THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

ARCHITECT OF RECORD
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772

PARTNER ARCHITECT
STUDIO KIRO
1229 ST. THOMAS ST., STE. A
NEW ORLEANS, LA 70130
504.432.9583

PARTNER ARCHITECT
GENSLER
2 HOUSTON CENTER
909 FANNIN ST., STE. 200
HOUSTON, TX 77010
713.844.0000

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
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STRUCTURAL
MORPHY MAKOFSKY (MMI)
336 N NORMAN C FRANCIS PKWY
NEW ORLEANS, LA 70119
504.488.1317

MEP & ACOUSTICS
SALAS O'BRIEN
541 JULIA ST, SUITE 200
NEW ORLEANS, LA 70130
504.930.4080

CIVIL
MARAIS CONSULTANTS
1813 BARONNE ST.
NEW ORLEANS, LA 70113
504.350.2644

LANDSCAPE
SPACKMAN MOSSOP MICHAELS
1824 SOPHIE WRIGHT PLACE
NEW ORLEANS, LA 70130
504.218.8991

BBSA REFERENCE NUMBER: BBSA 25-45

DELEGATED DESIGN / DEFERRED SUBMITTALS

EXTERIOR SIGNAGE PERMIT
SWIMMING POOL DESIGN & PERMIT
FIRE SERVICE PERMIT
FIRE SPRINKLER / STANDPIPE DESIGN & SHOP DRAWINGS
FIRE ALARM SHOP DRAWINGS

CITY PLANNING COMMISSION DESIGN ADVISORY BOARD PROVISOS

1. SHOW ALTERNATIVE ELEVATIONS WITH VERTICAL EMPHASIS TO BREAK UP THE MASSING SPECIFICALLY ALONG EUTERPE

2. ADDRESS THE WINDOW TO WALL RATIO SO THAT WINDOWS DO NOT APPEAR NARROW OR CONSTRICTIVE FROM THE EXTERIOR

3. WIDEN SIDEWALKS SPECIFICALLY ALONG EUTERPE STREET AND ALIGN ALL BUILDING INGRESS AND EGRESS POINTS WITH THE APPROPRIATE SIDEWALK AND STREET LOCATIONS

4. ADD CANOPIES WHERE POSSIBLE AROUND THE BUILDING TO PROVIDE AN IMPROVED PEDESTRIAN EXPERIENCE.

5. PROVIDE ALTERNATIVE OPTIONS USING TONES IN A LIGHTER COLOR PALETTE FOR MATERIAL CHOICES.

THE RIVANA RESIDENTIAL ENTRANCE @ TCHOUPITOULAS & RACE STREETS

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G1.03	CODE ANALYSIS	2025_10-30
G1.04	CODE REQ'D CLEARANCES & MOUNTING HEIGHTS	2025_10-30
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C4.00	UTILITY PLAN	2025_10-30
C5.00	CIVIL DETAILS	2025_10-30
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A2.44	AREA PLAN - LEVEL 04, AREA 04	2025_10-30
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A2.52	OVERALL RCP - LEVEL 02	2025_10-30
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TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL
1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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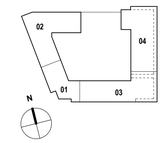
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

COVER SHEET

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GENERAL NOTES - ARCHITECTURAL

1. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
2. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES, REGULATIONS, AND AGENCIES.
3. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION WHICH MAY NOT BE SHOWN ON DRAWINGS. ALL WORK NOTED "BY OTHERS" OR "NIC" SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS WORK IN CONSTRUCTION SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY: WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE DRAWINGS AND ANY SUBSEQUENTLY ISSUED ADDENDA OR CHANGE ORDERS ARE PART OF THESE CONTRACT DOCUMENTS.
6. DO NOT SCALE DRAWINGS.
7. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADES BUT FOR THE WORK OF OTHER RELATED TRADES AS WELL.
8. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND / OR FIRESTOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
9. REFER TO FINISH SCHEDULES AND COLOR LISTS FOR WALL FINISH DESIGNATIONS.
10. ALL PENETRATIONS AND OPENINGS IN RATED WALLS, CEILINGS AND FLOORS SHALL MEET THE ASSEMBLY FIRE RATINGS.
11. WALL ASSEMBLIES, FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, COLUMN & BEAM PROTECTION ASSEMBLIES AND OTHER ASSEMBLY TYPES WITH UL DESIGN NO. OR OTHER REFERENCED TESTING AUTHORITY DESIGNATION SHALL BE CONSTRUCTED TO THE STANDARDS REFERENCED. PRODUCTS USED SHALL BEAR UL (OR OTHER) CLASSIFICATION WHERE REQUIRED BY THE UL (OR OTHER) DESIGN.
12. PROVIDE ALL BASES AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT.
13. REFER TO OTHER SHEETS BY ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
14. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.
15. LINE OF EXISTING GRADES, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE. REFER TO CIVIL FOR GRADING.
16. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 4" FROM FACE OF PERPENDICULAR PARTITION FRAMING TO DOOR JAMB FRAMING.
17. "LEVEL" REFERS TO TOP OF CONCRETE SLAB OR SUBFLOOR. FINISH FLOORING IS INSTALLED ABOVE THE LEVEL LINE.
18. PROVIDE ADDITIONAL BLOCKING AND REINFORCING TO ACCOMMODATE CEILING MOUNTED FIXTURES, BATHROOM ACCESSORIES AND GRAB BARS, AND ALL WALL MOUNTED MILLWORK, CABINETRY, COUNTERTOPS TELEVISIONS, OR OTHER OBJECTS SHOWN. SEE ALSO THE EXTERIOR AND INTERIOR DETAILS PROVIDED FOR ANY ADDITIONAL BLOCKING LOCATIONS.
19. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN A CABINET INSPECTED AND MAINTAINED IN ACCORDANCE WITH NFPA 10. CABINET LOCATIONS INDICATED ON FLOOR PLANS AS "FEC" OR "FECR".

GENERAL NOTES - CONSTRUCTION

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO THE BID AND/OR TO CONSTRUCT THIS PROJECT.
2. ALL CONTRACTORS ARE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DRAWINGS. SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR, THE BETTER QUALITY, GREATER QUANTITY, AND MOST EXPENSIVE PRODUCT OR TASK SHALL BE FURNISHED OR PERFORMED, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT. DISCREPANCIES BETWEEN INSTALLATION METHODS FOR SPECIFIED ITEMS SHALL NOT BE CAUSE TO CHANGE THE CONTRACT SUM OR DELAY THE CONSTRUCTION.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE JOB CONDITIONS AND SHALL CAREFULLY STUDY ALL DRAWINGS AND SPECIFICATIONS PERTAINING TO THE WORK. IF ANY OF THE WORK LAID OUT, INDICATED, OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH ANY LOCAL, STATE, OR UNDERWRITERS' ORDINANCES OR REGULATIONS, THE SAME SHALL BE REPORTED TO THE ARCHITECT BEFORE SUBMITTING BID. THE ARCHITECT WILL THEN ISSUE INSTRUCTION AS TO THE PROCEDURE. IF NO SUCH REPORT IS MADE, THE WORK SHALL BE REQUIRED BY SUCH ORDINANCE AT NO EXPENSE TO THE OWNER.
4. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS OR GUIDELINES FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY ITEMS OF WORK UNDER OR WITHIN SUCH JURISDICTION(S).
5. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTIONS NECESSARY PER ALL APPLICABLE CODES
6. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADE BUT FOR THE WORK OF OTHER RELATED TRADES AS WELL.
7. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT. REFERENCES OF NOTES AND DETAILS TO SPECIFICATIONS AND LOCATIONS SHALL NOT LIMIT THEIR APPLICABILITY.
8. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODE, AND ALL APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES OR GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN.
9. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, ARRANGE FOR ALL REQUIRED INSPECTIONS, TEMPORARY TELEPHONE, AND TRASH REMOVAL.
10. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
11. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER AND PLUMBING, POWER AND LIGHTING OR VENTILATION AS HE MAY REQUIRE TO PROPERLY CONDUCT THE WORK OF HIS CONTRACT.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR THE ENTIRE LENGTH OF THIS WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
13. THE CONTRACTOR SHALL PROTECT THE BUILDING PREMISES AND ALL OCCUPANTS ON THE PROJECT SITE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY COVERING, BOARDS, TEMPORARY PARTITIONS AND DOORS AS REQUIRED TO PROTECT EXISTING WORK AND FINISHES TO REMAIN AT THE JOB SITE AND ALL AREAS OF THE BUILDING AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL NECESSARY REPLACEMENTS OR REPAIRS WITHOUT ANY ADDITIONAL CHARGE TO THE TENANT OR THE PARTY AFFECTED.
14. GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF HIS CONTRACT.
15. ALL WORK AND CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
16. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY HIS SUBCONTRACTORS. IT IS RECOMMENDED THE G.C. TAKE PRE-CONSTRUCTION PHOTOS FOR ANY FUTURE CLAIMS.
17. THE GENERAL CONTRACTOR SHALL HAVE A COMPETENT SUPERINTENDENT ON THE PREMISES AT ALL TIMES WHEN WORK IS IN PROGRESS AND SHALL KEEP AND MAINTAIN AN UP-TO-DATE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND SKETCHES ON THE PREMISES AT ALL TIMES WHEN WORK IS IN PROGRESS. NO OUT-DATED MATERIAL SHALL BE ON THE PREMISES AT ANY TIME.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
19. CONTRACTOR SHALL PROVIDE CLASS A,B+C HAZARD FIRE EXTINGUISHERS AS NOTED ON PLANS, AT A MAX. TRAVEL DISTANCE OF 75'-0", MAX FLOOR AREA PER EXTINGUISHER 11,250 S.F. OR IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT.
20. FIRE EXTINGUISHERS APPROPRIATE TO THE WORK BEING PERFORMED MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.
21. CONTRACTOR TO INCLUDE ALL TESTING, PROGRAMMING AND FINAL CONNECTIONS REQUIRED TO TIE INTO BUILDING LIFE SAFETY SYSTEMS.
22. G.C. SHALL COORDINATE WITH ENGINEERING DRAWINGS FOR FIRE STROBES, SPEAKERS AND FIRE PULL STATION AS REQUIRED BY CODE.

#	NUMBER
@	AT
ABV	ABOVE
ACP	ACCESS PANEL
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTIC PANEL CEILING
ARCH	ARCHITECT OR ARCHITECTURAL
B/	BOTTOM OF
BD	BOARD
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BRK	BRICK
BTWN	BETWEEN
BYND	BEYOND
BOS	BOTTOM OF STEEL
CAB	CABINET
CHNL	CHANNEL
CI	CAST-IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CNTRL	CONTROL
CO	CLEAN OUT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
CW	CURTAIN WALL
DB	DOWNSPOUT BOOT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
DS	DOWNSPOUT
DSB	DOWNSPOUT BOOT
DW	DISHWASHER
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EXIST	EXISTING
EXP JNT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIXT	FIXTURE
FLR	FLOOR
FO	FACE OF
FOS	FACE OF STUD
FND	FOUNDATION
FRP	FIBER REINFORCED PLASTIC PANELS
FT	FOOT OR FEET
'G	-ING (SUFFIX)
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GAS LINE
GP BD	GYPSUM BOARD
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INCL	INCLUDED
INFO	INFORMATION
INSUL	INSULATION
IN	INCHES
INT	INTERIOR
J-BOX	JUNCTION BOX
JNT	JOINT
LAM	LAMINATE
LDR	LADDER
LNTL	LINTEL
LOC	LOCATION
LP	LIGHT POLE
LS	LIFE SAFETY
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MOD BIT	MODIFIED BITUMINOUS
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NOS	NOT IN SCOPE
NSMF	NON-STRUCTURAL METAL FRAMING
NTS	NOT TO SCALE
OAD	OVERFLOW AREA DRAIN
OC	ON CENTER
OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OS	OVERFLOW SCUPPER
OVH	OVERHEAD
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PRPT	PARAPET
PT	PRESSURE TREATED
PTD	PANT OR PAINTED
PV	PLUMBING VENT
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING OR REINFORCED
REQD	REQUIRED
REV	REVISION
RF	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
RUB	RUBBER
SF	STOREFRONT
SIM	SIMILAR
SIP	STRUCTURAL INSULATED PANEL
SPEC	SPECIFIED OR SPECIFICATION
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
SQ	SQUARE
T&G	TONGUE AND GROOVE
T/	TOP OF
TELE	TELEPHONE
TEMP	TEMPORARY
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TS	TUBE STEEL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VWFB	VENTED WOOD FLOOR BASE
W/	WITH
W/O	WITHOUT
WD	WOOD
WH	WATER HEATER
WN	WINDOW
WW	WINDOW WALL

DRAWING REFERENCES

DRAWING TITLE
DETAIL NUMBER
01 DRAWING NAME
A1.01 SCALE: 1/8" = 1'-0"
SHEET NUMBER

BUILDING ELEVATIONS
01 — DETAIL NUMBER
A3.01 — VIEW DIRECTION, DRAWING SHEET NUMBER

EXTERIOR ENLARGED ELEVATIONS
01 — DETAIL NUMBER
A3.01 — VIEW DIRECTION, DRAWING SHEET NUMBER

BUILDING SECTIONS
01 — VIEW DIRECTION, DETAIL NUMBER
A3.01 — DRAWING SHEET NUMBER

WALL SECTIONS
01 — VIEW DIRECTION, DETAIL NUMBER
A5.01 — DRAWING SHEET NUMBER

INTERIOR ELEVATIONS
01 — DETAIL NUMBER, VIEW DIRECTION
A6.01 — DRAWING SHEET NUMBER

INTERIOR SECTIONS
03 — VIEW DIRECTION, DETAIL NUMBER
A2.00 — DRAWING SHEET NUMBER

EXTERIOR & INTERIOR SECTION DETAILS
7 — DETAIL NUMBER
A2.00 — DRAWING SHEET NUMBER

EXTERIOR & INTERIOR ENLARGED PLANS & DETAILS
04 — DETAIL NUMBER, DETAIL EXTENTS
A2.00 — DRAWING SHEET NUMBER

SYMBOLS

NORTH ARROW — CENTERLINE — GRID LINES (01 / A)

COMPONENT TAGS

ROOM TAG
ROOM NAME
3200 — ROOM NUMBER
34 SF — SQUARE FOOTAGE

UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

KEYNOTE
[03 3000] — ELEMENT
CAST-IN-PLACE CONCRETE — SPECIFICATION SECTION, ELEMENT NAME

INTERIOR WALL & PARTITION ASSEMBLY TYPE
A3 — TYPE MARK

EXTERIOR WALL & PARTITION ASSEMBLY TYPE
X600.6 — TYPE MARK
X(1)(2)(3).(4)
(1) CORE MATERIAL
3 CONCRETE
4 MASONRY
5 METAL
6 WOOD
(2) FIRE RATING - HOURS
(3) TYPE
(4) CORE THICKNESS - INCHES

ROOF & FLOOR ASSEMBLY TYPE
F1 — TYPE MARK

MATERIAL TYPE
MP-A — TYPE MARK

DOOR NUMBER
320B — DOOR NUMBER

DOOR USAGE
03 B — MARK, USAGE

CURTAIN WALL / STOREFRONT / WINDOW TYPE
SF19 — TYPE MARK

LEVEL HEAD
LEVEL 01
15' - 0" — LEVEL NAME, ELEVATION

SPOT ELEVATION
16' - 2" A.F.F. — ELEVATION, SURFACE

REVISION TAG
01 — REVISION NUMBER

TRAPOLINPEER
Gensler studio_kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

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850 TCHOUPITOULAS STREET
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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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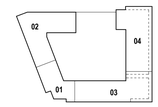

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ABBREVIATIONS & GENERAL NOTES

G0.02

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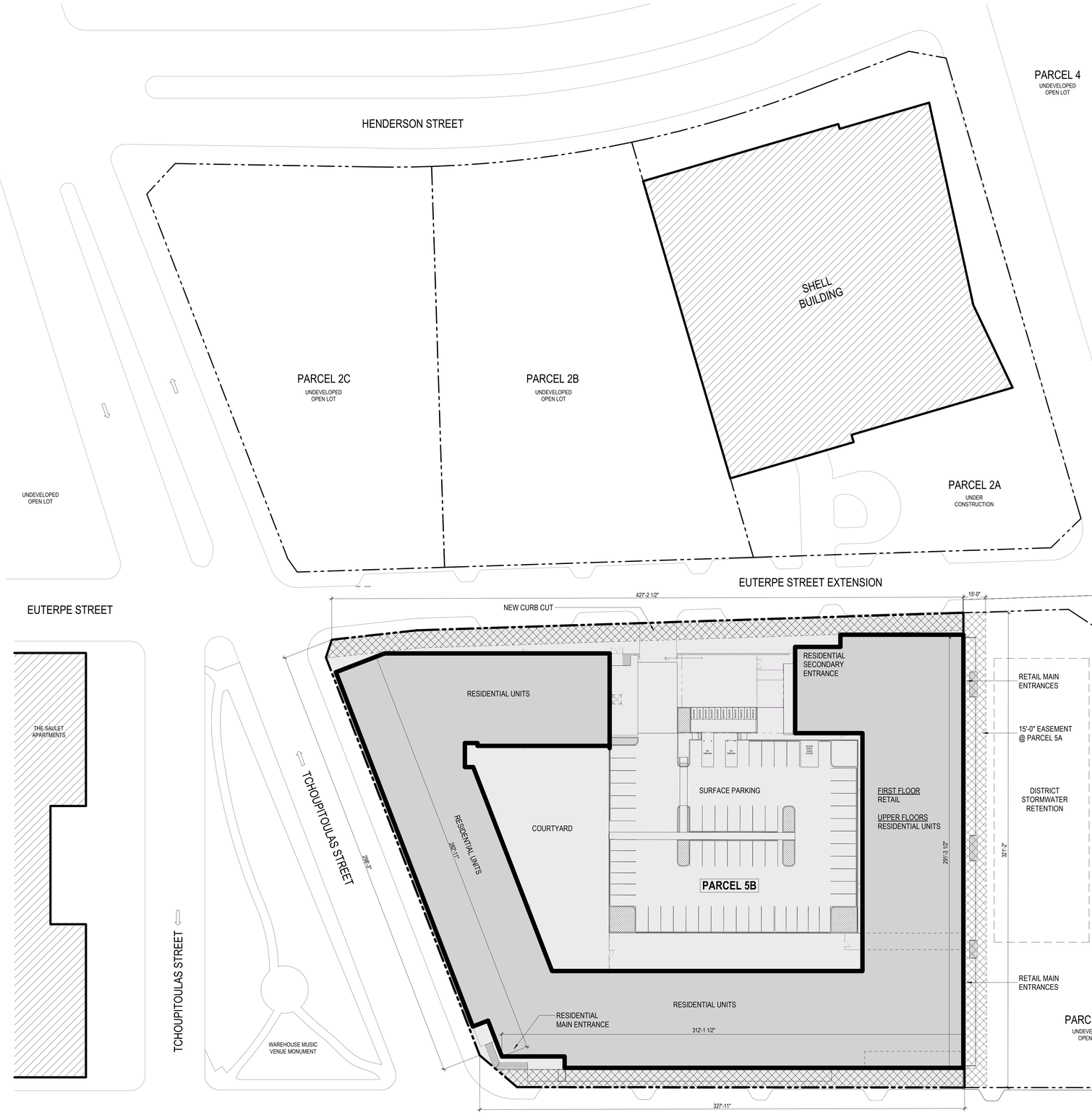


01 PROXIMITY PLAN
G0.03 SCALE: 1" = 30'-0"

SITE & BLDG SQUARE FOOTAGE

SITE AREA: 118,857 SQ FT, 2.73 ACRES

BUILDING GSF: 315,483 SQ FT *(4 FLOORS)*

ENCLOSED BUILDING SQ FT		
LEVEL	SQ FOOT	NAME
LEVEL 01	58240 SF	ENCLOSED BLDG
LEVEL 02	59726 SF	ENCLOSED BLDG
LEVEL 03	62006 SF	ENCLOSED BLDG
LEVEL 04	62006 SF	ENCLOSED BLDG
TOTAL	241979 SF	

BULK & YARD REGULATIONS, 18.24.D.1, TABLE 18-2

MINIMUM LOT AREA PER DWELLING UNIT
NONE

MINIMUM OPEN SPACE REQUIRED
CALCULATED AS AGGREGATE FOR ENTIRE DISTRICT; 20% OF ALL AREAS WITHIN CCN OVERLAY DISTRICT

MINIMUM YARD REQUIREMENTS
NONE; PROPOSED BUILDING ALIGNS WITH APPROVED DISTRICT MASTER PLAN. PARCEL ABUTTING CONVENTION CENTER BLVD TO BE DEVELOPED AS OPEN GREEN SPACE IN SEPARATE PROJECT AS PROPOSED IN APPROVED MASTER PLAN; REFERENCE DR017-24, PROVISO #5

MAXIMUM BUILDING HEIGHT, 18.24.D.6, TABLE 18-3

MAXIMUM HEIGHT ALLOWED
85-400 FEET, SUBJECT TO 18-8 LINE-OF-SIGHT SETBACKS

PROPOSED BUILDING HEIGHT: 66'-5" ABOVE GRADE

EASEMENT @ PARCEL 5a, BBSA DOCKET NO. 25-45

15'-0" EASEMENT REQUIREMENTS
WITHIN EASEMENT BOUNDARY, NO CONSTRUCTION ALLOWED ON PARCEL 5a ABOVE THE FINISH FLOOR OF PARCEL 5b BUILDING.

OWNERS OF PARCEL 5a WILL CONSTRUCT, PROTECT, AND MAINTAIN ALL ELEMENTS (STAIRS, RAMPS, AND PORCH) REQUIRED FOR EGRESS/INGRESS FROM EAST SIDE OF PARCEL 5b BUILDING.

PARCEL 5a EGRESS ELEMENTS MUST BE COMPLETED PRIOR TO PARCEL 5b OCCUPANCY.

MAX AREA OF OPENINGS, IBC TABLE 705.8
FIRE SEPERATION DISTANCE FOR OPENING PROTECTIVES WILL BE MEASURED FROM EAST BUILDING FACE TO EDGE OF 15'-0" EASEMENT.

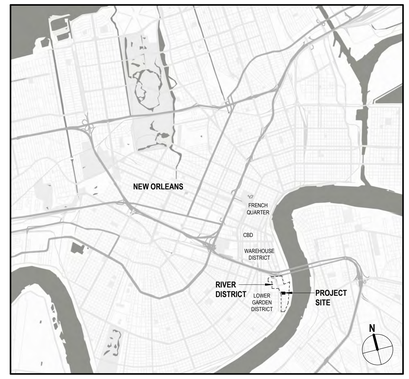
ACCESS TO PUBLIC WAY, IBC 1028.5
AREA WITHIN 15'-0" EASEMENT IS CONSIDERED AS ACCESS TO THE PUBLIC WAY FROM PARCEL 5b.

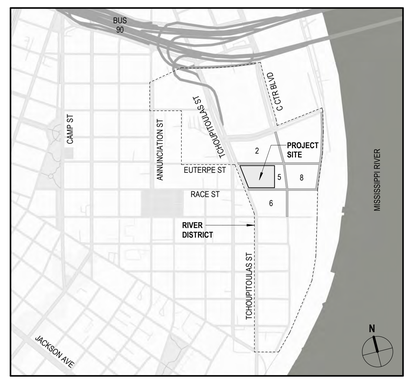
GENERAL NOTES - PROXIMITY PLAN

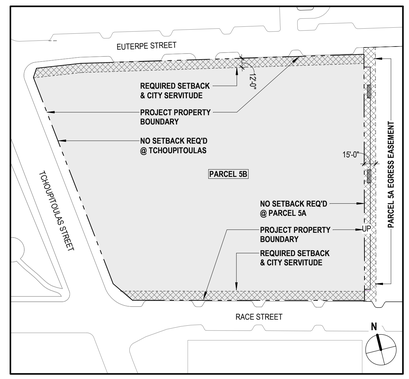
1. UNLESS OTHERWISE NOTED, ALL ELEMENTS SHOWN OUTSIDE OF THE PARCEL 5B PROPERTY BOUNDARY ARE NOT IN THE PROJECT SCOPE AND ARE SHOWN FOR REFERENCE ONLY.
2. SITE PAVING AND PLANTING IN THE PUBLIC RIGHT-OF-WAY BETWEEN THE PROPERTY BOUNDARY AND STREET CURBS IS INCLUDED IN PROJECT SCOPE.
3. STREET PARKING LAYOUT/DESIGN AT EUTERPE AND RACE STREETS ARE BY OTHERS AND SHOWN FOR REFERENCE ONLY.
4. ALL NEW SITE INFRASTRUCTURE (STREETS, UTILITIES, STORMWATER RETENTION) IS BY OTHERS AND ASSUMED TO BE COMPLETED PRIOR TO PROJECT COMPLETION.

LEGEND - PROXIMITY PLAN

- PROJECT SITE
- PROJECT BUILDING FOOTPRINT
- ADJACENT BUILDINGS
- SITE SETBACK & CITY SERVITUDE
- PARCEL 5A EGRESS EASEMENT
- PROPERTY BOUNDARY
- DISTRICT STORMWATER RETENTION







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GMP DOCUMENTS

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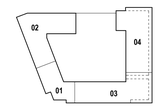

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PROXIMITY PLAN

G0.03

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CODE ANALYSIS

APPLICABLE CODES (NOT LIMITED TO THE FOLLOWING)
INTERNATIONAL BUILDING CODE 2021 (IBC 2021)
INTERNATIONAL MECHANICAL CODE 2021 (IMC 2021)
INTERNATIONAL PLUMBING CODE 2021 (IPC 2021)
INTERNATIONAL FUEL GAS CODE 2021 (IFGC 2021)
INTERNATIONAL ENERGY CONSERVATION CODE 2021 (IECC 2021)
NATIONAL ELECTRICAL CODE: 2020
NFPA 101 LIFE SAFETY CODE- 2015
NFPA 1 - 2015
ADA / ADAAG 2010
ENTERPRISE GREEN COMMUNITIES 2020
FORTIFIED MULTI-FAMILY GOLD
LOUISIANA HOUSING CORPORATION QUALIFIED ACTION PLAN

PROJECT DESCRIPTION:

4-STORY NEW CONSTRUCTION MIXED USE MULTIFAMILY BUILDING IN THE RIVER DISTRICT, WITH RETAIL ON THE GROUND FLOOR, OPEN COURTYARD AND SURFACE PARKING. ANCILLARY USES INCLUDE LEASING OFFICES, RESIDENTIAL AMENITIES, COMMUNITY ROOM, FITNESS ROOM, POOL AND COURTYARD SPACES.

OCCUPANCY CLASSIFICATION: MIXED USE SEPARATED: ASSEMBLY A-2, BUSINESS B, RESIDENTIAL R-2 (MULTIFAMILY) IBC CHAPTER 03

CONSTRUCTION TYPE: MIXED-USE MULTIFAMILY BLDG: TYPE V-A (1HR FIRE RESISTANCE RATED WOOD FRAMING PRIMARY STRUCTURE) IBC CHAPTER 06

SPRINKLER: YES, THROUGHOUT IN MULTIFAMILY BUILDING PER NFPA 13.

CODE REQUIREMENTS

	CITATION	ALLOWED/REQUIRED	PROVIDED	COMMENTS
HEIGHT AND AREA LIMITATIONS	IBC: TABLES: 504.3, 504.4, & 506.2 FRONTAGE INCREASE IBC: 506.3	RESIDENTIAL, R-2: 70' HIGH, 4 STORIES 45,000 SF PER FLOOR - PER 506.2.2 ASSEMBLY, A-2, A-3: 85' HIGH, 3 STORIES 34,500 SF PER FLOOR BUSINESS, B: 85' HIGH, 4 STORIES 54,000 SF PER FLOOR	BUILDING HEIGHT: 63'-0" FROM GRADE NUMBER OF STORIES: 04 ENCLOSED BUILDING SQ FT LEVEL / SQ FOOT / NAME LEVEL 01 58340 SF ENCLOSED BLDG LEVEL 02 59726 SF ENCLOSED BLDG LEVEL 03 62006 SF ENCLOSED BLDG LEVEL 04 62006 SF ENCLOSED BLDG TOTAL 241979 SF	IBC 508.4.1 SEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. EACH SEPARATED SPACE SHALL COMPLY WITH THIS CODE BASED ON THE OCCUPANCY CLASSIFICATION OF THAT PORTION OF THE BUILDING.
	NFPA 101: TABLE 12.1.6	4 STORIES IN HEIGHT: LIMITED TO ASSEMBLY OCCUPANT LOAD OF 1000 OR LESS		
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	IBC: TABLE 601 NFPA 101: TABLE A.8.2.1.2	**TYPE V-A STRUCTURE** PRIMARY STRUCTURE: 1 HR BEARING WALLS: 1 HR NON BEARING WALLS: 0 HR FLOOR & ROOF: 1 HR	PRIMARY STRUCTURE: 1 HR BEARING WALLS: 1 HR NON BEARING WALLS: 0 HR FLOOR & ROOF: 1 HR	*REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING WALL LOCATIONS. IBC 6.02.1 WHERE REQUIRED TO HAVE A FIRE-RESISTANCE RATING BY TABLE 601, BUILDING ELEMENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 703.2. THE PROTECTION OF OPENINGS, DUCTS AND AIR TRANSFER OPENINGS IN BUILDING ELEMENTS SHALL NOT BE REQUIRED UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE.
FIRE RESISTANCE RATING FOR AREA SEPARATION WALLS BASED ON AREA LIMITATIONS	IBC: 706.4	R-2: 2 HOUR	REQUIREMENTS MET. SEE PLANS.	706.4.A - IN TYPE V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE RESISTANCE RATING
FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE	IBC: TABLE 705.5	X < 5' 1 HR 5' ≤ X ≤ 10' 1 HR 10' ≤ X ≤ 30' 1 HR X ≥ 30' 0 HR	REQUIREMENTS MET. SEE PLANS.	
SEPARATION OF OCCUPANCIES	IBC: 508.4 IBC: 420.2	2HR SEPARATION REQUIRED BETWEEN UNSPRINKLED OPEN PARKING GARAGE AND OTHER OCCUPANCIES 1HR SEPARATION REQUIRED BETWEEN ADJACENT R-2 DWELLING/SLEEPING UNITS & ADJACENT OCCUPANCIES 1/2HR SEPARATION REQUIRED BETWEEN R-2 DWELLIN/SLEEPING UNITS & CORRIDORS	REQUIREMENTS MET. SEE PLANS.	NFPA 101: 28.3.7.2: ASSEMBLY AREAS LIMTED TO 1000 OCCUPANTS OR LESS ON FOURTH FLOOR ABOVE GRADE GROUP I-1, R-1, R-2 AND R-3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420. (IBC)
	NFPA 101: 6.1.14.4.1 NFPA 101: 28.3.7.2	A/A: 0 HR A/B: 1 HR A/R: 1HR B/R: 1HR		
SEPARATION / PROTECTION OF INCIDENTAL USES	IBC: TABLE 509 NFPA 70 110.31 (A) (1)-(3) EXCEPTION	1HR SEPARATION FOR ELECTRICAL ROOMS AND VAULTS	REQUIREMENTS MET. SEE PLANS.	
STAIRWAY ENCLOSURES	IBC: 1023.2 NFPA 101: 7.1.3.2	INTERIOR EXIT STAIRS: 4-STORY: 2HR RATED	REQUIREMENTS MET. SEE PLANS.	
SHAFT ENCLOSURES	IBC: 7.13	MINIMUM: 2HR RATED WHERE CONNECTING 3 OR MORE STORIES	REQUIREMENTS MET. SEE PLANS.	
CORRIDOR RATING	IBC: 1020.1 NFPA: 28.3.1.6.3	R-2: 1/2 HOUR GROUP A & B: NO RATING REQUIRED	1/2 HOUR RATING PROVIDED AT R-2 RESIDENT CORRIDORS	
AUTOMATIC SPRINKLER SYSTEM	IBC: 903 NFPA 101: 28.3.5, 12.3.5	REQUIRED REQUIRED	SPRINKLERS PROVIDED THROUGHOUT IN ACCORDANCE WITH NFPA 13	SPINKLER SYSTEM TO BE INTERCONNECTED WITH ALARM SYSTEM
FIRE ALARM	IBC: 907.2, 907.2.9.3 NFPA 101: 28.3.4, 12.3.4	REQUIRED REQUIRED	PROVIDED IN ACCORDANCE WITH 907.2 & NFPA 9.6	
ELEVATOR	ADA: 206.2.3 IBC: 1009.2.1	(1) STRETCHER COMPLIANT ELEVATOR REQUIRED	(1) STRETCHER COMPLIANT ELEVATOR PROVIDED	
HOISTWAY OPENING PROTECTION	IBC: 3006.2, 3006.2.1	NOT REQUIRED, UNLESS WITHIN RATED CORRIDOR	ELEVATORS SEPARATED FROM RATED CORRIDORS	
INTERIOR WALLS & CEILING FINISHES	IBC: 803.11 NFPA: A.10.2.2 NFPA: 10.2.8.1	INTERIOR EXIT STAIRWAYS: B CORRIDORS & EXIT ACCESS: B ROOMS & ENCLOSED SPACES: C ENCLOSED STAIRWAYS: A CORRIDORS & LOBBIES: A, B AREAS WITH < 300 OCUPANTS: A, B, C	INTERIOR EXIT STAIRWAYS: A,B CORRIDORS & EXIT ACCESS: A,B, ROOMS & ENCLOSED SPACES: A,B,C	NFPA 10.2.8.1: OTHER THAN AS REQUIRED IN 10.2.4, WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION 9.7, CLASS C INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE PERMITTED IN ANY LOCATION WHERE CLASS B IS REQUIRED, AND CLASS B INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE PERMITTED IN ANY LOCATION WHERE CLASS A IS REQUIRED.
CONCEALED SPACES & SPRINKLER PROTECTION	IBC 718, 708.4.2 NFPA 13: 9.2	708.4.2 FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION IN COMBUSTIBLE CONSTRUCTION: WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.2.1. DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.3.1 FOR FLOORS OR SECTION 718.4.1 FOR ATTICS. NFPA 13 CONCEALED SPACES NOT REQUIRING SPRINKLER PROTECTION: 9.2.1.7: CONCEALED SPACES FILLED WITH NONCOMBUSTIBLE INSULATION SHALL NOT REQUIRE SPRINKLER PROTECTION. 9.2.1.10: CONCEALED SPACES OVER ISOLATED SMALL COMPARTMENTS NOT EXCEEDING 55 FT2 (5.1 M2) IN AREA SHALL NOT REQUIRE SPRINKLER PROTECTION.		

ENERGY CONSERVATION

	CITATION	ALLOWED/REQUIRED	PROVIDED	COMMENTS
THERMAL ENVELOPE INSULATION REQUIREMENTS	IECC C402.1.3 / C402.1.4: CLIMATE ZONE 2A	ROOF, ABOVE DECK: R-25ci / U-0.039 ROOF, ATTIC: R-38 ATTIC / U-0.027 MASS WALLS: R-7.6ci / U-0.123 WOOD FRAMED: R-20 FLOORS, FRAMED: R-30 / U-0.033 UNHEATED SLAB: NR	REFER TO WALL & FLOOR ASSEMBLY TYPES.	MASS WALL ASSEMBLY: / EFFECTIVE R-VALUE: EXTERIOR FINISH: NOT INCLUDED 8" NWC CMU: 1.11 2x4 STUDS @ 16" O.C. W/ R-11 INSULATION 9.01 5/8" GYPSUM 0.56 TOTAL: **R-10.6 (U-0.0936)**
FENESTRATION MAXIMUM U-FACTOR / SHGC REQUIREMENTS	IECC C402.4 CLIMATE ZONE 2A	FIXED FENESTRATION: U-0.45 / .25 OPERABLE FENESTRATION: U-0.45 / .23 ENTRANCE DOORS: U-0.77 / .25	REFER TO GLAZING & OPENING SPECIFICATIONS	

OCCUPANCY	FUNCTION OF SPACE	OCCUPATION LOAD	WATER CLOSETS (MALE)	WATER CLOSETS (FEMALE)	LAVATORIES (MALE)	LAVATORIES (FEMALE)	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
ASSEMBLY A-3	ASSEMBLY, UNCONCENTRATED	131	.524	1.007	.328	.328	0	.262	
ASSEMBLY A-3	ASSEMBLY, UNCONCENTRATED	275	1.100	2.115	.688	.688	0	.55	
ASSEMBLY A-3	ASSEMBLY, UNCONCENTRATED	118	.472	.907	.295	.295	0	.236	
ASSEMBLY A-3	SWIMMING POOL	16	.064	.123	.040	.040	0	.032	
ASSEMBLY A-3	EXERCISE ROOM	34	.136	.261	.085	.085	0	.068	
BUSINESS, B	BUSINESS, B	7	.140	.140	.088	.088	0	.07	
TOTAL REQUIRED		.581	2.436 = **3**	4.546 = **5**	1.524 = **2**	1.524 = **2**	**0**	1.216 = **2**	**1**
TOTAL PROVIDED			**3**	**5**	**2**	**2**		**2**	**1**

BATHROOM COUNT

MEANS OF EGRESS

	CITATION	ALLOWED/REQUIRED	PROVIDED	COMMENTS
EGRESS WIDTH	FBC: 1010.1 NFPA 101: 7.2.1.2.3.2	STAIRS: .3"/OCC, MINIMUM 44" DOORS: .2"/OCC, MINIMUM 32" CORRIDORS: .2"/OCC, MINIMUM 44"	REQUIREMENTS MET. SEE PLANS.	
EXIT SEPARATION	IBC: 1007.1.1 NFPA 101: TABLE A.8.2.1.2	THE SEPARATION DISTANCE SHALL BE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.	REQUIREMENTS MET. SEE PLANS.	
TRAVEL DISTANCE	IBC: 1017.2 NFPA 101: TABLE A7.6	ASSEMBLY: 250' RESIDENTIAL: 250' BUSINESS: 300'	REQUIREMENTS MET. SEE PLANS.	
COMMON PATH	IBC: 1006.2.1 NFPA 101: TABLE A7.6, 28.2.5.3.1, 12.2.5.3.1, 39.2.5.3.1	ASSEMBLY: 75' RESIDENTIAL: 125' BUSINESS: 100'	REQUIREMENTS MET. SEE PLANS.	
DEAD END	IBC: 1020.5 NFPA 101: TABLE A7.6, 28.2.5.2.1, 12.2.5.2.1, 39.2.5.2.1	ASSEMBLY: 20' RESIDENTIAL: 50' BUSINESS: 50'	REQUIREMENTS MET. SEE PLANS.	A DEAD-END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD-END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF THE DEAD-END CORRIDOR.
EGRESS COURT	IBC: 1029	LESS THAN 10' IN WIDTH REQUIRES (1) HR RATED WALL AND CEILING CONSTRUCTION	REQUIREMENTS MET, WIDTH OF EGRESS COURT IS GREATER THAN 10'. SEE PLANS.	
	NFPA: 7.2.3.5.1	EGRESS IS PERMITTED INTO EGRESS COURTS HAVING DIRECT ACCESS TO A PUBLIC WAY		
ACCESSIBLE MEANS OF EGRESS	IBC: 1009	NOT LESS THAN (2) ACCESSIBLE MEANS OF EGRESS RQUIRED	(2) ACCESSIBLE MEANS OF EGRESS PROVIDED BY: INTERIOR EXIT STAIR(S), & ELEVATOR W/ STANDBY POWER.	
	NFPA: 7.5.4 NFPA: 28.2.4.1, 12.2.4.1, 39.2.4.1	NOT LESS THAN (2) ACCESSIBLE MEANS OF EGRESS REQUIRED		

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TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

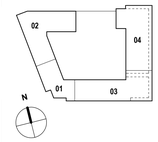
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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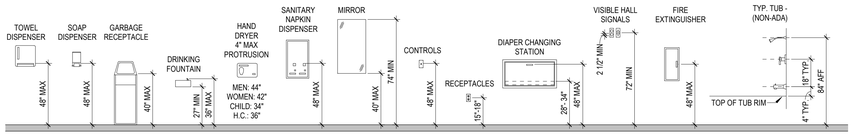
PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

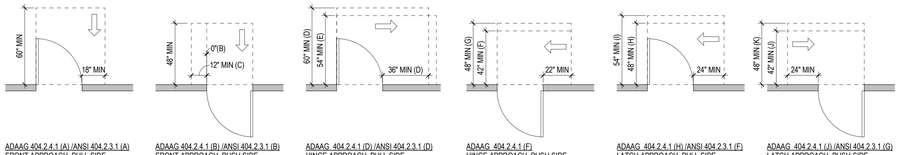
CODE ANALYSIS

G1.03



ADAAG
MOUNTING HEIGHTS

NOTE: MOUNTING HEIGHTS REF. TYPICAL UNLESS NOTED OTHERWISE



ADAAG 404.2.4.1 (A) /ANSI 404.2.3.1 (A)
FRONT APPROACH, PULL SIDE

ADAAG 404.2.4.1 (B) /ANSI 404.2.3.1 (B)
FRONT APPROACH, PUSH SIDE

ADAAG 404.2.4.1 (C) /ANSI 404.2.3.1 (C)
FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

ADAAG 404.2.4.1 (D) /ANSI 404.2.3.1 (D)
HINGE APPROACH, PULL SIDE

ADAAG 404.2.4.1 (E) /ANSI 404.2.3.1 (E)
HINGE APPROACH, PULL SIDE

ADAAG 404.2.4.1 (F)
HINGE APPROACH, PUSH SIDE

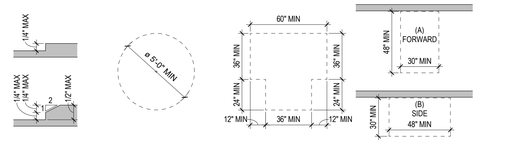
ADAAG 404.2.4.1 (G)
HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

ADAAG 404.2.4.1 (H) /ANSI 404.2.3.1 (F)
LATCH APPROACH, PULL SIDE

ADAAG 404.2.4.1 (I)
LATCH APPROACH, PULL SIDE, DOOR PROVIDED WITH CLOSER

ADAAG 404.2.4.1 (J) /ANSI 404.2.3.1 (G)
LATCH APPROACH, PUSH SIDE

ADAAG 404.2.4.1 (K)
LATCH APPROACH, PUSH SIDE, DOOR PROVIDED WITH CLOSER



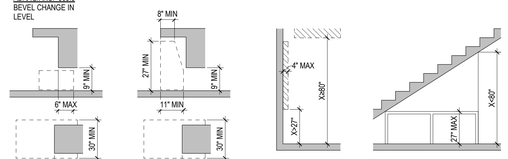
ADAAG/ANSI 303.2
VERTICAL CHANGE IN LEVEL

ADAAG/ANSI 303.3
BEVEL CHANGE IN LEVEL

ADAAG/ANSI 304.3.1
CIRCULAR SPACE

ADAAG/ANSI 304.3.2
T-SHAPED TURNING SPACE

ADAAG/ANSI 305.5
POSITION OF FLOOR OR GROUND SPACE

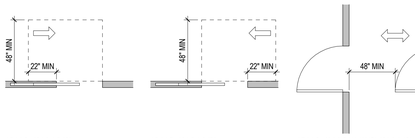


ADAAG/ANSI 306.2
TOE CLEARANCE

ADAAG/ANSI 306.3
KNEE CLEARANCE

ADAAG/ANSI 307.2
LIMITS OF PROTRUDING OBJECTS

ADAAG/ANSI 307.4
VERTICAL CLEARANCE



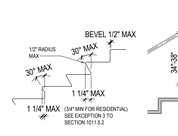
ADAAG 404.2.4.2 (C)
POCKET OR HINGE APPRIACH

ADAAG 404.2.4.2 (D)
STOP OR LATCH APPROACH

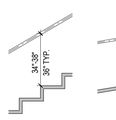
ADAAG 404.2.6 (A) /ANSI 404.2.5 (C)
DOORS AND GATES IN A SERIES

ADAAG 404.2.6 (B)
DOORS AND GATES IN A SERIES

ADAAG 404.2.6 (C) /ANSI 404.2.5 (C)
DOORS AND GATES IN A SERIES

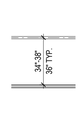


IBC 1011.5.5.1
TREAD/RISER PROFILE (SOLID RISER)

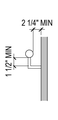


ADAAG/ANSI 505.4 (A)
HANDRAIL HEIGHT STAIR

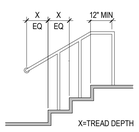
ADAAG/ANSI 505.4 (B)
HANDRAIL HEIGHT RAMP



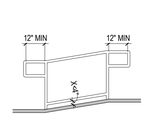
ADAAG 505.4 (C)
HANDRAIL HEIGHT WALKING SURFACE



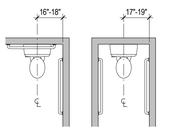
NFPA 101
7.2.2.4.4.5
HANDRAIL CLEARANCE



ADAAG 505.10.2-3 / ANSI 505.10.2-3 / IBC 1014.2 / NFPA 7.2.2.4.4
HANDRAIL EXTENSIONS AT TOP AND BOTTOM OF STAIRS

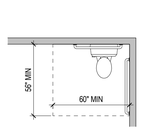


ADAAG/ANSI 505.10.1; IBC 1014
HANDRAIL EXTENSIONS AT RAMPS

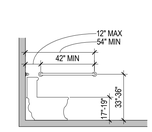


ADAAG/ANSI 604.2 (A)
WATER CLOSET LOCATION - WHEELCHAIR ACCESSIBLE

ADAAG/ANSI 604.2 (B)
WATER CLOSET LOCATION - AMBULATORY

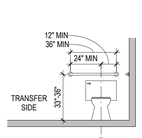


ADAAG/ANSI 604.3.1
SIZE OF CLEARANCE AT WATER CLOSETS

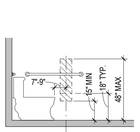


ADAAG/ANSI 604.5.1 & ANSI 604.4
SIDE WALL GRAB BARS AT WATER CLOSETS

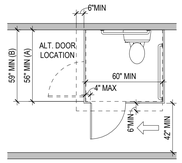
NOTE: SEE ANSI 604.5 FOR CONDITIONS WHERE VERTICAL GRAB BAR IS REQUIRED



ADAAG/ANSI 604.5.2
REAR GRAB BAR AT WATER CLOSETS



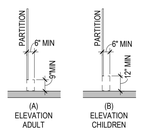
ADAAG/ANSI 604.7
DISPENSER OUTLET LOCATION



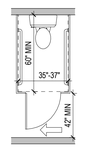
ADAAG 604.8.1.1
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS

ADAAG 604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

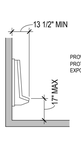
ADAAG 604.8.4 (C)
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



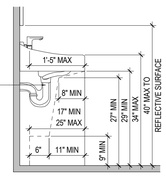
ADAAG 604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



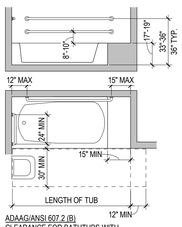
ADAAG 604.8.2
AMBULATORY ACCESSIBLE TOILET COMPARTMENT



ADAAG 605.2
HEIGHT AND DEPTH OF URINALS

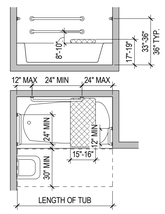


ADAAG 606.2 / ANSI 606.2-3
LAVATORY AND SINK CLEARANCES



ADAAG/ANSI 607.2 (B)
CLEARANCE FOR BATHTUBS WITH PERMANENT IN-TUB SEAT

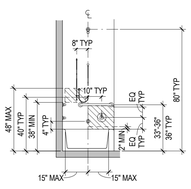
ADAAG/ANSI 607.4.1
GRAB BARS FOR BATHTUBS WITH PERMANENT IN-TUB SEAT



ADAAG/ANSI 607.2 (A)
CLEARANCE FOR BATHTUBS WITH REMOVABLE IN-TUB SEAT

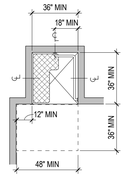
ADAAG/ANSI 607.4.2
GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEAT

NOTE: SEE ANSI 607.4 FOR CONDITIONS WHERE VERTICAL GRAB BAR IS REQUIRED



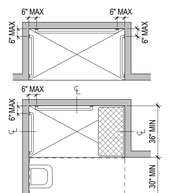
ADAAG 607.5
BATHTUB CONTROL LOCATION

NOTE: IF ELIMINATING THE FIXED SHOWER HEAD, SELECT A HAND-HELD SHOWER THAT IS +/- 80" AFF WHEN IN THE HIGHEST POSITION AND IS BELOW THE 48" AFF REACH RANGE WHEN IT IS IN THE LOWEST POSITION. LOCATE THE HAND HELD ON THE CENTERLINE OF THE WALL.
THE HAND-HELD SHOWER IS SHOWN IN THE ADA 48" AFF REACH RANGE POSITION FOR THE DIAGRAM.



ADAAG/ANSI 608.2.1
TRANSFER TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

ADAAG/ANSI 608.3.1
GRAB BARS FOR TRANSFER TYPE SHOWER

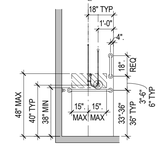


ADAAG/ANSI 608.2.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

ADAAG/ANSI 608.3.2
GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

NOTE: SEE ADAAG 608.2.3& 608.3.3 FOR ALTERNATE ROLL-IN SHOWER CONFIGURATIONS

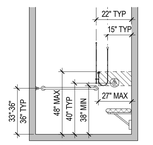
NOTE: SEE ADAAG 608.5.3 FOR ALTERNATIVE ROLL-IN SHOWER CONFIGURATIONS



ADAAG/ANSI 608.5.1
TRANSFER TYPE SHOWER COMPARTMENT CONTROL LOCATION

ADAAG (A)608.5.2
STANDARD ROLL-IN TYPE WITHOUT SEAT

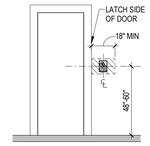
NOTE: THE HAND-HELD SHOWER IS SHOWN IN THE ADA 48" AFF REACH RANGE POSITION FOR THE DIAGRAM.



(B) WITH SEAT

ADAAG/ANSI 608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

NOTE: THE HAND-HELD SHOWER IS SHOWN IN THE ADA 48" AFF REACH RANGE POSITION FOR THE DIAGRAM.



ADAAG 703.4
HEIGHT OF TACTILE CHARACTERS ABOVE FLOOR OR GROUND

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
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1480 TCHOUPITOULAS STREET
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CONTRACTOR
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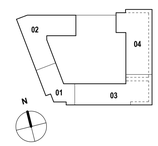
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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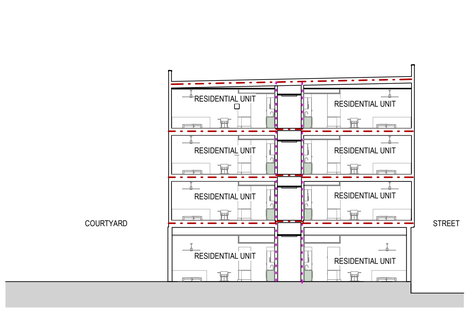
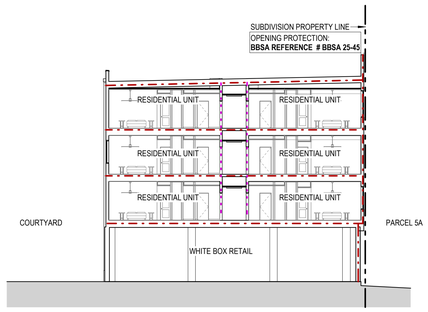
ISSUE DATE
2025_10-30

CODE REQ'D CLEARANCES & MOUNTING HEIGHTS

G1.04



4 LIFE SAFETY SECTION - RESIDENTIAL BAR TYP.
LS1.01 SCALE: 1/16" = 1'-0"



3 LIFE SAFETY SECTION - RETAIL BAR
LS1.01 SCALE: 1/16" = 1'-0"

GENERAL NOTES - LIFE SAFETY

1. ALL EXTERIOR WALLS, LOAD BEARING WALLS, FLOORS, ROOFS, AND PRIMARY STRUCTURAL FRAME ELEMENTS SHALL HAVE A MINIMUM 1HR FIRE RATED MEMBRANE PROTECTION. REF. STRUCTURAL FOR LOAD BEARING WALL LOCATIONS. REF. ARCHITECTURAL FLOOR PLANS AND LIFE SAFETY PLANS FOR ADDITIONAL FIRE RATED PARTITION & FIRE BARRIER LOCATIONS.
2. NON-SPRINKLERED COMBUSTIBLE CONCEALED SPACES SHALL BE FILLED WITH NON-COMBUSTIBLE INSULATION PER NFPA 13 SECTION 8.15.1.2.17
3. SEE ENGINEERING DRAWINGS FOR ALL FIRE ALARM WORK INCLUDING AND NOT LIMITED TO LOCATIONS OF ALL DEVICES TO BE LOCATED/COORDINATED WITH LOCATIONS OF LIGHT SWITCHES.
4. CONTRACTOR TO INCLUDE ALL TESTING, PROGRAMMING AND FINAL CONNECTIONS REQUIRED TO TIE INTO BUILDING LIFE SAFETY SUPPORT AND CLASS E SYSTEMS.
5. G.C. SHALL COORDINATE WITH ENGINEERING DRAWINGS FOR FIRE STROBES, SPEAKERS AND FIRE PULL STATION AS REQUIRED BY CODE.
6. CONTRACTOR SHALL PROVIDE ORDINARY HAZARD FIRE EXTINGUISHERS AT A MAX. TRAVEL DISTANCE OF 75'-0", MAX FLOOR AREA PER EXTINGUISHER 11,250 S.F. OR IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT. MIN. RATING OF 2A10BC.
7. EACH INDIVIDUAL DWELLING UNIT (APARTMENT) THAT CONTAINS COOKING EQUIPMENT SHALL BE PROVIDED WITH ORDINARY HAZARD FIRE EXTINGUISHERS WITHIN THE KITCHEN AREA BENEATH THE SINK. MIN. RATING OF 2A10BC
8. BUILDING ADDRESS SHALL BE VISIBLE FROM THE STREET PER THE STANDARD OF THE LOCAL FIRE DEPARTMENT.
9. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
10. ALL UTILITY METERS SHALL BE LABELED WITH THE BUILDING / SUITE ADDRESS.
11. ALL UTILITY ROOMS SHALL BE LABELED.

LIFE SAFETY SYMBOL LEGEND

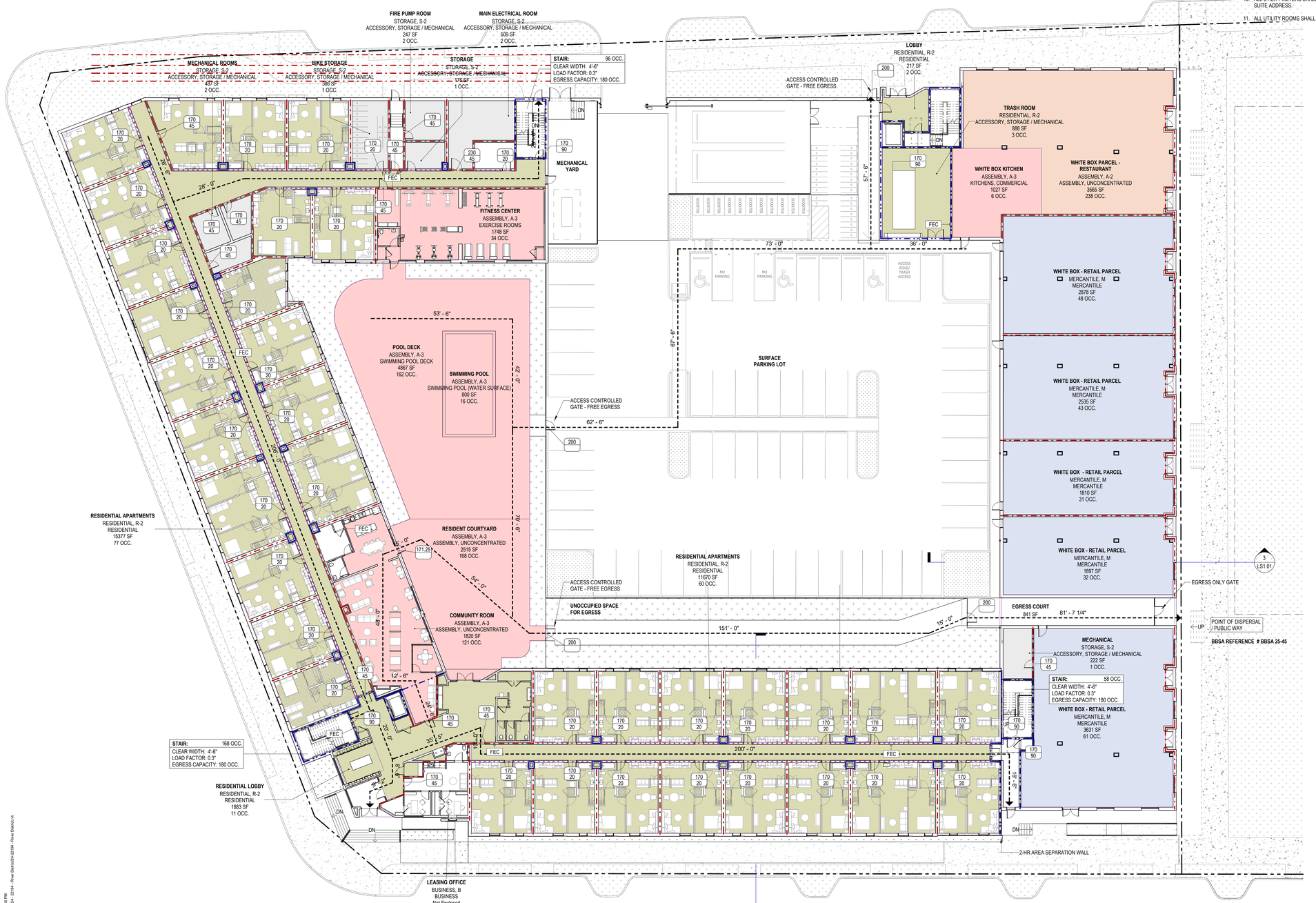
AREA TAG
NAME
CLASSIFICATION
ACCESSORY, STORAGE / MECHANICAL
XXX
XXX OCC
OCCUPANCY CLASSIFICATION
FUNCTION OF SPACE
FLOOR AREA
OCCUPANTS

STAIR TAG: OCCUPANT LOAD + CAPACITY
STAIR: 0 OCC.
CLEAR WIDTH: 3'-8"
LOAD FACTOR: 0.3"
EGRESS CAPACITY: 147 OCC.
NUMBER OF OCCUPANTS SERVED
CLEAR WIDTH
OCCUPANT LOAD FACTOR
EGRESS CAPACITY

MAJOR EGRESS DOOR TAG:
DOOR: XXX OCC.
RATING: XX MIN.
PROVIDED WIDTH: XX"
EGRESS CAPACITY: XXX OCC.
NUMBER OF OCCUPANTS SERVED
DOOR RATING
CLEAR WIDTH
EGRESS CAPACITY

GENERAL EGRESS DOOR TAG:
XXX
XX
EGRESS CAPACITY
DOOR RATING

SMOKE PARTITION
SMOKE BARRIER (1HR)
30M RATED WALL
1HR RATED WALL
2HR RATED WALL
3HR RATED WALL
5' - 4" EGRESS DISTANCE
EGRESS PATH
FIRE EXTINGUISHER CABINET (SEMI RECESSED)
FIRE EXTINGUISHER



1 LEVEL 01
LS1.01 SCALE: 1/16" = 1'-0"

LIFE SAFETY - AREA & OCCUPANCY

NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
LEVEL 01				
EGRESS COURT	841 SF	(none)		
	841 SF			
ASSEMBLY, A-2				
WHITE BOX PARCEL - RESTAURANT	3565 SF	ASSEMBLY, UNCONCENTRATED	15 SF	238
	3565 SF			
ASSEMBLY, A-3				
COMMUNITY ROOM	1820 SF	ASSEMBLY, UNCONCENTRATED	15 SF	121
FITNESS CENTER	1748 SF	EXERCISE ROOMS	50 SF	34
POOL DECK	4867 SF	ASSEMBLY, POOL DECK	30 SF	162
RESIDENT COURTYARD	2515 SF	ASSEMBLY, UNCONCENTRATED	15 SF	168
SWIMMING POOL	800 SF	ASSEMBLY, POOL	50 SF	16
WHITE BOX KITCHEN	1027 SF	KITCHENS, COMMERCIAL	200 SF	6
	12778 SF			
MERCANTILE, M				
WHITE BOX - RETAIL PARCEL	1810 SF	MERCANTILE	60 SF	31
WHITE BOX - RETAIL PARCEL	2878 SF	MERCANTILE	60 SF	48
WHITE BOX - RETAIL PARCEL	2535 SF	MERCANTILE	60 SF	43
WHITE BOX - RETAIL PARCEL	1897 SF	MERCANTILE	60 SF	32
WHITE BOX - RETAIL PARCEL	3631 SF	MERCANTILE	60 SF	61
	12752 SF			
RESIDENTIAL, R-2				
LOBBY	217 SF	RESIDENTIAL	200 SF	2
RESIDENTIAL APARTMENTS	15377 SF	RESIDENTIAL	200 SF	77
RESIDENTIAL APARTMENTS	11670 SF	RESIDENTIAL	200 SF	60
RESIDENTIAL LOBBY	1883 SF	RESIDENTIAL	200 SF	11
TRASH ROOM	888 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	3
	30035 SF			
STORAGE, S-2				
BIKE STORAGE	386 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	1
FIRE PUMP ROOM	247 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	2
MAIN ELECTRICAL ROOM	509 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	2
MECHANICAL	222 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	1
MECHANICAL ROOMS	487 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	2
STORAGE	176 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	1
	2026 SF			
LEVEL 01	61996 SF			
LEVEL 02				
ASSEMBLY, A-3				
RESIDENTIAL AMENITY	1717 SF	ASSEMBLY, UNCONCENTRATED	15 SF	115

LIFE SAFETY LEGEND - OCCUPANCY CLASSIFICATION

- ASSEMBLY, A-2
- ASSEMBLY, A-3
- BUSINESS, B
- MERCANTILE, M
- RESIDENTIAL, R-2
- STORAGE, S-2

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

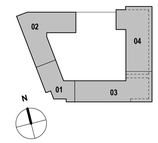
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25



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PROJECT NUMBER
CN22194

ISSUE DATE
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LIFE SAFETY PLAN - LEVEL 01

LS1.01

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1 LEVEL 02 - LEVEL 04
LS1.02 SCALE: 1/16" = 1'-0"

GENERAL NOTES - LIFE SAFETY

1. ALL EXTERIOR WALLS, LOAD BEARING WALLS, FLOORS, ROOFS, AND PRIMARY STRUCTURAL FRAME ELEMENTS SHALL HAVE A MINIMUM 1HR FIRE RATED MEMBRANE PROTECTION. REF. STRUCTURAL FOR LOAD BEARING WALL LOCATIONS. REF. ARCHITECTURAL FLOOR PLANS AND LIFE SAFETY PLANS FOR ADDITIONAL FIRE RATED PARTITION & FIRE BARRIER LOCATIONS.
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3. SEE ENGINEERING DRAWINGS FOR ALL FIRE ALARM WORK INCLUDING AND NOT LIMITED TO LOCATIONS OF ALL DEVICES TO BE LOCATED/COORDINATED WITH LOCATIONS OF LIGHT SWITCHES.
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6. CONTRACTOR SHALL PROVIDE ORDINARY HAZARD FIRE EXTINGUISHERS AT A MAX. TRAVEL DISTANCE OF 75'-0", MAX FLOOR AREA PER EXTINGUISHER 11,250 S.F. OR IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT. MIN. RATING OF 2A10BC.
7. EACH INDIVIDUAL DWELLING UNIT (APARTMENT) THAT CONTAINS COOKING EQUIPMENT SHALL BE PROVIDED WITH ORDINARY HAZARD FIRE EXTINGUISHERS WITHIN THE KITCHEN AREA BENEATH THE SINK. MIN. RATING OF 2A10BC
8. BUILDING ADDRESS SHALL BE VISIBLE FROM THE STREET PER THE STANDARD OF THE LOCAL FIRE DEPARTMENT.
9. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
10. ALL UTILITY METERS SHALL BE LABELED WITH THE BUILDING / SUITE ADDRESS.
11. ALL UTILITY ROOMS SHALL BE LABELED.

LIFE SAFETY LEGEND - OCCUPANCY CLASSIFICATION

- ASSEMBLY, A-3
- RESIDENTIAL, R-2
- STORAGE, S-2

LIFE SAFETY SYMBOL LEGEND

AREA TAG

NAME
CLASSIFICATION — OCCUPANCY CLASSIFICATION
ACCESSORY, STORAGE / MECHANICAL — FUNCTION OF SPACE
XXX — FLOOR AREA
XXX OCC — OCCUPANTS

STAIR TAG:
OCCUPANT LOAD + CAPACITY

STAIR: 0 OCC. — NUMBER OF OCCUPANTS SERVED
CLEAR WIDTH: 3'-8" — CLEAR WIDTH
LOAD FACTOR: 0.3" — OCCUPANT LOAD FACTOR
EGRESS CAPACITY: 147 OCC. — EGRESS CAPACITY

MAJOR EGRESS DOOR TAG:

DOOR: XXX OCC. — NUMBER OF OCCUPANTS SERVED
RATING: XX MIN. — DOOR RATING
PROVIDED WIDTH: XX" — CLEAR WIDTH
EGRESS CAPACITY: XXX OCC. — EGRESS CAPACITY

GENERAL EGRESS DOOR TAG:

XXX — EGRESS CAPACITY
XX — DOOR RATING

- SMOKE PARTITION
- SMOKE BARRIER (1HR)
- 30M RATED WALL
- 1HR RATED WALL
- 2HR RATED WALL
- 3HR RATED WALL
- 5' - 4" — EGRESS DISTANCE
- EGRESS PATH
- 10LB — FIRE EXTINGUISHER CABINET (SEMI RECESSED)
- FIRE EXTINGUISHER

LIFE SAFETY - AREA & OCCUPANCY

NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
	1717 SF			
RESIDENTIAL, R-2				
ELEV LOBBY	273 SF	RESIDENTIAL	200 SF	1
RESIDENTIAL APARTMENTS	21138 SF	RESIDENTIAL	200 SF	105
RESIDENTIAL APARTMENTS	32984 SF	RESIDENTIAL	200 SF	166
	54395 SF			
STORAGE, S-2				
ELECTRICAL	491 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	2
LOCKABLE STORAGE	181 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	1
MECHANICAL	353 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	2
MECHANICAL	342 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	2
TRASH CHUTE ENCLOSURE	62 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	1
	1429 SF			
LEVEL 02	57541 SF			
	119537 SF			

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

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850 TCHOUPITOULAS STREET
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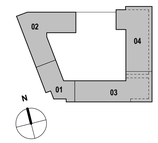
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25



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PROJECT NUMBER
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ISSUE DATE
2025_10-30

LIFE SAFETY PLAN - LEVELS 02-04

LS1.02

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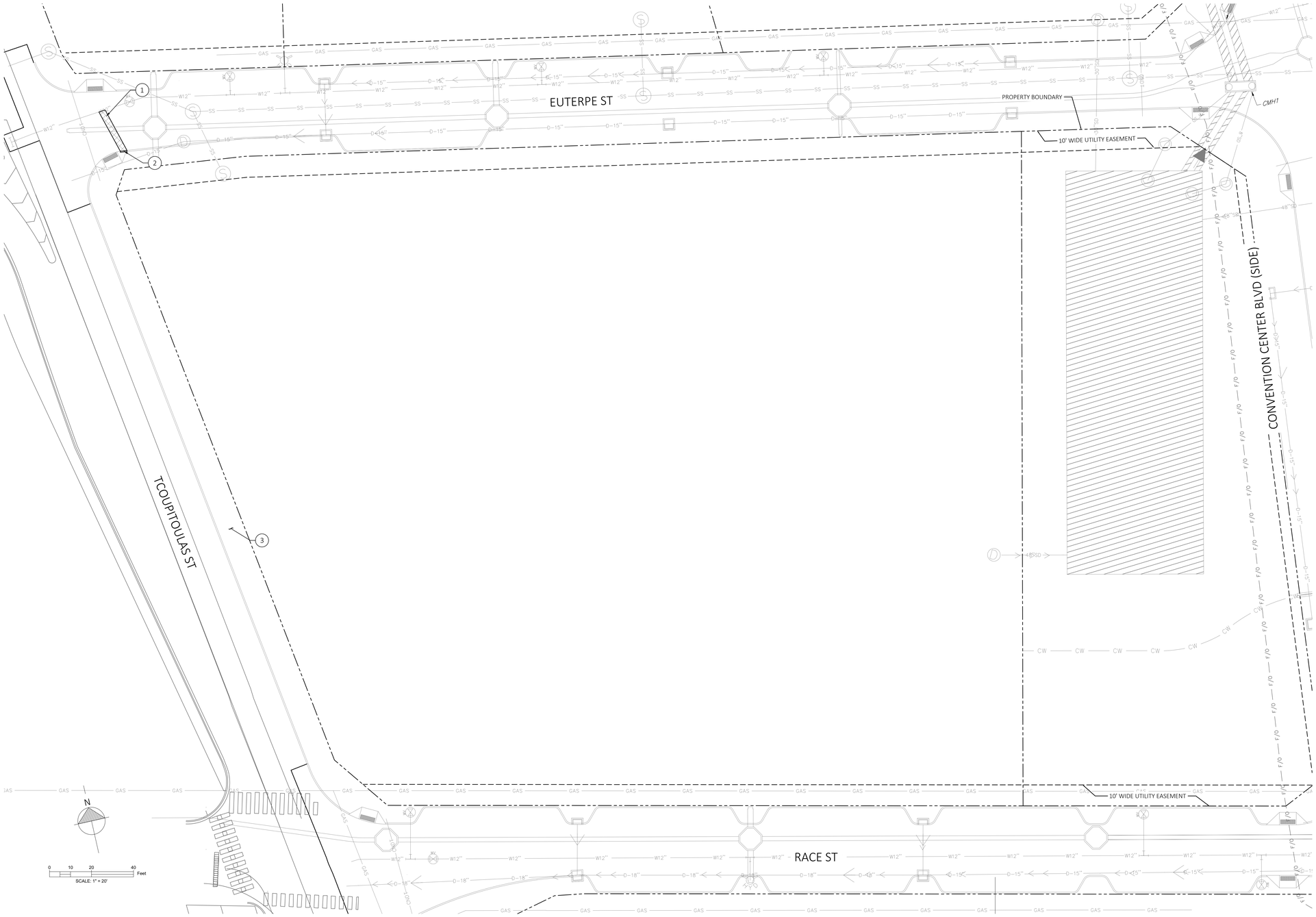

C1.00 DEMOLITION PLAN

DEMOLITION LEGEND

REMOVE EXISTING PAVEMENT

1. REMOVE EXISTING PAVEMENT FOR UTILITY TRENCH. SAW CUT AT EDGE TO PROVIDE CLEAN EDGE.
2. REMOVE EXISTING CURB
3. REMOVE ANY REMAINING SIDEWALK PAVEMENT ALONG TCHOUPITOULAS ADJACENT TO PROJECT SITE

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY AGENCIES TO VERIFY THAT UTILITY SERVICES HAVE BEEN TERMINATED OR DISCONNECTED PRIOR TO REMOVAL OF STRUCTURES (BUILDINGS), WATER METERS, GAS METERS, ETC.

2. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO USE BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NON-VISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LOUISIANA ONE CALL (#811).

3. CONTRACTOR SHALL FILL TRENCHES/VOIDS CREATED BY REMOVAL OF PIPES, DROP INLETS, TREES, STRUCTURES, ETC. WITH SELECT STRUCTURAL FILL. REMOVAL AND BACKFILLING OF THESE ITEMS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN SECTION 202 OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRD), 2006 EDITION.

4. CLEARING AND STRIPPING - CONTRACTOR SHALL CLEAR THE EXISTING GROUND SURFACE OF PAVEMENT, VEGETATION, STUMPS, LOOSE TOPSOIL, DEBRIS, LOOSE FILL, ORGANIC MATTER, DEMOLITION DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. STRIPPING SHOULD BE TO A DEPTH NECESSARY TO REMOVE VEGETATION AND ROOTS AND REACH FIRM UNDISTURBED SOIL. CLEARING SHALL SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN SECTION 201 OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRD), 2006 EDITION. TOPSOIL, EXISTING ROOTS, ORGANIC MATERIAL, AND ANY FILL MATERIAL REMOVED FROM AREAS BELOW NEW RETAINING WALLS AND PAVEMENT CAN BE USED AS TOPSOIL IN LANDSCAPE AREAS

5. SUBGRADE PREPARATION - AFTER REACHING FIRM UNDISTURBED SOIL, EXPOSED GROUND SHALL BE PROOF ROLLED WITH A BULLDOZER, COMPACTOR OR TRACKED VEHICLE EXERTING A GROUND PRESSURE BETWEEN 10 AND 15 PSI. NO VIBRATORY SYSTEM (IF PRESENT) SHALL BE USED DURING PROOF ROLLING. PROOF ROLLING SHALL BE PERFORMED DURING PERIODS OF DRY WEATHER. THE GEO-TECHNICAL ENGINEER SHALL BE PRESENT DURING PROOF ROLLING.

6. CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM PLANNED PAVING AREAS TO PREVENT WATER PONDING ON THE SITE DURING CONSTRUCTION.

7. STRUCTURAL FILL - SHALL BE DEFINED AS A SELECT GRANULAR MATERIAL (SUCH AS LOCALLY AVAILABLE RIVER SAND). SAND FILL (AASHTO A-3) SHOULD BE NON PLASTIC AND FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS WITH NO MORE THAN 10% BY WEIGHT OF MATERIAL PASSING A U.S. STANDARD NO. 200 MESH SIEVE. THE MAXIMUM ORGANIC CONTENT SHOULD NOT EXCEED 5% BY WEIGHT. PRIOR TO TRANSPORTING STRUCTURAL FILL TO THE SITE, A SAMPLE SHOULD BE TESTED TO VERIFY ITS CONFORMANCE TO THESE RECOMMENDATIONS.

8. COMPACTION - STRUCTURAL FILL USED BENEATH GRADE SUPPORTED FOOTINGS AND PAVEMENTS SHOULD BE PLACED IN 6 TO 8-IN. LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY NEAR OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D 1557. STRUCTURAL FILL OR GENERAL FILL USED FOR NON-STRUCTURAL GRADING SHOULD BE SPREAD IN LOOSE LIFTS OF 10 TO 12 INCHES AND COMPACTED BY SEVERAL PASSES OF A BULLDOZER.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DAMAGES TO THE UTILITY ENTITIES. ALL REPAIRS OF THE DAMAGED UTILITIES SHALL BE DONE BY THE RESPECTIVE UTILITY ENTITY. ALL REPAIRS SHALL BE DONE AT THE CONTRACTORS EXPENSE.

10. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.

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GMP DOCUMENTS

STATE OF LOUISIANA
JOSEPH C. MARAIS
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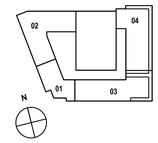

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DEMOLITION PLAN

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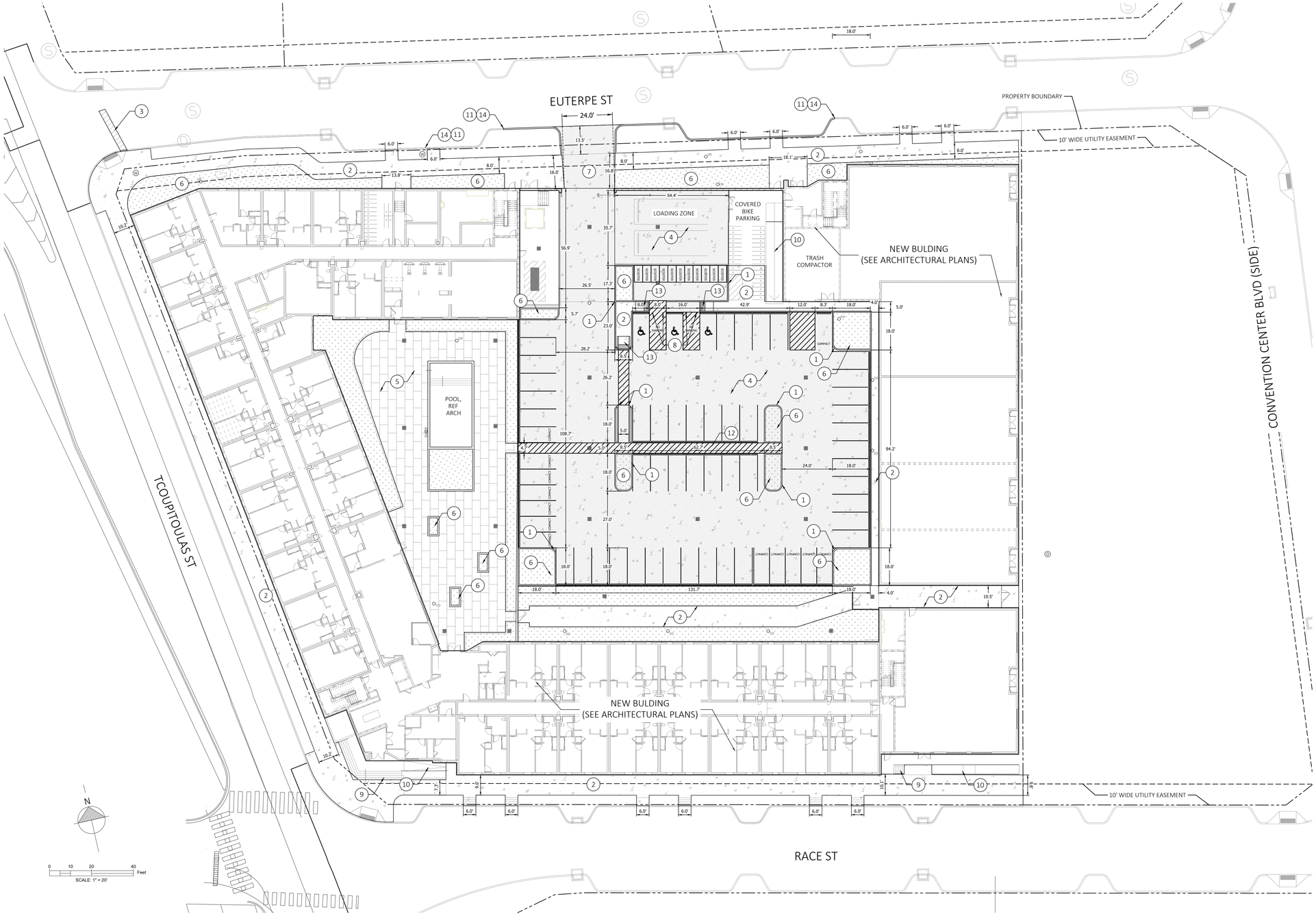

SITE PLAN LEGEND

- 4" CONCRETE PAVEMENT
- VEHICULAR CONCRETE PAVEMENT
- PLANTING AREA (SEE LANDSCAPE)

1. 6" INTEGRAL BARRIER CURB (SEE DETAIL 5, SHT C5.00)
2. 4" CONCRETE SIDEWALK SIDEWALK PER DPW STD (SEE DETAIL 1, SHT C5.00)
3. REPLACE ROADWAY PAVEMENT, IN KIND. VERIFY PAVEMENT SECTION IN FIELD AND NOTIFY ENGINEER.
4. VEHICULAR PAVEMENT (SEE DETAIL 4, SHT C5.00)
5. PAVERS AT POOL DECK (SEE LANDSCAPE)
6. PLANTING AREAS (SEE LANDSCAPE)
7. 6" CONCRETE DRIVEWAY PER DPW STD (SEE DETAIL 2, SHT C5.00)
8. BOLLARD (SEE DETAIL 3, SHT C5.00)
9. CONCRETE STAIRS W/ HANDRAIL (SEE ARCH/STRUCTURAL)
10. CONCRETE RAMP W/ HANDRAIL (SEE ARCH/STRUCTURAL)
11. TIE INTO EXISTING CURB WITH DOWELS.
12. PAVEMENT MARKINGS (TYP.) SEE SHT C2.01 FOR LAYOUT
13. CURB RAMP (SEE DETAIL 10, SHT C5.00)
14. 6" BARRIER CURB AND GUTTER (SEE DETAIL 6, SHT C5.00)

C2.00 SITE PLAN

SITE PLAN NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
2. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
3. REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
4. BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ARE FROM:
   - FACE OF CURB TO FACE OF CURB
   - FACE OF CURB TO PROPERTY LINE
   - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
   - PROPERTY LINE TO BUILDING FACE
6. ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
7. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

SURVEY BY OTHERS

1. SITE ELEMENTS AND PROPERTY BOUNDARY PER RDNI DESIGN DRAWINGS FROM ILSI.

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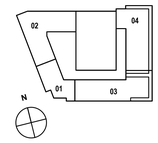

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SITE PLAN

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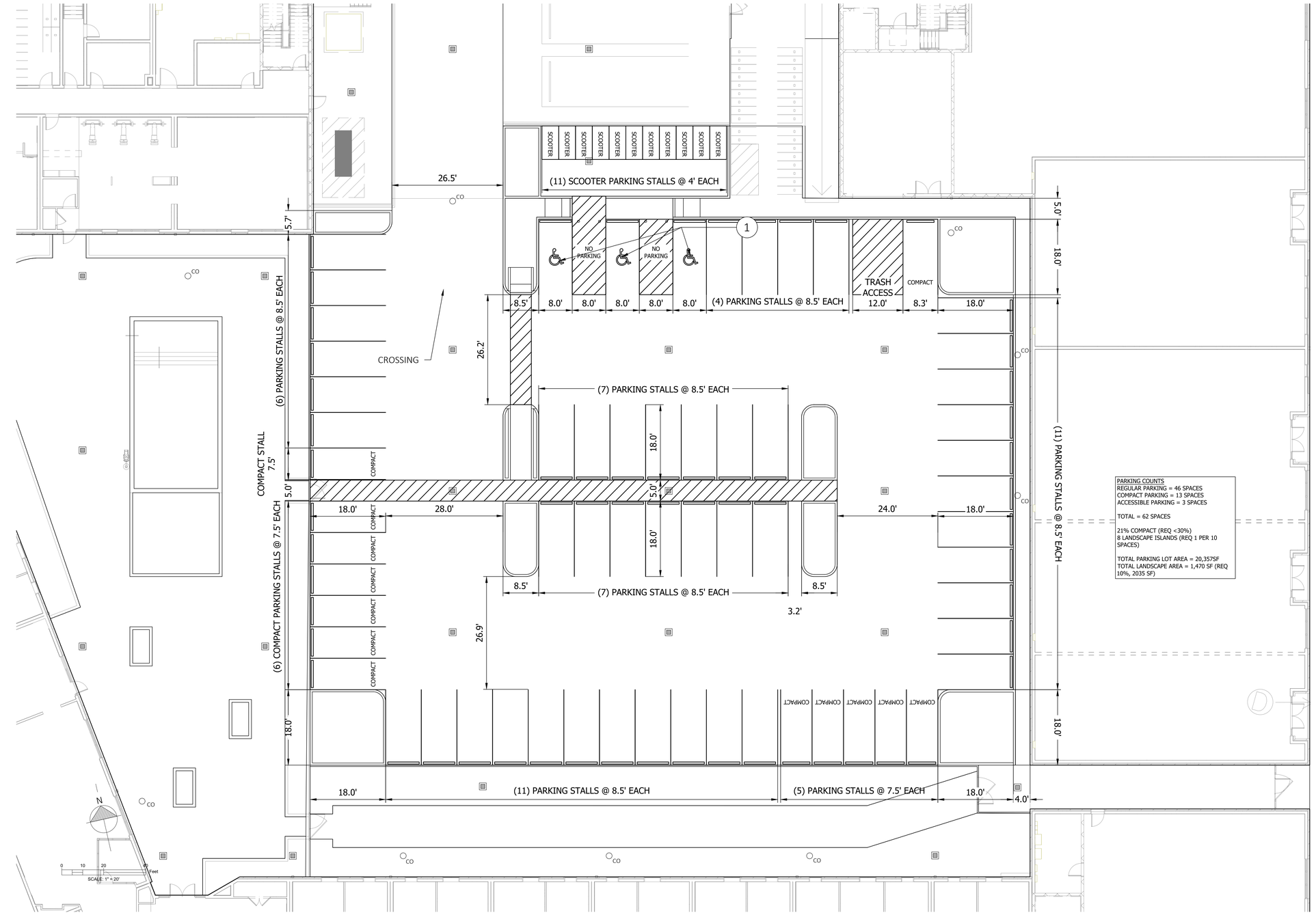
C2.00



C2.01 PARKING LOT LAYOUT

1" = 10'

PARKING LAYOUT LEGEND	
1	ACCESSIBLE PARKING STALLS (SEE DETAILS 8 & 9, SHT C5.00)

PARKING COUNTS
REGULAR PARKING = 46 SPACES
COMPACT PARKING = 13 SPACES
ACCESSIBLE PARKING = 3 SPACES

TOTAL = 62 SPACES

21% COMPACT (REQ <30%)
8 LANDSCAPE ISLANDS (REQ 1 PER 10 SPACES)

TOTAL PARKING LOT AREA = 20,357SF
TOTAL LANDSCAPE AREA = 1,470 SF (REQ 10%, 2035 SF)

SITE PLAN NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
2. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
3. REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
4. BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ARE FROM:
   - FACE OF CURB TO FACE OF CURB
   - FACE OF CURB TO PROPERTY LINE
   - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
   - PROPERTY LINE TO BUILDING FACE
6. ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
7. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

SURVEY BY OTHERS

1. SITE ELEMENTS AND PROPERTY BOUNDARY PER RDNI DESIGN DRAWINGS BY ILSI.

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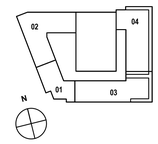

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PARKING LOT LAYOUT

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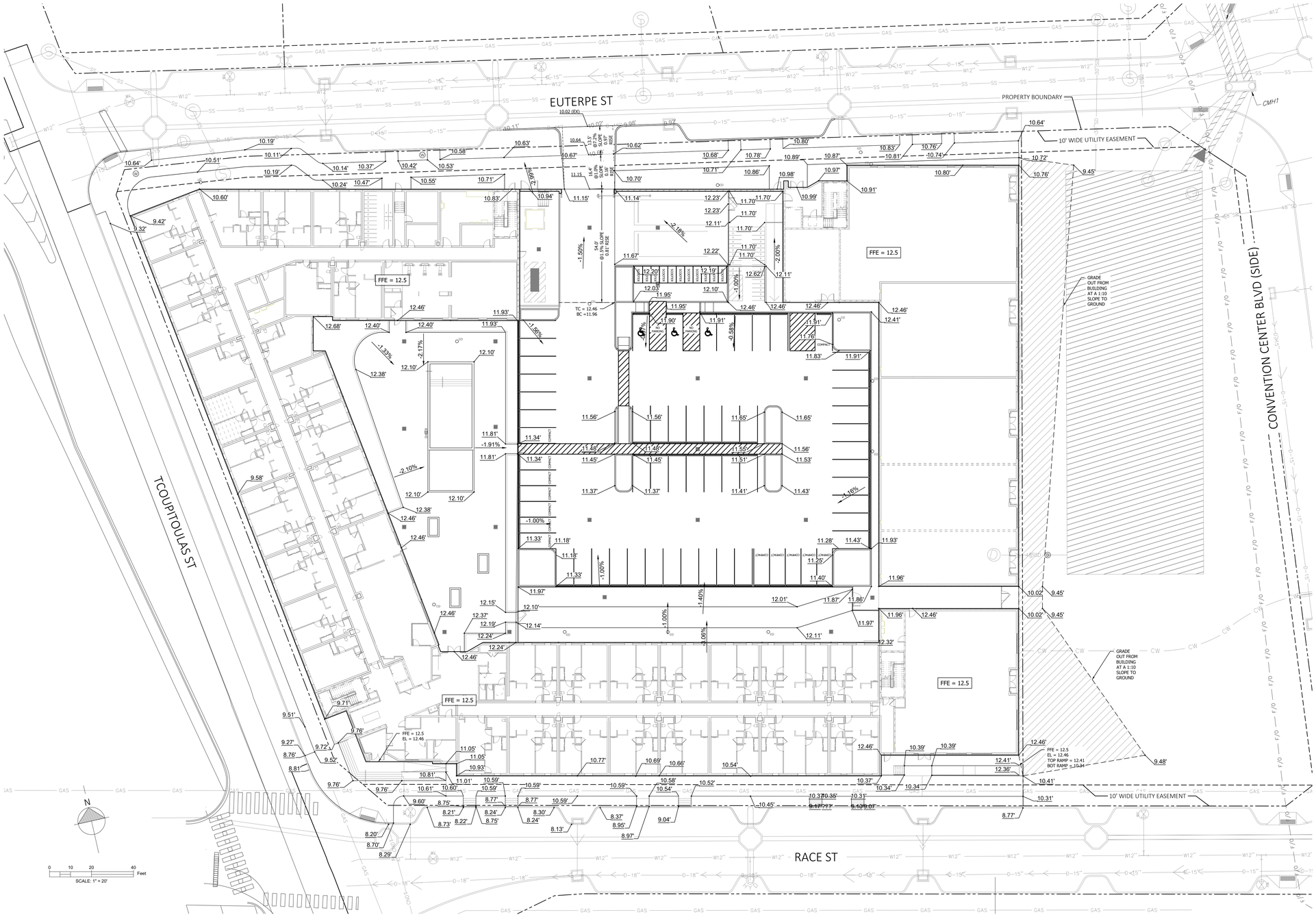
C2.01



GRADING PLAN LEGEND

- EXISTING ELEVATION
- NEW SPOT ELEVATION
- GRADE ARROW AND SLOPE
- GRADE CHANGE LINE

TOC = TOP OF CASTING
INV = INVERT (DIRECTION)
TC = TOP OF CURB
(EX) = MEET EXISTING GRADE
SW = SIDEWALK

C3.00 GRADING PLAN

GRADING PLAN NOTES:

1. SEE SITE PLAN AND ARCH. PLAN DRAWINGS FOR GEOMETRY ASSOCIATED WITH NEW CONSTRUCTION.
2. CONTRACTOR SHALL LAY OUT THE WORK AND VERIFY ALL DIMENSIONS AND GRADES INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENT(S), THE FINISHED GRADE FOR ALL LANDSCAPE AND/OR PLANTED AREAS SHALL BE SET A MINIMUM OF 3" BELOW SURROUNDING HARDSCAPE CONTAINMENTS (CURBING, SIDEWALKS, FOUNDATIONS, ETC.). THIS STANDARD MAY BE WAIVED IF NECESSARY TO PROMOTE THE PRESERVATION OF EXISTING TREES SHOWN AS SUCH.
4. GRADES SHOWN ARE NAVD 88. REFERENCE EXISTING TOPOGRAPHIC SURVEY AND RDNI DESIGN DRAWINGS FROM ILSI FOR VERTICAL CONTROL POINTS.

SWMP REVIEW NOTES:

1. NOTIFICATION: PURSUANT TO BUILDING CODE SECTION 121.17; PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, POST-CONSTRUCTION CERTIFICATION INCLUDING AS-BUILT DRAWINGS, AFFIDAVIT FROM DESIGNER/S, AND PERFORMANCE BOND BASED UPON THE ACTUAL COST OF CONSTRUCTION MUST BE SUBMITTED FOR APPROVAL. AFTER FINAL INSPECTION THESE DOCUMENTS MUST BE RECORDED WITH THE CIVIL DISTRICT CLERK COURT.

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GMP DOCUMENTS

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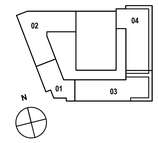

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GRADING PLAN

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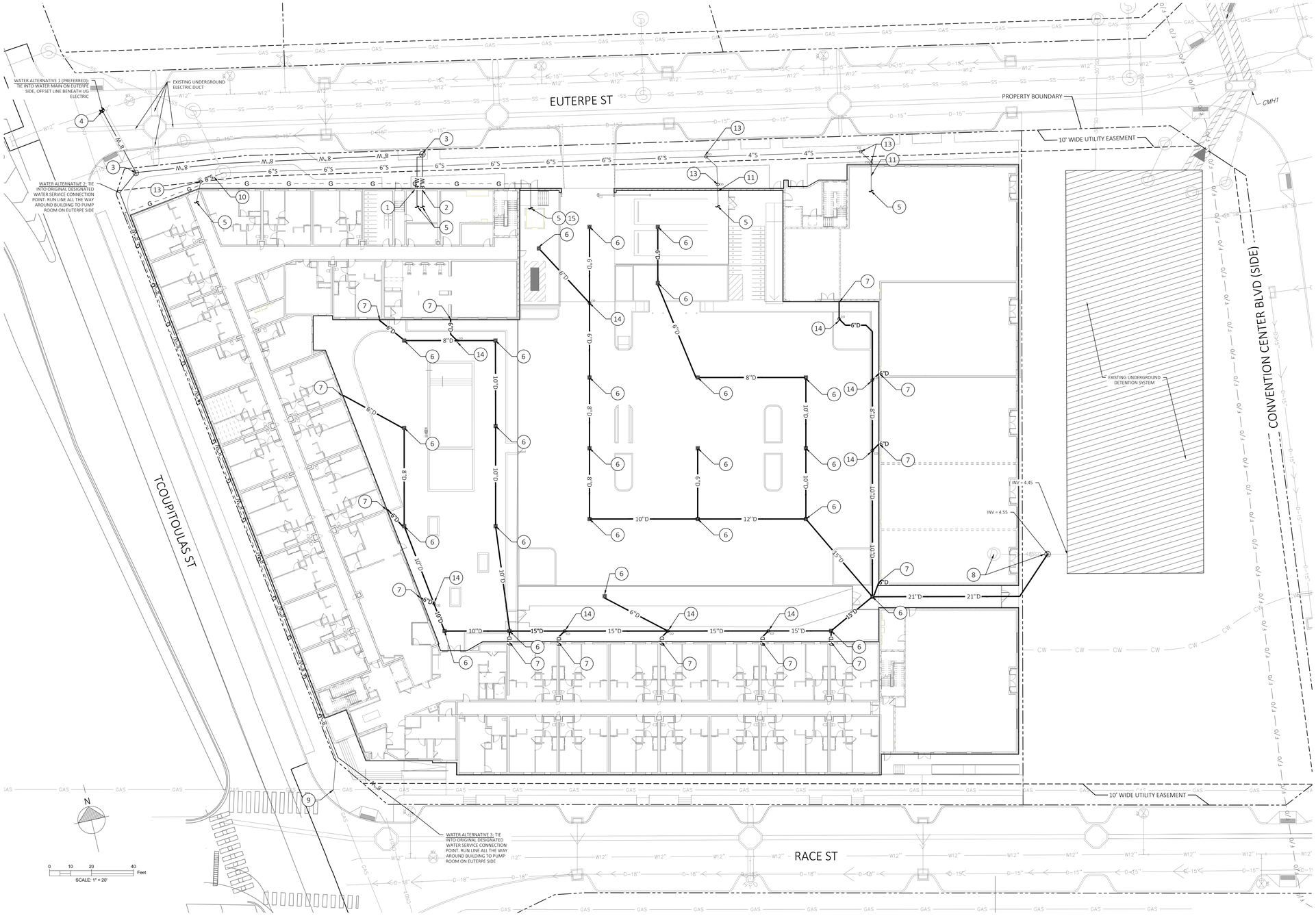

UTILITY PLAN LEGEND

- (SIZE) W — REQ'D WATER LINE
- (SIZE) S — REQ'D SEWER LINE
- (SIZE) D — REQ'D DRAIN LINE

TOC=-3.68
INV(E)=-6.57
INV(W)=-6.65
INV(N)=-5.89

TOC = TOP OF CASTING
INV = INVERT (DIRECTION)

- (W) REQ'D WATER MANHOLE
- (S) REQ'D SEWER MANHOLE
- (D) REQ'D DRAIN MANHOLE
- REQ'D DROP INLET
- REQ'D OVERFLOW DRAIN
- REQ'D DRAIN CLEANOUT
- REQ'D TEE

1. 4" DOMESTIC WATER SERVICE LINE PER SWBNO STANDARDS. COORDINATE WITH SWBNO FOR TIE IN TO METER. SEE MEP FOR BACKFLOW PREVENTER.
2. 8" FIRE WATER SERVICE LINE PER SWBNO STANDARDS. COORDINATE WITH SWBNO FOR TIE IN TO METER. SEE MEP FOR BACKFLOW PREVENTER.
3. WATER MANHOLE WITH METER AND SHUT OFF VALVES
4. 8" WATER SERVICE CONNECTION PER SWBNO STANDARDS. COORDINATE WITH SWBNO FOR TIE INTO MAIN
5. SEE MEP FOR CONTINUATION OF UTILITY LINE INSIDE BUILDING
6. REQUIRED AREA DRAIN (SEE DETAIL 12, SHT C5.00)
7. DOWNSPOUT CONNECTION TO SUBSURFACE DRAIN LINE (SEE DETAIL 13, SHT C5.00)
8. RELOCATE EXISTING MANHOLE AND CONNECT TO DRAINLINE FROM BUILDING AND EXISTING 48" DRAINLINE INTO EXISTING UNDERGROUND DETENTION SYSTEM.
9. TIE GAS LINE INTO MAIN. COORDINATE WITH DELTA UTILITIES FOR GAS SERVICE TO SITE
10. 8" SANITARY SEWER CONNECTION PER SWBNO STANDARDS. COORDINATE WITH SWBNO FOR TIE IN TO EXISTING SEWER MANHOLE.
11. 4" SANITARY SEWER CONNECTION PER SWBNO STANDARDS. COORDINATE WITH SWBNO FOR TIE IN TO MAIN.
12. SANITARY SEWER MANHOLE
13. 2-WAY SEWER CLEANOUT
14. REQUIRED DRAIN CLEANOUT (SEE DETAIL 11, SHT C5.00)
15. GAS CONNECTION TO BUILDING

C4.00 UTILITY PLAN

UTILITY NOTES:

1. UTILITY EXCAVATIONS SHALL CONFORM TO THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST ORLEANS PARISH UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
3. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.
4. CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION, AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY UTILITY DEPARTMENT FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
6. ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.
7. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO USE BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NON-VISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LOUISIANA ONE CALL (#811).
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES.
9. CONTRACTOR MUST FIELD VERIFY ALL EXISTING DRAINAGE & SEWER INVERTS. NOTIFY ENGINEER OF ANY PROBLEMS BEFORE CONSTRUCTION BEGINS.
10. CONTRACTOR TO COORDINATE SEWER AND WATER CONNECTIONS WITH SEWERAGE AND WATER BOARD OF NEW ORLEANS.

S&WB NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH S&WB GENERAL SPECIFICATIONS, S&WB STANDARD DRAWINGS, AND S&WB DRAWING NO. 7260.
2. CONTRACTOR SHALL CONTACT HADI AMINI (504-865-0445) OF S&WB CONSTRUCTION ADMINISTRATION AND INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO ARRANGE FOR INSPECTION.
3. CONTRACTOR SHALL PROVIDE THE FOLLOWING TO THE S&WB CONSTRUCTION ADMINISTRATION DEPARTMENT BEFORE BEGINNING CONSTRUCTION
   - 3.1. PROOF OF LOUISIANA MUNICIPAL AND PUBLIC WORKS CONTRACTORS LICENSE
   - 3.2. DEPARTMENT OF PUBLIC WORKS STREET CUT PERMIT
   - 3.3. PROOF OF INSURANCE INDEMNIFYING THE S&WB OF NEW ORLEANS IN THE AMOUNT OF AT LEAST $5,000,000.00
4. ANY WORK OUTSIDE OF THE PUBLIC RIGHT OF WAY MUST BE REVIEWED AND APPROVED BY THE SEWERAGE AND WATER BOARD OF NEW ORLEANS PLUMBING DEPARTMENT IN ADVANCE OF CONSTRUCTION. A LICENSED MASTER PLUMBER MUST CONTACT THE PLUMBING DEPARTMENT AT 504-585-2160 TO VERIFY COMPLIANCE WITH ALL APPLICABLE GOVERNING REGULATIONS. OBTAINING THE SIGNATURE OF A REPRESENTATIVE OF S&WB ENGINEERING DOES NOT RELIEVE THE PLUMBER OF THIS OBLIGATION.
5. THE METER SHALL BE INSTALLED AS RECEIVED FROM S&WB METER DEPARTMENT AND MAY NOT BE MODIFIED IN ANY MANNER. ANY MODIFICATIONS WILL VOID THE UL WARRANTY AND, AS SUCH, MAY SUBJECT THE OWNER TO FINANCIAL PENALTY AND LOSS OF SERVICE.
6. ALL BRONZE/ BRASS FITTINGS, CONNECTORS CORPORATION STOPS AND APPURTENANCES USED IN CONJUNCTION WITH PE TUBING SHALL BE DOMESTIC MANUFACTURE, SHALL BE MADE OF LEAD FREE BRONZE/BRASS, AND MEET ALL REQUIREMENTS OF AWWA, ASTM, AND ANSI FOR USE IN THE POTABLE WATER DISTRIBUTION SYSTEMS.

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TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

STATE OF LOUISIANA — JOSEPH C. MARAIS — License No. 39432 — 10/29/25 — PROFESSIONAL ENGINEER

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1494 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
2439 MANHATTAN BLVD, STE. 500
HARVEY, LA 70058
504.291.6100

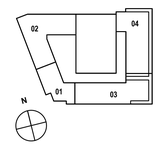
CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

MARAIS
CONSULTANTS, LLC
2018 JENA STREET
NEW ORLEANS, LA 70115
504.350.2644
maraisconsultants.com

PROFESSIONAL OF RECORD:
jake@maraisconsultants.com

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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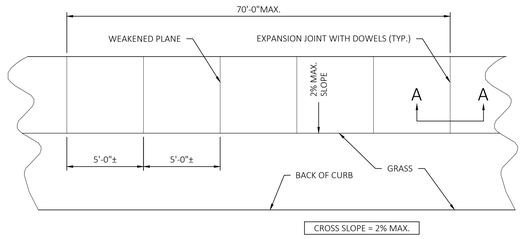
CN22194

ISSUE DATE
2025_10-30

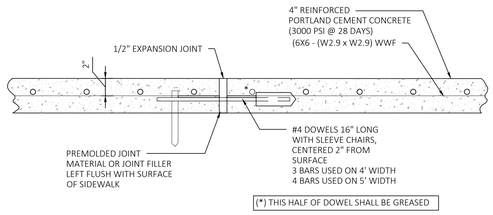
UTILITY PLAN

Louisiana One Call before you dig. 1-800-272-3020

C4.00



PLAN VIEW

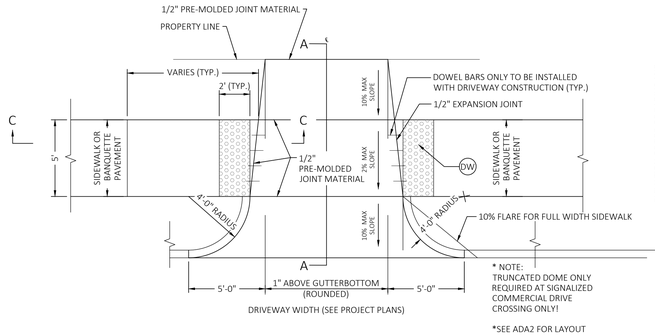


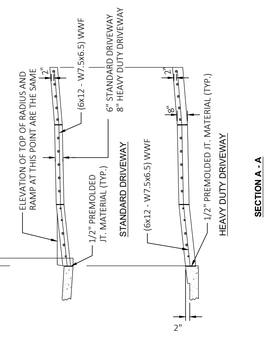
SECTION A-A

NOTES:

1. SAND SUBBASE SHOULD BE COMPACTED TO 95% OF IT'S MAXIMUM DRY DENSITY NEAR OPTIMUM WATER CONTENT USING ASTM D 1557.
2. COMPACTED SAND (I.E. RIVER SAND) - SHALL BE NON-PLASTIC AND FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS WITH NO MORE THAN 10% BY WEIGHT OF MATERIAL PASSING A U.S. STANDARD NO. 200 MESH SIEVE. MAXIMUM ORGANIC CONTENT SHOULD NOT EXCEED 5% BY WEIGHT. PRIOR TO TRANSPORTING FILL TO THE SITE, A SAMPLE SHOULD BE TESTED TO VERIFY IT'S CONFORMANCE TO THESE REQUIREMENTS.
3. GEOTEXTILE STABILIZATION FABRIC SHALL MEET OR EXCEED THE MATERIAL REQUIREMENTS IN SECTION 1019.01 OF THE LSSRB. A CLASS C GEOTEXTILE SHOULD BE USED AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
4. SUBGRADE PREPARATION - AFTER STRIPPING, CLEARING, AND DEMOLITION OPERATIONS, THE EXPOSED GROUND SHOULD BE PROOFROLLED WITH A BULLDOZER, COMPACTOR, OR TRACKED VEHICLE EXERTING A GROUND PRESSURE BETWEEN 10 AND 15 PSI. THE VIBRATORY SYSTEM ON THE COMPACTOR, IF PRESENT, SHOULD NOT BE USED DURING PROOFROLLING. ANY WEEK AREAS SHOULD BE REMOVED AND BACKFILLED WITH COMPACTED SAND. CLEARING AND COMPACTION OPERATIONS SHALL ONLY BE PERFORMED DURING PERIODS OF DRY WEATHER.

1 4" CONCRETE SIDEWALK
C2.00 | C5.00 NOT TO SCALE





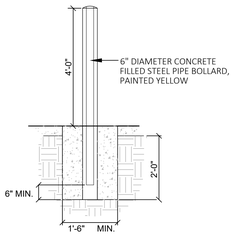
SECTION A - A

NOTES (*):

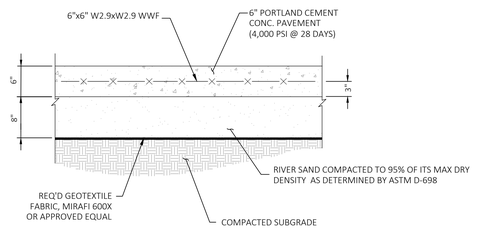
(1) FOR STANDARD DRIVEWAYS: DEPRESS ONLY WHEN DIRECTED BY THE FIELD ENGINEER
(2) FOR HEAVY DUTY DRIVEWAYS: DEPRESS 3" AS SHOWN
(3) MAXIMUM DRIVEWAY SLOPE IS 10%. ANYTHING EXCEEDING 10% SHOULD BE APPROVED BY THE DEPARTMENT
(4) DETECTABLE WARNINGS, i.e. RAISED TRUNCATED DOMES SHALL BE USED AT SIGNALIZED COMMERCIAL DRIVEWAYS ONLY
(5) RAISED TRUNCATED DOMES SHALL BE 0.9 INCHES IN NOMINAL DIAMETER. 0.2 INCHES IN NOMINAL HEIGHT, AND CENTERED 2.35 INCHES APART. THE AREA REQUIRED TO HAVE A DETECTABLE WARNING SHALL VISUALLY CONTRAST IN COLOR AND SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. (PROWAG, LATEST ED.)
(6) RAISED TRUNCATED DOMES SHALL BE 24" x 48" (MIN.) SYSTEMS. THE TILE TYPE, SIZE, SHAPE, INSTALLATION METHODS, ETC. , MUST BE APPROVED BY THE D.P.W. BEFORE THE CONTRACTOR ORDERS HIS MATERIALS.
(7) MAINTAIN SIDEWALK ELEVATION THRU DRIVEWAYS.

(DW) DETECTABLE WARNINGS (DARK GREY) (ADA) TRUNCATED DOME TILE (TYP.) AS PER APPROVAL OF D.P.W. SEE NOTES (4) THRU (6).

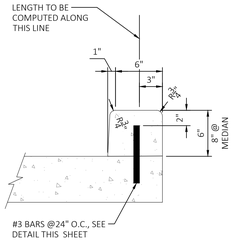
2 STANDARD DRIVEWAY FOR CONCRETE VERTICAL CURB
C2.00 | C5.00 NOT TO SCALE



3 BOLLARD DETAIL
C2.00 | C5.00 NOT TO SCALE



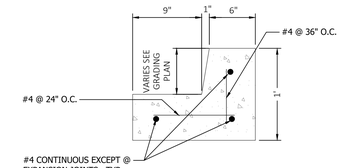
4 6" VEHICULAR CONCRETE PAVEMENT
C2.00 | C5.00 NOT TO SCALE



NOTES:

1. CURB SHALL HAVE SCORE JOINTS AT 20' (MAX.) INTERVALS AND EXPANSION JOINTS AT 100' (MAX.) INTERVALS.

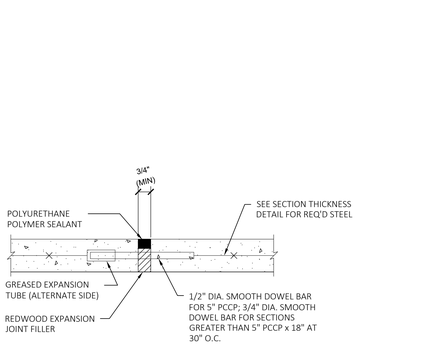
5 6" INTEGRAL BARRIER CURB
C2.00 | C5.00 NOT TO SCALE



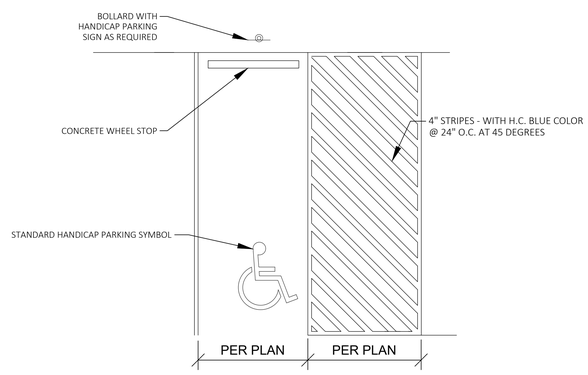
NOTES:

1. CURB SHALL HAVE SCORE JOINTS AT 20' (MAX.) INTERVALS AND EXPANSION JOINTS AT 100' (MAX.) INTERVALS.

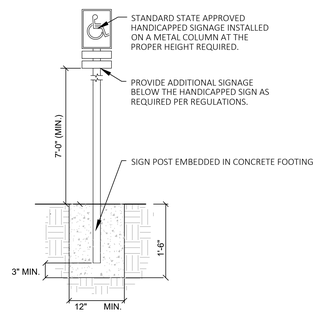
6 BARRIER CURB & GUTTER
C2.00 | C5.00 NOT TO SCALE



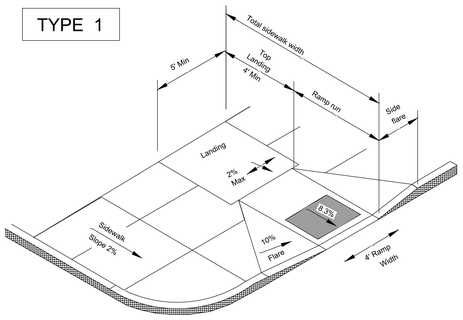
7 EXPANSION JOINT
C2.00 | C5.00 NOT TO SCALE



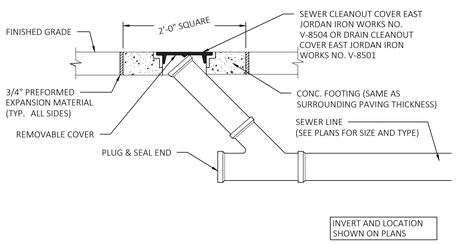
8 HANDICAP PARKING STRIPING
C2.01 | C5.00 NOT TO SCALE



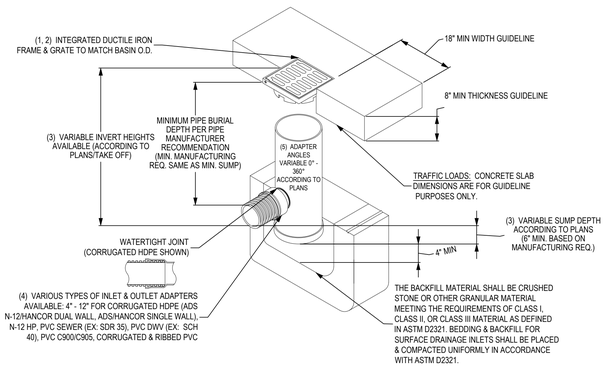
9 HANDICAP PARKING SIGN
C2.01 | C5.00 NOT TO SCALE



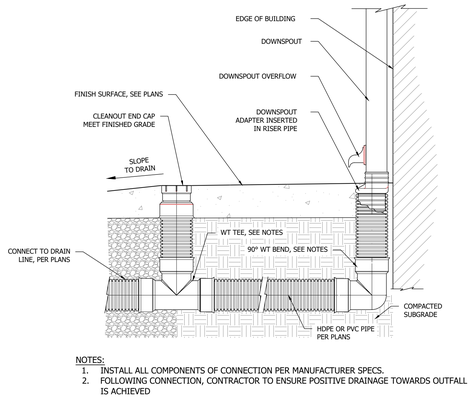
10 ADA SIDEWALK RAMP
C2.00 | C5.00 NOT TO SCALE



11 CLEANOUT DETAIL
C4.00 | C5.00 NOT TO SCALE



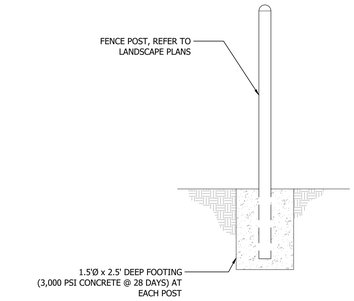
12 12" DRAIN INLET
C4.00 | C5.00 NOT TO SCALE



NOTES:

1. INSTALL ALL COMPONENTS OF CONNECTION PER MANUFACTURER SPECS.
2. FOLLOWING CONNECTION, CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARDS OUTFALL IS ACHIEVED

13 DOWNSPOUT CONNECTION DETAIL
C4.00 | C5.00 NOT TO SCALE



14 FENCE POST FOUNDATION DETAIL
L-x | C5.00 NOT TO SCALE

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Gensler studio kiro

GMP DOCUMENTS

STATE OF LOUISIANA — JOSEPH C. MARAIS — No. 36432 — 10/29/25 — PROFESSIONAL ENGINEER

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1494 TCHOUPITOULAS STREET
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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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2439 MANHATTAN BLVD, STE. 500
HARVEY, LA 70058
504.291.6100

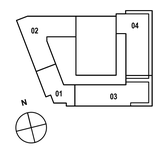
CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30

MARAIS
CONSULTANTS, LLC
2018 JENA STREET
NEW ORLEANS, LA 70115
504.350.2644
maraisconsultants.com

PROFESSIONAL OF RECORD:
jake@maraisconsultants.com



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CIVIL DETAILS

Louisiana One Call before you dig. 1-800-272-3020

C5.00

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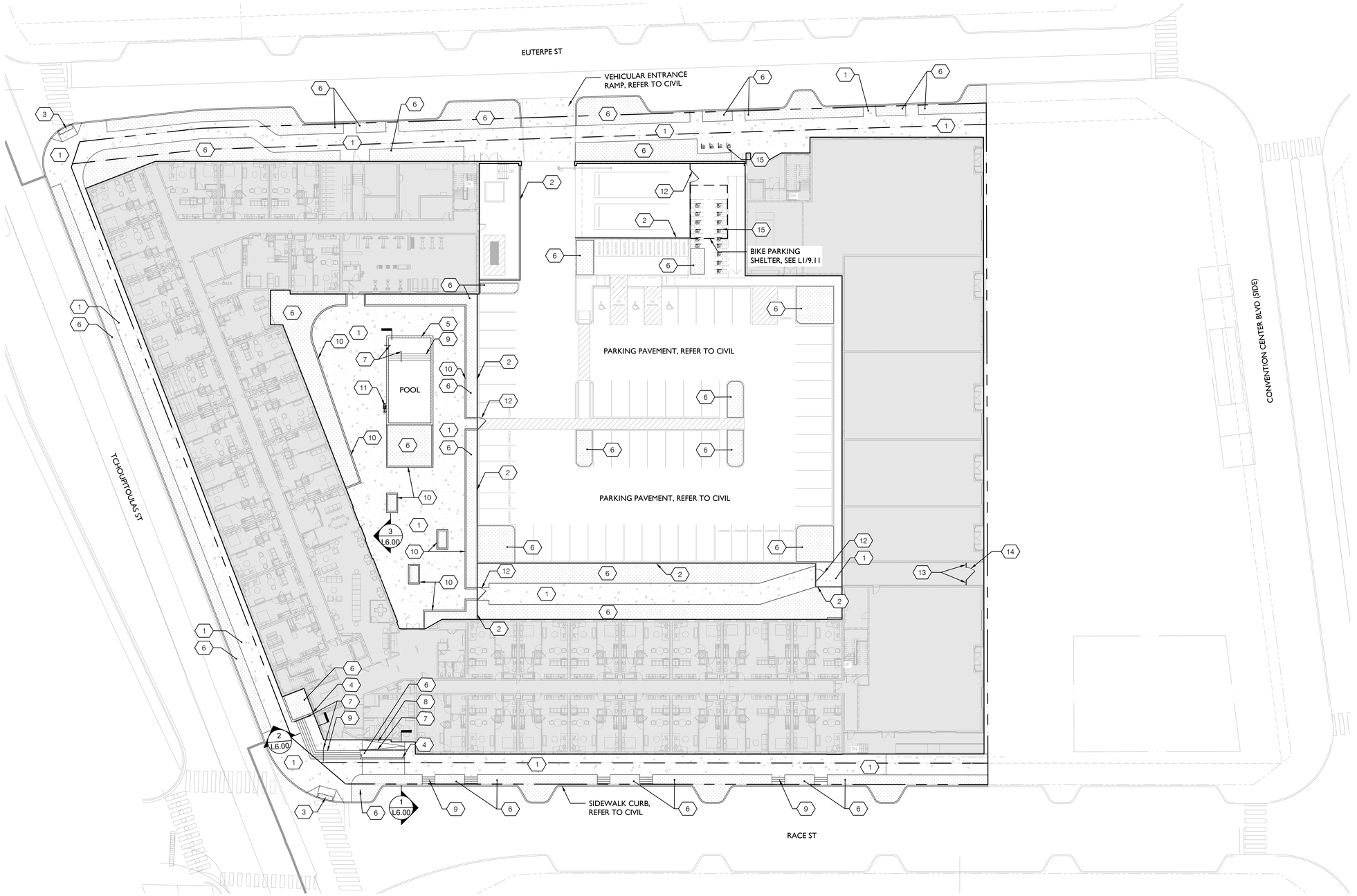

1 MATERIALS PLAN
Scale: 1"=20'-0"

Plan
0 10 20 40
Scale:1"= 20'-0"

LEGEND

- PROPERTY LINE
- CITY SERVITUDE
- 1 CONCRETE PAVING, REFER TO CIVIL
- 2 FENCE TYPE 1, SEE 3/L9.10
- 3 ADA WARNING PADS, REFER TO CIVIL
- 4 PLANTER WALL, SEE 2/L9.00
- 5 POOL COPING, SEE 3/L9.00
- 6 PLANTING AREA, SEE L5.00
- 7 ADA HANDRAIL, REFER TO ARCH
- 8 ADA RAMP, REFER TO STRUCTURAL
- 9 CONCRETE STAIRS, SEE 4/L9.00
- 10 CONCRETE PAVER, SEE 1/L9.00
- 11 ADA POOL LIFT, 2/L9.11
- 12 GATE TYPE 1, SEE 1/L9.10
- 13 FENCE TYPE 2, SEE 4/L9.10
- 14 GATE TYPE 2, SEE 2/L9.10
- 15 (24) BIKE RACK, SEE 3/L9.11

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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SD	SCHEMATIC DESIGN	2025_07-25
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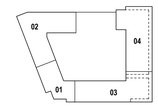

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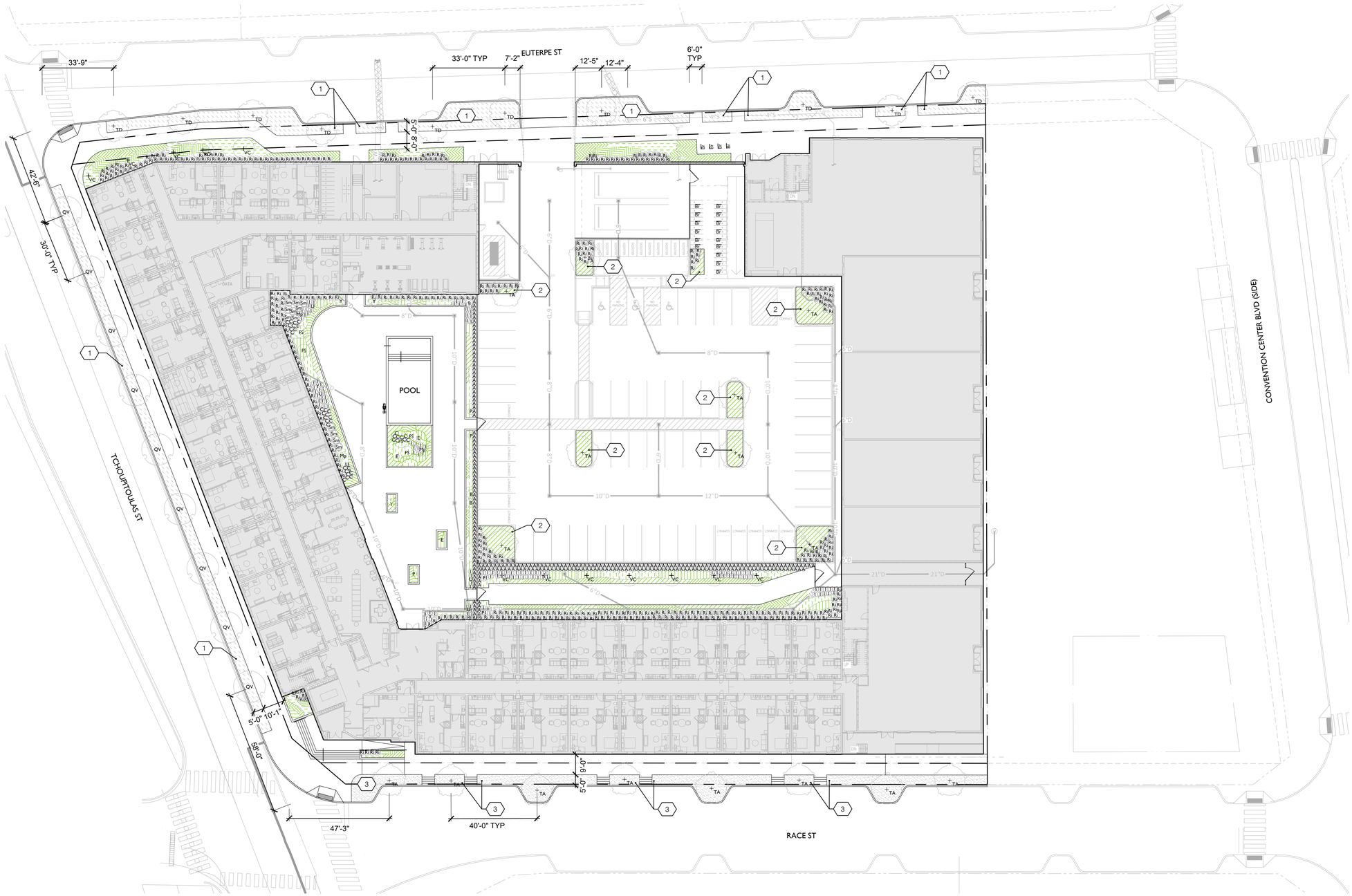
MATERIALS PLAN

smm
LANDSCAPE ARCHITECTS
1824 Sophie Wright Place
New Orleans | LA | 70130
T: 504.218.8991

L2.00



1 PLANTING PLAN
Scale: 1"=20'-0"

Plan
0 10 20 40
Scale: 1"= 20'-0"

LEGEND	
	PROPERTY LINE
	CITY SERVITUDE
XX	PROPOSED TREE
1	LAWN - SOD
2	GIANT LIRIOPE
3	ASIAN JASMINE

NOTES
1. SEE L5.50 FOR PLANTING SCHEDULE.
2. SEE L5.90 FOR PLANTING DETAILS.
3. SEE L5.10 FOR IRRIGATION PLAN

TRAPOLIN**PEER**
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
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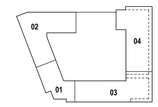

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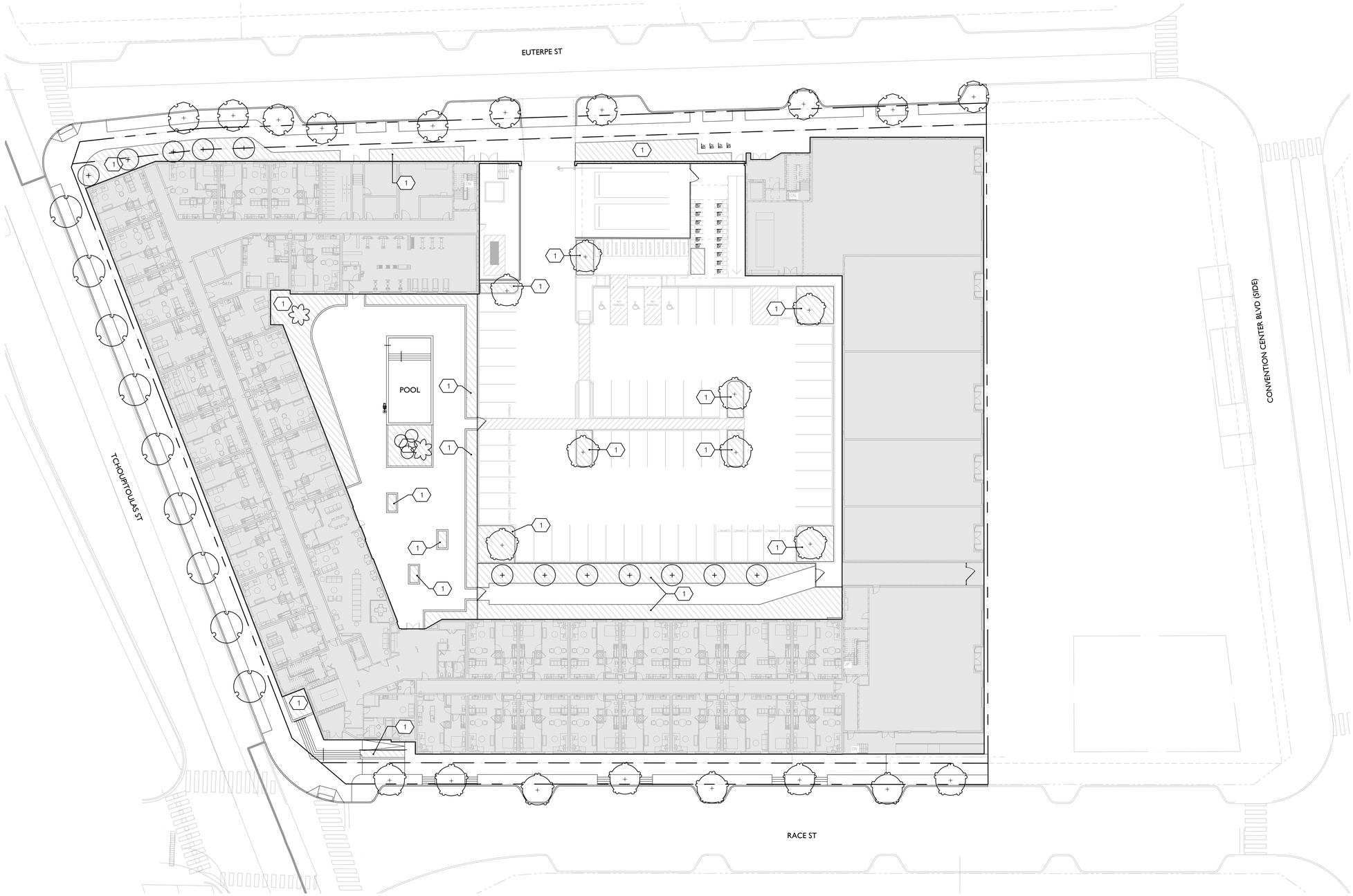
L5.00



1 IRRIGATION PLAN
Scale: 1"=20'-0"

Plan
0 10 20 40
Scale: 1"= 20'-0"

N

LEGEND	
	PROPERTY LINE
	CITY SERVITUDE
+	PROPOSED TREE
1	AREA TO BE IRRIGATED(32 84 00)

NOTES	
1.	ANY PLANT MATERIAL NOT SHOWN AS IRRIGATED SHALL BE HAND WATERED DURING TIME OF ESTABLISHMENT.
2.	ANY PROPOSED TREES NOT SHOW AS IRRIGATED SHALL BE EQUIP WITH A SLOW RELEASE WATERING BAG (32 84 00).
3.	COORDINATE LOCATION OF BACKFLOW PREVENTER WITH CIVIL.
4.	COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH MEP.
5.	COURTYARD PLANTING AREAS SHALL HAVE ITS OWN SEPARATE IRRIGATION ZONE.

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

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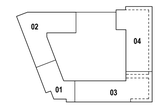

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IRRIGATION PLAN

smm
LANDSCAPE ARCHITECTS
1824 Sophie Wright Place
New Orleans | LA | 70130
T: 504.218.8991

L5.10

PLANTING SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
FS	FS	FIRMIANA SIMPLEX / CHINESE PARASOL TREE	45 GAL.	B&B	5	MUST HAVE STRONG CENTRAL LEADER, MIN. HEIGHT 10'-0"
QV	QV	QUERCUS VIRGINIANA / LIVE OAK	3" CAL.	B&B	9	MUST HAVE STRONG CENTRAL LEADER, MIN. CROTCH HEIGHT 6'-0". MIN. CROWN HEIGHT 15'-0"
TA	TAS	TAXODIUM ASCENDENS / POND CYPRESS	3" CAL.	B&B	16	MUST HAVE STRONG CENTRAL LEADER, MIN. CROTCH HEIGHT 6'-0". MIN. CROWN HEIGHT 10'-0"
TD	TD	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL.	B&B	10	MUST HAVE STRONG CENTRAL LEADER, MIN. CROTCH HEIGHT 6'-0". MIN. CROWN HEIGHT 15'-0"
VC	VC	VITEX ANUS-CASTUS / VITEX	45 GAL.	B&B	12	MULTI-TRANK 2-3 TRUNKS, MIN. 8'-0" TALL
SHRUBS						
U	U	ALOCASIA MACRORRHIZOS / UPRIGHT ELEPHANT'S EAR	7 GAL.	POT	5	
A	A	ALPINIA ZERUMBET / SHELL GINGER	3 GAL.	POT	253	
E	E	COLOCASIA ESCULENTA / ELEPHANT EAR	3 GAL.	POT	4	
C	C	CURCUMA LONGA / CURCUMA GINGER	3 GAL.	POT	36	
B	B	ENSETE MAURELII / RED ABYSSINIAN BANANA TREE	7 GAL.	POT	3	
Mp	Mp	MUSA X PARADISIACA / BANANA	15 GAL.	POT	3	MIN. 8 FEET TALL
P	P	PHILODENDRON SELLOUM / SPLIT LEAF PHILODENDRON	3 GAL.	POT	5	
Ri	Ri	RHODODENDRON INDICUM / GEORGE L. TABER INDICA AZALEA	7 GAL.	POT	431	LIGHT PINK FLOWER
Sm	Sm	SABAL MINOR / DWARF PALMETTO	7 GAL.	POT	12	
Y	Y	STRELITZIA NICOLAI / GIANT BIRD OF PARADISE	15 GAL.	POT	6	
I	I	ZAMIA INTEGRIFOLIA / COONTIE	3 GAL.	POT	121	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	Ab	AGAPANTHUS AFRICANUS / BLUE AFRICAN LILY	1 GAL.		18" o.c.	259	FLOWER COLOR: BLUE
	Ag	ALPINIA ZERUMBET ' VARIEGATA NANA' / DWARF VARIEGATED SHELL GINGER	2 GAL.	POT	30" o.c.	115	
	Aa	ASPARAGUS DENSIFLORUS 'MYERSII' / FOXTAIL FERN	1 GAL.	POT	18" o.c.	156	
	Ca	CRINUM AMERICANUM / CRINUM LILY	1 GAL.	POT	15" o.c.	121	
1	Cd	CYNODON DACTYLON / LAWN SOD	SOD			4,019 SF	
	Lt	LIGULARIA TUSSILAGINEA 'GIGANTEUM' / LIGULARIA	1 GAL.	POT	18" o.c.	28	
2	Lg	LIRIOPE GIGANTEA / GIANT LIRIOPE	1 GAL.	POT	15" o.c.	1,101	
	Lc	LIRIOPE SPICATA / LIRIOPE	4"	POT	8" o.c.	2,760	
	Px	PHILODENDRON XANADU / XANADU PHILODENDRON	3 GAL.	POT	24" o.c.	222	
	Rd	ROSMARINUS OFFICINALIS 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL.	POT	24" o.c.	5	
3	Ta2	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	4"	POT	12" o.c.	1,810	

NOTES:

1. UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONTRACTOR SHALL ALWAYS FOLLOW THE STRICTER SPACING REQUIREMENT WHEN PLACING DIFFERENT SPECIES NEXT TO EACH OTHER.
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ANY PLANT THAT IS LESS THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 6 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES. ANY PLANT THAT IS EQUAL OR LARGER THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 12 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES.
3. PLANTS SHALL BE PACED EVENLY PER PLANTING SCHEDULE. ANY INCORRECT SPACING WILL NOT BE ACCEPTED.
4. UNLESS OTHERWISE NOTED ON THE DRAWINGS, PLANTING SOIL FINISH GRADE SHALL BE 3" BELOW THE SURROUNDING PLANTING BED/PLANTER EDGE. MULCH FINISH GRADE SHALL BE FLUSH WITH THE SURROUNDING PLANTING BED/PLANTER EDGE.
5. CONTRACTOR SHALL ARRANGE POTTED PLANTS PER PLANTING PLAN AND NOTIFY LANDSCAPE ARCHITECT 72 HOURS AHEAD TO APPROVE PLANTING LAYOUT ON SITE PRIOR TO PLANTS INSTALLATION.

PARKWAY TREES REQUIREMENTS						
	Length (Ft)	Required Number of Shade Trees (40' O.C)	OR Required Number of Ornamental Trees (25' O.C.)	Number of Existing Street Trees to Remain	PROPOSED SHADE TREES	PROPSOED ORNAMENTAL
EUTERPE ST	432	11	17.3	0	10	0
TCHOUPITOULAS ST	328	8	13.1	0	9	0
RACE STREET	328	8	13.1	0	8	0
TOTAL		27			27	

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INITIAL ISSUE & REVISIONS		
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SD	SCHEMATIC DESIGN	2025_07-25
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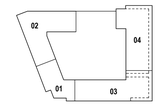

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PLANTING SCHEDULE

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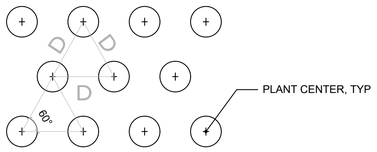
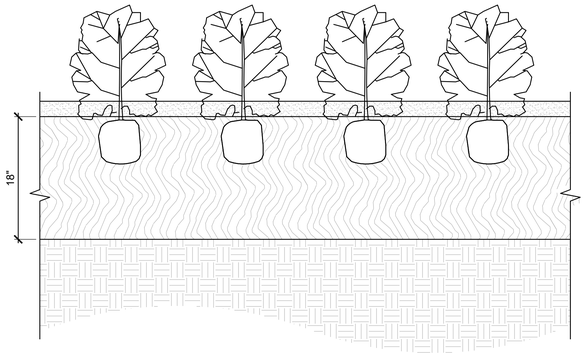
L5.50

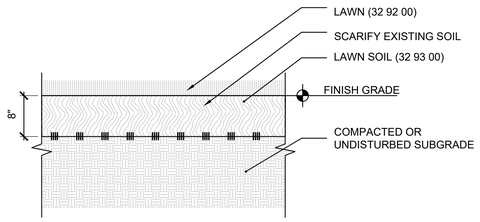




NOTES:

1. REMOVE ALL WIRE, PLASTIC, TAGS AND/OR SYNTHETIC MATERIAL FORM PLANTS PRIOR TO PLANTING
2. D= TYPICAL ON CENTER (O.C) SPACE AS INDICATED BY THE PLANT SCHEDULE

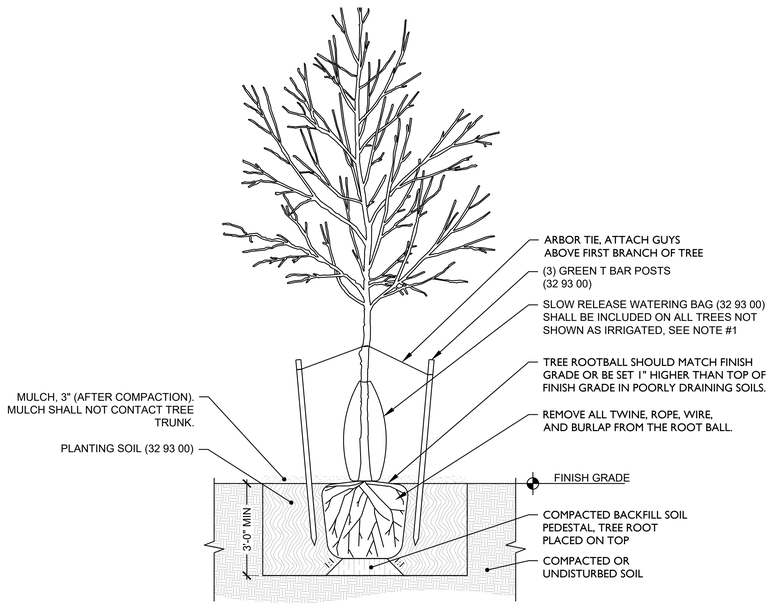
1 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
Scale: 1/2"=1'-0"



2 LAWN DETAIL
Scale: 1"=1'-0"

NOTE:

1. ALL TREES SHALL HAVE SLOW RELEASE WATERING BAGS (32 93 00) AND SHALL BE HANDWATERED DURING ESTABLISHMENT.
2. REMOVE EXCESS FILL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SET 2-3" HIGHER THAN FINISH GRADE. CUT AND REMOVE TOP $\frac{1}{3}$ OF ROPE/ BURLAP. FOR WIRE BASKETS REMOVE $\frac{1}{3}$ AND CUT EVERY OTHER HORIZONTAL AND VERTICAL WIRE
3. TREE ROOT BALL (TOP OF BALL SHOULD MATCH EXISTING GRADE) OR SET 1" - 2" HIGHER THAN TOP OF GRADE
4. FOR TREES WITHOUT A SLOW-RELEASE WATERING BAG, AN ARBOR GUARD MUST BE PROVIDED TO PROTECT THE TRUNK



3 TREE PLANTING,TYP DETAIL
Scale: 1/2"=1'-0"

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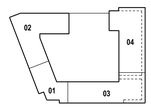

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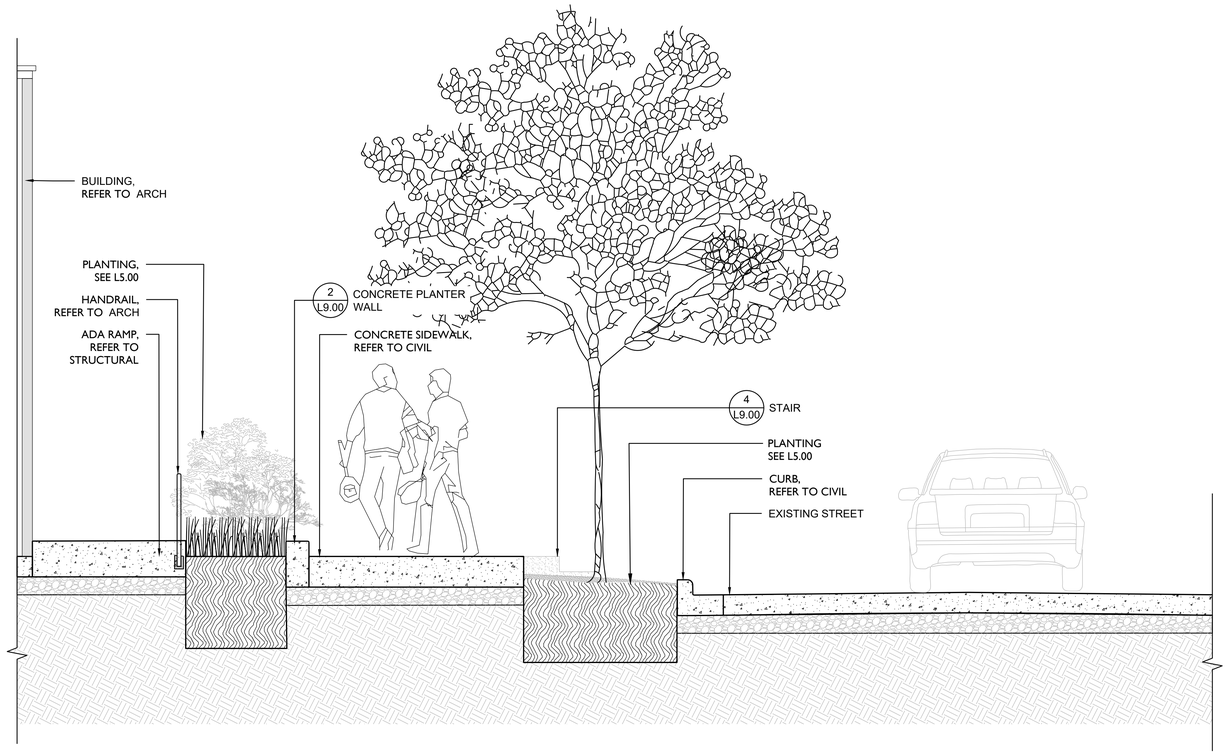
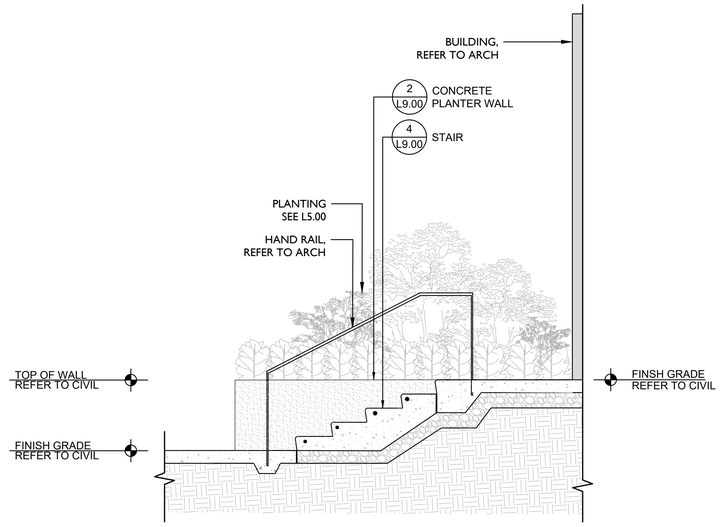


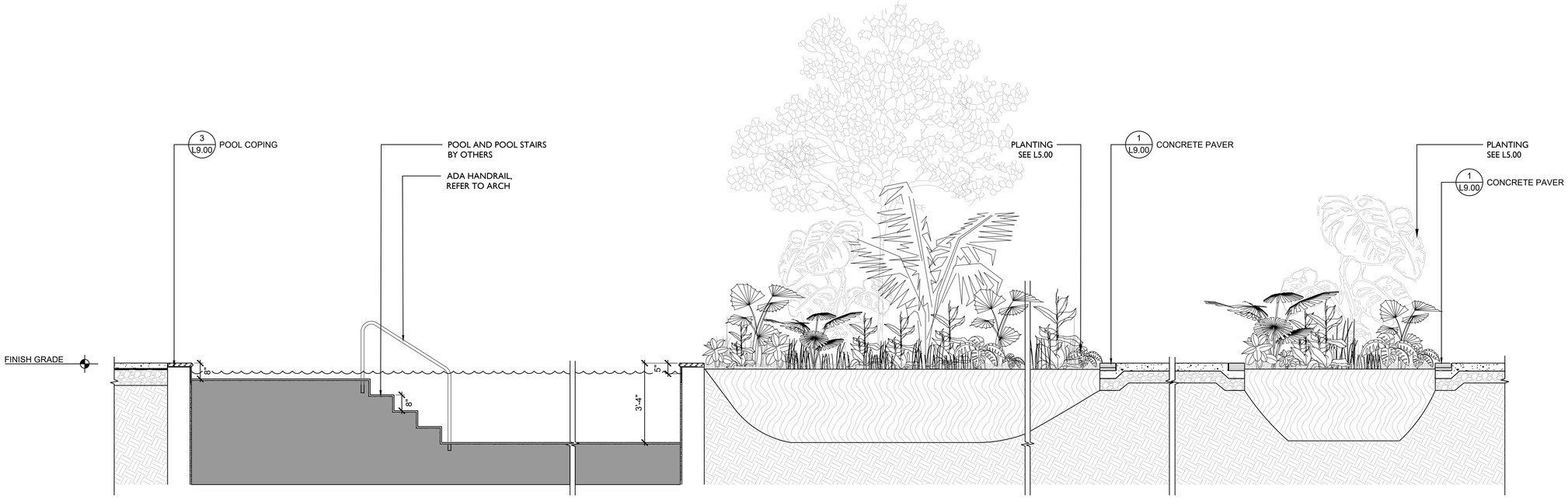
1 RACE ST SIDEWALK SECTION
Scale: 1/2"=1'-0"

DETAIL



2 ENTRANCE STAIR SECTION
Scale: 1/2"=1'-0"

DETAIL



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

DETAIL

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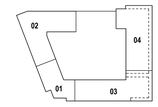

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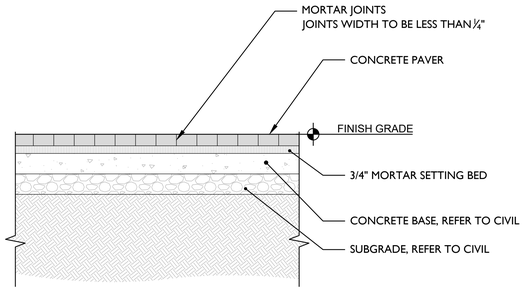

1 CONCRETE PAVER DETAIL
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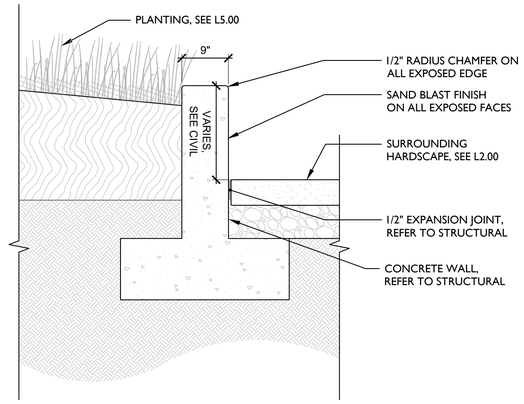

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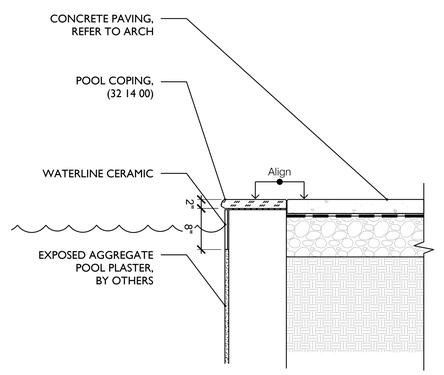

3 POOL COPING DETAIL
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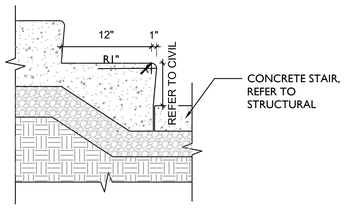

4 CONCRETE STAIRS DETAIL
Scale: 1"=1'-0"

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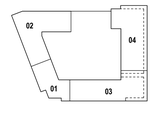

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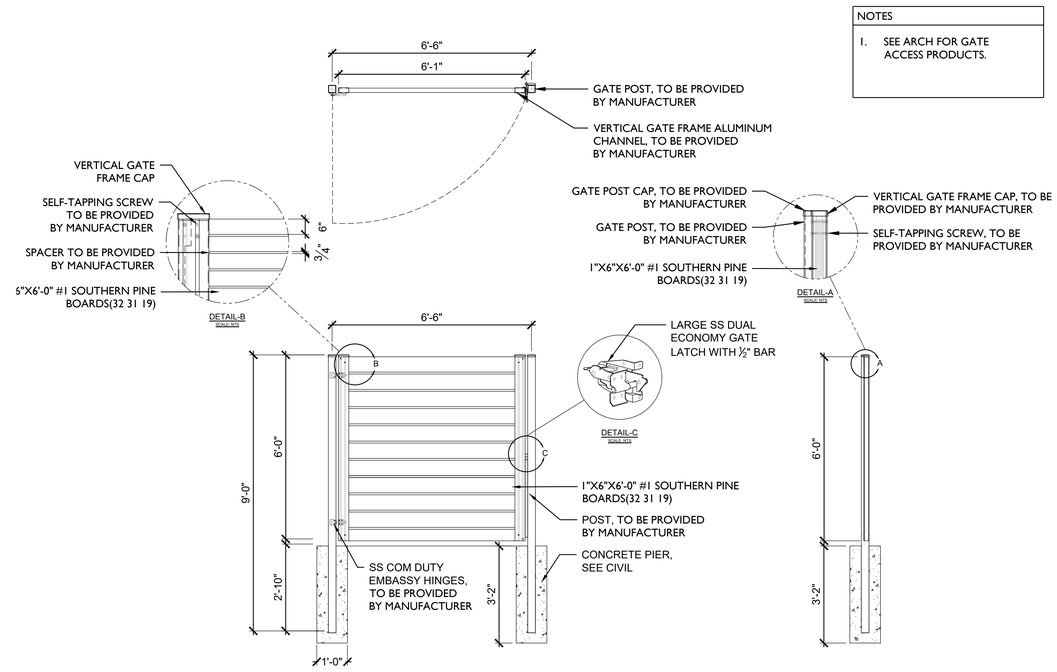

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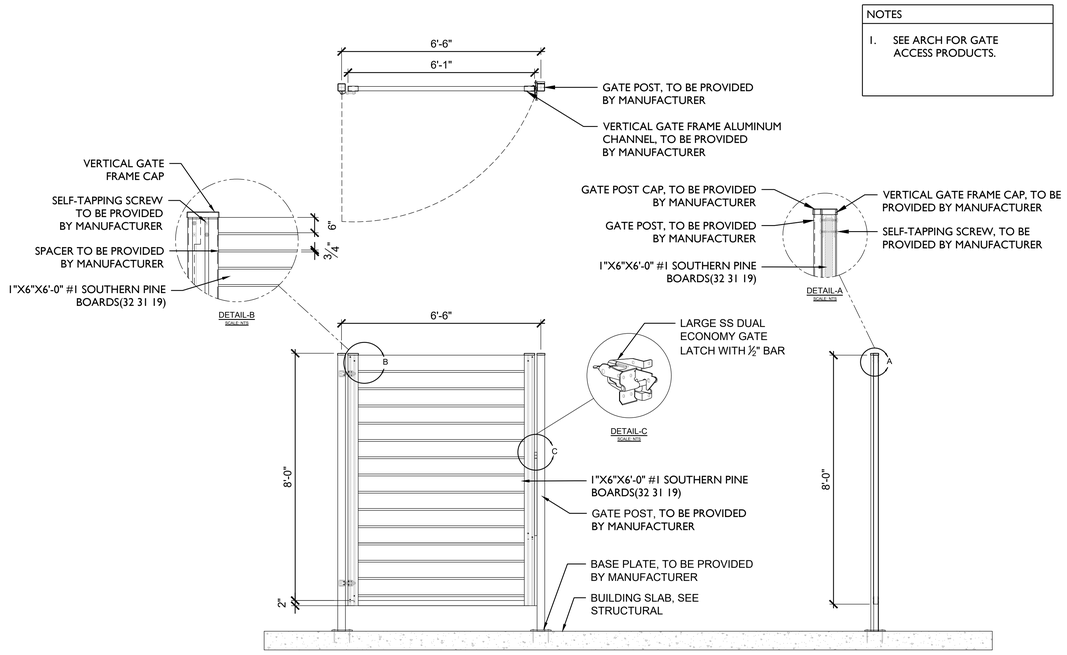

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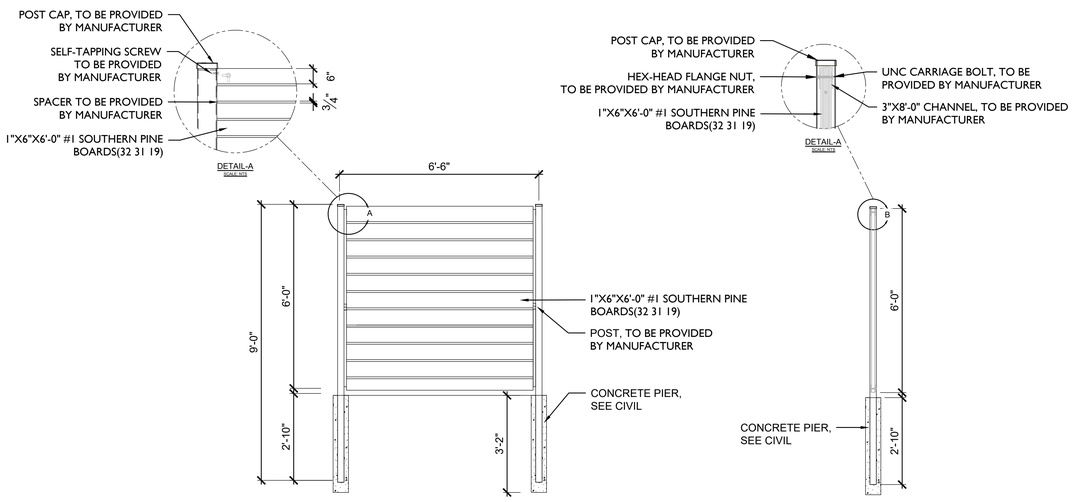

3 FENCE TYPE 1 DETAILS (32 93 00)
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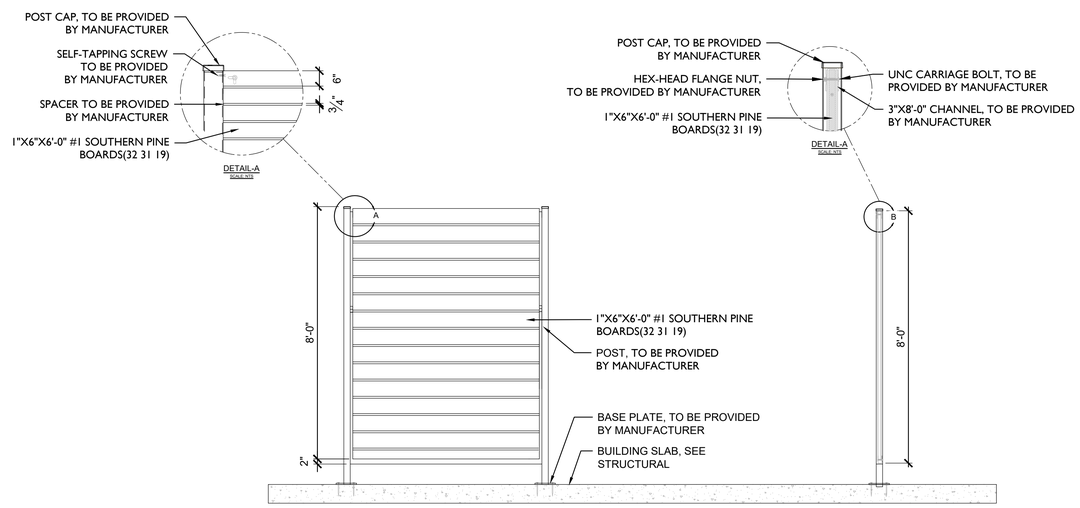

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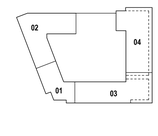

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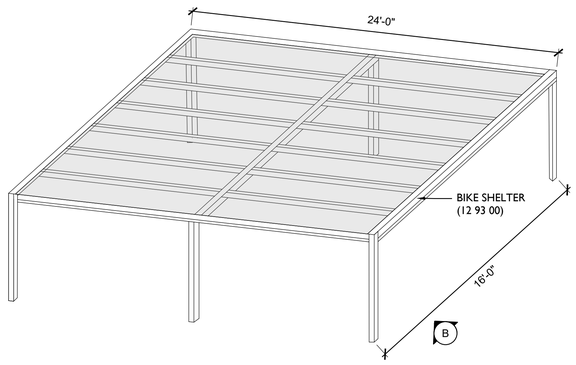

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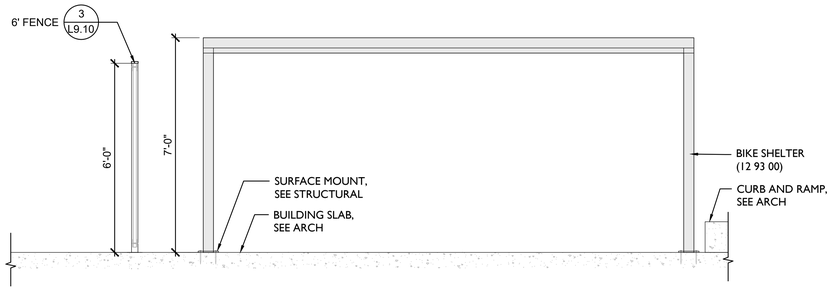
NTS



B SECTION
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1 BIKE PARKING SHELTER (12 93 00)
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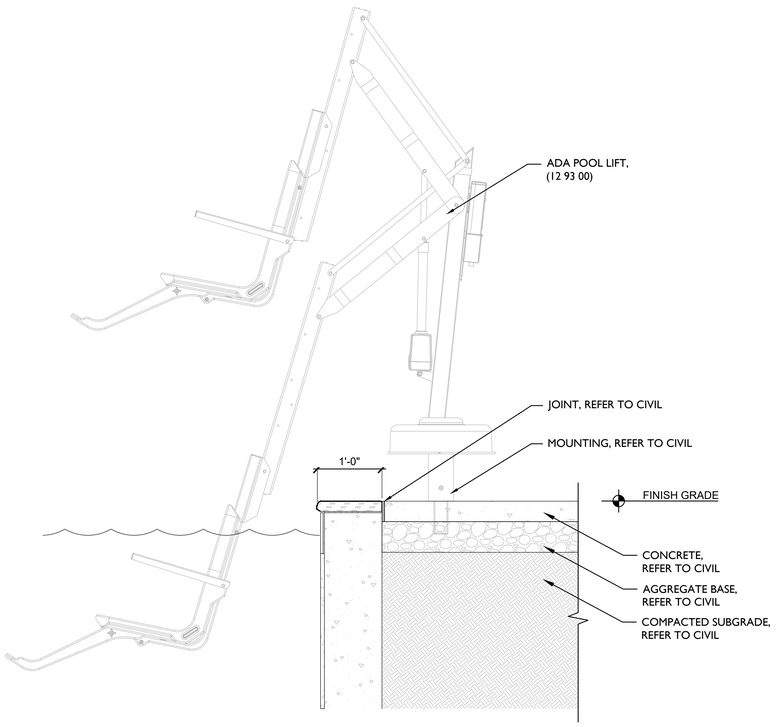

2 ADA POOL LIFT DETAIL
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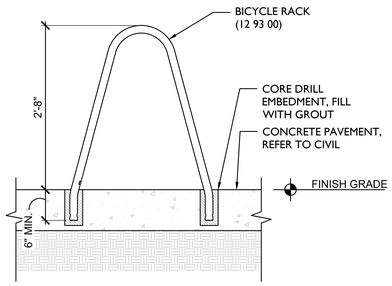

3 BIKE RACK DETAIL
Scale: 1"=1'-0"

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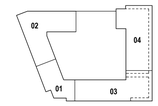

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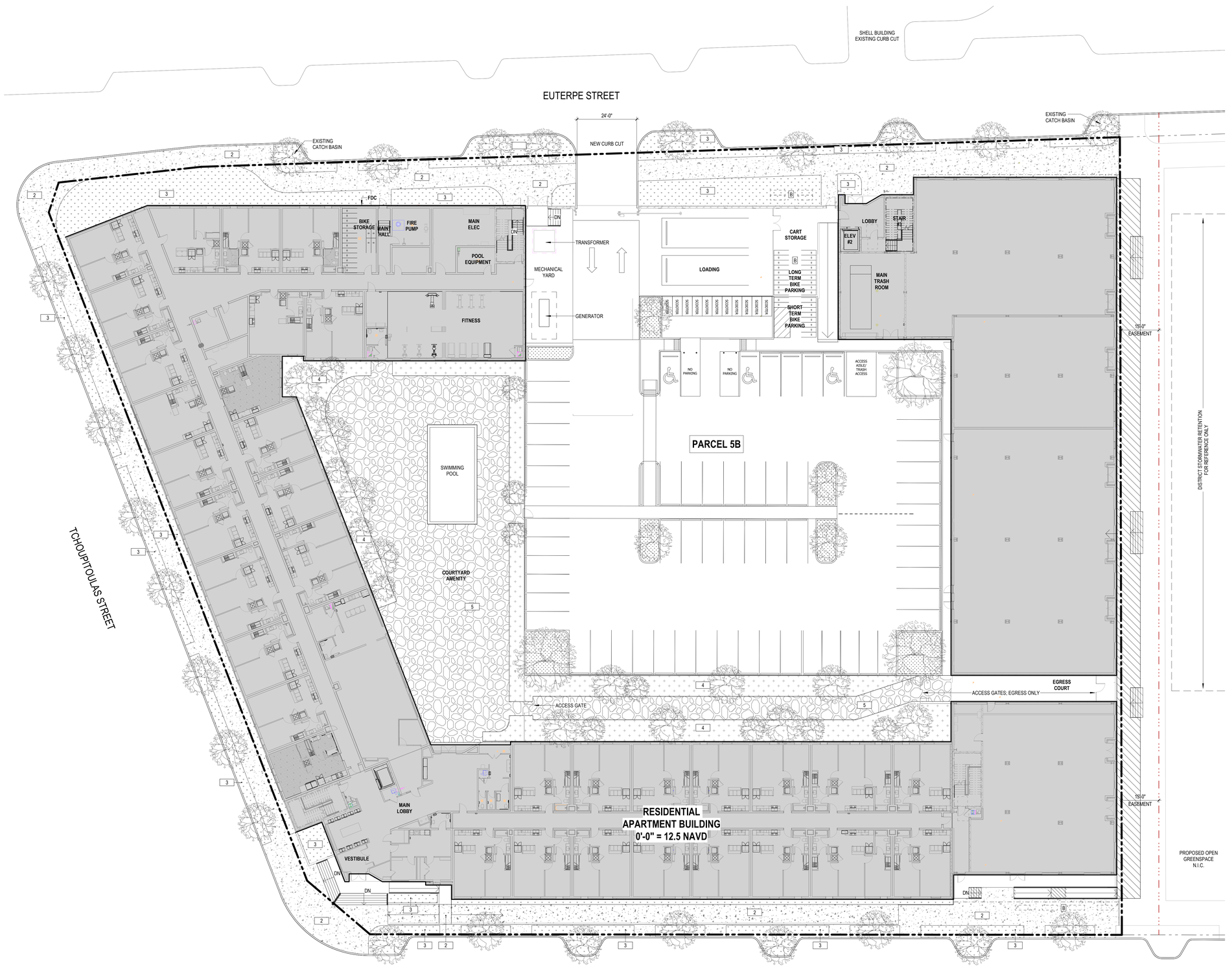

01 SITE PLAN
A1.01 SCALE: 1/16" = 1'-0"

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GENERAL NOTES - SITE PLAN

1. ARCH SITE PLAN IS FOR DIAGRAMMATIC & COORDINATION PURPOSES ONLY. REFER TO CIVIL, LANDSCAPE, & ELECTRICAL FOR FULL SCOPE OF WORK.
2. LEVEL 01 TOP OF SLAB = 12.5 NAVD.
3. UNLESS OTHERWISE NOTED, ALL ELEMENTS SHOWN OUTSIDE OF THE PARCEL 5B PROPERTY BOUNDARY ARE NOT IN THE PROJECT SCOPE AND ARE SHOWN FOR REFERENCE ONLY.
4. CONTRACTOR TO COORDINATE THE INSTALLATION OF PARCEL 5a EGRESS PORCH WITH OWNER.
5. ALL SITE PAVING AND PLANTING IN THE PUBLIC RIGHT-OF-WAY BETWEEN THE PROPERTY BOUNDARY AND STREET CURBS IS INCLUDED IN PROJECT SCOPE.
6. STREET PARKING LAYOUT/DESIGN AT EUTERPE AND RACE STREETS ARE BY OTHERS AND SHOWN FOR REFERENCE ONLY.
7. ALL NEW SITE INFRASTRUCTURE (STREETS, UTILITIES, STORMWATER RETENTION) IS BY OTHERS AND ASSUMED TO BE COMPLETED PRIOR TO PROJECT COMPLETION.
8. ALL PLANTING IS SHOWN FOR REFERENCE ONLY; REFERENCE LANDSCAPE PLANS FOR FULL SCOPE OF WORK.

EASEMENT @ PARCEL 5a, BBSA DOCKET NO. 25-45

15'-0" EASEMENT REQUIREMENTS
WITHIN EASEMENT BOUNDARY, NO CONSTRUCTION ALLOWED ON PARCEL 5a ABOVE THE FINISH FLOOR OF PARCEL 5b BUILDING.

OWNERS OF PARCEL 5a WILL CONSTRUCT, PROTECT, AND MAINTAIN ALL ELEMENTS (STAIRS, RAMPS, AND PORCH) REQUIRED FOR EGRESS/INGRESS FROM EAST SIDE OF PARCEL 5b BUILDING.

PARCEL 5a EGRESS ELEMENTS MUST BE COMPLETED PRIOR TO PARCEL 5b OCCUPANCY.

MAX AREA OF OPENINGS, IBC TABLE 705.8
FIRE SEPERATION DISTANCE FOR OPENING PROTECTIVES WILL BE MEASURED FROM EAST BUILDING FACE TO EDGE OF 15'-0" EASEMENT.

ACCESS TO PUBLIC WAY, IBC 1028.5
AREA WITHIN 15'-0" EASEMENT IS CONSIDERED AS ACCESS TO THE PUBLIC WAY FROM PARCEL 5b.

PARKING REQUIREMENTS, 18.24.D.7 & TABLE 22-1

MINIMUM REQUIRED VEHICLE PARKING SPACES:
NONE
PROVIDED: 62 VEHICLE PARKING SPACES

MAXIMUM ALLOWED VEHICLE PARKING SPACES:
RESIDENTIAL MULTIFAMILY: 330
(150% OF 1 PER UNIT / 220 SPACES)
RESTAURANT/RETAIL: 50
(150% OF 1 PER 500 SQ FT / 33 SPACES)
MAXIMUM VEHICLE PARKING NOT EXCEEDED

MINIMUM REQUIRED LOADING SPACES:
RESIDENTIAL MULTIFAMILY: 2 SPACES
PROVIDED: 2 LOADING SPACES

MINIMUM REQUIRED BICYCLE PARKING SPACES:
RESIDENTIAL MULTIFAMILY
REQUIRED: (1 PER 5 UNITS, 220 UNITS)
TOTAL: 44 PARKING SPACES
PROVIDED:
LONG TERM: 35 PARKING SPACES (80% OF TOTAL)
SHORT TERM: 9 PARKING SPACES (20% OF TOTAL)

RESTAURANT/RETAIL:
REQUIRED: 7 SHORT-TERM SPACES
(1 PER 2500 SQ FT,17,100 SQ FT OF RETAIL)
PROVIDED: 7 SHORT-TERM BICYCLE PARKING SPACES

LEGEND - SITE PLAN

- ENCLOSED BUILDING
- EGRESS PORCH @ PARCEL 5a NOT IN SCOPE; SHOWN FOR REFERENCE ONLY
- **PUBIC STREETSCAPE** SITE PAVING REFERENCE CIVIL
- **PUBLIC STREETSCAPE** PLANTING BED REFERENCE LANDSCAPE
- **COURTYARD** PLANTING BED REFERENCE LANDSCAPE
- **COURTYARD** PAVING REFERENCE LANDSCAPE
- BICYCLE PARKING
- TREES REFERENCE LANDSCAPE
- PROPERTY BOUNDARY
- DECORATIVE FENCES & GATES
- DISTRICT STORMWATER RETENTION
- EXTENTS OF REQUIRED PARCEL 5b EASEMENT

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
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NEW ORLEANS, LA 70123
504.733.4336

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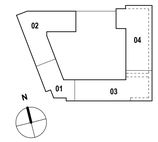

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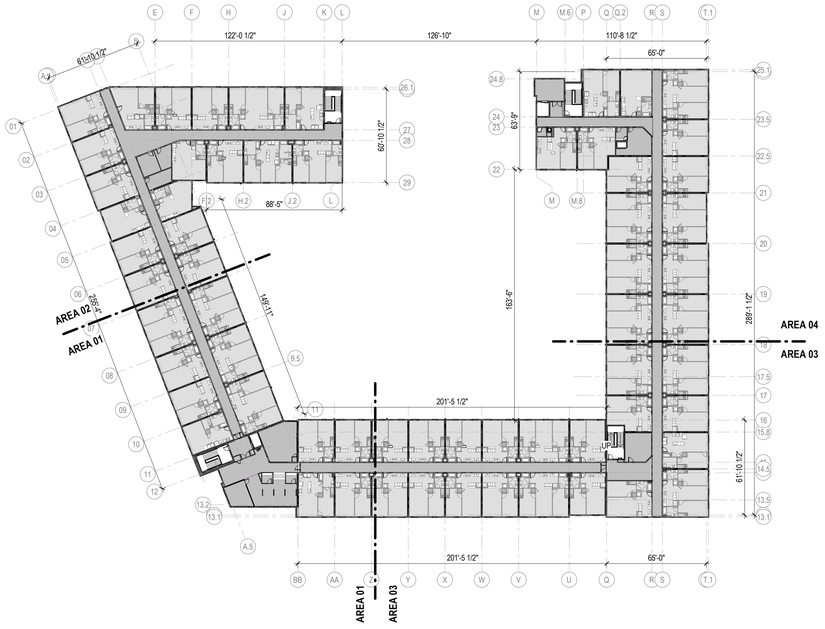
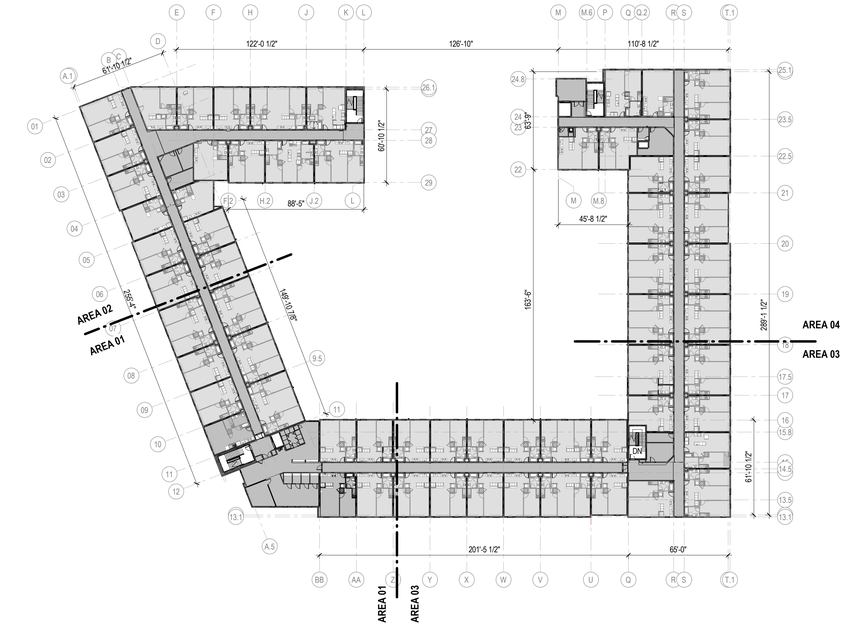
ARCHITECTURAL
SITE PLAN

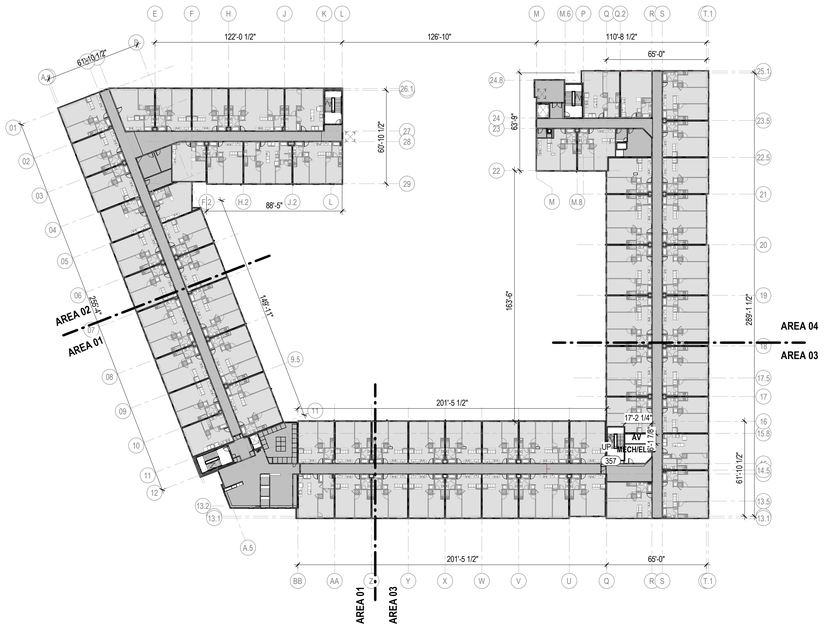
A1.01



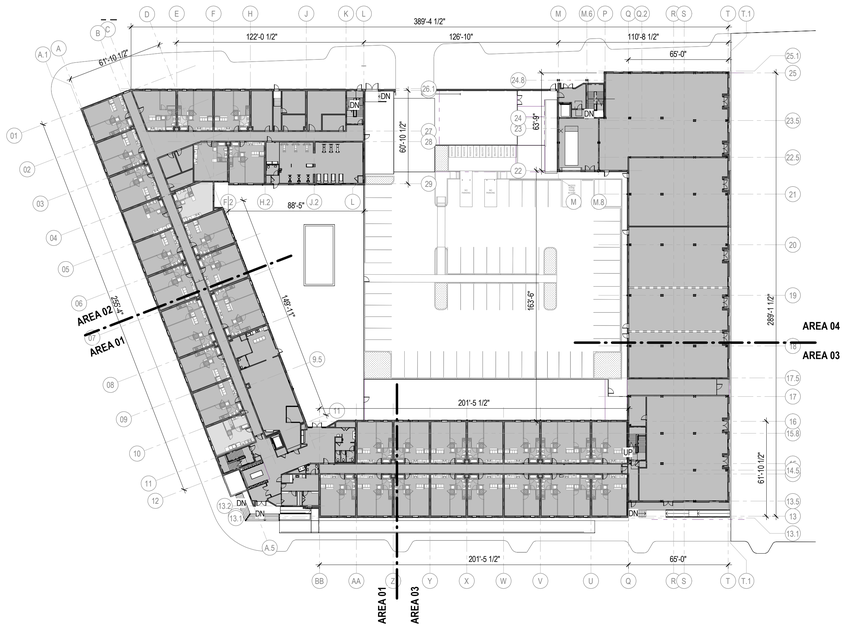
04 LEVEL 04 - OVERALL BLDG KEY PLAN
A2.01 SCALE: 1" = 40'-0"



02 LEVEL 02 - OVERALL BLDG KEY PLAN
A2.01 SCALE: 1" = 40'-0"



03 LEVEL 03 - OVERALL BLDG KEY PLAN
A2.01 SCALE: 1" = 40'-0"



01 LEVEL 01 - OVERALL BLDG KEY PLAN
A2.01 SCALE: 1" = 40'-0"

GENERAL NOTES - FLOOR PLANS

1. REFER TO LIFE SAFETY DRAWINGS & CODE ANALYSIS SHEET FOR ADDITIONAL RATED CONSTRUCTION INFORMATION.
2. INTERIOR PARTITIONS ARE TYPICALLY LOCATED WITH CENTER OF STUD ON GRID LINES. CRITICAL CLEARANCES ARE DIMENSIONED FROM FACE OF FINISH AND ARE DENOTED WITH *CLR* OR *CLEAR*. *ALIGN* SHALL MEAN TO LOCATE FINISH FACES IN THE SAME PLANE. INTERIOR PARTITIONS NOT LOCATED BY THE ABOVE ARE DIMENSIONED FROM FACE OF FINISH.
3. SOME STRUCTURAL AND MEP DEVICES / COMPONENTS ARE NOT SHOWN. WHERE THESE COMPONENTS ARE SHOWN, THEY ARE EITHER FOR GRAPHIC REFERENCE OR TO DIMENSION TO ADJACENT ARCHITECTURAL ELEMENTS. REFERENCE STRUCTURAL & MEP FOR FULL SCOPE OF WORK.
4. LOCATE ROUGH OPENINGS FOR DOORS 6" FROM THE INSIDE FINISHED FACE OF PERPENDICULAR PARTITION TO DOOR JAMB FRAME UNLESS OTHERWISE NOTED.
5. PROVIDE BLOCKING AT ALL BATHROOM ACCESSORIES, GRAB BARS, AND ALL MOUNTED MILLWORK, CABINETRY, AND COUNTERTOP BRACKETS.
6. VENDING KIOSK UNITS ARE BY OWNER AND ARE SHOWN FOR GRAPHIC REFERENCE ONLY. CONTRACTOR TO PROVIDE POWER, ELECTRICAL, AND OTHER INFRASTRUCTURE COMPONENTS REQUIRED FOR FULL FUNCTIONALITY OF UNITS. REF MEP.
7. FURNITURE AND EQUIPMENT SHOWN DASHED IN PLAN IS FOR REFERENCE ONLY AND WILL BE INSTALLED BY OWNER.
8. WHITE BOX RETAIL SPACES DO NOT RECEIVE INTERIOR FINISHES OR FIXTURES BEYOND WHAT IS REQUIRED PER CODE
9. REFER TO **A5.04 -A5.05 FOR WINDOW GROUP TYPE** AND PLACEMENT INFORMATION
10. REFER TO **A6.51 - A6.55 FOR ENLARGED UNIT TYPE** FLOOR PLANS, REFLECTED CEILING PLANS, AND INTERIOR ELEVATIONS.

UNIT ROOM TAG

UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

GENERAL NOTES - SLAB FORMING

1. REFERENCE ARCHITECTURAL SITE PLAN, CIVIL, AND LANDSCAPE FOR ALL NON-PILE SUPPORTED SITE PAVING ADJACENT TO THE BUILDING.
2. REFERENCE STRUCTURAL AND CIVIL FOR ALL INFORMATION REGARDING PILE-SUPPORTED PAVING, INCLUDING RAISED PORCH, PARKING DRIVE ENTRIES, AND INTERIOR COURTYARD HARDSCAPE.
3. EXTERIOR STAIRS, STAIRS, AND PILE-SUPPORTED TERRACE ARE SHOWN FOR REFERENCE AND DIMENSIONAL LOCATION ONLY. REFER TO STRUCTURAL AND CIVIL FOR MORE INFORMATION.
4. TRANSFORMER PADS, ELECTRICAL SWITCH PADS, AND INTERIOR SLAB RECESSES REQUIRED FOR MEP ARE NOT SHOWN; COORDINATE REQUIRED SLAB INFRASTRUCTURE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
5. FLOOR DRAINS & CLEANOUTS NOT SHOWN; REF TO PLUMBING FOR FULL EXTENTS AND LOCATIONS. SLOPE CONCRETE TO ALL FLOOR DRAINS AT 1/8":12". REFERENCE PLAN FOR EXTENTS OF SLOPE. ALL FLOOR DRAINS ARE TO BE CENTERED IN ROOM U.O.N.
6. CENTER ELECTRICAL FLOOR OUTLETS IN ASSOCIATED ROOMS. COORDINATE FLOOR OUTLETS WITH POWER PLANS.
7. PROVIDE CONCRETE CURBS AT ALL EXTERIOR WALLS AT RAISED TERRACE WHERE NO CMU OCCURS, I.E AT EXTERIOR STOREFRONT OPENINGS AND EXTERIOR STUD WALLS. CONCRETE CURBS WHERE LOCATED AT STUD WALLS ARE LOCATED FLUSH TO INTERIOR FACE OF STUD. CONCRETE CURB AT GLAZING ARE TO ALIGN WITH FACE OF ASSOCIATED MULLION.
8. COORDINATE SUBSURFACE DRAINAGE WITH BUILDING FOUNDATION AND ADJACENT PILE CAPS.
9. SLOPE TERRACE SLAB AWAY FROM BUILDING PERIMETER 1/4":1'-0", AT ALL LOCATIONS, TYP. REFER TO CIVIL GRADING PLANS FOR TOP OF ELEVATION OF TERRACE SLABS, AND SLOPES. REFER TO STRUCTURAL PLANS FOR TERRACE DETAILS AND CONSTRUCTION.

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THE RIVANA @ RIVER DISTRICT

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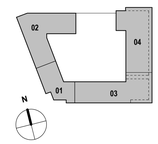

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OVERALL BLDG KEY PLANS

A2.01

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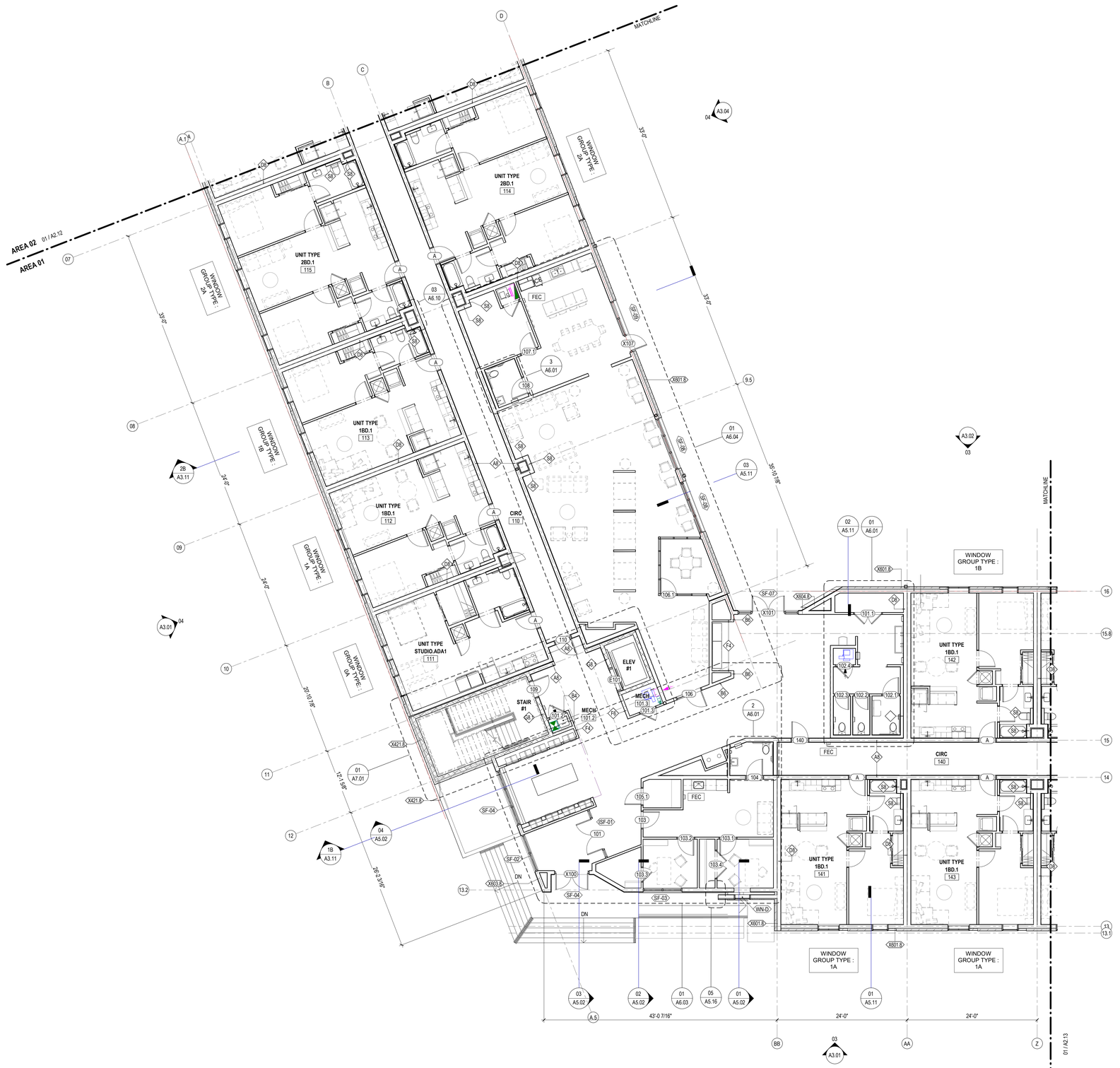

01 LEVEL 01 - AREA 01
A2.11 SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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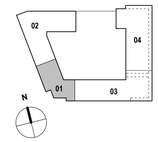

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AREA PLAN - LEVEL 01, AREA 01

A2.11

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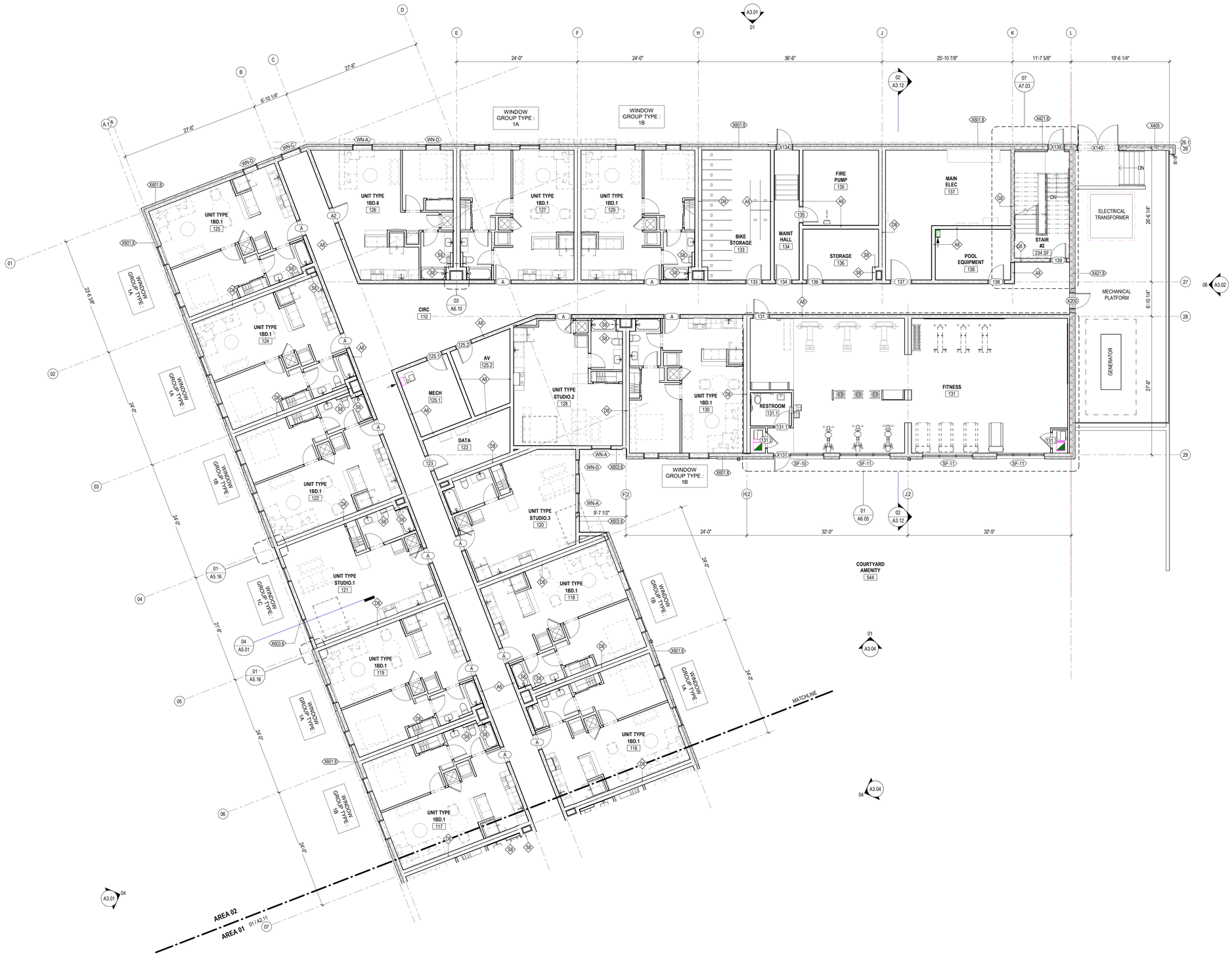

01 LEVEL 01 - AREA 02
A2.12 SCALE: 1/8" = 1'-0"

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UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

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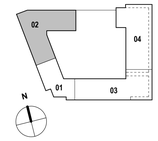

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AREA PLAN - LEVEL 01, AREA 02

A2.12

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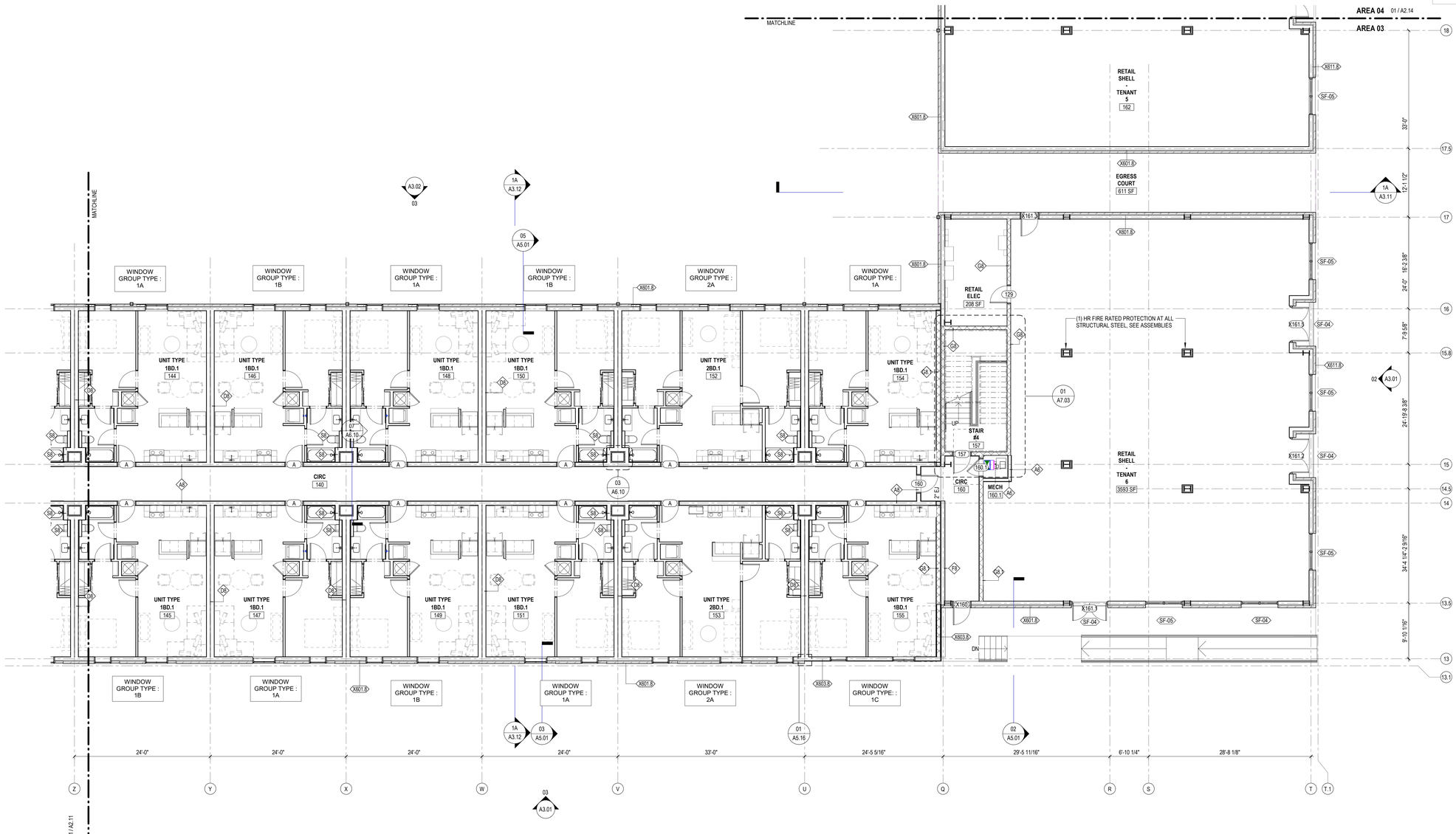
UNIT ROOM TAG

UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER



01 LEVEL 01 - AREA 03
A2.13 SCALE: 1/8" = 1'-0"

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

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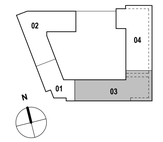

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AREA PLAN - LEVEL 01, AREA 03

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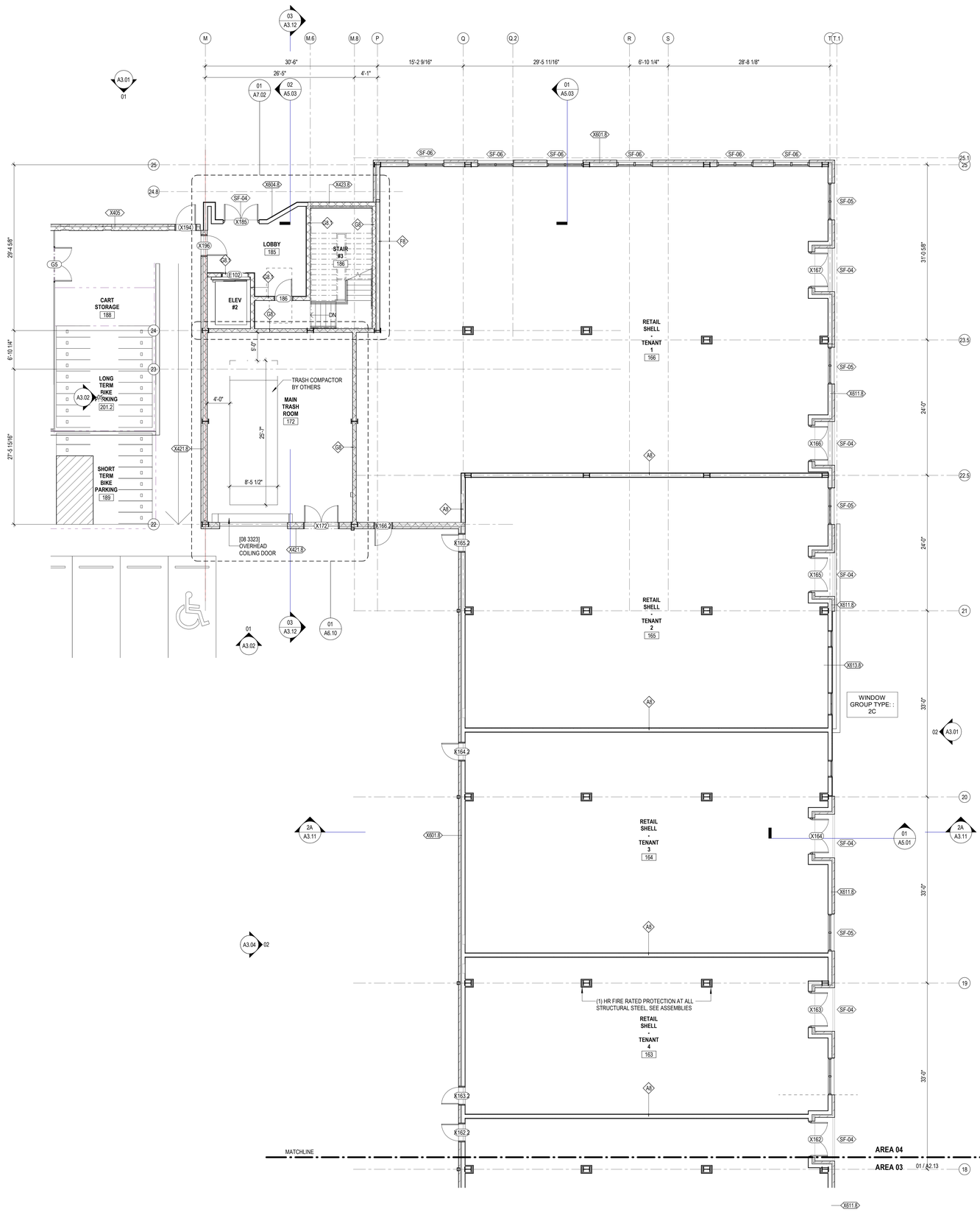

01 LEVEL 01 - AREA 04
A2.14 SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. REFER TO LIFE SAFETY DRAWINGS & CODE ANALYSIS SHEET FOR ADDITIONAL RATED CONSTRUCTION INFORMATION.
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10. REFER TO **A6.51 - A6.55 FOR ENLARGED UNIT TYPE** FLOOR PLANS, REFLECTED CEILING PLANS, AND INTERIOR ELEVATIONS.

UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

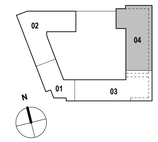
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVEL 01, AREA 04

A2.14

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Autodesk Docs://24 - 22194 - River District/24-22194 - River District.rvt

01 LEVEL 02 - AREA 01
A2.21 SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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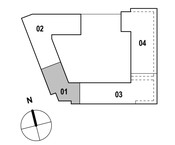

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVELS 02, AREA 01

A2.21

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Autodesk Docs://24 - 22194 - River District/24-22194 - River District.rvt

01 LEVEL 02 - AREA 02
A2.22 SCALE: 1/8" = 1'-0"

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UNIT ROOM TAG
UNIT TYPE 1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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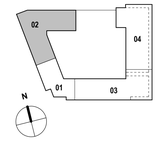

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVELS 02, AREA 02

A2.22

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Autodesk Docs://24 - 22194 - River District/24-22194 - River District.rvt

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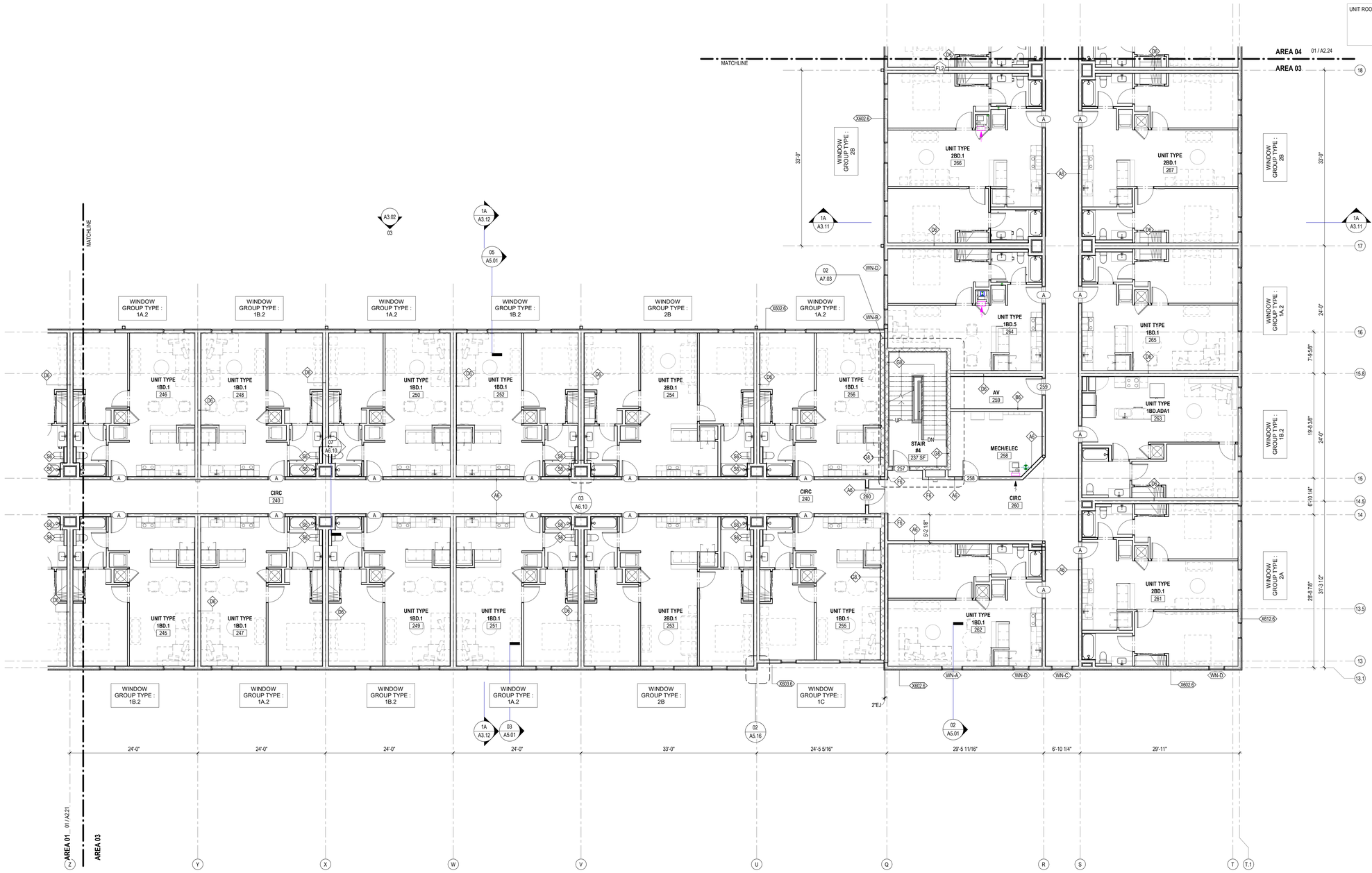
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER



01 LEVEL 02 - AREA 03
A2.23 SCALE: 1/8" = 1'-0"

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TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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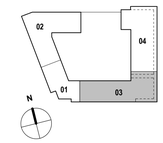

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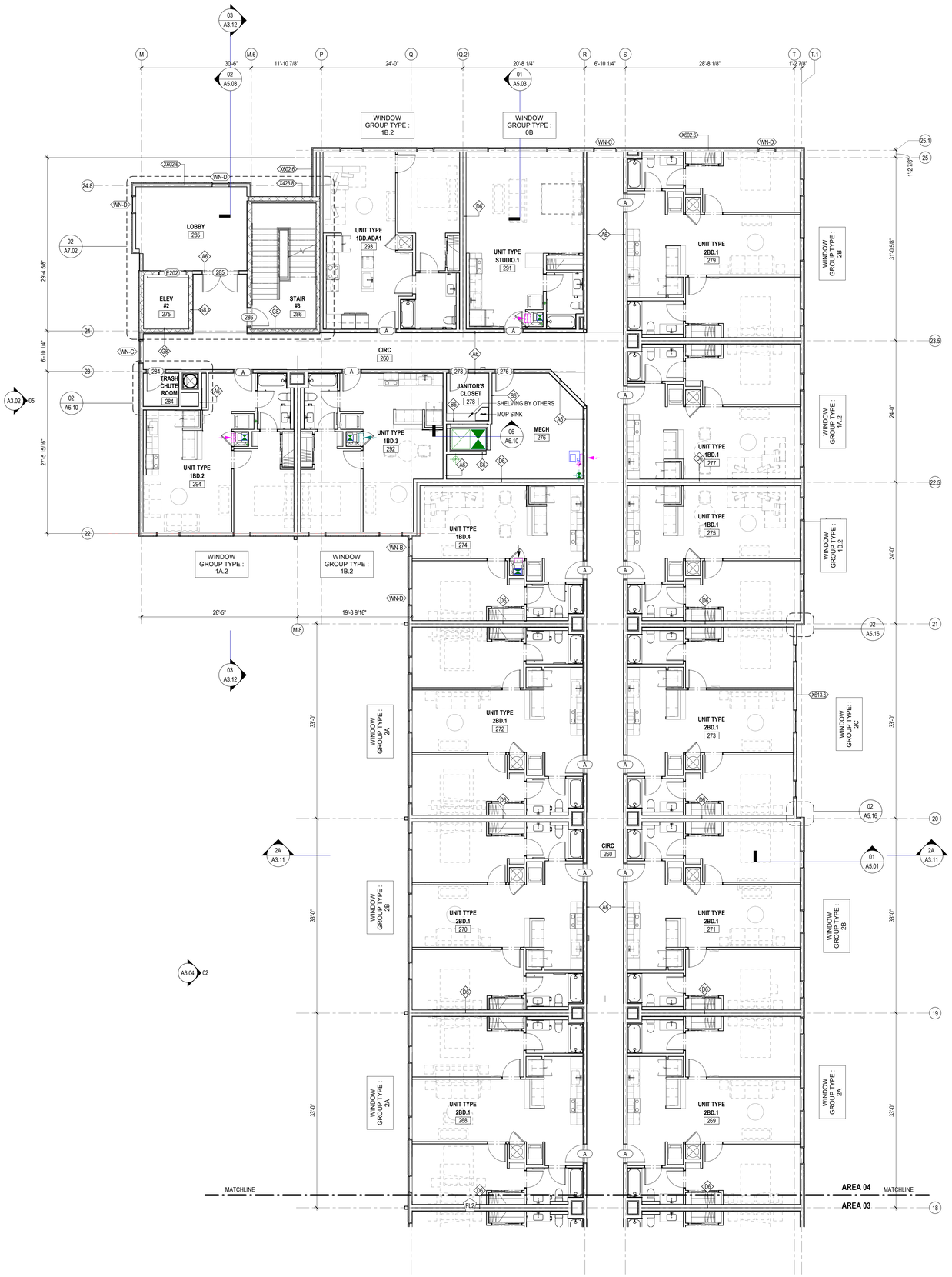
PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVELS 02, AREA 03

A2.23



01 LEVEL 02 - AREA 04
A2.24 SCALE: 1/8" = 1'-0"

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UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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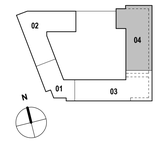

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PROJECT NUMBER
CN22194

ISSUE DATE
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AREA PLAN - LEVELS 02, AREA 04

A2.24

10/31/2025 3:32:27 PM
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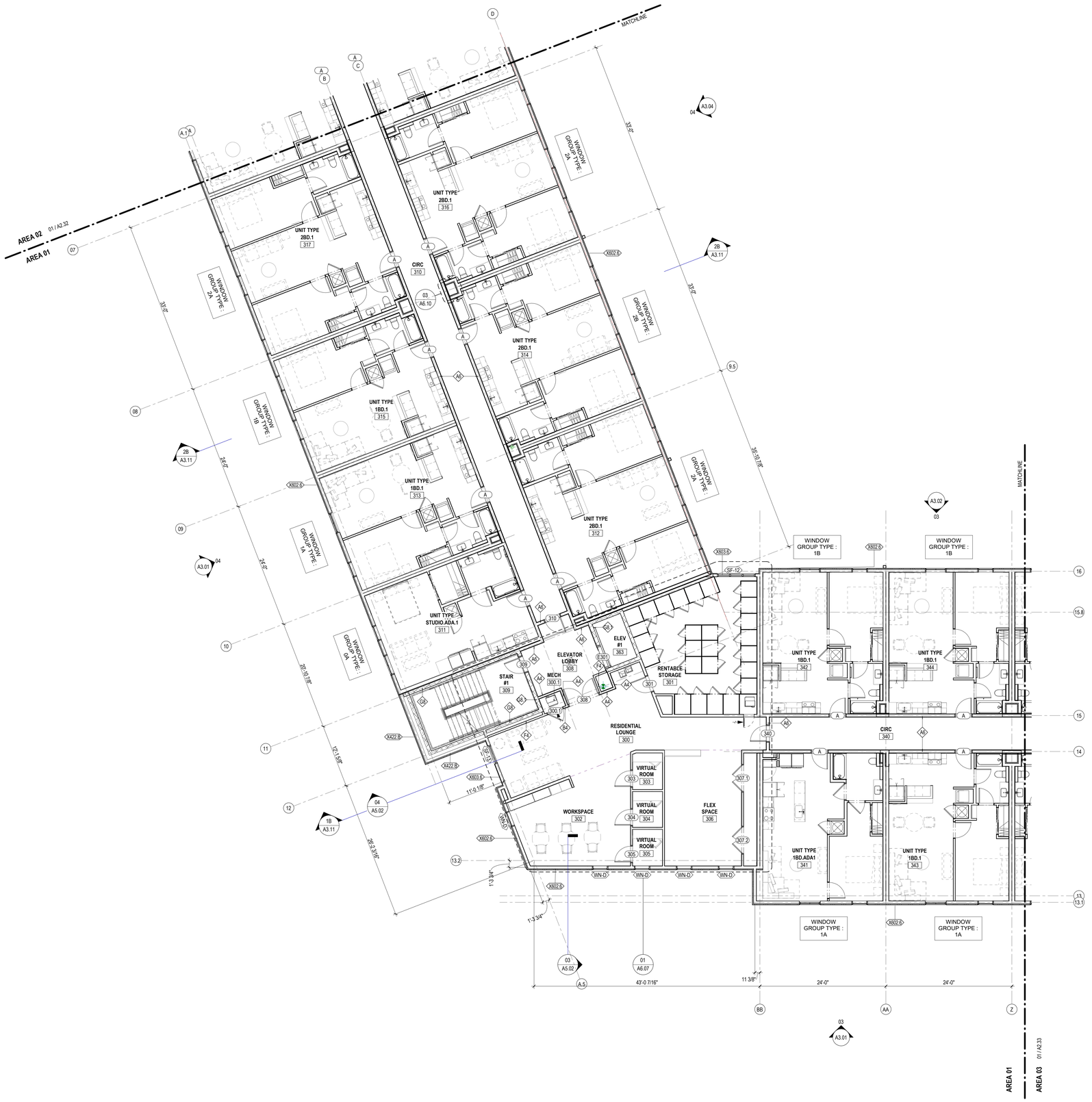

01 LEVEL 03 - AREA 01
A2.31 SCALE: 1/8" = 1'-0"

10/31/2025 3:33:00 PM
Autodesk Docs://24 - 22194 - River District/24-22194 - River District.rvt

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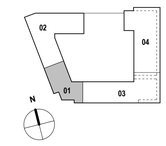

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVEL 03, AREA 01

A2.31

24'-0"
24'-0"
36'-6"
25'-10 7/8"
11'-7 5/8"
27'-5"
6'-10 1/4"
26'-8 7/8"
1'-2 7/8"
1'-2 5/8"
23'-5 3/8"
24'-0"
24'-0"
24'-0"
21'-9"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
32'-0"
32'-5"
1'-2 7/8"
27'-9 1/8"
6'-10 1/4"
27'-6"
WINDOW GROUP TYPE : 1A
WINDOW GROUP TYPE : 1B
WINDOW GROUP TYPE : 2A
WINDOW GROUP TYPE : 1A
WINDOW GROUP TYPE : 1A
WINDOW GROUP TYPE : 1A
WINDOW GROUP TYPE : 1B
WINDOW GROUP TYPE : 1C
WINDOW GROUP TYPE : 1A
WINDOW GROUP TYPE : 1B
WINDOW GROUP TYPE : 1A
WINDOW GROUP TYPE : 1B
WINDOW GROUP TYPE : 2A
WINDOW GROUP TYPE : 2B
UNIT TYPE 1BD.6 328
UNIT TYPE 1BD.1 329
UNIT TYPE 1BD.1 331
UNIT TYPE 2BD.1 333
UNIT TYPE 1BD.ADA1 335
STAIR #2 339
UNIT TYPE 1BD.1 327
UNIT TYPE 1BD.1 326
UNIT TYPE 1BD.1 325
UNIT TYPE STUDIO.1 324
UNIT TYPE STUDIO.3 322
UNIT TYPE 1BD.1 320
UNIT TYPE 1BD.1 321
UNIT TYPE 1BD.1 318
UNIT TYPE 1BD.1 319
CIRC 310
MECH 325.1
AV 325.2
ELEC 323
UNIT TYPE STUDIO.2 330
UNIT TYPE 1BD.1 332
UNIT TYPE 2BD.ADA1 334
UNIT TYPE 2BD.1 336
X602.6
X603.6
X422.6
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WN-C
WN-D
A1.1
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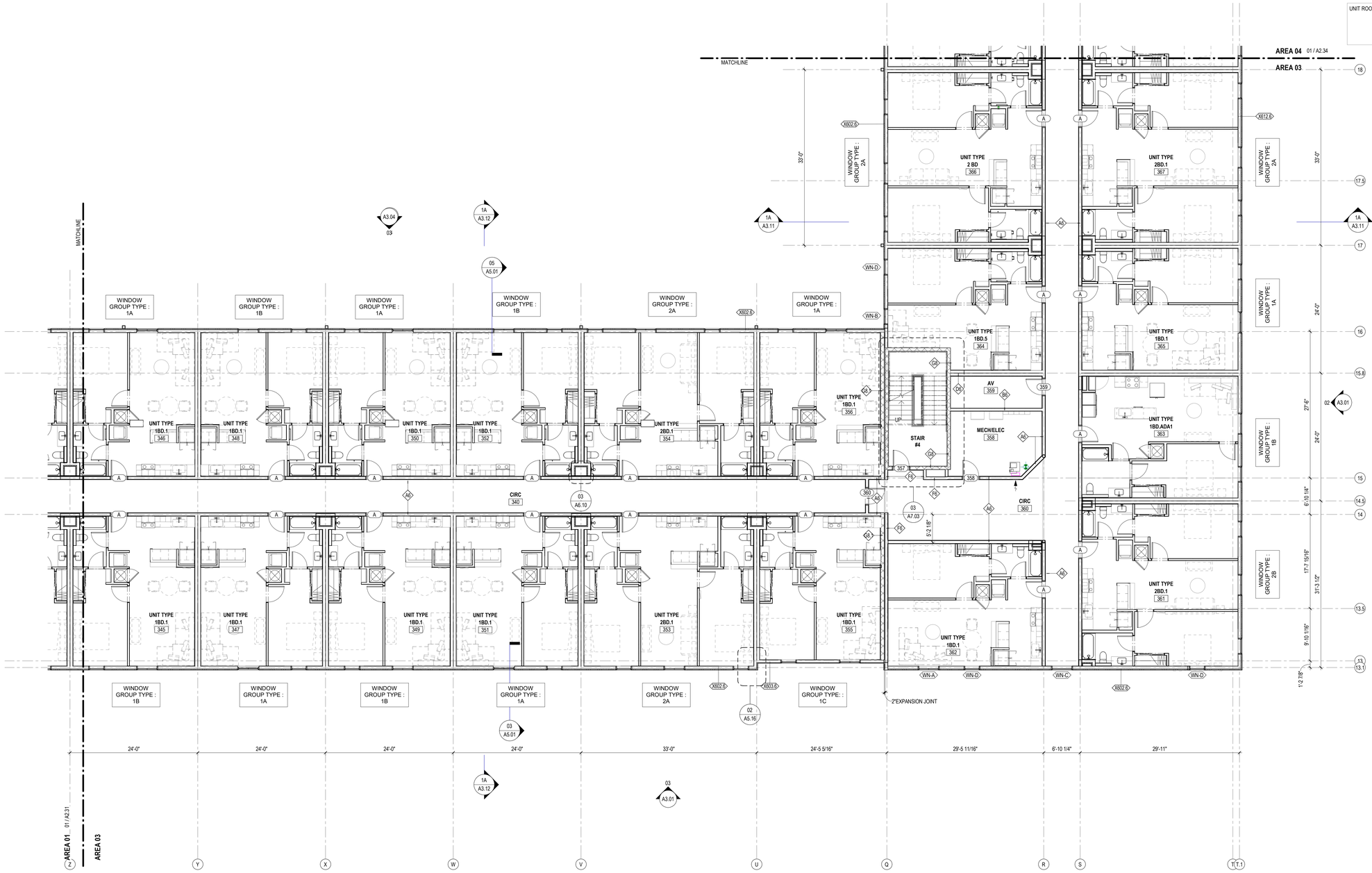
6. VENDING KIOSK UNITS ARE BY OWNER AND ARE SHOWN FOR GRAPHIC REFERENCE ONLY. CONTRACTOR TO PROVIDE POWER, ELECTRICAL, AND OTHER INFRASTRUCTURE COMPONENTS REQUIRED FOR FULL FUNCTIONALITY OF UNITS. REF MEP.
7. FURNITURE AND EQUIPMENT SHOWN DASHED IN PLAN IS FOR REFERENCE ONLY AND WILL BE INSTALLED BY OWNER.
8. WHITE BOX RETAIL SPACES DO NOT RECEIVE INTERIOR FINISHES OR FIXTURES BEYOND WHAT IS REQUIRED PER CODE
9. REFER TO **A5.04 -A5.05 FOR WINDOW GROUP TYPE** AND PLACEMENT INFORMATION
10. REFER TO **A6.51 - A6.55 FOR ENLARGED UNIT TYPE** FLOOR PLANS, REFLECTED CEILING PLANS, AND INTERIOR ELEVATIONS.

UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER



01 LEVEL 03 - AREA 03
A2.33 SCALE: 1/8" = 1'-0"

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

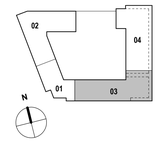
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVEL 03, AREA 03

A2.33

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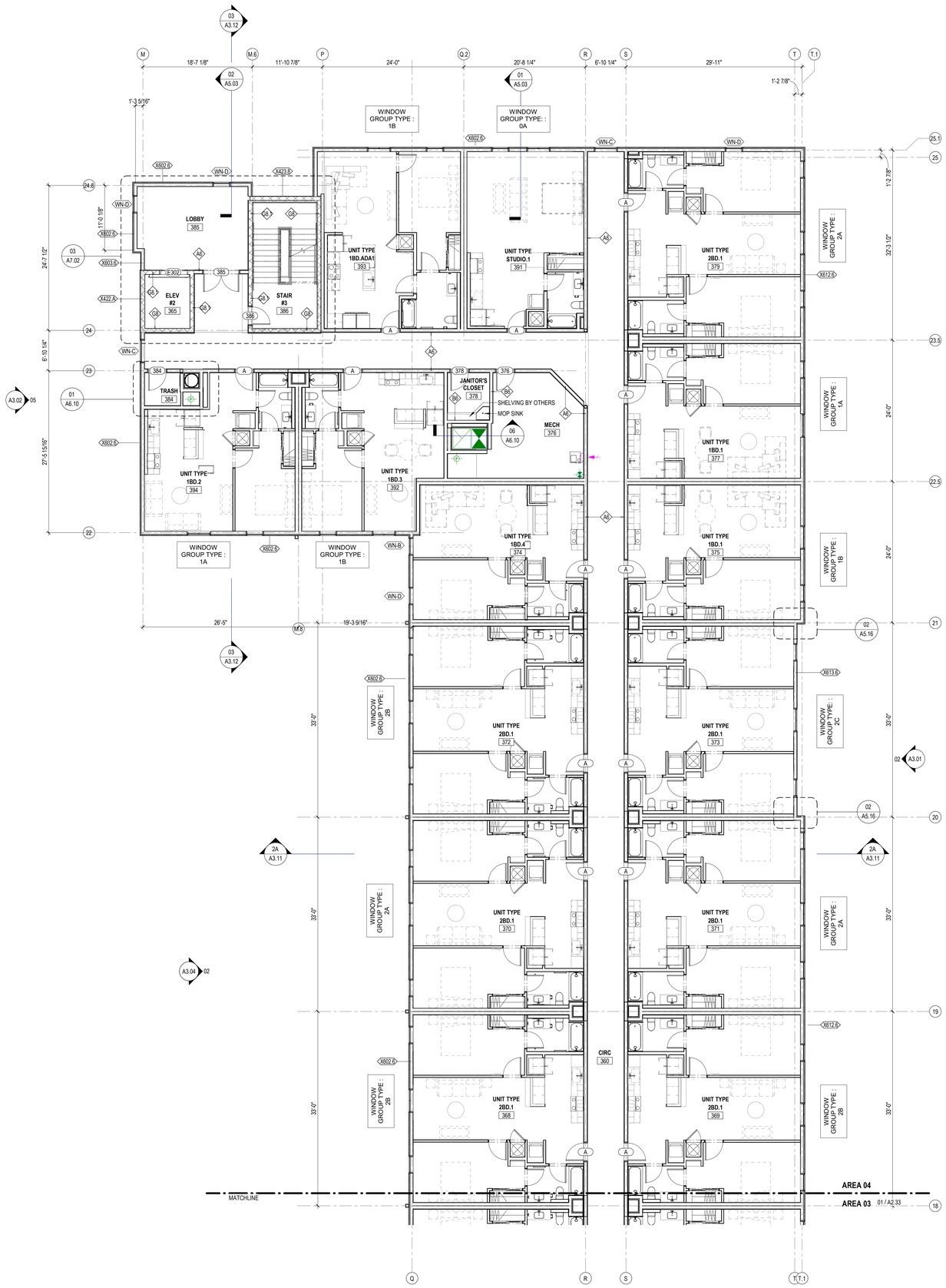

01 LEVEL 03 - AREA 04
A2.34 SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. REFER TO LIFE SAFETY DRAWINGS & CODE ANALYSIS SHEET FOR ADDITIONAL RATED CONSTRUCTION INFORMATION.
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10. REFER TO **A6.51 - A6.55 FOR ENLARGED UNIT TYPE** FLOOR PLANS, REFLECTED CEILING PLANS, AND INTERIOR ELEVATIONS.

UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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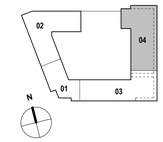
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
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AREA PLAN - LEVEL 03, AREA 04

A2.34

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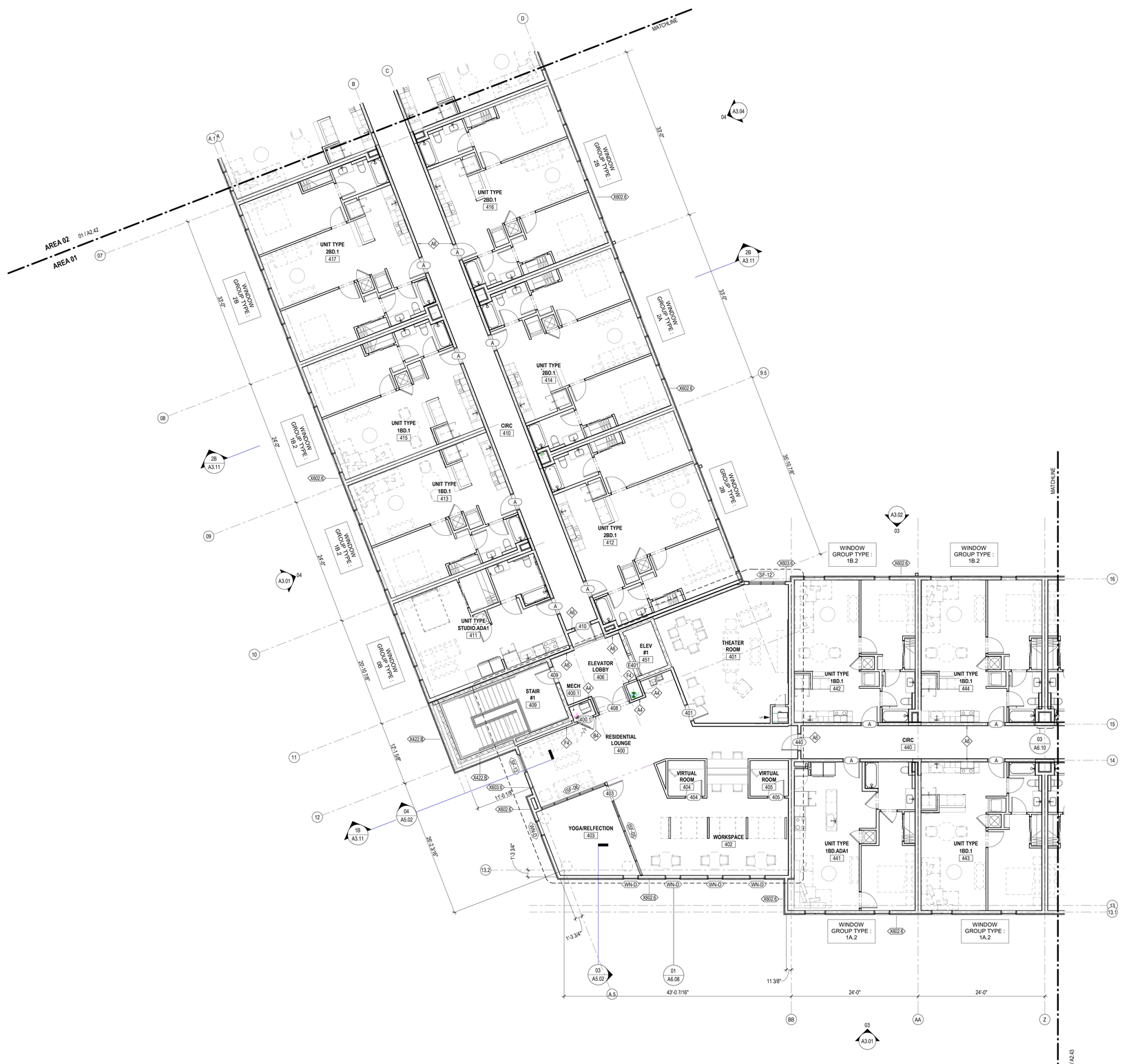

01 LEVEL 04 - AREA 01
A2.41 SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. REFER TO LIFE SAFETY DRAWINGS & CODE ANALYSIS SHEET FOR ADDITIONAL RATED CONSTRUCTION INFORMATION.
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UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL
1480 TCHOUPITOULAS STREET
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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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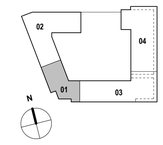
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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CN22194

ISSUE DATE
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AREA PLAN - LEVEL 04, AREA 01

A2.41

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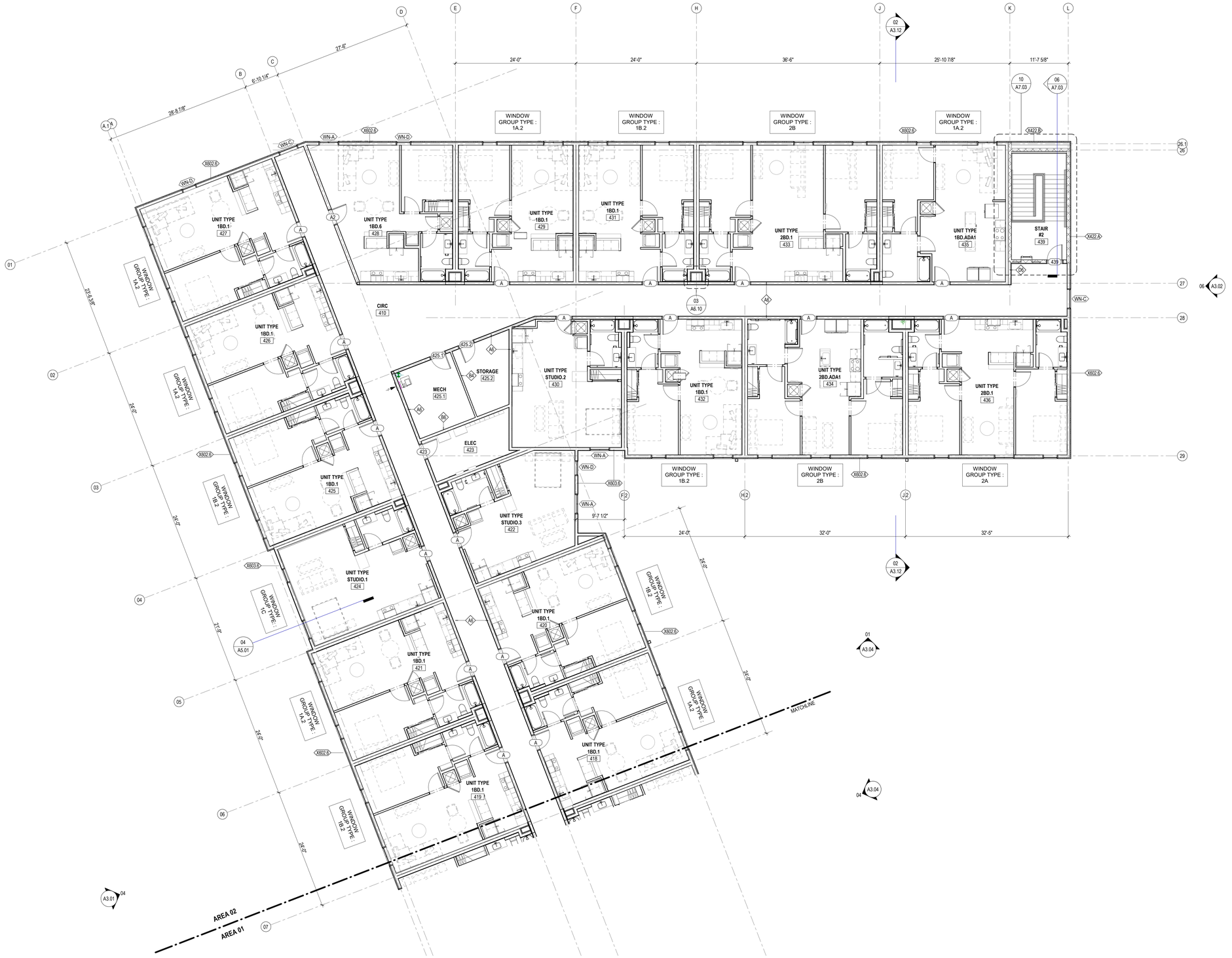

01 LEVEL 04 - AREA 02
A2.42 SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. REFER TO LIFE SAFETY DRAWINGS & CODE ANALYSIS SHEET FOR ADDITIONAL RATED CONSTRUCTION INFORMATION.
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UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

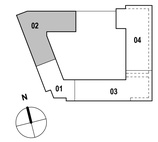
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVEL 04, AREA 02

A2.42

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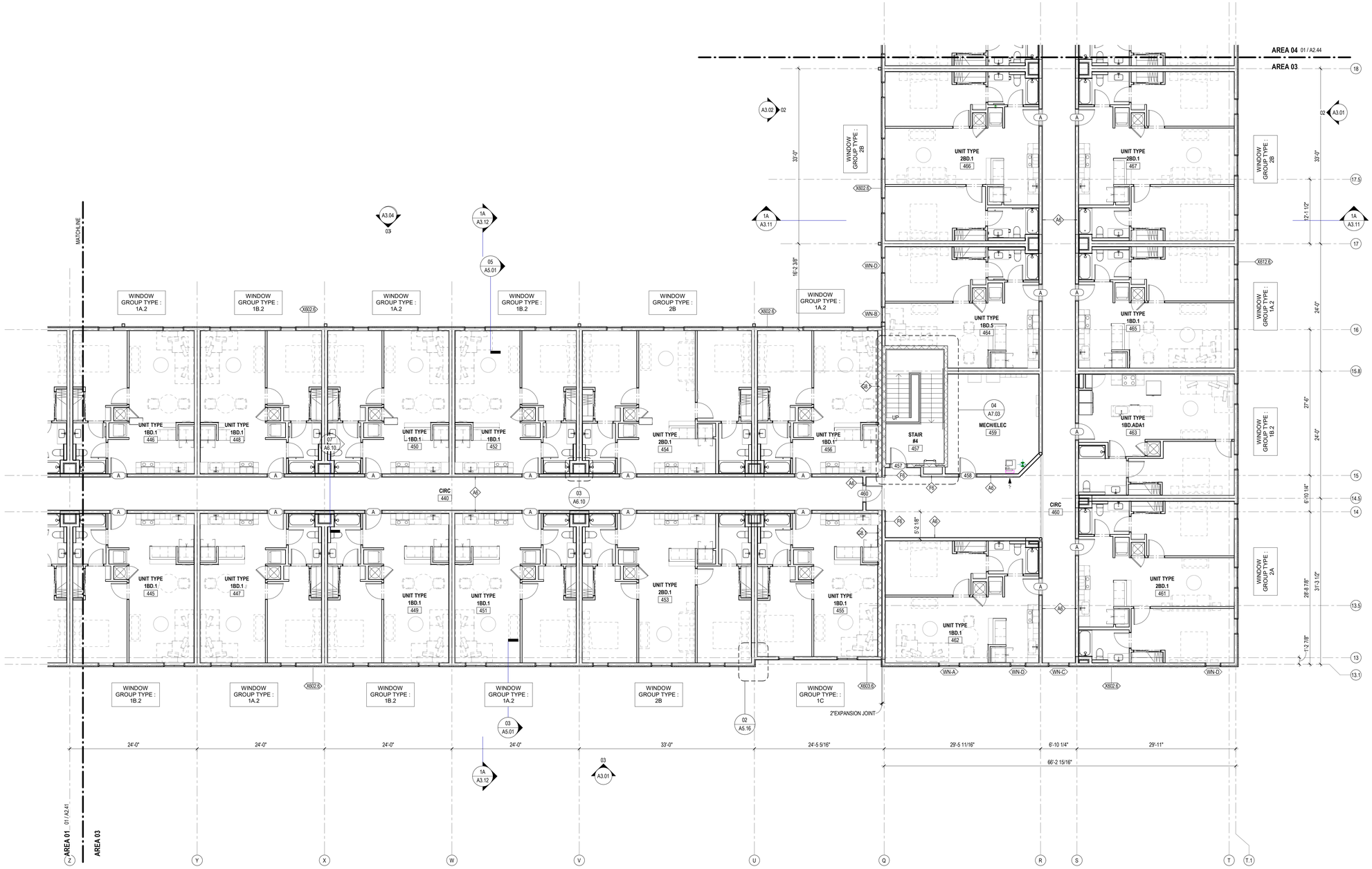

01 LEVEL 04 - AREA 03
A2.43 SCALE: 1/8" = 1'-0"

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Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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OWNER
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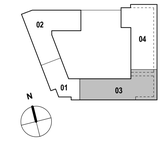
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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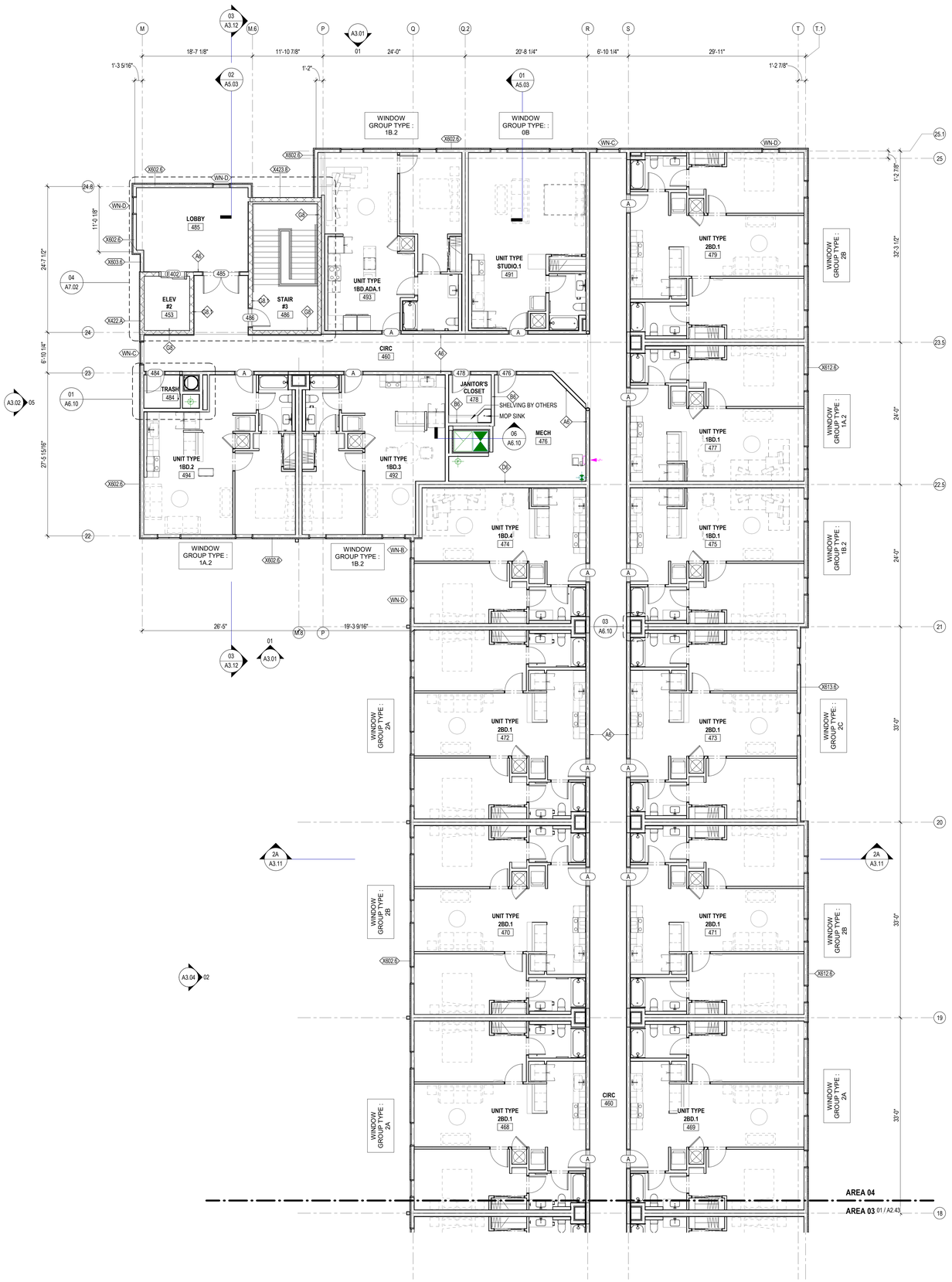
PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVEL 04, AREA 03

A2.43



01 LEVEL 04 - AREA 04
A2.44 SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. REFER TO LIFE SAFETY DRAWINGS & CODE ANALYSIS SHEET FOR ADDITIONAL RATED CONSTRUCTION INFORMATION.
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UNIT ROOM TAG
UNIT TYPE
1BD.1 — TYPE MARK
3200 — ROOM NUMBER

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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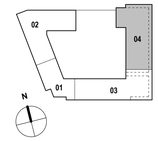

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

AREA PLAN - LEVEL 04, AREA 04

A2.44

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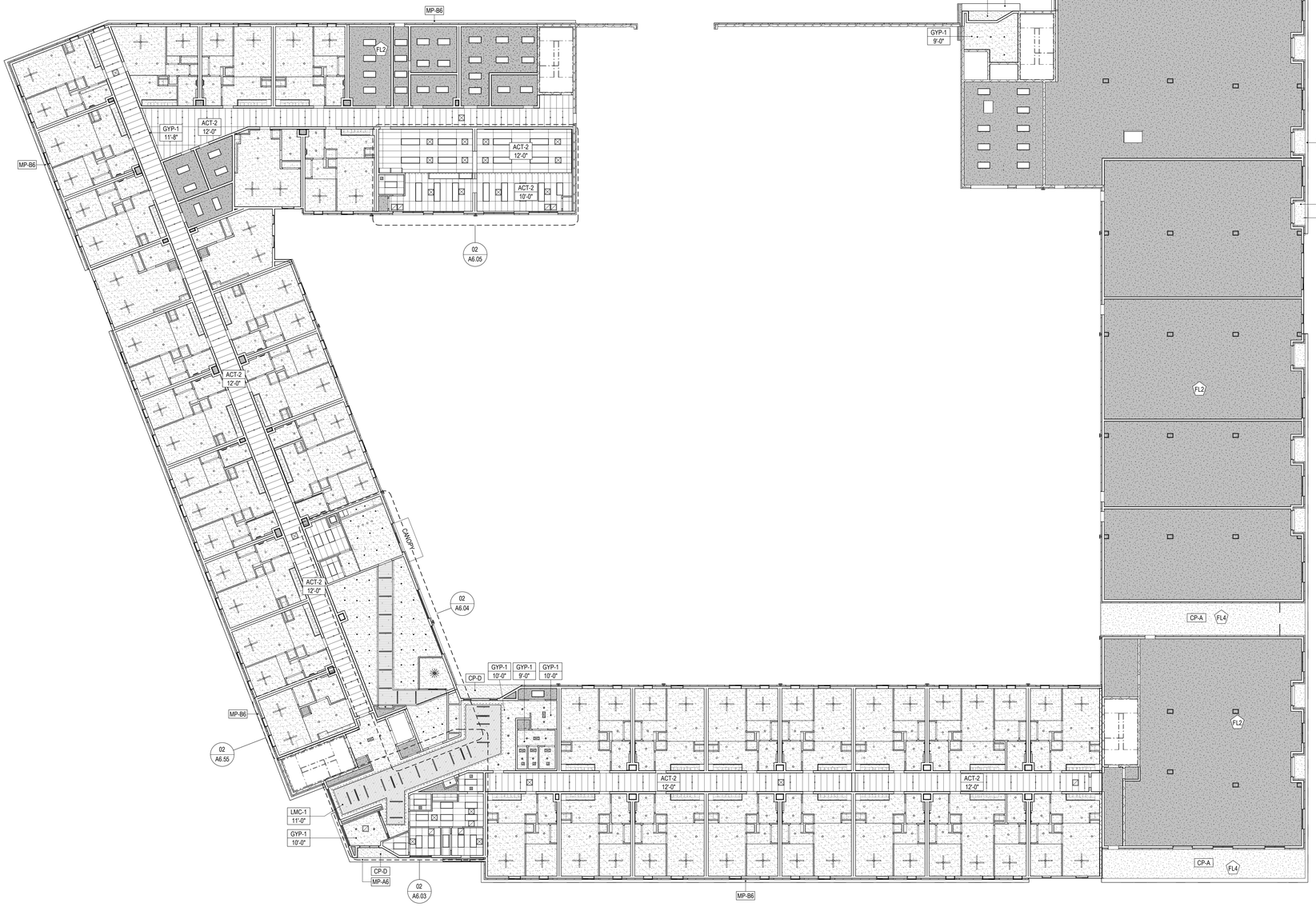

01 OVERALL RCP - LEVEL 01
A2.51 SCALE: 1/16" = 1'-0"

GENERAL NOTES - RCPs

1. MAINTAIN RATINGS OF FLOOR CEILING ASSEMBLIES PER ASSEMBLY DETAILS
2. REFER TO ENLARGED PLANS FOR ALL RESIDENTIAL UNIT RCP'S.
3. ALL LIGHT FIXTURES, HVAC VENTS AND SPRINKLER HEADS TO BE ALIGNED.
4. ALIGN LIGHT FIXTURES ON DOOR OPENINGS, CEILING GRIDS, AND/OR HALLWAY CENTERLINES, AS INDICATED GRAPHICALLY ON PLANS.
5. LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS.
6. CEILING HEIGHTS NOTED ON THE DRAWINGS IS THE HEIGHT FROM FINISHED FLOOR SURFACE TO FINISHED CEILING HEIGHT(S) OR WHERE NO FINISHED CEILING IS CALLED FOR, THE CEILING HEIGHT IS TO THE UNDERSIDE OF THE RATED FLOOR-CEILING ASSEMBLY ABOVE.
7. SURFACE MOUNTED LIGHTS WITHIN RATED CEILING ASSEMBLIES SHALL HAVE RATED JUNCTION BOXES AND MAKE UP AN AREA OF NO GREATER THAN 144 SQ IN PER EVERY 100 SQ FT.

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED
  - FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48")
  - FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72")
  - FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96")
  - FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE: PENDANT REF. ELECTRICAL

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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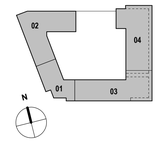
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
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ISSUE DATE
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OVERALL RCP - LEVEL 01

A2.51

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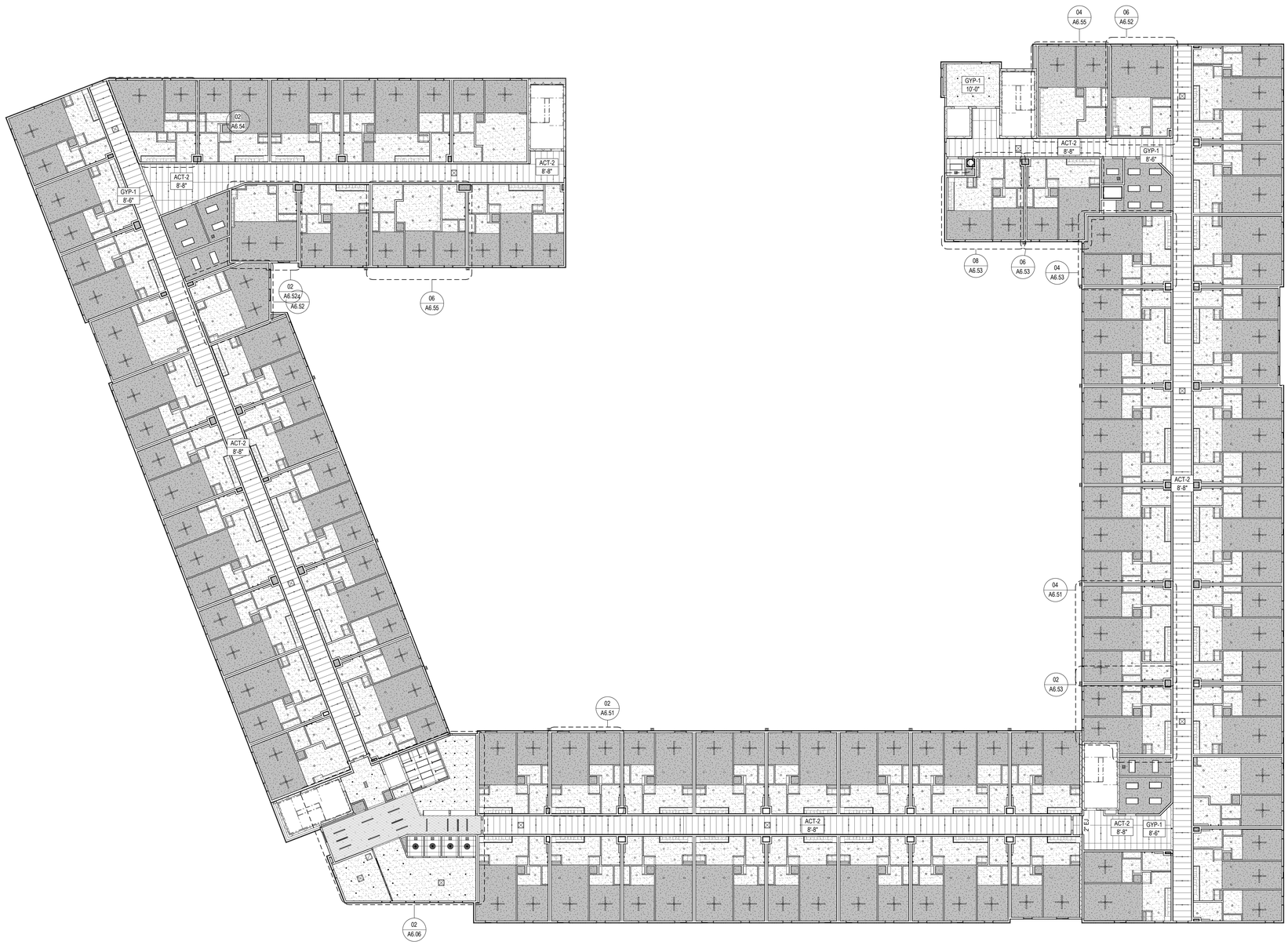

01 LEVEL 02
A2.52 SCALE: 1/16" = 1'-0"

GENERAL NOTES - RCPs

1. MAINTAIN RATINGS OF FLOOR CEILING ASSEMBLIES PER ASSEMBLY DETAILS
2. REFER TO ENLARGED PLANS FOR ALL RESIDENTIAL UNIT RCP'S.
3. ALL LIGHT FIXTURES, HVAC VENTS AND SPRINKLER HEADS TO BE ALIGNED.
4. ALIGN LIGHT FIXTURES ON DOOR OPENINGS, CEILING GRIDS, AND/OR HALLWAY CENTERLINES, AS INDICATED GRAPHICALLY ON PLANS.
5. LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS.
6. CEILING HEIGHTS NOTED ON THE DRAWINGS IS THE HEIGHT FROM FINISHED FLOOR SURFACE TO FINISHED CEILING HEIGHT(S) OR WHERE NO FINISHED CEILING IS CALLED FOR, THE CEILING HEIGHT IS TO THE UNDERSIDE OF THE RATED FLOOR-CEILING ASSEMBLY ABOVE.
7. SURFACE MOUNTED LIGHTS WITHIN RATED CEILING ASSEMBLIES SHALL HAVE RATED JUNCTION BOXES AND MAKE UP AN AREA OF NO GREATER THAN 144 SQ IN PER EVERY 100 SQ FT.

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL

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THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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504.733.4336

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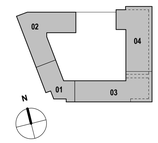
INITIAL ISSUE & REVISIONS		
NUMBER	**DESCRIPTION**	**DATE**
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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OVERALL RCP - LEVEL 02

A2.52

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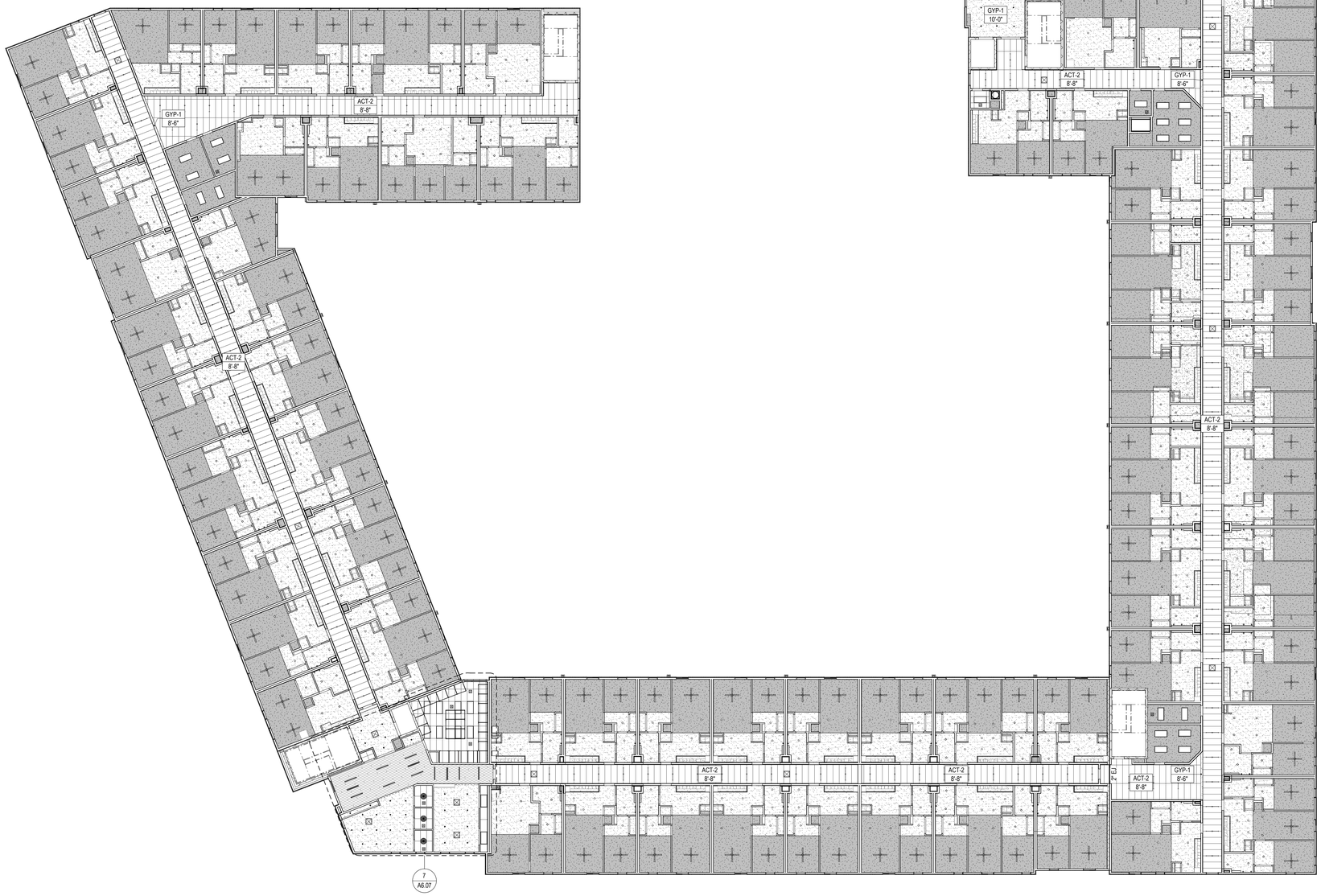

01 LEVEL 03
A2.53 SCALE: 1/16" = 1'-0"

GENERAL NOTES - RCPs

1. MAINTAIN RATINGS OF FLOOR CEILING ASSEMBLIES PER ASSEMBLY DETAILS
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3. ALL LIGHT FIXTURES, HVAC VENTS AND SPRINKLER HEADS TO BE ALIGNED.
4. ALIGN LIGHT FIXTURES ON DOOR OPENINGS, CEILING GRIDS, AND/OR HALLWAY CENTERLINES, AS INDICATED GRAPHICALLY ON PLANS.
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7. SURFACE MOUNTED LIGHTS WITHIN RATED CEILING ASSEMBLIES SHALL HAVE RATED JUNCTION BOXES AND MAKE UP AN AREA OF NO GREATER THAN 144 SQ IN PER EVERY 100 SQ FT.

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL

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THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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504.733.4336

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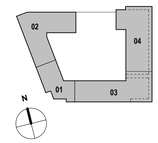
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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OVERALL RCP - LEVEL 03

A2.53

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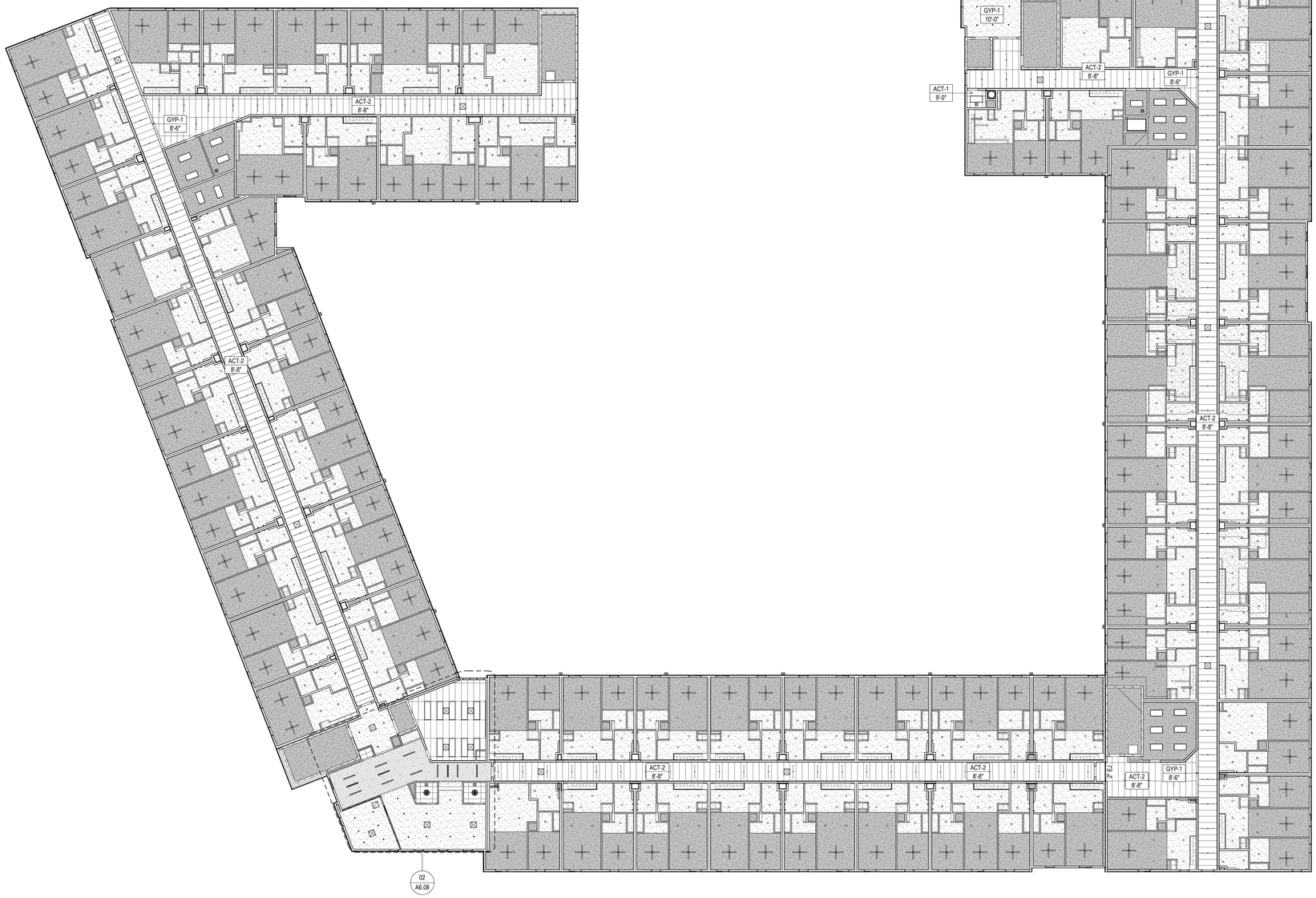

01 LEVEL 04
A2.54 SCALE: 1/16" = 1'-0"

GENERAL NOTES - RCPs

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LEGEND - RCP

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- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
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- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
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- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL

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THE RIVANA @ RIVER DISTRICT
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INITIAL ISSUE & REVISIONS		
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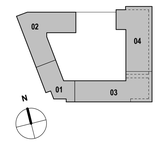

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OVERALL RCP - LEVEL 04

A2.54

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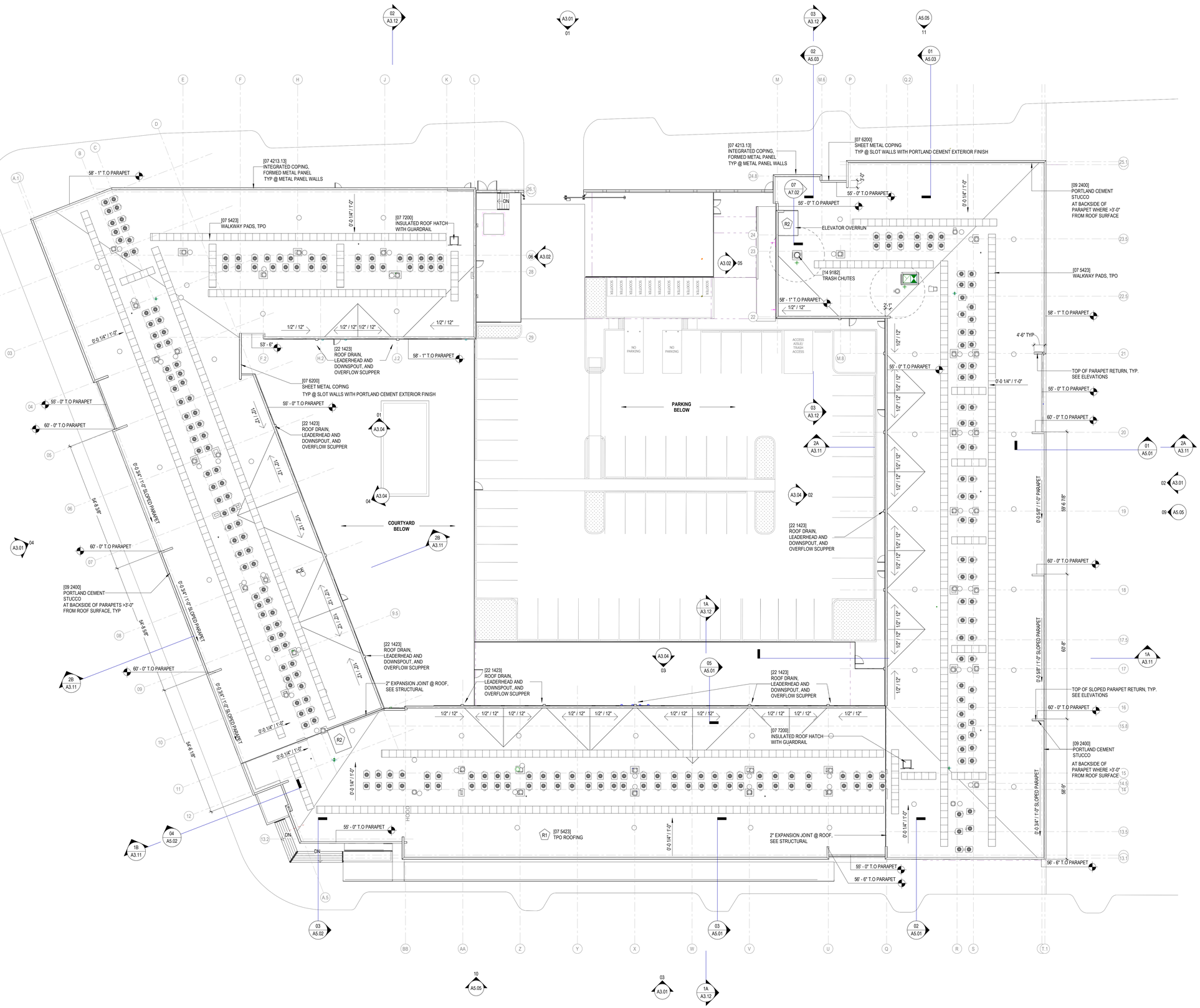
GENERAL NOTES - ROOF PLAN

1. THIS DRAWING DOES NOT SHOW ALL ROOF PENETRATIONS. COORDINATE SIZE AND LOCATION OF ALL ROOF PENETRATIONS WITH ALL OTHER TRADES AND EQUIPMENT. SEE STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL ROOF INFORMATION.
2. ROOF SLOPE SHALL BE 1/4" MIN PER FOOT.
3. CRICKET SLOPES SHALL BE FORMED TO PROVIDE A 1/2" MINIMUM SLOPE, WITH A .08" PER FOOT SLOPE AT EACH VALLEY.



01 ROOF PLAN - OVERALL
A2.60 SCALE: 1/16" = 1'-0"

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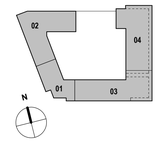

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OVERALL PLAN - ROOF

A2.60

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TCHOUPITOULAS STREET VIGNETTE

TCHOUPITOULAS STREET VIGNETTE - MAIN BUILDING PEDESTRIAN ENTRY

RACE STREET VIGNETTE - MAIN BUILDING PEDESTRIAN ENTRY

CONVENTION CENTER BLVD VIGNETTE

FUTURE PARK VIGNETTE

EUTERPE STREET VIGNETTE - PEDESTRIAN AND PARKING ENTRY

RESIDENTIAL COURTYARD VIGNETTE

EUTERPE STREET VIGNETTE - VIEW TOWARD CONVENTION CENTER BLVD

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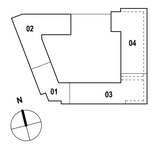

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BLDG DESIGN - EXTERIOR VIEWS

A3.00

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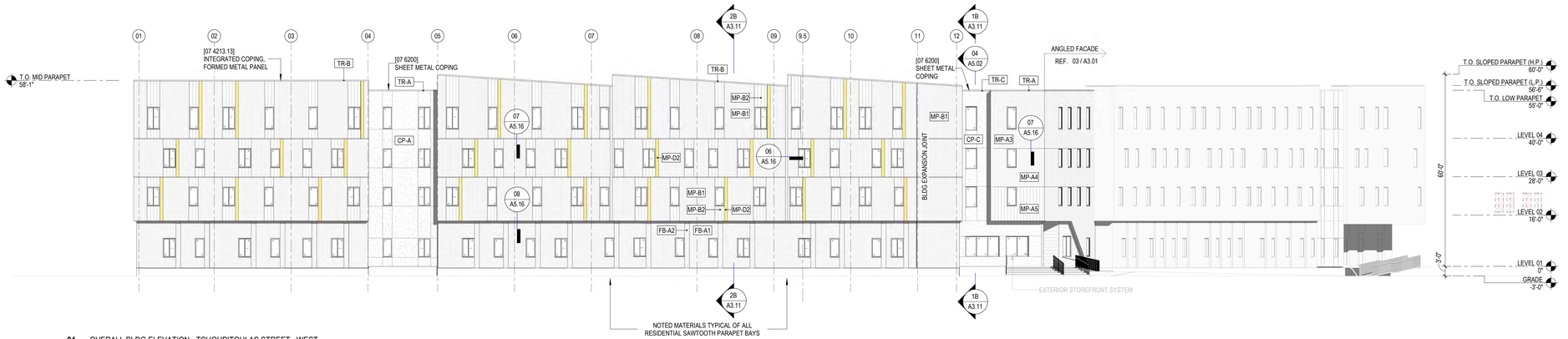
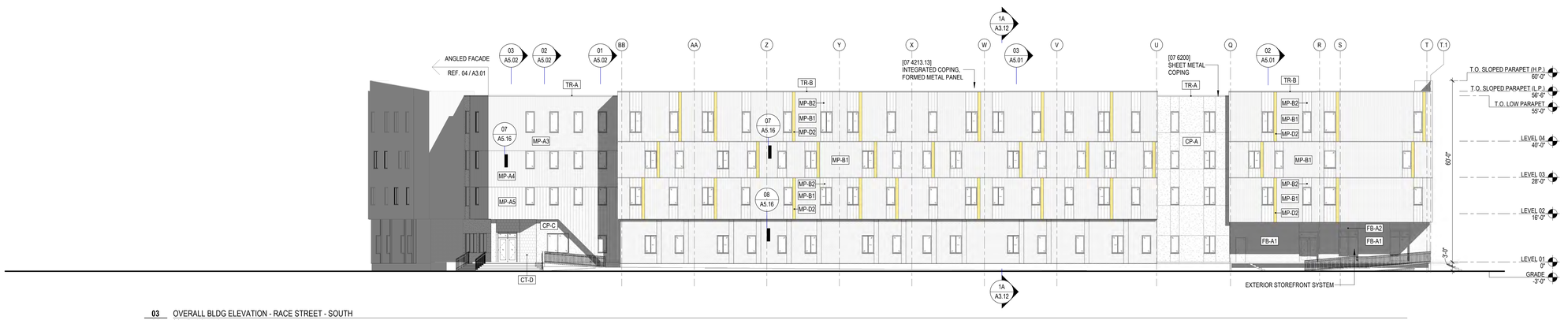
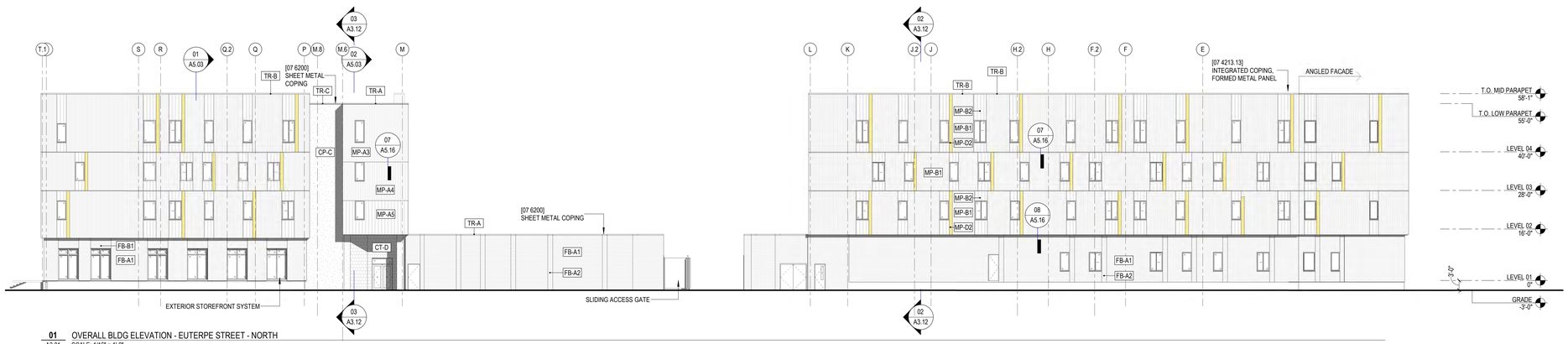


04 A3.01 OVERALL BLDG ELEVATION - TCHOUPITOULAS STREET - WEST
SCALE: 1/16" = 1'-0"



03 A3.01 OVERALL BLDG ELEVATION - RACE STREET - SOUTH
SCALE: 1/16" = 1'-0"

02 A3.01 OVERALL BLDG ELEVATION - PARK - EAST
SCALE: 1/16" = 1'-0"



01 A3.01 OVERALL BLDG ELEVATION - EUTERPE STREET - NORTH
SCALE: 1/16" = 1'-0"

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GENERAL NOTES - BUILDING ELEVATIONS

1. ALL SHEET METAL FLASHING & TRIM TO MATCH ADJACENT METAL PANEL COLORS, U.O.N.
2. ALL STOREFRONT MULLIONS TO MATCH METAL PANEL SAMPLE PROVIDED BY ARCHITECT.
3. ALL DOWNSPOUTS TO MATCH MP-B.
4. ALL DOWNSPOUTS TO RECEIVE CAST-IRON BOOTS.
5. REFERENCE AREA PLANS AND STOREFRONT & WINDOW TYPE SHEETS FOR ALL GLAZING DIMENSIONS.
6. ALL PARAPET CAPS AT METAL PANEL WALLS ARE FORMED METAL PANEL INTEGRATED CAPS. STUCCO AND BRICK VENEER TO RECEIVE SHEET METAL COPING.

LEGEND - EXTERIOR MATERIALS

XX-X# — MATERIAL / PROFILE, BOND, OR PANEL TYPE / COLOR

A	LIGHT GREY
B	MEDIUM GREY
C	DARK GREY
D	CUSTOM ACCENT COLOR

FB-A1 — **[04 2000]** - UNIT MASONRY
COLOR & SIZE: LIGHT GREY, STD MODULAR
BOND: RUNNING

FB-A2 — **[04 2000]** - UNIT MASONRY
COLOR & SIZE: DARK GREY, STD MODULAR
BOND: VERTICAL STACK + 1" RECESS

MP-A3 — **[07 4213]** - FORMED METAL WALL PANELS
COLOR: LIGHT GREY
PROFILE: TYPE 3, NARROW RIB

MP-A4 — **[07 4213]** - FORMED METAL WALL PANELS
COLOR: LIGHT GREY
PROFILE: TYPE 4, MEDIUM RIB

MP-A5 — **[07 4213]** - FORMED METAL WALL PANELS
COLOR: LIGHT GREY
PROFILE: TYPE 5, WIDE OUTSET RIB

MP-B1 — **[07 4213.13]** - FORMED METAL WALL PANELS
COLOR: MEDIUM GREY
PROFILE: TYPE 1, NARROW RIB

MP-B2 — **[07 4213.13]** - FORMED METAL WALL PANELS
COLOR: MEDIUM GREY
PROFILE: TYPE 2, WIDE INSET RIB

MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS
COLOR: MEDIUM GREY
PROFILE: TYPE 6, FLAT SOFFIT

MP-D2 — **[07 4213.13]** - FORMED METAL WALL PANELS
COLOR: CUSTOM ACCENT COLOR
PROFILE: TYPE 2, WIDE INSET RIB

CP-A — **[09 2400]** - CEMENT PLASTER
COLOR: LIGHT GREY

CP-C — **[09 2400]** - CEMENT PLASTER
COLOR: DARK GREY

CP-D — **[09 2400]** - CEMENT PLASTER
COLOR: ACCENT COLOR

CT-D — **[09 3013]** - CERAMIC TILING
COLOR & SIZE: ACCENT COLOR
BOND:

TR-A — MISC SHEET METALS AND/OR TRIM
COLOR: LIGHT GREY

TR-B — MISC SHEET METALS AND/OR TRIM
COLOR: MEDIUM GREY

TR-C — MISC SHEET METALS AND/OR TRIM
COLOR: DARK GREY

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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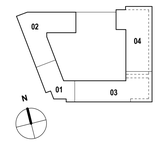

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ISSUE DATE
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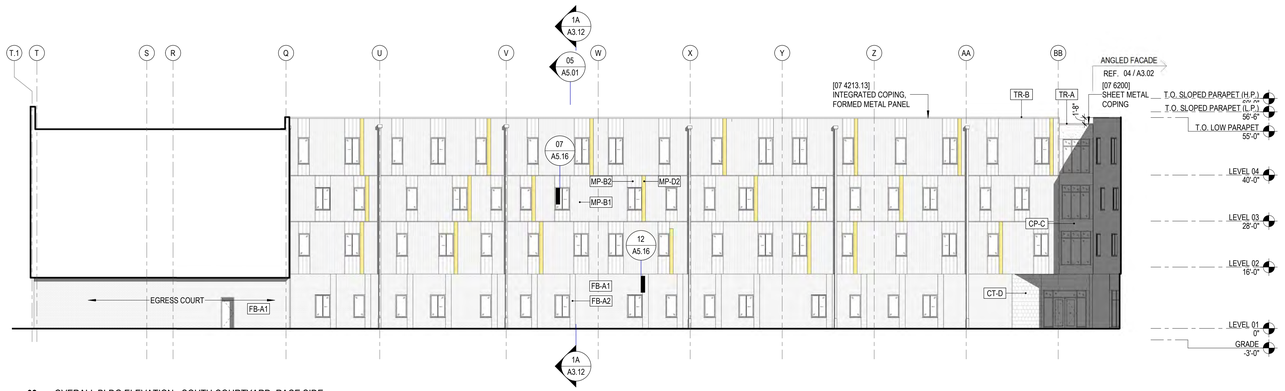
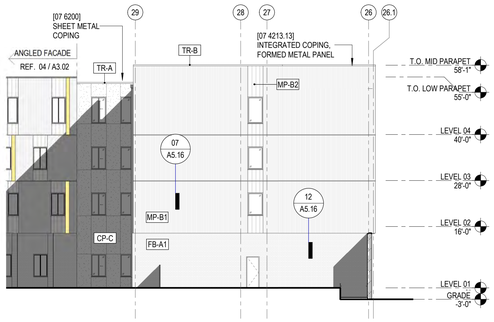
OVERALL BLDG ELEVATIONS - STREET

A3.01

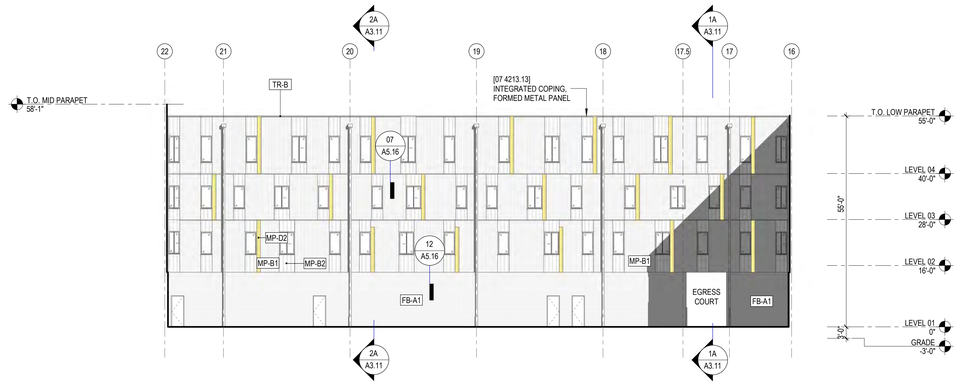
04 A3.02 OVERALL BLDG ELEVATION - WEST COURTYARD, TCHOUPITOULAS SIDE
SCALE: 1/16" = 1'-0"



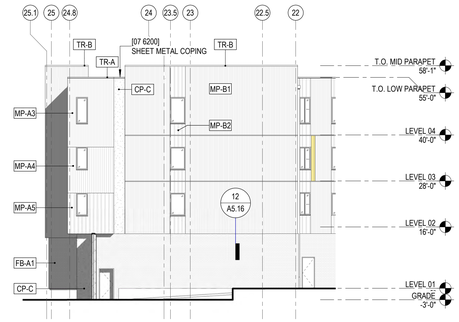
03 A3.02 OVERALL BLDG ELEVATION - SOUTH COURTYARD, RACE SIDE
SCALE: 1/16" = 1'-0"



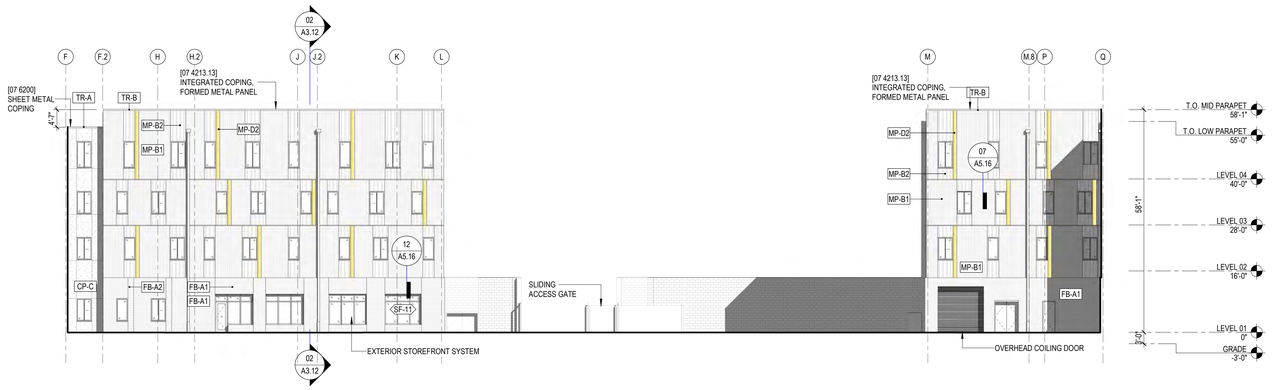
06 A3.02 OVERALL BLDG ELEVATION - PARKING ENTRY WEST SIDE
SCALE: 1/16" = 1'-0"



02 A3.02 OVERALL BLDG ELEVATION - EAST COURTYARD, PARK SIDE
SCALE: 1/16" = 1'-0"



05 A3.02 OVERALL BLDG ELEVATION - PARKING ENTRY EAST SIDE
SCALE: 1/16" = 1'-0"



01 A3.02 OVERALL BLDG ELEVATION - NORTH COURTYARD, EUTERPE SIDE
SCALE: 1/16" = 1'-0"

GENERAL NOTES - BUILDING ELEVATIONS

1. ALL SHEET METAL FLASHING & TRIM TO MATCH ADJACENT METAL PANEL COLORS, U.O.N.
2. ALL STOREFRONT MULLIONS TO MATCH METAL PANEL SAMPLE PROVIDED BY ARCHITECT.
3. ALL DOWNSPOUTS TO MATCH MP-B.
4. ALL DOWNSPOUTS TO RECEIVE CAST-IRON BOOTS.
5. REFERENCE AREA PLANS AND STOREFRONT & WINDOW TYPE SHEETS FOR ALL GLAZING DIMENSIONS.
6. ALL PARAPET CAPS AT METAL PANEL WALLS ARE FORMED METAL PANEL INTEGRATED CAPS. STUCCO AND BRICK VENEER TO RECEIVE SHEET METAL COPING.

LEGEND - EXTERIOR MATERIALS

XX-XX — MATERIAL / PROFILE, BOND, OR PANEL TYPE / COLOR

A	LIGHT GREY
B	MEDIUM GREY
C	DARK GREY
D	CUSTOM ACCENT COLOR

FB-A1	**[04 2000]** - UNIT MASONRY **COLOR & SIZE:** LIGHT GREY, STD MODULAR **BOND:** RUNNING
FB-A2	**[04 2000]** - UNIT MASONRY **COLOR & SIZE:** DARK GREY, STD MODULAR **BOND:** VERTICAL STACK + 1" RECESS
MP-A3	**[07 4213]** - FORMED METAL WALL PANELS **COLOR:** LIGHT GREY **PROFILE:** TYPE 3, NARROW RIB
MP-A4	**[07 4213]** - FORMED METAL WALL PANELS **COLOR:** LIGHT GREY **PROFILE:** TYPE 4, MEDIUM RIB
MP-A5	**[07 4213]** - FORMED METAL WALL PANELS **COLOR:** LIGHT GREY **PROFILE:** TYPE 5, WIDE OUTSET RIB
MP-B1	**[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 1, NARROW RIB
MP-B2	**[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 2, WIDE INSET RIB
MP-B6	**[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
MP-D2	**[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** CUSTOM ACCENT COLOR **PROFILE:** TYPE 2, WIDE INSET RIB
CP-A	**[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
CP-C	**[09 2400]** - CEMENT PLASTER **COLOR:** DARK GREY
CP-D	**[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
CT-D	**[09 3013]** - CERAMIC TILING **COLOR & SIZE:** ACCENT COLOR **BOND:**
TR-A	MISC SHEET METALS AND/OR TRIM **COLOR:** LIGHT GREY
TR-B	MISC SHEET METALS AND/OR TRIM **COLOR:** MEDIUM GREY
TR-C	MISC SHEET METALS AND/OR TRIM **COLOR:** DARK GREY

TRAPOLIN**PEER**
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

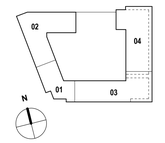
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

OVERALL BLDG ELEVATIONS - COURTYARD

A3.02

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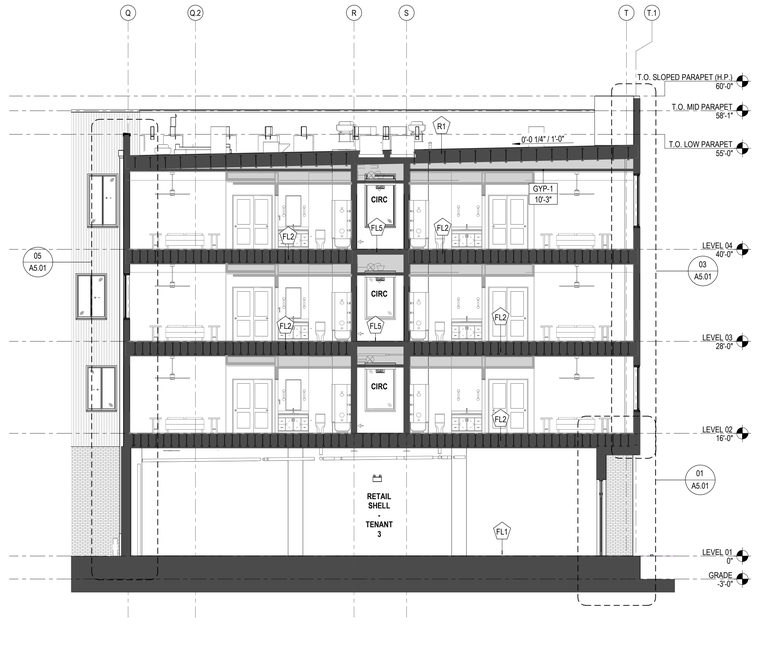
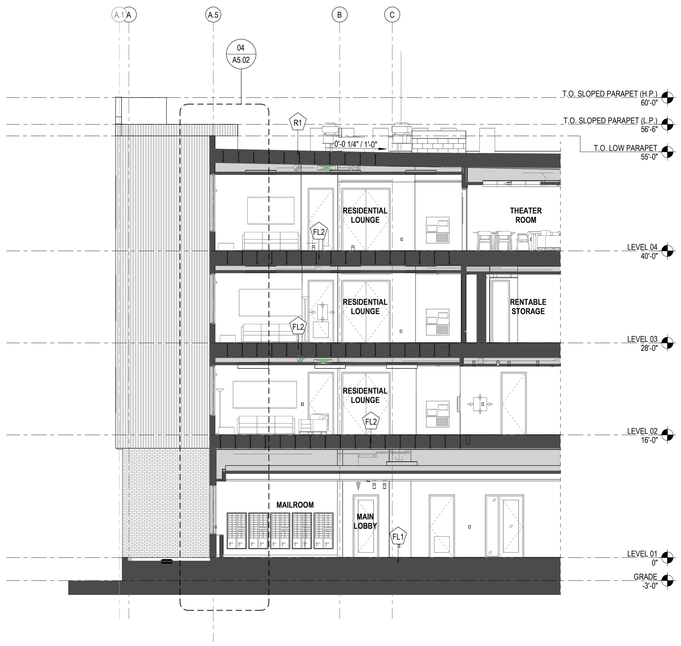
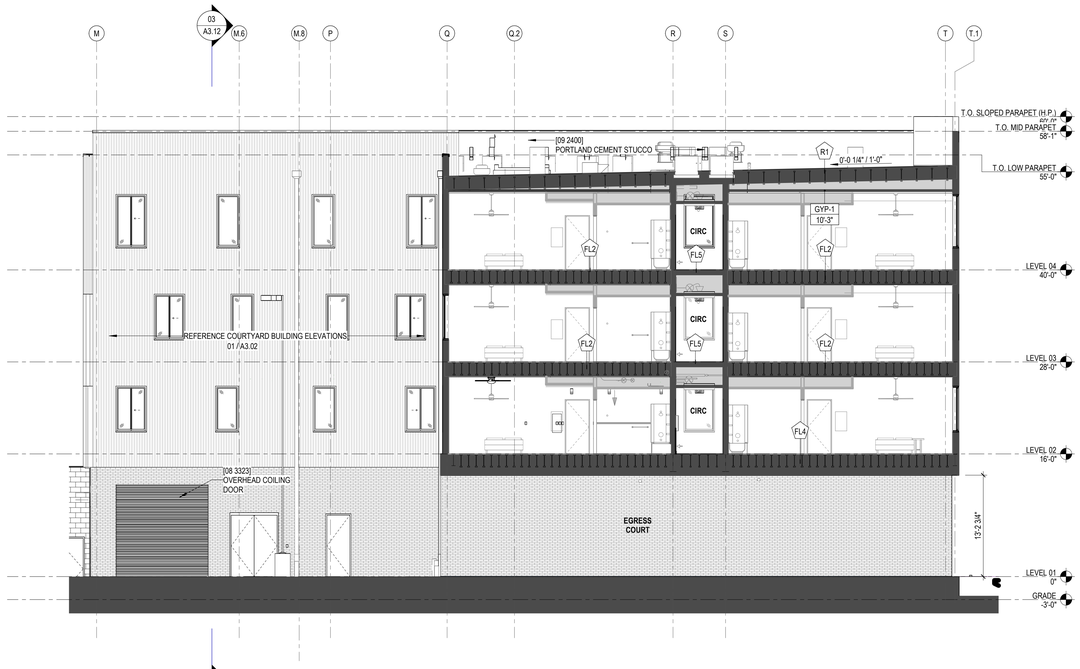
2B BLDG SECTION - TYP RESIDENTIAL @ TCHOUPITOULAS
A3.11 SCALE: 1/8" = 1'-0"



2A BLDG SECTION - TYP RETAIL @ PARK
A3.11 SCALE: 1/8" = 1'-0"



1B BLDG SECTION - MAIN ENTRY LOBBY @ TCHOUPITOULAS
A3.11 SCALE: 1/8" = 1'-0"



1A BLDG SECTION - EGRESS PASSAGE @ PARK
A3.11 SCALE: 1/8" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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400 POYDRAS ST., SUITE 2620
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CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

BLDG SECTIONS - EAST / WEST

A3.11

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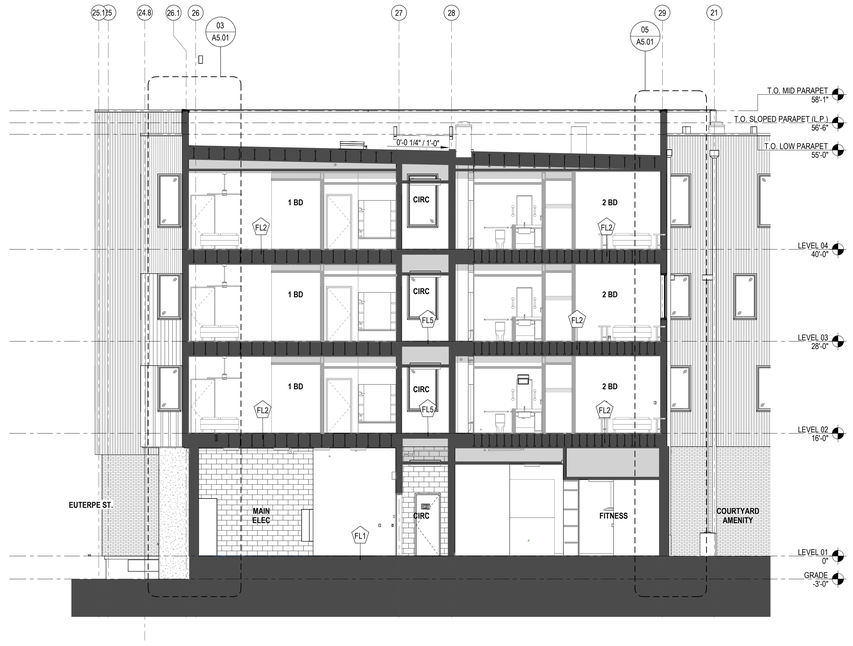
03 BLDG SECTION - SECONDARY ENTRY LOBBY
A3.12 SCALE: 1/8" = 1'-0"



02 BLDG SECTION - TYP RESIDENTIAL @ EUTERPE
A3.12 SCALE: 1/8" = 1'-0"

1A BLDG SECTION - GARAGE & TYP RESIDENTIAL @ RACE
A3.12 SCALE: 1/8" = 1'-0"

10/31/2025 3:44:33 PM
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

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CONTRACTOR
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5736 CITRUS BLVD, STE. 200
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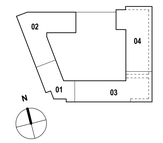
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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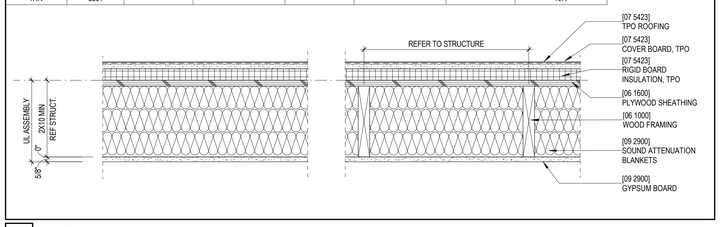
PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

BLDG SECTIONS - NORTH / SOUTH

A3.12

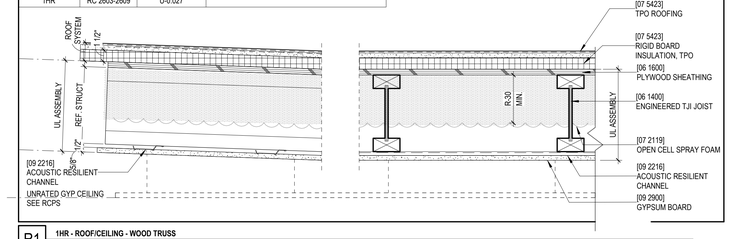
FIRE RATING	UL DESIGN	STC/IIC (WOOD)	SOUND TEST	STC/IIC (TILE)	SOUND TEST	STC/IIC (VINYL)	SOUND TEST
1HR	L501						N/A



R2 **1HR - ROOF/CEILING - WOOD JOIST**

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

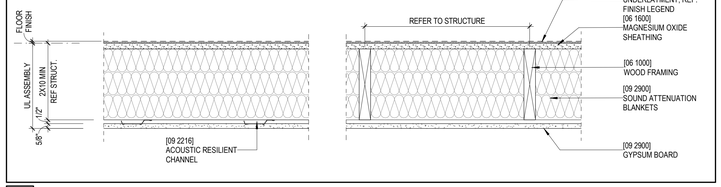
FIRE RATING	GA FILE NO.	MAX. U-VALUE	
1HR	RC 2603-2609	U-0.027	



R1 **1HR - ROOF/CEILING - WOOD TRUSS**

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

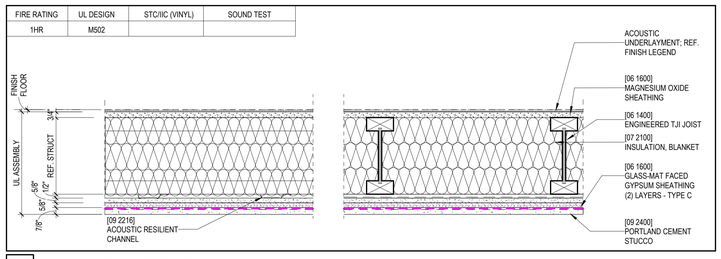
FIRE RATING	UL DESIGN	STC/IIC (WOOD)	SOUND TEST	STC/IIC (TILE)	SOUND TEST	STC/IIC (VINYL)	SOUND TEST
1HR	L501						N/A



FL5 **1HR - FLOOR /CEILING - WOOD JOIST**

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

FIRE RATING	UL DESIGN	STC/IIC (VINYL)	SOUND TEST
1HR	M502		



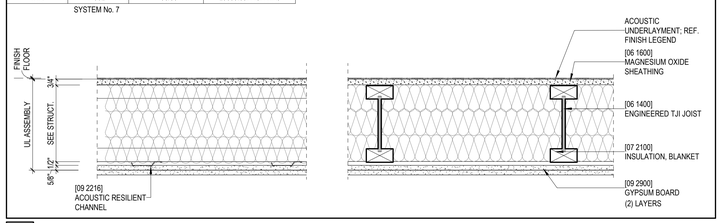
FL4 **1HR - FLOOR / SOFFIT - ENGINEERED WOOD JOIST**

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

FL3 **NOT USED**

FIRE RATING	UL DESIGN	STC/IIC (VINYL)	SOUND TEST
1HR	M502	58/53	L9005.03-113-11-R0

SYSTEM No. 7

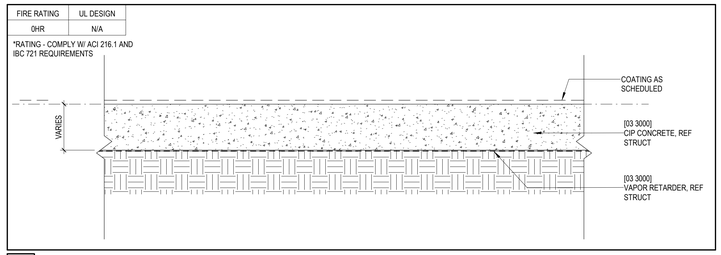


FL2 **1HR - TYPICAL FLOOR /CEILING - ENGINEERED WOOD JOIST**

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

FIRE RATING	UL DESIGN
0HR	N/A

*RATING - COMPLY W/ ACI 216.1 AND IBC 721 REQUIREMENTS



FL1 **CONCRETE SLAB ON GRADE**

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

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GENERAL NOTES - EXTERIOR ASSEMBLIES

1. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING STRUCTURAL STUD SIZING. DIMENSIONS HAVE BEEN PROVIDED IN THE ARCHITECTURAL WALL SECTIONS TO THE CENTERLINE OF STUD. REFERENCE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONS TO THE INTERIOR FINISH FACE.
2. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATION FOR ADDITIONAL INFORMATION REGARDING CLADDING WIND LOAD REQUIREMENTS.
3. REFERENCE UL REQUIREMENTS PER PROVIDED DESIGN NUMBERS FOR REQUIREMENTS OF FIRE-RESISTANCE RATED ASSEMBLIES.
4. REFERENCE BLDG ELEVATIONS FOR SPECIFIC EXTERIOR MATERIAL FINISH TYPES AND LOCATIONS.
5. AT STRUCTURAL FRAMING BACKUP, SECURE MASONRY ANCHORS USING NON-CORROSIVE, SELF-TAPPING SCREWS.
6. ALL PRIMARY STRUCTURAL MEMBERS ARE TO BE 1HR RATED EXCEPT WHERE NOTED TO BE 2HR RATED. WHEN MEMBERS ARE WITHIN A RATED WALL OR FLOOR/CEILING ASSEMBLY, MEMBERS MUST BE **INDIVIDUALLY ENCASED** WITHIN THE ASSEMBLY. REFERENCE LIFE SAFETY & FLOOR PLANS FOR LOCATIONS OF RATED WALLS.

EXTERIOR WALL & PARTITION ASSEMBLY TYPE

X600.6 — TYPE MARK: X(1)(2)(3).(4)

(1) CORE MATERIAL	
3	CONCRETE
4	MASONRY
5	METAL
6	WOOD

(2) FIRE RATING - HOURS

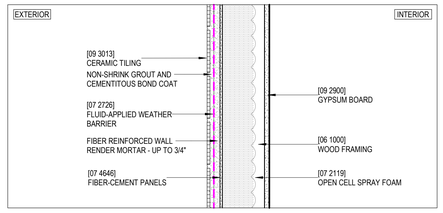
(3) TYPE

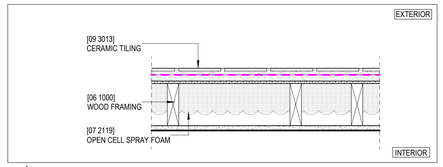
(4) CORE THICKNESS - INCHES

IECC THERMAL REQUIREMENTS

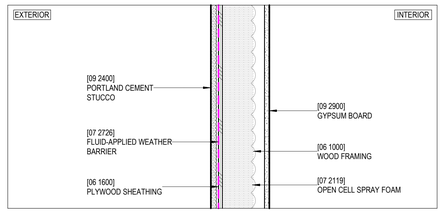
ASSEMBLY TYPE	IECC 2021 C402.1.3 REQUIRED	PROPOSED ASSEMBLY VALUES
X600.0	≤ U-0.064 ≥ R-20.0	R-20.0 MIN OR OPEN-CELL SF INSULATION: R-3.9 @ 1" = 5 1/8" MIN
X400.0*	≤ U-0.123 ≥ R-7.6ci	SEE MASS WALL CALCULATION ON G1.03
R -1	≤ U-0.03 ≥ R-38	≤ U-0.027 ≥ R-38 MIN

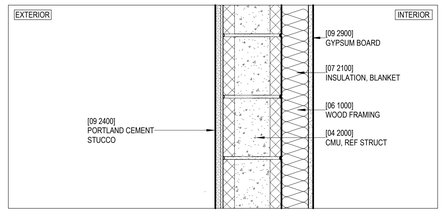
* DENOTES ENVELOPE ASSEMBLIES WITH REQUIREMENTS CALCULATED USING THE ASSEMBLY MAXIMUM U-VALUE METHOD. REFER TO CALCULATION ON G1.03. ENVELOPE REQUIREMENTS FOR ALL OTHER ASSEMBLIES ARE BASED ON MINIMUM INSULATION R-VALUE REQUIREMENTS.

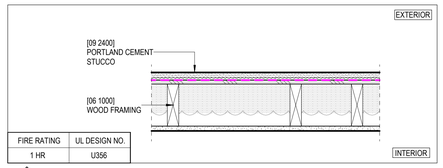




X604.8 EXT - WD - CERAMIC TILE / 2X8 / GWB — 2x8 NOMINAL

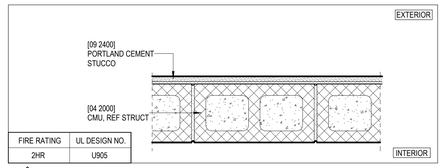






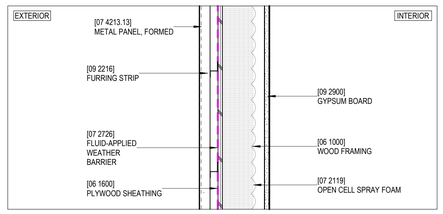
FIRE RATING	UL DESIGN NO.
1 HR	U356

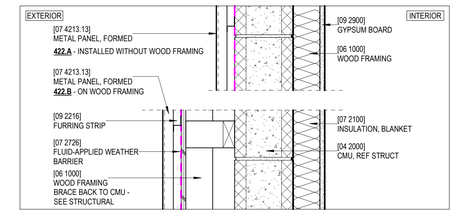
X613.6 EXT - WD - CP / 2X6 /GWB - 1HR RATED — 2x6 NOMINAL
X603.6 EXT - WD - CP / 2X6 / GWB - UNRATED — 2x6 NOMINAL
X613.8 EXT - WD - CP / 2X8 / GWB - 1HR RATED — 2x8 NOMINAL
X603.8 EXT - WD - CP / 2X8 / GWB - UNRATED — 2x8 NOMINAL

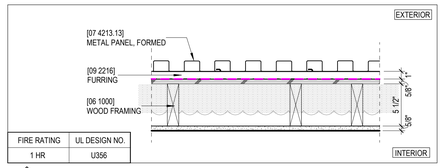


FIRE RATING	UL DESIGN NO.
2HR	U905

X423.8 EXT - CMU - CP / 8" CMU - 2HR RATED

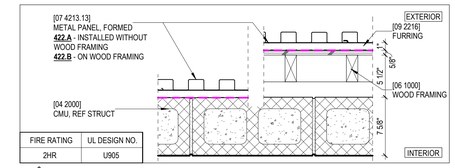






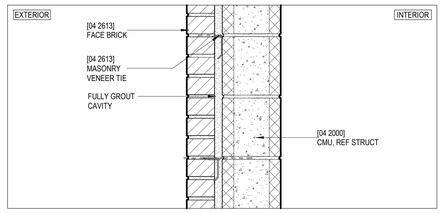
FIRE RATING	UL DESIGN NO.
1 HR	U356

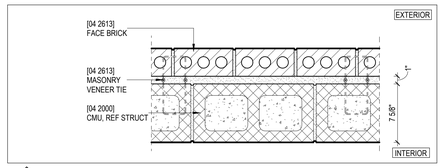
X612.6 EXT - WF - MP / 2X6 / GWB - 1HR RATED — 2x6 NOMINAL
X602.6 EXT - WF - MP / 2X6 / GWB - UNRATED — 2x6 NOMINAL



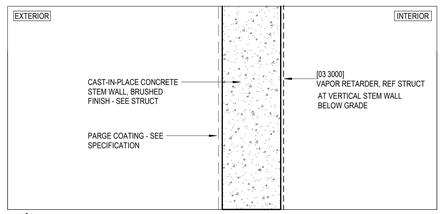
FIRE RATING	UL DESIGN NO.
2HR	U905

X422.A EXT - CMU - MP / 8" CMU - 2 HR RATED
X422.B EXT - CMU - MP / WD / 8" CMU - 2 HR RATED - ON WOOD FRAMING

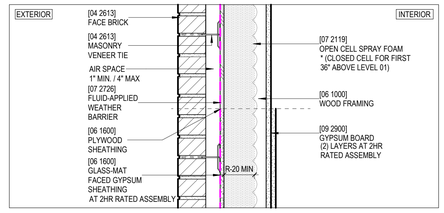


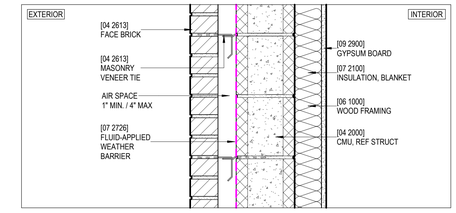


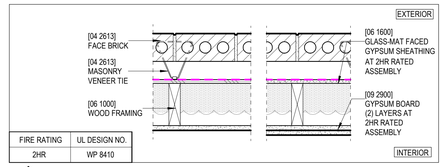
X405 EXT - SITE WALL - CMU - FB / 8" CMU



X301 EXT - CONC STEM WALL

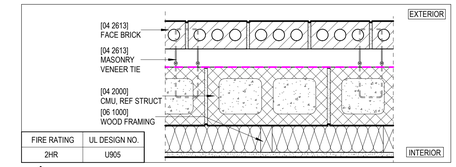






FIRE RATING	UL DESIGN NO.
2HR	WP 8410

X621.8 EXT - WD - FB / 2X8 / GWB - 2HR RATED — 2x8 NOMINAL
X611.8 EXT - WD - FB / 2X8 / GWB - 1HR RATED — 2x8 NOMINAL
X601.8 EXT - WD - FB / 2X8 / GWB — 2x8 NOMINAL



FIRE RATING	UL DESIGN NO.
2HR	U905

X421.8 EXT - CMU - FB / 8" CMU - 2HR RATED
X401.8 EXT - CMU - FB / 8" CMU - UNRATED

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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CONTRACTOR
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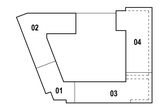
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	**DESCRIPTION**	**DATE**
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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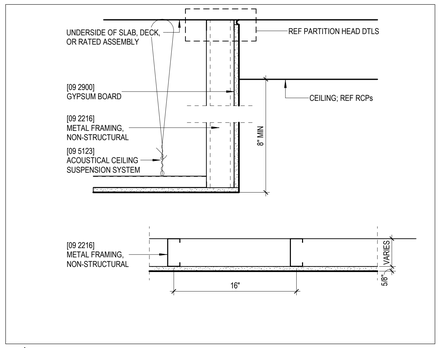
PROJECT NUMBER
CN22194

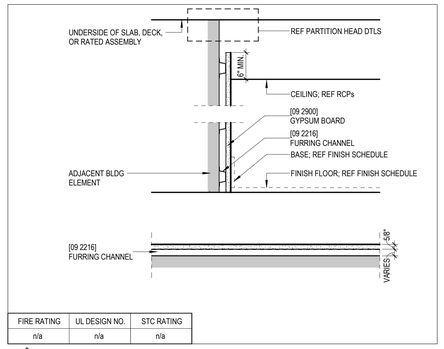
ISSUE DATE
2025_10-30

ASSEMBLY TYPES - EXTERIOR WALL, FLR CLG, & ROOF

A4.01



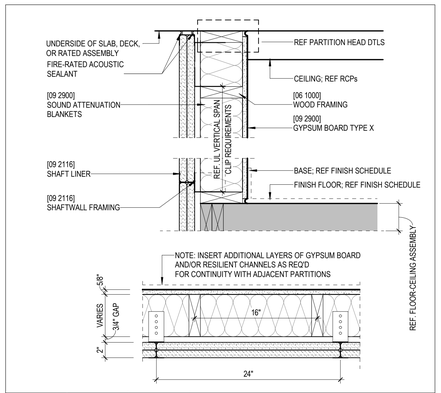
H1 INT - NSMF - GWB / 3 5/8" - SOFFIT FRAMING — 3 5/8" STUD



FIRE RATING	UL DESIGN NO.	STC RATING
n/a	n/a	n/a

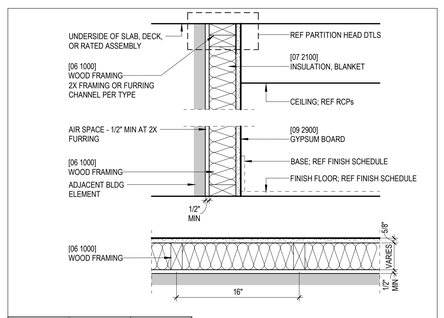
F1 INT - NSMF - FURRING / GWB — 7/8" FURRING CHANNEL

F2 INT - NSMF - FURRING / GWB — 1 1/2" FURRING CHANNEL



FIRE RATING	UL DESIGN NO.	STC RATING	SOUND TEST
2HR	U347	59	RAL TL 10-290

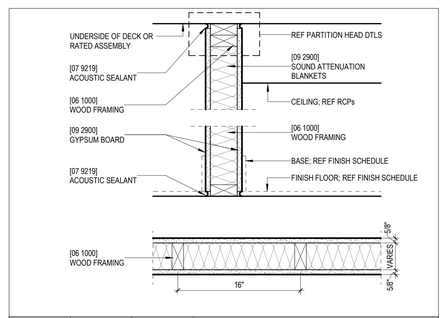
S6 SHAFTLINER WALL ON LOAD BEARING WOOD STUDS — 2x6 NOMINAL



FIRE RATING	UL DESIGN NO.	STC RATING	
n/a	n/a	n/a	*PROVIDE WITH R-11 THERMAL BATT INSULATION AT FURRING WALLS ADJACENT TO EXTERIOR ENVELOPE CMU WALLS, REF. PLANS.

F4 INT - WD - FURRING WALL — 2x4 NOMINAL

F6 INT - WD - FURRING WALL — 2x6 NOMINAL

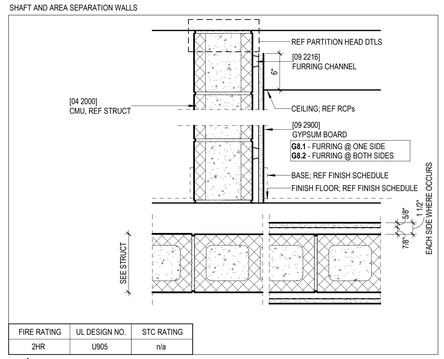


FIRE RATING	UL DESIGN NO.	STC RATING	SOUND TEST
0HR	n/a	45-49	COORDINATE STC RAT'G WITH GYP BD TYPE & STUD SPACING/SIZE

B4 INT - WD - STC 45-49 - GWB / 2x4 / GWB — 2x4 NOMINAL

B6 INT - WD - STC 45-49 - GWB / 2x6 / GWB — 2x6 NOMINAL

B8 INT - WD- STC 45-49 - GWB / 2x8 / GWB — 2x8 NOMINAL



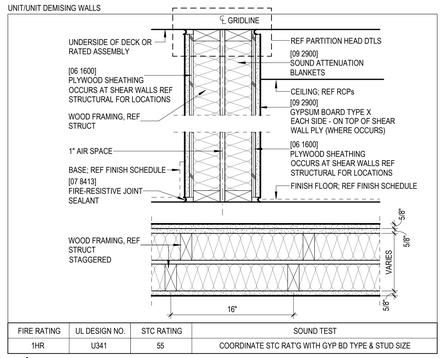
SHAFT AND AREA SEPARATION WALLS

FIRE RATING	UL DESIGN NO.	STC RATING
2HR	U905	n/a

G8 INT - CMU - 8" NOMINAL CMU — 8" CMU

G8.1 INT - CMU - 8" NOMINAL CMU - FURRING @ ONE SIDE — 7/8" FURRING CHANNEL

G8.2 INT - CMU - 8" NOMINAL CMU - FURRING @ BOTH SIDES — 7/8" FURRING CHANNEL

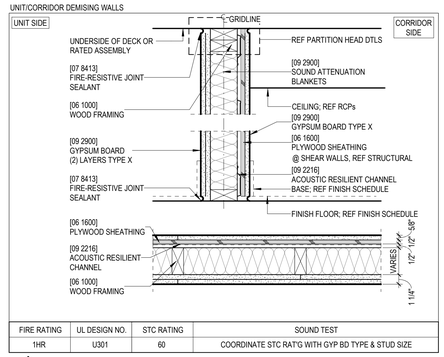


FIRE RATING	UL DESIGN NO.	STC RATING	SOUND TEST
1HR	U341	55	COORDINATE STC RAT'G WITH GYP BD TYPE & STUD SIZE

D4 INT - WD - 1HR_STC 55 - GWB / (2) 2x4 / GWB — 2x4 NOMINAL

D6 INT - WD - 1HR_STC 55 - GWB / (2) 2x6 / GWB — 2x6 NOMINAL

D8 INT - WD - 1HR_STC 55 - GWB / (2) 2x8 / GWB — 2x8 NOMINAL

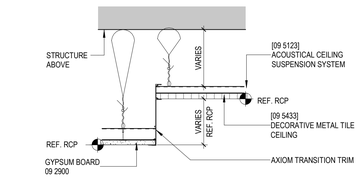


FIRE RATING	UL DESIGN NO.	STC RATING	SOUND TEST
1HR	U301	60	COORDINATE STC RAT'G WITH GYP BD TYPE & STUD SIZE

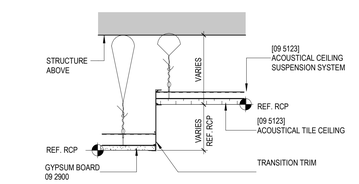
INT - ## _WD - 2HR_STC 60 - (2)GWB / 2x4 / RC / GWB — 2x4 NOMINAL

A6 INT - WD - 1HR_STC 60 - (2)GWB / 2x6 / RC / GWB — 2x6 NOMINAL

A8 INT - ## _WD - 2HR_STC 60 - (2)GWB / 2x8 / RC / GWB — 2x8 NOMINAL



02 TYP. GYP- ACOUSTIC DECORATIVE CEILING TRANISITION EDGE TRIM
A4.02 SCALE: 1 1/2" = 1'-0"



01 TYP. GYP-ACT CEILING TRANISITION EDGE TRIM
A4.02 SCALE: 1 1/2" = 1'-0"

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GENERAL NOTES - INTERIOR PARTITIONS

1. ALL EXTERIOR WALLS, LOAD BEARING WALLS, FLOORS, ROOFS, AND PRIMARY STRUCTURAL FRAME ELEMENTS SHALL HAVE A MINIMUM 1HR FIRE RATED MEMBRANE PROTECTION. REF. STRUCTURAL FOR LOAD BEARING WALL LOCATIONS. REF. ARCHITECTURAL FLOOR PLANS AND LIFE SAFETY PLANS FOR ADDITIONAL FIRE RATED PARTITION & FIRE BARRIER LOCATIONS.
2. NON-SPRINKLERED COMBUSTIBLE CONCEALED SPACES SHALL BE FILLED WITH NON-COMBUSTIBLE INSULATION PER NFPA 13 SECTION 8.15.1.2.17
3. CORRIDOR WALLS AND RATED PARTITION WALLS (I.E. RESIDENTIAL UNIT DEMISING WALLS) THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF DECK SHALL BE PROVIDED WITH FIREBLOCKING OR DRAFTSTOPPING PER IBC 708.4.2
4. PLAN DIMENSIONS ARE TYPICALLY CENTER OF STUD, OR FACE OF BRICK OR CMU UNLESS NOTED OR INDICATED OTHERWISE.
5. THE PARTITION TYPE NOTED BY SYMBOL CONTINUES BETWEEN CORNERS AND BETWEEN INTERSECTING PARTITIONS. AT OPENINGS, PROVIDE THE SAME PARTITION TYPE ABOVE AND BELOW SUCH OPENING AS THAT ON EITHER SIDE OF THE OPENING. AT PARTITIONS SCHEDULED TO EXTEND TO STRUCTURE ABOVE, EXTEND THE PARTITION AROUND AND ABOVE DUCTS, BEAMS, AND OTHER OBSTRUCTIONS. ALIGN DIFFERENT PARTITION THICKNESS SO THAT THE FINISHED WALL PLANES CONTINUED UNBROKEN WITHIN EACH ROOM OR CORRIDOR, UNLESS NOTED OTHERWISE. WHERE FACE OF COLUMN FURRING IS SHOWN AS ALIGNING WITH FACE OF PARTITION, CONTINUE FACE UNBROKEN PAST THE COLUMN.
6. EXTEND ALL STUDS TIGHT TO UNDERSIDE OF HORIZONTAL CONSTRUCTION ABOVE, UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES FOR INSTALLATION OF SLEEVES, CONDUIT, DAMPERS AND OTHER BUILT-IN ITEMS WHERE RATED WALLS JOIN OTHER RATED MATERIALS OR FINISHES USE U.L. APPROVED RATED JOINT FILLER.
7. WHERE COLUMNS, MECHANICAL CHASES, PIPING, AND OTHER ELEMENTS ARE LOCATED WITHIN A FIRERATED PARTITION, CONTINUE THE GYPSUM BOARD AROUND BOTH SIDES OF THE OBSTRUCTION TO MAINTAIN THE RATED ASSEMBLY. FOR DUCT, PIPE, CONDUIT, AND OTHER PENETRATIONS PASSING THROUGH A FIRERATED PARTITION, PROVIDE TIGHT FITTING FIRE-RATED STOPPING ASSEMBLIES.
8. WHERE SMOKE AND FIRE-RATED PARTITIONS TERMINATE AT EXTERIOR WALLS, FILL VOIDS WITH FIRE-RATED ASSEMBLES, OR EXTEND THE RATED PARTITIONS TO THE OUTER FACE OR EXTERIOR WALL CONSTRUCTIONS. ENSURE THAT NO FLANKING PATHWAYS EXIST THAT MIGHT PERMIT SMOKE OR FIRE TO FLOW FROM ONE SIDE OF THE PARTITION TO THE OTHER.
9. WHERE ACOUSTICAL INSULATION IS INDICATED FOR PARTITIONS, SEAL TOP, BOTTOM AND SIDES OF EACH FACE OF GYPSUM BOARD WITH ACOUSTICAL SEALANT WHERE THE PARTITION CONTACTS OTHER MATERIALS.
10. BACK-TO-BACK ELECTRICAL BOXES WITHIN A FIRE RATED ASSEMBLY ARE NOT PERMITTED UNLESS BOTH BOXES ARE WRAPPED WITH ADHESIVE WRAPPED INTUMESCENT PUTTY PADS. WHERE JUNCTION, OUTLET, AND SWITCH BOXES OCCUR ON OPPOSITE SIDES OF A PARTITION, PROVIDE PUTTY PADS FOR BOTH BOXES, OFFSET THE BOXES A MINIMUM OF ONE STUD SPACE AND PROVIDE ACOUSTICAL INSULATION BEHIND AND BETWEEN THEM.
11. ALL WET AREAS TO RECEIVE MOISTURE-RESISTANT GYP. BOARD. PROVIDE CEMENT BACKER BOARD BEHIND ALL TILE APPLICATIONS.
12. ALL RATED WALL ASSEMBLIES TO HAVE "TYPE X" GYPSUM BOARD UNLESS OTHERWISE INDICATED. REFER TO LISTED UL ASSEMBLIES FOR ADDITIONAL INFORMATION.
13. FOR 4' ABOVE LEVEL 01 SLAB: GYPSUM BOARD, PLYWOOD, INSULATION, AND JOINT SEALANTS TO BE WATER AND FLOOD RESISTANT RATED
14. ALL WOOD FRAMING TO BE PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE AND CMU BLOCK.
15. AT THE UNIT TO STAIR ADJACENY (TYP.), IF THE FURRED WALL TIES BACK TO STAIR CMU, USE RESILIENT CLIPS.
16. AT UNIT WALL AND ELEVATOR SHAFT (TYP.) PROVIDE AT LEAST 1" AIR GAP BETWEEN SUITE WALL AND ELEVATOR SHAFT. USE BRACES SUCH AS KINETICS UNIBRACE I, IF REQUIRED.

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GMP DOCUMENTS

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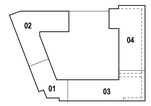
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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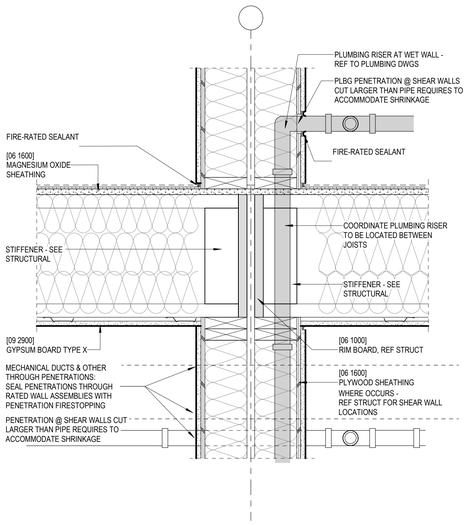
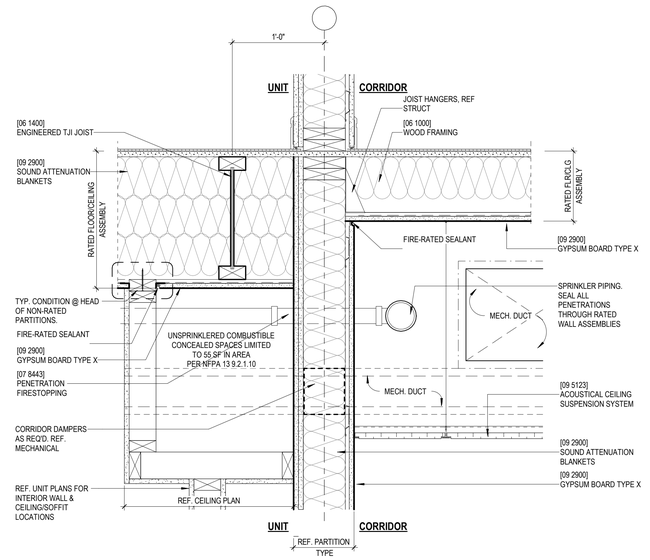
ASSEMBLY TYPES - INTERIOR PARTITIONS

A4.02

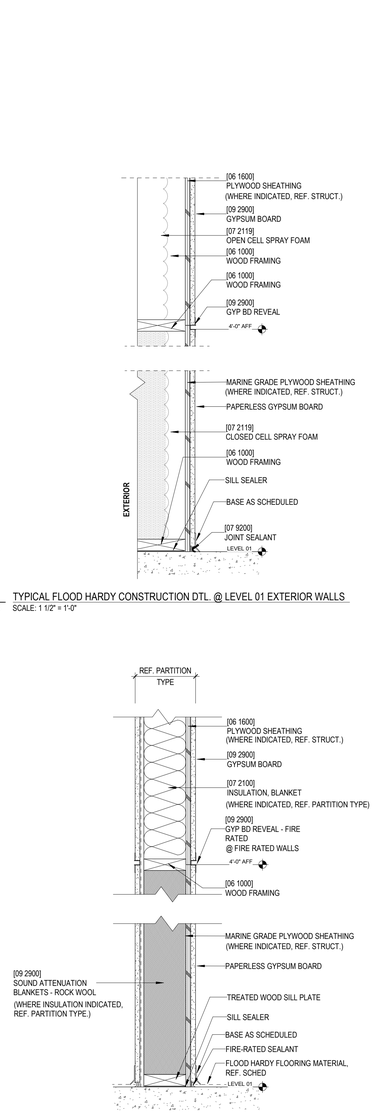


08 A4.03 TYPICAL RATED TJI / TJI BEARING WALL @ FLOOR CEILING ASSEMBLY W/ PLBG
SCALE: 1 1/2" = 1'-0"

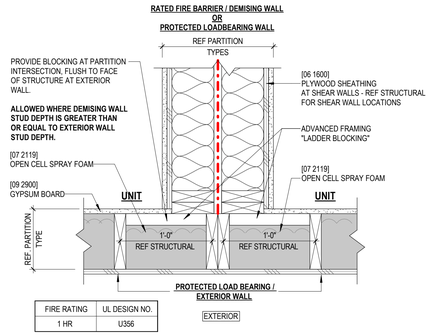


04 A4.03 TYPICAL RATED CORRIDOR WALL / FLOOR / CEILING DETAIL
SCALE: 1 1/2" = 1'-0"

10 A4.03 TYPICAL FLOOD HARDY CONSTRUCTION DTL. @ LEVEL 01 EXTERIOR WALLS
SCALE: 1 1/2" = 1'-0"

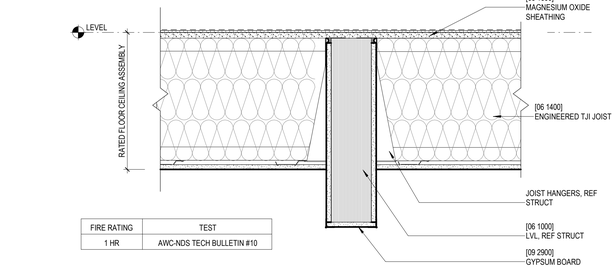


09 A4.03 TYPICAL FLOOD HARDY CONSTRUCTION DTL. @ LEVEL 01 INTERIOR WALLS
SCALE: 1 1/2" = 1'-0"



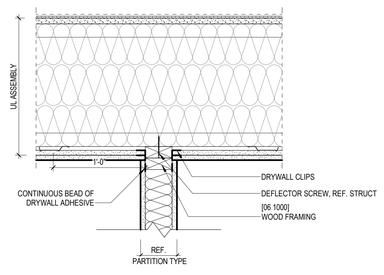
FIRE RATING	UL DESIGN NO.
1 HR	U356

07 A4.03 TYP. ADVANCED FRAMING DETAIL @ RATED DEMISING WALL & EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"

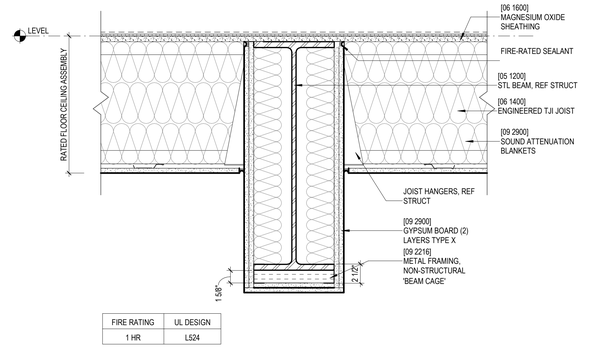


FIRE RATING	TEST
1 HR	AWC-NDS TECH BULLETIN #10

03 A4.03 TYP DTL - 1HR PRIMARY STRUCTURAL BEAM - LVL
SCALE: 1 1/2" = 1'-0"

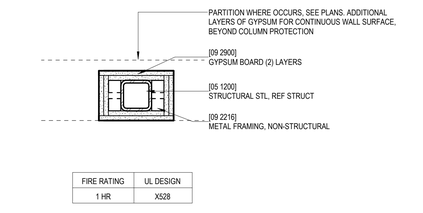


06 A4.03 TYPICAL NON-BEARING, NON-FIRE BLOCKED INTERIOR PARTITION HEAD DTL
SCALE: 1 1/2" = 1'-0"



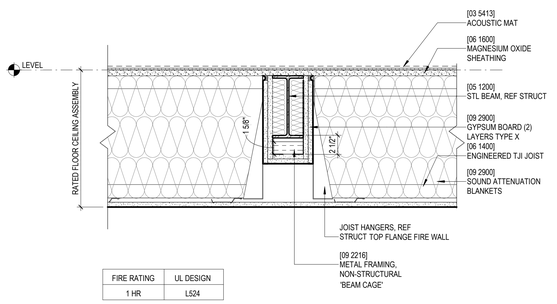
FIRE RATING	UL DESIGN
1 HR	L524

02 A4.03 TYP DTL - 1HR PRIMARY STRUCTURAL BEAM (DEEP) INDIVIDUAL PROTECTION
SCALE: 1 1/2" = 1'-0"



FIRE RATING	UL DESIGN
1 HR	X528

05 A4.03 TYP DTL - 1HR PRIMARY STRUCTURAL COLUMN INDIVIDUAL PROTECTION
SCALE: 1 1/2" = 1'-0"



FIRE RATING	UL DESIGN
1 HR	L524

01 A4.03 TYP DTL - 1HR PRIMARY STRUCTURAL BEAM INDIVIDUAL PROTECTION
SCALE: 1 1/2" = 1'-0"

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INITIAL ISSUE & REVISIONS		
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SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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ISSUE DATE
2025_10-30

ASSEMBLY AND FRAMING DETAILS

A4.03

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DOOR SCHEDULE

DOOR NUMBER	FRAME TYPE	FRAME DESCRIPTION	FRAME MATERIAL	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR PANEL TYPE	DOOR MATERIAL	FIRE RATING (MIN.)	GLAZING TYPE	PANIC HARDWARE	ACCESS CONTROL	COMMENTS
Exterior													
GRADE													
G5	GATE	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	HM_PAINT					
X139	HM-2	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	HM_PAINT	90	GL-D-H-W-90	YES		EGRESS ONLY, NO EXTERIOR HARDWARE
X140	HM-5	DOUBLE	HM_PAINT	8'-0"	8'-0"	1 3/4"	F	HM_PAINT					MAINTENANCE LOCK, ENTERGY ACCESS
X185	SF	SF DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	FG	HM_PAINT			YES	YES	ADA PUSH BUTTON
X194	HM-2	SINGLE	HM_PAINT	3'-6"	8'-0"	1 3/4"	F	HM_PAINT			YES	YES	
X196	HM-2	SINGLE	HM_PAINT	3'-6"	8'-0"	1 3/4"	F	HM_PAINT				YES	
LEVEL 01													
G1	GATE	SINGLE	FENCE	3'-6"	8'-0"	1 3/4"	F	HM_PAINT			YES	YES	
G2	GATE	SINGLE	FENCE	3'-6"	8'-0"	1 3/4"	F	HM_PAINT			YES	YES	
G3	GATE	SINGLE	FENCE	3'-6"	8'-0"	1 3/4"	F	HM_PAINT			YES	YES	
G4	GATE	SINGLE	FENCE	3'-6"	8'-0"	1 3/4"	F	HM_PAINT			YES	YES	
X100	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM			YES	YES	INTERCOM CALL STATION, ADA PUSH BUTTON
X101	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM			YES	YES	ACCESS CONTROL IN
X107	SF	SF SINGLE	PREFINISHED ALUMINUM	3'-0 1/4"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM				YES	EGRESS ONLY, NO EXTERIOR HARDWARE
X131	SF	SF SINGLE	PREFINISHED ALUMINUM	3'-0 5/32"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM				YES	
X134	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	HM_PAINT					MAINTENANCE LOCK
X160	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	HM_PAINT			YES		EGRESS ONLY, NO EXTERIOR HARDWARE
X161.1	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	7'-11"	1 3/4"	FG	PREFINISHED ALUMINUM					
X161.2	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X161.3	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	HM_PAINT					
X161.5	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X162	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X163	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X164	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X165	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X166	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X167	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					
X172	HM-5	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	HM_PAINT					
X200	HM-2	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	HM_PAINT					INTERIOR AND EXTERIOR MAINTENANCE LOCK
Interior													
GRADE													
186	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES	YES	
E102	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	
LEVEL 01													
101	SF	SF DOUBLE	PREFINISHED ALUMINUM	6'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM				YES	INTERCOM CALL STATION, ADA PUSH BUTTON
101.1	HM-1	DOUBLE	HM_PAINT	5'-0"	8'-0"	1 3/4"	F	WD					MAINTENANCE LOCK
101.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD					MAINTENANCE LOCK
101.3	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD					MAINTENANCE LOCK
102.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD					ACOUSTIC THRESHOLD AND HARDWARE
102.2	HM-1	SINGLE	HM_PAINT	2'-6"	8'-0"	1 3/4"	F	WD					ACOUSTIC THRESHOLD AND HARDWARE
102.3	HM-1	SINGLE	HM_PAINT	2'-6"	8'-0"	1 3/4"	F	WD					ACOUSTIC THRESHOLD AND HARDWARE
102.4	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD					MAINTENANCE LOCK
103	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45		YES	LOCKABLE
103.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					
103.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					
103.3	HM-1	SINGLE	HM_PAINT	2'-6"	8'-0"	1 3/4"	F	WD					MAINTENANCE LOCK
103.4	HM-1	DOUBLE	HM_PAINT	5'-0"	8'-0"	1 3/4"	F	WD					MAINTENANCE LOCK
104	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD					ACOUSTIC THRESHOLD AND HARDWARE
105.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45		YES	
106	HM-3	SIDELITE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-OH-45		YES	
106.1	SF	SF SINGLE	PREFINISHED ALUMINUM	3'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					ACOUSTIC THRESHOLD AND HARDWARE
107.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD					MAINTENANCE LOCK
107.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD					MAINTENANCE LOCK
108	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD					ACOUSTIC THRESHOLD AND HARDWARE
109	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES	YES	
110	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45	YES	YES	
123	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45			YES	MAINTENANCE LOCK
125.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
125.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
129	HM-2	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
131	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45		YES	
131.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD					ACOUSTIC THRESHOLD AND HARDWARE
131.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD					MAINTENANCE LOCK
131.3	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD					MAINTENANCE LOCK
133	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	20			YES	
134	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
135	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
136	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
137	HM-1	SINGLE	HM_PAINT	4'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
138	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	20				MAINTENANCE LOCK
139	HM-2	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES	YES	
140	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45		YES	
157	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES	YES	
160	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90	GL-D-H-W-90			
160.1	HM-2	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90				MAINTENANCE LOCK
E101	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	
X162.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90				
X163.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90				
X164.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90				
X165.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90				
X166.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90				
LEVEL 02													
200.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD					MAINTENANCE LOCK
201	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD				YES	
203	SF	SF SINGLE	PREFINISHED ALUMINUM	3'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					ACOUSTIC THRESHOLD AND HARDWARE
204	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
205	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
206	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
207	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
208	HM-4	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	WD	45		YES		HOLD OPEN DOOR HW
209	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
210	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45			
223	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
225.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
225.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
239	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
240	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45			
257	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
258	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
259	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
260	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90	GL-D-H-W-90			
276	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
278	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
284	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				
285	HM-4	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	WD	45				HOLD OPEN DOOR HW
286	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
E201	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	
E202	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	
LEVEL 03													
300.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD					MAINTENANCE LOCK
301	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD				YES	
303	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
304	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
305	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
307.1	HM-1	DOUBLE	HM_PAINT	5'-0"	8'-0"	1 3/4"	F	WD					MAINTENANCE LOCK
307.2	HM-1	DOUBLE	HM_PAINT	5'-0"	8'-0"	1 3/4"	F	WD					MAINTENANCE LOCK
308	HM-4	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	WD	45		YES		HOLD OPEN DOOR HW
309	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
310	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45			
323	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
325.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
325.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
339	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
340	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	45	GL-D-H-45			
357	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
358	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
359	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
360	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90	GL-D-H-W-90			
376	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
378	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
384	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				
385	HM-4	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	WD	45				HOLD OPEN DOOR HW
386	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
E301	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	
E302	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	
LEVEL 04													
400.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FL	WD	90				MAINTENANCE LOCK
401	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD				YES	ACOUSTIC THRESHOLD AND HARDWARE
403	SF	SF SINGLE	PREFINISHED ALUMINUM	3'-0"	8'-0"	1 3/4"	FG	PREFINISHED ALUMINUM					ACOUSTIC THRESHOLD AND HARDWARE
404	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
405	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD					ACOUSTIC THRESHOLD AND HARDWARE
408	HM-4	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	WD	45		YES		HOLD OPEN DOOR HW
409	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
410	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	90	GL-D-H-W-90			
423	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
425.1	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
425.2	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
439	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		

DOOR SCHEDULE

DOOR NUMBER	TYPE	DESCRIPTION	FRAME MATERIAL	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR PANEL TYPE	DOOR MATERIAL	FIRE RATING (MIN.)	GLAZING TYPE	PANIC HARDWARE	ACCESS CONTROL	COMMENTS
440	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	FG	WD	20	GL-D-H-45			
457	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
458	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
460	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	90	GL-D-H-W-90			
476	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
478	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				MAINTENANCE LOCK
484	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	F	WD	45				
485	HM-4	DOUBLE	HM_PAINT	6'-0"	8'-0"	1 3/4"	F	WD	45				HOLD OPEN DOOR HW
486	HM-1	SINGLE	HM_PAINT	3'-0"	8'-0"	1 3/4"	NG	WD	90	GL-D-H-W-90	YES		
E401	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	
E402	BY MNFR	ELEVATOR BYPASS	STAINLESS STEEL	4'-0"	8'-0"	2 1/2"	FS	STAINLESS STEEL				YES	

DOOR SCHEDULE - INTERIOR UNITS

TYPE	USAGE DESCRIPTION	FRAME TYPE	FRAME DESCRIPTION	FRAME MATERIAL	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR PANEL TYPE	DOOR MATERIAL	FIRE RATING (MIN.)	HARDWARE SET	COMMENTS
A	UNIT ENTRY DOORS	HM-1	SINGLE	HM_PAINT	3'-0"	7'-0"	1 3/4"	F	MDF_FIRE RATED_PAINT	20	ENTRY	
A2	UNIT ENTRY DOORS	HM-1	SINGLE	HM_PAINT	3'-0"	7'-0"	1 3/4"	F	MDF_FIRE RATED_PAINT	45	ENTRY	
B	UNIT BEDROOM DOORS	WD-1	SINGLE	WD_PAINT	3'-0"	7'-0"	1 3/4"	PR	MDF_PAINT		PRIVACY	
C	UNIT BATHROOM DOORS	WD-1	SINGLE	WD_PAINT	2'-10"	7'-0"	1 3/4"	PR	MDF_PAINT		PRIVACY	
C2	UNIT BATHROOM DOORS (ADA)	WD-1	SINGLE	WD_PAINT	3'-0"	7'-0"	1 3/4"	PR	MDF_PAINT		PRIVACY	
D	UNIT UTILITY DOORS	WD-1	SINGLE	WD_PAINT	2'-6"	7'-0"	1 3/4"	PRL	MDF_PAINT		CLOSET	
E	UNIT CLOSET DOORS	WD-1	DOUBLE BYPASS	WD_PAINT	5'-0"	7'-0"	1 3/4"	PRS	MDF_PAINT		CLOSET BYPASS	

GLAZING TYPE LEGEND

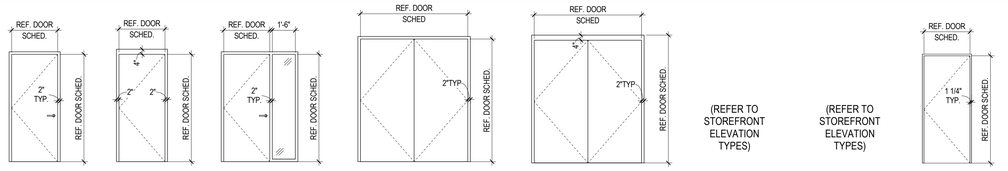
GL-01T:	LOW-E-COATED, CLEAR INSULATING LAMINATED GLASS, WINDBORNE-DEBRIS-IMPACT-RESISTANT.
GL-02T:	LOW-E-COATED, CLEAR LAMINATED GLASS, WINDBORNE-DEBRIS-IMPACT-RESISTANT.
GL-03T:	CLEAR FULLY TEMPERED FLOAT GLASS
GL-D-20:	20 MINUTE RATED FIRE PROTECTIVE SAFETY GLAZING
GL-D-H-OH-20:	20 MINUTE RATED FIRE PROTECTIVE SAFETY DOOR AND SIDELITE GLAZING
GL-D-H-45:	45 MINUTE RATED FIRE PROTECTIVE SAFETY GLAZING
GL-D-H-OH-45:	45 MINUTE RATED FIRE PROTECTIVE SAFETY DOOR AND SIDELITE GLAZING
GL-D-H-60:	60 MINUTE RATED FIRE PROTECTIVE SAFETY GLAZING
GL-D-H-W-90	90 MINUTE RATED FIRE RESITANT SAFETY DOOR GLAZING
GL-H-OH-W-120:	120 MINUTE FIRE RESISTANT SAFETY SIDELITE & TRANSOM GLAZING

GLAZING TYPE ABBREVIATIONS:

W: MEETS WALL ASSEMBLY CRITERIA PER ASTM E119 OR UL 263.
OH: MEETS FIRE WINDOW ASSEMBLY CRITERIA INCLUDING THE HOSE STREAM TEST; NFPA 257 OR UL 9.
D: MEETS FIRE DOOR ASSEMBLY CRITERIA PER NFPA 252 OR UL 10B OR UL 10C.
H: MEETS FIRE DOOR ASSEMBLY "HOSE STREAM" TEST CRITERIA PER NFPA 252 OR UL 10B OR UL 10C.
T: MEETS 450 DEGREE F TEMPERATURE RISE CRITERIA FOR 30 MINUTES CRITERIA PER NFPA 252 OR UL 10B OR UL 10C.

FROM IBC 2021 TABLE 716.1

DOOR FRAME TYPE LEGEND



HM-1 HOLLOW METAL

HM-2 HOLLOW METAL (MASONRY)

HM-3 HOLLOW METAL W/ SIDELITE

HM-4 HOLLOW METAL DOUBLE DOOR

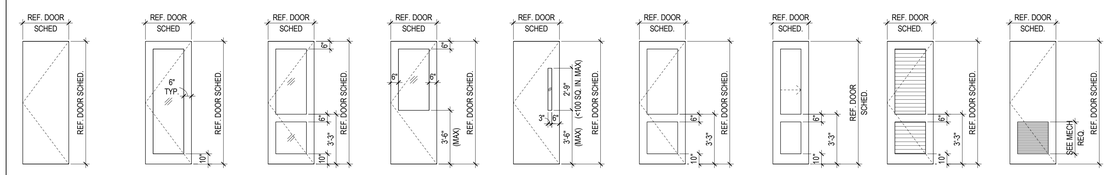
HM-5 HOLLOW METAL DOUBLE DOOR (MASONRY)

SF STOREFRONT
(REFER TO STOREFRONT ELEVATION TYPES)

ISF INTERIOR STOREFRONT
(REFER TO STOREFRONT ELEVATION TYPES)

WD-1 WOOD

DOOR PANEL TYPE LEGEND



F FLUSH / FULL

FG FULL GLASS

FGR FULL GLASS W/ RAIL

HG HALF GLASS

NG NARROW GLASS

PR PANEL W/ RAIL

PRS DOUBLE PANEL W/ RAIL - SLIDING

PRL VENTED LOUVERED PANEL W/ RAIL

FL FLUSH W/ VENTED LOUVERED PANEL

GENERAL NOTES - DOOR SCHEDULE

1. ALL DOORS SHALL BE 1-3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL INTERIOR DOORS SHALL BE UNDERCUT 1/2" MAX. UNLESS NOTED OTHERWISE.
3. ALL HOLLOW METAL DOOR FRAMES IN MASONRY SHALL BE GROUTED SOLID.
4. ALL EXTERIOR HOLLOW METAL DOORS SHALL BE INSULATED WITH DETAILING FOAM.
5. REFER TO THE FLOOR PLANS FOR EXACT LOCATIONS OF DOORS AND DIRECTION OF DOOR SWINGS.
6. SEE STOREFRONT TYPE ELEVATIONS FOR STOREFRONT DOOR FRAME TYPES.
7. REFER TO ENLARGED UNIT PLANS FOR DOOR TYPE USAGE TAGS.
8. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
9. DIMENSIONS SHOWN ARE NOMINAL AND/OR ROUGH OPENINGS, CONTRACTOR TO ACCOUNT FOR JOINTS, SHIMS, SEALANT, ETC.
10. ALL NON-RATED INTERIOR DOORS TO BE GLAZED WITH **GL-03T** U.N.O.
11. 10. ALL EXTERIOR DOORS TO BE GLAZED WITH **GL-02T** GLASS U.N.O.

TRAPOLIN**PEER**
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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504.733.4336

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INITIAL ISSUE & REVISIONS		
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SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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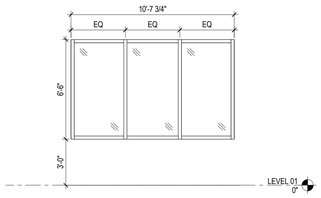
OP



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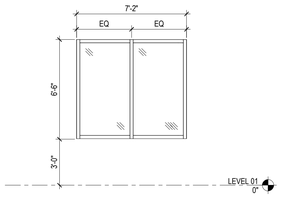

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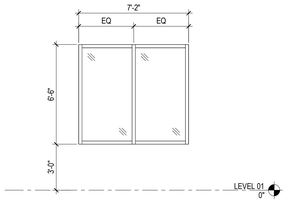

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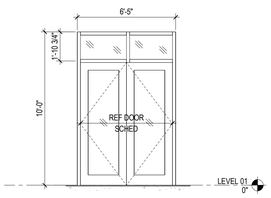

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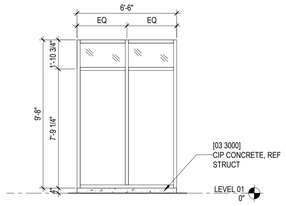

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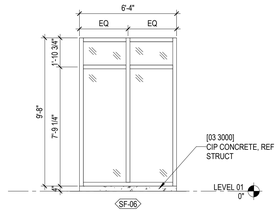

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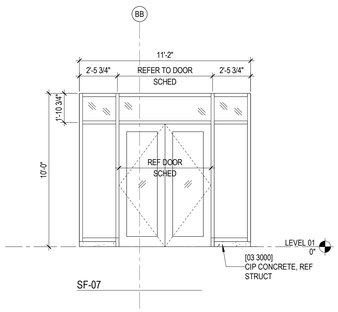

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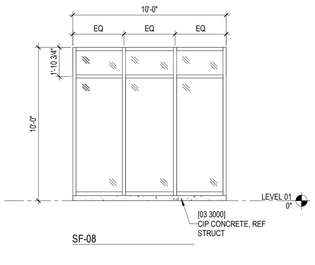

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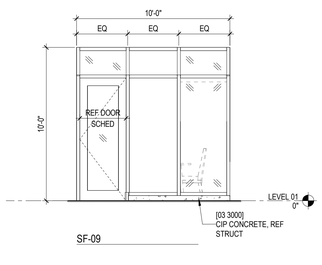

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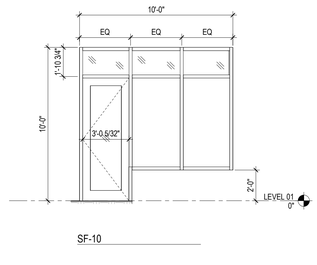

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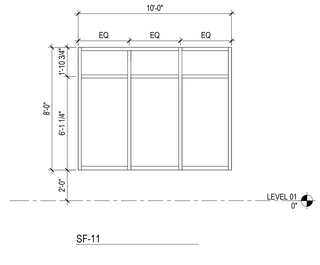

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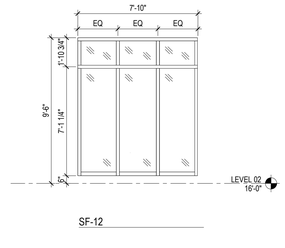

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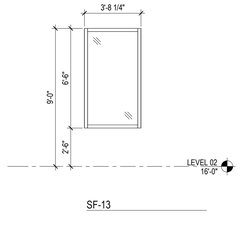

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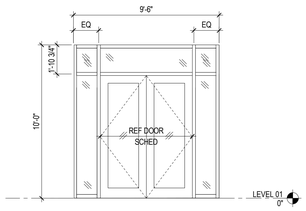
EXTERIOR STOREFRONT TYPES



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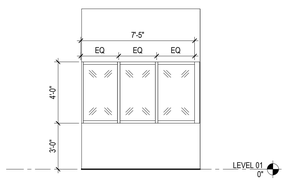

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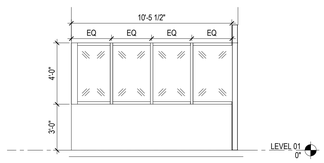

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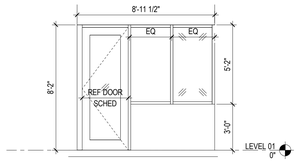

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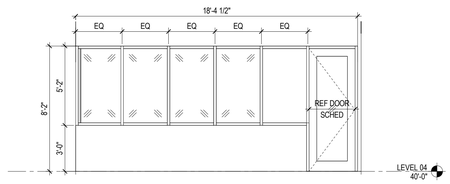

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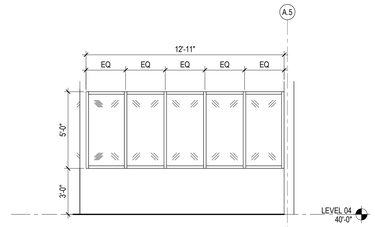

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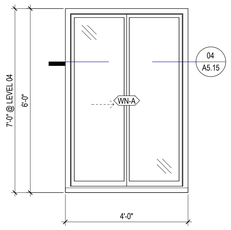
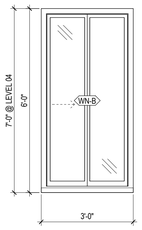
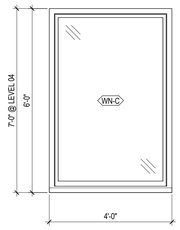
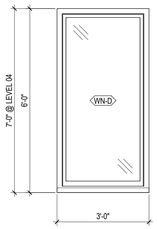
INTERIOR STOREFRONT TYPES









ALL TYPICAL WINDOW SILL HEIGHT TO BE 2'-10" UNLESS NOTED OTHERWISE

WINDOW TYPES

GENERAL NOTES - STOREFRONT

1. DIMENSIONS SHOWN ON SF SYSTEMS ARE THE NOMINAL BRICK VENEER AND/OR FINISHED FRAMED OPENINGS. ACCOUNT FOR SEALANT, SHIMS, ETC.
2. VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR WHICH VARIES. ACCOUNT FOR ALL FLOOR FINISHES.
3. SIMILAR FRAME TYPES ARE REPEATED. REFERENCE PLANS & ELEVATIONS FOR QUANTITIES AND LOCATIONS.
4. ALL BRAKE METAL AND VISIBLE METAL FLASHING ADJACENT TO STOREFRONT ARE TO MATCH MULLION FINISH.
5. ALL VISIBLE HARDWARE ON ALUMINUM DOORS (PULLS, PANICS, HINGES, ETC) ARE TO MATCH THE FINISH OF THE DOOR UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR STOREFRONT GLAZING TO BE **GL-01T** UNLESS OTHERWISE NOTED ON STOREFRONT TYPES. **GL-02T** TO BE USED AT EXTERIOR STOREFRONT ENTRY DOORS.
7. ALL EXTERIOR STOREFRONT AND WINDOW SYSTEMS, INCLUDING FRAMES, INTEGRATED DOORS, AND GLAZING SHALL MEET WINDBORNE DEBRIS REGION IMPACT RESISTANCE REQUIREMENTS.
8. EXTERIOR STOREFRONTS TO RECEIVE ROLLER SHADES IN FFE SELECTION - COORDINATE ROLLER SHADE POCKET MOUNT.

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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GMP	GMP	2025_10-30

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CN22194

ISSUE DATE
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OPENINGS - STOREFRONT & WINDOW TYPES

A4.12

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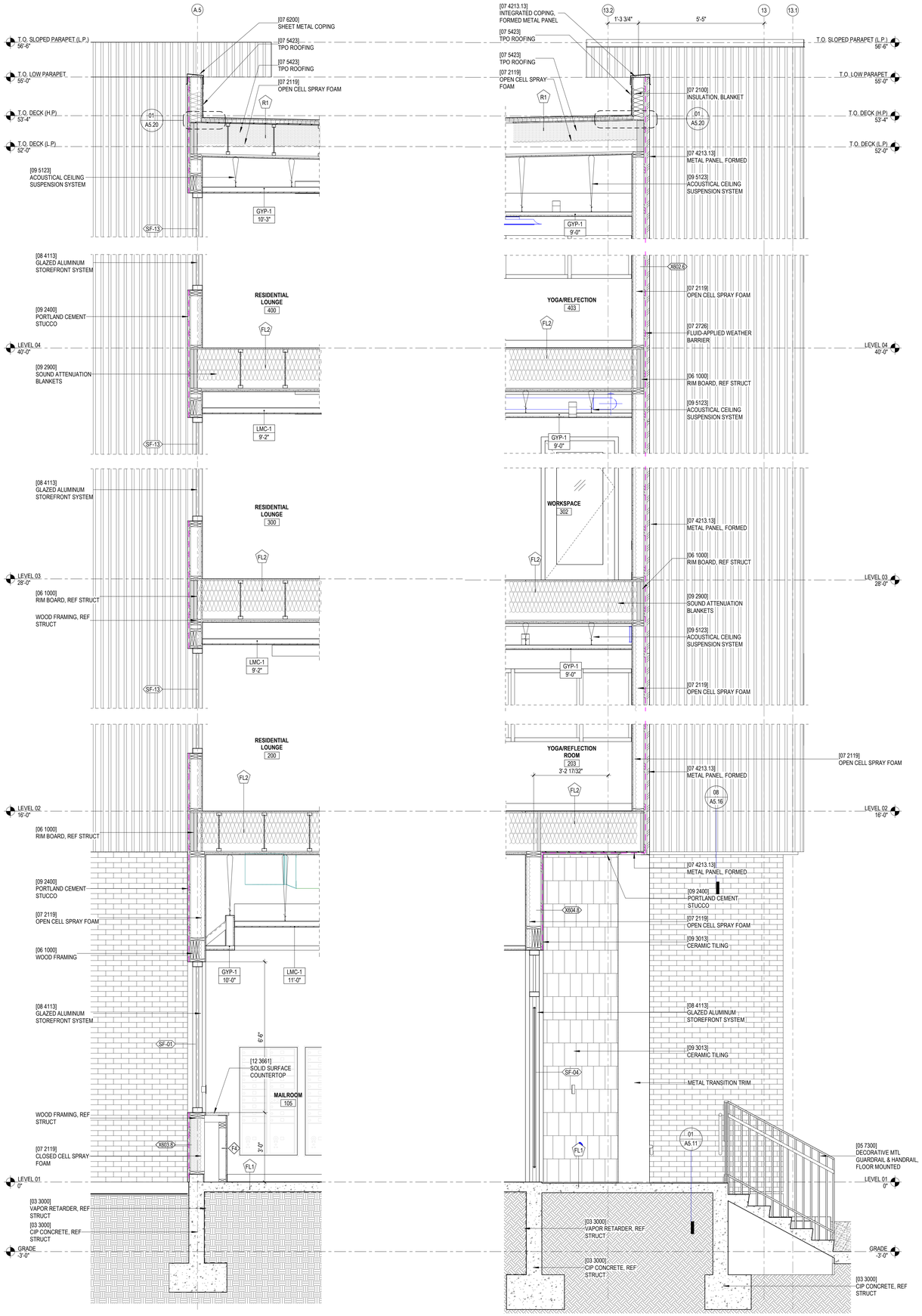
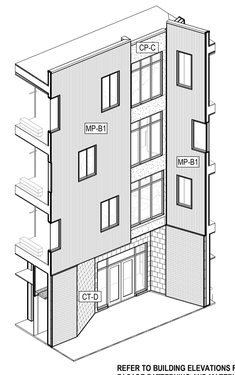
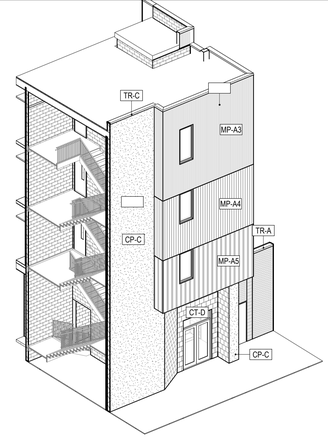


04 A5.02 MAIN ENTRY - TCHOUP ST.
SCALE: 1/2" = 1'-0"

03 A5.02 MAIN ENTRY - RACE ST. INSET FACADE
SCALE: 1/2" = 1'-0"

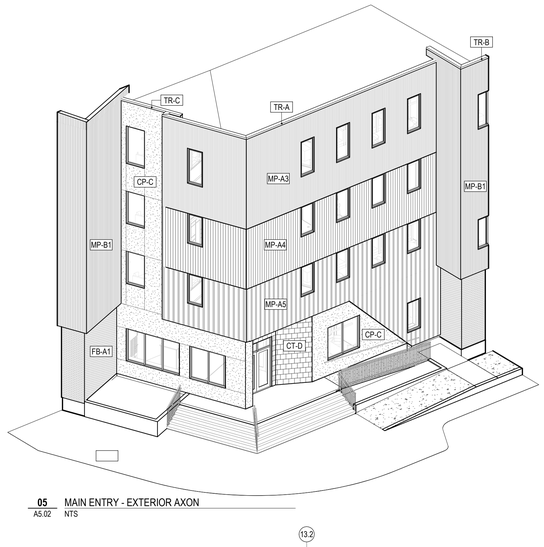




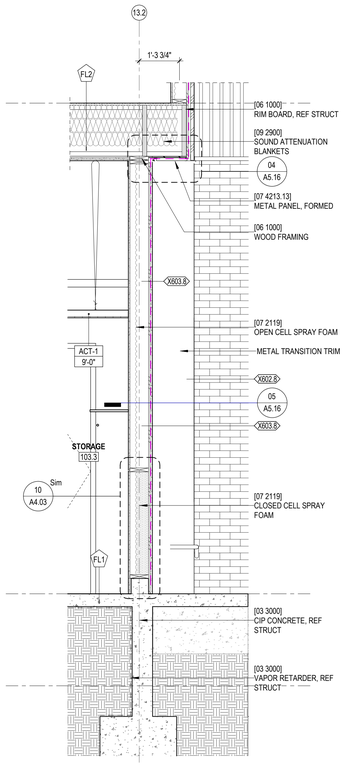
REFER TO BUILDING ELEVATIONS FOR EXTERIOR FACADE PATTERNING AND MATERIAL TYPES

07 A5.02 COURTYARD ENTRY - EXTERIOR AXON
SCALE:

06 A5.02 EUTERPE LOBBY - EXTERIOR AXON
SCALE:



05 A5.02 MAIN ENTRY - EXTERIOR AXON
NTS



02 A5.02 MAIN ENTRY - RACE ST. FACADE JOG 1
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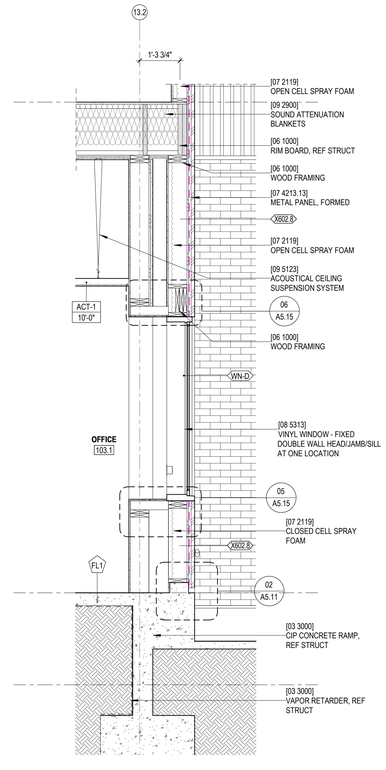

01 A5.02 MAIN ENTRY - RACE ST. FACADE JOG 2
SCALE: 1/2" = 1'-0"

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EXTERIOR WALL SECTIONS - RESIDENTIAL LOBBIES

A5.02

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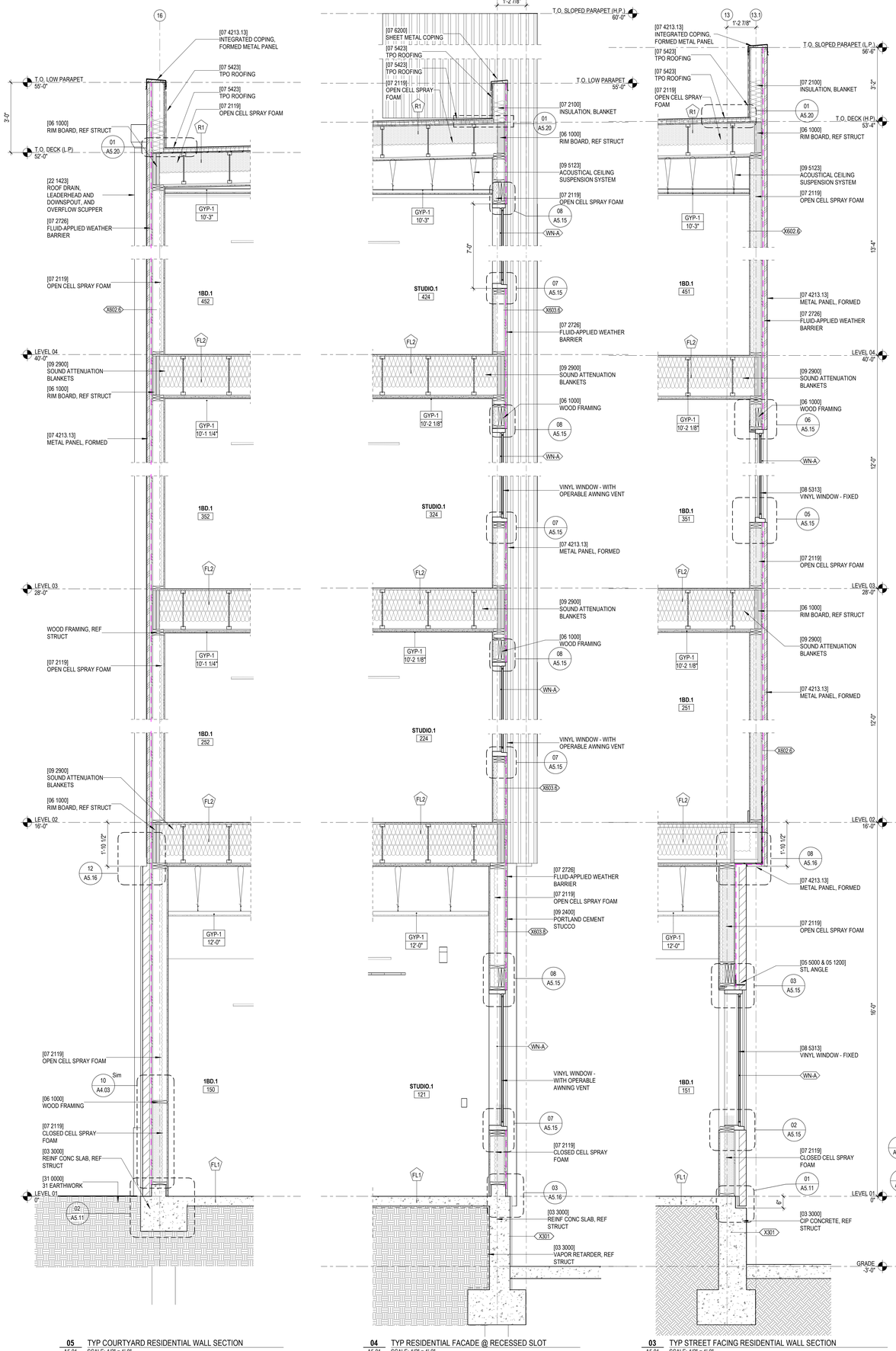
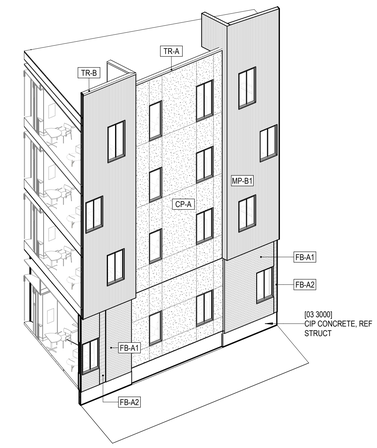
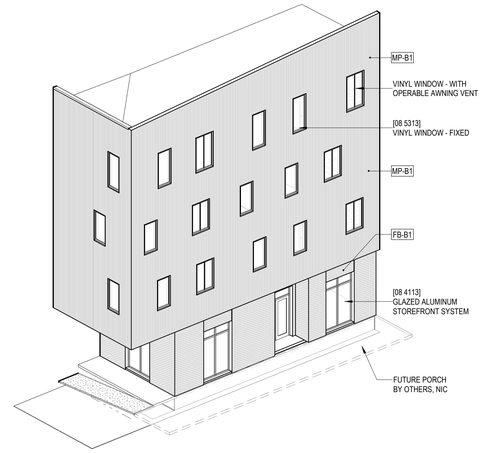


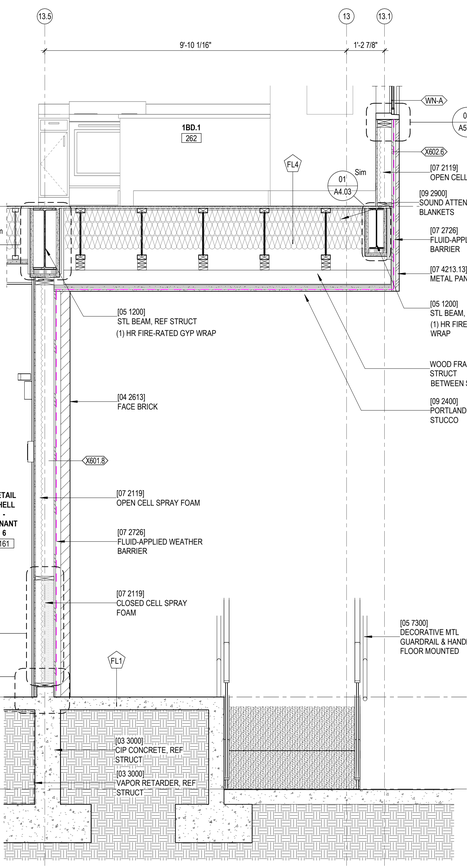


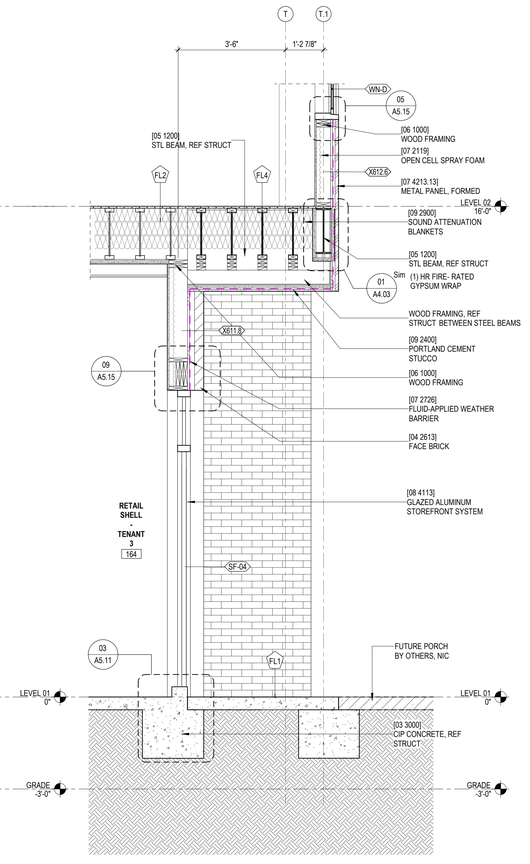
07 RECESSED SLOT - EXTERIOR AXON
A5.01 SCALE:



REFER TO BUILDING ELEVATIONS FOR EXTERIOR FACADE PATTERNING AND MATERIAL TYPES

06 RETAIL PORCH - EXTERIOR AXON
A5.01 SCALE:





05 TYP COURTYARD RESIDENTIAL WALL SECTION
A5.01 SCALE: 1/2" = 1'-0"

04 TYP RESIDENTIAL FACADE @ RECESSED SLOT
A5.01 SCALE: 1/2" = 1'-0"

03 TYP STREET FACING RESIDENTIAL WALL SECTION
A5.01 SCALE: 1/2" = 1'-0"

02 PARTIAL WALL SECTION @ RACE ST - RETAIL PORCH
A5.01 SCALE: 1/2" = 1'-0"

01 PARTIAL WALL SECTION @ PARK FACADE - RETAIL ENTRIES
A5.01 SCALE: 1/2" = 1'-0"

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

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EXTERIOR WALL SECTIONS - TYPICAL FACADES

A5.01

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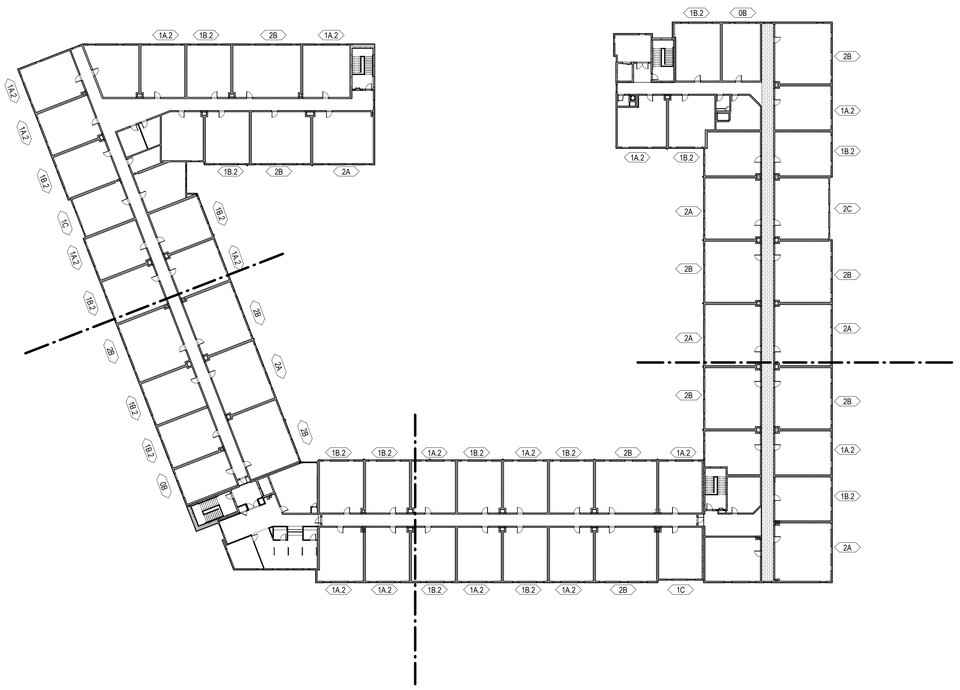
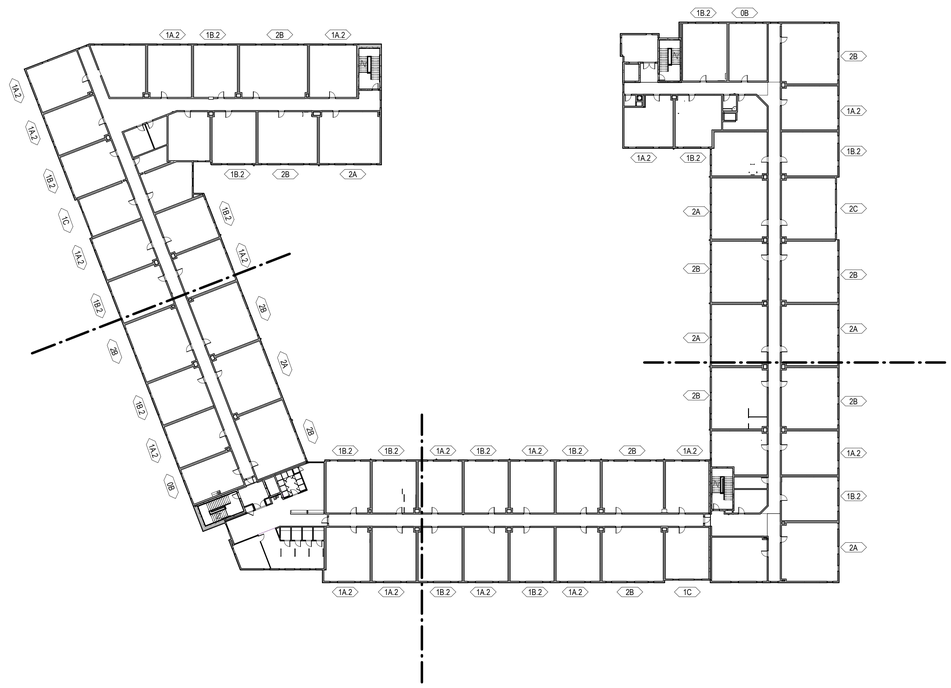


04 LEVEL 04 Key
A5.04 SCALE: 1/32" = 1'-0"



02 LEVEL 02 Key
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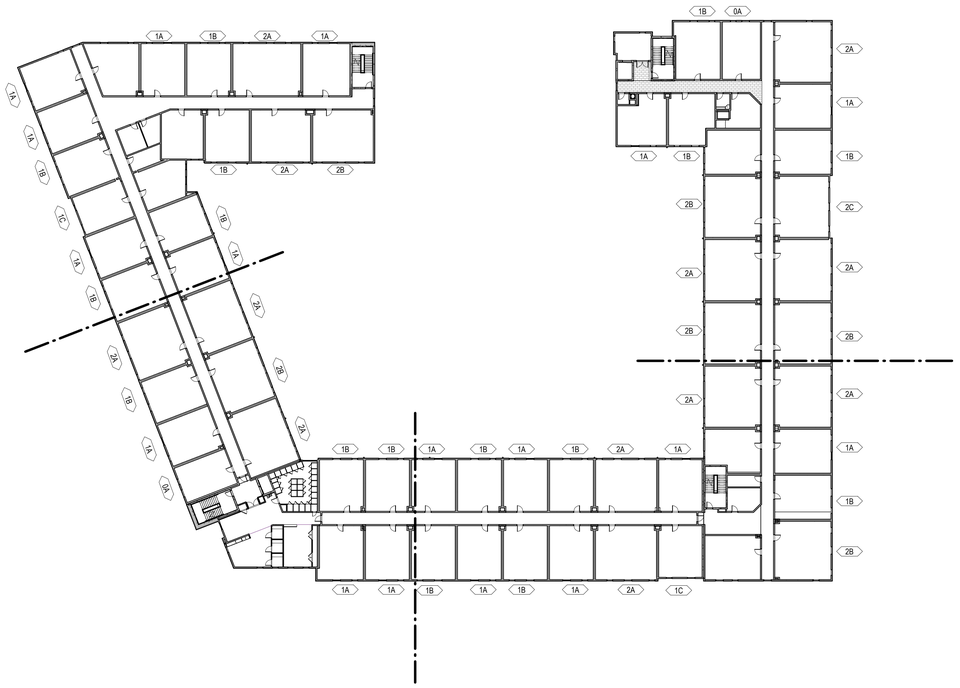
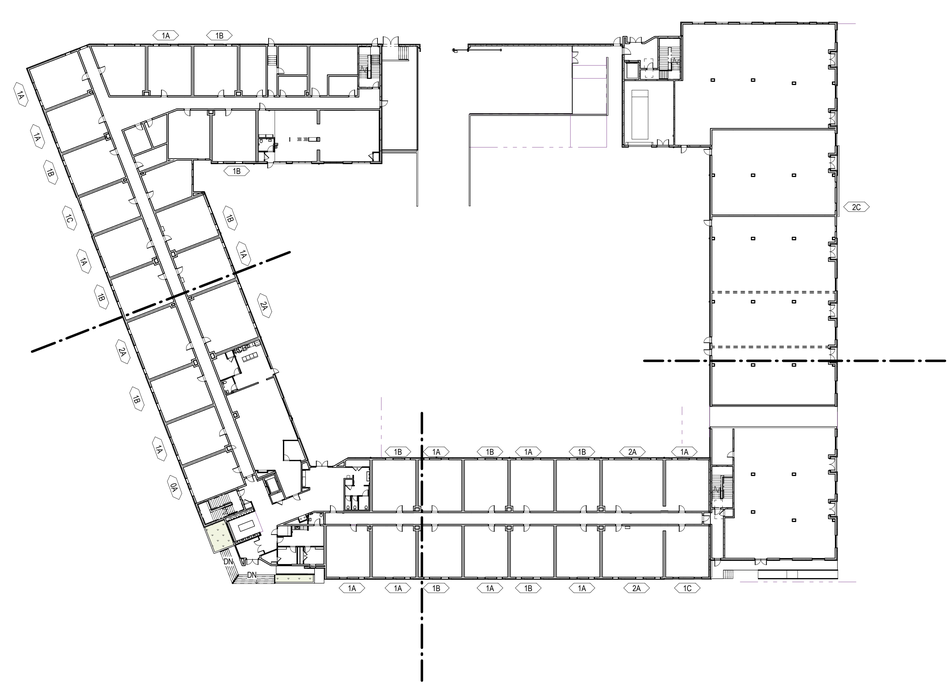


03 LEVEL 03 Key
A5.04 SCALE: 1/32" = 1'-0"



01 LEVEL 01 Key
A5.04 SCALE: 1/32" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

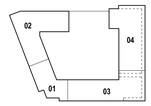
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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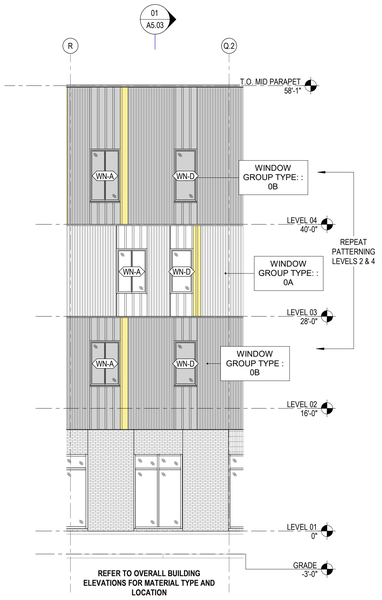
ISSUE DATE
2025_10-30

EXTERIOR FACADE - FACADE AND WINDOW PATTERN KEY

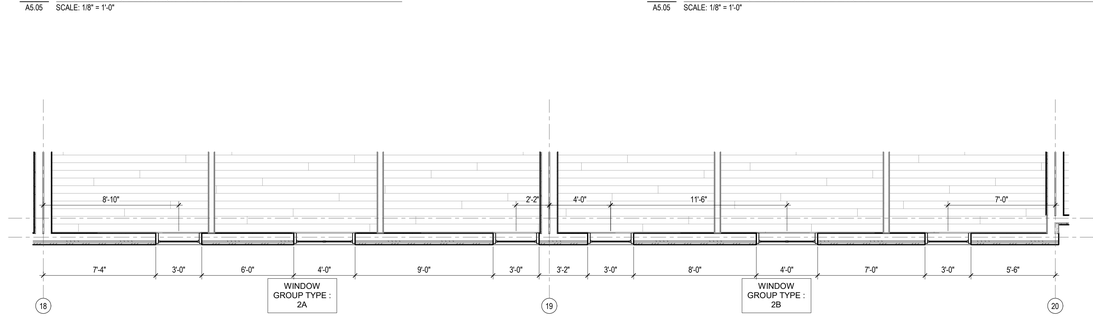
A5.04



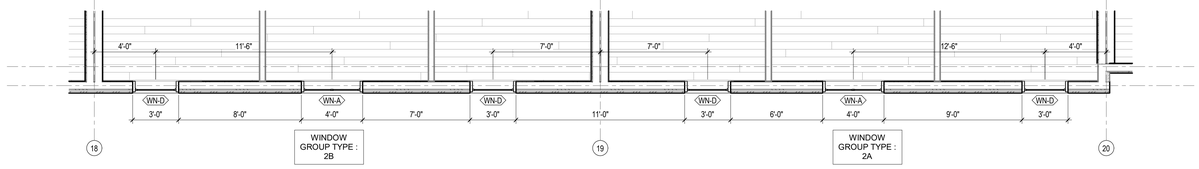
11 A5.05 DIAGRAMMATIC BLDG ELEV - TYPE 0A & 0B
SCALE: 1/8" = 1'-0"

10 A5.05 DIAGRAMMATIC ELEVATION - TYPE 1A & 1B
SCALE: 1/8" = 1'-0"

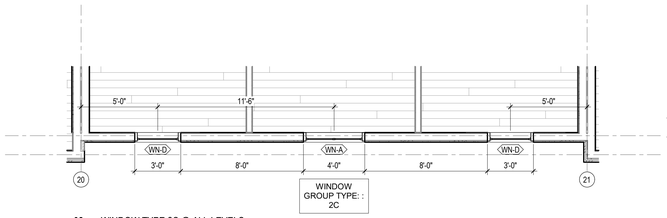
09 A5.05 DIAGRAMMATIC ELEVATION - TYPE 2A & 2B
SCALE: 1/8" = 1'-0"



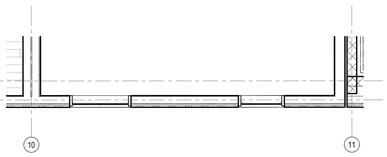
06 A5.05 WINDOW TYPE 2A & 2B - 2BR UNITS @ LEVEL 02, LEVEL 04
SCALE: 1/4" = 1'-0"



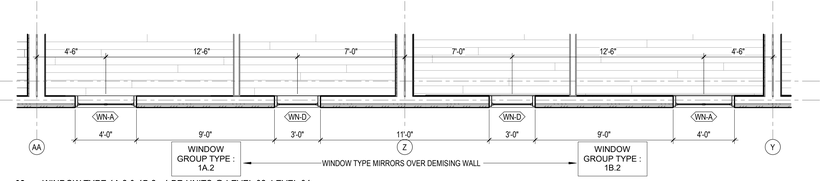
05 A5.05 WINDOW TYPE 2A & 2B - 2BR UNITS @ LEVEL 01, LEVEL 03
SCALE: 1/4" = 1'-0"



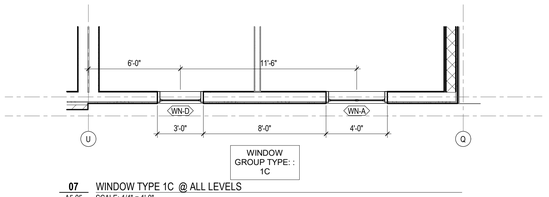
08 A5.05 WINDOW TYPE 2C @ ALL LEVELS
SCALE: 1/4" = 1'-0"



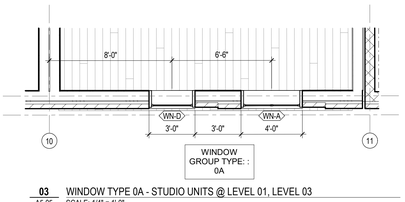
04 A5.05 ENLG PLAN - LEVEL 02 WINDOW TYPE 0B
SCALE: 1/4" = 1'-0"



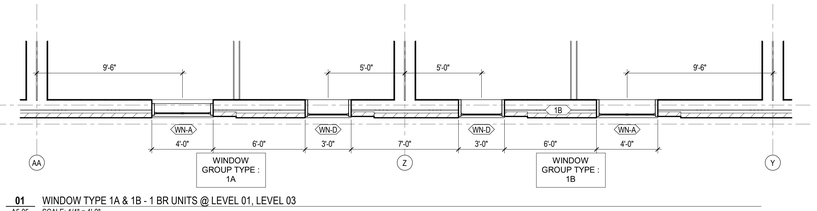
02 A5.05 WINDOW TYPE 1A.2 & 1B.2 - 1 BR UNITS @ LEVEL 02, LEVEL 04
SCALE: 1/4" = 1'-0"



07 A5.05 WINDOW TYPE 1C @ ALL LEVELS
SCALE: 1/4" = 1'-0"



03 A5.05 WINDOW TYPE 0A - STUDIO UNITS @ LEVEL 01, LEVEL 03
SCALE: 1/4" = 1'-0"



01 A5.05 WINDOW TYPE 1A & 1B - 1 BR UNITS @ LEVEL 01, LEVEL 03
SCALE: 1/4" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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OWNER
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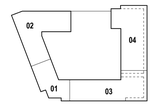
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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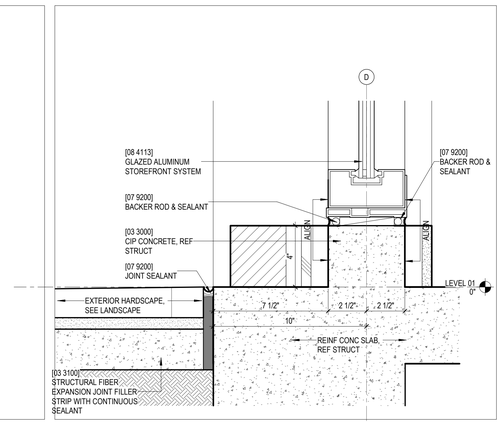
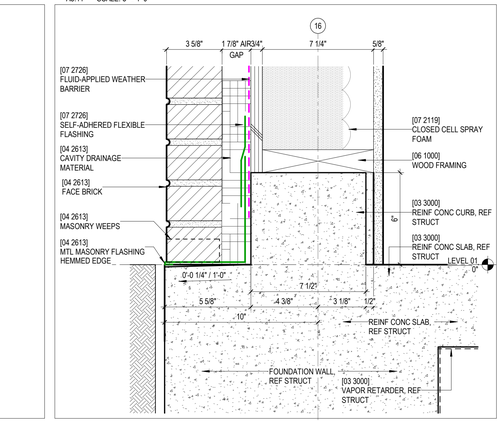
EXTERIOR FACADE - FACADE AND WINDOW PATTERN TYPES

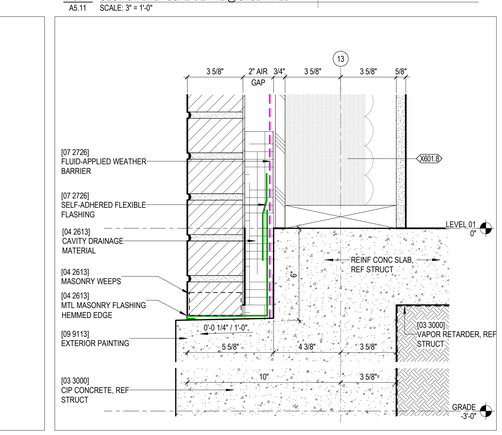
A5.05



03 SECTION DTL - STOREFRONT CURB DETAIL
A5.11 SCALE: 3" = 1'-0"



02 SECTION DTL - CURB DETAIL @ STUD WALL
A5.11 SCALE: 3" = 1'-0"



01 SECTION DTL - BRICK LEDGE
A5.11 SCALE: 3" = 1'-0"

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THE RIVANA @ RIVER DISTRICT

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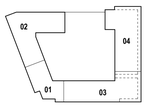
INITIAL ISSUE & REVISIONS		
NUMBER	**DESCRIPTION**	**DATE**
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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EXTERIOR DETAILS - FOUNDATION AND SITE

A5.11

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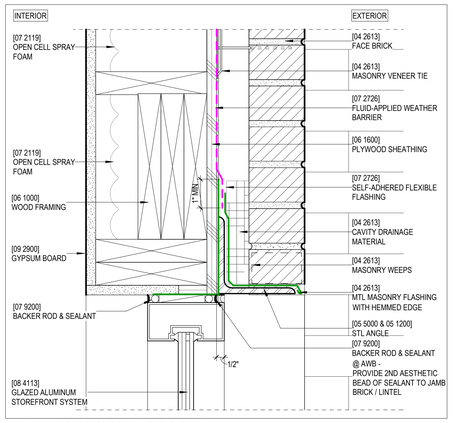
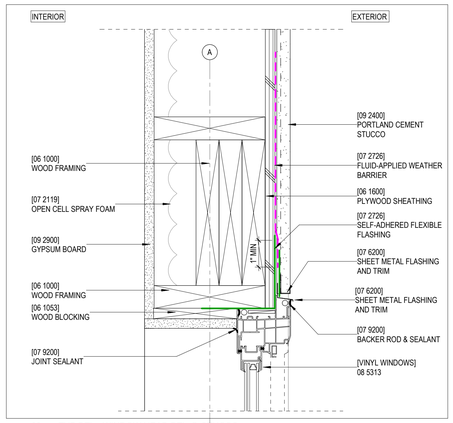
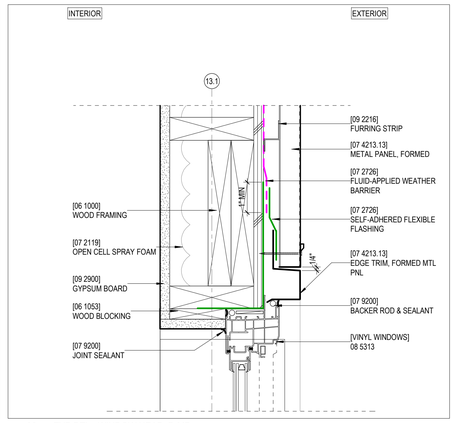


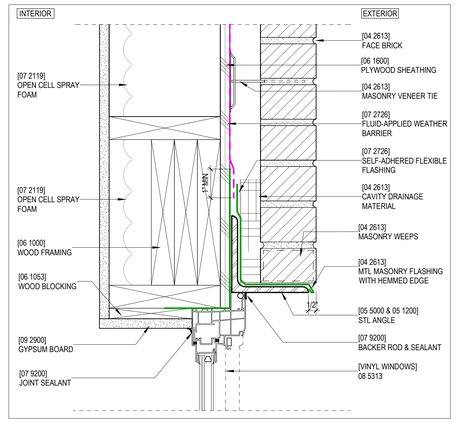
09 STOREFRONT DTL - HEAD @ BRICK
A5.15 SCALE: 3" = 1'-0"



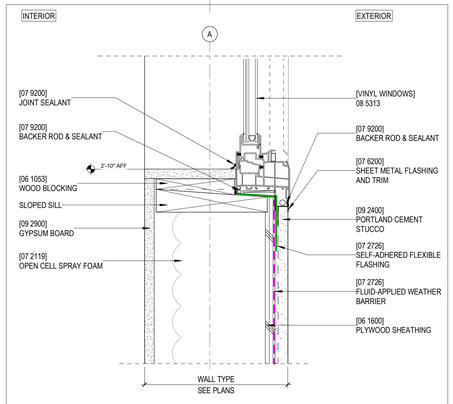
08 TYP DTL - WINDOW HEAD DTL @ STUCCO
A5.15 SCALE: 3" = 1'-0"



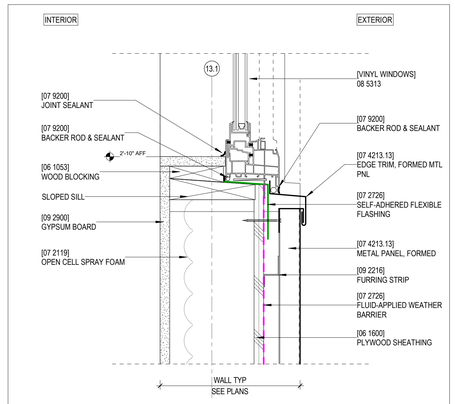
06 TYP DTL - WINDOW HEAD @ MP
A5.15 SCALE: 3" = 1'-0"



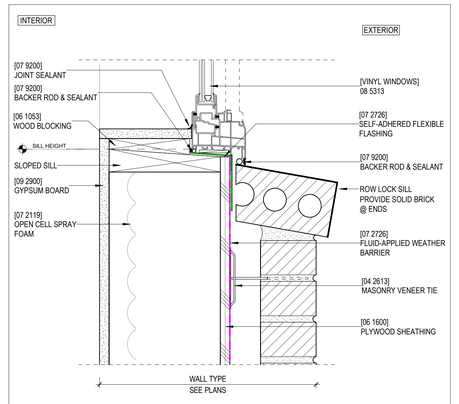
03 TYP DTL - WINDOW HEAD @ BRICK
A5.15 SCALE: 3" = 1'-0"



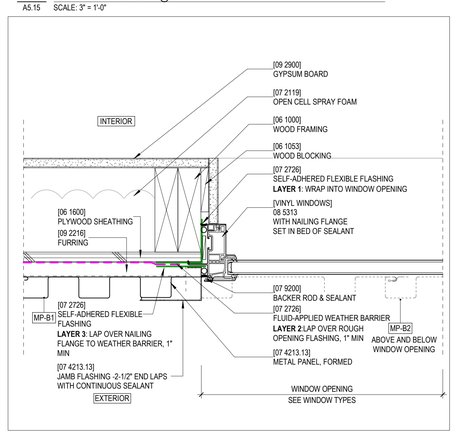
07 TYP DTL - WINDOW SILL @ STUCCO
A5.15 SCALE: 3" = 1'-0"



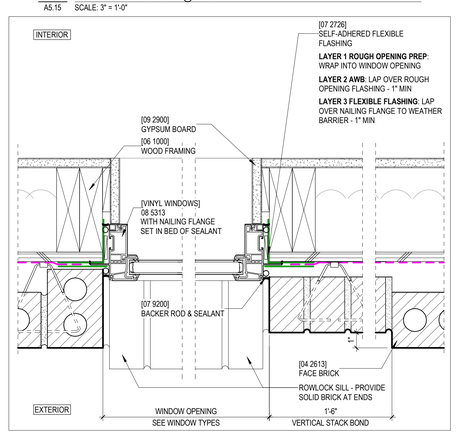
05 TYP DTL - WINDOW SILL @ MP
A5.15 SCALE: 3" = 1'-0"



02 TYP. DTL - WINDOW SILL @ BRICK
A5.15 SCALE: 3" = 1'-0"



04 TYP DTL - WINDOW JAMB @ MP
A5.15 SCALE: 3" = 1'-0"



01 TYP DTL - WINDOW JAMB @ BRICK (LEVEL 01)
A5.15 SCALE: 3" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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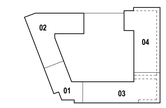
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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CN22194

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2025_10-30

EXTERIOR DETAILS - TYPICAL OPENINGS

A5.15

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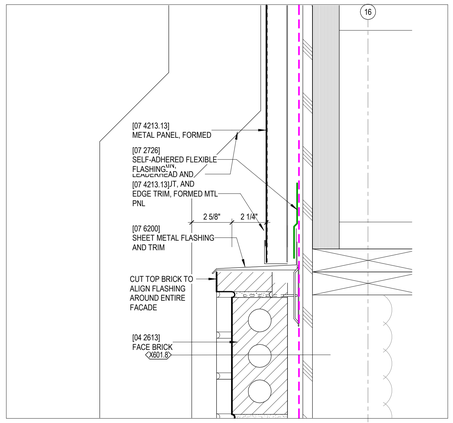
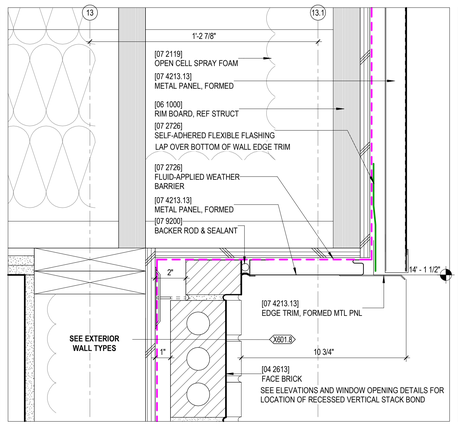


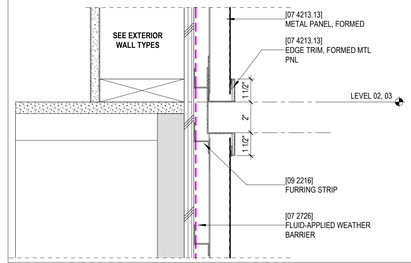
12 A5.16 EXT SECTION DTL - LEVEL 02 MATERIAL TRANSITION @ COURTYARD
SCALE: 3" = 1'-0"



08 A5.16 EXT SECTION DTL - LEVEL 02 MATERIAL TRANSITION @ STREET FACE
SCALE: 3" = 1'-0"

DETAIL TO BE ISSUED WTH CONSTRUCTION DOCUMENTS

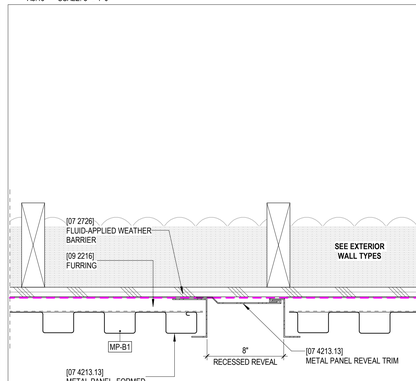
04 A5.16 STUCCO TO MP FACADE
SCALE: 3" = 1'-0"



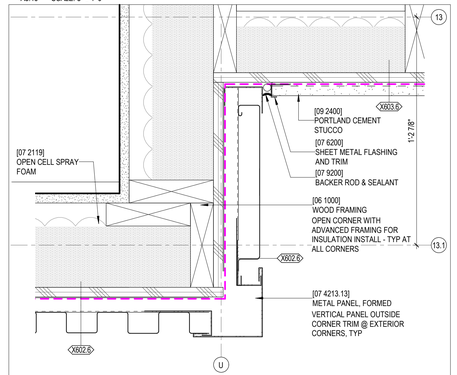
07 A5.16 EXT DTL - HORIZONTAL TRANSITION @ MP FACADE
SCALE: 3" = 1'-0"

DETAIL TO BE ISSUED WTH CONSTRUCTION DOCUMENTS

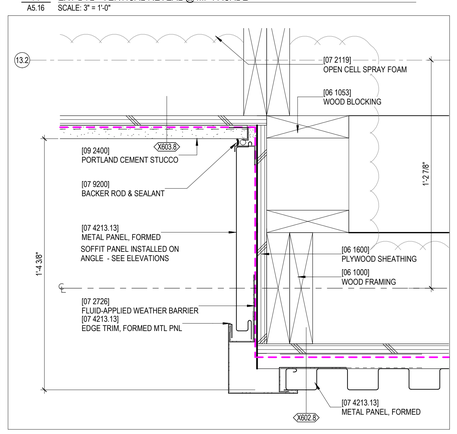
03 A5.16 EXT DTL - STUCCO BOTTOM OF WALL
SCALE: 3" = 1'-0"



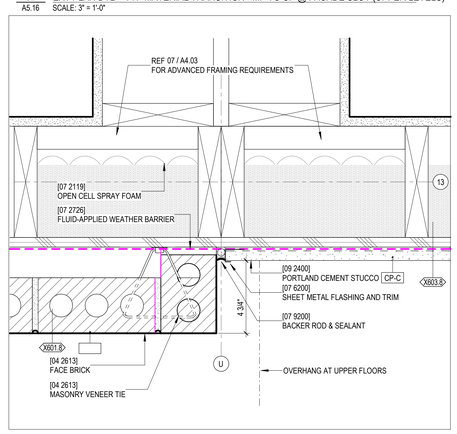
06 A5.16 EXT DTL - VERTICAL REVEAL @ MP FACADE
SCALE: 3" = 1'-0"



02 A5.16 EXT PLAN DTL - TYP MATERIAL TRANSITION - MP TO CP @ FACADE SLOT (UPPER LEVELS)
SCALE: 3" = 1'-0"



05 A5.16 EXT DTL - MATERIAL TRANSITION - MAIN ENTRY INSET
SCALE: 3" = 1'-0"



01 A5.16 EXTPLAN DTL - TYP MATERIAL TRANSITION BRICK TO CP @ FACADE SLOT (LEVEL 01)
SCALE: 3" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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OWNER
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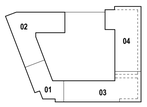
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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EXTERIOR DETAILS - MATERIAL TRANSITIONS

A5.16

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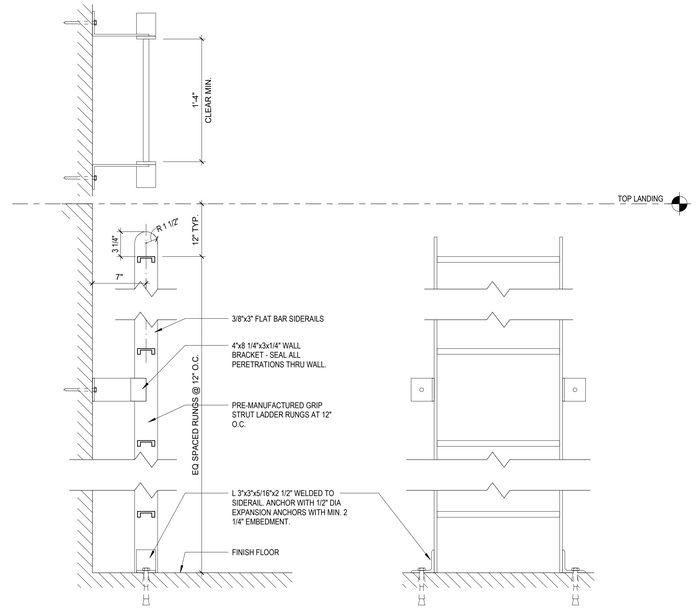
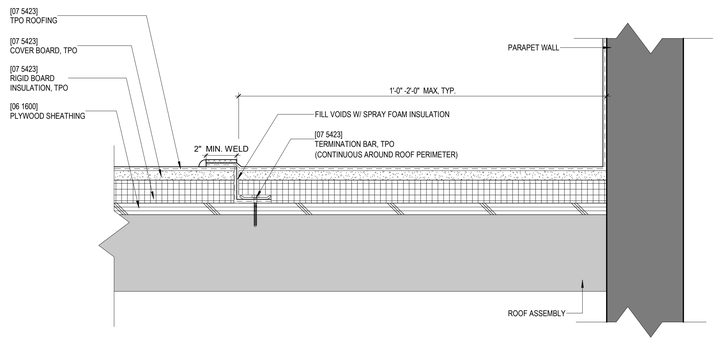


GENERAL NOTE: ACCESS LADDER & FLOOR DOOR TO BE IN COMPLIANCE WITH LOCAL CODES AND 1926 OSHA CONSTRUCTION INDUSTRY REGULATIONS

2 TYPICAL ROOF ACCESS LADDER DETAIL
A5.20 SCALE: 1 1/2" = 1'-0"



01 ROOF DTL - PERIMETER PEEL STOP
A5.20 SCALE: 3" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

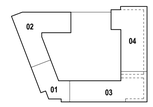
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

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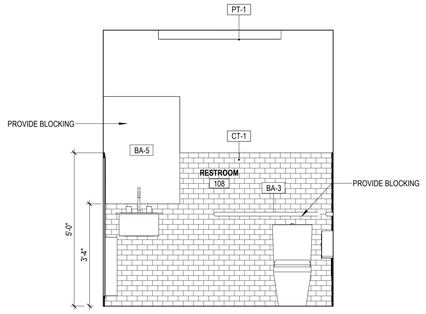
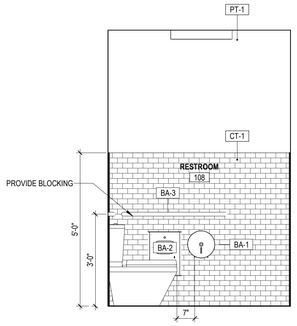
2025_10-30

EXTERIOR DETAILS - ROOF

A5.20



4 A6.01 INT ELEV - RESTROOM 108 01
SCALE: 1/2" = 1'-0"



5 A6.01 NT ELEV - RESTROOM 108 02
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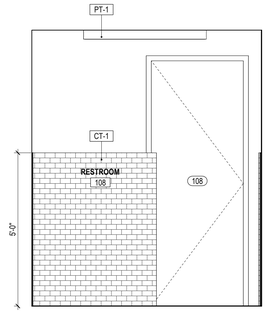

6 A6.01 NT ELEV - RESTROOM 108 03
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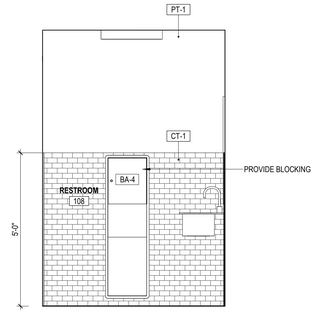

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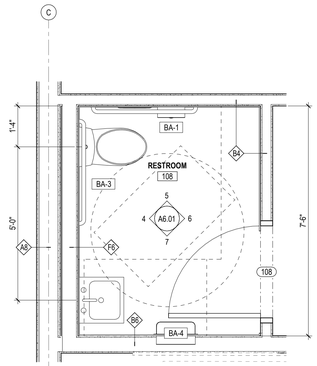

3 A6.01 ENL PLAN - RESTROOM 108
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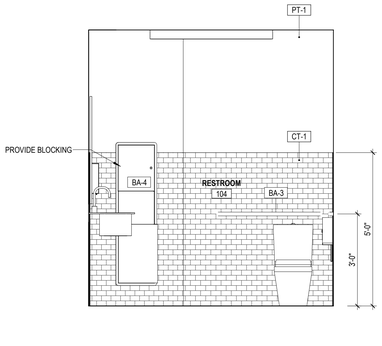

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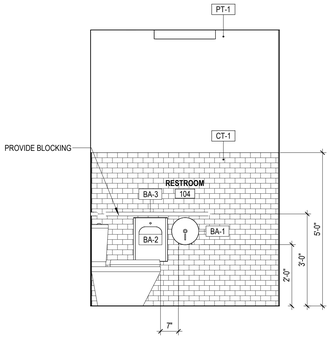

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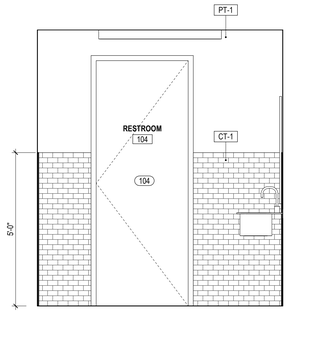

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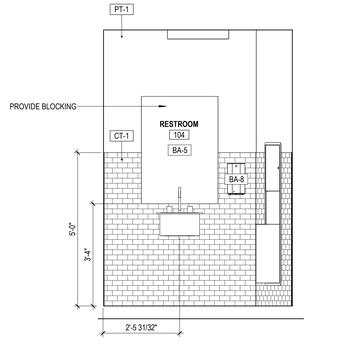

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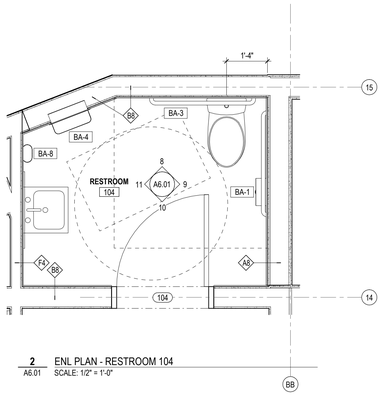

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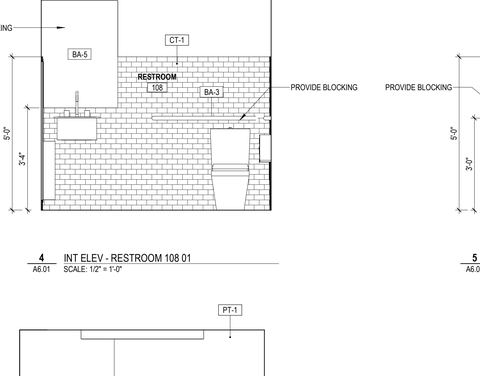

13 A6.01 ENLG PLAN - NON-GENDERED RESTROOM 01
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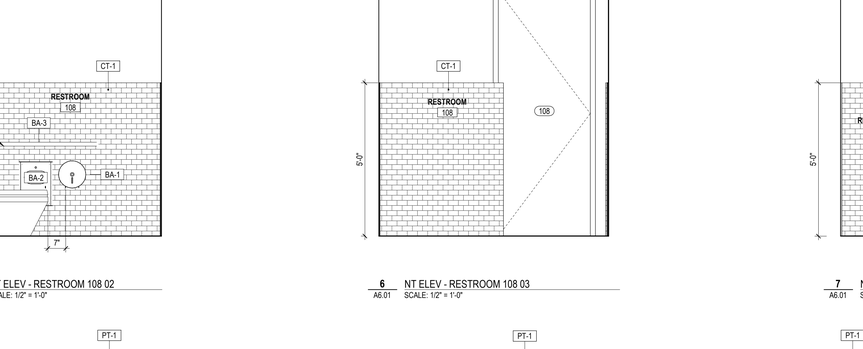

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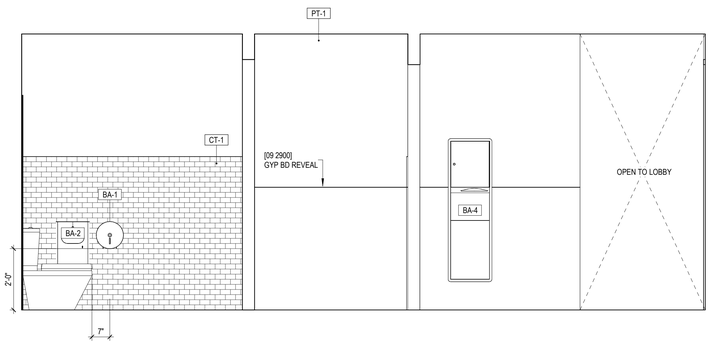

12 A6.01 ENLG PLAN - NON-GENDERED RESTROOM 03
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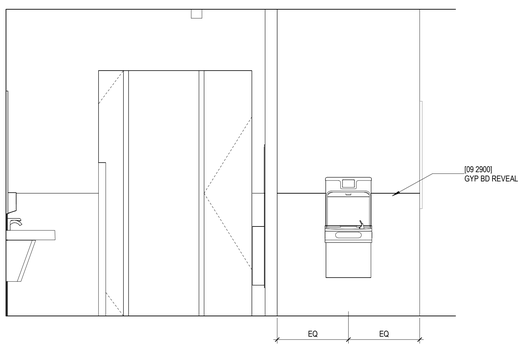

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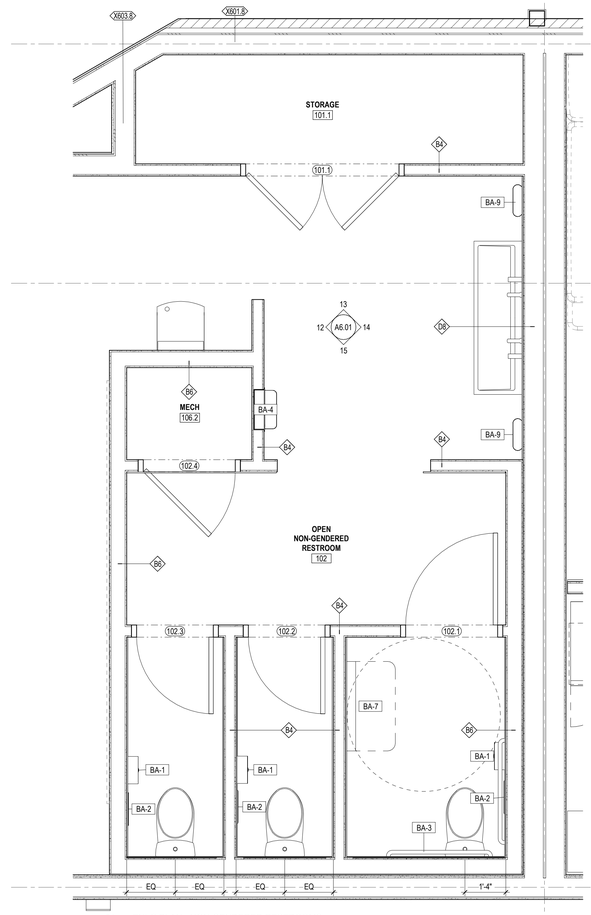

01 A6.01 ENLG PLAN - NON-GENDERED RESTROOMS
SCALE: 1/2" = 1'-0"

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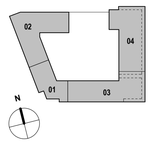

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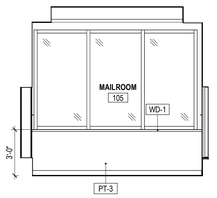
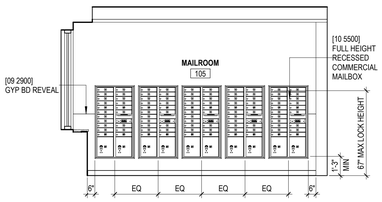
2025_10-30

ENLG PLANS & ELEVATIONS - RESTROOMS

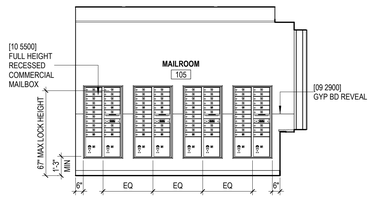
A6.01



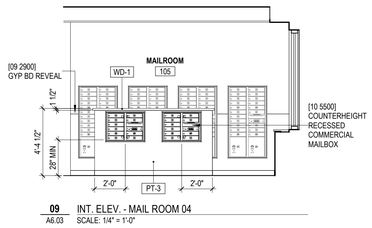
06 A6.03 INT. ELEV. - MAIL ROOM 01
SCALE: 1/4" = 1'-0"



07 A6.03 INT. ELEV. - MAIL ROOM 02
SCALE: 1/4" = 1'-0"



08 A6.03 INT. ELEV. - MAIL ROOM 03
SCALE: 1/4" = 1'-0"



09 A6.03 INT. ELEV. - MAIL ROOM 04
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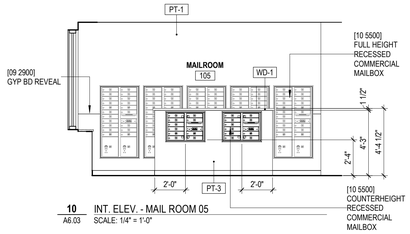

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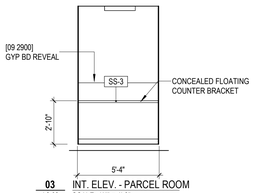

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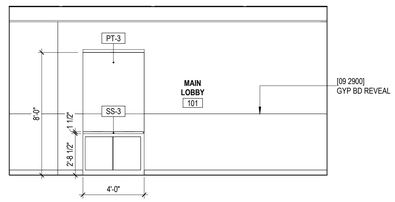
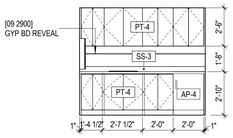
SCALE: 1/4" = 1'-0"



04 A6.03 INT. ELEV. - MAIN LOBBY TRASH & RECYCLE
SCALE: 1/4" = 1'-0"



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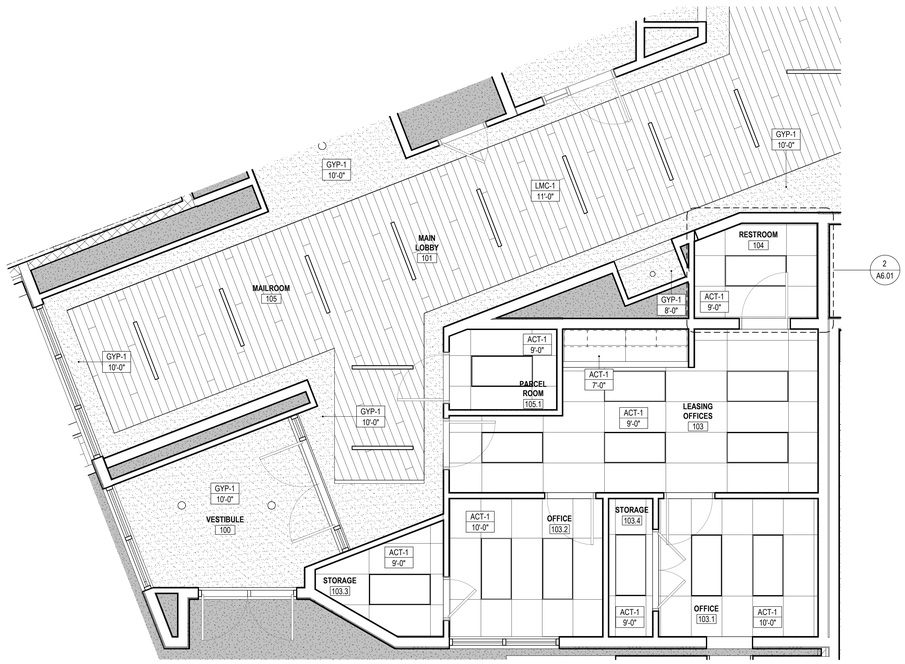
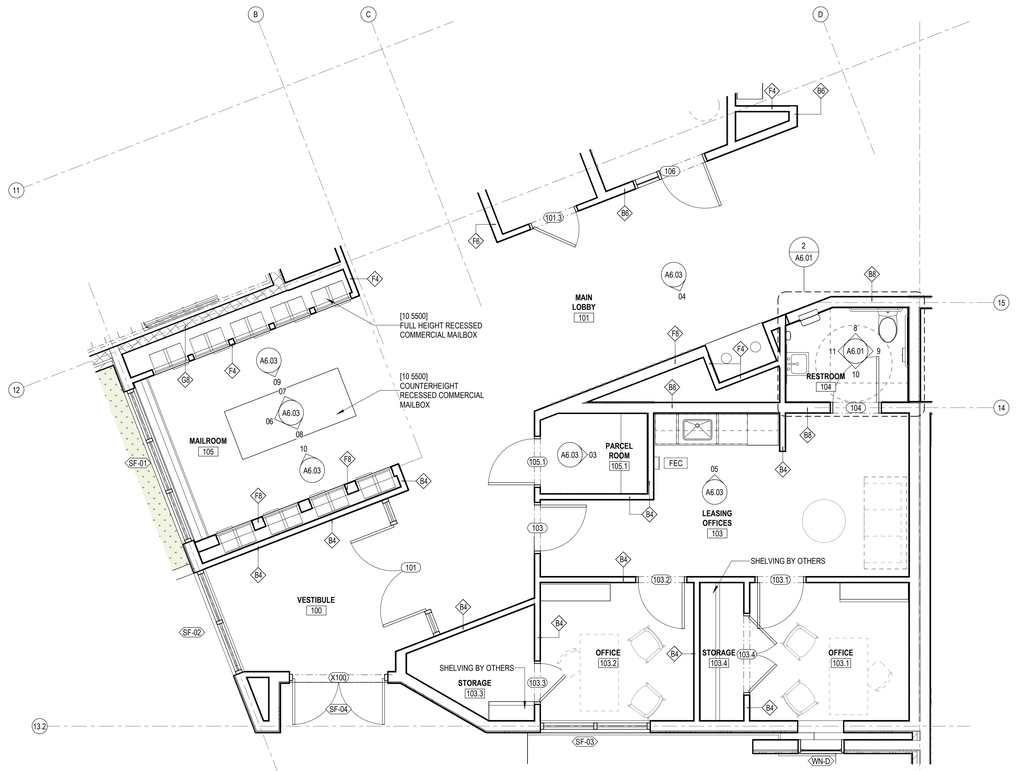


02 A6.03 ENLG RCP - LEASING OFFICE AND MAILROOM
SCALE: 1/4" = 1'-0"



01 A6.03 ENLG PLAN - LEASING OFFICE AND MAILROOM
SCALE: 1/4" = 1'-0"

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL

TRAPOLINPEER
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INITIAL ISSUE & REVISIONS		
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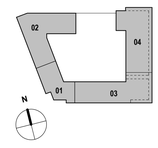

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ISSUE DATE
2025_10-30

ENLG PLANS & ELEVATIONS - LEASING OFFICES & MAIL ROOM

A6.03

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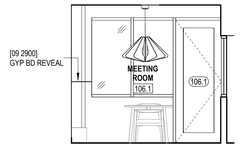
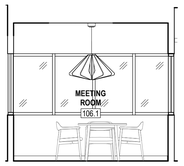


08 INT. ELEV. - MEETING ROOM 03
A6.04 SCALE: 1/4" = 1'-0"



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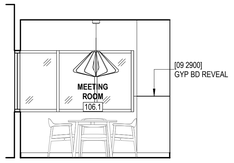

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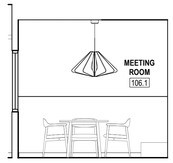

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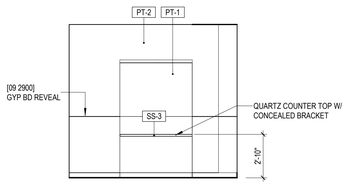
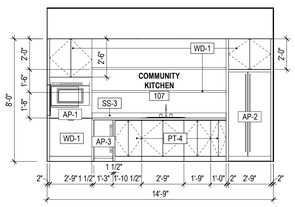
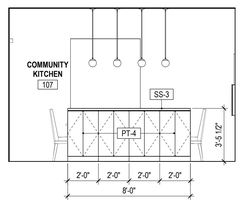
A6.04 SCALE: 1/4" = 1'-0"



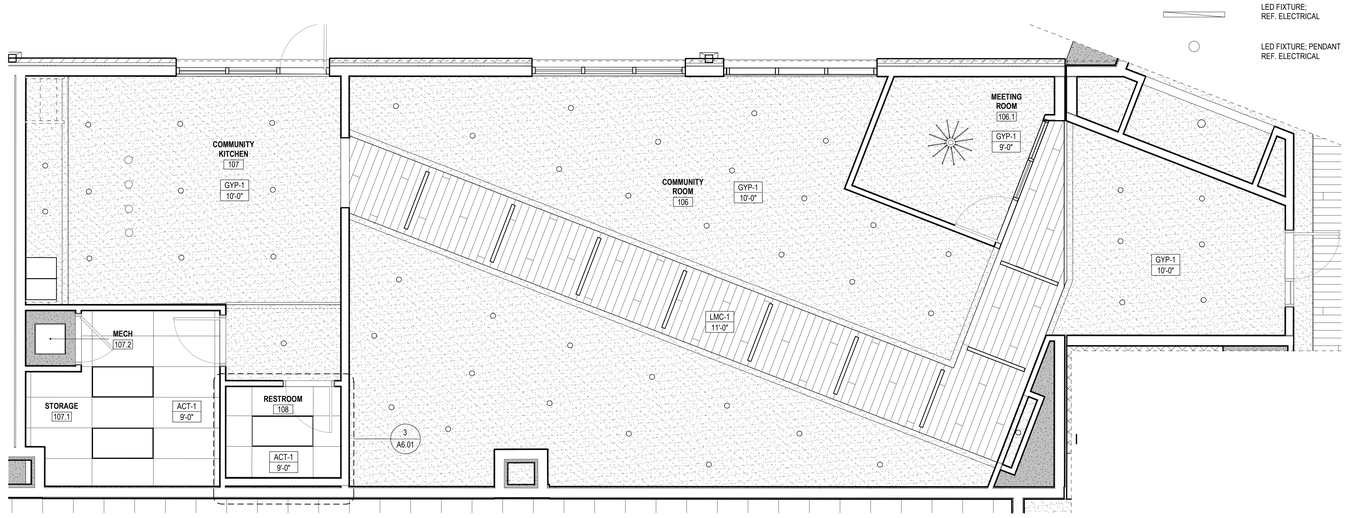
05 INT ELEV - COMMUNITY ROOM CHARGING STATION
A6.04 SCALE: 1/4" = 1'-0"



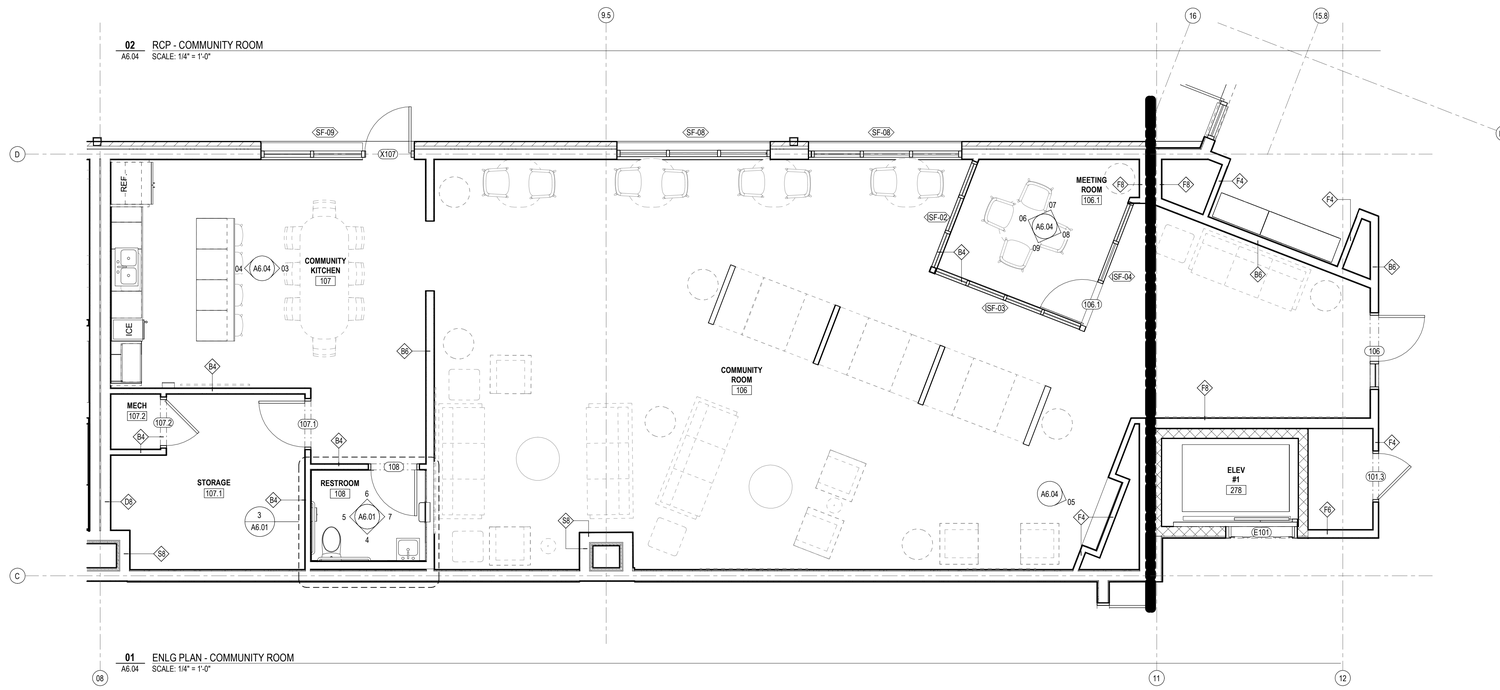
04 INT. ELEV. - COMMUNITY KITCHEN 01
A6.04 SCALE: 1/4" = 1'-0"



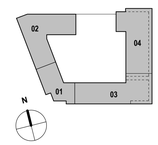
03 INT. ELE. - COMMUNITY KITCHEN 02
A6.04 SCALE: 1/4" = 1'-0"



02 RCP - COMMUNITY ROOM
A6.04 SCALE: 1/4" = 1'-0"



01 ENLG PLAN - COMMUNITY ROOM
A6.04 SCALE: 1/4" = 1'-0"



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ENLG PLANS & ELEVATIONS - COMMUNITY ROOM

A6.04

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30

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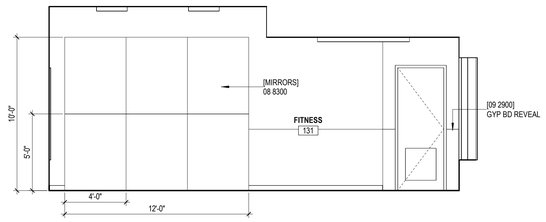
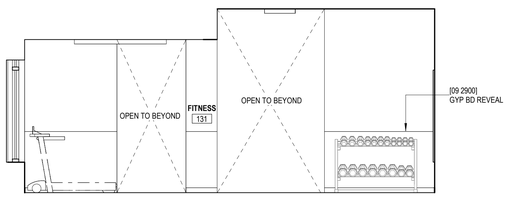
06 INT. ELEV. - FITNESS 04
A6.05 SCALE: 1/4" = 1'-0"

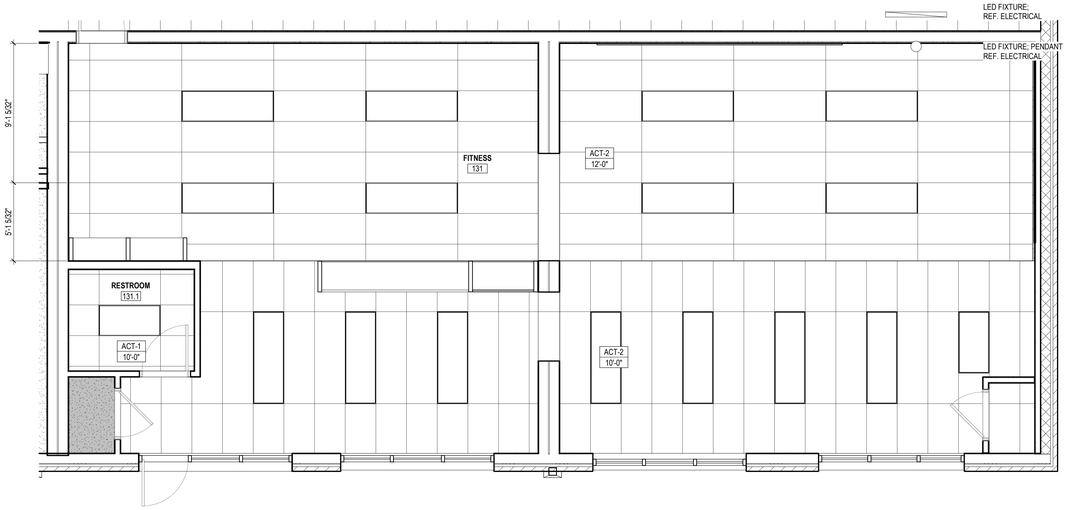


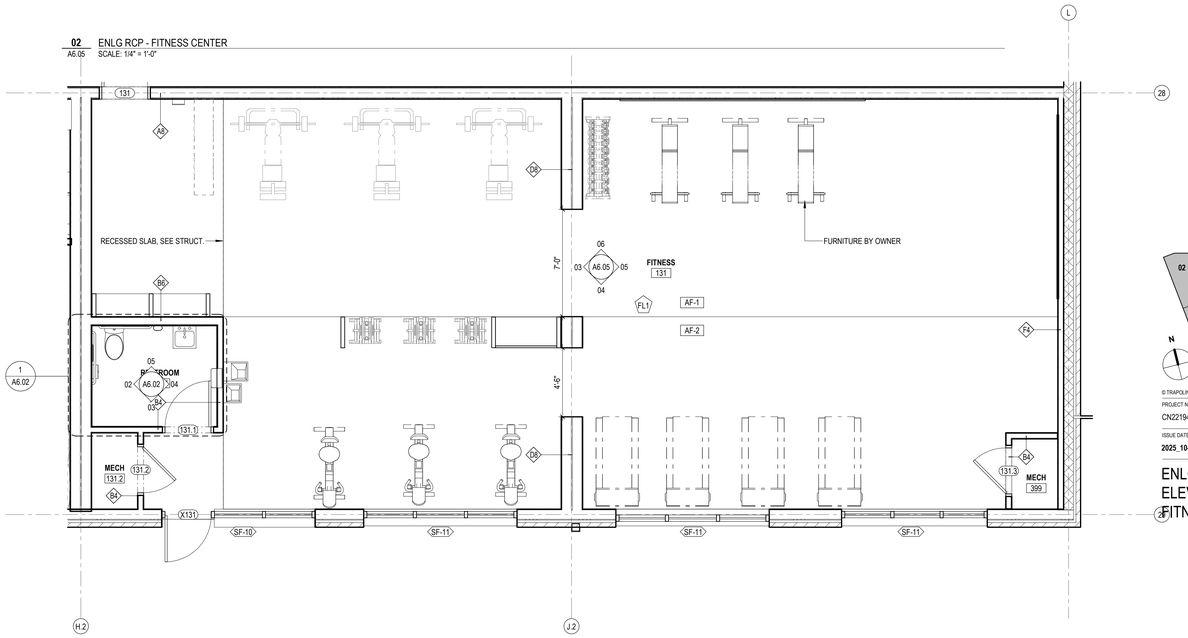
05 INT. ELEV. - FITNESS 03
A6.05 SCALE: 1/4" = 1'-0"

04 INT. ELEV. - FITNESS 02
A6.05 SCALE: 1/4" = 1'-0"



03 INT. ELEV. - FITNESS 01
A6.05 SCALE: 1/4" = 1'-0"





02 ENLG RCP - FITNESS CENTER
A6.05 SCALE: 1/4" = 1'-0"

01 ENLG PLAN - FITNESS CENTER
A6.05 SCALE: 1/4" = 1'-0"

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL

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THE RIVANA @ RIVER DISTRICT

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CONTRACTOR
GIBBS CONSTRUCTION
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NEW ORLEANS, LA 70123
504.733.4336

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ENLG PLANS & ELEVATIONS - FITNESS CENTER

A6.05

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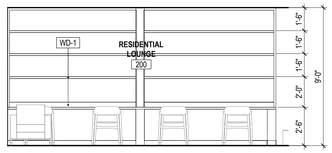
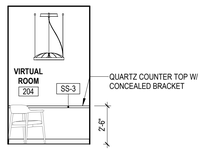
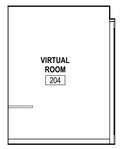


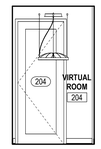
09 INT. ELEV. - WORKSPACE
A6.06 SCALE: 1/4" = 1'-0"



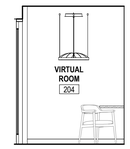
03 INT. ELEV. - VIRTUAL POD TYPICAL 01
A6.06 SCALE: 1/4" = 1'-0"



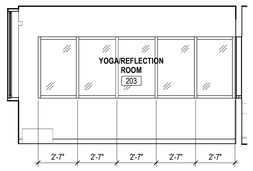
04 INT. ELEV. - VIRTUAL POD TYPICAL 02
A6.06 SCALE: 1/4" = 1'-0"



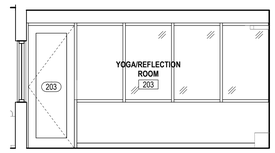
05 INT. ELEV. - VIRTUAL POD TYPICAL 03
A6.06 SCALE: 1/4" = 1'-0"



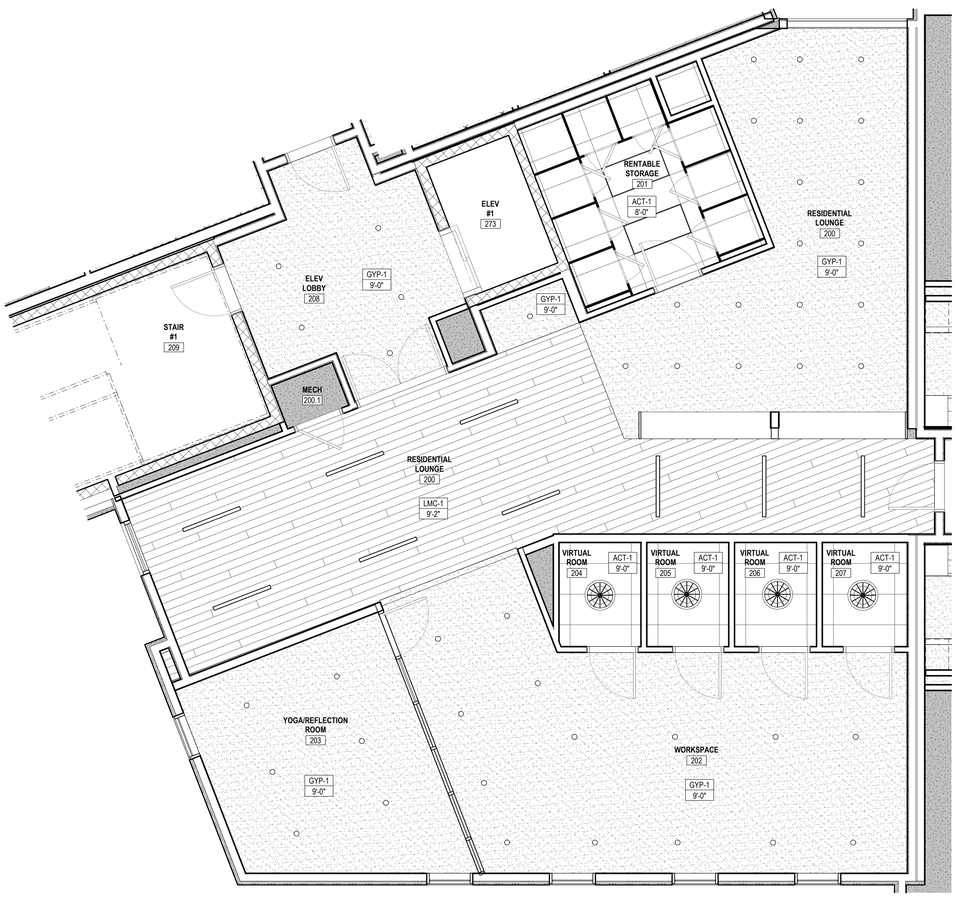
06 INT. ELEV. - VIRTUAL POD TYPICAL 04
A6.06 SCALE: 1/4" = 1'-0"



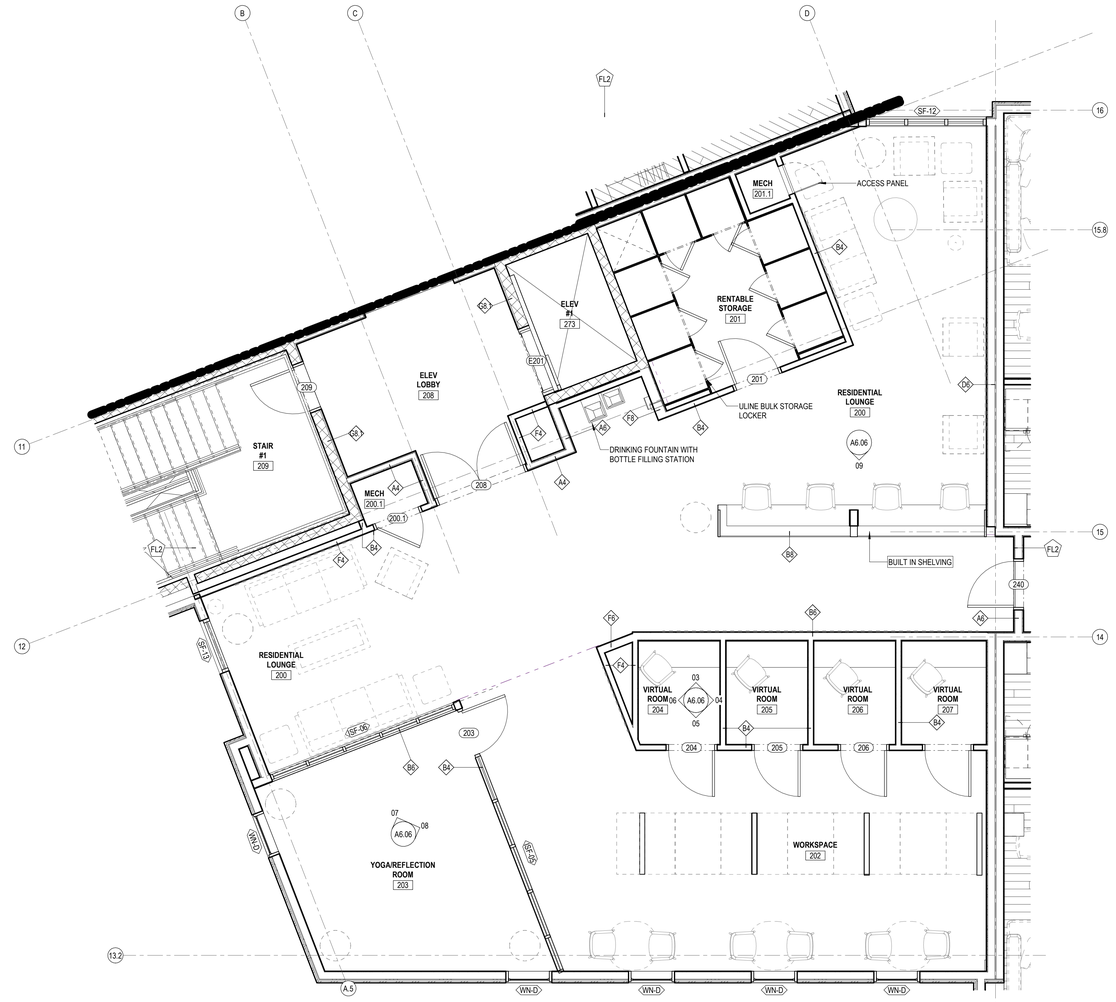
07 INT. ELEV. - YOGA/REFLECTION ROOM 01
A6.06 SCALE: 1/4" = 1'-0"



08 INT. ELEV. - YOGA/REFLECTION ROOM 02
A6.06 SCALE: 1/4" = 1'-0"



02 ENL. RCP - LEVEL 02 AMENITY SPACE
A6.06 SCALE: 1/4" = 1'-0"



01 ENL. PLAN - LEVEL 02 AMENITY SPACE
A6.06 SCALE: 1/4" = 1'-0"

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL

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THE RIVANA @ RIVER DISTRICT

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CONTRACTOR
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5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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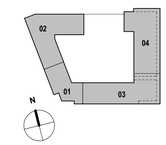

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ISSUE DATE
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ENLG PLANS & ELEVATIONS - AMENITY LEVEL 02

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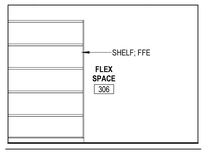
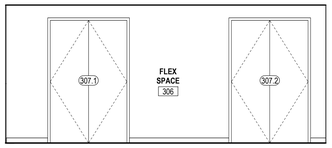
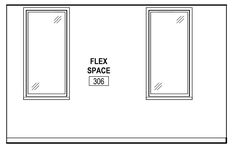


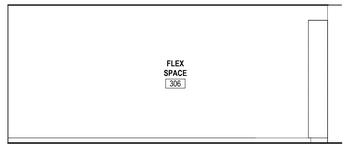
04 INT. ELEV. - FLEX SPACE 01
A6.07 SCALE: 1/4" = 1'-0"



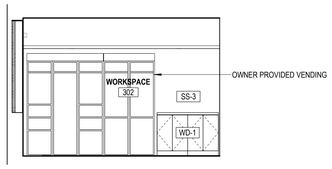
05 INT. ELEV. - FLEX SPACE 02
A6.07 SCALE: 1/4" = 1'-0"



06 INT. ELEV. - FLEX SPACE 03
A6.07 SCALE: 1/4" = 1'-0"



07 INT. ELEV. - FLEX SPACE 04
A6.07 SCALE: 1/4" = 1'-0"



03 INT. ELEV. - LEVEL 03 WORKSPACE
A6.07 SCALE: 1/4" = 1'-0"

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
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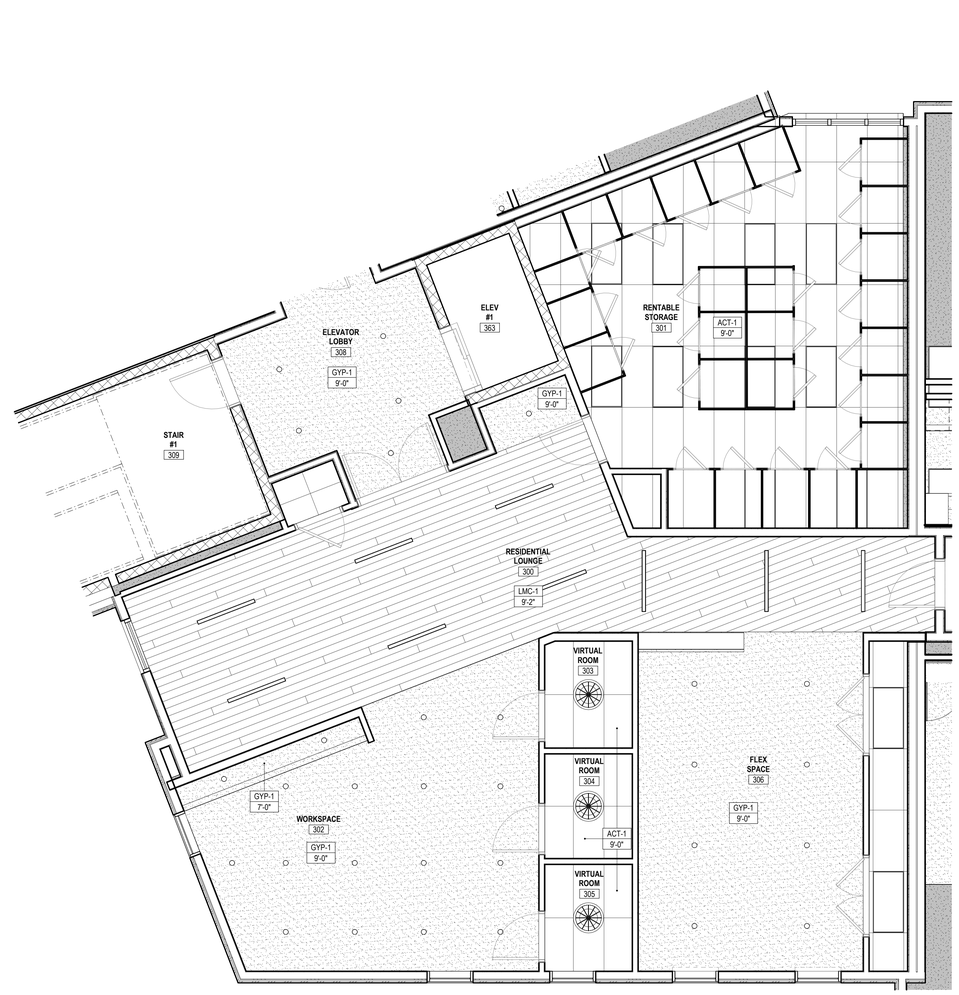
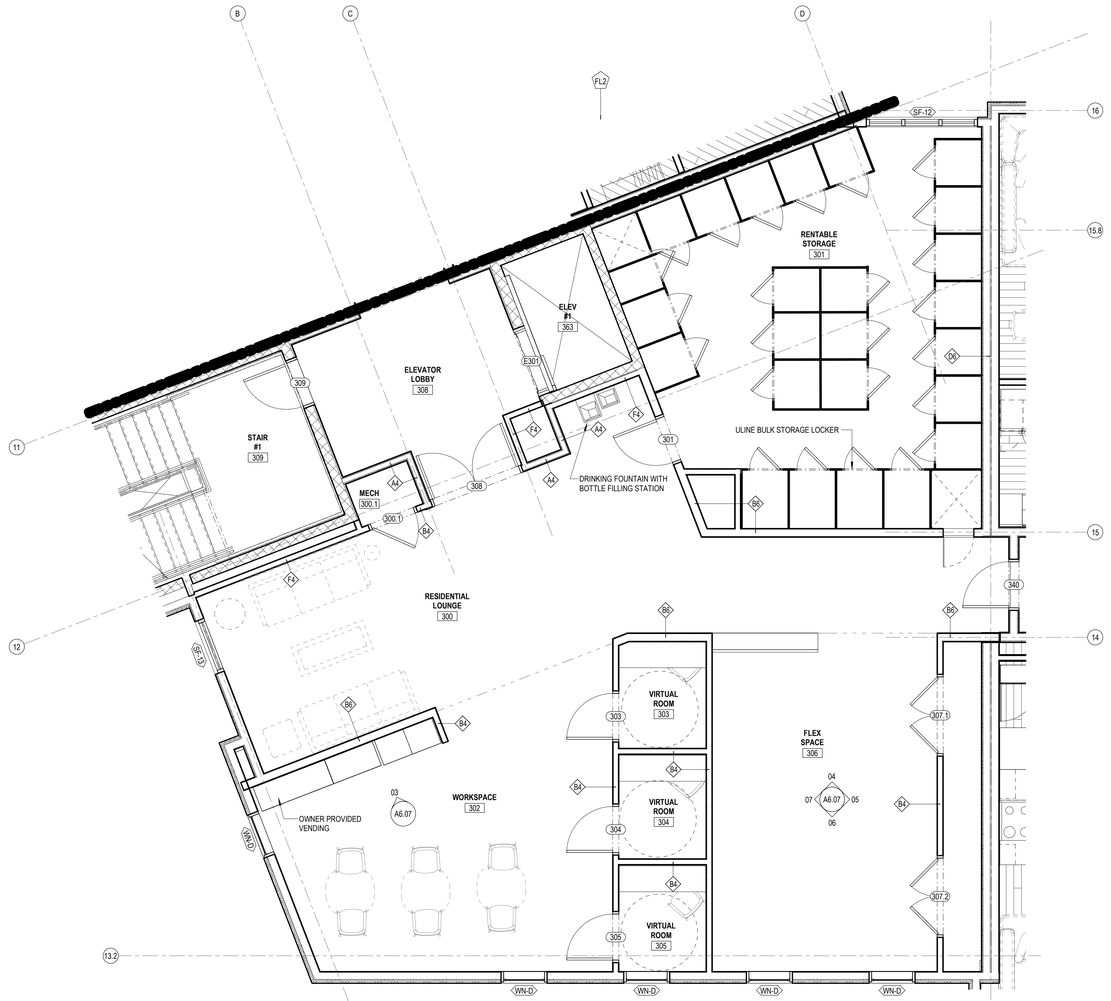
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL



7 ENL. RCP - LEVEL 03 AMENITY SPACE
A6.07 SCALE: 1/4" = 1'-0"



01 ENL. PLAN - LEVEL 03 AMENITY SPACE
A6.07 SCALE: 1/4" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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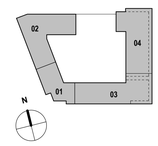

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ENLG PLANS & ELEVATIONS - AMENITY LEVEL 03

A6.07

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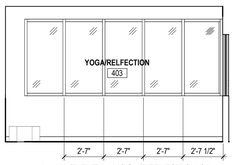
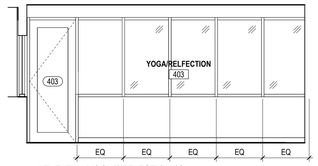


04 A6.08 INT. ELEV. - YOGA/REFLECTION 01
SCALE: 1/4" = 1'-0"



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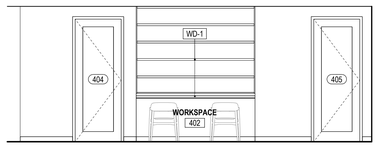
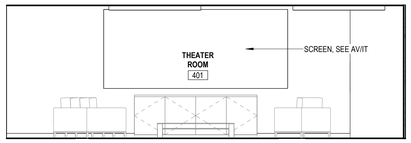
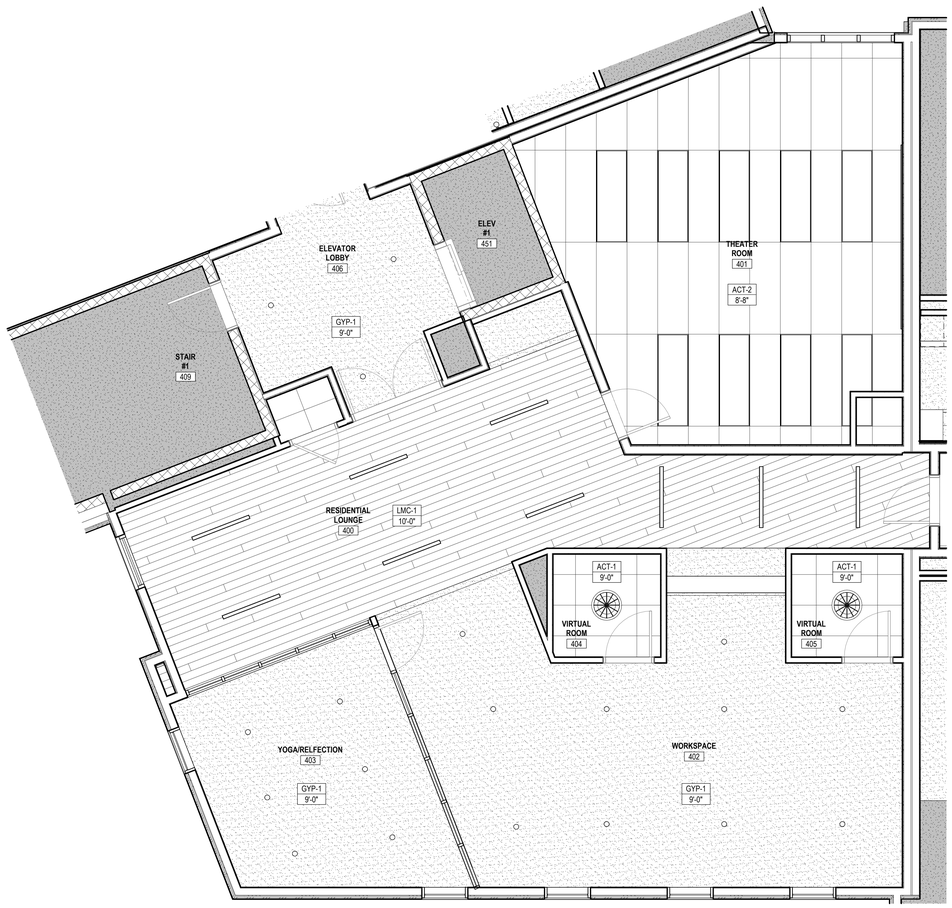
SCALE: 1/4" = 1'-0"



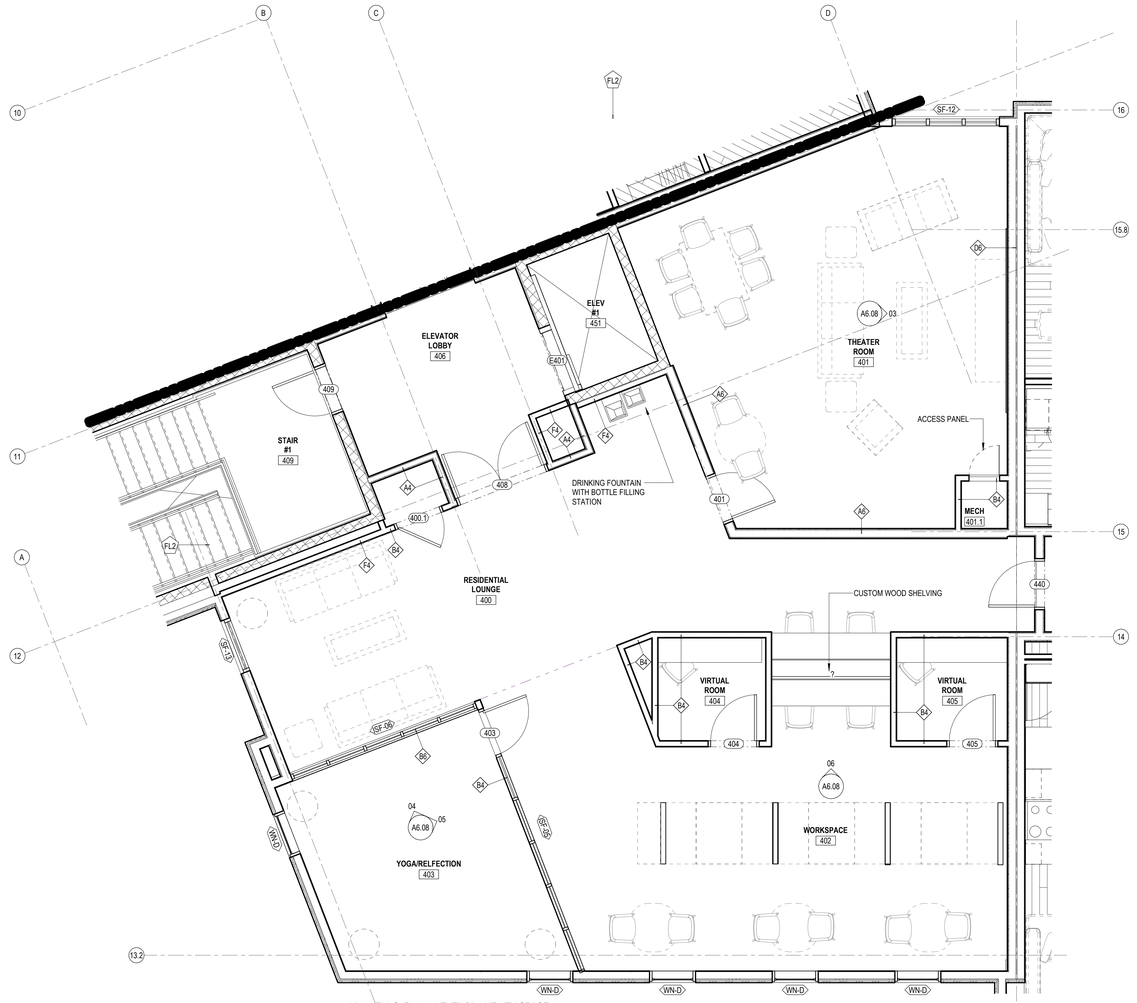
06 A6.08 INT. ELEV. - LEVEL 04 WORKSPACE
SCALE: 1/4" = 1'-0"



03 A6.08 INT. ELEV. - THEATER ROOM
SCALE: 1/4" = 1'-0"



02 A6.08 ENLG RCP - LEVLE 04 AMENITY SPACE
SCALE: 1/4" = 1'-0"



01 A6.08 ENLG. PLAN - LEVEL 04 AMENITY SPACE
SCALE: 1/4" = 1'-0"

LEGEND - RCP

- EXPOSED UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY ABOVE GYPSUM BOARD, PAINTED
- SUSPENDED GYPSUM BOARD CEILING, PAINTED — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-1 (24"x48") — FURRING WALL ABOVE
- **[09 5113]** ACOUSTICAL PANEL CEILING **TYPE**: ACT-2 (24"x72") — FURRING WALL ABOVE
- **[09 5423]** LINEAR METAL CEILING **TYPE**: LMC-1 (6"x96") — FURRING WALL ABOVE
- MP-B6 — **[07 4213.13]** - FORMED METAL WALL PANELS **COLOR:** MEDIUM GREY **PROFILE:** TYPE 6, FLAT SOFFIT
- CP-A — **[09 2400]** - CEMENT PLASTER **COLOR:** LIGHT GREY
- CP-D — **[09 2400]** - CEMENT PLASTER **COLOR:** ACCENT COLOR
- FURR DOWN WALL ABOVE
- EXIT LIGHT, LED FIXTURE; CEILING OR PENDANT MOUNTED
- LED FIXTURE; SURFACE CEILING DOWNLIGHT REF. ELECTRICAL
- LED FIXTURE; LAY-IN REF. ELECTRICAL
- LED FIXTURE; REF. ELECTRICAL
- LED FIXTURE; PENDANT REF. ELECTRICAL

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Gensler studio kiro

GMP DOCUMENTS

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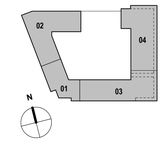
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

ENLG PLANS & ELEVATIONS - AMENITY LEVEL 04

A6.08

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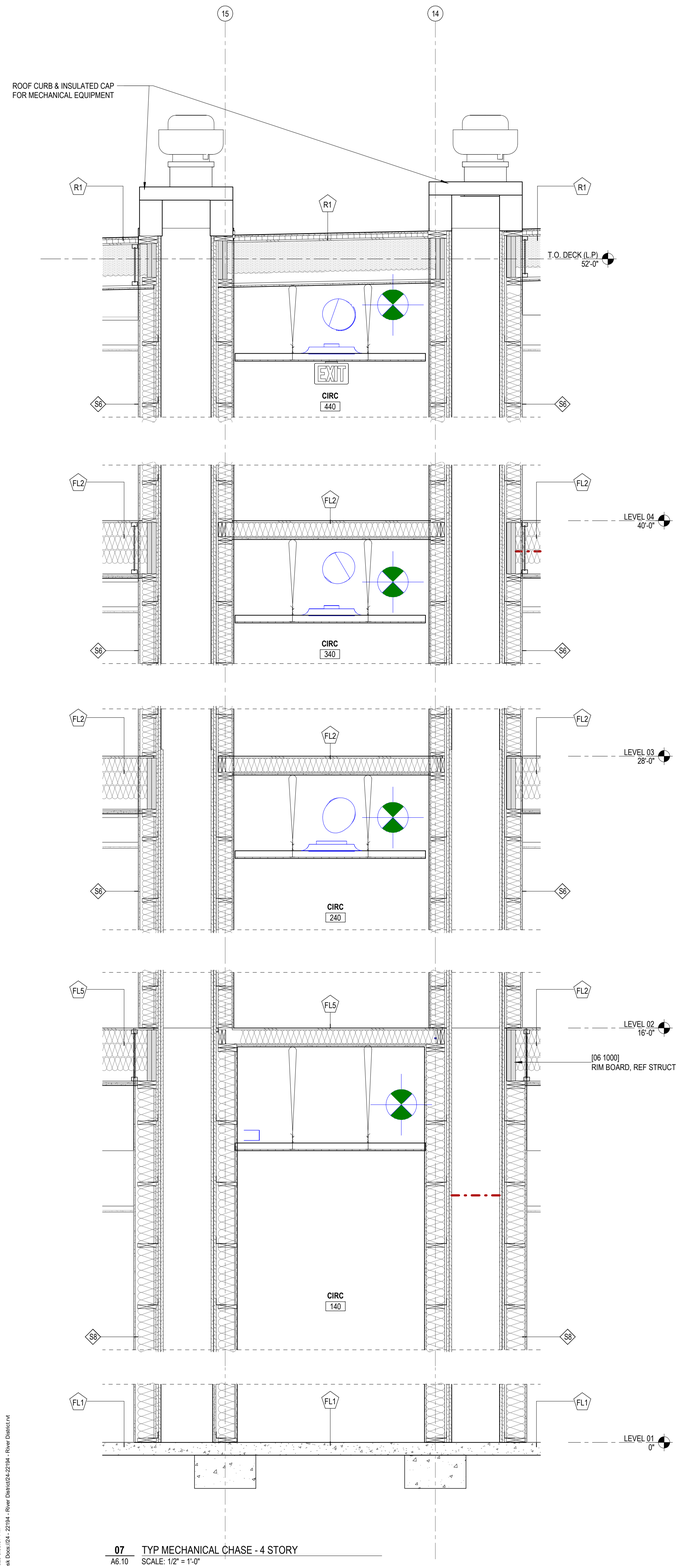

07 A6.10 TYP MECHANICAL CHASE - 4 STORY
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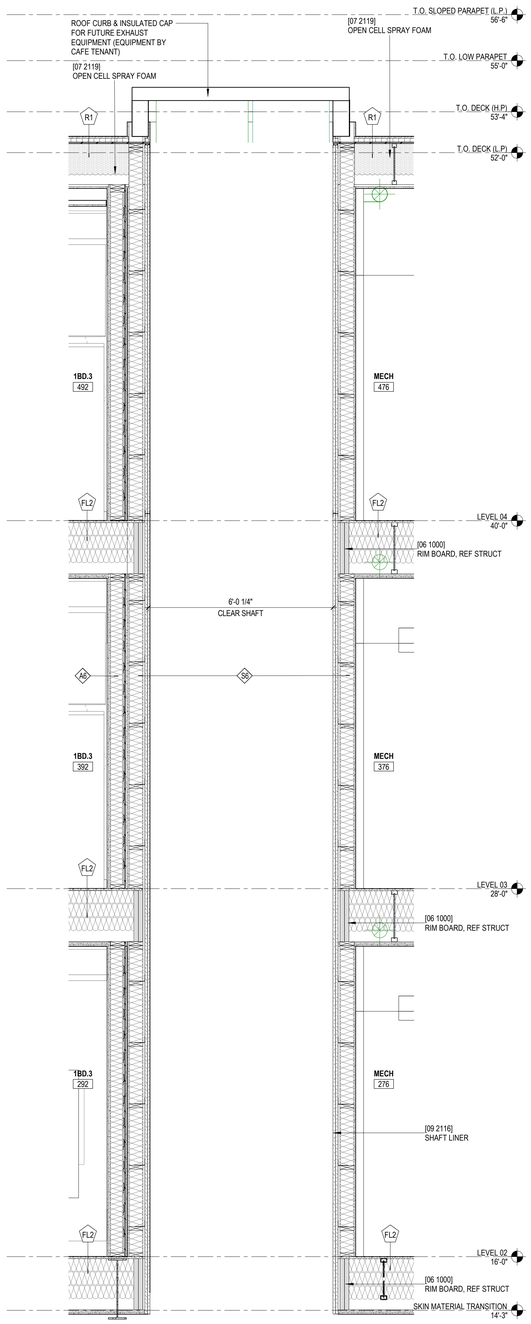

06 A6.10 RETAIL EXHAUST SHAFT
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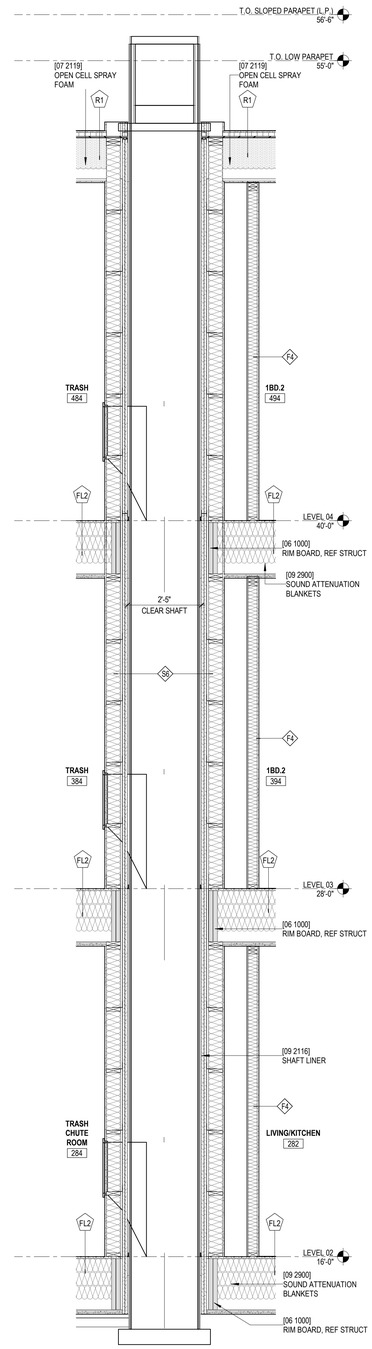

05 A6.10 TRASH CHUTE - SHAFT SECTION
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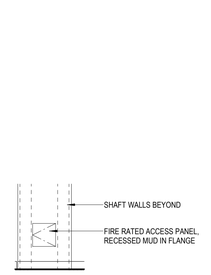

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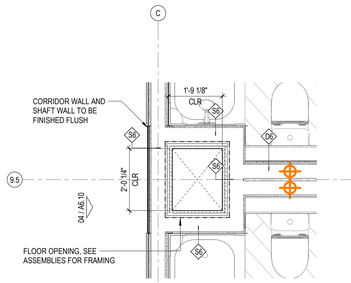

03 A6.10 ENLARGED PLAN - UNIT MEP CHASE, TYP
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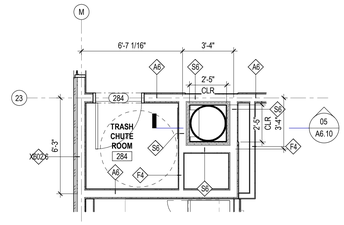

02 A6.10 ENLARGED PLAN - UPPER LEVEL TRASH CHUTE ROOM
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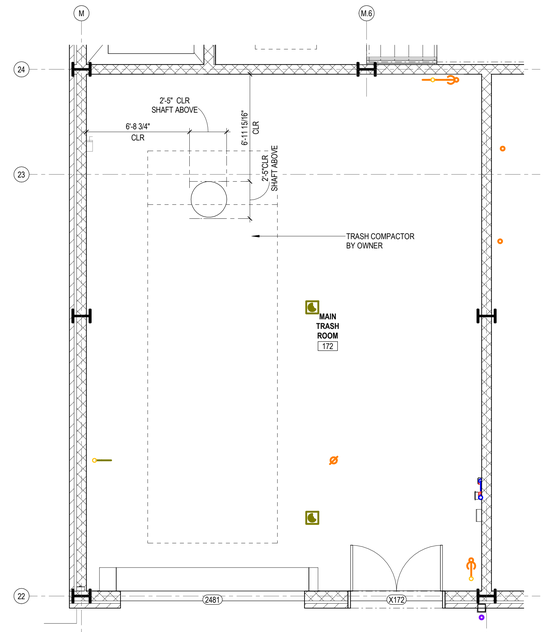


01 A6.10 ENLARGED PLAN - TRASH ROOM
SCALE: 1/4" = 1'-0"

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

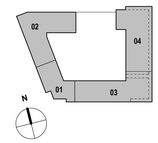
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

ENLG PLANS AND SECTIONS - SHAFTS

A6.10

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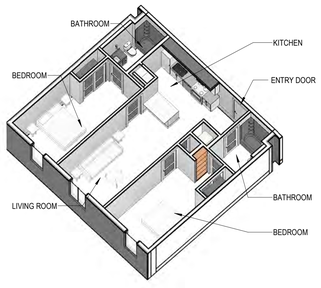
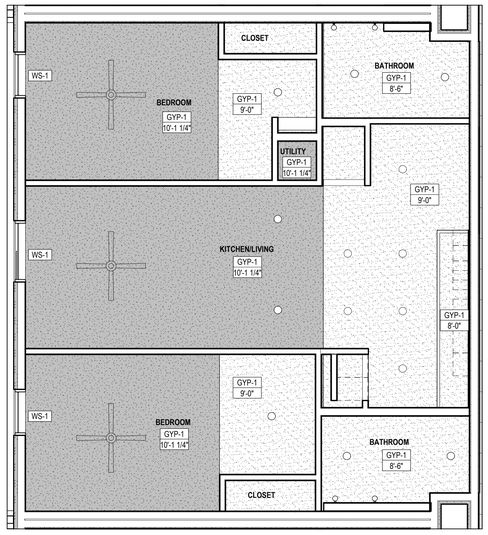


6 AXON - 2BD.1
A6.51 SCALE:

5 AXON - 1BD.1
A6.51 SCALE:



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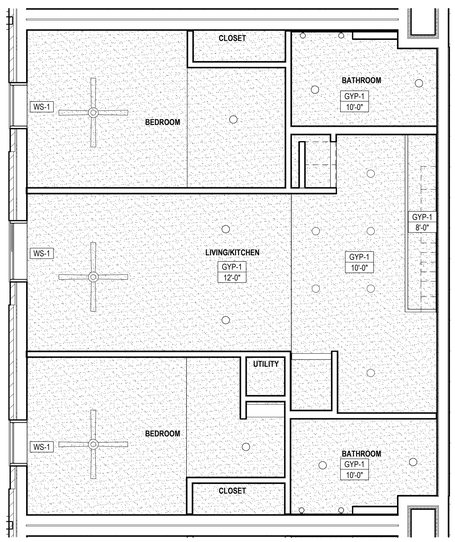

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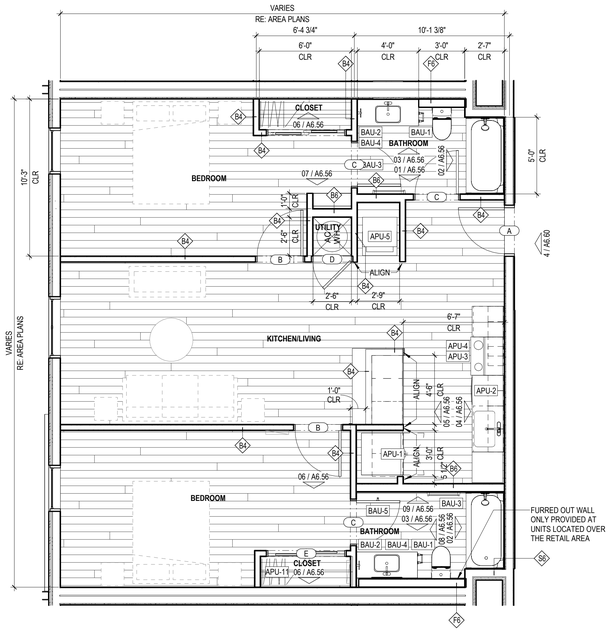

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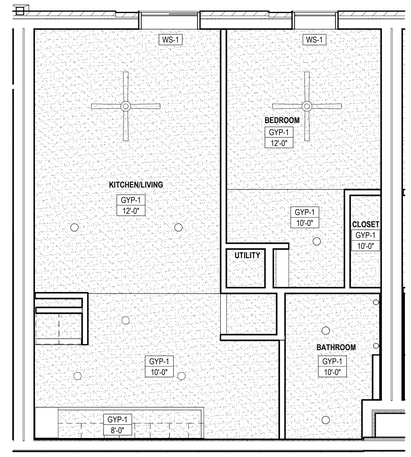
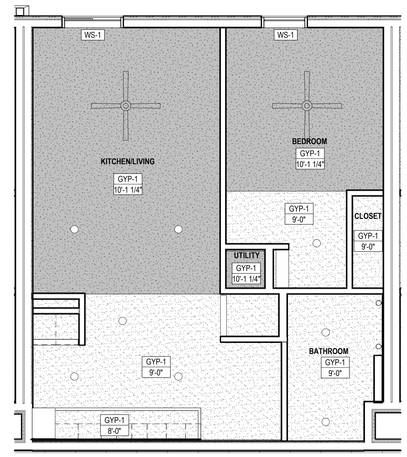
A6.51 SCALE: 1/4" = 1'-0"



7 ENLARGED RCP - 1BD.1 - LVL 1
A6.51 SCALE: 1/4" = 1'-0"



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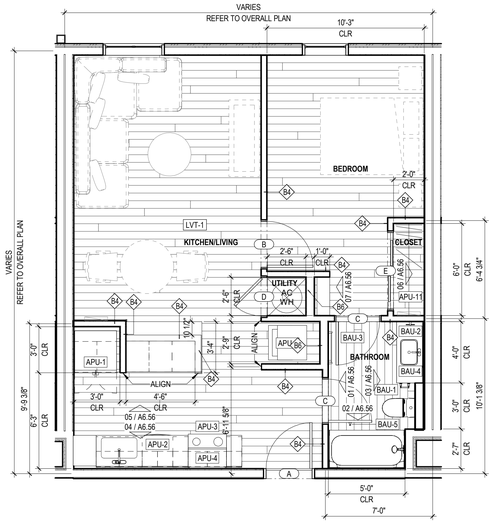


01 ENLARGED PLAN - 1BD.1
A6.51 SCALE: 1/4" = 1'-0"

GENERAL NOTES - ENLARGED RESIDENTIAL PLANS & ELEVATIONS

1. ON SYMMETRICAL DRAWINGS, ALL NOTES AND DIMENSIONS SHOWN ON ONE HALF OF DRAWING SHALL APPLY TO BOTH HALVES OF DRAWING.
2. CERTAIN ELEMENTS MAY NOT BE SHOWN IN INTERIOR ELEVATIONS. REFER TO COMPLETE DOCUMENT SET FOR INFORMATION ON FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS, ETC.
3. ELECTRICAL OUTLETS AND EQUIP., LIGHTING, ETC. ARE ILLUSTRATED FOR REFERENCE. REFER TO ELECTRICAL DRAWINGS. COORDINATE LOCATIONS WITH ARCHITECT. NOT ALL ELEMENTS ARE ILLUSTRATED. REFER TO ELECTRICAL SHEETS FOR LIGHTING SELECTIONS.
4. MECHANICAL DIFFUSERS AND EQUIPMENT ARE ILLUSTRATED FOR REFERENCE. REFER TO MECHANICAL DRAWINGS. COORDINATE LOCATIONS WITH ARCHITECT. NOT ALL ELEMENTS ARE ILLUSTRATED.
5. REFER TO FINISH SCHEDULE FOR INFORMATION NOT ILLUSTRATED ON INTERIOR ELEVATIONS.
6. ALL NOTES AND DIMENSIONS ILLUSTRATED FOR ONE ELEMENT IN A SERIES SHALL APPLY TO ALL ELEMENTS IN THE SERIES UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING AT ALL BUILT-IN CABINTRY AND CASEWORK AS NEEDED.
8. ABOVE CEILING ITEMS ARE FOR REFERENCE ONLY.
9. REFERENCE G0.05 FOR MOUNTING HEIGHT REQUIREMENTS.
10. PROVIDE GRAB BARS AT ALL ADA UNITS: SHOWERS + TOILETS.
11. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL NON-ADA UNITS: AT SHOWERS + TOILETS.
12. LOCATE ROUGH OPENINGS FOR DOORS 4" FROM THE INSIDE FINISHED FACE OF PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED.
13. FURNITURE SHOWN DASHED IN PLAN IS FOR REFERENCE ONLY.
14. ALL FINISHED CEILINGS IN THE RESIDENTIAL UNITS ARE TO BE THE RATED GYPSUM CEILING OF THE FLOOR/CEILING ASSEMBLY UNLESS OTHERISE NOTED.
15. PROVIDE MANUAL ROLLER SHADES (WS-1, RE: INTERIOR FINISH LEGEND) AT ALL WINDOWS LOCATED WITHIN UNTIS.
16. FURNITURE SHOWN FOR REFERENCE ONLY. NOT PART OF CONTRACT.

LEGEND - UNIT FINISHES

[09 2900] SUSPENDED GYPSUM BOARD CEILING ON GRID, PAINTED

[09 2900] GYPSUM BOARD PAINTED RE: ASSEMBLIES A4.02 UNDERSIDE OF RATED FLOOR CONSTRUCTION

[09 6519] RESILIENT TILE FLOORING TYPE: **LVT-1**

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

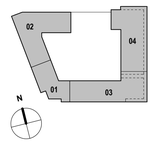
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
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2025_10-30

ENLG PLANS - RESIDENTIAL UNITS

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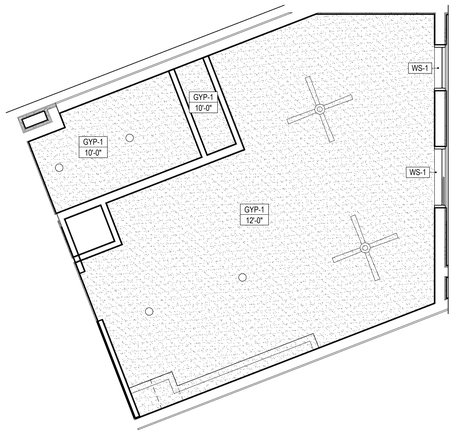

8 A6.52 ENLARGED RCP - STUDIO.3 - LVL 1
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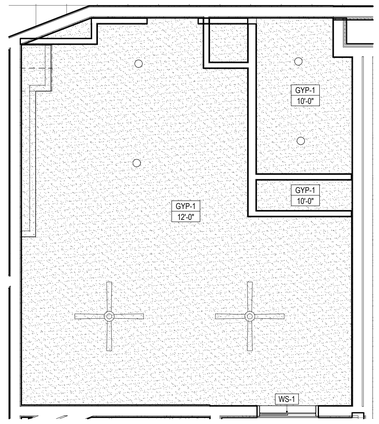

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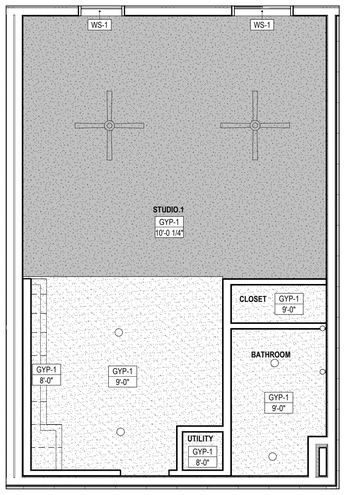

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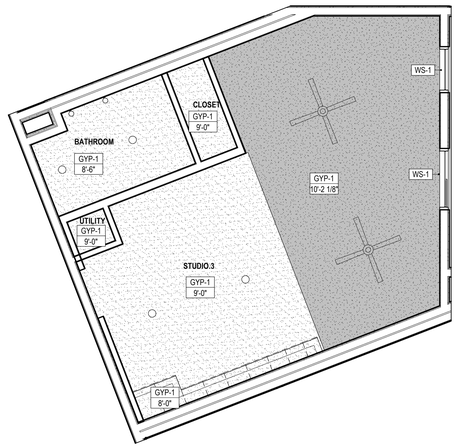

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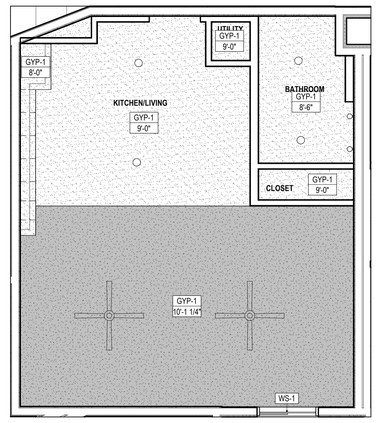

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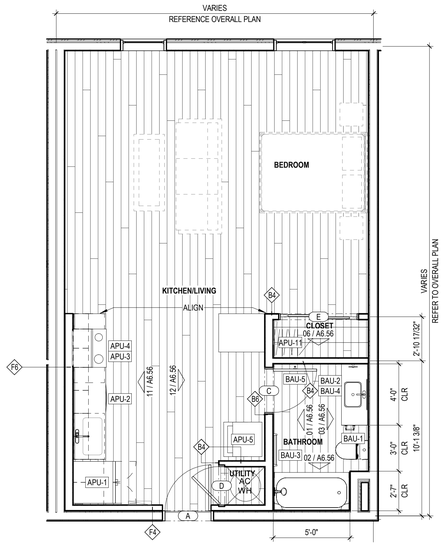

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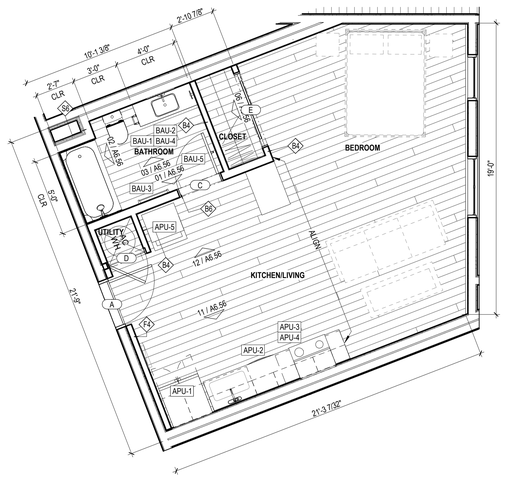

03 A6.52 ENLARGED PLAN - STUDIO.3
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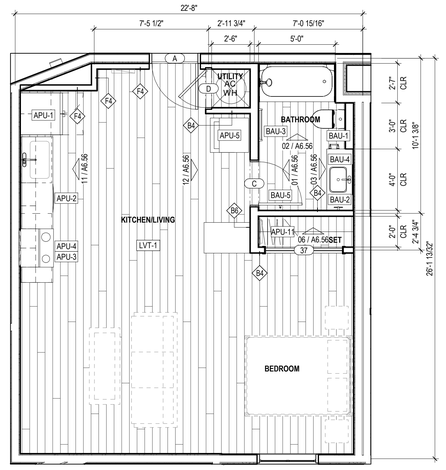

01 A6.52 ENLARGED PLAN - STUDIO.2
SCALE: 1/4" = 1'-0"

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8. ABOVE CEILING ITEMS ARE FOR REFERENCE ONLY.
9. REFERENCE G0.05 FOR MOUNTING HEIGHT REQUIREMENTS.
10. PROVIDE GRAB BARS AT ALL ADA UNITS: SHOWERS + TOILETS.
11. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL NON-ADA UNITS: AT SHOWERS + TOILETS.
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LEGEND - UNIT FINISHES

[09 2900] SUSPENDED GYPSUM BOARD CEILING ON GRID, PAINTED

[09 2900] GYPSUM BOARD PAINTED RE: ASSEMBLIES A4.02 UNDERSIDE OF RATED FLOOR CONSTRUCTION

[09 6519] RESILIENT TILE FLOORING TYPE: **LVT-1**

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

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OWNER
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CONTRACTOR
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504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
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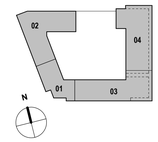

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CN22194

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2025_10-30

ENLG PLANS - RESIDENTIAL UNITS

A6.52

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LEGEND - UNIT FINISHES

[09 2900] SUSPENDED GYPSUM BOARD CEILING ON GRID, PAINTED

[09 2900] GYPSUM BOARD PAINTED RE: ASSEMBLIES A4.02 UNDERSIDE OF RATED FLOOR CONSTRUCTION

[09 6519] RESILIENT TILE FLOORING TYPE: **LVT-1**

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9. REFERENCE G0.05 FOR MOUNTING HEIGHT REQUIREMENTS.
10. PROVIDE GRAB BARS AT ALL ADA UNITS: SHOWERS + TOILETS.
11. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL NON-ADA UNITS: AT SHOWERS + TOILETS.
12. LOCATE ROUGH OPENINGS FOR DOORS 4" FROM THE INSIDE FINISHED FACE OF PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED.
13. FURNITURE SHOWN DASHED IN PLAN IS FOR REFERENCE ONLY.
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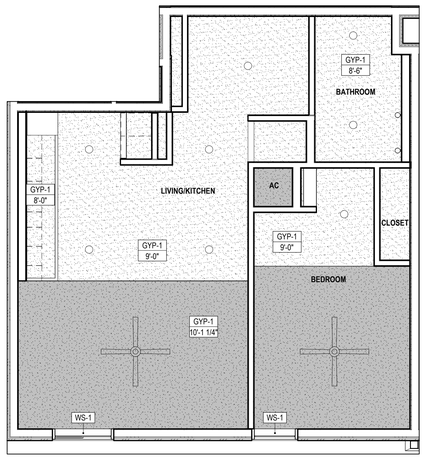
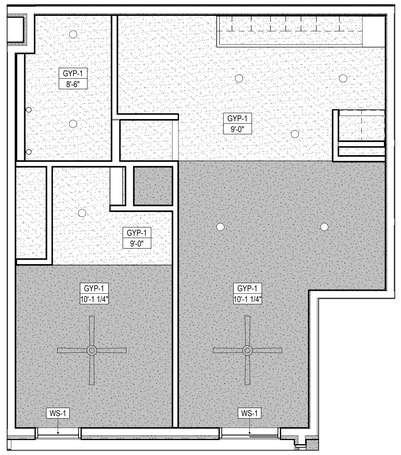
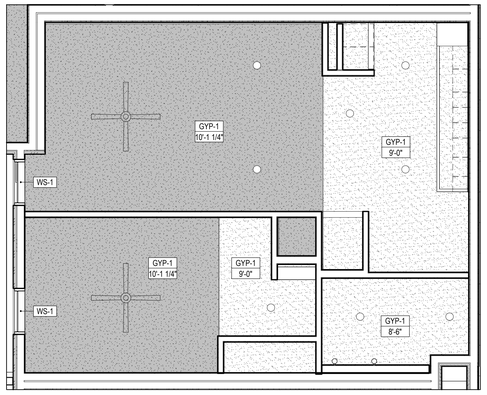


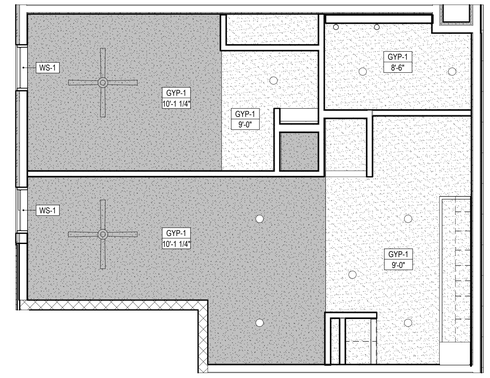
08 ENLARGED RCP - 1BD.2
A6.53 SCALE: 1/4" = 1'-0"



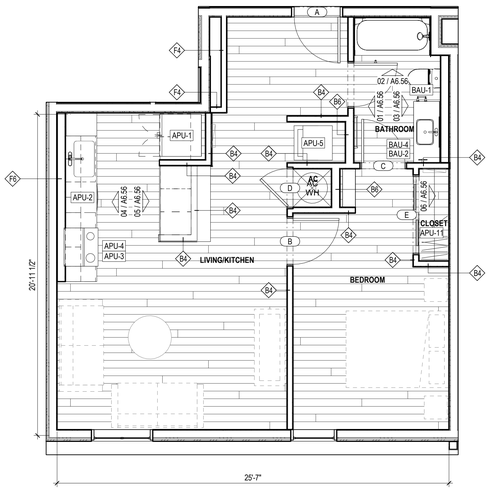
06 ENLARGED RCP - 1BD.3
A6.53 SCALE: 1/4" = 1'-0"



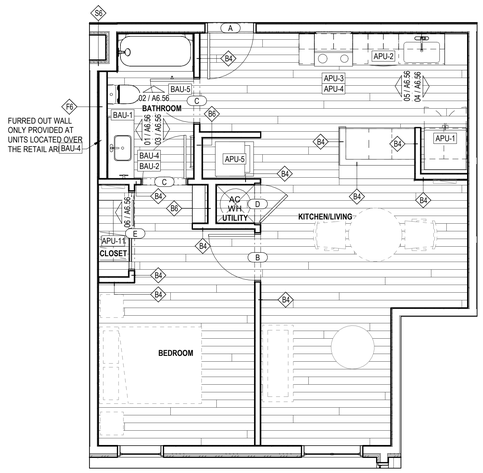
04 ENLARGED RCP - 1BD.4
A6.53 SCALE: 1/4" = 1'-0"



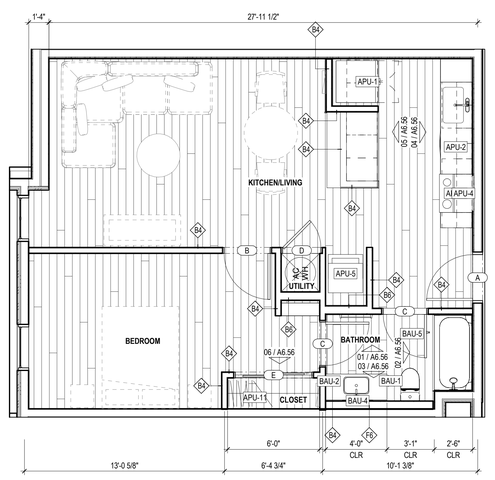
02 ENLARGED RCP - 1BD.5
A6.53 SCALE: 1/4" = 1'-0"



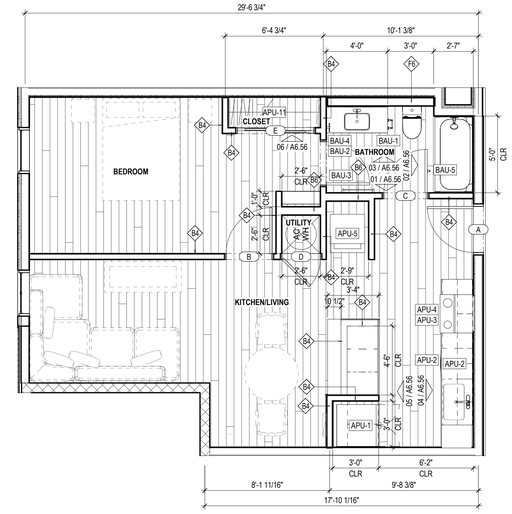
07 ENLARGED PLAN - 1BD.2
A6.53 SCALE: 1/4" = 1'-0"



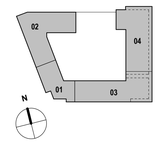
05 ENLARGED PLAN - 1BD.3
A6.53 SCALE: 1/4" = 1'-0"



03 ENLARGED PLAN - 1BD.4
A6.53 SCALE: 1/4" = 1'-0"



01 ENLARGED PLAN - 1BD.5
A6.53 SCALE: 1/4" = 1'-0"



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PROJECT NUMBER
CN22194

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2025_10-30

ENLG PLANS - A TYP RESIDENTIAL UNITS

A6.53

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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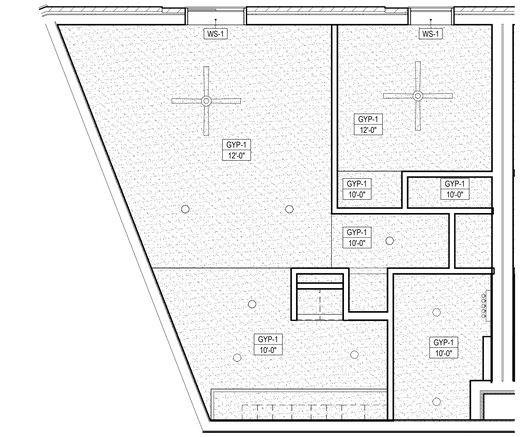
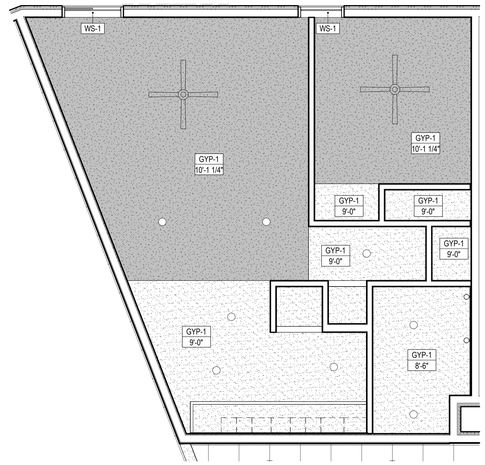
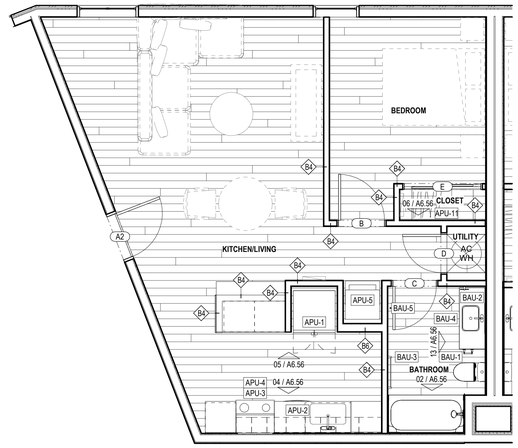


3 ENLARGED RCP - 1BD.6 - LVL 1
A6.54 SCALE: 1/4" = 1'-0"



02 ENLARGED RCP - 1BD.6
A6.54 SCALE: 1/4" = 1'-0"



01 ENLARGED PLAN - ATYPICAL 1 BED ROOM - 1BD.6
A6.54 SCALE: 1/4" = 1'-0"

GENERAL NOTES - ENLARGED RESIDENTIAL PLANS & ELEVATIONS

1. ON SYMMETRICAL DRAWINGS, ALL NOTES AND DIMENSIONS SHOWN ON ONE HALF OF DRAWING SHALL APPLY TO BOTH HALVES OF DRAWING.
2. CERTAIN ELEMENTS MAY NOT BE SHOWN IN INTERIOR ELEVATIONS. REFER TO COMPLETE DOCUMENT SET FOR INFORMATION ON FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS, ETC.
3. ELECTRICAL OUTLETS AND EQUIP., LIGHTING, ETC. ARE ILLUSTRATED FOR REFERENCE. REFER TO ELECTRICAL DRAWINGS. COORDINATE LOCATIONS WITH ARCHITECT. NOT ALL ELEMENTS ARE ILLUSTRATED. REFER TO ELECTRICAL SHEETS FOR LIGHTING SELECTIONS.
4. MECHANICAL DIFFUSERS AND EQUIPMENT ARE ILLUSTRATED FOR REFERENCE. REFER TO MECHANICAL DRAWINGS. COORDINATE LOCATIONS WITH ARCHITECT. NOT ALL ELEMENTS ARE ILLUSTRATED.
5. REFER TO FINISH SCHEDULE FOR INFORMATION NOT ILLUSTRATED ON INTERIOR ELEVATIONS.
6. ALL NOTES AND DIMENSIONS ILLUSTRATED FOR ONE ELEMENT IN A SERIES SHALL APPLY TO ALL ELEMENTS IN THE SERIES UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING AT ALL BUILT-IN CABINTRY AND CASEWORK AS NEEDED.
8. ABOVE CEILING ITEMS ARE FOR REFERENCE ONLY.
9. REFERENCE G0.05 FOR MOUNTING HEIGHT REQUIREMENTS.
10. PROVIDE GRAB BARS AT ALL ADA UNITS: SHOWERS + TOILETS.
11. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL NON-ADA UNITS: AT SHOWERS + TOILETS.
12. LOCATE ROUGH OPENINGS FOR DOORS 4" FROM THE INSIDE FINISHED FACE OF PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED.
13. FURNITURE SHOWN DASHED IN PLAN IS FOR REFERENCE ONLY.
14. ALL FINISHED CEILINGS IN THE RESIDENTIAL UNITS ARE TO BE THE RATED GYPSUM CEILING OF THE FLOOR/CEILING ASSEMBLY UNLESS OTHERISE NOTED.
15. PROVIDE MANUAL ROLLER SHADES (WS-1, RE: INTERIOR FINISH LEGEND) AT ALL WINDOWS LOCATED WITHIN UNTIS.
16. FURNITURE SHOWN FOR REFERENCE ONLY. NOT PART OF CONTRACT.

LEGEND - UNIT FINISHES

[09 2900] SUSPENDED GYPSUM BOARD CEILING ON GRID, PAINTED

[09 2900] GYPSUM BOARD PAINTED RE: ASSEMBLIES A4.02 UNDERSIDE OF RATED FLOOR CONSTRUCTION

[09 6519] RESILIENT TILE FLOORING TYPE: **LVT-1**

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

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INITIAL ISSUE & REVISIONS		
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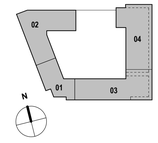

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ENLG PLANS - RESIDENTIAL UNITS

A6.54

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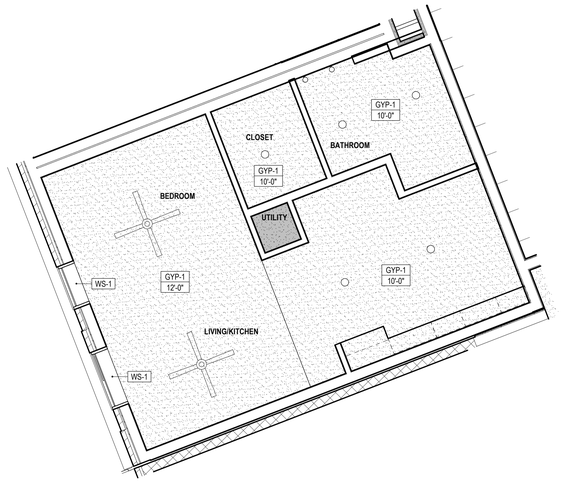
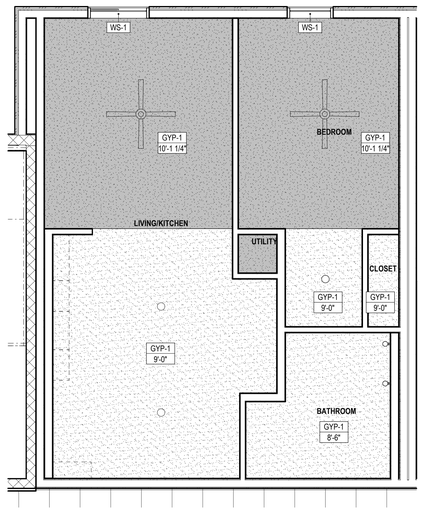
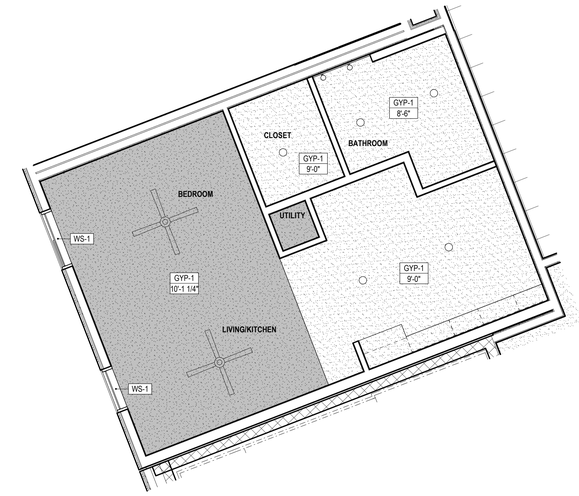


02 ENLARGED RCP - STUDIO.ADA1 LVL 1
A6.55 SCALE: 1/4" = 1'-0"

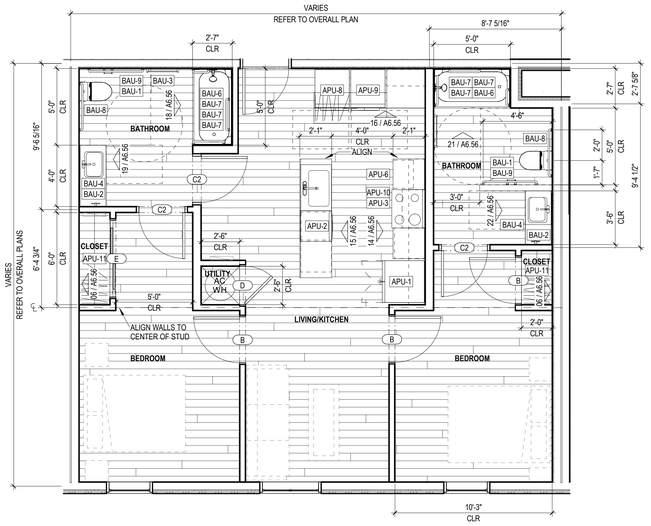
06 ENLARGED RCP - 2BD.ADA1
A6.55 SCALE: 1/4" = 1'-0"



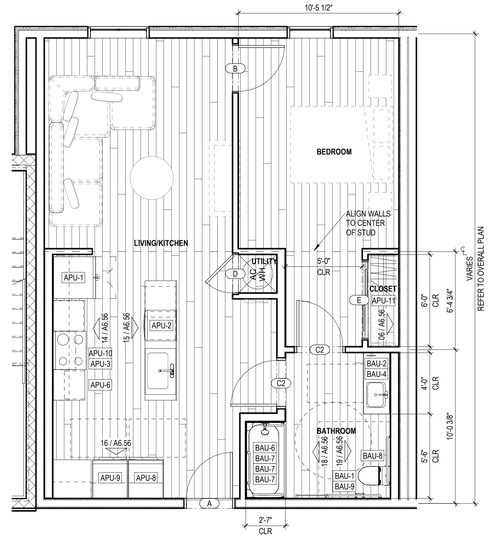
04 ENLARGED RCP - 1BD.ADA1
A6.55 SCALE: 1/4" = 1'-0"



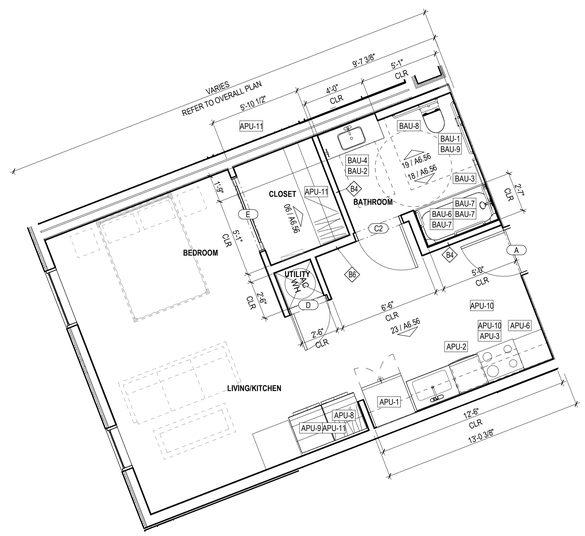
7 ENLARGED RCP - STUDIO.ADA1
A6.55 SCALE: 1/4" = 1'-0"



05 ENLARGED PLAN - 2BD.ADA1
A6.55 SCALE: 1/4" = 1'-0"



03 ENLARGED PLAN - 1BD.ADA1
A6.55 SCALE: 1/4" = 1'-0"



01 ENLARGED PLAN - STUDIO.ADA1
A6.55 SCALE: 1/4" = 1'-0"

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16. FURNITURE SHOWN FOR REFERENCE ONLY. NOT PART OF CONTRACT.

LEGEND - UNIT FINISHES

[09 2900] SUSPENDED GYPSUM BOARD CEILING ON GRID, PAINTED

[09 2900] GYPSUM BOARD PAINTED RE: ASSEMBLIES A4.02 UNDERSIDE OF RATED FLOOR CONSTRUCTION

[09 6519] RESILIENT TILE FLOORING TYPE: **LVT-1**

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL
1480 TCHOUPITOULAS STREET
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TRAPOLIN-PEER ARCHITECTS
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504.523.2772
trapolinpeer.com

OWNER
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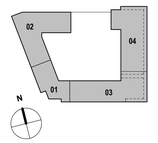
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
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ENLG PLANS - ACCESSIBLE UNITS

A6.55

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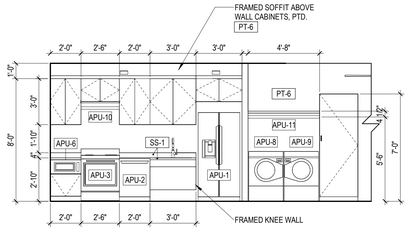
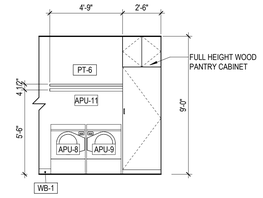
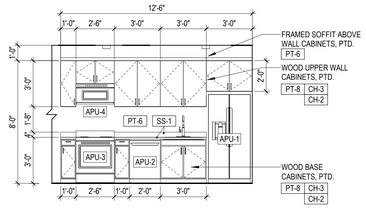


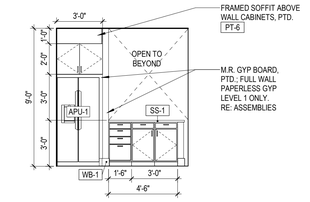
23 INT ELEVATION - ACCESSIBLE KITCHEN 2
A6.56 SCALE: 1/4" = 1'-0"



16 INT ELEVATION -WASHER/DRYER
A6.56 SCALE: 1/4" = 1'-0"



11 INT ELEVATION - STUDIO ATYP KITCHEN
A6.56 SCALE: 1/4" = 1'-0"



05 INT ELEVATION - TYP KITCHEN
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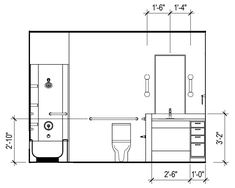
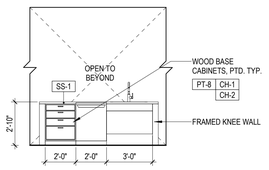
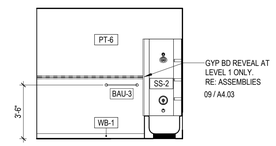


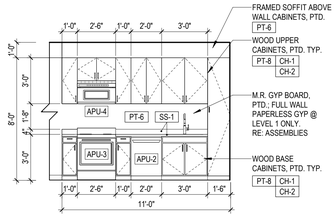
22 INT ELEVATION - ACCESSIBLE BATHROOM WALL 6
A6.56 SCALE: 1/4" = 1'-0"



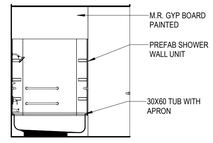
15 INT ELEVATION - KITCHEN ISLAND
A6.56 SCALE: 1/4" = 1'-0"



09 INT ELEVATION - BATH WALL 5
A6.56 SCALE: 1/4" = 1'-0"



04 INT ELEVATION - TYP KITCHEN 2
A6.56 SCALE: 1/4" = 1'-0"



21 INT ELEVATION - ACCESSIBLE BATHROOM WALL 5
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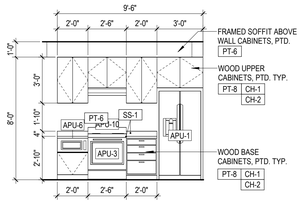
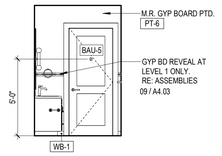


14 INT ELEVATION - ACCESSIBLE KITCHEN WALL
A6.56 SCALE: 1/4" = 1'-0"



08 INT ELEVATION - BATH WALL 4
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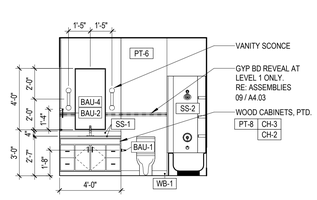
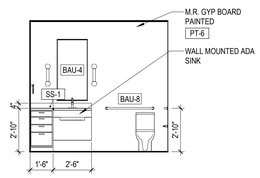
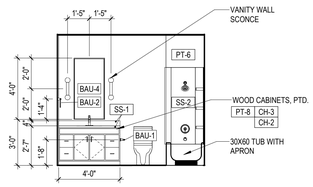


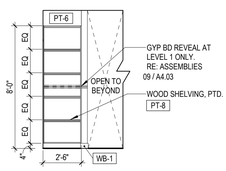
03 INT ELEVATION - BATH WALL 3
A6.56 SCALE: 1/4" = 1'-0"



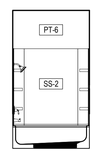
19 INT ELEVATION - ACCESSIBLE BATHROOM WALL 3
A6.56 SCALE: 1/4" = 1'-0"



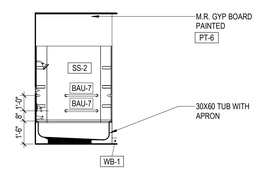
13 INT ELEVATION - ATYP BATHROOM WALL
A6.56 SCALE: 1/4" = 1'-0"



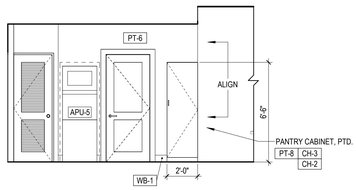
07 INT ELEVATION - LINEN SHELVING TYP.
A6.56 SCALE: 1/4" = 1'-0"



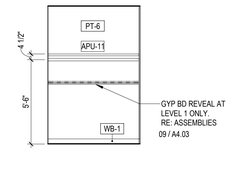
02 INT ELEVATION - BATH WALL 2
A6.56 SCALE: 1/4" = 1'-0"



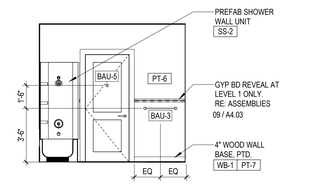
18 INT ELEVATION - ACCESSIBLE BATHROOM WALL 2
A6.56 SCALE: 1/4" = 1'-0"



12 INT ELEVATION - STUDIO PANTRY
A6.56 SCALE: 1/4" = 1'-0"



06 INT ELEVATION - CLOSET TYP.
A6.56 SCALE: 1/4" = 1'-0"



01 INT ELEVATION - BATH WALL 1
A6.56 SCALE: 1/4" = 1'-0"

GENERAL NOTES - ENLARGED RESIDENTIAL PLANS & ELEVATIONS

1. ON SYMMETRICAL DRAWINGS, ALL NOTES AND DIMENSIONS SHOWN ON ONE HALF OF DRAWING SHALL APPLY TO BOTH HALVES OF DRAWING.
2. CERTAIN ELEMENTS MAY NOT BE SHOWN IN INTERIOR ELEVATIONS. REFER TO COMPLETE DOCUMENT SET FOR INFORMATION ON FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS, ETC.
3. ELECTRICAL OUTLETS AND EQUIP., LIGHTING, ETC. ARE ILLUSTRATED FOR REFERENCE. REFER TO ELECTRICAL DRAWINGS. COORDINATE LOCATIONS WITH ARCHITECT. NOT ALL ELEMENTS ARE ILLUSTRATED. REFER TO ELECTRICAL SHEETS FOR LIGHTING SELECTIONS.
4. MECHANICAL DIFFUSERS AND EQUIPMENT ARE ILLUSTRATED FOR REFERENCE. REFER TO MECHANICAL DRAWINGS. COORDINATE LOCATIONS WITH ARCHITECT. NOT ALL ELEMENTS ARE ILLUSTRATED.
5. REFER TO FINISH SCHEDULE FOR INFORMATION NOT ILLUSTRATED ON INTERIOR ELEVATIONS.
6. ALL NOTES AND DIMENSIONS ILLUSTRATED FOR ONE ELEMENT IN A SERIES SHALL APPLY TO ALL ELEMENTS IN THE SERIES UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING AT ALL BUILT-IN CABINTRY AND CASEWORK AS NEEDED.
8. ABOVE CEILING ITEMS ARE FOR REFERENCE ONLY.
9. REFERENCE G0.05 FOR MOUNTING HEIGHT REQUIREMENTS.
10. PROVIDE GRAB BARS AT ALL ADA UNITS: SHOWERS + TOILETS.
11. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL NON-ADA UNITS: AT SHOWERS + TOILETS.
12. LOCATE ROUGH OPENINGS FOR DOORS 4" FROM THE INSIDE FINISHED FACE OF PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED.
13. FURNITURE SHOWN DASHED IN PLAN IS FOR REFERENCE ONLY.
14. ALL FINISHED CEILINGS IN THE RESIDENTIAL UNITS ARE TO BE THE RATED GYPSUM CEILING OF THE FLOOR/CEILING ASSEMBLY UNLESS OTHERISE NOTED.
15. PROVIDE MANUAL ROLLER SHADES (WS-1, RE: INTERIOR FINISH LEGEND) AT ALL WINDOWS LOCATED WITHIN UNTIS.
16. FURNITURE SHOWN FOR REFERENCE ONLY. NOT PART OF CONTRACT.

LEGEND - UNIT FINISHES

[09 2900] SUSPENDED GYPSUM BOARD CEILING ON GRID, PAINTED

[09 2900] GYPSUM BOARD PAINTED RE: ASSEMBLIES A4.02 UNDERSIDE OF RATED FLOOR CONSTRUCTION

[09 6519] RESILIENT TILE FLOORING TYPE: **LVT-1**

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504.291.6100

CONTRACTOR
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NEW ORLEANS, LA 70123
504.733.4336

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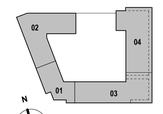
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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INTERIOR ELEVATIONS - RESIDENTIAL UNITS

A6.56

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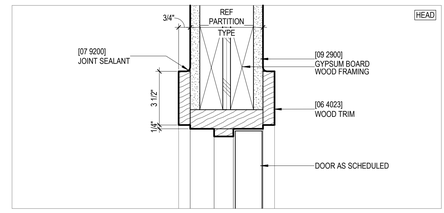
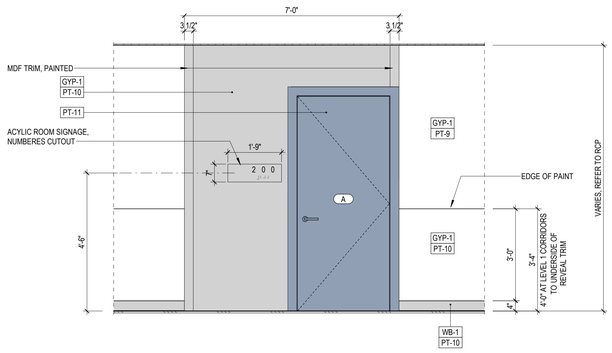
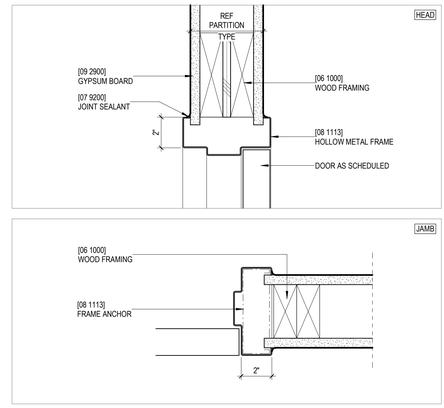


3 A6.60 TYP INT OPENING DTL - WOOD DOOR FRAME @ WD FRAMING
SCALE: 3" = 1'-0"

2 A6.60 TYP INT OPENING DTL - HM DOOR FRAME w/ WD TRIM @ WD FRAMING
SCALE: 3" = 1'-0"



4 A6.60 TYP INT ELEVATION - ENTRY @ CORRIDORS
SCALE: 1/2" = 1'-0"



1 A6.60 TYP INT OPENING DTL - HM DOOR FRAME @ WD FRAMING
SCALE: 3" = 1'-0"

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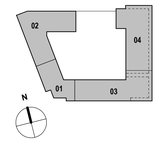
NUMBER	DESCRIPTION	DATE



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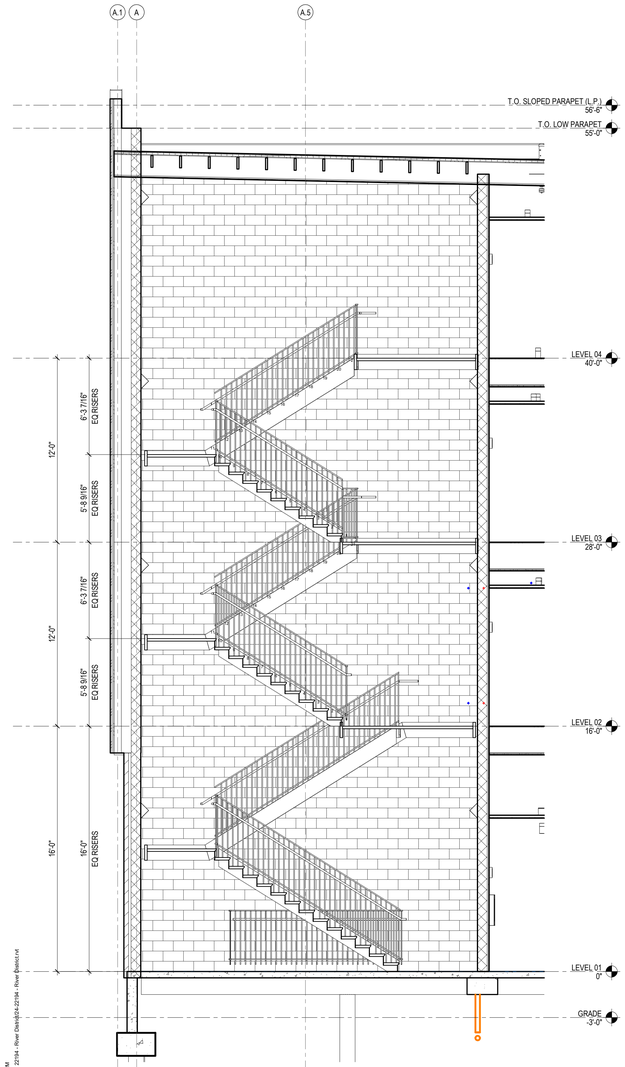
TYPICAL INTERIOR OPENING DETAILS

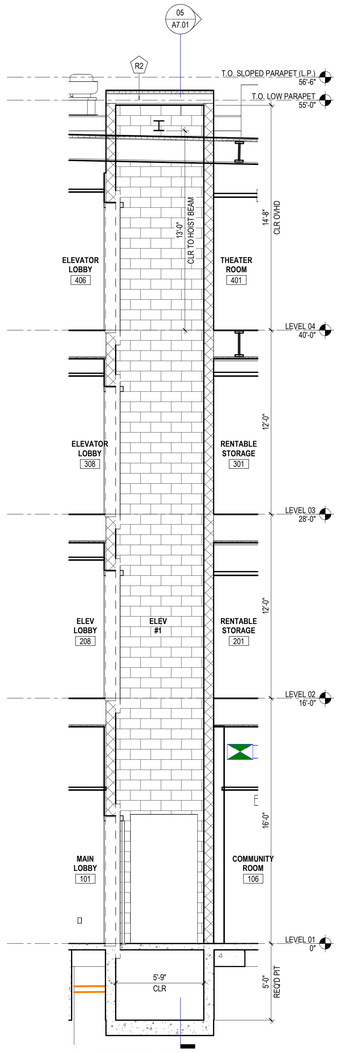
A6.60

GENERAL NOTES - STAIRS AND ELEVATORS

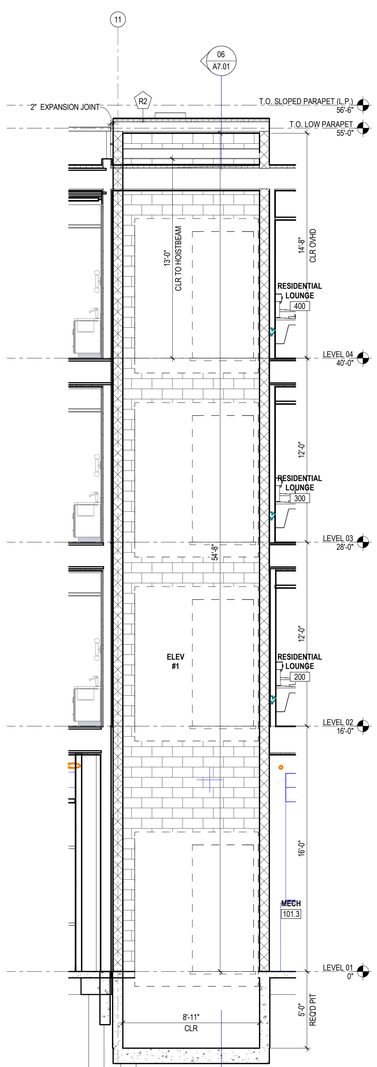
1. HANDRAILS & GUARDRAILS NOT SHOWN ON STAIR PLANS FOR CLARITY; ALL STAIR RUNS SHALL RECEIVE A WALL MOUNTED OR GUARDRAIL MOUNTED HANDRAIL ON BOTH SIDES OF THE RUN; PROVIDE BLOCKING FOR HANDRAILS AS REQUIRED. REFER TO GL05 FOR REQUIRED HANDRAIL HEIGHTS AND EXTENSIONS.
2. EXPOSED METAL STAIR SUPPORTS, RAILINGS AND OTHER COMPONENTS SHALL RECEIVE FINISH PAINT AS SCHD'D.
3. PROVIDE CONTRASTING, ABRASIVE NOSING AT ALL STAIR TREADS, TYP.



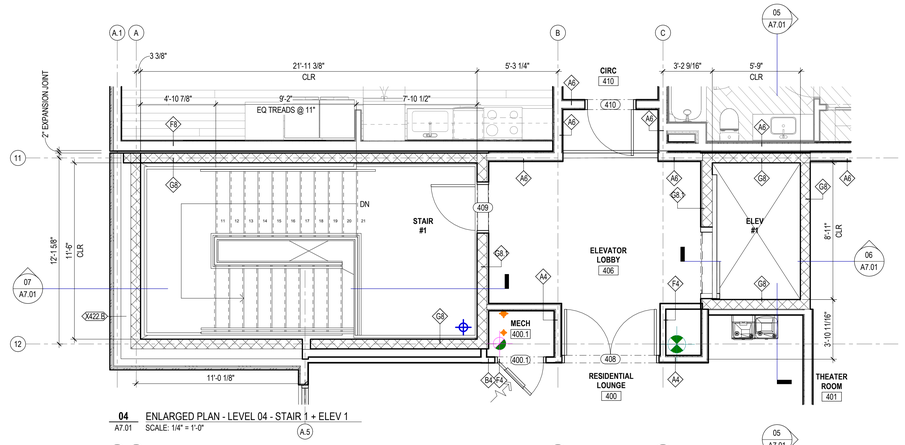
07 A7.01 E/W SECTION - STAIR 01
SCALE: 1/4" = 1'-0"



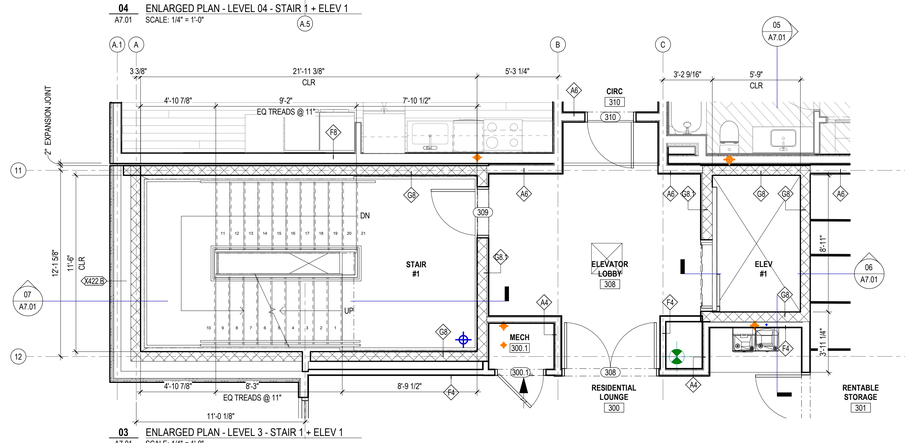
06 A7.01 E/W SECTION - ELEV 1
SCALE: 1/4" = 1'-0"



05 A7.01 N/S SECTION -ELEV 1
SCALE: 1/4" = 1'-0"



04 A7.01 ENLARGED PLAN - LEVEL 04 - STAIR 1 + ELEV 1
SCALE: 1/4" = 1'-0"



03 A7.01 ENLARGED PLAN - LEVEL 3 - STAIR 1 + ELEV 1
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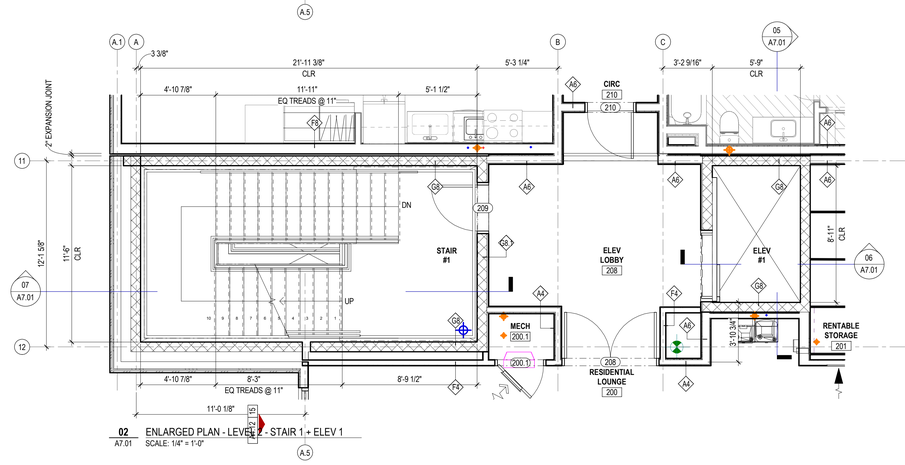
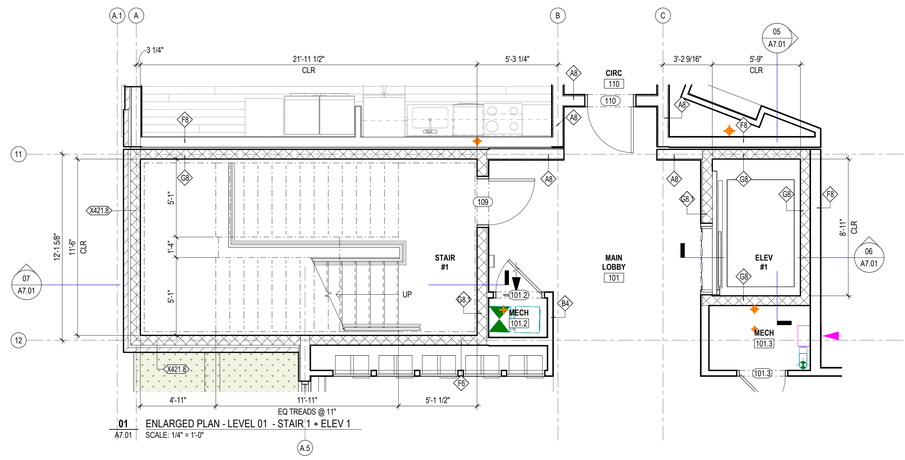


02 A7.01 ENLARGED PLAN - LEVEL 2 - STAIR 1 + ELEV 1
SCALE: 1/4" = 1'-0"



01 A7.01 ENLARGED PLAN - LEVEL 01 - STAIR 1 + ELEV 1
SCALE: 1/4" = 1'-0"

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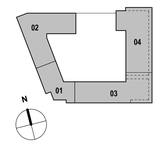

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VERTICAL CIRCULATION - MAIN LOBBY STAIR 1 + ELEV 1

A7.01

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GENERAL NOTES - STAIRS AND ELEVATORS

1. HANDRAILS & GUARDRAILS NOT SHOWN ON STAIR PLANS FOR CLARITY; ALL STAIR RUNS SHALL RECEIVE A WALL MOUNTED OR GUARDRAIL MOUNTED HANDRAIL ON BOTH SIDES OF THE RUN. PROVIDE BLOCKING FOR HANDRAILS AS REQUIRED. REFER TO G0.05 FOR REQUIRED HANDRAIL HEIGHTS AND EXTENSIONS.
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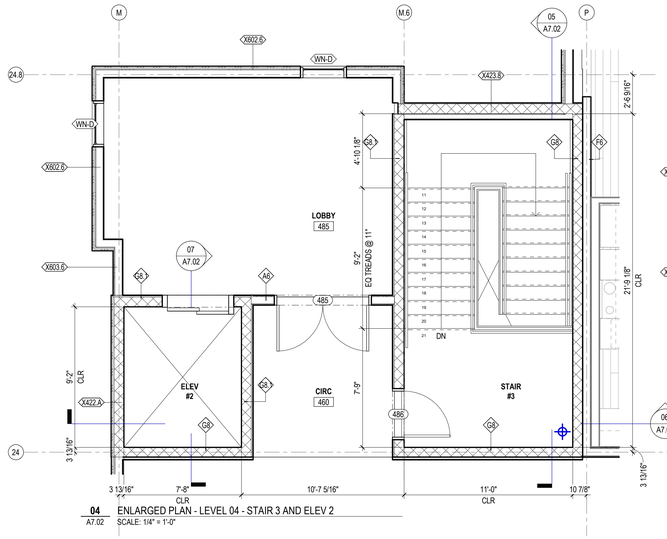
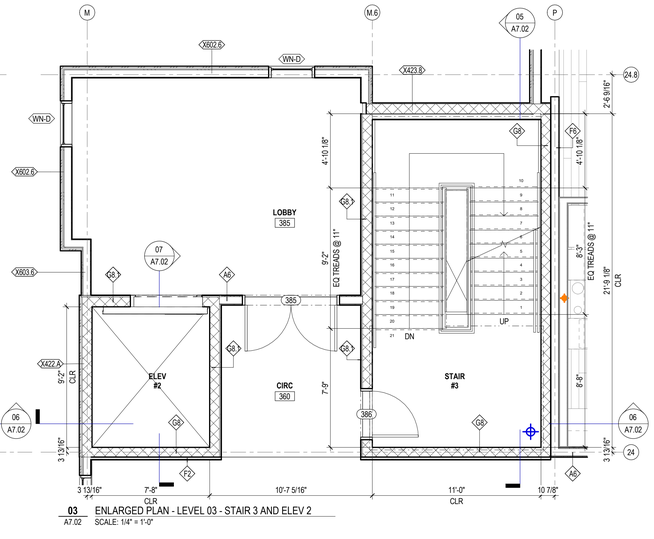
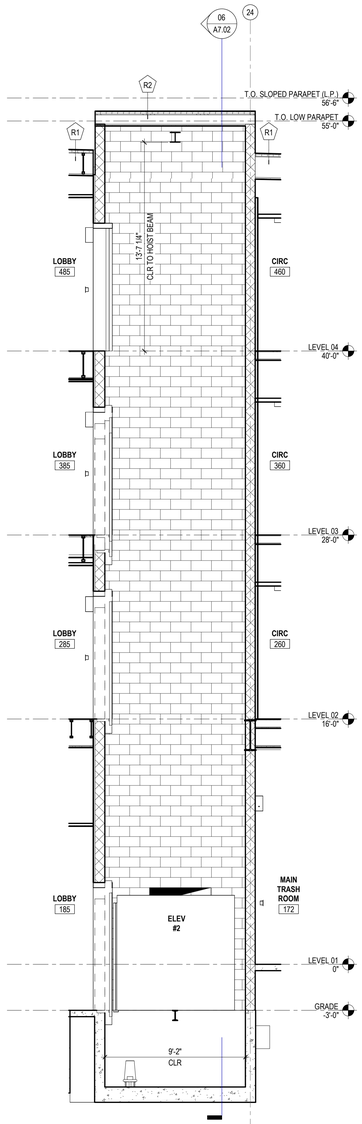
3. PROVIDE CONTRASTING, ABRASIVE NOSING AT ALL STAIR TREADS, TYP.



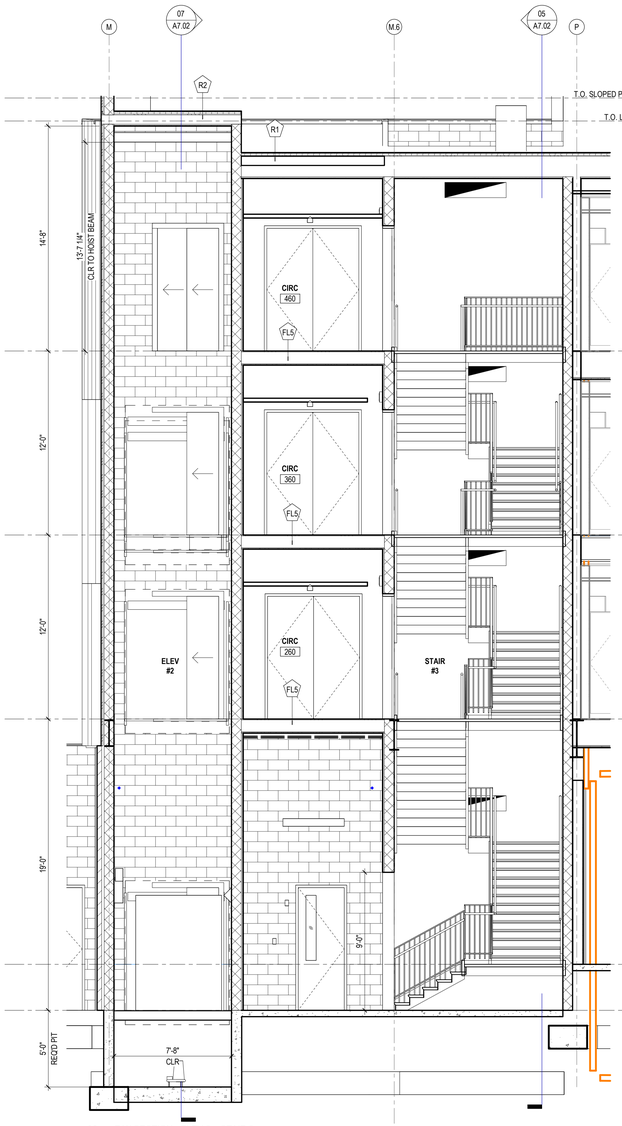
04 A7.02 ENLARGED PLAN - LEVEL 04 - STAIR 3 AND ELEV 2
SCALE: 1/4" = 1'-0"



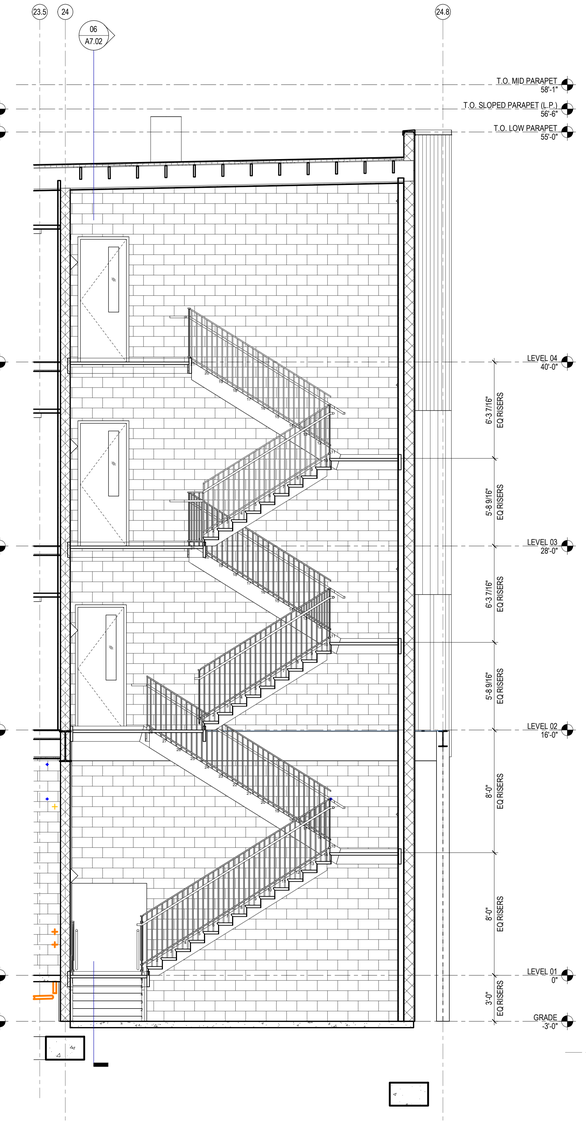
03 A7.02 ENLARGED PLAN - LEVEL 03 - STAIR 3 AND ELEV 2
SCALE: 1/4" = 1'-0"



07 A7.02 N/S SECTION - ELEV 2
SCALE: 1/4" = 1'-0"



06 A7.02 E/W SECTION - ELEV 2 + STAIR 3
SCALE: 1/4" = 1'-0"



05 A7.02 N/S SECTION - STAIR 3
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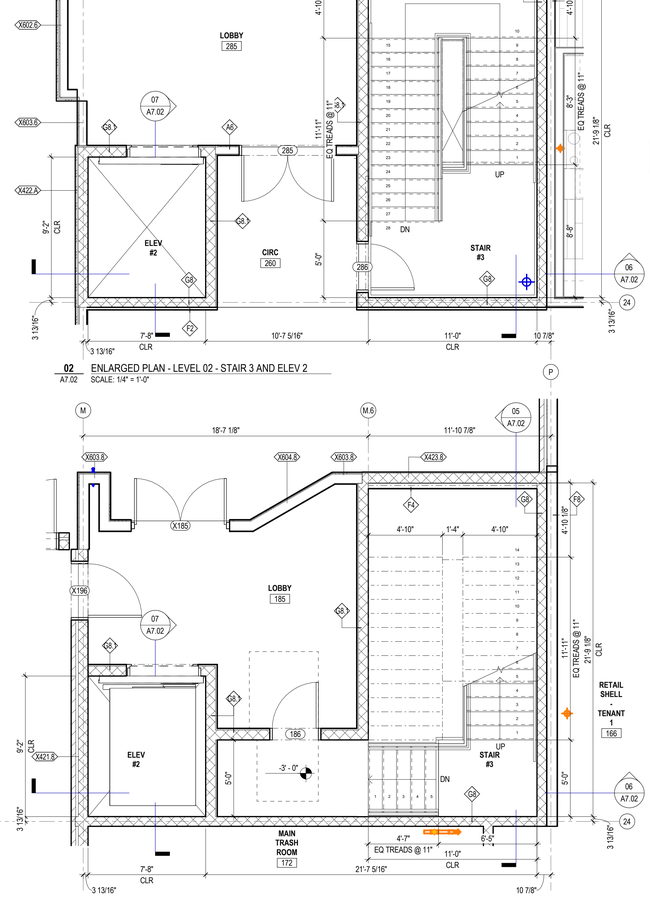

02 A7.02 ENLARGED PLAN - LEVEL 02 - STAIR 3 AND ELEV 2
SCALE: 1/4" = 1'-0"

01 A7.02 ENLARGED PLAN - LEVEL 01 - STAIR 3 AND ELEV 2
SCALE: 1/4" = 1'-0"

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NUMBER	DESCRIPTION	DATE
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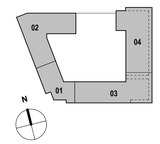

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VERTICAL CIRCULATION - LOBBY STAIR 3 + ELEV 2

A7.02

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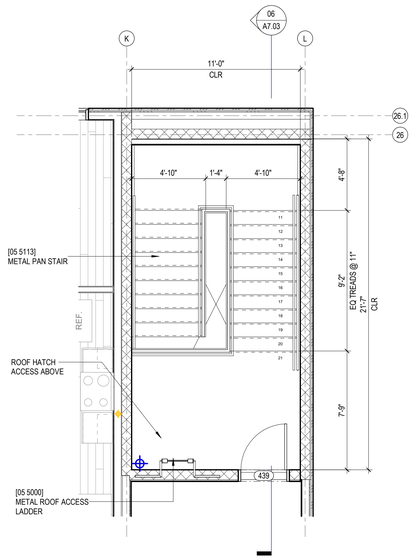
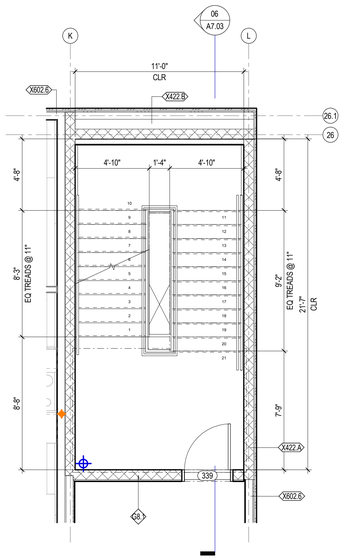


10 A7.03 ENLARGED PLANS - LEVEL 04 - STAIR 2
SCALE: 1/4" = 1'-0"



09 A7.03 ENLARGED PLANS - LEVEL 03 - STAIR 2
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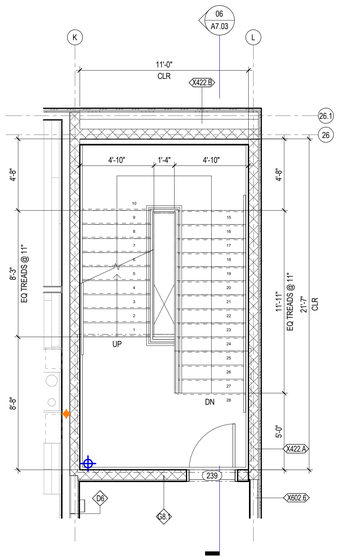

08 A7.03 ENLARGED PLANS - LEVEL 02 - STAIR 2
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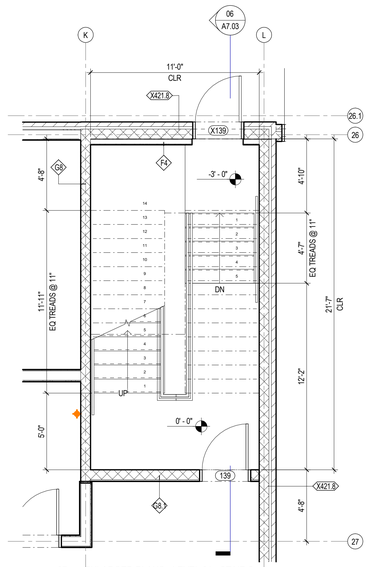

07 A7.03 ENLARGED PLANS - LEVEL 01 - STAIR 2
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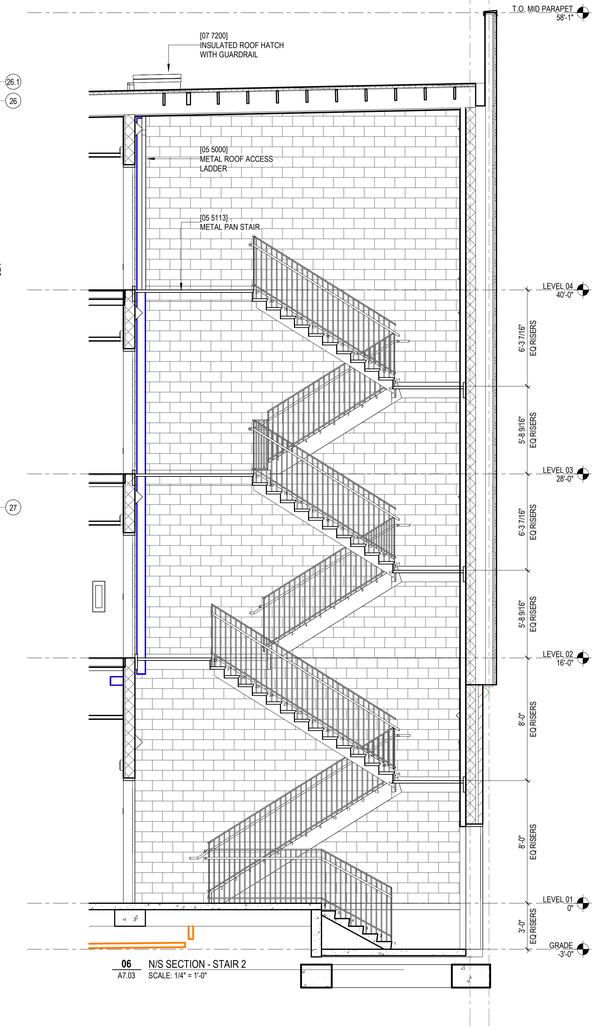

06 A7.03 N/S SECTION - STAIR 2
SCALE: 1/4" = 1'-0"

GENERAL NOTES - STAIRS AND ELEVATORS

1. HANDRAILS & GUARDRAILS NOT SHOWN ON STAIR PLANS FOR CLARITY; ALL STAIR RUNS SHALL RECIEVE A WALL MOUNTED OR GUARDRAIL MOUNTED HANDRAIL ON BOTH SIDES OF THE RUN; PROVIDE BLOCKING FOR HANDRAILS AS REQUIRED. REFER TO G0.05 FOR REQUIRED HANDRAIL HEIGHTS AND EXTENSIONS.
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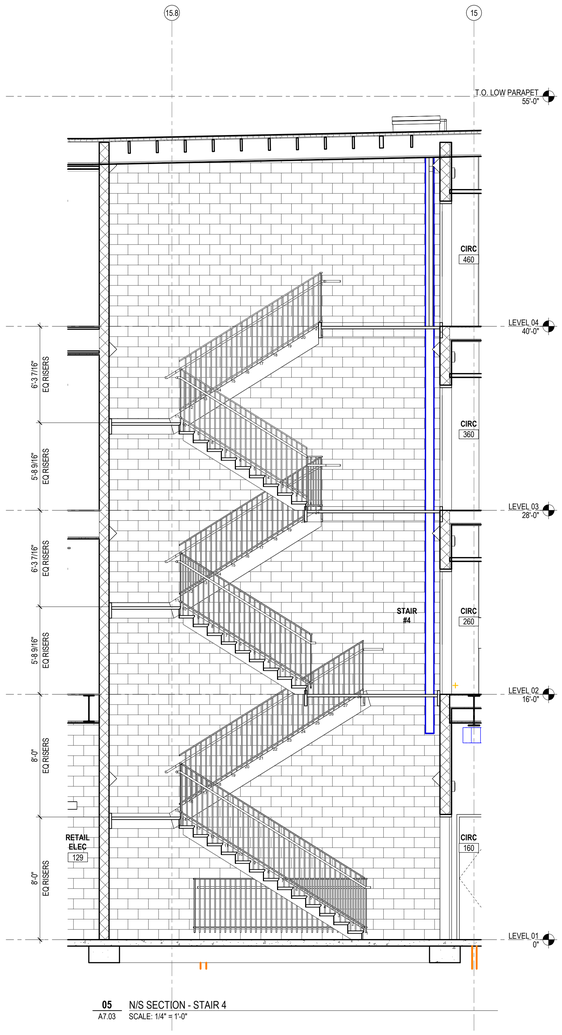
3. PROVIDE CONTRASTING, ABRASIVE NOSING AT ALL STAIR TREADS, TYP.



05 A7.03 N/S SECTION - STAIR 4
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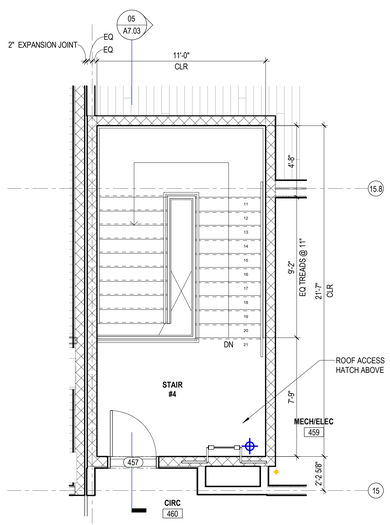
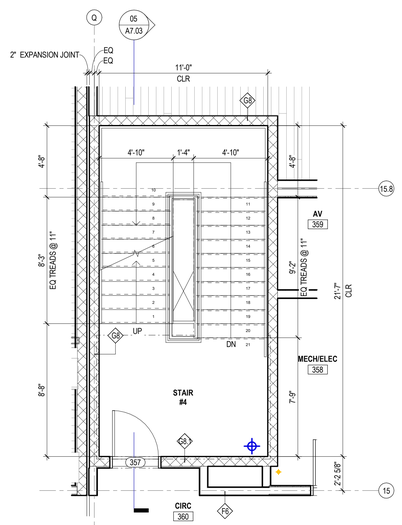


04 A7.03 ENLARGED PLAN - LEVEL 04 - STAIR 4
SCALE: 1/4" = 1'-0"



03 A7.03 ENLARGED PLAN - LEVEL 03 - STAIR 4
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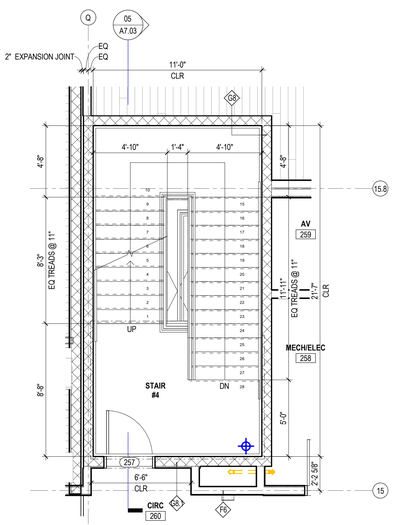

02 A7.03 ENLARGED PLAN - LEVEL 02 - STAIR 4
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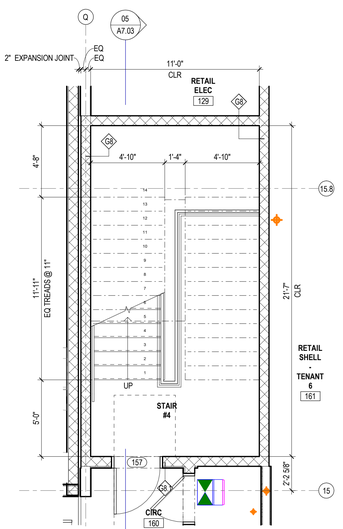

01 A7.03 ENLARGED PLAN - LEVEL 01 - STAIR 4
SCALE: 1/4" = 1'-0"

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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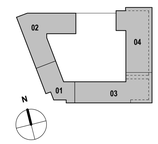

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PROJECT NUMBER
CN22194

ISSUE DATE
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VERTICAL CIRCULATION - EGRESS STAIRS 2 AND 4

A7.03

INTERIOR FINISH SCHEDULE - PUBLIC AREAS

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
LEVEL 01						
100	VESTIBULE	SC-1	RB-1	PT-3	GYP-1	
101	MAIN LOBBY	SC-1	RB-1	PT-1 / PT-3	GYP-1 / MTL-1	
101.1	STORAGE	SC-1	RB-1	PT-1	--	
101.2	MECH	SC-1	RB-1	PT-1	--	
101.3	MECH	SC-1	RB-1	PT-1	--	
102	OPEN NON-GENDERED RESTROOM	SC-1	RB-1	PT-1 / CT-1	GYP-1	
103	LEASING OFFICES	SC-1	RB-1	PT-1	ACT-1	
103.1	OFFICE	SC-1	RB-1	PT-2	ACT-1	
103.2	OFFICE	SC-1	RB-1	PT-2	ACT-1	
103.3	STORAGE	SC-1	RB-1	PT-1	--	
103.4	STORAGE	SC-1	RB-1	PT-1	--	
104	RESTROOM	SC-1	RB-1	PT-1 / CT-1	ACT-1	
105	MAILROOM	SC-1	RB-1	PT-3	GYP-1 / MTL-1	
105.1	PARCEL ROOM	SC-1	RB-1	PT-3	ACT-1	
106	COMMUNITY ROOM	SC-1	RB-1	PT-2	GYP-1 / MTL-1	
106.1	MEETING ROOM	SC-1	RB-1	PT-1	GYP-1	
106.2	MECH	SC-1	RB-1	PT-1		
107	COMMUNITY KITCHEN	SC-1	RB-1	PT-1	GYP-1	
107.1	STORAGE	SC-1	RB-1	PT-1	--	
107.2	MECH	SC-1	RB-1	PT-1	--	
108	RESTROOM	SC-1	RB-1	PT-1 / CT-1	GYP-1	
109	STAIR #1	SC-1	RB-1	PT-1	--	
123	DATA	SC-1	RB-1	PT-1	--	
125.1	MECH	SC-1	RB-1	PT-1	--	
125.2	AV	SC-1	RB-1	PT-1	--	
129	RETAIL ELEC	SC-1	RB-1	PT-1	--	
131	FITNESS	AF-1/AF-2	RB-1	PT-1	ACT-2	
131.1	RESTROOM	SC-1	RB-1	PT-1 / CT-1	ACT-1	
131.2	MECH	SC-1	RB-1	PT-1	--	
133	BIKE STORAGE	SC-1	RB-1	PT-1	--	
134	MAINT HALL	SC-1	RB-1	PT-1	--	
135	FIRE PUMP	SC-1	RB-1	PT-1	--	
136	STORAGE	SC-1	RB-1	PT-1	--	
137	MAIN ELEC	SC-1	RB-1	PT-1	--	
138	POOL EQUIPMENT	SC-1	RB-1	PT-1	--	
139	STAIR #2	SC-1	RB-1	PT-1	--	
157	STAIR #4	SC-1	--	PT-1	--	
160.1	MECH	SC-1	RB-1	PT-1	--	
161	RETAIL SHELL - TENANT 6	SC-1	--	--	--	
162	RETAIL SHELL - TENANT 5	SC-1	--	--	--	
163	RETAIL SHELL - TENANT 4	SC-1	--	--	--	
164	RETAIL SHELL - TENANT 3	SC-1	--	--	--	
165	RETAIL SHELL - TENANT 2	SC-1	--	--	--	
166	RETAIL SHELL - TENANT 1	SC-1	--	--	--	
185	LOBBY	SC-1	RB-1	PT-1	GYP-1	
186	STAIR #3	SC-1	--	PT-1	--	
278	ELEV #1	MANUF	--	MANUF	--	
280	ELEV #2	MANUF	--	MANUF	--	
399	MECH	SC-1	RB-1	PT-1	--	
LEVEL 02						
200	RESIDENTIAL LOUNGE	LVT-3	WB-1 / PT-5	PT-1	GYP-1 / MTL-1	
200.1	MECH	LVT-3	RB-1	PT-1	--	
201	RENTABLE STORAGE	LVT-3	RB-1	PT-1	ACT-1	
201.1	MECH					
202	WORKSPACE	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
203	YOGA/REFLECTION ROOM	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
204	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
205	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
206	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
207	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
208	ELEV LOBBY	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
209	STAIR #1	--	--	PT-1	--	
216	2B.1					
223	ELEC	LVT-3	RB-1	PT-1	--	
225.1	MECHANICAL	LVT-3	RB-1	PT-1	--	
225.2	STORAGE	LVT-3	RB-1	PT-1	--	
239	STAIR #2	--	--	PT-1	--	
244	KITCHEN/LIVING	LVT-1	WB-1 / PT-7	PT-6	GYP-1	
245	ELEC	LVT-3	RB-1	PT-1	--	
257	STAIR #4	--	--	PT-1	--	
258	MECH/ELEC	LVT-3	RB-1	PT-1	--	
259	AV	LVT-3	RB-1	PT-1	--	
273	ELEV #1	MANUF	--	MANUF	--	
275	ELEV #2	MANUF	--	MANUF	--	
276	MECH	LVT-3	RB-1	PT-1	--	
278	JANITOR'S CLOSET	LVT-3	RB-1	PT-1	--	
284	TRASH CHUTE ROOM	LVT-3	RB-1	PT-1	ACT-1	
285	LOBBY	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
286	STAIR #3	--	--	PT-1	--	
398	AC					
LEVEL 03						
300	RESIDENTIAL LOUNGE	LVT-3	WB-1 / PT-5	PT-1 / PT-3	GYP-1 / MTL-1	
300.1	MECH	LVT-3	RB-1	PT-1	--	
301	RENTABLE STORAGE	LVT-3	RB-1	PT-1	ACT-1	
302	WORKSPACE	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
303	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
304	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
305	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
306	FLEX SPACE	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
307	STORAGE	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
308	ELEVATOR LOBBY	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
309	STAIR #1	--	--	PT-1	--	
323	ELEC	LVT-3	RB-1	PT-1	--	
325.1	MECH	LVT-3	RB-1	PT-1	--	
325.2	AV	LVT-3	RB-1	PT-1	--	
339	STAIR #2	--	--	PT-1	--	
357	STAIR #4	--	--	PT-1	--	
358	MECH/ELEC	LVT-3	RB-1	PT-1	--	
359	AV	LVT-3	RB-1	PT-1	--	
363	ELEV #1	MANUF	--	MANUF	--	
365	ELEV #2	MANUF	--	MANUF	--	
376	MECH	LVT-3	RB-1	PT-1	--	
378	JANITOR'S CLOSET	LVT-3	RB-1	PT-1	ACT-1	
384	TRASH	LVT-3	RB-1	PT-1	ACT-1	
385	LOBBY	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
386	STAIR #3	--	--	PT-1	--	
LEVEL 04						
400	RESIDENTIAL LOUNGE	LVT-3	WB-1 / PT-5	PT-1 / PT-3	GYP-1 / MTL-1	
400.1	MECH	LVT-3	RB-1	PT-1	--	
401	THEATER ROOM	CPT-1	WB-1 / PT-5	PT-1	ACT-2	
401.1	MECH					
402	WORKSPACE	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
403	YOGA/RELFECTION	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
404	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
405	VIRTUAL ROOM	LVT-3	WB-1 / PT-5	PT-2	ACT-1	
406	ELEVATOR LOBBY	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
409	STAIR #1	--	--	PT-1	--	
423	ELEC	LVT-3	RB-1	PT-1	--	
425.1	MECH	LVT-3	RB-1	PT-1	--	
425.2	STORAGE	LVT-3	RB-1	PT-1	--	
439	STAIR #2	--	--	PT-1	--	
451	ELEV #1	MANUF	--	MANUF	--	
453	ELEV #2	MANUF	--	MANUF	--	
457	STAIR #4	--	--	PT-1	--	
459	MECH/ELEC	LVT-3	RB-1	PT-1	--	
476	MECH	LVT-3	RB-1	PT-1	--	
478	JANITOR'S CLOSET	LVT-3	RB-1	PT-1	ACT-1	
484	TRASH	LVT-3	RB-1	PT-1	ACT-1	
485	LOBBY	LVT-3	WB-1 / PT-5	PT-1	GYP-1	
486	STAIR #3	--	--	PT-1	--	

INTERIOR FINISH SCHEDULE - RESIDENTIAL CORRIDORS

Number	Name	Floor Finish	Base Finish	Ceiling Finish	Wall Finish	Comments
LEVEL 01						
110	CIRC	SC-1	WB-1 / PT-5	ACT-2	PT-1	
140	CIRC	SC-1	WB-1 / PT-5	ACT-2	PT-1	
160	CIRC	SC-1	WB-1 / PT-5	ACT-2	PT-1	
LEVEL 02						
210	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
240	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
260	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
LEVEL 03						
310	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
340	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
360	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
LEVEL 04						
410	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
440	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	
460	CIRC	LVT-2	WB-1 / PT-5	ACT-2	PT-1	

INTERIOR FINISH SCHEDULE - RESIDENTIAL UNITS

Name	Floor Finish	Base Finish	Ceiling Finish	Wall Finish	Comments
BATHROOM	LVT-1	WB-1 / PT-7	GYP-1	PT-6	
BEDROOM	LVT-1	WB-1 / PT-7	GYP-1	PT-6	
CLOSET	LVT-1	WB-1 / PT-7	GYP-1	PT-6	
KITCHEN/LIVING	LVT-1	WB-1 / PT-7	GYP-1	PT-6	
UTILITY	LVT-1	WB-1 / PT-7	GYP-1	PT-6	

BATHROOM ACCESSORY SCHEDULE

Type Mark	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	ADA
BA-1	ELVARI TOILET PAPER DISPENSER WITH SHELF	BRADLEY	MODEL 5B2-110089		
BA-2	ELVARI NAPKIN DISPOSAL, RECESSED	BRADLEY	MODEL 482		
BA-3	ELVARI GRAB BARS	BRADLEY	MODEL 811	36" AND 42"	
BA-4	ELVARI SURFACE-MOUNTED ADA HAND DRYER	BRADLEY	MODEL 2B4		
BA-5	30" X 42" MIRROR				
BA-6	72" X 48" MIRROR				
BA-7	RECESSED STAINLESS STEEL BABY CHANGING STATION	BRADLEY	MODEL 962		
BA-8	ELVARI SENSORED LIQUID OR FOAM SOAP DISPENSER, SURFACE MOUNTED	BRADLEY	MODEL 6B1-1193		
BA-9	ELVARI SURFACE-MOUNTED HAND DRYER	BRADLEY	MODEL 2B4		

APPLIANCE SCHEDULE

Type Mark	Description	MODEL	Comments	ADA
AP-1	MICROWAVE	PEB9159SJSS	INCLUDE 30" STAINLESS STEEL TRIM KIT	
AP-2	FRENCH-DOOR REFRIGERATOR	GNE21FYKFS		
AP-3	UNDER COUNTER ICE MAKER	UCC15NPRII		
AP-4	COMPACT REFRIGERATOR	GCE06GSHSB		

BATHROOM ACCESSORY SCHEDULE - UNITS

Type Mark	DESCRIPTION	MANUFACTURER	MODEL	FINISH	DIMENSION S
BAU-1	TISSUE PAPER HOLDER	KOHLER	K-13434	POLISHED CHROME	
BAU-2	TOWEL RING	KOHLER	K-13435	POLISHED CHROME	
BAU-3	TOWEL BAR	KOHLER	K-13431	POLISHED CHROME	
BAU-4	MIRROR	GLASS WAREHOUSE	TRINITY	POLISHED CHROME	22" X 48"
BAU-5	ROBE HOOK	KOHLER	K-13433	POLISHED CHROME	
BAU-6	GRAB BAR	BOBRICK GAMCO	125E-SERIES-EXPOSED	STAINLESS STEEL - SATIN	12"
BAU-7	GRAB BAR	BOBRICK GAMCO	125E-SERIES-EXPOSED	STAINLESS STEEL - SATIN	24"
BAU-8	GRAB BAR	BOBRICK GAMCO	125E-SERIES-EXPOSED	STAINLESS STEEL - SATIN	36"
BAU-9	GRAB BAR	BOBRICK GAMCO	125E-SERIES-EXPOSED	STAINLESS STEEL - SATIN	42"

APPLIANCE SCHEDULE - UNITS

Type Mark	Description	Manufacturer	MODEL	Comments	ADA
APU-1	REFRIGERATOR	GE	GDE25EYKFS		
APU-2	DISHWASHER	GE	GDF511PSRSS		
APU-3	RANGE	GE	PB900YVFS		
APU-4	MICROWAVE	GE	JVM6172SKSS		
APU-5	WASHER/DRYER	GE	GUD27EESNWW		
APU-6	MICROWAVE - ADA UNITS	GE	PCHK11S1WSS		
APU-8	WASHER - ADA UNITS	GE	GFW148SSMWW		
APU-9	DRYER - ADA UNITS	GE	GFD14ESSNWW		
APU-10	RANGE HOOD - ADA UNITS	GE	JVX5305SJSS		
APU-11	CLOTHES ROD WITH SHELF ABOVE				

INTERIOR FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	MODEL	SIZE	FINISH	COMMENTS	SPECIFICATION REF.
BASE							
RB-1	RUBBER BASE	TARKETT	JOHNSONITE TRADITIONAL VINYL 1/8" (TYPE TV)	4.5"	TO SELECT FROM FULL RANGE OF COLORS		09 6513
WB-1	MDF BASE	--	--	4"	PRIMED, FIELD PAINTED		06 4023
CABINET HARDWARE							
CH-1	CABINET PULL	MISENO	MCPCP2300PC	3"	POLISHED CHROME		12 3530
CH-2	CABINET HINGE	HAFELE	315.03.502	3"	--		12 3530
CH-3	CABINET PULL	AMEROCK	BP3657826	3"	POLISHED CHROME		12 3530
CARPET							
CPT-1	CARPET TILE	SHAW CONTRACT	COMMONS TILE	24 X 24	CYAN		09 6813
CEILING FINISH							
ACT-1	ACOUSTIC TILE	ARMSTRONG	OPTIMA LAY-IN AND TEGULAR	2X4	--		09 5113
ACT-2	ACOUSTIC TILE	ARMSTRONG	OPTIMA LAY-IN AND TEGULAR	2X6	--		09 5113
GYP-1	GYPSUM CEILING	--	--	--	--		09 2900
LMC-1	ACOUSTIC DECORATIVE CEILING	ARMSTRONG	METALWORKS LINEAR - SYNCHRO CEILING PLANKS	6"X96"	TO SELECT FROM FULL RANGE OF COLORS		09 5423
PAINT							
PT-1	WALL PAINT	SHERWIN WILLIAMS		EGGSHELL	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-2	WALL PAINT	SHERWIN WILLIAMS		EGGSHELL	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-3	WALL PAINT	SHERWIN WILLIAMS		EGGSHELL	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-4	MILLWORK PAINT	SHERWIN WILLIAMS		SEMI-GLOSS	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-5	BASE PAINT	SHERWIN WILLIAMS		SEMI-GLOSS	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-6	WALL PAINT - UNITS	SHERWIN WILLIAMS		EGGSHELL	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-7	BASE PAINT - UNITS	SHERWIN WILLIAMS		EGGSHELL	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-8	CASEWORK PAINT - UNITS	SHERWIN WILLIAMS		SATIN	TO SELECT FROM FULL RANGE OF COLORS		09 9123
PT-9	INTERIOR PAINT - CORRIDORS	SHERWIN WILLIAMS		EGGSHELL	TO SELECT FROM FULL RANGE OF COLORS		
PT-10	INTERIOR PAINT - CORRIDOR WAINSCOT	SHERWIN WILLIAMS		EGGSHELL	TO SELECT FROM FULL RANGE OF COLORS		
PT-11	INTERIOR PAINT - UNIT ENTRY DOORS	SHERWIN WILLIAMS		SEMI-GLOSS	TO SELECT FROM FULL RANGE OF COLORS		09 9123
RESILIENT FLOORING							
LVT-1	LUXURY VINYL TILE	PATCRAFT	TRU SPECIES 5.0	5MM	PEARL OAK	BRICK INSTALLATION. MOISTURE RESISTANT ADHESIVE @ BATHROOMS	09 6519
LVT-2	LUXURY VINYL TILE	PATCRAFT	EARTHEN II	4MM	HARBOR	HERRINGBONE INSTALL	09 6519
SOLID SURFACE							
SS-1	QUARTZ COUNTERTOP & BACKSPLASH	COSENTINO	SILESTONE	2CM	MIAMI ORO		12 3661
SS-2	BATHTUB WALL SET	AMERICAN STANDARD	3961BWT60	60" X 30" X 60"	WHITE		06 6117
SS-3	QUARTZ COUNTERTOP & BACKSPLASH	COSENTINO	SILESTONE	2CM	PERSIAN WHITE		12 3661
SPECIALTY FLOORING							
AF-1	ATHLETIC FLOORING	ECORE ATHLETIC	PERFORMANCE MODZILLA 1" SYSTEM	--	JET BLACK		09 6566
AF-2	ATHLETIC FLOORING	ECORE ATHLETIC	PERFORMANCE MODZILLA 1" SYSTEM	--	WARM GRAY		09 6566
TILE							
CT-1	CERAMIC TILE	TILEBAR	ENIGMA	2" X 8"	ASH BLUE		09 3013
WINDOW SHADE							
WS-1	WINDOW SHADE	HUNTER DOUGLAS	RB BASICS MANUAL ROLLER SHADE - SHEERWEAVE 7000		FABRIC: MERINO. METAL FASCIA: WHITE	0% BLACKOUT	12 2413
WOOD							
WD-1	WOOD STAIN				TO SELECT FROM FULL RANGE OF COLORS		06 4023

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

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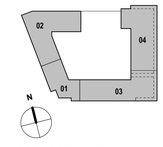

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1 GENERAL NOTES
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1. MEANS AND METHODS :
THESE DRAWINGS REPRESENT THE STRUCTURAL COMPONENTS IN THEIR FINAL AND FINISHED STATE. CONSTRUCTION PROCEDURES, BRACING METHODS, SAFETY PRECAUTIONS AND MECHANICAL REQUIREMENTS USED TO INSTALL THEM ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR DOING THE WORK.

2. EXISTING CONDITIONS:
ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. FIRST SUBMITTAL OF SHOP DRAWINGS MUST CONTAIN CORRECT CONDITIONS AND DIMENSIONS OBTAINED FROM THE FIELD. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PREPARATION OF SHOP DRAWINGS.

3. EXISTING UTILITIES:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY CONFLICTS OR POTENTIAL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

4. DRILLING HOLES FOR ANCHORS AND CORING HOLES IN EXISTING CONCRETE:
A. PRIOR TO DRILLING OR CORING HOLES, THE CONTRACTOR SHALL LOCATE EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC. IN THE AREA WHERE NEW HOLES ARE TO BE INSTALLED THROUGH NON-DESTRUCTIVE TESTING SUCH AS WITH AN X-RAY, RADAR, OR WITH OTHER NON-DESTRUCTIVE DEVICES.
B. MARK THE LOCATION & EXTENTS OF ALL REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, AND OTHER EXISTING INTERFERENCES ON THE SURFACE OF THE SLAB.
C. IF NEW HOLE LOCATIONS CONFLICT WITH EXISTING EMBEDDED ELEMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE INSTALLING THE NEW HOLES.
D. VERIFY NO CONFLICTS EXIST AT NEW HOLE LOCATIONS BY SMALL DRILLED PILOT HOLES. IF NO CONFLICTS EXIST, COMPLETE THE INSTALLATION. IN THE CASE OF STEEL TO BE FASTENED TO THE CONCRETE WITH MULTIPLE ANCHORS, FABRICATE, FROM A FIELD TEMPLATE, THE STEEL TO BE FASTENED TO THE CONCRETE BY THE ANCHORS AND COMPLETE THE INSTALLATION.
E. WHEN INSTALLING NEW HOLES, CARE SHALL BE EXERCISED SO AS NOT TO NICK OR CUT EXISTING EMBEDDED ELEMENTS.

5. DAMAGE TO EXISTING CONSTRUCTION:
ALL WORK SHALL BE DONE IN A MANNER WHICH WILL NOT DAMAGE ADJACENT EXISTING CONSTRUCTION WHICH IS TO REMAIN.

6. VAPOR BARRIER:
A. UNLESS OTHERWISE STATED IN SPECIFICATIONS, PROVIDE OPAQUE, 15 MIL POLYETHYLENE VAPOR BARRIER CONFORMING TO ASTM E1745 ON TOP OF FILL UNDER ALL INTERIOR SLABS AND BEAMS. OMIT ON TOP OF PILES.
B. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND USE MANUFACTURER'S RECOMMENDED ADHESIVE AND PRESSURE-SENSITIVE TAPE FOR SEALING HOLES AND JOINTS IN VAPOR BARRIER.
C. SHALL BE NEATLY PLACED, FOLLOW THE PROFILE OF THE BOTTOM OF THE SLAB AND BEAMS, AND BE IN INTIMATE CONTACT WITH THE FILL.

7. PILES:
ASTM D25 TREATED TIMBER PILES
A. PILE LENGTH: 65 ft.
B. MINIMUM TIP DIAMETER: 7"
C. MINIMUM DIAMETER 3'-0 FROM BUTT: 13
D. TREATMENT: C.C.A.; .80 PCF RETENTION PER AWPA SPECIFICATIONS.
E. CUT-OFF TREATMENT: BRUSH TREAT TOP OF PILE WITH COPPER NAPTHENATE CONFORMING TO AWPA SPECIFICATION M4.
F. FOLLOWING: PILES MAY BE FOLLOWED. ALLOW 1'-0" FOR CUT-OFF.
G. PREDRILL: 55 ft., 6"ø BLUE DEMON SH-800 THREE BLADE WET-ROTARY BIT.
H. HAMMER: NO. 1 VULCAN (15,000 FT.-LBS)
I. EXPLORATORY PILES: 8 REQUIRED IN NON-PERMANENT LOCATIONS.
J. LOAD TEST: NEW ORLEANS BUILDING CODE, 1 REQUIRED
K. DESIGN LOAD 22 TONS

8. CONCRETE:
A. ACI 301-10 SPECIFICATIONS
B. NORMAL WEIGHT CONCRETE: 150 PCF
C. COMPRESSIVE STRENGTH AT 28 DAYS: 4,000 PSI

9. REINFORCING STEEL:
A. REINFORCING BARS: ASTM A615, GRADE 60 OR 75
B. WELDABLE REINFORCING BARS: ASTM A706, GRADE 60
C. WELDED WIRE MESH: ASTM A1064
D. CONTRACTOR SHALL INCLUDE IN THE COST OF HIS BID, AN ADDITIONAL 5 TONS OF REINFORCING STEEL. THIS COST SHALL INCLUDE FABRICATION, TRANSPORTATION, INSTALLATION, ETC. OF ADDITIONAL REINFORCING STEEL. COST OF ADDITIONAL REINFORCING STEEL NOT UTILIZED DURING CONSTRUCTION WILL BE CREDITED BACK TO THE OWNER VIA CHANGE ORDER AT THE UNIT PRICE PROVIDED ON THE BID FORM.

10. REINFORCING CLEARANCES REQUIRED FOR STRUCTURALLY SUPPORTED CONCRETE ARE AS FOLLOWS:
ACI 117 STANDARDS. UNLESS SPECIFICALLY NOTED OR SHOWN ON THE DRAWINGS, REINFORCING CLEARANCES SHALL BE AS FOLLOWS:
A. SLABS: 3/4" CLEAR TOP & BOTTOM FORMED, 1" CLEAR BOTTOM, 3/4" CLEAR TOP ON GRADE.
B. BEAMS: 1-1/2" CLEAR BOTTOM FORMED, 3" CLEAR BOTTOM CAST ON EARTH, 1-1/2" CLEAR SIDES AND TOP FORMED, 3" CLEAR SIDES EARTH FORMED, 1-1/2" CLEAR TOP.
C. COLUMNS: 1-1/2" CLEAR, TYPICAL.
D. WALLS: 1-1/2" CLEAR, TYPICAL.

11. REINFORCING DETAILS FOR STRUCTURALLY SUPPORTED CONCRETE:
ACI 315 STANDARDS. UNLESS SPECIFICALLY NOTED OR SHOWN ON THE DRAWINGS, BAR LAPS AND CONFIGURATIONS SHALL BE AS FOLLOWS:
A. TOP BARS: HOOK AT NON-CONTINUOUS ENDS. LAP 30 DIAS. AT MID-SPAN. FOR CONTINUOUS REINFORCING NOTED ON THE CONSTRUCTION DOCUMENTS AS FULLY CONT., SEE NOTE "F".
B. BOTTOM BARS: LAP 6" AT CENTER OF SUPPORT.
C. TEMPERATURE BARS IN SLAB AND INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS: TENSION LAP SPLICES, SEE NOTE "F".
D. SLAB TOP REINFORCING SUPPORT BARS: SLAB TOP REINFORCING BARS LESS THAN 6 FEET IN LENGTH SHALL HAVE 2-#4 CONT. SUPPORT BARS AND SLAB TOP REINFORCING BARS GREATER THAN 6 FEET IN LENGTH SHALL HAVE #4 SUPPORT BARS EQUALLY SPACED AT NO MORE THAN 4'-0" O.C.
E. CORNER BARS: PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS, CORNER BARS SHALL LAP WITH HORIZONTAL BARS. PROVIDE "U" BARS AT WALL ENDS. LAP #3 TO #6 BARS 30" EACH WAY AND LAP #7 TO #11 BARS 48" EACH WAY. HOOK INSIDE BARS IN WALLS AT ENDS.
F. LAP SPLICE TABLE FOR FULLY CONTINUOUS REINFORCING:

LAP SPLICES (INCHES)										
	LOCATION	BAR SIZE								
		#3	#4	#5	#6	#7	#8	#9	#10	#11
SLABS	TOP	15	24	36	48	78	96	117	140	165
	OTHER	12	19	28	37	60	74	90	108	127
OTHER	TOP	24	32	40	48	70	80	91	102	113
	OTHER	19	25	31	37	54	62	70	79	87

NOTE:
REQUIRED TENSION LAP SPLICE LENGTHS FOR $f'c$=4,000 PSI. FOR HIGHER OR LOWER VALUES OF $f'c$. LAP LENGTHS MAY BE ADJUSTED ACCORDINGLY. SUBMIT PROPOSED LENGTHS FOR APPROVAL.

12. CONDUITS AND PIPES EMBEDDED IN CONCRETE:
A. CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH APPROVAL OF THE ENGINEER, PROVIDED THAT REGULATIONS ARE FOLLOWED AS OUTLINED IN THE APPLICABLE ACI CODES.
B. CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB OR BEAM SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION AS DETERMINED BY THE ENGINEER.
C. SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 11/2" OF SLAB THICKNESS AND 1/3 THE OVERALL THICKNESS OF BEAMS IN WHICH THEY ARE EMBEDDED, AND THEY SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL, A DIAGRAM DEPICTING THE HOME RUNS OF CONDUIT TO ALL PANELS, TYPICAL.
D. IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION IN ORDER TO INSTALL CONDUITS AND PIPES.
E. COORDINATION MUST BE MADE BY THE CONTRACTOR AT HIS EXPENSE TO FOLLOW THE ABOVE GUIDELINES.

13. STYROFOAM FILL:
ASTM D6817-11 STANDARD SPECIFICATIONS FOR RIGID CELLULAR POLYSTYRENE GEOFOAM FILL; TYPE EPS15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY RESTRAIN AND ANCHOR ALL MATERIAL FOR ALL CONDITIONS, (SUCH AS BUOYANCY OR LATERAL DISPLACEMENT DUE TO CONSTRUCTION METHOD, ETC.) DURING CONSTRUCTION.

14. STRUCTURAL STEEL:
A. A.I.S.C. SPECIFICATIONS; STEEL CONSTRUCTION MANUAL 14TH EDITION; ALL WIDE FLANGE SHAPES ASTM A992 GRADE 50, ALL MISCELLANEOUS SHAPES ASTM A36, HSS SHAPES ASTM A500 GRADE B Fy=46 ksi, STEEL PIPE ASTM A53 GRADE B Fy=35 ksi; HIGH STRENGTH BOLTS A325, 3/4"ø MIN. EXCEPT AS NOTED OTHERWISE; ANCHOR RODS AND BOLTS ASTM F1554 GRADE 36 EXCEPT AS NOTED OTHERWISE; HEADED CONCRETE ANCHOR (H.C.A.) PER A.W.S. SPECIFICATION D1.1; DEFORMED BAR ANCHOR (D.B.A.) ASTM A496; E-70 ELECTRODES.
B. ALL BEAM CONNECTIONS SHALL BE A.I.S.C. STANDARD FRAMED CONNECTIONS. SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE BOLTED, EXCEPT CONNECTIONS TO EXISTING CONSTRUCTION SHALL BE WELDED. CONNECTIONS NOT SCHEDULED OR DETAILED OTHERWISE TO BE DESIGNED FOR 1/2 UNIFORM LOAD BEAM CAPACITY FOR PROPER BEAM SPAN AND 2/3 UNIFORM LOAD BEAM CAPACITY FOR PROPER BEAM SPAN FOR COMPOSITE BEAMS.
C. ALL STRUCTURAL STEEL ITEMS AND RESPECTIVE ANCHORS AND FASTENERS PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123. PROVIDE VENT HOLES AS REQUIRED. TOUCH UP ALL DAMAGED COATING WITH HOT STICK GALVANIZING PER ASTM A780. SEE ARCHITECT FOR PAINTING.
D. CONTRACTOR SHALL INCLUDE IN THE COST OF HIS BID, AN ADDITIONAL 2 TONS OF STRUCTURAL STEEL. THIS COST SHALL INCLUDE FABRICATION, TRANSPORTATION, INSTALLATION, ETC. OF ADDITIONAL STRUCTURAL STEEL. COST OF ADDITIONAL STRUCTURAL STEEL NOT UTILIZED DURING CONSTRUCTION WILL BE CREDITED BACK TO THE OWNER VIA CHANGE ORDER AT THE UNIT PRICE PROVIDED ON THE BID FORM.

15. FRAMING LUMBER:
A. SOUTHERN YELLOW PINE MINIMUM No.2 KILN DRIED.
B. AT TIME OF FABRICATION, MC-19 (19% MOISTURE CONTENT).
C. ALL WOOD FRAMING, FABRICATION, CONNECTIONS AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION, THE PLYWOOD DESIGN SPECIFICATION BY AMERICAN PLYWOOD ASSOCIATION, WCD 1 "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION, AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, CHAPTER 23.
D. JOIST WHICH FRAME INTO SUPPORTING BEAMS AT THE SAME ELEVATION SHALL BE CONNECTED WITH BA TOP FLANGE JOIST HANGERS. USE LSSU JOIST HANGERS AT RIDGE AND HIP LOCATIONS. USE HCP CONNECTORS AT ALL HIP BEARING LOCATIONS. USE HRC44 TYPICALLY AT RIDGE AND HIP INTERSECTIONS. USE CC & ECC COLUMN CAPS AND ABU AND CBSO COLUMN BASES AS REQ'D. ALL CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL. HANGERS/CONNECTORS SHALL BE SIZED FOR THE MEMBER SUPPORTED.
E. WOOD FRAMING ADJACENT TO STEEL CONSTRUCTION SHALL BE FASTENED TO STEEL FRAMING WITH POWDER ACTUATED FASTENERS.
F. UNLESS OTHERWISE NOTED, ALL LUMBER PERMANENTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH COPPER AZOLE-TYPE B (CA-B) IN ACCORDANCE WITH CURRENT AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS P5 AND SECTION U1 FOR RETENTION OF PRESERVATIVES AND SECTION T1, TABLE 12-SAWN PRODUCTS FOR PENETRATION OF PRESERVATIVE OR APPROVED EQUAL.
G. ALL HARDWARE IN CONTACT W/ TREATED LUMBER SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A653, CLASS C185 WITH 1.85 OZ OF ZINC COATING PER SQUARE FOOT, MINIMUM. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A153. STAINLESS STEEL FASTENERS MAY BE EMPLOYED AT CONTRACTOR'S OPTION.
H. PLACE 15 MIL. VAPOR BARRIER BETWEEN ANY WOOD IN CONTACT WITH BRICK OR CMU MASONRY

16. ENGINEERED LUMBER:
A. ALL LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLLAM AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUAL.
B. ALL PARALLEL STRAND LUMBER (PSL) SHALL BE PARALLAM AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUAL.
C. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR FABRICATION; LABELING, ERECTION, AND INSTALLATION REQUIREMENTS.
D. WHERE TREATED ENGINEERED LUMBER IS SPECIFIED, FOLLOW MANUFACTURERS RECOMMENDATIONS FOR TREATMENT AND PENETRATION INTO THE MATERIAL FOR EACH SPECIFIC TYPE OF ENGINEERED LUMBER.

17. ENGINEERED WOOD JOISTS:
JOISTS DESIGNATED SUCH AS "TJI JOISTS" ARE PLYWOOD WEB WOOD JOISTS AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUAL. INSTALL CONNECT. PROVIDE BRIDGING, WEB STIFFENERS, ETC. IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

18. MECHANICAL EQUIPMENT:
A. PRIOR TO THE DETAILING OF ANY STRUCTURAL MATERIALS INVOLVED IN THE SUPPORT OF MECHANICAL EQUIPMENT, THE CONTRACTOR SHALL FURNISH TO THE ARCHITECT ALL INFORMATION RELATIVE TO LOADS, LOAD POINTS, DIMENSIONS, ETC. OF THE ACTUAL EQUIPMENT WHICH IS TO BE FURNISHED.
B. ALL DETAILS AND MEMBER SIZES SHOWN ON THE STRUCTURAL DRAWINGS ARE TENTATIVE UNTIL SUCH TIME AS THIS INFORMATION IS REVIEWED BY THE ARCHITECT.
C. LOCATION OF SUPPORT BEAMS TO BE VERIFIED AND/OR COORDINATED BY THE GENERAL CONTRACTOR WITH FINAL MECHANICAL EQUIPMENT LOCATIONS, SIZES, AND CONNECTION POINTS.
D. CONNECTIONS OF ALL EQUIPMENT TO THE STRUCTURE PROVIDED ON THESE DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THROUGH DELEGATED DESIGN BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. CALCULATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. ALTERNATELY, PUBLISHED COMPLIANCE WITH ALL PROJECT SPECIFIC WIND AND SEISMIC LOADS BY THE EQUIPMENT MANUFACTURER WILL BE ACCEPTED.
E. ALL COST ASSOCIATED WITH CHANGES TO BASIS OF DESIGN EQUIPMENT RESULTING IN REQUIRED CHANGES TO THE STRUCTURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
F. COORDINATION MUST BE MADE BY THE CONTRACTOR AT HIS EXPENSE TO FOLLOW THE ABOVE GUIDELINES.

19. WELDING PRECAUTIONS:
A. FIRE PREVENTION: AT ALL TIMES DURING WELDING AND TORCH CUTTING IN THE EXISTING BUILDING THE CONTRACTOR SHALL HAVE ADEQUATE FIRE FIGHTING EQUIPMENT READY FOR USE AT THE LOCATION OF THE WELDING. THE WELDING AND TORCH CUTTING PROCESS SHALL BE CLOSELY OBSERVED AND MONITORED BY THE CONTRACTOR SO AS TO PREVENT THE IGNITING OF ANY COMBUSTIBLES IN THE CONSTRUCTION AREA. OBSERVATIONS SHALL CONTINUE FOR AT LEAST 4 HOURS AFTER WELDING IN A PARTICULAR AREA HAS CEASED.
B. PROVIDE ADEQUATE VENTILATION AS TO TOTALLY EXHAUST WELDING FUMES OUT OF THE CONSTRUCTION AREA SO AS NOT TO CONTAMINATE ANY PORTION OF THE EXISTING BUILDING.

20. POST INSTALLED ANCHORS TO HARDENED CONCRETE:
A. IN THE INSTALLATION OF ANCHORS, CARE SHALL BE EXERCISED SO AS NOT TO NICK OR CUT EXISTING REINFORCING, CONDUIT, ETC. SEE GENERAL NOTE 4 FOR PROCEDURE FOR DRILLING HOLES IN EXISTING CONCRETE.
B. UNLESS NOTED OTHERWISE, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. OR APPROVED EQUAL.
1. ANCHORAGE TO CONCRETE:
a. ADHESIVE ANCHORS : HILTI HIT-HY 200 SAFE SET SYSTEM WITH HAS-E THREADED ROD.
b. REBAR DOWELING: HILTI HIT-HY 200 SAFE SET SYSTEM.
c. EXPANSION ANCHORS: HILTI KWIK BOLT-TZ2
2. ANCHORAGE TO SOLID GROUTED MASONRY: HILTI HIT-HY 270 MASONRY ADHESIVE ANCHORING SYSTEM
3. ANCHORAGE TO HOLLOW / MULTI-WYTHE MASONRY: HILTI HIT-HY 270 MASONRY ADHESIVE ANCHORING SYSTEM
C. INSTALL ANCHORS AS PER THE MANUFACTURER'S INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
D. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFIS SYSTEM.
E. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURE'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
F. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALLATION OF ANCHORS SHALL BE IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE CONTRACT DRAWINGS.

21. OTHER WORK:
COORDINATE ALL OTHER WORK WITH STRUCTURAL. UNLESS DETAILED OR SPECIFIED, THE ARCHITECT IS TO APPROVE ALL OPENINGS, SLEEVES, EMBEDDED ITEMS ETC. INVOLVED IN STRUCTURAL WORK PRIOR TO THEIR BEING SET. DO NOT CUT OR DRILL HOLES IN STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT. ALL SUCH ITEMS SHALL NOT IMPAIR THE STRUCTURAL INTEGRITY OF THE MEMBER AS DETERMINED BY THE ENGINEER OF RECORD.

22. CONCRETE MASONRY UNIT CONSTRUCTION:
A. ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530/530.1-11 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
B. ALL MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C 90. ASSEMBLED CONCRETE MASONRY SHALL ATTAIN AN ULTIMATE NET AREA COMPRESSIVE STRENGTH (f'm) OF 2,000 PSI.
C. NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS: 1,900 PSI MIN.
D. ALL MORTAR SHALL BE TYPE S IN CONFORMANCE WITH ASTM C 270.
E. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60. SEE DETAILS FOR HORIZONTAL AND VERTICAL REINFORCING REQUIREMENTS. VERTICAL REINFORCING SHALL BE POSITIVELY SECURED IN PLACE AT 4'-0" MAX.
F. THE MASONRY CONTRACTOR SHALL BUILD, REINFORCE AND GROUT THE WALLS IN 4'-0" LIFTS (MAX.), VIBRATING THE GROUT IMMEDIATELY AFTER PLACEMENT.
G. ALL REINFORCED CELLS SHALL BE FULLY GROUTED FROM TOP TO BOTTOM. GROUT SHALL BE 3,000 PSI FINE GROUT IN ACCORDANCE WITH ASTM C476.
H. PROVIDE #9 DOWELS AT SAME SPACING AS VERTICAL REINFORCING FROM WALLS, SLABS, BEAMS OR FOOTINGS BELOW, DOWELS INTO FOOTINGS SHALL HAVE STANDARD ACI HOOKS.
I. VERTICAL BARS SHALL BE LAP SPLICED AS FOLLOWS:

BAR SIZE	CENTER PLACEMENT	OFF-CENTER PLACEMENT
#3	12"	19"
#4	15"	34"
#5	23"	45"
#6	43"	54"
#7	60"	62"
#8	72"	72"
#9	NOT PERMITTED	NOT PERMITTED

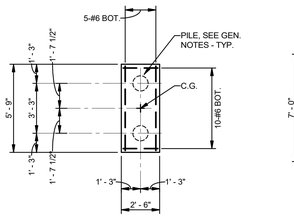
ONLY ONE LAP SPLICE PER FLOOR WILL BE PERMITTED.
J. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 2 INCHES BY 3 INCHES.
K. PROVIDE INSPECTION PORTS AT BOTTOM OF WALLS AT 10'-0" O.C. MAX AT REINFORCED CELL LOCATIONS.
L. WHERE "U"-BLOCK CAPS TOP OF WALL, PUNCH HOLE IN BOTTOM OF "U"-BLOCK TO EXTEND WALL REINFORCING INTO "U"-BLOCK.
M. AN INDEPENDENT TESTING LAB, AS HIRED BY THE OWNER, SHALL PERFORM PERIODIC ON-SITE OBSERVATION TO OBSERVE MORTAR, GROUT MIXING, BAR PLACEMENT AND LAP SPLICES, BOND BEAM CONSTRUCTION, ETC.
N. CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO INCLUDE ALL REINFORCING, SPECIALTY ITEMS, MORTAR AND GROUT MIX, ETC. PRIOR TO PLACING ANY CONSTRUCTION.

23. DESIGN LOADS AND OTHER PERTINENT DESIGN INFORMATION:
A. BUILDING CODE: INTERNATIONAL BUILDING CODE 2021 / ASCE 7-16
B. FLOOR LIVE LOAD
1. RETAIL & FIRST FLOOR CORRIDORS: 100 PSF
2. FIRST FLOOR RESIDENTIAL: 40 PSF
3. UPPER FLOORS: 40 PSF
C. ROOF LIVE LOAD
1. 20 PSF
D. ROOF SNOW LOAD
1. GROUND SNOW LOAD (Pg): 0 PSF
E. WIND LOAD
1. WIND SPEEDS: Vult = 144 MPH; Vasd = 96 MPH
2. RISK CATEGORY: II
3. WIND EXPOSURE CATEGORY: C
4. INTERNAL PRESSURE COEFFICIENT: ±0.18
5. EDGE WIDTH: h=56', 0.2h=12', 0.6h=36', a=24'
6. COMPONENTS AND CLADDING PRESSURES:

COMPONENTS AND CLADDING DESIGN PRESSURES (PSF)										
ZONE / EWA (FT²)	2		3		4		5		PARAPET	OVERHANG
									4	5	2	3
≤ 10	24	-125	24	-171	54	-58	54	-72	-97	-124	-116	-162
20	23	-118	23	-155	51	-56	51	-67	-92	-113	-106	-143
50	21	-107	21	-133	49	-52	49	-61	-82	-98	-91	-119
100	19	-99	19	-118	47	-50	47	-57	-76	-86	-81	-100
200	19	-90	19	-101	44	-48	44	-51	-76	-86	-70	-81
≥500	19	-80	19	-80	40	-45	40	-45	-76	-86	-56	-56
≥1000	19	-80	19	-80	40	-45	40	-45	-76	-86	-56	-56

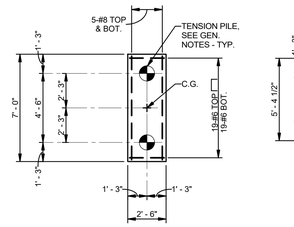
NOTES:
1.) EWA IS EFFECTIVE WIND AREA OF A STRUCTURAL COMPONENT.
2.) FOR ZONE DEFINITIONS, SEE ASCE 7-16 FIGURES 30.3-2A AND 30.3-1.
3.) PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
4.) WIND PRESSURES ABOVE ARE BASED ON Vult.

F. EARTHQUAKE DESIGN DATA
1. RISK CATEGORY: II
2. SEISMIC IMPORTANCE FACTOR (Ie): 1.0
3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
A. Ss: 0.086
B. S1: 0.053
4. SITE CLASS: E
5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
A. Sds: 0.137
B. Sd1: 0.148
6. SEISMIC DESIGN CATEGORY: C
7. BASIC SEISMIC-FORCE-RESISTING SYSTEM: WOOD FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
8. DESIGN BASE SHEAR: 155 KIPS
9. SEISMIC RESPONSE COEFFICIENTS (Cs): 0.02
10. RESPONSE MODIFICATION COEFFICIENT (R): 6.5
11. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE



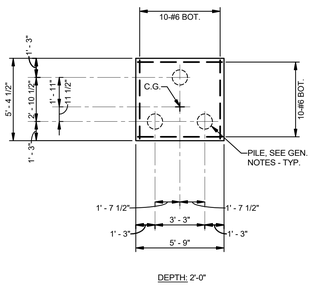
DEPTH: 2'-0"

2 DETAIL-2 PILE CAP (2PA)
S0.01 1/4" = 1'-0"



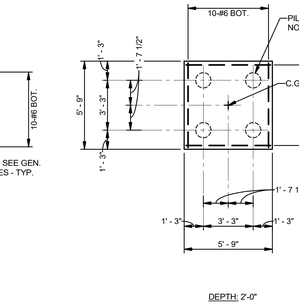
DEPTH: 2'-6"

3 DETAIL-2 PILE CAP (2PT)
S0.01 1/4" = 1'-0"



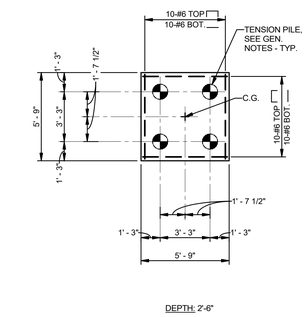
DEPTH: 2'-0"

4 DETAIL-3 PILE CAP (3PA)
S0.01 1/4" = 1'-0"



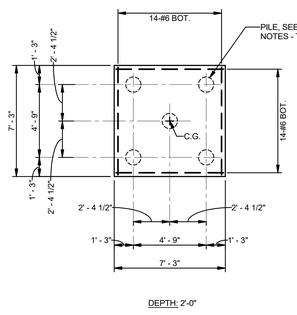
DEPTH: 2'-0"

5 DETAIL-4 PILE CAP (4PA)
S0.01 1/4" = 1'-0"



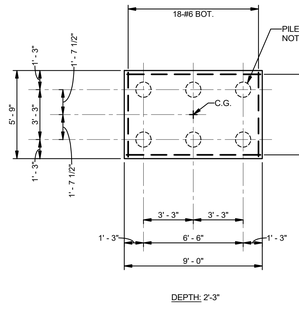
DEPTH: 2'-6"

6 DETAIL-4 PILE CAP (4PT)
S0.01 1/4" = 1'-0"



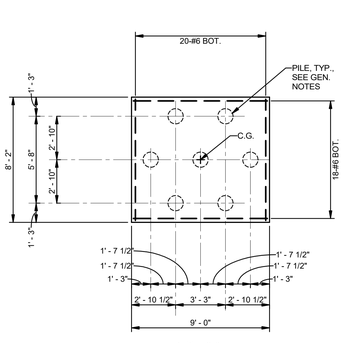
DEPTH: 2'-0"

7 DETAIL-5 PILE CAP (5PA)
S0.01 1/4" = 1'-0"



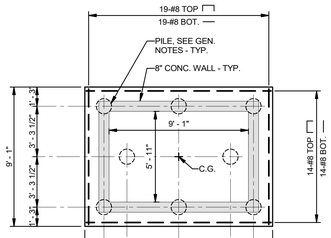
DEPTH: 2'-3"

8 DETAIL-6 PILE CAP (6PA)
S0.01 1/4" = 1'-0"



DEPTH: 2'-3"

9 DETAIL-7 PILE CAP (7PA)
S0.01 1/4" = 1'-0"



DEPTH: 2'-6"

NOTES: UNLESS OTHERWISE NOTED:
1. ELEVATOR PILE CAP AND PIT WALLS TO CONTAIN INTEGRAL XYPEX OR APPROVED EQUAL.
2. SEE ARCH FOR SUMP PIT LOCATION.

10 DETAIL-8 PILE CAP (8PA)
S0.01 1/4" = 1'-0"

1 SPECIAL INSPECTIONS
S0.02

SPECIAL INSPECTIONS DEFINITIONS AND ABBREVIATIONS

DEFINITIONS AND ABBREVIATIONS

a. FREQUENCY - REFERS TO THE FREQUENCY OF SPECIAL INSPECTION, WHICH MAY BE CONTINUOUS DURING THE TASK LISTED OR PERIODIC DURING THE LISTED TASK, AS DEFINED IN THE TABLE.

b. CONT - CONTINUOUS INSPECTION. SPECIAL INSPECTOR SHALL BE ON SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION.

c. PERIODIC - PERIODIC INSPECTION. INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE WITH APPROVED CONTRACT DOCUMENTS.

d. QC - FABRICATOR OR ERECTOR INSPECTION PERSONNEL.

e. QA - THIRD PARTY INSPECTION PERSONNEL QUALIFIED IN ACCORDANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS.

f. O - OBSERVE THESE ITEMS ON A RANDOM INTERMITTENT BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. FREQUENCY OF OBSERVATIONS SHALL BE ADEQUATE TO CONFIRM THAT THE WORK HAS BEEN PREFORMED IN ACCORDANCE WITH THE APPLICABLE DOCUMENTS.

g. P - PERFORM THESE TASKS PRIOR TO FINAL ACCEPTANCE FOR EACH WELDED JOINT OR MEMBER, BOLTED CONNECTION, OR COMPOSITE STEEL ELEMENT.

h. D - THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REPORT NEED NOT PROVIDE DETAILED MEASUREMENTS FOR JOINT FIT-UP, WPS SETTINGS, COMPLETED WELDS, OR OTHER INDIVIDUAL ITEMS LISTED IN THE TABLES. FOR SHOP FABRICATION, THE REPORT SHALL INDICATE THE PIECE MARK OF THE PIECE INSPECTED. FOR FIELD WORK, THE REPORT SHALL INDICATE THE REFERENCE GRID LINES AND FLOOR OR ELEVATION INSPECTED. WORK NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WHETHER THE NONCOMPLIANCE HAS BEEN SATISFACTORILY REPAIRED SHALL BE NOTED IN THE INSPECTION REPORT.

(IBC TABLE 1705.6)
REQUIRED SPECIAL INSPECTIONS TESTS OF SOILS

INSPECTION TASKS	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. VERIFY MATERIALS BELOW *SHALLOW FOUNDATIONS* ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACT MATERIAL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

(IBC TABLE 1705.7)
REQUIRED SPECIAL INSPECTIONS TESTS OF DRIVEN DEEP FOUNDATION ELEMENTS

INSPECTION TASKS	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. VERIFY ELEMENT MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS.	X	-
2. DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED.	X	-
3. INSPECTING DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	X	-
4. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT ANY DAMAGE TO FOUNDATION ELEMENT.	X	-
5. FOR STEEL ELEMENTS, PERFORM ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.2.	IN ACCORDANCE WITH SECTION 1705.2	
6. FOR CONCRETE ELEMENTS AND CONCRETE FILLED ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.	IN ACCORDANCE WITH SECTION 1705.3	
7. FOR SPECIALTY ELEMENTS, PERFORM ADDITIONAL INSPECTIONS AS DETERMINED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	IN ACCORDANCE WITH STATEMENT OF SPECIAL INSPECTIONS	

(IBC TABLE 1705.7)
REQUIRED SPECIAL INSPECTIONS TESTS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

INSPECTION TASKS	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	X	-
2. CONFIRM ELEMENTS DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	X	-
3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL *SPECIAL INSPECTIONS* IN ACCORDANCE WITH SECTION 1705.3.	IN ACCORDANCE WITH SECTION 1705.3	

(IBC TABLE 1705.3)
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

INSPECTION TASKS	CONTINUOUS INSPECTION	PERIODIC INSPECTION	REFERENCED STANDARD[a]	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	-	X	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	-
2. REINFORCING BAR WELDING:				
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X	AWS D1.4	-
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	-	X	ACI 318: 26.6.4	
C. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.				
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	-	ACI 318: 17.8.2.4	-
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	-	X	ACI 318: 17.8.2	
5. REVIEW CONCRETE MIX DESIGNS FOR COMPLIANCE WITH CONTRACT DOCUMENTS & VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. PRIOR TO CONCRETE PLACEMENT. FABRICATE SPECIMENS FOR STRENGTH TEST, PERFORM SLUMP AND AIR CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	-	ASTM C31 ASTM C172 ACI 318: 26.5, 26.12	-
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	ACI 318: 26.5	-
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	ACI 318: 26.5.3 - 26.5.5	-
9. INSPECT PRESTRESSED CONCRETE FOR:				
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-	ACI 318: 26.10	-
B. GROUTING OF BONDED PRESTRESSING TENDONS	X	-		
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: 26.9	-
11. FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURES ASSIGNED TO SEISMIC CATEGORY C, D, E, OR F, INSPECT SUCH CONNECTIONS AND REINFORCEMENT IN THE FIELD FOR:				
A. INSTALLATION OF THE EMBEDDED PARTS.	X	-	ACI 318: 26.13.1.3	-
B. COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS.	X	-	ACI 550.5	
C. COMPLETION OF CONNECTIONS IN THE FIELD.	X	-		
12. INSPECT INSTALLATION TOLERANCES OF PRECAST CONCRETE DIAPHRAGM CONNECTIONS FOR COMPLIANCE WITH ACI 550.5.	-	X	ACI 318: 26.13.1.3	-
13. 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.	-	X	ACI 318: 26.11.2	-
14. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1.2(b)	-

[a] WHERE APPLICABLE, SEE SECTION 1705.13.
[b] SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL INCLUDED IN THE RESEARCH REPORT FOT THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF STRUCTURAL STEEL CONSTRUCTION

INSPECTION OF WELDING

AISC 360 TABLE N5.4-1	INSPECTION TASKS PRIOR TO WELDING	QC	QA
WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS		P	O
WPS AVAILABLE		P	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE		P	P
MATERIAL IDENTIFICATION (TYPE/GRADE)		O	O
WELDER IDENTIFICATION SYSTEM[d]		O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)		O	O
FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y-, AND K-JOINTS WITHOUT BACKING • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)		P	O
CONFIGURATION AND FINISH OF ACCESS HOLES		O	O
FIT-UP OF FILLET WELDS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)		O	O
CHECK WELDING EQUIPMENT		O	-

[d] THE FABRICATOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

AISC 360 TABLE N5.4-2	INSPECTION TASKS DURING WELDING	QC	QA
CONTROL AND HANDLING OF WELDING CONSUMABLES • PACKAGING • EXPOSURE CONTROL		O	O
NO WELDING OVER CRACKED TACK WELDS		O	O
ENVIRONMENTAL CONDITIONS • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE		O	O
WPS FOLLOWED • SETTINGS ON WELDING EQUIPMENT • TRAVEL SPEED • SELECTED WELDING MATERIALS • SHIELDING GAS TYPE/FLOW RATE • PREHEAT APPLIED • INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) • PROPER POSITION (F, V, H, OH)		O	O
WELDING TECHNIQUES • INTERPASS AND FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS		O	O
PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS		O	O

AISC 360 TABLE N5.4-3	INSPECTION TASKS AFTER WELDING	QC	QA
WELDS CLEANED		O	O
SIZE, LENGTH AND LOCATION OF WELDS		P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA • CRACK PROHIBITION • WELD/BASE-METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY		P	P
ARC STRIKES		P	P
K-AREA [e]		P	P
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES [f]		P	P
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)		P	P
REPAIR ACTIVITIES		P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER		P	P
NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT APPROVAL OF THE EOR		O	O

[e] WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENER HAS BEEN PERFORMED IN THE *K*-AREA, VISUALLY INSPECT THE WEB *K*-AREA FOR CRACKS WITHIN 3 INCHES OF THE WELD.
[f] AFTER ROLLED HEAVY SHAPES (SEE SECTION A3.1c) AND BUILT-UP HEAVY SHAPES (SEE SECTION A3.1d) ARE WELDED, VISUALLY INSPECT THE WELD ACCESS HOLE FOR CRACKS.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF STRUCTURAL STEEL CONSTRUCTION

INSPECTION OF BOLTING

AISC 360 TABLE N5.6-1	INSPECTION TASKS PRIOR TO BOLTING	QC	QA
MANUFACTURERS CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS		O	P
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS		O	O
CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)		O	O
CORRECT BOLTING PROCEDURE SELECTED FOR JOINT DETAIL		O	O
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS		O	O
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED		P	O
PROTECTED STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS		O	O

AISC 360 TABLE N5.6-2	INSPECTION TASKS DURING BOLTING	QC	QA
FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS AND NUTS ARE POSITIONED AS REQUIRED		O	O
JOINT BROUGHT TO THE SNUG TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION		O	O
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING		O	O
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC *SPECIFICATION*, PROGRESSING SYSTEMATICALLY FROM MOST RIGID POINT TOWARD THE FREE EDGES		O	O

AISC 360 TABLE N5.6-3	INSPECTION TASKS AFTER BOLTING	QC	QA
DOCUMENT ACCEPTED AND REJECTED CONNECTIONS		P	P

(TMS 402-16/TMS 602-16 - TABLE 3)
MINIMUM VERIFICATION REQUIREMENTS OF MASONRY

MINIMUM VERIFICATION	REQUIRED FOR QUALITY ASSURANCE[a]			REFERENCE FOR CRITERIA
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 602
PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS	R	R	R	ART. 1.5
PRIOR TO CONSTRUCTION, VERIFICATION OF f'_m AND f'_{AAC}, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE	NR	R	R	ART. 1.4B
DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE	NR	R	R	ART. 1.5 & 1.6.3
DURING CONSTRUCTION, VERIFICATION OF f'_m AND f'_{AAC} FOR EVERY 5,000 SQ. FT. (465 SQ.M)	NR	NR	R	ART. 1.4B
DURING CONSTRUCTION, VERIFICATION OF PROPORTIONS OF MATERIALS AS DELIVERED TO THE PROJECT SITE FOR PREMIXED OR PRERLENDED MORTAR, PRESTRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT	NR	NR	R	ART. 1.4B

[a] R=REQUIRED, NR=NOT REQUIRED

(TMS 402-16/TMS 602-16 - TABLE 4)
MINIMUM SPECIAL INSPECTION REQUIREMENTS OF MASONRY

INSPECTION TASK	FREQUENCY[a][b]			REFERENCE FOR CRITERIA	
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. AS MASONRY CONSTRUCTION BEGINS. VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. PROPORTIONS OF SITE-PREPARED MORTAR	NR	P	P	ART. 1.5	ART. 2.1, 2.6A, & 2.6C
B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 2.4B & 2.4H
C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 3.4 & 3.6A
D. PRESTRESSING TECHNIQUE	NR	P	P		ART. 3.6B
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	NR	C[b]/P[c]	C		ART. 2.1C.1
F. SAMPLE PANEL CONSTRUCTION	NR	P	C		ART. 1.6D
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. GROUT SPACE	NR	P	C		ART. 3.2D & 3.2F
B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P	SEC. 10.8 & 10.9	ART. 2.4 & 3.6
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	P	C	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2E & 3.4
D. PROPERTIES OF SIT-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	NR	P	P		ART. 2.6B & 2.4G.1.b
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:					
A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR	P	P		ART. 1.5
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR	P	P		ART. 3.3B
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR	P	P		ART. 3.3F
D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	NR	P	C	SEC. 1.2.1(e), 6.2.1, & 6.3.1	
E. WELDING OF REINFORCEMENT	NR	C	C	SEC. 6.1.6.1.2	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F (4.4°C)) OR HOT WEATHER (TEMPERATURE ABOVE 90°F (32.2°C))	NR	P	P		ART. 1.8C & 1.8D
G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	NR	C	C		ART. 3.6B
H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	NR	C	C		ART. 3.5 & 3.6C
I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	NR	C[b]/P[c]	C		ART. 3.3B.9 & 3.3F.1.b
4. OBSERVE PREPARATIONS OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	NR	P	C		ART. 1.4B.2.a.3, 1.4B.2.b.3, 1.4B.2.c.3, 1.4B.3, & 1.4B.4

[a] FREQUENCY REFERS TO THE FREQUENCY OF INSPECTION, WHICH MAY BE CONTINUOUS DURING THE LISTED TASK OR PERIODICALLY DURING THE LISTED TASK, AS DEFINED IN THE TABLE. NR=NOR REQUIRED, P=PERIODIC, C=CONTINUOUS
[b] REQUIRED FOR THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.
[c] REQUIRED AFTER THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS

NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

SPECIAL INSPECTIONS

S0.02

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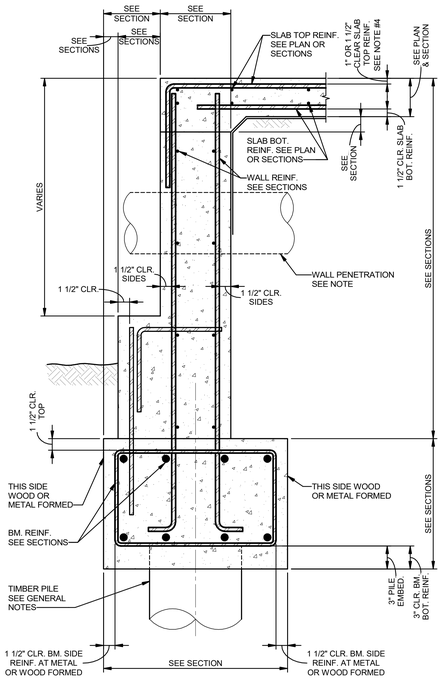
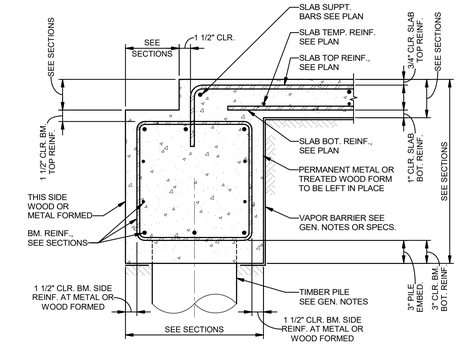


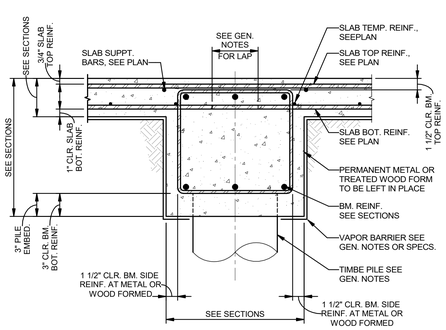
NOTES: UNLESS NOTED OTHERWISE:
1. DETAIL SHOWN IS TO ILLUSTRATE REINFORCEMENT PLACEMENT AND OTHER BEAM DETAILS.
2. SEE PLANS, SCHEDULES, DETAILS, AND SECTIONS FOR DIMENSIONS. ELEVATIONS, AND REINFORCING SIZES AND QUANTITIES.
3. GRADE BEAM LONGITUDIANL REINF. TO RUN CONTINUOS THRU PILE CAPS. BEAM STIRRUPS TO BE PLACED FROM FACE OF CAP TO FACE OF CAP. WHERE GRADE BEAMS ARE NOT POURED MONOLITHIC W/ PILE CAPS, PROVIDE DOWELS (SAME SIZE & QUALITY) TO FULL TENSION LAP W/ GRADE BEAM REINF.
4. PROVIDE 1 1/2" CLEAR TOP REINFORCING AT SLABS EXPOSED TO WEATHER, I.E. LOCATED OUTSIDE OR NOT WITHIN ENCLOSED SPACES.

1 S0.03 DETAIL-TYPICAL EXTERIOR FIRST FLOOR CONCRETE BEAM AT TIMBER PILES
NTS



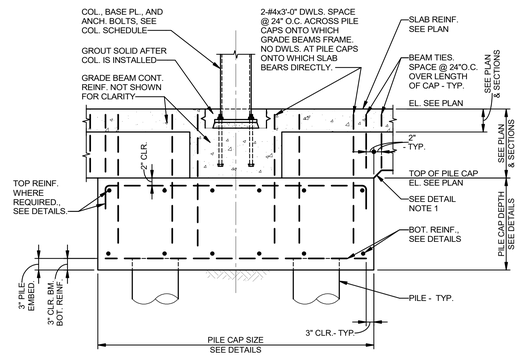
NOTES: UNLESS NOTED OTHERWISE:
1. DETAIL SHOWN IS TO ILLUSTRATE REINFORCEMENT PLACEMENT AND OTHER BEAM DETAILS.
2. SEE PLANS, SCHEDULES, DETAILS, AND SECTIONS FOR DIMENSIONS. ELEVATIONS, AND REINFORCING SIZES AND QUANTITIES.

2 S0.03 DETAIL-TYPICAL EXTERIOR FIRST FLOOR CONCRETE BEAM W/ LEDGE AT TIMBER PILES



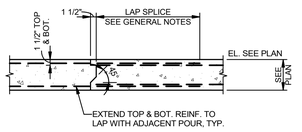
NOTES: UNLESS NOTED OTHERWISE:
1. DETAIL SHOWN IS TO ILLUSTRATE REINFORCEMENT PLACEMENT AND OTHER BEAM DETAILS.
2. SEE PLANS, SCHEDULES, DETAILS, AND SECTIONS FOR DIMENSIONS. ELEVATIONS, AND REINFORCING SIZES AND QUANTITIES.

3 S0.03 DETAIL-TYPICAL INTERIOR FIRST FLOOR CONCRETE BEAM AT TIMBER PILES
NTS



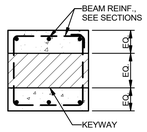
NOTES: UNLESS NOTED OTHERWISE:
1. WHERE BOTTOM OF GRADE BEAM IS ABOVE TOP OF PILE CAP, POUR DOWN, AT FACE OF PILE CAP, GRADE BEAM TO TOP OF CAP.
2. ALL SIDES OF PILE CAP TO BE FORMED.
3. PROVIDE 1"ø HOLES IN STEEL COLUMN WEB TO ALLOW GRADE BEAM TOP REINFORCING TO PASS THROUGH UNINTERRUPTED. OFFSET TOP REINFORCING ON 1:6 SLOPE (IN PLAN) TO AVOID STEEL COLUMN FLANGES. IT WILL BE ALLOWABLE TO OMIT 6" LAP REQUIREMENT AT 50% OF BOTTOM BARS AT ANY COLUMN DUE TO INTERFERENCES. ALL MODIFICATIONS TO BE SHOWN ON SHOP DRAWINGS.

4 S0.03 DETAIL-TYPICAL PILE CAP W/ STEEL COLUMN AT TIMBER PILES
NTS



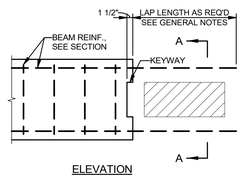
NOTES: UNLESS NOTED OTHERWISE:
1. LOCATIONS OF CONSTRUCTION JOINTS TO BE APPROVED BY ENGINEER.
2. REINFORCING IN OPPOSITE DIRECTION NOT SHOWN.

6 S0.03 DETAIL-TYPICAL FLOOR SLAB CONSTRUCTION JOINT
NTS

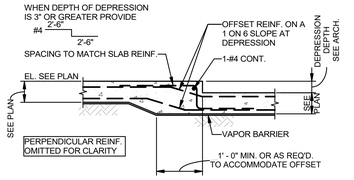


SECTION A-A

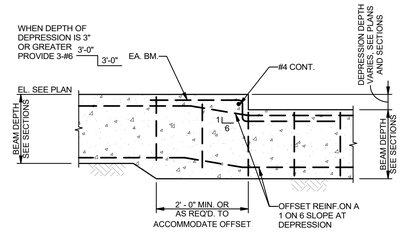
7 S0.03 DETAIL-TYPICAL CONCRETE BEAM BULKHEAD
NTS



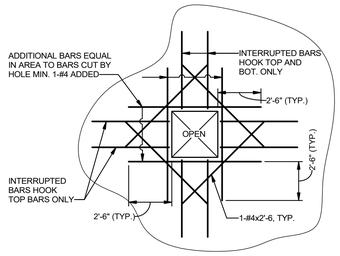
ELEVATION



8 S0.03 DETAIL-TYPICAL SLAB DEPRESSION
NTS

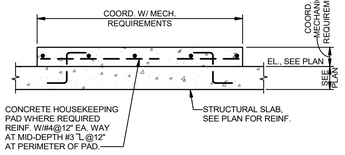


9 S0.03 DETAIL-CONCRETE BEAM DEPRESSION
NTS

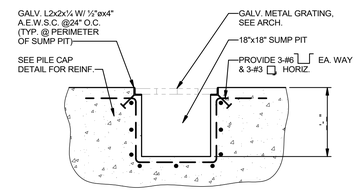


NOTES: UNLESS NOTED OTHERWISE:
1. OMIT ADDED BARS FOR HOLES 10" OR LESS AND RUN NORMAL REINFORCING BY SIDE OF HOLE.
2. WHERE HOLES ARE NEAR OR AGAINST BEAMS OR COLUMNS AND ADDED REINFORCING CANNOT BE EXTENDED AS SHOWN, HOOK AFFECTED END.
3. LOCATIONS OF ALL OPENINGS SHALL BE AS SHOWN ON ARCH. DWGS.

11 S0.03 DETAIL-TYPICAL SLAB PENETRATION
NTS

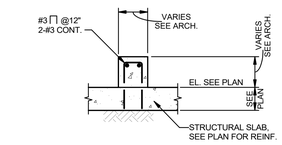


12 S0.03 DETAIL-HOUSEKEEPING PAD
NTS



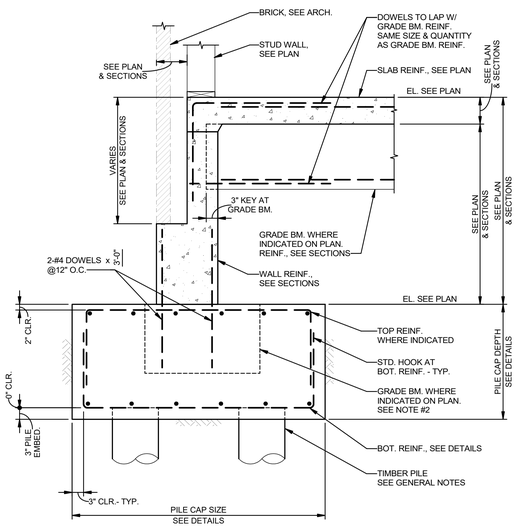
NOTES: UNLESS NOTED OTHERWISE:
1. PLACE TWO TOP BARS EACH SIDE OF SUMP PIT, EACH DIRECTIO

13 S0.03 DETAIL-TYPICAL ELEVATOR SUMP
NTS



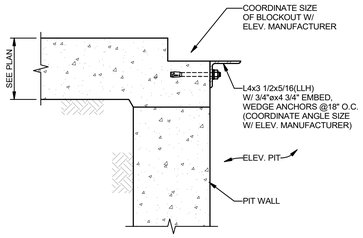
NOTES: UNLESS NOTED OTHERWISE:
1. COORD. EXTENTS AND LOCATIONS OF ALL CURBS W/ ARCH. DWG'S.
2. OMIT CURB AT DOORS.

10 S0.03 DETAIL-TYPICAL CURBS (1ST FLOOR)
NTS

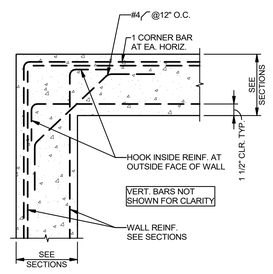


NOTES: UNLESS NOTED OTHERWISE:
1. ALL SIDES OF PILE CAP TO BE FORMED.
2. GRADE BEAM LONGITUDINAL REINF. TO RUN CONTINUOUS THRU PILE CAPS. BEAM STIRRUPS INDICATED IN SECTIONS OR SCHEDULE TO BE PLACED FROM FACE OF CAP TO FACE OF CAP AND STIRRUPS THRU PILE CAP TO BE AT 24" O.C. WHERE GRADE BEAMS ARE NOT POURED MONOLITHIC W/ PILE CAPS, PROVIDE DOWELS (SAME SIZE & QUALITY) TO FULL TENSION LAP W/ GRADE BEAM REINF.

5 S0.03 DETAIL - TYPICAL EXTERIOR PILE CAP AT TIMBER PILES



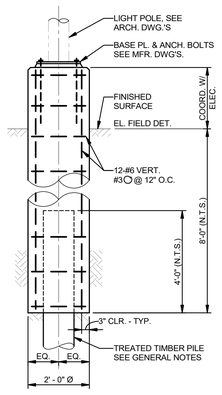
14 S0.03 DETAIL-TYPICAL ELEVATOR SILL
NTS



PLAN VIEW

NOTES: UNLESS NOTED OTHERWISE:
1. DETAIL SHOWN IS TO ILLUSTRATE REINFORCING PLACEMENT ONLY
2. SEE PLANS, DETAILS AND SECTIONS FOR DIMENSIONS, ELEVATIONS, AND MAIN WALL REINFORCING SIZES AND QUANTITIES.

15 S0.03 DETAIL- TYPICAL WALL REINFORCING LAYOUT



NOTES: UNLESS NOTED OTHERWISE:
COORD. LOCATION W/ELEC. & ARCH. DRAWINGS.

16 S0.03 DETAIL-LIGHT POLE FOUNDATION

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
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NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

CONCRETE TYPICAL SECTIONS & DETAILS

S0.03

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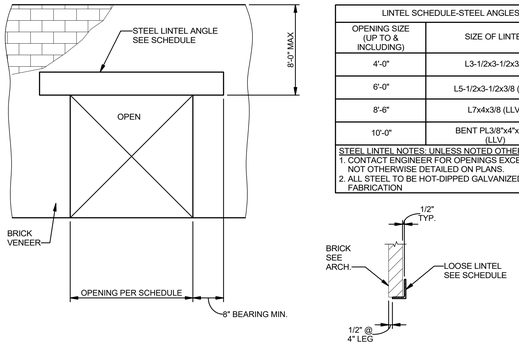
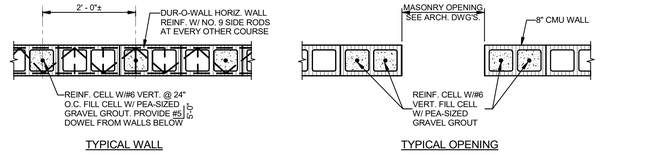
LINTEL SCHEDULE-STEEL ANGLES	
OPENING SIZE (UP TO & INCLUDING)	SIZE OF LINTEL
4'-0"	L3-1/2x3-1/2x3/8
6'-0"	L5-1/2x3-1/2x3/8 (LLV)
8'-6"	L7x4x3/8 (LLV)
10'-0"	BENT PL3/8"x4"x0'-9" (LLV)

STEEL LINTEL NOTES: UNLESS NOTED OTHERWISE:
1. CONTACT ENGINEER FOR OPENINGS EXCEEDING 10'-0" NOT OTHERWISE DETAILED ON PLANS.
2. ALL STEEL TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION

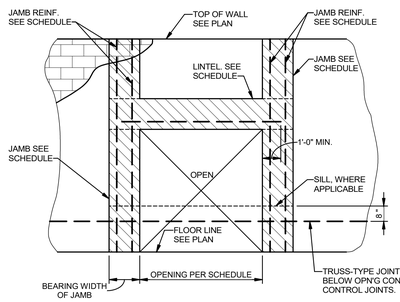


1 S0.04 LINTEL SCHEDULE - STEEL ANGLES
NTS



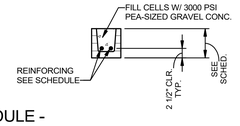
NOTES: UNLESS NOTED OTHERWISE:
1. IT WILL BE PERMISSIBLE TO REDUCE VERTICAL REINFORCING TO #4 BARS (IN LIEU OF #6's SHOWN) ABOVE THE SECOND FLOOR.

2 S0.04 TYPICAL DETAIL - CMU VERTICAL WALL REINFORCEMENT
NTS



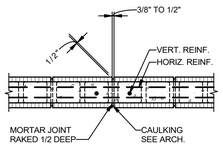
CMU LINTEL/SILL SCHEDULE-CONCRETE MASONRY UNITS		
OPENING SIZE (UP TO & INCLUDING)	LINTEL/SILL "U-BLOCK" SIZE AND REINFORCING	BEAR EA. END FULL DIMENSIONS SHOWN
4'-0"	16" "U-BLOCK" 2-#4 CONT. BOT.	8x16 2-#5 VERT
6'-0"	16" "U-BLOCK" 2-#4 CONT. BOT.	8x16 2-#5 VERT
9'-0"	16" "U-BLOCK" 2-#5 CONT. BOT.	8x16 2-#6 VERT
11'-0"	16" "U-BLOCK" 2-#5 CONT. TOP & BOT.	8x16 2-#7 VERT

CMU LINTEL/SILL NOTES: UNLESS NOTED OTHERWISE:
1. JAMBS TO EXTEND FROM SUPPORTING STRUCTURE/FLOOR LEVEL BELOW OPENING TO FLOOR LEVEL ABOVE OPENING.
2. ALL JAMBS ARE TO BE FILLED SOLID FULL HEIGHT W/ 3000 PSI PEA GRAVEL AGGREGATE CONCRETE.
3. AT 16" "U-BLOCKS", PROVIDE #2 @24" O.C.



NOTES: UNLESS NOTED OTHERWISE:
AT SILLS PROVIDE 8" "U-BLOCK" W/ 2-#5 CONT. BOT.-TYP. U.N.O.

3 S0.04 CMU LINTEL/SILL SCHEDULE - INT./EXT. WALL OPENINGS
NTS

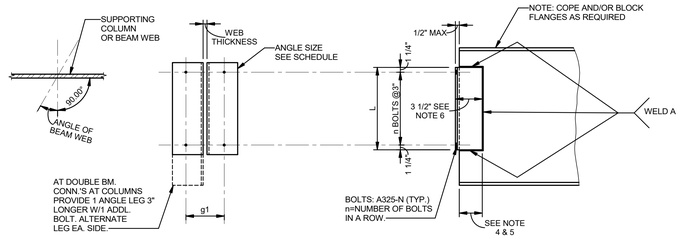


NOTES: UNLESS NOTED OTHERWISE:
1. HORIZONTAL REINF. CONTINUOUS THROUGH JOINT ONLY AT BOND BEAM OR LINTEL.

4 S0.04 TYPICAL CONTROL JOINT DETAIL
NTS

TYPICAL BEAM TO BEAM AND BEAM TO COLUMN CONNECTION SCHEDULE AND DETAIL

5 S0.04 NTS

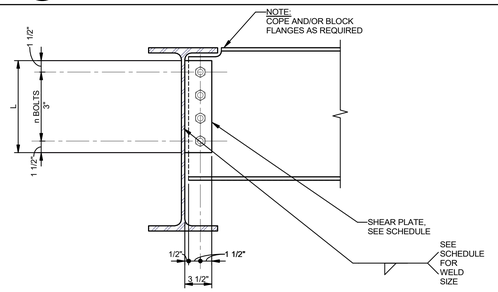


NOTES:
1. WHERE BEAMS AND GIRDERS FRAME INTO A W8 COLUMN OR THE WEB OF A W10 COLUMN, ANGLE SIZE 3x3xSAME THICKNESS SHALL BE USED AND g1 SHALL BE DECREASED 1 1/2" TYPICALLY.
2. FOR CHANNEL CONNECTIONS, USE ANGLE AND BOLTS FOR SIMILAR DEPTH BEAM SHOWN BELOW.
3. FOR ANGLES 0° TO 14° FROM PERPENDICULAR, ANGLES SHALL BE BENT.
4. FOR ANGLES 14° TO 33.7° FROM PERPENDICULAR, PROVIDE 2 BENT PLATES 3/8"x AS REQ'D. BY GEOMETRY (PROVIDE MIN. 3" WELD).
5. FOR ANGLES 33.7° TO 71.6° FROM PERPENDICULAR, PROVIDE 1 BENT PLATE 3/8"x AS REQ'D. BY GEOMETRY (PROVIDE MIN. 3" WELD).
6. LEG SHALL BE ADJUSTED WHERE REQUIRED BY GEOMETRY.

	ANGLES 0° TO 33.7°						ANGLES 33.7° TO 71.6°	
BEAM SIZE	ANGLE SIZE	L in.	n	g1	WELD A	BOLT DIAMETER	L in.	n
C8's, C10's, W8's & W10's	L4x3 1/2x5/16	5 1/2	2	5 1/2	3/16	3/4"	5 1/2	2
C12's & W12's	L4x3 1/2x5/16	5 1/2	2	5 1/2	3/16	3/4"	8 1/2	3
W14's	L4x3 1/2x5/16	8 1/2	3	5 1/2	3/16	3/4"	11 1/2	4
W16's	L4x3 1/2x5/16	8 1/2	3	5 1/2	3/16	3/4"	11 1/2	4
W18's	L4x3 1/2x5/16	11 1/2	4	5 1/2	3/16	3/4"	14 1/2	5
W21's	L4x3 1/2x5/16	11 1/2	4	5 1/2	3/16	3/4"	17 1/2	6
W24's	L4x3 1/2x5/16	14 1/2	5	5 1/2	3/16	3/4"		
W27's	L4x3 1/2x5/16	17 1/2	6	5 1/2	1/4	3/4"		
W30's	L4x3 1/2x3/8	20 1/2	7	5 1/2	1/4	3/4"		
W33's	L4x3 1/2x3/8	23 1/2	8	5 1/2	1/4	3/4"		
W36's	L4x3 1/2x3/8	26 1/2	9	5 1/2	1/4	3/4"		
W40's	L4x3 1/2x3/8	29 1/2	10	5 1/2	1/4	3/4"		

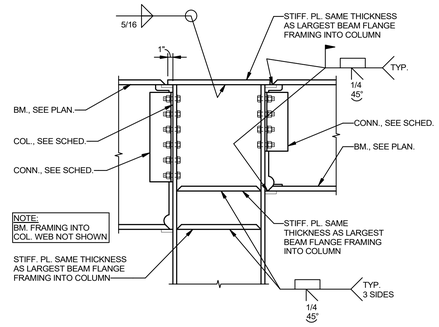
ALTERNATE BEAM TO BEAM CONNECTION SCHEDULE AND DETAIL

6 S0.04 NTS

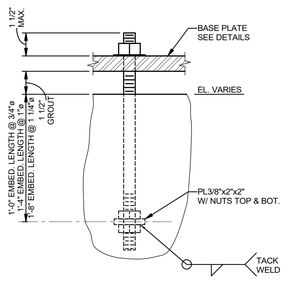


NOTES: UNLESS NOTED OTHERWISE:
1. ALL BOLTS SHALL BE A-325 (N).

BEAM SIZE	PLATE SIZE	L in.	n	WELD (TYP.) EA. SIDE	BOLT DIAMETER
W8's	5/16"x 3 1/2"	6	2	1/4	3/4"
W10's	5/16"x 3 1/2"	6	2	1/4	3/4"
W12's	5/16"x 3 1/2"	9	3	1/4	3/4"
W14's	5/16"x 3 1/2"	9	3	1/4	3/4"
W16's	5/16"x 3 1/2"	12	4	1/4	3/4"
W18's	5/16"x 3 1/2"	12	4	1/4	3/4"
W21's	3/8"x 3 1/2"	15	5	5/16	3/4"
W24's	3/8"x 3 1/2"	15	5	5/16	3/4"
W27's	3/8"x 3 1/2"	18	6	5/16	3/4"

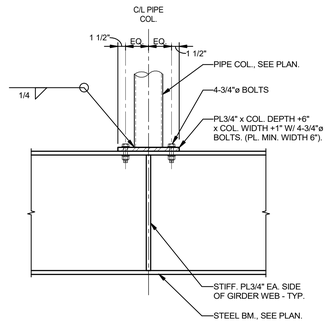


7 S0.04 DETAIL-TYPICAL MOMENT CONNECTION TO TOP OF COLUMN
NTS



NOTES: UNLESS NOTED OTHERWISE:
1. ALL ANCHOR BOLTS ASTM F1554 GR 36.
2. PROVIDE LEVELING NUTS AS REQ'D TO SUPPORT BASEPLATE.
3. PROVIDE PLATE WASHERS AT ALL OVERSIZED HOLES PER AISC DG1, TABLE 2.3.

8 S0.04 DETAIL-ANCHOR BOLT TYPE 2
3" = 1'-0"



9 S0.04 TYP DETAIL - PIPE COL ON TRANSFER GIRDER
NTS

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

CMU & STEEL TYPICAL SECTIONS & DETAILS

S0.04

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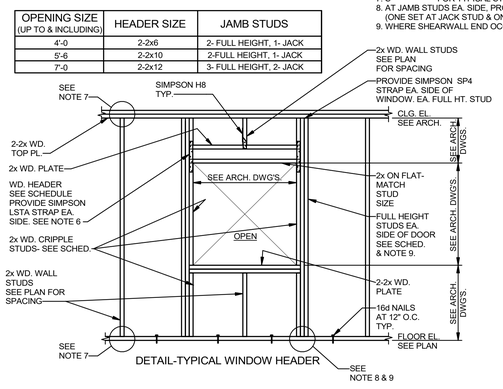
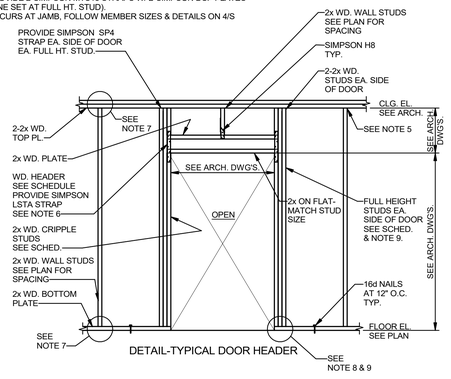
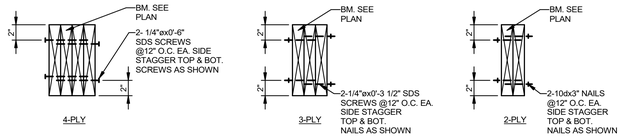
HEADER NOTES:
1. SIZES SHOWN TO BE USED FOR ALL OPENINGS TYPICAL UNLESS NOTED OTHERWISE ON PLAN.
2. CONTACT ENGINEER FOR CONDITIONS NOT LISTED IN SCHEDULE OR DETAILED OTHERWISE.
3. SEE ARCHITECT FOR ALL OPENINGS SIZES AND LOCATIONS.
4. REFERENCE GENERAL NOTES FOR STANDARD FASTENERS AND FASTING PATTERN.
5. AT NON-LOAD BEARING WALLS ONLY, PROVIDE SIMPSON STC CLIPS W/ 1/2" GAP AT ROOF TRUSSES. 1 CLIP AT TYPICAL STUD & 2 CLIPS AT JAMBS.
6. PROVIDE SIMPSON LSTA STRAP AT HEADER TO JACK STUD EA. SIDE AT EA. FACE OF JACK STUD USE LSTA9 FOR OPENINGS UP TO 5'-6" & LSTA12 FOR OPENINGS UP TO 7'-0". WHERE GIRDER TRUSS FALL OVER WINDOW OR DOOR, USE 1-LSTA12 EA. SIDE EA. FACE UP TO 5'-6" & 2-LSTA12 EA. SIDE EA. FACE UP TO 7'-0".
7. S FOR TYPICAL STUD CONN. AT TOP & BOT. OF WALL.
8. AT JAMB STUDS EA. SIDE. PROVIDE 2-SIMPSON MTS16 STRAPS W/ 2-SIMPSON DSP PLATES (ONE SET AT JACK STUD & ONE SET AT FULL HT. STUD).
9. WHERE SHEARWALL END OCCURS AT JAMB, FOLLOW MEMBER SIZES & DETAILS ON 4/S

OPENING SIZE (UP TO & INCLUDING)	HEADER SIZE	JAMB STUDS
4'-0	2-2x6	2- FULL HEIGHT, 1- JACK
5'-6	2-2x10	2-FULL HEIGHT, 1- JACK
7'-0	2-2x12	3- FULL HEIGHT, 2- JACK

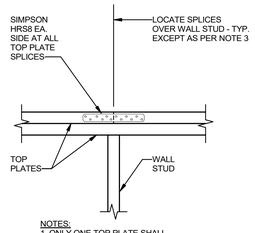




1 S0.05 WOOD HEADER SCHEDULE
NTS



2 S0.05 DETAIL-TYPICAL WOOD BEAM NAILING PATTERN
NTS



NOTES:
1. ONLY ONE TOP PLATE SHALL BE SPLICED AT ANY GIVEN SPLICE LOCATION.
2. AVOID SPLICING TOP PLATES IN VICINITY OF ROOF TRUSS CONNECTIONS.
3. IT WILL BE ACCEPTABLE TO LOCATE SPLICES BETWEEN WALL STUDS PROVIDED ROOF TRUSSES DO NOT BEAR NEAR BAY WHERE SPLICE OCCURS.

3 S0.05 DETAIL
NTS

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WOOD TYPICAL SECTIONS & DETAILS

S0.05

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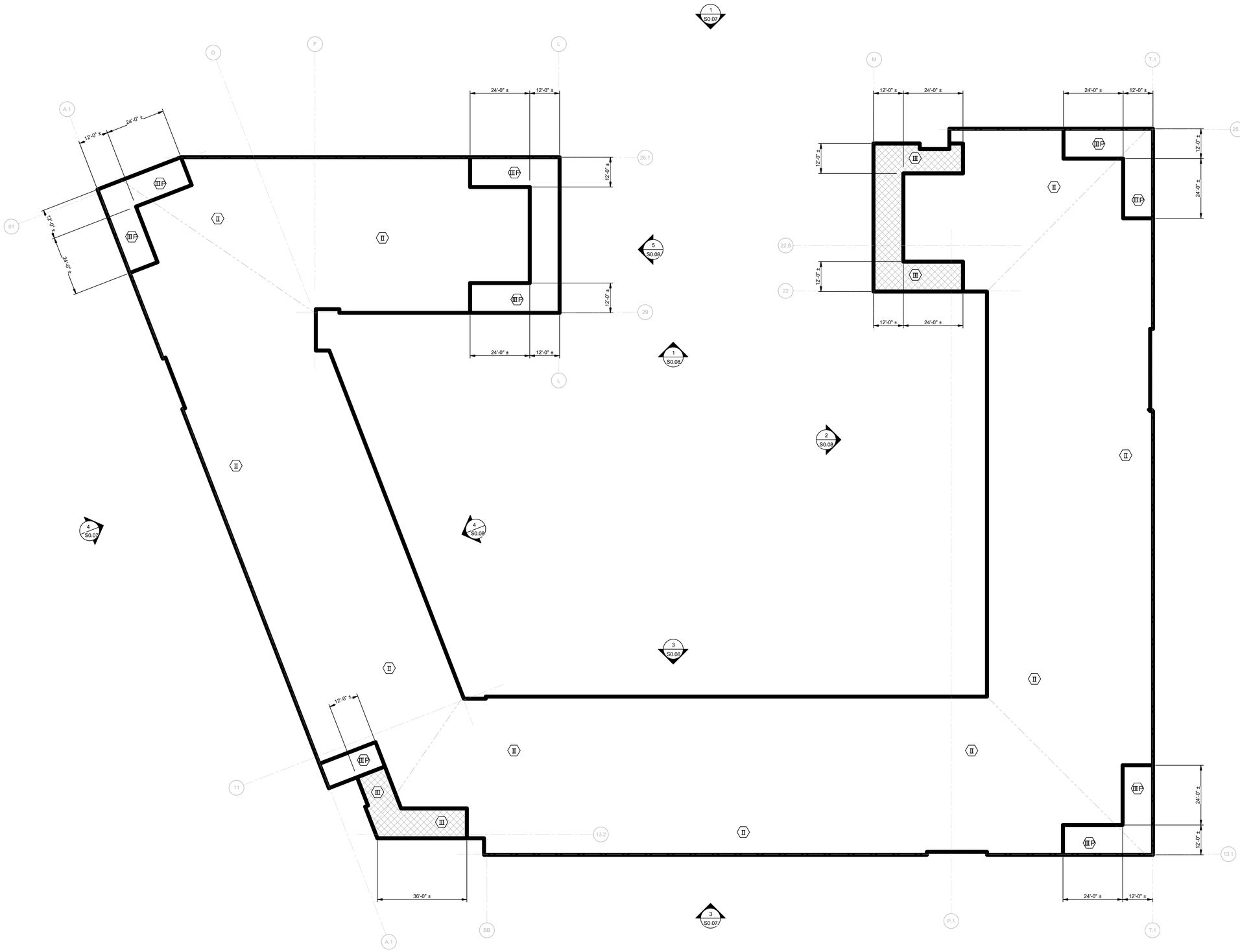
LEGEND - WIND ZONE ROOF PLAN

- II - ROOF EDGE ZONE
- III - ROOF CORNER ZONE
- IIIP - ROOF CORNER ZONE PROTECTED BY PARAPET (USE ZONE II PRESSURES)



1 S0.06 WIND ZONE - ROOF PLAN
1/16" = 1'-0"

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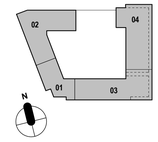

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WIND ZONE - ROOF PLAN

S0.06

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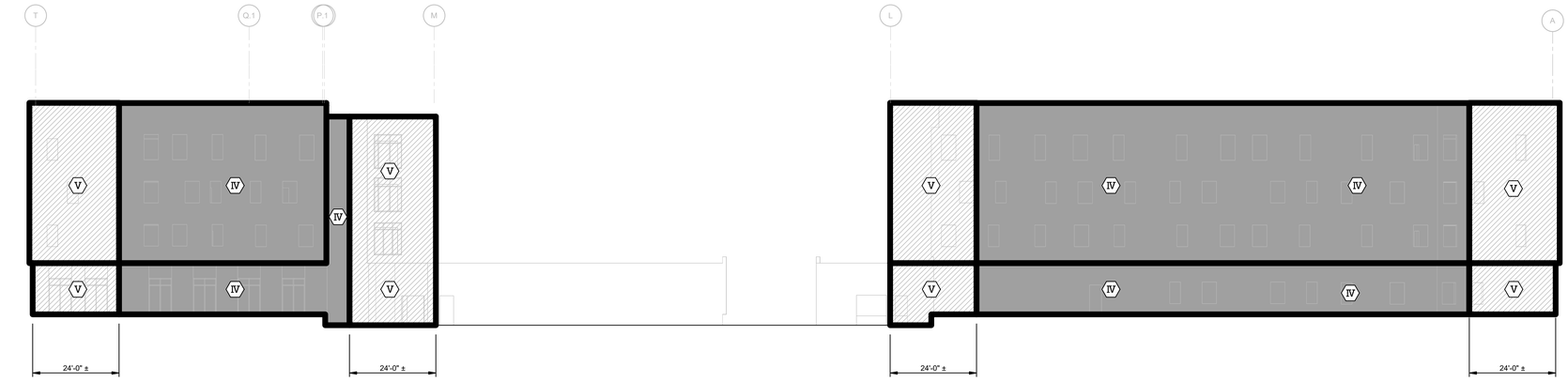
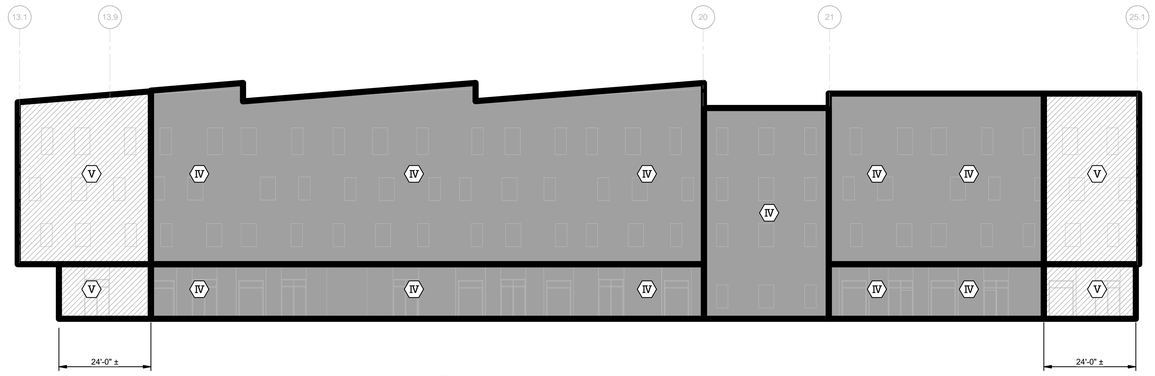
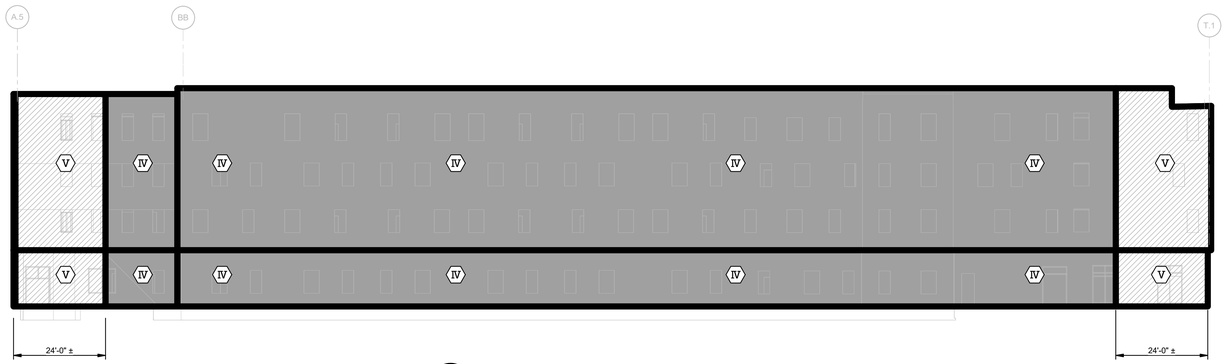


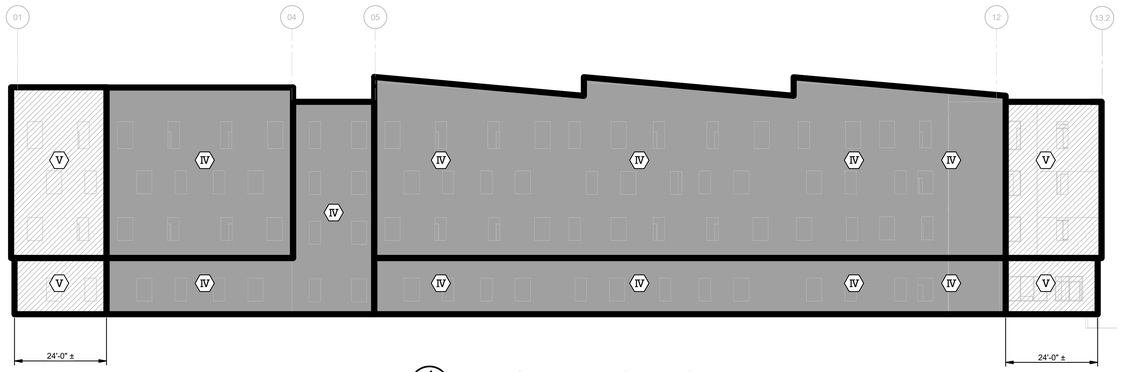
1 S0.07 WIND ZONE ELEVATION - NORTH
1/16" = 1'-0"



2 S0.07 WIND ZONE ELEVATION - EAST
1/16" = 1'-0"



3 S0.07 WIND ZONE ELEVATION - SOUTH
1/16" = 1'-0"



4 S0.07 WIND ZONE ELEVATION - WEST
1/16" = 1'-0"

LEGEND - WIND ZONE ELEVATION

IV - WALL TYPICAL ZONE

V - WALL CORNER ZONE

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WIND ZONE - EXTERIOR STREET ELEVATIONS

S0.07

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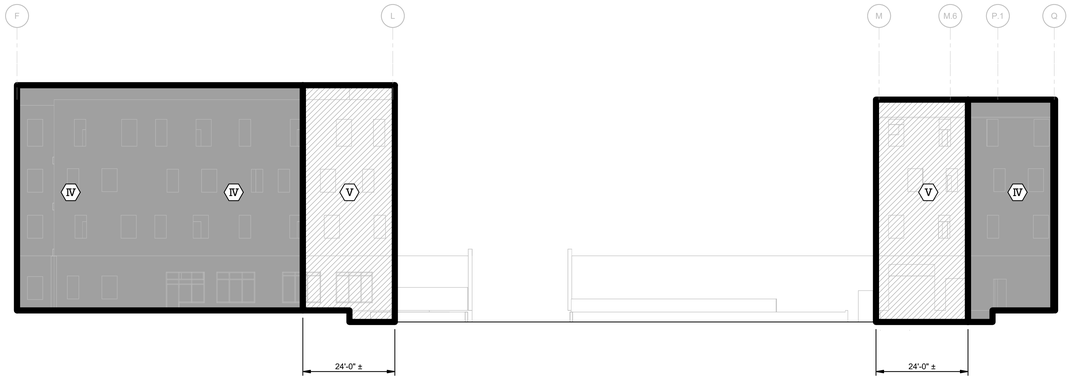
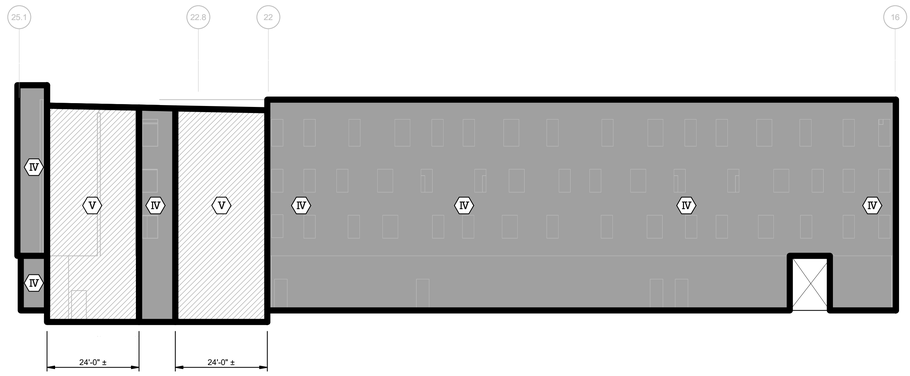
LEGEND - WIND ZONE ELEVATION

IV - WALL TYPICAL ZONE

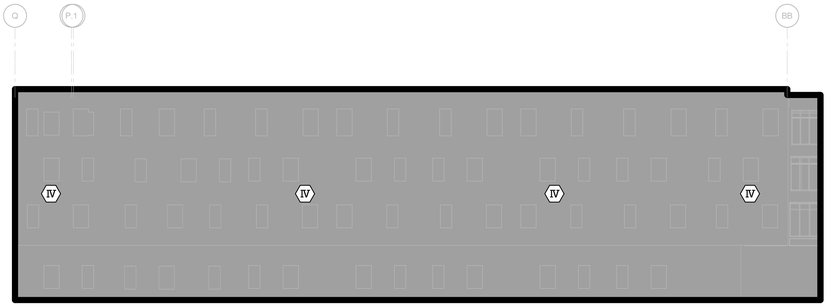
V - WALL CORNER ZONE



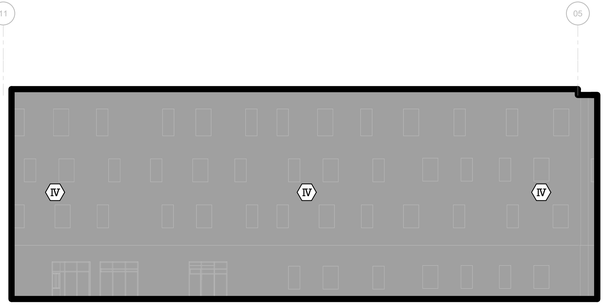
1 S0.08 WIND ZONE ELEVATION - NORTH COURTYARD
1/16" = 1'-0"



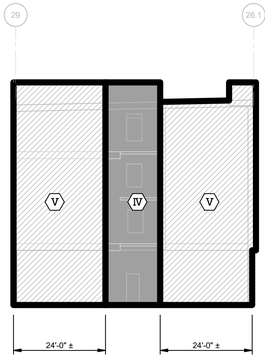
2 S0.08 WIND ZONE ELEVATION - EAST COURTYARD
1/16" = 1'-0"



3 S0.08 WIND ZONE ELEVATION - SOUTH COURTYARD
1/16" = 1'-0"



4 S0.08 WIND ZONE ELEVATION - WEST COURTYARD A
1/16" = 1'-0"



5 S0.08 WIND ZONE ELEVATION - WEST COURTYARD B
1/16" = 1'-0"

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WIND ZONE - ELEVATIONS AT COURTYARD

S0.08

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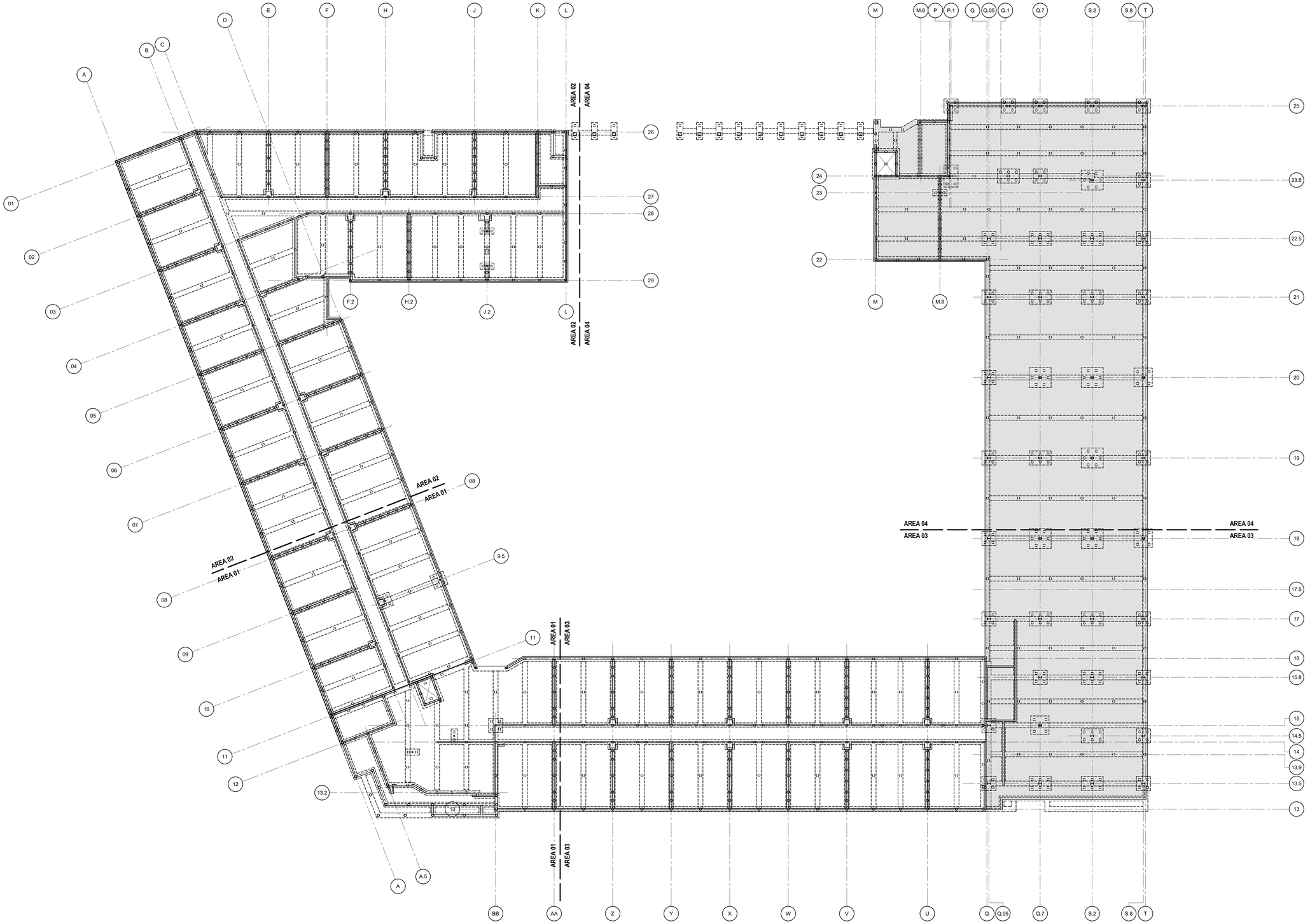

PLAN NOTES : UNLESS NOTED OTHERWISE

1. TOP OF SLAB EL. 100'-0". SEE CIVIL FOR ACTUAL DATUM.
2. 5" CONCRETE SLAB THROUGHOUT, SEE PLAN FOR REINFORCING. REFER TO SECTIONS, DETAILS, SCHEDULES, ETC. FOR ADDITIONAL REINFORCING NOT CALLED OUT ON PLAN.
   ★★ - INDICATES REINF. TO BE PLACED 2" CLEAR TOP OF SLAB AND 2 1/2" CLEAR BOTTOM OF SLAB.
3. ● - INDICATES SINGLE TIMBER PILE, SEE GENERAL NOTES. SEE SECTIONS AND DETAILS FOR CUT-OFF ELEVATIONS.
4. ⚽ - INDICATES SINGLE TENSION PILE, SEE GENERAL NOTES. SEE SECTIONS AND DETAILS FOR CUT-OFF ELEVATIONS.
5. - INDICATES 4 PILE CAP, WITH TOP OF CAP AT EL. 94'-6" .
   4PA
   94'-6"
6. SW.A L=24'-0" - INDICATES SHEAR WALL TYPE "A". SEE SCHEDULE ON S4.01.
7. - INDICATES 8" CMU LOAD BEARING WALL. SEE DETAILS FOR REINFORCING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS.
8. - INDICATES FLOOR PENETRATIONS FOR HVAC, PLUMBING, ELECTRICAL. ETC. COORDINATE LOCATIONS WITH RESPECTIVE CONSULTANT. PENETRATIONS TO BE CAST WITH SLAB. DO NOT CORE-DRILL OR SAW-CUT PENETRATIONS AFTER THE FLOOR IS CAST.
9. - INDICATES AREA TO BE DEPRESSED. COORDINATE EXTENTS AND DEPTH OF ALL DEPRESSIONS WITH ARCHITECT AS WELL AS WITH MANUFACTURER'S REQUIREMENTS FOR PRODUCTS TO BE INSTALLED WITHIN THOSE DEPRESSIONS BEFORE FORMING FOR THE CONCRETE POUR BEGINS.
10. - INDICATES 6" NORMAL WEIGHT CONCRETE SLAB, SEE PLAN FOR REINFORCING. REFER TO SECTIONS, DETAILS, SCHEDULES, ETC. FOR ADDITIONAL REINFORCING NOT CALLED OUT ON PLAN.
11. 8 - INDICATES STEEL BRACED FRAME BETWEEN FIRST AND SECOND FLOORS, SEE S4.02

1 S1.10 OVERALL - FOUNDATION & FIRST FLOOR FRAMING PLAN
1/16" = 1'-0"

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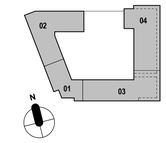

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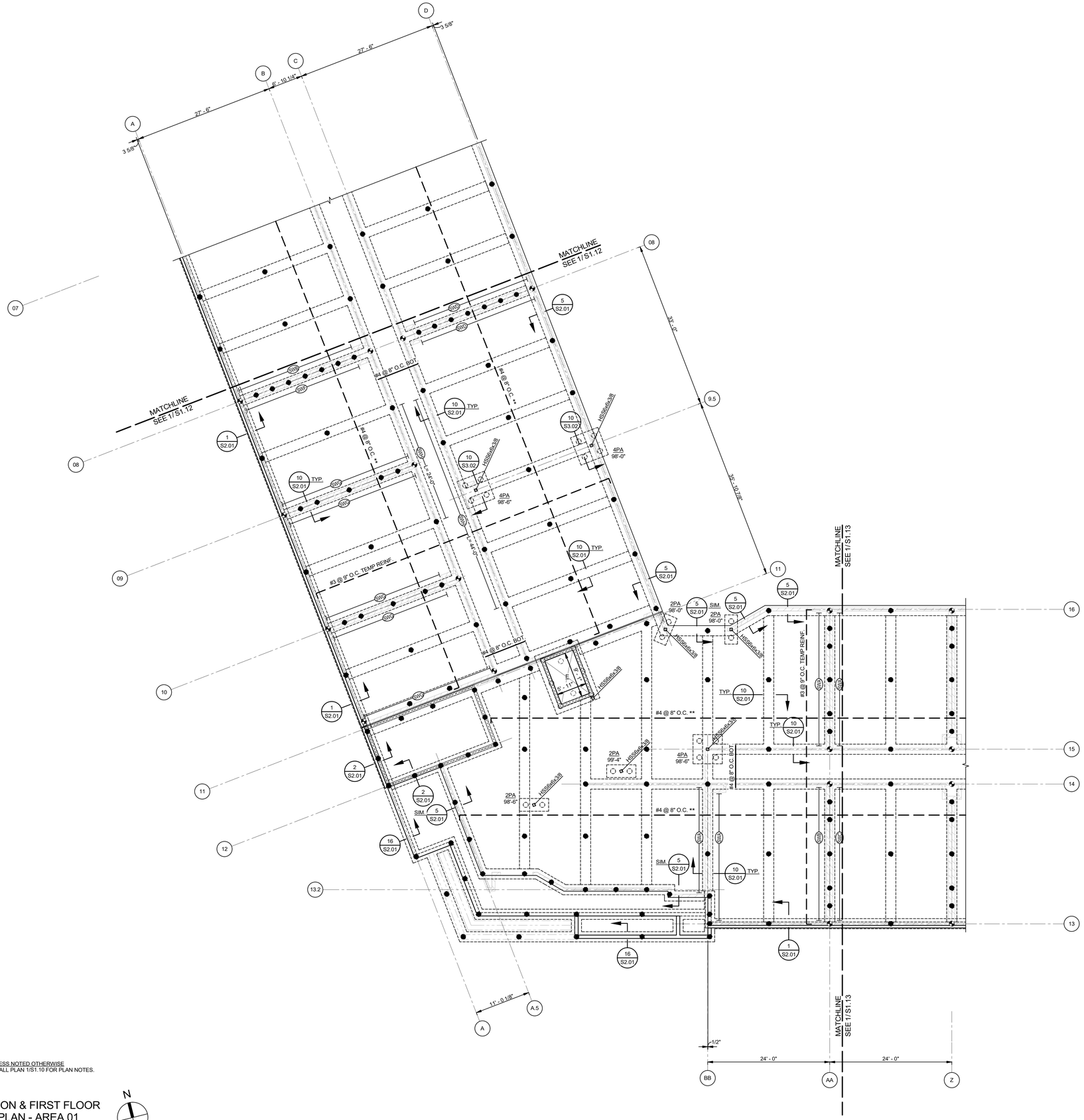
FOUNDATION & FIRST FLOOR FRAMING PLAN - OVERALL

S1.10


MATCHLINE
SEE 1/S1.12
MATCHLINE
SEE 1/S1.12
MATCHLINE
SEE 1/S1.13
MATCHLINE
SEE 1/S1.13
#4 @ 8" O.C. BOT
#4 @ 8" O.C. **
#3 @ 9" O.C. TEMP REINF
#4 @ 8" O.C. BOT
#4 @ 8" O.C. **
#4 @ 8" O.C. **
#3 @ 9" O.C. TEMP REINF
#4 @ 8" O.C. BOT
HSS6x6x3/8
HSS6x6x3/8
HSS6x6x3/8
HSS6x6x3/8
HSS6x6x3/8
HSS6x6x3/8
HSS6x6x3/8
HSS6x6x3/8
4PA
98'-6"
2PA
98'-6"
2PA
99'-4"
2PA
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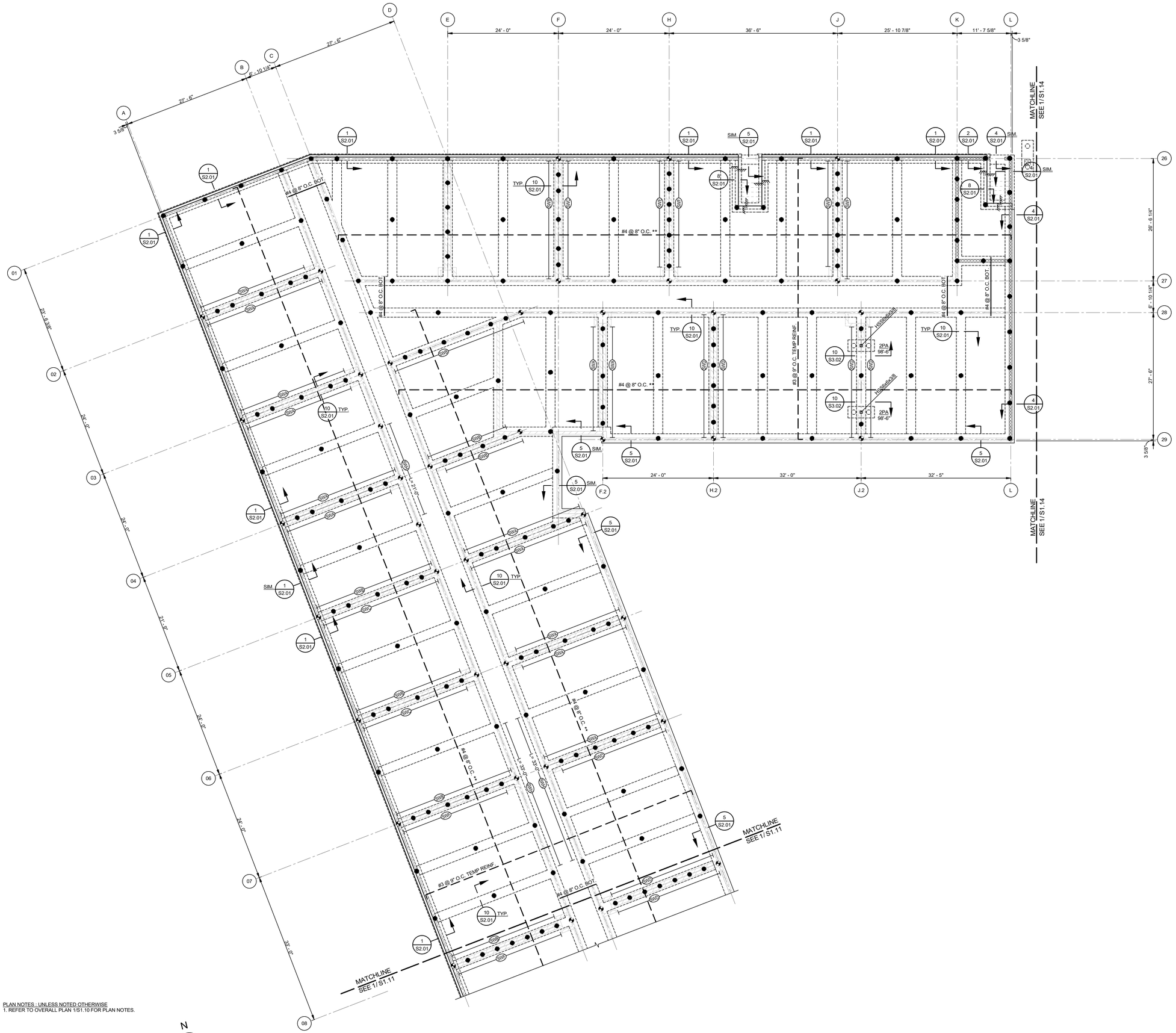

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.10 FOR PLAN NOTES.

1 / S1.12 FOUNDATION & FIRST FLOOR FRAMING PLAN - AREA 02
1/8" = 1'-0"

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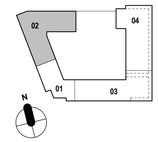

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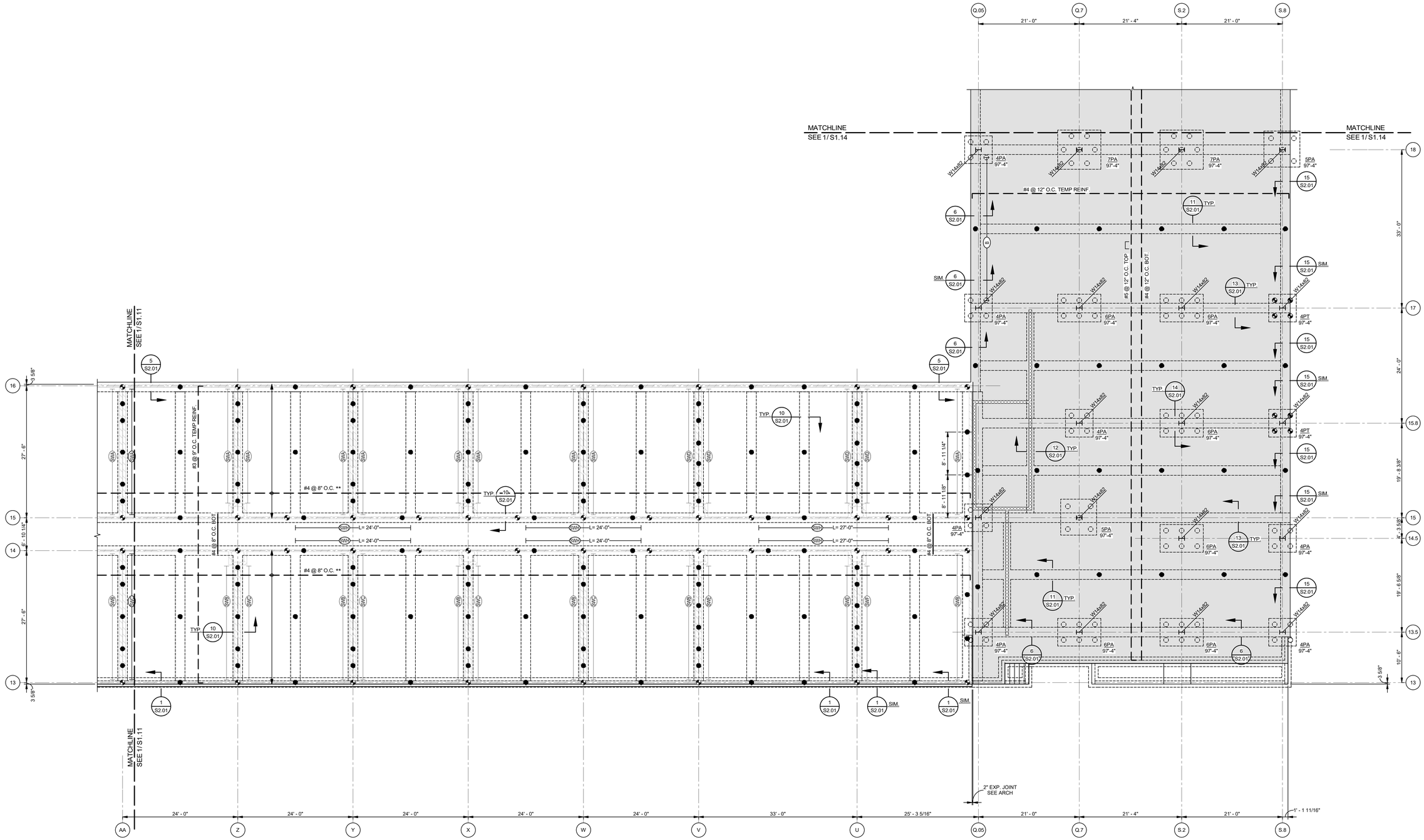
FOUNDATION & FIRST FLOOR FRAMING PLAN - AREA 02

S1.12



PLAN NOTES - UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.10 FOR PLAN NOTES.

1 S1.13 FOUNDATION & FIRST FLOOR FRAMING PLAN - AREA 03
1/8" = 1'-0"

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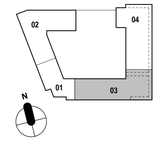

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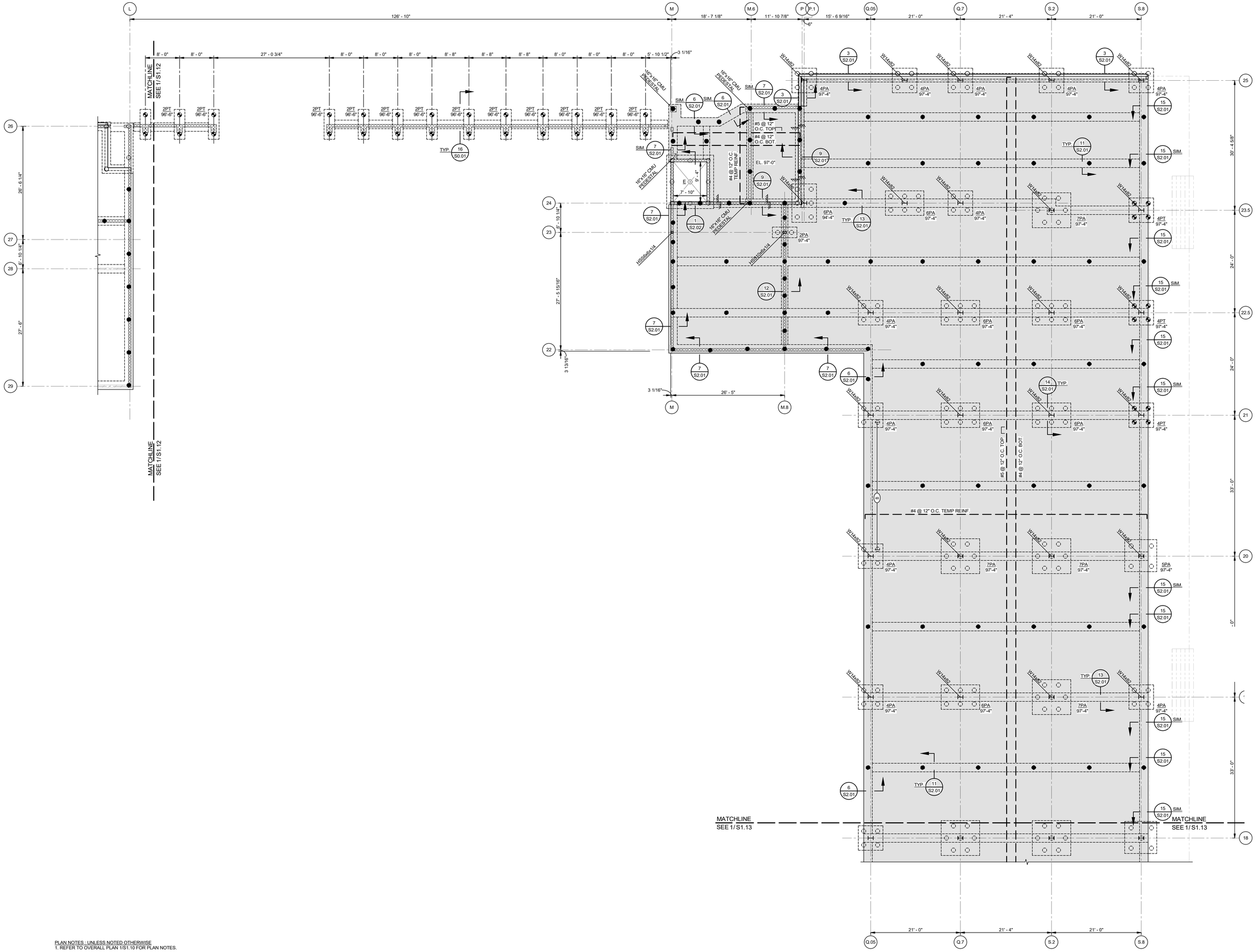
FOUNDATION & FIRST FLOOR FRAMING PLAN - AREA 03

S1.13



PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.10 FOR PLAN NOTES.

1 / S1.14 FOUNDATION & FIRST FLOOR FRAMING PLAN - AREA 04
1/8" = 1'-0"

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504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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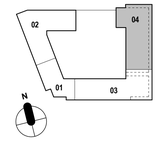
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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CN22194

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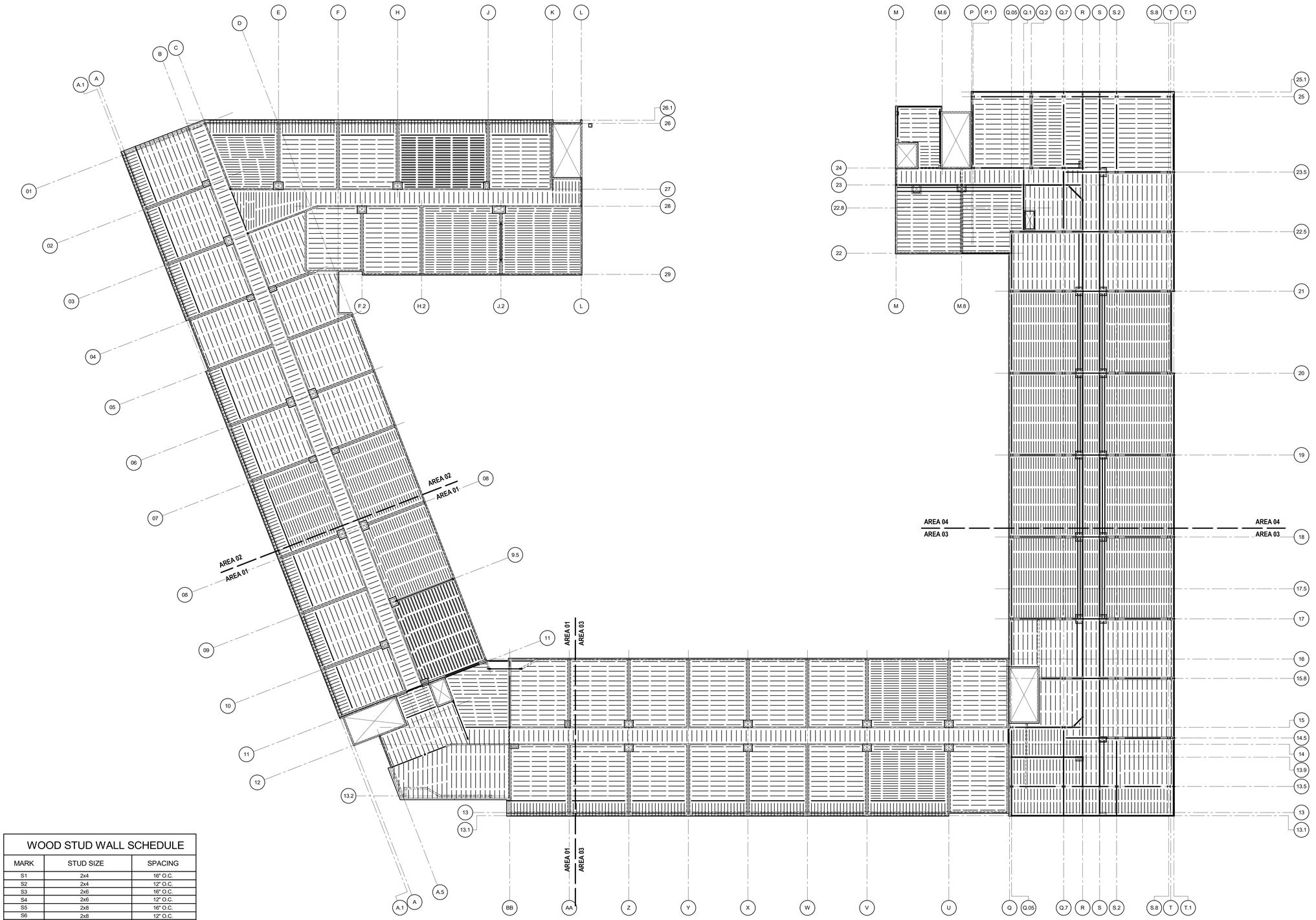
FOUNDATION & FIRST FLOOR FRAMING PLAN - AREA 04

S1.14



WOOD STUD WALL SCHEDULE

MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES - UNLESS NOTED OTHERWISE
1. TOP OF DECK ELEVATION 116'-0".
2. FLOOR DECK TO CONSIST OF 3/4" MEGA BOARD OR APPROVED EQUAL, GLUED AND NAILED PER MANUF'S MAX NAILING PATTERN.
3. - INDICATES WOOD STUD LOAD BEARING WALL TYPE S1, SEE SCHEDULE FOR SIZE AND SPACING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS. PROVIDE SOLID BLOCKING TO WALL STUDS AT 1/3 POINTS WHERE WALLS ARE NOT SHEATHED WITH PLYWOOD. STUDS SHOWN THIS PLAN ARE FIRST FLOOR TO SECOND FLOOR. (S1)
4. - INDICATES 8" CMU LOAD BEARING WALL. SEE DETAILS FOR REINFORCING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS.
5. (SW/A) L=24'-0" - INDICATES SHEAR WALL TYPE "A" BETWEEN FIRST FLOOR AND SECOND FLOOR. SEE SCHEDULE ON S4.01.
   (SW/A) A.O. - INDICATES SHEAR WALL TYPE "A" OCCURS ABOVE ONLY.
6. (B) - INDICATES STEEL BRACED FRAME BETWEEN FIRST AND SECOND FLOORS, SEE S4.02.
7. COORDINATE JOIST LOCATIONS WITH ALL ARCH AND MEP PENETRATIONS, DRAINS, ETC.
8. (# - #) - INDICATES 2-1 3/4"x20" LVL.

1 S1.20 OVERALL - SECOND FLOOR FRAMING PLAN
1/16" = 1'-0"

N

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INITIAL ISSUE & REVISIONS		
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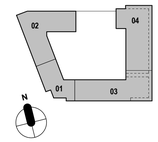

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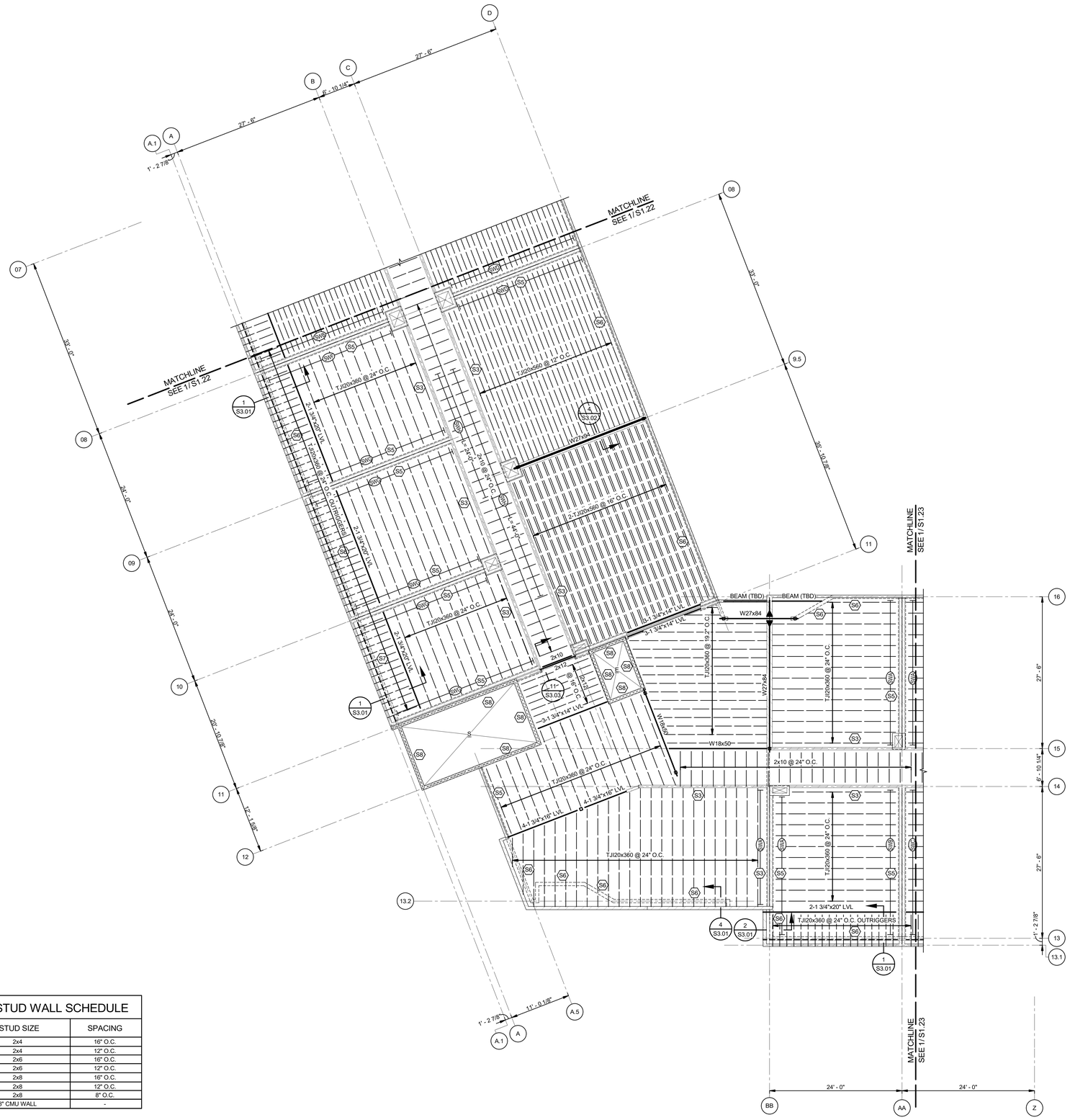
SECOND FLOOR FRAMING PLAN - OVERALL

S1.20



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.20 FOR PLAN NOTES.

1 S1.21 SECOND FLOOR FRAMING PLAN - AREA 01
1/8" = 1'-0"

N

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INITIAL ISSUE & REVISIONS		
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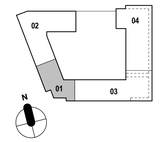
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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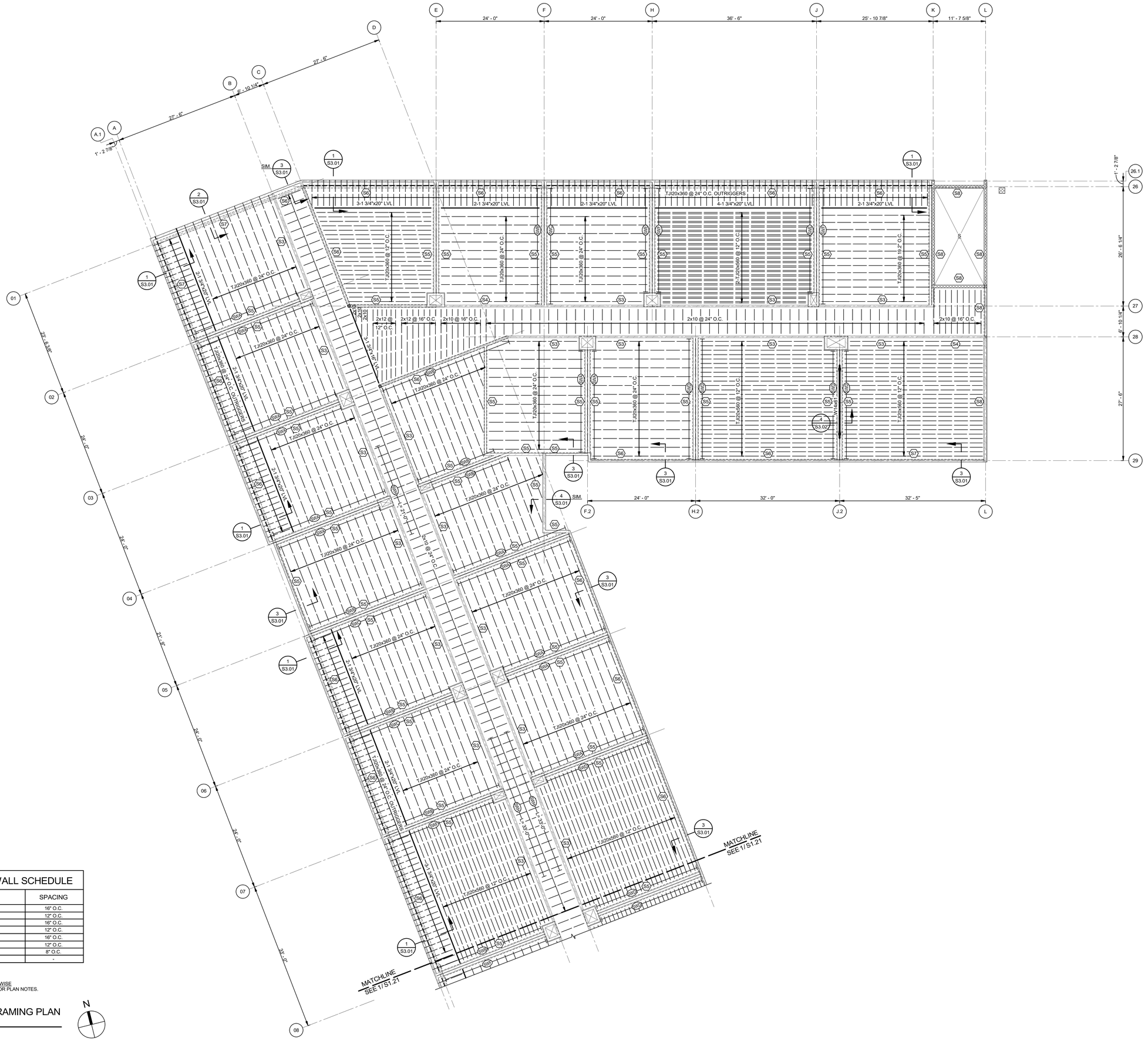
SECOND FLOOR FRAMING PLAN - AREA 01

S1.21



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.20 FOR PLAN NOTES.

1 / S1.22 SECOND FLOOR FRAMING PLAN - AREA 02
1/8" = 1'-0"

N

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504.733.4336

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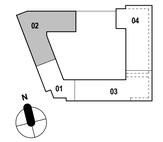
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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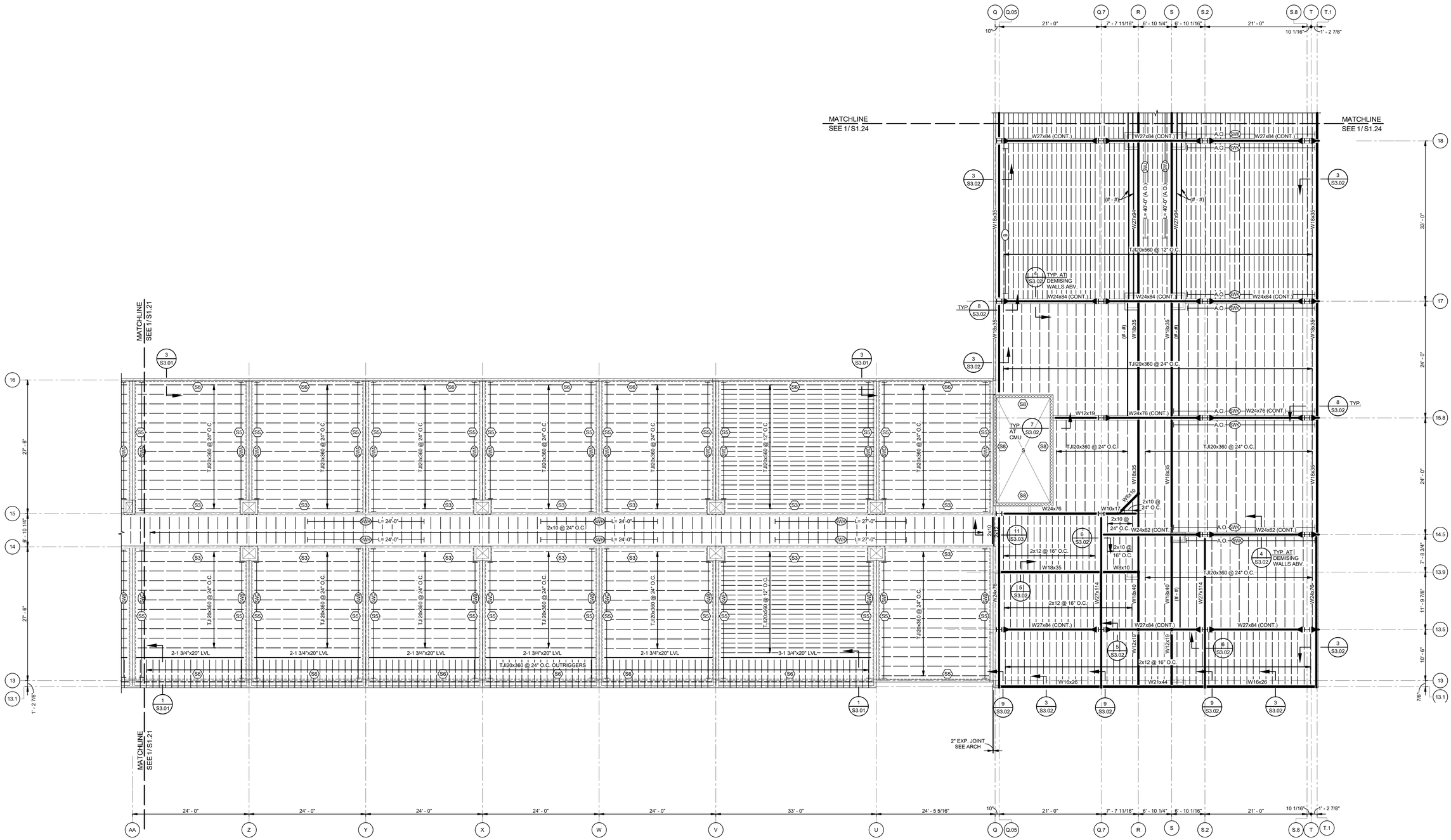
SECOND FLOOR FRAMING PLAN - AREA 02

S1.22



WOOD STUD WALL SCHEDULE

MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.20 FOR PLAN NOTES.

1 S1.23 SECOND FLOOR FRAMING PLAN - AREA 03
1/8" = 1'-0"

N

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NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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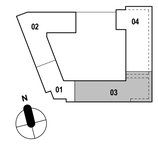
GMP	GMP	2025_10-30



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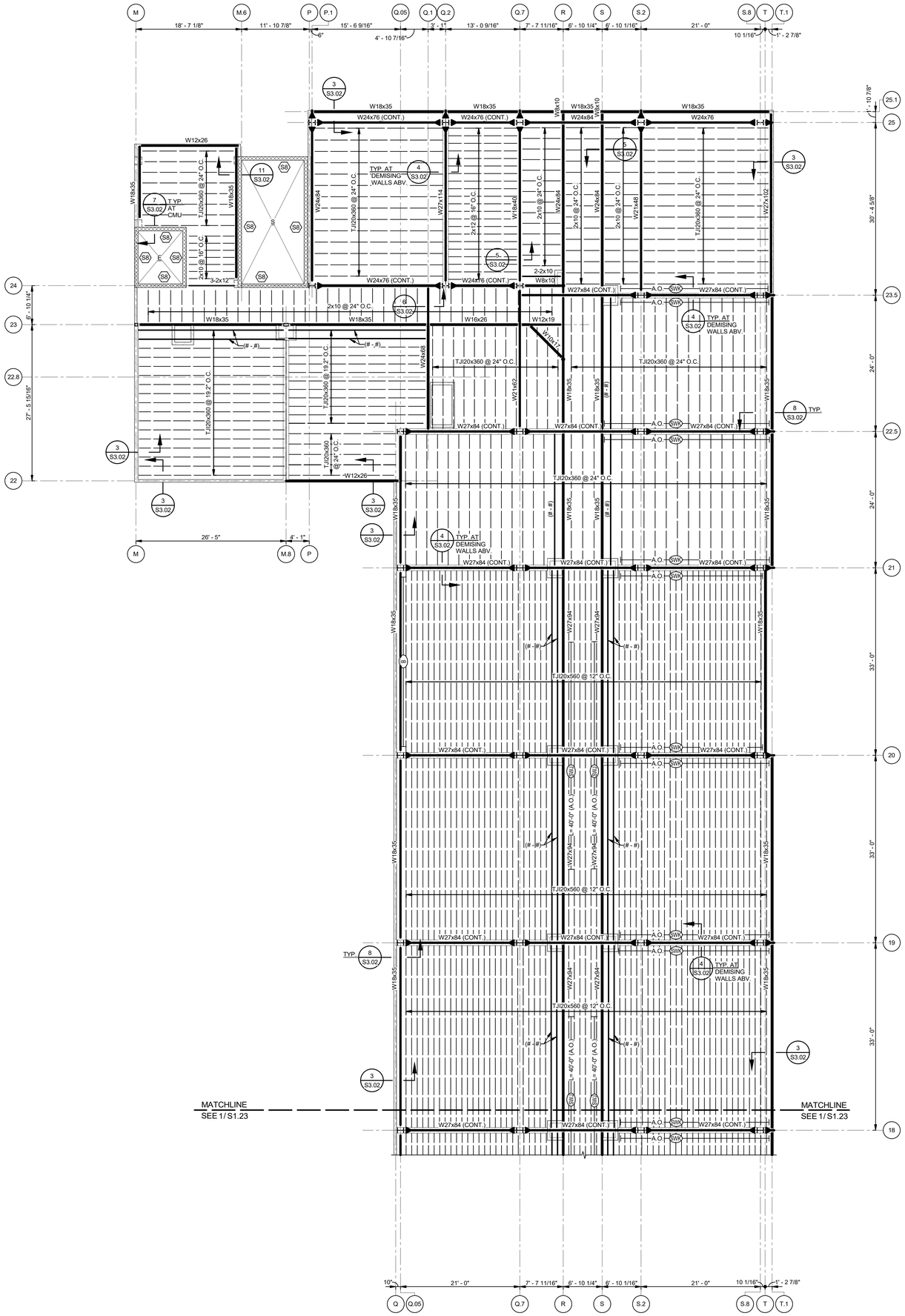
CN22194

ISSUE DATE
2025_10-30

SECOND FLOOR FRAMING PLAN - AREA 03

S1.23



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.20 FOR PLAN NOTES.

1 / S1.24 SECOND FLOOR FRAMING PLAN - AREA 04
1/8" = 1'-0"

N

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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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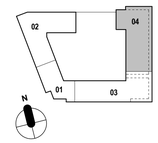

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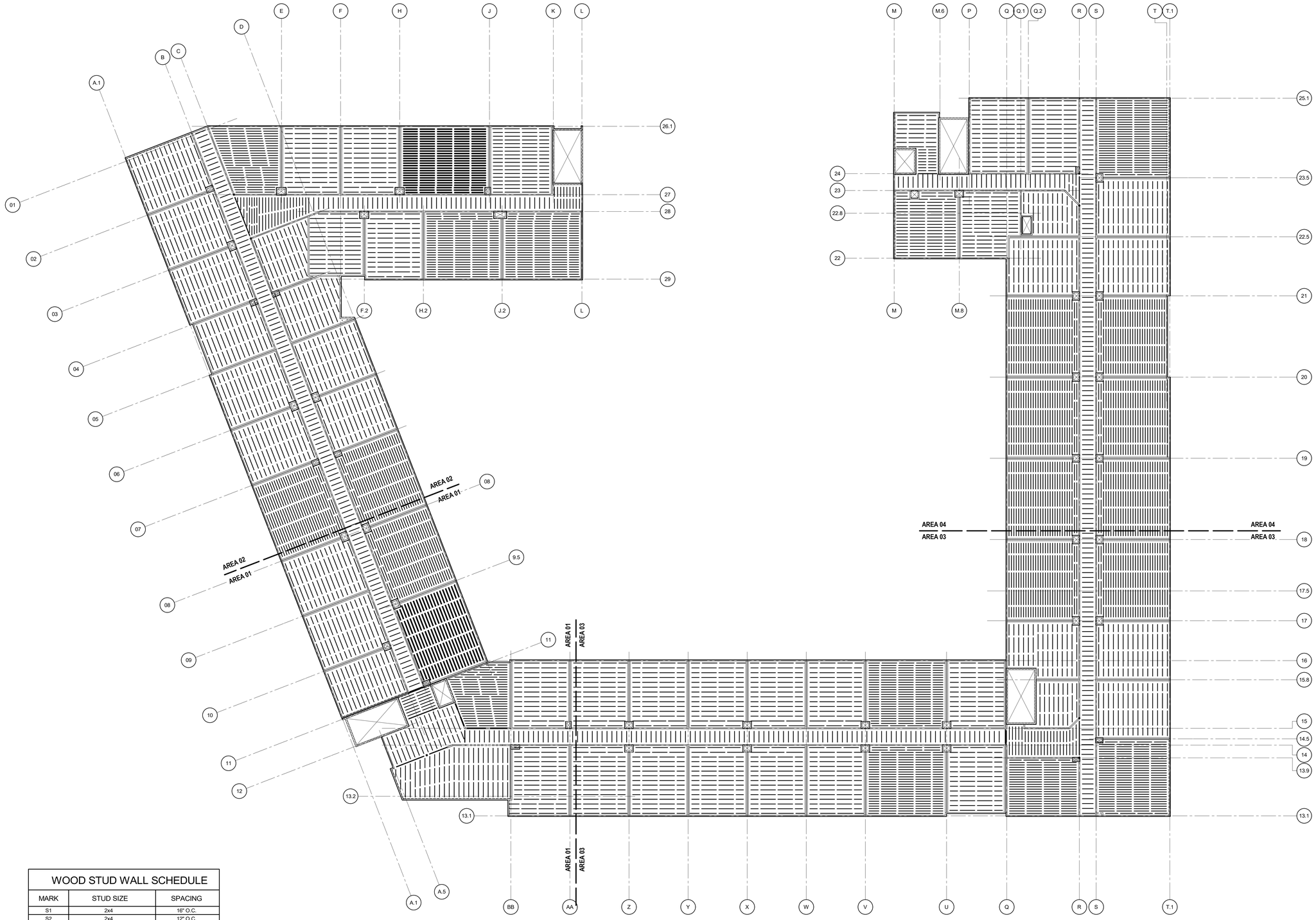
ISSUE DATE
2025_10-30

SECOND FLOOR FRAMING PLAN - AREA 04

S1.24



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES - UNLESS NOTED OTHERWISE

1. TOP OF DECK ELEVATION 128'-0".
2. FLOOR DECK TO CONSIST OF 3/4" MEGA BOARD OR APPROVED EQUAL, GLUED AND NAILED PER MANUF'S MAX NAILING PATTERN.
3. ▭ (S1) - INDICATES WOOD STUD LOAD BEARING WALL TYPE S1, SEE SCHEDULE FOR SIZE AND SPACING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS. PROVIDE SOLID BLOCKING TO WALL STUDS AT 1/3 POINTS WHERE WALLS ARE NOT SHEATHED WITH PLYWOOD. STUDS SHOWN THIS PLAN ARE SECOND FLOOR TO THIRD FLOOR.
4. ▨ - INDICATES 8" CMU LOAD BEARING WALL. SEE DETAILS FOR REINFORCING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS.
5. (SW8) L=24'-0" - INDICATES SHEAR WALL TYPE "A" BETWEEN SECOND FLOOR AND THIRD FLOOR. SEE SCHEDULE ON S4.01.
6. COORDINATE JOIST LOCATIONS WITH ALL ARCH AND MEP PENETRATIONS, DRAINS, ETC.

1 S1.30 OVERALL - THIRD FLOOR FRAMING PLAN

1/16" = 1'-0"

N

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THE RIVANA @ RIVER DISTRICT

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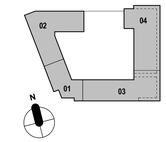

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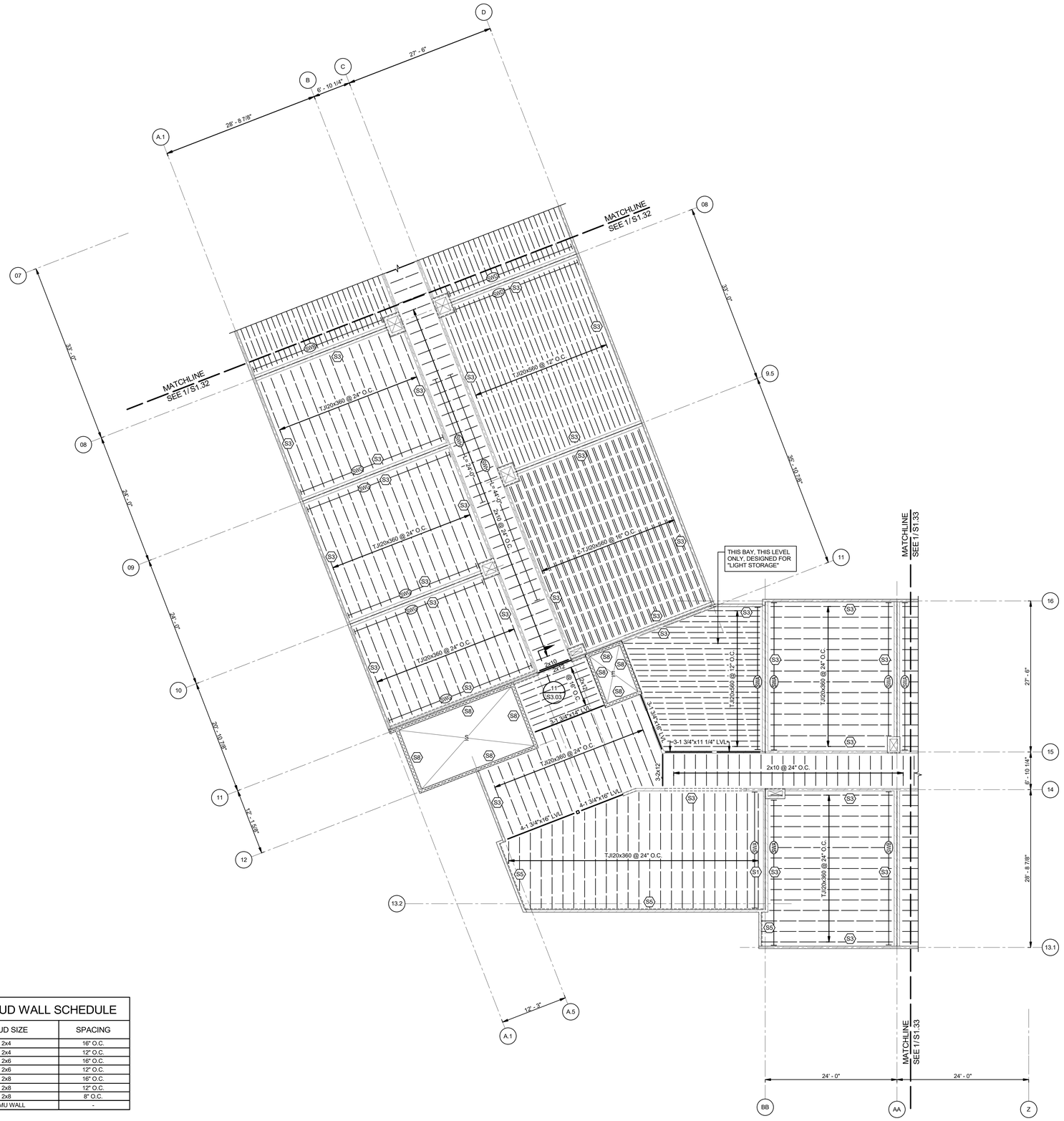
THIRD FLOOR FRAMING PLAN - OVERALL

S1.30



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.30 FOR PLAN NOTES.

1 / S1.31 THIRD FLOOR FRAMING PLAN - AREA 01
1/8" = 1'-0"

N

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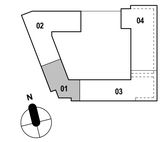

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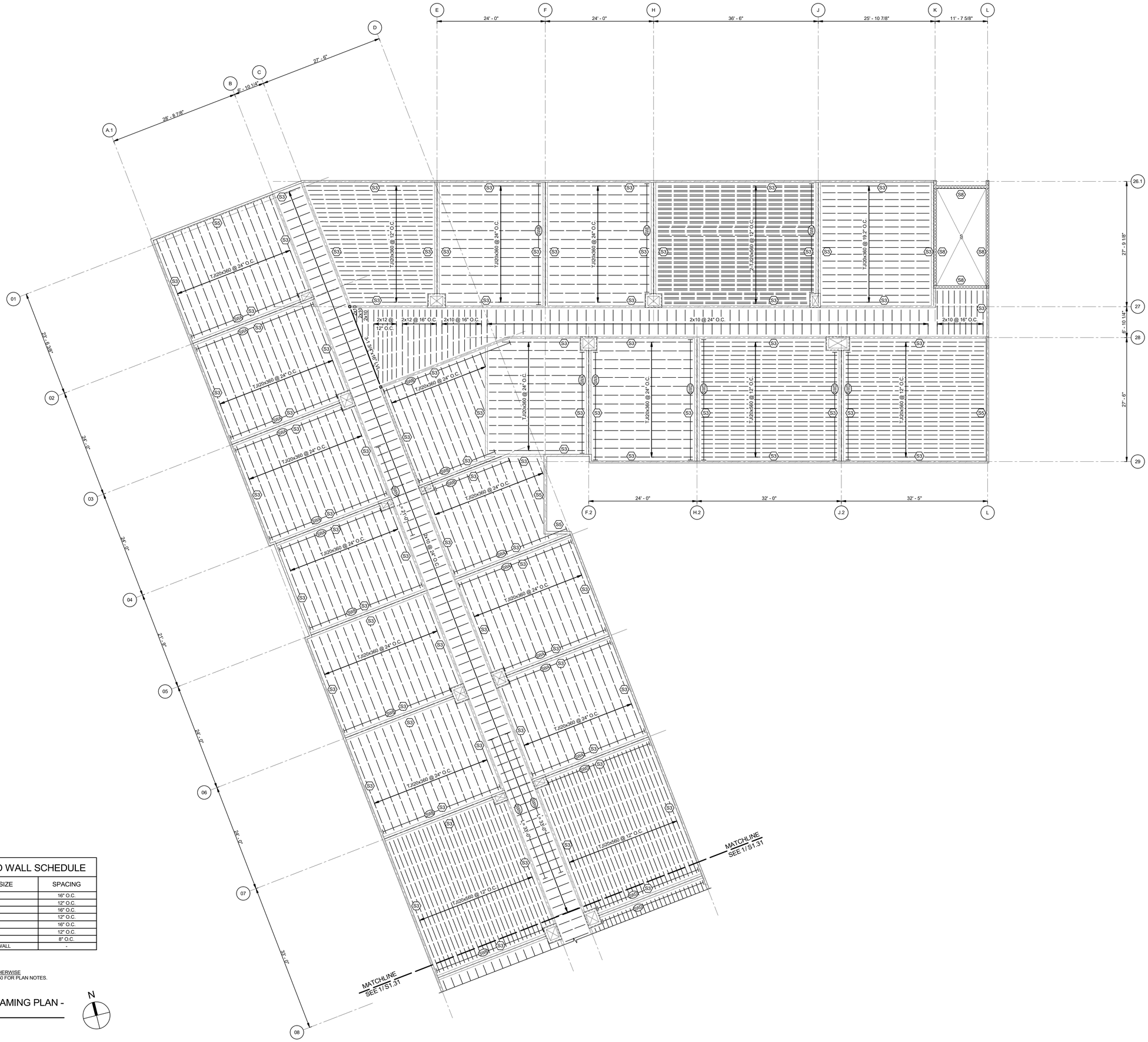
THIRD FLOOR FRAMING PLAN - AREA 01

S1.31



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
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S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.30 FOR PLAN NOTES.

1 / S1.32 THIRD FLOOR FRAMING PLAN - AREA 02
1/8" = 1'-0"

N

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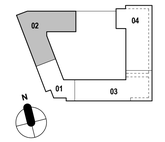

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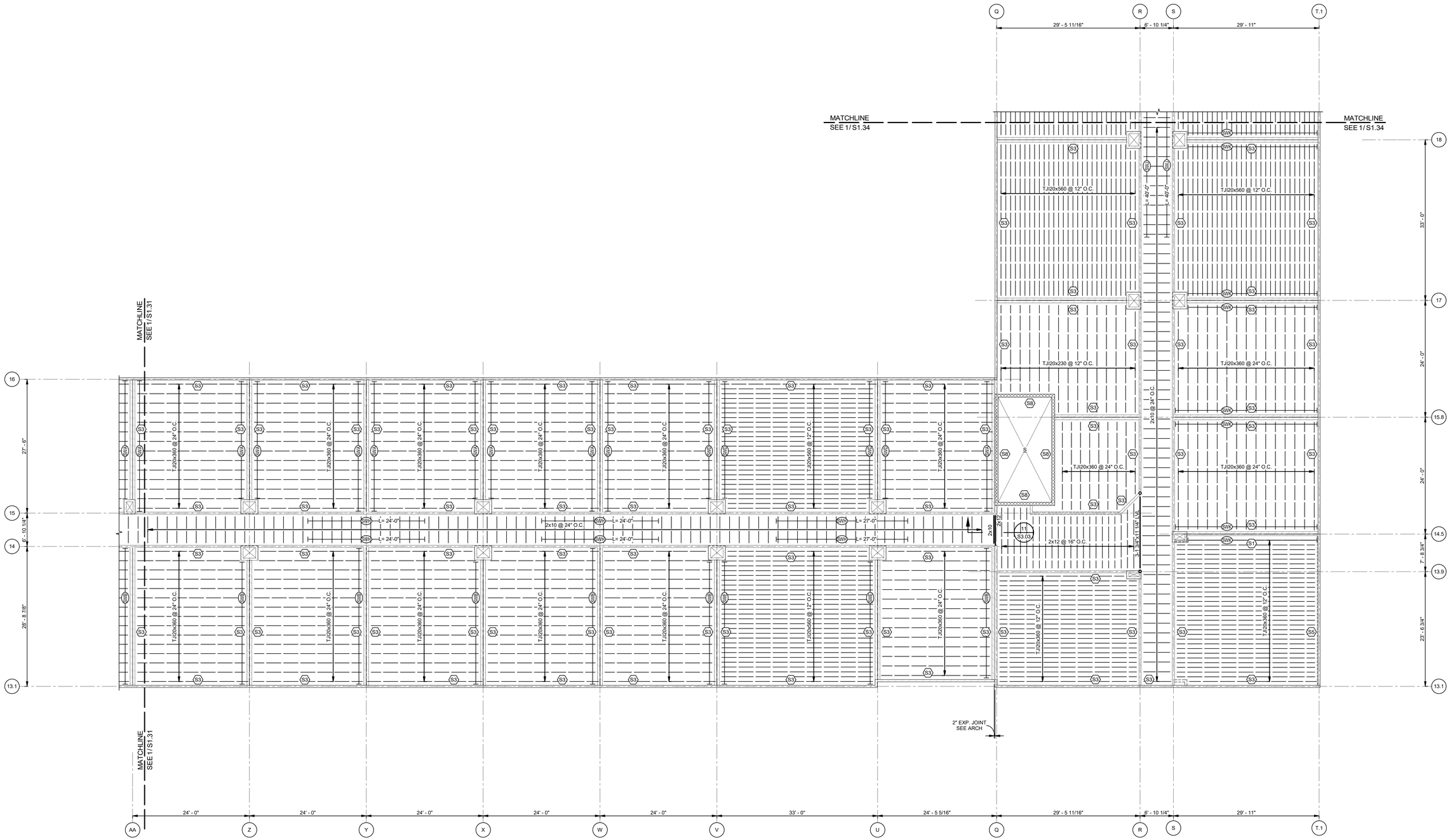
THIRD FLOOR FRAMING PLAN - AREA 02

S1.32



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.30 FOR PLAN NOTES.

1 / S1.33 THIRD FLOOR FRAMING PLAN - AREA 03
1/8" = 1'-0"

N

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TRAPOLIN-PEER ARCHITECTS
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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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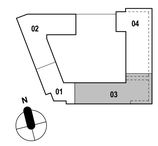
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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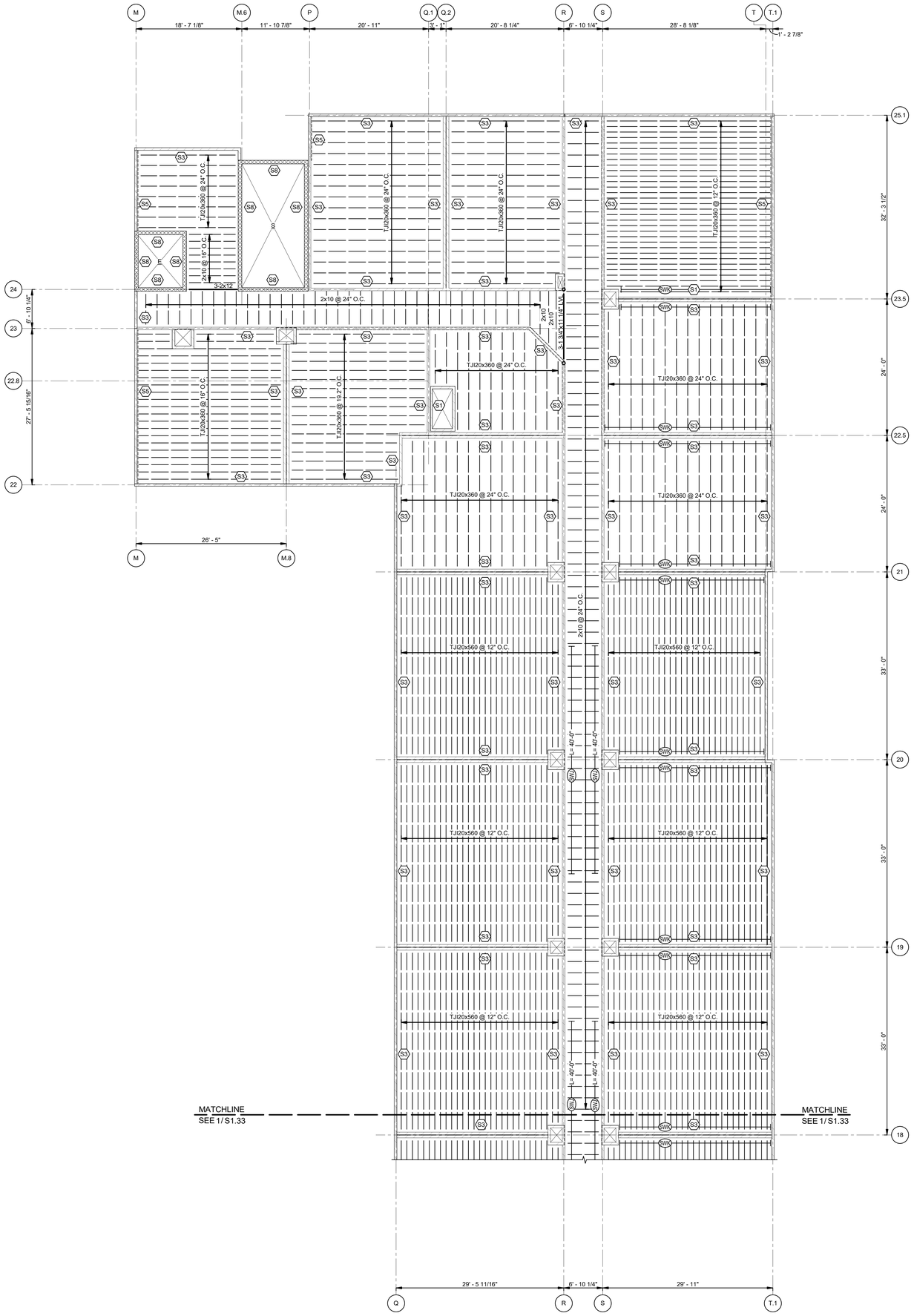
THIRD FLOOR FRAMING PLAN - AREA 03

S1.33



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.30 FOR PLAN NOTES.

1 / S1.34 THIRD FLOOR FRAMING PLAN - AREA 04
1/8" = 1'-0"

N

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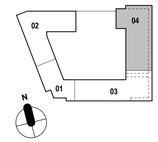
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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ISSUE DATE
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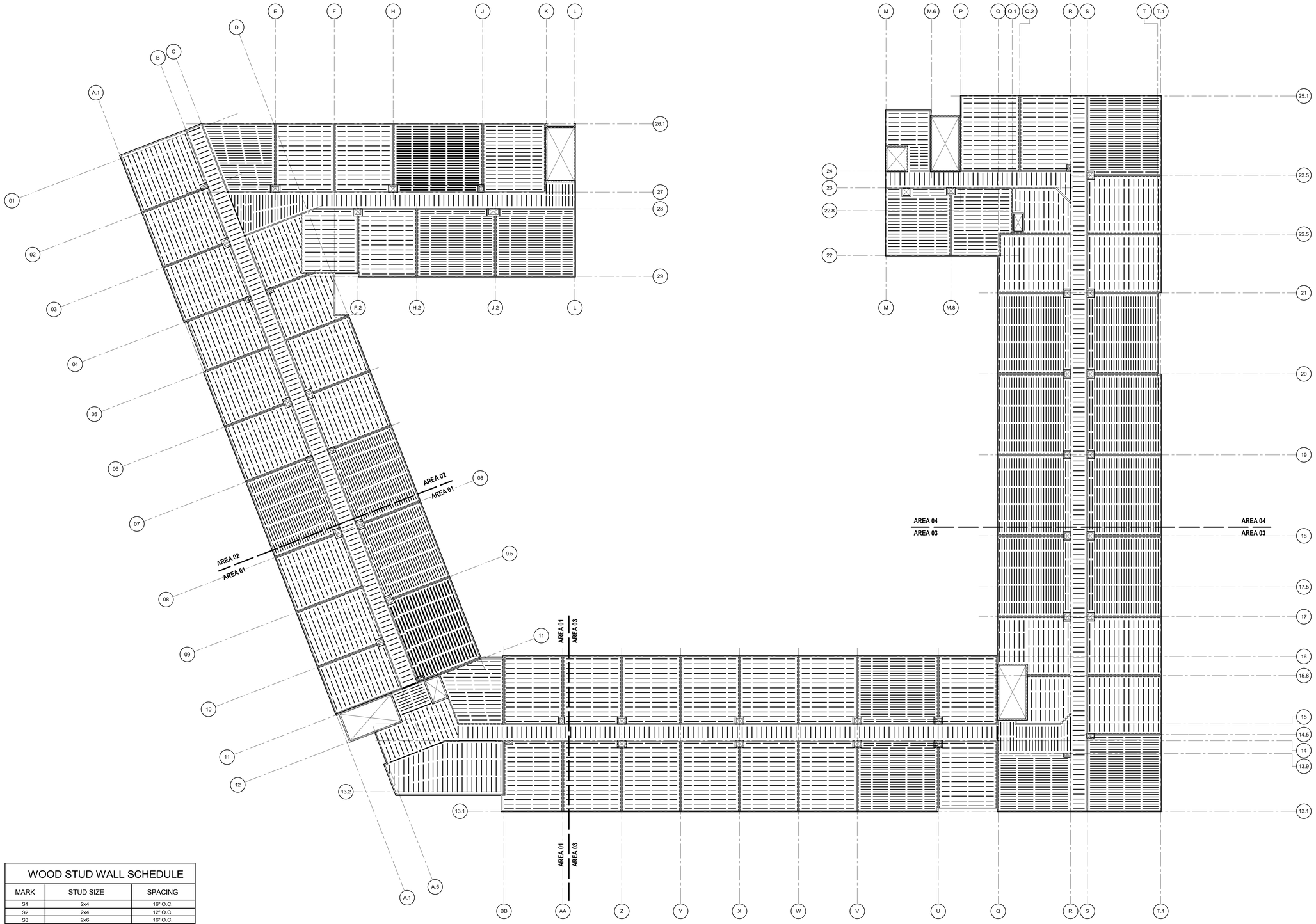
THIRD FLOOR FRAMING PLAN - AREA 04

S1.34



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES - UNLESS NOTED OTHERWISE
1. TOP OF DECK ELEVATION 149'-0".
2. FLOOR DECK TO CONSIST OF 3/4" MEGA BOARD OR APPROVED EQUAL, GLUED AND NAILED PER MANUF'S MAX NAILING PATTERN.
3. - INDICATES WOOD STUD LOAD BEARING WALL TYPE S1, SEE SCHEDULE FOR SIZE AND SPACING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS. PROVIDE SOLID BLOCKING TO WALL STUDS AT 1/3 POINTS WHERE WALLS ARE NOT SHEATHED WITH PLYWOOD. STUDS SHOWN THIS PLAN ARE THIRD FLOOR TO FOURTH FLOOR. (S1)
4. - INDICATES 8" CMU LOAD BEARING WALL. SEE DETAILS FOR REINFORCING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS.
5. (SW)—L=24'-0"— - INDICATES SHEAR WALL TYPE "A" BETWEEN THIRD FLOOR AND FOURTH FLOOR. SEE SCHEDULE ON S4.01
6. COORDINATE JOIST LOCATIONS WITH ALL ARCH AND MEP PENETRATIONS, DRAINS, ETC.

1 / S1.40 OVERALL - FOURTH FLOOR FRAMING PLAN
1/16" = 1'-0"

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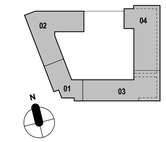
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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ISSUE DATE
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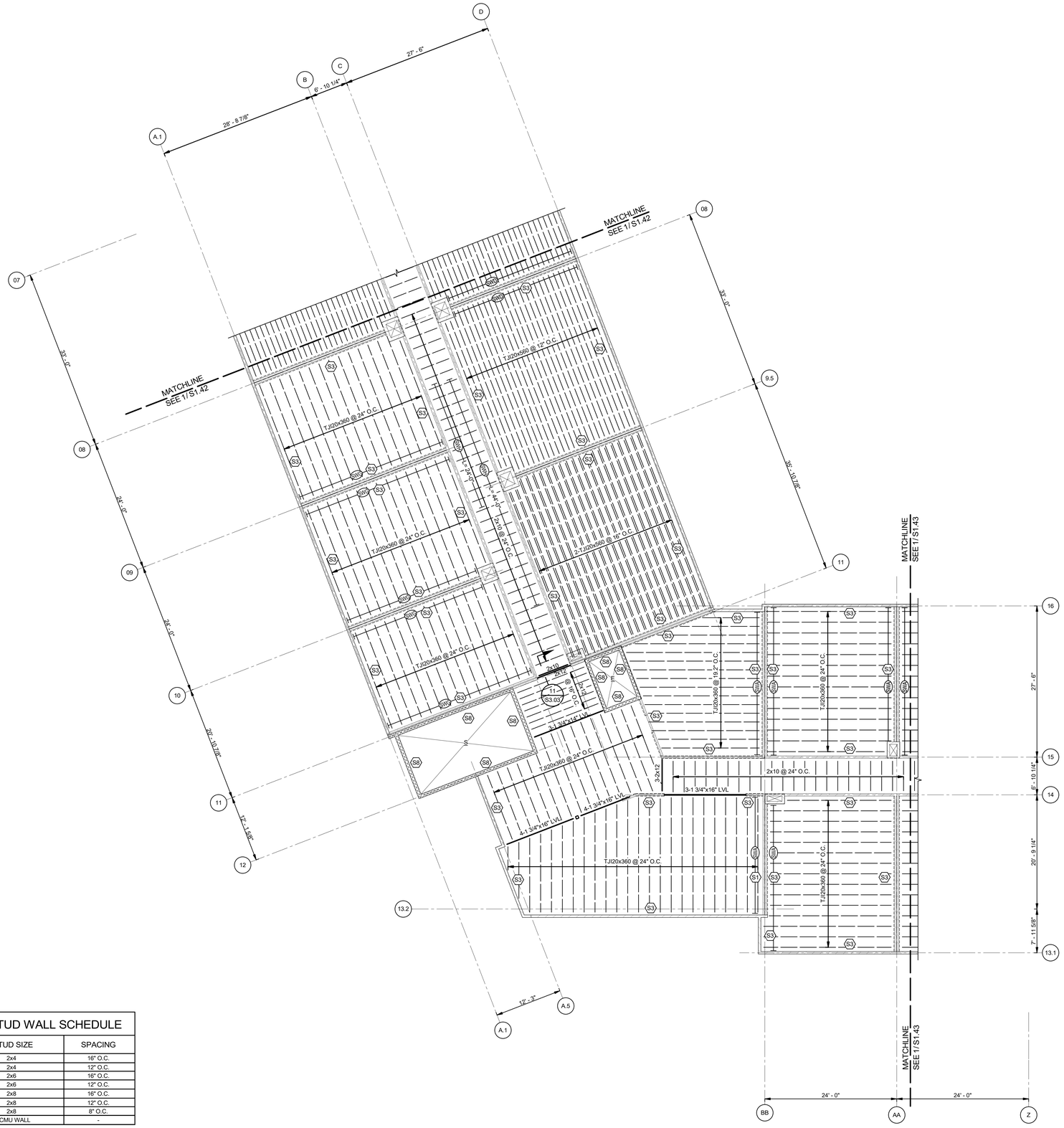
FOURTH FLOOR FRAMING PLAN - OVERALL

S1.40



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.40 FOR PLAN NOTES.

1 / S1.41 FOURTH FLOOR FRAMING PLAN - AREA 01
1/8" = 1'-0"

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NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
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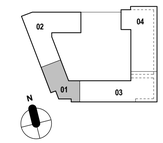

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FOURTH FLOOR FRAMING PLAN - AREA 01

S1.41

E
F
H
J
K
L
24' - 0"
24' - 0"
36' - 6"
25' - 10 7/8"
11' - 7 5/8"
D
C
B
A.1
27' - 6"
6' - 10 1/4"
28' - 9 7/8"
01
02
03
04
05
06
07
08
23' - 8 3/8"
24' - 0"
24' - 0"
24' - 0"
24' - 0"
33' - 0"
26.1
27
28
29
27' - 9 1/8"
6' - 10 1/4"
27' - 6"
F.2
H.2
J.2
L
24' - 0"
32' - 0"
32' - 5"
T.J/20x360 @ 24" O.C
T.J/20x360 @ 12" O.C
T.J/20x560 @ 12" O.C
2x12 @ 12" O.C.
2x12 @ 16" O.C.
2x10 @ 16" O.C.
2x10 @ 24" O.C.
2x10
2x10
2x10

WOOD STUD WALL SCHEDULE

MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x6	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.40 FOR PLAN NOTES.

1 / S1.43 FOURTH FLOOR FRAMING PLAN - AREA 03
1/8" = 1'-0"

N

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CONTRACTOR
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NEW ORLEANS, LA 70123
504.733.4336

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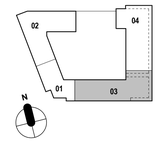
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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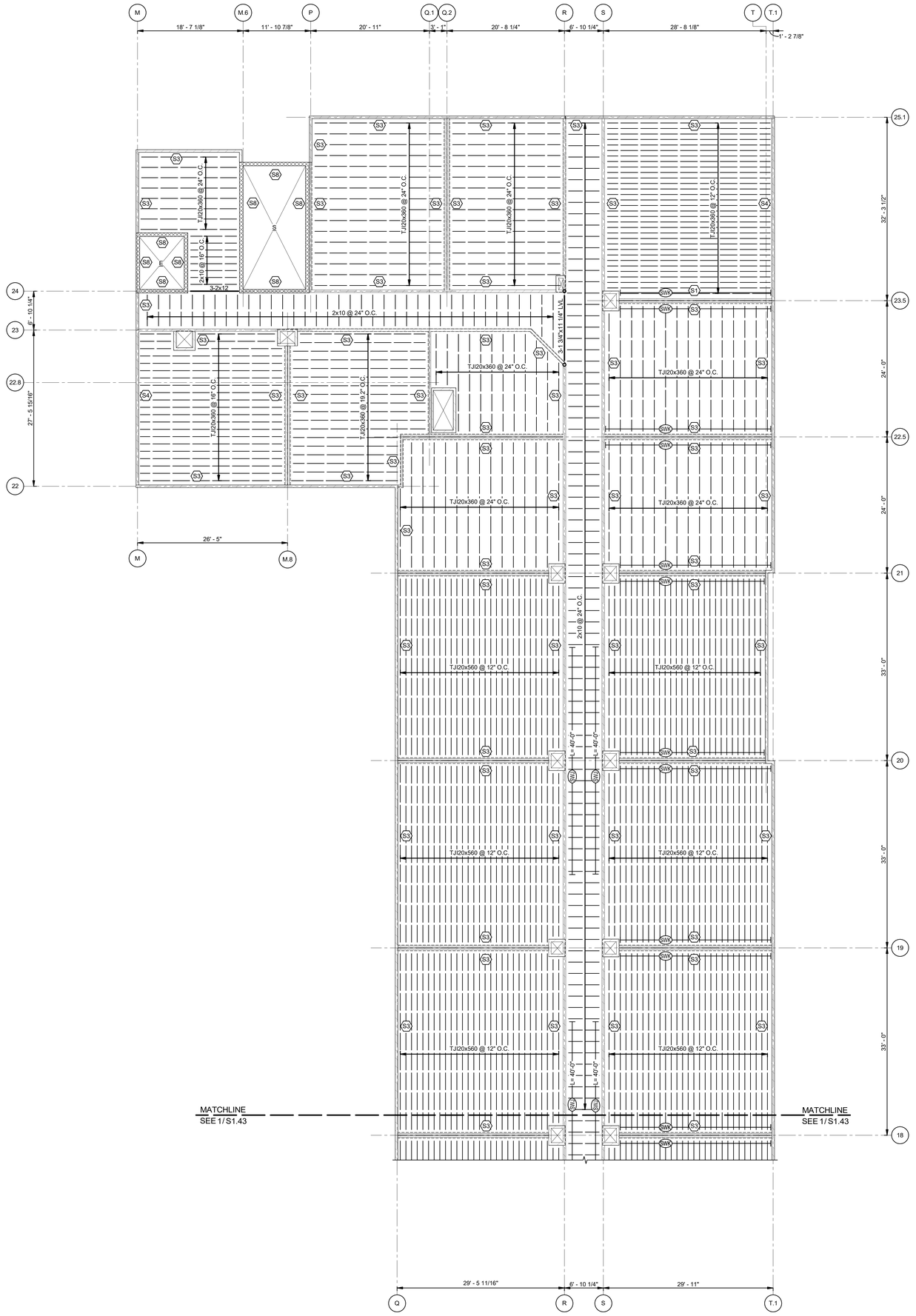
FOURTH FLOOR FRAMING PLAN - AREA 03

S1.43



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.40 FOR PLAN NOTES.

1 / S1.44 FOURTH FLOOR FRAMING PLAN - AREA 04
1/8" = 1'-0"

N

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504.291.6100

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NEW ORLEANS, LA 70123
504.733.4336

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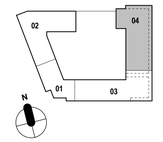
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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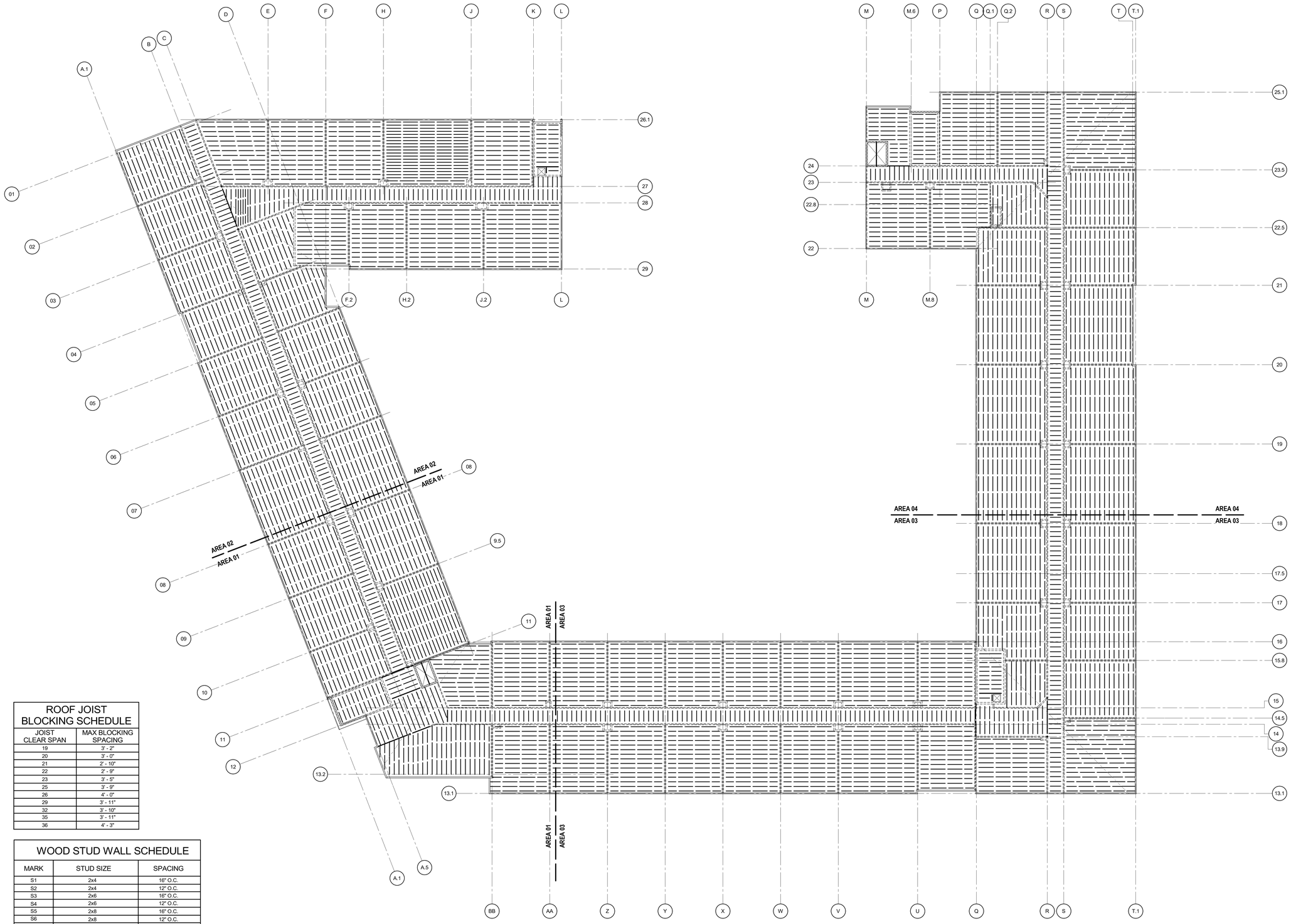
FOURTH FLOOR FRAMING PLAN - AREA 04

S1.44



ROOF JOIST BLOCKING SCHEDULE

JOIST CLEAR SPAN	MAX BLOCKING SPACING
19	3' - 2"
20	3' - 0"
21	2' - 10"
22	2' - 9"
23	3' - 5"
25	3' - 9"
26	4' - 0"
29	3' - 11"
32	3' - 10"
35	3' - 11"
36	4' - 3"

WOOD STUD WALL SCHEDULE

MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE

1. TOP OF DECK ELEVATION APPROXIMATELY 152'-0", SEE ARCH FOR ACTUAL ELEVATIONS AND ROOF SLOPES. ROOF FRAMING BEARING ELEVATIONS (I.E. TOP OF WALLS) WILL VARY TO MATCH SLOPE.
2. ROOF SHEATHING TO CONSIST OF 5/8" APA RATED STRUCTURAL 1 EXTERIOR EXPOSURE PLYWOOD SHEATHING. PLYWOOD SHEATHING TO BE INSTALLED WITH 8d NAILS, AT 2" O.C. AT ALL SUPPORT MEMBERS IN ROOF ZONE 3, AND AT 3" O.C. AT ALL SUPPORT MEMBERS IN ROOF ZONE 2.
3. - INDICATES WOOD STUD LOAD BEARING WALL TYPE S1, SEE SCHEDULE FOR SIZE AND SPACING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS. PROVIDE SOLID BLOCKING TO WALL STUDS AT 1/3 POINTS WHERE WALLS ARE NOT SHEATHED WITH PLYWOOD. STUDS SHOWN THIS PLAN ARE FOURTH FLOOR TO ROOF.
4. - INDICATES 8" CMU LOAD BEARING WALL. SEE DETAILS FOR REINFORCING. SEE ARCHITECTURAL FOR LOCATION AND EXTENTS OF WALLS.
5. - INDICATES SHEAR VS4.01TYPE "A" BETWEEN FOURTH FLOOR AND ROOF. SEE SCHEDULE ON S4.01.

1 / S1.50 OVERALL - ROOF FRAMING PLAN
1/16" = 1'-0"

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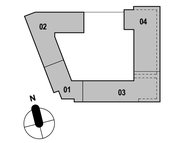

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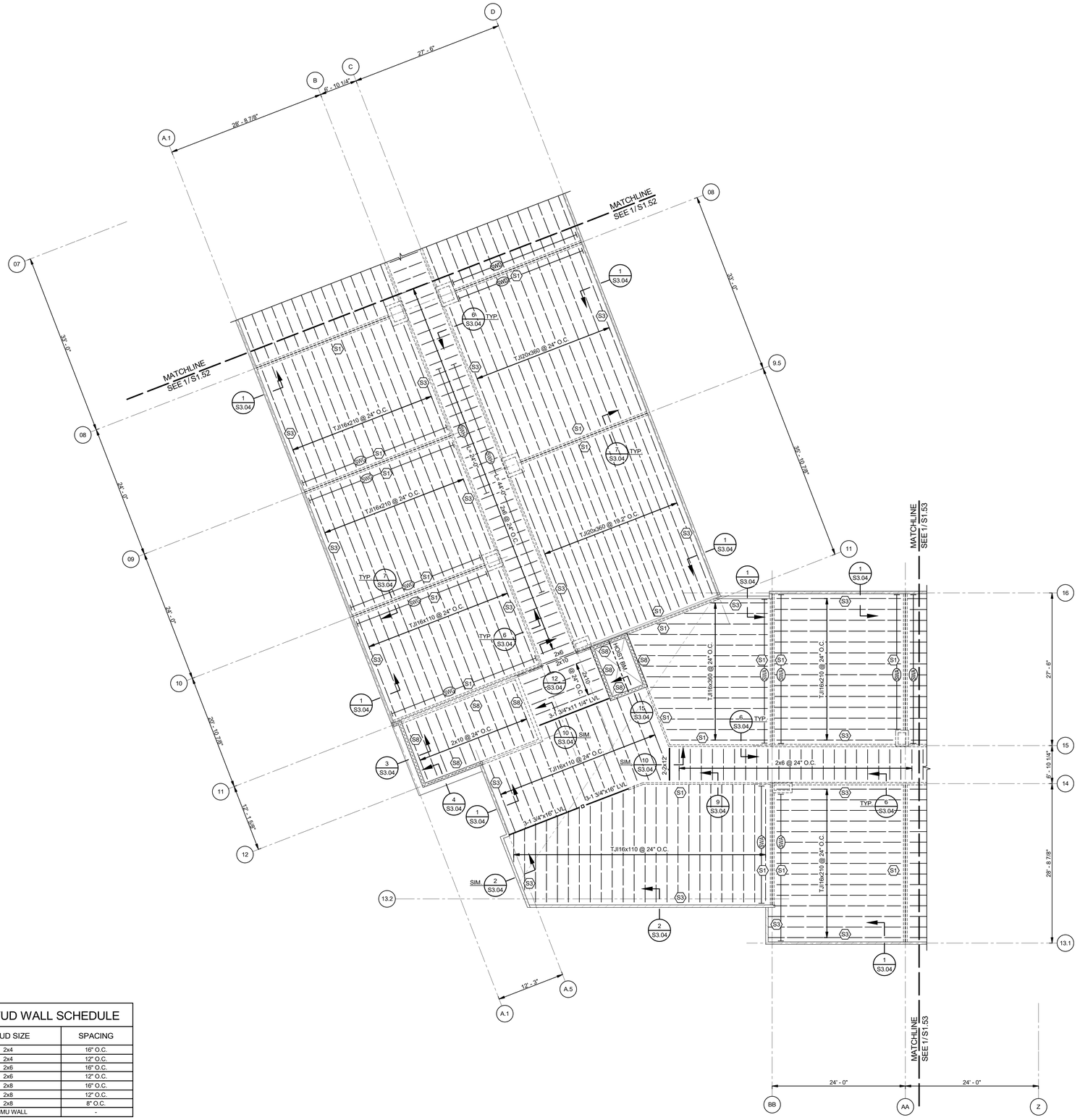
ROOF FRAMING PLAN - OVERALL

S1.50



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
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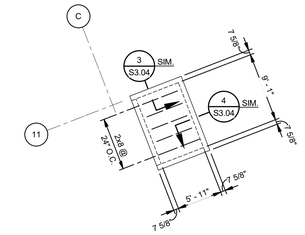
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

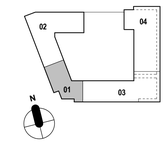
PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.50 FOR PLAN NOTES.

1 S1.51 ROOF FRAMING PLAN - AREA 01
1/8" = 1'-0"



PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.50 FOR PLAN NOTES.

2 S1.51 ELEV #1 PENTHOUSE FRAMING ENLARGED PLAN - AREA 01
1/8" = 1'-0"



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ROOF FRAMING PLAN - AREA 01

S1.51

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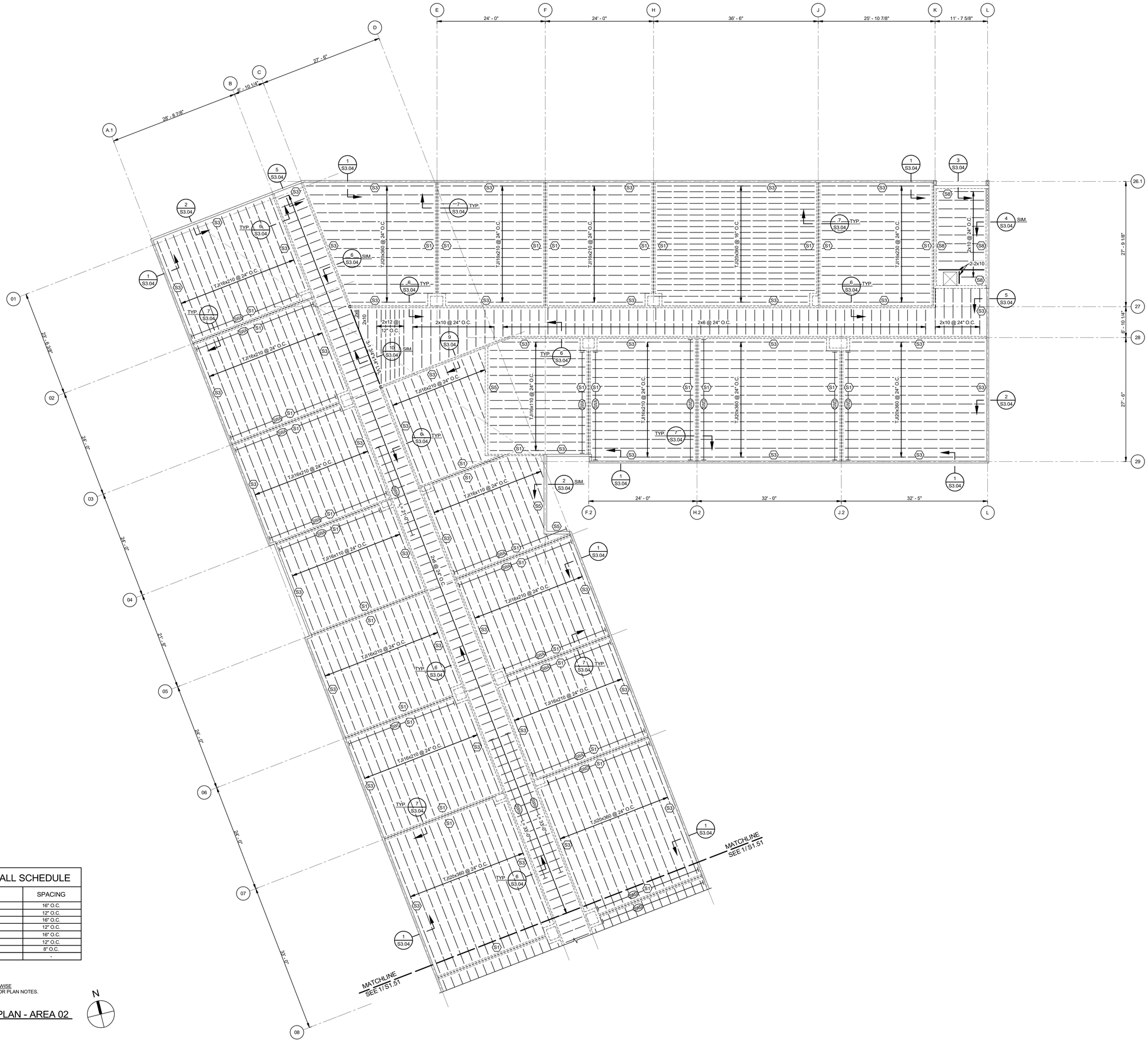

WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.50 FOR PLAN NOTES.

1 S1.52 ROOF FRAMING PLAN - AREA 02
1/8" = 1'-0"

N

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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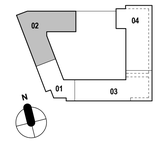
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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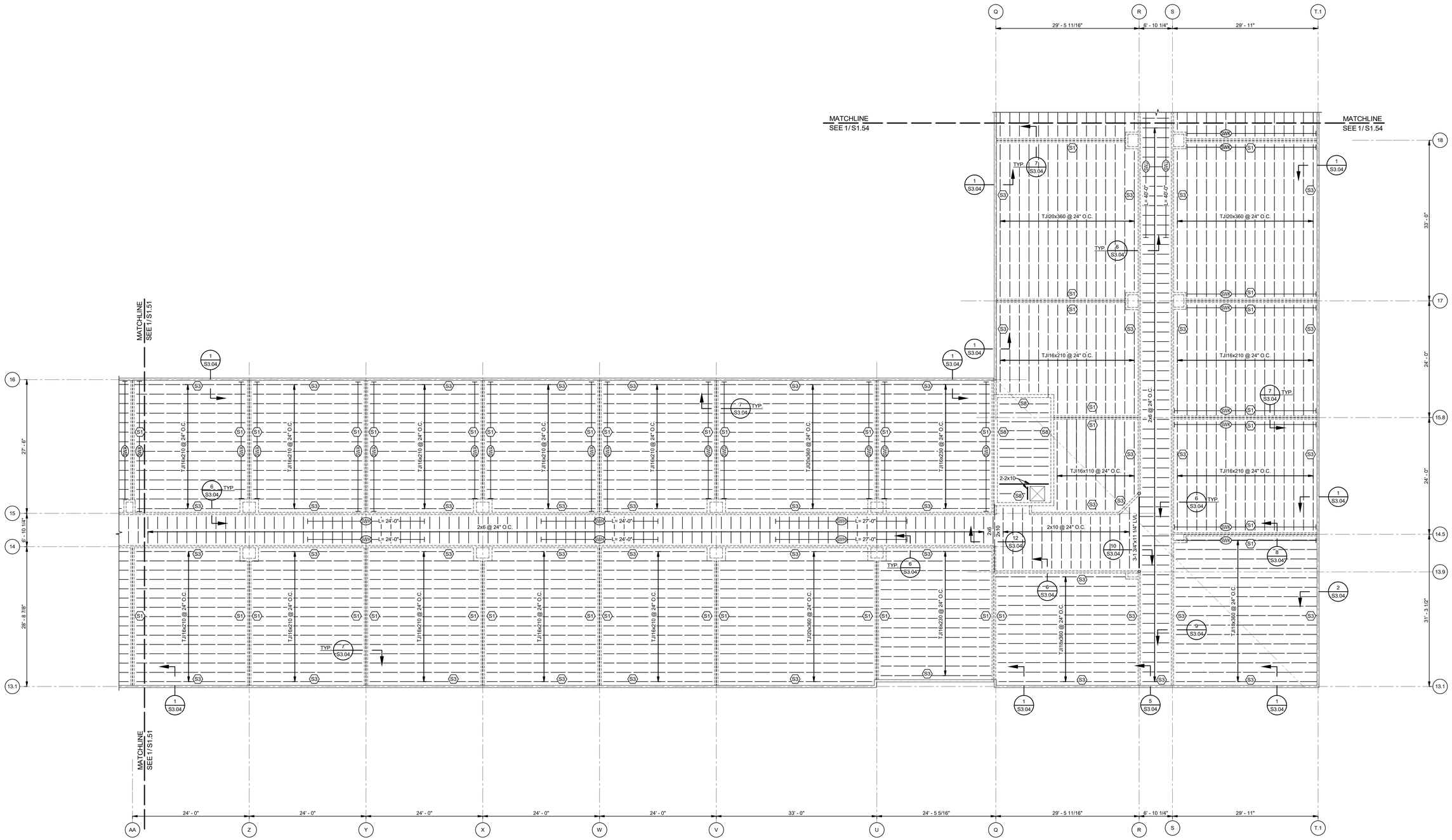
CN22194

ISSUE DATE
2025_10-30

ROOF FRAMING PLAN - AREA 02

S1.52



WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.50 FOR PLAN NOTES.

1 S1.53 ROOF FRAMING PLAN - AREA 03
1/8" = 1'-0"

N

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OWNER
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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
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504.733.4336

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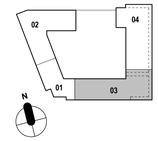
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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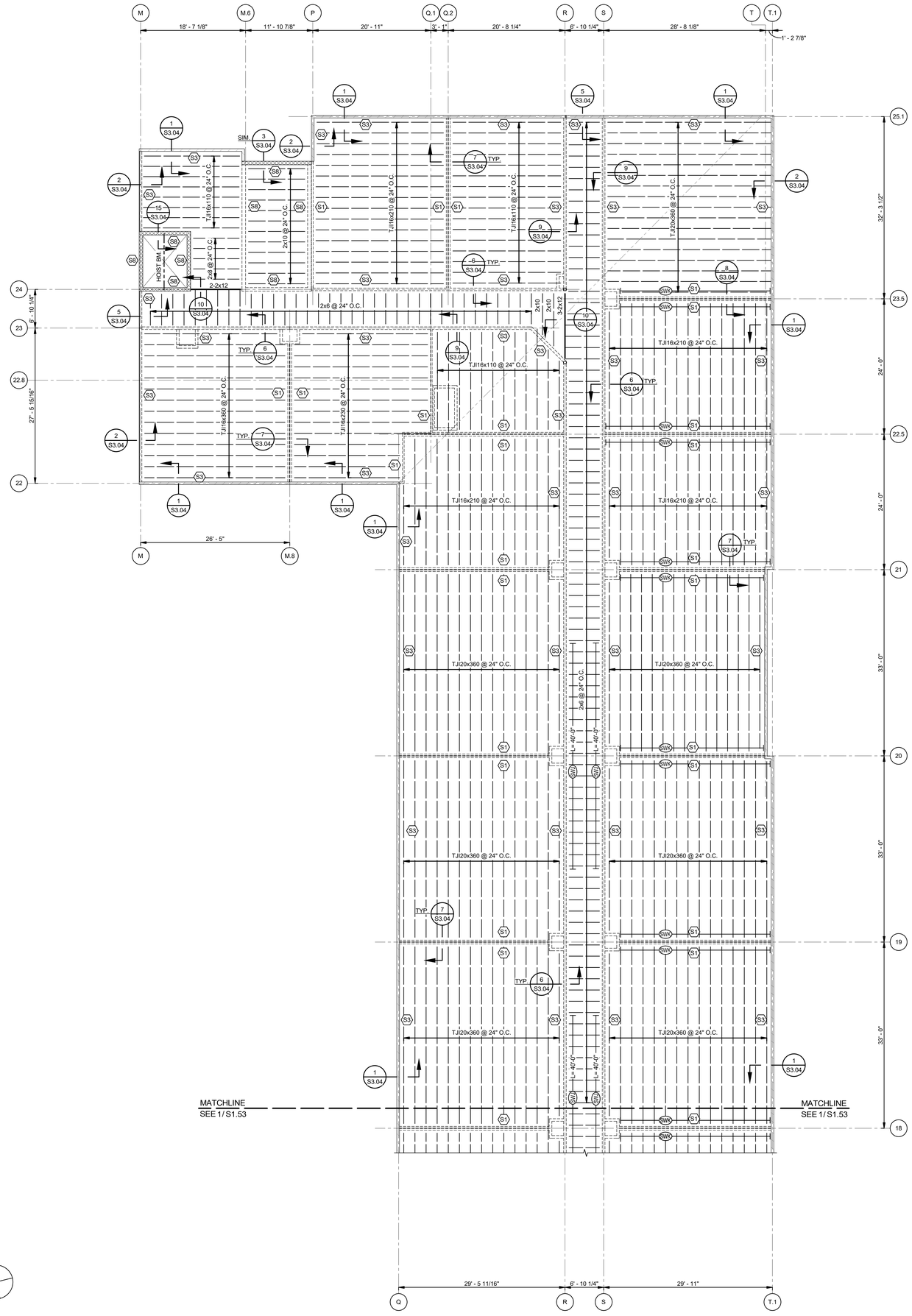
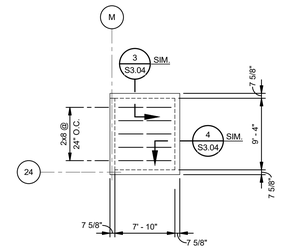
PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

ROOF FRAMING PLAN - AREA 03

S1.53





PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.50 FOR PLAN NOTES.

2 S1.54 SERVICE ELEVATOR PENTHOUSE FRAMING PLAN - AREA 04
1/8" = 1'-0"

N

WOOD STUD WALL SCHEDULE		
MARK	STUD SIZE	SPACING
S1	2x4	16" O.C.
S2	2x4	12" O.C.
S3	2x6	16" O.C.
S4	2x6	12" O.C.
S5	2x8	16" O.C.
S6	2x8	12" O.C.
S7	2x8	8" O.C.
S8	8" CMU WALL	-

PLAN NOTES : UNLESS NOTED OTHERWISE
1. REFER TO OVERALL PLAN 1/S1.50 FOR PLAN NOTES.

1 S1.54 ROOF FRAMING PLAN - AREA 04
1/8" = 1'-0"

N

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Autodesk Docs://24 - 22194 - River District/25655-Structural_r24.rvt

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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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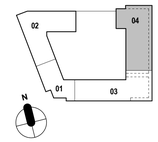
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30



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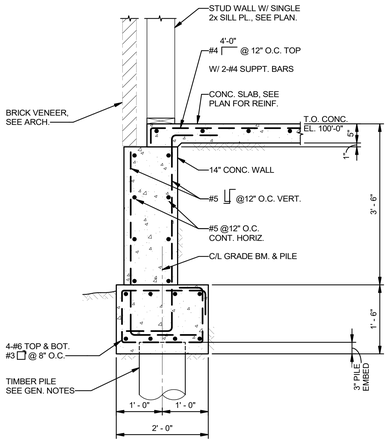
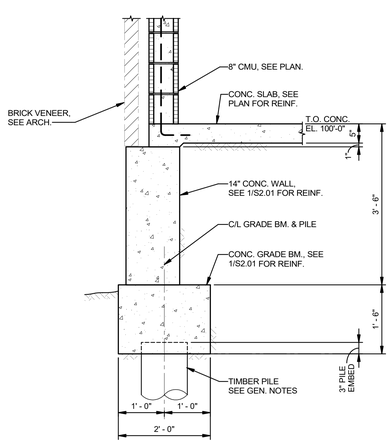
ISSUE DATE
2025_10-30

ROOF FRAMING PLAN - AREA 04

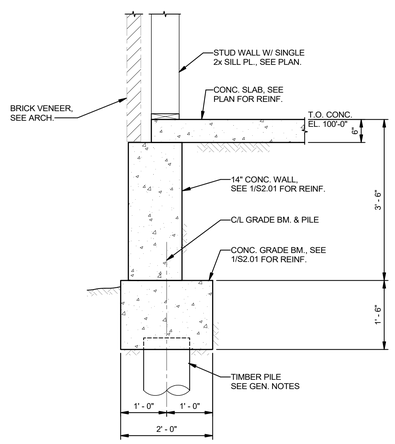
S1.54



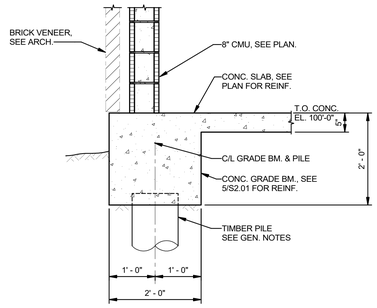
1 S2.01 SECTION 3/4" = 1'-0"



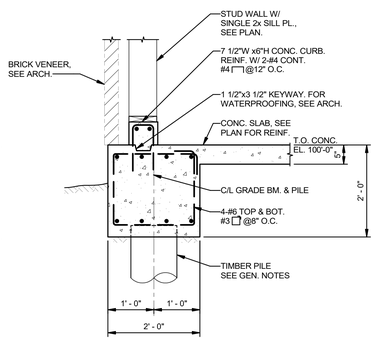
2 S2.01 SECTION 3/4" = 1'-0"



3 S2.01 SECTION 3/4" = 1'-0"



4 S2.01 SECTION 3/4" = 1'-0"



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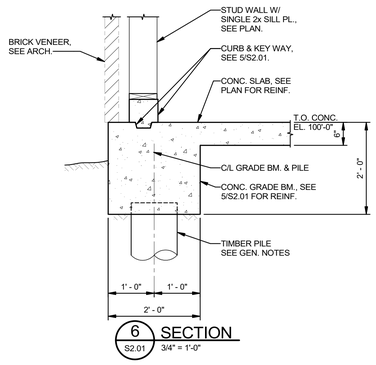
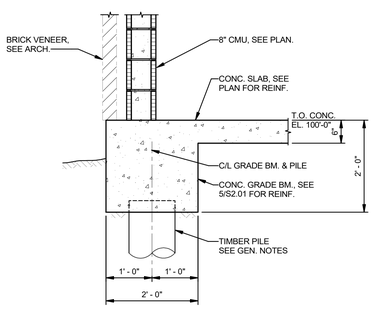
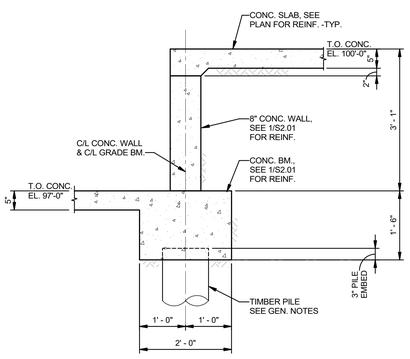


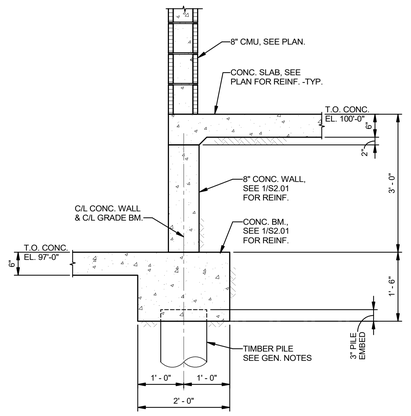
6 S2.01 SECTION 3/4" = 1'-0"



7 S2.01 SECTION 3/4" = 1'-0"



8 S2.01 SECTION 3/4" = 1'-0"



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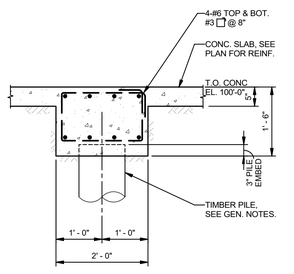

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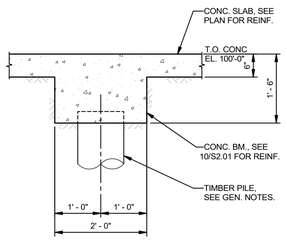

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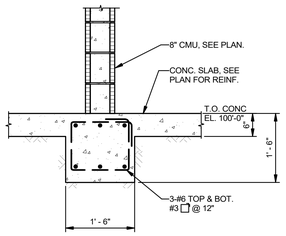
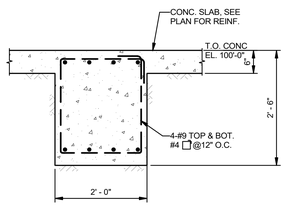
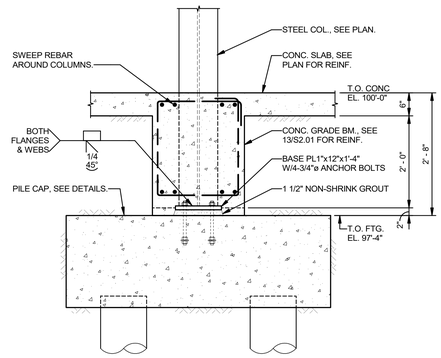


12 S2.01 SECTION 3/4" = 1'-0"

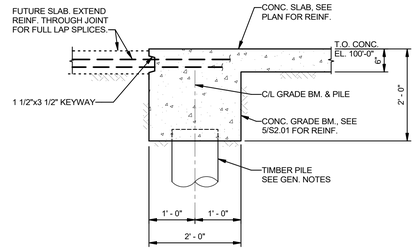


13 S2.01 SECTION 3/4" = 1'-0"

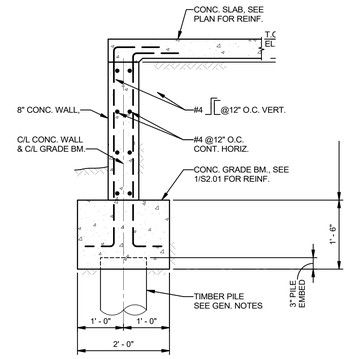


NOTES: UNLESS NOTED OTHERWISE
1. STEEL COLUMN SHALL BE ERECTED PRIOR TO CASTING GRADE BEAM AND SLAB.

14 S2.01 SECTION 3/4" = 1'-0"



15 S2.01 SECTION 3/4" = 1'-0"



16 S2.01 SECTION 3/4" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
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NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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ISSUE DATE
2025_10-30

FOUNDATION SECTIONS & DETAILS

S2.01

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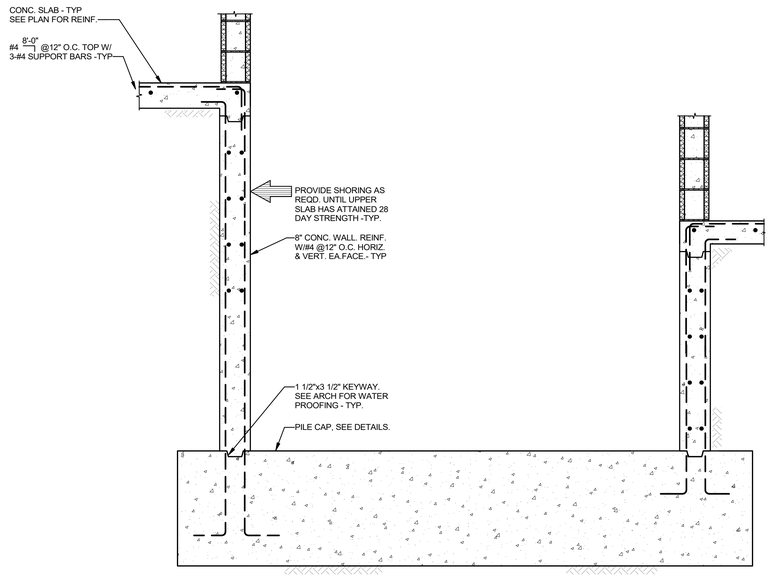

1 S2.02 SECTION A - SERVICE ELEVATOR PIT AREA 04
3/4" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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NUMBER	**DESCRIPTION**	**DATE**
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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ISSUE DATE
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FOUNDATION
SECTIONS & DETAILS

S2.02

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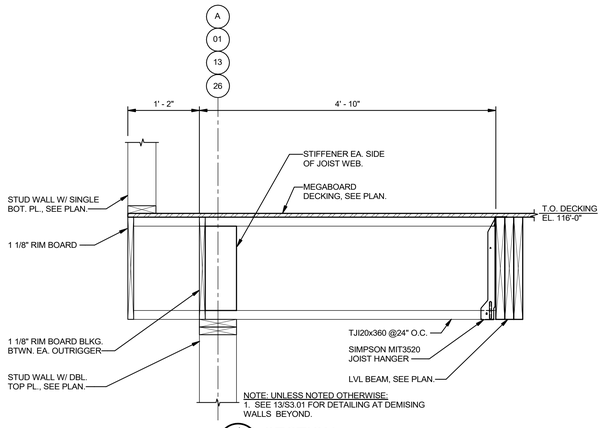
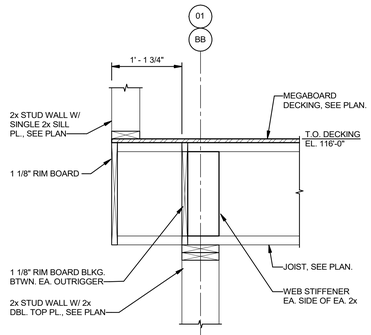


1 S3.01 SECTION 1" = 1'-0"



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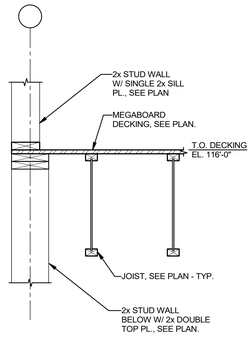

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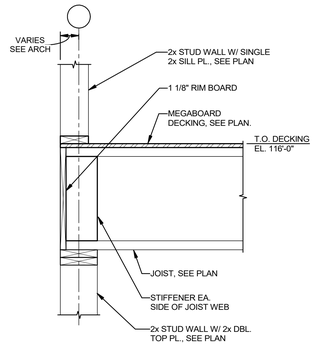

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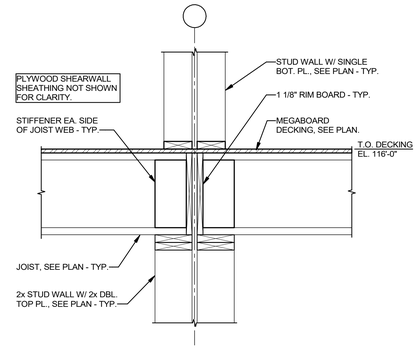
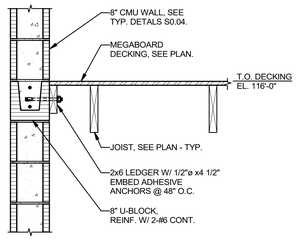
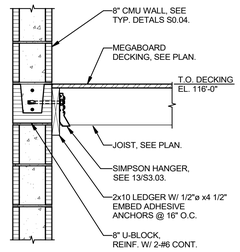


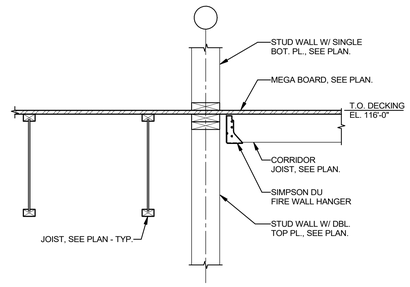
5 S3.01 SECTION 1" = 1'-0"



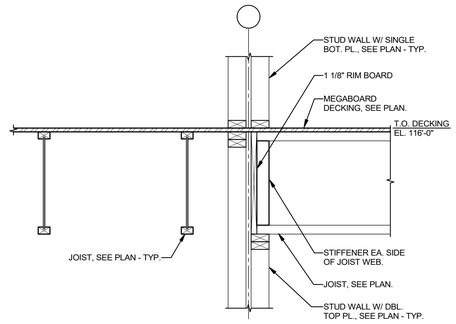
6 S3.01 SECTION 1" = 1'-0"



7 S3.01 SECTION 1" = 1'-0"



8 S3.01 SECTION 1" = 1'-0"



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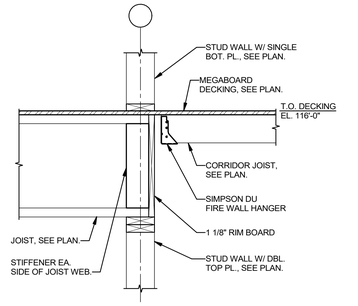

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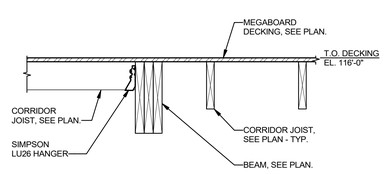

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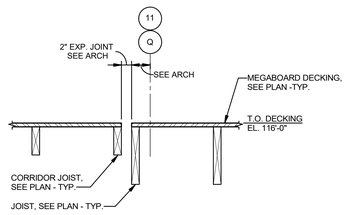

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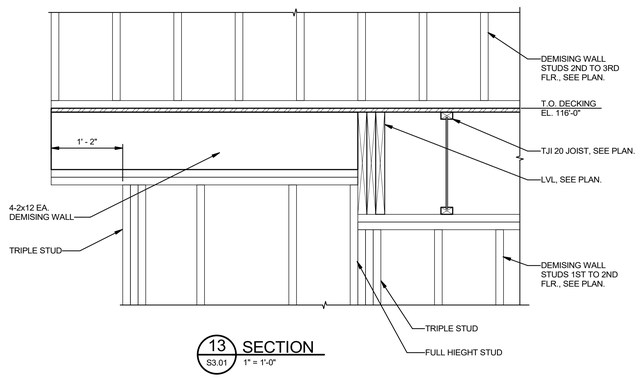

13 S3.01 SECTION 1" = 1'-0"

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NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

SECOND FLOOR SECTIONS & DETAILS

S3.01

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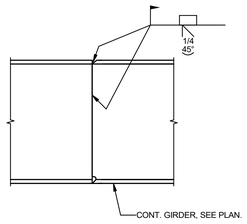
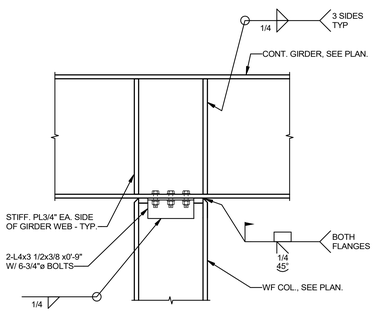
Autodesk Docs://24 - 22194 - River District/25055-Structural_r24.rvt

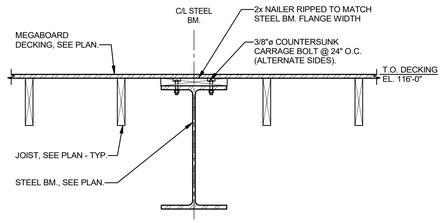


NOTES : UNLESS NOTED OTHERWISE
1. QUANTITY AND LOCATION OF SPLICES AT CONTRACTOR'S OPTION, TO BE SHOWN ON FIRST SHOP DRAWING SUBMITTAL.

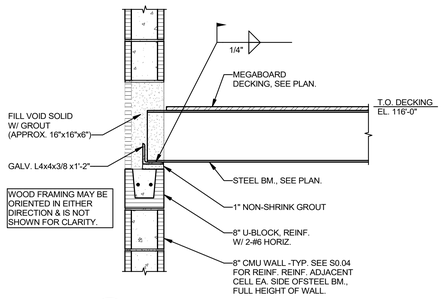
1 S3.02 TYP DETAIL - CONT GIRDER FIELD SPLICE
NTS



2 S3.02 TYP DETAIL - CONT GIRDER CANTILEVER
NTS



6 S3.02 SECTION
1" = 1'-0"



7 S3.02 SECTION
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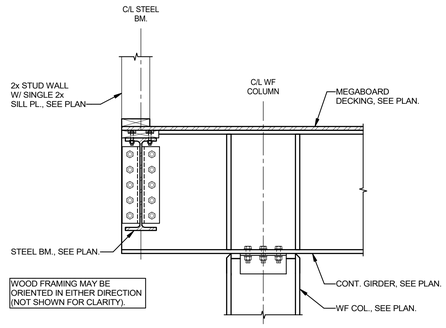
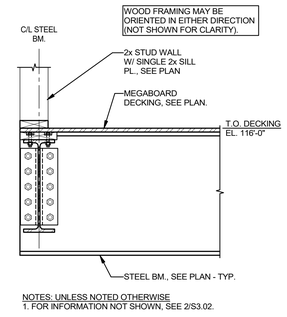


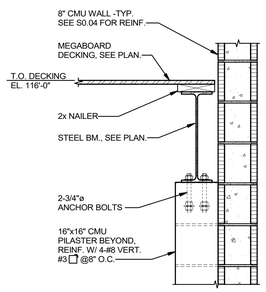
NOTES: UNLESS NOTED OTHERWISE
1. FOR INFORMATION NOT SHOWN, SEE 2/S3.02.

8 S3.02 SECTION
1" = 1'-0"



NOTES: UNLESS NOTED OTHERWISE
1. FOR INFORMATION NOT SHOWN, SEE 2/S3.02.

9 S3.02 SECTION
1" = 1'-0"



11 S3.02 SECTION
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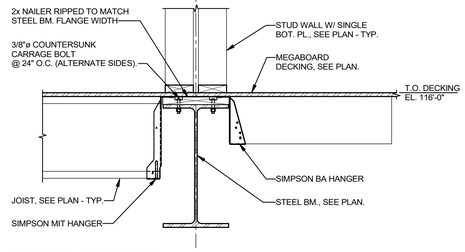
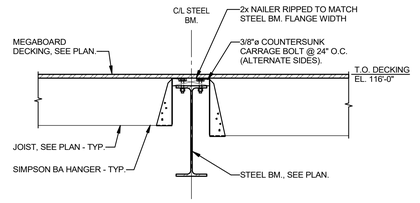
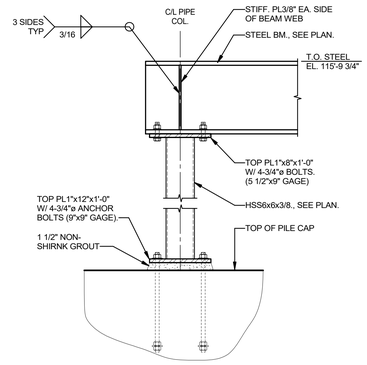


NOTE: UNLESS NOTED OTHERWISE:
1. SIZE NAILER 1/4" WIDER THAN BM. EA. FACE WHERE JOIST HANGER IS REQUIRED.
2. SIZE NAILER TO MATCH BEAM FLANGE WIDTH.
3. AT COLUMN LOCATIONS, NAILER TO BE CONTINUOUS OVER TOP OF COLUMNS.
4. STAGGER FASTENERS AND SPACE AS REQUIRED TO MAINTAIN 1" CLEAR FROM FACE OF NAILER.

4 S3.02 SECTION
1" = 1'-0"



5 S3.02 SECTION
1" = 1'-0"



10 S3.02 SECTION
1" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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GMP	GMP	2025_10-30

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PROJECT NUMBER
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2025_10-30

SECOND FLOOR SECTIONS & DETAILS

S3.02

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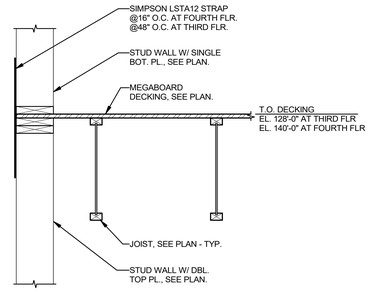
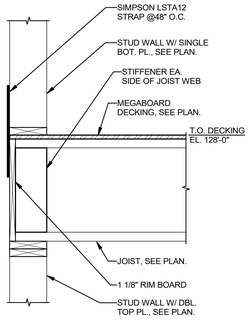


1 S3.03 SECTION 1" = 1'-0"



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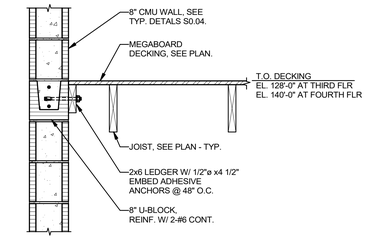
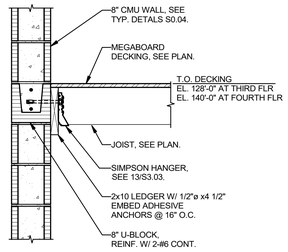
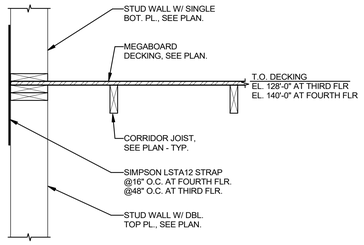


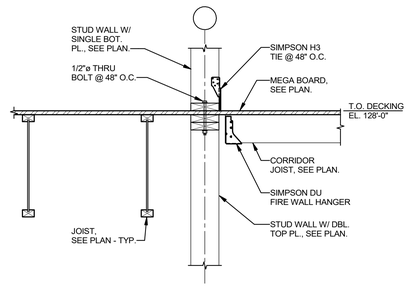
3 S3.03 SECTION 1" = 1'-0"



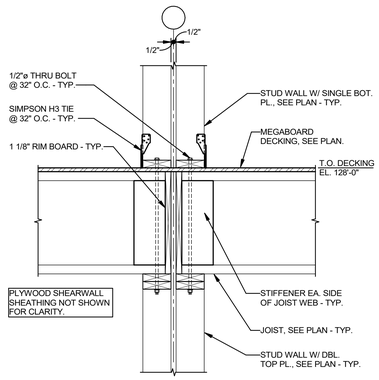
4 S3.03 SECTION 1" = 1'-0"



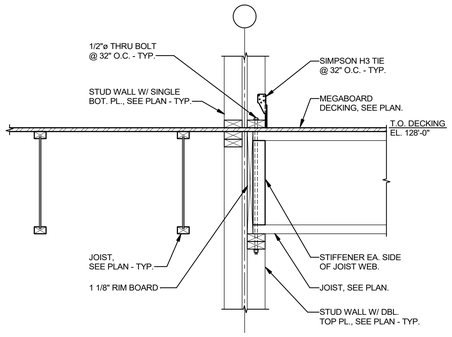
5 S3.03 SECTION 1" = 1'-0"



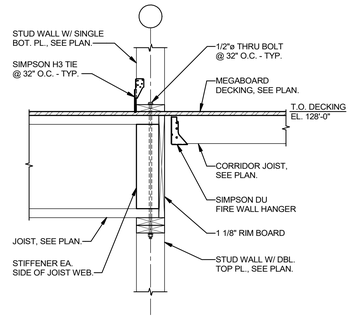
6 S3.03 SECTION 1" = 1'-0"



7 S3.03 SECTION 1" = 1'-0"



8 S3.03 SECTION 1" = 1'-0"



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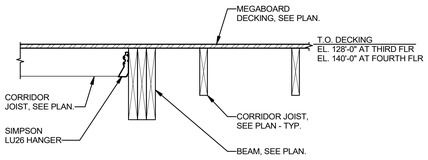
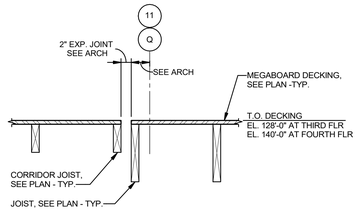
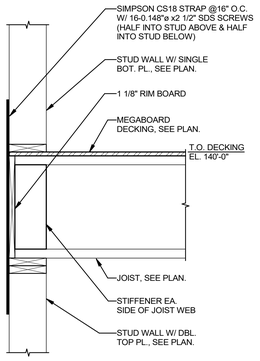


10 S3.03 SECTION 1" = 1'-0"

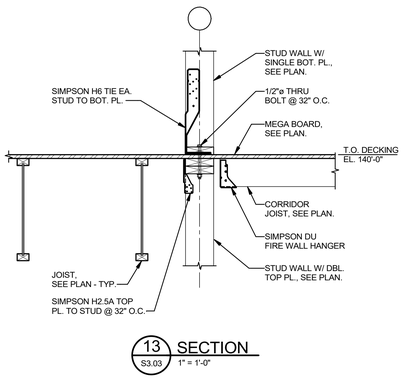


11 S3.03 SECTION 1" = 1'-0"

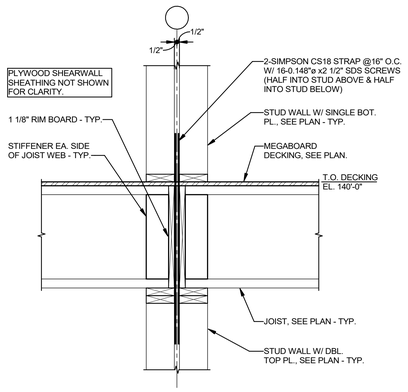


NOTES : UNLESS NOTED OTHERWISE
1. ALL STUDS ABOVE & BELOW SHALL ALIGN.
2. STUDS IN OPPOSING DEMISING WALLS SHALL BE SLIGHTLY OFFSET TO ALLOW STRAP INSTALLATION.
3. INSTALL STRAP THROUGH 1 1/2"ø CORE IN MEGABOARD.

12 S3.03 SECTION 1" = 1'-0"

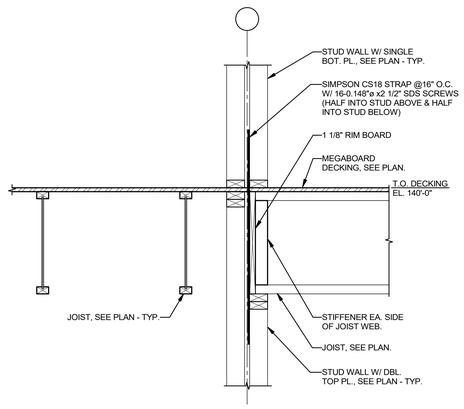


13 S3.03 SECTION 1" = 1'-0"



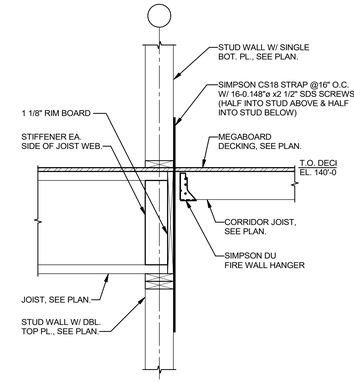
NOTES : UNLESS NOTED OTHERWISE
1. ALL STUDS ABOVE & BELOW SHALL ALIGN.
2. STUDS IN OPPOSING DEMISING WALLS SHALL BE SLIGHTLY OFFSET TO ALLOW STRAP INSTALLATION.
3. INSTALL STRAP THROUGH 1 1/2"ø CORE IN MEGABOARD.

14 S3.03 SECTION 1" = 1'-0"



NOTES : UNLESS NOTED OTHERWISE
1. ALL STUDS ABOVE & BELOW SHALL ALIGN.
2. STUDS IN OPPOSING DEMISING WALLS SHALL BE SLIGHTLY OFFSET TO ALLOW STRAP INSTALLATION.
3. INSTALL STRAP THROUGH 1 1/2"ø CORE IN MEGABOARD.

15 S3.03 SECTION 1" = 1'-0"



NOTES : UNLESS NOTED OTHERWISE
1. ALL STUDS ABOVE & BELOW SHALL ALIGN.
2. STUDS IN OPPOSING DEMISING WALLS SHALL BE SLIGHTLY OFFSET TO ALLOW STRAP INSTALLATION.
3. INSTALL STRAP THROUGH 1 1/2"ø CORE IN MEGABOARD.

16 S3.03 SECTION 1" = 1'-0"

TRAPOLINPEER
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_10-30

THIRD & FOURTH FLOOR SECTIONS & DETAILS

S3.03

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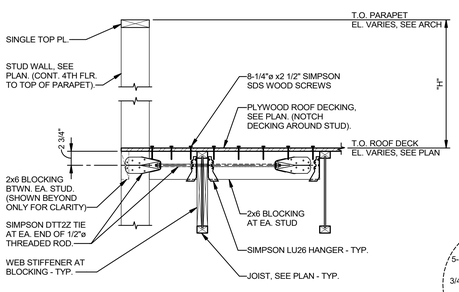
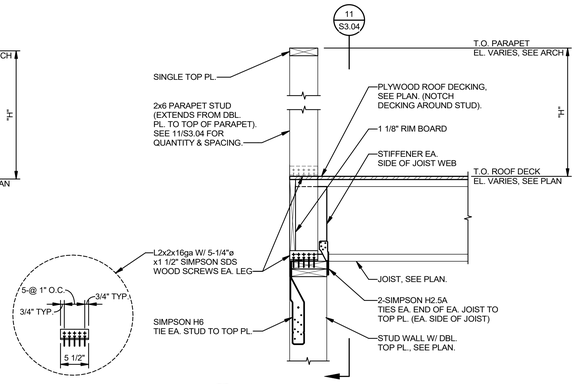


NOTES - UNLESS NOTED OTHERWISE
1. WHERE "H" IS 4'-9" OR GREATER, PROVIDE DOUBLE STUD 4TH FLOOR TO TOP OF PARAPET.
2. WHERE "H" IS LESS THAN 2'-6", SEE DETAIL 13/S3.04.

1 S3.04 SECTION
1" = 1'-0"



2 S3.04 SECTION
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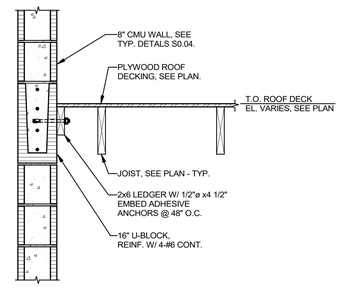
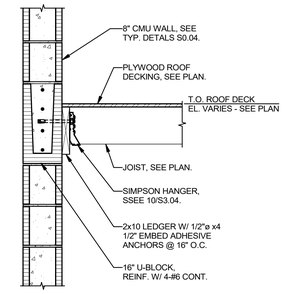
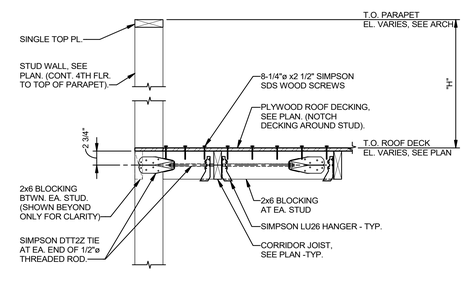


3 S3.04 SECTION
1" = 1'-0"

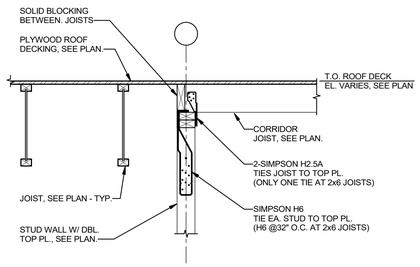


4 S3.04 SECTION
1" = 1'-0"

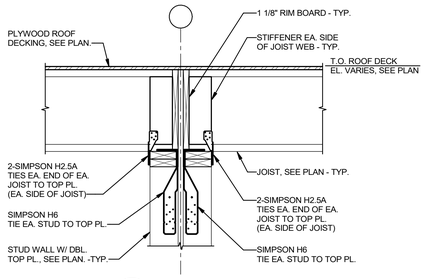


NOTES - UNLESS NOTED OTHERWISE
1. WHERE "H" IS 4'-5" OR GREATER, PROVIDE DOUBLE STUD 4TH FLOOR TO TOP OF PARAPET.
2. WHERE "H" IS LESS THAN 2'-6", SEE DETAIL 13/S3.04 (SIM.).

5 S3.04 SECTION
1" = 1'-0"



6 S3.04 SECTION
1" = 1'-0"



7 S3.04 SECTION
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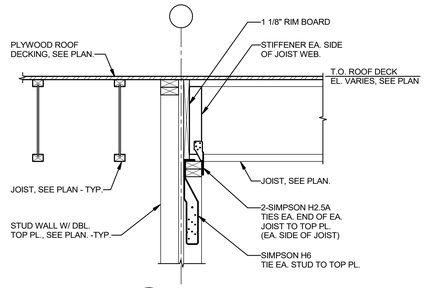

8 S3.04 SECTION
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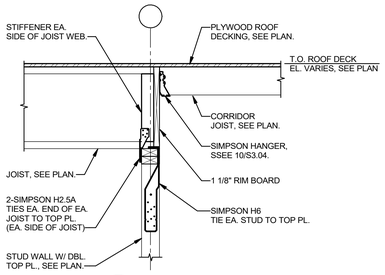

9 S3.04 SECTION
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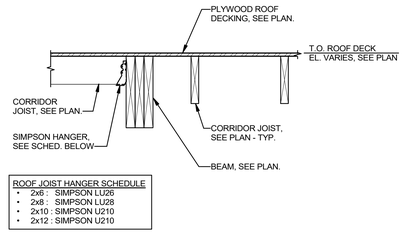
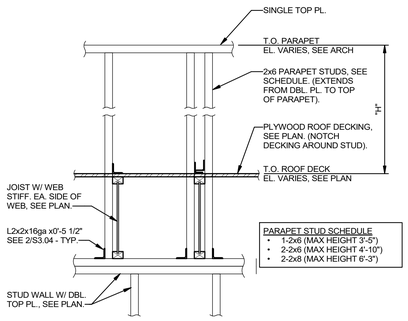


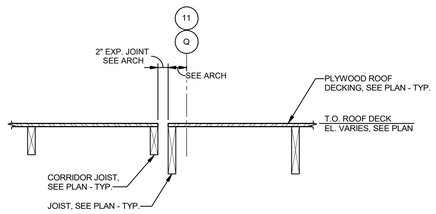
ROOF JOIST HANGER SCHEDULE
- 2x5 : SIMPSON LU26
- 2x8 : SIMPSON LU28
- 2x10 : SIMPSON U210
- 2x12 : SIMPSON U210

10 S3.04 SECTION
1" = 1'-0"



PARAPET STUD SCHEDULE
- 1-2x6 (MAX HEIGHT 3'-5")
- 2-2x6 (MAX HEIGHT 4'-10")
- 2-2x8 (MAX HEIGHT 6'-3")

11 S3.04 SECTION
1" = 1'-0"



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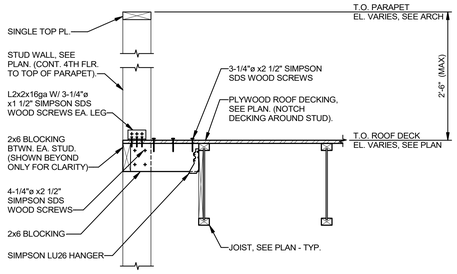

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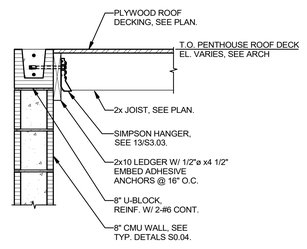

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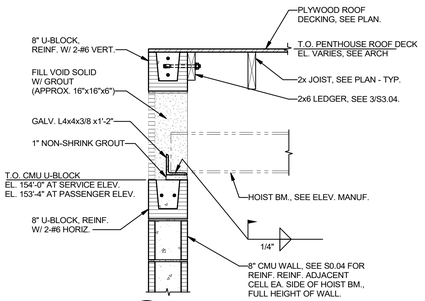

15 S3.04 SECTION
1" = 1'-0"

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TRAPOLINPEER
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GMP DOCUMENTS

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LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
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504.523.2772
trapolinpeer.com

OWNER
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400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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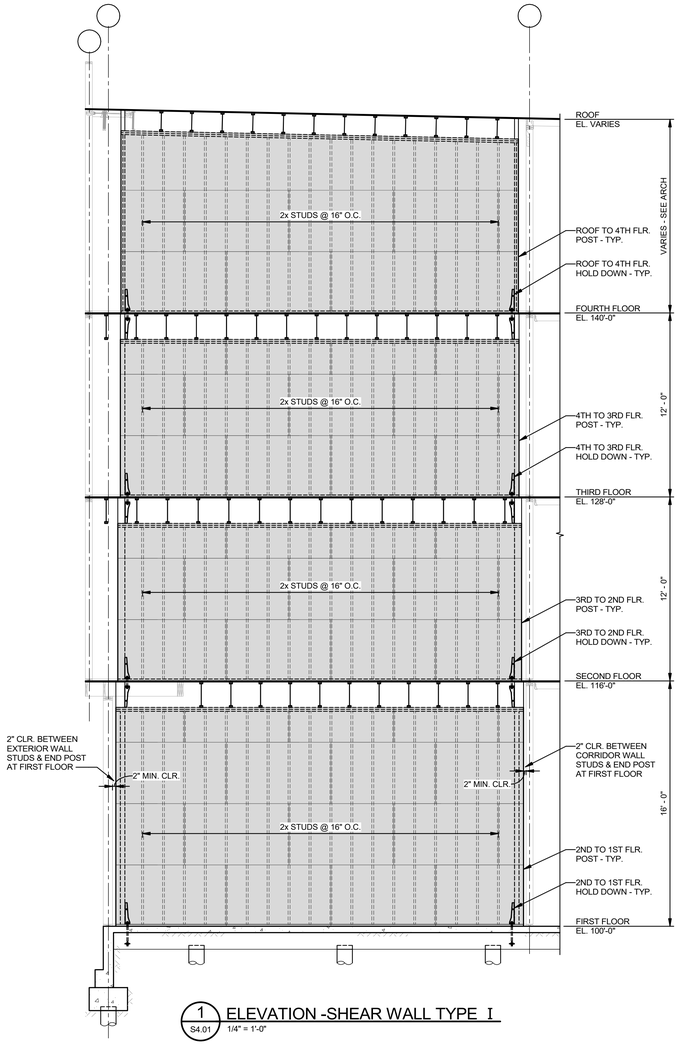
PROJECT NUMBER
CN22194

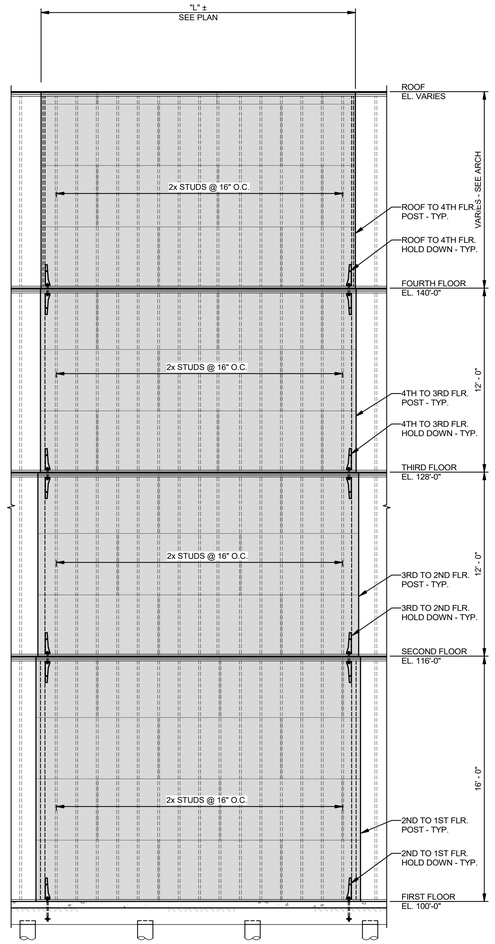
ISSUE DATE
2025_10-30

ROOF SECTIONS & DETAILS

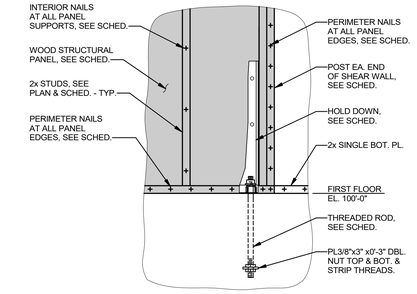
S3.04



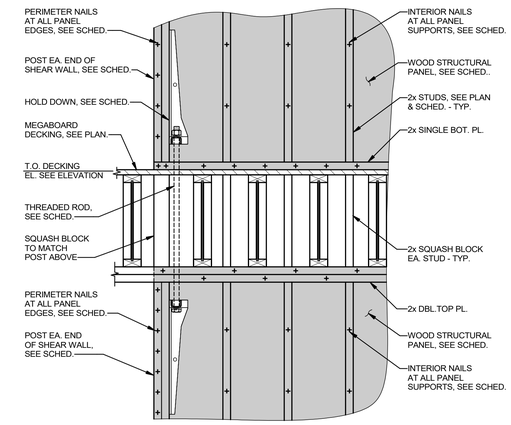
1 S4.01 ELEVATION -SHEAR WALL TYPE I
1/4" = 1'-0"



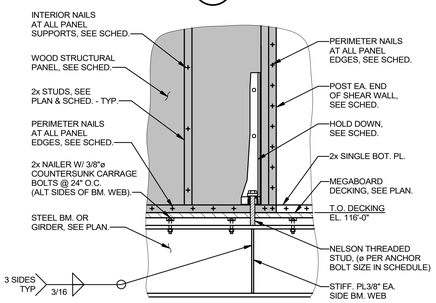
2 S4.01 ELEVATION - SHEAR WALL TYPE II
1/4" = 1'-0"



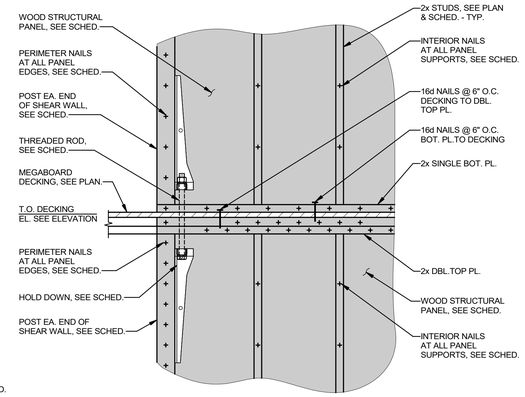
4 S4.01 DETAIL
1" = 1'-0"



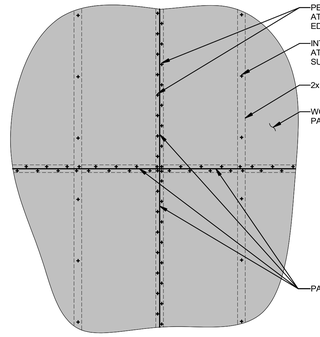
6 S4.01 DETAIL
1" = 1'-0"



8 S4.01 DETAIL
1" = 1'-0"



5 S4.01 DETAIL
1" = 1'-0"



7 S4.01 DETAIL - FASTENER AT SHEAR WALL PANEL EDGES
NTS

3 S4.01 SHEAR WALL SCHEDULE

	SHEAR WALL "SWA"						SHEAR WALL "SWB"						SHEAR WALL "SWC"					
	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST
ROOF TO FOURTH FLOOR	3/8" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU2-SDS2.5	5/8"ø	3-2x4												
FOURTH FLOOR TO THIRD FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU2-SDS2.5	5/8"ø	3-2x6												
THIRD FLOOR TO SECOND FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU2-SDS2.5	5/8"ø	3-2x6	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	DTT2Z	1/2"ø	3-2x6						
SECOND FLOOR TO FIRST FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU4-SDS2.5	5/8"ø	3-2x8	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	DTT2Z	1/2"ø	3-2x8	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	DTT2Z	1/2"ø	3-2x8

	SHEAR WALL "SWD"						SHEAR WALL "SWE"					
	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST
ROOF TO FOURTH FLOOR	3/8" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 6" (FULLY BLOCKED)	8d @ 12"	HDU2-SDS2.5	5/8"ø	3-2x4						
FOURTH FLOOR TO THIRD FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 6" (FULLY BLOCKED)	8d @ 12"	HDU4-SDS2.5	5/8"ø	3-2x6						
THIRD FLOOR TO SECOND FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 6" (FULLY BLOCKED)	8d @ 12"	HDU4-SDS2.5	5/8"ø	4-2x6	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 6" (FULLY BLOCKED)	8d @ 12"	DTT2Z	1/2"ø	3-2x6
SECOND FLOOR TO FIRST FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU8-SDS2.5	7/8"ø	4-2x8	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	DTT2Z	1/2"ø	3-2x8

	SHEAR WALL "SWF"						SHEAR WALL "SWG"					
	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST
ROOF TO FOURTH FLOOR							3/8" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU4-SDS2.5	5/8"ø	2-2x6
FOURTH FLOOR TO THIRD FLOOR							15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 3" (FULLY BLOCKED)	8d @ 12"	HDU8-SDS2.5	7/8"ø	4x6
THIRD FLOOR TO SECOND FLOOR							15/32" WOOD STRUCTURAL PANEL-SHEATHING	10d @ 3" (FULLY BLOCKED)	10d @ 12"	HDU11-SDS2.5	1"ø	2-4x6
SECOND FLOOR TO FIRST FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	DTT2Z	1/2"ø	3-2x8	15/32" WOOD STRUCTURAL PANEL-SHEATHING	10d @ 2" (FULLY BLOCKED)	10d @ 12"	2-HDU11-SDS2.5	1"ø	2-4x8

	SHEAR WALL "SWH"						SHEAR WALL "SWJ"					
	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST
ROOF TO FOURTH FLOOR	3/8" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 6" (FULLY BLOCKED)	8d @ 12"	HDU2-SDS2.5	5/8"ø	2-2x6	3/8" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU4-SDS2.5	5/8"ø	2-2x6
FOURTH FLOOR TO THIRD FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU8-SDS2.5	7/8"ø	4x6	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 4" (FULLY BLOCKED)	8d @ 12"	HDU11-SDS2.5	1"ø	6x6
THIRD FLOOR TO SECOND FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 3" (FULLY BLOCKED)	8d @ 12"	HDU11-SDS2.5	1"ø	2-4x6	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 2" (FULLY BLOCKED)	8d @ 12"	HDU14-SDS2.5	1"ø	2-6x6
SECOND FLOOR TO FIRST FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 2" (FULLY BLOCKED)	8d @ 12"	2-HDU11-SDS2.5	1"ø	2-4x8						

	SHEAR WALL "SWK"					
	SHEATHING	PANEL PERIMETER NAILING	PANEL INTERIOR NAILING	HOLD DOWN	ANCHOR BOLT	POST
ROOF TO FOURTH FLOOR	3/8" WOOD STRUCTURAL PANEL-SHEATHING	8d @ 3" (FULLY BLOCKED)	8d @ 12"	HDU4-SDS2.5	5/8"ø	3-2x4
FOURTH FLOOR TO THIRD FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	10d @ 3" (FULLY BLOCKED)	10d @ 12"	HDU8-SDS2.5	7/8"ø	2-4x6
THIRD FLOOR TO SECOND FLOOR	15/32" WOOD STRUCTURAL PANEL-SHEATHING	10d @ 2" (FULLY BLOCKED)	10d @ 12"	HDU14-SDS2.5	1"ø	2-6x6
SECOND FLOOR TO FIRST FLOOR						

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THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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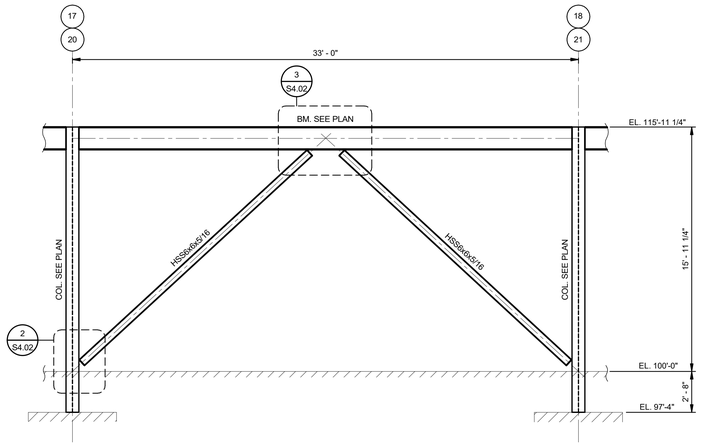
PROJECT NUMBER
CN22194

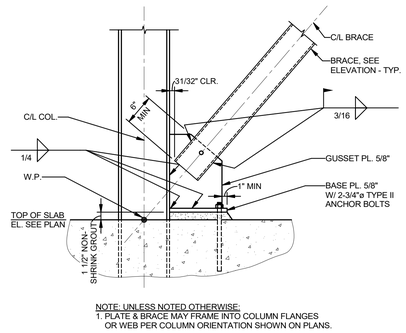
ISSUE DATE
2025_10-30

SHEAR WALL DETAILS & ELEVATIONS

S4.01

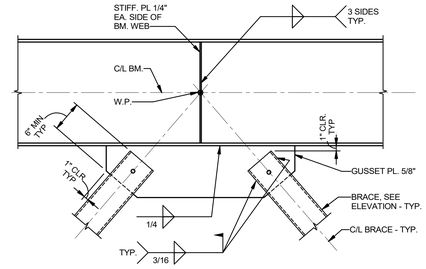


1 S4.02 ELEVATION - COLUMN LINE Q.05
1/4" = 1'-0"



NOTE: UNLESS NOTED OTHERWISE:
1. PLATE & BRACE MAY FRAME INTO COLUMN FLANGES OR WEB PER COLUMN ORIENTATION SHOWN ON PLANS.

2 S4.02 DETAIL
1" = 1'-0"



3 S4.02 DETAIL
1" = 1'-0"

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THE RIVANA @ RIVER DISTRICT

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SD	SCHEMATIC DESIGN	2025_07-25
GMP	GMP	2025_10-30

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BRACED FRAME ELEVATIONS

S4.02

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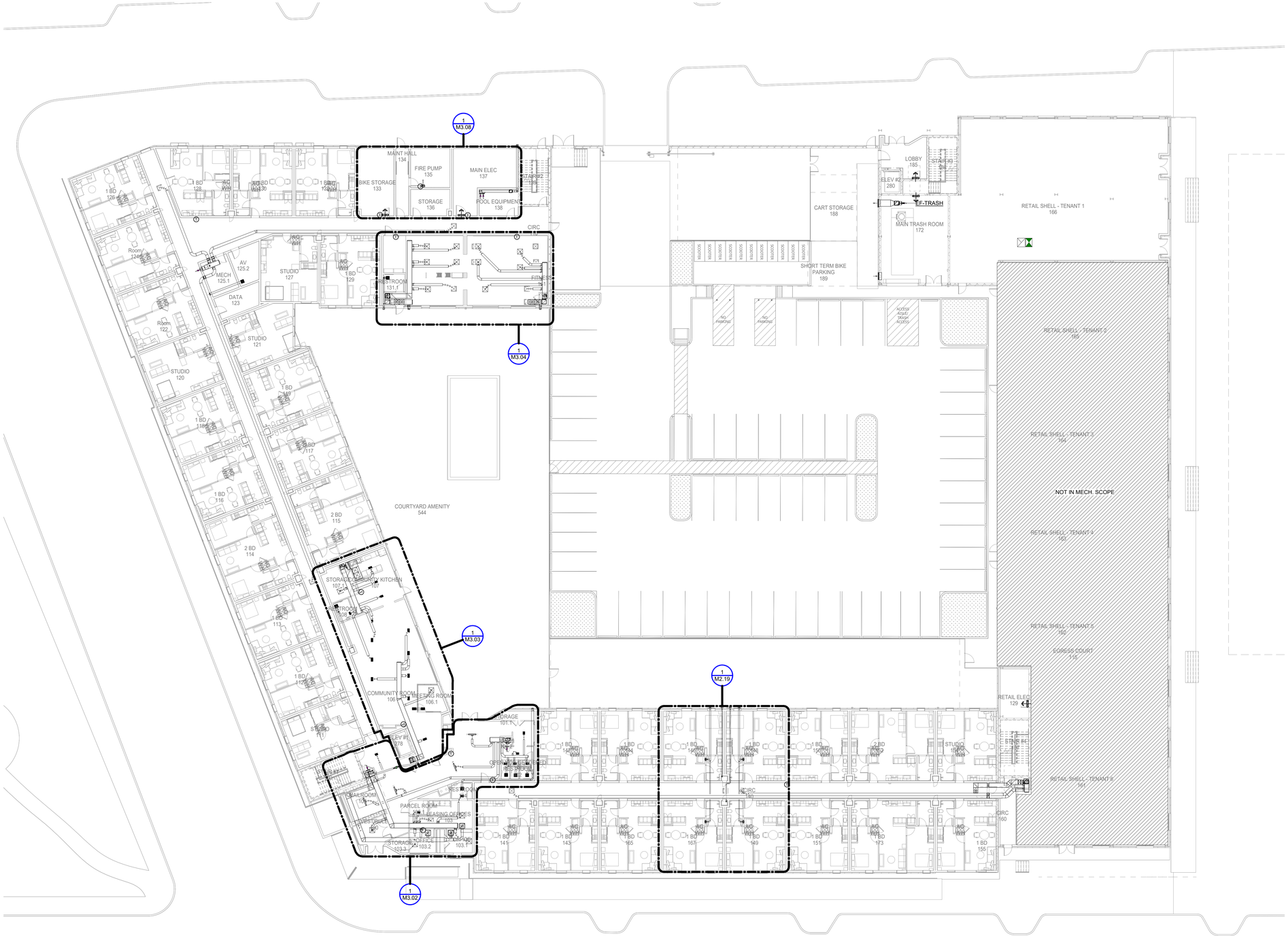
MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
2. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED AIR TERMINALS AND DEVICES WITH LIGHT FIXTURES AND ALL OTHER CEILING MOUNTED EQUIPMENT. REFER TO ARCHITECT'S LATEST REFLECTED CEILING PLAN AND COORDINATE WITH GENERAL CONTRACTOR AND ENGINEER (IN WRITING) PRIOR TO COORDINATING ANY REVISIONS.
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. REFER TO ENLARGED PLAN FOR WORK IN DESIGNATED AREAS OF APARTMENT BUILDING. (TYPICAL)



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1 **LEVEL 01 - OVERALL BLDG MECHANICAL PLAN**
Scale: 1/16" = 1'-0"

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THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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SD	SD DELIV.	2025_07-25
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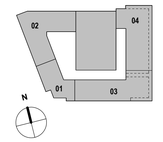

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CN22194

ISSUE DATE
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MECHANICAL - OVERALL PLAN - LEVEL 01

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M1.01

MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
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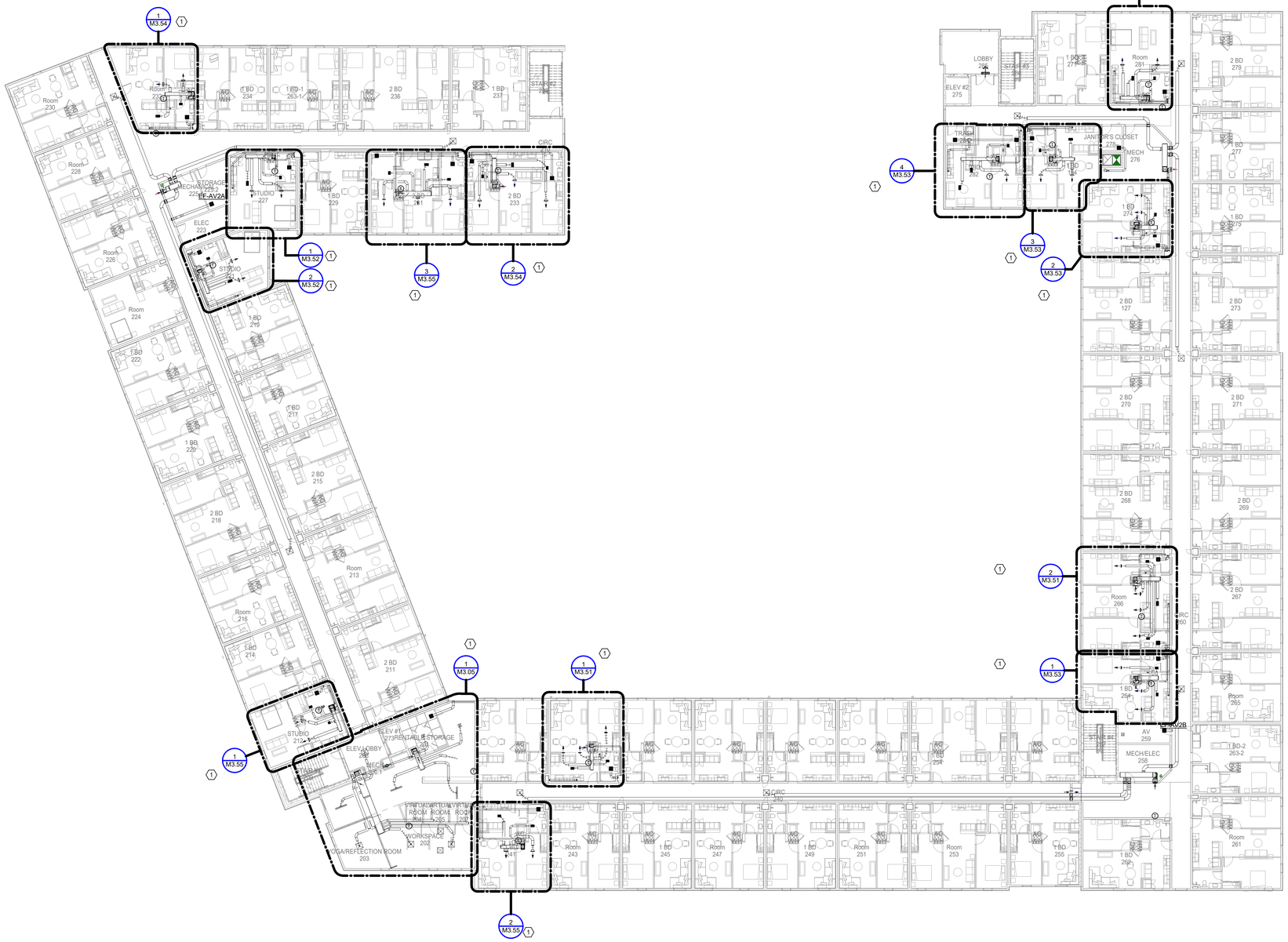

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1 **LEVELS 02-04 - MECHANICAL PLAN**
Scale: 1/16" = 1'-0"

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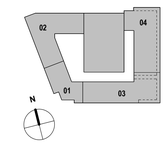

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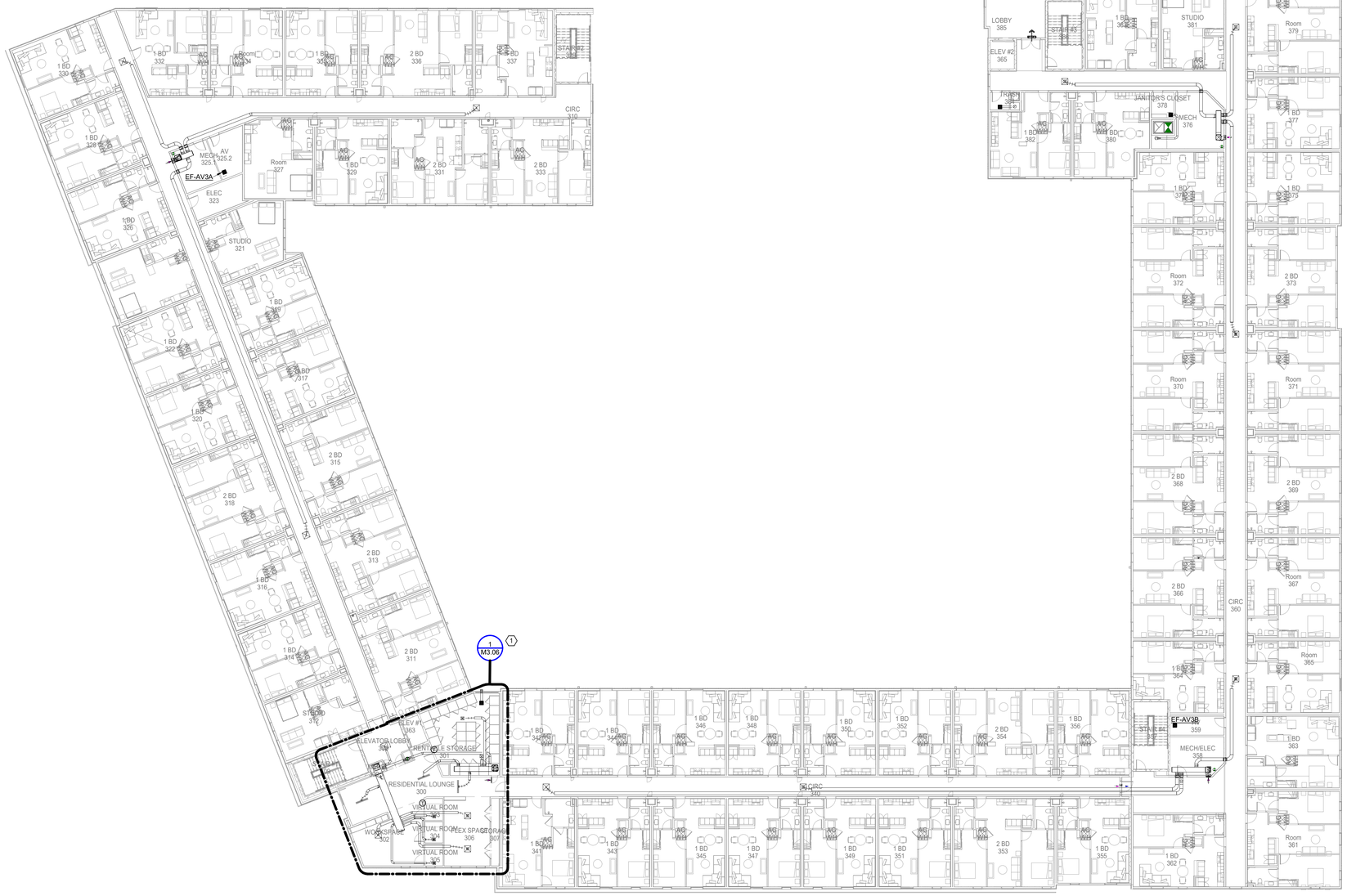
ISSUE DATE
2025_07-25

MECHANICAL - OVERALL PLAN - LEVEL 02

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M1.02



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MECHANICAL KEYED NOTES

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N

1 **LEVEL 03 - MECHANICAL PLAN**
Scale: 1/16" = 1'-0"

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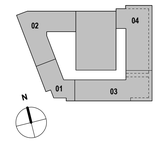
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
05/27/25

MECHANICAL - OVERALL PLAN - LEVEL 03

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

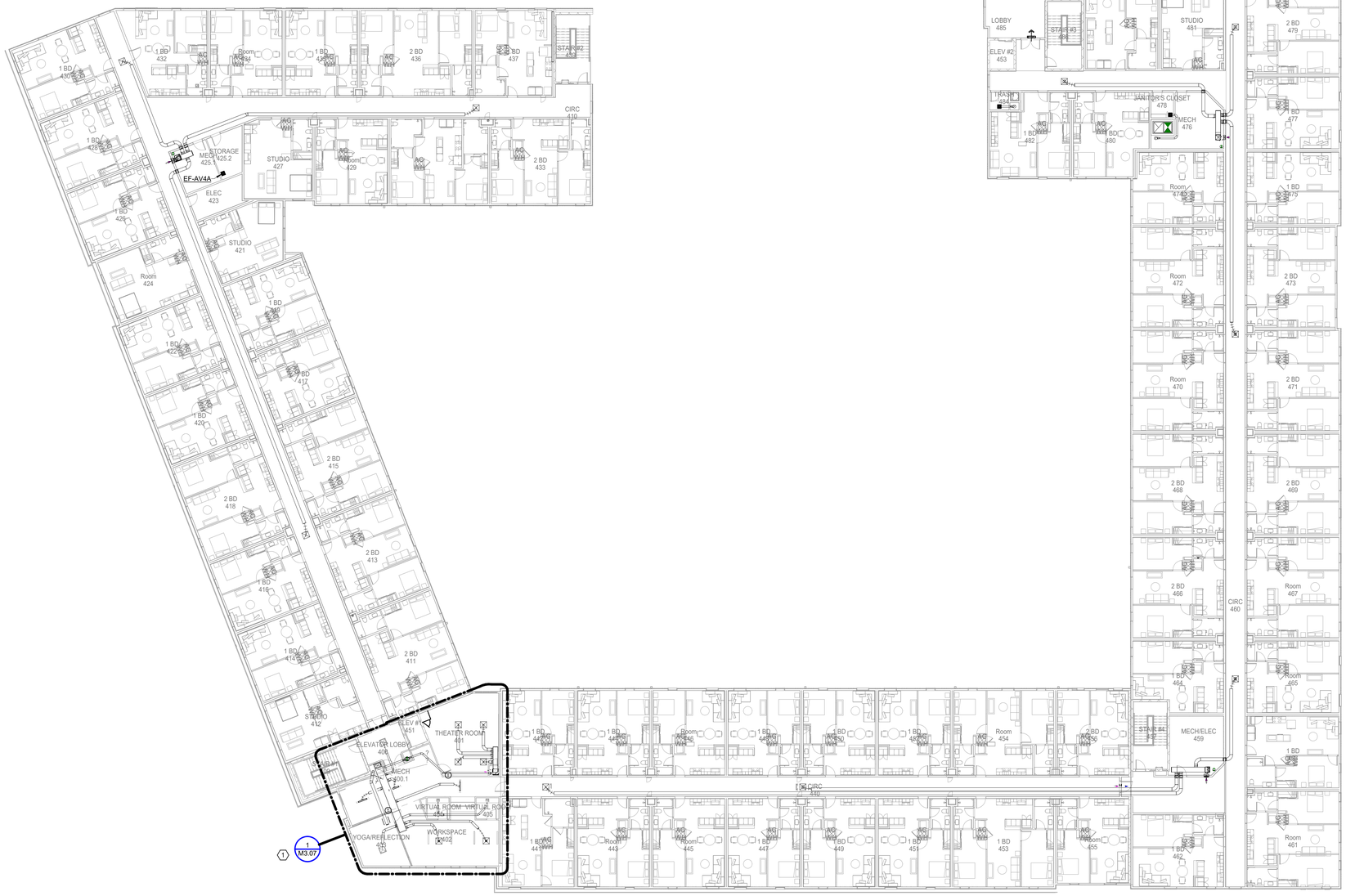
M1.03

MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
2. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED AIR TERMINALS AND DEVICES WITH LIGHT FIXTURES AND ALL OTHER CEILING MOUNTED EQUIPMENT. REFER TO ARCHITECT'S LATEST REFLECTED CEILING PLAN AND COORDINATE WITH GENERAL CONTRACTOR AND ENGINEER (IN WRITING) PRIOR TO COORDINATING ANY REVISIONS.
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

(1) REFER TO ENLARGED PLAN FOR WORK IN DESIGNATED AREAS OF APARTMENT BUILDING. (TYPICAL)



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1 **LEVEL 04 - MECHANICAL PLAN**
Scale: 1/16" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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TRAPOLIN-PEER ARCHITECTS
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NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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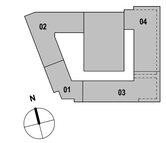
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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MECHANICAL - OVERALL PLAN - LEVEL 04

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Registration: 0005857
Project No: 2550-00182

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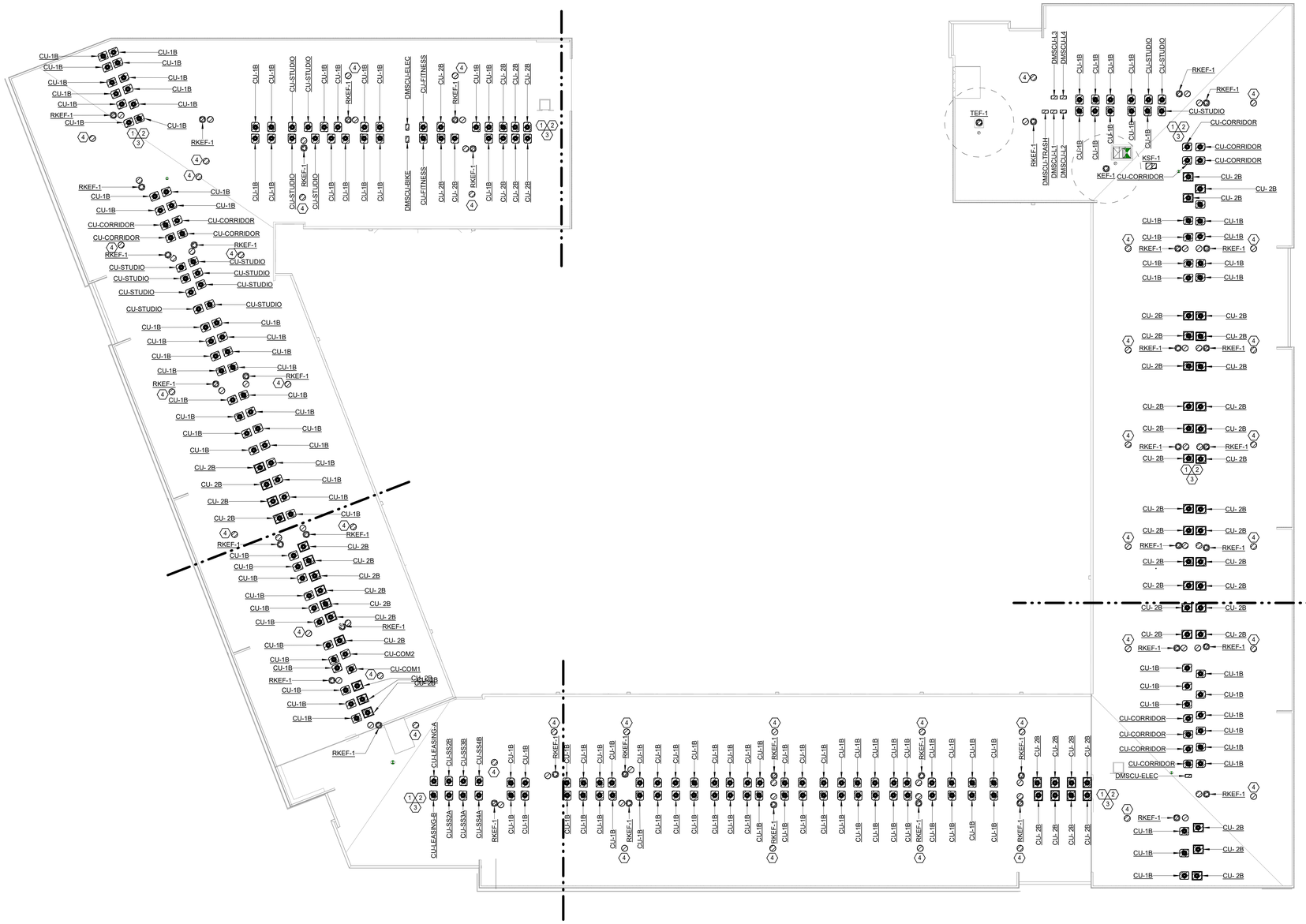

1 **ROOF - MECHANICAL PLAN**
Scale: 1/16" = 1'-0"

MECHANICAL GENERAL NOTES

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3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. FIELD ROUTE REFRIGERANT LINES TO RESPECTIVE INDOOR UNIT IN DESIGNATED CHASE. PENETRATE ROOF IN PITCH POCKET AT LOCATIONS INDICATED. PENETRATE AT CEILING LEVEL AND ROUTE TO RESPECTIVE AIR HANDLING UNIT. TYPICAL FOR ALL CONDENSING UNITS ON ROOF.
2. CONDENSING UNT MOUNTED ON ROOF AND STRAPPED DOWN PER FEMA RECOMMENDATIONS FOR WIND RESISTANCE. REFER TO DETAIL. TYPICAL FOR ALL CONDENSING UNITS ON ROOF.
3. CONDENSING UNIT INSTALLED ON ROOF SHALL HAVE REFRIGERANT LINES THAT ARE INSTALLED IN CHASE AND EXTENDED TO RESPECTIVE APARTMENT. EQUIPMENT INSTALLED SHALL HAVE WRITTEN LINE SET LIMITS THAT ARE WITHIN ACTUAL INSTALLED LENGTHS. CONTRACTOR SHALL VERIFY WITH MANUFACTURER PRIOR TO BID. TYPICAL FOR ALL CONDENSING UNITS ON ROOF.
4. OUTSIDE AIR/EXHAUST DUCT PENETRATES ROOF AT THIS APPROXIMATE LOCATION. PROVIDE LOW PROFILE ROOF CAP AT PENETRATION, COOK GI/GR OR EQUAL. MAINTAIN 10'-0" SEPARATION BETWEEN OUTSIDE AIR INTAKES AND ANY EXHAUST OR VENT DISCHARGE LOCATION.

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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CONTRACTOR
GIBBS CONSTRUCTION
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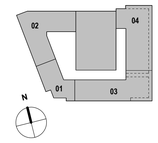

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PROJECT NUMBER
CN22194

ISSUE DATE
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MECHANICAL - OVERALL PLAN - ROOF

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Registration: 0005857
Project No: 2550-00182

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MECHANICAL GENERAL NOTES

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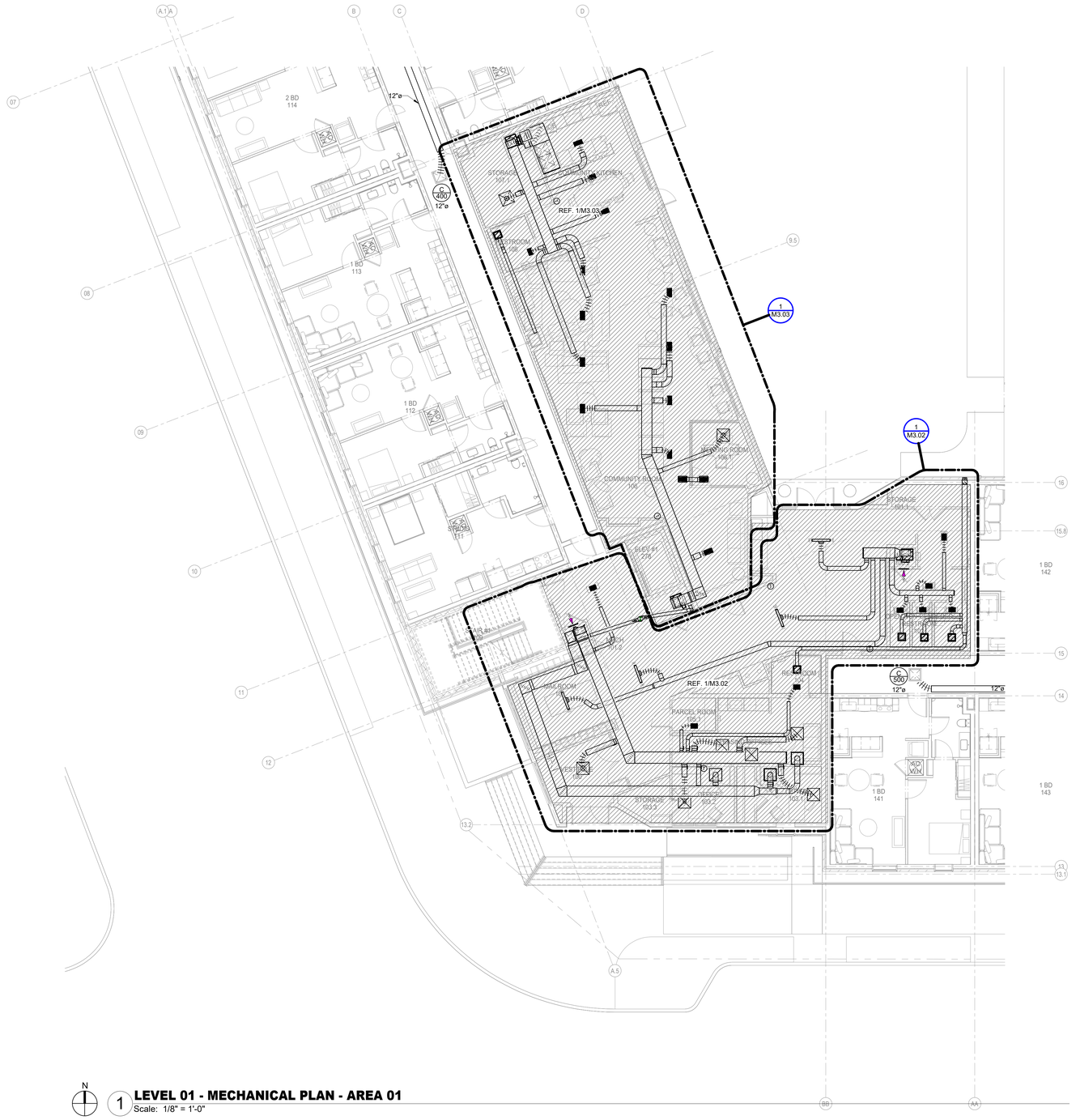

1 **LEVEL 01 - MECHANICAL PLAN - AREA 01**
Scale: 1/8" = 1'-0"

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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CONTRACTOR
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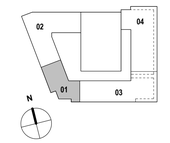

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - AREA PLAN - LEVEL 01, AREA 01

Salas O'Brien
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Baton Rouge, LA 70809

Registration: 0005857
Project No: 2590-00182

M2.11

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1 **LEVEL 01 - MECHANICAL PLAN - AREA 02**
Scale: 1/8" = 1'-0"

MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
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7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. ROUTE FULL SIZE INSULATED CONDENSATE DRAIN TO HUB DRAIN. TERMINATE WITH AIR GAP. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF HUB DRAIN.
2. PROVIDE AUXILIARY EMERGENCY DRAIN PAN WITH EMERGENCY OVERFLOW FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER UNIT 6" ON ALL SIDES.
3. VERIFY SERVICE CLEARANCE FOR AIR FILTER, COIL, AND FAN SHAFT REMOVAL WITH EQUIPMENT MANUFACTURER. COORDINATE WITH ALL TRADES NOT TO OBSTRUCT. (TYPICAL OF ALL UNITS)
4. PROVIDE MOTORIZED DAMPER AND MANUAL BALANCING DAMPER BETWEEN OUTSIDE AIR CAP AND CONNECTION TO RETURN AIR DUCT. MOTORIZED AIR DAMPER TO OPEN WHEN UNIT IS IN HEATING OR COOLING MODE AND CLOSE WHEN UNIT IS OFF.
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH WIFI CAPABILITY INTERLOCKED WITH ASSOCIATED AIR HANDLING UNIT. FIELD ROUTE THERMOSTAT WIRING TO UNIT.
6. PROVIDE FILTER BACKED HINGED RETURN AIR GRILLED WITH FRAME SUITABLE FOR SURFACE MOUNTING AT 12" A.F.F.
7. PROVIDE LINE VOLTAGE T-STAT INTERLOCKED WITH EXHAUST FAN. SET THERMOSTAT TO 80°F.

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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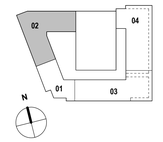
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
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MECHANICAL - AREA PLAN - LEVEL 01, AREA 02

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M2.12

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MECHANICAL GENERAL NOTES

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7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. ROUTE FULL SIZE INSULATED CONDENSATE DRAIN TO HUB DRAIN. TERMINATE WITH AIR GAP. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF HUB DRAIN.
2. PROVIDE AUXILIARY EMERGENCY DRAIN PAN WITH EMERGENCY OVERFLOW FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER UNIT 6" ON ALL SIDES.
3. VERIFY SERVICE CLEARANCE FOR AIR FILTER, COIL, AND FAN SHAFT REMOVAL WITH EQUIPMENT MANUFACTURER. COORDINATE WITH ALL TRADES NOT TO OBSTRUCT. (TYPICAL OF ALL UNITS)
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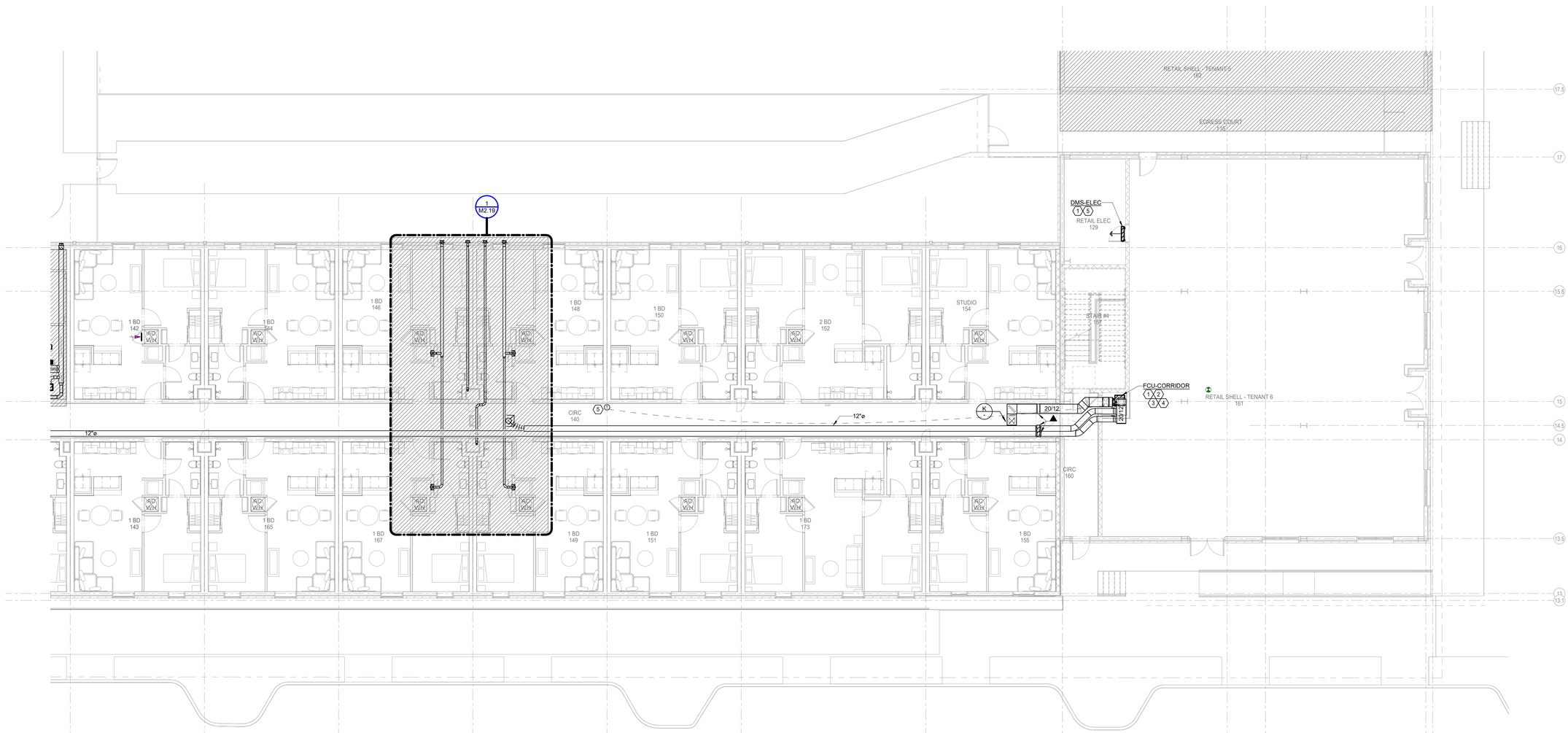
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH WIFI CAPABILITY INTERLOCKED WITH ASSOCIATED AIR HANDLING UNIT. FIELD ROUTE THERMOSTAT WIRING TO UNIT.



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1 LEVEL 01 - MECHANICAL PLAN - AREA 03
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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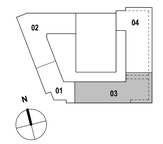

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PROJECT NUMBER
CN22194

ISSUE DATE
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MECHANICAL - AREA PLAN - LEVEL 01, AREA 03

Salas O'Brien
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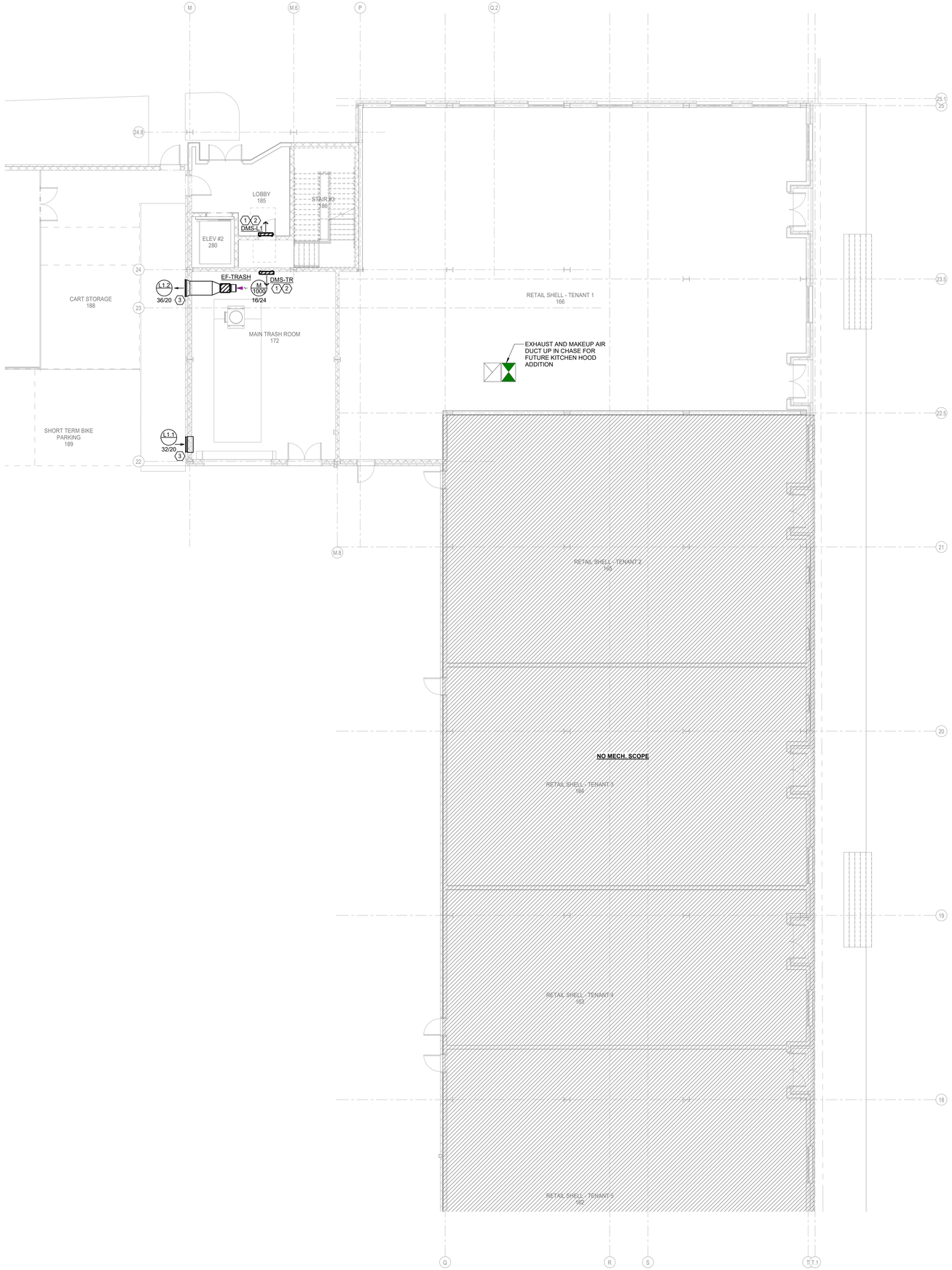
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M2.13



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MECHANICAL KEYED NOTES

1. ROUTE FULL SIZE INSULATED CONDENSATE DRAIN TO HUB DRAIN. TERMINATE WITH AIR GAP. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF HUB DRAIN.
2. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH WIFI CAPABILITY INTERLOCKED WITH ASSOCIATED AIR HANDLING UNIT. FIELD ROUTE THERMOSTAT WIRING TO UNIT.
3. MOUNT BOTTOM OF LOUVER AT 11' AFF

N

1 **LEVEL 01 - MECHANICAL PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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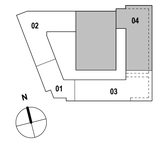

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MECHANICAL - AREA PLAN - LEVEL 01, AREA 04

Salas O'Brien
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Registration: 0005857
Project No: 2550-00182

M2.14

MECHANICAL GENERAL NOTES

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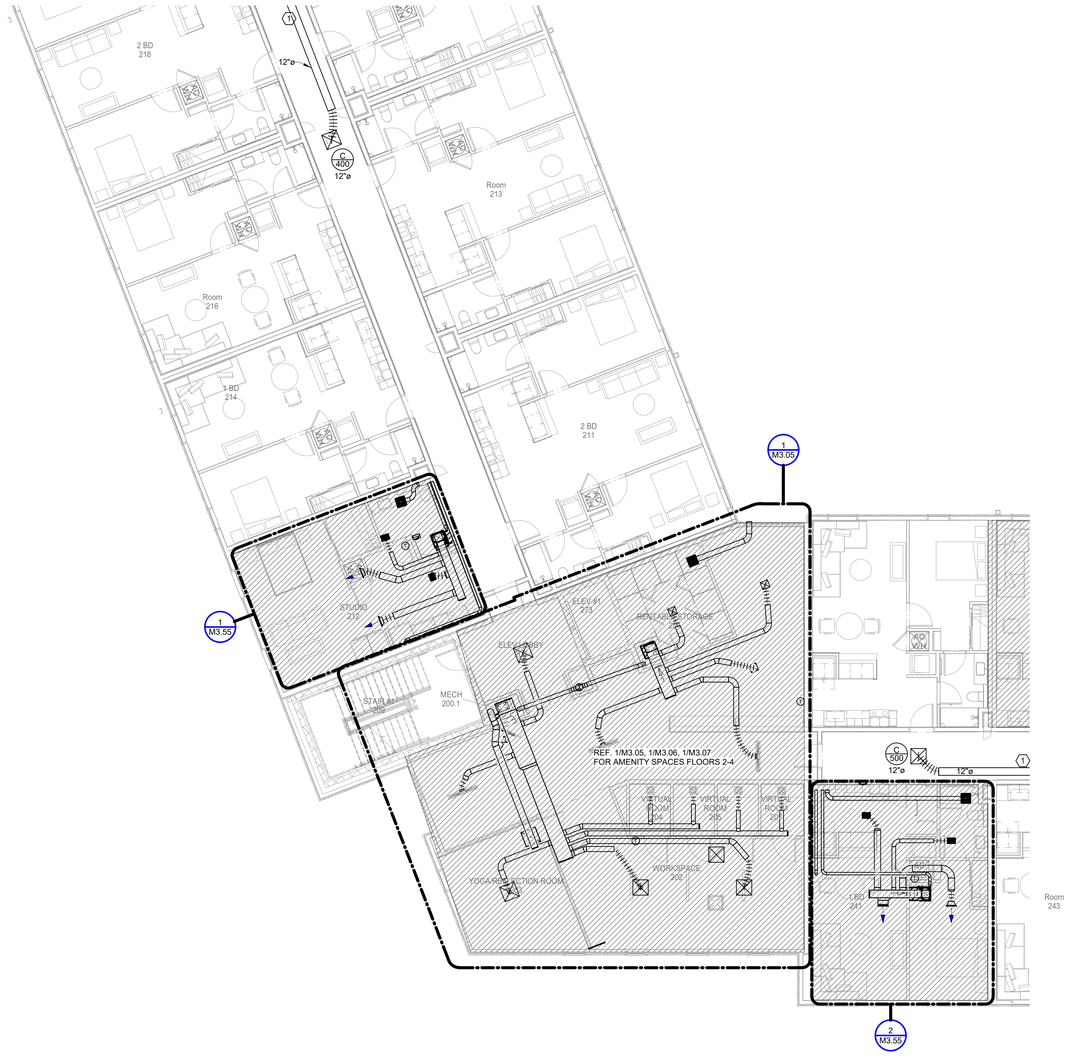
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. DUCT FROM CORRIDOR FCU SERVING THE CORRIDOR



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1 **LEVELS 02-04 - MECHANICAL PLAN - AREA 01**
Scale: 1/8" = 1'-0"

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
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NEW ORLEANS, LA 70130
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trapolinpeer.com

OWNER
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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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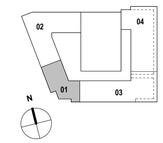
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - AREA PLAN - LEVELS 02-04, AREA 01

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2590-00182

M2.15

10/30/2025 7:41:13 AM
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MECHANICAL GENERAL NOTES

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7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. ROUTE FULL SIZE INSULATED CONDENSATE DRAIN TO HUB DRAIN. TERMINATE WITH AIR GAP. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF HUB DRAIN.
2. PROVIDE AUXILIARY EMERGENCY DRAIN PAN WITH EMERGENCY OVERFLOW FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER UNIT 6" ON ALL SIDES.
3. VERIFY SERVICE CLEARANCE FOR AIR FILTER, COIL, AND FAN SHAFT REMOVAL WITH EQUIPMENT MANUFACTURER. COORDINATE WITH ALL TRADES NOT TO OBSTRUCT. (TYPICAL OF ALL UNITS)
4. PROVIDE MOTORIZED DAMPER AND MANUAL BALANCING DAMPER BETWEEN OUTSIDE AIR CAP AND CONNECTION TO RETURN AIR DUCT. MOTORIZED AIR DAMPER TO OPEN WHEN UNIT IS IN HEATING OR COOLING MODE AND CLOSE WHEN UNIT IS OFF.
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH WIFI CAPABILITY INTERLOCKED WITH ASSOCIATED AIR HANDLING UNIT. FIELD ROUTE THERMOSTAT WIRING TO UNIT.
6. PROVIDE FILTER BACKED HINGED RETURN AIR GRILLED WITH FRAME SUITABLE FOR SURFACE MOUNTING AT 12" A.F.F.
7. PROVIDE LINE VOLTAGE T-STAT INTERLOCKED WITH EXHAUST FAN. SET THERMOSTAT TO 80°F.

N

1 **LEVELS 02-04 - MECHANICAL PLAN - AREA 02**
Scale: 1/8" = 1'-0"

10/30/2025 7:42:04 AM
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TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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504.291.6100

CONTRACTOR
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504.733.4336

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INITIAL ISSUE & REVISIONS		
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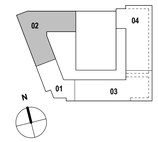

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - AREA PLAN - LEVELS 02-04 AREA 02

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5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M2.16

MECHANICAL KEYED NOTES

1. ROUTE FULL SIZE INSULATED CONDENSATE DRAIN TO HUB DRAIN. TERMINATE WITH AIR GAP. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF HUB DRAIN.
2. PROVIDE AUXILIARY EMERGENCY DRAIN PAN WITH EMERGENCY OVERFLOW FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER UNIT 6" ON ALL SIDES.
3. VERIFY SERVICE CLEARANCE FOR AIR FILTER, COIL, AND FAN SHAFT REMOVAL WITH EQUIPMENT MANUFACTURER. COORDINATE WITH ALL TRADES NOT TO OBSTRUCT. (TYPICAL OF ALL UNITS)
4. PROVIDE MOTORIZED DAMPER AND MANUAL BALANCING DAMPER BETWEEN OUTSIDE AIR CAP AND CONNECTION TO RETURN AIR DUCT. MOTORIZED AIR DAMPER TO OPEN WHEN UNIT IS IN HEATING OR COOLING MODE AND CLOSE WHEN UNIT IS OFF.
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH WIFI CAPABILITY INTERLOCKED WITH ASSOCIATED AIR HANDLING UNIT. FIELD ROUTE THERMOSTAT WIRING TO UNIT.
6. PROVIDE FILTER BACKED HINGED RETURN AIR GRILLED WITH FRAME SUITABLE FOR SURFACE MOUNTING AT 12" A.F.F.
7. PROVIDE LINE VOLTAGE T-STAT INTERLOCKED WITH EXHAUST FAN. SET THERMOSTAT TO 80°F.
8. PROVIDE 12" Ø OA DOWN FROM ROOF CAP.

MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
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4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
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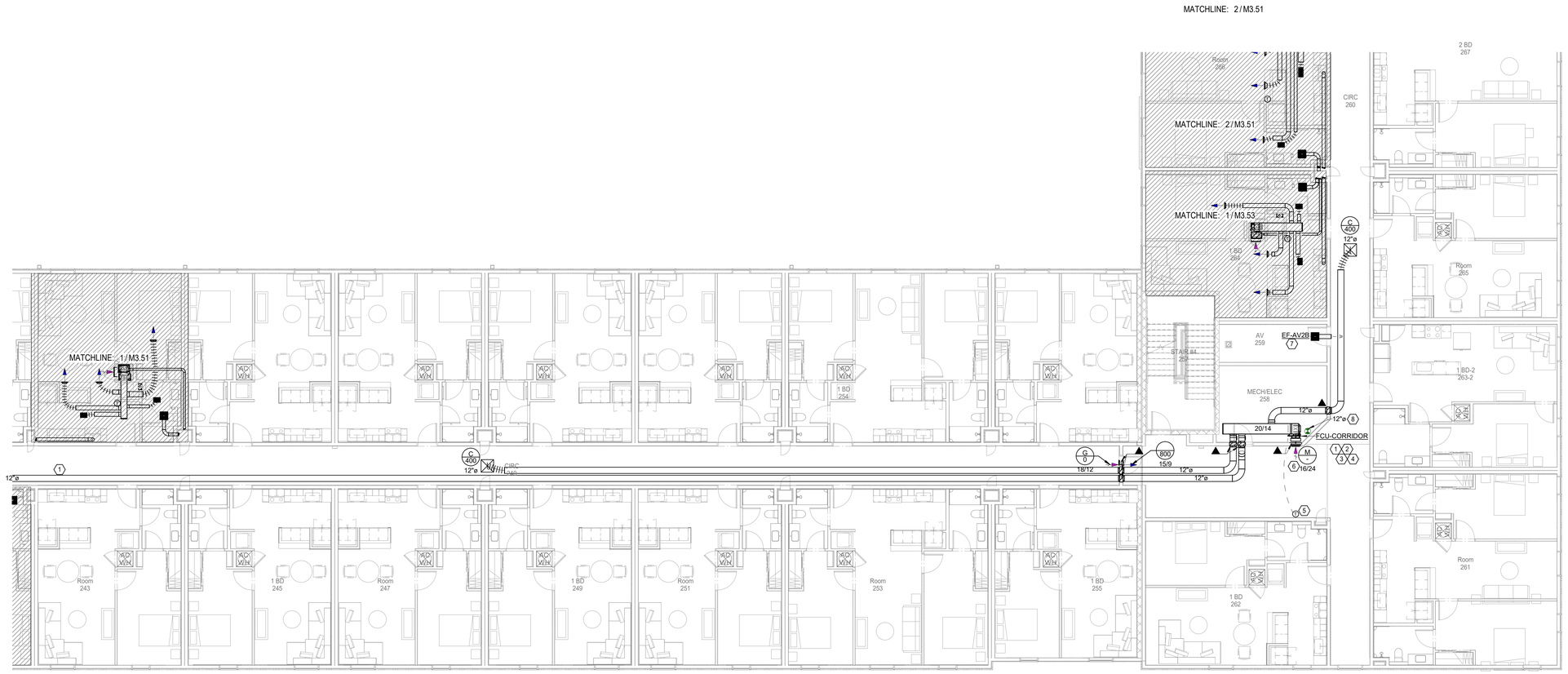
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.



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1 **LEVELS 02-04 - MECHANICAL PLAN - AREA 03**
Scale: 1/8" = 1'-0"

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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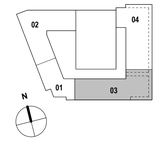
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - AREA PLAN - LEVELS 02-04, AREA 03

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M2.17

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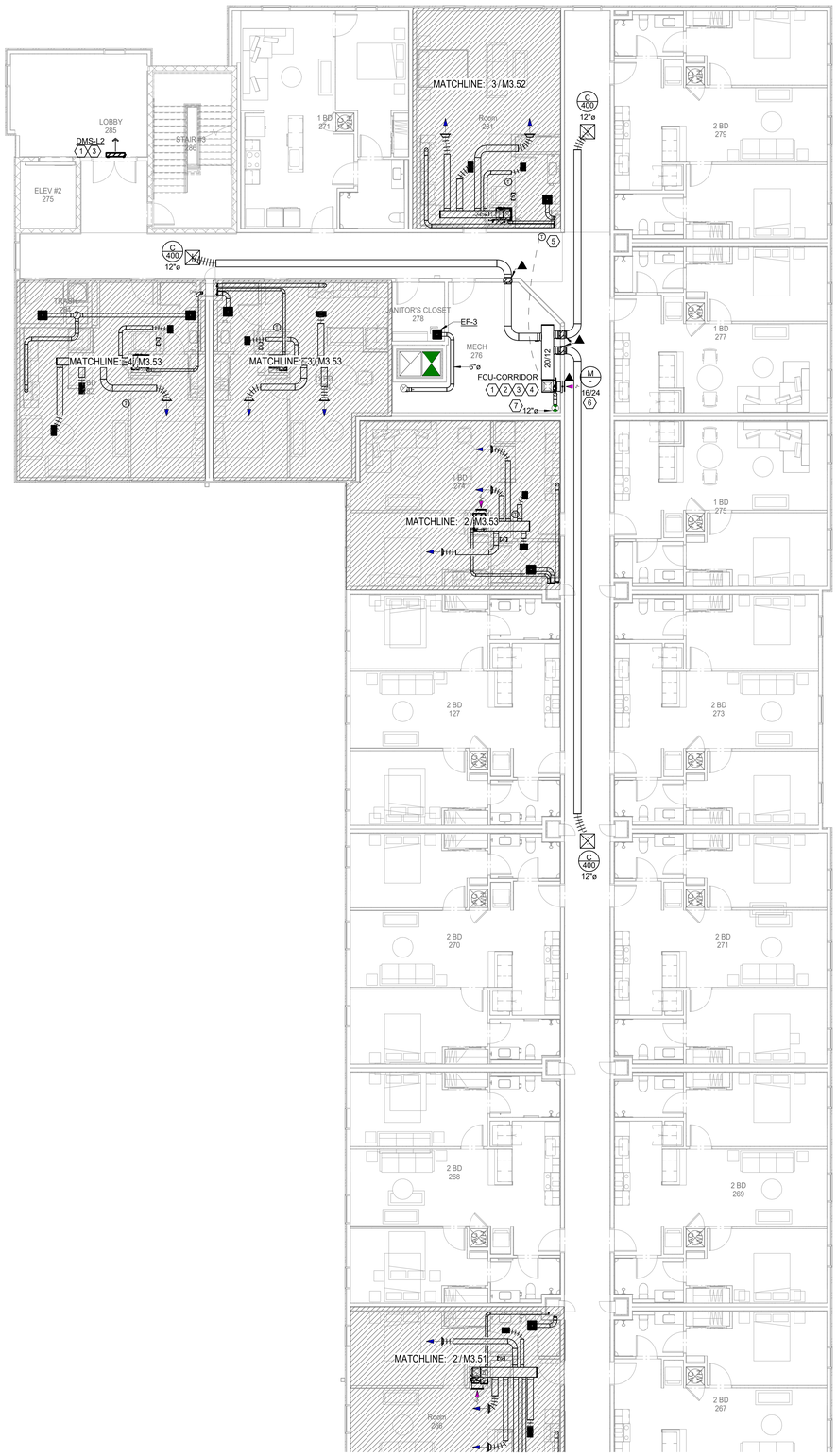

MECHANICAL GENERAL NOTES

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7. PROVIDE 12" Ø OA DOWN FROM ROOF CAP.

N

1 **LEVELS 02-04 - MECHANICAL PLAN - AREA 04**
Scale: 1/8" = 1'-0"

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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trapolinpeer.com

OWNER
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400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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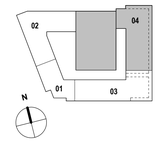

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PROJECT NUMBER
CN22194

ISSUE DATE
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MECHANICAL - AREA PLAN - LEVELS 02-04, AREA 04

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M2.18

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MECHANICAL GENERAL NOTES

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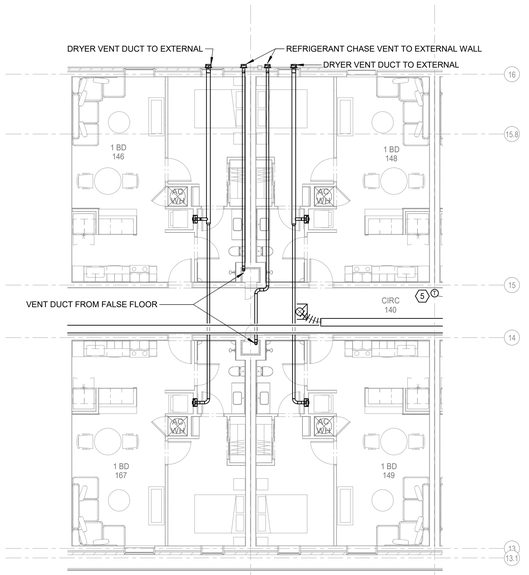

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1 **LEVEL 01 - MECHANICAL PLAN - FIRST FLOOR VENTING TYPICAL PLAN**
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10/30/2025 7:43:13 AM
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TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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INITIAL ISSUE & REVISIONS		
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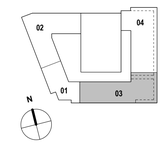

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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLAN - TYPICAL VENTING PLAN

Salas O'Brien
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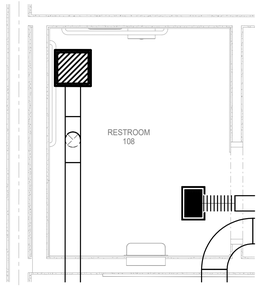
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M2.19



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3 **ENLG MECHANICAL PLAN - RESTROOM 109**
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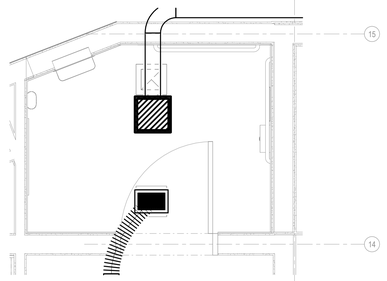

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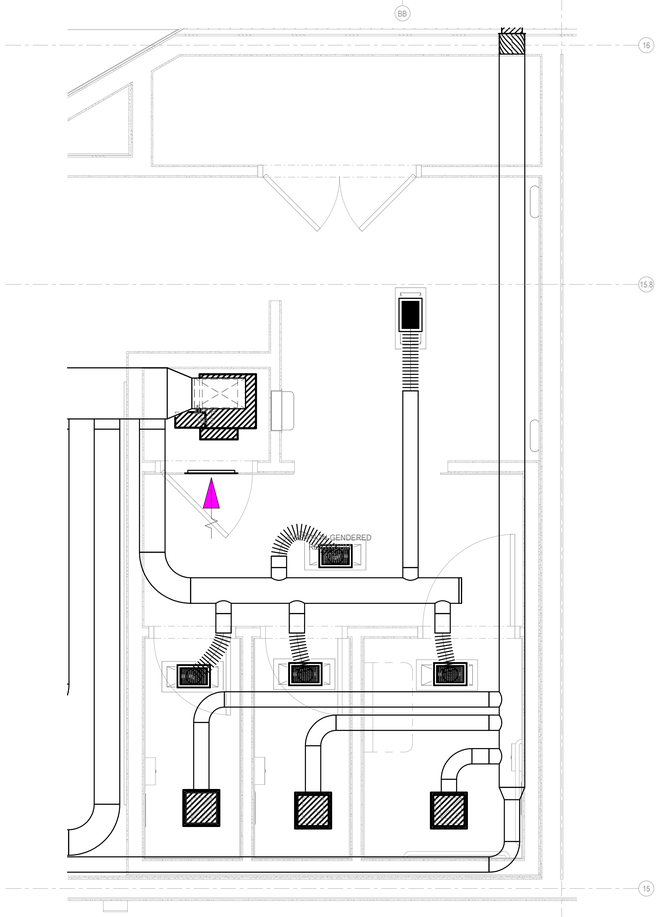

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1 **ENLG MECHANICAL PLAN - PUBLIC RESTROOMS**
Scale: 1/2" = 1'-0"

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5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.

MECHANICAL KEYED NOTES

1. INSTALL CEILING MOUNTED EXHAUST FAN IN RESTROOM IN THIS APPROXIMATE LOCATION. COORDINATE WITH LIGHTS AND ALL CEILING DEVICES.
2. EXHAUST DUCT ROUTED TO CHASE AT THIS APPROXIMATE LOCATION.

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
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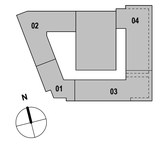

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PROJECT NUMBER
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MECHANICAL - ENL PLANS - RESTROOMS

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Registration: 0005857
Project No: 2550-00182

M3.01

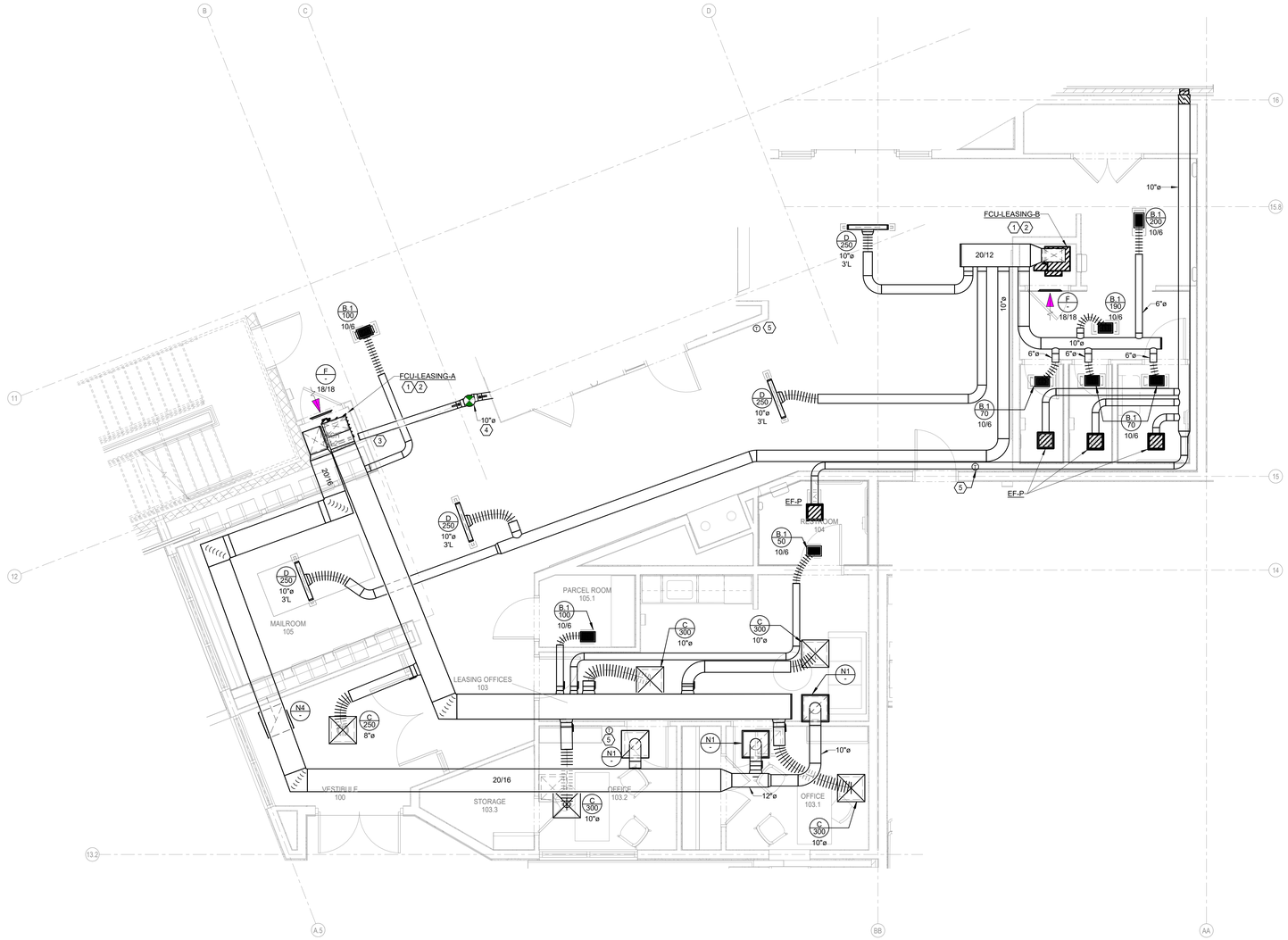
10/30/2025 7:42:18 AM
Autodesk Docs://24 - 22194 - River District/2550-00182_River District_MEP_R24.rvt

MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
2. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED AIR TERMINALS AND DEVICES WITH LIGHT FIXTURES AND ALL OTHER CEILING MOUNTED EQUIPMENT. REFER TO ARCHITECT'S LATEST REFLECTED CEILING PLAN AND COORDINATE WITH GENERAL CONTRACTOR AND ENGINEER (IN WRITING) PRIOR TO COORDINATING ANY REVISIONS.
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. ROUTE INSULATED CONDENSATE DRAIN LINE WITH AIR TRAP TO HUB DRAIN LOCATED IN MECHANICAL CLOSET. SIZE PER MANUFACTURER REQUIREMENT. COORDINATE WITH PLUMBING DRAWINGS FOR THE EXACT LOCATION.
2. PROVIDE WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER THE UNIT 6" ON ALL SIDES.
3. 8" Ø OUTSIDE AIR DUCT TO BE ROUTED HORIZONTAL TO OUTSIDE AIR DUCT IN CHASE.
4. OUTSIDE AIR RISER ROUTED UP IN CHASE.
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT INTERLOCKED WITH FCU. THERMOSTAT SHALL BE CAPABLE OF WIFI INTEGRATION. THERMOSTAT SHALL BE PROVIDED WITH LOCKBOX.



N

1 **ENLARGED MECHANICAL PLAN - LEASING OFFICES & MAILROOM**
Scale: 1/4" = 1'-0"

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

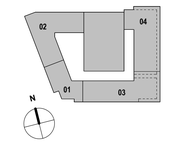
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLANS - LEASING OFFICES & MAIL ROOM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M3.02

10/30/2025 7:43:18 AM
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MECHANICAL GENERAL NOTES

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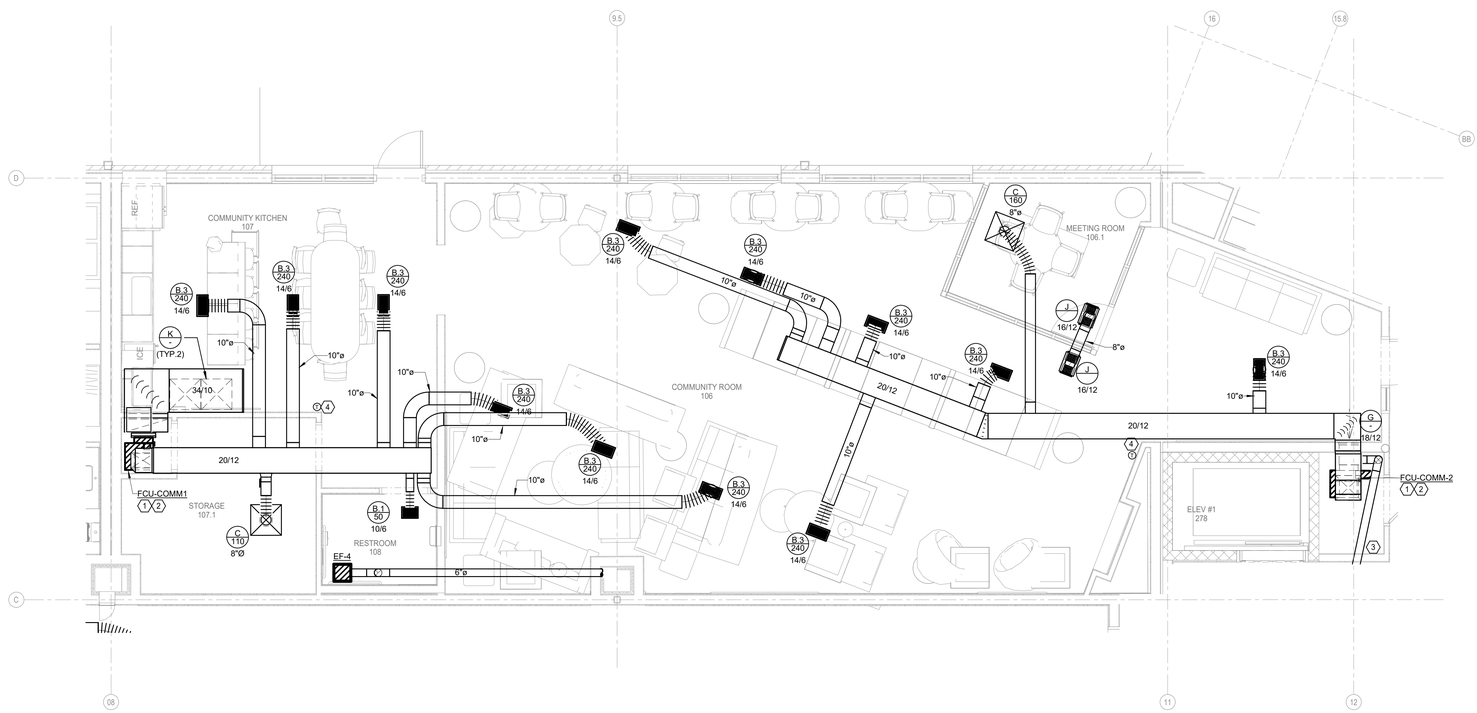
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. ROUTE INSULATED CONDENSATE DRAIN LINE WITH AIR TRAP TO HUB DRAIN LOCATED IN MECHANICAL CLOSET. SIZE PER MANUFACTURER REQUIREMENT. COORDINATE WITH PLUMBING DRAWINGS FOR THE EXACT LOCATION.
2. PROVIDE WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER THE UNIT 6" ON ALL SIDES.
3. 8" Ø OUTSIDE AIR DUCT TO BE ROUTED HORIZONTAL TO OUTSIDE AIR DUCT IN CHASE.
4. OUTSIDE AIR RISER ROUTED DOWN IN CHASE
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT INTERLOCKED WITH FCU. THERMOSTAT SHALL BE CAPABLE OF WIFI INTEGRATION. THERMOSTAT SHALL BE PROVIDED WITH LOCKBOX.



N

1 **ENLARGED MECHANICAL PLAN - LOBBIES, OFFICES & AMMENITY**
Scale: 1/4" = 1'-0"

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
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504.733.4336

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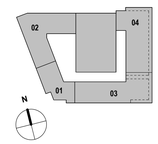
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLANS - COMMUNITY ROOM

Salas O'Brien
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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
2. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED AIR TERMINALS AND DEVICES WITH LIGHT FIXTURES AND ALL OTHER CEILING MOUNTED EQUIPMENT. REFER TO ARCHITECT'S LATEST REFLECTED CEILING PLAN AND COORDINATE WITH GENERAL CONTRACTOR AND ENGINEER (IN WRITING) PRIOR TO COORDINATING ANY REVISIONS.
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. ROUTE INSULATED CONDENSATE DRAIN LINE WITH AIR TRAP TO HUB DRAIN LOCATED IN MECHANICAL CLOSET. SIZE PER MANUFACTURER REQUIREMENT. COORDINATE WITH PLUMBING DRAWINGS FOR THE EXACT LOCATION.
2. PROVIDE WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER THE UNIT 6" ON ALL SIDES.
3. 10" Ø OUTSIDE AIR DUCT TO BE ROUTED TO WALL CAP BROAN 441 OR SIMILAR
4. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT INTERLOCKED WITH FCU. THERMOSTAT SHALL BE CAPABLE OF WIFI INTEGRATION. THERMOSTAT SHALL BE PROVIDED WITH LOCKBOX.
5. PROVIDE CASPR TILE UNIT FOR CONTINUOUS AIR CLEANING.

N

1 **ENLARGED MECHANICAL PLAN - FITNESS CENTER**
Scale: 1/4" = 1'-0"

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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CONTRACTOR
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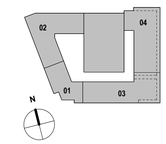
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLANS - FITNESS CENTER

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5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
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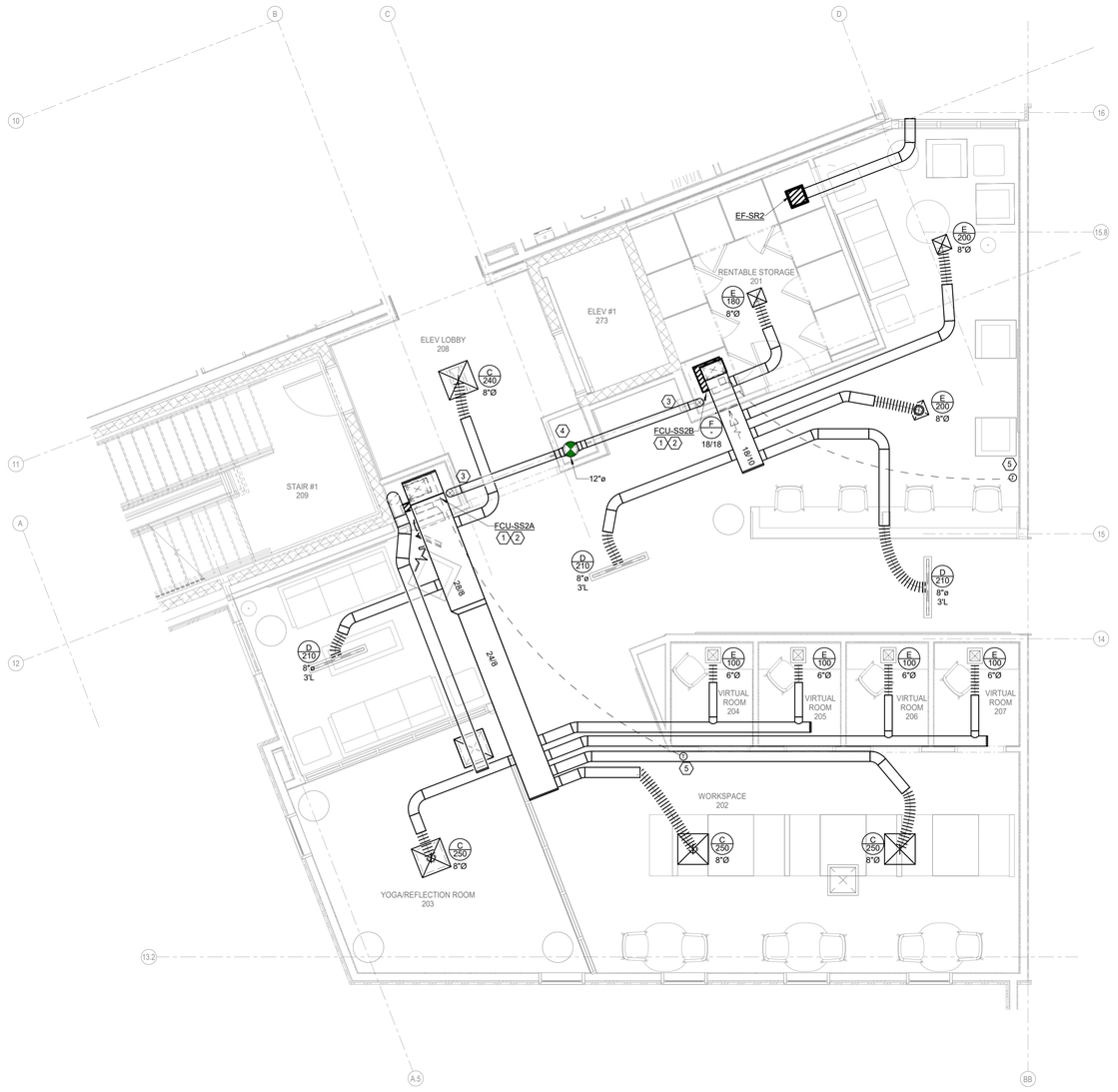

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1 **ENL. MECHANICAL PLAN - LEVEL 02 AMENITY SPACE**
Scale: 1/4" = 1'-0"

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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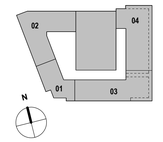
OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLANS - AMENITY LEVEL 02

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Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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MECHANICAL GENERAL NOTES

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MECHANICAL KEYED NOTES

1. ROUTE INSULATED CONDENSATE DRAIN LINE WITH AIR TRAP TO HUB DRAIN LOCATED IN MECHANICAL CLOSET. SIZE PER MANUFACTURER REQUIREMENT. COORDINATE WITH PLUMBING DRAWINGS FOR THE EXACT LOCATION.
2. PROVIDE WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER THE UNIT 6" ON ALL SIDES.
3. 8" Ø OUTSIDE AIR DUCT TO BE ROUTED HORIZONTAL TO OUTSIDE AIR DUCT IN CHASE.
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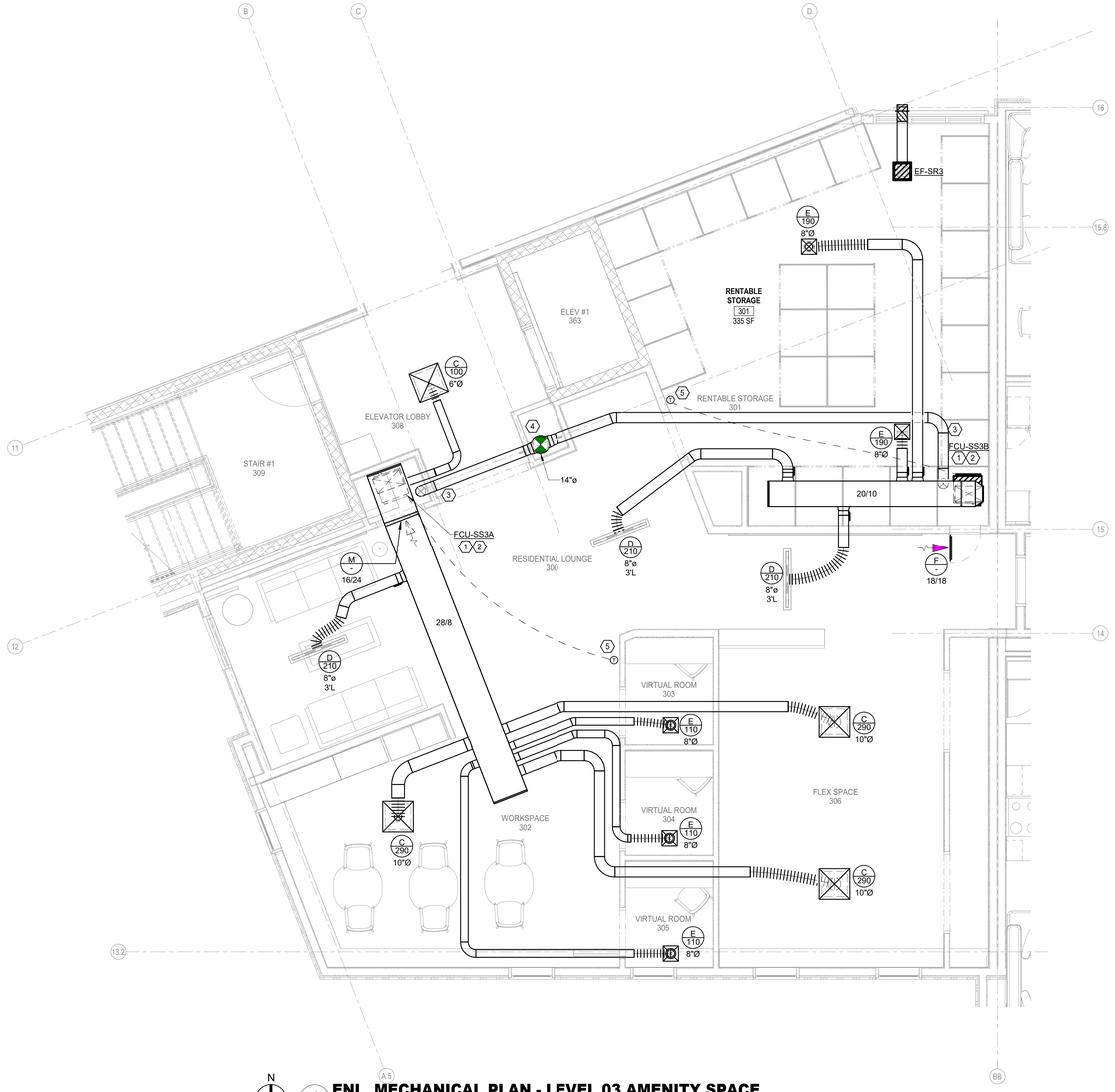
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT INTERLOCKED WITH FCU. THERMOSTAT SHALL BE CAPABLE OF WIFI INTEGRATION. THERMOSTAT SHALL BE PROVIDED WITH LOCKBOX.



N

1 **ENL. MECHANICAL PLAN - LEVEL 03 AMENITY SPACE**
Scale: 1/4" = 1'-0"

TRAPOLIN**PEER**
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
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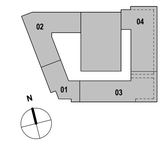
OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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ISSUE DATE
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MECHANICAL - ENL PLANS - AMENITY LEVEL 03

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5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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10/30/2025 7:42:24 AM
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MECHANICAL GENERAL NOTES

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3. 8" Ø OUTSIDE AIR DUCT TO BE ROUTED VERTICAL TO OUTSIDE AIR DUCT IN CHASE.
4. OUTSIDE AIR RISER ROUTED DOWN IN CHASE.
5. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT INTERLOCKED WITH FCU. THERMOSTAT SHALL BE CAPABLE OF WIFI INTEGRATION. THERMOSTAT SHALL BE PROVIDED WITH LOCKBOX.

N

1 **ENL. MECHANICAL PLAN - LEVEL 04 AMENITY SPACE**
Scale: 1/4" = 1'-0"

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

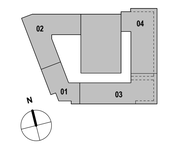
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RONI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLANS - AMENITY LEVEL 04

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5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M3.07

10/30/2025 7:42:13 AM
Autodesk Docs://24 - 22194 - River District/2550-00182_River District_MEP_R24.rvt

MECHANICAL KEYED NOTES

1. ROUTE FULL SIZE INSULATED CONDENSATE DRAIN TO HUB DRAIN. TERMINATE WITH AIR GAP. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF HUB DRAIN.
2. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH WIFI CAPABILITY INTERLOCKED WITH ASSOCIATED MINI-SPLIT. FIELD ROUTE THERMOSTAT WIRING TO UNIT.
3. PROVIDE 1.5 KW ELECTRIC UNIT HEATER REZNOR MODEL EHC WITH MOUNTING HARDWARE AT 120/1/60. PROVIDE THERMOSTAT INTERLOCKED WITH UNIT HEATER SET TO 40°F.

MECHANICAL GENERAL NOTES

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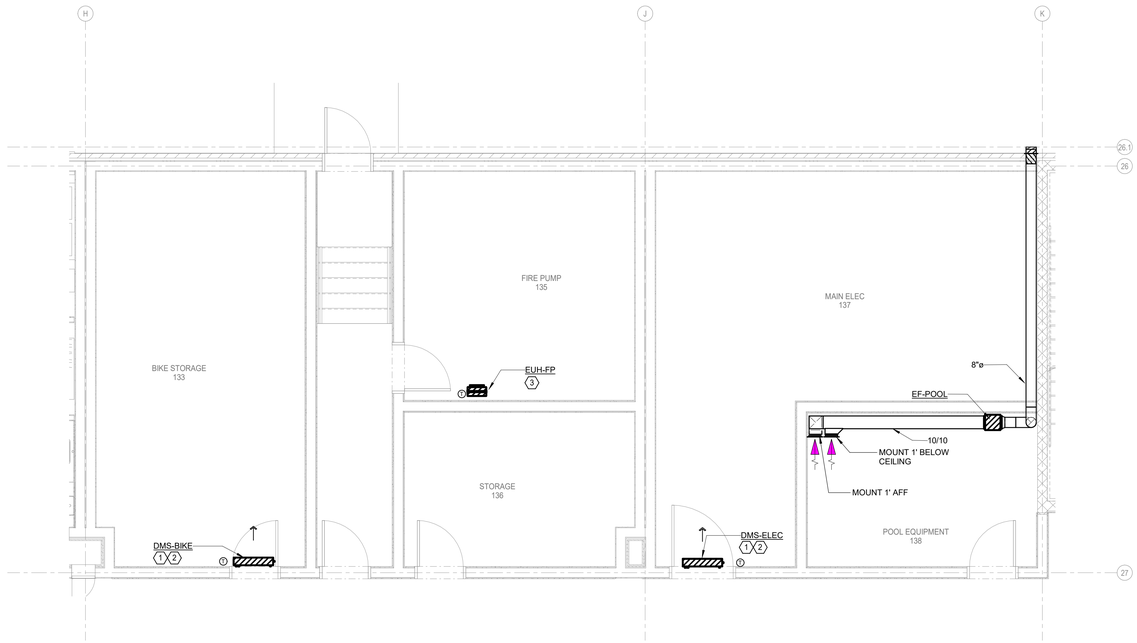

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1 **LEVEL 01 - MECHANICAL PLAN - EQUIPMENT & STORAGE**
Scale: 1/4" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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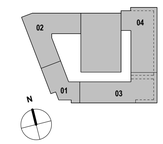
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
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MECHANICAL - ENL PLANS - EQUIPMENT & STORAGE

Salas O'Brien
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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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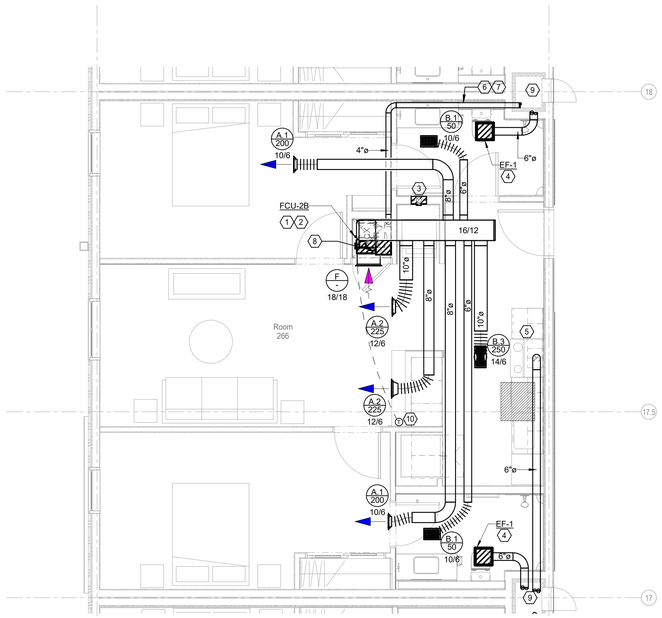

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2 ENLARGED MECHANICAL PLAN - TYPICAL 2BED 2BATH

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

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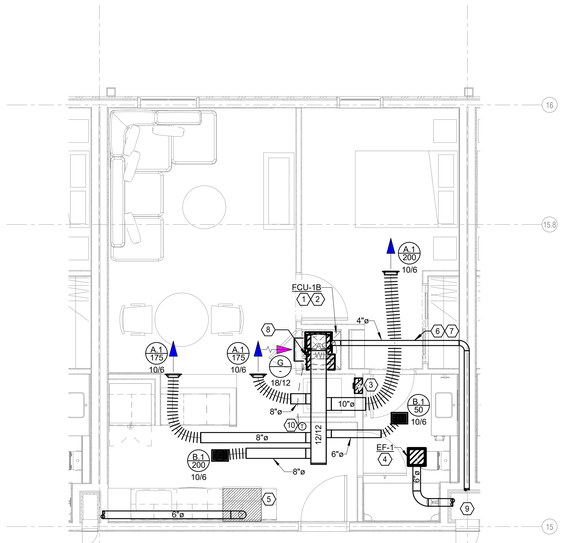

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1 ENLARGED MECHANICAL PLAN - TYPICAL 1BED 1BATH

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

AA Z

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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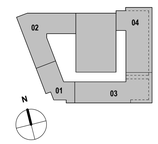

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PROJECT NUMBER
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MECHANICAL - ENL PLANS - RESIDENTIAL UNITS

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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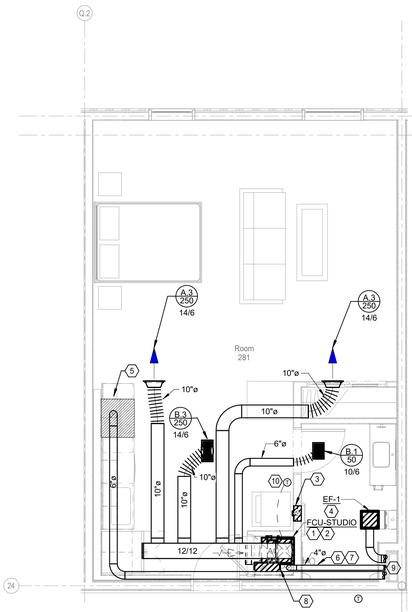

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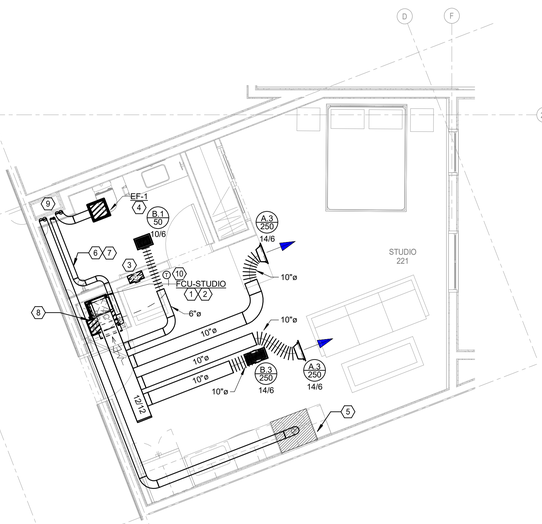
3 **ENLARGED MECHANICAL PLAN - TYPICAL STUDIO**
Scale: 1/4" = 1'-0"



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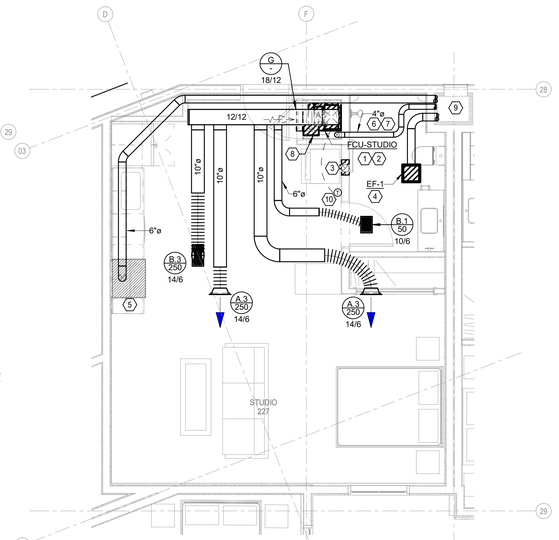
2 **ENLARGED MECHANICAL PLAN - ATYPICAL STUDIO TYPE 1**
Scale: 1/4" = 1'-0"



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1 **ENLARGED MECHANICAL PLAN - ATYPICAL STUDIO TYPE 2**
Scale: 1/4" = 1'-0"

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GMP DOCUMENTS

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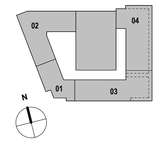

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MECHANICAL - ENL PLANS - RESIDENTIAL UNITS

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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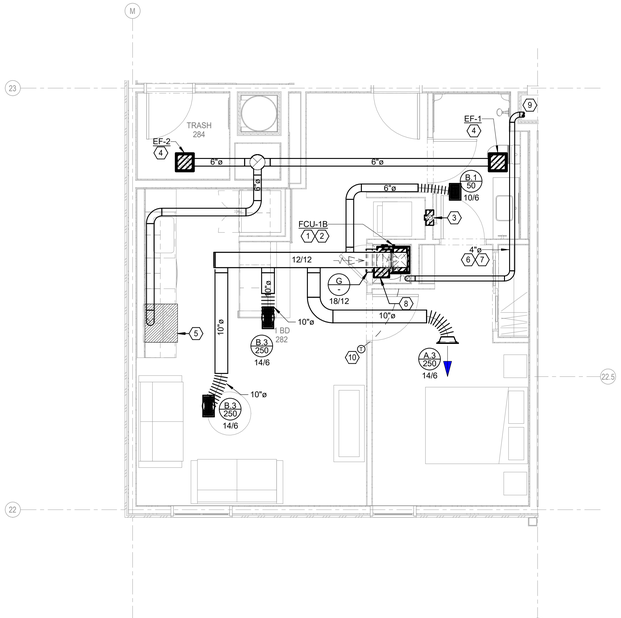

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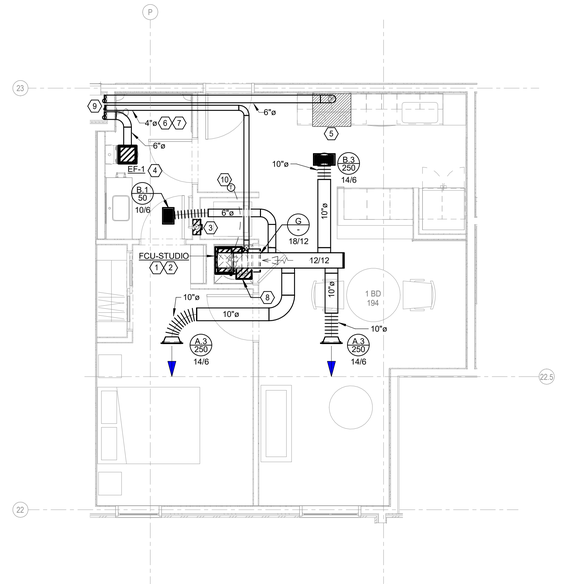
4 ENLGD. MECHANICAL PLAN - ATYPICAL 1 BED ROOM TYPE 1

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



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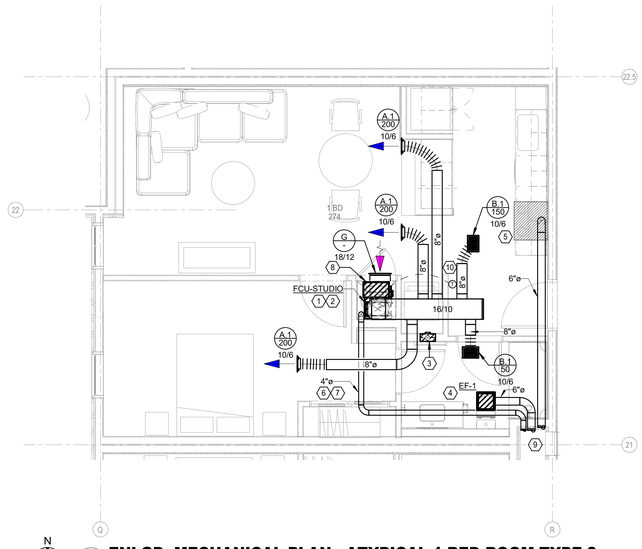
3 ENLGD. MECHANICAL PLAN - ATYPICAL 1 BED ROOM TYPE 2

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



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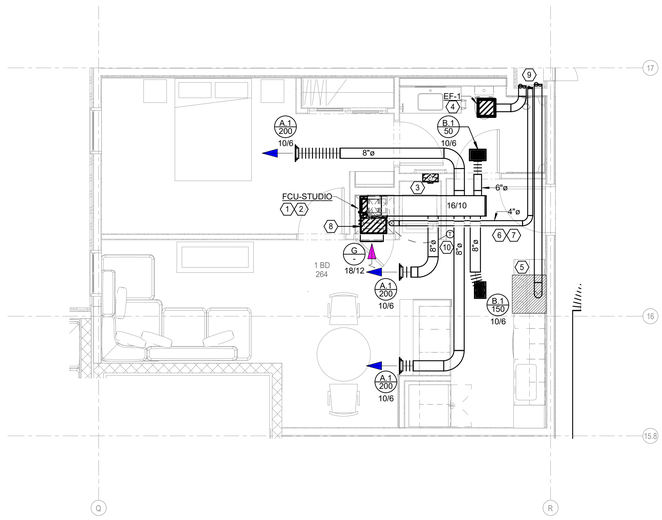
2 ENLGD. MECHANICAL PLAN - ATYPICAL 1 BED ROOM TYPE 3

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



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1 ENLGD. MECHANICAL PLAN - ATYPICAL 1 BED ROOM TYPE 4

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TRAPOLINPEER
Gensler studio kiro

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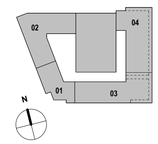

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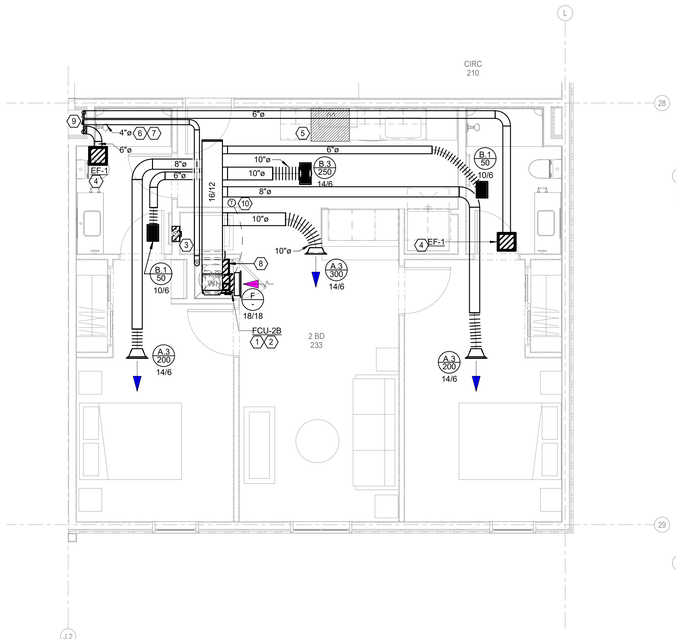

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2 ENLARGED MECHANICAL PLAN - ATYPICAL 2 BED ROOM TYPE 1

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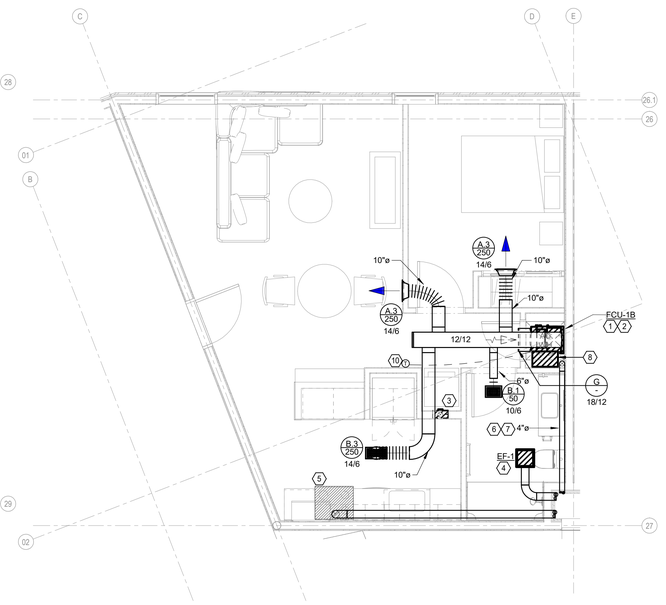

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1 ENLARGED MECHANICAL PLAN - ATYPICAL 1 BED ROOM TYPE 5

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

TRAPOLIN**PEER**

Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

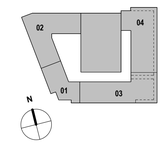
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLANS - RESIDENTIAL UNITS

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M3.54

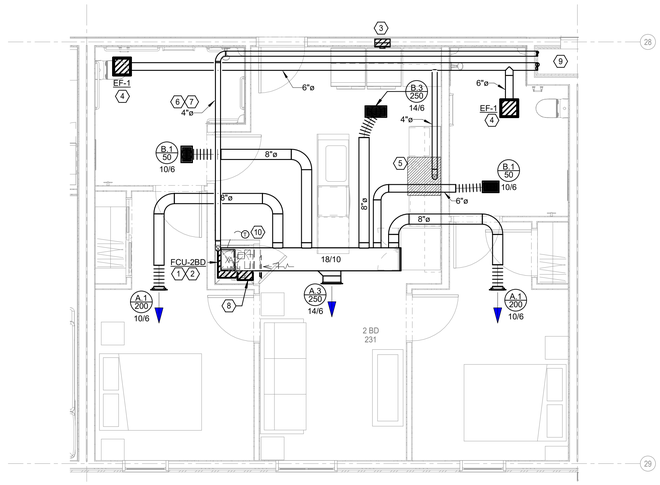
10/30/2025 7:43:33 AM
Autodesk Docs://24 - 22194 - River District/2550-00182_River District_MEP_R24.rvt

MECHANICAL GENERAL NOTES

1. ALL NEW WORK AS SHOWN ON CONTRACT DOCUMENTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES ACCEPTED IN JURISDICTION TO THE SATISFACTION OF THE CODE AUTHORITY HAVING JURISDICTION.
2. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED AIR TERMINALS AND DEVICES WITH LIGHT FIXTURES AND ALL OTHER CEILING MOUNTED EQUIPMENT. REFER TO ARCHITECT'S LATEST REFLECTED CEILING PLAN AND COORDINATE WITH GENERAL CONTRACTOR AND ENGINEER (IN WRITING) PRIOR TO COORDINATING ANY REVISIONS.
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. ALL CONDENSATE DRAINS SHALL BE FULL SIZED UNLESS NOTED OTHERWISE.
6. PROGRAMMABLE THERMOSTAT SHALL REMAIN IN FAN 'AUTO' MODE.
7. REFER TO DUCTWORK CONSTRUCTION DETAIL FOR DETAIL OF DAMPERS LOCATED IN ACCESSIBLE CEILINGS.

MECHANICAL KEYED NOTES

1. ROUTE INSULATED CONDENSATE DRAIN LINE WITH AIR TRAP TO HUB DRAIN LOCATED IN MECHANICAL CLOSET. SIZE PER MANUFACTURER REQUIREMENT. COORDINATE WITH PLUMBING DRAWINGS FOR THE EXACT LOCATION.
2. PROVIDE WITH AUXILIARY DRAIN PAN WITH FLOAT SWITCH. PAN SHALL BE MINIMUM 4" DEEP AND SHALL EXTEND OUT FROM UNDER THE UNIT 6" ON ALL SIDES.
3. DRYER DUCT TO BE ROUTED VERTICAL FROM DRYER TO ROOF. PROVIDE WITH DRYERBOX MODEL DB-480 OR APPROVED EQUAL IN WALL. TERMINATE WITH DRYERJACK ROOF CAP MODEL 486U OR APPROVED EQUAL.
4. EXHAUST DUCT TO BE ROUTED VERTICAL TO BROAN ROOF CAP MODEL 611 OR APPROVED EQUAL. COORDINATE WITH ARCHITECT ON FINISH COLOR AND LOCATION. KEEP MINIMUM 10'-0" FROM ALL BUILDING INLETS. PROVIDE WITH INSECT SCREEN.
5. CONNECT DUCTWORK TO RANGE HOOD. MODIFY DUCTWORK AS REQUIRED.
6. OUTSIDE AIR DUCT TO BE ROUTED VERTICAL TO BROAN ROOF CAP MODEL 611 OR APPROVED EQUAL. COORDINATE WITH ARCHITECT ON FINISH COLOR AND LOCATION. KEEP MINIMUM 10'-0" FROM ALL BUILDING EXHAUST OUTLETS. PROVIDE WITH INSECT SCREEN.
7. PROVIDE UNIT WITH 40 CFM OF OUTSIDE AIR.
8. PROVIDE SANTA FE ULTRA70 DEHUMIDIFIER 115V. MOUNT PER MANUFACTUERER'S REQUIREMENTS.
9. REFER TO DETAIL 2/M4.02 FOR MECHANICAL RISER DIAGRAM OF TYPICAL CHASE.
10. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT INTERLOCKED WITH FCU. THERMOSTAT SHALL BE CAPABLE OF WIFI INTEGRATION.



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3 **ENLARGED MECHANICAL PLAN - 2 BD RM ACCESSIBLE UNIT**
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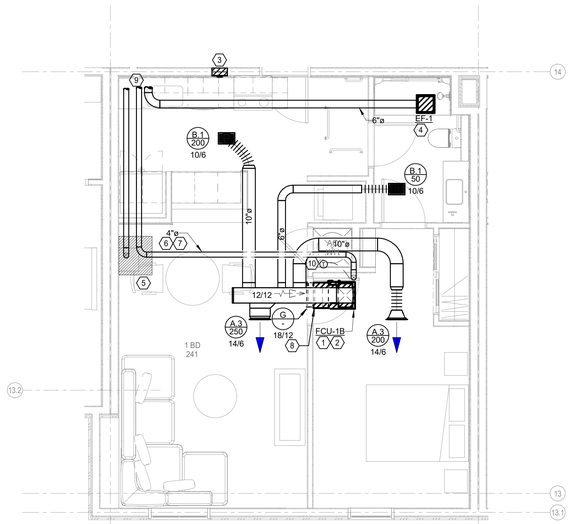

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2 **ENLARGED MECHANICAL PLAN - 1BED 1 BATH ACCESSIBLE**
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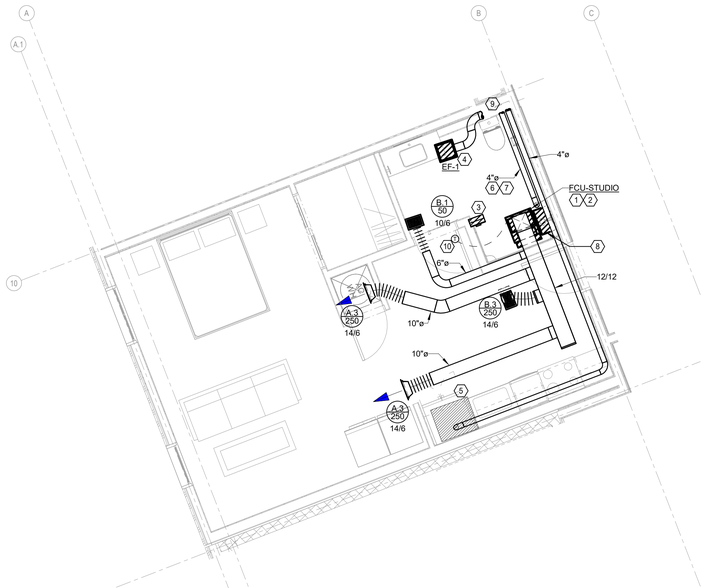

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1 **ENLARGED MECHANICAL PLAN - STUDIO ACCESSIBLE**
Scale: 1/4" = 1'-0"

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TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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5736 CITRUS BLVD, STE. 200
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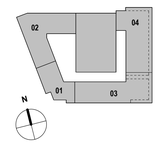
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL - ENL PLANS - ACCESSIBLE UNITS

Salas O'Brien
salasobrien.com 225-766-8002
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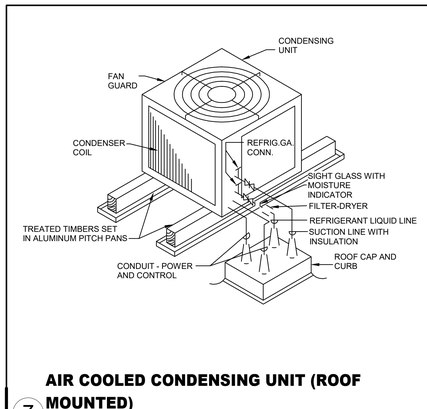
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

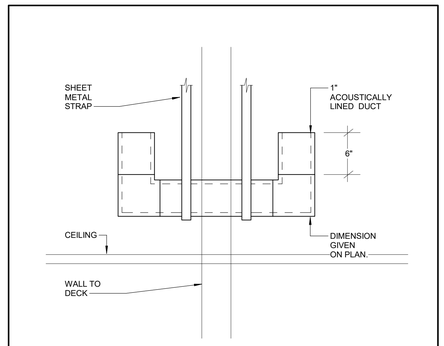
Registration: 0005857
Project No: 2550-00182

M3.55



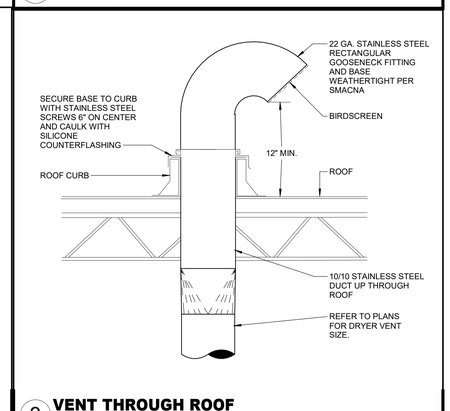
7 AIR COOLED CONDENSING UNIT (ROOF MOUNTED)

SCALE: NONE



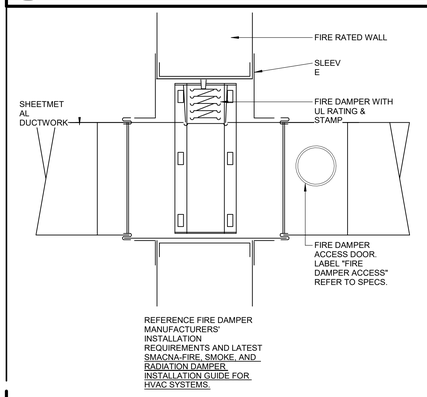
4 TRANSFER AIR DUCT

SCALE: NONE



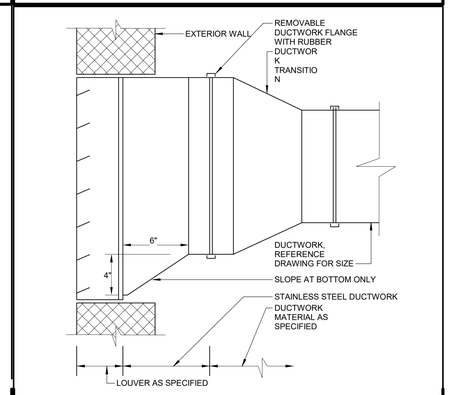
3 VENT THROUGH ROOF

SCALE: NONE



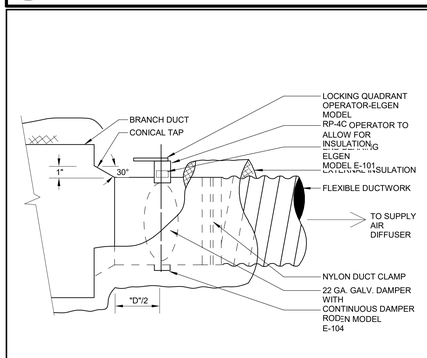
6 FIRE DAMPER

SCALE: NONE



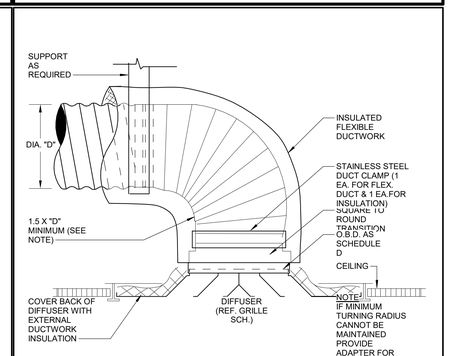
2 DUCTWORK AT LOUVER

SCALE: NONE



5 FLEXIBLE DUCT TAP - CONICAL

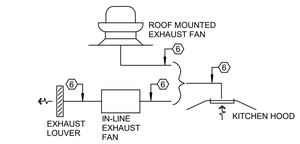
SCALE: NONE



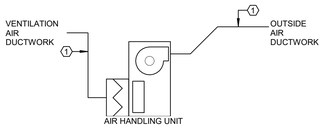
1 FLEX DUCT CONNECTION AT SUPPLY AIR DIFFUSER

SCALE: NONE

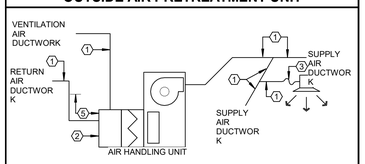
DUCT LINER AND INSULATION



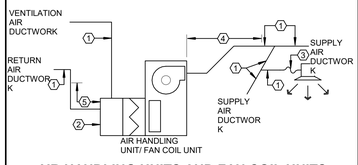
KITCHEN HOOD EXHAUST AIR SYSTEMS



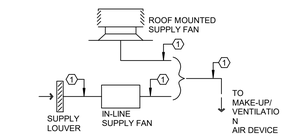
OUTSIDE AIR PRETREATMENT UNIT



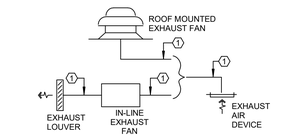
MULTI-ZONE AIR HANDLING UNITS



AIR HANDLING UNITS AND FAN COIL UNITS



MAKE-UP/VENTILATION AIR SYSTEMS



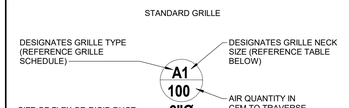
EXHAUST AIR SYSTEMS

KEYED NOTES:

1. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
2. SHEETMETAL DUCTWORK RETURN AIR PLENUM WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
3. FLEXIBLE DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
4. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1-1/2 LB LINER AS SPECIFIED FROM AIR HANDLING UNIT DISCHARGE TO 10'-0" DOWNSTREAM.
5. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1-1/2 LB LINER AS SPECIFIED FROM AIR HANDLING UNIT INLET TO 10'-0" UPSTREAM.
6. EXHAUST DUCTWORK AS SPECIFIED WITH FIREBOARD INSULATION AS SPECIFIED.
7. SHEETMETAL DUCTWORK ONLY. NO INSULATION REQUIRED.

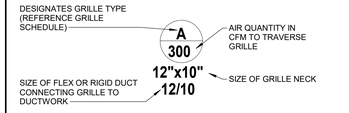
GRILLE SIZING SCHEDULE

STANDARD GRILLE



ALL GRILLES SHOWN SHALL BE FOUR-WAY THROW UNLESS OTHERWISE SHOWN.

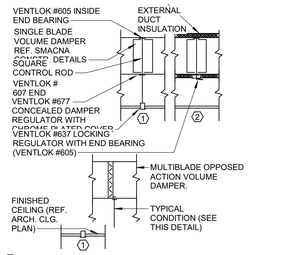
REGISTER OR NONSTANDARD GRILLE



ALL GRILLES SHOWN SHALL BE FOUR-WAY THROW UNLESS OTHERWISE SHOWN. ALL REGISTERS SHALL HAVE A 45° HORIZONTAL DEFLECTION UNLESS OTHERWISE SHOWN.

GRILLE SIZE DESIGNATION	GRILLE NECK SIZE	GRILLE SIZE DESIGNATION	GRILLE NECK SIZE
1	6" x 6"	7	15" x 15"
2	8" x 8"	8	16" x 16"
3	9" x 9"	9	18" x 18"
4	10" x 10"	10	20" x 20"
5	12" x 12"	11	22" x 22"
6	14" x 14"	12	24" x 24"

DUCTWORK CONSTRUCTION DETAILS



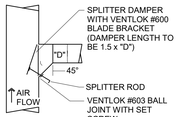
① DAMPER ABOVE INACCESSIBLE CEILING

② DAMPER ABOVE LIFT-OUT CEILING

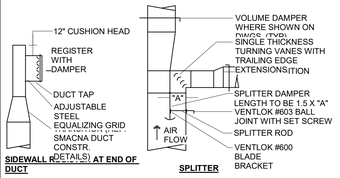
NOTES:

1. MAX. WIDTH OF DUCT TAP SHALL BE 48". PROVIDE BOTTOM BRACKET FOR SUPPORT WHERE EXTRACTOR EXCEEDS 16".
2. MAX. HEIGHT OF DUCT TAP SHALL BE 12" (MIN.= 4")

EXTRACTOR SIDEWALL REGISTER



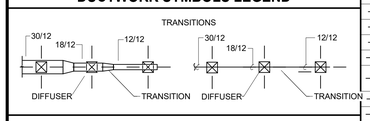
DUCT TAP



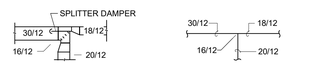
SIDEWALL REGISTER DETAILS AT END OF DUCT

SPLITTER

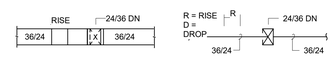
DUCTWORK SYMBOLS LEGEND



MAIN BRANCH TAKE-OFFS

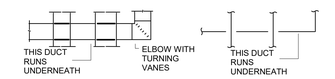


RISERS

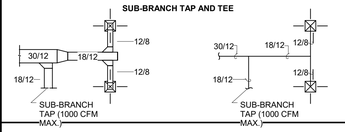


SIDEWALL REGISTERS

DUCT CROSSOVERS



SUB-BRANCH TAP AND TEE



TWO LINE DUCTWORK LEGEND	TWO LINE DUCTWORK SYMBOLS	ONE LINE DUCTWORK SYMBOLS
RECTANGULAR DUCTWORK 30/16	FLEXIBLE DUCT CONNECTION INSTRUMENT TEST HOLE	
ROUND DUCTWORK 30"ø	STATIC PRESSURE SENSOR	
FLAT OVAL DUCTWORK 30x16	MANUAL BALANCING DAMPER	
	MOTORIZED DAMPER	
	DUCT MOUNTED SMOKE DETECTOR	

SYMBOL LEGEND

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
GENERAL	
(#)	KEY NOTE TAG
#/#	REVISION TAG
	NEW EQUIPMENT
DUCTWORK	
	SUPPLY AIR DUCTWORK
	RETURN AIR AND OUTSIDE AIR DUCTWORK
	EXHAUST AIR DUCTWORK
	FLEXIBLE DUCTWORK
	SUPPLY AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	RETURN AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	EXHAUST AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	FIRE DAMPER (VERTICAL)
	FIRE DAMPER (HORIZONTAL)
SD	SMOKE DAMPER (VERTICAL)
SD	SMOKE DAMPER (HORIZONTAL)
FSD	COMBINATION FIRE & SMOKE DAMPER (VERTICAL)
FSD	COMBINATION FIRE & SMOKE DAMPER (HORIZONTAL)
	MANUAL BALANCING DAMPER (SEE DAMPER SCHEDULE)
M	MOTORIZED DAMPER (SEE DAMPER SCHEDULE)
SENSORS	
T	THERMOSTAT AND TEMPERATURE SENSOR
H	HUMIDISTAT
SD	SMOKE DETECTOR
HD	HEAT DETECTOR
AIR DEVICES	
	GRILLE SIZE TAG (REFER TO GRILLE SIZE LEGEND)
	SUPPLY AIR GRILLE WITH FOUR-WAY THROW
	SUPPLY AIR GRILLE WITH THREE-WAY THROW
	SUPPLY AIR GRILLE WITH TWO-WAY THROW
	SUPPLY AIR GRILLE WITH TWO-WAY CORNER THROW
	SUPPLY AIR GRILLE WITH ONE-WAY THROW
	RETURN AIR GRILLE
	RETURN AIR GRILLE WITH SOUND BOOT
	EXHAUST AIR GRILLE
	SUPPLY AIR SIDEWALL GRILLE
	RETURN AIR SIDEWALL GRILLE
20X12	RETURN AIR OPENING ABOVE CEILING
PIPING	
-CWS&R-	CONDENSER WATER SUPPLY & RETURN (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
-CWS-	CONDENSER WATER SUPPLY
-CWR-	CONDENSER WATER RETURN
CHWS&R	CHILLED WATER SUPPLY & RETURN (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
-CHWS-	CHILLED WATER SUPPLY
-CHWR-	CHILLED WATER RETURN
-HWS&R-	HOT WATER FOR HYDRONIC HEATING SUPPLY & RETURN (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
-HWS-	HOT WATER FOR HYDRONIC HEATING SUPPLY
-HWR-	HOT WATER FOR HYDRONIC HEATING RETURN
—D—	CONDENSATE DRAIN LINE
—AD—	AUXILIARY CONDENSATE DRAIN LINE
—RLR—	REFRIGERANT LIQUID & GAS RECIRCULATION LINE (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
—RL—	REFRIGERANT LIQUID LINE
—HG—	REFRIGERANT HOT GAS LINE
—RS—	REFRIGERANT SUCTION LINE
—O	ELBOW UP
—D	ELBOW DOWN
	90° ELBOW
	45° ELBOW
	TEE
	TEE DOWN
	TEE UP
	TOP BRANCH CONNECTION
	BOTTOM BRANCH CONNECTION
	FLANGE
	CAP
	CONTINUATION
SUBSCRIPTS AND ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
BBS	BELOW BOTTOM OF STRUCTURE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
CA	COMBUSTION AIR
CFM	CUBIC FEET PER MINUTE
EA	EXHAUST AIR
FPM	FEET PER MINUTE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
RENOVATIONS	
	POINT OF CONNECTION FROM NEW TO EXISTING
	ITEM TO REMAIN
	ITEM TO BE REMOVED

TRAPOLINPEER
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

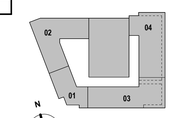
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL DETAILS

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

M4.01

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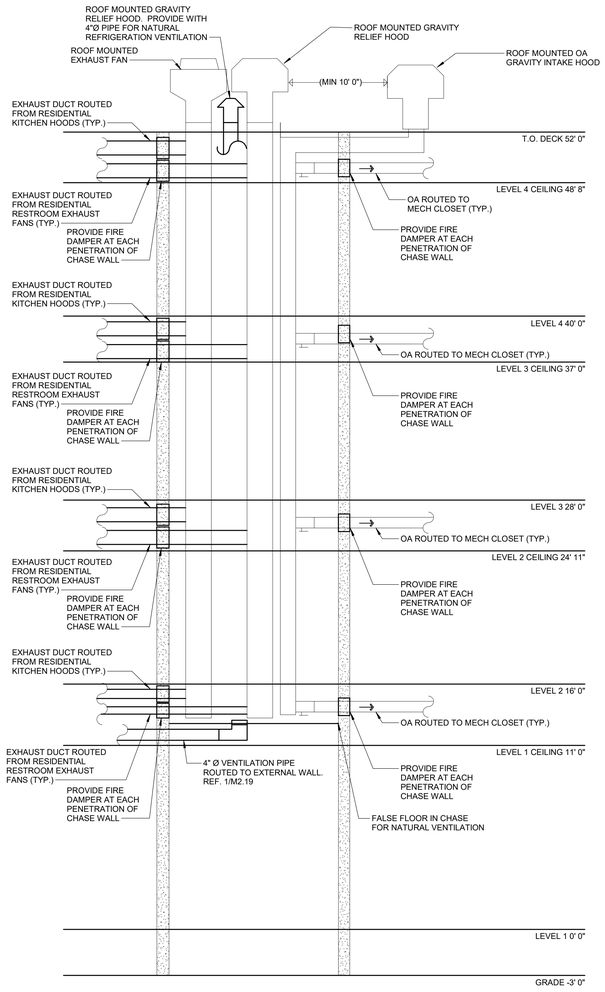
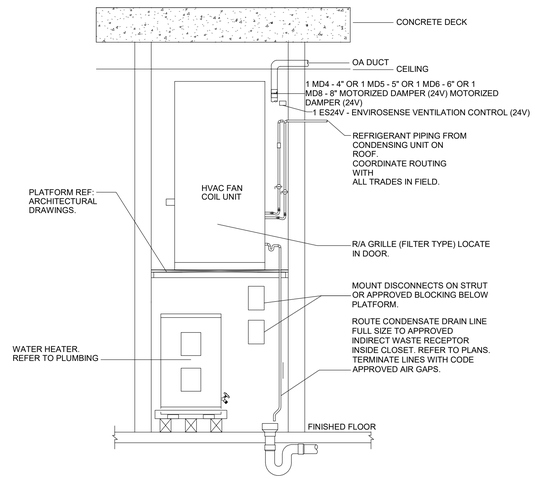
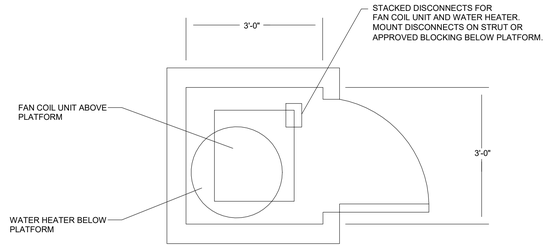


2 MECHANICAL TYPICAL CHASE RISER

SCALE: NONE



ENTRANCE VIEW



FLOOR PLAN VIEW

NOTES:

1. COORDINATE INSTALLATION OF MECHANICAL EQUIPMENT WITH WATER HEATER INSTALLATION BELOW. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
2. PROVIDE MINIMUM CLEAR SPACE OF 3'-10" FROM FINISHED FLOOR TO BOTTOM OF SHELF OR AS REQUIRED TO ACCOMMODATE HEATER, FAN COIL UNIT, AND ASSOCIATED PIPING.
3. CONTRACTOR SHALL COORDINATE WITH TRADES NOT TO OBSTRUCT AHU FILTER REMOVAL.
4. SEAL ALL PENETRATIONS INSIDE MECHANICAL ROOM AIR TIGHT. INSULATION ON TOP OF CEILING W/ MIN 6" FIBERGLASS BATTS
5. GENERAL CONTRACTOR SHALL COORDINATE THE PLENUM RATING OF ALL MATERIALS IN THE HVAC CLOSET WITH ALL DISCIPLINES PRIOR TO CONSTRUCTION.
6. ALL MATERIALS INCLUDING WIRING AND PIPING IN THE CLOSET SHALL BE PLENUM RATED AS REQUIRED BY BUILDING CODE.

1 APARTMENT WATER HEATER FCU CLOSET - OUTSIDE AIR

SCALE: NONE

TRAPOLIN**PEER**
Gensler studio,kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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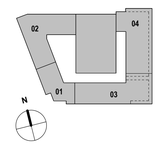
CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

MECHANICAL DETAILS

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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DX FAN/COIL UNIT

MARK	TOTAL # OF UNITS	FAN				CURRENT CHAR			AIR TEMPERATURE (°F)		COOLING				HEATING				CURRENT CHARAC.			BASIS OF DESIGN				REMARKS
		SUPPLY CFM	OUTSIDE AIR CFM	EXT.STATIC PRESSURE (IN. W.C.)	HORSE POWER	V	P	F	ENTERING DRY BULB	ENTERING WET BULB	NOM. TOTAL CAPACITY (BTU/H)	MIN. SENS. CAPACITY (BTU/H)	MINIMUM EER/ SEER	NUMBER OF STAGES	ENTERING AIR TEMP.(°F)	MIN. TOTAL CAP. (MBH)	KW	NUMBER OF STAGES	V	P	F	MANUFACTURER	MODEL	MCA	MOCP	
FCU-1B	145	800	40	0.35	0.50	208	1	60	77.0	64.0	24,000	17,000	13.0/16.0	1	66.00	17	5.00	1	208	1	60	CARRIER	FJ5	30	30	1,2,3,4,5,6
FCU-2B	61	1000	40	0.35	0.50	208	1	60	77.0	64.0	30,000	21,000	13.0/15.5	1	66.00	34	10.00	1	208	1	60	CARRIER	FJ5	54	60	1,2,3,4,5,6
FCU-COMM1	1	1200	120	0.35	0.50	208	1	60	77.0	64.0	36,000	25,000	13.0/15.5	1	66.00	34	10.00	1	208	1	60	CARRIER	FJ5	54	60	1,2,3,4,5,6
FCU-COMM-2	1	1600	160	0.35	0.75	208	1	60	77.0	64.0	48,000	36,500	12.5/15.2	1	66.00	51	15.00	1	208	1	60	CARRIER	FJ5	81	90	1,2,3,4,5,6
FCU-CORRIDOR	12	800	200	0.50	0.50	208	1	60	77.0	64.0	24,000	17,000	13.0/16.0	1	66.00	34	10.00	1	208	1	60	CARRIER	FJ5	54	60	1,2,3,4,5,6
FCU-FITNESS	2	1600	160	0.35	0.75	208	1	60	77.0	64.0	48,000	36,500	12.5/15.2	1	66.00	51	15.00	1	208	1	60	CARRIER	FJ5	81	90	1,2,3,4,5,6
FCU-LEASING-A	1	1600	160	0.35	0.75	208	1	60	77.0	64.0	48,000	36,500	12.5/15.2	1	66.00	51	15.00	1	208	1	60	CARRIER	FJ5	81	90	1,2,3,4,5,6
FCU-LEASING-B	1	1600	160	0.35	0.75	208	1	60	77.0	64.0	48,000	36,500	12.5/15.2	1	66.00	51	15.00	1	208	1	60	CARRIER	FJ5	81	90	1,2,3,4,5,6
FCU-SS2A	1	1600	160	0.35	0.50	208	1	60	77.0	64.0	36,000	25,000	13.0/15.5	1	66.00	51	15.00	1	208	1	60	CARRIER	FJ5	81	90	1,2,3,4,5,6
FCU-SS2B	1	1200	120	0.35	0.50	208	1	60	77.0	64.0	36,000	25,000	13.0/15.5	1	66.00	34	10.00	1	208	1	60	CARRIER	FJ5	54	60	1,2,3,4,5,6
FCU-SS3A	1	1200	120	0.35	0.50	208	1	60	77.0	64.0	36,000	25,000	13.0/15.5	1	66.00	34	10.00	1	208	1	60	CARRIER	FJ5	54	60	1,2,3,4,5,6
FCU-SS3B	1	800	120	0.35	0.50	208	1	60	77.0	64.0	24,000	17,000	13.0/15.5	1	66.00	17	5.00	1	208	1	60	CARRIER	FJ5	30	30	1,2,3,4,5,6
FCU-SS4A	1	1600	160	0.35	0.50	208	1	60	77.0	64.0	36,000	25,000	13.0/15.5	1	66.00	51	15.00	1	208	1	60	CARRIER	FJ5	81	90	1,2,3,4,5,6
FCU-SS4B	1	1200	120	0.35	0.50	208	1	60	77.0	64.0	36,000	25,000	13.0/15.5	1	66.00	34	10.00	1	208	1	60	CARRIER	FJ5	54	60	1,2,3,4,5,6
FCU-STUDIO	15	800	40	0.35	0.50	208	1	60	77.0	64.0	24,000	17,000	13.0/16.0	1	66.00	17	5.00	1	208	1	60	CARRIER	FJ5	30	30	1,2,3,4,5,6

GENERAL NOTES:
1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES, DAMPERS, AND DUCT MOUNTED HOT WATER COILS WHERE APPLICABLE. DIRTY FILTER AND UNIT CASING MUST BE ADDED TO EXTERNAL STATIC PRESSURE TO OBTAIN TOTAL PRESSURE LOSS. INCREASE HORSEPOWER AS REQUIRED TO MEET YOUR TOTAL PRESSURE LOSS. COORDINATE WITH ELECTRICIAN.
2. MAINTAIN MINIMUM CLEARANCE FOR COIL PULL AS RECOMMENDED BY UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. PROVIDE WITH SINGLE POINT CONNECTION.
2. PROVIDE WITH INTEGRAL FILTER ACCESS PANEL.
3. PROVIDE WITH INTEGRAL DISCONNECT
4. REFRIGERANT LINES SIZED PER MANUF. RECOMMEND.
5. PROVIDE VERTICAL UNIT.
6. CONTROLLED BY 7-DAY PROGRAMMABLE THERMOSTAT.

GRILLE

MARK	SERVICE	TYPE	DAMPER	CONSTRUCTION MATERIAL	FINISH COLOR	MANUFACTURER	MODEL NUMBER	DESCRIPTION
A.1	SUPPLY AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	300FL	SIDE WALL ALUMINUM SUPPLY GRILLE
A.2	SUPPLY AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	300RL	SIDE WALL ALUMINUM SUPPLY GRILLE
A.3	SUPPLY AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	300FL	SIDE WALL ALUMINUM SUPPLY GRILLE
B.1	SUPPLY AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	300RL	SURFACE MOUNT RECTANGULAR SUPPLY GRILLE
B.3	SUPPLY AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	300RL	SURFACE MOUNT RECTANGULAR SUPPLY GRILLE
C	SUPPLY AIR	DIFFUSER	AT TAP	ALUMINUM	BY ARCH	TITUS	OMNI	SQUARE CEILING DIFFUSER
D	SUPPLY AIR	DIFFUSER	AT TAP	ALUMINUM	BY ARCH	TITUS	OMNI	SURFACE MOUNT PLENUM SLOT DIFFUSER WITH (1) 3/4" SLOT
E	RETURN AIR	GRILLE	AT TAP	ALUMINUM	BY ARCH	TITUS	OMNI	SQUARE CEILING DIFFUSER
F	RETURN AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	350FLF	18"X18" DOOR MOUNTED FILTERED RETURN GRILLE
G	RETURN AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	350FLF	18"X12" DOOR MOUNTED FILTERED RETURN GRILLE
H	RETURN AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	PAR	EXPOSED T-BAR CEILING FRAME STYLE WITH A 24"X24" FACE. PERFORATED.
J	RETURN AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	300RL	SIDE WALL RETURN GRILLE
K	RETURN AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	OMNI	SQUARE CEILING DIFFUSER
M	RETURN AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	350FLF	18"X18" DOOR MOUNTED FILTERED RETURN GRILLE
N	RETURN AIR	GRILLE	OBD	ALUMINUM	BY ARCH	TITUS	PAR	SURFACE MOUNT CEILING FRAME STYLE WITH 24"X24".

GENERAL NOTES:
1. DAMPERS NOTED AS U.L. SHALLBE A 'U.L.' CLASSIFIED CEILING RADIATION DAMPER WITH THERMAL BLANKET.
2. COORDINATE FINAL AIR DEVICE LOCATION AND FINISH COLOR WITH ARCHITECT.

REMARKS:
1. N/A

LOUVER SCHEDULE

TAG	SIZE (HxW)	MINIMUM FREE AREA (SQ. FT.)	CFM	MANUFACTURER	MODEL NO.	LOUVER TYPE
L1.1	32/20	2.2	1000	GREENHECK	EAD	OPERABLE
L1.2	36/20	1.5	1000	GREENHECK	EAD	OPERABLE

BASIS OF DESIGN
THE MANUFACTURER AND MODEL NUMBER LISTED IN THE DRAWINGS OR SPECIFICATIONS ARE THE BASIS OF DESIGN. WHEN PROVIDING EQUIPMENT BY AN ACCEPTABLE MANUFACTURER THAT IS NOT BASIS OF DESIGN, THE CONTRACTOR SHALL PROVIDE AS A PART OF THE SUBMITTAL AND/OR SHOP DRAWING AN ITEMIZED LIST OF ALL MODIFICATIONS REQUIRED TO INSTALL THE NON-BASIS OF DESIGN EQUIPMENT FROM THE INFORMATION DETAILED IN BOTH THE SPECIFICATION SECTION AND EQUIPMENT SCHEDULE. ADDITIONALLY, THE EQUIPMENT MUST ADDRESS THE PHYSICAL CONSTRAINTS OF SPACE INCLUDING COORDINATION WITH OTHER TRADES AND ALL EQUIPMENT CLEARANCES. FINALLY, THE CONTRACTOR SHALL PROVIDE AT NO ADDITIONAL COST TO THE PROJECT ANY SCOPE INCREASE BASED ON THE NON-BASIS OF DESIGN EQUIPMENT FOR THE FOLLOWING MINIMUM ITEMS:

- ELECTRICAL MODIFICATIONS, INCLUDING WIRING, CONDUIT, DISCONNECTS, OVERCURRENT PROTECTION, PANELS, MOTORS, ETC.
- PLUMBING MODIFICATIONS, INCLUDING DOMESTIC WATER, SANITARY, CONDENSATE, AND GAS PIPING, ETC.
- STRUCTURAL MODIFICATIONS
- CIVIL MODIFICATIONS
- DUCT AND PIPE CONNECTIONS OR ARRANGEMENTS
- SPACE HEATING AND COOLING REQUIREMENTS
- EXHAUST OR VENTILATION REQUIREMENTS
- VIBRATION ISOLATION REQUIREMENTS
- CONTROLS REQUIREMENTS TO MEET SPECIFICATIONS

OUTDOOR DESIGN CONDITIONS ARE BASED ON MAXIMUM SUMMER TEMPERATURE AND MINIMUM WINTER TEMPERATURE FOR 99.6% OF THE YEAR AT THE NEAREST WEATHER STATION TO THE SITE PER 2021 ASHRAE FUNDAMENTALS.

OUTDOOR DESIGN DEHUMIDIFICATION CONDITION IS BASED ON THE MAXIMUM DEWPOINT FOR 98% OF THE YEAR AT THE NEAREST WEATHER STATION TO THE SITE PER 2021 ASHRAE FUNDAMENTALS.

VENTILATION BASIS OF DESIGN: 2021 INTERNATIONAL MECHANICAL CODE (IMC) & ASHRAE 62.1 - 2019.

INTERIOR SPACE REQUIREMENTS, UNLESS NOTED OTHERWISE:

COOLING DESIGN	COOLING DESIGN	HEATING DESIGN	NOISE DESIGN
75°F DB	50% RH	72°F DB	35 (NC)

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DUCTLESS MINI-SPLIT - OUTDOOR UNIT

MARK	MIN. TOTAL CAPACITY (BTUH)	OUTDOOR AIR TEMP (°F)	MINIMUM EER/ SEER	MIN HEAT CAPACITY (BTUH)	MIN COP	CURRENT CHARAC.			RELATED UNIT MARK	BASIS OF DESIGN				REMARKS
						V	PH	F		MANUFACTURER	MODEL	MCA	MOCP	
DMSCU-BIKE	8,900	94	12.0/15.0	10000.0	80	208	1	60	DMS-BIKE	DAIKIN	RKF	12	20	1,2,3
DMSCU-ELEC	8,900	94	12.0/15.0	0.0	80	208	1	60	DMS-ELEC	DAIKIN	RKF	12	20	1,2,3
DMSCU-ELEC	8,900	94	12.0/15.0	0.0	80	208	1	60	DMS-ELEC	DAIKIN	RKF	12	20	1,2,3
DMSCU-L1	8,900	94	12.0/15.0	10000.0	80	208	1	60	DMS-L1	DAIKIN	RKF	12	20	1,2,3
DMSCU-L2	8,900	94	12.0/15.0	10000.0	80	208	1	60	DMS-L2	DAIKIN	RKF	12	20	1,2,3
DMSCU-L3	8,900	94	12.0/15.0	10000.0	80	208	1	60	DMS-L3	DAIKIN	RKF	12	20	1,2,3
DMSCU-L4	8,900	94	12.0/15.0	10000.0	80	208	1	60	DMS-L4	DAIKIN	RKF	12	20	1,2,3
DMSCU-TRASH	8,900	94	12.0/15.0	0.0	80	208	1	60	DMS-TRASH	DAIKIN	RKF	12	20	1,2,3

GENERAL NOTES:
1. MINIMUM RECOMMENDED CLEARANCE AROUND ROOFTOP UNIT IS 12 INCHES ON NON-SERVICE SIDES AND 30 INCHES ON SERVICE SIDES. MAINTAIN MINIMUM CLEARANCE FOR CONDENSER AIR FLOW AS RECOMMENDED BY UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. PROVIDE WITH LOW AMBIENT CONTROL DOWN TO 20°F.
2. PROVIDE WITH HAIL GUARD, WALL MOUNTING KIT, AND INVERTER COMPRESSOR.
3. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.

DUCTLESS MINI-SPLIT - INDOOR UNIT

MARK	FAN				AIR TEMPERATURE (°F)		COOLING				HEATING			REMARKS
	SUPPLY AIR CFM	HORSE POWER	CURRENT CHARAC.				ENTERING DRY BULB	ENTERING WET BULB	MIN. TOTAL CAPACITY (BTUH)	MIN. SENS. CAPACITY (BTUH)	MINIMUM EER/ SEER	NUMBER OF STAGES	ENTERING AIR TEMP.(°F)	MINIMUM CAPACITY (BTUH)	NUMBER OF STAGES	
			V	P	F											
DMS-BIKE	400	0.1	208	1	60		77.0	63.0	8,900	8,000	12.5/15.2	1	66	5,000	1	1,2,3,4
DMS-ELEC	400	0.1	208	1	60		77.0	63.0	8,900	8,000	12.5/15.2	1	66	0		1,2,3,4
DMS-L1	400	0.1	208	1	60		77.0	63.0	8,900	8,000	12.5/15.2	1	66	5,000	1	1,2,3,4
DMS-L2	400	0.1	208	1	60		77.0	63.0	8,900	8,000	12.5/15.2	1	66	5,000	1	1,2,3,4
DMS-L3	400	0.1	208	1	60		77.0	63.0	8,900	8,000	12.5/15.2	1	66	5,000	1	1,2,3,4
DMS-L4	400	0.1	208	1	60		77.0	63.0	8,900	8,000	12.5/15.2	1	66	5,000	1	1,2,3,4
DMS-TR	400	0.1	208	1	60		77.0	63.0	8,900	8,000	12.5/15.2	1	66	5,000	1	1,2,3,4

GENERAL NOTES:
1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES, DAMPERS, AND DUCT MOUNTED HOT WATER COILS WHERE APPLICABLE. DIRTY FILTER AND UNIT CASING MUST BE ADDED TO EXTERNAL STATIC PRESSURE TO OBTAIN TOTAL PRESSURE LOSS. INCREASE HORSEPOWER AS REQUIRED TO MEET YOUR TOTAL PRESSURE LOSS. COORDINATE WITH ELECTRICIAN.
2. MAINTAIN MINIMUM CLEARANCE FOR COIL PULL AS RECOMMENDED BY UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. UNIT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. CONTROLLED BY PROGRAMMABLE WIRED THERMOSTAT.
3. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
4. INDOOR UNIT IS POWERED FROM OUTDOOR UNIT.

AIR COOLED CONDENSING UNIT

MARK	TOTAL # OF UNITS	NOM. TOTAL CAPACITY (BTUH)	OUTDOOR AIR TEMP (°F)	MINIMUM EER/ SEER	CURRENT CHAR.			RELATED UNIT MARK	BASIS OF DESIGN				REMARKS
					V	P	F		MANUFACTURER	MODEL	MCA	MOCP	
CU-1B	145	24,000	94	13.0/16.0	208	1	60	FCU-1B	CARRIER	26SCA	30	30	1,2,3
CU- 2B	61	36,000	94	13.0/15.5	208	1	60	FCU-2B	CARRIER	26SCA	54	60	1,2,3
CU-COM1	1	36,000	94	13.0/15.5	208	1	60	FCU-COM1	CARRIER	26SCA	54	60	1,2,3
CU-COM2	1	48,000	94	12.5/15.2	208	1	60	FCU-COM2	CARRIER	26SCA	81	90	1,2,3
CU-CORRIDOR	12	24,000	94	13.0/16.0	208	1	60	FCU-CORRIDOR	CARRIER	26SCA	30	30	1,2,3
CU-FITNESS	2	48,000	94	12.5/15.2	208	1	60	FCU-FITNESS	CARRIER	26SCA	81	90	1,2,3
CU-LEASING-A	1	48,000	94	12.5/15.2	208	1	60	FCU-LEASING-A	CARRIER	26SCA	81	90	1,2,3
CU-LEASING-B	1	48,000	94	12.5/15.2	208	1	60	FCU-LEASING-B	CARRIER	26SCA	81	90	1,2,3
CU-SS2A	1	48,000	94	12.5/15.2	208	1	60	FCU-SS2	CARRIER	26SCA	81	90	1,2,3
CU-SS2B	1	36,000	94	13.0/15.5	208	1	60	FCU-SS1	CARRIER	26SCA	54	60	1,2,3
CU-SS3A	1	48,000	94	12.5/15.2	208	1	60	FCU-SS2	CARRIER	26SCA	81	90	1,2,3
CU-SS3B	1	36,000	94	13.0/15.5	208	1	60	FCU-SS1	CARRIER	26SCA	54	60	1,2,3
CU-SS4A	1	48,000	94	12.5/15.2	208	1	60	FCU-SS2	CARRIER	26SCA	81	90	1,2,3
CU-SS4B	1	36,000	94	13.0/15.5	208	1	60	FCU-SS1	CARRIER	26SCA	54	60	1,2,3
CU-STUDIO	15	24,000	94	13.0/16.0	208	1	60	FCU-STUDIO	CARRIER	26SCA	30	30	1,2,3

GENERAL NOTES:
A. MINIMUM RECOMMENDEDLD CLEARANCE AROUND UNIT IS 12 INCHES ON NON-SERVICE SIDES AND 30 INCHES ON SERVICE SIDES. MAINTAIN MINIMUM CLEARANCE FOR CONDENSER AIR FLOW AS RECOMMENDED BY UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. PROVIDE WITH LOW AMBIENT COOLING DOWN TO 20F
2. REFRIGERANT LINES SIZED PER MANUF. RECOMMEND.
3. PROVIDE WITH COIL GUARD.

FAN SCHEDULE

TAG	LOCATION	SUPPLY CFM	EXT. STATIC PRESSURE (IN.W.C.)	MAX RPM	HORSE POWER	CURRENT CHAR			LOCALLY SWITCHED	INTERLOCK WITH	FAN TYPE	DRIVE TYPE	MANUFACTURER	MODEL NUMBER	REMARKS
						V	P	F							
EF-1	RESIDENTIAL RR	75	0.35	1100	0.1	120	1	60	-	LIGHTS	CABINET	DIRECT	GREENHECK	SP	1
EF-2	TRASH	50	0.35	900	0.1	120	1	60	-	OCC SENSOR	CABINET	DIRECT	GREENHECK	SP	1,2
EF-3	JANITOR	50	0.35	900	0.1	120	1	60	-	OCC SENSOR	CABINET	DIRECT	GREENHECK	SP	1,2
EF-4	PUBLIC RR	50	0.35	900	0.1	120	1	60	-	OCC SENSOR	CABINET	DIRECT	GREENHECK	SP	1,2
EF-AV1A	125.2 AV	100	0.35	900	0.1	120	1	60	-	T-STAT	CABINET	DIRECT	GREENHECK	SP	1,2
EF-AV2A	225.2 STORAGE	100	0.35	900	0.1	120	1	60	-	T-STAT	CABINET	DIRECT	GREENHECK	SP	1,2
EF-AV2B	259 AV	100	0.35	900	0.1	120	1	60	-	T-STAT	CABINET	DIRECT	GREENHECK	SP	1,2
EF-AV3A	325.2 AV	100	0.35	900	0.1	120	1	60	-	T-STAT	CABINET	DIRECT	GREENHECK	SP	1,2
EF-AV3B	359 AV	100	0.35	900	0.1	120	1	60	-	T-STAT	CABINET	DIRECT	GREENHECK	SP	1,2
EF-AV4A	425.2 STORAGE	100	0.35	900	0.1	120	1	60	-	T-STAT	CABINET	DIRECT	GREENHECK	SP	1,2
EF-P	PUBLIC RR	50	0.35	900	0.1	120	1	60	-	OCC SENSOR	CABINET	DIRECT	GREENHECK	SP	1,2
EF-POOL	POOL STORAGE	100	0.35	900	0.1	120	1	60	ALWAYS ON	-	INLINE	DIRECT	GREENHECK	SQN	
EF-SR2	201 RENTABLE STORAGE	100	0.35	1100	0.1	120	1	60	-	OCC SENSOR	CABINET	DIRECT	GREENHECK	SP	1,2
EF-SR3	301 RENTABLE STORAGE	100	0.35	1100	0.1	120	1	60	-	OCC SENSOR	CABINET	DIRECT	GREENHECK	SP	1,2
EF-TRASH	TRASH	1000	0.35	1484	0.12	208	1	60	ALWAYS ON	-	INLINE	DIRECT	GREENHECK	SQN	1
RKEF-1	ROOF	1000	0.35	1162	0.5	120	1	60	ALWAYS ON	-	DIRECT	DIRECT	GREENHECK	CUE	

GENERAL NOTES:
1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES, DAMPERS, AND DUCT MOUNTED HOT WATER COILS WHERE APPLICABLE. DIRTY FILTER AND UNIT CASING MUST BE ADDED TO EXTERNAL STATIC PRESSURE TO OBTAIN TOTAL PRESSURE LOSS. INCREASE HORSEPOWER AS REQUIRED TO MEET YOUR TOTAL PRESSURE LOSS. COORDINATE WITH ELECTRICIAN.
2. MINIMUM RECOMMENDED CLEARANCE AROUND UNIT IS 12 INCHES ON NON-SERVICE SIDES AND 30 INCHES ON SERVICE SIDES. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. PROVIDE WITH AUTOMATIC BACKDRAFT DAMPER, FAN SPEED CONTROLLER, DECORATIVE GRILLE, AND VIBRATION ISOLATION KIT.
2. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE LOCATION FOR MAXIMUM EFFECTIVENESS IN SPACE.

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Project No: 2550-00182

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GMP DOCUMENTS

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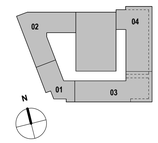

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PROJECT NUMBER
CN22194

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2025_07-25

MECHANICAL SCHEDULES

M5.01

PLUMBING PIPING LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	FIRE DEPARTMENT VALVE AT RISER	SAN	SANITARY OR WASTE PIPING ABOVE GRADE (SAN)
	FIRE HYDRANT	SAN	SANITARY OR WASTE PIPING BELOW GRADE (SAN)
	FIRE DEPARTMENT CONNECTION	GW	GREASE WASTE PIPING (GW)
		GW	GREASE WASTE PIPING BELOW GRADE (GW)
	PRESSURE REDUCING VALVE (PRV)	SD	STORM DRAIN PIPING (SD)
	BRANCH CONNECTION OUT OF TOP	SD	STORM DRAIN PIPING BELOW GRADE (GW)
	BRANCH CONNECTION OUT OF BOTTOM	SSD	SUB-SOIL DRAIN OR FOOTING DRAIN (SSD)
	BRANCH CONNECTION OUT OF SIDE	AW	ACID WASTE PIPING (AW)
	WYE & 1/8TH BEND BRANCH CONNECTION	AW	ACID WASTE PIPING BELOW GRADE (AW)
	WYE BRANCH CONNECTION	PD	PUMPED DISCHARGE (PD)
	HOSE BIBB	CD	CONDENSATE DRAIN PIPING (CD)
	PRESSURE GAUGE WITH COCK	D	CONDENSATE - INDIRECT DRAIN PIPING (D)
		V	VENT PIPING (V)
	THERMOMETER	CW	COLD WATER PIPING (CW)
		HW	HOT WATER PIPING (HW)
	GAS PRESSURE REGULATOR	HWR	HOT WATER RETURN PIPING (HWR)
	TEST COCK	SCW	SOFT COLD WATER PIPING (SCW)
	GAS METER	CDW	CHILLED DRINKING WATER PIPING (CDW)
	WALL HYDRANT	TP	TRAP PRIMER LINE (TP)
	VALVE IN RISE	F	FIRE PROTECTION PIPING (F)
	ASME TEMPERATURE & PRESSURE RELIEF VALVE	AS	AUTOMATIC SPRINKLER PIPING (AS)
	VACUUM RELIEF VALVE	GAS	NATURAL GAS PIPING (G)
	ANGLE VALVE	GV	GAS VENT PIPING (GV)
	OS&Y VALVE	AIR	COMPRESSED AIR PIPING (A)
			FLOW DIRECTIONAL ARROW
	ROOF DRAIN		CIRCUIT SETTER
			NEW TO EXISTING PIPE CONNECTION
1	REFER TO KEYED NOTE		PIPE CONNECTION
FS	FLOW SWITCH		HAMMER ARRESTOR (PISTON TYPE)
			SHUT-OFF VALVE
	FLOOR SINK (FS)		BALANCING VALVE (BV)
	FLOOR DRAIN (FD)		SOLENOID VALVE (SV)
	FLOOR DRAIN WITH P-TRAP (FD)		BALL VALVE (BV)
	FLOOR DRAIN WITH P-TRAP AT 45° ANGLE (FD)		BUTTERFLY VALVE
	HUB DRAIN (HD)		LUBRICATED PACKED PLUG STOP COCK (PC)
M	WATER METER SYMBOL		HORIZONTAL SWING CHECK
	ACCESS PANEL FOR TRAP PRIMER OR SHOCK ABSORBER		UNION
AP	ACCESS PANEL LOCATION SYMBOL		HORIZONTAL SWING CHECK
	AIR CHAMBER		REDUCER OR INCREASER
			ECCENTRIC REDUCER
	NEW CONNECTION		REDUCED PRESSURE BACKFLOW PREVENTER (RPBFP)
			PIPING DOWN
IE=100.00'	INVERT ELEVATION		RISE OR DROP PIPING
1	DELTA CHANGE SYMBOL		PIPING UP -OR- PIPING UP & DOWN
			CAP ON END OF PIPE
			CLEANOUT (WALL OR CEILING) (CO)
			FLOOR CLEANOUT (FCO)
			EXTERIOR CLEANOUT WITH 18"x18"x4" CONCRETE PAD (ECO)
			TWO-WAY CLEANOUT (PROVIDE 18"x24"x4" CONCRETE PAD OUTSIDE)

PLUMBING ABBREVIATIONS

AG	ABOVE GRADE	MECH	MECHANICAL
ADD	ADDENDUM	MIN	MINIMUM
ADDL	ADDITIONAL	MS	MOP SINK
ADJ	ADJUSTABLE	(N)	NEW
AFF	ABOVE FINISHED FLOOR	NG	NATURAL GAS
AFG	ABOVE FINISHED GRADE	NTS	NOT TO SCALE
ALT	ALTERNATE	NPCW	NON POTABLE COLD WATER
BFF	BELOW FINISHED FLOOR	ORD	OVERFLOW ROOF DRAIN
BG	BELOW GRADE	OSD	OVERFLOW STORM DRAIN
CO	CLEANOUT	PC	PLUMBING CONTRACTOR
COL	COLUMN	PH	PEDESTAL HYDRANT
CW	COLD WATER	PLBG	PLUMBING
DN	DOWN	PRES	PRESSURE
DW	DISHWASHER	QTY	QUANTITY
(E)	EXISTING	RD	ROOF DRAIN
EC	ELECTRICAL CONTRACTOR	RTU	ROOFTOP UNIT
ECO	EXTERIOR CLEANOUT	S	SINK
EQ	EQUAL	SAN	SANITARY
EWC	ELECTRIC WATER COOLER	SCH	SCHEDULE
FCO	FLOOR CLEANOUT	SD	STORM DRAIN
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
FLR	FLOOR	SS	STAINLESS STEEL
FT	FOOT (FEET)	TEMP	TEMPERATURE
F	FURNACE	TG	TRAP GUARD
FRH	FREEZELESS ROOF HYDRANT	TMV	THERMOSTATIC MIXING VALVE
FWH	FREEZELESS WALL HYDRANT	TYP	TYPICAL
GAL	GALLON	UR	URINAL
GC	GENERAL CONTRACTOR	V	VENT
GPM	GALLONS PER MINUTE	VTR	VENT THRU ROOF
GW	GREASE WASTE	W/	WITH
HW	HOT WATER	WCO	WALL CLEANOUT
HWR	HOT WATER RETURN	WC	WATER CLOSET
L	LAVATORY	WYH	WATER YARD HYDRANT
MC	MECHANICAL CONTRACTOR		

GENERAL PLUMBING NOTES

1. THESE DRAWINGS SHALL NOT BE SCALED. SEE ARCHITECTURAL/CIVIL DRAWINGS FOR DIMENSIONAL INFORMATION. THIS ENGINEER WILL NOT BE LIABLE FOR MISCALCULATED PRODUCT TAKE-OFFS DUE TO SCALING OF DRAWINGS.
2. ALL SANITARY PIPING SHALL HAVE A 1/8" PER FOOT SLOPE UNLESS OTHERWISE NOTED. 2" SANITARY OR SMALLER SHALL HAVE A 1/4" PER FOOT SLOPE.
3. VENT PIPING SHOWN ON FLOOR PLANS IS DIAGRAMMATIC EXCEPT FOR VENT THRU ROOF (VTR) LOCATIONS.
4. VALVES AND FITTINGS SHALL BE OF SAME SIZE AS THE LINE ON WHICH THEY ARE LOCATED, UNLESS OTHERWISE INDICATED ON DRAWINGS.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
6. CONTRACTOR SHALL FIELD VERIFY ALL GIVEN MEASUREMENTS PRIOR TO LAYING AND CONNECTING ALL SANITARY AND WASTE PIPING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING AND PENETRATIONS.
8. ALL WATER SUPPLY AND SANITARY LINES SHALL BE RUN AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGES IN SIZING.
9. CHANGES IN THE DIRECTION OF SANITARY DRAIN PIPING SHALL NOT BE MADE WITH FITTINGS WHICH WILL CAUSE EXCESSIVE REDUCTION IN THE VELOCITY OF FLOW OR CREATE ANY OTHER ADVERSE EFFECT UNLESS PHYSICALLY IMPOSSIBLE (I.E.: USE OF SANITARY TEE IN A HORIZONTAL CONNECTION, USE OF A DOUBLE SANITARY TEE IN A VERTICAL STACK, IN GENERAL, USE OF SHORT-RADIUS FITTINGS FOR BRANCH TO HOUSE DRAIN OR STACK CONNECTION).
10. CONTRACTOR SHALL GIVE 48 HOURS HOUR EMERGENCY LOCATE NOTICE TO APPLICABLE UTILITY COMPANY PRIOR TO PERFORMING WORK INVOLVING UTILITIES.
11. ALL DRAINAGE PIPING SHALL BE MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION.
12. ROUTE ALL PIPING CONCEALED ABOVE CEILINGS, WITHIN WALLS, OR IN CHASES. PIPING EXPOSED SHALL BE SLOPED AND PAINTED TO MATCH ARCHITECTURAL FINISHES. PIPING IN MECHANICAL ROOMS MAY BE EXPOSED.
13. SITE UTILITY CONNECTIONS SHALL BE PROVIDED ON CIVIL DRAWINGS. ALL SERVICES SHOWN ON THIS SET OF PLANS TERMINATE 5'-0" FROM BUILDING, UNLESS SHOWN OTHERWISE ON DRAWINGS. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO SITE UTILITIES. (INC. CLEAN OUTS, INCREASES, BACKWATER VALVES, ETC.)
14. COORDINATE WITH ARCHITECT/GENERAL CONTRACTOR FOR INSTALLATION OF HOSE BIBS. HEIGHT OF INSTALLATION SHALL BE DETERMINED IN FIELD.
15. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW SEWER LINES ARE TO BE CONNECTED BEFORE INSTALLATION OF NEW SEWER LINE.
16. ALL VENTS THROUGH ROOF SHALL BE MIN. 10'-0" FROM ANY AIR INTAKES.
17. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
18. CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED. INSTALL VACUUM BREAKERS WHERE REQUIRED BY CODE.
19. DO NOT PENETRATE WALL FOOTINGS WITH PIPING, COORDINATE WITH GENERAL CONTRACTOR TO DROP FOOTINGS AS REQUIRED TO CLEAR PLUMBING SERVICES WHERE ABSOLUTELY NECESSARY. ALL PIPING PENETRATING A BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY STRUCTURAL ENGINEER. PROVIDE LINK-SEALS IN ALL PENETRATIONS OF EXTERIOR WALLS.
20. ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE IN PROVIDED CEILING SPACE.
21. COORDINATE PIPING INSTALLATION AS TO NOT INTERFERE WITH HVAC EQUIPMENT ACCESS.
22. ANY ERRORS OR AMBIGUITIES IN THE PLANS AND/OR SPECIFICATIONS THAT ARE DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE WORK IS STARTED. OMISSION OF PARTICULAR REFERENCE TO ANY ITEM NECESSARY FOR COMPLETE INSTALLATION AND PROPER OPERATION THEREOF SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING THE SAME AT NO EXTRA COST. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONSTRUCTION DOCUMENTS FOR INFORMATION PRIOR TO BID.
23. VERIFY WITH ARCHITECT ON ALL EQUIPMENT AND FIXTURES REQUIRING PLUMBING PRIOR TO BID. COORDINATE EXACT LOCATIONS AND CONNECTIONS.
24. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES.
25. CONTRACTOR SHALL PAY ALL FEES, PERMITS, LICENSES, ETC. NECESSARY FOR PROPER COMPLETION OF WORK.
26. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
27. PROVIDE TRAP GUARDS ON ALL FLOOR DRAINS, FLOOR SINKS AND OPEN SITES.
28. MOUNT ALL FIXTURE SENSORS PER MANUFACTURER'S RECOMMENDATIONS.

FIRE SPRINKLER SYSTEM NOTES

A. DESIGN AND FURNISH LABOR AND MATERIALS FOR THE COMPLETE INSTALLATION OF AN AUTOMATIC WET PIPE FIRE EXTINGUISHING SPRINKLER SYSTEM WITH THE ATTENDANT ACCESSORIES FOR ENTIRE AREA.

B. STUDY THE GENERAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS, IN ORDER TO BECOME FAMILIAR WITH THE BUILDING AND DETAILS AS THEY APPLY TO THE WORK OF THIS SECTION. COOPERATE WITH OTHERS SO THAT THERE WILL BE NO CONFLICT OF SPACE REQUIRED. DUCTWORK AND ELECTRICAL WORK SHALL TAKE PRECEDENCE OVER OTHER WORK, EXCEPT WHERE IT IS ABSOLUTELY NECESSARY TO MAINTAIN COVERAGE PROTECTION.

C. THE INSTALLATION OF THE ENTIRE SPRINKLER SYSTEMS SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STANDARD BUILDING CODE, REQUIREMENTS OF NFPA PAMPHLET 13, AND OTHER LOCAL AUTHORITIES EXERCISING JURISDICTION.

D. IT SHALL BE THE FIRE PROTECTION INSTALLERS RESPONSIBILITY, PRIOR TO BID, TO VERIFY PRESSURE AT THE PROJECT SITE BY PERFORMING A FLOW TEST. DETERMINE IF THE AVAILABLE STATIC AND RESIDUAL PRESSURE WILL ADEQUATELY PROVIDE THE FIRE EXTINGUISHING SYSTEM WITH THE NECESSARY PRESSURE OR IF A FIRE PUMP, BREAK TANK AND NECESSARY APPURTENANCES ARE REQUIRED.

E. SCHEDULE 40 BLACK STEEL PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA FOR APPLICABLE FIRE PROTECTION SYSTEMS. CONFORM TO ASTM A53 AND A120. PROVIDE PIPING WITH MALLEABLE IRON, CAST IRON, STEEL WELDED OR SCREWED FITTINGS. VICTAULIC GROOVED FITTINGS MAY BE USED ABOVE GRADE IN ACCESSIBLE LOCATIONS ONLY.

FIRE SPRINKLER NOTE:

LICENSED SPRINKLER CONTRACTOR TO PROVIDE DRAWINGS AND HYDRAULIC CALCULATIONS FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR THIS BUILDING, TO COMPLY WITH SPACE LAYOUT, NFPA 13, ALL STATE AND LOCAL CODE REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NOTES:
1. THE FOLLOWING IS A LIST OF FIRE HYDRANT FLOW TESTS THAT WERE CONDUCTED BY JEFFERSON SPRINKLER, INC ON 09/12/25 FOR THE SITE: RIVER DISTRICT

A. HYDRANT 1: LOCATION: EUTERPE ST. @ TCHOUPITOULAS ST. STATIC @ 47 PSI, RESIDUAL @ 44 PSI, FLOWING GPM @ 890.

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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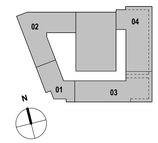
NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
10/28/25

PLUMBING NOTES & SYMBOLS

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Registration: 0005857
Project No: 2550-00182

P0.00

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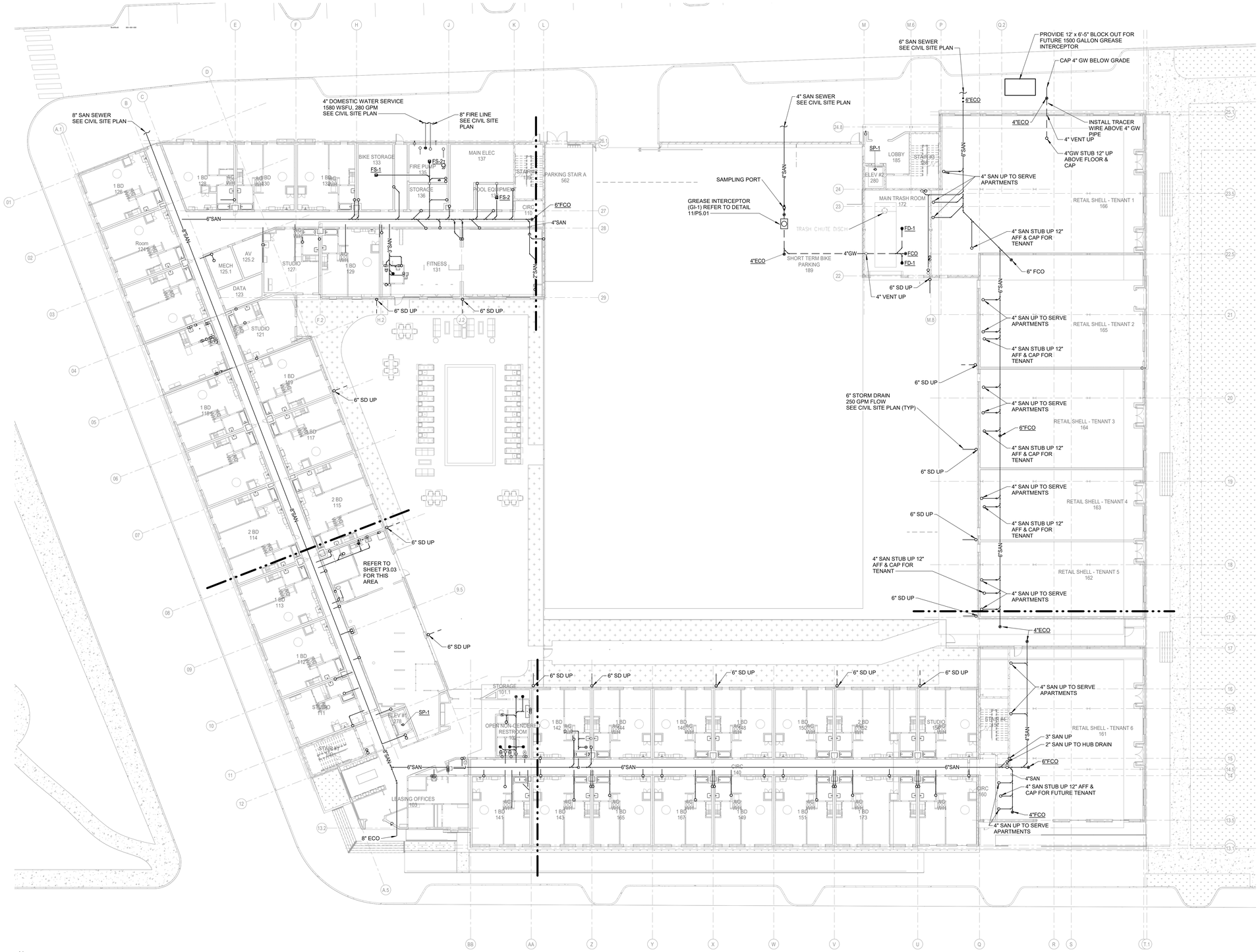

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1 **LEVEL 01 - OVERALL BLDG PLUMBING PLAN BELOW GRADE**

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

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

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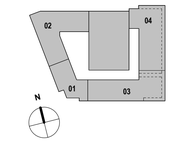

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PLUMBING - OVERALL PLAN - BELOW GRADE

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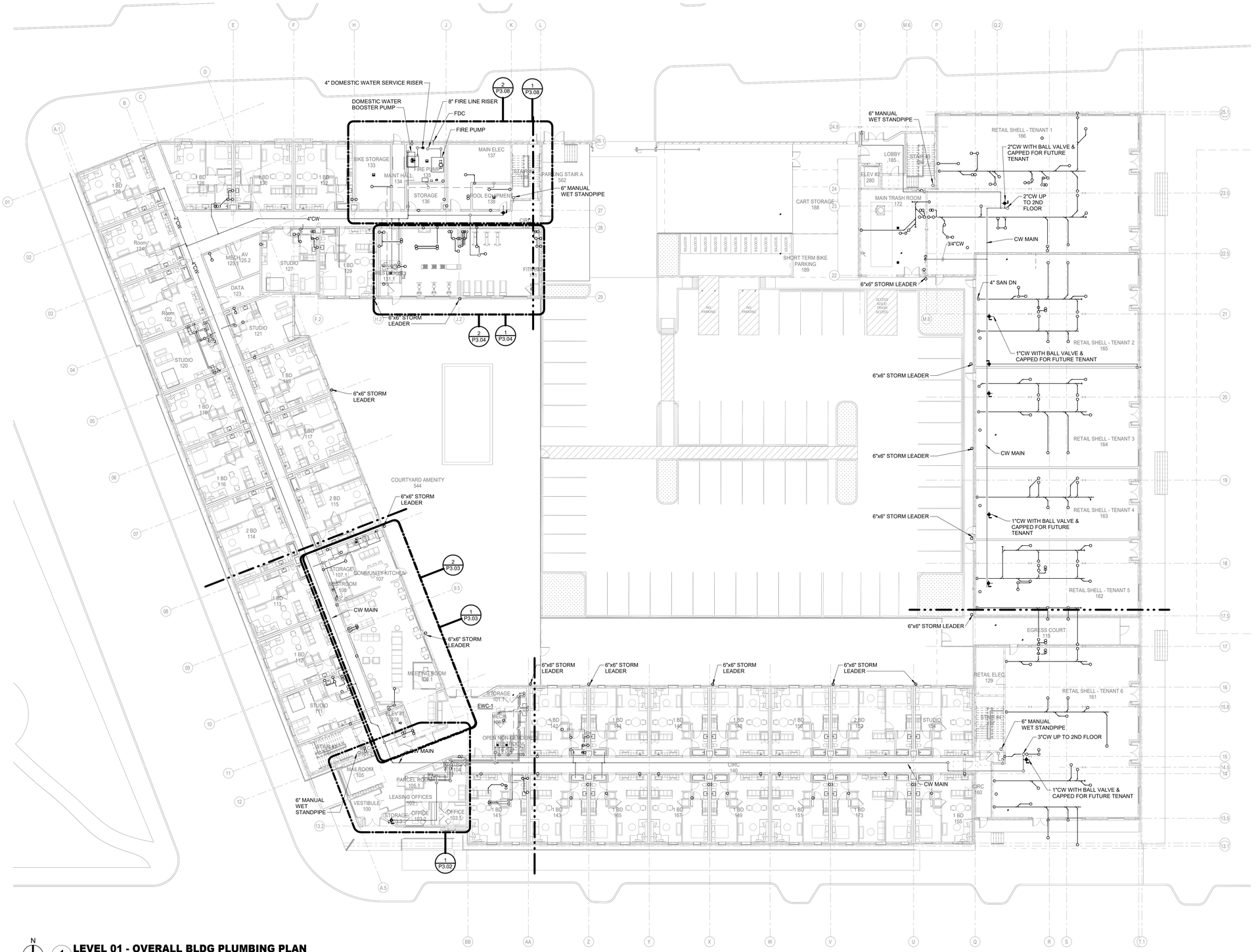
Project No: 2550-00182

P1.02



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1 LEVEL 01 - OVERALL BLDG PLUMBING PLAN

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

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TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

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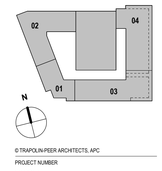

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PLUMBING - OVERALL PLAN - LEVEL 01

Salas O'Brien
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5215 Essen Lane, Suite 100
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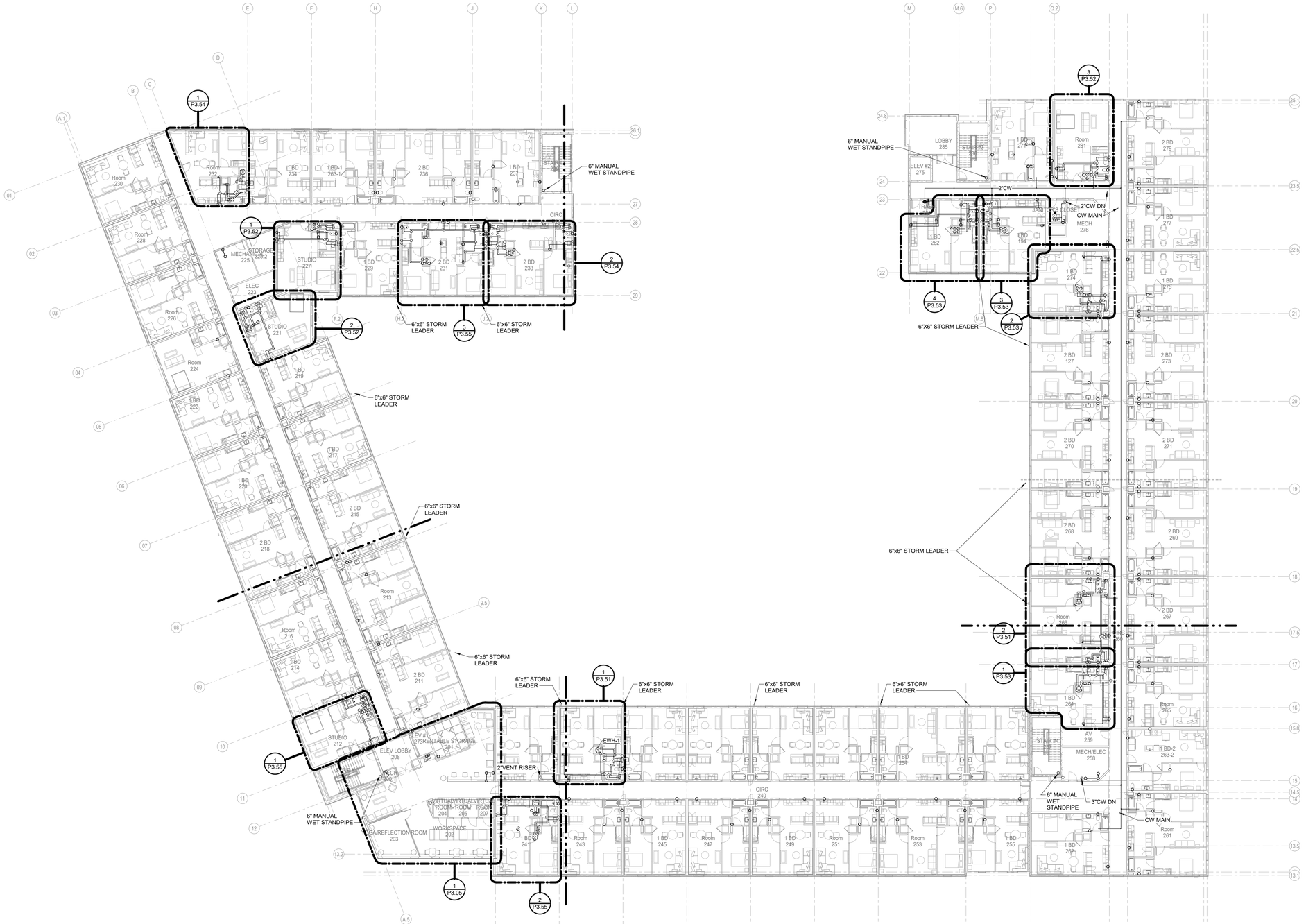
Registration: 0005857
Project No: 2550-00182

P2.01



1 LEVELS 02-04 - PLUMBING PLAN

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

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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TRAPOLIN-PEER ARCHITECTS
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OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
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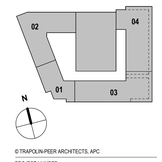

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PLUMBING - OVERALL PLANS - LEVELS 02-04

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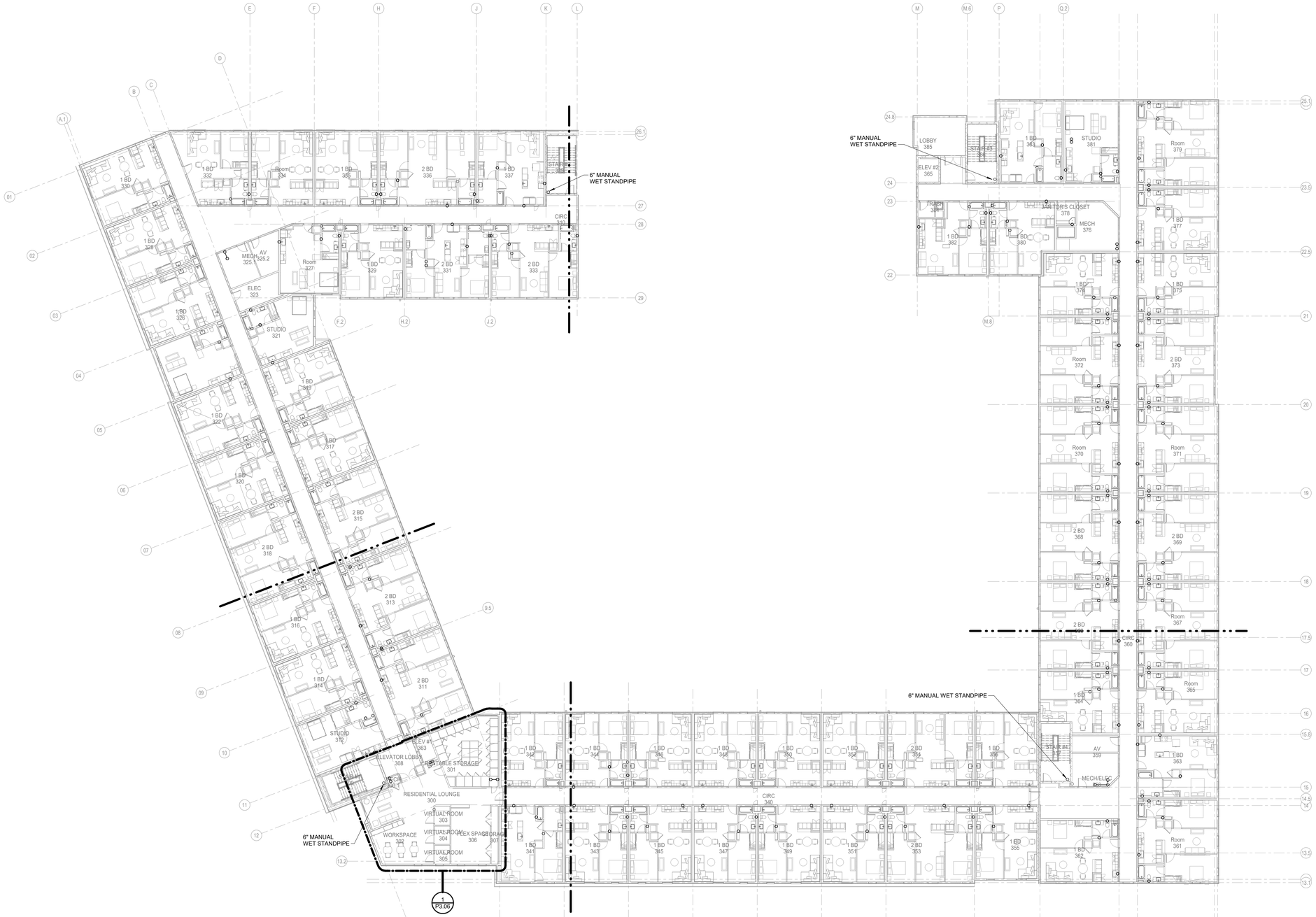

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1 **LEVEL 03 - PLUMBING PLAN**
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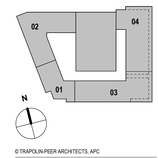

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PLUMBING - OVERALL PLAN - LEVEL 03

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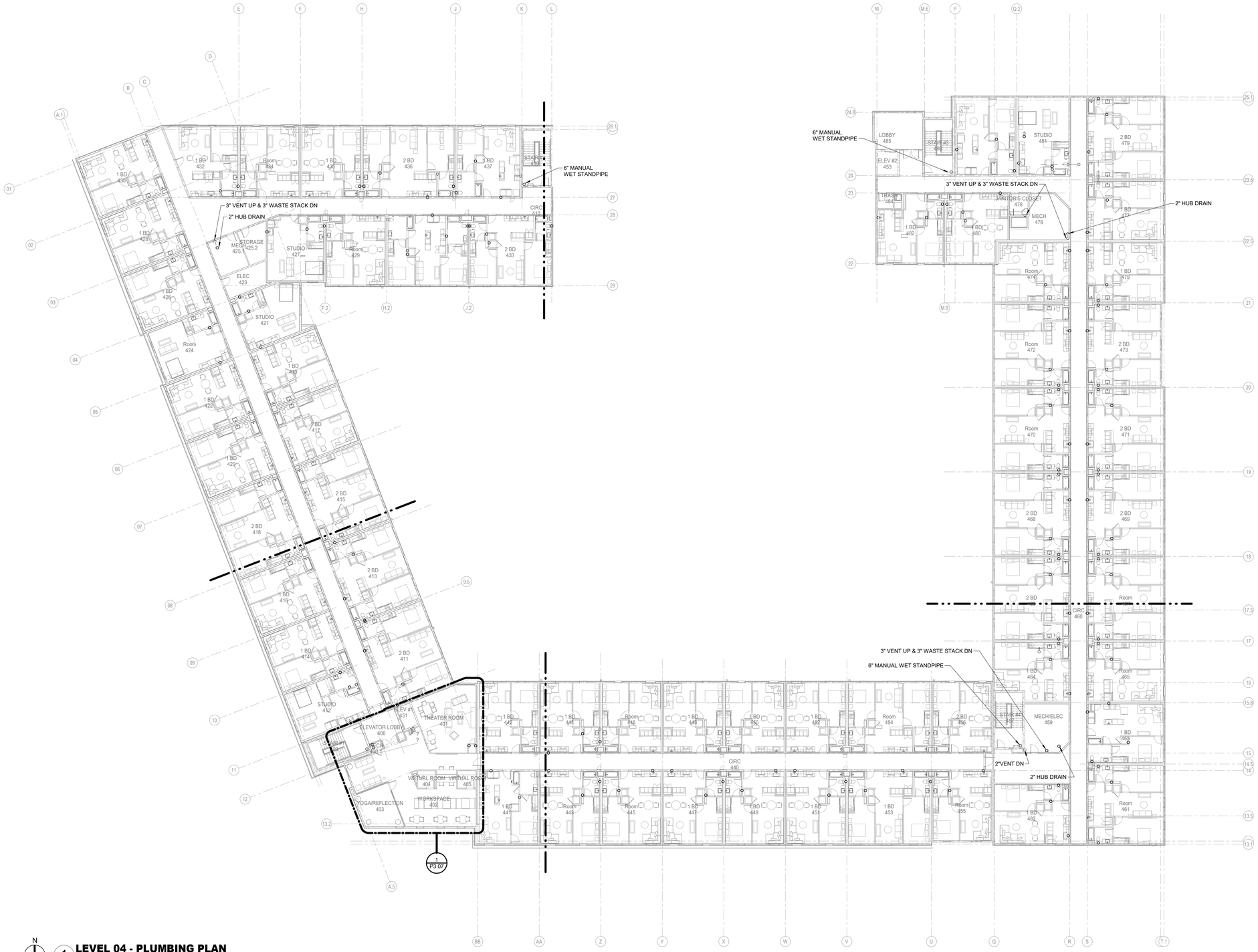

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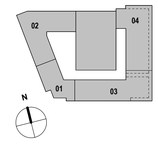

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PLUMBING - OVERALL PLAN - LEVEL 04

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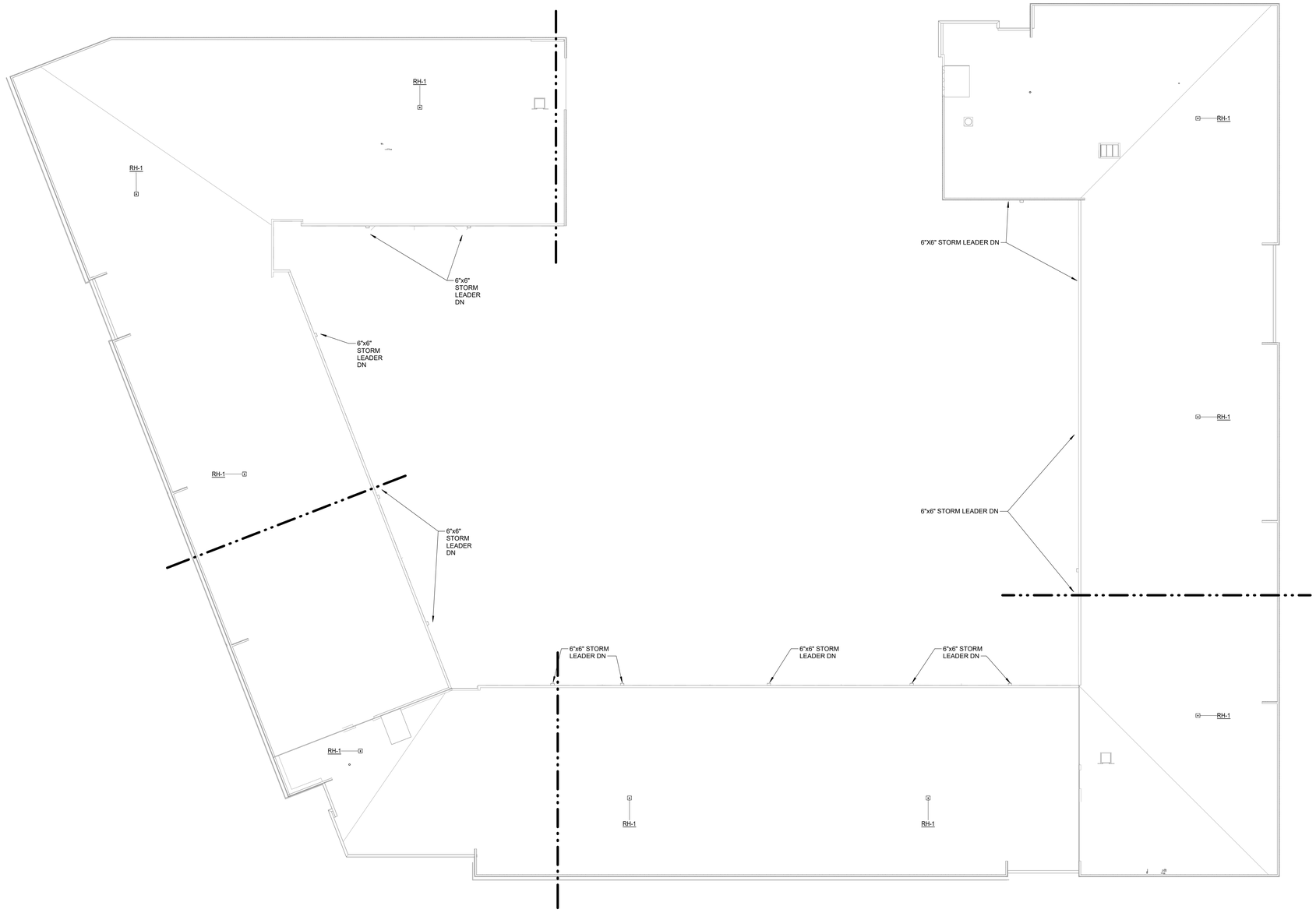

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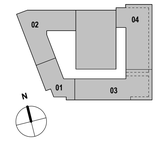

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PLUMBING - OVERALL PLAN - ROOF

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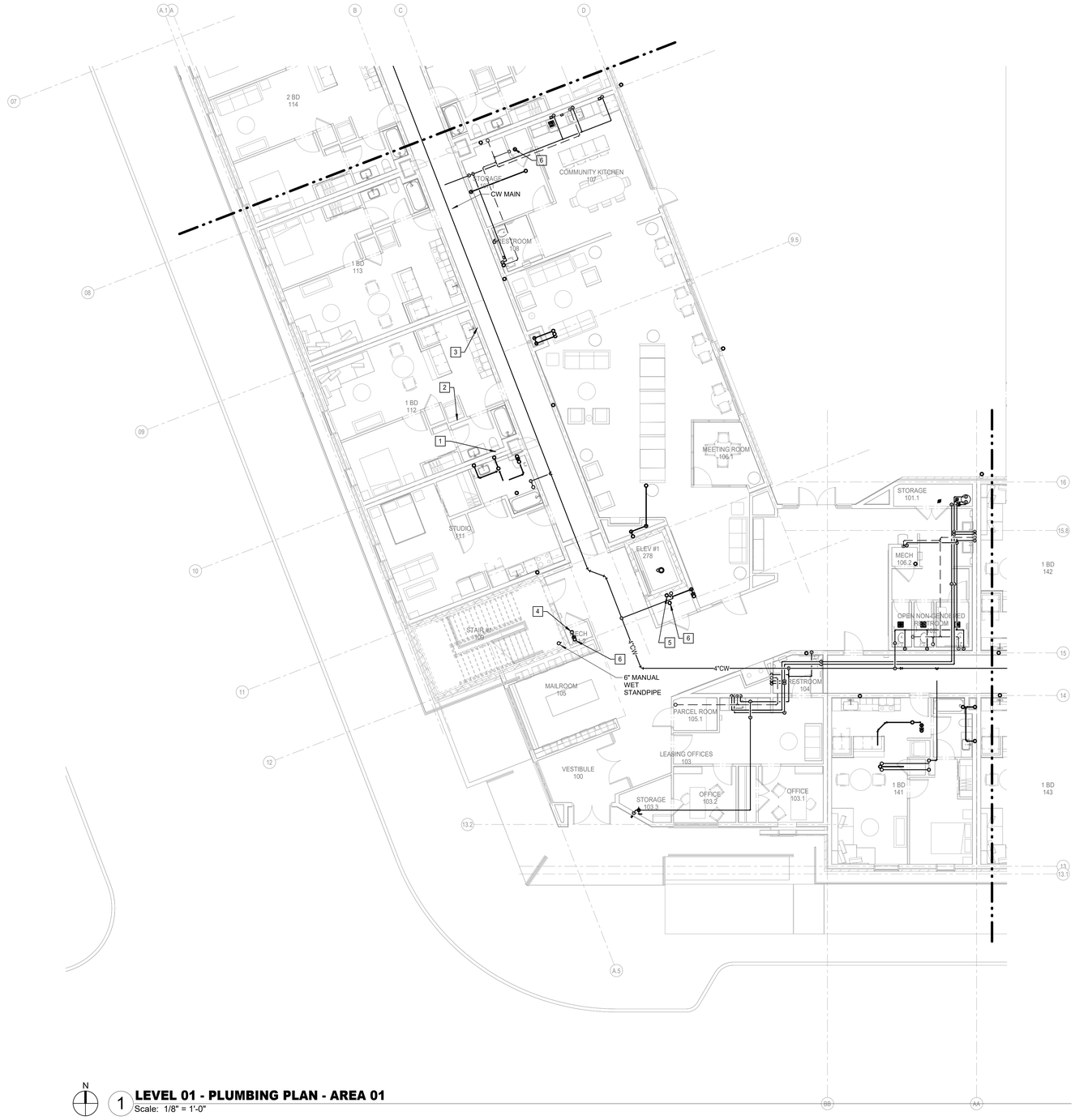

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1 LEVEL 01 - PLUMBING PLAN - AREA 01

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

PLUMBING GENERAL NOTES

1.ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE, INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.

2.ALL SANITARY PIPING 3" AND LARGER ROUTED AT 1/8" SLOPE PER FOOT UNLESS OTHERWISE NOTED. ALL PIPE LESS THAN 3" SHALL BE ROUTED AT 1/4" SLOPE PER FOOT.

3.EACH VENT SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE ROOF. MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES, AND A MINIMUM 5'-0" FROM ANY EXTERIOR WALL.

4.CONTRACTOR TO FIELD VERIFY AS NECESSARY THE EXACT ROUTING AND SIZES OF ALL PIPING.

5.PROVIDE A TWO-WAY CLEANOUT AT CIVILS POINT OF CONNECTION. COORDINATE WITH SITE CONTRACTOR FOR ALL SANITARY AND WATER PIPE INVERT ELEVATIONS AT THE BUILDING.

6.CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.

7.CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.

8.COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO ANY ROUGH-INS.

9.DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.

10.PRIOR TO BEGINNING CONSTRUCTION, COORDINATE BUILDING BACKFLOW PREVENTION REQUIREMENTS WITH THE LOCAL AUTHORITY HAVING JURISDICTION AND PROVIDE AS DIRECTED.

11.FIRE SEAL ALL PIPING PENETRATIONS OF RATED WALLS AND FLOORS.

12.PIPE PENETRATIONS THRU PLYWOOD SHEATHING ON WALLS SHALL HAVE PLYWOOD OPENING ENLARGED TO ALLOW FOR BUILDING MOVEMENT NOT CONTACTING PIPE. FIRE SEAL OPENING AROUND PIPE.

PLUMBING KEYED NOTES

1	4" WASTE STACK TO SERVE BATHROOM FIXTURES.
2	3" WASTE STACK TO SERVE CLOTHES WASHER AND HUB DRAIN IN MECHANICAL CLOSET.
3	3" WASTE STACK TO SERVE KITCHEN SINKS.
4	3" WASTE STACK TO SERVE HUB DRAINS IN MECHANICAL CLOSETS.
5	3" WASTE STACK TO SERVE ELECTRIC WATER COOLERS AND HUB DRAINS.
6	ROUTE 2" SANITARY UP 4" ABOVE FLOOR FOR HUB DRAIN AND INSTALL TRU GAP FITTING. SEE DETAIL 10/P5.01.

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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CONTRACTOR
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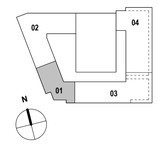

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PLUMBING - AREA PLAN - LEVEL 01, AREA 01

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Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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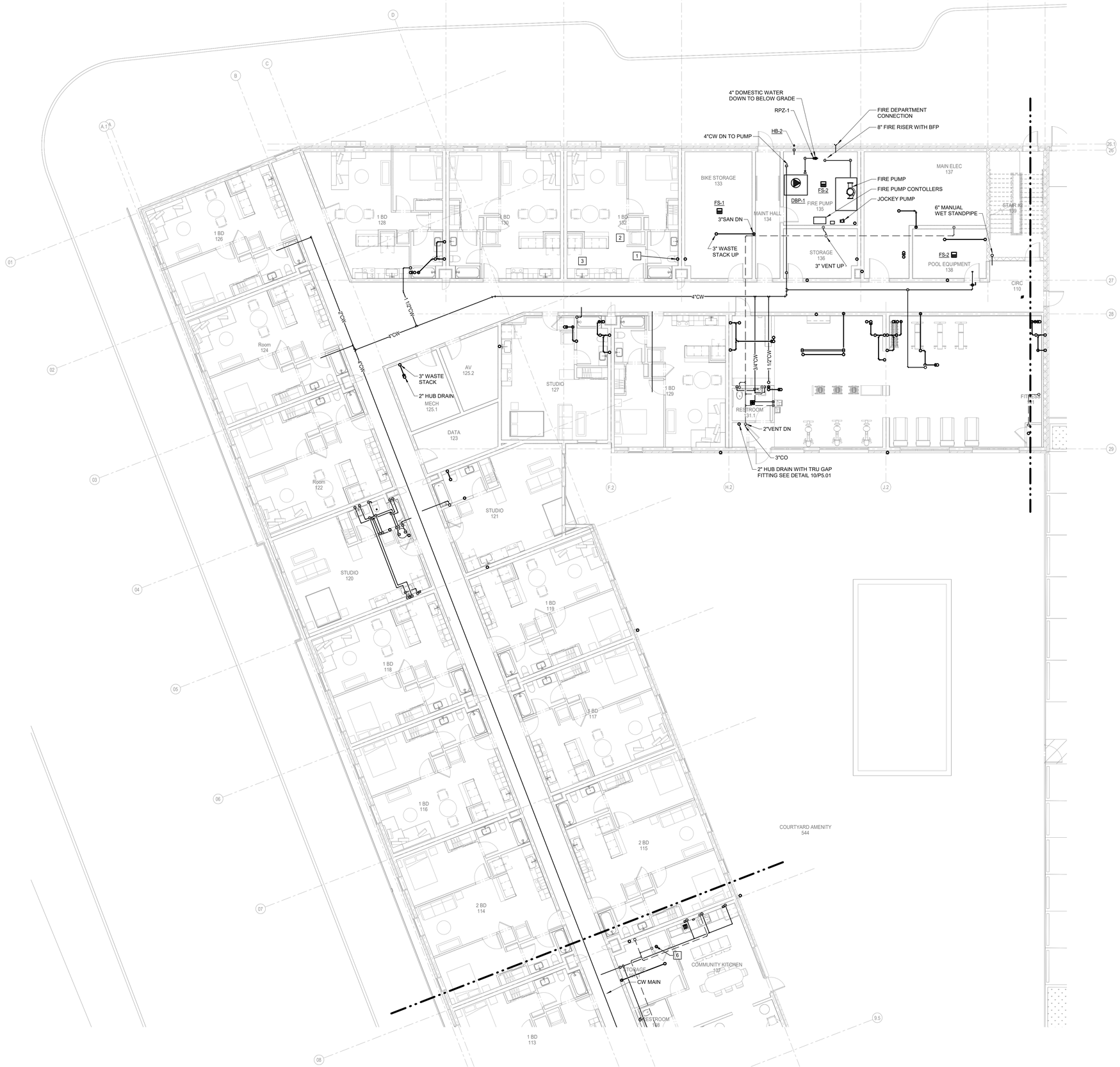

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6	ROUTE 2" SANITARY UP 4" ABOVE FLOOR FOR HUB DRAIN AND INSTALL TRU GAP FITTING. SEE DETAIL 10/P5.01.

1 LEVEL 01 - PLUMBING PLAN - AREA 02

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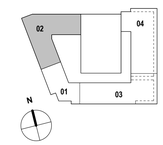

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PLUMBING - AREA PLAN - LEVEL 01, AREA 02

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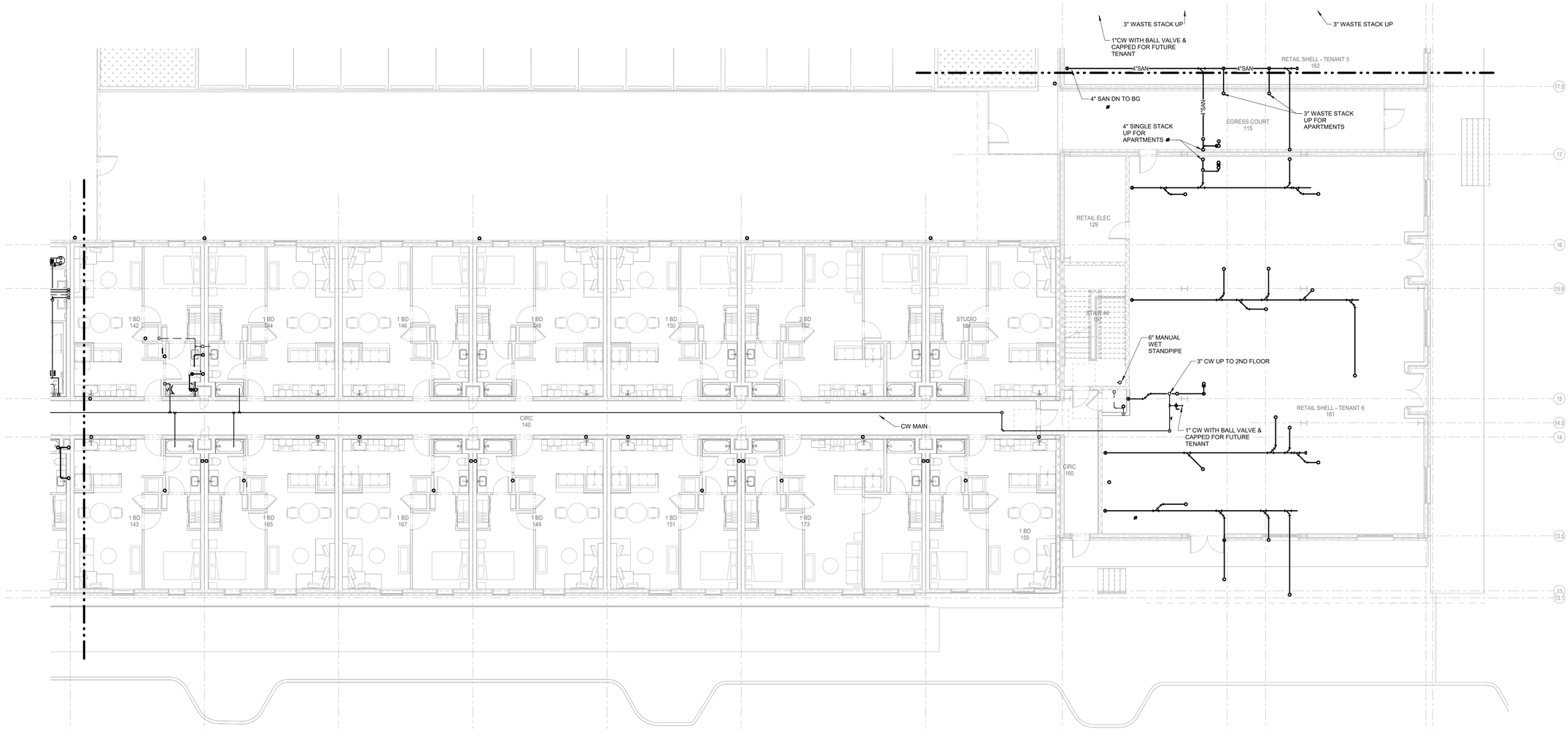

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1 **LEVEL 01 - PLUMBING PLAN - AREA 03**
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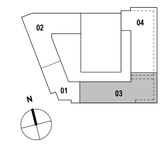

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PLUMBING - AREA PLAN - LEVEL 01, AREA 03

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Project No: 2550-00182

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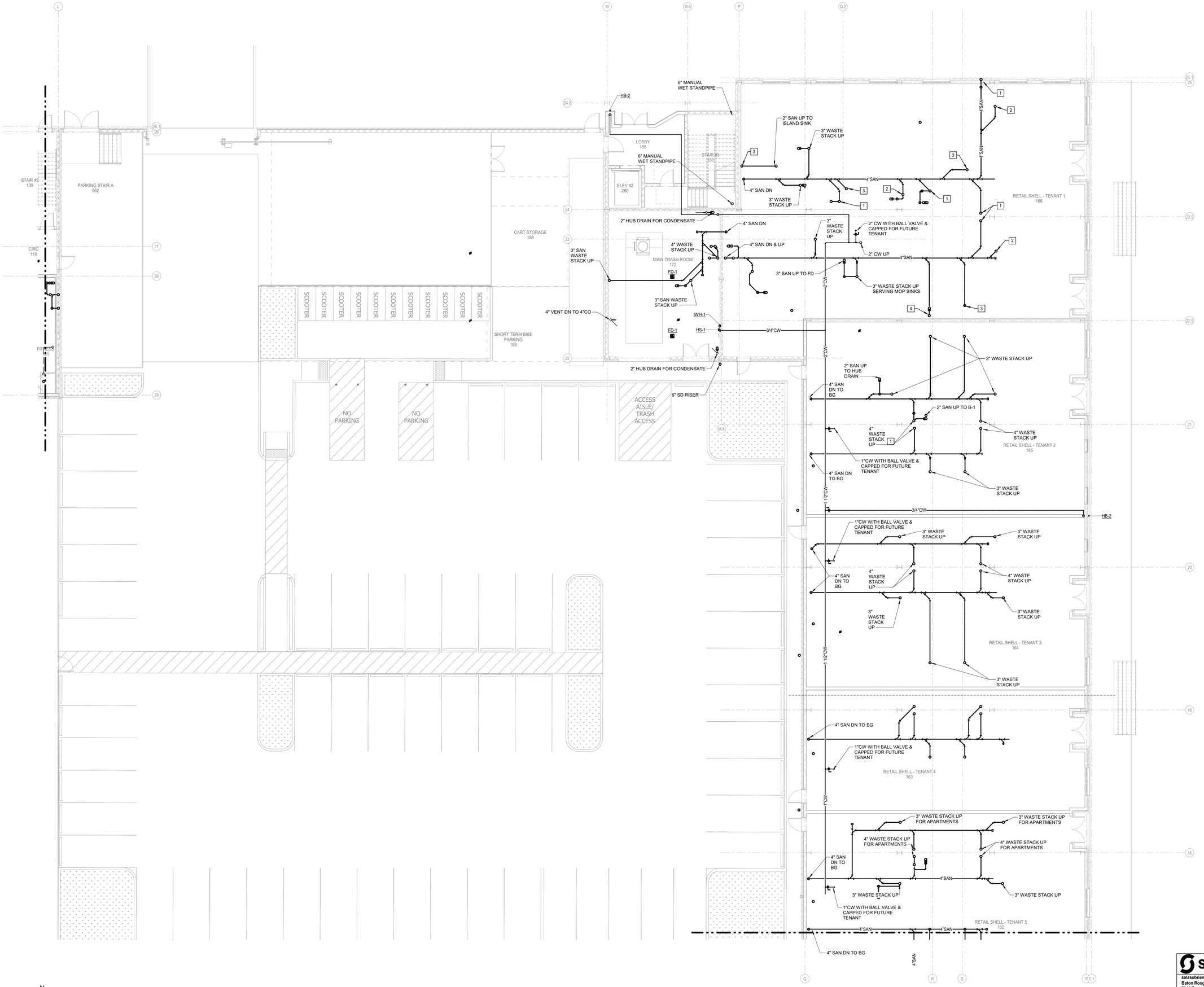

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1 **LEVEL 01 - PLUMBING PLAN - AREA 04**
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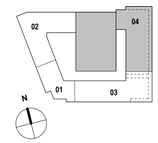

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1 **LEVELS 02-04 - PLUMBING PLAN - AREA 01**

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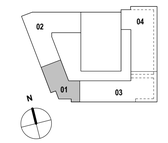

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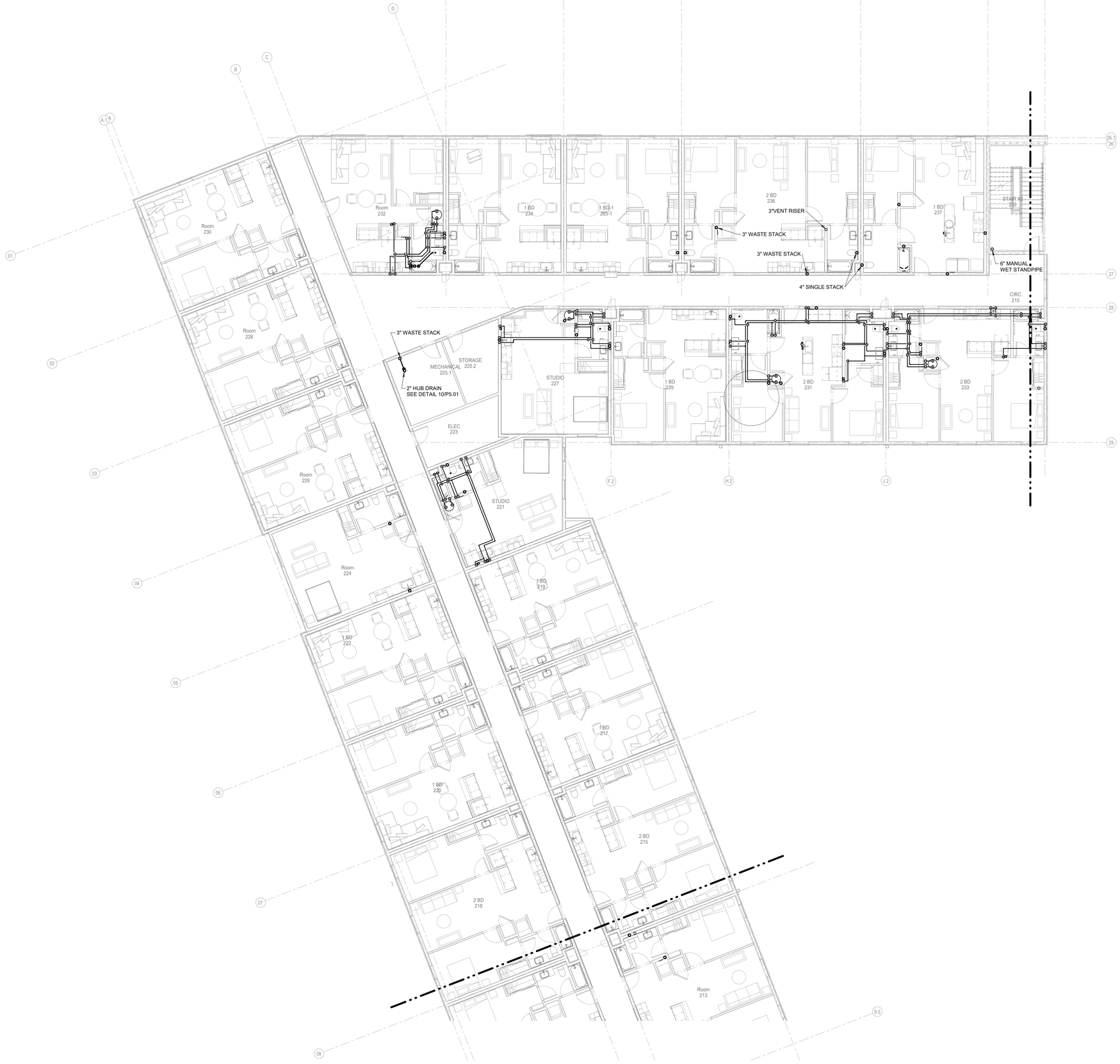

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1 **LEVELS 02-04 - PLUMBING PLAN - AREA 02**
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GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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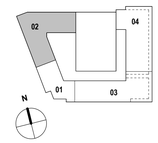

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PLUMBING - AREA PLAN - LEVELS 02-04, AREA 02

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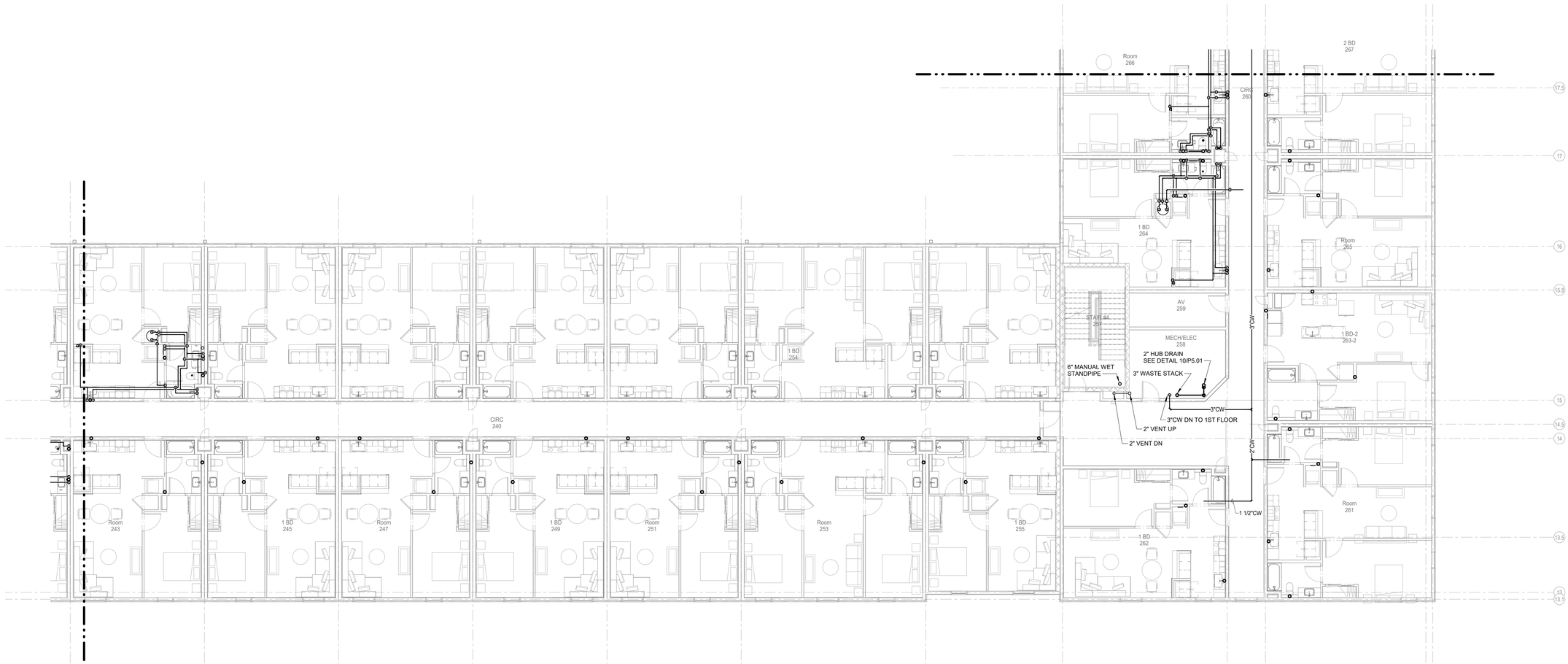
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

P2.16



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1 **LEVELS 02-04 - PLUMBING PLAN - AREA 03**
Scale: 1/8" = 1'-0"

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THE RIVANA @ RIVER DISTRICT
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TRAPOLIN-PEER ARCHITECTS
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OWNER
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504.291.6100

CONTRACTOR
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504.733.4336

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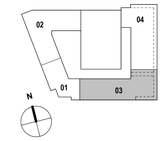

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PLUMBING - AREA PLAN - LEVELS 02-04, AREA 03

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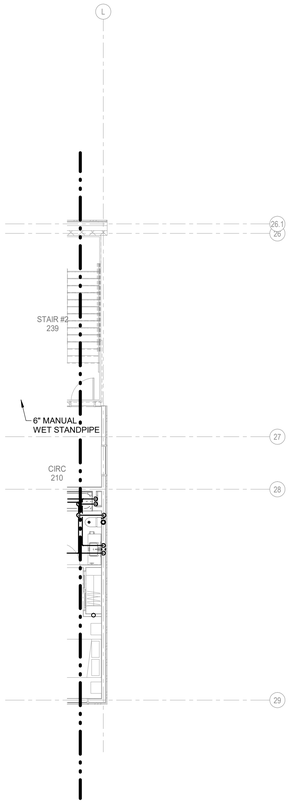

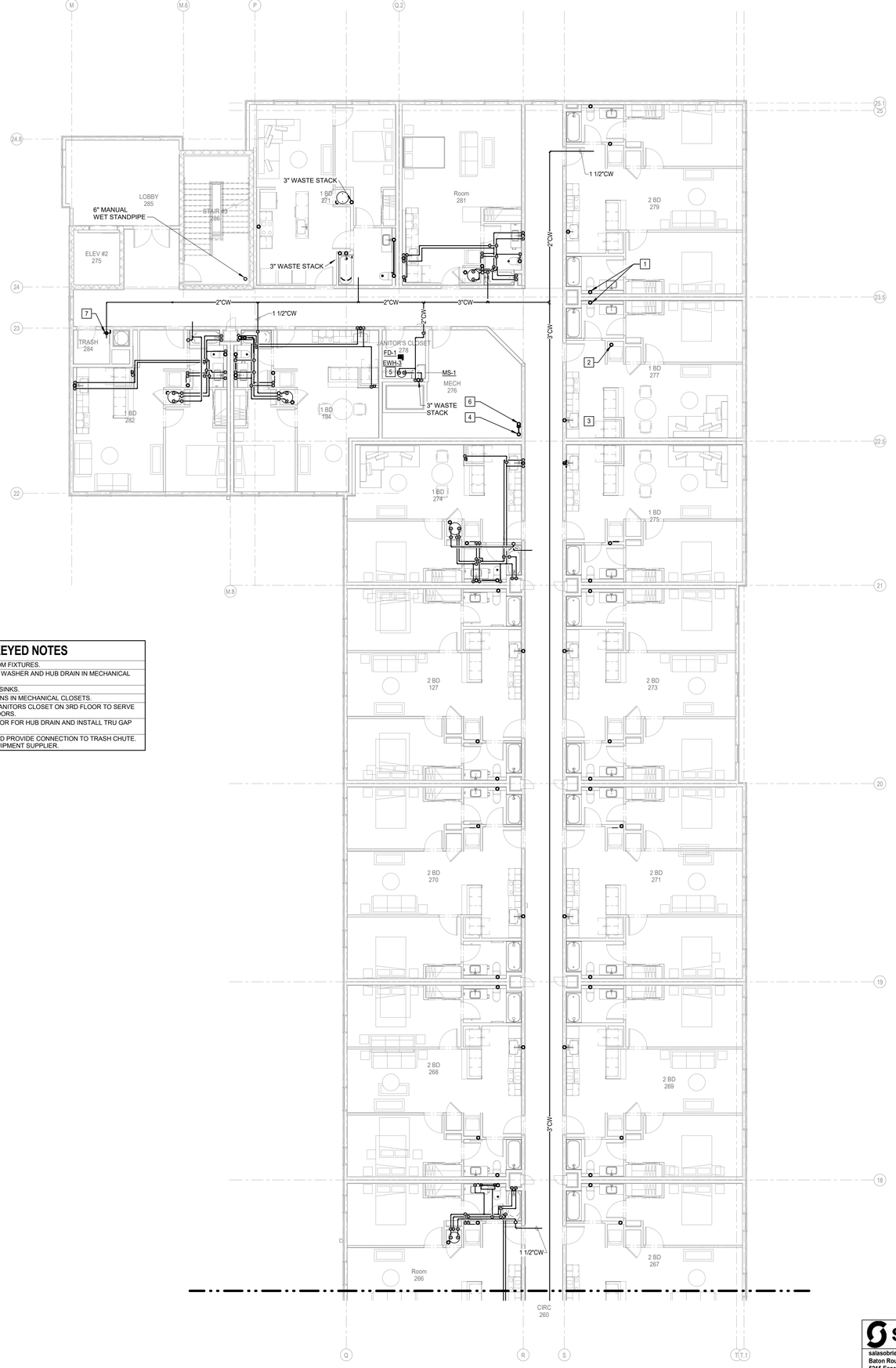

PLUMBING KEYED NOTES

1	4" WASTE STACK TO SERVE BATHROOM FIXTURES.
2	3" WASTE STACK TO SERVE CLOTHES WASHER AND HUB DRAIN IN MECHANICAL CLOSET.
3	3" WASTE STACK TO SERVE KITCHEN SINKS.
4	3" WASTE STACK TO SERVE HUB DRAINS IN MECHANICAL CLOSETS.
5	INSTALL WATER HEATER (EWH-3) IN JANITORS CLOSET ON 3RD FLOOR TO SERVE MOP SINKS ON 2ND, 3RD AND 4TH FLOORS.
6	ROUTE 2" SANITARY UP 4" ABOVE FLOOR FOR HUB DRAIN AND INSTALL TRU GAP FITTING. SEE DETAIL 10/P5.01.
7	INSTALL 3/4" CW WITH BALL VALVE AND PROVIDE CONNECTION TO TRASH CHUTE. COORDINATE CONNECTION WITH EQUIPMENT SUPPLIER.

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1 **LEVELS 02-04 - PLUMBING PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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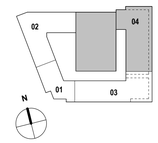

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PLUMBING - AREA PLAN - LEVELS 02-04, AREA 04

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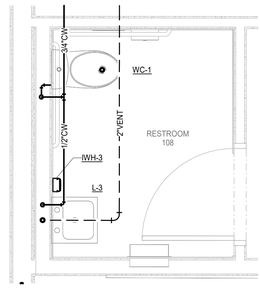

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3 ENLG PLUMBING PLAN - RESTROOM 108

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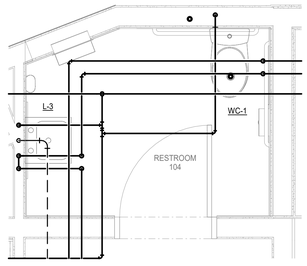

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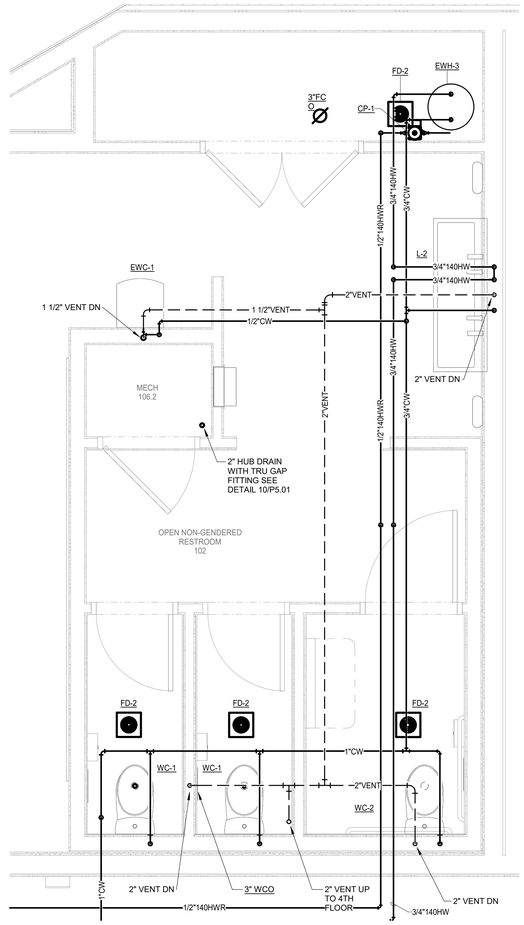

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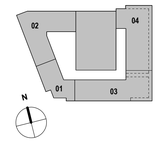

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PLUMBING - ENL
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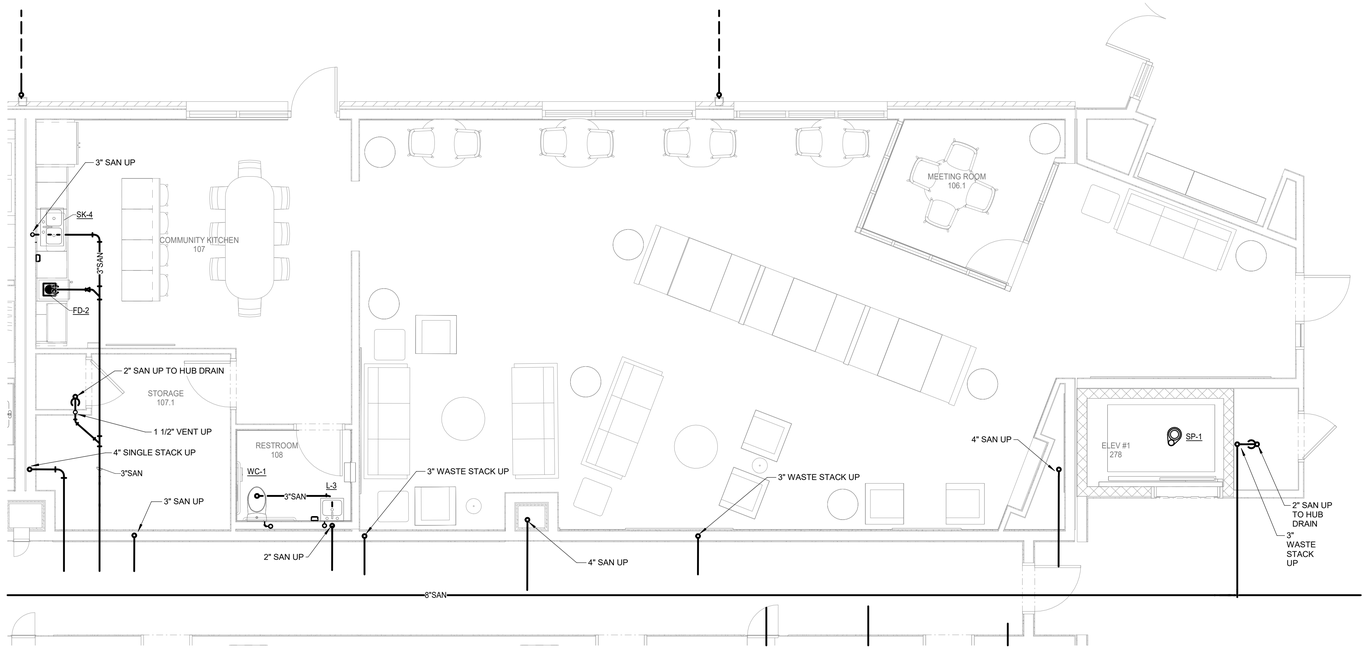
P3.01



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2 ENLARGED PLUMBING PLAN - COMMUNITY ROOM BELOW GRADE

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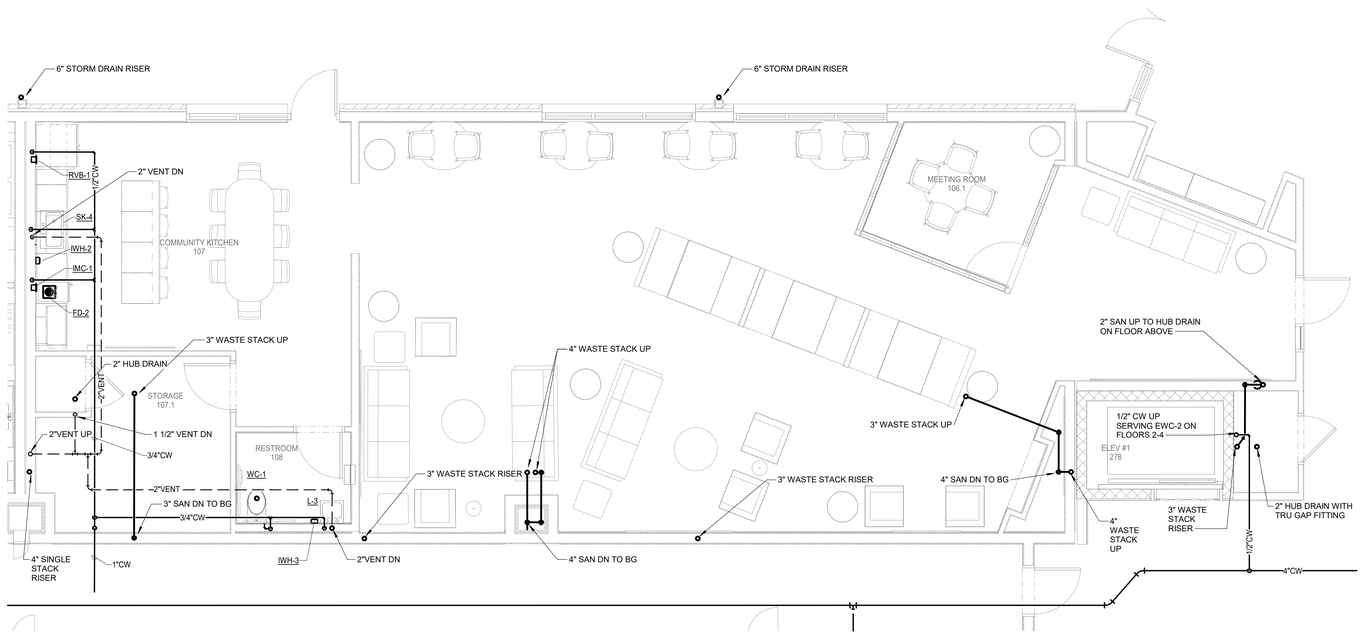

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1 ENLARGED PLUMBING PLAN - COMMUNITY ROOM

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

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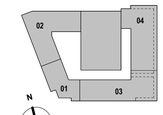

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PLUMBING - ENL PLANS - COMMUNITY ROOM

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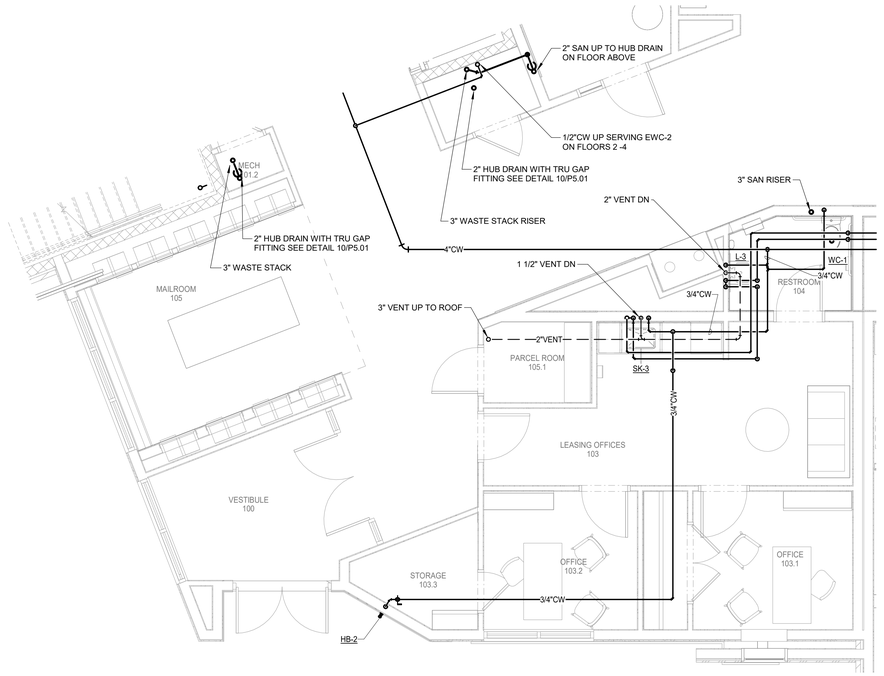
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

P3.03



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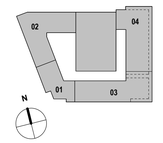

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PLUMBING - ENL PLANS - LEASING OFFICES & MAIL ROOM

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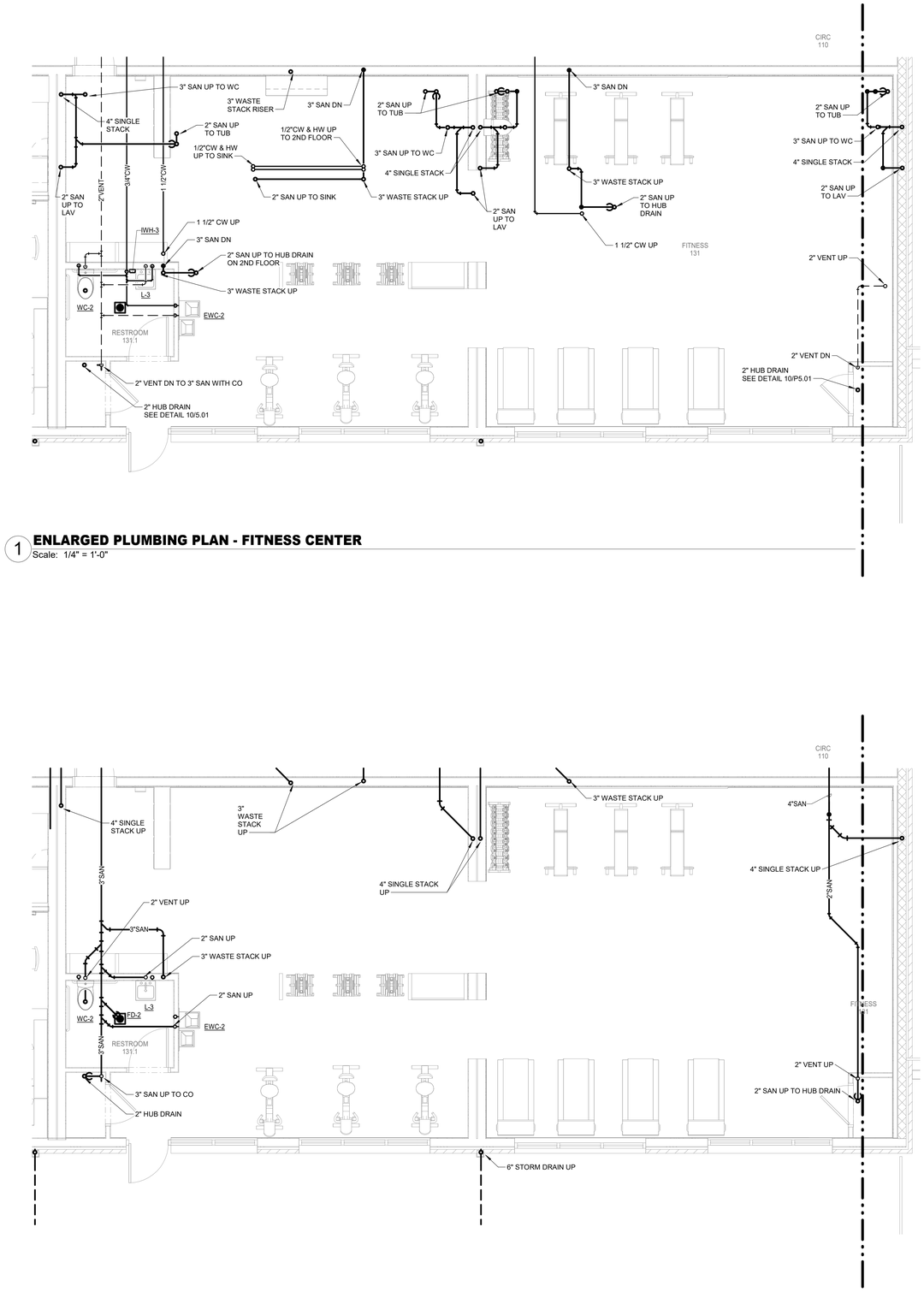
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

P3.02



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1 ENLARGED PLUMBING PLAN - FITNESS CENTER

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

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2 ENLARGED PLUMBING PLAN - FITNESS CENTER BG

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

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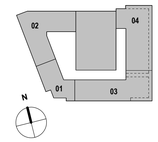

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PLUMBING - ENL PLANS - FITNESS CENTER

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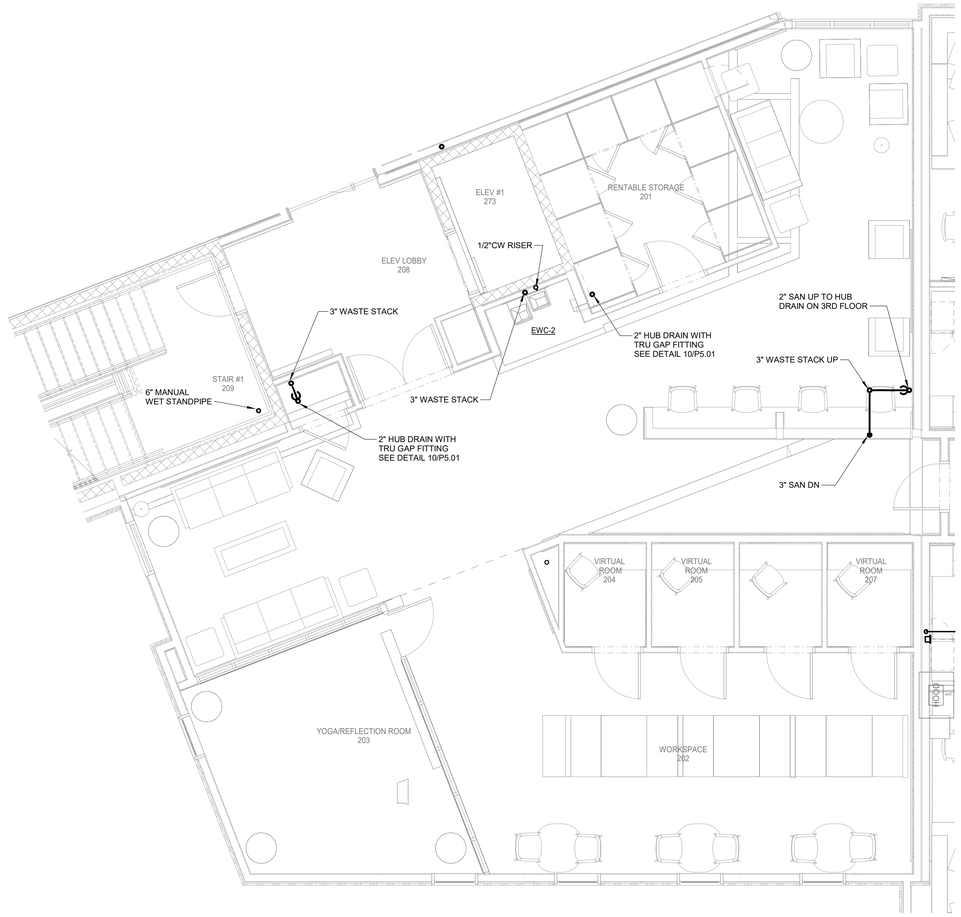

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1 **ENL. PLUMBING PLAN - LEVEL 02 AMENITY SPACE**
Scale: 1/4" = 1'-0"

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THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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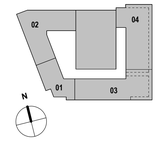

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PLUMBING - ENL PLANS - AMENITY LEVEL 02

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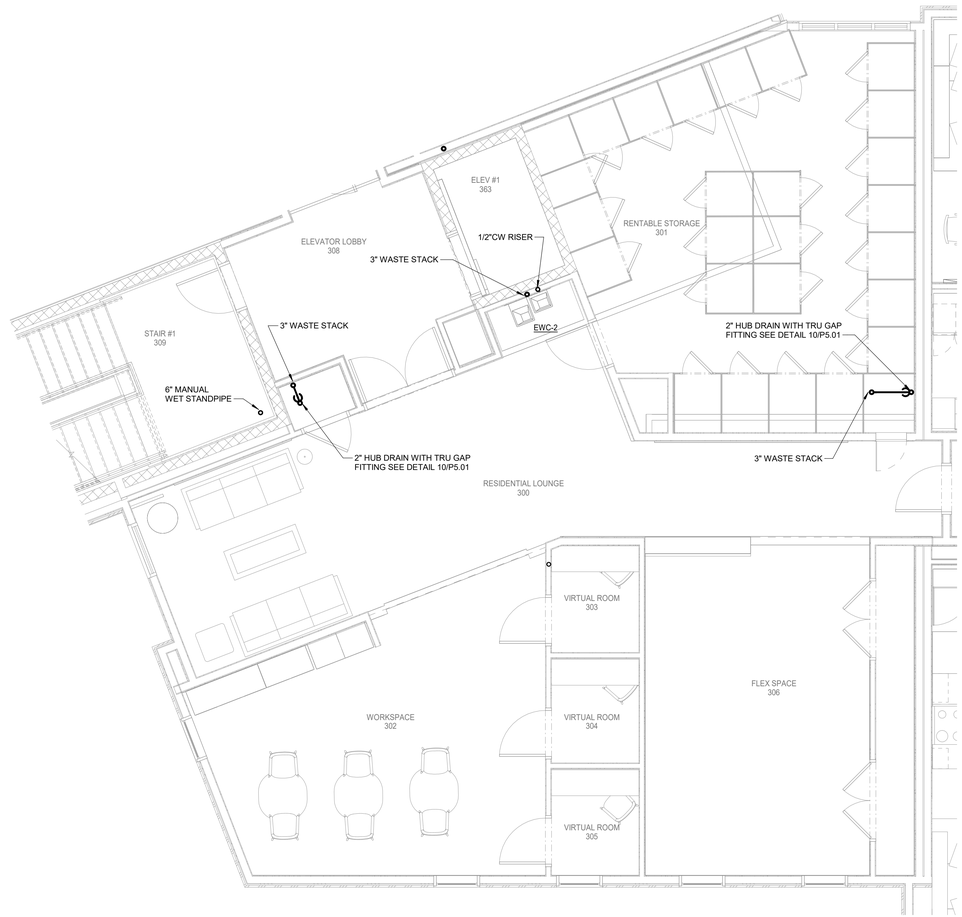

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1 **ENL. PLUMBING PLAN - LEVEL 03 AMENITY SPACE**

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

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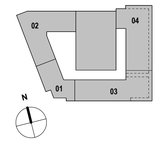

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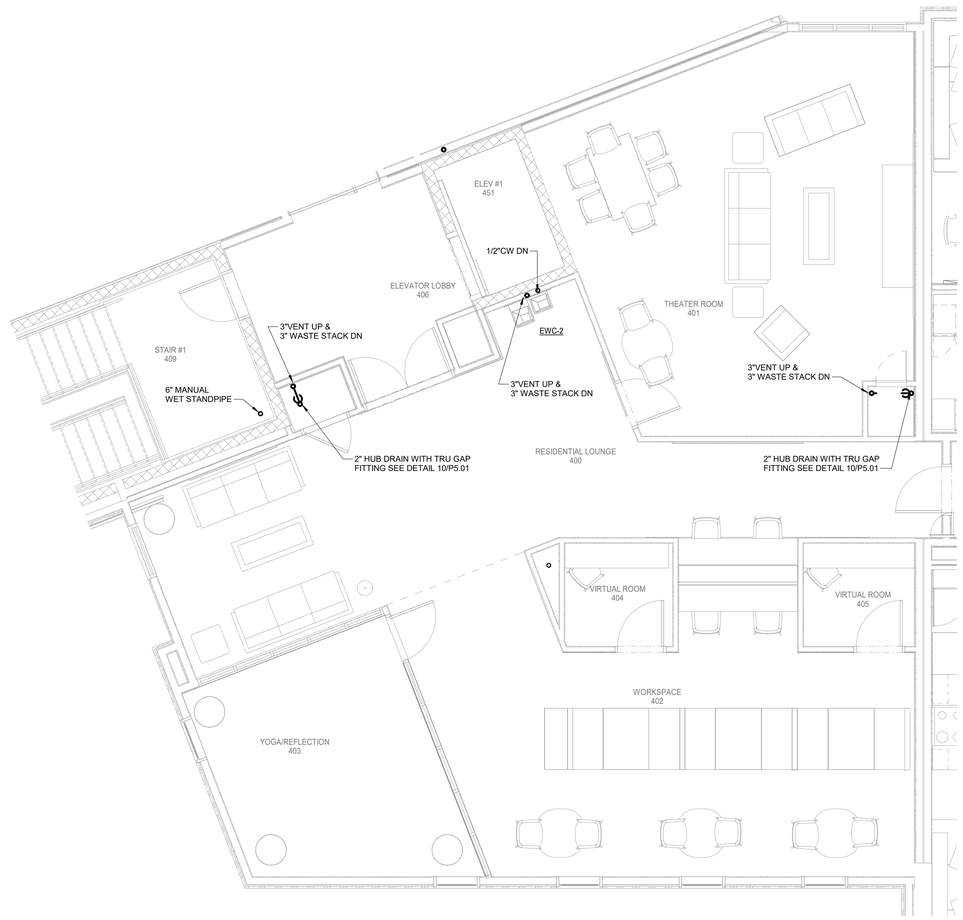

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1 **ENL. PLUMBING PLAN - LEVEL 04 AMENITY SPACE**

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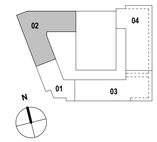

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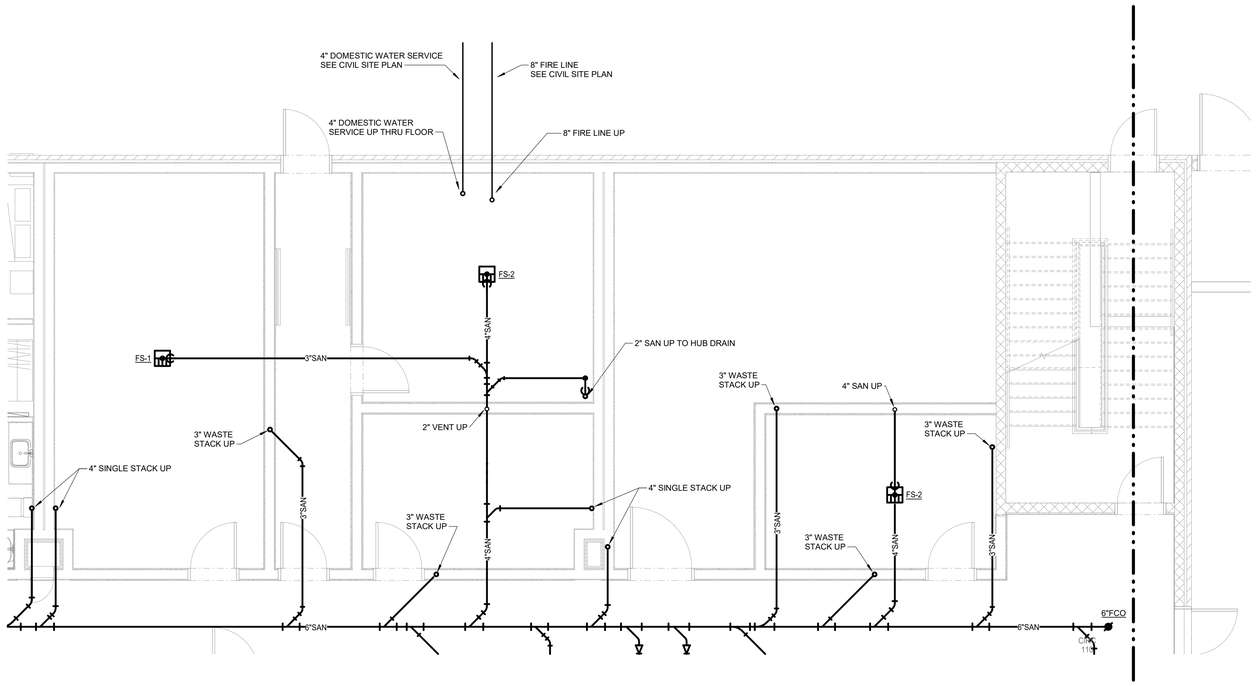

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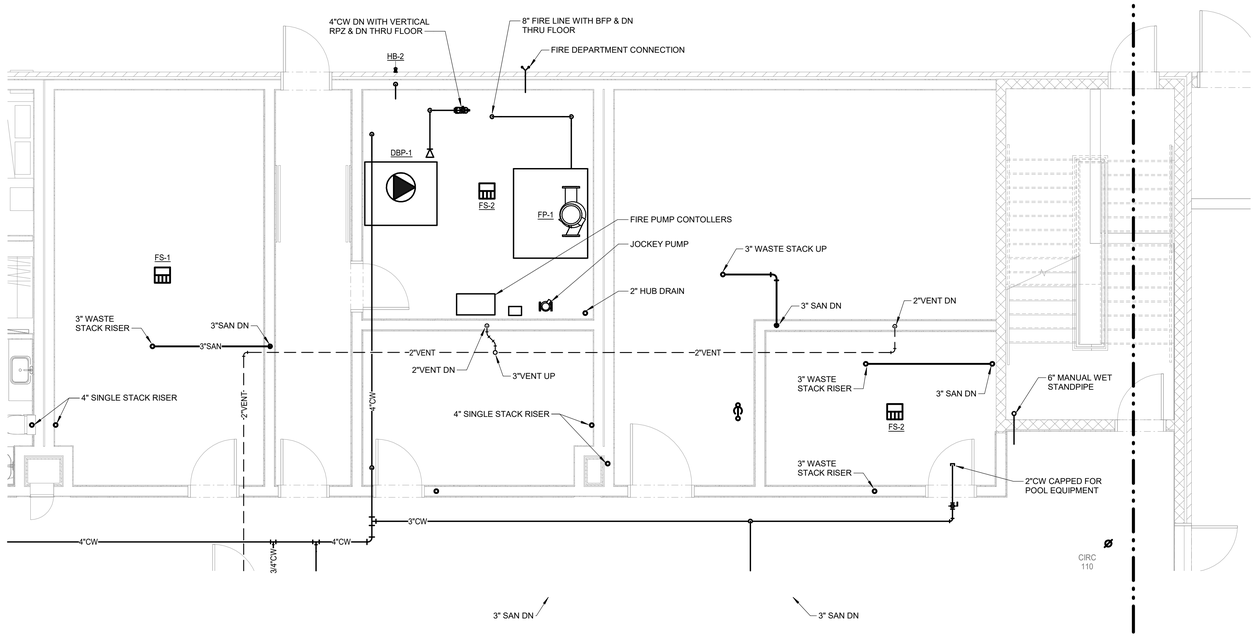
1 ENLARGED PLUMBING PLAN - FIRE PUMP ROOM AREA BELOW GRADE

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



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2 ENLARGED PLUMBING PLAN - FIRE PUMP ROOM AREA

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

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
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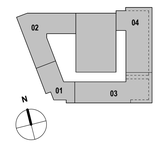
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
10/23/25

PLUMBING - ENL
PLANS - LEVEL 01
PUMP ROOM

Salas O'Brien
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Registration: 0005857
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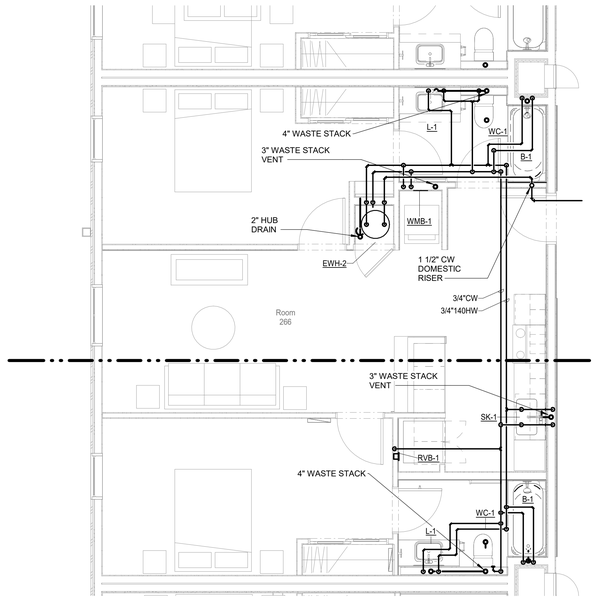
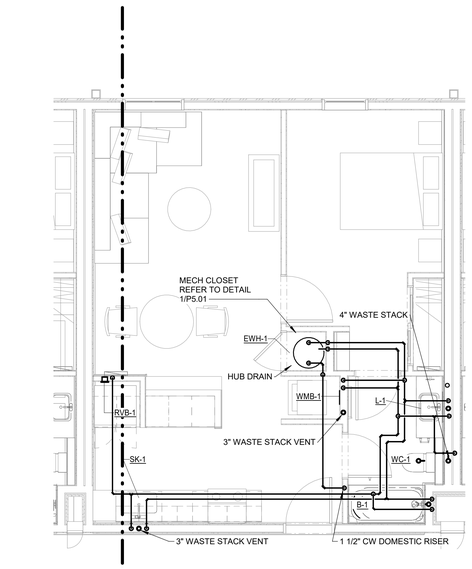
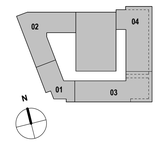
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



2 **ENLARGED PLUMBING PLAN - TYPICAL 2BED 2BATH**
Scale: 1/4" = 1'-0"



1 **ENLARGED PLUMBING PLAN - TYPICAL 1BED 1BATH**
Scale: 1/4" = 1'-0"



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PLUMBING - ENL PLANS - RESIDENTIAL UNITS

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NUMBER	DESCRIPTION	DATE
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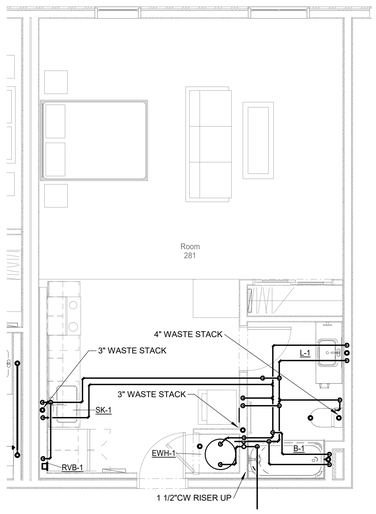
GMP	GMP	2025_10-30



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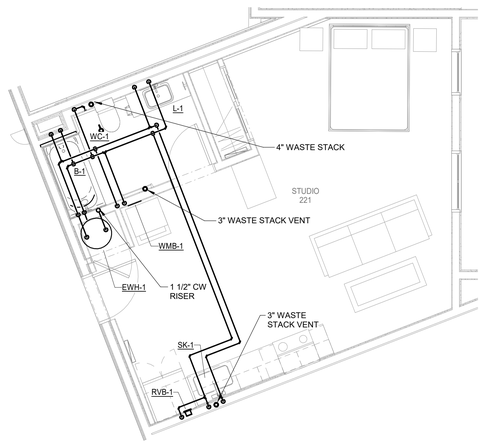
3 ENLARGED PLUMBING PLAN - TYPICAL STUDIO

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



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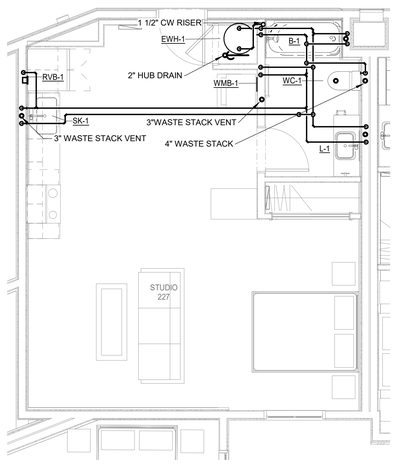
2 ENLARGED PLUMBING PLAN - ATYPICAL STUDIO TYPE 1

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



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1 ENLARGED PLUMBING PLAN - ATYPICAL STUDIO TYPE 2

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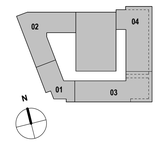

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NUMBER	DESCRIPTION	DATE
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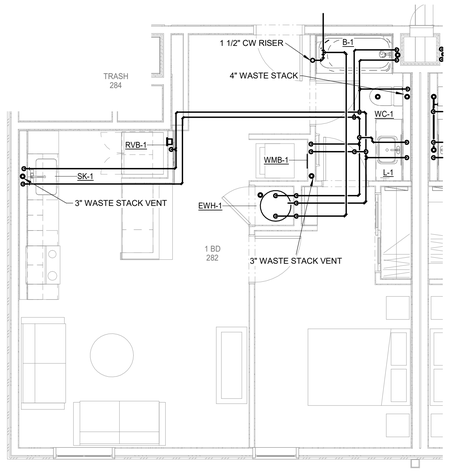
GMP	GMP	2025_10-30



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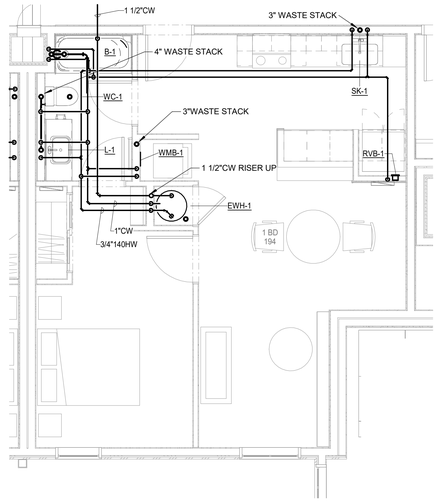
4 ENLGD. PLUMBING PLAN - ATYPICAL 1 BED ROOM TYPE 1

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



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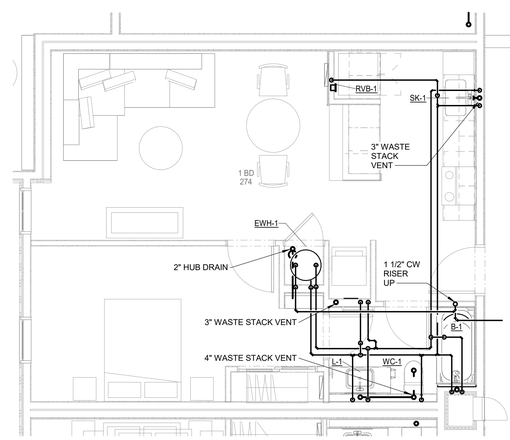
3 ENLGD. PLUMBING PLAN - ATYPICAL 1 BED ROOM TYPE 2

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



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2 ENLGD. PLUMBING PLAN - ATYPICAL 1 BED ROOM TYPE 3

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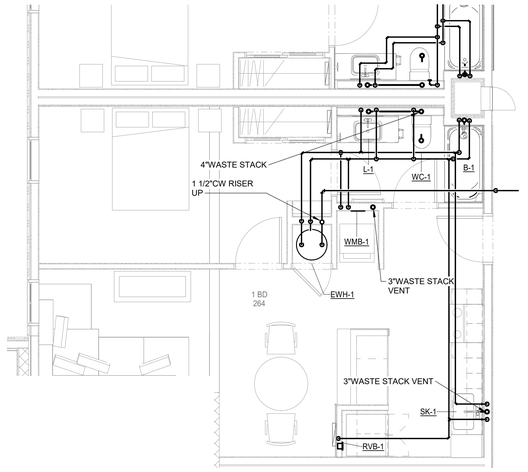

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1 ENLGD. PLUMBING PLAN - ATYPICAL 1 BED ROOM TYPE 4

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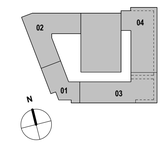

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PLUMBING - ENL PLANS - A TYP RESIDENTIAL UNITS

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Registration: 0005857
Project No: 2550-00182

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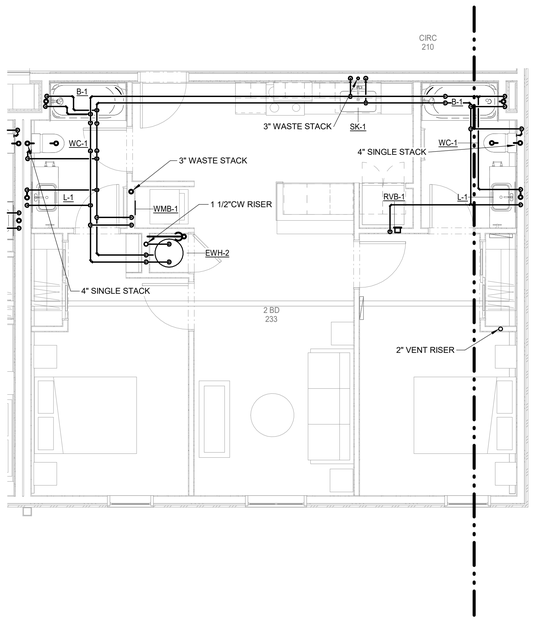

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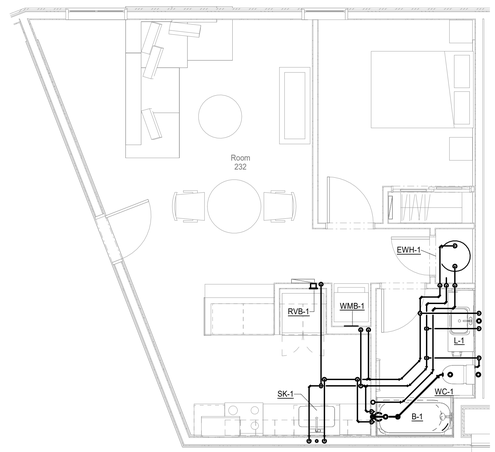
2 ENLARGED PLUMBING PLAN - ATYPICAL 2 BED ROOM TYPE 1

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



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1 ENLARGED PLUMBING PLAN - ATYPICAL 1 BED ROOM TYPE 5

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

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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NEW ORLEANS, LA 70130
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CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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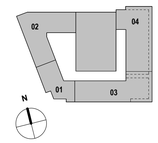
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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Baton Rouge, LA 70809

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Project No: 2550-00182

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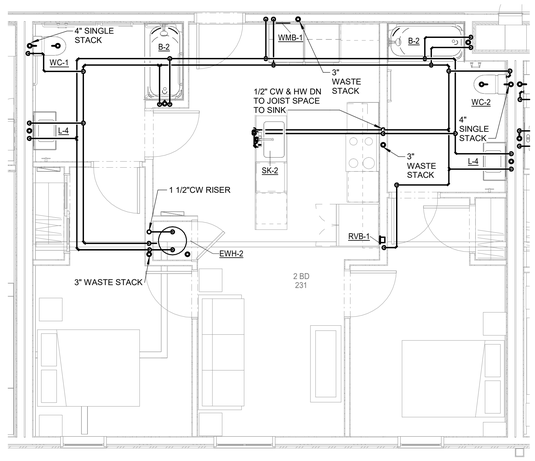

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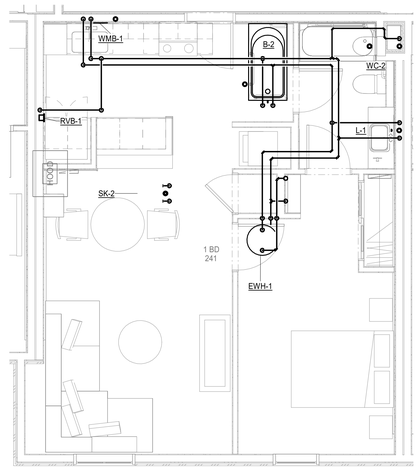
3 ENLARGED PLUMBING PLAN - 2 BD RM ACCESSIBLE UNIT

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



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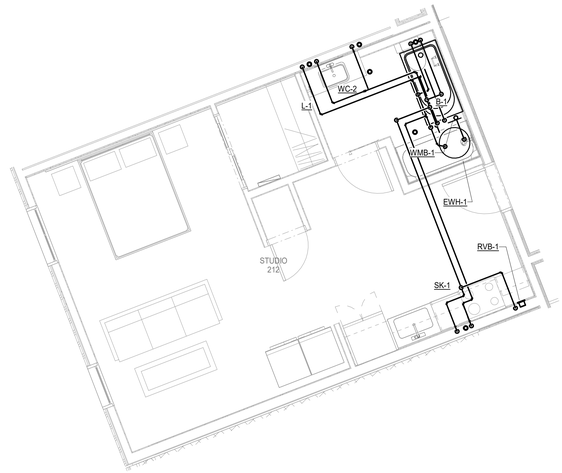
2 ENLARGED PLUMBING PLAN - 1BED 1 BATH ACCESSIBLE

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



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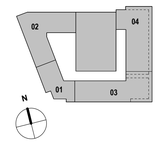
1 ENLARGED PLUMBING PLAN - STUDIO ACCESSIBLE

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



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Project No: 2590-00182

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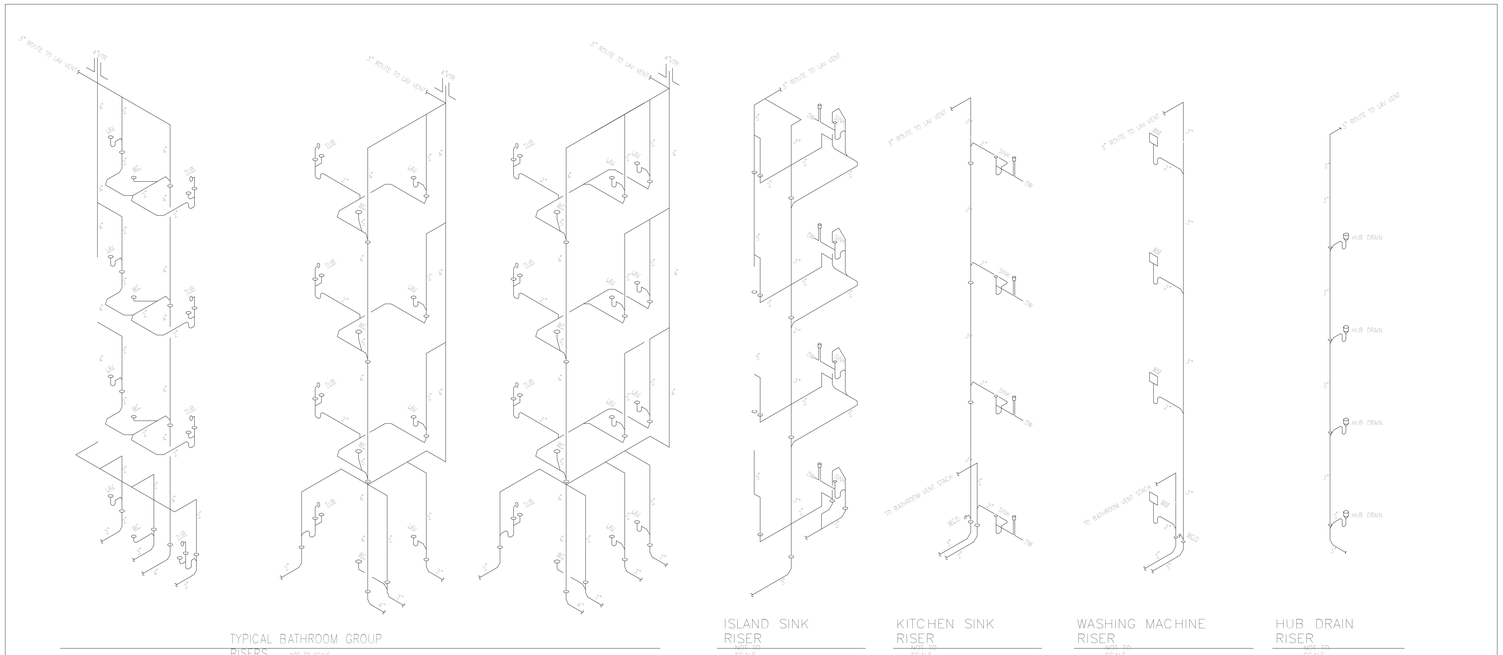

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THE RIVANA @ RIVER DISTRICT

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INITIAL ISSUE & REVISIONS		
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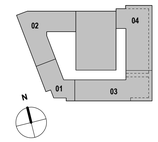

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PLUMBING RISERS

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Project No: 2550-00182

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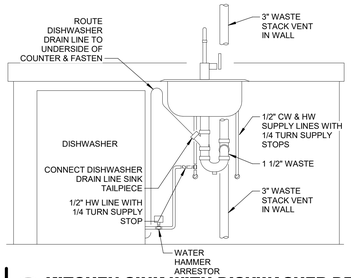
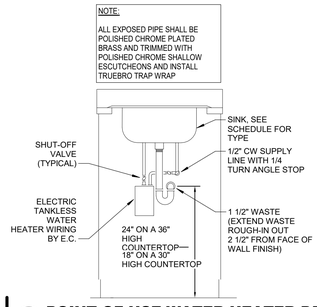
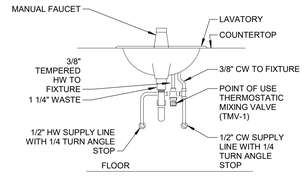


4 KITCHEN SINK WITH DISHWASHER DETAIL
SCALE: NONE



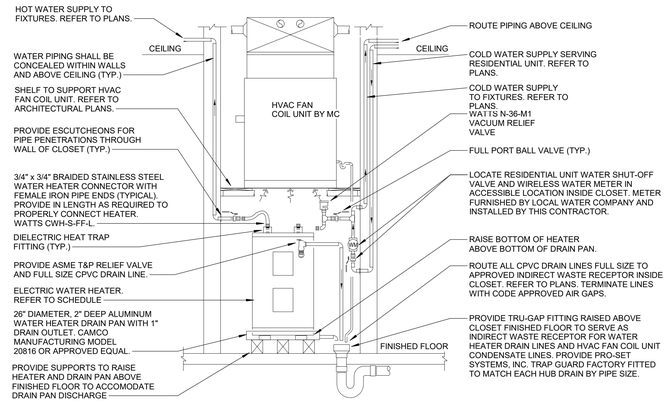
3 POINT OF USE WATER HEATER DETAIL
SCALE: NONE



NOTE:

1. ALL EXPOSED PIPE SHALL BE POLISHED CHROME PLATED BRASS AND TRIMMED WITH POLISHED CHROME SHALLOW ESCUTCHEONS.
2. INSTALL TRUEBRO LAV GUARD2 OR EQUAL PIPING COVERS ON ALL EXPOSED PIPING.
3. WALL MOUNTED LAVATORIES ARE SIMILAR.
4. VERIFY LAVATORY HEIGHTS FOR EACH AREA WITH ARCHITECTURAL PLANS.

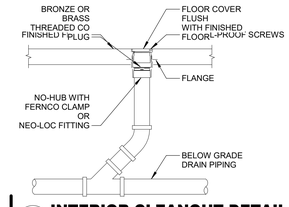
2 LAVATORY WITH MIXING VALVE DETAIL
SCALE: NONE



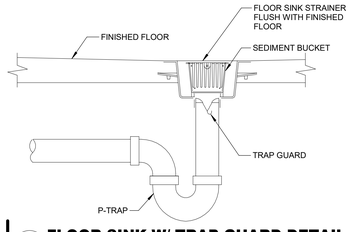
NOTES:

1. SEAL ALL PIPING PENETRATIONS INSIDE EQUIPMENT CLOSET AIRTIGHT.
2. POSITION AND ORIENT WATER HEATER TO ENSURE MAINTENANCE ACCESS TO UNIT, IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
3. COORDINATE WATER HEATER ROUGH-INS AND FINAL INSTALLATION IN ADVANCE WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
4. PROVIDE MINIMUM CLEAR SPACE OF 3'-10" FROM FINISHED FLOOR TO BOTTOM OF SHELF OR AS REQUIRED TO ACCOMMODATE HEATER, FAN COIL UNIT, AND ASSOCIATED PIPING.

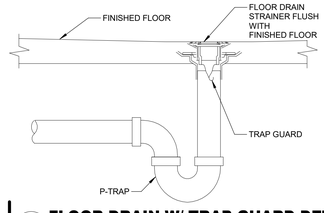
1 ELECTRIC WATER HEATER PIPING DETAIL
SCALE: NONE



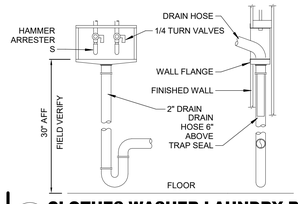
8 INTERIOR CLEANOUT DETAIL
SCALE: NONE



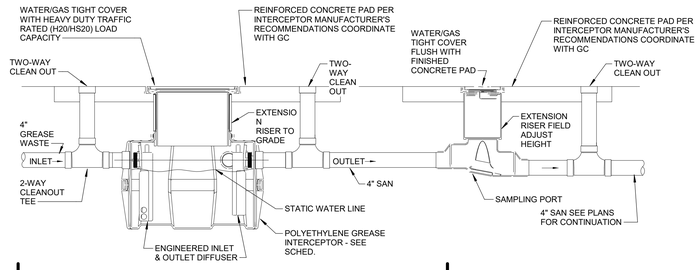
7 FLOOR SINK W/ TRAP GUARD DETAIL
SCALE: NONE



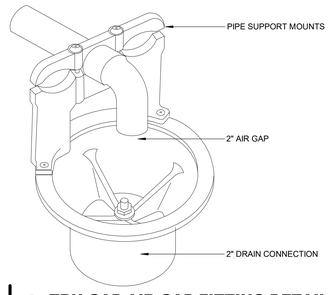
6 FLOOR DRAIN W/ TRAP GUARD DETAIL
SCALE: NONE



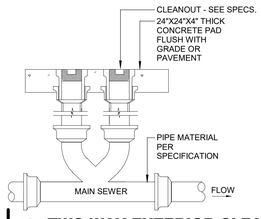
5 CLOTHES WASHER LAUNDRY BOX DETAIL
SCALE: NONE



11 GREASE INTERCEPTOR W/ SAMPLING PORT
SCALE: NONE



10 TRU GAP AIR GAP FITTING DETAIL
SCALE: NONE



9 TWO-WAY EXTERIOR CLEANOUT DETAIL
SCALE: NONE

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

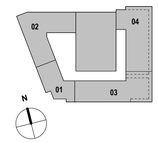
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

PLUMBING DETAILS

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

P5.01

10/30/2025 8:24:43 AM
Autodesk Docs://24 - 22194 - River District/2550-00182_River District_MEP_R24.rvt

PLUMBING FIXTURE SCHEDULE

TYPE	FIXTURE	Manufacturer	MODEL	MOUNT	CW Diameter	HW Diameter	SS Diameter	Vent Diameter	FIXTURE DESCRIPTION
4"ECO	EXTERIOR CLEANOUT	ZURN	Z1474-N-VP	GRADE			4"		EXTERIOR CLEANOUT TO GRADE, CAST IRON HOUSING, ANCHOR FLANGES, GASKET SEAL, ROUND SCORIATED VANDAL RESISTANT DUCTILE IRON TRACTOR TYPE COVER. PROVIDE CLEANOUT FERRULE Z1440.
6"ECO		ZURN	Z1474-N-VP				6"		DOUBLE EXTERIOR CLEANOUT TO GRADE, CAST IRON HOUSING, ANCHOR FLANGES, GASKET SEAL, ROUND SCORIATED VANDAL RESISTANT DUCTILE IRON TRACTOR TYPE COVER. PROVIDE CLEANOUT FERRULE Z1440.
FCO	FLOOR CLEANOUT	ZURN	ZN1400-HD-VP				<varies>		FLOOR CLEANOUT, CAST IRON BODY AND ADJUSTABLE TOP ASSEMBLY WITH GASKET SEAL, AND ROUND SCORIATED NICKEL BRONZE COVER WITH VANDAL-PROOF SCREWS.
DRAINAGE FIXTURE (CO, FD, FS, HD, TD)									
FD-1	FLOOR DRAIN	ZURN	Z520-HP-VP	FLOOR			3"		GENERAL USE HEAVY DUTY FLOOR DRAIN, CAST IRON BODY, ADJUSTABLE 9.5" DIAMETER SLOTTED CAST IRON GRATE WITH VANDAL PROOF SCREWS, INTEGRAL CLAMPING DEVICE, BOTTOM OUTLET. TRAP SEAL: PROVIDE RECTORRSEAL TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION AND INSTALLATION WITH ARCHITECTURAL DRAWINGS / FLOOR CONSTRUCTION.
FD-2	FLOOR DRAIN	ZURN	ZN415-BZ1-VP				2"		RESTROOMS DESCRIPTION: FLOOR DRAIN, CAST IRON BODY, ADJUSTABLE 6" DIAMETER NICKEL BRONZE STRAINER WITH VANDAL PROOF SCREWS, INTEGRAL CLAMPING DEVICE, BOTTOM OUTLET. TRAP SEAL: PROVIDE RECTORSEAL TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION AND INSTALLATION WITH ARCHITECTURAL DRAWINGS / FLOOR CONSTRUCTION.
FS-1	FLOOR SINK	ZURN	ZN1910-K-23				3"		SERVICE:BIKE STORAGE DESCRIPTION: CAST IRON 8" SQUARE FLOOR SINK WITH 6" DEEP SUMP, A.R.E. INTERIOR, ALUMINUM SEDIMENT BUCKET, FULL BRONZE TOP, CLAMPING DEVICE. TRAP SEAL: PROVIDE RECTORSEAL TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL DRAWINGS / EQUIPMENT PLACEMENT.
FS-2	FLOOR SINK	ZURN	ZN1910-K-2-23				4"		SERVICE: GENERAL DESCRIPTION: CAST IRON 8" SQUARE FLOOR SINK WITH 6" DEEP SUMP, A.R.E. INTERIOR, ALUMINUM SEDIMENT BUCKET, 1/2 NICKEL BRONZE TOP, CLAMPING DEVICE. TRAP SEAL: PROVIDE RECTORSEAL TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL DRAWINGS / EQUIPMENT PLACEMENT.
DRINKING FOUNTAIN (EDF)									
EWC-1	ELECTRIC WATER COOLER	ELKAY	LZS8WSSP	WALL	1/2"		2"	1 1/2"	WALL HUNG, BARRIER FREE, SINGLE ELECTRIC DRINK FOUNTAIN WITH ELECTRONIC BOTTLE FILLER SENSOR, WATER FILTER, 8 GPH OF 50 DEGREE WATER AT 90 DEGREE AMBIENT AND 80 DEGREE INLET WATER. PROVDE CANE TOUCH SKIRT TO COMPLY WITH ADA GUIDELINES. P-TRAP: 1-1/4" PVC P-TRAP AND EXTENSION TO WALL WITH ESCUTCHEON. SUPPLIES: 1/2" I.P.S. X 3/8" O.D.CHROME PLATED STOP VALVE WITH ESCUTCHEON AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISER. MCGUIRE 2165. CARRIER: RECTANGULAR STEEL TUBING UPRIGHTS WITH WELDED 3" X 4-1/2" BASE ANCHORED TO CONCRETE SLAB WITH (4) 1/2" BOLTS. ADJUSTABLE SLEEVE FOR CONNECTION TO HANGER PLATE PROVIDED BY FIXTURE MANUFACTURER. MIFAB MC-31. ROUGH-IN: REFER TO ARCHITECTURAL DRAWINGS FOR HEIGHT REQUIREMENTS.
EWC-2	<varies>	ELKAY	LZSTL8WSSP	<varies>	1/2"		2"	1 1/2"	WALL HUNG, BARRIER FREE, BI-LEVEL ELECTRIC DRINK FOUNTAIN WITH ELECTRONIC BOTTLE FILLER SENSOR, WATER FILTER. 8 GPH OF 50 DEGREE WATER AT 90 DEGREE AMBIENT AND 80 DEGREE INLET WATER. PROVDE CANE TOUCH SKIRT TO COMPLY WITH ADA GUIDELINES. P-TRAP: 1-1/2" PVC P-TRAP AND EXTENSION TO WALL WITH ESCUTCHEON. SUPPLIES: 1/2" I.P.S. X 3/8" O.D.CHROME PLATED STOP VALVE WITH ESCUTCHEON AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISER. MCGUIRE 2165. CARRIER: RECTANGULAR STEEL TUBING UPRIGHTS WITH WELDED 3" X 4-1/2" BASE ANCHORED TO CONCRETE SLAB WITH (4) 1/2" BOLTS. ADJUSTABLE SLEEVE FOR CONNECTION TO HANGER PLATE PROVIDED BY FIXTURE MANUFACTURER. MIFAB MC-33. ROUGH-IN: REFER TO ARCHITECTURAL DRAWINGS FOR HEIGHT REQUIREMENTS.
FIXTURES									
					4"				EDIT PER PROJECT!! FDC SIAMESE CONNECTION
B-1	BATHTUB	PROFLO	PFB16RWH	FLOOR	1/2"	1/2"	2"		COLOR WHITE, ENAMELED STEEL, 60"Lx30"Wx16 5/8" D, 3-WALL ALCOVE INSTALL, SLIP RESISTANT TEXTURED BOTTOM. TRIM: PROFLO ORIS PF8830GCP, INCLUDES SHOWER HEAD, TUB SPOUT, CONTROL LEVER, 1.75 GPM, CHROME FINISH. PROVIDE PROFLO PF4001 PRESSURE BALANCE MIXING VALVE WITH INTEGRAL STOPS, ADJUSTABLE TEMP LIMIT STOPS. DRAIN: PROFLO PFWO400 SERIES BRASS LIFT & TURN DRAIN, CHROME ROUGH-IN: PROVIDE PVC P-TRAP. COORDINATE INSTALLATION WITH GC.
B-2	ADA BATHTUB	PROFLO	PFB16RWH	FLOOR	1/2"	1/2"	2"		ADA COMPLIANT, COLOR WHITE, ENAMELED STEEL, 60"Lx30"Wx16 5/8" D, 3-WALL ALCOVE INSTALL, SLIP RESISTANT TEXTURED BOTTOM. TRIM: PROFLO PF8830GCP, INCLUDES SHOWER HEAD, TUB SPOUT, CONTROL LEVER, 1.75 GPM, CHROME FINISH. PROVIDE PROFLO PFHSKC207GCP SLIDE BAR KIT WITH HAND SHOWER. PROVIDE PROFLO PF4001 PRESSURE BALANCE MIXING VALVE WITH INTEGRAL STOPS, ADJUSTABLE TEMP LIMIT STOPS. DRAIN: PROFLO PFWO400 SERIES BRASS LIFT & TURN DRAIN, CHROME ROUGH-IN: PROVIDE PVC P-TRAP. COORDINATE INSTALLATION WITH GC.
IMC-1	ICE MAKER CONNECTION	SIOUX CHIEF	696RG1010WF	WALL	1/2"				ICE MACHINE CONNECTION, FIRE RATED ABS BOX WITH INTEGRAL BALL VALVE AND HAMMER ARRESTOR. PROVIDE BACKFLOW PREVENTER WATTS 1/4" BACKFLOW PREVENTER. ROUGH-INS: COORDINATE ROUGH-IN LOCATION/HEIGHT, FINAL CONNECTION WITH EQUIPMENT BEING INSTALLED AND WITH ARCHITECT/CASEWORK DRAWINGS.
RVB-1	<varies>	SIOUX CHIEF	696RG1010WF	<varies>	1/2"				DESCRIPTION: FIRE RATED RECESSED VALVE BOX, 1/2" CONNECTION WITH BALL VALVE AND INTEGRAL HAMMER ARRESTOR, 1/4" OUTLET. ROUGH-IN: COORDINATE ROUGH-IN LOCATION/HEIGHT, FINAL CONNECTION WITH EQUIPMENT BEING INSTALLED AND WITH ARCHITECT/CASEWORK DRAWINGS.
WMB-1	WASH MACHINE BOX	SIOUX CHIEF	696RG2313WF	WALL	1/2"	1/2"	2"	2"	CLOTHES WASHING MACHINE DRAIN BOX, FIRE RATED BOX WITH FINISH FLANGE, 1/4 TURN BALL VALVE WITH INTEGRAL HAMMER ARRESTOR WATER SUPPLY CONNECTIONS AND DRAIN FITTING. (36" - 42" AFF). ROUGH-IN: COORDINATE ROUGH-IN LOCATION/HEIGHT, FINAL CONNECTION WITH EQUIPMENT BEING INSTALLED AND WITH ARCHITECT/CASEWORK DRAWINGS.
HYDRANTS (HB, RH, WH)									
HB-2	<varies>	WOODFORD	MODEL 30	<varies>					EXTERIOR HOSE BIBB, FREEZELESS, AUTOMATIC DRAINING, BRASS FINISH WITH ASSE 1052 BACKFLOW PREVENTER. 3/4" TREADED HOSE OUTLET. PROVIDE TEE KEY HANDLE. INSTALL WITH BOTTOM OF HYDRANT 24" A.F.F. ROUGH-INS: 3/4" COLD WATER. COORDINATE WITH OWNER AND ARCHITECTURAL PLANS FOR MOUNTING HEIGHTS AND LOCATIONS.
HS-1	HOSE STATION	SUPERKLEEN	3600BM-B-T	WALL	3/4"	3/4"			SERVICE: MIXING STATION TRASH ROOM DESCRIPTION: WALL MOUNTED HOSE STATION WITH VERTICAL3/4" HOT AND COLD INLETS, BALL VALVES, CHECK VALVES, TEMPERATURE GAUGE, MIXING VALVE, 3/4" THREADED OUTLET, MOUNTING PLATE, HOSE RACK. PROVIDE 3/4" THREADED HOSE CONNECTION. ROUGH-IN: INSTALL WITH OUTLET AT 36" A.F.F. OR AS DIRECTED BY ARCHITECT/OWNER.
RH-1	ROOF HYDRANT	WOODFORD	SRH-MS	ROOF	1"				FREEZELESS ROOF HYDRANT WITH HYDRANT SUPPORT AND UNDER DECK FLANGE, 3/4" HOSE CONNECTION WITH DUAL CHECK BACKFLOW PREVENTER ASSE 1052 LISTED, NO DRAIN REQUIRED.
LAVATORY (L)									
L-1	LAVATORY	PROFLO	PF1812UWH	UNDERCOUNTER	1/2"	1/2"	2"	2"	COLOR WHITE, NORRIS 21" UNDERMOUNT RECTANGULAR VITREOUS CHINA, REAR DRAIN, FRONT OVERFLOW HOLES. FAUCET: PROFLO PFWSC8852CP, CHROME SINGLE HANDLE, 1.2 GPM, METAL PUSH POP-UP DRAIN ASSEMBLY, SUPPLY LINES, ADA COMPLIANT. SINGLE MOUNTING HOLE. SUPPLIES: PROFLO 1/4 TURN, CHROME PLATED STOPS. PROVIDE WALL ESCUTCHEONS. DRAIN: PROFLO PFPTB106 P-TRAP WITH WALL EXTENSION, CLEANOUT, 17 GA BRASS CHROME PLATED, ESCUTCHEON, 1 1/4" x 1 1/2". THERMOSTATIC MIXING VALVE: WATTS LFMMV, ASSE 1070. ROUGH-IN: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED LOCATIONS AND COORDINATE WITH MILLWORK OPENINGS.
L-2	LAVATORY STATION	BRADLEY	VERGE LVAD2	WALL	1/2"	1/2"	2"	2"	2-STATION LAVATORY, SOILD SURFACE BASIN, REAR TRENCH DRAIN TO ONE DRAIN CONNECTION WITH 2 FAUCETS AND 2 SOAP DISPENSERS, TOUCH-FREE ACTIVATION, THERMOSTATIC MIXING ASSEMBLY, FLOW CONTROL TYPE 3 (0.35 GPM), FAUCET FINISH POLISHED CHROME. FAUCETS: BRADLEY CRESTT SS3-3100. SOAP DISPENSER BRADLEY CRESTT 6-3100: SENSOR TYPE WITH PLUG-IN TRANSFORMER (AC). TRENCH DRAIN CAP TYPE DR2, ACCESS PANEL TYPE (STAIN) WITH ACCESS PANEL FASTENER TYPE VS, WASTE ASSEMBLY TYPE S-POLY. BRADLEY FLOOR MOUNT CARRIER S17-392. COLOR: ALL AVAIABLE COLORS FOR SELECTION BY ARCHITECT. ROUGH-IN: COORDINATE WITH ARCHITECTURAL PLANS FOR MOUNTING HEIGHT.
L-3	PUBLIC LAVATORY	PROFLO	PF5711WH	WALL	1/2"	1/2"	2"	2"	ADA COMPLIANT, COLOR WHITE, RECTANGULAR VITREOUS CHINA, REAR DRAIN, REAR OVERFLOW HOLES, SINGLE FAUCET HOLE, FAUCET: PROFLO MODEL PFXE100CP, GOOSENECK, SENSOR OPERATED 120V TRANSFORMER PLUG-IN, BATTERY BACKUP, 0.5 GPM FLOW. SUPPLIES: PROFLO LEAD-FREE 1/4 TURN SUPPLY STOPS WITH BRAIDED STAINLESS STEEL FLEXIBLE SUPPLY LINES. DRAIN: GRID STRAINER WITH TAILPIECE AND 17 GA BRASS CHROME PLATEDP-TRAP WITH WALL EXTENSION, CLEANOUT, ESCUTCHEON. THERMOSTATIC MIXING VALVE: WATTS LFMMV, ASSE 1070. ACCESSORIES: TRUEBRO LAV GUARD2 E-Z SERIES INSULATED PIPE COVERS FOR WASTE AND WATER. ROUGH-IN: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED FIXTURE HEIGHT. COORDINATE POWER WITH EC.
L-4	ADA LAVATORY	SLOAN	ELC-81000	WALL	1/2"	1/2"	2"	2"	COLOR WHITE, RECTANGULAR SOLID SURFACE, WALL MOUNT, REAR DRAIN, UNDER COUNTER ACCESS PANEL, SINGLE FAUCET HOLE FAUCET: SUPPLIES: PROFLO LEAD-FREE 1/4 TURN SUPPLY STOPS WITH BRAIDED STAINLESS STEEL FLEXIBLE SUPPLY LINES. DRAIN: GRID STRAINER WITH TAILPIECE AND 17 GA BRASS CHROME PLATEDP-TRAP WITH WALL EXTENSION, CLEANOUT, ESCUTCHEON. THERMOSTATIC MIXING VALVE: WATTS LFMMV, ASSE 1070. ROUGH-IN: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED FIXTURE HEIGHT. COORDINATE POWER WITH EC.
MOP SINK (MS)									
MS-1	MOP SINK	FIAT	TSBC1610	FLOOR	1/2"	1/2"	3"	2"	ONE PIECE PRECAST TERRAZZO, NEO-CORNER TYPE, 6" DROP FRONT, STAINLESS STEEL THRESHOLD CAP, INTEGRAL STAINLESS STEEL DRAIN STRAINER, 32"x32"x12". FAUCET: CHICAGO FAUCETS 445-897 SRCXKCP, WALL MOUNT ACCESSORIES: FIAT 832AA HOSE & BRACKET, MSG3232 SS WALL GUARDS, QDC32 DRAIN CONNECTOR.
SINK (HS, SK)									
SK-1	KITCHEN SINK	PROFLO	PFUC308A	UNDERMOUNT	1/2"	1/2"	2"	1 1/2"	SINGLE COMPARTMENT SINK, UNDERMOUNT, 18 GAUGE TYPE 304 STAINLESS STEEL, 29.75" X 18" X 9" DEEP, CENTER REAR DRAIN. FAUCET: PROFLO PFXC4027CP, ADA COMPLIANT, CHROME PLATED, SINGLE HANDLE, PULL DOWN SPRAYER, MAX FLOW 1.5 GPM. STRAINER: PROFLO PF1435SS, STAINLESS STEEL BASKET STRAINER WITH 1-1/2 TAILPIECE AND LOCK NUTS. P-TRAP: PROFLO PFPTB107, 1-1/2" 17 GAUGE CHROME PLATED CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. SUPPLIES: 1/2" I.P.S. X 3/8" O.D. WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. PROFLO PFXQAS32C. ROUGH-INS: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT. COORDINATE WITH MILLWORK FOR OPENINGS.
SK-2	ADA KITCHEN SINK	PROFLO	PFUC308A6	UNDERMOUNT	1/2"	1/2"	2"	1 1/2"	ADA COMPLIANT,UNDER MOUNTED, 18 GAUGE TYPE 304 STAINLESS STEEL, 29.75" X 18" X 6" DEEP, CENTER REAR DRAIN. FAUCET: PROFLO PFXC4027CP, ADA COMPLIANT, CHROME PLATED, SINGLE HANDLE, PULL DOWN SPRAYER, MAX FLOW 1.5 GPM. STRAINER: PROFLO PF1435SS, STAINLESS STEEL BASKET STRAINER WITH 1-1/2 TAILPIECE AND LOCK NUTS. P-TRAP: PROFLO PFPTB107, 1-1/2" 17 GAUGE CHROME PLATED CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. SUPPLIES: 1/2" I.P.S. X 3/8" O.D. WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. PROFLO PFXQAS32C. ROUGH-INS: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT. COORDINATE WITH MILLWORK FOR OPENINGS
SK-3	ADA SINK	PROFLO	PFUC301A6	UNDERMOUNT	1/2"	1/2"	2"	1 1/2"	SINGLE COMPARTMENT SINK, UNDERMOUNT, 18 GAUGE TYPE 304 STAINLESS STEEL, 23.375" X 17.75" X 6" DEEP, CENTER DRAIN. FAUCET: PROFLO PFXC4027CP, ADA COMPLIANT, CHROME PLATED, SINGLE HANDLE, PULL DOWN SPRAYER, MAX FLOW 1.5 GPM. STRAINER: PROFLO PF1435SS, STAINLESS STEEL BASKET STRAINER WITH 1-1/2 TAILPIECE AND LOCK NUTS. P-TRAP: PROFLO PFPTB107, 1-1/2" 17 GAUGE CHROME PLATED CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. SUPPLIES: 1/2" I.P.S. X 3/8" O.D. WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. PROFLO PFXQAS32C. ROUGH-INS: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT. COORDINATE WITH MILLWORK FOR OPENINGS.
SK-4	ADA SINK	PROFLO	PFUC206A6	UNDERMOUNT	1/2"	1/2"	2"	2"	ADA COMPLIANT, UNDERMOUNT, 18 GAUGE STAINLESS STEEL, 32.3125" X 18.5" X 6" DEEP, DOUBLE COMPARTMENT, REAR CENTER DRAINS. FAUCET: PROFLO PFXC4027CP, ADA COMPLIANT, CHROME PLATED, SINGLE HANDLE, PULL DOWN SPRAYER, MAX FLOW 1.5 GPM. STRAINER: PROFLO PF1435SS, STAINLESS STEEL BASKET STRAINER WITH 1-1/2 TAILPIECE AND LOCK NUTS. P-TRAP: PROFLO PFPTB107, 1-1/2" 17 GAUGE CHROME PLATED CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. SUPPLIES: 1/2" I.P.S. X 3/8" O.D. WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. PROFLO PFXQAS32C. ROUGH-INS: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT. COORDINATE WITH MILLWORK FOR OPENINGS.
WATER CLOSET (WC)									
WC-1	WATER CLOSET	PROFLO	PF1503WH	FLOOR	1/2"		3"		ADA COMPLIANT, TANK TYPE, COLOR WHITE, FLOOR MOUNTED, VITREOUS CHINA BOWL, RIM HEIGHT 17". PROVIDE PROFLO TANK PF6112WH, LEFT CHROME TRIP LEVER, 1.28 GALLON PER FLUSH. SEAT: PROFLO PFTSHEC2000, ELONGATED, WHITE PLASTIC SEAT WITH COVER. SUPPLIES: PROFLO 1/4 TURN STOPS WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. PROVIDE WAX RING KIT. ROUGH-IN: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT.
WC-2	WATER CLOSET	PROFLO	PF1503WH	FLOOR	1/2"		3"		ADA COMPLIANT, TANK TYPE, COLOR WHITE, FLOOR MOUNTED, VITREOUS CHINA BOWL, RIM HEIGHT 17". PROVIDE PROFLO TANK PF6112RWH, RIGHT CHROME TRIP LEVER, 1.28 GALLON PER FLUSH. SEAT: PROFLO PFTSHEC2000, ELONGATED, WHITE PLASTIC SEAT WITH COVER. SUPPLIES: PROFLO 1/4 TURN STOPS WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. PROVIDE WAX RING KIT. ROUGH-IN: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT.

ELECTRIC WATER HEATER SCHEDULE

Type Mark	BASIS OF DESIGN MANUFACTURER	MODEL	STORAGE CAPACITY	KW	WH GALS. PER HR. RECOVERY RATE 90°F RISE	STORED WATER TEMP	ELECTRICAL CHAR. V	P	MOCP	REMARKS
EWH-1	AO SMITH	DEL-40	40 GAL	4.5	20	140	208	1	30	1 BATHROOM UNIT
EWH-2	AO SMITH	DEL-50	50 GAL	4.5	20	140	208	1	30	2 BATHROOM UNIT
EWH-3	AO SMITH	DEL-20	20 GAL	4.5	20	140	208	1	20	JAN / COMMON AREA

1 IF THE MAXIMUM FUSE SIZE OF THE EQUIPMENT PROVIDED EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COSTS RELATED TO INCREASED FUSE SIZE / WIRE SIZE.
2 PROVIDE COMBINATION WATER HEATER ISOLATION VALVE AND THERMAL EXPANSION RELIEF DEVICE ON THE COLD WATER SUPPLY. APOLLO 7B-RV SERIES.
3 PROVIDE DRAIN PAN AND SUPPORT BLOCKING FOR APARTMENT UNITS.
4 PROVIDE WALL MOUNTED SUPPORT PLATFORM WITH INTEGRAL DRAIN PAN FOR 20 GALLON UNITS. HOLDRITE MODEL 50-SWHP-W OR EQUAL.

SUMP PUMP SCHEDULE

MARK	BASIS OF DESIGN MANUFACTURER	MODEL	DESCRIPTION	TYPE	GPM	HEAD FEET	HORSE POWER MIN.	ELECTRICAL CHAR. V	P	F
SP-1	GOULDS	3872 #WW0511F	SEWAGE EJECTOR	SUBMERSIBLE	10	18'-0"	0.50 kW	120	1	60
SP-1	GOULDS	3872 #WW0511F	SEWAGE EJECTOR	SUBMERSIBLE	10	18'-0"	0.50 kW	120	1	60

1 PROVIDE SUMP PUMP FOR EMERGENCY WATER EVACUTION OUT OF ELEVATOR PIT.
2 PROVIDE WITH 100 FOOT HOSE.
3 PROVIDE WITH ELECTRICAL PLUG.

INSTANTANEOUS WATER HEATER SCHEDULE

Type Mark	BASIS OF DESIGN MANUFACTURER	MODEL	WH Temperature Rise Per Flow	WH Output Water Temperature	ELECTRICAL CHARACTERISTICS V	P	KW	MCA	REMARKS
IWH-1	<varies>	<varies>	40 °F	105 °F	208	1	9	44	<varies>
IWH-2	CHRONOMITE	CMI-30L 208	40 °F	105 °F	208	1	6	30	
IWH-3	CHRONOMITE	CMI-20L 208	40 °F	105 °F	208	1	4	20	

CIRCULATION PUMP SCHEDULE

MARK	BASIS OF DESIGN MANUFACTURER	MODEL	DESCRIPTION	TYPE	GPM	HEAD FEET	AMPS	ELECTRICAL CHAR. V	P	F	MAX RPM
CP-1	GRUNDFOS	ALPHA HWR 15-29	CIRCULATION PUMP	INLINE STAINLESS STEEL	0.5	5'-0"	0.71	120		60	1750

BOOSTER PUMP SCHEDULE

MARK	BASIS OF DESIGN MANUFACTURER	MODEL	DESCRIPTION	TYPE	GPM	HEAD FEET	HP MIN	ELECTRICAL CHAR. V	P	F	MAX RPM
DBP-1	TIGERFLOW	TF-01-056	TRIPLEX	CENTRIFUGAL VERTICAL	140	121	7.5	208	3	60	3600

GREASE INTERCEPTOR SCHEDULE

MARK	LOCATION	FLOW RATE (GPM)	LIQUID CAP. (GAL)	GREASE CAP. (LBS)	STANDARD CONNECTION	DIMENSIONS LENGTH	WIDTH	HEIGHT	UNIT WEIGHT (LBS)	MANUFACTURE R & MODEL NO.	NOTES
GI 1	EXTERIOR BELOW GRADE	75	125	861	4"	47"	33"	42.75"	210	SCHIER GB-75	ALL

NOTES:

1. INSTALL AND VENT PER MANUFACTURER'S RECOMMENDATION AND LOCAL PLUMBING CODE. INTERCEPTOR SERVES TRASH ROOM FLOOR DRAINS.
2. INSTALL EXTERIOR BELOW GRADE GREASE INTERCEPTOR SO TRAFFIC RATED COVER IS FLUSH WITH FINISHED CONCRETE. PROVIDE EXTENSION RISER ASSEMBLY AS REQUIRED.
3. COORDINATE WITH GENERAL AND SITE CONTRACTORS FOR REQUIRED REINFORCED CONCRETE PAD ABOVE GREASE INTERCEPTOR PER MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE SAMPLING PORT DOWNSTREAM OF INTERCEPTOR, SCHIER MODEL SV-10 OR EQUAL.
5. SEE DETAIL SHEET P5.01 FOR ADDITIONAL INFORMATION.

FIRE PUMP SYSTEM

MARK	BASIS OF DESIGN MANUFACTURER	MODEL	SERVICE	TYPE	GPM	PRESSURE (PSI)	MAXIMUM RPM	MOTOR HORSEPOWER	ELECTRICAL CHAR. V	P	F
FP-1	AURORA	4-383-7C	SPRINKLER SYSTEM	IN-LINE	400		3560	15.00 kW	208	3	60
	---	---	FIRE PROTECTION	VERTICAL CENTRIFUGAL			0	5.22 kW	120	1	60

1 PUMP IS TO HAVE A NON-OVERLOADING MOTOR.
2 MINIMUM RECOMMENDED CLEARANCE AROUND A PUMP IS 24 INCHES. MAINTAIN MINIMUM CLEARANCES AS REQUIRED FOR SERVICE, MAINTENANCE, AND INSPECTION.
3 FIRE PROTECTION PUMP SYSTEM SHALL BE A COMPLETE SINGLE SOURCE PACKAGE AND SHALL INCLUDE FIRE PUMP WITH MOTOR CONTROLLER, JOCKEY PUMP WITH CONTROLLER, AND ALL REQUIRED APPURTENANCES FOR A COMPLETE OPERATING SYSTEM.
4 FIRE PUMP CONTROLLER: TORNATECH GPA-200/15/3/60/D5, D26A
5 JOCKEY PUMP: PENTAIR PVM1-6, FLOW 5 GPM, 0.75 HP, 208V/3 PH, PUMP CONTOLLER: TORNATECH JPLT-200

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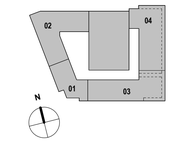
NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
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PLUMBING SCHEDULES

P6.01

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LIGHTING CONTROL SCHEDULE

SYMBOL	DESCRIPTION AND PROGRAMMING (DISREGARD ITEMS NOT SHOWN ON PLANS)
SWITCHES AND CONTROLS	
$	WALL SWITCH WITH MANUAL ON/OFF OVERRIDE AND MANUAL UP/DOWN DIMMING CONTROL. INTERFACE WITH CEILING-MOUNTED OCCUPANCY OR VACANCY SENSORS WITHIN THE SAME ZONE OF CONTROL.
$ 1	WALL SWITCH FOR MANUAL ON/OFF CONTROL, NO DIMMING FUNCTIONALITY REQUIRED.
$ O	WALL-MOUNTED OCCUPANCY SENSOR WITH MANUAL ON/OFF OVERRIDE AND MANUAL UP/DOWN DIMMING CONTROL. PROGRAM FOR AUTOMATIC ON TO 50% POWER UPON SPACE OCCUPANCY, AUTOMATIC OFF WITHIN 15 MINUTES OF SPACE VACANCY.
$ F	WALL FAN SWITCH FOR MANUAL ON/OFF CONTROL, NO DIMMING FUNCTIONALITY REQUIRED.
(S)	CEILING OR SURFACE MOUNTED OCCUPANCY SENSOR. PROGRAM FOR AUTOMATIC ON TO 50% POWER UPON SPACE OCCUPANCY, AUTOMATIC OFF WITHIN 15 MINUTES OF SPACE VACANCY. INTERFACE WITH WALL-MOUNTED SWITCHES IN THE SPACE FOR MANUAL CONTROL.
(S) C	CEILING OR SURFACE MOUNTED OCCUPANCY SENSOR. PROGRAM FOR 100% POWER UPON SPACE OCCUPANCY, DIM TO 50% WITHIN 15 MINUTES OF SPACE VACANCY. INTERFACE WITH WALL-MOUNTED SWITCHES IN THE SPACE FOR MANUAL CONTROL.
(V)	CEILING OR SURFACE MOUNTED VACANCY SENSOR. PROGRAM FOR MANUAL ON TO 100% POWER VIA THE ASSOCIATED WALL SWITCH, AUTOMATIC OFF WITHIN 15 MINUTES OF SPACE VACANCY. INTERFACE WITH WALL-MOUNTED SWITCHES IN THE SPACE FOR MANUAL CONTROL.
(D)	CEILING OR SURFACE MOUNTED DAYLIGHT SENSOR, REFER TO LIGHTING PLANS FOR DAYLIGHT ZONES. THE DAYLIGHT SENSOR SHALL LIMIT THE POWER LEVELS OF LIGHT FIXTURES WITHIN THE ASSOCIATED PRIMARY OR SECONDARY DAYLIGHT ZONE BASED ON THE SENSOR CALIBRATION. LAYER WITH OTHER MANUAL AND AUTOMATIC LIGHTING CONTROLS SHOWN.
(P)	BUILDING-MOUNTED PHOTOCELL, INTERFACE WITH THE ASSOCIATED TIMECLOCK OR LIGHTING CONTROL PANEL FOR AUTOMATIC ON/OFF OF EXTERIOR LIGHT FIXTURES WHEN SUFFICIENT DAYLIGHT IS PRESENT.
TC	TIMECLOCK FOR CONTROL OF ZONES AND CIRCUITS AS INDICATED ON LIGHTING PLANS AND PANEL SCHEDULES. THE TIMECLOCK SHALL BE CAPABLE OF BEING PROGRAMMED FOR SEVEN DAYS AND SEVEN DIFFERENT DAY TYPES PER WEEK, SHALL INCORPORATE AN AUTOMATIC HOLIDAY SETBACK FEATURE, AND SHALL HAVE PROGRAM BACKUP CAPABILITIES THAT PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS UPON POWER INTERRUPTION.
$ T	WALL SWITCH FOR MANUAL ON/OFF OVERRIDE OF THE INDICATED TIMECLOCK ZONE
924	PROVIDE UL924 DEVICE FOR THE INDICATED CONTROL ZONE. CIRCUIT THE EMERGENCY DESIGNATED LIGHT FIXTURES ON THE CONTROL ZONE WITH THE UNSWITCHED INDICATED GENERATOR OR INVERTER CIRCUIT THROUGH THE UL924 DEVICE TO OVERRIDE THE ON/OFF STATE OF THE NORMAL LIGHTING CONTROLS DURING AN EMERGENCY POWER CONDITION.
1008	PROVIDE UL1008 DEVICE FOR THE INDICATED CONTROL ZONE. CIRCUIT THE EMERGENCY DESIGNATED LIGHT FIXTURES ON THE CONTROL ZONE WITH THE UNSWITCHED INDICATED GENERATOR OR INVERTER CIRCUIT AND THE NORMAL POWER/LIGHTING CONTROLS CIRCUIT THROUGH THE UL1008 DEVICE TO TRANSFER BETWEEN THE TWO CIRCUITS.
SUBSCRIPTS AND ABBREVIATIONS	
WP	THE INDICATED SWITCH SHALL BE WEATHERPROOF
K	THE INDICATED SWITCH SHALL BE KEYED
HB	THE INDICATED SENSOR SHALL BE RATED FOR HIGH-BAY APPLICATIONS
NL	LIGHT FIXTURE SHALL BE DESIGNATED AS A NIGHT-LIGHT AND HARD-WIRED AHEAD OF ANY LIGHTING CONTROLS SHOWN IN THE SPACE

LIGHTING PLAN NOTES:

1. ALL LIGHTING CONTROL DEVICES AND PROGRAMMING SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE ENERGY CODE ADOPTED BY THE LOCAL JURISDICTION.
2. CIRCUIT LIGHT FIXTURES TO THE CIRCUIT SHOWN ADJACENT TO LIGHTING CONTROLS.
3. IT IS INTENDED THAT LIGHTING CONTROLS SHOWN IN EACH SPACE ARE TO CONTROL LIGHT FIXTURES WITHIN THAT SPACE. WHERE IT IS INTENDED THAT THERE ARE MULTIPLE CONTROL ZONES IN A SPACE, OR WHERE CONTROL ZONES MAY NOT BE AS OBVIOUS DUE TO THE SIZE OR SHAPE OF THE SPACE, REFER TO LOWERCASE CONTROL ZONE LETTERS SUCH AS 'a', ARCS, OR VERBIAGE FOR FURTHER CLARIFICATION.
4. WHEN MULTIPLE OCCUPANCY OR VACANCY SENSORS ARE SHOWN IN A SINGLE SPACE OR CONTROL ZONE, IT IS INTENDED THAT THEY ARE INTERFACED TOGETHER SUCH THAT IF ANY INDIVIDUAL CONTROL DEVICE PROGRAMMING CONDITIONS ARE MET IT SHALL ACTIVATE OR DEACTIVATE THE ENTIRE CONTROL ZONE OR SPACE.
5. ALL LIGHTING CONTROLS WITH DIMMING FUNCTIONALITY FURNISHED SHALL BE COMPATIBLE WITH THE DIMMING TECHNOLOGY OF THE ASSOCIATED LIGHT FIXTURES. PROVIDE ADDITIONAL CABLING FOR 0-10V DIMMING LIGHT FIXTURES AS REQUIRED. IN THE EVENT THAT THERE ARE FIXTURES WITH DIFFERENT DIMMING TECHNOLOGIES ON THE SAME CONTROL ZONE, PROVIDE ADDITIONAL CONTROL ZONES AS REQUIRED FOR EACH DIMMING TYPE.
6. IN ANY APPLICATION WHERE DIMMING IS REQUIRED, THE CONTROLS SHALL BE CAPABLE OF ALLOWING THE USER TO DIM ON THE FULL RANGE OF MAXIMUM OUTPUT TO THE MINIMUM OUTPUT RATING OF THE FIXTURE DRIVER (0.1%, 1%, ETC.)
7. PRIOR TO PASSING FINAL INSPECTION, AN APPROVED AGENCY SHALL PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS. FUNCTIONAL TESTING SHALL BE AS REQUIRED IN CONFORMANCE WITH THE ENERGY CODE ADOPTED BY THE LOCAL JURISDICTION.
8. PROVIDE THE BUILDING OWNER AND OPERATIONS STAFF A MINIMUM OF 8 HOURS OF LIGHTING CONTROL SYSTEM OPERATION AND PROGRAMMING TRAINING PRIOR TO PROJECT COMPLETION.

FIRE ALARM SYMBOL SCHEDULE

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
FACP	FIRE ALARM SYSTEM CONTROL PANEL
VEP	FIRE ALARM SYSTEM VOICE EVACUATION PANEL
ANNC	FIRE ALARM SYSTEM ANNUNCIATOR PANEL
F	FIRE ALARM SYSTEM MANUAL PULL STATION
F	FIRE ALARM SYSTEM AUDIBLE/VISUAL NOTIFICATION APPLIANCE, AUDIBLE SIGNAL SHALL BE PROVIDED TO MATCH THE REQUIRE FIRE ALARM OR VOICE EVACUATION SYSTEM
V	FIRE ALARM SYSTEM VISUAL NOTIFICATION APPLIANCE
LF	FIRE ALARM SYSTEM LOW FREQUENCY SOUNDER
W	WATERFLOW SWITCH
SP	FIRE SPRINKLER SUPERVISORY/TAMPER SWITCH
H	DOOR HOLD DEVICE, RELEASE BY FIRE ALARM SYSTEM ACTIVATION, PROVIDE 120V POWER AND FIRE ALARM RELAY MODULES AS REQUIRED BY THE SPECIFIED DEVICE
I	120V SMOKE ALARM. PROVIDE MULTIPLE-STATION SMOKE ALARMS WHEN MULTIPLE ARE DEPICTED IN A SINGLE DWELLING UNIT, MULTIPLE-STATION SMOKE ALARMS SHALL BE INTERCONNECTED FOR SIMULTANEOUS ACTIVATION
I CO	120V SMOKE AND CARBON MONOXIDE COMBINATION ALARM, PROVIDE MULTIPLE-STATION SMOKE ALARMS WHEN MULTIPLE ARE DEPICTED IN A SINGLE DWELLING UNIT, MULTIPLE-STATION SMOKE ALARMS SHALL BE INTERCONNECTED FOR SIMULTANEOUS ACTIVATION
CO	120V CARBON MONOXIDE ALARM, PROVIDE MULTIPLE-STATION CO ALARMS WHEN MULTIPLE ARE DEPICTED IN A SINGLE DWELLING UNIT, MULTIPLE-STATION CO ALARMS SHALL BE INTERCONNECTED FOR SIMULTANEOUS ACTIVATION
SD	FIRE ALARM SYSTEM SMOKE DETECTOR
SD LF	FIRE ALARM SYSTEM SMOKE DETECTOR WITH LOW FREQUENCY SOUNDER BASE
SD D	DUCT MOUNTED SMOKE DETECTOR
H	FIRE ALARM SYSTEM HEAT DETECTOR
H	DOOR HOLD DEVICE SHALL HOLD DOOR OPEN NORMALLY AND CLOSE UPON SMOKE DETECTOR ACTIVATION.

FIRE ALARM GENERAL NOTES:

1. THE FIRE ALARM SYSTEM FOR THIS BUILDING SHALL BE AUTOMATICALLY ACTIVATED BY THE SPRINKLER SYSTEM AND ANY SMOKE DETECTORS SHOWN, IN ADDITION TO MANUAL ACTIVATION BY PULL STATIONS.
2. PROVIDE FIRE SPRINKLER SUPERVISORY/TAMPER SWITCHES AT ALL LOCATIONS AS REQUIRED BY THE DELEGATED DESIGN SPRINKLER SYSTEM. NOT ALL OF THESE LOCATIONS ARE DEPICTED ON THE FIRE ALARM DRAWINGS.

ELECTRICAL GENERAL NOTES: (NOTES APPLY TO ALL SHEETS)

1. ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE INDICATED.
2. MOUNT ALL RECEPTACLES AT 18" ABOVE FINISHED FLOOR TO CENTER OF THE COVER PLATE UNLESS OTHERWISE INDICATED.
3. FOR OUTLETS REQUIRING GFCI PROTECTION WHERE THE RECEPTACLE IS CONCEALED SUCH AS IN THE CASE OF A WATER FOUNTAIN OR VENDING MACHINE INSTALLATION, THE CONTRACTOR SHALL PROVIDE A STANDARD RECEPTACLE WITH GFCI CIRCUIT BREAKER IN THE ASSOCIATED PANEL. BLANK FACE GFCI TEST/RESET BUTTONS ARE NOT PERMITTED UNLESS EXPLICITLY LOCATED ON THESE DRAWINGS.
4. FURNISH AND INSTALL ALL EXTERIOR RECEPTACLES WITH WEATHERPROOF COVERS. EXTERIOR RECEPTACLES SHALL BE GFCI TYPE.
5. FOR ALL EXTERIOR ELECTRICAL EQUIPMENT, FURNISH AND INSTALL WITH NEMA 3R ENCLOSURES MINIMUM. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THIS REQUIREMENT AND INFORMATION LOCATED ELSEWHERE IN THE ELECTRICAL DOCUMENTS, THE CONTRACTOR SHALL BID ACCORDING TO THE MOST STRINGENT REQUIREMENT.
6. IN KITCHENS, BREAK ROOMS AND SIMILAR SPACES, THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DOCUMENTS AND LOCATE ELECTRICAL DEVICES AT LOCATIONS AND ELEVATIONS TO BEST SERVE EACH DEDICATED APPLIANCE.
7. VERIFY DOOR SWINGS PRIOR TO INSTALLING LIGHT SWITCHES.
8. GANG ALL SWITCHES SHOWN TO BE INSTALLED AT THE SAME LOCATION UNDER A SINGLE COVER PLATE UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO EXIT SIGNS IN CORRIDORS WHERE THERE IS A CHANGE OF CEILING ELEVATION WITH 10-FEET OF THE EXIT SIGN. THE CONTRACTOR SHALL LOCATE THESE EXIT SIGNS SUCH THAT THEY ARE ON THE LOWER CEILING AND VISIBLE THROUGHOUT THE CORRIDOR SEGMENT.
10. COORDINATE WITH OTHER DISCIPLINES IN THE FIELD TO ENSURE THAT THE INTEGRITY OF FIRE RATED CONSTRUCTION IS PRESERVED WHERE PENETRATING RATED WALLS AND FLOORS.
11. THE CONTRACTOR SHALL ROUTE ALL EXPOSED CONDUIT NEATLY AND TIGHT TO SUPPORTING SURFACES. IN THE EVENT THAT THE OWNER IS NOT SATISFIED WITH WORKMANSHIP, THE CONTRACTOR SHALL MAKE CORRECTIONS AT NO ADDITIONAL COST TO THE OWNER. MC CABLE IS NOT PERMITTED IN EXPOSED AREAS.
12. FOR ALL CONDUIT RUNS SHOWN ON ELECTRICAL DRAWINGS, THE ROUTING IS APPROXIMATE. THE CONTRACTOR SHALL MAKE ROUTING ADJUSTMENTS AS REQUIRED BASED ON FIELD CONDITIONS AND COORDINATION WITH OTHER DISCIPLINES.
13. FOR UNDERGROUND CONDUIT RUNS, PROVIDE (1) PULL BOX FOR EVERY 500-FEET OF CONDUIT LENGTH AND FOR EVERY 360° OF CONDUIT BENDS, UNLESS OTHERWISE INDICATED MORE FREQUENTLY. FOR PULL BOXES LOCATED WITHIN DRIVABLE SURFACES, ENSURE THAT THE PULL BOX IS TRAFFIC RATED. IN THE EVENT THAT A PULL BOX IS REQUIRED ON A UTILITY CONDUIT RUN, ENSURE THAT THE PULL BOX MEETS ALL REQUIREMENTS OF THAT UTILITY.
14. IN THE EVENT THAT THERE IS A DISCREPANCY IN THE MINIMUM CIRCUIT AMPACITY (MCA) AND/OR THE MAXIMUM OVERCURRENT PROTECTION (MOCP) BETWEEN THE DIVISION 26 AND DIVISION 22/23 SCHEDULES, THE CONTRACTOR SHALL BID ACCORDING TO THE MORE STRINGENT REQUIREMENTS.
15. MECHANICAL, PLUMBING, AND OTHER EQUIPMENT FURNISHED AND INSTALLED BY OTHER DIVISIONS IS SHOWN ON ELECTRICAL DRAWINGS FOR CIRCUITING PURPOSES ONLY. THE CONTRACTOR SHALL REFER TO OTHER DISCIPLINE CONSTRUCTION DOCUMENTS FOR EXACT LOCATIONS OF EQUIPMENT PRIOR TO ROUGH-IN OF THE ASSOCIATED ELECTRICAL CIRCUITS, DISCONNECTING MEANS, OUTLETS, ETC. AND ADJUST ROUTING AND LOCATIONS ACCORDINGLY.
16. LIGHT FIXTURES, ELECTRICAL OUTLETS AND DISCONNECTING MEANS LOCATED IN MECHANICAL ROOMS AND ATTIC SPACES ARE SHOWN FOR QUANTITY AND CIRCUITING PURPOSES ONLY. THE CONTRACTOR SHALL LOCATE LIGHT FIXTURES TO BEST ILLUMINATE WALKING AND WORKING SURFACES, AND LOCATE OUTLETS AND DISCONNECTING MEANS SUCH THEY ARE EASILY ACCESSIBLE FOLLOWING THE INSTALLATION OF ALL DEVICES AND EQUIPMENT IN THESE SPACES.
17. ALL MECHANICAL EQUIPMENT SHALL HAVE A RECEPTACLE INSTALLED WITHIN 25-FEET. A SINGLE RECEPTACLE CAN ACCOMPLISH THIS PURPOSE FOR MULTIPLE PIECES OF EQUIPMENT. A RECEPTACLE LOCATED BELOW A LAY-IN CEILING ON THE SAME LEVEL AS A PIECE OF MECHANICAL EQUIPMENT COMPLIES WITH THIS REQUIREMENT. IN THE EVENT THAT FIELD CONDITIONS DICTATE THAT A RECEPTACLE CAN NOT MEET THIS REQUIREMENT FOR ALL OF THE INTENDED PIECES OF EQUIPMENT IN AN AREA ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL RECEPTACLES AS REQUIRED.
18. PROVIDE SYSTEM SMOKE DETECTORS IN THE SUPPLY AND RETURN DUCTS OF AIR HANDLING UNITS GREATER THAN 2000 CFM. REFER TO DIVISION 23 SCHEDULES FOR UNITS MEETING THIS REQUIREMENT.
19. FOR EACH SMOKE DAMPER OR COMBINATION SMOKE/FIRE DAMPER, PROVIDE A SYSTEM SMOKE DETECTOR AND LOCATE AS REQUIRED. WHERE A SMOKE DAMPER IS INSTALLED WITHIN A DUCT, A SYSTEM SMOKE DETECTOR SHALL BE INSTALLED WITHIN 5' OF THE DAMPER AND LOCATED SUCH THAT THERE ARE NO AIR OUTLETS OR INLETS BETWEEN THE DETECTOR AND DAMPER. WHERE A SMOKE DAMPER IS INSTALLED WITHIN AN UNDUCTED OPENING IN A WALL, A SYSTEM SMOKE DETECTOR SHALL BE INSTALLED WITHIN 5' HORIZONTALLY OF THE DAMPER. WHERE A SMOKE DAMPER IS INSTALLED IN A CEILING, A SYSTEM SMOKE DETECTOR SHALL BE INSTALLED ON THE CEILING WITH 5' OF THE DAMPER.
20. FOR DWELLING UNITS, IN EVERY KITCHEN, DINING ROOM, LIVING ROOM, BEDROOM, CLOSET, HALLWAY, LAUNDRY AREA, OR SIMILAR ROOMS OR AREAS, PROVIDE AFCI CIRCUIT BREAKERS FOR EACH 120V, 15A AND 20A BRANCH CIRCUIT SERVING THE SPACE. THIS REQUIREMENT INCLUDES LIGHTING BRANCH CIRCUITS.
21. THE CONTRACTOR SHALL PROVIDE TAMPER-RESISTANT RECEPTACLES FOR ALL 125V, 15A AND 20A DEVICES SHOWN ON FLOOR PLANS IN DWELLING UNITS.
22. FOR DWELLING UNITS, IN EVERY KITCHEN, DINING ROOM, LIVING ROOM, BEDROOM, OR SIMILAR ROOM, RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE, UNBROKEN BY OPENINGS, OF ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE. THIS INCLUDES FLOOR BOXES IN THE CASE OF FLOOR TO CEILING WINDOWS. IN THE EVENT THAT A WALL STUD OR OTHER CONSTRUCTION FEATURE CAUSES THIS REQUIREMENT TO NOT BE MET AS DRAWN, THE CONTRACTOR SHALL ADJUST THE RECEPTACLE LOCATION ACCORDINGLY OR PROVIDE ADDITIONAL RECEPTACLES AS REQUIRED.
23. FOR DWELLING UNITS, ABOVE KITCHEN COUNTER TOPS, GFCI RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE BACK OF THE COUNTERTOP, UNBROKEN BY FEATURES SUCH AS SINKS OR RANGES, IS MORE THAN 2' FROM A RECEPTACLE. IN THE EVENT THAT A WALL STUD OR OTHER CONSTRUCTION FEATURE CAUSES THIS REQUIREMENT TO NOT BE MET AS DRAWN, THE CONTRACTOR SHALL ADJUST THE RECEPTACLE LOCATION ACCORDINGLY.

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
LIGHTING (LETTER DENOTES TYPE - SEE LIGHT FIXTURE SCHEDULE)	
	LIGHT FIXTURE
	FIXTURE ON EMERGENCY CIRCUIT
	DOWNLIGHT FIXTURE
	LIGHT FIXTURE - WALL MOUNTED
	DOWNLIGHT FIXTURE ON EMERGENCY CIRCUIT
	LIGHT FIXTURE - WALL MOUNTED ON EMERGENCY CIRCUIT
	EXIT LIGHT-CEILING MTD WITH DIRECTIONAL ARROWS AS REQUIRED
	EXIT LIGHT-WALL MTD WITH DIRECTIONAL ARROWS AS REQUIRED
RECEPTACLES AND OUTLETS	
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	POWER POLE
	125/250 VOLT, 1 PHASE, 3-WIRE, 20 AMPS UNLESS NOTED OTHERWISE
	CEILING MOUNTED RECEPTACLE
	DOUBLE DUPLEX IN 2-GANG BOX WITH SINGLE COVER PLATE
	DOUBLE DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE IN 2-GANG BOX WITH SINGLE COVER PLATE
	DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
	FLUSH FLOOR CONCEALED SERVICE DUPLEX RECEPTACLE OUTLET
	FLUSH FLOOR CONCEALED SERVICE DOUBLE DUPLEX RECEPTACLE OUTLET

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
MISCELLANEOUS EQUIPMENT	
FACP	FIRE ALARM CONTROL PANEL
ANNC	FIRE ALARM REMOTE ANNUCIATOR
T	TRANSFORMER FOR DOOR BELL/BUZZER
	CHIME/BUZZER
MOTOR CONTROLLERS AND EQUIPMENT	
	MOTOR, MAKE FINAL MOTOR CONNECTION
	3-PHASE MOTOR, MAKE FINAL MOTOR CONNECTION
	DISCONNECT SWITCH AS REQUIRED
	FUSED DISCONNECT SWITCH AS REQUIRED
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH AS REQUIRED
	MOTOR STARTER
M	MANUAL MOTOR SWITCH AS REQUIRED
	PREWIRED DEVICE, MAKE ELECTRICAL FINAL CONNECTIONS
	VARIABLE FREQUENCY DRIVE MOTOR CONTROLLER FURNISHED BY DIVISION 23 AND INSTALLED BY DIVISION 26
ELECTRICAL EQUIPMENT	
	ELECTRICAL DISTRIBUTION OR PANELBOARD
	DRY TYPE TRANSFORMER
CIRCUITING	
	CONDUIT
	CONDUIT BELOW FLOOR, SLAB, OR GRADE
SUBSCRIPTS AND ABBREVIATIONS	
WP	INDICATES WEATHERPROOF
DW	INDICATES DISHWASHER
DRY	INDICATES DRYER
REF	INDICATES REFRIGERATOR
WAS	INDICATES WASHER
MW	INDICATES MICROWAVE
RANGE	INDICATES OVEN/RANGE
WH	INDICATES WATER HEATER
NL	LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT
SMP	SPECIAL MEDIA PANEL
1-L	REFER TO ONE-LINE DIAGRAM
	INDICATES WALL MOUNTED DEVICE
•	NEXT TO ANY SYMBOL INDICATES FINAL ROUGH-IN FIELD COORDINATION BY CONTRACTOR WITH ARCHITECTURAL MILLWORK DRAWINGS AND OTHER TRADES

GENERAL NOTES:

-ALL EXTERIOR BUILDING ELECTRICAL EQUIPMENT TO BE WEATHERPROOF NEMA-3R MINIMUM.

REFER TO LOW VOLTAGE DRAWINGS FOR TELECOM, ACCESS CONTROL, AND OTHER LOW VOLTAGE SYSTEM SCOPES OF WORK NOT REFLECTED ON THE ELECTRICAL DRAWINGS.

FIRE DETECTION AND ALARM REQUIREMENTS:

THE DEVICE LOCATIONS AND QUANTITIES SHOWN ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. SEE THE PROJECT SPECIFICATIONS FOR A COMPLETE DESCRIPTION AND LOCATION OF REQUIRED NOTIFICATION AND INITIATION APPLIANCES. ADDITIONAL CODE REQUIRED DEVICES SHALL BE INCLUDED IN THE PROJECT BID AS DETERMINED BY THE CERTIFIED FIRE ALARM PLANNING SUPERINTENDENT.

FIRE ALARM DESIGN PLANS SHALL BE SUBMITTED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION AND THE INSTALLATION MUST BE APPROVED BEFORE THE CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

A LICENSED FIRE ALARM PLANNING SUPERINTENDENT CERTIFIED TO A MINIMUM LEVEL III IN THE SUBFIELD OF FIRE ALARM SYSTEMS THROUGH THE NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET) SHALL PROVIDE PLANS AND CALCULATIONS FOR A MANUAL AND AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO COMPLY WITH THE BUILDING SPACE LAYOUT, BUILDING OCCUPANCY, NFPA 72, NFPA 101, IBC 2015 EDITION, LOCAL AND STATE CODE REQUIREMENTS, AND THE FIRE ALARM AND DETECTION SYSTEM SPECIFICATIONS.

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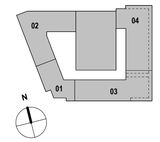
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

ELECTRICAL NOTES & SYMBOLS

E0.00

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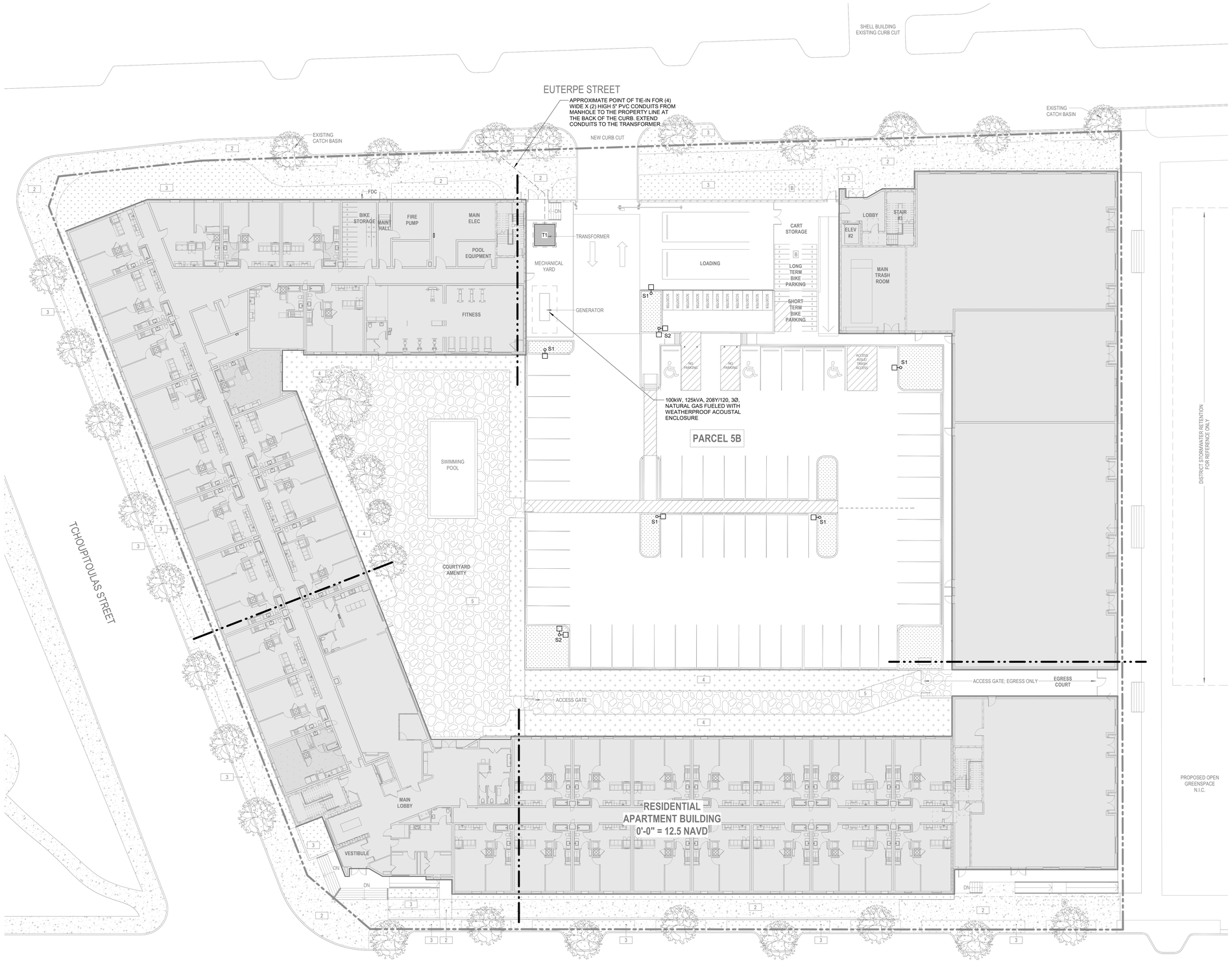

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1 **SITE - ELECTRICAL PLAN**
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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504.291.6100

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GIBBS CONSTRUCTION
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NEW ORLEANS, LA 70123
504.733.4336

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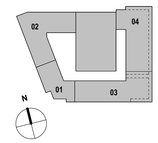
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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ISSUE DATE
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ELECTRICAL SITE PLAN

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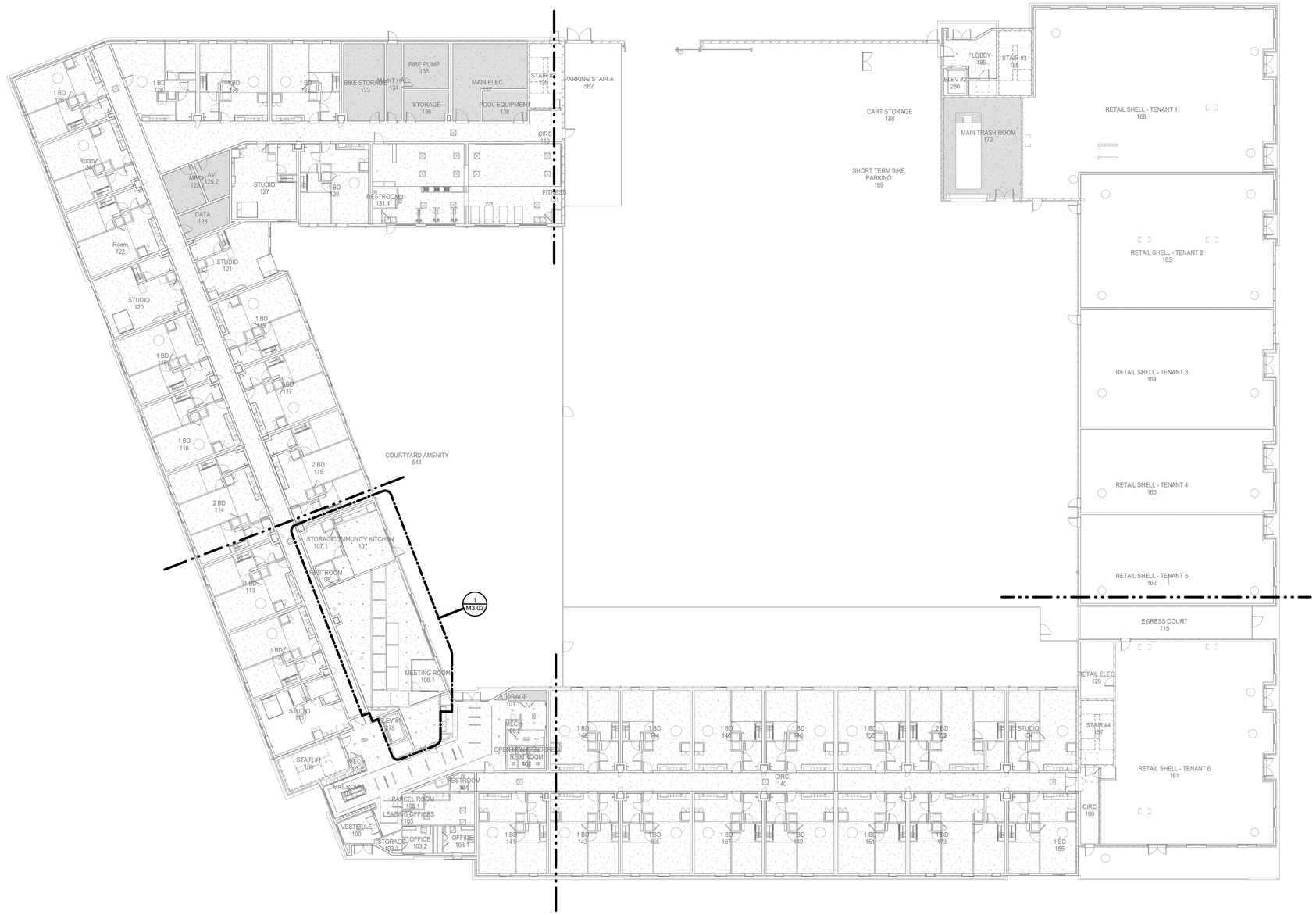
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E1.01



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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
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NEW ORLEANS, LA 70123
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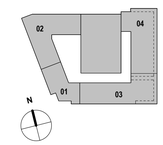
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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LIGHTING PLAN - LEVEL 01

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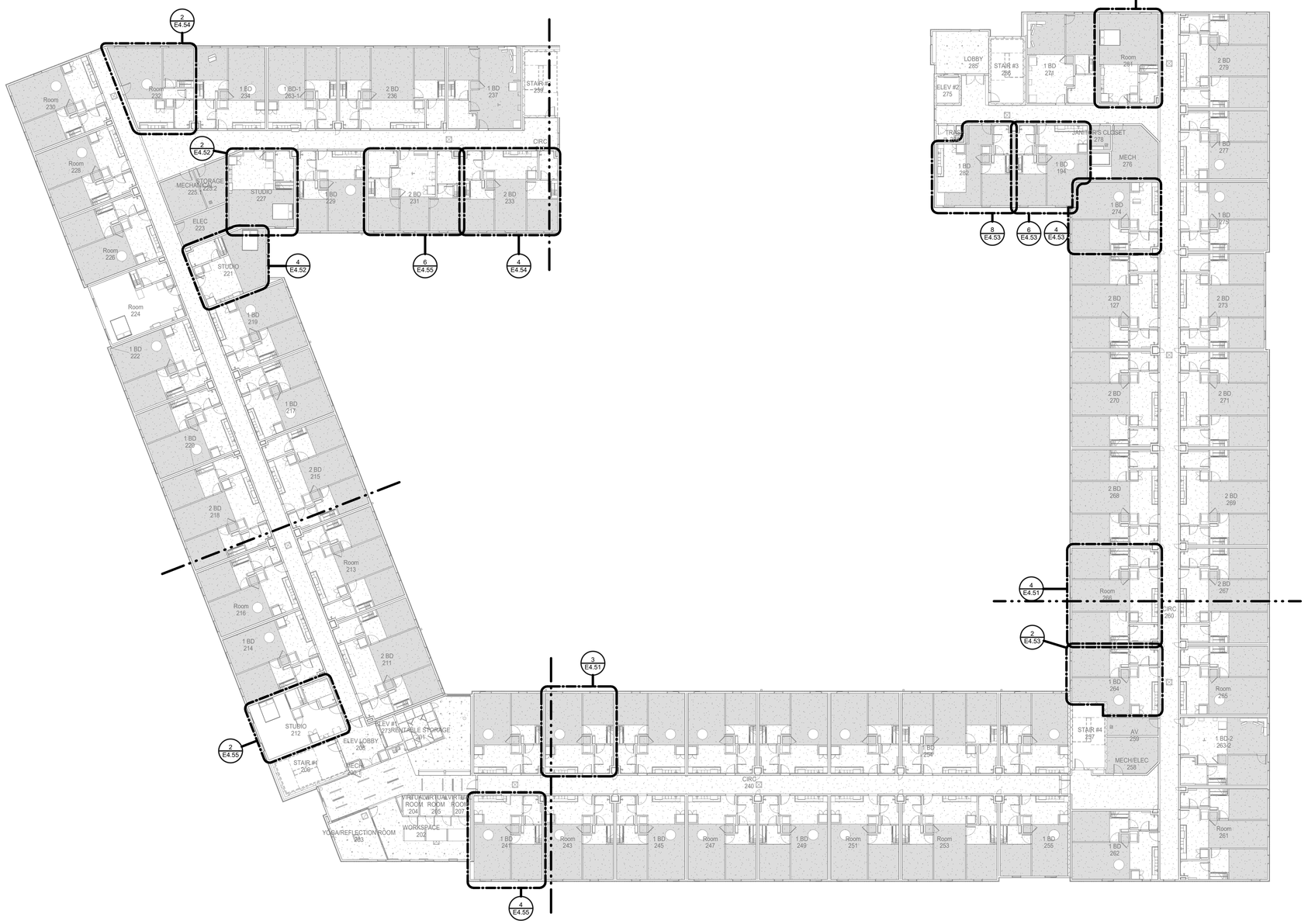
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.01



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1 **LEVEL 02 - LIGHTING PLAN**
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THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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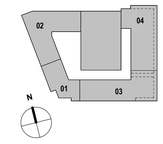
GMP	GMP	2025_10-30



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LIGHTING PLAN - LEVEL 02

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E2.02

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1 **LEVEL 03 - LIGHTING PLAN**
Scale: 1/16" = 1'-0"

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
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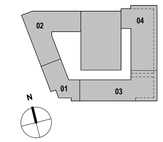

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LIGHTING PLAN - LEVEL 03

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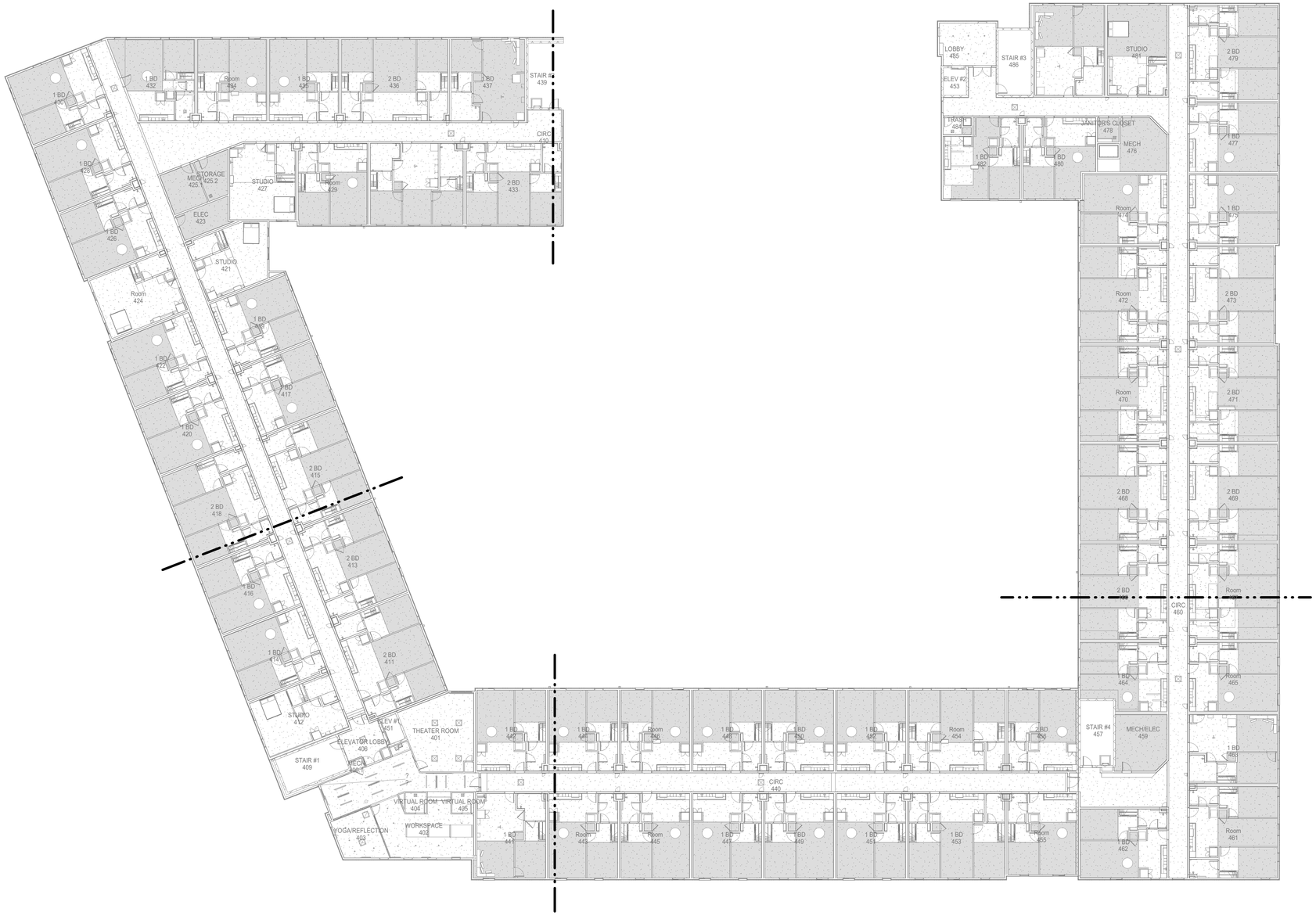
E2.03



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1 **LEVEL 04 - LIGHTING PLAN**
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RDNI BATTURE, LLC
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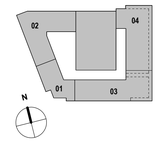
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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LIGHTING PLAN - LEVEL 04

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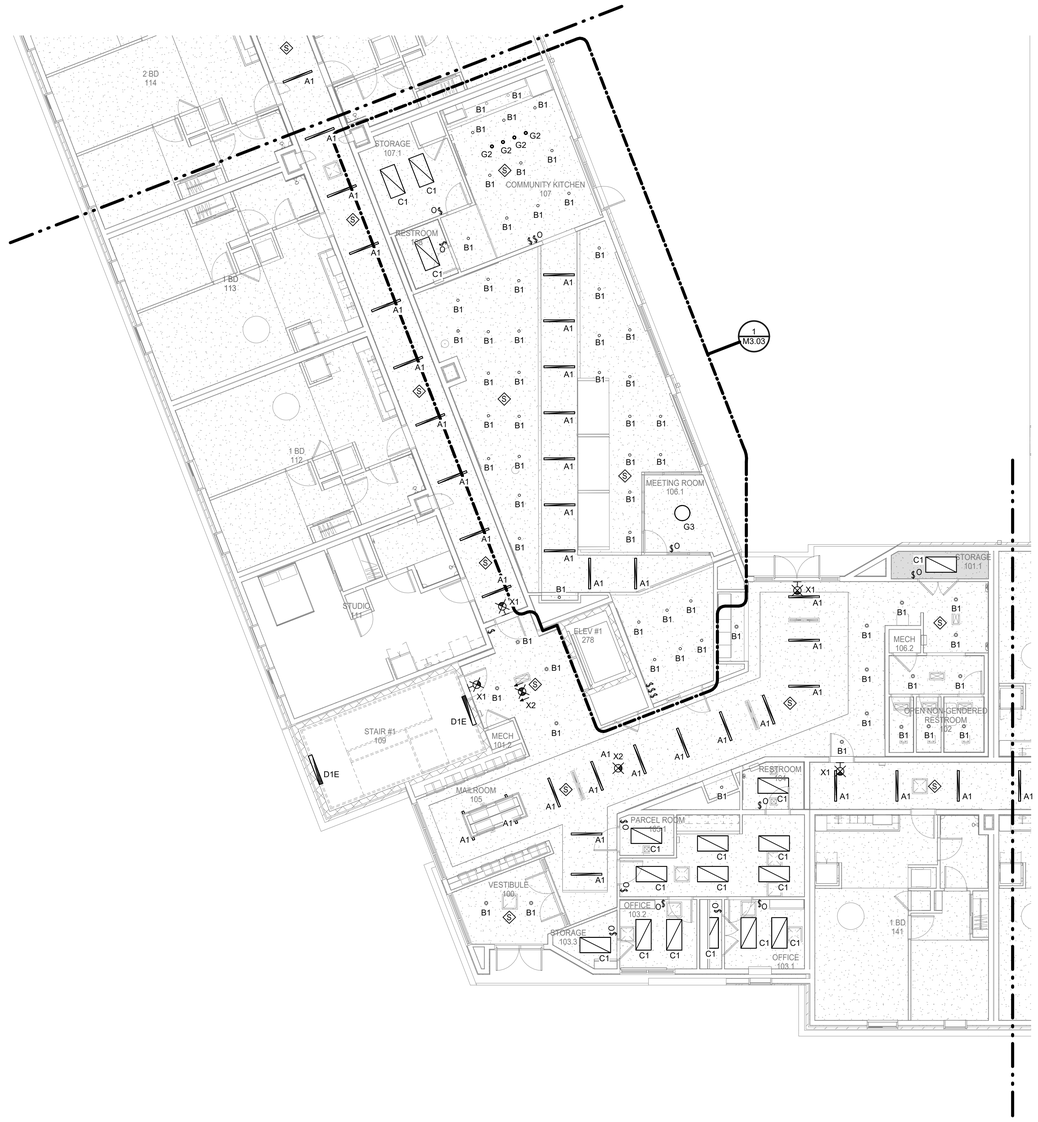
Registration: 0005857
Project No: 2550-00182

E2.04



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850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
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NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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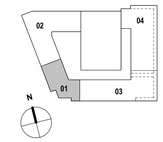

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LIGHTING PLAN - LEVEL 01, AREA 01

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Baton Rouge
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Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.11

N

1 **LEVEL 01 - LIGHTING PLAN - AREA 02**
Scale: 1/8" = 1'-0"

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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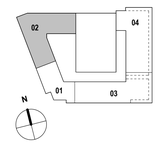

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LIGHTING PLAN - LEVEL 01, AREA 02

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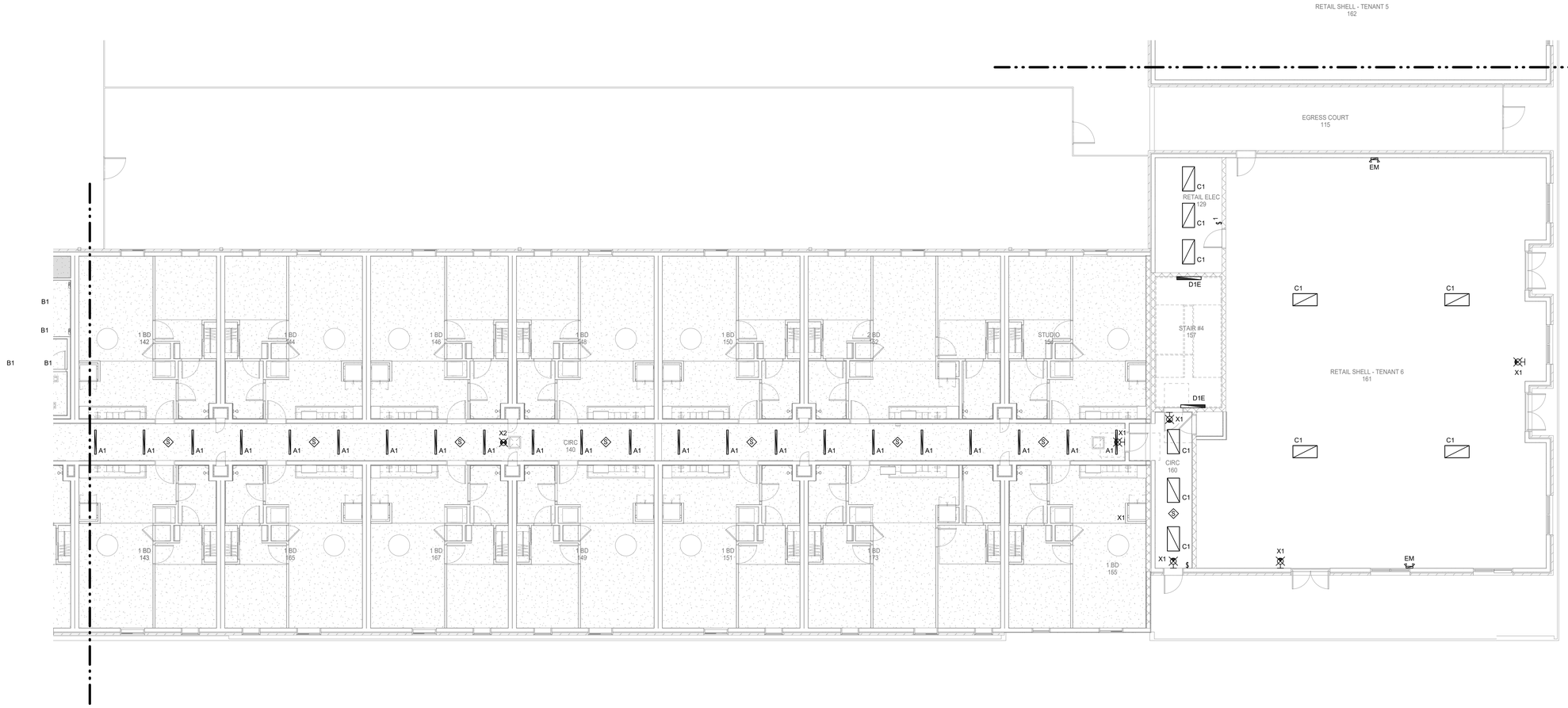
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.12



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1 **LEVEL 01 - LIGHTING PLAN - AREA 03**
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NEW ORLEANS, LA 70130
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NEW ORLEANS, LA 70130
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NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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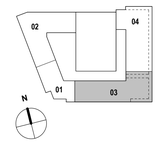
GMP	GMP	2025_10-30



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LIGHTING PLAN - LEVEL 01, AREA 03

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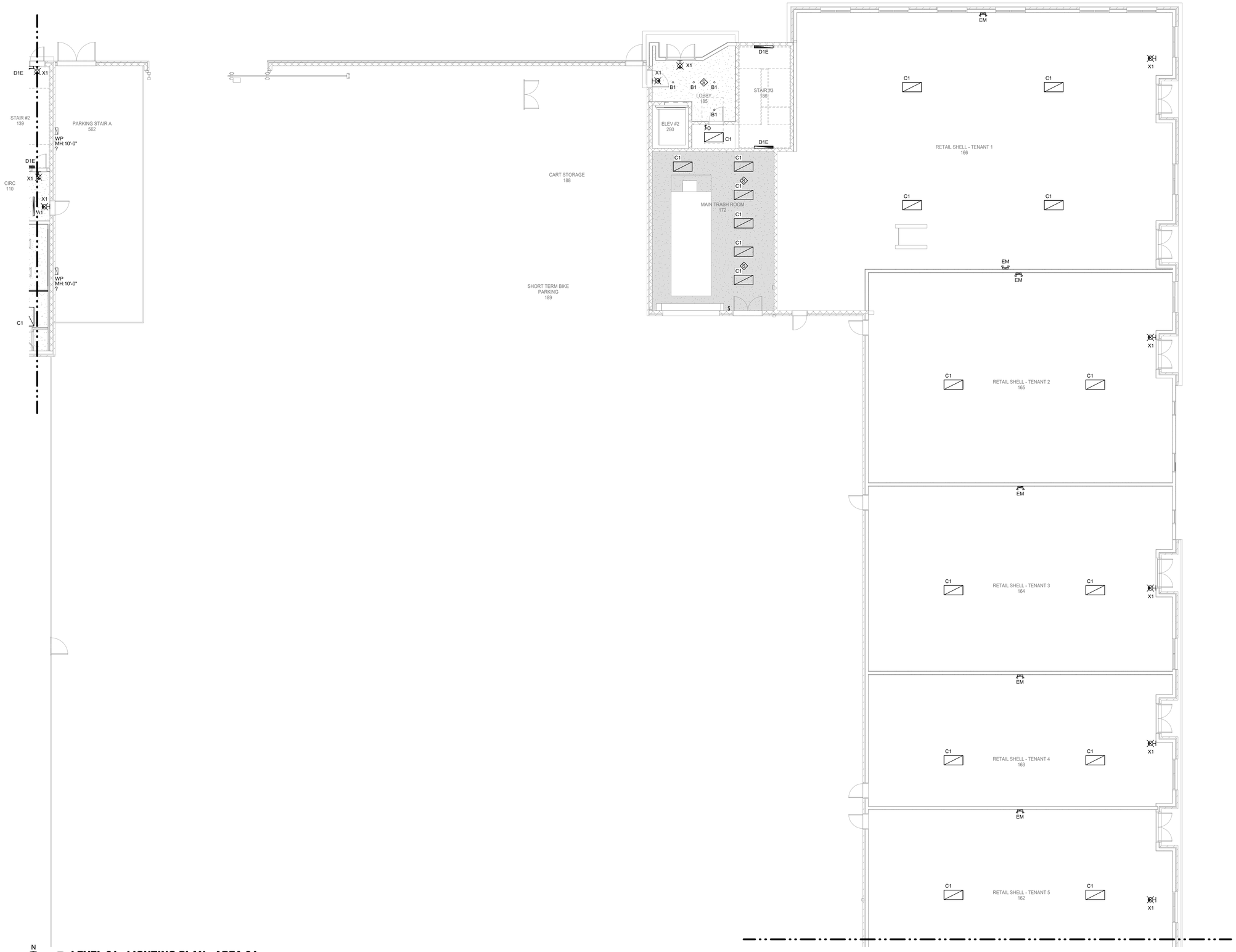
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.13



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1 **LEVEL 01 - LIGHTING PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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INITIAL ISSUE & REVISIONS		
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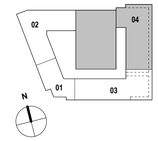

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ISSUE DATE
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LIGHTING PLAN - LEVEL 01, AREA 04

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Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.14

N

1 **LEVEL 02 - LIGHTING PLAN - AREA 01**
Scale: 1/8" = 1'-0"

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504.733.4336

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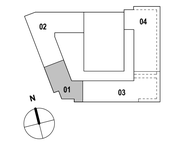
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025.10-30



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LIGHTING PLAN - LEVEL 02, AREA 01

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Registration: 0005857
Project No: 2550-00182

E2.15

N

1 **LEVEL 02 - LIGHTING PLAN - AREA 02**
Scale: 1/8" = 1'-0"

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LOT 5B - MULTIFAMILY + COMMERCIAL

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INITIAL ISSUE & REVISIONS		
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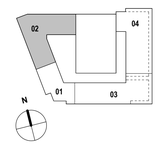

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LIGHTING PLAN - LEVEL 02, AREA 02

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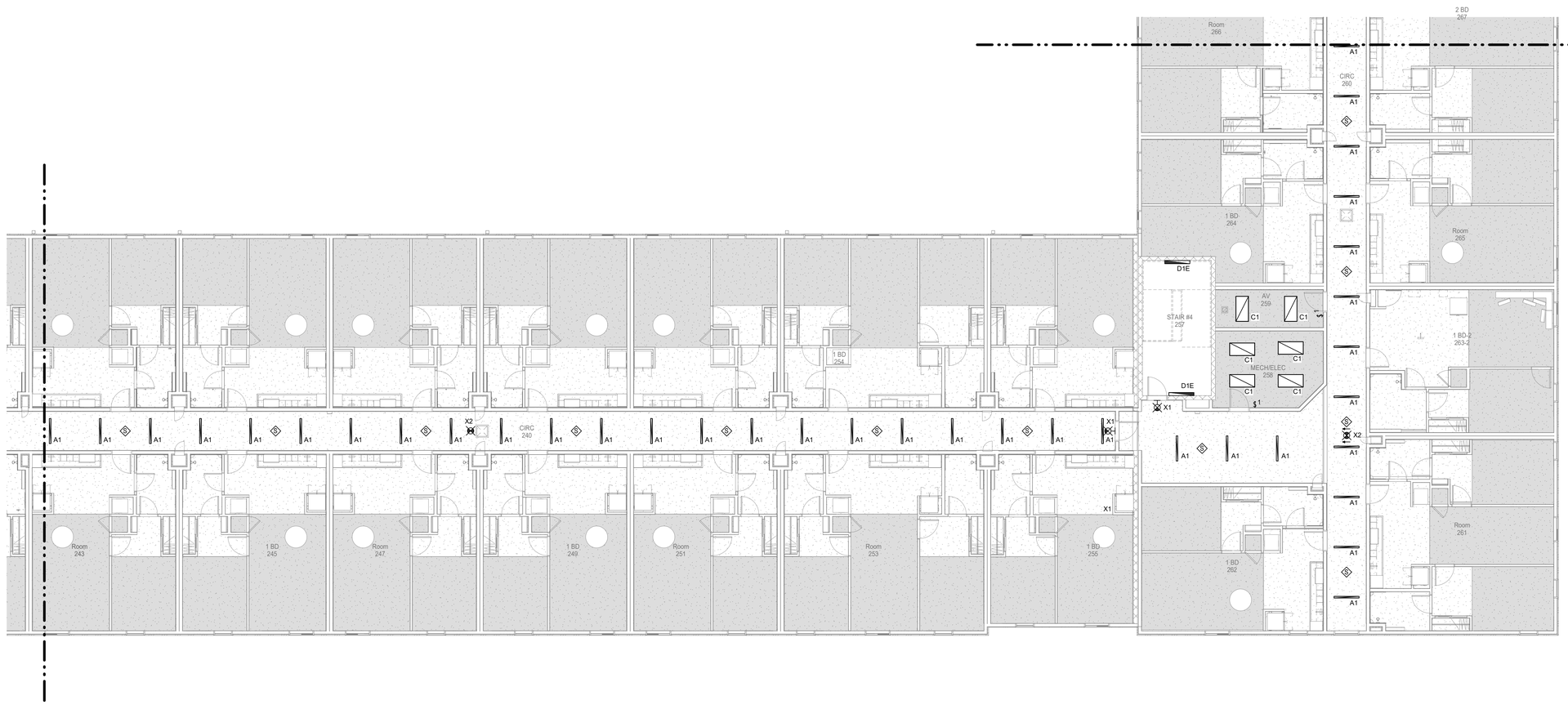
Registration: 0005857
Project No: 2550-00182

E2.16



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1 **LEVEL 02 - LIGHTING PLAN - AREA 03**
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Autodesk Docs://24 - 22194 - River District/2550-00182_River District_MEP_R24.rvt

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

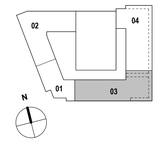
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
08/12/25

LIGHTING PLAN - LEVEL 02, AREA 03

Salas O'Brien
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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.17

N

1 **LEVEL 02 - LIGHTING PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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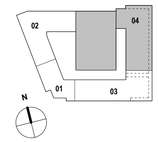
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
08/12/25

LIGHTING PLAN - LEVEL 02, AREA 04

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.18

N

1 **LEVEL 03 - LIGHTING PLAN - AREA 01**
Scale: 1/8" = 1'-0"

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850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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OWNER
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400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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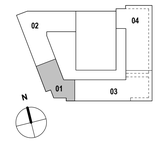
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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ISSUE DATE
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LIGHTING PLAN - LEVEL 03, AREA 01

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.19

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1 **LEVEL 03 - LIGHTING PLAN - AREA 02**
Scale: 1/8" = 1'-0"

10/30/2025 7:30:33 AM
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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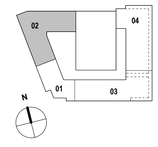
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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ISSUE DATE
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LIGHTING PLAN - LEVEL 03, AREA 02

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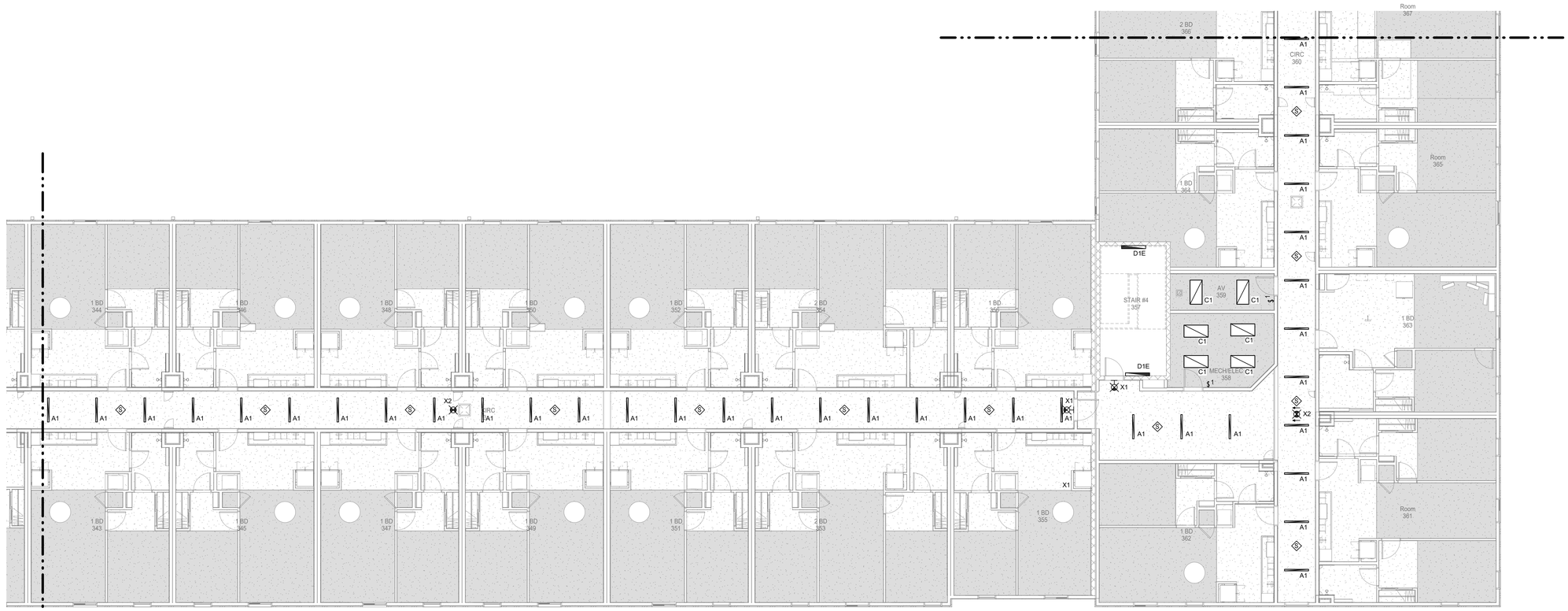
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.20



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1 **LEVEL 03 - LIGHTING PLAN - AREA 03**

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LOT 5B - MULTIFAMILY + COMMERCIAL

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
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NEW ORLEANS, LA 70123
504.733.4336

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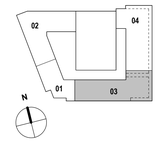
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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ISSUE DATE
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LIGHTING PLAN - LEVEL 03, AREA 03

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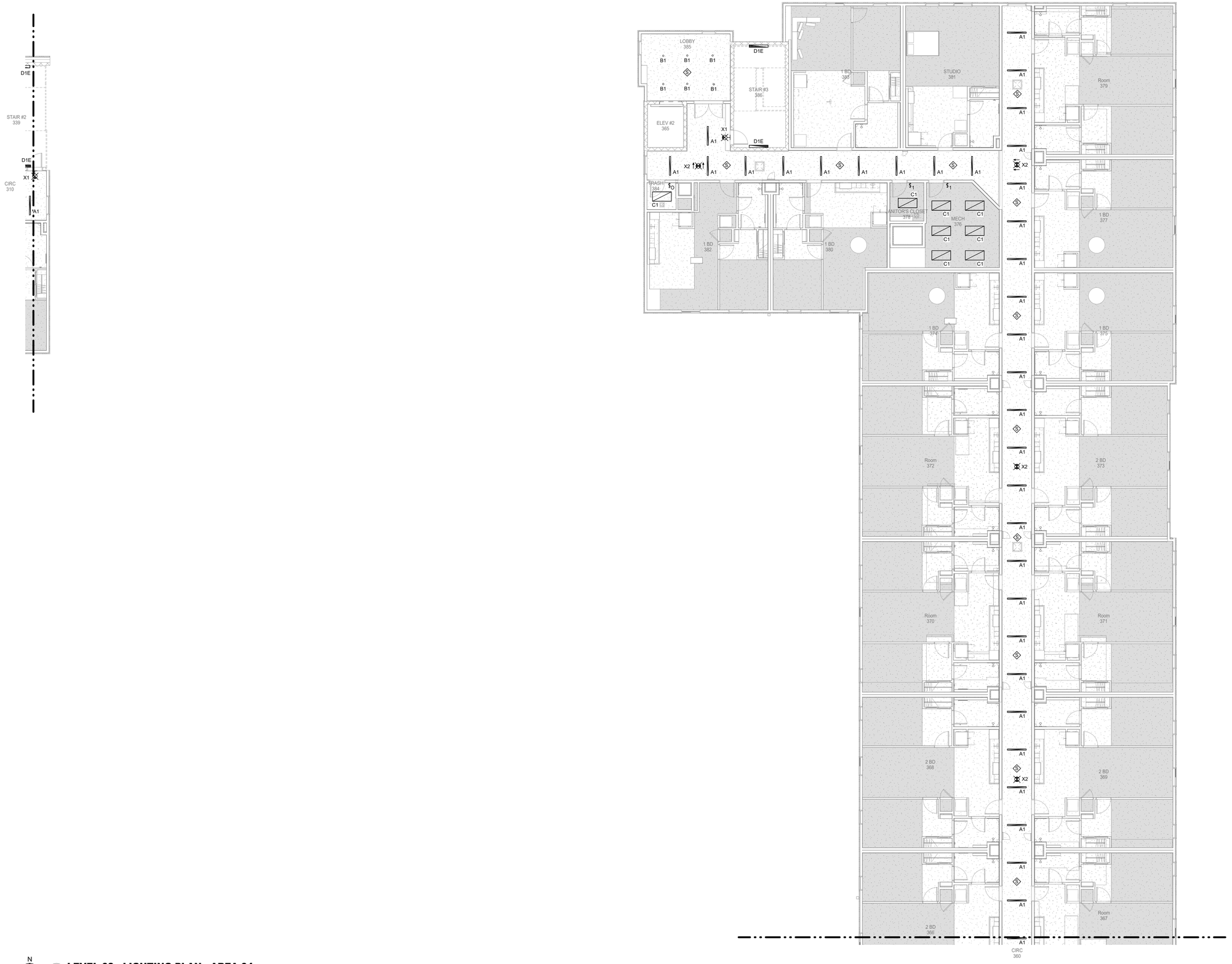
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.21



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1 **LEVEL 03 - LIGHTING PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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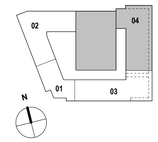
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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ISSUE DATE
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LIGHTING PLAN - LEVEL 03, AREA 04

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.22

N

1 **LEVEL 04 - LIGHTING PLAN - AREA 01**
Scale: 1/8" = 1'-0"

10/30/2025 7:30:38 AM
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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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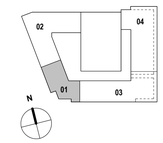

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CN22194

ISSUE DATE
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LIGHTING PLAN - LEVEL 04, AREA 01

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.23

N

1 **LEVEL 04 - LIGHTING PLAN - AREA 02**
Scale: 1/8" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

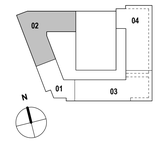
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
08/12/25

LIGHTING PLAN - LEVEL 04, AREA 02

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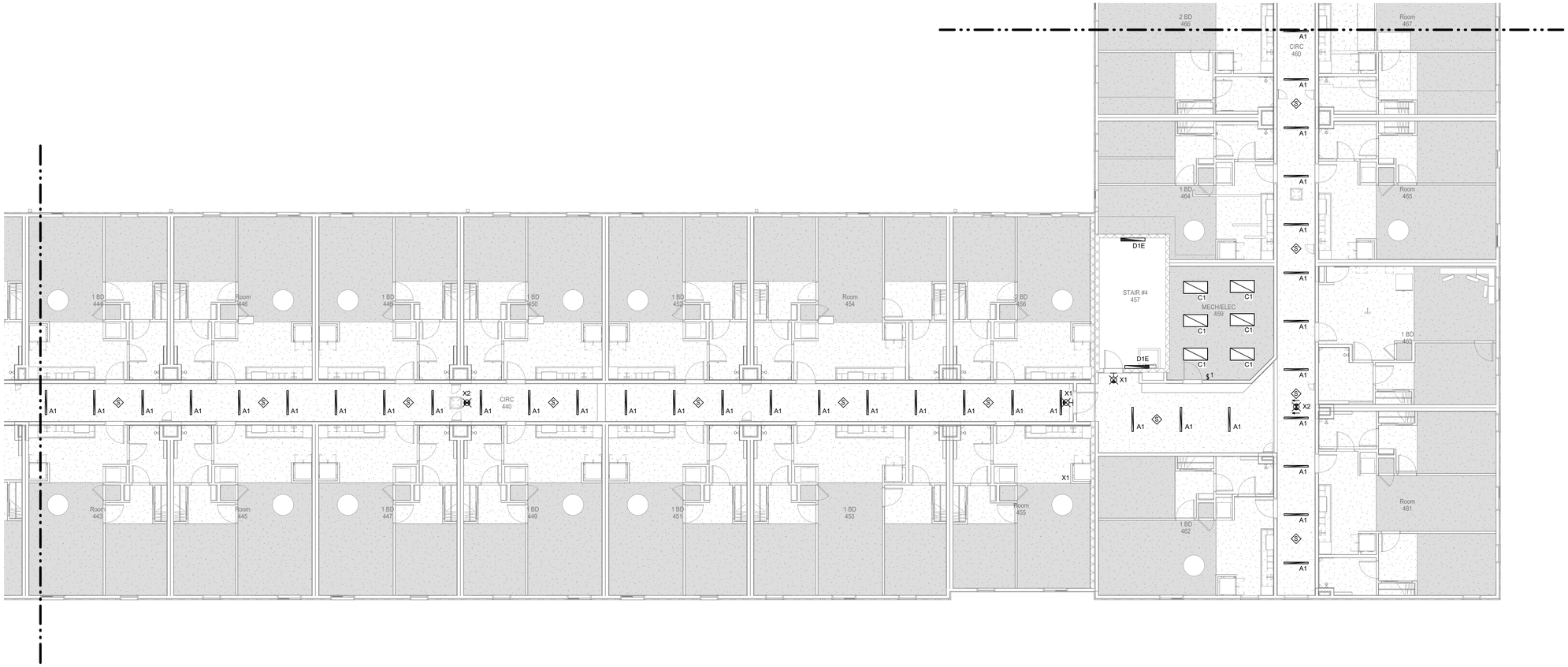
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.24



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1 **LEVEL 04 - LIGHTING PLAN - AREA 03**
Scale: 1/8" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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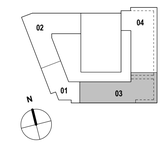
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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ISSUE DATE
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LIGHTING PLAN - LEVEL 04, AREA 03

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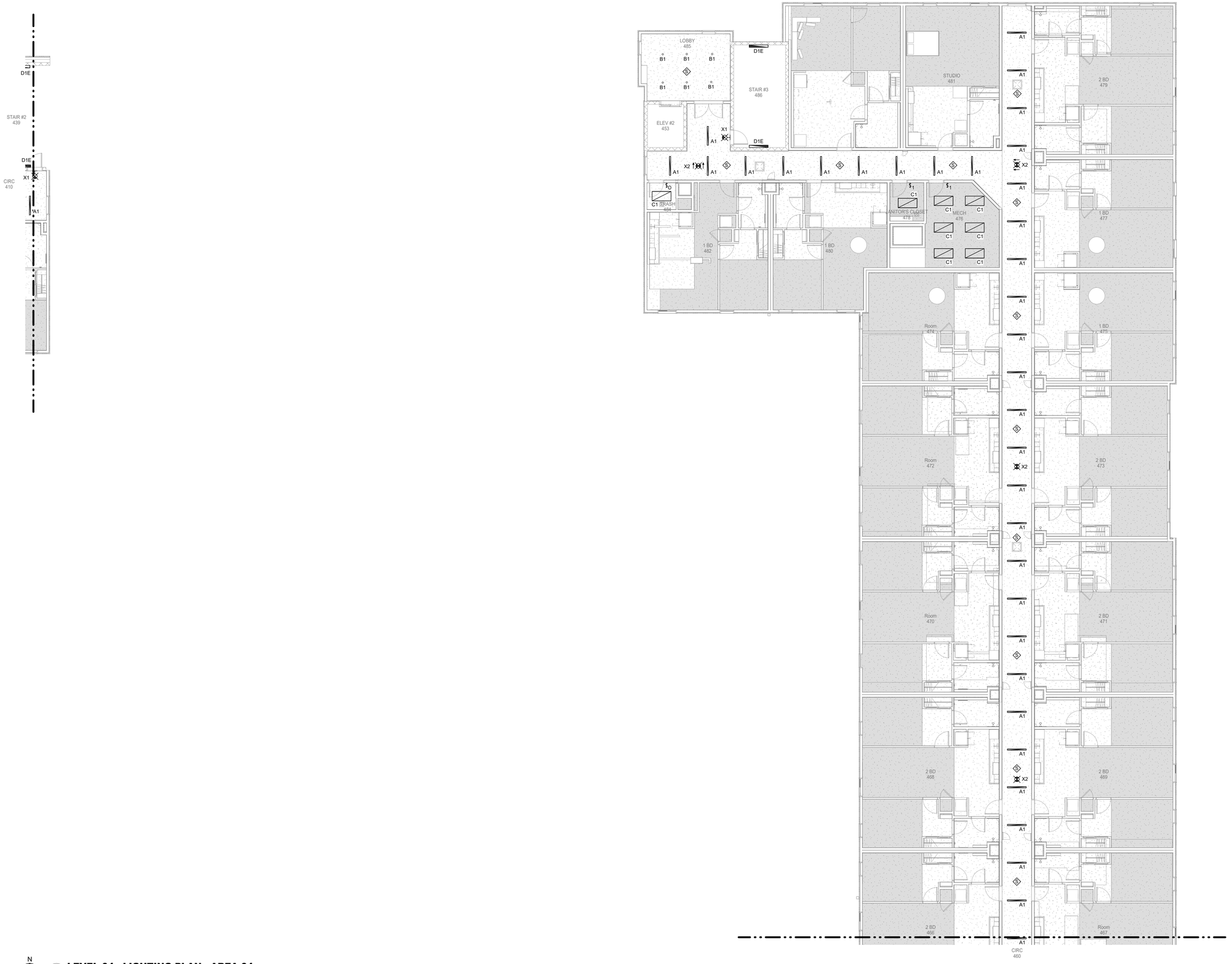
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.25



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1 **LEVEL 04 - LIGHTING PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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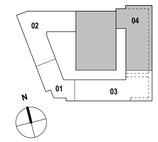
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
08/12/25

LIGHTING PLAN - LEVEL 04, AREA 04

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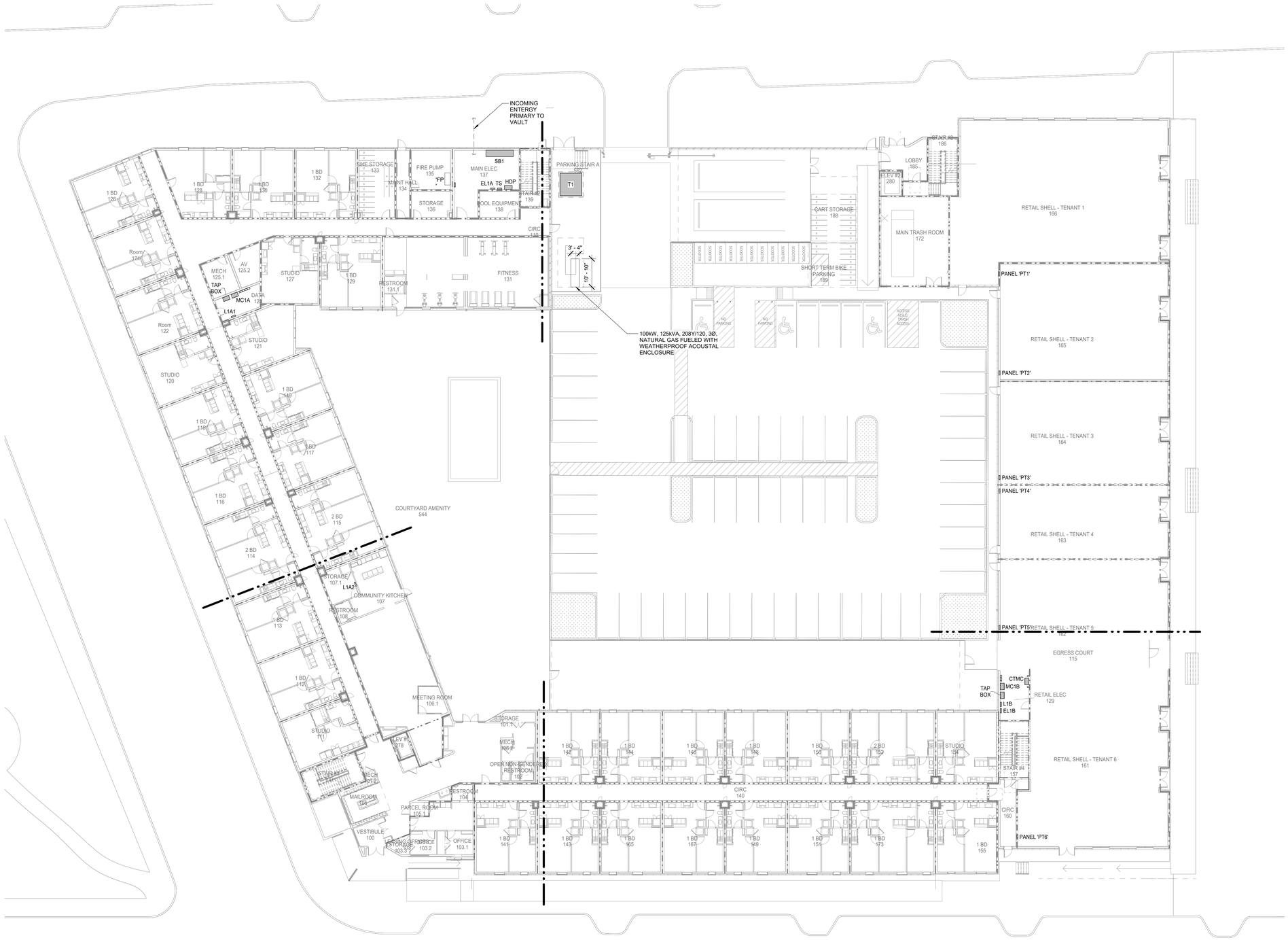
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E2.26



N

1 **LEVEL 01 - OVERALL BLDG POWER PLAN**
Scale: 1/16" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

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850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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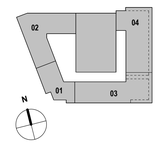
GMP	GMP	2025_10-30



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ISSUE DATE
2025_07-25

ELECTRICAL - OVERALL PLAN - LEVEL 01

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.01

10/30/2025 7:30:11 AM
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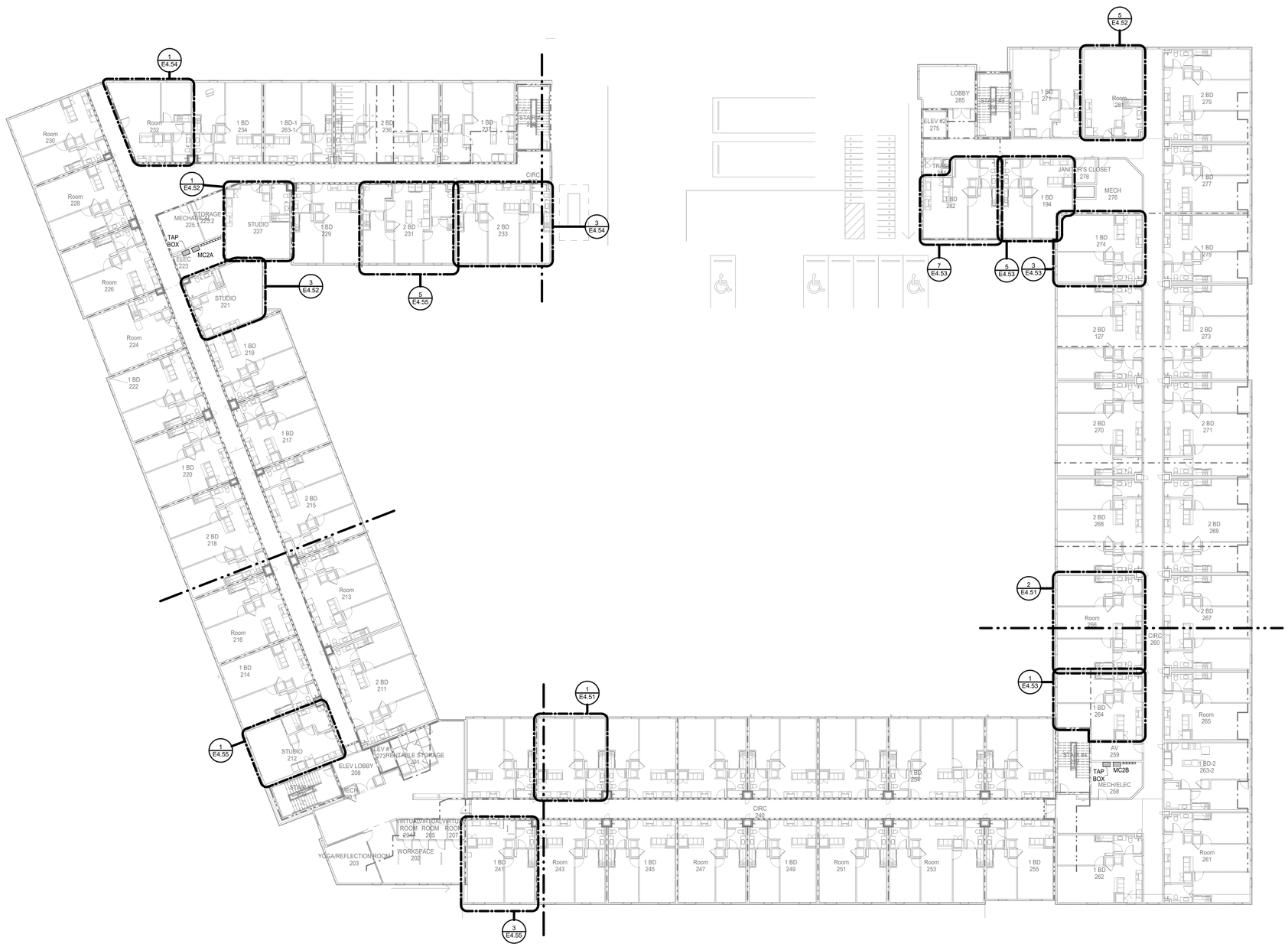

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1 **LEVEL 02 - OVERALL BLDG POWER PLAN**
Scale: 1/16" = 1'-0"

10/30/2025 7:30:06 AM
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OWNER
RONI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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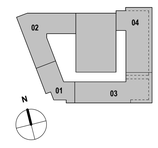
GMP	GMP	2025_10-30



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ELECTRICAL - OVERALL PLAN - LEVEL 02

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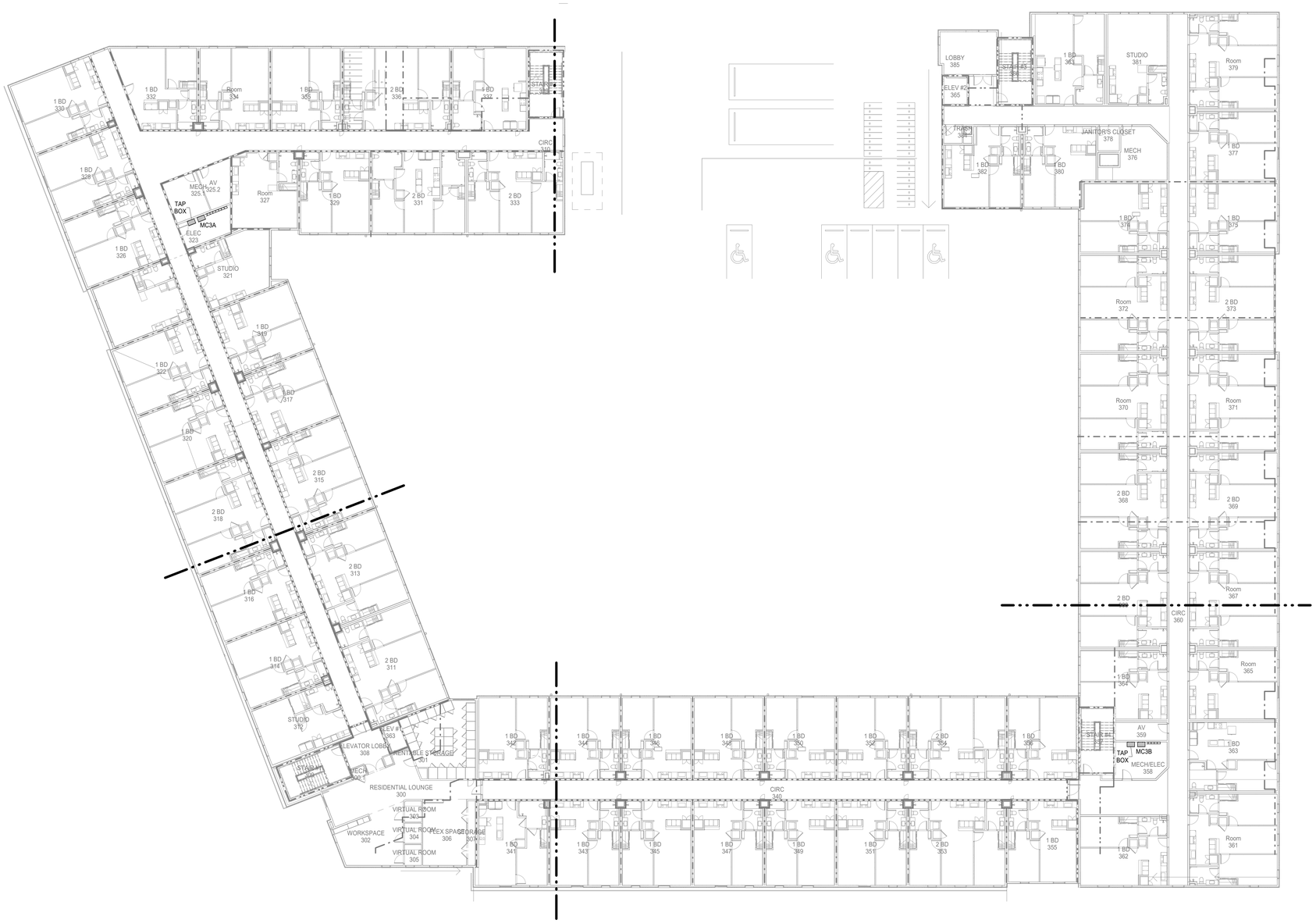
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.02



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1 **LEVEL 03 - OVERALL BLDG POWER PLAN**

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RONI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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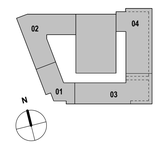

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ELECTRICAL - OVERALL PLAN - LEVEL 03

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

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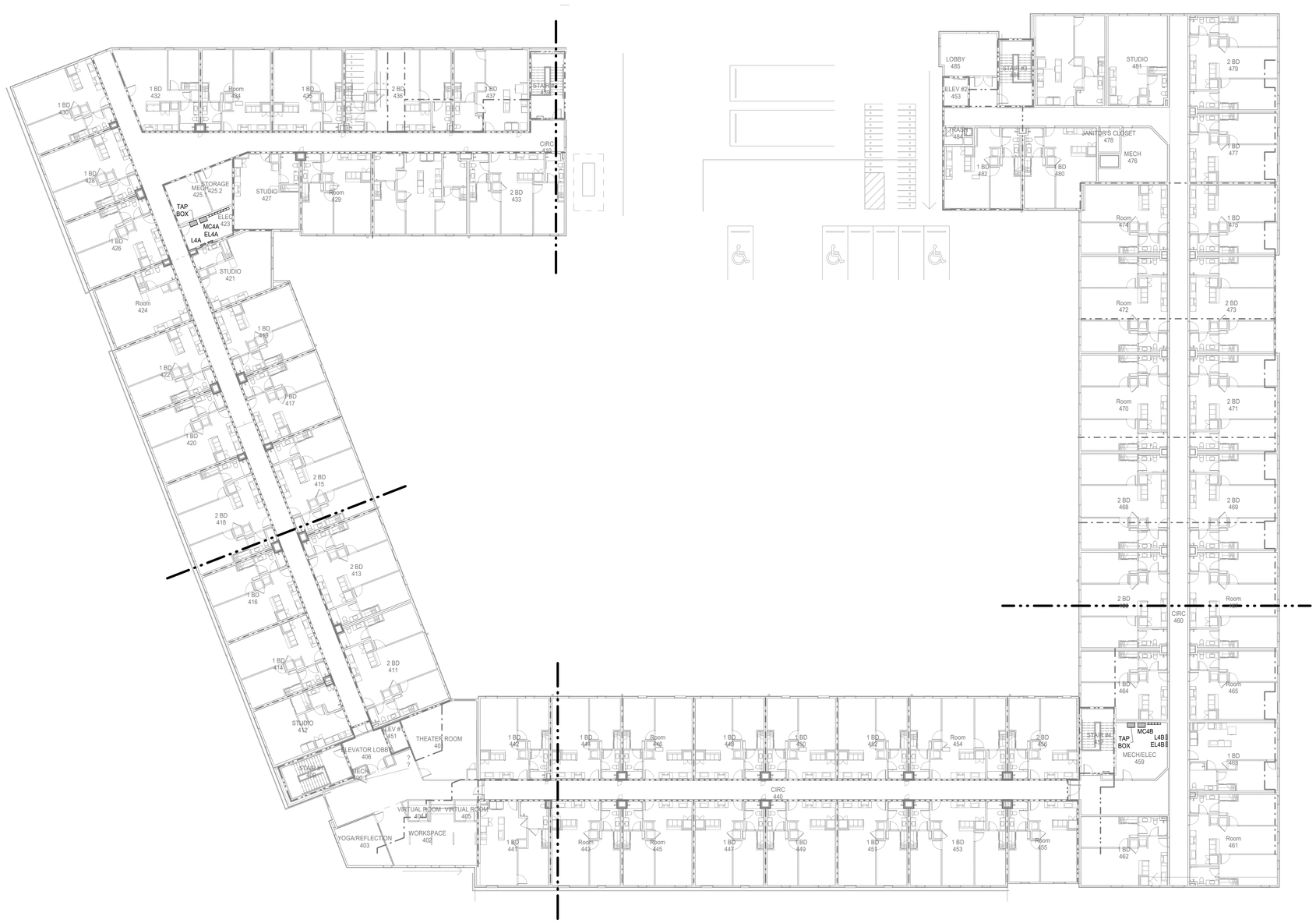
E3.03



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1 **LEVEL 04 - OVERALL BLDG POWER PLAN**

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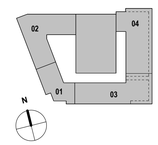

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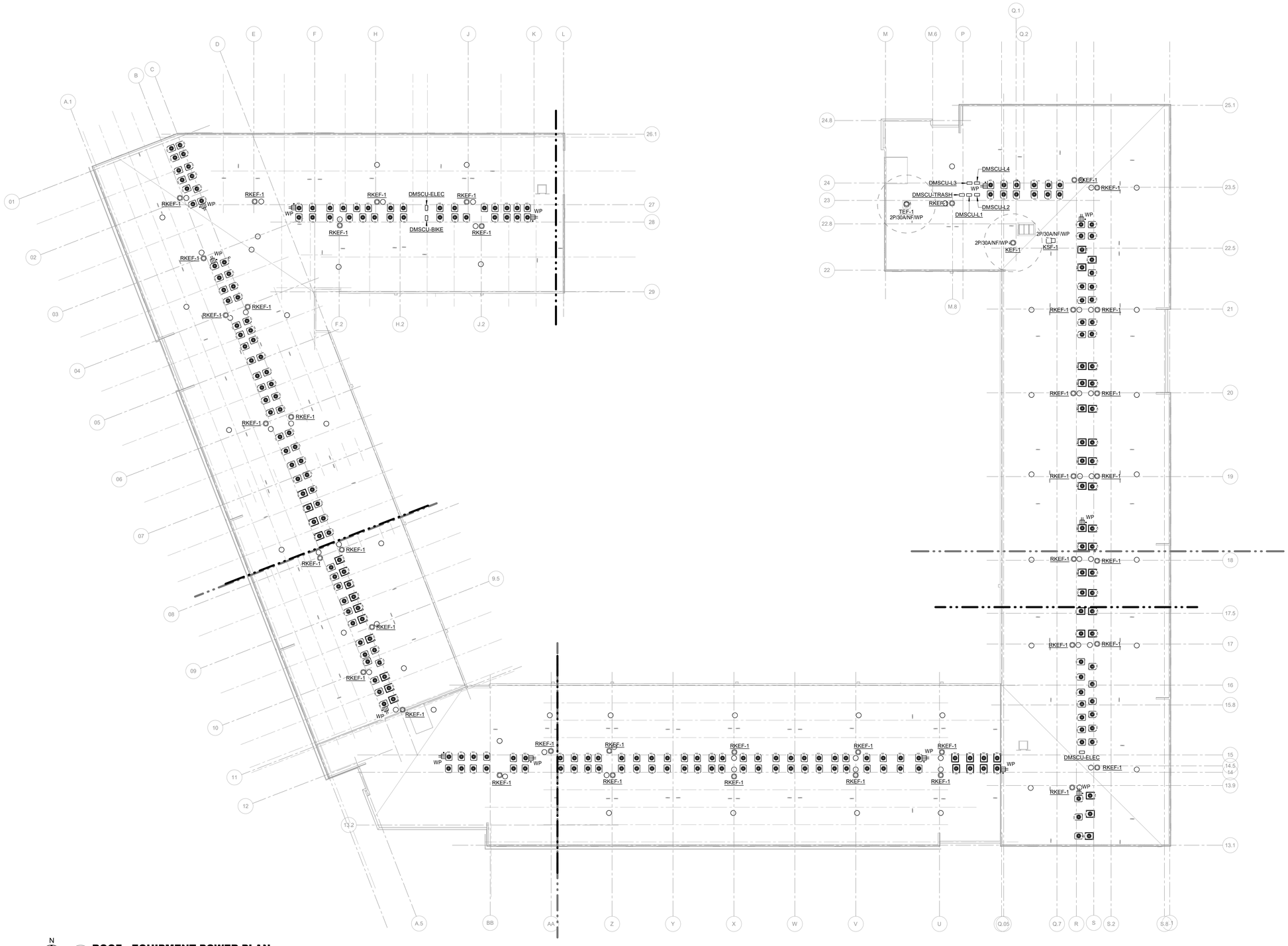

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1 ROOF - EQUIPMENT POWER PLAN

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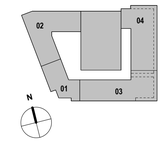

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1 LEVEL 01 - POWER PLAN - AREA 01

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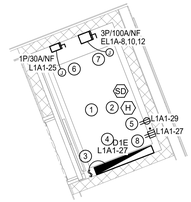

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2 ELEVATOR #1 - ELECTRICAL PLAN

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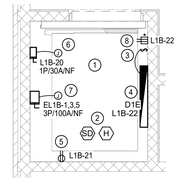

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3 ELEVATOR #2 - ELECTRICAL PLAN

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

ELEVATOR KEYED NOTES

1	COORDINATE LOCATIONS OF ALL EQUIPMENT AND CONNECTIONS REQUIRED FOR THE ELEVATOR INSTALLATION WITH THE SUBMITTAL AND MANUFACTURER IN ADVANCE OF ROUGH-IN. PROVIDE ANY ADDITIONAL EQUIPMENT AND CONNECTIONS AS INDICATED IN THE SUBMITTAL.
2	LOCATE SMOKE AND HEAT DETECTORS AT THE TOP OF THE ELEVATOR HOISTWAY AS REQUIRED.
3	PROVIDE SWITCHES IN AN ACCESSIBLE LOCATION FOR CONTROL OF ELEVATOR PIT SUMP PUMP AND ELEVATOR PIT AND HOISTWAY LIGHTING.
4	PROVIDE (2) LIGHT FIXTURES, (1) IN THE ELEVATOR PIT AND (1) AT THE TOP OF THE ELEVATOR HOISTWAY.
5	PROVIDE POWER FOR ELEVATOR PIT SUMP PUMP RECEPTACLE AND ANY COORDINATE CONTROLS AS INDICATED ON PLUMBING DOCUMENTS.
6	PROVIDE 20A FUSED DISCONNECT FOR ELEVATOR CAB LIGHTING.
7	PROVIDE LOCKABLE FUSED DISCONNECT FOR ELEVATOR POWER. FUSED DISCONNECT SHALL HAVE CONTROL POINTS FOR HEAT AND SMOKE DETECTION SHUNT TRIP.
8	PROVIDE OUTLET IN THE ELEVATOR PIT, AND AT THE TOP OF THE ELEVATOR HOISTWAY.

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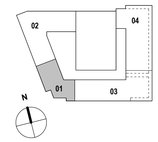

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1 **LEVEL 01 - POWER PLAN - AREA 02**
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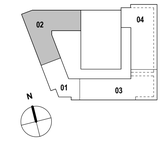

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ELECTRICAL - AREA PLAN - LEVEL 01, AREA 02

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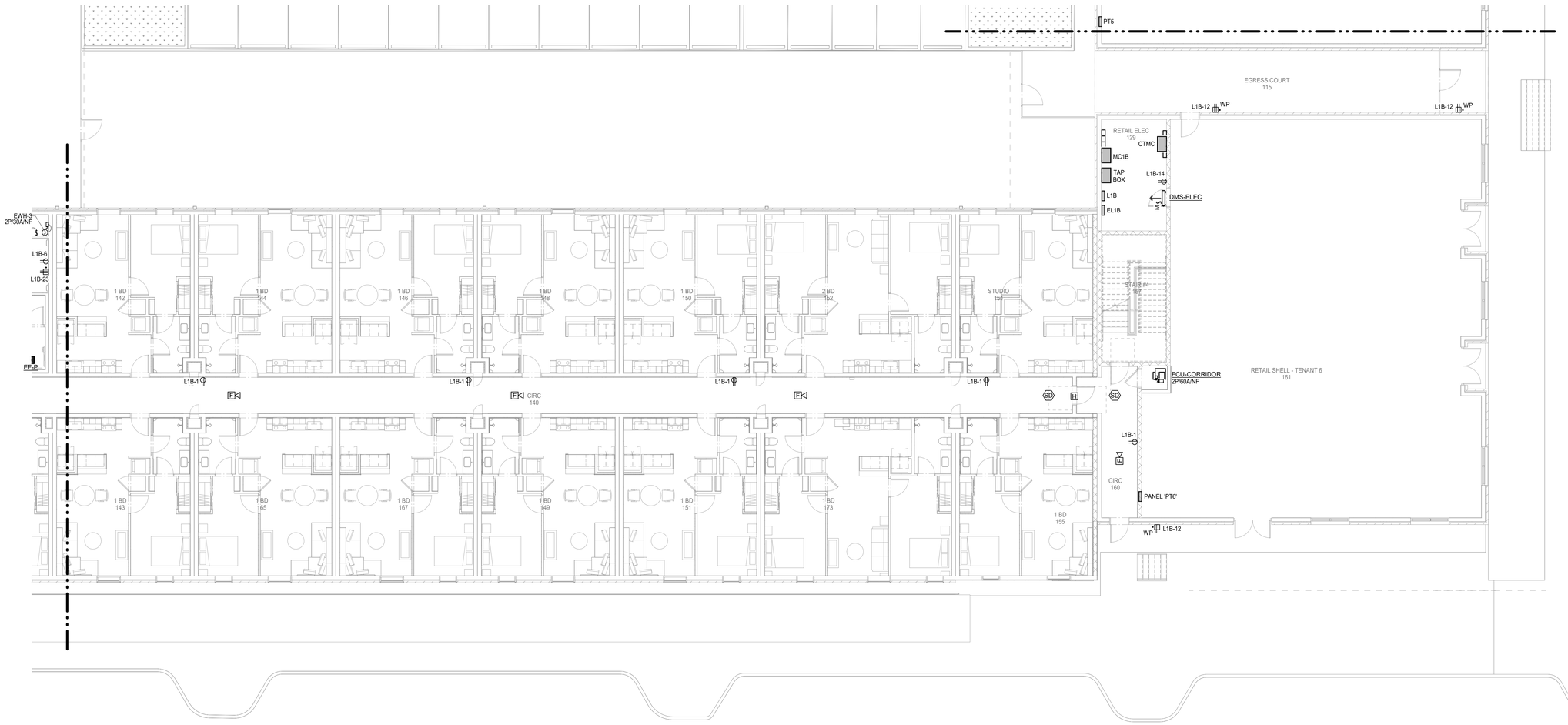

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1 **LEVEL 01 - POWER PLAN - AREA 03**
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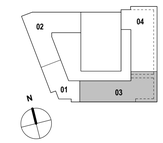

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ELECTRICAL - AREA PLAN - LEVEL 01, AREA 03

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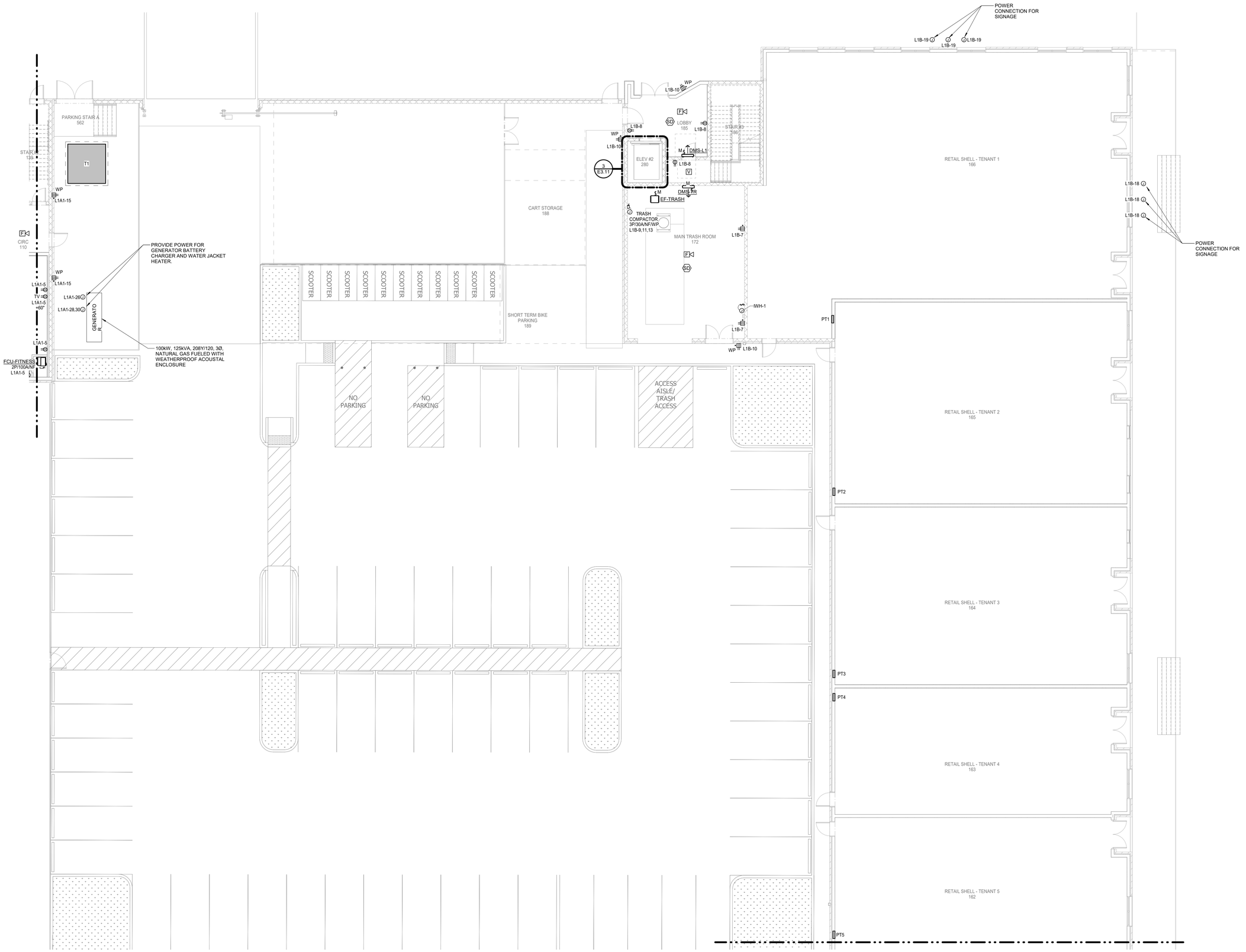
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.13



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CONTRACTOR
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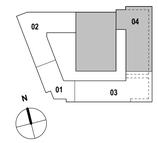

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ELECTRICAL - AREA PLAN - LEVEL 01, AREA 04

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

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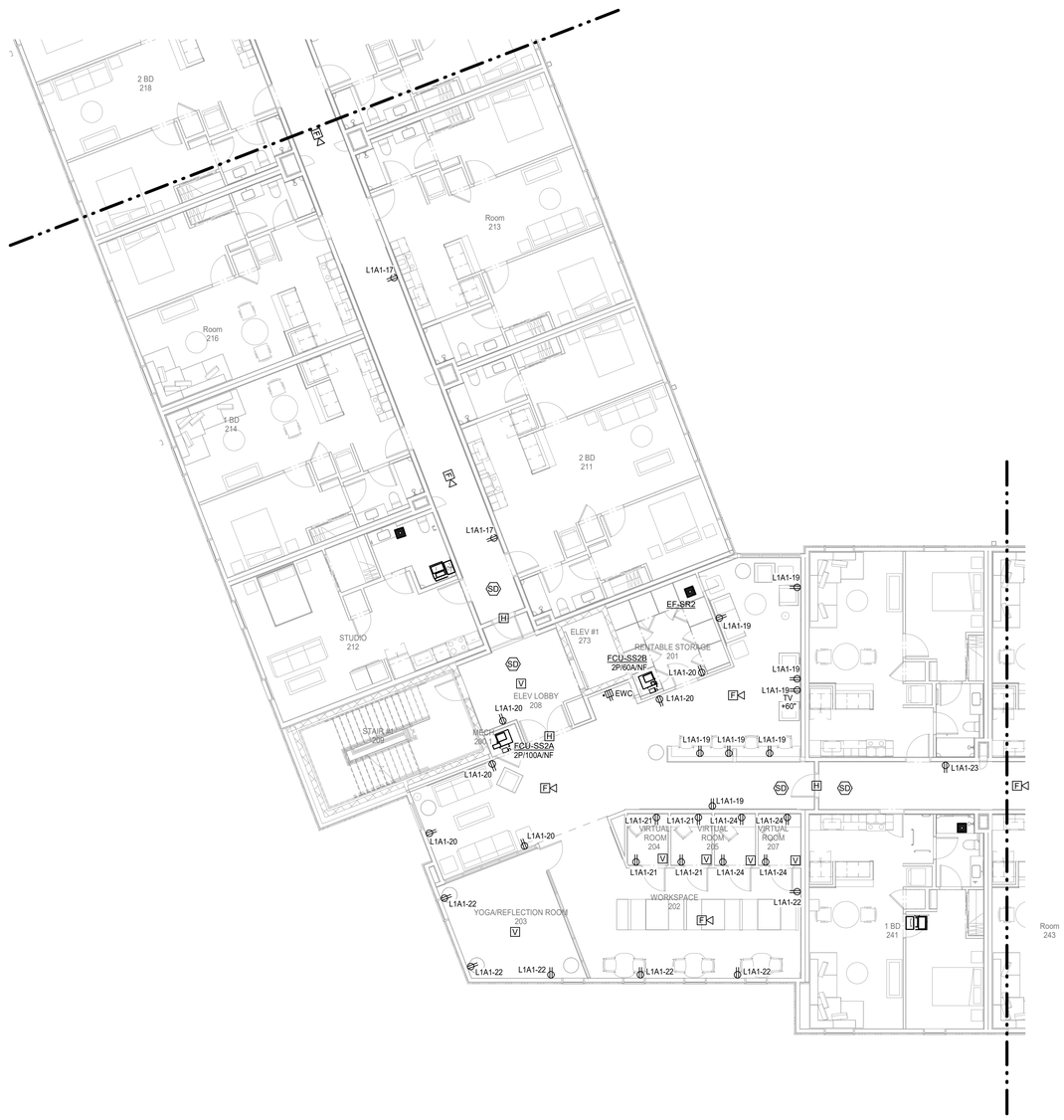
E3.14



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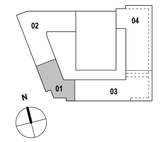

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ELECTRICAL - AREA PLAN - LEVEL 02, AREA 01

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1 **LEVEL 02 - POWER PLAN - AREA 02**
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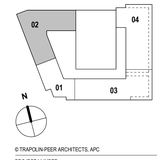

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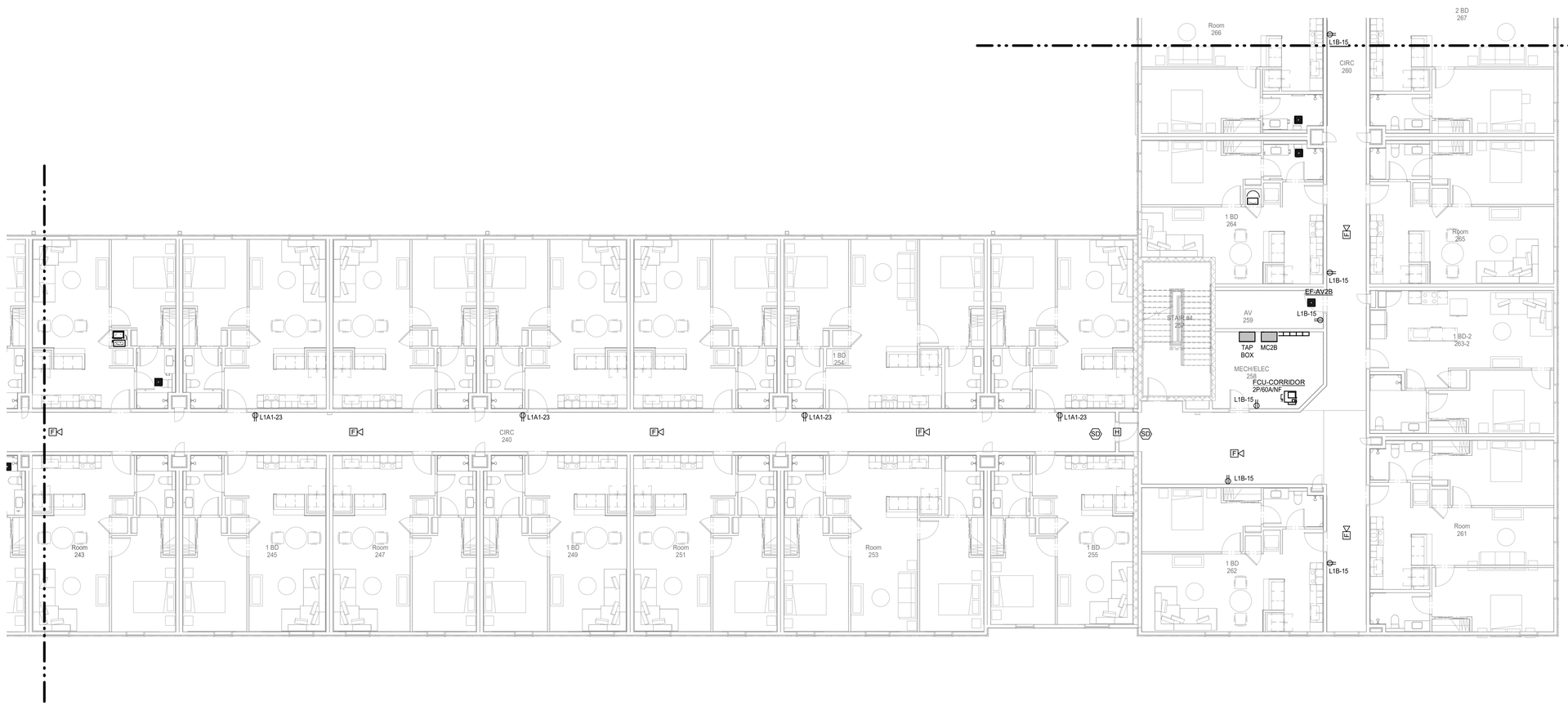

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1 **LEVEL 02 - POWER PLAN - AREA 03**
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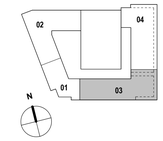

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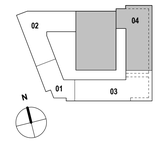
GMP	GMP	2025_10-30



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CN22194

ISSUE DATE
2025_07-25

ELECTRICAL - AREA PLAN - LEVEL 02, AREA 04

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.18

N

1 **LEVEL 02 - POWER PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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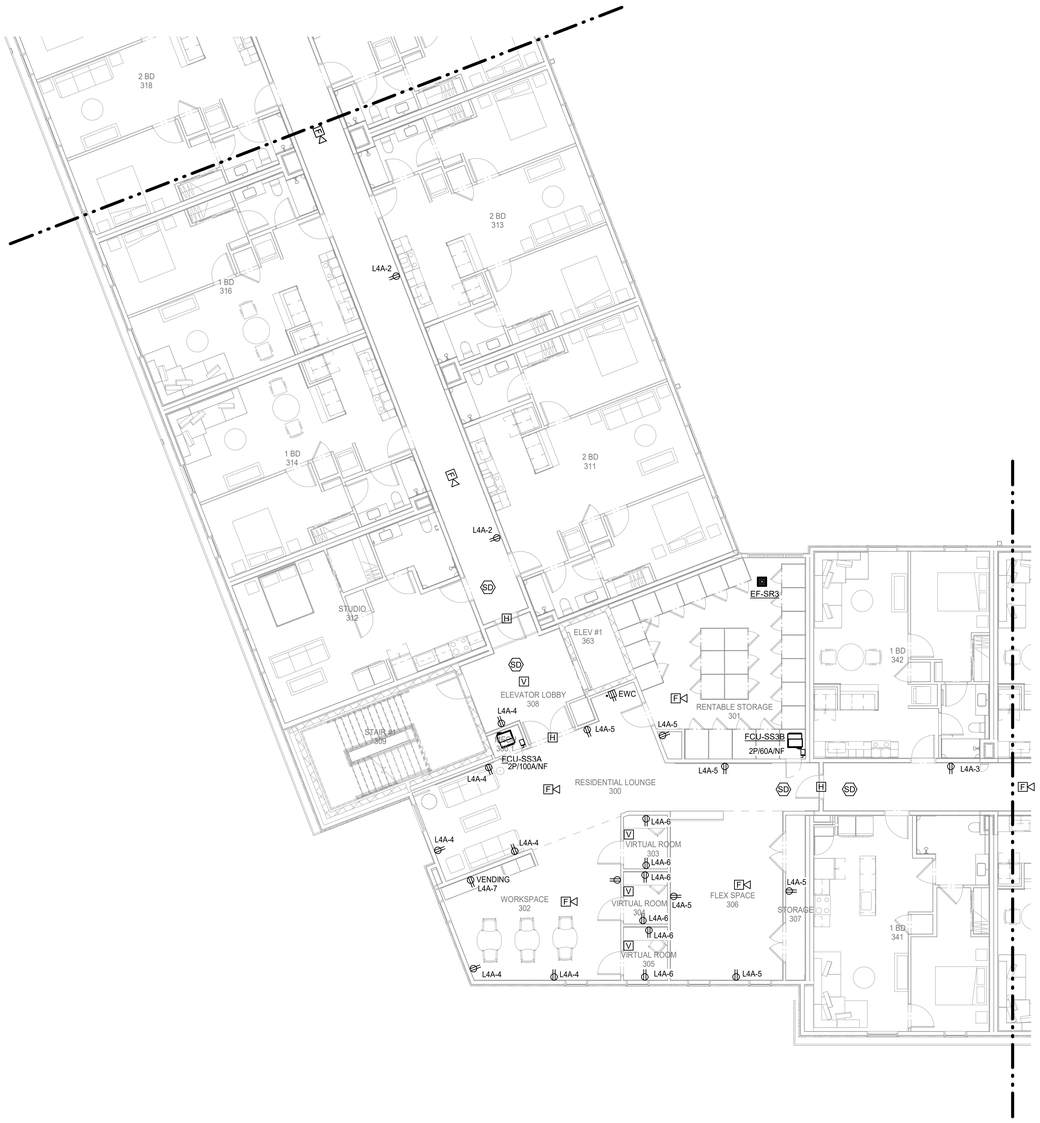

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1 **LEVEL 03 - POWER PLAN - AREA 01**
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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

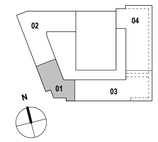
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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ISSUE DATE
2025_07-25

ELECTRICAL - AREA PLAN - LEVEL 03, AREA 01

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Baton Rouge
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Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.19

N

1 **LEVEL 03 - POWER PLAN - AREA 02**
Scale: 1/8" = 1'-0"

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LOT 5B - MULTIFAMILY + COMMERCIAL

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TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
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CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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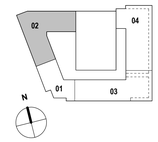
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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ISSUE DATE
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ELECTRICAL - AREA PLAN - LEVEL 03, AREA 02

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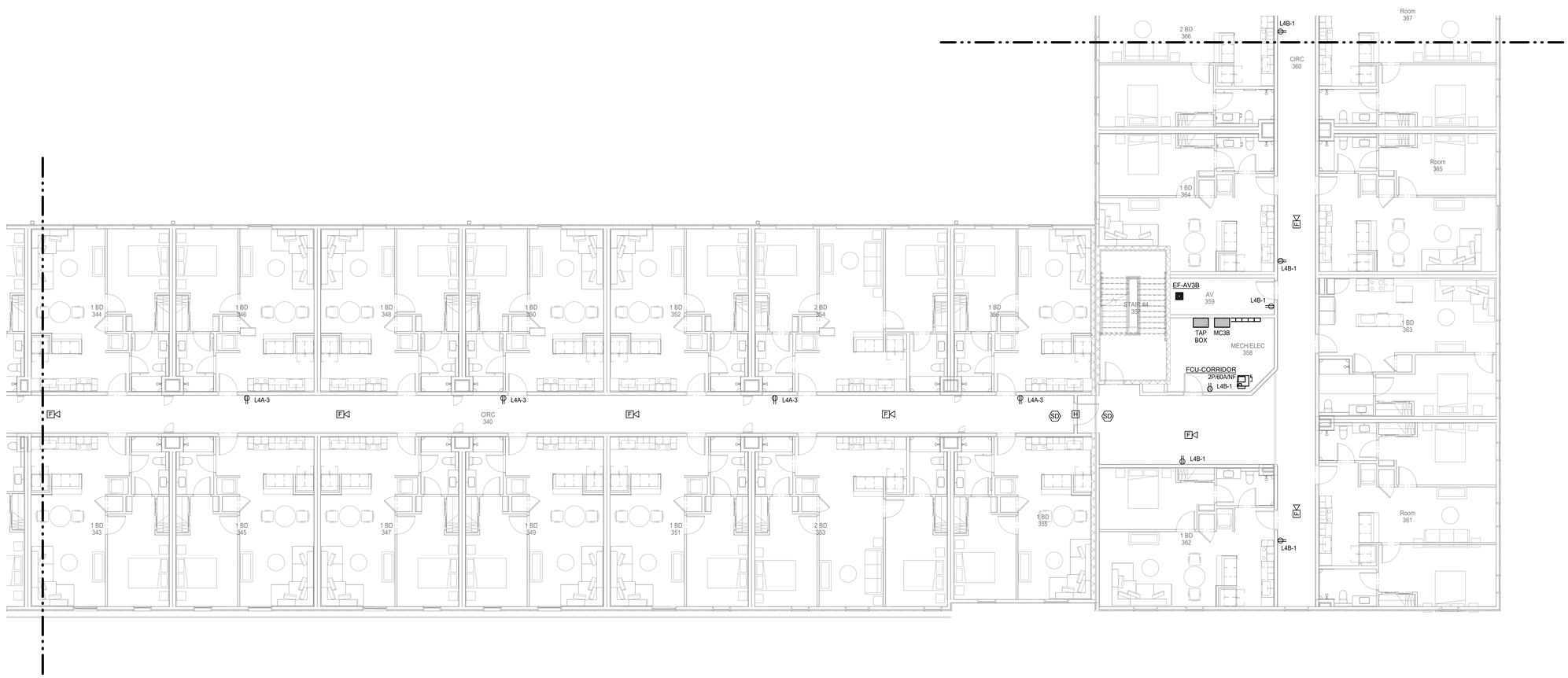
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.20



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1 **LEVEL 03 - POWER PLAN - AREA 03**
Scale: 1/8" = 1'-0"

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CONTRACTOR
GIBBS CONSTRUCTION
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NEW ORLEANS, LA 70123
504.733.4336

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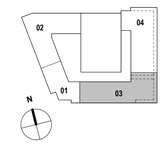
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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ELECTRICAL - AREA PLAN - LEVEL 03, AREA 03

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CONTRACTOR
GIBBS CONSTRUCTION
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NEW ORLEANS, LA 70123
504.733.4336

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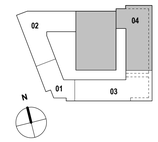
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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ELECTRICAL - AREA PLAN - LEVEL 03, AREA 04

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1 **LEVEL 03 - POWER PLAN - AREA 04**
Scale: 1/8" = 1'-0"

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N

1 **LEVEL 04 - POWER PLAN - AREA 01**
Scale: 1/8" = 1'-0"

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CONTRACTOR
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NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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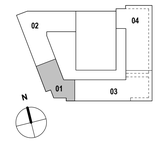

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ELECTRICAL - AREA PLAN - LEVEL 04, AREA 01

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Baton Rouge, LA 70809

Registration: 0005857
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N

1 **LEVEL 04 - POWER PLAN - AREA 02**
Scale: 1/8" = 1'-0"

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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
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NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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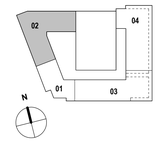
GMP	GMP	2025_10-30



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ELECTRICAL - AREA PLAN - LEVEL 04, AREA 02

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Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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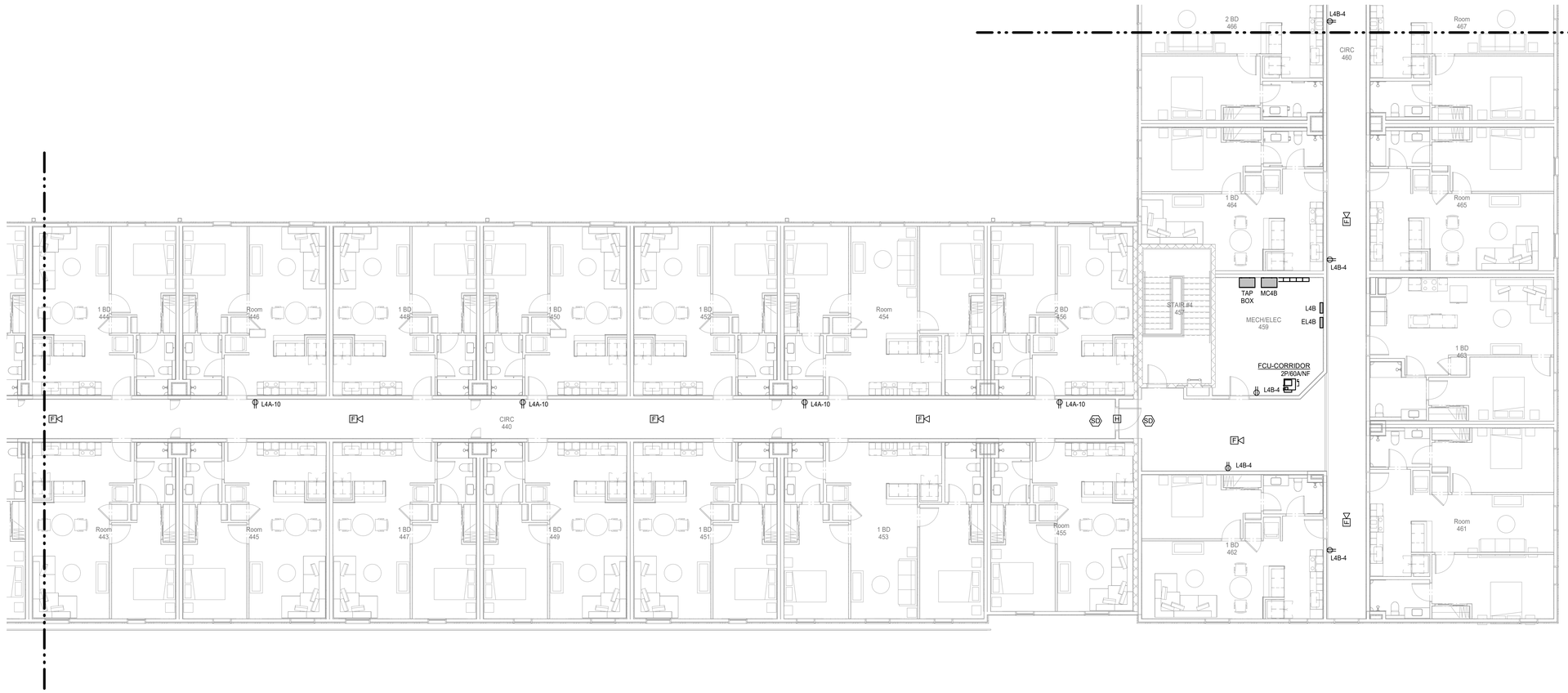

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1 **LEVEL 04 - POWER PLAN - AREA 03**

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

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NEW ORLEANS, LA 70130
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OWNER
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NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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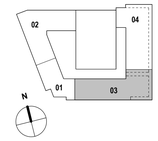
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

ELECTRICAL - AREA PLAN - LEVEL 04, AREA 03

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.25

N

1 **LEVEL 04 - POWER PLAN - AREA 04**

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

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
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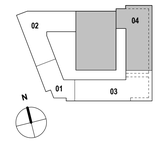

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ISSUE DATE
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ELECTRICAL - AREA PLAN - LEVEL 04, AREA 04

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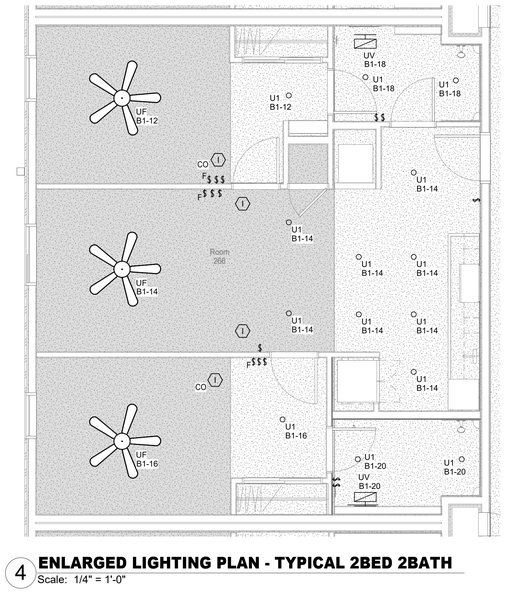
Baton Rouge
5215 Esson Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E3.26



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4 ENLARGED LIGHTING PLAN - TYPICAL 2BED 2BATH

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

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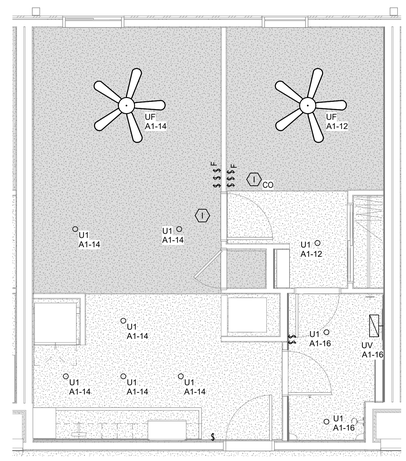
2 ENLARGED POWER PLAN - TYPICAL 2BED 2BATH

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



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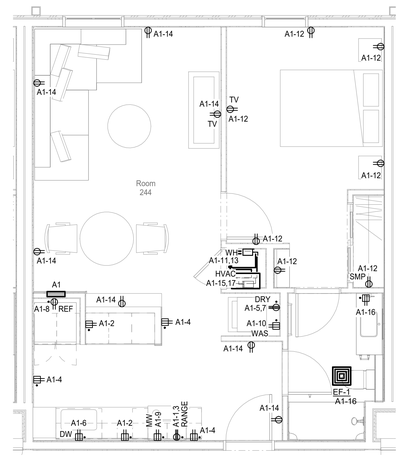
3 ENLARGED LIGHTING PLAN - TYPICAL 1BED 1BATH

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



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1 ENLARGED POWER PLAN - TYPICAL 1BED 1BATH

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

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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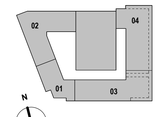
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

ELECTRICAL - ENL PLANS - RESIDENTIAL UNITS

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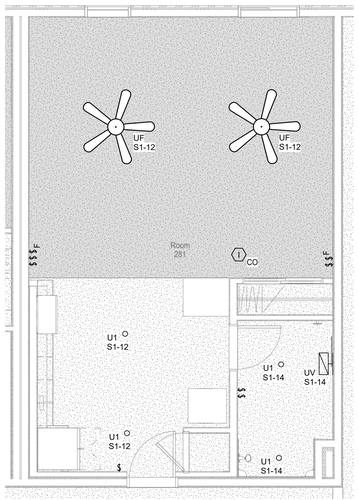
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

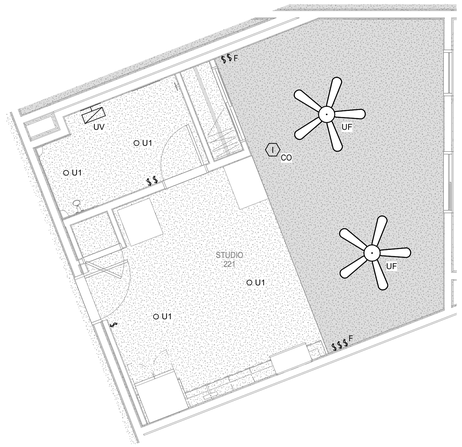
E4.51



N

6 ENLARGED LIGHTING PLAN - TYPICAL STUDIO

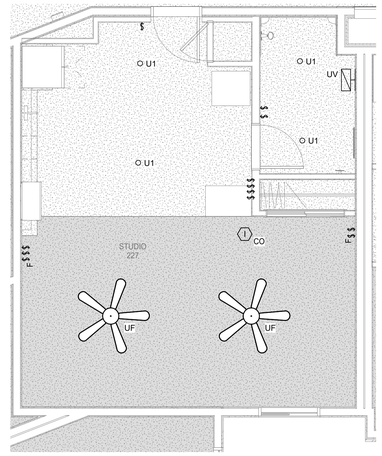
Scale: 1/4" = 1'-0"



N

4 ENLARGED LIGHTING PLAN - ATYPICAL STUDIO TYPE 1

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



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2 ENLARGED LIGHTING PLAN - ATYPICAL STUDIO TYPE 2

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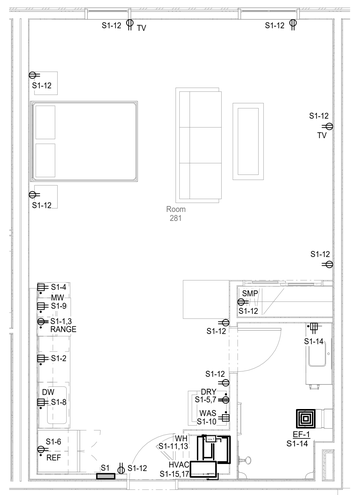

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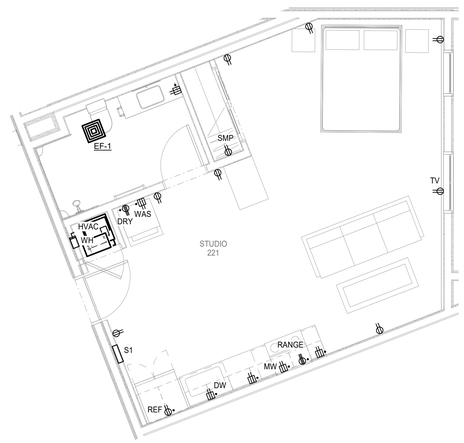
5 ENLARGED POWER PLAN - TYPICAL STUDIO

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



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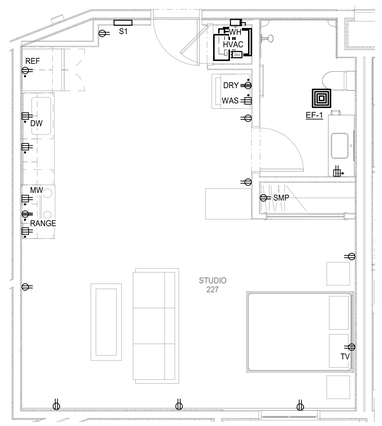
3 ENLARGED POWER PLAN - ATYPICAL STUDIO TYPE 1

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



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1 ENLARGED POWER PLAN - ATYPICAL STUDIO TYPE 2

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

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THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

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CONTRACTOR
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NEW ORLEANS, LA 70123
504.733.4336

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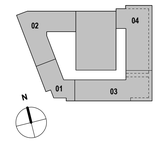
INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
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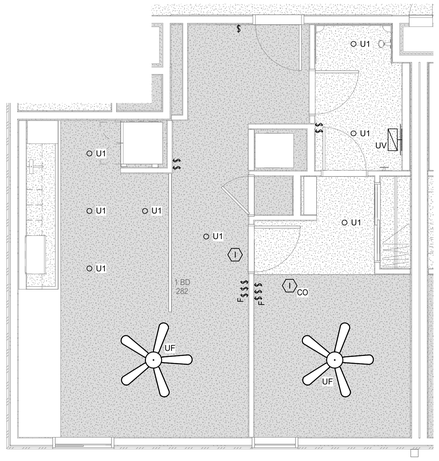
ELECTRICAL - ENL PLANS - RESIDENTIAL UNITS

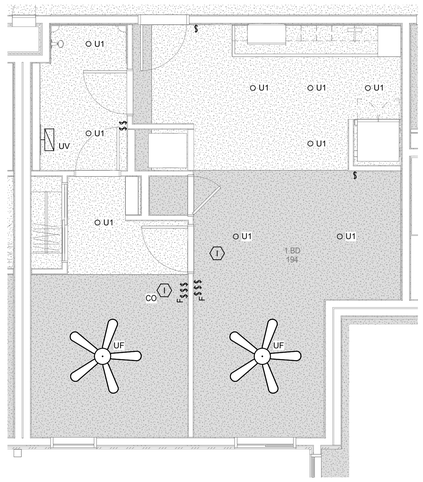
Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

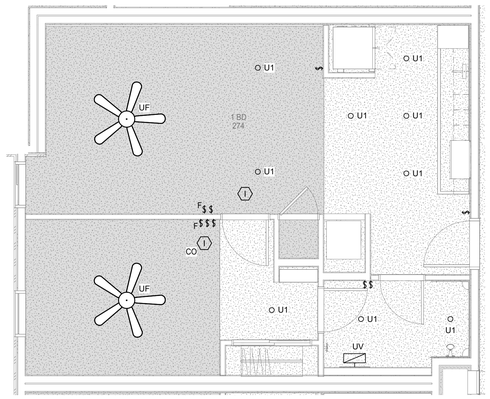
E4.52



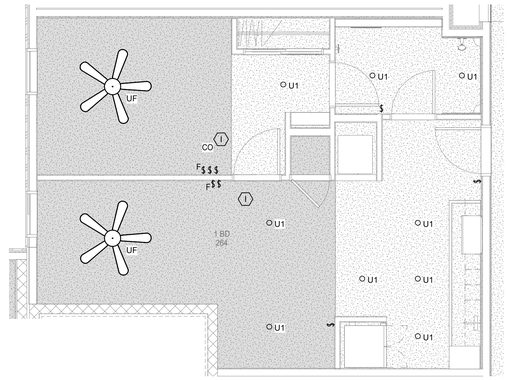
8 ENLARGED LIGHTING PLAN - ATYPICAL 1 BED ROOM TYPE 1
Scale: 1/4" = 1'-0"



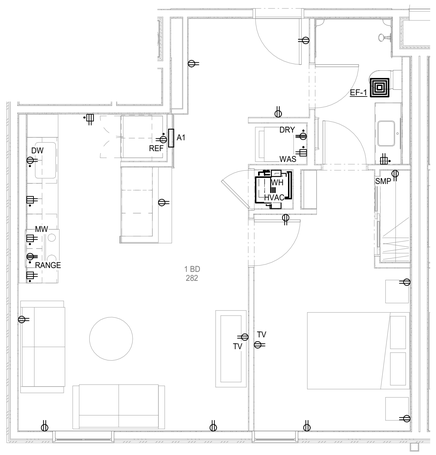
6 ENLARGED LIGHTING PLAN - ATYPICAL 1 BED ROOM TYPE 2
Scale: 1/4" = 1'-0"



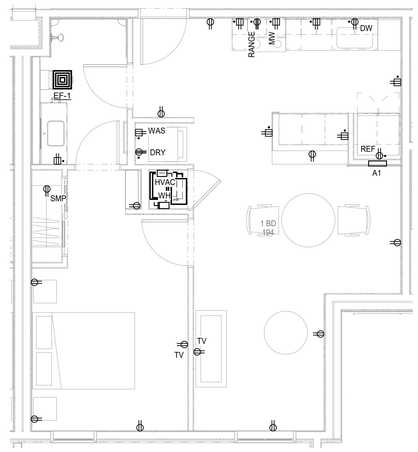
4 ENLARGED LIGHTING PLAN - ATYPICAL 1 BED ROOM TYPE 3
Scale: 1/4" = 1'-0"



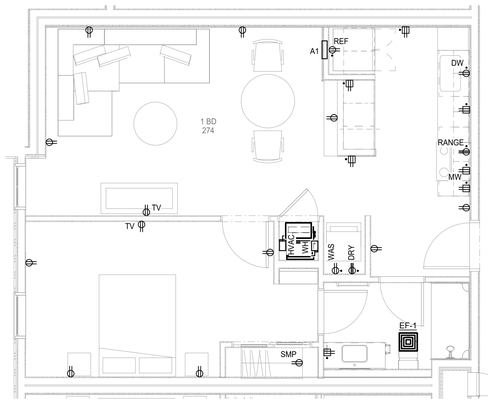
2 ENLARGED LIGHTING PLAN - ATYPICAL 1 BED ROOM TYPE 4
Scale: 1/4" = 1'-0"



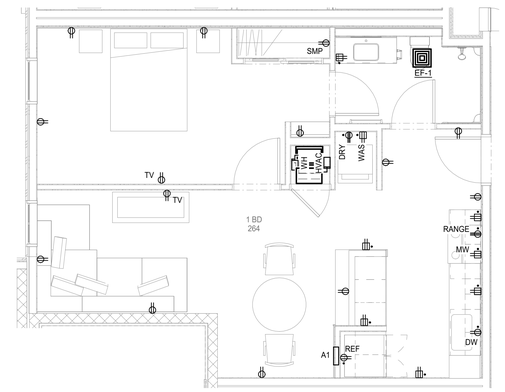
7 ENLARGED POWER PLAN - ATYPICAL 1 BED ROOM TYPE 1
Scale: 1/4" = 1'-0"



5 ENLARGED POWER PLAN - ATYPICAL 1 BED ROOM TYPE 2
Scale: 1/4" = 1'-0"



3 ENLARGED POWER PLAN - ATYPICAL 1 BED ROOM TYPE 3
Scale: 1/4" = 1'-0"



1 ENLARGED POWER PLAN - ATYPICAL 1 BED ROOM TYPE 4
Scale: 1/4" = 1'-0"

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
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trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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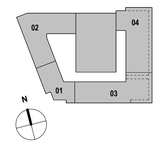

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PROJECT NUMBER
CN22194

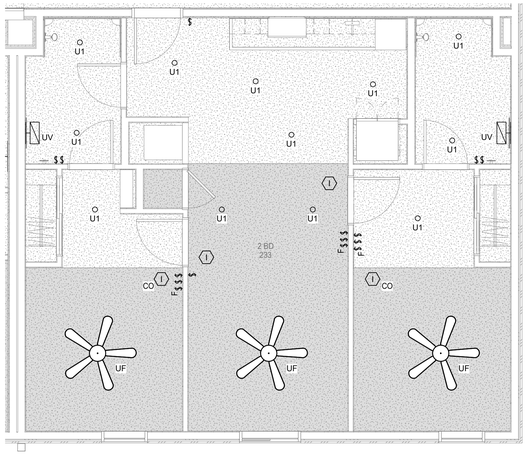
ISSUE DATE
2025_07-25

ELECTRICAL - ENL PLANS - A TYP RESIDENTIAL UNITS

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E4.53



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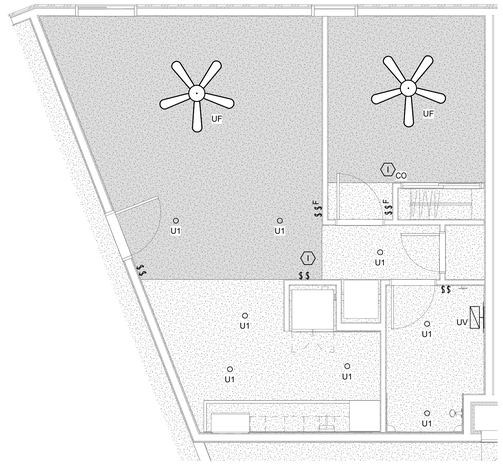
4 ENLARGED LIGHTING PLAN - ATYPICAL 2 BED ROOM TYPE 1

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



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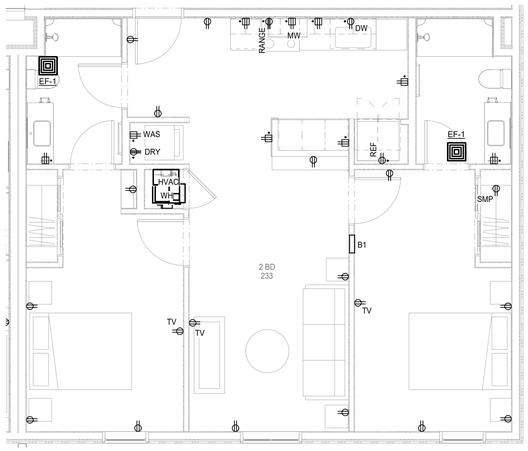
Scale: 1/4" = 1'-0"



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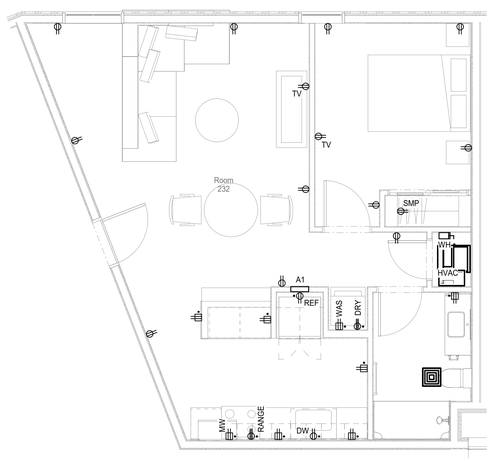
3 ENLARGED POWER PLAN - ATYPICAL 2 BED ROOM TYPE 1

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



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1 ENLARGED POWER PLAN - ATYPICAL 1 BED ROOM TYPE 5

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

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CONTRACTOR
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504.733.4336

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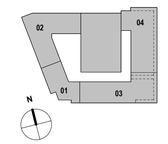

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ELECTRICAL - ENL PLANS - RESIDENTIAL UNITS

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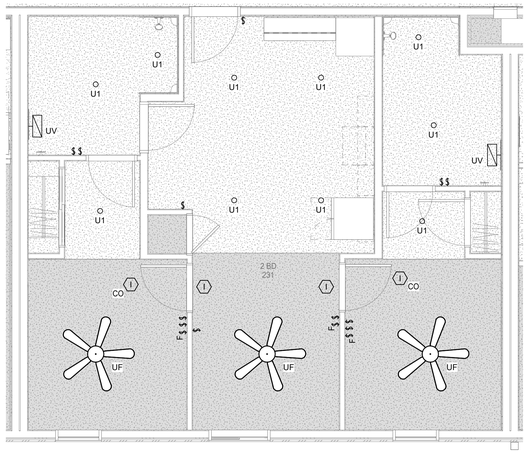
Registration: 0005857
Project No: 2550-00182

E4.54



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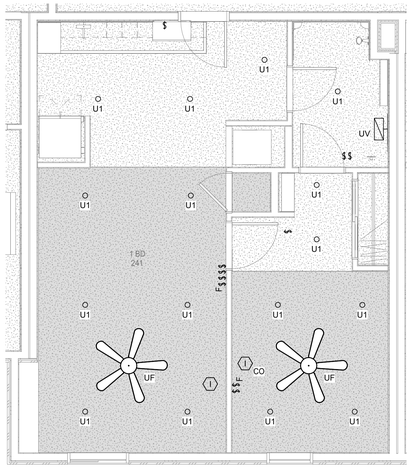
6 ENLARGED LIGHTING PLAN - 2 BD RM ACCESSIBLE UNIT

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



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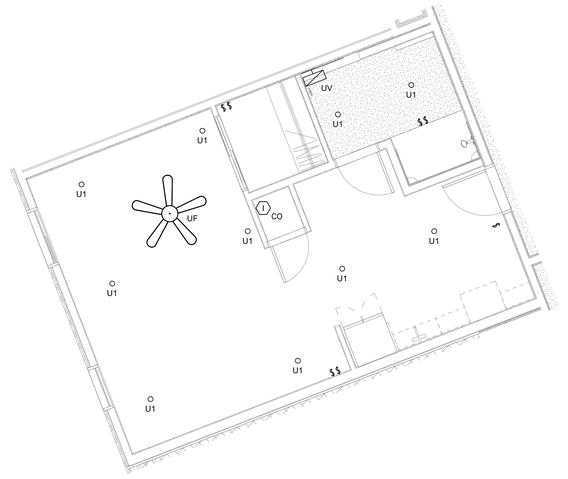
4 ENLARGED LIGHTING PLAN - 1 BED 1 BATH ACCESSIBLE

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



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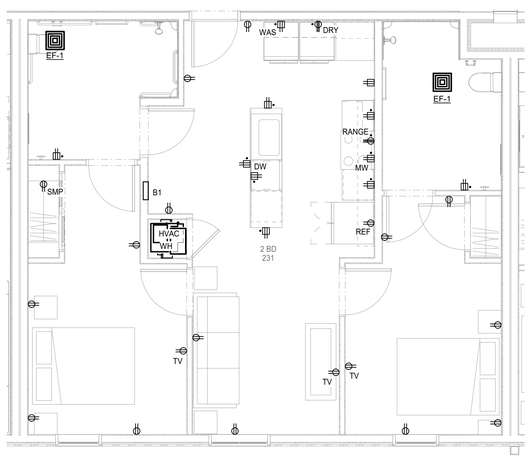
2 ENLARGED LIGHTING PLAN - STUDIO ACCESSIBLE

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



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5 ENLARGED POWER PLAN - 2 BD RM ACCESSIBLE UNIT

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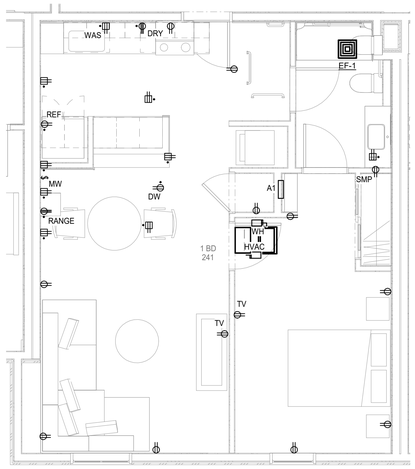

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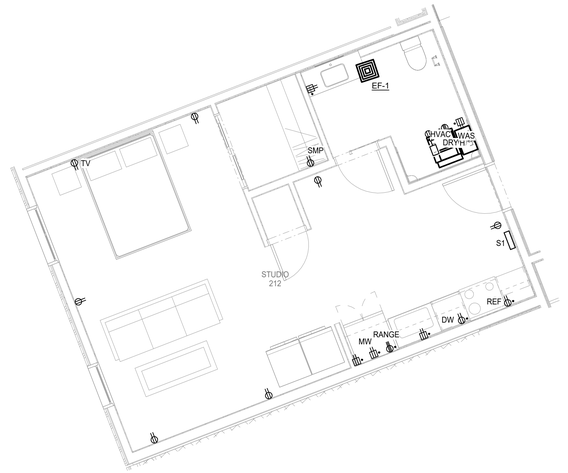
3 ENLARGED POWER PLAN - 1 BED 1 BATH ACCESSIBLE

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



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1 ENLARGED POWER PLAN - STUDIO ACCESSIBLE

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

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504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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INITIAL ISSUE & REVISIONS		
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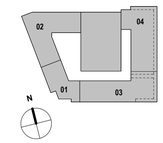

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PROJECT NUMBER
CN22194

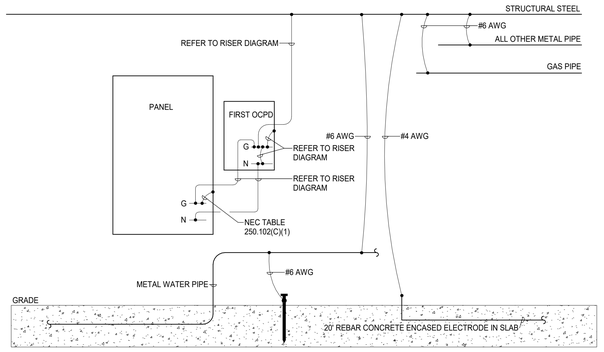
ISSUE DATE
2025_07-25

ELECTRICAL - ENL PLANS - ACCESSIBLE UNITS

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E4.55



2 GROUNDING DETAIL
Scale: NTS

HOUSE FEEDER SCHEDULE

AMPERAGE	# SETS	CONDUCTOR (QTY.)/SIZE	GROUND (QTY.)/SIZE	CONDUIT
50A	1	(4) #6	#10	1"C
100A	1	(4) #3	#8	1-1/4"C
125A	1	(4) #1	#6	3"C
225A	1	(4) #4/0	#4	2-1/2"C
350A	2	(4) #3/0	#2	2"C
400A	2	(4) #3/0	#2	2"C
600A	2	(4) #350KCMIL	#1/0	3"C
800A	3	(4) #300KCMIL	#1/0	3"C
1200A	4	(4) #350KCMIL	#3/0	3"C
1600A	5	(4) #400KCMIL	#4/0	3"C
2000A	6	(4) #400KCMIL	#250KCMIL	3"C
5000A	12	(4) #600KCMIL	#700KCMIL	4"C

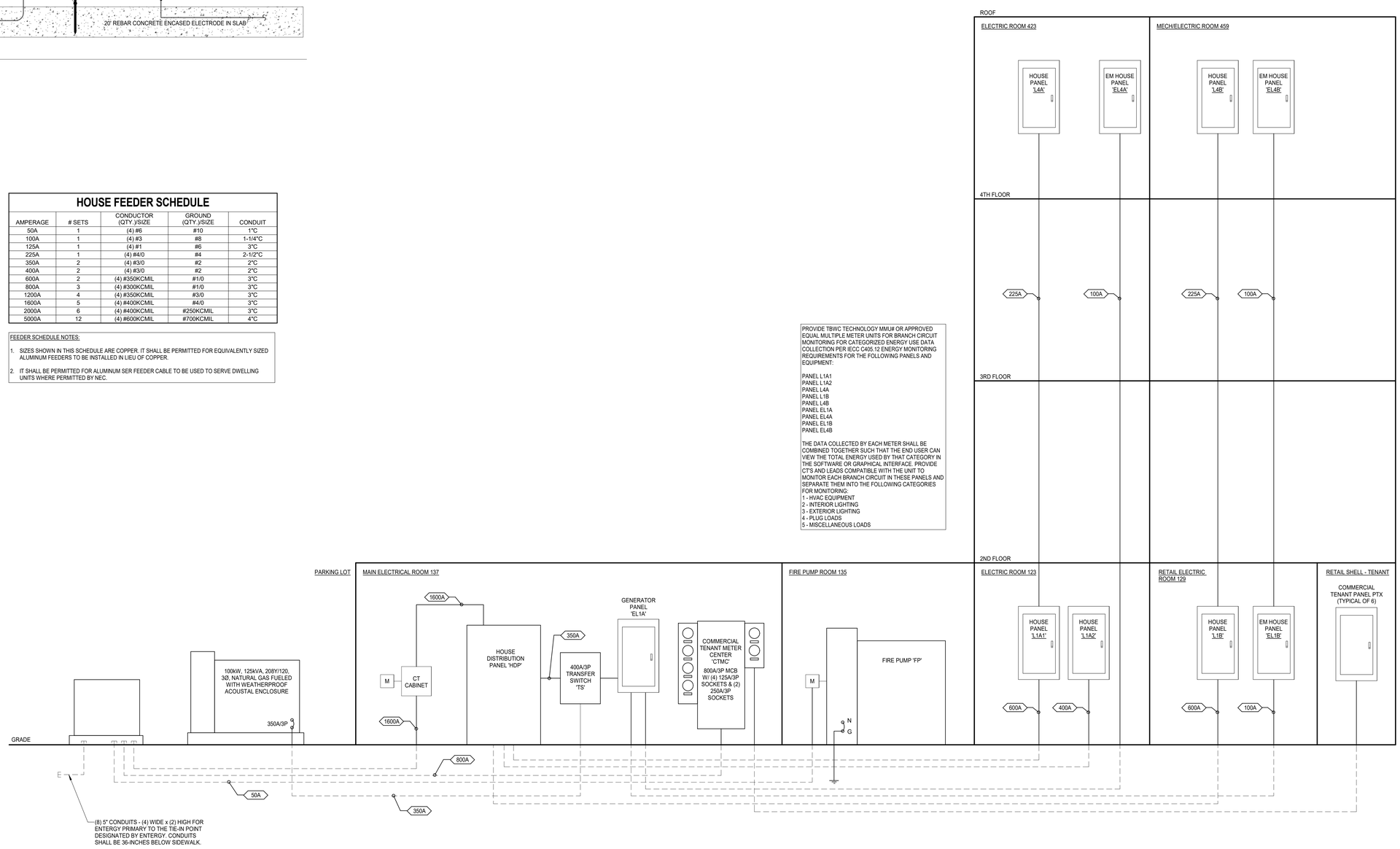
FEEDER SCHEDULE NOTES:

1. SIZES SHOWN IN THIS SCHEDULE ARE COPPER. IT SHALL BE PERMITTED FOR EQUIVALENTLY SIZED ALUMINUM FEEDERS TO BE INSTALLED IN LIEU OF COPPER.
2. IT SHALL BE PERMITTED FOR ALUMINUM SER FEEDER CABLE TO BE USED TO SERVE DWELLING UNITS WHERE PERMITTED BY NEC.

PROVIDE TBWC TECHNOLOGY MMU# OR APPROVED EQUAL MULTIPLE METER UNITS FOR BRANCH CIRCUIT MONITORING FOR CATEGORIZED ENERGY USE DATA COLLECTION PER IECC C405.12 ENERGY MONITORING REQUIREMENTS FOR THE FOLLOWING PANELS AND EQUIPMENT:

PANEL L1A1
PANEL L1A2
PANEL L4A
PANEL L1B
PANEL L4B
PANEL EL1A
PANEL EL4A
PANEL EL1B
PANEL EL4B

THE DATA COLLECTED BY EACH METER SHALL BE COMBINED TOGETHER SUCH THAT THE END USER CAN VIEW THE TOTAL ENERGY USED BY THAT CATEGORY IN THE SOFTWARE OR GRAPHICAL INTERFACE. PROVIDE CT'S AND LEADS COMPATIBLE WITH THE UNIT TO MONITOR EACH BRANCH CIRCUIT IN THESE PANELS AND SEPARATE THEM INTO THE FOLLOWING CATEGORIES FOR MONITORING:
1 - HVAC EQUIPMENT
2 - INTERIOR LIGHTING
3 - EXTERIOR LIGHTING
4 - PLUG LOADS
5 - MISCELLANEOUS LOADS



1 ELECTRICAL RISER DIAGRAM - HOUSE
Scale: NTS

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GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT
LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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850 TCHOUPITOULAS STREET
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OWNER
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400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

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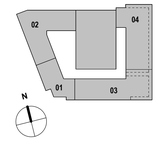

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PROJECT NUMBER
CN22194

ISSUE DATE
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ELECTRICAL HOUSE RISER

Salas O'Brien
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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E5.02

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RESIDENTIAL FEEDER SCHEDULE

AMPERAGE	# SETS	CONDUCTOR (QTY.)/SIZE	GROUND (QTY.)/SIZE	CONDUIT
50A	1	(4) #6	#10	1"C
100A	1	(4) #3	#8	1-1/4"C
125A	1	(4) #1	#6	3"C
225A	1	(4) #4/0	#4	2-1/2"C
350A	2	(4) #3/0	#2	2"C
400A	2	(4) #3/0	#2	2"C
600A	2	(4) #350KCMIL	#1/0	3"C
800A	3	(4) #300KCMIL	#1/0	3"C
1200A	4	(4) #350KCMIL	#3/0	3"C
1600A	5	(4) #400KCMIL	#4/0	3"C
2000A	6	(4) #400KCMIL	#250KCMIL	3"C
5000A	12	(4) #600KCMIL	#700KCMIL	4"C

FEEDER SCHEDULE NOTES:

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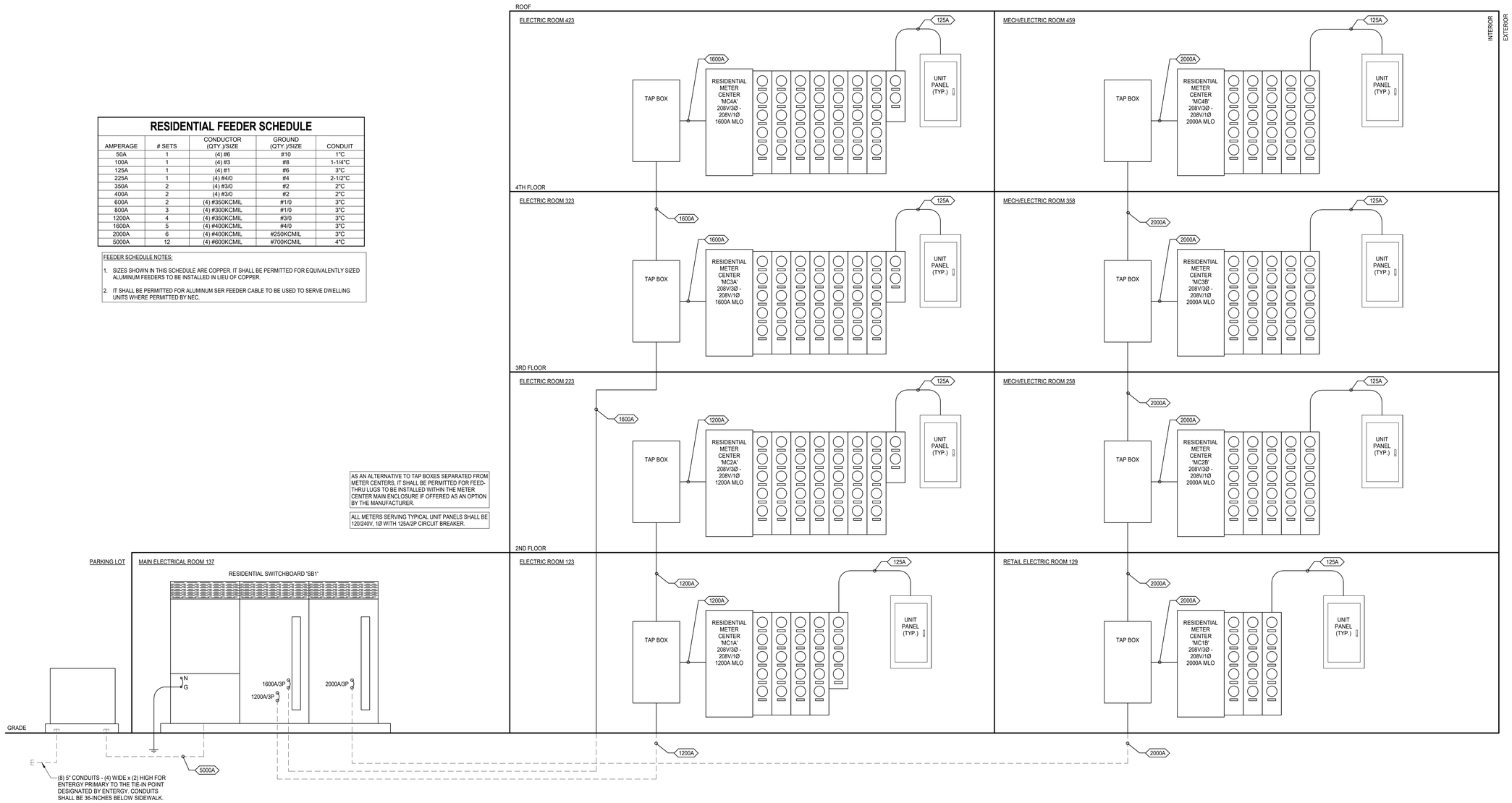

AS AN ALTERNATIVE TO TAP BOXES SEPARATED FROM METER CENTERS, IT SHALL BE PERMITTED FOR FEED-THRU LUGS TO BE INSTALLED WITHIN THE METER CENTER MAIN ENCLOSURE IF OFFERED AS AN OPTION BY THE MANUFACTURER.

ALL METERS SERVING TYPICAL UNIT PANELS SHALL BE 120/240V, 1Ø WITH 125A/2P CIRCUIT BREAKER.

1 ELECTRICAL RISER DIAGRAM - RESIDENTIAL

Scale: NTS

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THE RIVANA @ RIVER DISTRICT

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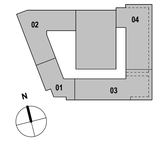

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ELECTRICAL
RESIDENTIAL RISER

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Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E5.03

LOAD CENTER SCHEDULE

A1

10,000 — **MAIN:** 125 — **VOLTAGE:** 120/208V 1PH, 3W — **POLES:** 30 TOTAL

Note	CKT	SERVES	Breaker		A	B	Breaker		SERVES	CKT	Note
2	1	RANGE	40	2	0.1 / 0.4		1	20	KITCHEN RECEPTACLES	2	1
	3					0.1 / 0.5	1	20	KITCHEN RECEPTACLES	4	1
2	5	DRYER	30	2	0.1 / 0.2		1	20	REFRIGERATOR	6	1
	7					0.1 / 0.2	1	20	DISHWASHER	8	1
1	9	MICROWAVE/HOOD	20	1	0.2 / 0.2		1	20	WASHER	10	1
	11	EWH	30	2		0.0 / 1.3	1	20	GENERAL LIGHTING/RECEPTACLES	12	1
	13				0.0 / 1.4		1	20	GENERAL LIGHTING/RECEPTACLES	14	1
	15	FCU-1BD	50	2		0.0 / 0.5	1	20	BATHROOM LIGHTING/RECEPTACLES	16	
	17				0.0 / 0.0		1	20	SPARE	18	--
--	19	SPARE	20	1		0.0 / 0.0	1	20	SPARE	20	--
--	21	SPARE	20	1	0.0 / 0.0		1	20	SPARE	22	--
--	23	SPARE	20	1		0.0 / 0.0	1	20	SPARE	24	--
--	25	SPARE	20	1	0.0 / 0.0		1	20	SPARE	26	--
--	27	SPARE	20	1		0.0 / 0.0	2	20	SPD (5)	28	--
--	29	SPARE	20	1	0.0 / 0.0					30	--

S	SQUARE FOOTAGE	615	SF X 3 VA/SF	1.8 kVA	
U	KITCHEN/LAUNDRY	4500 VA		4.50 kVA	
M	RANGES	8000 VA		8.00 kVA	
M	DRYERS	5000 VA		5.00 kVA	
A	DISPOSALS	800 VA		0.80 kVA	
R	DISHWASHERS	1200 VA		1.20 kVA	
Y	MICROWAVE/HOOD	1000 VA		1.00 kVA	
	WATER HEATERS	3500 VA		3.50 kVA	
	SUBTOTAL			25.8 kVA	
	1ST 10KW	10.00 kVA	100%	10.0 kVA	
D	REMAINDER	15.8 kVA	40%	6.3 kVA	
E	HVAC (HEAT PUMP)	0.0 kVA	100%	0.0 kVA	
M	HVAC (COOLING)	0.0 kVA	100%	0.0 kVA	
A	HVAC (HEATING)	1.5 kVA	65%	1.0 kVA	
N	NEC 220-82				
D	TOTAL			17.3 kVA	
	AMPERES			72	

BREAKER NOTES:
(1) PROVIDE AFCI PROTECTION PER NEC REQUIREMENTS 210.12.
(2) PROVIDE GFCI PROTECTION PER NEC REQUIREMENTS 210.8.
(3) PROVIDE GFCI PROTECTION IF RECEPTACLE IS LOCATED WITHIN 6FT OF EDGE OF SINK.
(4) PROVIDE LOCK-OFF BREAKER.
(5) SPD SHALL HAVE A NOMINAL DISCHARGE CURRENT RATING (LN) OF NOT LESS THAN 10 KA.

DESIGN NOTES:
- BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.
- FOR DWELLING UNITS DESIGNATED TO HAVE ACCESSIBLE MOBILITY FEATURES, OR THOSE DESIGNATED IBC ACCESSIBLE, TYPE A OR B, MAXIMUM HEIGHT TO ANY DEVICE HANDLE SHALL BE 48" A.F.F.

LOAD CENTER SCHEDULE

B1

10,000 — **MAIN:** 125 — **VOLTAGE:** 120/208V 1PH, 3W — **POLES:** 30 TOTAL

Note	CKT	SERVES	Breaker		A	B	C	Breaker		SERVES	CKT	Note
2	1	RANGE	40	2	0.1 / 0.4			1	20	KITCHEN RECEPTACLES	2	1
	3					0.1 / 0.5		1	20	KITCHEN RECEPTACLES	4	1
2	5	DRYER	30	2	0.1 / 0.2			1	20	REFRIGERATOR	6	1
	7					0.1 / 0.2		1	20	DISHWASHER	8	1
1	9	MICROWAVE/HOOD	20	1	0.2 / 0.2			1	20	WASHER	10	1
	11	EWH-2	30	2		0.0 / 1.1		1	20	GENERAL LIGHTING/RECEPTACLES	12	1
	13				0.0 / 1.7			1	20	GENERAL LIGHTING/RECEPTACLES	14	1
	15	FCU-2BD	50	2		0.0 / 1.1		1	20	GENERAL LIGHTING/RECEPTACLES	16	1
	17				0.0 / 0.5			1	20	BATHROOM LIGHTING/RECEPTACLES	18	
--	19	SPARE	20	1		0.0 / 0.5		1	20	BATHROOM LIGHTING/RECEPTACLES	20	
--	21	SPARE	20	1	0.0 / 0.0			1	20	SPARE	22	--
--	23	SPARE	20	1		0.0 / 0.0		1	20	SPARE	24	--
--	25	SPARE	20	1	0.0 / 0.0			1	20	SPARE	26	--
--	27	SPARE	20	1		0.0 / 0.0		2	30	SPD (5)	28	--
--	29	SPARE	20	1	0.0 / 0.0						30	--

S	SQUARE FOOTAGE	918	SF X 3 VA/SF	2.8 kVA	
U	KITCHEN/LAUNDRY	4500 VA		4.50 kVA	
M	RANGES	8000 VA		8.00 kVA	
M	DRYERS	5000 VA		5.00 kVA	
A	DISPOSALS	800 VA		0.80 kVA	
R	DISHWASHERS	1200 VA		1.20 kVA	
Y	MICROWAVE/HOOD	1000 VA		1.00 kVA	
	WATER HEATERS	4500 VA		4.50 kVA	
	SUBTOTAL			27.8 kVA	
	1ST 10KW	10.00 kVA	100%	10.0 kVA	
D	REMAINDER	17.8 kVA	40%	7.1 kVA	
E	HVAC (HEAT PUMP)	0.0 kVA	100%	0.0 kVA	
M	HVAC (COOLING)	0.0 kVA	100%	0.0 kVA	
A	HVAC (HEATING)	4.1 kVA	65%	2.7 kVA	
N	NEC 220-82				
D	TOTAL			19.8 kVA	
	AMPERES			82	

BREAKER NOTES:
(1) PROVIDE AFCI PROTECTION PER NEC REQUIREMENTS 210.12.
(2) PROVIDE GFCI PROTECTION PER NEC REQUIREMENTS 210.8.
(3) PROVIDE GFCI PROTECTION IF RECEPTACLE IS LOCATED WITHIN 6FT OF EDGE OF SINK.
(4) PROVIDE LOCK-OFF BREAKER.
(5) SPD SHALL HAVE A NOMINAL DISCHARGE CURRENT RATING (LN) OF NOT LESS THAN 10 KA.

DESIGN NOTES:
- BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.
- FOR DWELLING UNITS DESIGNATED TO HAVE ACCESSIBLE MOBILITY FEATURES, OR THOSE DESIGNATED IBC ACCESSIBLE, TYPE A OR B, MAXIMUM HEIGHT TO ANY DEVICE HANDLE SHALL BE 48" A.F.F.

LOAD CENTER SCHEDULE

S1

10,000 — **MAIN:** 125 — **VOLTAGE:** 120/208V 1PH, 3W — **POLES:** 30 TOTAL

Note	CKT	SERVES	Breaker		A	B	Breaker		SERVES	CKT	Note
2	1	RANGE	40	2	0.1 / 0.2		1	20	KITCHEN RECEPTACLES	2	1
	3					0.1 / 0.2	1	20	KITCHEN RECEPTACLES	4	1
2	5	DRYER	30	2	0.1 / 0.2		1	20	REFRIGERATOR	6	1
	7					0.1 / 0.2	1	20	DISHWASHER	8	1
1	9	MICROWAVE/HOOD	20	1	0.2 / 0.2		1	20	WASHER	10	1
	11	EWH-1	30	2		0.0 / 1.9	1	20	GENERAL LIGHTING/RECEPTACLES	12	1
	13				0.0 / 0.5		1	20	BATHROOM LIGHTING/RECEPTACLES	14	
	15	FCU-STD	50	2		0.0 / 0.0	1	20	SPARE	16	--
	17				0.0 / 0.0		1	20	SPARE	18	--
--	19	SPARE	20	1		0.0 / 0.0	1	20	SPARE	20	--
--	21	SPARE	20	1	0.0 / 0.0		1	20	SPARE	22	--
--	23	SPARE	20	1		0.0 / 0.0	1	20	SPARE	24	--
--	25	SPARE	20	1	0.0 / 0.0		1	20	SPARE	26	--
--	27	SPARE	20	1		0.0 / 0.0	2	20	SPD (5)	28	--
--	29	SPARE	20	1	0.0 / 0.0					30	--

S	SQUARE FOOTAGE	593	SF X 3 VA/SF	1.8 kVA	
U	KITCHEN/LAUNDRY	4500 VA		4.50 kVA	
M	RANGES	8000 VA		8.00 kVA	
M	DRYERS	5000 VA		5.00 kVA	
A	DISPOSALS	800 VA		0.80 kVA	
R	DISHWASHERS	1200 VA		1.20 kVA	
Y	MICROWAVE/HOOD	1000 VA		1.00 kVA	
	WATER HEATERS	3500 VA		3.50 kVA	
	SUBTOTAL			25.8 kVA	
	1ST 10KW	10.00 kVA	100%	10.0 kVA	
D	REMAINDER	15.8 kVA	40%	6.3 kVA	
E	HVAC (HEAT PUMP)	0.0 kVA	100%	0.0 kVA	
M	HVAC (COOLING)	0.0 kVA	100%	0.0 kVA	
A	HVAC (HEATING)	1.5 kVA	65%	1.0 kVA	
N	NEC 220-82				
D	TOTAL			17.3 kVA	
	AMPERES			72	

BREAKER NOTES:
(1) PROVIDE AFCI PROTECTION PER NEC REQUIREMENTS 210.12.
(2) PROVIDE GFCI PROTECTION PER NEC REQUIREMENTS 210.8.
(3) PROVIDE GFCI PROTECTION IF RECEPTACLE IS LOCATED WITHIN 6FT OF EDGE OF SINK.
(4) PROVIDE LOCK-OFF BREAKER.
(5) SPD SHALL HAVE A NOMINAL DISCHARGE CURRENT RATING (LN) OF NOT LESS THAN 10 KA.

DESIGN NOTES:
- BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.
- FOR DWELLING UNITS DESIGNATED TO HAVE ACCESSIBLE MOBILITY FEATURES, OR THOSE DESIGNATED IBC ACCESSIBLE, TYPE A OR B, MAXIMUM HEIGHT TO ANY DEVICE HANDLE SHALL BE 48" A.F.F.

LIGHTING FIXTURE SCHEDULE

Type Mark	CATALOG NUMBER MANUFACTURER	CATALOG NUMBER MODEL	MOUNTING	LAMP TYPE	CCT	CRI	VOLTAGE	LOAD	REMARKS
A1	LITECONTROL	4L-XX-D-4FTSOF-C1-40K-D030-D01-1C-UNV	SURFACE	1,200L LED	4000 K	80	120	29 W	3"X4' LED WITH 0-10V DIMMING DRIVER WITH DRYWALL KIT.
B1	PRESCOLITE	LFR-6R	RECESSED	2025L LED	4000 K	80	120	30 W	6-INCH LED DOWNLIGHT.
C1	COLUMBIA	LCAT24-40HLG-EDU	SURFACE	5391L LED	4000 K	80	120	40 W	2'X4' LED WITH 0-10V DIMMING DRIVER WITH DRYWALL KIT.
C2	COLUMBIA	LCAT26-40HLG-EDU	SURFACE	6200L LED	4000 K	80	120	55 W	2'X6' LED WITH 0-10V DIMMING DRIVER WITH DRYWALL KIT.
D1E	LITHONIA	CSS L48 4000LM MVOLT 40K 80CRI	SURFACE	4298L LED	4000 K	80	120	35 W	1'X4' LED WITH 0-10V DIMMING DRIVER WITH DRYWALL KIT.
EM	EXITRONIX	LL12-54-0-W/T1212W	SURFACE			80	120	12 W	EMERGENCY (BUGEYE) LIGHTING
G1	OCL	PETALS ACUSTIC PENDANT	PENDANT	1030L LED	4000 K	80	120	21 W	2' LED HALO PENDANT
G2	LUMENS	FLOWERPOT VP1 PENDANT	PENDANT	1500L LED	2700 K	90	120	14 W	LED FLOWERPOT PENDANT W/ MUSTARD FINISH
G3	OCL	KWYET PENDANT	PENDANT	550L LED	4000 K	80	120	6 W	36" DECORATIVE LED PENDANT
H1-63	LUMINII	LLFLEX18-27K-SL-SL-26	SURFACE	7800L LED	2700 K	80	120	56 W	LED TAPE LIGHT, PROVIDE WITH DRIVERS AND MOUNTING CHANNELS AS REQUIRED. APPROXIMATELY 63'-0" LF.
S1	LSI	MRM	POLE MOUNT	24,000L LED	4000 K	80	120	161 W	SINGLE HEAD LED POLE MOUNTED LIGHT FIXTURE, FURNISH FIXTURES WITH INTEGRAL MOTION AND PHOTOCELL SENSORS, HOUSE-SIDE SHIELD AND EXTERNAL SHIELD. FURNISH WITH 25-FOOT STRAIGHT SQUARE POLE MOUNTED ON 3-FOOT ABOVE GRADE POLE BASE. REFER TO POLE BASE DETAILS.
S2	LSI	MRM	POLE MOUNT	24,000L LED	4000 K	80	120	322 W	DUAL HEAD LED POLE MOUNTED LIGHT FIXTURE, FURNISH FIXTURES WITH INTEGRAL MOTION AND PHOTOCELL SENSORS, HOUSE-SIDE SHIELD AND EXTERNAL SHIELD. FURNISH WITH 25-FOOT STRAIGHT SQUARE POLE MOUNTED ON 3-FOOT ABOVE GRADE POLE BASE. REFER TO POLE BASE DETAILS.
U1	PRESCOLITE	LFR-6R	RECESSED	2025L LED	4000 K	80	120	30 W	6-INCH LED DOWNLIGHT.
UF	HINKLEY	901058FBN-NDD	SURFACE	3,000L LED	4000 K	80	120	55 W	FAN WITH LED LIGHT KIT
UV	HUBBELL	TRP2-24L-30-4K7-3	WALL	3747L LED	4000 K	80	120	30 W	LED VANITY LIGHT
WP	HUBBELL	TRP2-24L-30-4K7-3	WALL	3747L LED	4000 K	80	120	30 W	EXTERIOR WALL PACK
X1	DUAL LITE	LX-U-R-W-E-1	SURFACE	LED		0	120	10 W	UNIVERSAL LED EXIT SIGN MOUNTED WITH WHITE HOUSING, RED LETTERING AND EMERGENCY BATTERY BACK-UP.
X2	DUAL-LITE	EVE-U-R-W-E-I	SURFACE	LED		0	120	10 W	UNIVERSAL LED EXIT SIGN WITH WHITE HOUSING, RED LETTERING AND EMERGENCY BATTERY BACK-UP.

1 FIXTURES SHOWN ON THE FLOORPLAN HAVING A DESIGNATION OF "E" FOLLOWING THE BASE DESIGNATION (I.E. - A FIXTURE TYPE "AE, C2E, FE") AND/OR A HALF SHADED REGION SHALL BE THE BASE FIXTURE TYPE EQUIPPED WITH THE APPROPRIATE BATTERY BACK-UP. BATTERY BACK-UPS SHALL BE INTEGRAL TO THE FIXTURE AND REMOTE SHALL BE SELECTED ONLY IN INSTANCES WHERE IT IS SPECIFIED OR WHEN IT IS THE ONLY AVAILABLE EMERGENCY OPTION. THE LOCATION OF REMOTE BATTERY BACKUPS SHALL BE SELECTED BY THE OWNER/ARCHITECT PRIOR TO INSTALLATION BY THE CONTRACTOR.
2 ALL REQUIRED TEST SWITCHES FOR THE BATTERY BACK-UPS SHALL BE INTEGRAL TO THE FIXTURE.
3 REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT INDICATED IN THE LIGHTING FIXTURE SCHEDULE. WHERE THERE IS AN INCONSISTENCY BETWEEN THE LIGHTING FIXTURE SCHEDULE AND THE SPECIFICATIONS, THE GREATER QUANTITY OR HIGHER QUALITY OF WORK SHALL BE INCLUDED IN THE PROPOSAL.
4 UNLESS OTHERWISE INDICATED ON THE SCHEDULE ABOVE, THE ARCHITECT/OWNER SHALL SELECT ALL FINISHES, COLORS, AND TRIMS.
5 ALL LED FIXTURE BOARDS AND DRIVERS SHALL BE OF THE LATEST GENERATION, BASED UPON THE INDIVIDUAL MANUFACTURER'S STATED LITERATURE. IF A "GEN 5" IS AVAILABLE, "GEN 4" FIXTURES ARE NOT ACCEPTABLE.
6 EXIT SIGNS AND EMERGENCY BATTERY BACK-UPS SHALL BE CONNECTED TO THE NEAREST LIGHTING CIRCUIT AHEAD OF ALL SWITCHING AS REQUIRED TO MAINTAIN THE BATTERIES AT FULL CHARGE. THE CONTRACTOR SHALL PROVIDE ALL ADDITIONAL WIRING AS REQUIRED.
7 LIGHTING FIXTURE MANUFACTURERS OTHER THAN THOSE LISTED IN THE LIGHTING FIXTURE SCHEDULE AND DESIRING TO BID THIS PROJECT SHALL REQUEST PRIOR APPROVAL OF THE FIXTURES THEY WISH TO SUBSTITUTE. PRIOR APPROVAL REQUEST SHALL INCLUDE FIXTURE CUT SHEETS.
8 FOR PRIOR APPROVALS AND SUBMITTALS THAT DEVIATE FROM NOMINAL WATTAGE AND/OR DELIVERED LUMENS, IT SHALL BE UP THE ENGINEER'S SOLE DISCRETION TO APPROVE OR DECLINE THESE FIXTURES BASED ON ANY AND ALL FACTORS INCLUDING BUT NOT LIMITED TO INTENDED LIGHTING LEVELS FOR EACH SPACE AND IMPACT ON THE OVERALL ELECTRICAL POWER SYSTEM.
9 ALL LIGHTING SPECIFIED SHALL BE 4000K INTERIOR UNLESS NOTED OTHERWISE.
10 THE CONTRACTOR SHALL PROVIDE ALL HARDWARE AND ACCESSORIES AS REQUIRED TO INSTALL FIXTURES IN LOCATIONS AS ILLUSTRATED WITH MOUNTING METHODS DESIRED.
11 WHEN A UNIVERSAL (120-277V) VOLTAGE OPTION IS AVAILABLE, IT SHALL BE PROVIDED. OTHERWISE PROVIDE AS INDICATED IN SCHEDULE.
12 FOR ALL SUSPENDED FIXTURES, COORDINATE THE EXACT MOUNTING ELEVATION ABOVE FINISHED FLOOR WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE SUSPENSION HARDWARE IN LENGTHS AS REQUIRED.
13 FIXTURES SHOWN ON THE FLOORPLAN HAVING A DESIGNATION OF "X" FOLLOWING THE BASE DESIGNATION (I.E. - A FIXTURE TYPE "AX, C2X, FX") SHALL BE THE BASE FIXTURE TYPE CONNECTED TO EMERGENCY LIGHTING INVERTER SYSTEM. REFER TO DETAIL 3 SHEET 10.42 FOR ADDITIONAL INFORMATION.
14 FIXTURES SHOWN ON THE FLOORPLAN HAVING A DESIGNATION OF "A" FOLLOWING THE BASE DESIGNATION (I.E. - A FIXTURE T YPE "A1A, C2A, FA") SHALL BE THE BASE FIXTURE TYPE EXCEPT SUITABLE FOR GYPSUM CEILING INSTALLATION AND EQUIPPED WITH THE APPROPRIATE BATTERY BACK-UP. BATTERY BACK-UPS SHALL BE INTEGRAL TO THE FIXTURE AND REMOTE SHALL BE SELECTED ONLY IN INSTANCES WHERE IT IS SPECIFIED OR WHEN IT IS THE ONLY AVAILABLE EMERGENCY OPTION. THE LOCATION OF REMOTE BATTERY BACKUPS SHALL BE SELECTED BY THE OWNER/ARCHITECT PRIOR TO INSTALLATION BY THE CONTRACTOR.
15 ALL EXTERIOR LIGHT FIXTURES RECESSED IN A CANOPY OR SURFACED MOUNTED DIRECTLY TO THE BOTTOM OF A CANOPY SHALL BE UL OR ETL LISTED AS WET LOCATION. WHERE SPECIFICALLY STATED IN THE LIGHTING FIXTURE SCHEDULE AS "DAMP LOCATION" FIXTURES AND PROTECTED BY THE BUILDING STRUCTURE FROM FALLING OR WIND DRIVEN RAIN OR SNOW, THEY MAY BE EITHER DAMP OR WET LOCATION LISTED.
16 ALL EXTERIOR LIGHT FIXTURES NOT RECESSED IN A CANOPY OR SURFACED MOUNTED DIRECTLY TO THE BOTTOM OF A CANOPY SHALL BE UL OR ETL LISTED AS WET FROM ABOVE LOCATION.

Switchboard: SB1

Location: MAIN ELEC 137 — **Volts:** 120/208V 3PH — **A.I.C. Rating:** 65,000
Supply From: Utility — **Phases:** 3
Mounting: — **Wires:** 4 — **Mains Rating:** 5000
Enclosure:

CKT	Circuit Description	Trip Rating	# of Poles	Load	Wire	Remarks
1	MC1A	1200	3	0.0 kVA		
2	MC1B	2000	3	0.0 kVA		
3	MC3A	1600	3	0.0 kVA		
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Total Conn... 0.0 kVA
Total Amps: 0

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
				Total Conn. Load:	0.0 kVA
				Total Est. Demand:	0.0 kVA
				Total Conn. Current:	0
				Total Est. Demand...	0

Notes:

Branch Panel: HDP

Location: MAIN ELEC 137 — **Volts:** 120/208 Wye — **A.I.C. Rating:** 65,000
Supply From: — **Phases:** 3 — **Enclosure:** Type 1
Mounting: Surface — **Wires:** 4 — **Mains:** 1600A MCB
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1				13.1 / 9.6						2	
	3	PANEL 'L1A1'	1-L	600 3		10.5 / 9.3		3 600	1-L	PANEL 'L1B'	4	
	5						11.6 / 8.2				6	
	7				0.2 / 23.8						8	
	9	PANEL 'L1A2'	1-L	400 3		0.0 / 23.8		3 350	1-L	PANEL 'EL1A'	10	
	11						0.0 / 23.8				12	
	13										14	
	15										16	
	17										18	
	19										20	
	21										22	
	23										24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
		Total Load:			46.7 kVA	43.6 kVA	43.6 kVA					
		Total Amps:			389 A	363 A	363 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	0.1 kVA	125.00%	0.1 kVA		
Miscellaneous	55.8 kVA	100.00%	55.8 kVA	**Total Conn. Load:**	133.9 kVA
Motor	26.2 kVA	100.00%	26.2 kVA	**Total Est. Demand:**	113.0 kVA
Receptacles	51.8 kVA	59.65%	30.9 kVA	**Total Conn. Current:**	372 A
				Total Est. Demand Current:	314 A

Notes:

Abbreviations:
G - PROVIDE GFCI CIRCUIT BREAKER
1-L - REFER TO RISER DIAGRAM FOR CONDUCTOR SIZING

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809
Registration: 0005857
Project No: 2550-00182

TRAPOLINPEER
Gensler studio kiro

GMP DOCUMENTS

THE RIVANA @ RIVER DISTRICT

LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
NEW ORLEANS, LOUISIANA 70130

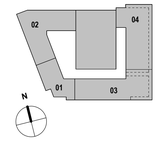
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
504.523.2772
trapolinpeer.com

OWNER
RDNI BATTURE, LLC
400 POYDRAS ST., SUITE 2620
NEW ORLEANS, LA 70130
504.291.6100

CONTRACTOR
GIBBS CONSTRUCTION
5736 CITRUS BLVD, STE. 200
NEW ORLEANS, LA 70123
504.733.4336

NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

ELECTRICAL SCHEDULES

E6.01

10/30/2025 7:20:18 AM
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Branch Panel: EL1A

Location: MAIN ELEC 137 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 65,000
Supply From: HDP | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 350A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1				2.9 / 2.9						2	
	3	BP-1	#2	70 3		2.9 / 2.9		3 70	#2	BP-2	4	
	5						2.9 / 2.9				6	
	7				2.9 / 7.3						8	
	9	BP-3	#2	70 3		2.9 / 7.3		3 100	#3	ELEVATOR #1 POWER	10	
	11						2.9 / 7.3				12	
	13				7.3 / 0.4						14	
	15	PANEL 'EL1B'	#3	100 3		7.3 / 0.4		3 20	#12	JOCKEY PUMP (JP-1)	16	
	17						7.3 / 0.4				18	
	19				0.0 / 0.0						20	
	21	PANEL 'EL4A'	#3	100 3		0.0 / 0.0					22	
	23						0.0 / 0.0				24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
		Total Load:			23.8 kVA	23.8 kVA	23.8 kVA					
		Total Amps:			198 A	198 A	198 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Miscellaneous	45.3 kVA	100.00%	45.3 kVA		
Motor	26.2 kVA	100.00%	26.2 kVA	**Total Conn. Load:**	71.4 kVA
				Total Est. Demand:	71.4 kVA
				Total Conn. Current:	198 A
				Total Est. Demand Current:	198 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

Branch Panel: EL4A

Location: ELEC 423 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: EL1A | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 100A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1										2	
	3										4	
	5										6	
	7										8	
	9										10	
	11										12	
	13										14	
	15										16	
	17										18	
	19										20	
	21										22	
	23										24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
		Total Load:			0.0 kVA	0.0 kVA	0.0 kVA					
		Total Amps:			0 A	0 A	0 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
				Total Conn. Load:	0.0 kVA
				Total Est. Demand:	0.0 kVA
				Total Conn. Current:	0 A
				Total Est. Demand Current:	0 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

Branch Panel: EL1B

Location: RETAIL ELEC 129 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: EL1A | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 100A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1				7.3 / 0.0						2	
	3	ELEVATOR #2 POWER	#3	100 3		7.3 / 0.0		3 100	1-L	PANEL 'EL4B'	4	
	5						7.3 / 0.0				6	
	7										8	
	9										10	
	11										12	
	13										14	
	15										16	
	17										18	
	19										20	
	21										22	
	23										24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
		Total Load:			7.3 kVA	7.3 kVA	7.3 kVA					
		Total Amps:			61 A	61 A	61 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Miscellaneous	22.0 kVA	100.00%	22.0 kVA		
				Total Conn. Load:	22.0 kVA
				Total Est. Demand:	22.0 kVA
				Total Conn. Current:	61 A
				Total Est. Demand Current:	61 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER
1-L - REFER TO RISER DIAGRAM FOR CONDUCTOR SIZING

Branch Panel: EL4B

Location: MECH/ELEC 459 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: EL1B | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 100A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1										2	
	3										4	
	5										6	
	7										8	
	9										10	
	11										12	
	13										14	
	15										16	
	17										18	
	19										20	
	21										22	
	23										24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
		Total Load:			0.0 kVA	0.0 kVA	0.0 kVA					
		Total Amps:			0 A	0 A	0 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
				Total Conn. Load:	0.0 kVA
				Total Est. Demand:	0.0 kVA
				Total Conn. Current:	0 A
				Total Est. Demand Current:	0 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

Branch Panel: L1A1

Location: DATA 123 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: HDP | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 600A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	REC - MAIN ELEC ROOM/BACK OF HOUSE	#12	20 1	1.4 / 1.4			1 20	#12	REC - GENERAL CORRIDOR 1ST FLOOR	2	
	3	REC - GENERAL CORRIDOR 1ST FLOOR	#12	20 1		0.7 / 1.1		1 20	#12	REC - FITNESS CENTER	4	
	5	REC - FITNESS CENTER	#12	20 1			0.9 / 0.2	1 20	#12	REC - FITNESS TREADMILL	6	
	7	REC - FITNESS TREADMILL	#12	20 1	0.2 / 0.2			1 20	#12	REC - FITNESS TREADMILL	8	
	9	REC - FITNESS TREADMILL	#12	20 1		0.2 / 1.1		1 20	#12	REC - GENERAL COMMUNITY KITCHEN	10	
	11	REC - COMMUNITY ROOM	#12	20 1			0.9 / 0.9	1 20	#12	REC - COMMUNITY ROOM	12	
	13	REC - REF/ICE MAKDER COMM KITCHEN	#12	20 1	0.4 / 0.5			1 20	#12	REC - COMMUNITY ROOM FLOOR BOXES	14	
	15	REC - GENERAL EXTERIOR	#12	20 1		0.5 / 0.4		1 20	#12	REC - COMMUNITY KITCHEN	16	
	17	REC - GENERAL CORRIDOR 2ND FLOOR	#12	20 1			1.3 / 1.1	1 20	#12	REC - GENERAL CORRIDOR 2ND FLOOR	18	
	19	REC - AMENITY AREA 2ND FLOOR	#12	20 1	1.4 / 1.1			1 20	#12	REC - AMENITY AREA 2ND FLOOR	20	
	21	REC - VIRTUAL ROOMS 2ND FLOOR	#12	20 1		0.7 / 1.1		1 20	#12	REC - YOGA/ WORKSPACE 2ND FLOOR	22	
	23	REC - GENERAL CORRIDOR 2ND FLOOR	#12	20 1			0.9 / 0.7	1 20	#12	REC - VIRTUAL ROOMS 2ND FLOOR	24	
	25	LTG - ELEVATOR CAB LIGHTING	#12	20 1	0.5 / 0.5			1 20	#12	GENERATOR BATTERY CHARGER	26	
	27	LTG/REC - ELEVATOR PIT	#12	20 1		0.2 / 0.3					28	
	29	SUMP PUMP	#12	15 1			0.2 / 0.3	2 30	#10	GENERATOR HEATER	30	
	31	REC - ELECTRIC WATER COOLER	#12	20 1	0.2 / 0.0						32	
	33										34	
	35										36	
	37				5.2 / 0.0						38	
	39	PANEL 'L4A'	1-L	225 3		4.3 / 0.0					40	
	41						4.3 / 0.0				42	
		Total Load:			13.1 kVA	10.5 kVA	11.6 kVA					
		Total Amps:			110 A	88 A	98 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	0.0 kVA	125.00%	0.0 kVA		
Miscellaneous	1.5 kVA	100.00%	1.5 kVA	**Total Conn. Load:**	35.2 kVA
Receptacles	33.7 kVA	64.85%	21.8 kVA	**Total Est. Demand:**	23.4 kVA
				Total Conn. Current:	98 A
				Total Est. Demand Current:	65 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER
1-L - REFER TO RISER DIAGRAM FOR CONDUCTOR SIZING

Branch Panel: L1A2

Location: STORAGE 107.1 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: HDP | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 400A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	REC - ELECTRIC WATER COOLER	#12	20 1	0.2 / 0.0						2	
	3										4	
	5										6	
	7										8	
	9										10	
	11										12	
	13										14	
	15										16	
	17										18	
	19										20	
	21										22	
	23										24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
		Total Load:			0.2 kVA	0.0 kVA	0.0 kVA					
		Total Amps:			2 A	0 A	0 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Receptacles	0.2 kVA	100.00%	0.2 kVA		
				Total Conn. Load:	0.2 kVA
				Total Est. Demand:	0.2 kVA
				Total Conn. Current:	0 A
				Total Est. Demand Current:	0 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

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LOT 5B - MULTIFAMILY + COMMERCIAL

1480 TCHOUPITOULAS STREET
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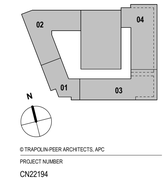
NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

ELECTRICAL SCHEDULES

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

E6.02

Branch Panel: L1B

Location: RETAIL ELEC 129 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: HDP | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 600A

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	REC - GENERAL CORRIDOR	#12	20	1	1.1 / 1.3			1	20	#12 REC - AMENITY OFFICE	2	
	3	REC - AMENITY OFFICE	#12	20	1		1.1 / 1.1		1	20	#12 REC - AMENITY LOBBY/VESTIBULE	4	
	5	REC - VENDING MACHINE	#12	20	1			0.2 / 0.7	1	20	#12 REC -MAIN LOBBY	6	
	7	REC - MAIN TRASH ROOM	#12	20	1	0.4 / 0.5			1	20	#12 REC - LOBBY	8	
	9						1.9 / 0.5		1	20	#12 REC - GENERAL EXTERIOR	10	
	11	REC - TRASH COMPACTOR	#12	20	3			1.9 / 0.9	1	20	#12 REC - GENERAL EXTERIOR	12	
	13					1.9 / 0.2			1	20	#12 REC - RETAIL ELECTRICAL ROOM	14	
	15	REC - GENERAL CORRIDOR 2ND FLOOR	#12	20	1		1.3 / 1.1		1	20	#12 REC - GENERAL CORRIDOR 2ND FLOOR	16	
	17	REC - GENERAL CORRIDOR 2ND FLOOR	#12	20	1			0.9 / 1.5	1	20	#12 EXTERNAL SIGNAGE	18	
	19	EXTERNAL SIGNAGE	#12	20	1	1.5 / 0.5			1	20	#12 LTG - ELEVATOR CAB LIGHTING	20	
	21	SUMP PUMP	#12	20	1		0.2 / 0.2		1	20	#12 LTG/REC - ELEVATOR PIT	22	
	23	REC- PLUMBING SENSOR/SOAP DISPENSER	#12	20	1			0.2 / 0.0				24	
	25											26	
	27											28	
	29											30	
	31											32	
	33											34	
	35											36	
	37					2.3 / 0.0						38	
	39	PANEL 'L4B'	1-L	225	3		2.0 / 0.0					40	
	41							2.0 / 0.0				42	
			Total Load:			9.6 kVA	9.3 kVA	8.2 kVA					
			Total Amps:			81 A	79 A	68 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	0.0 kVA	125.00%	0.0 kVA		
Miscellaneous	9.1 kVA	100.00%	9.1 kVA	**Total Conn. Load:**	27.1 kVA
Receptacles	18.0 kVA	77.78%	14.0 kVA	**Total Est. Demand:**	23.1 kVA
				Total Conn. Current:	75 A
				Total Est. Demand Current:	64 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER
1-L - REFER TO RISER DIAGRAM FOR CONDUCTOR SIZING

Branch Panel: L4A

Location: ELEC 423 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: L1A1 | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 225A

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	REC - GENERAL CORRIDOR 3RD FLOOR	#12	20	1	1.1 / 1.3			1	20	#12 REC - GENERAL CORRIDOR 3RD FLOOR	2	
	3	REC - GENERAL CORRIDOR 3RD FLOOR	#12	20	1		0.9 / 1.3		1	20	#12 REC - RESIDENTIAL LOUNGE 3RD FLOOR	4	
	5	REC - RESIDENTIAL LOUNGE/FLEX SPACE	#12	20	1			1.1 / 1.1	1	20	#12 REC - VIRTUAL ROOMS 3RD FLOOR	6	
	7	REC - VENDING MACHINE	#12	20	1	0.2 / 1.1			1	20	#12 REC - GENERAL CORRIDOR 4TH FLOOR	8	
	9	REC - GENERAL CORRIDOR 4TH FLOOR	#12	20	1		1.3 / 0.9		1	20	#12 REC - GENERAL CORRIDOR 4TH FLOOR	10	
	11	REC - RESIDENTIAL LOUNGE 4TH FLOOR	#12	20	1			1.1 / 1.1	1	20	#12 REC - YOGA/ WORKSPACE 4TH FLOOR	12	
	13	REC - VIRTUAL ROOMS 4TH FLOOR	#12	20	1	0.7 / 0.9			1	20	#12 REC - THEATER ROOM 4TH FLOOR	14	
	15											16	
	17											18	
	19											20	
	21											22	
	23											24	
	25											26	
	27											28	
	29											30	
	31											32	
	33											34	
	35											36	
	37											38	
	39											40	
	41											42	
			Total Load:			5.2 kVA	4.3 kVA	4.3 kVA					
			Total Amps:			44 A	36 A	36 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Receptacles	13.9 kVA	86.08%	11.9 kVA		
				Total Conn. Load:	13.9 kVA
				Total Est. Demand:	11.9 kVA
				Total Conn. Current:	38 A
				Total Est. Demand Current:	33 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

Branch Panel: L4B

Location: MECH/ELEC 459 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: L1B | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 225A

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	REC - GENERAL CORRIDOR 3RD FLOOR	#12	20	1	1.3 / 1.1			1	20	#12 REC - GENERAL CORRIDOR 3RD FLOOR	2	
	3	REC - GENERAL CORRIDOR 3RD FLOOR	#12	20	1		0.9 / 1.1		1	20	#12 REC - GENERAL CORRIDOR 4TH FLOOR	4	
	5	REC - GENERAL CORRIDOR 4TH FLOOR	#12	20	1			1.1 / 0.9	1	20	#12 REC - GENERAL CORRIDOR 4TH FLOOR	6	
	7											8	
	9											10	
	11											12	
	13											14	
	15											16	
	17											18	
	19											20	
	21											22	
	23											24	
	25											26	
	27											28	
	29											30	
	31											32	
	33											34	
	35											36	
	37											38	
	39											40	
	41											42	
			Total Load:			2.3 kVA	2.0 kVA	2.0 kVA					
			Total Amps:			20 A	17 A	17 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Receptacles	6.3 kVA	100.00%	6.3 kVA		
				Total Conn. Load:	6.3 kVA
				Total Est. Demand:	6.3 kVA
				Total Conn. Current:	17 A
				Total Est. Demand Current:	17 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

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salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-00182

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LOT 5B - MULTIFAMILY + COMMERCIAL

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CONTRACTOR
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5736 CITRUS BLVD, STE. 200
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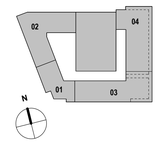
NOT FOR CONSTRUCTION

INITIAL ISSUE & REVISIONS		
NUMBER	DESCRIPTION	DATE
SD	SD DELIV.	2025_07-25
GMP	GMP	2025_10-30



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PROJECT NUMBER
CN22194

ISSUE DATE
2025_07-25

ELECTRICAL SCHEDULES

E6.03

AUDIO VISUAL SCOPE REQUIREMENTS

1. GENERAL:
   - A. PROVIDE ALL EQUIPMENT, ACCESSORIES, CABLING, AND LICENSES REQUIRED FOR A COMPLETELY FUNCTIONAL SYSTEM BASED ON FUNCTIONAL NARRATIVES FOR EACH ROOM OR SYSTEM TYPE.
   - B. VERIFY COLOR OF ALL VISIBLE AV DEVICES AND EXPOSED INSTALLATION CABLING WITH ARCHITECT PRIOR TO EQUIPMENT PROCUREMENT.
   - C. COORDINATE ROOM SCHEDULE PANEL MOUNTING OPTION WITH ARCHITECT AND OTHER CONTRACTORS.
   - D. INTEGRATE ALL OWNER PROVIDED EQUIPMENT NOTED IN FUNCTIONAL NARRATIVES.
   - E. DECOMMISSION, STORE AT THE PROJECT SITE, AND REINSTALL ALL EXISTING EQUIPMENT NOTED FOR REUSE.
   - F. AV DEVICES MUST BE MOUNTED IN COMPLIANCE WITH ADA REQUIREMENTS WHERE REQUIRED. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
   - G. COORDINATE ALL DRILLING AND CUTOUTS OF FURNITURE AND MILLWORK WITH ARCHITECT AND OTHER CONTRACTORS.
   - H. UNIFIED COMMUNICATIONS PLATFORM LICENSING AND PROVISIONING IS PROVIDED BY THE CLIENT UNLESS NOTED OTHERWISE.
   - I. REFER TO GENERAL REQUIREMENTS 2.M. FOR SCOPE REQUIREMENTS OF OWNER FURNISHED EQUIPMENT.
2. CABLING:
   - A. ALL INFRASTRUCTURE CABLING, CONNECTORS, PATCH CABLES, AND ADAPTERS REQUIRED FOR A FULLY FUNCTIONAL AV SYSTEM SHALL BE PROVIDED BY THE AVC.
   - B. USER CABLES SHALL BE COMMERCIAL GRADE, 6' FOR TABLE CONNECTIONS, AND 12' FOR WALL PLATE CONNECTIONS UNLESS NOTED OTHERWISE.
   - C. DIGITAL VIDEO OR USB CABLE RUNS BELOW FINISHED FLOOR OR ABOVE FINISHED CEILING SHALL UTILIZE CATEGORY CABLE EXTENSION KITS WITH INFRASTRUCTURE CABLING THAT FOLLOWS MANUFACTURER GUIDELINES. ACTIVE PREMADE CABLES ARE ACCEPTABLE FOR OVERFLOOR AND UNDER TABLE CABLE RUNS.
   - D. POINT-TO-POINT EXTENSION KITS SUCH HDBASET, USB, CAMERA SHALL USE SHIELDED CABLE.
   - E. AUDIO CABLING OUTSIDE OF EQUIPMENT RACKS SHALL BE BALANCED AND UTILIZE SHIELDED CABLING.
   - F. ANALOG SPEAKER CABLING SHALL UTILIZE A DEDICATED RACEWAY WITH MINIMUM GAUGE 16 AWG.
3. NETWORK:
   - A. PROVIDE DEDICATED MANAGED NETWORK SWITCHES WITH APPROPRIATE POE BUDGET AS REQUIRED FOR EACH SYSTEM.
   - B. AV CONTRACTOR IS REQUIRED TO COORDINATE IP ADDRESS SCHEME AND REQUIRED NETWORK CONFIGURATION WITH THE CLIENT PRIOR TO SYSTEM INSTALLATION FOR ALL DEVICES THAT WILL BE CONNECTED TO THE CLIENT NETWORK.
4. VIDEO:
   - A. FLAT PANEL DISPLAY BRIGHTNESS SHALL BE MINIMUM OF 450 NITS FOR CONFERENCING SPACES.
   - B. PROVIDE EDID EMULATION AND VIDEO SCALING FOR AV SOURCE DEVICES AS REQUIRED.
   - C. DISABLE ANY DISPLAY INPUT NOT IN USE.
   - D. COORDINATE FINAL LOCATION FOR PROJECTORS AND PROJECTION SCREENS WITH ARCHITECT AND OTHER CONTRACTORS.
   - E. PROVIDE APPROPRIATE LENS FOR PROJECTORS BASED ON LOCATION OF PROJECTOR AND ASSOCIATED SCREEN.
   - F. PROJECTORS MUST BE MOUNTED SO THAT THE LENS IS LOCATED WITHIN 2" OF THE TOP OF THE VIEWABLE AREA.
5. AUDIO:
   - A. CUSTOM AUDIO DSP PROGRAMMING MUST BE COMPLETED BY A MANUFACTURER-CERTIFIED PROGRAMMER.
   - B. EACH MICROPHONE USED FOR CONFERENCING SHALL HAVE A DEDICATED ACOUSTIC ECHO CANCELLATION CHANNEL.
   - C. ALL MICROPHONE LED STATUS INDICATORS AND INTEGRAL MUTE BUTTONS MUST BE IN SYNC WITH THE AV OR CONFERENCE SYSTEM UNLESS NOTED OTHERWISE.
   - D. PROVIDE RELAY INTERFACE FOR LIFE SAFETY SYSTEM TO DISABLE AUDIO DURING AN EVENT FOR EACH AUDIO SYSTEM IN AN ASSEMBLY AREA.
6. SYSTEM CONTROL:
   - A. CUSTOM CONTROL PROGRAMMING MUST BE COMPLETED BY A MANUFACTURER-CERTIFIED PROGRAMMER.
   - B. CUSTOM USER CONTROL INTERFACES MUST BE REVIEWED AND APPROVED BY CLIENT PRIOR TO INSTALLATION.
   - C. MANUFACTURER REMOTES BEING USED FOR PRIMARY CONTROL MUST BE LEFT IN THE ROOM AND LABELED.
   - D. MANUFACTURER FLAT PANEL DISPLAY REMOTES BEING USED FOR SECONDARY CONTROL MUST BE MOUNTED BEHIND THE ASSOCIATED DISPLAY WITH INDUSTRIAL VELCRO.
7. AV EQUIPMENT RACKS:
   - A. AV RACKS MUST BE PROPERLY GROUNDED.
   - B. INCLUDE EQUIPMENT RACK VENTED SHELVES, BLANK PANELS, POWER DISTRIBUTION, AND THERMAL MANAGEMENT AS REQUIRED.
8. SYSTEM TURNOVER AND TRAINING:
   - A. PROVIDE ALL MANUFACTURER REMOTES, CABLES, AND ACCESSORIES TO CLIENT AT SYSTEM TURNOVER.
   - B. PERFORM SUPPORT STAFF AND USER TRAINING FOR EACH SYSTEM TYPE.
   - C. PROVIDE A CONCISE SYSTEM TRAINING DOCUMENT FOR EACH SYSTEM TYPE.

TECHNOLOGY SCOPE REQUIREMENTS

1. TECHNOLOGY INCLUDES BUT IS NOT LIMITED TO AUDIOVISUAL, COMMUNICATIONS/LOW VOLTAGE, SECURITY, CELLULAR ENHANCEMENT, DIGITAL SIGNAGE, ETC. ALL CONTRACTORS, VENDORS AND INTEGRATORS INVOLVED IN ANY SCOPE DETAILED IN THIS PACKAGE OR WHOSE SCOPE IS RELATED TO OR IMPACTS ANY SCOPE IN THIS PACKAGE MUST COMPLY WITH ALL SPECIFICATIONS, DRAWINGS AND DETAILS.
2. CONTRACTORS MAY PROVIDE SERVICES AND MATERIALS FOR ONE OR MULTIPLE SCOPES INCLUDED IN THIS DRAWING PACKAGE.
3. ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATION BETWEEN SCOPES AS IT RELATES TO THE SERVICES AND MATERIALS THEY ARE PROVIDING.
4. INSTALLATIONS MUST COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.
5. INSTALLATIONS MUST CONFORM TO BICSI STANDARDS.
6. INSTALLATIONS MUST COMPLY WITH THE AMERICAN DISABILITY ACT.
7. LABOR MUST BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS.
8. CONTRACTORS SHALL FOLLOW BUILDING RULES AND REGULATIONS.
9. CONTRACTORS MUST COMPLY WITH PROJECT, BUILDING AND/OR GC SAFETY PLANS.
10. IN THE EVENT OF A CONFLICT BETWEEN ANY APPLICABLE CODES, STANDARDS AND THIS PACKAGE, THE CONTRACTOR MUST COMPLY WITH THE MOST STRINGENT.
11. CONTRACTORS MUST BE LICENSED BY THE APPLICABLE GOVERNING AND STANDARDS BODIES FOR ALL WORK BEING PERFORMED.
12. PROVIDE AT LEAST A 1-YEAR WARRANTY FROM THE DATE OF CLIENT ACCEPTANCE ON ALL PARTS AND LABOR.
13. CONTRACTORS MUST BE CERTIFIED OR APPROVED TO PERFORM INSTALLATIONS BY THE MANUFACTURER.
14. ALL PERMITTING INCLUDING FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
15. THIS PACKAGE IS INTENDED TO CONVEY SCOPE AND GENERAL DIRECTION FOR EACH SYSTEM. THE CONTRACTOR MUST PROVIDE COMPLETE AND OPERATIONAL SYSTEMS. ANY SUPPLEMENTAL MATERIAL, HARDWARE, SOFTWARE OR LABOR REQUIRED BUT NOT EXPLICITLY DETAILED SHALL BE PROVIDED.
16. ALL EQUIPMENT SHALL BE COMMERCIAL GRADE UNLESS EXPLICITLY NOTED OTHERWISE.
17. THE CONTRACTOR IS REQUIRED TO CONFORM TO THE CLIENT PROJECT SCHEDULE. IF ANY DELAYS ARE EXPECTED DUE TO MANUFACTURER DELAYS OR COORDINATION WITH OTHER CONTRACTORS, THE CONTRACTOR IS REQUIRED TO NOTIFY THE CLIENT IMMEDIATELY.
18. IN THE EVENT THAT THE CLIENT DIRECTS THE CONTRACTOR TO HALT OR PAUSE WORK, THE CONTRACTOR WILL TAKE ALL REASONABLE EFFORTS TO MINIMIZE ANY ADDITIONAL COSTS THAT MAY BE INCURRED AS A RESULT OF THIS DIRECTION UNLESS DIRECTED BY THE CLIENT OR GC.
19. ALL FACEPLATES AND DEVICES SHALL BE MOUNTED SO THAT THEY ARE PARALLEL OR PERPENDICULAR TO ADJACENT WALLS AND/OR CEILINGS.
20. ALL CEILING MOUNTED DEVICES SHALL BE INSTALLED TO ALIGN WITH OTHER SYSTEM IN THE CEILING. CONFIRM ALL FINAL LOCATIONS WITH THE ARCHITECT
21. REFER TO ARCHITECT FOR ALL COLOR SELECTIONS. ALL FACEPLATES MUST MATCH ADJACENT ELECTRICAL FACEPLATES IN COLOR AND ORIENTATION UNLESS DIRECTED OTHERWISE BY THE ARCHITECT.
22. ONE PROJECT MANAGER IS REQUIRED FROM EACH CONTRACTOR AS A MAIN POINT OF CONTACT.
23. PROJECT MANAGER IS REQUIRED TO ATTEND KICKOFF, WEEKLY, COORDINATION, SAFETY AND CLOSEOUT MEETINGS.
24. ADDITIONAL SERVICE AND/OR CHANGE ORDER REQUESTS MUST BE SUBMITTED IN WRITING AND APPROVED PRIOR TO THE COMMENCEMENT OF ANY LABOR OR PURCHASE OF ANY MATERIALS OR EQUIPMENT. ANY COST INCURRED WITHOUT A SIGNED AGREEMENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
25. SUBMITTALS
   - A. ALL SUBSTITUTIONS OF EQUIPMENT OR MATERIALS MUST BE SUBMITTED AND APPROVED PRIOR TO PURCHASE OR INSTALLATION. ANY EQUIPMENT OR MATERIALS PURCHASED OR INSTALLED WITHOUT APPROVAL MUST BE REPLACED AT THE CONTRACTORS COST.
   - B. FLOOR PLANS, CEILING PLANS, CUTOUT DIAGRAMS AND CUT SHEETS OF ALL SPECIFIED EQUIPMENT AND MATERIALS MUST BE SUBMITTED FOR REVIEW AND BE APPROVED PRIOR TO PURCHASE OR INSTALLATION.
   - C. ANY INFORMATION REQUIRED FOR COORDINATION WITH OTHER TRADES SUCH AS HEAT LOADS OR POWER REQUIREMENTS MUST BE INCLUDED IN SUBMITTALS.
   - D. PROGRAMMABLE INFORMATION SUCH AS TOUCH PANEL LAYOUTS, MICROPHONE COVERAGE, ETC. MUST BE SUBMITTED AND APPROVED PRIOR TO PROGRAMMING OF ANY EQUIPMENT.
   - E. CLOSEOUT DOCUMENTS ARE REQUIRED UPON COMPLETION OF THE PROJECT. THE CLOSEOUT PACKAGE MUST INCLUDE MANUFACTURER MANUALS, CUTSHEETS, AS-BUILT PLANS, UNCOMPILED PROGRAMMING CODE, USERNAMES AND PASSWORDS, TESTING REPORTS, WARRANTY AND SUPPORT CONTACT INFORMATION. THE WARRANTY PERIOD WILL NOT COMMENCE UNTIL ALL CLOSEOUT DOCUMENTS HAVE BEEN RECEIVED AND CONFIRMED BY THE CLIENT.
26. REQUESTS FOR INFORMATION
   - A. SUBMIT A REQUEST FOR INFORMATION IF CLARIFICATIONS ARE REQUIRED OR THERE ARE DISCREPANCIES WITHIN THE TECHNOLOGY PACKAGE OR WITH OTHER DESIGN DOCUMENTS.
   - B. CONTRACTORS ARE REQUIRED TO PROVIDE THE GREATER OF ANY PRODUCT OR LABOR IF THERE ARE DISCREPANCIES WITHIN THE DRAWINGS.
   - C. CONTRACTORS ARE RESPONSIBLE FOR CORRECTING INCORRECT WORK COMPLETED BY THE CONTRACTORS WHERE A REQUEST FOR INFORMATION SHOULD HAVE BEEN SUBMITTED.
27. INSTALLATION
   - A. EQUIPMENT AND MATERIAL MUST BE NEW AND CLEAR OF DEFECTS UNLESS NOTED OTHERWISE.
   - B. EQUIPMENT AND MATERIAL MUST HAVE A UL, CSA OR ETL LABEL.
   - C. CABLING MUST BE RATED FOR THE APPLICATION AND ENVIRONMENT FOR WHICH IT IS BEING INSTALLED.
   - D. CABLING MUST NOT EXCEED THE FOLLOWING PERMANENT LINK DISTANCES:
     1. CATEGORY RATED NETWORK CABLE - 295'
     2. RG-6 COAX - 150'
     3. RG-11 COAX - 300'
   - E. COORDINATE ALL RACEWAY INSTALLATION WITH THE EC TO CONFIRM THE FINAL PERMANENT LINK DISTANCES DO NOT EXCEED THE LIMITS. THE CC WILL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH REWORK AND MATERIALS REQUIRED TO REPLACE OR REROUTE CABLES THAT EXCEED THE NOTED LIMITS.
   - F. PROVIDE A SERVICE LOOP OF AT LEAST 36" AT EACH END OF EACH CABLE. PROVIDE A SERVICE LOOP OF AT LEAST 15' AT EACH WIRELESS ACCESS POINT AND SECURITY CAMERA.
   - G. ALL CABLING NOT IN CONDUIT MUST BE SUPPORTED PER TIA/EIA AND ANSI STANDARDS. J-HOOKS ARE ACCEPTABLE FOR USE IN SUPPORTING CABLING. BRIDAL RINGS ARE NOT ALLOWED.
   - H. ALL CABLING MUST BE INSTALLED AND SUPPORTED PER MANUFACTURERS' REQUIREMENTS. THE CONTRACTOR SHALL NOT USE ANY INSTALLATION METHODS THAT WILL VOID ANY MANUFACTURER'S WARRANTY.
   - I. CABLE BUNDLES MUST BE SECURED WITH VELCRO WRAPS. NYLON CABLE TIES ARE NOT ALLOWED.
   - J. PROVIDE STUD GUARDS AND GROMMETS TO PROTECT ALL EXPOSED CABLING IN WALLS.
   - K. ALL EXPOSED WHIPS MUST BE ROUTED THROUGH MESH CABLE SLEEVES.
   - L. CONFIRM COLOR OF ALL EXPOSED CABLING WITH ARCHITECT.
   - M. PROVIDE CABLE STRAIN RELIEF AT ALL PATCH PANELS.
   - N. PROVIDE ANY RACEWAY REQUIRED FOR A COMPLETE SYSTEM NOT INCLUDED BY THE EC.
   - O. PROVIDE FIRE STOPPING FOR ALL TECHNOLOGY WALL OR FLOOR PENETRATIONS.
   - P. INSTALLATION IN ALL TECHNOLOGY ROOMS MUST BE COMPLETE AND READY FOR CLIENT EQUIPMENT AT LEAST TWO WEEKS PRIOR TO OCCUPANCY.
   - Q. TECHNOLOGY SPACES MUST BE CLEANED BY A COMPANY THAT SPECIALIZES IN CLEANING TECHNOLOGY SPACES. SPACES MUST BE COMPLETELY DUST FREE.
28. DEMOLITION
   - A. CONFIRM THAT ANY CABLE OR EQUIPMENT NOTED TO BE DEMOLISHED WILL NOT HAVE A NEGATIVE IMPACT ON REMAINING SYSTEMS OR CAUSE OUTAGES PRIOR TO DEMOLITION.
   - B. DAMAGE CAUSED THE CONTRACTOR TO EXISTING SYSTEMS THAT ARE TO REMAIN WILL BE REPAIRED OR REPLACED AT THE COST OF THE CONTRACTOR.
   - C. CABLING NOTED TO BE DEMOLISHED SHALL BE REMOVED TO ITS POWER OF ORIGIN.
   - D. EQUIPMENT NOT TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF UNLESS NOTED OTHERWISE.
29. GROUNDING
   - A. GROUNDING SHALL BE DONE WITH NON-REVERSIBLE CONNECTIONS.
   - B. RACKS, CABINETS, LADDER RACK AND CABLE TRAY SHALL BE GROUNDED.
   - C. GROUNDING COMPONENTS SHALL BE INSTALLED IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.
   - D. EQUIPMENT BONDING CONDUCTORS SHALL BE A MINIMUM OF #6 AWG.
   - E. TELECOMMUNICATIONS GROUND BARS SHALL BE SIZED PER TIA/EIA AND BICSI STANDARDS.
30. LABELING
   - A. CABLES, FACEPLATES, RACKS AND CABINETS MUST BE LABELED.
   - B. LABELS SHALL USE CLEAR TYPED BOLD BLACK LETTERING ON WHITE BACKGROUND.
   - C. LABELS SHALL BE SELF ADHERING AND HAVE A LAMINATED FINISH.
   - D. CABLE LABELS SHALL BE LOCATED ON THE CABLE AT EACH TERMINATION POINT.
   - E. FACEPLATES SHALL BE LABELED WITH IDF AND LOCATION. EXAMPLE: '4A-023'
   - F. EACH PORT ON A FACEPLATE WILL HAVE A SEPARATE LABEL WITH THE PORT NUMBER. EXAMPLE '01'
   - G. CABLES SHALL BE LABELED WITH IDF, LOCATION AND PORT. EXAMPLE: '4A-023-01'
   - H. PATCH PANEL JACK COLORS MUST MATCH OUTLET JACK COLOR.
   - I. BACKBONE CABLE LABELS SHALL INCLUDE WHERE THE CABLING ORIGINATES AND TERMINATES.
   - J. RISER CABLING SHALL BE LABELED ON EVERY FLOOR.
   - K. ALL GROUNDING EQUIPMENT AND CONDUCTORS SHALL BE LABELED.
   - L. AUDIOVISUAL EQUIPMENT SHALL BE LABELED IN COMPLIANCE WITH INFOCOMM F501.01.
31. TESTING
   - A. TESTING AND CERTIFICATION IS REQUIRED FOR ALL CABLING.
   - B. PROVIDE DETAILED TESTING REPORT UPON COMPLETION OF INSTALLATION.
   - C. TESTING SHALL BE DONE IN COMPLIANCE WITH TESTER MANUFACTURER'S REQUIREMENTS.
   - D. TEST REPORT SHALL CLEARLY IDENTIFY PASS/FAIL STATUS OF ALL CABLING.
   - E. CABLING WHICH DOESN'T PASS TESTING SHALL BE REPAIRED AND/OR REPLACED AT NO COST TO THE CLIENT.
   - F. CABLING SHALL BE TESTED AS FOLLOWS:
     1. UTP CAT 3 - CONTINUITY TESTING
     2. UTP CAT 5E,6,6A - TIA/EIA PERMANENT LINK TEST
     3. COAX - DB LOSS, PROPAGATION DELAY, CABLE INPUT IMPEDANCE, CONTINUITE AND INSERTION LOSS AS A FUNCTION OF SIGNAL POWER. TESTING SHALL BE PERFORMED AT 1000MHZ. CONNECTOR INSERTION LOSS CANNOT EXCEED 1.5DB. TOTAL LOSS BUDGET SHALL NOT EXCEED 14DB.
     4. MULTIMODE FIBER - TIA/EIA-526-14A METHOD B. MAX POWER LOSS BUDGET: 2.0DB/KM @ 850MHZ; 1.5DB/KM @ 1300MHZ.
     5. SINGLE MODE FIBER - TIA/EIA-526-7 METHOD A.1. MAX POWER LOSS BUDGET: 1.75DB/KM@1310MHZ, 1.25DB/KM @ 1550MHZ.
   - G. EQUIPMENT MUST BE TESTED TO CONFIRM OPERATION AND COMPLIANCE WITH THE DESIGN INTENT.
32. CLEANING
   - A. TECHNOLOGY ROOMS, RACKS, CABINETS AND SPACES MUST BE KEPT CLEAN OF DEBRIS AND DUST DURING INSTALLATION.
   - B. CONNECTION POINTS AND ELECTRONICS MUST BE PROTECTED DURING CONSTRUCTION.
   - C. UPON INSTALLATION COMPLETION ALL FIBER AND COPPER PORTS MUST BE CLEANED AND ALL SPACES MUST BE CLEANED AND DUST FREE.
33. TRAINING
   - A. PROVIDE PROJECT SPECIFIC CLIENT TRAINING FOR ALL TECHNOLOGY SYSTEMS.
   - B. ENGAGE A MANUFACTURER'S REPRESENTATIVE TO PERFORM TRAINING WHEN AVAILABLE.
   - C. RECORD AND DOCUMENT ALL TRAINING SESSIONS.
   - D. PROVIDE SUPPORT CONTACT INFORMATION FOR ALL SYSTEMS.
34. WARRANTY
   - A. A MINIMUM OF ONE YEAR WARRANTY IS REQUIRED FOR ALL LABOR, MATERIAL AND EQUIPMENT.
   - B. REGISTER ALL MANUFACTURER WARRANTIES AND PROVIDE NECESSARY DOCUMENTATION TO CLIENT.
   - C. FIRMWARE AND SOFTWARE UPGRADES AND PATCHES SHALL BE INSTALLED DURING THE WARRANTY PERIOD.
   - D. A MEETING SHALL BE SCHEDULED WITH THE OWNER AT LEAST ONE MONTH PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD TO REVIEW THE WARRANTY LOG AND ANY OUTSTANDING ISSUES.
35. MINIMUM SERVICE
   - A. TECHNICAL SUPPORT SHALL BE AVAILABLE DURING BUSINESS HOURS.
   - B. RESPONSE TO ANY SERVICE CALL IS REQUIRED WITHIN 2-HOURS.
   - C. ON-SITE RESPONSE IS REQUIRED WITHIN 12 BUSINESS HOURS FOR SERVICE CALLS THAT CANNOT BE RESOLVED REMOTELY.

COMMUNICATIONS SCOPE REQUIREMENTS

1. PROVIDE A COMPLETE CABLING INFRASTRUCTURE SYSTEM.
2. PROVIDE DATA CABLING TO ALL DEVICES THAT REQUIRE A NETWORK CONNECTION. COORDINATE WITH EACH TRADE TO CONFIRM DATA LOCATIONS AND QUANTITIES.
3. PROVIDE DATA CABLING TO ELEVATOR MACHINE ROOM FOR ALL NETWORK AND EMERGENCY COMMUNICATION DEVICES. COORDINATE WITH ELEVATOR MANUFACTURER AND ALL OTHER TRADES.
4. ALL CABLING TO BE WHITE UNLESS NOTED OTHERWISE.
5. DATA CABLING SHALL BE TERMINATED USING THE TIA-568B STANDARD.
6. DEVICE CONNECTIONS WILL BE MADE IN A FACE PLATE OR BISCUIT BOX. FIELD MOD PLUGS ARE NOT ACCEPTABLE.
7. A BLANK INSERT MUST BE INSTALLED IN ALL UNUSED FACEPLATE JACK LOCATIONS.
8. COORDINATE WITH BASE BUILDING RMC AS APPLICABLE. CC MUST INCLUDE THE COST FROM THE RMC FOR RISER CABLING AND INSTALLATION.
9. CONFERENCE TABLE DATA CABLING SHALL BE TERMINATED IN A BISCUIT BOX MOUNTED IN THE TABLE LEG OR UNDERSIDE OF TABLE NEXT TO POWER RECEPTACLES.
10. PATCH CORDS SHALL BE FACTORY MANUFACTURED AND COMPLY WITH MANUFACTURER'S WARRANTY FOR AN END TO END SOLUTION.
11. PATCH CORDS SHALL BE LABELED WITH A UNIQUE 5-DIGIT IDENTIFIER.
12. UNUSED PATCH CABLES SHALL BE TURNED OVER TO THE CLIENT.
13. PATCH CORD SLACK SHALL BE COILED AND SECURED WITH VELCRO WRAPS.
14. PROVIDE PATCH CORDS IN TECHNOLOGY ROOMS BETWEEN ALL PATCH PORTS AND SWITCHES UNLESS NOTED OTHERWISE. LENGTHS AS REQUIRED BASED ON RACK LAYOUT.
15. PROVIDE ONE 7' PATCH CORD AT EACH STATIONARY DESK AND ONE 15' PATCH CORD AT EACH SIT/STAND DESK.
16. PROVIDE ONE 7' PATCH CORD AT EACH PRINTER LOCATION.
17. PROVIDE ONE APPROPRIATE SIZED PATCH CORD AT EACH SECURITY CAMERA AND WIRELESS ACCESS POINT.
18. CC TO INSTALL WIRELESS ACCESS POINT(S) AND PROVIDE NECESSARY BRACKETS OR MOUNTING ACCESSORIES.
19. GENERAL HORIZONTAL NETWORK CABLING WILL BE CAT6, UNLESS NOTED OTHERWISE.
20. NETWORK CABLING FOR WIRELESS ACCESS POINTS WILL BE CAT6A, UNLESS NOTED OTHERWISE.
21. INCLUDE AT LEAST (8) HOURS OF PREMIUM TIME FOR MOVE SUPPORT.
22. INCLUDE (8) HOURS FOR MDF AND (4) HOURS PER IDF FOR CLIENT IT STAFF SUPPORT IN ADDITION TO THE SCOPE INCLUDED IN THIS PACKAGE.
23. SOUND MASKING SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS IN AREAS NOTED ON THE PLANS.
24. PERFORM A FINAL SITE WALK WITH THE CLIENT AND ADJUST SOUND MASKING SOUND LEVELS AS NEEDED.
25. SOUND MASKING SYSTEM MUST HAVE A SPATIAL UNIFORMITY OF +/- 3dB AND BE FULLY COMMISSIONED WITH ALL FURNITURE INSTALLED.
26. CATV/SATV SYSTEMS SHALL INCLUDE ALL CABLES, AMPLIFIERS, SPLITTERS, TAPS, ETC REQUIRED FOR A COMPLETE AND WELL FUNCTIONING SYSTEM.
27. CATV/SATV SYSTEMS SHALL NOT INCLUDE MORE THAN TWO AMPLIFIERS.
28. COAX CABLING ROUTED TO AN OUTLET LOCATION MUST BE A HOME RUN TO THE NEAREST IDF.
29. COAX CABLE SPLICES ARE NOT ALLOWED.
30. COAX CABLE SYSTEM MUST BE TESTED UPON COMPLETION TO VERIFY ACTUAL LOSS/DB LEVELS AT EACH OUTLET. IF ANY OUTLET IS FOUND TO BE BELOW ACCEPTABLE LEVELS FOR CATV/SATV EQUIPMENT, CC MUST ADJUST THE SYSTEM TO BRING LEVELS WITHIN ACCEPTABLE RANGE.

SECURITY SCOPE REQUIREMENTS

1. COORDINATE COLORS OF ALL DEVICES AND EXPOSED CABLING WITH ARCHITECT.
2. COORDINATE ALL DATA CONNECTION POINTS WITH CC.
3. PROGRAM ALL ACCESS CONTROLS. VIDEO SURVEILLANCE AND ALARM EQUIPMENT AS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM.
4. INCLUDE ALL LICENSING AS NEEDED TO PROVIDE FULL SYSTEM FUNCTIONALITY.
5. SET UP ALL SYSTEMS TO REGULARLY BACKUP DATA AND PROGRAMMING.
6. PASSWORDS MUST BE CHANGED FROM DEFAULT UPON INSTALLATION.
7. ALL PASSWORDS MUST BE PROVIDED TO THE CLIENT WHEN INSTALLATION IS COMPLETE.
8. INSTALL CLIENT SOFTWARE ON UP TO THREE OWNER FURNISHED WORKSTATIONS.
9. ACCESS CONTROLS SYSTEM MUST HAVE MULTIPLE ACCESS GROUPS BASED ON OWNER DIRECTION.
10. CONFIGURE ALERTS TO NOTIFY OWNER'S REPRESENTATIVES.
11. ALARM INPUTS MUST BE CONFIGURED TO PROVIDE ALERTS AND TRIGGER APPROPRIATE ACTIONS.
12. PROGRAM AT LEAST 50 CARDS FOR USE DURING CONSTRUCTION.
13. UPON APPROVAL FROM OWNER, WIPE ALL CONSTRUCTION CARDS FROM SYSTEM WHEN PROJECT IS COMPLETED.
14. INCLUDING PROGRAMMING CARDS FOR 110% OF THE NUMBER OF DESKS/SEATS IN THE PROJECT.
15. COORDINATE WITH DOOR HARDWARE VENDOR FOR ALL DOOR HARDWARE INFRASTRUCTURE, CONNECTIONS AND PROGRAMMING.
16. COORDINATE WITH THE ELEVATOR CONTRACTOR FOR INTEGRATION INTO THE ELEVATOR SYSTEM.
17. PROVIDE ALL CABLING, TERMINATIONS AND INTERFACE MODULES TO INTEGRATE INTO THE ELEVATOR SYSTEM.
18. COORDINATE FIRE ALARM CONTACTS WITH FA CONTRACTOR. INSTALL ALL NECESSARY CABLE AND DEVICES TO TIE FIRE ALARM SYSTEM INTO ACCESS CONTROLS SYSTEM.
19. FULL COMMISSION AND PROVIDE REPORTS OF THE ACCESS CONTROLS SYSTEM UPON COMPLETION.
20. PROVIDE A NETWORK VIDEO RECORDER (NVR) CAPABLE OF SUPPORTING RECORDING FOR ALL CAMERAS WITH THE FOLLOWING MINIMUM CRITERIA:
   - A. FRAME RATE: 12FPS
   - B. ASSUMED MOTION: 20%
   - C. RETENTION PERIOD: 30 DAYS
   - D. COMPRESSION: H.264
   - E. RESOLUTION: CAMERA MAXIMUM RESOLUTION
21. FOR ON-PREMISES VIDEO STORAGE, CONTRACTOR SHALL INCLUDE NVR CAPACITY SIZING AND RETENTION DURATION CALCULATIONS IN THE VIDEO SURVEILLANCE SYSTEM SUBMITTALS.
22. FOR CLOUD-BASED VIDEO STORAGE, CONTRACTOR SHALL INCLUDE CLOUD STORAGE CAPACITY AND RETENTION CALCULATIONS, ALONG WITH ASSOCIATED LICENSING OPTIONS, IN THE VIDEO SURVEILLANCE SYSTEM SUBMITTALS.
23. PROVIDE DEDICATED NETWORK FOR ALL SECURITY CAMERAS UNLESS DIRECTED OTHERWISE BY CLIENT.
24. FOR SECURITY EQUIPMENT ON CLIENT NETWORK, SC MUST COORDINATE ALL IP ADDRESSES AND CONFIGURATIONS WITH CLIENT.
25. REVIEW ALL CAMERA VIEWS AND OBTAIN WRITTEN APPROVAL FROM THE CLIENT. ADJUST CAMERA POSITION AND SETTINGS BASED ON CLIENT DIRECTION.
26. ALL FISHEYE AND PANORAMIC CAMERAS MUST BE DEWARPED. INCLUDE LICENSING AS NECESSARY.
27. INTEGRATE VIDEO SURVEILLANCE SYSTEM WITH ACCESS CONTROL SYSTEM. COORDINATE DESIRED EVENT HANDLING WITH CLIENT.
28. PROVIDE A COMPLETE ALARM MONITORING SYSTEM AS NOTED IN THE EQUIPMENT LIST.
29. PROVIDE ONE YEAR SUBSCRIPTION TO A CENTRAL MONITORING STATION THAT IS UL LISTED
30. COORDINATE SETTINGS OF ALL INTERCOM SYSTEMS WITH CLIENT. CONFIRM ANY MOBILE PHONE SOFTWARE OR NUMBER DIALING WITH CLIENT.
31. PROVIDE TRAINING OF CLIENT'S REPRESENTATIVES UPON COMPLETION OF THE PROJECT.

GENERAL REQUIREMENTS

1. DEFINITIONS
   - A. OWNER
     - THE PERSON, ENTITY, OR GROUP WITH THE LEGAL AUTHORITY TO INITIATE, FUND, AND DIRECT THE CONSTRUCTION PROJECT. THE OWNER IS THE CONTRACTING PARTY RESPONSIBLE FOR ENGAGING DESIGN PROFESSIONALS, CONTRACTORS, AND CONSULTANTS, AND HAS ULTIMATE DECISION-MAKING AUTHORITY OVER THE SCOPE, BUDGET, AND EXECUTION OF THE PROJECT.
   - B. CLIENT
     - A NETWORK-CONNECTED DEVICE (SUCH AS A WORKSTATION, IP CAMERA, ACCESS CONTROL PANEL, OR SIMILAR ENDPOINT) THAT REQUESTS OR UTILIZES SERVICES AND RESOURCES PROVIDED BY A CENTRAL SERVER, CONTROLLER, OR HEADEND SYSTEM WITHIN TECHNOLOGY INFRASTRUCTURE.
2. GENERAL
   - A. THESE TECHNOLOGY PACKAGE INCLUDES SCOPE RELATED TO MULTIPLE TRADES. ALL APPLICABLE CONTRACTORS MUST FOLLOW THE INFORMATION INCLUDED IN THIS SET.
   - B. THE INFORMATION INCLUDED IN THIS PACKAGE IS DIAGRAMMATIC. THE CONTRACTOR IS RESPONSIBLE FOR FINAL DEVICE AND EQUIPMENT LOCATION COORDINATION WITH ALL EXISTING AND NEW STRUCTURE, EQUIPMENT AND RACEWAY.
   - C. WHERE SPECIFICATIONS DIRECT A CONTRACTOR TO PROVIDE A MATERIAL OR SYSTEM THE CONTRACTOR MUST FURNISH AND INSTALL ALL ASSOCIATED COMPONENTS.
   - D. REFER TO ARCHITECTURAL PLANS FOR ALL LOCATIONS INCLUDING MOUNTING HEIGHTS AND DIMENSIONS.
   - E. CONTRACTORS SHALL COMPLY WITH ALL BUILDING REGULATIONS.
   - F. CONTRACTORS SHALL COMPLY WITH ALL GENERAL CONTRACTOR RULES AND SAFETY REQUIREMENTS.
   - G. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
   - H. PROVIDE PROTECTION FOR ALL SURFACES AND EQUIPMENT. ANY DAMAGE TO SURFACES OR MATERIALS CAUSED BY THE CONTRACTOR DURING CONSTRUCTION WILL BE REPAIRED AT THE COST OF THE CONTRACTOR.
   - I. ALL STAGING AREAS MUST BE RETURNED TO ORIGINAL CONDITIONS UPON COMPLETION OF WORK.
   - J. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ANY PATHS OF EGRESS WITHOUT WRITTEN PERMISSION.
   - K. CONTRACTORS SHALL PERFORM WORK IN OCCUPIED SPACES AFTER BUSINESS HOURS. ALL ASSOCIATED COSTS MUST BE INCLUDED IN BID.
   - L. CONTRACTORS MUST PROVIDE FIRESTOPPING OF ALL FLOOR AND WALL PENETRATIONS.
   - M. CONTRACTOR MUST COORDINATE RECEIVING, STORING AND INSTALLING ALL OWNER FURNISHED EQUIPMENT UNLESS SPECIFICALLY NOTED ON DRAWINGS.
   - N. CONTRACTOR MUST COORDINATE AND IS RESPONSIBLE WITH ALL COSTS FOR ANY PROPOSED ALTERNATE FROM THESE DESIGN DRAWINGS.
3. GENERAL CONTRACTOR
   - A. GC SHALL COORDINATE SITE SAFET

COMMUNITY ROOM

AV FUNCTIONALITY
- SYSTEM PROVIDES LOCAL PRESENTATION AND STREAMING
- INPUT CONTROL TO SELECT INPUT AND CONTROL SYSTEM

DISPLAY
- 110" MOTORIZED PROJECTOR SCREEN - CEILING MOUNTED
- 8000 LUMEN LASER PROJECTOR - CEILING MOUNTED

AUDIO
- CEILING MOUNTED SPEAKERS

CONTENT SOURCE
- HDMI/USB-C WALL INPUT PLATE

EQUIPMENT INSTALLATION
- WALL MOUNTED INPUT CONTROL/PROJECTOR AND SCREEN CONTROL
- AV INFRASTRUCTURE WILL BE INSTALLED IN WALL MOUNTED EQUIPMENT RACK IN COMMUNITY ROOM STORAGE SPACE

EQUIPMENT SCHEDULE

TAG	DESCRIPTION
AV04	LASER PROJECTOR 8000 LUMENS WUXGA
AV05	CEILING PLATE
AV06	PROJECTOR MOUNT BRACK WIGHT
AV07	ADJUSTABLE EXTENSION COLUMN WHITE
AV08	TRIM RING
AV09	MOTORIZED IN-CEILING SCREEN 16:9 110" DIAGONAL
AV10	AV WALL CONTROLLER 2-GANG
AV11	AUDIO AMPLIFIER 2CH 60W
AV12	SURFACE MOUNT SPEAKER 8" U BRACKET
AV13	AV SWITCHER
AV14	HDMI/USB-C WALL PLATE TRANSMITTER
AV15	AV NETWORK SWITCH POE+
AV16	AV EQUIPMENT RACK WALL MOUNT 8U
AV17	RACK MOUNT HORIZONTAL PDU
AV18	RACK SHELF

AMENITY SPACE - THEATRE

AV FUNCTIONALITY
- SYSTEM PROVIDES LOCAL PRESENTATION AND STREAMING

DISPLAY
- SINGLE 85" FLAT PANEL DISPLAY - WALL MOUNTED

AUDIO
- 2 CH COMMERCIAL GRADE SOUND BAR - WALL MOUNTED

CONTENT SOURCE
- HDMI WALL INPUT PLATE BELOW DISPLAY

EQUIPMENT INSTALLATION
- AV INFRASTRUCTURE WILL BE INSTALLED BEHIND DISPLAY

EQUIPMENT SCHEDULE

TAG	DESCRIPTION
AV02	85" FLAT PANEL DISPLAY
AV03	FLAT PANEL WALL MOUNT ASSEMBLY 50"-98"
AV19	SOUND BAR
AV20	HDMI COUPLER WALL PLATE

COMMUNICATIONS SCOPE NOTES

- EC TO PROVIDE (1) DEDICATED 120V, 30A CIRCUIT WITH LOCKING NEMA L5-30R ABOVE REAR OF RACK IN FIRST FLOOR MDF FOR UPS CONNECTION
- EC TO PROVIDE (1) DEDICATED 120V 20A CIRCUIT WITH NEMA 5-20R QUAD RECEPTABLE ADJACENT TO NETWORK CABINET IN SECOND/THIRD/FOURTH FLOOR IDF FOR UPS CONNECTION
- EC TO PROVIDE (1) DEDICATED 120V 20A CIRCUIT WITH NEMA 5-20R QUAD RECEPTABLE ADJACENT TO AV RACK IN COMMUNITY ROOM STORAGE ROOM
- BOND RACK, LADDER RACK, LIU AND METALLIC CONDUIT
- PROVIDE LADDER RACK AND SUPPORT ABOVE THE SERVER RACK FOR THE INCOMING FIBER CONDUIT TO STUB INTO TRAY.
- PROVIDE CONTINUOUS LADDER RACK TO RISER LOCATIONS
- PROVIDE 2" CONDUIT FROM MDF TO EACH IDF
- INSTALL VERTICAL PDUS ON REAR RAILS OF SERVER RACK, CONNECT TO UPS OUTPUT
- ISOLATE FIBER AND COPPER CABLE ROUTING TO OPPOSITE SIDES OF RACK
- PROVIDE 3000W UPS IN MDF, 1000W UPS IN IDF'S
- PROVIDE IN UNIT NETWORK CABINET RECESSED IN WALL WITH 1-1/4" CONDUIT TO ASSOCIATED IDF AND ONE DUPLEX POWER OUTLET
- PROVIDE TWO (2) CAT6 CABLES FROM IN-UNIT NETWORK CABINET TO EACH BEDROOM/LIVING ROOM LOCATION

SECURITY SCOPE NOTES

- CC TO PROVIDE CAT6 CABLING FROM CAMERA TO NEAREST MDF/IDF SWITCH PORT, LABEL BOTH ENDS, AND TEST
- EC TO PROVIDE DEDICATED 120V 20A CIRCUIT TO EACH ACCESS CONTROL POWER SUPPLY PANEL
- RACK SPACE PROVIDED IN MDF FOR SECURITY EQUIPMENT, REFER TO MDF RACK ELEVATION
- ENTRY DOOR INTERCOM TO ROUTE CALLS TO TENANT MOBILE APP FOR GUEST UNLOCK, SPACE ALLOCATED IN MDF RACK FOR REQUIRED HARDWARE
- COMMUNITY ROOM ACCESS TO BE CONTROLLED BY LEASING OFFICE FOR COMMUNITY EVENTS AND RENTALS

AUDIOVISUAL EQUIPMENT SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL
AV01	50" FLAT PANEL DISPLAY	SAMSUNG	QN50Q8FAAFXZA
AV02	85" FLAT PANEL DISPLAY	SAMSUNG	QN85Q8FAAFXZA
AV03	FLAT PANEL WALL MOUNT ASSEMBLY 50"-98"	CHIEF MFG	AS3LD
AV04	LASER PROJECTOR 8000 LUMENS WUXGA	EPSON	POWERLITE L890U
AV05	CEILING PLATE	CHIEF MFG	CMA345
AV06	PROJECTOR MOUNT BRACKET WHITE	CHIEF MFG	RPAUW
AV07	ADJUSTABLE EXTENSION COLUMN WHITE	CHIEF MFG	CMS0305W
AV08	TRIM RING	CHIEF MFG	CPA640W
AV09	MOTORIZED IN-CEILING SCREEN 16:9 110" DIAGONAL	DALITE	94285LS
AV10	AV WALL CONTROLLER 2-GANG	EXTRON	MLC PLUS 100
AV11	AUDIO AMPLIFIER 2CH 60W	BIAMP	REVAMP2060T
AV12	SURFACE MOUNT SPEAKER 8" U-BRACKET	BIAMP	DESONO DX-S8-UB-W
AV13	AV SWITCHER	AV PRO EDGE	AC-CX42-AUHD
AV14	HDMI/USB-C WALL PLATE TRANSMITTER	AV PRO EDGE	AC-CXWP-USBC-T
AV15	AV NETWORK SWITCH POE+	LUXUL	SW-100-04P
AV16	AV EQUIPMENT RACK WALL MOUNT 8U	MIDDLE ATLANTIC	EWR-12-17SD
AV17	RACK MOUNT HORIZONTAL PDU	MIDDLE ATLANTIC	PD-915R
AV18	RACK SHELF	MIDDLE ATLANTIC	U1V
AV19	SOUND BAR	JBL	PSB-1
AV20	HDMI COUPLER WALL PLATE	BY AVC	BY AVC

EQUIPMENT SCHEDULE IS INTENDED TO CONVEY DESIGN INTENT AND IDENTIFY PRIMARY COMPONENTS FOR EACH ROOM OR SYSTEM TYPE. CONTRACTOR IS RESPONSIBLE FOR INCLUDING ANY ADDITIONAL USER CABLES, ACCESSORY PARTS, AND INSTALLATION MATERIALS THAT ARE NEEDED TO PROVIDE A COMPLETELY FUNCTIONAL SYSTEM.

COMMUNICATIONS EQUIPMENT SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL
CM01	CAT6 RISER CABLE	COMMSCOPE	CS34R
CM02	CAT6 RJ-45 JACK	COMMSCOPE	UNJ600T
CM03	FACEPLATE	COMMSCOPE	M SERIES
CM04	SURFACE BOX	COMMSCOPE	M SERIES
CM05	(2) 12-STRAND SINGLE MODE FIBER	COMMSCOPE	P-012-DZ-8W-FSUYL
CM06	1U FIBER ENCLOSURE	COMMSCOPE	EPX-1U-PNL-ENC
CM07	CABLE MANAGEMENT RACK - WALL MOUNTED	EATON	SRW9U
CM08	CABLE MANAGEMENT RACK	AMCO	TCMR-45U-10
CM09	10" WIRE MANAGER	AMCO	TCMFD-45U-10
CM10	6" WIRE MANAGER	AMCO	TCMFD-45U-6
CM11	CAT6 24-PORT PATCH PANEL	COMMSCOPE	UNP-6-DM-1U-24
CM12	CAT6 48-PORT PATCH PANEL	COMMSCOPE	UNP-6-DM-2U-48
CM13	CAT6 PATCH CABLE	COMMSCOPE	UC1BBB2-0ZFXXX
CM14	120V 3000W UPS (L5-30 W/ NETWORK CARD)	EATON	9PX3000RT-L
CM15	PDU SINGLE MANAGED RACK L5-30 120V 24 OUTLETS	TRIPP LITE	PDUV30
CM16	120V 1000W UPS	EATON	5PX1000RT
CM17	18" WIDE LADDER RACK	BLINE	SB17U18BFB
CM18	LADDER RACK DROPOUT	BLINE	SB13ALDOFB
CM19	GROUND BAR	BLINE	SB57903

1. EQUIPMENT SHOWN FOR REFERENCE TO CONVEY DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND FUNCTIONAL SYSTEM INCLUDING ANY ADDITIONAL PARTS AND MATERIALS.
2. CONFIRM ALL COLORS AND FINISHES WITH ARCHITECT.
3. MOUNT PDUS ON BACK SIDE OF 2-POST RACK. INCLUDE MOUNTING HARDWARE AS NEEDED.

SECURITY EQUIPMENT

TAG	DESCRIPTION	MANUFACTURER	MODEL
SC01	ACCESS CONTROL AND MONITORING SYSTEM 16 READER LICENSES	LENEL	S2-NB16-E2R-WM
SC02	APPLICATION BLADES	LENEL	S2-ACM
SC03	POWER SUPPLY FOR UP TO 8 DOORS	ALTRONIX	AL600ULACM
SC04	POWER SUPPLY RECHARGEABLE BATTERY	ALTRONIX	BT126
SC05	CARD READER MULLION MOUNT	HID	SIGNO READER 20
SC06	CARD READER WALL MOUNT	HID	SIGNO READER 40
SC07	REQUEST TO EXIT DETECTOR	BOSCH	DS160
SC08	EMERGENCY EGRESS BUTTON	DYNALOCK	6270
SC09	DOOR CONTACT	GRI	2120-12
SC10	VIDEO INTERCOM	AIPHONE	IX-DV
SC11	INTERCOM SYSTEM GATEWAY	AIPHONE	IX-GW-N
SC12	SECURITY CABLING	WINDY CITY WIRE	BY SC
SC13	NETWORK VIDEO RECORDER	HANWHA	WAVE
SC14	SINGLE SENSOR DOME CAMERA, VARIFOCAL	HANWHA	QNV-C8083R
SC15	MULTI-SENSOR CAMERA	HANWHA	PNM-C16083XXX
SC16	MIDSPAN POWER INJECTOR	HANWHA	SPO-6011
SC17	LONG RANGE READER - GATE CONTROL	AWID	LR-3000
SC18	LONG RANGE READER - MOUNTING BRACKET	AWID	LR-MB-0-0

1. EQUIPMENT SHOWN FOR REFERENCE TO CONVEY DESIGN INTENT. SC IS RESPONSIBLE FOR PROVIDING A COMPLETE AND FUNCTIONAL SYSTEM INCLUDING ANY ADDITIONAL PARTS, MATERIALS, AND LICENSES.
2. CONFIRM ALL COLORS AND FINISHES WITH ARCHITECT.
4. CC TO PROVIDE NETWORK CABLING FOR VIDEO INTERCOM DOOR STATIONS.
5. EC TO PROVIDE ALL RACEWAY FOR SECURITY DEVICES. COORDINATE REQUIREMENTS WITH SC.

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THE RIVANA @ RIVER DISTRICT

Project Address:

Key Plan: North Arrow

Project Status:

Issue Date: 10/31/25	Designed By: KOTOOLE
Project Number: CN22194	Reviewed By: JKARR
TKG Project Number: 25067	Scale: 12" = 1'-0"

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Sheet Name:
TECHNOLOGY SPECIFICATIONS

Sheet Number:
T0.1

KEYNOTES

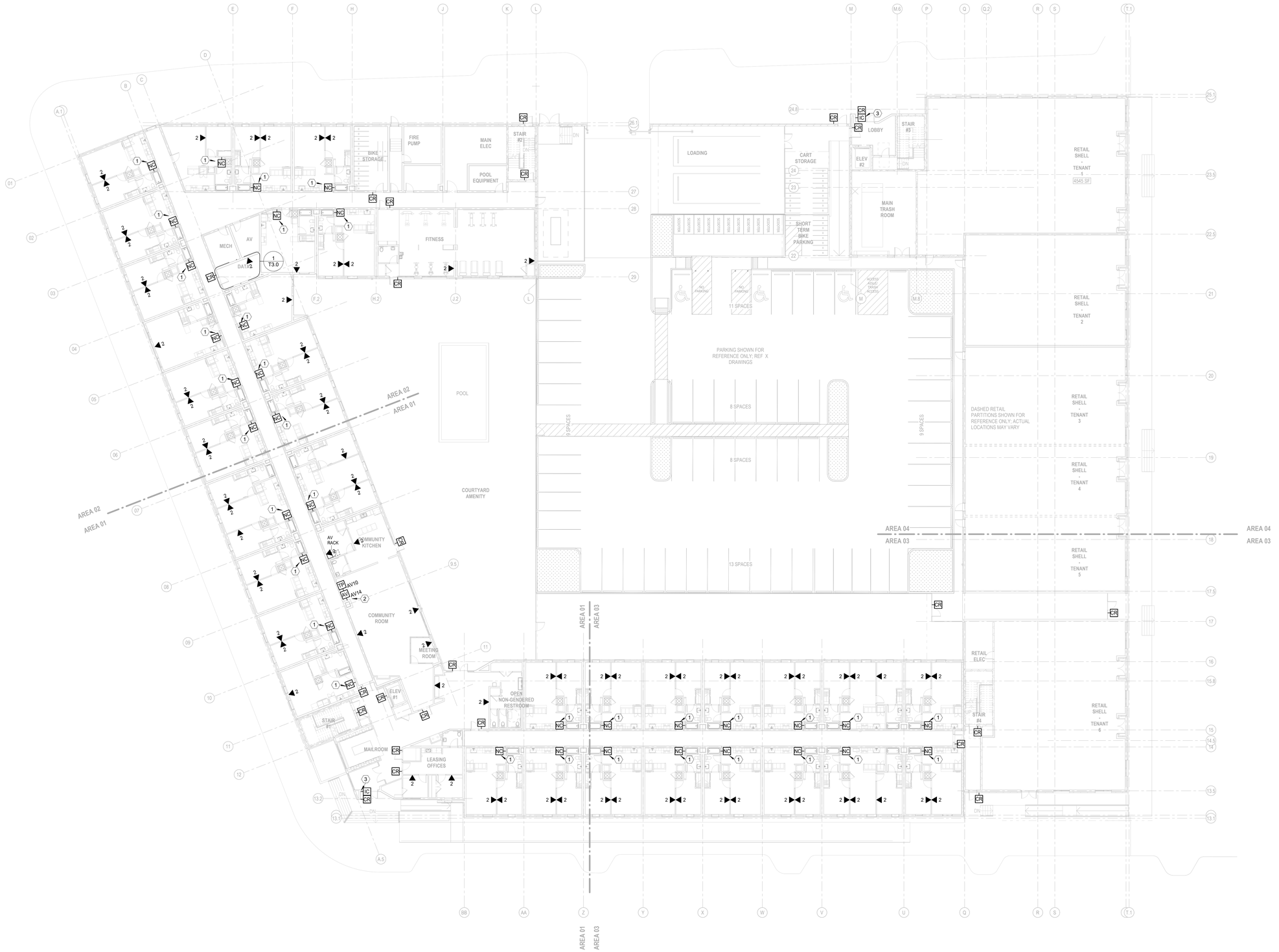
1. PROVIDE ONE (1) 1-1/4" CONDUIT FROM MDF/IDF TO RESIDENTIAL NETWORK CABINET FOR FIBER - PROVIDE CONDUIT FOR CAT6 FROM THE RESIDENTIAL NETWORK CABINET TO BEDROOM/LIVING ROOM LOCATIONS AS MARKED - PROVIDE ONE DUPLEX POWER OUTLET WITHIN EACH RESIDENTIAL NETWORK CABINET
2. PROVIDE HDMI WALL INPUT PLATE FOR CONNECTION TO PROJECTOR AT 18" AFF - PROVIDE TOUCH PANEL INPUT SELECT ABOVE. COORDINATE MOUNTING HEIGHT WITH ARCHITECT - ALL INFRASTRUCTURE TO RUN TO AV RACK IN COMMUNITY ROOM STORAGE ROOM
3. WALL MOUNTED VIDEO INTERCOM BY SC. PROVIDE 2-GANG JUNCTION BOX AT 48"AFF AND 3/4" CONDUIT STUBBED TO ACCESSIBLE LOCATION AFC FOR LOW VOLTAGE CABLING

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

C. PROVIDE ALL NECESSARY HOOKS, HANGERS, AND RINGS REQUIRED TO SUPPORT ALL AUDIO VISUAL, COMMUNICATIONS, AND SECURITY CABLING.



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Sheet Name:
TECHNOLOGY FLOOR PLAN - LEVEL 01

Sheet Number:
T1.1

KEYNOTES

1. PROVIDE ONE (1) 1-1/4" CONDUIT FROM MDF/IDF TO RESIDENTIAL NETWORK CABINET FOR FIBER - PROVIDE CONDUIT FOR CAT6 FROM THE RESIDENTIAL NETWORK CABINET TO BEDROOM/LIVING ROOM LOCATIONS AS MARKED - PROVIDE ONE DUPLEX POWER OUTLET WITHIN EACH RESIDENTIAL NETWORK CABINET

2. WALL MOUNTED FLAT PANEL DISPLAY - PROVIDE BACKBOX WITH QTY 2 DUPLEX RECEPTACLES AND QTY 1 2-PORT DATA FACEPLATE. PROVIDE IN-WALL PLYWOOD BACKING FOR DISPLAY MOUNT.

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

C. PROVIDE ALL NECESSARY HOOKS, HANGERS, AND RINGS REQUIRED TO SUPPORT ALL AUDIO VISUAL, COMMUNICATIONS, AND SECURITY CABLING.

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Sheet Name:
TECHNOLOGY FLOOR PLAN - LEVEL 02

Sheet Number:
T1.2

KEYNOTES

1. PROVIDE ONE (1) 1-1/4" CONDUIT FROM MDF/IDF TO RESIDENTIAL NETWORK CABINET FOR FIBER - PROVIDE CONDUIT FOR CAT6 FROM THE RESIDENTIAL NETWORK CABINET TO BEDROOM/LIVING ROOM LOCATIONS AS MARKED - PROVIDE ONE DUPLEX POWER OUTLET WITHIN EACH RESIDENTIAL NETWORK CABINET

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

C. PROVIDE ALL NECESSARY HOOKS, HANGERS, AND RINGS REQUIRED TO SUPPORT ALL AUDIO VISUAL, COMMUNICATIONS, AND SECURITY CABLING.

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Sheet Name:
TECHNOLOGY FLOOR PLAN - LEVEL 03

Sheet Number:
T1.3

KEYNOTES

1. PROVIDE ONE (1) 1-1/4" CONDUIT FROM MDF/IDF TO RESIDENTIAL NETWORK CABINET FOR FIBER - PROVIDE CONDUIT FOR CAT6 FROM THE RESIDENTIAL NETWORK CABINET TO BEDROOM/LIVING ROOM LOCATIONS AS MARKED - PROVIDE ONE DUPLEX POWER OUTLET WITHIN EACH RESIDENTIAL NETWORK CABINET

2. WALL MOUNTED FLAT PANEL DISPLAY - PROVIDE BACKBOX WITH QTY 2 DUPLEX RECEPTACLES AND QTY 1 2-PORT DATA FACEPLATE. PROVIDE IN-WALL PLYWOOD BACKING FOR DISPLAY MOUNT - SOUNDBAR TO BE WALL MOUNTED BELOW DISPLAY.

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

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Sheet Name:
TECHNOLOGY FLOOR PLAN - LEVEL 04

Sheet Number:
T1.4

KEYNOTES

1. ALIGN PROJECTOR TO PROJECTOR SCREEN - COORDINATE HEIGHT AND LOCATION WITH ARCHITECT - ALL CONNECTIONS TERMINATE IN AV RACK IN COMMUNITY ROOM STORAGE ROOM
2. INSTALL CEILING MOUNTED SPEAKERS TO EACH SIDE OR PROJECTOR SCREEN - ALL CONNECTIONS TERMINATE IN AV RACK IN COMMUNITY ROOM STORAGE ROOM
3. PROVIDE LONG RANGE READER FOR VEHICLE ACCESS - COORDINATE BADGING TYPE/QUANTITY AND GATE HARDWARE WITH ARCHITECT

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

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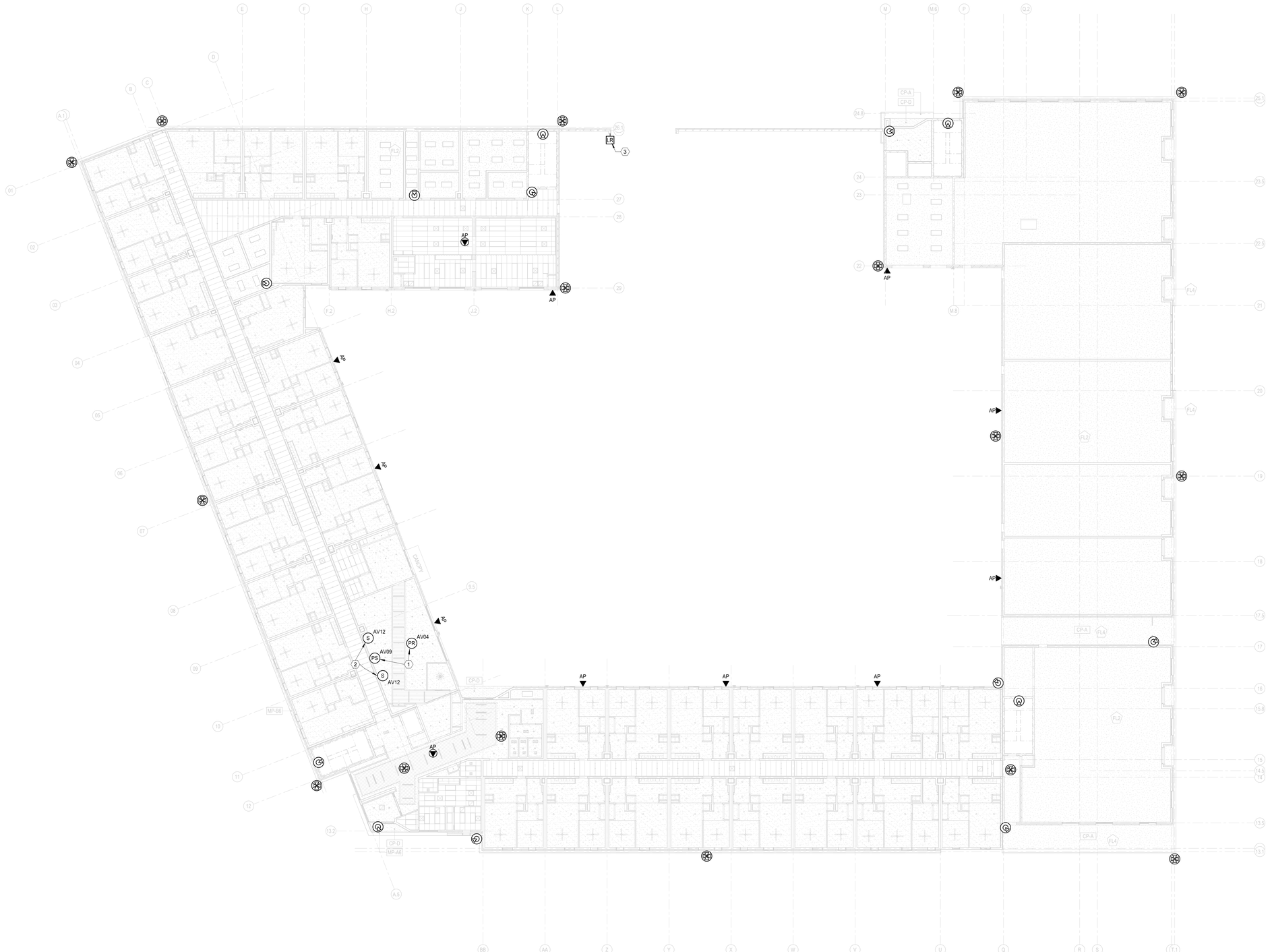

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Sheet Name:
TECHNOLOGY CEILING PLAN - LEVEL 01

Sheet Number:
T2.1

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

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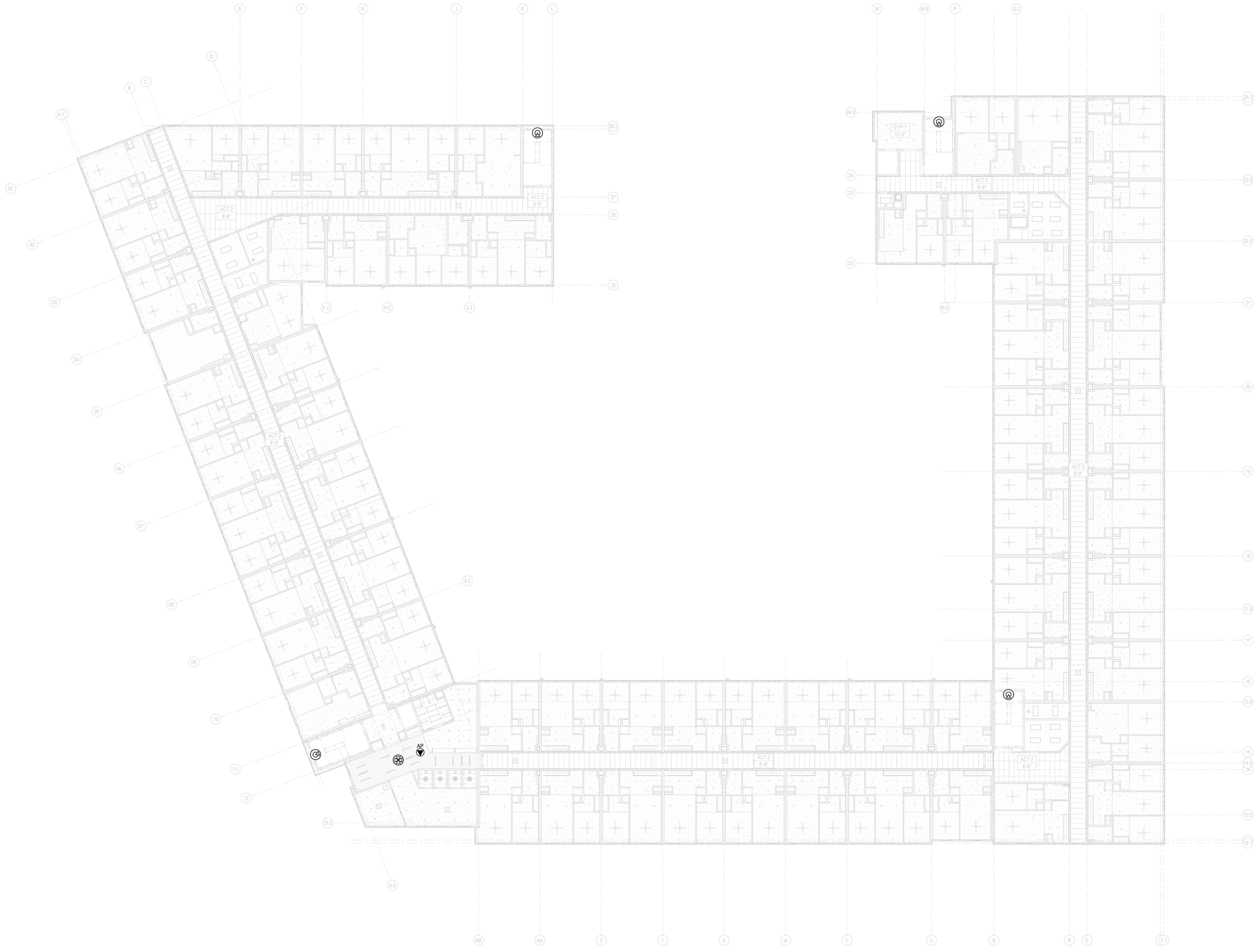

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Sheet Name:
TECHNOLOGY CEILING PLAN - LEVEL 02

Sheet Number:
T2.2

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

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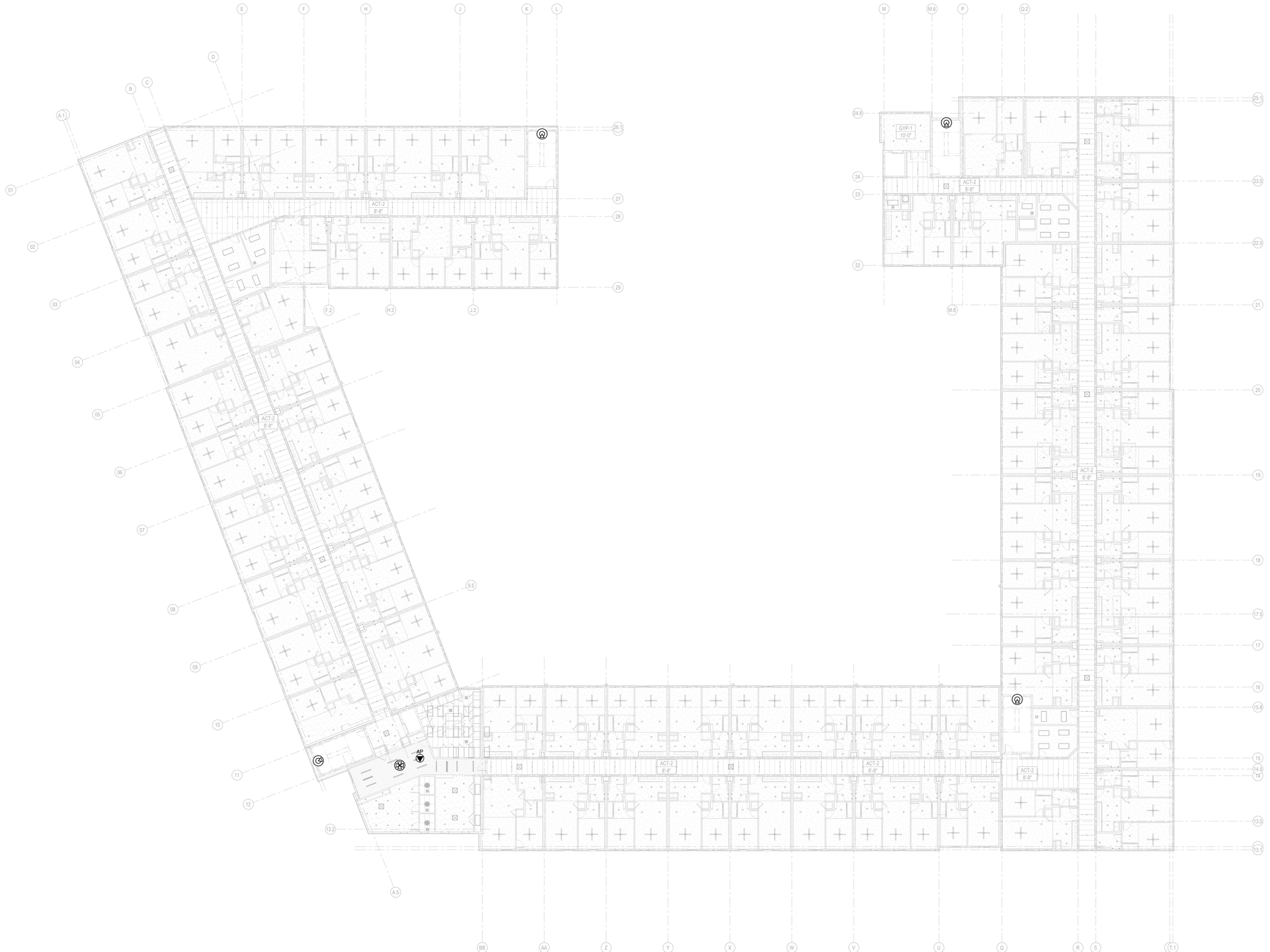

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Sheet Name:
TECHNOLOGY CEILING PLAN - LEVEL 03

Sheet Number:
T2.3

GENERAL NOTES

A. COORDINATE EQUIPMENT/DEVICE LOCATION(S) AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO ANY WORK BEING DONE.

B. COORDINATE CABLE ROUTING THROUGHOUT THE BUILDING AND PROVIDE REQUIRED PENETRATIONS AND RACEWAYS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATING WITH APPROPRIATE SLEEVES AND FIRE STOPPING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY CONDUIT AND JUNCTION BOXES AS REQUIRED BY CODE FOR PLENUM SPACES AND NON-ACCESSIBLE CEILING SPACES.

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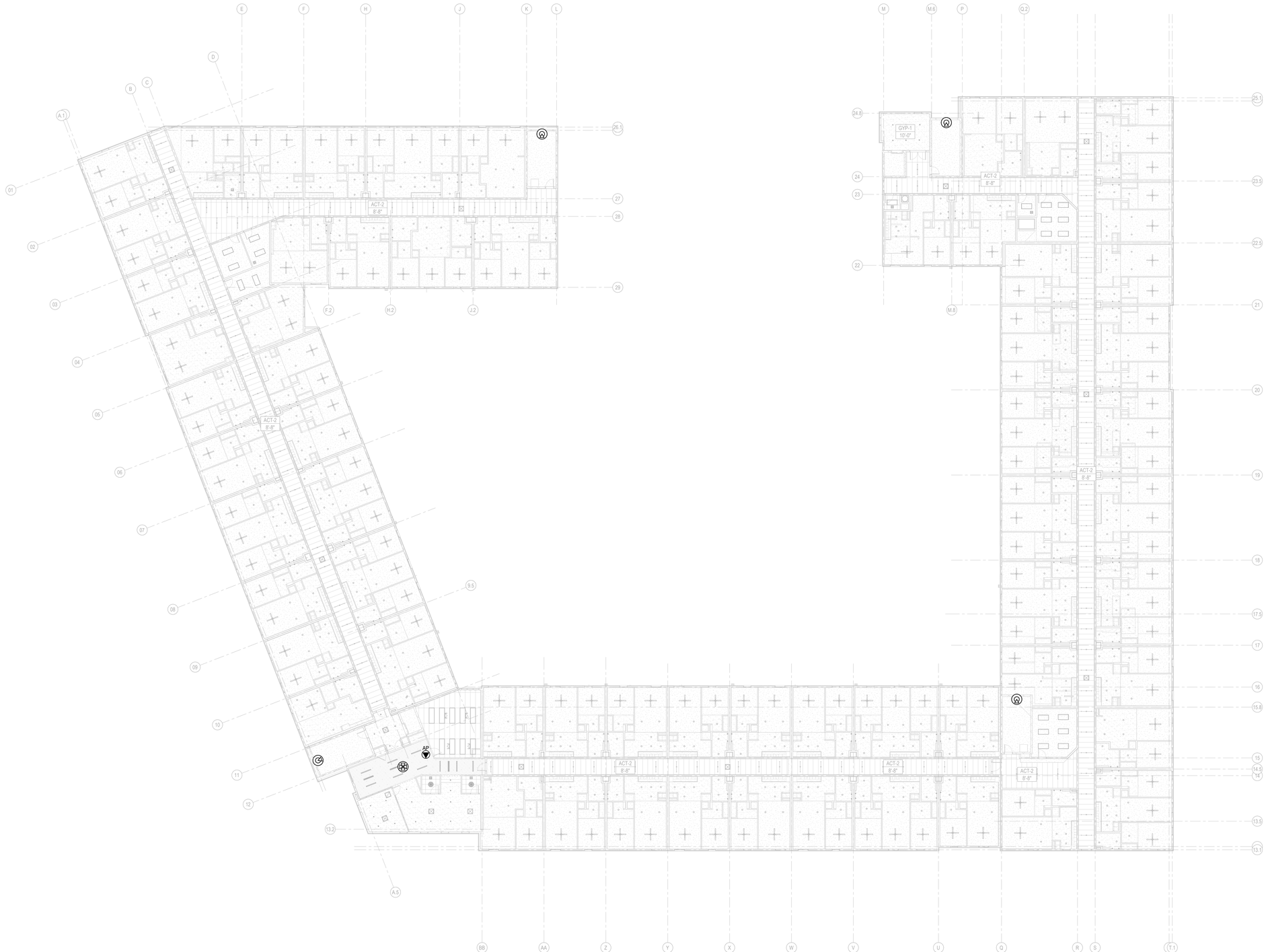

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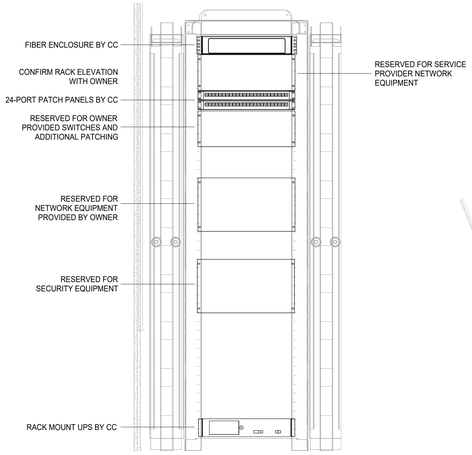
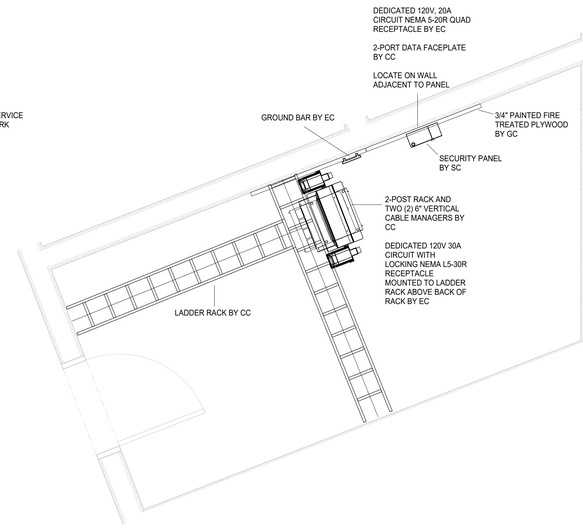
1	10/31/2025	ISSUED FOR BID

Sheet Name:
TECHNOLOGY CEILING PLAN - LEVEL 04

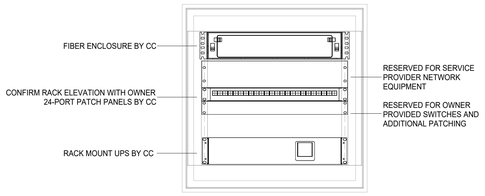
Sheet Number:
T2.4



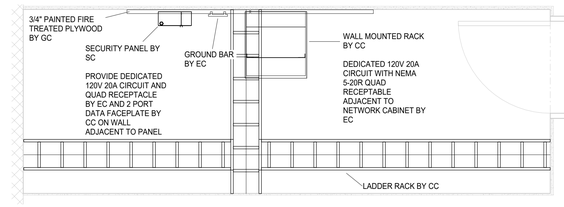
4 ENLARGED - MDF RACK
1" = 1'-0"



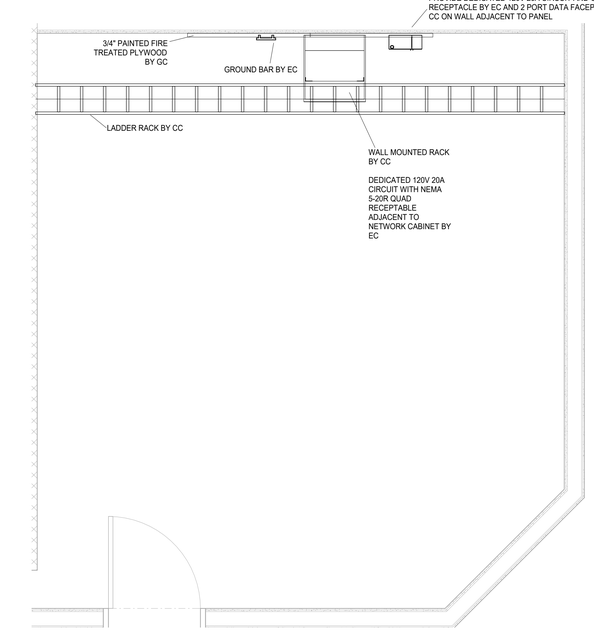
1 FP - LEVEL 01 - MDF
1/2" = 1'-0"



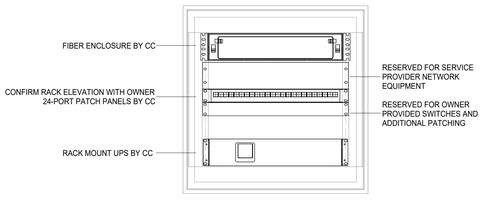
5 ENLARGED - IDF RACK - LVL2
1 1/2" = 1'-0"



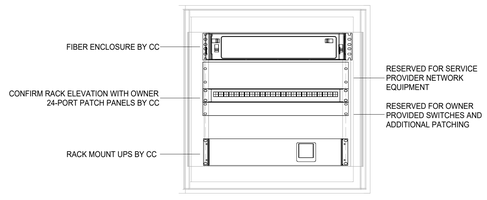
2 FP - LEVEL 02 - IDF
1/2" = 1'-0"



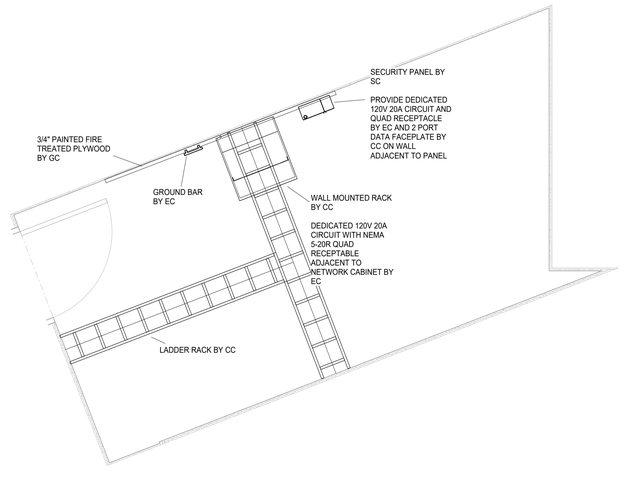
8 FP - LEVEL 04 - IDF
1/2" = 1'-0"



6 ENLARGED - IDF RACK LVL4
1 1/2" = 1'-0"



7 ENLARGED - IDF RACK LVL3
1 1/2" = 1'-0"



3 FP - LEVEL 03 - IDF
1/2" = 1'-0"

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Project Name:
THE RIVANA @ RIVER DISTRICT

Project Address:

Key Plan:

North Arrow

Project Status:

Issue Date:	Designed By:
10/31/25	KOTOOLE
Project Number:	**Reviewed By:**
CN22194	JKARR
TKG Project Number:	**Scale:**
25067	As indicated

Revisions:

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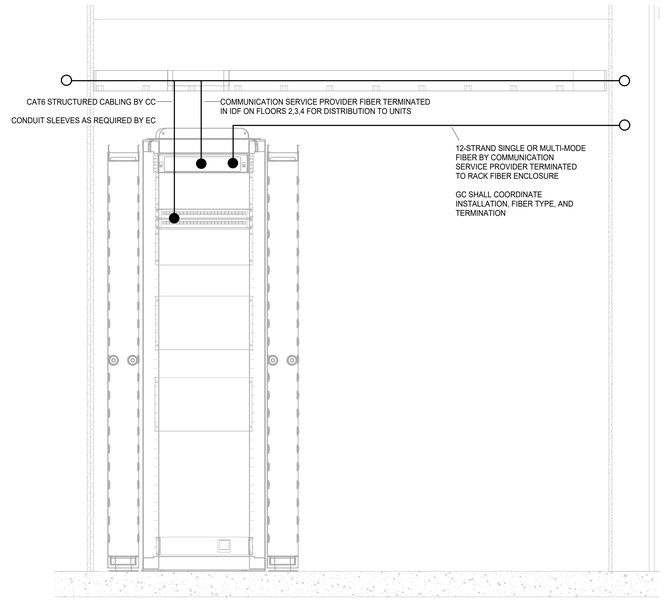
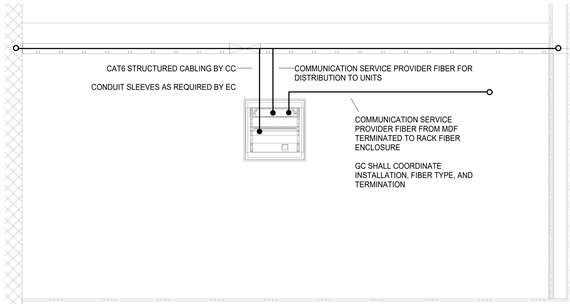
TECHNOLOGY ENLARGED PLANS

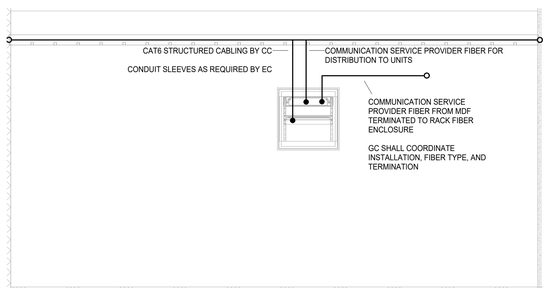
Sheet Number:
T3.0



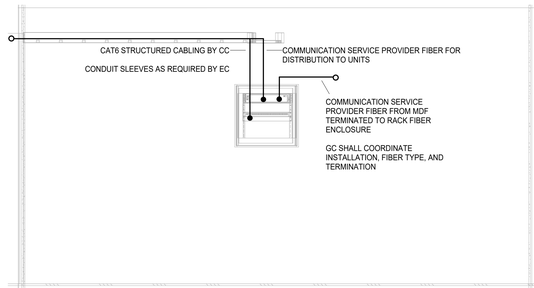
1 ENLARGED - MDF RISER
1" = 1'-0"



2 ENLARGED - IDF2 RISER
1/2" = 1'-0"



4 ENLARGED - IDF4 RISER
1/2" = 1'-0"



3 ENLARGED - IDF3 RISER
1/2" = 1'-0"

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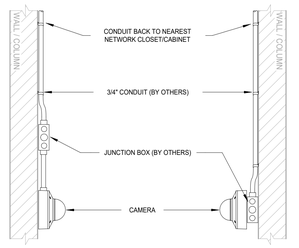
TECHNOLOGY ENLARGED PLANS - RISER DIAGRAM

Sheet Number:
T3.1

SECURITY CAMERA - VERTICAL SURFACE MOUNT

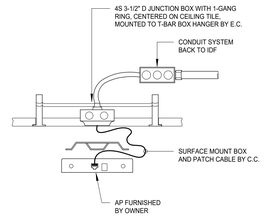
NOTES:
A. REFER TO CAMERA SCHEDULE FOR CAMERA PERFORMANCE REQUIREMENTS.
B. ROUGH-INS AND PATHWAYS BY E.C. (ELECTRICAL CONTRACTOR), COORDINATE FINAL LOCATION & ELEVATION WITH THE DRAWINGS.
C. PROVIDE NECESSARY MOUNTING HARDWARE FOR PROPER INSTALLATION AND MOUNT CAMERA PER MANUFACTURER RECOMMENDATIONS.
D. COORDINATE FINAL CAMERA VIEW WITH FIELD CONDITIONS AND OWNER, ADJUST FOR OPTIMAL COVERAGE.
E. FOR EXTERIOR INSTALLATIONS: CAULK/SEAL PENETRATIONS AND CONNECTIONS TO BE WEATHERTIGHT.



4 CAMERA - VERTICAL SURFACE MOUNT
1/4" = 1'-0"

0 ACCESS POINT - SUSPENDED CEILING

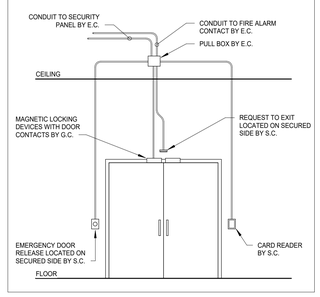
NOTES:
A. COORDINATE FINAL LOCATION WITH ALL OTHER CEILING DEVICES AND FIXTURES.



1 AP - SUSPENDED CEILING
1/4" = 1'-0"

DOUBLE DOOR MAGNETIC LOCK DETAIL (TYP.)

NOTES:
A. ALL CONDUIT AND BACKBOXES BY E.C.
B. E.C. TO COORDINATE ALL CONDUIT WITH S.C.
C. S.C. TO COORDINATE LOCATION OF FIRE ALARM CONTACT WITH FIRE ALARM CONTRACTOR.
D. S.C. TO COORDINATE ALL HARDWARE WITH DOOR HARDWARE PROVIDER.
E. S.C. TO SUBMIT ALL PERMITS AS REQUIRED.
F. CARD READER AND PUSH BUTTON TO BE MOUNTED AT 44" AFF.



7 LOCK - MAG 2DOOR (TYP)
1/4" = 1'-0"

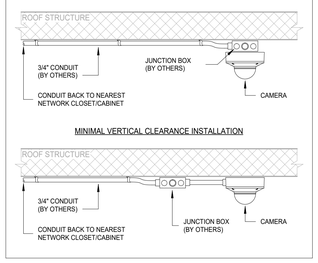
0 AV NETWORK FACEPLATE

NOTES:
A. COORDINATE PORT LABELING WITH OWNER'S STANDARDS.
B. COORDINATE JACK COLOR WITH SPECIFICATIONS AND OWNER'S STANDARDS.

5 FACEPLATE - AV NETWORK
1/4" = 1'-0"

SECURITY CAMERA - ROOF (STRUCTURE) MOUNT

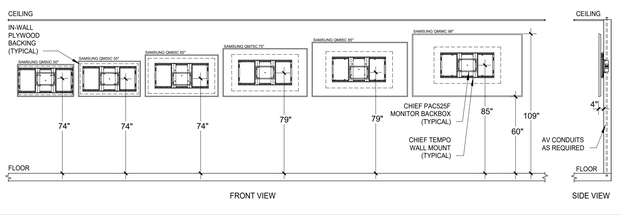
NOTES:
A. REFER TO CAMERA SCHEDULE FOR CAMERA PERFORMANCE REQUIREMENTS.
B. ROUGH-INS AND PATHWAYS BY E.C. (ELECTRICAL CONTRACTOR), COORDINATE FINAL LOCATION & ELEVATION WITH THE DRAWINGS.
C. PROVIDE NECESSARY MOUNTING HARDWARE FOR PROPER INSTALLATION AND MOUNT CAMERA PER MANUFACTURER RECOMMENDATIONS.
D. COORDINATE FINAL CAMERA VIEW WITH FIELD CONDITIONS AND OWNER, ADJUST FOR OPTIMAL COVERAGE.
E. FOR EXTERIOR INSTALLATIONS: CAULK/SEAL PENETRATIONS AND CONNECTIONS TO BE WEATHERTIGHT.



2 CAMERA - CEILING MOUNT
1/4" = 1'-0"

AV DISPLAY ELEVATION - COMMON AREA DISPLAY TYPICAL ELEVATIONS

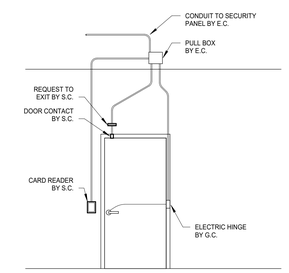
NOTES:
A. IN-WALL PLYWOOD BACKING REQUIRED AT EACH DISPLAY LOCATION.
B. PROVIDE TWO (2) DUPLEX RECEPTACLES AND ONE (1) 2-PORT DATA FACEPLATE MOUNTED TO MONITOR BACKBOX KNOCKOUTS AT EACH DISPLAY LOCATION. REFER TO ELECTRICAL DRAWINGS FOR MONITOR BACKBOX SPECIFICATION.
C. PROVIDE AV CONDUITS FROM MONITOR BACKBOX TO AV EQUIPMENT AS REQUIRED.



8 DISPLAY ELEVATION - COMMON AREA DISPLAY
1/4" = 1'-0"

ELECTRIC LOCKSET DETAIL - TYPICAL

NOTES:
A. ALL CONDUIT AND BACK BOXES BY E.C.
B. E.C. TO COORDINATE ALL CONDUIT WITH S.C.
C. S.C. TO COORDINATE LOCATION OF FIRE ALARM CONTACT WITH FIRE ALARM CONTRACTOR.
D. S.C. TO COORDINATE ALL HARDWARE WITH DOOR HARDWARE PROVIDER.
E. S.C. TO SUBMIT ALL PERMITS REQUIRED.
F. CARD READER TO BE MOUNTED AT 44" A.F.F.



6 LOCK - ELEC 1DOOR (TYP.)
1/4" = 1'-0"

SECURITY CAMERA - SUSPENDED CEILING

NOTES:
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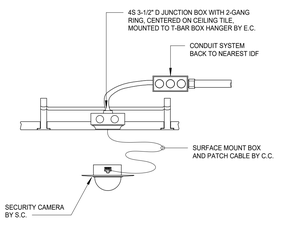

3 CAMERA - SUSPENDED CEILING
1/4" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION

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CN22194	JKARR
TKG Project Number:	**Scale:**
25067	1/4" = 1'-0"

Revisions:

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TECHNOLOGY DETAILS

Sheet Number:
T3.2