LIPSEY'S NEW HEADQUARTERS

HIGHLAND ROAD
ST. GEORGE, LA 70809

VOLUME 2
ISSUED FOR PERMIT

PROJECT DIRECTORY

ARCHITECT:
RITTER MAHER ARCHITECTS, LLC
2987 GOVERNMENT STREET, 2nd FLOOR
BATON ROUGE, LA 70806
P 225.383.4321
PROFESSIONAL OF RECORD: STEVE MAHER, FAIA
CONTACT: LORI PROCHASKA
LPROCHASKA@RITTERMAHER.COM

INTERIOR DESIGN:
RITTER MAHER ARCHITECTS, LLC
2987 GOVERNMENT STREET, 2nd FLOOR
BATON ROUGE, LA 70806
P 225.383.4321

CONTACT: ALAINA BRUCE, NCIDQ, IIDA
ABRUCE@RITTERMAHER.COM

WAREHOUSE ARCHITECT:
POWERS BROWN ARCHITECTS
2100 TRAVIS STREET, SUITE 501
HOUSTON, TX 77002
P 225.224.0457
CONTACT: KRISTEN STAPPER
STAPPER@POWERSBROWN.COM

CIVIL:
HEBRON ENGINEERING SERVICES, LLC
14481 OLD HAMMOND HWY
BATON ROUGE, LA 70816
P 225.964.0730
CONTACT: BRANDON HEBRON, PE, LSI, PMP
BRANDON.HEBRON@HESCONNECTS.COM

STRUCTURAL ENGINEERS:
PINNACLE STRUCTURAL ENGINEERS
1801 CAMELLIA BLVD, SUITE 201
BATON ROUGE, LA 70508
P 348.305.0789
HEATH MICHEL, PE
HM@PINNACLESTRUCTURAL.COM

MEP ENGINEERS:
SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70000
P 225.766.8002
JACOB TRUAX, PE
JACOB.TRUAX@SALASOBRIEN.COM

LANDSCAPE:
CARBO
6633 GOVERNMENT STREET
BATON ROUGE, LA 70806
P 225.302.7452
ZACHARY BROUSSARD
ZBROUSSARD@CARBO-LA.COM

GEOTECHNICAL:
TERRACON
2822-B O'NEAL LANE
BATON ROUGE, LA 70816
P 225.752.0095
CONTACT: RYAN POINDEXTER, PE
RYAN.POINDEXTER@TERRACON.COM

SURVEY:
LANDSOURCE
6730 EXCHEQUER DRIVE
BATON ROUGE, LA 70809
P 225.752.0095
CONTACT: DAVID PATTERSON, PLS
PATTERSON@LANDSOURCE.COM

VICINITY MAP, N.T.S.

PROJECT DESCRIPTION

THE PROJECT NEW CONSTRUCTION FOR LIPSEY'S. THE PROJECT CONSISTS OF A ONE STORY WAREHOUSE BUILDING WITH AN ADJACENT, THREE STORY OFFICE BUILDING. BOTH BUIDLINGS ARE TYPE IIB CONSTRUCTION, FULLY SPRINKLERED, THE BUILDINGS ARE SEPARATED BY A 3 HOUR RATED FIRE WALL. THE WAREHOUSE UTILIZES TILT-WALL CONSTRUCTION AND THE OFFICE UTILIZES STRUCUTURAL STEEL FRAME CONSTRUCTION.

THE PROJECT IS DIVIDED INTO TWO VOLUMES. VOLUME 1 IS A SITE PACKAGE COMPRISED OF THE CIVIL AND STRUCTURAL SCOPE. VOLUME 2 IS A BUILDING PACKAGE AND IS COMPRISED OF ARCHITECTURAL (OFFICE AND WAREHOUSE), FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL, AND LANDSCAPE.

INDEX OF DRAWINGS

GENERAL
G0.00.V2 TITLE SHEET
G1.00 SITE COORDINATION PLAN
G1.01 CODE PLAN - SITE
G1.02 CODE SUMMARY WAREHOUSE
G1.03 WAREHOUSE OCCUPANCY PLAN
G1.04 WAREHOUSE MEZZANINE OCCUPANCY PLAN
G1.05 OVERALL WAREHOUSE EGRESS PLAN
G1.05.1 WAREHOUSE EGRES PLAN
G1.05.2 OVERALL WAREHOUSE MEZZANINE EGRESS PLAN
G1.05.3 WAREHOUSE MEZZANINE EGRESS PLANS
G1.06 OVERALL WAREHOUSE FIRE EXTINGUISHER PLAN
G1.06.1 WAREHOUSE FIRE EXTINGUISHER PLAN
G1.06.2 OVERALL MEZZANINE FIRE EXTINGUISHER PLAN
G1.10 OFFICE CODE SUMMARY
G1.11 OFFICE FIRST FLOOR CODE PLAN
G1.12 OFFICE SECOND FLOOR CODE PLAN
G1.13 OFFICE THIRD FLOOR CODE PLAN
G1.15 ACCESSIBILITY CODE SHEET
G1.16 UL ASSEMBLY
G1.17 UL ASSEMBLY

LANDSCAPE
L0.01 LANDSCAPE NOTES
L1.00 TREE PROTECTION PLAN
L2.00 LAYOUT PLAN
L2.01 LAYOUT ENLARGEMENT PLAN
L2.02 LAYOUT COURTYARD AND ROOF TERRACE PLAN
L3.00 GRADING PLAN
L3.01 GRADING ENLARGEMENT PLAN
L3.10 SURFACE GRADING DETAILS
L4.00 HARDSCAPE PLAN
L4.01 HARDSCAPE ENLARGEMENT PLAN
L4.02 HARDSCAPE PLAN - ROOF TERRACE
L4.10 PAVING DETAILS
L4.20 WALL DETAILS
L4.30 FENCE DETAILS
L4.40 BOARDWALK DETAILS
L5.00 LANDSCAPE SITE PLAN
L5.01 LANDSCAPE ENLARGEMENT PLAN
L5.02 LANDSCAPE ENLARGEMENT PLAN - ROOF TERRACE
L5.10 LANDSCAPE DETAILS
L6.00 IRRIGATION PLAN
L6.01 IRRIGATION ENLARGEMENT PLAN
L6.02 IRRIGATION ENLARGEMENT PLAN - ROOF TERRACE
L6.10 IRRIGATION DETAILS I
L6.11 IRRIGATION DETAILS II

ARCHITECTURAL
A0.00 INFORMATION SHEET OFFICE
A1.01 IMMEDIATE SITE PLAN - OFFICE
A1.11 FIRST FLOOR COORDINATION PLAN - OFFICE
A1.12 SECOND FLOOR COORDINATION PLAN - OFFICE
A1.13 THIRD FLOOR COORDINATION PLAN - OFFICE
A1.21 FIRST FLOOR DIMENSION PLAN - OFFICE
A1.22 SECOND FLOOR DIMENSION PLAN - OFFICE
A1.23 THIRD FLOOR DIMENSION PLAN - OFFICE
A1.31 FIRST FLOOR REFLECTED CEILING PLAN - OFFICE
A1.32 SECOND FLOOR REFLECTED CEILING PLAN - OFFICE
A1.33 THIRD FLOOR REFLECTED CEILING PLAN - OFFICE
A1.41 ROOF PLAN - OFFICE LOWER
A1.42 ROOF PLAN - OFFICE UPPER
A2.00 EXTERIOR ELEVATIONS - OFFICE
A2.01 EXTERIOR ELEVATIONS - OFFICE
A3.00 BUILDING SECTIONS - OFFICE
A3.01 BUILDING SECTIONS - OFFICE
A3.20 WALL SECTIONS - OFFICE
A3.21 WALL SECTIONS - OFFICE
A3.22 WALL SECTIONS - OFFICE
A3.23 WALL SECTIONS - OFFICE
A3.24 WALL SECTIONS - OFFICE
A4.00 VERTICAL CIRCULATION PLANS
A4.01 VERTICAL CIRCULATION PLANS
A4.02 VERTICAL CIRCULATION PLANS
A4.03 ENLARGED TOILET ROOM PLANS
A5.00 PLAN DETAILS
A6.00 PARTITION TYPES
A6.10 DOOR SCHEDULES
A6.12 GLAZING TYPES
A6.13 GLAZING TYPES
A7.00 FIRST FLOOR FINISH PLAN
A7.01 SECOND FLOOR FINISH PLAN
A7.02 THIRD FLOOR FINISH PLAN
A7.03 FIRST FLOOR WALL FINISH PLAN
A7.04 SECOND FLOOR WALL FINISH PLAN
A7.05 THIRD FLOOR WALL FINISH PLAN

ARCHITECTURAL WAREHOUSE
AW0.00 WAREHOUSE DRAWING INDEX, SYMBOL LEGEND & ABBREVIATION INDEX
AW1.00 OVERALL WAREHOUSE FLOOR PLAN
AW1.01 WAREHOUSE FLOOR PLANS
AW1.02 WAREHOUSE FLOOR PLANS
AW1.20 OVERALL MEZZANINE FLOOR PLAN
AW1.21 WAREHOUSE MEZZANINE FLOOR PLANS
AW1.22 WAREHOUSE MEZZANINE FLOOR PLANS
AW1.30 WAREHOUSE ROOF PLAN
AW1.40 OVERALL WAREHOUSE REFLECTED CEILING PLAN
AW1.41 WAREHOUSE REFLECTED CEILING PLAN
AW1.42 WAREHOUSE MEZZANINE REFLECTED CEILING PLAN
AW1.50 OVERALL WAREHOUSE MEZZANINE REFLECTED CEILING PLAN
AW1.51 WAREHOUSE MEZZANINE REFLECTED CEILING PLAN
AW1.52 WAREHOUSE MEZZANINE REFLECTED CEILING PLAN
AW2.01 WAREHOUSE BUILDING ELEVATIONS
AW2.02 WAREHOUSE ELEVATIONS - WEST
AW2.03 WAREHOUSE ELEVATIONS - WEST
AW2.04 WAREHOUSE ELEVATIONS - WEST
AW2.05 WAREHOUSE ELEVATIONS - WEST
AW2.06 WAREHOUSE ELEVATIONS - WEST
AW2.07 WAREHOUSE ELEVATIONS - SOUTH
AW2.08 WAREHOUSE ELEVATIONS - SOUTH
AW2.09 WAREHOUSE ELEVATIONS - SOUTH
AW2.10 WAREHOUSE ELEVATIONS - EAST
AW2.11 WAREHOUSE ELEVATIONS - EAST
AW2.12 WAREHOUSE ELEVATIONS - EAST
AW2.13 WAREHOUSE ELEVATIONS - NORTH
AW2.14 WAREHOUSE ELEVATIONS - NORTH
AW2.15 BUILDING ELEVATIONS - NORTH
AW3.01 WAREHOUSE BUILDING SECTIONS
AW3.02 WAREHOUSE WALL SECTIONS AND DETAILS
AW3.03 WAREHOUSE WALL SECTIONS AND DETAILS
AW3.04 WAREHOUSE WALL SECTIONS AND DETAILS
AW3.05 WAREHOUSE WALL SECTIONS AND DETAILS
AW4.00 ENLARGED STAIR, PLAN, SECTIONS AND DETAILS
AW4.01 ENLARGED ROOF ACCESS LADDER W PLATFORM DETAILS - INTERIOR
AW4.30 ENLARGED STAIR PLANS, SECTIONS AND DETAILS
AW4.31 ENLARGED STAIR PLANS, SECTIONS AND DETAILS
AW4.32 ENLARGED STAIR PLANS, SECTIONS AND DETAILS
AW5.01 WAREHOUSE INTERIOR ELEVATIONS
AW6.01 WAREHOUSE PARTITION TYPES
AW6.02 DOOR SCHEDULE AND TYPES

FIRE PROTECTION
F1.11 FIRST FLOOR PLAN - OFFICE
F1.12 SECOND FLOOR PLAN - OFFICE
F1.13 THIRD FLOOR PLAN - OFFICE
F1.14 FIRST FLOOR PLAN - WAREHOUSE
F2.00 FIRE PROTECTION DETAILS
F2.01 FIRE PROTECTION FIRE PUMP DETAILS
F3.00 FIRE PROTECTION SCHEDULES

PLUMBING
P0.01 PLUMBING LEGEND & GENERAL NOTES
P0.11 UNDERGROUND PLAN - OFFICE
P0.12 UNDERGROUND PLAN - WAREHOUSE
P0.13 UNDERGROUND PLAN - WAREHOUSE OFFICE
P1.11 FIRST FLOOR PLAN - WASTE - OFFICE
P1.12 SECOND FLOOR PLAN -WASTE - OFFICE
P1.13 THRID FLOOR PLAN - WASTE - OFFICE
P1.14 FIRST FLOOR PLAN - WASTE - WAREHOUSE
P1.15 FIRST FLOOR PLAN - WASTE - WAREHOUSE OFFICE
P1.21 FIRST FLOOR PLAN - SUPPLY - OFFICE
P1.22 SECOND FLOOR PLAN -SUPPLY - OFFICE
P1.23 THIRD FLOOR PLAN - SUPPLY - OFFICE
P1.24 FIRST FLOOR PLAN - SUPPLY - WAREHOUSE
P1.25 FIRST FLOOR PLAN - SUPPLY - WAREHOUSE OFFICE
P1.31 ROOF PLAN - OFFICE LOWER
P1.32 ROOF PLAN - OFFICE UPPER
P1.33 ROOF PLAN - WAREHOUSE
P4.01 ENLARGED PLUMBING PLANS
P4.02 ENLARGED PLUMBING PLANS
P4.03 ENLARGED PLUMBING PLANS
P4.04 ENLARGED PLUMBING PLANS
P4.05 ENLARGED PLUMBING PLAN
P5.01 PLUMBING DETAILS
P5.02 PLUMBING DETAILS
P6.01 PLUMBING SCHEDULES

MECHANICAL
M1.01 MECHANICAL GENERAL NOTES AND SYMBOLS
M1.11 FIRST FLOOR MECHANICAL PLAN - OFFICE
M1.12 SECOND FLOOR MECHANICAL PLAN - OFFICE
M1.13 THIRD FLOOR MECHANICAL PLAN - OFFICE
M1.14 FIRST FLOOR MECHANICAL PLAN - WAREHOUSE
M1.31 ROOF MECHANICAL PLAN - OFFICE
M1.32 ROOF MECHANICAL PLAN - WAREHOUSE
M1.41 FIRST FLOOR MECHANICAL PIPING PLAN - OFFICE
M1.42 SECOND FLOOR MECHANICAL PIPING PLAN - OFFICE
M1.43 THIRD FLOOR MECHANICAL PIPING PLAN - OFFICE
M4.01 ENLARGED WAREHOUSE OFFICE
M4.02 ENLARGED MECHANICAL PLANS
M4.03 ENLARGED MECHANICAL PLANS
M5.00 MECHANICAL DETAILS
M5.01 MECHANICAL DETAILS
M5.02 MECHANICAL DETAILS
M5.03 MECHANCIAL PIPING DIAGRAMS
M5.04 MECHANCIAL PIPING DIAGRAMS
M5.05 MECHANCIAL PIPING DIAGRAMS
M5.06 MECHANCIAL PIPING DIAGRAMS
M5.07 MECHANCIAL PIPING DIAGRAMS
M5.08 MECHANICAL WIRING DIAGRAMS
M5.09 MECHANICAL WIRING DIAGRAMS
M5.10 MECHANICAL WIRING DIAGRAMS
M6.00 MECHANICAL SCHEDULES
M6.01 MECHANICAL SCHEDULES

ELECTRICAL
E0.00 OVERALL SITE PLAN
E1.11 FIRST FLOOR LIGHING PLAN - OFFICE
E1.12 SECOND FLOOR LIGHTING PLAN - OFFICE
E1.13 THIRD FLOOR LIGHTING PLAN - OFFICE
E1.14 FIRST FLOOR LIGHTING PLAN - WAREHOUSE
E1.15 ENLARGED LIGHTING PLANS
E1.21 FIRST FLOOR POWER PLAN - OFFICE
E1.22 SECOND FLOOR POWER PLAN - OFFICE
E1.23 THIRD FLOOR POWER PLAN - OFFICE
E1.24 FIRST FLOOR POWER PLAN - WAREHOUSE
E1.25 ENLARGED POWER PLANS
E1.26 ENLARGED POWER PLANS
E1.31 FIRST FLOOR MECHANICAL CONNECTIONS PLAN - OFFICE
E1.32 SECOND FLOOR MECHANICAL CONNECTIONS PLAN - OFFICE
E1.33 THIRD FLOOR MECHANICAL CONNECTIONS PLAN - OFFICE
E1.34 ROOF MECHANICAL CONNECTIONS PLAN - OFFICE
E1.35 ROOF MECHANICAL CONNECTIONS PLAN - OFFICE
E1.36 FIRST FLOOR FIRE ALARM PLAN - OFFICE
E1.41 FIRST FLOOR FIRE ALARM PLAN - OFFICE
E1.42 SECOND FLOOR FIRE ALARM PLAN - OFFICE
E1.43 THIRD FLOOR FIRE ALARM PLAN - OFFICE
E1.44 FIRST FLOOR FIRE ALARM PLAN - WAREHOUSE
E1.45 ENLARGED FIRE ALARM PLANS
E2.00 ELECTRICAL DETAILS
E3.00 ELECTRICAL SCHEDULES
E4.01 FIRST FLOOR POWER PLAN - WAREHOUSE
E4.02 FIRST FLOOR POWER PLAN - WAREHOUSE
E4.03 FIRST FLOOR POWER PLAN - WAREHOUSE

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

ARKEL Constructors

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32098
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	11.18.2025	SD
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

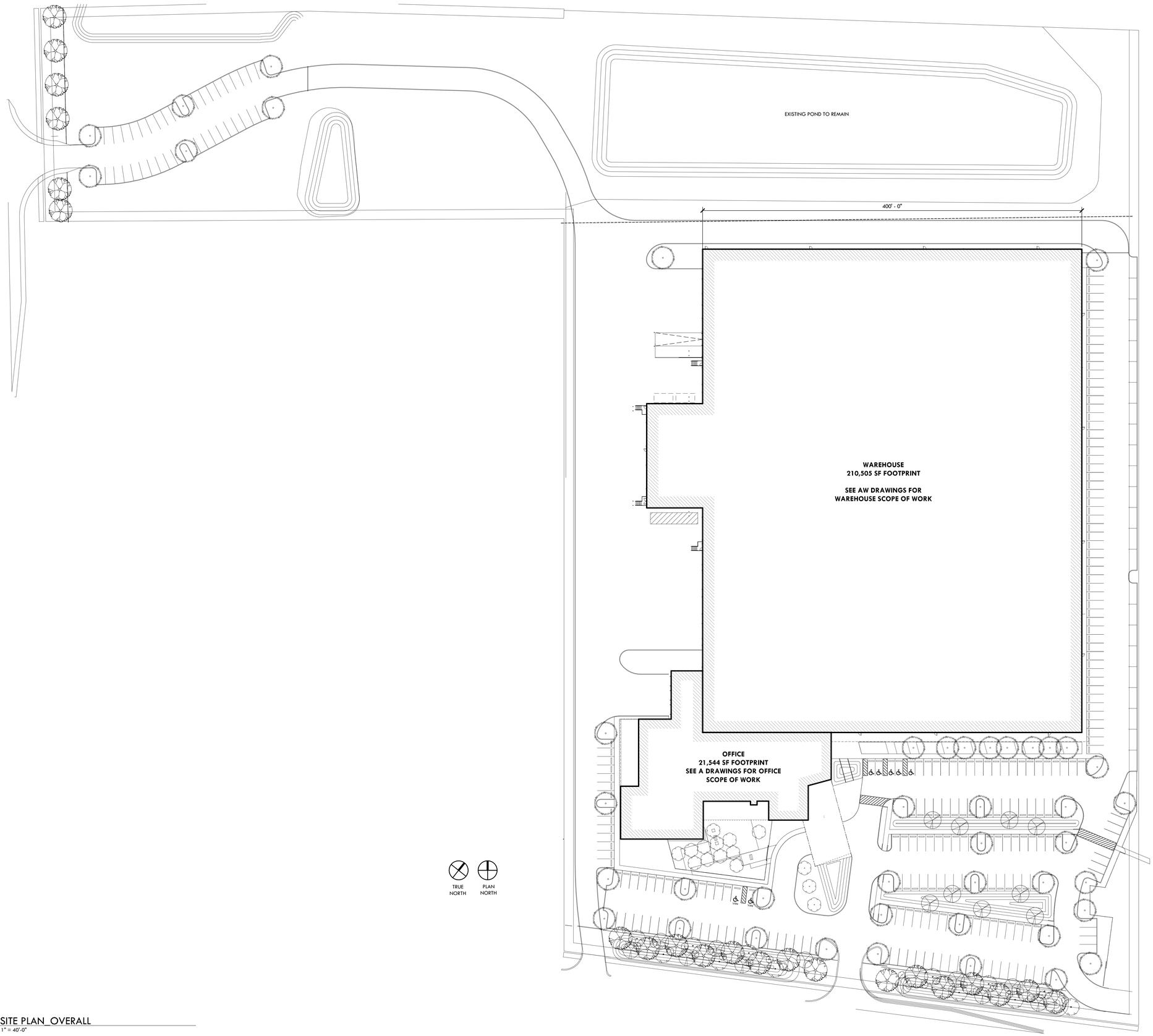
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

TITLE SHEET

G0.00.V2



1 SITE PLAN_OVERALL
1" = 40'-0"

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32096
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

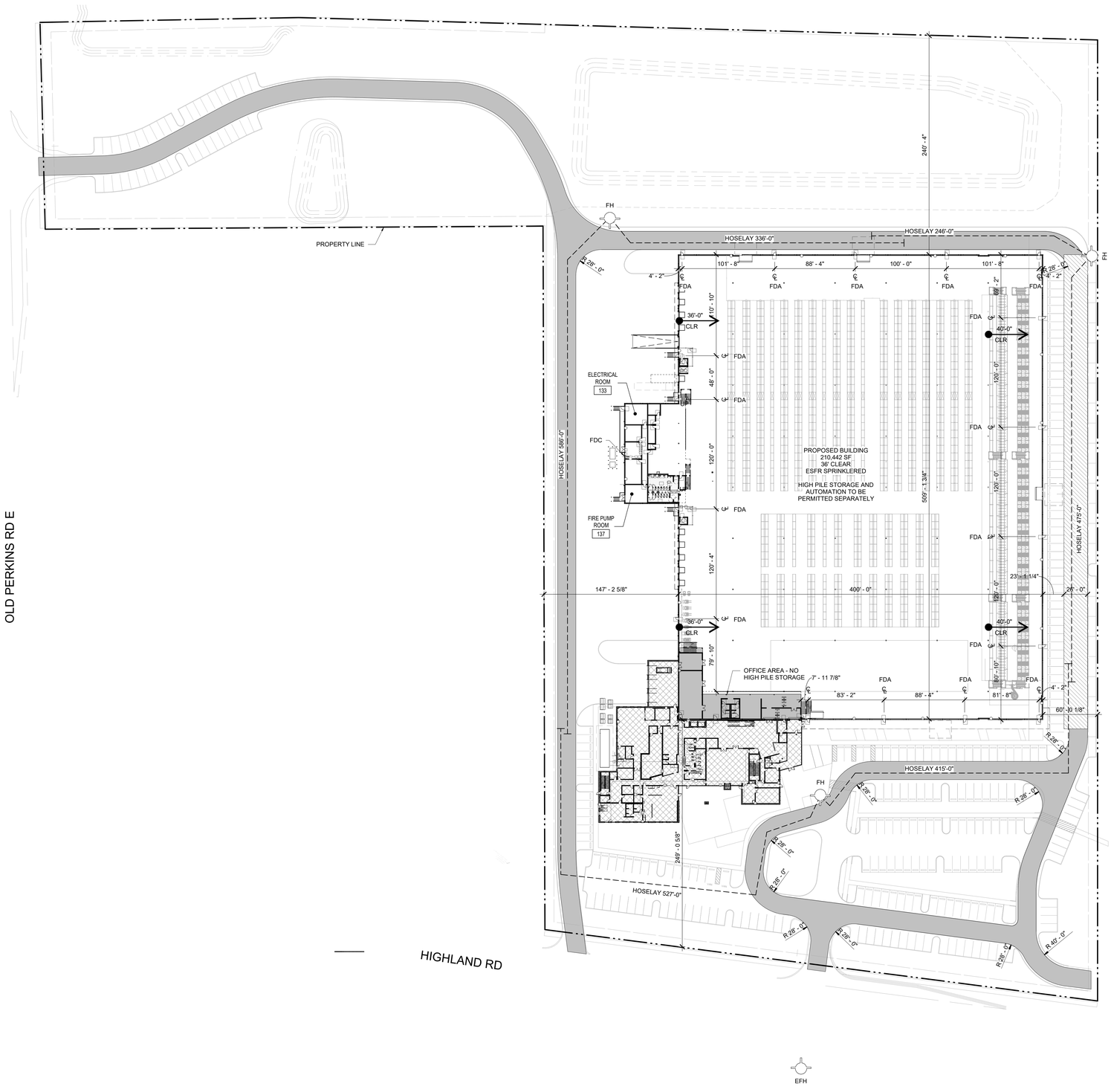
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

SITE COORDINATION PLAN

G1.00



GENERAL NOTES

KEYNOTES

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

LEGEND

- DESIGNATED FIRE ACCESS LANE - MINIMUM 20'-0"
- DESIGNATED AERIAL APPARATUS LANE - MINIMUM 26'-0"
- RE: OFFICE ARCHITECTURAL DRAWINGS
- FDC FIRE DEPARTMENT CONNECTION
- FDA FIRE DEPARTMENT ACCESS DOOR

A PROVIDE FIRE LANE STRIPING PER LOCAL JURISDICTION

B FIRE DEPARTMENT ACCESS LANE SITE CONCRETE PAVING TO BE CAPABLE OF WITHSTANDING 90,000 LBS UNDER ALL WEATHER CONDITIONS

C FIRE LANE RADII TO BE 28'-0"

EFH EXISTING FIRE HYDRANT

FH PROPOSED FIRE HYDRANT

HOSE LAY MAX = 600'

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

CODE PLAN

G1.01

PROJECT INFORMATION

APPLICABLE BUILDING CODES AND REGULATIONS

2021 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
NFPA 101 LIFE SAFETY CODE, 2015 EDITION
2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
ASHRAE 90.1-2019 WITH AMENDMENTS
ADA-ABA ACCESSIBILITY GUIDELINES, 2010 STANDARD

PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES A 210,362 SF INSULATED TILT WALL WAREHOUSE BUILDING WITH TWO OFFICE AREAS WITH MEZZANINES. PLEASE REFER TO VOLUME 2 FOR THE +/- 75,000 SF ADJACENT OFFICE BUILDING. FUTURE HIGH PILE STORAGE AND AUTOMATION WILL BE PERMITTED SEPARATELY.

BUILDING NAME:

BUILDING ADDRESS:

LEASE SPACE ADDRESS AND/OR SUITE NO.

SCOPE OF PROJECT:

NEW CONSTRUCTION: X
ADDITION:
REMODEL:
FOUNDATION:
DEMOLITION
OTHER:

GRADE ELEVATION OF BUILDING:

BUILDING LENGTH:
510'-0"

BUILDING WIDTH:
459'-0"

BUILDING GROSS SQUARE FOOTAGE:
210,362 SF (DOES NOT INCLUDE MAIN OFFICE BUILDING AREA)

GARAGE SQUARE FOOTAGE:

NUMBER OF FLOORS:
1

SPRINKLERED:
YES

OCCUPANCY TYPE:
(Per Section 508)
SINGLE OCCUPANCY:
MIXED OCCUPANCY: X
SEPARATED USES: X
NON-SEPARATED USES:

OCCUPANCY SEPARATION REQUIREMENTS:
(Per Table 508.4)
S-1 AND B NO SEPARATION REQUIRED

CONSTRUCTION TYPE:
(Per Section 602)
TYPE IIB

ALLOWABLE HEIGHT:
(Per Section 504 AND Tables 504.3 AND 504.4)
180'-0"

ALLOWABLE AREA:
(Per Section 506 AND Table 506.2)
UNLIMITED PER SECTION 507

ACTUAL HEIGHT:
(Grade plane to average height of highest roof surface)
48'-3"

ACTUAL AREA:
210,362 SF

AREA MODIFICATIONS:

~~**FRONTAGE AREA INCREASE (I_f)**~~
(Per Section 506.3; Equation 5-5)

~~**AUTOMATIC SPRINKLER SYSTEM INCREASE (I_s)**~~
(Per Section 506.3)

~~**TOTAL ALLOWABLE FLOOR AREA**~~
(Per Section 506.2; Equation 5-1, 5-2 or 5-3)

~~**TOTAL ALLOWABLE BUILDING AREA**~~
(Per Section 506)

UNLIMITED AREA
(Per Section 507)
THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 90.3.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH PER SECTION 507.4.

ENERGY CODE REVIEW

CLIMATE ZONE: 2
(Per IECC Chapter 3, ASHRAE Appendix B)

Opaque Thermal Envelope Insulation Component Requirements
(Per Comcheck)

	R Value Required	R Value Provided	U Value Required	U Value Provided
Roofs Warehouse	R25ci	R25ci		
Walls, Above Grade Insulated tiltwall panels	R5.7ci	R5.7ci		
Walls, Below Grade Wall Type	N/A	N/A		
Floors Floor Type	N/A	N/A		
Slab-on-grade Floors Heated vs Unheated	N/A	N/A		
Opaque Doors Non-Swinging	R4.75	R4.75		
Opaque Doors Swinging	R4.75	R4.75		

Note: In an existing building, General Contractor to verify the existing conditions and supplement the above specified values to achieve a value that complies with the Local Energy Code and any Local Amendments.

		Number of Exits *(Per Table 1006)*		Exit Width			
				Stairs *(Per Table 1005.3.1)*		Other Egress Components *(Per Table 1005.3.2)*	
LEVEL	OCCUPANCY/ USE	Required	Provided	Required	Provided	Required	Provided
LEVEL 01	B / OFFICE (ACCESSORY TO S-1)	2	2				
LEVEL 01	S-1 / WAREHOUSE	2	9				
LEVEL 01							
SOUTH MEZZANINE	B / OFFICE	2	2	89 OCCUPANTS X 0.3" = 26.7"	STAIR 01 = 60" STAIR 02 = 60" TOTAL WIDTH = 120"		
WEST MEZZANINE	S-1 / WAREHOUSE	2	2	148 OCCUPANTS X 0.3" = 44.4"	STAIR 03 = 60" STAIR 04 = 60" TOTAL WIDTH = 120"		
MEZZANINE							

Are Areas of Rescue Assistance Required?			**Yes**	**No**
(Per TAS Section 4.1.3 (9) Exception)				
(Per Section 1009.6)				

Exit Access Travel Distance
(Per Table 1017.2)

Occupancy	Maximum Travel Distance	Travel Distance Provided
S-1	400'-0" PER (1017.2.2)	365'-02"
B (AT SOUTH MEZZ)	300'-0"	225'-09"
A-3 (AT WEST MEZZ)	250'-0"	181'-10"

Minimum Corridor Width:
(Per Section 1020.3)
44" minimum unless provided for otherwise in the Exceptions or calculated per Section 1005.7

Minimum Means of Egress Height:
(Per Section 1003.2)
7'-6" per NFPA unless provided for otherwise in the Exceptions

Maximum Dead-End Corridor
(Per Section 1020.5)
~~20'-0" maximum - non-sprinklered~~
50'-0" maximum - sprinklered

Stairway Clear Headroom
(Per Section 1011.3)
Stairways shall have a minimum headroom clearance of 80" (6'-8")

Stairway Treads and Risers
(Per Section 1011.5)
Stairways shall have a maximum riser height of 7", a minimum riser height of 4", and a minimum tread depth of 11"

Common Path of Egress Travel
(Per Table 1006.2.1 and Section 1006.2.2)
~~75'-0" maximum in occupancies other than group H-1, H-2, H-3 - non-sprinklered~~
100'-0" maximum in occupancies other than group H-1, H-2, H-3 - sprinklered

Plumbing Fixture Counts *(Table 2902.1)*

			Water Closets				Lavatories				Drinking Fountains		Service Sinks	
			Male		Female		Male		Female					
Occupancy and Area Served	Occupant Load Factor	Occupant Load	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
B (LV 01 + SOUTH MEZZ)	VARIES*	115	2.15		2.15		1.34		1.34		1.15			
S-1 (WAREHOUSE)	500	410	2.05		2.05		2.05		2.05		0.41			
A (LV 01 + WEST MEZZ)	VARIES*	224	0.9		1.72		0.56		0.56		0.45			
*REFER TO OCCUPANCY TYPE AND LOAD SCHEDULE														
Total Number of Fixtures		**Required**	5.1		5.92		3.95		3.95		2.01		1	
		Provided		18		10		6		6		4		1

Fire-Resistance Rating Requirements for Building Elements (hours) *(Per Table 601)*

Building Element	Rating Required	Rating Provided	U.L. Assembly #
Structural Frame	0		
Bearing Walls - Exterior	3 (ONLY B/W OFFICE BLDG AND WAREHOUSE PER STATE FIRE MARSHAL)	10 1/4" PANEL THICKNESS	IBC 2021: TABLE 722.2.1.1
Bearing Walls - Interior	0	0	
Non-bearing walls and partitions - Exterior			
Non-bearing walls and partitions - Interior	0	1 HR	UL 419 (FIRE PUMP ROOM)
Floor construction	0		
Roof construction	0		
Demising Walls			

Automatic Fire Extinguishing System Reduction Claimed?	**Yes**	**No**	
Stairways *(Per Section 707 and Section 1019 or 1023.2)*	N/A	N/A	
Elevator Shafts *(Per Section 712 and Section 713)*	N/A	N/A	
Corridors *(Per Table 1020.2)*	N/A	N/A	
Fire Rated Doors *(Per Table 716.1(2))*	N/A	N/A	

Fire Protection Systems

Automatic Fire Sprinkler System
(Per IFC Section 903)
Required: X — Type of System Provided: ESFR
Not Required but Provided: — Type of System Provided:
Not Required per Section 903

Alternative Automatic Fire Extinguishing Systems
(Per IFC Section 904)
Required: — Type of System Provided:
Not Required per Section 904: X

Standpipe System AND Hose Connections
(Per IFC Section 905)
Required: — Type of System Provided:
Not Required per Section 905: X

Portable Fire Extinguishers
(Per IFC Section 906)
Required: X — Number Provided: 63
Not Required because: — ESFR Sprinkler system (Groups A, B, E and U)

Fire / Emergency Alarm and Detection Systems
(Per IFC Section 907 and Section 908)
Required: X — Type of System: DEDICATED SPRINKLER MONITORING SYSTEM
Not Required per Section 907 and Section 908

Smoke Control Systems:
(Per IFC Section 909)
Required as Noted on Sheet: NOT REQUIRED

OCCUPANCY TYPE AND LOAD SCHEDULE (Table 1004.5) LEVEL 01

LEVEL	NAME	*AREA	**FLOOR AREA / OCCUPANT	***OCCUPANT LOAD	COMMENTS
LEVEL 01	S-1	204948 SF	500	410	
LEVEL 01	B (ACCESSORY TO S-1)	2100 SF	150	15	
LEVEL 01	A-2 (ACCESSORY TO S-1)	1136 SF	15	76	
LEVEL 01	B (ACCESSORY TO S-1)	1630 SF	150	11	
LEVEL 01	B (ACCESSORY TO S-1)	314 SF	150	3	
LEVEL 01	B (ACCESSORY TO S-1)	315 SF	150	3	
		210442 SF		518	

OCCUPANCY TYPE AND LOAD SCHEDULE (Table 1004.5) MEZZANINE

LEVEL	NAME	*AREA	**FLOOR AREA / OCCUPANT	***OCCUPANT LOAD	COMMENTS
SOUTH MEZZANINE	A-3 (WEST MEZZ)	7374 SF	50	148	
SOUTH MEZZANINE	B	4279 SF	150	29	
SOUTH MEZZANINE	B (15/OCC)	316 SF	15	22	
SOUTH MEZZANINE	B (15/OCC)	209 SF	15	14	
SOUTH MEZZANINE	B (15/OCC)	267 SF	15	18	
		12445 SF		231	

TOTAL NUMBER OF OCCUPANTS = 752

***AREA - LIST SQUARE FOOTAGE IN EACH OCCUPANCY CLASSIFICATION.**
****FLOOR AREA / OCCUPANT - LIST FLOOR AREA IN SQUARE FOOT PER OCCUPANT PER IBC TABLE 1004.5**
*****OCCUPANT LOAD - LIST ALLOWABLE OCCUPANTS PER OCCUPANT CLASSIFICATION**

SOUTH MEZZANINE AREA = 5,070 SF
WEST MEZZANINE AREA = 7,230 SF

OVERALL LEVEL 01 AREA = 210,434 SF

TOTAL MEZZANINE AREA = 5.8% OF TOTAL LEVEL 01 AREA

Interior Finish
(Per Table 803.13)

Occupancy Group	Exits, Enclosures, Exit Passageways	Corridors	Rooms and Enclosed Spaces
B / OFFICE	B	C	C
S-1 / WAREHOUSE	C	C	C
A-2 (ACCESSORY TO S-1)	B	B	C

Smoke and Heat Ventilation *(IFC Section 910)*

Occupancy Group and Commodity Classification	Designated Storage Height (Ft)	Minimum Draft Curtain (Ft)	Maximum Area Formed by Curtains (Ft²)	Vent Area to Floor Area Ratio	Maximum Spacing of Vents on Centers	Maximum Distance to Vents from Wall or Draft Curtain

Note 1 Smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers.
Note 2 Smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of 50 $(m \cdot s)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers.
Note 3 Areas of building equipped with standard sprinkler system, smoke and heat vents shall be rated 70 degrees above sprinkler head rating.

GENERAL NOTES

KEYNOTES

LEGEND

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

AMANDA JANE BRINKMAN
REG. No. 10595
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

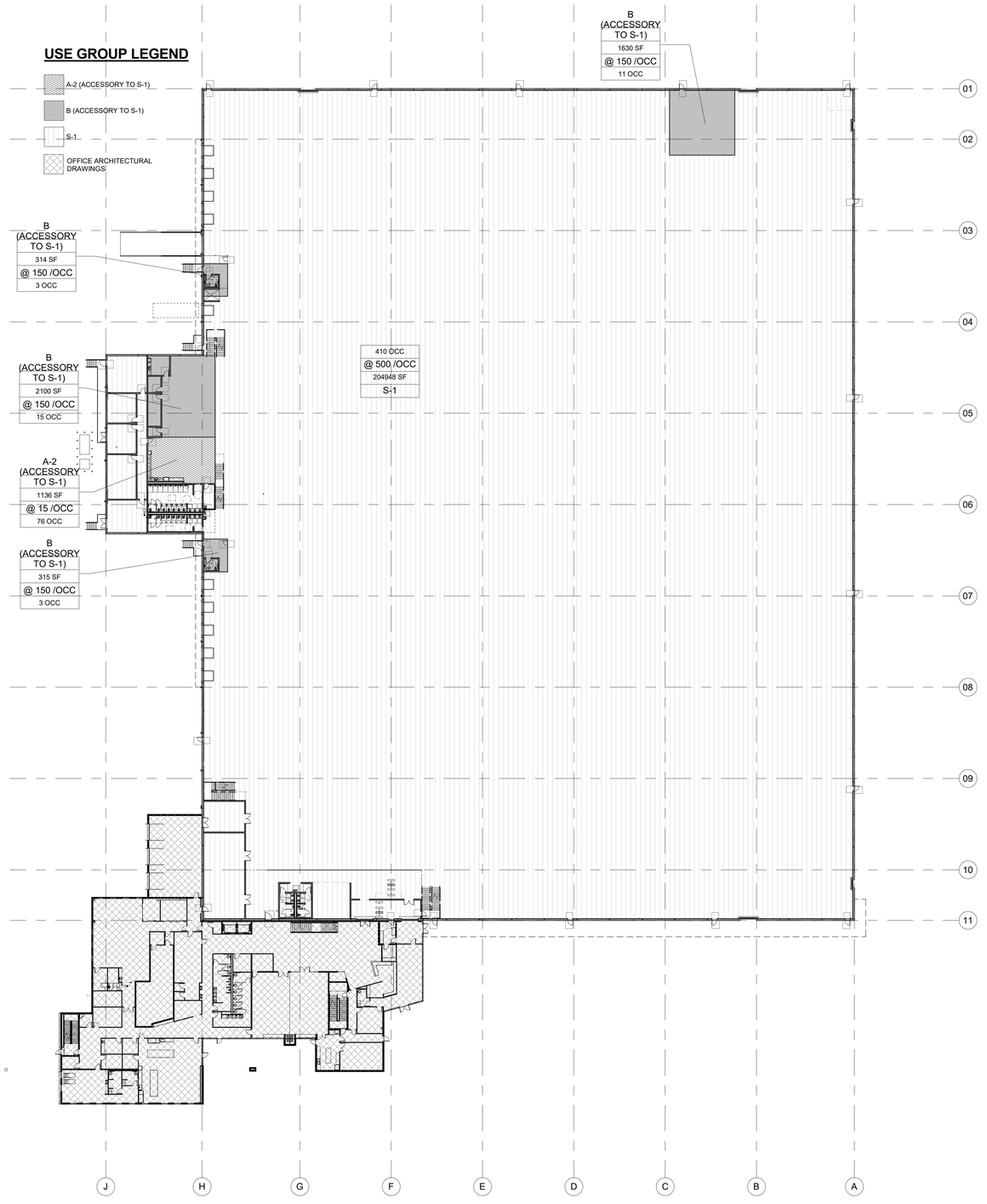
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

CODE SUMMARY

G1.02



LEVEL 01 - BLDG OCCUPANCY

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

GENERAL NOTES

KEYNOTES

LEGEND

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p 225.383.4321

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KEY PLAN:

SEAL:

AMANDA JANE EISENZIMMER No. 39135 STATE OF LOUISIANA REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

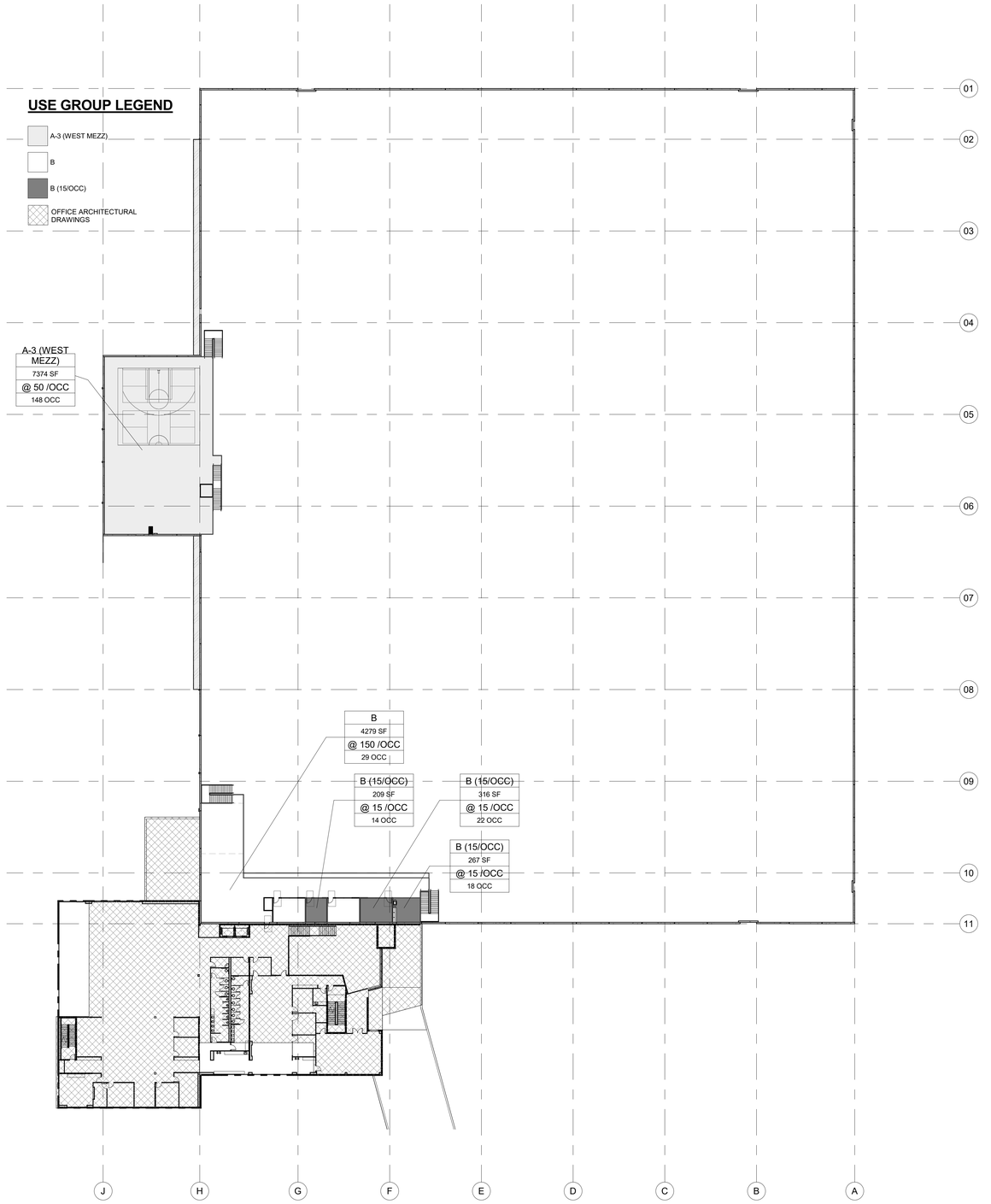
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE OCCUPANCY PLAN

G1.03



MEZZANINE - BLDG OCCUPANCY

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

GENERAL NOTES

KEYNOTES

LEGEND

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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CONSULTANT:

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KEY PLAN:

SEAL:

ALEXANDRA JANE BRENNAN
REG. No. 39868
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

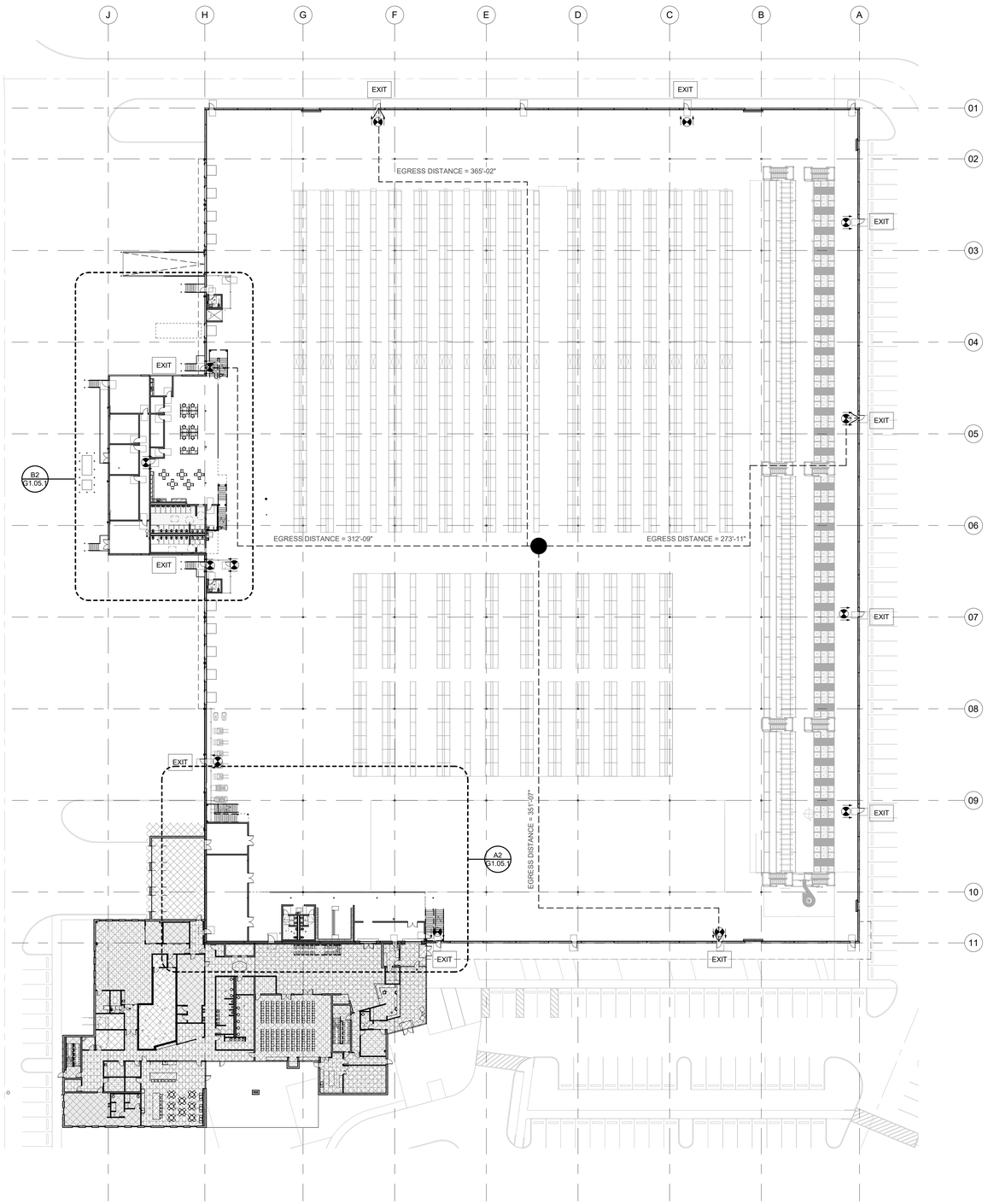
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE MEZZANINE OCCUPANCY PLAN

G1.04



OVERALL EGRESS DIAGRAM

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

GENERAL NOTES

KEYNOTES

FE / FEC — WALL MOUNTED FIRE EXTINGUISHER (FE) OR RECESSED FIRE EXTINGUISHER CABINET (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

TRAVEL DISTANCE

COMMON PATH OF TRAVEL

EXIT SIGN

TOTAL EXITS PROVIDED = 11

TOTAL FE / FEC PROVIDED = 63

A ALL PORTABLE FIRE EXTINGUISHERS TO MEET NFPA 10

B PER NFPA 10: MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS = 75'-0"

C PER NFPA 10: PROVIDE WALL MOUNTED FIRE EXTINGUISHER (FE), OR RECESSED FIRE EXTINGUISHER CABINETS (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

LEGEND

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

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KEY PLAN:

SEAL:

AMANDA JANE BRENEMAN — REG. No. 10568 — REGISTERED ARCHITECT — STATE OF LOUISIANA
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

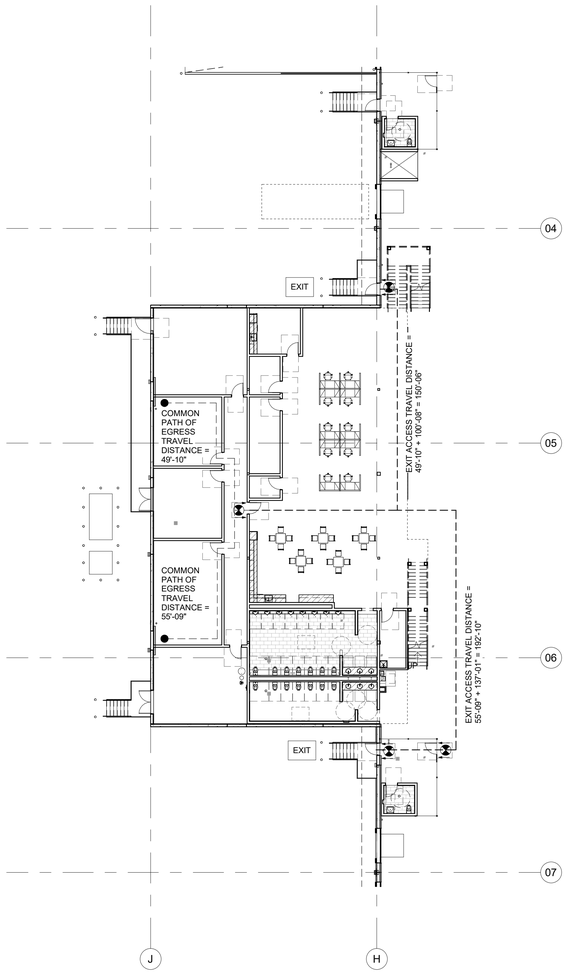
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

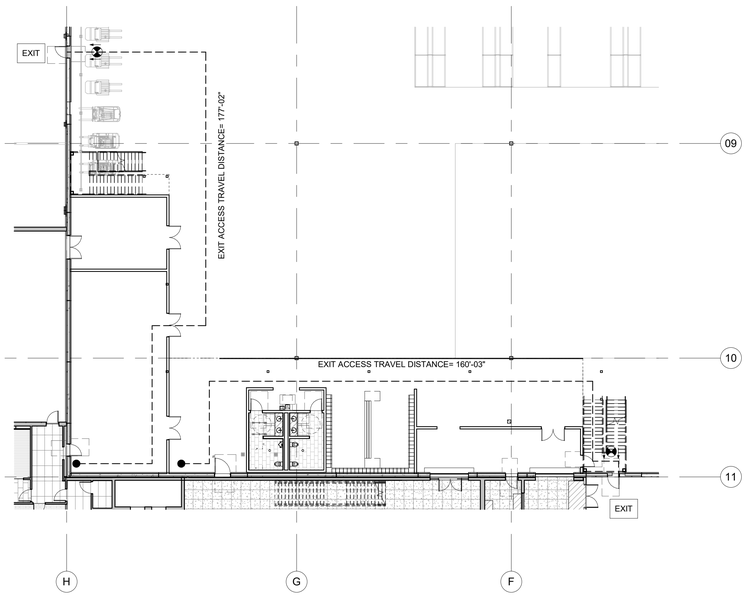
RMA PROJECT NO: 251172

OVERALL WAREHOUSE EGRESS PLAN

G1.05



B2 WAREHOUSE EGRESS PLAN - WEST
SCALE: 1/16" = 1'-0"



A2 EGRESS PLAN - SOUTH
SCALE: 1/16" = 1'-0"

GENERAL NOTES

KEYNOTES

FE / FEC — WALL MOUNTED FIRE EXTINGUISHER (FE) OR RECESSED FIRE EXTINGUISHER CABINET (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

TRAVEL DISTANCE

COMMON PATH OF TRAVEL

EXIT SIGN

TOTAL EXITS PROVIDED = 11

TOTAL FE / FEC PROVIDED = 63

A ALL PORTABLE FIRE EXTINGUISHERS TO MEET NFPA 10

B PER NFPA 10: MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS = 75'-0"

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LEGEND

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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KEY PLAN:

SEAL:

AMANDA JANE ERNEMAN
No. 37126
REGISTERED ARCHITECT
STATE OF LOUISIANA
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

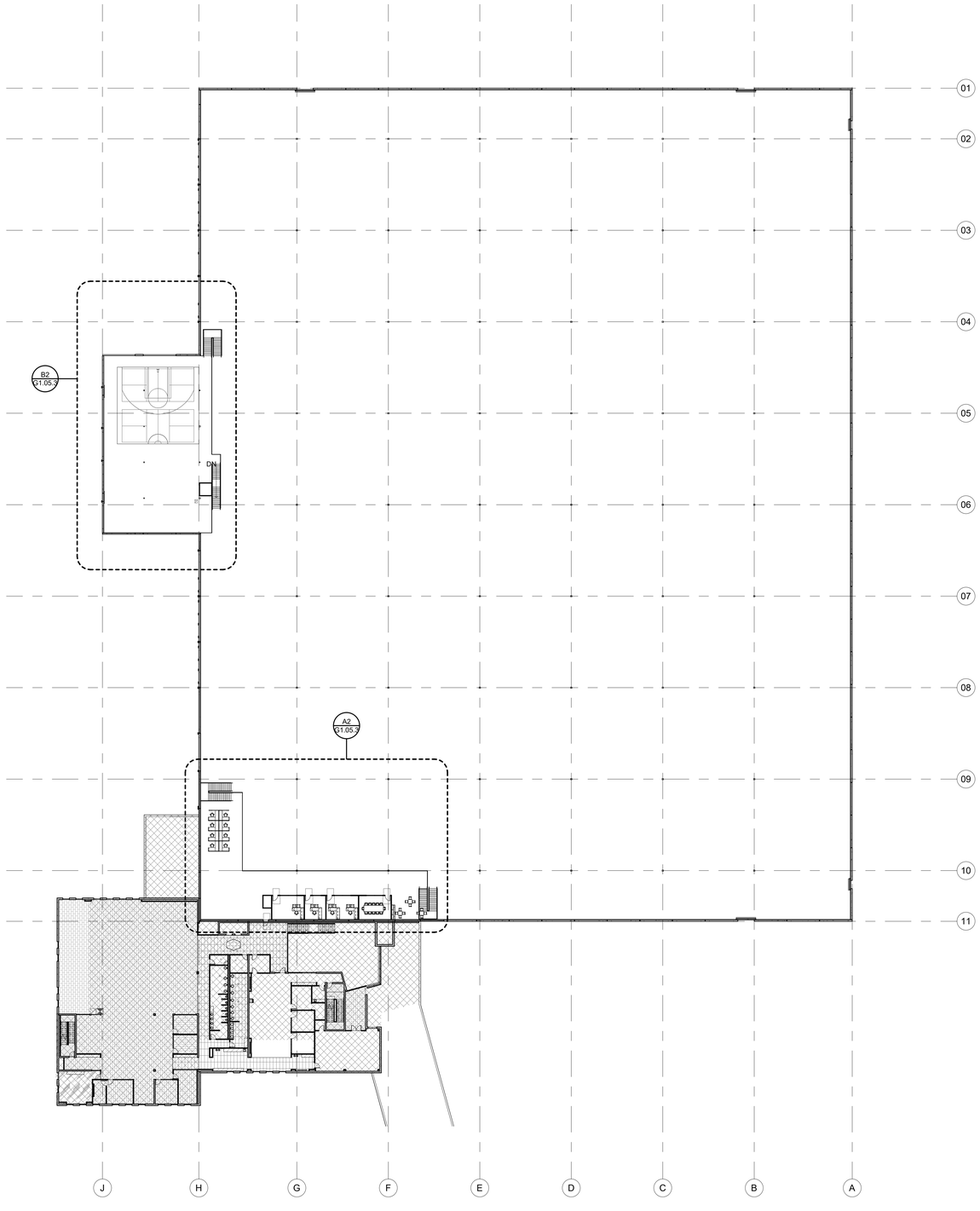
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE EGRESS PLAN

G1.05.1



GENERAL NOTES

KEYNOTES

FE / FEC — WALL MOUNTED FIRE EXTINGUISHER (FE) OR RECESSED FIRE EXTINGUISHER CABINET (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

TRAVEL DISTANCE

COMMON PATH OF TRAVEL

EXIT SIGN

TOTAL EXITS PROVIDED = 11

TOTAL FE / FEC PROVIDED = 63

A ALL PORTABLE FIRE EXTINGUISHERS TO MEET NFPA 10

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C PER NFPA 10: PROVIDE WALL MOUNTED FIRE EXTINGUISHER (FE), OR RECESSED FIRE EXTINGUISHER CABINETS (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
-	2026-02-27	ISSUED FOR PERMIT

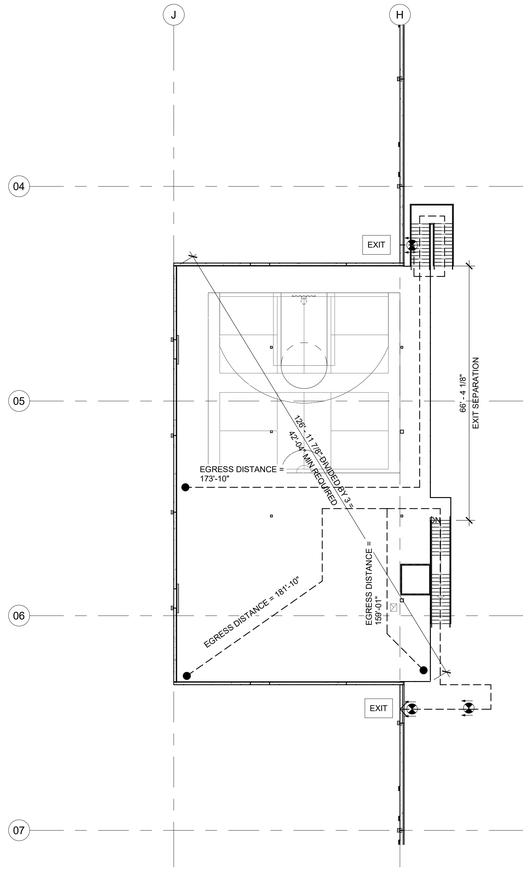
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

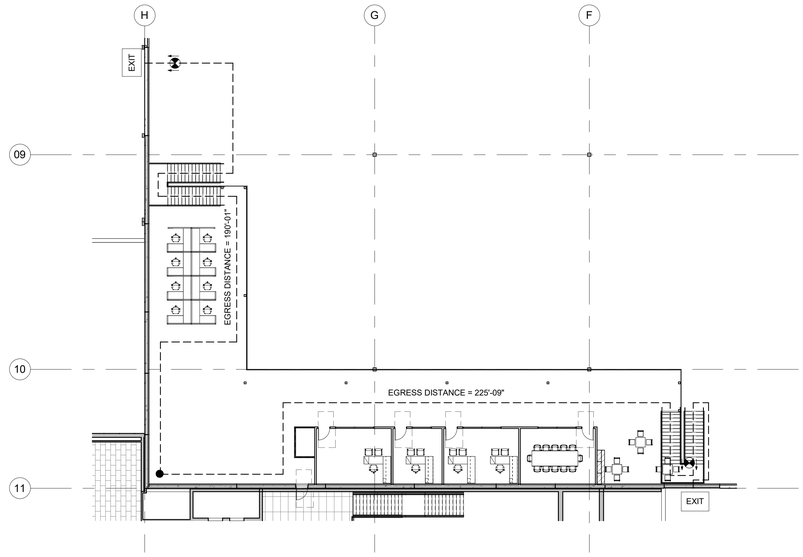
OVERALL WAREHOUSE MEZZANINE EGRESS PLAN

G1.05.2



B2 MEZZANINE EGRESS PLAN - WEST

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



A2 MEZZANINE EGRESS PLAN - SOUTH

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

GENERAL NOTES

KEYNOTES

FE / FEC — WALL MOUNTED FIRE EXTINGUISHER (FE) OR RECESSED FIRE EXTINGUISHER CABINET (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

TRAVEL DISTANCE

COMMON PATH OF TRAVEL

EXIT SIGN

TOTAL EXITS PROVIDED = 11

TOTAL FE / FEC PROVIDED = 63

A ALL PORTABLE FIRE EXTINGUISHERS TO MEET NFPA 10

B PER NFPA 10: MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS = 75'-0"

C PER NFPA 10: PROVIDE WALL MOUNTED FIRE EXTINGUISHER (FE), OR RECESSED FIRE EXTINGUISHER CABINETS (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

LEGEND

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

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KEY PLAN:

SEAL:

ALEXANDRA JANE BRIGHTON — No. 19361 — STATE OF LOUISIANA — REGISTERED ARCHITECT

2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

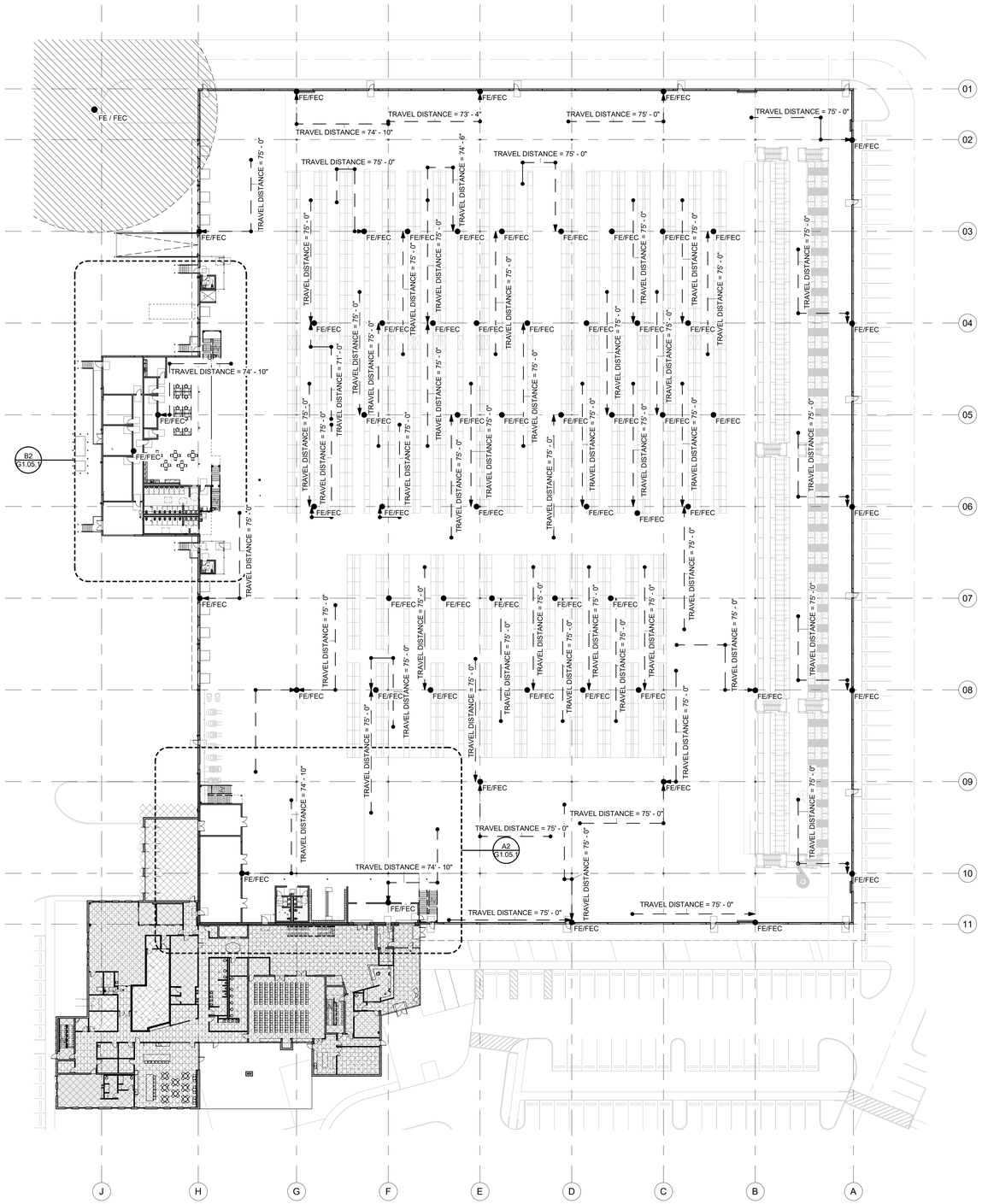
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE MEZZANINE EGRESS PLANS

G1.05.3



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GENERAL NOTES

KEYNOTES

FE / FEC — WALL MOUNTED FIRE EXTINGUISHER (FE) OR RECESSED FIRE EXTINGUISHER CABINET (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

TRAVEL DISTANCE

COMMON PATH OF TRAVEL

EXIT SIGN

TOTAL EXITS PROVIDED = 11

TOTAL FE / FEC PROVIDED = 63

A ALL PORTABLE FIRE EXTINGUISHERS TO MEET NFPA 10

B PER NFPA 10: MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS = 75'-0"

C PER NFPA 10: PROVIDE WALL MOUNTED FIRE EXTINGUISHER (FE), OR RECESSED FIRE EXTINGUISHER CABINETS (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

LEGEND

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

AMANDA JANE BRIGEMAN
REG. No. 10580
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

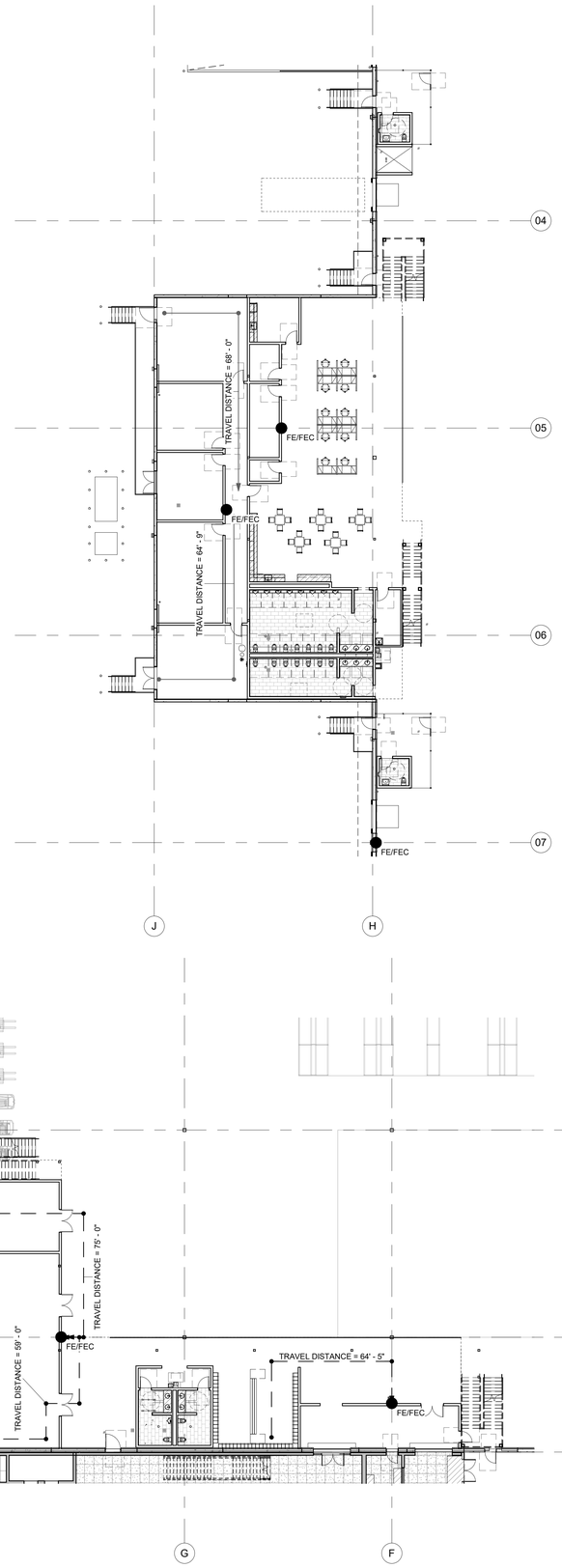
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

OVERALL WAREHOUSE FIRE EXTINGUISHER PLAN

G1.06



A2 FIRE EXTINGUISHER PLAN - SOUTH

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

GENERAL NOTES

KEYNOTES

FE / FEC — WALL MOUNTED FIRE EXTINGUISHER (FE) OR RECESSED FIRE EXTINGUISHER CABINET (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

TRAVEL DISTANCE

COMMON PATH OF TRAVEL

EXIT SIGN

TOTAL EXITS PROVIDED = 11

TOTAL FE / FEC PROVIDED = 63

A ALL PORTABLE FIRE EXTINGUISHERS TO MEET NFPA 10

B PER NFPA 10: MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS = 75'-0"

C PER NFPA 10: PROVIDE WALL MOUNTED FIRE EXTINGUISHER (FE), OR RECESSED FIRE EXTINGUISHER CABINETS (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

LEGEND

N

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

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KEY PLAN:

SEAL:

AMANDA JANE BRIGEMAN REG. No. 10580 STATE OF LOUISIANA REGISTERED ARCHITECT

2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

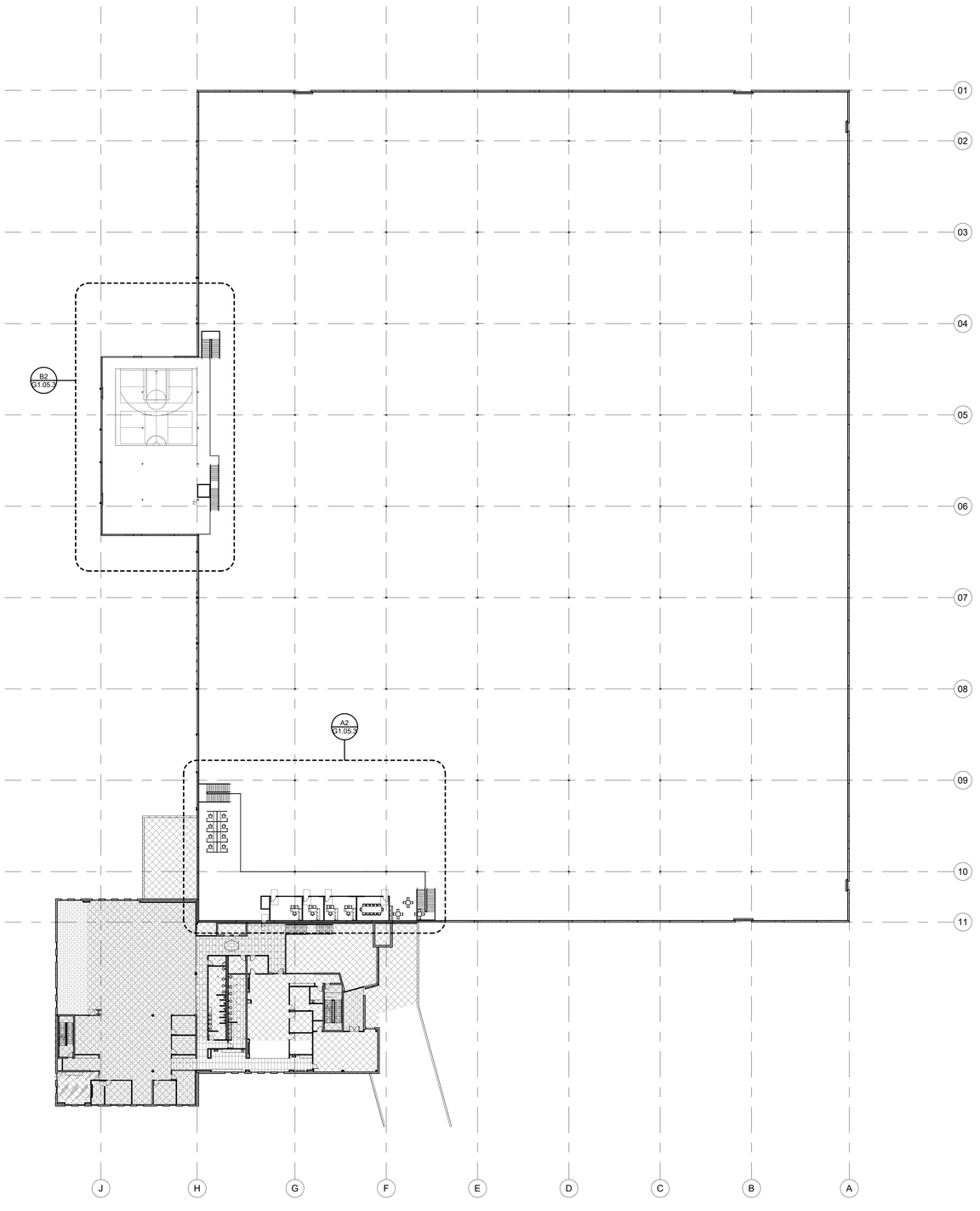
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE FIRE EXTINGUISHER PLAN

G1.06.1



GENERAL NOTES

KEYNOTES

FE / FEC — WALL MOUNTED FIRE EXTINGUISHER (FE) OR RECESSED FIRE EXTINGUISHER CABINET (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

TRAVEL DISTANCE

COMMON PATH OF TRAVEL

EXIT SIGN

TOTAL EXITS PROVIDED = 11

TOTAL FE / FEC PROVIDED = 63

A ALL PORTABLE FIRE EXTINGUISHERS TO MEET NFPA 10

B PER NFPA 10: MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS = 75'-0"

C PER NFPA 10: PROVIDE WALL MOUNTED FIRE EXTINGUISHER (FE), OR RECESSED FIRE EXTINGUISHER CABINETS (FEC) - REFER TO PLANS FOR EXACT LOCATIONS

LEGEND

N

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

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KEY PLAN:

SEAL:

AMANDA JANE BRENEMAN
REG. No. 10368
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

OVERALL MEZZANINE FIRE EXTINGUISHER PLAN

G1.06.2

RITTER MAHER TO UPDATE TO MATCH PBA'S CODE SUMMARY SHEET.

RITTER MAHER ARCHITECTS

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p 225.383.4321

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

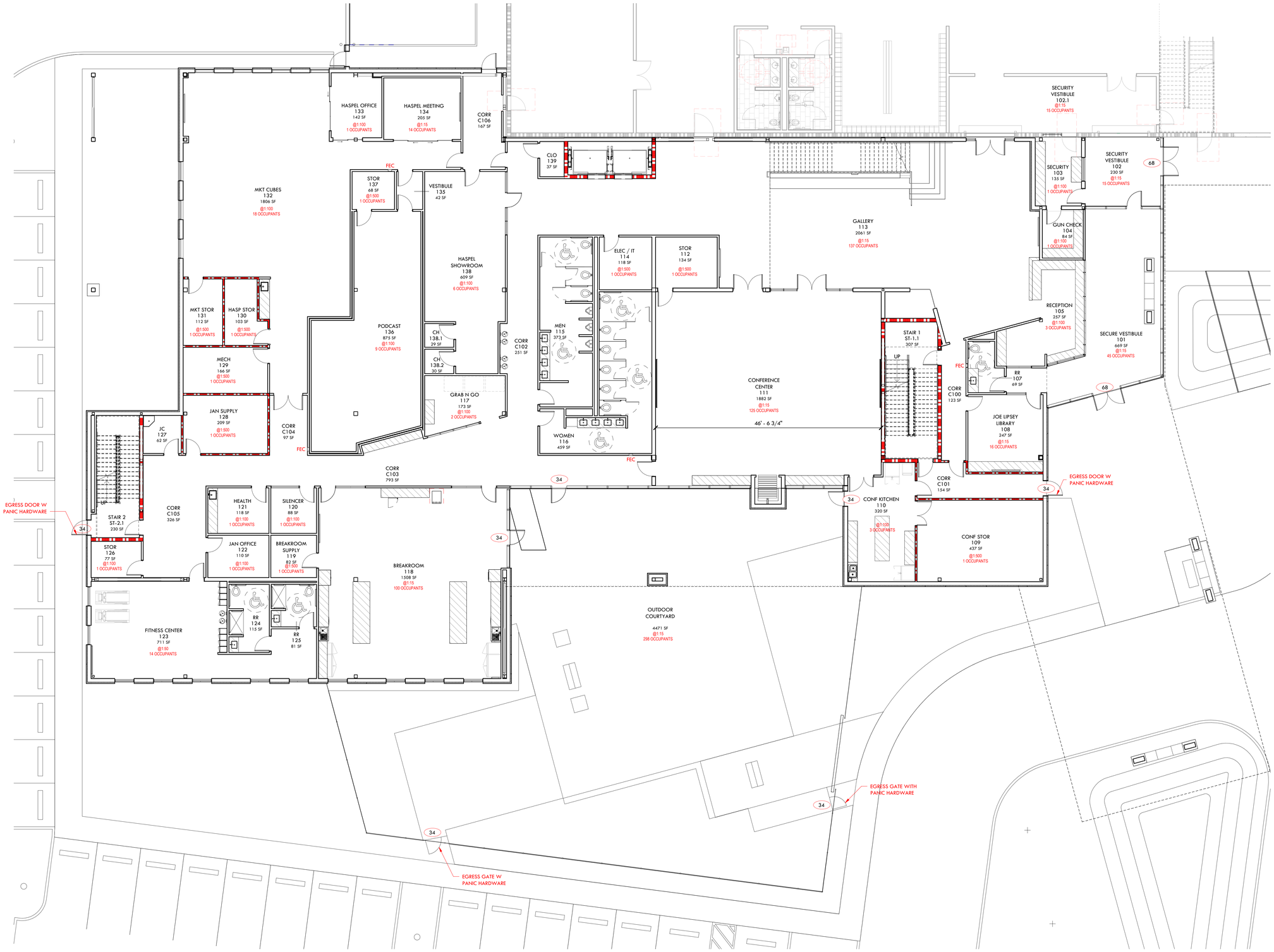
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

OFFICE CODE SUMMARY

G1.10



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

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
No. 35099
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

OFFICE FIRST FLOOR CODE PLAN

G1.11

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

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
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KEY PLAN:

SEAL:

STEPHEN P. MAHER — No. 30670 — STATE OF LOUISIANA — REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

OFFICE SECOND FLOOR CODE PLAN

G1.12

1 THRID FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER REG. No. 30098 STATE OF LOUISIANA REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

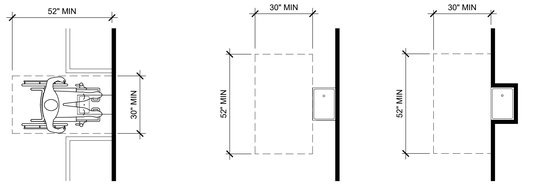
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

OFFICE THIRD FLOOR CODE PLAN

G1.13

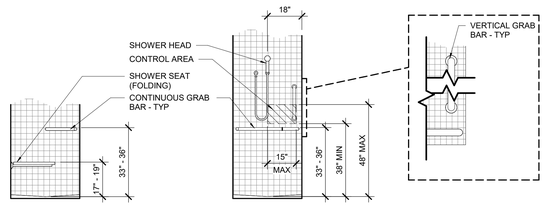


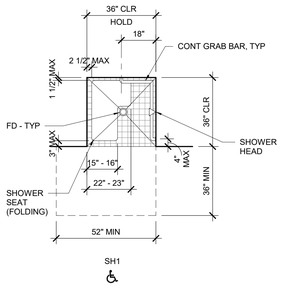
FREE-STANDING FOUNTAIN OR COOLER (PARALLEL APPROACH - CHILDREN ONLY)

BUILT-IN FOUNTAIN OR COOLER (PARALLEL APPROACH - CHILDREN ONLY)

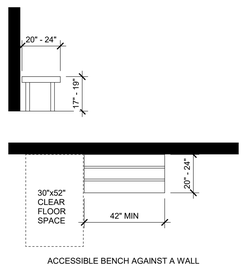
DRINKING FOUNTAIN (PLAN) - ADA

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

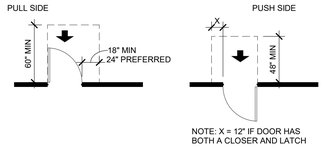




SH1

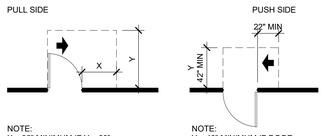


ACCESSIBLE BENCH AGAINST A WALL



NOTE: X = 12" IF DOOR HAS BOTH A CLOSER AND LATCH

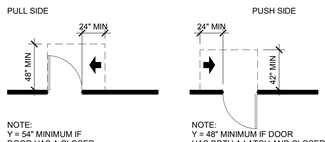
(A) FRONT APPROACHES - SWINGING DOORS



NOTE:
X = 36" MINIMUM IF Y = 60";
X = 42" MINIMUM IF Y = 54"

NOTE:
Y = 48" MINIMUM IF DOOR HAS BOTH A LATCH AND CLOSER

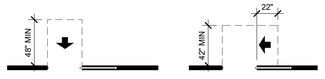
(B) HINGE SIDE APPROACHES - SWINGING DOORS



NOTE:
Y = 54" MINIMUM IF DOOR HAS A CLOSER

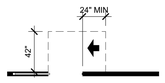
NOTE:
Y = 48" MINIMUM IF DOOR HAS BOTH A LATCH AND CLOSER

(C) LATCH SIDE APPROACHES - SWINGING DOORS



(D) FRONT APPROACH - SLIDING DRS AND FOLDING DRS

(E) SLIDE SIDE APPROACH - SLIDING DRS AND FOLDING DRS



NOTE:
ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES

(F) LATCH SIDE APPROACH - SLIDING DRS AND FOLDING DRS

ACCESSIBILITY

ACCESSIBLE DOOR SHALL COMPLY WITH THE FOLLOWING:

1. THRESHOLD SHALL BE A MAXIMUM ½" IN HEIGHT.
2. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE OF NO MORE THAN 1:2.
3. MAXIMUM DOOR OPENING FORCE SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR HINGED DOOR, 5 POUNDS FOR SLIDING, 5 POUNDS FOR INTERIOR DOOR.
4. DOOR HARDWARE SHALL BE LEVER HANDLE OR EQUIVALENT AND MOUNTED NOT MORE THAN 42" ABOVE FINISH FLOOR.
5. DOOR CLOSERS, WHERE PROVIDED, SHALL BE ADJUSTED TO CLOSE FROM 90 DEGREES TO 12 DEGREES WITHIN 5 SECONDS.
6. ALL DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE OPENING IS NOT LESS THAN 32".

LAVATORIES & ASSOCIATED MIRRORS TO BE INSTALLED AS SHOWN:

1. HEIGHT: LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM OR THE COUNTER SURFACE NO HIGHER THAN 34" ABOVE FINISH FLOOR. THE TOTAL DEPTH OF CLEAR SPACE BENEATH THE LAVATORY SHALL NOT BE LESS THAN 17", OF WHICH TOE CLEARANCE SHALL NOT BE MORE THAN 6" OF THE TOTAL DEPTH. KNEE CLEARANCE SHALL NOT BE LESS THAN 29" IN HEIGHT AND 30" IN WIDTH.
2. EXPOSED PIPES AND SURFACES: ALL PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES OR SINKS.
3. FAUCETS: LEVER-OPERATED FAUCET CONTROL HANDLES SHALL BE LOCATED NOT MORE THAN 17" FROM THE FRONT EDGE OF THE LAVATORY, SINK, OR COUNTER. SELF CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS PER OPERATION.
4. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (890 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE TOP EDGE OF MIRRORS SHOULD BE 74 INCHES (1880 MM) MINIMUM FROM THE FLOOR OR GROUND.

CONTROLS & OPERATING MECHANISMS SHALL COMPLY WITH THE FOLLOWING:

1. CLEAR FLOOR SPACE: CLEAR FLOOR SPACE COMPLYING WITH 4.2.4 OF THE FEDERAL REGISTER /TAS THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.
2. HEIGHT: THE HEIGHTS OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER EQUIPMENT SHALL BE PLACED AT LEAST ON TO THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6. ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" AFF.
3. OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

ELEVATORS SHALL COMPLY WITH THE FOLLOWING:

1. ALL REQUIREMENTS LISTED IN ADA SECTION 407 AND WITH ASME A17.1
2. CALL BUTTONS SHALL BE 3/4" MINIMUM IN THE SMALLEST DIMENSION
3. CLEAR FLOOR OR GROUND SPACE REQUIRED AT ELEVATOR CALL BUTTONS MUST REMAIN CLEAR OF ANY FURNISHINGS
4. CALL BUTTONS SHALL HAVE VISIBLE SIGNALS TO INDICATE WHEN EACH CALL IS REGISTERED AND WHEN EACH IS ANSWERED. CALL BUTTONS SHOULD BE MOUNTED AT 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE OPERABLE PART
5. VISIBLE AND AUDIBLE SIGNALS SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHOULD SOUND ONCE FOR UP DIRECTION AND TWICE FOR DOWN DIRECTION. VISIBLE SIGNALS SHOULD BE CENTERED AT 72" MINIMUM ABOVE FINISH FLOOR
6. HOISTWAY SIGNS SHALL CONTAIN FLOOR DESIGNATIONS AND CAR DESIGNATIONS PROVIDED IN BOTH TACTILE CHARACTERS (MIN 2" HIGH) AND BRAILLE ON BOTH JAMBS OF ELEVATOR ENTRANCES
7. ELEVATOR DOORS SHALL BE HORIZONTAL SLIDING, SHALL OPEN AND CLOSE AUTOMATICALLY, AND SHALL CONTAIN A REOPENING DEVICE THAT SHALL STOP AND REOPEN THE DOOR IF IT BECOMES OBSTRUCTED (DEVICE AT 5" AND 29" ABOVE FINISH FLOOR AND SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM)

WATER CLOSETS

1. HEIGHT: THE HEIGHT OF THE WATER CLOSET SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE SEAT.
   GRAB BARS: GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH 1 1/4" MIN. AND 2" MAX OUTSIDE DIAMETER AND SHALL PROVIDE A CLEARANCE OF 1 1/2" BETWEEN THE WALL AND THE BAR. PROVIDE MINIMUM 250 POUND ALLOWANCE FORCE. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". BARS SHALL BE 36" IN LENGTH IN THE REAR AND 42" IN LENGTH ALONG THE SIDE OF THE WATER CLOSET. GRAB BAR HEIGHT TO BE 33" MIN AND 36" MAX ABOVE FINISH FLOOR MEASURED TO THE TOP OF GRIPPING SURFACE. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2" MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MIN.
2. FLUSH CONTROLS: FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS AND NOT MORE THAN 36" IN HEIGHT.
   TOE CLEARANCE: IN STANDARD STALLS, THE FRONT PARTITION AND AT
3. LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF A MINIMUM OF 9".
   TOILET PAPER DISPENSER: TP DISPENSER SHALL BE MOUNTED BETWEEN 7"
4. - 9" FROM THE FRONT EDGE OF THE WATER CLOSET AT 19" AFF TO CENTER OF DISPENSER.
   URINALS SHALL BE STALL-TYPE, OR WALL-HUNG WITH A TAPERED ELONGATED RIM MOUNTED AT A MAXIMUM OF 17" ABOVE THE FINISH
5. FLOOR. A TAPERED ELONGATED RIM IS ONE THAT NARROWS TOWARD THE FRONT TO ALLOW A WHEELCHAIR USER TO STRADDLE THE BASIN AND WHICH EXTENDS AT LEAST 13-1/2" FROM THE VERTICAL SURFACE ON WHICH THE FIXTURE IS MOUNTED.
6. ACCESSIBLE STALL DOORS TO BE SELF CLOSING WITH ADA COMPLIANT PULLS ON BOTH SIDES.

SIGNAGE SHALL COMPLY WITH THE FOLLOWING:

1. CHARACTER PROPORTION: CHARACTERS SHOULD BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPER CASE LETTER 'O' IS 55% MIN AND 110% MAX OF THE HEIGHT OF UPPER CASE LETTER 'I'.
2. CHARACTER HEIGHT: MINIMUM CHARACTER HEIGHT SHALL BE 5/8" MIN TO 2" MAX.
3. RAISED AND BRAILLED CHARACTER AND PICTORIAL SYMBOLS: LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE SANS SERIF TYPE SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". PICTOGRAM SHALL BE AT LEAST 6" IN HIGH.
4. FINISH AND CONTRAST: THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND: EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
5. MOUNTING LOCATION AND HEIGHT: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOM AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, OR NEAREST ADJACENT WALL. THE VERTICAL POSITION OF THE SIGN IS DETERMINED BY LOCATION OF THE TEXT WITHIN THE SIGN. THE MINIMUM HEIGHT IS 48" AFF TO THE BOTTOM OF THE LOWEST LINE OF TEXT. THE MAXIMUM HEIGHT IS DETERMINED BY THE BOTTOM OF THE HIGHEST LINE OF TEXT NOT EXCEEDING 60" AFF. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING IN THE SWING OF THE DOOR. PROVIDE AN 18" X 18" CLEAR FLOOR SPACE CENTERED ON THE SIGN AND BEYOND ANY ARC OF ANY DOOR SWING.

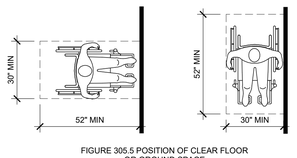
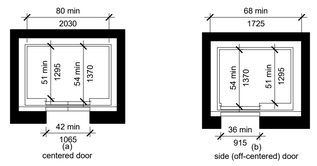
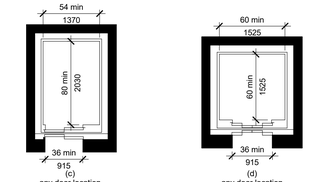


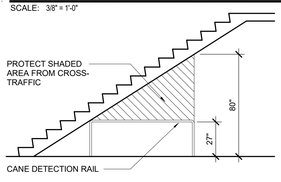
FIGURE 305.5 POSITION OF CLEAR FLOOR OR GROUND SPACE





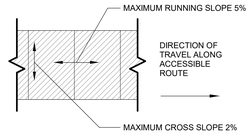
SHOWER STALL TYPES - ADA

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



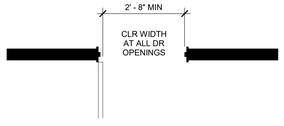
BENCHES - ADA

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



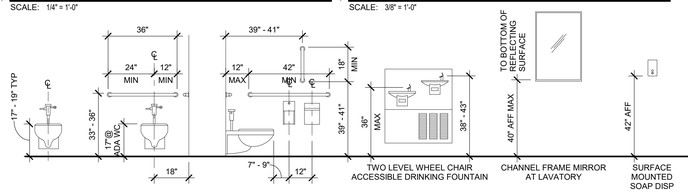
DOOR CLEARANCES - ADA

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



OVERHEAD HAZARDS - ADA

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

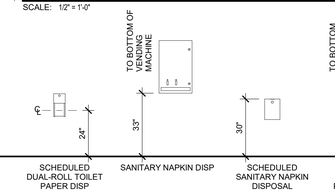


ACCESSIBLE ROUTES - ADA

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

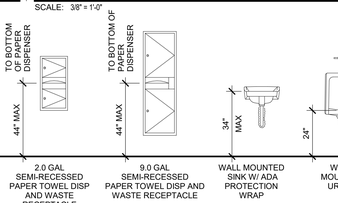
DOOR - CLEAR WIDTH - ADA

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



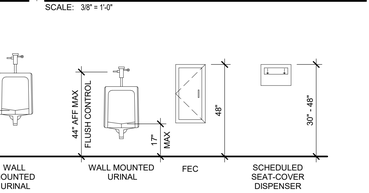
CLEAR FOOR SPACE - ADA

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



ELEVATOR CAR DIMENSIONS - ADA

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



ACCESSORY MOUNTING HEIGHTS - TYP - ADA

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

GENERAL NOTES

KEYNOTES

LEGEND

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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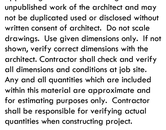
KEY PLAN:

SEAL:



REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

ACCESSIBILITY CODE SHEET

G1.15

UL ASSEMBLY - U419

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

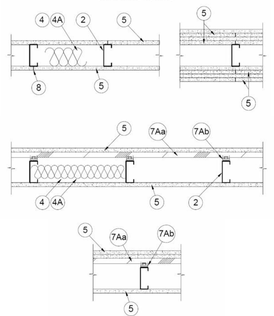
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U419**

February 13, 2025

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5J)
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
CEMCO, LLC — Viper25™ Track

CRACO MFG INC — SmartTrack25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

1C. **Framing Members* — Floor and Ceiling Runners —** (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

TELLING INDUSTRIES L L C — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

1D. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1E. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or SI only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1F. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
SUPER STUD BUILDING PRODUCTS — The Edge

1G. **Framing Members* — Floor and Ceiling Runner —** For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.
STUDCO BUILDING SYSTEMS — CROSSTUD Track

1H. **Floor and Ceiling Runners —** (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100

1I. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
TELLING INDUSTRIES L L C — TRUE-TRACK™

1J. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

1K. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

1L. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RESCUE METAL FRAMING, L L C — AlphaTRAK

1M. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track

1N. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Track

1O. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.
CEMCO, LLC — Viper X Track

1P. **Framing Members* — Floor and Ceiling Runner —** (Not Shown — Alternate to Item 1) — For use with Item 2B, channel shaped runners pre-equipped with proprietary attachment clips. Min. 3-5/8 in. wide. Legs of top runners minimum 3-1/4 in. wide. Legs of bottom runners minimum 1-1/2 in. wide. Runners attached to floor and ceiling with fasteners 24 in. OC max.
HYPERFRAME INC - Hyperstack

1Q. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2S, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 20 EQ/22 mils. (min. 0.0221 in. thick) galvanized steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
JJC INTERNATIONAL DISTRIBUTORS — Non-structural Tracks 3-5/8" and 6".

1R. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2T, proprietary channel shaped runners ,min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max
IRONLINE METALS LLC — Bantam Track.

2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Steel Studs —** (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J or Type UL(X) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2B. **Framing Members* - Steel Studs —** (As an alternate to Item 2, For use with Items 5C, 5I or Type UL(X) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

CEMCO, LLC — Viper25™

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

IMPERIAL MANUFACTURING GROUP INC — Viper25™

2C. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CEMCO, LLC — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

2D. **Framing Members* — Steel Studs —** In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

TELLING INDUSTRIES L L C — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

2E. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or SI or Type ULIX only, channel shaped studs, min depth as indicated under Item 5F, SG or SI, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2F. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.
SUPER STUD BUILDING PRODUCTS — The Edge

2G. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.
STUDCO BUILDING SYSTEMS — CROSSTUD

2H. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2I. **Framing Members* — Steel Studs —**

2J. **Framing Members* — Metal Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights

2K. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
EB METAL INC — NITROSTUD

2L. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
OLMAR SUPPLY INC — PRIMESTUD

2M. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min-25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2N. **Framing Members*— Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.
RESCUE METAL FRAMING, L L C — AlphaSTUD

2O. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Lipped Wall Stud

2P. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Stud

2Q. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CEMCO, LLC — Viper X

2R. **Framing Members* — Steel Studs —** (Not Shown — Alternate to Item 1P) — Channel shaped steel studs with attachment clips at top and bottom, min 3-5/8 in. depth, spaced a max of 24 in. OC. Studs clipped into floor and ceiling runners (Item 1P). Max 2-3/8 in. extension reveal from top of stud to inside of ceiling runner.

HYPERFRAME INC— Hyperstud

2S. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — For use with Item 1Q, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min. 20 EQ/22 mils. (min. 0.0221 in. thick) galvanized steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
JJC INTERNATIONAL DISTRIBUTORS — Non-structural Studs 3-5/8" and 6".

2T. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — For use with Item 1R, proprietary channel shaped steelstuds, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
IRONLINE METALS LLC — Bantam Stud.

3. **Wood Structural Panel Sheathing —** (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. **Batts and Blankets* —** (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.
See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4A. **Batts and Blankets* —** (Optional - as an alternate to Item 4) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4B. **Fiber, Sprayed* —** (Optional — as an alternate for items 4 or 4A, for use with Type UL(X) Where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

4C. **Foamed Plastic* —** (As an alternate for items 4, 4A or 4B, for use with Item 5K) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity, for 2 hour rated assemblies only. When foamed plastic is used, minimum stud depth shall be 3-1/2 in. with minimum 20 MSG steel thickness.
CARLISLE SPRAY FOAM INSULATION — Types SealTite ONE, SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro OW Zero, Foamulate Closed Cell, Foamulate OCX, Foamulate 70, and Foamulate HYO.

4D. **Foamed Plastic* —** (As an alternate for items 4, 4A or 4B, for use with Item 5K) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity, for up to 2 hour rated assemblies only. When foamed plastic is used, minimum stud depth shall be 3-1/2 in. with minimum 20 MSG steel thickness.
BASF CORP - Enertite® NM, Enertite® G, FE178® , Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, Walltite HP+, FE137® , FE158® , Spraytite® 158, Spraytite® SP, Spraytite® 81205, Spraytite® Comfort XL, Walltite® XL, Walltite® MAX, Walltite® LWP, Walltite® Plus and Enertite® Max

5. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULIX need not be staggered. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Type C and 5/8 in. thick Type SCX

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, ULIX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SPZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, **Steel Framing Members***, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.
CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

USG MEXICO S A DE C V — Type SHX.

5B. **Gypsum Board* —** (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or

IBC TABLE 722.2.1.1

TABLE 722.2.1.1 MINIMUM EQUIVALENT THICKNESS OF CAST-IN-PLACE OR PRECAST CONCRETE WALLS, LOAD-BEARING OR NONLOAD-BEARING

CONCRETE TYPE	MINIMUM SLAB THICKNESS (inches) FOR FIRE-RESISTANCE RATING OF				
	1 hour	1 1/2 hours	2 hours	3 hours	4 hours
Siliceous	3.5	4.3	5.0	6.2	7.0
Carbonate	3.2	4.0	4.6	5.7	6.6
Sand-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

For SI: 1 inch = 25.4 mm.

GENERAL NOTES

KEYNOTES

LEGEND

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

AMANDA JANE BROUSSARD · REG. No. 10555 · STATE OF LOUISIANA · REGISTERED ARCHITECT
2/7/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

UL ASSEMBLY

G1.16

UL ASSEMBLY - U419 CONTINUED

3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).
RAY-BAR ENGINEERING CORP — Type RB-LBG

5C. **Gypsum Board* —** (For Use With Item 2B) — Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.
CGC INC — Type SCX, ULIX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type SCX

UNITED STATES GYPSUM CO — Type SCX, SGX, ULIX

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.
CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified. For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine drillerr) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type SCX

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX, ULIX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

5G. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E only. Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX or 3/4 in. thick Types IP-X3 or ULTRACODE

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Types C and 5/8 in. thick SCX

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or C, 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C, 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or, 3/4 in. thick Types IP-X3 or ULTRACODE

5H. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. **Gypsum Board* —** (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.
CGC INC — Type ULIX, ULX

UNITED STATES GYPSUM CO — Type ULIX, ULX

USG MEXICO S A DE C V — Type ULX

5J. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified. For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type R99 - Lead Lined Drywall

5K. **Gypsum Board* —** (As an alternate to Item 5 when Foam Plastic insulation (Items 4C or 4D) is used) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 5 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-1/4 in. long Type S steel screws spaced 8 in. OC at perimeter and in the field. For 2 layer assemblies outer layer will be attached to studs over inner layer with the 1-7/8 in. long steel screws spaced 8 in. OC.

6. **Fasteners —** (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Single layer system with Type ULIX:** 1 in. long, spaced 12 in. OC in the field and perimeter, when panels are applied horizontally or vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer - 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. **Furring Channels —** (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Items 5B, 5E, 5H, or 5J.

7A. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Butts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1/2 in. minimum self-drilling, 5-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, 5-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. **Framing Members* —** (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. Clips secured to studs with No. 8 x 1/2 in. minimum self-drilling, 5-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type RSIC

7C. **Framing Members* —** (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, 5-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

7D. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7E. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
RIEGUPOL AMERICA — Type SonuClip

7F. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7G. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ga) to studs (Item 2). Clips spaced max. 48 in. OC. Clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, 5-12 steel screw through the center hole. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type Clark/Dietrich Sound Clip

7H. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire rear each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 6. Not for use with Items 5B, 5E, 5H, or 5J.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ha) to studs. Clips spaced 48 in OC. staggered on adjacent furring channels and secured to studs with one No. 8 x 2-1/2 in. screw and washer through the center hole. Furring channels are friction fitted into clips.

ISOTECH INDUSTRIES INC. — Type ISOSTUD

8. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

9. **Siding, Brick or Stucco —** (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

10. **Caulking and Sealants* —** (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO — Type AS

11. **Lead Batten Strips —** (Not Shown, For Use With Item 5B) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind vertical joints.

11A. **Lead Batten Strips —** (Not Shown, For Use With Item 5H) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.

12. **Lead Discs or Tabs —** (Not Shown, For Use With Item 5B) — Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over screw heads

or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

12A. **Lead Discs —** (Not Shown, for use with Item 5H) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

13. **Lead Batten Strips —** (Not Shown, For Use With Item 5E) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5E) and optional at remaining stud locations.

14. **Lead Tabs —** (Not Shown, For Use With Item 5E) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 3E) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

15. **Barrier Mesh —** (Optional, Not Shown) - Attached to steel studs on one or both sides of the wall using Barrier Mesh Clips spaced at maximum 12 inches on center vertically, using a flat head type screw penetrating through the steel at least 3/8 of an inch. For Steel Studs less than 0.033 inches in thickness, use self-piercing screws. For Steel Studs equal to or greater than 0.033 inches in thickness, use steel drill screws (self-tapping). Gypsum Board (Item 5) to be installed directly over the Barrier Mesh using prescribed screw patterns with lengths increased by a minimum 1/8 in. Barrier Mesh may be installed with the long dimension of the diamond pattern positioned vertically or horizontally. Barrier Mesh joints may occur at butt joints at the framing members and secured using the Barrier Mesh Clips or occur in between framing members as overlapping joints secured using 18 SWG wire ties spaced a maximum 12 in. on center.
CLARKDIETRICH BUILDING SYSTEMS — Barrier Mesh, Barrier Mesh Clips

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2025-02-13

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GENERAL NOTES

KEYNOTES

LEGEND

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

AMANDA JANE ROSENZWEIG
No. 10139
REGISTERED
STATE OF LOUISIANA
ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

UL ASSEMBLY

G1.17

GENERAL NOTES:

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

DEMOLITION NOTES:

1. CONTRACTOR RESPONSIBLE FOR THE PROTECTION OF ANY REMAINING STRUCTURES OR PAVING. ANY DAMAGE TO REMAINING STRUCTURES OR PAVING SHALL BE REPAIRED BY CONTRACTOR AT NO EXPENSE TO OWNER. ANY REPAIRS SHALL MEET OR EXCEED THE ORIGINAL CONDITIONS OF THE DAMAGED AREA(S) AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE MATS OR OTHER PROTECTION FOR EXISTING CONCRETE PAVING OR ASPHALT.
3. CONTRACTOR SHALL VERIFY WITH L.A. AND OWNER ALL EXISTING CONCRETE PATHWAYS WITHIN THE LIMIT OF WORK TO BE REMOVED.
4. CONTRACTOR SHALL VERIFY WITH L.A. AND OWNER ALL EXISTING TREES WITHIN THE LIMIT OF WORK TO BE REMOVED.
5. ALL EXISTING VEGETATION AND TREES, EXCEPT LIVE OAKS, SHALL BE REMOVED AS INDICATED. ANY MISCELLANEOUS VEGETATION NOT INDICATED ON DEMOLITION PLAN SHALL BE DOCUMENTED AND REMOVED AFTER RECEIVING APPROVAL BY LANDSCAPE ARCHITECT.
6. LIVE OAKS SHALL RECEIVE TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION. SEE SPECIFICATIONS AND TREE PROTECTION DETAIL ON SHEET L1.3 FOR INFORMATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SUBSURFACE OBSTRUCTIONS THAT MAY INTERFERE WITH PROPOSED IMPROVEMENTS, AND ANY UNFORESEEN ITEMS ENCOUNTERED DURING EXCAVATION SHALL BE REPORTED TO THE L.A. AND OWNER PRIOR TO ANY ACTION.

TREE PROTECTION NOTES:

1. SEE PLAN FOR APPROXIMATE LOCATION OF TREE PROTECTION FENCING
2. EXISTING TREES SHALL BE PROTECTED AT ALL TIMES WITH 4' MIN. HT FENCING. LOCATION OF TREE PROTECTION FENCING SHALL BE SUBMITTED AS PART OF THE TREE PROTECTION PLAN AND APPROVED PRIOR TO INSTALLATION. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES.
3. MIN. 2'x2' WEATHERPROOF WARNING SIGN SHALL BE PLACED ON TREE PROTECTION FENCING. SIGNS SHALL BE VISIBLE ON ALL SIDES OF FENCED AREA AND SHALL BE SPACED NO MORE THAN 200'O.C. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE ADDITIONAL WARNING SIGNS BASED UPON ACTUAL FIELD CONDITIONS.
4. TEXT ON WARNING SIGNS SHALL BE 3" HIGH MIN. AND SHALL BE CLEARLY LEGIBLE IN BOTH ENGLISH AND SPANISH.
5. FOR TREE PROTECTION AREAS WITH LESS THAN 200' PERIMETER, CONTRACTOR SHALL PROVIDE ONE (1) SIGN MIN.
6. WARNING SIGNS SHALL BE SECURELY FASTENED TO POSTS.
7. CONTRACTOR SHALL NOT STORE EQUIPMENT OR OTHER MATERIALS WITHIN THE DRIPLINE OF EXISTING TREES. CONTRACTOR SHALL COORDINATE MATERIAL STAGING WITH LANDSCAPE ARCHITECT.
8. ANY WORK THAT OCCURS WITHIN THE DRIPLINE OF ANY TREE SHALL BE DONE WITH THE DIRECTION OF A LICENSED ARBORIST. NO MECHANICAL TRENCHING WITHIN EXISTING TREE CANOPIES SHALL BE PERMITTED. ONLY HAND DIGGING SHALL BE PERMITTED IN THESE AREAS. AVOID SIGNIFICANT ROOTS.
9. CONTRACTOR SHALL PHOTOGRAPH PROTECTED TREES FROM ALL SIDES AFTER INSTALLING TREE PROTECTION FENCING, AND SHALL SUBMIT THE PHOTOGRAPHS TO THE LANDSCAPE ARCHITECT PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
10. ANY ADDITIONAL PRUNING NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES SHALL BE PERFORMED BY A LICENSED ARBORIST. ALL PRUNING SHALL BE APPROVED AND COORDINATED WITH THE LANDSCAPE ARCHITECT WHILE ON SITE. CONTRACTOR SHALL HAVE WRITTEN APPROVAL PRIOR TO ANY PRUNING ACTIVITIES.

LAYOUT AND SLEEVING NOTES:

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

HARDSCAPE NOTES:

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

GENERAL LANDSCAPE NOTES:

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

PLANTING NOTES:

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

IRRIGATION NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL ILLUSTRATING MAINLINE LAYOUT, SPRAY HEAD TYPE & LAYOUT, NOZZLES FOR EACH SPRAY HEAD, AND ZONING.
2. SYSTEM SHALL BE A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM, CONSISTING OF POP UP SPRAYS AND ROTOR SPRINKLERS, WILL IRRIGATE TURF AND PLANTING BEDS. POP-UP BUBBLERS IRRIGATE TREES.
3. POTABLE WATER FROM EXISTING IRRIGATION MAINLINES WILL BE USED FOR IRRIGATION. REFER TO PLANS.
4. ALL NEW AND MODIFIED BED AREAS SHALL BE TIED TO THE EXISTING SYSTEM'S IRRIGATION CONTROLLER. COORDINATE OWNER & LANDSCAPE ARCHITECT AS REQUIRED TO VERIFY CONTROLLER AND SYSTEM TYPE.
5. INSTALL NEW REMOTE CONTROL VALVES FOR NEW IRRIGATION ZONES AS REQUIRED.
6. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION AND REPORT FINDINGS TO LANDSCAPE ARCHITECT. IF WATER PRESSURE DOES NOT MEET MINIMUM REQUIREMENTS THEN INSTALL A BOOSTER PUMP FROM WATERTRONICS, RAINBIRD, OR OWNER APPROVED EQUAL. BOOSTER PUMP TO INCLUDE AIR COOLED ENCLOSURE AND VARIABLE FREQUENCY DRIVE. ALL ELECTRICAL INSTALLATION TO BE PER NEC AND LOCAL CODE. CONTRACTOR TO COORDINATE ELECTRICAL NEEDS WITH PUMP MANUFACTURER AND GENERAL CONTRACTOR. PROVIDE CUTSHEETS FOR REVIEW PRIOR TO ORDERING.
7. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
8. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
9. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
10. SELECT NOZZLES FOR SPRAY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS.
11. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE TO BE INSTALLED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
12. CONNECT ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
13. WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
14. INSTALL VAN NOZZLES WHERE SPRAY ANGLES ARE LESS OR GREATER THAN WHAT A FIXED SPRAY NOZZLE CAN IRRIGATE WITHOUT EXCESSIVE OVERSPRAY.
15. CONTRACTOR TO INSTALL SPRINKLERS PERPENDICULAR TO GRADE AND FINE GRADING TECHNIQUES EMPLOYED TO REDUCE SEDIMENT, HEAD DAMAGE, AND RUNOFF TO HARD SURFACES.
16. CONTRACTOR TO ENSURE EXISTING CONTROLLER IS SET TO A CYCLE/SOAK PROGRAMMING TECHNIQUE TO MINIMIZE RUN OFF.

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RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

LANDSCAPE NOTES

L0.01

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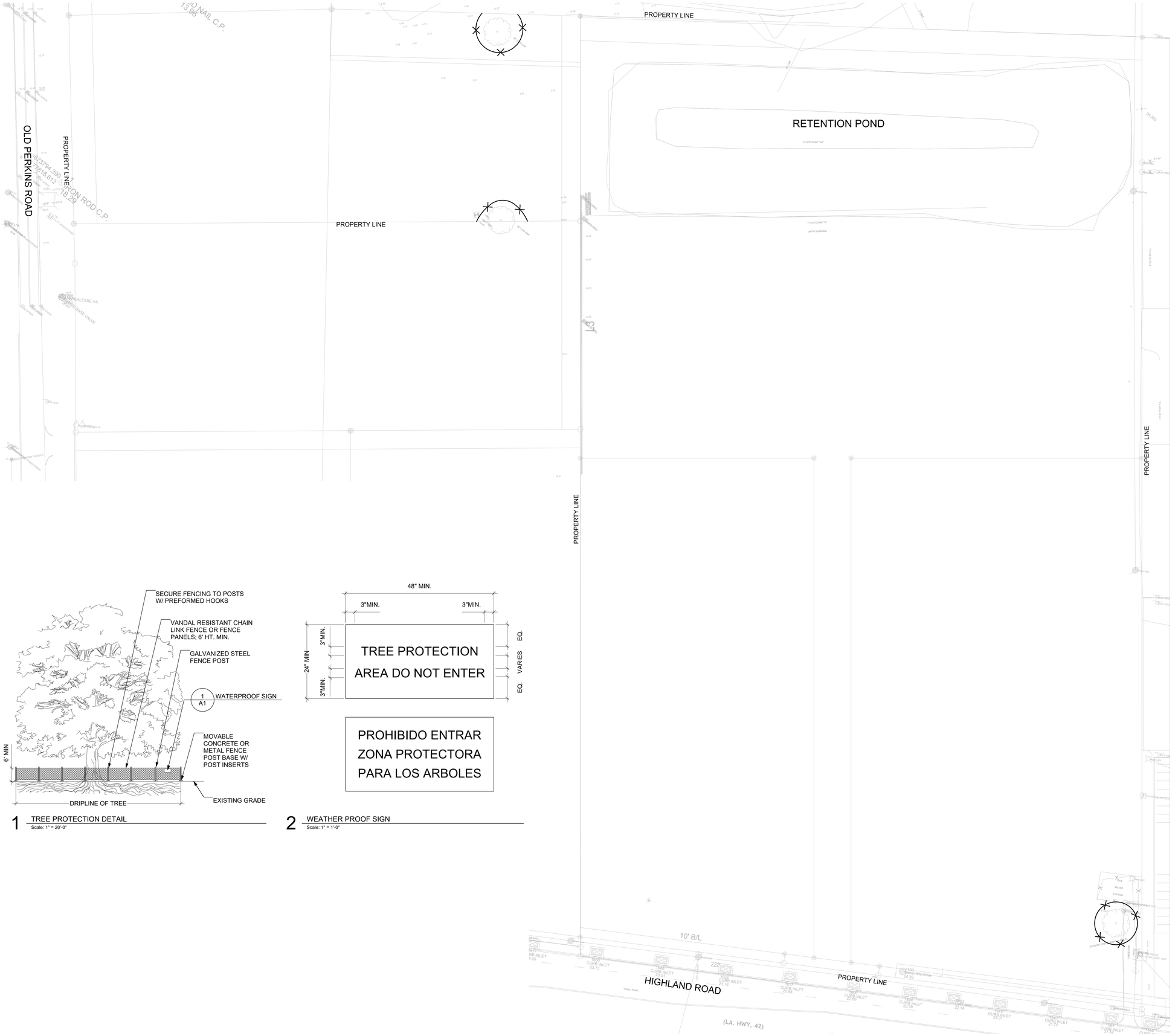

1 TREE PROTECTION DETAIL
Scale: 1" = 20'-0"

2 WEATHER PROOF SIGN
Scale: 1" = 1'-0"

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LIPSEY'S NEW HEADQUARTERS

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TREE PROTECTION PLAN

L1.00

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ARCHITECTS

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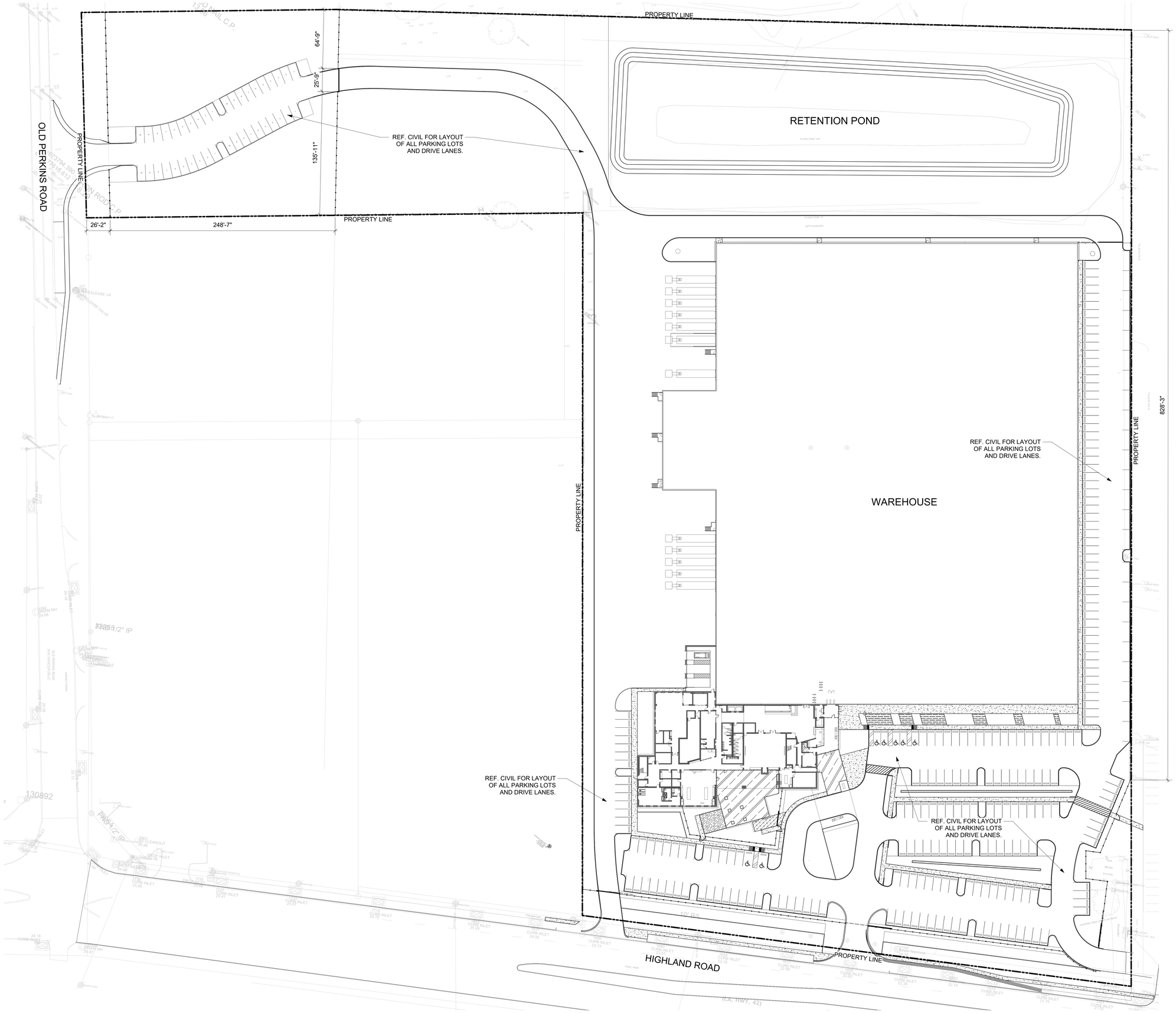
KEY PLAN:



SCALE: 1" = 40' 0 50 100 ft

SEAL:

REVISION SCHEDULE

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

LAYOUT PLAN

L2.00

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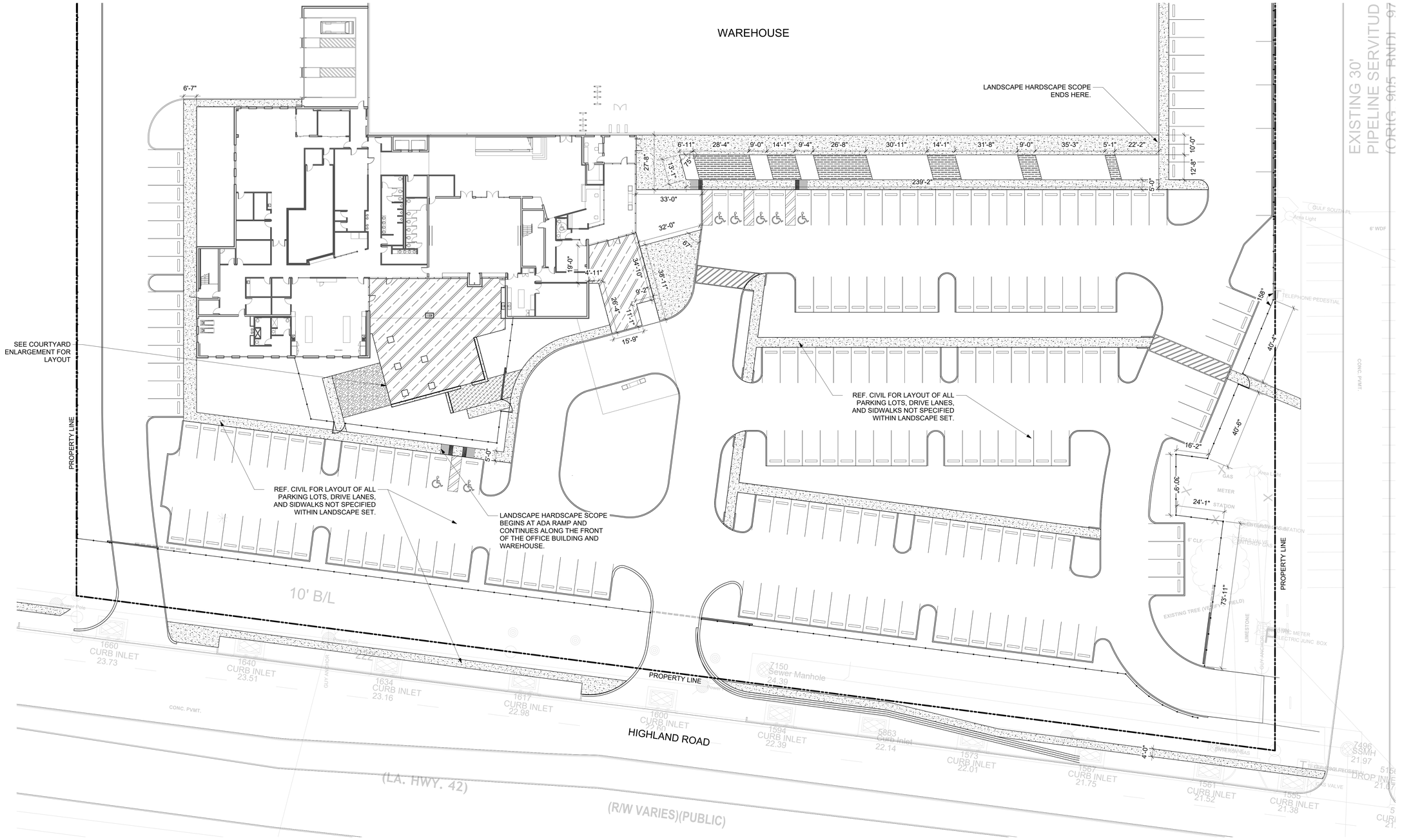

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LAYOUT ENLARGEMENT PLAN

L2.01

SCALE: 1" = 20'

0 20 50 ft

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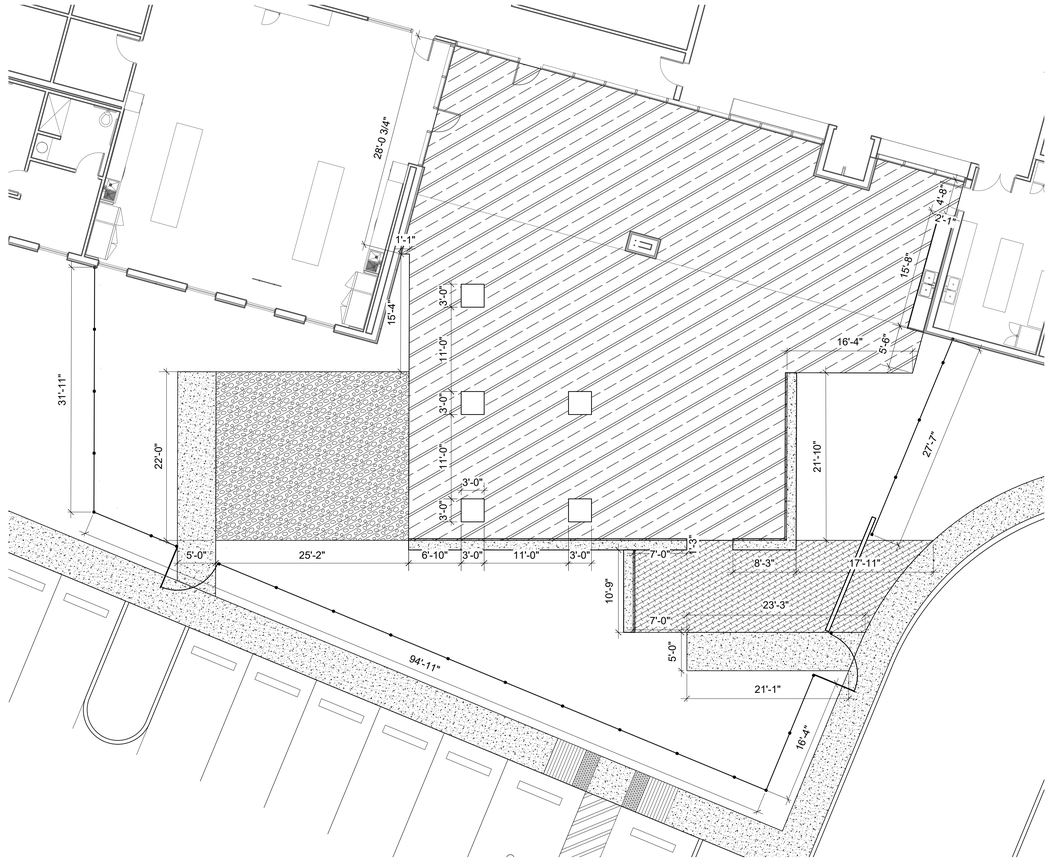
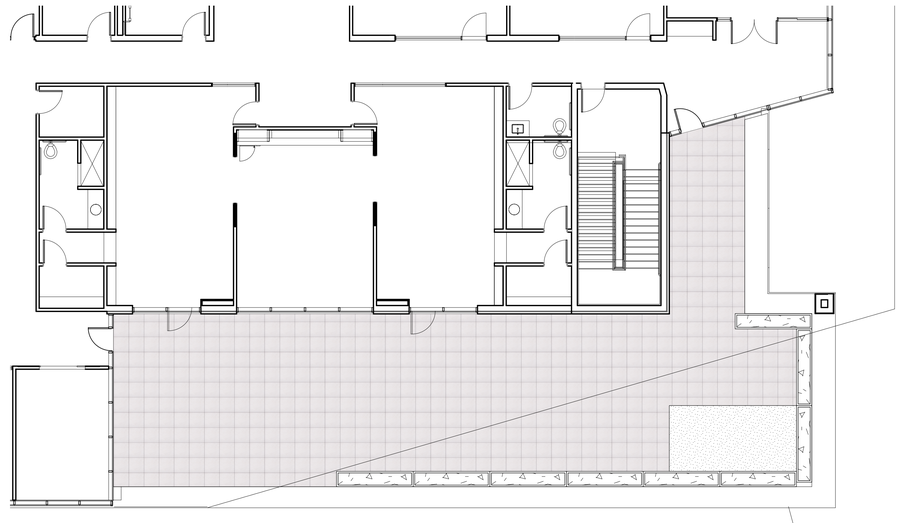
WAREHOUSE



Scale: 1/4"=1'

0' 5' 10' 20'

COURTYARD ENLARGEMENT



ROOF TERRACE ENLARGEMENT

SCALE: 1/4" = 1'

0 5 10 ft

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ARCHITECTS

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p 225.383.4321

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LIPSEY'S NEW HEADQUARTERS

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LAYOUT COURTYARD AND ROOF TERRACE PLAN

L2.02

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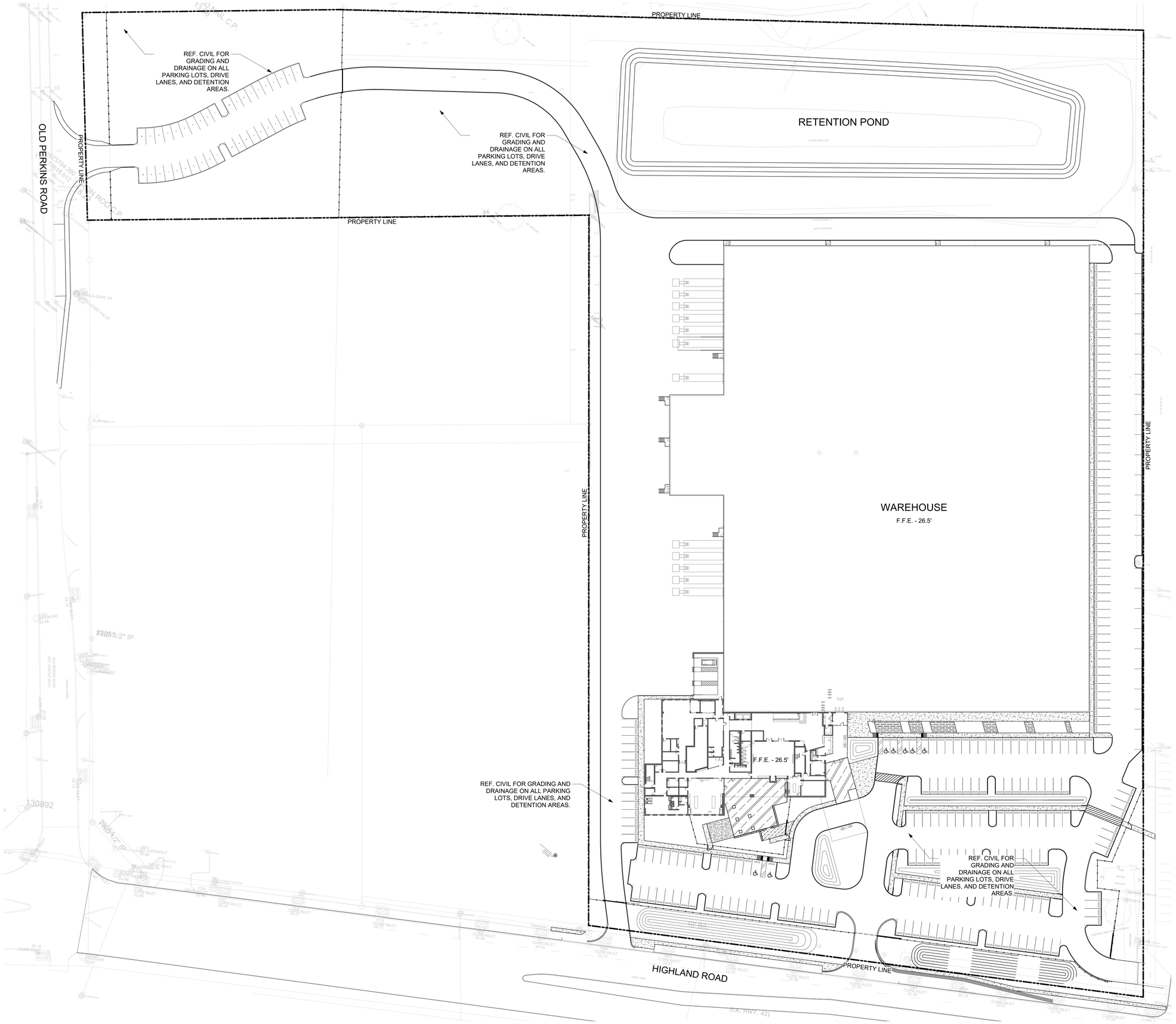
KEY PLAN:



SCALE: 1" = 40' 0 50 100 ft

SEAL:

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

GRADING PLAN

L3.00

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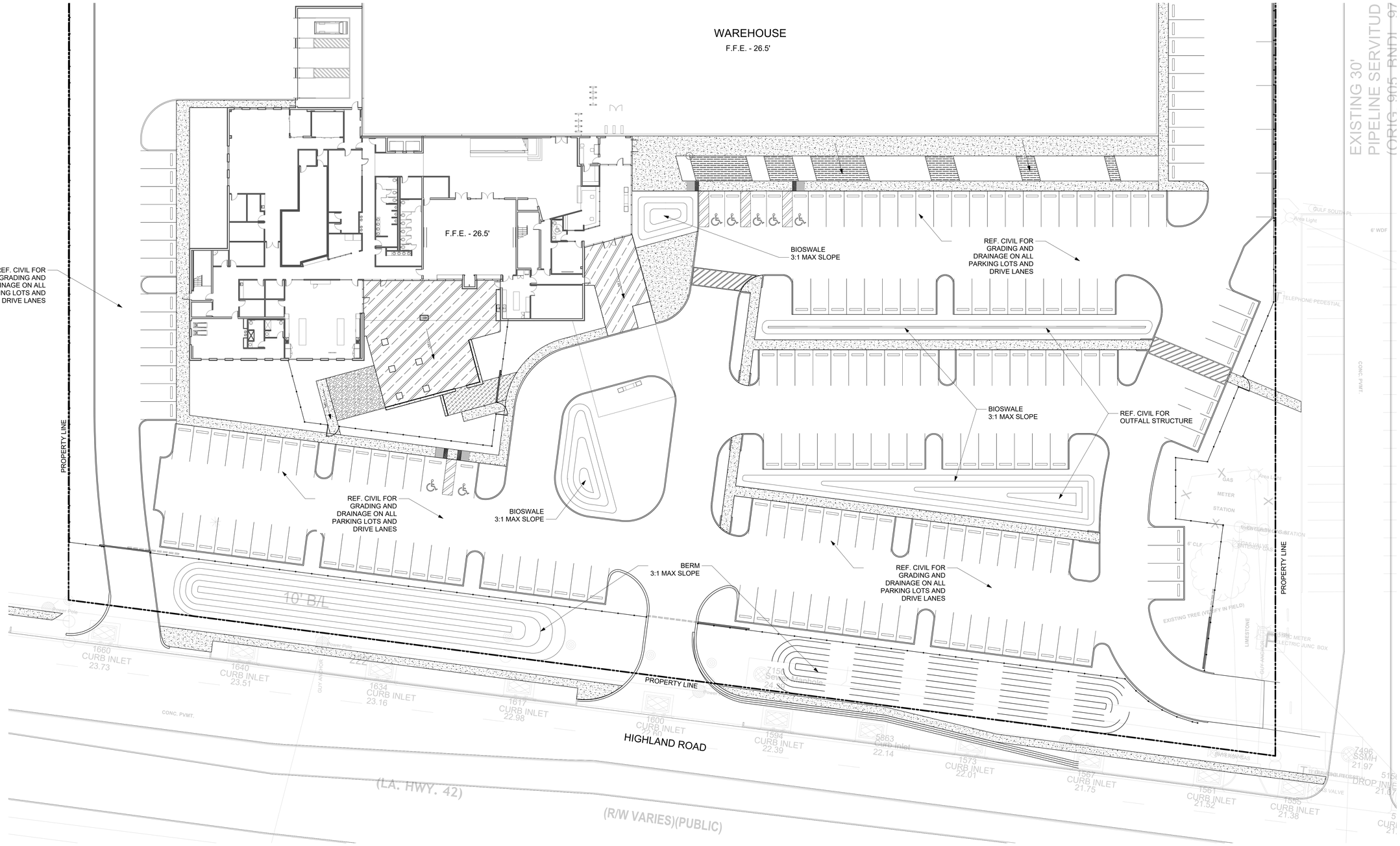

NOTES:
- SLOPE ALL HARDSCAPE AWAY FROM STRUCTURES
- MAX 2% CROSS SLOPE OF ALL PEDESTRIAN HARDSCAPE
- REFERENCE CIVIL FOR GRADING AND DRAINAGE IN PARKING LOTS, DRIVE LANES, AND PERIMETER WALKWAYS.

SCALE: 1" = 20'

0 20 50 ft

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KEY PLAN:

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HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

GRADING ENLARGEMENT PLAN

L3.01

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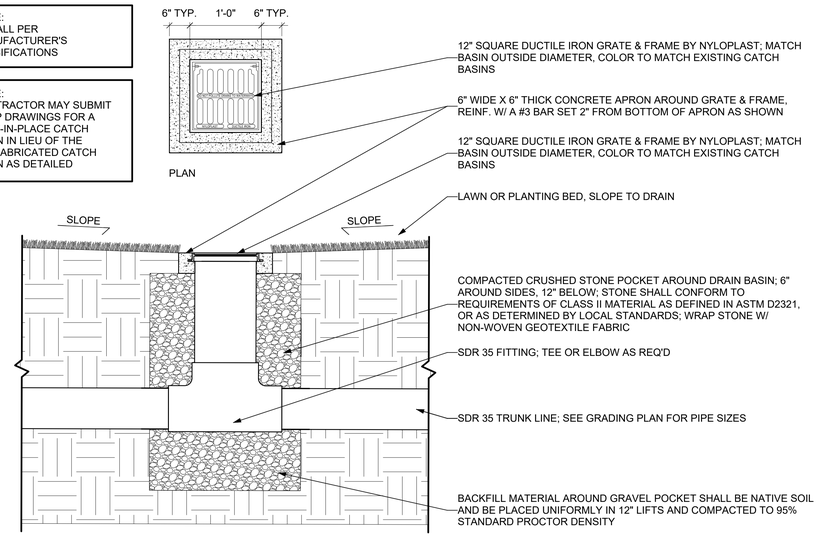
NOTE:
INSTALL PER MANUFACTURER'S SPECIFICATIONS

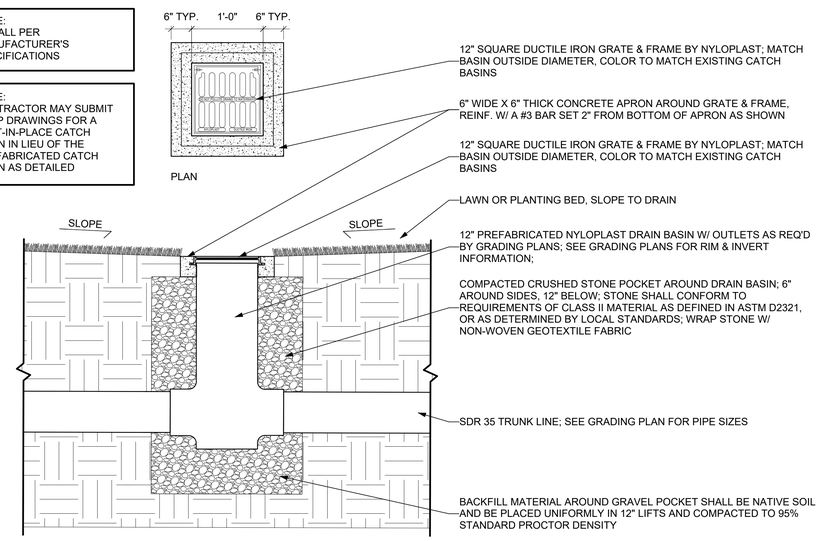
NOTE:
CONTRACTOR MAY SUBMIT SHOP DRAWINGS FOR A CAST-IN-PLACE CATCH BASIN IN LIEU OF THE PREFABRICATED CATCH BASIN AS DETAILED



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

NOTE:
INSTALL PER MANUFACTURER'S SPECIFICATIONS

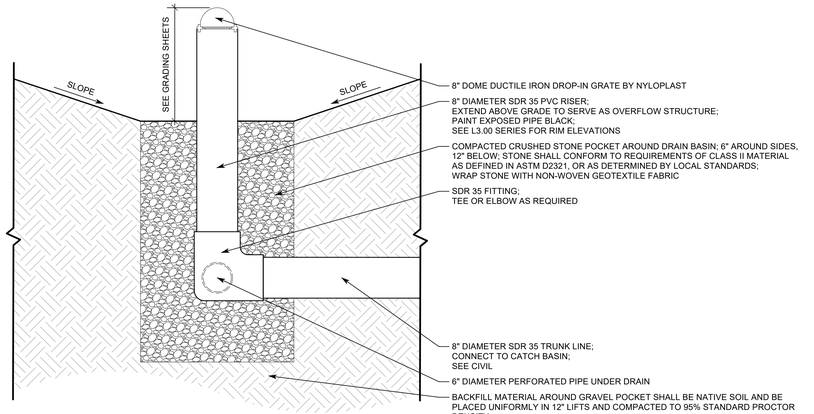
NOTE:
CONTRACTOR MAY SUBMIT SHOP DRAWINGS FOR A CAST-IN-PLACE CATCH BASIN IN LIEU OF THE PREFABRICATED CATCH BASIN AS DETAILED



2 YARD DRAIN TYP.
Scale: 1" = 1'-0"

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



3 OVERFLOW STRUCTURE
Scale: 1" = 1'-0"

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KEY PLAN:

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REVISION SCHEDULE

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	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

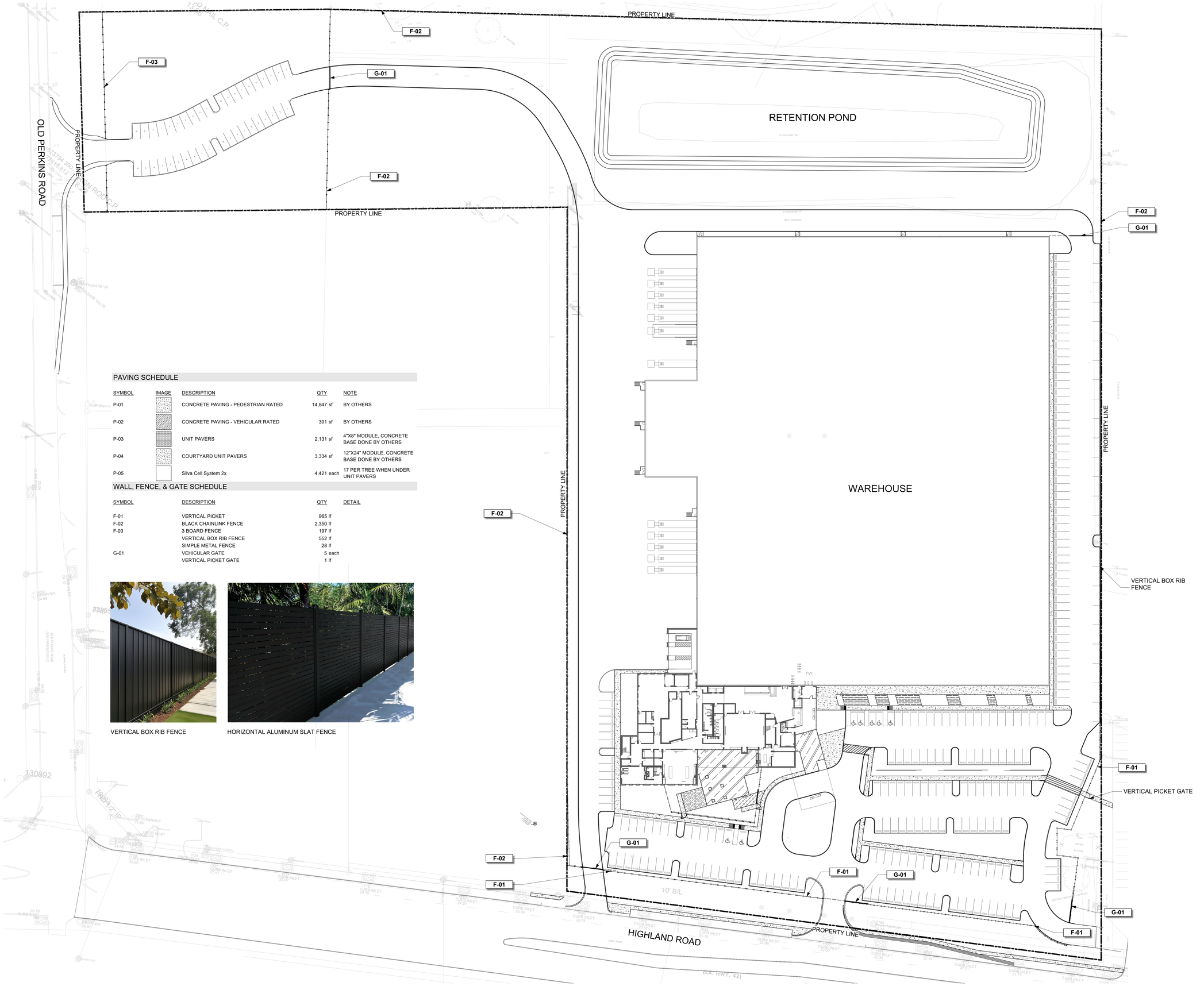
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

SURFACE GRADING DETAILS

L3.10

NOT FOR CONSTRUCTION



PAVING SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY	NOTE
P-01		CONCRETE PAVING - PEDESTRIAN RATED	14,847 sf	BY OTHERS
P-02		CONCRETE PAVING - VEHICULAR RATED	391 sf	BY OTHERS
P-03		UNIT PAVERS	2,131 sf	4"X8" MODULE, CONCRETE BASE DONE BY OTHERS
P-04		COURTYARD UNIT PAVERS	3,334 sf	12"X24" MODULE, CONCRETE BASE DONE BY OTHERS
P-05		Silva Cell System 2x	4,421 each	17 PER TREE WHEN UNDER UNIT PAVERS

WALL, FENCE, & GATE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
F-01	VERTICAL PICKET	965 lf	
F-02	BLACK CHAINLINK FENCE	2,350 lf	
F-03	3 BOARD FENCE	197 lf	
	VERTICAL BOX RIB FENCE	552 lf	
	SIMPLE METAL FENCE	28 lf	
G-01	VEHICULAR GATE	5 each	
	VERTICAL PICKET GATE	1 lf	

VERTICAL BOX RIB FENCE

HORIZONTAL ALUMINUM SLAT FENCE

SCALE: 1" = 40' 0 50 100 ft

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HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

HARDSCAPE PLAN

L4.00

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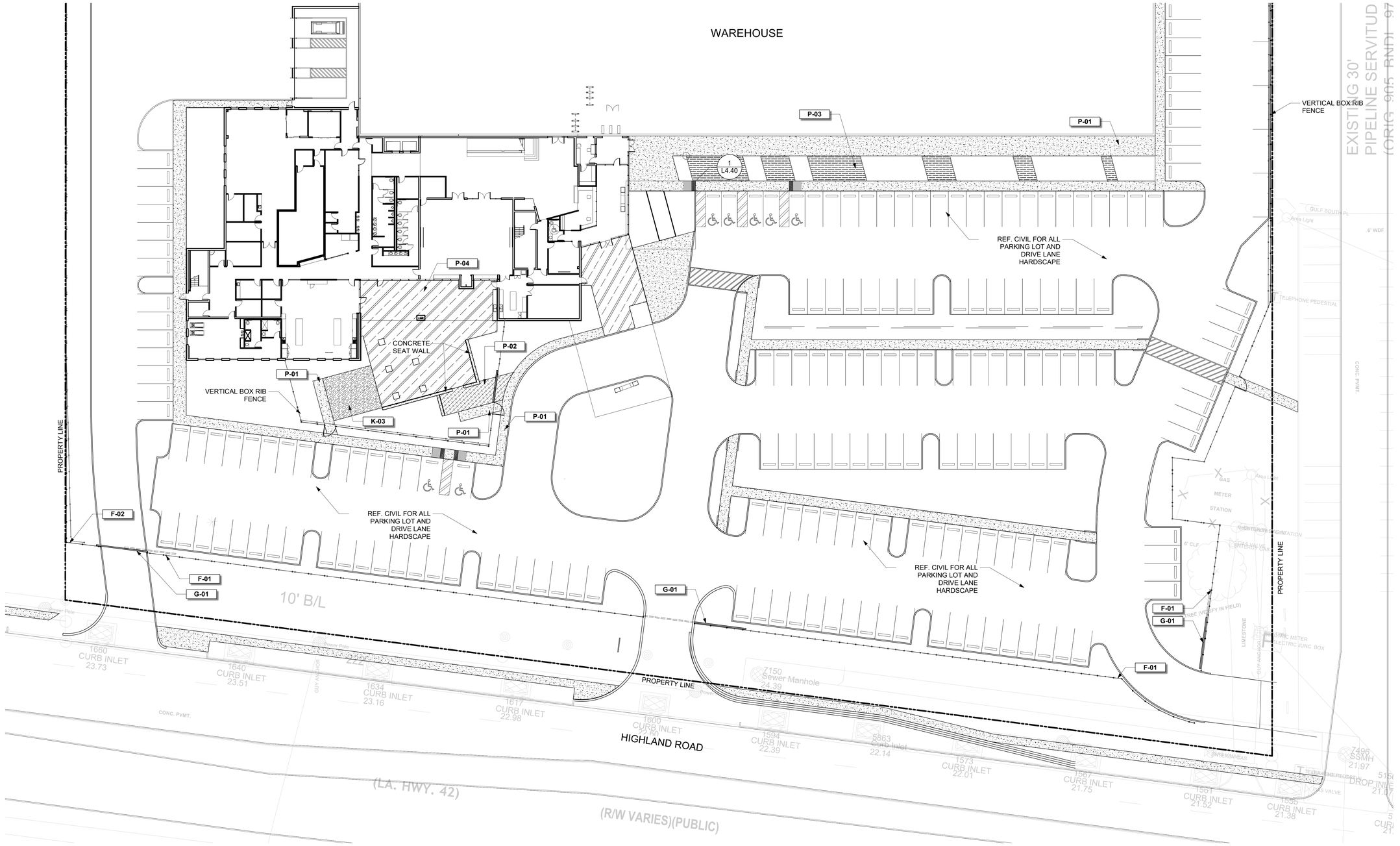

PAVING SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY	NOTE
P-01		CONCRETE PAVING - PEDESTRIAN RATED	14,847 sf	BY OTHERS
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SYMBOL	DESCRIPTION	QTY	DETAIL
F-01	VERTICAL PICKET	965 lf	
F-02	BLACK CHAINLINK FENCE	2,350 lf	
F-03	3 BOARD FENCE	197 lf	
	VERTICAL BOX RIB FENCE	552 lf	
	SIMPLE METAL FENCE	28 lf	
G-01	VEHICULAR GATE	5 each	
	VERTICAL PICKET GATE	1 lf	
	METAL GATE	2 each	

SCALE: 1" = 20' 0 20 50 ft

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HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

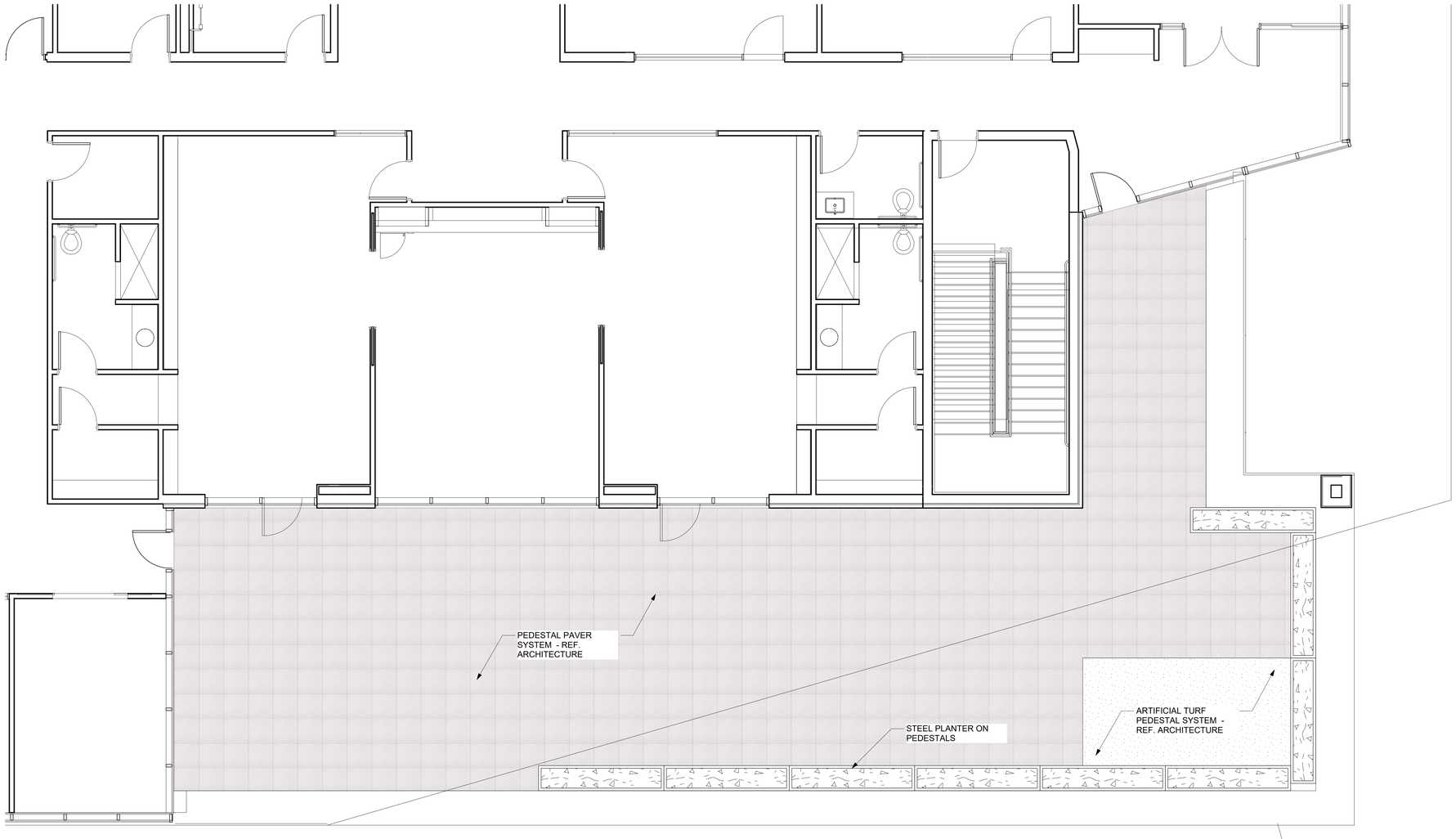
HARDSCAPE ENLARGEMENT PLAN

L4.01

NOT FOR CONSTRUCTION

PAVING SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY	NOTE
P-01		CONCRETE PAVING - PEDESTRIAN RATED	14,847 sf	BY OTHERS
P-02		CONCRETE PAVING - VEHICULAR RATED	391 sf	BY OTHERS
P-03		UNIT PAVERS	2,131 sf	4"X8" MODULE, CONCRETE BASE DONE BY OTHERS



SCALE: 1/4" = 1'

0 5 10 ft

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LIPSEY'S NEW HEADQUARTERS

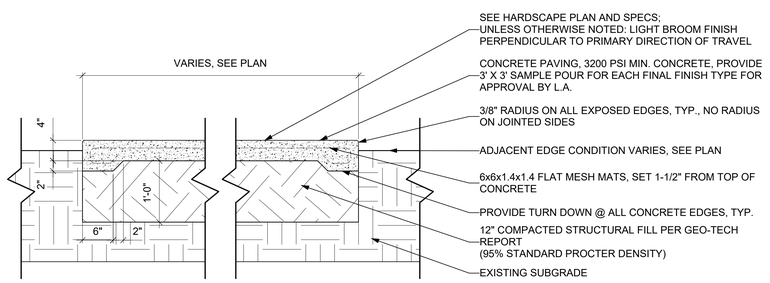
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

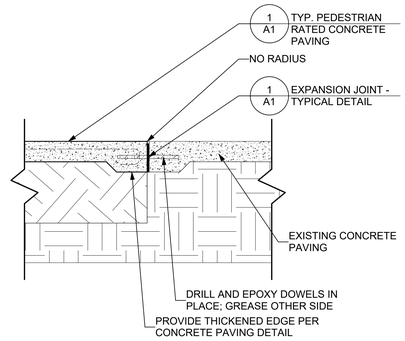
HARDSCAPE PLAN - ROOF TERRACE

L4.02

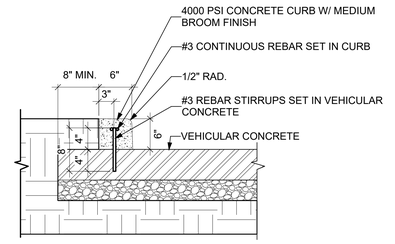
NOT FOR CONSTRUCTION



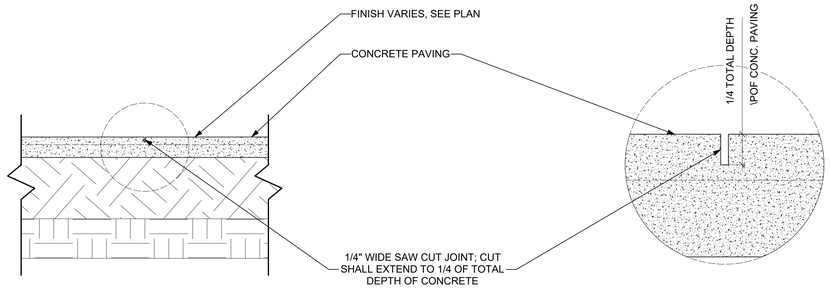
1 PEDESTRIAN RATED CONCRETE PAVING TYP.
Scale: 1" = 1'-0"



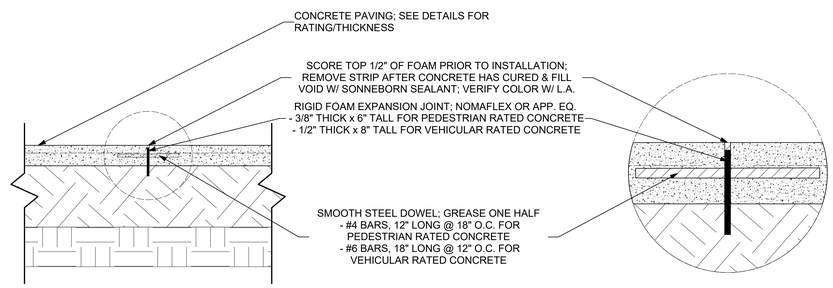
2 CONCRETE PAVING @ EXISTING CONCRETE PAVING
Scale: 1" = 1'-0"



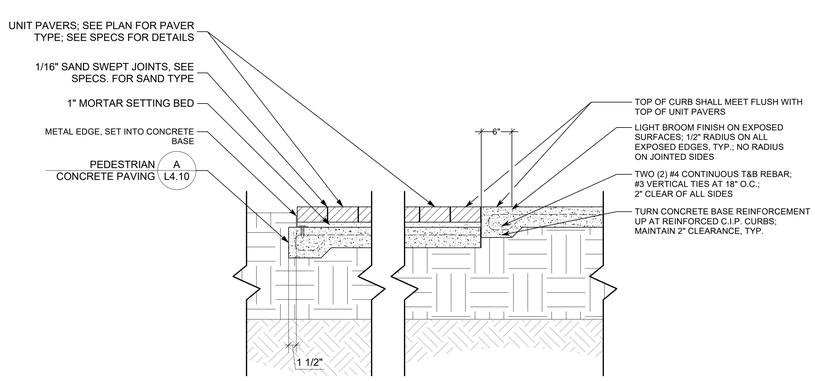
3 6" CONCRETE CURB ADDITION TO PAVEMENT
Scale: 1" = 1'-0"



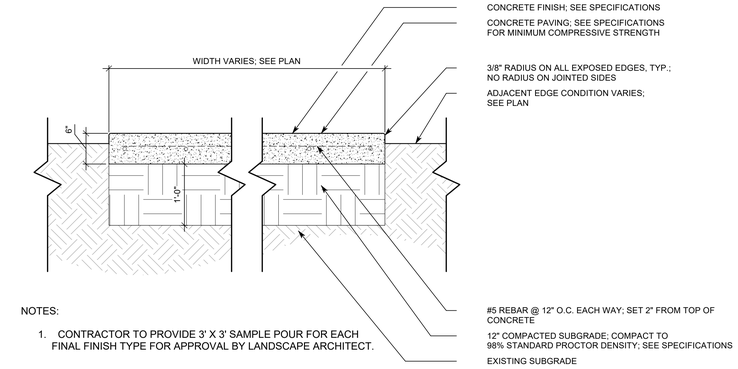
4 CONTROL JOINT TYP. DETAIL
Scale: 1" = 1'-0"



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



6 PEDESTRIAN UNIT PAVING
Scale: 1" = 1'-0"



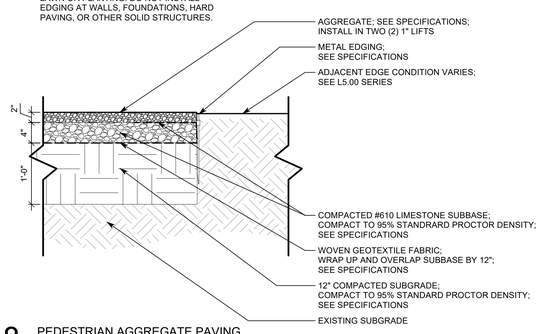
NOTES:

1. CONTRACTOR TO PROVIDE 3' X 3' SAMPLE POUR FOR EACH FINAL FINISH TYPE FOR APPROVAL BY LANDSCAPE ARCHITECT.

7 VEHICULAR CONCRETE PAVING
Scale: 1" = 1'-0"

NOTES:

1. PROVIDE EDGING ONLY WHERE AGGREGATE PAVING IS ADJACENT TO LAWN OR PLANTING. DO NOT INSTALL EDGING AT WALLS, FOUNDATIONS, HARD PAVING, OR OTHER SOLID STRUCTURES.



8 PEDESTRIAN AGGREGATE PAVING
Scale: 1" = 1'-0"

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

PAVING DETAILS

L4.10

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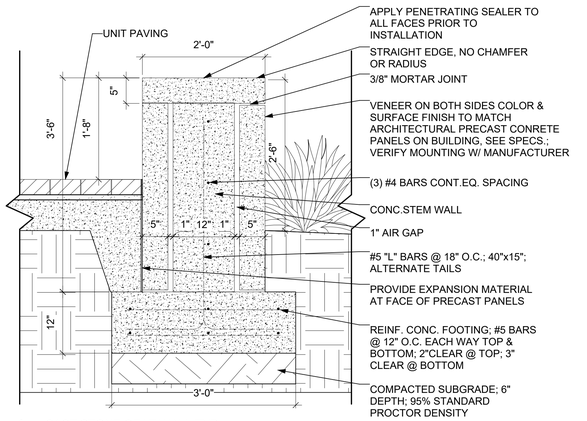
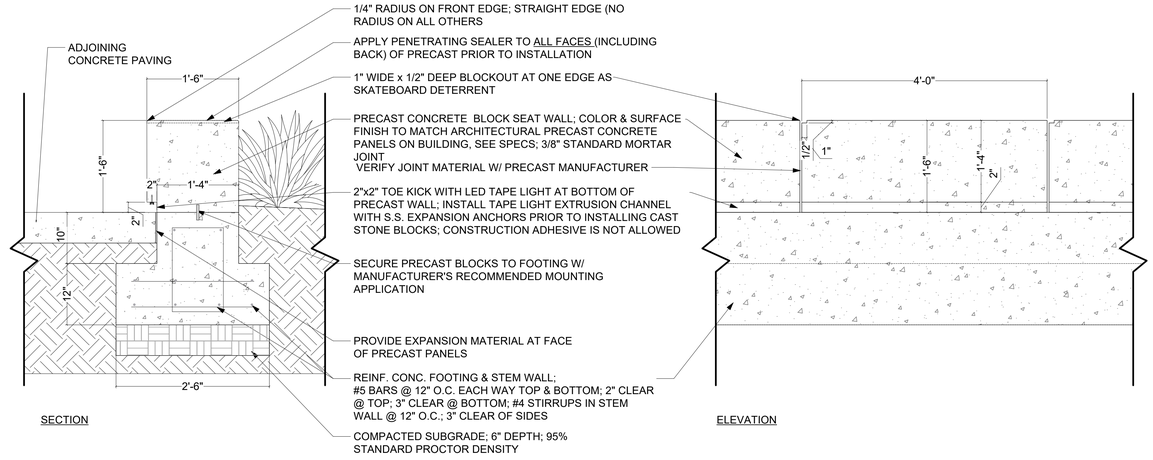


1 CAST STONE SEAT WALL TYP.

Scale: 1" = 1'-0"



2 PRECAST CONCRETE SEAT WALL

Scale: 1" = 1'-0"

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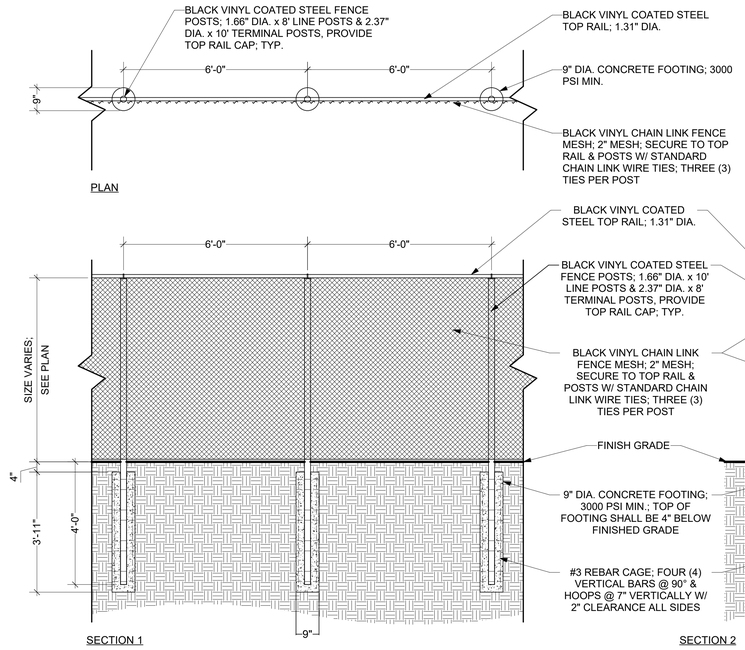
WALL DETAILS

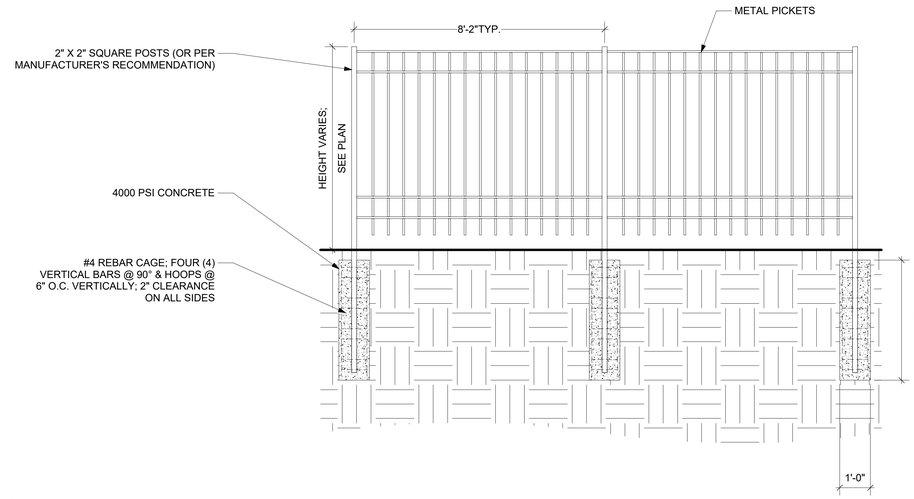
L4.20

NOT FOR CONSTRUCTION



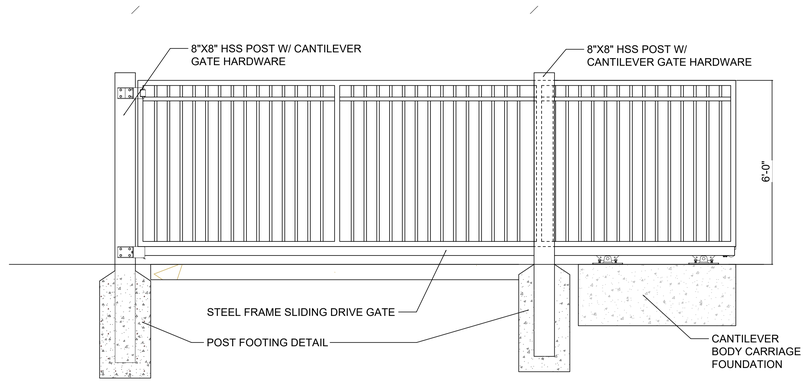
1 BLACK VINYL CHAIN LINK FENCE DETAIL

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



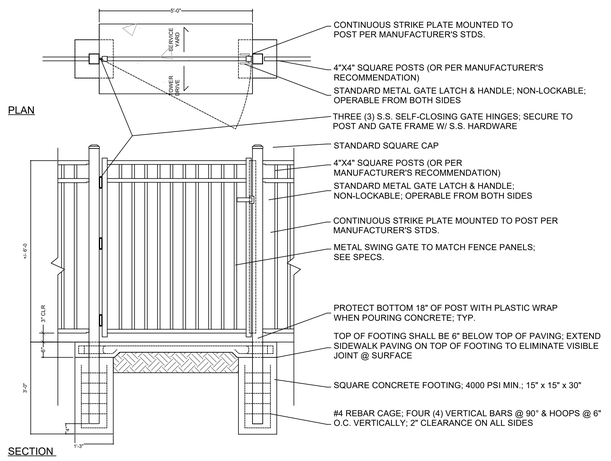
2 VERTICAL PICKET FENCE DETAIL

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



3 VERTICAL PICKET CANTILEVER GATE

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



4 VERTICAL PICKET FENCE GATE DETAIL

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

NOTE:

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL FENCES & GATES

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HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FENCE DETAILS

L4.30

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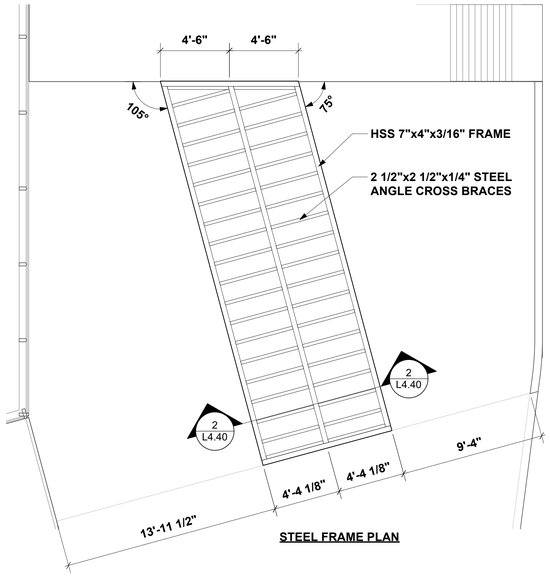
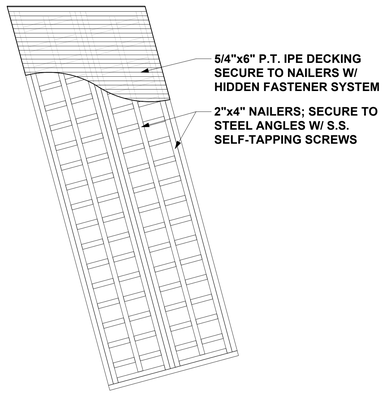


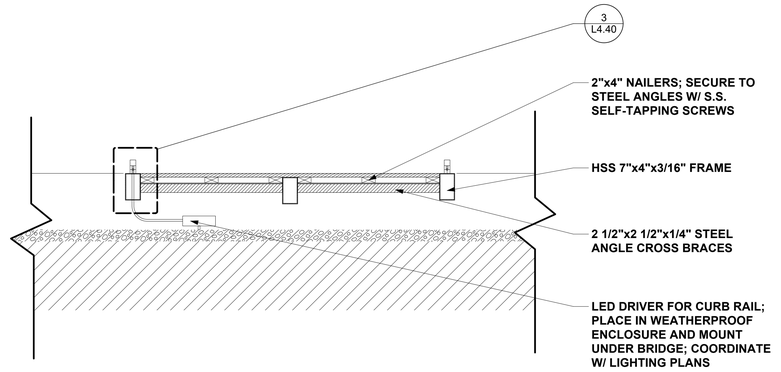
STEEL FRAME PLAN



DECKING & NAILER PLAN

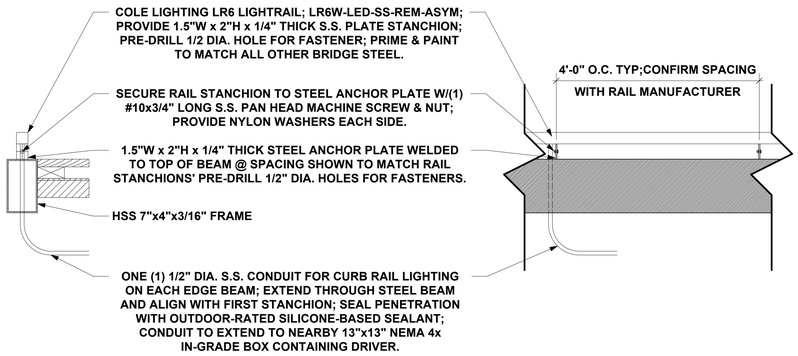
1 BOARDWALK ENLARGEMENT

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



2 BRIDGE SECTION 1

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



3 BRIDGE CURB RAIL

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

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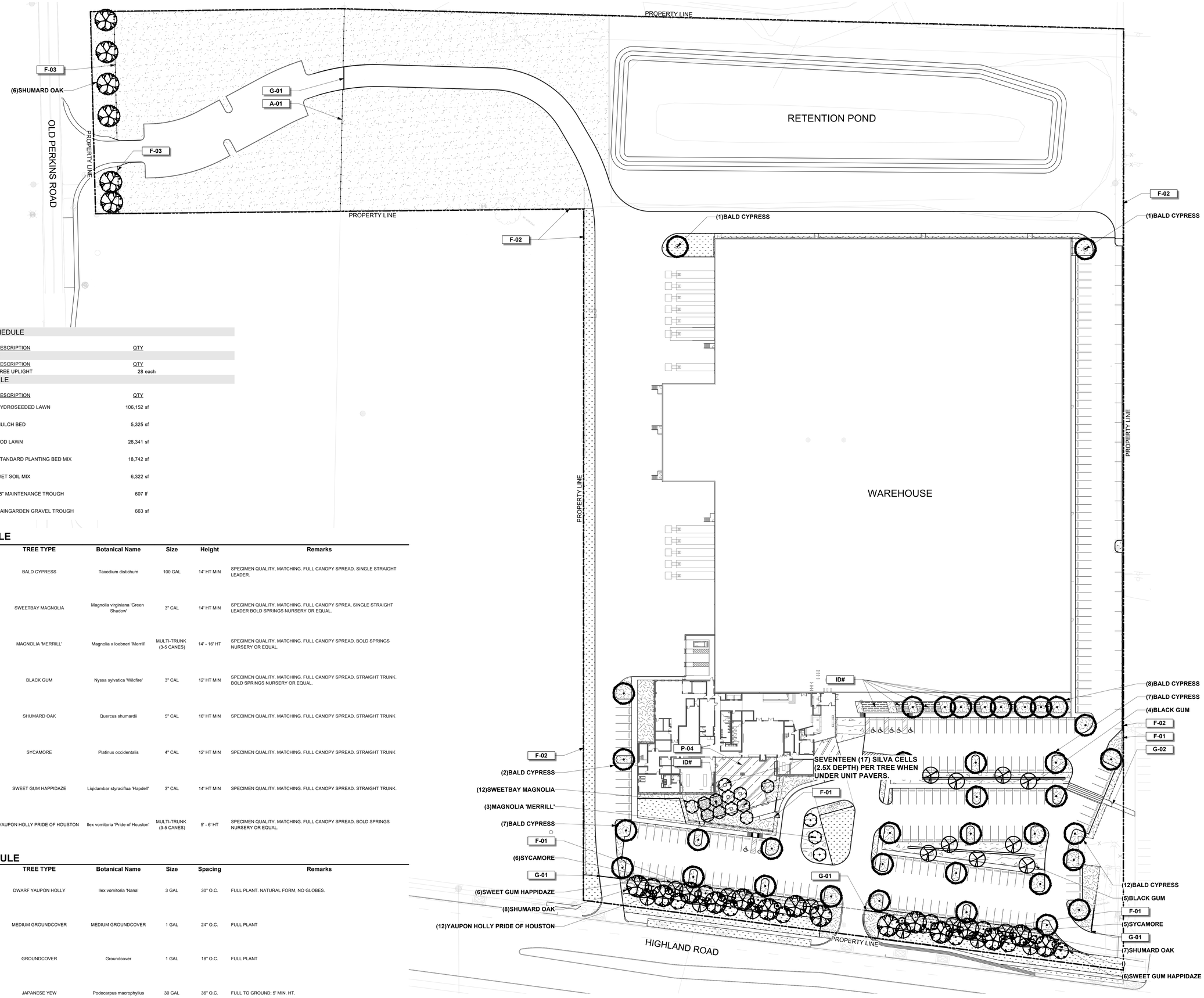
RMA PROJECT NO: 24.154

BOARDWALK DETAILS

L4.40

NOT FOR CONSTRUCTION



SCALE: 1" = 40' 0 50 100 ft

SITE FURNITURE SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY

LIGHTING SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY
L-01		TREE UPLIGHT	28 each

LANDSCAPE SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY
A-01		HYDROSEEDED LAWN	106,152 sf
A-02		MULCH BED	5,325 sf
A-03		SOD LAWN	28,341 sf
A-04		STANDARD PLANTING BED MIX	18,742 sf
A-05		WET SOIL MIX	6,322 sf
K-01		18" MAINTENANCE TROUGH	607 lf
K-02		RAINGARDEN GRAVEL TROUGH	663 sf

TREE SCHEDULE

Image	Qty	TREE TYPE	Botanical Name	Size	Height	Remarks
	38	BALD CYPRESS	Taxodium distichum	100 GAL	14' HT MIN	SPECIMEN QUALITY, MATCHING. FULL CANOPY SPREAD. SINGLE STRAIGHT LEADER.
	12	SWEETBAY MAGNOLIA	Magnolia virginiana 'Green Shadow'	3" CAL	14' HT MIN	SPECIMEN QUALITY. MATCHING. FULL CANOPY SPREA, SINGLE STRAIGHT LEADER BOLD SPRINGS NURSERY OR EQUAL.
	3	MAGNOLIA 'MERRILL'	Magnolia x loebneri 'Merrill'	MULTI-TRUNK (3-5 CANES)	14' - 16' HT	SPECIMEN QUALITY. MATCHING. FULL CANOPY SPREAD. BOLD SPRINGS NURSERY OR EQUAL.
	9	BLACK GUM	Nyssa sylvatica 'Wildfire'	3" CAL	12' HT MIN	SPECIMEN QUALITY. MATCHING. FULL CANOPY SPREAD. STRAIGHT TRUNK. BOLD SPRINGS NURSERY OR EQUAL.
	21	SHUMARD OAK	Quercus shumardii	5" CAL	16' HT MIN	SPECIMEN QUALITY. MATCHING. FULL CANOPY SPREAD. STRAIGHT TRUNK
	11	SYCAMORE	Platinus occidentalis	4" CAL	12' HT MIN	SPECIMEN QUALITY. MATCHING. FULL CANOPY SPREAD. STRAIGHT TRUNK
	12	SWEET GUM HAPPIDAZE	Liqidambar styraciflua 'Hapdell'	3" CAL	14' HT MIN	SPECIMEN QUALITY. MATCHING. FULL CANOPY SPREAD. STRAIGHT TRUNK.
	24	YAUPON HOLLY PRIDE OF HOUSTON	Ilex vomitoria 'Pride of Houston'	MULTI-TRUNK (3-5 CANES)	5' - 6' HT	SPECIMEN QUALITY. MATCHING. FULL CANOPY SPREAD. BOLD SPRINGS NURSERY OR EQUAL.

SHRUB SCHEDULE

Image	Qty	TREE TYPE	Botanical Name	Size	Spacing	Remarks
	348	DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	3 GAL	30" O.C.	FULL PLANT. NATURAL FORM, NO GLOBES.
	1626	MEDIUM GROUNDCOVER	MEDIUM GROUNDCOVER	1 GAL	24" O.C.	FULL PLANT
	4544	GROUNDCOVER	Groundcover	1 GAL	18" O.C.	FULL PLANT
	287	JAPANESE YEW	Podocarpus macrophyllus	30 GAL	36" O.C.	FULL TO GROUND; 5' MIN. HT.

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RMA PROJECT NO: 24.154

LANDSCAPE SITE PLAN

L5.00

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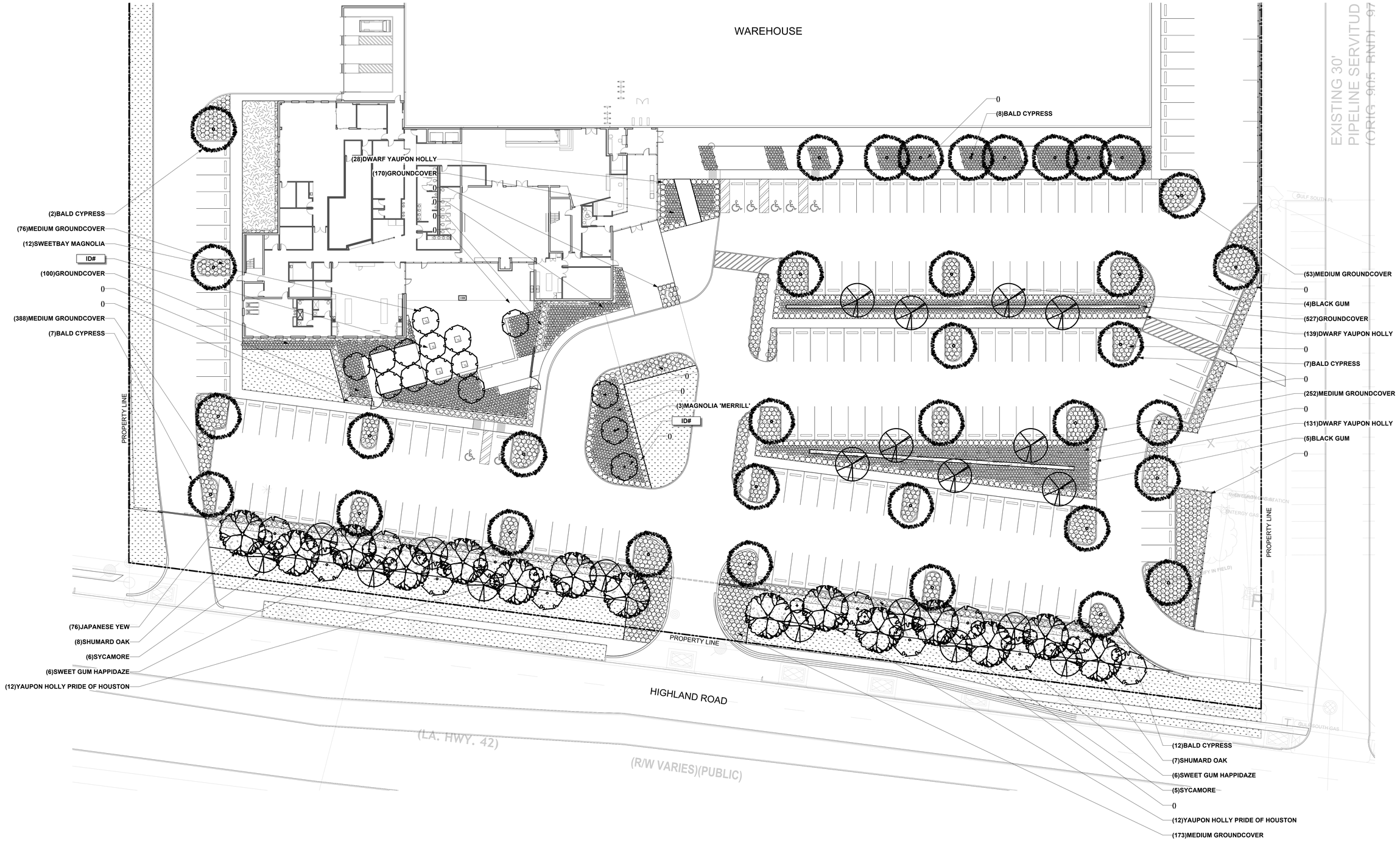

SCALE: 1" = 20'

0 20 50 ft

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

LANDSCAPE ENLARGEMENT PLAN

L5.01

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

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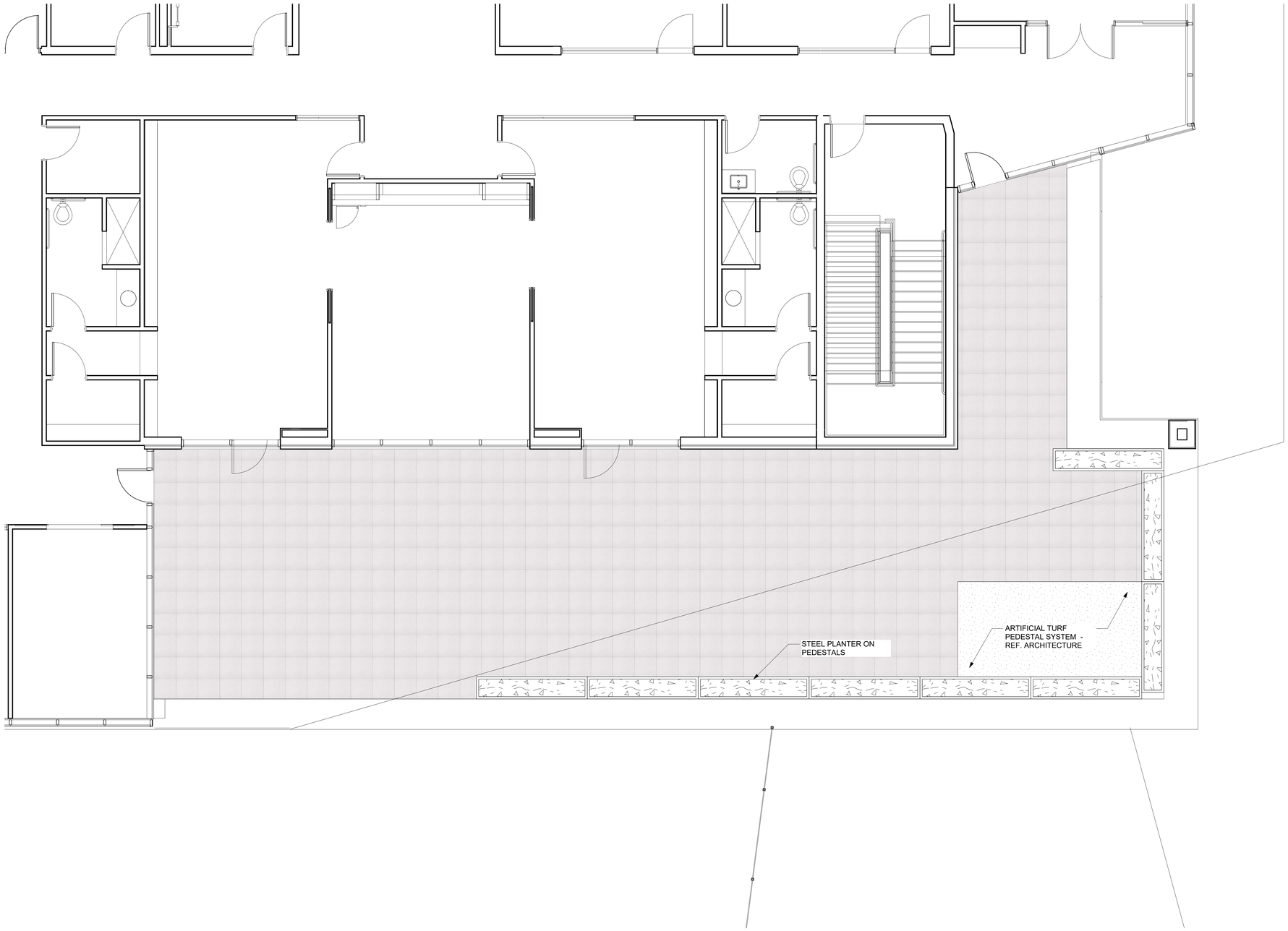
KEY PLAN:



SCALE: 1/4" = 1'

0 5 10 ft

SEAL:

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

LANDSCAPE ENLARGEMENT PLAN - ROOF TERRACE

L5.02

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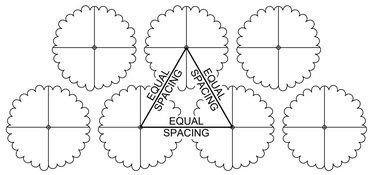
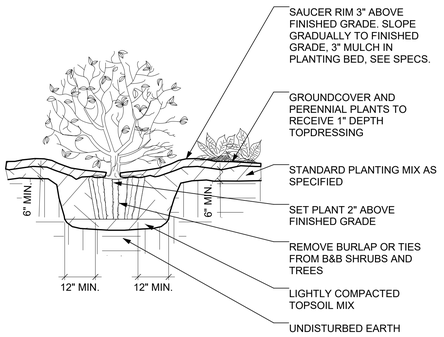
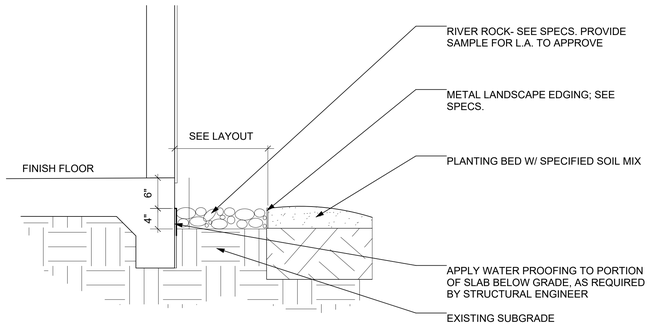


1 TYP. DETAIL - SHRUB & GROUNDCOVER LAYOUT
Scale: 1/2" = 1'-0"

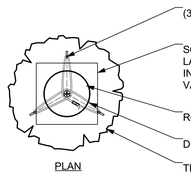


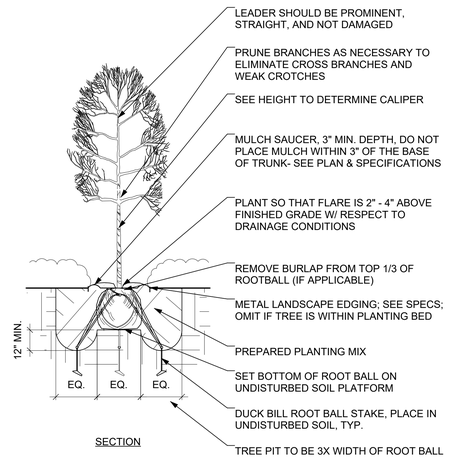
2 SHRUB PLANTING
Scale: 1/2" = 1'-0"



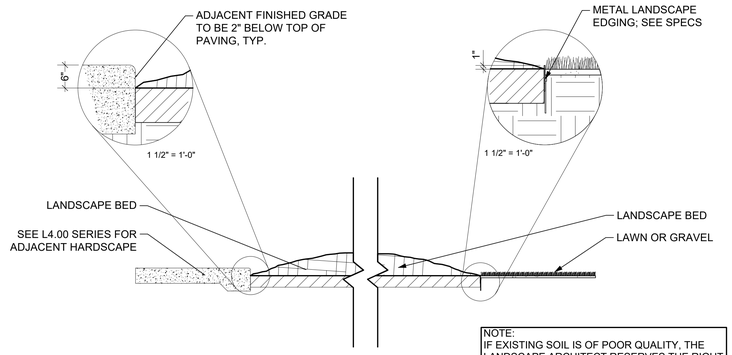
3 MAINTENANCE TROUGH TYP. DETAIL
Scale: 1" = 1'-0"

NOTE: ANCHORS TO BE SPACED EQUALLY AT 120-DEGREES AROUND THE TREE. DUCKBILL MODEL #68-RBK, STRAP BY MACLEAN POWER SYSTEMS OR APPROVED EQUAL



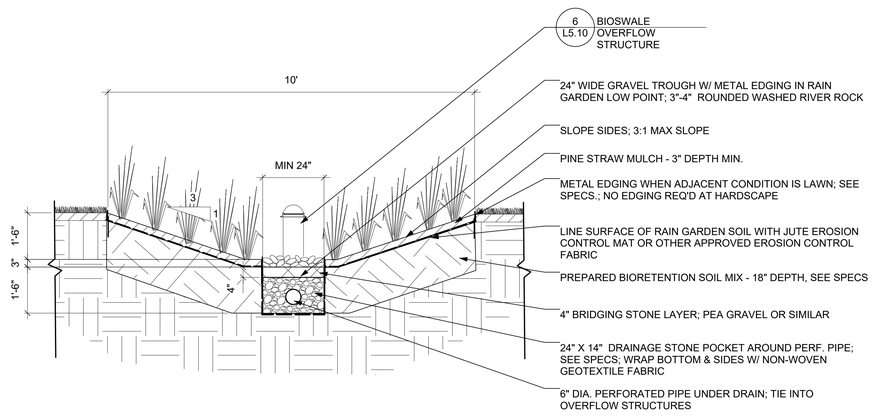


4 TREE PLANTING - ROOT BALL ANCHORS
Scale: 1/4" = 1'-0"

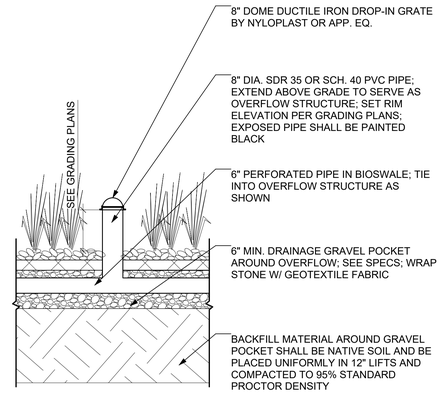


NOTE:
IF EXISTING SOIL IS OF POOR QUALITY, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT THE SOIL BE EXCAVATED AND REMOVED FROM THE SITE. EXCAVATION DEPTH TO BE DETERMINED ON SITE BY L.A.

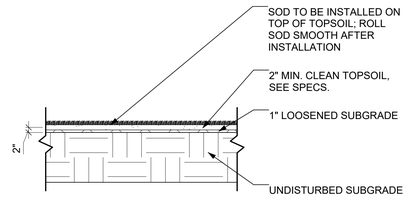
5 LANDSCAPE BED EDGE TYP. DETAIL
Scale: 3/4" = 1'-0"



7 BIOSWALE TYP. DETAIL
Scale: 1/2" = 1'-0"



6 BIOSWALE OVERFLOW STRUCTURE
Scale: 1/2" = 1'-0"



8 TYPICAL SOD LAWN
Scale: 1/2" = 1'-0"

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RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

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HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

LANDSCAPE DETAILS

L5.10

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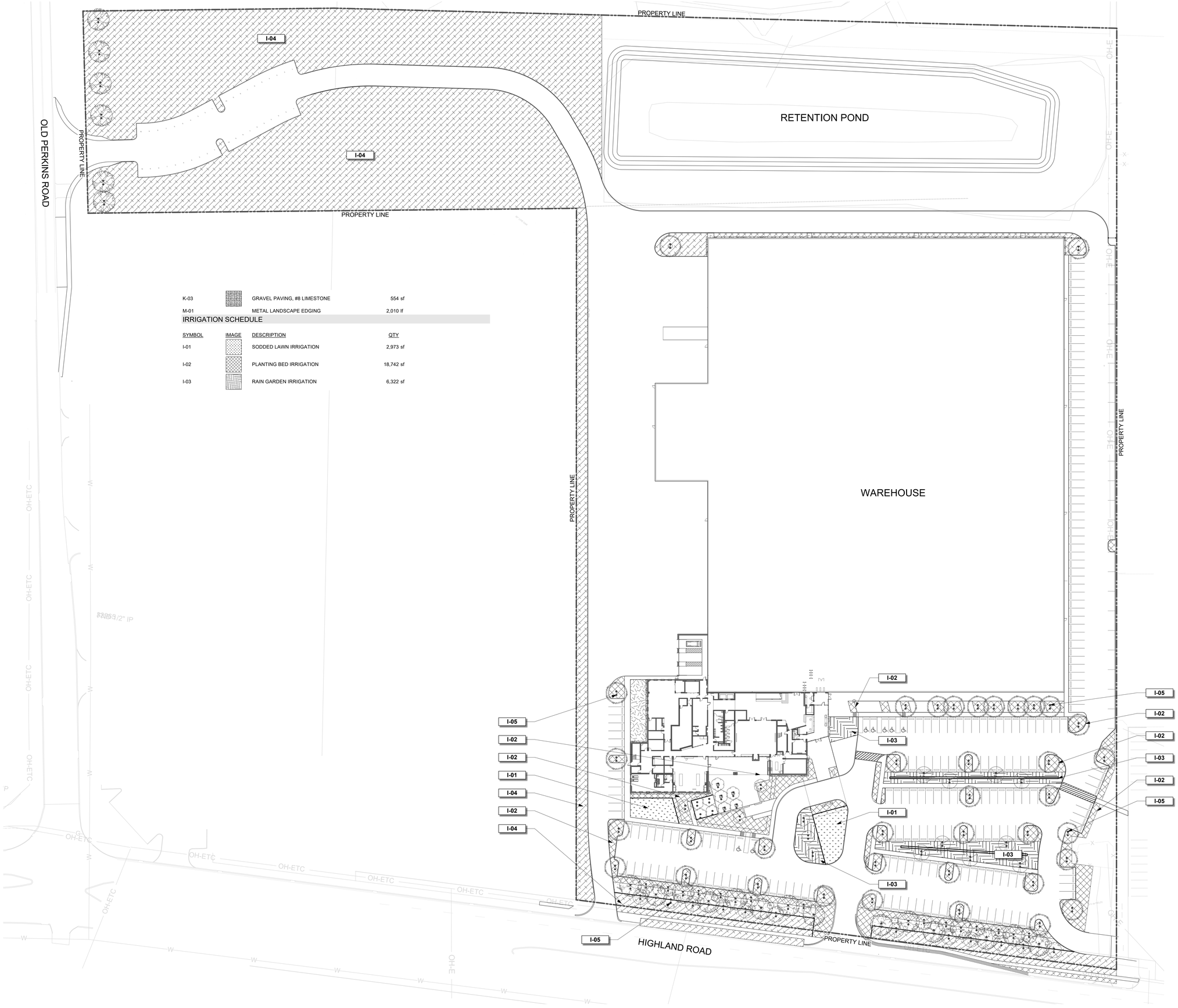

K-03		GRAVEL PAVING, #8 LIMESTONE	554 sf
M-01		METAL LANDSCAPE EDGING	2,010 lf

IRRIGATION SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY
I-01		SODDED LAWN IRRIGATION	2,973 sf
I-02		PLANTING BED IRRIGATION	18,742 sf
I-03		RAIN GARDEN IRRIGATION	6,322 sf

SCALE: 1" = 50' 0 50 100 ft

SEAL:

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

IRRIGATION PLAN

L6.00

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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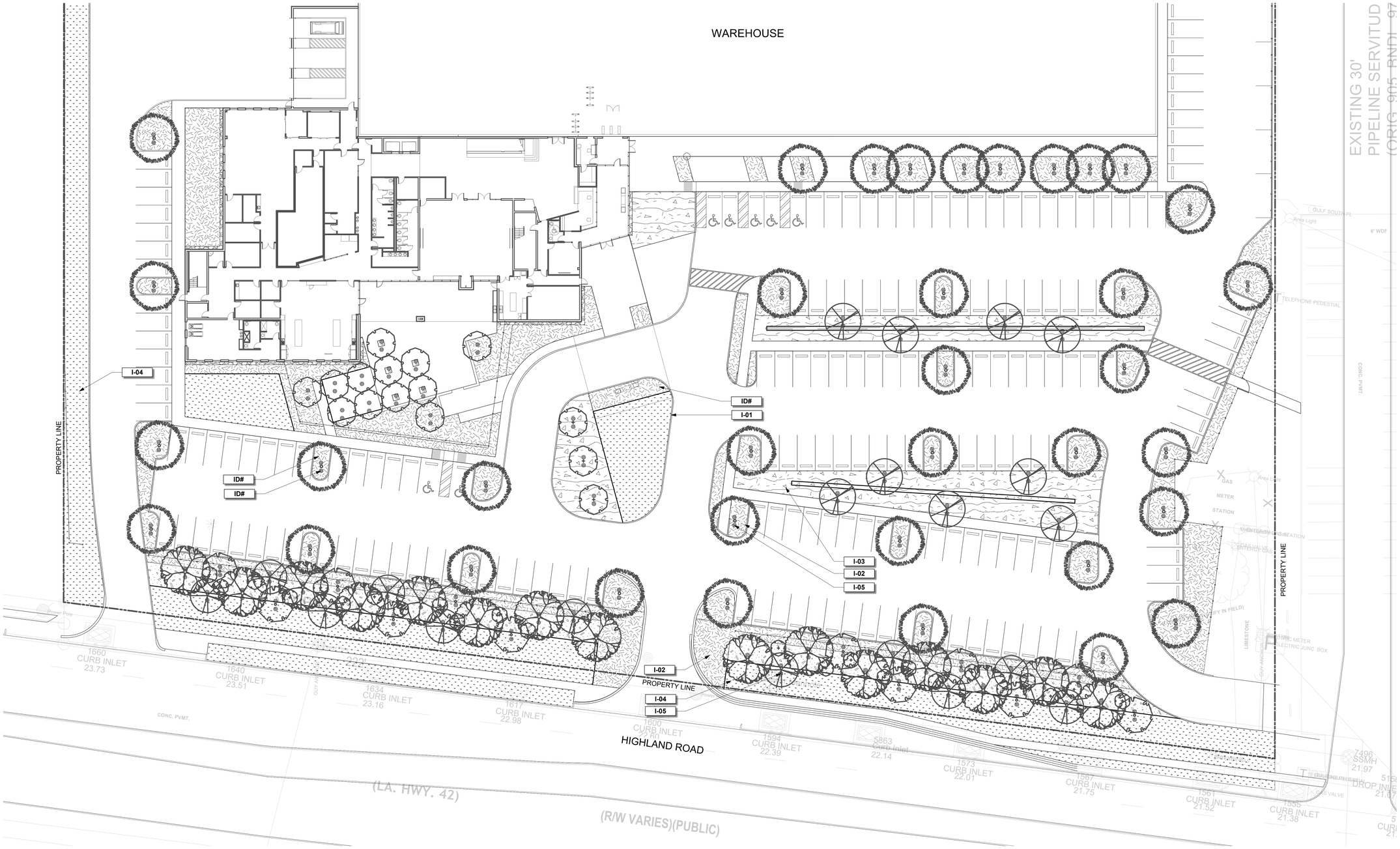

SCALE: 1" = 20'

0 20 50 ft

SEAL:

REVISION SCHEDULE

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

IRRIGATION ENLARGEMENT PLAN

L6.01

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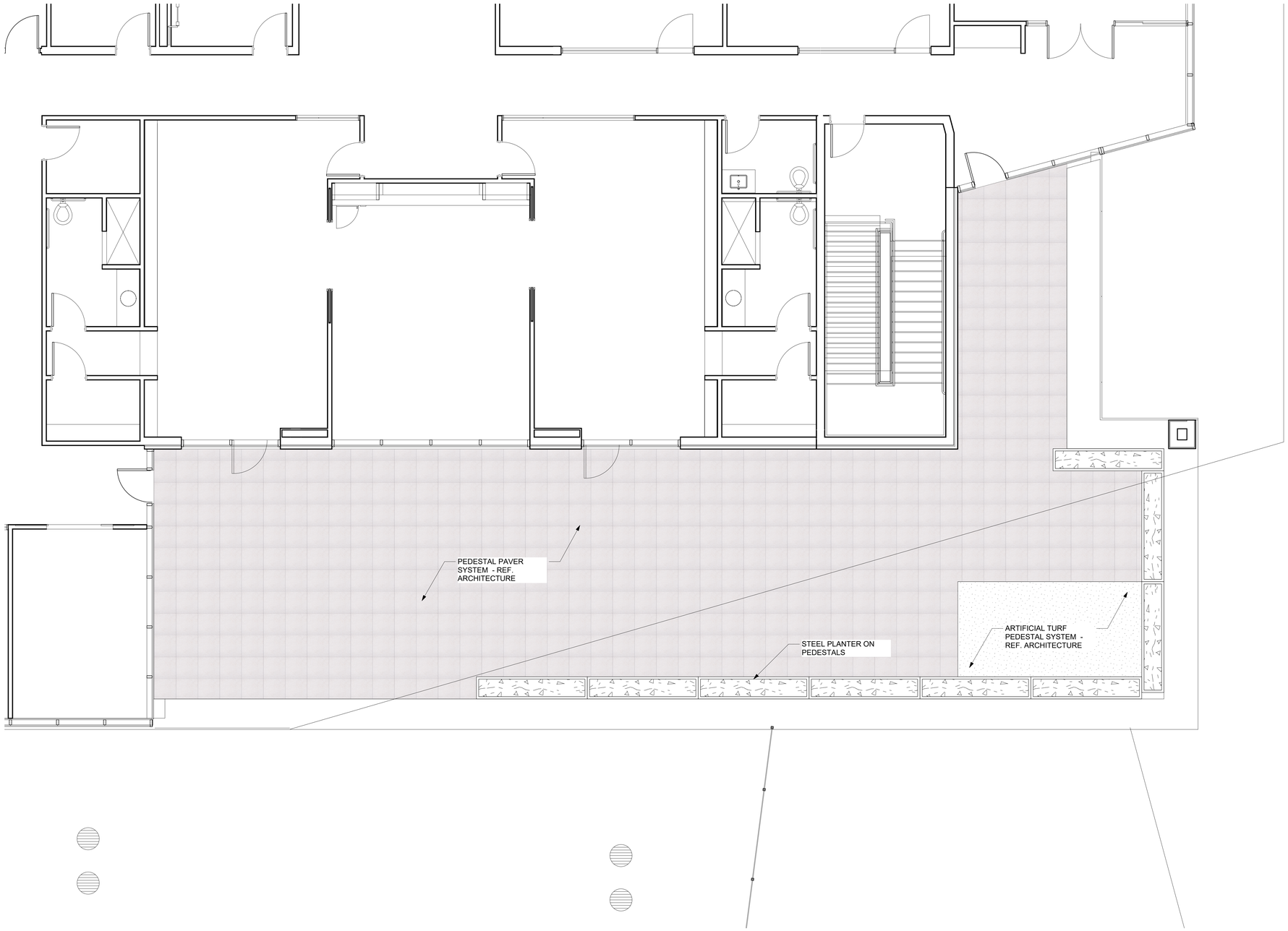
PAVING SCHEDULE

SYMBOL	IMAGE	DESCRIPTION	QTY	NOTE
P-01		CONCRETE PAVING - PEDESTRIAN RATED	14,847 sf	BY OTHERS
P-02		CONCRETE PAVING - VEHICULAR RATED	391 sf	BY OTHERS
P-03		UNIT PAVERS	2,131 sf	4"X8" MODULE, CONCRETE BASE DONE BY OTHERS



SCALE: 1/4" = 1'

0 5 10 ft

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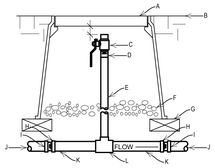
IRRIGATION ENLARGEMENT PLAN - ROOF TERRACE

L6.02

NOT FOR CONSTRUCTION

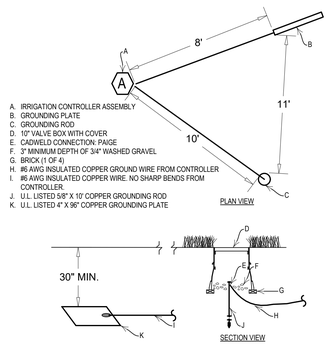
A. 12" STANDARD VALVE BOX WITH COVER
B. FINISH GRADE/TOP OF MULCH
C. 1" BRONZE BALL VALVE FEMALE THREADED ENDS
D. 1" COPPER MALE ADAPTER
E. 1" COPPER PIPE (LENGTH AS REQUIRED)
F. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
G. BRICK (1 OF 4)
H. COPPER FEMALE THREADED ADAPTER
I. SCH. 40 PVC MALE THREADED ADAPTER
J. PVC MAINLINE
K. COPPER PIPE
L. COPPER TEE



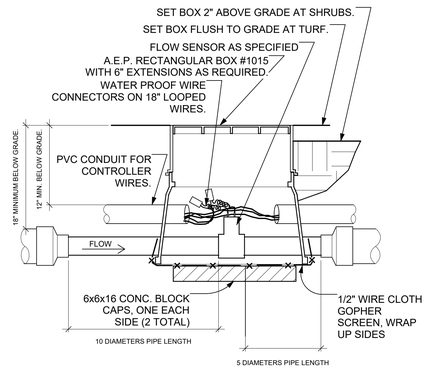
NOTE:
1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.

1 BLOWOUT ASSEMBLY
Scale: 1 1/2" = 1'-0"

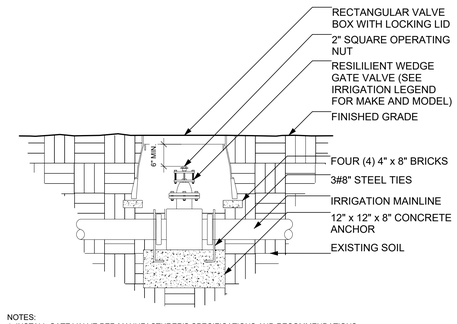
A. IRRIGATION CONTROLLER ASSEMBLY
B. GROUNDING PLATE
C. GROUNDING ROD
D. 10" VALVE BOX WITH COVER
E. CADWELD CONNECTION; PAIGE
F. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
G. BRICK (1 OF 4)
H. #6 AWG INSULATED COPPER GROUND WIRE FROM CONTROLLER
I. #6 AWG INSULATED COPPER WIRE. NO SHARP BENDS FROM CONTROLLER.
J. U.L. LISTED 5/8" X 10' COPPER GROUNDING ROD
K. U.L. LISTED 4" X 96" COPPER GROUNDING PLATE



2 CONTROLLER GROUNDING DETAIL
Scale: 1/4" = 1'-0"



3 FLOW SENSOR ASSEMBLY
Scale: 1 1/2" = 1'-0"



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE

3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA

4 GATE VALVE & ANCHOR
Scale: 1" = 1'-0"

5 MASTER CONTROL VALVE
Scale: 1 1/2" = 1'-0"

6 QUICK COUPLER VALVE IN BOX
Scale: 1 1/2" = 1'-0"

NOTE:
1. LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.

2. COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).

3. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.

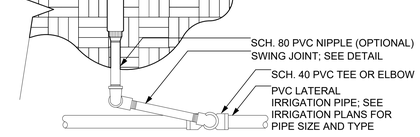
4. VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.

5. MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECS. FOR IRRIGATIONS SADDLES).

6. ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

7. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

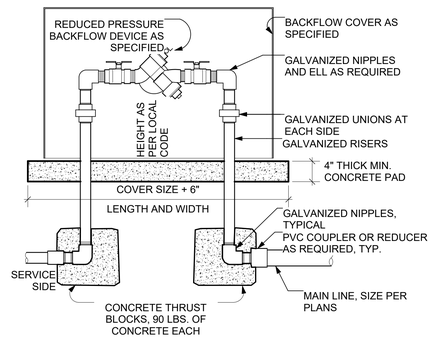
7 REMOTE CONTROL IRRIGATION VALVE
Scale: 1 1/2" = 1'-0"



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

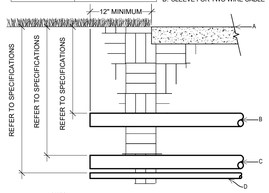
8 ROTOR SPRAYHEAD
Scale: 1 1/2" = 1'-0"



9 RP BACKFLOW W/ ENCLOSURE
Scale: 1" = 1'-0"

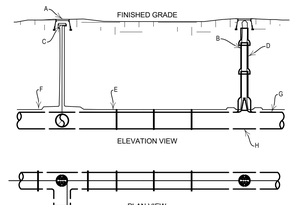
SLEEVE SIZING SCHEDULE	
PIPE SIZE (INCHES)	MINIMUM SLEEVE SIZE (INCHES)
1	2
1.5	3
2	4
2.5	6

A. FINISHED GRADE OF PAVED SURFACE.
B. SLEEVE FOR LATERAL PIPE.
C. SLEEVE FOR MAINLINE PIPE
D. SLEEVE FOR TWO WIRE CABLE



NOTES:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH
2. MINIMUM TWO WIRE CABLE SLEEVE SIZE IS 2-INCHES.

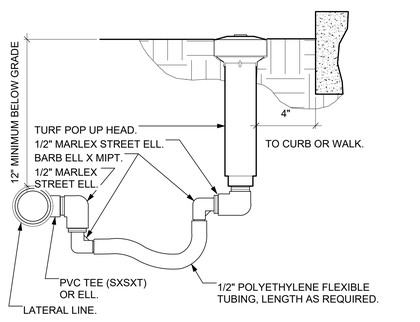
10 SLEEVE DETAIL
Scale: 1" = 1'-0"



A. 10" ROUND VALVE BOX.
B. INSTALL TRACING WIRE TO THE TOP OF VALVE BOX
C. WATER PROOF CONNECTION (SEE SPECIFICATIONS)
D. PIPE SLEEVE SEE VALVE DETAIL
E. TAPE COPPER WIRE TO TOP OF PIPE EVERY 10 FT.
F. CONTINUOUS LOOP COPPER TRACING WIRE (SEE SPECIFICATIONS)
G. PVC PIPE
H. TYP. VALVE

NOTE:
1. COPPER TRACING WIRE WILL START AT THE MASTER VALVE AND WILL BE ROUTED WITH ALL MAINLINE PIPE.
2. SPLICE TRACING WIRE IN IRRIGATION MAINLINE COMPONENT VALVE BOXES WHEN POSSIBLE, OTHERWISE, PLACE SPLICE IN SEPARATE VALVE BOX.

11 TRACING WIRE DETAIL
Scale: 1/4" = 1'-0"



12 TURF SPRAY FLEX ASSEMBLY
Scale: 3" = 1'-0"

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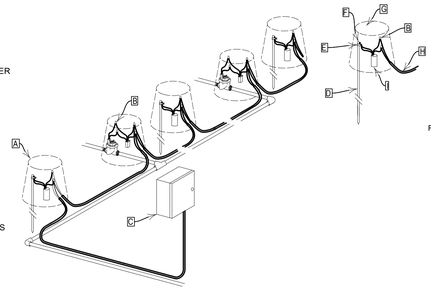
IRRIGATION DETAILS I

L6.10

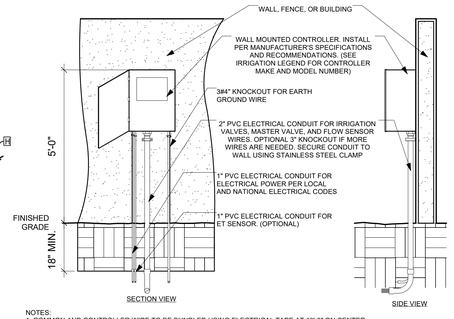
NOT FOR CONSTRUCTION

NOTES:

1. ALL WIRE CONNECTION SHALL BE MADE WITH APPROVED CONNECTORS.
2. MAKE ALL WIRE SPLICES IN VALVE BOXES.
3. LEAVE A MINIMUM OF 36" EXTRA WIRE AT ALL SPLICE POINTS.
4. TEST EARTH TO GROUND RESISTANCE AT ALL GROUND POINTS.
5. EARTH TO GROUND RESISTANCE MUST MEET OR EXCEED MANUFACTURER REQUIREMENTS.
6. INSTALL ALL GROUND ASSEMBLIES IN VALVE BOXES.
7. INSTALL GROUNDING EQUIPMENT AS INDICATED ON THE IRRIGATION DOCUMENTS AND AS RECOMMENDED BY THE MANUFACTURER.
8. LEGEND:
   - A. GROUND TWO WIRE CABLE NEAR CONTROLLER PER MANUFACTURER'S GUIDELINES.
   - B. DECODER TO VALVE WIRE CONNECTORS; PER SPECS.
   - C. IRRIGATION CONTROLLER (CONCEPTUAL).
   - D. 5/8" X 8' U.L. LISTED COPPER GROUND ROD AND OR PLATE PER MANUFACTURER'S GUIDELINES.
   - E. GROUND ROD CLAMP.
   - F. TWO-WIRE TO GROUND ROD CONNECTORS: PER MANUFACTURER'S GUIDELINES.
   - G. 10-INCH ROUND VALVE BOX WITH COVER.
   - H. TWO-WIRE PATH.
   - I. LINE SURGE PROTECTOR.



1 TWO WIRE SCHEMATIC
Scale: 1" = 1'-0"



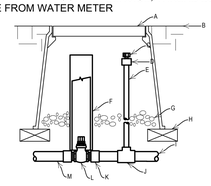
NOTES:
1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.

2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'- 0" TO 12'- 0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE 3/8" IN DIAMETER X 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS.SEE GROUNDING ROD DETAIL.

3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

2 WALL MOUNTED CONTROLLER
Scale: 1/2" = 1'-0"

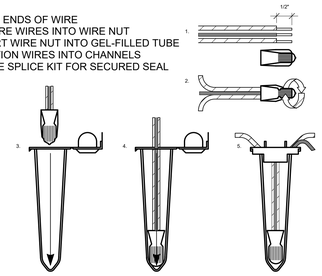
A. 12" STANDARD VALVE BOX WITH COVER
B. FINISH GRADE/TOP OF MULCH
C. 1/4" THREADED BRASS CAP
D. 1/2" REDUCING MALE ADAPTER
E. 1/2" COPPER PIPE (LENGTH AS REQUIRED)
F. 6" PVC CL 200 PIPE (LENGTH AS REQUIRED)
G. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
H. BRICK (1 OF 4)
I. COPPER PIPE TO BACKFLOW PREVENTION ASSEMBLY (LENGTH AS REQUIRED)
J. COPPER TEE
K. COPPER MALE ADAPTER (1 OF 2)
L. CURB STOP VALVE WITH COPPER SERVICE, THREAD BOTH ENDS
M. COPPER PIPE FROM WATER METER



NOTE:
1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.
2. THIS ASSEMBLY IS INTENDED TO BE USED FOR WINTERIZATION OF BACKFLOW PREVENTION ASSEMBLY, FLOW SENSOR ASSEMBLY,AND MASTER VALVE ASSEMBLY.

3 WINTERIZATION ASSEMBLY
Scale: 1 1/2" = 1'-0"

1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO GEL-FILLED TUBE
4. POSITION WIRES INTO CHANNELS
5. CLOSE SPLICE KIT FOR SECURED SEAL



NOTE:
1. VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS".

4 WIRE SPLICE DETAIL
Scale: Half Actual Size

NOT FOR CONSTRUCTION

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

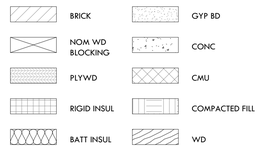
RMA PROJECT NO: 24.154

IRRIGATION DETAILS II

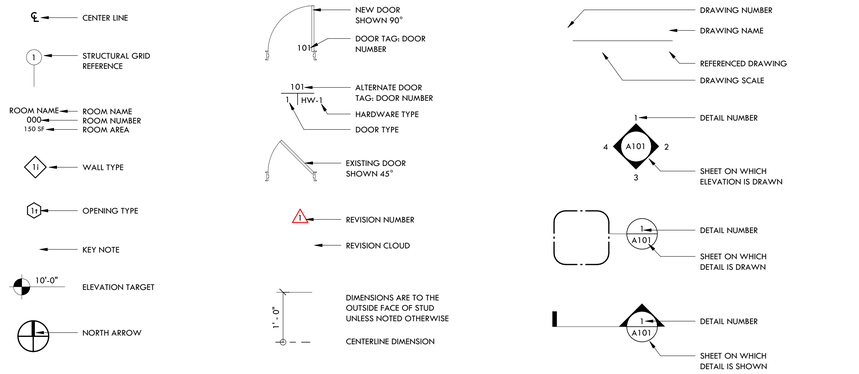
L6.11

NOT FOR CONSTRUCTION

MATERIAL LEGEND



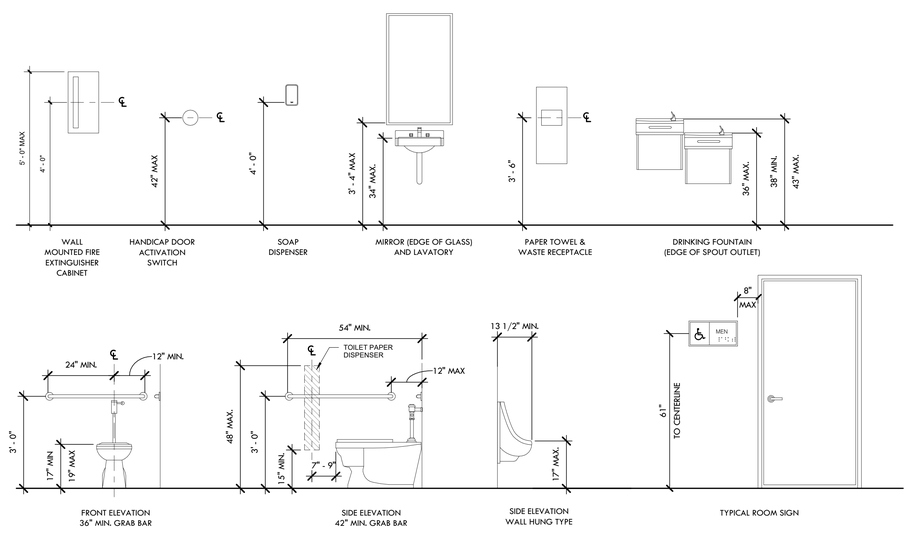
GRAPHIC SYMBOLS



ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISH(ED) FLOOR(ING)
ALUM	ALUMINUM
APPROX	APPROXIMATE(LY)
ASSY	ASSEMBLY
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
BS	BOTH SIDES
CB	CATCH BASIN
CBB	CEMENTITIOUS (BACKER) BOARD
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA, Ø	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING(ING)
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH(ED)
FLEX	FLEXIBLE
FOS	FACE OF SLAB / STUD
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLZ	GLAZING
GYP BD	GYPSUM BOARD
H	HEIGHT / HIGH
HDCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IN	INCH
INCL	INCLUDE(D)
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
L	LONG / LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
MAS	MASONRY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOULDING OR MOLDING
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OF/CI	OWNER FURNISHED CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PT	PAINT(ED)
R	RADIUS
RD	ROOF DRAIN
REINF	REINFORCE(MENT)
REQD	REQUIRED
RET	RETARDANT
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SIM	SIMILAR
SMS	STRUCTURAL METAL STUD
SPECD	SPECIFIED
SPECS	SPECIFICATIONS
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPEND
T&G	TONGUE AND GROOVE
TO_	TOP OF ___
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TRTD	TREATED
TYP	TYPICAL
VAR	VARIES / VARIATION
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WIDTH / WIDE
W/	WITH
W/O	WITHOUT
WD	WOOD
WH	WATER HEATER
WP	WORKPOINT
WRB	WEATHER RESISTANT BARRIER

ADA MOUNTING HEIGHTS



GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS.
B. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND OTHER AUTHORITIES HAVING JURISDICTION.
C. ALL WORK INCLUDED ON THESE DRAWINGS IS NEW AND BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
D. THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, AND FRONT END) ARE COMPLEMENTARY, AND ARE NOT INTENDED TO BE DIVIDED BY DISCIPLINE OR TRADE, NOR ARE THE SPECIFICATIONS MEANT TO BE A COMPREHENSIVE LIST OF WORK INTENDED. THE GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL CAREFULLY EXAMINE ALL OF THE CONTRACT DOCUMENTS. IF THERE IS A CONFLICT BETWEEN DRAWINGS, OR BETWEEN DRAWINGS AND SPECIFICATIONS, BRING IT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID. IF THE CONFLICT IS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, THE CONTRACTOR ASSUMES THE MORE EXPENSIVE OPTION BE CARRIED IN HIS BASE BID.
E. THE PURPOSE OF THIS CONTRACT DOCUMENTS IS TO PROVIDE DESIGN INTENT. EACH SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR UPON AWARD OF CONTRACT OF ANY SYSTEM REQUIREMENTS THAT WILL ALTER DIMENSIONS AS SHOWN ON DRAWINGS AS A RESULT OF ACTUAL APPROVED PRODUCTS. ALL CONTRACTORS' ADJACENT WORK SHALL PROVIDE NECESSARY REVISIONS WITHOUT ADDING ADDITIONAL COST. IT IS THE RESPONSIBILITY OF THE VENDOR TO PROVIDE ADDITIONAL COMPONENTS REQUIRED FOR COMPLETE SYSTEMS.
F. INSTALL ALL DOORS, EQUIPMENT AND BUILDING COMPONENTS WITH DIMENSIONAL TOLERANCES IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OR STATE ADOPTED ACCESSIBILITY CODES. WHERE CONFLICTS EXIST WITH THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT PRIOR TO PROCEEDING.
G. ALL PLAN DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO THE FACE OF STUD, MASONRY OR CONCRETE, AND DO NOT INCLUDE THICKNESS OF FINISHES SUCH AS DRYWALL UNLESS NOTED OTHERWISE.
H. UTILITY LOCATIONS SHOWN ARE DIAGRAMMATIC AND HAVE NOT BEEN INDIVIDUALLY VERIFIED. GENERAL CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
I. COORDINATE STORAGE, LOADING AND DELIVERY AREAS WITH THE OWNER PRIOR TO COMMENCING WORK.
J. COORDINATE ALL UTILITY SHUT DOWNS AND SYSTEM MODIFICATIONS WITH THE OWNER PRIOR TO WORK.
K. GENERAL CONTRACTOR IS RESPONSIBLE FOR INCLUDING REQUIRED OVERTIME, COORDINATION AND CONTINGENCY IN BASE BID TO PERFORM WORK WITHIN SCHEDULED ALLOTTED TIME.
L. IF DURING CONSTRUCTION, THE GENERAL CONTRACTOR ENCOUNTERS MATERIALS HE SUSPECTS TO BE HAZARDOUS, CONTACT THE ARCHITECT IMMEDIATELY FOR TESTING AND POSSIBLE REMOVAL BY OTHERS.
M. CHANGES REQUESTED IN THE FIELD BY THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO APPROVAL AND EXECUTION.
N. DO NOT PARK VEHICLES OR STORE MATERIALS ON TREE ROOTS OR UNDER THE DRIP LINE OF EXISTING TREES.
O. PROVIDE BLOCKING IN WALLS TO SUPPORT WALL MOUNTED SPECIALTIES BOTH OWNER PROVIDED AND CONTRACTOR PROVIDED.
P. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY ½" MAXIMUM UNLESS NOTED OTHERWISE.

DEMOLITION

A. CONTRACT DOCUMENTS ARE NOT AS-BUILT DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FULLY EXAMINE THE PROJECT SITE PRIOR TO BIDDING. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS THE CONDITION AND NATURE OF EXISTING CONSTRUCTION, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
B. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL STRUCTURAL COLUMNS AND WALLS PRIOR TO DEMOLITION. NO STRUCTURAL COLUMNS OR LOAD BEARING WALLS ARE TO BE REMOVED UNLESS NOTED IN THE DRAWINGS.
C. DASHED LINES ON THE DEMOLITION PLANS GENERALLY INDICATE ITEMS TO BE REMOVED. THIS INCLUDES BUT IS NOT LIMITED TO: WALLS, DOORS, WINDOWS, MILLWORK, MECHANICAL EQUIPMENT, PLUMBING FIXTURES AND FURNITURE.
D. THE OWNER HAS FIRST RIGHT TO SALVAGE MATERIALS. THE OWNER SHALL IDENTIFY ITEMS TO BE SALVAGED PRIOR TO THE START OF DEMOLITION. GENERAL CONTRACTOR TO REMOVE, AND STORE IN A SECURE LOCATION, ITEMS IDENTIFIED TO TURN OVER TO THE OWNER.
E. IN AREAS WHERE DEMOLITION WORK IS REQUIRED, GENERAL CONTRACTOR SHALL PROTECT ADJACENT FINISHES TO REMAIN FROM DAMAGE, DUST AND DEBRIS FOR CONSTRUCTION DURATION.
F. PROTECT FIRE ALARM AND SPRINKLER SYSTEMS IN DEMOLITION AREA AND WORK EXTENTS AGAINST AIRBORNE DEBRIS AND FALSE POSITIVES.
G. GENERAL CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONFIRMING EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND TO TAG ALL ACTIVE UTILITIES TO REMAIN THAT RUN THROUGH AREA OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO: SEWERAGE, DOMESTIC WATER, HOT WATER, ELECTRICAL CONDUIT, CONTROL WIRING AND TELECOMMUNICATIONS.
H. GENERAL CONTRACTOR TO REMOVE ALL UTILITIES SCHEDULED FOR DEMOLITION BACK TO SERVICE ORIGIN. DO NOT ABANDON IN PLACE.
I. REMOVE AND LEGALLY DISPOSE OF DEBRIS, RUBBISH AND OTHER DEMOLITION WASTE MATERIALS FROM THE SITE.

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	11.18.2025	SD
	02.27.2026	ISSUED FOR PERMIT

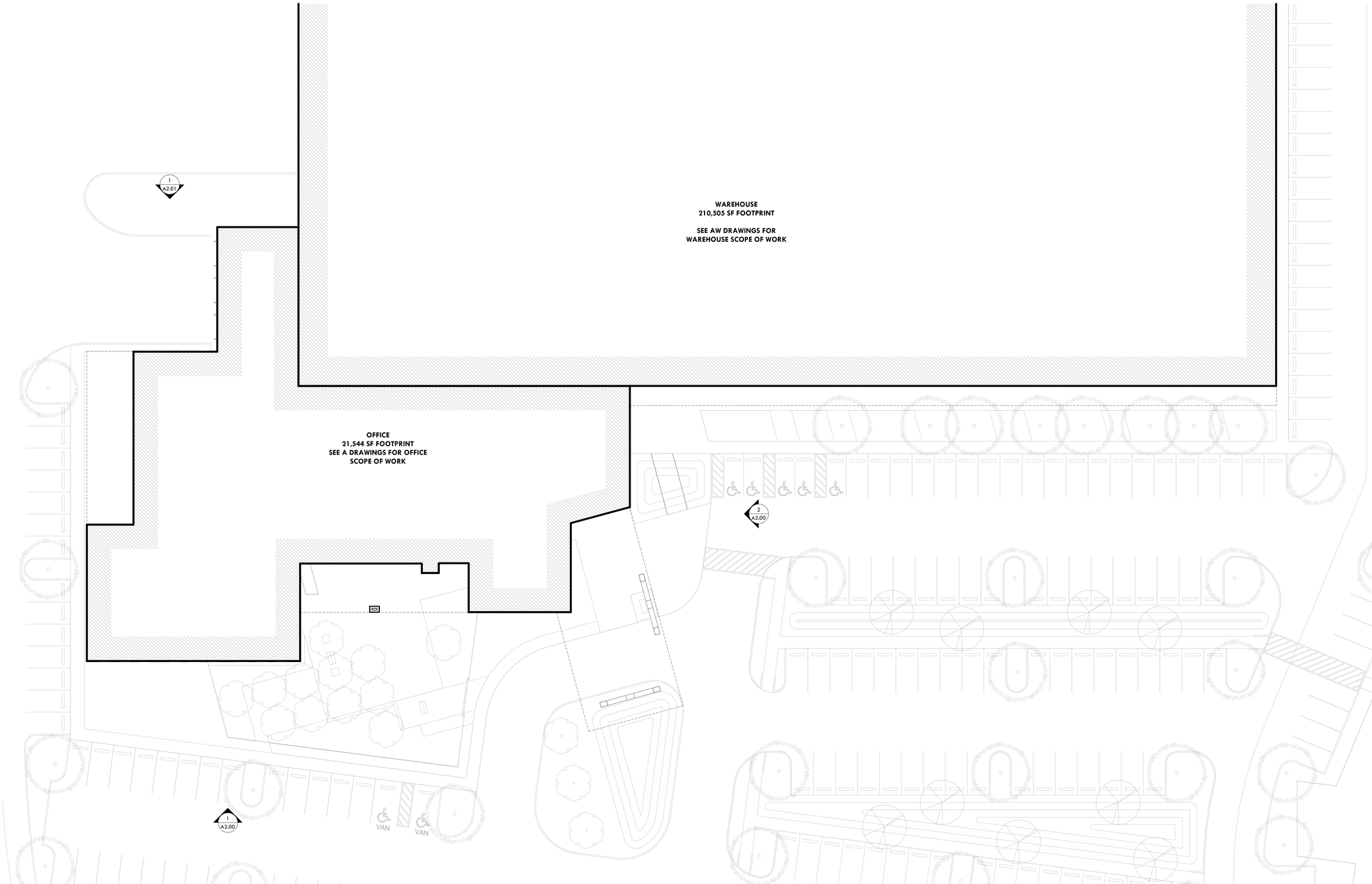
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

INFORMATION SHEET OFFICE

A0.00



1 SITE PLAN_IMMEDIATE_OFFICE
1/16" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 30096
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	11.18.2025	SD
	01.16.2026	100% DD

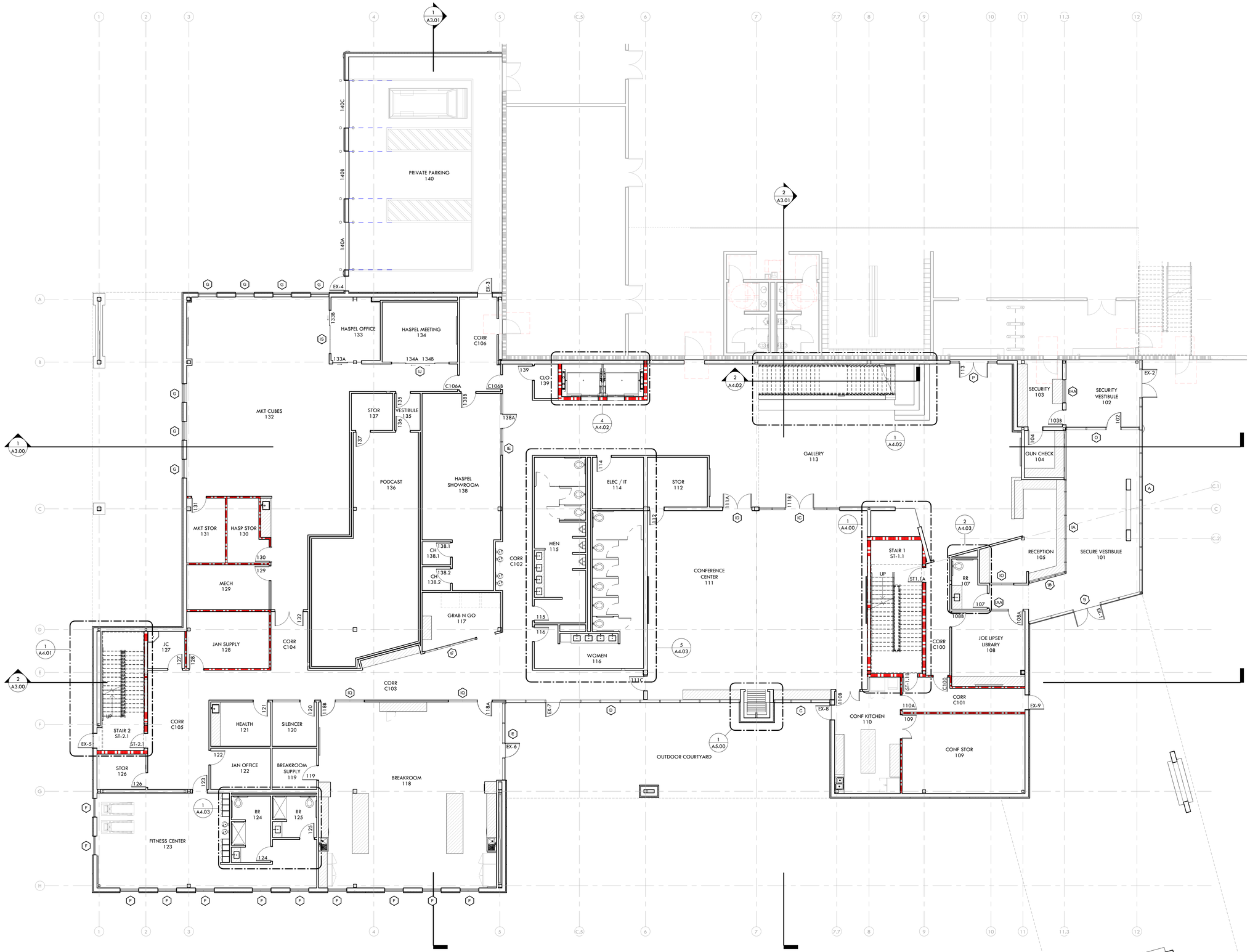
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

IMMEDIATE SITE PLAN - OFFICE

A1.01



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

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KEY PLAN:

SEAL:

STEPHEN P. MAHER REG. No. 4896 STATE OF LOUISIANA REGISTERED ARCHITECT

REVISION SCHEDULE

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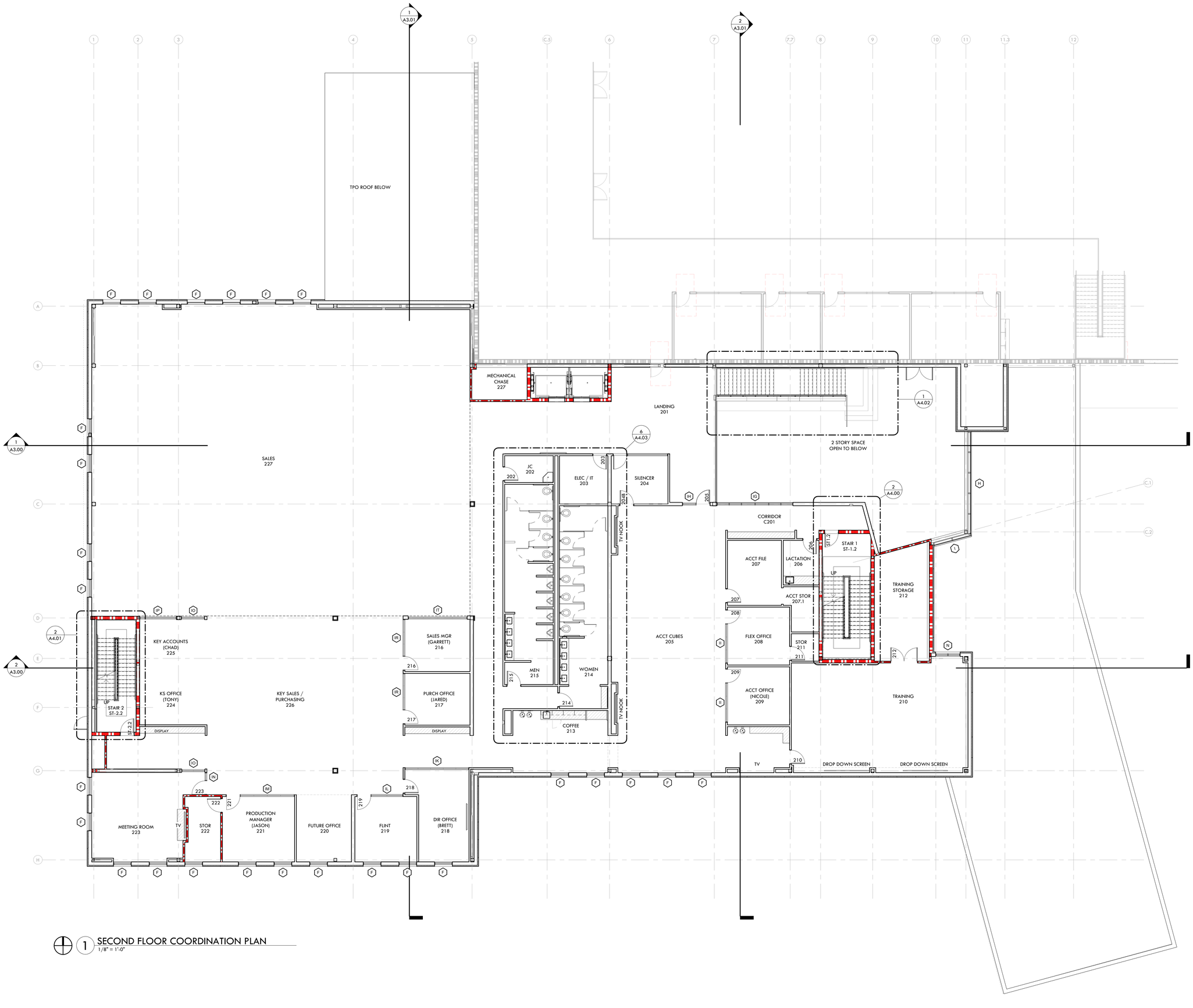
FIRST FLOOR COORDINATION PLAN - OFFICE

A1.11



1 SECOND FLOOR COORDINATION PLAN
1/8" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
No. 34884
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

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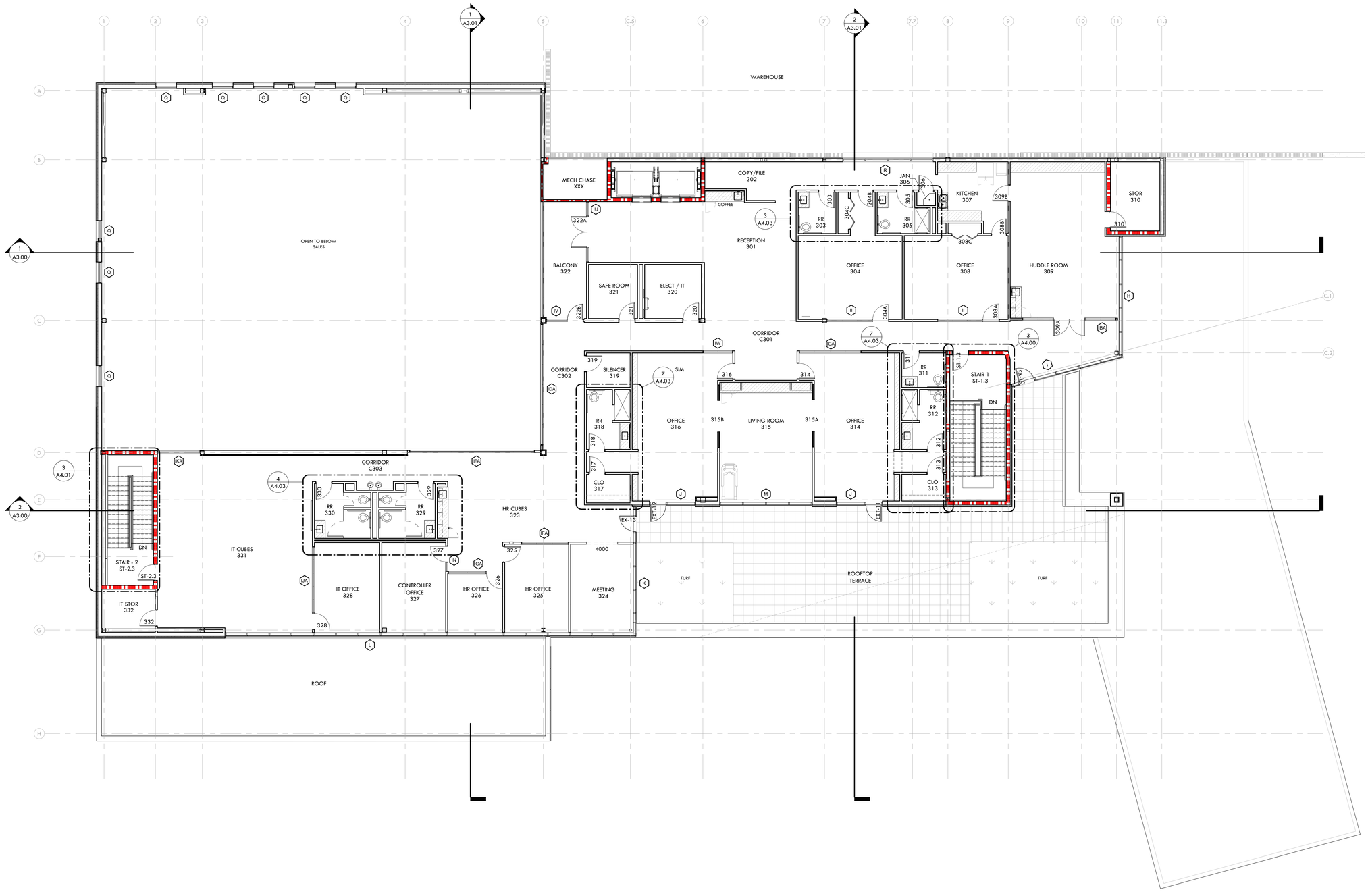
SECOND FLOOR COORDINATION PLAN - OFFICE

A1.12



1 THRID FLOOR COORDINATION PLAN
1/8" = 1'-0" | RE:1/A2.00

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
No. 36006
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

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LIPSEY'S NEW HEADQUARTERS

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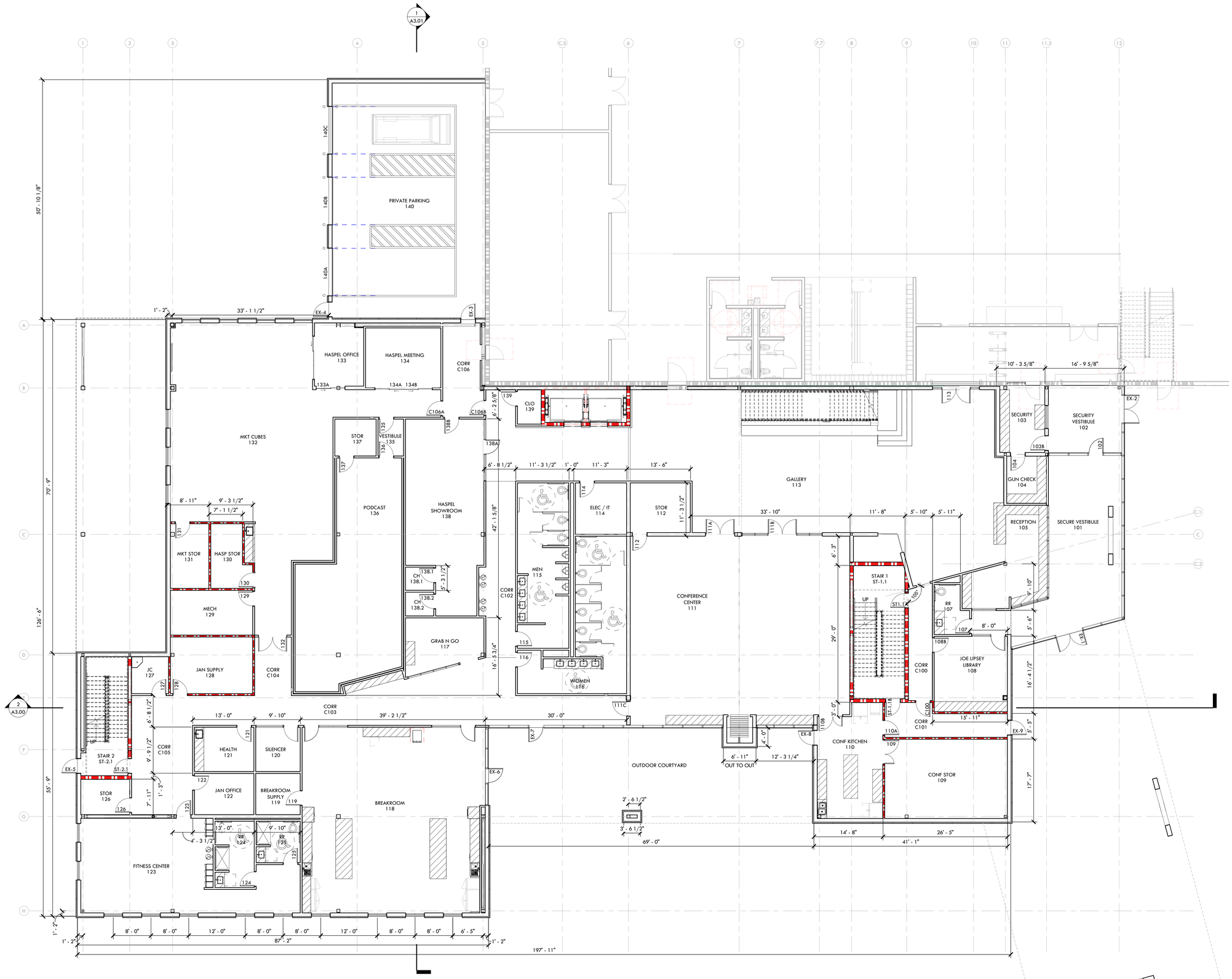
RMA PROJECT NO: 24.154

THIRD FLOOR COORDINATION PLAN - OFFICE

A1.13



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

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32050
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

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LIPSEY'S NEW HEADQUARTERS

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FIRST FLOOR DIMENSION PLAN - OFFICE

A1.21

1 SECOND FLOOR COORDINATION PLAN
1/8" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 30019
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

LIPSEY'S NEW HEADQUARTERS

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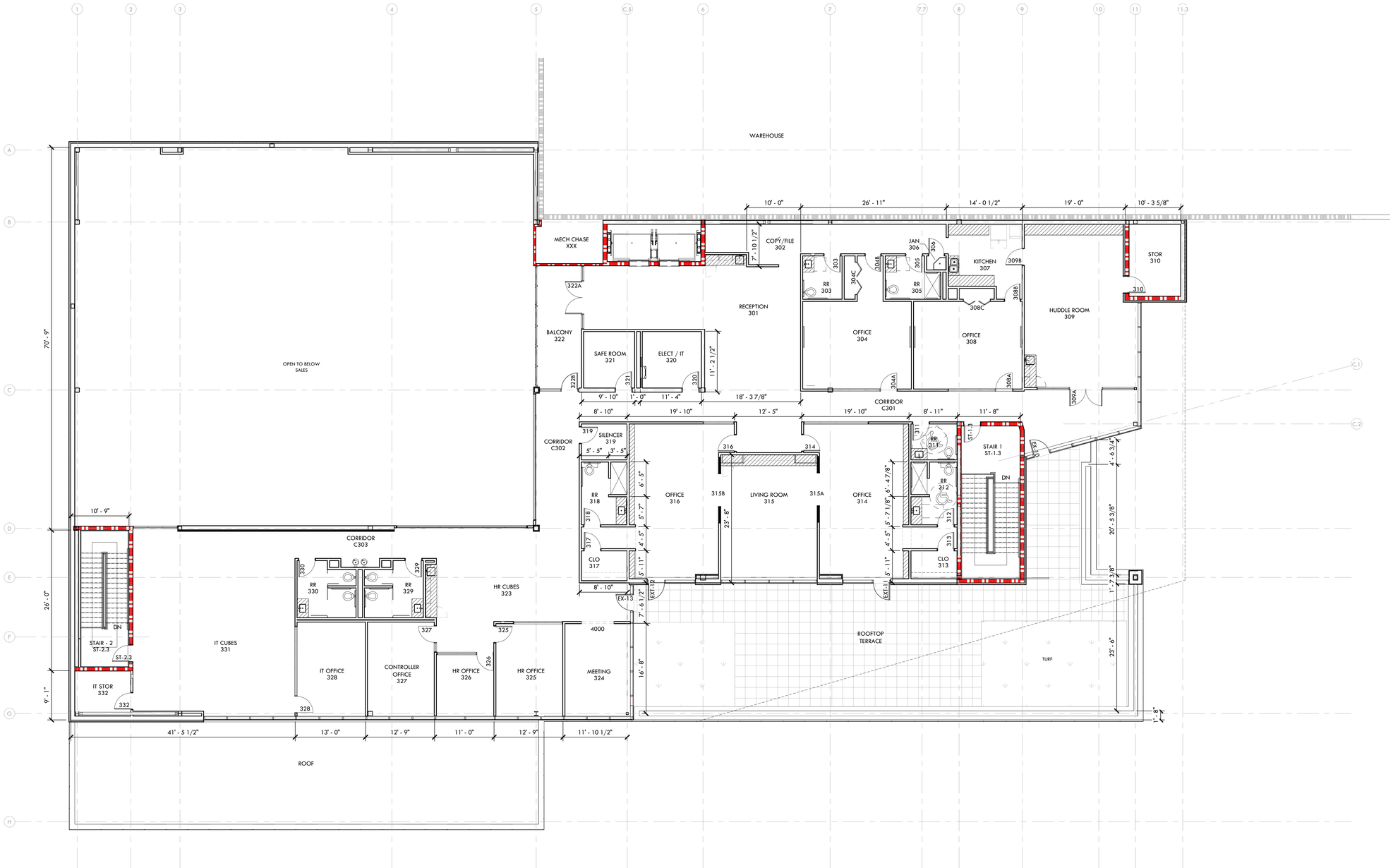
SECOND FLOOR DIMENSION PLAN - OFFICE

A1.22



1 THRID FLOOR COORDINATION PLAN
1/8" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER REG. No. 30019 STATE OF LOUISIANA REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

THIRD FLOOR DIMENSION PLAN - OFFICE

A1.23

1 FIRST FLOOR RCP
1/8" = 1'-0"

LEGEND

- ACT-1 — ARMSTRONG 2X2, TEGULAR GRID, OPTIMA OR CALLA TILE
- ACT-2 — ARMSTRONG 4X4 TECHZONE, VECTOR GRID, OPTIMA TILE
- LP-1 / LP-2 — INTERIOR & EXTERIOR WOOD LOOK, CERTAINTEED, BOX OR DEEP BOX SERIES
- SP-1 — TBD
- SP-2 — TBD
- AG — ACOUSTICAL GYPSUM LOOK, ARMSTRONG ACOUSTIBILT BASIS OF DESIGN

RECESSED TRACK:
MULTIPLE HEAD OPTIONS

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p 225.383.4321
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KEY PLAN:

SEAL:
STEPHEN P. MAHER
No. 30096
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR REFLECTED CEILING PLAN - OFFICE

A1.31

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

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KEY PLAN:

LEGEND

ACT-1	ARMSTRONG 2X2, TEGULAR GRID, OPTIMA OR CALLA TILE
ACT-2	ARMSTRONG 4X4 TECHZONE, VECTOR GRID, OPTIMA TILE
LP-1 / LP-2	INTERIOR & EXTERIOR WOOD LOOK, CERTAINTEED, BOX OR DEEP BOX SERIES
SP-1	TBD
SP-2	TBD
AG	ACOUSTICAL GYPSUM LOOK, ARMSTRONG ACOUSTIBILT BASIS OF DESIGN

RECESSED TRACK:
MULTIPLE HEAD OPTIONS

SEAL:

STEPHEN P. MAHER
REG. No. 30096
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

SECOND FLOOR REFLECTED CEILING PLAN - OFFICE

A1.32

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

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

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KEY PLAN:

LEGEND

- ACT-1 — ARMSTRONG 2X2, TEGULAR GRID, OPTIMA OR CALLA TILE
- ACT-2 — ARMSTRONG 4X4 TECHZONE, VECTOR GRID, OPTIMA TILE
- LP-1, LP-2 — INTERIOR & EXTERIOR WOOD LOOK, CERTAINTEED, BOX OR DEEP BOX SERIES
- SP-1 — TBD
- SP-2 — TBD
- AG — ACOUSTICAL GYPSUM LOOK, ARMSTRONG ACOUSTIBILT BASIS OF DESIGN

RECESSED TRACK: MULTIPLE HEAD OPTIONS

SEAL:

STEPHEN P. MAHER
REG. No. 32010
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

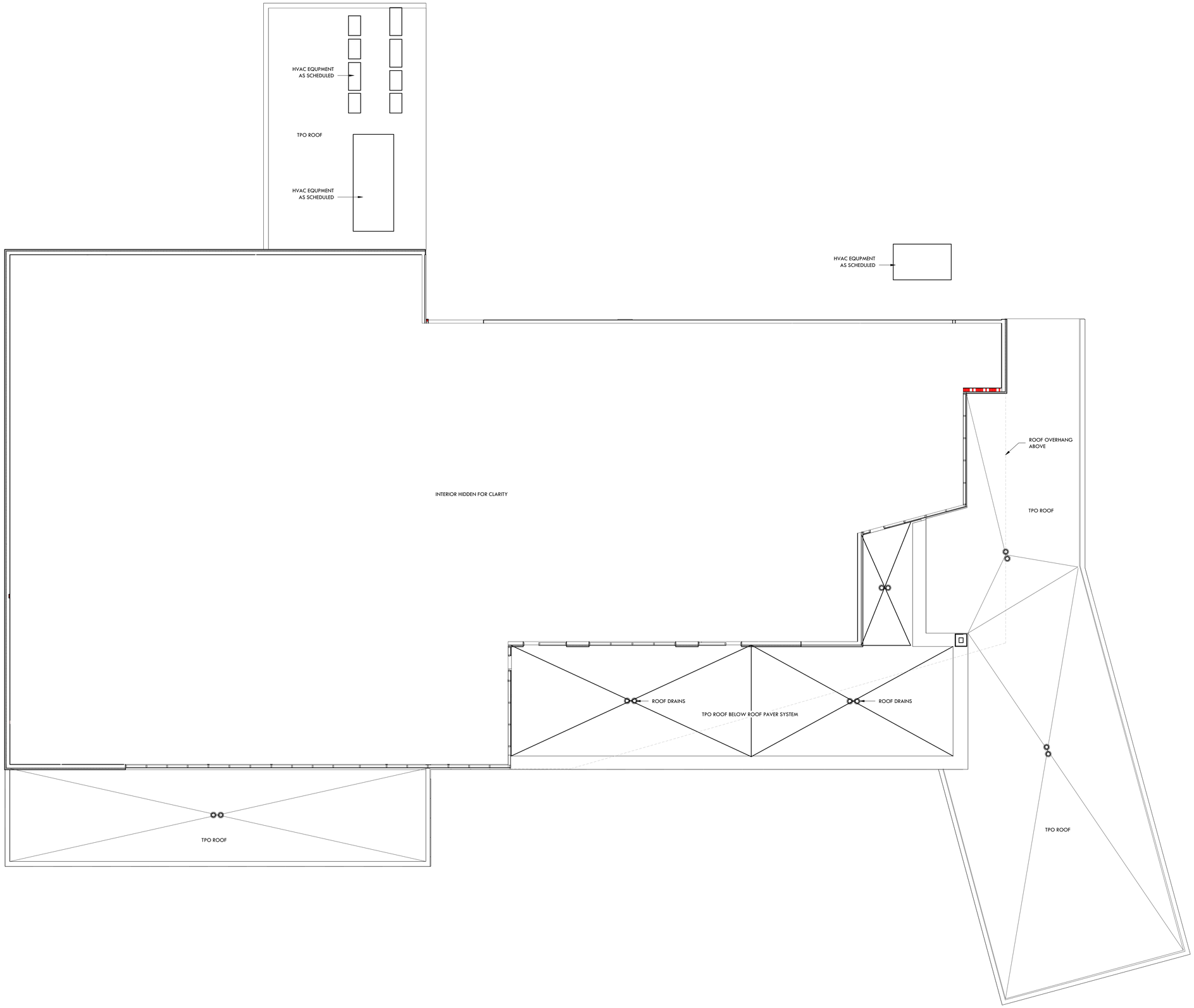
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

THIRD FLOOR REFLECTED CEILING PLAN - OFFICE

A1.33



1 OFFICE LOWER ROOF PLAN
1/8" = 1'-0"

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ARCHITECTS

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 30696
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

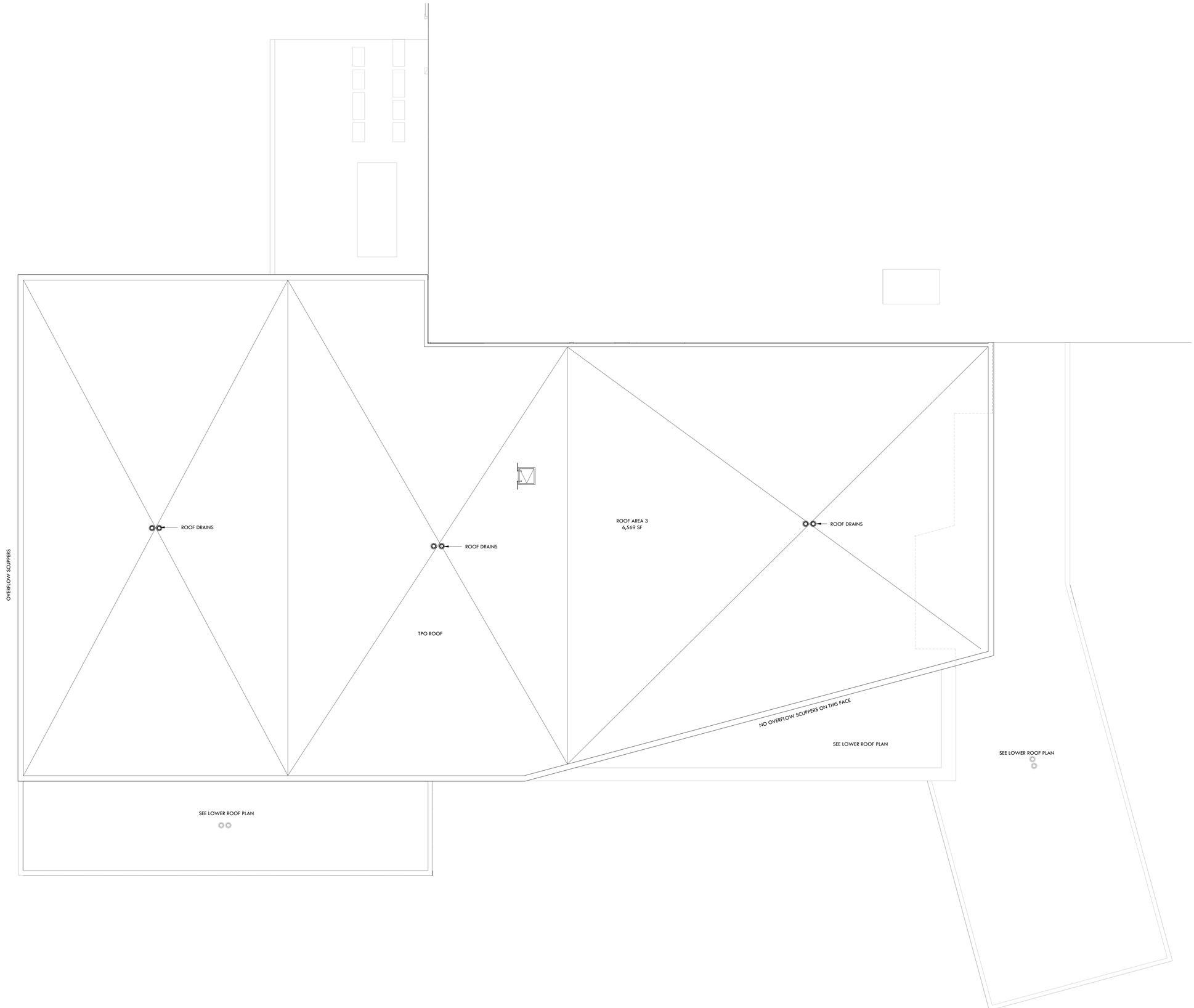
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ROOF PLAN - OFFICE LOWER

A1.41



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

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32098
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

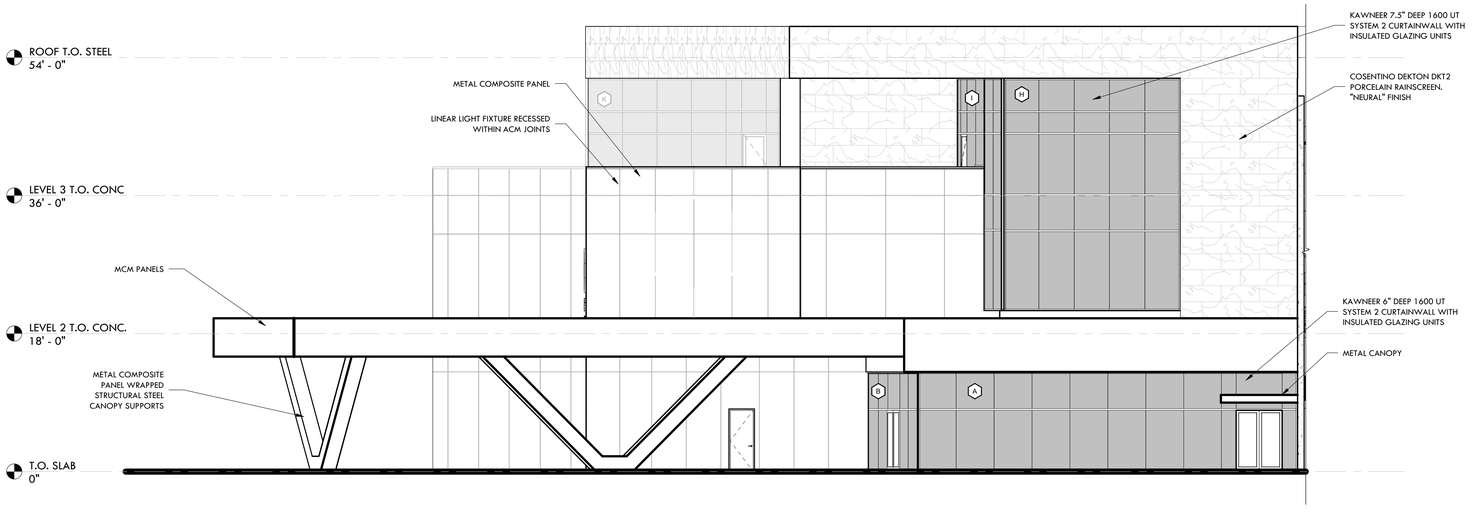
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

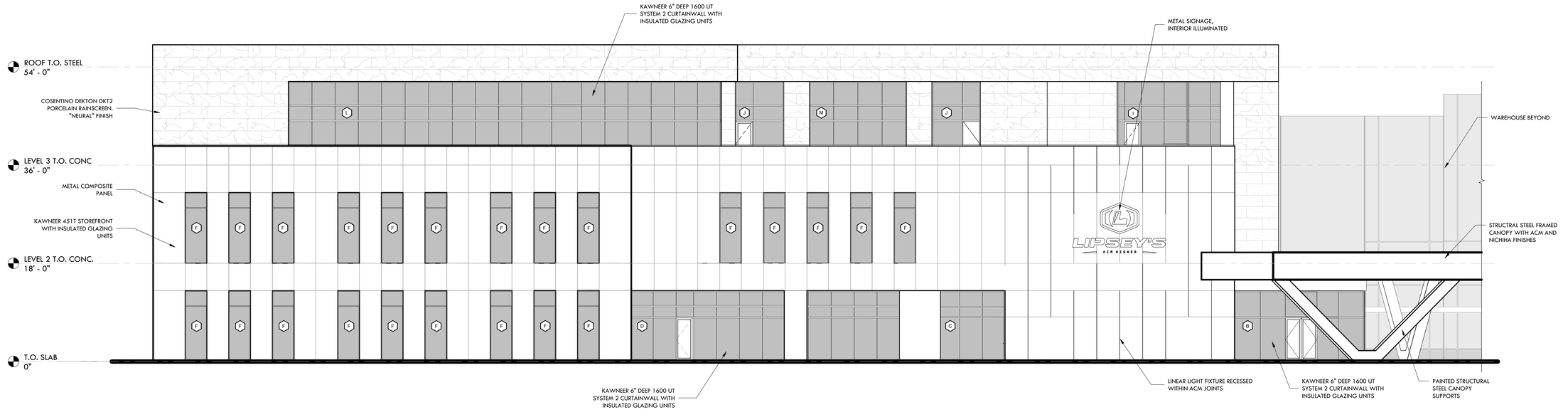
RMA PROJECT NO: 24.154

ROOF PLAN - OFFICE UPPER

A1.42



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 28018
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

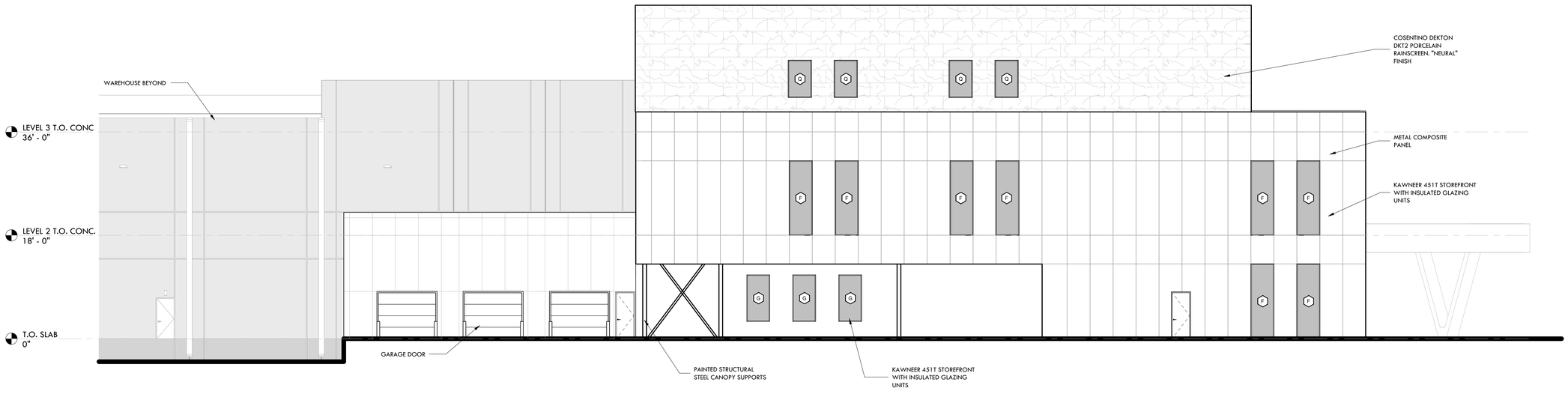
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

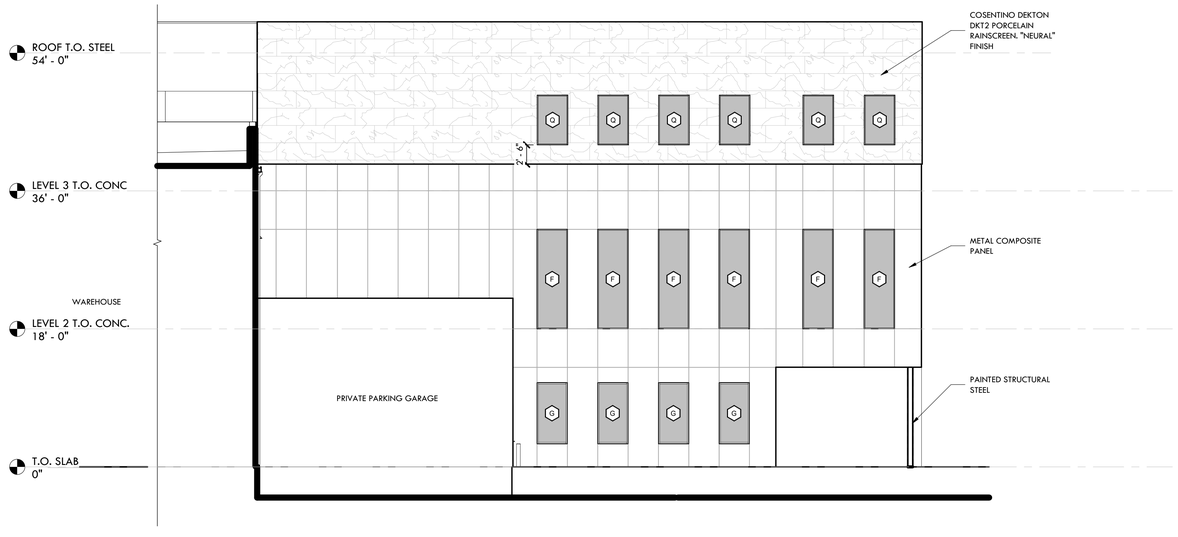
RMA PROJECT NO: 24.154

EXTERIOR ELEVATIONS - OFFICE

A2.00



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32018
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

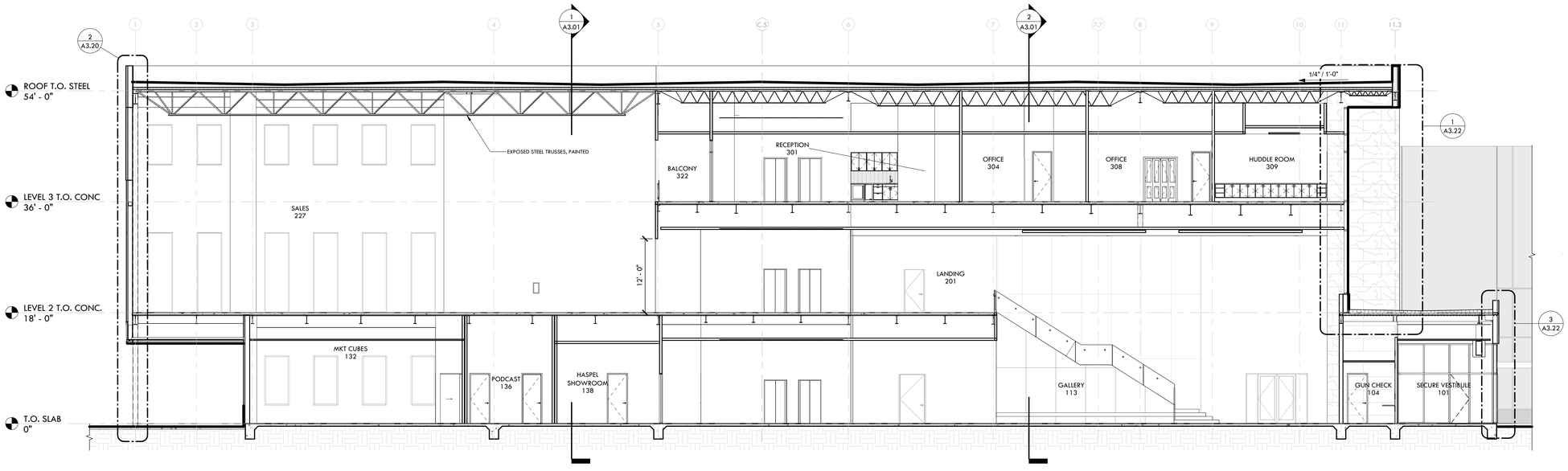
RMA PROJECT NO: 24.154

EXTERIOR ELEVATIONS - OFFICE

A2.01

2 BUILDING SECTION

1/8" = 1'-0" | RE:1/A1.11



1 BUILDING SECTION

1/8" = 1'-0" | RE:1/A1.11

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ARCHITECTS

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32018
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	11.18.2025	SD
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

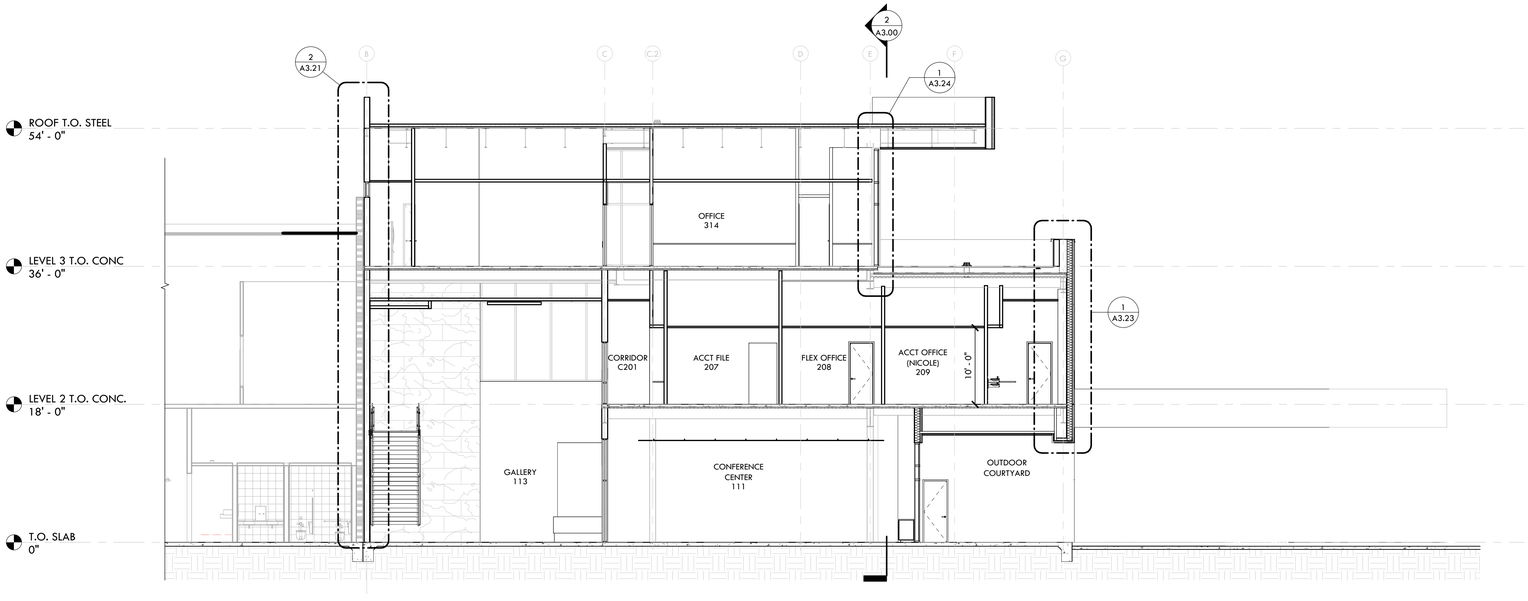
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

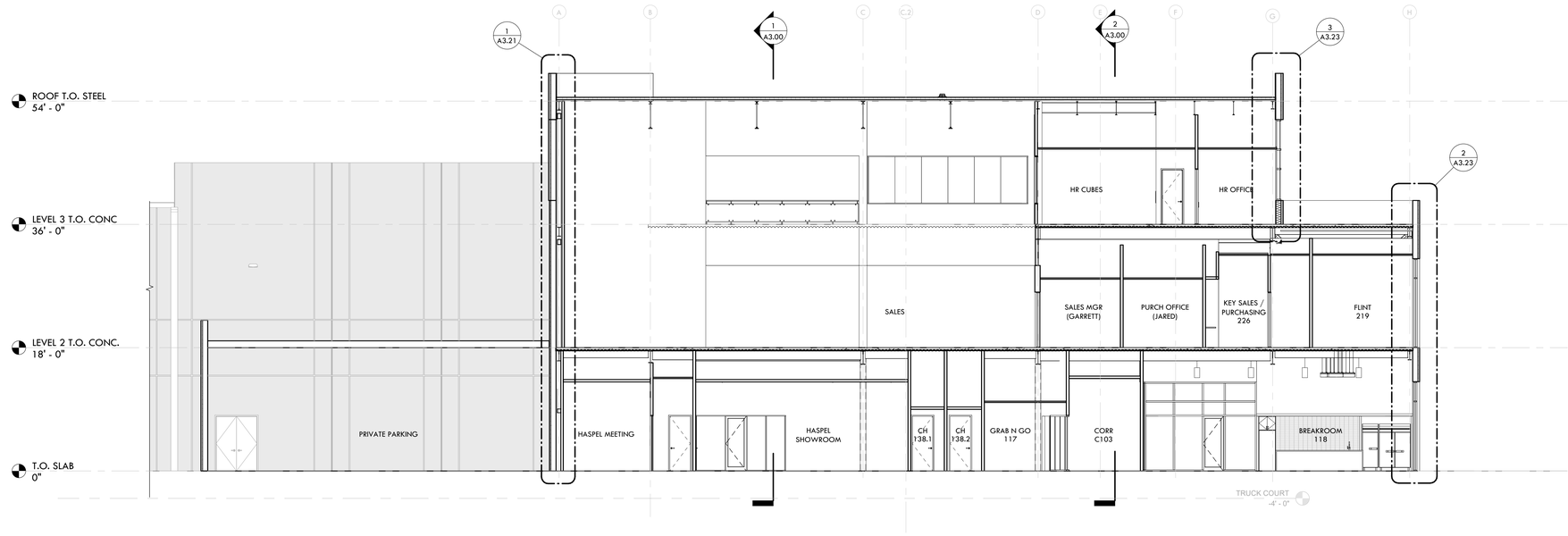
RMA PROJECT NO: 24.154

BUILDING SECTIONS - OFFICE

A3.00



2 BUILDING SECTION
1/8" = 1'-0" | RE:1/A1.11



1 BUILDING SECTION
1/8" = 1'-0" | RE:1/A1.11

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32018
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

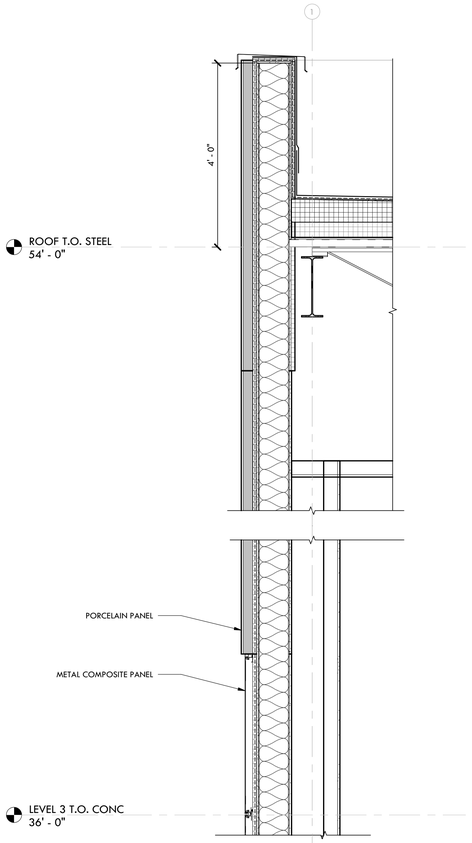
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

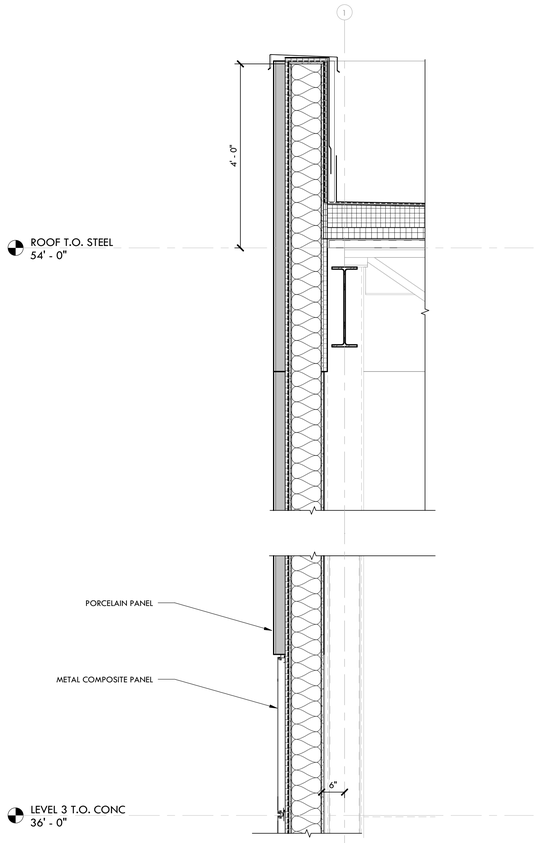
RMA PROJECT NO: 24.154

BUILDING SECTIONS - OFFICE

A3.01



1 WALL SECTION
3/4" = 1'-0" | RE:2/A3.00



2 WALL SECTION
3/4" = 1'-0" | RE:1/A3.00

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32096
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD

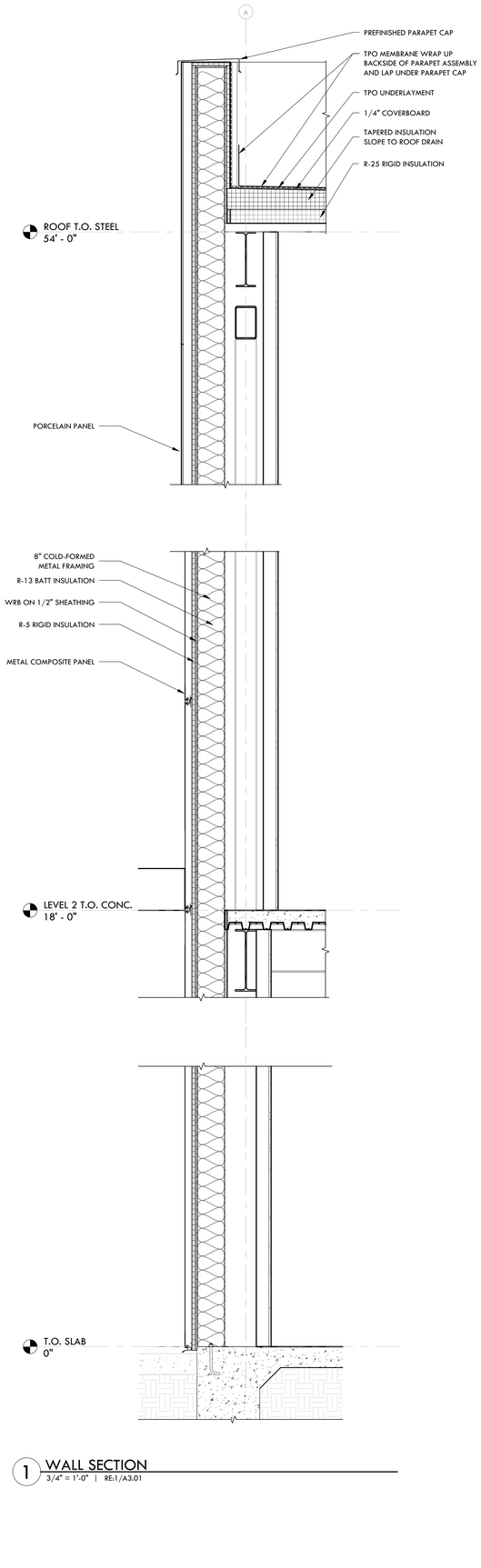
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

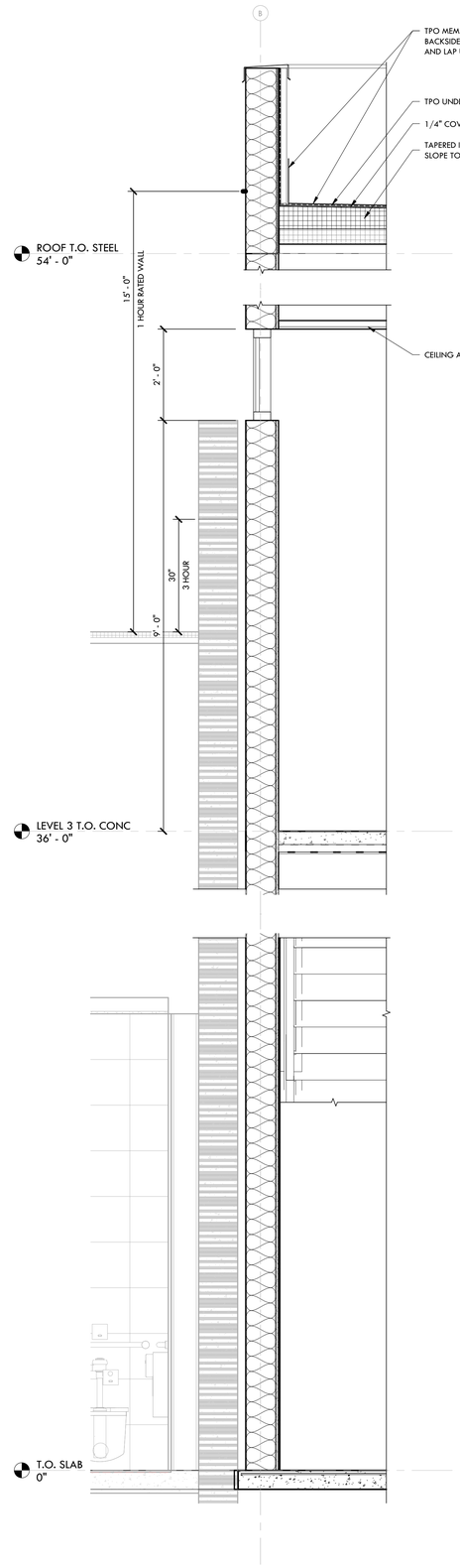
RMA PROJECT NO: 24.154

WALL SECTIONS - OFFICE

A3.20



1 WALL SECTION
3/4" = 1'-0" | RE:1/A3.01



2 WALL SECTION
3/4" = 1'-0" | RE:2/A3.01

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

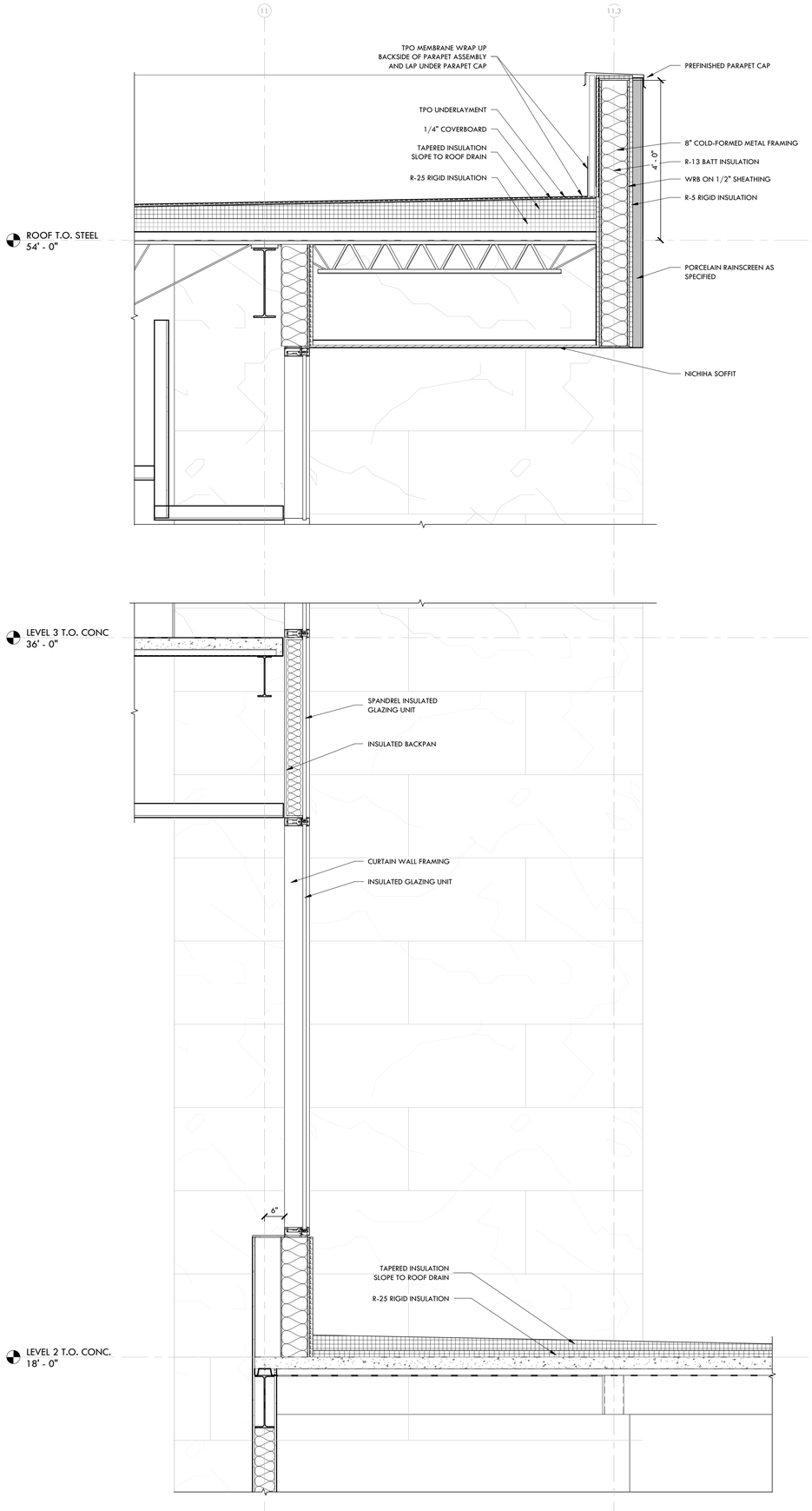
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

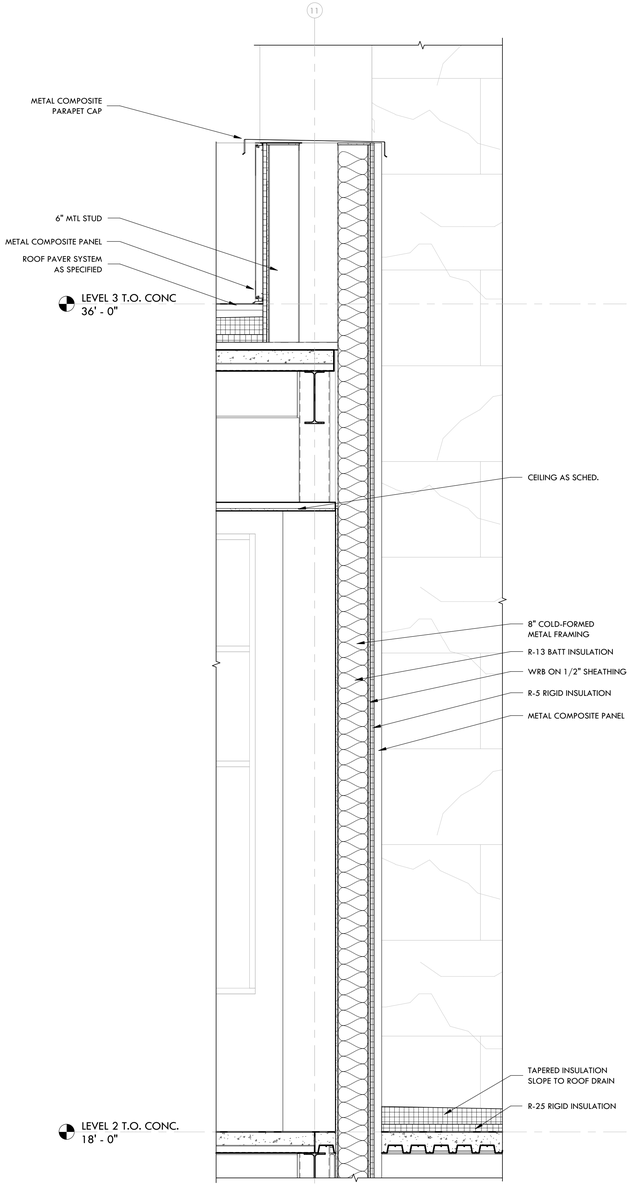
RMA PROJECT NO: 24.154

WALL SECTIONS - OFFICE

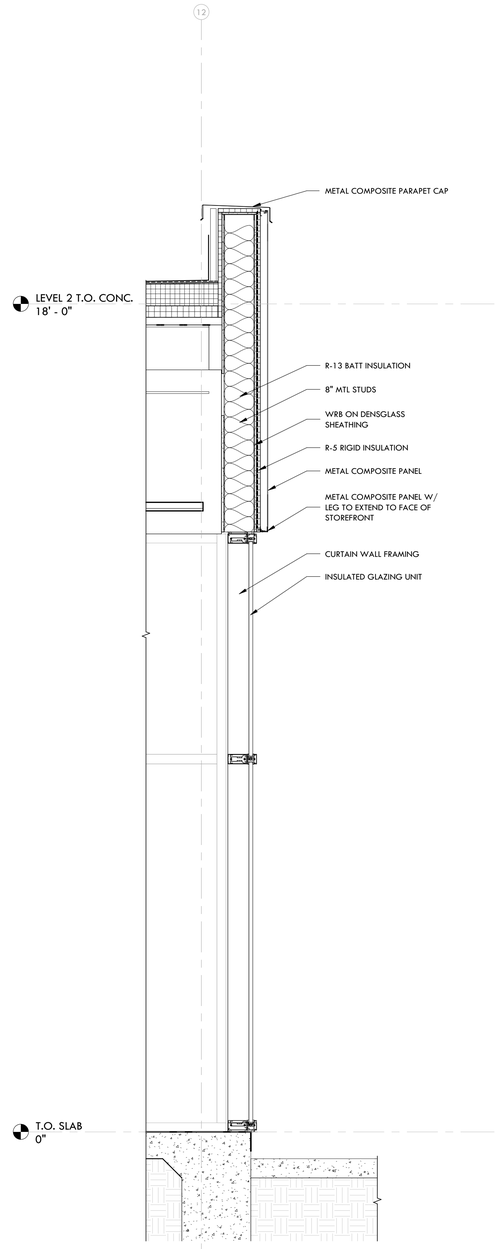
A3.21



1 WALL SECTION
3/4" = 1'-0" | RE:1/A3.00



2 WALL SECTION
3/4" = 1'-0" | RE:2/A3.00



3 WALL SECTION
3/4" = 1'-0" | RE:1/A3.00

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KEY PLAN:

SEAL:

STEPHEN P. MAHER REG. No. 30098 STATE OF LOUISIANA REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

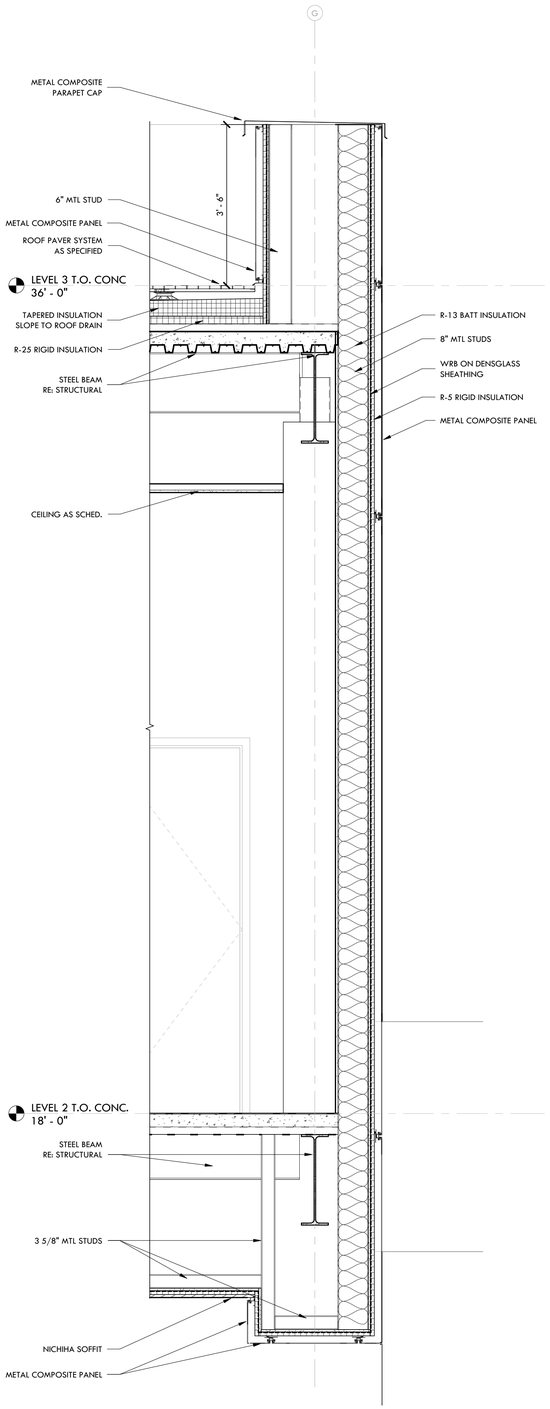
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

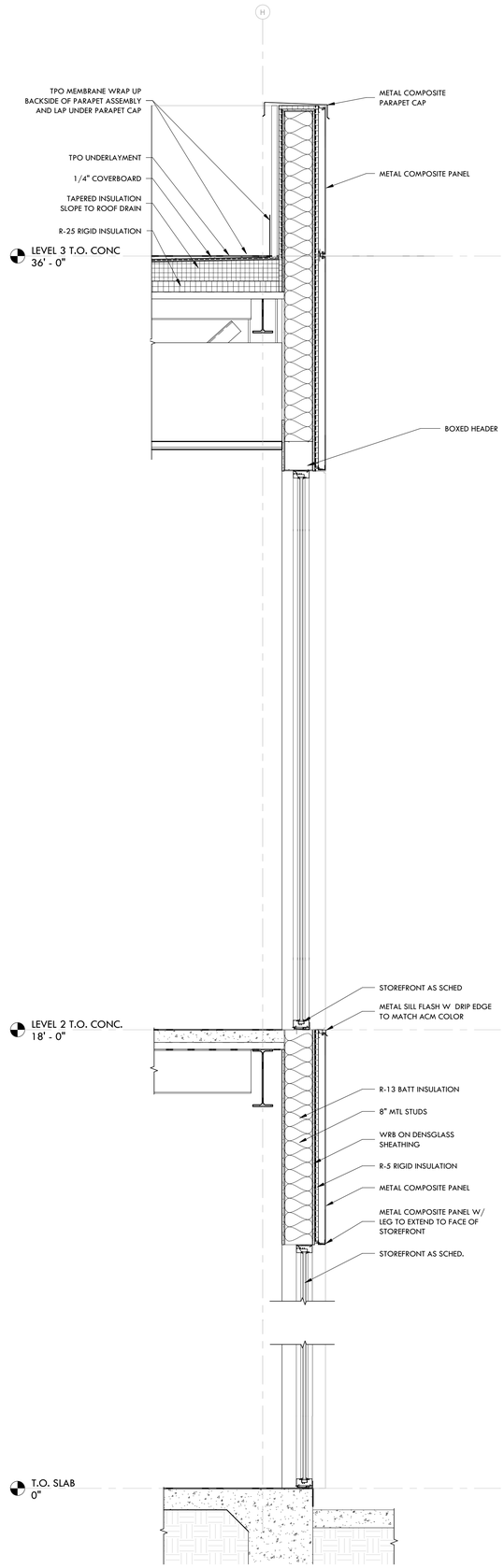
RMA PROJECT NO: 24.154

WALL SECTIONS - OFFICE

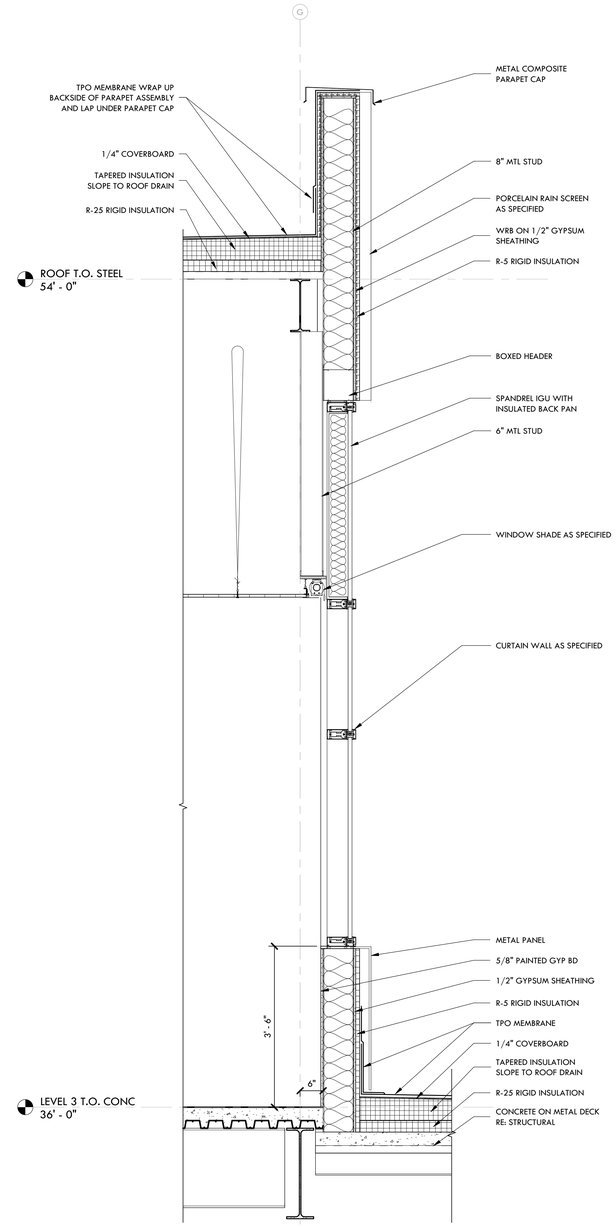
A3.22



1 WALL SECTION
3/4" = 1'-0" | RE:2/A3.01



2 WALL SECTION
3/4" = 1'-0" | RE:1/A3.01



3 WALL SECTION
3/4" = 1'-0" | RE:1/A3.01

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KEY PLAN:

SEAL:

STEPHEN P. MAHER Reg. No. 32019 STATE OF LOUISIANA REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

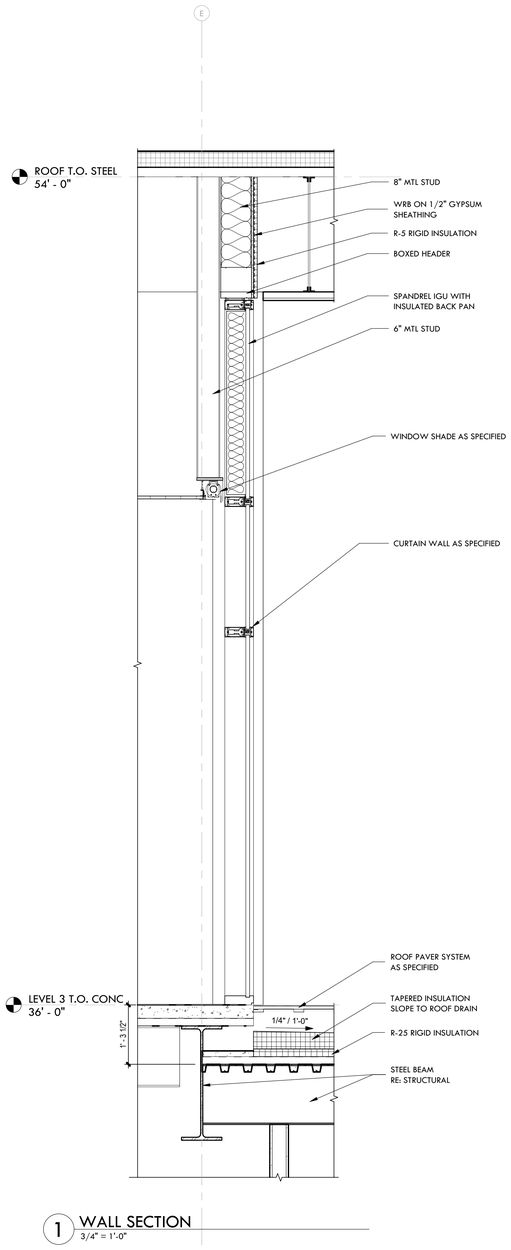
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

WALL SECTIONS - OFFICE

A3.23



1 WALL SECTION
3/4" = 1'-0"

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ARCHITECTS

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

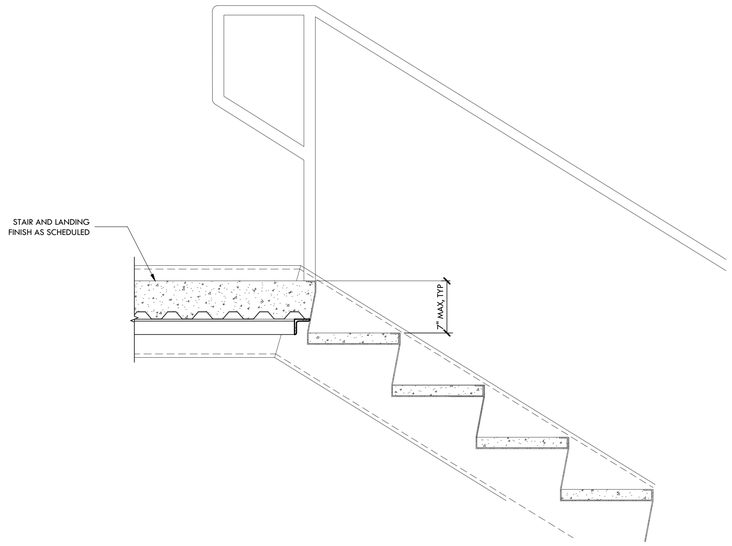
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

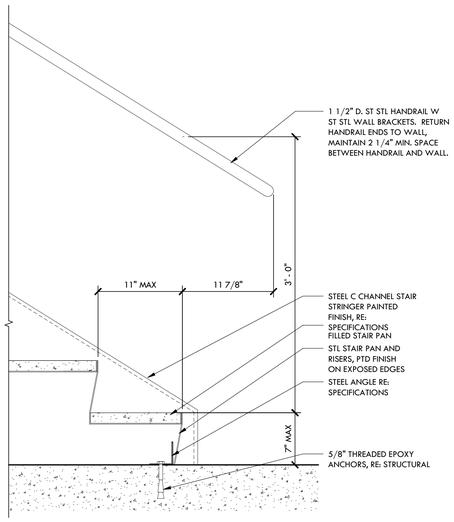
RMA PROJECT NO: 24.154

WALL SECTIONS - OFFICE

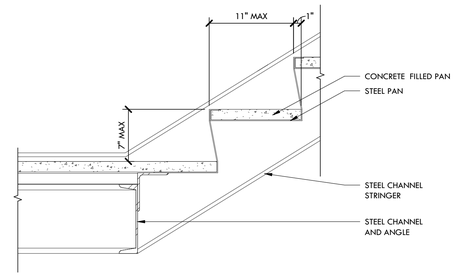
A3.24



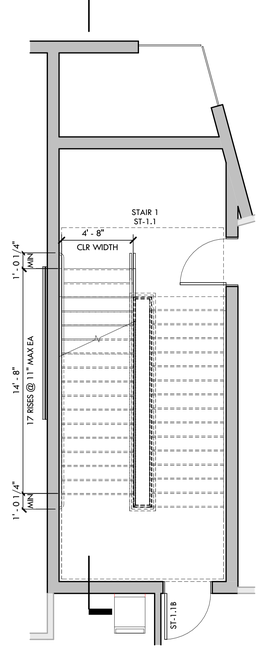
5 METAL PAN STAIR DETAIL
1 1/2" = 1'-0"



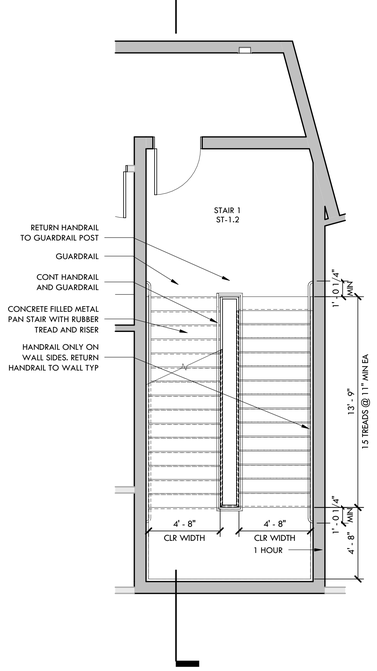
6 METAL PAN STAIR DETAIL
1 1/2" = 1'-0"



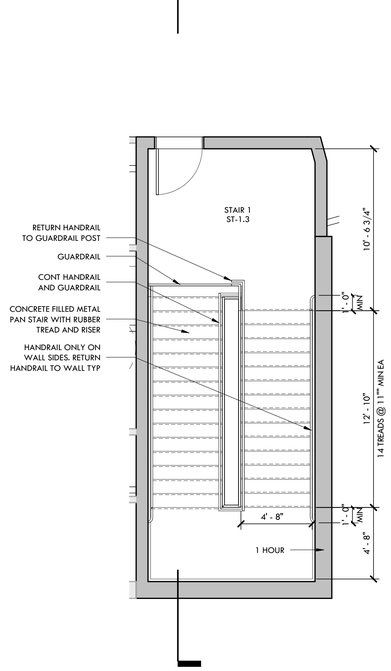
7 METAL PAN STAIR LANDING DETAIL
1 1/2" = 1'-0"



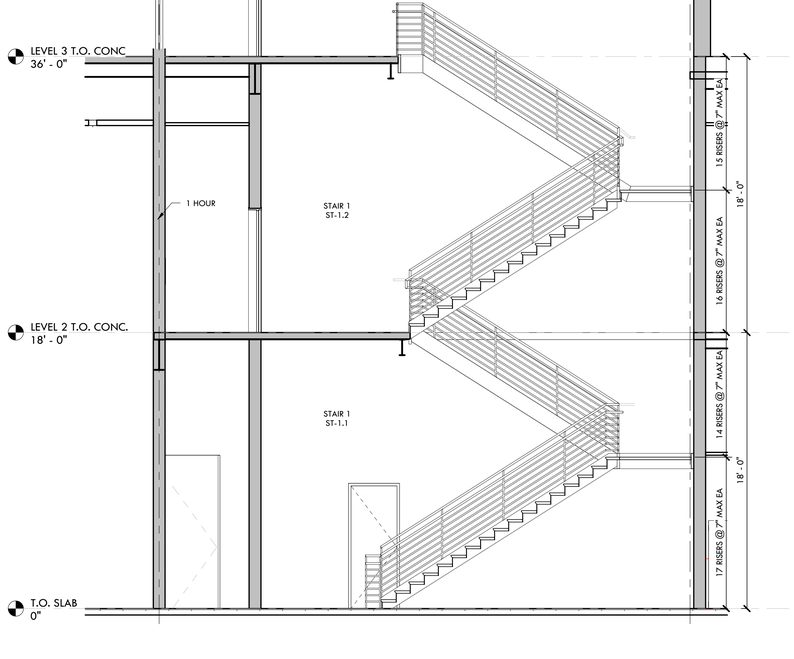
1 STAIR 1 - FIRST FLOOR PLAN
1/4" = 1'-0"



2 STAIR 1 - SECOND FLOOR PLAN
1/4" = 1'-0"



3 STAIR 1 - THIRD FLOOR PLAN
1/4" = 1'-0"



4 STAIR 1 - SECTION
1/4" = 1'-0"

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32010
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

VERTICAL CIRCULATION PLANS

A4.00

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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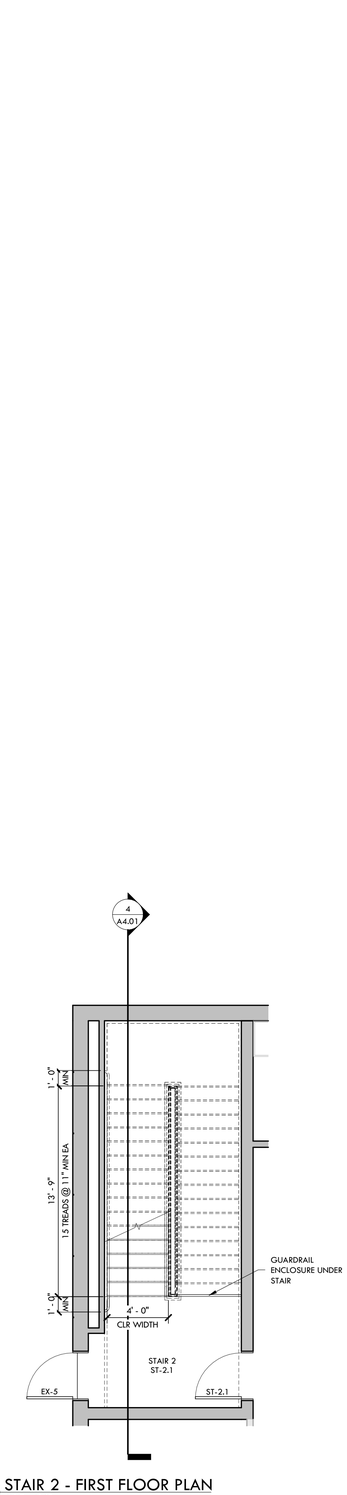
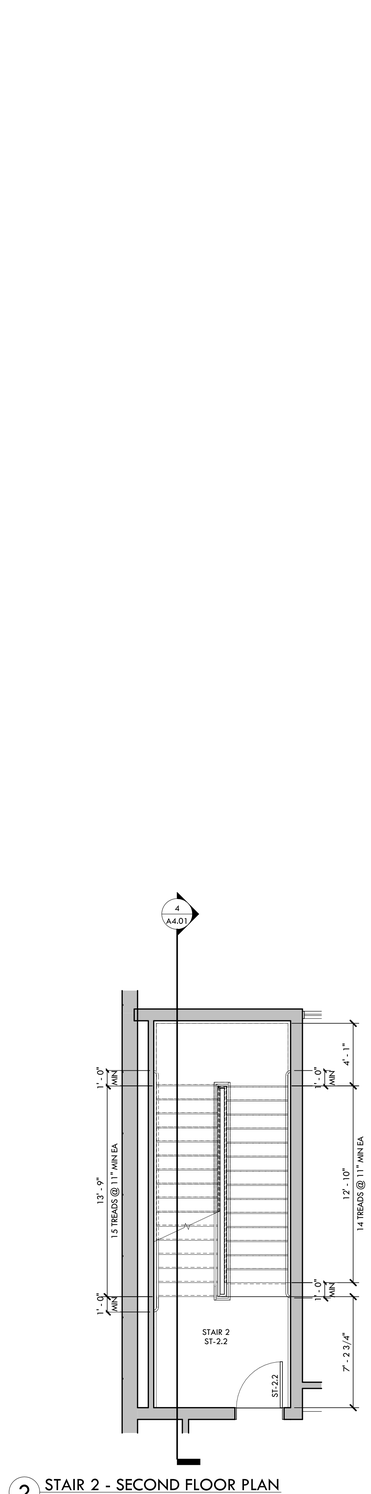
KEY PLAN:

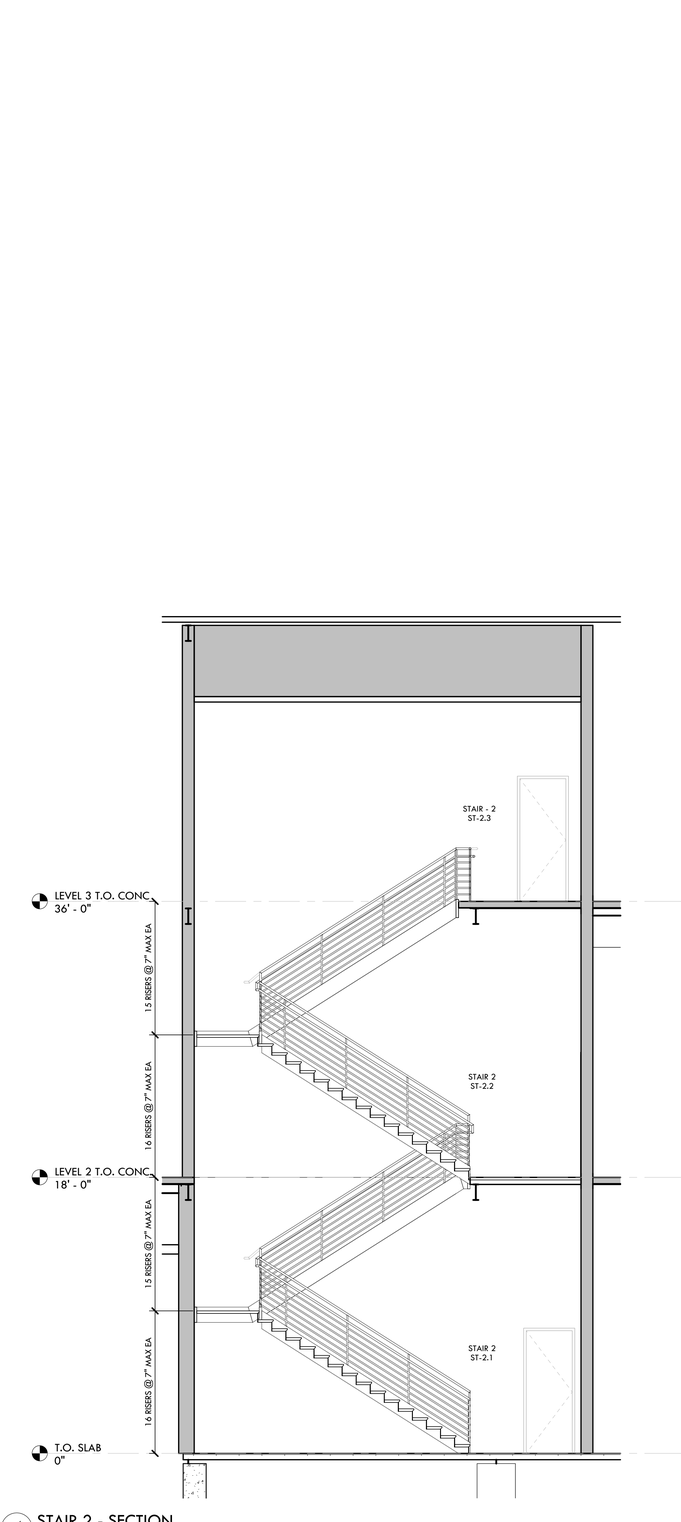


1 STAIR 2 - FIRST FLOOR PLAN
1/4" = 1'-0"



2 STAIR 2 - SECOND FLOOR PLAN
1/4" = 1'-0"

3 STAIR 2 - THIRD FLOOR PLAN
1/4" = 1'-0"



4 STAIR 2 - SECTION
1/4" = 1'-0"

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
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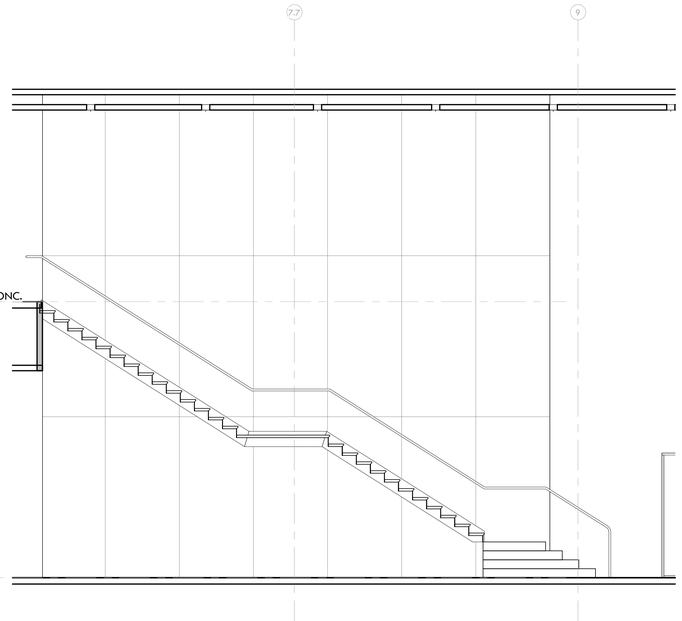
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

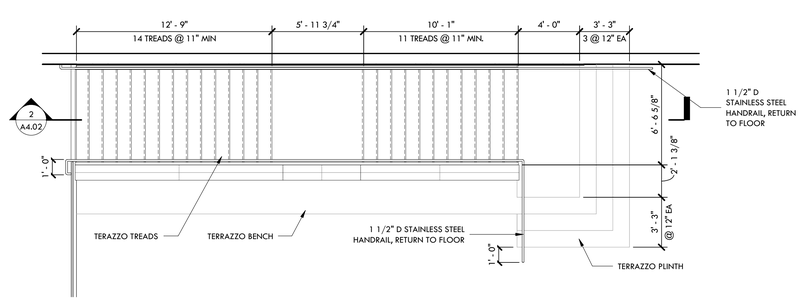
RMA PROJECT NO: 24.154

VERTICAL CIRCULATION PLANS

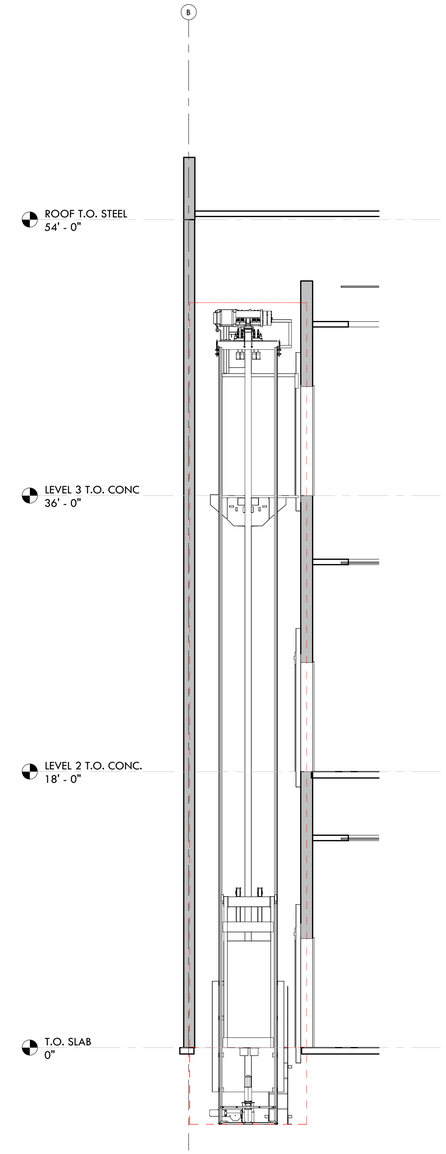
A4.01



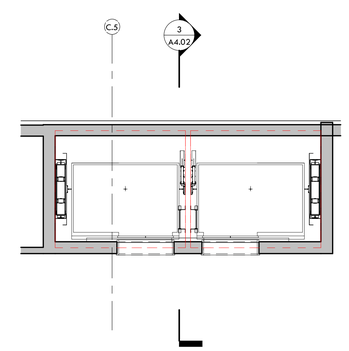
2 MONUMENT STAIR 1 SECTION
1/4" = 1'-0"



1 ENLARGED FLOOR PLAN - MONUMENT STAIR
1/4" = 1'-0"



3 ELEVATORS SECTION
1/4" = 1'-0"



4 ENLARGED FLOOR PLAN - ELEVATORS
1/4" = 1'-0"

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32018
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

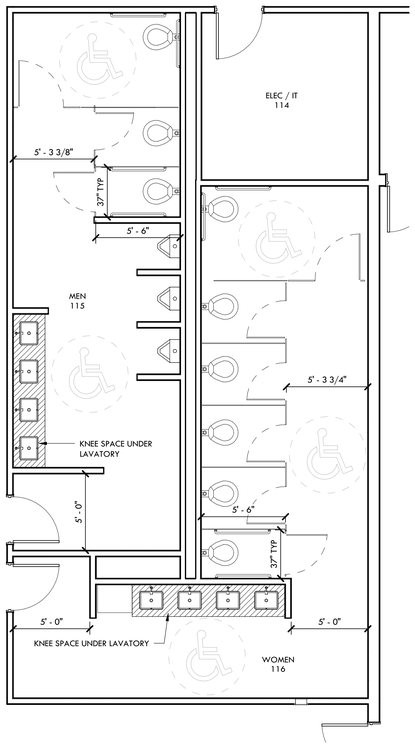
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

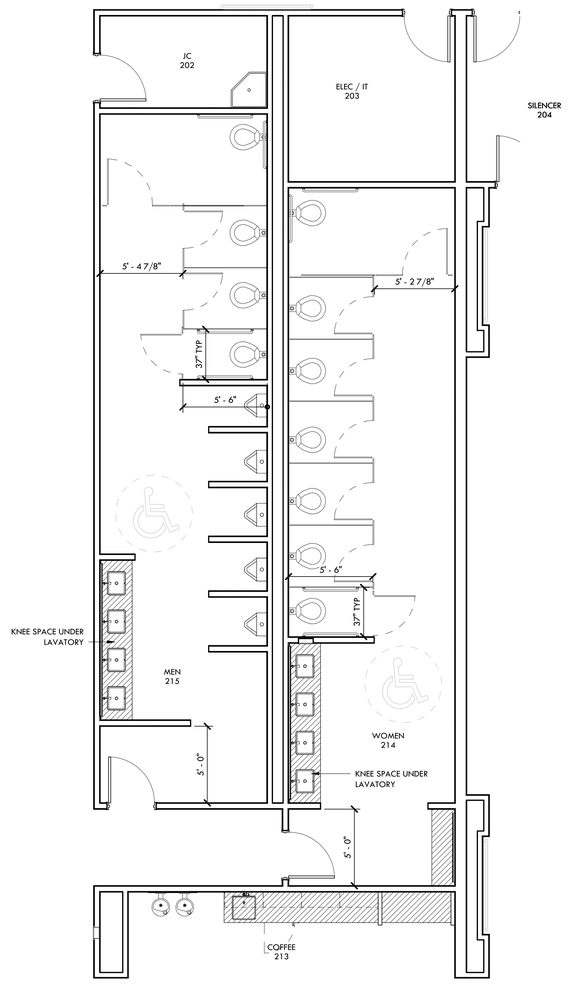
RMA PROJECT NO: 24.154

VERTICAL CIRCULATION PLANS

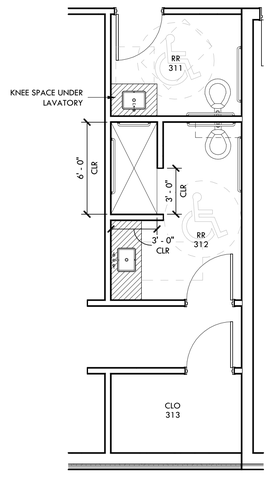
A4.02



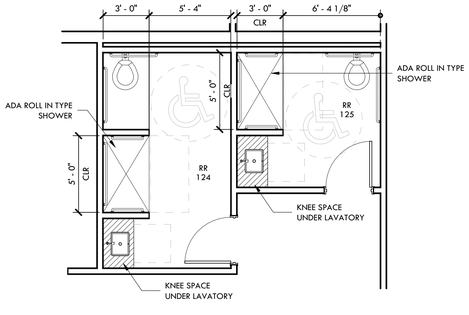
5 FIRST FLOOR RESTROOMS
1/4" = 1'-0"



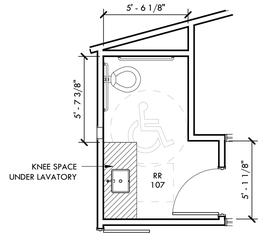
6 SECOND FLOOR RESTROOMS
1/4" = 1'-0"



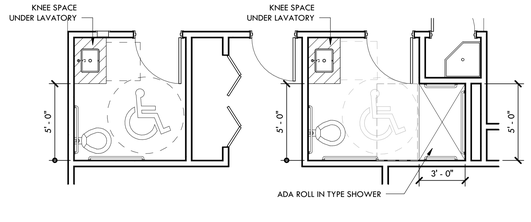
7 THIRD FLOOR PRIVATE RESTROOM
1/4" = 1'-0"



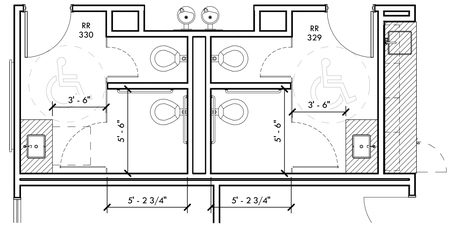
1 FIRST FLOOR FITNESS CENTER
1/4" = 1'-0"



2 FIRST FLOOR AT ENTRY
1/4" = 1'-0"



3 THIRD FLOOR PRIVATE RR2
1/4" = 1'-0"



4 THIRD FLOOR RESTROOMS
1/4" = 1'-0"

RITTER MAHER
ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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KEY PLAN:

SEAL:

STEPHEN P. MAHER
No. 30099
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ENLARGED TOILET ROOM PLANS

A4.03

GENERAL NOTES

KEYNOTES

LEGEND

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
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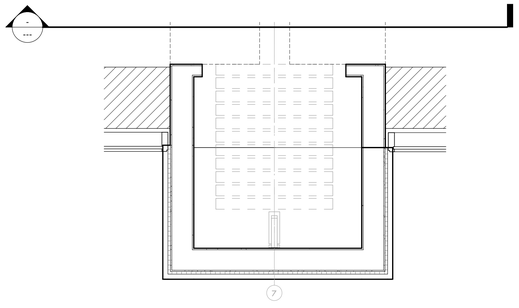
KEY PLAN:



1 FOLDING PARTITION
1/2" = 1'-0"

SEAL:

REVISION SCHEDULE

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	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

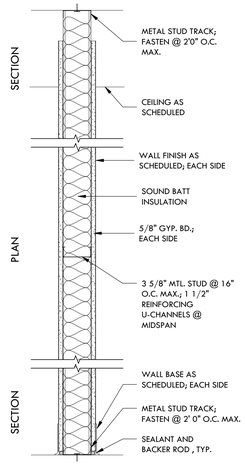
LIPSEY'S NEW HEADQUARTERS

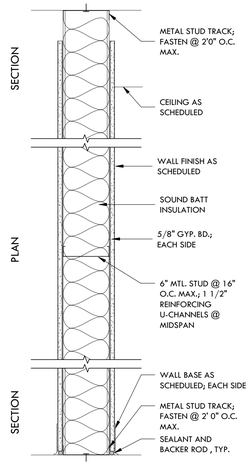
HIGHLAND RD, ST. GEORGE, LA

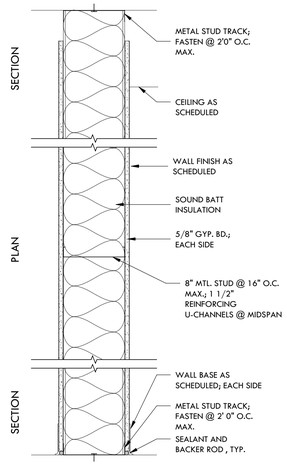
RMA PROJECT NO: 24.154

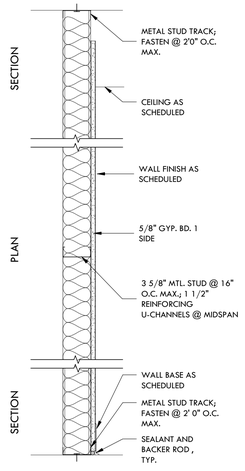
PLAN DETAILS

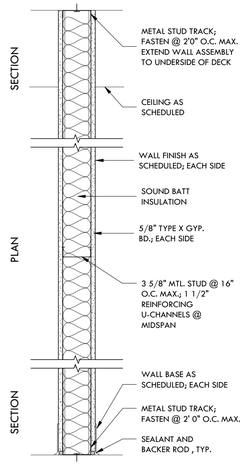
A5.00



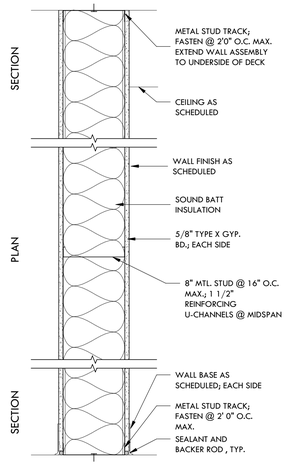








UL U419



UL U419

1 PARTITION TYPES

1 1/2" = 1'-0"

RITTER MAHER ARCHITECTS

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p 225.383.4321

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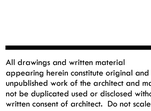
KEY PLAN:

SEAL:



REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

PARTITION TYPES

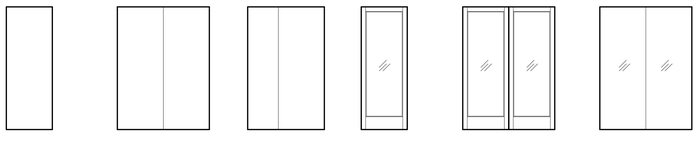
A6.00

DOOR SCHEDULE FIRST FLOOR

Door Number	Type	Door				Fire Rating	Hardware	Frame			Comments
		Width	Height	Material	Finish			Type	Material	Finish	
102	SF	3' - 2 1/2"	8' - 0 1/2"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	
103B	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	
104	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	
107	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
108A	SF	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
108B	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	
109	FO	5' - 0"	7' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
110A	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	PASSAGE	HM	HM	PAINTED	
110B	FO	5' - 0"	7' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
111A	SSF	6' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
111B	SSF	6' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
111C	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
112	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
113	SSF	6' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	
114	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
115	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
116	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
118A	SF	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
118B	SF	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
119	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
120	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
121	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
122	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
123	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
124	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
125	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
126	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
127	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
128	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	STORAGE	HM	HM	PAINTED	
129	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
130	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	STORAGE	HM	HM	PAINTED	
131	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	STORAGE	HM	HM	PAINTED	
132	FF	6' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
133A	G	3' - 1 3/4"	8' - 0"	ALUM/GLASS	PRE-FINISHED		N/A	STOREFRONT	ALUMINUM	PRE-FINISHED	
133B	G	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		N/A	STOREFRONT	ALUMINUM	PRE-FINISHED	
134A	G	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		N/A	STOREFRONT	ALUMINUM	PRE-FINISHED	
134B	G	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		N/A	STOREFRONT	ALUMINUM	PRE-FINISHED	
135	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
136	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
137	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
138.1	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
138.2	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
138A	SF	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
138B	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
139	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
140A	OH	10' - 0"	8' - 0"							PRE-FINISHED	GARAGE DOOR
140B	OH	10' - 0"	8' - 0"							PRE-FINISHED	GARAGE DOOR
140C	OH	10' - 0"	8' - 0"							PRE-FINISHED	GARAGE DOOR

DOOR SCHEDULE SECOND FLOOR

Door Number	Type	Door				Fire Rating	Hardware	Frame			Comments
		Width	Height	Material	Finish			Type	Material	Finish	
202	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
203	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
204	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
204B	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
205	SF	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
206	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
207	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
208	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
209	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
210	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
211	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
212	F	6' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	STORAGE	HM	HM	PAINTED	
214	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
215	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
216	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
217	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
218	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
219	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
221	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
222	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	STORAGE	HM	HM	PAINTED	
223	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	



DOOR TYPES

1/4" = 1'-0"

DOOR SCHEDULE THIRD FLOOR

Door Number	Type	Door				Fire Rating	Hardware	Frame			Comments
		Width	Height	Material	Finish			Type	Material	Finish	
303	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
304A	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
304B	F	2' - 10"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
304C	B	6' - 0"	7' - 0"	SCWD	PRE-FINISHED		N/A	STOREFRONT	ALUMINUM	PRE-FINISHED	BI-FOLD
305	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
308A	F	2' - 10"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
308B	F	3' - 0 3/4"	7' - 10 1/2"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
308C	B	2' - 10"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
309A	SSF	5' - 0"	7' - 0"	SCWD	PRE-FINISHED		N/A	STOREFRONT	ALUMINUM	PRE-FINISHED	BI-FOLD
309B	F	6' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
310	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
311	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	STORAGE	HM	HM	PAINTED	
312	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
313	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
314	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
315A	FF	6' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
315B	FF	6' - 0"	8' - 0"	SCWD	PRE-FINISHED		N/A	N/A	N/A		POCKET
316	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		N/A	N/A	N/A		POCKET
317	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
318	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE	HM	HM	PAINTED	
319	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
320	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
321	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	
322A	SSF	6' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
322B	SF	3' - 0"	8' - 0"	ALUM/GLASS	PRE-FINISHED		PASSAGE	STOREFRONT	ALUMINUM	PRE-FINISHED	
325	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
326	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
327	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
328	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
329	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
330	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PRIVACY	HM	HM	PAINTED	
332	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		STORAGE	HM	HM	PAINTED	

DOOR SCHEDULE EXTERIOR "EX"

Door Number	Type	Door				Fire Rating	Hardware	Frame			Comments
		Width	Height	Material	Finish			Type	Material	Finish	
EX-1	SSF	6' - 0 1/8"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		EGRESS	STOREFRONT	ALUMINUM	PRE-FINISHED	
EX-2	SSF	6' - 0"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		SECURE ENTRY	STOREFRONT	ALUMINUM	PRE-FINISHED	
EX-3	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	
EX-4	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	
EX-5	F	3' - 0"	8' - 0"	HM	PAINTED		EGRESS ONLY	HM	HM	PAINTED	
EX-6	SF	3' - 2 1/2"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		ENTRY/ACCESS CONTROL	CURTAINWALL	ALUMINUM	PRE-FINISHED	
EX-7	SF	3' - 2 1/2"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		ENTRY/ACCESS CONTROL	CURTAINWALL	ALUMINUM	PRE-FINISHED	
EX-8	F	3' - 0"	8' - 0"	HM	PAINTED		ENTRY/ACCESS CONTROL	HM	HM	PAINTED	
EX-9	F	3' - 0"	8' - 0"	HM	PAINTED		EGRESS ONLY	HM	HM	PAINTED	
EX-10	SF	3' - 1 3/4"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		EGRESS	CURTAINWALL	ALUMINUM	PRE-FINISHED	
EX-13	SF	3' - 2 1/2"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		ENTRY	CURTAINWALL	ALUMINUM	PRE-FINISHED	
EXT-11	SF	3' - 1 5/8"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		ENTRY	CURTAINWALL	ALUMINUM	PRE-FINISHED	
EXT-12	SF	3' - 1 5/8"	8' - 0 1/2"	ALUM/GLASS	PRE-FINISHED		ENTRY	CURTAINWALL	ALUMINUM	PRE-FINISHED	

DOOR SCHEDULE CORRIDOR "C"

Door Number	Type	Door				Fire Rating	Hardware	Frame			Comments
		Width	Height	Material	Finish			Type	Material	Finish	
C100	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	EGRESS	HM	HM	PAINTED	
C106A	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		OFFICE	STOREFRONT	ALUMINUM	PRE-FINISHED	
C106B	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED		PASSAGE/ACCESS CONTROL	HM	HM	PAINTED	

DOOR SCHEDULE STAIR "ST"

Door Number	Type	Door				Fire Rating	Hardware	Frame			Comments
		Width	Height	Material	Finish			Type	Material	Finish	
ST.1.1A	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	PASSAGE	HM	HM	PAINTED	
ST.1.2	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	EGRESS	HM	HM	PAINTED	
ST-1.1B	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	EGRESS	HM	HM	PAINTED	
ST-1.3	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	EGRESS	HM	HM	PAINTED	
ST-2.1	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	EGRESS	HM	HM	PAINTED	
ST-2.2	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	EGRESS	HM	HM	PAINTED	
ST-2.3	F	3' - 0"	8' - 0"	SCWD	PRE-FINISHED	45	EGRESS	HM	HM	PAINTED	

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
No. 31017
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

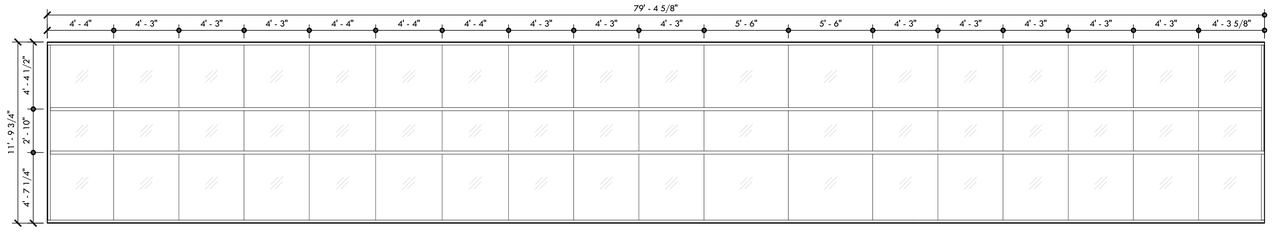
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

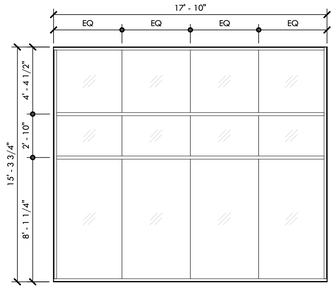
DOOR SCHEDULES

A6.10



L

6" CURTAIN WALL



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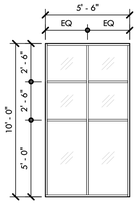

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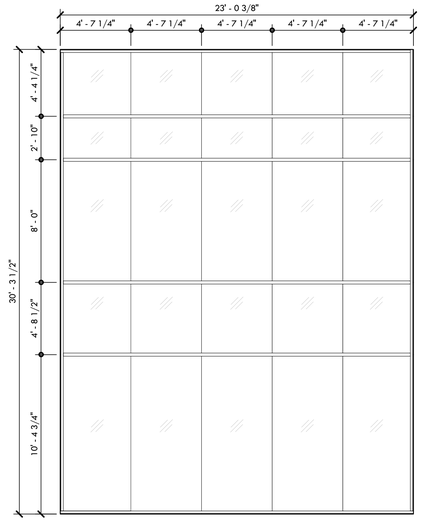

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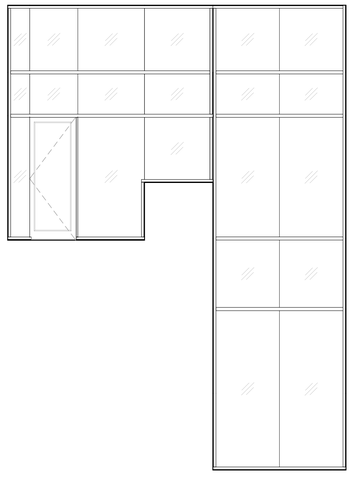

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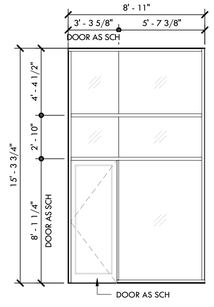

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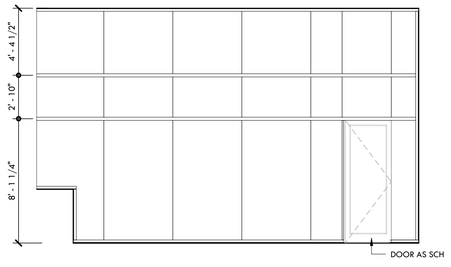

K

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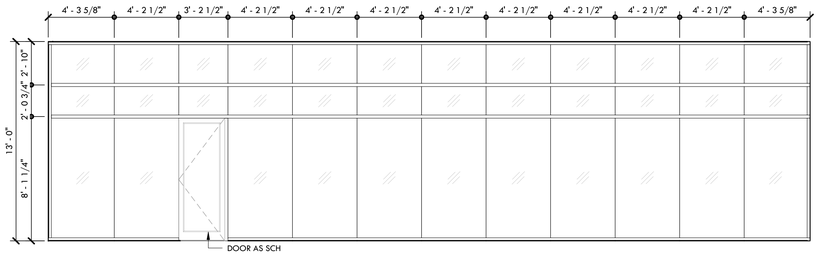

D

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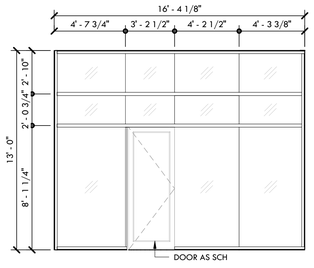

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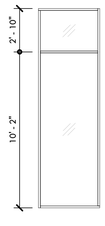
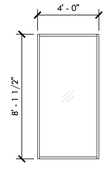


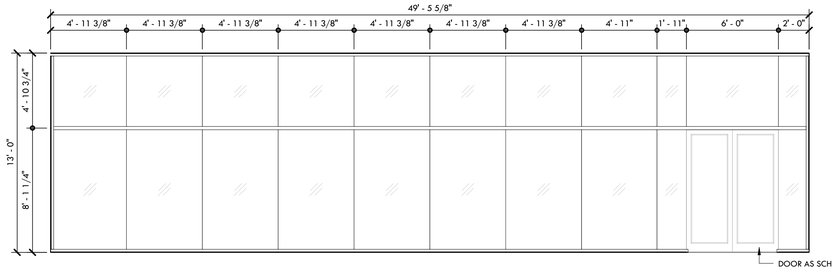
F

EXTERIOR STOREFRONT



G

EXTERIOR STOREFRONT



A

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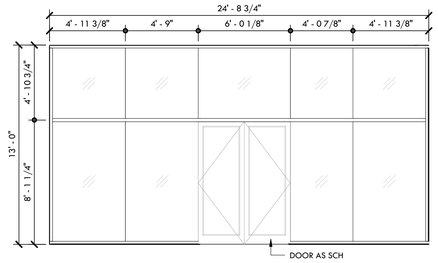

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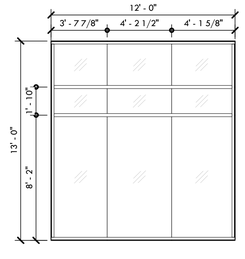

C

6" CURTAIN WALL

1 EXTERIOR GLAZING TYPES
1/4" = 1'-0"

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32809
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	01.16.2026	100% DD
	02.27.2026	ISSUED FOR PERMIT

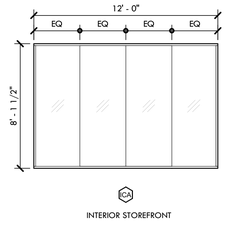
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

GLAZING TYPES

A6.12



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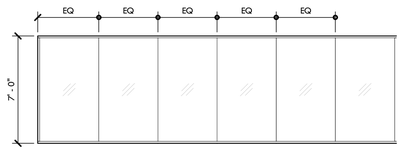

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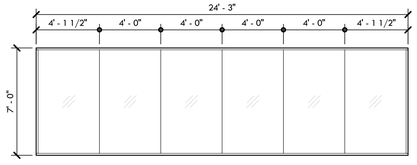

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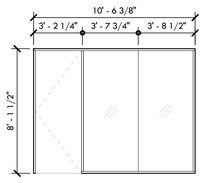

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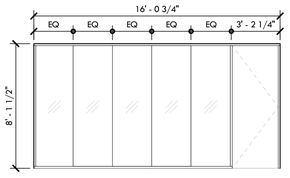
INTERIOR STOREFRONT

EHA
INTERIOR STOREFRONT



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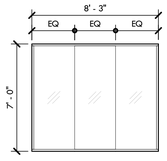

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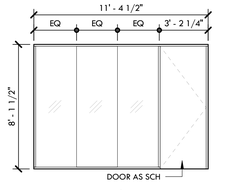

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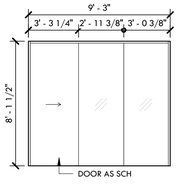

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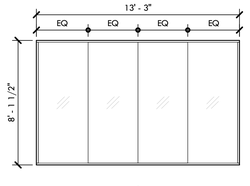

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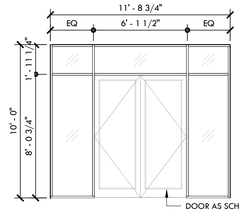

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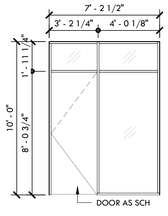

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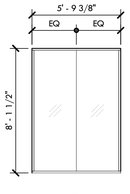

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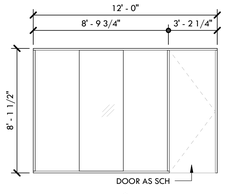

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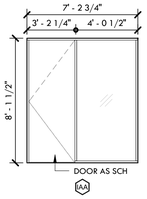

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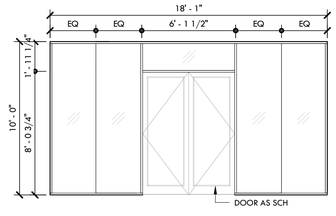

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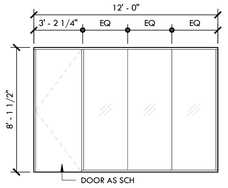

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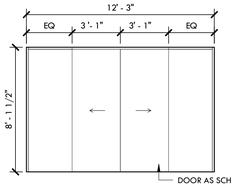

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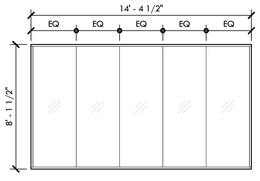
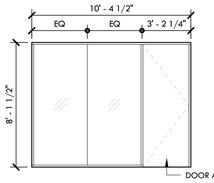


EIK
INTERIOR STOREFRONT



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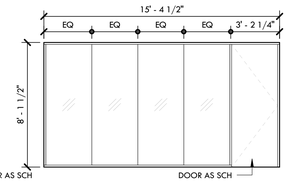
INTERIOR STOREFRONT



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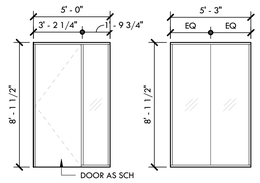
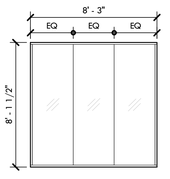


EIN
INTERIOR STOREFRONT

EIQ
INTERIOR STOREFRONT



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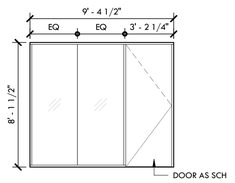

EIQ
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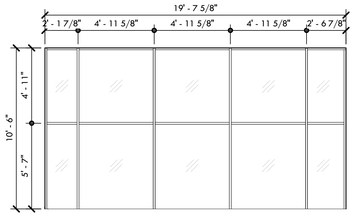
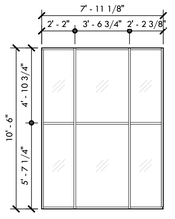
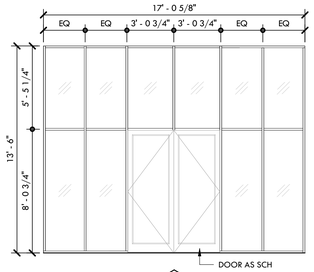


EIA
INTERIOR STOREFRONT - BALLISTIC GLAZING



EIB
INTERIOR STOREFRONT - BALLISTIC GLAZING



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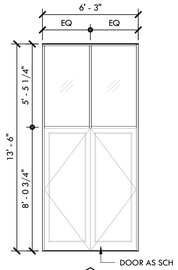

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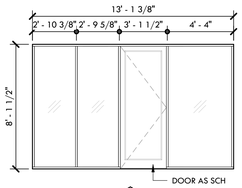

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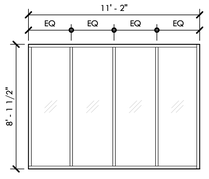
INTERIOR STOREFRONT



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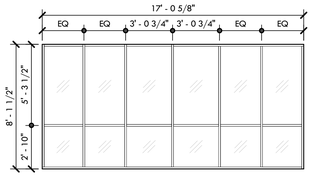
INTERIOR STOREFRONT



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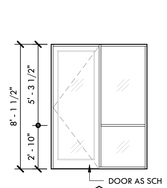
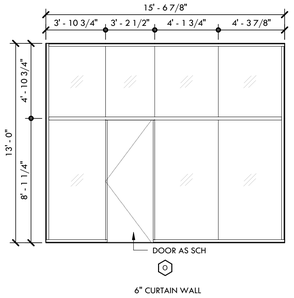
INTERIOR STOREFRONT

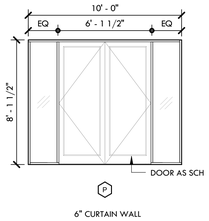


EIH
INTERIOR STOREFRONT

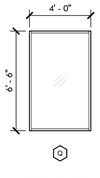
1 INTERIOR GLAZING TYPES
1/4" = 1'-0"



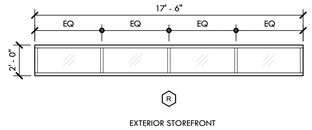
EQ
6" CURTAIN WALL



EP
6" CURTAIN WALL



EQ
EXTERIOR STOREFRONT



ER
EXTERIOR STOREFRONT

RITTER MAHER
ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 32018
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

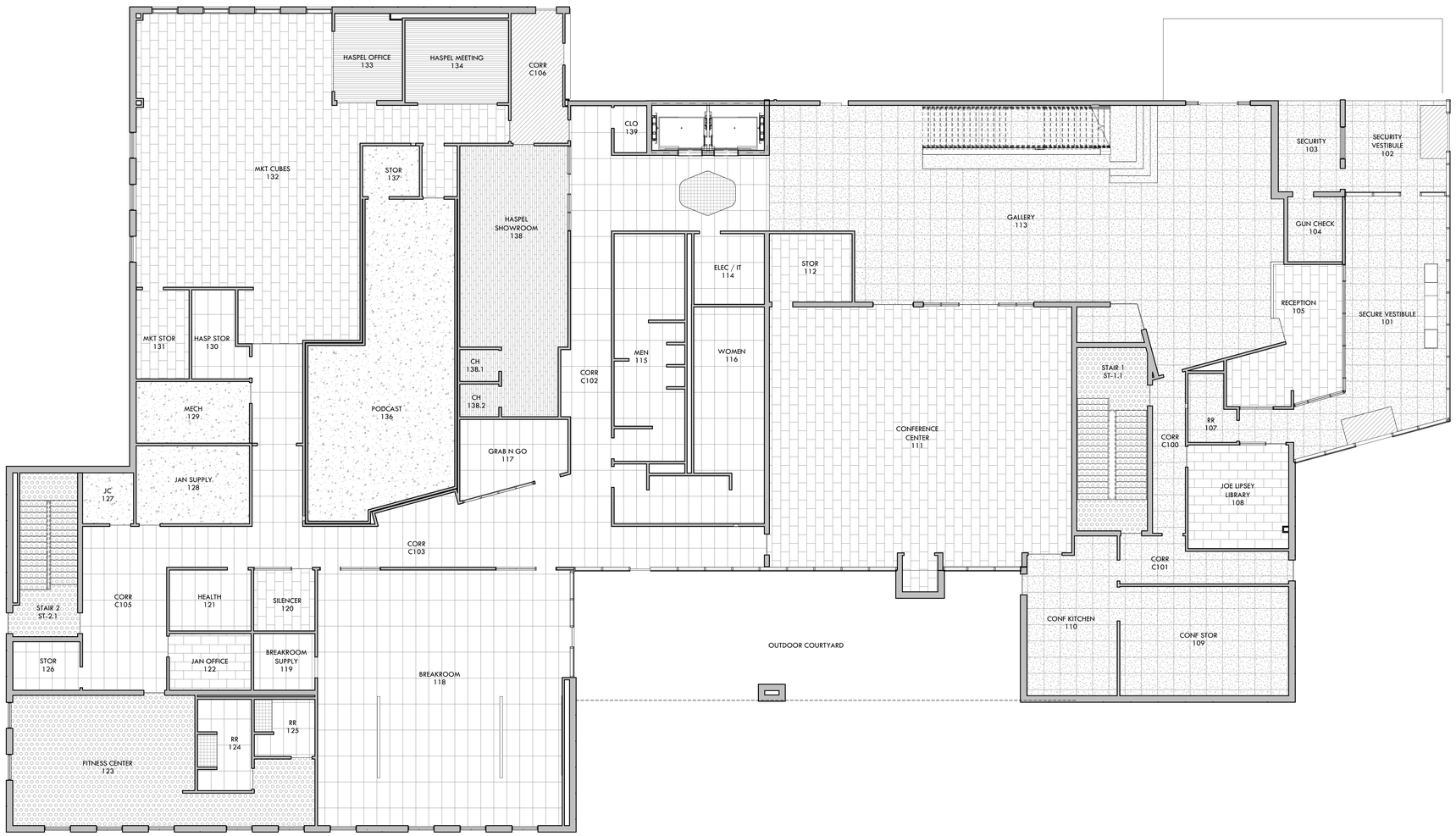
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

GLAZING TYPES

A6.13



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

FINISH ALLOWANCES FOR BUDGETARY PRICING:

CPT-1 CARPET TILE: $42/SY MATERIAL

CPT-2 CARPET TILE: $42/SY MATERIAL

CPT-3 CARPET TILE: $28/SY MATERIAL

T-1 TERRAZZO/T-2 TERRAZZO TREADS/TB-1 TERRAZZO BASE: EPOXY TERRAZZO, #1 AGGREGATES, 75% GLASS, 25% MOTHER OF PEARL

PT-1 PORCELAIN TILE: $8/SF MATERIAL

PT-2 PORCELAIN TILE: $15/SF MATERIAL

WO-1 WALK OFF: $33/SY MATERIAL

RT-1 RUBBER TILE: $10/SF MATERIAL
COORDINATING STAIR TREAD: $75/TREAD

EW-1 ENGINEERED WOOD: $10/SF MATERIAL

SC-1 SEALED CONCRETE: H&C CLEAR PROTECT HIGH PERFORMANCE INDUSTRIAL CLEAR SEALER

INTERIORS GENERAL NOTES:

1. ALL APPLIANCES AND EQUIPMENT SIZES TO BE VERIFIED WITH OWNER BEFORE ANY MILLWORK IS CONSTRUCTED.

2. ALL LVT MUST BE PROTECTED AND COVERED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CLEANING AND REPLACING ANY DAMAGED FLOORING.

3. HATCH PATTERNS SHOWN IN FLOOR FINISH PLAN ARE TO BE USED WITH FLOOR FINISH LEGEND TO SHOW LOCATIONS OF VARIOUS FLOORING PRODUCTS. REFERENCE FLOOR FINISH SCHEDULE FOR PRODUCT INFO. SUBMIT PROPOSED INSTALLATION PATTERNS TO RITTER MAHER ARCHITECTS FOR APPROVAL BEFORE ANY FLOORING IS INSTALLED.

4. SEE BUILDING SPECIFICATIONS FOR FURTHER INFORMATION REGARDING FINISH MANUFACTURER, COLOR, STYLE, PATTERN, SIZE, PERFORMANCE AND INSTALLATION.

5. ALL RUBBER TRANSITION STRIPS TO HAVE THE LOWEST PROFILE POSSIBLE, G.C. TO COORDINATE SIZE WITH ARCHITECT. RE: FLOOR FINISH PLAN FOR FLOORING TRANSITION LOCATIONS.

6. WHENEVER A FLOORING TRANSITION OCCURS AT A DOOR OPENING, LOCATE THE TRANSITION STRIP AT CENTERLINE OF DOORS.

7. CLOSETS WITHIN A ROOM SHALL RECEIVE THE SAME FLOORING, BASE AND WALL FINISHES AS THE ADJACENT ROOM, UNLESS OTHERWISE NOTED.

8. ALL ITEMS IN OR LOCATED IN OR ON A WALL (ELECTRICAL PANELS, GRILLS OR CLOSURES, ECT) SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACE COLOR, SEMI-GLOSS ALKYD ENAMEL, UNLESS NOTED OTHERWISE OR OTHER MANUFACTURER FINISHES ARE SPECIFIED.

9. ALL CEILING ACCESS PANELS, SPRINKLER ESCUTCHEONS SHALL BE PAINTED TO MATCH ADJACENT CEILING.

10. ALL CONTRACTORS SHALL INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

11. MILLWORK SHALL HAVE A WHITE MELAMINE INTERIOR FINISH ON ALL EXPOSED AND SEMI-EXPOSED INTERIOR SURFACES UNLESS OTHERWISE NOTED. MILLWORK SHALL HAVE SOFT-CLOSE HARDWARE. PROVIDE PROPER NOTATION IN SHOP DRAWINGS FOR VERIFICATION.

12. INSTALL CEMENTITIOUS BACKER BOARD AT ALL LOCATIONS WITH ALL TILE, TYP

13. ALL EXPOSED EDGES OF WALL TILE HORIZONTAL AND VERTICAL TO RECEIVE APPROPRIATE SCHLUTER METAL TRIM PROFILE UNLESS OTHERWISE NOTED. COORDINATE WITH INTERIOR DESIGNER TO SELECT FROM MANUFACTURER'S FULL RANGE.

14. MITER INSIDE AND OUTSIDE CORNERS OF BASE AT ALL LOCATIONS.

15. ALL WORKSTATIONS WITH KNEE SPACE TO RECEIVE GROMMET; BASIS OF DESIGN: DOUG MOCKETT, PRODUCT; SG-FLIP-TOP SERIES; 1 3/4" FINISHED SATIN CHROME; TYPICAL UNLESS OTHERWISE INDICATED.

16. ALL COUNTERTOPS WITH A SINK TO RECEIVE A 4" BACKSPLASH, UNLESS OTHERWISE NOTED. FINISH MATERIAL TO MATCH COUNTERTOP.

17. ALL SOLID SURFACE OR QUARTZ COUNTERTOPS TO RECEIVE AN UNDERMOUNT SINK WHERE APPLICABLE.

18. G.C. TO COORDINATE CLEARANCES, POWER LOCATIONS, AND VENTILATION REQIREMENTS FOR ALL APPLIANCES AND EQUIPMENT.

19. ALL UPPER CABINETS WITH UNDER-CABINET LIGHTING TO RECEIVE 3" LIGHT RAIL. FINISH MATERIAL TO MATCH UPPER CABINET.

20. ALL RESTROOM MIRRORS TO BE INSTALLED 40" AFF MAX TO BOTTOM OF REFLECTIVE SURFACE.

FLOOR FINISH LEGEND:

CPT-1 CARPET TILE

CPT-2 CARPET TILE

CPT-3 CARPET TILE

T-1 TERRAZZO

T-2 TERRAZZO TREADS

PT-1 PORCELAIN TILE

PT-2 PORCELAIN TILE

WO-1 WALK OFF

RT-1 RUBBER TILE

EW-1 ENGINEERED WOOD

SC-1 SEALED CONCRETE

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 5096
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR FINISH PLAN

A7.00

1 SECOND FLOOR FINISH PLAN
1/8" = 1'-0"

FINISH ALLOWANCES FOR BUDGETARY PRICING:

CPT-1 CARPET TILE: $42/SY MATERIAL

CPT-2 CARPET TILE: $42/SY MATERIAL

CPT-3 CARPET TILE: $28/SY MATERIAL

T-1 TERRAZZO/T-2 TERRAZZO TREADS/TB-1 TERRAZZO BASE: EPOXY TERRAZZO, #1 AGGREGATES, 75% GLASS, 25% MOTHER OF PEARL

PT-1 PORCELAIN TILE: $8/SF MATERIAL

PT-2 PORCELAIN TILE: $15/SF MATERIAL

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COORDINATING STAIR TREAD: $75/TREAD

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SC-1 SEALED CONCRETE: H&C CLEAR PROTECT HIGH PERFORMANCE INDUSTRIAL CLEAR SEALER

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SC-1 SEALED CONCRETE

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
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SEAL:

STEPHEN P. MAHER REG. No. 5096 STATE OF LOUISIANA REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

SECOND FLOOR FINISH PLAN

A7.01

NOT FOR CONSTRUCTION

1 THRID FLOOR FINISH PLAN
1/8" = 1'-0"

FINISH ALLOWANCES FOR BUDGETARY PRICING:

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

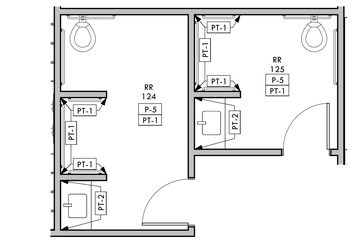
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

THIRD FLOOR FINISH PLAN

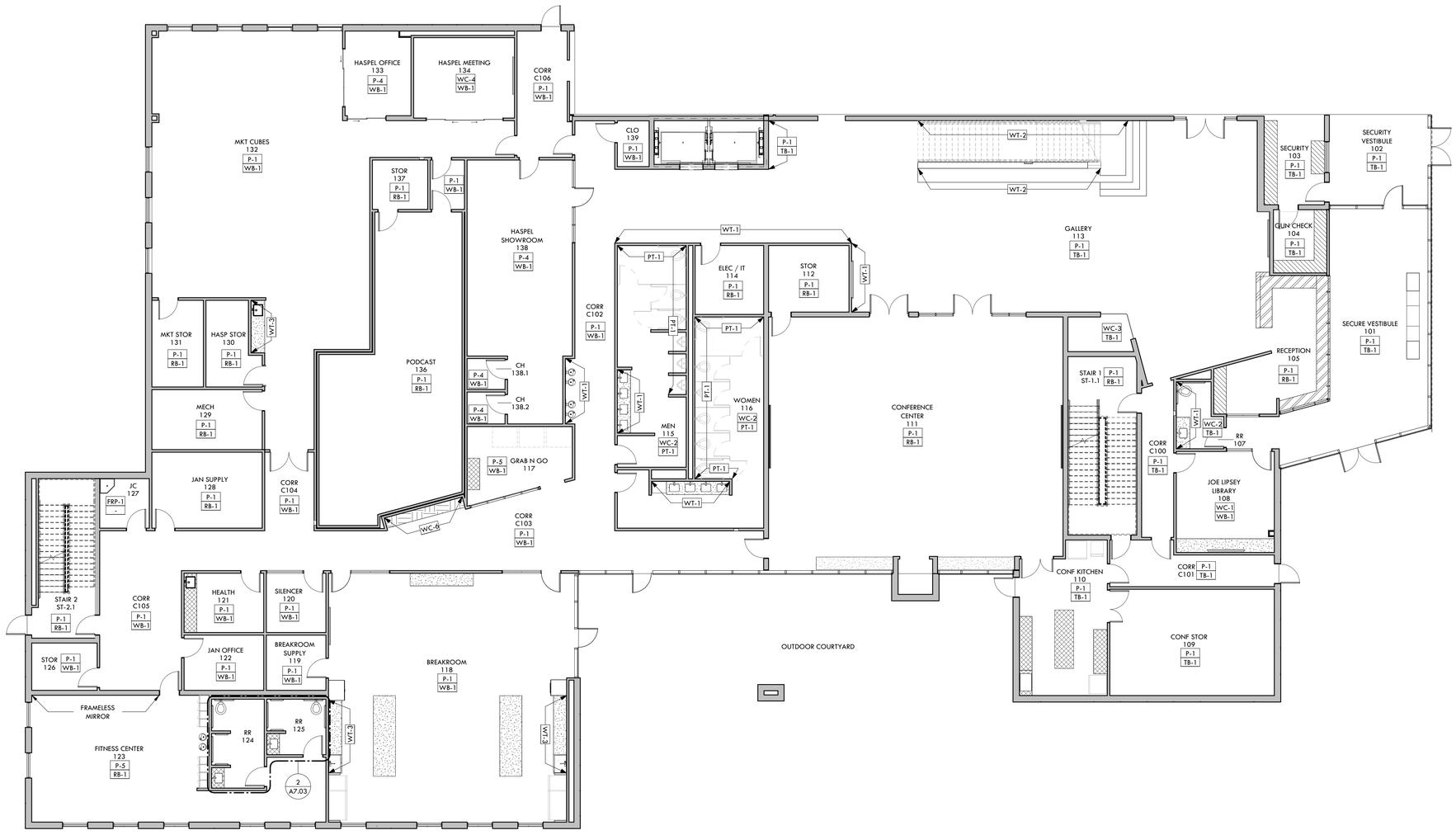
A7.02

NOT FOR CONSTRUCTION



ENLARGED WALL FINISH PLAN - RR 124 & RR 125

2 1/4" = 1'-0"



1 FIRST FLOOR WALL FINISH PLAN

1/8" = 1'-0"

FINISH ALLOWANCES FOR BUDGETARY PRICING:

PL-1 PLASTIC LAMINATE - FORMICA, PREMIUM GRADE, COLOR TBD

PL-2 PLASTIC LAMINATE (ALL CABINET FACES) - FORMICA, PREMIUM GRADE, COLOR TBD

Q-1 QUARTZ - $36/SF MATERIAL

Q-2 QUARTZ - $25/SF MATERIAL

Q-3 QUARTZ - $25/SF MATERIAL

U-1 UPHOLSTERY - $60/YD MATERIAL

WC-1 WALLCOVERING - $60/YD MATERIAL

WC-2 WALLCOVERING - $60/YD MATERIAL

WC-3 WALLCOVERING - $60/YD MATERIAL

WC-4 WALLCOVERING - $60/YD MATERIAL

WC-5 WALLCOVERING - $60/YD MATERIAL

WC-6 WALLCOVERING - $44/SY

WP-1 WALL PANELS - $79/SF

WT-1 WALL TILE - $9/SF MATERIAL

WT-2 WALL TILE - $14/SF MATERIAL

WT-3 WALL TILE - $10/SF MATERIAL

INTERIORS GENERAL NOTES:

1. ALL APPLIANCES AND EQUIPMENT SIZES TO BE VERIFIED WITH OWNER BEFORE ANY MILLWORK IS CONSTRUCTED.

2. ALL LVT MUST BE PROTECTED AND COVERED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CLEANING AND REPLACING ANY DAMAGED FLOORING.

3. HATCH PATTERNS SHOWN IN FLOOR FINISH PLAN ARE TO BE USED WITH FLOOR FINISH LEGEND TO SHOW LOCATIONS OF VARIOUS FLOORING PRODUCTS. REFERENCE FLOOR FINISH SCHEDULE FOR PRODUCT INFO. SUBMIT PROPOSED INSTALLATION PATTERNS TO RITTER MAHER ARCHITECTS FOR APPROVAL BEFORE ANY FLOORING IS INSTALLED.

4. SEE BUILDING SPECIFICATIONS FOR FURTHER INFORMATION REGARDING FINISH MANUFACTURER, COLOR, STYLE, PATTERN, SIZE, PERFORMANCE AND INSTALLATION.

5. ALL RUBBER TRANSITION STRIPS TO HAVE THE LOWEST PROFILE POSSIBLE, G.C. TO COORDINATE SIZE WITH ARCHITECT. RE: FLOOR FINISH PLAN FOR FLOORING TRANSITION LOCATIONS.

6. WHENEVER A FLOORING TRANSITION OCCURS AT A DOOR OPENING, LOCATE THE TRANSITION STRIP AT CENTERLINE OF DOORS.

7. CLOSETS WITHIN A ROOM SHALL RECEIVE THE SAME FLOORING, BASE AND WALL FINISHES AS THE ADJACENT ROOM, UNLESS OTHERWISE NOTED.

8. ALL ITEMS IN OR LOCATED IN OR ON A WALL (ELECTRICAL PANELS, GRILLS OR CLOSURES, ECT) SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACE COLOR, SEMI-GLOSS ALKYD ENAMEL, UNLESS NOTED OTHERWISE OR OTHER MANUFACTURER FINISHES ARE SPECIFIED.

9. ALL CEILING ACCESS PANELS, SPRINKLER ESCUTCHEONS SHALL BE PAINTED TO MATCH ADJACENT CEILING.

10. ALL CONTRACTORS SHALL INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

11. MILLWORK SHALL HAVE A WHITE MELAMINE INTERIOR FINISH ON ALL EXPOSED AND SEMI-EXPOSED INTERIOR SURFACES UNLESS OTHERWISE NOTED. MILLWORK SHALL HAVE SOFT-CLOSE HARDWARE. PROVIDE PROPER NOTATION IN SHOP DRAWINGS FOR VERIFICATION.

12. INSTALL CEMENTITIOUS BACKER BOARD AT ALL LOCATIONS WITH ALL TILE, TYP

13. ALL EXPOSED EDGES OF WALL TILE HORIZONTAL AND VERTICAL TO RECEIVE APPROPRIATE SCHLUTER METAL TRIM PROFILE UNLESS OTHERWISE NOTED. COORDINATE WITH INTERIOR DESIGNER TO SELECT FROM MANUFACTURER'S FULL RANGE.

14. MITER INSIDE AND OUTSIDE CORNERS OF BASE AT ALL LOCATIONS.

15. ALL WORKSTATIONS WITH KNEE SPACE TO RECEIVE GROMMET; BASIS OF DESIGN: DOUG MOCKETT, PRODUCT; SG-FLIP-TOP SERIES; 1 3/4" FINISHED SATIN CHROME; TYPICAL UNLESS OTHERWISE INDICATED.

16. ALL COUNTERTOPS WITH A SINK TO RECEIVE A 4" BACKSPLASH, UNLESS OTHERWISE NOTED. FINISH MATERIAL TO MATCH COUNTERTOP.

17. ALL SOLID SURFACE OR QUARTZ COUNTERTOPS TO RECEIVE AN UNDERMOUNT SINK WHERE APPLICABLE.

18. G.C. TO COORDINATE CLEARANCES, POWER LOCATIONS, AND VENTILATION REQIREMENTS FOR ALL APPLIANCES AND EQUIPMENT.

19. ALL UPPER CABINETS WITH UNDER-CABINET LIGHTING TO RECEIVE 3" LIGHT RAIL. FINISH MATERIAL TO MATCH UPPER CABINET.

20. ALL RESTROOM MIRRORS TO BE INSTALLED 40" AFF MAX TO BOTTOM OF REFLECTIVE SURFACE.

WALL FINISH LEGEND:

X-1	UPPER WALL FINISH
X-2	CHAIR RAIL
XX-1	LOWER WALL FINISH
XX-2	BASE FINISH

MILLWORK LEGEND:

PL-1 PLASTIC LAMINATE

Q-1 QUARTZ

Q-2 QUARTZ

Q-3 QUARTZ

U-1 UPHOLSTERY

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

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KEY PLAN:

SEAL:

STEPHEN P. MAHER — No. 29006 — STATE OF LOUISIANA — REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR WALL FINISH PLAN

A7.03

1 SECOND FLOOR WALL FINISH PLAN
1/8" = 1'-0"

FINISH ALLOWANCES FOR BUDGETARY PRICING:

PL-1 PLASTIC LAMINATE - FORMICA, PREMIUM GRADE, COLOR TBD

PL-2 PLASTIC LAMINATE (ALL CABINET FACES) - FORMICA, PREMIUM GRADE, COLOR TBD

Q-1 QUARTZ - $36/SF MATERIAL

Q-2 QUARTZ - $25/SF MATERIAL

Q-3 QUARTZ - $25/SF MATERIAL

U-1 UPHOLSTERY - $60/YD MATERIAL

WC-1 WALLCOVERING - $60/YD MATERIAL

WC-2 WALLCOVERING - $60/YD MATERIAL

WC-3 WALLCOVERING - $60/YD MATERIAL

WC-4 WALLCOVERING - $60/YD MATERIAL

WC-5 WALLCOVERING - $60/YD MATERIAL

WC-6 WALLCOVERING - $44/SY

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WT-2 WALL TILE - $14/SF MATERIAL

WT-3 WALL TILE - $10/SF MATERIAL

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2. ALL LVT MUST BE PROTECTED AND COVERED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CLEANING AND REPLACING ANY DAMAGED FLOORING.

3. HATCH PATTERNS SHOWN IN FLOOR FINISH PLAN ARE TO BE USED WITH FLOOR FINISH LEGEND TO SHOW LOCATIONS OF VARIOUS FLOORING PRODUCTS. REFERENCE FLOOR FINISH SCHEDULE FOR PRODUCT INFO. SUBMIT PROPOSED INSTALLATION PATTERNS TO RITTER MAHER ARCHITECTS FOR APPROVAL BEFORE ANY FLOORING IS INSTALLED.

4. SEE BUILDING SPECIFICATIONS FOR FURTHER INFORMATION REGARDING FINISH MANUFACTURER, COLOR, STYLE, PATTERN, SIZE, PERFORMANCE AND INSTALLATION.

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XX-2	BASE FINISH

MILLWORK LEGEND:

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Q-1	QUARTZ
Q-2	QUARTZ
Q-3	QUARTZ
U-1	UPHOLSTERY

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KEY PLAN:

SEAL:

STEPHEN P. MAHER No. 5069 STATE OF LOUISIANA REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

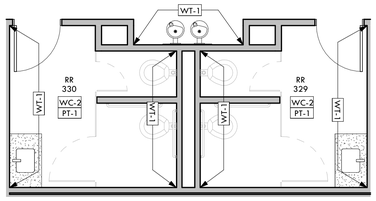
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

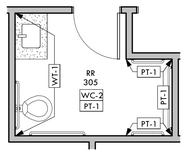
SECOND FLOOR WALL FINISH PLAN

A7.04



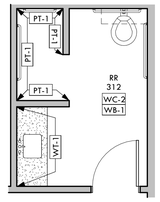
ENLARGED WALL FINISH PLAN - RR 329 + RR 330

2 1/4" = 1'-0"



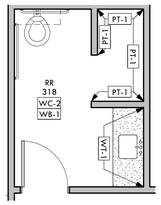
ENLARGED WALL FINISH PLAN - RR 305

3 1/4" = 1'-0"



ENLARGED WALL FINISH PLAN - RR 312

4 1/4" = 1'-0"



ENLARGED WALL FINISH PLAN - RR 318

5 1/4" = 1'-0"

1 THRID FLOOR WALL FINISH PLAN

1/8" = 1'-0"

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- X-2 — CHAIR RAIL
- XX-1 — LOWER WALL FINISH
- XX-2 — BASE FINISH

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- Q-3 QUARTZ
- U-1 UPHOLSTERY

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KEY PLAN:

SEAL:

STEPHEN P. MAHER
REG. No. 30099
STATE OF LOUISIANA
REGISTERED ARCHITECT

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

THIRD FLOOR WALL FINISH PLAN

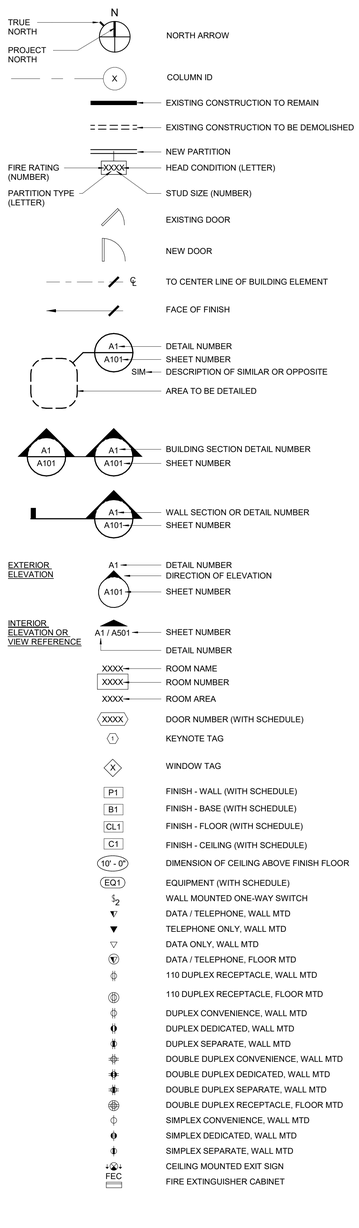
A7.05

NOT FOR CONSTRUCTION

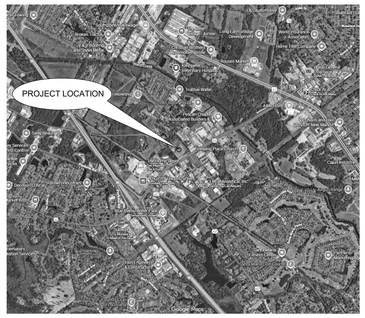
ABBREVIATIONS

℄	CENTER LINE
#	POUND/ NUMBER
&	AND
@	AT
R	RADIUS, RISER OR RISERS
Ø	DIAMETER
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT
BD	BOARD
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BOM	BOTTOM OF MULLION
BOR	BOTTOM OF REVEAL
CAB	CABINET
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT/ CONSTRUCTION JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUE
CORR	CORRIDOR
CT	CERAMIC TILE
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DIST	DISTANCE
DS	DOWNSPOUT
DWG	DRAWING
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATOR
EQ	EQUAL
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR OR FLOORING
FLUOR	FLUORESCENT
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GYP	GYPSUM
HB	HOSE BIB
HDW	HARDWARE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HT	HEIGHT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
LAV	LAVATORY
LDG	LANDING
LOR	LEFT OF REVEAL
LT	LIGHT
LWC	LIGHTWEIGHT CONCRETE
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OPH	OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PTD	PAINTED
RD	ROOF DRAINS
REQD	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
ROR	RIGHT OF REVEAL
RTU	ROOF TOP UNIT
SCWD	SOLID CORE WOOD DOOR
SECT	SECTION
SIM	SIMILAR
SPECD	SPECIFIED
SQ	SQUARE
SST	STAINLESS STEEL
STO	STORAGE
STRUCT	STRUCTURAL
TOC	TOP OF CURB
TOM	TOP OF MULLION
TOP	TOP OF PARAPET
TOR	TOP OF REVEAL
TOS	TOP OF SLAB
TW	TILTWALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW

SYMBOL LEGEND



VICINITY MAP



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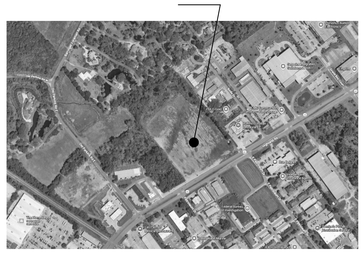
PROJECT LOCATION



HIGHLAND RD
ST. GEORGE, LA

N

GENERAL NOTES

KEYNOTES

A ALL MATERIALS ON JOB TO COMPLY WITH FEDERAL AND STATE VOC/AIM REGULATIONS.

B ALL CONSTRUCTION TO COMPLY WITH LOCAL ACCESSIBILITY CODES, CURRENT ENERGY CODE AND LOCAL AMMENDMENTS OR REQUIREMENTS.

C ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH FIRE RATED FOAM SEALANT (BOTH SIDES OF WALL). SEALANT TYPE SHALL BE A COMPATIBLE RATING TO THE WALL SYSTEMS.

D MAXIMUM CLEAR SPAN HEIGHTS FOR INTERIOR METAL STUDS SHALL BE SUCH THAT DEFLECTION SHALL NOT EXCEED L/240 UNDER A 5 PSF LOAD (CERAMIC TILE FINISHES AND/OR WALLS TO DECK) AND L/120 AT ALL OTHER AREAS. U.N.O.

E WHERE REQUIRED BY CODE ALUMINUM VERTICAL MULLIONS TO RECEIVE STEEL STIFFENER TO ACHIEVE WIND LOAD CAPACITY.

F ALL WOOD FRAMING, BLOCKING, SHEATHING OR BRACING SHALL BE FIRE RETARDANT TREATED.

G DO NOT SCALE THESE DRAWINGS FOR DIMENSIONAL INFORMATION. REFER TO DIMENSIONS ON THE FLOOR PLANS AND ENLARGED PLANS. IF THERE IS A CONFLICT WITH THE PLAN DIMENSIONS OR AN EXISTING FIELD CONDITION, CONTACT THE ARCHITECT. DIMENSIONS ARE GIVEN TO FACE OF FINISH, UNO.

H REFER TO BUILDING ELEVATION DRAWINGS FOR FINISH MATERIAL CALL OUTS AND PAINT REQUIREMENTS. VERIFY COLOR OF MATERIALS NOT SHOWN ON THE DRAWINGS WITH THE ARCHITECT.

J ALL GYPSUM BOARD THROUGHOUT THE PROJECT SHALL BE 5/8" THICK, UNO. USE TYPE X BOARD AT AREAS REQUIRED, THE SPECIFIED WATER RESISTANT WALL BOARD AT ALL WET LOCATIONS, AND THE SPECIFIED CEMENTITIOUS BACKER BOARD AT ALL WALLS TO RECEIVE TILE OR STONE.

K GALVANIZE ALL EXPOSED EXTERIOR STEEL.

L COORDINATE ALL REQUIRED ELECTRICAL CONDUITS AND SLEEVES FOR IRRIGATION UNDER SIDEWALK AREAS AT DECORATIVE LIGHT POLES AND PLANTERS WITH MECHANICAL AND ELECTRICAL PLANS.

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

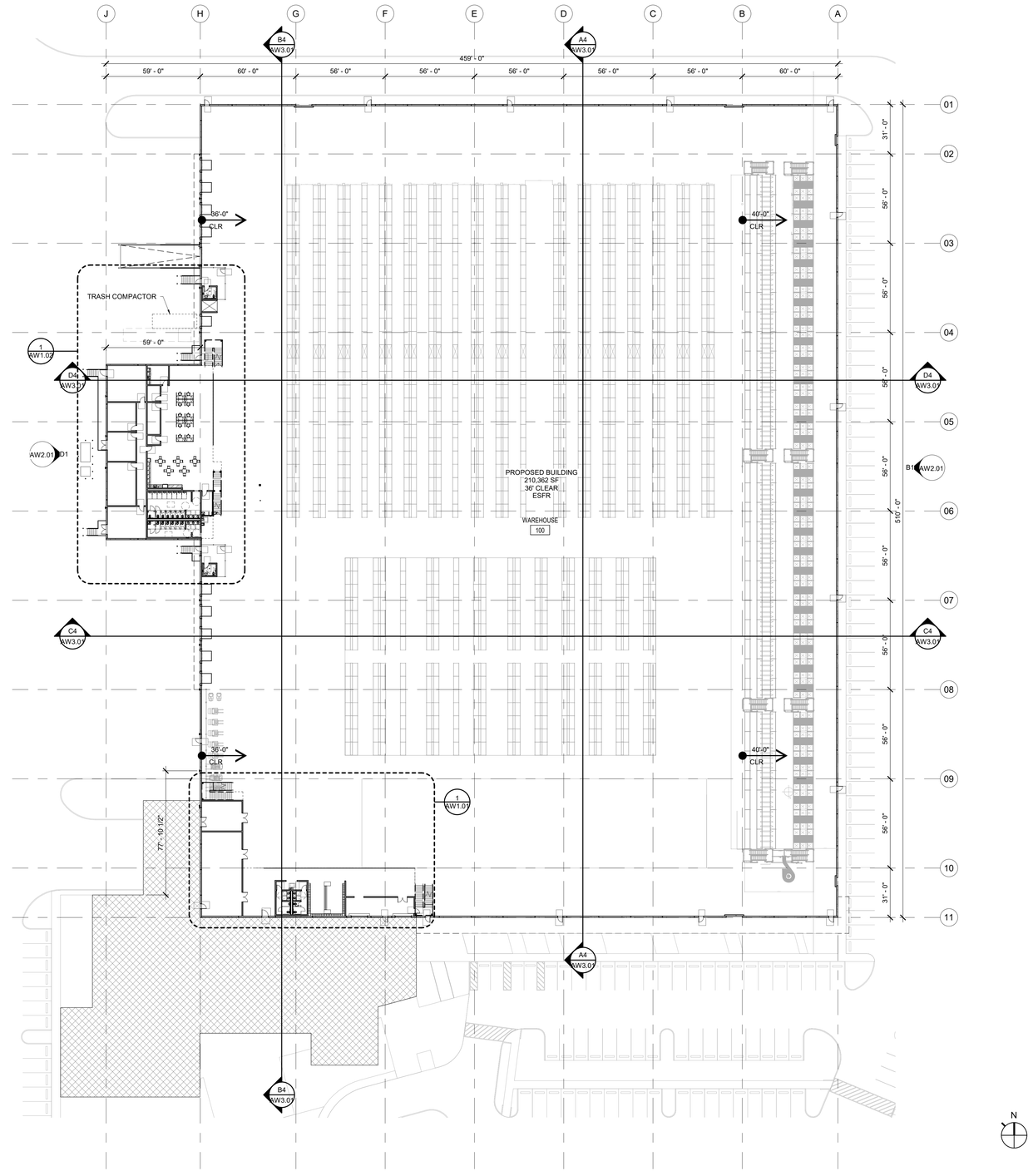
DRAWING INDEX, SYMBOL LEGEND & ABBREVIATION INDEX

AW0.00

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



OVERALL FLOOR PLAN

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

GENERAL NOTES

KEYNOTES

A PAINT COLUMNS SAFETY YELLOW TO A HEIGHT OF 12'-0" A.F.F.

B PAINT COLUMNS SAFETY RED AT FIRE EXTINGUISHER LOCATIONS TO A HEIGHT OF 12'-0" AND WHITE TO DECK.

C ALL INTERIOR SURFACES OF THE BUILDING'S PERIMETER WALLS TO BE PAINTED WHITE

D ALL INTERIOR STAIRS TO BE STEEL PAN WITH CONCRETE INFILL

E STEEL ANGLES AT JOIST / GIRDER PERIMETER WALL CONNECTIONS TO BE PAINTED WHITE.

SHELL BUILDING INTERIOR FINISHES	
FLOOR SLAB	
(Y) / N	SPECIFIED HARDENER
Y / (N)	SPECIFIED SEALER
TYPICAL FLOOR SLAB CONTROL JOINTS	
(Y) / N	CAULKED
SPEED BAY FLOOR SLAB CONTROL JOINTS	
(Y) / N	CAULKED
ROOF DECK	
(Y) / N	PREFINISHED WHITE
(Y) / N	GALVANIZED

LEGEND

RE: OFFICE ARCHITECTURAL DRAWINGS

3 HR RATED TILT WALL. ALL JOINTS TO BE FIRE CAULKED. ALL GAPS TO BE FILLED PER IBC & NFPA

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

ALEXANDRA JANE BRENNAN No. 39826 STATE OF LOUISIANA REGISTERED ARCHITECT

2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

OVERALL WAREHOUSE FLOOR PLAN

AW1.00

GENERAL NOTES

KEYNOTES

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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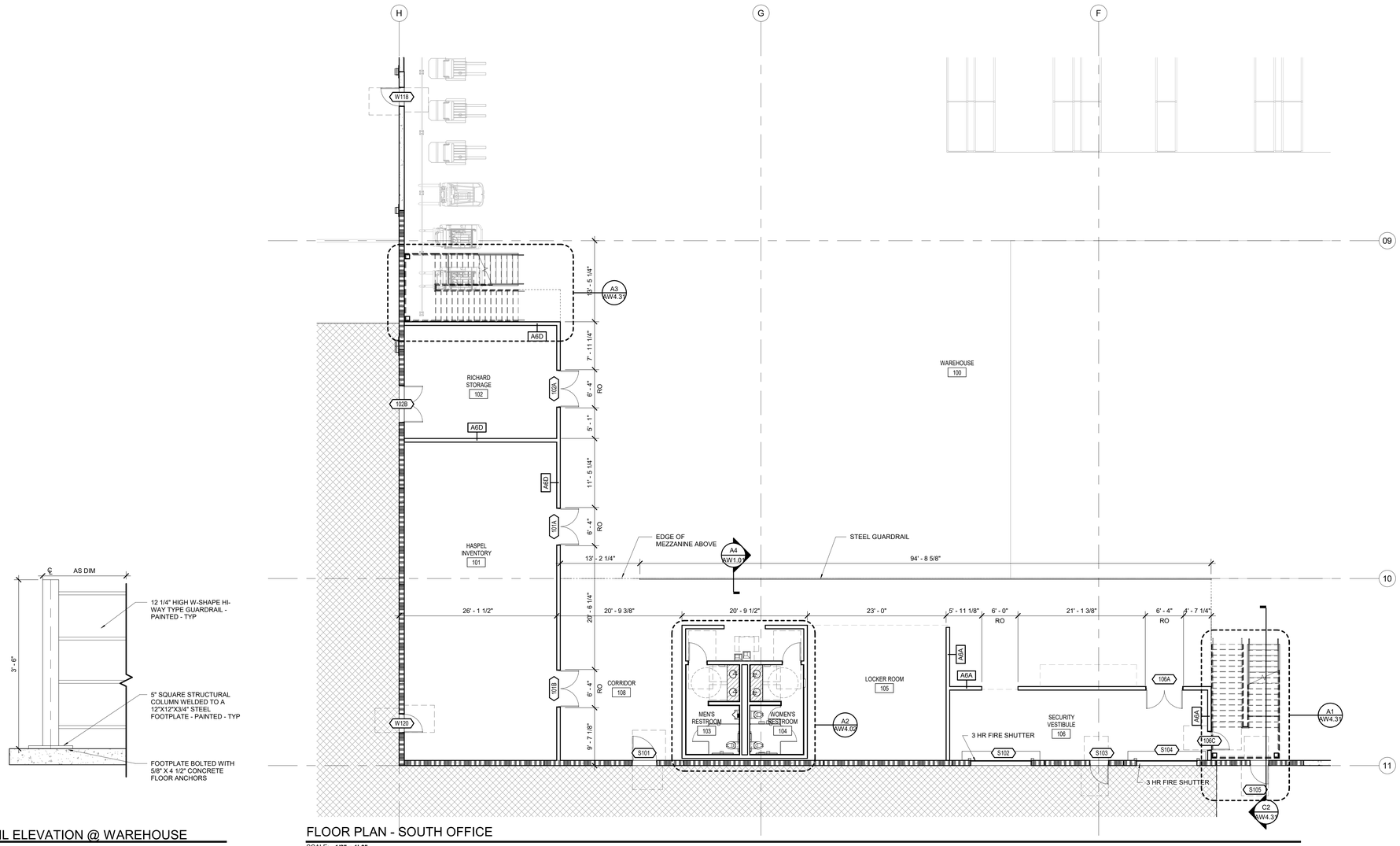
KEY PLAN:



FLOOR PLAN - SOUTH OFFICE
SCALE: 1/8" = 1'-0"

A4 GUARDRAIL ELEVATION @ WAREHOUSE
SCALE: 1" = 1'-0"

LEGEND

RE: OFFICE ARCHITECTURAL DRAWINGS

3 HR RATED TILT WALL. ALL JOINTS TO BE FIRE CAULKED. ALL GAPS TO BE FILLED PER IBC & NFPA

SEAL:

JANE BRENEMAN No. 10578 REGISTERED ARCHITECT STATE OF LOUISIANA
2/7/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

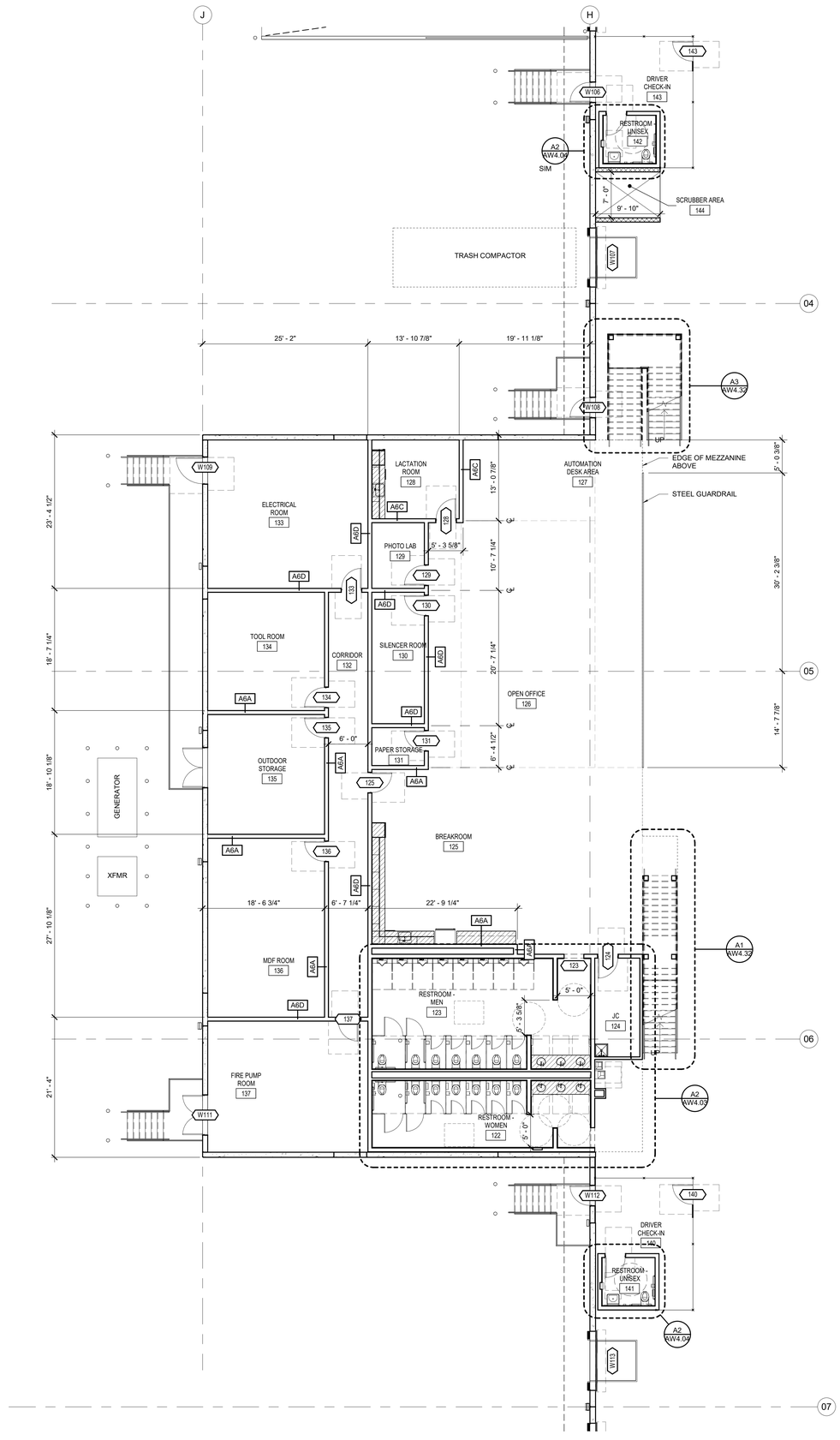
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE FLOOR PLANS

AW1.01



FLOOR PLAN - WEST OFFICE

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

GENERAL NOTES

KEYNOTES

LEGEND

- RE: OFFICE ARCHITECTURAL DRAWINGS
- 3 HR RATED TILT WALL. ALL JOINTS TO BE FIRE CAULKED. ALL GAPS TO BE FILLED PER IBC & NFPA

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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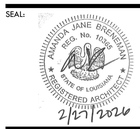
KEY PLAN:

SEAL:



REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

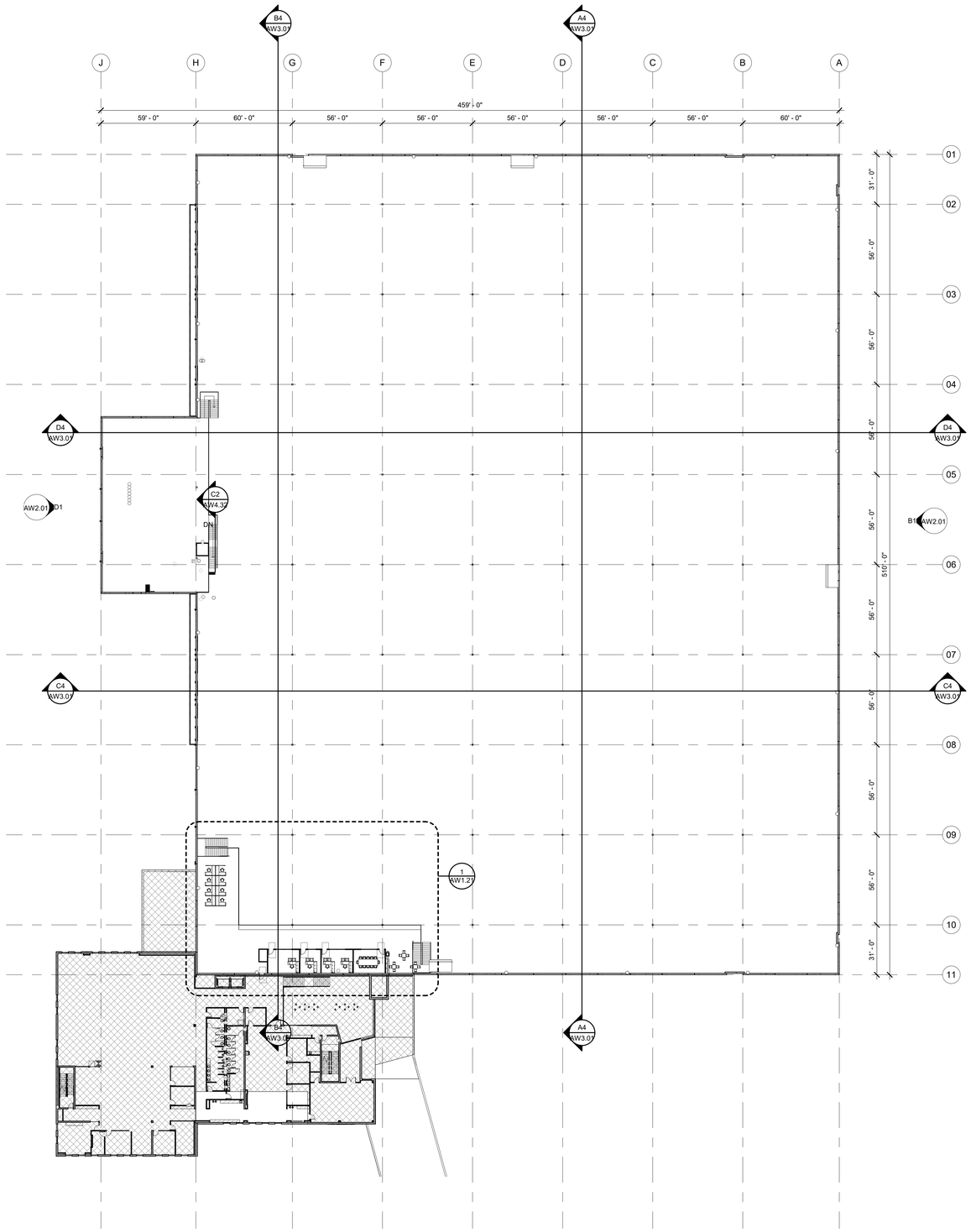
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE FLOOR PLANS

AW1.02



OVERALL MEZZANINE FLOOR PLAN

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

GENERAL NOTES

KEYNOTES

A PAINT COLUMNS SAFETY YELLOW TO A HEIGHT OF 12'-0" A.F.F.

B ALL INTERIOR SURFACES OF THE BUILDING'S PERIMETER WALLS TO BE PAINTED WHITE

C ALL INTERIOR STAIRS TO BE STEEL PAN WITH CONCRETE INFILL

SHELL BUILDING INTERIOR FINISHES		
FLOOR SLAB		
(Y) / N		SPECIFIED HARDENER
Y / (N)		SPECIFIED SEALER
TYPICAL FLOOR SLAB CONTROL JOINTS		
(Y) / N		CAULKED
SPEED BAY FLOOR SLAB CONTROL JOINTS		
(Y) / N		CAULKED
ROOF DECK		
(Y) / N		PREFINISHED WHITE
(Y) / N		GALVANIZED

LEGEND

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

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KEY PLAN:

SEAL:

AMANDA JANE BRENEMAN
REG. No. 10538
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

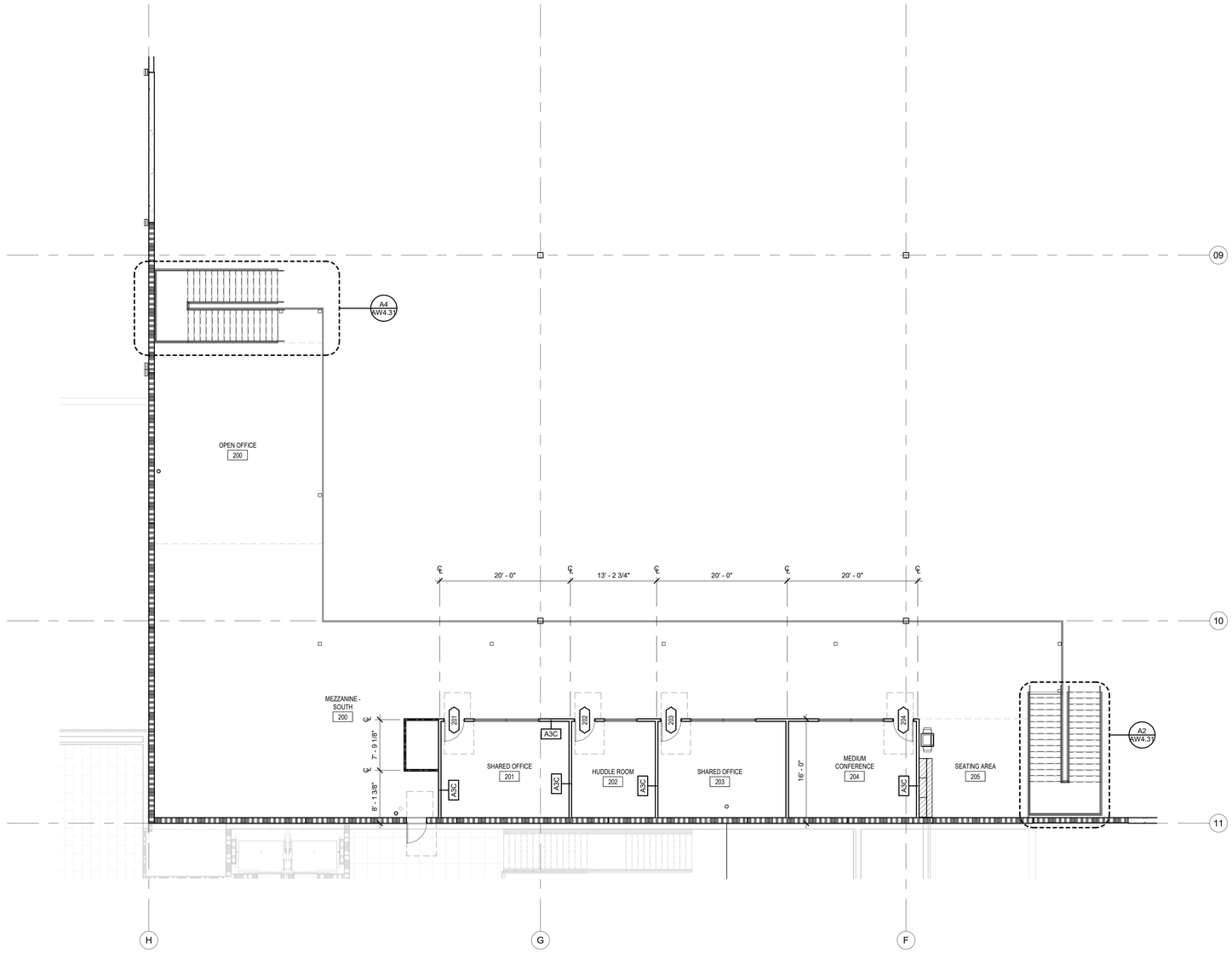
RMA PROJECT NO: 251172

OVERALL MEZZANINE FLOOR PLAN

AW1.20

GENERAL NOTES

KEYNOTES



MEZZANINE FLOOR PLAN - SOUTH OFFICE

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

LEGEND

RE: OFFICE ARCHITECTURAL DRAWINGS

3 HR RATED TILT WALL. ALL JOINTS TO BE FIRE CAULKED. ALL GAPS TO BE FILLED PER IBC & NFPA

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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KEY PLAN:

SEAL:

AMANDA JANE BUSENLEHNER No. 37078 STATE OF LOUISIANA REGISTERED ARCHITECT

2/27/2026

REVISION SCHEDULE

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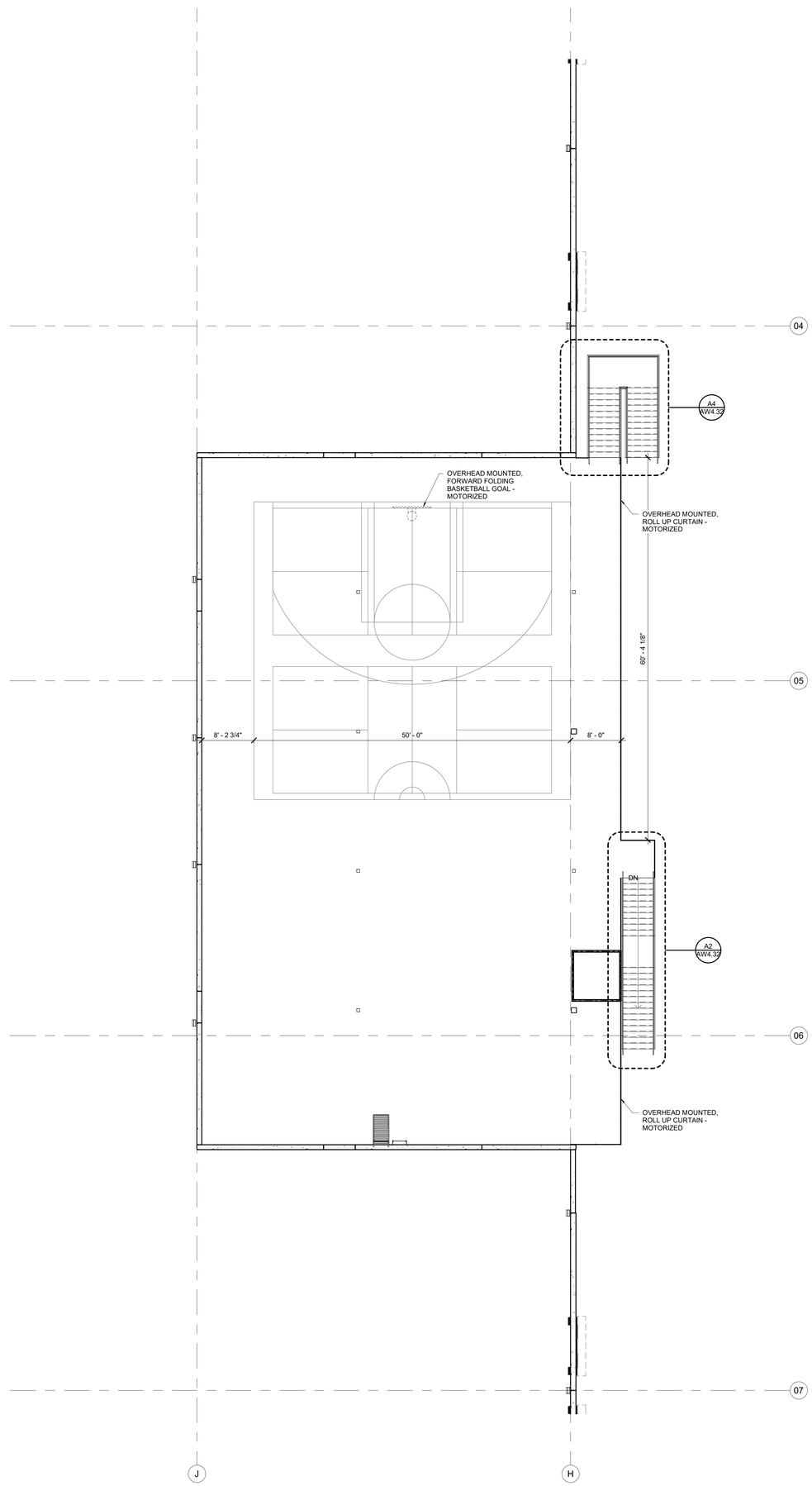
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE MEZZANINE FLOOR PLANS

AW1.21



GENERAL NOTES

KEYNOTES

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

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KEY PLAN:

SEAL:

AMANDA JANE BRENEMAN
REG. No. 16998
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

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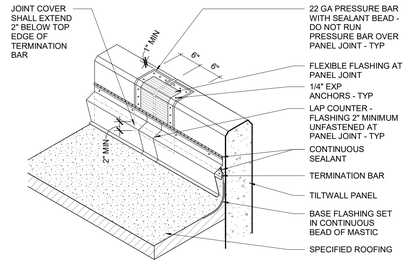
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

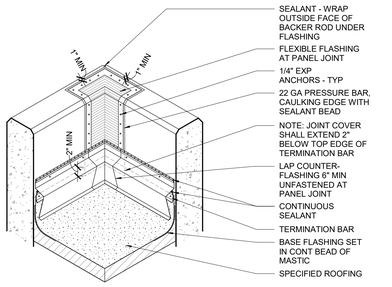
WAREHOUSE MEZZANINE FLOOR PLANS

AW1.22



D4 TILTWALL PARAPET / PANEL JOINT - TYP

SCALE: **3" = 1'-0"**



D3 TILTWALL PARAPET CORNER PANEL JOINT

SCALE: **3" = 1'-0"**

ROOF DRAINAGE DIAGRAM & CALCULATIONS

17,979 SF
11,200 SF
11,200 SF
11,200 SF
13,600 SF
14,918 SF
10,328 SF
10,328 SF
14,918 SF
9,600 SF
11,200 SF
11,200 SF
11,200 SF
10,200 SF
9,200 SF
32,187 SF

DOWNSPOUT CALCULATIONS

PER 2021 IPC TABLE 1106.3:
6"X8" DOWNSPOUT HAS A CROSS SECTIONAL AREA OF 48 SQ IN WITH A CAPACITY OF 1,208 GPM

4"X12" DOWNSPOUTS ARE PROVIDED. THE CROSS SECTIONAL AREA ALSO EQUALS 48 SQ IN, THEREFORE HAVING A CAPACITY OF 1,208 GPM

LARGEST HORIZONTALLY PROJECTED ROOF DRAINAGE AREA = 17,979 SF = 1,121 GPM @ 6" RAINFALL RATE

LARGEST AREA (1,121 GPM) < (2) DS CAPACITY (1,280 GPM)

GUTTER CALCULATIONS

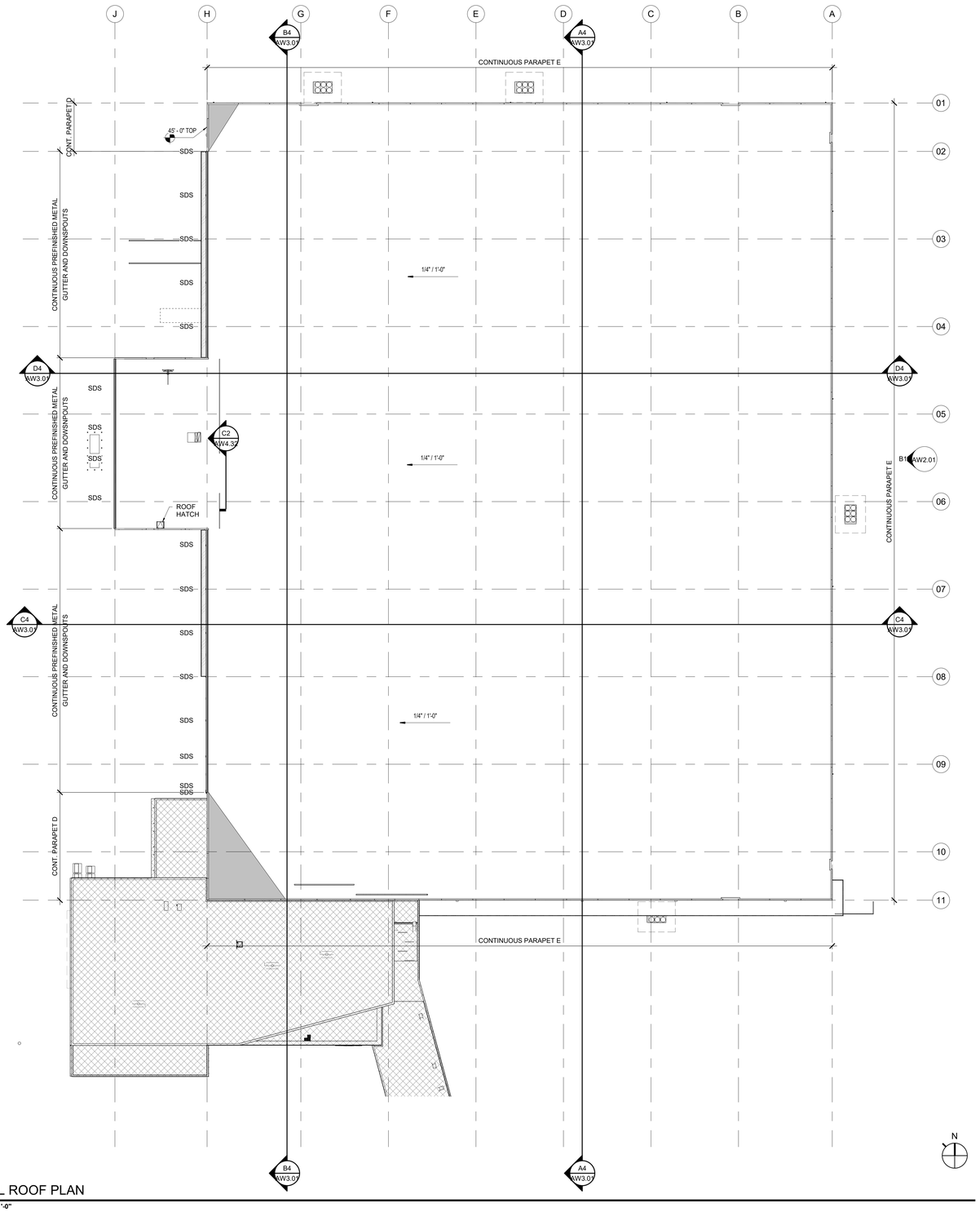
PER 2021 IPC TABLE 1106.6:
A 5"X8" GUTTER WITH A 1/4" SLOPE PER FOOT HAS A CAPACITY OF 651 GPM

5"X8" = 40 SQ IN
8"X8" SQUARE GUTTER PROVIDED = 64 SQ IN

40 SQ IN = 64 SQ IN
651 GPM X

X = 8"X8" GUTTER CAPACITY = 1,041 GPM

LARGEST ROOF AREA (1,121 GPM) < GUTTER CAPACITY (1,280 GPM)



OVERALL ROOF PLAN

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

GENERAL NOTES

KEYNOTES

A INSTALL CONTINUOUS RIGID INSULATION OVER METAL ROOF DECK R25

B PROVIDE ROOF CRICKETS FOR POSITIVE DRAINAGE AT ALL ROOF TOP MECHANICAL EQUIPMENT

C PROVIDE WALKWAY PADS FROM ROOF ACCESS HATCH TO MECHANICAL EQUIPMENT

D GC TO ENSURE COMPLIANCE FOR EDGE SECUREMENT FOR LOW-SLOPE ROOFS WITH REFERENCE STANDARD ANSI/SPRI ES-1-03.

E UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE

F INSTALL ROOF EXPANSION JOINTS AT LOCATIONS INDICATED PER ROOFING MANUFACTURER STANDARD DETAILS TO COMPLY WITH ROOFING WARRANTY REQUIREMENTS

LEGEND

	ROOF TOP UNIT ZONE
	TAPERED INSULATION - SLOPE 1/2 /FT MIN
	RE: OFFICE ARCHITECTURAL DRAWINGS
SDS	4"X12" PREFINISHED METAL SURFACE MOUNTED DOWNSPOUT
TOP	TOP OF PARAPET

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown archit ecture

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REVISION SCHEDULE

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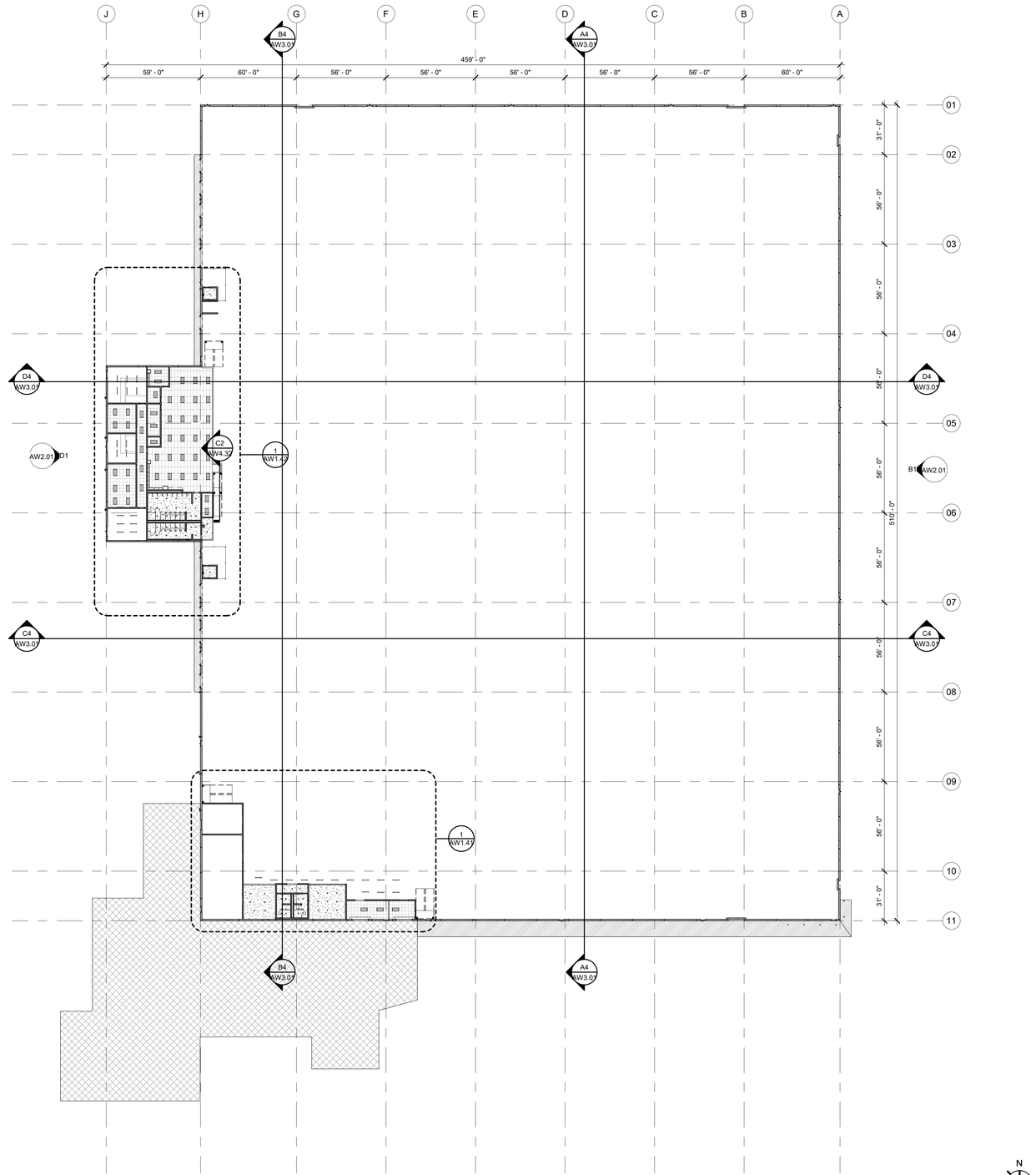
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE ROOF PLAN

AW1.30



OVERALL REFLECTED CEILING PLAN

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

GENERAL NOTES

KEYNOTES

A XXX

LEGEND

- OPEN TO DECK ABOVE
- GYP BD CEILING
- SUSPENDED 2' X 2' CEILING
- PREFINISHED METAL CANOPY
- RE: VOLUME 2
- 10' - 0" PREFINISHED METAL CANOPY
- UTILITY
- HIGH BAY LED

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

AMANDA JANE BRIGEMAN
REG. No. 10567
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

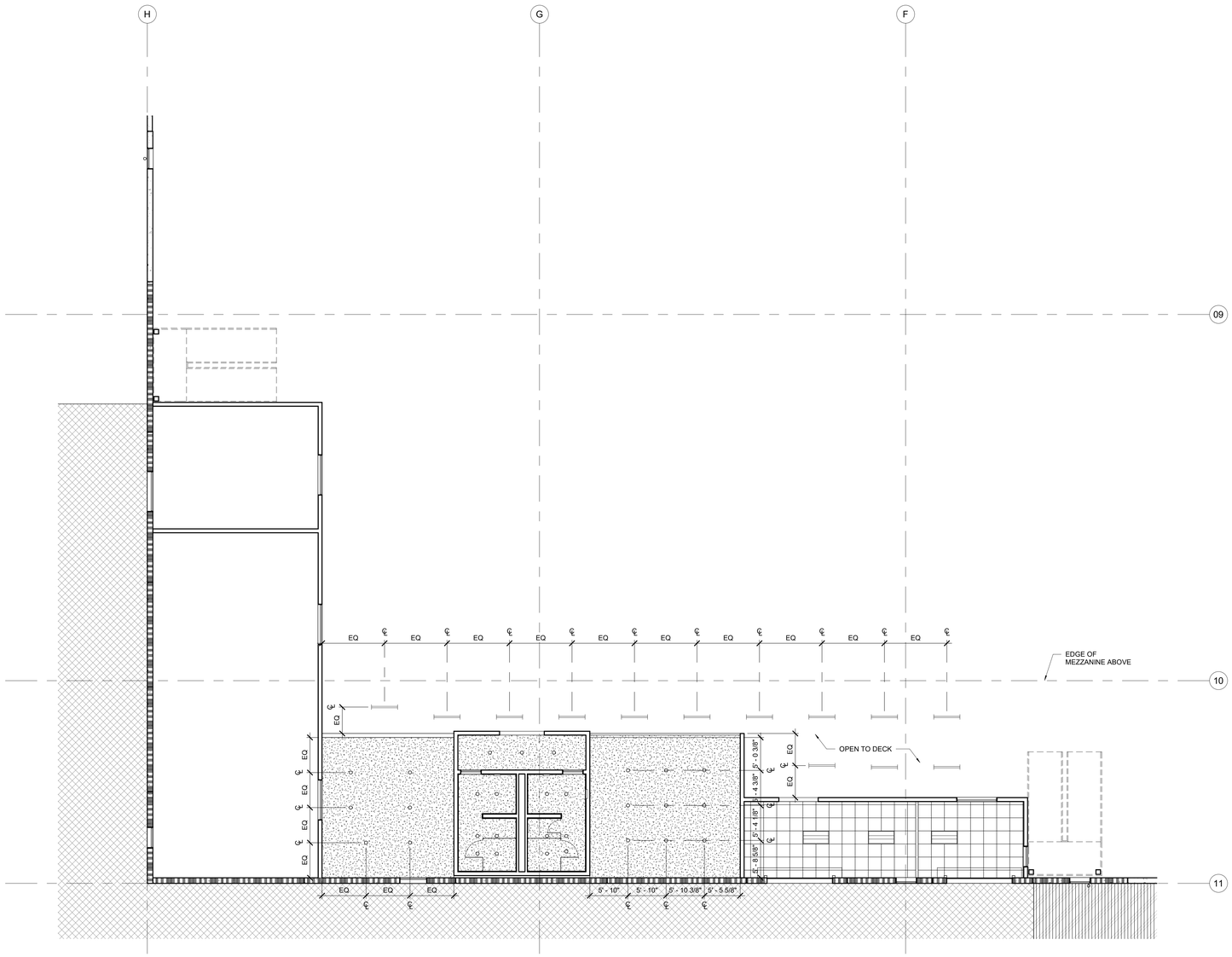
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

OVERALL WAREHOUSE REFLECTED CEILING PLAN

AW1.40



RCP - SOUTH OFFICE

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

GENERAL NOTES

KEYNOTES

A. GENERAL CONTRACTOR TO FURNISH IN QUANTITY AND TYPE ALL LIGHT FIXTURES, DIFFUSERS, GRILLS, ETC AS SHOWN ON BOTH THE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL CEILING PLANS. ANY OMISSION FROM ONE PLAN TO THE OTHER SHOULD NOT BE CONSTRUED TO MEAN AN OMISSION FROM THE CONTRACT. GENERAL CONTRACTOR TO BRING ANY DISCREPANCIES IN QUANTITY OR SPACING OF FIXTURES TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO ORDERING OR INSTALLING ANY LIGHT FIXTURES OR MECHANICAL ITEMS.
B. ALL MULTIPLE SWITCHES TO BE BANKED WITH (1) COVER PLATE.
C. ALL LIGHT SWITCHING AND ANY REQUIRED DAYLIGHT HARVESTING MUST BE COORDINATED WITH LOCAL ENERGY CODES AND DESIGNED BY THE ELECTRICAL ENGINEER.
D. ALL FIRE ALARM AND VISUAL ALARM REQUIREMENTS SHOULD BE COORDINATED WITH FIRE PROTECTION CONSULTANTS TO CONFIRM INSTALLATION REQUIREMENTS AND COMPLIANCE WITH LOCAL BUILDING CODES.
E. PROVIDE R__ BATT INSULATION STRAPPED UNDER ROOF DECK ABOVE CONDITIONED AREAS.
F. ALL RECESSED LIGHTS ARE TO BE CENTERED ON THE CEILING TILE IN BOTH DIRECTIONS UNO.
G. GENERAL CONTRACTOR TO COORDINATE COMPATIBILITY OF ALL LIGHT FIXTURE TRIMS AND MECHANICAL DIFFUSERS AND GRILLS WITH SPECIFIED CEILING GRID OR OTHER CEILING TYPES PRIOR TO ORDERING.
H. REFER TO ARCHITECTURAL CEILING PLAN FOR LOCATION AND ORIENTATION OF ALL LIGHT FIXTURES. REFER TO ARCHITECTURAL LIGHT FIXTURE SCHEDULES FOR FIXTURE FINISHES.
J. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS, FIRE ALARM PULL STATIONS, AND OTHER LIFE SAFETY DEVICE LOCATIONS AND INFORMATION.
K. GENERAL CONTRACTOR TO OBTAIN APPROVAL FROM THE ARCHITECT / INTERIOR DESIGNER ON ANY LIGHTING FIXTURE SUBSTITUTIONS PROPOSED PRIOR TO BIDDING AND ORDERING ANY FIXTURES.
L. ALL NEW SUSPENDED CEILING GRID SHALL BE CENTERED IN ALL CLOSED ROOMS UNO.
M. ALL CEILING HEIGHTS TO BE X'-X" AFF UNO.
N. ALL CEILINGS TO BE TYPE [C1] UNO.

LEGEND

- OPEN TO DECK ABOVE
- GYP BD CEILING
- SUSPENDED 2' X 2' CEILING
- PREFINISHED METAL CANOPY
- RE: VOLUME 2
- 10' - 0" PREFINISHED METAL CANOPY
- UTILITY
- HIGH BAY LED

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

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KEY PLAN:

SEAL:

AMANDA JANE BRIGGEN
REG. No. 16561
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

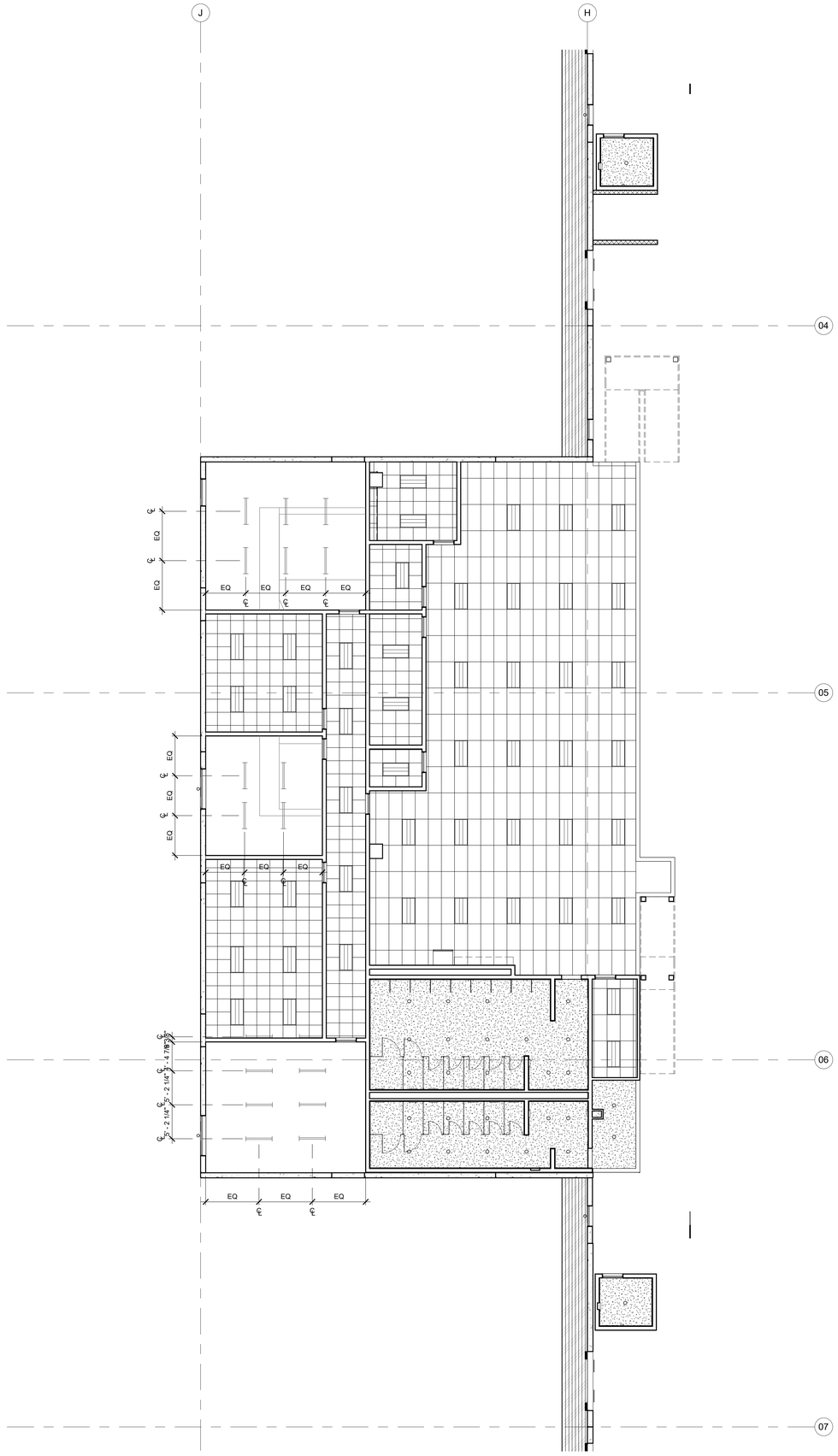
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE REFLECTED CEILING PLAN

AW1.41



RCP - WEST OFFICE

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

GENERAL NOTES

KEYNOTES

A. GENERAL CONTRACTOR TO FURNISH IN QUANTITY AND TYPE ALL LIGHT FIXTURES, DIFFUSERS, GRILLS, ETC AS SHOWN ON BOTH THE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL CEILING PLANS. ANY OMISSION FROM ONE PLAN TO THE OTHER SHOULD NOT BE CONSTRUED TO MEAN AN OMISSION FROM THE CONTRACT. GENERAL CONTRACTOR TO BRING ANY DISCREPANCIES IN QUANTITY OR SPACING OF FIXTURES TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO ORDERING OR INSTALLING ANY LIGHT FIXTURES OR MECHANICAL ITEMS.
B. ALL MULTIPLE SWITCHES TO BE BANKED WITH (1) COVER PLATE.
C. ALL LIGHT SWITCHING AND ANY REQUIRED DAYLIGHT HARVESTING MUST BE COORDINATED WITH LOCAL ENERGY CODES AND DESIGNED BY THE ELECTRICAL ENGINEER.
D. ALL FIRE ALARM AND VISUAL ALARM REQUIREMENTS SHOULD BE COORDINATED WITH FIRE PROTECTION CONSULTANTS TO CONFIRM INSTALLATION REQUIREMENTS AND COMPLIANCE WITH LOCAL BUILDING CODES.
E. PROVIDE R__ BATT INSULATION STRAPPED UNDER ROOF DECK ABOVE CONDITIONED AREAS.
F. ALL RECESSED LIGHTS ARE TO BE CENTERED ON THE CEILING TILE IN BOTH DIRECTIONS UNO.
G. GENERAL CONTRACTOR TO COORDINATE COMPATIBILITY OF ALL LIGHT FIXTURE TRIMS AND MECHANICAL DIFFUSERS AND GRILLS WITH SPECIFIED CEILING GRID OR OTHER CEILING TYPES PRIOR TO ORDERING.
H. REFER TO ARCHITECTURAL CEILING PLAN FOR LOCATION AND ORIENTATION OF ALL LIGHT FIXTURES. REFER TO ARCHITECTURAL LIGHT FIXTURE SCHEDULES FOR FIXTURE FINISHES.
J. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS, FIRE ALARM PULL STATIONS, AND OTHER LIFE SAFETY DEVICE LOCATIONS AND INFORMATION.
K. GENERAL CONTRACTOR TO OBTAIN APPROVAL FROM THE ARCHITECT / INTERIOR DESIGNER ON ANY LIGHTING FIXTURE SUBSTITUTIONS PROPOSED PRIOR TO BIDDING AND ORDERING ANY FIXTURES.
L. ALL NEW SUSPENDED CEILING GRID SHALL BE CENTERED IN ALL CLOSED ROOMS UNO.
M. ALL CEILING HEIGHTS TO BE X'-X" AFF UNO.
N. ALL CEILINGS TO BE TYPE [C1] UNO.

LEGEND

- OPEN TO DECK ABOVE
- GYP BD CEILING
- SUSPENDED 2' X 2' CEILING
- PREFINISHED METAL CANOPY
- RE: VOLUME 2
- 10' - 0" PREFINISHED METAL CANOPY
- UTILITY
- HIGH BAY LED

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p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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KEY PLAN:

SEAL:

ALANNA JANE BRENNEN
REG. No. 19567
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

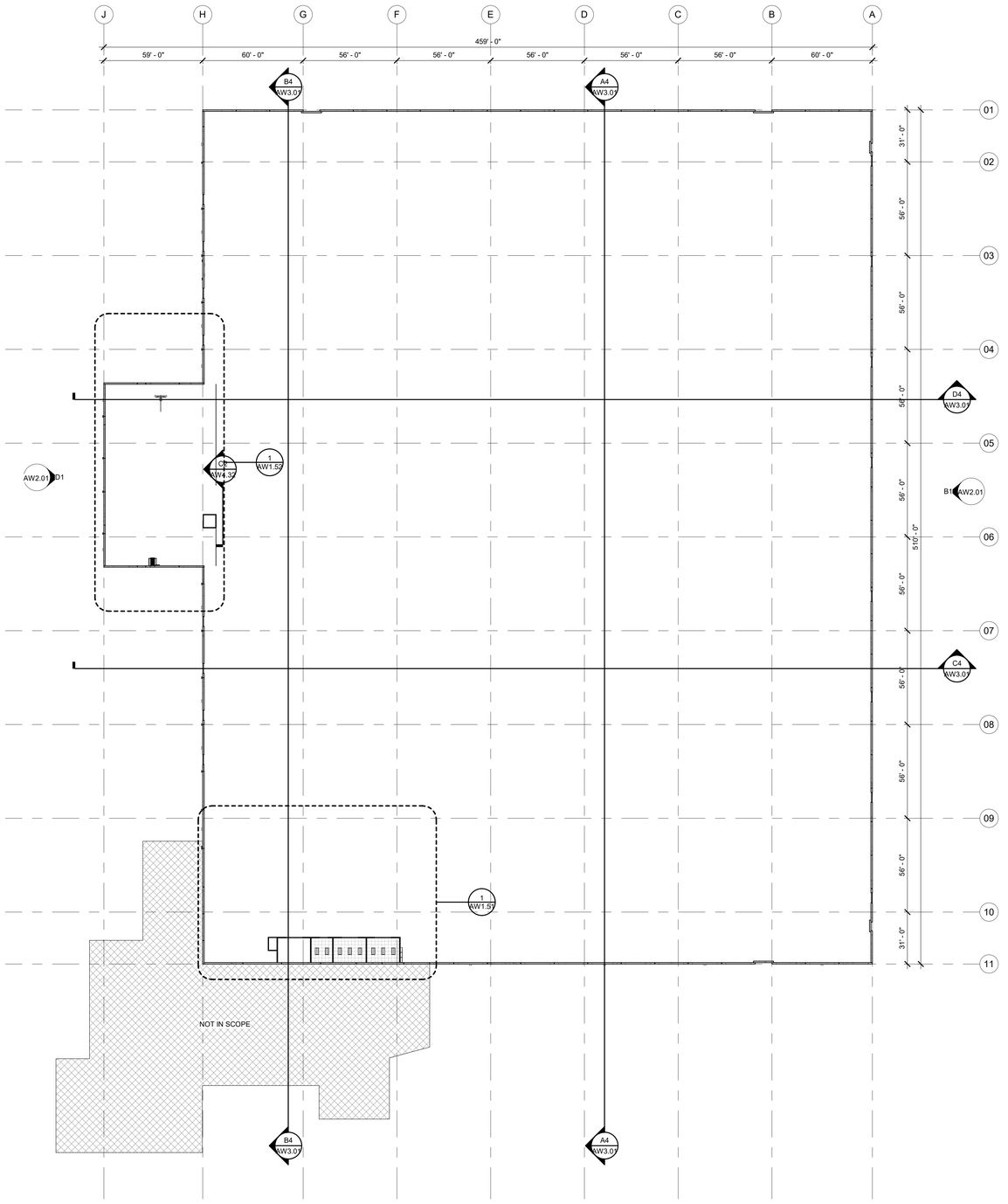
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE REFLECTED CEILING PLAN

AW1.42



OVERALL MEZZANINE RCP

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

GENERAL NOTES

KEYNOTES

LEGEND

- OPEN TO DECK ABOVE
- GYP BD CEILING
- SUSPENDED 2' X 2' CEILING
- PREFINISHED METAL CANOPY
- RE: VOLUME 2
- 10' - 0" PREFINISHED METAL CANOPY
- UTILITY
- HIGH BAY LED

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KEY PLAN:

SEAL:

AMANDA JANE BREGEON — REG. No. 10567 — REGISTERED ARCHITECT — STATE OF LOUISIANA

2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

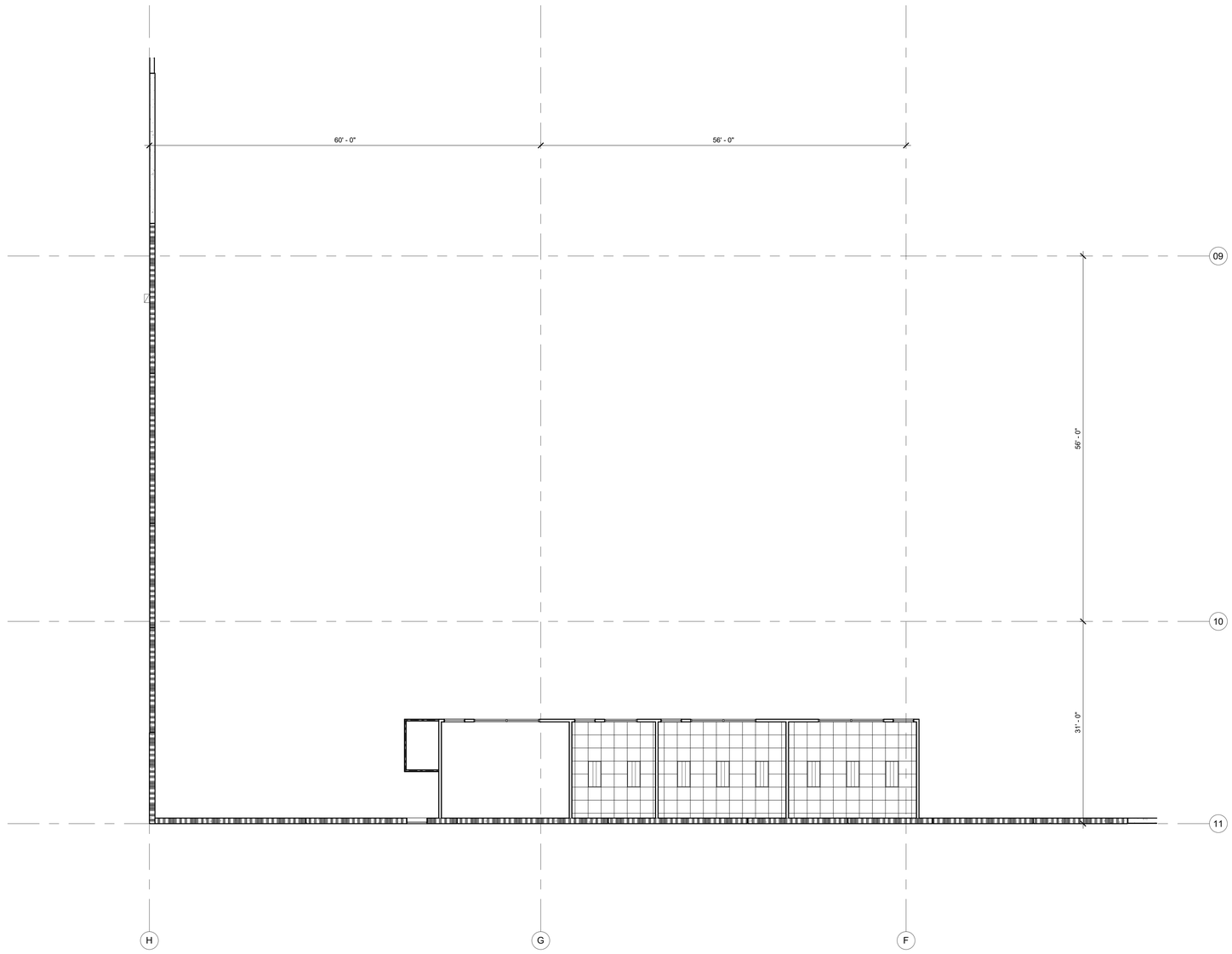
RMA PROJECT NO: 251172

OVERALL WAREHOUSE MEZZANINE REFLECTED CEILING PLAN

AW1.50

GENERAL NOTES

KEYNOTES



MEZZANINE RCP - SOUTH OFFICE

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

LEGEND

- OPEN TO DECK ABOVE
- GYP BD CEILING
- SUSPENDED 2' X 2' CEILING
- PREFINISHED METAL CANOPY
- RE: VOLUME 2
- 10' - 0" PREFINISHED METAL CANOPY
- UTILITY
- HIGH BAY LED

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KEY PLAN:

SEAL:

ALEXANDRA JANE BRENNAN No. 37855 STATE OF LOUISIANA REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

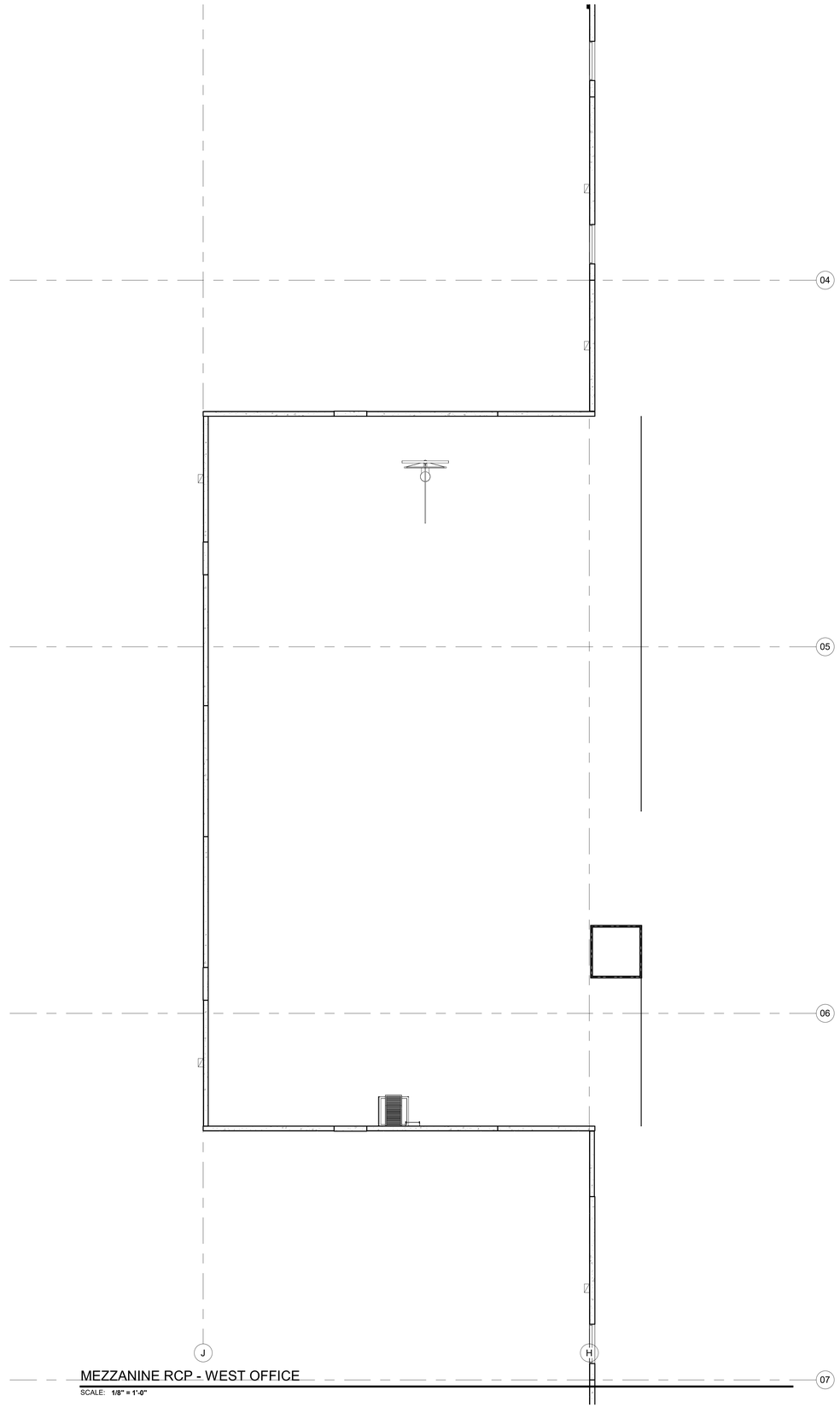
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE MEZZANINE REFLECTED CEILING PLAN

AW1.51



MEZZANINE RCP - WEST OFFICE

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

GENERAL NOTES

KEYNOTES

LEGEND

- OPEN TO DECK ABOVE
- GYP BD CEILING
- SUSPENDED 2' X 2' CEILING
- PREFINISHED METAL CANOPY
- RE: VOLUME 2
- 10' - 0" PREFINISHED METAL CANOPY
- UTILITY
- HIGH BAY LED

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KEY PLAN:

SEAL:

AMANDA JANE EISENSTEIN
No. 39578
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

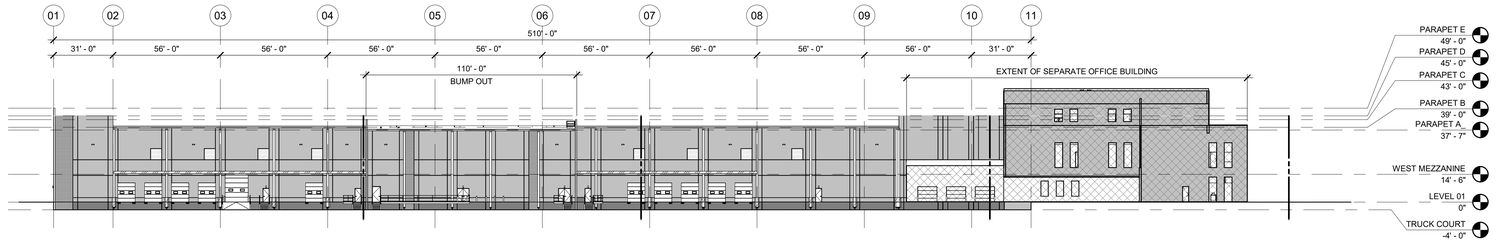
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

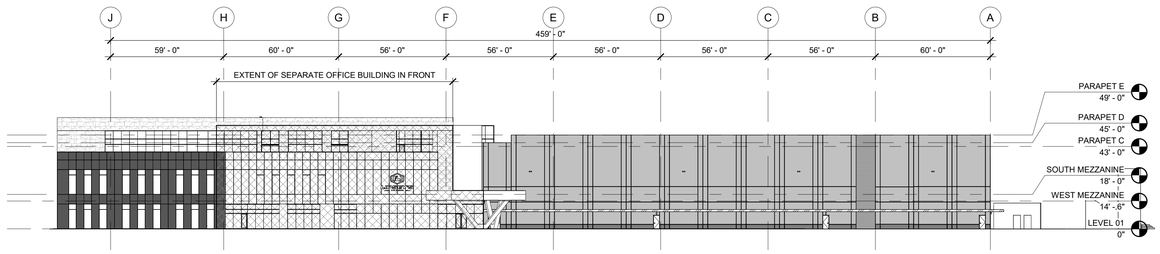
WAREHOUSE MEZZANINE REFLECTED CEILING PLAN

AW1.52



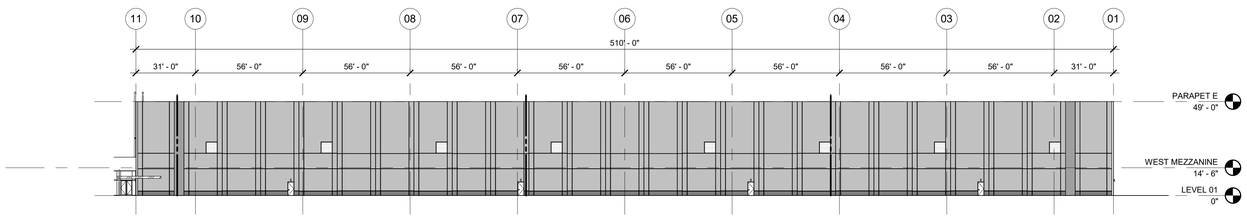
OVERALL ELEVATION - WEST

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



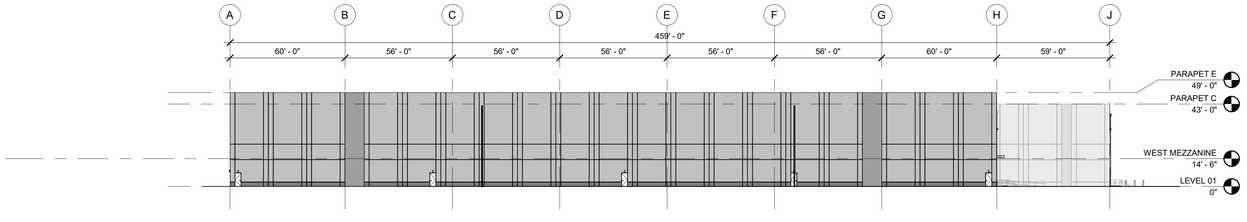
OVERALL ELEVATION - SOUTH

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



OVERALL ELEVATION - EAST

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



OVERALL ELEVATION - NORTH

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

GENERAL NOTES

KEYNOTES

LEGEND

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

- INSULATED CONCRETE TILT WALL W/ FIELD PAINT - COLOR: TBD
- INSULATED CONCRETE TILT WALL W/ ACCENT PAINT 1 - COLOR: TBD
- GLAZING - VISION
- FORMLINER - HORIZONTAL
- RE: VOLUME 2

RO = ROUGH OPENING

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	2026-02-27	ISSUED FOR PERMIT

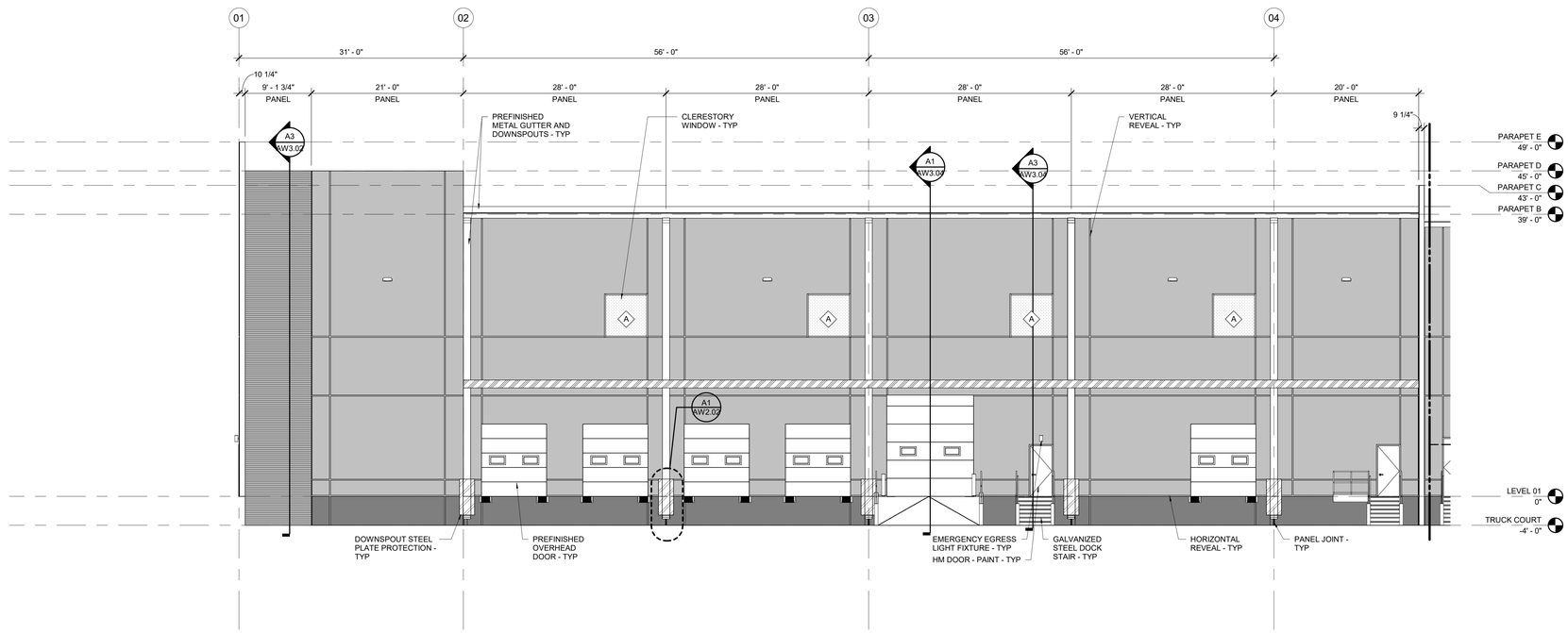
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

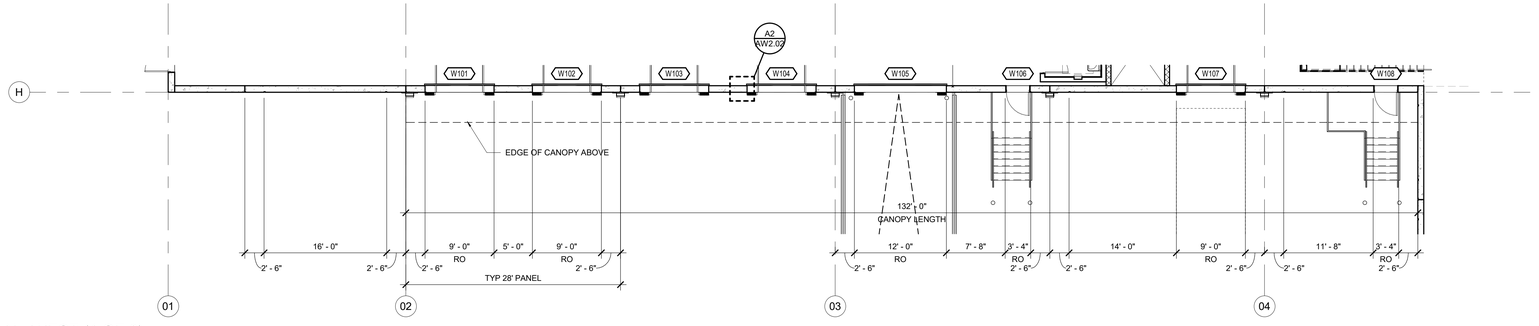
OVERALL WAREHOUSE ELEVATIONS

AW2.01



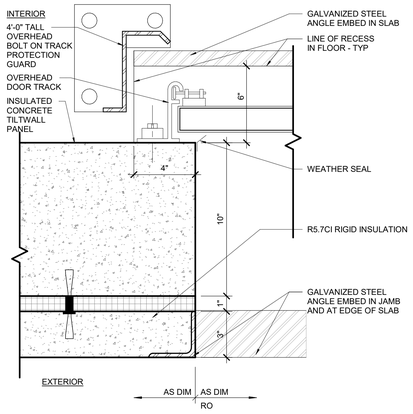
C4 ELEVATION - WEST (1 OF 3)

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



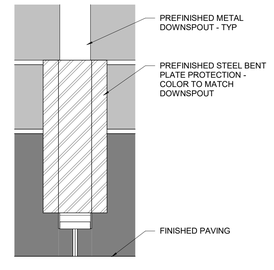
B4 FLOOR PLAN - WEST (1 OF 3)

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



A2 OVERHEAD DOOR JAMB - TYP

SCALE: **3" = 1'-0"**



A1 DOWNSPOUT PROTECTION

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

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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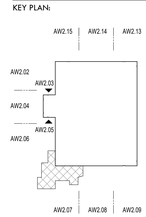
KEY PLAN:



SEAL:

REVISION SCHEDULE

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	2026-02-27	ISSUED FOR PERMIT

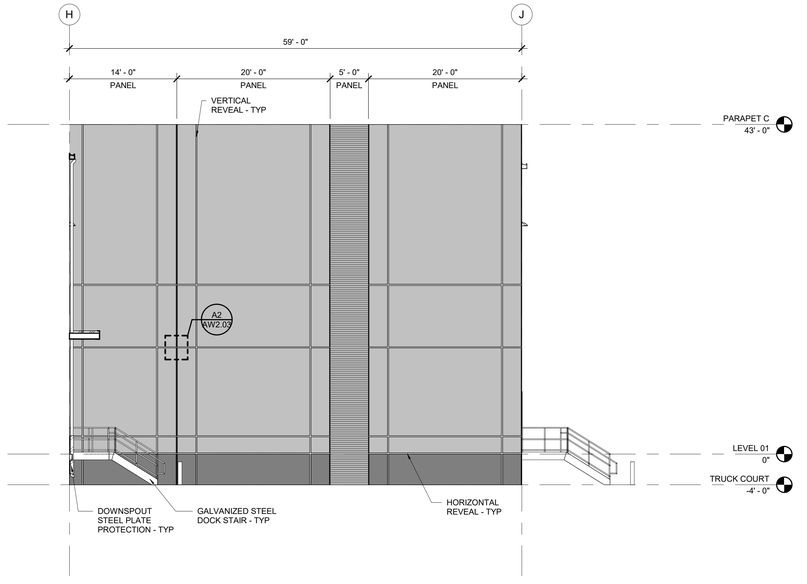
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

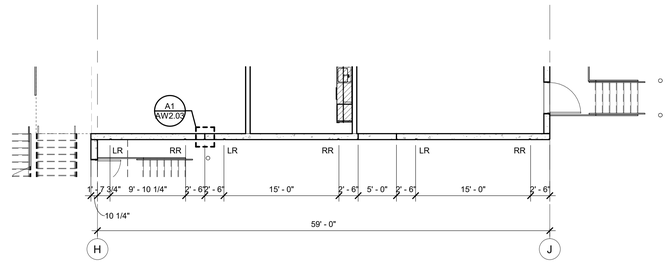
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - WEST

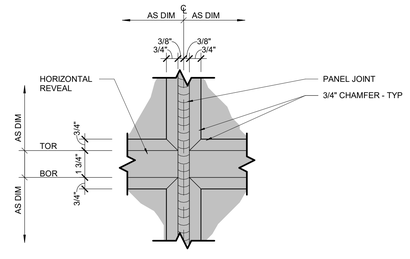
AW2.02



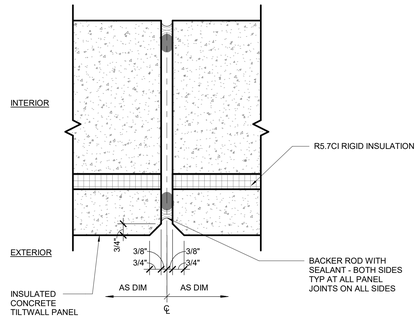
C2 BUMP OUT - NORTH ELEVATION
SCALE: **1/8" = 1'-0"**



B2 BUMP OUT - NORTH FLOOR PLAN
SCALE: **1/8" = 1'-0"**



A2 TW PANEL JOINT (3/4") AT HORIZ REVEAL (1 3/4")
SCALE: **3" = 1'-0"**



A1 TILTWALL PANEL JOINT (3/4") - TYP
SCALE: **3" = 1'-0"**

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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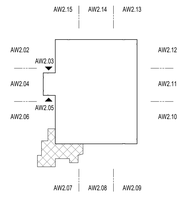
KEY PLAN:



SEAL:

REVISION SCHEDULE

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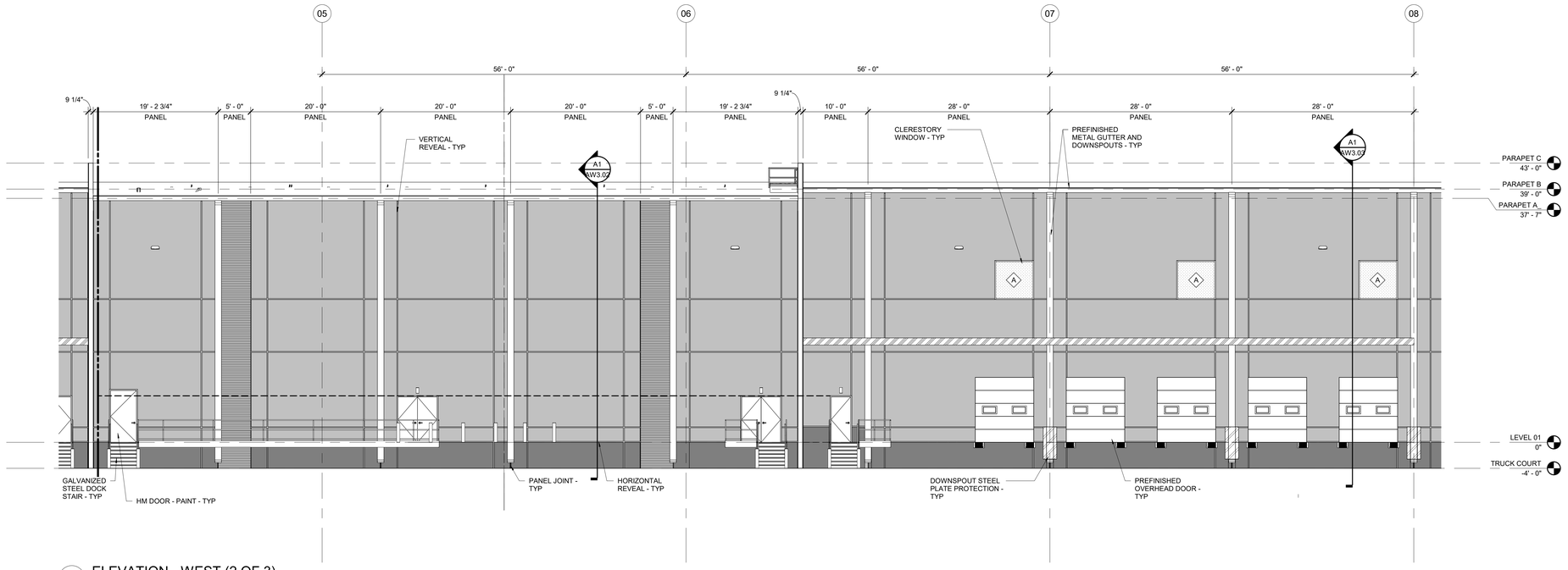
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

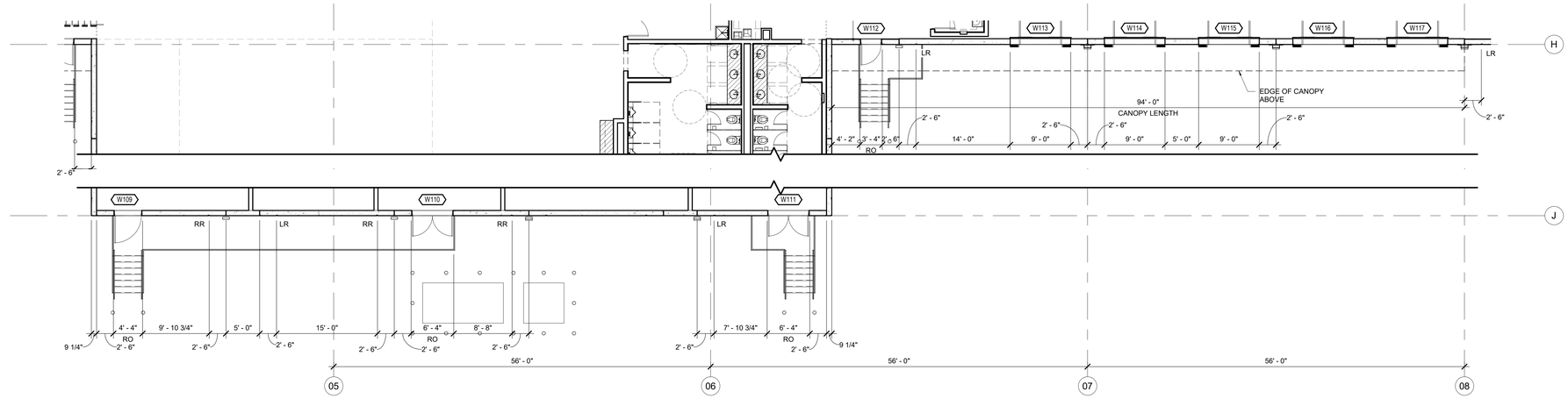
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - WEST

AW2.03



C4 ELEVATION - WEST (2 OF 3)
SCALE: **1/8" = 1'-0"**



B4 FLOOR PLAN - WEST (2 OF 3)
SCALE: **1/8" = 1'-0"**

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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CONSULTANT:

powers brown architecture

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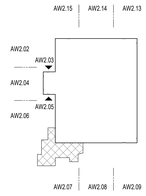
KEY PLAN:



SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

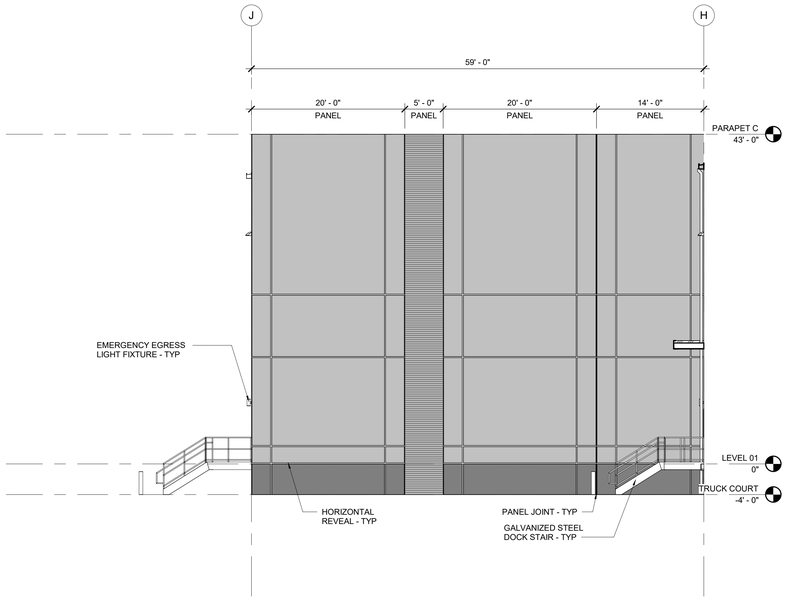
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

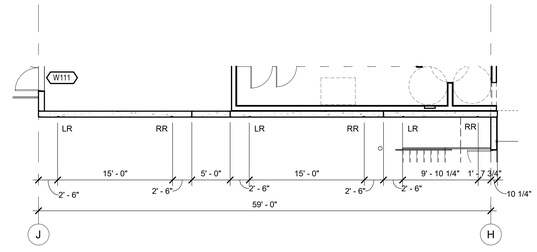
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - WEST

AW2.04



C2 BUMP OUT - SOUTH ELEVATION
SCALE: **1/8" = 1'-0"**



B2 BUMP OUT - SOUTH FLOOR PLAN
SCALE: **1/8" = 1'-0"**

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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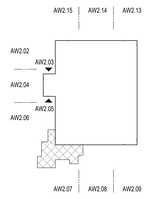
KEY PLAN:



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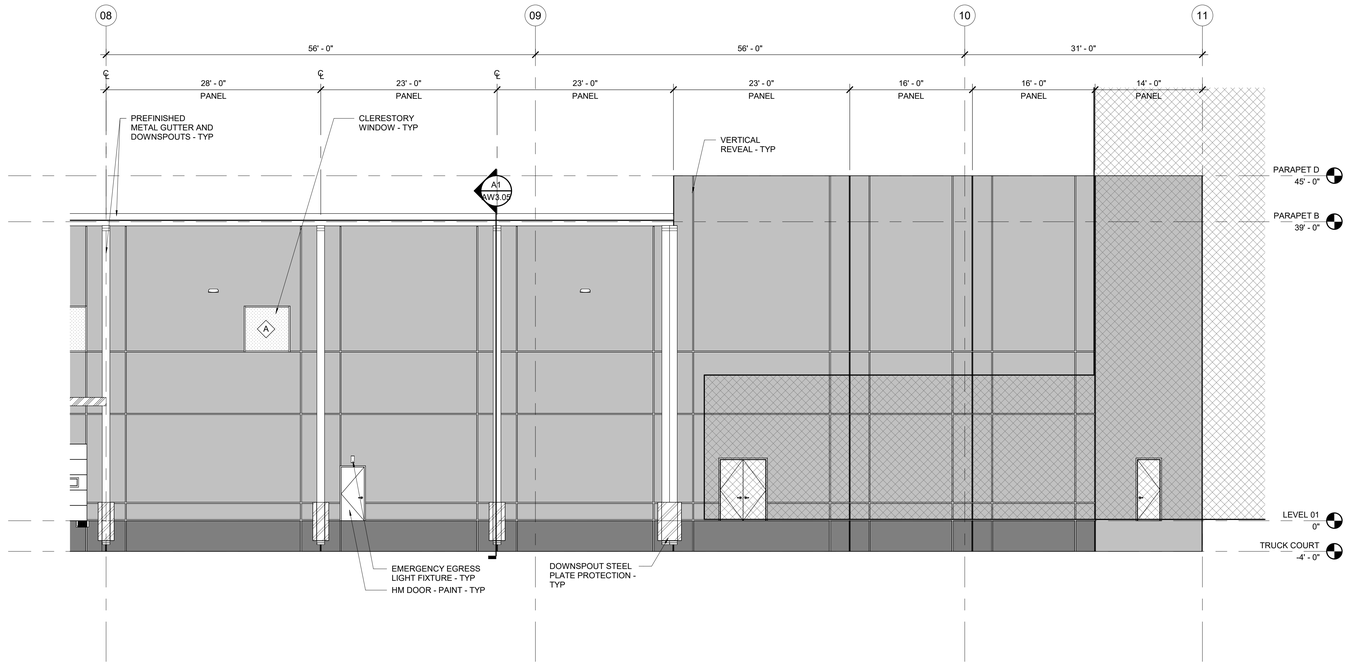
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

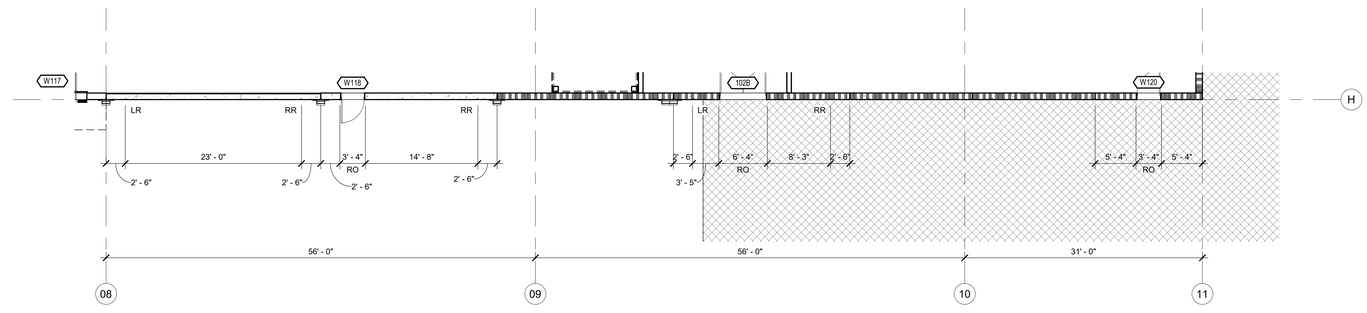
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - WEST

AW2.05



C4 ELEVATION - WEST (3 OF 3)
SCALE: 1/8" = 1'-0"



B4 FLOOR PLAN - WEST (3 OF 3)
SCALE: 1/8" = 1'-0"

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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CONSULTANT:

powers brown architecture

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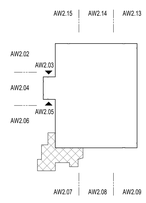
KEY PLAN:



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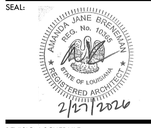


REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
-	2026-02-27	ISSUED FOR PERMIT

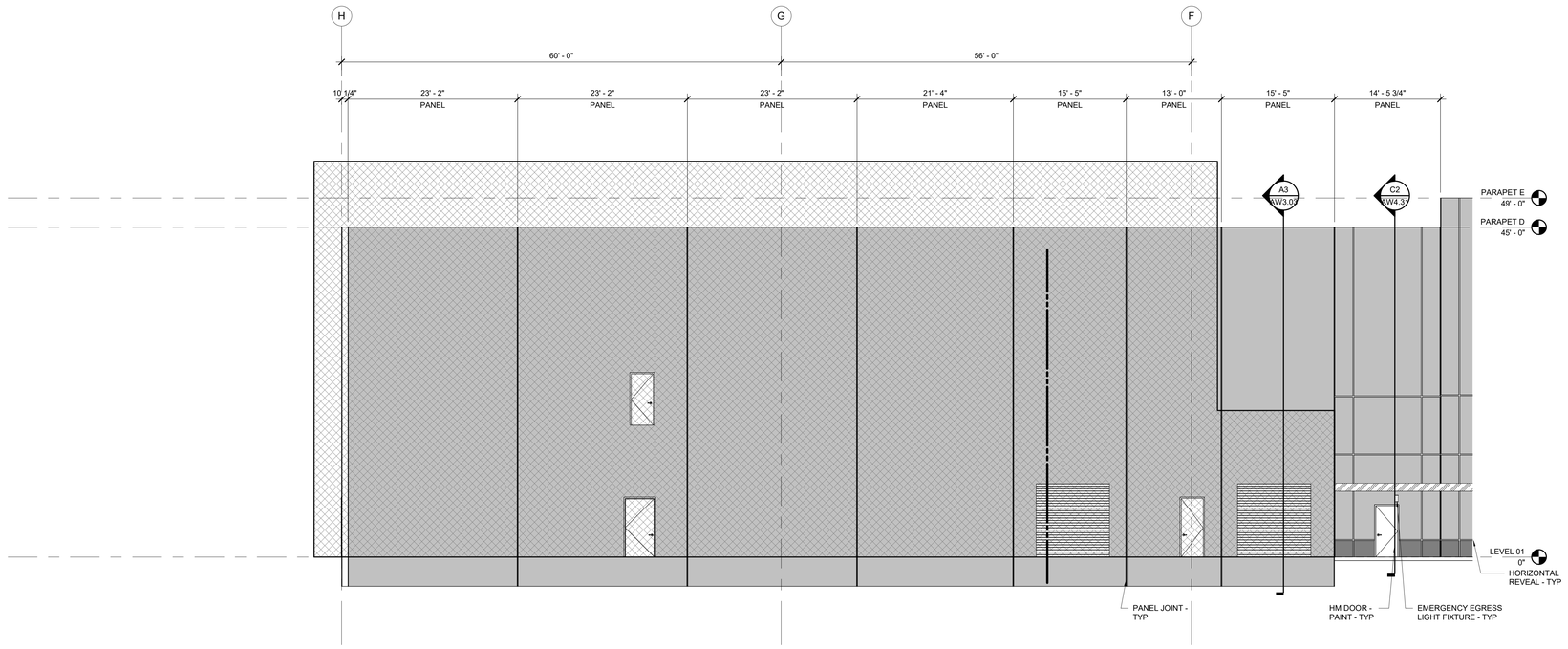
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

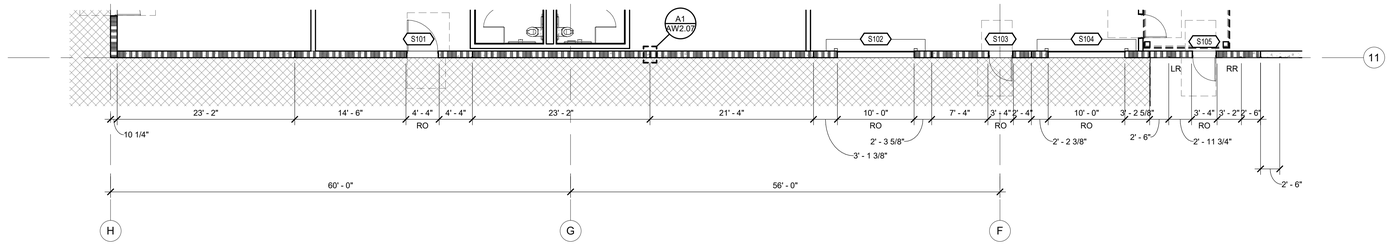
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - WEST

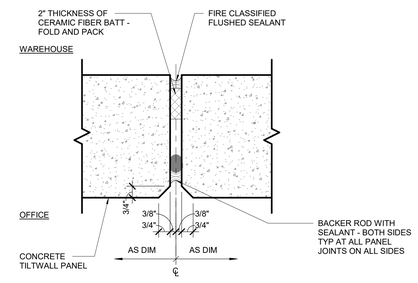
AW2.06



C4 ELEVATION - SOUTH (1 OF 3)
SCALE: **1/8" = 1'-0"**



B4 FLOOR PLAN - SOUTH (1 OF 3)
SCALE: **1/8" = 1'-0"**



A1 TILTWALL PANEL JOINT (3/4") - 3 HR FIRE RATED
SCALE: **3" = 1'-0"**

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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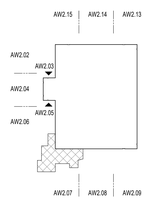


SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

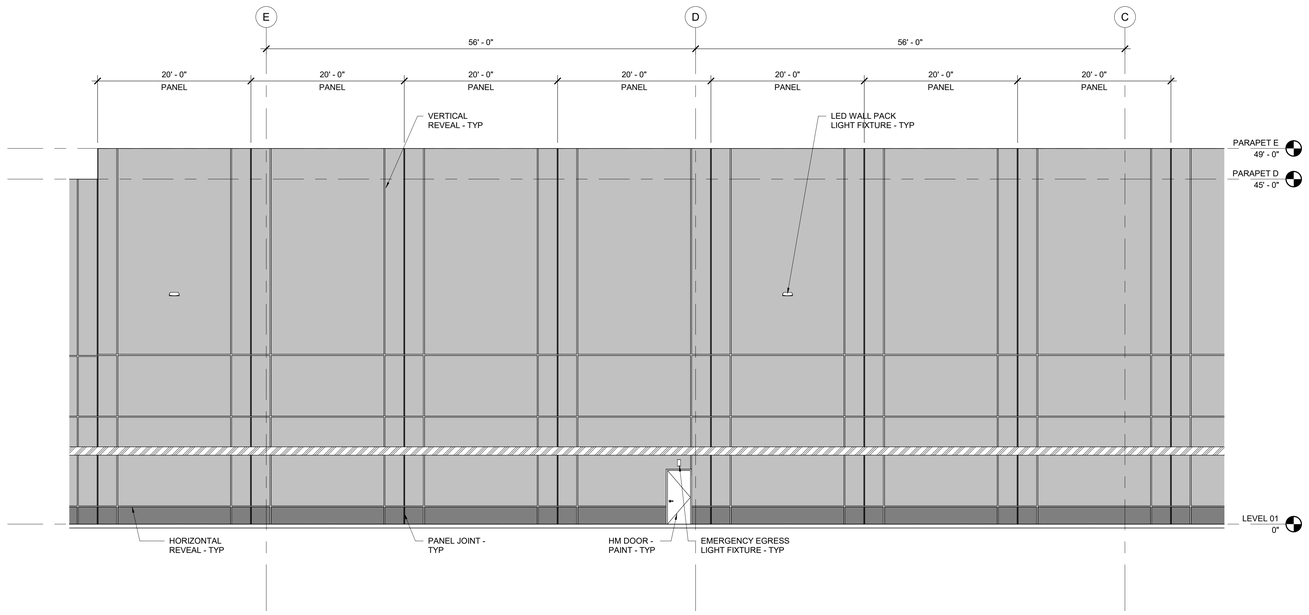
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

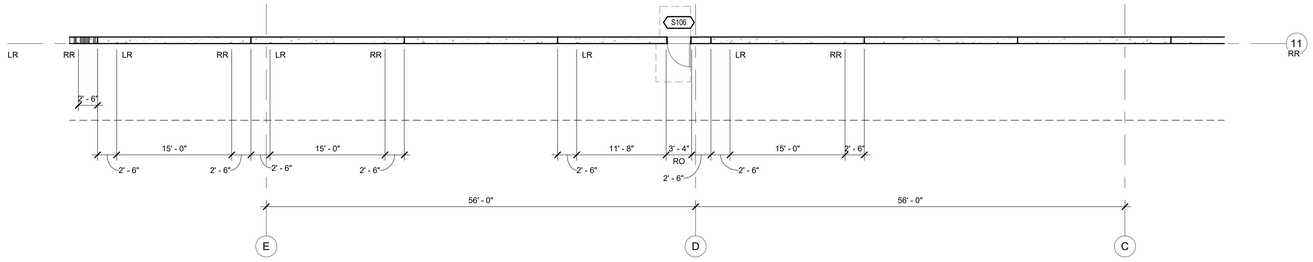
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - SOUTH

AW2.07



C4 ELEVATION - SOUTH (2 OF 3)
SCALE: 1/8" = 1'-0"



B4 FLOOR PLAN - SOUTH (2 OF 3)
SCALE: 1/8" = 1'-0"

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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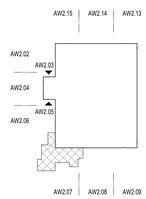


SEAL:

AMANDA JANE RITTER No. 31578 STATE OF LOUISIANA REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

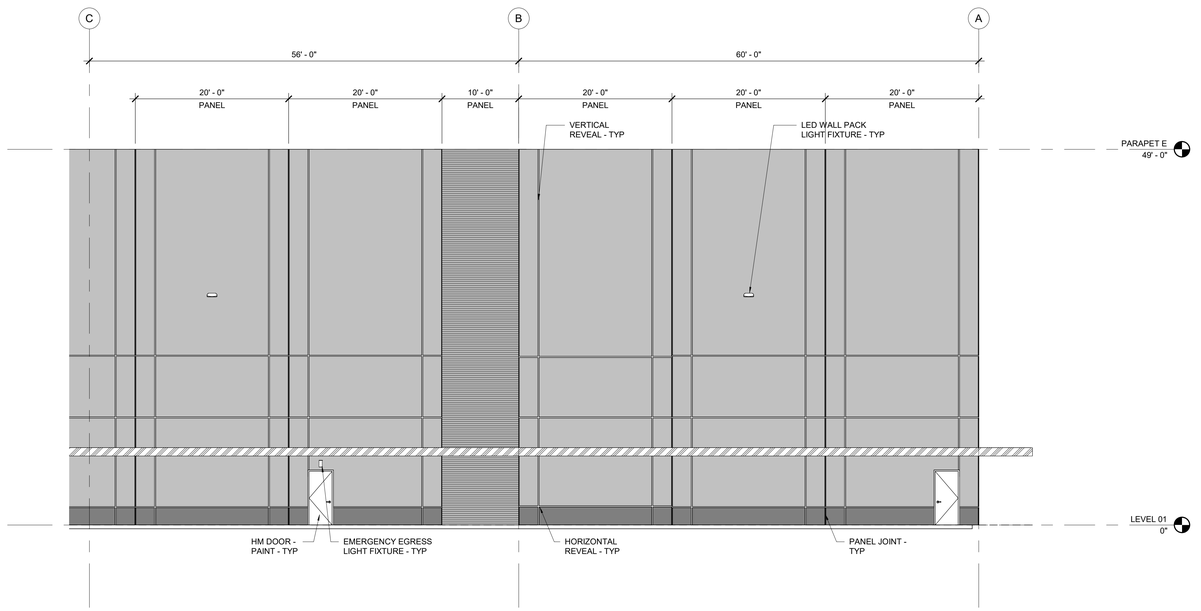
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

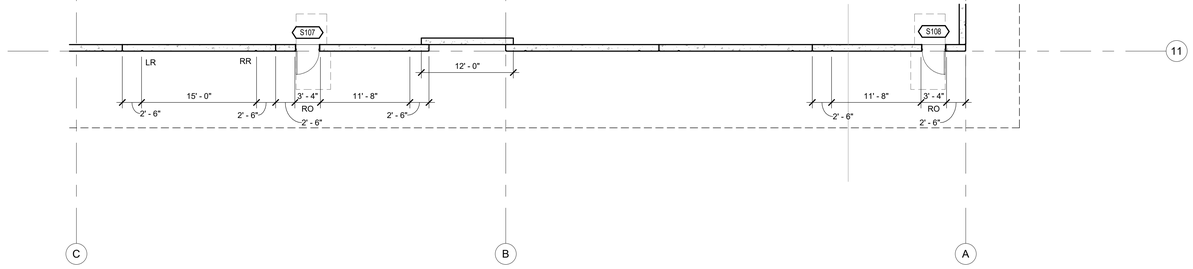
WAREHOUSE ELEVATIONS - SOUTH

AW2.08



C4 ELEVATION - SOUTH (3 OF 3)

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



B4 FLOOR PLAN - SOUTH (3 OF 3)

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

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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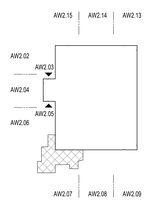


SEAL:

AMANDA JANE RITTER No. 31578 STATE OF LOUISIANA REGISTERED ARCHITECT 2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

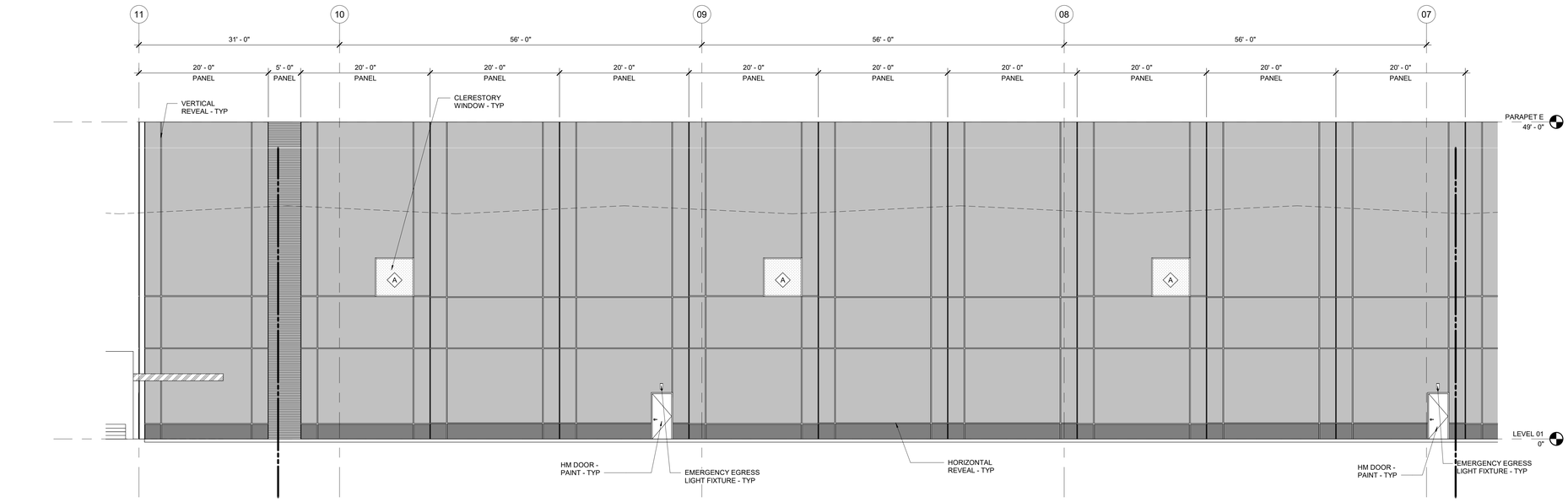
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

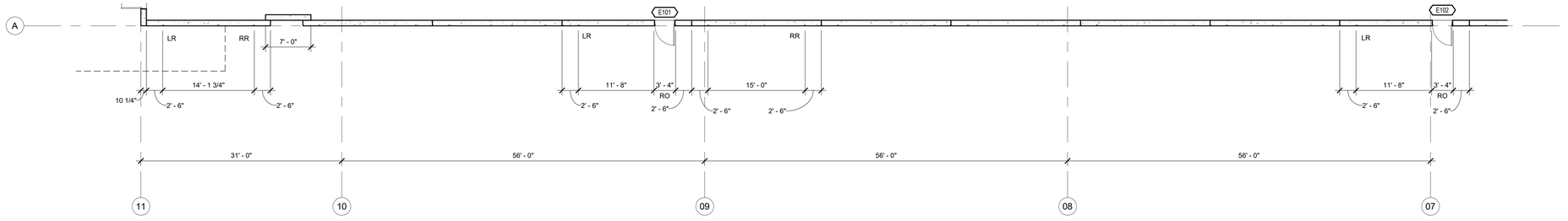
WAREHOUSE ELEVATIONS - SOUTH

AW2.09



C4 ELEVATION - EAST (1 OF 3)

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



B4 FLOOR PLAN - EAST (1 OF 3)

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

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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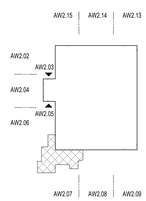


SEAL:

AMANDA JANE ROSENSTEIN No. 36178 STATE OF LOUISIANA REGISTERED ARCHITECT

2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

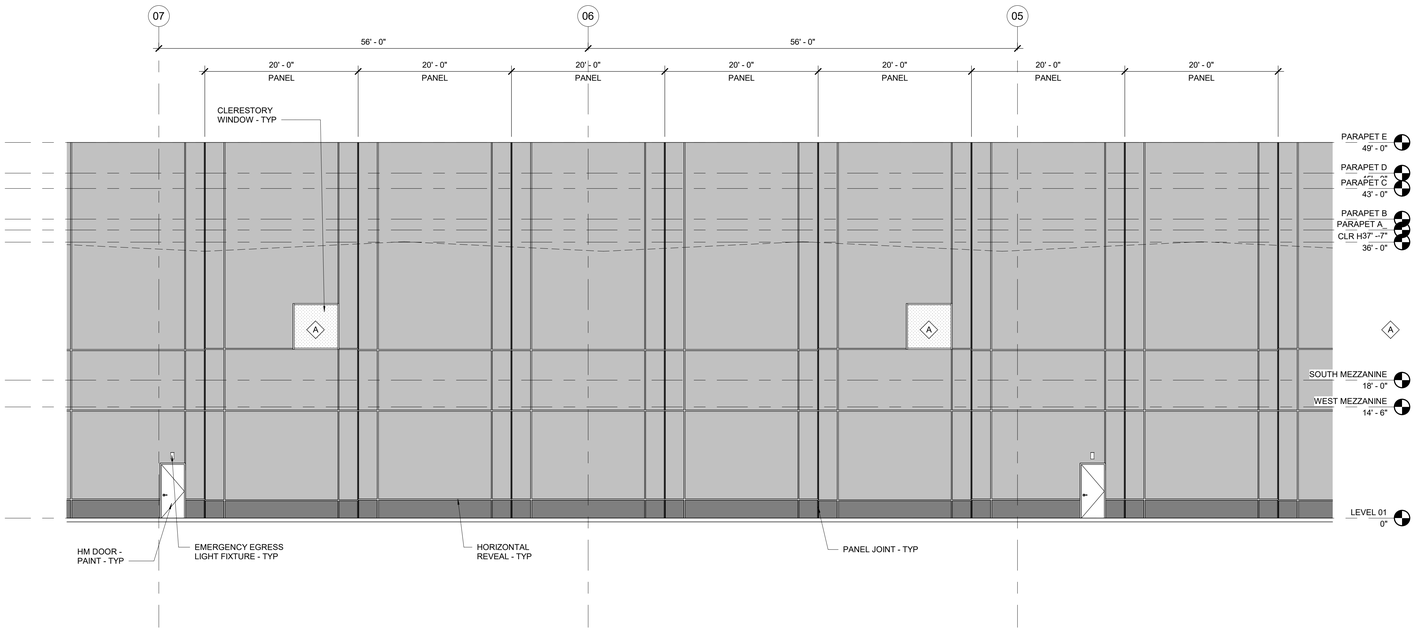
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

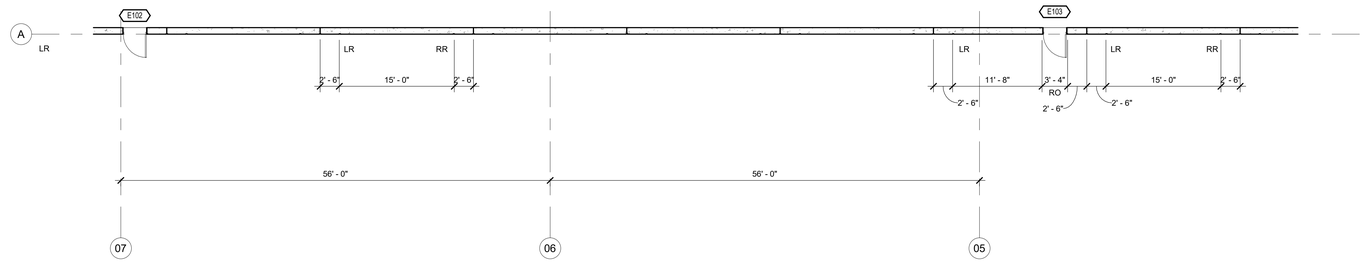
WAREHOUSE ELEVATIONS - EAST

AW2.10



C4 ELEVATION - EAST (2 OF 3)

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



B4 FLOOR PLAN - EAST (2 OF 3)

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

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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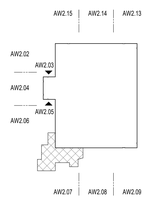

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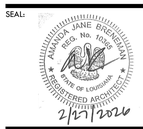

REVISION SCHEDULE

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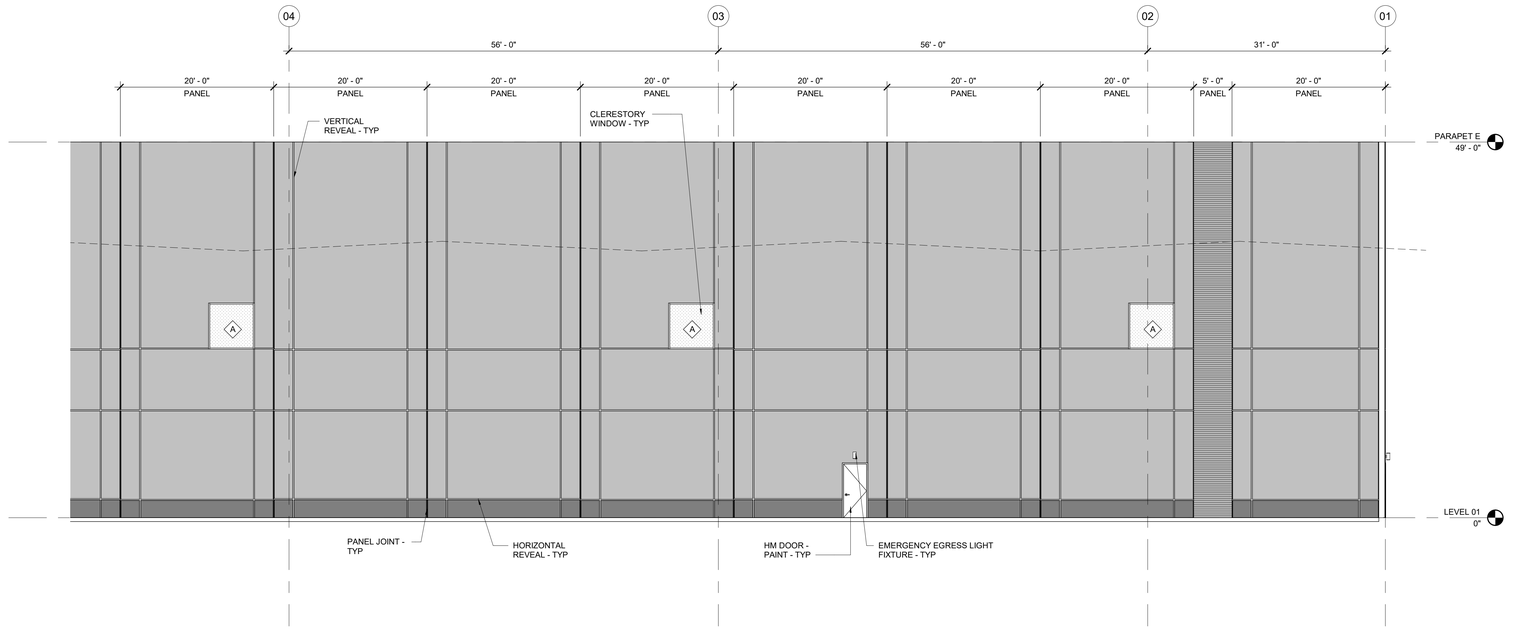
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

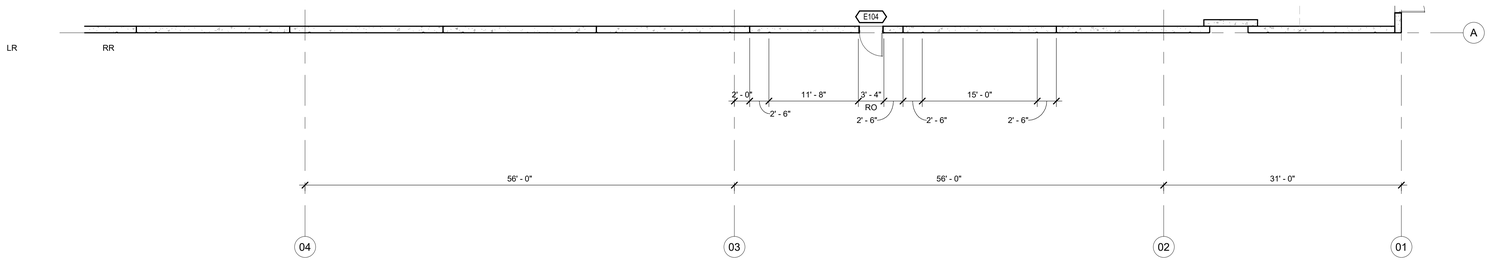
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - EAST

AW2.11



C4 ELEVATION - EAST (3 OF 3)
SCALE: 1/8" = 1'-0"



B4 FLOOR PLAN - EAST (3 OF 3)
SCALE: 1/8" = 1'-0"

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

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- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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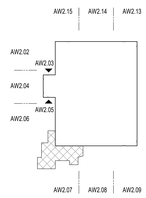

SEAL:

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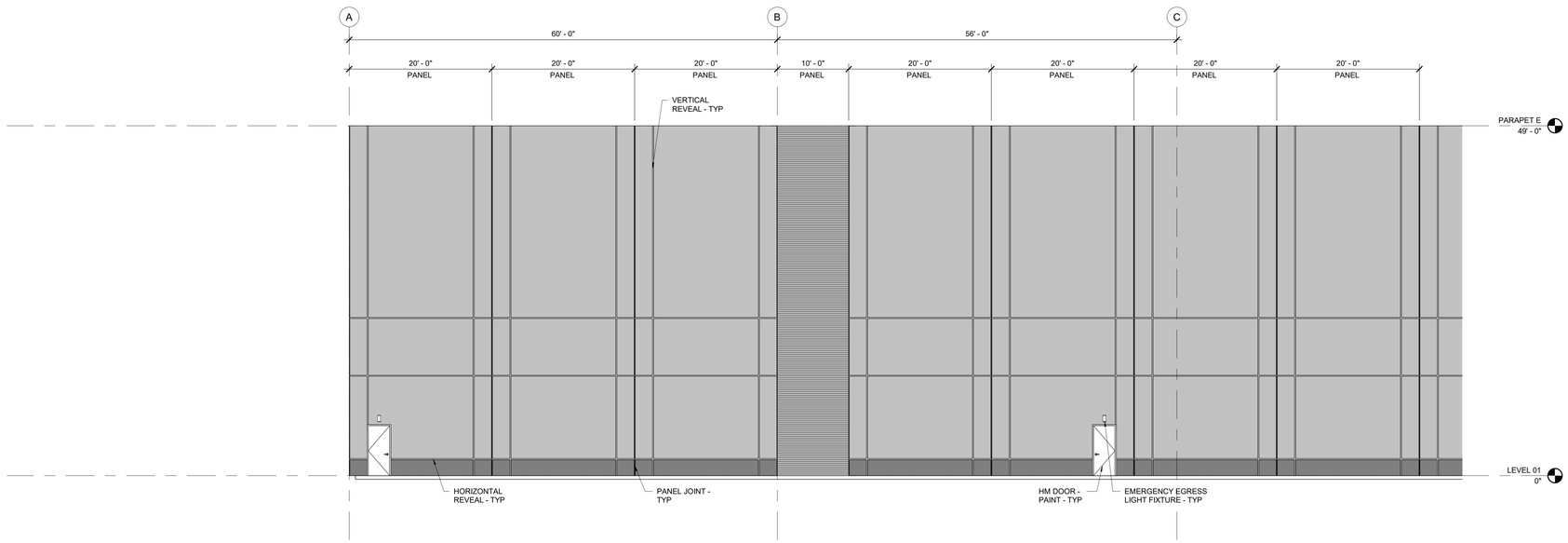
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

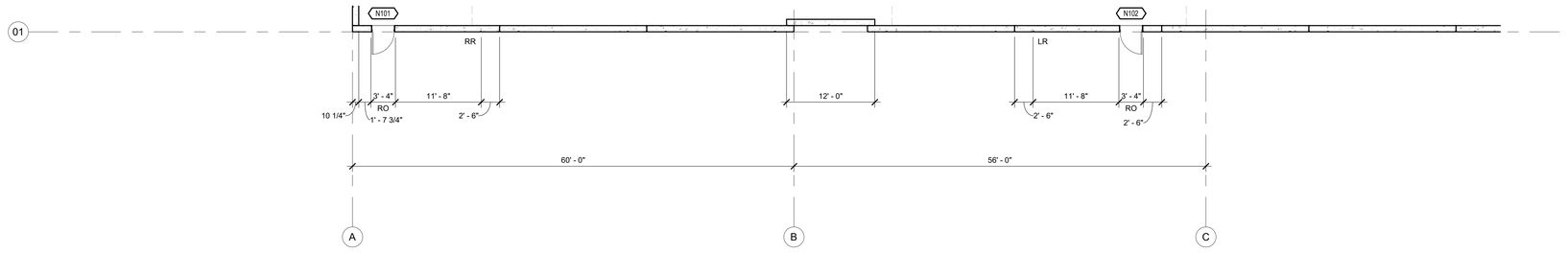
WAREHOUSE ELEVATIONS - EAST

AW2.12



C4 ELEVATION - NORTH (1 OF 3)

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



B4 FLOOR PLAN - NORTH (1 OF 3)

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

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

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- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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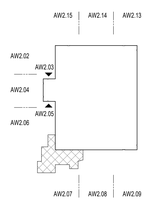
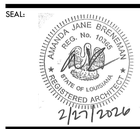


SEAL:



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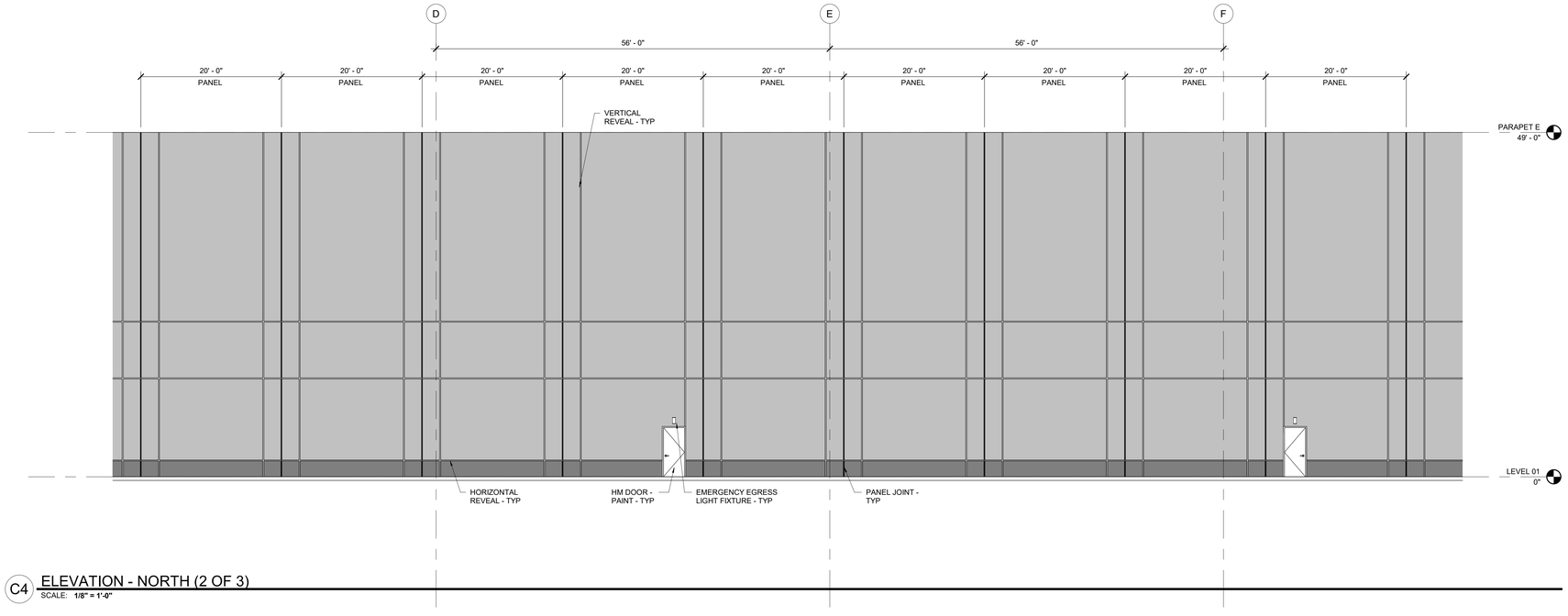
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

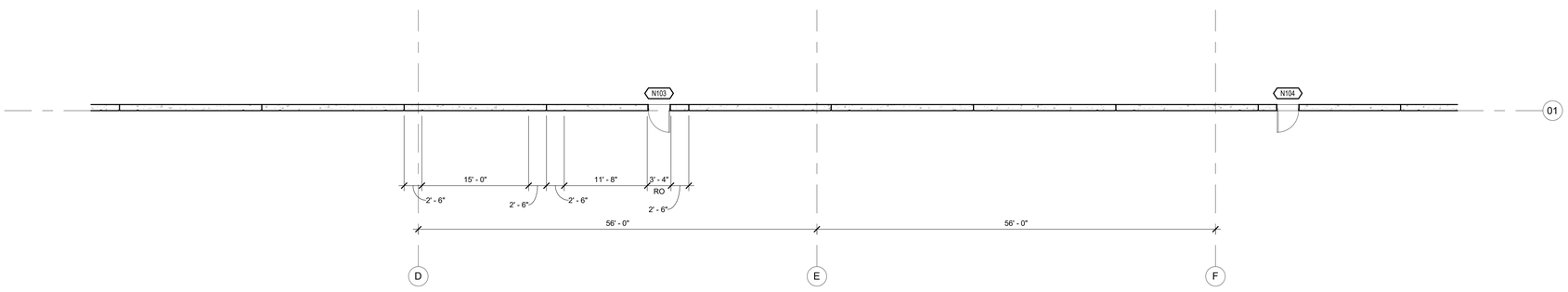
WAREHOUSE ELEVATIONS - NORTH

AW2.13



C4 ELEVATION - NORTH (2 OF 3)

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



B4 FLOOR PLAN - NORTH (2 OF 3)

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

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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p 225.383.4321

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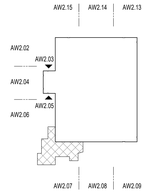
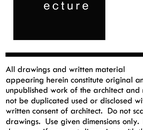
KEY PLAN:



SEAL:



REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
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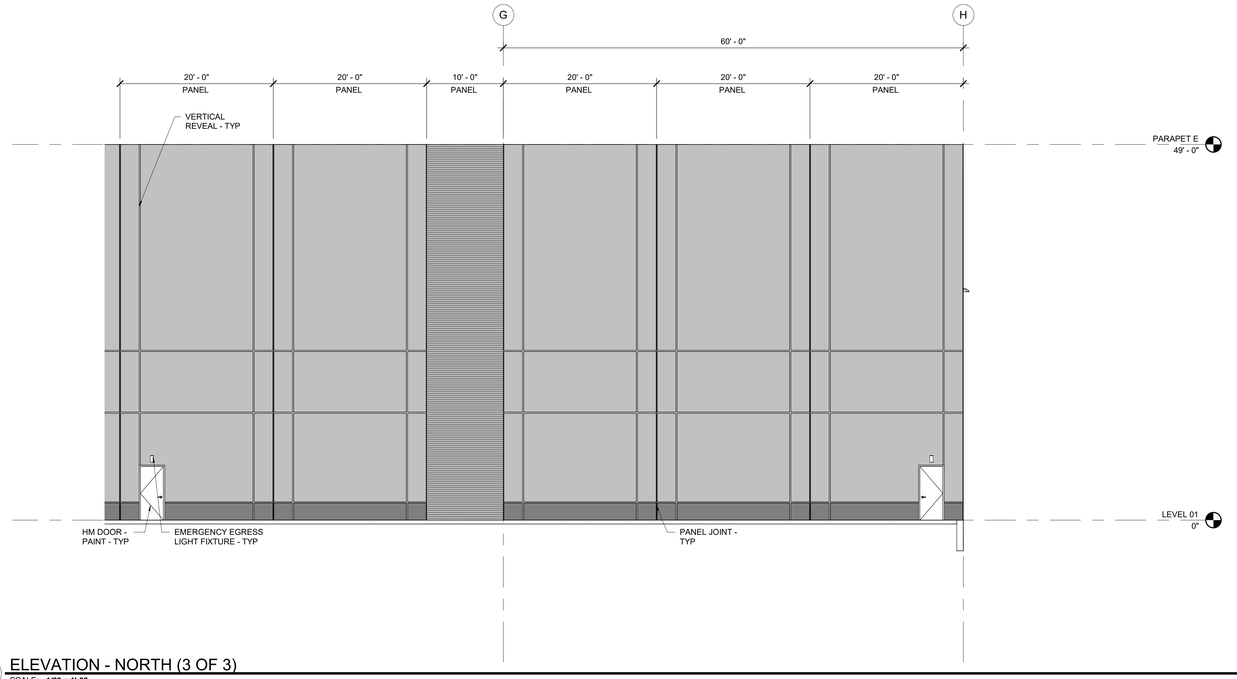
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

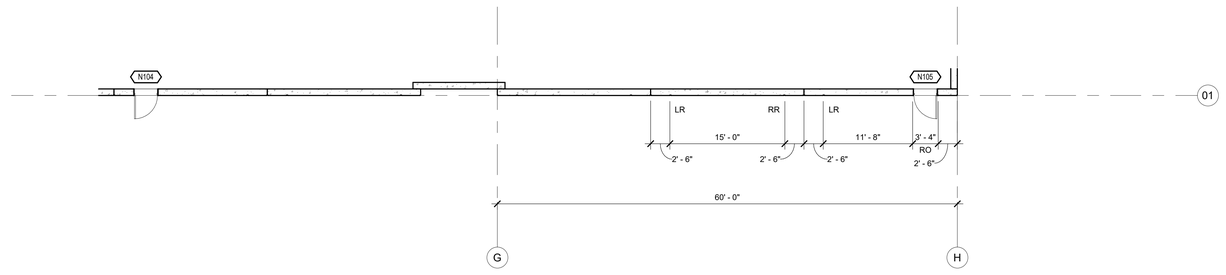
RMA PROJECT NO: 251172

WAREHOUSE ELEVATIONS - NORTH

AW2.14



C4 ELEVATION - NORTH (3 OF 3)
SCALE: **1/8" = 1'-0"**



B4 FLOOR PLAN - NORTH (3 OF 3)
SCALE: **1/8" = 1'-0"**

GENERAL NOTES

KEYNOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE

LEGEND

- FIELD PAINT - COLOR: TBD
- ACCENT PAINT 1 - COLOR: TBD
- ACCENT PAINT 2 - COLOR: TBD
- PREFINISHED METAL CANOPY
- GLAZING - VISION
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL
- FORMLINER - VERTICAL
- LED WALL PACK LIGHT FIXTURE

RO = ROUGH OPENING

KO = KNOCK OUT PANEL

LEGEND

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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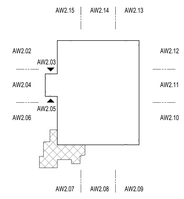
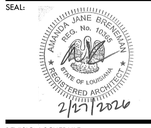
KEY PLAN:



SEAL:



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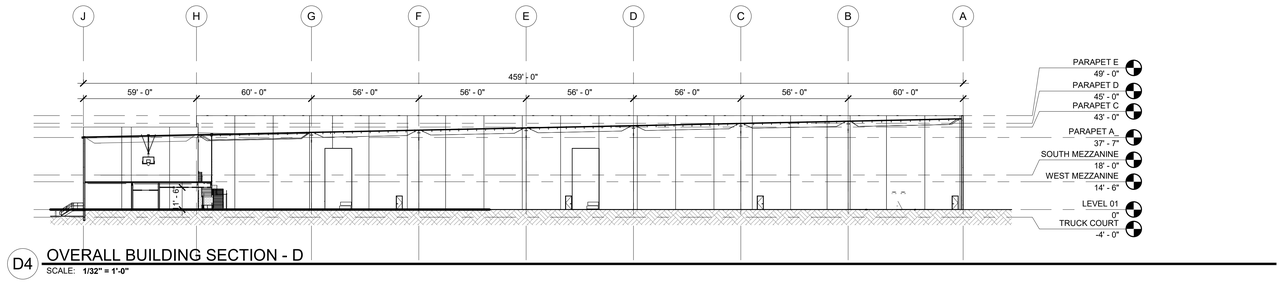
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

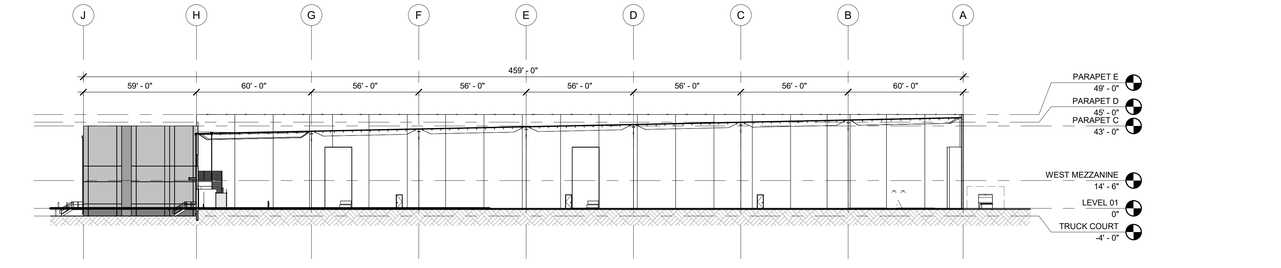
BUILDING ELEVATIONS - NORTH

AW2.15



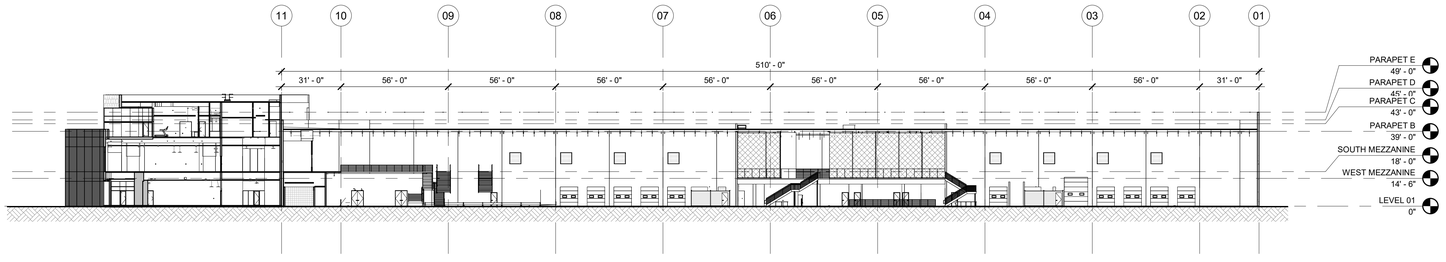
D4 OVERALL BUILDING SECTION - D

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



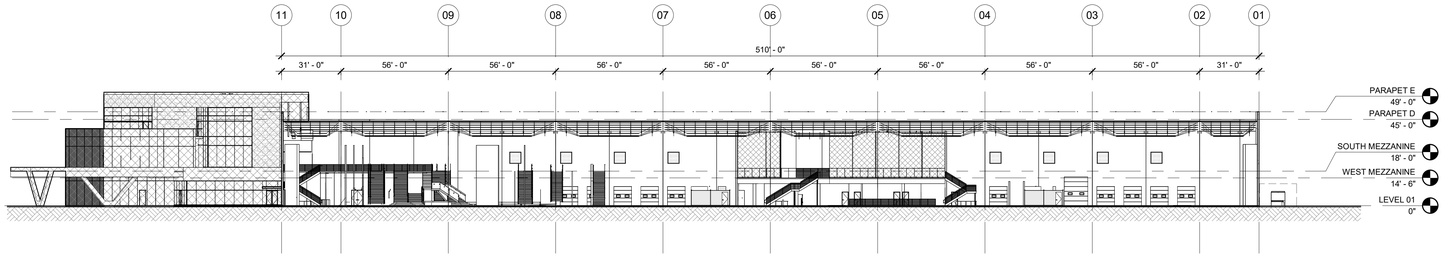
C4 OVERALL BUILDING SECTION - C

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



B4 OVERALL BUILDING SECTION - B

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



A4 OVERALL BUILDING SECTION - A

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

GENERAL NOTES

KEYNOTES

LEGEND

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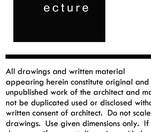
KEY PLAN:

SEAL:



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LIPSEY'S NEW HEADQUARTERS

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RMA PROJECT NO: 251172

OVERALL WAREHOUSE BUILDING SECTIONS

AW3.01

GENERAL NOTES

KEYNOTES

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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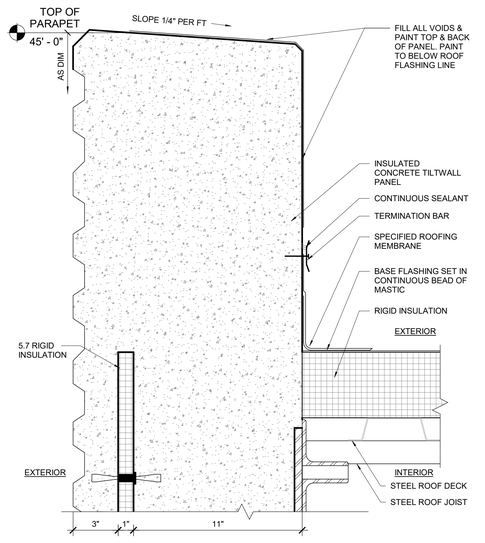
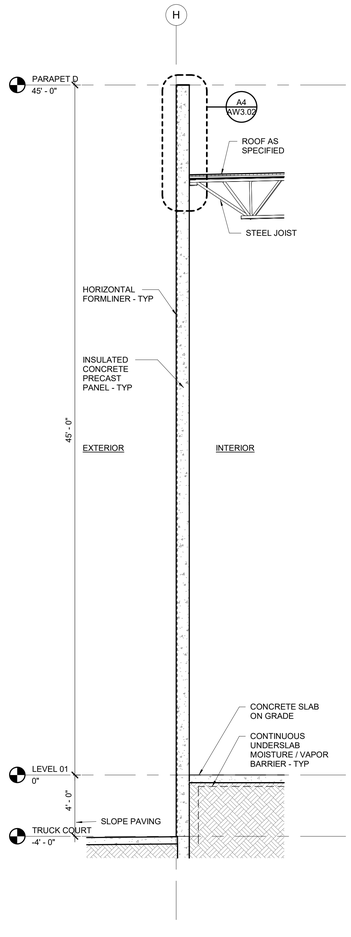
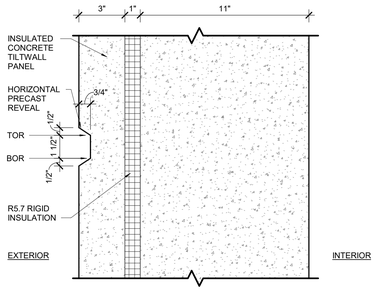
KEY PLAN:



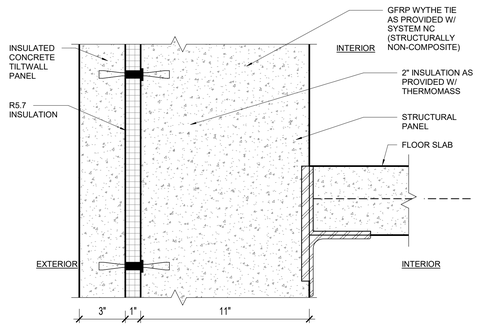
A4 TILTWALL PARAPET W/ FORMLINER (HORIZ)
SCALE: 3" = 1'-0"



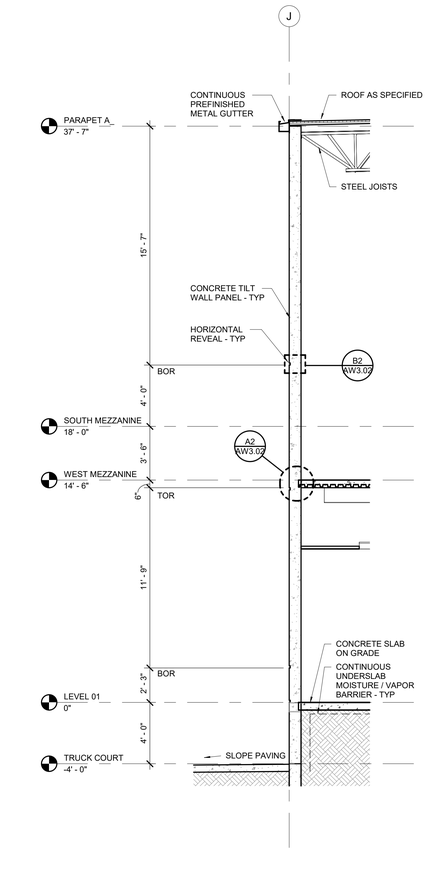
A3 FORMLINER @ TILTWALL PANEL - TYP
SCALE: 1/4" = 1'-0"



B2 HORIZ PRECAST REVEAL - TYP
SCALE: 3" = 1'-0"



A2 INSULATED TITLWALL (TYP) @ FLR
SCALE: 3" = 1'-0"



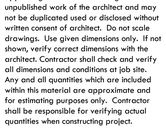
A1 WALL SECTION - TYP DOCK PANEL
SCALE: 1/4" = 1'-0"

LEGEND

- CONCRETE
- ALUMINUM / PREFINISHED METAL CANOPY
- STEEL
- RIGID INSULATION
- CMU / MASONRY

TOR	TOP OF REVEAL
BOR	BOTTOM OF REVEAL
RO	ROUGH OPENING
KO	KNOCK OUT PANEL
FL	FORMLINER

SEAL:



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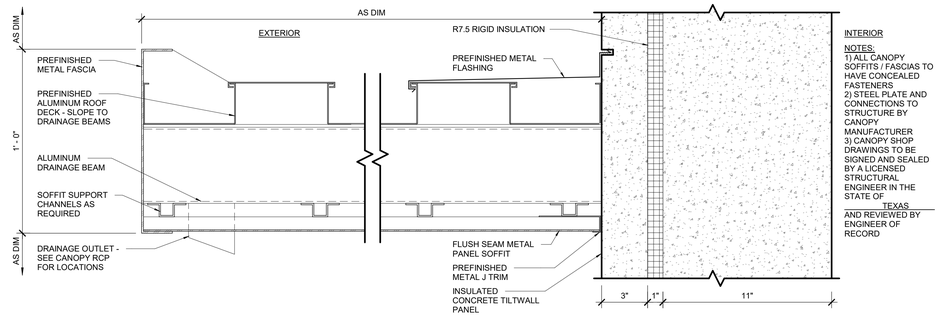
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

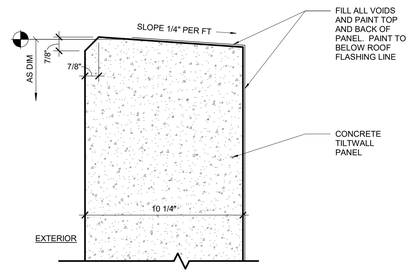
RMA PROJECT NO: 251172

WAREHOUSE WALL SECTIONS AND DETAILS

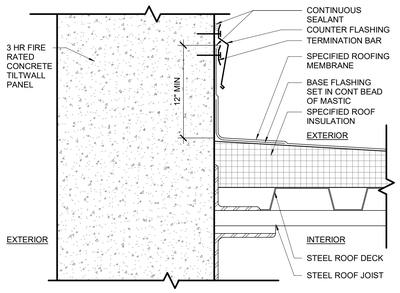
AW3.02



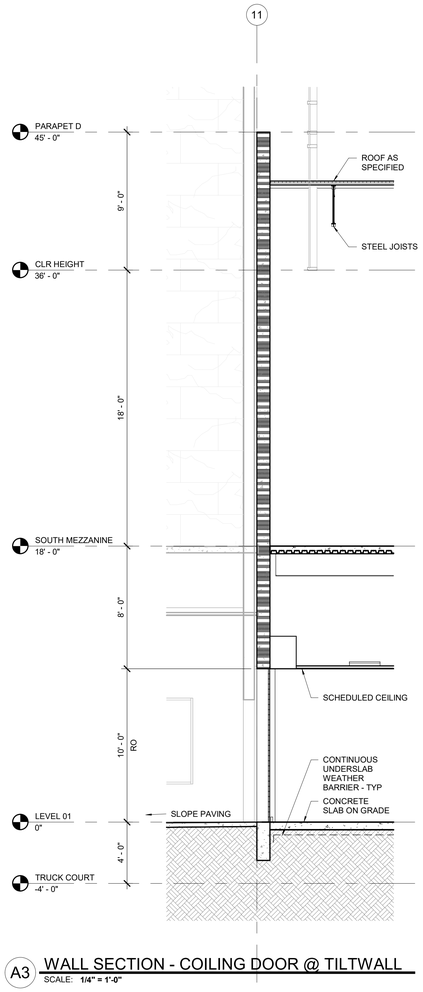
D3 PREFINISHED METAL CANOPY AT PRECAST PANEL
SCALE: 3" = 1'-0"



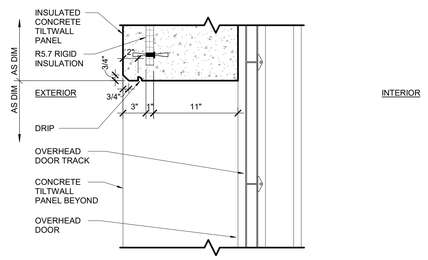
C4 TILTWALL PARAPET - TYP
SCALE: 3" = 1'-0"



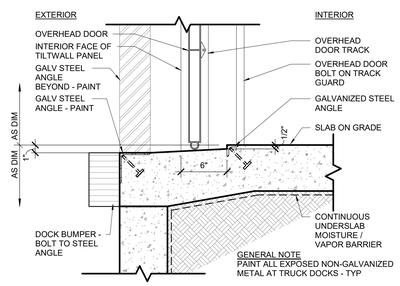
B4 TILTWALL AT ROOF FLASHING
SCALE: 3" = 1'-0"



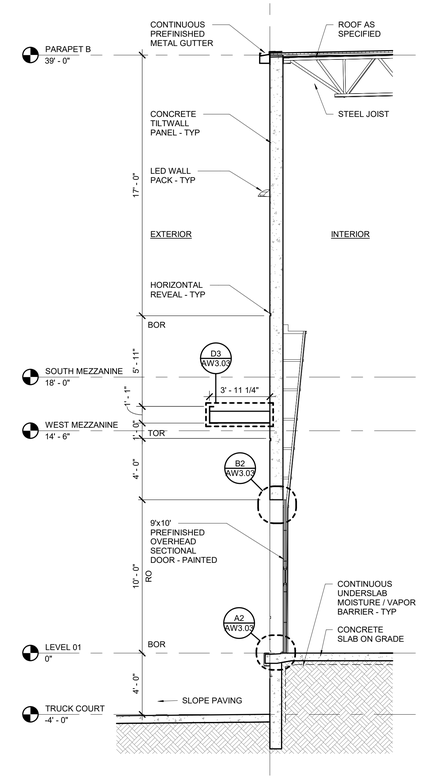
A3 WALL SECTION - COILING DOOR @ TILTWALL
SCALE: 1/4" = 1'-0"



B2 OVERHEAD DOOR HEAD - TYP
SCALE: 1 1/2" = 1'-0"



A2 OVERHEAD DOOR SILL - DOCK HIGH
SCALE: 1 1/2" = 1'-0"



A1 WALL SECTION - DOCK OH DOOR
SCALE: 1/4" = 1'-0"

GENERAL NOTES

KEYNOTES

LEGEND

	CONCRETE
	ALUMINUM / PREFINISHED METAL CANOPY
	STEEL
	RIGID INSULATION
	CMU / MASONRY
TOR	TOP OF REVEAL
BOR	BOTTOM OF REVEAL
RO	ROUGH OPENING
KO	KNOCK OUT PANEL
FL	FORMLINER

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p 225.383.4321
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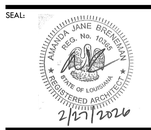
KEY PLAN:

SEAL:



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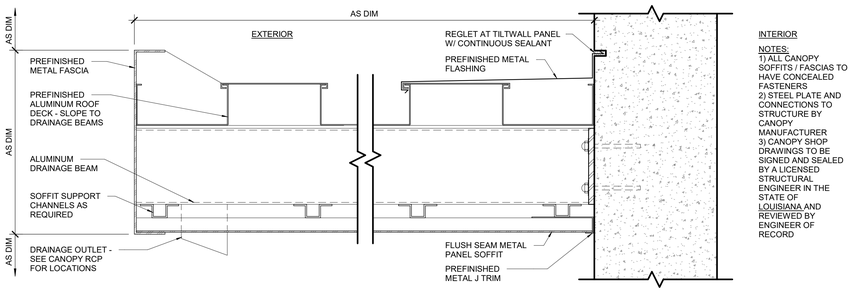
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

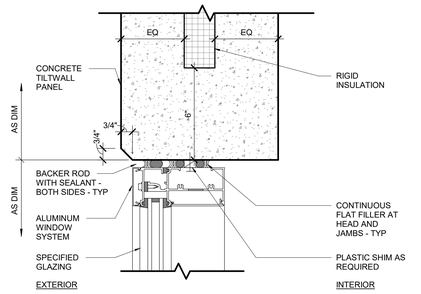
RMA PROJECT NO: 251172

WAREHOUSE WALL SECTIONS AND DETAILS

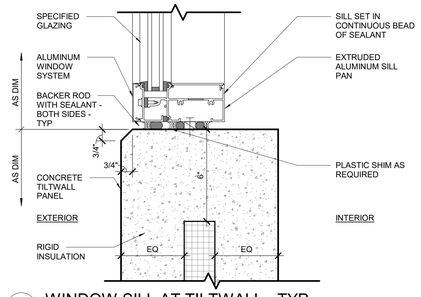
AW3.03



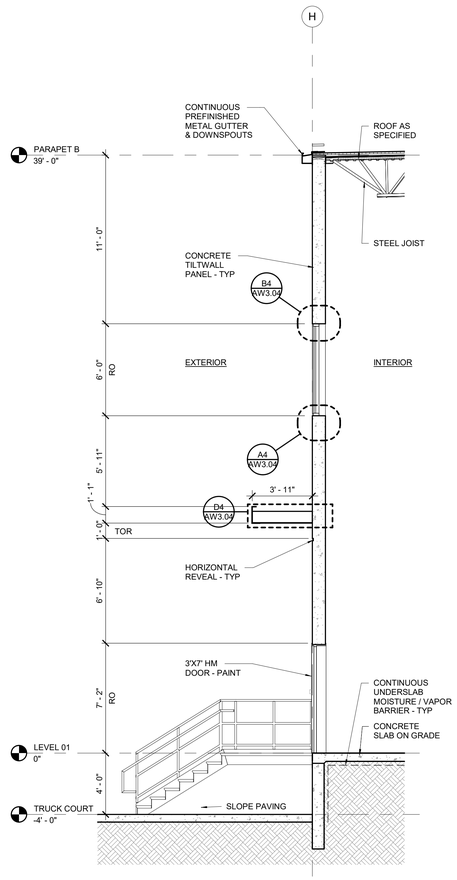
D4 PREFINISHED METAL CANOPY AT TILTWALL
SCALE: 3" = 1'-0"



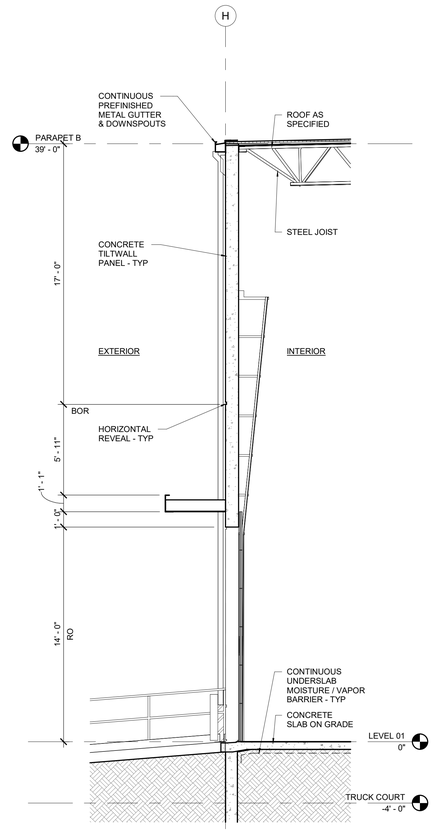
B4 WINDOW HEAD AT TILTWALL - TYP
SCALE: 3" = 1'-0"



A4 WINDOW SILL AT TILTWALL - TYP
SCALE: 3" = 1'-0"



A3 WALL SECTION - DOCK HM DOOR & LOUVER
SCALE: 1/4" = 1'-0"



A1 WALL SECTION - OVERHEAD DOOR WITH RAMP
SCALE: 1/4" = 1'-0"

GENERAL NOTES

KEYNOTES

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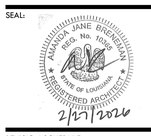
KEY PLAN:

LEGEND

- CONCRETE
- ALUMINUM / PREFINISHED METAL CANOPY
- STEEL
- RIGID INSULATION
- CMU / MASONRY
- TOR TOP OF REVEAL
- BOR BOTTOM OF REVEAL
- RO ROUGH OPENING
- KO KNOCK OUT PANEL
- FL FORMLINER

SEAL:



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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE WALL SECTIONS AND DETAILS

AW3.04

GENERAL NOTES

KEYNOTES

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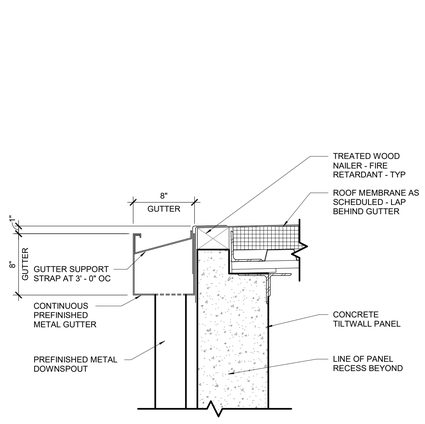
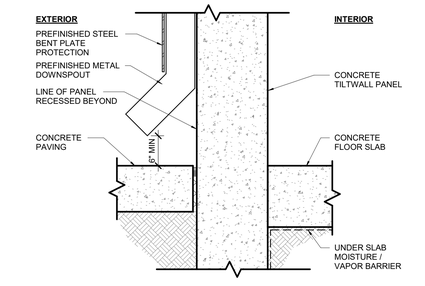
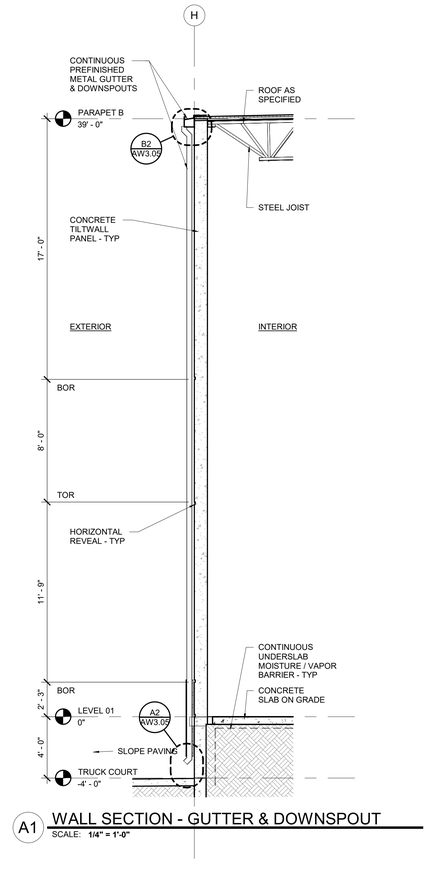
KEY PLAN:



B2 CONTINUOUS GUTTER AT DOWNSPOUT
SCALE: 1 1/2" = 1'-0"



A2 DOWNSPOUT AT SURFACE DRAIN
SCALE: 1 1/2" = 1'-0"

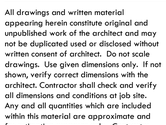


A1 WALL SECTION - GUTTER & DOWNSPOUT
SCALE: 1/4" = 1'-0"

LEGEND

	CONCRETE
	ALUMINUM / PREFINISHED METAL CANOPY
	STEEL
	RIGID INSULATION
	CMU / MASONRY
TOR	TOP OF REVEAL
BOR	BOTTOM OF REVEAL
RO	ROUGH OPENING
KO	KNOCK OUT PANEL
FL	FORMLINER

SEAL:



REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

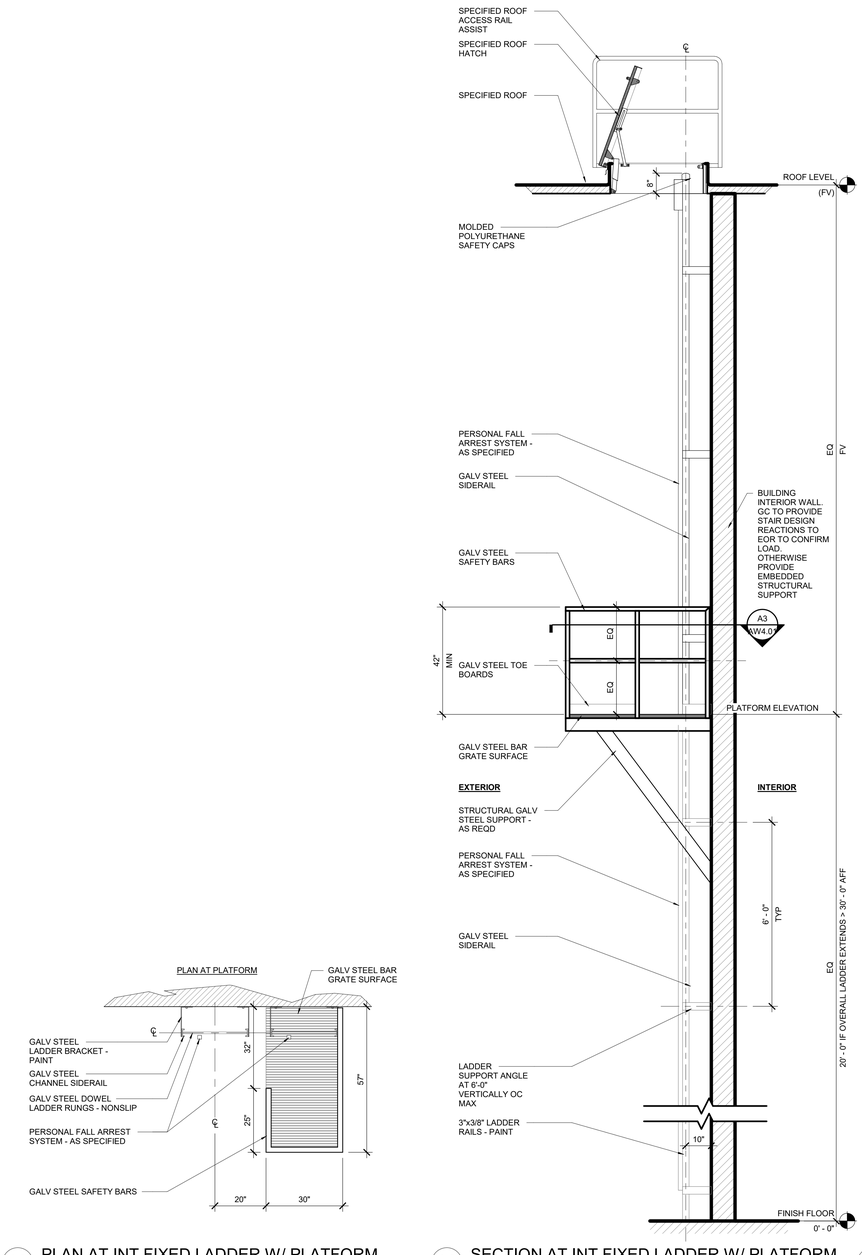
LIPSEY'S NEW HEADQUARTERS

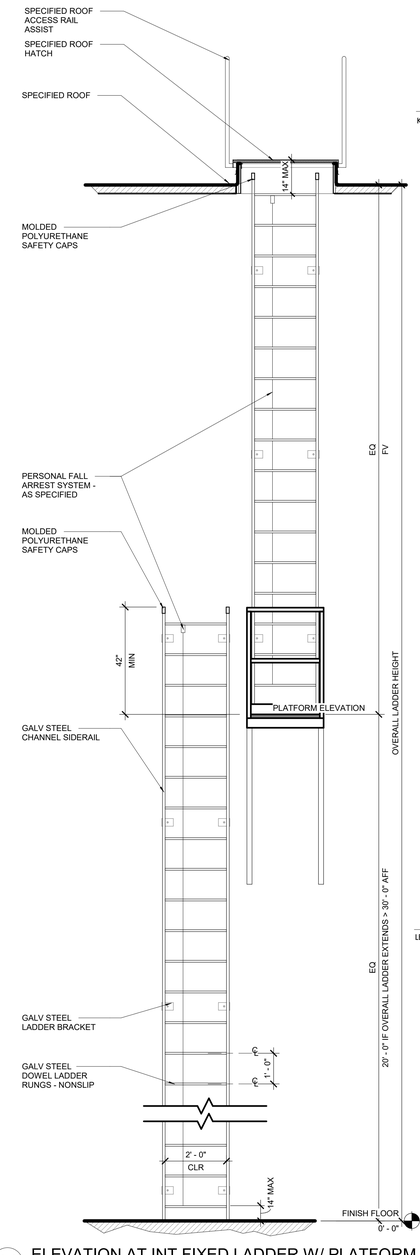
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE WALL SECTIONS AND DETAILS

AW3.05





A3 PLAN AT INT FIXED LADDER W/ PLATFORM
SCALE: **1/2" = 1'-0"**

A2 SECTION AT INT FIXED LADDER W/ PLATFORM
SCALE: **1/2" = 1'-0"**

A1 ELEVATION AT INT FIXED LADDER W/ PLATFORM
SCALE: **1/2" = 1'-0"**

GENERAL NOTES

KEYNOTES

A ALL LADDERS TO BE DESIGNED AND APPROVED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF LOUISIANA

B ROOF ACCESS LADDER DESIGN TO COMPLY WITH OSHA STANDARDS 1910.23, 1910.28, 1910.29 AND 1910.140 REGULATIONS

C FALL PROTECTION TO COMPLY WITH OSHA STANDARDS 1910.29 OR 1910.140 REGULATIONS PER STANDARD 1910.28. FOR LADDERS THAT EXTEND MORE THAN 24' IN HEIGHT

D LADDERS TO COMPLY WITH ANSI A14.3 AND ANSI Z359.16

E LANDING PLATFORMS ARE NOT REQUIRED FOR LADDERS EXTENDING NOT MORE THAN 30' IN HEIGHTPER INTERNATIONAL MECHANICAL CODE. HOWEVER, MAX DISTANCE WITHOUT A LANDING PLATFORM IS 150'

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown archit ecture

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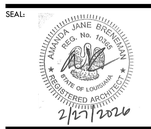
KEY PLAN:

SEAL:



REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
1	2026-02-27	ISSUED FOR PERMIT

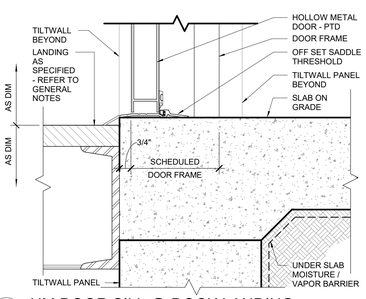
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

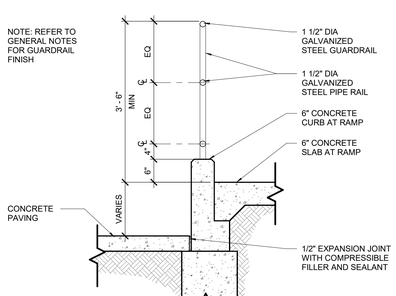
RMA PROJECT NO: 251172

ENLARGED ROOF ACCESS LADDER W/ PLATFORM DETAILS - INTERIOR

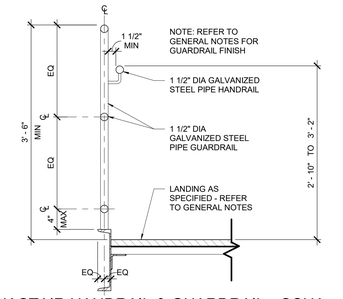
AW4.01



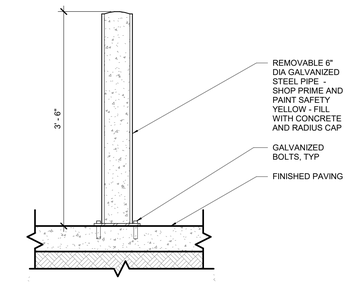
D3 HM DOOR SILL @ DOCK LANDING
SCALE: **3" = 1'-0"**



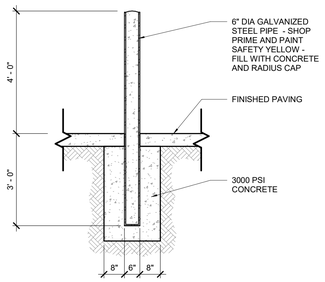
D2 DOCK RAMP GUARDRAIL - OSHA
SCALE: **3/4" = 1'-0"**



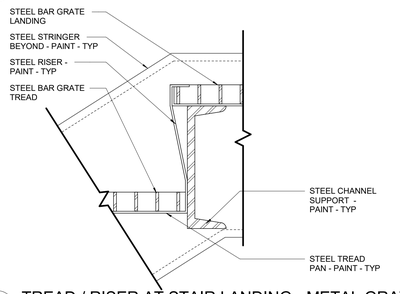
D1 DOCK STAIR HANDRAIL & GUARDRAIL - OSHA
SCALE: **1" = 1'-0"**



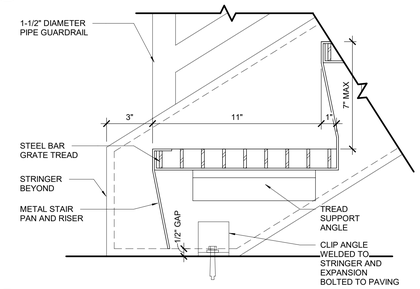
C4 BOLLARD - BOLTED DOWN
SCALE: **1" = 1'-0"**



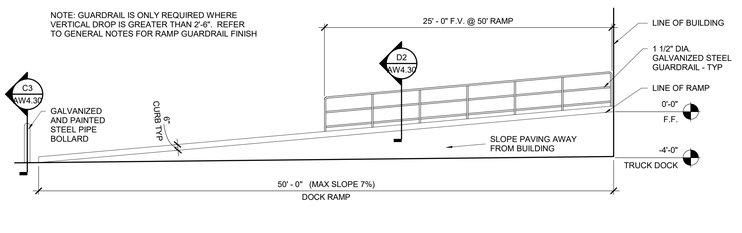
C3 BOLLARD - FIXED
SCALE: **1/2" = 1'-0"**



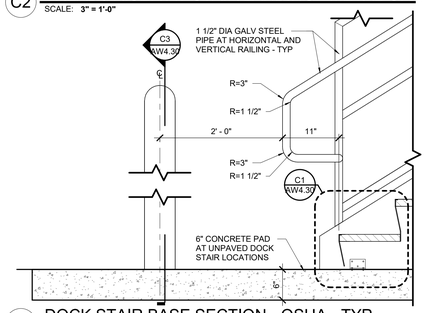
C2 TREAD / RISER AT STAIR LANDING - METAL GRATE
SCALE: **3" = 1'-0"**



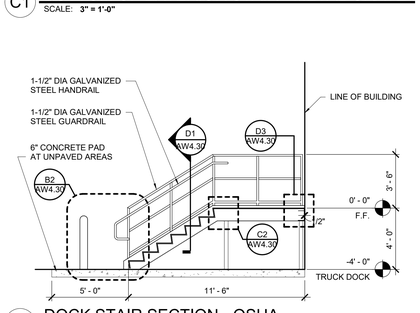
C1 BOTTOM OF EXTERIOR STAIR - METAL GRATE
SCALE: **3" = 1'-0"**



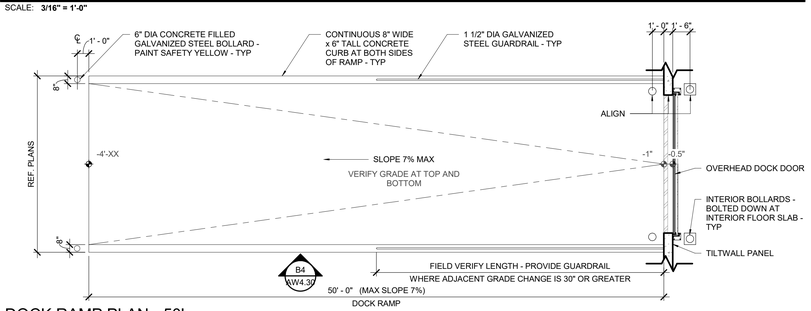
B4 DOCK RAMP ELEVATION - OSHA - 50'
SCALE: **3/16" = 1'-0"**



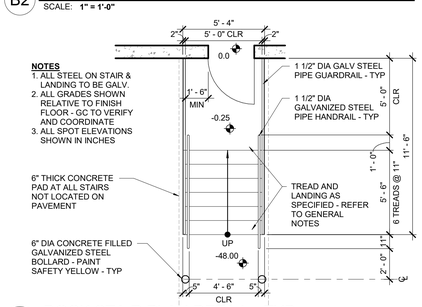
B2 DOCK STAIR BASE SECTION - OSHA - TYP
SCALE: **1" = 1'-0"**



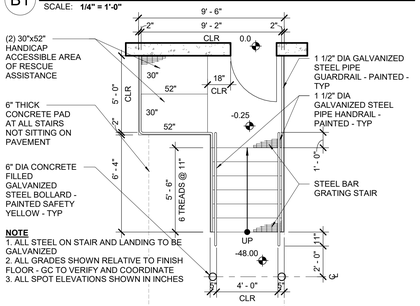
B1 DOCK STAIR SECTION - OSHA
SCALE: **1/4" = 1'-0"**



A4 DOCK RAMP PLAN - 50'
SCALE: **3/16" = 1'-0"**



A2 DOCK STAIR PLAN DETAIL - TYP
SCALE: **1/4" = 1'-0"**



A1 LOADING DOCK STAIR - METAL BAR GRATE
SCALE: **1/4" = 1'-0"**

GENERAL NOTES

KEYNOTES

DOCK STAIR

TREAD & LANDING TYPE:

- ADA COMPLIANT METAL GRATE OPENINGS NOT TO EXCEED 1/2" IN DIRECTION OF TRAVEL

STAIR & RAILING FINISH:

- PAINT (NOTE ACCENT COLOR)
- EXPOSED GALVANIZED STEEL

DOCK RAMP

GUARDRAIL FINISH:

- PAINT
- EXPOSED GALVANIZED STEEL

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown archit ecture

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO.	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

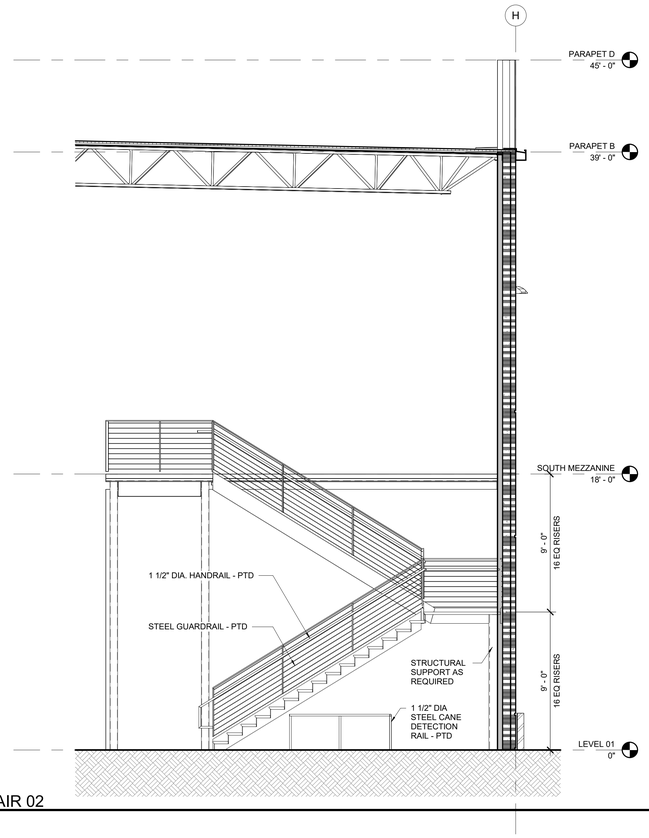
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

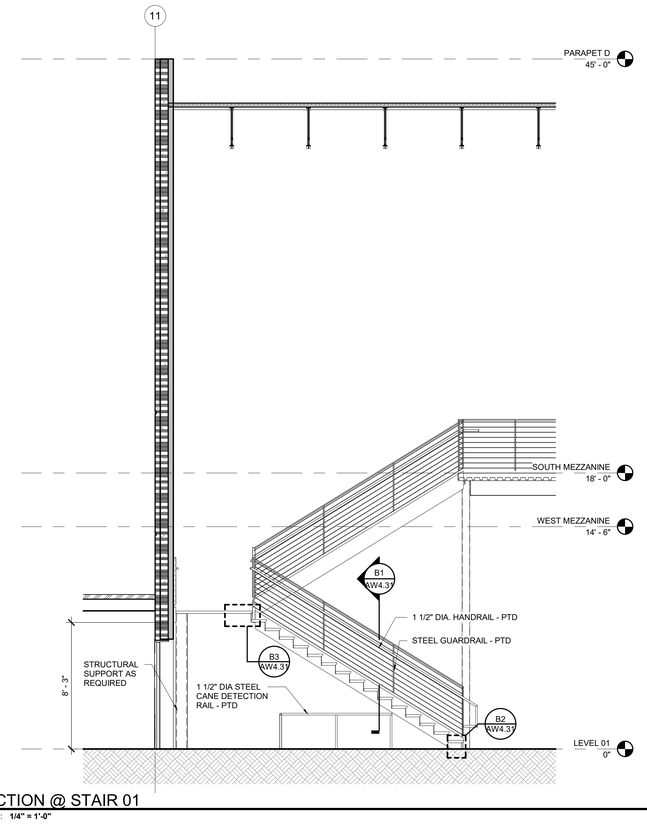
RMA PROJECT NO: 251172

ENLARGED STAIR PLANS, SECTIONS AND DETAILS

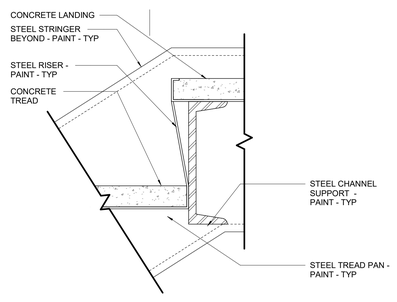
AW4.30



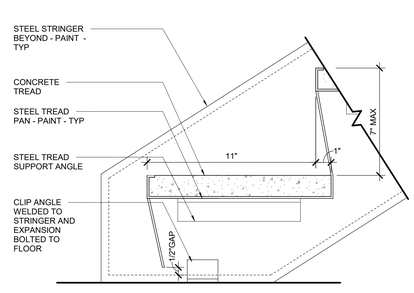
C4 SECTION @ STAIR 02
SCALE: 1/4" = 1'-0"



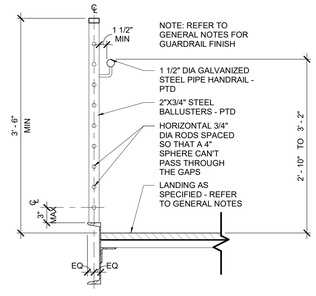
C2 SECTION @ STAIR 01
SCALE: 1/4" = 1'-0"



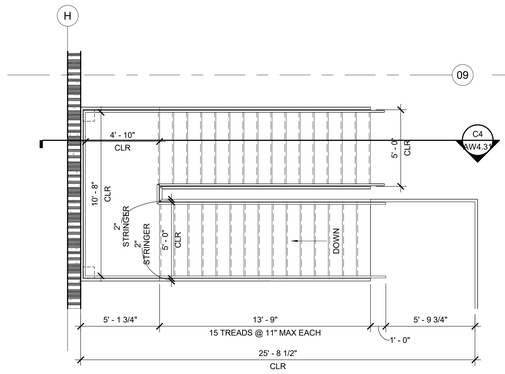
B3 TREAD / RISER AT STAIR LANDING
SCALE: 3" = 1'-0"



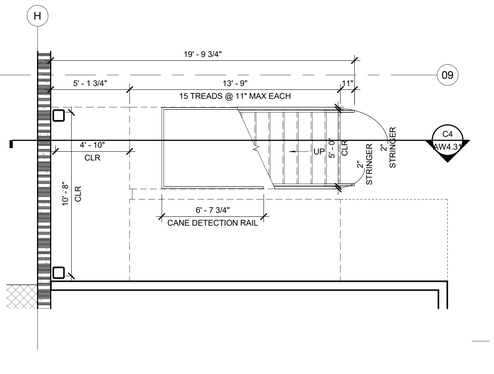
B2 TREAD / RISER AT STAIR BASE
SCALE: 3" = 1'-0"



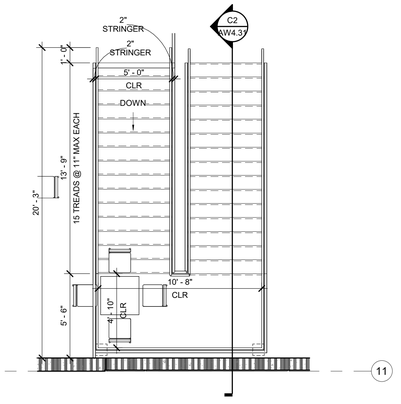
B1 DOCK STAIR HANDRAIL & GUARDRAIL - CABLES
SCALE: 1" = 1'-0"



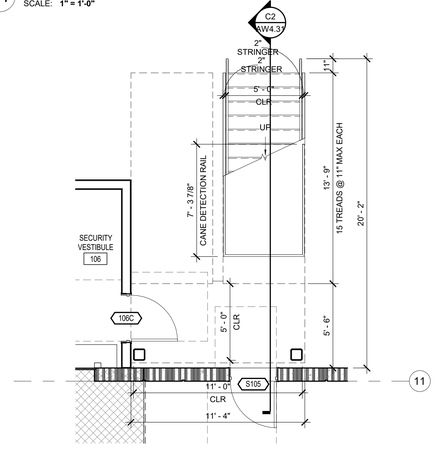
A4 ENLARGED MEZZ STAIR PLAN - 02
SCALE: 1/4" = 1'-0"



A3 ENLARGED STAIR PLAN - 02
SCALE: 1/4" = 1'-0"



A2 ENLARGED MEZZ STAIR PLAN - 01
SCALE: 1/4" = 1'-0"



A1 ENLARGED STAIR PLAN - 01
SCALE: 1/4" = 1'-0"

GENERAL NOTES

KEYNOTES

DOCK STAIR

TREAD & LANDING TYPE:
- CONCRETE PAN

STAIR & RAILING FINISH:
- PAINT

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown archit ecture

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KEY PLAN:

SEAL:

AMANDA JANE BRIGHAM
REG. No. 10580
STATE OF LOUISIANA
REGISTERED ARCHITECT
2/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

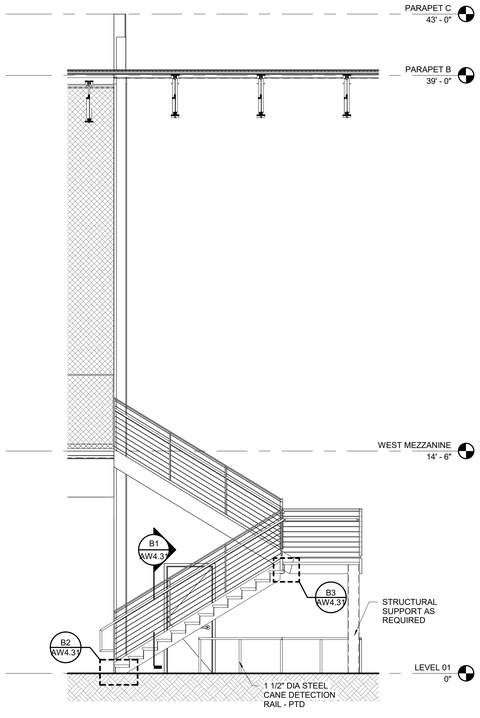
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

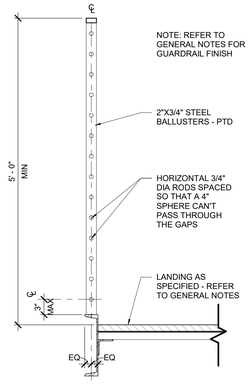
RMA PROJECT NO: 251172

ENLARGED STAIR PLANS, SECTIONS AND DETAILS

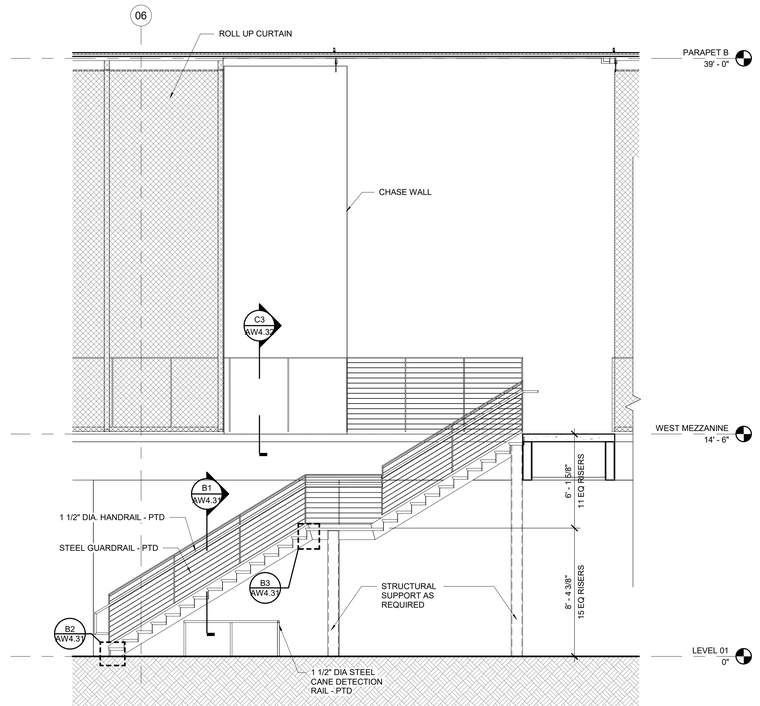
AW4.31



C4 SECTION @ STAIR 04
SCALE: **1/4" = 1'-0"**

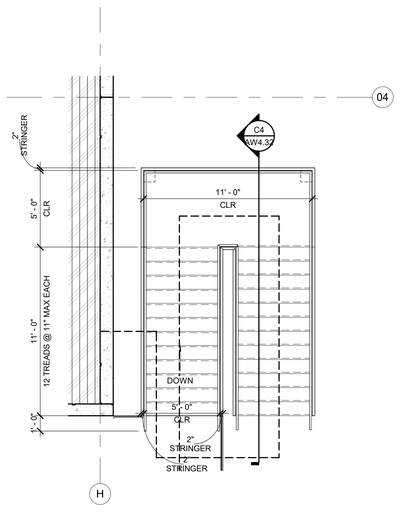


C3 DOCK STAIR HANDRAIL & GUARDRAIL - WEST MEZZ
SCALE: **1" = 1'-0"**

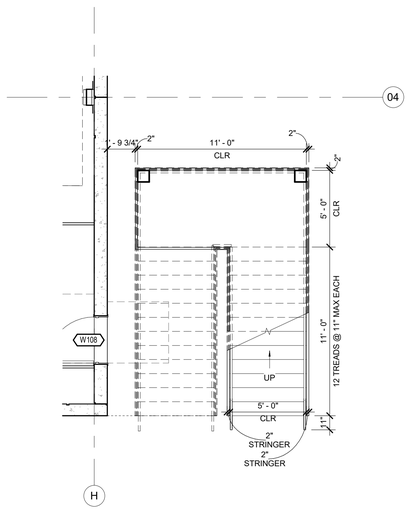


C2 SECTION @ STAIR 03
SCALE: **1/4" = 1'-0"**

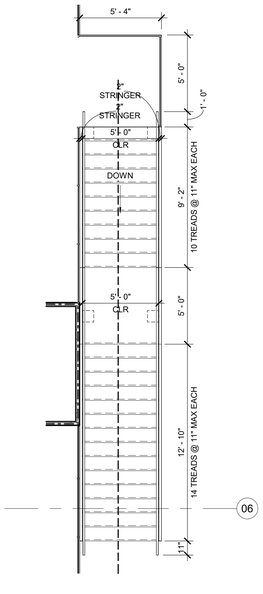
EGRESS DISTANCE =
173'-10"



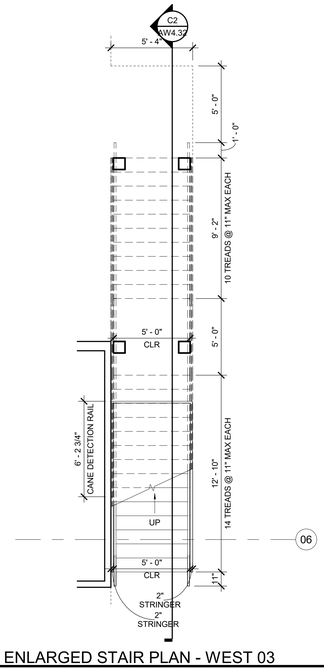
A4 ENLARGED MEZZ STAIR PLAN - WEST 04
SCALE: **1/4" = 1'-0"**



A3 ENLARGED STAIR PLAN - WEST 04
SCALE: **1/4" = 1'-0"**



A2 ENLARGED MEZZ STAIR PLAN - WEST 03
SCALE: **1/4" = 1'-0"**



A1 ENLARGED STAIR PLAN - WEST 03
SCALE: **1/4" = 1'-0"**

GENERAL NOTES

KEYNOTES

DOCK STAIR

TREAD & LANDING TYPE:
- CONCRETE PAN

STAIR & RAILING FINISH:
- PAINT

LEGEND

RITTER MAHER
ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers
brown
archit
ecture

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KEY PLAN:

SEAL:

REVISION SCHEDULE

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	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

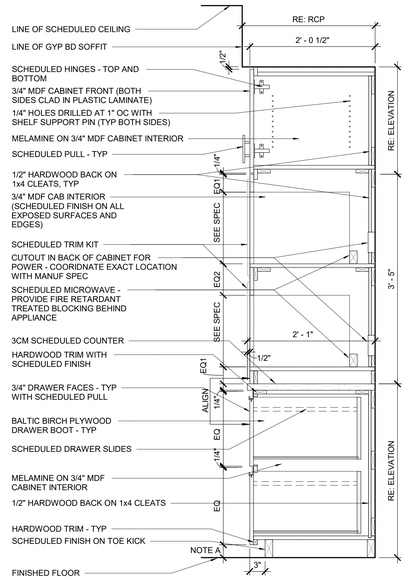
RMA PROJECT NO: 251172

ENLARGED STAIR PLANS, SECTIONS AND DETAILS

AW4.32

GENERAL NOTES

KEYNOTES



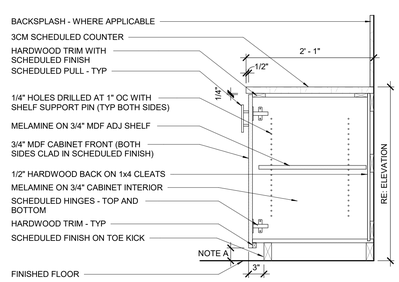
B1 MICROWAVE CABINET - DOUBLE W/DRAWERS
SCALE: 1" = 1'-0"

B4 FIXED SHELVES
SCALE: 1" = 1'-0"

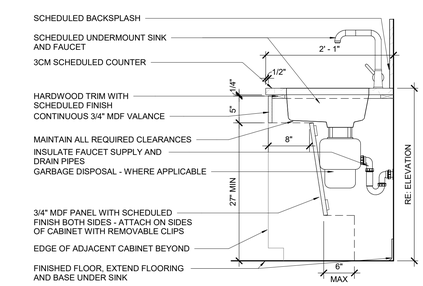
B3 UPPER CABINET - TYP W/O SOFFIT
SCALE: 1" = 1'-0"

B2 BASE CABINET - 4 DRAWERS
SCALE: 1" = 1'-0"

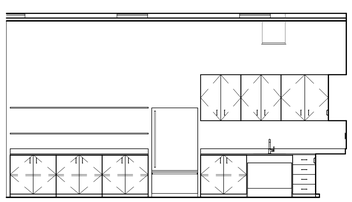
LEGEND



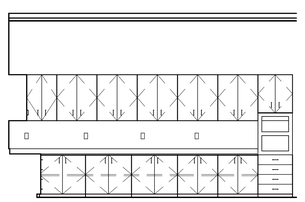
A4 BASE CABINET - TYP
SCALE: 1" = 1'-0"



A3 BASE CABINET AT SINK ADA SKIRT
SCALE: 1" = 1'-0"



A2 SOUTH ELEVATION @ KITCHEN MILWORK
SCALE: 1/4" = 1'-0"



A1 WEST ELEVATION @ KITCHEN MILWORK
SCALE: 1/4" = 1'-0"

KEY PLAN:

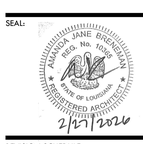
RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated used or disclosed without written consent of architect. Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with the architect. Contractor shall check and verify all dimensions and conditions at job site. Any and all quantities which are included within this material are approximate and for estimating purposes only. Contractor shall be responsible for verifying actual quantities when constructing project.

SEAL:



REVISION SCHEDULE

NO.	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

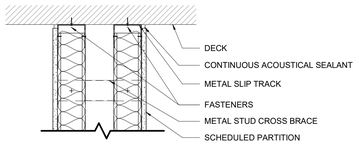
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

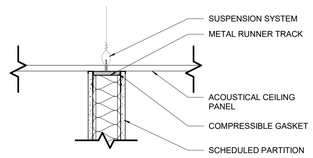
RMA PROJECT NO: 251172

WAREHOUSE INTERIOR ELEVATIONS

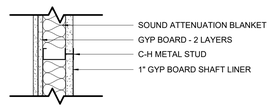
AW5.01



06 HEAD DETAIL (F)
SCALE: **1 1/2" = 1'-0"**

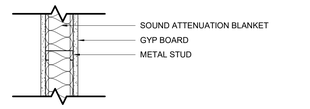


01 HEAD DETAIL (A)
SCALE: **1 1/2" = 1'-0"**



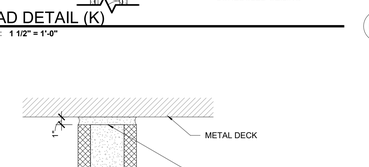
TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY

PARTITION TYPE 'G'
SCALE: **1 1/2" = 1'-0"**

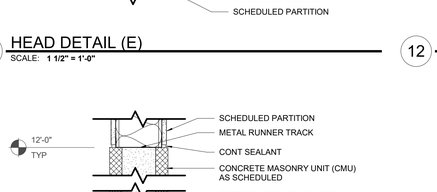


TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY
A3C	3 5/8"	4 7/8"	16" O.C.		3 5/8"		03	12	N/A	N/A
A6A	6"	7 1/4"	16" O.C.		6"		01	12	N/A	N/A
A6C	6"	7 1/4"	16" O.C.		6"		03	12	N/A	N/A
A6D	6"	7 1/4"	16" O.C.		6"		04	12	N/A	N/A

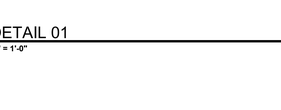
PARTITION TYPE 'A'
SCALE: **1 1/2" = 1'-0"**



07 HEAD DETAIL (G)
SCALE: **1 1/2" = 1'-0"**



02 HEAD DETAIL (B)
SCALE: **1 1/2" = 1'-0"**

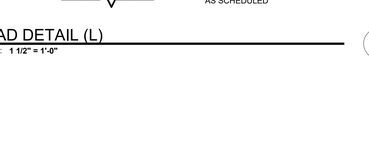


TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	THERMAL BATT INSULATION	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY

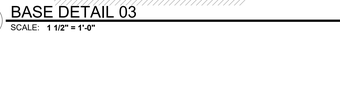
PARTITION TYPE 'H'
SCALE: **1 1/2" = 1'-0"**

TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY

PARTITION TYPE 'B'
SCALE: **1 1/2" = 1'-0"**



08 HEAD DETAIL (H)
SCALE: **1 1/2" = 1'-0"**

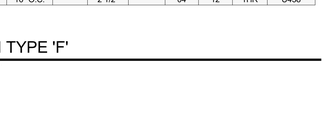


03 HEAD DETAIL (C)
SCALE: **1 1/2" = 1'-0"**

TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY

PARTITION TYPE "2J SCHEDULE"

PARTITION TYPE 'J'
SCALE: **1 1/2" = 1'-0"**



TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY
C2A	2 1/2"	3 1/8"	16" O.C.		2 1/2"		12		N/A	N/A

PARTITION TYPE "1C SCHEDULE"

PARTITION TYPE 'C'
SCALE: **1 1/2" = 1'-0"**

09 HEAD DETAIL (J)
SCALE: **1 1/2" = 1'-0"**

04 HEAD DETAIL (D)
SCALE: **1 1/2" = 1'-0"**

TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	THERMAL BATT INSULATION	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY

PARTITION TYPE 'K'
SCALE: **1 1/2" = 1'-0"**

TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY

PARTITION TYPE "2D SCHEDULE"

PARTITION TYPE 'D'
SCALE: **1 1/2" = 1'-0"**

10 HEAD DETAIL (K)
SCALE: **1 1/2" = 1'-0"**

05 HEAD DETAIL (E)
SCALE: **1 1/2" = 1'-0"**

12 BASE DETAIL 01
SCALE: **1 1/2" = 1'-0"**

TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY
E3F	3 5/8"	SEE PLAN	16" O.C.		3 5/8"		06	12	N/A	N/A

PARTITION TYPE 'E'
SCALE: **1 1/2" = 1'-0"**

11 HEAD DETAIL (L)
SCALE: **1 1/2" = 1'-0"**

14 BASE DETAIL 03
SCALE: **1 1/2" = 1'-0"**

13 BASE DETAIL 02
SCALE: **1 1/2" = 1'-0"**

TYPE	STUD SIZE	WALL THICKNESS	STUD SPACING	GAUGE	SOUND ATTEN. BLANKET	STC	HEAD DETAIL	SILL DETAIL	FIRE RATING	TESTED ASSEMBLY
1F2D	2 1/2"	3 1/8"	16" O.C.		2 1/2"		04	12	1HR	U438

PARTITION TYPE 'F'
SCALE: **1 1/2" = 1'-0"**

GENERAL NOTES

KEYNOTES

A NOT ALL PARTITION TYPES SHOWN MAY BE USED; REFER TO PLANS FOR LOCATIONS AND EXTENT

B PROVIDE CEMENTITOUS WALL BOARD IN LIEU OF GYP BOARD AT ALL WALLS TO RECEIVE PORCELAIN TILE, STONE, CERAMIC TILE OR FRP

C WHERE U.L. ASSEMBLIES OR OTHER TESTED ASSEMBLIES ARE INDICATED, COMPLY WITH DETAILED REQUIREMENTS SHOWN ON U.L. ASSEMBLY SHEETS. U.L. ASSEMBLIES (OR OTHER TESTED ASSEMBLIES) REQUIREMENTS OVERRIDE THE PBA PARTITIONS

D REFER TO FINISH SCHEDULE AND/OR FINISH PLAN FOR LOCATIONS OF SPECIAL FIRE-RESISTIVE WALLBOARD, FOIL-BACKED GYPSUM WALLBOARD, ABUSIVE-RESISTANT GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM WALLBOARD, GLASS-MAT WATER-RESISTANT BACKING BOARD, OR CEMENTITIOUS BACKER UNITS THAT MAY BE REQUIRED IN PLACE OF GYPSUM WALLBOARD INDICATED

E INSTALL CONTROL JOINTS AT LOCATIONS INDICATED. IF NOT INDICATED, DETERMINE LOCATIONS BY CONSULTING WITH ARCHITECT

F BATT INSULATION TO BE INSTALLED B/W STUD FRAMING INSIDE EXTERIOR WALL FURRING AND BETWEEN ALL ROOF FRAMING MEMBERS. SECURE ROOF INSULATION BATTS IN PLACE WITH WIRE MESH ATTACHED TO FRAMING MEMEBERS

G INTERIOR ROOF BATT INSULATION TO MEET MINIMUM JURISDICTION PERFORMANCE REQUIREMENTS

H INSULATION ALONG EXTERIOR WALL FURRING AND ROOF SPACES TO BE INSTALLED WITHOUT GAPS OR VOIDS; DO NOT COMPRESS INSULATION. REFER TO R-VALUES ANNOTATED IN CODE SUMMARY FOR REQUIREMENTS

J MAXIMUM CLEAR SPAN HEIGHTS FOR INTERIOR METAL STUDS SHALL BE SUCH THAT DEFLECTION SHALL NOT EXCEED L/240 UNDER A 5 PSF LOAD (CERAMIC TILE FINISHES AND/OR WALLS TO DECK) AND L/120 AT ALL OTHER AREAS

K PROVIDE 2 INCH SLIP RUNNER TRACK AT ALL METAL STUD HEAD CONDITIONS

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown archit ecture

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KEY PLAN:

SEAL:

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
-	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

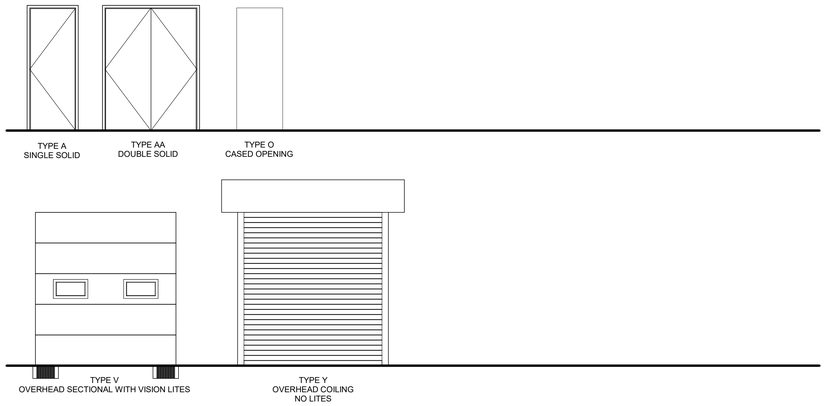
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

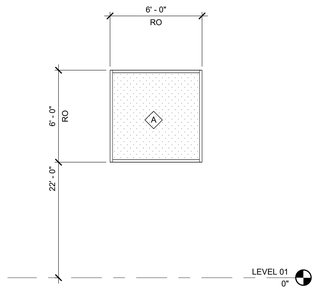
WAREHOUSE PARTITION TYPES

AW6.01

DOOR TYPES



WINDOW TYPES



WINDOW LEGEND

1" LOW E VISION GLAZING
U-VALUE = XX SHGC = 0.XX

T = TEMPERED GLASS
TOM = TOP OF MULLION
BOM = BOTTOM OF MULLION
DO = DOOR OPENING
RO = ROUGH OPENING

GENERAL NOTES

A ALUMINUM WINDOW SYSTEMS LESS THAN 10'-0" TALL AND LESS THAN 10'-0" AFF TO BE STOREFRONT SYSTEM AS SPECIFIED
B ALUMINUM WINDOW SYSTEMS GREATER THAN 10'-0" TALL AND/OR GREATER THAN 10'-0" AFF TO BE CURTAINWALL SYSTEM AS SPECIFIED
C CLERESTORY WINDOWS IN WAREHOUSE AREAS ARE TO BE STOREFRONT SYSTEM AS SPECIFIED
D ALL GLAZING IN EXTERIOR WINDOW SYSTEMS TO BE FRONT SET UNO
E ALL ALUMINUM WINDOW SYSTEMS ARE REQUIRED TO MEET ADOPTED CODES AND WIND LOAD REQUIREMENTS. STAMPED ENGINEERED SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT FOR FINAL REVIEW
F EXTERIOR WINDOW SYSTEM FRAME AND MULLION FINISH COLOR TO BE
- CLEAR ANODIZED
- BLACK
- DARK BRONZE
- OTHER COLOR (SPECIFY)

DOOR SCHEDULE

DOOR/FRAME SCHEDULE

From Room: Name	DOOR ASSEMBLY Number	DOOR ASSEMBLY Type	DOOR Dimensions Width	DOOR Dimensions Height	DOOR Dimensions Thickness	DOOR Door Material	DOOR Door Finish	FRAME Frame Material	FRAME Frame Finish	Side Lite Width	Hardware Set	Fire Rating	Comments
RESTROOM - WOMEN	49	O	3' - 0"	8' - 0"	1 3/4"								
HASPEL INVENTORY	101A	AA	6' - 0"	8' - 0"	1 3/4"								
HASPEL INVENTORY	101B	AA	6' - 0"	8' - 0"	1 3/4"								
RICHARD STORAGE	102A	AA	6' - 0"	8' - 0"	1 3/4"								
RICHARD STORAGE	102B	AA	6' - 0"	8' - 0"	1 3/4"								
SECURITY VESTIBULE	106A	AA	6' - 0"	7' - 0"	1 3/4"								
SECURITY VESTIBULE	106C	A	3' - 0"	7' - 0"	1 3/4"								
RESTROOM - MEN	123	O	3' - 0"	8' - 0"	1 3/4"								
JC	124	A	3' - 0"	7' - 0"	1 3/4"								
BREAKROOM	125	A	3' - 0"	7' - 0"	1 3/4"								
LACTATION ROOM	128	A	3' - 0"	7' - 0"	1 3/4"								
PHOTO LAB	129	A	3' - 0"	7' - 0"	1 3/4"								
SILENCER ROOM	130	A	3' - 0"	7' - 0"	1 3/4"								
PAPER STORAGE	131	A	3' - 0"	7' - 0"	1 3/4"								
CORRIDOR	133	A	3' - 0"	7' - 0"	1 3/4"								
CORRIDOR	134	A	3' - 0"	7' - 0"	1 3/4"								
CORRIDOR	135	A	3' - 0"	7' - 0"	1 3/4"								
CORRIDOR	136	A	3' - 0"	7' - 0"	1 3/4"								
CORRIDOR	137	A	3' - 0"	7' - 0"	1 3/4"								
WAREHOUSE	140	A	3' - 0"	7' - 0"	1 3/4"								
DRIVER CHECK-IN	143	A	3' - 0"	7' - 0"	1 3/4"								
WAREHOUSE	E101	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	E102	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	E103	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	E104	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
FUTURE SECURITY VESTIBULE	N101	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
OFFICE AREA	N102	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	N103	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	N104	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	N105	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
LOCKER ROOM	S101	A	4' - 0"	8' - 0"	1 3/4"						3HR		
SECURITY VESTIBULE	S102	Y	10' - 0"	10' - 0"	1 1/4"						3HR		MOTORIZED
SECURITY VESTIBULE	S103	A	3' - 0"	8' - 0"	1 3/4"								
SECURITY VESTIBULE	S104	Y	10' - 0"	10' - 0"	1 1/4"						3HR		MOTORIZED
WAREHOUSE	S105	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED		3HR		INSULATED
WAREHOUSE	S106	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	S107	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	S108	A	3' - 0"	7' - 0"	1 3/4"								
WAREHOUSE	W101	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W102	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W103	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W104	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W105	V	12' - 0"	14' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED, MOTORIZED
DRIVER CHECK-IN	W106	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	W107	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W108	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
ELECTRICAL ROOM	W109	A	4' - 0"	8' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
OUTDOOR STORAGE	W110	AA	6' - 0"	7' - 0"	1 3/4"								
FIRE PUMP ROOM	W111	AA	6' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	W112	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
WAREHOUSE	W113	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W114	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W115	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W116	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W117	V	9' - 0"	10' - 0"	2"	STEEL	PREFINISHED	STEEL	GALV				INSULATED
WAREHOUSE	W118	A	3' - 0"	7' - 0"	1 3/4"	HM	PAINTED	HM	PAINTED				INSULATED
	W120	A	3' - 0"	8' - 0"	1 3/4"								
MEZZANINE - SOUTH	200	A	3' - 0"	7' - 0"	1 3/4"								
SHARED OFFICE	201	A	3' - 0"	7' - 0"	1 3/4"								
HUDDLE ROOM	202	A	3' - 0"	7' - 0"	1 3/4"								
SHARED OFFICE	203	A	3' - 0"	7' - 0"	1 3/4"								
MEDIUM CONFERENCE	204	A	3' - 0"	7' - 0"	1 3/4"								

A ALL PAINT GRADE DOORS AND FRAMES TO MATCH P1 IN SEMI-GLOSS FINISH, UNO
B ALL GLASS TO BE 1/2" CLEAR TEMP, UNO
C ALL HARDWARE SETS TO BE LEVER STYLE AND MATCH BUILDING STANDARD, UNO
D ALL HARDWARE TO COMPLY WITH APPLICABLE ANSI AND ADA GUIDELINES FOR ACCESSIBILITY
E GENERAL CONTRACTOR TO COORDINATE ALL HARDWARE INSTALLATIONS WITH TENANT SECURITY VENDOR
F GENERAL CONTRACTOR TO COORDINATE LOCKSET MASTER KEYING WITH TENANT AND BUILDING LANDLORD. GENERAL CONTRACTOR TO MATCH BUILDING KEYWAY STANDARD
G GENERAL CONTRACTOR TO MOUNT ALL DOOR CLOSERS ON NON-PUBLIC SIDE OF DOOR. CLOSER PUSH/PULL FORCE TO MEET ADA REQUIREMENTS
H HEIGHT OF ALL LATCHSETS / LOCKSETS WITHIN THE CENTER TO MEET BUILDING STANDARD
J ALL STAINED GRADE DOORS TO MATCH ARCHITECT'S SAMPLE

ABBREVIATIONS:

ALUM	ALUMINUM
ANOD CLR	ANODIZED CLEAR
HM	HOLLOW METAL
PTD	PAINTED
SCWD	SOLID CORE WOOD DOOR
STD	STAINED
T	TEMPERED

DOOR HARDWARE SCHEDULE

QTY	EACH OR SET	COMPONENT	DESCRIPTION	FINISH
HW SET 1 (STOREFRONT ENTRANCE - EXTERIOR ,PAIR)				
4	EACH	INTERMEDIATE PIVOT	M19	626
2	EACH	PIVOT SET	195	626
1	EACH	CONCEALED VERT ROD EXIT, NIGHTLATCH	7220 501F	630
1	EACH	CONCEALED VERT ROD EXIT, EXIT ONLY	7220 E0	630
1	EACH	RIM CYLINDER	1109	626
2	EACH	DOOR PULL	BF257	US32D
2	EACH	SURFACE CLOSER	3521	689
2	EACH	DROP PLATE	3148	689
1	EACH	LIP THRESHOLD	2005AT	
1	EACH	PERIMETER SEAL	BY DOOR MFGR	
1	EACH	RAIN GUARD	346C	
2	EACH	SWEEP	345ANB	
HW SET 1A (STOREFRONT ENTRANCE - EXTERIOR, SINGLE)				
2	EACH	INTERMEDIATE PIVOT	M19	626
1	EACH	PIVOT SET	195	626
1	EACH	RIM EXIT DEVICE, NIGHTLATCH	7200 121NL	630
1	EACH	RIM CYLINDER	1109	626
1	EACH	DOOR PULL	BF257	US32D
1	EACH	SURFACE CLOSER	3521	689
1	EACH	DROP PLATE	3148	689
1	EACH	LIP THRESHOLD	2005AT	
1	EACH	PERIMETER SEAL	BY DOOR MFGR	
1	EACH	RAIN GUARD	346C	
1	EACH	SWEEP	345ANB	
HW SET 2 (HM EGRESS - EXTERIOR, SINGLE)				
4	EACH	HINGE, HVY WT	T4A3386 4-1/2" X 4-1/2" NRP	US32D
1	EACH	RIM EXIT DEVICE, NIGHTLATCH	7100 632F	630
1	EACH	RIM CYLINDER	1109	626
1	EACH	SURFACE CLOSER	3521	689
1	EACH	KICK PLATE	K1050 10" X 2" LDW CSK BEV	US32D
1	EACH	LIP THRESHOLD	2005AT	
1	EACH	RAIN GUARD	346C	
1	EACH	PERIMETER SEAL	2891APK	
1	EACH	SWEEP	345ANB	
HW SET 3 (HM - MECH - EXTERIOR, PAIR)				
8	EACH	HINGE, HVY WT	T4A3386 4-1/2" X 4-1/2" NRP	US32D
1	EACH	DUST PROOF STRIKE	570	US26D
2	EACH	FLUSH BOLT	555 - 12"/72" A.F.F.	US26D
1	EACH	STOREROOM OR CLOSET LOCK	MO 4705LN	626
1	EACH	SURFACE OVERHEAD STOP	9-X36	630
1	EACH	SURFACE CLOSER	3521	689
1	EACH	LIP THRESHOLD	2005AT	
1	EACH	RAIN GUARD	346C	
1	EACH	PERIMETER SEAL	2891APK	
2	EACH	SWEEP	345ANB	
1	EACH	ASTRAGAL	357C	
HW SET 3A (MECH/STORE - EXTERIOR, SINGLE)				
4	EACH	HINGE, HVY WT	T4A3386 4-1/2" X 4-1/2" NRP	US32D
1	EACH	STOREROOM OR CLOSET LOCK	MO 4705LN	626
1	EACH	SURFACE CLOSER	3521	689
1	EACH	LIP THRESHOLD	2005AT	
1	EACH	RAIN GUARD	346C	
1	EACH	PERIMETER SEAL	2891APK	
1	EACH	SWEEP	345ANB	
HW SET 4 (OH ROLL UP DOOR - EXTERIOR)				
1	EACH	PADLOCK	PD3516	
		NOTES: BALANCE OF HARDWARE BY DOOR MFGR.		

MANUFACTURER ABBREVIATIONS

MK - MCKINNEY
PR - PEMKO
RF - RIXSON
OT - OTHER
RO - ROCKWOOD
YA - YALE
AD - ADAMS RITE
SU - SECURITRON
RU - CORBIN RUSSWIN
HS - HES
GS - ASSA ABLOY GLASS SOLUTIONS
NO - NORTON
DY - DYNALOCK CORPORATION

GENERAL NOTES

KEYNOTES

LEGEND

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

CONSULTANT:

powers brown architecture

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NO:	DATE:	DESCRIPTION:
	2026-02-27	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 251172

WAREHOUSE DOOR ELEVATIONS & DOOR / FRAME SCHEDULE

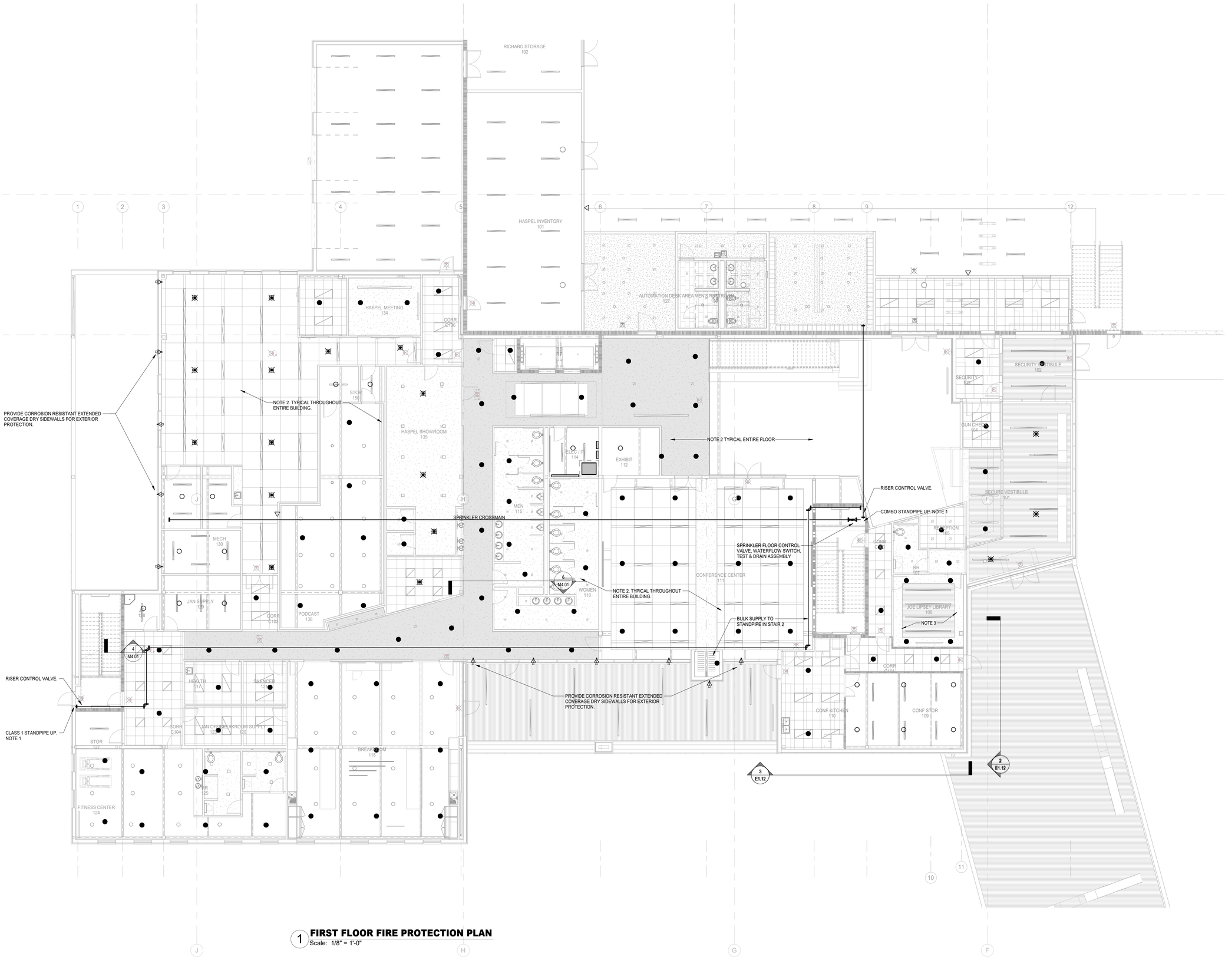
AW6.02

1. STANDPIPES, DRAIN RISER AND FIRE DEPARTMENT HOSE VALVE SHALL BE CLEAR OF AREA OF RESCUE ASSISTANCE (ARA) AND MEANS OF EGRESS. REFER TO ARCHITECTURAL DRAWINGS.

2. THE INTENT IS TO PROVIDE A FULLY SPRINKLERED BUILDING AS REQUIRED BY NFPA #13 . EXACT LOCATIONS OF SPRINKLERS SHALL BE COORDINATED WITH FINAL LIGHTING, DIFFUSER AND ARCHITECTURAL CEILINGS.

3. IN AREAS WITH FLOATING CEILINGS, PROVIDE ABOVE AND BELOW SPRINKLER PROTECTION.

4. FOR HYDRAULIC ELEVATORS, PROVIDE A SUPERVISED CONTROL VALVE FOR 212° (STANDARD RESPONSE) TYPE SPRINKLERS IN ELEVATOR PIT(S). SIDEWALL SPRINKLER SHALL BE INSTALLED NOT MORE THAN 2 FT ABOVE THE FLOOR OF THE PIT. PROVIDE A 6" X 6" SHEET METAL HEAT COLLECTOR ABOVE SPRINKLER.



1 **FIRST FLOOR FIRE PROTECTION PLAN**
Scale: 1/8" = 1'-0"

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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STATE OF LOUISIANA
DAVID BONAVENTURE
License No. 31064
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR PLAN - OFFICE

F1.11

1. STANDPIPES, DRAIN RISER AND FIRE DEPARTMENT HOSE VALVE SHALL BE CLEAR OF AREA OF RESCUE ASSISTANCE (ARA) AND MEANS OF EGRESS. REFER TO ARCHITECTURAL DRAWINGS.

2. THE INTENT IS TO PROVIDE A FULLY SPRINKLERED BUILDING AS REQUIRED BY NFPA #13 . EXACT LOCATIONS OF SPRINKLERS SHALL BE COORDINATED WITH FINAL LIGHTING, DIFFUSER AND ARCHITECTURAL CEILINGS.

3. IN AREAS WITH FLOATING CEILINGS, PROVIDE ABOVE AND BELOW SPRINKLER PROTECTION.

OPEN OFFICE
200

SHARED OFFICE
201

HUDDLE ROOM
202

SHARED OFFICE
203

MEDIUM CONFERENCE
204

MECHANICAL CHASE
227

LANDING
201

OPEN TO ABOVE. REFER TO THIRD FLOOR FOR SPRINKLER LOCATIONS

SALES
227

IDF
202

ELEC / IT
203

SILENCER
226

LANDING
201

SPRINKLER CROSSMAIN

COMBO STANDPIPE UP

MEN
215

ACCT CUBES
205

ACCT FILE
207

LACTATION
208

SPRINKLER FLOOR CONTROL VALVE, WATERFLOW SWITCH, TEST & DRAIN ASSEMBLY

TRAINING
211

NOTE 2. TYPICAL THROUGHOUT ENTIRE BUILDING.

WOMEN
214

ELEX OFFICE
210

AV
209

ACCOUNTS (CHAD)
225

SALES MGR (GARRETT)
216

SPRINKLER CROSSMAIN

SALES OFFICE (TONY)
224

PURCH OFFICE (JARED)
217

ACCT OFFICE (NICOLE)
213

COFFEE
213

TRAINING
212

CLASS 1 STANDPIPE UP.

KEY SALES / PURCHASING
226

PM OFFICE (BRETT)
218

MEETING ROOM
223

STOR
222

PRODUCTION MANAGER (JASON)
221

FUTURE OFFICE
220

FLINT
219

3
E1.12

2
E1.12

1 **SECOND FLOOR FIRE PROTECTION PLAN**
Scale: 1/8" = 1'-0"

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

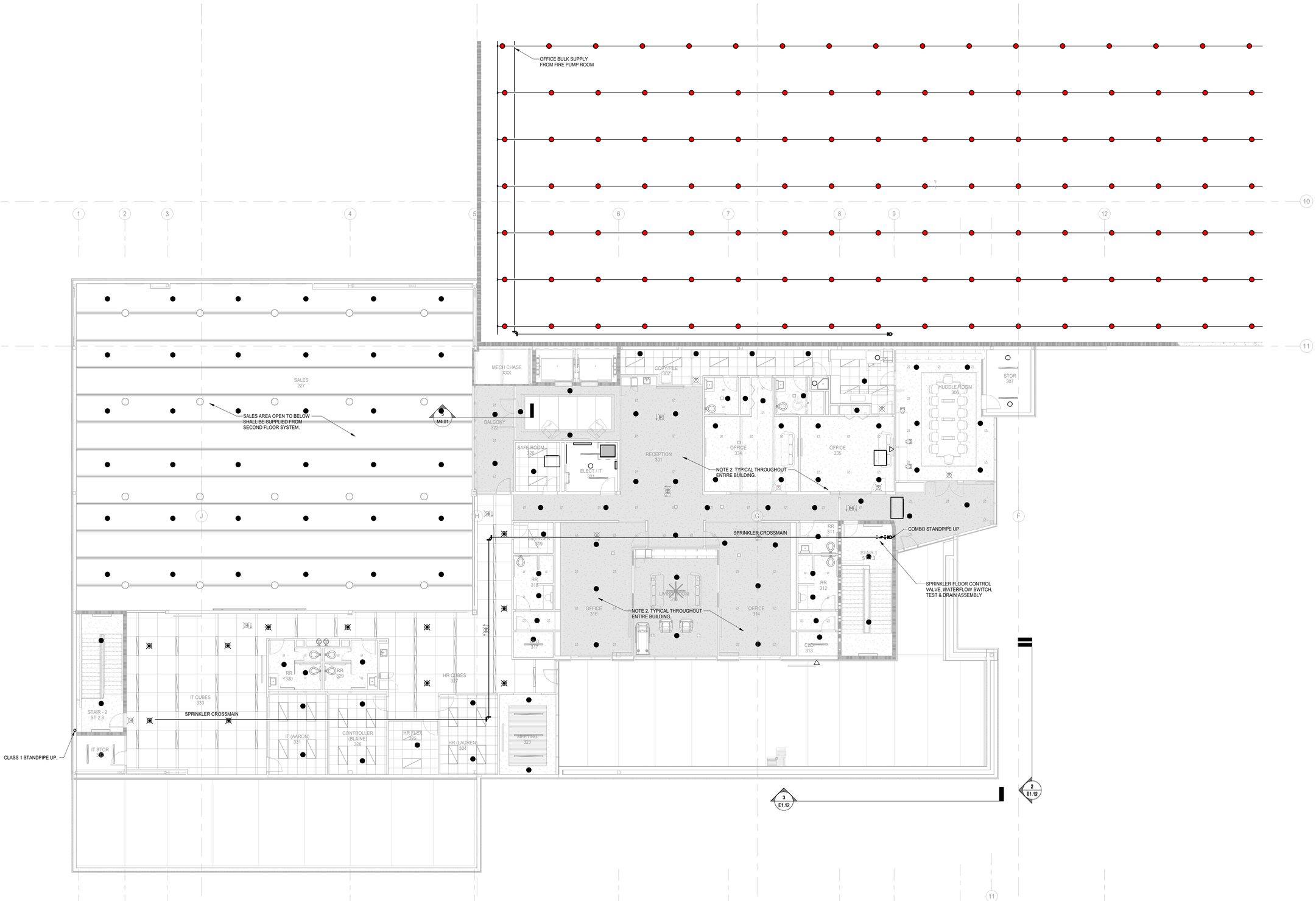
RMA PROJECT NO: 24.154

SECOND FLOOR PLAN - OFFICE

F1.12

1. STANDPIPES, DRAIN RISER AND FIRE DEPARTMENT HOSE VALVE SHALL BE CLEAR OF AREA OF RESCUE ASSISTANCE (ARA) AND MEANS OF EGRESS. REFER TO ARCHITECTURAL DRAWINGS.

2. THE INTENT IS TO PROVIDE A FULLY SPRINKLERED BUILDING AS REQUIRED BY NFPA #13 .



1 THIRD FLOOR FIRE PROTECTION PLAN

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

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p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

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HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

THIRD FLOOR PLAN - OFFICE

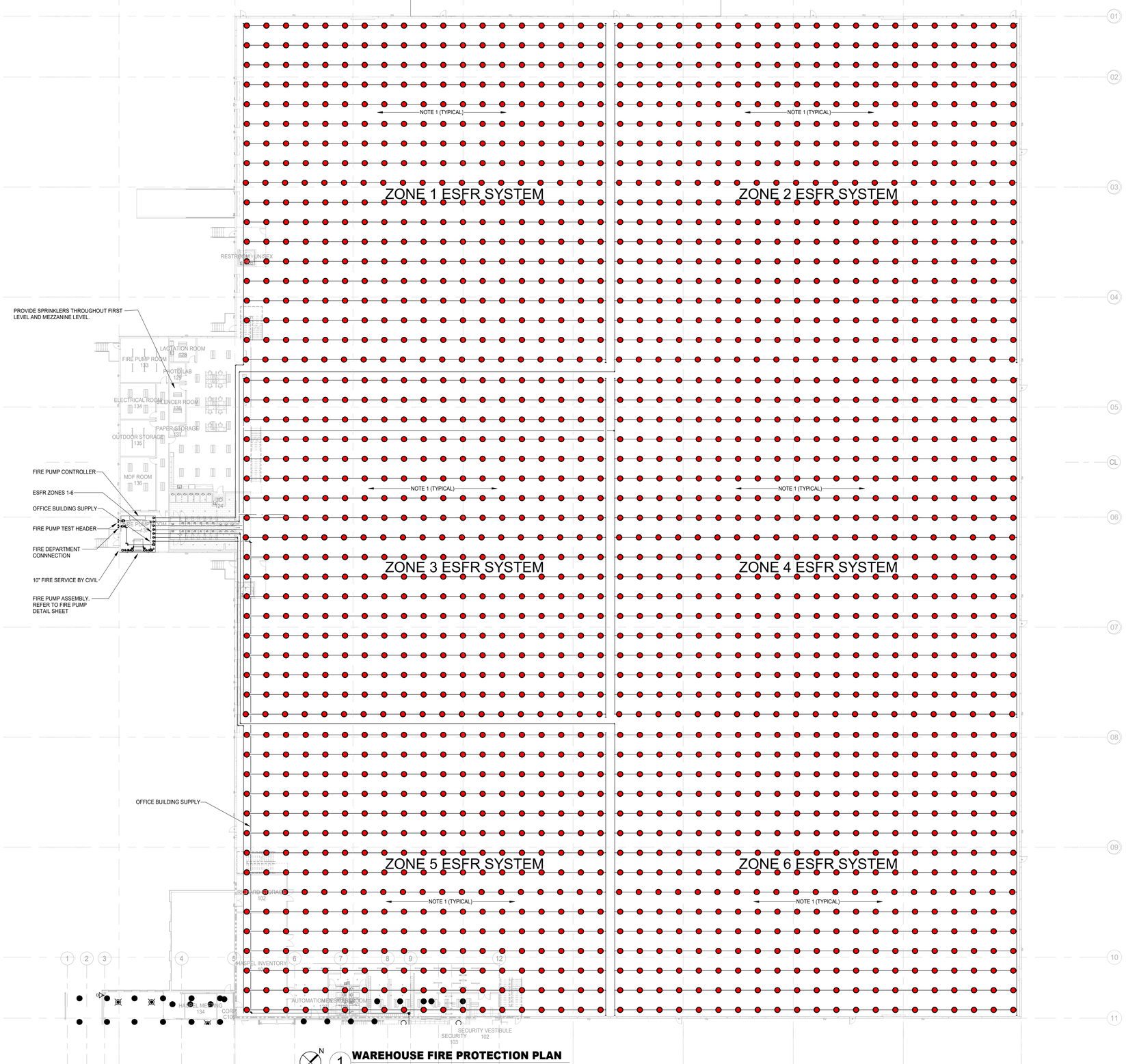
F1.13

STORAGE PROTECTION DESIGN NOTE
CLASS A NONEXPANDED PLASTIC COMMODITIES STORED ON OPEN RACKS UP TO A MAXIMUM STORAGE HEIGHT OF 36 FEET ARE PROTECTED BY A LISTED ESFR SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN GUIDELINES OF THE TYCO-25 SPRINKLER, MANUFACTURE DESIGN CRITERIA THAT IS FM AND UL APPROVED ALLOWING FOR STORAGE UP TO 45 FEET AND CEILINGS UP TO 50 FEET.

THE ESFR SPRINKLER SYSTEM TO BE HYDRAULICALLY CALCULATED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S LISTING CRITERIA.

COMMODITY, PACKAGING, RACK CONSTRUCTION, STORAGE HEIGHT PER MANUFACTURERS APPROVED DESIGN CRITERIA WILL ALLOW FOR THE ELIMINATION OF ANY IN-RACK SPRINKLER REQUIREMENT.

ALL FLUE SPACES, AISLE WIDTHS, SPRINKLER SPACING, DEFLECTOR-TO-CEILING DISTANCES, AND MINIMUM OPERATING PRESSURES SHALL BE MAINTAINED PER NFPA 13 AND THE SPRINKLER MANUFACTURER'S PUBLISHED LISTING.



N

1 **WAREHOUSE FIRE PROTECTION PLAN**
Scale: 3/64" = 1'-0"

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
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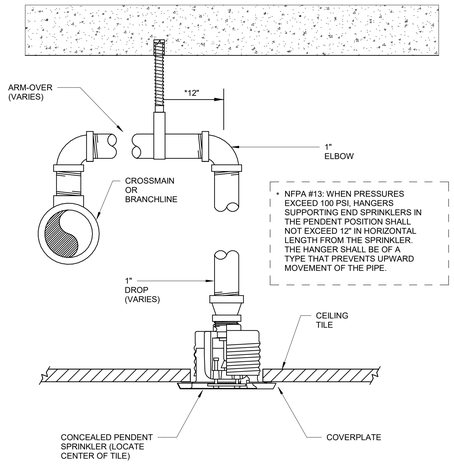
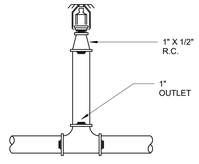
RMA PROJECT NO: 24.154

FIRST FLOOR PLAN - WAREHOUSE

F1.14

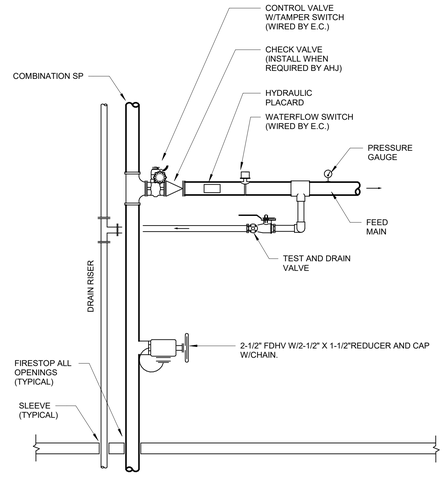


SPRINKLER ARM-OVER DETAIL

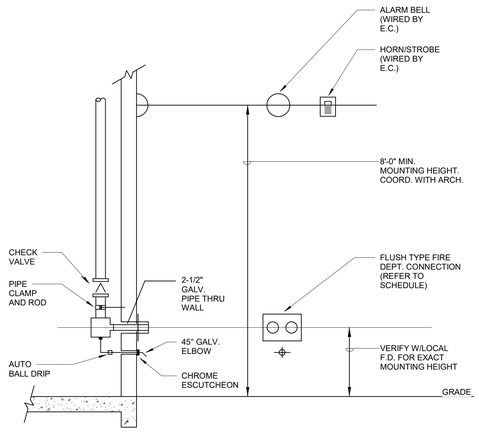


NOTE:
ALL BRANCH LINES SHALL BE SIZED FOR ADDITIONAL SPRINKLERS (2 SPRINKLERS PER 1" OUTLET).

SPRIG DETAIL



COMBO STANDPIPE RISER FOR OFFICE BUILDING



SIDE VIEW FRONT VIEW

FLUSH TYPE FIRE DEPARTMENT CONNECTION

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
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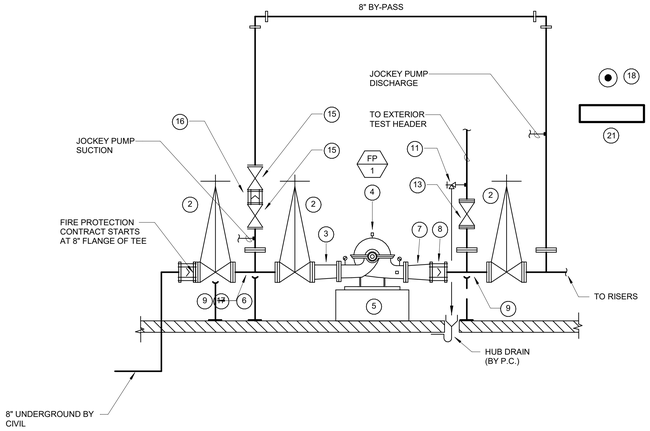
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRE PROTECTION DETAILS

F2.00

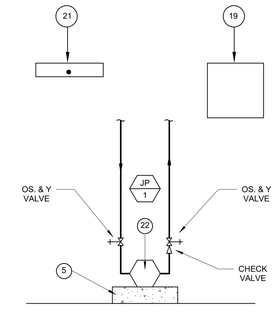


PUMP MATERIAL LIST

1. NOT USED
2. 8" FLANGED O.S. & Y. VALVE W/TAMPER SWITCH (WIRED BY E.C.)
3. FLANGED ECCENTRIC SUCTION REDUCER
4. FIRE PUMP, REFER TO SCHEDULE.
5. PUMP PAD
6. PIPE STAND
7. FLANGED CONCENTRIC DISCHARGE INCREASER
8. 8" WAFER CHECK VALVE
9. 8" FLANGED TEE
10. 8" FLANGED ELBOW
11. 2" DRAIN VALVE
12. 4" CHECK VALVE W/AUTO BALL DRIP
13. 8" FLANGED O.S. & Y. VALVE W/TAMPER SWITCH (WIRED BY E.C.)
14. MAIN WATERFLOW SWITCH (WIRED BE E.C.)
15. 8" SLOW-CLOSE BUTTERFLY VALVE W/TAMPER SWITCH (WIRED BY E.C.)
16. 8" WAFER CHECK VALVE
17. NOT USED
18. ALARM BELL
19. JOCKEY PUMP CONTROL PANEL, REFER TO SCHEDULE.
20. FIRE PUMP CONTROL PANEL, REFER TO SCHEDULE.
21. SPARE SPRINKLER CABINET
22. JOCKEY PUMP, REFER TO SCHEDULE.

NOTE:

1. THE MATERIAL LIST SHOULD BE CONSIDERED AS A MINIMUM, AS ALL ITEMS MAY NOT BE INDICATED.



FIRE PUMP AND JOCKEY PUMP SCHEDULE

SYMBOL	MANUFACTURE MODEL NO.	PUMP PRESSURE (P.S.I.)	G.P.M.	H.P.	VOLTAGE	R.P.M.	COMMENTS
FP 1	AC PUMP MODEL 8100	75	2000	125	480 3 PHASE	1750	
JP 1	AC PUMP	105	12	2	480 3 PHASE	3500	

FIRE PUMP SIZING:

FIRE PUMP SIZES, CAPACITIES AND HORSE POWERS LISTED SHALL BE CONSIDERED AS MINIMUMS AND ARE LISTED FOR INFORMATION ONLY. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE PUMPING SYSTEM COMPLYING WITH THE REQUIREMENTS OF NFPA #20 IN ALL RESPECTS.

FIRE PUMPS SHALL BE LOCATED INSIDE A DEDICATED ROOM AND CAN ONLY CONTAIN THE FIRE PUMP AND ITS CONTROLS ALONG WITH THE INCOMING WATER SERVICE, ETC. REFER NFPA# 20 AND IBC/IFC.

FIRE PUMP AND JOCKEY PUMP CONTROLLER SCHEDULE

SYMBOL	MANUFACTURE NO.	CONTROLLER TYPE	TRANSFER SWITCH MODEL NO.	STANDARD FEATURES	COMMENTS
FPC 1	FIRETROL SERIES 1930	SOFT START		* OPERATOR INTERFACE DEVICE WITH LED ANNUNCIATOR AND DIGITAL DISPLAY * DATA LOGGING (PRESSURE, EVENT)	MICROPROCESSOR BASED FIRE PUMP CONTROLLER
JPC 1	FIRETROL	ACROSS-THE-LINE STARTING W/H O.A. SELECTOR SWITCH	_____	_____	_____

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRE PROTECTION FIRE PUMP DETAILS

F2.01

FIRE PROTECTION SYMBOL LIST

SYMBOL DESCRIPTION		SYMBOL DESCRIPTION	
	NEW PIPING	SP / NO.	STANDPIPE W/RISER IDENTIFICATION NUMBER
	EXISTING PIPING		
	EXISTING PIPING TO BE REMOVED	DSP / NO	DRY STANDPIPE W/RISER IDENTIFICATION NO.
UG	UNDERGROUND PIPING		
F	FIRE/BULK MAIN	SPRK / NO.	SPRINKLER RISER IDENTIFICATION
F(HZ)	HIGHZONE FIRE MAIN		
F(LZ)	LOWZONE FIRE MAIN	XXX	FIRE PROTECTION TAG
(DRY)	DRY SYSTEM PIPING		
S	SPRINKLER PIPING		POINT OF NEW CONNECTION
MD	MAIN DRAIN PIPING		
	CHECK VALVE	NS	NON-SPRINKLERED AREA
	CONTROL VALVE W/TAMPER SWITCH		
	BACKFLOW PREVENTOR		DRY PIPE VALVE
	SPRINKLER RISER		
		PRE-ACTION	
	WALL POST INDICATOR VALVE		DELUGE VALVE FOR PRE-ACTION SYSTEM
FE	FIRE EXTINGUISHER		
FEC	FIRE EXTINGUISHER CABINET		PRE-ACTION HEAT DETECTOR
FHC	FIRE HOSE CABINET		PRE-ACTION PULL STATION
FDHVC	FIRE DEPARTMENT HOSE VALVE CABINET	PA	PRE-ACTION RELEASING PANEL
FHR	FIRE HOSE RACK		PRE-ACTION ALARM BELL
	FIRE DEPARTMENT HOSE VALVE		PRE-ACTION TROUBLE STROBE
	FLUSH FIRE DEPARTMENT CONNECTION		
	EXPOSED FIRE DEPARTMENT CONNECTION	CLEAN AGENT FIRE SUPPRESSION SYSTEM	
	FREE-STANDING FIRE DEPARTMENT CONNECTION		CEILING CLEAN AGENT NOZZLE
	FIRE HYDRANT		SUB-FLOOR CLEAN AGENT NOZZLE
	FLUSH FIRE PUMP TEST HEADER		CEILING DETECTOR
	FREE-STANDING FIRE PUMP TEST HEADER		SUB-FLOOR DETECTOR
	ALARM BELL		ALARM BELL
	ALARM STROBE		HORN WITH STROBE
	WATER FLOW SWITCH		ELECTRIC PULL STATION
	PRESSURE GAUGE		ABORT PULL STATION
	THRUST BLOCK		CLEAN AGENT PRESSURE SWITCH
	WATERTIGHT PIPE SLEEVE	CAP	CLEAN AGENT PANEL
	PIPE SLEEVE		WARNING LIGHT
	PIPE UP OR UP & DOWN	CA	CLEAN AGENT PIPING
	PIPE DOWN		
	INSPECTOR'S TEST CONNECTION		
	CAP		
	CAP		

NOTE: DISREGARD SYMBOLS WHICH DO NOT APPLY TO THIS PROJECT.

FIRE PROTECTION ABBREVIATION LIST

ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITIES HAVING JURISDICTION
AP	ACCESS PANEL
ARA	AREA OF RESCUE ASSISTANCE
BOP	PIPE
BV	BUTTERFLY VALVE W/TAMPER SWITCH
CV	CHECK VALVE
CONC	CONCRETE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DUCTILE IRON
DPV	DRY PIPE VALVE
DV	DRAIN VALVE
EC	ELECTRICAL CONTRACTOR
FBO	FURNISHED BY OTHERS
FDC	FIRE DEPARTMENT CONNECTION
FD	FLOOR DRAIN
FDHV	FIRE DEPARTMENT HOSE VALVE
FDHVC	FIRE DEPARTMENT HOSE VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FPC	FIRE PROTECTION CONTRACTOR
FPTH	FIRE PUMP TEST HEADER
GC	GENERAL CONTRACTOR
HVAC	H.V.A.C. CONTRACTOR
ITC	INSPECTOR'S TEST CONNECTION
MD	MAIN DRAIN
N&C	NIPPLE AND CAP
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OS&Y	OUTSIDE SCREW & YOKE VALVE
PIV	POST INDICATOR VALVE
PC	PLUMBING CONTRACTOR
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
SCV	SECTIONAL CONTROL VALVE
SPRK	SPRINKLER
SP	STANDPIPE
TB	THRUST BLOCK
UG	UNDERGROUND
WIP	WALL INDICATOR POST
WFS	WATER FLOW SWITCH

NOTE: DISREGARD ABBREVIATIONS WHICH DO NOT APPLY TO THIS PROJECT.

FIRE PROTECTION NOTES

4. THE SPRINKLER DESIGN DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE SPRINKLER CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

5. THE SPRINKLER CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.

6. THE SPRINKLER CONTRACTOR SHALL VISIT THE SITE TO DETERMINE ACTUAL FIELD CONDITIONS AND EXTENT OF WORK.

7. THE SPRINKLER DESIGN IS A REPRESENTATIVE DESIGN ONLY. THE SPRINKLER CONTRACTOR SHALL BASE HIS DESIGN ON THE LATEST ARCHITECTURAL AND MECHANICAL DRAWINGS AND ACTUAL FIELD CONDITIONS BEFORE AND FABRICATION OR INSTALLATION OF THE PROPOSED SPRINKLER WORK. FINAL SPRINKLER COUNT IS BY THE CONTRACTOR.

8. THE FOLLOWING HYDRANT FLOW TEST WAS (OBTAINED FROM - PERFORMED BY) THE LOCAL WATER DEPARTMENT, THE LOCAL FIRE DEPARTMENT, F.S.C.I. WITH THE FOLLOWING RESULTS:

DATE OF TEST: =9.9.25.
STATIC: = 72 PSI
RESIDUAL: = 63 PSI
FLOWING: = 2510 GPM
LOCATION: =OLD PERKINS AND HIGHLAND

10. THE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED PER NFPA #13, AND THE LOUISIANA FIRE CODE WITH BATON ROUGE AMENDMENTS.

12. SYSTEMS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 POUNDS PER SQUARE INCH PRESSURE FOR TWO HOURS, OR AT 50 POUNDS PER SQUARE INCH IN EXCESS OF THE MAXIMUM STATIC PRESSURE WHEN THE MAXIMUM STATIC PRESSURE IS IN EXCESS OF 150 POUNDS.

13. THE SPRINKLER CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES RELATED TO THE SPRINKLER WORK.

14. THE SPRINKLER CONTRACTOR SHALL SUBMIT SAMPLE SPRINKLERS TO THE ARCHITECT FOR APPROVAL BEFORE INSTALLATION.

15. PROVIDE WET SYSTEM LOW POINT DRAINS AND AUXILIARY DRAINS AS NECESSARY.

16. THE OWNER SHALL PROVIDE A MINIMUM 40 DEGREES F TEMPERATURE THROUGHOUT ALL AREAS OF THE BUILDING WHERE WET PIPE SPRINKLER SYSTEMS ARE PROVIDED.

17. THE SPRINKLER CONTRACTOR SHALL PROVIDE HANGERS PER NFPA #13.

18. SUBMIT SETS OF ENGINEERED SHOP DRAWINGS TO THE ARCHITECT (INCLUDING CATALOG CUTS AND HYDRAULIC CALCULATIONS) FOR APPROVAL PRIOR TO FABRICATION AND THE START OF WORK.

19. SUBMIT SETS OF ENGINEERED SHOP DRAWINGS TO THE BATON ROUGE FIRE MARSHAL AND THE OWNER'S INSURANCE CARRIER FOR APPROVAL PRIOR TO FABRICATION AND THE START OF WORK.

20. DELIVER MATERIAL TO THE JOB SITE, UNLOAD AND STORE IT IN A LOCATION AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

21. MAINTAIN THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH COVERED BY THIS WORK. AT THE COMPLETION OF THE WORK, REMOVE ALL SURPLUS MATERIALS, TOOLS, ETC. AND LEAVE THE PREMISES CLEAN.

22. THE SPRINKLER CONTRACTOR SHALL PROVIDE SPRINKLER PROTECTION UNDER ALL MECHANICAL DUCTWORK AND/OR OBSTRUCTIONS IN EXPOSED STRUCTURE AREAS, IN ACCORDANCE WITH NFPA #13 REQUIREMENTS.

23. THE SPRINKLER GUARDS SHALL BE PROVIDED FOR ALL SPRINKLERS WITHIN 7'-0" ABOVE FINISHED FLOOR AND/OR IN AREAS SUBJECT TO MECHANICAL DAMAGE.

24. THE FIRE PROTECTION SHALL REMAIN IN SERVICE TO THE MAXIMUM EXTENT POSSIBLE. SYSTEM SHUT-OFF, DRAIN DOWN, AND SYSTEM FILLING SHALL BE COORDINATED WITH BASE BUILDING OPERATING PERSONNEL AND THE LOCAL FIRE DEPARTMENT.

25. FIRE STOPPING:

INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS PUBLISHED DIRECTIONS AND PER FIRE TESTED DESIGNS THAT HAVE BEEN ACCEPTED BY THE APPROPRIATE CODE AUTHORITY HAVING JURISDICTION.

26. UNDERGROUND LEAD-IN SHALL BE FLUSHED PER NFPA 13. FLUSHING SHALL BE WITNESSED BY THE BATON ROUGE FIRE DEPARTMENT.

27. UNDERGROUND LEAD-IN SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS AND WITNESSED BY THE LOCAL FIRE DEPARTMENT.

28. REFER TO SPECIFICATIONS FOR ADDITIONAL DESIGN REQUIREMENTS.

FIRE DEPARTMENT AND FIRE PUMP TEST CONNECTION SCHEDULE

SYMBOL	MANUFACTURER MODEL NO.	PROJECTION	SIZE	FINISH	LETTERING	REMARKS
FDC-1	POTTER-ROEMER, INC 5020 SERIES	FLUSH TYPE	4" X 2-1/2" X 2-1/2"	POLISHED CHROME PLATED	SPKR. & STANDPIPE (OFFICE BUILDING)	
FIRE PUMP TEST CONNECTION	POTTER-ROEMER, INC 5868-6 SERIES	FLUSH TYPE	8 - WAY	POLISHED CHROME PLATED	PUMP TEST CONNECTION	COMPLETE W/MALE SNOOTS, CAPS AND CHAINS.

AUTOMATIC SPRINKLER SCHEDULE

SYMBOL	MANUFACTURE MODEL NO.	TYPE	TEMP.	FINISH SPRK.	FINISH CANOPY	REMARKS	NOTES
○	TYCO-25	ESFR	212°	BRASS	————	UL/FM APPROVED QUICK-RESPONSE	FM: STORAGE UP TO 45' AND CEILINGS UP TO 50'. 45PSI/SP=169GPM X 12 SP
●	VIKING MIRAGE	CONCEALED PENDENT	165°	BRASS	WHITE COVERPLATE	UL APPROVED QUICK RESPONSE	VK 4621
⊙	VIKING MICROFAST	UPRIGHT	155°	CHROME		UL/FM APPROVED QUICK-RESPONSE	VK 305
▷	VIKING EXTENDED DRY HORIZONTAL SIDEWALL	EXTENDED COVERAGE HORIZONTAL SIDEWALL	135°	CHROME			

IN AREAS WITH DECORATIVE, CUSTOM, BOX CEILINGS, COORDINATE COVERPLATE FINISH WITH ARCHITECT.

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
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KEY PLAN:

SEAL:

STATE OF LOUISIANA
DAVID BONAVENTURE
License No. 31564
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRE PROTECTION SCHEDULES

F3.00

PLUMBING PIPING LEGEND

SYMBOLS	DESCRIPTION
	SANITARY OR WASTE PIPING ABOVE GRADE (SAN)
	SANITARY OR WASTE PIPING BELOW GRADE (SAN)
GW	GREASE WASTE PIPING (GW)
GW	GREASE WASTE PIPING BELOW GRADE (GW)
SD	STORM DRAIN PIPING (SD)
SSD	SUB-SOIL DRAIN OR FOOTING DRAIN (SSD)
AW	ACID WASTE PIPING (AW)
AW	ACID WASTE PIPING BELOW GRADE (AW)
PD	PUMPED DISCHARGE (PD)
CD	CONDENSATE DRAIN PIPING (CD)
D	CONDENSATE - INDIRECT DRAIN PIPING (D)
	VENT PIPING (V)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
	HOT WATER RETURN PIPING (HWR)
FW	FILTERED WATER PIPING (FW)
TW	TEPID WATER PIPING (TW)
SCW	SOFT COLD WATER PIPING (SCW)
CDW	CHILLED DRINKING WATER PIPING (CDW)
TP	TRAP PRIMER LINE (TP)
F	FIRE PROTECTION PIPING (F)
AS	AUTOMATIC SPRINKLER PIPING (AS)
G	NATURAL GAS PIPING (G)
GV	GAS VENT PIPING (GV)
A	COMPRESSED AIR PIPING (A)
	FLOW DIRECTIONAL ARROW
	SHUT-OFF VALVE
	BALANCING VALVE (BV)
	SOLENOID VALVE (SV)
	BALL VALVE
	BUTTERFLY VALVE
	LUBRICATED PACKED PLUG STOP STOP COCK (PC)
	HORIZONTAL SWING CHECK
	UNION
	STRAINER
	REDUCER OR INCREASER
	ECCENTRIC REDUCER
	REDUCED PRESSURE BACKFLOW PREVENTER (RPBFP)
	WATER HAMMER ARRESTOR (WHA)
	PIPING DOWN
	RISE OR DROP PIPING
	PIPING UP -OR- PIPING UP & DOWN
	CAP ON END OF PIPE
	CLEANOUT (WALL OR CEILING) (CO)
	FLOOR CLEANOUT (FCO)
2	EXTERIOR CLEANOUT WITH 18"x18"x4" CONCRETE PAD (ECO)
	TWO-WAY CLEANOUT (PROVIDE 18"x24"x4" CONCRETE PAD OUTSIDE)
	FIRE DEPARTMENT VALVE AT RISER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION

SYMBOLS	DESCRIPTION
	PRESSURE REDUCING VALVE (PRV)
	BRANCH CONNECTION OUT OF TOP
	BRANCH CONNECTION OUT OF BOTTOM
	BRANCH CONNECTION OUT OF SIDE
	WYE & 1/8TH BEND BRANCH CONNECTION
	WYE BRANCH CONNECTION
	HOSE BIBB
	PRESSURE GAUGE WITH COCK
	THERMOMETER
	GAS PRESSURE REGULATOR
	TEST COCK
	GAS METER
M	FLOW METER
	WALL HYDRANT
	VALVE IN RISE
	ASME TEMPERATURE & PRESSURE RELIEF VALVE
	VACUUM RELIEF VALVE
	ANGLE VALVE
	OS&Y VALVE
	ROOF DRAIN
0	REFER TO DEMOLITION NOTE
0	REFER TO KEYED NOTE
FS	FLOW SWITCH
	FLOOR SINK (FS)
	FLOOR DRAIN (FD)
	FLOOR DRAIN WITH P-TRAP (FD)
	FLOOR DRAIN WITH P-TRAP AT 45° ANGLE (FD)
	HUB DRAIN (HD)
	ACCESS PANEL FOR TRAP PRIMER OR SHOCK ABSORBER
AP	ACCESS PANEL LOCATION SYMBOL
A	SHOCK ABSORBER
	AIR CHAMBER
(E)	EXISTING
(N)	NEW
VTR	VENT THRU ROOF
B.F.F.	BELOW FINISHED FLOOR
A.F.F.	ABOVE FINISHED FLOOR
	DEMOLISH TO THIS POINT
	NEW CONNECTION
IE=100.00'	INVERT ELEVATION
1	DELTA CHANGE SYMBOL
P 1 4" VTR	RISER FLAG

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 CIVIL'S POINT OF CONNECTION.
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. CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF THE SUMP PUMP(S) WITHIN THE ELEVATOR SHAFT(S) TO ENSURE NO CONFLICTS WITH OTHER SERVICES OR THE ELEVATOR CAR(S). IF THE FINAL LOCATION DIFFERS FROM THAT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ENGINEER/DESIGNER FOR REVIEW AND APPROVAL OF THE PROPOSED LOCATION.

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
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PROFESSIONAL ENGINEER
02/27/2026

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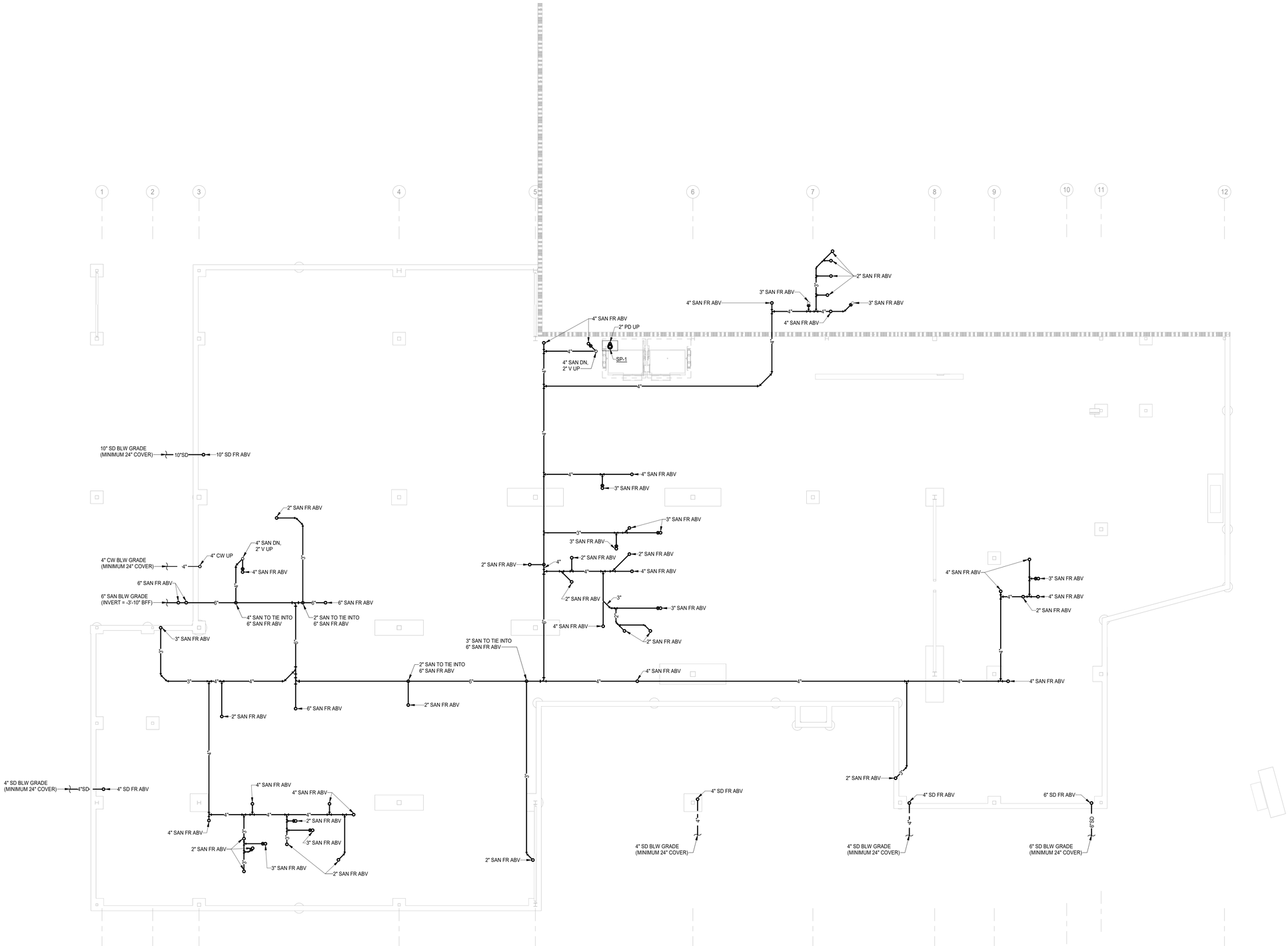
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

PLUMBING LEGEND & GENERAL NOTES

P0.01



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1 **UNDERGROUND PLAN - OFFICE**

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

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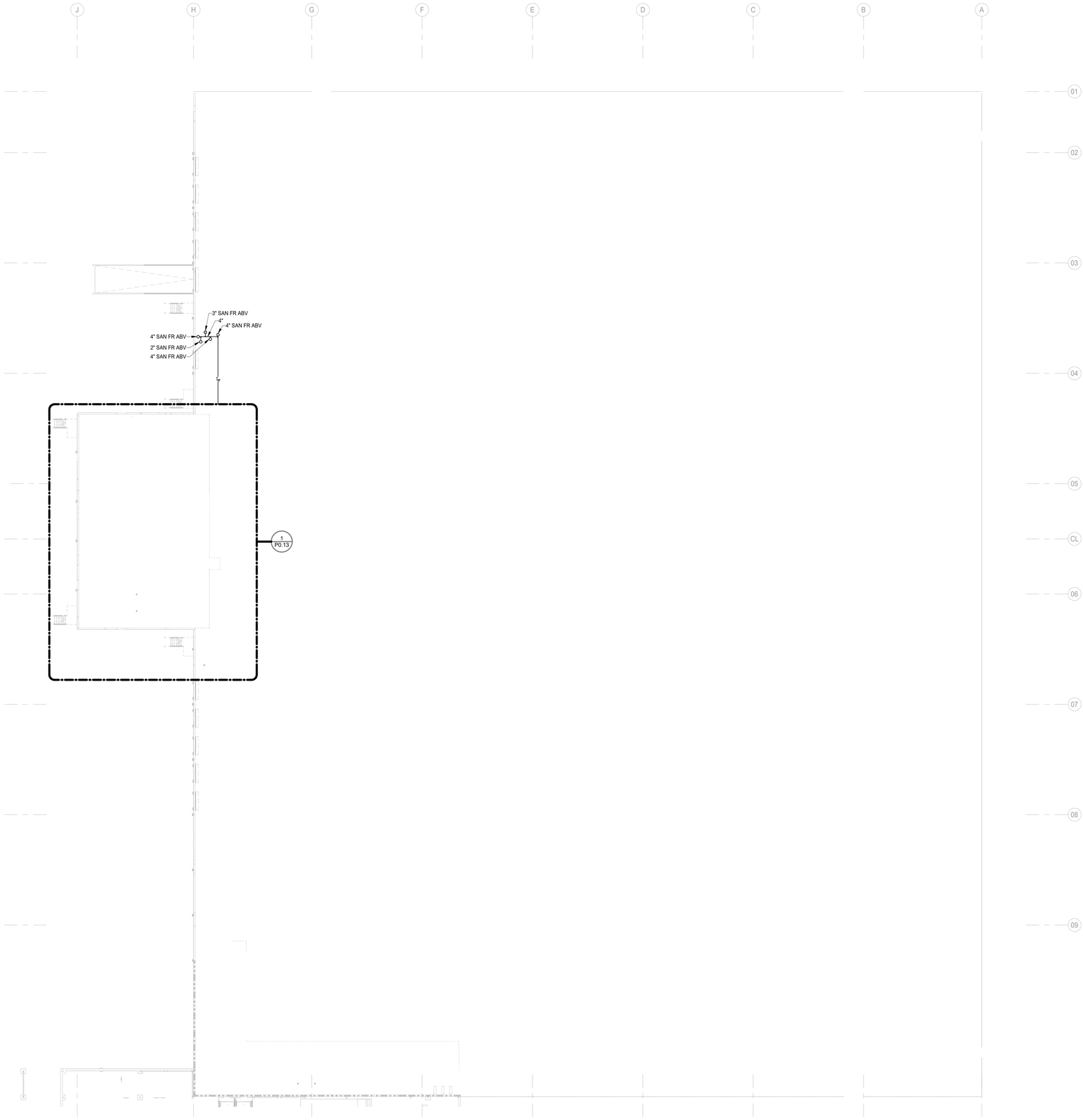
UNDERGROUND PLAN - OFFICE

P0.11



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1 **UNDERGROUND PLAN - WAREHOUSE**
Scale: 3/64" = 1'-0"

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
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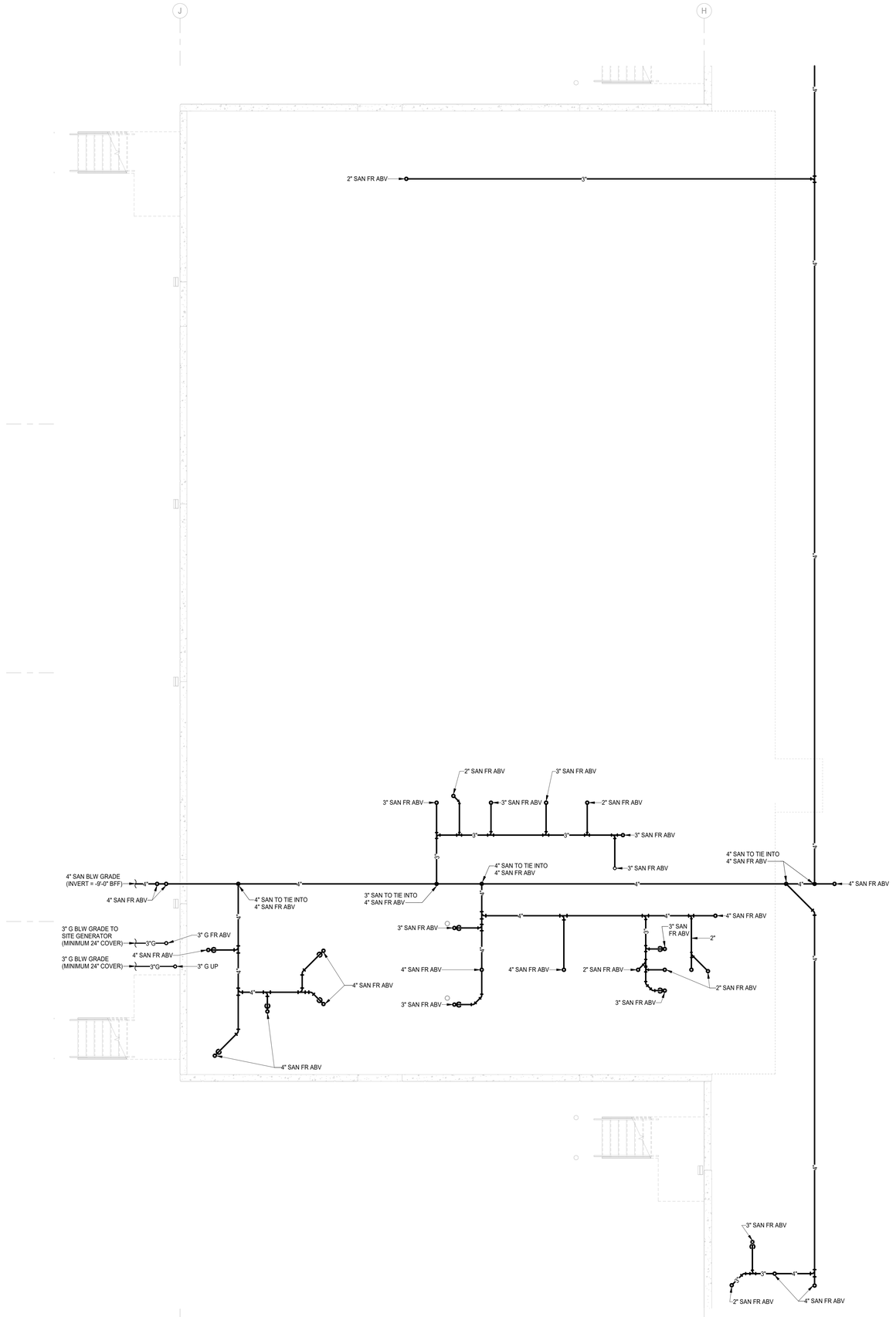
UNDERGROUND PLAN - WAREHOUSE

P0.12



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1 **UNDERGROUND PLAN - WAREHOUSE OFFICE**
Scale: 3/16" = 1'-0"

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ARCHITECTS

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p 225.383.4321

RITTERMAHER.COM

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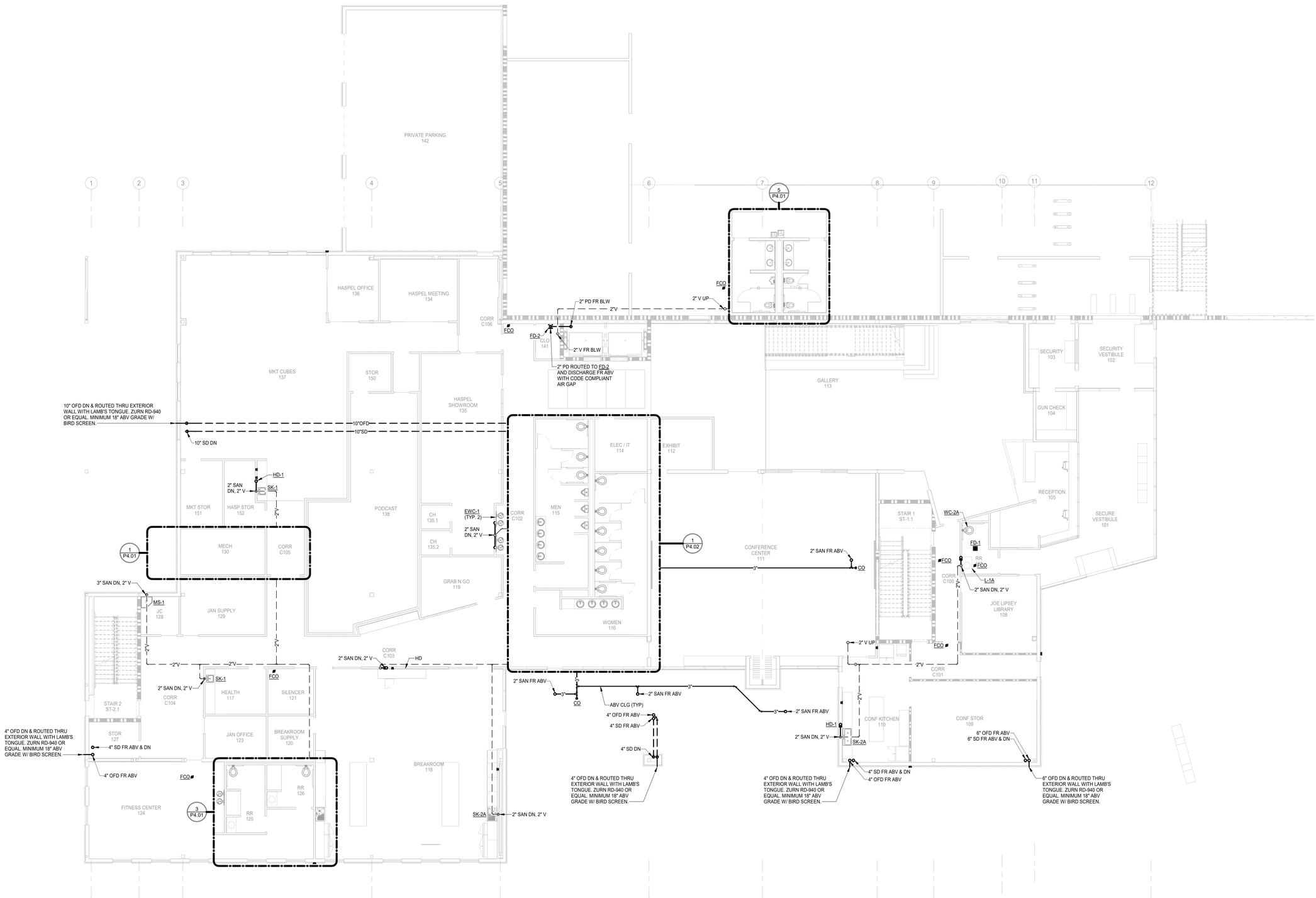
UNDERGROUND PLAN - WAREHOUSE OFFICE

P0.13



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1 FIRST FLOOR PLAN - OFFICE - WASTE

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

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p 225.383.4321

RITTERMAHER.COM

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HIGHLAND RD, ST. GEORGE, LA

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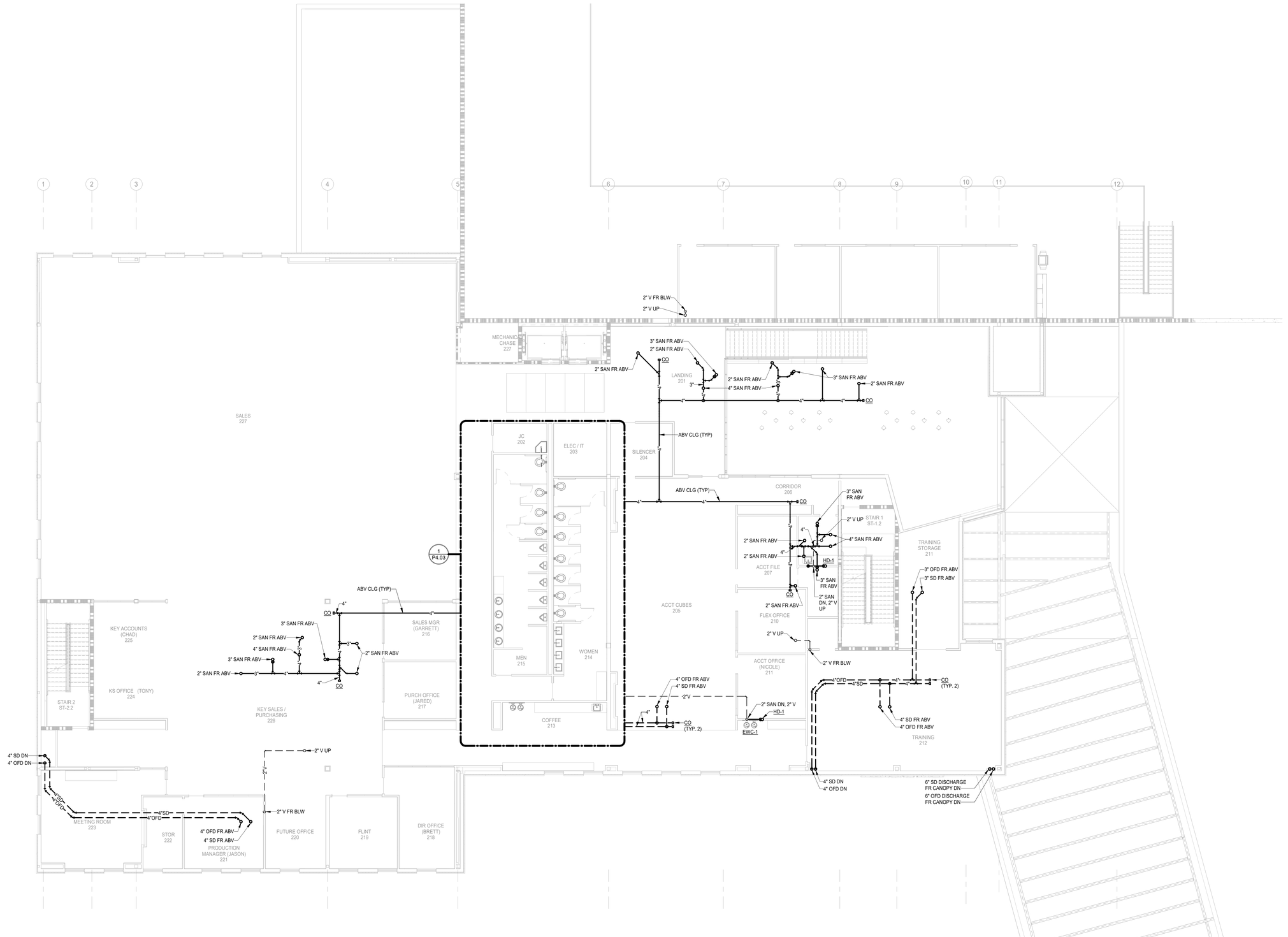
FIRST FLOOR PLAN - WASTE - OFFICE

P1.11



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1 SECOND FLOOR PLAN - OFFICE - WASTE

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

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

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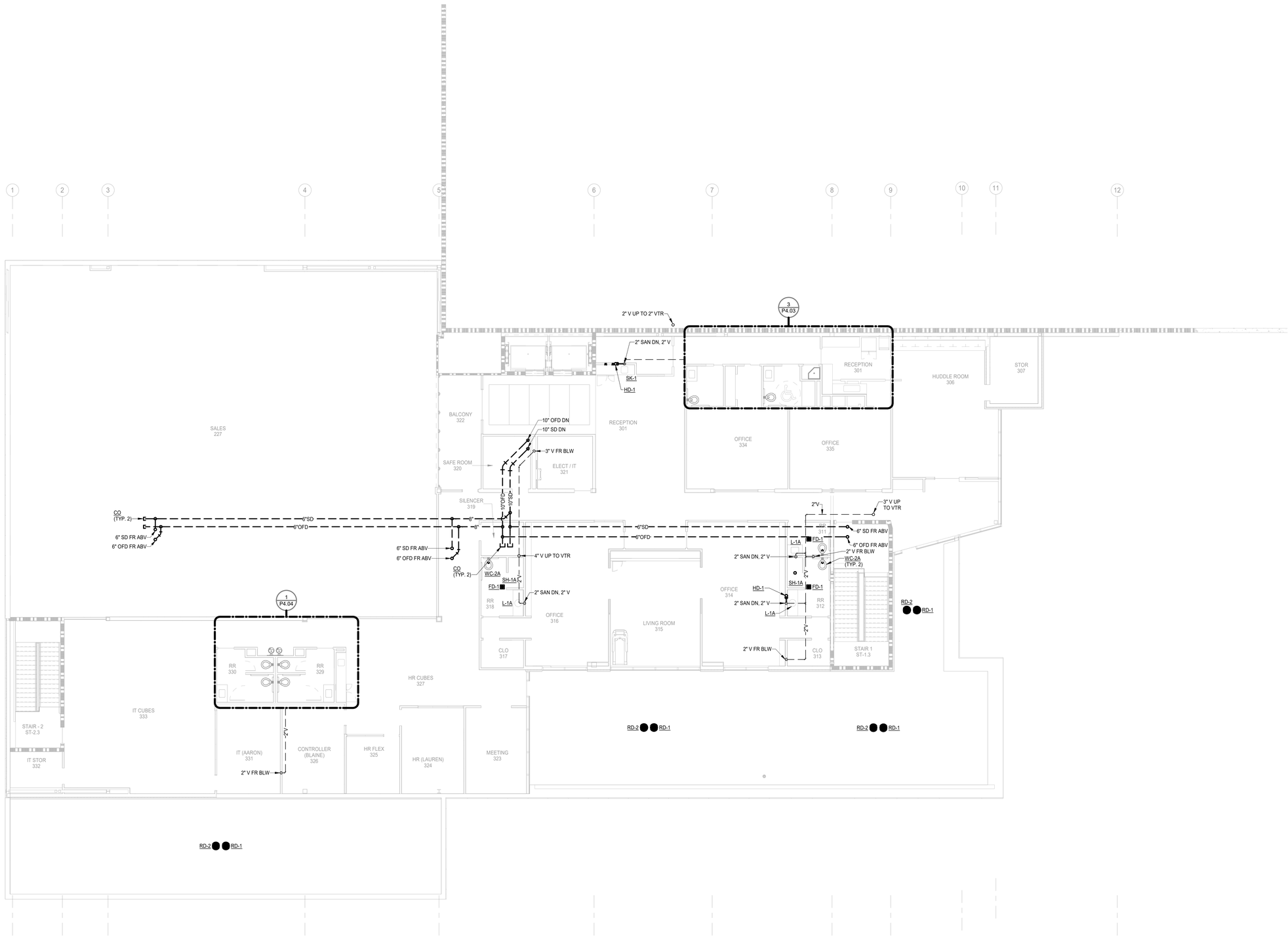
SECOND FLOOR PLAN - WASTE - OFFICE

P1.12



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1 **THIRD FLOOR PLAN - OFFICE - WASTE**

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

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
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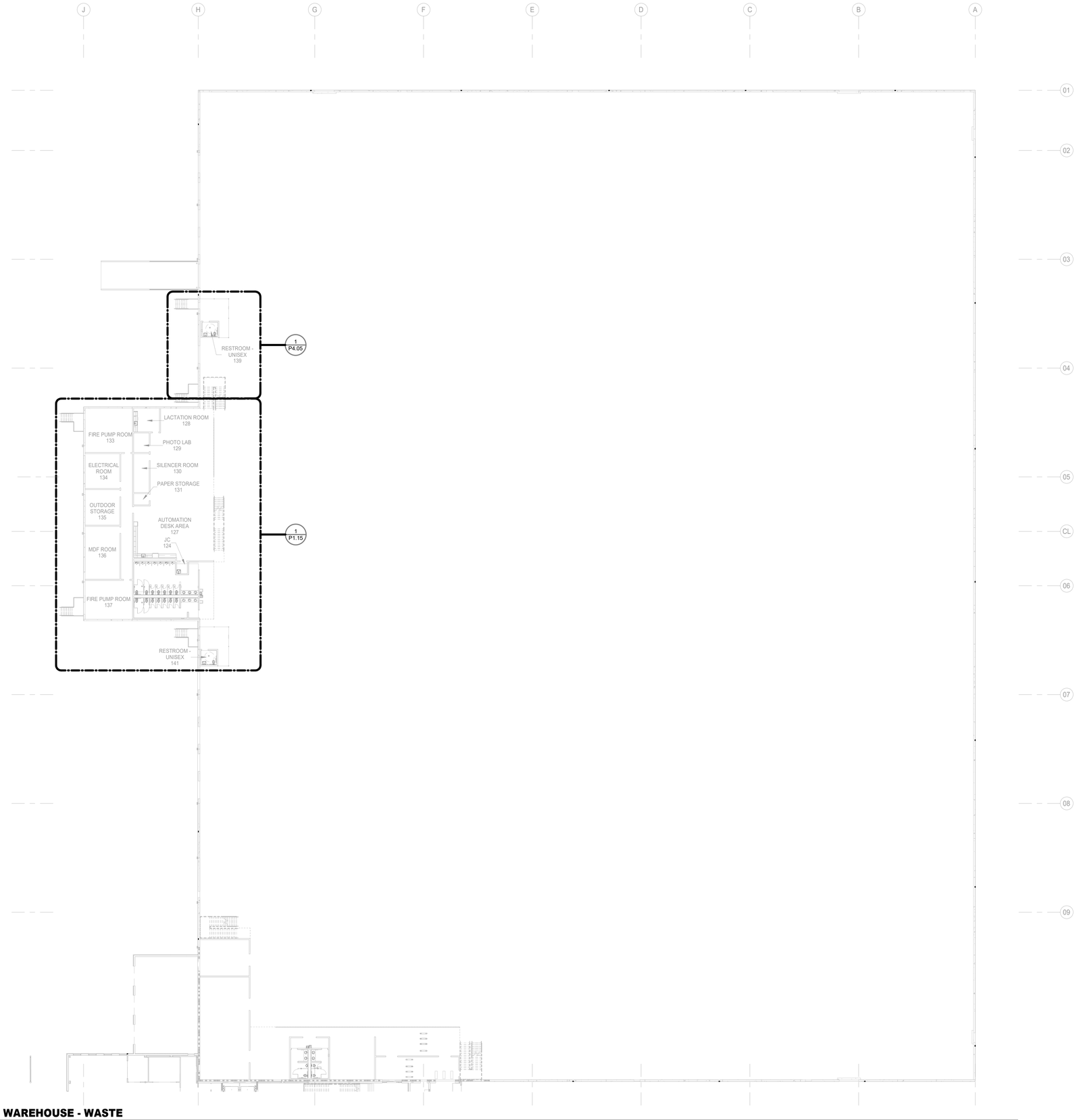
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

THIRD FLOOR PLAN - WASTE - OFFICE

P1.13



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1 **FIRST FLOOR PLAN - WAREHOUSE - WASTE**
Scale: 3/64" = 1'-0"

RITTER MAHER
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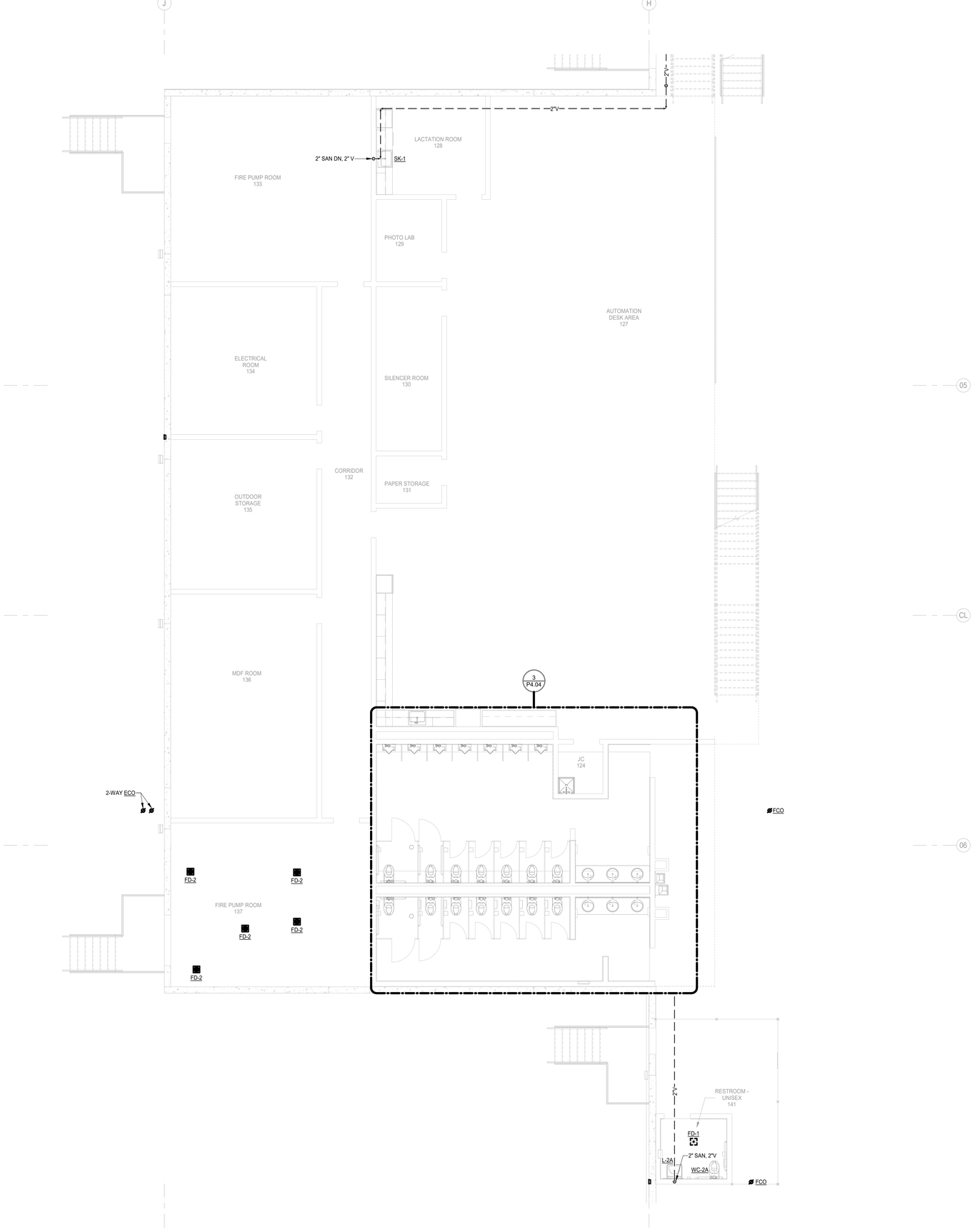
FIRST FLOOR PLAN - WASTE - WAREHOUSE

P1.14



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1 **FIRST FLOOR PLAN - WAREHOUSE OFFICE - WASTE**

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

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Registration: 0005857
Project No: 2550-01415

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STATE OF LOUISIANA
DAVID BONAVENTURE
License No. 31064
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

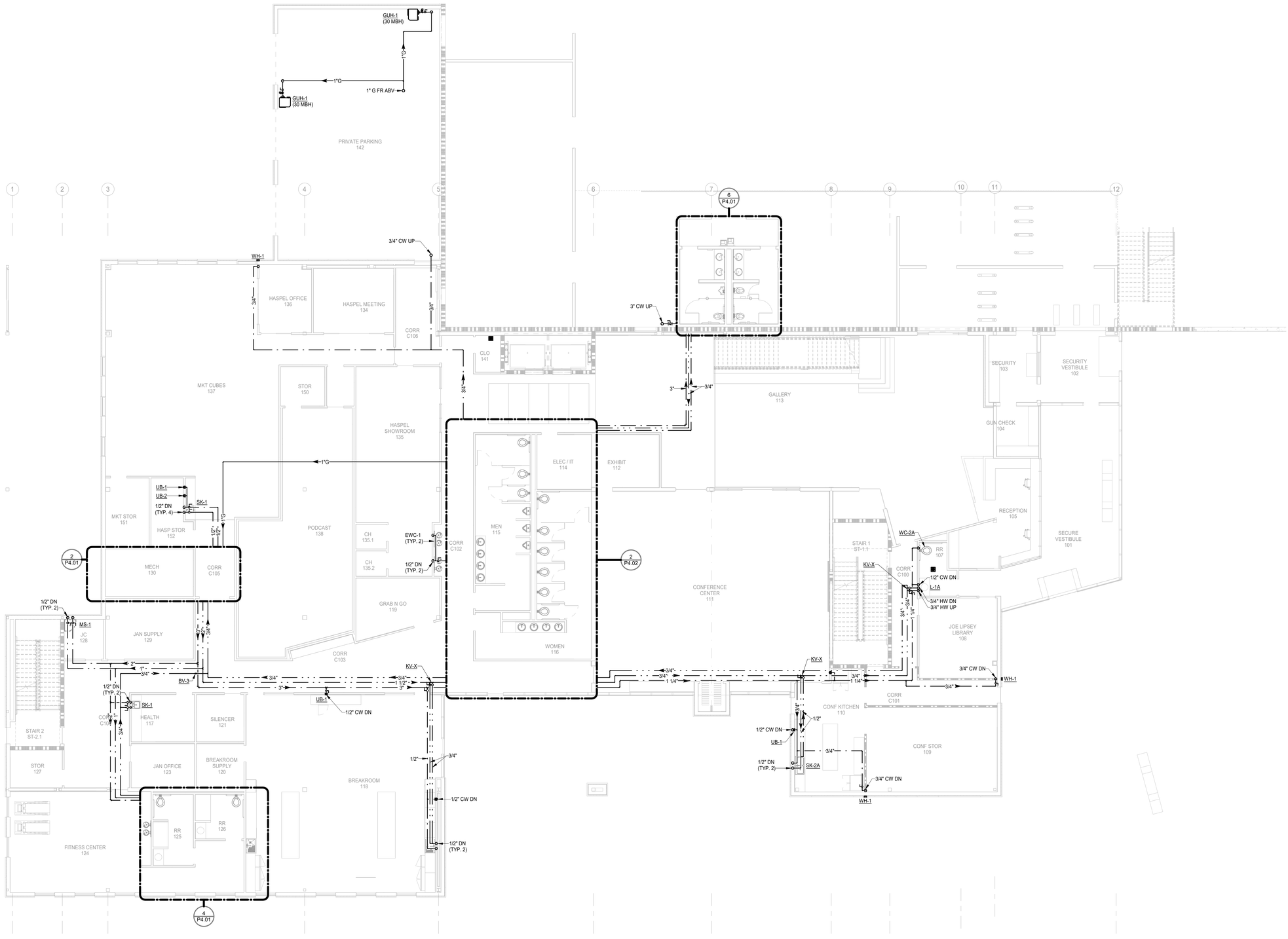
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR PLAN - WASTE - WAREHOUSE OFFICE

P1.15



N

1 FIRST FLOOR PLAN - OFFICE - SUPPLY

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

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LIPSEY'S NEW HEADQUARTERS

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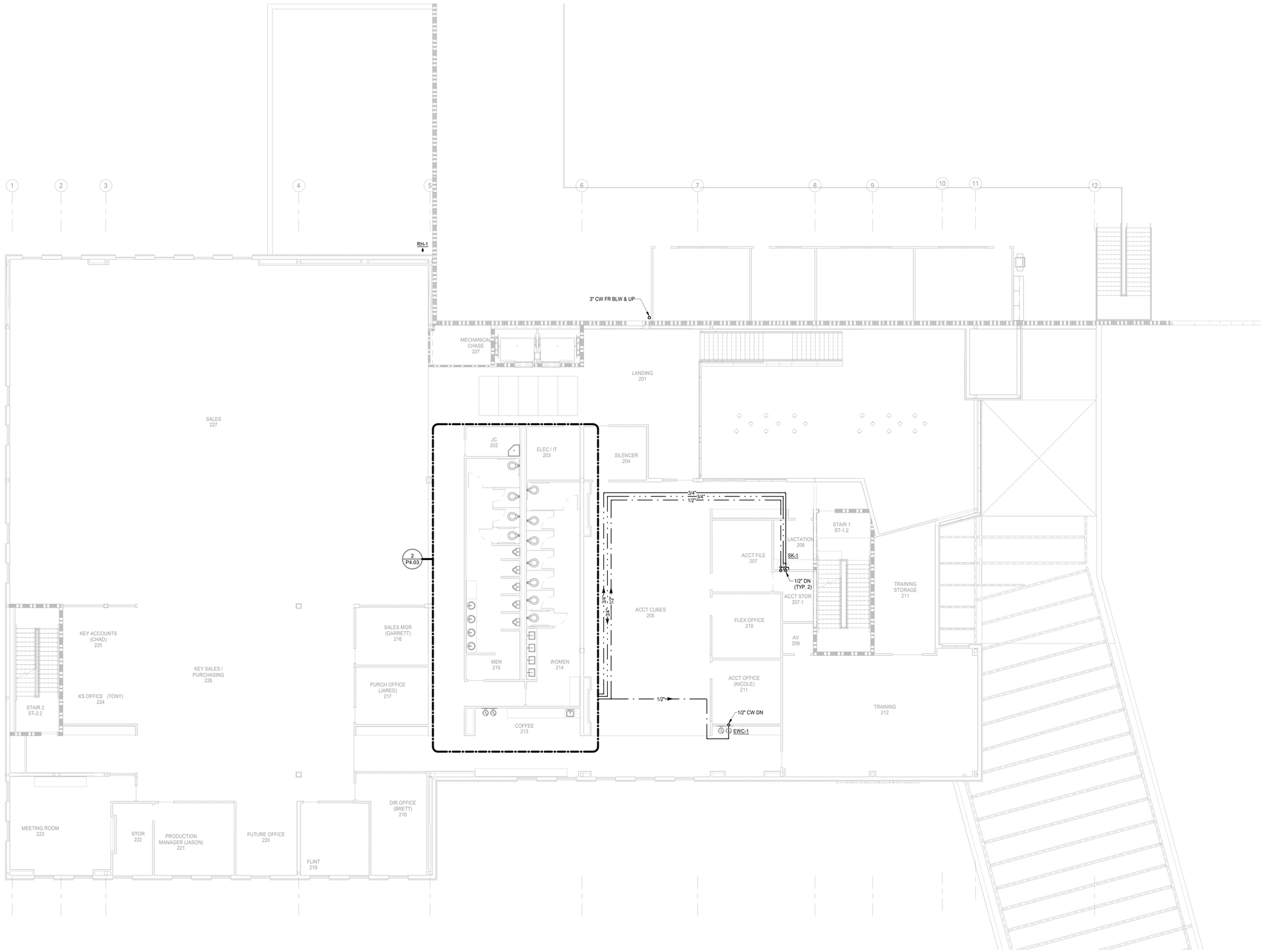
RMA PROJECT NO: 24.154

FIRST FLOOR PLAN - SUPPLY - OFFICE

P1.21



N

1 SECOND FLOOR PLAN - OFFICE - SUPPLY

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

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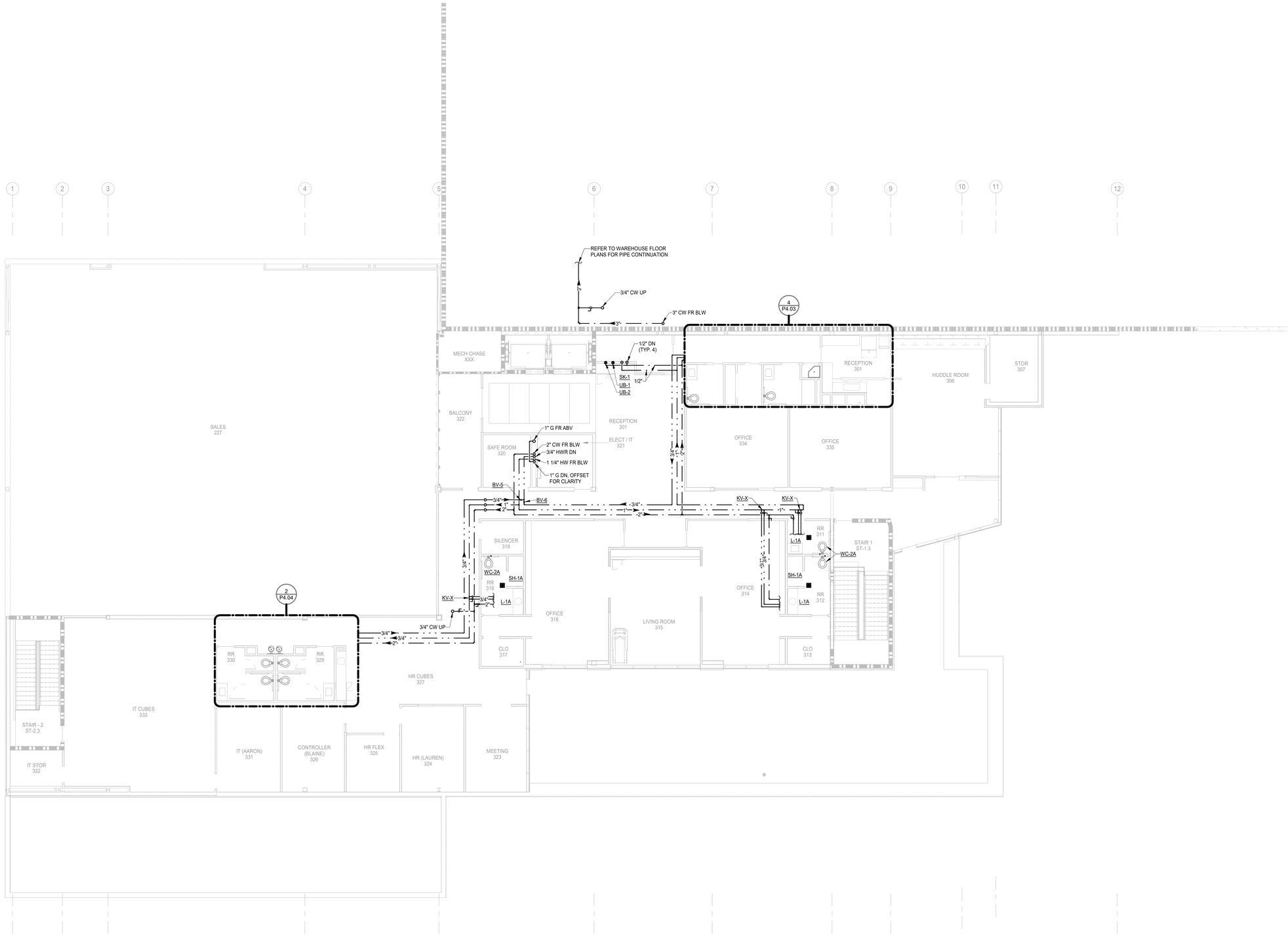
SECOND FLOOR PLAN - SUPPLY - OFFICE

P1.22



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1 THIRD FLOOR PLAN - OFFICE - SUPPLY

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

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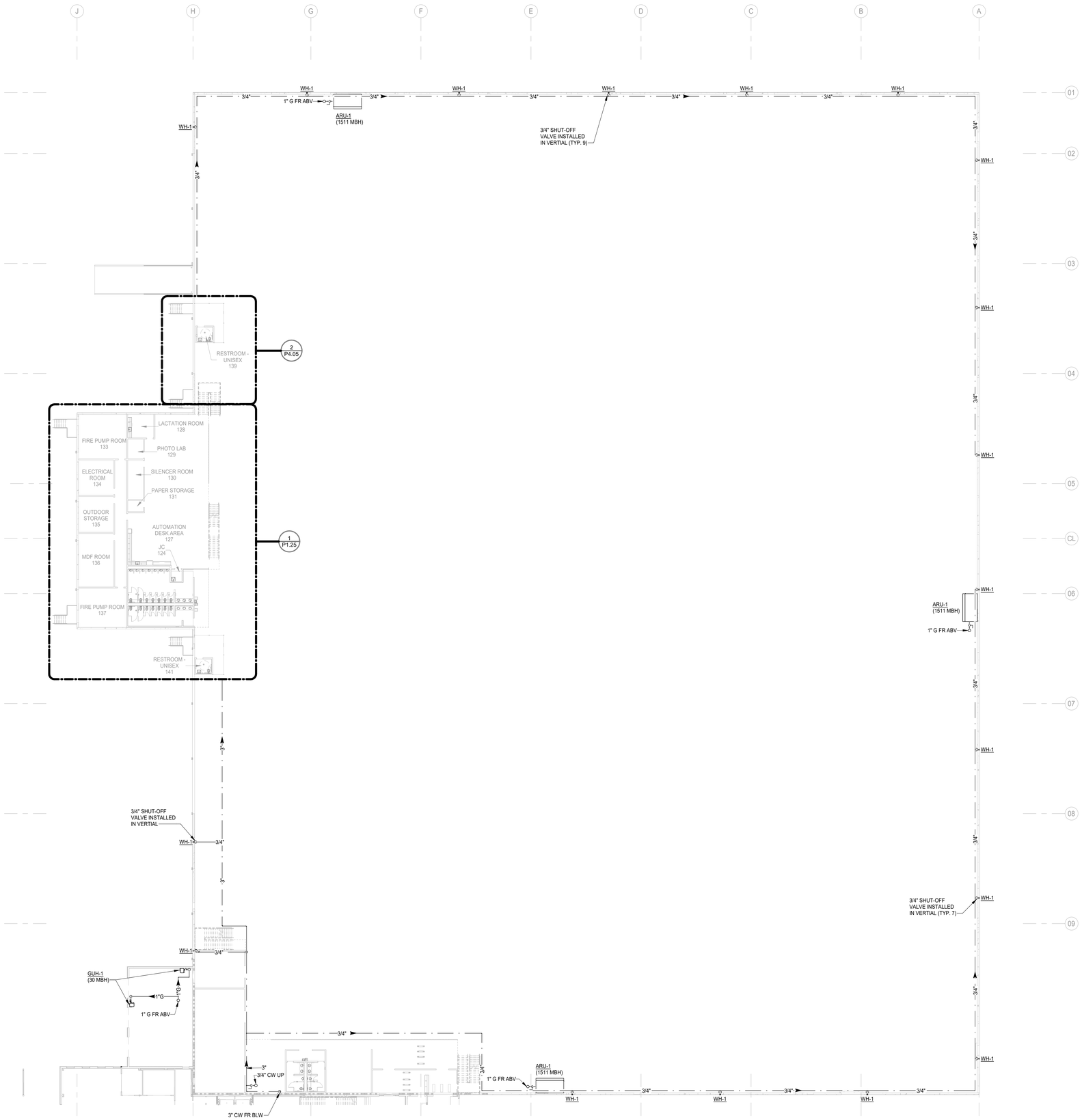
THIRD FLOOR PLAN - SUPPLY - OFFICE

P1.23



N

1 **FIRST FLOOR PLAN - WAREHOUSE - SUPPLY**

Scale: 3/64" = 1'-0"

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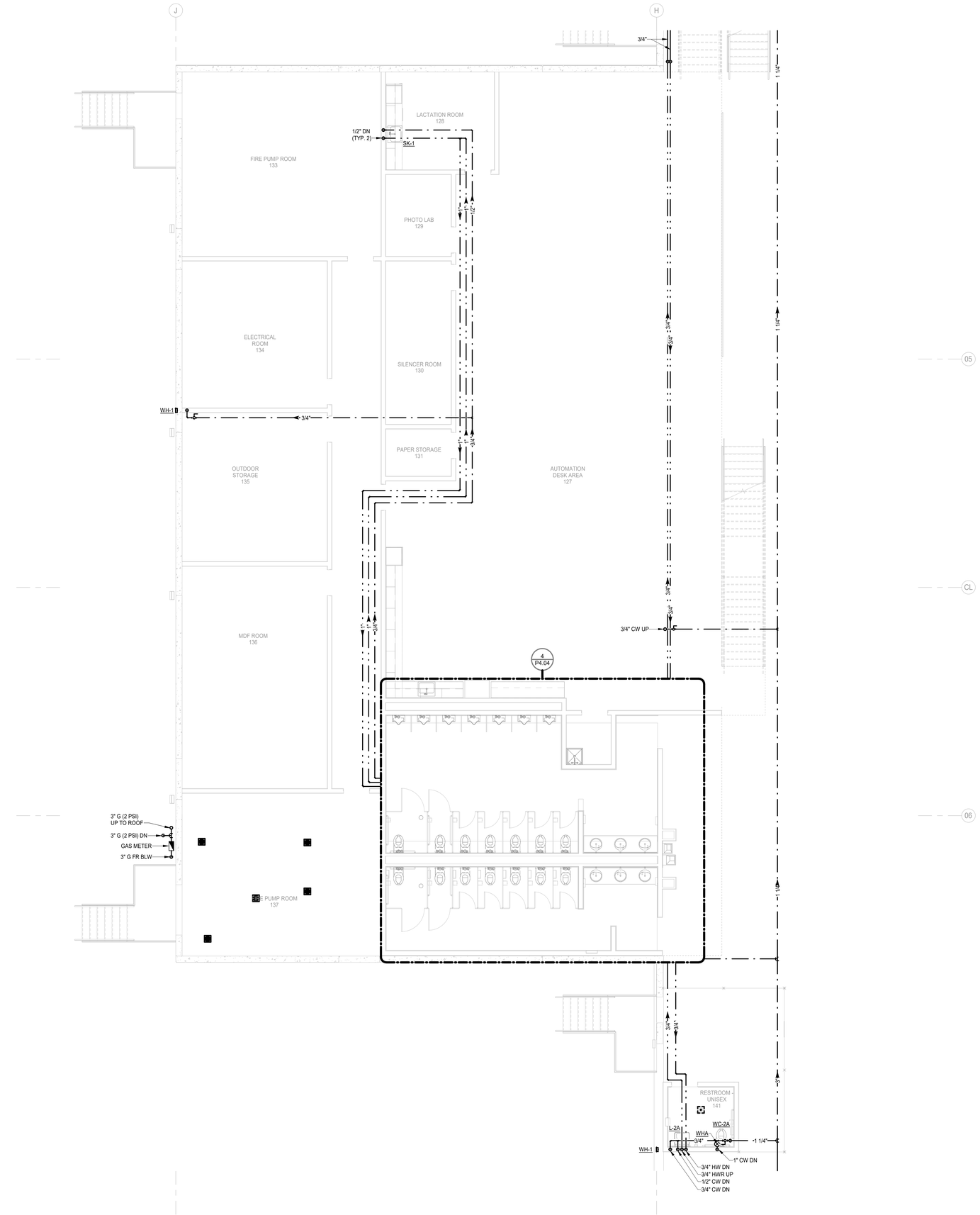
FIRST FLOOR PLAN - SUPPLY - WAREHOUSE

P1.24



N

1 **FIRST FLOOR PLAN - WAREHOUSE OFFICE - SUPPLY**

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

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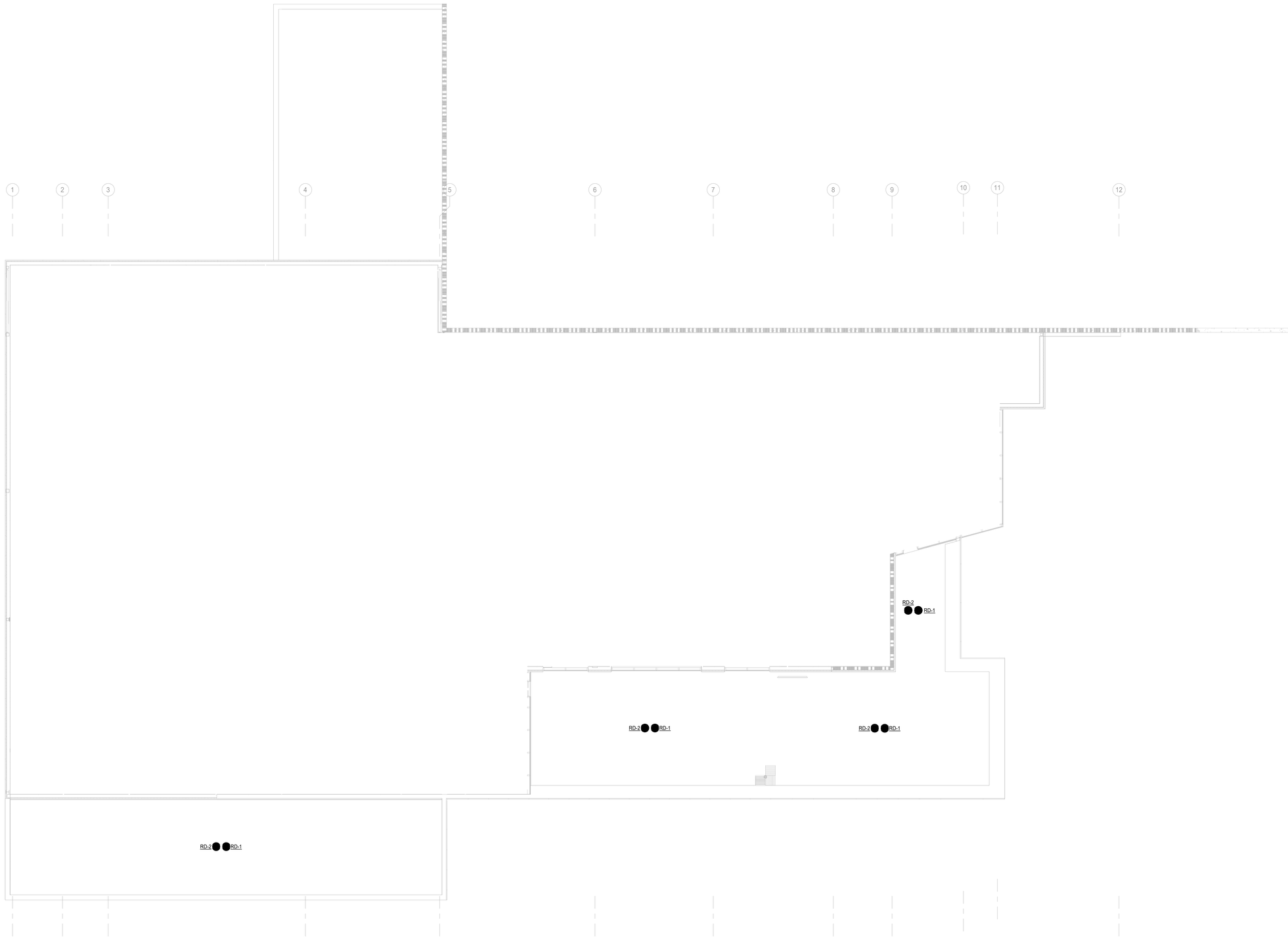
FIRST FLOOR PLAN - SUPPLY - WAREHOUSE OFFICE

P1.25



1 **ROOF PLAN - OFFICE LOWER**
Scale: 1/8" = 1'-0"

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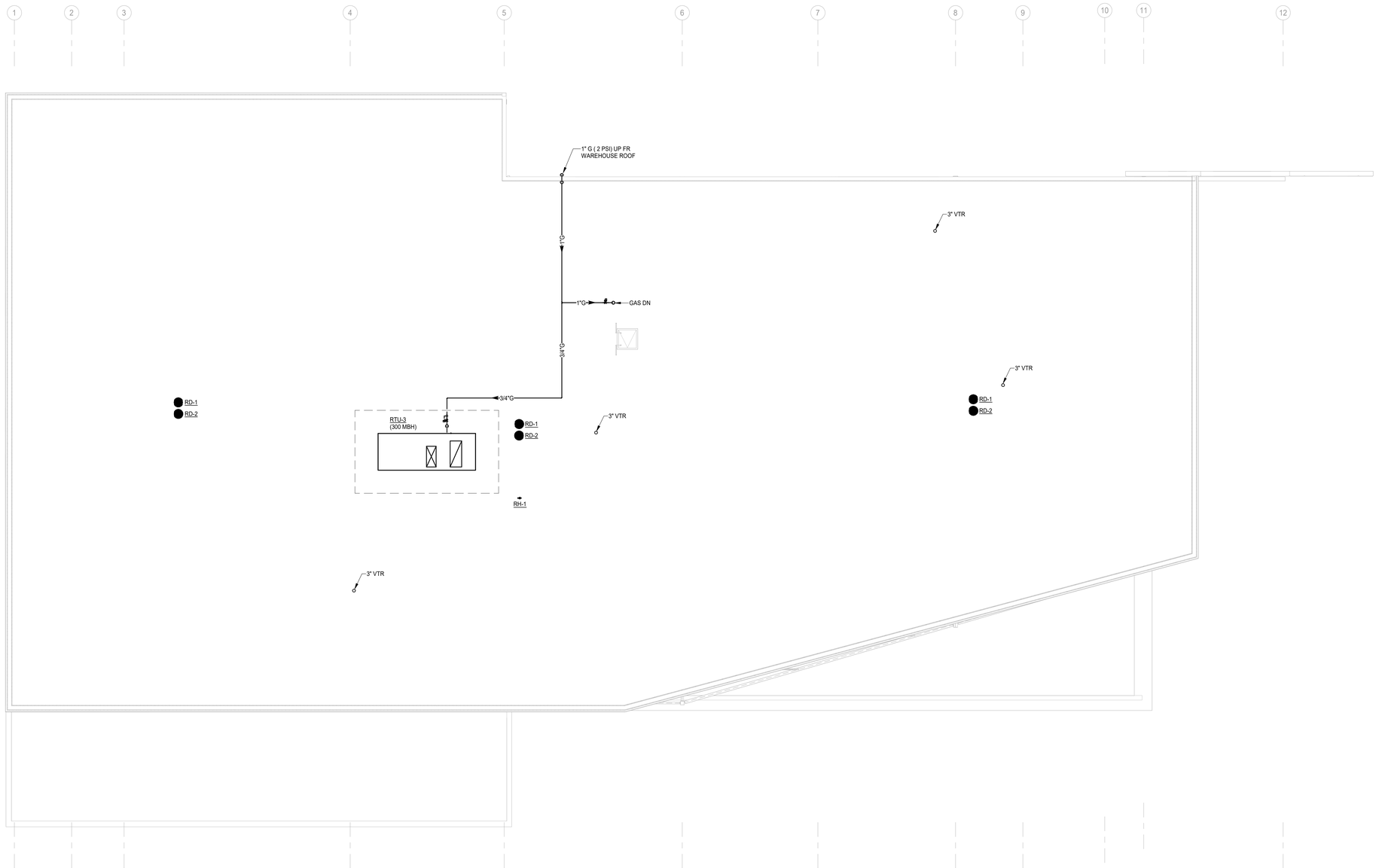
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ROOF PLAN - OFFICE LOWER

P1.31



N

1 **ROOF PLAN - OFFICE UPPER**
Scale: 1/8" = 1'-0"

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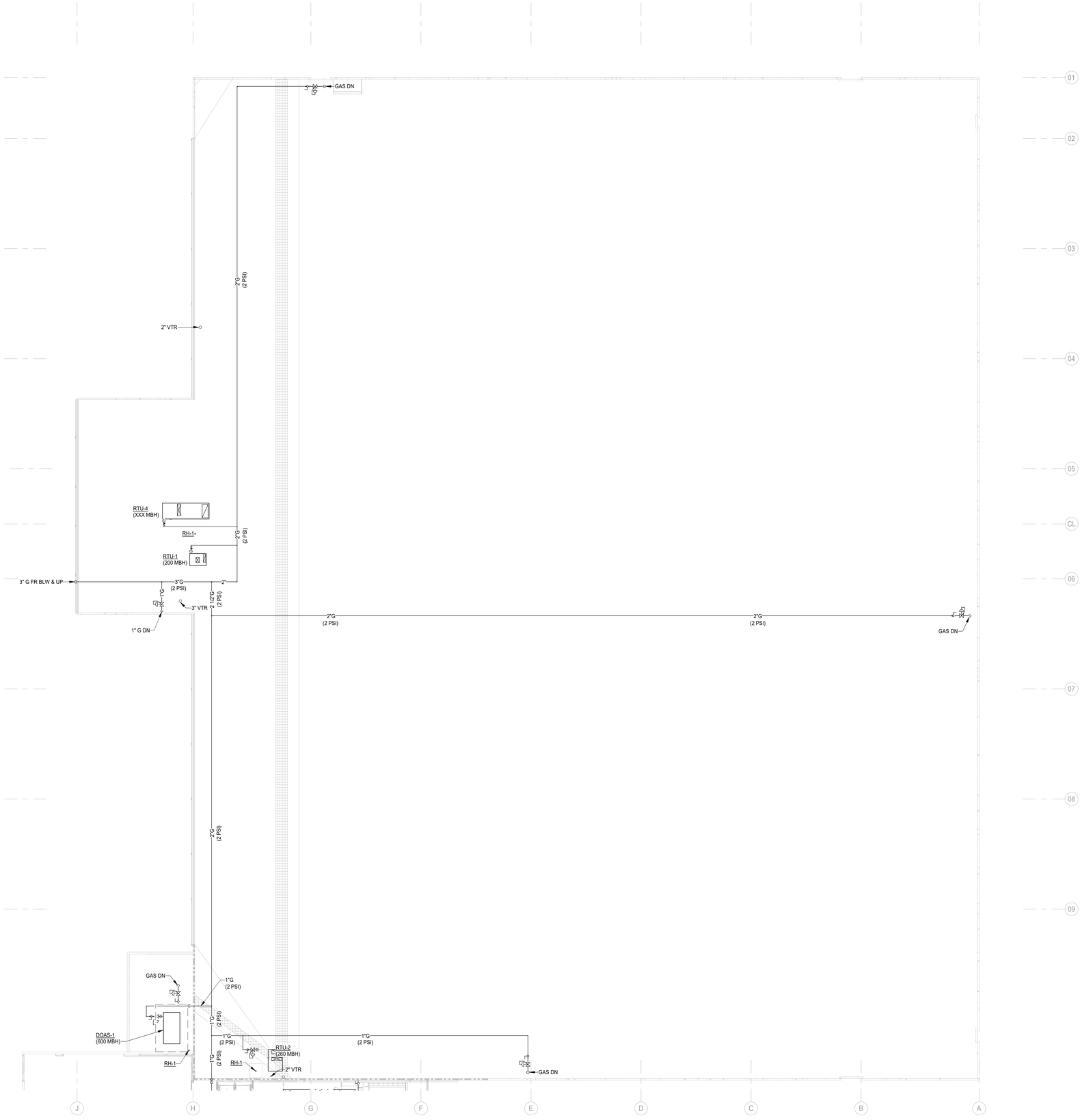
ROOF PLAN - OFFICE UPPER

P1.32



N

1 **ROOF PLUMBING PLAN - WAREHOUSE**

Scale: 3/64" = 1'-0"

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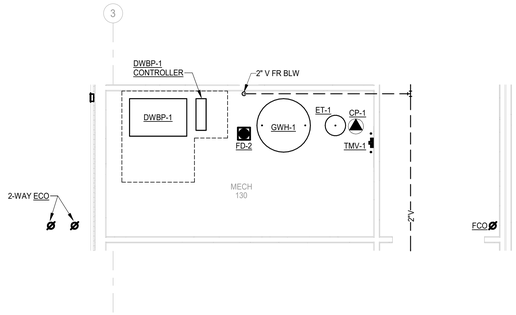
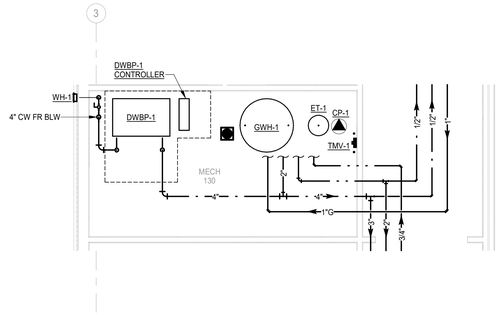
ROOF PLAN - WAREHOUSE

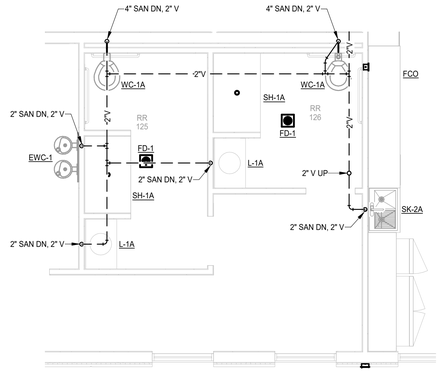
P1.33



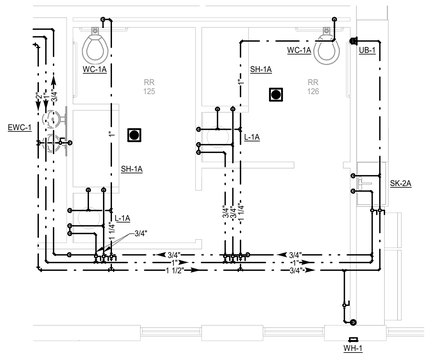
1 ENLARGED PLUMBING PLAN - MECH 129 - WASTE
Scale: 1/4" = 1'-0"



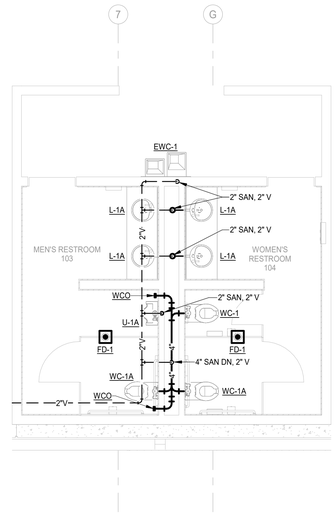
2 ENLARGED PLUMBING PLAN - MECH 129 - SUPPLY
Scale: 1/4" = 1'-0"



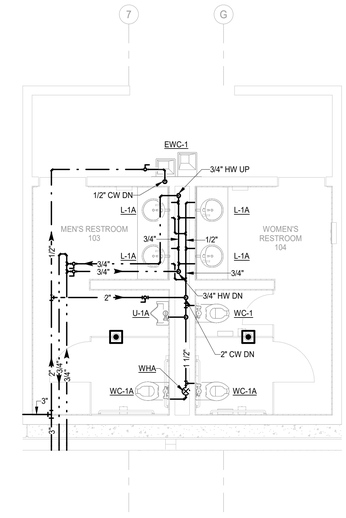
3 ENLARGED PLUMBING PLAN - RESTROOM 125 - WASTE
Scale: 1/4" = 1'-0"



4 ENLARGED PLUMBING PLAN - RESTROOM 125 - SUPPLY
Scale: 1/4" = 1'-0"



5 ENLARGED PLUMBING PLAN - MEN P144 - WASTE
Scale: 1/4" = 1'-0"



6 ENLARGED PLUMBING PLAN - MEN P144 - SUPPLY
Scale: 1/4" = 1'-0"

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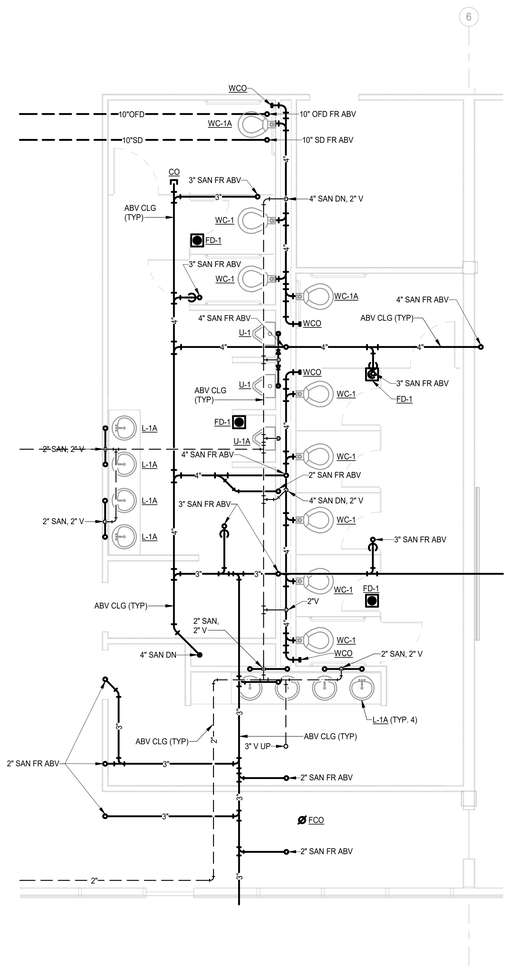
HIGHLAND RD, ST. GEORGE, LA

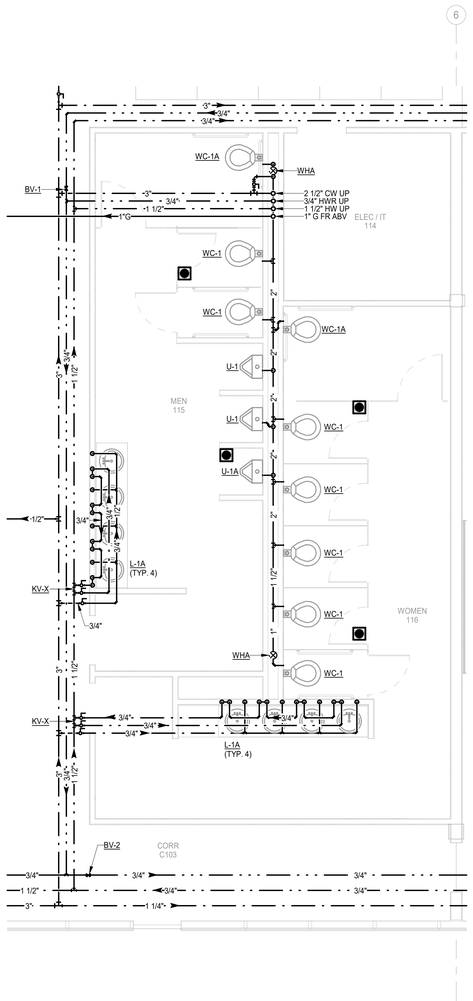
RMA PROJECT NO: 24.154

ENLARGED PLUMBING PLANS

P4.01



1 **ENLARGED PLUMBING PLAN - MEN 116 - WASTE**
Scale: 1/4" = 1'-0"



2 **ENLARGED PLUMBING PLAN - MEN 116 - SUPPLY**
Scale: 1/4" = 1'-0"

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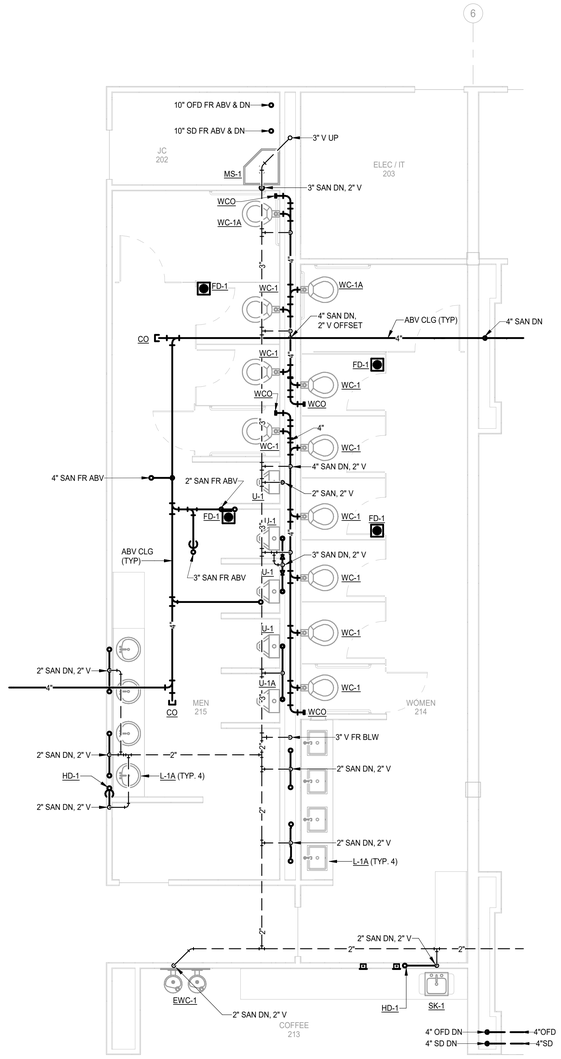
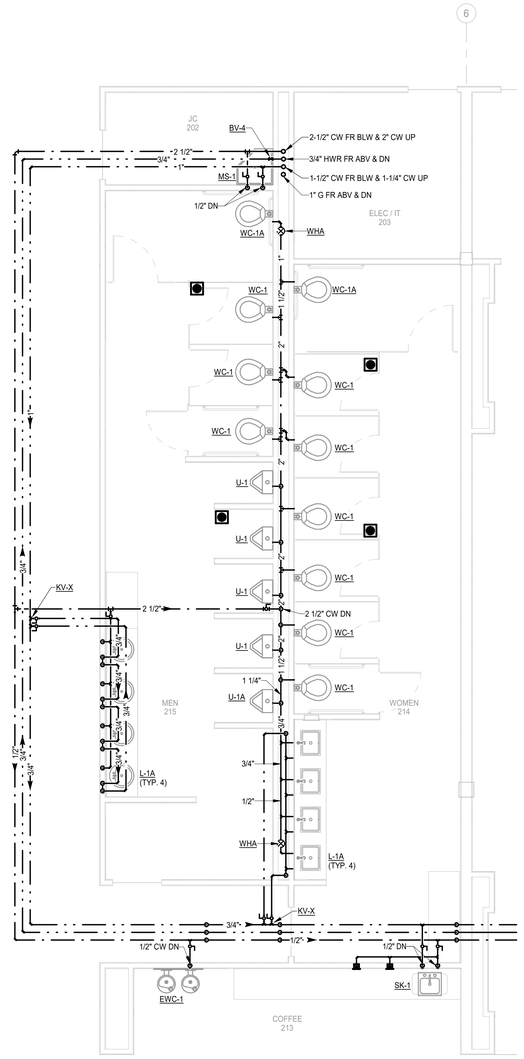
RMA PROJECT NO: 24.154

ENLARGED PLUMBING PLANS

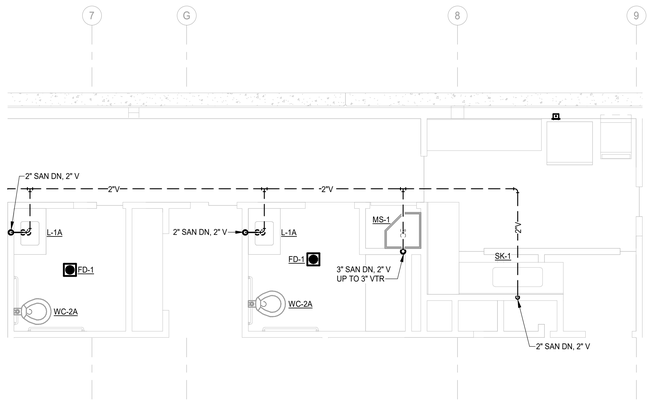
P4.02



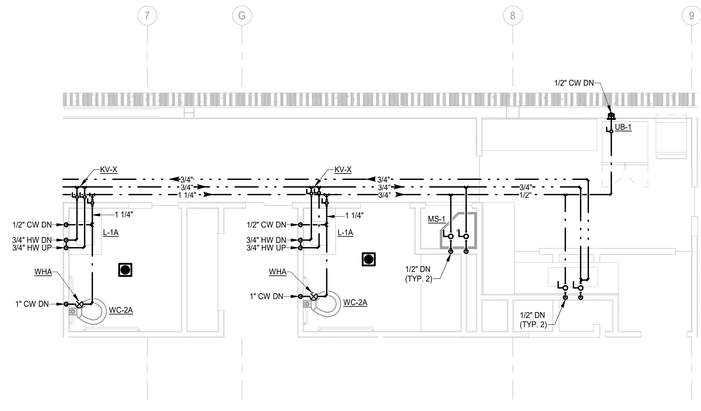
1 ENLARGED PLUMBING PLAN - MEN 214 - WASTE
Scale: 1/4" = 1'-0"



2 ENLARGED PLUMBING PLAN - MEN 214 - SUPPLY
Scale: 1/4" = 1'-0"



3 ENLARGED PLUMBING PLAN - RESTROOM 304 - WASTE
Scale: 1/4" = 1'-0"



4 ENLARGED PLUMBING PLAN - RESTROOM 304 - SUPPLY
Scale: 1/4" = 1'-0"

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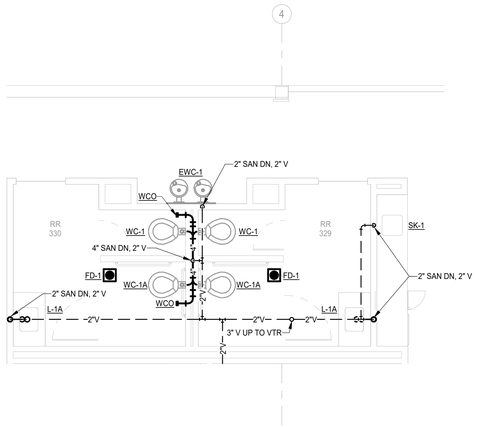
RMA PROJECT NO: 24.154

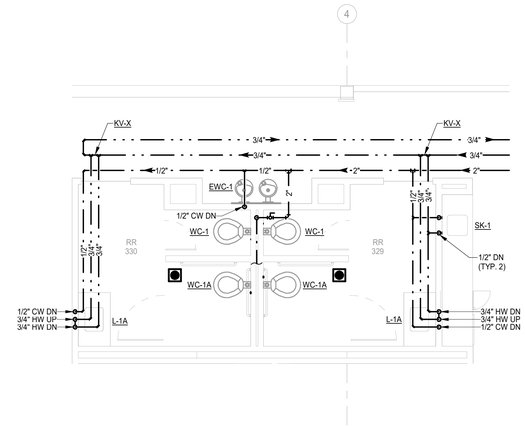
ENLARGED PLUMBING PLANS

P4.03



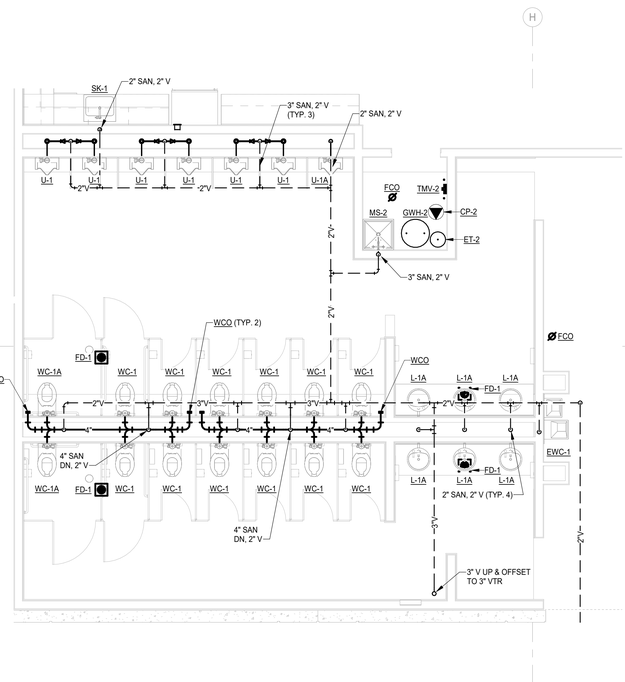
1 ENLARGED PLUMBING PLAN - RESTROOM 330 - WASTE

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



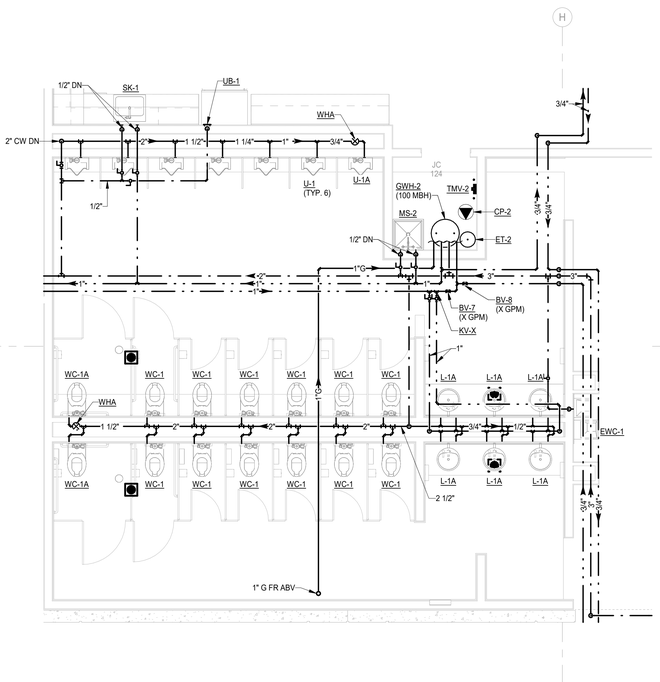
2 ENLARGED PLUMBING PLAN - RESTROOM 330 - SUPPLY

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



3 ENLARGED PLUMBING PLAN - MEN P165 - WASTE

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



4 ENLARGED PLUMBING PLAN - MEN P165 - SUPPLY

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

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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PROFESSIONAL ENGINEER

02/27/2026

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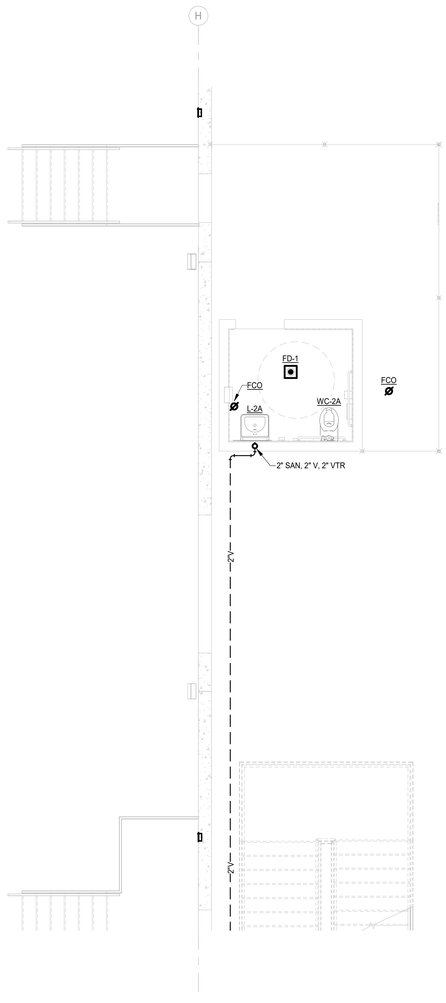
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

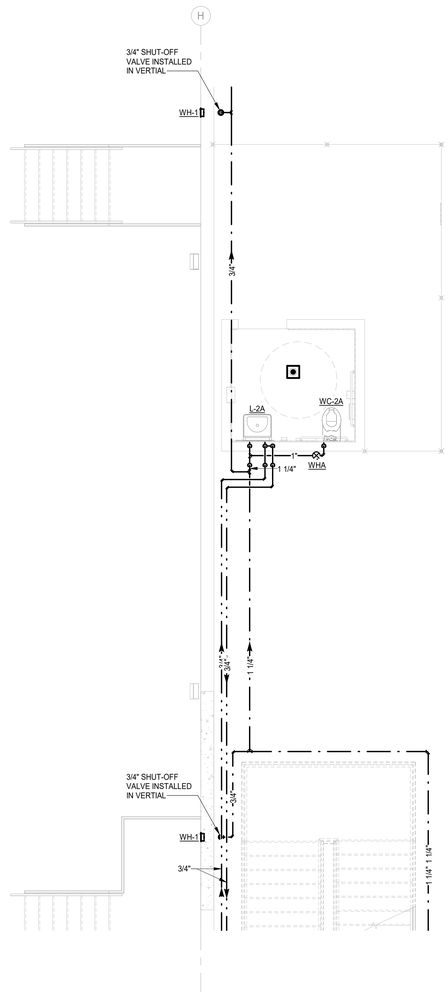
RMA PROJECT NO: 24.154

ENLARGED PLUMBING PLANS

P4.04



1 **ENLARGED PLUMBING PLAN - DRIVER CHECK-IN P175 - WASTE**
Scale: 1/4" = 1'-0"



2 **ENLARGED PLUMBING PLAN - DRIVER CHECK-IN P175 - SUPPLY**
Scale: 1/4" = 1'-0"

RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
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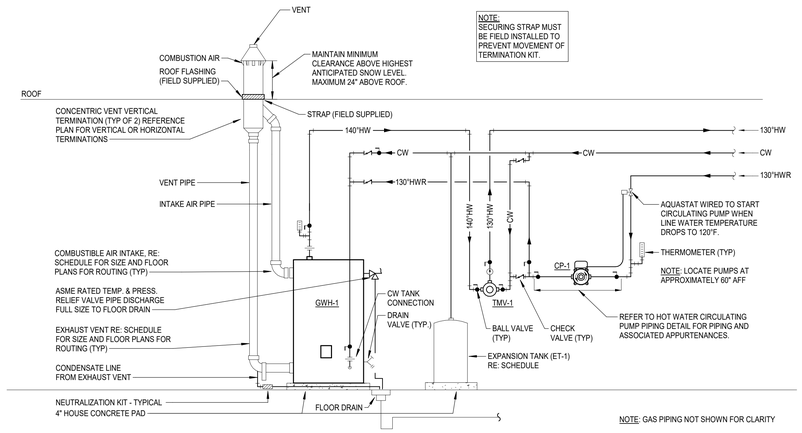
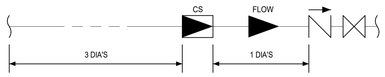
RMA PROJECT NO: 24.154

ENLARGED PLUMBING PLANS

P4.05



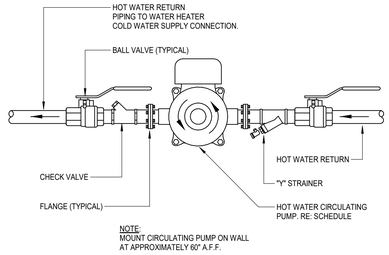
1 DOMESTIC GAS WATER HEATER PIPING
Scale: NONE



NOTE:

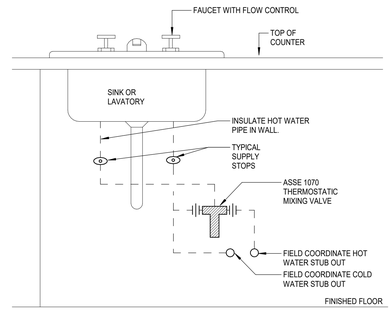
1. THERE SHALL BE UNINTERRUPTED STRAIGHT PIPE 1 DIAMETER OF PIPE DOWNSTREAM AND 3 DIAMETERS OF PIPE UPSTREAM FROM EACH CIRCUIT SETTER. BALANCE VALVE SHALL BE ADJUSTED TO PROVIDE G.P.M. INDICATED AT EACH C.S.
2. THE ENTIRE CIRCUIT SETTER SHALL BE INSULATED WITH REMOVABLE SECTIONS OF PIPE INSULATION SIZED TO OVERLAP THE CONNECTED PIPE INSULATION. INSULATION SHALL OVERLAP 3 INCHES.

2 HOT WATER CIRCUIT SETTER
Scale: NONE

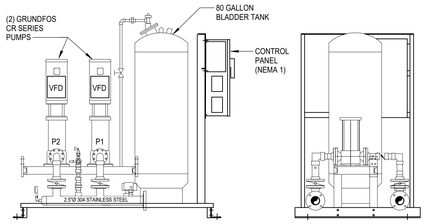


NOTE:
MOUNT CIRCULATING PUMP ON WALL AT APPROXIMATELY 60" A.F.F.

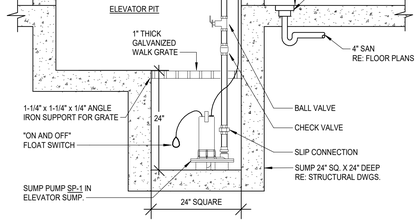
3 HOT WATER CIRCULATING PUMP PIPING
Scale: NONE



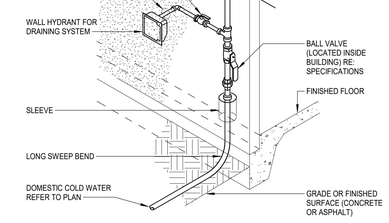
4 THERMOSTATIC MIXING VALVE PIPING AT SINK/LAVATORY
Scale: NONE



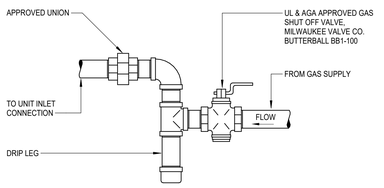
5 DUPLEX DOMESTIC BOOSTER PUMP PKG
Scale: NONE



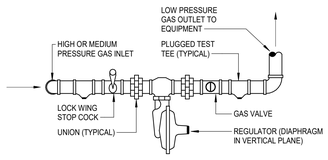
6 ELEVATOR SUMP PUMP PIT - PUMPED WASTE
Scale: NONE



7 DOMESTIC WATER ENTRY
Scale: NONE

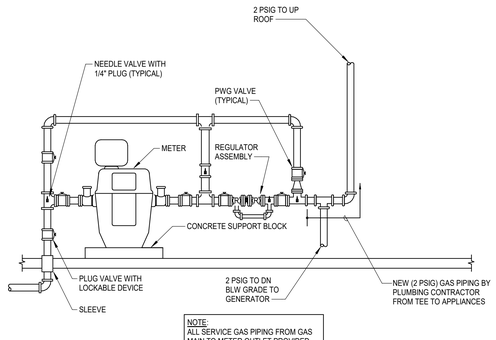


8 GAS CONNECTION
Scale: NONE



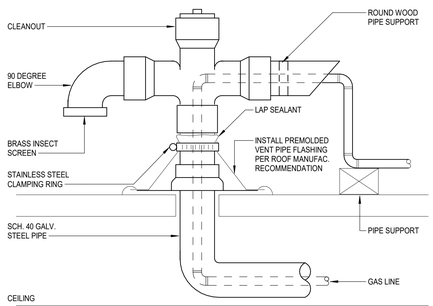
NOTE: REFERENCE DRAWINGS FOR PIPE SIZES.

9 GAS PRESSURE REGULATOR PIPING
Scale: NONE

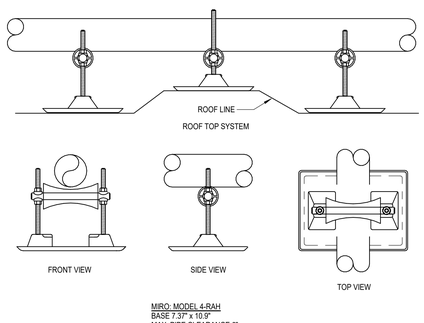


NOTE:
ALL SERVICE GAS PIPING FROM GAS MAIN TO METER OUTLET PROVIDED BY LOCAL GAS COMPANY.

10 GAS METER PIPING
Scale: NONE



11 GAS PIPING THRU ROOF WITH VENTED SLEEVE
Scale: NONE



MIRO: MODEL 4-RAH
BASE 7.37" x 10.9"
MAX. PIPE CLEARANCE 6"

12 GAS SUPPORT ON ROOF
Scale: NONE

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2987 Government Street |Baton Rouge, LA 70806
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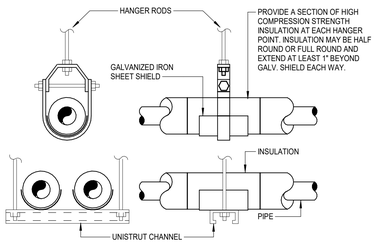
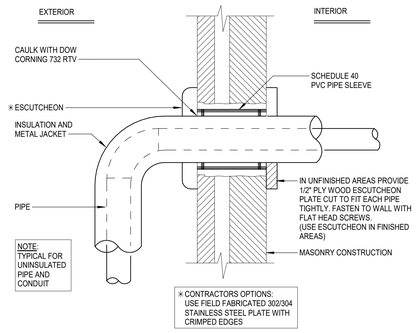
PLUMBING DETAILS

P5.01

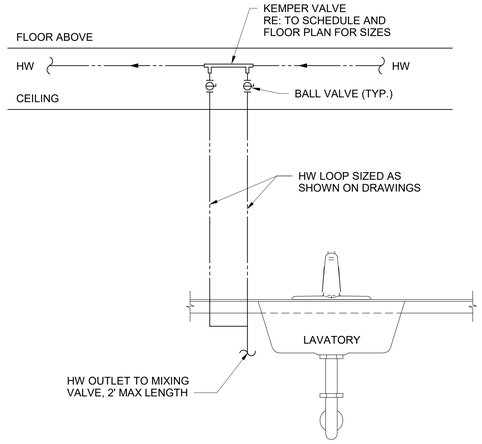
MINIMUM DIMENSIONS OF GALVANIZED SHEETMETAL PROTECTION SHIELDS AT PIPE HANGERS		
NOMINAL SIZE PIPE	SHIELD LENGTH (IN.)	GAUGE THICKNESS
1/2" & 3/4"	12	18
1" - 2-1/2"	12	18
3" - 4"	16	18
6"	18	16



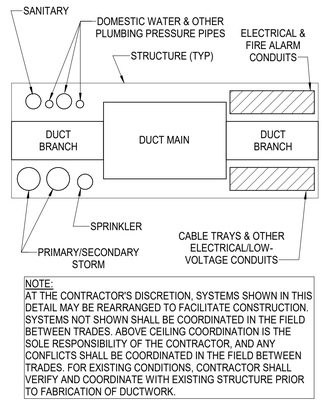
1 PIPE SHIELDS FOR INSULATED PIPING
Scale: NONE



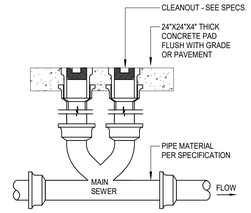
2 EXTERIOR WALL PENETRATION
Scale: NONE



3 HOT WATER CONNECTION FROM ABOVE
Scale: NONE



4 MEP CEILING COORDINATION
Scale: NONE



5 TWO-WAY EXTERIOR CLEANOUT
Scale: NONE

6 FLOOR CLEANOUT
Scale: NONE

NOTES:
1. TRAP GUARD SHALL COMPLY WITH ASSE 1072 REQUIREMENTS.
2. TRAP GUARD SHALL BE FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER.
3. CONTACT LOCAL REP OR MANUFACTURER FOR CORRECT MODEL NUMBER.
4. INSTALLATION OF TRAP GUARD TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. INSERT TRAP GUARD ONLY AFTER FINAL RODDING OF DRAINS. INSTALL TRAP GUARD WITH CLEAR SILICONE CAULK FOR GAS TIGHT SEAL. FOR DRAIN RODDING AFTER INSTALLATION, INSERT SEWER TAPE THROUGH LIGHTLY GREASED 1-1/2" PVC PIPE TO PROTECT TRAP GUARD.

7 FLOOR DRAIN W/ TRAP SEAL PROTECTION
Scale: NONE

8 PIPE THRU FIRE RATED WALL
Scale: NONE

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
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RITTERMAHER.COM

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PLUMBING DETAILS

P5.02

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	BASIS OF DESIGN		CONNECTION SIZE			
		MANUFACTURER	MODEL NO.	CW (IN)	HW (IN)	SS (IN)	V (IN)
CLEANOUTS (CO)							
ECO	EXTERIOR CLEANOUT	ZURN	Z1400-BZ1	---	---	---	---
FCO	FLOOR CLEANOUT	ZURN	Z1400-BZ1	---	---	---	---
WCO	WALL CLEANOUT	ZURN	Z1446	---	---	4	---
DRAINAGE FIXTURE (FD, FS, HD, TD)							
FD-1	FLOOR DRAIN, GENERAL	ZURN	Z415-BZ1	---	---	3	2
FD-2	FLOOR DRAIN, MEDIUM DUTY	ZURN	Z415-BZ1	---	---	4	2
DRINKING FOUNTAIN (EWC)							
EWC-1	DRINKING FOUNTAIN	---	---	1/2	---	2	2
HYDRANTS (HB, RH, WH)							
RH-1	ROOF HYDRANT	WOODFORD	MODEL SRH-MS	3/4	---	---	---
WH-1	WALL HYDRANT	WOODFORD	MODEL B65	3/4	---	---	---
MOP SINK (MS)							
MS-1	MOP SINK	---	---	1/2	1/2	3	2
MS-2	MOP SINK	---	---	1/2	1/2	3	2
ROOF DRAINAGE FIXTURE (DN, RD, OFD)							
RD-1	ROOF DRAIN, PRIMARY	ZURN	Z100F	---	---	---	---
RD-2	ROOF DRAIN, SECONDARY	ZURN	Z100F-89	---	---	---	---
SHOWER (SH)							
SH-1A	ADA SHOWER	---	---	1/2	1/2	2	2
SINK/LAVATORIES (L, SK)							
L-1A	ADA LAVATORY, UNDERMOUNT	---	---	1/2	1/2	2	2
L-2A	ADA LAVATORY, WALL MOUNTED	---	---	1/2	1/2	2	2
SK-1	SINK, COUNTER-MOUNTED	---	---	1/2	1/2	2	2
SK-2A	ADA SINK, COUNTER-MOUNTED	---	---	1/2	1/2	2	2
URINAL (U)							
U-1	URINAL	---	---	3/4	---	2	2
U-1A	ADA URINAL	---	---	3/4	---	2	2
UTILITY BOXES (UB-1)							
UB-1	UTILITY BOX, REFRIGERATOR	SIOUX CHIEF	696-G1010PR	1/2	---	---	---
UB-2	UTILIITY BOX, ICE MAKER	SIOUX CHIEF	696-G1010PR	1/2	---	---	---
WATER CLOSET (WC)							
WC-1	WATER CLOSET, WALL MOUNTED	---	---	1	---	4	2
WC-1A	ADA WATER CLOSET, WALL MOUNTED	---	---	1	---	4	2
WC-2A	ADA WATER CLOSET, FLOOR MOUNTED	---	---	1	---	4	2

GAS WATER HEATER SCHEDULE

MARK	BASIS OF DESIGN		STORAGE CAPACITY (GAL)	BTU/HR. INPUT	WH GALS. PER HR. RECOVERY RATE 78°F RISE	STORED WATER TEMP. (°F)	ELECTRICAL CHAR.			REMARKS
	MANUFACTURER	MODEL					V	P	F	
GWH-1	A.O. SMITH	BTHL-150A	250	150,000	219	140 °F	120	1	60	
GWH-2	A.O. SMITH	BTX-100	50	100,000	146	140 °F	120	1	60	

1 INDIVIDUAL HORIZONTAL CONCENTRIC FLUE VENT FOR EACH WATER HEATER. PROVIDE CONCENTRIC VENT KIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL COORDINATE FLUE LOCATION THROUGH SIDE WALL AND PIPE ROUTING IN CEILING SPACES WITH ALL OTHER DISCIPLES PRIOR TO CONSTRUCTION.
2 PROVIDE ACID NEUTRALIZING TANK KIT PER MANUFACTURER'S RECOMMENDATIONS.

DOMESTIC HW EXPANSION TANK SCHEDULE

MARK	BASIS OF DESIGN		DESCRIPTION	MAX WORK PRESSURE (PSI)	TANK VOLUME GALLONS	MAX. ACCEPT. GALLONS	DIAMETER (INCHES)
	MANUFACTURER	MODEL					
ET-1	---	---	HOT WATER EXPANSION TANK	150	0	0	0
ET-2	---	---	HOT WATER EXPANSION TANK	150	0	0	0

1 PROVIDE ASME POTABLE WATER EXPANSION TANK ON THE COLD WATER SUPPLY LINE, DOWNSTREAM OF THE CHECK VALVE.
2 PROVIDE UNION CONNECTION.

CIRCULATION PUMP SCHEDULE

MARK	BASIS OF DESIGN		DESCRIPTION	TYPE	FLOW (GPM)	HEAD (FT)	POWER (HP)	ELECTRICAL CHAR.			MAX RPM
	MANUFACTURER	MODEL						V	P	F	
CP-1	TACO	---	CIRCULATION PUMP	INLINE BRONZE	0	0	1/25	120	1	60	1750
CP-2	TACO	---	CIRCULATION PUMP	INLINE BRONZE	0	0	1/25	120	1	60	1750

1 PROVIDE WATTS #IPF-S 3/4" FLANGE SET.
2 PROVIDE B&G #TC-1 TIMER KIT WITH AQUASTAT - SET TIMER PER OWNER'S REQUIREMENTS.
3 PUMP CP-1 SERVES GAS WATER HEATER WH-1.
4 PUMP DATA: 1.0 GPM AT 5 FEET HEAD.
5 SEE DETAIL 11/P501 FOR ADDITIONAL INFORMATION.

THERMOSTATIC MIXING VALVE SCHEDULE

MARK	BASIS OF DESIGN		CW TEMP. IN (°F)	HW TEMP. IN (°F)	TEMP. OUT (°F)	MIN. FLOW (GPM)	DESIGN FLOW (GPM)	VALVE FINISH	THERMOMETER	UNION CONNECTION	PRESSURE DIFFERENTIAL
	MANUFACTURER	MODEL									
TMV-1	LEONARD	---	62	140	130	---	---	RB	YES	YES	5.0
TMV-2	LEONARD	---	62	140	130	---	---	RB	YES	YES	5.0

1 MAKE WATER CONNECTIONS TO THERMOSTATIC MIXING VALVE(S) IN ACCRODANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2 PROVIDE PIPE INCREASERS AND/OR VALVES AS REQUIRED.
3 PROVIDE UNION CONNECTIONS AND OUTLET THERMOMETER UNLESS INDICATED OTHERWISE.
4 REFER TO DETAIL FOR MORE INFORMATION.

BOOSTER PUMP SCHEDULE

MARK	BASIS OF DESIGN		DESCRIPTION	TYPE	FLOW (GPM)	HEAD (PSI)	POWER (HP)	ELECTRICAL CHAR.			MAX RPM
	MANUFACTURER	MODEL						V	P	F	
DWBP-1	GRUNDFOS	HYDRO MPC-E 2 CRE 20-1	DOMESTIC WATER BOOSTER PUMP	DUPLEX	165	18	2.95	480	3	60	0

SUMP PUMP SCHEDULE

MARK	BASIS OF DESIGN		DESCRIPTION	TYPE	FLOW (GPM)	HEAD (FT)	POWER (HP)	ELECTRICAL CHAR.			MAX RPM
	MANUFACTURER	MODEL						V	P	F	
SP-1	STANCOR	SE-100	ELEVATOR SUMP PUMP	SIMPLEX SUBMERSIBLE	100	17.14	1	115	1	60	0

PIPE ACCESSORY SCHEDULE

MARK	DESCRIPTION	BASIS OF DESIGN		CAPACITY (GPM)	MIN. FLOW (GPM)	MAX PRESSURE DROP (PSIG)	SIZE (INCHES)
		MANUFACTURER	MODEL NO.				
BV-1	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
BV-2	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
BV-3	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
BV-4	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
BV-5	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
BV-6	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
BV-7	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
BV-8	BALANCING VALVE	WATTS	LFCSM-61-S	---	---	---	3/4
KV-1	KEMPER VALVE, FLOW SPLITTER	KEMPER	6501602000	---	---	---	3/4, 3/4, 3/4
KV-2	KEMPER VALVE, FLOW SPLITTER	KEMPER	6501602500	---	---	---	1, 3/4, 3/4
KV-3	KEMPER VALVE, FLOW SPLITTER	KEMPER	6501603200	---	---	---	1-1/4, 3/4, 3/4
KV-4	KEMPER VALVE, FLOW SPLITTER	KEMPER	6501604000	---	---	---	1-1/2, 1, 1

SHOCK ARRESTOR SCHEDULE

P.D.I. TAG	FIXTURE UNITS	CONNECTION (INCHES)	CERTIFICATION
AA	1-4	1/2	ASSE 1010
A	5-11	1/2	ASSE 1010
B	12-32	3/4	ASSE 1010
C	33-60	1	ASSE 1010
D	61-113	1	ASSE 1010
E	114-154	1	ASSE 1010
F	155-330	1	ASSE 1010

MINIMUM PIPE INSULATION THICKNESS SCHEDULE

FLUID OPERATING TEMP. RANGE & USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (IN)				
	CONDUCTIVITY	MEAN RATING TEMP. (°F)	< 1	1 TO <1-1/2	1-1/2 TO <4	4 TO <8	> 8
> 350	0.32 -0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5

1 THESE VALUES ARE TAKEN FROM ASHRAE 90.1 AND ARE PROVIDED FOR DESIGN REFERENCE. ANY DEVIATIONS REQUIRED BY LOCAL CODES, AUTHORITY HAVING JURISDICTION (AHJ), OR PROJECT-SPECIFIC REQUIREMENTS SHALL TAKE PRECEDENCE.

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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salasobrien.com 225-766-8002
Baton Rouge
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NO:	DATE:	DESCRIPTION:
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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

PLUMBING SCHEDULES

P6.01

VRV REFRIGERANT PIPING – R-32:

1. **JOINT CONSTRUCTION:** ALL JOINTS SHALL BE MECHANICALLY ATTACHED OR BRAZED PER MANUFACTURER'S RECOMMENDATION. FLARED JOINTS ARE PERMITTED ONLY AT INDOOR UNITS. USE METAL-TO-METAL SEALS; O-RINGS ARE NOT PERMITTED.
2. **PIPING COMPLIANCE:** ALL PIPING SHALL FOLLOW THE MECHANICAL DESIGN. DEVIATIONS MUST BE SUBMITTED FOR PRIOR APPROVAL. COPPER TUBING MUST MEET ASTM B280 AND BE SUITABLE FOR A2L REFRIGERANTS WITH A MINIMUM PRESSURE RATING OF 700 PSIG.
3. **FLARING:** USE DEDICATED FLARE TOOLS RATED FOR R-32. APPLY POE OIL ONLY. ENSURE FLARES ARE SMOOTH, ROUND, AND DO NOT PROTRUDE INTO THREADS. USE PLASTIC FLARE SIZE GAUGES FOR ACCURACY.
4. **PIPE MATERIAL:**
   A. EXTERIOR: TYPE "L" ACR-RATED STRAIGHT COPPER PIPE.
   B. INTERIOR: TYPE "L" ACR-RATED STRAIGHT COPPER PIPE.
   C. ALL PIPING MUST WITHSTAND 600 PSI CONTINUOUS PRESSURE AND BE COMPLIANT WITH ASHRAE 15-2024 ADDENDUM A.
5. **BRAZING WITH NITROGEN:** USE DRY NITROGEN AT 3 PSI DURING BRAZING TO PREVENT OXIDATION AND COPPER PLATING.
6. **EPA & ASHRAE COMPLIANCE:** LEAK AND PRESSURE TESTING AND EVACUATION MUST COMPLY WITH ASHRAE 15-2024 ADDENDUM A, WHICH ALLOWS SHAFT ALTERNATIVES FOR VERTICAL PIPING.
7. **EVACUATION PROCEDURES:**
   A. EVACUATE TO 4000 MICRONS, BREAK WITH NITROGEN, HOLD 15 MIN
   B. EVACUATE TO 1500 MICRONS, HOLD 20 MIN
   C. EVACUATE TO <500 MICRONS, HOLD 60 MIN
   D. FINAL EVACUATION TO <300 MICRONS, HOLD 24 HOURS
   E. USE CHECK VALVES TO PREVENT OIL BACKFLOW.
8. **REFRIGERANT CHARGING:** CHARGE R-32 IN LIQUID STATE USING DIGITAL SCALES. CALCULATE CHARGE BASED ON LINE LENGTH AND DIAMETER. USE TOOLS RATED FOR R-32 TO PREVENT CONTAMINATION.
9. **EXTERIOR INSULATION PROTECTION:**
   A. USE ALUMINUM JACKETING OVER INSULATION:
   B. .016" THICK, STUCCO EMBOSSED FINISH
   C. POLYSURLYN MOISTURE BARRIER
   D. ½" ALUMINUM BAND CLAMPS EVERY 10–12"
10. **INSULATION TECHNIQUES:** USE CLOSED-CELL EPDM INSULATION RATED TO 257°F. UV-RESISTANT,AND COMPLIANT WITH ASTM E84, UL 723, CAN/ULC-S102. INSULATE ALL PIPING INCLUDING LIQUID, GAS, EQUALIZER, AND FLARE NUTS.
11. **CONDENSATION PREVENTION:** COVER ALL JOINTS AND FLARE NUTS. UNINSULATED JOINTS WILL CAUSE MOISTURE AND LEAKS.
12. **LINE COMPONENTS:** DO NOT INSTALL DRIERS, OIL TRAPS, OR SIGHT GLASSES. THESE AFFECT PERFORMANCE AND VOID WARRANTIES.
13. **CODE COMPLIANCE:** INSTALL PER ASHRAE 15-2024, ASHRAE 90.1, AND IMC 2024 WITH REGIONAL AMENDMENTS FOR R-32.
14. **INSTALLER CERTIFICATION:** INSTALLERS MUST BE MANUFACTURER-CERTIFIED FOR R-32 VRV SYSTEMS. PROVIDE DOCUMENTATION OF TRAINING AND COMMISSIONING. INCLUDE SPECIAL TOOL KIT:
   A. R-32 GAUGE SET
   B. TORQUE WRENCH
   C. FLARE TOOL
   D. FLARE GAUGE
15. **FIRE-RATED APPLICATIONS:** USE THIRD-PARTY FIRE-RATED INSULATION WHERE REQUIRED. DISCARD FACTORY INSULATION PER LOCAL CODES.

GENERAL NOTES:

1. INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF THE MECHANICAL SYSTEMS UNTIL THE OWNER IS FULLY PREPARED TO OPERATE AND MAINTAIN THE MECHANICAL SYSTEM. HOWEVER, LENGTH OF INSTRUCTION TIME SHALL BE LIMITED TO ONE DAY.
2. EQUIPMENT, MATERIALS AND LABOR REQUIRED BY THESE CONTRACT DRAWINGS SHALL BE GUARANTEED TO BE FREE FROM DEFECTIVE MATERIALS OR WORKMANSHIP FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT UNLESS SPECIFIED OTHERWISE. DEFECTIVE MATERIALS OR WORKMANSHIP OCCURRING DURING THIS PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST.
3. GENERAL CONTRACTOR TO VERIFY THE FINAL LOCATION OF ALL THERMOSTATS, TEMPERATURE SENSORS, PANELS AND CONTROL INSTRUMENTS WITH THE ARCHITECT AND OWNER PRIOR TO ROUGH-IN.
4. GENERAL CONTRACTOR TO VERIFY WALL OPENINGS WITH STRUCTURE, LOCATIONS OF NEW AND EXISTING EQUIPMENT AND ROUTE OF DUCTWORK WITH EXISTING CONDITIONS PRIOR TO ROUGH-IN.
5. REFER TO ARCHITECTURAL, STRUCTURAL AND ELECTRICAL DRAWINGS TO COORDINATE THE EXACT LOCATIONS OF DIFFUSERS, REGISTERS, GRILLES, PIPING AND OTHER MECHANICAL EQUIPMENT WITH CEILING GRID, LIGHTS, BEAMS AND OTHER BUILDING COMPONENTS.
6. CEILING GRID AND OTHER ITEMS SHALL NOT BE SUPPORTED FROM OR IN CONTACT WITH MECHANICAL EQUIPMENT. CONDUIT, WIRING, PIPING AND SUPPORTS SHALL NOT BE LOCATED IN FRONT OF FAN COIL ACCESS PANELS.
7. DUCTWORK AND PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING WITH ELECTRICAL PANELS WHEN SHOWN NEAR PANELS OR OVER ELECTRICAL ROOMS.
8. MATERIAL AND INSTALLATION SHALL COMPLY WITH LOCAL CODES, APPLICABLE PROVISIONS OF LATEST EDITION OF NATIONAL FIRE PROTECTION ASSOCIATION, LOCAL UTILITY REGULATIONS AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
9. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL SUPPORTS REQUIRED TO MOUNT MECHANICAL EQUIPMENT, PIPING AND DUCTWORK. EQUIPMENT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
10. ALL DUCTWORK TRANSITIONS AND PIPING INCREASERS/REDUCERS SHALL BE PROVIDED AS REQUIRED FOR EQUIPMENT CONNECTIONS. SEE MANUFACTURERS DATA FOR ACTUAL DUCTWORK AND PIPING CONNECTION SIZES AND LOCATIONS.
11. PROVIDE AIR DEFLECTORS IN ALL SUPPLY AIR DUCTWORK SQUARE ELBOWS.
12. DUCTWORK AND PIPING LAYOUTS ARE FOR DIAGRAMMATICAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING AND COORDINATING ALL DUCTWORK AND PIPING PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL OFFSETS AS REQUIRED TO MEET THE INTENT OF THE DESIGN DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.
13. THE GENERAL CONTRACTOR SHALL SEAL AND FLASH ALL WALL, ROOF, AND FLOOR PENETRATIONS AIRTIGHT AND WATERTIGHT AT EACH PIPE, DUCTWORK, AND CONDUIT PENETRATION. PROVIDE AIRTIGHT SEAL BETWEEN AT ALL FIRE PARTITION AND OR WALL PENETRATIONS WITH UL APPROVED FIRE-RESISTANT MATERIAL MATCHING OR EXCEEDING THE PENETRATED FIRE PARTITION AND OR WALLS RATING.
14. PROVIDE FLEXIBLE DUCT CONNECTIONS BETWEEN THE SUPPLY AND RETURN DUCTS FROM ALL AIR UNITS AND AT BUILDING EXPANSION JOINTS. FLEXIBLE CONNECTIONS SHALL BE WEATHERTIGHT WHEN EXPOSED.
15. ANY NEW ROOF WORK MUST BE COORDINATED WITH THE ACAA AND THE CONTRACTOR MUST BE APPROVED BY ACAA PRIOR TO CONSTRUCTION.
16. THE ROUTING OF LARGER SIZE SUPPLY AIR DUCTS SHALL TAKE PRECEDENCE OVER SMALLER DUCTS, AND OVER RETURN AND EXHAUST AIR DUCTS. PROVIDE DUCT OFFSETS, RISES, AND DROPS AS REQUIRED TO INSTALL DUCTWORK AS CLOSELY TO THE LAYOUT SHOWN ON THESE DOCUMENTS AS POSSIBLE.
17. ALL TRANSFER DUCT DIMENSIONS INDICATED INCLUDE THE ACOUSTICAL DUCT LINING. CONTRACTOR SHALL VERIFY THAT THE INSTALLED DUCTWORK MATCHES THE SPECIFIED DIMENSIONS INCLUDED.

BASIS OF DESIGN

THE MANUFACTURER AND MODEL NUMBER LISTED IN THE DRAWINGS OR SPECIFICATIONS ARE THE BASIS OF DESIGN. WHEN PROVIDING EQUIPMENT THAT IS NOT THE BASIS OF DESIGN, THE CONTRACTOR SHALL PROVIDE AN ITEMIZED LIST OF ALL DEVIATIONS FROM THE INFORMATION DETAILED IN BOTH THE SPECIFICATION SECTION AND SCHEDULE. ADDITIONALLY, THE EQUIPMENT MUST MEET THE PHYSICAL CONSTRAINTS OF ROOM INCLUDING COORDINATION WITH OTHER TRADES AND ALL EQUIPMENT CLEARANCES, INCLUDING OTHER TRADES. FINALLY, THE CONTRACTOR SHALL PROVIDE AT THE CONTRACTOR'S COST ANY SCOPE INCREASE AND DEDUCTIONS BASED ON THE NON-BASIS OF DESIGN EQUIPMENT FOR THE FOLLOWING MINIMUM ITEMS:

- ELECTRICAL MODIFICATIONS, INCLUDING WIRING, CONDUIT, DISCONNECTS, OVERCURRENT PROTECTION, PANELS, ETC.
- STRUCTURAL MODIFICATIONS.
- CIVIL MODIFICATIONS.
- PLUMBING MODIFICATIONS.
- DUCT AND PIPE CONNECTIONS OR ARRANGEMENTS.
- SPACE HEATING AND COOLING REQUIREMENTS.
- EXHAUST OR VENTILATION MODIFICATIONS.
- VIBRATION ISOLATION REQUIREMENTS.

HVAC EQUIPMENT SIZES ARE BASED UPON ASHRAE 2021 WEATHER DATA AS LISTED BELOW.
HEATING AND COOLING DESIGN CONDITION LOCATION: ***LOUISIANA REGIONAL AP, LOUISIANA.***
SUMMER:
- OUTDOOR CONDITIONS: ***95.7°F DB, 79.0 WB***
- INDOOR SETPOINTS: ***75°F DB 50% RH***

WINTER:
- OUTDOOR CONDITIONS: ***30.2°F DB***
- INDOOR SETPOINTS: ***72°F DB 35% RH***

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)
	SMOKE DAMPER (VERTICAL)
	SMOKE DAMPER (HORIZONTAL)
	COMBINATION FIRE & SMOKE DAMPER (VERTICAL)
	COMBINATION FIRE & SMOKE DAMPER (HORIZONTAL)
	MANUAL BALANCING DAMPER (SEE DAMPER SCHEDULE)
	MOTORIZED DAMPER (SEE DAMPER SCHEDULE)
SENSORS	
T	THERMOSTAT AND TEMPERATURE SENSOR
H	HUMIDISTAT
SD	SMOKE DETECTOR
CO	CARBON DIOXIDE DETECTOR
NO	NITROGEN DIOXIDE DETECTOR
DT	DIGITAL TIMER
S	WALL SWITCH
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
	EXHAUST AIR GRILLE
	SUPPLY AIR SIDEWALL GRILLE
	RETURN AIR SIDEWALL GRILLE
20X12	RETURN AIR OPENING ABOVE CEILING
PIPING	
—D—	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
	ELBOW UP
	ELBOW DOWN
	90° ELBOW
	45° ELBOW
	TEE
	TEE DOWN
	TEE UP
	TOP BRANCH CONNECTION
	BOTTOM BRANCH CONNECTION
	CAP
	CONTINUATION

AC	AIR CONDITIONING
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
BHP	BRAKE HORSEPOWER
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
BRD	BAROMETRIC RELIEF DAMPER
BTUH	BTU PER HOUR
CFM	CUBIC FEET PER MINUTE
CO	CARBON MONOXIDE
D	DRAIN
DB	DRY BULB (TEMPERATURE)
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DIM	DIMENSION
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
EUH	ELECTRICAL UNIT HEATER
EXT	EXTERNAL
EXP	EXPANSION
F	FAHRENHEIT
FA	FREE AREA OR FIRE ALARM
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
G	GAS
GA	GAUGE
HP	HORSEPOWER
HTG	HEATING
HZ	HERTZ (CYCLES PER SECOND)
ID	INSIDE DIAMETER
IN	INCHES
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LB	POUND
LF	LINEAR FEET
LD	LINEAR DIFFUSER
LVR	LOUVER
LVDR	LOUVERED DOOR
LVG	LEAVING
MBH	1000 BTUH
MCA	MINIMUM CIRCUIT AMPS
MOD	MOTORIZED OPERATED DAMPER
NC	NOISE CRITERIA OR NORMALLY CLOSED
NO	NORMALLY OPEN
NOM	NOMINAL
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OD	OUTSIDE DIAMETER
PH	PHASE
R	RADIUS
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF-TOP UNIT
SA	SUPPLY AIR
SD	SMOKE DETECTOR OR SMOKE DAMPER
SEN	SENSIBLE
SP	STATIC PRESSURE
SUP	SUPPLY
TON	12,000 BTUH (COOLING CAPACITY)
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TYP	TYPICAL
UC	UNDERCUT (DOOR)
V	VOLTS
MD	MANUAL DAMPER
VEL	VELOCITY
VFD	VARIABLE FREQUENCY DRIVE
WB	WET BULB TEMPERATURE
WC	WATER COLUMN

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

MECHANICAL GENERAL NOTES AND SYMBOLS

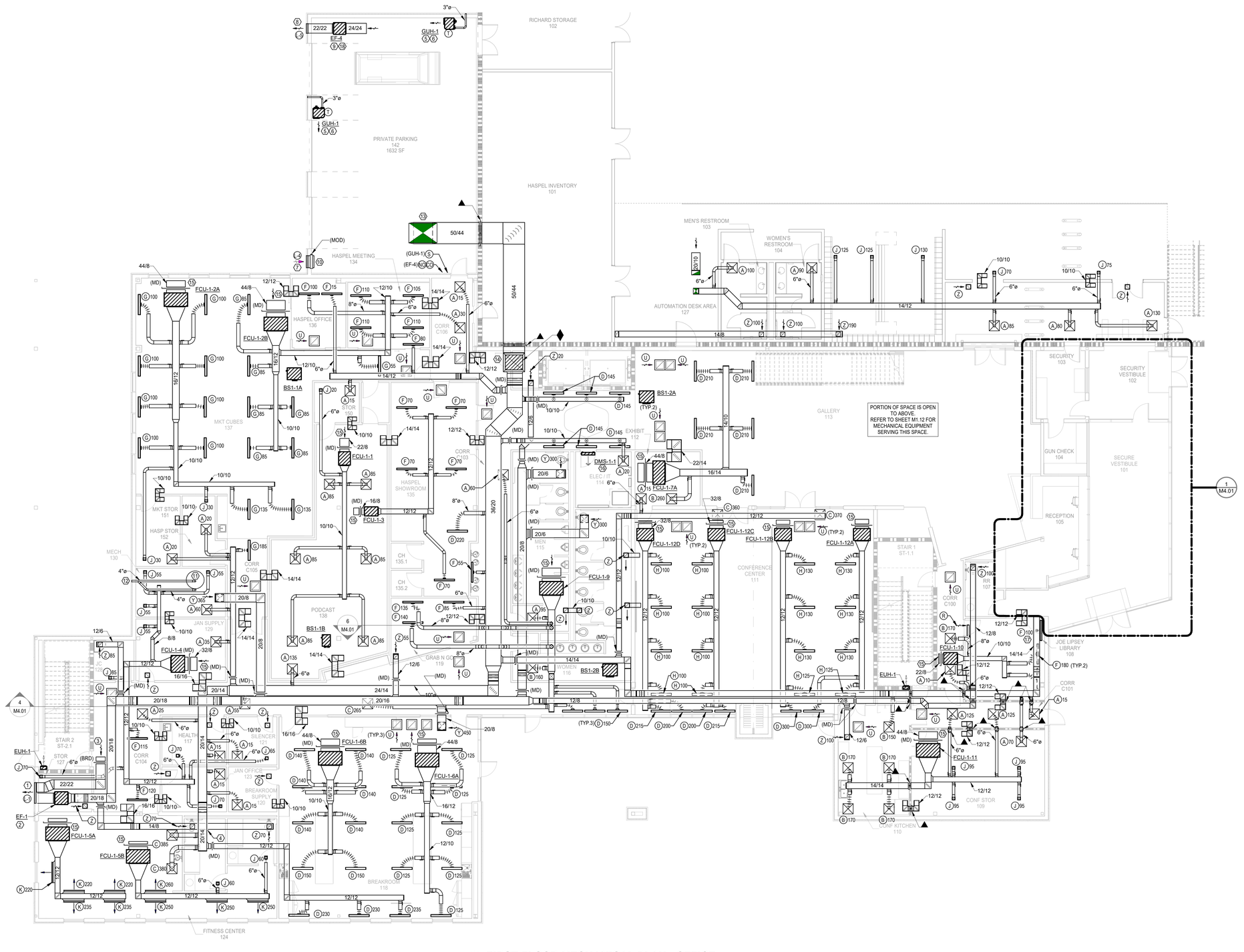
M1.01

GENERAL SHEET NOTES:

1. REFER TO ARCHITECTS REFLECT CEILING PLAN FOR FINAL FCU ACCESS PANEL LOCATIONS AND SZIING

SHEET KEYNOTES:

1. CONTRACTOR TO MOUNT BOTTOM OF LOUVER L-1 13'-8" ABOVE FINISHED FLOOR.
2. CONTRACTOR TO MOUNT BOTTOM OF EF-1 AT 14'-8" ABOVE FINISHED FLOOR.
3. TERMINATE 22" X 22" RELIEF DUCT WITH WIRE MESH SCREEN ABOVE CEILING.
4. ROUTE BOTTOM OF 14" X 8" EXHAUST AIR DUCT BELOW OUTDOOR AIR DUCT AT 14'-0" AFF.
5. PROVIDE 3" FLUE VENT THROUGH EXTERIOR WALL AND TERMINATE WITH MANUFACTURER APPROVED VENT TERMINAL. INSTALL MANUFACTURER'S HORIZONTAL VENT KIT PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE FINAL TERMINATION OF LOCATIONS WITH ARCHITECT.
6. INSTALL UNIT HEATER AT 10'-0" A.F.F. PROVIDE FIELD MOUNTED THERMOSTAT ON SIDE OF UNIT. INSTALL HEATER PER MANUFACTURE'S RECOMMENDATIONS.
7. MOUNT BOTTOM OF L-3 AT 12'-0" ABOVE FINISHED GRADE. PROVIDE MOD LOCATED ON BACK OF LOUVER L-3 AND INTERLOCK WITH EF-4. REFER TO MECHANICAL DETAIL SHEET FOR EXACT INSTALLATION REQUIREMENTS.
8. MOUNT BOTTOM OF L-4 AT 12'-0" ABOVE FINISHED GRADE.
9. CONTRACTOR TO MOUNT BOTTOM OF EF-2 AT 12'-0" A.F.F. CONTRACTOR SHALL MOUNT EF-2 SO THAT THE FAN AND ACCESSORIES MAINTAIN MANUFACTURER'S RECOMMENDED SERVICES CLEARANCES.
10. TERMINATE 22" X 22" INTAKE DUCT WITH WIRE MESH SCREEN.
11. APPROXIMATE LOCATION OF GAS WATER HEATER GUH-1. CONTRACTOR TO VERIFY EXACT LOCATION WITH PLUMBING SHEETS.
12. ROUTE 4"ø CONCENTRIC VENT PIPE PER MANUFACTURERS RECOMMENDATIONS UP FROM GUH-1. TERMINATE CONCENTRIC VENT PIPE TO A.O. SMITH CONCENTRIC TERMINATION MODEL: 100111100 OR APPROVED EQUAL.
13. ROUTE 50" X 44" OUTDOOR AIR DUCT DOWN FROM DOAS-1 ABOVE. CONTRACTOR TO TRANSITION AS REQUIRED TO MAKE CONNECTION WITH DOAS-1.
14. ROUTE 40" X 34" OUTDOOR AIR DUCT UP TO FLOOR ABOVE. PROVIDE FIRE DAMPER IN VERTICAL FLOOR PENETRATION.
15. CONTRACTOR TO ROUTE RETURN AIR DUCT FROM FAN COIL UNIT TO PLENUM SPACE. TERMINATE DUCTWORK IN PLENUM SPACE WITH 1/4" WIRE MESH. DUCTWORK SHALL INCLUDE 1" INTERNAL DUCT LINER FOR SOUND ATTENUATION PURPOSES.
16. CONTRACTOR TO MOUNT DMS-1 8'-6" ABOVE FINISHED FLOOR.
17. ROUTE 6"ø OUTDOOR AIR DUCT TAP OFF THE BOTTOM OF 1" X 14" OUTDOOR AIR DUCT MAIN.
18. INTERLOCK EF-4 TO WALL MOUNTED CO & NO DETECTORS.



1 **FIRST FLOOR MECHANICAL PLAN - OFFICE**
Scale: 1/8" = 1'-0"

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

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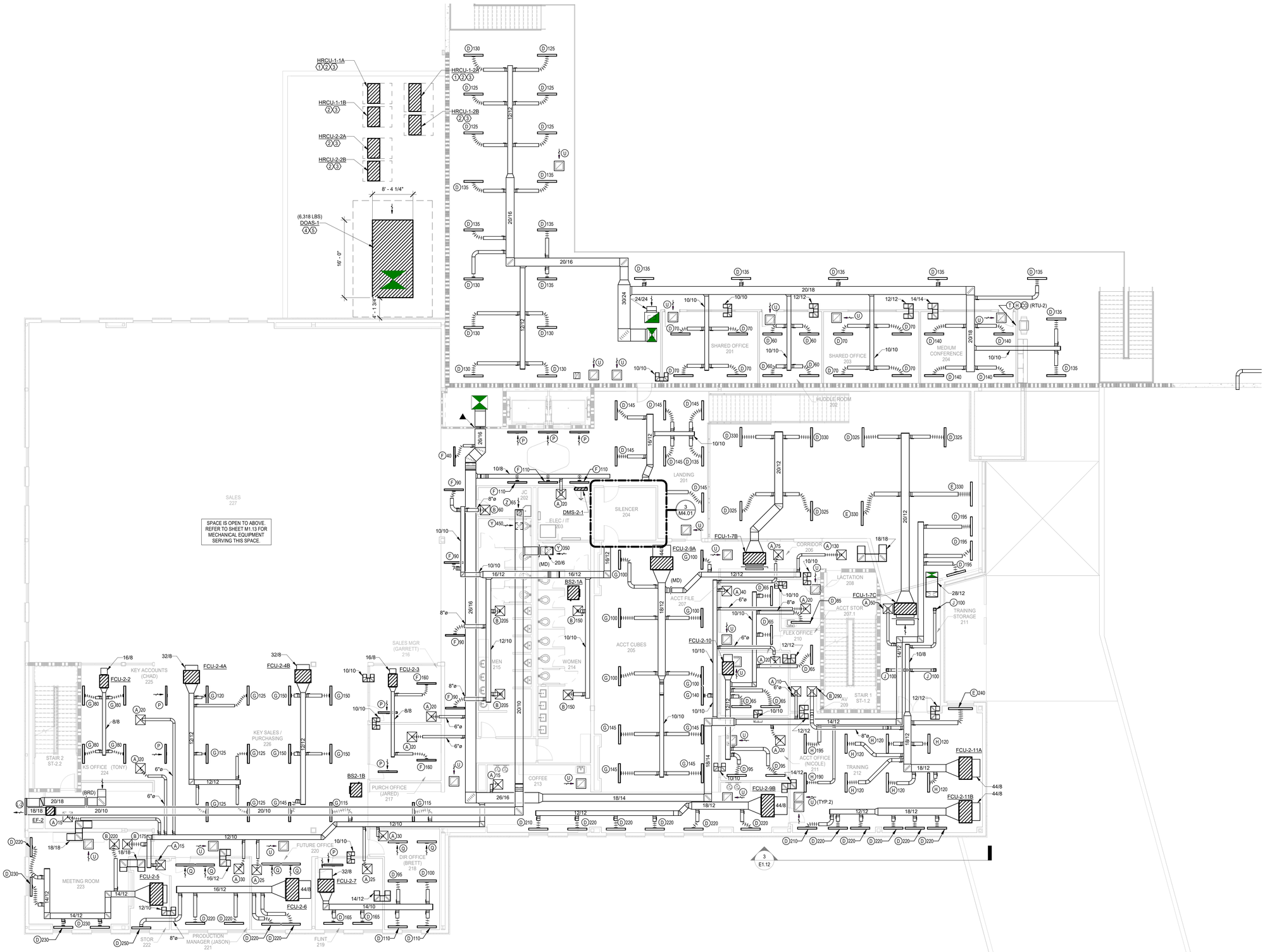
FIRST FLOOR MECHANICAL PLAN - OFFICE

M1.11



1 SECOND FLOOR MECHANICAL PLAN - OFFICE

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

SHEET KEYNOTES:

1. CONTRACTOR TO PROVIDE ROOF GUARD FOR HRCU-1-1A & HRCU-1-2A IN ACCORDANCE WITH LMC SECTION 304.11.
2. MOUNT HRU'S ON ROOF RAILS SIZED PER UNIT MANUFACTURER'S RECOMMENDATIONS. COORDINATE CONDENSING UNIT LOCATION TO MAINTAIN THE MANUFACTURERS REQUIRED CLEARANCES AND ADJUST LOCATION AS NECESSARY TO SUIT.
3. FIELD ROUTE REFRIGERANT LINES ARE REQUIRED FROM OUTDOOR UNIT TO RESPECTIVE INDOOR UNITS. REFRIGERANT PIPING RUNS SHALL NOT EXCEED THE MANUFACTURER.S RECOMMENDED EQUIVALENT LENGTH.
4. MOUNT DOAS-1 ON ROOF CURBS SLOPED TO MATCH THE ROOF. CURB SHALL BE SIZED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COORDINATE UNIT LOCATION TO MAINTAIN THE MANUFACTURERS REQUIRED CLEARANCES AND ADJUST LOCATION AS NECESSARY TO SUIT.
5. ROUTE 1-1/4" INSULATED CONDENSATE DRAIN AND DISCHARGE AT ROOF.

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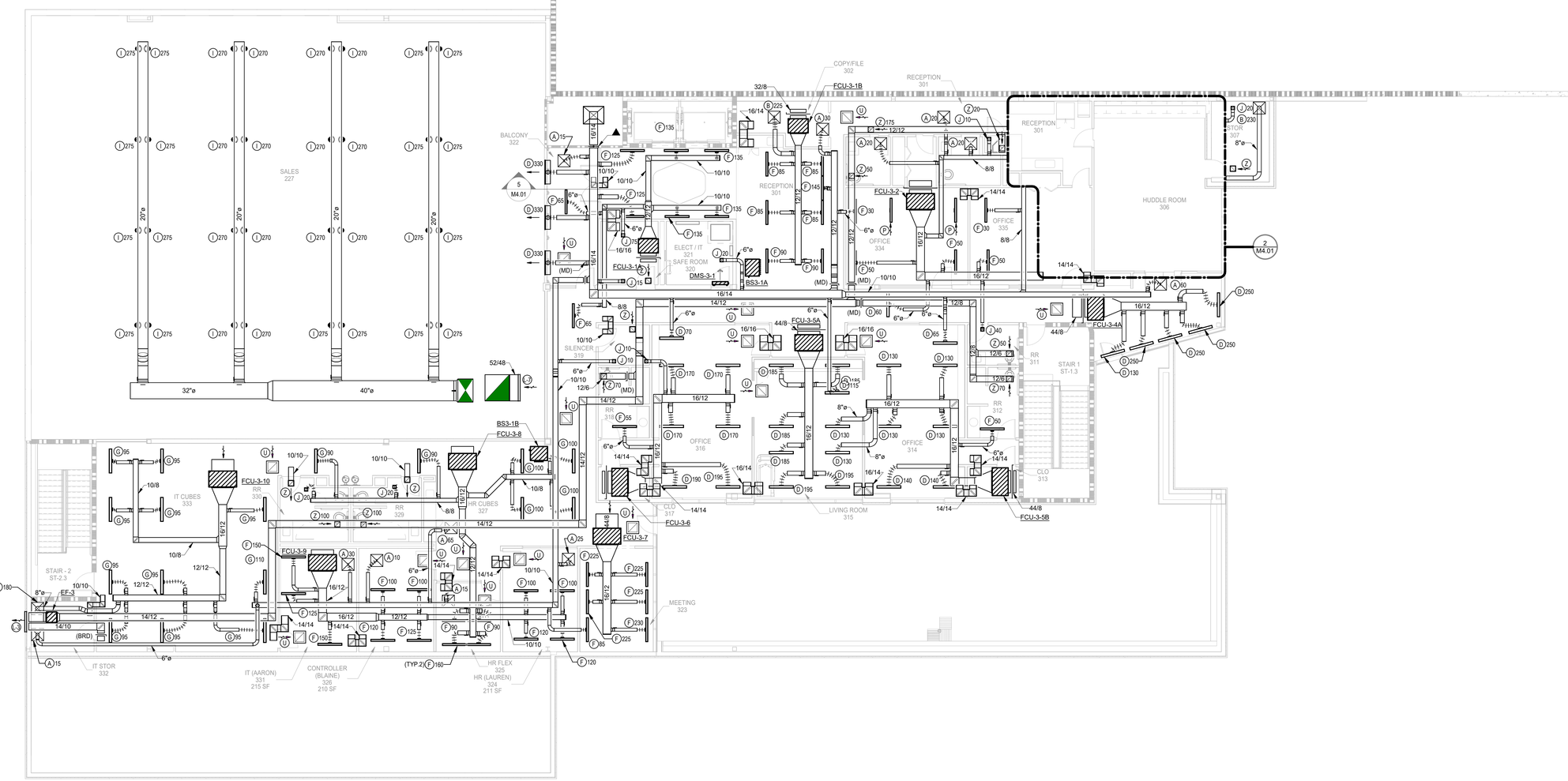
SECOND FLOOR MECHANICAL PLAN - OFFICE

M1.12



1 **THIRD FLOOR MECHANICAL PLAN - OFFICE**
Scale: 1/8" = 1'-0"

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809
Registration: 0005857
Project No: 2550-01415

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STATE OF LOUISIANA
DAVID BONAVENTURE
License No. 31064
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

THRID FLOOR MECHANICAL PLAN - OFFICE

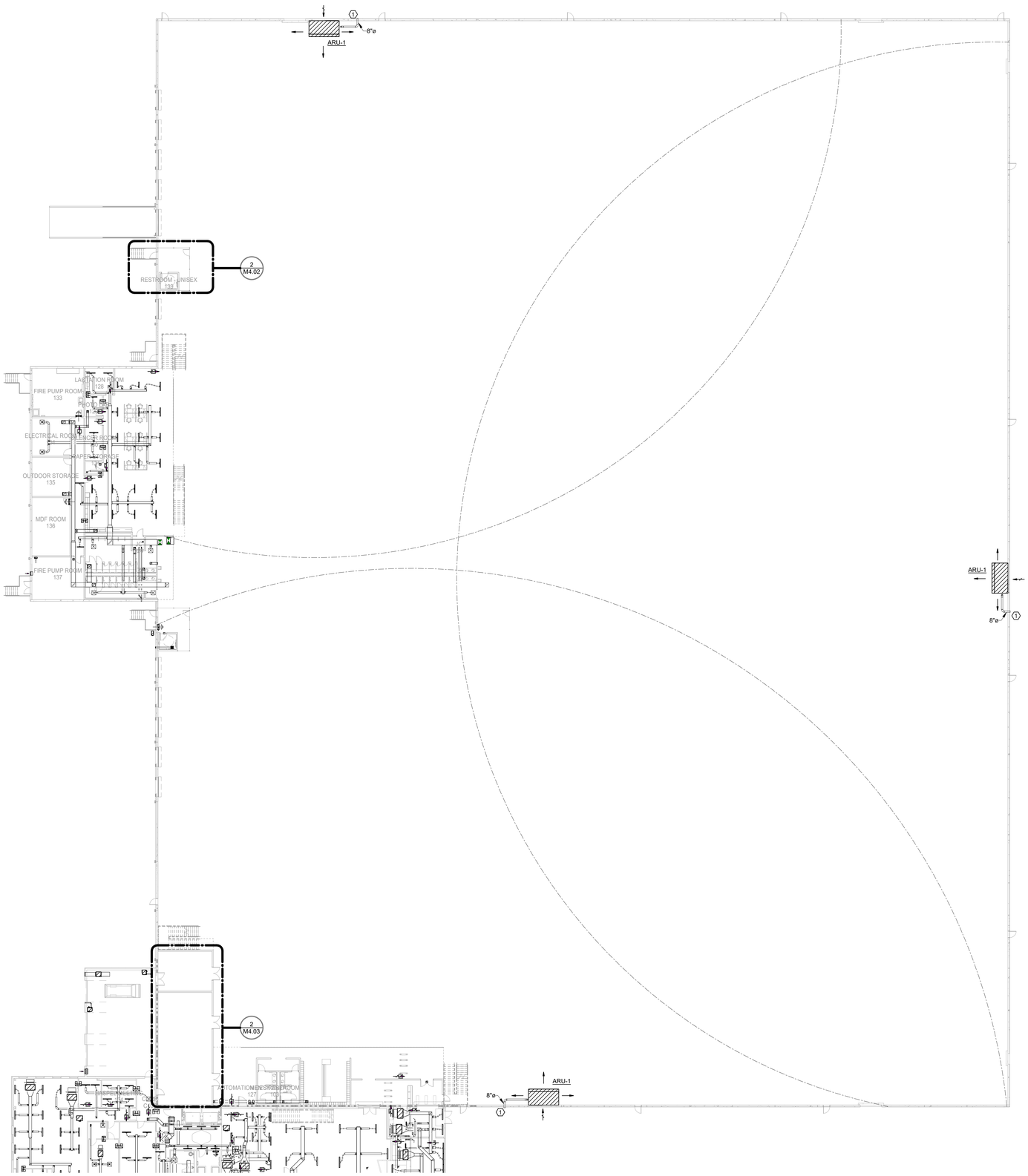
M1.13

GENERAL SHEET NOTES:

1. DASHED RADIUS ARC LINE DISPLAYS COVERAGE MAP OF ARU-1'S.

SHEET KEYNOTES:

1. ROUTE 8"ø GAS FLUE PIPING UP FROM ARU-1 AND TERMINATE TO MANUFACTURER APPROVED VENT TERMINATION.



1 **FIRST FLOOR MECHANICAL PLAN - WAREHOUSE**
Scale: 3/64" = 1'-0"

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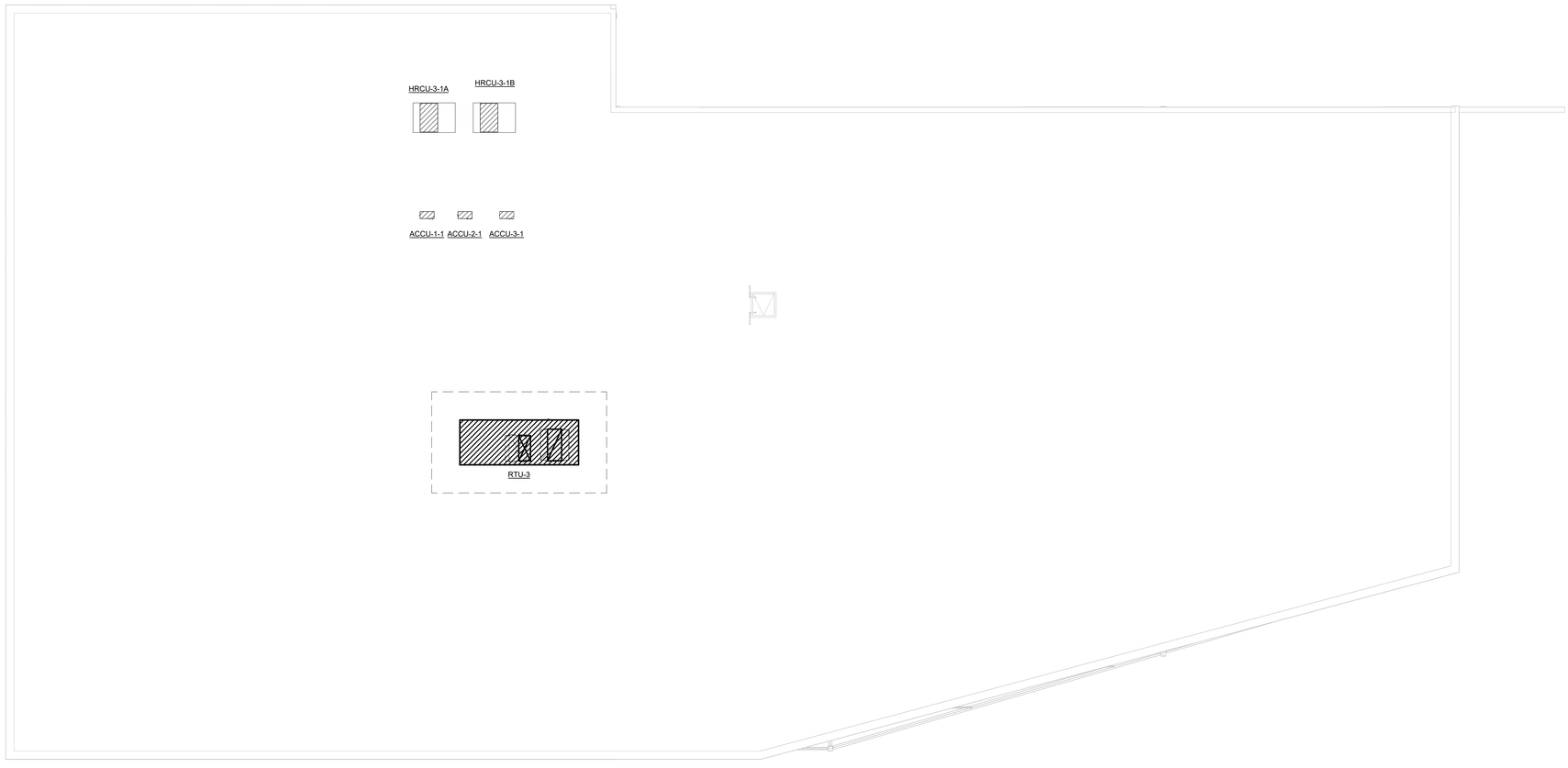
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR MECHANICAL PLAN - WAREHOUSE

M1.14



1 **ROOF MECHANICAL PLAN - OFFICE**
Scale: 1/8" = 1'-0"

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

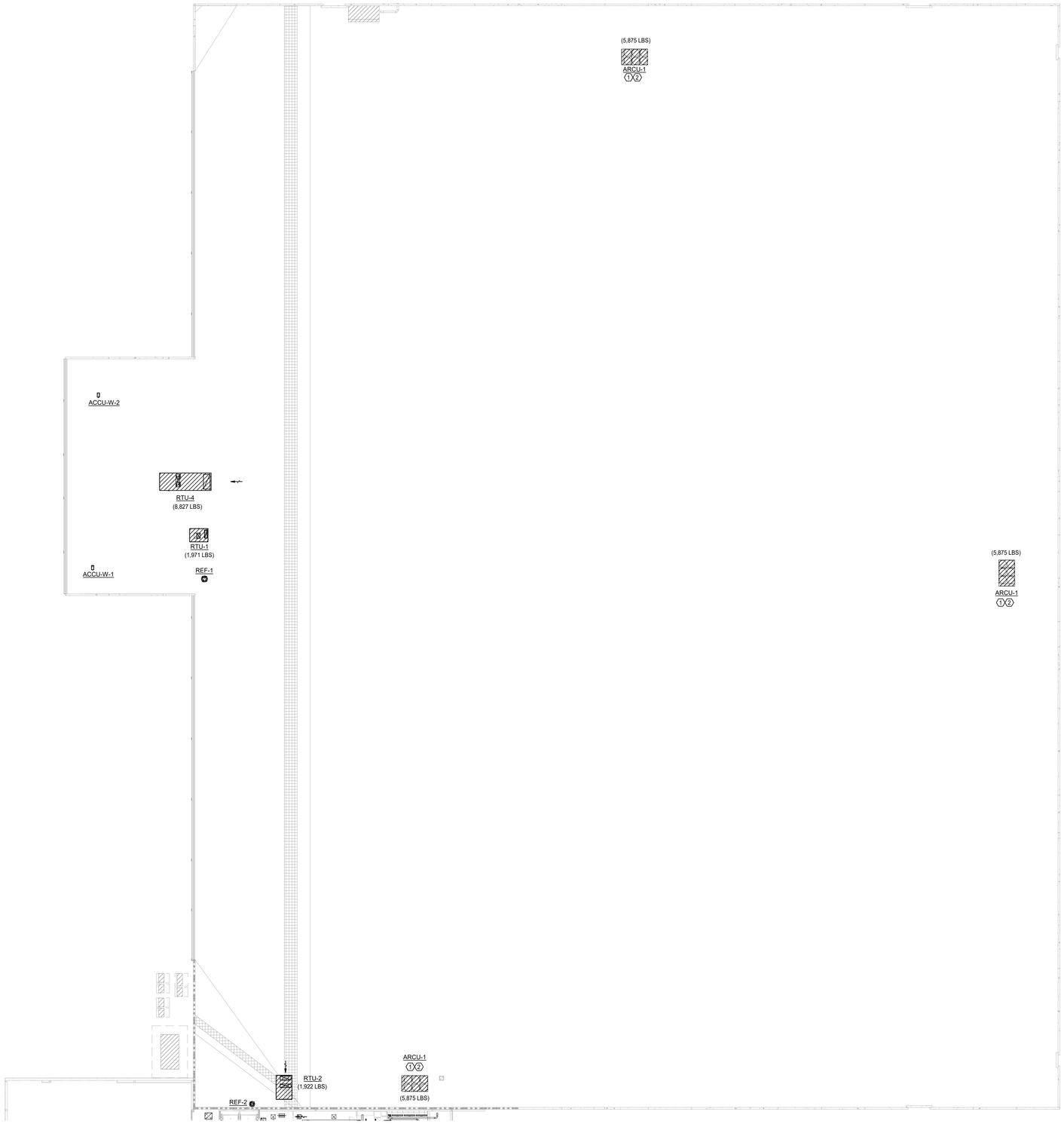
RMA PROJECT NO: 24.154

ROOF MECHANICAL PLAN - OFFICE

M1.31

SHEET KEYNOTES:

1. MOUNT ARCU'S ON ROOF RAILS SIZED PER UNIT MANUFACTURER'S RECOMMENDATIONS. COORDINATE CONDENSING UNIT LOCATION TO MAINTAIN THE MANUFACTURERS REQUIRED CLEARANCES AND ADJUST LOCATION AS NECESSARY TO SUIT.
2. FIELD ROUTE REFRIGERANT LINES ARE REQUIRED FROM OUTDOOR UNIT TO RESPECTIVE INDOOR UNITS. REFRIGERANT PIPING RUNS SHALL NOT EXCEED THE MANUFACTURER;S RECOMMENDED EQUIVALENT LENGTH.



1 **ROOF MECHANICAL PLAN - WAREHOUSE**
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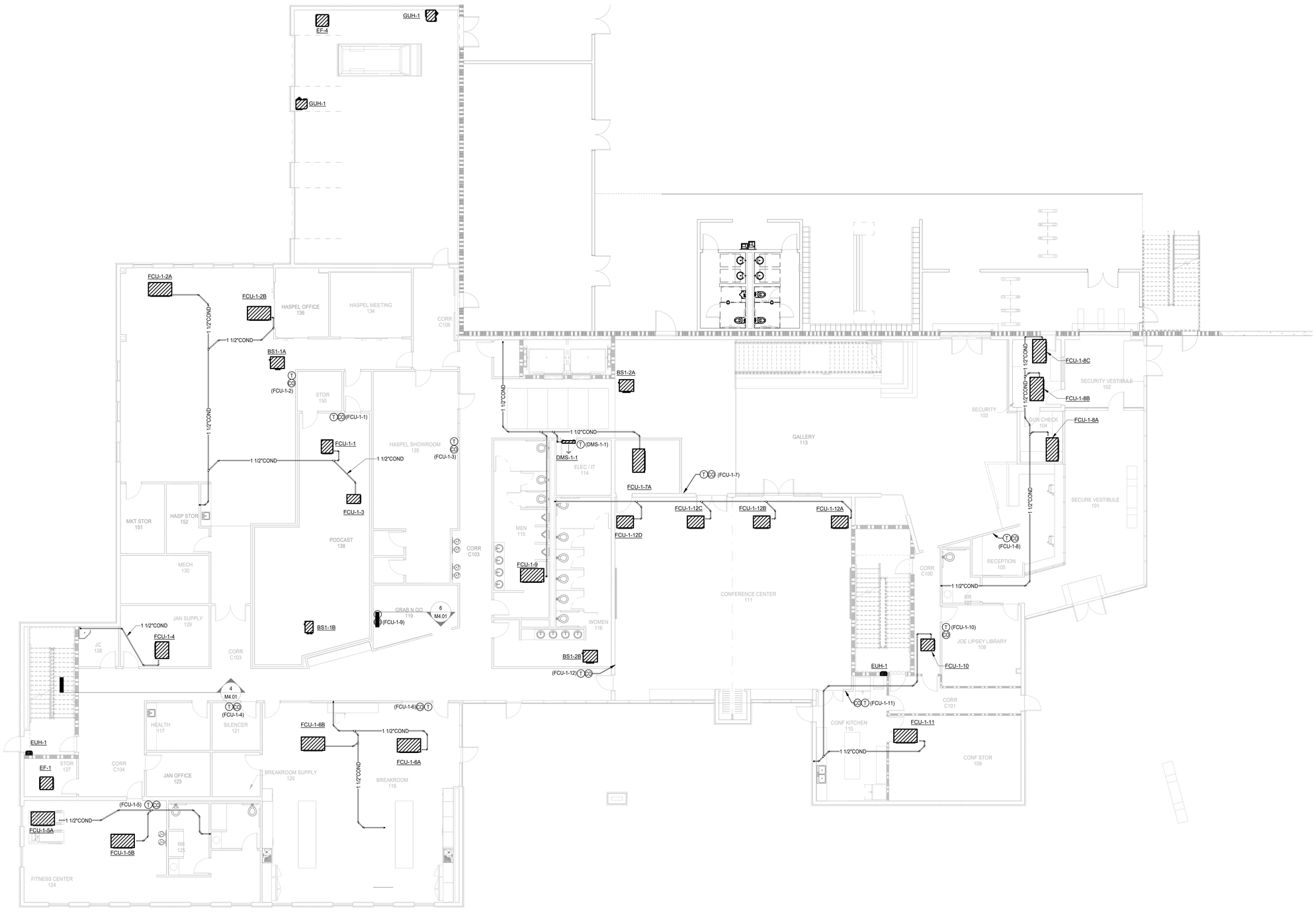
ROOF MECHANICAL PLAN - WAREHOUSE

M1.32



1 FIRST FLOOR MECHANICAL PIPING PLAN - OFFICE

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

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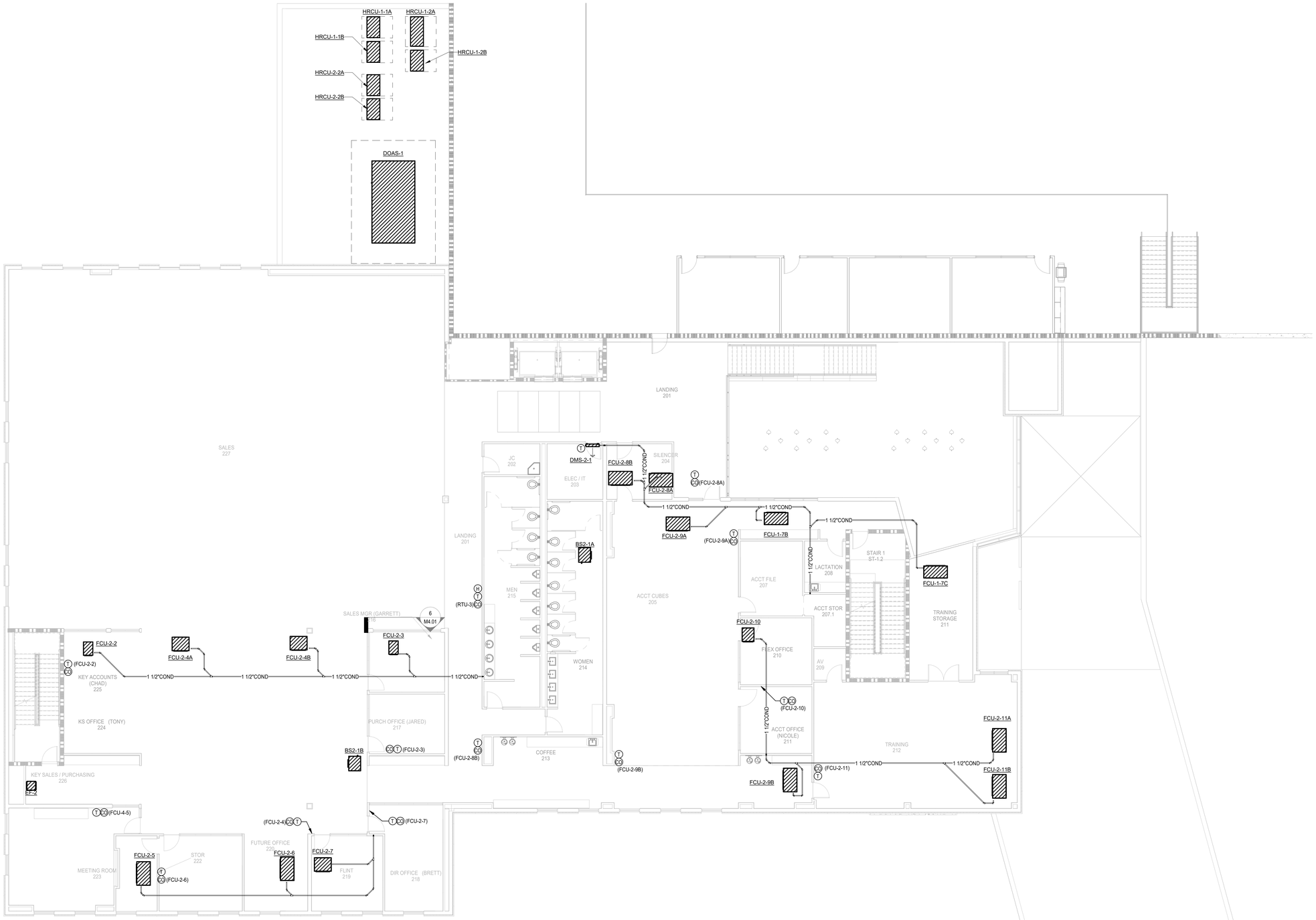
FIRST FLOOR MECHANICAL PIPING PLAN - OFFICE

M1.41



1 SECOND FLOOR MECHANICAL PIPING PLAN - OFFICE

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

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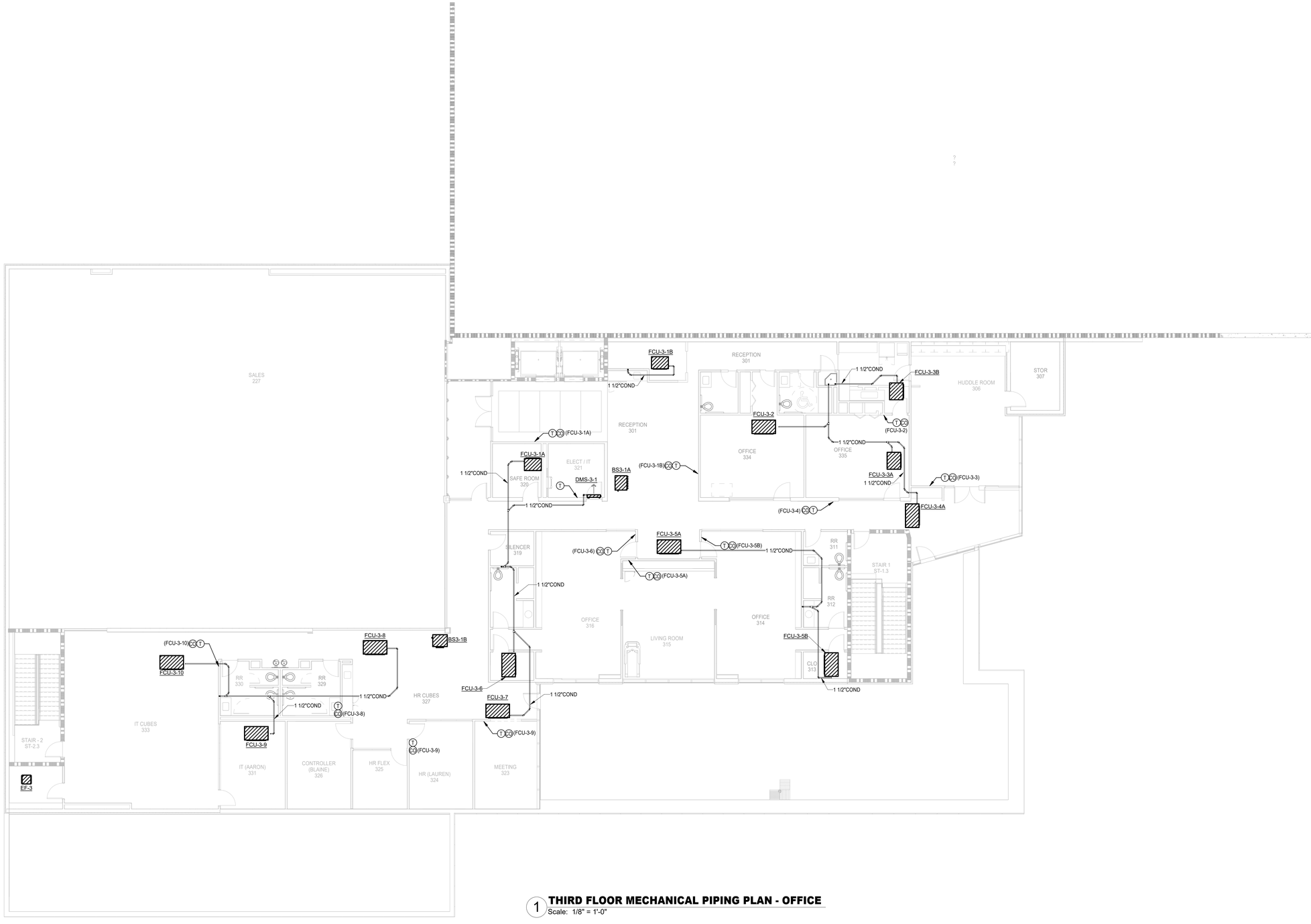
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

SECOND FLOOR MECHANICAL PIPING PLAN - OFFICE

M1.42



1 THIRD FLOOR MECHANICAL PIPING PLAN - OFFICE

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

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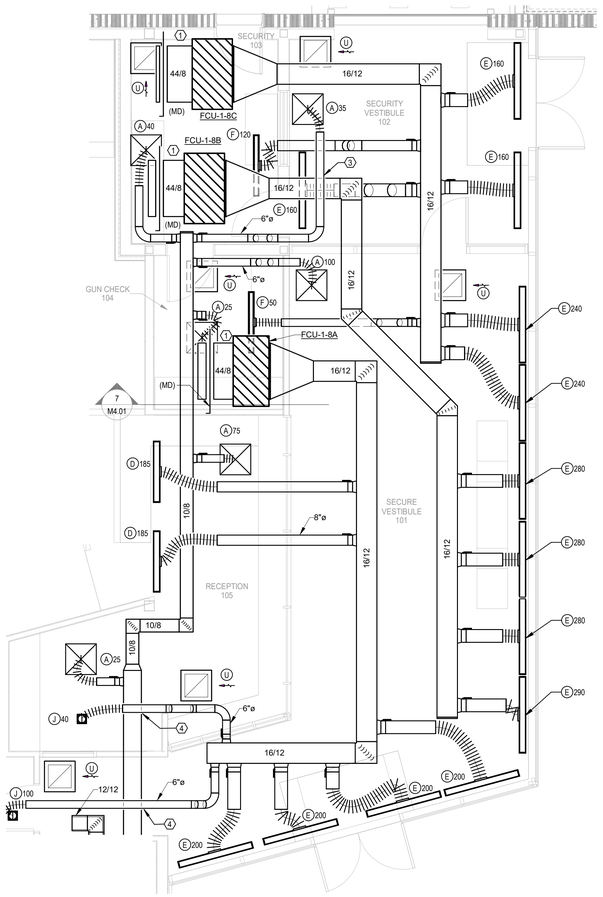
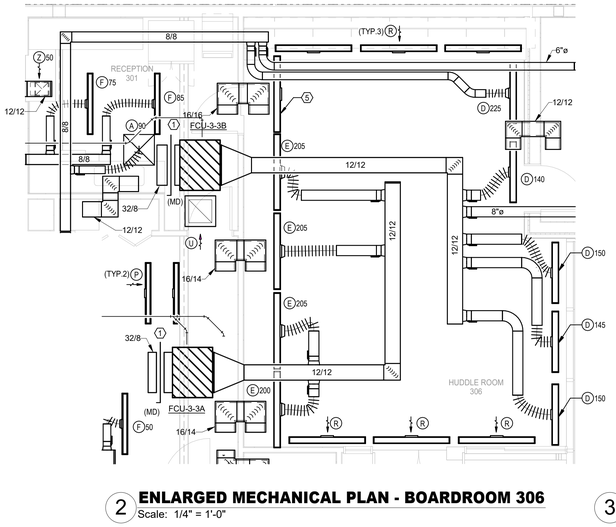
THIRD FLOOR MECHANICAL PIPING PLAN - OFFICE

M1.43



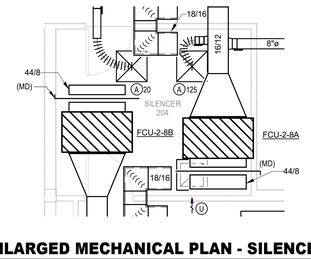
1 ENLARGED MECHANICAL PLAN - ENTRY VESTIBULE ENLARGEMENT

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



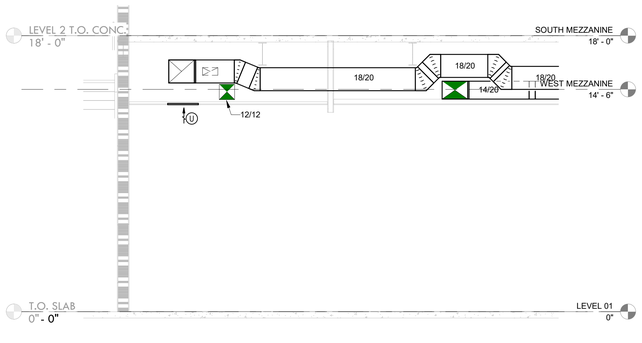
2 ENLARGED MECHANICAL PLAN - BOARDROOM 306

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



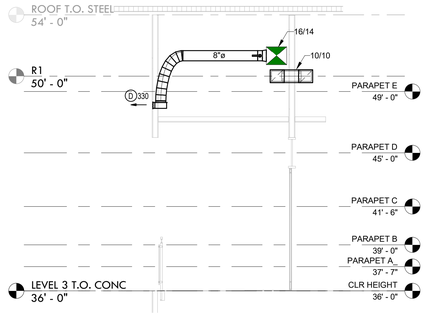
3 ENLARGED MECHANICAL PLAN - SILENCER 204

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



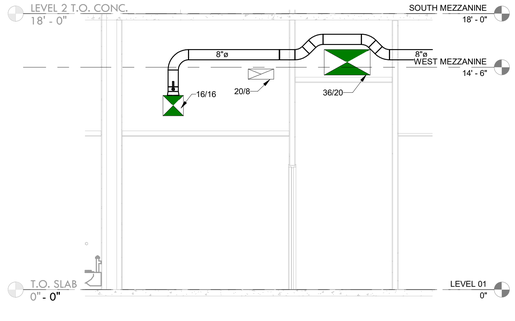
4 CORR. C104 MECHANICAL PLAN - SECTION VIEW

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



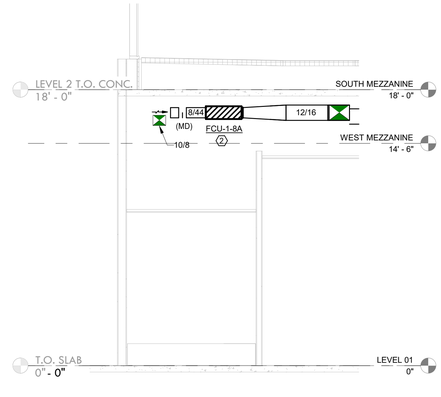
5 BALCONY 322 MECHANICAL PLAN - SECTION VIEW

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



6 COORIDOR C103 MECHANICAL PLAN - SECTION VIEW

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



7 GUN CHECK 104 MECHANICAL PLAN - SECTION VIEW

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

SHEET KEYNOTES:

1. CONTRACTOR TO ROUTE RETURN AIR DUCT FROM FAN COIL UNIT TO PLENUM SPACE. TERMINATE DUCTWORK IN PLENUM SPACE WITH 1/4" WIRE MESH. DUCTWORK SHALL INCLUDE 1" INTERNAL DUCT LINER FOR SOUND ATTENUATION PURPOSES.
2. CONTRACTOR TO MOUNT BOTTOM OF FCU-1-8A 16'-0" ABOVE FINISHED FLOOR.
3. ROUTE BOTTOM OF 6"ø OUTDOOR AIR DUCT ABOVE SUPPLY AIR DUCT WORK AT 16'-10" AFF.
4. ROUTE BOTTOM OF 6"ø SUPPLY AIR DUCT ABOVE OUTDOOR AIR DUCT WORK AT 16'-10" AFF.
5. CONTRACTOR TO PROVIDE AND INSTALL FAUX 60" 3 SLOT LINEAR SLOT DIFFUSER.
6. ROUTE 8"ø SUPPLY AIR TAP ABOVE 36" X 20" OUTDOOR AIR DUCT. CONTRACTOR TO TRANSITION AS REQUIRED TO MAKE CONNECTION WITH SUPPLY DUCT MAIN.

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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HIGHLAND RD, ST. GEORGE, LA

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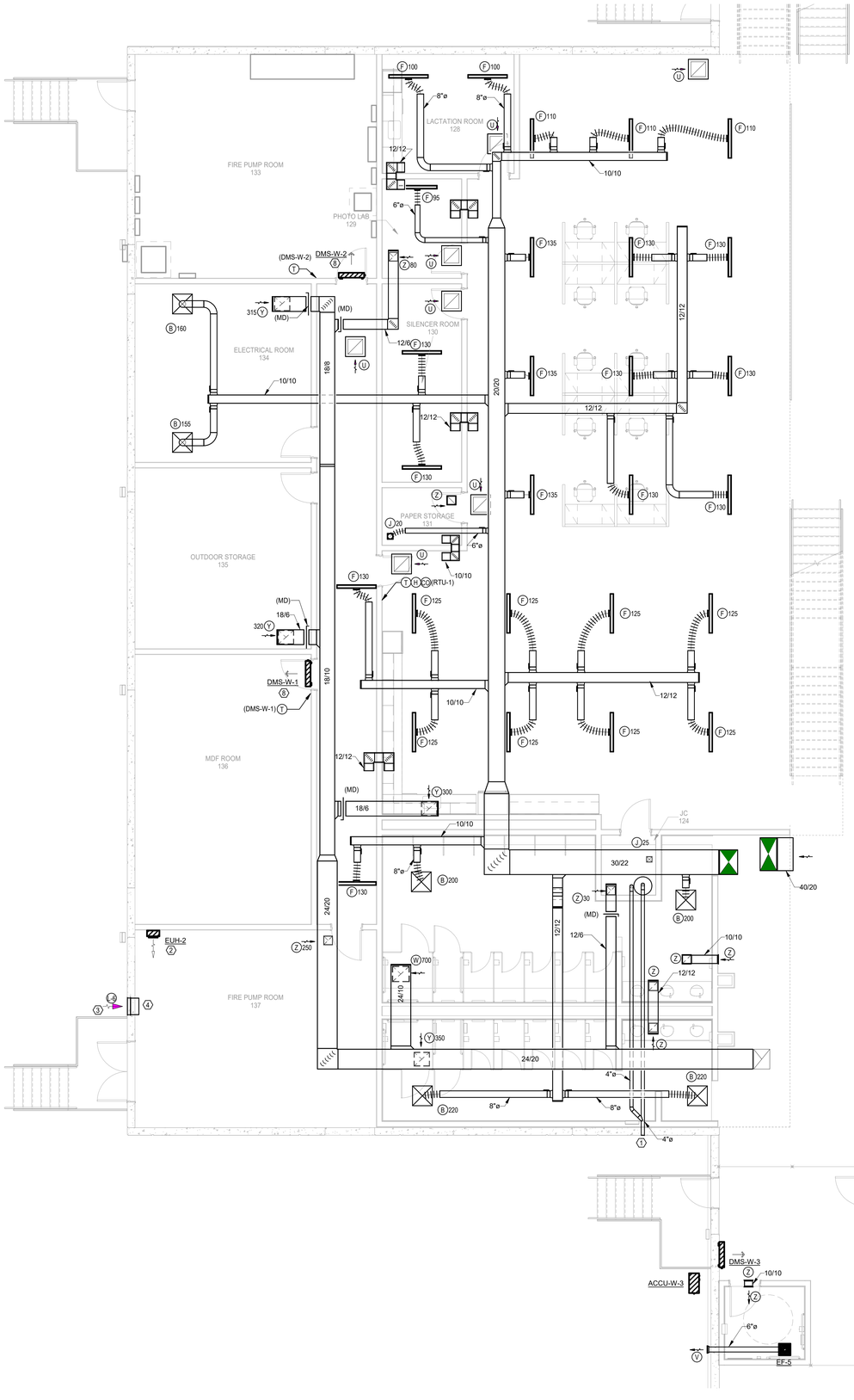
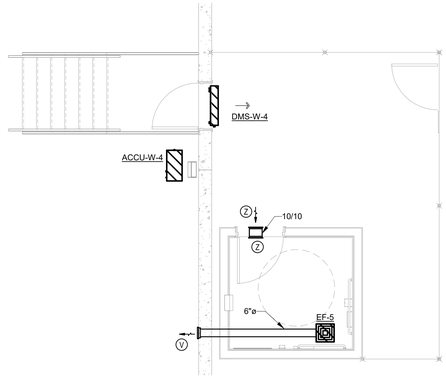
ENLARGED MECHANICAL PLANS

M4.01



1 ENLARGED MECHANICAL PLAN - WAREHOUSE OFFICE

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



2 ENLARGED MECHANICAL PLAN - WAREHOUSE DRIVER CHECK IN

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

SHEET KEYNOTES:

1. ROUTE 4"ø CONCENTRIC VENT PIPE PER MANUFACTURERS RECOMMENDATIONS UP FROM GUH-2. TERMINATE CONCENTRIC VENT PIPE TO A.O. SMITH CONCENTRIC TERMINATION MODEL: 100111100 OR APPROVED EQUAL.
2. INSTALL UNIT HEATER AT 12' A.F.F. PROVIDE FIELD MOUNTED THERMOSTAT ON SIDE OF UNIT. INSTALL HEATER PER MANUFACTURE'S RECOMMENDATIONS.
3. MOUNT BOTTOM OF L-6 AT 10'-0" ABOVE FINISHED GRADE.
4. TERMINATE 20" X 16" INTAKE DUCT WITH WIRE MESH SCREEN.
5. CONTRACTOR TO MOUNT DMS 8'-0" ABOVE FINISHED FLOOR.

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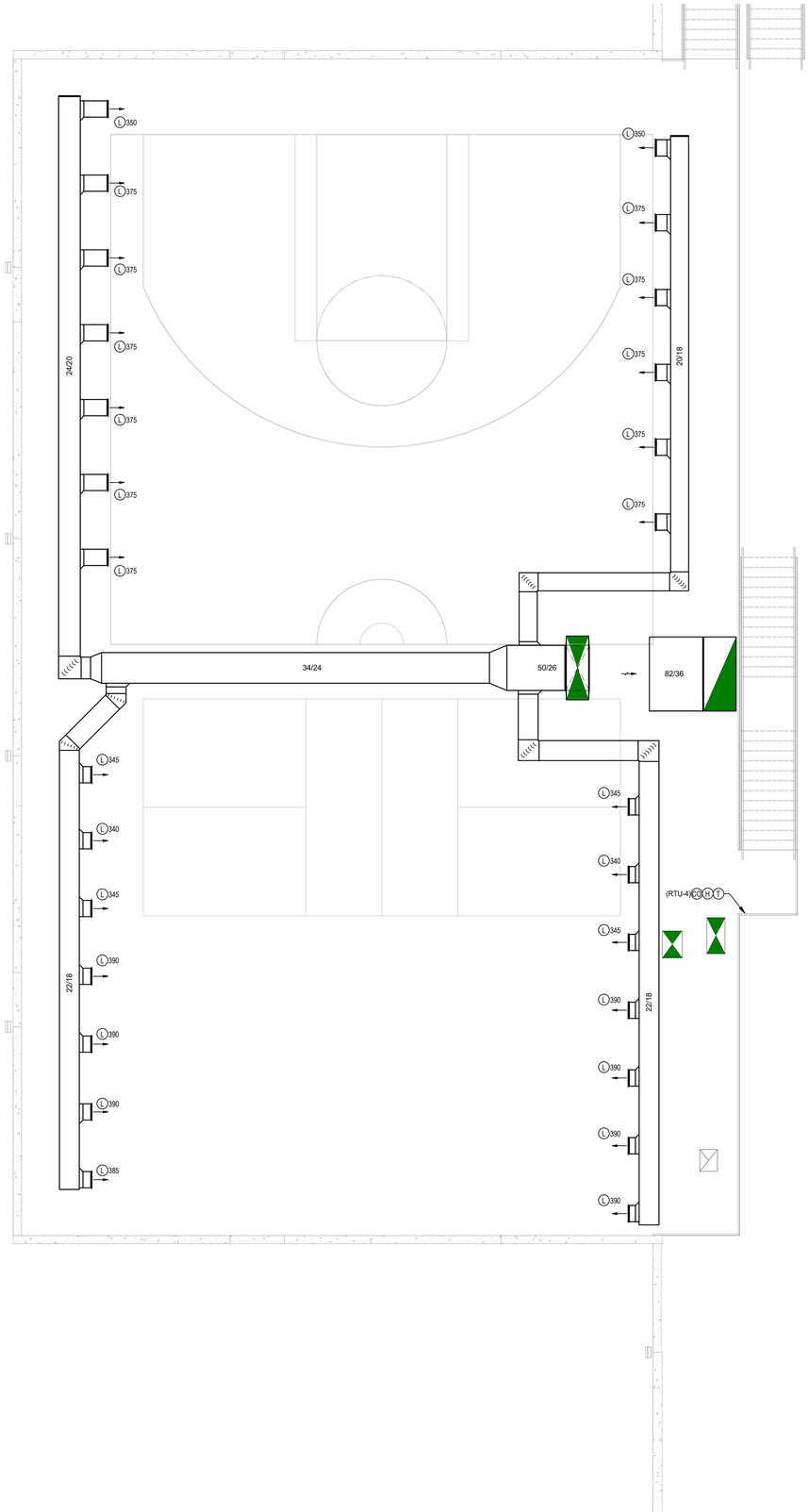
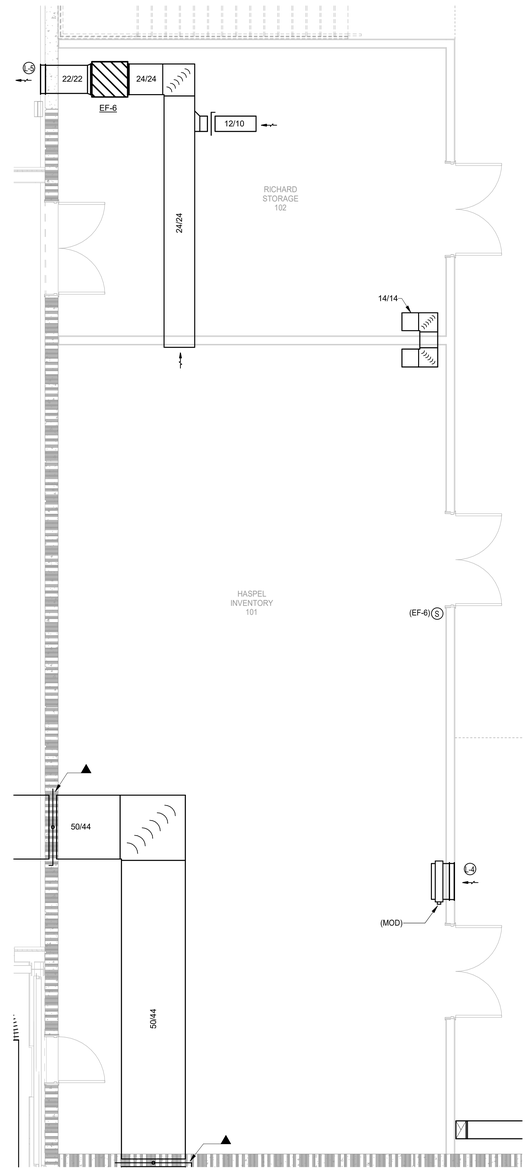
RMA PROJECT NO: 24.154

ENLARGED MECHANICAL PLANS

M4.02



1 **ENLARGED MECHANICAL PLAN - WAREHOUSE MEZZANINE**
Scale: 3/16" = 1'-0"



2 **ENLARGED MECHANICAL PLAN - WAREHOUSE STORAGE**
Scale: 1/4" = 1'-0"

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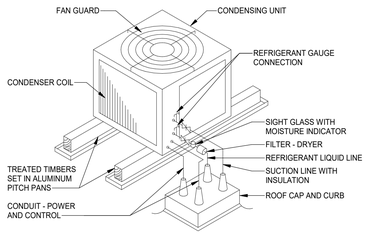
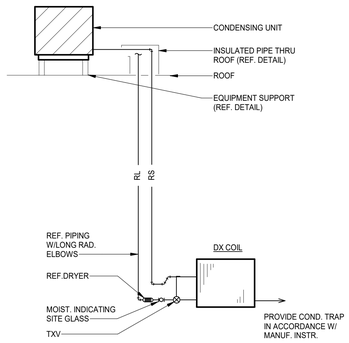
ENLARGED MECHANICAL PLANS

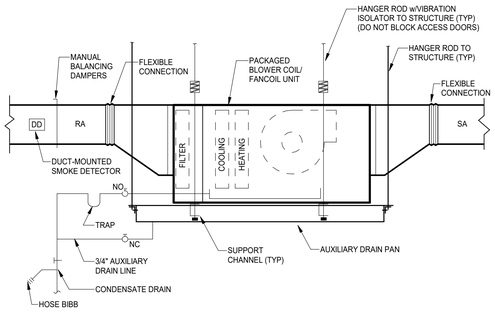
M4.03



1 AIR COOLED CONDENSING UNIT
Scale: NONE

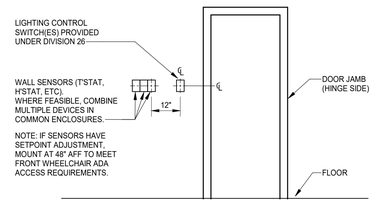


2 REFRIGERANT PIPING DIAGRAM
Scale: NONE



NOTE:
PROVIDE CONDENSATE OVERFLOW SENSOR AND SWITCH IN PRIMARY [AUXILARY] DRAIN PAN.

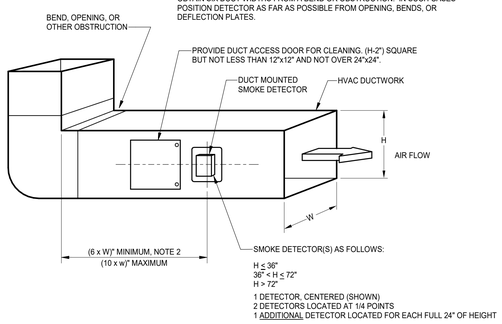
3 HORIZONTAL PACKAGED INDOOR FCU DETAIL
Scale: NONE



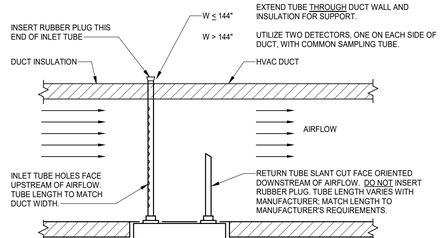
4 SPACE THERMOSTAT/SENSOR INSTALLATION
Scale: NONE

GENERAL NOTES:

1. THIS DETAIL IS INTENDED TO PROVIDE GUIDANCE IN PROPER POSITIONING OF DUCT MOUNTED SMOKE DETECTORS. FOLLOW ANY MANUFACTURER'S INSTRUCTIONS SPECIFIC TO THE DEVICE BEING INSTALLED.
2. THIS DIMENSION MAY BE REDUCED IF IT IS PHYSICALLY IMPOSSIBLE TO OBTAIN SIX DUCT WIDTHS FROM A BEND OR OBSTRUCTION. IN SUCH CASES POSITION DETECTOR AS FAR AS POSSIBLE FROM OPENING, BENDS, OR DEFLECTION PLATES.



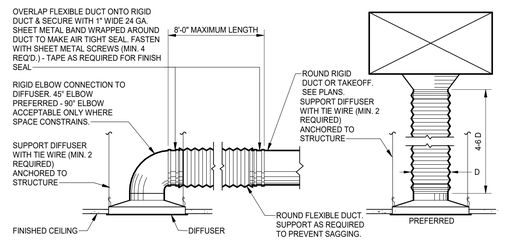
5 DUCT DETECTOR LOCATION DETAIL
Scale: NONE



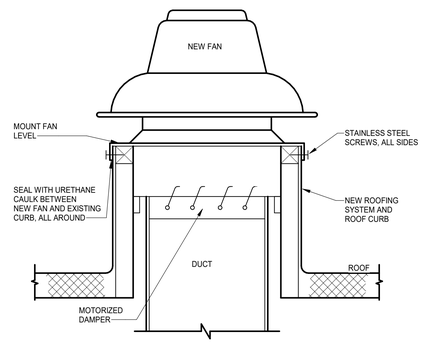
NOTE:

1. PROVIDE DUCT ACCESS TO SAMPLE/INLET TUBES VIA ACCESS DOOR.
2. COORDINATE EXACT LOCATION WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SUPPLIER.
3. DUCT DETECTOR CANNOT BE INSTALLED IN RETURN AIR OPENINGS.

6 DUCT DETECTOR MOUNTING DETAIL
Scale: NTS

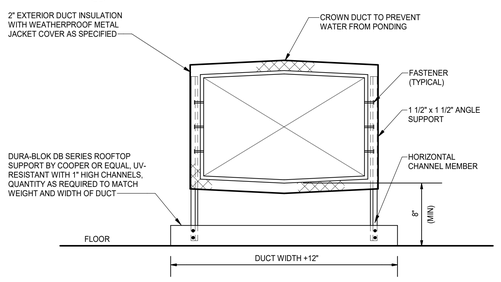


7 CEILING DIFFUSER INSTALLATION
Scale: NONE



NOTE:
CLEAN EXISTING ROOF CURB AND MEMBRANE PRIOR TO INSTALLING NEW FAN. PROVIDE SPACERS OR CURB ADAPTER AS REQUIRED FOR INSTALLATION OF NEW FAN

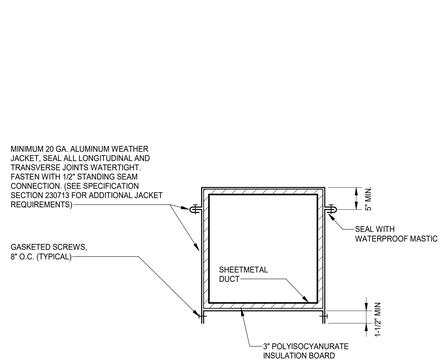
8 ROOF FAN CONNECTION DETAIL
Scale: NONE



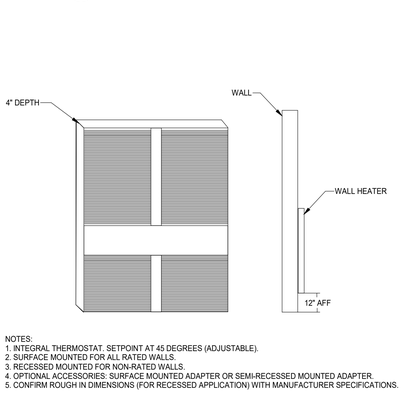
NOTES:

1. DUCT SUPPORTS SHALL BE SPACED 4'-0" OC MAX., OR AS RECOMMENDED BY MANUFACTURER.
2. INSTALL SUPPORTS AS RECOMMENDED BY SMACNA DUCT INSTALLATION.

9 OUTDOOR DUCT-MOUNTING DETAIL
Scale: NONE

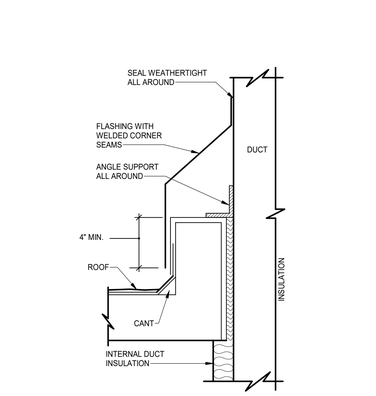


10 EXPOSED EXTERIOR DUCTWORK INSULATION
Scale: NONE

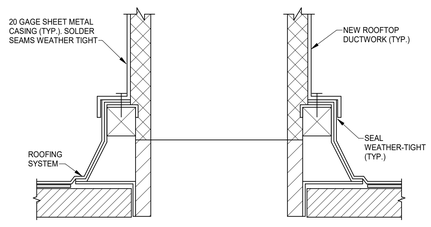


NOTES:
1. INTEGRAL THERMOSTAT. SETPOINT AT 45 DEGREES (ADJUSTABLE).
2. SURFACE MOUNTED FOR ALL RATED WALLS.
3. RECESSED MOUNTED FOR NON-RATED WALLS.
4. OPTIONAL ACCESSORIES: SURFACE MOUNTED ADAPTER OR SEMI-RECESSED MOUNTED ADAPTER.
5. CONFIRM ROUGH IN DIMENSIONS (FOR RECESSED APPLICATION) WITH MANUFACTURER SPECIFICATIONS.

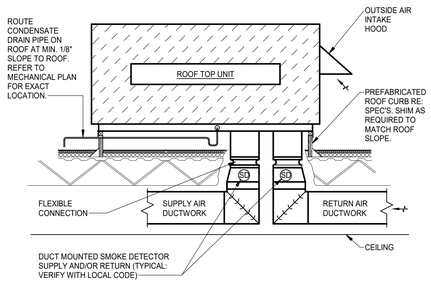
11 ELECTRIC WALL HEATER
Scale: NONE



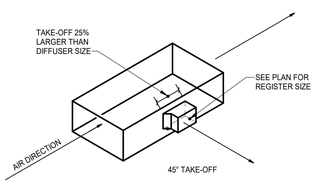
12 DUCT FLASHING AT ROOF CURB DETAIL
Scale: NONE



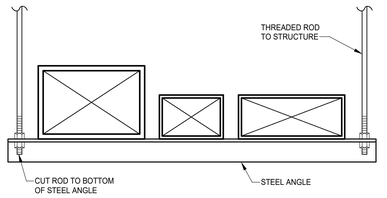
13 DUCT ROOF CURB DETAIL
Scale: NONE



14 ROOFTOP UNIT ELEVATION
Scale: NONE



15 TYPICAL DUCT TAKE-OFF DETAIL
Scale: NONE



NOTES:

1. PROVIDE INTERMEDIATE SUPPORT WHERE LENGTH EXCEEDS 6 FT.
2. REFER TO PLANS FOR NUMBER AND SIZE OF DUCTS.

16 MULTIPLE DUCTS ON TRAPEZE HANGERS DETAIL
Scale: NONE

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
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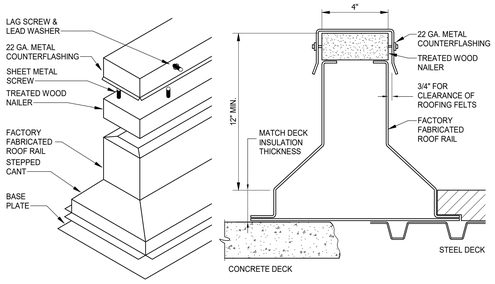
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

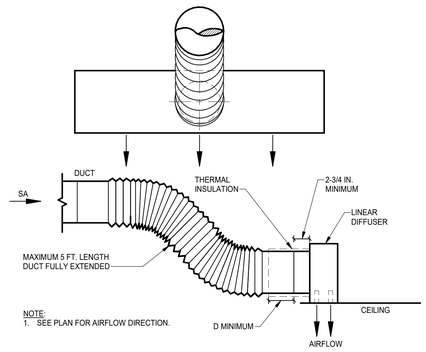
MECHANICAL DETAILS

M5.00



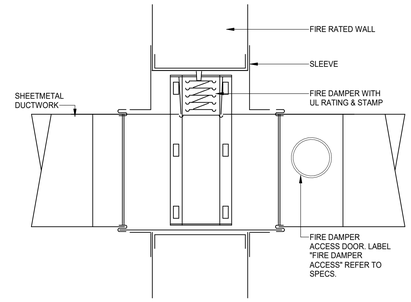
NOTE:
PROVIDE 8" WIDE DRAIN OPENING ("RAIN SCUPPER") AT 60" O.C. IF RAILING EXCEEDS 10'-0" IN LENGTH.

1 ROOF RAIL EQUIPMENT SUPPORT DETAIL
Scale: NONE



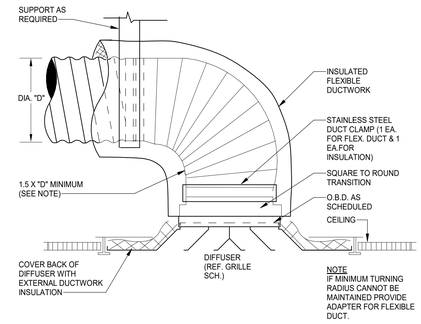
NOTE:
1. SEE PLAN FOR AIRFLOW DIRECTION.

2 LINEAR DIFFUSER VERTICAL INSTALLATION DETAIL
Scale: NONE



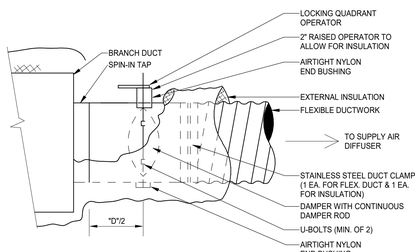
REFERENCE FIRE DAMPER MANUFACTURERS' INSTALLATION REQUIREMENTS AND LATEST SMACNA-FIRE, SMOKE, AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS.

3 FIRE DAMPER
Scale: NONE

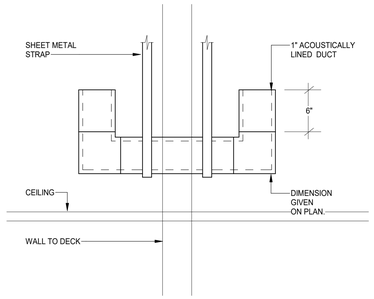


NOTE:
IF MINIMUM TURNING RADIUS CANNOT BE MAINTAINED PROVIDE ADAPTER FOR FLEXIBLE DUCT.

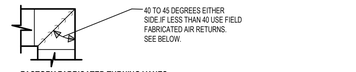
4 FLEX DUCT CONNECTION AT SUPPLY AIR DIFFUSER
Scale: NONE



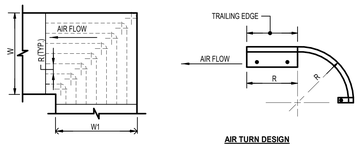
5 FLEXIBLE DUCT TAP - SPIN-IN
Scale: NONE



6 TRANSFER AIR DUCT
Scale: NONE



FACTORY FABRICATED TURNING VANES



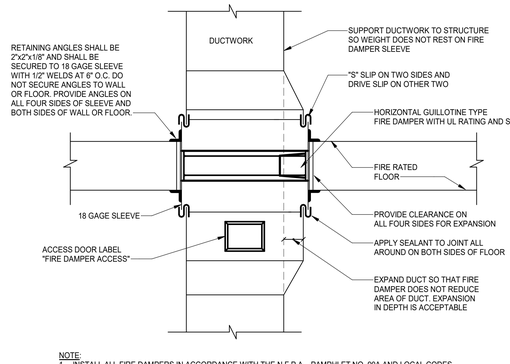
AIR TURN DESIGN

DIVIDE WIDTH OF DUCT W INTO EQUAL PARTS NOT EXCEEDING 3" SPACING IF W IS LESS THAN 24", AND NOT EXCEEDING 5" SPACING IF W IS 24" OR OVER. USE RESULTANT SPACING "R" AS RADIUS AND AS LENGTH OF TRAILING EDGE. DIVIDE DUCT W1 INTO SAME NUMBER OF EQUAL SPACES AND NOTE THAT THESE SPACES WILL BE GREATER THAN SPACES FOR DUCT WIDTH W.

EXAMPLE:
DUCT WIDTH "W" = 40"
USE 8 SPACES, R = 5"
LENGTH OF TRAILING EDGE R = 5"

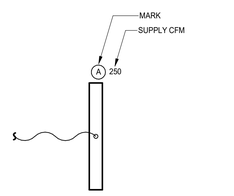
FIELD FABRICATED TURNING VANES

7 TEE-TURNING VANE DETAIL
Scale: NONE

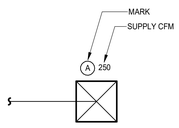


NOTE:
1. INSTALL ALL FIRE DAMPERS IN ACCORDANCE WITH THE N.F.P.A. PAMPHLET NO. 90A AND LOCAL CODES.
2. FASTEN FIRE DAMPER FRAME TO SLEEVE WITH 1/2" WELDS. AT 6" O.C.

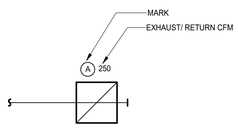
8 FIRE DAMPER AT FIRE RATED FLOOR DETAIL
Scale: NONE



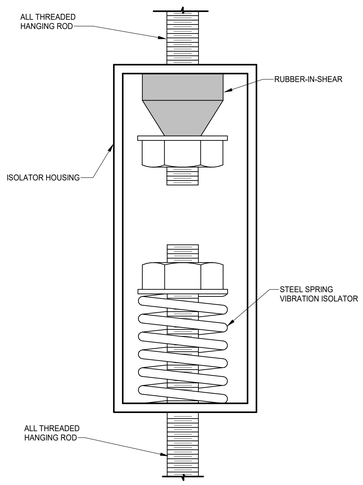
9 DIFFUSER SIZING
Scale: NONE



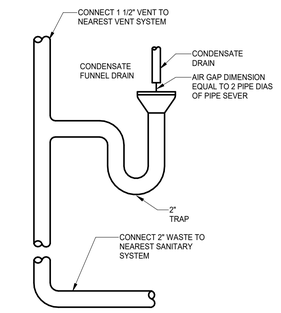
10 DIFFUSER SIZING
Scale: NONE



11 REGISTER SIZING
Scale: NONE

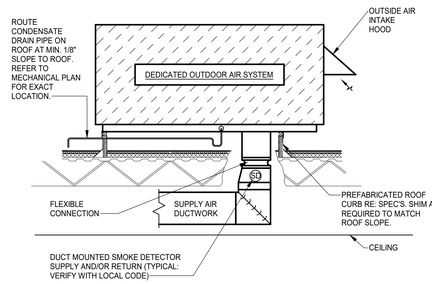


12 VIBRATION ISOLATOR DETAIL
Scale: NONE



(COORDINATE WITH MECHANICAL PLANS TO DETERMINE LOCATIONS)

13 CONDENSATE DRAIN DETAIL
Scale: NONE



14 DEDICATED OUTDOOR AIR SYSTEM ELEVATION
Scale: NONE

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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Salas O'Brien
salasobrien.com 225-766-8002
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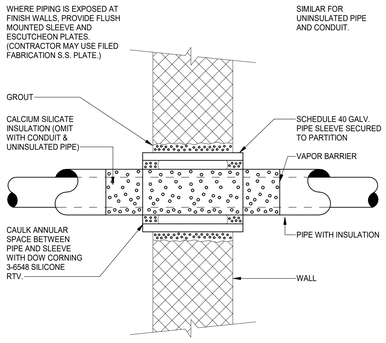
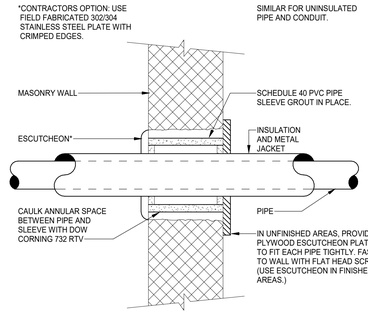
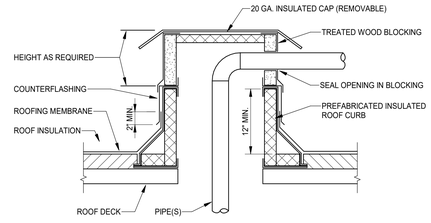


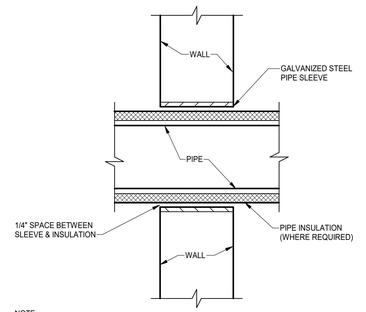
1 PIPE THRU FIRE RATED WALL
Scale: NONE



2 PIPE THROUGH EXTERIOR WALL
Scale: NONE

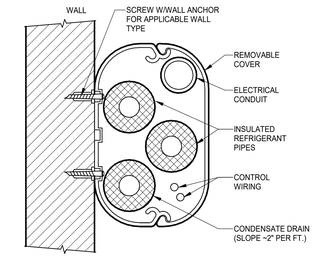


3 PIPING ROOF PENETRATION
Scale: NONE



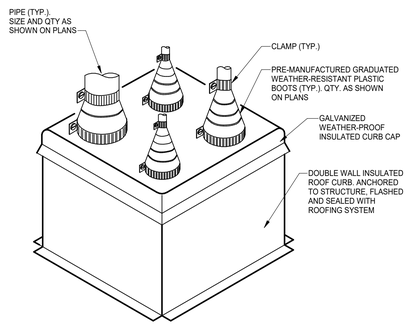
NOTE:
WHERE PIPES PENETRATE FIRE-RATED WALLS, FILL SPACE BETWEEN PIPE AND SLEEVE WITH A FIRE-RESISTANT MATERIAL WITH SUFFICIENT RATING TO MAINTAIN THE FIRE RATING OF THE WALL. WHERE PIPE PENETRATE EXTERIOR WALLS, FILL SPACE BETWEEN PIPE AND SLEEVE WITH FIBERGLASS INSULATION.

4 PIPING WALL SLEEVE DETAIL
Scale: NONE

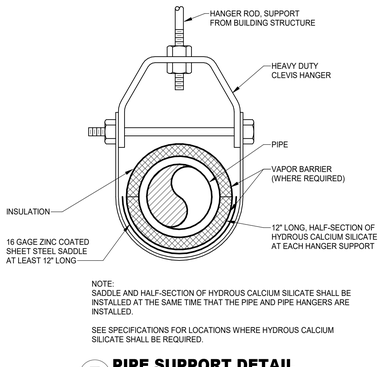


NOTE:
PIPE COVER SHALL BE SLIMDUCT MANUFACTURED BY AIRTECH OR EQUAL FOR CONCEALING ALL PIPES, CONDUITS AND WIRING WHERE OTHERWISE EXPOSED IN ROOMS. CONTRACTOR SHALL SELECT FROM EITHER SIZE SD-100 (4"W X 2-w"D) OR SD-140 (5-6"W X 3-2"D) TO MATCH THE APPLICABE QUANTITY AND SIZE OF CONCEALED ITEMS. UTILIZE MATCHING FITTINGS FOR ALL CHANGES IN DIRECTION. COORDINATE COLOR, SELECTION OF WHITE OR IVORY WITH OWNER. INSTALL COVER AS RECOMMENDED BY MANUFACTURER FOR A NEAT FINISHED APPEARANCE.

5 PIPE GUIDE DETAIL
Scale: NONE



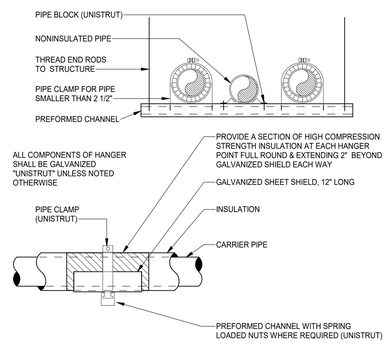
6 PIPE CURB CAP DETAIL
Scale: NONE



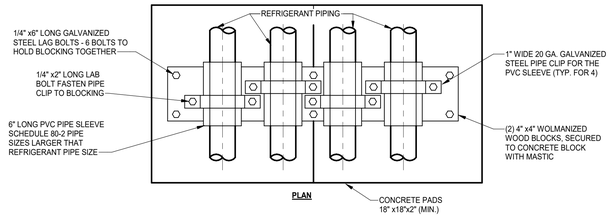
NOTE:
SADDLE AND HALF-SECTION OF HYDROUS CALCIUM SILICATE SHALL BE INSTALLED AT THE SAME TIME THAT THE PIPE AND PIPE HANGERS ARE INSTALLED.

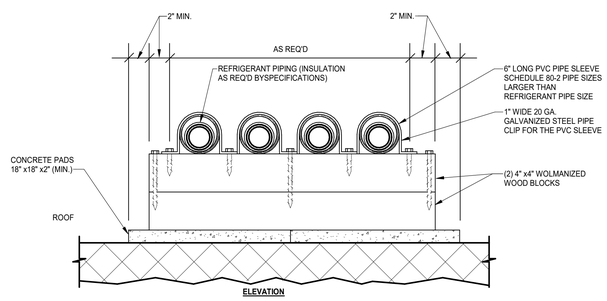
SEE SPECIFICATIONS FOR LOCATIONS WHERE HYDROUS CALCIUM SILICATE SHALL BE REQUIRED.

7 PIPE SUPPORT DETAIL
Scale: NONE



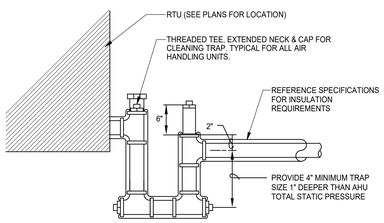
8 MULTI-PIPE TRAPEZE HANGER
Scale: NONE





NOTES:
1. SUPPORT REQUIRED AT ALL CHANGES IN DIRECTION & AS SHOWN ON DRAWINGS.
2. INCREASE HEIGHT AS REQUIRED FOR ROUTING ABOVE ROOF MOUNTED ACCESSORIES SUCH AS EXPANSION JOINTS.

9 REFRIGERANT PIPING ROOF SUPPORT DETAIL
Scale: NONE



10 CONDENSATE DRAIN PIPING AT RTU/FCU
Scale: NONE

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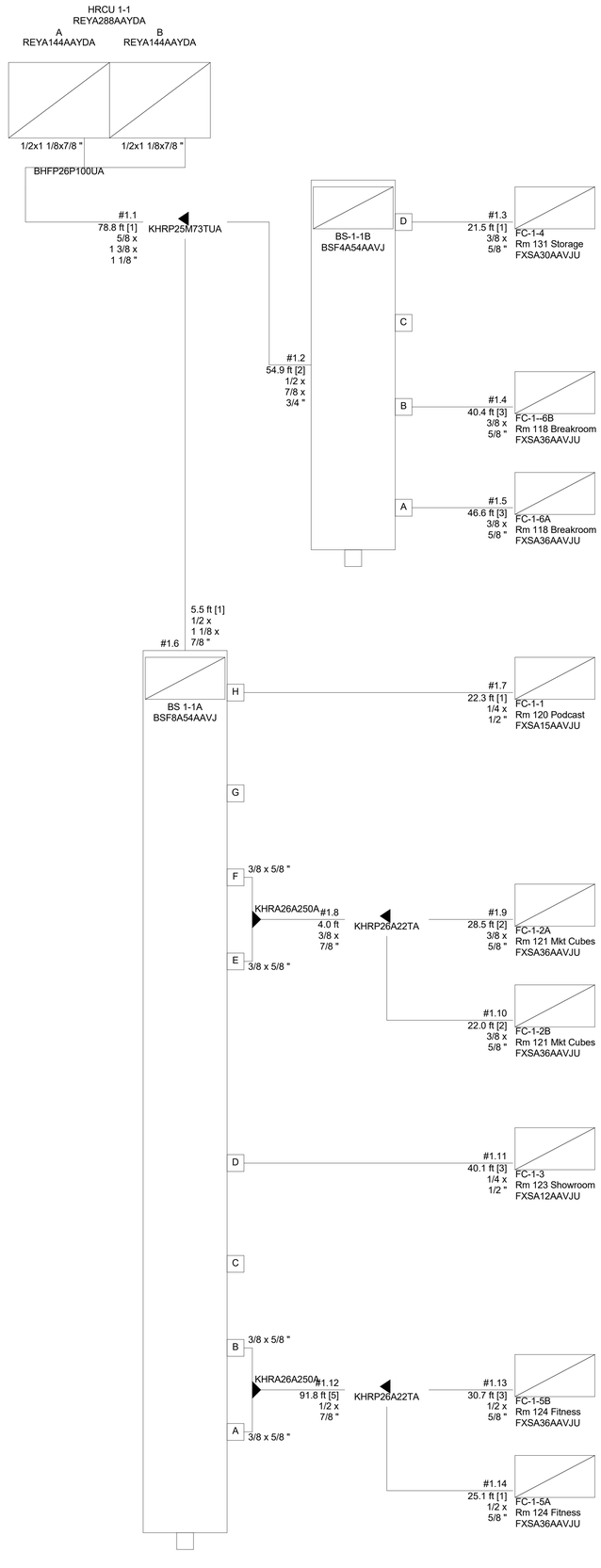
MECHANICAL DETAILS

M5.02



RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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SEAL:

STATE OF LOUISIANA
DAVID BONAVENTURE
License No. 31064
PROFESSIONAL ENGINEER

02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

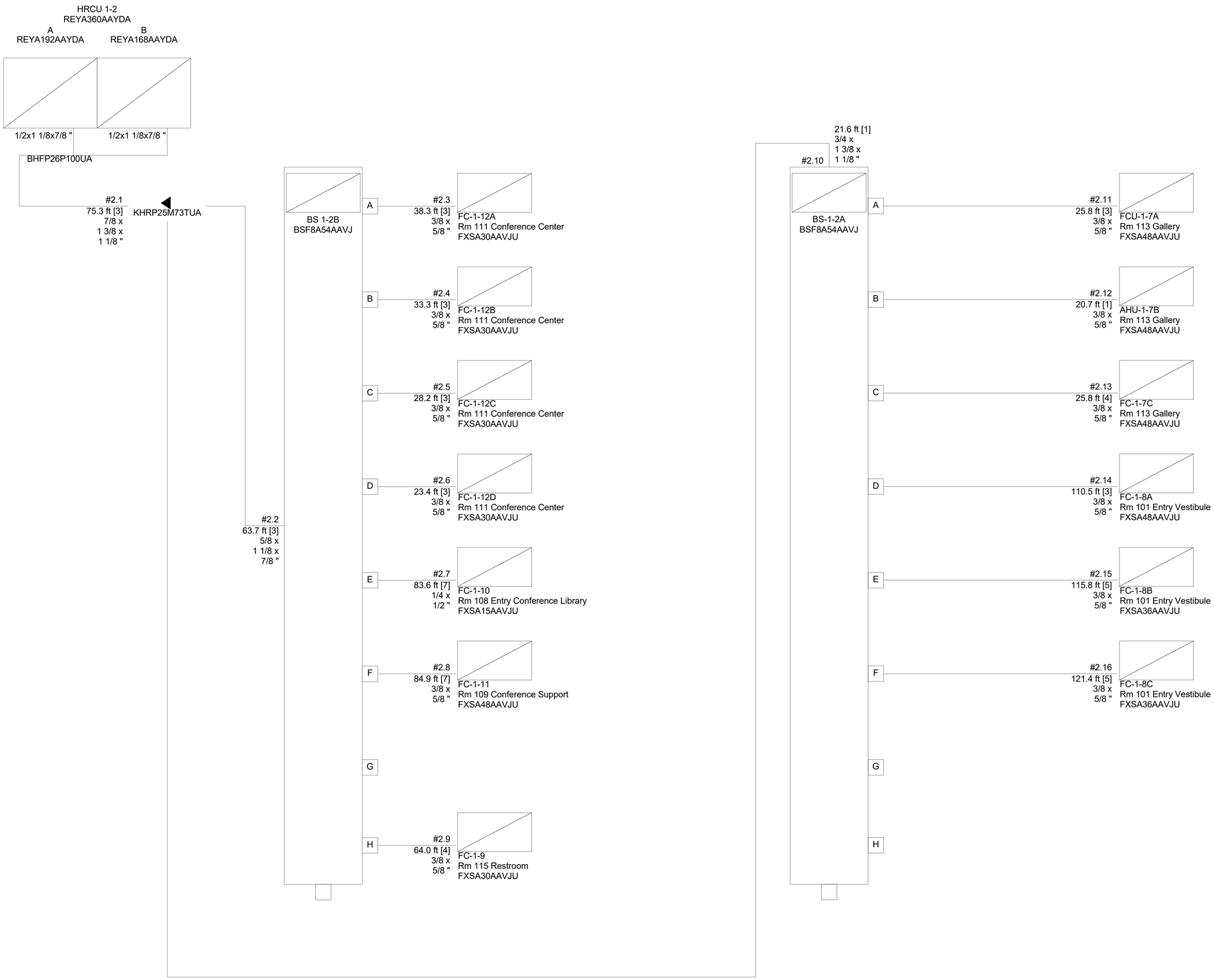
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

MECHANICAL PIPING DIAGRAMS

M5.03



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ARCHITECTS

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p 225.383.4321

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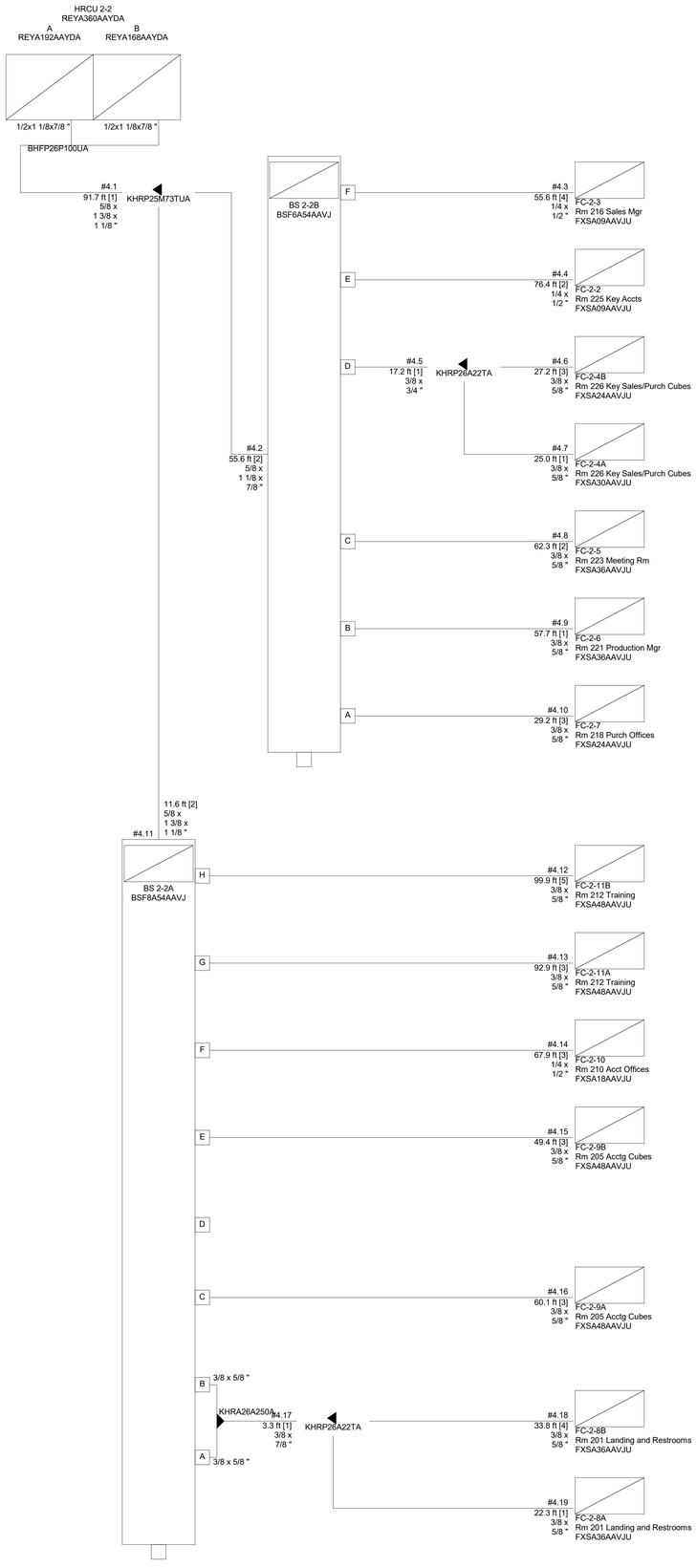
MECHANICAL PIPING DIAGRAMS

M5.04



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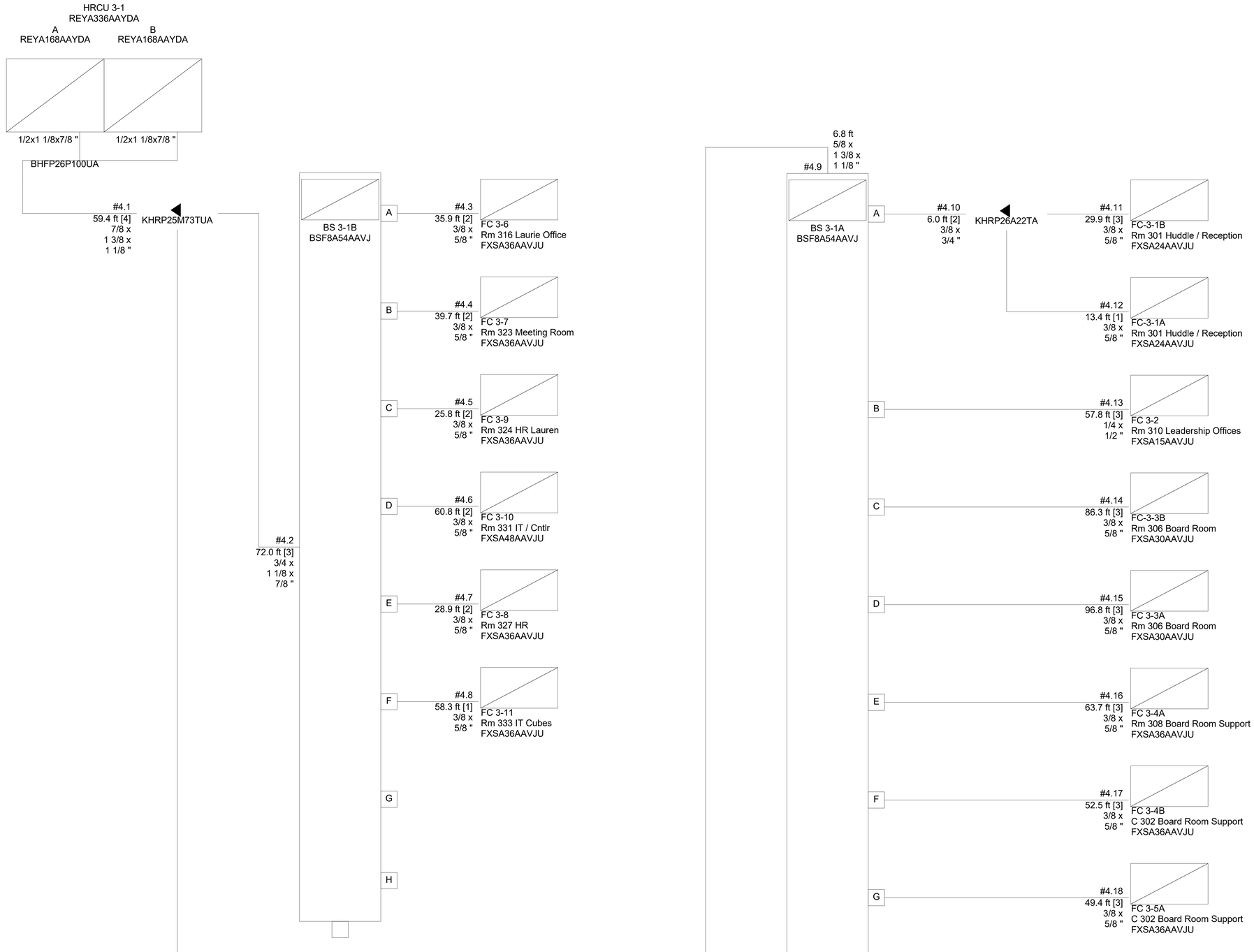
MECHANICAL PIPING DIAGRAMS

M5.05



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ARCHITECTS

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p 225.383.4321

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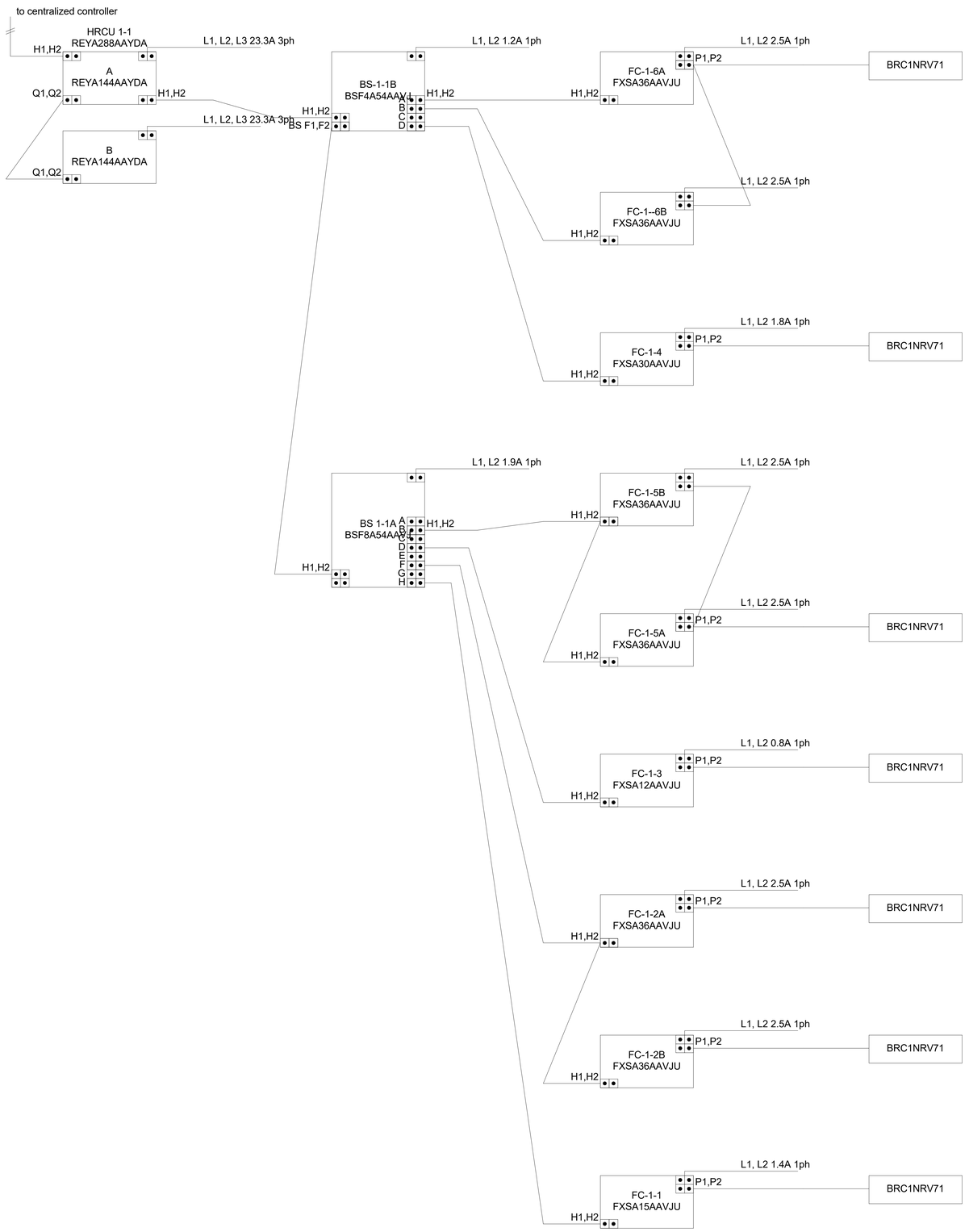
MECHANICAL PIPING DIAGRAMS

M5.06



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ARCHITECTS

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p 225.383.4321

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Baton Rouge
5215 Essen Lane, Suite 100
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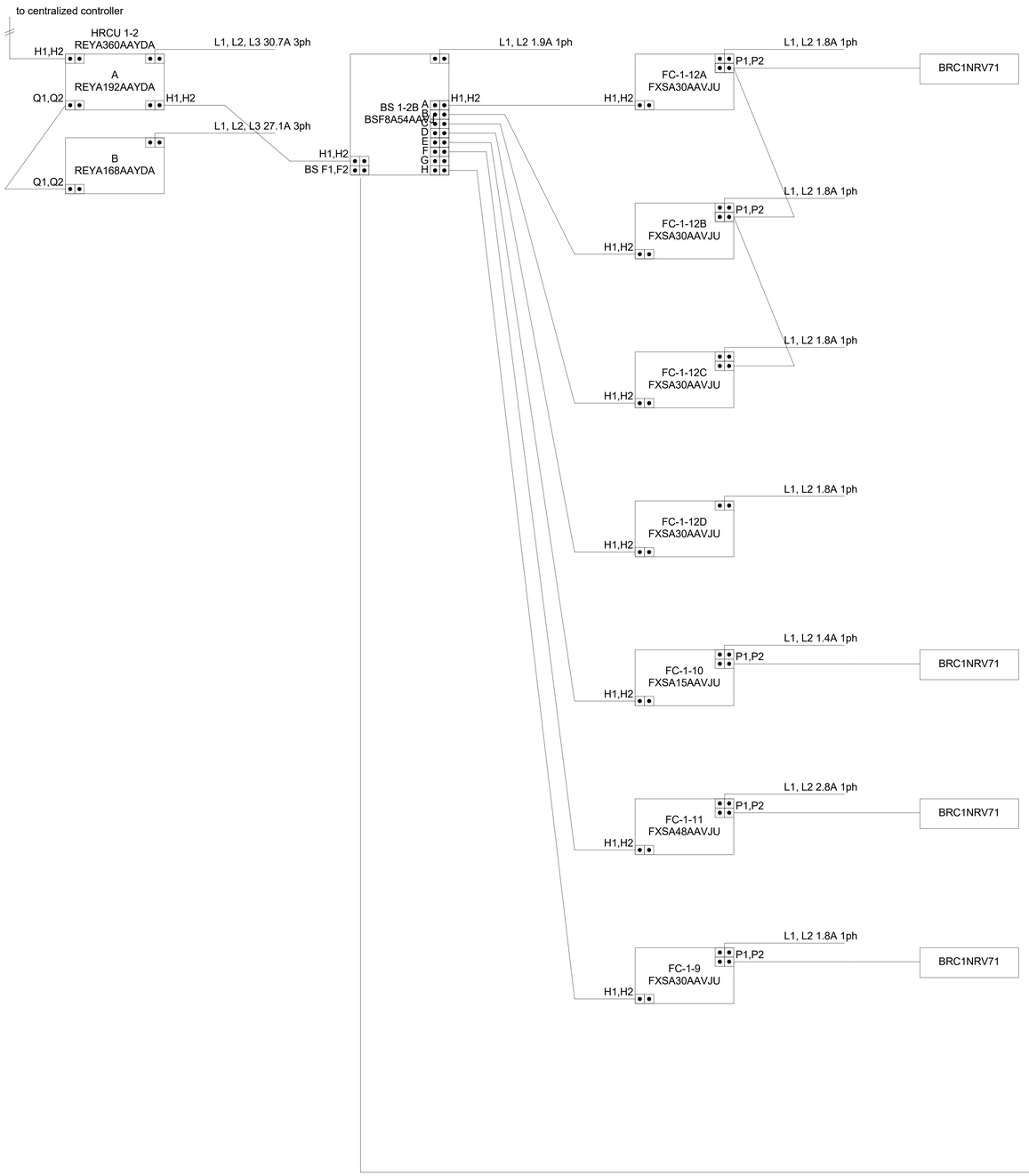
MECHANICAL WIRING DIAGRAMS

M5.07



RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
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License No. 31084
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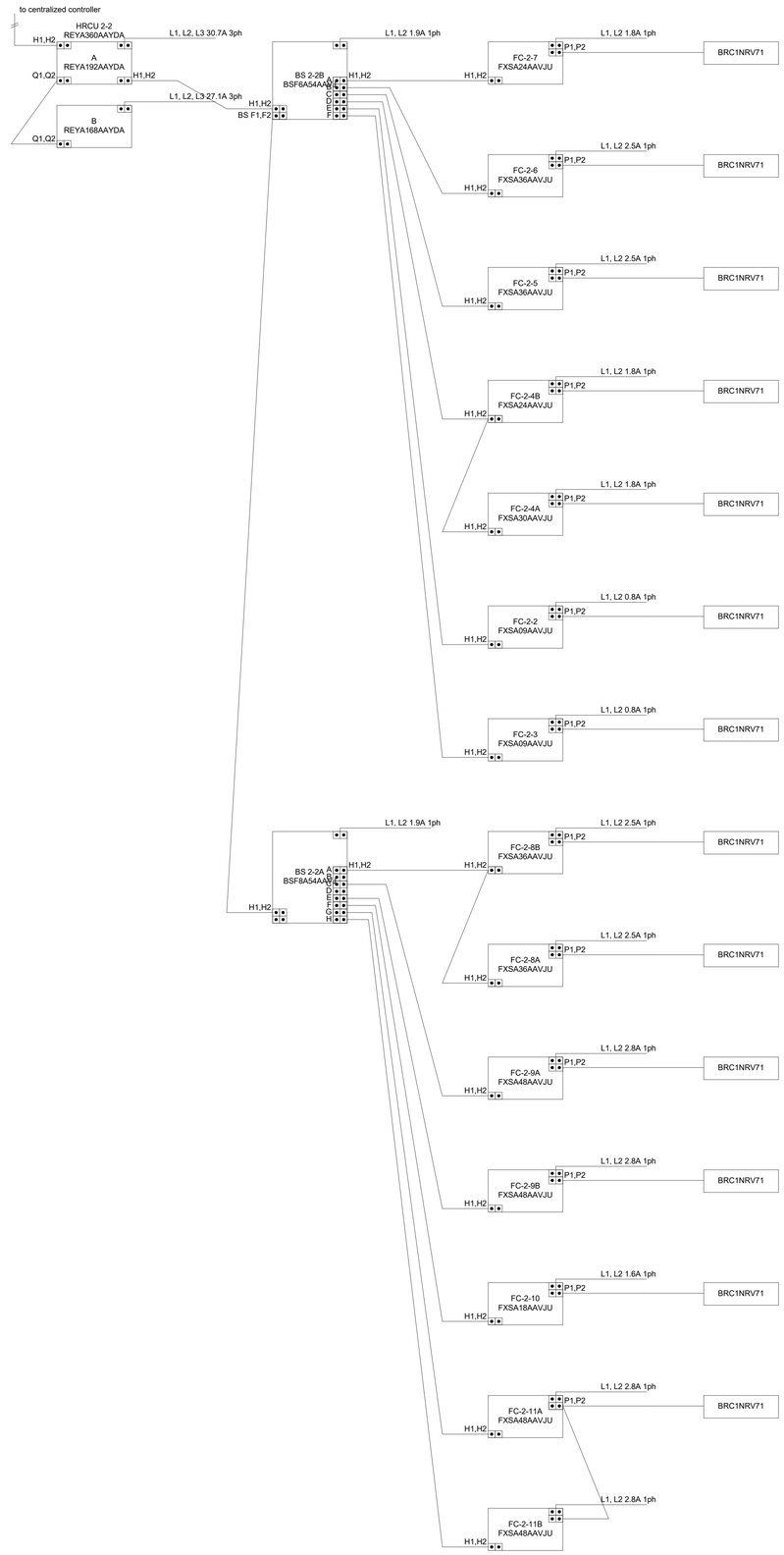
MECHANICAL WIRING DIAGRAMS

M5.08



RITTER MAHER
ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

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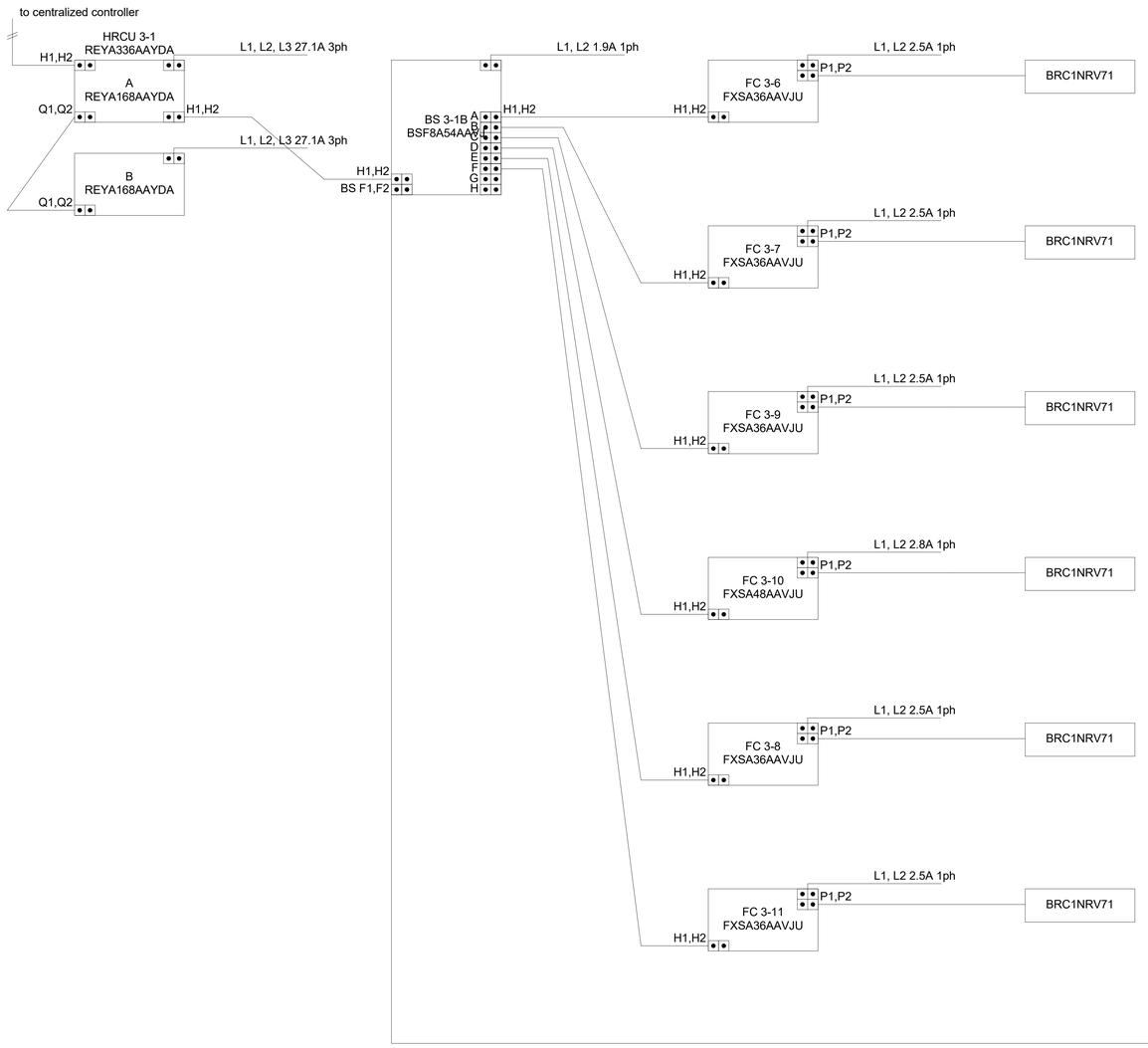
MECHANICAL WIRING DIAGRAMS

M5.09



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MECHANICAL WIRING DIAGRAMS

M5.10

DUCTLESS MINI-SPLIT - INDOOR UNIT

MARK	FAN				COOLING		MINIMUM CAPACITY (BTUH)	MANUFACTURER	MODEL	REMARKS
	SUPPLY AIR CFM	CURRENT CHARAC. V	PH	F	MIN. TOTAL CAPACITY (BTUH)	MIN. SENS. CAPACITY (BTUH)	MINIMUM EER/ SEER			
DMS-1-1	845	208	1	60	21,600	16,200	12.5 / 22	24,000	DAIKIN	FTXM24VVJU	ALL
DMS-2-1	845	208	1	60	21,600	16,200	12.5 / 22	24,000	DAIKIN	FTXM24VVJU	ALL
DMS-3-1	845	208	1	60	21,600	16,200	12.5 / 22	24,000	DAIKIN	FTXM24VVJU	ALL
DMS-W-1	845	208	1	60	21,600	16,200	12.5 / 22	24,000	DAIKIN	FTXM24VVJU	ALL
DMS-W-2	845	208	1	60	21,600	16,200	12.5 / 22	24,000	DAIKIN	FTXM24VVJU	ALL
DMS-W-3	845	208	1	60	21,600	16,200	12.5 / 22	24,000	DAIKIN	FTXM24VVJU	ALL
DMS-W-4	845	208	1	60	21,600	16,200	12.5 / 22	24,000	DAIKIN	FTXM24VVJU	ALL

REMARKS:
1. UNIT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. UNIT SHALL BE CONTROLLED BY BACNET COMPATIBLE PROGRAMMABLE WIRED THERMOSTAT INTEGRATED INTO THE BUILDING MANAGEMENT SYSTEM (BMS).
3. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
4. COOLING CAPACITY BASED ON AHRI CONDITIONS.
5. PROVIDE UNIT WITH CONDENSATE OVER FLOW SWITCH.
6. PROVIDE UNIT WITH INTEGRAL CONDENSATE PUMP.

AIR COOLED CONDENSING UNIT

MARK	MIN. TOTAL CAPACITY (BTU/H)	MINIMUM EER / SEER	ELECTRICAL CONNECTION V	PH	F	MCA	MOCP	RELATED UNIT MARK	WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
ACCU-1-1	21,600	12.5 / 22	208	1	60	19.8	20.0	DMS-1-1	132	DAIKIN	RXM24VVJU	ALL
ACCU-2-1	21,600	12.5 / 22	208	1	60	19.8	20.0	DMS-2-1	132	DAIKIN	RXM24VVJU	ALL
ACCU-3-1	21,600	12.5 / 22	208	1	60	19.8	20.0	DMS-3-1	132	DAIKIN	RXM24VVJU	ALL
ACCU-W-1	21,600	12.5 / 22	208	1	60	19.8	20.0	DMS-W-1	132	DAIKIN	RXM24VVJU	ALL
ACCU-W-2	21,600	12.5 / 22	208	1	60	19.8	20.0	DMS-W-2	132	DAIKIN	RXM24VVJU	ALL
ACCU-W-3	21,600	12.5 / 22	208	1	60	19.8	20.0	DMS-W-3	132	DAIKIN	RXM24VVJU	ALL
ACCU-W-4	21,600	12.5 / 22	208	1	60	19.8	20.0	DMS-W-4	132	DAIKIN	RXM24VVJU	ALL

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. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
3. PROVIDE WITH COIL GUARD.
4. PROVIDE UNITS WITH NAME PLATES TO REFERENCE CORRESPONDING DUCTLESS MINI SPLIT.
5. OUTDOOR UNIT POWERS INDOOR UNIT.
6. DISABLE HEAT PUMP DURING INSTALLATION UNIT SHALL OPERATE IN COOLING MODE ONLY.

ELECTRIC UNIT HEATER

MARK	CFM	KW	ELECTRICAL CONNECTION V	PH	F	MCA	MOCP	MANUFACTURER	MODEL	REMARKS
EUH-1	175	3.0	208	1	60	14	20	MARKEL	HF3326TD-RP	ALL
EUH-2	500	5.0	208	1	60	24	30	MARKEL	F2FUH05C03	1,2

REMARKS:
1. REFER TO FLOOR PLANS FOR UNIT QUANTITIES.
2. PROVIDE FACTORY INSTALLED THERMAL OVERLOAD PROTECTION, BUILT-IN THERMOSTAT AND DISCONNECT SWITCH.
3. PROVIDE ACCESSORIES NECESSARY FOR SURFACE MOUNTING UNIT ON FIRE RATED WALLS. ALL OTHER UNITS SHALL BE PROVIDED WITH THE NECESSARY ACCESSORIES TO BE RECESSED IN THE WALL.
4. UNITS SHALL BE MOUNTED 12" AFF UNLESS OTHERWISE NOTED.

DEDICATED OUTDOOR AIR SYSTEM

MARK	OUTSIDE AIR SUPPLY FAN				ELECTRICAL CONNECTION					COOLING							HOT GAS REHEAT		GAS HEATING SECTION				WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
	AIRFLOW (CFM)	EXT. SP (IN.W.C.)	HORSE POWER	FAN QTY.	V	PH	F	MCA	MOCP	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY	ENT. AIR TEMP, DB	ENT. AIR TEMP, WB	LEAV. AIR TEMP, DB	LEAV. AIR TEMP, WB	MIN. ISMRE2	NUMBER OF STAGES	HOT GAS REHEAT TOTAL CAPACITY(MBH)	LEAV. AIR TEMP, WB	GAS HEAT TOTAL INPUT CAPACITY (MBH)	GAS HEAT TOTAL OUTPUT CAPACITY (MBH)	ENT. AIR TEMP, DB	LEAV. AIR TEMP, DB				
DOAS-1	8,500	2.0	7.5	2	480	3	60	127.0	150.0	746	386	95.7	79.0	53.9	52.8	5.5	MODULATING	201	75.0	600	486	30.2	83.0	6,318	AAON	RNA-070	ALL

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 VARIABLE FREQUENCY DRIVE (VFD) FOR SUPPLY FAN.
2. PROVIDE UNIT WITH 10:1 MODULATING NATURAL GAS HEAT.
3. HOT GAS REHEAT SHALL BE MODULATING TYPE.
4. PROVIDE FACTORY MOUNTED DISCONNECT SWITCH, AND FACTORY WIRED GFI OUTLET.
5. PROVIDE UNIT WITH FACTORY MOUNTED CONTROLS WITH TEMPERATURE AND HUMIDITY SENSOR.
6. PROVIDE UNIT WITH CLOGGED FILTER INDICATOR.
7. UNIT TO BE CURB MOUNTED ON 14" ROOF CURB AND SLOPED TO MATCH ROOF PITCH. CONTRACTOR SHALL COORDINATE WITH UNIT MANUFACTURER TO VERIFY THAT THE CURB SHALL BE SIZED FOR DUCTWORK PENETRATIONS AS SHOWN ON THE DRAWINGS.
8. PROVIDE A WATER LEVEL SENSING DEVICE (FLOW SWITCH) IN THE PRIMARY DRAIN PAN. THIS DEVICE SHALL SHUT OFF THE APPLIANCE IN THE EVENT THE PRIMARY DRAIN LINE BECOMES RESTRICTED.
9. PROVIDE UNIT WITH FACTORY MOUNTED OUTDOOR AIR AIR HUMIDITY SENSOR.
10. PROVIDE UNIT WITH BACNET IP COMMUNICATION AND THE ABILITY TO INTEGRATE INTO THE BUILDING MANAGEMENT SYSTEM (BMS).
11. PROVIDE WITH MERV 8 FILTERS.
12. PROVIDE UNIT WITH LOW AMBIENT CONTROL.
13. PROVIDE UNIT WITH FACTORY MOUNTED GFCI RECEPTACLE FOR ELECTRICIAN TO WIRE TO A SEPARATE CIRCUIT.
14. PROVIDE UNIT WITH BI-POLAR IONIZATION SYSTEM. COORDINATE SIZING AND MOUNTING LOCATION WITH MANUFACTURER PRIOR TO CONSTRUCTION.
15. PROVIDE UNIT WITH DUCT SMOKE DETECTOR IN THE SUPPLY DUCT.

GRILLES, REGISTERS AND DIFFUSERS

MARK	DESCRIPTION	MOUNTING TYPE	FACE WIDTH	FACE LENGTH	NECK SIZE	MAX AIRFLOW (CFM)	MAX AIR P.D., IN. H2O	MAX N.C.	MANUFACTURER	MODEL	REMARKS
A	SQUARE PLAQUE DIFFUSER	SURFACE MOUNTED / LAY-IN DIFFUSER	24.0	24.0	6"ø	175	0.1	25	PRICE	ASPD	1,2,3
B	SQUARE PLAQUE DIFFUSER	SURFACE MOUNTED / LAY-IN DIFFUSER	24.0	24.0	8"ø	300	0.1	25	PRICE	ASPD	1,2,3
C	SQUARE PLAQUE DIFFUSER	SURFACE MOUNTED / LAY-IN DIFFUSER	24.0	24.0	10"ø	430	0.1	25	PRICE	ASPD	1,2,3
D	LINEAR SLOT DIFFUSER (3-SLOT)	SURFACE MOUNTED / LAY-IN DIFFUSER	5.3	48.0	8"ø	240	0.1	25	PRICE	SDBI-75	1,2,3,5
E	LINEAR SLOT DIFFUSER (3-SLOT)	SURFACE MOUNTED / LAY-IN DIFFUSER	5.3	60.0	10"ø	280	0.1	25	PRICE	SDBI-75	1,2,3,5
F	LINEAR SLOT DIFFUSER (2-SLOT)	SURFACE MOUNTED / LAY-IN DIFFUSER	4.5	48.0	7"ø	185	0.1	25	PRICE	SDBI-75	1,2,3,5
G	LINEAR SLOT DIFFUSER (2-SLOT)	AMT LAY-IN DIFFUSER	5.8	48.0	7"ø	185	0.1	25	PRICE	SDBI-75	1,2,3,5
H	LINEAR SLOT DIFFUSER (3-SLOT)	AMT LAY-IN DIFFUSER	5.8	48.0	8"ø	230	0.1	25	PRICE	SDBI-75	1,2,3,5
I	NOZZLE DIFFUSER	SURFACE MOUNTED	12.0	12.0	12"ø	593	0.1	25	PRICE	ND-RD	2
J	45° SINGLE DEFLECTION BLADES W/ 3/4" SPACING	SURFACE MOUNTED	6.0	6.0	6/6	150	0.1	25	PRICE	620	2
K	LINEAR BAR GRILLE CORE 26B	SURFACE MOUNTED	48.0	3.0	48/3	275	0.1	25	PRICE	LBP	1,2
L	HIGH CAPACITY DRUM DIFFUSER	SURFACE MOUNTED	18.0	10.0	18/10	500	0.1	25	PRICE	HCD	1,2
P	LINEAR SLOT DIFFUSER (2-SLOT)	SURFACE MOUNTED / LAY-IN DIFFUSER	4.5	48.0	7"ø	220	0.1	25	PRICE	SDR-75	1
Q	LINEAR SLOT DIFFUSER (3-SLOT)	SURFACE MOUNTED / LAY-IN DIFFUSER	5.3	48.0	8"ø	340	0.1	25	PRICE	SDR-75	1
R	LINEAR SLOT DIFFUSER (3-SLOT)	SURFACE MOUNTED / LAY-IN DIFFUSER	5.3	60.0	10"ø	425	0.1	20	PRICE	SDR-75	1
U	PERFORATED RETURN DIFFUSER	SURFACE MOUNTED / LAY-IN DIFFUSER	24.0	24.0	18/18	1575	0.05	20	PRICE	PDDR	6
V	EXHAUST AIR OUTLET	SURFACE MOUNTED	9.0	9.0	6"ø	75	---	---	BROAN	843BL	--
W	SINGLE DEFLECTION BLADES W/ 3/4" SPACING 45°	SURFACE MOUNTED / LAY-IN DIFFUSER	20.0	18.0	18/20	980	.05	20	PRICE	630	1
Y	SINGLE DEFLECTION BLADES W/ 3/4" SPACING 45°	SURFACE MOUNTED / LAY-IN DIFFUSER	18.0	16.0	16/18	535	.05	20	PRICE	630	1
Z	SINGLE DEFLECTION BLADES W/ 3/4" SPACING 45°	SURFACE MOUNTED / LAY-IN DIFFUSER	10.0	10.0	10/10	270	.05	20	PRICE	630	1

GENERAL NOTES:
1. COORDINATE EXACT GRILLE AND DIFFUSER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
2. WHERE MULTIPLE WALL MOUNTED REGISTERS ARE INSTALLED IN A ROOM, THE REGISTERS SHALL BE ALIGNED ON THE CENTER POINT OF EACH REGISTER.
3. ALL CEILING DIFFUSERS SHALL BE 4-WAY THROW TYPE UNLESS NOTED OTHERWISE.

REMARKS:
1. CONTRACTOR TO REFER TO ARCHITECTS FINAL REFLECTED CEILING PLAN FOR MOUNTING TYPE.
2. DUCT MOUNTED BALANCING DAMPERS SHALL BE FURNISHED AND INSTALLED WHERE RUNOUT IS ABOVE AN ACCESSIBLE CEILING. IN LOCATIONS ABOVE HARD CEILINGS, DIFFUSERS SHALL BE FURNISHED WITH OPPOSED BLADE DAMPER OPERABLE THRU DIFFUSER FACE.
3. THE HARD DUCT TAP FITTING AND FLEXIBLE DUCT CONNECTION SHALL BE SIZED TO EQUAL THE DIAMETER FOR THE DIFFUSER CONNECTION.
4. PROVIDE LIGHT SHIELD AND RETURN AIR SILENCER.
5. PROVIDE SLOT DIFFUSER WITH SDB INSULATED PLENUM.

FAN

MARK	FAN SPEED LOW EXHAUST (CFM)	FAN SPEED HIGH EXHAUST (CFM)	EXT. STATIC PRESSURE (IN.W.C.)	FAN RPM	HORSE POWER (HP)	CURRENT CHAR V	P	F	MCA	MOCP	LOCALLY SWITCHED	INTERLOCK WITH	FAN TYPE	DRIVE TYPE	WEIGHT (LBS)	MANUFACTURER	MODEL NUMBER	REMARKS
CABINET																		
EF-5	75	75	0.30	768	0.1	120	1	60	0.6	15	LIGHTS	BAS	CABINET	DIRECT	16	COOK	GC	2,3,7,8
INLINE																		
EF-1	2,180	2,180	0.70	965	1	208	3	60	6.0	15	CONSTANT	BAS	INLINE	DIRECT	240	COOK	SQN-195	1,2,3,4,7
EF-2	865	865	0.55	1,310	0.25	120	1	60	3.0	15	CONSTANT	BAS	INLINE	BELT	100	COOK	SQN-135	1,2,3,6,7,8
EF-3	715	715	0.65	1,440	0.25	120	1	60	3.0	15	CONSTANT	BAS	INLINE	BELT	100	COOK	SQN-135	1,2,3,6,7,8
EF-4	81	1,305	0.30	705	0.5	208	3	60	3.1	15	WALL SWITCH	MOD	INLINE	BELT	175	COOK	SQN-180	1,2,3,6,7,8,9
EF-6	1,220	1,220	0.30	705	0.5	208	3	60	3.1	15	WALL SWITCH	MOD	INLINE	BELT	175	COOK	SQN-180	1,2,3,6,7,8
ROOF MOUNTED																		
REF-1	2,050	2,050	0.50	953	1	460	3	60	2.6	15	DIGITAL TIMER	BAS	ROOF MOUNTED	DIRECT DRIVE	120	COOK	ACEB	2,3,4,5
REF-2	440	440	0.30	1,036	1	460	3	60	2.6	15	DIGITAL TIMER	BAS	ROOF MOUNTED	DIRECT DRIVE	115	COOK	ACEB	2,3,4,5

GENERAL NOTES:
1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES AND DAMPERS. 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 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. COORDINATE WITH THE ELECTRICAL DRAWINGS AND ELECTRICAL CONTRACTOR FOR WIRING EXHAUST FANS TO BE INTERLOCKED WITH DOAS-1.
2. PROVIDE WITH DISCONNECT.
3. PROVIDE WITH AUTOMATIC BACKDRAFT DAMPER.
4. PROVIDE UNIT WITH VARIABLE SPEED DRIVE (VFD).
5. PROVIDE UNIT WITH 14" ROOF CURB SIZED PER UNIT MANUFACTURERS RECOMMENDATIONS.
6. PROVIDE UNIT WITH EC MOTOR.
7. PROVIDE UNIT WITH CEILING MOUNTED SPRING VIBRATION ISOLATORS.
8. PROVIDE UNIT WITH FAN MOUNTED SPEED CONTROL.
9. FAN TO BE RUN CONSTANTLY AT LOW EXHAUST CFM AND RAMP TO HIGH ECHAUST CFM WEN REQUIRED BY CO & NO DETECTOR.

PACKAGED ROOFTOP UNIT - GAS HEAT

MARK	CURRENT CHAR SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	EXT STATIC PRESSURE (IN. W.C.)	HORSE POWER (HP)	CURRENT CHAR V	PH	F	MCA	MOCP	COOLING AIR TEMPERATURE (°F) AMBIENT TEMP	ENTERING DRY BULB	ENTERING WET BULB	LEAVING DRY BULB	LEAVING WET BULB	COOLING COIL TOTAL CAPACITY (MBH)	COOLING COIL SENSIBLE CAPACITY (MBH)	MINIMUM EER/ IEER	NUMBER OF STAGES	HOT GAS REHEAT REHEAT CAPACITY (MBH)	AIR TEMPERATURE (°F) LEAVING DRY BULB	LEAVING WET BULB	HEATING ENTERING AIR TEMP.(°F)	LEAVING AIR TEMP.(°F)	INPUT (MBH)	OUTPUT (MBH)	AFUE %	NUMBER OF STAGES	BASIS OF DESIGN WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
RTU-1	4,570	1,130	1.50	4.6	480	3	60	47	60	95.0	80.1	67.0	53.1	53.1	185.3	128.4	10.8/18.5	4	108.0	75.0	61.2	62	94.4	200	192	81	2	1,971	DAIKIN	DPSC17B	ALL
RTU-2	5,400	525	1.50	5.0	480	3	60	48	50	95.0	80.2	65.3	56.0	54.8	171.0	143.0	10.8/14	4	100.0	75.0	61.2	65	100.6	260	195	81	4	1,922	DAIKIN	DSG180	ALL
RTU-3	8,730	0	1.50	7.5	480	3	60	73	90	95.0	80.0	67.0	52.5	52.5	367.7	249.9	10/16.5	MODULATING	166.0	70.0	59.2	72	97.7	300	243	81	4	4,222	DAIKIN	DSPC31B	ALL
RTU-4	10,000	2,688	1.50	13.0	480	3	60	100	125	95.0	80.0	67.1	53.9	53.8	478.4	292.2	10.5/15.7	MODULATING	174.9	70.0	59.2	60	90.0	400	324	81	4	8,827	DAIKIN	DSPA035	ALL

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 UNIT WITH DISCONNECT SWITCH. ROOF CURB AND MOTORIZED OUTSIDE AIR DAMPER.
2. PROVIDE UNIT WITH FACTORY MOUNTED GFCI RECEPTACLE FOR ELECTRICIAN TO WIRE TO SEPARATE CIRCUIT.
3. PROVIDE UNIT WITH LOW AMBIENT CONTROL.
4. UNIT SHALL BE CONTROLLED BY BACNET COMPATIBLE PROGRAMMABLE WIRED THERMOSTAT AND HUMIDISTAT INTEGRATED INTO THE BUILDING MANAGEMENT SYSTEM (BMS).
5. PROVIDE A WATER LEVEL SENSING DEVICE (FLOW SWITCH) IN THE PRIMARY DRAIN PAN. THIS DEVICE SHALL SHUT OFF THE APPLIANCE IN THE EVENT THE PRIMARY DRAIN LINE BECOMES RESTRICTED.
6. PROVIDE LOW LEAK ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF DAMPER.
7. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL COSTS IF ALTERNATE UNIT IS PROVIDED WITH GREATER ELECTRICAL CHARACTERISTICS THAN SHOWN.
8. ELECTRICAL CONTRACTOR TO PROVIDE UNIT DUCT MOUNTED SMOKE DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT.
9. PROVIDE UNIT WITH A VARIABLE FREQUENCY DRIVE (VFD).
10. PROVIDE UNIT WITH MODULATING HOT GAS REHEAT SIZED PER MANUFACTURERS RECOMMENDATIONS.

AIR ROTATION CONDENSING UNIT

MARK	MIN. TOTAL CAPACITY (MBH)	OUTDOOR AIR TEMP (°F)	MINIMUM EER	CURRENT CHAR. V	PH	F	MCA	MOCP	RELATED UNIT MARK	WEIGHT (LBS)	BASIS OF DESIGN MANUFACTURER	MODEL	REMARKS
ARCU-1	1,572	95.1	11.13	480	3	60	255	300	ARU-1	5,875	YORK	YLUA0130ZJ46	ALL

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. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
3. PROVIDE WITH COIL GUARD.
4. PROVIDE UNIT WITH ACROSS THE LINE STARTER.
5. PROVIDE UNIT WITH A SINGLE POINT NON - FUSED DISCONNECT SWITCH.
6. PROVIDE UNIT WITH A VARIABLE FREQUENCY DRIVE (VFD).
7. PROVIDE UNIT BACNET IP COMMUNICATION WITH THE ABILITY TO BE INTEGRATED INTO THE BUILDING MANAGEMENT SYSTEM (BMS).

AIR ROTATION UNIT - GAS HEAT

MARK	FAN SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	CURRENT CHAR V	PH	F	MCA	MOCP	COOLING AIR TEMPERATURE (°F) AMBIENT TEMP	ENTERING DRY BULB	ENTERING WET BULB	LEAVING DRY BULB	LEAVING WET BULB	COOLING COIL TOTAL CAPACITY (MBH)	COOLING COIL SENSIBLE CAPACITY (MBH)	HEATING ENTERING AIR TEMP.(°F)	LEAVING AIR TEMP.(°F)	INPUT (MBH)	OUTPUT (MBH)	AFUE %	BASIS OF DESIGN MANUFACTURER	MODEL	REMARKS
ARU-1	49,300	5,925	480	3	60	40	50	95.0	78.0	65.0	56.8	54.0	1,483	1,128	69.7	92.4	1,511	1,209	81	JOHNSON	5EJ0904B	ALL

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 UNIT WITH DISCONNECT SWITCH.
2. PROVIDE UNIT WITH STRUCTURAL SUPPORT SAY BRACING SIZED PER UNIT MANUFACTURER'S RECOMMENDATIONS.
3. PROVIDE UNIT WITH EC PLENUM FAN ARAY
4. UNIT SHALL BE CONTROLLED BY BACNET COMPATIBLE PROGRAMMABLE WIRED THERMOSTAT AND HUMIDISTAT INTEGRATED INTO THE BUILDING MANAGEMENT SYSTEM (BMS).
5. PROVIDE UNIT WITH V-BANK FILTER RACK AND (2) MERV-8 FILTERS.
6. PROVIDE UNIT WITH POWERED RETURN AND OUTDOOR AIR DAMPERS.
7. PROVIDE UNIT BACNET IP COMMUNICATION WITH THE ABILITY TO INTEGRATE THE ARU INTO THE VRV ITOUCH MANAGER THROUGH THE BACNET CLIENT OPTION.
8. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL COSTS IF ALTERNATE UNIT IS PROVIDED WITH GREATER ELECTRICAL CHARACTERISTICS THAN SHOWN.
9. ELECTRICAL CONTRACTOR TO PROVIDE UNIT DUCT MOUNTED SMOKE DETECTOR IN BOTH THE SUPPLY OUTLET AND RETURN MIXING BASE.
10. PROVIDE UNIT OUTLET WITH TURNING VANE AND H&V LOUVERS.

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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KEY PLAN:

SEAL:

STATE OF LOUISIANA
DAVID BONAVENTURE
License No. 31064
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

MECHANICAL SCHEDULES

M6.00

VRF BRANCH SELECTOR

MARK	ELECTRICAL CONNECTION					NUM. OF BRANCHES	DIMENSIONS (IN)			WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
	V	PH	F	MCA	MOCP		L	W	H				
BS1-1A	208	1	60	2	15	4	33"	27"	10"	90	DAIKIN	BSF8A54AAVJ	ALL
BS1-1B	208	1	60	2	15	4	20"	27"	10"	90	DAIKIN	BSF8A54AAVJ	ALL
BS1-2A	208	1	60	2	15	6	33"	27"	10"	110	DAIKIN	BSF8A54AAVJ	ALL
BS1-2B	208	1	60	2	15	6	33"	27"	10"	110	DAIKIN	BSF8A54AAVJ	ALL
BS2-1A	208	1	60	2	15	6	33"	27"	10"	110	DAIKIN	BSF8A54AAVJ	ALL
BS2-1B	208	1	60	2	15	6	33"	27"	10"	110	DAIKIN	BSF8A54AAVJ	ALL
BS3-1A	208	1	60	2	15	8	33"	27"	10"	110	DAIKIN	BSF8A54AAVJ	ALL
BS3-1B	208	1	60	2	15	6	33"	27"	10"	110	DAIKIN	BSF8A54AAVJ	ALL

GENERAL NOTES:

1. 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. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.

A2L REFRIGERANT CALCULATIONS EDVC = Veff * LFL * CF * Focc

	Floor Area (ft^2)	Ceiling Height with Plenum (ft)	Veff	CF	LFL (lb/1000ft^3)	Focc	EDVC (lbs)	Mrel (lbs)
Level 1	19,080	17.6	335808	0.5	19.1	1	3207.0	248.91
Level 2	18,434	17.6	324438	0.5	19.1	1	3098.4	98.8
Level 3	9,865	18	177570	0.5	19.1	1	1695.8	238.12

EDVC	=	effective dispersal volume charge	lb
Veff	=	effective dispersal volume	ft^3
LFL	=	lower flammability limit	lb/ft^3
CF	=	concentration factor	value of 0.5
Focc	=	occupancy adjustment factor	value of 1

A2L REFRIGERANT CALCULATIONS EDVC = RCL * Veff * Focc

	Floor Area (ft^2)	Ceiling Height with Plenum (ft)	Veff	RCL (lb/1000ft^3)	Focc	EDVC (lbs)	Mrel (lbs)
Level 1	19,080	17.6	335808	4.8	1	1611.9	248.91
Level 2	18,434	17.6	324438	4.8	1	1557.3	98.8
Level 3	9,865	18	177570	4.8	1	852.3	238.12

EDVC	=	effective dispersal volume charge	lb
Veff	=	effective dispersal volume	ft^3
RCL	=	refrigerant concentration limit	lb/ft^3
Focc	=	occupancy adjustment factor	value of 1

VRF FAN COIL UNIT

MARK	FAN	ELECTRICAL CONNECTION					COOLING		HEATING TOTAL CAPACITY (BTU/H)	MANUFACTURER	MODEL	REMARKS
	SUPPLY AIR (CFM)	EXT.STATIC PRESSURE (IN. W.C.)	V	P	F	MCA	MOCP	COOLING COIL TOTAL CAPACITY (BTU/H)	COOLING COIL SENSIBLE CAPACITY (BTU/H)				
FCU-1-1	530	0.20	208	1	60	1.40	15.0	12,829	10,190	16,387	DAIKIN	FXSA12AAVJU	ALL
FCU-1-2A	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-1-2B	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-1-3	335	0.20	208	1	60	0.80	15.0	10,253	8,583	13,155	DAIKIN	FXSA12AAVJU	ALL
FCU-1-4	815	0.20	208	1	60	1.80	15.0	31,049	23,122	38,531	DAIKIN	FXSA30AAVJU	ALL
FCU-1-5A	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-1-5B	1,130	0.20	208	1	60	2.50	15.0	25,900	20,375	32,745	DAIKIN	FXSA36AAVJU	ALL
FCU-1-6A	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-1-6B	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-1-7A	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,956	DAIKIN	FXSA48AAVJU	ALL
FCU-1-7B	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,956	DAIKIN	FXSA48AAVJU	ALL
FCU-1-7C	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,956	DAIKIN	FXSA48AAVJU	ALL
FCU-1-8A	1,380	0.20	208	1	60	2.80	15.0	41,456	34,627	57,662	DAIKIN	FXSA48AAVJU	ALL
FCU-1-8B	1,130	0.20	208	1	60	2.50	15.0	31,049	34,627	57,622	DAIKIN	FXSA36AAVJU	ALL
FCU-1-8C	1,130	0.20	208	1	60	2.50	15.0	31,049	34,627	57,662	DAIKIN	FXSA36AAVJU	ALL
FCU-1-9	1,310	0.20	208	1	60	2.80	15.0	41,456	34,627	57,662	DAIKIN	FXSA48AAVJU	ALL
FCU-1-10	530	0.20	208	1	60	1.40	15.0	12,829	10,190	16,378	DAIKIN	FXSA15AAVJU	ALL
FCU-1-11	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,956	DAIKIN	FXSA48AAVJU	ALL
FCU-1-12A	815	0.20	208	1	60	1.80	15.0	25,914	20,375	32,745	DAIKIN	FXSA30AAVJU	ALL
FCU-1-12B	815	0.20	208	1	60	1.80	15.0	25,914	20,375	32,745	DAIKIN	FXSA30AAVJU	ALL
FCU-1-12C	815	0.20	208	1	60	1.80	15.0	25,914	20,375	32,745	DAIKIN	FXSA30AAVJU	ALL
FCU-1-12D	185	0.20	208	1	60	1.80	15.0	25,914	20,375	32,745	DAIKIN	FXSA30AAVJU	ALL
FCU-2-2	320	0.20	208	1	60	0.80	15.0	8,291	6,201	9,958	DAIKIN	FXSA09AAVJU	ALL
FCU-2-3	320	0.20	208	1	60	0.80	15.0	8,291	6,201	9,958	DAIKIN	FXSA09AAVJU	ALL
FCU-2-4A	745	0.20	208	1	60	1.80	15.0	20,608	15,448	26,037	DAIKIN	FXSA24AAVJU	ALL
FCU-2-4B	745	0.20	208	1	60	1.80	15.0	20,608	15,448	26,037	DAIKIN	FXSA24AAVJU	ALL
FCU-2-5	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-2-6	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-2-7	745	0.20	208	1	60	1.80	15.0	20,608	15,448	26,037	DAIKIN	FXSA24AAVJU	ALL
FCU-2-8A	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-2-8B	1,130	0.20	208	1	60	2.50	15.0	31,049	30,721	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-2-9A	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,965	DAIKIN	FXS48AAVJU	ALL
FCU-2-9B	1,310	0.20	208	1	60	2.80	15.0	41,456	23,122	51,965	DAIKIN	FXS48AAVJU	ALL
FCU-2-10	530	0.20	208	1	60	1.40	15.0	12,829	10,190	16,387	DAIKIN	FXSA12AAVJU	ALL
FCU-2-11A	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,965	DAIKIN	FXSA48AAVJU	ALL
FCU-2-11B	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,965	DAIKIN	FXSA48AAVJU	ALL
FCU-3-1A	745	0.20	208	1	60	1.80	15.0	20,608	15,488	26,037	DAIKIN	FXSA24AAVJU	ALL
FCU-3-1B	745	0.20	208	1	60	1.80	15.0	20,608	15,488	26,037	DAIKIN	FXSA24AAVJU	ALL
FCU-3-2	530	0.20	208	1	60	1.40	15.0	12,829	10,190	16,387	DAIKIN	FXSA15AAVJU	ALL
FCU-3-3A	815	0.20	208	1	60	2.80	15.0	25,914	20,375	32,745	DAIKIN	FXSA30AAVJU	ALL
FCU-3-3B	815	0.20	208	1	60	2.80	15.0	25,914	20,375	32,745	DAIKIN	FXSA30AAVJU	ALL
FCU-3-4A	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-3-5A	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-3-5B	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-3-6	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-3-7	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL
FCU-3-8	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,351	DAIKIN	FXSA36AAVJU	ALL
FCU-3-9	1,310	0.20	208	1	60	2.80	15.0	41,456	30,721	51,965	DAIKIN	FXSA48AAVJU	ALL
FCU-3-10	1,130	0.20	208	1	60	2.50	15.0	31,049	23,122	38,531	DAIKIN	FXSA36AAVJU	ALL

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. UNIT SHALL BE CONTROLLED BY BACNET COMPATIBLE PROGRAMMABLE WIRED THERMOSTAT INTEGRATED INTO THE BUILDING MANAGEMENT SYSTEM (BMS).
3. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
4. PROVIDE UNIT WITH CONDENSATE PUMP SIZED TO PROVIDE ENOUGH LIFT TO GRAVITY DRAIN TO ASSOCIATED TERMINATION AS SHOWN ON DRAWINGS.
5. PROVIDE DUCTED UNITS WITH FILTER RACK AND RETURN DUCT SMOKE DETECTORS.

VRV HEAT RECOVERY UNIT

MARK	RATED COOLING CAPACITY (MBH)	RATED HEATING TOTAL CAPACITY (MBH)	ELECTRICAL CONNECTION					WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
			V	PH	F	MCA	MOCP				
HRCU-1-1A	138	138	480	3	60	23.3	30.0	800	DAIKIN	REYA144AAYDA	ALL
HRCU-1-1B	138	138	480	3	60	23.3	30.0	800	DAIKIN	REYA144AAYDA	ALL
HRCU-1-2A	184	184	480	3	60	30.7	35.0	972	DAIKIN	REYA192AAYDA	ALL
HRCU-1-2B	156	156	480	3	60	27.1	30.0	800	DAIKIN	REYA168AAYDA	ALL
HRCU-2-2A	156	156	480	3	60	27.1	35.0	800	DAIKIN	REYA168AAYDA	ALL
HRCU-2-2B	156	156	480	3	60	27.1	30.0	800	DAIKIN	REYA168AAYDA	ALL
HRCU-3-1A	156	156	480	3	60	30.7	35.0	800	DAIKIN	REYA168AAYDA	ALL
HRCU-3-1B	156	156	480	3	60	27.1	30.0	800	DAIKIN	REYA168AAYDA	ALL

GENERAL NOTES:

1. MINIMUM RECOMMENDED 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.
2. 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.
3. HRCU-1-1A AND HRCU-1-1B ARE TWINNED UNITS MODEL REYA288AAYDA.
4. HRCU-1-2A AND HRCU-1-2B ARE TWINNED UNITS MODEL REYA360AAYDA.
5. HRCU-2-2A AND HRCU-2-2B ARE TWINNED UNITS MODEL REYA360AAYDA.
6. HRCU-3-1A AND HRCU-3-1B ARE TWINNED UNITS MODEL REYA336AAYDA.

REMARKS:

1. PROVIDE UNIT WITH LOW AMBIENT CONTROL DOWN TO 20°F.
2. PROVIDE UNIT WITH DISCONNECT SWITCH.
3. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
4. PROVIDE UNIT WITH COIL GUARD.
5. PROVIDE UNIT WITH ITOUCH MANAGER CENTRALIZED CONTROLLER WITH BACNET CLIENT OPTION INTEGRATED INTO THE BUILDING MANAGEMENT SYSTEM (BMS).

LOUVER SCHEDULE

TAG	SIZE AREA (WxH) (INCHES)	MIN FLOW	AIRFLOW (CFM)	LOUVER TYPE	MANUFACTURER	MODEL NUMBER	REMARKS
L-1	48/26	4.2	3,910	EXHAUST	GREENHECK	ESD-435-48X26	ALL
L-2	40/24	3.1	2,830	EXHAUST	GREENHECK	ESD-403-40X24	ALL
L-3	40/14	1.4	1,310	EXHAUST	GREENHECK	ESD-435-40X14	ALL
L-4	28/28	2.7	1,220	INTAKE	GREENHECK	ESD-635-28X28	ALL
L-5	22/22	1.2	1,220	EXHAUST	GREENHECK	EDJ-401-22X22	ALL
L-6	20/16	0.7	300	INTAKE	GREENHECK	ESD-202-20X16	ALL
L-7	52/48	9.9	8,800	INTAKE	GREENHECK	ESD-635-52X48	ALL

REMARKS:

1. COORDINATE WITH OWNER FOR FINAL COLOR SELECTION PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO BALANCE ASSOCIATED LOUVER MOD TO SPECIFIED CFM.

GAS UNIT HEATER

MARK	AIRFLOW (CFM)	GAS INPUT (MBH)	GAS INPUT (MBH)	AFUE%	ELECTRICAL CONNECTION			WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
					V	PH	F				
GUH-1	535	30.0	24.6	81	120	1	60	67	MODINE	HD30SS0111	ALL

REMARKS:

1. REFER TO FLOOR PLANS FOR UNIT QUANTITIES.
2. PROVIDE FACTORY INSTALLED THERMAL OVERLOAD PROTECTION, BUILT-IN THERMOSTAT.
3. PROVIDE NECESSARY MOUNTING BRACKET AND ACCESSORIES FOR VERTICAL MOUNTING.
4. PROVIDE ELECTRONICALLY OPERATED GAS CONTROL VALVE.
5. PROVIDE UNIT WITH HORIZONTAL CONCENTRIC VENT KIT AND VENT TERMINAL MODEL: SH0722850005 OR APPROVED EQUAL .
6. PROVIDE UNIT WITH DIRECT SPARK IGNITION.
7. PROVIDE UNIT WITH UNIT WITH SUMMER FAN SWITCH. ALL FANS TO BE CONTROLLED BY SINGULAR SUMMER SWITCH.

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p 225.383.4321

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Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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KEY PLAN:

SEAL:

STATE OF LOUISIANA
DAVID BONAVENTURE
License No. 31064
PROFESSIONAL ENGINEER

02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

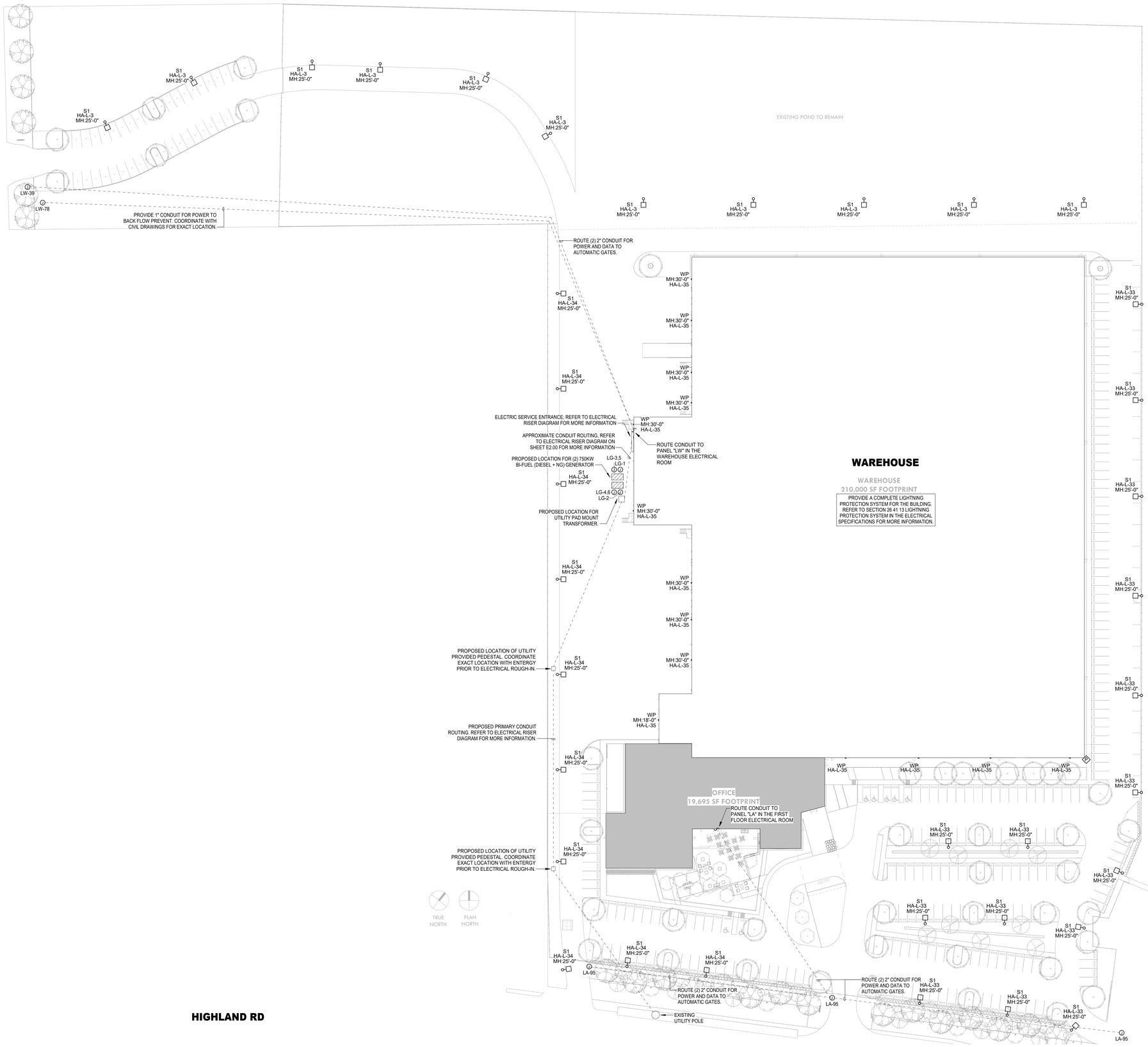
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

MECHANICAL SCHEDULES

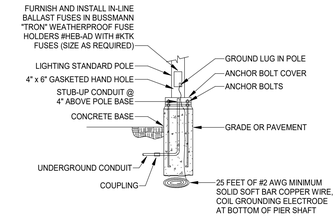
M6.01



N

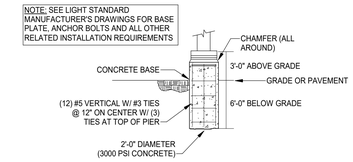
1 SITE - ELECTRICAL PLAN

Scale: 1" = 40'-0"



2 METAL POLE W/ CONCRETE ANCHOR BASE ELEC REQS

Scale: NTS



3 METAL POLE W/ CONCRETE ANCHOR BASE STRUCTURAL REQS

Scale: NTS

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p 225.383.4321
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Baton Rouge
5215 Essen Lane, Suite 100
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KEY PLAN:

SEAL:

STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER

02/27/2026

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LIPSEY'S NEW HEADQUARTERS

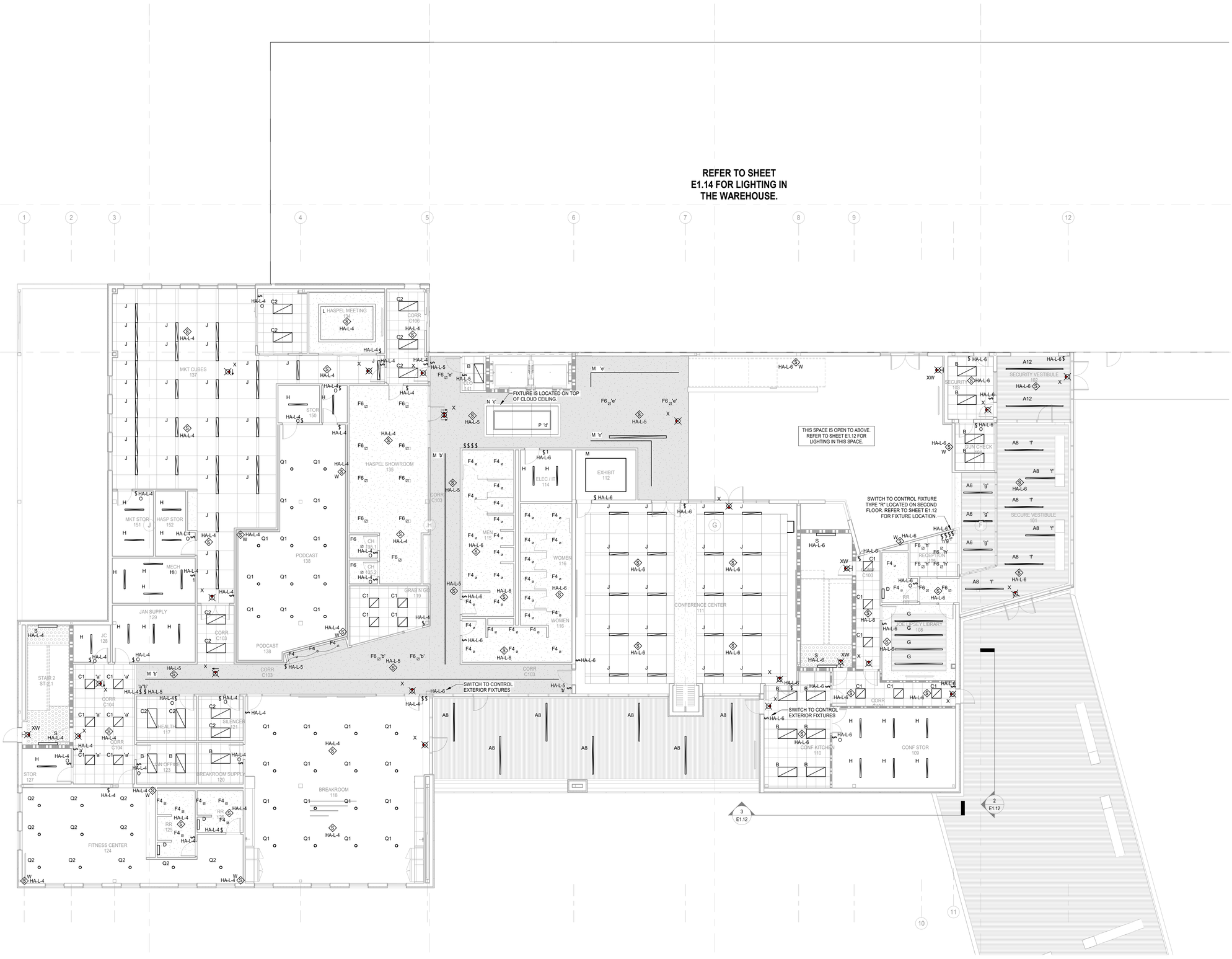
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

OVERALL SITE PLAN

E0.00

REFER TO SHEET E1.14 FOR LIGHTING IN THE WAREHOUSE.



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1 FIRST FLOOR LIGHTING PLAN

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

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Salas O'Brien

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5215 Essen Lane, Suite 100
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LIPSEY'S NEW HEADQUARTERS

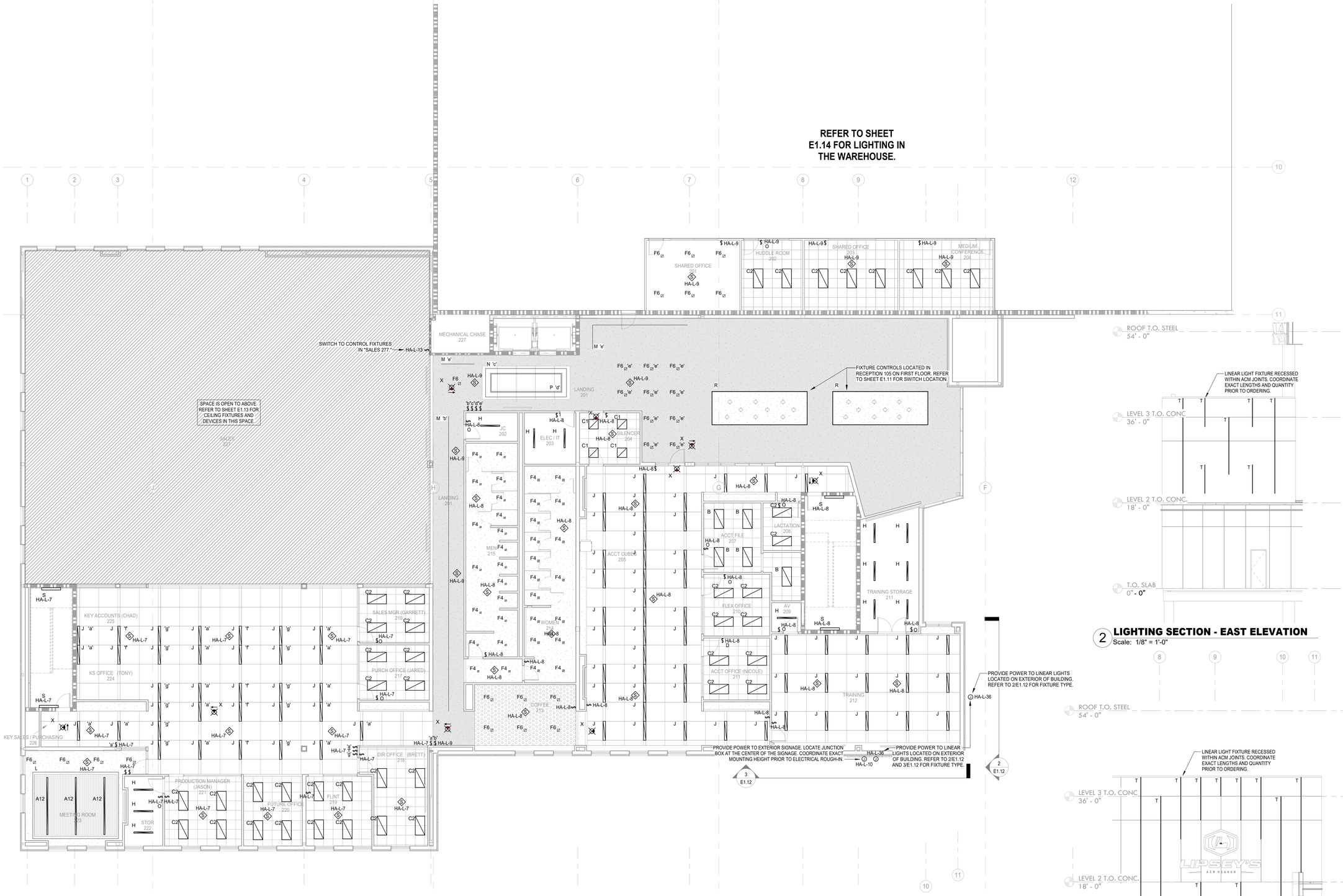
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR LIGHTING PLAN - OFFICE

E1.11

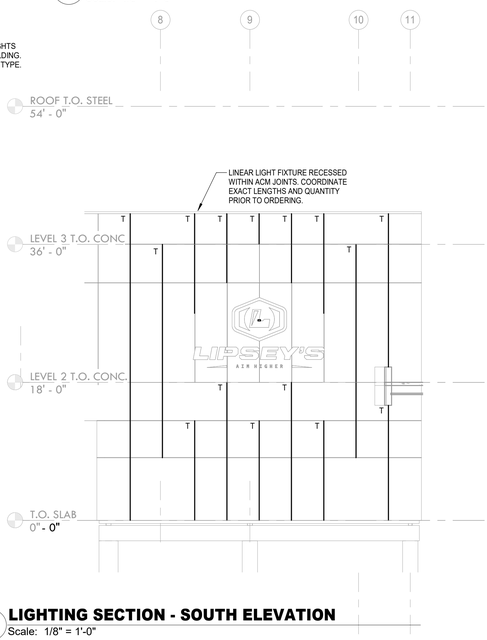
REFER TO SHEET E1.14 FOR LIGHTING IN THE WAREHOUSE.



N

1 SECOND FLOOR LIGHTING PLAN
Scale: 1/8" = 1'-0"

2 LIGHTING SECTION - EAST ELEVATION
Scale: 1/8" = 1'-0"



3 LIGHTING SECTION - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
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salasobrien.com 225-766-8002
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LIPSEY'S NEW HEADQUARTERS

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RMA PROJECT NO: 24.154

SECOND FLOOR LIGHTING PLAN - OFFICE

E1.12

REFER TO SHEET E1.14 FOR LIGHTING IN THE WAREHOUSE.

1 **THIRD FLOOR LIGHTING PLAN**
Scale: 1/8" = 1'-0"

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p 225.383.4321

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LIPSEY'S NEW HEADQUARTERS

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THIRD FLOOR LIGHTING PLAN - OFFICE

E1.13

N

1 **WAREHOUSE LIGHTING PLAN**
Scale: 3/64" = 1'-0"

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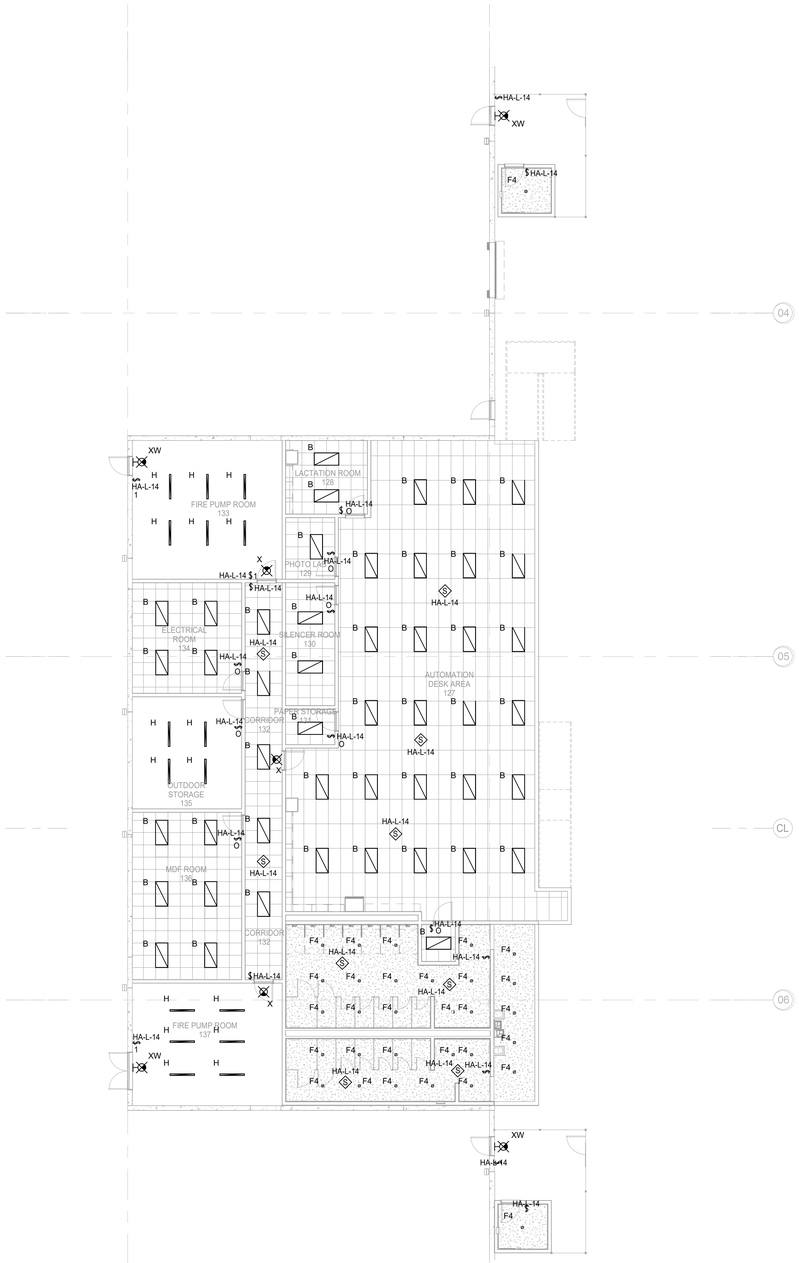
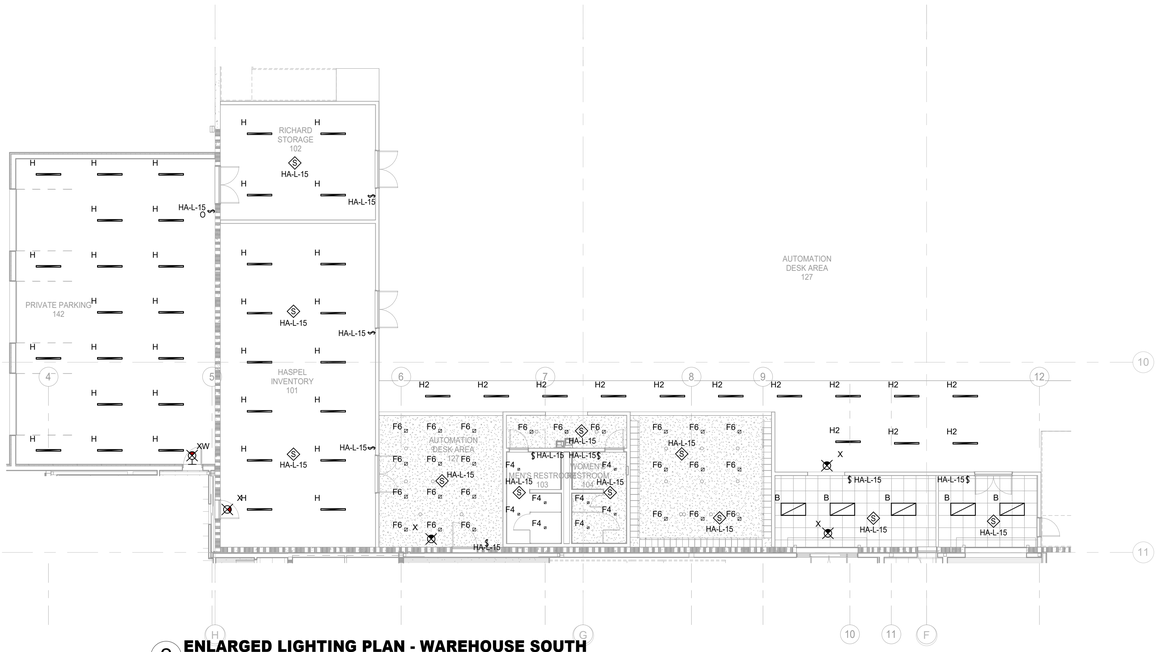
FIRST FLOOR LIGHTING PLAN - WAREHOUSE

E1.14



1 **ENLARGED LIGHTING PLAN - WAREHOUSE EAST**
Scale: 1" = 10'-0"



2 **ENLARGED LIGHTING PLAN - WAREHOUSE SOUTH**
Scale: 1" = 10'-0"

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p 225.383.4321
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salasobrien.com 225-766-8002
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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ENLARGED LIGHTING PLANS

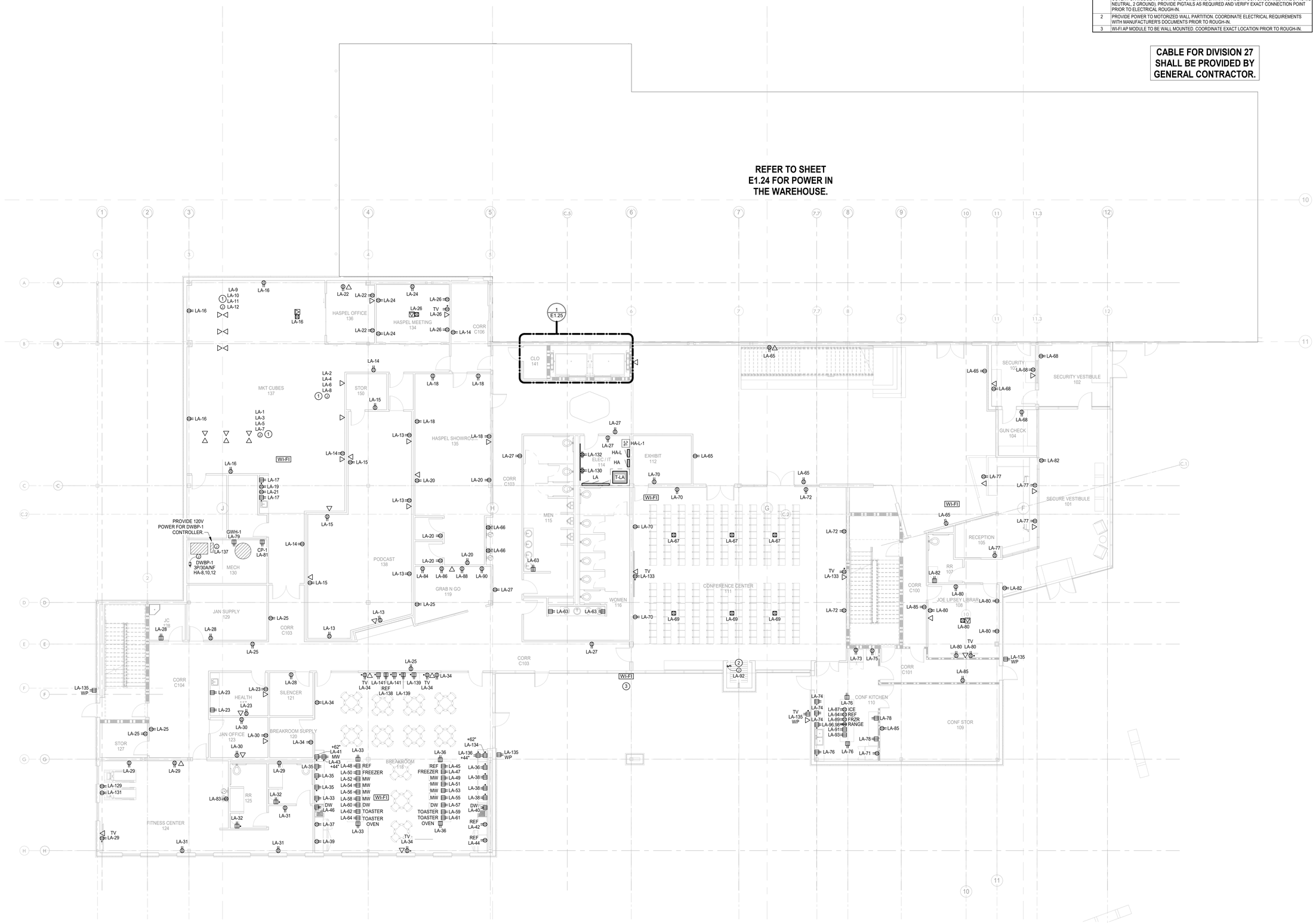
E1.15

ELECTRICAL KEYED NOTES

KEYED NOTE	Description
1	PROVIDE WIREMOLD RFB4E FLOOR BOX (OR APPROVED EQUIVALENT) WITH FURNITURE FEED COVER FOR MODULAR FURNITURE POWER AND DATA. PROVIDE A FOUR CIRCUIT, (8) WIRE (4 HOT, 2 NEUTRAL, 2 GROUND). PROVIDE PIGTAILS AS REQUIRED AND VERIFY EXACT CONNECTION POINT PRIOR TO ELECTRICAL ROUGH-IN.
2	PROVIDE POWER TO MOTORIZED WALL PARTITION. COORDINATE ELECTRICAL REQUIREMENTS WITH MANUFACTURER'S DOCUMENTS PRIOR TO ROUGH-IN.
3	WI-FI AP MODULE TO BE WALL MOUNTED. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.

CABLE FOR DIVISION 27 SHALL BE PROVIDED BY GENERAL CONTRACTOR.

REFER TO SHEET E1.24 FOR POWER IN THE WAREHOUSE.



N

1 FIRST FLOOR POWER PLAN
Scale: 1/8" = 1'-0"

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p 225.383.4321
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salasobrien.com 225-766-8002
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PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

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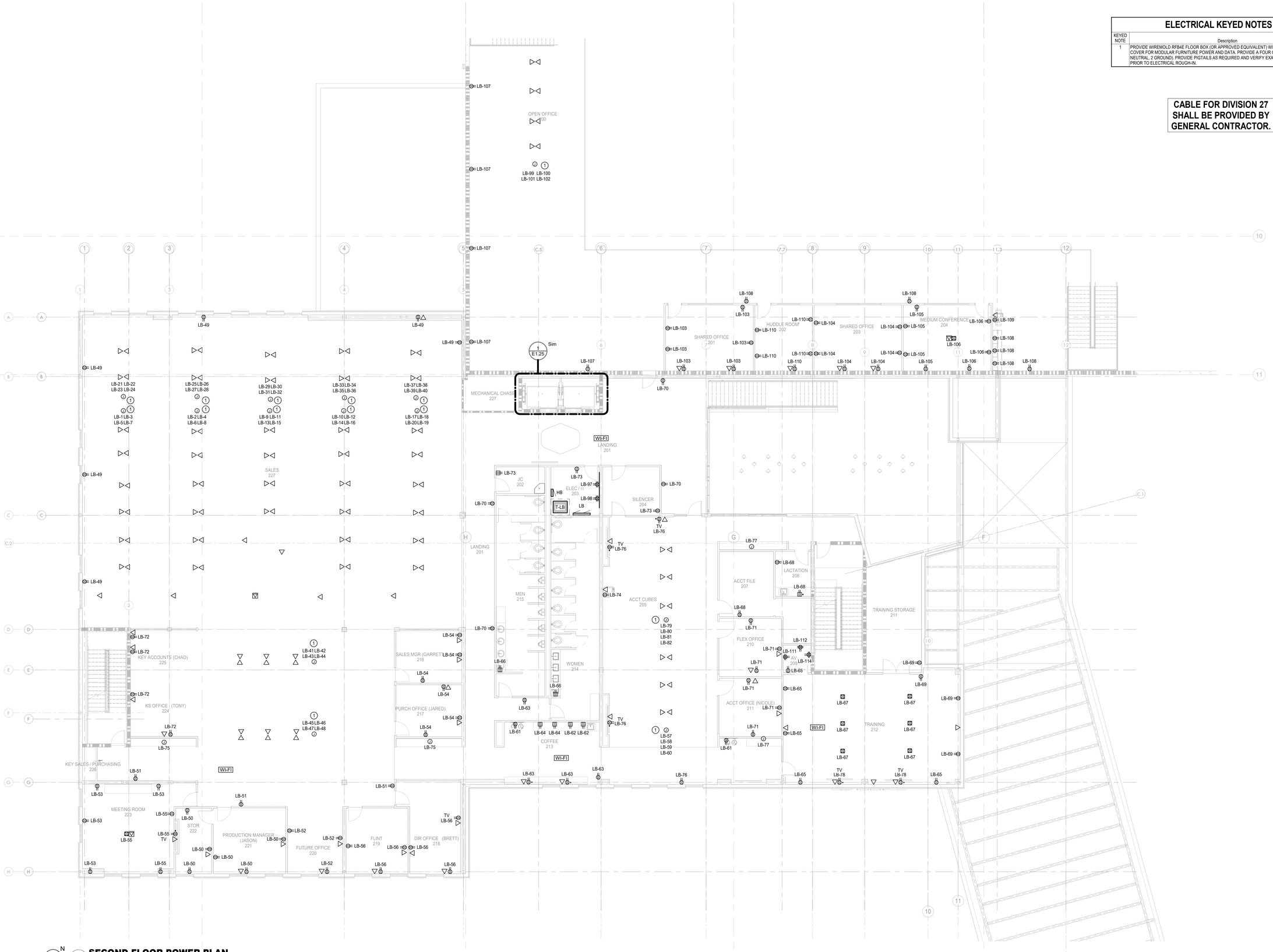
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR PLAN - OFFICE

E1.21



N

1 SECOND FLOOR POWER PLAN

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

ELECTRICAL KEYED NOTES

KEYED NOTE	Description
1	PROVIDE WIREMOLD RFB4E FLOOR BOX (OR APPROVED EQUIVALENT) WITH FURNITURE FEED COVER FOR MODULAR FURNITURE POWER AND DATA. PROVIDE A FOUR CIRCUIT, (8) WIRE (4 HOT, 2 NEUTRAL, 2 GROUND). PROVIDE PIGTAILS AS REQUIRED AND VERIFY EXACT CONNECTION POINT PRIOR TO ELECTRICAL ROUGH-IN.

CABLE FOR DIVISION 27 SHALL BE PROVIDED BY GENERAL CONTRACTOR.

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2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
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KEY PLAN:

SEAL:

STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER

02/27/2026

REVISION SCHEDULE

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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

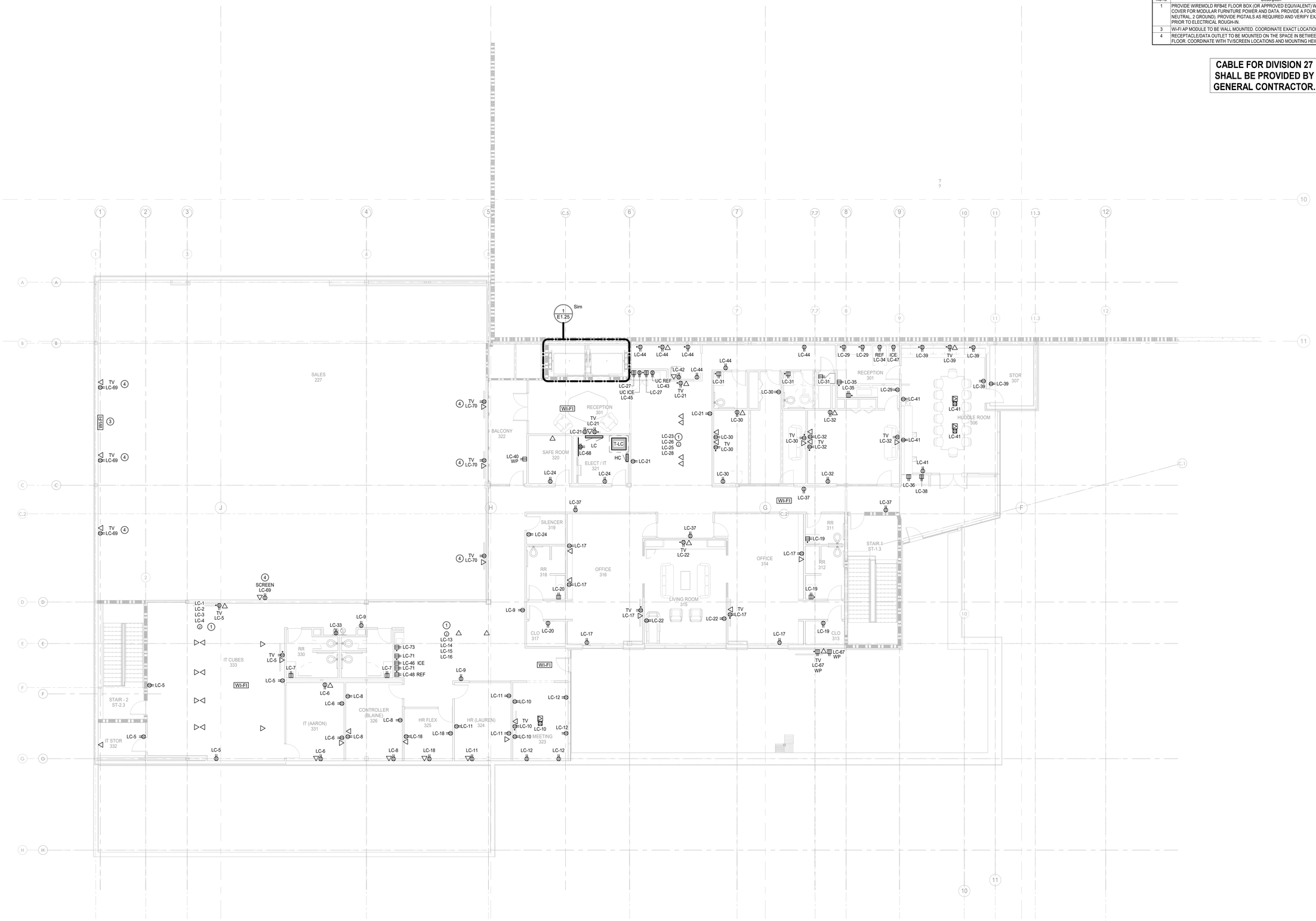
SECOND FLOOR PLAN - OFFICE

E1.22

ELECTRICAL KEYED NOTES

KEYED NOTE	Description
1	PROVIDE WIREMOLD RFB4E FLOOR BOX (OR APPROVED EQUIVALENT) WITH FURNITURE FEED COVER FOR MODULAR FURNITURE POWER AND DATA. PROVIDE A FOUR CIRCUIT, (8) WIRE (4 HOT, 2 NEUTRAL, 2 GROUND). PROVIDE PIGTAILS AS REQUIRED AND VERIFY EXACT CONNECTION POINT PRIOR TO ELECTRICAL ROUGH-IN.
3	WI-FI AP MODULE TO BE WALL MOUNTED. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
4	RECEPTACLE/DATA OUTLET TO BE MOUNTED ON THE SPACE IN BETWEEN THE SECOND AND THIRD FLOOR. COORDINATE WITH TV/SCREEN LOCATIONS AND MOUNTING HEIGHTS.

CABLE FOR DIVISION 27 SHALL BE PROVIDED BY GENERAL CONTRACTOR.



1 **THIRD FLOOR POWER PLAN**
Scale: 1/8" = 1'-0"

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p 225.383.4321
RITTERMAHER.COM

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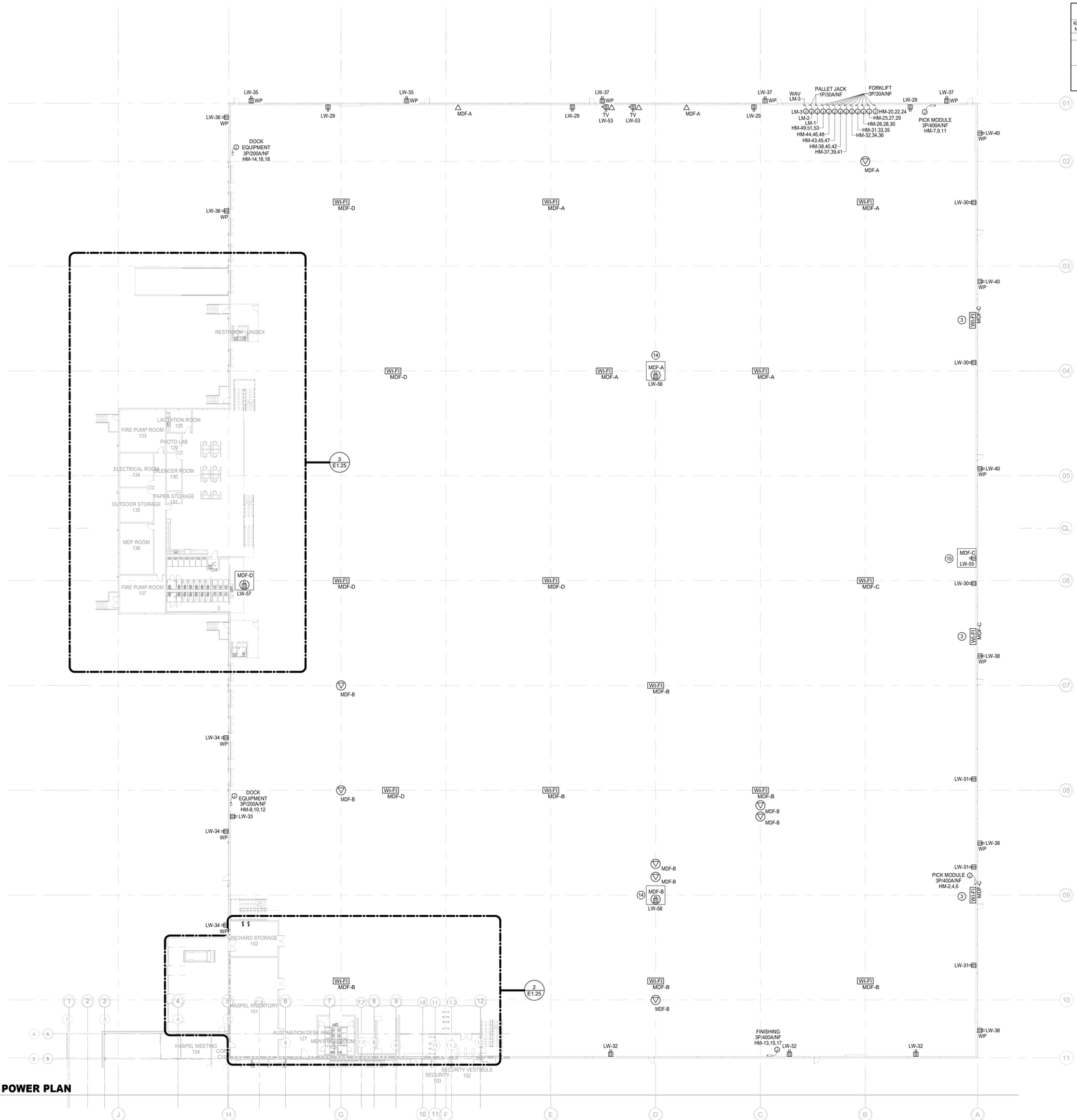
THIRD FLOOR PLAN - OFFICE

E1.23



1 **WAREHOUSE POWER PLAN**
Scale: 3/64" = 1'-0"

ELECTRICAL KEYED NOTES

KEYED NOTE	Description
3	WI-FI AP MODULE TO BE WALL MOUNTED. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
14	MDF CABINET LOCATED IN THE CEILING. PROVIDE CAT 6 CABLE TO THE CORRESPONDING WI-FI AP DEVICE AND DATA OUTLET INDICATED BY THE SUBSCRIPT. ROUTE FIBER CABLE BACK TO THE MDF CABINET LOCATED IN THE THIRD FLOOR ELECTRICAL/IT ROOM. REFER TO SHEET E1.23 FOR THE ROOM LOCATION.
15	MDF CABINET MOUNTED ON THE WALL. PROVIDE CAT 6 CABLE TO THE CORRESPONDING WI-FI AP DEVICE AND DATA OUTLET INDICATED BY THE SUBSCRIPT. ROUTE FIBER CABLE BACK TO THE MDF CABINET LOCATED IN THE THIRD FLOOR ELECTRICAL/IT ROOM. REFER TO SHEET E1.23 FOR THE ROOM LOCATION.

CABLE FOR DIVISION 27 SHALL BE PROVIDED BY GENERAL CONTRACTOR.

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p 225.383.4321
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Baton Rouge
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Project No: 2550-01415

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SEAL:
STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

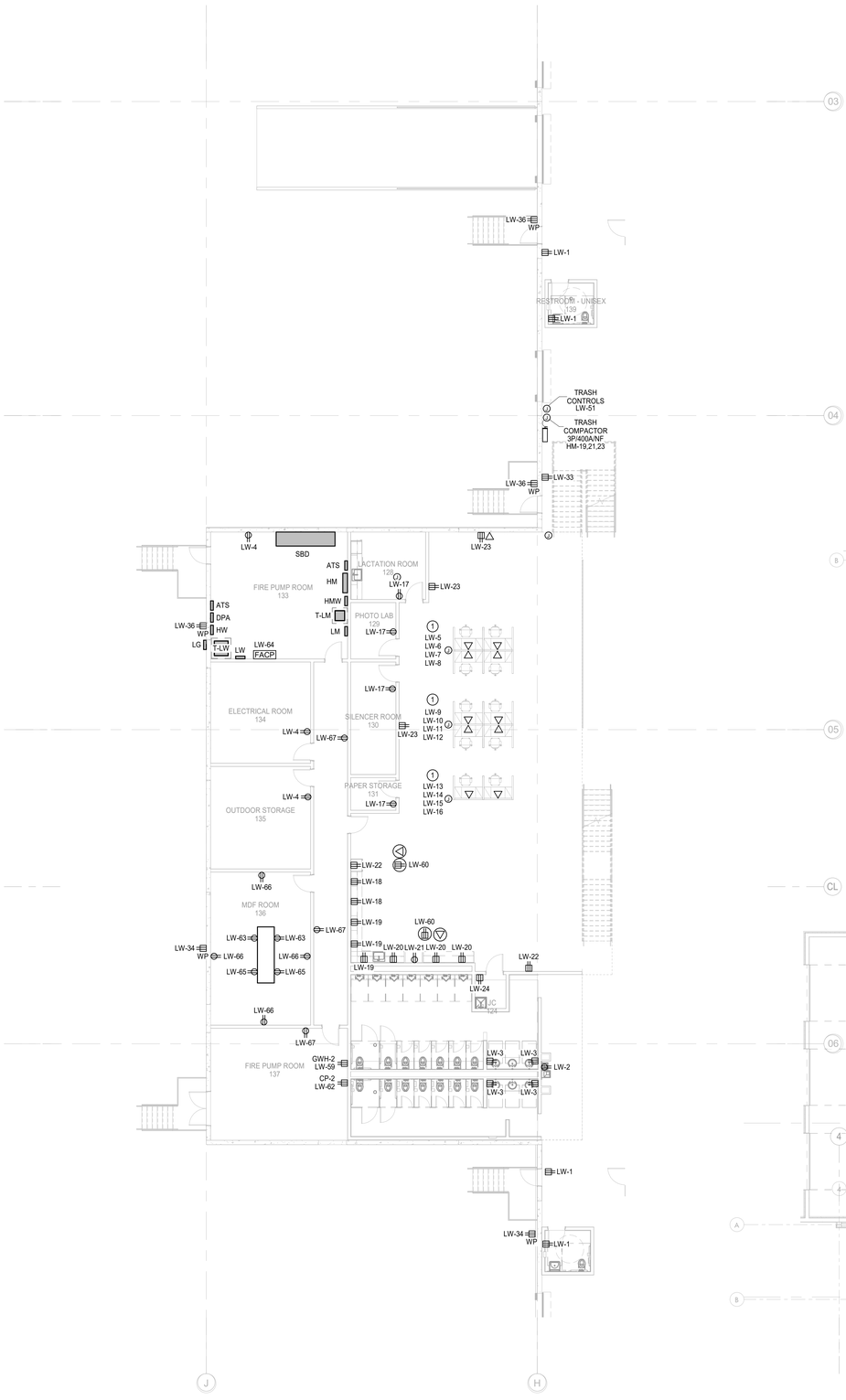
RMA PROJECT NO: 24.154

FIRST FLOOR PLAN - WAREHOUSE

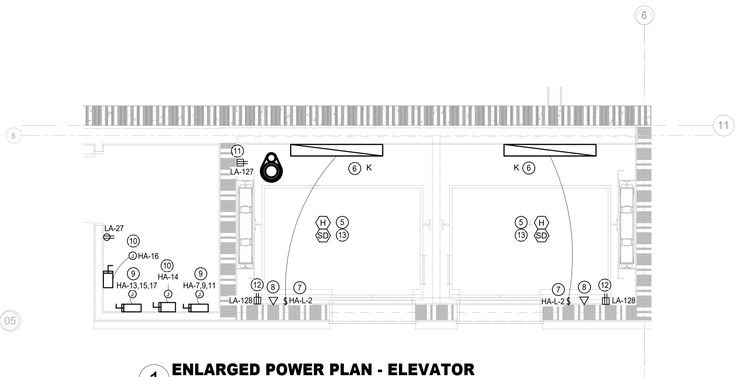
E1.24

ELECTRICAL KEYED NOTES

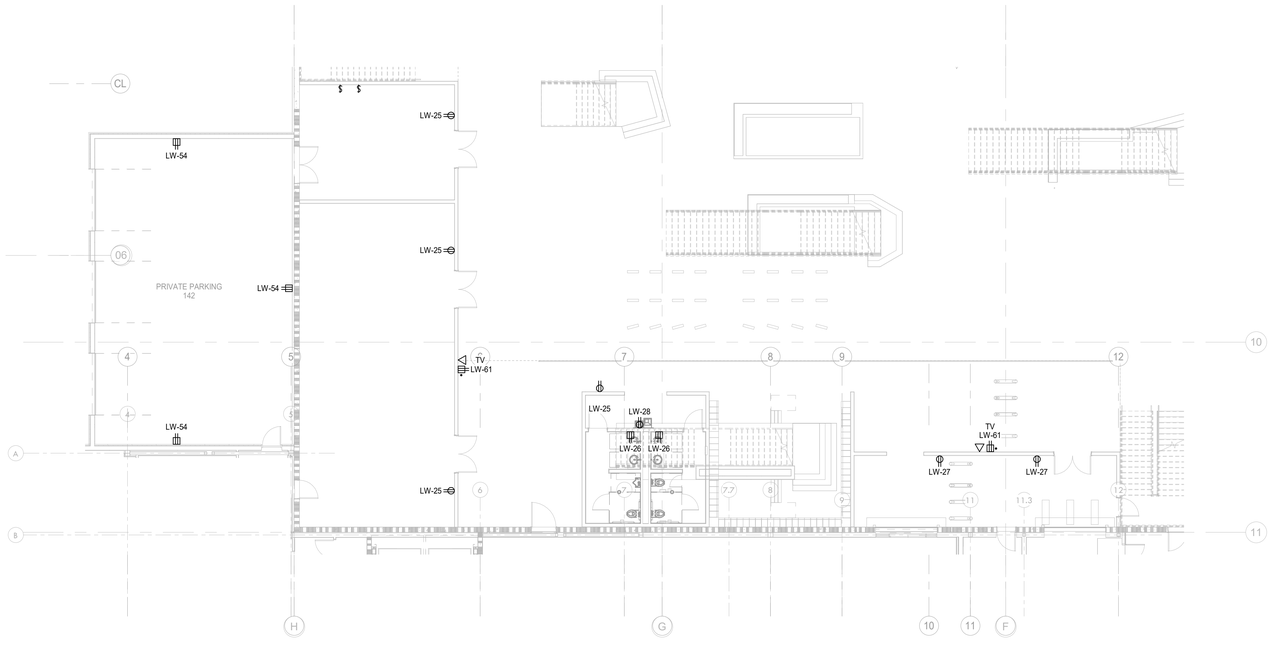
KEYED NOTE	Description
1	PROVIDE WIREMOLD RFB4E FLOOR BOX (OR APPROVED EQUIVALENT) WITH FURNITURE FEED COVER FOR MODULAR FURNITURE POWER AND DATA. PROVIDE A FOUR CIRCUIT, (8) WIRE (4 HOT, 2 NEUTRAL, 2 GROUND). PROVIDE PIGTAILS AS REQUIRED AND VERIFY EXACT CONNECTION POINT PRIOR TO ELECTRICAL ROUGH-IN.
5	COORDINATE LOCATIONS OF ELECTRICAL EQUIPMENT WITH ELEVATOR MANUFACTURER'S SHOP DRAWINGS FOR CLEARANCES AND PREFERRED LOCATIONS.
6	PROVIDE (2) LIGHT FIXTURES IN ELEVATOR PIT AND AT THE TOP OF THE HOISTWAY.
7	LOCATE (1) SWITCH NEAR THE TOP OF THE ELEVATOR PIT LADDER AND (1) SWITCH AT THE BOTTOM OF THE PIT LADDER FOR PIT/HOISTWAY LIGHTS.
8	TELEPHONE FOR CAB COMMUNICATION. PROVIDE CAT 3 6C TELEPHONE CABLE TO TELEPHONE DEMARCATION POINT.
9	PROVIDE ELEVATOR EATON BUSSMAN SERIES ELEVATOR POWER MODULE WITH DISCONNECT SWITCH AND FUSES SIZED AS REQUIRED BY THE ELEVATOR MANUFACTURER. ELEVATOR CONTROL MODULE SHALL HAVE DRY CONTACTS FOR HEAT DETECTOR SHUNT TRIP FUNCTION, FIRE ALARM SAFETY INTERFACE AND FIRE ALARM MONITORING RELAY.
10	PROVIDE 30A/1P/115A DISCONNECT FOR ELEVATOR CAB LIGHTING, RECEPTACLES, AUXILIARY LIGHTING, AND VENTILATION. DISCONNECT MUST BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
11	PROVIDE RECEPTACLE IN THE ELEVATOR PIT FOR SUMP PUMP.
12	PROVIDE RECEPTACLE IN THE ELEVATOR PIT AND AT THE TOP LEVEL OF THE ELEVATOR HOISTWAY.
13	PROVIDE SMOKE AND HEAT DETECTORS AT THE TOP OF THE ELEVATOR HOISTWAY. PROVIDE HEAT DETECTORS ADJACENT TO EACH SPRINKLER HEAD IN THE HOISTWAY. INTERFACE SMOKE DETECTORS WITH THE ELEVATOR CONTROLLER FOR RECALL FUNCTION AND INTERFACE HEAT DETECTORS WITH THE ELEVATOR POWER MODULE FOR SHUNT TRIP FUNCTION.



3 ENLARGED POWER PLAN - WAREHOUSE EAST
Scale: 1" = 10'-0"



1 ENLARGED POWER PLAN - ELEVATOR
Scale: 3/8" = 1'-0"



2 ENLARGED POWER PLAN - WAREHOUSE SOUTH
Scale: 1" = 10'-0"

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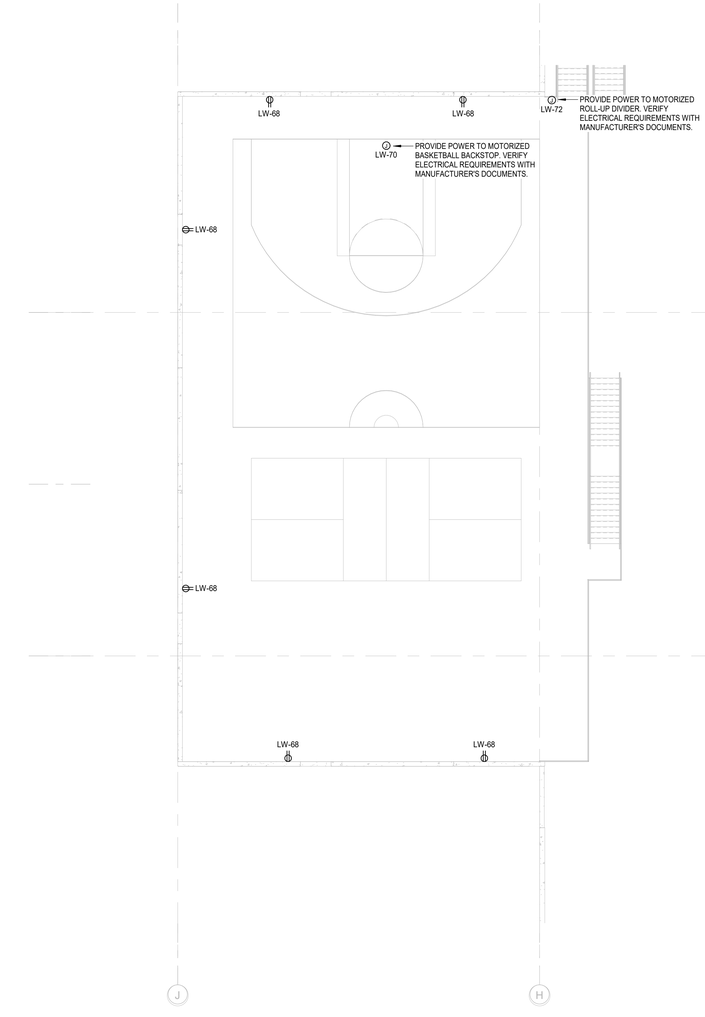
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ENLARGED POWER PLANS

E1.25



1 **ENLARGED ELECTRICAL PLAN - WAREHOUSE MEZZANINE**
Scale: 1" = 10'-0"

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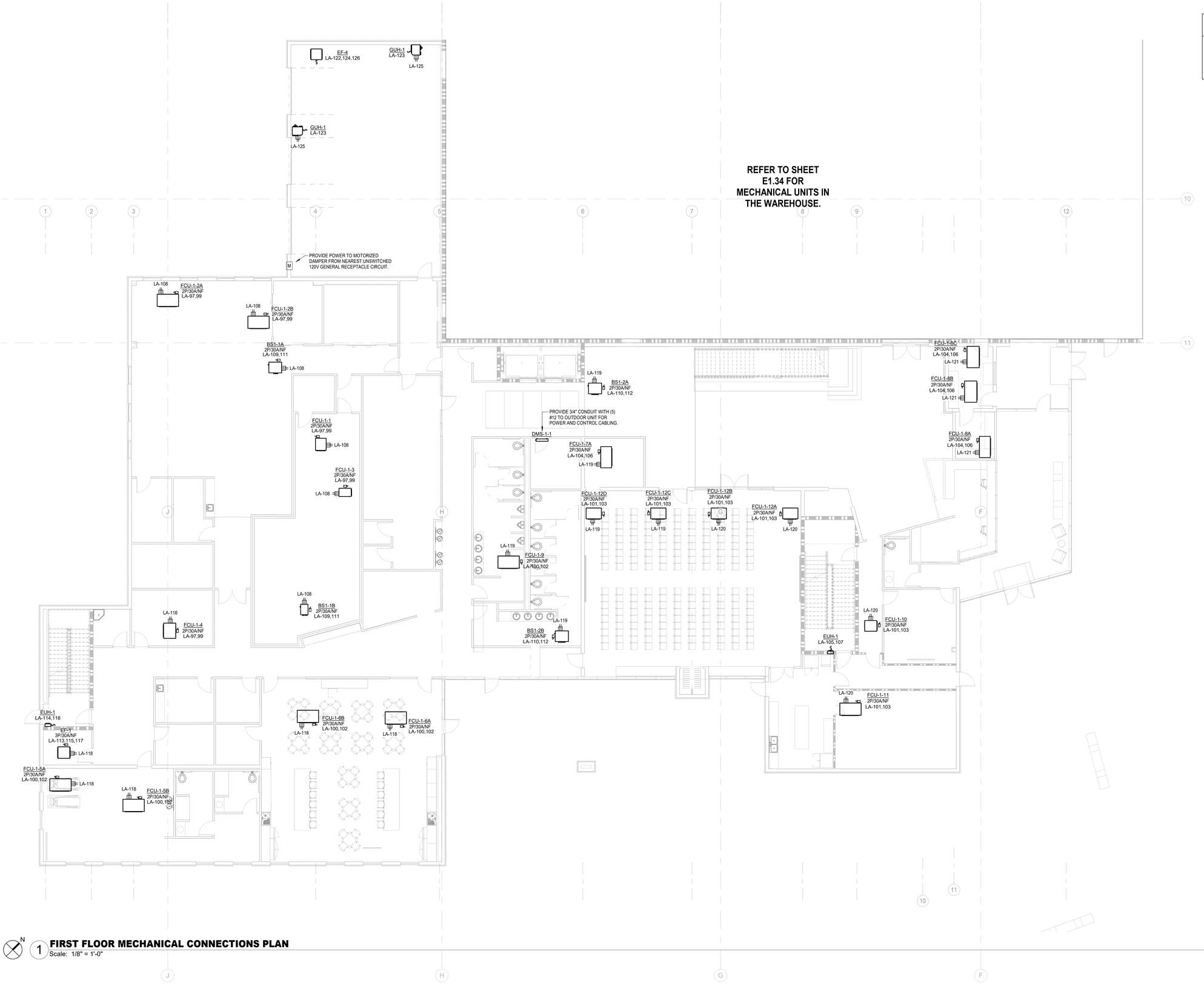
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ENLARGED POWER PLANS

E1.26



N

1 FIRST FLOOR MECHANICAL CONNECTIONS PLAN

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

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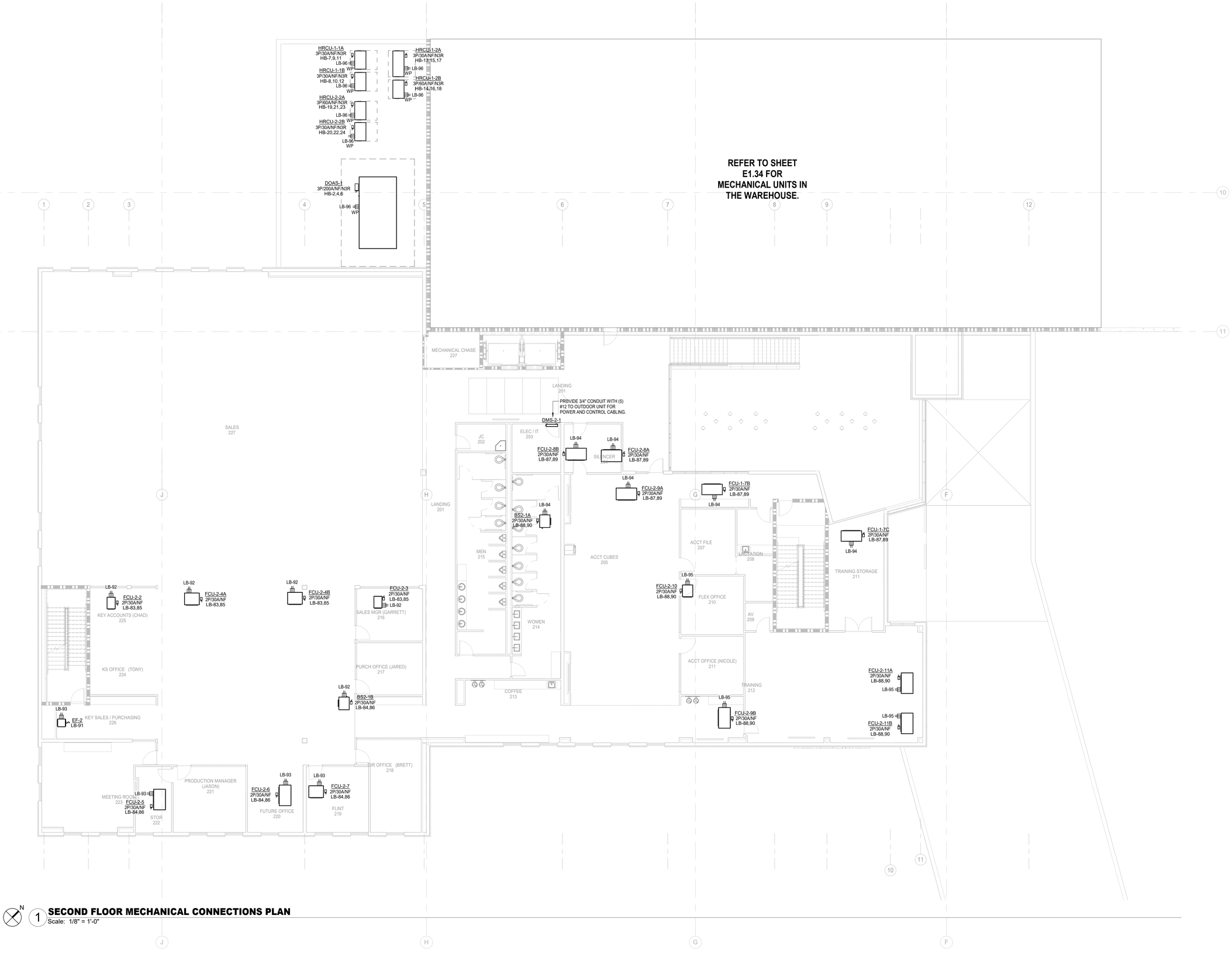
LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR MECHANICAL CONNECTIONS PLAN - OFFICE

E1.31



N

1 SECOND FLOOR MECHANICAL CONNECTIONS PLAN

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

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p 225.383.4321

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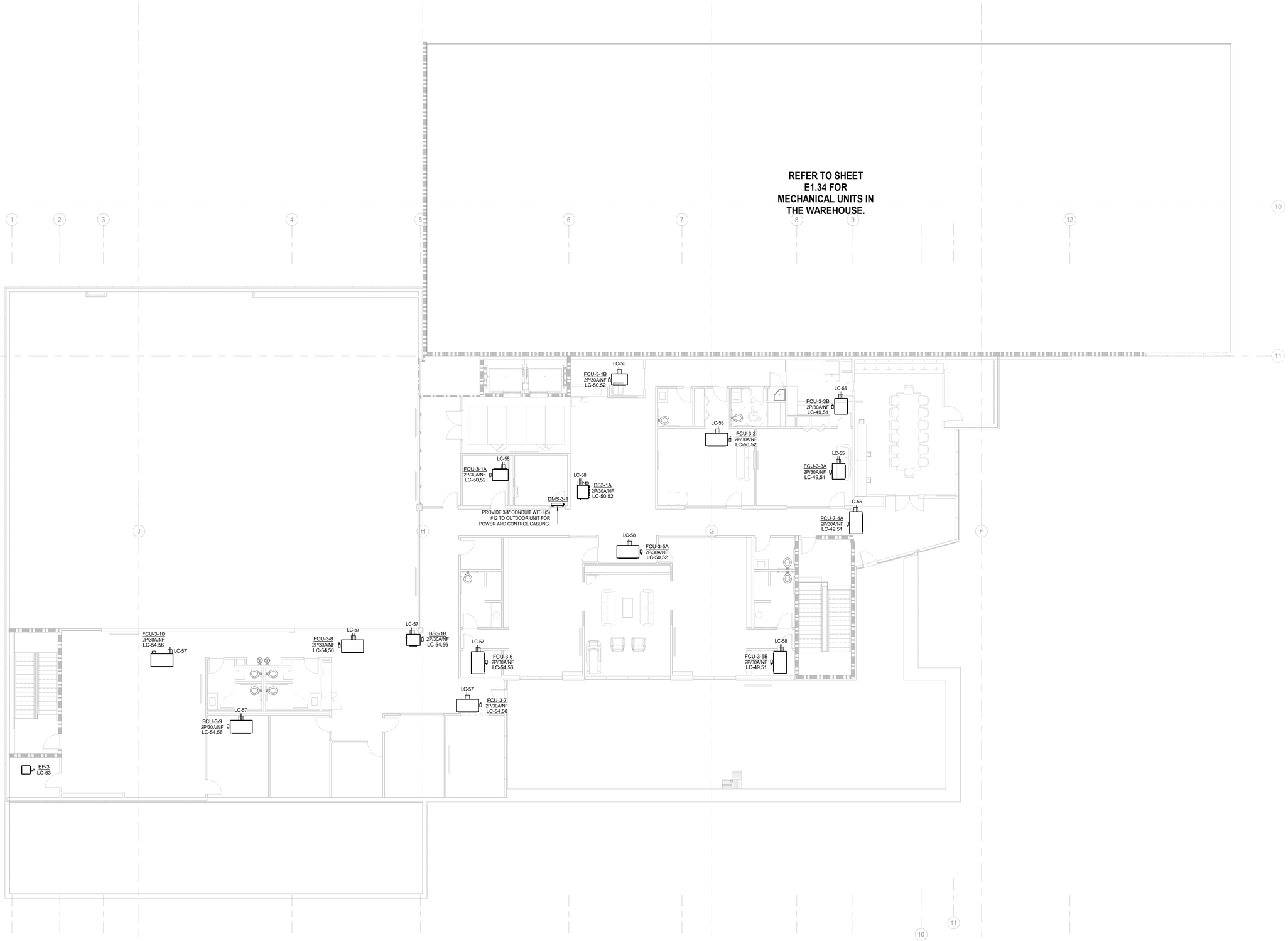
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

SECOND FLOOR MECHANICAL CONNECTIONS PLAN - OFFICE

E1.32



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1 THIRD FLOOR MECHANICAL CONNECTIONS PLAN

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

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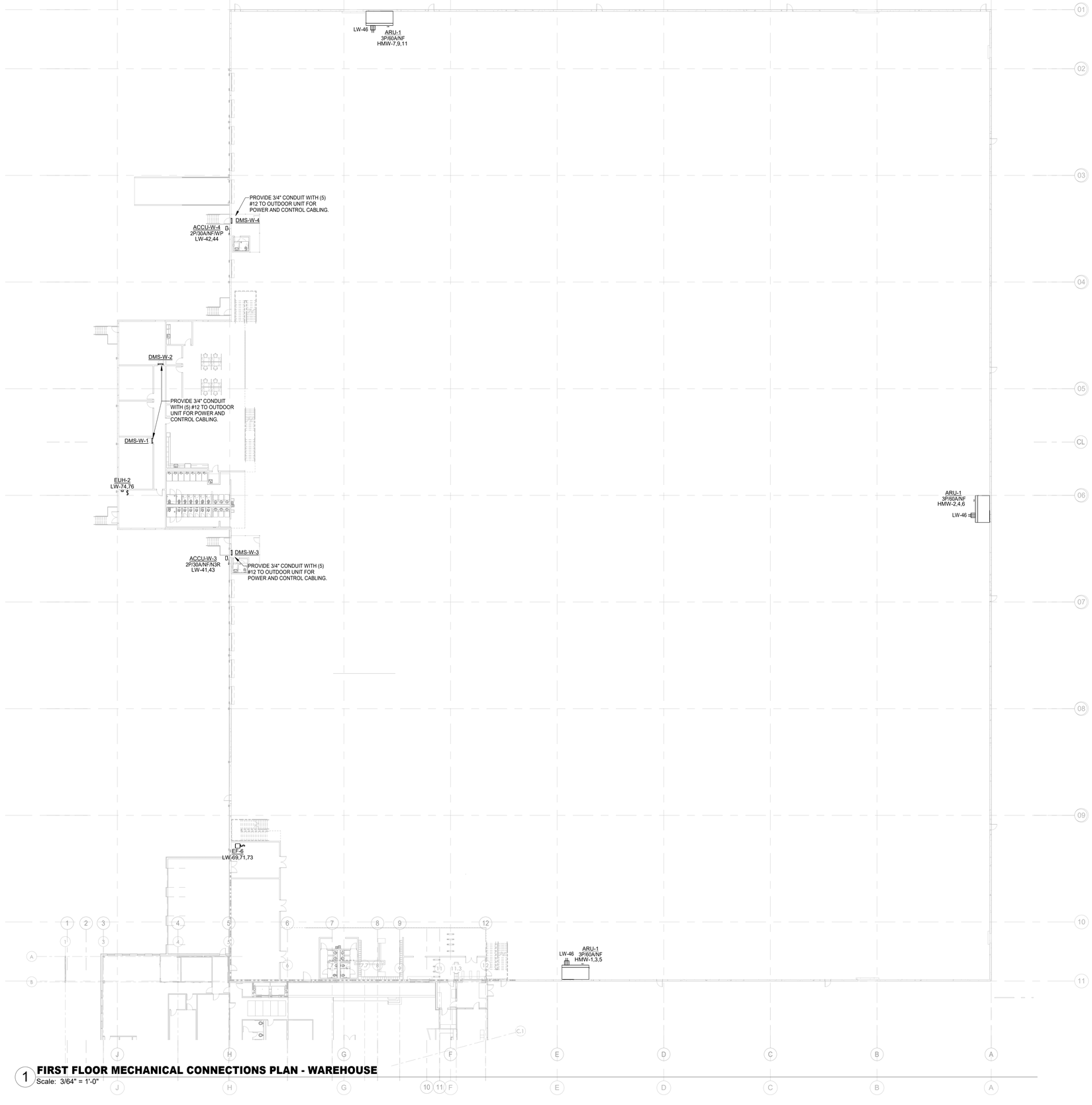
THIRD FLOOR MECHANICAL CONNECTIONS PLAN - OFFICE

E1.33



1 **FIRST FLOOR MECHANICAL CONNECTIONS PLAN - WAREHOUSE**
Scale: 3/64" = 1'-0"

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p 225.383.4321
RITTERMAHER.COM

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HIGHLAND RD, ST. GEORGE, LA

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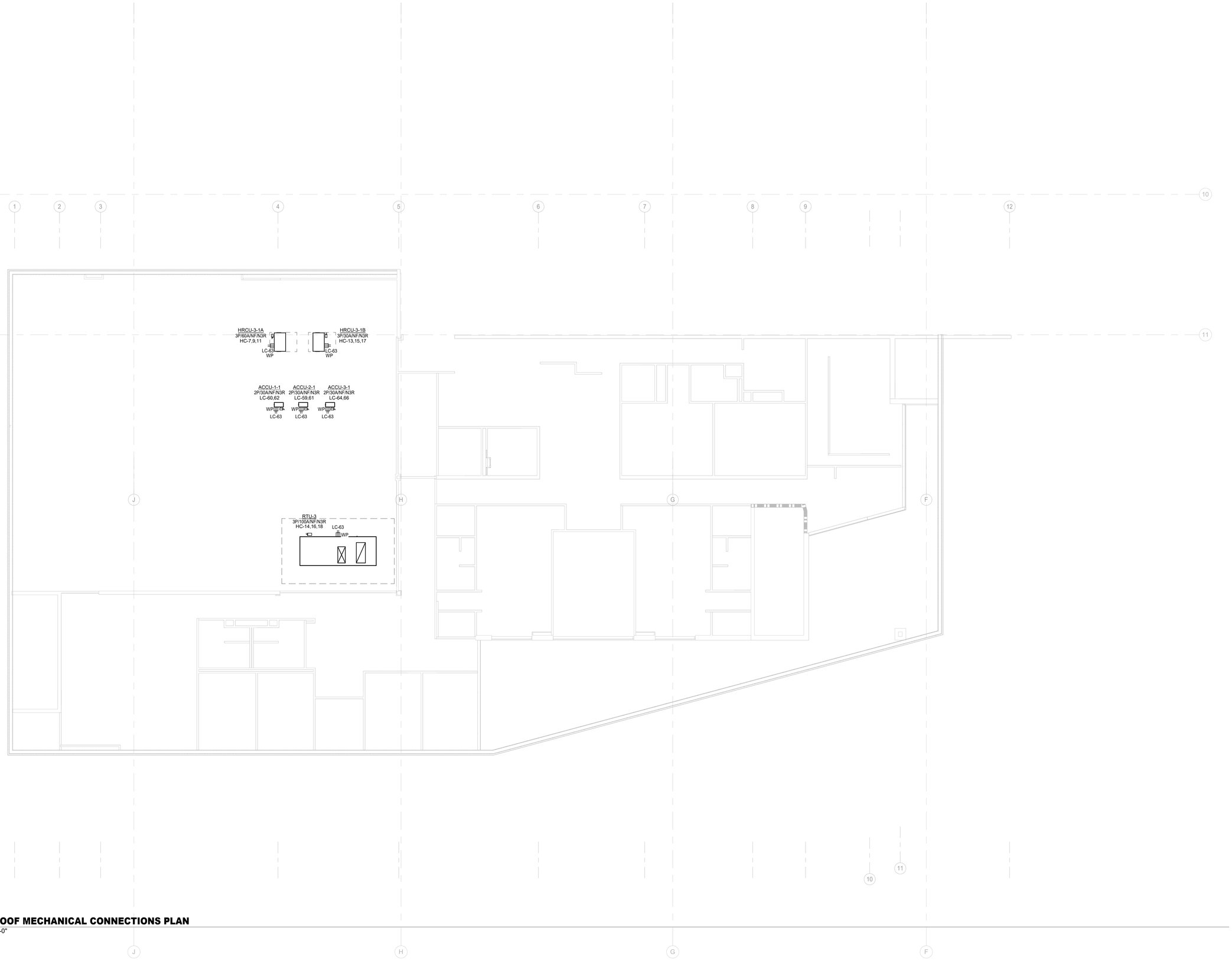
FIRST FLOOR MECHANICAL PLAN - WAREHOUSE

E1.34



1 OFFICE ROOF MECHANICAL CONNECTIONS PLAN

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

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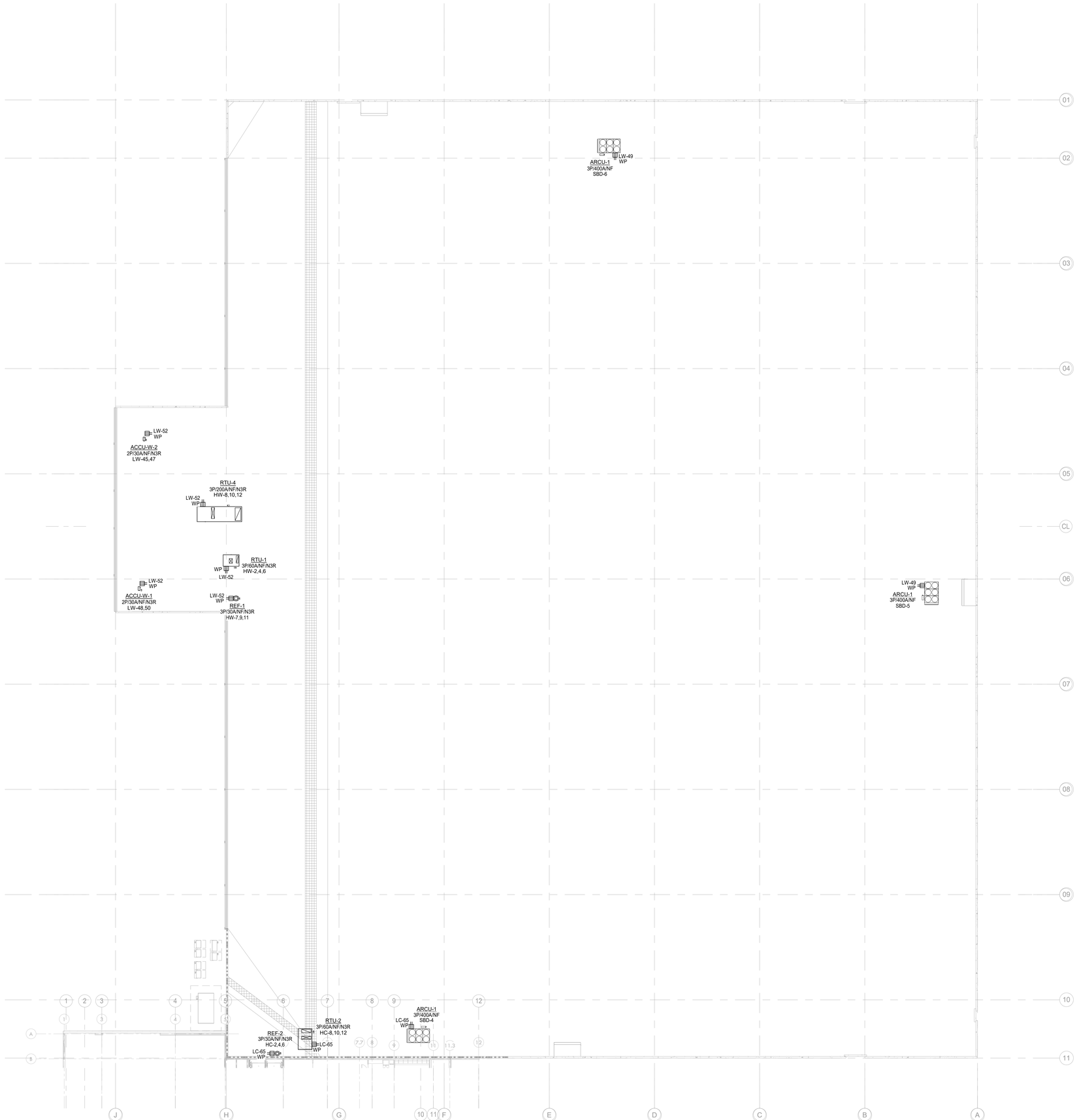
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ROOF MECHANICAL CONNECTIONS PLAN - OFFICE

E1.35



1 **ROOF MECHANICAL CONNECTIONS PLAN - WAREHOUSE**
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LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ROOF MECHANICAL CONNECTIONS PLAN - WAREHOUSE

E1.36

REFER TO SHEET E1.44 FOR FIRE ALARM DEVICES IN THE WAREHOUSE.

N

1 **FIRST FLOOR FIRE ALARM PLAN**
Scale: 1/8" = 1'-0"

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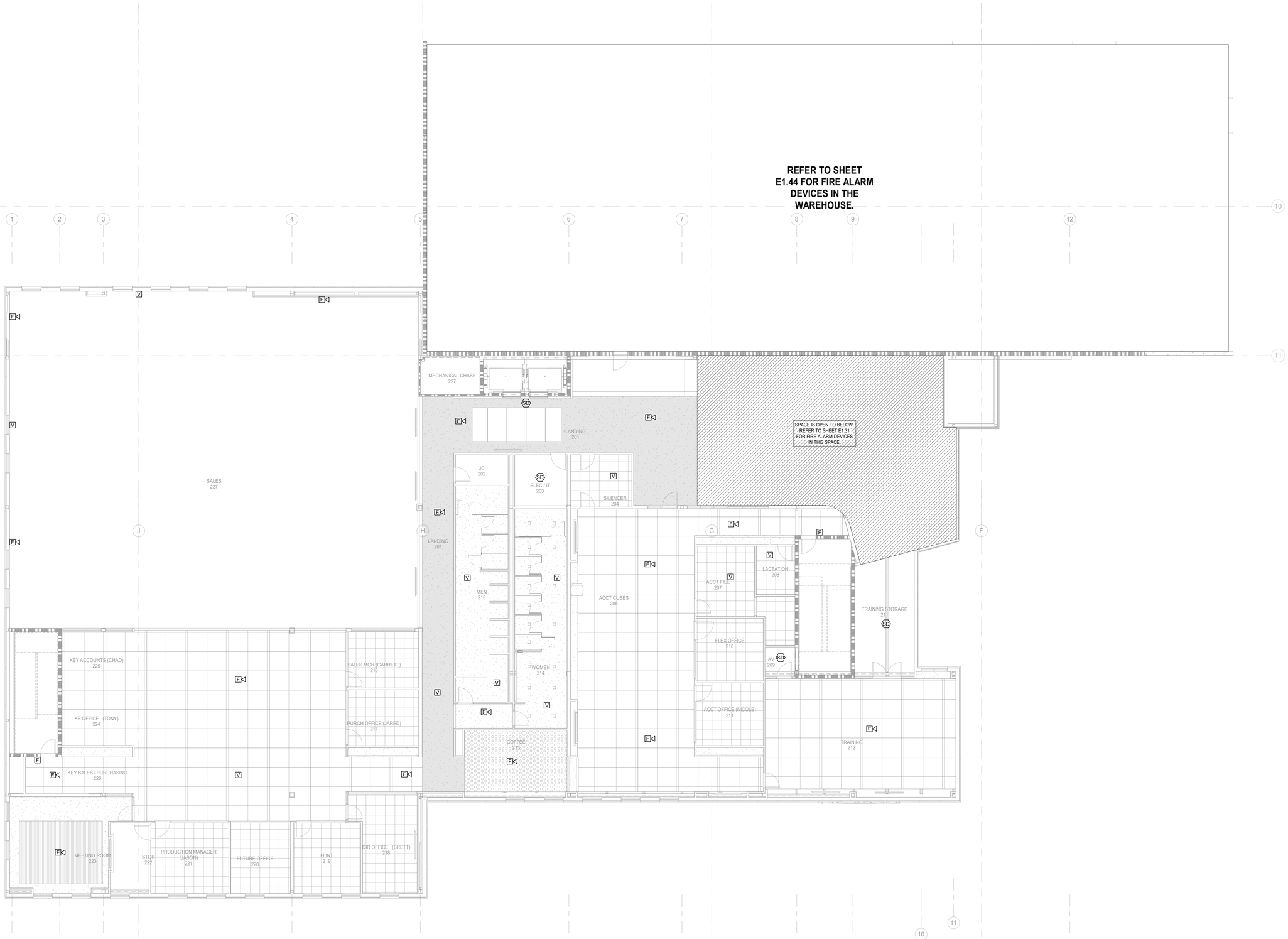
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

FIRST FLOOR FIRE ALARM PLAN - OFFICE

E1.41



N

1 SECOND FLOOR FIRE ALARM PLAN

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

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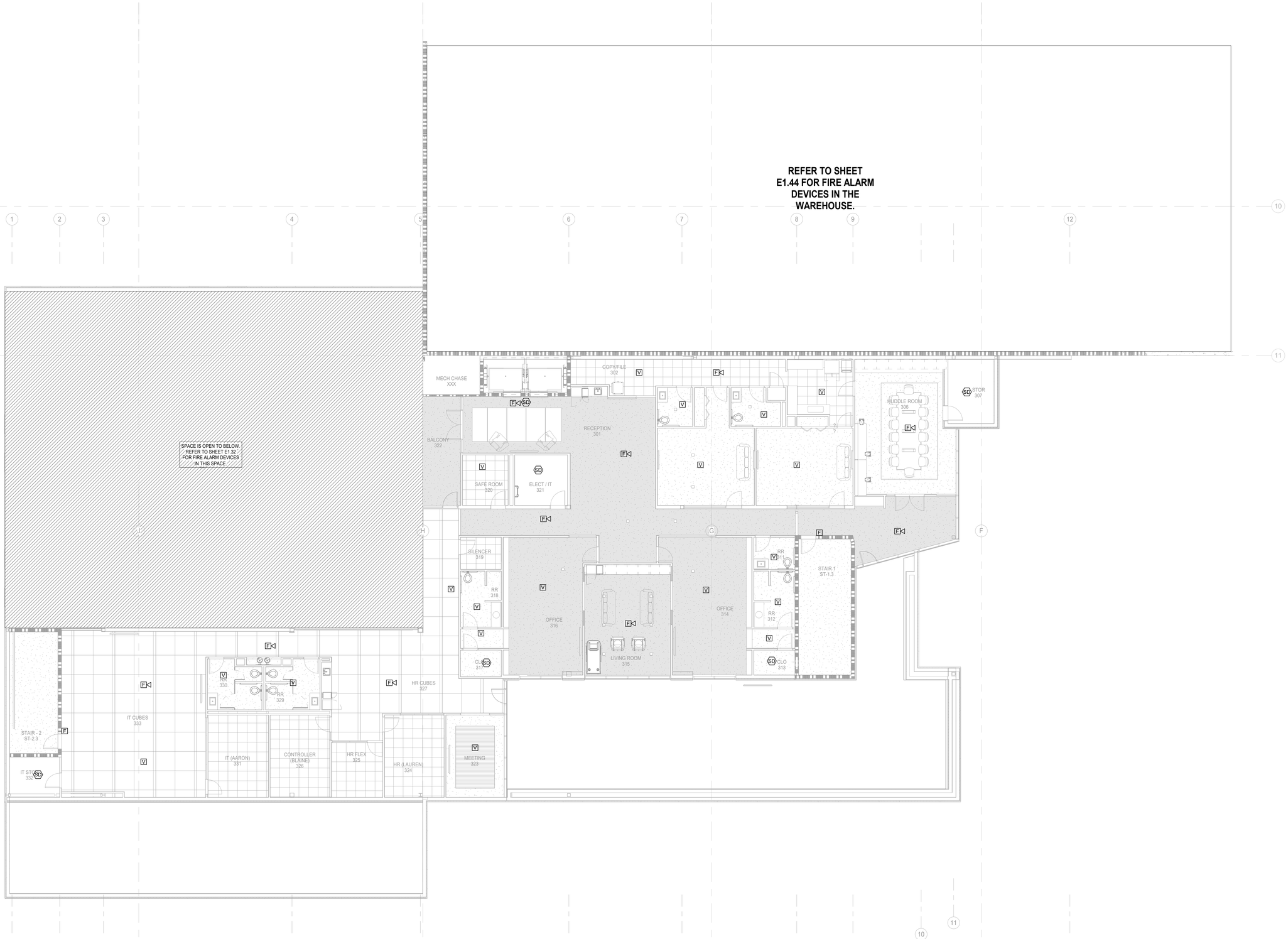
HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

SECOND FLOOR FIRE ALARM PLAN - OFFICE

E1.42



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1 **THIRD FLOOR FIRE ALARM PLAN**

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

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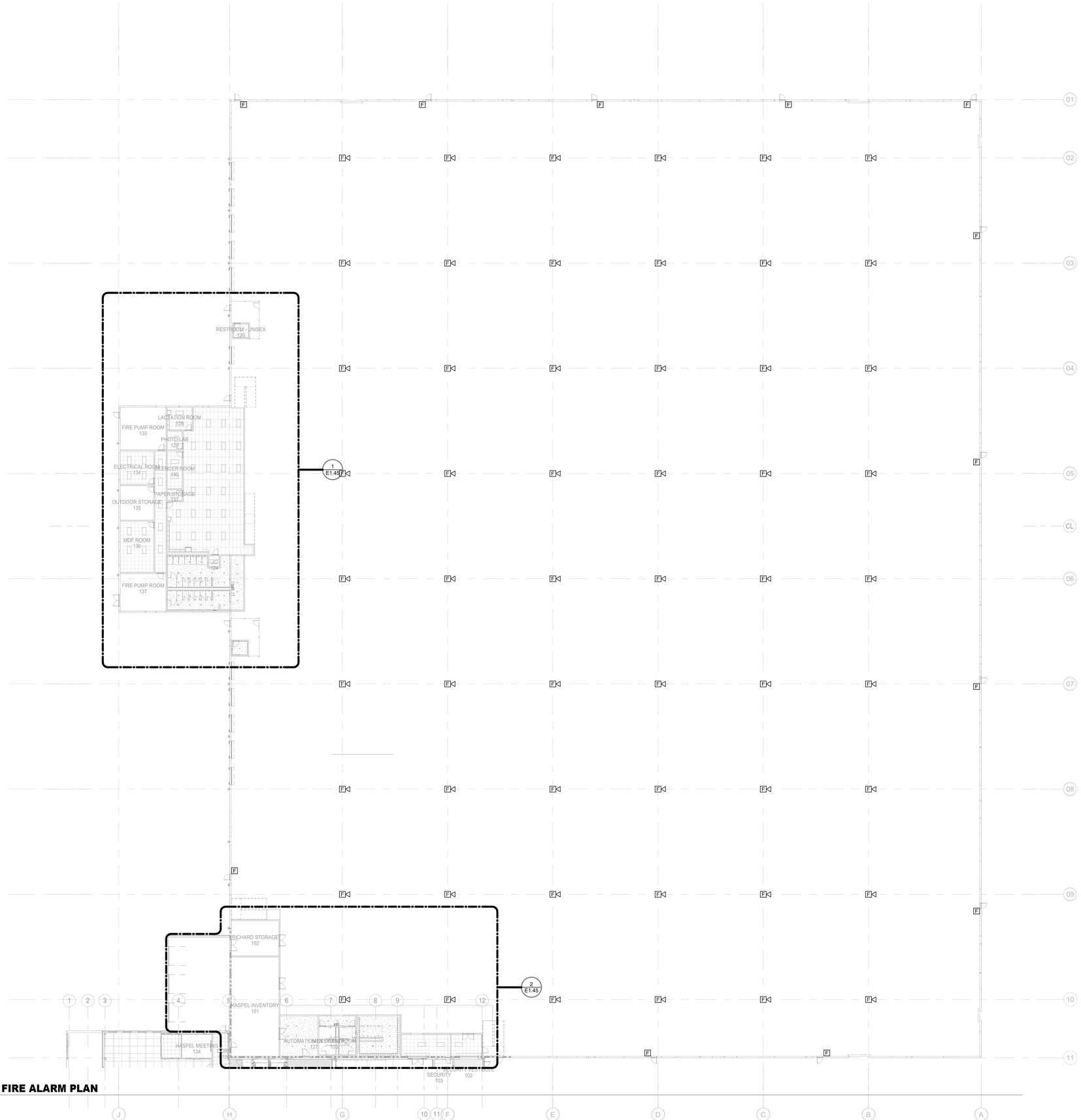
RMA PROJECT NO: 24.154

THIRD FLOOR FIRE ALARM PLAN - OFFICE

E1.43



N

1 **WAREHOUSE FIRE ALARM PLAN**

Scale: 3/64" = 1'-0"

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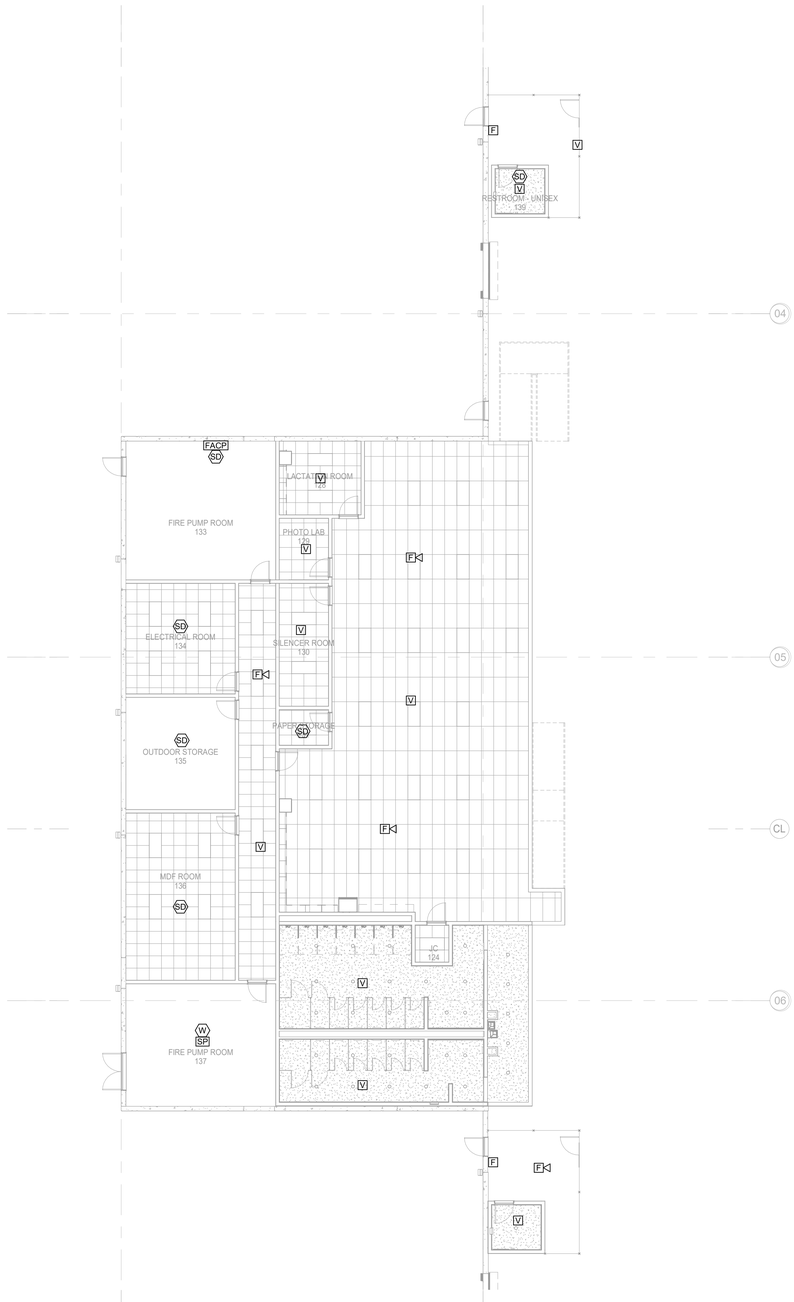
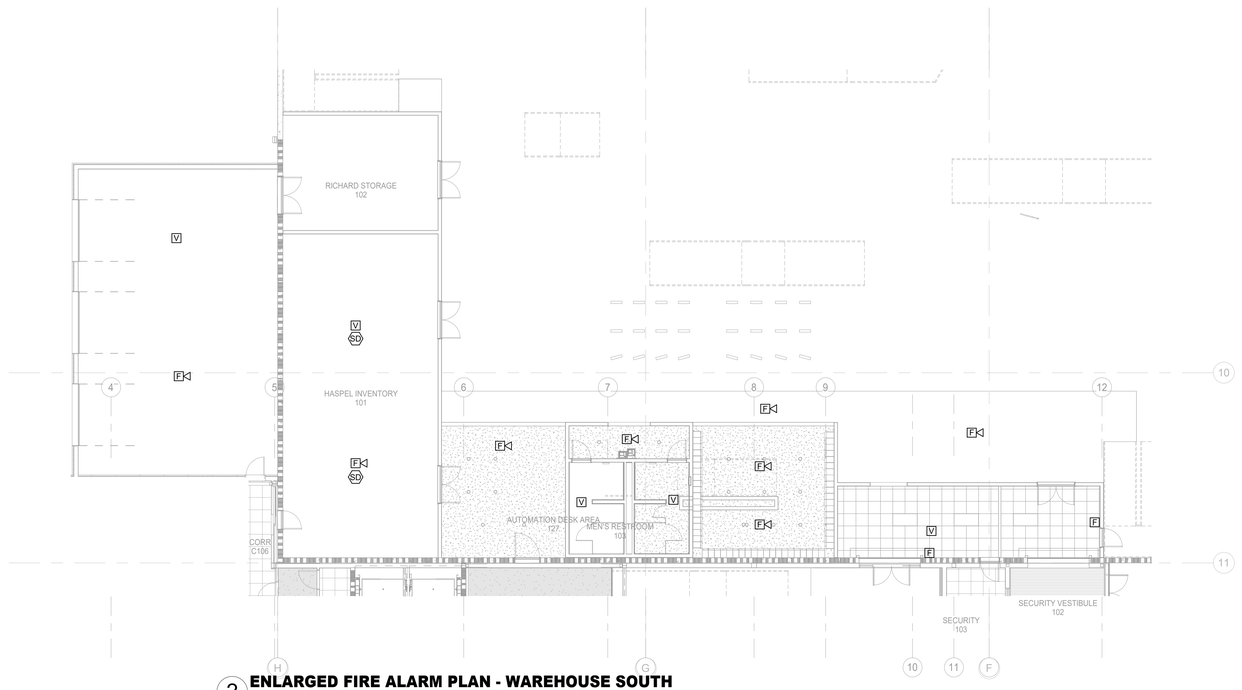
FIRST FLOOR FIRE ALARM PLAN - WAREHOUSE

E1.44



1 **ENLARGED FIRE ALARM PLAN - WAREHOUSE EAST**
Scale: 1" = 10'-0"



2 **ENLARGED FIRE ALARM PLAN - WAREHOUSE SOUTH**
Scale: 1" = 10'-0"

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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KEY PLAN:

SEAL:

STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ENLARGED FIRE ALARM PLANS

E1.45

TRANSFORMER SCHEDULE

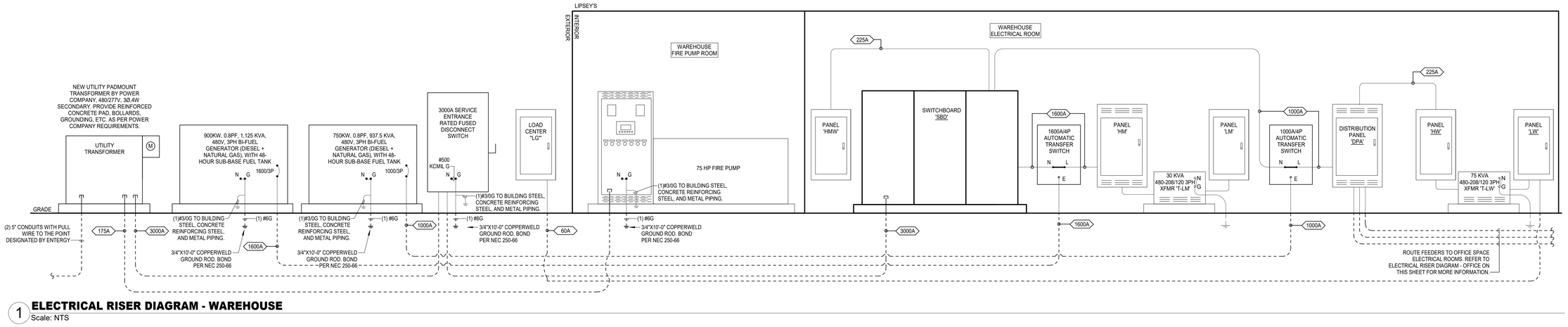
PRIMARY (480V 3PH 3W + GND)			SECONDARY (208V 3PH 4W + GND)		
KVA	WIRE & CONDUIT	CIRCUIT BREAKER	WIRE & CONDUIT	CIRCUIT BREAKER	GROUNDING ELECTRODE CONDUCTOR
30KVA	3#6, 3/4"C, 1#10G	3P-50A	4#2, 1-1/4"C, 1#8G	3P-100A	#8
75KVA	3#2, 1-1/4"C, 1#6G	3P-125A	4#250KCMIL, 3"C, 1#2G	3P-225A	#2

FEEDER SCHEDULE

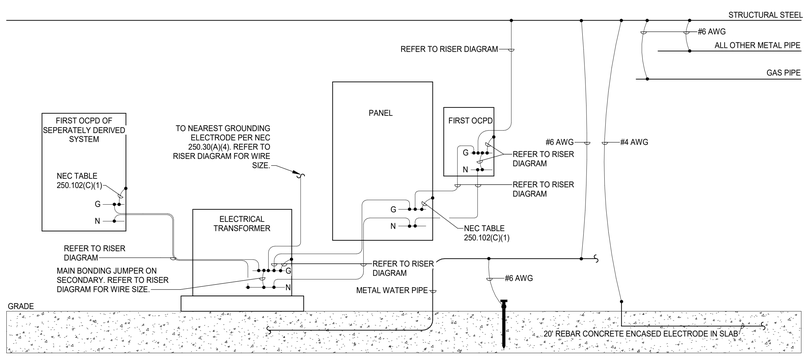
↑ CU CONDUCTORS
↓ AL CONDUCTORS

AMPERAGE	# SETS	CONDUCTOR (QTY.)/SIZE	GROUND (QTY.)/SIZE	CONDUIT
60A	1	(4) #6	#10	1-1/2"C
175A	1	(4) #4/0	#4	2"C
225A	1	(4) #300KCMIL	#2	2-1/2"C
400A	2	(4) #250KCMIL	#1	2-1/2"C
1000A	3	(4) #600KCMIL	#4/0	4"C
1600A	5	(4) #600KCMIL	#350KCMIL	4"C
3000A	8	(4) #750KCMIL	#600KCMIL	4"C

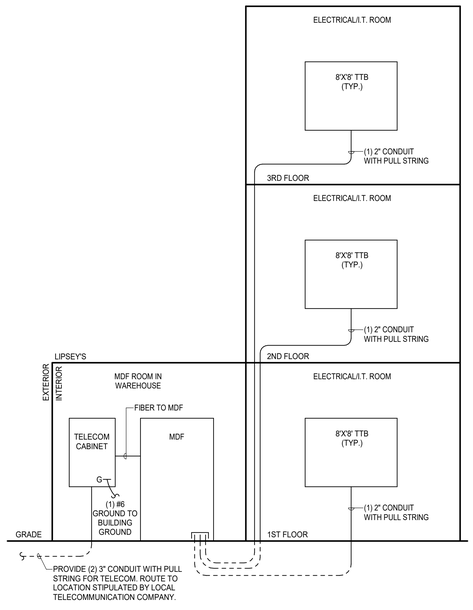
1. CONDUIT SIZE AND QUANTITIES ARE BASED ON 3-PHASE 4-WIRE SYSTEMS. CONDUIT SIZE IS PERMITTED TO BE REDUCED BY THE CONTRACTOR AS PREMITTED BY THE NEC FOR THE REDUCED NUMBER OF CONDUCTORS THAT ARE TYPICAL FOR EQUIPMENT THAT IS SINGLE PHASE OR EQUIPMENT THAT DOES NOT REQUIRE A NEUTRAL CONDUCTOR.
2. CONDUCTOR SIZES BASED ON NEC TABLE 310.16 - ALUMINUM 75°.
3. GROUND SIZES BASED ON NEC TABLE 250.122 – ALUMINUM, UNLESS NOTED OTHERWISE. FEEDER TAGS WITH 'L' REFERS TO SERVICE ENTRANCE CONDUCTORS AND GROUND SIZES BASED ON NEC TABLE 250.66 – COPPER
4. CONDUIT FILL BASED ON NEC ANNEX C.



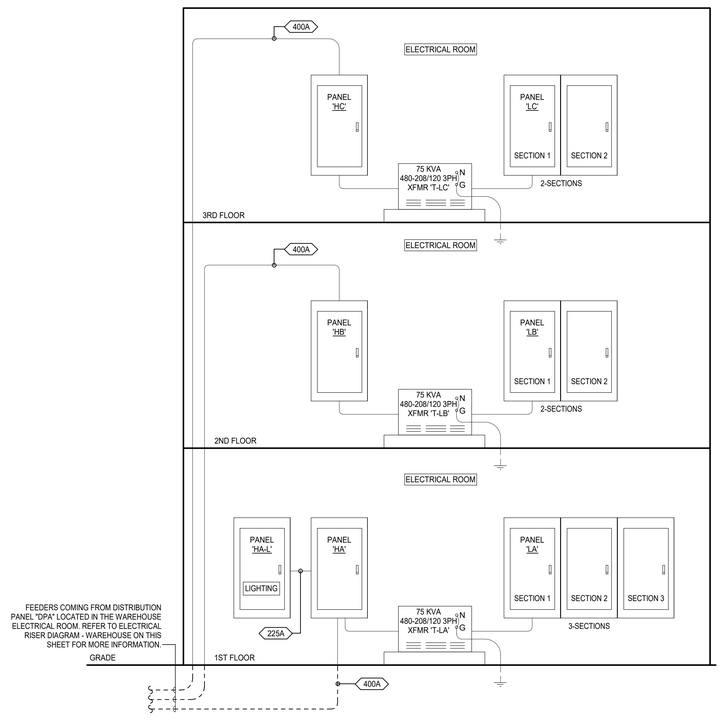
1 ELECTRICAL RISER DIAGRAM - WAREHOUSE
Scale: NTS



2 GROUNDING DETAIL
Scale: NTS



3 TELECOM RISER DIAGRAM
Scale: NTS



4 ELECTRICAL RISER DIAGRAM - OFFICE
Scale: NTS

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2987 Government Street |Baton Rouge, LA 70806
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RITTERMAHER.COM

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RMA PROJECT NO: 24.154

ELECTRICAL DETAILS

E2.00

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
H	LIGHT FIXTURE - WALL MOUNTED
	DOWNLIGHT FIXTURE ON EMERGENCY CIRCUIT
H	LIGHT FIXTURE - WALL MOUNTED ON EMERGENCY CIRCUIT
	EXIT LIGHT-CEILING MTD WITH DIRECTIONAL ARROWS AS REQUIRED
H	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
	CONCEALED SERVICE MULTI-ACCESS FLOOR BOX WITH WIRING DEVICES AS INDICATED ON DRAWINGS. SIZE TO MATCH DEVICE QUANTITIES.
	DATA OUTLET WITH 3/4" CONDUIT FILLED WITH CAT6 CABLE TO AN ACCESSIBLE LOCATION ABOVE CEILING UNLESS NOTED OTHERWISE
MISCELLANEOUS EQUIPMENT	
WI-FI	CEILING MOUNTED WI-FI AP DEVICE ROUTED BACK TO NEAREST MDF CABINET UNLESS NOTED OTHERWISE. DIVISION 27 CABLE IS IN CONTRACTORS SCOPE OF WORK.
MOTOR CONTROLLERS AND EQUIPMENT	
J	DISCONNECT SWITCH AS REQUIRED
ELECTRICAL EQUIPMENT	
	ELECTRICAL DISTRIBUTION OR PANELBOARD
	DRY TYPE TRANSFORMER
CIRCUITING	
	CONDUIT
	CONDUIT BELOW FLOOR, SLAB, OR GRADE
SUBSCRIPTS AND ABBREVIATIONS	
WP	INDICATES WEATHERPROOF
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.

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.
(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.
(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.
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
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.

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.

LIGHTING FIXTURE SCHEDULE

Type Mark	CATALOG NUMBER MANUFACTURER	MODEL	MOUNTING	LAMP TYPE	VOLTAGE	LOAD	REMARKS
A6	AXIS LIGHTING	BEAM 3	RECESSED	750L/FT LED	277	35 W	6' LINEAR LUMINAIRE FOR WOOD CEILINGS.
A8	AXIS LIGHTING	BEAM 3	RECESSED	750L/FT LED	277	47 W	8' LINEAR LUMINAIRE FOR WOOD CEILINGS.
A12	AXIS LIGHTING	BEAM 3	RECESSED	750L/FT LED	277	71 W	12' LINEAR LUMINAIRE FOR WOOD CEILINGS.
B	METALUX	CGTS	RECESSED	4243L LED	277	29 W	2'X4' SELECTABLE LUMEN FLAT PANEL.
C1	METALUX	SURROUND	RECESSED	3209L LED	277	25 W	2'X2' DECORATIVE LIGHT FRAME.
C2	METALUX	SURROUND	RECESSED	4422L LED	277	35 W	2'X4' DECORATIVE LIGHT FRAME.
D	TBD	TBD	SURFACE	LED	277	30 W	DECORATIVE VANITY FIXTURE TO BE SELECTED BY ARCHITECT.
F4	HALO	HCD4	RECESSED	2000L LED	277	21 W	4-INCH MEDIUM BEAM OPEN SQUARE DOWNLIGHT.
F6	HALO	HCD6	RECESSED	2000L LED	277	21 W	6-INCH MEDIUM BEAM OPEN SQUARE DOWNLIGHT.
G	AXIS LIGHTING	STENCIL FLEX	RECESSED	4000L LED	277	29 W	RECESSED TRACK SYSTEM WITH MULTIPLE TYPE TRACK AND DECORATIVE FIXTURE INSERTS.
H2	METALUX	SNX	SURFACE	4209L LED	277	26 W	4' GENERAL STRIP LIGHT.
H	METALUX	SNX	PENDANT	4209L LED	277	26 W	4' GENERAL STRIP LIGHT.
J	AXIS LIGHTING	BEAM 6	RECESSED	750L/FT LED	277	24 W	4' LINEAR LUMINAIRE WITH FLUSH LENS.
K	METALUX	4APVT	SURFACE	4443L LED	277	33 W	4' VAPORTITE LED STRIP LIGHT.
L	AXIS LIGHTING	BEAM 6	RECESSED	750L/FT LED	277	6 W	CUSTOM RECTANGULAR LUMINAIRE @ 6W/FT. COORDINATE WITH ARCHITECT FOR DIMENSIONS OF FIXTURE.
M	LSI	LZFC ZOOM	RECESSED	300 L LED	277	23 W	COMPACT TRACK LIGHT WITH FULL COLOR CONTROL AND ZOOM CAPABILITIES TO ADJUST BEAM ANGLE.
N	DIODE LED	VALENT X	SURFACE	300L/FT LED	277	3 W	TAPE LIGHT WITH EXTRUSION AND LENS.
P	OCL	REV SHAPES	PENDANT	185L/FT LED	277	152 W	SUSPENDED RECTANGLE WITH UP/DOWN ILLUMINATION. 4W/FT
Q1	BETA CALCO	TRIPLE	PENDANT	1400 D/1400 ID L LED	277	28 W	6.5" ROUND PENDANT SYSTEM WITH UPPER AND LOWER TWO TONE PAINT AND GLOW RING.
Q2	BETA CALCO	TRIPLE	PENDANT	1400 D/1400 ID L LED	277	28 W	6.5" ROUND PENDANT SYSTEM WITH UPPER AND LOWER TWO TONE PAINT AND RGBW GLOW RING.
R	LIGHTART	MOBILE	PENDANT	LED	277	50 W	CUSTOM SHAPES WITH INTEGRATED LED. COORDINATE WITH ARCHITECT/OWNER FOR EXACT CHARARCTERISTICS PRIOR TO ROUGH-IN.
S1	LUMARK	PREVAIL	POLE MOUNT 1 @ 90	15,811L LED	277	141 W	TYPE III AREA LUMINAIRE WITH INTEGRAL DIMMING OCCUPANCY SENSOR MOUNTED ON A 22' SQUARE STEEL POLE. REFER TO SHEET E0.00 FOR PEDESTAL REQUIREMENTS.
S	STARTEK	BEAM-WM	WALL	1000L/FT LED	277	33 W	4' LINEAR LIGHT
T	DIODE LED	NEON BLAZE	SURFACE	20L/FT LED	277	1 W	EXTERIOR RATED STRIP/TAPE LIGHT. PROVIDE LENGTH AS REQUIRED AND PROVIDE WITH 24V CONSTANT VOLTAGE DRIVER.
U	PORTFOLIO	LSM	PENDANT	7000L LED	277	75 W	18" CYLINDER PENDANT. PROVIDE FIXTURE WITH AIRCRAFT CABLE MOUNT HOUSING.
V	METALUX	UHBS2	PENDANT	52,710L LED	277	350 W	14" HIGHBAY WITH FROSTED REFRACTOR.
WP	LUMARK	AXCENT	WALL	9716L LED	277	66 W	WALL MOUNT LUMINAIRE WITH FULL CUT OFF LENS.
X	SURE-LITES	SCX	SURFACE	LED	277	3 W	UNIVERSAL LED EXIT SIGN WITH RED LETTERING AND EMERGENCY BATTERY BACK-UP.
XW	SURE-LITES	EVE-U-R-W-E-I	WALL	LED	277	3 W	UNIVERSAL LED EXIT SIGN WITH 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 3500K INTERIOR AND 4000K EXTERIOR 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 DETAILS 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.

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809
Registration: 0005857
Project No: 2550-01415

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KEY PLAN:

SEAL:

STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

ELECTRICAL SCHEDULES

E3.00

ENERGY MONITORING REQUIREMENTS

PROVIDE LEVITON 73D48 MODULES (OR APPROVED EQUAL) FOR BRANCH CIRCUIT MONITORING OF END USE METERING CATEGORIES PER IECC 2021 C405.12. THE METERS SHALL BE CONFIGURED TO AUTOMATICALLY COMMUNICATE ENERGY CONSUMPTION DATA TO A CENTRALIZED DATA COLLECTION SYSTEM. LOADS SHALL BE CATEGORIZED BASED ON THE FOLLOWING DESIGNATIONS IN THE PANEL SCHEDULE NOTES COLUMN:

1. HVAC
2. INTERIOR LIGHTING
3. EXTERIOR LIGHTING
4. PLUG LOADS
5. MISCELLANEOUS

Distibution Panel: HM

Location: FIRE PUMP ROOM 133 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 18,000
Supply From: SBD | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 1600A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C		Breaker	Wire	Circuit Description	CKT	Note
	1					6.0 / 66.7							2	
	3	XFMR 'T-LM'	#8	50	3		3.0 / 66.7			3	300	#500 PICK MODULE	4	5
	5							0.0 / 66.7					6	
	7					66.7 / 43.3							8	
5	9	PICK MODULE	#500	300	3		66.7 / 43.3			3	200	#250 DOCK EQUIPMENT	10	5
	11							66.7 / 43.3					12	
	13					50.0 / 43.3							14	
5	15	FINISHING AREA	#300	225	3		50.0 / 43.3			3	200	#250 DOCK EQUIPMENT	16	5
	17							50.0 / 43.3					18	
	19					33.3 / 2.7							20	
5	21	TRASH COMPACTOR	#350	250	3		33.3 / 2.7			3	20	#12 FORKLIFT	22	5
	23							33.3 / 2.7					24	
	25					2.7 / 2.7							26	
5	27	FORKLIFT	#12	20	3		2.7 / 2.7			3	20	#12 FORKLIFT	28	5
	29							2.7 / 2.7					30	
	31					2.7 / 2.7							32	
5	33	FORKLIFT	#12	20	3		2.7 / 2.7			3	20	#12 FORKLIFT	34	5
	35							2.7 / 2.7					36	
	37					2.7 / 2.7							38	
5	39	FORKLIFT	#12	20	3		2.7 / 2.7			3	20	#12 FORKLIFT	40	5
	41							2.7 / 2.7					42	
	43					2.7 / 2.7							44	
5	45	FORKLIFT	#12	20	3		2.7 / 2.7			3	20	#12 FORKLIFT	46	5
	47							2.7 / 2.7					48	
	49					2.7 / 0.0							50	
5	51	FORKLIFT	#12	20	3		2.7 / 0.0			3	20	-- SPARE	52	--
	53							2.7 / 0.0					54	
		Total Load:				336.0 kVA	333.0 kVA	330.0 kVA						
		Total Amps:				1215 A	1204 A	1191 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Miscellaneous	899.0 kVA	100.00%	899.0 kVA		
Motor	100.0 kVA	100.00%	100.0 kVA	**Total Conn. Load:**	999.0 kVA
				Total Est. Demand:	999.0 kVA
				Total Conn. Current:	1202 A
				Total Est. Demand Current:	1202 A

Notes:

Abbrevations:

Switchboard: SBD

Location: FIRE PUMP ROOM 133 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 32,000
Supply From: Utility | **Phases:** 3
Mounting: | **Wires:** 4 | **Mains Rating:** 3000
Enclosure:

CKT	Circuit Description	Trip Rating	# of Poles	Load	Wire	Remarks
1	PANEL "DPA"	800	3	879.7 kVA	1-L	
2	PANEL "HMW"	225	3	99.8 kVA	1-L	
3	PANEL "HM"	1600	3	999.0 kVA	1-L	
4	ARCU-1	300	3	170.0 kVA	350 KCMIL	
5	ARCU-1	300	3	170.0 kVA	350 KCMIL	
6	ARCU-1	300	3	170.0 kVA	350 KCMIL	
7	SPARE	20	1	0.0 kVA		
8	SPARE	20	1	0.0 kVA		
9	SPARE	20	1	0.0 kVA		
10	SPARE	20	1	0.0 kVA		
			Total Conn...	2488.4 kVA		
			Total Amps:	2993		

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	589.1 kVA	100.00%	589.1 kVA		
Lighting	96.0 kVA	125.00%	120.1 kVA	**Total Conn. Load:**	2488.4 kVA
Motor	160.0 kVA	100.00%	160.0 kVA	**Total Est. Demand:**	2423.6 kVA
Miscellaneous	1438.1 kVA	100.00%	1438.1 kVA	**Total Conn. Current:**	2993
Receptacles	187.6 kVA	52.67%	98.8 kVA	**Total Est. Demand...**	2915
Power	2.5 kVA	100.00%	2.5 kVA		
Cooling	6.0 kVA	100.00%	6.0 kVA		
Heating	9.0 kVA	100.00%	9.0 kVA		

Notes:

Branch Panel: HW

Location: FIRE PUMP ROOM 133 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 18,000
Supply From: DPA | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 225A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C		Breaker	Wire	Circuit Description	CKT	Note
	1					20.8 / 13.0							2	
	3	T-LW	1-L	125	3		15.9 / 13.0			3	60	#6 RTU-2	4	1
	5							21.9 / 13.0					6	
	7					1.0 / 27.7							8	
1	9	REF-1	#12	15	3		1.0 / 27.7			3	125	#1 RTU-4	10	1
	11							1.0 / 27.7					12	
--	13	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	14	--
--	15	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	16	--
--	17	SPARE	--	20	1			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			1	20	-- SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	30	--
--	31	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	32	--
--	33	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	34	--
--	35	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	36	--
--	37	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	38	--
--	39	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	40	--
--	41	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	42	--
		Total Load:				62.5 kVA	57.7 kVA	63.6 kVA						
		Total Amps:				228 A	208 A	232 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	3.0 kVA	100.00%	3.0 kVA		
HVAC	137.9 kVA	100.00%	137.9 kVA	**Total Conn. Load:**	183.8 kVA
Heating	3.0 kVA	100.00%	3.0 kVA	**Total Est. Demand:**	178.6 kVA
Miscellaneous	17.0 kVA	100.00%	17.0 kVA	**Total Conn. Current:**	221 A
Power	2.5 kVA	100.00%	2.5 kVA	**Total Est. Demand Current:**	215 A
Receptacles	20.3 kVA	74.58%	15.2 kVA		

Notes:

Abbrevations:
1-L - REFER TO ELECTRICAL RISER DIAGRAM

Branch Panel: HA

Location: ELEC / IT 114 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 18,000
Supply From: DPA | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 400A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C		Breaker	Wire	Circuit Description	CKT	Note
	1					31.0 / 34.7							2	
	3	LIGHTING PANEL "HA-L"	1-L	225	3		30.8 / 31.8			3	125	1-L XFMR "T-LA"	4	
	5							35.2 / 33.6					6	
	7					10.0 / 0.2							8	
5	9	ELEVATOR	#6	60	3		10.0 / 0.2			3	20	#12 DWBP-1	10	5
	11							10.0 / 0.2					12	
	13					10.0 / 0.5				1	20	#12 ELEVATOR CAB	14	5
5	15	ELEVATOR	#6	60	3		10.0 / 0.5			1	20	#12 ELEVATOR CAB	16	5
	17							10.0 / 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			1	20	-- SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	30	--
--	31	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	32	--
--	33	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	34	--
--	35	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	36	--
--	37	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	38	--
--	39	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	40	--
--	41	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	42	--
		Total Load:				86.4 kVA	83.3 kVA	89.0 kVA						
		Total Amps:				314 A	301 A	323 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	13.3 kVA	100.00%	13.3 kVA		
Heating	6.0 kVA	100.00%	6.0 kVA	**Total Conn. Load:**	258.6 kVA
Lighting	96.0 kVA	125.00%	120.1 kVA	**Total Est. Demand:**	248.0 kVA
Miscellaneous	4.1 kVA	100.00%	4.1 kVA	**Total Conn. Current:**	311 A
Motor	60.0 kVA	100.00%	60.0 kVA	**Total Est. Demand Current:**	298 A
Receptacles	79.2 kVA	56.31%	44.6 kVA		

Notes:

Abbrevations:
1-L - REFER TO ELECTRICAL RISER DIAGRAM

Branch Panel: HB

Location: ELEC / IT 203 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 18,000
Supply From: DPA | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 400A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C		Breaker	Wire	Circuit Description	CKT	Note
	1					23.0 / 35.2							2	
	3	XFMR "T-LB"	1-L	125	3		22.9 / 35.2			3	150	#1/0 DOAS-1	4	1
	5							24.6 / 35.2					6	
	7					3.7 / 3.7							8	
1	9	HRCU-1-1A	#10	30	3		3.7 / 3.7			3	30	#10 HRCU-1-1B	10	1
	11							3.7 / 3.7					12	
	13					4.9 / 4.3							14	
1	15	HRCU-1-2A	#8	35	3		4.9 / 4.3			3	30	#10 HRCU-1-2B	16	1
	17							4.9 / 4.3					18	
	19					4.3 / 4.3							20	
1	21	HRCU-2-2A	#8	35	3		4.3 / 4.3			3	30	#10 HRCU-2-2B	22	1
	23							4.3 / 4.3					24	
--	25	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	26	--
--	27	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	30	--
--	31	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	32	--
--	33	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	34	--
--	35	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	36	--
--	37	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	38	--
--	39	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	40	--
--	41	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	42	--
		Total Load:				83.5 kVA	83.4 kVA	85.1 kVA						
		Total Amps:				302 A	301 A	307 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	190.4 kVA	100.00%	190.4 kVA		
Miscellaneous	2.0 kVA	100.00%	2.0 kVA	**Total Conn. Load:**	252.1 kVA
Receptacles	59.7 kVA	58.38%	34.9 kVA	**Total Est. Demand:**	227.3 kVA
				Total Conn. Current:	303 A
				Total Est. Demand Current:	273 A

Notes:

Abbrevations:
1-L - REFER TO ELECTRICAL RISER DIAGRAM

Branch Panel: HC

Location: ELECT / IT 321 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 18,000
Supply From: DPA | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 400A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C		Breaker	Wire	Circuit Description	CKT	Note
	1					18.1 / 1.0							2	
	3	XFMR "T-LC"	1-L	125	3		16.5 / 1.0			3	15	#12 REF-2	4	1
	5							18.7 / 1.0					6	
	7					4.9 / 13.4							8	
1	9	HRCU-3-1A	#8	35	3		4.9 / 13.4			3	50	#8 RTU-2	10	1
	11							4.9 / 13.4					12	
	13					4.3 / 20.3							14	
1	15	HRCU-3-1B	#10	30	3		4.3 / 20.3			3	90	#3 RTU-3	16	1
	17							4.3 / 20.3					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			1	20	-- SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	30	--
--	31	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	32	--
--	33	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	34	--
--	35	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	36	--
--	37	SPARE	--	20	1	0.0 / 0.0				1	20	-- SPARE	38	--
--	39	SPARE	--	20	1		0.0 / 0.0			1	20	-- SPARE	40	--
--	41	SPARE	--	20	1			0.0 / 0.0		1	20	-- SPARE	42	--
		Total Load:				62.0 kVA	60.4 kVA	62.7 kVA						
		Total Amps:				225 A	218 A	227 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	3.0 kVA	100.00%	3.0 kVA		
HVAC	147.8 kVA	100.00%	147.8 kVA	**Total Conn. Load:**	185.1 kVA
Miscellaneous	6.0 kVA	100.00%	6.0 kVA	**Total Est. Demand:**	176.0 kVA
Receptacles	28.3 kVA	67.64%	19.2 kVA	**Total Conn. Current:**	223 A
				Total Est. Demand Current:	212 A

Notes:

Abbrevations:
1-L - REFER TO ELECTRICAL RISER DIAGRAM

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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KEY PLAN:

SEAL:

STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER

02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

PANEL SCHEDULES

E4.01

ENERGY MONITORING REQUIREMENTS

PROVIDE LEVITON 73D48 MODULES (OR APPROVED EQUAL) FOR BRANCH CIRCUIT MONITORING OF END USE METERING CATEGORIES PER IECC 2021 C405.12. THE METERS SHALL BE CONFIGURED TO AUTOMATICALLY COMMUNICATE ENERGY CONSUMPTION DATA TO A CENTRALIZED DATA COLLECTION SYSTEM. LOADS SHALL BE CATEGORIZED BASED ON THE FOLLOWING DESIGNATIONS IN THE PANEL SCHEDULE NOTES COLUMN:

1. HVAC
2. INTERIOR LIGHTING
3. EXTERIOR LIGHTING
4. PLUG LOADS
5. MISCELLANEOUS

Branch Panel: LA

Location: ELEC / IT 114 **Supply From:** T-LA **Mounting:** Surface
Volts: 120/208 Wye **Phases:** 3 **Wires:** 4
A.I.C. Rating: 10,000 **Enclosure:** Type 1 **Mains:** 225A MLO

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker		Wire	Circuit Description	CKT	Note
5	1	MODULAR FURNITURE	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE	2	5
5	3	MODULAR FURNITURE	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE	4	5
5	5	MODULAR FURNITURE	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE	6	5
5	7	MODULAR FURNITURE	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE	8	5
5	9	MODULAR FURNITURE	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE	10	5
5	11	MODULAR FURNITURE	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE	12	5
4	13	REC - PODCAST	#12	20	1	0.9 / 0.7			1	20	#12	REC - MKT CUBES/CORRIDOR	14	4
4	15	REC - PODCAST	#12	20	1		0.7 / 0.9		1	20	#12	REC - MKT CUBES	16	4
4	17	REC - MKT CUBES COUNTERTOP	#12	20	1			0.4 / 0.7	1	20	#12	REC - HASPEL SHWRM	18	4
4,G	19	UC REFRIGERATOR	#12	20	1	0.6 / 0.9			1	20	#12	REC - HASPEL SHWRM	20	4
4,G	21	UC ICE MACHINE	#12	20	1		0.4 / 0.5		1	20	#12	REC - HASPEL OFFICE	22	4
4	23	REC - HEALTH	#12	20	1			0.7 / 0.5	1	20	#12	REC - HASPEL MEETING	24	4
4	25	REC - CORR C103	#12	20	1	1.1 / 0.7			1	20	#12	REC - HASPEL MEETING	26	4
4	27	REC - CORR C103/ ELEC ROOM	#12	20	1		1.1 / 0.5		1	20	#12	REC - JANITOR'S C/S, SILENCER,...	28	4
4	29	REC - FITNESS CENTER	#12	20	1			0.7 / 0.5	1	20	#12	REC - JANITOR'S OFFCE	30	4
4	31	REC - FITNESS CENTER	#12	20	1	0.5 / 0.4			1	20	#12	REC - RESTROOM	32	4
4	33	REC - BREAKROOM	#12	20	1		0.5 / 1.1		1	20	#12	REC - BREAKROOM	34	4
4	35	REC - BREAKROOM	#12	20	1			0.5 / 0.5	1	20	#12	REC - BREAKROOM	36	4
4,G	37	REFRIGERATOR	#12	20	1	0.8 / 0.5			1	20	#12	REC - BREAKROOM	38	4
4,G	39	REFRIGERATOR	#12	20	1		0.8 / 0.6		1	20	#12	DISHWASHER	40	4
4	41	MICROWAVE	#12	20	1			1.2 / 0.8	1	20	#12	REFRIGERATOR	42	4
4	43	MICROWAVE	#12	20	1	1.2 / 0.8			1	20	#12	REFRIGERATOR	44	4
4	45	REFRIGERATOR	#12	20	1		0.8 / 0.6		1	20	#12	DISHWASHER	46	4
4	47	FREEZER	#12	20	1			0.8 / 0.8	1	20	#12	UC REFRIGERATOR	48	4
4	49	MICROWAVE	#12	20	1	1.0 / 0.8			1	20	#12	UC FREEZER	50	4
4	51	MICROWAVE	#12	20	1		1.0 / 1.0		1	20	#12	MICROWAVE	52	4
4	53	MICROWAVE	#12	20	1			1.0 / 1.0	1	20	#12	MICROWAVE	54	4
4	55	MICROWAVE	#12	20	1	1.0 / 1.0			1	20	#12	MICROWAVE	56	4
4	57	DISHWASHER	#12	20	1		0.6 / 1.0		1	20	#12	MICROWAVE	58	4
4	59	TOASTER	#12	20	1			1.2 / 0.6	1	20	#12	DISHWASHER	60	4
4	61	TOASTER OVEN	#12	20	1	1.2 / 1.2			1	20	#12	TOASTER	62	4
4	63	REC - MEN/WOMEN RESTROOM	#12	20	1		0.5 / 1.2		1	20	#12	TOASTER OVEN	64	4
4	65	REC - GALLERY	#12	20	1			0.9 / 0.4	1	20	#12	EDF - CORRIDOR 103	66	4,G
4	67	FLOOR REC - CONF CENTER	#12	20	1	0.5 / 0.7			1	20	#12	REC - WH...	68	4
4	69	FLOOR REC - CONF CENTER	#12	20	1		0.5 / 0.7		1	20	#12	REC - CONF CENTER	70	4
4,G	71	REFRIGERATOR	#12	20	1			0.8 / 0.5	1	20	#12	REC - CONF CENTER	72	4
4,G	73	REFRIGERATOR	#12	20	1	0.8 / 0.5			1	20	#12	REC - CONF KITCHEN	74	4
4,G	75	ICE MACHINE	#12	20	1		0.6 / 0.5		1	20	#12	REC - CONF KITCHEN	76	4
4	77	REC - ENTRY DESK	#12	20	1			0.7 / 0.4	1	20	#12	REC - CONF KITCHEN	78	4
4	79	GWH-1	#12	20	1	0.2 / 1.3			1	20	#12	REC - MEETING	80	4
4	81	CP-1	#12	20	1		0.2 / 0.5		1	20	#12	REC - ENTRY/RESTROOM	82	4
4,G	83	EDF-1	#12	20	1			0.2 / 0.5	1	20	#12	VENDING MACHINE	84	4
4	85	REC - CONF STOR/CORR	#12	20	1	0.5 / 0.5			1	20	#12	VENDING MACHINE	86	4
4,G	87	ICE MACHINE	#12	20	1		0.6 / 0.5		1	20	#12	VENDING MACHINE	88	4
4,G	89	FREEZER	#12	20	1			0.8 / 0.5	1	20	#12	DRINKING FOUNTAIN	90	4,G
4	91	REC - CONF KITCHEN	#12	20	1	0.5 / 0.5			1	20	#12	PARTITION WALL	92	5
4	93	REC - CONF KITCHEN	#12	20	1		0.5 / 0.6		1	20	#12	REFRIGERATOR	94	4,G
5	95	AUTOMATIC GATES	#12	20	1			0.6 / 2.0	2	40	#8	RANGE	96	1
1	97	FCU-1-1, FCU-1-2, FCU-1-3, FCU-1-4	#12	15	2	0.9 / 2.0							98	
	99						0.9 / 1.3		2	15	#12	FCU-1-5, FCU-1-6, FCU-1-9	100	1
1	101	FCU-1-10, FCU-1-11, FCU-1-12,	#12	15	2			1.2 / 1.3					102	
	103					1.2 / 1.1			2	15	#12	FCU-1-7, FCU-1-8	104	1
1	105	EUH-1	#12	20	2		1.5 / 1.1						106	
	107							1.5 / 1.1	1	20	#12	REC - HVAC	108	4
1	109	BS1-1A, BS1-1B	#12	20	2	0.4 / 0.4			2	15	#12	BS1-2A & BS1-2B	110	1
	111						0.4 / 0.4						112	
1	113	EF-1	#12	15	3			0.6 / 1.5	2	20	#12	EUH-1	114	1
	115					0.6 / 1.5							116	
	117						0.6 / 1.1		1	20	#12	REC - HVAC	118	4
4	119	REC - HVAC	#12	20	1			1.1 / 0.7	1	20	#12	REC - HVAC	120	4
4	121	REC - HVAC	#12	20	1	0.5 / 0.3			3	15	#12	EF-4	122	1
1	123	GUH-1	#12	20	1		0.2 / 0.3						124	
4	125	REC - HVAC	#12	20	1			0.4 / 0.3					126	
4	127	SUMP PUMP	#12	20	1	0.2 / 0.4			1	20	#12	REC - PIT/HOISTWAY	128	4
4	129	TREADMILL	#12	20	1		0.2 / 0.4		1	20	#12	MDF CABINET	130	4
4	131	TREADMILL	#12	20	1			0.2 / 0.4	1	20	#12	MDF CABINET	132	4
4	133	REC - CONFERENCE PROJECTORS/TVS	#12	20	1	0.4 / 1.2			1	20	#12	MICROWAVE	134	4
4	135	REC - EXTERIOR	#12	20	1		0.7 / 1.2		1	20	#12	MICROWAVE	136	4
5	137	DWBP-1 CONTROLLER	#12	20	1			0.5 / 0.6	1	20	#12	REFRIGERATOR	138	4
4	139	REC - BREAKROOM	#12	20	1	0.4 / 0.0			1	20	--	SPARE	140	--
4	141	REC - BREAKROOM	#12	20	1		0.4 / 0.0		1	20	--	SPARE	142	--
--	143	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	144	--
--	145	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	146	--
--	147	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	148	--
--	149	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	150	--
--	151	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	152	--
--	153	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	154	--
--	155	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	156	--
--	157	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	158	--
--	159	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	160	--
--	161	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	162	--
			Total Load:			34.7 kVA	31.8 kVA	33.6 kVA						
			Total Amps:			292 A	265 A	282 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	13.3 kVA	100.00%	13.3 kVA		
Heating	6.0 kVA	100.00%	6.0 kVA	**Total Conn. Load:**	100.1 kVA
Miscellaneous	1.6 kVA	100.00%	1.6 kVA	**Total Est. Demand:**	65.5 kVA
Receptacles	79.2 kVA	56.31%	44.6 kVA	**Total Conn. Current:**	278 A
				Total Est. Demand Current:	182 A

Notes:
PANEL "LA" IS A 3-SECTION PANEL WITH 54 SPACES IN EACH PANEL.

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

Branch Panel: LB

Location: ELEC / IT 203 **Supply From:** T-LB **Mounting:** Surface
Volts: 120/208 Wye **Phases:** 3 **Wires:** 4
A.I.C. Rating: 10,000 **Enclosure:** Type 1 **Mains:** 225A MLO

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker		Wire	Circuit Description	CKT	Note
5	1	MODULAR FURNITURE - SALES 230	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - SALES 230	2	5
5	3	MODULAR FURNITURE - SALES 230	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - SALES 230	4	5
5	5	MODULAR FURNITURE - SALES 230	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - SALES 230	6	5
5	7	MODULAR FURNITURE - SALES 230	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - SALES 230	8	5
5	9	MODULAR FURNITURE - SALES 230	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - SALES 230	10	5
5	11	MODULAR FURNITURE - SALES 230	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - SALES 230	12	5
5	13	MODULAR FURNITURE - SALES 230	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - SALES 230	14	5
5	15	MODULAR FURNITURE - SALES 230	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - SALES 230	16	5
5	17	MODULAR FURNITURE - SALES 230	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - SALES 230	18	5
5	19	MODULAR FURNITURE - SALES 230	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - SALES 230	20	5
5	21	MODULAR FURNITURE - SALES 230	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - SALES 230	22	5
5	23	MODULAR FURNITURE - SALES 230	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - SALES 230	24	5
5	25	MODULAR FURNITURE - SALES 230	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - SALES 230	26	5
5	27	MODULAR FURNITURE - SALES 230	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - SALES 230	28	5
5	29	MODULAR FURNITURE - SALES 230	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - SALES 230	30	5
5	31	MODULAR FURNITURE - SALES 230	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - SALES 230	32	5
5	33	MODULAR FURNITURE - SALES 230	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - SALES 230	34	5
5	35	MODULAR FURNITURE - SALES 230	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - SALES 230	36	5
5	37	MODULAR FURNITURE - SALES 230	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - SALES 230	38	5
5	39	MODULAR FURNITURE - SALES 230	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - SALES 230	40	5
5	41	MODULAR FURNITURE - KS/PURCHASING	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - KS/PURCHASING	42	5
5	43	MODULAR FURNITURE - KS/PURCHASING	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - KS/PURCHASING	44	5
5	45	MODULAR FURNITURE - KS/PURCHASING	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - KS/PURCHASING	46	5
5	47	MODULAR FURNITURE - KS/PURCHASING	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - KS/PURCHASING	48	5
4	49	REC - SALES 230	#12	20	1	1.1 / 1.1			1	20	#12	REC - DIR OFFICE 225	50	4
4	51	REC - PURCH/KS CUBES 219	#12	20	1		0.5 / 0.5		1	20	#12	REC - FUTURE OFFICE 220	52	4
4	53	REC - MEETING ROOM 223	#12	20	1			0.7 / 1.1	1	20	#12	REC - SALES 383/PURCH OFFICE 224	54	4
4	55	REC - MEETING ROOM 223	#12	20	1	0.7 / 1.1			1	20	#12	REC - DIR OFFICE (BRETT) 218/ FLINT 219	56	4
5	57	MODULAR FURNITURE - ACCT CUBES 211	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - ACCT CUBES 211	58	5
5	59	MODULAR FURNITURE - ACCT CUBES 211	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - ACCT CUBES 211	60	5
4,G	61	DRINKING FOUNTAIN	#12	20	1	0.4 / 0.4			1	20	#12	REC - COFFEE 212	62	4
4	63	REC - COFFEE 212	#12	20	1		0.7 / 0.4		1	20	#12	REC - COFFEE 212	64	4
4	65	REC - TRAINING 209	#12	20	1			0.9 / 0.4	1	20	#12	REC - MEN 214/WOMEN 213	66	4
4	67	REC - TRAINING 209	#12	20	1	1.1 / 0.5			1	20	#12	REC - ACCT FILE/STORAGE	68	4
4	69	REC - TRAINING	#12	20	1		0.7 / 0.7		1	20	#12	REC - LANDING 201	70	4
4	71	REC - FLEX OFFICE/ACCT OFFICE	#12	20	1			1.1 / 0.7	1	20	#12	REC - ACCT CUBES 211	72	4
4	73	REC - JC/ELEC/MECH	#12	20	1	0.5 / 0.2			1	20	#12	COPY MACHINE	74	4
5	75	DISPLAY - KEY SALES/PURCHASING	#12	20	1		1.0 / 0.7		1	20	#12	REC - ACCT CUBES	76	4
5	77	DISPLAY - ACCT CUBES	#12	20	1			1.0 / 0.4	1	20	#12	REC - DROP DOWN SCREENS	78	4
5	79	MODULAR FURNITURE - ACCT CUBES 211	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - ACCT CUBES 211	80	5
5	81	MODULAR FURNITURE - ACCT CUBES 211	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - ACCT CUBES 211	82	5
1	83	FCU-2-2, FCU-2-3, FCU-2-4	#12	15	2			0.5 / 0.9	2	15	#12	FCU-2-5, FCU-2-6, FCU-2-7, BS2-1B	84	1
	85					0.5 / 0.9							86	
1	87	FCU-1-7B, FCU-1-7C, FCU-2-8, FCU-2-9A	#12	15	2		1.4 / 1.2		2	15	#12	FCU-2-9, FCU-2-10, FCU-2-11, BS2-1A	88	1
	89							1.4 / 1.2					90	
1	91	EF-2	#12	15	1	0.7 / 0.9			1	20	#12	REC - HVAC	92	4
4	93	REC - HVAC	#12	20	1		0.7 / 1.1		1	20	#12	REC - HVAC	94	4
4	95	REC - HVAC	#12	20	1			0.7 / 1.3	1	20	#12	REC - HVAC	96	4
4	97	MDF CABINET	#12	20	1	0.4 / 0.4			1	20	#12	MDF CABINET	98	4
5	99	MODULAR FURNITURE - WAREHOUSE 2N...	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - WAREHOUSE 2N...	100	5
5	101	MODULAR FURNITURE - WAREHOUSE 2N...	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE - WAREHOUSE 2N...	102	5
4	103	REC - SHARED OFFICE	#12	20	1	1.1 / 1.1			1	20	#12	REC - SHARED OFFICE	104	4
4	105	REC - MEDIUM CONFERENCE	#12	20	1		0.7 / 0.7		1	20	#12	REC - MEDIUM CONFERENCE	106	4
4	107	REC - GENERAL	#12	20	1			0.9 / 1.1	1	20	#12	REC - GENERAL	108	4
4	109	COPY MACHINE - MEZZANINE	#12	20	1	0.2 / 0.9			1	20	#12	REC - HUDDLE	110	4
4	111	REC - AV RACK	#12	20	1		0.4 / 0.4		1	20	#12	REC - AV RACK	112	4
--	113	SPARE	--	20	1			0.0 / 0.4	1	20	#12	REC - AV RACK	114	4
--	115	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	116	--
--	117	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	118	--
--	119	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	120	--
--	121	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	122	--
--	123	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	124	--
--	125	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	126	--
			Total Load:			23.0 kVA	22.9 kVA	24.6 kVA						
			Total Amps:			192 A	191 A	205 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	8.7 kVA	100.00%	8.7 kVA		
Miscellaneous	2.0 kVA	100.00%	2.0 kVA	**Total Conn. Load:**	70.4 kVA
Receptacles	59.7 kVA	58.38%	34.9 kVA	**Total Est. Demand:**	45.6 kVA
				Total Conn. Current:	195 A
				Total Est. Demand Current:	126 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

Branch Panel: HA-L

Location: ELEC / IT 114 **Supply From:** HA **Mounting:** Surface
Volts: 277/480 Wye **Phases:** 3 **Wires:** 4
A.I.C. Rating: 18,000 **Enclosure:** Type 1 **Mains:** 225A MLO

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker		Wire	Circuit Description	CKT	Note
5	1	TIMECLOCK	#12	20	1	0.5 / 0.1			1	20	#12	PIT/HOISTWAY LIGHTING	2	2
3	3	SITE LIGHTING - NORTH ENTRANCE	#12	20	1		1.6 / 3.5		1	20	#12	1ST FLOOR LIGHTING - WEST	4	2
2	5	1ST FLOOR CORRIDOR/TRACK LIGHT	#12	20	1			3.4 / 3.5	1	20	#12	1ST FLOOR LIGHTING - EAST	6	2
2	7	2ND FLOOR LIGHTING - WEST	#12	20	1	2.4 / 3.0			1	20	#12	2ND FLOOR LIGHTING - EAST	8	2
2	9	2ND FLOOR CORR/LOBBY/WRHS OFFICE	#12	20	1		2.1 / 0.5		1	20	#12	EXTERIOR SIGN	10	2
2	11	3RD FLOOR LIGHTING - WEST	#12	20	1			2.2 / 3.5	1	20	#12	3RD FLOOR LIGHTING - EAST	12	2
2	13	3RD FLOOR LIGHTING - SALES	#12	20	1	1.5 / 2.5			1	20	#12	WAREHOUSE OFFICE LIGHTING	14	2
2	15	WAREHOUSE LIGHTING -...	#12	20	1		2.1 / 3.5		1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	16	2
2	17	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1			3.5 / 3.5	1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	18	2
2	19	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1	3.5 / 3.5			1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	20	2
2	21	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1		3.5 / 3.5		1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	22	2
2	23	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1			3.5 / 3.5	1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	24	2
2	25	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1	3.5 / 3.5			1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	26	2
2	27	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1		3.5 / 3.5		1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	28	2
2	29	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1			3.5 / 3.5	1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	30	2
2	31	WAREHOUSE LIGHTING - HIGH BAY	#12	20	1	3.5 / 3.5			1	20	#12	WAREHOUSE LIGHTING - HIGH BAY	32	2
3	33	SITE LIGHTING - EAST/MAIN PARKING	#12	20	1		2.1 / 1.4		1	20	#12	SITE LIGHTING - WEST/MAIN PARKING	34	3
3	35	WALL PACK LIGHTING	#12	20	1			1.0 / 0.6	1	20	#12	EXTERIOR ACCENT LIGHTING	36	3
--	37	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	38	--
--	39	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	40	--
--	41	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	42	--
			Total Load:			31.0 kVA	30.8 kVA	35.2 kVA						
			Total Amps:			112 A	111 A	127 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	96.0 kVA	125.00%	120.1 kVA		
Miscellaneous	1.0 kVA	100.00%	1.0 kVA	**Total Conn. Load:**	97.0 kVA
				Total Est. Demand:	121.1 kVA
				Total Conn. Current:	117 A
				Total Est. Demand Current:	146 A

Notes:

Abbrevations:

Branch Panel: LW

Location: FIRE PUMP ROOM 133 **Supply From:** T-LW **Mounting:** Surface
Volts: 120/208 Wye **Phases:** 3 **Wires:** 4
A.I.C. Rating: 10,000 **Enclosure:** Type 1 **Mains:** 225A MLO

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker		Wire	Circuit Description	CKT	Note
4	1	REC - DRIVER CHECK-IN	#12	20	1	0.7 / 0.2			1	20	#12	EDF-1	2	4,G
4	3	REC - RESTROOM MEN/WOMEN	#12	20	1		0.7 / 0.5		1	20	#12	REC - UTILITY ROOMS/STORAGE	4	4
5	5	MODULAR FURNITURE	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE	6	5
5	7	MODULAR FURNITURE	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE	8	5
5	9	MODULAR FURNITURE	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE	10	5
5	11	MODULAR FURNITURE	#12	20	1			0.5 / 0.5	1	20	#12	MODULAR FURNITURE	12	5
5	13	MODULAR FURNITURE	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE	14	5
5	15	MODULAR FURNITURE	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE	16	5
4	17	REC -...	#12	20	1			0.7 / 0.4	1	20	#12	REC - BREAKRROM	18	4
4	19	REC - BREAKRROM	#12	20	1	0.5 / 0.5			1	20	#12	REC - BREAKRROM	20	4
4,G	21	REFRIGERATION	#12	20	1		0.2 / 0.4		1	20	#12	REC - BREAKROOM	22	4
4	23	REC - OPEN OFFICE/DESK AREA	#12	20	1			0.5 / 0.2	1	20	#12	REC - JANITOR'S CLOSET	24	4
4	25	REC - GENERAL	#12	20	1	0.7 / 0.4			1	20	#12	REC - RESTROOM	26	4
4	27	REC - GENERAL	#12	20	1		0.4 / 0.2		1	20	#12	EDF-1	28	4,G
4	29	REC - WAREHOUSE	#12	20	1			0.7 / 0.5	1	20	#12	REC - WAREHOUSE	30	4
4	31	REC - WAREHOUSE	#12	20	1	0.5 / 0.5			1	20	#12	REC - WAREHOUSE	32	4
4	33	REC - WAREHOUSE	#12	20	1		0.4 / 0.9		1	20	#12	REC - WAREHOUSE EXTERIOR	34	4
4	35	REC - WAREHOUSE EXTERIOR	#12	20	1			0.4 / 0.9	1	20	#12	REC - WAREHOUSE EXTERIOR	36	4
4	37	REC - WAREHOUSE EXTERIOR	#12	20	1	0.5 / 0.5			1	20	#12	REC - WAREHOUSE EXTERIOR	38	4
5	39	AUTOMATIC GATE	#12	20	1		0.2 / 0.5		1	20	#12	REC - WAREHOUSE EXTERIOR	40	4
1	41	ACCU-W-3	#12	20	2			1.9 / 1.9	2	20	#12	ACCU-W-4	42	1
	43					1.9 / 1.9							44	
1	45	ACCU-W-2	#12	20	2		1.9 / 0.5		1	20	#12	REC - HVAC	46	4
	47							1.9 / 1.9	2	20	#12	ACCU-W-1	48	1
4	49	REC - HVAC ROOF	#12	20	1	0.4 / 1.9							50	
5	51	TRASH COMPACTOR CONTROLS	#12	20	1		0.5 / 0.9		1	20	#12	REC - HVAC	52	4
4	53	REC - WAREHOUSE TVS	#12	20	1			0.4 / 0.5	1	20	#12	REC - PRIVATE PARKING	54	4
4	55	MDF-3 CABINET	#12	20	1	0.2 / 0.5			1	20	#12	MDF-1 CABINET	56	4
4	57	MDF-4 CABINET	#12	20	1		0.5 / 0.5		1	20	#12	MDF-2 CABINET	58	4
4	59	GWH-2	#12	20	1			0.2 / 1.0	1	20	#12	BREAKROOM TVS	60	4
4	61	REC - WAREHOUSE TVS	#12	20	1	0.4 / 0.2			1	20	#12	CP-2	62	4
4	63	REC - MDF	#12	20	1		0.4 / 0.5		1	20	#12	FIRE ALARM CONTROL PANEL	64	5
4	65	REC - MDF	#12	20	1			0.4 / 0.7	1	20	#12	REC - MDF ROOM	66	4
4	67	REC - MECH ROOM/CORRIDOR	#12	20	1	0.5 / 1.1			1	20	#12	REC - BASKETBALL/PICKLEBALL COURT	68	4
1	69	EF-6	#12	15	3		0.3 / 1.1		1	20	#12	MOTORIZED BASKETBALL BACKSTOP	70	5
	71							0.3 / 1.2	1	20	#12	MOTORIZED ROLL UP DIVIDER	72	5
	73					0.3 / 1.5			2	30	#10	EUH-2	74	1
	75	LOAD CENTER "LG"	#6	60	3		1.0 / 1.5						76	
	77							3.0 / 0.5	1	20	#12	BACK FLOW PREVENTER	78	
	79					3.0 / 0.0			1	20	--	SPARE	80	--
--	81	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	82	--
--	83	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	84	--
--	85	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	86	--
--	87	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	88	--
--	89	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	90	--
--	91	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	92	--
--	93	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	94	--
--	95	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	96	--
			Total Load:			20.8 kVA	15.9 kVA	21.9 kVA						
			Total Amps:			179 A	133 A	189 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	15.7 kVA	100.00%	15.7 kVA		
Heating	3.0 kVA	100.00%	3.0 kVA	**Total Conn. Load:**	58.6 kVA
Miscellaneous	17.0 kVA	100.00%	17.0 kVA	**Total Est. Demand:**	53.4 kVA
Power	2.5 kVA	100.00%	2.5 kVA	**Total Conn. Current:**	163 A
Receptacles	20.3 kVA	74.58%	15.2 kVA	**Total Est. Demand Current:**	148 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

Branch Panel: LC

Location: ELECT / IT 321 **Supply From:** T-LC **Mounting:** Surface
Volts: 120/208 Wye **Phases:** 3 **Wires:** 4
A.I.C. Rating: 10,000 **Enclosure:** Type 1 **Mains:** 225A MLO

Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker		Wire	Circuit Description	CKT	Note
5	1	MODULAR FURNITURE - IT CUBES 360	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - IT CUBES 360	2	5
5	3	MODULAR FURNITURE - IT CUBES 360	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - IT CUBES 360	4	5
4	5	REC - IT CUBES/STORAGE	#12	20	1			1.1 / 0.7	1	20	#12	REC - IT 355	6	4
4	7	REC - RESTROOM 368/369	#12	20	1	0.4 / 0.7			1	20	#12	REC - CONTROLLER 356	8	4
4	9	REC - CORRIDOR	#12	20	1		0.5 / 0.7		1	20	#12	REC - MEETING 359	10	4
4	11	REC - HR 358	#12	20	1			0.7 / 0.7	1	20	#12	REC - MEETING 359	12	4
5	13	MODULAR FURNITURE - HR CUBES 361	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - HR CUBES 361	14	5
5	15	MODULAR FURNITURE - HR CUBES 361	#12	20	1		0.5 / 0.5		1	20	#12	MODULAR FURNITURE - HR CUBES 361	16	4
4	17	REC - OFFICE	#12	20	1			1.3 / 0.5	1	20	#12	REC - HR FLEX 357	18	4
4	19	REC - STOR/RESTROOM/CORR	#12	20	1	0.5 / 0.4			1	20	#12	REC - RESTROOM/CLOSET	20	4
4	21	REC - RECEPTION	#12	20	1		0.9 / 0.5		1	20	#12	REC - LIVING ROOM	22	4
5	23	MODULAR FURNITURE - COPY/FILE	#12	20	1			0.5 / 0.5	1	20	#12	REC - SILENCER/SAFE ROOM/ELEC ROOM	24	4
4	25	MODULAR FURNITURE - COPY/FILE	#12	20	1	0.5 / 0.5			1	20	#12	MODULAR FURNITURE - COPY/FILE	26	5
4	27	REC - COFFEE STATION	#12	20	1		0.4 / 0.5		1	20	#12	MODULAR FURNITURE - COPY/FILE	28	5
4	29	REC - CORRIDOR	#12	20	1			0.5 / 1.1	1	20	#12	REC - OFFICE 348	30	4
4	31	REC - RR/JAN	#12	20	1	0.5 / 0.9			1	20	#12	REC - OFFICE 349	32	4
4	33	EDF-1	#12	20	1		0.2 / 0.2		1	20	#12	REFRIGERATOR	34	G
4	35	REC - KITCHEN 351	#12	20	1			0.4 / 0.2	1	20	#12	REC - WET BAR	36	4
4	37	REC - CORRIDOR	#12	20	1	0.7 / 0.2			1	20	#12	REC - WET BAR	38	4
4	39	REC - BOARDROOM 366	#12	20	1		0.9 / 0.2		1	20	#12	REC - BALCONY	40	4
4	41	REC - BOARDROOM 366	#12	20	1			0.9 / 0.2	1	20	#12	COPY MACHINE	42	4
G	43	UC REFRIGERATOR	#12	20	1	0.6 / 1.1			1	20	#12	REC - COPY/FILE ROOM	44	4
4,G	45	UC ICE MACHINE	#12	20	1		0.8 / 0.6		1	20	#12	ICE MACHINE	46	4
4,G	47	UC ICE MACHINE	#12	20	1			0.2 / 0.6	1	20	#12	REFRIGERATOR	48	4
1	49	FCU-3-3,FCU-3-4,FCU-3-5B	#12	15	2	1.1 / 1.0			2	15	#12	FCU-3-1, FCU-3-2, FCU-3-5A, BS3-1A	50	1
	51						1.1 / 1.0						52	
1	53	EF-3	#12	15	1			0.7 / 1.5	2	15	#12	FCU-3-6, FCU-3-7, FCU-3-8, FCU-3-9,...	54	1
4	55	REC - HVAC	#12	20	1	0.9 / 1.5							56	
4	57	REC - HVAC	#12	20	1		1.1 / 0.7		1	20	#12	REC - HVAC	58	4
1	59	ACCU-2-1	#12	20	2			1.9 / 1.9	2	20	#12	ACCU-2-1	60	1
	61					1.9 / 1.9							62	
4	63	REC - HVAC ROOF	#12	20	1		1.1 / 1.9		2	20	#12	ACCU-2-3	64	1
4	65	REC - HVAC ROOF	#12	20	1			0.5 / 1.9					66	
4	67	REC - EXTERIOR	#12	20	1	0.4 / 0.4			1	20	#12	MDF CABINET	68	4
4	69	REC - TV/SCREEN (OPEN SPACE)	#12	20	1		0.7 / 0.5		1	20	#12	REC - TV (OPEN SPACE)	70	4
4	71	REC - COFFEE STATION	#12	20	1			0.4 / 0.0	1	20	--	SPARE	72	--
4	73	REC - COFFEE STATION	#12	20	1	0.2 / 0.0			1	20	--	SPARE	74	--
--	75	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	76	--
--	77	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	78	--
--	79	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	80	--
--	81	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	82	--
--	83	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	84	--
--	85	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	86	--
--	87	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	88	--
--	89	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	90	--
--	91	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	92	--
--	93	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	94	--
--	95	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	96	--
			Total Load:			18.1 kVA	16.5 kVA	18.7 kVA						
			Total Amps:			153 A	137 A	158 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	18.9 kVA	100.00%	18.9 kVA		
Miscellaneous	6.0 kVA	100.00%	6.0 kVA	**Total Conn. Load:**	53.3 kVA
Receptacles	28.3 kVA	67.64%	19.2 kVA	**Total Est. Demand:**	44.1 kVA
				Total Conn. Current:	148 A
				Total Est. Demand Current:	122 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

RITTER MAHER ARCHITECTS

2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321

RITTERMAHER.COM

Salas O'Brien

salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809

Registration: 0005857
Project No: 2550-01415

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KEY PLAN:

SEAL:

STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

PANEL SCHEDULES

E4.02

ENERGY MONITORING REQUIREMENTS

PROVIDE LEVITON 73D48 MODULES (OR APPROVED EQUAL) FOR BRANCH CIRCUIT MONITORING OF END USE METERING CATEGORIES PER IECC 2021 C405.12. THE METERS SHALL BE CONFIGURED TO AUTOMATICALLY COMMUNICATE ENERGY CONSUMPTION DATA TO A CENTRALIZED DATA COLLECTION SYSTEM. LOADS SHALL BE CATEGORIZED BASED ON THE FOLLOWING DESIGNATIONS IN THE PANEL SCHEDULE NOTES COLUMN:

1. HVAC
2. INTERIOR LIGHTING
3. EXTERIOR LIGHTING
4. PLUG LOADS
5. MISCELLANEOUS

Distribution Panel: DPA

Location: FIRE PUMP ROOM 133 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 18,000
Supply From: SBD | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 1000A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker		Wire	Circuit Description	CKT	Note
	1					62.5 / 86.4							2	
	3	PANEL "HW"	1-L	225	3		57.7 / 83.3		3	400	1-L	PANEL "HA"	4	
	5							63.6 / 89.0					6	
	7					83.5 / 62.0							8	
	9	PANEL "HB"	1-L	225	3		83.4 / 60.4		3	400	1-L	PANEL "HC"	10	
	11							85.1 / 62.7					12	
--	13	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	14	--
--	15	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	16	--
--	17	SPARE	--	20	1			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		1	20	--	SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	30	--
--	31	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	32	--
--	33	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	34	--
--	35	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	36	--
--	37	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	38	--
--	39	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	40	--
--	41	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	42	--
		Total Load:				294.5 kVA	284.8 kVA	300.4 kVA						
		Total Amps:				1068 A	1028 A	1090 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	6.0 kVA	100.00%	6.0 kVA		
HVAC	489.4 kVA	100.00%	489.4 kVA	**Total Conn. Load:**	879.7 kVA
Heating	9.0 kVA	100.00%	9.0 kVA	**Total Est. Demand:**	814.9 kVA
Lighting	96.0 kVA	125.00%	120.1 kVA	**Total Conn. Current:**	1058 A
Miscellaneous	29.1 kVA	100.00%	29.1 kVA	**Total Est. Demand Current:**	980 A
Motor	60.0 kVA	100.00%	60.0 kVA		
Power	2.5 kVA	100.00%	2.5 kVA		
Receptacles	187.6 kVA	52.67%	98.8 kVA		

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER
LF - PROVIDE PERMANENT LOCK-OFF DEVICE
LO - PROVIDE PERMANENT LOCK-ON DEVICE

Branch Panel: LG

Location: | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: LW | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 60A
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker		A	B	C	Breaker		Wire	Circuit Description	CKT	Note
5	1	BATTERY CHARGER	#12	20	1	0.5 / 0.5			1	20	#12	BATTERY CHARGER	2	5
	3						1.5 / 1.5						4	
5	5	HEATER	#10	30	2			1.5 / 1.5	2	30	#10	HEATER	6	5
--	7	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	8	--
--	9	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	10	--
--	11	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	12	--
--	13	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	14	--
--	15	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	16	--
--	17	SPARE	--	20	1			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	--
		Total Load:				1.0 kVA	3.0 kVA	3.0 kVA						
		Total Amps:				8 A	28 A	28 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Miscellaneous	7.0 kVA	100.00%	7.0 kVA		
				Total Conn. Load:	7.0 kVA
				Total Est. Demand:	7.0 kVA
				Total Conn. Current:	19 A
				Total Est. Demand Current:	19 A

Notes:

Abbrevations:

Branch Panel: LM

Location: FIRE PUMP ROOM 133 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: T-LM | **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
5	1	PALLET JACK CHARGER	#10	30	1	3.0 / 3.0			1	30	#10	PALLET JACK CHARGER	2	5
5	3	WAV PICKER CHARGER	#10	30	1		3.0 / 0.0		1	20	--	SPARE	4	--
--	5	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	6	--
--	7	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	8	--
--	9	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	10	--
--	11	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	12	--
--	13	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	14	--
--	15	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	16	--
--	17	SPARE	--	20	1			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	--
		Total Load:				6.0 kVA	3.0 kVA	0.0 kVA						
		Total Amps:				54 A	29 A	0 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Miscellaneous	9.0 kVA	100.00%	9.0 kVA		
				Total Conn. Load:	9.0 kVA
				Total Est. Demand:	9.0 kVA
				Total Conn. Current:	25 A
				Total Est. Demand Current:	25 A

Notes:

Abbrevations:

Branch Panel: HMW

Location: FIRE PUMP ROOM 133 | **Volts:** 277/480 Wye | **A.I.C. Rating:** 18,000
Supply From: SBD | **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					11.1 / 11.1							2	
1	3	ARU-1	#8	50	3		11.1 / 11.1		3	50	#8	ARU-1	4	1
	5							11.1 / 11.1					6	
	7					11.1 / 0.0			1	20	--	SPARE	8	--
1	9	ARU-1	#8	50	3		11.1 / 0.0		1	20	--	SPARE	10	--
	11							11.1 / 0.0	1	20	--	SPARE	12	--
--	13	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	14	--
--	15	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	16	--
--	17	SPARE	--	20	1			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		1	20	--	SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	30	--
--	31	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	32	--
--	33	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	34	--
--	35	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	36	--
--	37	SPARE	--	20	1	0.0 / 0.0			1	20	--	SPARE	38	--
--	39	SPARE	--	20	1		0.0 / 0.0		1	20	--	SPARE	40	--
--	41	SPARE	--	20	1			0.0 / 0.0	1	20	--	SPARE	42	--
		Total Load:				33.3 kVA	33.3 kVA	33.3 kVA						
		Total Amps:				120 A	120 A	120 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	99.8 kVA	100.00%	99.8 kVA		
				Total Conn. Load:	99.8 kVA
				Total Est. Demand:	99.8 kVA
				Total Conn. Current:	120 A
				Total Est. Demand Current:	120 A

Notes:

Abbrevations:
G - PROVIDE GFCI CIRCUIT BREAKER

RITTER MAHER ARCHITECTS
2987 Government Street |Baton Rouge, LA 70806
p 225.383.4321
RITTERMAHER.COM

Salas O'Brien
salasobrien.com 225-766-8002
Baton Rouge
5215 Essen Lane, Suite 100
Baton Rouge, LA 70809
Registration: 0005857
Project No: 2550-01415

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KEY PLAN:

SEAL:

STATE OF LOUISIANA
JOHN PALERMO
License No. 44345
PROFESSIONAL ENGINEER
02/27/2026

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:
	02.27.2026	ISSUED FOR PERMIT

LIPSEY'S NEW HEADQUARTERS

HIGHLAND RD, ST. GEORGE, LA

RMA PROJECT NO: 24.154

PANEL SCHEDULES

E4.03