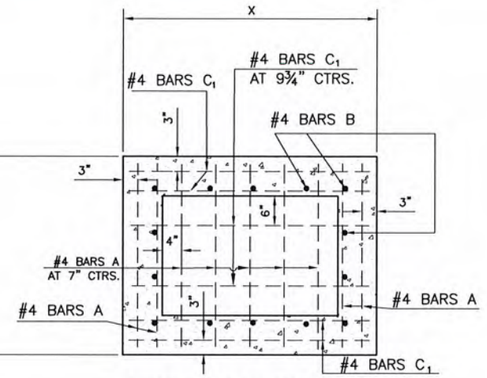
PROJECT No. P–2024–3036
LAKE CHARLES MID–CITY PHASE II
MID–CITY SENIOR COTTAGES
CROSS–SECTIONS

SHEET No.
C2.3



PLAN
GRATE TO BE TYPE "C"



HORIZONTAL SECTION
SHOWING BOTTOM SLAB REINFORCING STEEL

CONCRETE NOTES:
1. ALL CONCRETE SHALL BE CLASS "M" PER LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, 2006 EDITION

2. CONCRETE VIBRATOR REQUIRED FOR ALL POURS

3. INTERIOR OF BOX TO BE CLEANED AND COMPLETELY GROUTED.

4. ALL SHARP CORNERS OR PROTRUSIONS SHALL BE RUBBED OR GROUTED SMOOTH

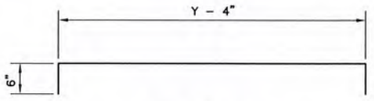
GENERAL NOTES:
1. SECTION 702 OF THE CURRENT DOTD STARDARD SPECIFICATIONS SHALL APPLY.

2. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO BAR CENTERS.

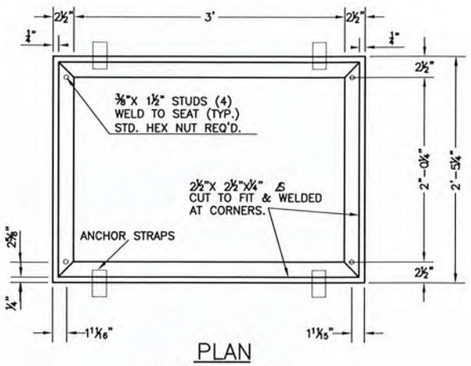
3. VERTICAL REINFORCING STEEL MAY BE SPLICED. SPLICE LENGTH IS 35" DIAMETERS.

4. FOR DETAILS OF GRATE AND SEAT, SEE STD. PLAN MC-01 (TYPE C)

DIMENSIONS				
	DEPTH OF BASIN	N	X	Y
		INCH	FT.– IN.	FT.– IN.
CONCRETE	0–8'	7	4–2	3–2 1/4
	8.1'–12'	8	4–4	3–4 1/4

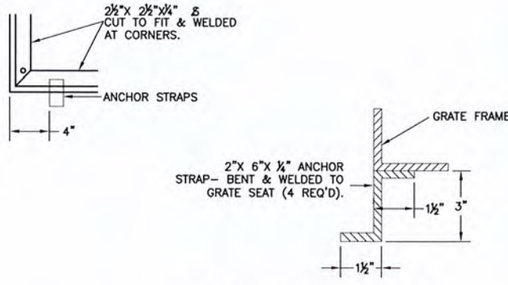


#4 BARS A
3"ø PIN

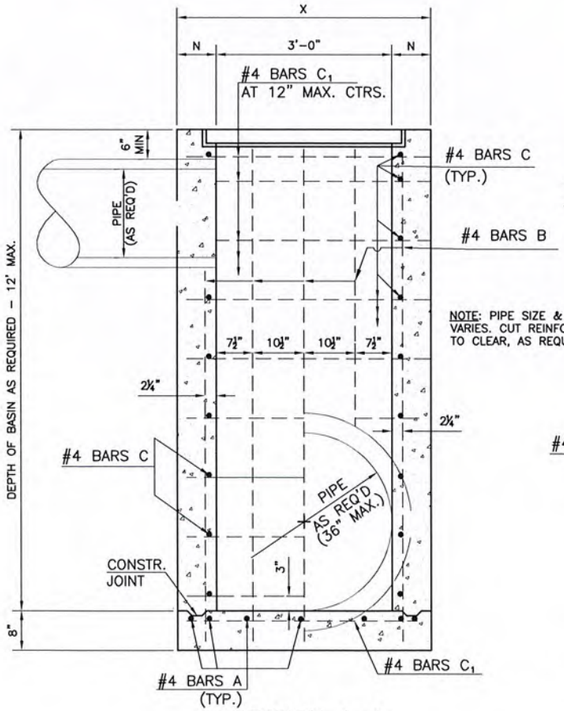


PLAN
GRATE SEAT TYPE "E1"

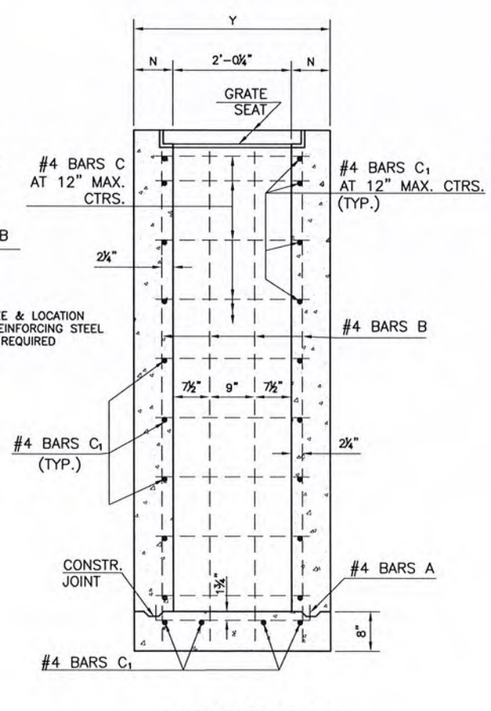
NOTE: GRATE SEAT TO BE GALVANIZED AFTER FABRICATION.
WEIGHT OF GRATE SEAT =52 lbs



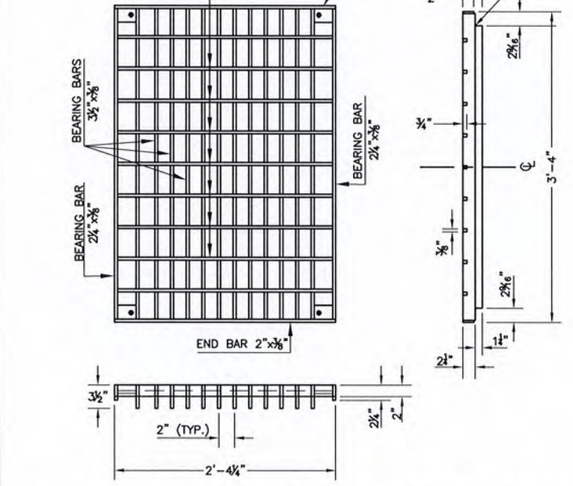
ANCHOR STRAP DETAILS



SECTION A–A



SECTION B–B



PLAN & ELEVATION VIEWS OF TYPE "C" DRAIN
WELDED & SEALED GRATE

NOTE: FULL DEPTH CONTINUOUS WELD EACH BEARING BAR TO END BARS AND CROSS BARS.
ALL BEARING BARS TO BE SET FLUSH ON GRATE SEAT.
WEIGHT OF DRAIN GRATE = 233 lbs. ± 5%

*TYPE "C" GRATE TO BE USED WHERE PEDESTRIAN TRAFFIC IS EXPECTED. (REF. DOTD STANDARDS FOR ADDITIONAL DETAILS).

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No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
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FIELD BOOK	N/A

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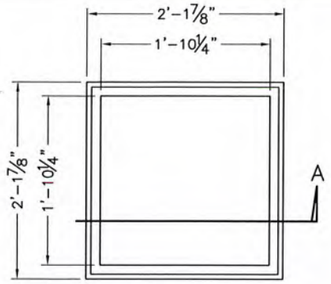
PROJECT No. P–2024–3036

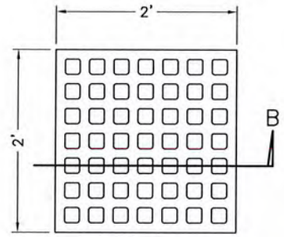
LAKE CHARLES MID–CITY PHASE II

STANDARD "CB–01" DROP INLET DETAILS

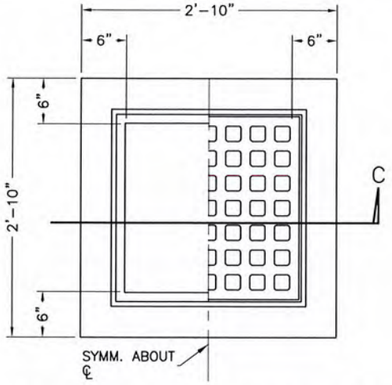
SHEET No. SD–01



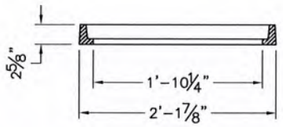
PLAN FRAME



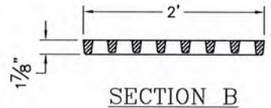
PLAN GRATE



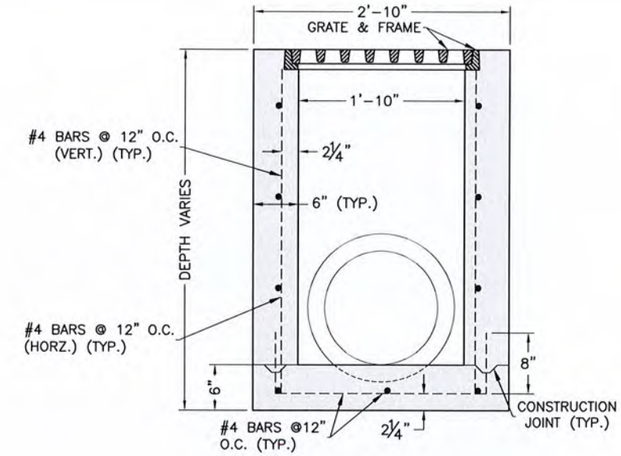
PLAN TYPE "CYD" DROP INLET
SHOWING FRAME & GRATE IN PLACE



SECTION A



SECTION B



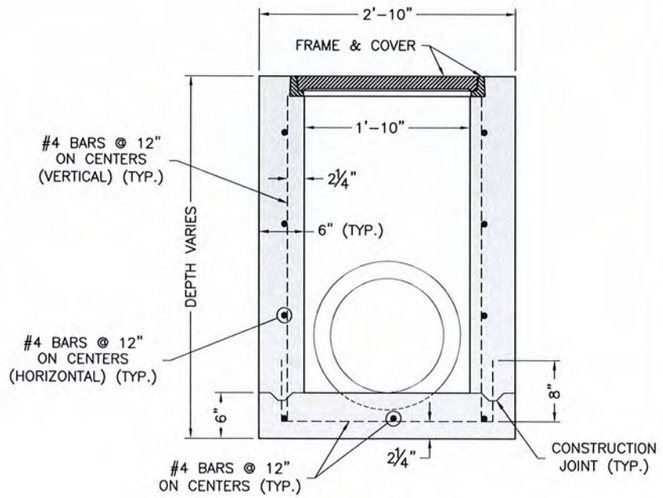
SECTION C

NOTE: PIPE SIZE & LOCATION VARIES. CUT REINFORCING STEEL TO CLEAR, AS REQUIRED

PLAN COVER

SECTION B

PLAN TYPE "CYD" DROP INLET
SHOWING FRAME & COVER IN PLACE



SECTION C

NOTE: PIPE SIZE & LOCATION VARIES. CUT REINFORCING STEEL TO CLEAR, AS REQUIRED

TYPICAL INSTALLATION DETAIL
ADS NYLOPLAST DRAIN BASIN
NON-TRAFFIC INSTALLATION

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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

GENERAL NOTES:

1. GRATE COVER & FRAME SHALL BE EAST JORDAN IRON WORKS MODEL No. V-5724-2 OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.
2. GRATE COVER & FRAME SHALL BE EAST JORDAN IRON WORKS MODEL No. V-5724-80 OR APPROVED EQUAL IF ADA COMPLIANT COVERS ARE SPECIFIED.
3. DUCTILE IRON CASTING SHALL CONFORM TO ASTM A536. GRAY IRON CASTING SHALL CONFORM TO ASTM A48, CLASS 30B OR 35B.

No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
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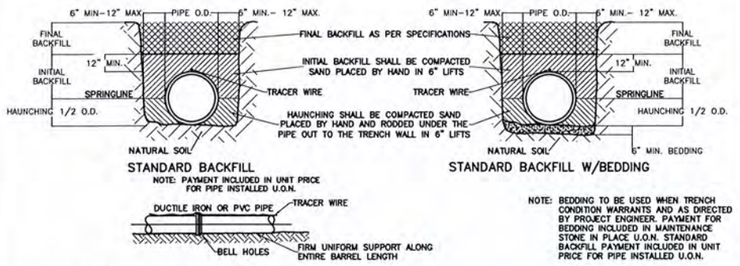
PROJECT No. P-2024-3036

LAKE CHARLES MID-CITY PHASE II

"CYD" STANDARD DETAILS & STANDARD "DRAIN BASIN" INSTALLATION DETAILS

SHEET No. SD-02



STANDARD BACKFILL

STANDARD BACKFILL W/BEDDING

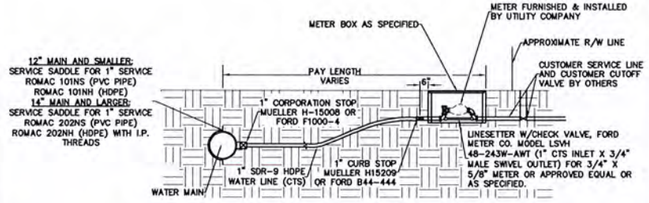
NOTE: PAYMENT INCLUDED IN UNIT PRICE FOR PIPE INSTALLED U.O.N.

SIDE ELEVATION: STANDARD BACKFILL

NOTE: BEDDING TO BE USED WHEN TRENCH CONDITION WARRANTS AND AS DIRECTED BY PROJECT ENGINEER. PAYMENT FOR BEDDING INCLUDED IN MAINTENANCE STONE IN PLACE U.O.N. STANDARD BACKFILL PAYMENT INCLUDED IN UNIT PRICE FOR PIPE INSTALLED U.O.N.

STANDARD PIPE TRENCH DETAILS

NOT TO SCALE



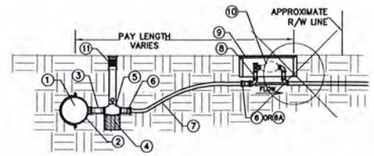
TYPICAL 1" SERVICE INSTALLATION

NOT TO SCALE

LEGEND:
1. WATER MAIN.
2. SERVICE SADDLE W/FEMALE I.P. THREADS – ROMAS No. 202NS (PVC) ROMAC 202NH (HDPE).
3. 2" x 3" BRASS NIPPLE.
4. VALVE SUPPORT BLOCK (TREATED TIMBER).
5. 2" SCREW-END GATE VALVE – AMERICAN DARLING FLOW CONTROL 2500 OR MUELLER A-2360 WITH EPOXY COATED BODY.
6. 2" COMPRESSION x MALE BRASS ADAPTER – FORD No. C84-77 FOR 2" PE TUBING.

6A. IF 1-1/2" METER IS REQUIRED, REDUCE AT 6 WITH 2" x 1-1/2" BRASS BELL REDUCER AND 1-1/2" x 3" BRASS NIPPLE.

7. 2" SDR-9 HDPE SERVICE PIPE (COPPER TUBE SIZE).
8. COPPERSETTER: FORD METER BOX Co. No. VH77-12B-11-77 FOR 2" METERS. FORD METER BOX Co. No. VH-76-12B-11-66 FOR 1 1/2" METERS OR AS SPECIFIED.
9. METER BOX AND LID AS SPECIFIED.
10. 2" OR 1 1/2" METER – FURNISHED AND INSTALLED BY WATER DIVISION – PAID FOR BY CONTRACTOR OR OWNER.
11. VALVE BOX – TYLER No. 6850 OR APPROVED EQUAL.



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TYPICAL 2" SERVICE INSTALLATION

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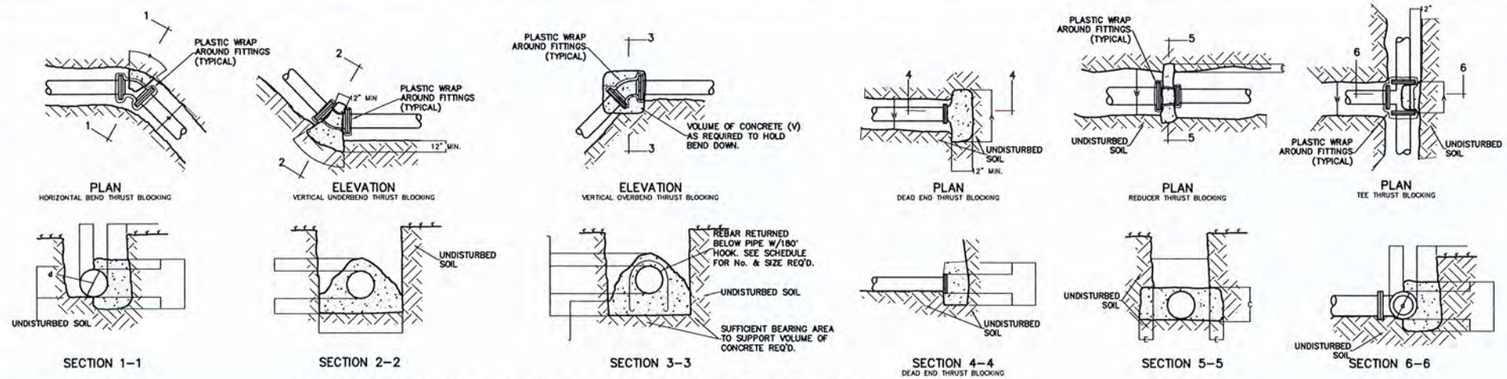


STANDARD CONCRETE MASS THRUST BLOCKING FOR ALL PRESSURE PIPE

NOT TO SCALE

SCHEDULE OF MINIMUM DIMENSIONS FOR CONCRETE THRUST BLOCKS

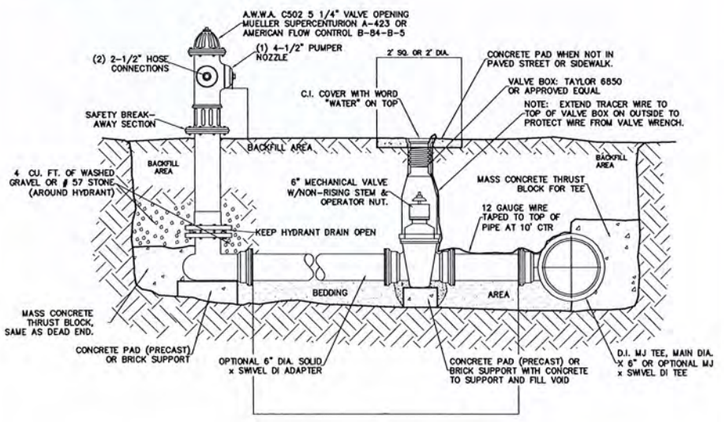
NOTE: DO NOT OVERSIZE OR UNDERSIZE THRUST BLOCKS

TYPE OF FITTINGS	HORIZONTAL BENDS & VERTICAL UNDERBENDS						VERTICAL OVERBENDS		TEES, DEAD ENDS		CONCENTRIC REDUCERS		
	90° BEND		45° BEND		22.5° BEND		45° BEND						
TYPICAL DIMENSIONS	"A" FT.	"B" FT.	"A" FT.	"B" FT.	"A" FT.	"B" FT.	* "V" CUBIC YARDS	REINFORCEMENT No. 4 DEFORMED BAR	"A" FT	"B" FT	TYPICAL DIMENSIONS	"C" FT	"E" FT
PIPE SIZE IN INCHES											PIPE SIZE IN INCHES		
4	1.6	0.8	0.9	0.8	0.5	0.8	0.5	2 EACH	1.1	0.8	6 x 8	0.8	0.9
6	2.3	1.2	1.2	1.2	0.7	1.2	1.1	2 EACH	1.6	1.2	8 x 10	0.9	0.9
8	3.0	1.5	1.6	1.5	0.9	1.5	1.8	3 EACH	2.1	1.5	10 x 12	1.1	0.9
10	3.7	1.9	2.0	1.9	1.1	1.9	2.7	4 EACH	2.6	1.9	12 x 16	1.5	1.7
12	4.4	2.2	2.4	2.2	1.3	2.2	3.9	4 EACH	3.1	2.2			
16	5.8	2.9	3.1	2.9	1.7	2.9	6.7	6 EACH	4.1	2.9			

CALCULATIONS BASED ON:
1. 3,000 PSF ALLOWABLE SOIL BEARING PRESSURE
2. 150 PSI WATER PRESSURE
3. 1.5 SAFETY FACTOR
4. 150 PCF CONCRETE

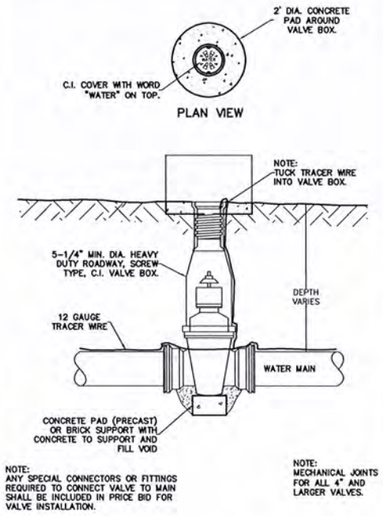
* VOLUME OF CONCRETE MAY BE REDUCED WITH USE OF TIE RODS WITH ENGINEER'S APPROVAL

NOTE:
1. NO BENDS PERMITTED IN THE HYDRANT LEADS UNLESS AUTHORIZED BY THE RESIDENT ENGINEER.
2. PUMPER NOZZLE TO BE FACED TOWARD THE STREET.
3. ALL FITTINGS SHALL BE DUCTILE IRON COMPACT MECHANICAL JOINT, U. O. N.



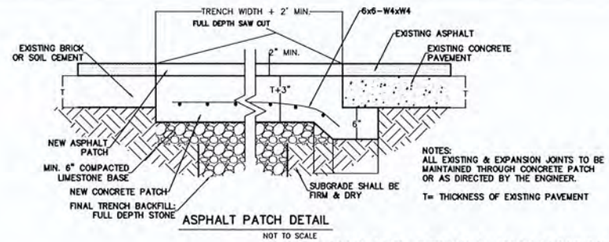
TYPICAL FIRE HYDRANT AND GATE VALVE INSTALLATION

NOT TO SCALE



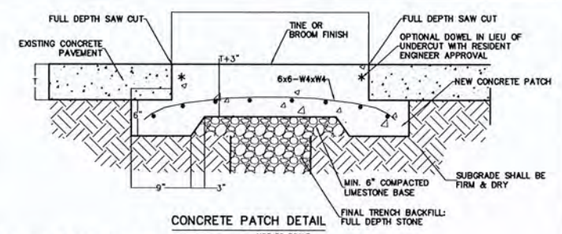
STANDARD VALVE INSTALLATION

NOT TO SCALE



ASPHALT PATCH DETAIL

NOT TO SCALE



CONCRETE PATCH DETAIL

NOT TO SCALE

STANDARD DETAILS FOR PAVEMENT SURFACE REPAIR

NOT TO SCALE

GENERAL WATER NOTES:

1. PRIOR TO BEING PLACED INTO SERVICE, THE WATER LINE SHALL BE DISINFECTED IN ACCORDANCE WITH A.W.W.A. C651.
2. BACTERIOLOGICAL TESTS (AWWA C651); AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HOURS APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FEET OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS.
3. A MINIMUM HORIZONTAL SEPARATION OF SIX FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND SANITARY SEWER LINES.
4. WHERE WATER AND SANITARY SEWER LINES CROSS, A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES SHALL BE PROVIDED.
5. WATER LINES TO BE A.W.W.A. C-900/C-905 DR 18 PVC PRESSURE PIPE GASKET JOINT OR A.W.W.A. C-906 DR 11 HDPE PIPE AS CALLED FOR ON THE CONSTRUCTION DRAWINGS.
6. TRACER WIRE TO BE INSTALLED ALONG ENTIRE LENGTH OF NEW WATER MAIN, SERVICE LINES, AND CONNECTED TO FITTINGS. TRACER WIRE SHALL BE AGAVE WIRE LTD. APCS-1201 OR APE-1201 OR APPROVED EQUAL.
7. WATER MAINS 10" DIA. & SMALLER TO HAVE A MINIMUM COVER OF 3 FEET; WATER MAINS 12" DIA. & LARGER TO HAVE MINIMUM COVER OF 4 FEET.
8. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON, COMPACT, MECHANICAL JOINT.
9. ALL BENDS AND TEES FOR WATERLINE ARE TO BE INSTALLED WITH CONCRETE THRUST BLOCKS IN ADDITION TO RESTRAINING GLANDS.
10. ALL WATER LINE VALVES AND FITTINGS TO HAVE RESTRAINING GLANDS AS LISTED IN THE WATER DISTRIBUTION SPECIFICATION.
11. COUPLINGS, IF REQUIRED, SHALL BE AS LISTED IN THE WATER DISTRIBUTION SPECIFICATION. PIPE O.D. SHALL BE VERIFIED IN FIELD.
12. FIRE HYDRANTS TO BE RED IN COLOR.
13. CONTRACTOR TO VERIFY HYDRANT FIRE HOSE CONNECTION THREAD TYPE USED BY COMMUNITY.

No.	DATE	REVISION DESCRIPTION	BY
2	02-15-24	UPDATED LEGEND AND TYPICAL 1" AND 2" SERVICE INSTALATION.	MAR
1	09-12-23	UPDATED TRENCH BACKFILL	LDR

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	Water Details (CLC & CPPJ).dwg
REFERENCE	WATER STANDARD: DATE 01-19-2015
FIELD BOOK	N/A

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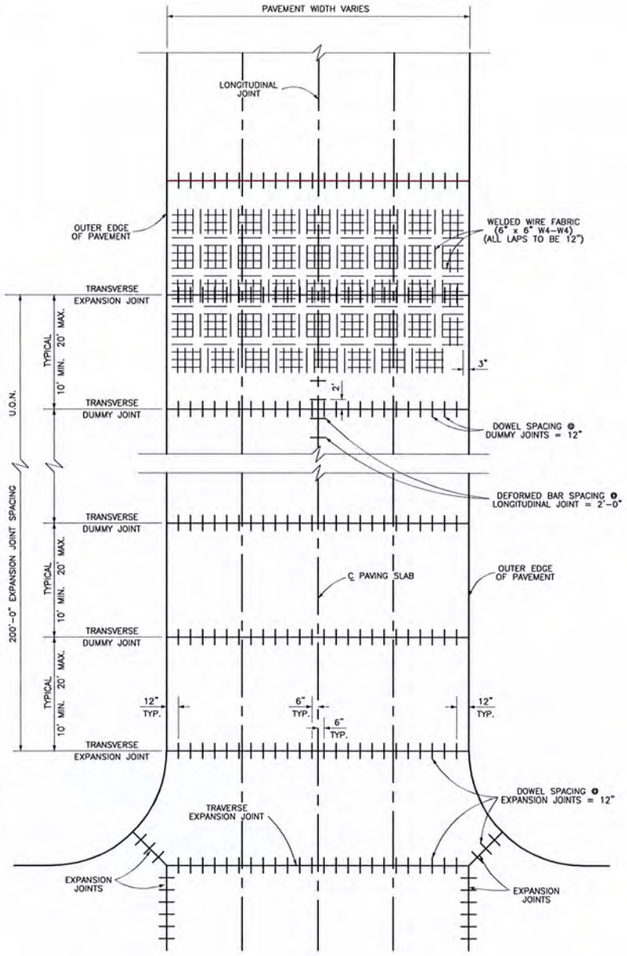
PROJECT No. P-2024-3036

LAKE CHARLES MID-CITY PHASE II

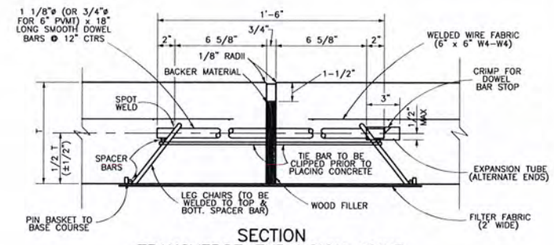
STANDARD WATER LINE INSTALLATION DETAILS

SHEET No. SD-03

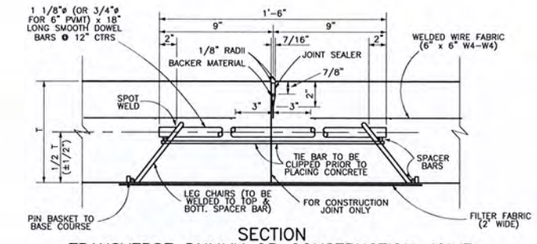
CONCRETE ROADWAY PAVEMENT DETAILS
CONCRETE DRIVEWAY & SIDEWALK DETAILS



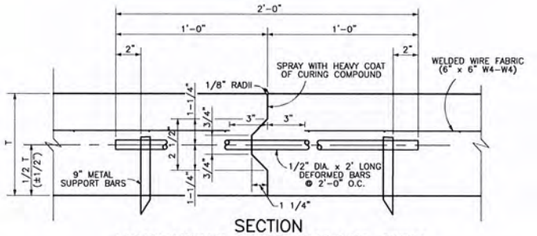
PLAN VIEW OF ROADWAY SHOWING JOINTS AND STEEL REINFORCEMENT



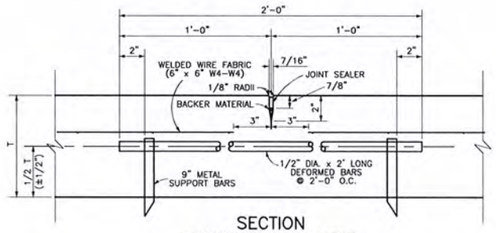
SECTION
TRANSVERSE EXPANSION JOINT



SECTION
TRANSVERSE DUMMY OR CONSTRUCTION JOINT



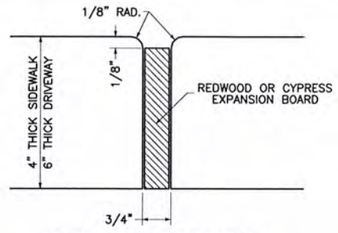
SECTION
LONGITUDINAL CONSTRUCTION JOINT
FOR SPLIT-SLAB CONSTRUCTION



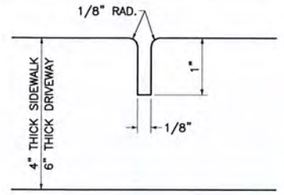
SECTION
LONGITUDINAL JOINT

GENERAL ROADWAY PAVEMENT NOTES:

1. JOINT SEALANT SHALL CONFORM TO ASTM D6690, TYPE II, STANDARD SPECIFICATIONS FOR JOINT AND CRACK SEALANTS, HOT APPLIED, FOR CONCRETE AND ASPHALT PAVEMENTS, AND FEDERAL SPECIFICATIONS SS-S-164 AND SS-S-140, SUCH AS CRAFCO ROADSAVER 222, OR APPROVED EQUAL.
2. ALL LOAD TRANSFER DOWELS SHALL BE SAW CUT AND PAINTED.
3. WELDED WIRE FABRIC SHALL BE PLACED APPROXIMATELY 2-1/2" BELOW THE FINISHED SURFACE OF THE PAVEMENT AND SUPPORTED ON ZIG-ZAG CHAIRS. WELDED WIRE FABRIC SHALL NOT EXTEND ACROSS EITHER TRANSVERSE OR LONGITUDINAL JOINTS.
4. FINAL FINISH AND TEXTURE SHALL BE OBTAINED BY USING A FABRIC DRAG FINISH. (REFER TO DOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES).
5. FOR SPLIT SLAB PAVING, BEFORE THE SECOND POUR IS STARTED, THE NEWLY EXPOSED CONCRETE OF THE LONGITUDINAL CONSTRUCTION JOINT SHALL BE COATED WITH A BOND BREAKER SO THAT THE FRESH CONCRETE WILL NOT ADHERE TO THE HARDENED AREA.
6. DAP CURB FOR WHEELCHAIR ACCESS AS DIRECTED BY THE PROJECT ENGINEER.
7. T = THICKNESS OF CONCRETE PAVEMENT



EXPANSION JOINT DETAIL
NOT TO SCALE



CONTRACTION (DUMMY) JOINT DETAIL
NOT TO SCALE

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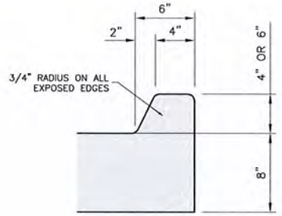
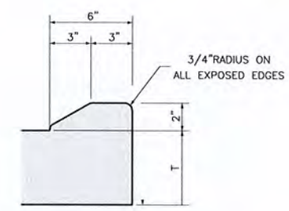
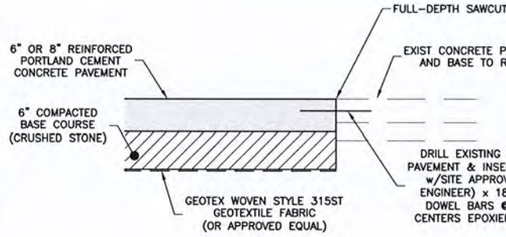
Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340



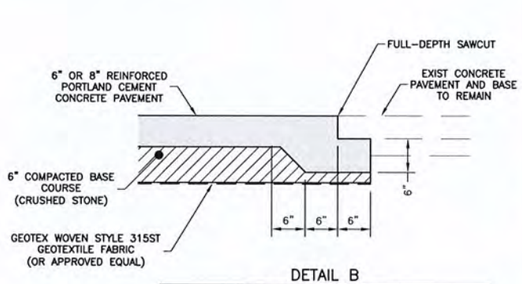
INTEGRAL CONCRETE CURB (BARRIER TYPE)
NOT TO SCALE



INTEGRAL CONCRETE CURB (MOUNTABLE TYPE)
NOT TO SCALE



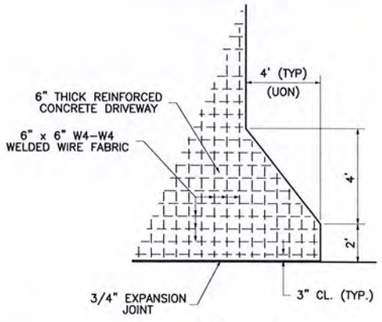
DETAIL A
DOWELED BUTT JOINT
(PREFERRED)
TO BE USED WHERE NEW CONCRETE ROADWAY PAVEMENT ADJOINS EXISTING CONCRETE ROADWAY PAVEMENT
NOT-TO-SCALE



DETAIL B
UNDERCUT BUTT JOINT
(ALTERNATE)
TO BE USED WHERE NEW CONCRETE ROADWAY PAVEMENT ADJOINS EXISTING CONCRETE ROADWAY PAVEMENT
NOT-TO-SCALE

GENERAL CONCRETE SIDEWALK & DRIVEWAY NOTES

1. CONCRETE FOR NEW SIDEWALKS SHALL BE CLASS "A" OR TYPE "B" CONCRETE IN ACCORDANCE WITH "LOUISIANA DOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, 2006 EDITION.
2. CONCRETE FOR NEW DRIVEWAYS SHALL BE TYPE "B" PAVEMENT IN ACCORDANCE WITH "LOUISIANA DOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, 2006 EDITION.
3. THE THICKNESS OF CONCRETE FOR NEW WALKS AND DRIVES SHALL BE AS SHOWN ON THE PLANS.
4. FINAL FINISH AND TEXTURE FOR NEW SIDEWALKS AND NEW DRIVEWAYS SHALL BE OBTAINED BY USING A LIGHT BROOM FINISH.
5. THE EXPANSION JOINTS FOR NEW WALKS ARE TO BE PLACED AT THEIR JUNCTION WITH NEW DRIVEWAYS, NEW CURBS AND EXISTING WALKS AND SHALL OTHERWISE BE LOCATED AS SHOWN ON THE PLANS.
6. THE EXPANSION JOINTS FOR NEW DRIVEWAYS ARE TO BE PLACED AT THEIR JUNCTION WITH NEW WALKS, NEW CURBS, EXISTING DRIVEWAYS AND SHALL OTHERWISE BE LOCATED AS SHOWN ON THE PLANS..
7. THE CONTRACTION (DUMMY) JOINTS FOR NEW WALKS ARE TO BE PLACED AT A SPACING NOT TO EXCEED 5 FEET ON CENTERS FOR 6 FOOT AND 10 FOOT WIDE SIDEWALKS
8. THE CONTRACTION (DUMMY) JOINTS FOR NEW DRIVEWAYS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
9. THE WELDED WIRE FABRIC IS TO BE PLACED APPROXIMATELY 2-1/2 INCHES BELOW THE FINISHED SURFACE OF THE CONCRETE PAVEMENT AND SHALL NOT EXTEND ACROSS EXPANSION JOINTS.
10. ROUND ALL JOINTS AND EDGES OF NEW WALKS AND DRIVEWAYS WITH AN EDGING TOOL HAVING A RADIUS OF 1/8 INCH.



DETAIL OF
REINFORCED CONCRETE DRIVEWAY
NOT TO SCALE

No.	DATE	REVISION DESCRIPTION	BY
1			

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
DATE	07/28/2025
ACAD FILE	PAVEMENT STANDARDS.DWG
REFERENCE	N/A
FIELD BOOK	N/A

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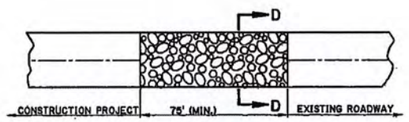
PROJECT No. P-2024-3036

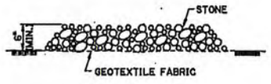
LAKE CHARLES MID-CITY PHASE II

STANDARD CONCRETE DETAIL

SHEET No. SD-04



PLAN



SECTION D-D

TEMPORARY STONE CONSTRUCTION ENTRANCE

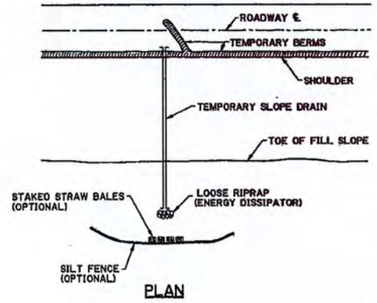
PAY ITEM: TEMPORARY STONE CONSTRUCTION ENTRANCE

NOTES:

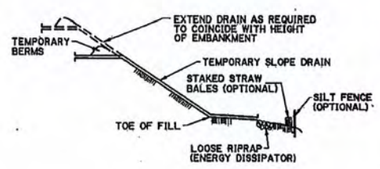
TEMPORARY STONE CONSTRUCTION ENTRANCE AND/OR WASH RACK

A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS. IF THE ACTION OF THE VEHICLE TRAVELING OVER THE GRAVEL PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLE ENTERS A PUBLIC ROAD. A FEW BASIC DESIGN GUIDELINES FOR THE USE OF A STONE ENTRANCE AND/OR WASH RACKS ARE:

1. THE STONE LAYER MUST BE AT LEAST 6 INCHES THICK.
2. THE STONE SHALL CONFORM TO PROJECT SPECIFICATIONS FOR RIPRAP (CLASS 2 LB).
3. THE LENGTH OF THE PAD MUST BE A LEAST 75 FEET AND IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS.
4. A GEOTEXTILE FABRIC UNDERLINER IS REQUIRED. THE GEOTEXTILE FABRIC SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS FOR GEOTEXTILE FABRIC (CLASS D).
5. IF A WASH RACK IS NECESSARY, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.



PLAN



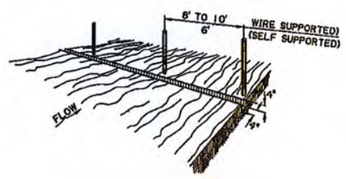
ELEVATION

TEMPORARY SLOPE DRAIN

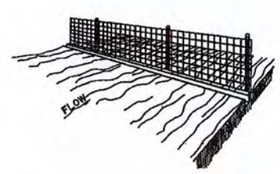
A TEMPORARY SLOPE DRAIN IS A DEVICE USED TO CARRY WATER FROM THE CONSTRUCTION WORK AREA TO A LOWER ELEVATION. SLOPE DRAINS MAY BE PLASTIC SHEET, METAL OR PLASTIC PIPE, STONE GUTTERS, FIBER MATS, OR CONCRETE OR ASPHALT DITCHES. A FEW BASIC DESIGN GUIDELINES FOR THE USE OF A TEMPORARY SLOPE DRAIN ARE:

1. THE SPACING OF THE SLOPE DRAINS VARIES WITH THE ROAD GRADE.
   FOR GRADES: 0.0% - 2.0% USE 500' SPACING
   2.1% - 5.0% USE 200' SPACING
   GREATER THAN 5.0% USE 100' SPACING
2. SLOPE DRAIN MATERIAL: SMOOTH PIPE - 8" MINIMUM - 3 MILS THICK MIN.
   CORRUGATED PIPE - 12" MINIMUM
   PLASTIC SHEETING - 4' WIDE MINIMUM
   PLASTIC SHEETING - 3 MILS THICK MIN.
3. PLASTIC SHEETING CAN BE STAKED DOWN OR WEIGHTED WITH ROCKS OR LOGS. THE AREA UNDER THE SHEETING SHOULD BE SHAPED TO PROVIDE AN ADEQUATE CHANNEL.
4. THE OUTLET END SHOULD BE PROTECTED OR HAVE SOME MEANS OF DISSIPATING ENERGY. THE FLOW SHOULD BE DIRECTED THROUGH A SEDIMENT TRAP SUCH AS A SILT FENCE, HAY BALES, OR OTHER APPROVED SEDIMENT CONTROL DEVICES.
5. TO INSURE PROPER OPERATION, TEMPORARY SLOPE DRAINS SHOULD BE INSPECTED REGULARLY AND AFTER EACH STORM, FOR CLOGGING OR DISPLACEMENT. EROSION AT THE OUTLET SHOULD BE CHECKED AND THE SILT TRAPS CLEANED IF NECESSARY.

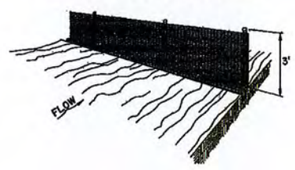
1. SET POSTS AND EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



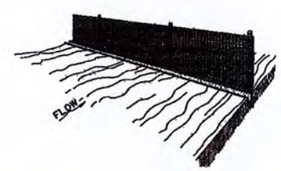
2. STAPLE WIRE FENCING TO THE POSTS.

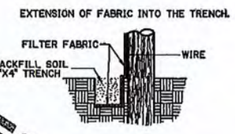


3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT EXCAVATED SOIL.





CONSTRUCTION OF TEMPORARY SILT FENCING

(WIRE SUPPORTED SILT FENCE IS SHOWN. SELF SUPPORTED SILT FENCE WILL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.)

NOTES:

SILT FENCING IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC SUPPORTED BY POSTS AND STRETCHED ACROSS AN AREA TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT. THE SILT FENCING SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS FOR TEMPORARY EROSION CONTROL. A FEW BASIC GUIDELINES FOR THE USE OF SILT FENCING ARE:

1. USE WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION
2. USE WHERE THE MAXIMUM DRAINAGE AREA BEHIND THE SILT FENCE IS ¼ ACRE PER 100 FEET OF SILT FENCE LENGTH
3. USE WHERE THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100 FEET
4. USE THERE THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1
5. DO NOT USE SILT FENCES IN LIVE STREAMS OR IN DITCHES OR SWALES WHERE FLOWS EXCEED ONE CUBIC FOOT PER SECOND

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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
ISSUE DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
REFERENCE	N/A
FIELD BOOK	N/A

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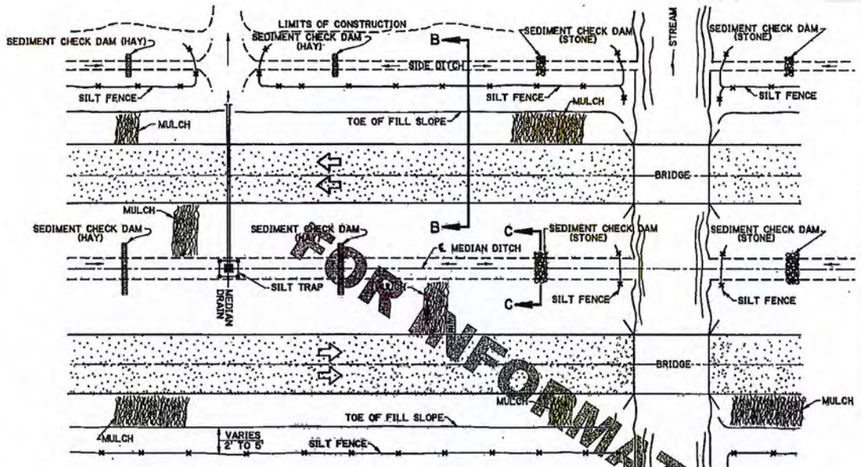
PROJECT No. P-2024-3036

LAKE CHARLES MID-CITY PHASE II

TEMPORARY EROSION CONTROL DETAILS

SHEET No. SD-05

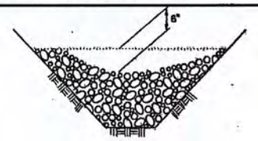


PLAN SHOWING TYPICAL TEMPORARY EROSION CONTROL

MULCHES

MULCHES ARE THE APPLICATION OF MATS OF MATERIAL PLACED ON THE SOIL SURFACE TO PREVENT EROSION BY PROTECTING THE SOIL SURFACE FROM RAINDROP IMPACT AND TO REDUCE THE VELOCITY OF OVERLAND FLOW. MULCHES CAN BE ORGANIC OR SYNTHETIC. MULCHES SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS FOR TEMPORARY EROSION CONTROL.. A FEW GUIDELINES FOR THE USE OF MULCHES ARE:

1. USE ON CUT AND EMBANKMENT SLOPES WHICH HAVE NOT BEEN COMPLETED TO PLAN GRADE OR WHERE THE WEATHER OR SOIL CONDITIONS WILL NOT PERMIT COMPLETING THEM WITHIN A REASONABLE TIME.
2. USE ON CLEARED, GRUBBED , AND SCALPED AREAS WHERE SOIL EROSION IS LIKELY TO occur
3. USE WITH TEMPORARY SEEDING



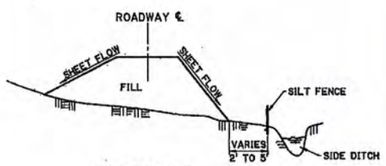
SECTION C-C

TEMPORARY SEDIMENT CHECK DAM (STONE)

PAY ITEM: TEMPORARY SEDIMENT CHECK DAM (STONE)

NOTES:
A STONE CHECK DAM IS A SMALL TEMPORARY DAM CONSTRUCTED ACROSS A SWALE OR DRAINAGE DITCH. THE PURPOSE OF THIS MEASURE IS TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS, THEREBY REDUCING EROSION OF THE SWALE OR DITCH. THE STONE CHECK DAM WILL TRAP SMALL AMOUNTS OF SEDIMENTS GENERATED IN THE DITCH ITSELF, HOWEVER IT SHOULD NOT BE USED AS A SEDIMENT TRAPPING DEVICE. A FEW BASIC DESIGN GUIDELINES FOR THE USE OF STONE CHECK DAMS ARE:

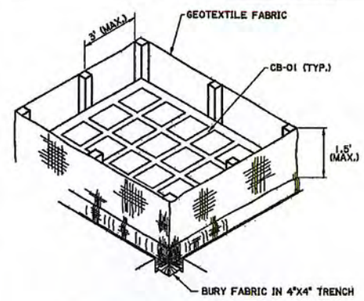
1. USE IN SMALL OPEN CHANNELS WHICH DRAIN 10 ACRES OR LESS
2. DO NOT USE IN A LIVE STREAM
3. USE IN A TEMPORARY DITCH OR SWALE WHICH, BECAUSE OF THEIR SHORT LENGTH OF SERVICE, CANNOT RECEIVE A NON- ERODIBLE LINING
4. USE IN PERMANENT DITCHES OR SWALES WHICH WILL NOT RECEIVE A PERMANENT LINING FOR AN EXTENDED PERIOD OF TIME
5. USE IN TEMPORARY OR PERMANENT DITCHES OR SWALES WHICH NEED PROTECTION DURING THE ESTABLISHMENT OF GRASS LININGS
6. FOR STONE SPECIFICATIONS, SEE PROJECT SPECIFICATIONS FOR RIPRAP, (CLASS 2 LB)



SECTION B-B

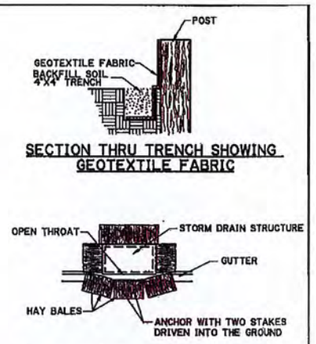
TEMPORARY SILT FENCE APPLICATION

(FOR CONSTRUCTION DETAILS AND SPECIFICATIONS SEE SHEET 2 OF 2.)



ISOMETRIC VIEW SHOWING GEOTEXTILE FABRIC

(BACKFILL SOIL NOT SHOWN)



SECTION THRU TRENCH SHOWING GEOTEXTILE FABRIC

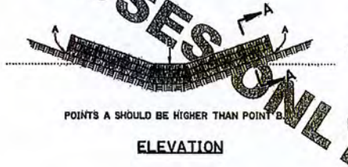
PLAN SHOWING HAY BALES

PAY ITEM: TEMPORARY HAY OR STRAW BALES

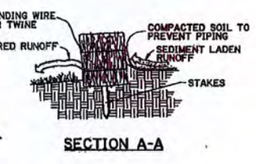
TEMPORARY INLET SILT TRAP

THE TEMPORARY DROP INLET SILT TRAP IS TO BE USED FOR SMALL DRAINAGE AREAS (LESS THAN 1 ACRE) WHERE THE STORM DRAIN IS FUNCTIONAL BEFORE THE AREA IS STABILIZED. THE TRAP CAN BE EITHER GEOTEXTILE FABRIC OR HAY BALES.

1. THE GEOTEXTILE FABRIC SHALL CONFORM TO PROJECT SPECIFICATIONS FOR GEOTEXTILE FABRIC (CLASS G).
2. WOODEN STAKES SUPPORTING THE FABRIC SHALL BE 2" X 2" OR 2" X 4" WITH A MINIMUM LENGTH OF 3 FEET. THE STAKES SHALL BE SPACED AROUND THE INLET AT A MAXIMUM SPACING OF 3 FEET.
3. THE HEIGHT OF THE FABRIC ABOVE THE INLET SHALL BE LIMITED TO 1.5' AND THE BOTTOM OF THE FABRIC SHALL BE BURIED IN A TRENCH APPROXIMATELY 4" WIDE, BY 4" DEEP. THE FABRIC SHALL BE STAPLED TO THE POST WITH ½" STAPLES.
4. THE TRAP SHOULD BE INSPECTED REGULARLY AND AFTER EACH STORM. THE SEDIMENT SHOULD BE REMOVED AND EACH STAKE SHOULD BE FIRMLY IN THE GROUND.
5. HAY BALES SHALL BE PLACED SO THAT THE BINDING WIRE OR TWINE IS NOT IN CONTACT WITH THE GROUND.



ELEVATION



SECTION A-A

TEMPORARY SEDIMENT CHECK DAM (HAY)

PAY ITEM: TEMPORARY SEDIMENT CHECK DAM (HAY)

NOTES:
A HAY BALE BARRIER IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF ENTRENCHED AND ANCHORED BALES OF STRAW OR HAY. THE HAY BALE BARRIER IS ALSO USED AS A CHECK DAM TO REDUCE THE VELOCITY IN SMALL DITCHES OR SWALES. THE HAY BALES SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS FOR TEMPORARY EROSION CONTROL.
A FEW BASIC DESIGN GUIDELINES FOR THE USE OF A HAY BALE BARRIER ARE:

1. USE WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION
2. USE IN MINOR SWALES OR DITCHES WHERE THE MAXIMUM DRAINAGE AREA IS 2 ACRES
3. ONLY USE WHERE THE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS
4. DO NOT USE IN LIVE STREAMS OR IN SWALES OR DITCHES WHERE THERE IS A POSSIBILITY OF A WASHOUT

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Cole R. Thompson, P.E., P.L.S.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
ISSUE DATE	07/28/2025
ACAD FILE	CYD Drop Inlet Details.dwg
REFERENCE	CYD STANDARD: DATE 01-19-2015
FIELD BOOK	N/A

D. W. Jessen & Associates, LLC
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440 Kirby Street Lake Charles, LA 70601
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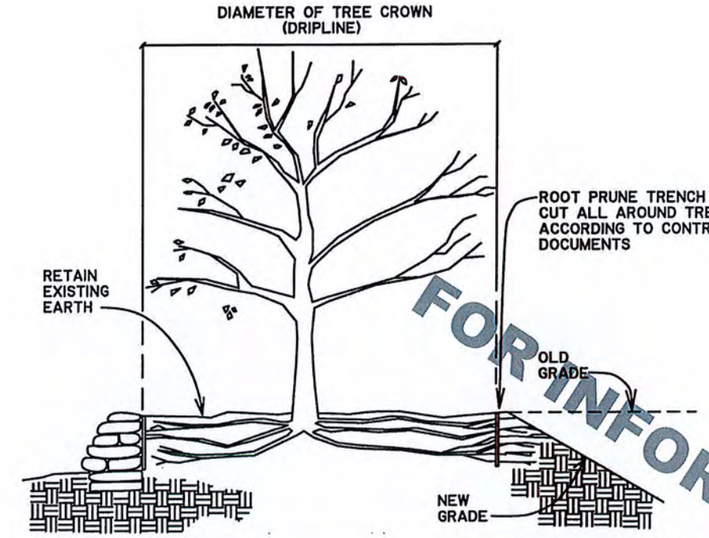
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.

PROJECT No. P-2024-3036

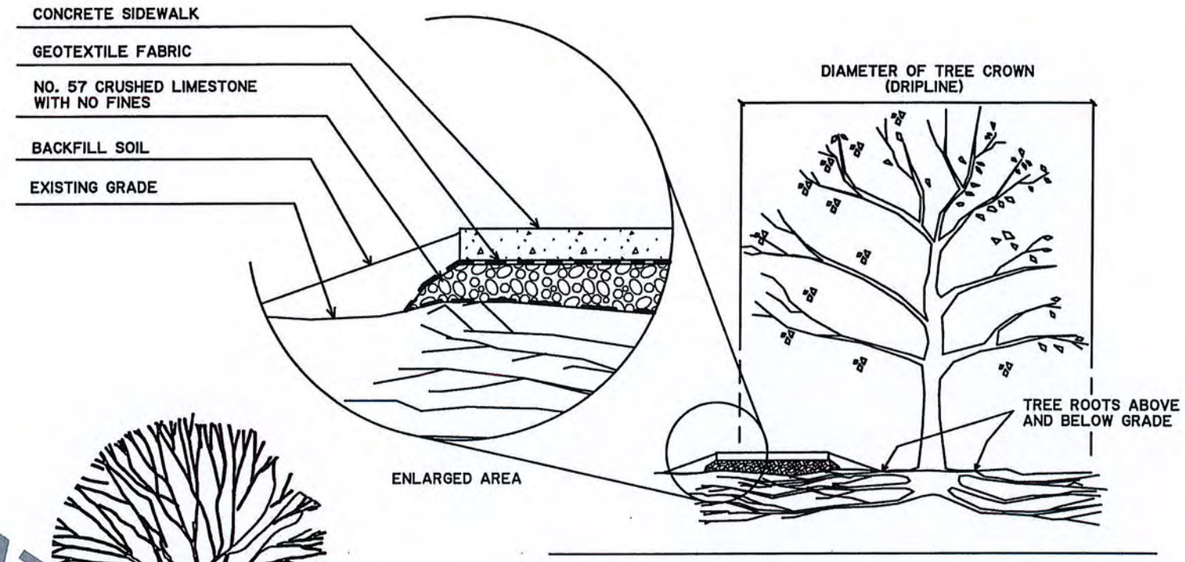
LAKE CHARLES MID-CITY PHASE II

TEMPORARY EROSION CONTROL DETAILS

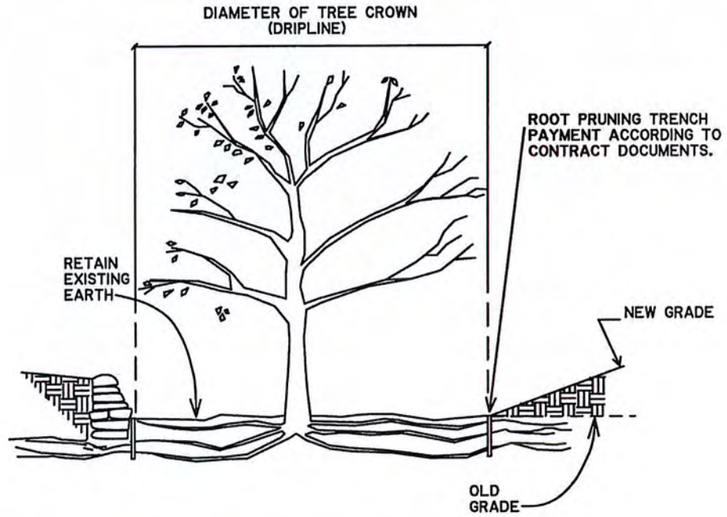
SHEET No. SD-06



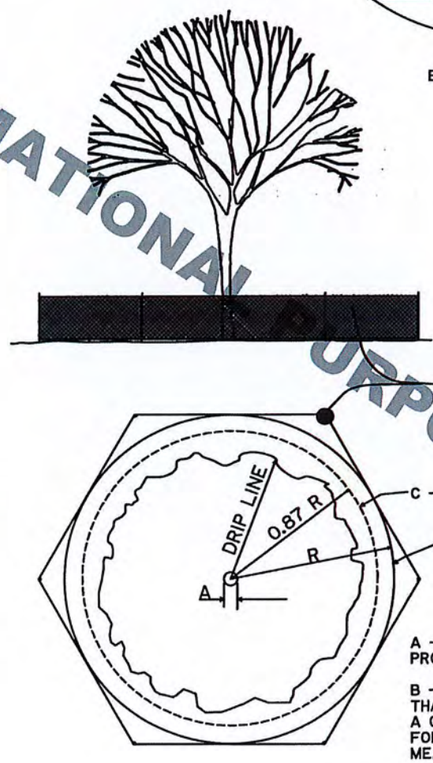
CUTTING GRADE AROUND EXISTING TREE



SIDEWALK WITHIN CRITICAL PROTECTION ZONE



FILLING GRADE AROUND EXISTING TREE



CONSTRUCTION / BARRIER FENCING TO BE MIN. 4' HT. AND ANCHORED WITH 'U' OR 'T' STYLE STEEL FENCE POSTS. THE BARRICADES SHALL BE PLACED TO ENCOMPASS THE CRITICAL PROTECTION ZONE (CPZ) OF THE TREE. (ALL LABOR, MATERIALS, AND INCIDENTALS SHALL BE INCLUDED IN THE COST OF CLEARING AND GRUBBING, SECTION 201)

C - MIN. BOUNDARY

B - BOUNDARY

A - DIAMETER IN INCHES 4'-6" ABOVE GRADE OF PROTECTED TREE

B - CRITICAL PROTECTION ZONE (CPZ) THAT AREA SURROUNDING A TREE WITHIN A CIRCLE INSCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER MEASURED AT 4'-6" ABOVE GRADE

C - MIN. 75% OF B AREA

CONSTRUCTION FENCING
FOR TREE PROTECTION

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P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340

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NOTE:

GREAT CARE MUST BE TAKEN NOT TO COMPACT, CUT, OR FILL THE EARTH WITHIN THE CROWN AREA OF EXISTING TREES. MOST TREE ROOTS ARE LOCATED IN THE TOP 6 TO 18 INCHES OF THE SOIL AND OFTEN SPREAD FARTHER THAN THE DRIP LINE OF THE TREE. COMPACTION CAN CAUSE SEVERE ROOT DAMAGE AND REDUCE THE MOVEMENT OF WATER AND AIR THROUGH THE SOIL. TO AVOID COMPACTING THE EARTH, DO NOT OPERATE EQUIPMENT OR STORE MATERIALS WITHIN THE DIAMETER OF THE TREE CROWN (DRIPLINE).

TREE PROTECTION DETAILS FOR CONSTRUCTION AROUND EXISTING TREES

No.	DATE	REVISION DESCRIPTION	BY

DRAWN	Q. BULT
APPROVED	COLE R. THOMPSON
ISSUE DATE	07/28/2025
ACAD FILE	P-2024-3036 (MID-CITY SENIOR COTTAGES)
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440 Kirby Street Lake Charles, LA 70601
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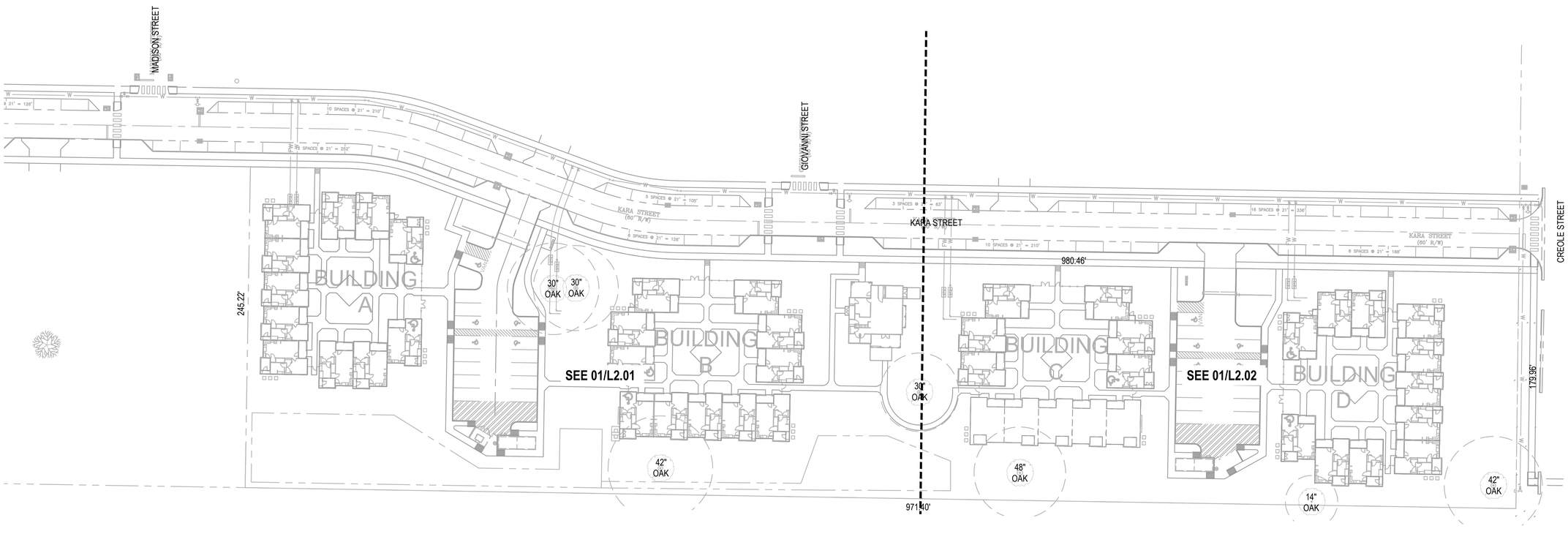
PROJECT No. P-2024-3036

LAKE CHARLES MID-CITY PHASE II

TREE PROTECTION DETAILS

SHEET No. SD-07



01 SITE KEY PLAN

SCALE: 1" = 40'-0"

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MID-CITY SENIOR COTTAGES
KARA STREET
LAKE CHARLES, LA 70601

REVISION	DATE

STATE OF LOUISIANA
WILLIAM C. REICH
REG. No. R-638
LICENSED LANDSCAPE ARCHITECT

SEPTEMBER 11, 2025

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SHEET TITLE
SITE KEY PLAN

SHEET NO.
L1.00

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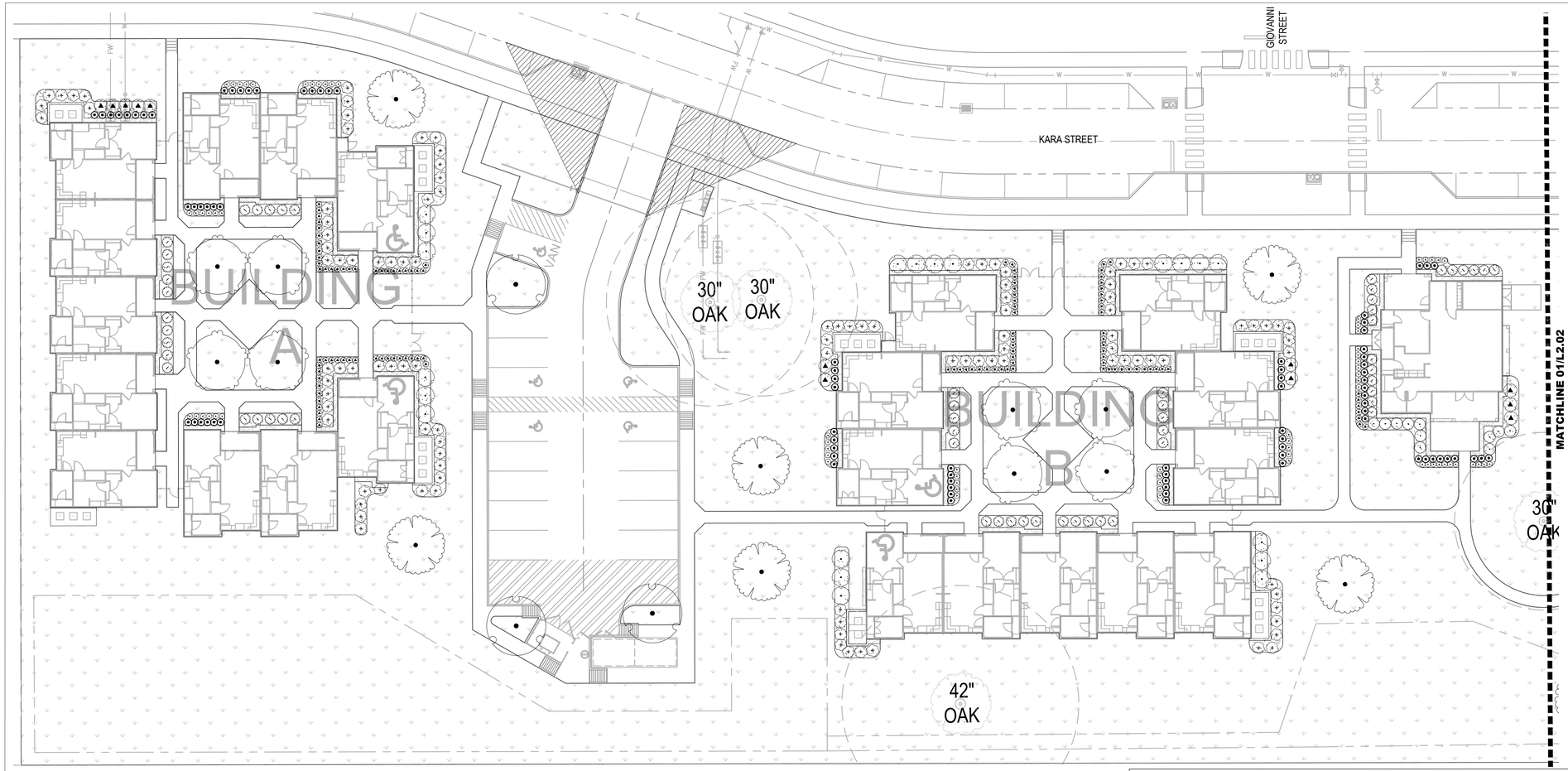

01 PLANTING PLAN
SCALE: 1" = 10'-0"

02 PLANTING SCHEDULE
SCALE: N.T.S.

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	LH	Lagerstroemia x 'Natchez' Natches Crapemyrtle	Cont/B&B	2"	8-10` H x 4-6` W	16
	MS	Magnolia virginiana Sweetbay Magnolia	Cont/B&B	1"	6-8` H x 2-3` W	11
	UP	Ulmus americana 'Princeton' Princeton American Elm	Cont/B&B	1"	10-12` H x 2-3` W	5
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		QTY
SHRUBS						
	CG	Camellia sasanqua `Shishi Gashira` Shishi Gashira Camellia	3 gal.	18"-21"H x 18"-21"W		97
	DC	Dianella caerulea 'Variegata' Variegated Flax Lily	3 gal.	24-30" H X 18-24" W		56
	DB	Dietes bicolor Fortnight Lily	1 gal.	18" H X 12" W		167
	DV	Distylium Vintage Jade Vintage Jade Distylium	3 gal	24-30" H X 18-24" W		20
	JC	Juniperus conferta 'Blue Pacific' Blue Pacific Shore Juniper	3 gal	12-15" H x 12-15" W		11
	NT	Nassella tenuissima `Pony Tails` Mexican Feathergrass	3 gal	24-30" H x 12-15" W, Full Pot, Well Rooted		170
	PD	Podocarpus macrophyllus 'Dwarf Pringles' Dwarf Pringles	3 gal	15-18" H x 15-18" W		217
	RL	Rhododendron indicum `Mrs. G.G. Gerbing` `Mrs. G.G. Gerbing` Azalea	3 gal	18"-21"H x 18"-21"W		41
	RM	Rosa x `Meiswetdom` TM Sweet Drift Rose	3 gal.	12-15" H x 12-15" W		138
SYMBOL	CODE	BOTANICAL / COMMON NAME				QTY
GROUND COVERS						
	BP	Bed Prep Bed Prep				9,264 sf
	CD	Cynodon dactylon Bermuda Sod				100,924 sf

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MID-CITY SENIOR COTTAGES
KARA STREET
LAKE CHARLES, LA 70601

REVISION	DATE

STATE OF LOUISIANA
WILLIAM F. REICH
REG. No. R-638
LICENSED LANDSCAPE ARCHITECT

SEPTEMBER 11, 2025

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SHEET TITLE
PLANTING PLAN A

SHEET NO.
L2.01

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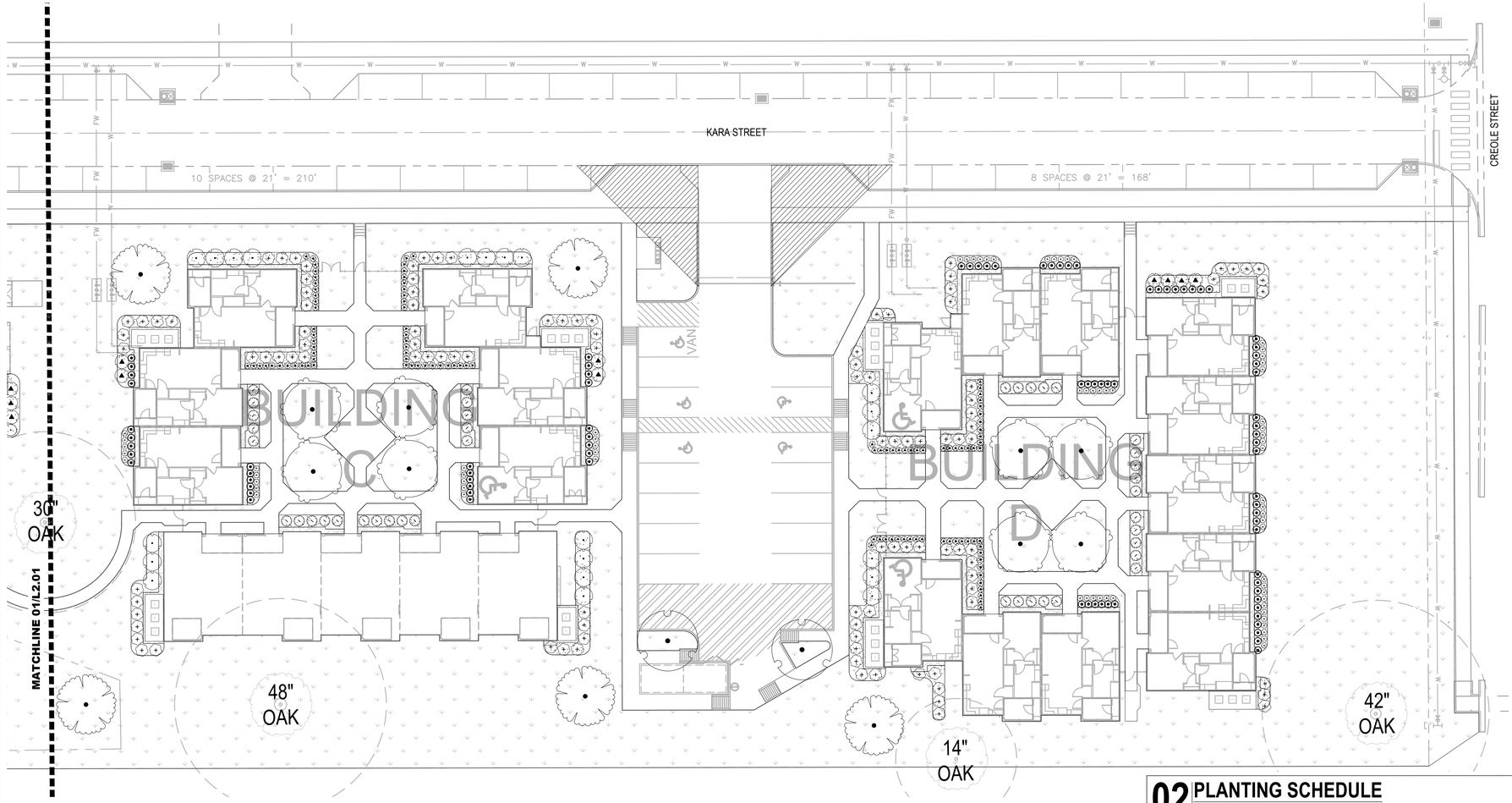

01 PLANTING PLAN

SCALE: 1" = 10'-0"

02 PLANTING SCHEDULE

SCALE: N.T.S.

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SYMBOL	CODE	BOTANICAL / COMMON NAME				QTY
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	CD	Cynodon dactylon Bermuda Sod				100,924 sf

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MID-CITY SENIOR COTTAGES
KARA STREET
LAKE CHARLES, LA 70601

REVISION	DATE

STATE OF LOUISIANA
NICOLAS A. REICH
REG. NO. R-638
LICENSED LANDSCAPE ARCHITECT

SEPTEMBER 11, 2025

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SHEET TITLE
PLANTING PLAN B

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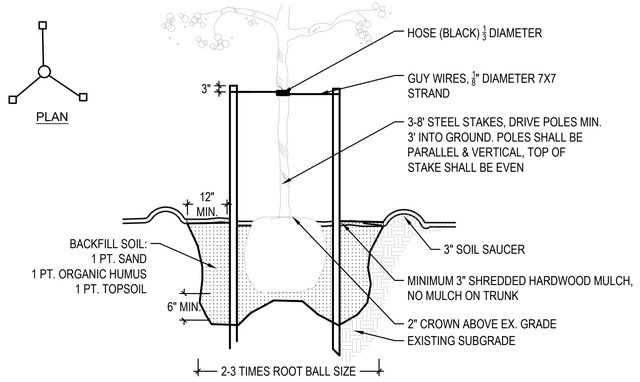
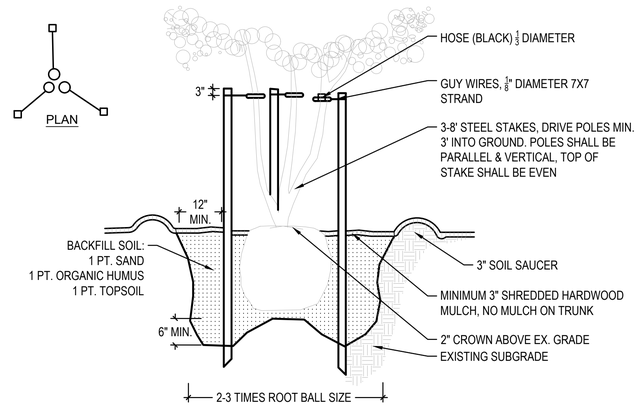
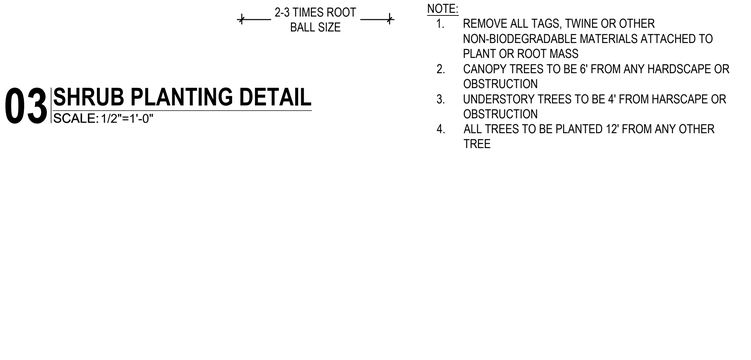


01 TREE PLANTING DETAIL
SCALE: 1/2"=1'-0"



02 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: 1/2"=1'-0"



NOTE:
1. REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS
2. CANOPY TREES TO BE 6' FROM ANY HARDSCAPE OR OBSTRUCTION
3. UNDERSTORY TREES TO BE 4' FROM HARSCAPE OR OBSTRUCTION
4. ALL TREES TO BE PLANTED 12' FROM ANY OTHER TREE

03 SHRUB PLANTING DETAIL
SCALE: 1/2"=1'-0"

04 ANNUALS AND GROUNDOVER PLANTING DETAIL
SCALE: 1/2"=1'-0"

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KARA STREET
LAKE CHARLES, LA 70601

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LICENSED LANDSCAPE ARCHITECT

SEPTEMBER 11, 2025

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SHEET TITLE
PLANTING DETAILS

SHEET NO.
L7.01

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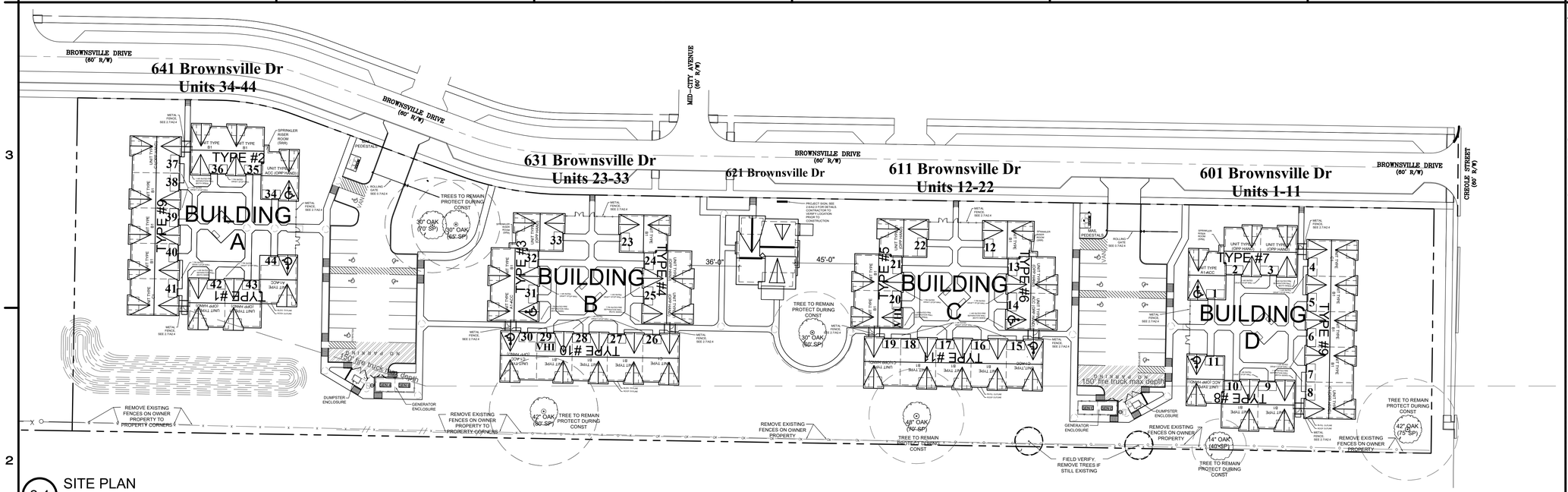
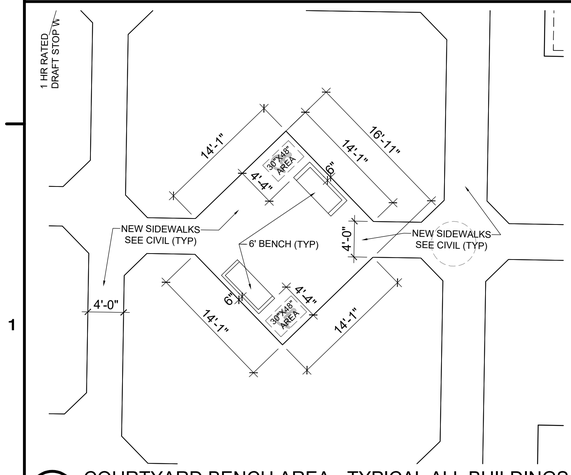


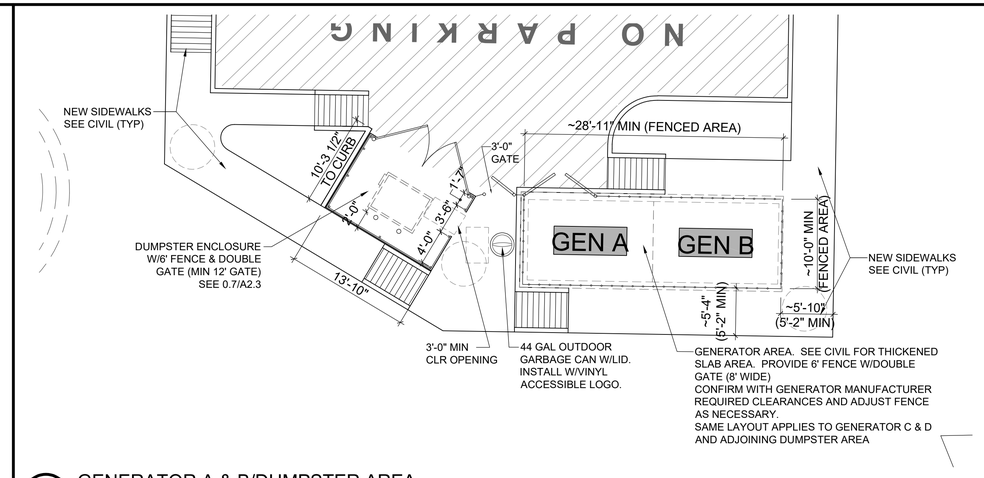
2.4 SITE PLAN

SCALE: 1" = 40'-0"



1.4 COURTYARD BENCH AREA - TYPICAL ALL BUILDINGS

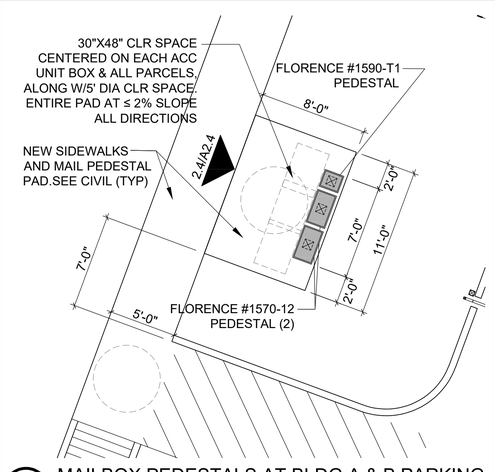
SCALE: 3/16" = 1'-0"



1.5 GENERATOR A & B/DUMPSTER AREA

SCALE: 1/8" = 1'-0"

(GENERATOR C & D/DUMPSTER OPP HAND)



1.8 MAILBOX PEDESTALS AT BLDG A & B PARKING

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

(@ C & D SIMILAR)

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

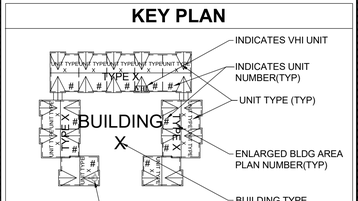
*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO FIELD VERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*

KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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STATE OF LOUISIANA — ROBERT A. GOZA — REG. No. 4604 — REGISTERED ARCHITECT — 08/28/25

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A1.0

UNIT TABULATION

MID-CITY SENIOR COTTAGES

Mark	Type	Total Number of units	UNIT Net sq.ft. HEATED (inside of stud)	UNIT Net sq.ft. RENTABLE (back of stud)	UNIT Gross sq.ft. (back of stud w/porches & storage room)	PORCH AREA	**TOTAL (for all unit type)** Unit Net sq. ft. (HEATED)	**TOTAL (for all unit type)** Unit Net sq. ft. (RENTABLE)	**TOTAL (for all unit type)** Unit Gross sq. ft. (back of stud w/porches & storage)
A1-ACC ♿	1BR	3	689	724	902	157	2067	2172	2706
A1-ACC (opp hand) ♿	1BR	2	689	724	902	157	1378	1448	1804
B1	1BR	21	689	724	902	157	14469	15204	18942
B1 (opp hand)	1BR	9	689	724	902	157	6201	6516	8118
C1	1BR	3	689	724	902	157	2067	2172	2706
C1 (opp hand)	1BR	3	689	724	902	157	2067	2172	2706
C1-ACC ♿	1BR	1	689	724	902	157	689	724	902
C1-ACC (opp hand) ♿	1BR	2	689	724	902	157	1378	1448	1804
TOTALS # OF UNITS		**44**					30316	31856	39688

Unit Type	Total Units
1 br/1 ba	34
1 br/1 ba ACC	8
1 br/1 ba VHI	2
TOTAL	**44**

5% ACC	REQ'D ACC ROUND UP (MINIMUM)*	2% VHI	REQ'D VHI ROUND UP (MINIMUM)*
2.2	3	0.88	1

* PROVIDE NUMBER INDICATED ON SITE PLAN & TABULATION ABOVE. MINIMUM FOR CALCULATION/ DISCUSSION ONLY

BUILDING TABULATION

Mark	Description (units in bldg)	Number of Bldgs	Number of Units/Bldg	BLDG Gross sq.ft. (w/porches, storage & SRR) UNDER-ROOF
A	1:A1-ACC 1: A1-ACC(OPP HAND) 5: B1 2: B1(OPP HAND) 1: C1 1: C1(OPP HAND)	1	11	9963
B	1:A1-ACC 5: B1 3: B1(OPP HAND) 1: C1 1: C1-ACC(OPP HAND)	1	11	9963
C	1:A1-ACC (OPP HAND) 6: B1 2: B1(OPP HAND) 1: C1 1: C1-ACC	1	11	9963
D	1:A1-ACC 1: A1-ACC(OPP HAND) 5: B1 2: B1(OPP HAND) 1: C1 1: C1(OPP HAND)	1	11	9963
TOTALS OF BLDGS, UNITS AND SQ. FT. UNDER ROOF		**4**	44	**39852**

TYPE	GROSS SF UNDER ROOF
1	2711
2	2729
3	2729
4	2711
5	2711
6	2729

TYPE	GROSS SF UNDER ROOF
7	2729
8	2711
9	4523
10	4523
11	4523

SENIOR CENTER/OFFICE	**1467** HEATED SQ.FT.
	1511 GROSS SQ.FT. W/O PORCHES
	2,005 GROSS SQ.FT. W/PORCHES
	165 SQ. FT OF PATIO

REVISION SCHEDULE

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L. L. C.

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STATE OF LOUISIANA
ROBERT J. SOZA
REG. No. 34088
08/28/25
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A1.1

Building A

IBC 504.3 Allowable Bldg Height above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	60′	18′-4″

IBC 504.4 Allowable # of Stories above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	3	1

IBC 506.2 Allowable Area Increase		
Occupancy Classification	Type of Construction	
R-2	S13R	Type VB

Perimeter frontage >20′ = 284′
Total perimeter footage = 550′ (25% = 137′)
Open Space % of frontage = 52% (284′>137′, >25%)
Smallest distance to public way(open space) = 59′
Per table 506.3.3: I_f = .50
Per table 502.2: A_t(SR13) = 7,000
Per table 502.2: NS = 7,000
Per 506.2.1 (Eq 5-1) $A_a = A_t + (NS \times I_f)$
A_a = 7,000 + (7,000 x .5)
A_a = **10,500 sq ft/story**

Actual/story = 9,963 sq ft

Building B

IBC 504.3 Allowable Bldg Height above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	60′	18′-4″

IBC 504.4 Allowable # of Stories above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	3	1

IBC 506.2 Allowable Area Increase		
Occupancy Classification	Type of Construction	
R-2	S13R	Type VB

Perimeter frontage >20′ = 330′
Total perimeter footage = 550′ (25% = 137′)
Open Space % of frontage = 60% (330′ > 137′, >25%)
Smallest distance to public way(open space) = 56′
Per table 506.3.3: I_f = .50
Per table 502.2: A_t(SR13) = 7,000
Per table 502.2: NS = 7,000
Per 506.2.1 (Eq 5-1) $A_a = A_t + (NS \times I_f)$
A_a = 7,000 + (7,000 x .50)
A_a = **10,500 sq ft/story**

Actual/story = 9,963 sq ft

Building C

IBC 504.3 Allowable Bldg Height above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	60′	18′-4″

IBC 504.4 Allowable # of Stories above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	3	1

IBC 506.2 Allowable Area Increase		
Occupancy Classification	Type of Construction	
R-2	S13R	Type VB

Perimeter frontage (>20′) =344′
Total perimeter footage = 550′ (25% = 137′)
Open Space % of frontage = 63% (344′ > 137′, >25%)
Smallest distance to public way(open space) =56′
Per table 506.3.3: I_f = .50
Per table 502.2: A_t(SR13) = 7,000
Per table 502.2: NS = 7,000
Per 506.2.1 (Eq 5-1) $A_a = A_t + (NS \times I_f)$
A_a = 7,000 + (7,000 x .50)
A_a = **10,500 sq ft/story**

Actual/story = 9,963 sq ft

Building D

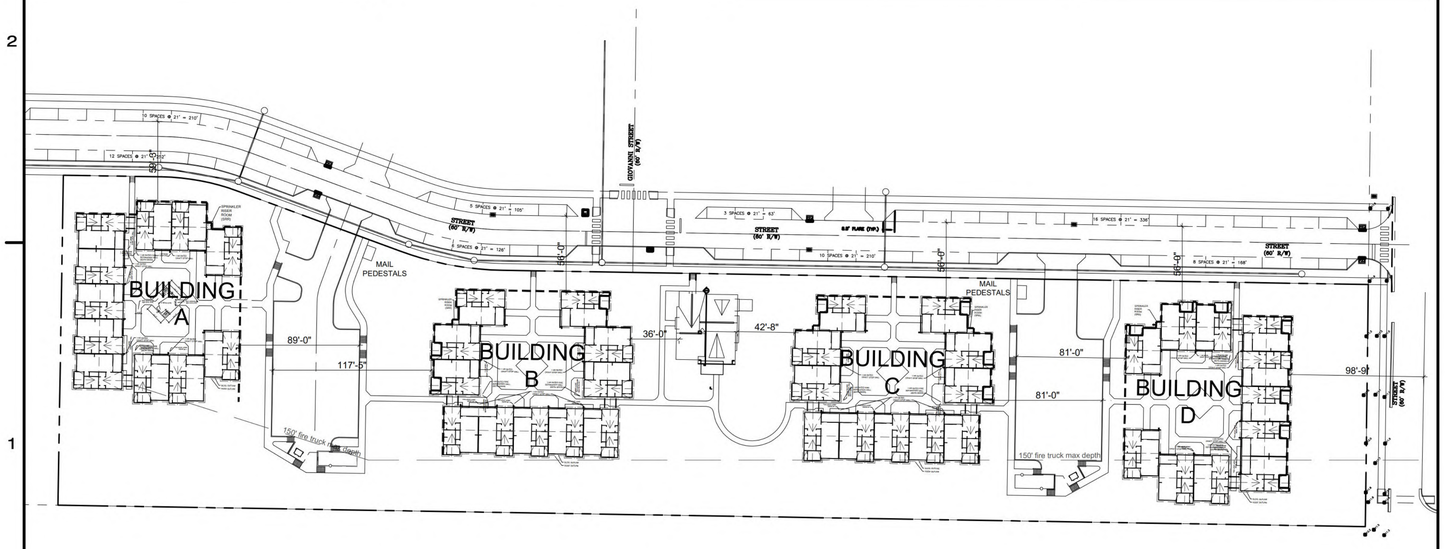
IBC 504.3 Allowable Bldg Height above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	60′	18′-4″

IBC 504.4 Allowable # of Stories above Grade Plan				
Occupancy Classification	Type of Construction		Allowed	ACTUAL
R-2	S13R	Type VB	3	1

IBC 506.2 Allowable Area Increase		
Occupancy Classification	Type of Construction	
R-2	S13R	Type VB

Perimeter frontage (>20′) =462′
Total perimeter footage = 550′ (25% = 137′)
Open Space % of frontage = 84% (462′ > 137′, >25%)
Smallest distance to public way(open space) =56′
Per table 506.3.3: I_f = .75
Per table 502.2: A_t(SR13) = 7,000
Per table 502.2: NS = 7,000
Per 506.2.1 (Eq 5-1) $A_a = A_t + (NS \times I_f)$
A_a = 7,000 + (7,000 x .75)
A_a = **12,250 sq ft/story**

Actual/story = 9,963 sq ft



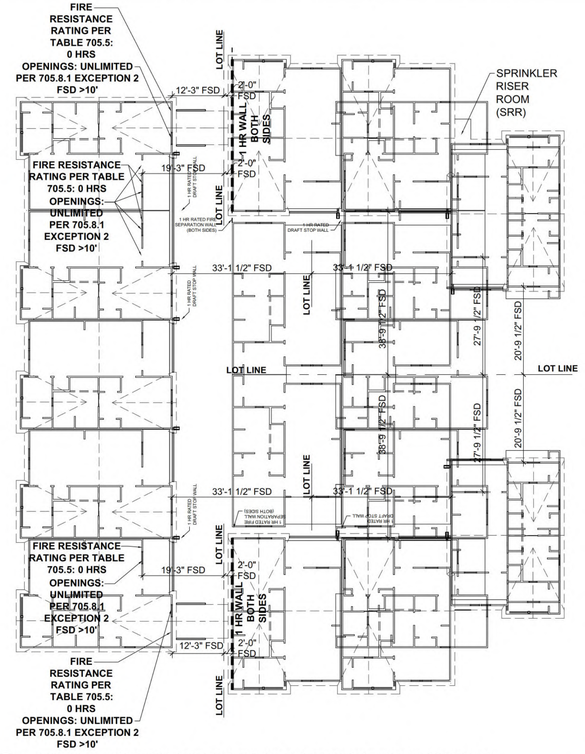
0.4 AREA INCREASE CALCULATIONS
SCALE: NOT TO SCALE

IBC 705.5 Fire Resistance Rating for Exterior Wall

Fire Separation Distance	Type of Construction	Occupancy	Required Rating
X < 5′ **X = 2′-0″**	**Type VB**	**R2**	1 hr BOTH SIDES
10′ ≤ X < 30′ **X = 12′-3″, 19′-3″, 20′-9″, 27′-9″**			0 hr
X ≥ 30′ **X = 33′-1″, 38′-9″**			0 hr

IBC 705.8 Max Area of Ext Wall Openings

Fire Separation Distance	Type of Const	Degree of Opening Protection	Allowed	ACTUAL
0 to less than 3′	VB	Unprotected/Sprinkled	0	0
>10′	VB	705.8 Exception 2	UNLIMITED	



1.8 FIRE RESISTANCE RATINGS AT EXTERIOR WALLS
SCALE: NOT TO SCALE (BUILDING A SHOWN. BUILDING B, C, D SIMILAR)

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.00.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

NEW WALL
RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
NEW DOOR, FRAME, HARDWARE
NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
ACCESSIBLE UNIT OR PARKING SPACE
VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

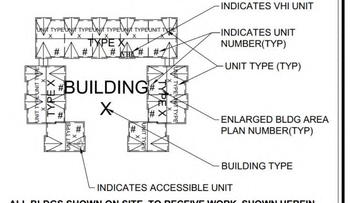
*0′-0″ AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0′-0″ FV = CONTRACTOR TO FIELD VERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0′-0″ V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*

KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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STATE OF LOUISIANA ROBERT J. COZA REG. No. 14006 REGISTERED ARCHITECT 08/28/2025

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A1.2

These requirements are pulled from the FORTIFIED Multifamily Wind Standards 2022.
(See specifications for complete guidance and full requirements)

3.1.3.1.1 Plywood and OSB (SEE STRUCTURAL FOR REQUIRED)
Roof sheathing must be capable of resisting the loads and load combinations specified in ASCE 7 as outlined in section 3.1.1.3.1. The bending and shear capacity requirements shall be calculated using accepted engineering practice and the resistance shall be based on established minimum wood structural panel capacities. Wood structural panel thickness shall not be less than 7/16 in.

3.1.3.2 Structural Roof Deck Attachments
3.1.3.2.1 Structural Wood Panel Roof Sheathing (Plywood or OSB)
Table 2 describes the fastening requirements for OSB and plywood sheathing on steep-sloped (>10°) wood framing members. Engineering calculations are required for roofs with a peak height over 30 ft. Roof zones and dimension “a” shall be in accordance with ASCE 7.

See table 2 (3.1.3.2.1)
A. Roof Peak Height refers to the dimension of the tallest part of the roof from grade.
B. All fasteners shall be ring-shank nails or screws unless otherwise noted and approved by The following restrictions shall be used in determining fastener size and spacing:
1. Size and spacing shall be based on loads calculated for the largest tributary area
assigned to any of the panel fasteners.
2. No increase in allowable withdrawal values for load duration effects is allowed.
C. Calculations for uplift and lateral loads (diaphragm action) for sheathing and fasteners required.

Ring-shank nails shall either meet or exceed the length and diameter dimensions provided below or meet the Roof Sheathing Ring Shank (RSRS-01) nail specifications in ASTM F1667 (nails identified as “F1667 NLRSRS”). Note that RSRS-02 through RSRS-05 nail sizes included in ASTM F1667 have larger diameters and lengths than RSRS-01 fasteners and consequently will have greater withdrawal capacities. The increased withdrawal capacity may be limited by head pull-through for thinner sheathing, such as 7/16 in. versus 19/32 in. Clipped-head ring-shank nails are not acceptable for attachment of structural wood roof sheathing panels. The specific minimum required dimensions and characteristics for the ring-shank nails (Figure 2) to be used for roof sheathing attachment are:
- Full round head diameter (no clipped head nails allowed)
- 2⅜ in. minimum nail length
- 0.113 in. diameter

Figure 2. Use 8d ring-shank nails when attaching roof sheathing.

Sealed Roof Deck Option 3: Install two (2) layers of ASTM D226 Type II (#30) or ASTM D4869 Type IV (#30) underlayment in a shingle-fashion, lapped 19 in. on horizontal seams (36-in. roll), and 6 in. on vertical seams. In some areas of the country, the availability of underlayment products that meet these criteria are becoming limited. ASTM D6757 is acceptable in place of ASTM D226 Type II (#30) or ASTM D4869 Type IV (#30).
Note: Be sure to check product labelling carefully. Not all products are labeled ASTM D4869 Type IV. Look for ASTM D4869 felt that is labeled Type IV. ASTM D4869 Type I, Type II or Type III will not be accepted.
The starter course of felt is to be installed as described below and shown in Figure 4.
Cut 17 in. off one side of the roll and install the remaining 19-in.-wide strip of underlayment along the eave, safely tacked in place. Carefully install a 36-in.-wide roll of ASTM D226 Type II (#30) or ASTM D4869 Type IV (#30) underlayment over the 19-in.-wide course of ASTM D226 Type II (#30) or ASTM D4869 Type IV (#30) underlayment along the eave. Follow the same procedure for each course, overlapping the sheets 19 in (leaving a 17-in. exposure). Fasten the bottom edge of the roll (eave edge or horizontal lap) with a row of annular-ring or deformed-shank nails with 1-in.-diameter caps at 6 in. o.c. Because the bottom edge (horizontal lap) of the next underlayment layer will be fastened approximately 19 in. above the horizontal lap below, install a row of annular ring or deformed-shank nails with 1-in.-diameter caps with 12-in. o.c. horizontal spacing about 10 in. above the bottom lap.
When the installation is completed, the resulting fastening of the two layers of felt should consist of the same fasteners at approximately 6 in. o.c. along all laps and at not more than 12 in. o.c. in the field of the sheet between the side laps. Add fasteners along any exposed vertical laps so that the maximum spacing between fasteners is 6 in. o.c. Use annular-ring or deformed-shank nails with 1-in.-diameter thin metal disks (“tincaps”).

Installation Notes:
- Best practice for drip edge installation: Install the drip edge on top of the double layer of underlayment at the eaves. Make sure the top surface of the drip edge is clean, free of oil and, if required by the starter strip manufacturer, primed with ASTM D41 primer.
  – For shingle roofs, seal the drip edge, underlayment, and starter strip at the eave by using a self-adhering starter strip or applying an 8-in.-wide layer of compatible flashing cement, maximum thickness ¼ in., over the drip edge and adjacent underlayment.
  – For metal roof covers, apply a compatible manufacturer - approved sealant between the drip edge and adjacent underlayment to prevent water from accumulating under the drip edge.
- Lap underlayment with minimum 6-in. leg “turned up” at wall intersections; lap wall weather barrier over turned-up roof underlayment.

Figure 4. Installation of 19 in. starter course

3.1.3.4 Drip Edge (Edge Flashing)
Provide a minimum 26-gauge galvanized metal drip edge along all eaves and gable rake edges. Overlap drip edge at joints a minimum of 3 in. Eave drip edges shall extend ½ in. below the bottom of the sheathing and extend back on the roof a minimum of 2 in. Drip edges must be mechanically fastened to the roof deck at maximum of 4 in o.c. Mechanical fasteners should be applied in an alternating (staggered) pattern along the length of the drip edge with adjacent fasteners placed near opposite edges of the leg/flange of drip edge on the roof.
Drip edge shall be installed **OVER** the underlayment along gable rake edges and at eaves it shall follow the best practices guidance outlined in section 3.1.3.3 for the sealed roof deck option and roof cover selected.

3.1.3.5 Flashing (All Non-Edge Flashing Application)
Steep-sloped flashings are used to weatherproof or seal roof system edges at perimeters, penetrations, walls, expansion joints, valleys, drains, and other places where the roof covering is interrupted or terminated. Flashings shall be installed in a manner that will prevent moisture from entering the wall or roof, or through moisture-permeable materials at intersections or other penetrations through the roof plane.
The non-edge flashing installation shall meet the requirements found in the 2018 IBC and the product manufacturer’s installation instructions.

3.1.3.6 Approved Steep-Sloped Roof Covering
Roof coverings and their attachment shall be rated for the design wind speeds and parameters outlined in section 3.1.1.3 and installed in accordance with the manufacturer’s recommendations for high-wind regions.

3.1.3.6.1 Asphalt Shingles
Asphalt shingles, including hip and ridge materials, shall meet the shingle testing standard for the appropriate site design wind speed as shown in Table 3.
Shingles must be installed using the number of fasteners required by the manufacturer for high-wind fastening. In areas where the local building code requires more fasteners than required by the manufacturer, fasteners shall comply with the 2018 IBC.
Installation of Starter Strips at Eaves: Manufacturer-approved starter strips at eaves shall be installed on an approved sealed roof deck with the drip edge conforming to the requirements of section 3.1.3.3 and 3.1.3.4. The starter strip shall be either:
1. Set in a minimum 8-in.-wide strip of compatible flashing cement. Maximum thickness of flashing cement shall be ⅛ in. Fasten starter strips parallel to the eaves along a line above the eave line according to the manufacturer’s specifications. Position fasteners to ensure they will not be exposed under the cutouts in the first course. Starter strips and shingles must not extend more than ¼ in. beyond the drip edge.
2. Shingle manufacturer-approved ASTM D1970 fully adhered (peel-and-stick) starter strip with asphaltic adhesive strip at eave—installed so that starter strip adheres to and covers the drip edge top surface.

Installation of Shingles at Gable Rakes (Drip Edge Installed Over Underlayment):
Shingles installed at gable rake edges shall be installed according to one of the following three options:
1. Shingles at rakes shall be set in a minimum 8-in.-wide strip of compatible flashing cement. Maximum thickness of flashing shall be ⅛ in. Fasten shingles at rakes according to the manufacturer’s specifications.
2. Manufacturer-approved starter strips at rakes shall be set in an 8-in.-wide strip of compatible flashing cement. Maximum thickness of flashing cement shall be ⅛ in. Fasten starter strips parallel to the rakes according to the manufacturer’s specifications. Position fasteners to ensure they will not be exposed. Starter strips and shingles must not extend more than ¼ in. beyond the drip edge.
3. Shingle manufacturer-approved ASTM D1970 fully adhered (peel-and-stick) starter strip with asphaltic adhesive strip at rake—installed so that starter strip adheres to and covers the drip edge top surface. Starter strips and shingles must not extend more than ¼ in. beyond the drip edge.
Attachment of Shingles at Intersections and Valleys: Shingles installed at all intersections and both sides of open valleys shall be set in a minimum 8-in.-wide strip of flashing cement. Maximum thickness of flashing cement shall be ⅛ in. Cut side of closed valleys shall be set in a minimum 2-in.-wide, ⅛-in.-thick strip of flashing cement. Woven valleys to be according to the manufacturer’s specifications.

3.1.3.7 Attic Ventilation System Resistance to Wind-Driven Water Intrusion
The following requirements address additional vulnerabilities to wind-driven water intrusion.

3.1.3.7.1 Ridge and Off-Ridge Vents Ridge vents, off-ridge vents, and turbines must be TAS 100(A) rated for resisting water intrusion in high winds and must be properly attached to the roof following the manufacturer’s recommended installation for high winds.

3.1.3.7.2 Gable End Vents
IBHS does not recommend gable end vents in new commercial buildings built in hurricane-prone regions. Research indicates that gable end vents are more susceptible to water intrusion than vents at other locations. If gable end vents must be used to meet code required attic ventilation requirements, they shall be TAS 100(A) approved products installed according to the manufacturer’s guidance as documented in the TAS 100(A) product approval.
3.1.4 Corrosion Protection—Materials Fasteners and connectors shall have corrosion protection based on the building’s proximity to salt water. Table 1 in section 2.4.4 provides approved guidance.
Best Practice: While it may not be required, IBHS recommends the use of stainless steel as corrosion protection in all locations.

3.1.3.2.1 Structural Wood Panel Roof Sheathing (Plywood or OSB)
Table 2 describes the fastening requirements for OSB and plywood sheathing on steep-sloped (>10°) wood framing members. Engineering calculations are required for roofs with a peak height over 30 ft. Roof zones and dimension “a” shall be in accordance with ASCE 7.

Table 2. Sheathing Fastening

Roof Peak HeightA	Max Roof Member Spacing	Roof Square Footage	Sheathing Thickness	Fastener Type	Fastener Spacing Along Structural Members		
					Field	Perimeter	Corner
H ≤ 30 ft	24 in. o.c.	Less than or equal to 5,000 sq ft	7/16– 5/8 in.	8d ring-shank nails	4 in.		
		Greater than 5,000 sq ft	Shall be capable of resisting the loads and load combinations specified in ASCE 7 as outlined in section 3.1.1.3.1C	Fasteners selected by engineerB	Shall be designed for component and cladding wind pressures requirements of ASCE 7 for the building location with the adjustments in design/allowable pressures outlined in section 3.1.1.3C		
H > 30 ft	Member spacing designed by engineer	—					

A. Roof Peak Height refers to the dimension of the tallest part of the roof from grade.
B. All fasteners shall be ring-shank nails or screws unless otherwise noted and approved by IBHS. The following restrictions shall be used in determining fastener size and spacing:
   1. Size and spacing shall be based on loads calculated for the largest tributary area assigned to any of the panel fasteners.
   2. No increase in allowable withdrawal values for load duration effects is allowed.
C. Calculations for uplift and lateral loads (diaphragm action) for sheathing and fasteners required.

TABLE 2 - SHEATHING FASTENING
SCALE: NO SCALE

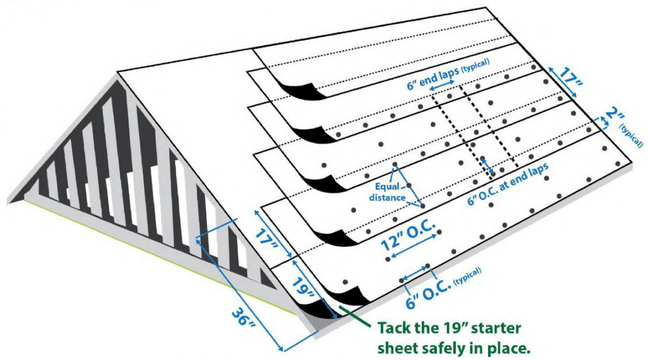


Figure 4. Installation of 19 in. starter course

FIGURE 4 - INSTALLATION OF 19"STARTER COURSE
SCALE: NO SCALE

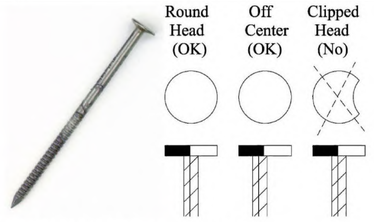


Figure 2. Use 8d ring-shank nails when attaching roof sheathing.

FIGURE 2 - RING SHANK NAILS
SCALE: NO SCALE

Table 3. Design Wind Speed and Shingle Testing Standards (h<60 ft)

Wind Speed (vasd)	Wind Speed (vult)	Shingle Wind Testing Standard/Classification
100 MPH	129 MPH	ASTM D3161 (Class F) or ASTM D7158 (Class H)1
110 MPH	142 MPH	
120 MPH	155 MPH	
130 MPH	168 MPH	ASTM D3161 (Class F) or ASTM D7158 (Class H)1
140 MPH	180 MPH	
150 MPH	194 MPH	

1. The standard calculations contained in ASTM D7158 assume Exposure Category B or C and a building height of 60 ft or less. **Additional calculations are required for conditions outside of these assumptions.**

TABLE 3 - DESIGN WIND SPEED & SHINGLE TESTING STANDARDS
SCALE: NO SCALE

These requirements are pulled from the FORTIFIED Multifamily Wind Standards 2022.
(See specifications for complete guidance and full requirements)

3.1.1.2 Additions and Re-roofing
Existing buildings with wood frame roofs must be constructed in accordance with the 2000 International Building Code (IBC) or later. If they do not meet this minimum requirement, the structural engineer of record must verify that all existing roof structural framing members (i.e., trusses, wood I-joists, stick framing, etc.) are free of any damage or deterioration. They must also be evaluated to ensure they have sufficient residual capacity to handle the minimum loads and load combinations outlined in section 3.1.1.3.1. All damaged, deteriorated, and/or capacity-insufficient members must be repaired or replaced. Existing Roof- structural- framing-member-to-wall connections (also known as roof-towall connections) must meet the minimum loads and load combinations outlined in section 3.1.1.3.1. All damaged, deteriorated, and/or capacity-insufficient connections must be replaced. Members without an existing roof-to-wall connection should be retrofit with an adequate connection (i.e., hurricane straps) so that capacity meets the minimum loads and load combinations outlined in section 3.1.1.3.1. For buildings that are replacing all existing structural framing members; roof to wall connections are required and should be designed to meet the minimum loads and load combinations outlined in section 3.1.1.3.1.

3.1.1.2.1 Re-roofing Low-Sloped (≤10°) Roof Cover Systems
If re-roofing, all roof decks shall be evaluated for any rust, rotting, or any other condition that may reduce the integrity of the deck. If the deck includes lightweight insulating concrete, gypsum, cementitious wood-fiber or similar materials, the deck also must be evaluated for moisture, cracks, or brittleness, and insulation fastener pull tests shall be conducted. Structural roof deck must be re-evaluated to verify that its capacity meets the field, perimeter, and corner component and cladding wind pressure requirements of ASCE 7 as outlined in section 3.1.1.3.1. Structural roof deck attachments must be re-evaluated to verify that their capacity meets the field, perimeter, and corner component and cladding wind pressure requirements of ASCE 7 for the building location with the adjustments in design/allowable pressures outlined in section 3.1.1.3. An option is to through-fasten, so that fasteners penetrate through the bottom of the structural deck. For example, gypsum and cementitious wood-fiber decks may include through-fastened toggle bolts. Lightweight insulating concrete on steel form may include through-fastened insulation fasteners that penetrate the steel form below the lightweight insulating concrete. All necessary repairs to the roof deck shall be completed prior to installation of a new roof cover system.

3.1.2 Design Requirements for Low-Sloped Roof Systems (≤10°)
Low-sloped roof applications with continuous-type membrane roof assemblies such as built-up roof, modified bitumen, single-ply, hybrids, and metal panel roofs, must be designed for the appropriate wind pressures of ASCE 7 for the field, perimeter, and corners with the adjustments outlined under the “Design Load Requirements” in section 3.1.1.3.

3.1.2.1 Low-sloped Continuous Roof Covers
Low-sloped continuous roof covers with an approved product approval found in section 5.6 of Appendix A are permitted, provided the adjustments are made in design/allowable pressures outlined under “Design Load Requirements” in section 3.1.1.3.

3.1.2.1.1 Single-ply Membrane (SPM)
A. Peel-Stop: Single-ply roof covers shall include a perimeter peel-stop with a termination bar or similar, located 1–2 ft from the roof edge. Mechanically attached systems with fasteners 1–2 ft from the roof edge do not require an additional peel-stop.
B. Mechanically Attached - SPM On Steel Decks: Mechanically attached membranes shall have their sheets and fasteners installed perpendicular to the steel deck ribs.
C. Ballasted, Roof Pavers, and Pedestal Systems:
In hurricane-prone regions, stone ballast, roof pavers for ballast applications, plaza decks or terrace pavers shall NOT be permitted. This includes loosely laid, interlocked, mechanically connected, and all pedestal systems. In high-wind-prone regions, stone ballast, roof pavers for ballast applications, plaza decks or terrace pavers shall meet the minimum uplift requirements as defined in section 3.1.1.3 and shall be installed in accordance with FM Data Sheet 1-29 and ANSI/SPRI RP-4. Structural calculations, uplift tests and/or additional documentation may be requested by the FORTIFIED Multifamily Evaluator.

3.1.2.3 Roof edge Flashing, Coping, and Counter-Flashing
Roof edge flashing, coping, and counter-flashing shall be designed and tested in accordance with ANSI/SPRI/FM 4435/ES-1 for ASCE 7 design wind pressures as outlined in section 3.1.1.3.

3.1.3.4 Drip Edge (Edge Flashing)
Provide a minimum 26-gauge galvanized metal drip edge along all eaves and gable rake edges. Overlap drip edge at joints a minimum of 3 in. Eave drip edges shall extend ½ in. below the bottom of the sheathing and extend back on the roof a minimum of 2 in. Drip edges must be mechanically fastened to the roof deck at maximum of 4 in o.c. Mechanical fasteners should be applied in an alternating (staggered) pattern along the length of the drip edge with adjacent fasteners placed near opposite edges of the leg/flange of drip edge on the roof. Drip edge shall be installed OVER the underlayment along gable rake edges and at eaves it shall follow the best practices guidance outlined in section 3.1.3.3 for the sealed roof deck option and roof cover selected.

FORTIFIED ROOF NOTE
PROVIDE 2 LAYERS OF 30# FELT OVER SHEATHING, AS SHOWN ON DRAWINGS AND AS INDICATED IN FORTIFIED MANUAL, ALONG WITH SHINGLES AND ACCESSORIES, PER PLANS AND FORTIFIED. SEE ALSO STRUCTURAL, FOR FORTIFIED DETAILS AND WALL SECTIONS FOR BUILDINGS. THESE EXERTS DO NOT RELIEVE THE CONTRACTOR OF VERIFIYING AND FOLLOWING THE "FORTIFIED GOLD MULTIFAMILY WIND STANDARDS 2022"

TO OCCUR AT ALL RESIDENTIAL BUILDINGS

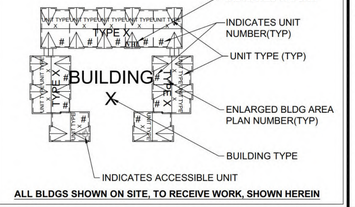
FORTIFIED STANDARDS (ABBREVIATED) FOR ATTACHMENT OF SHEATHING, UNDERLAYMENT AND SHINGLES
0.4
SCALE: NO SCALE

GENERAL NOTES
1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.00.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND
NEW WALL
RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
NEW DOOR, FRAME, HARDWARE
NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
ACCESSIBLE UNIT OR PARKING SPACE
VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.
FV 0'-0" FV = CONTRACTOR TO FIELD VERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.
V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*

KEY PLAN


ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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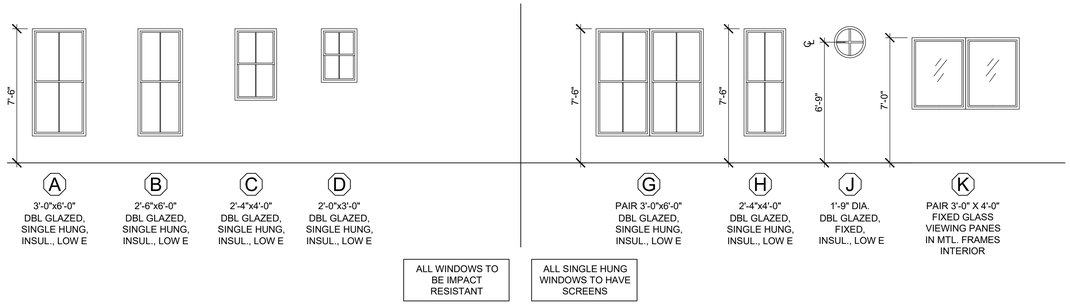
STATE OF LOUISIANA — ROBERT J. SOZA — REG. NO. 4804 — REGISTERED ARCHITECT — 08/28/2025

REVISIONS NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A2.0



REQUIRED FOR WINDOWS
MIN. NET CLEAR OPENING AREA OF
5.7 sq ft (5.0 sq ft at ground floor)
20" CLEAR OPENING WIDTH MIN.
24" CLEAR OPENING HEIGHT MIN.

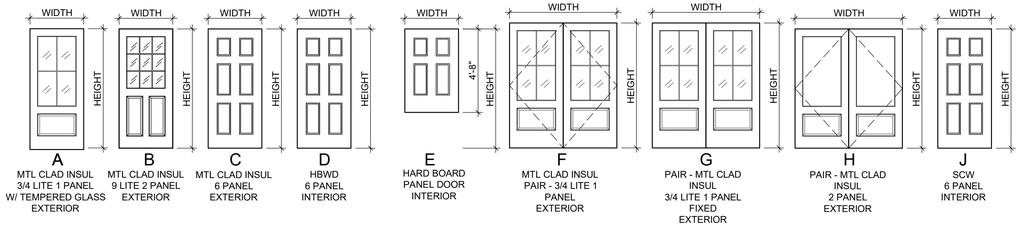
Contractors responsibility to verify that specific manufacturers windows in specified sizes meet this requirement. Any upsizing necessary to meet this code, shall be brought to architects attention prior to bidding, or any additional costs will fall on the contractor.

All windows to be Energy Star rated.

All windows to be Energy Star rated, AND, shall comply with 2021 IECC table R402.1.2. (most stringent takes precedence) Prior to inspection, provide the building inspector written documentation of glass SHGC and U-factor being installed. This should contain the job name and be signed by glass supplier. Window energy labels shall remain affixed to windows until final inspections are complete.

WINDOW TYPES

NOTE: CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL SIZES AND QUANTITIES.

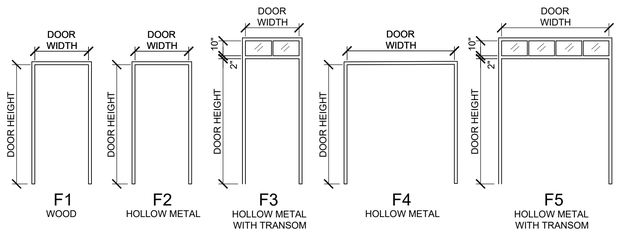


All exterior doors to be Energy Star rated. Door energy labels shall remain affixed to windows until final inspections are complete.

DOOR ELEVATIONS

NOTE: CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL SIZES AND QUANTITIES.

DOOR FRAME ELEVATIONS



ROOM FINISH SCHEDULE

	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CEILING HT	REMARKS
				PLAN NORTH	PLAN SOUTH	PLAN EAST	PLAN WEST			
UNITS	LIVING	LVT	WB	PGB	PGB	PGB	PGB	PGB	8'-0"	
	KITCHEN									1
	CLOSETS									
	BEDROOMS									
	BATH	CT	CT							1, 3
	HVAC/HW INTERIOR	CONC	-	GB	GB	GB	GB	GB		2
SENIOR ACTIVITY CENTER	LOBBY	LVT	RB	PGB	PGB	PGB	PGB	PGB	9'-0"	
	OFFICE									
	CLOSET									
	WARMING KITCHEN									
	PANTRY									
	HALL									
	JANITOR CLOSET	CT	CT	GB	GB	GB	GB	GB		1
	WOMEN'S RESTROOM	CT	CT	PGB	PGB	PGB	PGB	PGB		1
	MEN'S RESTROOM	CT	CT							1
	COMMUNITY ROOM	LVT	RB							
	STORAGE	LVT	RB							
	HVAC/HW	CONC	-	GB	GB	GB	GB	GB		2
	MAINT/STORAGE	RECESSED CONC	-	GB	GB	GB	GB	GB		2

REMARKS:
1. PROVIDE 5/8" WATERPROOF GYPSUM BOARD BEHIND PLUMBING FIXTURES AT KITCHENS, LAUNDRY, JANITOR CLOSET AND BATHS.
2. SEAL CONCRETE.
3. CT TUB SURROUND AND FLOOR, IN ACCESSIBLE UNITS ONLY.

ROOM FINISH LEGEND

CONC	SEALED CONCRETE	GB	UNPAINTED GYP BD (UNTEXTURED)	RB	RUBBER BASE TRIM
LVT	LUXURY VINYL TILE	PGB	PAINTED GYP BD (SMOOTH TEXTURE)		
WB	WOOD BASE TRIM	CT	CERAMIC TILE		

DOOR AND FRAME SCHEDULE

	MARK	SIZE	DOOR		FRAME		DETAILS			RATINGS	REMARKS
			MA'TL	ELEV	MA'TL	ELEV	HEAD	JAMB	SILL / THRES		
UNITS	1	3'-0" X 6'-8" X 1 3/4"	MTL/GL	A	WD	F1	3.5/A7.3	2.5/A7.3	1.5/A7.3		
	2	3'-0" X 6'-8" X 1 3/4"	MTL/GL	B	WD	F1	1.6/A7.3	0.6/A7.3	1.5/A7.3		
	3	3'-0" X 6'-8" X 1 3/8"	HBWD	D	WD	F1	3.6/A7.3	2.6/A7.3	-		
	4	3'-0" X 6'-8" X 1 3/4"	MTL	C	WD	F1	1.6/A7.3	0.6/A7.3	1.5/A7.3		
	5	3'-0" X 4'-0" X 1 3/4"	HBWD	E	WD	F1	3.6/A7.3	2.6/A7.3	-	1	
	6	PR 3'-0" X 6'-8" X 1 3/4"	MTL	C	WD	F1	1.6/A7.3	0.6/A7.3	1.5/A7.3		
SENIOR ACTIVITY CENTER	1	3'-0" X 7'-0" X 1 1/2"	MTL/GL	A	HM	F3	3.8/A7.3	2.8/A7.3	1.5/A7.3		
	2	PR 3'-0" X 7'-0" X 1 3/4"	MTL	H	HM	F4	1.8/A7.3	0.8/A7.3	1.5/A7.3		
	3	PR 3'-0" X 7'-0" X 1 3/4"	MTL/GL	F	HM	F5	3.8/A7.3	2.8/A7.3	1.5/A7.3		
	4	PR 3'-0" X 7'-0" X 1 3/4"	MTL/GL	G	HM	F5	3.8/A7.3	2.8/A7.3	1.5/A7.3	2	
	5	3'-0" X 7'-0" X 1 3/8"	SCW	J	HM	F2	3.9/A7.3	2.9/A7.3	-		
	6	2'-6" X 7'-0" X 1 3/8"	SCW	J	HM	F2	3.9/A7.3	2.9/A7.3	-		
	7	3'-0" X 7'-0" X 1 3/8"	SCW	J	HM	F2	3.9/A7.3	2.9/A7.3	-		

REMARKS
1. HVAC CLOSET DOOR
2. FIXED DOORS

DOOR SCHEDULE LEGEND

MTL	METAL CLAD DOOR	SCW	SOLID CORE WOOD	HM	HOLLOW METAL
MTL/GL	METAL CLAD W/ LITE	HBWD	HARD BOARD WOOD DOOR		

WINDOW SCHEDULE

MARK	SIZE	DETAILS			RATINGS	REMARKS
		HEAD	JAMB	SILL / THRES		
A	3'-0" X 6'-0"	0.4/A7.3 3.4/A7.3	2.4/A7.3	1.4/A7.3		1
B	2'-6" X 6'-0"	0.4/A7.3	2.4/A7.3	1.4/A7.3		
C	2'-4" X 4'-0"	3.4/A7.3	2.4/A7.3	1.4/A7.3		
D	2'-0" X 3'-0"	3.4/A7.3	2.4/A7.3	1.4/A7.3		
E	NOT USED					
G	3'-0" X 6'-0"	0.4/A7.3	2.4/A7.3	1.4/A7.3		
H	2'-4" X 4'-0"	0.4/A7.3	2.4/A7.3	1.4/A7.3		
J	1'-9" DIA.	3.4/A7.3	2.4/A7.3	1.4/A7.3		2
K	3'-0" X 4'-0"	3.7/A7.3	2.7/A7.3	1.7/A7.3		

REMARKS
1. SEE EXTERIOR ELEVATION SHEETS FOR LOCATIONS OF WINDOWS TO DETERMINE WHICH HEAD DETAILS TO USE.
2. SIMILAR.

GENERAL NOTES

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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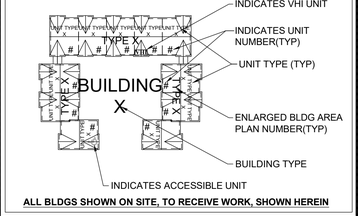
KEY PLAN



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601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 40048 — 08/28/25 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

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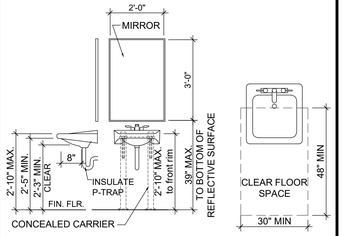
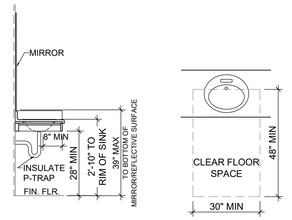


ALL DIMENSIONS SHOWN ARE TO "FINISHES".
MUST ALLOW FOR DIMENSION FROM FRAMING AND/OR FOUNDATION

WALL HUNG LAV & MIRROR

WALL HUNG LAVATORY ACCESSIBLE CLEARANCES

3.4 SCALE: 3/8" = 1'-0"

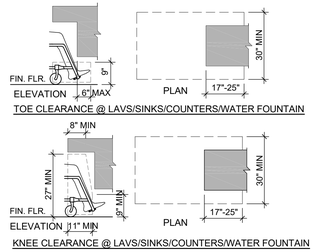


ALL DIMENSIONS SHOWN ARE TO "FINISHES".
MUST ALLOW FOR DIMENSION FROM FRAMING AND/OR FOUNDATION

COUNTER LAV & MIRROR

ACCESSIBLE COUNTER-TOP LAVATORY CLEARANCES/HEIGHTS

3.5 SCALE: 3/8" = 1'-0"



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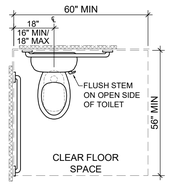
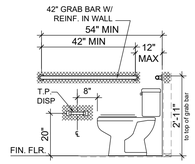
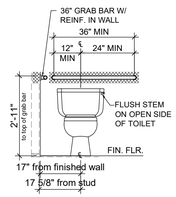
KNEE & TOE CLEARANCE





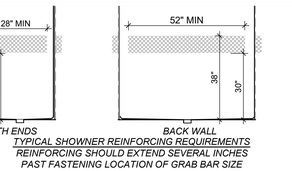


ALL DIMENSIONS SHOWN ARE TO "FINISHES".
MUST ALLOW FOR DIMENSION FROM FRAMING AND/OR FOUNDATION

ACCESSIBLE TOILET

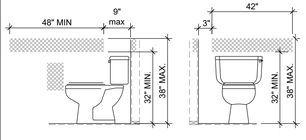
ACCESSIBLE TOILET & GRAB BAR CLEARANCES & LOCATIONS

3.7 SCALE: 3/8" = 1'-0"

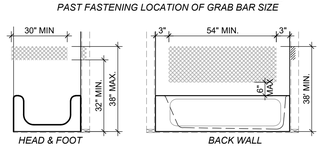


BOTH ENDS *BACK WALL*

TYPICAL SHOWNER REINFORCING REQUIREMENTS
REINFORCING SHOULD EXTEND SEVERAL INCHES
PAST FASTENING LOCATION OF GRAB BAR SIZE



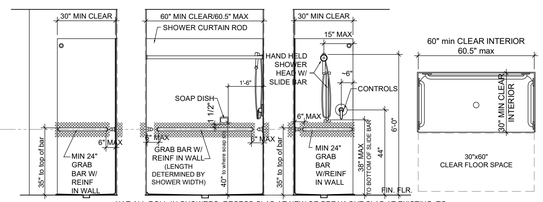
TYPICAL TOILET REINFORCING REQUIREMENTS
REINFORCING SHOULD EXTEND SEVERAL INCHES
PAST FASTENING LOCATION OF GRAB BAR SIZE



TYPICAL TUB REINFORCING REQUIREMENTS
REINFORCING SHOULD EXTEND SEVERAL INCHES
PAST FASTENING LOCATION OF GRAB BAR SIZE

REINFORCING REQUIREMENTS IN STANDARD BATHROOMS

2.8 SCALE: 3/8" = 1'-0"



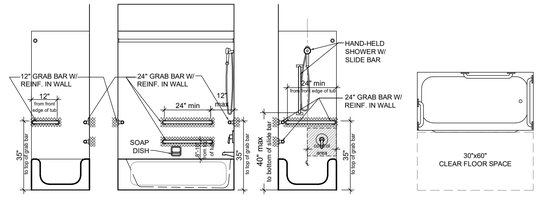
AT ALL ROLL-IN SHOWERS, RECESS SLAB AT NEW OR BREAK-OUT SLAB AT EXISTING, TO ALLOW FOR THE ENTRANCE/THRESHOLD TO SHOWER TO BE 1/4" MAX IN HEIGHT. (1/2" ALLOWED IF BEVELED AT 1/4" AND 1:2 SLOPE. BOTH SIDES OF THRESHOLD). THIS APPLIES TO CERAMIC SHOWERS OR PRE-FAB UNITS. SEE 1.9/A2.2

ALL DIMENSIONS SHOWN ARE TO "FINISHES".
MUST ALLOW FOR DIMENSION FROM FRAMING AND/OR FOUNDATION

ROLL-IN SHOWER

ACCESSIBLE SHOWER CLEARANCES & ITEM LOCATIONS

2.4 SCALE: 3/8" = 1'-0"

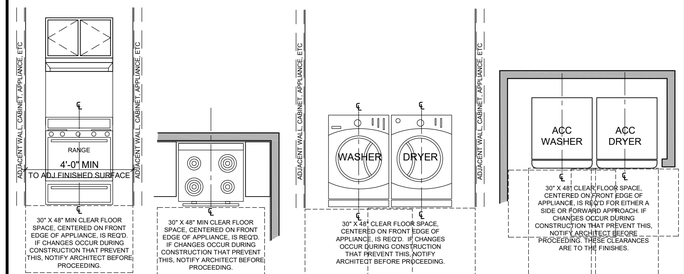


ALL DIMENSIONS ARE TO "FINISHES".
MUST ALLOW FOR DIMENSION FROM STUDS.

ACCESSIBLE TUB AND ITEMS

ACCESSIBLE TUB CLEARANCES & ITEM LOCATIONS

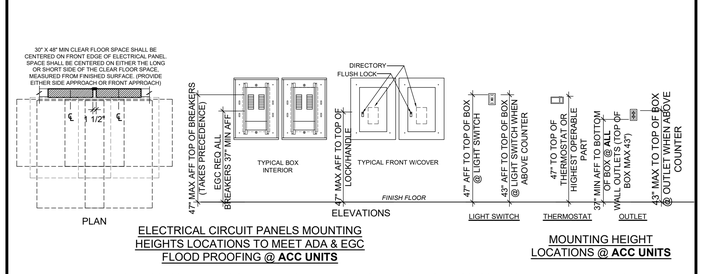
2.6 SCALE: 3/8" = 1'-0"



RANGE *FRONT LOAD WASHER/DRYER*

CLEAR FLOOR SPACE REQUIRED AT ACCESSIBLE APPLIANCES

1.4 SCALE: 3/8" = 1'-0"



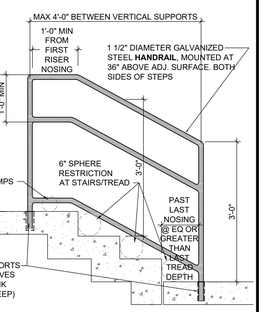
ELECTRICAL CIRCUIT PANELS MOUNTING HEIGHTS LOCATIONS TO MEET ADA & EGC FLOOD PROOFING @ **ACC UNITS**

MOUNTING HEIGHT LOCATIONS @ **ACC UNITS**

NEW PANELS IN ACCESSIBLE UNITS SHALL BE INSTALLED AS SHOWN ABOVE. SEE ACCESSIBLE SHEET A2.2 FOR ADDITIONAL INFORMATION ON VARIOUS MOUNTING LOCATIONS AND CLEAR DIMENSIONS FOR OTHER ITEMS IN ACC UNITS

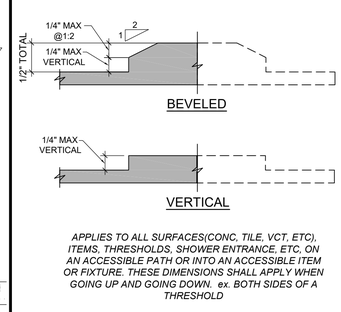
ACCESSIBLE ELECTRICAL ITEMS

1.6 SCALE: 3/8" = 1'-0"



HANDRAILS @ STEPS

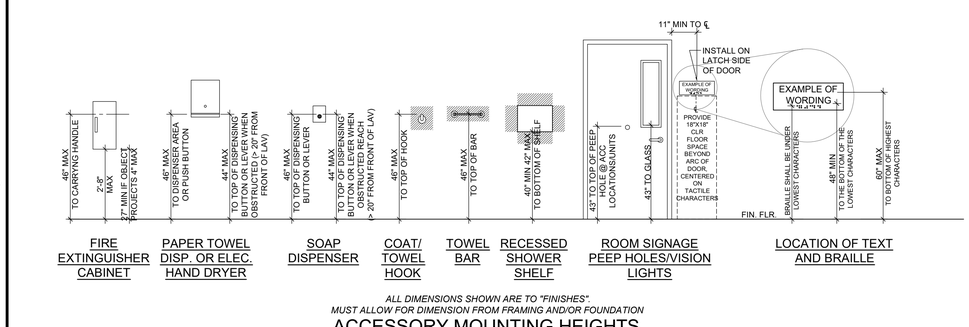
1.8 SCALE: NOT TO SCALE



APPLIES TO ALL SURFACES(CONC, TILE, VCT, ETC), ITEMS, THRESHOLDS, SHOWER ENTRANCE, ETC, ON AN ACCESSIBLE PATH OR INTO AN ACCESSIBLE ITEM OR FIXTURE. THESE DIMENSIONS SHALL APPLY WHEN GOING UP AND GOING DOWN. ex. BOTH SIDES OF A THRESHOLD

CHANGES IN LEVEL

1.9 SCALE: NO SCALE

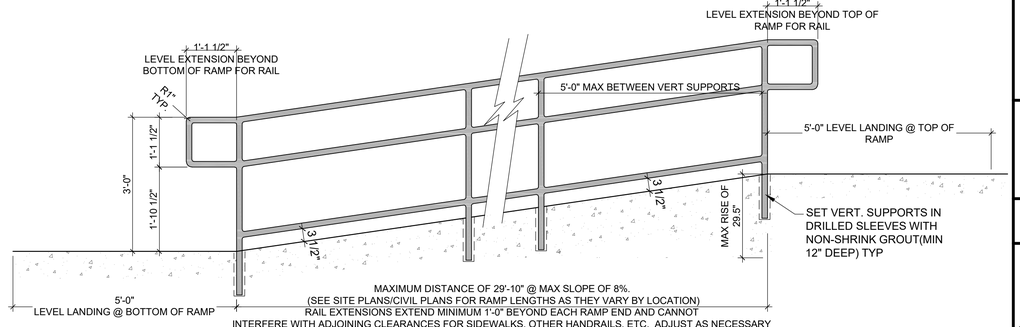


ALL DIMENSIONS SHOWN ARE TO "FINISHES".
MUST ALLOW FOR DIMENSION FROM FRAMING AND/OR FOUNDATION

ACCESSORY MOUNTING HEIGHTS

HEIGHTS FOR ACCESSORIES/SIGNAGE/PEEP HOLES, GLAZING, ETC

0.4 SCALE: 3/8" = 1'-0"



RAMPS WITH HANDRAILS

0.7 SCALE: NO SCALE

NOTES

1. ALL ACCESSIBLE ITEMS/FEATURES, ETC, SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES - ADA DESIGN GUIDE 2010. IF NOT SHOWN ON THESE PLANS, REFERENCE THE STANDARDS AND CONFER WITH ARCHITECT PRIOR TO INSTALLATION OR PROCEEDING. IN TEXAS, ALL ACCESSIBLE ITEMS/FEATURES, ETC, SHALL COMPLY WITH THE 2012 TEXAS ACCESSIBILITY STANDARDS (2012 TAS). CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE RESPECTIVE CODE AND ENSURE ALL ACCESSIBLE ITEMS/FEATURE COMPLY, WHETHER SHOWN ON PLANS OR NOT. BRING ALL DISCREPANCIES TO ARCHITECT. DIMENSIONS CONTROLLING ACCESSIBLE ITEMS/FEATURES SHALL NOT BE DEVIATED FROM.
2. THIS SHEET (A2.2) TAKES PRECEDENCE FOR SIZES, DIMENSIONS, LOCATIONS BLOCKING, ITEMS, ETC., OVER ALL OTHER SHEETS, WHETHER INDICATED ON OTHER SHEETS OR NOT INDICATED.

LEGEND

BLOCKING AT GRAB BARS SHALL BE MINIMUM 7 1/2" WIDE, CENTERED AT 35". BLOCKING SHALL EXTEND MINIMUM 3" PAST EACH END OF GRAB BAR LENGTH. ALL BLOCKING SHALL BE 1 1/2" THICK.

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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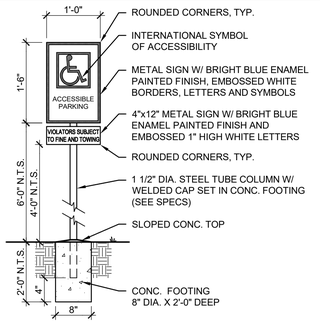
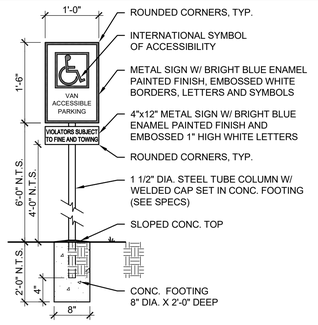
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 40048 — 08/28/25 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

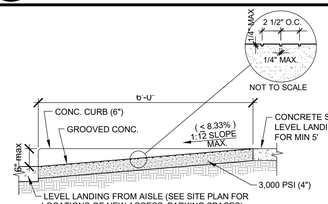
DATE 08/28/2025
PROJ. NO. 2204
SHEET A2.2



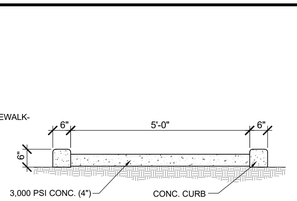


3.4 ACCESSIBLE PARKING SIGNS

SCALE: 3/4" = 1'-0"



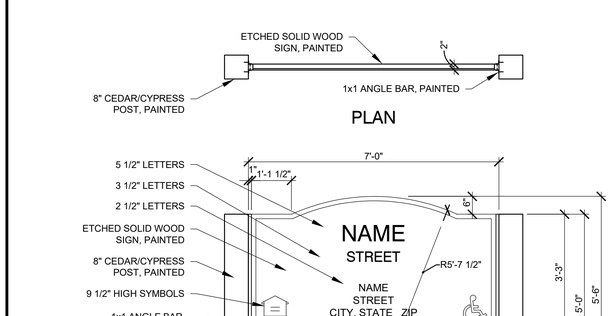
SECTION A



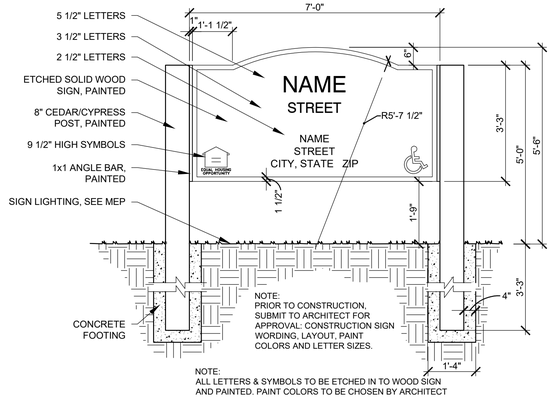
SECTION B

2.4 ACCESSIBLE RAMP SECTIONS

SCALE: 1/2" = 1'-0"



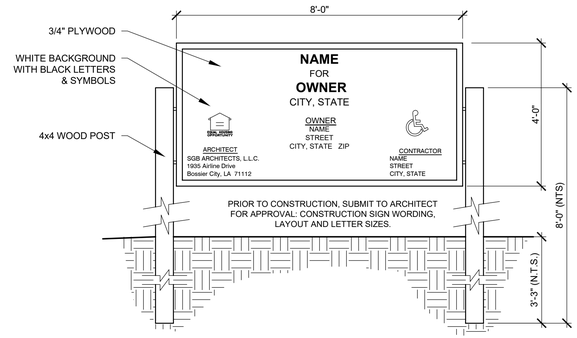
PLAN



ELEVATION

2.6 PROJECT SIGN

SCALE: 1/2" = 1'-0"



2.8 CONSTRUCTION SIGN

SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT BE** ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

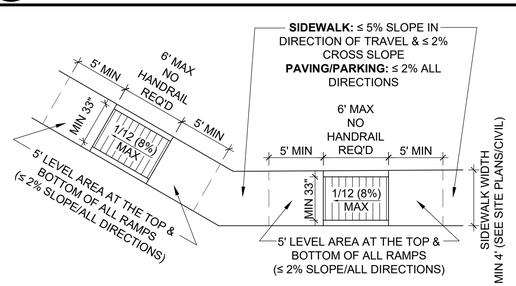
- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

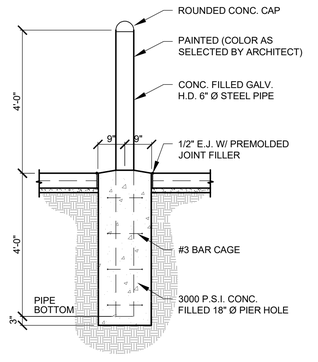
*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*



CURB RAMPS AND RAMPS (MAX 8%/1 in 12 SLOPE) ≤6' IN LENGTH AND 6" RISE MAX, DO NOT REQUIRE HANDRAILS.
IF RAMP (MAX 8%/1 in 12 SLOPE) EXCEEDS 6' IN LENGTH AND 6" IN RISE, THEN HANDRAILS ARE REQ'D BOTH SIDES.

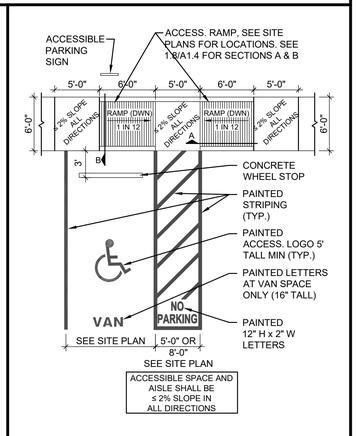
1.4 CURB RAMPS AND RAMPS WITHOUT HANDRAILS

SCALE: NOT TO SCALE



0.4 BOLLARD SECTION

SCALE: 1/2" = 1'-0"



0.5 TYP. ACCESS. PARKING

SCALE: 3/4" = 1'-0"

CURB

CURB/WALK

CURB/WALK

DUMMY JOINT

EXPANSION JOINT

WALK EDGE

0.6 CONC. WALK SECTIONS

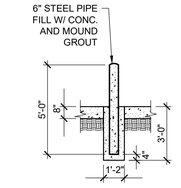
SCALE: 3/4" = 1'-0"

GATE ELEVATION @ DUMPSTER

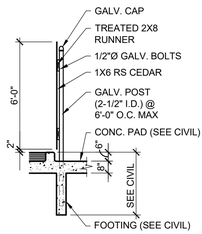
PLAN @ DUMPSTER

0.7 ENCLOSED DUMPSTER PLAN, ELEVATION AND DETAILS

SCALE: 1/4" = 1'-0"

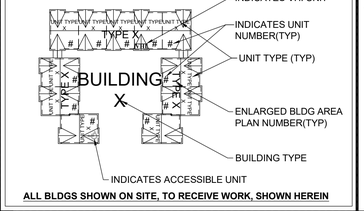


SECTION A-A
SCALE: NTS



SECTION B-B
SCALE: NTS

KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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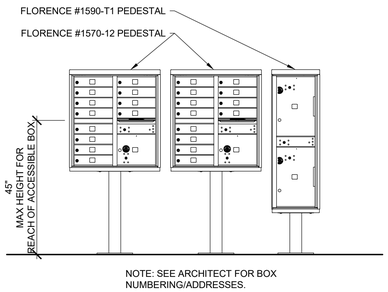
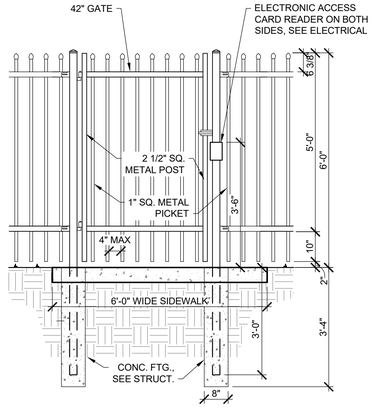
STATE OF LOUISIANA — ROBERT J. MOZA — REG. No. 36844 — 08/28/2025 — REGISTERED ARCHITECT

REVISIONS		DATE 08/28/2025
NO.	DATE	PROJ. NO. 2204
		SHEET A2.3



2.4 MAILBOX PEDESTAL ELEVATIONS

SCALE: 1" = 1'-0"



2.7 METAL FENCE DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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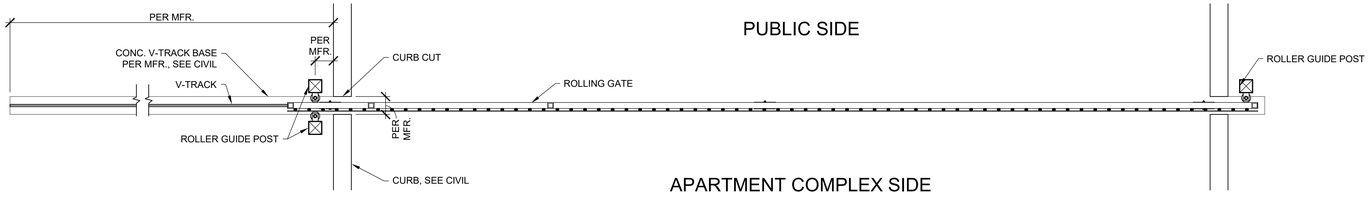
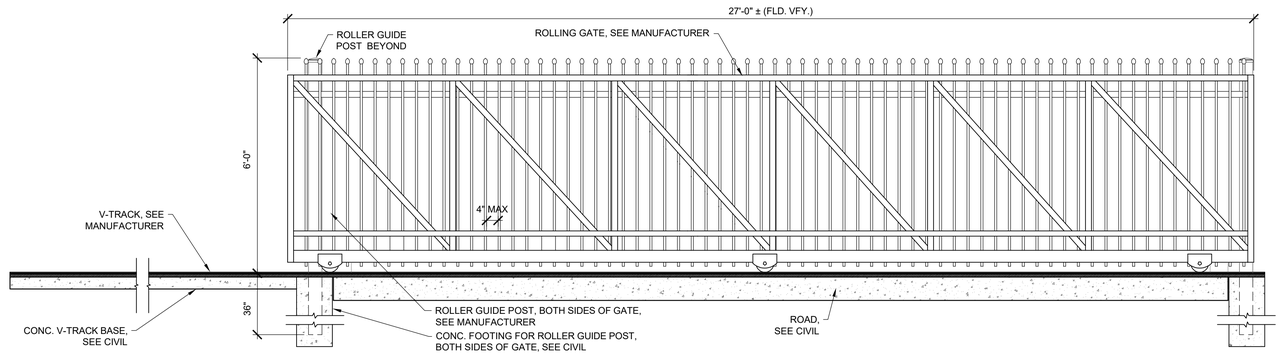
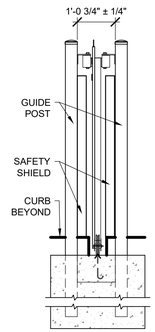


PLAN VIEW



NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMS.
NOTE: SEE ELECTRICAL FOR GATE CONTROLS.

ELEVATION

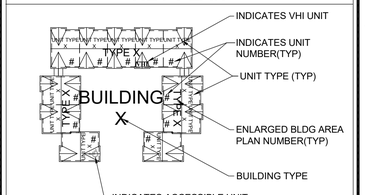


SECTION

0.4 ROLLING GATE

SCALE: 1/2" = 1'-0"

KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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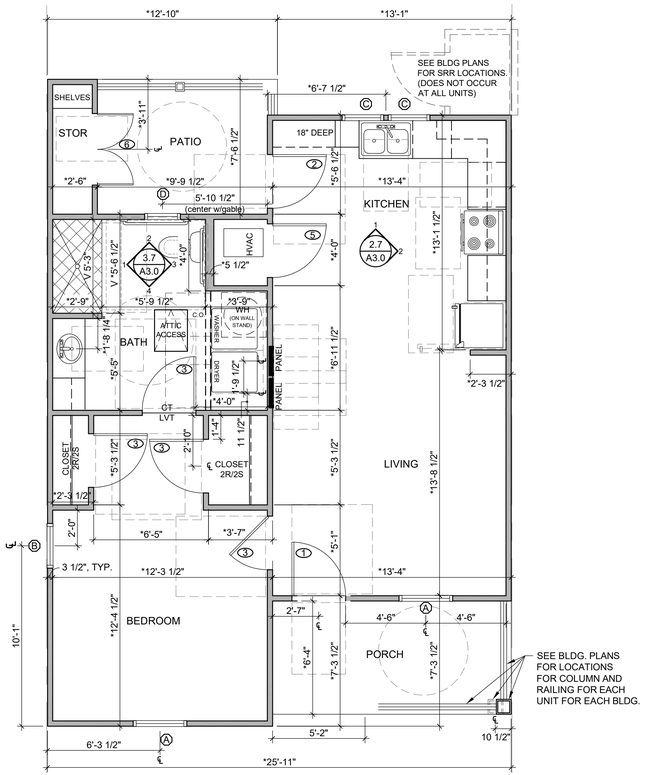
STATE OF LOUISIANA — ROBERT J. SOZA — REG. NO. 41041 — 08/28/25 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

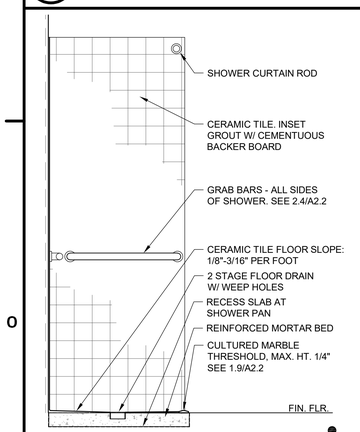
DATE 08/28/2025
PROJ. NO. 2204
SHEET A2.4



NOTE: TRANSITION AT BATHROOM/BEDROOM HEIGHT REQUIRED, SEE 1.9/A2.2.

1.4 FLOOR PLAN - UNIT TYPE A1-ACC (1BR1BA)

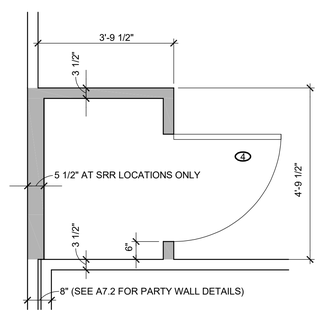
SCALE: 1/4" = 1'-0"



0.4 ROLL-IN SHOWER SECTION

SCALE: 3/4" = 1'-0"

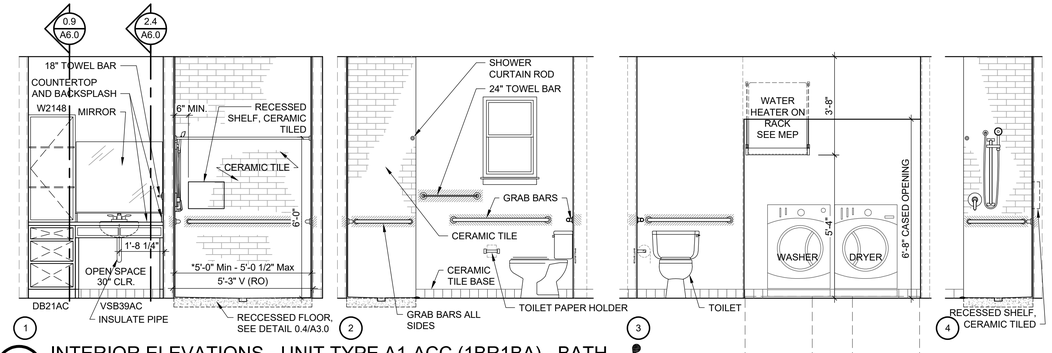
NOTE: SEE 1.9/A2.2 FOR TRANSITION DETAIL



NOTE: SEE EACH BLDG. FOR EXACT LOCATION

0.5 ENLARGED SRR (SPRINKLER RISER ROOM) PLAN

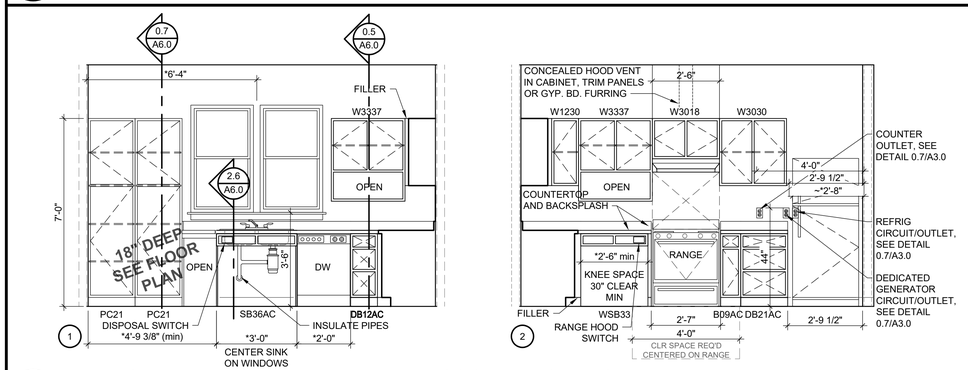
SCALE: 1/2" = 1'-0"



3.7 INTERIOR ELEVATIONS - UNIT TYPE A1-ACC (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

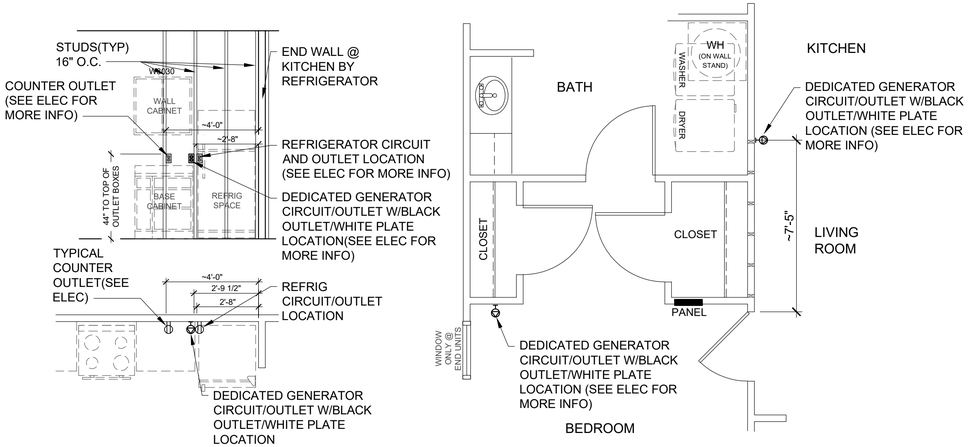
NOTE: ACC BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE A1-ACC (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS



OUTLETS INDICATED HERE MUST BE PLACED IN EXACT LOCATIONS SHOWN.
SEE ELECTRICAL SHEETS FOR ADDITIONAL OUTLET LOCATIONS.
APPLIES TO ALL UNITS. (SOME OPP HAND)

0.7 SPECIAL OUTLET LOCATIONS FOR KITCHEN/BEDROOM/LIVING ROOM (OCCURS @ ALL UNITS)

SCALE: NOT TO SCALE

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
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8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
- *0'-0" — AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.
- FV 0'-0" — FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.
- V 0'-0" — V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

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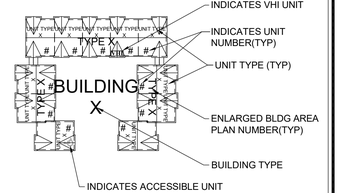
KEY PLAN



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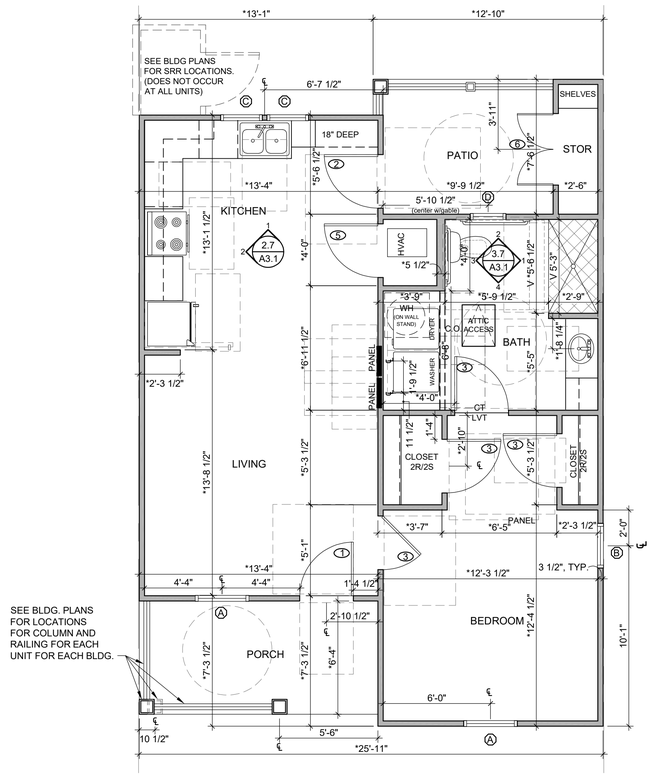
STATE OF LOUISIANA — ROBERT A. SOZA — REG. NO. 34041 — 08/28/25 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

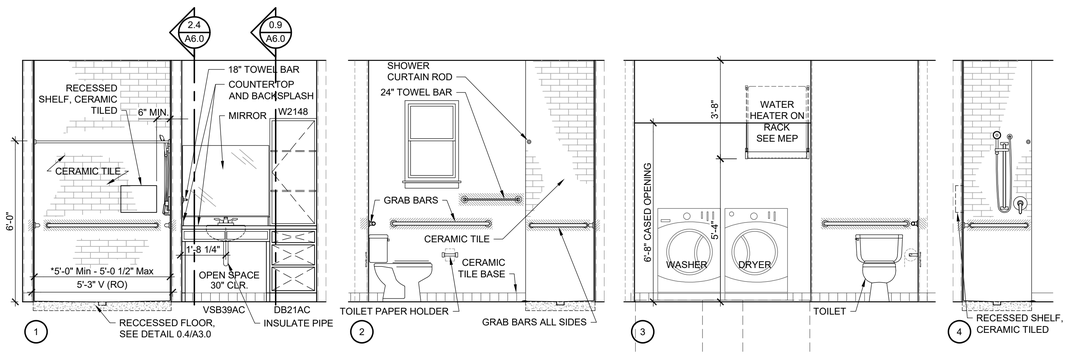
DATE 08/28/2025
PROJ. NO. 2204
SHEET A3.0



1.4 FLOOR PLAN - UNIT TYPE A1- ACC/OPP HAND (1BR1BA)

SCALE: 1/4" = 1'-0"

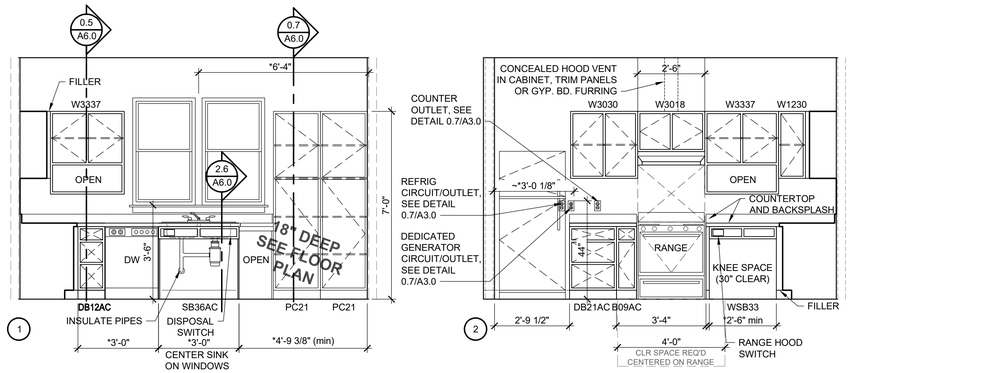
NOTE: TRANSITION AT BATHROOM/BEDROOM HEIGHT REQUIRED, SEE 1.9/A2.2.



3.7 INTERIOR ELEVATIONS - UNIT TYPE A1- ACC/OPP HAND (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

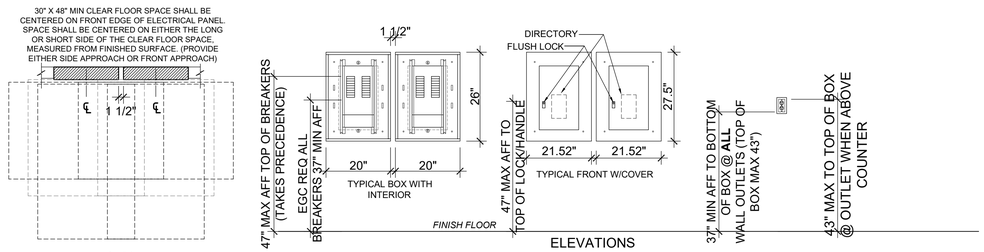
NOTE: ALL BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE A1- ACC/OPP HAND (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS



ELECTRICAL CIRCUIT PANELS MOUNTING HEIGHTS
LOCATIONS TO MEET EGC FLOOD PROOFING @ **ACC UNITS**

ELECTRICAL OUTLETS HEIGHT
LOCATIONS REQ'D BY EGC FLOODPROOFING @ **ACC UNITS**

NEW PANELS IN ACCESSIBLE UNITS SHALL BE INSTALLED AS SHOWN ABOVE. SEE ACCESSIBLE SHEET A2.2 FOR ADDITIONAL INFORMATION ON VARIOUS MOUNTING LOCATIONS AND CLEAR DIMENSIONS FOR OTHER ITEMS IN ACC UNITS

1.7 ELECTRIC PANELS AND OUTLET LOCATIONS @ ALL ACC UNITS

SCALE: NOT TO SCALE

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
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- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
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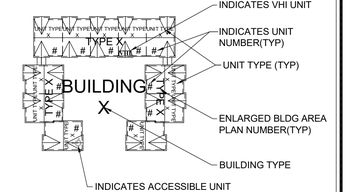
KEY PLAN



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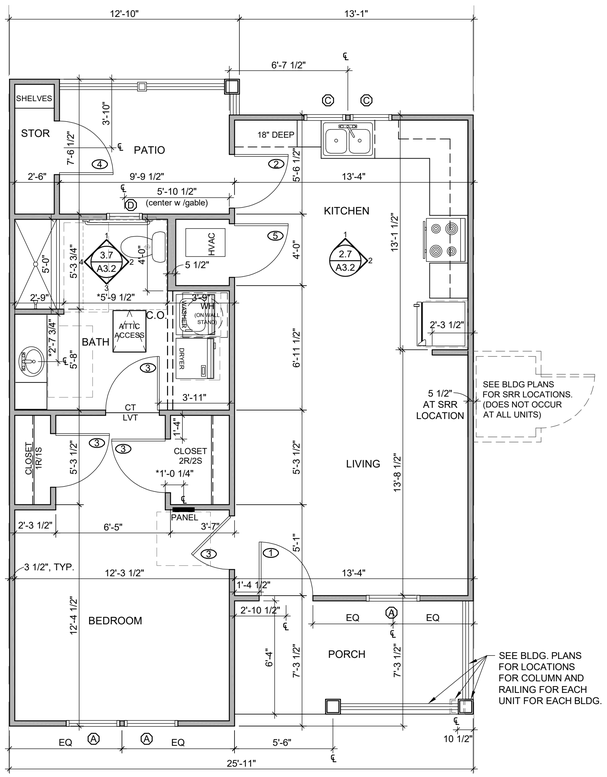
STATE OF LOUISIANA — JOSEPH A. SOZA — REG. NO. 41854 — 08/28/2025 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET **A3.1**

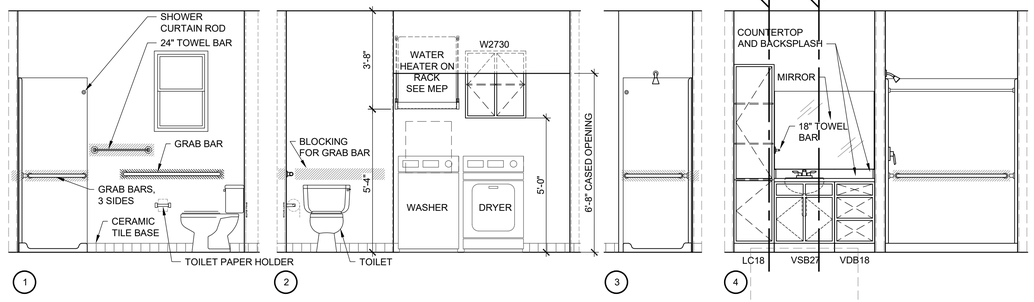


NOTE: TRANSITION AT BATHROOM/BEDROOM HEIGHT REQUIRED, SEE 1.9/A2.2.

*SEE SITE PLANS FOR LOCATION OF VHI UNITS

1.4 FLOOR PLAN - UNIT TYPE B1 (1BR1BA)

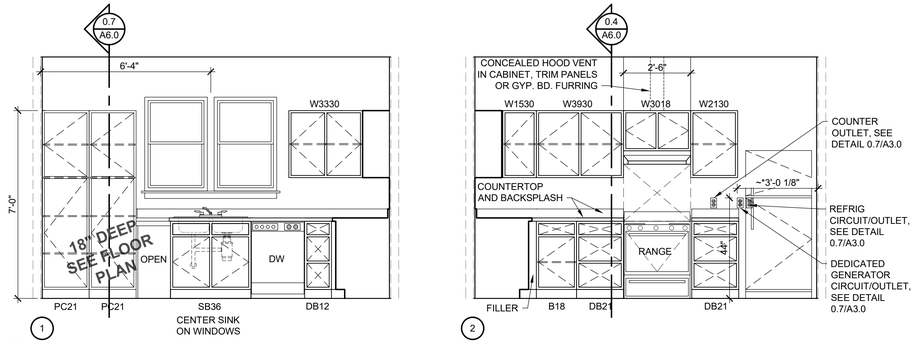
SCALE: 1/4" = 1'-0"



3.7 INTERIOR ELEVATIONS - UNIT TYPE B1 (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

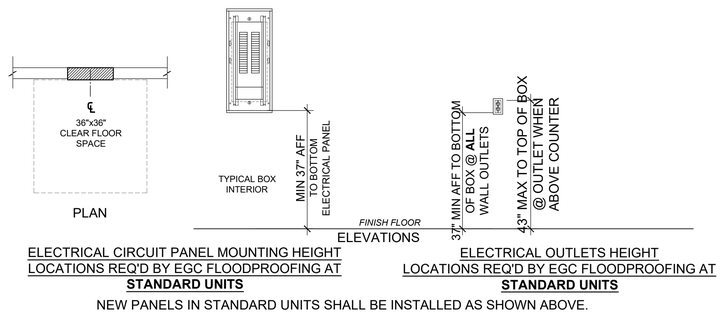
NOTE: ALL BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE B1 (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS



ELECTRICAL CIRCUIT PANEL MOUNTING HEIGHT LOCATIONS REQ'D BY EGC FLOODPROOFING AT **STANDARD UNITS**

ELECTRICAL OUTLETS HEIGHT LOCATIONS REQ'D BY EGC FLOODPROOFING AT **STANDARD UNITS**

NEW PANELS IN STANDARD UNITS SHALL BE INSTALLED AS SHOWN ABOVE.

1.7 ELECTRICAL PANEL AND OUTLET LOCATIONS @ ALL STANDARD UNITS

SCALE: NOT TO SCALE

GENERAL NOTES

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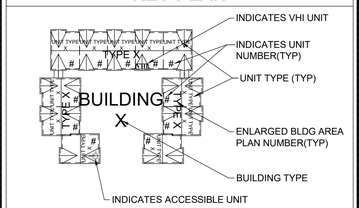

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STATE OF LOUISIANA — ROBERT F. SOZA — REG. No. 42054 — REGISTERED ARCHITECT — 08/28/25

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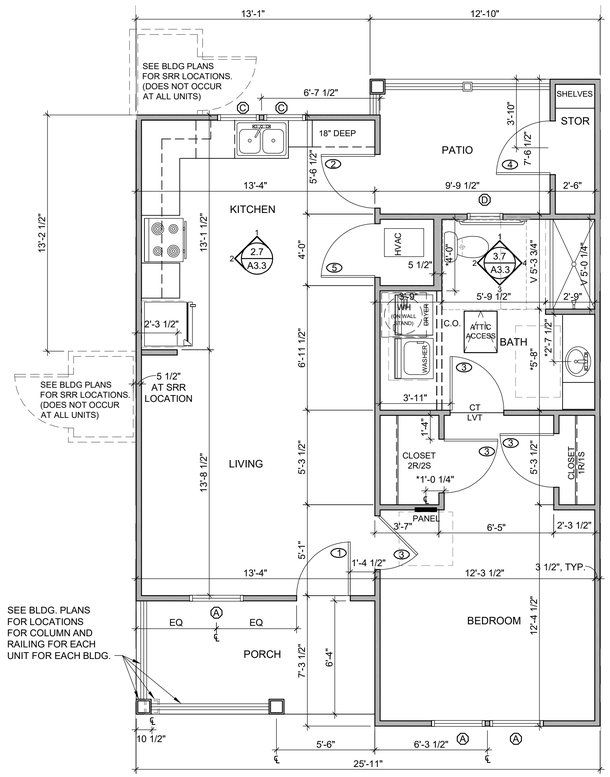
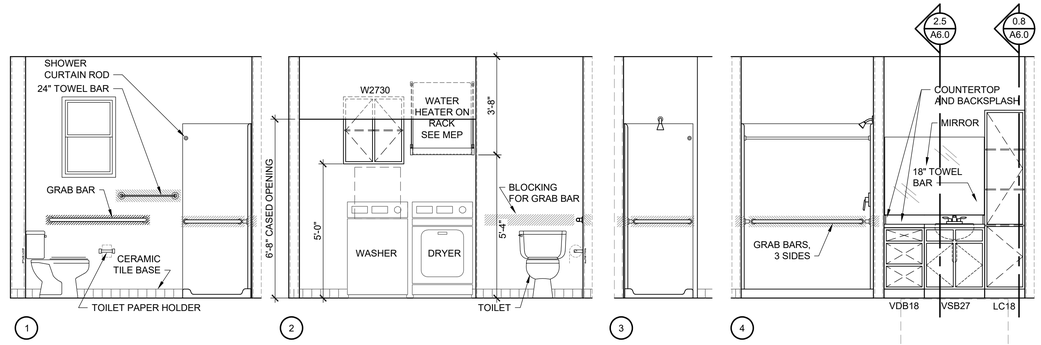
SHEET **A3.2**



1.4 FLOOR PLAN - UNIT TYPE B1/OPP HAND (1BR1BA)

SCALE: 1/4" = 1'-0"

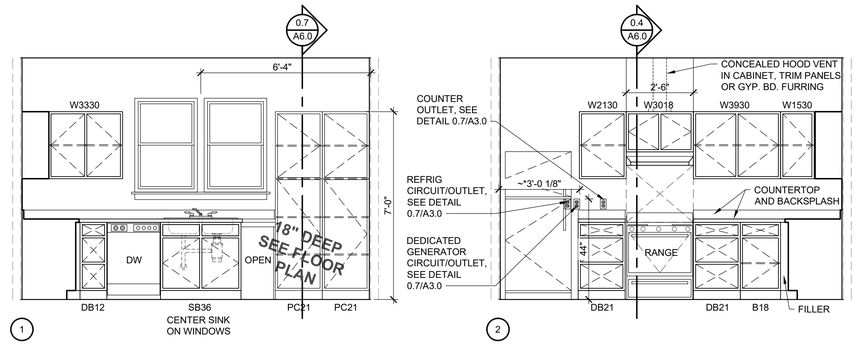
NOTE: TRANSITION AT BATHROOM/BEDROOM HEIGHT REQUIRED, SEE 1.9/A2.2.



3.7 INTERIOR ELEVATIONS - UNIT TYPE B1/OPP HAND (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

NOTE: ALL BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE B1/OPP HAND (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.00.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
- *0'-0" — AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.
- FV 0'-0" — FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.
- V 0'-0" — V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

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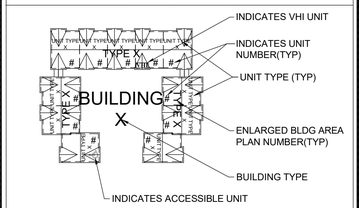
KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L. L. C.

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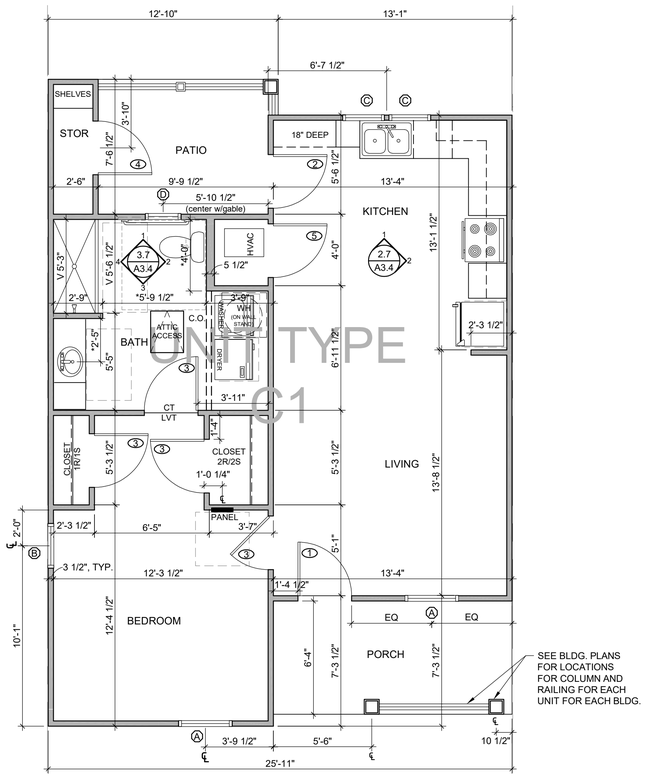
STATE OF LOUISIANA — ROBERT F. SOZA — REG. No. 41264 — 08/28/25 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

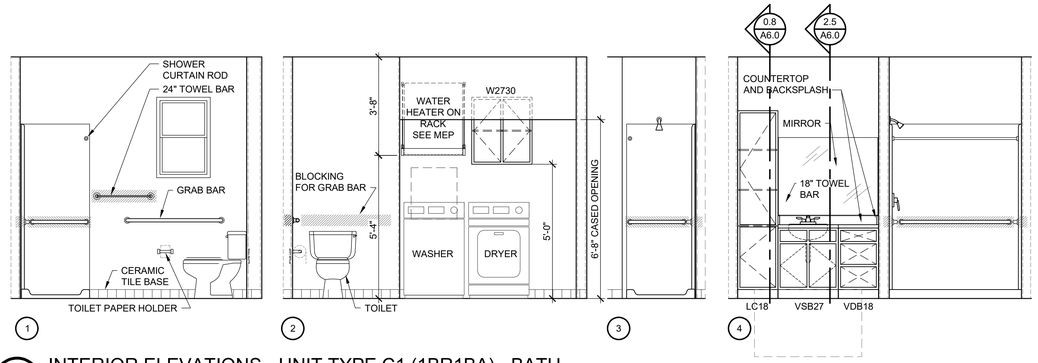
DATE 08/28/2025
PROJ. NO. 2204
SHEET A3.3



1.4 FLOOR PLAN - UNIT TYPE C1 (1BR1BA)

SCALE: 1/4" = 1'-0"

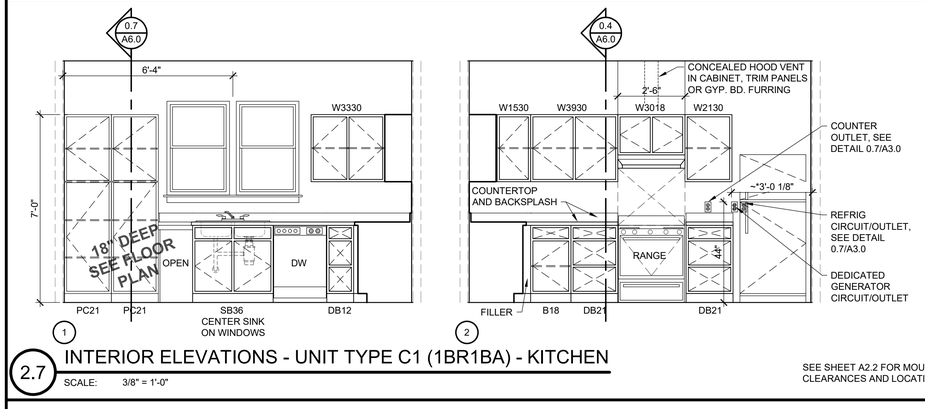
NOTE: TRANSITION AT BATHROOM/BEDROOM HEIGHT REQUIRED, SEE 1.9/A2.2.



3.7 INTERIOR ELEVATIONS - UNIT TYPE C1 (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

NOTE: ALL BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE C1 (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS

GENERAL NOTES

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LEGEND

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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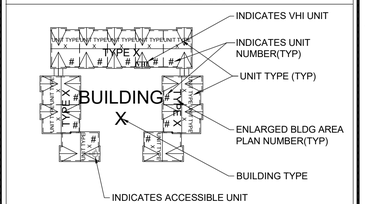

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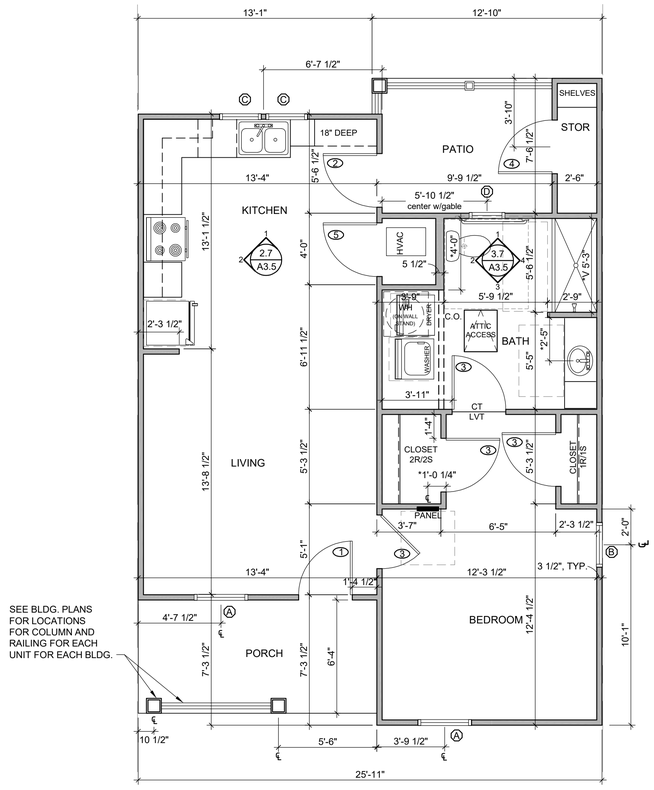
STATE OF LOUISIANA
ROBERT A. MOZA
REG. NO. 41041
REGISTERED ARCHITECT
08/28/2025

REVISIONS	
NO.	DATE

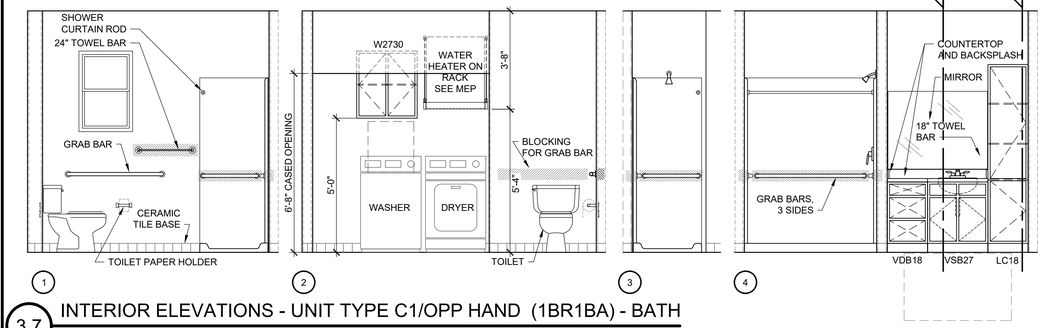
DATE 08/28/2025
PROJ. NO. 2204
SHEET **A3.4**



NOTE: TRANSITION AT BATHROOM/BEDROOM HEIGHT REQUIRED, SEE 1.9/A2.2.

1.4 FLOOR PLAN - UNIT TYPE C1/OPP HAND (1BR1BA)

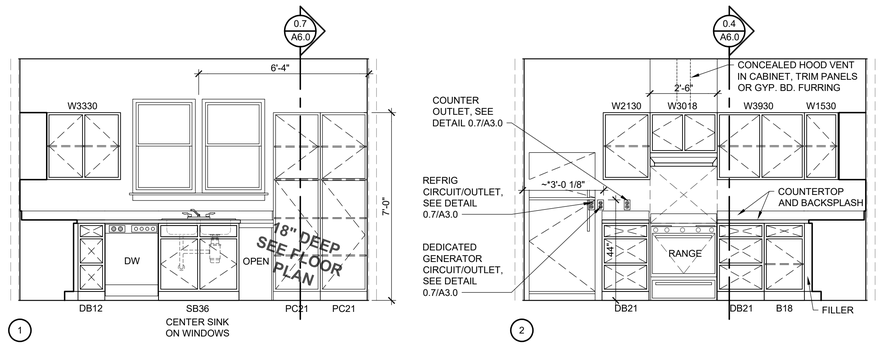
SCALE: 1/4" = 1'-0"



3.7 INTERIOR ELEVATIONS - UNIT TYPE C1/OPP HAND (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

NOTE: ALL BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE C1/OPP HAND (1BR1BA) - KITCHEN

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SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS

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- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
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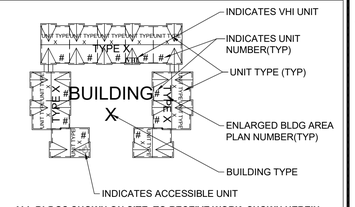
KEY PLAN



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601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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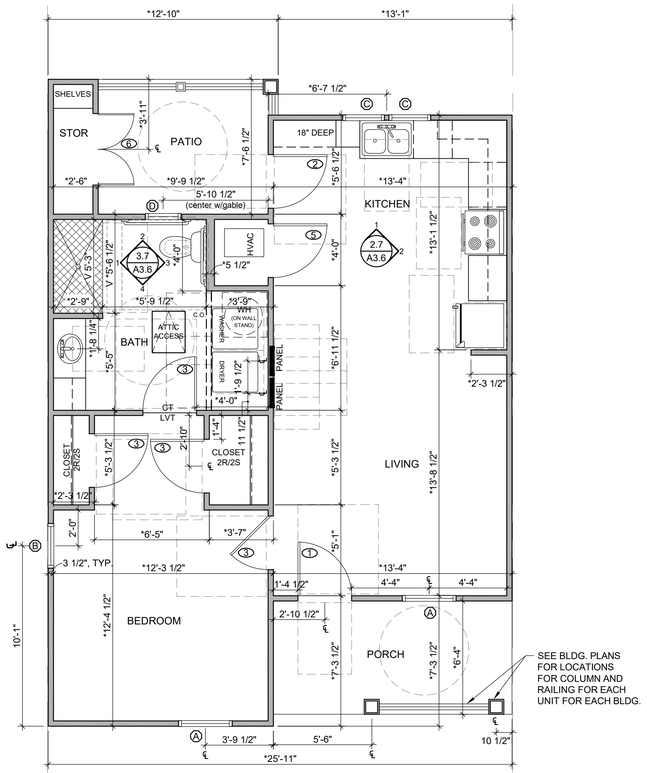
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 40048 — 08/28/2025 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

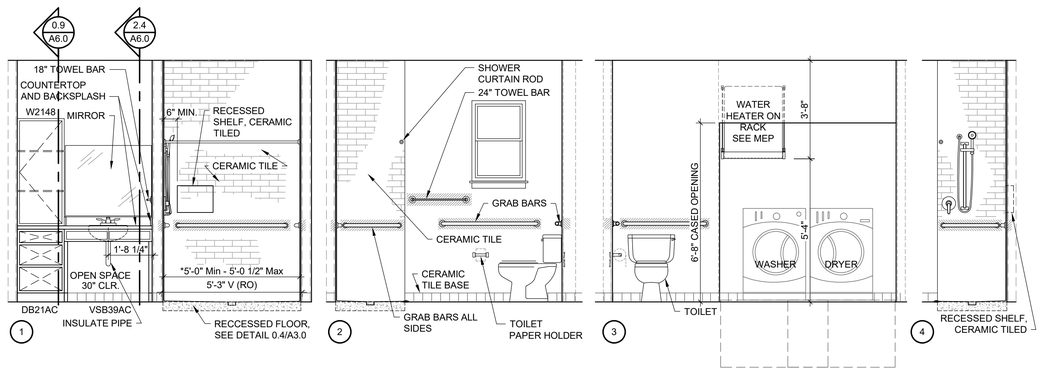
DATE 08/28/2025
PROJ. NO. 2204
SHEET A3.5



NOTE: TRANSITION AT BATHROOM/BEDROOM HEIGHT REQUIRED, SEE 1.9/A2.2.

1.4 FLOOR PLAN - UNIT TYPE C1-ACC (1BR1BA)

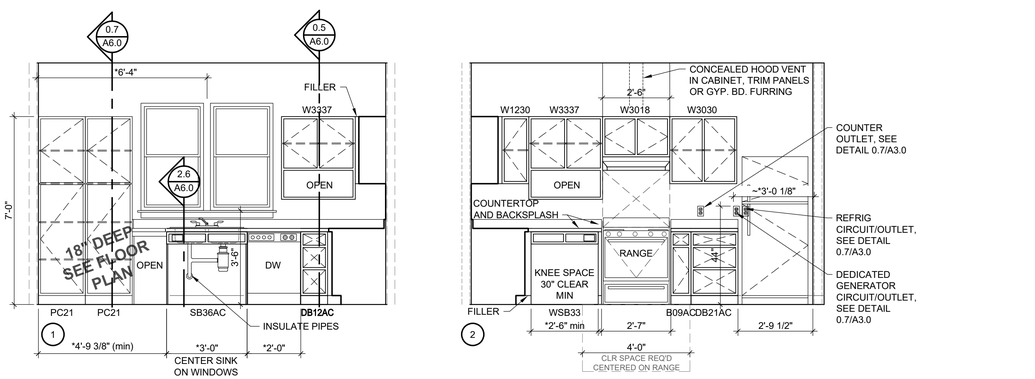
SCALE: 1/4" = 1'-0"



3.7 INTERIOR ELEVATIONS - UNIT TYPE C1-ACC (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

NOTE: ALL BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE C1-ACC (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS

GENERAL NOTES

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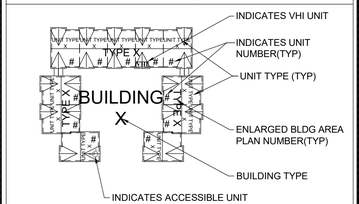

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REVISIONS	
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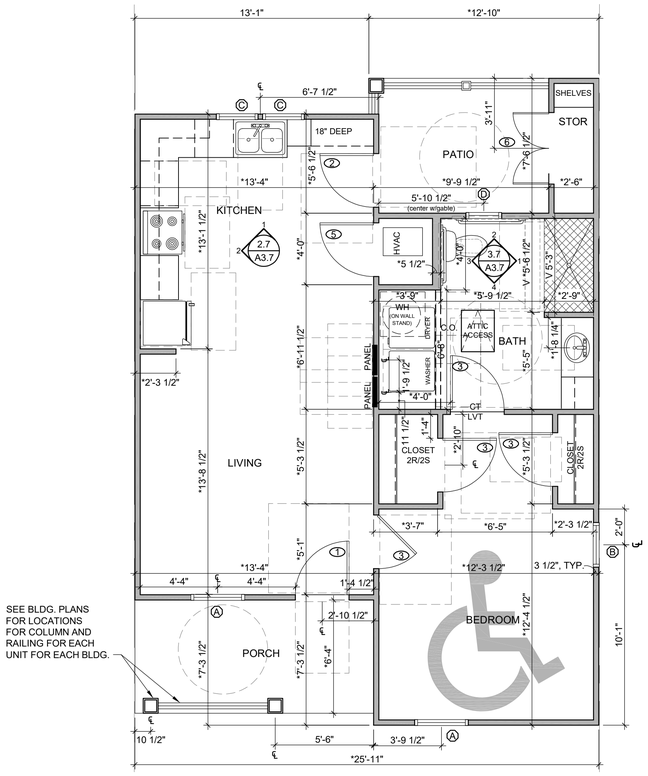
DATE 08/28/2025
PROJ. NO. 2204
SHEET **A3.6**



1.4 FLOOR PLAN - UNIT TYPE C1-ACC/OPP HAND (1BR1BA)

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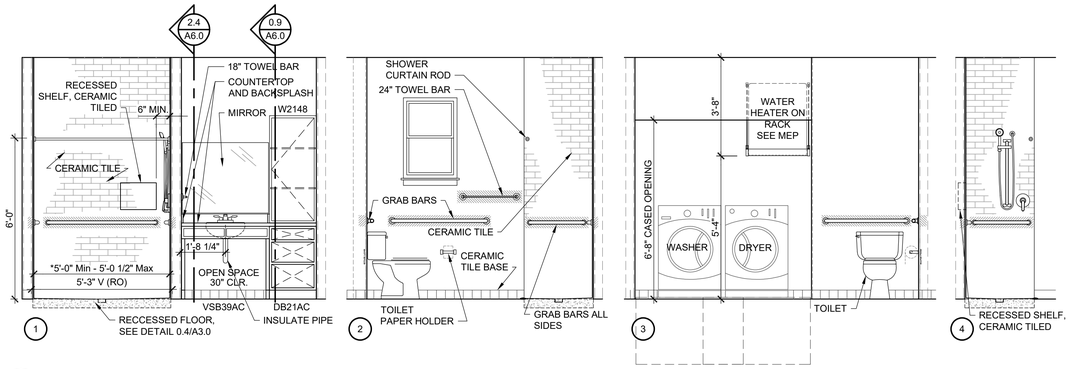
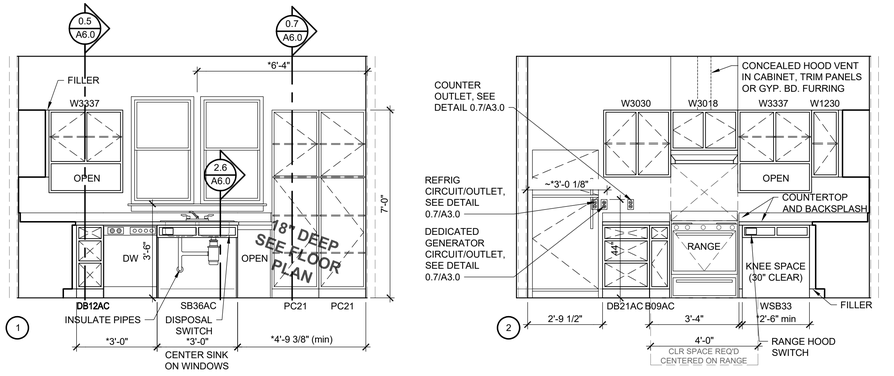


3.7 INTERIOR ELEVATIONS - UNIT TYPE C1-ACC/OPP HAND (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

NOTE: ALL BATHROOMS HAVE CERAMIC FLOORS AND BASE.



2.7 INTERIOR ELEVATIONS - UNIT TYPE C1-ACC/OPP HAND (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS

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7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

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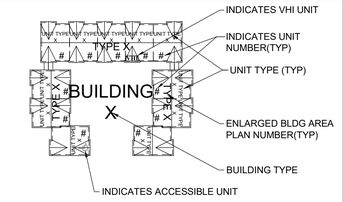
KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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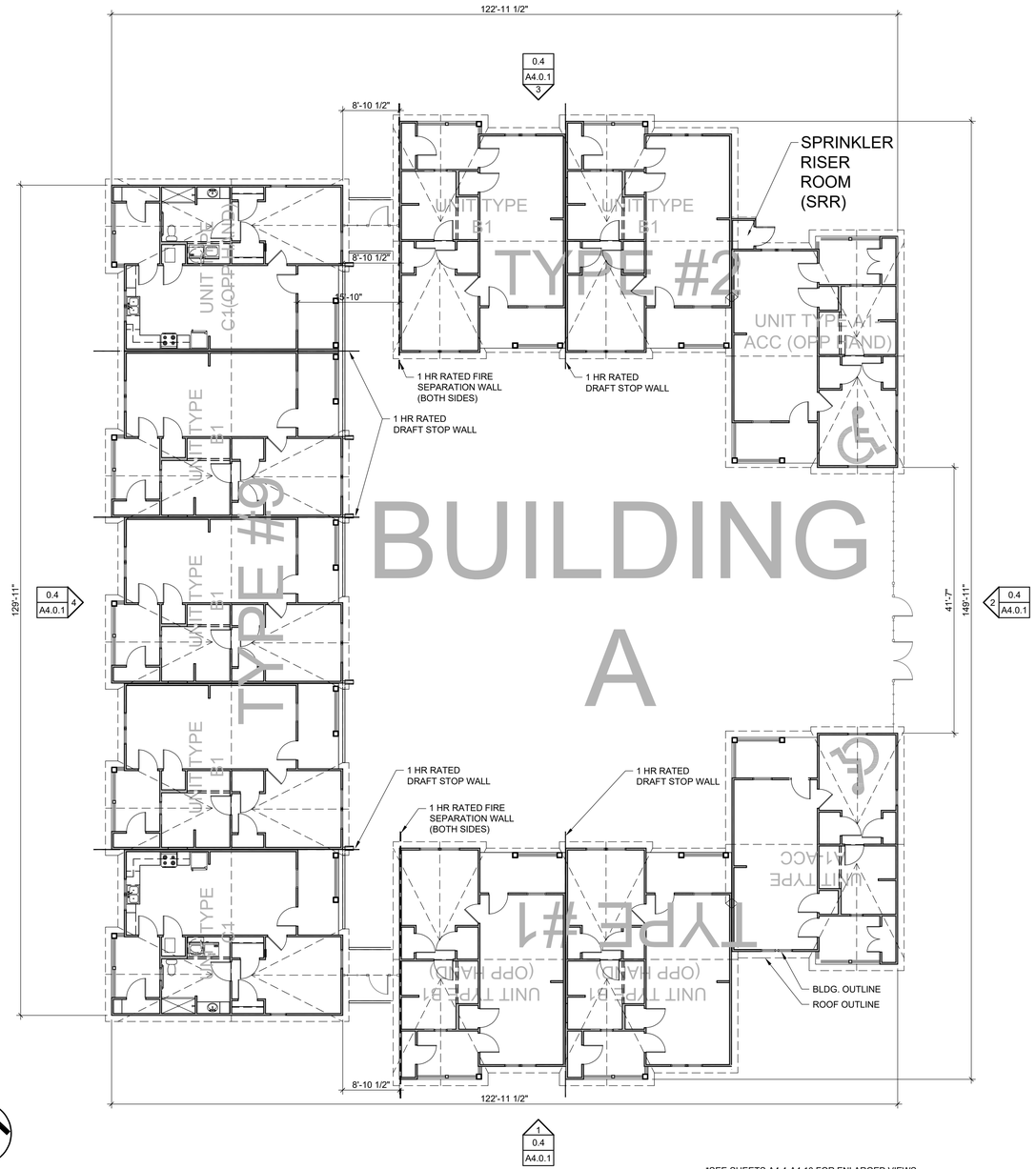
STATE OF LOUISIANA
ROBERT J. SOZA
REG. No. 34048
08/28/2025
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A3.7



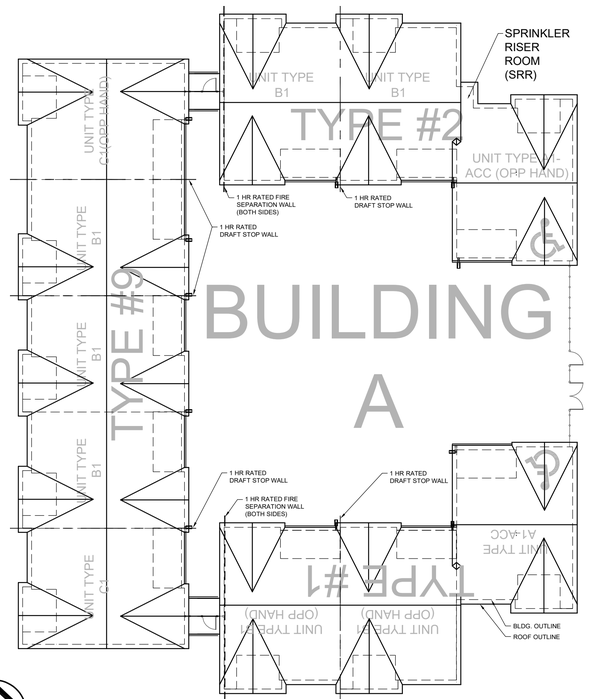
*SEE SHEETS A4.4-A4.10 FOR ENLARGED VIEWS

0.4 BUILDING "A" PLAN & SRR LOCATION (N.E. SIDE)

SCALE: 3/32" = 1'-0"

LEGEND

——— – – ———	1 HR RATED DRAFT STOP WALL
– – – – – – –	1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
▨	SHOWER AREA TO BE RECESSED



0.8 BUILDING "A" ROOF PLAN & SRR LOCATION (N.E. SIDE)

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

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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LEGEND

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

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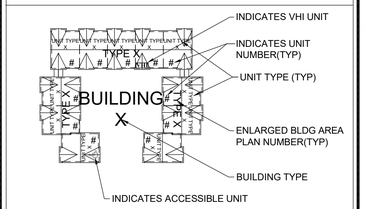

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OCD# LHC Prime-3 2024-60

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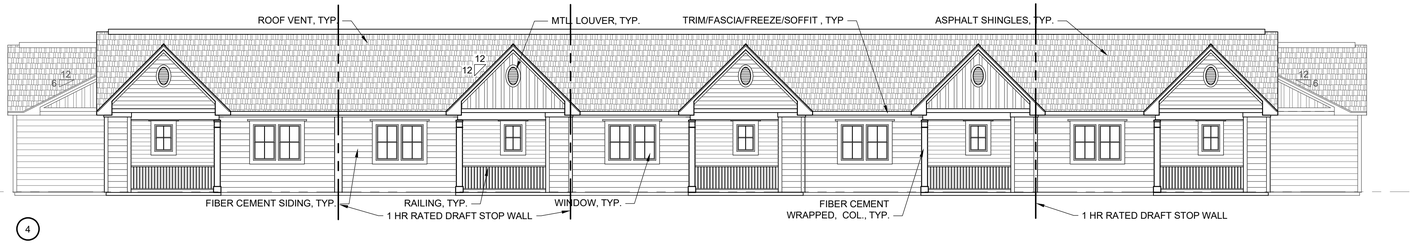
STATE OF LOUISIANA — JOSEPH A. SOZA — REG. No. 34847 — REGISTERED ARCHITECT — 08/28/25

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.0



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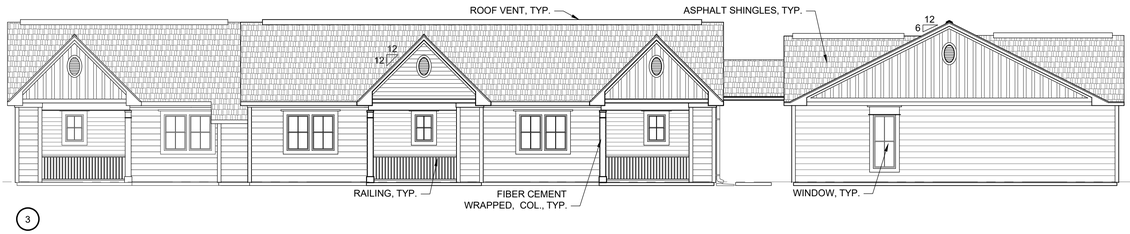

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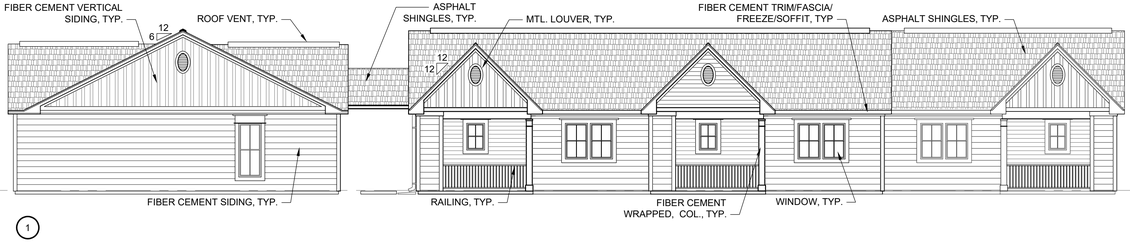

1

BLDG "A" - EXTERIOR ELEVATIONS

0.4

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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LEGEND

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- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
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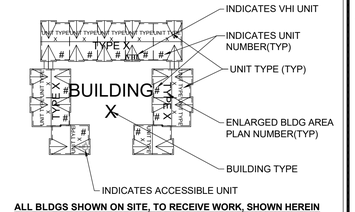
KEY PLAN



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Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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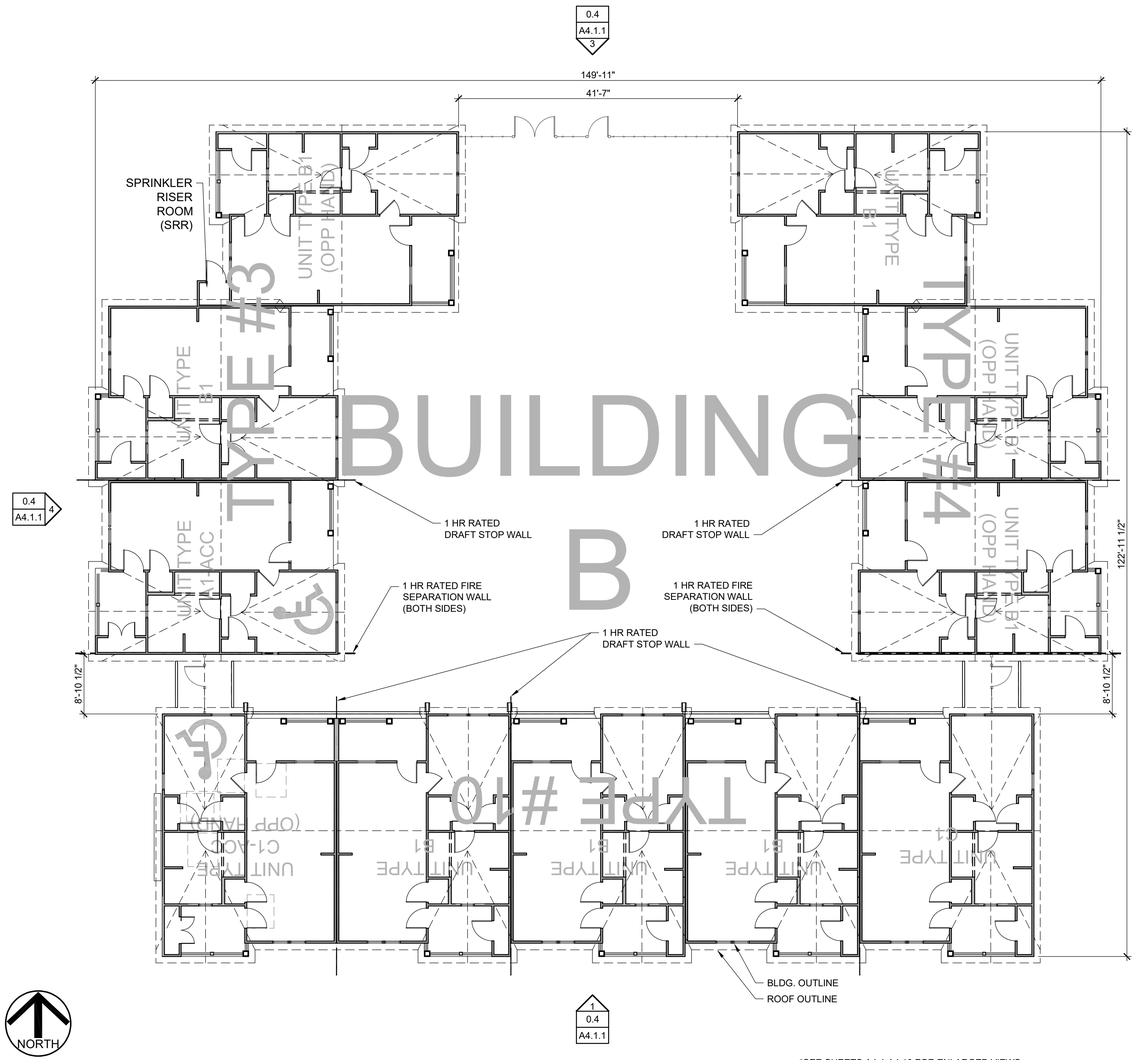
STATE OF LOUISIANA
ROBERT J. MOZA
REG. NO. 41045
08/28/25
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.0.1



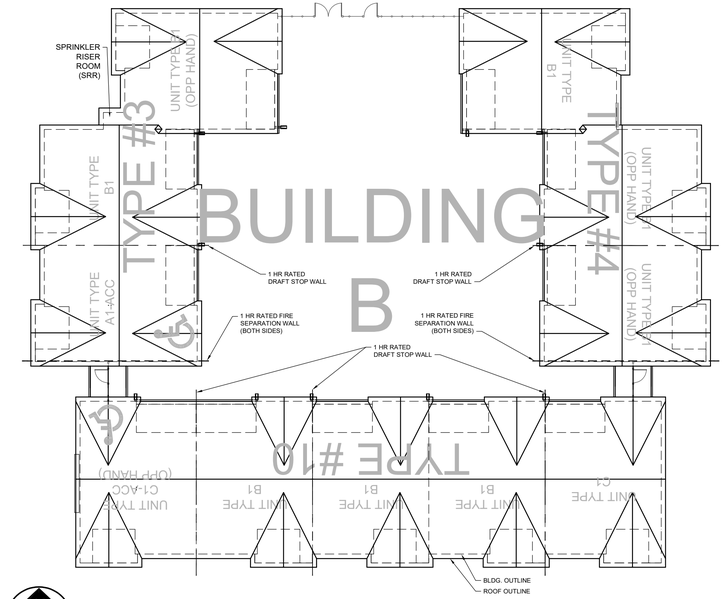
*SEE SHEETS A4.4-A4.10 FOR ENLARGED VIEWS

0.4 BUILDING "B" PLAN & SRR LOCATION (N.W. SIDE)

SCALE: 3/32" = 1'-0"

LEGEND

———	1 HR RATED DRAFT STOP WALL
- - - - - - - - - -	1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
	SHOWER AREA TO BE RECESSED



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LEGEND

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RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

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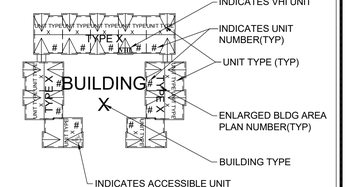

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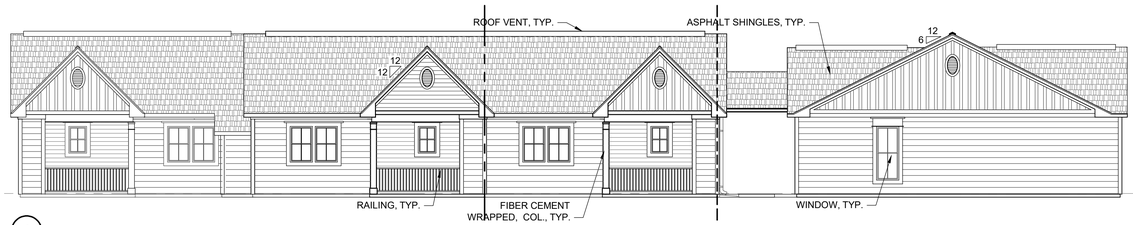
STATE OF LOUISIANA — ROBERT J. SOZA — REG. NO. 34041 — REGISTERED ARCHITECT — 08/28/2025

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.1



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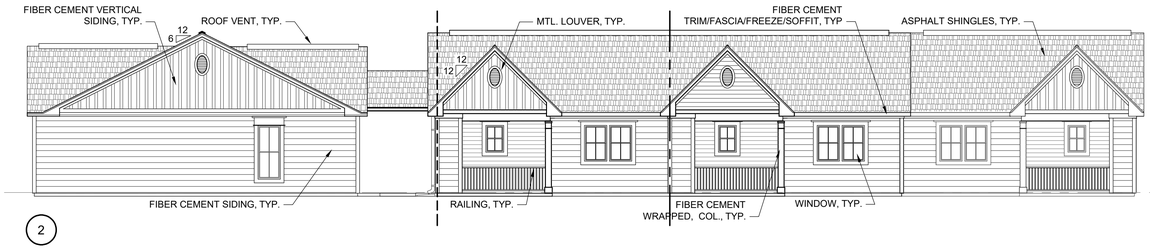

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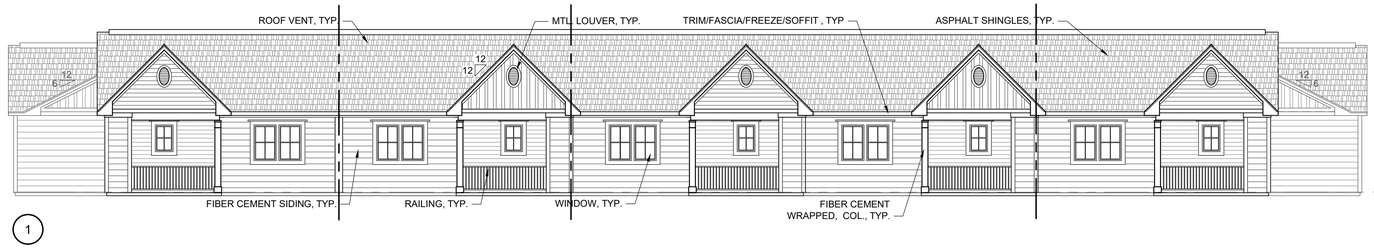

1

0.4 BLDG "B" - EXTERIOR ELEVATIONS

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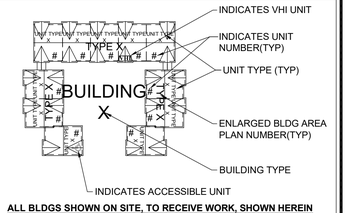

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OCD# LHC Prime-3 2024-60

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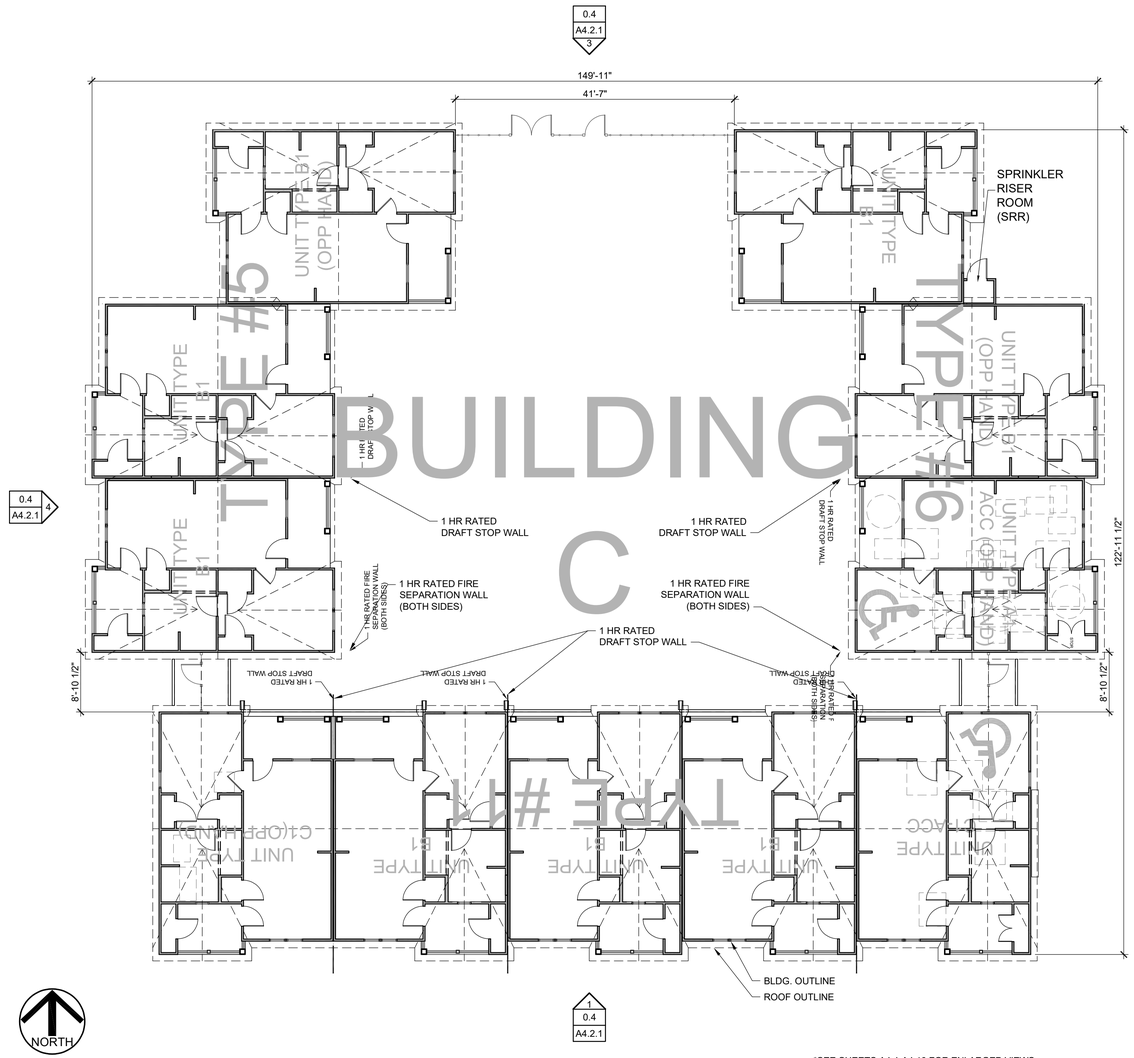
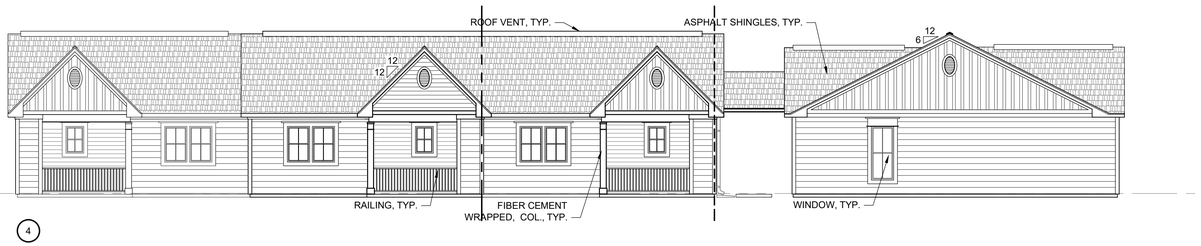
STATE OF LOUISIANA
ROBERT J. MOZA
REG. NO. 34004
08/28/25
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.1.1


0.4
A4.2.1
3
149'-11"
41'-7"
SPRINKLER RISER ROOM (SRR)
UNIT TYPE B1
(OPP HAND)
UNIT TYPE B1
UNIT TYPE B1
UNIT TYPE B1



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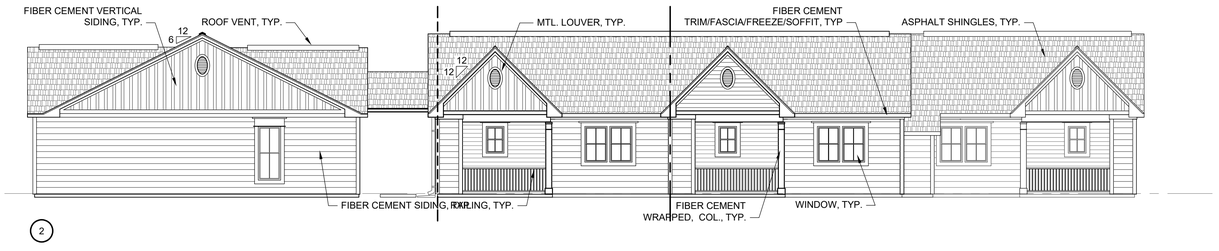

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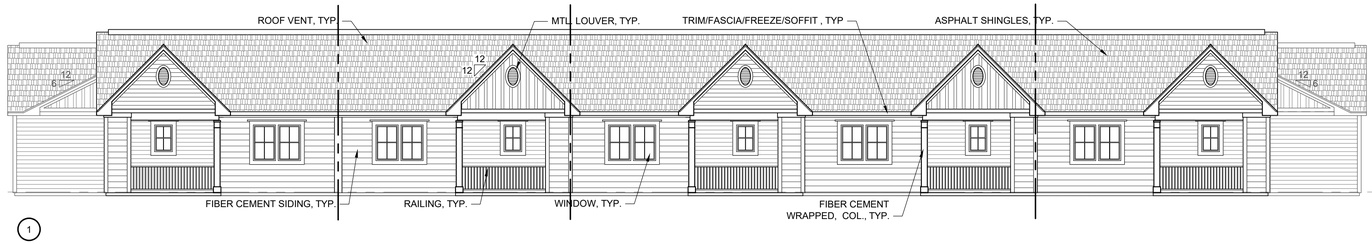

1

BLDG "C" - EXTERIOR ELEVATIONS

0.4

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

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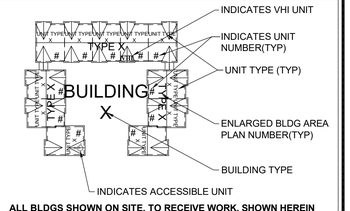
KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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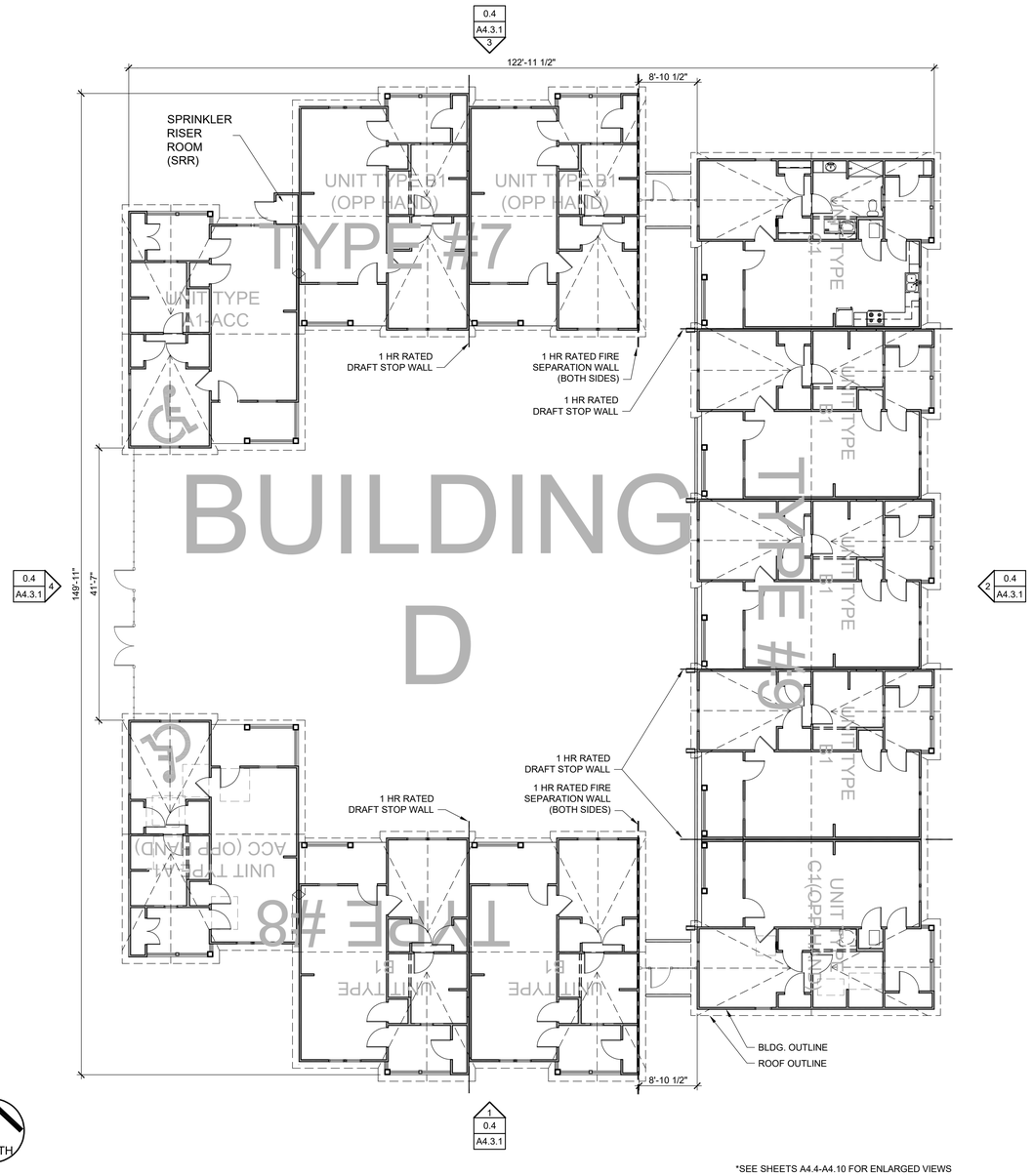
STATE OF LOUISIANA
ROBERT J. COZA
REG. NO. 41045
08/28/25
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.2.1

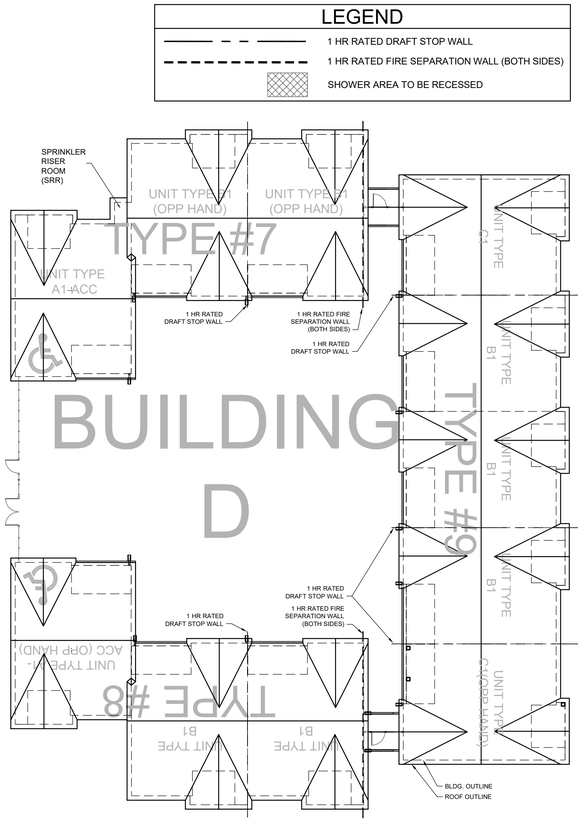


NORTH

*SEE SHEETS A4.4-A4.10 FOR ENLARGED VIEWS

0.4 BUILDING "D" PLAN & SRR LOCATION (N.W. SIDE)

SCALE: 3/32" = 1'-0"



NORTH

0.8 BUILDING "D" ROOF PLAN & SRR LOCATION (N.W. SIDE)

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

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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LEGEND

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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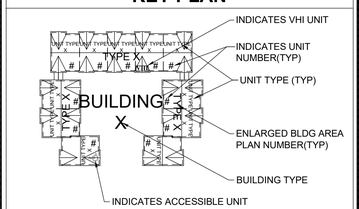
KEY PLAN



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Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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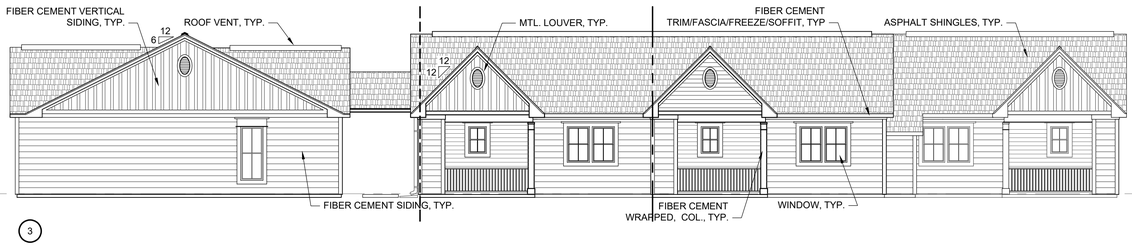
STATE OF LOUISIANA
ROBERT J. SOZA
REG. No. 40048
08/28/25
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET
A4.3

4



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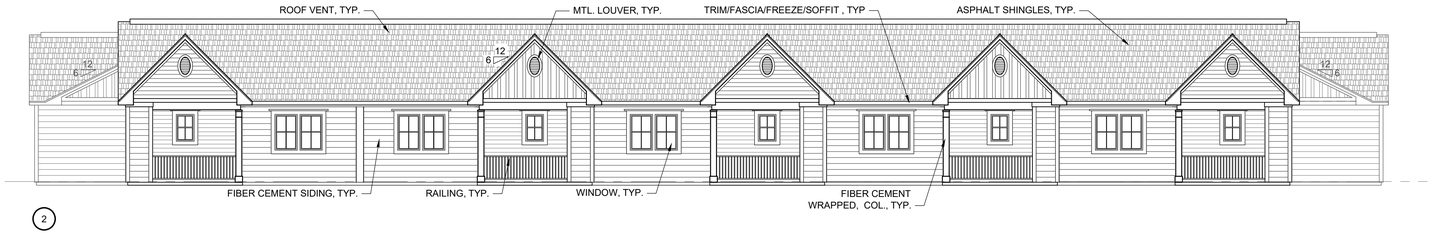

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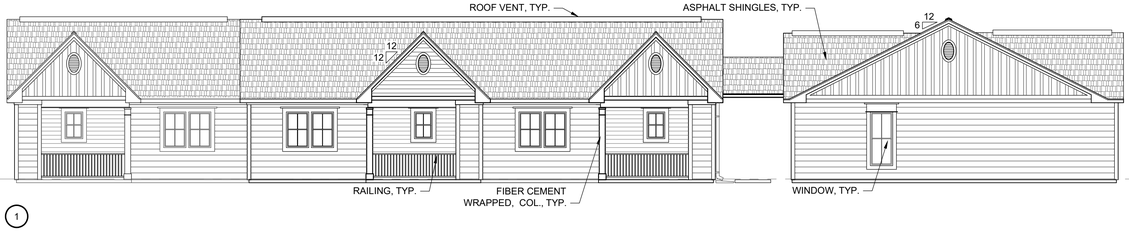

1

BLDG "D" - EXTERIOR ELEVATIONS

0.4

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
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- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
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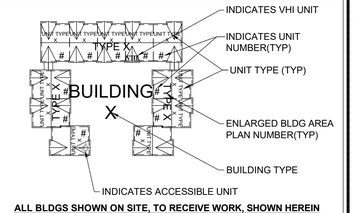
KEY PLAN



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601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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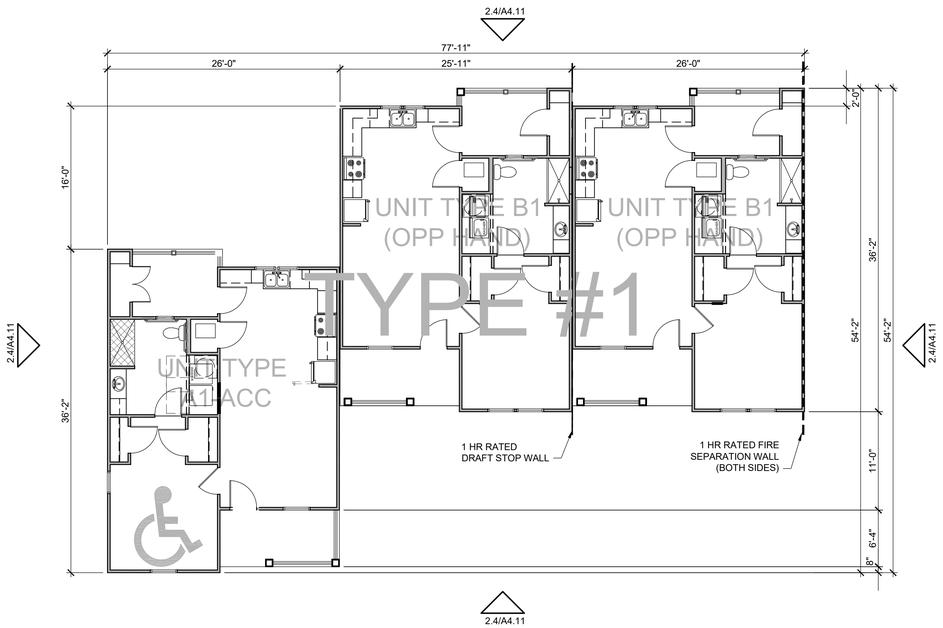
STATE OF LOUISIANA — ROBERT J. COZA — REG. NO. 41067 — 08/28/25 — REGISTERED ARCHITECT

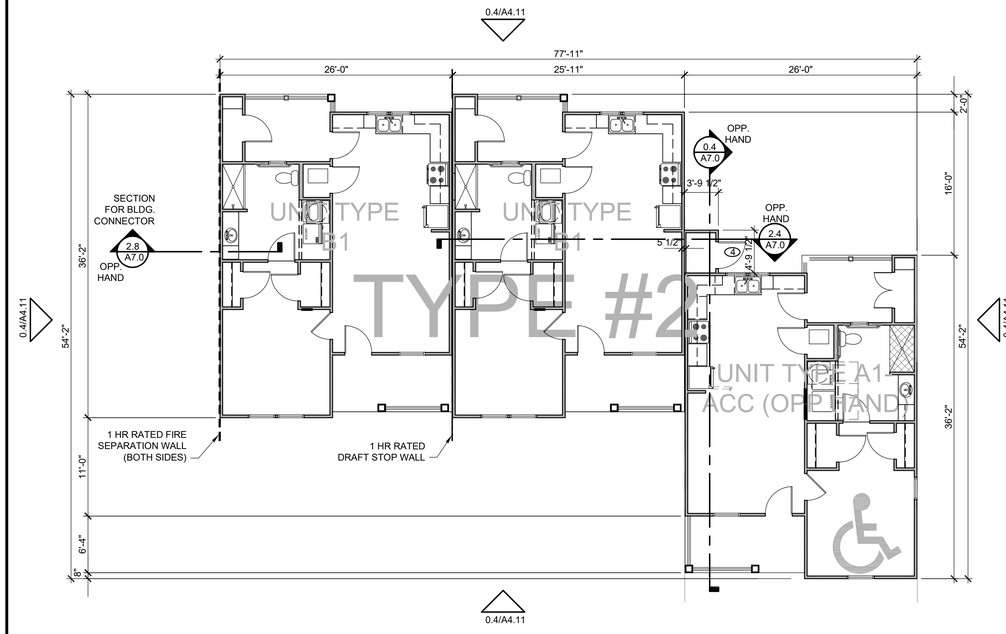
REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.3.1



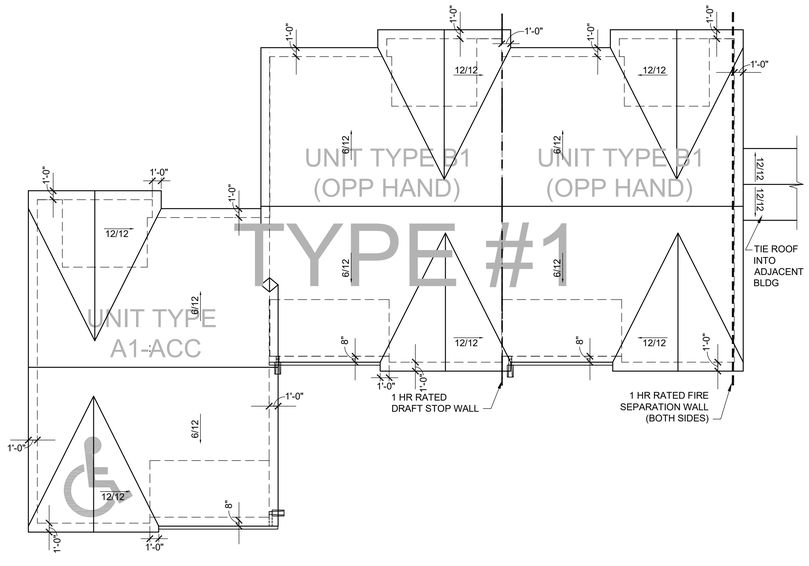
2.4 ENLARGED PLAN - TYPE #1

SCALE: 1/8" = 1'-0"



2.7 ENLARGED PLAN - TYPE #2 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"

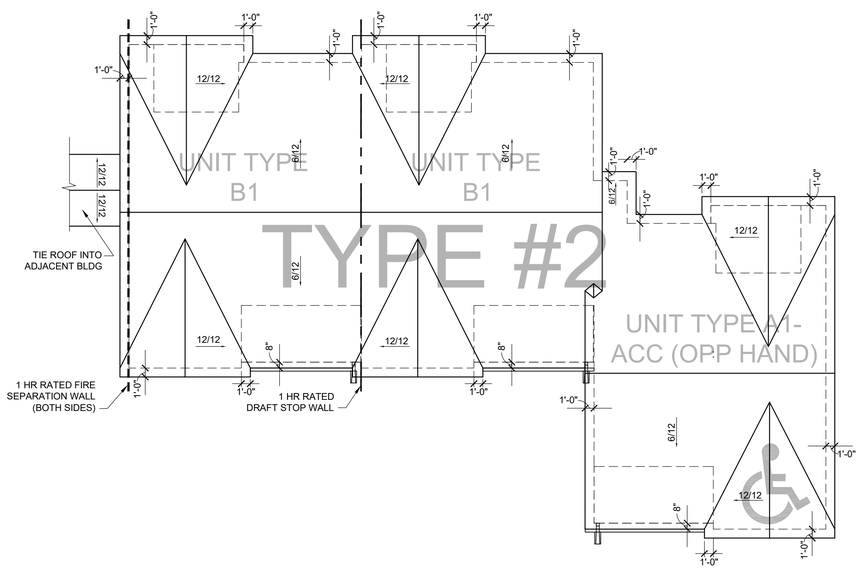


2.4 ENLARGED ROOF PLAN - TYPE #1

SCALE: 1/8" = 1'-0"

LEGEND

- 1 HR RATED DRAFT STOP WALL
- 1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
- SHOWER AREA TO BE RECESSED



2.7 ENLARGE ROOF PLAN - TYPE #2 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
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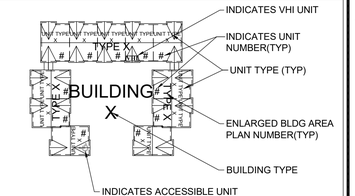
KEY PLAN



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Lake Charles Mid-City Phase II, LP
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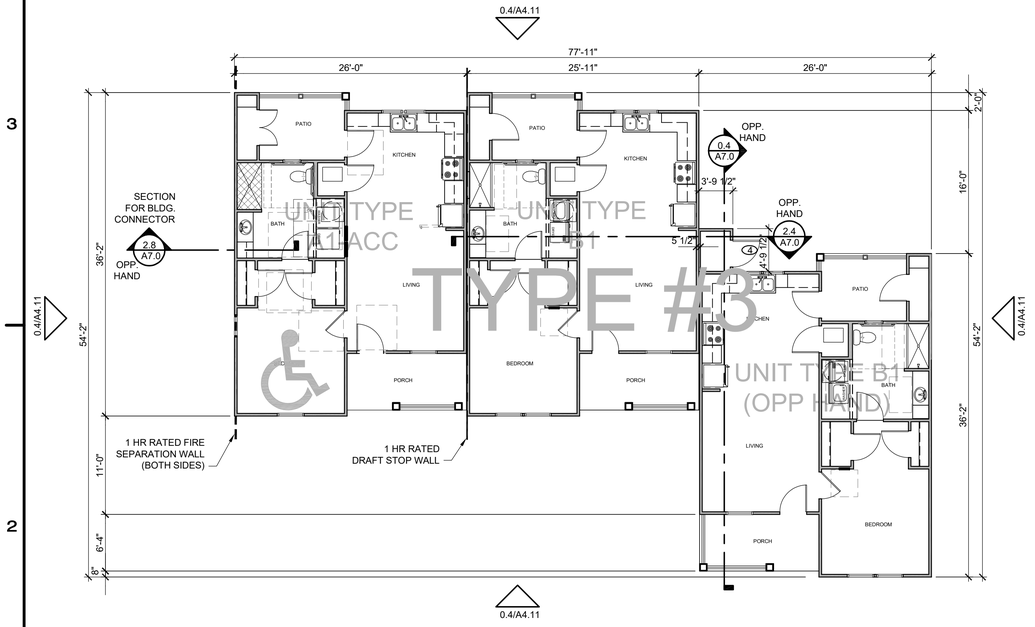
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 4008 — 08/28/2025 — REGISTERED ARCHITECT

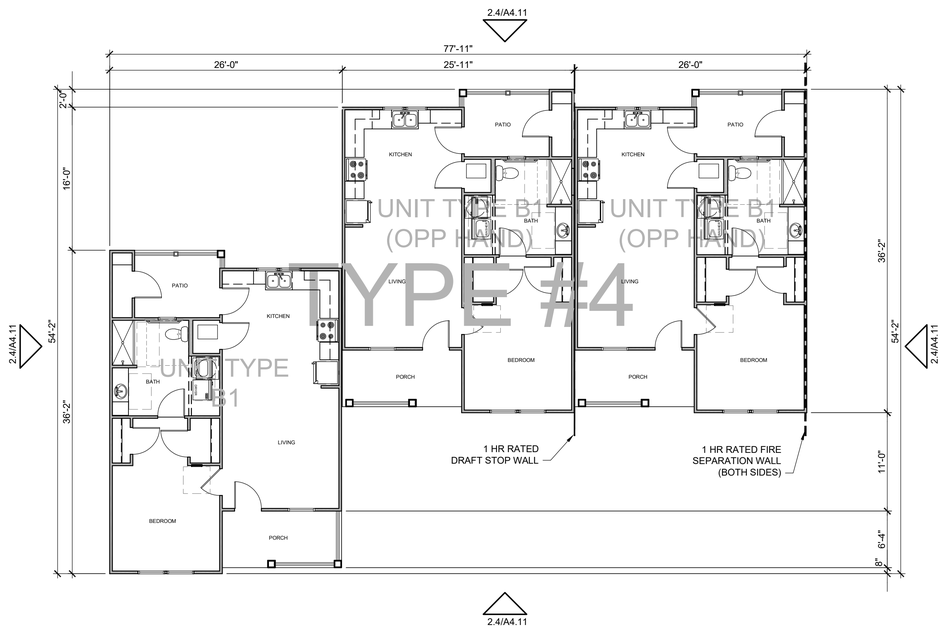
REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.4



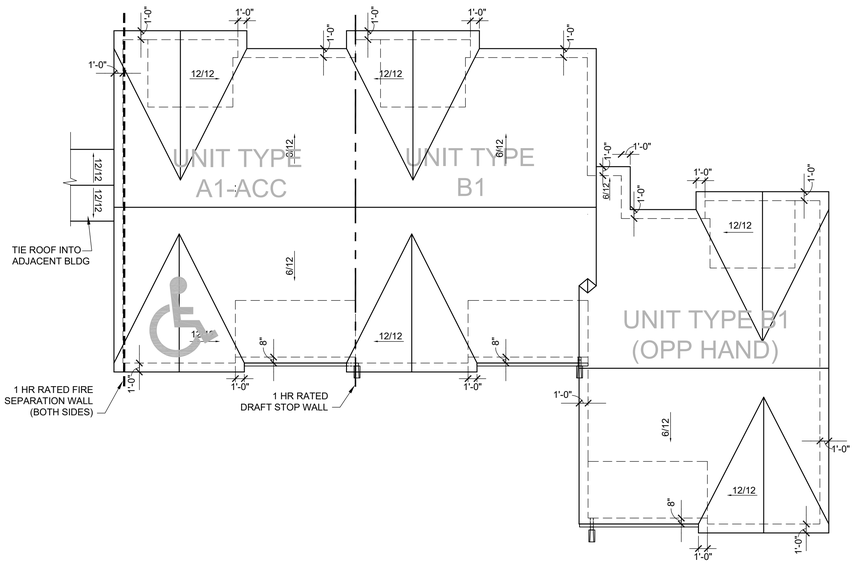
2.4 ENLARGE PLAN - TYPE #3 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"



2.7 ENLARGED PLAN - TYPE #4

SCALE: 1/8" = 1'-0"

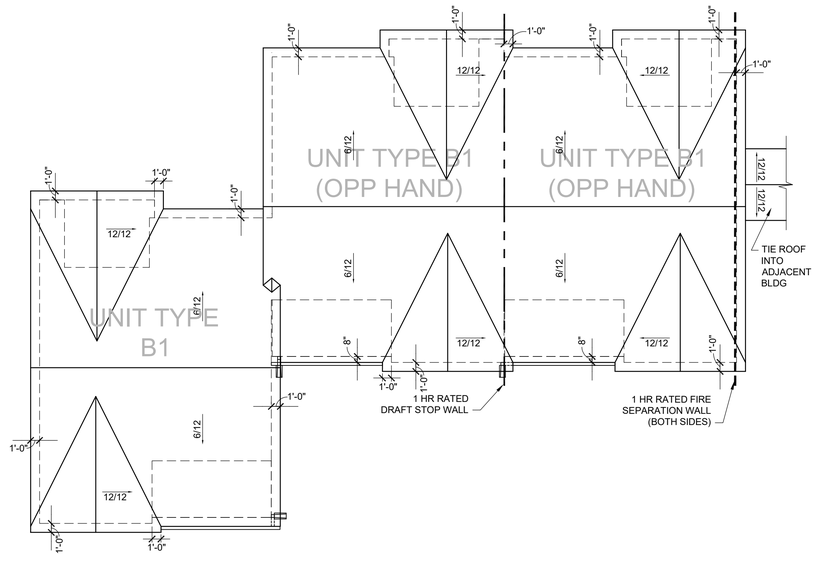


2.4 ENLARGED ROOF PLAN - TYPE #3 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"

LEGEND

———	1 HR RATED DRAFT STOP WALL
- - - -	1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
▨	SHOWER AREA TO BE RECESSED



2.7 ENLARGED ROOF PLAN - TYPE #4

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT BE** ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.00.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

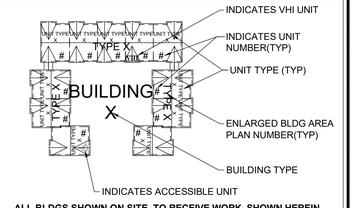
*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*

KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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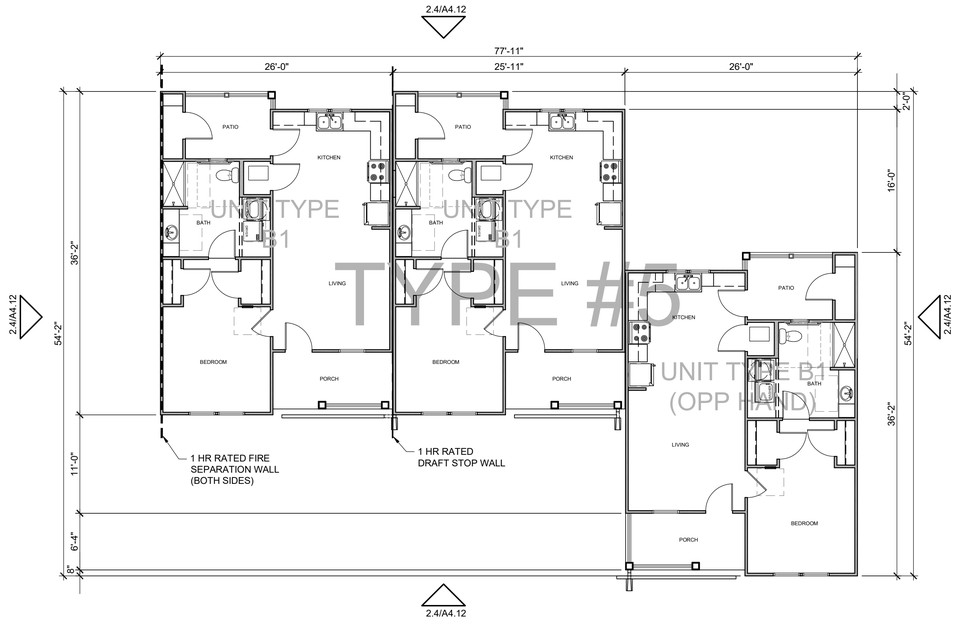
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 4008 — 08/28/2025 — REGISTERED ARCHITECT

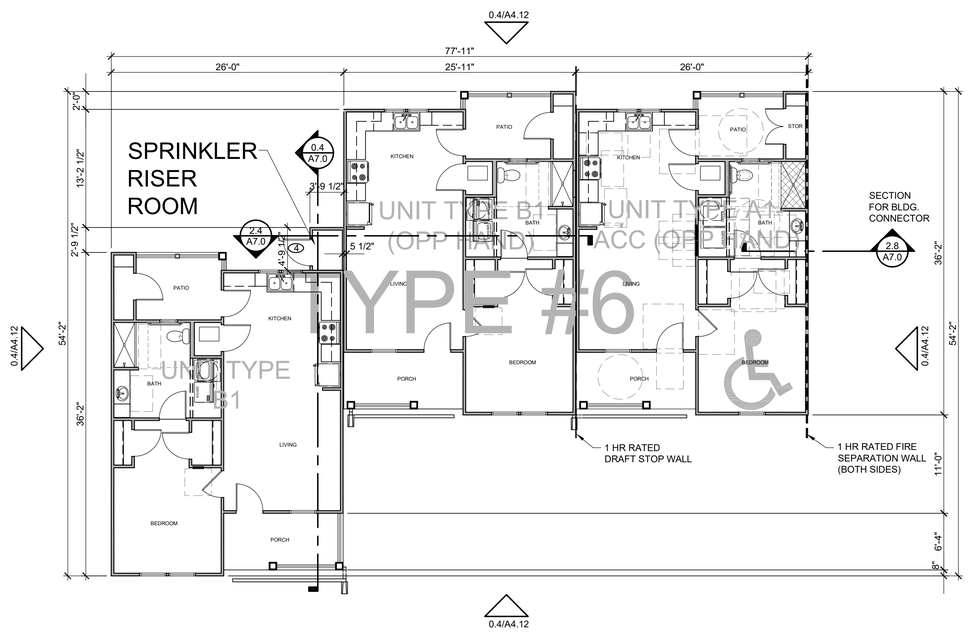
REVISIONS	
NO.	DATE

DATE	08/28/2025
PROJ. NO.	2204
SHEET	A4.5



2.4 ENLARGED PLAN - TYPE #5

SCALE: 1/8" = 1'-0"



2.7 ENLARGED PLAN - TYPE #6 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT BE** ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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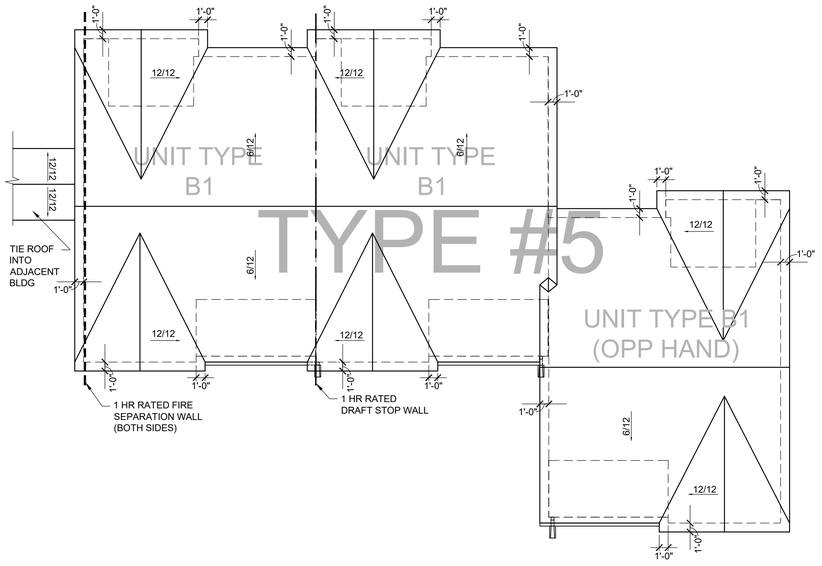
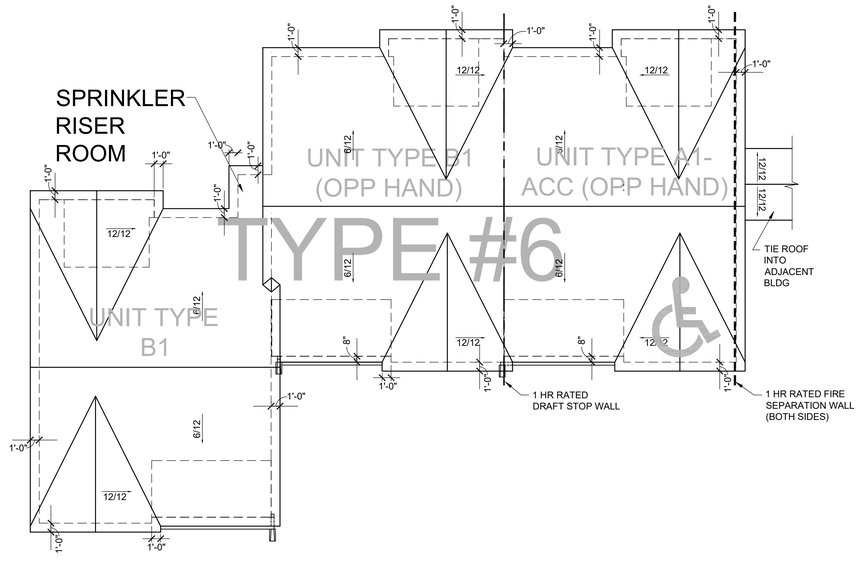


2.4 ENLARGED ROOF PLAN - TYPE #5

SCALE: 1/8" = 1'-0"

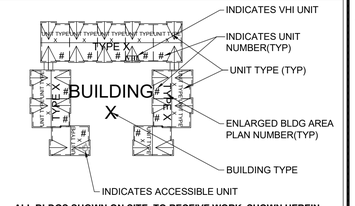
LEGEND	
	1 HR RATED DRAFT STOP WALL
	1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
	SHOWER AREA TO BE RECESSED



2.7 ENLARGED ROOF PLAN - TYPE #6 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"

KEY PLAN



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Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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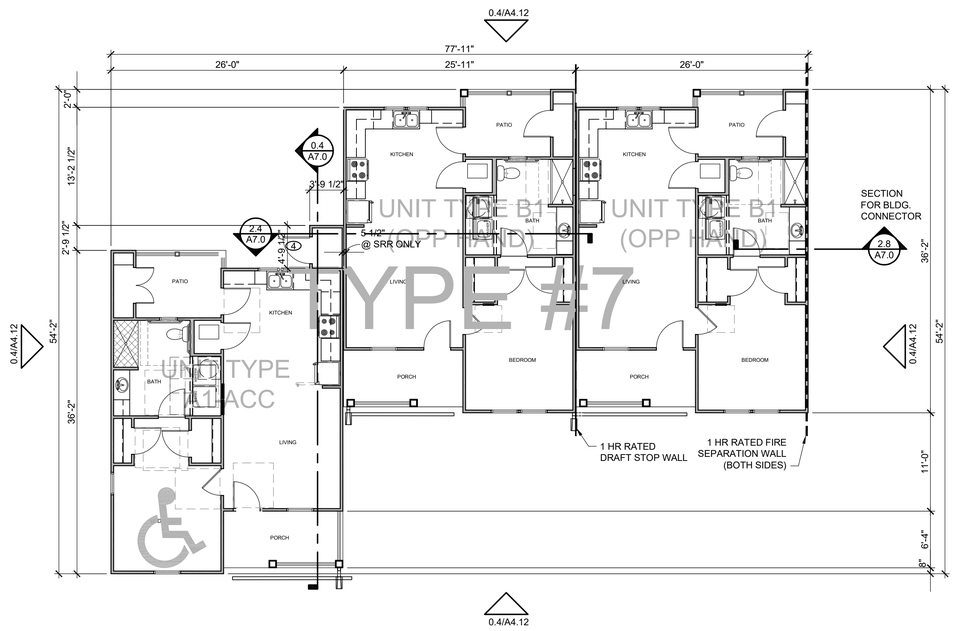
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 4008 — 08/28/2025 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025

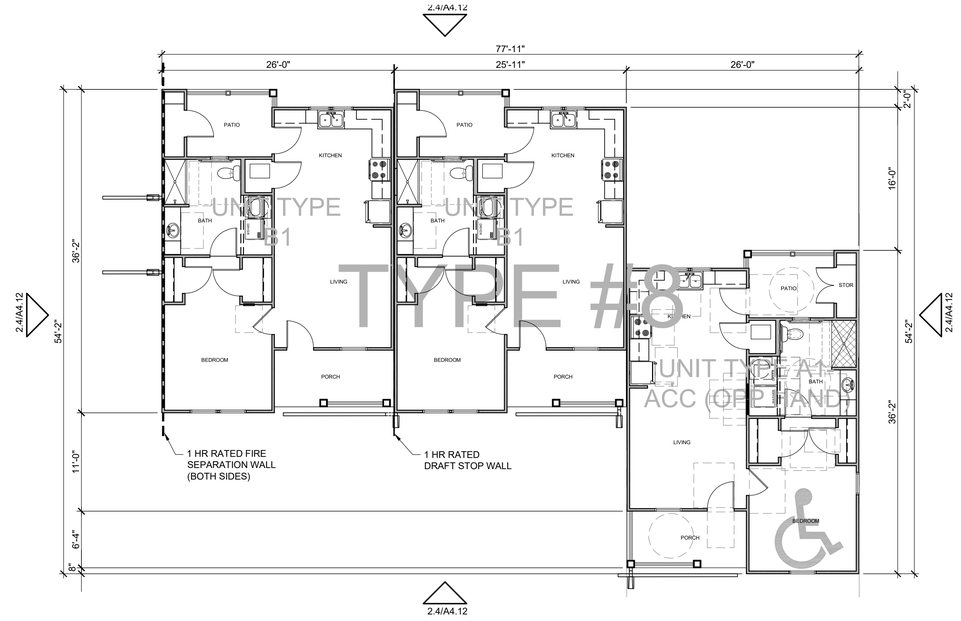
PROJ. NO. 2204

SHEET A4.6



2.4 ENLARGED PLAN - TYPE #7 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"

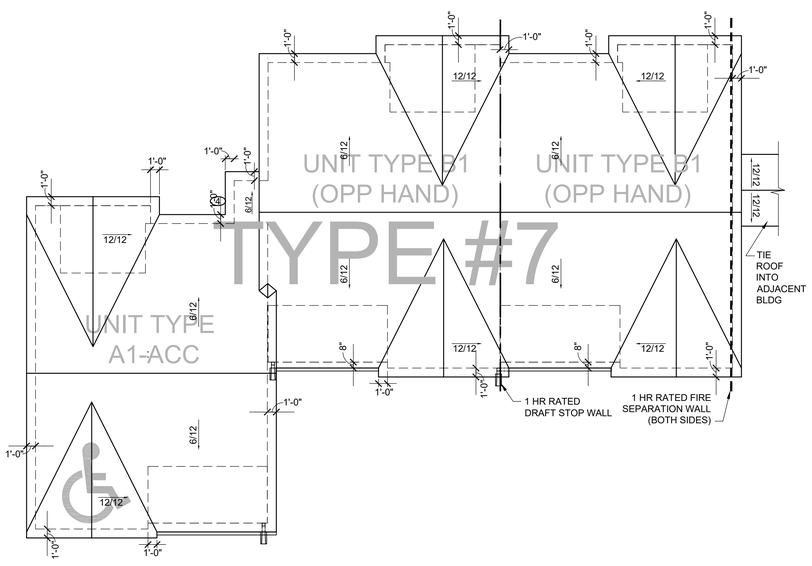


2.7 ENLARGED PLAN - TYPE #8

SCALE: 1/8" = 1'-0"

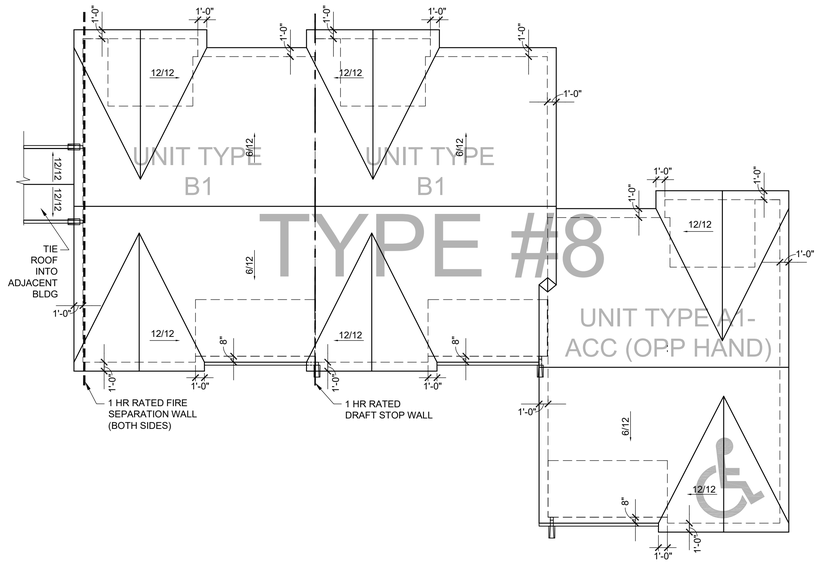
LEGEND

- 1 HR RATED DRAFT STOP WALL
- 1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
- SHOWER AREA TO BE RECESSED



2.4 ENLARGED ROOF PLAN - TYPE #7 - WITH SPRINKLER RISER ROOM (SRR)

SCALE: 1/8" = 1'-0"



2.7 ENLARGED ROOF PLAN - TYPE #8

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
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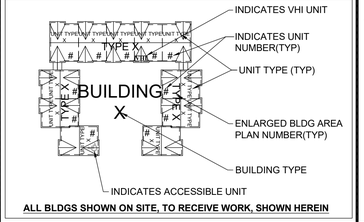
KEY PLAN



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Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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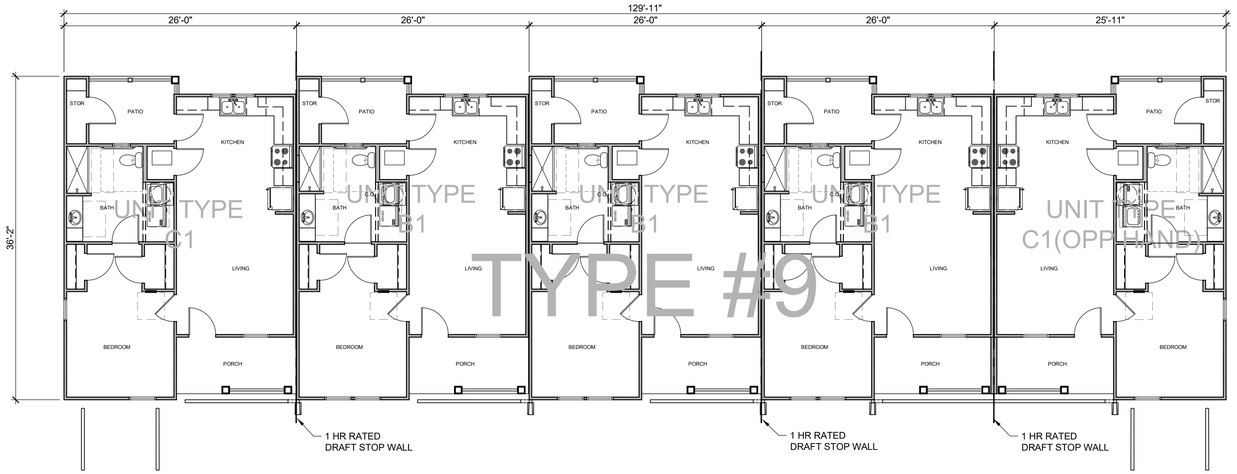
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 40048 — 08/28/25 — REGISTERED ARCHITECT

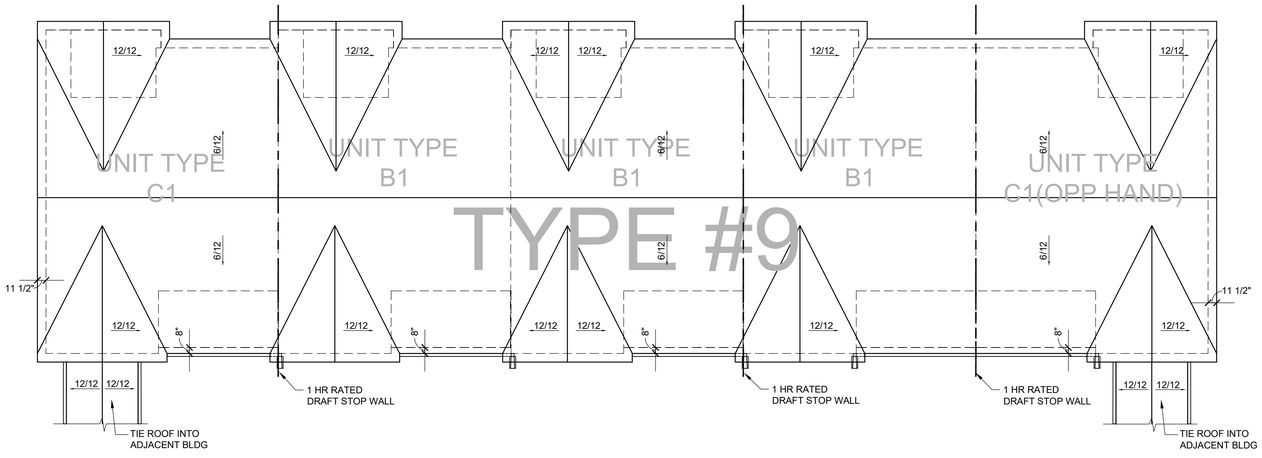
REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.7



2.4 ENLARGED PLAN - TYPE #9

SCALE: 1/8" = 1'-0"



2.4 ENLARGED ROOF PLAN - TYPE #9

SCALE: 1/8" = 1'-0"

LEGEND

— — —	1 HR RATED DRAFT STOP WALL
▬▬▬	1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
▨	SHOWER AREA TO BE RECESSED

GENERAL NOTES

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
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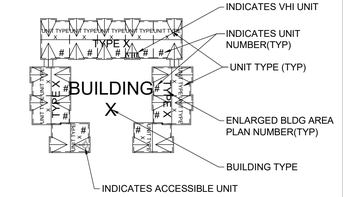

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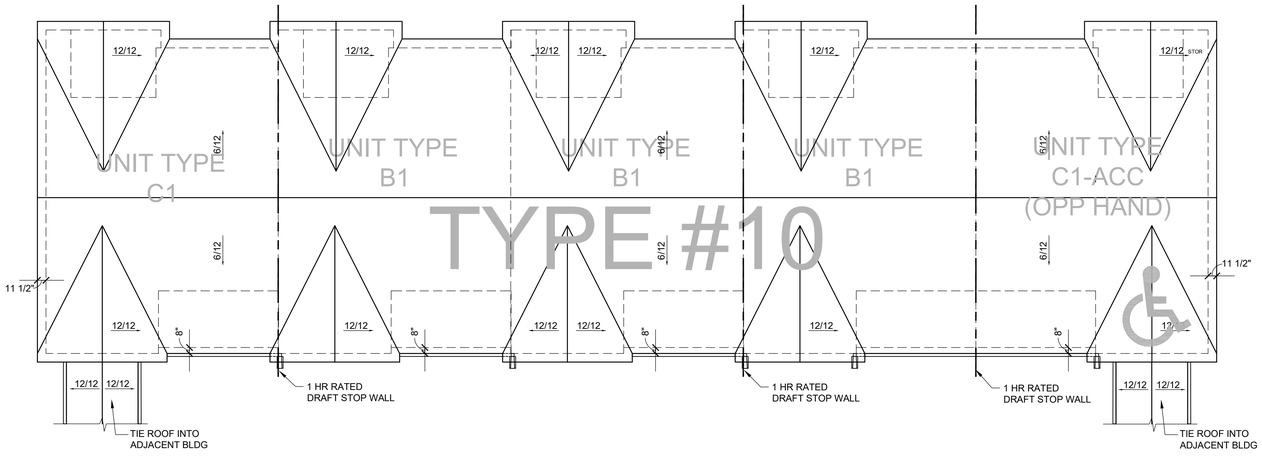
REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.8

2.4 ENLARGED PLAN - TYPE #10

SCALE: 1/8" = 1'-0"

LEGEND	
	1 HR RATED DRAFT STOP WALL
	1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
	SHOWER AREA TO BE RECESSED



2.4 ENLARGED ROOF PLAN - TYPE #10

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT BE** ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.00.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

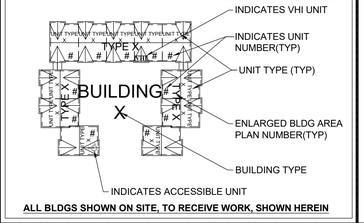
*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*

KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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STATE OF LOUISIANA
ROBERT J. SOZA
REG. No. 40048
08/28/2025
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.9

2.4 ENLARGED PLAN - TYPE #11

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT BE** ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.00.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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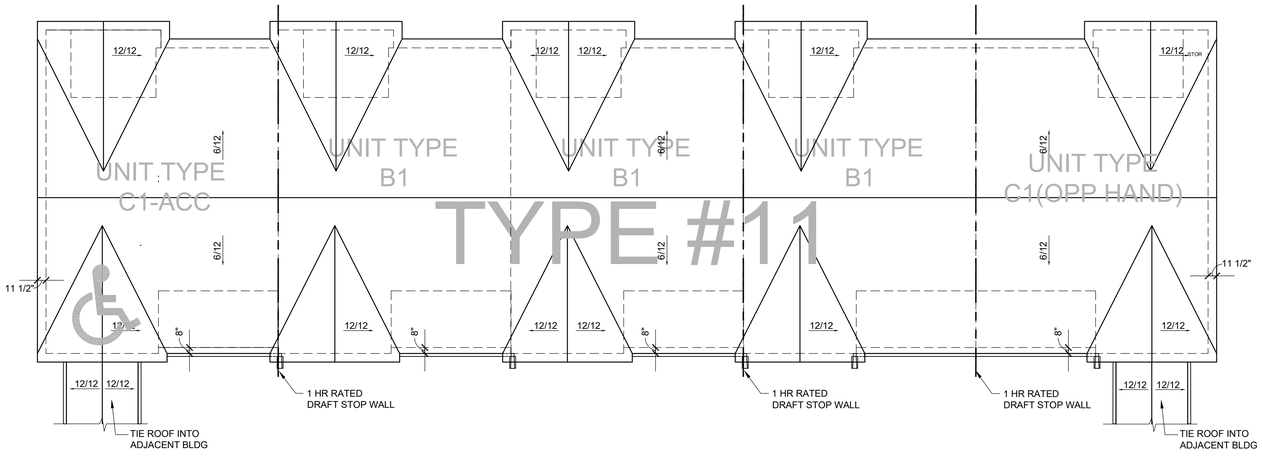
LEGEND

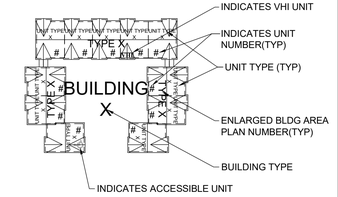
- 1 HR RATED DRAFT STOP WALL
- 1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)
- SHOWER AREA TO BE RECESSED



2.4 ENLARGED ROOF PLAN - TYPE #11

SCALE: 1/8" = 1'-0"

KEY PLAN



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Lake Charles Mid-City Phase II, LP
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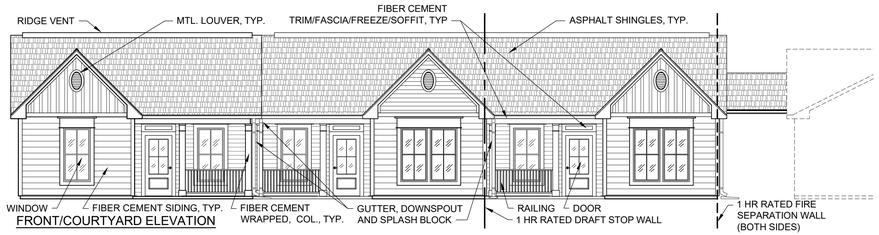
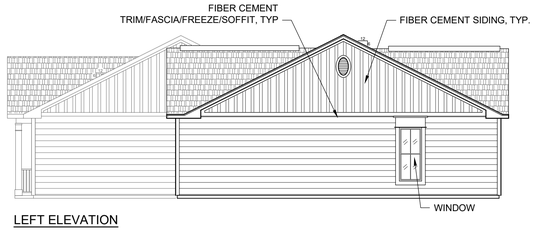
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 34048 — 08/28/2025 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

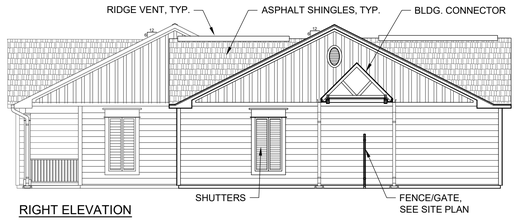
DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.10



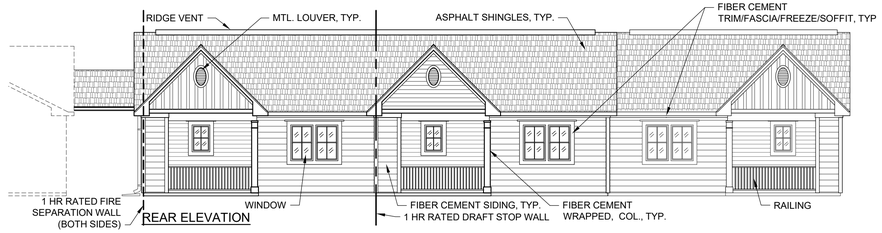
FRONT/COURTYARD ELEVATION



LEFT ELEVATION



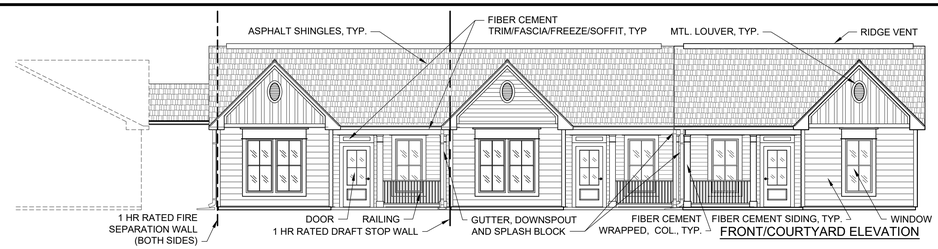
RIGHT ELEVATION



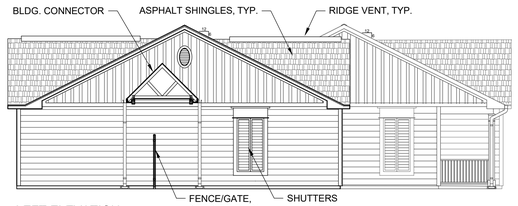
REAR ELEVATION

2.4 EXTERIOR ELEVATIONS - ENLARGED TYPES #1 AND #4

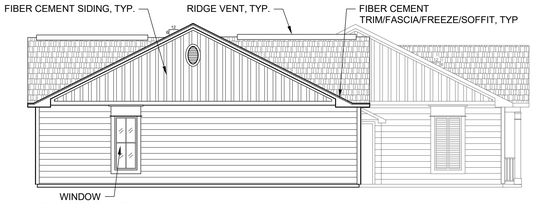
SCALE: 1/8" = 1'-0"



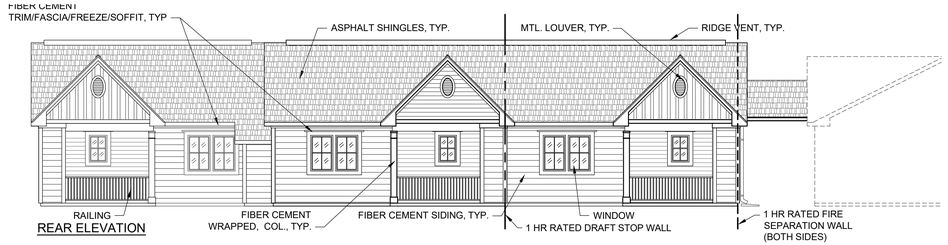
FRONT/COURTYARD ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

0.4 EXTERIOR ELEVATIONS - ENLARGED TYPES #2 AND #3

SCALE: 1/8" = 1'-0"

LEGEND

1 HR RATED DRAFT STOP WALL

1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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LEGEND

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

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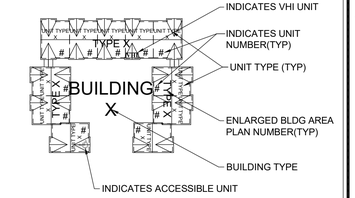
KEY PLAN



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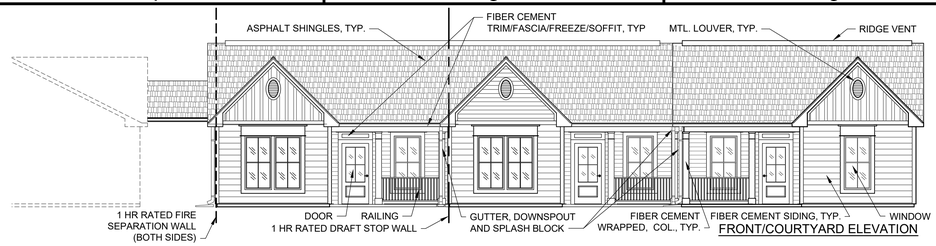
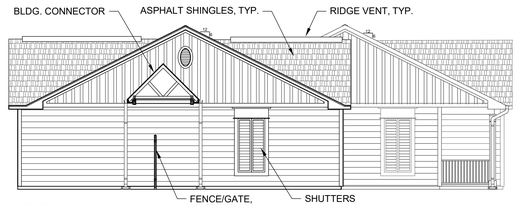
STATE OF LOUISIANA
ROBERT J. MOZA
REG. No. 36
08/28/25
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

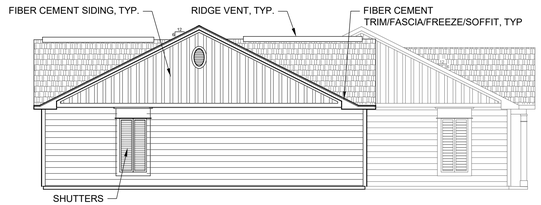
DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.11



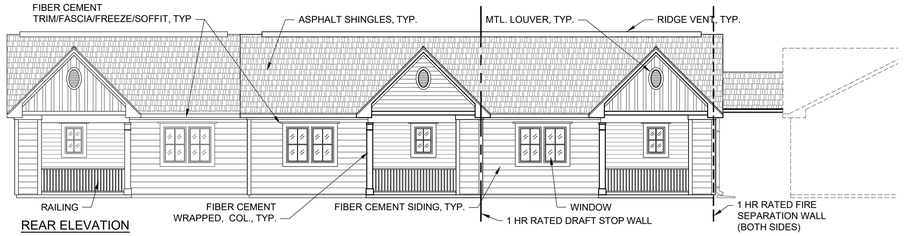
FRONT/COURTYARD ELEVATION



LEFT ELEVATION



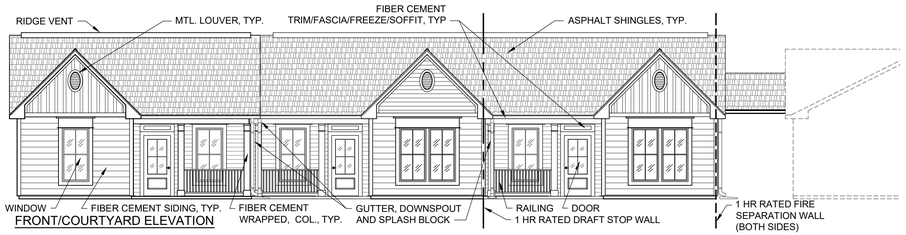
RIGHT SIDE ELEVATION



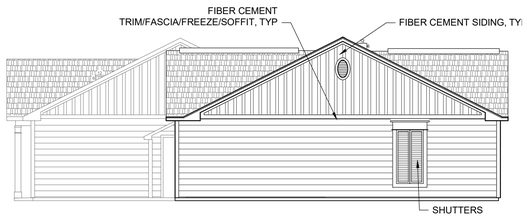
REAR ELEVATION

2.4 EXTERIOR ELEVATIONS - ENLARGED TYPES #5 AND #8

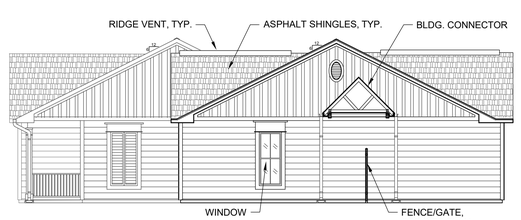
SCALE: 1/8" = 1'-0"



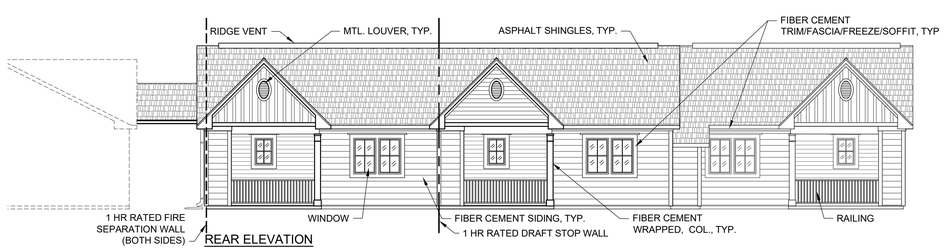
FRONT/COURTYARD ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

0.4 EXTERIOR ELEVATIONS - ENLARGED TYPES #6 AND #7

SCALE: 1/8" = 1'-0"

LEGEND

——— - - ———	1 HR RATED DRAFT STOP WALL
- - - - - - - - - -	1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
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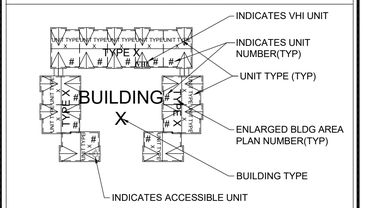

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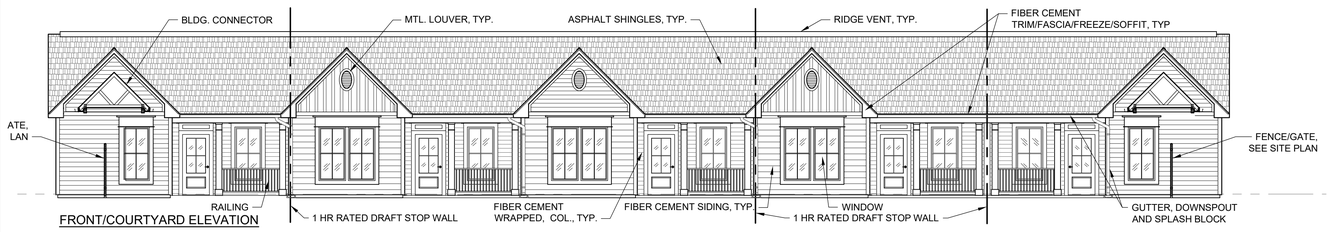
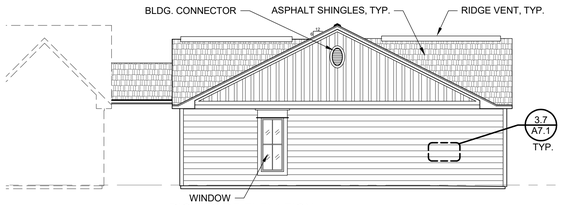
STATE OF LOUISIANA — ROBERT A. SOZA — REG. No. 34824 — REGISTERED ARCHITECT — 08/28/25

REVISIONS	
NO.	DATE

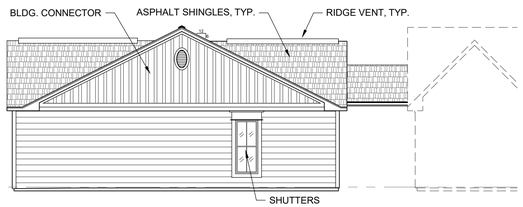
DATE 08/28/2025
PROJ. NO. 2204
SHEET A4.12



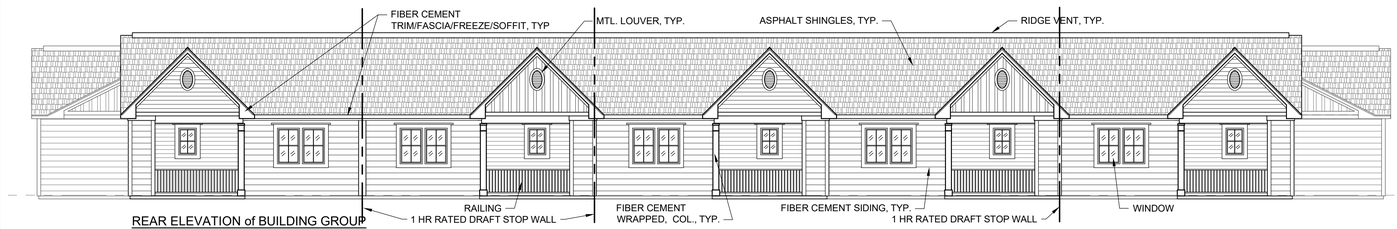
FRONT/COURTYARD ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION of BUILDING GROUP

0.4 EXTERIOR ELEVATIONS - ENLARGED TYPES #9, #10 AND #11

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

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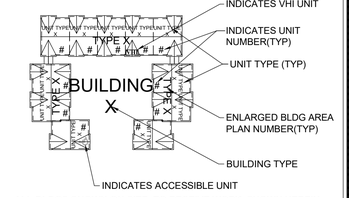
KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 4008 — 08/28/25 — REGISTERED ARCHITECT

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NO.	DATE

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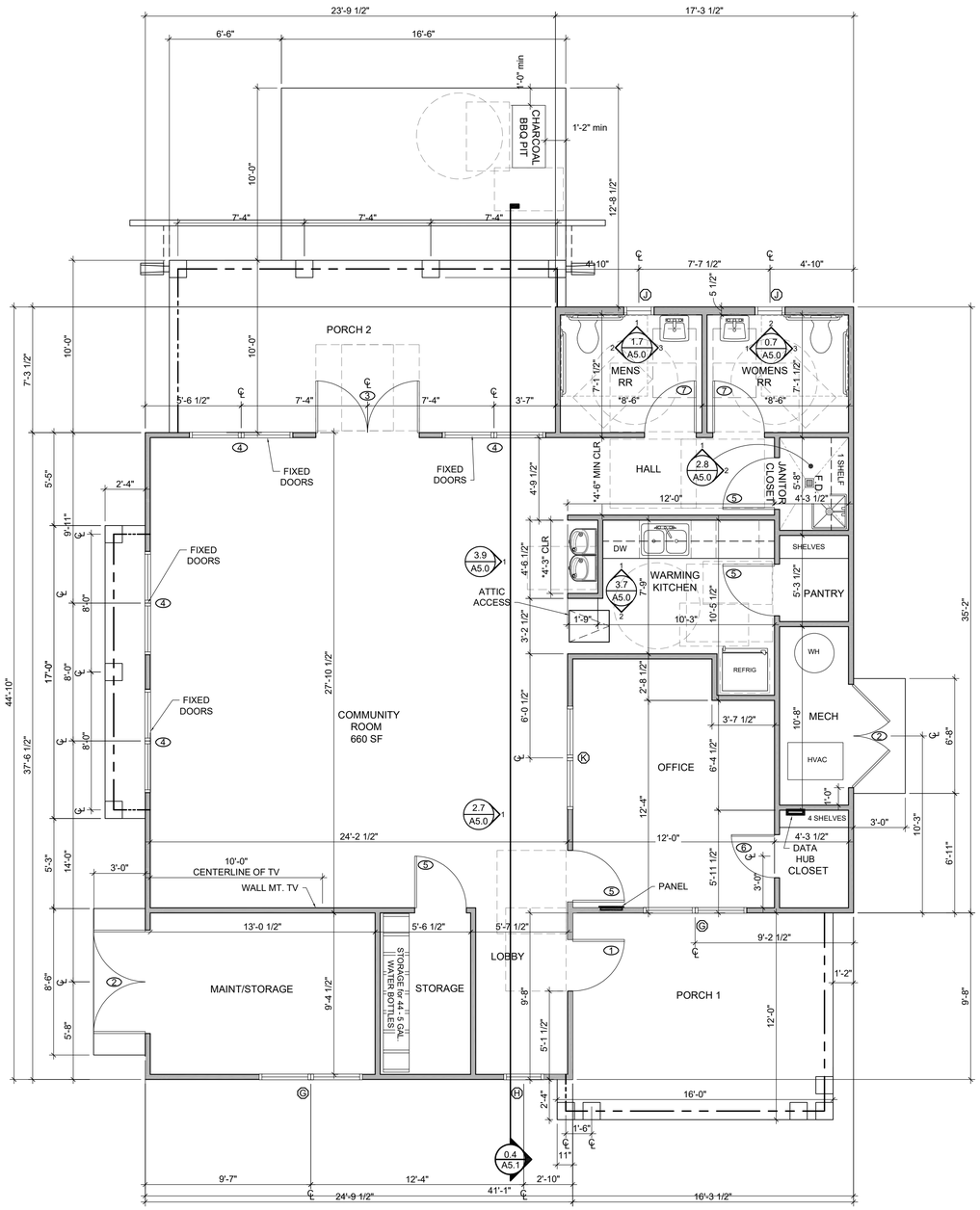
PROJ. NO. 2204

SHEET A4.13

LEGEND

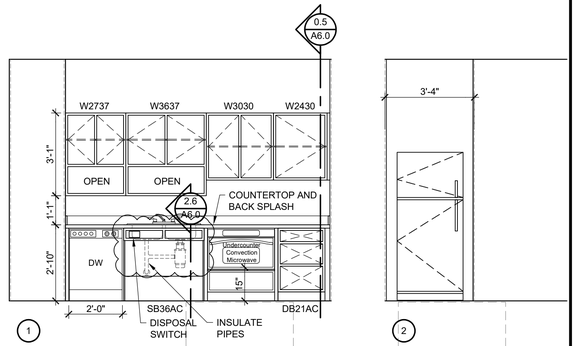
1 HR RATED DRAFT STOP WALL

1 HR RATED FIRE SEPARATION WALL (BOTH SIDES)



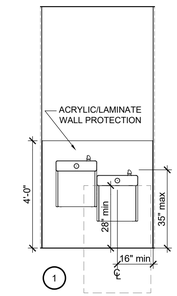
0.4 FLOOR PLAN - OFFICE/SENIOR CENTER

SCALE: 1/4" = 1'-0"



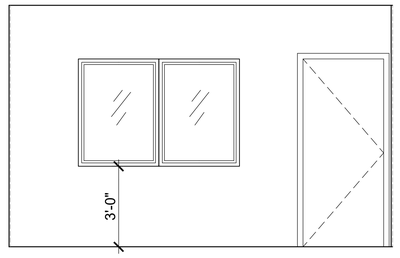
3.7 INTERIOR ELEVATIONS - SENIOR CENTER KITCHEN

SCALE: 3/8" = 1'-0"



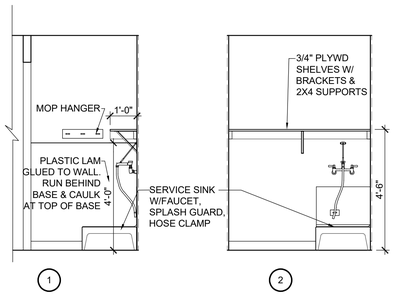
3.9 INT ELEV - WATER FOUNTAINS

SCALE: 3/8" = 1'-0"



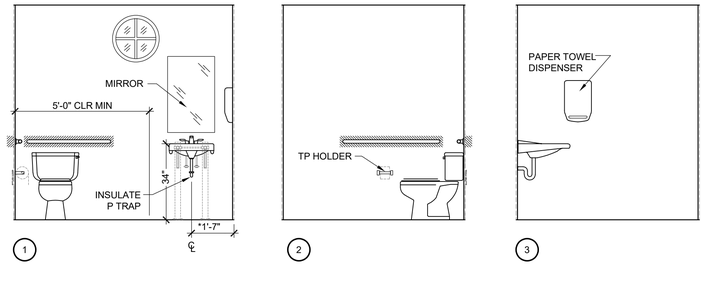
2.7 INT ELEV - OFFICE WINDOW

SCALE: 3/8" = 1'-0"



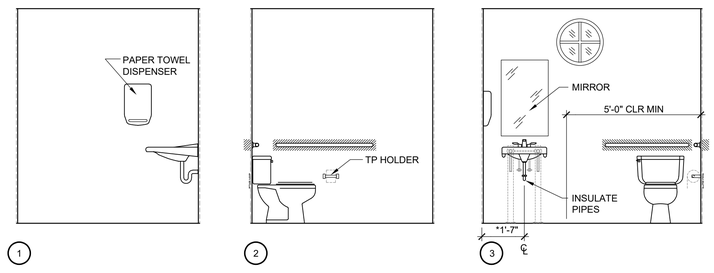
2.8 INT ELEV - JANITOR CLOSET

SCALE: 3/8" = 1'-0"



1.7 INTERIOR ELEVATIONS - MENS RESTROOM

SCALE: 3/8" = 1'-0"



0.7 INTERIOR ELEVATIONS - WOMENS RESTROOM

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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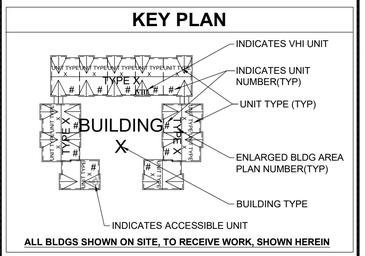
KEY PLAN



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601, 611, 621, 631, 641 BROWNSVILLE DRIVE
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OCD# LHC Prime-3 2024-60

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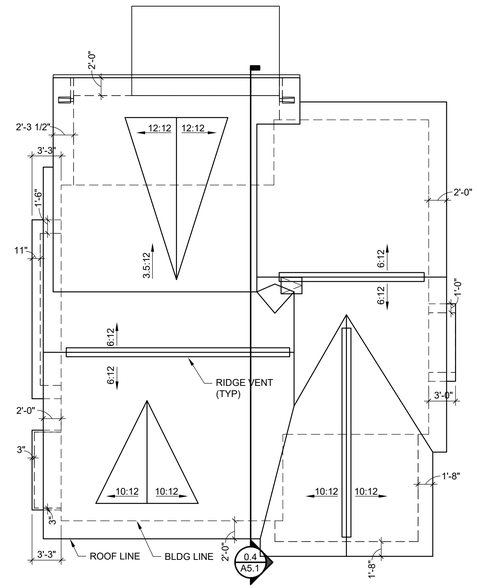
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 4854 — REGISTERED ARCHITECT — 08/28/2025

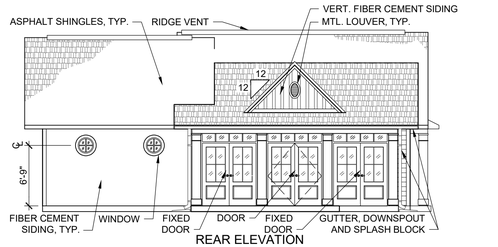
REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A5.0

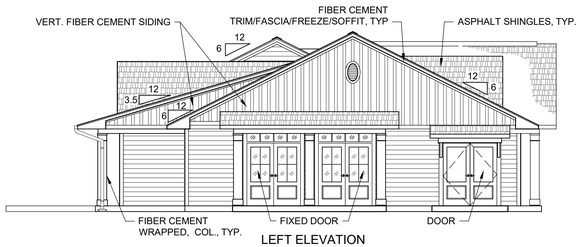


2.4 ROOF PLAN - OFFICE/SENIOR CENTER

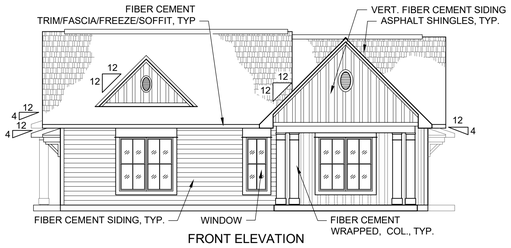
SCALE: 1/8" = 1'-0"



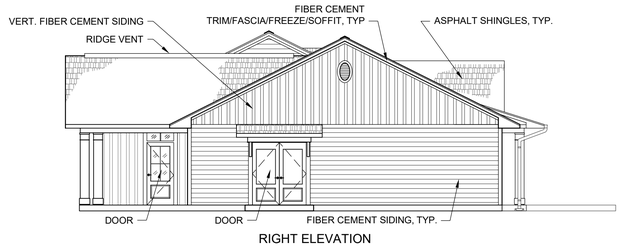
REAR ELEVATION



LEFT ELEVATION



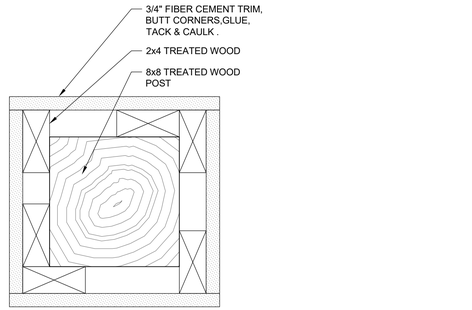
FRONT ELEVATION



RIGHT ELEVATION

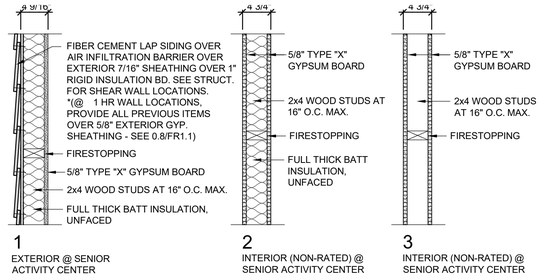
2.6 EXTERIOR ELEVATIONS -OFFICE/SENIOR CENTER

SCALE: 1/8" = 1'-0"



1.4 ENLARGED COLUMN PLAN - OFFICE/SENIOR CENTER

SCALE: 3" = 1'-0"



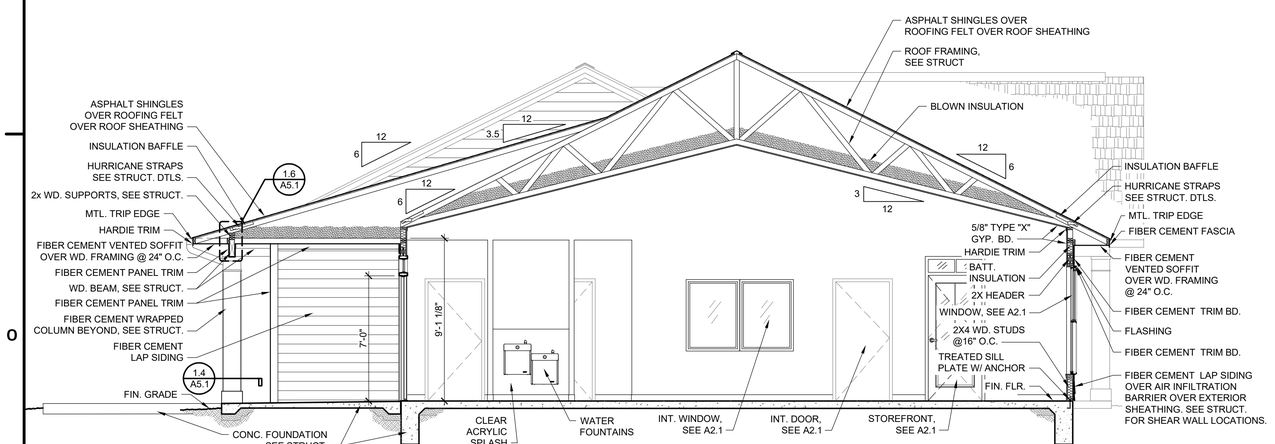
1 EXTERIOR @ SENIOR ACTIVITY CENTER

2 INTERIOR (NON-RATED) @ SENIOR ACTIVITY CENTER

3 INTERIOR (NON-RATED) @ SENIOR ACTIVITY CENTER

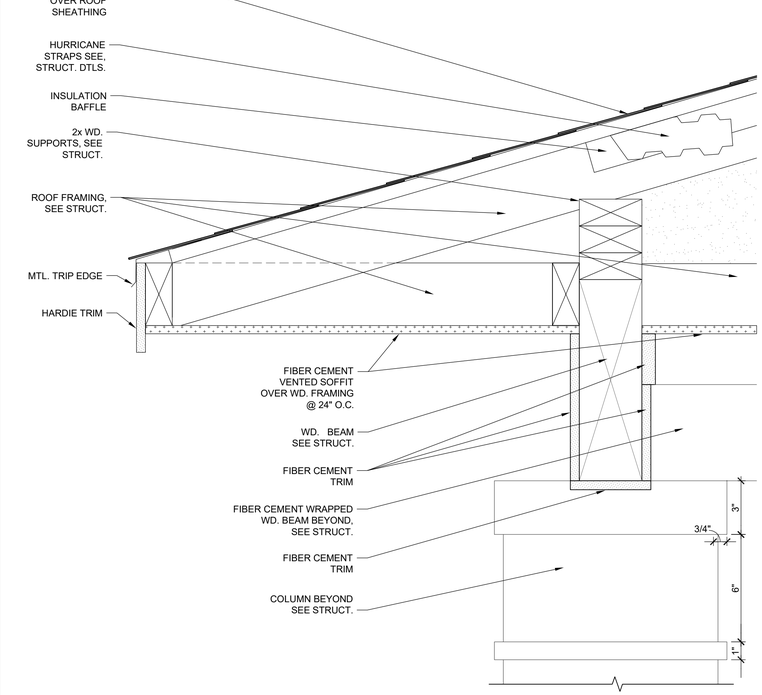
1.6 WALL TYPES - OFFICE/SENIOR CENTER

SCALE: 1" = 1'-0"



0.4 BLDG. SECTION - OFFICE/SENIOR CENTER

SCALE: 1/4" = 1'-0"



0.7 DETAIL - OFFICE/SENIOR CENTER

SCALE: 1" = 1'-0"

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
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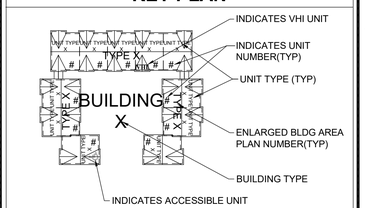
KEY PLAN



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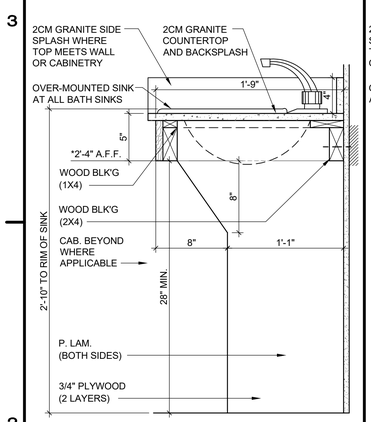
STATE OF LOUISIANA — ROBERT F. SOZA — REG. No. 14064 — REGISTERED ARCHITECT — 08/28/25

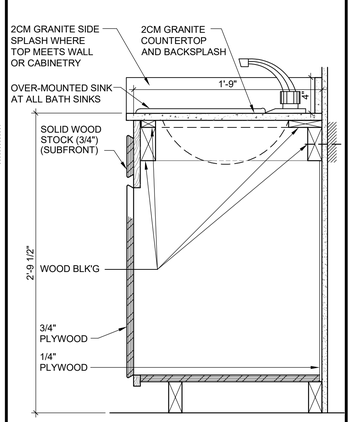
REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A5.1



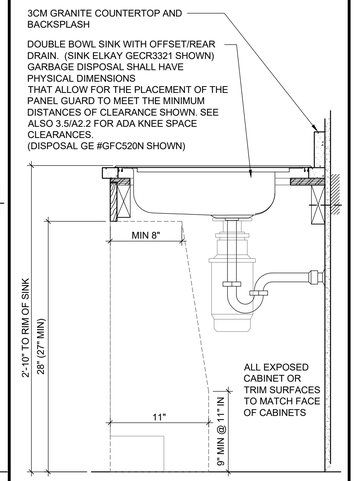
2.4 LAV. @ ACC. UNIT SECTION

SCALE: 1 1/2" = 1'-0"



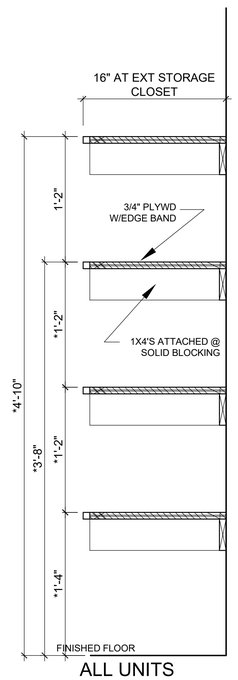
2.5 LAV. @ STD. UNIT SECTION

SCALE: 1 1/2" = 1'-0"



2.6 KIT. SINK @ ACC. UNIT SECTION

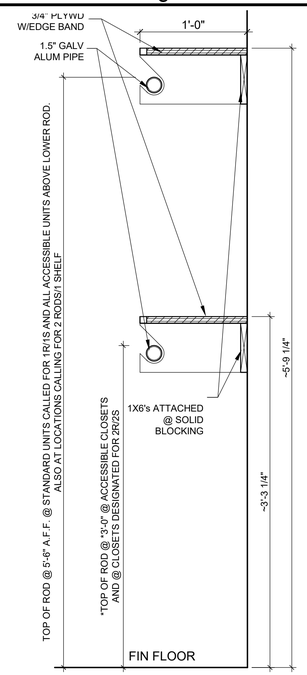
SCALE: 1 1/2" = 1'-0"



ALL UNITS

2.8 SHELVES AT EXT CLOSET

SCALE: 1 1/2" = 1'-0"

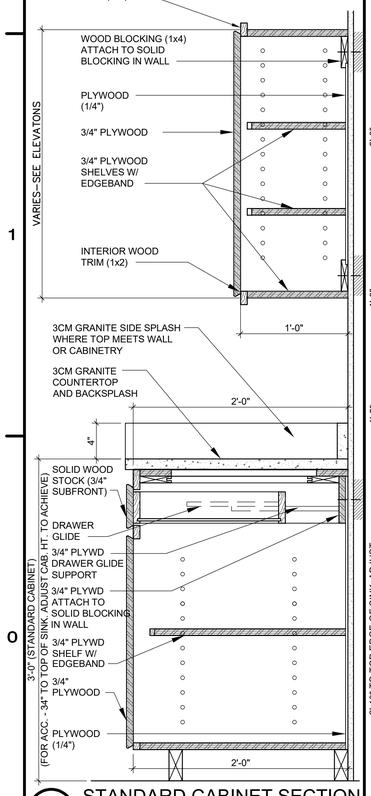


2.9 ROD/SHELF DETAILS

SCALE: 1 1/2" = 1'-0" (NOTE 8)

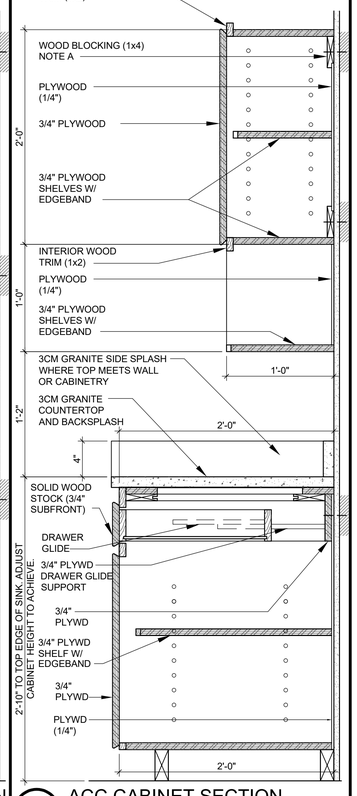
GENERAL MILLWORK NOTES

1. SOME BLOCKING NOT SHOWN FOR CLARITY. SEE SHEET A2.0 FOR BLOCKING AT ACCESSIBLE FIXTURES. PROVIDE BLOCKING AT ALL GRAB BARS, TOWEL BARS, CABINETS, SHELVING, ETC., WHETHER INDICATED OR NOT.
2. PROVIDE FILLER STRIPS AS NEEDED AT CABINETS, WHETHER INDICATED OR NOT.
3. PROVIDE SIDE SPLASH OF MATCHING CABINET MATERIAL, AT CABINET SIDE WALLS. (GYP WALLS OR CABINET)
4. PROVIDE METAL BACK SPLASH AT ALL RANGES.
5. FIELD VERIFY CABINET LAYOUT DIMENSIONS WITHIN EXISTING CONDITIONS & NEW CONDITIONS. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
6. USE FINISHED ENDS AT EXPOSED CABINETS, THIS INCLUDES OPEN SPACES UNDER COUNTER TOPS, KNEE SPACES, ETC.
7. **SHELVING NOTES** (2 OPTIONS/CONTRACTOR'S CHOICE)
   a. MDF IS ACCEPTABLE IN CLOSETS(NOT CABINETS), IF SANDED BETWEEN COATS OF PAINT AND FRONT EDGE ROUNDED. ROUGH TEXTURE WILL NOT BE ACCEPTED.
   b. COATED WIRE SHELVING IS ACCEPTABLE, BUT MUST HAVE DOUBLE THE AMOUNT OF SHELF SUPPORTS.
   c. ALL SUPPORTS SHALL BE NAILED INTO ALL STUDS AVAILABLE ON CLOSET WALL.
   d. PLASTIC ROD HOLDERS NOT ALLOWED. NOTCHED WOOD PREFERRED. IF METAL HOLDERS USED, MUST BE SECURED TO BLOCKING WITH 2" SCREWS.
   e. PROVIDE MID ROD SUPPORTS MAX 3' SPACING.
8. **ACCESSIBLE UNITS**, INSTALL ONE ROD/SHELF AT LOWER HEIGHT AND A SECOND ROD/SHELF AT HIGHER HEIGHT IN ALL ROD/SHELF CLOSETS. AT 3'-0" ROD/SHELF, **SCREW** SHELF IN PLACE FOR FUTURE EASY REMOVAL OF SHELF.
   STANDARD UNITS WHERE 1R/1S CALLED FOR, PROVIDE AT 5'-6" HEIGHT. IF 2R/2S CALLED FOR, SHALL HAVE ONE ROD/ONE SHELF INSTALLED AT 5'-6" HEIGHT, AND AT CLOSETS THAT CALL FOR 2R/2S, INSTALL TO MATCH ACCESSIBLE UNITS W/SCREW IN LOWER SHELF.



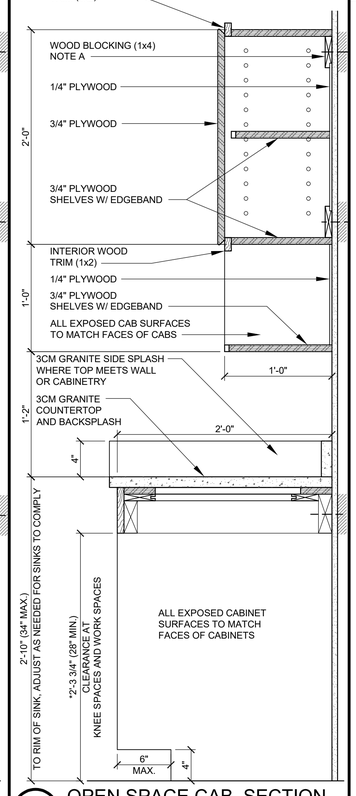
0.4 STANDARD CABINET SECTION

SCALE: 1 1/2" = 1'-0"



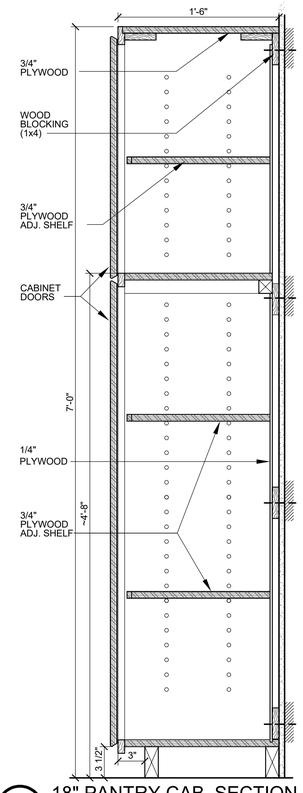
0.5 ACC CABINET SECTION

SCALE: 1 1/2" = 1'-0"



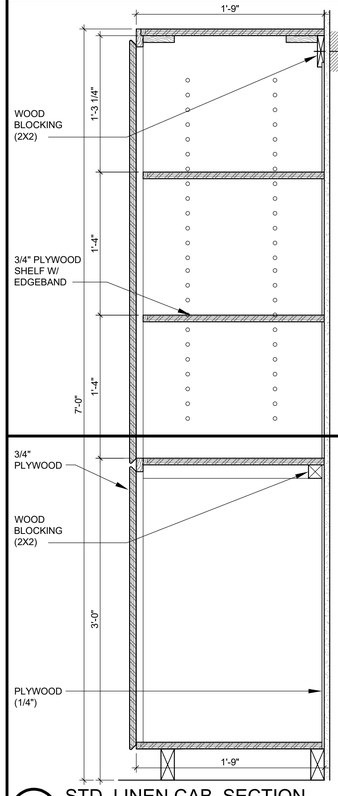
0.6 OPEN SPACE CAB. SECTION

SCALE: 1 1/2" = 1'-0"



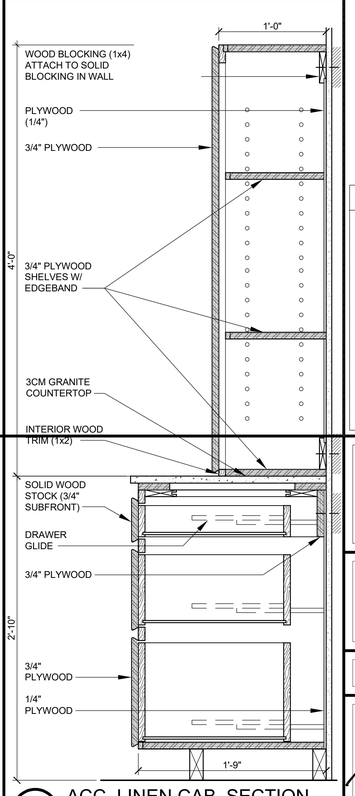
0.7 18" PANTRY CAB. SECTION

SCALE: 1 1/2" = 1'-0"



0.8 STD. LINEN CAB. SECTION

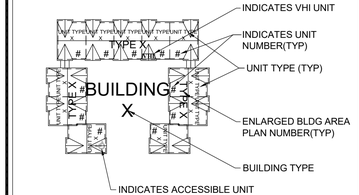
SCALE: 1 1/2" = 1'-0"



0.9 ACC. LINEN CAB. SECTION

SCALE: 1 1/2" = 1'-0"

KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 4008 — 08/28/25 — REGISTERED ARCHITECT

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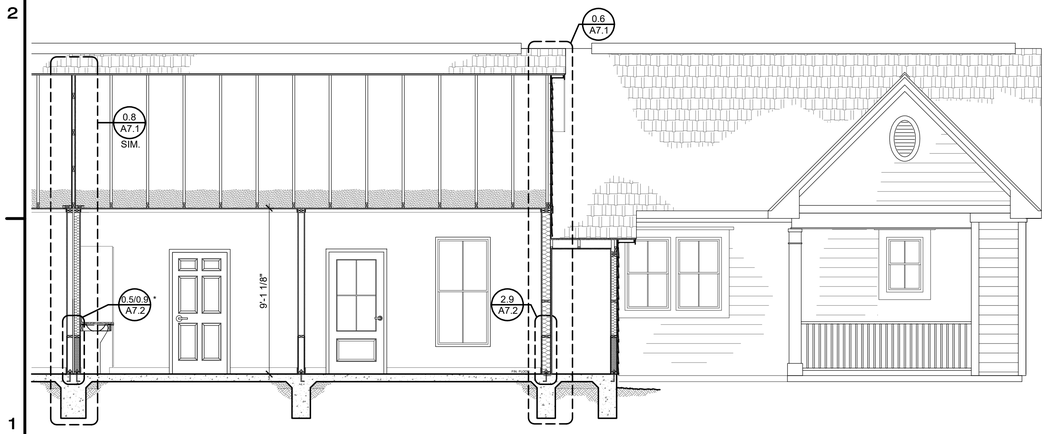
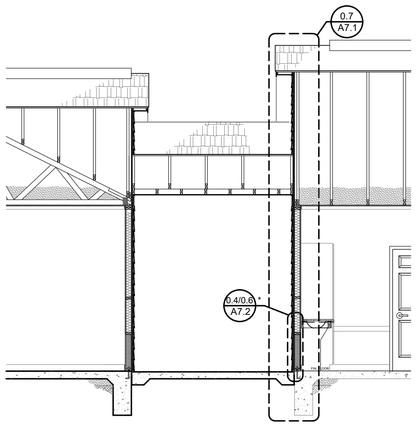
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET A6.0



2.4 PARTIAL BLDG SECTION - CROSS SECTION AT S.R.R. THRU BLDG TYPE #2, #3, #6 and #7

SCALE: 1/4" = 1'-0"

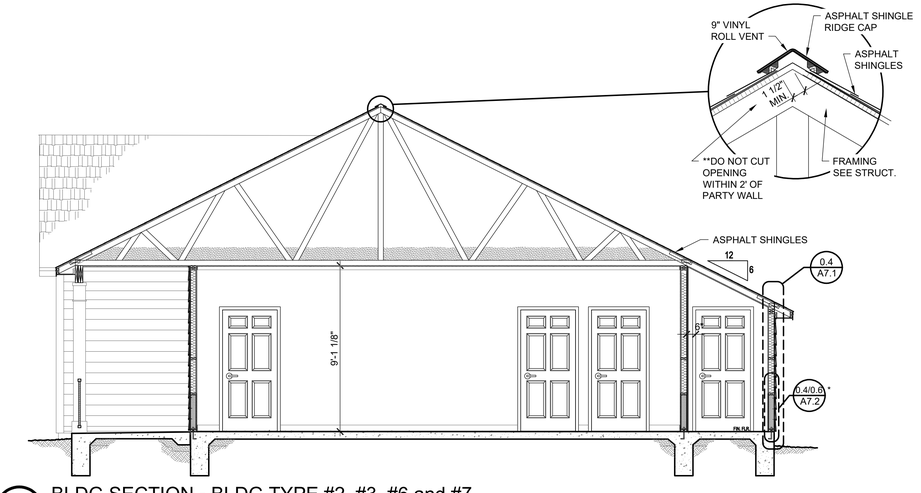


2.8 BLDG SECTION - BLDG. CONNECTOR, TYP.

SCALE: 1/4" = 1'-0"

* NOTE: SEE SHEET A2.0 FOR UNIT ROOF FORTIFICATION DETAILS AND INFORMATION

* NOTE: COORDINATE WALL TYPES WITH STRUCTURAL SHEAR WALL LOCATION AND RATED WALL LOCATION



0.4 BLDG SECTION - BLDG TYPE #2, #3, #6 and #7

SCALE: 1/4" = 1'-0"

0.7 BLDG SECTION - BLDG TYPE #9, #10 and #11

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

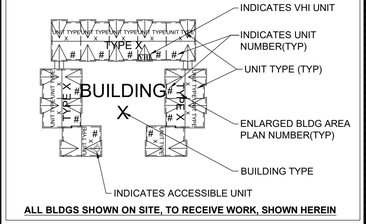
*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*

KEY PLAN



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ROBERT J. COZA
REG. No. 14008
REGISTERED ARCHITECT
08/28/25

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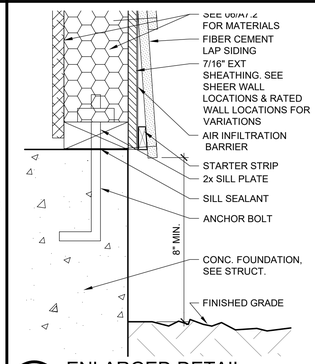
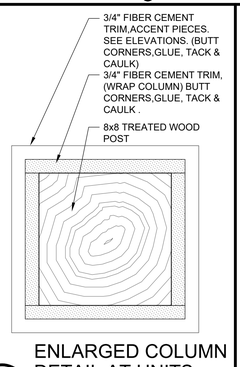


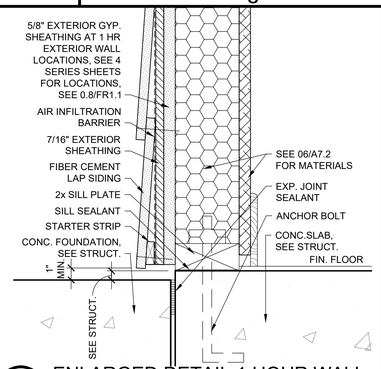
3.4 ENLARGED DETAIL

SCALE: 3" = 1'-0"



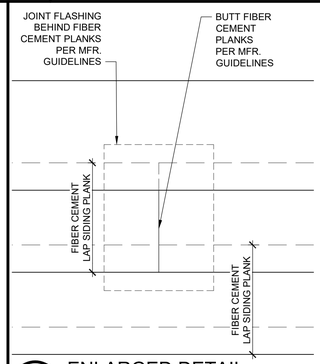
3.5 ENLARGED COLUMN DETAIL AT UNITS

SCALE: 3" = 1'-0"



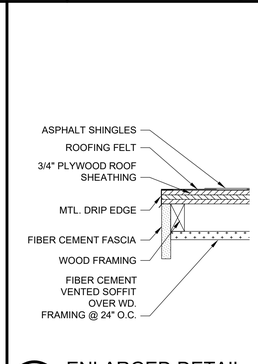
3.6 ENLARGED DETAIL 1 HOUR WALL

SCALE: 3" = 1'-0"



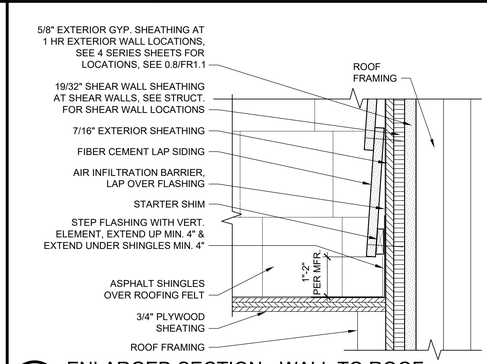
3.7 ENLARGED DETAIL

SCALE: 3" = 1'-0"



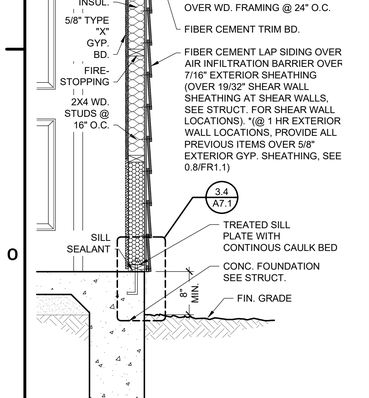
3.8 ENLARGED DETAIL

SCALE: 3" = 1'-0"



3.9 ENLARGED SECTION - WALL TO ROOF

SCALE: 3" = 1'-0"



2.4 ENLARGED DETAIL

SCALE: 3" = 1'-0"

0.4 ENLARGED WALL SECTION

SCALE: 3/4" = 1'-0"

0.5 ENLARGED WALL SECTION

SCALE: 3/4" = 1'-0"

0.6 ENLARGED WALL SECTION

SCALE: 3/4" = 1'-0"

0.7 ENLARGED WALL SECTION

SCALE: 3/4" = 1'-0"

1 HOUR RATE - BOTH SIDES

0.8 WALL SECTION - PARTY WALL

SCALE: 3/4" = 1'-0"

DRAFT STOP IN ATTIC AT LOCATIONS SHOWN ON BUILDING/ROOF PLANS

NOTE: THE PHRASE: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"** IS TO BE PAINTED ON BOTH SIDES OF GYP. BOARD AND MUST BE COMPLETELY VISIBLE. THE LETTERING IS TO BE NO LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" WIDE STROKE IN A CONTRASTING COLOR (RED OR BLACK)

* NOTE: FOR SIDING INSTALLATION, FOLLOW EACH MANUFACTURER'S GUIDELINES FOR COMPLETE INSTALLATION IN RELATION TO BLOCKING, FLASHING, NAILING, CAULKING. PROVIDE THICKNESS OF TRIM NEEDED TO PROVIDE RELIEF AND SPACE NEEDED TO BUTT SIDING TO TRIM.

* NOTE: COORDINATE WALL TYPES WITH STRUCTURAL SHEAR WALL LOCATION AND RATED WALL LOCATION

* NOTE: SEE SHEET A2.0 FOR UNIT ROOF FORTIFICATION DETAILS AND INFORMATION

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LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
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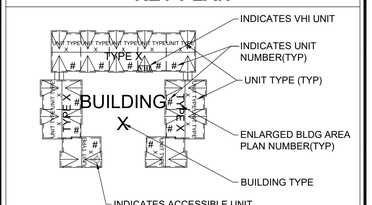
KEY PLAN



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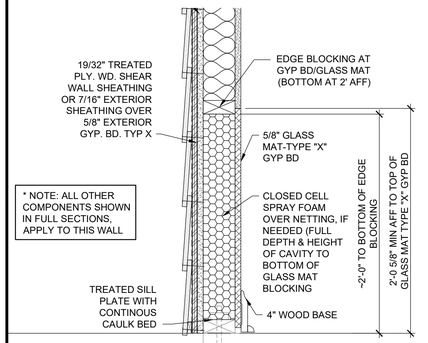


DETAIL @ EXT. WALL @ 1 HOUR WALL SEE SHEAR WALL SCHEDULE

3.4 SCALE: 1 1/2" = 1'-0"

* NOTE: COORDINATE WALL TYPES WITH STRUCTURAL SHEAR WALL LOCATION AND RATED WALL LOCATION

* NOTE: USE 1/2"X4" WOOD BASE, AT ALL SPRINKLER RISER ROOMS

* NOTE: SEE SHEET A2.0 FOR BLDG ROOF FORTIFICATION DETAILS AND INFORMATION

EXT. SHEAR WALL/ WINDOW SIMILAR

0.4 SCALE: 1 1/2" = 1'-0"

SEE STRUCT. FOR SHEAR WALL LOCATIONS

INT. SHEAR WALL @ PARTY WALL (1HR RATED)

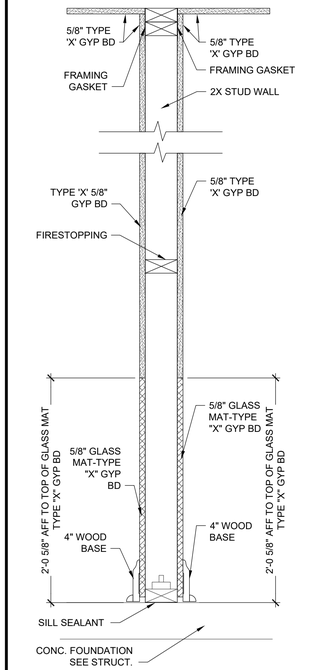
0.5 SCALE: 1 1/2" = 1'-0"

EXT. WALL @ (NON SHEAR WALL)

0.6 SCALE: 1 1/2" = 1'-0"

EXT WALL @ WINDOWS @ UNITS

0.7 SCALE: 1 1/2" = 1'-0"



INT. WALL @ UNITS

2.9 SCALE: 1 1/2" = 1'-0"

PARTY WALL @ UNITS (1HR RATED)

0.9 SCALE: 1 1/2" = 1'-0"

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6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI — VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- . . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

FV 0'-0" FV = CONTRACTOR TO **F**IELD **V**ERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING .

*NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY **ALL** DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.*

KEY PLAN

ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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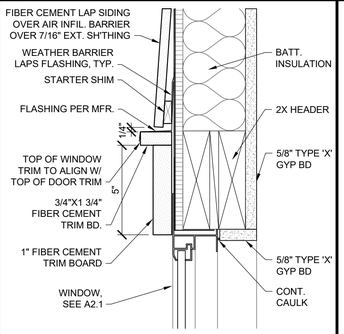
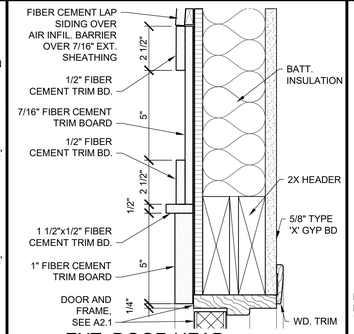
STATE OF LOUISIANA — ROBERT A. COZA — REG. No. 41201 — 08/28/2025 — REGISTERED ARCHITECT

REVISIONS		DATE	08/28/2025
NO.	DATE	PROJ. NO.	2204
		SHEET	A7.2



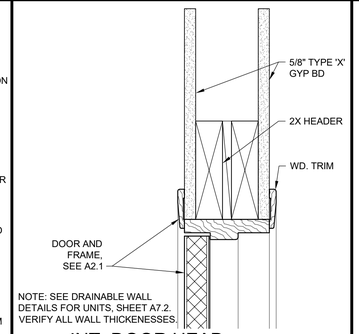
3.4 WINDOW HEAD AT UNITS

SCALE: 3" = 1'-0"



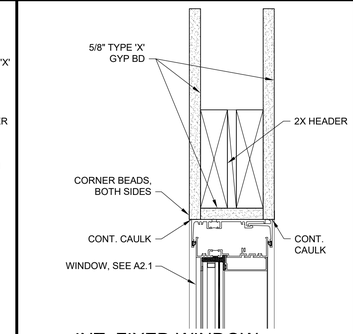
3.5 EXT. DOOR HEAD AT UNITS - FRONT PORCHES

SCALE: 3" = 1'-0"



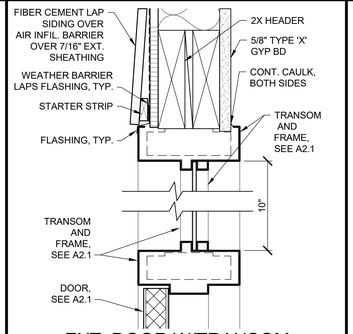
3.6 INT. DOOR HEAD AT UNITS

SCALE: 3" = 1'-0"



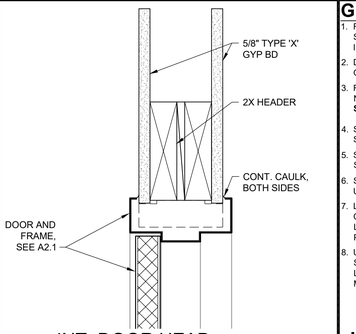
3.7 INT. FIXED WINDOW HEAD AT SENIOR CENTER

SCALE: 3" = 1'-0"



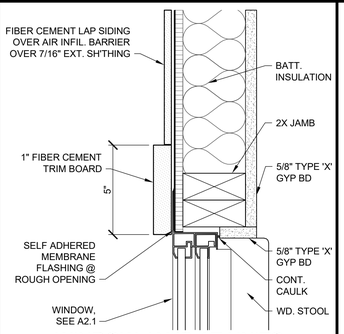
3.8 EXT. DOOR W/TRANSOM HEAD AT SENIOR CENTER

SCALE: 3" = 1'-0"



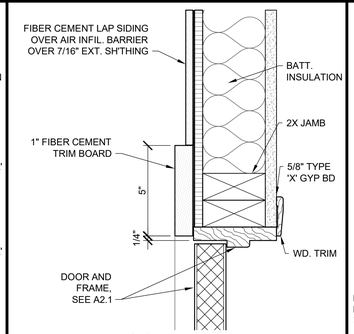
3.9 INT. DOOR HEAD AT SENIOR CENTER

SCALE: 3" = 1'-0"



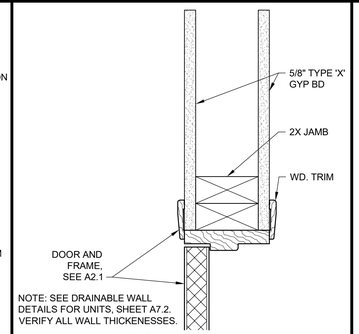
2.4 WINDOW JAMB AT UNITS & SENIOR CENTER

SCALE: 3" = 1'-0"



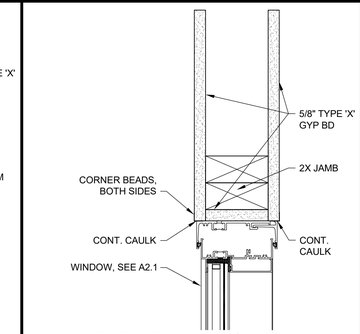
2.5 EXT. DOOR JAMB AT UNITS - FRONT PORCHES

SCALE: 3" = 1'-0"



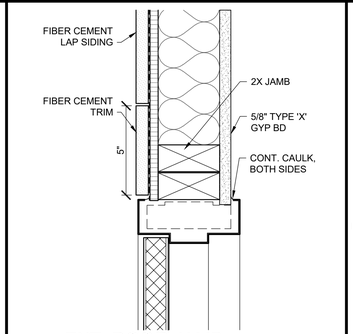
2.6 INT. DOOR JAMB AT UNITS

SCALE: 3" = 1'-0"



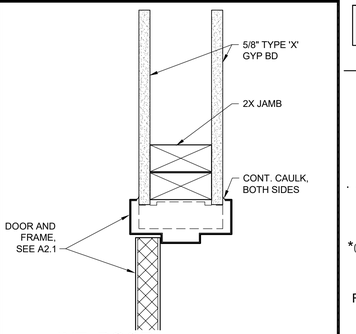
2.7 INT. FIXED WINDOW JAMB AT SENIOR CENTER

SCALE: 3" = 1'-0"



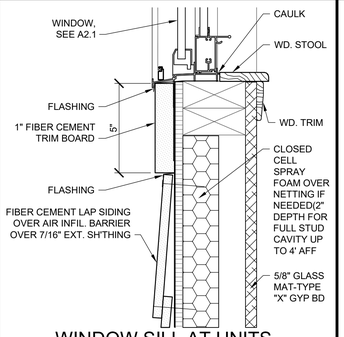
2.8 EXT. DOOR JAMB AT SENIOR CENTER

SCALE: 3" = 1'-0"



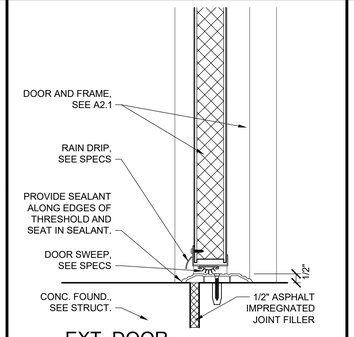
2.9 INT. DOOR JAMB AT SENIOR CENTER

SCALE: 3" = 1'-0"



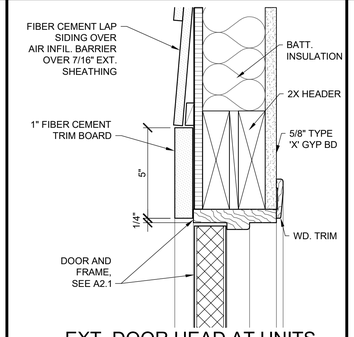
1.4 WINDOW SILL AT UNITS & SENIOR CENTER

SCALE: 3" = 1'-0"



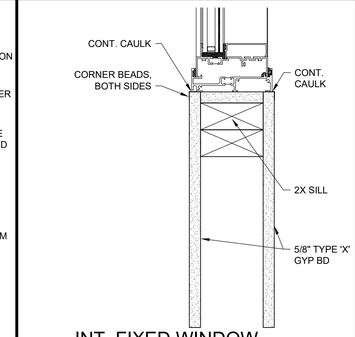
1.5 EXT. DOOR THRESHOLD AT UNITS

SCALE: 3" = 1'-0"



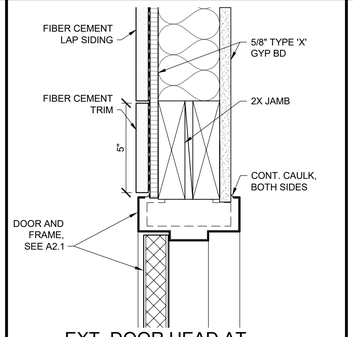
1.6 EXT. DOOR HEAD AT UNITS - REAR ENTRY & SRR DOOR

SCALE: 3" = 1'-0"



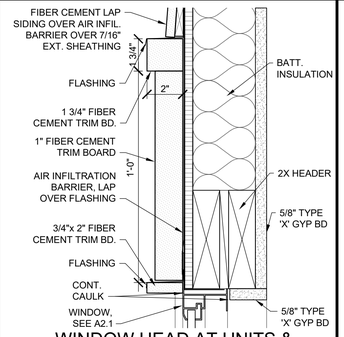
1.7 INT. FIXED WINDOW SILL AT SENIOR CENTER

SCALE: 3" = 1'-0"



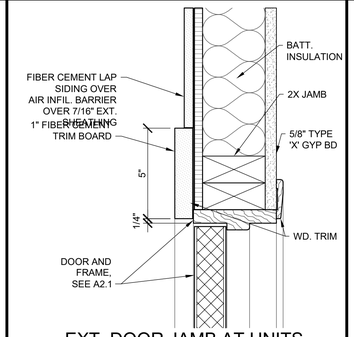
1.8 EXT. DOOR HEAD AT SENIOR CENTER - NO TRANSOM

SCALE: 3" = 1'-0"



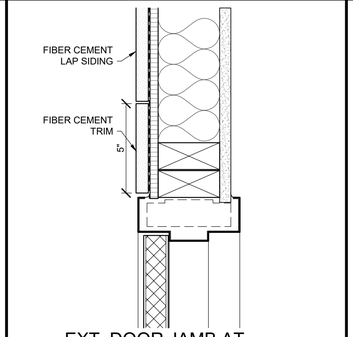
0.4 WINDOW HEAD AT UNITS & SR. CENTER - TALL HEAD TRIM

SCALE: 3" = 1'-0"



0.6 EXT. DOOR JAMB AT UNITS - REAR ENTRY & SRR DOOR

SCALE: 3" = 1'-0"



0.8 EXT. DOOR JAMB AT SENIOR CENTER - NO TRANSOM

SCALE: 3" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT BE** ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.00.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

NEW WALL

RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

*0'-0" AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

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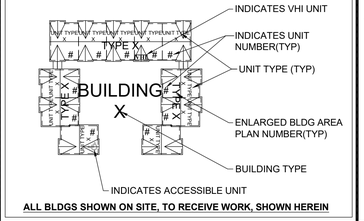
KEY PLAN



ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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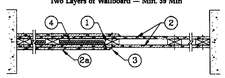
STATE OF LOUISIANA — ROBERT J. SOZA — REG. No. 4008 — 08/28/25 — REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE	08/28/2025
PROJ. NO.	2204
SHEET	A7.3

Design No. U338
Nonbearing or Bearing Wall Rating — 1 HR.
(See Items 2 and 2A)
Finish Rating — One Layer of Wallboard — Min. 20 Min.
Two Layers of Wallboard — Min. 50 Min



HORIZONTAL SECTION

1. **Wood Studs** — Nom 2 by 3 or 2 by 4 in., flat wise, spaced 24 in. O.C. max, effectively firestopped.
2. **Gypsum Board*** — For Nonbearing Wall rating — One layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Wallboard or lath applied horizontally or vertically with vertical joints centered on studs, and nailed to studs and bearing plates 7 in. O.C. with 6d cement coated nails, 1-7/8 In. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 In. long, may be substituted for the 6d cement coated nails.
   See Gypsum Board* (CKNX) category for names of Classified companies.
2A. **Gypsum Board*** — Same as Item 2. For Bearing Wall rating — Additional layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Attached to studs over inner layer 8 in. O.C. max, with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam and 9/32 in. diam head.
3. **Joints and Nail Heads** — Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.
4. **Batts and Blankets*** — (Optional) — Max 1 in. thickness glass or mineral fiber batt insulation.
   See Batts and Blankets* (BZJZ) category for names of Classified companies.

4A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.
   U S GREENFIBER L L C —Cocoon stabilized cellulose insulation.

*Bearing the UL Classification Mark

3.4 ATTIC SEPARATION

UL U338

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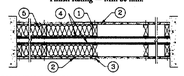
Design No. U341
Bearing Wall Rating — 1 Hr.
Finish Rating — Min 20 min.



HORIZONTAL SECTION

1. **Wood Studs** — Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall.
2. **Gypsum Board*** — 5/8 in. thick 4 ft wide. Wallboard or lath applied horizontally or vertically and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 In. long, may be substituted for the 6d cement coated nails.
   See Gypsum Board* (CKNX) category for names of Classified companies.
3. **Joints and Nailheads** — Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.
4. **Sheathing** — (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick Mineral and Fiber Board*. See **Mineral and Fiber Boards** (CBRZ) category for names of Classified companies.
5. **Batts and Blankets*** — 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.
   See **Batts and Blankets** (BZJZ) category for list of Classified companies.

5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.
   U S GREENFIBER L L C —Cocoon stabilized cellulose insulation.

*Bearing the UL Classification Mark

2.4 TENANT WALL

UL U341

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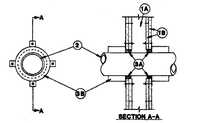
System No. W-L-2029
(Formerly System No. 533)
F Ratings — 1 and 2 Hr (See Items 1 and 2B)
T Ratings — 1, 1-1/2 and 2 Hr (See Item 2B)
L Rating At Ambient — 1 CFM/sq ft
L Rating At 400 F — Less Than 1 CFM/sq ft



SECTION A-A

1. **Wall Assembly** — The 1 or 2 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 and U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** — 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5 in.
   The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrants** — One nonmetallic pipe or conduit to be centered within the firestop system. A nom annular space of 1/4 in. is required within the firestop system. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** — Nom 4 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. **Rigid Nonmetallic Conduits** — Nom 4 in. diam (or smaller) Schedule 40 or 80 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 4 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process of supply) or vented (drain, waste or vent) piping systems.
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** — Nom 4 in. diam (or smaller) Schedule 40 solid or foamed core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   E. **Fire Retardant Polypropylene (FRPP) Pipe** — Nom 4 in. diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. **Firestop System** — The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material*** — **Caulk** — Caulk forced into annular space to max extent possible. Caulk shall be installed flush with both surfaces of wall assembly.
      SPECIFIED TECHNOLOGIES INC —SpecSeal 100, 101 or 105 Sealant
   B. **Firestop Device*** — Galv steel collar lined with an intumescent material to the specific diam of the through-penetrant. Device shall be installed around through-penetrant in accordance with accompanying installation instructions. Device incorporates anchor tabs for securement to each surface of wall assembly by means of 1/8 in. diam by 1-3/4 in. long molly bolts in conjunction with 1/4 in. diam by 1-1/2 in. steel fender washers.
   The F and T Rating of the firestop system is dependent upon the fire rating of the wall and size of the firestop device as tabulated below:

Fire Rating of Wall Hr	Nom Device Size In.	F Rating Hr	T Rating Hr
1	1-1/2	1	1
2	1-1/2	2	1-1/2
1	2	1	1
2	2	2	1-1/2
1	3	1	1
2	3	2	2
1	4	1	1
2	4	2	2

SPECIFIED TECHNOLOGIES INC —SpecSeal Firestop Collar

*Bearing the UL Classification Mark

0.4 WALL PENETRATION

W-L-2029

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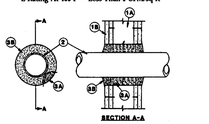
System No. W-L-1028
(Formerly System No. 465)
F Rating — 2 Hr.
T Rating — 0 Hr.
L Rating At Ambient — Less Than 1 CFM/sq ft
L Rating At 400 F — Less Than 1 CFM/sq ft



SECTION A-A

1. **Wall Assembly** — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** — Two layers of nom 5/8 In. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 5 In.
2. **Through Penetrants** — One metallic pipe, conduit or tubing to be centered within the firestop system. A nom annular space of 15/16 In. is required within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe** — Nom 3 In. diam (or smaller) Schedule 5 (or heavier) steel pipe.
   B. **Conduit** — Nom 3 In. diam (or smaller) steel electrical metallic tubing or steel conduit.
   C. **Copper Tubing** — Nom 3 In. diam (or smaller) Type L (or heavier) copper tubing.
   D. **Copper Pipe** — Nom 3 In. diam (or smaller) Regular (or heavier) copper pipe.
3. **Firestop System** — The firestop system shall consist of the following:
   A. **Packing Material** — Min 3-1/2 In. thickness of min of 3.5 pcf fiberglass insulation wrapped around the through-penetrant and secured together by means of No. 24 AWG steel tie wire. Packing material shall be centered at mid-depth of opening and recessed from surfaces of wall as required to accommodate the required thickness of fill material.
   B. **Fill, Void or Cavity Material*** — **Caulk** — Min 3/4 In. thickness of fill material applied within the annulus, flush with both surfaces of wall. Additional caulk shall be installed such that a min 1/4 In. thick crown is formed around the penetrating item.
      SPECIFIED TECHNOLOGIES INC —SpecSeal 100, 101 or 105 Sealant

*Bearing the UL Classification Mark

0.5 WALL PENETRATION

W-L-1028

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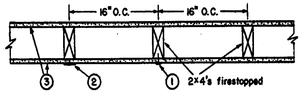
Design No. U305
Bearing Wall Rating — 1 HR.
Finish Rating — See Items 3 and 6.
STC Rating - 56 (See Item 9)



1. **Nailheads** — Exposed or covered with joint compound.
2. **Joints** — Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge wallboard, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
3. **Gypsum Board*** — 5/8 in. thick wallboard paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Wallboard nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths of other than 48 in., wallboard is to be installed horizontally. For an alternate method of attachment of gypsum boards, refer to Item 6, Wall and Partition Facings and Accessories*, or Item 7, Steel Framing Members*.

   When Item 7, Steel Framing Members*, is used, wallboard attached to furring channels with 1 In. long Type S bugle-head steel screws spaced 12 in. OC.

   AMERICAN GYPSUM CO —Types AGX-1, AGX-2, AGX-3 (finish rating 23 min.), Type AGX-7, AGX-11 (finish rating 26 min) or Type AG-C, TypeAGX-8 (finish rating 20 min), Type AGX-9 (finish rating 20 min), Type AGX-10 (finish rating 20 min), Type AGX-5 (finish rating 26 min), Type AGX-4 (finish rating 20 min), Type AGX-C
   BEIJING NEW BUILDING MATERIALS CO LTD — Type DBX-1 (finish rating 24 min).
   BPB AMERICA INC
   BPB CELOTEX —Type I, Type SF3 (finish rating 20 min) or FRP.
   CANADIAN GYPSUM COMPANY —Type AR (finish rating 26 min), Type C (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SCX (finish rating 26 min), Type SHX (finish rating 26 min), Type WRC (finish rating 26 min), Type WRX (finish rating 26 min), Type FRX (finish rating 20 min).
   CONTINENTAL GYPSUM COMPANY —Type CG1-1 (finish rating 20 min), Type CG-2 (finish rating 20 min), Type CG-3 (finish rating 20 min), Type CG3-3 (finish rating 20 min), Type CG-5 (finish rating 26 min), Type CG5-5 (finish rating 26 min), Type CG6-6 (finish rating 26 min), Types CG-3W, CG-5W (finish rating 20 min), Types CG-3WS, CG-5WS (finish rating 20 min), Type CG-6 (finish rating 23 min), Type CG6-6 (finish rating 26 min), Type CG-C, Type CGT6-6 finish rating 23 min), Type CG9-9 (finish rating 26 min), Type CGT6-6 (finish rating 23 min), Type CGTC-C (finish rating 20 min).
   G-P GYPSUM CORP, SUB OF
   GEORGIA-PACIFIC CORP —Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DCG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 28 min), Type DS.
   JAMES HARDIE GYPSUM INC —Type Fire X (finish rating 26 min), Type Max"C".
   LAFARGE NORTH AMERICA INC —Type LGFC2 (finish rating 20 min), Type LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (finish rating 20 min), Type LGFC8A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A.
   NATIONAL GYPSUM CO —Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min).
   NORGIPS A/S —NORFIRE X (finish rating 26 min), NORFIRE XA (finish rating 24 min).
   PABCO GYPSUM, DIV OF
   PACIFIC COAST BUILDING PRODUCTS INC —Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS (finish rating 20 min), Types PG-3, PG-9 (finish rating 26 min) or Type PG-C.
   SIAM GYPSUM INDUSTRY CO LTD —Type EX-1 (finish rating 26 min)
   STANDARD GYPSUM L L C —Type SGC(finish rating 20 min), Type SGC-3(finish rating 20 min) Type SG-C or SGC-G(finish rating 20 min).
   TEMPLE-INLAND FOREST PRODUCTS CORP —Types T (finish rating 20 min), VPB-Type T (finish rating 20 min), WR-Type T (finish rating 20 min), Type T SHTG (finish rating 20 min), FRX-6, VPBX-6, FRWRX-6, TG-C or FRX-6 Exterior Gypsum Soffit Board.
   UNITED STATES GYPSUM CO —Type AR (finish rating 26 min), Type SCX (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), Type FRX (finish rating 20 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).
   WESTROC INC — Type Ft-Rok.
   USG MEXICO S A DE C V —Type AR (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), SCX (finish rating 26 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).

3A. **Gypsum Board*** — (As an alternate to Item 3) — Nom 3/4 In. thick, installed as described in Item 3.
   CANADIAN GYPSUM COMPANY —Types AR, IP-AR.
   UNITED STATES CYPSUM CO —Types AR, IP-AR.
   USG MEXICO S A DE C V —Types AR, IP-AR.

3B. **Gypsum Board*** — (As an alternate to Items 3 and 3A) — 5/8 In. thick, 4 ft wide, square edge, applied vertically. Wallboard nailed 8 in. OC with 1-3/4 in. long galvanized roofing nails. Joint covering (Item 2) not required.
   CANADIAN GYPSUM COMPANY —Type WSX (finished rating 22 min).
   UNITED STATES GYPSUM CO —Type WSX (finished rating 22 min).
   USG MEXICO S A DE C V —Type WSX (finished rating 22 min).

3C. **Gypsum Board*** — (As an alternate to Items 3, 3A and 3B) - 5/8 In. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Secured as described in Item 3. Joint covering (Item 2) not required.
   CANADIAN GYPSUM COMPANY — Type SHX.
   UNITED STATES CYPSUM CO —Type SHX.
   USG MEXICO S A DE C V — Type SHX.

4. **Steel Corner Fasteners — (Optional)** — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2 in. from corner of wallboard, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.
5. **Batts and Blankets*** — (Optional, Not Shown) glass fiber or mineral wool insulation.
   CERTAINTEED CORP
   GUARDIAN FIBERGLASS INC
   JOHNS MANVILLE INTERNATIONAL INC
   KNAUF FIBER GLASS GMBH
   OWENS CORNING HT INC, DIV OF
   OWENS CORNING —Corning Fiberglas Corp.
   ROCK WOOL MANUFACTURING CO —Delta Board.
   ROXUL INC
   THERMAFIBER L L C —Type SAFB.

5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.
   U S GREENFIBER L L C — Cocoon stabilized cellulose insulation.

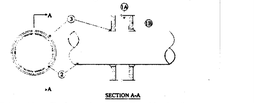
6. **Wall and Partition Facings and Accessories*— (Optional, Not Shown** — For use as an alternate to 6d nails described in Item 3) — Wallboard fastened with 2 in. long 16 gauge staples spaced max 3 in. OC along vertical joints and 6 in. OC in the field. When staples are used, wallboard joints covered with paper tape and joint compound. Staples covered with joint compound. Finish rating is 18 min.
   PASLODE
   ILLINOIS TOOL WORKS CO
7. **Steel Framing Members (Optional, Not Shown)*** — Furring channels and Steel Framing Members as described below:
   a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Wallboard attached to furring channels as described in Item 3.
   b. **Steel Framing Members*** — used to attach furring channels (Item 7a) to studs . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
      PAC INTERNATIONAL — Type RSIC-1.
8. **Caulking and Sealants** — (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.
9. **STC Rating** — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 7, except:
   A. Item 1, above - Nailheads Shall be covered with joint compound.
   B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.
   C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
   D. Item 7, above - Steel Framing Members* Shall be used to attach wallboard to studs on either the acoustical source or receiving side of the wall assembly.
   E. Item 8, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
   F. Steel Corner Fasteners (Item 4), Fiber,Sprayed (Item 5A), Wall and Partition Facings and Accessories (Item 6) Not evaluated as alternatives for obtaining STC rating.

*Bearing the UL Classification Mark

1.6 1 HR CORRIDOR SEPARATION WALL/COMMUNITY BUILDING

U305

System No. W-L-1074
F Rating — 1 Hr
T Rating — 0 Hr



SECTION A-A

1. **Wall Assembly** — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** — One layer of nom 5/8 In. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 13-1/4 In.
2. **Through Penetrants** — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The annular space between the through-penetrant and the perimeter of the opening shall be min 0 in. and max 1/4 In. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe** — Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe** — Nom 12 in. diam (or smaller) cast or ductile iron pipe.
   C. **Conduit** — Nom 6 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
   D. **Copper Tubing** — Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** — Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.
3. **Fill, Void or Cavity Material*** — **Caulk** — Fill material to be forced into the annulus to maximum extent possible. Additional fill material to be installed such that a min 1/2 In. crown is formed around the penetrating item and lapping 1/4 in. beyond the perphery of the opening.
   RECTORSEAL —Metacaulk 950

*Bearing the UL Classification Mark

0.6 WALL PENETRATION

W-L-1074

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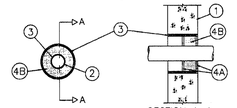
System No. W-K-1001
(Formerly System No. 14)
F Rating — 2 Hr
T Rating — 0 Hr



SECTION A-A

1. **Wall Assembly** — Nom 12 In. thick UL Classified **Concrete Block*** laid up with mortar. Max diam of opening is 10-5/8 In.
   See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. **Metallic Sleeve** — Nom 10 in. diam (or smaller) steel pipe cast or grouted into wall assembly, flush with wall surfaces.
3. **Steel Pipe** — Nom 6 In. diam (or smaller) Schedule 40 (or heavier) steel pipe. One pipe to be centered within the firestop system. A nom annular space of 1-11/16 In. is required within the firestop system. Pipe to be rigidly supported on both sides of wall assembly.
4. **Firestop System** — The firestop system shall consist of the following:
   A. **Packing Material** — Loose alumina silica fiber packed into annular space to prevent leakage of liquid fill materials. Packing material to be installed flush with one side of wall.
   B. **Fill, Void or Cavity Materials*** — Foam — Fill material applied within annulus flush with one surface of wall. Silicone material installed as described in the manufacturers application instructions. RTV6428 material applied to a final thickness of 6 In. and a density of 84 pcf min, 90 pcf max.
      CANADA LI ELECTRIC CO
      SILICONE PRODUCTS DIV —Type RTV6428

*Bearing the UL Classification Mark

0.7 WALL PENETRATION

W-K-1001

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WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1⅞" long, 0.085" shank, ¼" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2⅜" long, 0.100" shank, ¼" heads, 8" o.c.

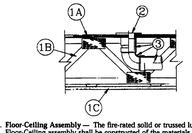
Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for **base** layer spaced 6" o.c. **(LOAD-BEARING)**

Thickness:	6¹/₈
Approx. Weight:	12 psf
Fire Test:	FM WP 360, 9-27-74
Sound Test:	NGC 2363, 4-1-70

1.8 2 HR LOAD BEARING SEPARATION WALL/COMMUNITY BUILDING

GA FILE NO. WP4135

System No. F-C-2012
F Rating — 1 Hr
T Rating — 1 Hr



1. **Floor-Ceiling Assembly** — The fire-rated solid or trussed lumber joist Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Flooring System** — Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Diam of hole-sawed opening in flooring to be 4 In. or 8 In. for nom 6 In. or 8 In. closet flange (Item 2), respectively.
   B. **Joists** — Nom 10 In. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
   C. **Gypsum Board*** — Nom 4 ft wide by 5/8 in. thick. Wallboard direct attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
2. **Firestop Device*** — **Closet Flange** — PVC closet stub sized to accommodate nom 3 In. or 4 In. diam pipe. Closet flange installed in hole-sawed opening in flooring system with flange secured to top of flooring with steel screws.
   PROSET SYSTEMS INC —Part No. A35340 or A45340
3. **Drain Piping** — Nom 3 In. or 4 in. diam Schedule 40 PVC drain piping and fitting. Short length of pipe with 90 degree elbow fitting cemented into bottom socket of closet flange. Drain piping to soil stack cemented into elbow.
4. **Water Closet** — (Not Shown) — Floor mounted vitreous china water closet.

*Bearing the UL Classification Mark

0.8 TOILET PENETRATION

F-C-2012

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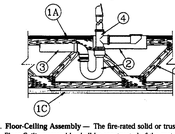
System No. F-C-2013
F Rating — 1 Hr
T Rating — 1 Hr



1. **Floor-Ceiling Assembly** — The fire-rated solid or trussed lumber joist Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Flooring System** — Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Rectangular cut in flooring to receive the tub box assembly (Item 2) to be 4 by 10 In.
   B. **Joists** — Nom 10 In. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
   C. **Gypsum Board*** — Nom 4 ft wide by 5/8 in. thick. Wallboard direct attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
2. **Firestop Device*** — **Tub Box Assembly** — Nom 6 ft by 10 by 3 In. deep flanged steel tub box with nom 1-1/2 in. diam cast iron J-bend provided with 90 deg PVC elbow fitting for connection to the nonmetallic drain piping (Item 3) with solvent cement. Tub box installed in rectangular cutout in flooring system with flange secured to top of flooring with steel screws or equivalent. Tub box to be provided with waste/overflow fitting (Item 4).
   PROSET SYSTEMS INC —Part No. S15620-J
3. **Drain Piping** — Nom 1-1/2 in. diam Schedule 40 PVC drain piping cemented to PVC elbow of tub box assembly.
4. **Waste/Overflow Fitting** — Nom 1-1/2 in. diam waste/overflow fitting formed of brass or PVC.

*Bearing the UL Classification Mark

0.9 BATHTUB PENETRATION

F-C-2013

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GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR PARKING SPACE

VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND 4" TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

AN * (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

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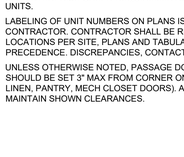
NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY ALL DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.

KEY PLAN



INDICATES VHI UNIT

INDICATES UNIT NUMBER(TYP)

UNIT TYPE (TYP)

ENLARGED BLDG AREA PLAN NUMBER(TYP)

BUILDING TYPE

INDICATES ACCESSIBLE UNIT

ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages

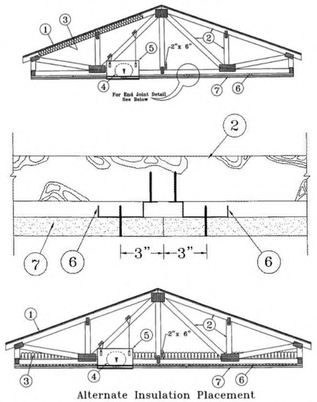
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-

Design No. P522

February 16, 2024

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 25 Min (See Items 3 or 3A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Alternate Insulation Placement

1. **Roofing System* —** Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

2. **Trusses —** Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with min. 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Minimum parallel chord truss depth shall be 18 in. Where pitched truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. average depth of 18 in.. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

Design No. P522

February 16, 2024

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 25 Min (See Items 3 or 3A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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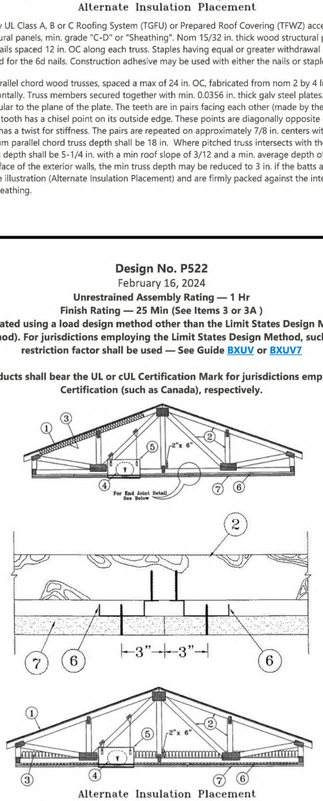

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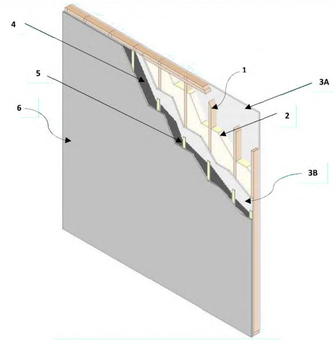
intertek
Total Quality. Assured.

Division 07 – Thermal and Moisture Protection
07 46 00 Siding
07 46 46 Fiber-Cement Siding

James Hardie Building Products
JH/FCS 60-02
James Hardie Fiber Cement Siding
ASTM E119, CAN/ULC S101
Non-Symmetrical, 1 Hour Load-Bearing Wall Assembly – Full Design Load
(Rating applies to both sides)



1. **WOOD STUDS:** Nominal 2 in. × 4 in. solid sawn wood studs located 16 in. on center (oc), with two top plates and a single bottom plate.

2. **CAVITY INSULATION (Optional):** Glass fiber batt insulation, conforming to CSA A101; Glass fiber insulation min. 0.6 kg/m^3.

3. **GYPSUM WALLBOARD, SIDE A:** 5/8 in. Type X gypsum wallboard, oriented vertically and fastened with 1-3/4 in. cup-head gypsum nails, spaced 7 in. oc at board edges and in field areas, or 1-1/2 in. Type S drywall screws, spaced 8 in. oc at board edges and in field areas of boards.

   GYPSUM SHEATHING, SIDE B: 5/8 in. Type X gypsum sheathing fastened with 1-3/4 in. long roofing nails spaced 7 in. oc. Sheathing edge joints shall be staggered from those on opposite side of the wall.

4. **ADDITIONAL LAYER(S) (Optional):** Any one or two of the following components can be used in any order outward of the gypsum sheathing (Item 3B):

Date Revised: September 24, 2019 | Page 1 of 2 | Project No. G103972785

Version: 02 August 2017 | SFT-BC-OP-19i

Division 07 – Thermal and Moisture Protection
07 46 00 Siding
07 46 46 Fiber-Cement Siding

COMPONENT 1 – EXTERIOR INSULATION: The exterior insulation may be installed up to the max. thickness and density recognized in the certification document.

- ICC-ES AC377 certified open cell, spray-applied polyurethane insulation
- ASTM C578 certified extruded polystyrene (XPS) insulation
- ASTM C1289 certified polyiso insulation
- Mineral wool batt insulation

COMPONENT 2 – WOOD STRUCTURAL PANEL SHEATHING:

- Code prescribed wood structural panel sheathing

One layer of the wood structural panel sheathing may also be installed on the interior of Item 3B.

5. **FURRING (Optional):**
   - Min. 1-1/2 in. wide × 3/8 in. thick furring (Wood: Min. 0.42 s.g.; Metal: Corrosion Resistant min. 20 GA 33 ksi metal hat channel, z-girt or u-bar), or
   - Min. 4.574 in. wide × 3/4 in. thick James Hardie Horizontal Steel Furring installed per manufacturer's installation instructions (min. 18 GA 33 ksi metal)

6. **CERTIFIED MANUFACTURER:** James Hardie Building Products Inc.

   CERTIFIED PRODUCT: HardiePlank® smooth and textured Lap Siding (HZ5 and HZ10), CemPlank® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (HZ5 and HZ10), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (HZ5 and HZ10), CemPanel® Vertical Siding, Prevail™ Panel Siding, Artisan® Lap Siding, Artisan® V-Groove Siding, Artisan® Bevel Channel, Artisan® Square Channel, Artisan® Shiplap Lap Siding, Reveal®, and Pressed Reveal® sidings.

   FIBRE-CEMENT EXTERIOR SIDING: HardiePlank® smooth and textured Lap Siding (HZ5 and HZ10), CemPlank® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (HZ5 and HZ10), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (HZ5 and HZ10), CemPanel® Vertical Siding, Prevail™ Panel Siding, Artisan® Lap Siding, Artisan® V-Groove Siding, Artisan® Bevel Channel, Artisan® Square Channel, Artisan® Shiplap Lap Siding, Reveal®, or Pressed Reveal® sidings installed in accordance with manufacturer's installation instructions.

Date Revised: September 24, 2019 | Page 2 of 2 | Project No. G103972785

Version: 02 August 2017 | SFT-BC-OP-19i

0.8 1 HR LOAD BEARING WALL/RATED BOTH SIDES

JH/FCS 60-02

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GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN **ACCESSIBLE** UNITS, CABINETS **SHALL NOT** BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS); ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

NEW WALL

RECESSED SHOWER
SEE 0.4/A3.0 FOR DETAIL

NEW DOOR, FRAME, HARDWARE

NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.

ACCESSIBLE UNIT OR
PARKING SPACE

VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS

. . . . . DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)

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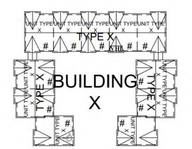


INDICATES VHI UNIT

INDICATES UNIT NUMBER(TYP)

UNIT TYPE (TYP)

ENLARGED BLDG AREA PLAN NUMBER(TYP)

BUILDING TYPE

INDICATES ACCESSIBLE UNIT

ALL BLDGS SHOWN ON SITE, TO RECEIVE WORK, SHOWN HEREIN

Mid-City Senior Cottages
601, 611, 621, 631, 641 BROWNSVILLE DRIVE
Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

THIS DRAWING AND THE IDEAS AND DESIGNS REPRESENTED HERE, ALL PREPARED BY SGB ARCHITECTS, L.L.C., ARE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT, AND SGB ARCHITECTS, L.L.C. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT, AND THEY SHALL NOT BE USED BY OTHERS FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION OF SGB ARCHITECTS, L.L.C.

STATE OF LOUISIANA
ROBERT J. GOZA
REG. No. 4706
08/28/2025
REGISTERED ARCHITECT

REVISIONS	
NO.	DATE

DATE 08/28/2025
PROJ. NO. 2204
SHEET FR1.1

1 GENERAL NOTES AND PARTIAL SPECIFICATIONS

I. CODES AND SPECIFICATIONS

A. GENERAL BUILDING CODE: IBC 2021

B. CONCRETE CODES: ACI 318-19

C. STRUCTURAL STEEL CODES: ANSI/AISC 360-16

D. WIND AND SEISMIC CODES: ASCE 7-16

E. WOOD CODES: 2018 NDS AND 2021 SDPWS

F. FORTIFIED CODE: 2025 MULTIFAMILY

G. CONFLICTS IN STRUCTURAL REQUIREMENTS
Where conflict exists between the various publications as specified herein, the strictest requirements of the various publications shall govern unless noted otherwise. Where conflict exists among the various parts of the Structural Contract Documents, Structural Drawings, General Notes, Specifications) the strictest requirements shall govern.

II. TYPICAL DETAILS

Details labeled "Typical Details" on the drawings shall apply to all situations occurring on the project that are the same or similar to those specifically detailed. Such details shall apply whether or not they are keyed in at each location. Questions regarding applicability of Typical Details shall be determined by the Engineer.

III. DESIGN CRITERIA

A. BUILDING MOVEMENT AND DEFLECTIONS
1. Roof members. Span over 240 for total loads.
2. Floor members. span/360 for live loads.
3. Member supporting plaster or masonry. Span over 600 and less than 5/8" for total loads.
4. Drift - Mean roof height over 400 for 10 year wind loads.

IV. FOUNDATION - GENERAL

A. GEOTECHNICAL REPORT
Foundation design is based on the geotechnical investigation provided by Anderson Engineering And Construction (Report No. 17613) Dated, November 22, 2024.

B. FOUNDATION APPROVAL AND INSPECTION BY AUTHORIZED INSPECTOR
Unless authorized otherwise by the Owner or Architect, the General Contractor shall notify the Geotechnical Engineer or other authorized inspector for review of foundation bearing surface, inspection of foundation installation, and foundation installation methods and shall not place concrete prior to inspector's approval.

C. FOUNDATION REINFORCING STEEL INSPECTION BY STRUCTURAL ENGINEER
1. The Contractor shall notify the Engineer 72 hours in advance of any major foundation pour.
2. The Contractor shall not pour any foundation concrete without inspection and approval of all reinforcing steel placement by the Structural Engineer or Owner's special inspector.

D. SLAB-ON-GRADE CONSTRUCTION
1. Specification. Unless specified otherwise, slab on grade construction shall follow the recommendations of standard requirements for design and analysis of shallow post-tensioned concrete foundations on expansion and stable soils. (PTI DC-10.5-19)
2. Subgrade Preparation. All pad construction operations should be monitored by owners geotechnical representative.
   a. Areas containing slab on grade construction shall be stripped 6"min to remove all top soil and organics a minimum distance of 5' beyond the building perimeter.
   b. The pad shall then be excavated as required to provide a uniform, level sub-base.
   c. The sub grade shall then be scarified 6" and recompacted to 95%-98% standard proctor density at a moisture constant of -1% to +3% of optimum.
   d. Place and compact select fill per item 3 below, as required to reach bottom of slab elevation.
   e. A 15 mill stego wrap vapor barrier shall be placed directly below the slab. All joints shall be lapped 6" minimum and shall be sealed.
   f. Slab on grade concrete shall not be poured against a final prepared subgrade containing free water, ice, frost, mud or other unsuitable material.
3. Select Fill.
   a. Material designated in these General Notes, drawings, or specifications as select backfill shall consist of offsite granular, non-expansive soils with a plasticity index between 5 and 20, a liquid limit of less than 40 and a minimum dry density of 115 pcf. All fill shall be free of organic materials, debris, and rock fragments greater than 1" in diameter. Fill shall have a maximum of 50-70% material passing sieve No. 200.
   b. The General Contractor shall submit to the Architect, Structural Engineer, and Geotechnical Engineer, the source of all fill material with samples to be tested by the Owner's testing laboratory for approval prior to placement on the job. Verification will be required by the testing laboratory each time the source or character of the material changes.
   c. Fill material shall be placed in maximum 8" loose lifts and compacted to at least 98% of Standard Proctor Density (ASTM D698) at a moisture content -1% to +3% of optimum moisture content
4. Reinforcing Steel.
   a. See the drawings for typical slab reinforcement requirements.
   b. All welded wire fabric shall be furnished in flat sheets. Lap ends and sides one cross wire spacing plus 4" at splices.
   c. Lap continuous slab on grade reinforcing steel 30 bar diameters at splices but not less than 12".
   d. Steel for slabs on grade shall be chaired with slab bolsters designed for support on soil to provide specified cover to reinforcing steel.
5. Construction and Control Joints. See details on the drawings for requirements of construction joints, control joints, and pour size and sequence for slab-on-grade construction.

V. FOUNDATION

A. SPECIFICATION
Spread footing construction shall conform to the requirements of the Standard Building Code Requirements for structural concrete (ACI 318-19) published by the American Concrete Institute, except as modified hereafter by these General Notes, the structural drawings, or the specifications.

B. DESIGN SOIL PRESSURES
All foundation grade beams and footings shall bear on an approved building pad. Design soil pressures are 2000 psf for isolated footings and 2000 psf for continuous footing.

C. Post tension foundations designed to meet the requirements of The Design Of Post Tensioned Slabs On Ground, 3rd Edition. Slabs designed for the following:
Exapansive soil criteria:

	Center Lift	Edge Lift
e_m	5.5'	5.0'
y_m	1.0"	0.5"

D. CONCRETE COVER
1. The minimum protection for reinforcement shall be 3" clear from face of soil.
2. For uncased piers, the minimum protection for reinforcement shall be 3".

E. TOP ELEVATION
The top elevations of all footings are shown on the drawings.

F. TEMPLATES FOR ANCHOR BOLTS
Vertical reinforcing steel and anchor bolts for column base plates shall be accurately set in footing and pedestal tops using ¾" plywood or ⅛" steel templates. Such templates shall be detailed and submitted with concrete reinforcing steel shop drawings.

VI CONCRETE

A. CLASSES OF CONCRETE
All concrete shall conform to the requirements as specified in the table below unless noted otherwise on the drawings:

	Usage	28-day PSI	Slump	Max Agg.	Max w/c	Notes
1	Slab On Grade	3500	5"	1"	.52	No Air

All concrete shall be proportioned for a maximum allowable unit shrinkage of 0.03% measured at 28 days after curing in lime water as determined by ASTM C 157 (using air storage).

B. CONCRETE MIX DESIGNS
1. Engineer Approval. Concrete mix designs must be submitted a minimum of 15 days prior to the start of the work for Engineer and Owner's testing laboratory approval prior to placement of concrete in the plant or field. Any adjustments in approved mix designs including changes in admixtures must be submitted in writing to the Engineer and Owner's testing laboratory for approval prior to use in the field.
2. Pumped Concrete. Concrete designed to be pumped shall be so noted on the mix designs and shall have mix proportions compatible with the pumping process.
3. Calcium Chloride is strictly prohibited.

VII. CONCRETE FORMWORK
A. RESPONSIBILITY
The design, construction, and safety of all formwork shall be the responsibility of the General Contractor. All forms, shores, backshores, falsework, bracing, and other temporary supports shall be designed to support all loads imposed including the wet weight of concrete, construction equipment, live loads, lateral loads due to wind and wet concrete imbalance. The Contractor shall also be responsible for determining when temporary supports, shores, backshores, and other bracing may be safely removed.

VIII. CONCRETE FINISH
Refer to the Specifications for concrete finish requirements including concrete surface tolerances (flatness and levelness).

IX. REINFORCING STEEL

A. SPECIFICATION
1. Reinforcing Steel. ASTM A 615 Grade 60 unless noted otherwise on the drawings. Welded Reinforcing Steel - ASTM A 706.
2. Deformed Bar Anchors. ASTM A 496 minimum yield strength 70,000 PSI (reinforcing bars may not be substituted for deformed bar anchors without Engineer approval).
3. Welded Wire Fabric. Welded smooth wire fabric, ASTM A 185, yield strength 65,000 PSI. Welded deformed wire fabric for, ASTM A 497, yield strength 70,000 PSI. All welded wire fabric shall be furnished in flat sheets only.
4. Post tension cables. ASTM A-416, 1/2"Ø, 270 k.s.i., low relaxation, seven strand. Additionally, all post tension cables shall be obtained from a P.T.I. certified plant.

The Contractor shall submit mill certificates of all reinforcing steel products signed by producer and by the Contractor.

B. DETAILING AND BAR SUPPORTS
Detailing of and bar supports for reinforcing steel shall be in accordance with the ACI Standard Details and Detailing of Concrete Reinforcement as reported by ACI Committee 315.

C. MANUAL OF CONCRETE PRACTICE
Unless noted otherwise, methods of estimating, detailing, fabricating, placing and contracting for reinforcing materials shall follow the Manual of Standard Practice as published by the Concrete Reinforcing Steel Institute.

D. SHRINKAGE AND TEMPERATURE REINFORCEMENT
Provide shrinkage and temperature reinforcement at right angles to main top and bottom bars for all slabs unless detailed otherwise on the drawings. See drawings for sizes and spacings.

E. REINFORCING STEEL COVERAGE
Reinforcing steel coverage shall conform to the requirements specified on the plans and specifications.
The reinforcing steel detailer shall adjust reinforcing steel cage sizes at intersecting structural members as required to allow clearance for intersecting reinforcing bar layers maintaining minimum specified cover. Cover not indicated on on the plans and specifications shall conform to the requirements of ACI 318-02 Section 7.7 unless specified otherwise on the drawings.

F. Reinforcement in grade beams where required shall be lapped 55 bar dimensions.

G. Concrete cover shall be as follows, unless shown otherwise:
1. Concrete cast against earth, 3".
2. Concrete cast against cardboard void boxes, 2".
3. Concrete exposed to weather, 2".
4. All other concrete, 3/4".

X. STRUCTURAL STEEL

A. MATERIAL
1. Hot Rolled Structural Members. All hot rolled steel plates, shapes, sheet piling, and bars shall be new steel conforming to ASTM Specification A6.
2. ASTM Specification and Grade
Clearly mark the grade of steel on each piece, with a distinguishing mark visible from floor surfaces, for the purpose of field inspection of proper grade of steel. Unless noted otherwise on the drawings, structural steel shall be as follows:
   a. Pipe Sections. All pipe sections shall be A53.
   b. Tube Sections. All square or rectangular tubing sections shall conform to ASTM A500, Grade B.
   c. Baseplates. All baseplates shall conform to ASTM A36.

XI. ANCHOR AND SILL BOLTS

A. SPECIFICATION
All anchor rods and sill bolts shall be made from threaded round stock conforming to ASTM F-1554 grade 36 steel unless otherwise detailed on the drawings.

B. NUTS
All nuts with anchor bolts shall be hex head conforming to ASTM Specification A563.

C. WASHERS
Where indicated, base plates shall have plate washers, 1/4" thick, extending minimum 1" from edge of base plate holes on each side with AISC standard holes. Washers shall conform to ASTM A36 steel.

D. TEMPLATES
All anchor bolts set in concrete shall utilize 3/4" thick plywood templates same size as the base plate. Templates shall be detailed on the concrete shop drawings.

E. Sill bolts in contact with treated lumber shall be hot dip galvanized, NO EXCEPTIONS.

XIII. WOOD CONSTRUCTION

A. Reference the framing plans for allowable wood species to be used in each specific area. Allowable bending and perpendicular stresses shall be as given in the 2018 National Design Specification for Wood Construction

B. All member sizes given are nominal, minimum sizes shall be as given in the 2018 NDS.

C. All Laminated Veneer Lumber (LVL) shall be 2.0E StrucLam LVL as manufactured by Willamette Industries, Inc. Minimum allowable bending stress = 2950 psi, Fc = 2750 psi, Fv = 285 psi, E = 2.0E6 psi.

D. All connectors indicated on the plan shall be as manufactured by Simpson Strong Tie, or approved equal.

E. Members shall be attached as indicated herein. Where not specified, members shall be attached per table 2304.10.2 or the 2021 IBC.

F. Contractor shall properly brace all building elements until all lateral load resisting elements are in place and approved.

G. All steel (anchor rods, sill bolts & nails) in contiuous contact with pressure treated lumber shall be hot dip galvanized, no exceptions.

XIV . NON-SHRINK GROUT FOR BASE PLATES AND BEARING PLATES

A. TYPE
Grout for base plates and bearing plates shall be a non-metallic, shrinkage resistant, premixed, non-corrosive, non-staining product containing Portland cement, silica sands, shrinkage compensating agents, and fluidity improving compounds.

B. SPECIFICATIONS
Non-shrink grout shall conform to Corps of Engineers Specification for Non-Shrink Grout, CE-CRD-C621.

C. COMPRESSIVE STRENGTH
Twenty-eight day compressive strength as determined by grout cube tests, shall be: 7,500 PSI.

D. PLACEMENT
Grout shall be placed in a fluid flowable state under baseplates that have a form built around them for grout confinement. Grout shall be cured according to manufacturer's recommendations.

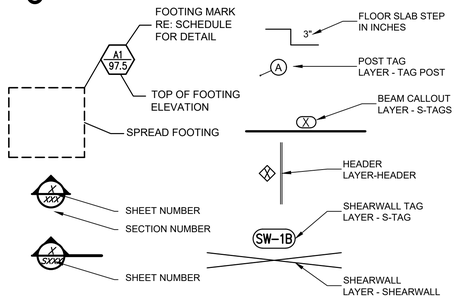
E. MINIMUM THICKNESS
Minimum thickness of grout under all baseplates and bearing plates shall be 1 1/2", unless specified otherwise on the drawings.

2 LAP SCHEDULES

TENSION SPLICES (IN.)				
3,000 psi CONCRETE				
NORMAL REBAR				
BAR SIZE	TOP BARS		OTHER BARS	
	A	B	A	B
#3	22	28	17	22
#4	29	38	22	29
#5	36	47	28	36
#6	43	56	33	43
#7	63	81	48	63
#8	72	93	55	72
#9	81	105	62	81
#10	91	118	70	91
#11	101	131	78	101

TENSION SPLICES (IN.)				
3,500 psi CONCRETE				
NORMAL REBAR				
BAR SIZE	TOP BARS		OTHER BARS	
	A	B	A	B
#3	20	26	16	20
#4	27	35	21	27
#5	33	43	26	33
#6	40	52	31	40
#7	58	75	45	58
#8	66	86	51	66
#9	75	97	58	75
#10	84	109	65	84
#11	93	121	72	93

3 STRUCTURAL LEGEND



4 STRUCTURAL ABBREVIATIONS

NS - NEAR SIDE OF DETAIL AS PICTURED

FS - FAR SIDE OF DETAIL AS PICTURED

T/D - TOP OF DECK

T.O.P. - TOP OF PANEL

CGS - CENTER OF POST TENSION STRAND ABOVE SOFFIT.

T.O.F. - TOP OF FOOTING

T.O.B. - TOP OF BEAM

T.O.S. - TOP OF STEEL

PAF - POWDER ACTUATED FASTENERS

5 STRUCTURAL LOADS

DESIGN LOADS:	PSF:
ROOF LOADS:	
ASPHALT SHINGLES:	3
⅝" PLYWOOD DECK	2.5
INSULATION	2
TRUSSES	2.5
COLATERAL LOADS:	
DUCTING/PIPING	1.5
ELECTRICAL	1.0
CEILINGS	2.5
SPRINKLER	2.5
MSC.	1.5
LIVE LOADS:	
ROOF	20 (Reducible)
NON HABITABLE ATTIC (WITHOUT STORAGE)	10
FLOOR (LIVING STORAGE)	40
COMMUNITY BUILDING	100
SNOW LOADS:	0 Ground

WIND:
ASCE 7-16
EXP. C, CAT II
ENCLOSED (GCpi=±0.18)
Vult = 132 MPH
Vasd = 102 MPH

SEISMIC :
RISK CAT II
IMPORTANCE FACTOR 1.0
Ss = 0.084, S1 = 0.05
SITE CLASS D
Sds = 0.09, Sd1 = 0.08
DESIGN CAT B
BASE SHEAR = 7K PER BUILDING GROUP
FORCE RESISTING SYSTEM - LIGHT-FRAME (WOOD) WALLS SHEATHED W/ WOOD STRCTURE RESISTANCE
Cs = 0.0138
R = 6.5
EQ. LATERAL FORCE

Mid-City Senior Cottages

Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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STATE OF LOUISIANA
BRIAN K. SMITH
REG. No. 26652
REGISTERED PROFESSIONAL ENGINEER IN
CIVIL ENGINEERING

REVISIONS	
NO.	DATE

DATE MARCH 2024
PROJ. NO.
SHEET S1 OF SHEETS

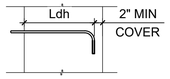
BK SMITH
ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
318-741-0127

1 SPECIAL INSPECTIONS

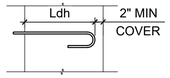
CONCRETE - SECTION 1705.3			
SPECIAL INSPECTION	REFERENCED STANDARD	MARK IF REQ'D	CONT./ PERIODIC "C" OR "P"
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3 IBC 1908.4	☒	P
2. REINFORCING BAR WELDING:			
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	AWS D1.4; ACI 318: 26.6.4	☐	P
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	AWS D1.4; ACI 318: 26.6.4		P
c. INSPECT ALL OTHER WELDS.	AWS D1.4; ACI 318: 26.6.4	☐	C
3. INSPECT ANCHORS CAST IN CONCRETE	ACI 318: 17.8.2	☒	P
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.			
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	ACI 318:17.8.4	☐	C
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 11.a	ACI 318:17.8.2	☒	P
5. VERIFY USE OF REQUIRED DESIGN MIX	ACI 318: CH. 19, 26.4.3, 26.4.4 IBC 1904.1, 1904.2, 1908.2, 1908.3	☒	P
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AN DETERMINE THE TEMPERATURE OF THE CONCRETE.	ASTM C172; ASTM C31; ACI 318: 26.4, 26.12	☒	C
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	ACI 318: 26.5 IBC 1908.6, 1908.7, 1908.8	☒	C
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	ACI 318: 26.5.3 - 26.5.5 IBC 1908.9	☒	P
9. INSPECT PRESTRESSED CONCRETE FOR:			
a. APPLICATION OF PRESTRESSING FORCES; AND	ACI 318: 26.10	☒	C
b. GROUTING OF BONDED PRESTRESSING TENDONS	ACI 318: 26.10	☐	C
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	ACI 318: 26.8	☐	P
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	ACI 318: 11.2	☒	P
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER	ACI 318: 11.1.2 (b)	☒	P

SOILS - SECTION 1705.6			
SPECIAL INSPECTION	REFERENCED STANDARD	MARK IF REQ'D	CONT./ PERIODIC "C" OR "P"
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATION ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		☒	P
2.VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACH PROPER MATERIAL		☒	P
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		☒	P
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.		☒	C
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		☒	P

2 TENSION DEVELOPMENT (EMBEDMENT) LENGTH FOR STANDARD END HOOKS (GRADE 60 BARS-NORMAL WEIGHT CONCRETE-GENERAL USE)

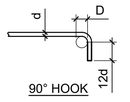


STANDARD 90 HOOK
SIDE COVER >2½"

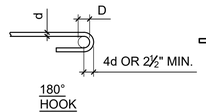


STANDARD 180 HOOK
SIDE COVER >2½"

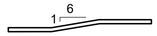
BAR SIZE	f'c=3000 psi	f'c=4000 psi	f'c=5000 psi	f'c=6000 psi
	Ldh	Ldh	Ldh	Ldh
#3	9"	7"	7"	6"
#4	11"	10"	9"	8"
#5	1'-2"	1'-0"	11"	10"
#6	1'-5"	1'-3"	1'-1"	1'-0"
#7	1'-7"	1'-5"	1'-3"	1'-2"
#8	1'-10"	1'-7"	1'-5"	1'-4"
#9	2'-1"	1'-10"	1'-7"	1'-6"
#10	2'-4"	2'-0"	2'-10"	1'-8"
#11	2'-6"	2'-2"	2'-0"	1'-10"



90° HOOK



180° HOOK



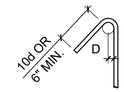
MAX OFFSET BEND

NOTE: FOR 'D' ETC SEE CRSI HANDBOOK GOVERNING EDITION.

PRINCIPAL REINFORCING

BAR DIA	MIN "D"
#3	2½"
#4	3"
#5	5⅛"
#6	4½"
#7	5¼"
#8	6"
#9	9"
#10	10⅜"
#11	11 ⅞"

TIE OR STIRRUP



SEISMIC STIRRUP/TIE

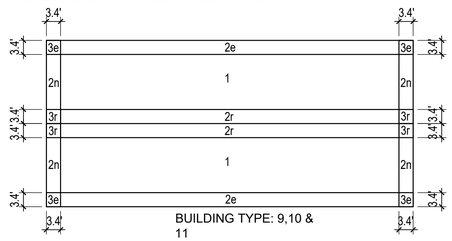
DETAIL NOTES:

1. BENDS SHALL BE MADE COLD.
2.#14 AND #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING.

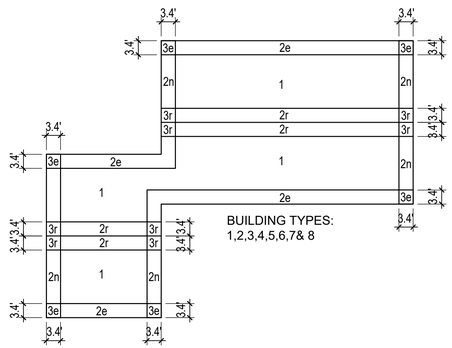
3 BUILDING TYPES 1-9 DESIGN ULTIMATE WIND PRESSURES, W FOR COMPONENTS AND CLADDING (psf) - ASCE 7-16

	ZONE*	EFFECTIVE WIND AREA (sqft)	POSITIVE PRESSURE	NEGATIVE PRESSURE
ROOF	1	2.0	27.9	-53.3
	1	20	20.5	-53.3
	1	100	16.0	-40.1
	1	300	16.0	-31.1
	2e	2.0	27.9	-53.3
	2e	20	20.5	-53.3
	2e	100	16.0	-40.1
	2e	300	16.0	-31.1
	2n	2	27.9	-85.0
	2n	10	22.7	-85.0
	2n	100	16.0	-50.0
	2n	150	16.0	-43.8
	2r	2	27.9	-85.0
	2r	10	22.7	-85.0
	2r	100	16.0	-50.0
	2r	150	16.0	-43.8
	3e	2	27.9	-85.0
	3e	10	22.7	-85.0
	3e	100	16.0	-50.0
	3e	150	16.0	-43.8
	3r	2	27.9	-119.9
	3r	4	25.7	-119.9
	3r	10	22.7	-99.2
	3r	50	17.5	-62.8
WALLS	4	10	37.4	-40.6
	4	50	33.5	-36.7
	4	200	30.1	-33.3
	4	500	27.9	-31.1
	5	10	37.4	-50.1
	5	50	33.5	-42.3
	5	200	30.1	-35.6
	5	500	27.9	-31.1

* REFERENCE FIGURE BELOW FOR LOCATIONS OF ZONES 1,2, AND 3. ZONE 4 INCLUDES THOSE WALL ELEMENTS LOCATED OUTSIDE OF 3.4 FEET OF A BUILDING CORNER, AND ZONE 5 INCLUDES THOSE WALL ELEMENTS LOCATED WITHIN 3.4 FEET OF A BUILDING CORNER.



BUILDING TYPE: 9,10 & 11

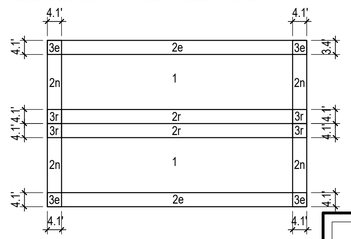


BUILDING TYPES: 1,2,3,4,5,6,7& 8

4 COMMUNITY BUILDING DESIGN ULTIMATE WIND PRESSURES, W FOR COMPONENTS AND CLADDING (psf) - ASCE 7-16

	ZONE*	EFFECTIVE WIND AREA (sqft)	POSITIVE PRESSURE	NEGATIVE PRESSURE
ROOF	1	2.0	28.0	-53.5
	1	20	20.5	-53.5
	1	100	16.0	-40.2
	1	300	16.0	-31.2
	2e	2.0	28.0	-53.5
	2e	20	20.5	-53.5
	2e	100	16.0	-40.2
	2e	300	16.0	-31.2
	2n	2	28.0	-85.3
	2n	10	22.8	-85.3
	2n	100	16.0	-50.1
	2n	150	16.0	-43.9
	2r	2	28.0	-85.3
	2r	10	22.8	-85.3
	2r	100	16.0	-50.1
	2r	150	16.0	-43.9
	3e	2	28.0	-85.3
	3e	10	22.8	-85.3
	3e	100	16.0	-50.1
	3e	150	16.0	-43.9
	3r	2	28.0	-120.3
	3r	4	25.7	-120.3
	3r	10	22.8	-99.5
	3r	50	17.5	-63.0
WALLS	4	10	37.5	-40.7
	4	50	33.6	-36.8
	4	200	30.2	-33.4
	4	500	28.0	-31.2
	5	10	37.5	-50.3
	5	50	33.6	-42.4
	5	200	30.2	-35.7
	5	500	28.0	-31.2

* REFERENCE FIGURE BELOW FOR LOCATIONS OF ZONES 1,2, AND 3. ZONE 4 INCLUDES THOSE WALL ELEMENTS LOCATED OUTSIDE OF 4.1 FEET OF A BUILDING CORNER, AND ZONE 5 INCLUDES THOSE WALL ELEMENTS LOCATED WITHIN 4.1 FEET OF A BUILDING CORNER.



NOTE: FORTIFIED ROOF CONSTRUCTION REQUIRES ADDITIONAL FACTORS OF SAFETY FOR ROOF RELATED COMPONENTS. SEE SECTION 2.1 AND 3.1.1.3 OF THE FORTIFIED MULTI-FAMILY WIND STANDARDS, 2025 EDITION.

Mid-City Senior Cottages

Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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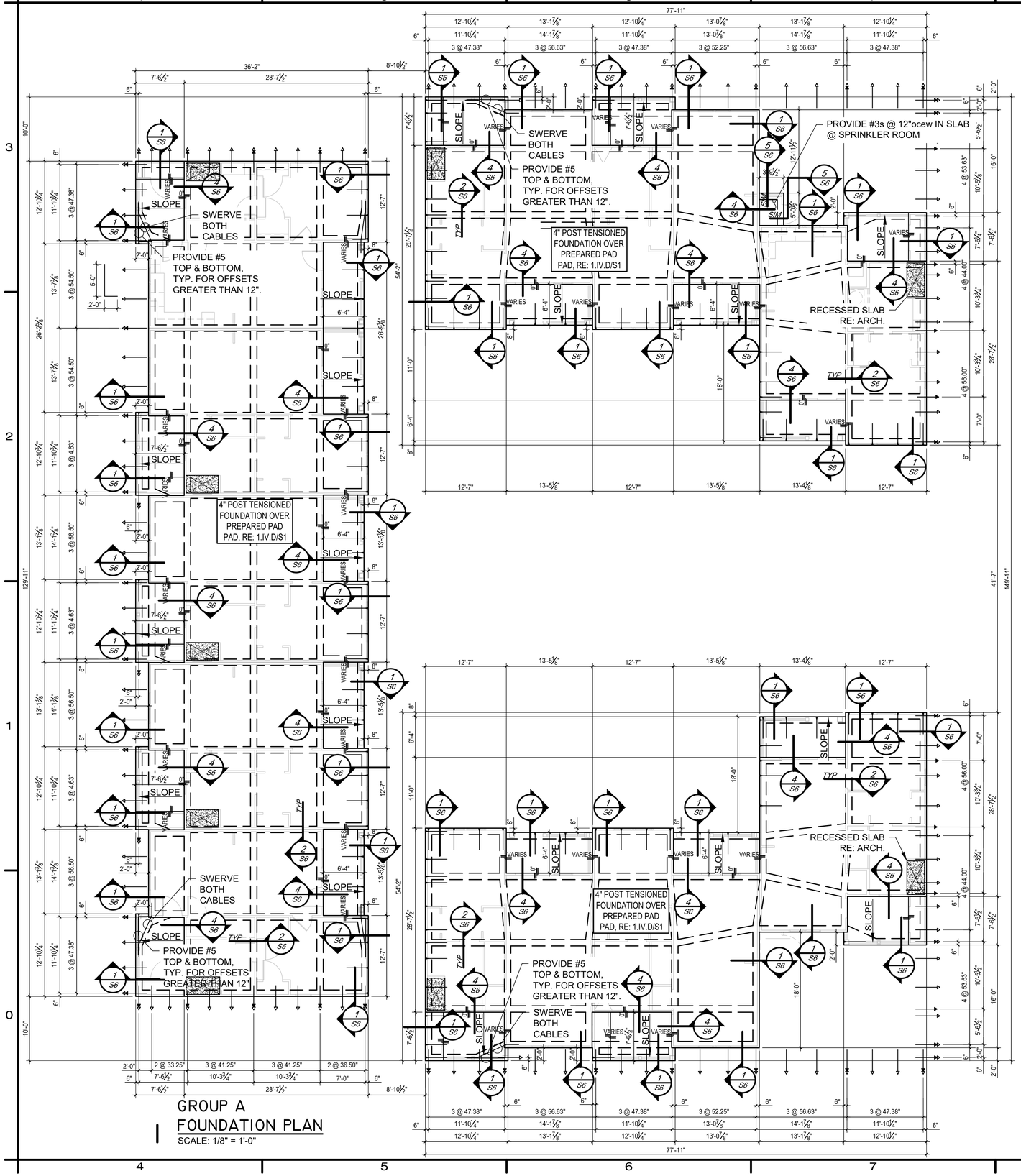
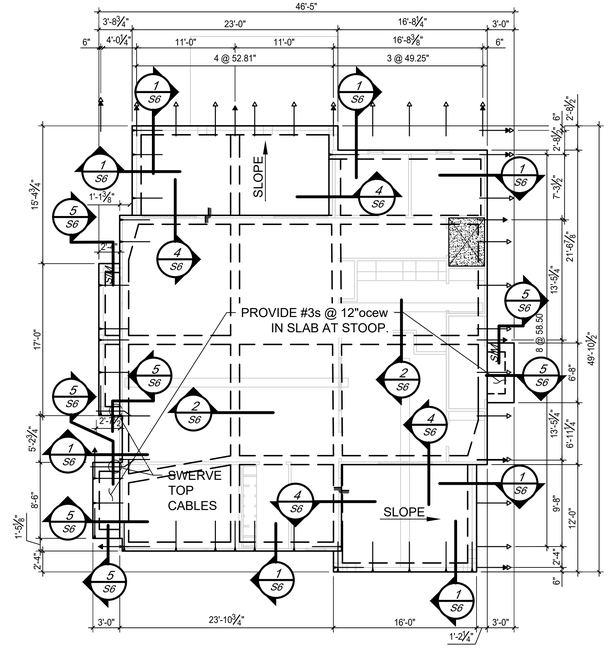
STATE OF LOUISIANA
BRIAN K. SMITH
REG. No. 26652
REGISTERED PROFESSIONAL ENGINEER IN
CIVIL ENGINEERING
7/1/25

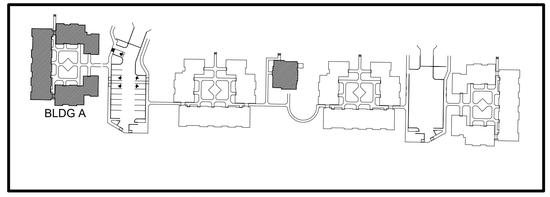
REVISIONS	
NO.	DATE

DATE MARCH 2024
PROJ. NO.
SHEET SI.1 OF SHEETS

BK SMITH
ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
318-741-0127







LEGEND

- TOP AND SINGLE BOTTOM STRAND
- TOP AND DOUBLE BOTTOM STRAND
- TOP STRAND ONLY
- SINGLE BOTTOM STRAND ONLY.
- DOUBLE BOTTOM STRAND ONLY.
- "DEAD" END ANCHORS

NOTE:
ARROW HEADS INDICATE DIRECTION OF "LIVE" END. IF ARROW HEADS ARE SHOWN ON BOTH END OF THE TENDON, THE TENDON IS TO BE STRESSED FROM BOTH ENDS.

TOTAL SLAB AREA: 9405 SF
EXTERIOR BEAM: 12"x24"
INTERIOR BEAM: 12"x24"

3 POST TENSION NOTES

1. ALL POST TENSION CABLES SHALL BE MANUFACTURED BY A P.T.I. CERTIFIED PLANT AND OBTAINED FROM A SINGLE MANUFACTURER. CABLES SHALL CONFORM TO PTI SPECIFICATION MANUAL FOR UNBONDED TENDONS.
2. CABLES SHALL NOT BE SPLICED.
3. ALL CABLES SHALL BE SLEEVED TO WITHIN 12" OF EA. ANCHOR. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SHEATHING INTEGRITY.
4. CONCRETE SHALL BE THOROUGHLY CONSOLIDATED IN THE VICINITY OF EACH ANCHOR.
5. ALL STRESSING JACKS SHALL HAVE BEEN CALIBRATED WITHIN THE LAST 6 MONTHS. POST TENSION CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS CERTIFICATION DURING THE COURSE OF STRESSING OPERATIONS.
6. THE BOTTOM OF ALL FOUNDATION BEAMS SHALL HAVE A POST TENSION CABLE OR CONVENTIONAL REINFORCEMENT. COORDINATE W/E.O.R. IF ERRORS ARE NOTED.
7. ALL CABLES SHALL BE ANCHORED AT 26.8 KIPS AFTER FRICTION AND SEATING LOSSES WITHIN 7-10 DAYS OF INITIAL PLACEMENT. PRIOR TO FOUNDATION BEING LOADED.
8. ESTIMATED ELONGATION SHALL BE 0.077" PER FOOT OF STRESSED STRAND LENGTH.
9. STRESS REPORTS SHALL BE SUBMITTED TO E.O.R. FOR REVIEW WITHIN 7 DAYS OF COMPLETION OF STRESSING OPERATIONS.
10. VARIATIONS FROM PLAN AND SPECIFICATION REQUIREMENTS SHALL BE REPORTED TO THE E.O.R. IN ACCORDANCE WITH P.T.I. PROCEDURES.
11. ALL FORMS SHALL BE SQUARE AND PLUMB. EARTH FORMS SHALL BE NEAT.
12. ALL ELONGATIONS AND STRESS OPERATIONS SHALL BE OBSERVED BY A CERTIFIED PTI LEVEL 2 UNBONDED PT INSPECTOR.

BK SMITH
ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
318-741-0127

Mid-City Senior Cottages

Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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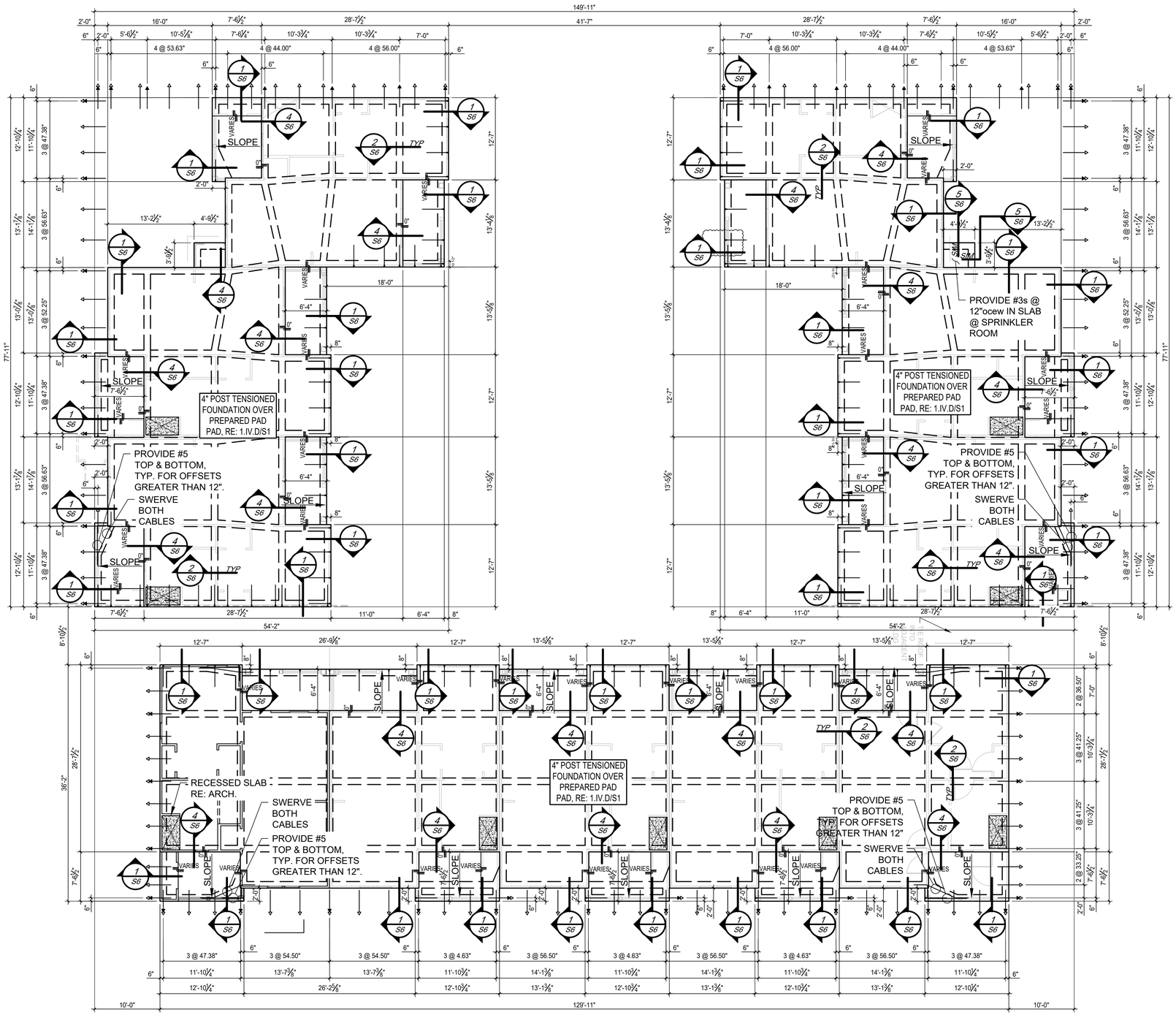
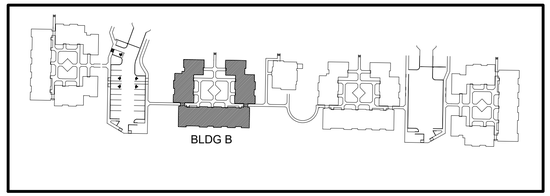
STATE OF LOUISIANA
BRIAN K. SMITH
REG. No. 26652
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

REVISIONS	
NO.	DATE

DATE MARCH 2024
PROJ. NO.
SHEET S2
OF SHEETS



GROUP B
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS

LEGEND

- TOP AND SINGLE BOTTOM STRAND
- TOP AND DOUBLE BOTTOM STRAND
- TOP STRAND ONLY
- SINGLE BOTTOM STRAND ONLY.
- DOUBLE BOTTOM STRAND ONLY.
- "DEAD" END ANCHORS

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EXTERIOR BEAM: 12"x24"
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STATE OF LOUISIANA
BRIAN K. SMITH
REG. No. 26652
REGISTERED PROFESSIONAL ENGINEER IN
CIVIL ENGINEERING

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NO.	DATE

DATE MARCH 2024
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BOSSIER CITY, LOUISIANA
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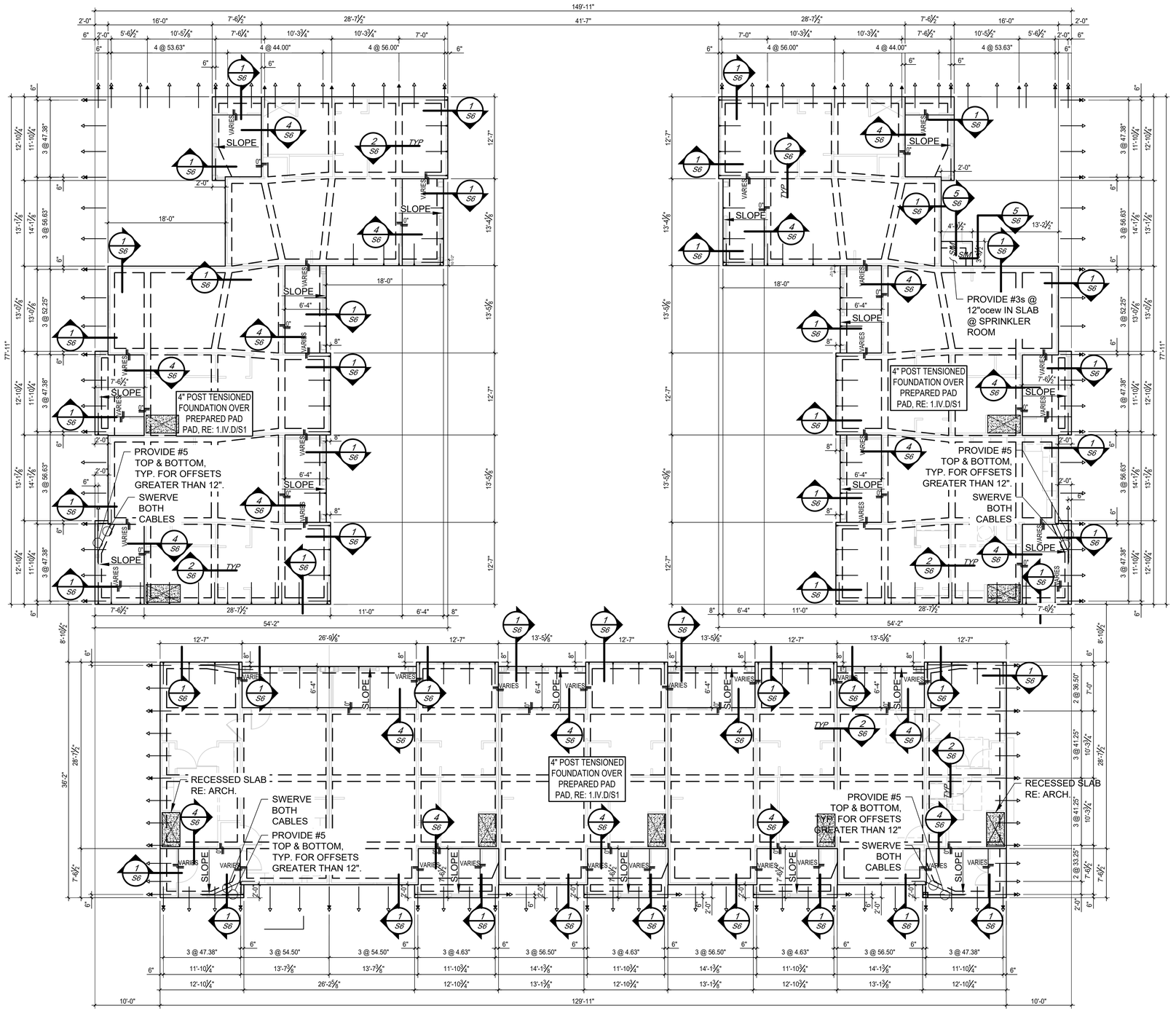
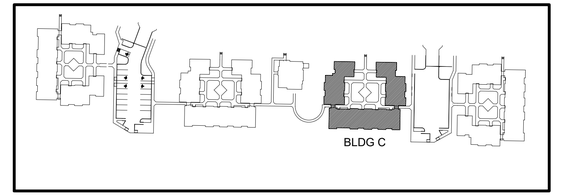


GROUP C
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS

LEGEND

- TOP AND SINGLE BOTTOM STRAND
- TOP AND DOUBLE BOTTOM STRAND
- TOP STRAND ONLY
- SINGLE BOTTOM STRAND ONLY.
- DOUBLE BOTTOM STRAND ONLY.
- "DEAD" END ANCHORS

NOTE:
ARROW HEADS INDICATE DIRECTION OF "LIVE" END. IF ARROW HEADS ARE SHOWN ON BOTH END OF THE TENDON, THE TENDON IS TO BE STRESSED FROM BOTH ENDS.

TOTAL SLAB AREA: 9405 SF
EXTERIOR BEAM: 12"x24"
INTERIOR BEAM: 12"x24"

Mid-City Senior Cottages

Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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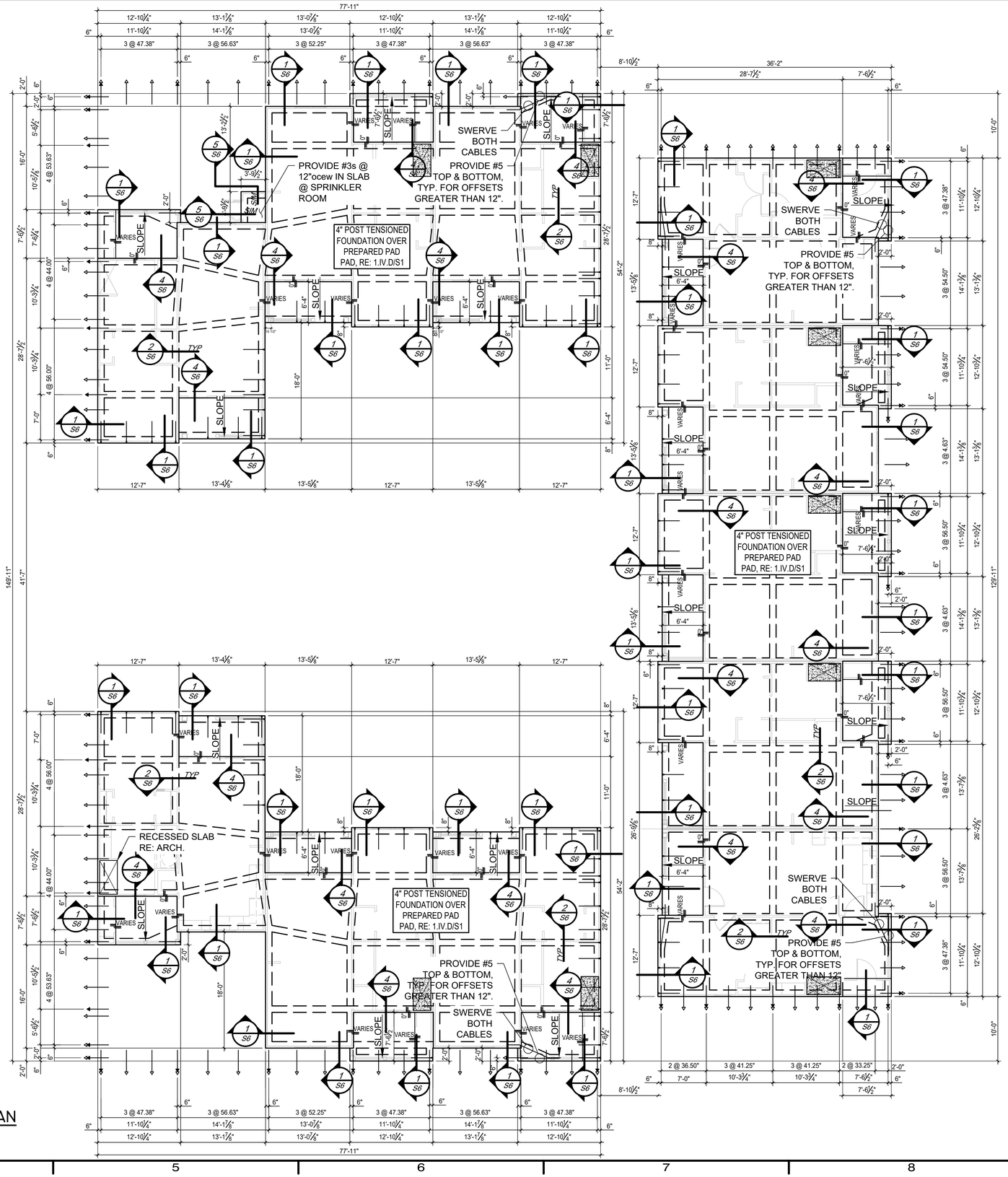

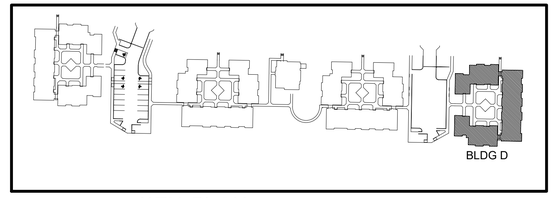

KEY PLAN
SCALE: NTS

LEGEND

- TOP AND SINGLE BOTTOM STRAND
- TOP AND DOUBLE BOTTOM STRAND
- TOP STRAND ONLY
- SINGLE BOTTOM STRAND ONLY.
- DOUBLE BOTTOM STRAND ONLY.
- "DEAD" END ANCHORS

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INTERIOR BEAM: 12"x24"

GROUP D
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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STRUCTURAL FRAMING NOTES

A. ALL DIMENSIONAL FRAMING (RAFTERS, JOISTS, BEAMS AND HEADERS) TO BE SOUTHERN PINE #2 (SP#2) OR BETTER. LOAD BEARING STUDS AND SHEARWALL STUDS SHALL BE SOUTHERN PINE (SP) #2 OR BETTER. NON-LOAD BEARING WALL STUDS MAY BE SPF#3.

B. ALL ENGINEERED LUMBER SHALL BE LAMINATED VENEER LUMBER (LVL) WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2950 psi; E=2.0 E6 psi. Fv=285 psi.

C. ALL LOAD BEARING WALL STUDS SHALL BE:
EXTERIOR 2x6 SP#2 @ 16" o.c.
INTERIOR 2x6 SP#2 @ 16" o.c.

D. ALL INTERIOR DEMISING WALL STUDS SHALL BE:
1. RE: ARCH

E. PLATE HEIGHT SHALL BE:
1st FLR. - 9'-1⅛" A.F.F.

F. ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS AND SPANS INDICATED. TRUSS DEPTH SHALL BE AS INDICATED ON THE TRUSS ELEVATIONS.

G. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF THE PROJECT. SUBMIT SIGNED AND SEALED CALCULATIONS ALONG WITH SIGNED AND SEALED FABRICATION, ERECTION, AND BRACING SHOP DRAWINGS.

H. ALL TRUSSES SHALL BE SPACED AT 24"o.c. MAX.

J. ALL HEADERS INDICATED ARE SUPPORTING THE FRAMING SHOWN HEREON.

K. N/A

L. ALL ROOF SHEATHING SHALL BE ⅝", APA 24" SPAN RATED, EXTERIOR OR EXPOSURE 1 GRADE. ATTACHMENT SHALL BE W/0.131"Øx2½" GALV. RING SHANK NAILS @ 4" o.c. AT SHEATHING PERIMETERS AND 4" o.c. IN THE FIELD OF THE PANEL. ALL PANEL EDGES SHALL BE SUPPORTED W/EDGE CLIPS.

M. N/A

N. REFERENCE 1/S4 FOR TRUSS DIAGRAMS AND LOADS.

O. ALL NAILS SHALL BE OF THE SIZE SCHEDULED. WHERE NAILS ARE CALLED AS PENNY WEIGHTS, THEY SHALL BE COMMON.

P. ALL RAFTERS SHALL BE 2x6 SP#2 @ 24" o.c. AND ALL CEILING JOIST SHALL BE 2x8 SP#2 UNLESS NOTED OTHERWISE. JOIST SHALL BE FACE NAILED TO EACH RAFTER W/4-0.131"Øx3".

Q. ALL RAFTERS, JOIST AND TRUSSES SHALL BE ATTACHED TO PLATES WITH SIMPSON H2.5A.

2 HEADER SCHEDULE

MARK	MEMBER	TRIM STUDS	KING STUDS	ANCHORS		DETAIL
				HEADER	SILL	
Ⓐ	2-2x6	1-2X4 SP#2	1-2X4 SP#2	(8)0.131"x3" TOENAILS	N/A	
Ⓑ	2-2x12	1-2X4 SP#2	2-2X4 SP#2	(1)CS20 W/(16)0.131"Øx2½" EA.	(1)TSP W/ (6)0.148x1½" EA. STUD & (3)0.148x1½" EA PLATE	
Ⓒ	2-2x6	1-2X4 SP#2	2-2X4 SP#2	(8)0.131"x3" TOENAILS	N/A	
Ⓓ	2-2x12	1-2X4 SP#2	2-2X4 SP#2	(1)CS20 W/(16)0.131"Øx2½" EA.	(1)SP4 W/ (6)0.148x1½" EA. STUD	
Ⓔ	2-2x8	1-2X4 SP#2	1-2X4 SP#2	(8)0.131"x3" TOENAILS	N/A	

3 BEAM SCHEDULE

MARK	SIZE
①	3½x12⅜ 24FV3
②	3½x11¼ 24FV3
③	(2) 2x12 SP#2
④	(2) 2x12 SP#2
⑤	3½x11¼ 24FV3
⑥	3½x11¼ 24FV3
⑦	(2) 2x8
⑧	(2) 2x8
⑨	(2) 2x12
⑩	(2) 2x12
⑪	(2) 2x12
⑫	(3) 2x12
⑬	(3) 2x12
⑭	(2) 2x12

4 POST SCHEDULE

MARK	SIZE	DETAIL
Ⓐ	2-2X4 SP#2	D/S7.2+P/S7.2
Ⓑ	3-2X4 SP#2	C/S7.2+P/S7.2
Ⓒ	3-2X4 SP#2	A/S7.2+J/S7.2
Ⓓ	PT 8x8 SP#2	E/S7.2+G/S7.2+H/S7.2
Ⓔ	PT 8x8 SP#2	E/S7.2+H/S7.2
Ⓕ	7-2X4 SP#2	T/S7.2

5 BEAM TO BEAM CONNECTION SCHEDULE

SUPPORTED BEAM	SUPPORTING BEAM	CONNECTION
2-2x12	(2) 2x12	LUS 210-2
2-2x12	3½x12⅜ GLB	
3½x12⅜ GLB	3½x11¼ GLB	
3½x11¼ GLB	3½x11⅞ GLB	

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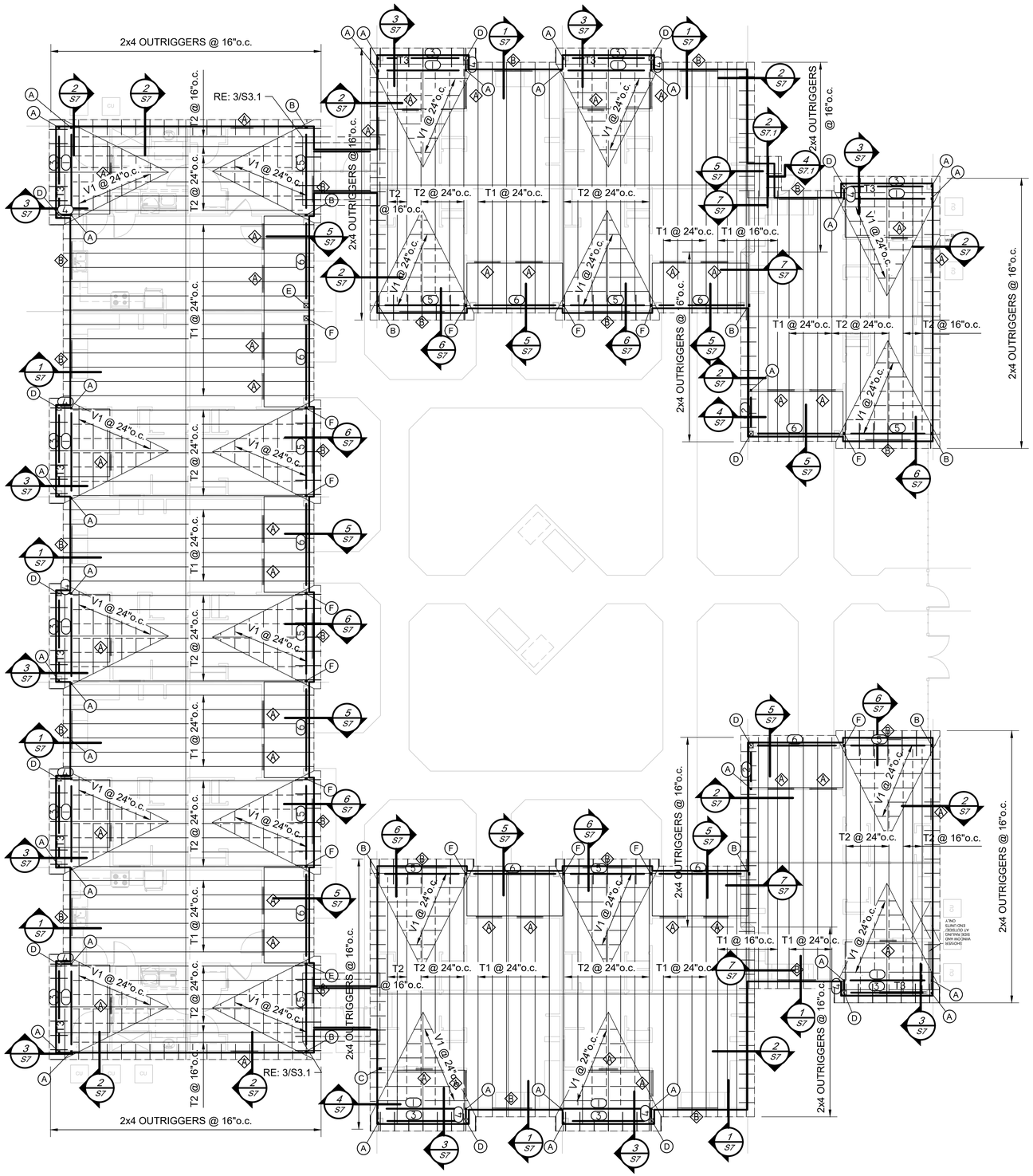
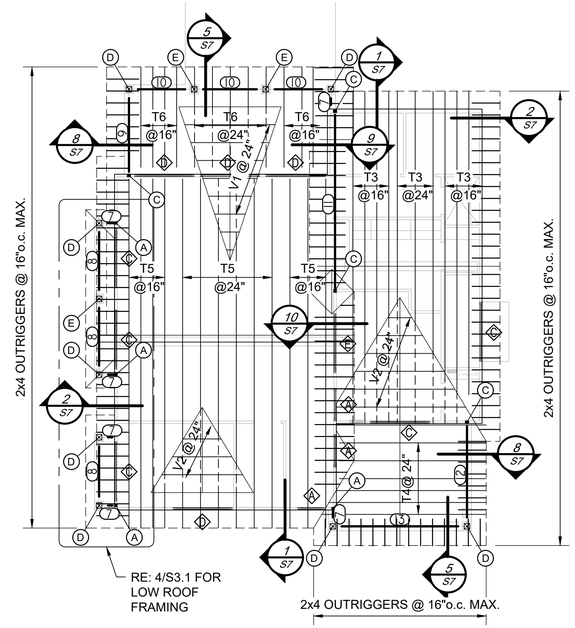
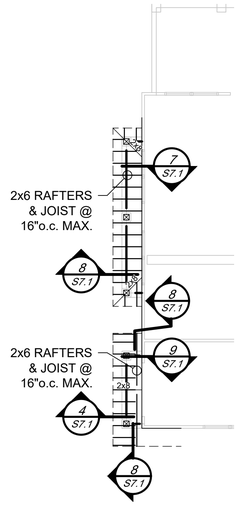


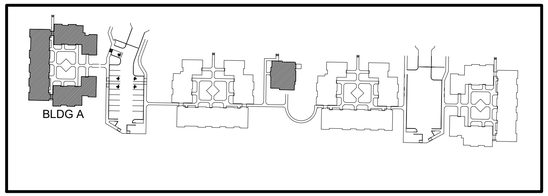
GROUP A
1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



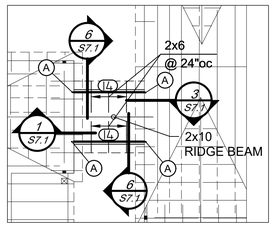
COMMUNITY BUILDING
2 2ND ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



4 LOW ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS



3 BUILDING CONNECTION FRAMING PLAN
SCALE: 1/8" = 1'-0"

NOTE:
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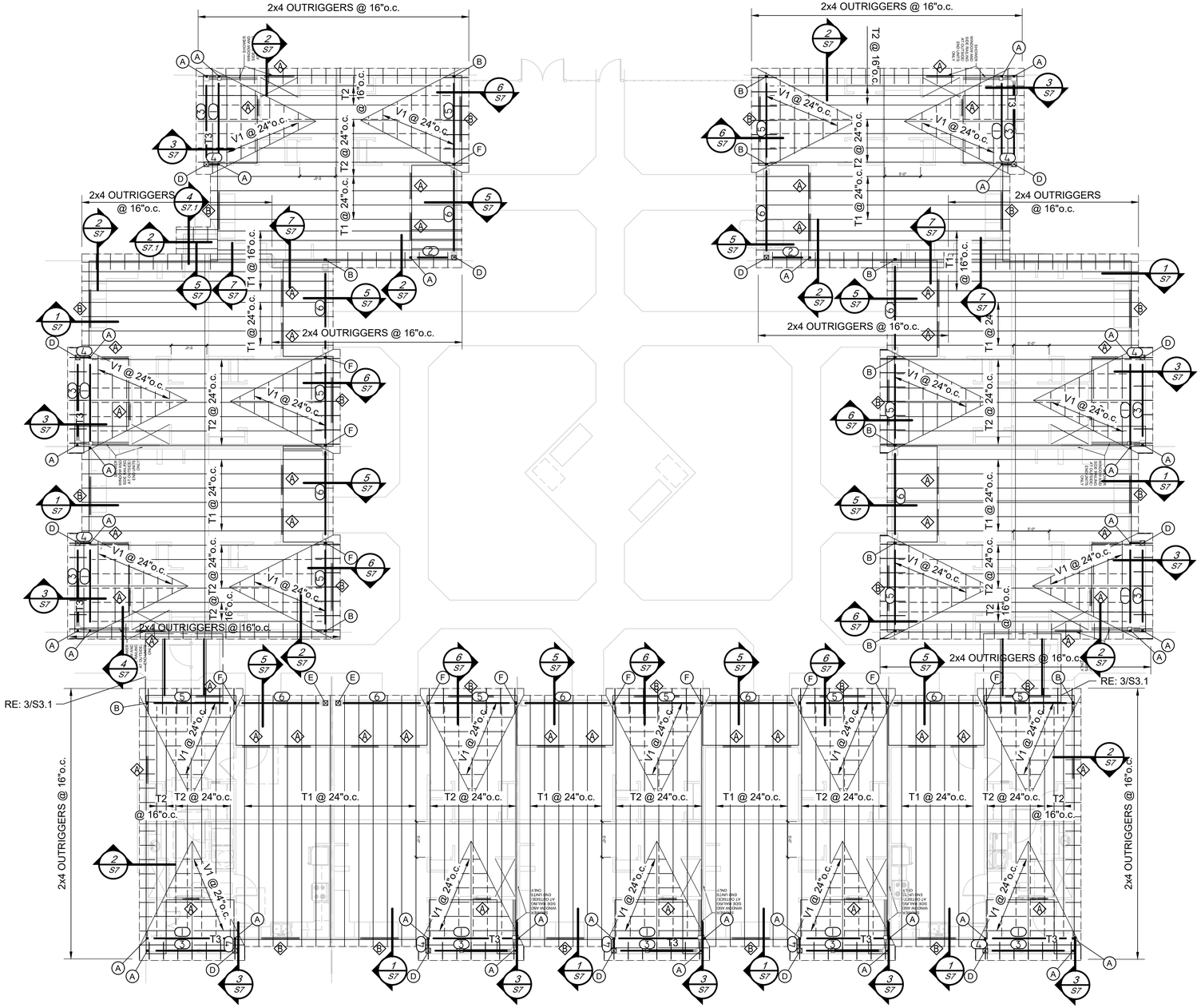
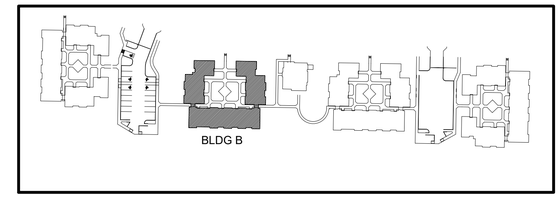


GROUP B
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS

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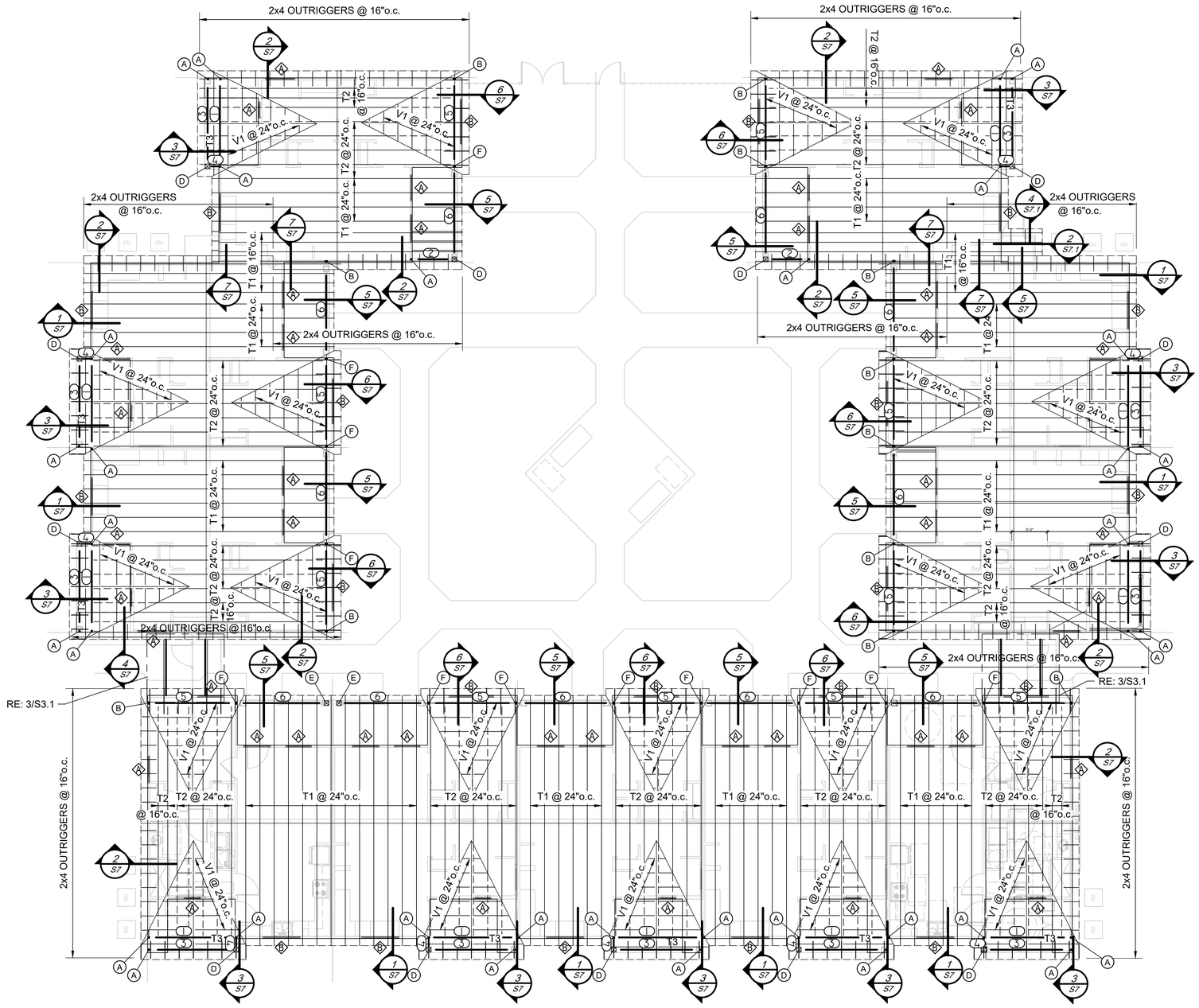

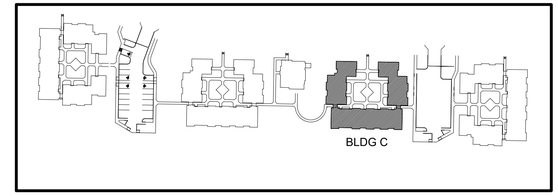

KEY PLAN
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GROUP C
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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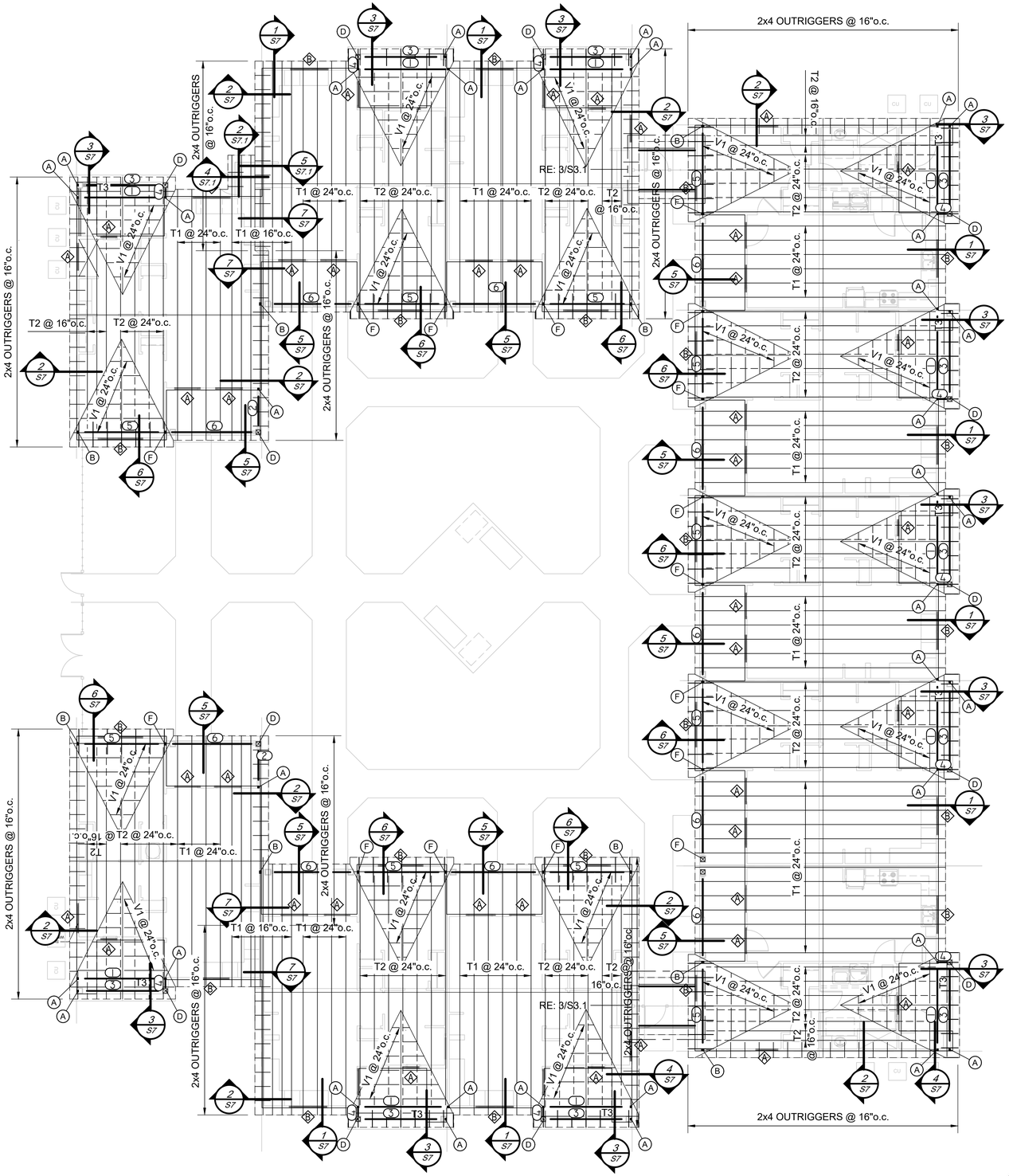

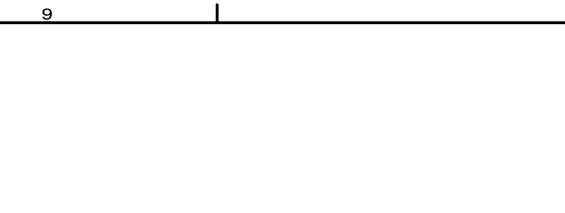

KEY PLAN
SCALE: NTS

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GROUP D
ROOF FRAMING PLAN
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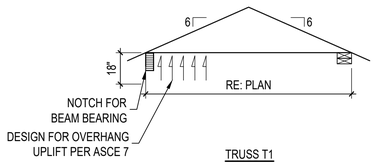

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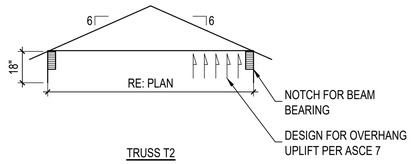

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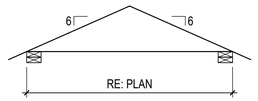

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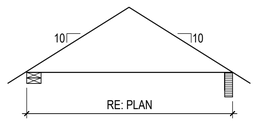

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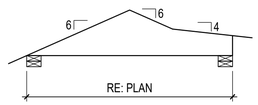
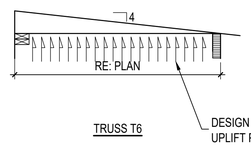
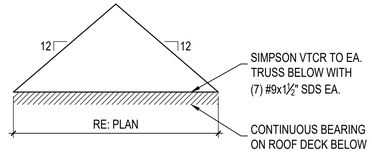


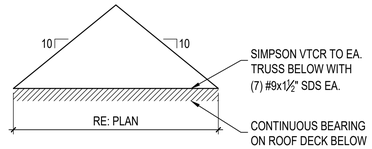
TRUSS T5



TRUSS T6



TRUSS V1



TRUSS V2

TRUSS PROFILES
N.T.S.

NOTE: ROOF TRUSSES SHALL BE DESIGNED PER ASCE 7-16 USING THE BASE WIND LOADS SHOWN AND ALL APPROPRIATE PRESSURE COEFFICIENTS FOR THE MEMBERS LOCATION AND CONTRIBUTING WIND AREA.

ALL ROOF TRUSSES
DL= 20 psf
LL= 20 REDUCIBLE
SL= 0 psf GROUND
WL= 32 psf BASE @ MEAN ROOF HEIGHT
DESIGN FOR UNBALANCED WIND PER ASCE 7.

NOTE:
TRUSS CALCULATIONS SUBMITTALS-
ALL CALCULATIONS SHALL BE SUBMITTED IN NUMERICAL ORDER.
ALL CALCULATIONS SHALL BE SIGNED AND SEALED BY A LOUISIANA PROFESSIONAL ENGINEER.

Mid-City Senior Cottages

Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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BRIAN K. SMITH
REG. No. 26852
REGISTERED
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IN
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ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
318-741-0127

SHEAR WALL SCHEDULE

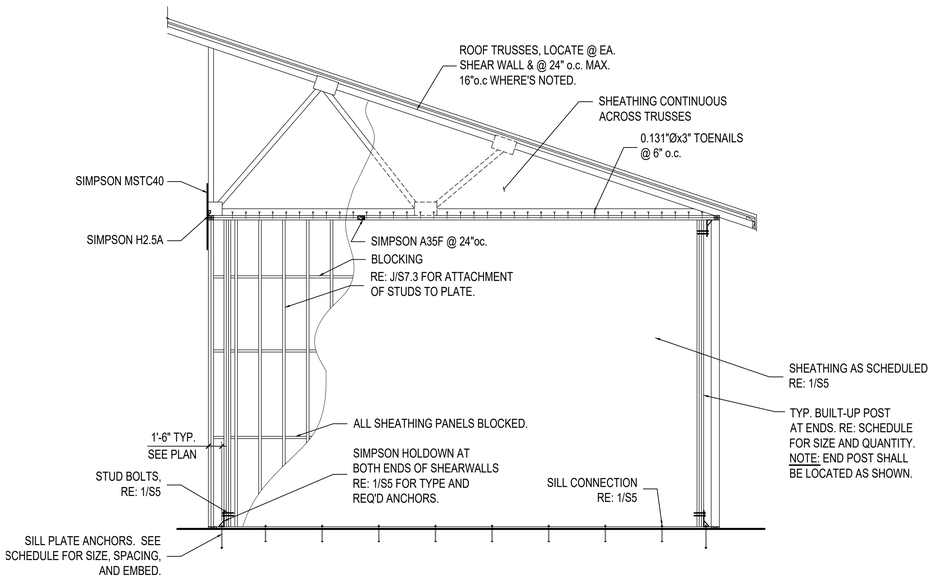
MARK	LOCATION	MIN LENGTH	SHEATHING	END POST	NAILS 0.131"Øx2½" @ 7/16 OSB 0.131"Øx3" @ 19/32 CDX			HOLD DOWN (EA END OF WALL)			SILL CONX	NOTES
					EDGE	FIELD	T&B PLATES	TYPE	STUD CONX	ANCHOR RODS		
A1		8'-0"	19/32 CDX	2-2x4	6	12	6	HDU2-SDS2.5	6- ¼"Øx2 ½"	⅝"Øx15" EMBED	⅝"Øx8" EMBED @ 48o.c."	1
A2		12'-0"	19/32 CDX	2-2x4	6	12	6	HDU2-SDS2.5	6- ¼"Øx2 ½"	⅝"Øx15" EMBED	⅝"Øx8" EMBED @ 48o.c."	1
A3		8'-0"	19/32 CDX	5-2x4	3	12	3	HDU8-SDS2.5	20- ¼"Øx2 ½"	⅞"Øx18" EMBED	⅝"Øx8" EMBED @ 32o.c."	1
A4		12'-0"	19/32 CDX	3-2x4	6	12	6	HDU4-SDS2.5	10- ¼"Øx2 ½"	⅝"Øx15" EMBED	⅝"Øx8" EMBED @ 48o.c."	1
B1		13'-7"	19/32 CDX	3-2x4	6	12	6	HDU4-SDS2.5	10- ¼"Øx2 ½"	⅝"Øx15" EMBED	⅝"Øx8" EMBED @ 48o.c."	1
B2		12'-7"	19/32 CDX	3-2x4	6	12	6	HDU4-SDS2.5	10- ¼"Øx2 ½"	⅝"Øx15" EMBED	⅝"Øx8" EMBED @ 48o.c."	1
B3		17'-0"	19/32 CDX	3-2x4	6	12	6	HDU4-SDS2.5	10- ¼"Øx2 ½"	⅝"Øx15" EMBED	⅝"Øx8" EMBED @ 48o.c."	1
B4		20'-9"	19/32 CDX	3-2x4	6	12	6	HDU4-SDS2.5	10- ¼"Øx2 ½"	⅝"Øx15" EMBED	⅝"Øx8" EMBED @ 48o.c."	1

SPECIFIC SHEAR WALL NOTES

1	ALL SHEARWALLS BLOCKED, USE PLATE NAIL SPACING AT BLOCK LOCATIONS
2	2 LAYERS SHEATHING, BOTH SIDES OF WALL, OFFSET PANEL JOINTS & DOUBLE STUDS
3	SHEATHING BOTH SIDES OF WALL, OFFSET PANEL JOINTS
4	PROVIDE 3x SILLS AND BLOCKING

GENERAL SHEAR WALL NOTES

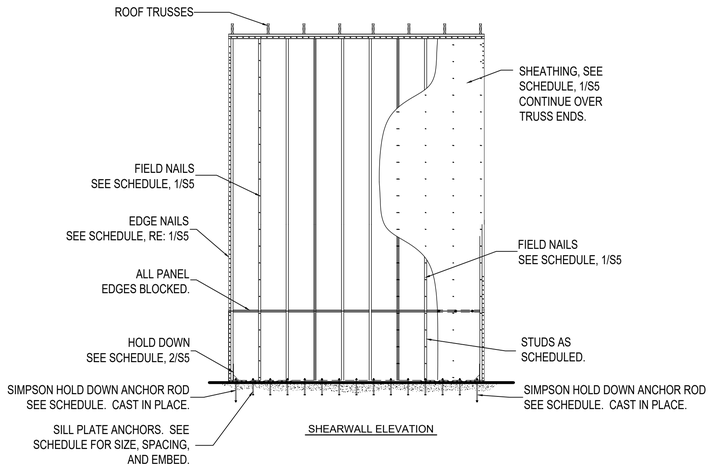
A	ALL SHEARWALLS SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE ROOF DECK.
B	THE MINIMUM SHEATHING WIDTH SHALL BE 24".
C	ALL SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE STUDS.
D	ALL BLOCKING SHALL BE CONSTRUCTED WITH 2X MEMBERS.
E	SILLS SHALL BE 2x #2, TREATED. USE 3x WHERE NOTED.
F	ALL NAILS SHALL BE DRIVEN FLUSH WITH THE FACE OF THE SHEATHING. OVER NAILING SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.



SHEARWALL ELEVATION

SHEAR WALL TYPE A

SCALE: NONE



SHEARWALL ELEVATION

SHEAR WALL TYPE B

SCALE: NONE

NOTE: THE ENTIRE EXTERIOR SHELL OF THE BUILDING SHALL BE SHEATHED WITH 19/32" CDX. ALL PANEL EDGES SHALL BE BLOCKED AND THE SHEATHING SHALL BE NAILED WITH 0.131"Øx2½" NAILS AT 6" o.c. AT ALL PANEL EDGES, 12" o.c. AT ALL STUD SUPPORTS, AND 6" o.c. TO ALL TOP AND BOTTOM PLATES. THE 1st FLOOR SILL SHALL BE TREATED AND SHALL BE SECURED WITH ⅝"Ø GALVANIZED ANCHOR RODS AT 48" o.c. MAX., RE: B/S7.3 SEE 1/S5 FOR HOLD DOWN AND POST REQUIREMENTS AT EXTERIOR WALL.

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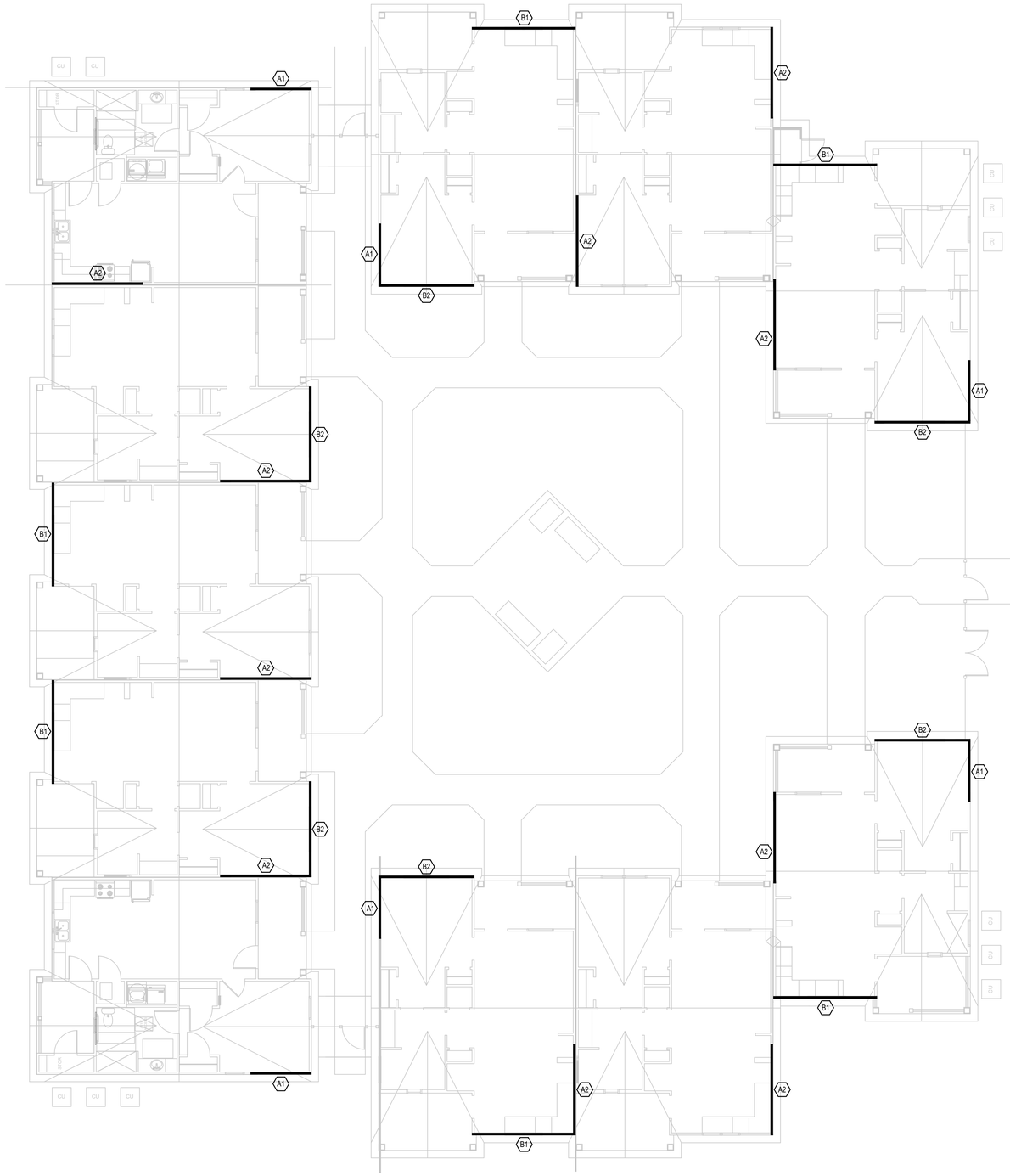
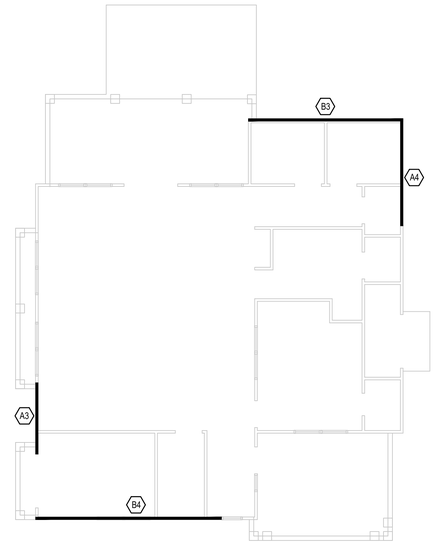
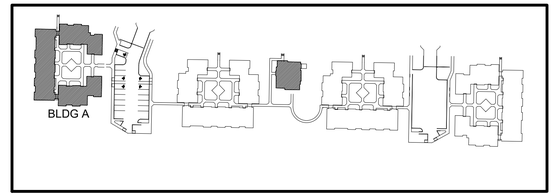




COMMUNITY BUILDING
SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS

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GROUP A
SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"

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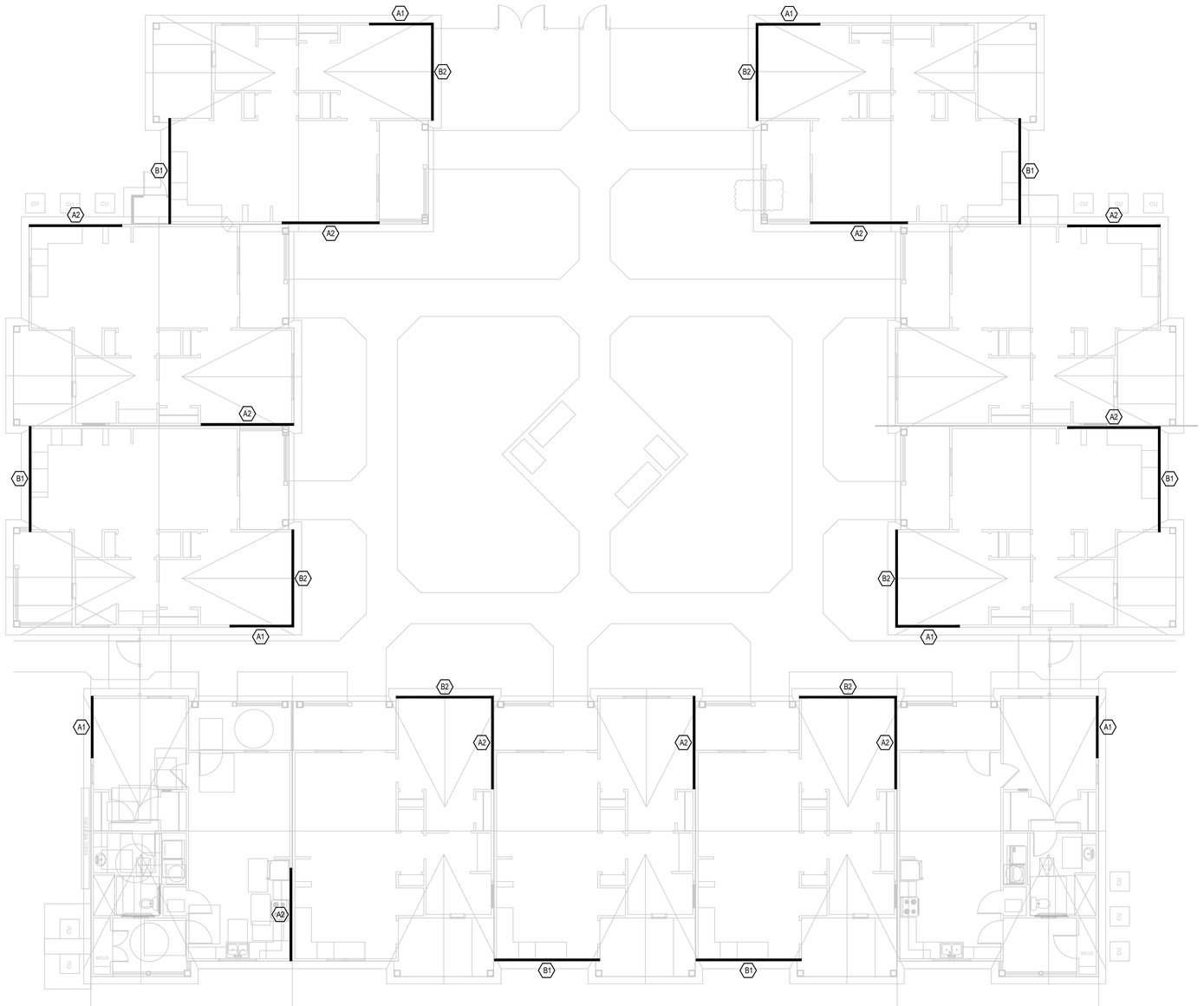

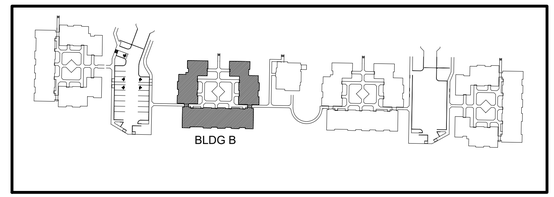

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1 GROUP B
SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"

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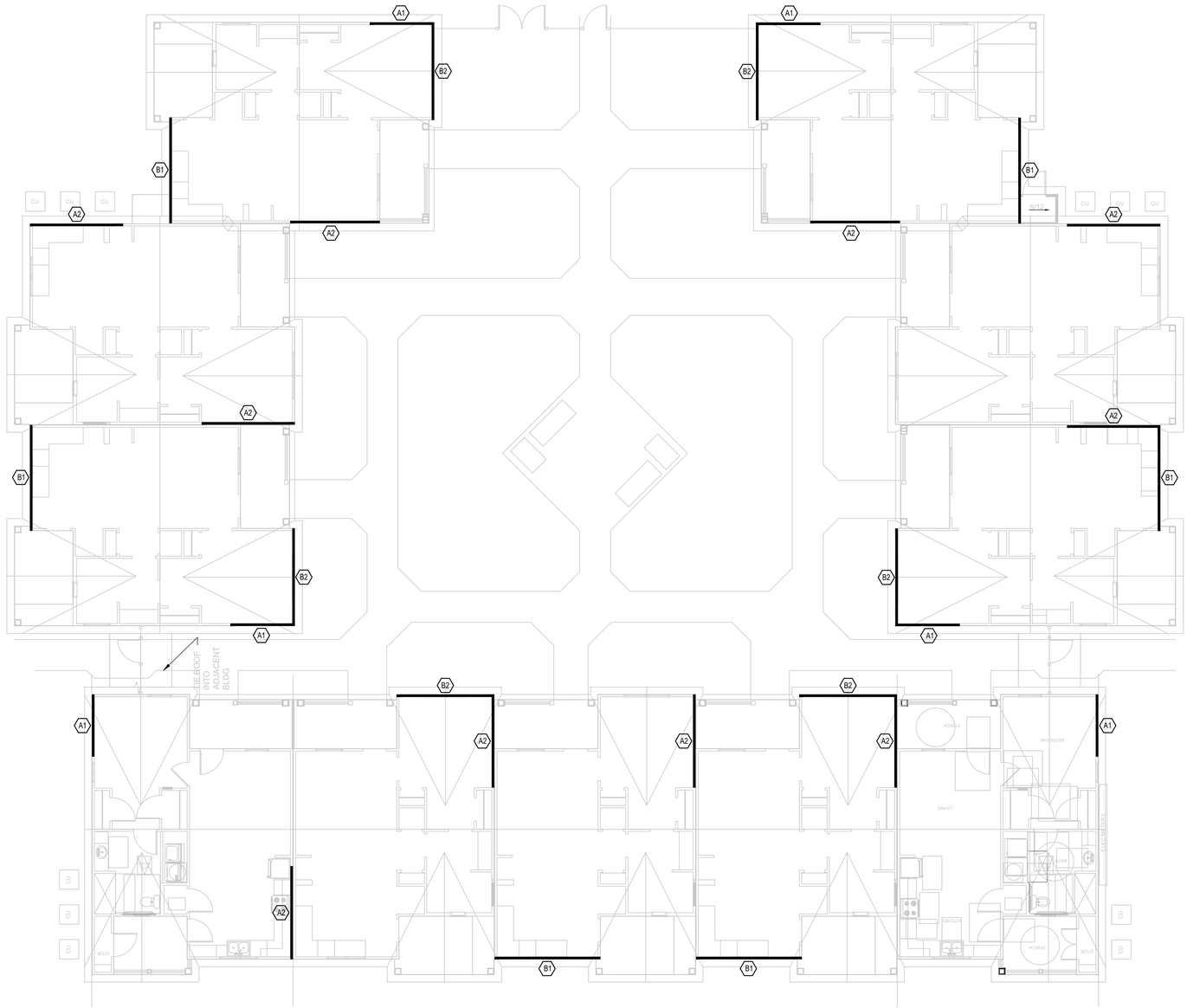
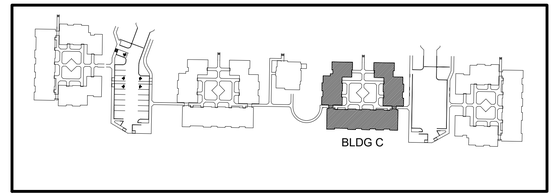


GROUP C
SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"



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SCALE: NTS

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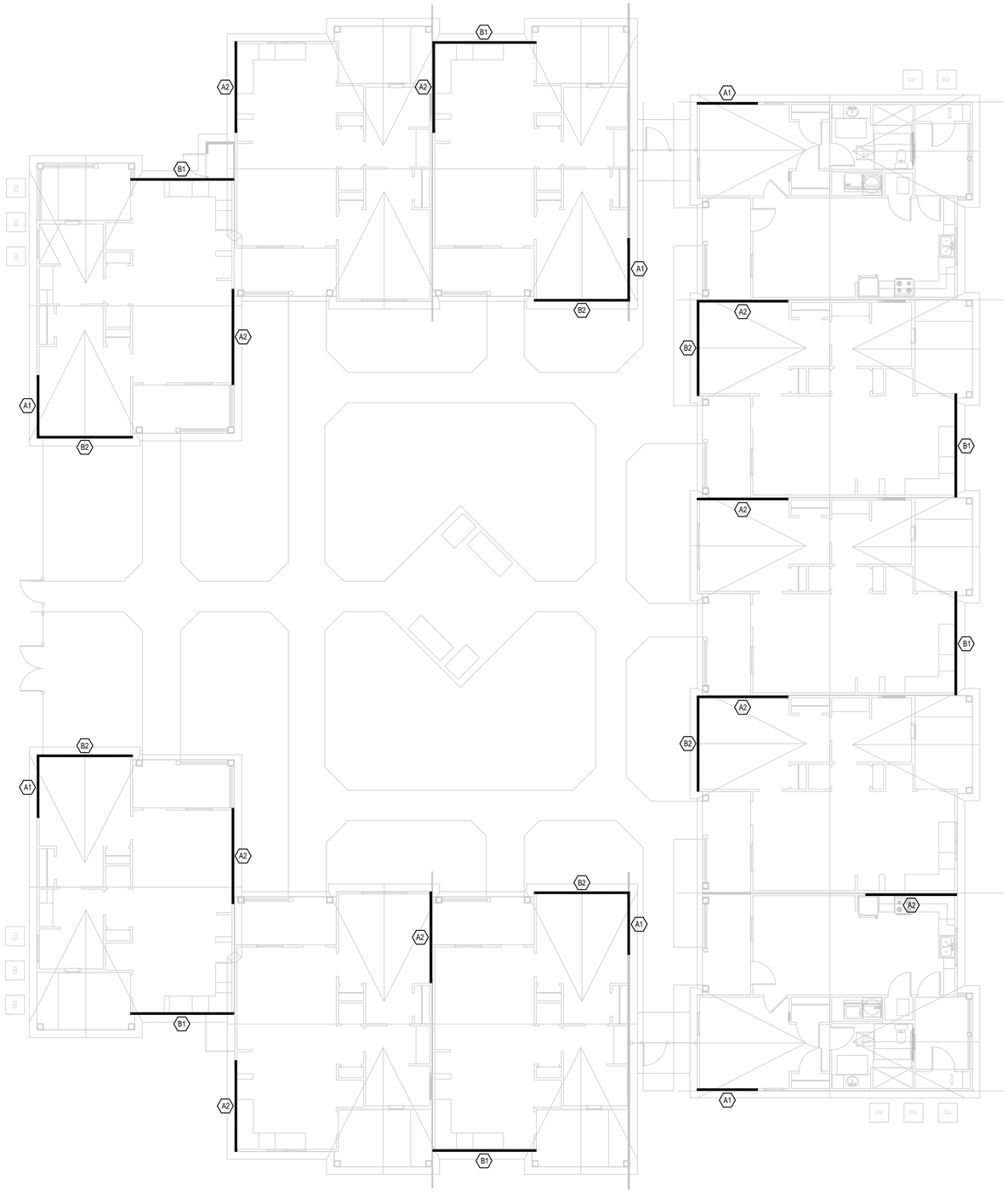
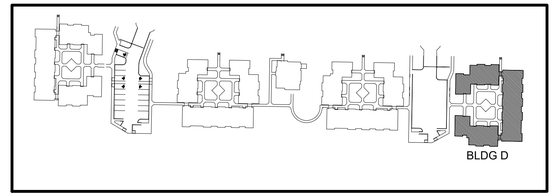


GROUP D
SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS

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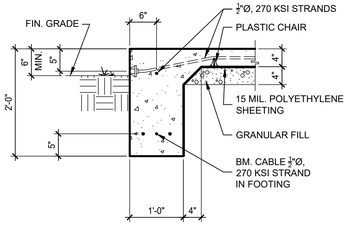
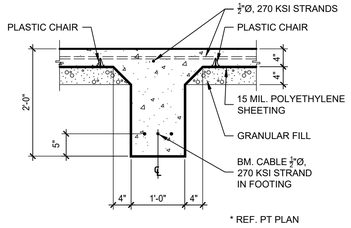


SECTION 1
SCALE:3/4" = 1'-0"



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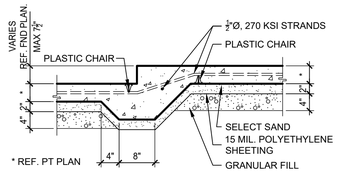

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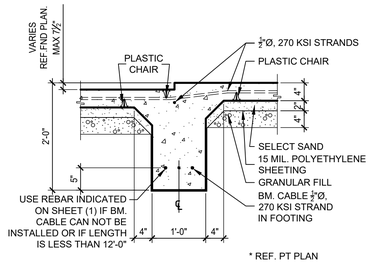

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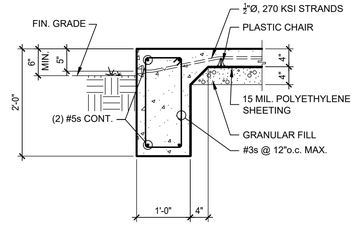

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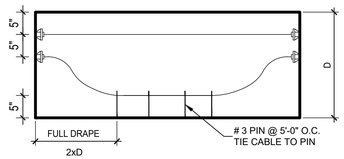
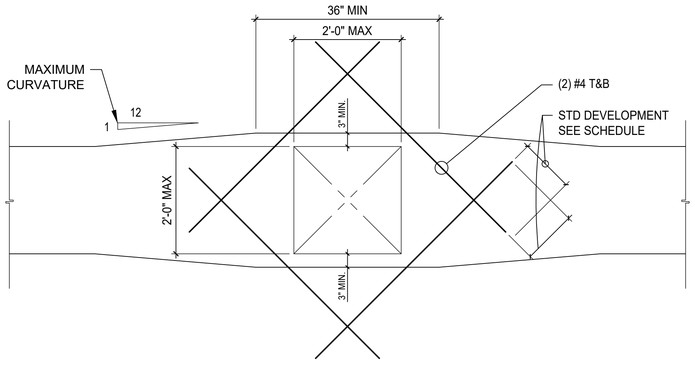


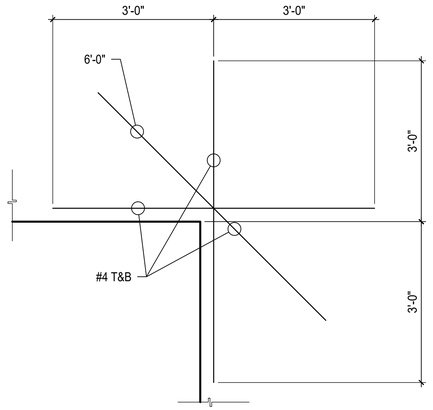
TYPICAL CABLE DRAPE

DETAIL A
SCALE:3/4" = 1'-0"



SLAB TREATMENT @
PLUMBING FOUNDATION

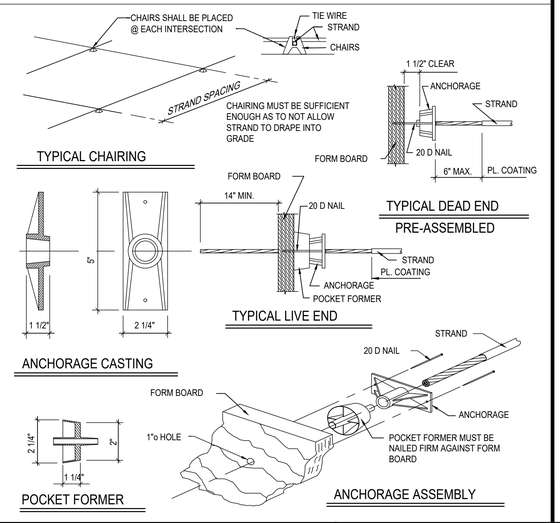
DETAIL C
SCALE:3/4" = 1'-0"



TYPICAL DETAIL
@ RE-ENTRANT CORNERS

DETAIL D
SCALE:3/4" = 1'-0"

CABLE ANCHORAGE DETAILS



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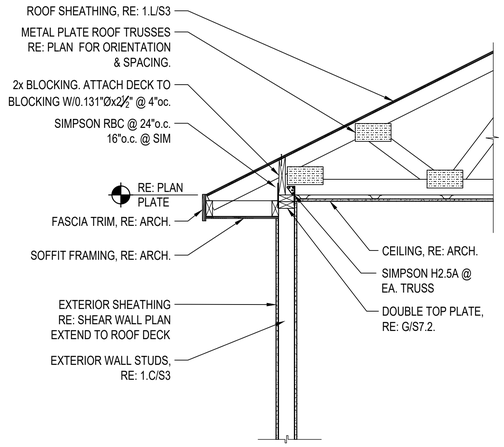
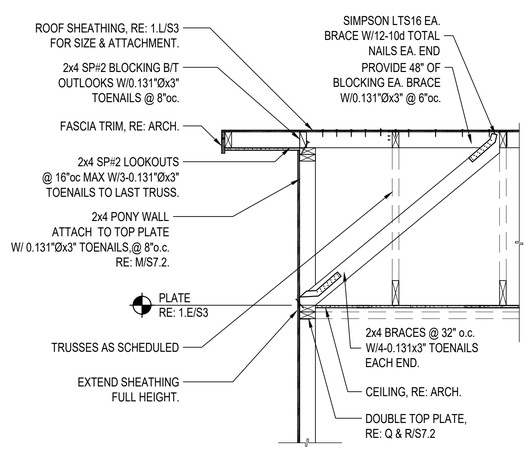


SECTION 1
SCALE: 3/4 " = 1'-0"



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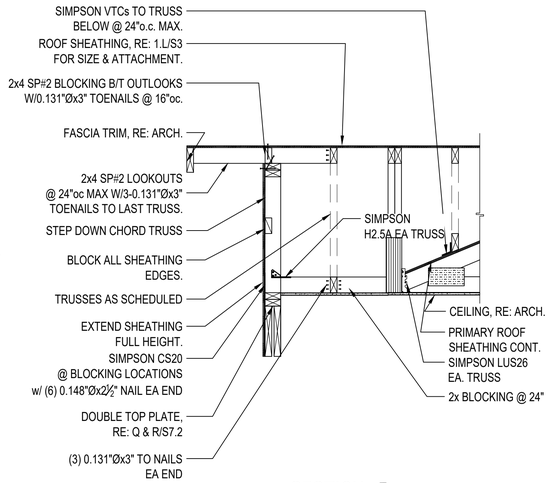

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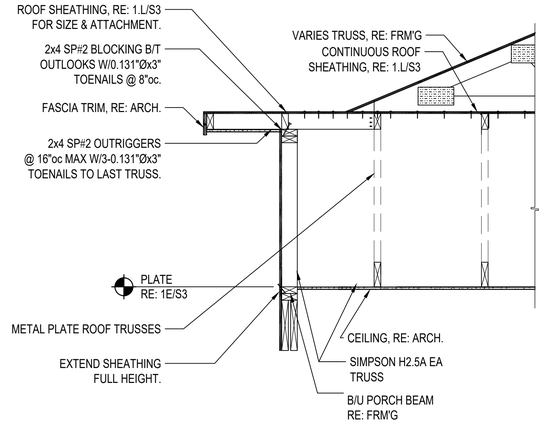
SCALE: 3/4 " = 1'-0"

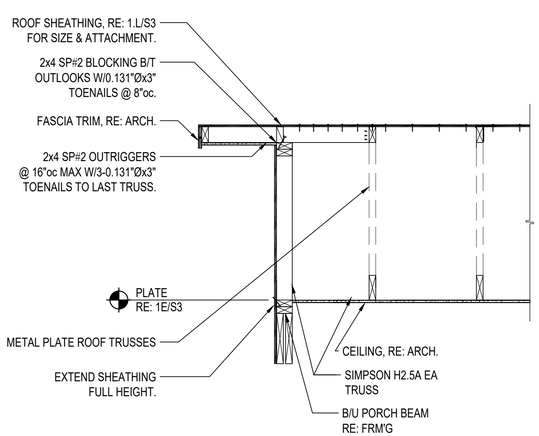


SECTION 4
SCALE: 3/4 " = 1'-0"

SECTION 5
SCALE: 3/4 " = 1'-0"

SECTION 6
SCALE: 3/4 " = 1'-0"

SECTION 7
SCALE: 3/4 " = 1'-0"



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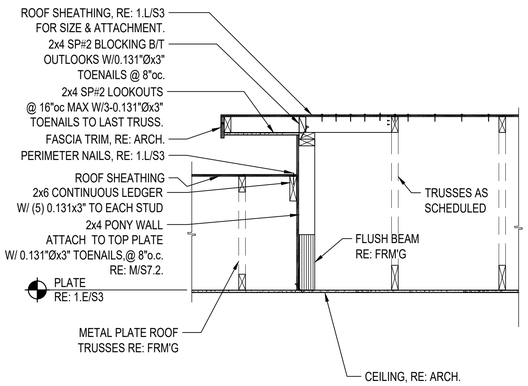
SCALE: 3/4 " = 1'-0"



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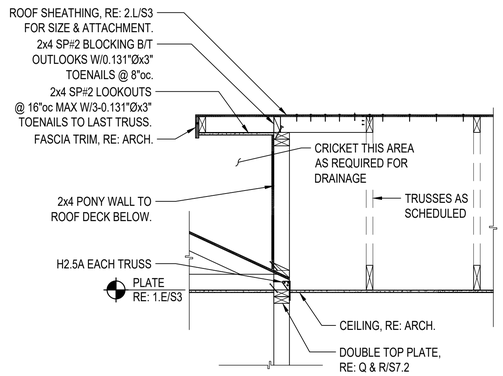

SECTION 10
SCALE: 3/4 " = 1'-0"

BK SMITH
ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
318-741-0127

Mid-City Senior Cottages

Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

SGB ARCHITECTS, L.L.C.

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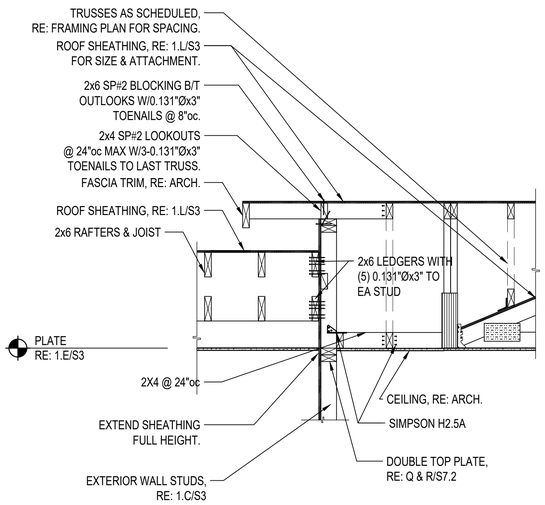
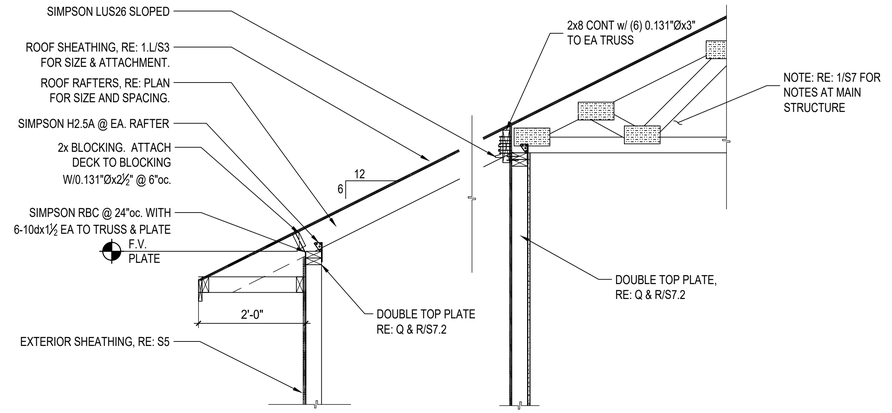
STATE OF LOUISIANA
BRIAN K. SMITH
REG. No. 26852
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

REVISIONS	
NO.	DATE

DATE MARCH 2024
PROJ. NO.
SHEET S7
OF SHEETS



SECTION 1
SCALE: 3/4 " = 1'-0"



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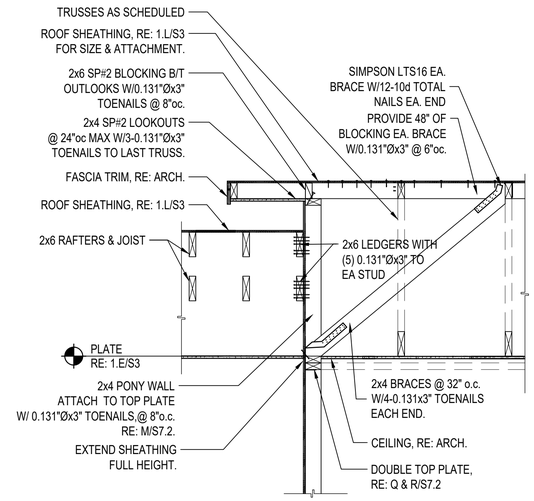
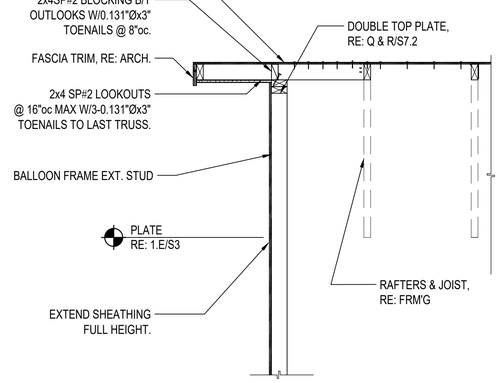
SCALE3/4" = 1'-0"



SECTION 3
SCALE: 3/4 " = 1'-0"



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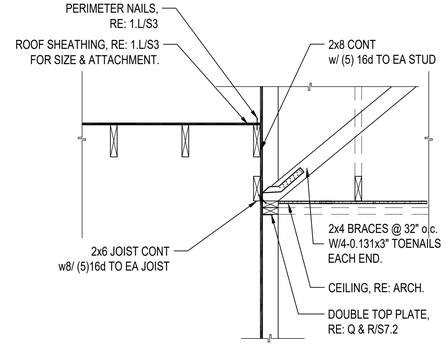

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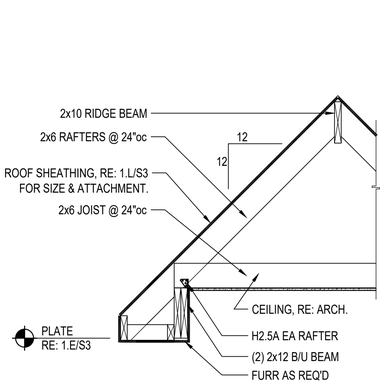
SCALE: 3/4 " = 1'-0"



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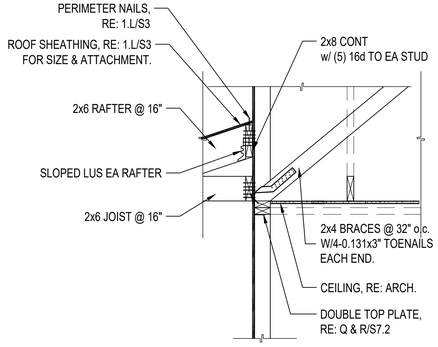
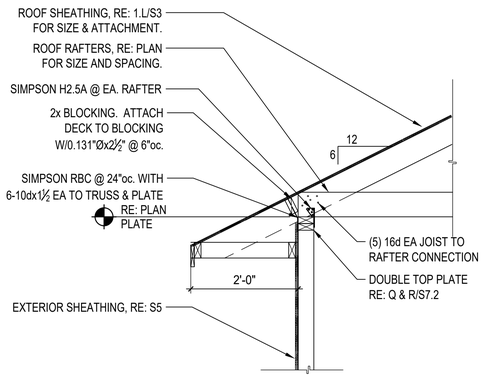
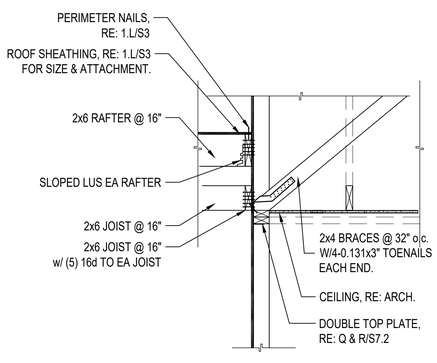
SCALE: 3/4 " = 1'-0"



SECTION 7
SCALE3/4" = 1'-0"



SECTION 8
SCALE3/4" = 1'-0"



SECTION 9
SCALE: 3/4 " = 1'-0"

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STATE OF LOUISIANA
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REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

REVISIONS	
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DATE MARCH 2024
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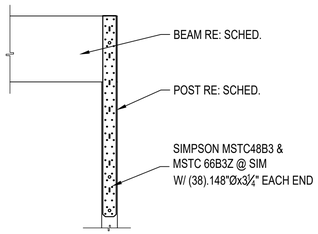
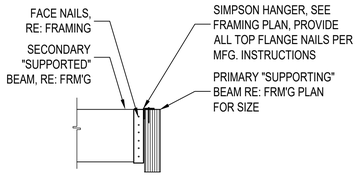
SHEET
S7.1
OF SHEETS



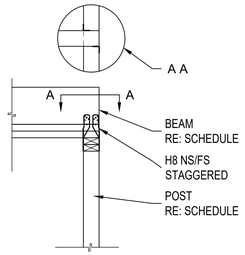
POST DETAIL

DETAIL A
SCALE:3/4" = 1'-0"



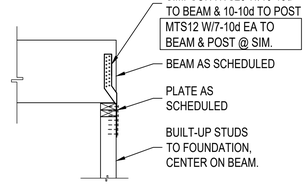
BEAM TO BEAM
POST DETAIL

DETAIL B
SCALE:3/4" = 1'-0"



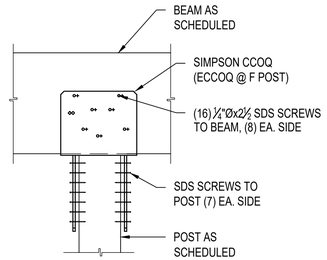
BEAM TO POST DETAIL

DETAIL C
SCALE: 3/4 " = 1'-0"



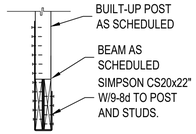
POST DETAIL

DETAIL D
SCALE: 3/4 " = 1'-0"



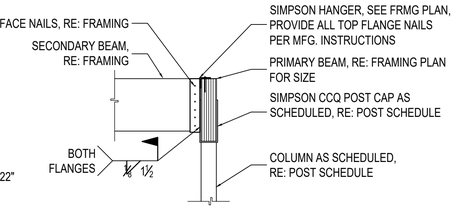
REST DETAIL

DETAIL E
SCALE3/4 = 1'-0"



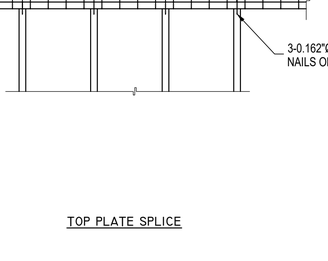
POST DETAIL

DETAIL F
SCALE3/4 = 1'-0"

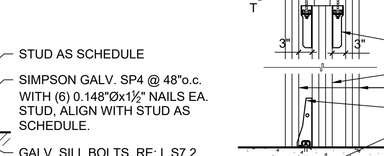


BUILT-UP BEAM
TO BEAM CONNECTION

DETAIL G
SCALE: 3/4 " = 1'-0"



POST
DETAIL

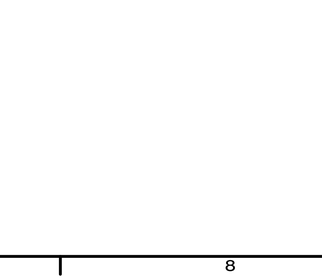


TYPICAL SILL
PLATE SPLICE

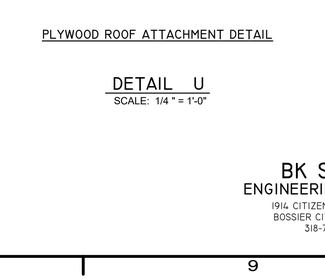
GALVANIZED ⅝"Ø F1554 GRADE
36 ANCHOR RODS, 2 MIN EACH SILL
PLATE AND SPACE AS SHOWN.
SEE SHEARWALL SCHEDULE FOR
ANCHORS IN SHEARWALLS.

DETAIL L
SCALE: 3/4 " = 1'-0"

NOTE: CORNER POST AND INTERSECTION POST SHALL GAPPED AS SHOWN TO ALLOW INSULATION OF THE CAVITY. RE: ARCHITECH FOR INSULATION REQUIREMENTS.



TYPICAL PLATE
INTERSECTION DETAIL



DETAIL N
SCALE: 3/4 " = 1'-0"

TYPICAL DETAIL AT
TOP PLATE STEP

DETAIL P
SCALE: 3/4 " = 1'-0"

POST ANCHOR

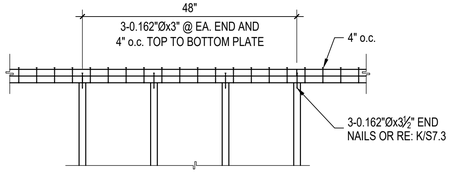
DETAIL J
SCALE: 3/4= 1'-0"

HEADER TERMINATION
DETAIL

DETAIL K
SCALE: 3/4 " = 1'-0"

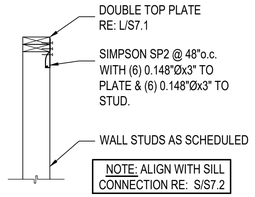
STUD TO PLATE

DETAIL M
SCALE: 3/4 " = 1'-0"



TOP PLATE SPLICE

DETAIL Q
SCALE3/4 = 1'-0"

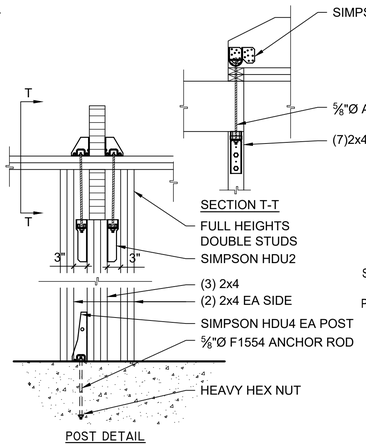


TOP PLATE TO
STUD ATTACHMENT

DETAIL R
SCALE:1-1/2" = 1'-0"

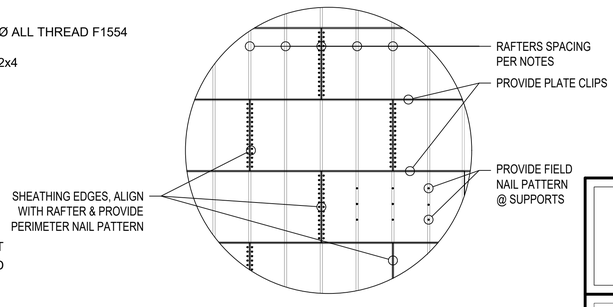
TOP PLATE TO
STUD ATTACHMENT

DETAIL S
SCALE:1-1/2" = 1'-0"



POST DETAIL

DETAIL T
SCALE: 3/4 " = 1'-0"



PLYWOOD ROOF ATTACHMENT DETAIL

DETAIL U
SCALE: 1/4 " = 1'-0"

Mid-City Senior Cottages

Lake Charles Mid-City Phase II, LP
OCD# LHC Prime-3 2024-60

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STATE OF LOUISIANA
BRIAN K. SMITH
REG. No. 26652
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REVISIONS	
NO.	DATE

DATE MARCH 2024
PROJ. NO.
SHEET
S7.2
OF SHEETS

BK SMITH
ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
318-741-0127

MID-CITY SENIOR COTTAGES

LAKE CHARLES, LOUISIANA

DRAWING / ISSUE SCHEDULE

SHEET NUMBER	DESCRIPTION	SHEET TITLE	ISSUE SETS					
			DD SET 03/07/25	PERMIT SET 04/17/25	PERMIT SET RE-ISSUE 05/27/25			
-		COVER	X	X	X			
MP-1.0	SITE -	MECHANICAL AND PLUMBING	X	X	X			
E-1.0	SITE -	ELECTRICAL	X	X	X			
E-1.1	SITE -	PHOTOMETRIC						
MEP-2.0	MECHANICAL, ELECTRICAL & PLUMBING -	BUILDING GROUP A - FLOOR PLAN	X	X	X			
MEP-2.1	MECHANICAL, ELECTRICAL & PLUMBING -	BUILDING GROUP B - FLOOR PLAN	X	X	X			
MEP-2.2	MECHANICAL, ELECTRICAL & PLUMBING -	BUILDING GROUP C - FLOOR PLAN	X	X	X			
MEP-2.3	MECHANICAL, ELECTRICAL & PLUMBING -	BUILDING GROUP D - FLOOR PLAN	X	X	X			
M-3.0	UNIT PLAN MECHANICAL -	TYPES - A1-ACC, B1, C1	X	X	X			
M-3.1	UNIT PLAN MECHANICAL -	TYPES - C1-ACC		X	X			
M-4.0	MECHANICAL -	SENOIR'S COMMUNITY BUIDLING	X	X	X			
M-5.0	MECHANICAL -	SCHEDULES AND DIAGRAMS	X	X	X			
M-5.1	MECHANICAL -	SCHEDULES AND DIAGRAMS	X	X	X			
M-5.2	MECHANICAL -	SCHEDULES AND DIAGRAMS	X	X	X			
P-2.0	BUILDING PLAN DOMESTIC WATER -	BUILDING GROUP A - FLOOR PLAN	X	X	X			
P-2.1	BUILDING PLAN DOMESTIC WATER -	BUILDING GROUP B - FLOOR PLAN	X	X	X			
P-2.2	BUILDING PLAN DOMESTIC WATER -	BUILDING GROUP C - FLOOR PLAN	X	X	X			
P-2.3	BUILDING PLAN DOMESTIC WATER -	BUILDING GROUP D - FLOOR PLAN	X	X	X			
P-2.4	BUILDING PLAN WASTEWATER -	BUILDING GROUP A - FLOOR PLAN		X	X			
P-2.5	BUILDING PLAN WASTEWATER -	BUILDING GROUP B - FLOOR PLAN		X	X			
P-2.6	BUILDING PLAN WASTEWATER -	BUILDING GROUP C - FLOOR PLAN		X	X			
P-2.7	BUILDING PLAN WASTEWATER -	BUILDING GROUP D - FLOOR PLAN		X	X			
P-3.0	UNIT PLAN PLUMBING -	TYPES - A1-ACC, B1, C1	X	X	X			
P-3.1	UNIT PLAN PLUMBING -	TYPES - C1-ACC		X	X			
P-4.0	DOMESTIC WATER -	SENOIR'S COMMUNITY BUIDLING	X	X	X			
P-4.1	WASTEWATER -	SENOIR'S COMMUNITY BUIDLING	X	X	X			
P-5.0	PLUMBING -	SCHEDULES AND DIAGRAMS	X	X	X			
P-5.1	PLUMBING -	SCHEDULES AND DIAGRAMS	X	X	X			
P-5.2	PLUMBING -	SCHEDULES AND DIAGRAMS	X	X	X			
P-5.3	PLUMBING -	SCHEDULES AND DIAGRAMS	X	X	X			
E-3.0	UNIT PLAN ELECTRICAL -	TYPES - A1-ACC, B1, C1	X	X	X			
E-3.1	UNIT PLAN ELECTRICAL -	TYPES - C1-ACC		X	X			
E-4.0	POWER -	SENOIR'S COMMUNITY BUIDLING	X	X	X			
E-4.1	LIGHTING -	SENOIR'S COMMUNITY BUIDLING	X	X	X			
E-5.0	ELECTRICAL -	SCHEDULES AND DIAGRAMS	X	X	X			
E-5.1	ELECTRICAL -	SCHEDULES AND DIAGRAMS	X	X	X			
E-5.2	ELECTRICAL -	SCHEDULES AND DIAGRAMS	X	X	X			

CODE COMPLIANCE	
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE
ELECTRICAL	2020 NATIONAL ELECTRIC CODE
PLUMBING	2021 INTERNATIONAL PLUMBING CODE
ENERGY	2021 INTERNATIONAL ENERGY CODE
ALL WORK SHALL BE IN ACCORDANCE WITH ALL IN-FORCE LOCAL AND NATIONAL CODES	

NEng

NICHOLS ENGINEERING LLC

MEP ENGINEERING

912 S. CAPITOL OF TEXAS HWY
SUITE 200
AUSTIN, TEXAS 78746
p.512.593.5616

STATE OF LOUISIANA
DAVID EDWARD NICHOLS
License No. 0049781
PROFESSIONAL ENGINEER
05/27/25

NICHOLS ENGINEERING, LLC

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

REV.	DESCRIPTION	DATE
-	DESIGN DEVELOPMENT	03/07/25
-	PERMIT SET	04/16/25
-	PERMIT SET RE-ISSUE	05/27/25

SHEET

COVER

GENERAL MECHANICAL NOTES:

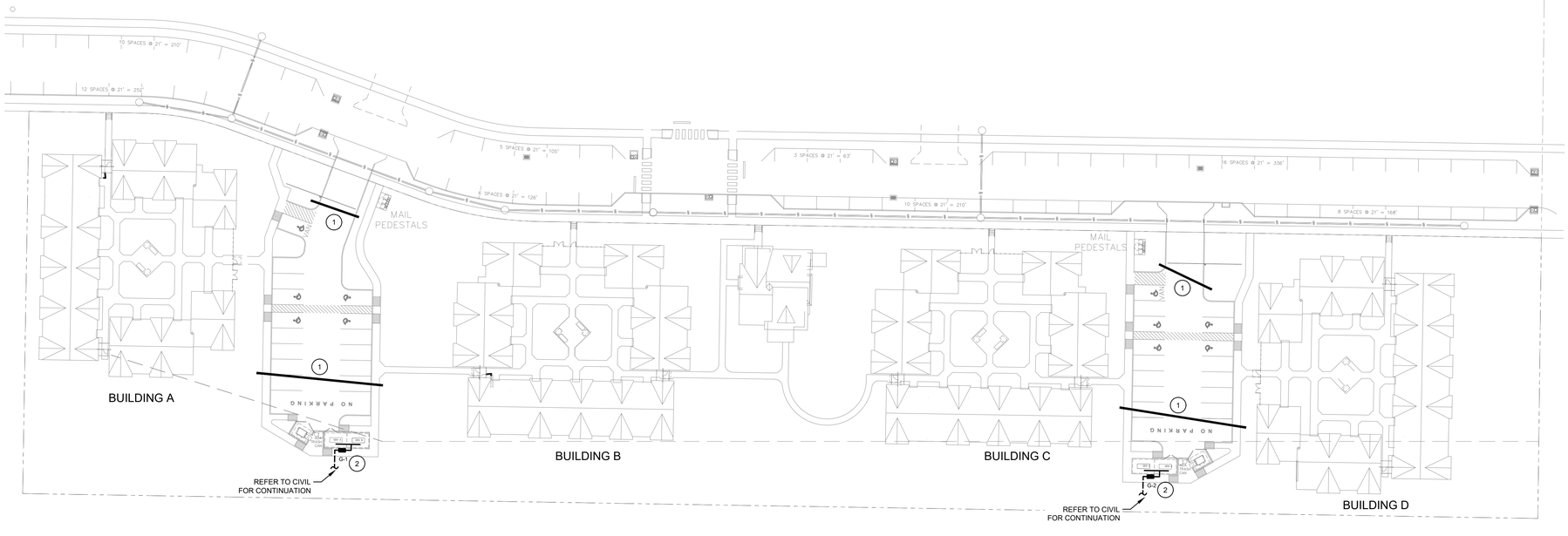
1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR ALL PERMITS, TAP FEES, TAXES, ROYALTIES, LICENSES AND INSPECTIONS IN CONNECTION WITH THE MECHANICAL WORK DEPICTED WITHIN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
2. DESIGN OF SYSTEMS IS BASED ON INFORMATION FURNISHED BY OTHERS WITH NO GUARANTEE AS TO ACCURACY. PRIOR TO BID DATE, CONTRACTORS SHALL EXAMINE THE SITE, CONTACT LOCAL UTILITIES TO VERIFY SERVICE REQUIREMENTS, AND SHALL INCLUDE IN THE BASE BID ALL COSTS FOR REQUIREMENTS, FEES, CONNECTIONS AND METERING FOR COMPLETE SERVICES IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES.
3. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NOT PROVIDED BY THE UTILITY COMPANIES FOR COMPLETE AND FULLY OPERATING SYSTEMS.
4. PROVIDE FIRE-STOPPING MATERIAL AND SYSTEMS AS LISTED IN THE U.L. FIRE RESISTANCE DIRECTORY EQUAL TO THE FIRE RESISTANCE RATING OF THE RESPECTIVE WALL OR FLOOR ASSEMBLY FOR ALL PENETRATIONS OF PIPING, DUCTWORK AND OTHER MECHANICAL ITEMS THROUGH FIRE-RATED ASSEMBLIES. REFER TO ARCHITECTURAL PLANS FOR ASSEMBLY RATINGS.
5. PROVIDE AND INSTALL ALL MATERIAL AND EQUIPMENT AS REQUIRED BY PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, NFPA, LIFE SAFETY CODE, GAS CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY WHETHER SHOWN ON THE DRAWINGS OR NOT. WHERE THERE IS A DISCREPANCY BETWEEN THE CODES OR ORDINANCES AND THE DRAWINGS, THE MORE STRINGENT APPLICATION SHALL APPLY.
6. PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES, GENERAL AND TRADE CONTRACTORS SHALL MEET WITH THE LOCAL UTILITY REPRESENTATIVES FOR A PRE-CONSTRUCTION MEETING. WITHIN THIS MEETING CONTRACTORS AND UTILITY REPRESENTATIVES SHALL VERIFY SERVICE REQUIREMENTS AND RESOLVE ISSUES THAT MAY EXIST. ANY DEVIATION FROM CONSTRUCTION DOCUMENTS RESULTING FROM THIS MEETING SHALL BE PROVIDED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
7. PROVIDE BALANCING DAMPER AT EACH BRANCH TAKE-OFF TO SERVE DIFFUSER OR GRILLE AS WELL AS WHERE INDICATED.
8. BRANCH DUCTWORK SHALL BE SIZED TO MATCH THE NECK SIZE OF THE DIFFUSER, REGISTER OR GRILLE IT SERVES UNLESS NOTED OTHERWISE, TYPICAL.
9. INSTALL ALL HARD ELBOWS AS SHOWN. HARD ELBOWS ARE REQUIRED FOR SOUND ATTENUATION.
10. INSTALL EQUIPMENT WITH CLEARANCE PER MANUFACTURERS RECOMMENDATIONS. MAINTAIN PROPER SPACE FOR COIL PULL, CONTROLS, AND MAINTENANCE ACCESS.
11. COORDINATE ALL FINAL CONNECTIONS TO FIRE SMOKE DAMPERS WITH ELECTRICAL AND DESIGN BUILD FIRE ALARM SYSTEM.
12. ALL FIRE/SMOKE DAMPERS SHALL BE CONNECTED FOR A COMPLETE OPERATIONAL INSTALLATION, INCLUDING 120V POWER, FIRE ALARM INTERLOCK AND WIRING, TEST SWITCHES, ETC. NOT ALL FIRE/SMOKE DAMPERS MAY BE SHOWN ON THE ELECTRICAL PLANS AND THEREFORE, THE CONTRACTOR SHALL VERIFY LOCATIONS AND QUANTITIES WITH THE MECHANICAL DRAWINGS. THE MECHANICAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS.
13. PROVIDE ACCESS PANELS FOR FIRE DAMPERS AND FIRE SMOKE DAMPERS AS NECESSARY AT ALL REQUIRED LOCATIONS. RATED ACCESS PANELS SHALL BE USED IN RATED ASSEMBLIES; REFER TO ARCHITECTURAL PLANS FOR RATING. ALL RATINGS SHALL BE MAINTAINED.
14. PROVIDE AND INSTALL ALL DUCT WORK CONNECTIONS AND TRANSITIONS AT GRILLES, DIFFUSERS, REGISTERS, FILTERS, COILS, AND OTHER LOCATIONS WHERE REQUIRED. CONSTRUCT ALL TRANSITIONS AND CONNECTIONS ACCORDING TO SMACNA STANDARDS.
15. PROVIDE A TESTING AND BALANCING (T&B) AGENCY FOR MECHANICAL SYSTEM. THE T&B AGENCY SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING SHEAVES, BALANCING DAMPERS, AND ALL EQUIPMENT NECESSARY TO PROVIDE PLUS OR MINUS 10% OF THE CFM REQUIRED AT EACH DIFFUSER/GRILLE. NO CHANGE ORDERS WILL BE ALLOWED AS A RESULT OF THE CONTRACTOR'S FAILURE TO PROVIDE EQUIPMENT NECESSARY FOR TEST AND BALANCE WHETHER SHOWN ON THE DRAWINGS OR NOT.
16. PROVIDE VIBRATION ISOLATION DUCTWORK CONNECTION AT SUPPLY AND RETURN FOR ALL AIR HANDING UNITS EXCEEDING 5-TONS IN COOLING CAPACITY.
17. NO COMBUSTIBLES SHALL BE INSTALLED WITHIN THE RETURN AIR PLENUMS. MATERIAL INSTALLED WITHIN THE PLENUMS SHALL BE RATED 25/50 FLAME/SMOKE SPREAD RATING.
18. ALL BUILDING ENVELOPE PENETRATIONS SHALL BE SEALED WATER TIGHT. PROVIDE FLASHING AND COUNTER FLASHING AS REQUIRED. COORDINATE ROOFING TRADE AND OTHER NECESSARY TRADE WORK WITH GENERAL CONTRACTOR.
19. FAILURE TO EXAMINE AND BE FAMILIAR THE DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS SHALL NOT BE USED AS A BASIS OF ADDITIONAL SERVICES. SHOULD ANY DISCREPANCIES OCCUR BETWEEN THE PLANS, ARCHITECT AND ENGINEER SHALL BE NOTIFIED IN WRITING.
20. ALL DUCTWORK SHALL BE SEALED DURING CONSTRUCTION TO PREVENT CONSTRUCTION DEBRIS AND DUST FROM ENTERING THE DUCTWORK SYSTEM.
21. PROVIDE FIRE-STOPPING MATERIAL AND SYSTEMS AS LISTED IN THE U.L. FIRE RESISTANCE DIRECTORY EQUAL TO THE FIRE RESISTANCE RATING OF THE RESPECTIVE WALL OR FLOOR ASSEMBLY FOR ALL PENETRATIONS OF PIPING, DUCTWORK AND OTHER MECHANICAL ITEMS THROUGH FIRE-RATED ASSEMBLIES.

GENERAL PLUMBING NOTES:

1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR ALL PERMITS, TAP FEES, TAXES, ROYALTIES, LICENSES AND INSPECTIONS IN CONNECTION WITH THE PLUMBING WORK DEPICTED WITHIN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
2. DESIGN OF SYSTEMS IS BASED ON INFORMATION FURNISHED BY OTHERS WITH NO GUARANTEE AS TO ACCURACY. PRIOR TO BID DATE, CONTRACTORS SHALL EXAMINE THE SITE, CONTACT LOCAL UTILITIES TO VERIFY SERVICE REQUIREMENTS, AND SHALL INCLUDE IN THE BASE BID ALL COSTS FOR REQUIREMENTS, FEES, CONNECTIONS AND METERING FOR COMPLETE SERVICES IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES.
3. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NOT PROVIDED BY THE UTILITY COMPANIES FOR COMPLETE AND FULLY OPERATING SYSTEMS.
4. PROVIDE FIRE-STOPPING MATERIAL AND SYSTEMS AS LISTED IN THE U.L. FIRE RESISTANCE DIRECTORY EQUAL TO THE FIRE RESISTANCE RATING OF THE RESPECTIVE WALL OR FLOOR ASSEMBLY FOR ALL PENETRATIONS OF PIPING AND OTHER PLUMBING ITEMS THROUGH FIRE-RATED ASSEMBLIES. REFER TO ARCHITECTURAL PLANS FOR ASSEMBLY RATINGS.
5. PROVIDE AND INSTALL ALL MATERIAL AND EQUIPMENT AS REQUIRED BY PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, NFPA, LIFE SAFETY CODE, GAS CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY WHETHER SHOWN ON THE DRAWINGS OR NOT. WHERE THERE IS A DISCREPANCY BETWEEN THE CODES OR ORDINANCES AND THE DRAWINGS, THE MORE STRINGENT APPLICATION SHALL APPLY.
6. PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES, GENERAL AND TRADE CONTRACTORS SHALL MEET WITH THE LOCAL UTILITY REPRESENTATIVES FOR A PRE-CONSTRUCTION MEETING. WITHIN THIS MEETING CONTRACTORS AND UTILITY REPRESENTATIVES SHALL VERIFY SERVICE REQUIREMENTS AND RESOLVE ISSUES THAT MAY EXIST. ANY DEVIATION FROM CONSTRUCTION DOCUMENTS RESULTING FROM THIS MEETING SHALL BE PROVIDED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
7. FAILURE TO EXAMINE AND BE FAMILIAR THE DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS SHALL NOT BE USED AS A BASIS OF ADDITIONAL SERVICES. SHOULD ANY DISCREPANCIES OCCUR BETWEEN THE PLANS, ARCHITECT AND ENGINEER SHALL BE NOTIFIED IN WRITING.
8. REFER TO CIVIL PLANS FOR PRV LOCATION. BUILDING STATIC PRESSURE SHALL NOT EXCEED 80 PSIG.

SITE MECHANICAL & PLUMBING KEY NOTES:

1. CAPPED 4" PVC SLEEVE (TYP).
2. GAS METER BY GAS CO. REFER TO RISER. REGULATOR SHALL MAINTAIN 4'-0" MIN. CLEARANCE TO BUILDING OPENINGS AND 5'-0" MIN. CLEARANCE TO ELECTRICAL EQUIPMENT.



SITE - MECHANICAL AND PLUMBING

SCALE: 1" = 40'-0"

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

REV.	DESCRIPTION	DATE
-	DESIGN DEVELOPMENT	03/07/25
-	PERMIT SET	04/16/25
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SHEET

MP-1.0

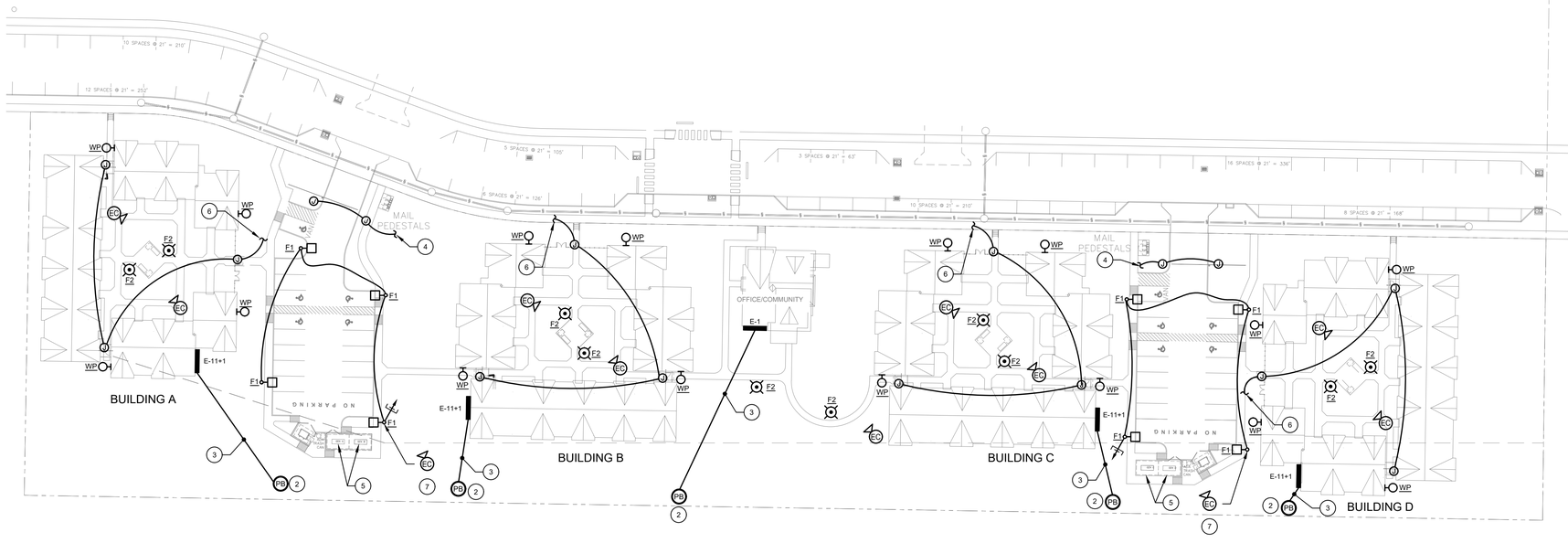
GENERAL ELECTRICAL NOTES::

1. DESIGN OF SYSTEMS IS BASED ON INFORMATION FURNISHED BY OTHERS WITH NO GUARANTEE AS TO ACCURACY. PRIOR TO BID DATE, CONTRACTORS SHALL EXAMINE THE SITE, CONTACT LOCAL UTILITIES TO VERIFY SERVICE REQUIREMENTS, AND SHALL INCLUDE IN THE BASE BID ALL COSTS FOR REQUIREMENTS, FEES, CONNECTIONS AND METERING FOR COMPLETE AND TEMPORARY ELECTRICAL AND TELEPHONE SERVICES IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NOT PROVIDED BY THE UTILITY COMPANIES FOR COMPLETE AND FULLY OPERATING SYSTEMS.
3. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED PER UL LISTED PENETRATION METHOD. REFER TO ARCHITECTURAL PLANS FOR ASSEMBLY RATINGS. ALL RATINGS SHALL BE MAINTAINED.
4. CONTRACTOR SHALL VERIFY EXACT QUANTITY AND LOCATION OF ALL LANDSCAPE, POLE, AND BOLLARD LIGHTING. SITE LIGHTING SHALL BE CIRCUITED TO THE NEAREST HOUSE PANEL.
5. UNLESS NOTED OTHERWISE (UNO), DWELLING UNIT PATIO LIGHTING SHALL BE CIRCUITED TO THE DWELLING UNIT ELECTRICAL PANEL. UNLESS NOTED OTHERWISE (UNO), DWELLING UNIT ENTRY LIGHTING SHALL BE CIRCUITED TO THE BUILDING HOUSE PANEL (OWNER METER).
6. ALL PHOTOCELLS & ASTRONOMICAL TIME CLOCKS SHALL BE CAPABLE OF CONTROLLING 125% OF EXTERIOR LIGHTING LOAD. PROVIDE CONTACTOR PANEL AS NECESSARY.
7. REFER TO CALCULATIONS AND PANEL SCHEDULES FOR CONDUCTOR SIZES. ALL HOUSE PANELS (HP-X) SHALL BE FED VIA CONDUCTORS CAPABLE OF CARRYING THE FULL NAMEPLATE CAPACITY OF THE PANEL.
8. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE PROVIDE WITH A NEMA-3R ENCLOSURE.
9. BRANCH CIRCUITS SUPPLYING MORE THAN ONE RECEPTACLE ON THE SAME YOKE SHALL BE PROVIDED WITH A MEANS TO DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE PANEL.
10. ALL DWELLING UNIT PATIOS SHALL BE PROVIDED WITH A WEATHER PROOF, WEATHER RESISTANT GFI RECEPTACLE.
11. ALL ELECTRICAL WORK DONE ON BEHALF OF THE POWER COMPANY (PRIOR TO THE POINT OF SERVICE) SHALL BE COMPLIANT WITH ALL POWER COMPANY REQUIREMENTS.
12. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION TO ALL FIRE ALARM AND SPRINKLER SYSTEM EQUIPMENT. REFER TO DESIGN BUILD PLANS BY OTHERS.
13. PROVIDE AND INSTALL ALL MATERIAL AND EQUIPMENT AS REQUIRED BY PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, NFPA, LIFE SAFETY CODE, GAS CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY WHETHER SHOWN ON THE DRAWINGS OR NOT. WHERE THERE IS A DISCREPANCY BETWEEN THE CODES OR ORDINANCES AND THE DRAWINGS, THE MORE STRINGENT APPLICATION SHALL APPLY.
14. PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES, GENERAL AND TRADE CONTRACTORS SHALL MEET WITH THE LOCAL UTILITY REPRESENTATIVES FOR A PRE-CONSTRUCTION MEETING. WITHIN THIS MEETING CONTRACTORS AND UTILITY REPRESENTATIVES SHALL VERIFY SERVICE REQUIREMENTS AND RESOLVE ISSUES THAT MAY EXIST. ANY DEVIATION FROM CONSTRUCTION DOCUMENTS RESULTING FROM THIS MEETING SHALL BE PROVIDED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
15. AT ALL ATTIC ACCESS DOORS AND SCUTTLES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, PROVIDE A SINGLE POLE SWITCH, DUPLEX RECEPTACLE AND KEYLESS PORCELAIN SOCKET WITH 100 WATT LAMP AND WIRE GUARD PER NEC REQUIREMENTS.
16. FAILURE TO EXAMINE AND BE FAMILIAR THE DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS SHALL NOT BE USED AS A BASIS OF ADDITIONAL SERVICES. SHOULD ANY DISCREPANCIES OCCUR BETWEEN THE PLANS, ARCHITECT AND ENGINEER SHALL BE NOTIFIED IN WRITING.

BUILDING & SITE LIGHT FIXTURE SCHEDULE

DESIGNATION	LOCATION	DESCRIPTION	VOLTAGE	WATTAGE	MANUFACTURER	CATALOG NUMBER	LAMP	REMARKS
RS6	RISER ROOM / BUILDING CONNECTOR	J-BOX MOUNTED LED DOWNLIGHT	120	15	MAXIM	57662	1-15W LED, 1100LM, 3000K	WHITE, WET LOCATION RATED
WP	BUILDING EXTERIOR / TRASH	WALL PACK DOWNLIGHT	120	62	LSI INDUSTRIES	ELM-LED-7L-UNIV-DIM-40-BZA	1-62W LED / 7000LM	DOWNLIGHT ONLY W ALL PACK, PHOTOCELL CONTROL, 84" AFG MIN.
F1	SITE	SLING MICRO STRIKE MEDIUM AREA LED FLOOD LIGHT	120	200	EXO OUTDOOR LIGHTING	ASL2-320L-210(28000)-3K7-4F-UNV-A-DBT	1-210W LED / 30000LM / 3000K	TYPE 4F DISTRIBUTION
F1 POLE	SITE	25' MOUNTING POLE	-	-	EXO OUTDOOR LIGHTING	SSSH25-40A-1-52-DBT	-	DARK MATTE BRONZE
F2	SITE	DECORATIVE POST TOP COURTYARD LIGHT	120		CURRENT LIGHTING	PRMN2-72L-335-3K7-5W-DBT	1-76W LED / 3000K	TYPE 5W DISTRIBUTION
F2 POLE	SITE	10' MOUNTING POLE	-	-	CURRENT LIGHTING	PR4-4R10-125-PCR-GFI-BCS-DBT-PTF	-	DARK MATTE BRONZE

NOTES:
1. VERIFY ALL FIXTURE FINISHES WITH ARCHITECT PRIOR TO ORDERING
2. ALL LED LAMPS SHALL BE 3000K
3. ALL EXTERIOR LIGHTING SHALL BE PHOTOCELL CONTROLLED



SITE - ELECTRICAL

SCALE: 1" = 40'-0"

SITE ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL COMPENSATE FOR ALL VOLTAGE DROPS PER NEC RECOMMENDATION / FPN ON ALL FEEDERS AND BRANCH CIRCUITS.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE A TYPED CIRCUIT INDEX CARD FOR ALL PANELS FOR ENGINEERS REVIEW AT COMPLETION.
3. ALL 20A, 120V. CIRCUITS SHALL NOT EXCEED 1500W.
4. COORDINATE WORK WITH ALL TRADES.
5. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND/OR ADJUSTMENTS IN MAXIMUM OVERCURRENT PROTECTION FOR CONDENSING UNITS PER MECHANICAL CONTRACTOR EQUIPMENT SUBMITTALS.
6. ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE LIGHTING WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE SHIELDING ON ALL WALL PACKS AND POLE LIGHTS WITHIN 54'-0" OF THE PROPERTY LINE. ALL LIGHTING TRESPASS SHALL COMPLY WITH LOCAL CODE.
8. ALL MATERIALS, WORKMANSHIP AND THE ENTIRE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
9. VERIFY EXACT LOCATION AND CONSTRUCTION REQUIREMENTS OF ALL VAULTS, PAD MOUNT TRANSFORMERS, PRIMARY ROUTING AND OVERHEAD SERVICE DROPS (ALL ITEMS PRIOR TO THE POINT OF SERVICE) WITH POWER COMPANY PRIOR TO THE START OF CONSTRUCTION.
10. CIRCUIT ALL EXTERIOR LIGHTING THROUGH PHOTOCELL TO NEAREST HOUSE PANEL.
11. REFER TO ID PLANS OR ARCHITECTURAL PLANS FOR LIGHTING AND FLOOR OUTLET / RECEPTACLE DIMENSIONS.
12. SMOKE AND HEAT DETECTORS SHALL BE INSTALLED 3'-0" MINIMUM FROM SUPPLY OR RETURN AIR REGISTERS.

SITE ELECTRICAL KEY NOTES:

1. MONUMENT SIGN. VERIFY EXACT LOCATION PRIOR TO INSTALLATION. CCT THRU PHOTOCELL TO NEAREST HOUSE PANEL.
2. ENTERGY PULLBOX. 240V, 1Ø SECONDARY RISER FROM POLE MOUNTED TRANSFORMER BY POWER CO. FINAL LOCATION AND PLAN BY POWER COMPANY. PROVIDE VEHICULAR PROTECTION PER POWER CO. REQUIREMENTS.
3. SECONDARY CONDUCTORS PER POWER CO. REQUIREMENTS (TYP.)
4. 3 - 1" C. FOR POWER, ACCESS CONTROL/COMM AND CCTV. EXTEND TO OFFICE/COMMUNITY AT ELECTRICAL SERVICE LOCATION. PROVIDE POWER FROM HP-COM PANEL.
5. NATURAL GAS EMERGENCY GENERATOR, 240V, 1-PHASE, 60kw ON ELEVATED CONCRETE PLATFORM ARCHITECTURAL PLANS.
6. 2 - 1" C FOR ACCESS CONTROL/COMM AND CCT. EXTEND TO BUILDING TELECOM LOCATION AND ACCESS CONTROL PANEL AT OFFICE/COMMUNITY BUILDING. PROVIDE SIGNAL BOOSTER AS NEEDED.
7. CAMERA TO BE MOUNTED TO POLE.

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STATE OF LOUISIANA
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05/27/25

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
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REVISIONS

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-	DESIGN DEVELOPMENT	03/07/25
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SHEET
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Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone#1	2.6 fc	13.7 fc	0.0 fc	N/A	N/A

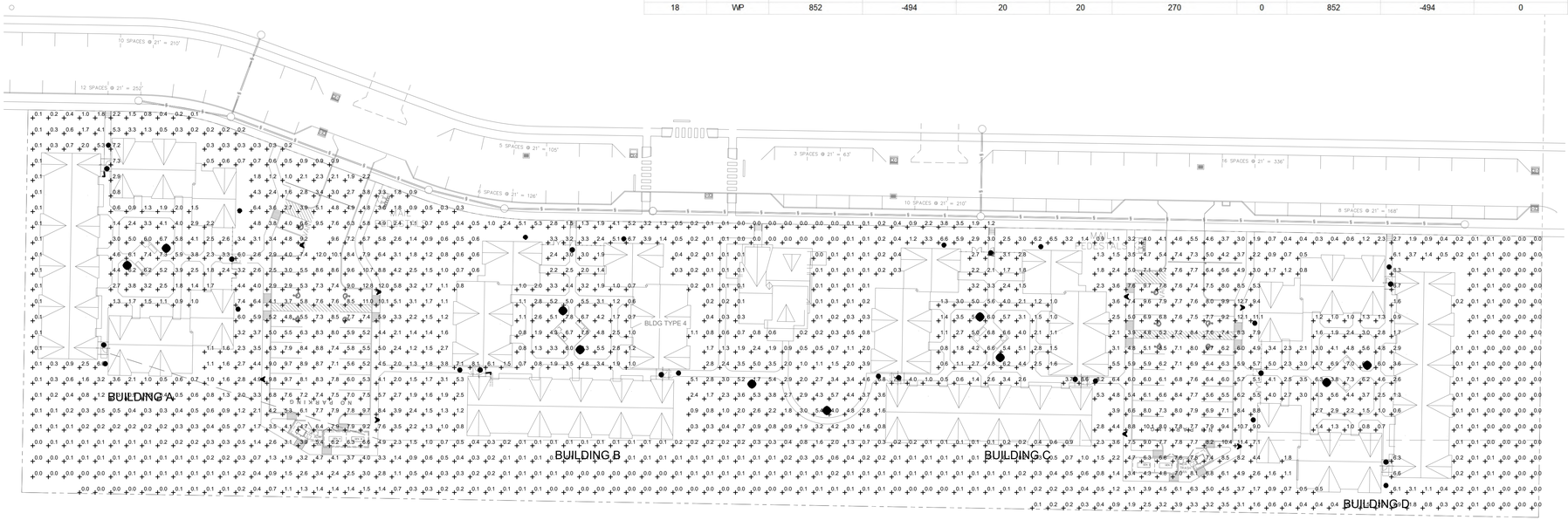
BUILDING & SITE LIGHT FIXTURE SCHEDULE

DESIGNATION	LOCATION	DESCRIPTION	VOLTAGE	WATTAGE	MANUFACTURER	CATALOG NUMBER	LAMP	REMARKS
RS6	RISER ROOM / BUILDING CONNECTOR	J-BOX MOUNTED LED DOWNLIGHT	120	15	MAXIM	57662	1-15W LED, 1100LM, 3000K	WHITE, WET LOCATION RATED
WP	BUILDING EXTERIOR / TRASH	WALL PACK DOWNLIGHT	120	62	LSI INDUSTRIES	ELM-LED-7L-UNIV-DIM-40-BZA	1-62W LED / 7000LM	DOWNLIGHT ONLY WALL PACK, PHOTOCELL CONTROL, 84" AFG MIN.
F1	SITE	SLING MICRO STRIKE MEDIUM AREA LED FLOOD LIGHT	120	200	EXO OUTDOOR LIGHTING	ASL2-320L-210(28000)-3K7-4F-UNV-A-DBT	1-210W LED / 30000LM / 3000K	TYPE 4F DISTRIBUTION
F1 POLE	SITE	25' MOUNTING POLE	-	-	EXO OUTDOOR LIGHTING	SSSH25-40A-1-52-DBT	-	DARK MATTE BRONZE
F2	SITE	DECORATIVE POST TOP COURTYARD LIGHT	120		CURRENT LIGHTING	PRMN2-72L-335-3K7-5W-DBT	1-76W LED / 3000K	TYPE 5W DISTRIBUTION
F2 POLE	SITE	10' MOUNTING POLE	-	-	CURRENT LIGHTING	PR4-4R10-125-PCR-GFI-BCS-DBT-PTF	-	DARK MATTE BRONZE

NOTES:
1. VERIFY ALL FIXTURE FINISHES WITH ARCHTIECT PRIOR TO ORDERING
2. ALL LED LAMPS SHALL BE 3000K
3. ALL EXTERIOR LIGHTING SHALL BE PHOTOCELL CONTROLLED

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	F1	157	-340	25	25	90	0	157	-340	0
2	F1	208	-370	25	25	270	0	208	-370	0
3	F1	132	-426	25	25	90	0	132	-426	0
4	F1	207	-452	25	25	270	0	207	-452	0
5	F1	759	-469	25	25	270	0	759	-469	0
6	F1	761	-380	25	25	270	0	761	-380	0
7	F1	684	-461	25	25	90	0	684	-461	0
8	F1	685	-373	25	25	90	0	685	-373	0
1	F2	46	-353	10	10	0	0	46	-353	0
2	F2	71	-342	10	10	0	0	71	-342	0
3	F2	325	-382	10	10	0	0	325	-382	0
4	F2	336	-407	10	10	0	0	336	-407	0
5	F2	592	-386	10	10	0	0	592	-386	0
6	F2	605	-412	10	10	0	0	605	-412	0
7	F2	814	-428	10	10	0	0	814	-428	0
8	F2	840	-417	10	10	0	0	840	-417	0
9	F2	446	-429	10	10	0	0	446	-429	0
10	F2	494	-446	10	10	0	0	494	-446	0
1	RS6	113	-349	9	9	0	0	113	-349	0
2	RS6	33	-291	9	9	90	0	33	-291	0
3	RS6	31	-404	9	9	90	0	31	-404	0
4	RS6	272	-420	9	9	0	0	272	-420	0
5	RS6	331	-343	9	9	0	0	331	-343	0
6	RS6	388	-423	9	9	0	0	388	-423	0
7	RS6	540	-425	9	9	0	0	540	-425	0
8	RS6	599	-345	9	9	0	0	599	-345	0
9	RS6	653	-426	9	9	0	0	653	-426	0
10	RS6	772	-422	9	9	0	0	772	-422	0
11	RS6	855	-365	9	9	0	0	855	-365	0
12	RS6	852	-479	9	9	0	0	852	-479	0
1	WP	34	-276	20	20	270	0	34	-276	0
2	WP	32	-416	20	20	270	0	32	-416	0
3	WP	118	-318	20	20	270	0	118	-318	0
4	WP	117	-381	20	20	270	0	117	-381	0
6	WP	259	-420	20	20	270	0	259	-420	0
7	WP	301	-335	20	20	270	0	301	-335	0
8	WP	364	-336	20	20	270	0	364	-336	0
9	WP	399	-422	20	20	270	0	399	-422	0
10	WP	527	-424	20	20	270	0	527	-424	0
11	WP	569	-340	20	20	270	0	569	-340	0
12	WP	631	-341	20	20	270	0	631	-341	0
13	WP	666	-427	20	20	270	0	666	-427	0
15	WP	767	-452	20	20	270	0	767	-452	0
16	WP	768	-390	20	20	270	0	768	-390	0
17	WP	854	-354	20	20	270	0	854	-354	0
18	WP	852	-494	20	20	270	0	852	-494	0



SITE -PHOTOMETRIC

SCALE: 1" = 40'-0"

NEng

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

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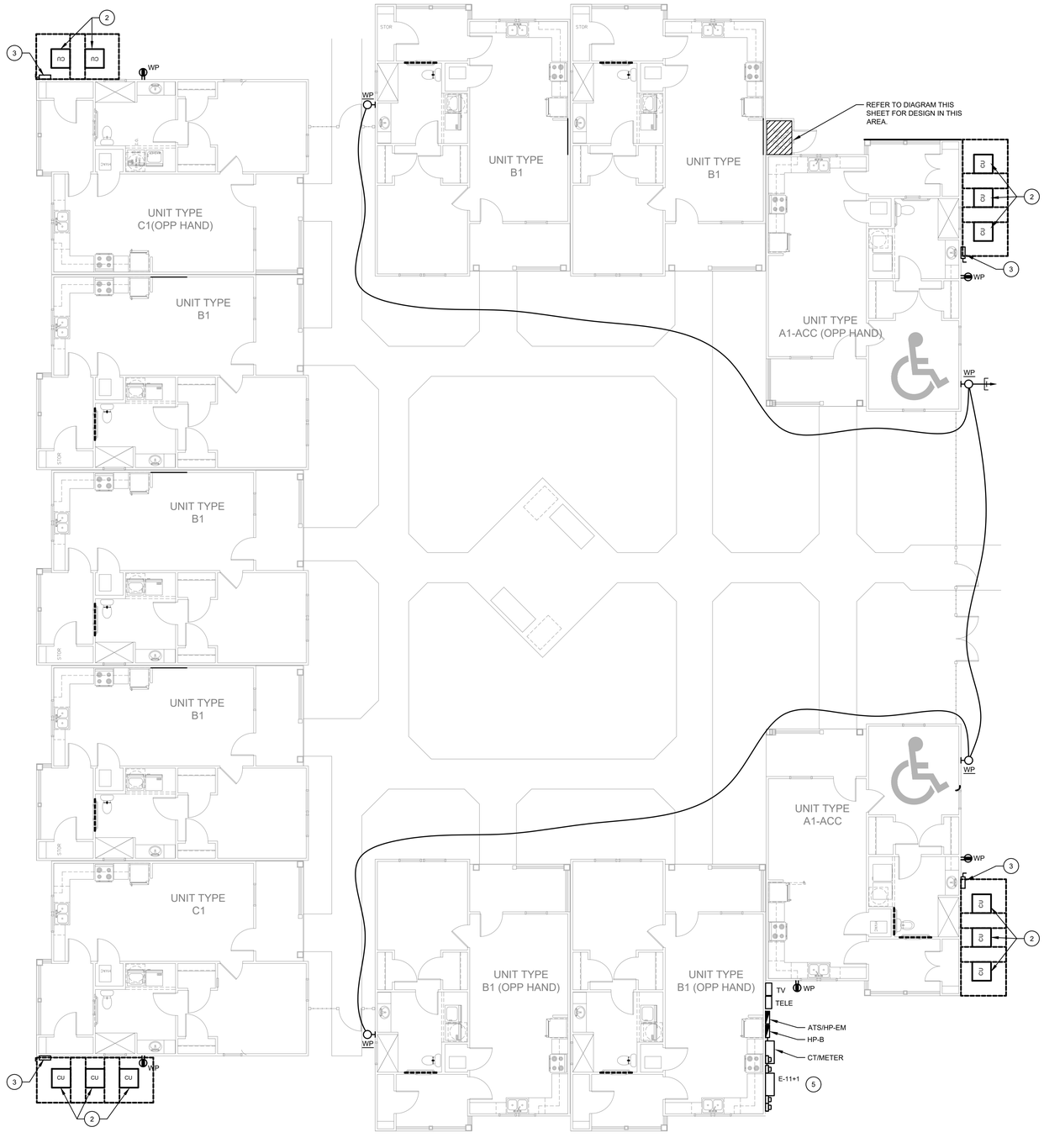
REVISIONS

REV.	DESCRIPTION	DATE
-	DESIGN DEVELOPMENT	03/07/25
-	PERMIT SET	04/16/25
-	PERMIT SET RE-ISSUE	05/27/25

SHEET

E-1.1



BUILDING A - MECHANICAL, ELECTRICAL AND PLUMBING

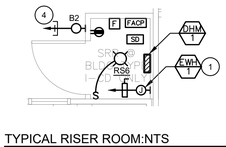
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. PROVIDE NEC REQUIRED WORKING SPACE FOR ALL ELECTRICAL EQUIPMENT. REFER TO DETAIL.
2. ALL EXTERIOR RECEPTACLES SHALL BE WR/WP GFI.
3. REFER TO SITE PLAN FOR EXACT LOCATION OF ALL HOUSE METERS.
4. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR FINAL CONDENSING UNIT LOCATIONS PRIOR TO INSTALLATION.
5. IF PRESENT, PROVIDE 5'-0" CLEAR FROM ALL ELECTRICAL DEVICES AND 4'-0" CLEAR FROM BUILDING OPENINGS FROM ALL GAS REGULATORS. COORDINATE GAS CO REGULATOR VENTING EXTENSION AS NECESSARY.
6. PROVIDE 3'-0" CLEARANCE BETWEEN ENVIRONMENTAL EXHAUST DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
7. PROVIDE 10'-0" CLEARANCE BETWEEN BUILDING EXHAUST OR VENT DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
8. PROVIDE MOTORIZED DAMPERS ON ALL BUILDING EXHAUSTS. WHERE ALLOWED BY IN-FORCE ENERGY CODE, GRAVITY DAMPERS MAY BE SUBSTITUTED.
9. PROVIDE MANUAL AND MOTORIZED DAMPERS ON ALL BUILDING OUTDOOR AIR INTAKES. MOTORIZED DAMPERS SHALL BE CLOSED WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10. FLASH AND COUNTER FLASH ALL PENETRATIONS WATERTIGHT.
11. ALL SUPPLY AND RETURN AIR TRUNK DUCTWORK SHALL BE RIGID. FLEX-DUCT BRANCHES SHALL BE EXTENDED TO REGISTERS.
12. FIELD VERIFY PANIC HARDWARE ON ALL ELECTRIC ROOM DOORS WITH EQUIPMENT RATED 800A OR MORE.

MEP KEY NOTES:

1. WALL MOUNTED HEATER WITH INTEGRAL THERMOSTAT. SET THERMOSTAT TO 40°F.
2. CONDENSING UNITS ON PAD WITH ELEVATION AT OR ABOVE FINISH FLOOR. REFER TO ARCHITECTURAL. PROTECT REFRIGERANT CIRCUIT ACCESS PORTS WITH LOCKING-TYPE TAMPER RESISTANT CAPS. (TYP).
3. CONDENSING UNIT DISCONNECTS (TYP).
4. CIRCUIT THROUGH PHOTOCELL TO HOUSE PANEL.
5. REFER TO RISER FOR FINAL EQUIPMENT LAYOUT.



TYPICAL RISER ROOM:NTS

NICHOLS ENGINEERING LLC
MEP ENGINEERING
912 S. CAPITOL OF TEXAS HWY
SUITE 200
AUSTIN, TEXAS 78746
p.512.593.5616

STATE OF LOUISIANA
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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

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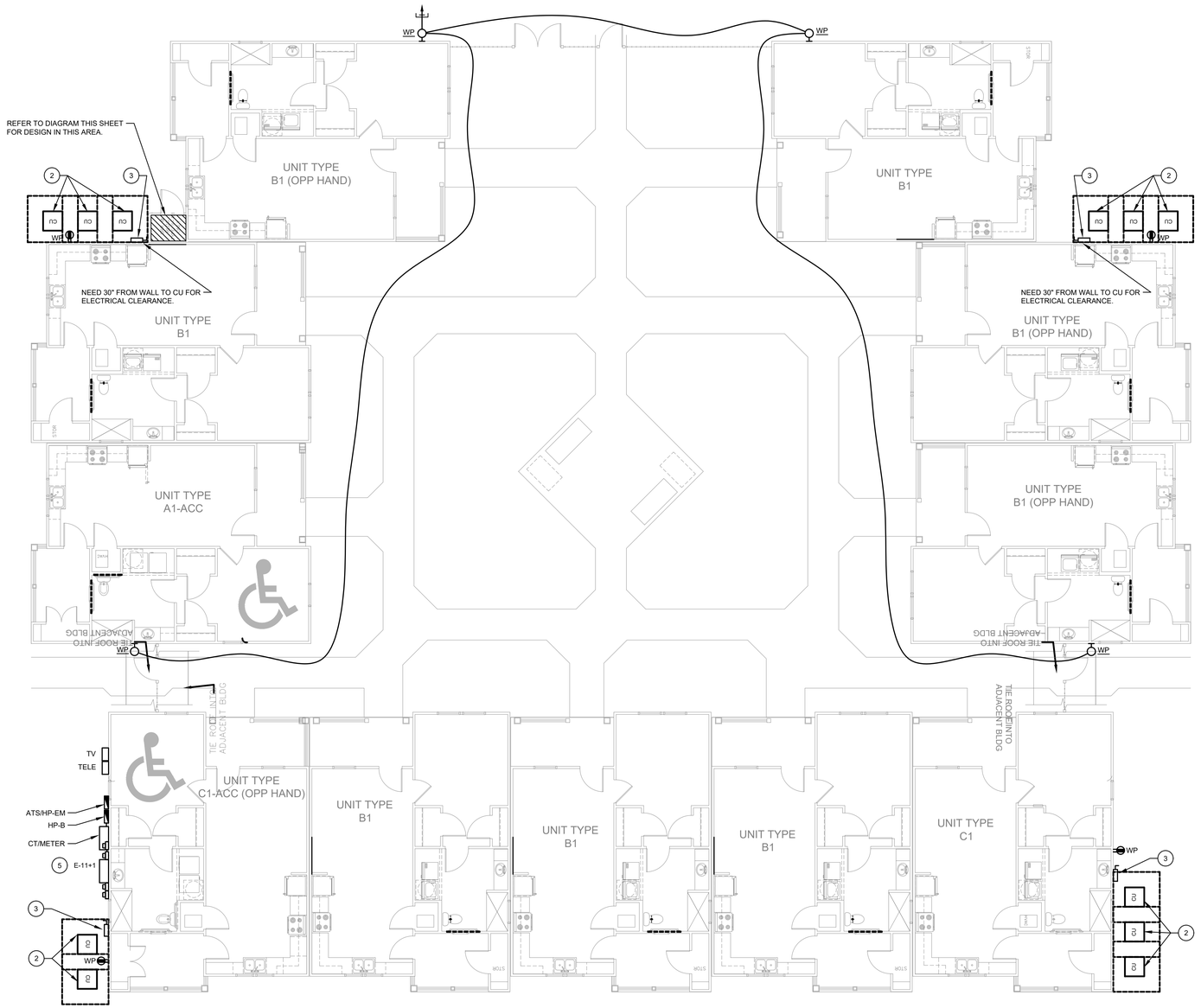
SHEET
MEP-2.0



BUILDING B - MECHANICAL, ELECTRICAL AND PLUMBING

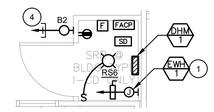
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. PROVIDE NEC REQUIRED WORKING SPACE FOR ALL ELECTRICAL EQUIPMENT. REFER TO DETAIL.
2. ALL EXTERIOR RECEPTACLES SHALL BE WR/WP GFI.
3. REFER TO SITE PLAN FOR EXACT LOCATION OF ALL HOUSE METERS.
4. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR FINAL CONDENSING UNIT LOCATIONS PRIOR TO INSTALLATION.
5. IF PRESENT, PROVIDE 5'-0" CLEAR FROM ALL ELECTRICAL DEVICES AND 4'-0" CLEAR FROM BUILDING OPENINGS FROM ALL GAS REGULATORS. COORDINATE GAS CO REGULATOR VENTING EXTENSION AS NECESSARY.
6. PROVIDE 3'-0" CLEARANCE BETWEEN ENVIRONMENTAL EXHAUST DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
7. PROVIDE 10'-0" CLEARANCE BETWEEN BUILDING EXHAUST OR VENT DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
8. PROVIDE MOTORIZED DAMPERS ON ALL BUILDING EXHAUSTS. WHERE ALLOWED BY IN-FORCE ENERGY CODE, GRAVITY DAMPERS MAY BE SUBSTITUTED.
9. PROVIDE MANUAL AND MOTORIZED DAMPERS ON ALL BUILDING OUTDOOR AIR INTAKES. MOTORIZED DAMPERS SHALL BE CLOSED WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10. FLASH AND COUNTER FLASH ALL PENETRATIONS WATERTIGHT.
11. ALL SUPPLY AND RETURN AIR TRUNK DUCTWORK SHALL BE RIGID. FLEX-DUCT BRANCHES SHALL BE EXTENDED TO REGISTERS.
12. FIELD VERIFY PANIC HARDWARE ON ALL ELECTRIC ROOM DOORS WITH EQUIPMENT RATED 800A OR MORE.

MEP KEY NOTES:

1. WALL MOUNTED HEATER WITH INTEGRAL THERMOSTAT. SET THERMOSTAT TO 40°F.
2. CONDENSING UNITS ON PAD WITH ELEVATION AT OR ABOVE FINISH FLOOR. REFER TO ARCHITECTURAL. PROTECT REFRIGERANT CIRCUIT ACCESS PORTS WITH LOCKING-TYPE TAMPER RESISTANT CAPS. (TYP).
3. CONDENSING UNIT DISCONNECTS (TYP).
4. CIRCUIT THROUGH PHOTOCELL TO HOUSE PANEL.
5. REFER TO RISER FOR FINAL EQUIPMENT LAYOUT.



TYPICAL RISER ROOM:NTS

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LAKE CHARLES, LOUISIANA

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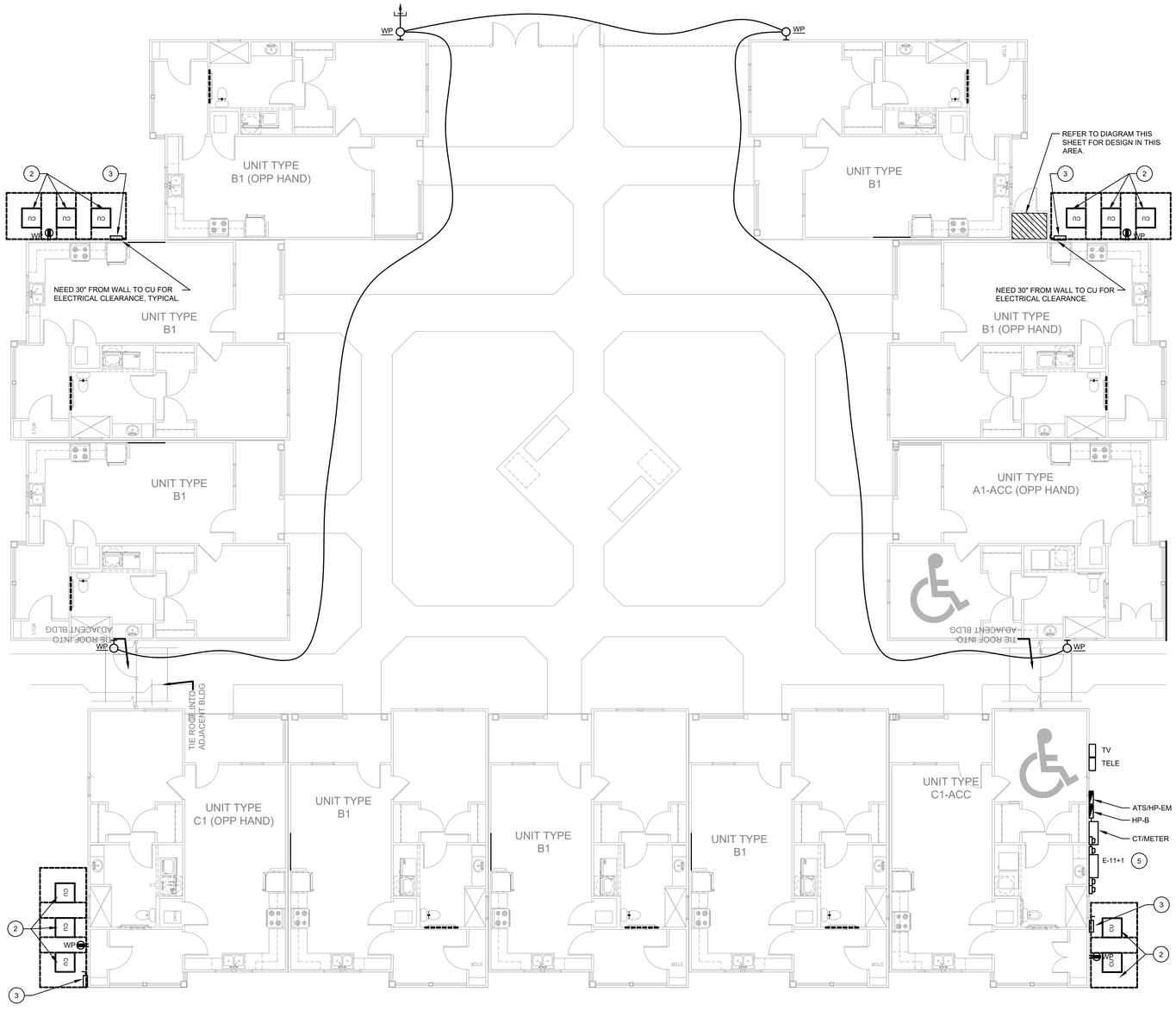
SHEET

MEP-2.1



BUILDING C - MECHANICAL, ELECTRICAL AND PLUMBING

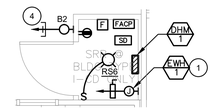
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. PROVIDE NEC REQUIRED WORKING SPACE FOR ALL ELECTRICAL EQUIPMENT. REFER TO DETAIL.
2. ALL EXTERIOR RECEPTACLES SHALL BE WR/WP GFI.
3. REFER TO SITE PLAN FOR EXACT LOCATION OF ALL HOUSE METERS.
4. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR FINAL CONDENSING UNIT LOCATIONS PRIOR TO INSTALLATION.
5. IF PRESENT, PROVIDE 5'-0" CLEAR FROM ALL ELECTRICAL DEVICES AND 4'-0" CLEAR FROM BUILDING OPENINGS FROM ALL GAS REGULATORS. COORDINATE GAS CO REGULATOR VENTING EXTENSION AS NECESSARY.
6. PROVIDE 3'-0" CLEARANCE BETWEEN ENVIRONMENTAL EXHAUST DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
7. PROVIDE 10'-0" CLEARANCE BETWEEN BUILDING EXHAUST OR VENT DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
8. PROVIDE MOTORIZED DAMPERS ON ALL BUILDING EXHAUSTS. WHERE ALLOWED BY IN-FORCE ENERGY CODE, GRAVITY DAMPERS MAY BE SUBSTITUTED.
9. PROVIDE MANUAL AND MOTORIZED DAMPERS ON ALL BUILDING OUTDOOR AIR INTAKES. MOTORIZED DAMPERS SHALL BE CLOSED WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10. FLASH AND COUNTER FLASH ALL PENETRATIONS WATERTIGHT.
11. ALL SUPPLY AND RETURN AIR TRUNK DUCTWORK SHALL BE RIGID. FLEX-DUCT BRANCHES SHALL BE EXTENDED TO REGISTERS.
12. FIELD VERIFY PANIC HARDWARE ON ALL ELECTRIC ROOM DOORS WITH EQUIPMENT RATED 800A OR MORE.

MEP KEY NOTES:

1. WALL MOUNTED HEATER WITH INTEGRAL THERMOSTAT. SET THERMOSTAT TO 40°F.
2. CONDENSING UNITS ON PAD WITH ELEVATION AT OR ABOVE FINISH FLOOR. REFER TO ARCHITECTURAL. PROTECT REFRIGERANT CIRCUIT ACCESS PORTS WITH LOCKING-TYPE TAMPER RESISTANT CAPS. (TYP).
3. CONDENSING UNIT DISCONNECTS (TYP).
4. CIRCUIT THROUGH PHOTOCELL TO HOUSE PANEL.
5. REFER TO RISER FOR FINAL EQUIPMENT LAYOUT.



TYPICAL RISER ROOM:NTS

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

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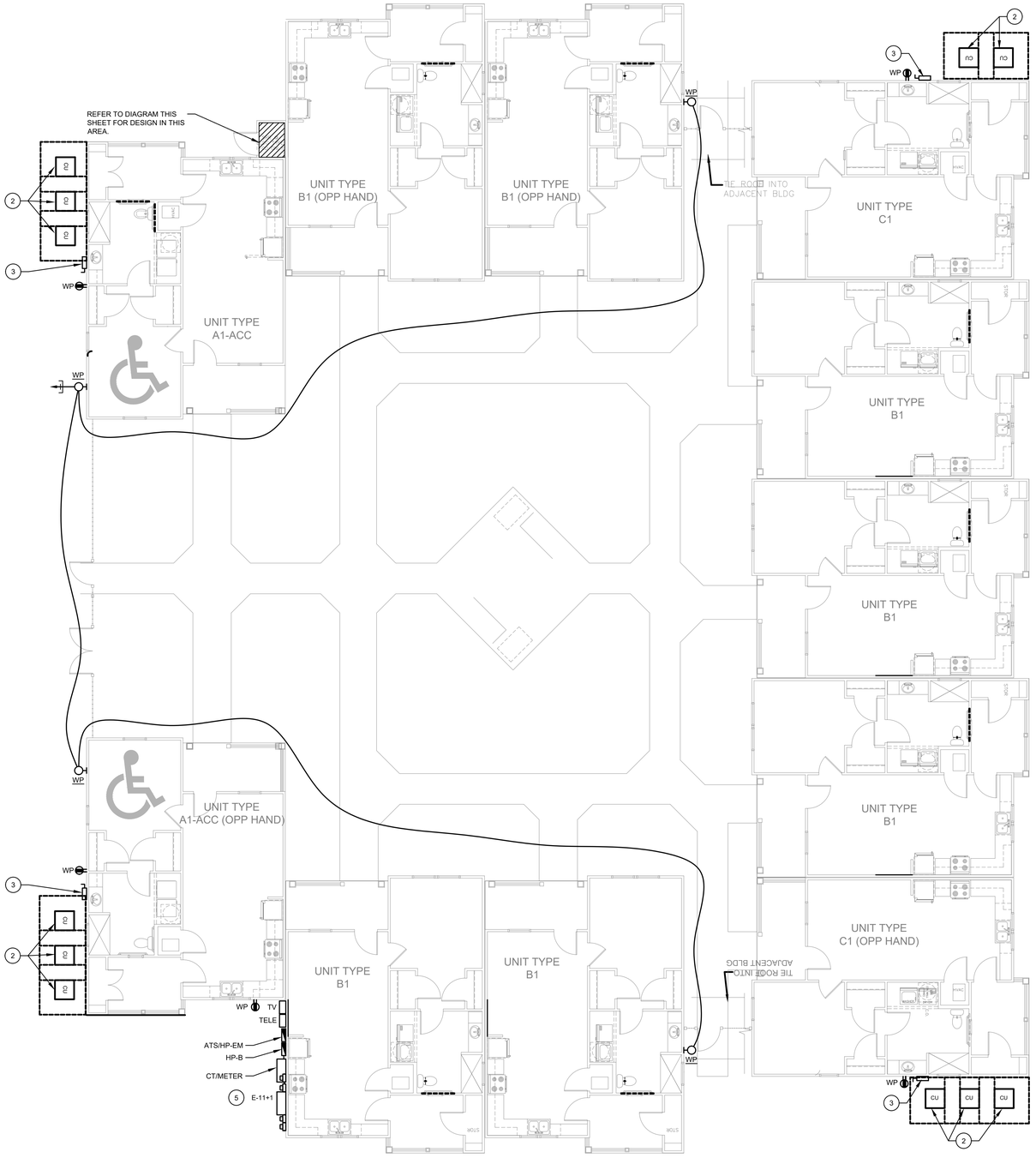
SHEET
MEP-2.2



BUILDING D - MECHANICAL, ELECTRICAL AND PLUMBING

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. PROVIDE NEC REQUIRED WORKING SPACE FOR ALL ELECTRICAL EQUIPMENT. REFER TO DETAIL.
2. ALL EXTERIOR RECEPTACLES SHALL BE WR/WP GFI.
3. REFER TO SITE PLAN FOR EXACT LOCATION OF ALL HOUSE METERS.
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6. PROVIDE 3'-0" CLEARANCE BETWEEN ENVIRONMENTAL EXHAUST DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
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MEP KEY NOTES:

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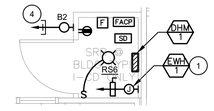
4. CIRCUIT THROUGH PHOTOCELL TO HOUSE PANEL.
5. REFER TO RISER FOR FINAL EQUIPMENT LAYOUT.



TYPICAL RISER ROOM:NTS

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

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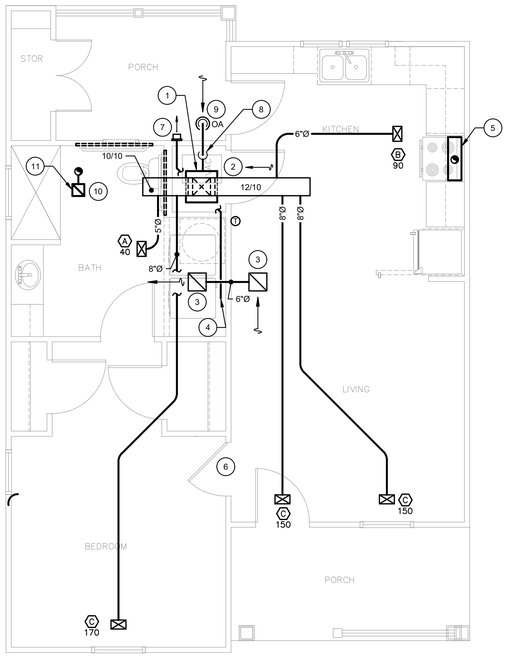
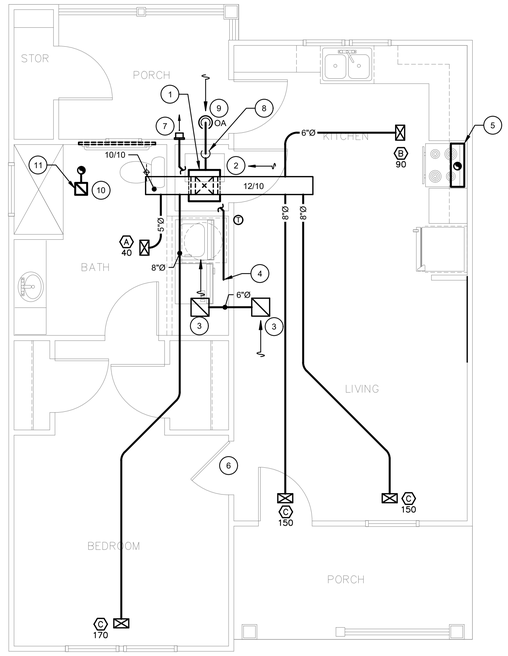
SHEET
MEP-2.3



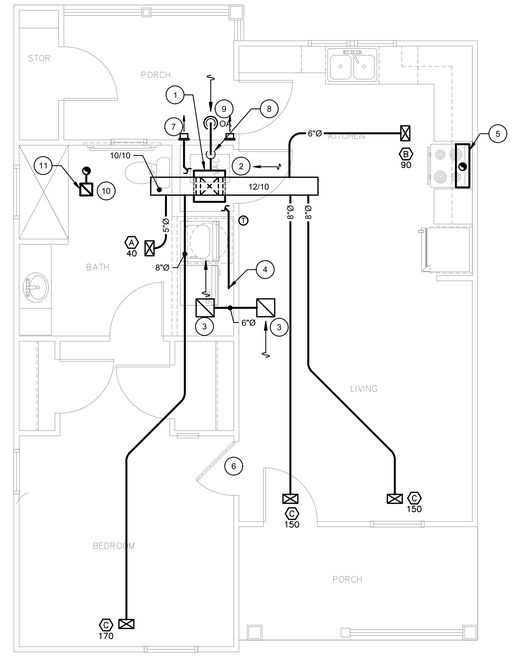
UNIT TYPE A1-ACC - MECHANICAL

SCALE: 1/4" = 1'-0"



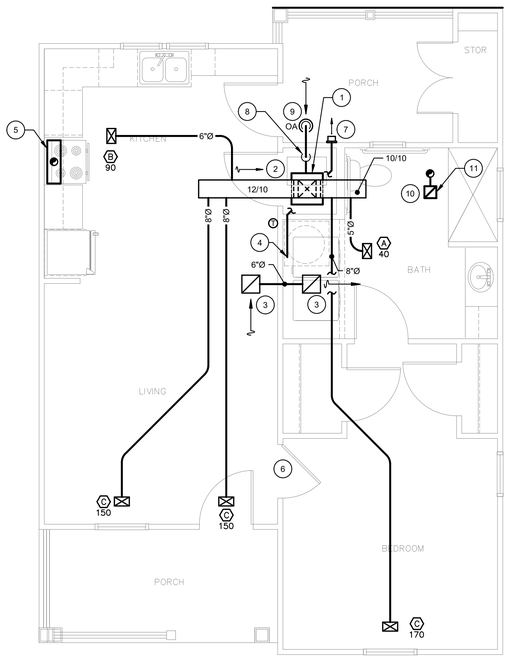
UNIT TYPE B1 - MECHANICAL

SCALE: 1/4" = 1'-0"



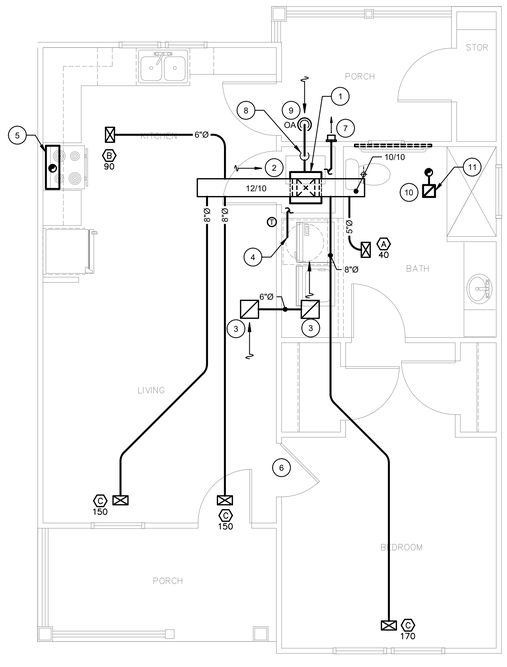
UNIT TYPE C1 - MECHANICAL

SCALE: 1/4" = 1'-0"



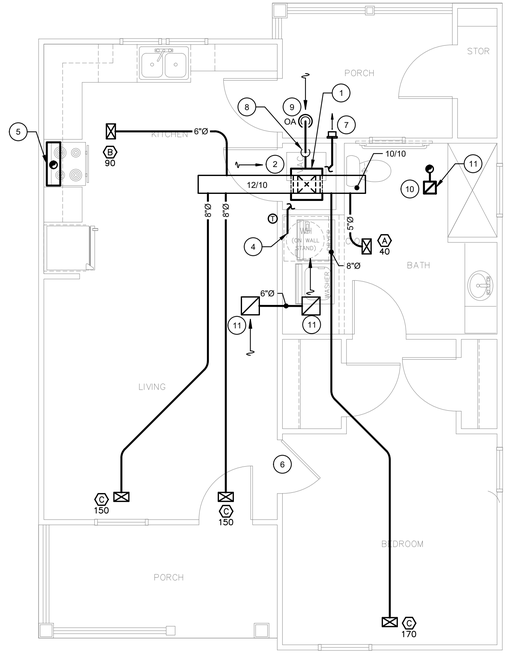
UNIT TYPE A1-ACC/OPP HAND - MECHANICAL

SCALE: 1/4" = 1'-0"



UNIT TYPE B1/OPP HAND - MECHANICAL

SCALE: 1/4" = 1'-0"



UNIT TYPE C1/OPP HAND - MECHANICAL

SCALE: 1/4" = 1'-0"

GENERAL MECHANICAL NOTES:

1. PROVIDE 3'-0" CLEARANCE BETWEEN ENVIRONMENTAL EXHAUST DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS. PROVIDE 10' MIN CLEARANCE BETWEEN ALL MECHANICAL EXHAUST AND INTAKE LOCATIONS.
2. FLASH AND COUNTER FLASH ALL PENETRATIONS WATERTIGHT.
3. ALL SUPPLY AND RETURN AIR TRUNK DUCTWORK SHALL BE RIGID. FLEX-DUCT BRANCHES SHALL BE EXTENDED TO REGISTERS.
4. REFER TO DWELLING UNITS OUTSIDE AIR VENTILATION CALCULATIONS SCHEDULE FOR MINIMUM REQUIRED CONTINUOUS OA AIRFLOW RATES.

DWELLING UNIT MECHANICAL NOTES:

1. WALL HUNG VERTICAL AIR HANDLER 38" AFF ON SUPPORT PLATFORM IN MECHANICAL SPACE. AIR HANDLER SHALL HAVE BOTTOM RETURN CONFIGURATION. EXTEND 3/4" CONDENSATE LINE DOWN TO HUB DRAIN. MAINTAIN 1" MINIMUM AIR GAP. PROVIDE ELECTRONIC HIGH CONDENSATE LEVEL FLOAT SWITCH IN SECONDARY. NO COMBUSTIBLES SHALL BE LOCATED WITHIN THE RETURN AIR PLENUM.
2. PROVIDE 20" X 20" DOOR RETURN TRANSFER GRILLE USAIRE MODEL DGSF OR EQUIVALENT.
3. 12" X 12" DRYER MAKEUP CEILING TRANSFER GRILLES. 100 SQIN. FREE AREA MIN.
4. DRYER VENT ROUTED LOW TO EXTERIOR. THE DRYER VENT DUCT DIAMETER SHALL NOT BE LESS THAN 4 INCHES NOMINAL AND THE THICKNESS SHALL NOT BE LESS THAN 0.016 OF AN INCH. REFER TO MANUFACTURER FOR SIZING AND TERMINATION REQUIREMENTS.
5. OVER RANGE HOOD EXHAUST, MINIMUM 100 CFM. VENT THRU ROOF. INSTALL PER IBC 717.6.3. PROVIDE A MINIMUM 26 GAUGE DUCTWORK. REFERENCE ARCHITECTURAL PLANS FOR RATINGS AND LOCATIONS.
6. UNDERCUT DOOR 1" MINIMUM FOR RETURN AIR PATH.
7. DRYER EXHAUST VENT AT WALL LOCATED AT LOWEST POINT POSSIBLE AND NEAREST TO THE PORCH FLOOR SURFACE. DRYER WALL CAPS SHALL NOT HAVE BIRD/INSECT SCREENS.
8. 5'Ø OUTSIDE AIR INTAKE DUCT UNLESS INDICATED OTHERWISE IN DWELLING UNIT PLANS. PROVIDE MANUAL VOLUME DAMPER IN VERTICAL DROP AND APRILAIRE MODEL 8145 FRESH AIR VENTILATOR ON WALL WITH POWER DAMPER, CONTROLLER AND FILTER. VENTILATOR AND MANUAL VOLUME DAMPER SHALL BE ACCESSIBLE.
9. SOFFIT VENT AT PATIO CEILING. REFER TO DETAILS AND ARCH PLANS FOR RATING REQUIREMENTS.
10. EXHAUST FAN IN CEILING. REFERENCE EXHAUST FAN SCHEDULE IN M-5.X SERIES SHEETS.
11. EXTEND EXHAUST AIR DUCT THROUGH ROOF TO EXHAUST ROOF VENT CAP WITH BUILT IN BACKDRAFT DAMPER AND BIRD SCREEN.

NEng
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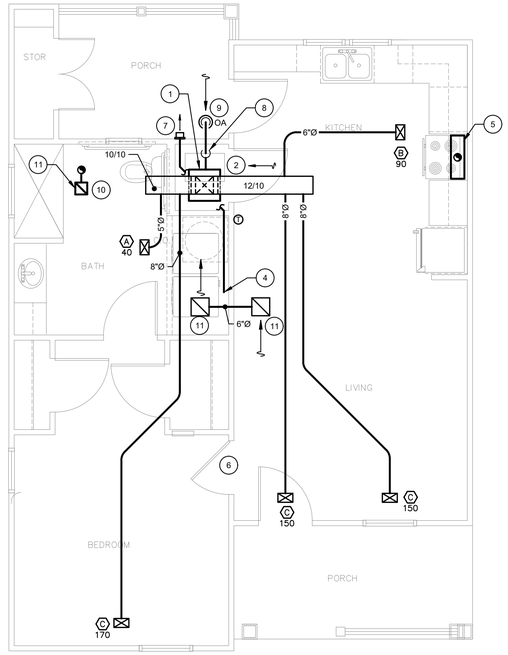
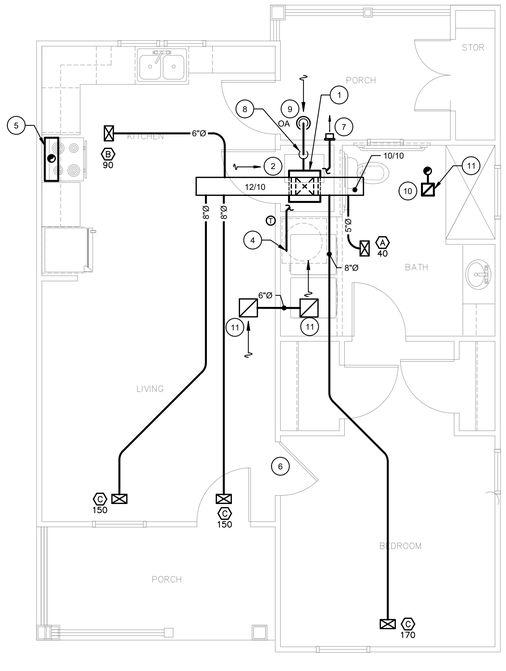
SHEET
M-3.0



UNIT TYPE C1-ACC - MECHANICAL

SCALE: 1/4" = 1'-0"



UNIT TYPE C1-ACC/OPP HAND - MECHANICAL

SCALE: 1/4" = 1'-0"

GENERAL MECHANICAL NOTES:

1. PROVIDE 3'-0" CLEARANCE BETWEEN ENVIRONMENTAL EXHAUST DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS. PROVIDE 10' MIN CLEARANCE BETWEEN ALL MECHANICAL EXHAUST AND INTAKE LOCATIONS.
2. FLASH AND COUNTER FLASH ALL PENETRATIONS WATERTIGHT.
3. ALL SUPPLY AND RETURN AIR TRUNK DUCTWORK SHALL BE RIGID. FLEX-DUCT BRANCHES SHALL BE EXTENDED TO REGISTERS.
4. REFER TO DWELLING UNITS OUTSIDE AIR VENTILATION CALCULATIONS SCHEDULE FOR MINIMUM REQUIRED CONTINUOUS OA AIRFLOW RATES.

DWELLING UNIT MECHANICAL NOTES:

1. WALL HUNG VERTICAL AIR HANDLER 38" AFF ON SUPPORT PLATFORM IN MECHANICAL SPACE. AIR HANDLER SHALL HAVE BOTTOM RETURN CONFIGURATION. EXTEND 3/4" CONDENSATE LINE DOWN TO HUB DRAIN. MAINTAIN 1" MINIMUM AIR GAP. PROVIDE ELECTRONIC HIGH CONDENSATE LEVEL FLOAT SWITCH IN SECONDARY. NO COMBUSTIBLES SHALL BE LOCATED WITHIN THE RETURN AIR PLENUM.
2. PROVIDE 20" X 20" DOOR RETURN TRANSFER GRILLE USAIRE MODEL DGSF OR EQUIVALENT.
3. 12" X 12" DRYER MAKEUP CEILING TRANSFER GRILLES. 100 SQIN. FREE AREA MIN.
4. DRYER VENT ROUTED LOW TO EXTERIOR. THE DRYER VENT DUCT DIAMETER SHALL NOT BE LESS THAN 4 INCHES NOMINAL AND THE THICKNESS SHALL NOT BE LESS THAN 0.016 OF AN INCH. REFER TO MANUFACTURER FOR SIZING AND TERMINATION REQUIREMENTS.
5. OVER RANGE HOOD EXHAUST, MINIMUM 100 CFM. VENT THRU ROOF. INSTALL PER IBC 717.6.3. PROVIDE A MINIMUM 26 GAUGE DUCTWORK. REFERENCE ARCHITECTURAL PLANS FOR RATINGS AND LOCATIONS.
6. UNDERCUT DOOR 1" MINIMUM FOR RETURN AIR PATH.
7. DRYER EXHAUST VENT AT WALL LOCATED AT LOWEST POINT POSSIBLE AND NEAREST TO THE PORCH FLOOR SURFACE. DRYER WALL CAPS SHALL NOT HAVE BIRD/INSECT SCREENS.
8. 5"Ø OUTSIDE AIR INTAKE DUCT UNLESS INDICATED OTHERWISE IN DWELLING UNIT PLANS. PROVIDE MANUAL VOLUME DAMPER IN VERTICAL DROP AND APRILAIRE MODEL 8145 FRESH AIR VENTILATOR ON WALL WITH POWER DAMPER, CONTROLLER AND FILTER. VENTILATOR AND MANUAL VOLUME DAMPER SHALL BE ACCESSIBLE.
9. SOFFIT VENT AT PATIO CEILING. REFER TO DETAILS AND ARCH PLANS FOR RATING REQUIREMENTS.
10. EXHAUST FAN IN CEILING. REFERENCE EXHAUST FAN SCHEDULE IN M-5.X SERIES SHEETS.
11. EXTEND EXHAUST AIR DUCT THROUGH ROOF TO EXHAUST ROOF VENT CAP WITH BUILT IN BACKDRAFT DAMPER AND BIRD SCREEN.

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

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CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

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-	DESIGN DEVELOPMENT	03/07/25
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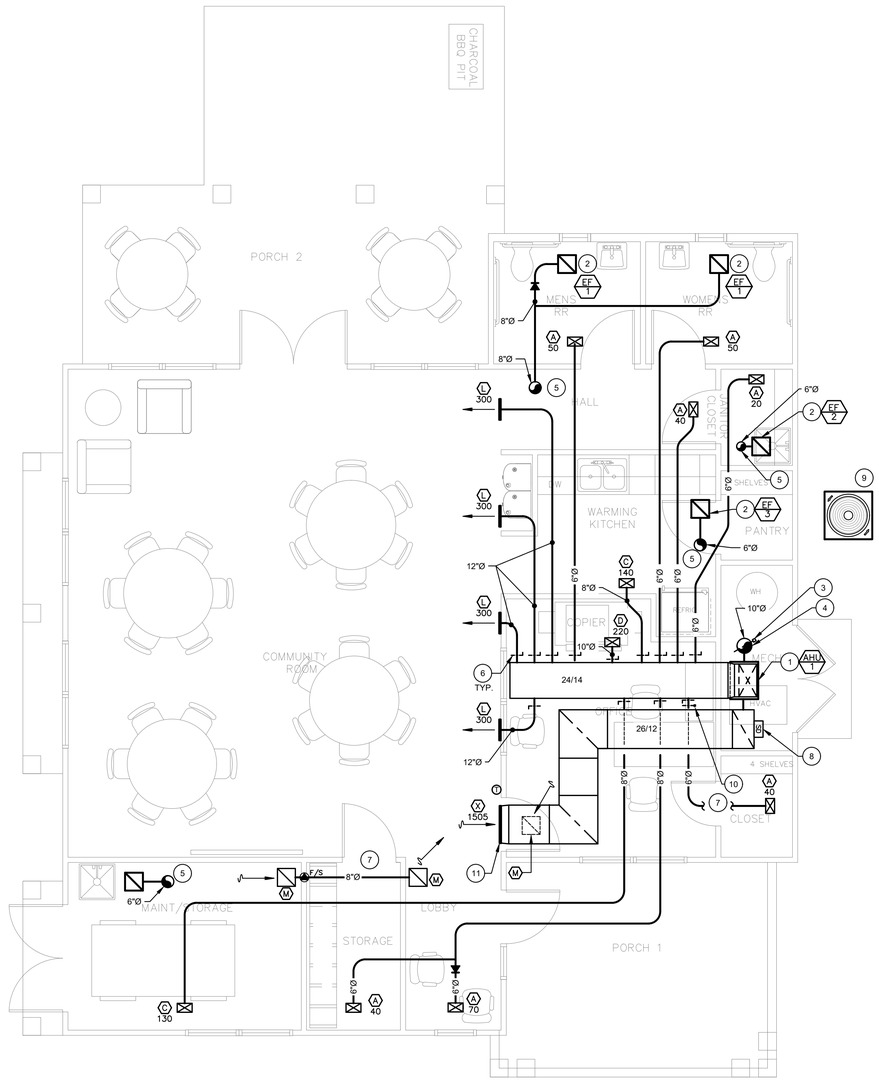
SHEET
M-3.1



OFFICE/COMMUNITY BUILDING - MECHANICAL

SCALE: 1/4" = 1'-0"

GENERAL MECHANICAL NOTES:

1. ALL SUPPLY PLENUMS AND TRUNK DUCTWORK SHALL BE RIGID.
2. FLEX DUCT BRANCH DUCTS SHALL BE EXTENDED TO REGISTERS AND LIMITED TO 5'-0" MAXIMUM LENGTH.
3. PROVIDE 3'-0" CLEARANCE BETWEEN ENVIRONMENTAL EXHAUST DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
4. PROVIDE 10'-0" CLEARANCE BETWEEN BUILDING EXHAUST OR VENT DISCHARGE AND ALL BUILDING INTAKES AND OPENINGS.
5. FLASH AND COUNTER FLASH ALL PENETRATIONS WATERTIGHT.
6. REFER TO OUTSIDE AIR VENTILATION CALCULATIONS SCHEDULE FOR OA AIRFLOW RATE.
7. PROVIDE INTEGRAL VOLUME DAMPER AT EACH SUPPLY REGISTER OR BRANCH CONNECTION TO TRUNK DUCTWORK. PROVIDE REMOTE DAMPER OPERATORS FOR MANUAL DAMPERS ABOVE SHEETROCK CEILINGS OR WHEN NOT READILY ACCESSIBLE.

CLUBHOUSE MECHANICAL KEY NOTES:

1. MULTI-POSITION AHU PLACED VERTICALLY ON AIR HANDLER SUPPORT STAND IN MECHANICAL SPACE. RETURN AIR FILTER RACK LOCATED IN AHU BASE. EXTEND 3/4" CONDENSATE LINE DOWN IN WALL TO HUB DRAIN. MAINTAIN 1" MIN AIR GAP. PROVIDE ELECTRONIC HIGH CONDENSATE LEVEL FLOAT SWITCH IN SECONDARY.
2. EXHAUST FAN IN CEILING. REFER TO EXHAUST FAN SCHEDULE IN SHEET M-5.0.
3. OUTSIDE AIR INTAKE DUCT CONNECTED TO RETURN PLENUM. PROVIDE MANUAL DAMPER AND MOTORIZED DAMPER INTERLOCKED WITH AHU TO OPEN ONLY WHEN AHU IS ENABLED.
4. PROVIDE ROOF RAIN CAP WITH SCREEN FOR FRESH AIR INTAKE.
5. EXTEND EXHAUST AIR DUCT THROUGH ROOF TO EXHAUST ROOF VENT CAP WITH BUILT IN BACKDRAFT DAMPER AND BIRD SCREEN.
6. BALANCING DAMPER, TYP.
7. UNDERCUT DOOR 1" MINIMUM.
8. RETURN DUCT MOUNTED SMOKE DETECTOR. INTERLOCK SO THAT UPON ACTIVATION, ALL OPERATIONAL CAPABILITIES OF AIR DISTRIBUTION SYSTEM ARE SHUT DOWN. ACCESS SHALL BE PROVIDED FOR INSPECTION AND MAINTENANCE.
9. CONDENSING UNIT ON 4" CONCRETE PAD. PROTECT REFRIGERANT CIRCUIT ACCESS PORTS WITH LOCKING-TYPE TAMPER RESISTANT CAPS.
10. PROVIDE MOTORIZED DAMPER. DAMPER SHALL OPEN ONLY WHEN AHU IS IN COOLING MODE.
11. RETURN AIR GRILLE HIGH ON WALL.

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SHEET
M-4.0

AIR DISTRIBUTION DEVICE SCHEDULE

Tag	Service	Type	Mounting	Volume Damper	Size (Inches)	Max CFM	Manufacturer	Model
A	Supply	Stamped 3-Way	Ceiling	No	8"x4"	75	USAire	103M
B	Supply	Stamped 3-Way	Ceiling	No	12"x4"	125	USAire	103M
C	Supply	Stamped 3-Way	Ceiling	No	10"x6"	175	USAire	103M
D	Supply	Stamped 3-Way	Ceiling	No	12"x6"	225	USAire	103M
E	Supply	Stamped 3-Way	Ceiling	No	14"x6"	250	USAire	103M
F	Supply	Stamped 3-Way	Ceiling	No	12"x8"	300	USAire	103M
G	Supply	Stamped 2-Way	Sidewall	No	8"x4"	75	USAire	102M
H	Supply	Stamped 2-Way	Sidewall	No	10"x6"	125	USAire	102M
I	Supply	Stamped 2-Way	Sidewall	No	12"x6"	175	USAire	102M
J	Supply	Stamped 2-Way	Sidewall	No	14"x6"	225	USAire	102M
K	Supply	Stamped 2-Way	Sidewall	No	12"x8"	250	USAire	102M
L	Supply	Double Deflection	Sidewall	No	14"x8"	335	USAire	4004S-1
M	Return	Fixed Louvered	Ceiling/Sidewall	Yes	12"x12"	400	USAire	RHD
N	Return	Fixed Louvered	Ceiling/Sidewall	Yes	14"x14"	540	USAire	RHD
O	Return	Fixed Louvered	Ceiling/Sidewall	Yes	20"x20"	1300	USAire	RHD
P	Return	Fixed Louvered	Ceiling/Sidewall	Yes	24"x12"	800	USAire	RHD
Q	Return	Fixed Louvered	Ceiling/Sidewall	Yes	30"x12"	1000	USAire	RHD
R	Return	Fixed Louvered	Ceiling/Sidewall	Yes	30"x20"	1650	USAire	RHD
S	Return	Fixed Louvered	Ceiling/Sidewall	No	12"x12"	400	USAire	1400
T	Return	Fixed Louvered	Ceiling/Sidewall	No	14"x14"	540	USAire	1400
U	Return	Fixed Louvered	Ceiling/Sidewall	No	18"x18"	900	USAire	1400
V	Return	Fixed Louvered	Ceiling/Sidewall	No	22"x22"	1300	USAire	1400
W	Return	Fixed Louvered	Ceiling/Sidewall	No	25"x20"	1400	USAire	1400
X	Return	Fixed Louvered	Ceiling/Sidewall	No	30"x20"	1650	USAire	1400
Y	Return	Fixed Louvered	Ceiling/Sidewall	No	30"x24"	2000	USAire	1400

Notes:
1. Coordinate frame type with ceiling/wall type.
2. Coordinate finish color with owner/architect prior to ordering.

ELECTRIC WALL HEATER SCHEDULE

Tag	Location	Manufacturer	Model No.	V / PH	MCA	Heating Output (KW)	Heating Output (BTUH)	Options / Accessories	Remarks
EWH-1	FSSR Room	King Electric	EFW1220	120 / 1	16.7	2	6826	1, 3, 4, 6	Minimum clearance: 0" to insulation, 10" AFF, 6" to adjacent wall.

Notes:
1. Set thermostat to 50°F

Options / Accessories:
1. Almond Color
2. Recess Wall Mount Can
3. Surface Mount Can
4. Grille - Almond Color
5. Single Pole Thermostat Kit
6. Double Pole Thermostat Kit
7. Universal Wall/Ceiling Large Mounting Bracket
8. Internal Thermostat
9. Power Disconnect Switch

AMENITY OUTSIDE AIR CALCULATIONS

2018 International Mechanical Code - Table 403.3.1.1

Space	Space Type 403.3	Az Net Occupiable Floor Area	Pz Number of People In Zone or Space	Ra Required Area Flow Rate Per Unit Floor Area	Rp OA flow rate required per person	D Occupant Diversity	Vbz Outside Air required for Breathing Zone	Ez Distribution Effectiveness	Vot **Outside Air Flow Rate Required**
AHU-1	Multipurpose Assembly	210	26	0.06	5	1.0	143	0.8	**179**
	Corridors	54	0	0.06	0	1.0	3	0.8	**4**
	Kitchens	27	2	0.18	7.5	1.0	20	0.8	**25**
	Storage	20	0	0.12	0	1.0	2	0.8	**3**
	Storage	22	0	0.12	0	1.0	3	0.8	**4**
	Storage	122	0	0.12	0	1.0	15	0.8	**19**
	Storage	49	0	0.12	0	1.0	6	0.8	**8**
	Main Entry Lobby	52	1	0.06	5	1.0	8	0.8	**10**
	Office Spaces	160	1	0.06	5	1.0	15	0.8	**19**
	Storage	23	0	0.12	0	1.0	3	0.8	**4**
								Total	**275**

EXHAUST FAN SCHEDULE

Mark	Location / Service	Type	Manufacturer	Model No.	CFM	Discharge Duct Size	ESP	SONES	V / PH	Options / Accessories	Remarks
-	Dwelling Bathrooms	Ceiling	Delta Breez	SLM50-110-C	50	4" Oval	0.25	0.8	120V / 1P	1	Energy Star
-	Dwelling Kitchens	Ducted Hood Exhaust	-	-	100 MIN	-	-	-	120V / 1P	-	Provide UL approved penetration firestop system.
EF-1	Amenity Restroom	Ceiling	Greenheck	SP-A90-130-VG	80	6" Round	0.751	2.5	120V / 1P	7	-
EF-2	Janitor Closet	Ceiling	Greenheck	SP-A50-90-VG	50	6" Round	0.295	1.0	120V / 1P	3	-
EF-3	Amenity Kitchen	Ceiling	Greenheck	SP-A90-130-VG	110	6" Round	0.25	1.3	120V / 1P	7	-
EF-4	Maintenance Mop Sink	Ceiling	Greenheck	SP-A90-130-VG	130	6" Round	0.27	2.0	120V / 1P	3	-

Options / Accessories:
1. Radiation Damper
2. Internal Electronic Speed Control
3. 15 Minute Intermittent Time Control
4. In-Line Adapter
5. 6" Automatic Make-Up Air Damper
6. Provide Thermostatic Control Set at 85 Degrees F
7. Occupancy controlled

GENERAL MECHANICAL EQUIPMENT NOTES:

1. ALL AIR HANDLING UNIT FILTERS SHALL BE CHANGED AT BUILDING CONSTRUCTION COMPLETION.
2. ALL AIR HANDLING SYSTEMS SHALL BE PROVIDED WITH 7-DAY PROGRAMMABLE THERMOSTAT. THERMOSTATS SHALL BE ENERGY STAR RATED. PROVIDE LOCKABLE COVERS WHEN LOCATED IN COMMON AREAS. THERMOSTATS LOCATED IN ADA OR HC UNITS WILL REQUIRE NO GRASPING OR TWISTING. MOUNTING HEIGHT IS TO BE A MAXIMUM OF 48" AFF TO THE TOP OF THE ENCLOSURE.
3. MOUNT ALL GRADE MOUNTED CONDENSING UNITS ON 4" CONCRETE PAD.
4. INSTALL AND PROVIDE ALL REFRIGERANT LINES PER MANUFACTURERS REQUIREMENTS. UPSIZE AS RECOMMENDED PER TOTAL DEVELOPED INSTALLED LENGTHS. PROVIDE OIL TRAPS AS RECOMMENDED BY MFG.
5. COORDINATE ALL WORK WITH OTHER TRADES.
6. HEAT PUMP SYSTEMS SHALL BE PROVIDED WITH CONDENSING UNIT LOCK-OUT TO PREVENT CONCURRENT AUXILIARY HEATING AND CONDENSING UNIT OPERATION.
7. INSULATE ALL REFRIGERANT LINES PER IN-FORCE INTERNATIONAL ENERGY CONSERVATION CODE AND LOCAL ORDINANCES.
8. INSTALL MERV 7 FILTERS AT ALL AIR HANDLING UNITS.
9. OUTSIDE AIR SHALL BE FILTERED PER LOCAL AND NATIONAL CODE REQUIREMENTS.
10. MECHANICAL SYSTEMS SHALL BE INSTALLED AND CONSTRUCTED SUCH THAT COMPLIANCE WITH 2021 IECC R403.2 AND C403.2.7 IS ACHIEVED. ALL DUCTWORK SHALL BE LOW PRESSURE.
11. DUCT MATERIAL SHALL BE DUCT BOARD TRUNK OR MAIN DISTRIBUTION AND FLEX DUCT BRANCH RUN-OUTS. TURNS GREATER THAN 90 DEGREES SHALL NOT BE ALLOWED FOR FLEX DUCT RUN-OUTS.
12. ALL DUCT IN ATTIC SPACE (OUTSIDE OF THERMAL ENVELOPE) SHALL BE PROVIDED WITH R-8 INSULATION.
13. PROVIDE MOTORIZED DAMPERS ON ALL BUILDING EXHAUSTS. WHERE ALLOWED BY IN-FORCE ENERGY CODE, GRAVITY DAMPERS MAY BE SUBSTITUTED.
14. PROVIDE MANUAL AND MOTORIZED DAMPERS ON ALL BUILDING OUTDOOR AIR INTAKES. MOTORIZED DAMPERS SHALL BE CLOSED WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
15. PROVIDE 3RD PARTY VERIFICATION OF INSTALLATION AND OPERATION OF DUCT SMOKE DETECTORS, FIRE DAMPERS, SMOKE DAMPERS AND COMBINATION FIRE SMOKE DAMPERS. PROVIDE OUTSIDE AIR AND VENTILATION REPORTS FOR PUBLIC AND PRIVATE AREAS. INCLUDE EXHAUST FANS FOR PUBLIC AND PRIVATE USE AND OTHER DOCUMENTS NECESSARY TO ENSURE COMPLIANCE TO THE CURRENT MECHANICAL CODE. PRESENT TO THE CITY OF LAKE CHARLES MECHANICAL INSPECTOR AT THE FINAL MECHANICAL INSPECTION.
16. PROVIDE LOCKING-TYPE TAMPER RESISTANT CAPS FOR ALL CONDENSING UNITS.
17. SEAL ALL ENVELOPE PENETRATIONS EXISTING AND NEW.

ABBREVIATIONS/PLAN SYMBOLS

AFF - ABOVE FINISHED FLOOR	(E) - EXISTING	NIC - NOT IN CONTRACT
AFG - ABOVE FINISHED GRADE	EAT - ENTERING AIR TEMPERATURE	OBD - OPPOSED BLADE VOLUME DAMPER
BDD - BACK DRAFT DAMPER	EXH - EXHAUST	OC - ON CENTER
BFG - BELOW FINISHED GRADE	EWT - ENTERING WATER TEMPERATURE	OA - OUTSIDE AIR
BOP - BOTTOM OF PIPE FROM FINISHED FLOOR	FBO - FURNISHED BY OWNER	RA - RETURN AIR
CFM - CUBIC FEET PER MINUTE	FCO - FLOOR CLEANOUT	SA - SUPPLY AIR
CLG - CEILING	GPM - GALLONS PER MINUTE (WATER FLOW RATE)	TYP - TYPICAL
CONN - CONNECT	LAT - LEAVING AIR TEMPERATURE	UNO - UNLESS NOTED OTHERWISE
CO - CLEANOUT	LWT - LEAVING WATER TEMPERATURE	W/ - WITH
COTG - CLEANOUT TO GRADE	(N) - NEW	WCO - WALL CLEANOUT
DN - DOWN		

DUCTWORK SYMBOLS

F/S FIRE/SMOKE DAMPER	RETURN/EXHAUST DUCT DOWN	SUPPLY REGISTER
FIRE DAMPER	TURNING VANES SHOWN IN 90~ ELBOW.	RETURN AIR OR EXHAUST AIR REGISTER.
EXHAUST FAN ON ROOF W/ DUCT THRU ROOF.	MANUAL BALANCING DAMPER	SUPPLY DIFFUSER, ARROWS INDICATE DIRECTION OF THROW
SD SMOKE DETECTOR	MOTORIZED DAMPER	DOOR GRILLE
TC TEMPERATURE CONTROLLER	BDD BACK DRAFT DAMPER	SECTION THRU SUPPLY AIR DUCT.
ACCESS PANEL	AIR EXTRACTOR	SECTION THRU OUTSIDE AIR, RETURN AIR, OR EXHAUST DUCT
SUPPLY DUCT DOWN	12x24 DUCT SIZES ARE OUTSIDE SHEET METAL (WIDTHxDEPTH)	

SINGLE LINE/DOUBLE LINE DUCTWORK SYMBOLS

SINGLE LINE		DOUBLE LINE
	45° WYE (ROUND)	
	90° TEE (ROUND)	
	45° CONICAL WYE (ROUND)	
	90° CONICAL TEE	
	DUCT SPLIT	
RIGID FLEX	FLEX DUCT	RIGID FLEX
	SIZE OR SHAPE TRANSITION	

SINGLE LINE		DOUBLE LINE
	90° RADIUS ELBOW.	
	90° ELBOW W/TURNING VANES (RECTANGULAR)	
	45° RADIUS ELBOW.	
	45° ELBOW (RECTANGULAR)	
R	DUCT RISE SYMBOL	R
D	DUCT DROP SYMBOL	D

DWELLING UNITS - OUTSIDE AIR VENTILATION CALCULATIONS

2018 International Mechanical Code - per Section 403.3.2

Dwelling Unit Type	Number of Bedrooms	Space Type 403.3.2	Floor Area (ft.^2)	Number of People In Zone or Space	**Ventilation Outside Air Continuous Flow Rate Required (CFM)**
A1-ACC	1-BR	Dwelling Unit	724	2	**30**
B1	1-BR	Dwelling Unit	724	2	**30**
C1	1-BR	Dwelling Unit	724	2	**30**

Notes:
1. Calculate the Ventilation Time Setting (minutes per one-hour cycle period) by dividing the Ventilation Airflow Continuous Rate Required with the Measured Airflow Rate then multiply times 60. Refer to OA Controller Manufacturer's Installation and Operation Manual.

DEHUMIDIFIER SCHEDULE

Mark	Location / Service	Manufacturer	Model No.	CFM	V / PH	MCA	Max OCPD
DHM-1	FSSR	Innovative	IW25-4	155	120V / 1P	2.8	15A

Notes:
1. Refer to manufacturer installation instructions for minimum clear space requirements.
2. Set controls to 60% relative humidity.

CLOTHES DRYER EQUIVALENT LENGTH CALCULATIONS

Dwelling Type	Height	Length		Qty	90-Deg Elbow		Qty	45-Deg Elbow		**Equiv. Length**	Maximum Allowed Length per 2021 International Mechanical Code with Louisiana Amendments Section 504.9.4.1	Dryer Equivalent Vent Length Is Less Than Maximum Allowed Length per 2021 International Mechanical Code with Louisiana Amendments Section 504.9.4.1
					Feet	Inches		Feet	Inches	**Feet**		
	Feet	Feet	Inches		5	0		2	5			
A1-ACC	1	9	11	1	5	0	2	4	10	**20.8**	35	Yes
B1	1	9	3	1	5	0	2	4	10	**20.1**	35	Yes
C1	1	9	5	1	5	0	2	4	10	**20.3**	35	Yes
C1-ACC	1	10	1	1	5	0	2	4	10	**20.9**	35	Yes

Notes:
1. Long Vent Dryers to be used where equivalent length exceeds allowed length per code.

OFFICE/COMMUNITY - SPLIT SYSTEM SCHEDULE

	AIR HANDLING UNIT								CONDENSING UNIT							SYSTEM PERFORMANCE			
Tag	Manufacturer	Cooling Coil	Nominal Tonnage	Evap. CFM	O.A.CFM	V / PH	MCA	MAX OCDP	kW Heating Element	Manufacturer	Model No.	Nominal Tonnage	V / PH	MCA	MAX OCDP	WEIGHT (lbs)	Refrigerant Type	Total Cooling Capacity (BTUH)	Heating Output (BTUH)	SEER2	AHRI #
AHU-1	CARRIER	FJ5ANXD60L	5	2000	Refer to O.A. Calcs	208V / 1P	96.6	100A	20	CARRIER	GA5ANA548	4	208V / 1P	29.1	50A	179	R-454B	49500	51300	15.5	214879703

Notes:
1. Mechanical Contractor shall verify match SEER/SEER2 rating prior to ordering equipment.
2. Mechanical Contractor shall coordinate the use of a single-point electrical connection kit with electrical contractor.
3. Install oil traps and line-sets per manufacturer requirements. Compensate for long line-set applications per manufacturer instructions.
4. Provide refrigerant port locking caps for all grade mounted condensing units.
5. If alternate equipment is submitted, coordinate maximum OCPD with electrical contractor.
6. Coordinate new EPA refrigerant regulations compliance with distributor/manufacturer.

DWELLINGS - SPLIT SYSTEM DX SCHEDULE

	AIR HANDLING UNIT									CONDENSING UNIT								SYSTEM PERFORMANCE			
Dwelling Unit Type	Manufacturer	Model No.	Nominal Tonnage	Evap. CFM	O.A.CFM	V / PH	MCA	MAX OCDP	kW Heating Element	Manufacturer	Model No.	Nominal Tonnage	V / PH	MCA	MAX OCDP	WEIGHT	Refrigerant	Total Cooling Capacity	Heating Output (Btuh)	SEER2	AHRI #
A1-ACC	CARRIER	FMA5X1800AL	1.5	600	Refer to O.A. Calcs	240V / 1P	28.5	30	5	CARRIER	GA5AN51800W	1.5	240V / 1P	10.9	15	130	R-454B	17600	17050	16.5	214877511
B1	CARRIER	FMA5X1800AL	1.5	600	Refer to O.A. Calcs	240V / 1P	28.5	30	5	CARRIER	GA5AN51800W	1.5	240V / 1P	10.9	15	130	R-454B	17600	17050	16.5	214877511
C1	CARRIER	FMA5X1800AL	1.5	600	Refer to O.A. Calcs	240V / 1P	28.5	30	5	CARRIER	GA5AN51800W	1.5	240V / 1P	10.9	15	130	R-454B	17600	17050	16.5	214877511

Notes:
1. Mechanical Contractor shall verify match SEER/SEER2 rating prior to ordering equipment.
2. Mechanical Contractor shall coordinate the use of a single-point electrical connection kit with electrical contractor.
3. Install oil traps and line-sets per manufacturer requirements. Compensate for long line-set applications per manufacturer instructions.
4. Provide refrigerant port locking caps for all grade mounted condensing units.
5. If alternate equipment is submitted, coordinate maximum OCPD with electrical contractor.
6. Coordinate new EPA refrigerant regulations compliance with distributor/manufacturer.
7. Air handling unit to have heating return condensate

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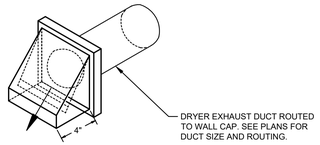


NOTES:
1. PROVIDE WITH INTEGRAL BACKDRAFT DAMPER.
2. WALL CAP BY FAMCO, OR APPROVED EQUAL
3. PROVIDE CAP WITH PAINT GRIP COATING FOR FIELD PAINTING.
4. NO INSECT SCREEN TO DRYER EXHAUST WALL CAP.

DRYER EXHAUST WALL CAP DIAGRAM

SCALE: NO SCALE

REFER TO MANUFACTURER'S INSTALLATION AND OPERATION MANUAL FOR MANUFACTURER'S REQUIREMENTS. SELECT THE "CODE" SETTING SEQUENCE OF OPERATION AS SHOWN BELOW.

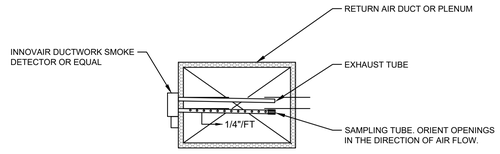
THE CONTROL WILL TURN ON VENTILATION WITH A HEATING, COOLING OR FAN CALL FOR THE SET NUMBER OF MINUTES DURING A ONE-HOUR CYCLE PERIOD. IF THE OUTDOOR TEMPERATURE IS ABOVE THE HIGH TEMPERATURE VENTILATION LIMIT OF 85°F (OWNER USER ADJUSTABLE), VENTILATION WILL NOT OCCUR WITH A COOL OR FAN CALL, BUT IF IT IS BELOW THE LOW TEMPERATURE VENTILATION LIMIT OF 55°F (OWNER USER ADJUSTABLE) IT WILL OCCUR WITH A HEAT CALL. IF THE HVAC EQUIPMENT DOES NOT TURN ON ENOUGH TO MEET THE VENTILATION TIME WITHIN THE HOUR, THE CONTROL WILL TURN ON VENTILATION WITHOUT A CALL, IF THE OUTDOOR AIR TEMPERATURE IS WITHIN THE HIGH AND LOW VENTILATION TEMPERATURE LIMITS OF 85°F AND 55°F RESPECTIVELY, THE CONTROL WILL ALSO TURN ON THE HVAC SYSTEM BLOWER, IF WIRED AND SET UP TO DO SO.

IF THE OUTDOOR TEMPERATURE EXCEEDS THE LIMITS SET AT THE END OF THE FIRST HOUR,THEN NO ADDITIONAL VENTILATION WILL OCCUR FOR ANOTHER 60 MINUTES, AND THE CYCLE PERIOD WILL AUTOMATICALLY ADJUST TO FOUR HOURS. WHEN THE VENTILATOR STARTS AGAIN, IT WILL SAMPLE THE AIR TEMPERATURE AND IF IN RANGE, WILL MEET THE SET AMOUNT OF VENTILATION DURING THE FOUR-HOUR CYCLE PERIOD. FOR EXAMPLE,IF THE VENT TIME WAS SET TO 25 MINUTES PER HOUR AND THE AIR TEMPERATURE FELL BELOW THE LOW LIMIT SETTING VENTILATION WOULD ONLY OCCUR DURING A HEATING CALL. IF THE HEATING ONLY OPERATED FOR 10 MINUTES DURING THE HOUR, THE CONTROL WILL AUTOMATICALLY CHANGE THE CYCLE PERIOD TO FOUR HOURS AND WORK TO PROVIDE THE ADDITIONAL 90 TOTAL MINUTES OF VENTILATION (25 MIN/HR * 4 HOURS = 100 MINUTES , MINUS THE 10 MINUTES OF VENTILATION THAT OCCURRED DURING HEATING) DURING THE FOUR-HOUR CYCLE PERIOD.

IF THE AIR TEMPERATURE IS STILL OUT OF RANGE, THE CONTROL WILL AUTOMATICALLY SWITCH TO AN 8-HOUR CYCLE PERIOD, THEN A 12-HOUR CYCLE PERIOD AND FINALLY A 24-HOUR CYCLE PERIOD. DURING 8, 12 AND 24 HOUR CYCLE PERIODS, THE TOTAL VENTILATION TIME INCREASES TO COMPENSATE FOR VENTILATION EFFECTIVENESS AS DEFINED IN ASHRAE STANDARD 62.2-2010. WHEN THE CYCLE PERIOD AUTOMATICALLY ADJUSTS TO 24-HOURS, THE CONTROL WILL TURN ON VENTILATION TO MEET THE REQUIREMENTS EVEN IF THE TEMPERATURE IS OUTSIDE OF THE SET LIMITS.

APRILAIRE 8145 SEQUENCE OF OPERATION

SCALE: NO SCALE



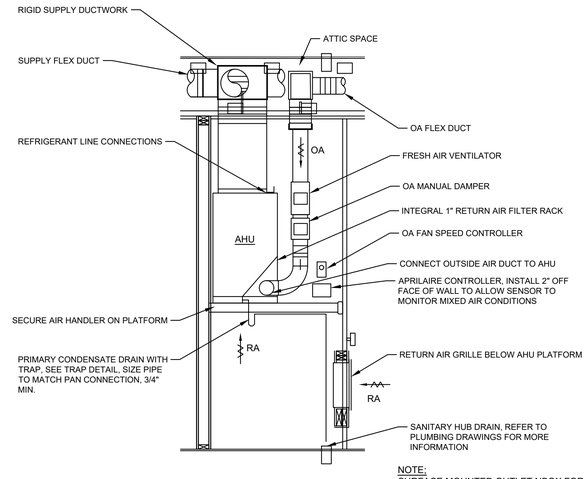
NOTES:
1. INSTALL PER MFG INSTRUCTIONS.
2. SLOPE SAMPLE AND EXHAUST TUBES AT 1/4" PER FOOT AWAY FROM DETECTOR.
3. WHEN FIRE ALARM IS NOT PRESENT, INTERCONNECTION IS NOT REQUIRED. INSTALL AUDIO/VISUAL INDICATORS IF INSTALLED 10'-0" OR HIGHER AFF.

DUCTWORK SMOKE DETECTOR DIAGRAM

SCALE: NO SCALE

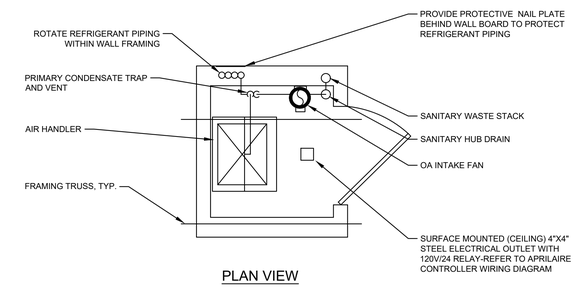
NOTES:

1. GENERAL CONTRACTOR SHALL COORDINATE THE PLENUM RATING OF ALL MATERIALS IN THE HVAC CLOSET WITH ALL DISCIPLINES PRIOR TO CONSTRUCTION.
2. ALL MATERIALS, INCLUDING WIRING AND PIPING, IN THE CLOSET SHALL BE PLENUM RATED AS REQUIRED BY BUILDING CODE.
3. HVAC CLOSET MAY BE CONSTRUCTED OF COMBUSTIBLE MATERIALS WHERE PERMITTED BY BUILDING CODE.
4. GENERAL AND MECHANICAL CONTRACTORS SHALL CONFIRM ADEQUATE LAYOUT, ROUTING AND INSTALLATION OF ALL EQUIPMENT, PIPING AND SYSTEMS IN CLOSET WITH ALL DISCIPLINES PRIOR TO CONSTRUCTION.
5. AIR HANDLER SHALL BE INSTALLED SUCH THAT THE TOP OF THE AIR HANDLER SHALL NOT EXCEED THE TOP OF THE CLOSET DOOR OPENING.
6. CAREFULLY COORDINATE LOCATION OF CEILING RADIATION DAMPER ACCESS PRIOR TO CONSTRUCTION.
7. GENERAL CONTRACTOR SHALL COORDINATE FLOOR/ATTIC TRUSS LOCATIONS ABOVE CLOSET WITH PLUMBING AND MECHANICAL CONTRACTORS TO AVOID CONFLICTS WITH DUCTWORK AND PIPING. TRUSS SPACING MAY REQUIRE GREATER THAN 24" O.C. AT HVAC CLOSET.
8. PROVIDE SAFE-T-SWITCH CONDENSATE OVERFLOW SHUT-OFF SWITCH ON SECONDARY CONNECTION ON PRIMARY DRAIN PAN.
9. INTERLOCK NEAREST DWELLING UNIT SMOKE DETECTOR TO SHUTDOWN AIR HANDLER OPERATION. SEE INTERLOCK DETAIL FOR MORE INFORMATION.
10. PROVIDE COMPLETE APRILAIRE 8145 DIGITAL VENTILATION CONTROL SYSTEM WITH OA SENSOR, MOTORIZED DAMPER AND MIXED AIR SENSOR/CONTROL PANEL.
11. INSTALL OA SENSOR AT EXTERIOR WALL OR IN OA INTAKE DUCT.



NOTE:
SURFACE MOUNTED OUTLET NBOX FOR AHU SHUTDOWN NOT SHOWN FOR CLARITY - SEE PLAN VIEW FOR ADDITIONAL INFORMATION

SIDE ELEVATION VIEW



PLAN VIEW

DWELLING UNIT VERTICAL AIR HANDLING UNIT DIAGRAM

SCALE: NO SCALE

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LAKE CHARLES, LOUISIANA

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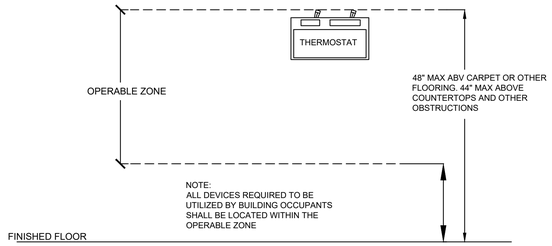
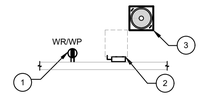


DEVICE HEIGHT DIAGRAM

SCALE: NO SCALE

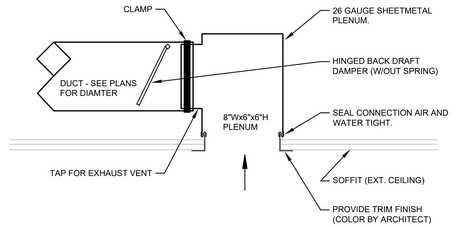


CONDENSING UNIT KEY NOTES:

1. WR/WP GFI PER CU GROUPING.
2. TYPICAL CONDENSING UNIT DISCONNECT WITH NEC CLEARANCE. MOUNT 2 OR 3 HIGH STACKED VERTICALLY IF REQUIRED.
3. TYPICAL CONDENSING UNIT. MECHANICAL CONTRACTOR TO FIELD COORDINATE DWELLING UNIT MATCHES BASED ON OPTIMAL LINE SET ROUTING.

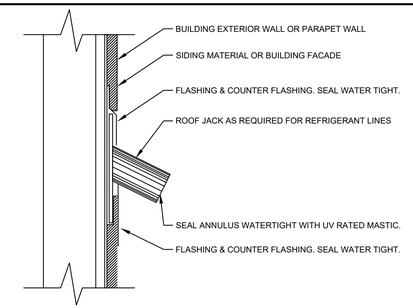
TYPICAL CONDENSING UNIT LAYOUT

SCALE: NO SCALE



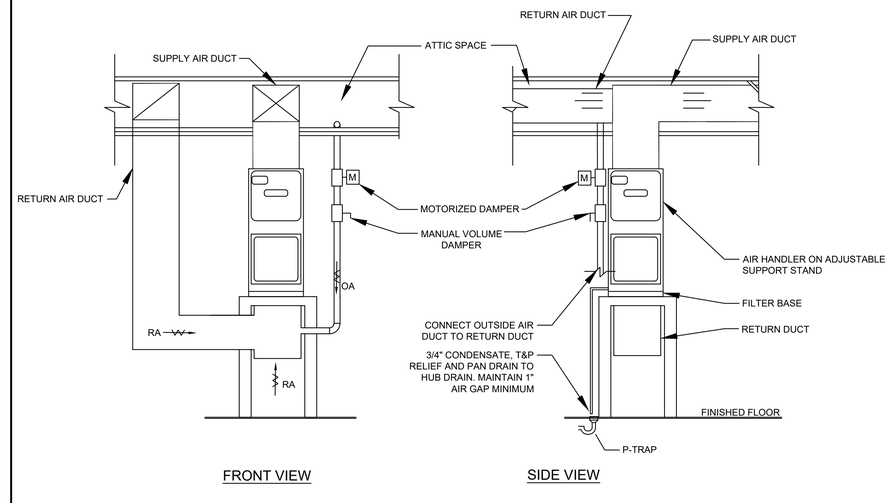
UNDER CEILING SOFFIT VENT DIAGRAM

SCALE: NO SCALE



CONDENSING UNIT LINESET PENETRATION DIAGRAM

SCALE: NO SCALE



OFFICE/COMMUNITY BUILDING VERTICAL AIR HANDLING UNIT DIAGRAM

SCALE: NO SCALE

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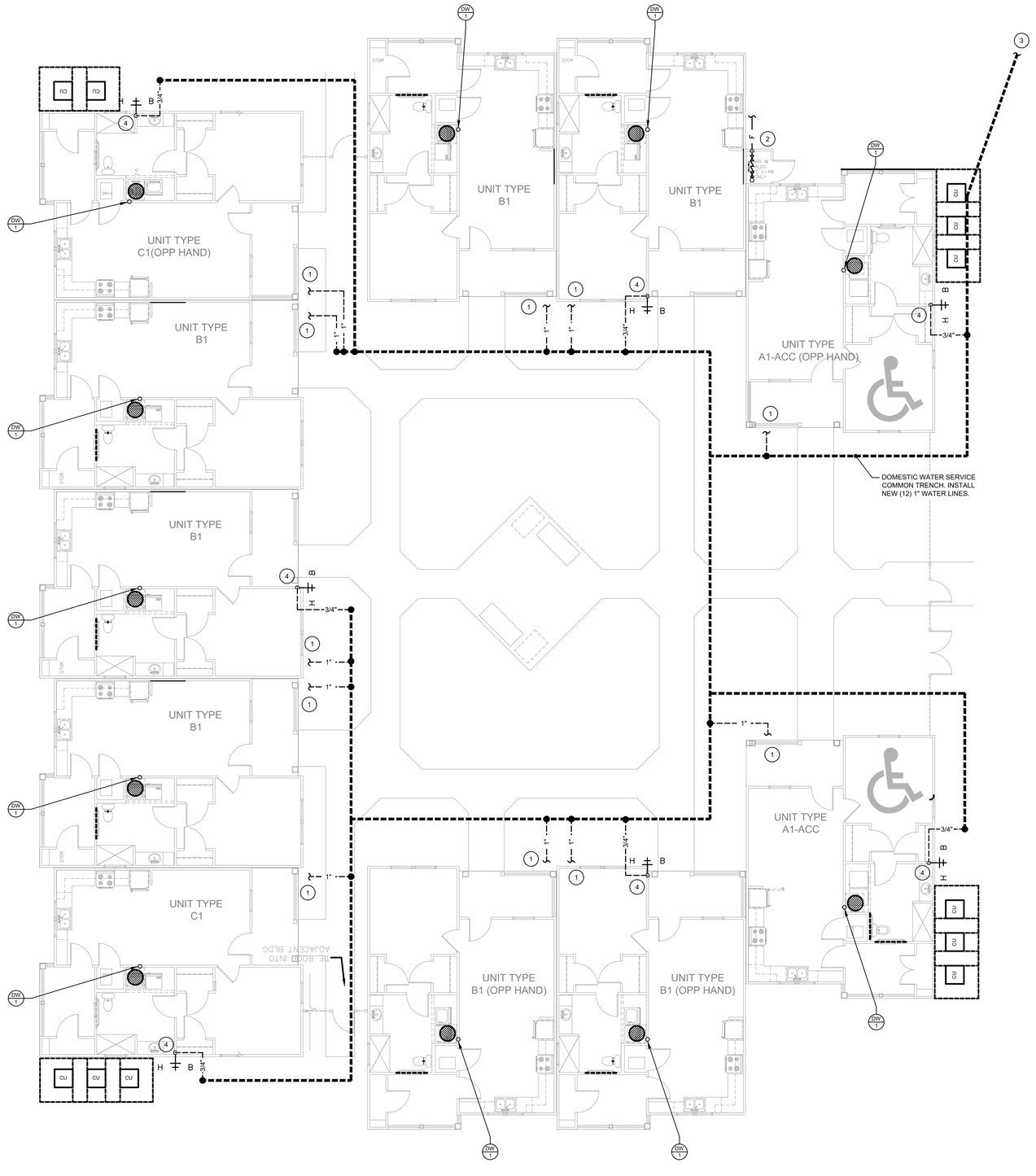

BUILDING GROUP A - DOMESTIC WATER

SCALE: 1/8" = 1'-0"

DOMESTIC WATER PLUMBING NOTES:

1. ALL DOMESTIC WATER PIPING SHALL BE ROUTED ABOVE CONDITIONED SPACE. HORIZONTAL BUILDING DISTRIBUTION SHALL BE ROUTED ABOVE THE 1ST FLOOR CEILING. REFER TO DETAILS FOR UNCONDITIONED CORRIDOR/BREEZEWAY CROSSINGS.
2. NO JOINTS BELOW SLAB.
3. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS WITH CIVIL ENGINEERS PLANS PRIOR TO THE START OF WORK.
4. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
5. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR AND OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY
6. ALL UNIONS, VALVES, EQUIPMENT AND SERVICEABLE PLUMBING SYSTEM COMPONENTS SHALL BE READILY ACCESSIBLE.
7. INSULATE ALL DOMESTIC WATER PIPING AS REQUIRED BY LOCAL CODE.
8. PROVIDE WATER HAMMER ARRESTORS FOR ALL FAST-CLOSING AND ELECTRONIC VALVES PER LOCAL PLUMBING CODE.
9. ALL HOSE BIBBS SHALL BE FROST-PROOF.

DOMESTIC WATER PLUMBING KEY NOTES:

1. BUILDING DOMESTIC WATER ENTRY. REFER TO DWELLING UNIT PLANS FOR CONTINUATION.
2. FIRE SYSTEM SERVICE CONNECTION. SPRINKLER CONTRACTOR TO PROVIDE CITY APPROVED DOUBLE-CHECK BACKFLOW ASSEMBLY PRIOR TO CONNECTION. REFER TO FIRE PLANS BY OTHERS.
3. DOMESTIC WATER SERVICE TO WATER METER ASSEMBLY. REFER TO CIVIL FOR CONTINUATION.
4. 3/4" CW TO HOSE BIBB. CONNECT TO 1" CW SUPPLY LINE IN COMMON TRENCH.

DOMESTIC WATER SYMBOL LEGEND:

DW X — DOMESTIC WATER RISER. REFER TO RISER SHEETS.

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LAKE CHARLES, LOUISIANA

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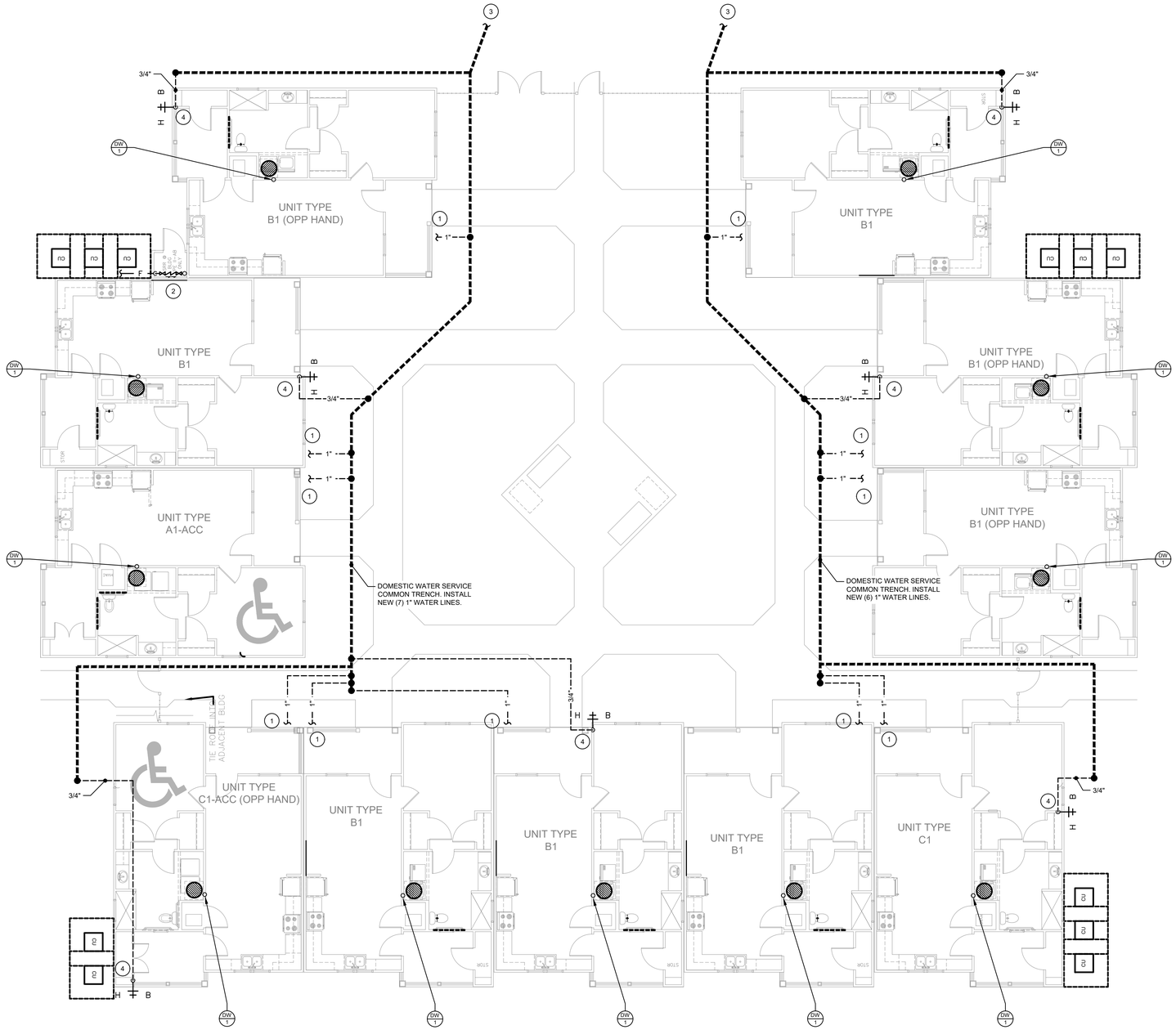

BUILDING GROUP B - DOMESTIC WATER

SCALE: 1/8" = 1'-0"

DOMESTIC WATER PLUMBING NOTES:

1. ALL DOMESTIC WATER PIPING SHALL BE ROUTED ABOVE CONDITIONED SPACE. HORIZONTAL BUILDING DISTRIBUTION SHALL BE ROUTED ABOVE THE 1ST FLOOR CEILING. REFER TO DETAILS FOR UNCONDITIONED CORRIDOR/BREEZEWAY CROSSINGS.
2. NO JOINTS BELOW SLAB.
3. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS WITH CIVIL ENGINEERS PLANS PRIOR TO THE START OF WORK.
4. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
5. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR AND OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY
6. ALL UNIONS, VALVES, EQUIPMENT AND SERVICEABLE PLUMBING SYSTEM COMPONENTS SHALL BE READILY ACCESSIBLE.
7. INSULATE ALL DOMESTIC WATER PIPING AS REQUIRED BY LOCAL CODE.
8. PROVIDE WATER HAMMER ARRESTORS FOR ALL FAST-CLOSING AND ELECTRONIC VALVES PER LOCAL PLUMBING CODE.
9. ALL HOSE BIBBS SHALL BE FROST-PROOF.

DOMESTIC WATER PLUMBING KEY NOTES:

1. BUILDING DOMESTIC WATER ENTRY. REFER TO DWELLING UNIT PLANS FOR CONTINUATION.
2. FIRE SYSTEM SERVICE CONNECTION. SPRINKLER CONTRACTOR TO PROVIDE CITY APPROVED DOUBLE-CHECK BACKFLOW ASSEMBLY PRIOR TO CONNECTION. REFER TO FIRE PLANS BY OTHERS.
3. DOMESTIC WATER SERVICE TO WATER METER ASSEMBLY. REFER TO CIVIL FOR CONTINUATION.
4. 3/4" CW TO HOSE BIBB. CONNECT TO 1" CW SUPPLY LINE IN COMMON TRENCH.

DOMESTIC WATER SYMBOL LEGEND:

DW X — DOMESTIC WATER RISER. REFER TO RISER SHEETS.

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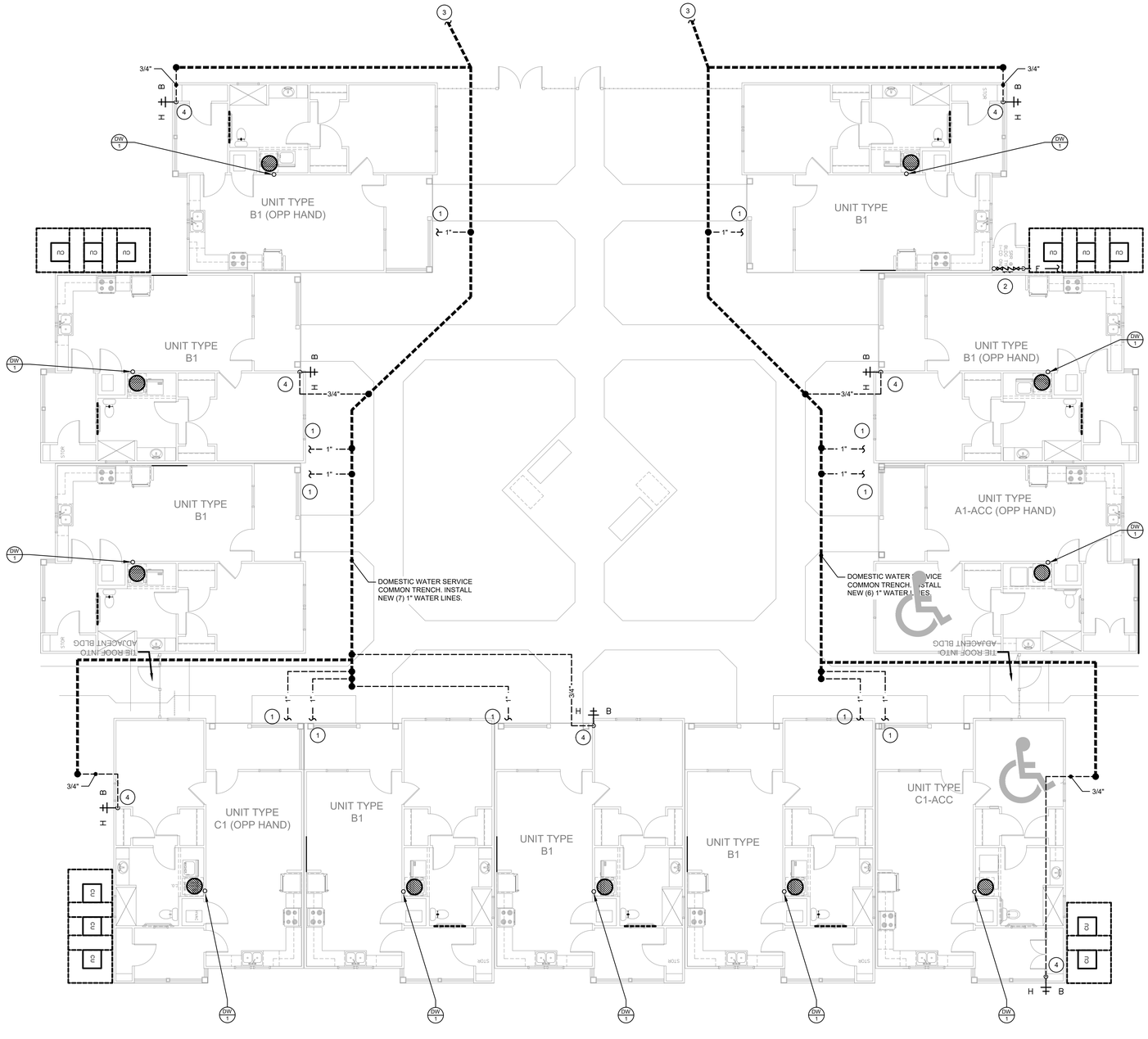

BUILDING GROUP C - DOMESTIC WATER

SCALE: 1/8" = 1'-0"

DOMESTIC WATER PLUMBING NOTES:

1. ALL DOMESTIC WATER PIPING SHALL BE ROUTED ABOVE CONDITIONED SPACE. HORIZONTAL BUILDING DISTRIBUTION SHALL BE ROUTED ABOVE THE 1ST FLOOR CEILING. REFER TO DETAILS FOR UNCONDITIONED CORRIDOR/BREEZEWAY CROSSINGS.
2. NO JOINTS BELOW SLAB.
3. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS WITH CIVIL ENGINEERS PLANS PRIOR TO THE START OF WORK.
4. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
5. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR AND OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY
6. ALL UNIONS, VALVES, EQUIPMENT AND SERVICEABLE PLUMBING SYSTEM COMPONENTS SHALL BE READILY ACCESSIBLE.
7. INSULATE ALL DOMESTIC WATER PIPING AS REQUIRED BY LOCAL CODE.
8. PROVIDE WATER HAMMER ARRESTORS FOR ALL FAST-CLOSING AND ELECTRONIC VALVES PER LOCAL PLUMBING CODE.
9. ALL HOSE BIBBS SHALL BE FROST-PROOF.

DOMESTIC WATER PLUMBING KEY NOTES:

1. BUILDING DOMESTIC WATER ENTRY. REFER TO DWELLING UNIT PLANS FOR CONTINUATION.
2. FIRE SYSTEM SERVICE CONNECTION. SPRINKLER CONTRACTOR TO PROVIDE CITY APPROVED DOUBLE-CHECK BACKFLOW ASSEMBLY PRIOR TO CONNECTION. REFER TO FIRE PLANS BY OTHERS.
3. DOMESTIC WATER SERVICE TO WATER METER ASSEMBLY. REFER TO CIVIL FOR CONTINUATION.
4. 3/4" CW TO HOSE BIBB. CONNECT TO 1" CW SUPPLY LINE IN COMMON TRENCH.

DOMESTIC WATER SYMBOL LEGEND:

DW X — DOMESTIC WATER RISER. REFER TO RISER SHEETS.

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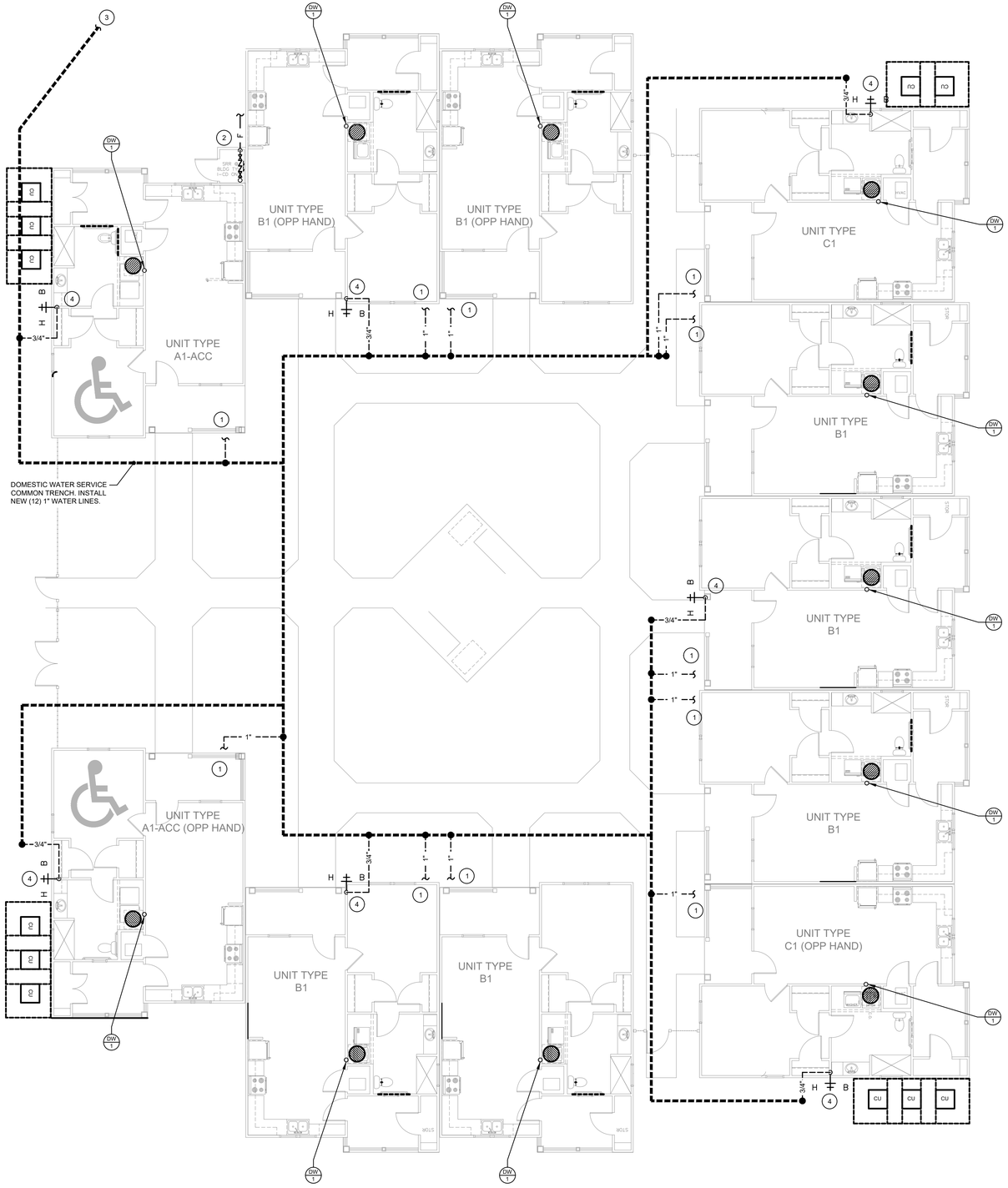

BUILDING GROUP D - DOMESTIC WATER

SCALE: 1/8" = 1'-0"

DOMESTIC WATER PLUMBING NOTES:

1. ALL DOMESTIC WATER PIPING SHALL BE ROUTED ABOVE CONDITIONED SPACE. HORIZONTAL BUILDING DISTRIBUTION SHALL BE ROUTED ABOVE THE 1ST FLOOR CEILING. REFER TO DETAILS FOR UNCONDITIONED CORRIDOR/BREEZEWAY CROSSINGS.
2. NO JOINTS BELOW SLAB.
3. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS WITH CIVIL ENGINEERS PLANS PRIOR TO THE START OF WORK.
4. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
5. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR AND OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY
6. ALL UNIONS, VALVES, EQUIPMENT AND SERVICEABLE PLUMBING SYSTEM COMPONENTS SHALL BE READILY ACCESSIBLE.
7. INSULATE ALL DOMESTIC WATER PIPING AS REQUIRED BY LOCAL CODE.
8. PROVIDE WATER HAMMER ARRESTORS FOR ALL FAST-CLOSING AND ELECTRONIC VALVES PER LOCAL PLUMBING CODE.
9. ALL HOSE BIBBS SHALL BE FROST-PROOF.

DOMESTIC WATER PLUMBING KEY NOTES:

1. BUILDING DOMESTIC WATER ENTRY. REFER TO DWELLING UNIT PLANS FOR CONTINUATION.
2. FIRE SYSTEM SERVICE CONNECTION. SPRINKLER CONTRACTOR TO PROVIDE CITY APPROVED DOUBLE-CHECK BACKFLOW ASSEMBLY PRIOR TO CONNECTION. REFER TO FIRE PLANS BY OTHERS.
3. DOMESTIC WATER SERVICE TO WATER METER ASSEMBLY. REFER TO CIVIL FOR CONTINUATION.
4. 3/4" CW TO HOSE BIBB. CONNECT TO 1" CW SUPPLY LINE IN COMMON TRENCH.

DOMESTIC WATER SYMBOL LEGEND:

DW X — DOMESTIC WATER RISER. REFER TO RISER SHEETS.

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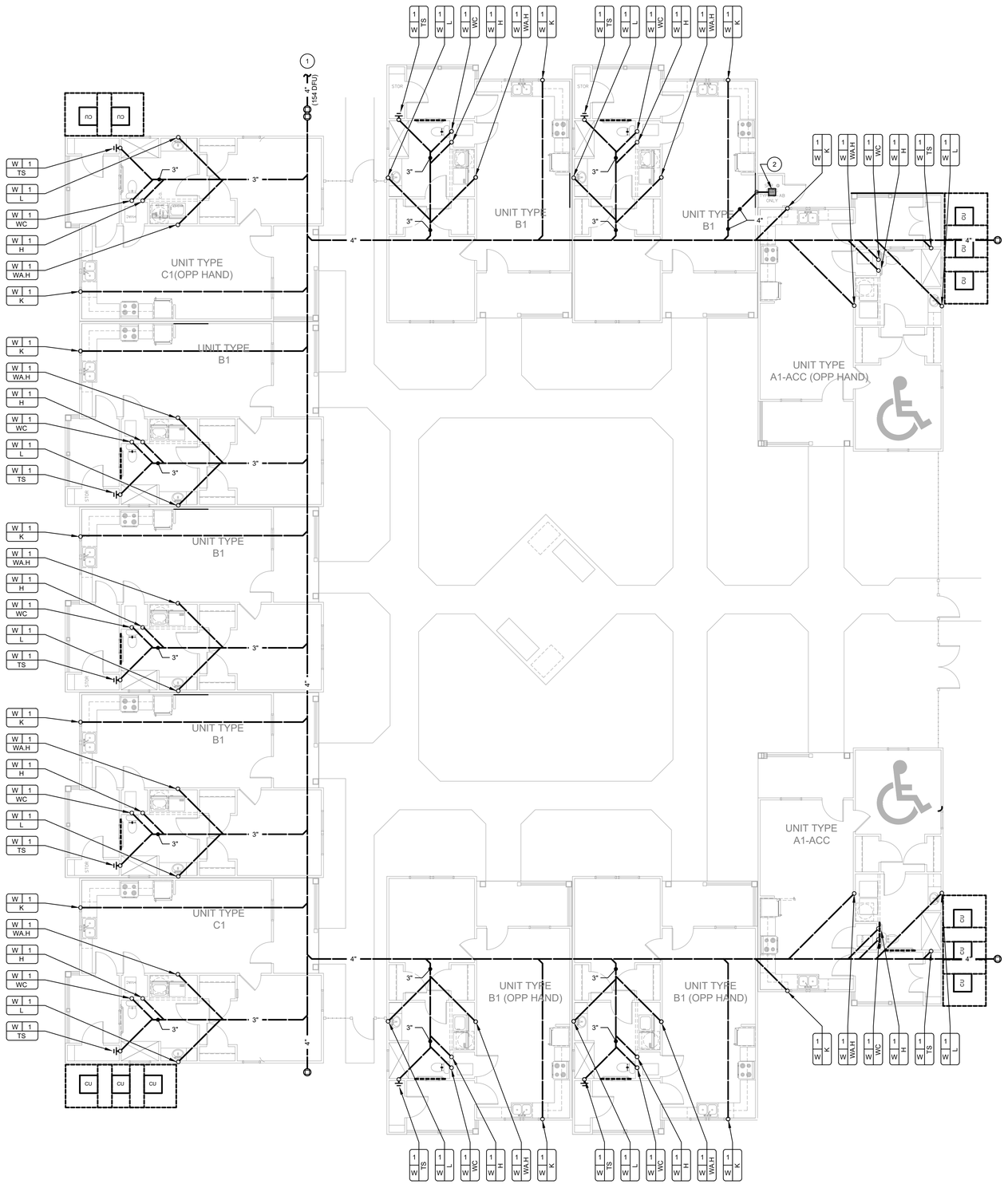

BUILDING A - WASTEWATER

SCALE: 1/8" = 1'-0"

GENERAL WASTEWATER PLUMBING NOTES:

1. ALL WASTEWATER PIPING SHALL BE SLOPED AT 1/8" PER FOOT UNLESS OTHERWISE NOTED.
2. ALL WASTEWATER PIPING CONNECTED TO ANY PORTION OF THE BUILDING DRAIN OR THE BUILDING SEWER, INCLUDING BRANCHES OF THE BUILDING DRAIN, LESS THAN 3" SHALL BE SLOPED AT 1/4" PER FOOT.
3. NO WASTEWATER PIPING BELOW SLAB-ON-GRADE SHALL BE LESS THAN 2".
4. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS, FLOW LINES AND INVERT ELEVATIONS WITH CIVIL PLANS PRIOR TO THE START OF WORK.
5. PROVIDE CLEANOUTS AT THE BOTTOM OF ALL WASTEWATER SOIL STACKS PER LOCAL PLUMBING CODE.
6. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
7. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY.
8. PLUMBING SYSTEM VENTS SHALL MAINTAIN 10'-0" CLEAR FROM ANY BUILDING SYSTEM INTAKES.
9. NO HORIZONTAL DOUBLE WYE FITTING SHALL BE APPROVED.

WASTEWATER PLUMBING KEYED NOTES:

1. REFER TO CIVIL FOR CONTINUATION.
2. 12" X 12" FLOOR SINK OR 4" FLOOR DRAIN AS REQUIRED BY AHJ.

WASTEWATER TAG LEGEND:

FLOORS SERVED
WASTEWATER
FIXTURES SERVED

Abbreviation	Wastewater Fixtures
L	Lavatory
2L	Double Lavatory
TS	Combination Tub/Shower
TS.L	Combination Tub/Shower & Lavatory
TS.2L	Combination Tub/Shower & Double Lavatory
WC	Water Closet
WC.TS	Water Closet & Combination Tub/Shower
WC.L	Water Closet & Lavatory
WC.2L	Water Closet & Double Lavatory
WC.TS.L	Water Closet
WC.TS.2L	Water Closet, Combination Tub/Shower & Double Lavatory
K	Kitchen Sink with or without Dishwasher
KL	Kitchen Sink with or without Dishwasher with Loop Vent
WA	Clothes Washer
WA.H	Clothes Washer & Hub Drain
H	2" Hub Drain
FUD	2" Funnel Drain
FD	Floor Drain
FS	12" x 12" Floor Sink

NOTE:

ALL HORIZONTAL & VERTICAL WASTEWATER PIPING AND OFFSETS CONVEYING MORE THAN 3 WATER CLOSETS SHALL BE 4" MINIMUM.
4" MINIMUM OR LARGER AS NOTED ON PLANS SHALL BE USED AS PIPING CONTINUES TO BUILDING DRAIN.

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STATE OF LOUISIANA
DAVID EDWARD NICHOLS
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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

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- ■ Issued for permitting
- ☐ Issued for construction

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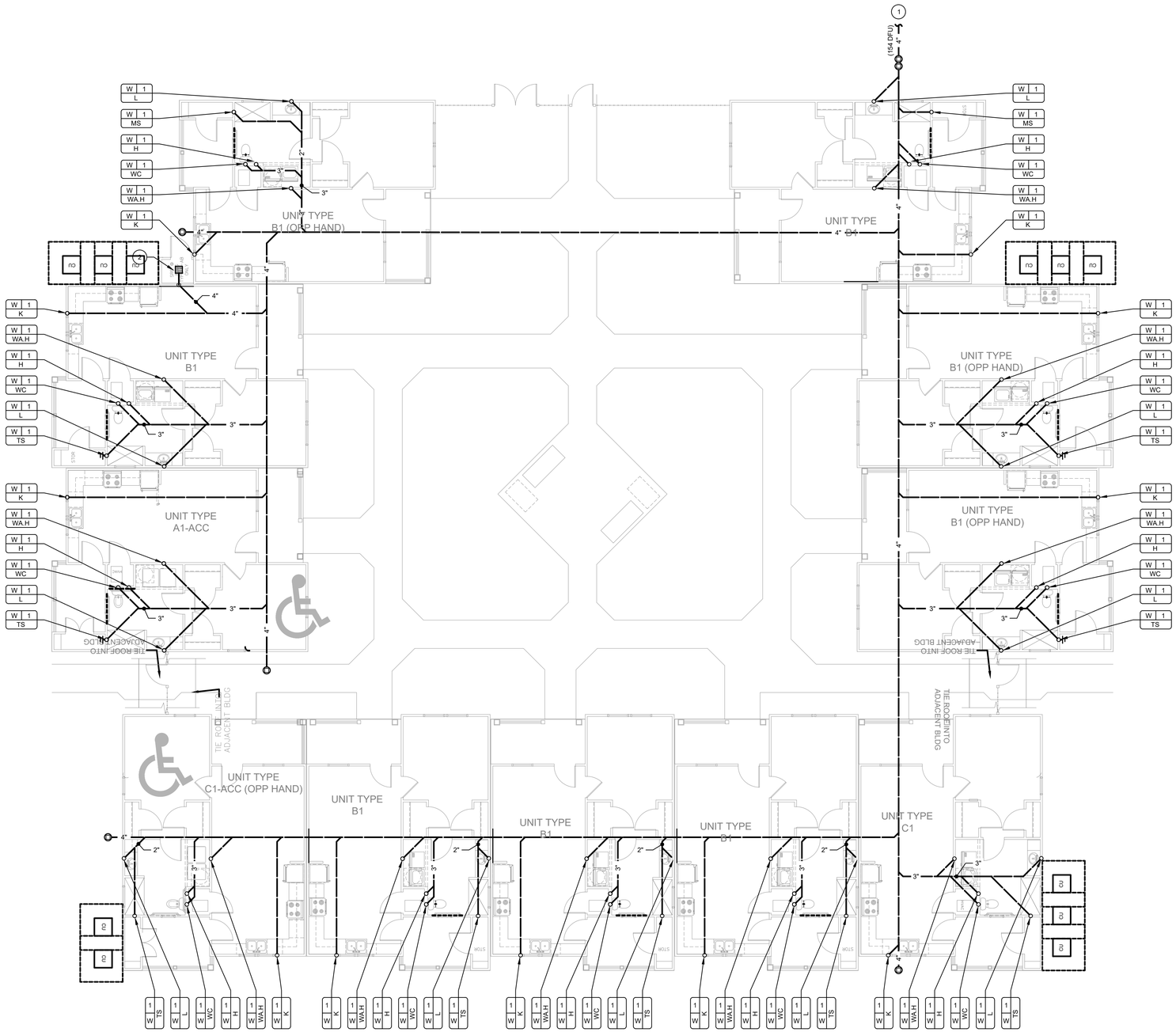


BUILDING B - WASTEWATER

SCALE: 1/8" = 1'-0"

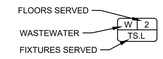
GENERAL WASTEWATER PLUMBING NOTES:

1. ALL WASTEWATER PIPING SHALL BE SLOPED AT 1/8" PER FOOT UNLESS OTHERWISE NOTED.
2. ALL WASTEWATER PIPING CONNECTED TO ANY PORTION OF THE BUILDING DRAIN OR THE BUILDING SEWER, INCLUDING BRANCHES OF THE BUILDING DRAIN, LESS THAN 3" SHALL BE SLOPED AT 1/4" PER FOOT.
3. NO WASTEWATER PIPING BELOW SLAB-ON-GRADE SHALL BE LESS THAN 2".
4. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS, FLOW LINES AND INVERT ELEVATIONS WITH CIVIL PLANS PRIOR TO THE START OF WORK.
5. PROVIDE CLEANOUTS AT THE BOTTOM OF ALL WASTEWATER SOIL STACKS PER LOCAL PLUMBING CODE.
6. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
7. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY.
8. PLUMBING SYSTEM VENTS SHALL MAINTAIN 10'-0" CLEAR FROM ANY BUILDING SYSTEM INTAKES.
9. NO HORIZONTAL DOUBLE WYE FITTING SHALL BE APPROVED.

WASTEWATER PLUMBING KEYED NOTES:

1. REFER TO CIVIL FOR CONTINUATION.
2. 12" X 12" FLOOR SINK OR 4" FLOOR DRAIN AS REQUIRED BY AHJ.

WASTEWATER TAG LEGEND:



Abbreviation	Wastewater Fixtures
L	Lavatory
2L	Double Lavatory
TS	Combination Tub/Shower
TS.L	Combination Tub/Shower & Lavatory
TS.2L	Combination Tub/Shower & Double Lavatory
WC	Water Closet
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K	Kitchen Sink with or without Dishwasher
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WA	Clothes Washer
WA.H	Clothes Washer & Hub Drain
H	2" Hub Drain
FUD	2" Funnel Drain
FD	Floor Drain
FS	12" x 12" Floor Sink

NOTE:

ALL HORIZONTAL & VERTICAL WASTEWATER PIPING AND OFFSETS CONVEYING MORE THAN 3 WATER CLOSETS SHALL BE 4" MINIMUM.
4" MINIMUM OR LARGER AS NOTED ON PLANS SHALL BE USED AS PIPING CONTINUES TO BUILDING DRAIN.

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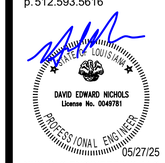

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LAKE CHARLES, LOUISIANA

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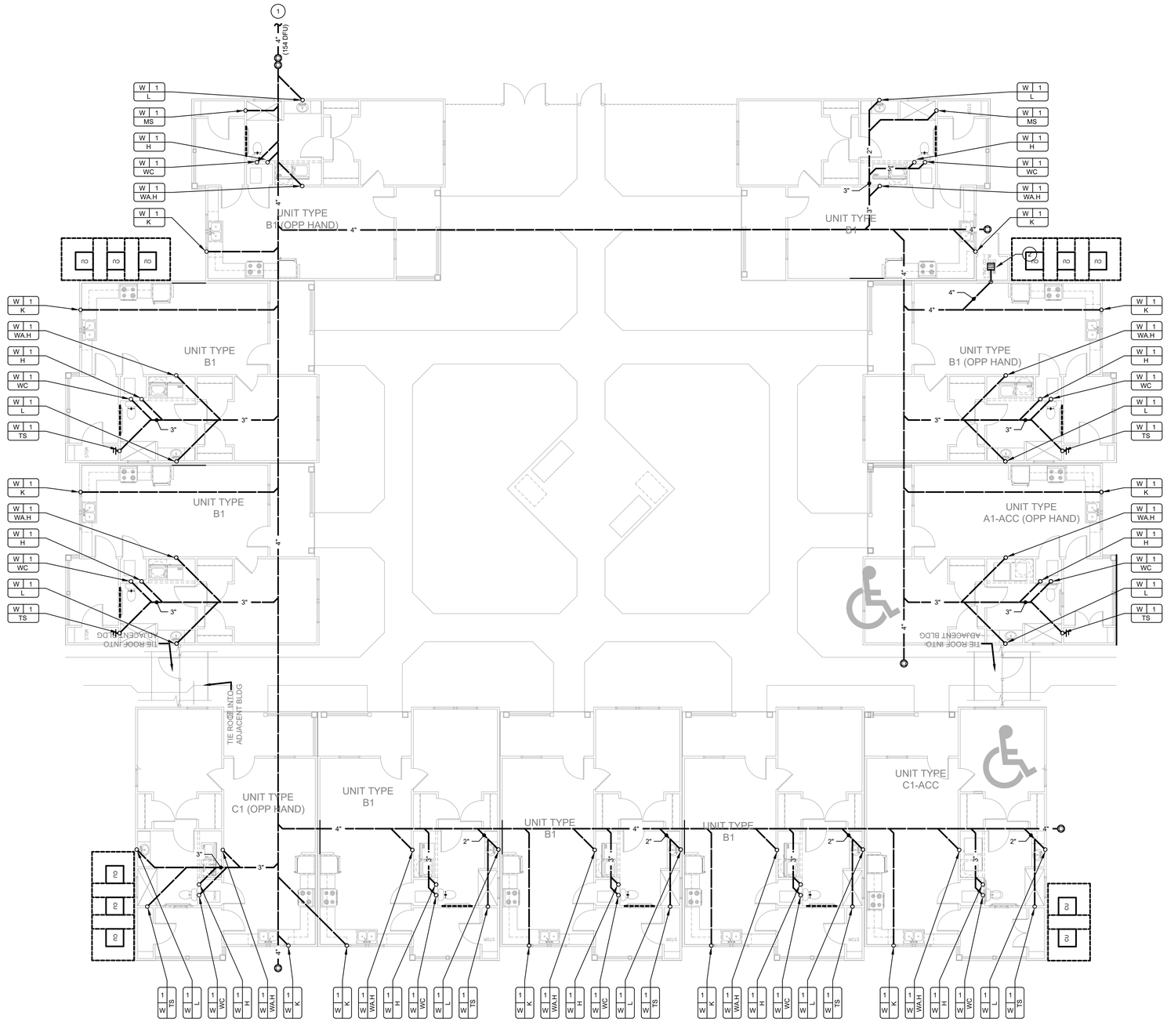
P-2.5



BUILDING C - WASTEWATER

SCALE: 1/8" = 1'-0"

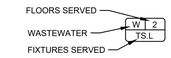
GENERAL WASTEWATER PLUMBING NOTES:

1. ALL WASTEWATER PIPING SHALL BE SLOPED AT 1/8" PER FOOT UNLESS OTHERWISE NOTED.
2. ALL WASTEWATER PIPING CONNECTED TO ANY PORTION OF THE BUILDING DRAIN OR THE BUILDING SEWER, INCLUDING BRANCHES OF THE BUILDING DRAIN, LESS THAN 3" SHALL BE SLOPED AT 1/4" PER FOOT.
3. NO WASTEWATER PIPING BELOW SLAB-ON-GRADE SHALL BE LESS THAN 2".
4. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS, FLOW LINES AND INVERT ELEVATIONS WITH CIVIL PLANS PRIOR TO THE START OF WORK.
5. PROVIDE CLEANOUTS AT THE BOTTOM OF ALL WASTEWATER SOIL STACKS PER LOCAL PLUMBING CODE.
6. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
7. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY.
8. PLUMBING SYSTEM VENTS SHALL MAINTAIN 10'-0" CLEAR FROM ANY BUILDING SYSTEM INTAKES.
9. NO HORIZONTAL DOUBLE WYE FITTING SHALL BE APPROVED.

WASTEWATER PLUMBING KEYED NOTES:

1. REFER TO CIVIL FOR CONTINUATION.
2. 12" X 12" FLOOR SINK OR 4" FLOOR DRAIN AS REQUIRED BY AHJ.

WASTEWATER TAG LEGEND:



Abbreviation	Wastewater Fixtures
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WA.H	Clothes Washer & Hub Drain
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FS	12" x 12" Floor Sink

NOTE:

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LAKE CHARLES, LOUISIANA

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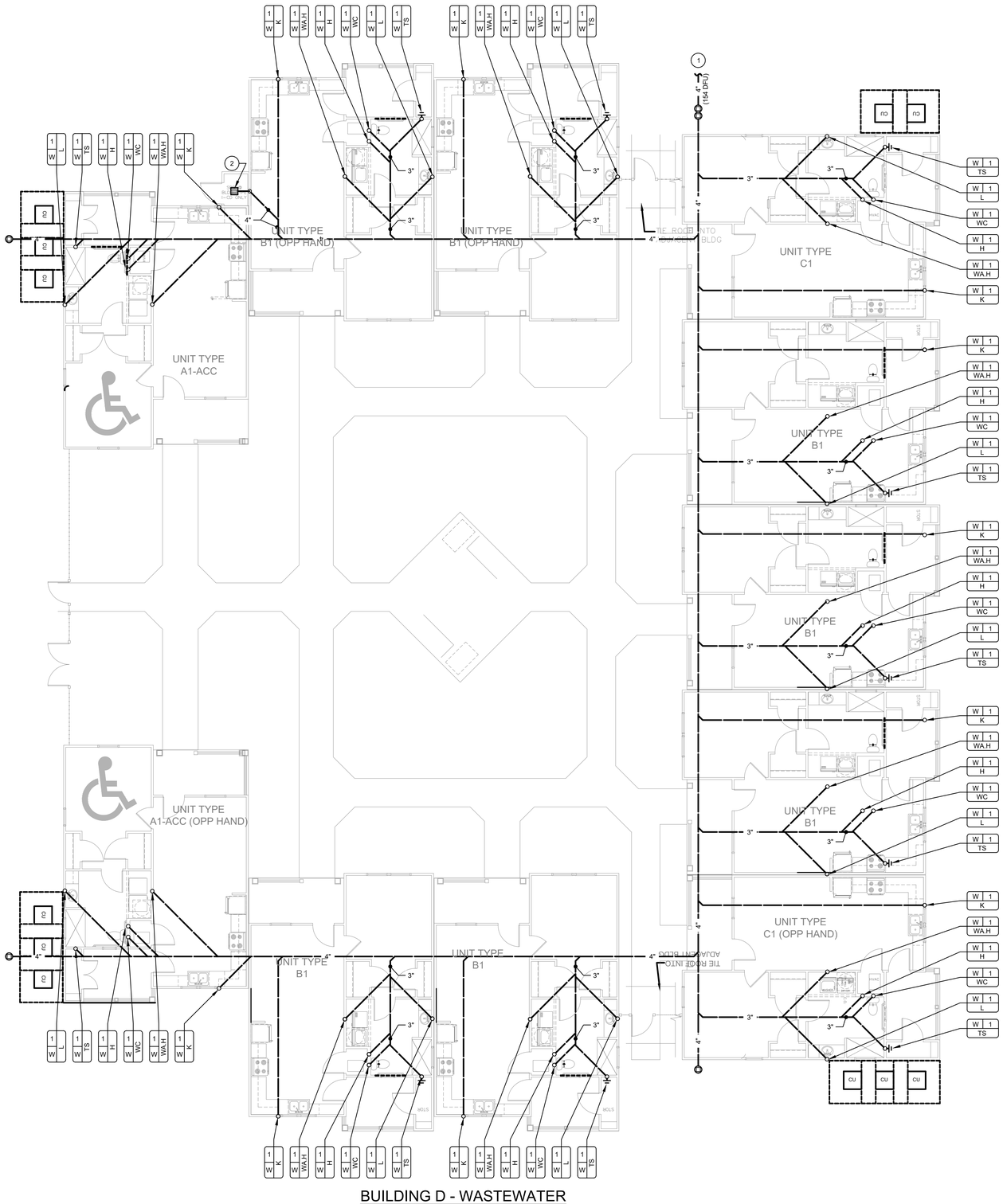

BUILDING D - WASTEWATER

SCALE: 1/8" = 1'-0"

GENERAL WASTEWATER PLUMBING NOTES:

1. ALL WASTEWATER PIPING SHALL BE SLOPED AT 1/8" PER FOOT UNLESS OTHERWISE NOTED.
2. ALL WASTEWATER PIPING CONNECTED TO ANY PORTION OF THE BUILDING DRAIN OR THE BUILDING SEWER, INCLUDING BRANCHES OF THE BUILDING DRAIN, LESS THAN 3" SHALL BE SLOPED AT 1/4" PER FOOT.
3. NO WASTEWATER PIPING BELOW SLAB-ON-GRADE SHALL BE LESS THAN 2".
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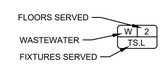
WASTEWATER TAG LEGEND:



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LAKE CHARLES, LOUISIANA

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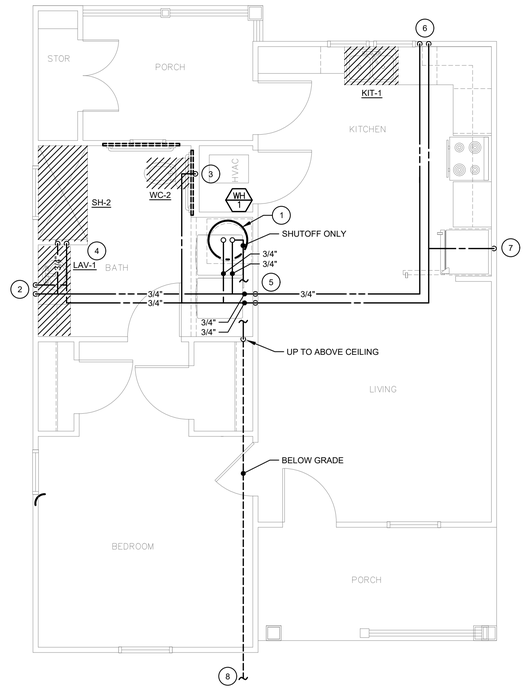
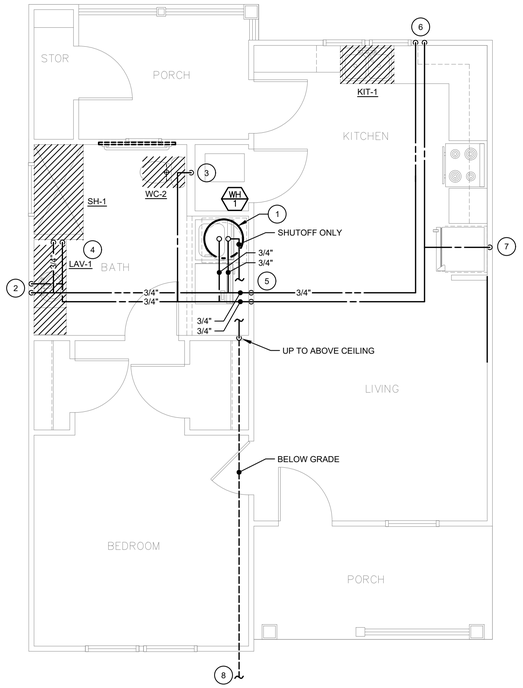


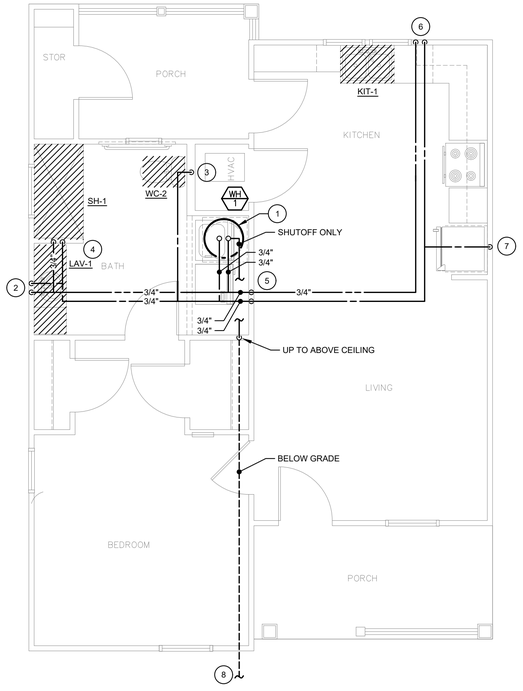
UNIT TYPE A1-ACC - PLUMBING

SCALE: 1/4" = 1'-0"



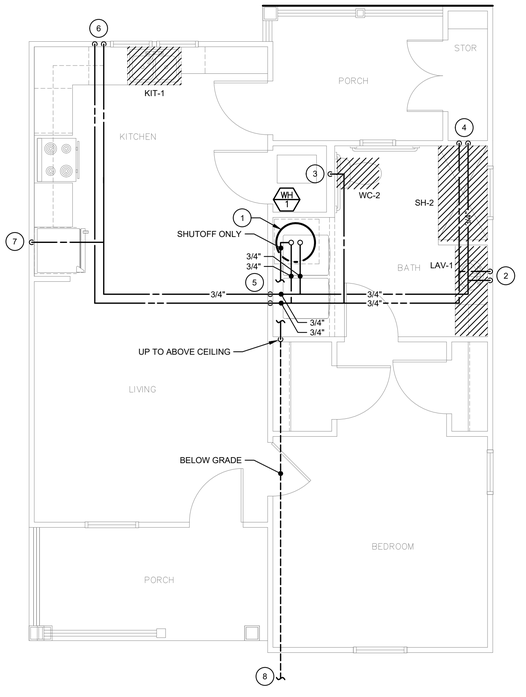
UNIT TYPE B1 - PLUMBING

SCALE: 1/4" = 1'-0"



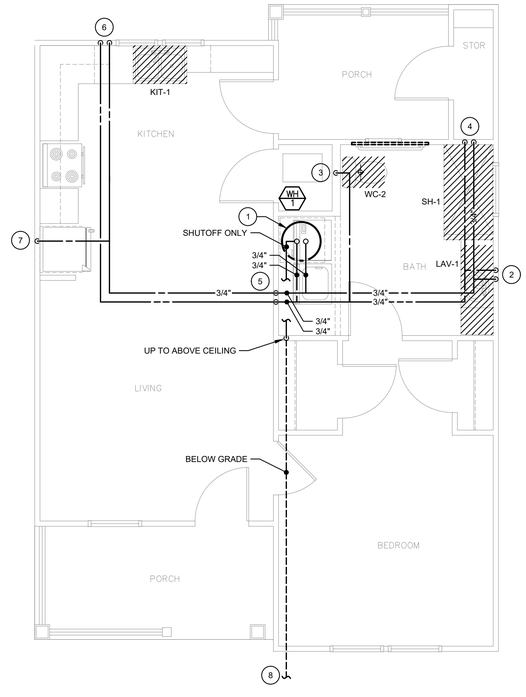
UNIT TYPE C1 - PLUMBING

SCALE: 1/4" = 1'-0"



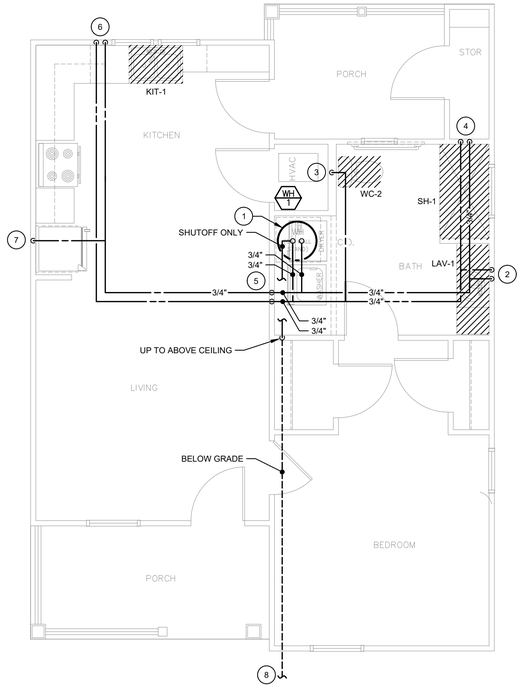
UNIT TYPE A1-ACC/OPP HAND - PLUMBING

SCALE: 1/4" = 1'-0"



UNIT TYPE B1/OPP HAND - PLUMBING

SCALE: 1/4" = 1'-0"



UNIT TYPE C1/OPP HAND - PLUMBING

SCALE: 1/4" = 1'-0"

DWELLING UNIT PLUMBING NOTES:

1. PROVIDE WATER HAMMER ARRESTERS ON CW AND HW CONNECTIONS AT CLOTHES WASHER CONNECTION BOX AND ALL FAST-CLOSING VALVES.
2. PROVIDE CUT-OFFS AT EACH FIXTURE.
3. DOMESTIC WATER DISTRIBUTION FOR TOP LEVEL DWELLING UNITS SHALL BE BELOW FLOOR. NO DOMESTIC PIPING WITHIN THE ATTIC SPACE.
4. PROVIDE FIRE RATED CONNECTION BOXES INSTALLED IN COMPLIANCE WITH UL ASSEMBLY REQUIREMENTS FOR ALL CONNECTION BOXES LOCATED IN FIRE RATED ASSEMBLIES PER ARCHITECTURAL CONSTRUCTION DOCUMENTS.

DWELLING UNIT PLUMBING KEY NOTES:

1. WATER HEATER WITH DRAIN PAN. REFER TO DIAGRAM FOR VALVING.
2. 1/2" CW AND HW TAP TO LAV
3. 1/2" CW TAP TO WATER CLOSET
4. 1/2" CW AND HW TAP TO TUB/SHOWER
5. 1/2" CW AND HW TAP TO CLOTHES WASHER
6. 1/2" CW AND HW TAP TO KITCHEN SINK WITH OR WITHOUT DISHWASHER
7. 1/2" CW TAP TO ICE MAKER
8. DOMESTIC WATER ENTRY BELOW SLAB. EXTEND TO COURTYARD COMMON TRENCH TO DOMESTIC WATER METER PER CIVIL PLANS.

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LAKE CHARLES, LOUISIANA

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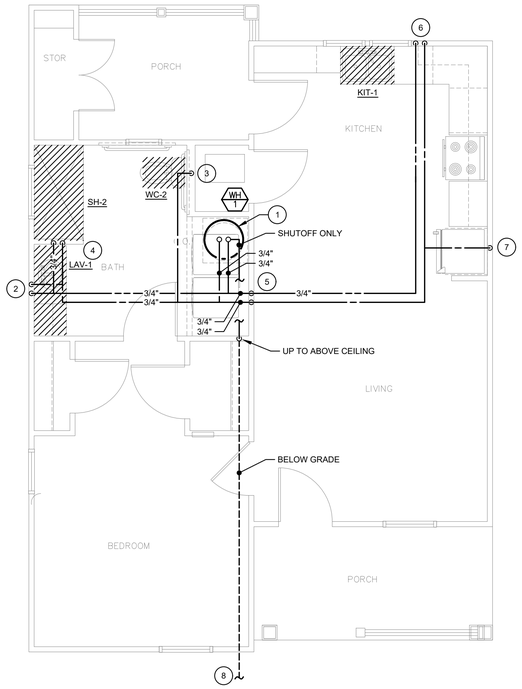
DWELLING PLUMBING FIXTURE SCHEDULE

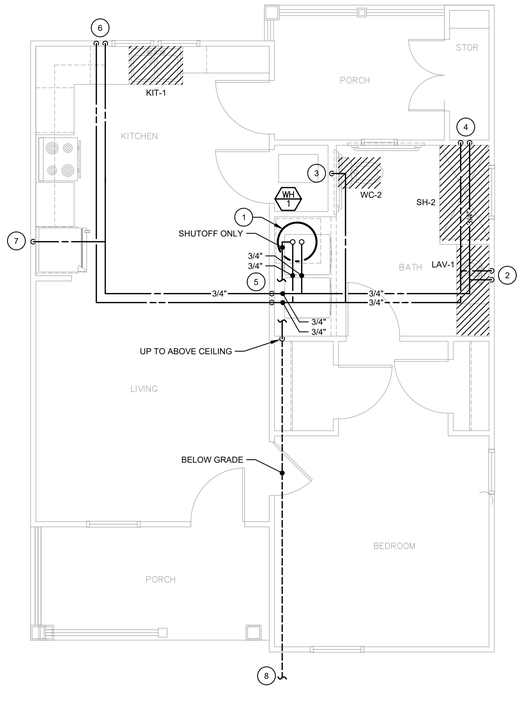
FIXTURE TAG	FIXTURE TYPE	MAXIMUM GPM or GPF	MANUFACTURER	MODEL/CATALOG NUMBER	DESCRIPTION
LAV-1	LAVATORY FAUCET	1.2 GPM	PFISTER	LJ142-800K	SINGLE HANDLE LAVATORY FAUCET, BRUSHED NICKEL FINISH
-	LAVATORY	-	BRIGGS	5515	20" X 17" OVAL LAVATORY. TOP MOUNT.
SH-1	TUB/SHOWER HEAD	1.75 GPM	PFISTER	LJ89-030K	SINGLE HANDLE FAUCET AND TUB SPOUT, BRUSHED NICKEL FINISH. ANTI-SCALD VALVE.
-	SHOWER VALVE	-	PFISTER	OX8	PRESSURE BALANCING MIXING VALVE
-	SHOWER	-	STERLING	72570116-0	60" X 30" , WHITE W/AGING IN PLACE BACKERBOARDS FOR GRAB BAR INSTALLATION.
SH-2	TUB/SHOWER HEAD W/ SHOWER WAND	1.75 GPM	PFISTER	LJ89-030K & LG16-500K	SINGLE HANDLE FAUCET, ADJUSTABLE HAND WAND, BRUSHED NICKEL FINISH
-	SHOWER VALVE	-	PFISTER	OX8/W DIVERTER	PRESSURE BALANCING MIXING VALVE
KIT-1	KITCHEN FAUCET	1.8 GPM	PFISTER	J134-444S	SINGLE HANDLE KITCHEN FAUCET WITH FINISH MATCHED SIDE SPRAY, STAINLESS STEEL
-	KITCHEN SINK	-	HYDRAPRO	HPKS332264	33" X 22" DROP IN DOUBLE BOWL SINK, STAINLESS STEEL
	KITCHEN SINK ADA	-	DAYTON	GE23322	33" X 22" DROP IN DOUBLE BOWL SINK, ADA COMPLIANT, STAINLESS STEEL
WC-1	WATER CLOSET	1.28 GPF	BRIGGS	4833	TWO PIECE, ELONGATED ADA BOWL, WHITE
-	WATER CLOSET SEAT	-	EZ-FLO	65903	ELONGATED, WHITE
WC-2	ADA WATER CLOSET	1.28 GPF	BRIGGS	4834	TWO PIECE, ELONGATED ADA BOWL, WHITE
-	ADA WATER CLOSET SEAT	-	EZ-FLO	65903	ELONGATED, WHITE

NOTES:
1. FIXTURES TO BE SELECTED BY OWNER, FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR.
2. FIELD VERIFY ROUGH-IN LOCATION PER FIXTURE.
3. ALL FIXTURES SHALL BE WATERSENSE APPROVED.
4. PROVIDE INSULATION KITS FOR SUPPLY AND WASTE FOR ALL ADA KITCHEN AND LAV LINES.



UNIT TYPE C1-ACC - PLUMBING

SCALE: 1/4" = 1'-0"



UNIT TYPE C1-ACC/OPP HAND - PLUMBING

SCALE: 1/4" = 1'-0"

DWELLING UNIT PLUMBING NOTES:

1. PROVIDE WATER HAMMER ARRESTERS ON CW AND HW CONNECTIONS AT CLOTHES WASHER CONNECTION BOX AND ALL FAST-CLOSING VALVES.
2. PROVIDE CUT-OFFS AT EACH FIXTURE.
3. DOMESTIC WATER DISTRIBUTION FOR TOP LEVEL DWELLING UNITS SHALL BE BELOW FLOOR. NO DOMESTIC PIPING WITHIN THE ATTIC SPACE.
4. PROVIDE FIRE RATED CONNECTION BOXES INSTALLED IN COMPLIANCE WITH UL ASSEMBLY REQUIREMENTS FOR ALL CONNECTION BOXES LOCATED IN FIRE RATED ASSEMBLIES PER ARCHITECTURAL CONSTRUCTION DOCUMENTS.

DWELLING UNIT PLUMBING KEY NOTES:

1. WATER HEATER WITH DRAIN PAN. REFER TO DIAGRAM FOR VALVING.
2. 1/2" CW AND HW TAP TO LAV
3. 1/2" CW TAP TO WATER CLOSET
4. 1/2" CW AND HW TAP TO TUB/SHOWER
5. 1/2" CW AND HW TAP TO CLOTHES WASHER
6. 1/2" CW AND HW TAP TO KITCHEN SINK WITH OR WITHOUT DISHWASHER
7. 1/2" CW TAP TO ICE MAKER
8. DOMESTIC WATER ENTRY BELOW SLAB. EXTEND TO COURTYARD COMMON TRENCH TO DOMESTIC WATER METER PER CIVIL PLANS.

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

REV.	DESCRIPTION	DATE
-	DESIGN DEVELOPMENT	03/07/25
1	PERMIT SET	04/16/25
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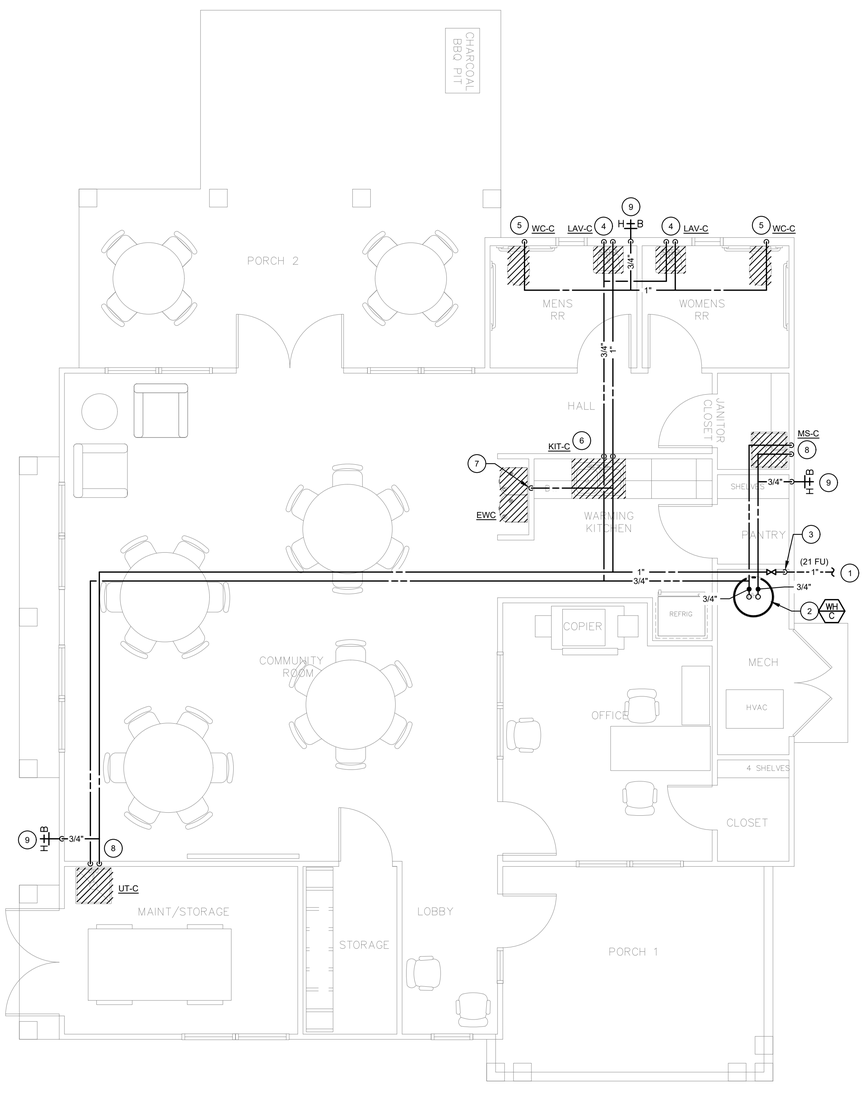
GENERAL DOMESTIC WATER NOTES:

1. PROVIDE WATER HAMMER ARRESTORS ON CW AND HW CONNECTIONS AT ALL FAST-CLOSING VALVES.
2. PROVIDE CUT-OFFS AT EACH FIXTURE.

DOMESTIC WATER KEY NOTES:

1. BUILDING DOMESTIC WATER ENTRY. RISE FROM UNDERGROUND AS INDICATED. REFER TO CIVIL FOR SIZING AND CONTINUATION.
2. ELECTRIC WATER HEATER WITH DRAIN PAN. EXTEND PAN DRAIN AND T&P TO HUB DRAIN.
3. RISE TO ABOVE CEILING.
4. 1/2" CW AND HW TAP TO LAVATORY
5. 3/4" CW TAP TO WATER CLOSET
6. 1/2" CW AND HW TAP TO KITCHEN SINK WITH OR WITHOUT DISHWASHER.
7. 1/2" CW TAP TO ELECTRIC WATER COOLER
8. 1/2" CW AND HW TAP TO MOP/UTILITY SINK.



OFFICE/COMMUNITY BUILDING - DOMESTIC WATER

SCALE: 1/4" = 1'-0"

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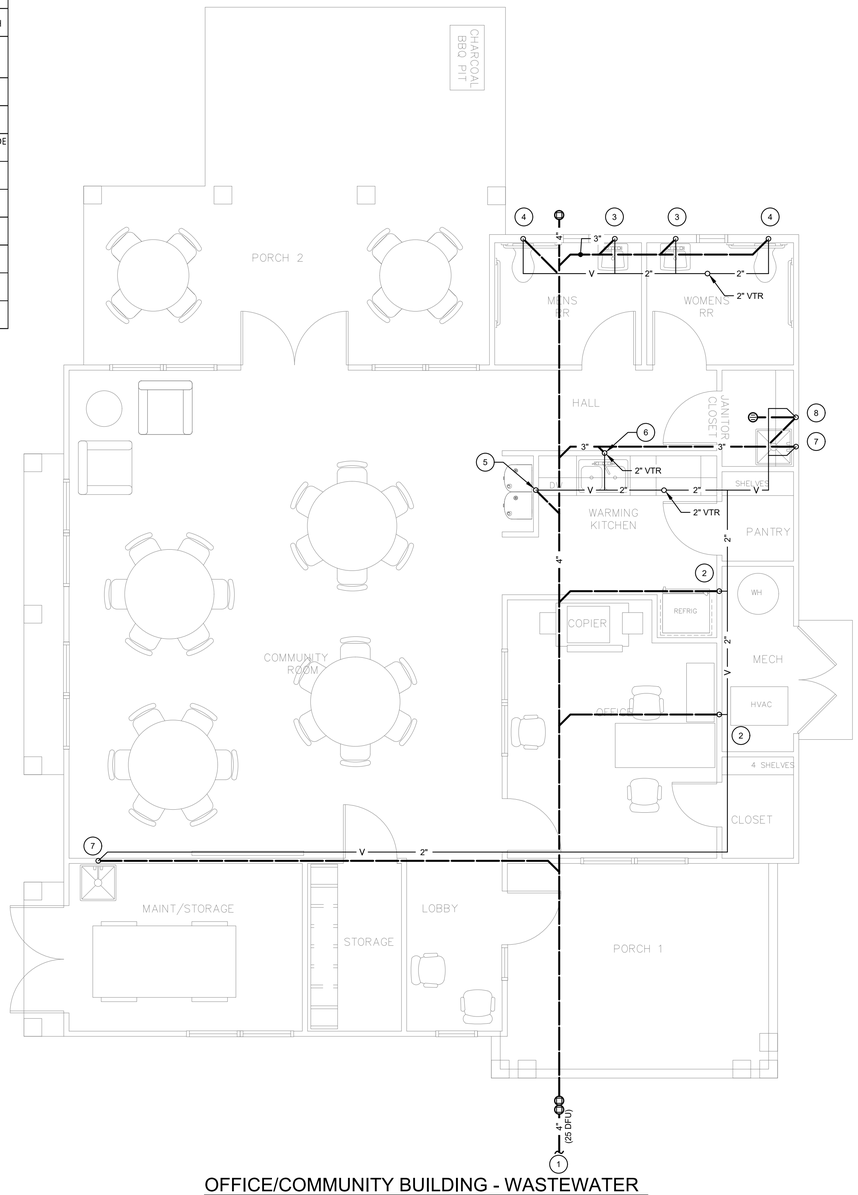
OFFICE/COMMUNITY PLUMBING FIXTURE SCHEDULE

FIXTURE TAG	FIXTURE TYPE	MAXIMUM GPM or GPF	MANUFACTURER	MODEL/CATALOG NUMBER	DESCRIPTION
LAV-C	LAVATORY FAUCET	1.2 GPM	PFISTER	LJ142-800K	SINGLE HANDLE LAVATORY FAUCET, BRUSHED NICKEL FINISH
-	LAVATORY	-	SLOAN	SS-3003	20-3/4" X 18-1/4" RECTANGULAR LAVATORY, WALL HUNG, ADA COMPLIANT. PROVIDE ADA PROTECTION. PROVIDE CARRIER FOR WALL HUNG LAVATORY.
WC-C	WATER CLOSET	1.6 GPF	ZURN	Z5560	TWO PIECE, ELONGATED BOWL, WHITE
-	WATER CLOSET SEAT	-	EZ-FLO	65903	ELONGATED, WHITE
KIT-C	KITCHEN FAUCET	1.8 GPM	PFISTER	J134-444S	SINGLE HANDLE KITCHEN FAUCET WITH FINISH MATCHED SIDE SPRAY, STAINLESS STEEL
-	KITCHEN SINK	-	DAYTON	GE23322	33" X 22" DROP IN DOUBLE BOWL SINK, ADA COMPLIANT, STAINLESS STEEL
EWC	ELECTRIC WATER COOLER	-	ELKAY	LZSTL8WSLK	BI-LEVEL ADA COOLER W/ BOTTLE FILLING STATION
MS-C	MOP SINK FAUCET	-	MOEN	8230	3/4" GARDEN HOSE THREADED SPOUT, WALL MOUNTED
-	MOP SINK	-	STERN-WILLIAMS	SBC-1500	CORNER MODEL MOP SINK, TERRAZO
UT-C	UTILITY SINK FAUCET	-	MOEN	8230	3/4" GARDEN HOSE THREADED SPOUT, WALL MOUNTED
-	UTILITY SINK	-	PROFLO	PFLT2123	23" FREESTANDING UTILITY SINK



OFFICE/COMMUNITY BUILDING - WASTEWATER

SCALE: 1/4" = 1'-0"

GENERAL WASTEWATER PLUMBING NOTES:

1. ALL WASTEWATER PIPING SHALL BE SLOPED AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
2. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS, FLOW LINES AND INVERT ELEVATIONS WITH CIVIL PLANS PRIOR TO THE START OF WORK.
3. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
4. PLUMBING SYSTEM VENTS SHALL MAINTAIN 10'-0" CLEAR FROM ANY BUILDING SYSTEM INTAKES AND OPENINGS..

WASTEWATER KEY NOTES:

1. REFER TO CIVIL PLANS FOR CONTINUATION.
2. 2" WW CONNECTION TO HUB DRAIN. ENSURE HUB DRAIN LOCATION IS ACCESSIBLE FOR MAINTENANCE PURPOSES.
3. 3" WW CONNECTION TO LAVATORY
4. 3" WW CONNECTION TO WATER CLOSET
5. 2" WW CONNECTION TO ELECTRIC WATER COOLER
6. 2" WW CONNECTION TO KITCHEN SINK WITH DISHWASHER.
7. 2" WW CONNECTION TO MOP/UTILITY SINK.
8. 3" WW CONNECTION TO FLOOR DRAIN WITH TRAP PRIMER.
9. 3/4" CW TO HOSE BIBB.

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DWELLING UNITS - ELECTRIC WATER HEATER SCHEDULE

Unit Types	Description	Model	Storage (GAL)	First Hour Rating (GAL)	V / PH / KW / UEF	Remarks
DWELLING UNITS	40 GALLON LOWBOY	BRADFORD WHITE RE240LN6 Acceptable	37	55	240 / 1 / 0.92	-
ALL EQUIPMENT SHALL BE INSTALLED PER MFG RECOMMENDATIONS AND COMPLIANT WITH LOCAL AND NATIONAL CODE.						

AMENITY ELECTRIC WATER HEATER SCHEDULE

TAG	DESIGNATION / LOCATION	DESCRIPTION	MANUFACTUER	STORAGE (GAL)	FIRST HOUR RATING	V / PH / KW	REMARKS
WH-C	CLUBHOUSE	40 GALLON LOWBOY	BRADFORD WHITE	37	55	240 / 1 / 4.5	-
ALL EQUIPMENT SHALL BE INSTALLED PER MFG RECOMMENDATIONS AND COMPLIANT WITH LOCAL AND NATIONAL CODE.							

DOMESTIC WATER GENERAL NOTES:

1. PROVIDE WATER HAMMER ARRESTERS FOR ALL FAST-CLOSING AND ELECTRONIC VALVES PER LOCAL PLUMBING CODE.
2. ALL UNIONS, VALVES, EQUIPMENT AND SERVICEABLE PLUMBING SYSTEM COMPONENTS SHALL BE READILY ACCESSIBLE.
3. INSULATE ALL DOMESTIC WATER PIPING AS REQUIRED BY LOCAL CODE.
4. ALL HOSE BIBS SHALL BE FROST-PROOF.
5. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS, FLOOR SINKS AND HUB DRAINS.
6. SEAL ALL ENVELOPE PENETRATIONS EXISTING AND NEW.

WASTEWATER GENERAL NOTES:

1. ALL WASTEWATER PIPING SHALL BE SLOPED AT 1/8" PER FOOT UNLESS OTHERWISE NOTED.
2. ALL WASTEWATER PIPING CONNECTED TO ANY PORTION OF THE BUILDING DRAIN OR THE BUILDING SEWER, INCLUDING BRANCHES OF THE BUILDING DRAIN, LESS THAN 3" SHALL BE SLOPED AT 1/4" PER FOOT.
3. NO WASTEWATER PIPING BELOW SLAB-ON-GRADE SHALL BE LESS THAN 2".
4. PLUMBING CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS, FLOW LINES AND INVERT ELEVATIONS WITH CIVIL PLANS PRIOR TO THE START OF WORK.
5. PROVIDE CLEANOUTS AT THE BOTTOM OF ALL WASTEWATER SOIL STACKS PER LOCAL PLUMBING CODE.
6. REFER TO STRUCTURAL PLANS FOR NOTCHING AND CUTTING DETAILS.
7. PLUMBING CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ACCESSIBLE AND/OR AND OR HANDICAP DWELLING UNITS WITH ARCHITECTURAL DRAWINGS AND ADJUST ACCORDINGLY
8. PLUMBING SYSTEM VENTS SHALL MAINTAIN 10'-0" CLEAR FROM ANY BUILDING SYSTEM INTAKES
9. SEAL ALL ENVELOPE PENETRATIONS EXISTING AND NEW.

RISER LEGEND

W FLR FIXT	PLUMBING WASTEWATER RISER
CW HW	PLUMBING DOMESTIC WATER RISER

WASTEWATER — W | 2 / TS.L — FLOORS SERVED / FIXTURES SERVED

Abbreviation	Wastewater Fixtures
L	Lavatory
2L	Double Lavatory
TS	Combination Tub/Shower
TS.L	Combination Tub/Shower & Lavatory
TS.2L	Combination Tub/Shower & Double Lavatory
WC	Water Closet
WC.TS	Water Closet & Combination Tub/Shower
WC.L	Water Closet & Lavatory
WC.2L	Water Closet & Double Lavatory
WC.TS.L	Water Closet
WC.TS.2L	Water Closet, Combination Tub/Shower & Double Lavatory
K	Kitchen Sink with or without Dishwasher
KL	Kitchen Sink with or without Dishwasher with Loop Vent
WA	Clothes Washer
WA.H	Clothes Washer & Hub Drain
H	2" Hub Drain
FUD	2" Funnel Drain
FD	Floor Drain
FS	12" x 12" Floor Sink

WW RISER TAG LEGEND

ABBREVIATIONS/PLAN SYMBOLS

AFF - ABOVE FINISHED FLOOR	(E) - EXISTING	NIC - NOT IN CONTRACT
AFG - ABOVE FINISHED GRADE	EAT - ENTERING AIR TEMPERATURE	OBD - OPPOSED BLADE VOLUME DAMPER
BDD - BACK DRAFT DAMPER	EXH - EXHAUST	OC - ON CENTER
BFG - BELOW FINISHED GRADE	EWT - ENTERING WATER TEMPERATURE	OSA - OUTSIDE AIR
BOP - BOTTOM OF PIPE FROM FINISHED FLOOR	FBO - FURNISHED BY OWNER	RA - RETURN AIR
CFM - CUBIC FEET PER MINUTE	FCO - FLOOR CLEANOUT	SA - SUPPLY AIR
CLG - CEILING	GPM - GALLONS PER MINUTE (WATER FLOW RATE)	TYP - TYPICAL
CONN - CONNECT	LAT - LEAVING AIR TEMPERATURE	UNO - UNLESS NOTED OTHERWISE
CO - CLEANOUT	LWT - LEAVING WATER TEMPERATURE	W/ - WITH
COTG - CLEANOUT TO GRADE	(N) - NEW	WCO - WALL CLEANOUT
DN - DOWN		

PLAN SYMBOLS

CONTROL PANEL	SP DUCT STATIC PRESSURE SENSOR	FIRE RISER
CO2 CARBON DIOXIDE SENSOR	P ROOM PRESSURE SENSOR	HVAC RISER
CO CARBON MONOXIDE SENSOR	EPO EMERGENCY POWER OFF SWITCH	SECTION CUT LETTER / SHEET SHOWN ON.
T THERMOSTAT	P PLUMBING RISER	POINT OF DISCONNECTION
T REMOTE TEMPERATURE SENSOR	HEATING WATER RISER	POINT OF NEW CONNECTION
H HUMIDISTAT	CHILLED WATER RISER	

PIPING SYMBOLS

SMS SNOWMELT SUPPLY	F FIRE LINE	PRESSURE REDUCING VALVE
SMR SNOWMELT RETURN	PW PRESSURIZED WASTE	VENTURI/FLOW INDICATOR
HWS HEATING WATER SUPPLY	W WASTE PIPE	SOLENOID VALVE
HWR HEATING WATER RETURN	V PLUMBING VENT PIPE	PUMP & EQUIPMENT CONNECTOR
CHS CHILLED WATER SUPPLY	AW ACID WASTE PIPE	PIPE UNION
CHR CHILLED WATER RETURN	AV ACID VENT PIPE	DOUBLE CHECK BACKFLOW PREVENTER
CS CONDENSER SUPPLY	GW GREASE WASTE PIPE	PIPE ANCHOR
CR CONDENSER RETURN	ST STORM DRAIN PIPE	PIPE EXPANSION JOINT
G NATURAL GAS	ST(OF) STORM DRAIN OVERFLOW	FLEXIBLE CONNECTOR
MG MEDIUM PRESSURE GAS	SD SECONDARY DRAIN	SAFETY RELIEF VALVE
LPG LIQUID PROPANE GAS	SO SAND AND OIL WASTE	AIR VENT
D DRAIN PIPE	VAC VACUUM PIPE	PRESSURE - TEMP. TAP
PC PUMPED CONDENSATE	CA COMPRESSED AIR PIPE	PRESSURE GAUGE W/ PIG TAIL & COCK
FOV FUEL OIL VENT	BUTTERFLY VALVE	THERMOMETER
FOF FUEL OIL FILL	SHUT OFF VALVE (BALL, GATE, BUTTERFLY)	VACUUM BREAKER
GF GLYCOL FEED	GLOBE VALVE	HORIZONTAL CLEANOUT
RFS RADIANT FLOOR SUPPLY	CHECK VALVE	VERTICAL CLEANOUT
RFR RADIANT FLOOR RETURN	FLOW CONTROL VALVE	FLOOR DRAIN
RS REFRIGERANT SUCTION	BALL VALVE	FLOOR SINK
RL REFRIGERANT LIQUID	PLUG OR BALANCING VALVE	ROOF DRAIN
DOMESTIC COLD WATER	FLOW BALANCING VALVE	STRAINER W/ BLOW-OFF VALVE
NS NON-SOFTENED DOMESTIC COLD WATER	PLUG VALVE IN RISER	SHOCK ABSORBER
DOMESTIC HOT WATER	GATE OR GLOBE VALVE IN RISER	FS FLOW SWITCH
140° DOMESTIC HOT WATER (TEMP. SHOWN)	DRAIN VALVE W/ HOSE END	HOSE BIBB
HOT WATER CIRCULATION	TEMPERATURE CONTROL VALVE	WALL HYDRANT
MA MEDICAL AIR PIPE	HPS HIGH PRESSURE STEAM SUPPLY	STEAM TRAP
O_2 OXYGEN PIPE	HPR HIGH PRESSURE STEAM RETURN	FT-FLOAT & THERMOSTATIC
N NITROGEN PIPE	LPS LOW PRESSURE STEAM SUPPLY	TD-THERMODYNAMIC
N_2O NITROUS OXIDE PIPE	LPR LOW PRESSURE STEAM RETURN	IB-INVERTED BUCKET

FIXTURE CONNECTION SCHEDULE

FIXTURE	HW	CW	WASTE	VENT	FIXTURE	HW	CW	WASTE	VENT
WATER CLOSET (FLUSH VALVE)	-	1"	4"	2"	DRINKING FOUNTAIN / E.W.C.	-	1/2"	1-1/2"	
WATER CLOSET (FLUSH TANK)	-	1/2"	4"	2"	KITCHEN SINK W/ DISPOSER	1/2"	1/2"	2"	1-1/2"
URINAL (BLOWOUT)	-	1"	2"	1-1/2"	BATHTUB / SHOWER	3/4"	3/4"	2"	1-1/2"
URINAL (WASHDOWN)	-	3/4"	2"	1-1/2"	CLOTHES WASHER ROUGH-IN	1/2"	1/2"	2"	1-1/2"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"	DISHWASHER ROUGH-IN	1/2"	-	2"	1-1/2"
SERVICE SINK	1/2"	1/2"	3"	2"	BAR SINK	1/2"	1/2"	1-1/2"	1-1/2"
MOP SERVICE BASIN	1/2"	1/2"	3"	2"					

SIZES SHOWN ARE MINIMUM PIPE SIZES TO A SINGLE FIXTURE. MINIMUM PIPE SIZE TO 2 OR MORE FIXTURES IS 3/4". ALL FIXTURES LISTED ARE NOT NECESSARILY USED ON THIS PROJECT.

PLUMBING FIXTURES
BUILDING PLUMBING FIXTURES TO BE SELECTED BY OWNER AND FURNISHED AND INSTALLED BY CONTRACTOR.

BACKFLOW PREVENTION SCHEDULE

Equipment or System	Backflow Prevention Type
Carbonators	RPZA
Ice Makers	RPZA
Coffee, Juice, Tea Machines	DCVA
Water Softener Equipment	DCVA
HVAC Equipment	RPZA
Fire Protection System Connection	DCVA
Irrigation without Chemicals	DCVA

Notes:
1. Each system or piece of equipment listed requires a dedicated backflow prevention device.
2. Each backflow prevention device shall be readily accessible for maintenance and testing.
3. Route backflow prevention discharge, if present, to nearest indirect waste.

PLUMBING MATERIALS SCHEDULE

BUILDING DOMESTIC WATER	
1.	BUILDING SERVICE ENTRANCE SHALL BE TYPE "L" COPPER, STAINLESS STEEL OR OTHER APPROVED MATERIAL PER LOCAL CODE. ALL COPPER JOINTS SHALL BE WROUGHT SOLDER JOINTS ABOVE SLAB.
2.	BUILDING DISTRIBUTION SHALL BE CPVC, BFGOODRICH FLOW GUARD GOLD OR EVERTUFF (AVABILABLE IN SIZES UP TO 8").
3.	PLUMBING CONTRACTOR SHALL MAINTAIN PENETRATE RATED ASSEMBLIES WITH UL LISTED PENETRATION / FIRE STOPPING METHOD. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC ASSEMBLY RATINGS. ALL RATINGS SHALL BE MAINTAINED.
4.	INSULATE ALL DOMESTIC WATER PIPING AS REQUIRED BY PLUMBING CODE, ENERGY CODE AND LOCAL ORDINANCES
BUILDING SANITARY DRAINAGE (WASTEWATER)	
1.	ALL SANITARY DRAIN, WASTE AND VENT PIPE AND FITTINGS SHALL BE SCHEDULE 40 PVC.
2.	WHERE REQUESTED BY THE OWNER, PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE PRICING TO INSULATED ALL VERTICAL WASTEWATER PIPING
BUILDING STORM WATER (IF APPLICABLE)	
1.	ALL BUILDING INTERNAL STORM PIPING SHALL BE SCHEDULE 40 PVC.
2.	ALL SUBSOIL DRAINAGE MATERIAL SHALL BE PVC, JOINTED AND PERFORATED TESTED IN ACCORDANCE WITH ASTM D 2729.
3.	WHERE REQUESTED BY THE OWNER, PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE PRICING TO INSULATED ALL VERTICAL WASTEWATER PIPING
ALL MATERIALS SHALL COMPLY WITH LOCAL CODES.	

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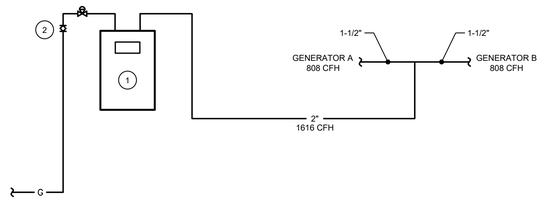
TOTAL LENGTH OF RUN = 20 FEET
ADD FOR FITTINGS = 20%
TOTAL EQUIVALENT LENGTH = 24 FEET
USING 30 FOOT MAXIMUM LENGTH
LESS THAN 2PSI GAS SUPPLY.
PIPING SIZED FOR 0.3 IN. W.C.
PRESSURE DROP PER 2021 IFGC TABLE 402.4(1).

(1) GAS METER, PRESSURE REGULATOR AND UNDERGROUND BY GAS CO AND SIZED FOR 1616 CFH.

(2) LUBRICATED PLUG VALVE.



G-1 GAS RISER

SCALE: NONE

TOTAL LENGTH OF RUN = 20 FEET
ADD FOR FITTINGS = 20%
TOTAL EQUIVALENT LENGTH = 24 FEET
USING 30 FOOT MAXIMUM LENGTH
LESS THAN 2PSI GAS SUPPLY.
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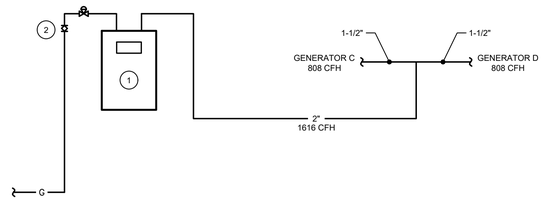
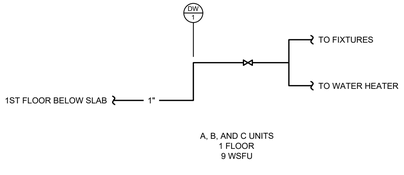


G-2 GAS RISER

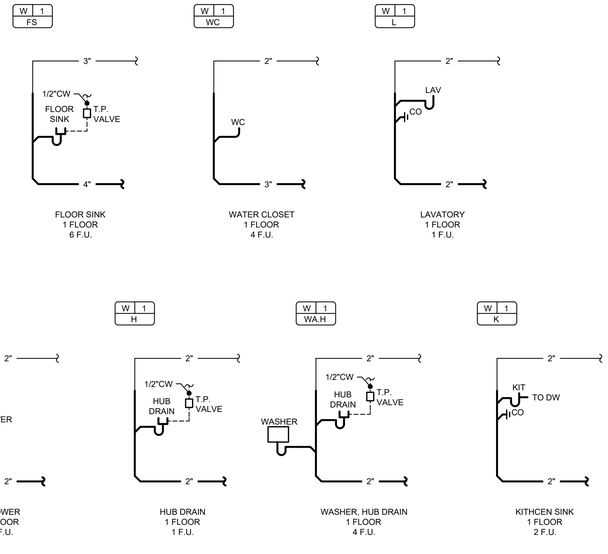
SCALE: NONE



A, B, AND C UNITS
1 FLOOR
9 WSFU

DOMESTIC WATER RISERS

SCALE: NO SCALE



FLOOR SINK
1 FLOOR
6 F.U.

WATER CLOSET
1 FLOOR
4 F.U.

LAVATORY
1 FLOOR
1 F.U.

SHOWER
1 FLOOR
2 F.U.

HUB DRAIN
1 FLOOR
1 F.U.

WASHER, HUB DRAIN
1 FLOOR
4 F.U.

KITHCEN SINK
1 FLOOR
2 F.U.

WASTEWATER RISERS

SCALE: NO SCALE

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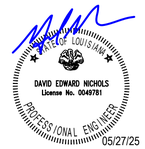

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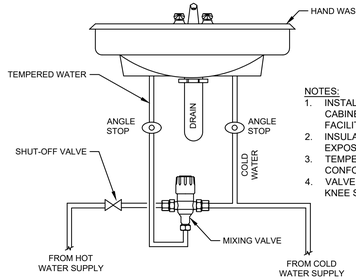
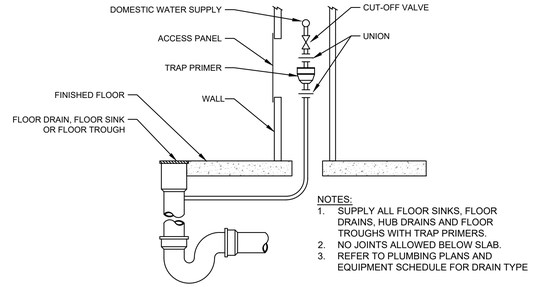


NOTES:
1. INSTALL MIXING VALVE UNDER LAV OR IN CABINET AT ALL PUBLIC HAND WASHING FACILITIES.
2. INSULATE ALL HOT WATER PIPING WHEN EXPOSED.
3. TEMPERATURE MIXING VALVE SHALL CONFORM TO ASSE 1070.
4. VALVE SHALL MAINTAIN ACCESSIBILITY KNEE SPACE REQUIREMENTS.

DOMESTIC WATER TEMPERING VALVE DIAGRAM @ OFFICE/COMMUNITY BUILDING

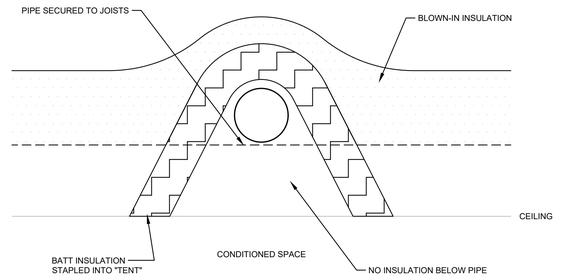
SCALE: NO SCALE



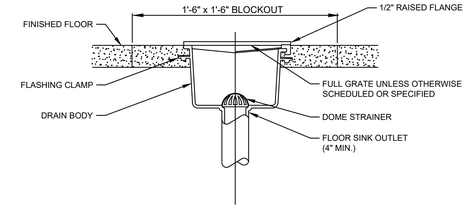
NOTES:
1. SUPPLY ALL FLOOR SINKS, FLOOR DRAINS, HUB DRAINS AND FLOOR TROUGHS WITH TRAP PRIMERS.
2. NO JOINTS ALLOWED BELOW SLAB.
3. REFER TO PLUMBING PLANS AND EQUIPMENT SCHEDULE FOR DRAIN TYPE

TRAP PRIMER DIAGRAM

SCALE: NO SCALE



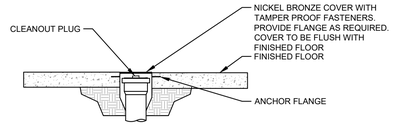
PIPE IN ATTIC/ROOF SPACE



FLOOR SINK DIAGRAM - 12"x12" DIAGRAM

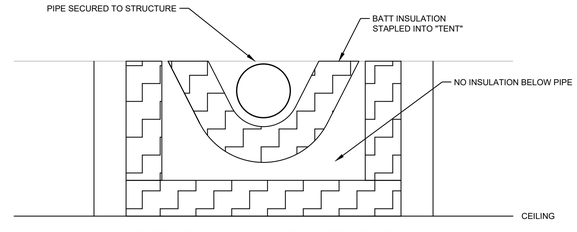
SCALE: NO SCALE

FIRE SPRINKLER RISER AND DOMESTIC WATER ENTRY ROOMS



FLOOR CLEANOUT DIAGRAM

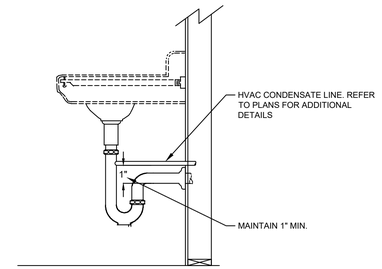
SCALE: NO SCALE



PIPE ABOVE UNCONDITIONED SPACE

PIPE TENTING FREEZE PROTECTION DIAGRAM @ OFFICE/COMMUNITY BUILDING

SCALE: NO SCALE



HVAC CONDENSATE CONNECTION DIAGRAM

SCALE: NO SCALE

WALL CLEANOUT DIAGRAM

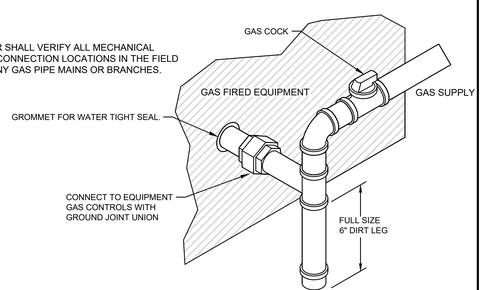
SCALE: NO SCALE

NOTES:
1. SERVICE LABEL SHALL BE ON FRONT AND BACK OF PIPE(TEN FEET AND LESS A.F.F.) AND BOTTOM AND TOP OF PIPE(MORE THAN TEN FEET A.F.F).
2. MAXIMUM SPACING SHALL BE TWENTY FEET ON CENTER. MINIMUM ONE PER ROOM.
3. LABEL PIPING AT EVERY CHANGE OF DIRECTION.

PIPING IDENTIFICATION DIAGRAM

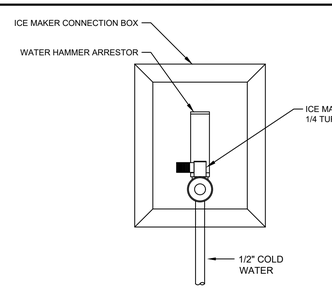
SCALE: NO SCALE

NOTE
PLUMBING CONTRACTOR SHALL VERIFY ALL MECHANICAL GAS FIRED EQUIPMENT CONNECTION LOCATIONS IN THE FIELD PRIOR TO INSTALLING ANY GAS PIPE MAINS OR BRANCHES.



GAS APPLIANCE CONNECTION DIAGRAM

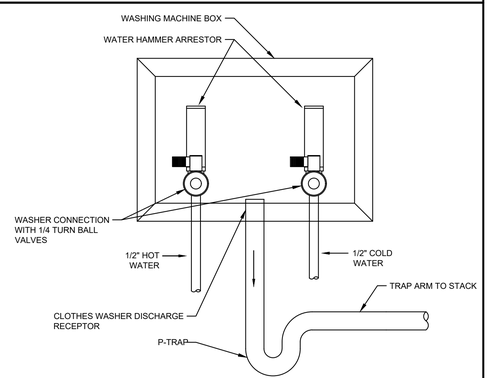
SCALE: NO SCALE



ICE MAKER CONNECTION BOX

WATER HAMMER ARRESTOR REQUIREMENTS:

1. Water-hammer arrestors shall be installed to protect all washing machines, kitchen sinks, dishwashers, tubs and shower locations from water hammer.
2. A separate tub and shower set back to back may be served by a single set of water-hammer arrestors, provided that the continuation of the water line from one fixture (where the arrestors are located) to the other fixture does not exceed 8 linear feet as measured along the pipe.
3. Water hammer arrestors shall conform to ASSE 1010



CLOTHES WASHER CONNECTION BOX

WATER HAMMER ARRESTOR DIAGRAM

SCALE: NO SCALE

NICHOLS ENGINEERING LLC
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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
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CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

REV	DESCRIPTION	DATE
-	DESIGN DEVELOPMENT	03/07/25
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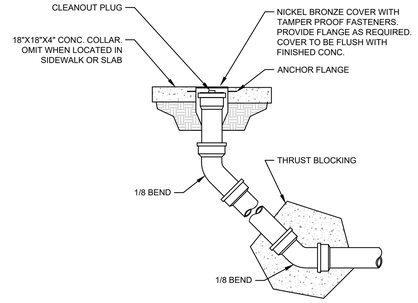
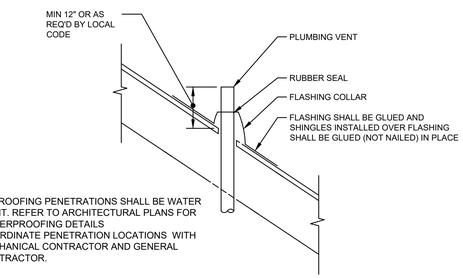
P-5.2



EXTERIOR CLEANOUT DIAGRAM

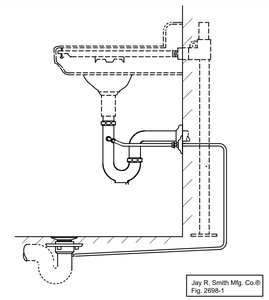
SCALE: NO SCALE



NOTES:
1. ALL ROOFING PENETRATIONS SHALL BE WATER TIGHT. REFER TO ARCHITECTURAL PLANS FOR WATERPROOFING DETAILS
2. COORDINATE PENETRATION LOCATIONS WITH MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR.

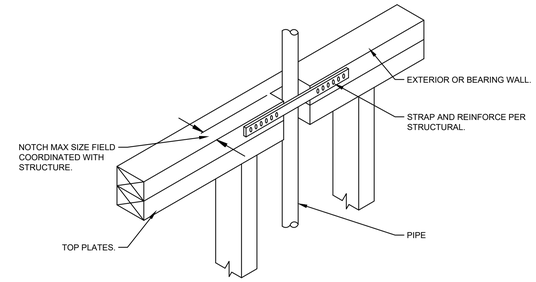
VENT THRU ROOF DIAGRAM

SCALE: NO SCALE



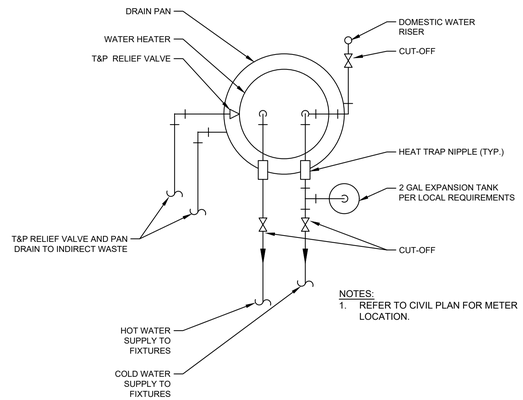
FLOOR DRAIN / LAV TRAP PRIMER DIAGRAM

SCALE: NO SCALE



STRUCTURAL NOTCHING DIAGRAM

SCALE: NO SCALE



NOTES:
1. REFER TO CIVIL PLAN FOR METER LOCATION.

WATER HEATER CONNECTION DIAGRAM

SCALE: NO SCALE

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

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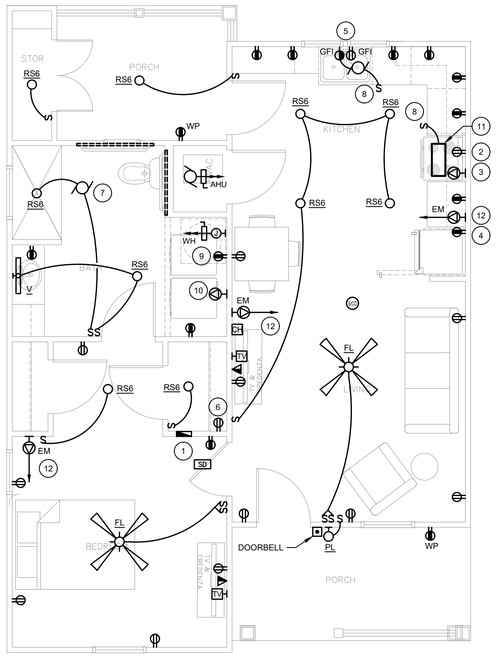
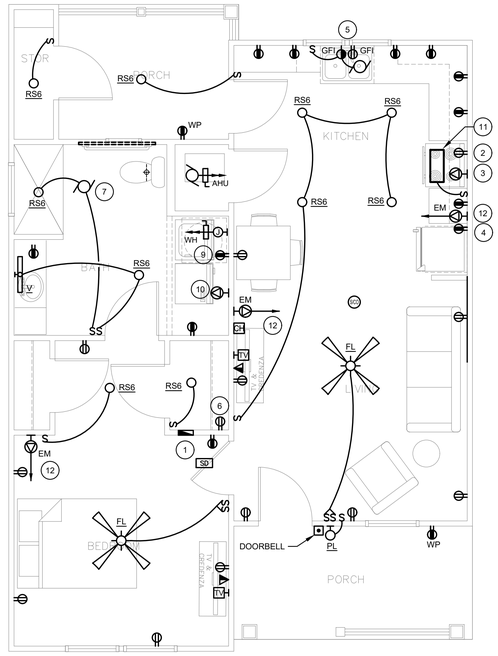


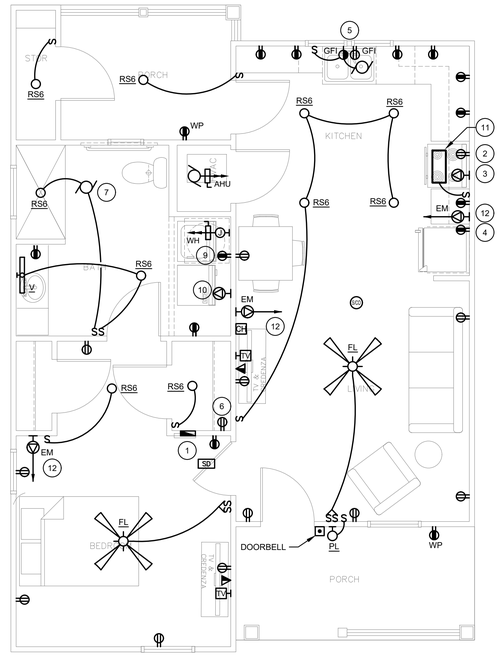
UNIT TYPE A1-ACC - ELECTRICAL

SCALE: 1/4" = 1'-0"



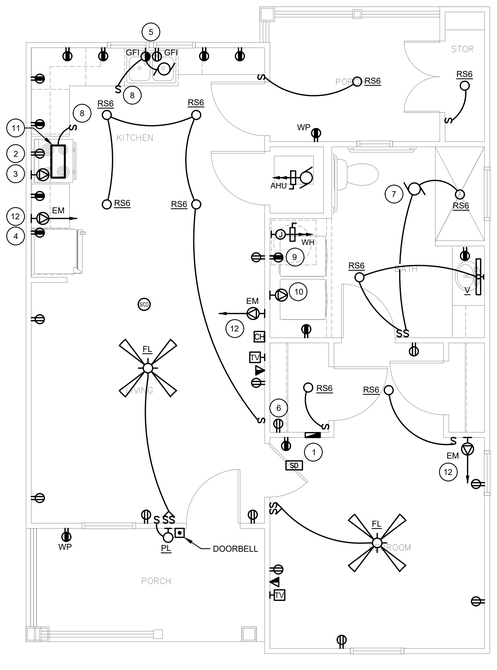
UNIT TYPE B1 - ELECTRICAL

SCALE: 1/4" = 1'-0"



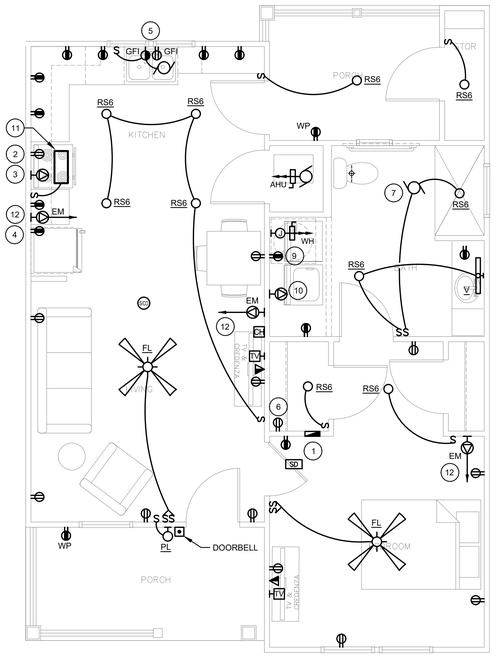
UNIT TYPE C1 - ELECTRICAL

SCALE: 1/4" = 1'-0"



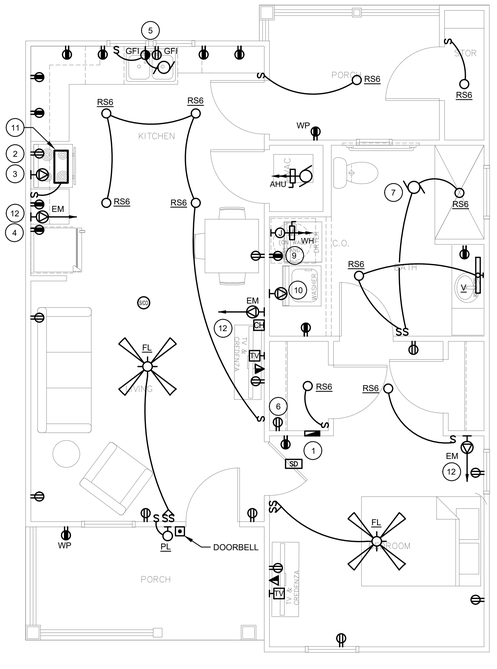
UNIT TYPE A1-ACC/OPP HAND - ELECTRICAL

SCALE: 1/4" = 1'-0"



UNIT TYPE B1/OPP HAND - ELECTRICAL

SCALE: 1/4" = 1'-0"



UNIT TYPE C1/OPP HAND - ELECTRICAL

SCALE: 1/4" = 1'-0"

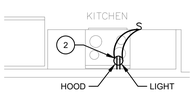
ELECTRICAL OUTLET MOUNTING HEIGHTS	
AFF	LOCATION / DESCRIPTION
15"	GENERAL PURPOSE RECEPTACLES
40"	BATHROOM COUNTERTOP (GFI PROTECTED)
40"	KITCHEN COUNTERTOP (GFI PROTECTED)
6"	RANGE
66"	COMBINATION MICROWAVE/HOOD OR HOOD ONLY
48"	REFRIGERATOR
15"	DISHWASHER OR DISPOSAL
36"	CLOTHES WASHER
36"	DRYER
15"	PATIO RECEPTACLE
40"	SWITCHING
*	REFER TO TELECOM/POWER CONFIG. DETAIL
Notes	
1	REFER TO MAXIMUM OPERABLE HEIGHT DETAILS FOR ALL ACCESSIBLE / HANDICAP DWELLING UNITS PER ARCHITECTURAL DRAWINGS.

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ACCESSIBLE / HANDICAP DWELLING UNITS. FURNISH ALL DEVICES PER NATIONAL AND LOCAL CODES.
2. PROVIDE HANDICAP REMOTE CONTROLS FOR CEILING FANS AS NECESSARY.
3. ALL DWELLING UNIT OUTLETS SHALL BE FURNISHED WITH AFCI PROTECTION PER NEC ARTICLE 210.12. ALL DWELLNG UNIT RECEPTACLES SHALL BE TAMPER-RESISTANT PER NEC ARTICLE 406.12.
4. CCT RECEPTACLES TO A MAXIMUM OF 8-DUPLEX RECEPTACLES PER CCT OR 1500W MAX.
5. ALL RECEPTACLES MOUNTED AT COUNTERTOP SPACES SHALL COMPLY WITH FHA REQUIREMENTS.
6. BATHROOM RECEPTACLES SHALL BE GFI PROTECTED AND SUPPLIED BY A 20-AMP BRANCH CCT AND HAVE NO OTHER OUTLETS PER NEC 210.11(C)(3).
7. NO BATHROOM RECEPTACLES SHALL BE LOCATED WITHIN THE MIRROR.
8. ALL EXTERIOR RECEPTACLES SHALL BE WEATHER RESISTANT RECEPTACLES WITH WEATHER PROOF COVER.
9. WALL MOUNTED VANITY LIGHTING SHALL BE CENTERED OVER COUNTERTOP AND COORDINATED WITH PLUMBING VENTING.
10. ALL SMOKE DETECTORS SHALL BE HARD-WIRED WTIH BATTERY BACKUP AND INTERCONNECTED. DWELLING UNIT SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH BUILDING FIRE ALARM SYSTEM. ONE DETECTOR SHALL BE COMBINATION SMOKE/CARBON MONOXIDE. PLACEMENT SHALL BE MINIMUM 10' FROM COOKING APPLIANCE, 3' FROM BATHROOM CONTAINING SHOWER OR TUB, 3' FROM SUPPLY/RETURN REGISTERS, 3' FROM TIPS OF FAN BLADES.
11. ALL COMBINATION TELEPHONE/DATA OUTLETS SHALL BE WIRED SUCH THAT TWO INDEPENDENT NETWORKS ARE PROVIDED.
12. ALL TELEPHONE AND DATA OUTLETS SHALL BE WIRED WITH CAT-6.
13. ALL CATV OUTLETS SHALL BE WIRED WITH RG-6 COAX OR BETTER.
14. COORDINATE WORK WITH ALL OTHER TRADES.
15. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC 410.16(C). WALL MOUNT AS NECESSARY.
16. REFER TO ARCH SITE PLAN FOR VHI DWELLING UNITS. PROVIDE STROBE AT SMOKE AND DOORBELL AS REQUIRED BY CODE.

DWELLING UNIT ELECTRICAL NOTES:

1. ELECTRIC PANEL
2. MICROWAVE/HOOD RECEPTACLE, GFCI PROTECTED.
3. RANGE RECEPTACLE, GFCI PROTECTED.
4. DEDICATED REFRIGERATOR CCT. SEE DETAIL ON A3.0/0.7 AND E-3.0 FOR SPECIFIC LAYOUT.
5. DEDICATED DISPOSAL AND DISHWASHER CCTS. SIMPLEX RECEPTACLES, GFI PROTECTED.
6. TELECOM DMARK, SOHO PANEL AND RECEPTACLE. FIELD VERIFY HEIGHT WITH TELECOM CONTRACTOR OR PROVIDER. REFER TO DIAGRAM.
7. EXHAUST FAN
8. SWITCH IN CABINET.
9. WASHER RECEPTACLE, GFCI PROTECTED.
10. DRYER RECEPTACLE, GFCI PROTECTED.
11. EXHAUST VENT HOOD OVER RANGE.
12. DEDICATED GENERATOR CIRCUIT/OUTLET W/BLACK OUTLET/WHITE PLATE LOCATION. REFER TO DETAIL.



NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF HANDICAP UNITS.
2. REFER TO ELECTRICAL PLANS FOR MOUNTING HEIGHT. FIELD COORDINATE.
3. SWITCH HOOD AND LIGHT SEPERATELY.

RANGE HOOD AT TYPE 'HC' DWELLING UNITS

SCALE: NTS

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LAKE CHARLES, LOUISIANA

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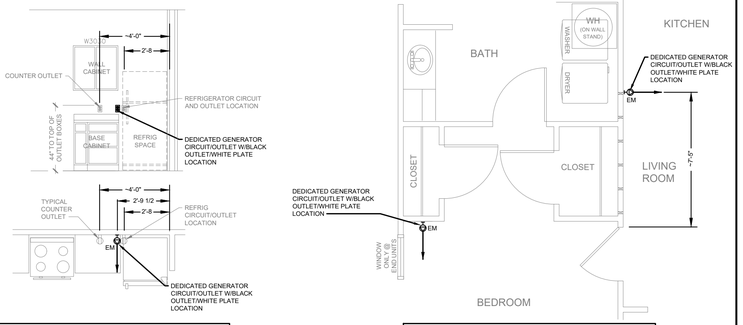
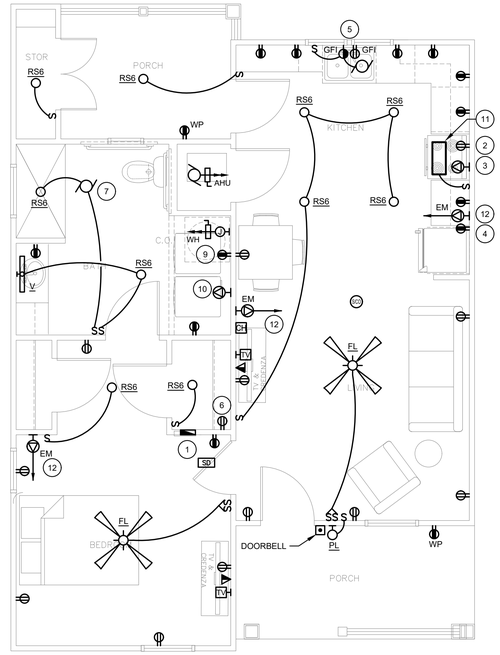
E-3.0



DEDICATED GENERATOR OUTLETS INDICATED HERE MUST BE PLACED IN EXACT LOCATIONS SHOWN EACH WITH DEDICATED CCT TO BUILDING HOUSE PANEL. VERIFY FINAL DIMENSIONS WITH ARCHITECT, PRIOR TO INSTALLATION.

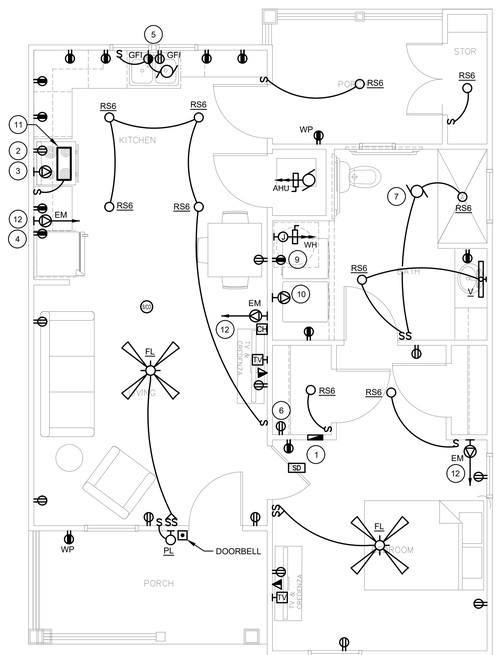
DEDICATED GENERATOR OUTLET DIAGRAM - ELECTRICAL

SCALE: NTS



UNIT TYPE C1-ACC - ELECTRICAL

SCALE: 1/4" = 1'-0"



UNIT TYPE C1-ACC/OPP HAND - ELECTRICAL

SCALE: 1/4" = 1'-0"

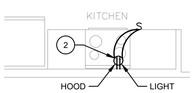
ELECTRICAL OUTLET MOUNTING HEIGHTS	
AFF	LOCATION / DESCRIPTION
15"	GENERAL PURPOSE RECEPTACLES
40"	BATHROOM COUNTERTOP (GFI PROTECTED)
40"	KITCHEN COUNTERTOP (GFI PROTECTED)
6"	RANGE
66"	COMBINATION MICROWAVE/HOOD OR HOOD ONLY
48"	REFRIGERATOR
15"	DISHWASHER OR DISPOSAL
36"	CLOTHES WASHER
36"	DRYER
15"	PATIO RECEPTACLE
40"	SWITCHING
*	REFER TO TELECOM/POWER CONFIG. DETAIL
Notes	
1	REFER TO MAXIMUM OPERABLE HEIGHT DETAILS FOR ALL ACCESSIBLE / HANDICAP DWELLING UNITS PER ARCHITECTURAL DRAWINGS.

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ACCESSIBLE / HANDICAP DWELLING UNITS. FURNISH ALL DEVICES PER NATIONAL AND LOCAL CODES.
2. PROVIDE HANDICAP REMOTE CONTROLS FOR CEILING FANS AS NECESSARY.
3. ALL DWELLING UNIT OUTLETS SHALL BE FURNISHED WITH AFCI PROTECTION PER NEC ARTICLE 210.12. ALL DWELLNG UNIT RECEPTACLES SHALL BE TAMPER-RESISTANT PER NEC ARTICLE 406.12.
4. CCT RECEPTACLES TO A MAXIMUM OF 8-DUPLEX RECEPTACLES PER CCT OR 1500W MAX.
5. ALL RECEPTACLES MOUNTED AT COUNTERTOP SPACES SHALL COMPLY WITH FHA REQUIREMENTS.
6. BATHROOM RECEPTACLES SHALL BE GFI PROTECTED AND SUPPLIED BY A 20-AMP BRANCH CCT AND HAVE NO OTHER OUTLETS PER NEC 210.11(C)(3).
7. NO BATHROOM RECEPTACLES SHALL BE LOCATED WITHIN THE MIRROR.
8. ALL EXTERIOR RECEPTACLES SHALL BE WEATHER RESISTANT RECEPTACLES WITH WEATHER PROOF COVER.
9. WALL MOUNTED VANITY LIGHTING SHALL BE CENTERED OVER COUNTERTOP AND COORDINATED WITH PLUMBING VENTING.
10. ALL SMOKE DETECTORS SHALL BE HARD-WIRED WTIH BATTERY BACKUP AND INTERCONNECTED. DWELLING UNIT SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH BUILDING FIRE ALARM SYSTEM. ONE DETECTOR SHALL BE COMBINATION SMOKE/CARBON MONOXIDE. PLACEMENT SHALL BE MINIMUM 10' FROM COOKING APPLIANCE, 3' FROM BATHROOM CONTAINING SHOWER OR TUB, 3' FROM SUPPLY/RETURN REGISTERS, 3' FROM TIPS OF FAN BLADES.
11. ALL COMBINATION TELEPHONE/DATA OUTLETS SHALL BE WIRED SUCH THAT TWO INDEPENDENT NETWORKS ARE PROVIDED.
12. ALL TELEPHONE AND DATA OUTLETS SHALL BE WIRED WITH CAT-6.
13. ALL CATV OUTLETS SHALL BE WIRED WITH RG-6 COAX OR BETTER.
14. COORDINATE WORK WITH ALL OTHER TRADES.
15. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC 410.16(C). WALL MOUNT AS NECESSARY.
16. REFER TO ARCH SITE PLAN FOR VHI DWELLING UNITS. PROVIDE STROBE AT SMOKE AND DOORBELL AS REQUIRED BY CODE.

DWELLING UNIT ELECTRICAL NOTES:

1. ELECTRIC PANEL
2. MICROWAVE/HOOD RECEPTACLE, GFCI PROTECTED.
3. RANGE RECEPTACLE, GFCI PROTECTED.
4. DEDICATED REFRIGERATOR CCT. SEE DETAIL ON A3.0/0.7 AND E-3.0 FOR SPECIFIC LAYOUT.
5. DEDICATED DISPOSAL AND DISHWASHER CCTS. SIMPLEX RECEPTACLES, GFI PROTECTED.
6. TELECOM DMARK, SOHO PANEL AND RECEPTACLE. FIELD VERIFY HEIGHT WITH TELECOM CONTRACTOR OR PROVIDER. REFER TO DIAGRAM.
7. EXHAUST FAN
8. SWITCH IN CABINET.
9. WASHER RECEPTACLE, GFCI PROTECTED.
10. DRYER RECEPTACLE, GFCI PROTECTED.
11. EXHAUST VENT HOOD OVER RANGE.
12. DEDICATED GENERATOR CIRCUIT/OUTLET W/BLACK OUTLET/WHITE PLATE LOCATION. REFER TO DETAIL.



NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF HANDICAP UNITS.
2. REFER TO ELECTRICAL PLANS FOR MOUNTING HEIGHT. FIELD COORDINATE.
3. SWITCH HOOD AND LIGHT SEPERATELY.

RANGE HOOD AT TYPE 'HC' DWELLING UNITS

SCALE: NTS

NICHOLS ENGINEERING LLC
MEP ENGINEERING
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STATE OF LOUISIANA
DAVID EDWARD NICHOLS
License No. 0049781
PROFESSIONAL ENGINEER
05/27/25

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

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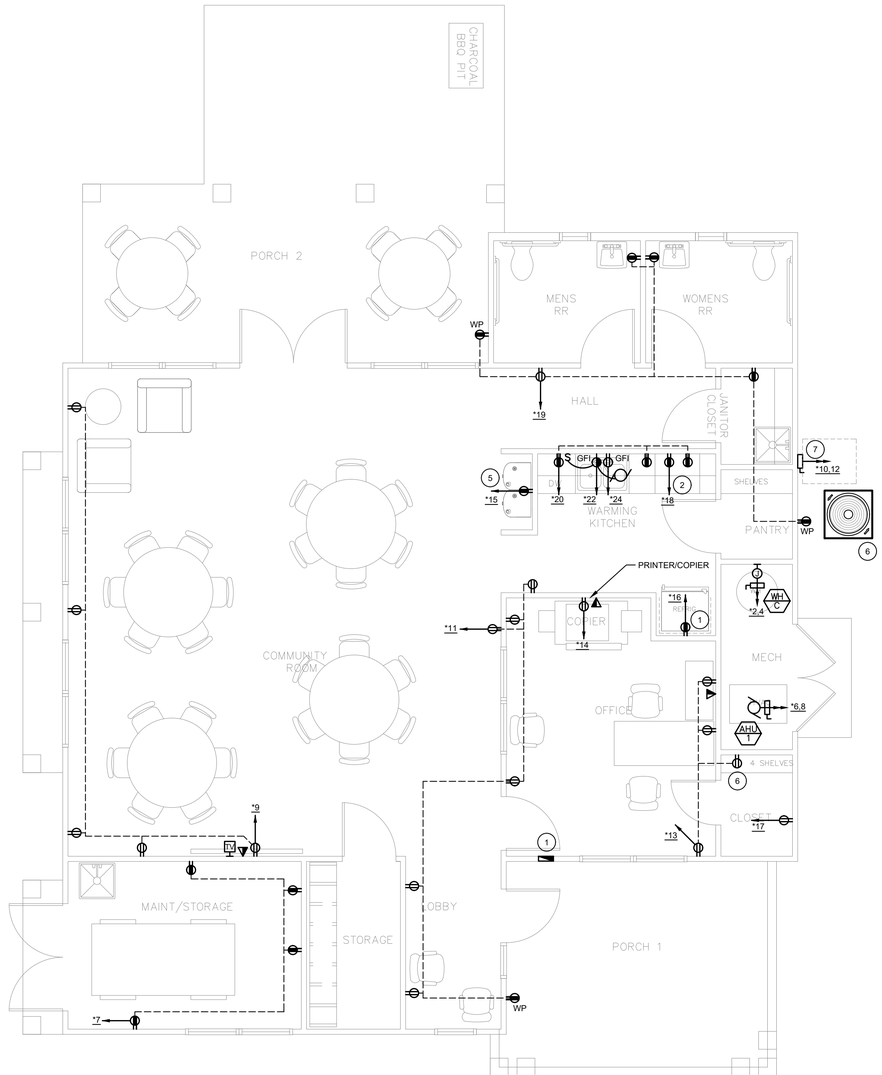
-	DESIGN DEVELOPMENT	03/07/25
-	PERMIT SET	04/16/25
-	PERMIT SET RE-ISSUE	05/27/25

SHEET
E-3.1



OFFICE/COMMUNITY BUILDING - POWER

SCALE: 1/4" = 1'-0"

ELECTRICAL OUTLET MOUNTING HEIGHTS	
AFF	LOCATION / DESCRIPTION
15"	GENERAL PURPOSE RECEPTACLES
40"	BATHROOM COUNTERTOP (GFI PROTECTED)
40"	KITCHEN COUNTERTOP (GFI PROTECTED)
24"	RANGE
66"	COMBINATION MICROWAVE/HOOD OR HOOD ONLY
48"	REFRIGERATOR
15"	DISHWASHER OR DISPOSAL
36"	CLOTHES WASHER
36"	DRYER
15"	PATIO RECEPTACLE
40"	SWITCHING
*	REFER TO TELECOM/POWER CONFIG. DETAIL
Notes	
1	REFER TO MAXIMUM OPERABLE HEIGHT DETAILS FOR ALL ACCESSIBLE / HANDICAP DWELLING UNITS PER ARCHITECTURAL DRAWINGS.

GENERAL ELECTRICAL NOTES:

1. CCT RECEPTACLES TO A MAXIMUM OF 8-DUPLEX RECEPTACLES PER CCT OR 1500W MAX.
2. ALL RECEPTACLES MOUNTED AT COUNTERTOP SPACES SHALL COMPLY WITH FHA REQUIREMENTS.
3. BATHROOM RECEPTACLES SHALL BE GFI PROTECTED AND SUPPLIED BY A 20-AMP BRANCH CCT AND HAVE NO OTHER OUTLETS PER NEC 210.11(C)(3).
4. NO BATHROOM RECEPTACLES SHALL BE LOCATED WITHIN THE MIRROR.
5. ALL EXTERIOR RECEPTACLES SHALL BE WEATHER RESISTANT RECEPTACLES WITH WEATHER PROOF COVER.
6. WALL MOUNTED VANITY LIGHTING SHALL BE CENTERED OVER COUNTERTOP AND COORDINATED WITH PLUMBING VENTING.
7. ALL SMOKE DETECTORS SHALL BE HARD-WIRED WTIH BATTERY BACKUP AND INTERCONNECTED. DWELLING UNIT SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH BUILDING FIRE ALARM SYSTEM. ONE DETECTOR SHALL BE COMBINATION SMOKE/CARBON MONOXIDE. PLACEMENT SHALL BE MINIMUM 10' FROM COOKING APPLIANCE, 3' FROM BATHROOM CONTAINING SHOWER OR TUB, 3' FROM SUPPLY/RETURN REGISTERS, 3' FROM TIPS OF FAN BLADES.
8. ALL COMBINATION TELEPHONE/DATA OUTLETS SHALL BE WIRED SUCH THAT TWO INDEPENDENT NETWORKS ARE PROVIDED.
9. ALL TELEPHONE AND DATA OUTLETS SHALL BE WIRED WITH CAT-6.
10. ALL CATV OUTLETS SHALL BE WIRED WITH RG-6 COAX OR BETTER.
11. COORDINATE WORK WITH ALL OTHER TRADES.
12. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC 410.16(C). WALL MOUNT AS NECESSARY.

ELECTRICAL KEY NOTES:

1. DEDICATED REFRIGERATOR CCT.
2. DEDICATED MICROWAVE CCT.
3. DEDICATED DISPOSAL AND DISHWASHER CCTS. SIMPLEX RECEPTACLES, GFI PROTECTED.
4. EXHAUST FAN
5. ELECTRIC WATER COOLER
6. CONDENSING UNITS ON 3'-0" ELEVATED PLATFORM. REFER TO ARCHITECTURAL. PROTECT REFRIGERANT CIRCUIT ACCESS PORTS WITH LOCKING-TYPE TAMPER RESISTANT CAPS. (TYP).
7. CONDENSING UNIT DISCONNECTS (TYP).

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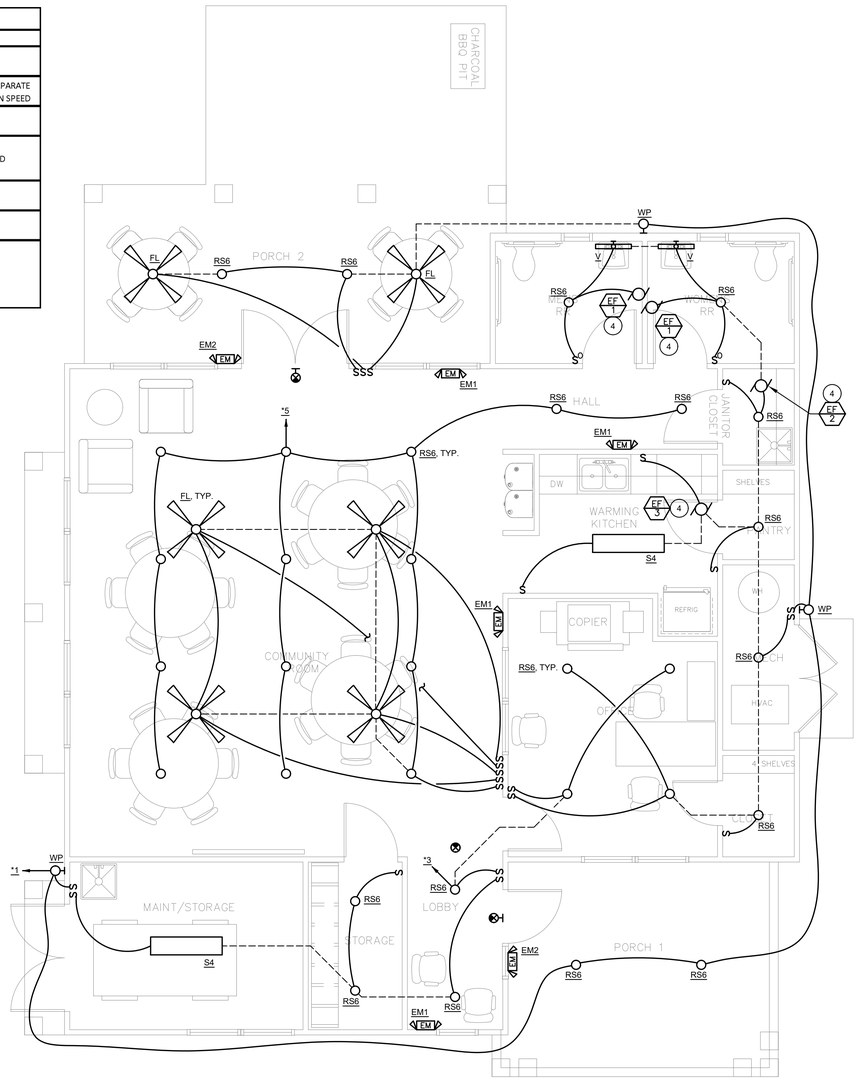
E-4.0

OFFICE / COMMUNITY LIGHT FIXTURE SCHEDULE

DESIGNATION	LOCATION	DESCRIPTION	VOLTAGE	WATTAGE	MANUFACTURER	CATALOG NUMBER	LAMP	REMARKS
S4	KITCHEN & MAINTENANCE	48" LED STRIP LIGHT	120	65	LITHONIA	FML4W 48 ALO6 8SWW2 TD	1-65W LED, 3000K	-
FL	COM. ROOM / PORCH 2	CONTEMPO IV CEILING FAN WITH LIGHT KIT	120	60	RP LIGHTING	1043LED	1-16W LED	NO REMOTE CONTROL PROVIDE SEPARATE WALL CONTROL FOR LIGHT AND FAN SPEED
V	VANITY	WALL MOUNTED VANITY LIGHT	120	20	MAXIM	52004SN	1-20W LED	SATIN NICKEL
RS6	COMMUNITY ROOM, STORAGE, LOBBY, OFFICE, CLOSETS, PANTRY, & RESTROOMS	J-BOX MOUNTED LED DOWNLIGHT	120	15	MAXIM	57662	1-15W LED, 1100LM, 3000K	WHITE, WET LOCATION RATED
EM1	COMMUNITY ROOM / LOBBY	INDOOR EMERGENCY BUGEYE LIGHTS	120	2	LITHONIA	EU2C	2-1W LEDs	WHITE, INDOOR
EM2	PORCH 1 & 2	OUTDOOR EMERGENCY LIGHTING	120	2	LITHONIA	AFB-DDBTXD	2-1W LEDs	DARK BRONZE, OUTDOOR

NOTES:
1. VERIFY ALL FIXTURE FINISHES WITH ARCHTIECT PRIOR TO ORDERING
2. ALL LED LAMPS SHALL BE 3000K
3. ALL EXTERIOR LIGHTING SHALL BE PHOTOCELL CONTROLLED
4. ALL FIXTURES TO BE ENERGY STAR RATED



OFFICE/COMMUNITY BUILDING - LIGHTING

SCALE: 1/4" = 1'-0"

ELECTRICAL OUTLET MOUNTING HEIGHTS	
AFF	LOCATION / DESCRIPTION
15"	GENERAL PURPOSE RECEPTACLES
40"	BATHROOM COUNTERTOP (GFI PROTECTED)
40"	KITCHEN COUNTERTOP (GFI PROTECTED)
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✱	REFER TO TELECOM/POWER CONFIG. DETAIL
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ELECTRICAL KEY NOTES:

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7. CONDENSING UNIT DISCONNECTS (TYP).

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LAKE CHARLES, LOUISIANA

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ELECTRICAL EQUIPMENT GROUND SCHEDULE

Rating or Setting of Automatic Overcurrent Device in Circuit Ahead of Equipment, Conduit, etc., Not Exceeding (Amperes)	Size - AWG or kcmil	
	Copper	Alum or Copper-Clad Alum.
15	14	-
20	12	-
60	10	-
100	8	6
200	6	4
300	4	2
400	3	1
500	2	1/0
600	1	2/0
800	1/0	3/0
1000	2/0	4/0
1200	3/0	250
1600	4/0	350
2000	250	400
2500	350	600

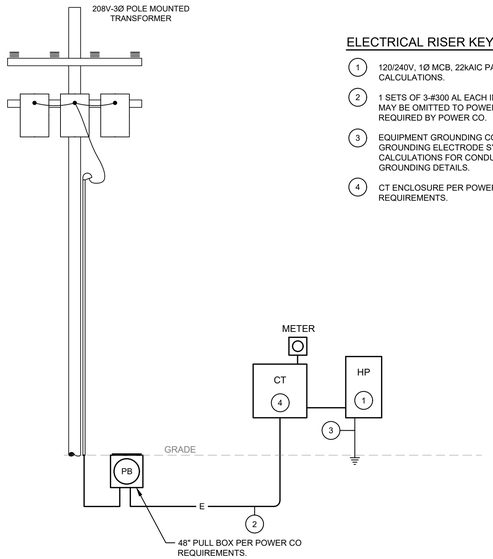
Notes:
1. No aluminum shall be utilized within a circuit with capacity less than 100A.
2. All grounding shall be copper unless otherwise allowed by local jurisdiction.

ELECTRICAL SERVICE GROUNDING AND JUMPER SCHEDULE

SERVICE ENTRANCE CONDUCTOR	Size - AWG or kcmil	
	GROUNDING ELECTRODE CONDUCTOR	MAIN BONDING JUMPER
1 Set of 4 - #250 kcmil	1 - #4 CU	1 - #4 CU
2 Sets of 4 - #250 kcmil	1 - #2 CU	1 - #2 CU
2 Sets of 4 - #500 kcmil	1 - #2/0 CU	1 - #2/0 CU
3 Sets of 4 - #400 kcmil	1 - #2/0 CU	1 - #3/0 CU
4 Sets of 4 - #500 kcmil	1 - #3/0 CU	1 - #250 CU
6 Sets of 4 - #400 kcmil	1 - #3/0 CU	1 - #300 CU

PANEL SCHEDULE - "HP-OCB"

Panel Voltage	120/240V			Fed From	Utility XFMR					Panel Demand Summary					Panel Feeder				
Panel Phase / Wire	1-Phase / 3W			Panel Type	MCB					Total Demand Load (kW)	53.6				1 Set of 3 - #300 kcmil (THW) AL in 3" Conduit				
Amp Rating	225			Mounting	Surface					240V, 1-Phase, 3W, AMPS	223.3								
kAIC Rating	22			Location	Managers Office														
Enclosure Type	NEMA-1			Area Served	Office / Community Building														
CCT No.	Description	Options	Load Type	OCPD	Poles	Wire	Conduit	Load (W)	Phase A	Phase B	Load (W)	Conduit	Wire	Poles	OCPD	Load Type	Options	Description	CCT No.
1	Exterior Lighting	-	Non-Cont.	20	1	12	1/2"	612	2862		2250	-	-	-	-	Non-Cont.	-	WH-C	2
3	Lighting	-	Non-Cont.	20	1	12	1/2"	1072		3322	2250	3/4"	10	2	30	Non-Cont.	-	-	4
5	Lighting	-	Non-Cont.	20	1	12	1/2"	852	12444		11592	-	-	-	-	Non-Cont.	-	AHU	6
7	Maint Recep	-	Non-Cont.	20	1	12	1/2"	720		12312	11592	1-1/4"	3	2	100	Non-Cont.	-	-	8
9	Com Recep	-	Non-Cont.	20	1	12	1/2"	900	900		0	-	-	-	-	Non-Cont.	-	CU	10
11	Lobby Recep	-	Non-Cont.	20	1	12	1/2"	1260		1260	0	1"	8	2	50	Non-Cont.	-	-	12
13	Office Recep	-	Non-Cont.	20	1	12	1/2"	720	2220		1500	1/2"	12	1	20	Non-Cont.	-	Copier	14
15	EWC	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	Refrig	16
17	Access Control	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	Microwave	18
19	Conv Recep	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	Counter Recep	20
21	Spare	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	Disposal	22
23	Space	-	Non-Cont.	-	-	-	-	0		1500	1500	1/2"	12	1	20	Non-Cont.	-	Dishwasher	24
25	Space	-	Non-Cont.	-	-	-	-	0	1500		1500	1/2"	12	1	20	Non-Cont.	-	Spare	26
27	Space	-	Non-Cont.	-	-	-	-	0		1500	1500	1/2"	12	1	20	Non-Cont.	-	Spare	28
29	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	30
31	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	32
33	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	34
35	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	36
37	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	38
39	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	40
41	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	42
Largest Motor Load (kW)		6.96			Demand Load Per Phase (W)			25926	25894		Panel Notes								
					Subfeed Load (W)			0	0		1. All conductor sizes are THW copper UNO.								
					Total Demand Load (kW)			53.6			2. Refer to equipment ground table for EG sizes.								
					240V, 1-Phase, 3W, AMPS			223.3											



ELECTRICAL RISER KEYED NOTES:

1. 120/240V, 1Ø MCB, 22kAIC PANEL. REFER TO CALCULATIONS.
2. 1 SETS OF 3-#300 AL EACH IN 3" CONDUIT. NEUTRAL MAY BE OMITTED TO POWER CO. XMR IF NOT REQUIRED BY POWER CO.
3. EQUIPMENT GROUNDING CONDUCTOR TO GROUNDING ELECTRODE SYSTEM. REFER TO CALCULATIONS FOR CONDUCTOR SIZES AND GROUNDING DETAILS.
4. CT ENCLOSURE PER POWER COMPANY REQUIREMENTS.

ELECTRICAL SERVICE - OFFICE/COMMUNITY

120/208V, 3Ø, 400A — NTS

GENERAL ELECTRICAL NOTES:

1. DESIGN OF SYSTEMS IS BASED ON INFORMATION FURNISHED BY OTHERS WITH NO GUARANTEE AS TO ACCURACY. PRIOR TO BID DATE, CONTRACTORS SHALL EXAMINE THE SITE, CONTACT LOCAL UTILITIES TO VERIFY SERVICE REQUIREMENTS, AND SHALL INCLUDE IN THE BASE BID ALL COSTS FOR REQUIREMENTS, FEES, CONNECTIONS AND METERING FOR COMPLETE AND TEMPORARY ELECTRICAL AND TELEPHONE SERVICES IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NOT PROVIDED BY THE UTILITY COMPANIES FOR COMPLETE AND FULLY OPERATING SYSTEMS.
3. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED PER UL LISTED PENETRATION METHOD. REFER TO ARCHITECTURAL PLANS FOR ASSEMBLY RATINGS. ALL RATINGS SHALL BE MAINTAINED.
4. CONTRACTOR SHALL VERIFY EXACT QUANTITY AND LOCATION OF ALL LANDSCAPE, POLE, AND BOLLARD LIGHTING. SITE LIGHTING SHALL BE CIRCUITED TO THE NEAREST HOUSE PANEL.
5. UNLESS NOTED OTHERWISE (UNO), DWELLING UNIT PATIO LIGHTING SHALL BE CIRCUITED TO THE DWELLING UNIT ELECTRICAL PANEL. UNLESS NOTED OTHERWISE (UNO), DWELLING UNIT ENTRY LIGHTING SHALL BE CIRCUITED TO THE BUILDING HOUSE PANEL (OWNER METER).
6. ALL PHOTOCELLS & ASTRONOMICAL TIME CLOCKS SHALL BE CAPABLE OF CONTROLLING 125% OF EXTERIOR LIGHTING LOAD. PROVIDE CONTRACTOR PANEL AS NECESSARY.
7. REFER TO CALCULATIONS AND PANEL SCHEDULES FOR CONDUCTOR SIZES. ALL HOUSE PANELS (HP-X) SHALL BE FED VIA CONDUCTORS CAPABLE OF CARRYING THE FULL NAMEPLATE CAPACITY OF THE PANEL.
8. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE PROVIDE WITH A NEMA-3R ENCLOSURE.
9. BRANCH CIRCUITS SUPPLYING MORE THAN ONE RECEPTACLE ON THE SAME YOKE SHALL BE PROVIDED WITH A MEANS TO DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE PANEL.
10. ALL DWELLING UNIT PATIOS SHALL BE PROVIDED WITH A WEATHER PROOF, WEATHER RESISTANT GFI RECEPTACLE.
11. ALL ELECTRICAL WORK DONE ON BEHALF OF THE POWER COMPANY (PRIOR TO THE POINT OF SERVICE) SHALL BE COMPLIANT WITH ALL POWER COMPANY REQUIREMENTS.
12. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION TO ALL FIRE ALARM AND SPRINKLER SYSTEM EQUIPMENT. REFER TO DESIGN BUILD PLANS BY OTHERS.
13. PROVIDE AND INSTALL ALL MATERIAL AND EQUIPMENT AS REQUIRED BY PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, NFPA, LIFE SAFETY CODE, GAS CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY WHETHER SHOWN ON THE DRAWINGS OR NOT. WHERE THERE IS A DISCREPANCY BETWEEN THE CODES OR ORDINANCES AND THE DRAWINGS, THE MORE STRINGENT APPLICATION SHALL APPLY.
14. PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES, GENERAL AND TRADE CONTRACTORS SHALL MEET WITH THE LOCAL UTILITY REPRESENTATIVES FOR A PRE-CONSTRUCTION MEETING. WITHIN THIS MEETING CONTRACTORS AND UTILITY REPRESENTATIVES SHALL VERIFY SERVICE REQUIREMENTS AND RESOLVE ISSUES THAT MAY EXIST. ANY DEVIATION FROM CONSTRUCTION DOCUMENTS RESULTING FROM THIS MEETING SHALL BE PROVIDED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
15. AT ALL ATTIC ACCESS DOORS AND SCUTTLES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, PROVIDE A SINGLE POLE SWITCH, DUPLEX RECEPTACLE AND KEYLESS PORCELAIN SOCKET WITH 100 WATT LAMP AND WIRE GUARD PER NEC REQUIREMENTS.
16. ELECTRICAL SERVICE EQUIPMENT OTHER THAN DWELLING UNITS SHALL BE LEGIBLY MARKED WITH AVAILABLE FAULT CURRENT PER NEC 110. MARKING SHALL INCLUDE AVAILABLE FAULT CURRENT AND THE DATE OF THE FAULT CURRENT CALCULATION. MARKINGS SHALL BE WEATHER RESISTANT GRAPHIC SIGNAGE OR PHENOLIC PLACARD.
17. ALL SCONCES, EMERGENCY FIXTURES OR OTHER ELECTRICAL DEVICES PROTRUDING MORE THAN 4" INTO OCCUPIABLE SPACE SHALL BE ADA COMPLIANT OR INSTALLED A MINIMUM OF 84" AFF.
18. ALL PARALLEL SETS OF SERVICE CONDUCTORS, FEEDERS AND BRANCH CIRCUITS SHALL BE RUN IN A DEDICATED RACEWAY OR CITY APPROVED CONDUIT.
19. UNLESS SPECIFICALLY NOTED, ALL ELEVATORS PROVIDED WITHOUT REGENERATIVE BRAKING. CONTACT NICHOLS ENGINEERING PROJECT MANAGER FOR ANY REGENERATIVE CONSIDERATION OR COORDINATION PRIOR TO ORDERING.
20. SEAL ALL ENVELOPE PENETRATIONS EXISTING AND NEW.

LIGHTING FIXTURE SYMBOLS

- RECESSED LIGHTING FIXTURE
- DIRECTIONAL/ADJUSTABLE RECESSED LIGHTING FIXTURE
- SURFACE MOUNTED LIGHT
- PENDANT MOUNTED LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED UP-LIGHT
- MONO-POINT LIGHTING FIXTURE
- RECESSED STEP LIGHT
- FLUORESCENT STRIP LIGHT
- WALL MOUNTED LINEAR FLUORESCENT LIGHT
- RECESSED OR SURFACE MOUNTED FLUORESCENT TROFFER
- FIXTURE WITH EMERGENCY BACKUP OR ON EM CIRCUIT
- CEILING MOUNTED EXIT SIGN W/ FACES & ARROWS AS SHOWN
- WALL MOUNTED EXIT SIGN W/ FACES & ARROWS AS SHOWN
- EM EMERGENCY LIGHTS
- EXTERIOR POLE MOUNTED LIGHT
- EXTERIOR POST (BOLLARD) MOUNTED LIGHT

LIGHTING CONTROL SYMBOLS

- S SWITCH
- S^3 THREE-WAY SWITCH
- S^4 FOUR-WAY SWITCH
- S^J DOOR JAMB SWITCH
- S^K KEY SWITCH
- S^V VARIABLE SPEED SWITCH
- S^T THERMAL OVERLOAD SWITCH
- D DIMMER
- D³ THREE-WAY DIMMER
- LV LOW VOLTAGE SWITCH
- S^O WALL OCCUPANCY SENSOR/SWITCH
- OC SMALL ROOM OCCUPANCY SENSOR
- OC LARGE ROOM OCCUPANCY SENSOR
- CORRIDOR OCCUPANCY SENSOR
- DL DAYLIGHT PHOTO SENSOR
- PHOTOCELL HOMERUN

COMMUNICATION SYMBOLS

- TELEPHONE WALL OUTLET
- DOUBLE TELEPHONE WALL OUTLET
- TELEPHONE FLOOR OUTLET
- DATA WALL OUTLET
- DATA WALL OUTLET
- DATA FLOOR OUTLET
- COMBO PHONE/DATA OUTLET
- DOUBLE COMBO PHONE/DATA OUTLET
- COMBO PHONE/DATA FLOOR OUTLET
- OF VOICE/DATA/FIBER OUTLET
- POS POINT OF SALE (POS) OUTLET
- ATM AUTOMATED TELLER MACHINE (ATM) STATION
- PP PUBLIC PAYPHONE OUTLET
- E ELEVATOR PHONE OUTLET
- POWER/TELECOM POLE
- CLOCK WALL OUTLET
- CLOCK CEILING OUTLET
- TT TIME TONE GENERATOR
- CALL IN SWITCH
- MC MASTER INTERCOM STATION
- IC INTERCOM STATION
- A AMPLIFIER
- CH CHIME
- B BUZZER
- BELL
- GROUNDING BUSBAR
- WIRELESS LAN (WI-FI) ACCESS POINT

POWER SYMBOLS

- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- DUPLEX/USB COMBO RECEPTACLE
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER
- DOUBLE DUPLEX RECEPTACLE
- GFCI DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE; HALF SWITCHED
- ISOLATED GROUND DUPLEX RECEPTACLE
- MULTI-OUTLET PLUG STRIP
- FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE
- FLUSH FLOOR MOUNTED DOUBLE DUPLEX RECEPTACLE
- FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE; HALF SWITCHED
- FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE AND TELECOM
- WALL MOUNTED SPECIAL OUTLET AS NOTED
- SPECIAL OUTLET AS NOTED
- J JUNCTION BOX
- WALL MOUNTED JUNCTION BOX
- FLOOR MOUNTED JUNCTION BOX
- DIVISION 15 EQUIPMENT POWER CONNECTION
- TS TIMER SWITCH
- FUSED DISCONNECT
- NF NON FUSED DISCONNECT
- MOTOR STARTER
- CB ENCLOSED CIRCUIT BREAKER
- PB PULL BOX
- PUSH BUTTON
- CH CHIME
- PC PHOTO-CELL
- T TRANSFORMER
- PANELBOARD OR LOADCENTER
- C CONTACTOR
- ELECTRIC MOTOR
- METER
- THERMOSTAT
- ATS AUTOMATIC TRANSFER SWITCH
- CIRCUIT HOMERUN
- CONDUIT RUN
- CONDUIT RUN BELOW GRADE
- CONDUIT UP
- CONDUIT DOWN
- S SWITCH
- S^T THERMAL OVERLOAD SWITCH
- S^V VARIABLE SPEED SWITCH
- S^K KEY SWITCH

AUDIOVISUAL SYMBOLS

- TV WALL MOUNTED TELEVISION OUTLET
- TV CEILING MOUNTED TELEVISION OUTLET
- TV FLOOR MOUNTED TELEVISION OUTLET
- AV WALL MOUNTED AUDIOVISUAL OUTLET
- AV CEILING MOUNTED AUDIOVISUAL OUTLET
- AV FLOOR MOUNTED AUDIOVISUAL OUTLET
- S CEILING MOUNTED SPEAKER
- S WALL MOUNTED SPEAKER
- V VOLUME CONTROL
- M FLOOR MOUNTED MICROPHONE OUTLET
- M WALL MOUNTED MICROPHONE OUTLET
- CT CONTROL TOUCH PAD
- CK CONTROL KEYPAD
- P CEILING MOUNTED PROJECTOR
- P WALL MOUNTED PROJECTOR
- SPEAKER ZONE HOMERUN

FIRE ALARM SYMBOLS

- FACP FIRE ALARM CONTROL PANEL
- ANN REMOTE ANNUNCIATOR PANEL
- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- SH COMBO SMOKE/HEAT DETECTOR
- DD DUCT SMOKE DETECTOR
- CO COMBO SMOKE/CO DETECTOR
- F FIRE ALARM PULL STATION
- H FIRE ALARM HORN
- FIRE ALARM STROBE
- H FIRE ALARM COMBO HORN/STROBE
- F FIRE ALARM SPEAKER
- F FIRE ALARM COMBO SPEAKER/STROBE
- F FIREMAN'S PHONE JACK
- FF SPRINKLER SYSTEM FLOW SWITCH
- FT SPRINKLER SYSTEM TAMPER SWITCH
- FSD FIRE/SMOKE DAMPER

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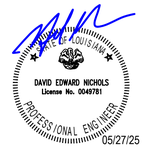

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

REV	DESCRIPTION	DATE
-	DESIGN DEVELOPMENT	03/07/25
-	PERMIT SET	04/16/25
-	PERMIT SET RE-ISSUE	05/27/25

SHEET
E-5.0

PANEL SCHEDULE - "HP-B"

Panel Voltage	120/240V		Fed From	Automatic Transfer Switch					Panel Demand Summary					Panel Feeder			
Panel Phase / Wire	1-Phase / 3W		Panel Type	MCB					Total Demand Load (kW)	65.5				2 Sets of 3 - #250 kcmil (THW) AL each in 3" Conduit			
Amp Rating	400		Mounting	Recessed					240V, 1-Phase, 3W, AMPS	272.9							
kAIC Rating	22		Location	Building Exterior													
Enclosure Type	NEMA-1		Area Served	Common Area & Dwelling EM Receps													

CCT No.	Description	Options	Load Type	OCPD	Poles	Wire	Conduit	Load (W)	Phase A	Phase B	Load (W)	Conduit	Wire	Poles	OCPD	Load Type	Options	Description	CCT No.
1	Exterior Lighting	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	Fire Alarm	2
3	Access Control	-	Non-Cont.	20	1	12	1/2"	1200		2700	1500	1/2"	12	1	20	Non-Cont.	-	GFI & Lighting	4
5	WR/WP GFI	-	Non-Cont.	20	1	12	1/2"	360	2360		2000	1/2"	12	1	20	Non-Cont.	-	EWH-1	6
7	WR/WP GFI	-	Non-Cont.	20	1	12	1/2"	360		1860	1500	1/2"	12	1	20	Non-Cont.	-	DHM-1	8
9	Spare	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	Spare	10
11	Spare	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	Spare	12
13	HP-EM	-	Non-Cont.	Refer to Panel Schedule				25500	25500		0	-	-	-	-	Non-Cont.	-	Space	14
15	-	-	Non-Cont.					24000		24000	0	-	-	-	-	Non-Cont.	-	Space	16
17	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	18
19	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	20
21	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	22
23	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	24
25	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	26
27	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	28
29	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	30
31	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	32
33	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	34
35	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	36
37	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	38
39	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	40
41	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	42
Largest Motor Load (kW)		0					Demand Load Per Phase (W)				33860	31560	Panel Notes						
							Subfeed Load (W)				0	0	1. All conductor sizes are THW copper UNO.						
							Total Demand Load (kW)				65.5		2. Refer to equipment ground table for EG sizes.						
							240V, 1-Phase, 3W, AMPS				272.9								

PANEL SCHEDULE - "HP-EM"

Panel Voltage	120/240V		Fed From	Automatic Transfer Switch					Panel Demand Summary					Panel Feeder			
Panel Phase / Wire	1-Phase / 3W		Panel Type	MCB					Total Demand Load (kW)	49.9				1 Set of 3 - #300 kcmil (THW) AL in 3" Conduit			
Amp Rating	225		Mounting	Recessed					240V, 1-Phase, 3W, AMPS	207.9							
kAIC Rating	22		Location	Building Exterior													
Enclosure Type	NEMA-1		Area Served	Common Area & Dwelling EM Receps													

CCT No.	Description	Options	Load Type	OCPD	Poles	Wire	Conduit	Load (W)	Phase A	Phase B	Load (W)	Conduit	Wire	Poles	OCPD	Load Type	Options	Description	CCT No.
1	DU Emerg Recep. 1	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 7	2
3	DU Emerg Recep. 1	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 7	4
5	DU Emerg Recep. 1	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 7	6
7	DU Emerg Recep. 2	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 8	8
9	DU Emerg Recep. 2	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 8	10
11	DU Emerg Recep. 2	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 8	12
13	DU Emerg Recep. 3	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 9	14
15	DU Emerg Recep. 3	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 9	16
17	DU Emerg Recep. 3	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 9	18
19	DU Emerg Recep. 4	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 10	20
21	DU Emerg Recep. 4	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 10	22
23	DU Emerg Recep. 4	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 10	24
25	DU Emerg Recep. 5	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 11	26
27	DU Emerg Recep. 5	-	Non-Cont.	20	1	12	1/2"	1500		3000	1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 11	28
29	DU Emerg Recep. 5	-	Non-Cont.	20	1	12	1/2"	1500	3000		1500	1/2"	12	1	20	Non-Cont.	-	DU Emerg Recep. 11	30
31	DU Emerg Recep. 6	-	Non-Cont.	20	1	12	1/2"	1500		1500	0	-	-	-	-	Non-Cont.	-	Space	32
33	DU Emerg Recep. 6	-	Non-Cont.	20	1	12	1/2"	1500	1500		0	-	-	-	-	Non-Cont.	-	Space	34
35	DU Emerg Recep. 6	-	Non-Cont.	20	1	12	1/2"	1500		1500	0	-	-	-	-	Non-Cont.	-	Space	36
37	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	38
39	Space	-	Non-Cont.	-	-	-	-	0		0	0	-	-	-	-	Non-Cont.	-	Space	40
41	Space	-	Non-Cont.	-	-	-	-	0	0		0	-	-	-	-	Non-Cont.	-	Space	42
Largest Motor Load (kW)		1.5					Demand Load Per Phase (W)				25500	24000	Panel Notes						
							Subfeed Load (W)				0	0	1. All conductor sizes are THW copper UNO.						
							Total Demand Load (kW)				49.9		2. Refer to equipment ground table for EG sizes.						
							240V, 1-Phase, 3W, AMPS				207.9								

Dwelling Unit Type(s):	**Type A1 & B1**	
Panel Specification		
	120/240V, 1-Phase	**100 AMP**	**Flush Mounting**
	24-Pole, MLO Panel	**10kAIC UNO**	
Panel Feeder		
	3 - #3 AWG THW CU or 3 -#1 AWG THW AL	
Calculations		
Dwelling Square Footage	930	
General Loads - 220.82(B)		kVA
General Lighting		2.79
Small Appliance		3.00
Refrigerator		1.50
Electric Cooking - Yes	Range	9.00
Microwave/Hood		1.50
Dishwasher		1.50
Disposal (1/3 HP)		0.83
Electric Water Heater - Yes	Water Heater	4.50
Clothes Washer		1.50
Clothes Dryer		5.00
Subtotal		31.12
First 10kVA @ 100%		10
Remainder @ 40%		8.45
Total General Loads (kVA)		*18.45*
Heating and Air Conditioning Load - 220.82(C)		kVA
Fan Load:	2 Ton		1.2
Heating Type / Load:	Electric_Resistance_Heat	5	5
Cooling Load (Tons):	2 Ton	3.5	-
Demand Factor			0.65
Total Heating and Air Conditioning Loads (kVA)			*4.0*
Total Dwelling Unit Load (kVA)			***22.48***
120/240V, 1-Phase, Amps			***93.7***
Neutral Loads - 220.61			kVA
(General Loads) - (Range + Dryer)			17.12
3kVA @ 100% + Remainder @ 35%			*7.94*
Range @ 70%			*6.30*
Dryer @ 70%			*3.50*
Total Dwelling Unit Neutral Load (kVA)			***17.74***
120/240V, 1-Phase, Amps			***74.0***

Panel Schedule - NEC 220 Article II

AFCI/GFCI Reqs	CCT No.	Description	A / Pole / Wire (CU AWG)
AF/GF*	1,2	Small Appliance	20 / 1 / #12
AF/GF*	3	Refrigerator	20 / 1 / #12
GFCI	5,7	Range (9kW)	50 / 2 / #8
GFCI	4	Microwave/Hood	20 / 1 / #12
GFCI	6	Dishwasher	20 / 1 / #12
GFCI	8	Disposal (1/3 HP)	20 / 1 / #12
GFCI	9,11	Water Heater (4.5kW)	30 / 2 / #10
GFCI	10	Clothes Washer (GFI)	20 / 1 / #12
GFCI	13,15	Clothes Dryer (5kW)	30 / 2 / #10
GFCI	12,14	Condensing Unit (GFI)	30 / 2 / #10
AFCI	16,18	Air Handling Unit	40 / 2 / #8
AFCI	17,19,21	General Lighting	20 / 1 / #12
GFCI	22	Bathroom (GFI)	20 / 1 / #12

Notes

1. Electrical contractor shall coordinate Maximimum OCPD for all condensing units and Air Handling units with Mechanical Contractor Submittal Data.
2. Provide full size neutral. Provide Equipment Ground per schedule.
3. No lighting shall be permitted on small appliance circuits and no other outlets shall be located on Bathroom GFI CCT.
4. All appliances that are fastened in place, permanently connected, or located are to be on their own dedicated circuits.
5. * - AFCI Receptacle allowed where not within 6' of edge of a water fixture. Where within 6' of a water fixture, GFCI is to be used.
6. Provide Type 1 or Type 2 SPD.
7. Where allowed by local code and approved by the owner, electrical contractor may utilize NEC Table 310.15(B)7 for 120/240v, 1-Phase dwelling unit feeders.

Building Meter Bank Calculation

Service Voltage	**120/240V, 1-Phase**	**Designation**	**Group A, B, C, D**
Amp Rating	**1200**		
kAIC Rating	**65**		
Demand Load (A)	**867.1**		

Main Type	**Fused Main - Fused at 1200**
Service Conductors	**4 Sets of 3 - #500 kcmil THW AL each in 4" Conduit**
Grounding Electrode Conductor	**1 - #3/0 CU**
Main Bonding Jumper	**1 - #250 CU**

Demand Load Calculation

			Individual Dwelling Unit Loads (kVA)				NEC 220.84		
Dwelling Unit Types	Quantity	SqFt (Ea)	General Lighting & Recep	Small & Fixed Appliances, Motors	HVAC Load	Total SqFt per Type	General Lighting & Recep (C)(1) (kVA)	Small & Fixed Appliances, Motors (C)(2)-(4) (kVA)	HVAC Load (C)(5) (kVA)
A1	6	903	2.709	28.33	6.2	5418	16.254	169.98	37.2
B1	5	903	2.709	28.33	6.2	4515	13.545	141.65	31
Total Dwellings	**11**				**Totals**	**9933**	**29.799**	**311.63**	**68.2**
							Total Dwelling Unit Load (kVA)		409.7
							Demand - Table 220.84		0.42
							Demand Load (kVA)		**172.1**
							Additional House Load (kVA)		**36**
							Total kVA		**208.1**
							120/240V, 1-Phase, Amps		**867.1**

Neutral Calculation

Demand per 220.61(A)	kVA
General Lighting + Small Appliance Load	62.8
First 3kVA @ 100%	3
3001VA - 120kVA @ 35%	20.92965
120kVA + @ 25%	0
Net Calculated Load	24
Dryer per 220.54 @ 70%	18.1
Range per 220.55 @ 70%	19.8
Additional House Load	36
Total Neutral Load (kVA)	*97.9*

Further Neutral Demand 220.61(B)	
Total Neutral Load (kVA)	*97.9*
120/240V, 1-Phase, Amps	408.0
First 200A @ 100%	200
Remainder @ 70%	145.6
Total Neutral Amps	**345.6**

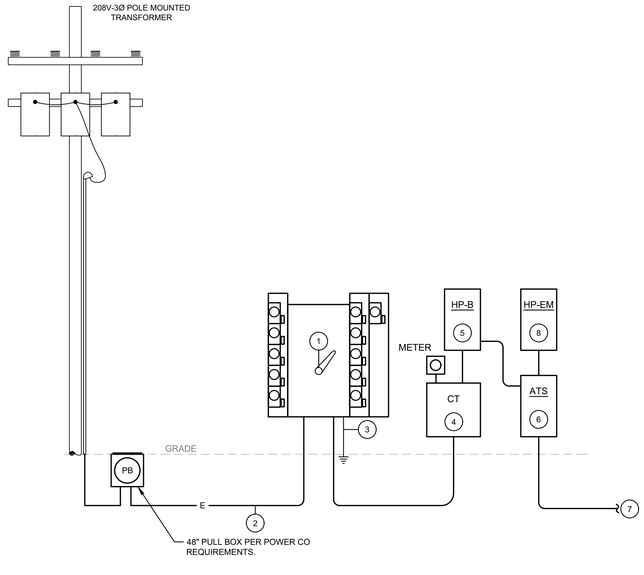
Notes

1. AL grounding conductors may be used where allowed by local code. Refer to NEC Article 250 for sizes.

Emergency Generator Schedule

MFG	Generac	Options
Model	RG060	All Weather Housing
Electrical Characteristics (V / P / Hz)	240V, 1-Phase, 60Hz	Cold Weather Kit
Capacity (kW/kVA)	60	Automatic Transfer Switch
Capacity @ 1.0 PF (Amps)	250	Block Heater
Exhaust System	Critical Grade / Dry	Vibration Pads
Fuel	Nat. Gas	12V, DC Batteries
Fuel Configuration	Sub-Base Fuel Tank	
Fuel Consumption at Rated Output (CFH)	80	

Notes:
1. Generator shall be UL2200 Listed
2. Placard with "NATURAL GAS GENERATOR" shall be placed on the exterior generator room entry door.



ELECTRICAL SERVICE - BUILDING GROUP A,B,C,D

120/208V, 3Ø, 400A NTS

ELECTRICAL RISER KEYED NOTES:

1. 12/240V, 1Ø, FUSED MAIN RATED AT 1200AMPS WITH CURRENT LIMITING FUSES. REFER TO CALCULATIONS. PROVIDE ENERGY REDUCING MAINTENANCE SWITCHING WITH LOCAL STATUS INDICATOR PER NEC 240.87.
2. SERVICE ENTRANCE CONDUCTORS. REFER TO CALCULATION FOR SIZE. EXTEND TO POWER COMPANY POINT-OF-SERVICE. REFER TO POWER COMPANY STANDARD INSTALLATION DETAILS FOR ADDITIONAL INFORMATION.
3. EQUIPMENT GROUNDING CONDUCTOR TO GROUNDING ELECTRODE SYSTEM. REFER TO CALCULATIONS FOR CONDUCTOR SIZES AND GROUNDING DETAILS.
4. TAP CONDUCTOR FROM LOAD SIDE TO PANEL HP-B. 2 SETS OF 3-#250 KCMIL AL. EACH IN 3" CONDUIT.
5. PANEL "HP-B" 120/240V, 1P, 400A, MCB PANEL IN NEMA-3R ENCLOSURE.
6. 120/240V, 1P, 225A RATED AUTOMATIC TRANSFER SWITCH.
7. 12/240V, 1P, GENERATOR FEED TO ATS IN NEMA-3R ENCLOSURE. 1 SET OF 3-#300 KCMIL AL. IN 3" CONDUIT.
8. PANEL "HP-EM" 120/240V, 1P, 225A, MCB PANEL IN NEMA-3R ENCLOSURE.

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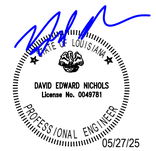

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
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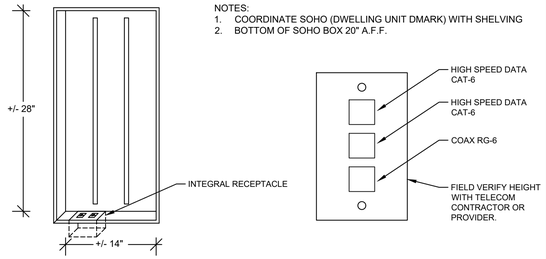
SHEET

E-5.1

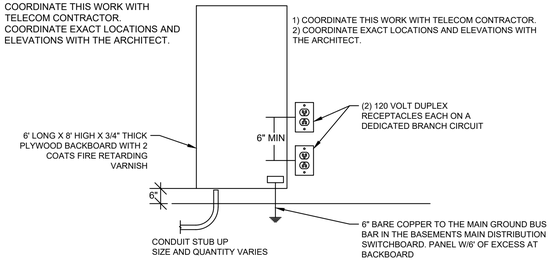


NOTES:
1. COORDINATE SOHO (DWELLING UNIT DMARK) WITH SHELVING
2. BOTTOM OF SOHO BOX 20" A.F.F.

TYPICAL DWELLING UNIT TELECOM DIAGRAM

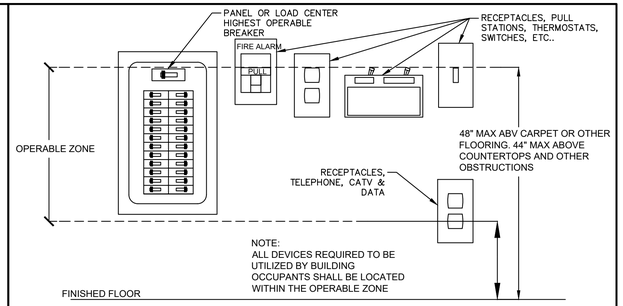
SCALE: NO SCALE

NOTES:
1. COORDINATE THIS WORK WITH TELECOM CONTRACTOR.
2. COORDINATE EXACT LOCATIONS AND ELEVATIONS WITH THE ARCHITECT.



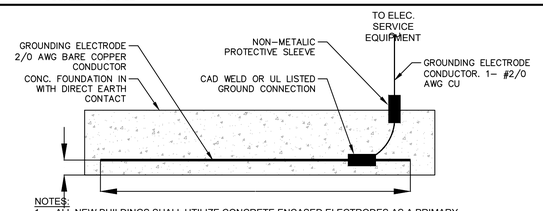
TYPICAL TELECOM ROOM DIAGRAM

SCALE: NO SCALE



DEVICE HEIGHT DIAGRAM

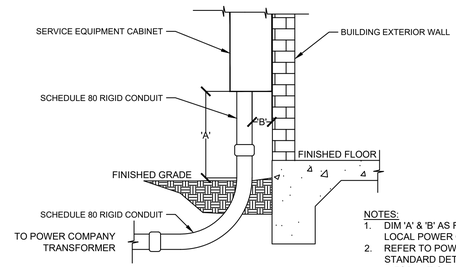
SCALE: NO SCALE



NOTES:
1. ALL NEW BUILDINGS SHALL UTILIZE CONCRETE ENCASED ELECTRODES AS A PRIMARY MEANS OF GROUNDING.
2. ALL GROUNDING SYSTEMS SHALL BE COMPLIANT WITH NEC ARTICLE 250.
3. ALL BONDING SHALL BE COMPLIANT WITH NEC ARTICLE 250.
4. ALL GROUNDING SHALL BE COPPER.
5. BOND TO ALL ALL GROUNDING ELECTRODES PRESENT PER NEC 250.50 INCLUDING BUT NOT LIMITED TO BUILDING STEEL, CONCRETE ENCASED ELECTRODE, METAL WATER PIPING AND DRIVEN RODS (NEC 250.52)
6. INSTALL GROUNDING ELECTRODE SYSTEM PER NEC 250.53.

CONCRETE ENCASED GROUNDING DIAGRAM

SCALE: NO SCALE

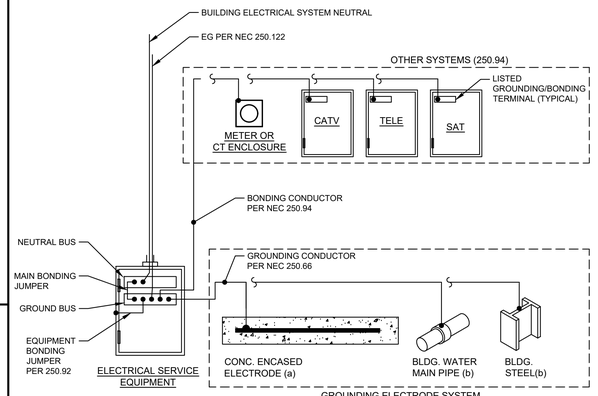


NOTES:
1. DIM 'A' & 'B' AS REQUIRED BY JOB AND LOCAL POWER COMPANY.
2. REFER TO POWER COMPANY STANDARD DETAILS FOR ADDITIONAL INFORMATION.

SERVICE CONDUIT DIAGRAM

SCALE: NO SCALE

EXTERIOR SERVICE EQUIPMENT



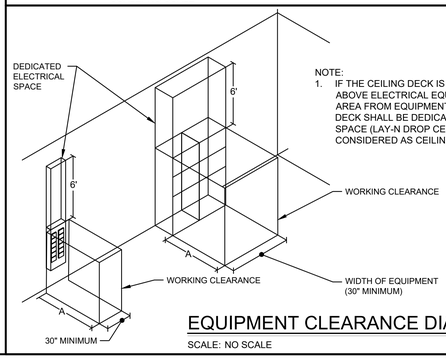
GROUNDING ELECTRODE SYSTEM PER NEC 250.66
NOTE:
(a) PRIMARY MEANS OF GROUNDING
(b) GROUND/BOND IF PRESENT

NOTES:
1. COMPLY WITH NEC 250 AND OTHER APPLICABLE CODE SECTIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

2. COMPLY WITH NEC 250.90 FOR BONDING INCLUDING SERVICES AND OTHER SYSTEMS

ELECTRICAL SERVICE GROUNDING DIAGRAM

SCALE: NO SCALE

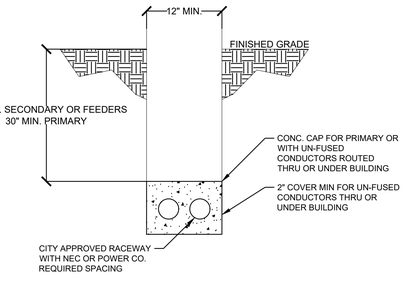


SYSTEM VOLTAGE	A
480	42"
208/240	36"

NOTE:
1. IF THE CEILING DECK IS LESS THAN 6'-0" ABOVE ELECTRICAL EQUIPMENT THEN AREA FROM EQUIPMENT TO CEILING DECK SHALL BE DEDICATED ELECTRICAL SPACE (LAY-N DROP CEILING ARE NOT CONSIDERED AS CEILING DECK.)

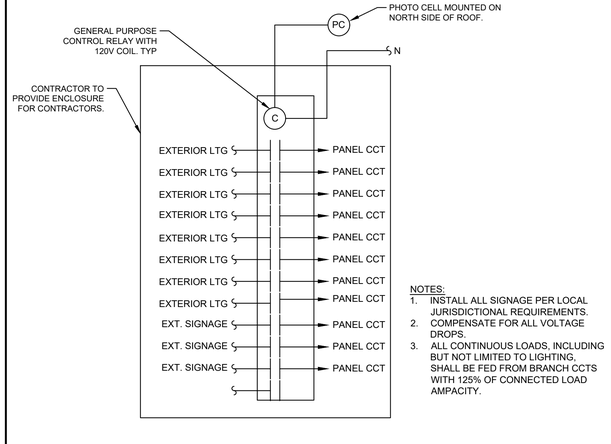
EQUIPMENT CLEARANCE DIAGRAM

SCALE: NO SCALE



TRENCHING DIAGRAM

SCALE: NO SCALE



NOTES:
1. INSTALL ALL SIGNAGE PER LOCAL JURISDICTIONAL REQUIREMENTS.
2. COMPENSATE FOR ALL VOLTAGE DROPS.
3. ALL CONTINUOUS LOADS, INCLUDING BUT NOT LIMITED TO LIGHTING, SHALL BE FED FROM BRANCH CCTS WITH 125% OF CONNECTED LOAD AMPACITY.

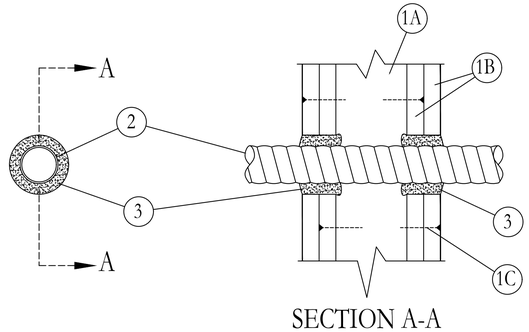
TYPICAL PHOTOCELL/CONTACTOR PANEL DIAGRAM

SCALE: NO SCALE

* NOTE

THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS FROM THE 2002 EDITION OF THE UL FIRE RESISTANCE DIRECTORY

SYSTEM NO. W-L-3015
(FORMERLY SYSTEM NO. 328)
F RATINGS-- 1 AND 2 HR (SEE ITEM 3)
T RATINGS-- 0, 3/4, AND 2 HR (SEE ITEM 2)
L RATING AT AMBIENT-- LESS THAN 1 CFM/sq ft (SEE ITEM 3)
L RATING AT 400° F-- LESS THAN 1 CFM/sq ft (SEE ITEM 3)



SECTION A-A

1. Wall Assembly - The 1 or 2 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.

B. Gypsum Board* - Nom 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, number of layers and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of openings cut in gypsum wallboard is 2 in.

C. Fasteners - When wood stud framing is employed, gypsum wallboard attached to studs with cement coated nails as specified in the individual Wall or Partition Design. When steel channel stud framing is employed, gypsum wallboard attached to studs with Type S self-drilling, self-tapping bugle-head steel screws as specified in the individual Wall or Partition Design. Diam of circular through opening cut through gypsum wallboard on each side of wall assembly to be min 1/4 in. to max 11/16 in. larger than diam of through penetrating product (Item 2) installed in through opening. Side edge of circular opening to be min 3 in. from nearest stud in wall cavity.

2. Through Penetrating Product* - Max four copper conductor No. 2 AWG (or smaller) aluminum or steel **Armored Cable+ or Metal-Clad Cable+**. Max one armored cable or metal clad cable to be installed near center of circular opening in gypsum wallboard. Through penetrating product to be rigidly supported on both sides of wall assembly. When installed in 1 hr fire rated wall assembly, T Rating is 0 hr. When installed in 2 hr fire rated wall assembly, T Rating is 3/4 hr when max No. 2 AWG cable is used and 2 hr when max 12 AWG cable is used.
AFC CABLE SYSTEMS INC

3. Fill,Void or Cavity Material* - Caulk - Caulk fill material forced into annular space around entire circumference of through penetrating product to completely fill opening in gypsum wallboard on each side of the wall assembly. A min 5/8 in. thickness of caulk is required for the 1 hr F Rating. A min 1-1/4 in. thickness of caulk is required for the 2 hr F Rating.
MINNESOTA MINING & MFG CO - CP 25WB+.
*Bearing the UL Classification Marking

All statements, technical information and recommendations contained herein are based on tests we believe to be reliable, however, since the conditions of use and application are beyond our control, 3M shall not be liable for any damage, direct or consequential, resulting from the use of this material or design . 3M's only warranty shall be to replace any of our products proved to be defective.

3M Fire Protection Products

PAGE	UL SYSTEM NO.
1 OF 1	WL-3015

NOT FOR USE AS A CONSTRUCTION DOCUMENT. DRAWING NOT TO SCALE.

RATED ASSEMBLY PENETRATION DETAIL

NTS

REVISIONS

ZONE	REV	DESCRIPTION	DATE	APPROVED

NICHOLS ENGINEERING LLC
MEP ENGINEERING
912 S. CAPITOL OF TEXAS HWY
SUITE 200
AUSTIN, TEXAS 78746
p.512.593.5616

STATE OF LOUISIANA
DAVID EDWARD NICHOLS
License No. 0049781
PROFESSIONAL ENGINEER
05/27/25

NICHOLS ENGINEERING, LLC

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MID-CITY SENIOR COTTAGES
LAKE CHARLES, LOUISIANA

DRAWING INFORMATION

PROJECT NO: 16101
DRAWN BY: JF/DEN
CHECKED BY: DEN

- ☐ Issued for review only
- ■ Issued for permitting
- ☐ Issued for construction

REVISIONS

REV	DESCRIPTION	DATE
-	DESIGN DEVELOPMENT	03/07/25
-	PERMIT SET	04/16/25
-	PERMIT SET RE-ISSUE	05/27/25

SHEET
E-5.2