DNAworkshop
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ADDENDUM 2

5/27/2025
Capstone at Convington Place
24-064

The Banyan Foundation

GENERAL

Only project information indicated in the Bidding Documents (including Addenda) can be relied upon for bidding this project. Project information from any other source, including published third-party sources, should not be relied upon for bidding, and neither the Owner nor the Designer (Architect) shall be responsible for the consequences of using the same in preparing a Bid. If a bidder has a question concerning project information or wishes to confirm the same, they should contact the Designer (Architect) directly. Answers will be provided as Addenda or Written Clarification.

The following items shall be considered part of the Contract Documents for the above-referenced project and shall take precedence over any conflicting statements contained therein.

FOR CLARIFICATION

The following are questions and answers from the Contractor's 'Pre-Construction RFI Log'.

Add 1.1 PC-002: Architectural: Note pages A400 to A405 enlarged unit plans - Keynotes 1 to 9 on Legend are not shown on the individual unit type plans. I'm looking for Keynote 2,3 ,4 that shows location of shelving. Please confirm shelving locations and also identify any other keynotes not currently on unit plan.

- Keynotes will be updated on enlarged unit plans in Addendum #3. For shelving, all bedroom closets are to have one (1) clothing rod and shelf. Install shelf at 4'-0" A.F.F. in ADA units. All laundry rooms are to have one (1) 12" shelf @ 5'-6" A.F.F. Provide center support. All pantry and coat closets are to have five (5) 16" shelves.

Add 1.2 PC-004: Architectural: Page 102 has a callout for wall type '201' listed in 3 places (elevator and stairwell walls) however it is not detailed on sheet A600. Please provide further detail for construction of this wall.

- Wall type 201 is a 2-hour CMU wall with loose masonry fill (Design No. U905). Wall types will be updated on sheets A600 and A601 in Addendum #3. Refer to structural drawings for additional CMU wall information.

Add 1.3 PC-005: Architectural: Please provide finish plans, schedule, & legend for subs to price accordingly.

- All will be provided in Addendum #2.

Add 1.4 PC-006: Architectural: #2 door is listed as both fiberglass and aluminum storefront on door schedule. These are used as balcony doors for all units as well as entry doors in the community area. Is it safe to assume fiberglass here?

- All unit balcony doors are to be fiberglass. An updated door schedule will be provided in Addendum #2.

Add 1.5 PC-007: Architectural: Several common area doors are marked as #12. Both interior and exterior use. Door schedule refers to it as an interior solid core door with no fire rating. This door is found in community area, stair doors, and exterior corridor entrance. Id imagine they will want a fire rating on stair doors and an actual exterior door at the corridors. We can price it out as listed or we can price out exterior doors and fire rated doors as needed, just let us know.

- Exterior doors at the end of corridors should be exterior hollow metal doors. Interior stair doors should be interior hollow metal doors with a 90-minute fire rating. Unit entry doors should be an interior wood raised panel solid core door with a 20-minute rating on the second through fourth floors. Unit entry doors and community area doors on the first floor should be an interior fiberglass raised panel door with a 20-minute rating due to "flood-hardie" design requirements. An updated door schedule will be provided in Addendum #2 with the above information.

Add 1.6 PC-008: Architectural: I'd like to confirm that we are pricing solid core doors with wood jambs for the interiors of the project. The spec sheets list out several different door types and I am getting contradictory information on the schedule. For the common area doors, most of the door configurations shown on the schedule are more commonly found in hollow metal doors. Please provide clarification.

- Unit doors and common area doors are to be solid core wood doors and jambs on the second through fourth floors. Unit entry doors and bathroom doors are required to be either fiberglass doors and PVC jambs, or steel doors and jambs on the first floor due to "flood-hardie" design requirements. All other first-floor unit doors may be solid-core wood doors and jambs. Please verify with Owner if they desire all first floor unit doors to be fiberglass, rather than just the required doors on accessible routes (entry doors, bathroom doors). Hollow core doors are not preferable, but could be considered as a value engineering option. An updated door schedule will be provide in Addendum #2 with the above information.

Add 1.7 PC-009: Architectural: The spec sheets list out several different trim profiles and where to use them, except for the unit base. The spec sheets ask for MDF but don't give a profile type.

- Unit base is to be a painted 1x4.

Add 1.8 PC-010: Architectural: some very specific trim is called for in the community area (coffered ceiling trim, chair rail, and crown), but I cannot discern where this trim will be applied from the floor plans or elevations. Please clarify the locations of these or any other specific trim in common areas.

- There will be no coffered ceiling trim, chair rail, or crown in the project. These items will be deleted from the spec section and reissued in Addendum #3.

Add 1.9 PC-011: Please confirm Otis Elevator Company and Schindler Elevator are acceptable manufacturers to provide pricing for this project.

- Both are acceptable.

Add 1.10 PC-012: Civil: According to the drainage pipe bedding and backfill detail provided on Addendum 1, bedding for both A-2000 and RCP pipe will be "granular material" which, according to the Geotechnical report, is sand. The specifications also references "sandy clay" regarding fill material with trench work. Do they really want sand bedding for RCP?

- Sand should be used up to 6" above the top of the pipe and then on-site materials can be used above this.

Add 1.11 PC-013: Civil: Sheet C-5 in Addendum 1 has a detail for the pond outfall box calling for 15" RCP. However, the double barrel section on the same page of the plans calls out A-2000. Which pipe is supposed to go here?

- This Pipe should be A-2000

Add 1.12 PC-014: Civil: Sheet C-4 in Addendum 1 shows Heavy Duty Pavement of the parking lot as 7" concrete. However, detail 3 for Heavy Duty Pavement on sheet C-12 of Addendum 1 shows this Heavy Duty Pavement as 6". Which option is correct option?

- *To be determined/* emailing the client with information

Add 1.13 PC-015: Architectural: Please advise if shop-built metal rails and stairs with precast concrete treads are acceptable for pricing. (similar to other Capstone projects)

- Shop-built metal rails and stairs with precast concrete treads are acceptable to the Owner.

Add 1.14 PC-016: Architectural: Please advice if aluminum Swedgelock style balcony rails are acceptable for pricing.

- Swedgelock style balcony rails are acceptable to the Owner.

Add 1.15 **PC-017: Civil/Architectural: I notice that the dumpster gates are only 8" wide ,we are having issues on other projects with the gate openings not being wide enough, Typically the dumpster companies require 12' openings per there insurance requirements. Please confirm width of dumpster gates**

- Owner's preference is a wide gate.
- Civil can update plans with revised architecuture blocks if needs to change

Add 1.16 **PC-018: Architectural: Please advise if Oldcastle can be priced as an alternate storefront manufacturer.**

- Oldcastle is an acceptable storefront manufacturer to the Owner.

Add 1.17 **PC-019: Sprinkler: The drawings mention a fire pump. What size pump is desired? What PSI, GPM and horsepower?**

- A flow test needs to be performed and a design completed by FPE or NICET Level III before it can be determined if a fire pump and what kind is needed (engineering to be included in pricing along with installation)

Add 1.18 **PC-020: Sprinkler: Will the fire pump require a soft start or automatic transfer switch?**

- Design questions per FPE or NICET Level III

Add 1.19 **PC-021: Sprinkler: The specs mention CPVC piping is acceptable for fire sprinkler piping please confirm?**

- Design questions per FPE or NICET Level III

Add 1.20 **PC-022: Sprinkler: Is schedule 10 black pipe acceptable for the standpipes?**

- Design questions per FPE or NICET Level III

Add 1.21 **PC-023: Sprinkler: Will any dry sprinkler systems or exterior sprinkler coverage be required?**

- Design questions per FPE or NICET Level III

Add 1.22 **PC-024: Sprinkler/Architectural: I see no RCP plans for the individual units, no soffits shown on the overall RCP's either. Should we assume no soffits on this project? If no then please provide drawings showing soffits.**

- No, there is no soffit in this project.

Add 1.23 PC-025: Civil: Please confirm parking lot pavement is to be concrete. Earlier conversations mentioned asphalt paving.

- Parking lot is proposed to be concrete. We can provide an alternate pavement section for asphalt if requested.

Add 1.24 PC-026: Architectural: Please provide more details for the TPO and the Standing Seam roofing. I do not see on the specs nor on the drawings what material the coverboard is made of and do not see any R-Value specified for the TPO roof

- Refer to the architectural drawings Wall Section Details on sheets A301 – A302, for more details on TPO and Standing Seam roofing. The specs for Standing-Seam Metal Roof Panels is in section 074113.16, and section 075423 for Thermoplastic Polyolefin (TPO) Roofing. We will be using closed-cell spray foam insulation on the underside of the deck to achieve R-30, and 2" Polyiso on the overside to achieve R-10. That will make a total of R-40 for the roof.

Add 1.25 PC-027: Architectural: Can steel doors be utilized at unit entry and balcony doors in lieu of fiberglass? Impact rating to remain where required.

- Steel doors are acceptable to the Owner.

Add 1.26 PC-028: Elevator: The model of TKE elevator that is specified is very expensive, and would not be recommended for this type of construction/building. For this type building (4 story) we have another model that should replace the Evo and that model is called the EOX. It is engineered for a low rise building whereas the Evo is a mid rise car. The EOX is short and sweet and is a traction car, not hydro, so we can stay in the traction family. Please advise if this model elevator (or something similar) is acceptable to price for this job. See link:https://docs.na.tkelevator.com/eox-set-a-cab-finishes-and-planning-guide/full-view.htm

- Owner preferred the traction type elevator but don't have a preference for mfg or model #.
- Elevator options include:
  - 180 ft/min minimum speed (no more than 12 second ride to 4th floor).
  - Wireless communication option (no hard wire)
  - Audio/ Video 2-way communication (per IBC 2021 requirements)
  - Provide elevator pads and hardware (for move-ins and maintenance)

Add 1.27 PC-029: Architectural: Please provide further detail regarding the basketball/sports court located on site. Slab thickness, reinforcement, finishing, paint/stripping, equipment list, fencing??

- Basketball court details have been added to sheet A-004

Add 1.28 PC-030: Plumbing: the p-3 and p-3s are spec'd with he same model number which is a standard 1-piece tub and shower unit. The p-3s is a 60" ada accessible shower, do you want me to just use an ADA unit that is close to size for the shower. Also can we quote the Sterling multi-piece for all of the units, that's pretty much all we use on the multifamily jobs. So much easier to work with especially when you have 3rd and 4th floors, there is a lot more damage with the one piece units.

- Owners are okay with multi-piece tub/ showers (tub separate from surround) as long as there are no contours in the surround and grab bars can be added at a later date (reasonable accommodation request from the tenant). For roll-in showers, we would prefer a single unit complete with grab bars built in. Note, all units (ADA & Standard) will require blocking for grab bars at all tubs & toilets (Section 504 requirement).

CHANGES TO DRAWINGS

Please replace or add the following sheets in the drawing set with the attached sheets:

Add 1.29 G-01 – Title Sheet
- Note changes to the Sheet List as shown.
- Note changes to the Project's address.
- Note changes to the Unit Matrix.

Add 1.30 G-02 – Accessible Unit Requirements
- Note that grab bars blocking are required at all units around tubs and water closets.

Add 1.31 L-1 – Landscape Planting
- Add sheet to the current set of drawings.

Add 1.32 L-2 – Landscape Details
- Add sheet to the current set of drawings.

Add 1.33 L-3 – Irrigation Planting
- Add sheet to the current set of drawings.

Add 1.34 L-4 Irrigation Details
- Add sheet to the current set of drawings.

Add 1.35 A-001 – Architectural Site Plan
- Note changes to "General Note", and "Site Information" legends.
- Note changes to the pond area.

Add 1.36 A-004 – Site Amenities
- Add sheet and new details to the current set of drawings.

Add 1.37 A-100 – Overall First Floor Plan
- Note changes to Community Area.

Add 1.38 A-101 – Partial First Floor Plan – 1
- Note changes to "Architectural General Note", "Unit Notes", and "Framing Notes".

Add 1.39 A-102 – Partial First Floor Plan – 2
- Note changes to Community Area.
- Note change to Trash Room's dimensions.

Add 1.40 A-104 – Partial Second Floor Plan – 1
- Note changes to "Architectural General Note", "Unit Notes", and "Framing Notes".

Add 1.41 A-107 – Partial Third Floor Plan – 1
- Note changes to "Architectural General Note", "Unit Notes", and "Framing Notes".

Add 1.42 **A-110 – Partial Fourth Floor Plan – 1**
- Note changes to “Architectural General Note”, “Unit Notes”, and “Framing Notes”.

Add 1.43 **A-120 – Overall Roof Plan**
- Note changes to Over Roof Plan’s details.
- Add Elevator Loft Plan and RCP details.

Add 1.44 **A-130 – Overall First Floor and Second Floor RCP**
- Note changes to Community Area’s RCP and Corridor (226) RCP.

Add 1.45 **A-131 – Overall Third Floor and Fourth Floor RCP**
- Note changes to Corridor (326) RCP, and Corridor (426) RCP.

Add 1.46 **A-200 – Exterior Building Elevations**
- Note changes to Elevation Keynotes legend, and call-out labels on elevation views.

Add 1.47 **A-201 – Exterior Building Elevations**
- Note changes to Elevation Keynotes legend, and call-out labels on elevation views.

Add 1.48 **A-300 – Building Sections**
- Note changes to sections details.

Add 1.49 **A-301 – Wall Sections**
- Note changes to wall section details.

Add 1.50 **A-302 – Wall Sections**
- Note changes to wall section details.

Add 1.51 **A-303 – Interior Wall Sections**
- Note changes to wall section details.

Add 1.52 **A-400 – Enlarged 1BR Unit – Plan and Elevations**
- Note change to unit plan, elevation’s detail, and sheet’s notes.

Add 1.53 **A-401 – Enlarged 1BR HC Unit – Plan and Elevations**
- Note changes to unit plan, elevation detail, and sheet’s notes.

Add 1.54 **A-402 – Enlarged 2BR Unit – Plan and Elevations**
- Note changes to unit plan, elevation detail, and sheet’s notes.

Add 1.55 **A-403 – Enlarged 2BR HC Unit – Plan and Elevations**
- Note changes to unit plan, elevation detail, and sheet’s notes.

Add 1.56 **A-404 – Enlarged 3BR Unit – Plan and Elevations**
- Note changes to unit plan, elevation detail, and sheet’s notes.

Add 1.57 **A-405 – Enlarged 3BR HC Unit – Plan and Elevations**
- Note changes to unit plan, elevation detail, and sheet’s notes.

Add 1.58 **A-406 – Activity Center – Interior Elevations**
- Note changes to elevation details.

Add 1.59 **A-500 – Enlarged Balcony Plans & Details**
- Add sheet with new details to the current set of drawings.

Add 1.60 **A-501 – Enlarged Trash Room Plans and Trash Chute Details**
- Add sheet with new details to the current set of drawings.

Add 1.61 **A-502 – Enlarged Elevator & Stair Plan and Sections**
- Note changes to elevator section details.

Add 1.62 **A-600 – Wall Types**
- Note changes to “Interior Partition” details.
- Note changes to “CMU Wall” details.
- Add new wall type to “2HR Rated Firewall”.

Add 1.63 **A-601 – Wall Types & Floor/ Ceiling Assemblies**
- Add new “2HR Rated Wall”, and “Brick Veneer” wall types.
- Add new 2-HR-rated ceiling/ Floor assemblies.

Add 1.64 A-602 – Wall Details
- Add sheet to the current set of drawings.

Add 1.65 A-603 – Wall Details
- Add sheet to the current set of drawings.

Add 1.66 A-604 – Wall Details – Plan Details
- Add sheet to the current set of drawings.

Add 1.67 A-700 – Room Finish Schedules
- Add sheet to the current set of drawings.

Add 1.68 A-701 – Doors/ Windows Schedule & Types
- Note changes to schedule and legend details.

Add 1.69 A-702 – Window – Head, Jamb, & Sill Details
- Note newly added Storefront details.

Add 1.70 A-703 – Door – Head, Jamb, & Sill Details
- Note changes to door's HJS details.

Add 1.71 A-704 – Interior Schedules & Details
- Add sheet to the current set of drawings.

Add 1.72 A-705 – Compartmental Details
- Add sheet to the current set of drawings.

Add 1.73 A-706 – Compartmental Details
- Add sheet to the current set of drawings.

Add 1.74 A-801 – Millwork Details
- Add sheet to the current set of drawings.

CHANGES TO SPECIFICATIONS

Please replace or add the following sheets in the specifications with the attached sheets:

Add 1.75 Drainage Impact Study
- Add Drainage Impact Study to Addendum.

END OF ADDENDUM

CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433



PARKING SPACES	
STANDARD PARKING	152
ADA PARKING	8
TOTAL	160

SHEET LISTS

	TITLE SHEET	ISSUE DATE	REVISION DATE
1 GENERAL			
G001	TITLE SHEET	04/25/25	5/23/25
G002	ACCESSIBLE UNIT REQUIREMENTS	04/25/25	5/23/25
G003	ADA DIAGRAMS	04/25/25	
1.5 LIFE SAFETY			
LS100	LIFE SAFETY PLANS	04/25/25	5/23/25
LS101	LIFE SAFETY PLANS	04/25/25	5/23/25
2 CIVIL			
C-1	TITLE SHEET	04/25/25	
C-2	EXISTING CONDITIONS	04/25/25	
C-3	OVERALL SITE PLAN	04/25/25	
C-4	DETAILED SITE PLAN	04/25/25	
C-5	OVERALL GRADING & DRAINAGE PLAN	04/25/25	
C-6	DETAILED GRADING & DRAINAGE LAYOUT	04/25/25	
C-7	DETAILED GRADING & DRAINAGE LAYOUT	04/25/25	
C-8	UTILITY PLAN	04/25/25	
C-9	JOINT LAYOUT	04/25/25	
C-10	IMPERVIOUS AREA MAP	04/25/25	
C-11	EROSION CONTROL PLAN	04/25/25	
C-12	SITE DETAILS	04/25/25	
C-13	CROSS SECTIONS	04/25/25	
2 LANDSCAPE			
L-1	LANDSCAPE PLANTING	04/25/25	
L-2	LANDSCAPE DETAILS	04/25/25	
L-3	IRRIGATION PLANTING	04/25/25	
L-4	IRRIGATION DETAILS	04/25/25	
3 ARCHITECTURAL SITE PLAN			
A001	ARCHITECTURAL SITE PLAN	04/25/25	5/23/25
A002	ENLARGED ARCHITECTURAL SITE PLAN	04/25/25	
A003	SITE DETAILS	04/25/25	
A004	SITE AMENITIES	04/25/25	5/23/25
4 ARCHITECTURAL			
A100	OVERALL FIRST FLOOR PLAN	04/25/25	5/23/25
A101	PARTIAL FIRST FLOOR PLAN-1	04/25/25	5/23/25
A102	PARTIAL FIRST FLOOR PLAN-2	04/25/25	5/23/25
A103	OVERALL SECOND FLOOR PLAN	04/25/25	
A104	PARTIAL SECOND FLOOR PLAN-1	04/25/25	5/23/25
A105	PARTIAL SECOND FLOOR PLAN-2	04/25/25	
A106	OVERALL THIRD FLOOR PLAN	04/25/25	
A107	PARTIAL THIRD FLOOR PLAN-1	04/25/25	5/23/25
A108	PARTIAL THIRD FLOOR PLAN-2	04/25/25	
A109	OVERALL FOURTH FLOOR PLAN	04/25/25	
A110	PARTIAL FOURTH FLOOR PLAN-1	04/25/25	5/23/25
A111	PARTIAL FOURTH FLOOR PLAN-2	04/25/25	
A120	OVERALL ROOF PLAN	04/25/25	5/23/25
A130	OVERALL FIRST FLOOR AND SECOND FLOOR RCP	04/25/25	5/23/25
A131	OVERALL THIRD FLOOR AND FOURTH FLOOR RCP	04/25/25	5/23/25
A200	EXTERIOR BUILDING ELEVATIONS	04/25/25	5/23/25
A201	EXTERIOR BUILDING ELEVATIONS	04/25/25	5/23/25
A300	BUILDING SECTIONS	04/25/25	5/23/25
A301	WALL SECTIONS	04/25/25	5/23/25
A302	WALL SECTIONS	04/25/25	5/23/25
A303	INTERIOR WALL SECTIONS	04/25/25	5/23/25
A400	ENLARGED 1BR UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A401	ENLARGED 1BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A402	ENLARGED 2BR UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A403	ENLARGED 2BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A404	ENLARGED 3BR UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A405	ENLARGED 3BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A406	ACTIVITY CENTER - INTERIOR ELEVATIONS	04/25/25	5/23/25
A500	ENLARGED BALCONY PLANS & DETAILS	04/25/25	5/23/25
A501	ENLARGED TRASH ROOM PLANS AND TRASH CHUTE DETAILS	04/25/25	5/23/25
A502	ENLARGED ELEVATOR & STAIR PLAN AND SECTIONS	04/25/25	5/23/25
A503	ENLARGED STAIR PLAN AND SECTIONS	04/25/25	5/23/25
A504	ENLARGED STAIR PLAN AND SECTIONS	04/25/25	5/23/25
A505	STAIR DETAILS	04/25/25	5/23/25
A600	WALL TYPES	04/25/25	5/23/25
A601	WALL TYPES & FLOOR / CEILING ASSEMBLIES	04/25/25	5/23/25
A602	WALL DETAILS	04/25/25	5/23/25
A603	WALL DETAILS	04/25/25	5/23/25
A604	WALL DETAILS - PLAN DETAILS	04/25/25	5/23/25
A700	ROOM FINISH SCHEDULES	04/25/25	5/23/25
A701	DOORS/ WINDOWS SCHEDULES & TYPES	04/25/25	5/23/25
A702	WINDOW - HEAD, JAMB, & SILL DETAILS	04/25/25	5/23/25
A703	DOOR - HEAD, JAMB, & SILL DETAILS	04/25/25	5/23/25
A704	INTERIOR SCHEDULES & DETAILS	04/25/25	5/23/25
A705	COMPARTMENTAL DETAILS	04/25/25	5/23/25
A706	COMPARTMENTAL DETAILS	04/25/25	5/23/25
A801	MILLWORK DETAILS	04/25/25	5/23/25
5 STRUCTURE			
S100	PARTIAL FOUNDATION PLAN - 1	04/25/25	
S101	PARTIAL FOUNDATION PLAN - 2	04/25/25	
S110	PARTIAL SHEARWALL PLAN - 1	04/25/25	
S111	PARTIAL SHEARWALL PLAN - 2	04/25/25	
S200	PARTIAL FIRST LEVEL FRAMING - 1	04/25/25	
S201	PARTIAL FIRST LEVEL FRAMING - 2	04/25/25	
S210	PARTIAL SECOND LEVEL FRAMING - 1	04/25/25	
S211	PARTIAL SECOND LEVEL FRAMING - 2	04/25/25	
S220	PARTIAL THIRD LEVEL FRAMING - 1	04/25/25	
S221	PARTIAL THIRD LEVEL FRAMING - 2	04/25/25	
S230	PARTIAL ROOF FRAMING - 1	04/25/25	
S231	PARTIAL ROOF FRAMING - 2	04/25/25	
S240	PENTHOUSE ROOF FRAMING	04/25/25	
S300	FOUNDATION DETAILS	04/25/25	
S301	FOUNDATION DETAILS	04/25/25	
S400	SCHEDULES AND LEGENDS	04/25/25	
S401	SCHEDULES AND LEGENDS	04/25/25	
S500	DETAILS	04/25/25	
S501	DETAILS	04/25/25	
S502	DETAILS	04/25/25	
S503	DETAILS	04/25/25	
S504	DETAILS	04/25/25	
S505	DETAILS	04/25/25	
S506	DETAILS	04/25/25	
S507	SECTIONS	04/25/25	
S600	GENERAL NOTES	04/25/25	
S601	GENERAL NOTES	04/25/25	
S700	SPECIAL INSPECTIONS	04/25/25	
6 MECHANICAL			
M000	MECHANICAL LEGEND & NOTES	04/25/25	
M200	OVERALL 1ST FLOOR MECHANICAL PLAN	04/25/25	
M201	PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M202	PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M203	OVERALL 2ND FLOOR MECHANICAL PLAN	04/25/25	
M204	PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M205	PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M206	OVERALL 3RD FLOOR MECHANICAL PLAN	04/25/25	
M207	PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M208	PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M209	OVERALL 4TH FLOOR MECHANICAL PLAN	04/25/25	
M210	PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M211	PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M500	MECHANICAL SCHEDULES	04/25/25	
M600	MECHANICAL DETAILS	04/25/25	
M700	ENLARGED MECHANICAL PLAN - 1BR	04/25/25	
M701	ENLARGED MECHANICAL PLAN - 2BR	04/25/25	
M702	ENLARGED MECHANICAL PLAN - 3BR	04/25/25	

	TITLE SHEET	ISSUE DATE	REVISION DATE
7 ELECTRICAL			
E001	ELECTRICAL LEGEND & ABBREVIATIONS	04/25/25	
E002	ELECTRICAL NOTES	04/25/25	
E100	ELECTRICAL SITE PLAN	04/25/25	
E101	1ST FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E102	1ST FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E201	2ND FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E202	2ND FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E301	3RD FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E302	3RD FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E401	4TH FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E402	4TH FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E501	1ST FLOOR COMMUNITY AREA- LIGHTING & FIRE ALARM PLAN	04/25/25	
E502	1ST FLOOR COMMUNITY AREA- POWER & DATA PLAN	04/25/25	
E503	ENLARGED ELECTRICAL PLAN - 1BR	04/25/25	
E504	ENLARGED ELECTRICAL PLAN - 2BR	04/25/25	
E505	ENLARGED ELECTRICAL PLAN - 3BR	04/25/25	
E600	POWER RISER DIAGRAM	04/25/25	
E601	FIRE ALARM RISER DIAGRAM	04/25/25	
E602	PANEL SCHEDULES	04/25/25	
E700	ELECTRICAL DETAILS	04/25/25	
E701	ELECTRICAL DETAILS	04/25/25	
E702	ELECTRICAL DETAILS	04/25/25	
8 PLUMBING			
P000	PLUMBING LEGEND & NOTES	04/25/25	
P200	OVERALL 1ST FLOOR PLUMBING PLAN	04/25/25	
P201	PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P202	PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P203	OVERALL 2ND FLOOR PLUMBING PLAN	04/25/25	
P204	PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P205	PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P206	OVERALL 3RD FLOOR PLUMBING PLAN	04/25/25	
P207	PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P208	PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P209	OVERALL 4TH FLOOR PLUMBING PLAN	04/25/25	
P210	PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P211	PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P400	PLUMBING SCHEDULES	04/25/25	
P700	ENLARGED PLUMBING PLAN - 1BR	04/25/25	
P701	ENLARGED PLUMBING PLAN - 2BR	04/25/25	
P702	ENLARGED PLUMBING PLAN - 3BR	04/25/25	
P703	ENLARGED PLUMBING PLAN - ACTIVITY CENTER	04/25/25	
P800	PLUMBING RISERS	04/25/25	
P801	PLUMBING RISERS	04/25/25	

UNIT MATRIX

CAPSTONE APARTMENT									
CAPSTONE SUMMARY			UNIT TYPE	1BR	1BR HC	2BR	2BR HC	3BR	3BR HC	TOTAL UNIT
LEVELS	TOTAL GROSS SF*	TOTAL NET SF*	GROSS SF	808	808	1,041	1,041	1,321	1,321	
			NET SF	683	683	899	899	1,163	1,163	
1ST	28,579	27,378			2	6	2	5	2	17
2ND	28,250	26,386		2		10		9		21
3RD	28,250	26,386		2		10		9		21
4TH	28,250	26,386		2		10		9		21
TOTAL	113,329	106,536		6	2	36	2	32	2	80

VICINITY MAP

PROJECT LOCATION



441 FALCONER DR,
COVINGTON, LA 70433

GRAPHIC SYMBOLS

NORTH ARROW
LEVEL NAME / ELEVATION
LEVEL & ELEVATION TAG
C0.00 KEYNOTE TAG
CENTERLINE
SPOT ELEVATION
REVISION NUMBER
#"/12" RISE/RUN ROOF SLOPE
ON SHEET
INTERIOR ELEVATION TAG
SHEET #

DOOR TAG
WINDOW TAG
WALL TAG
ROOM NAME
ROOM NUMBER
OCCUPANCY USE
OCCUPANT TOTAL / OCCUPANT TOTAL ROOM SF / OCCUPANT LOAD
ON SHEET
EXTERIOR ELEVATION TAG
SHEET #
SHEET # / # ON SHEET
CALLOUT TAG

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BLDG	BUILDING
BOT	BOTTOM
CLR	CLEAR
CLG	CEILING
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CORR	CORRIDOR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
ELECT	ELECTRICAL
ELE	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FIN	FINISH
FIXT	FIXTURE
FURR	FURRING
FLR	FLOOR
GSF	GROSS SQUARE FEET
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HR	HOUR
HT	HEIGHT
IN	INCH
INT	INTERIOR
LVP	LAMINATED VINYL PLANK
MAT	MATERIAL
MTL	METAL
MBM	METAL BUILDING
N	NORTH
NSF	NET SQUARE FEET
N/A	NOT APPLICABLE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PROP	PROPERTY
PTD	PAINTED
PTC	PRIOR TO CONSTRUCTION
RM	ROOM
SPEC	SPECIFICATION
STD	STANDARD
TYP	TYPICAL
TBD	TO BE DETERMINED
VER	VERIFY
WDW	WINDOW

DIRECTORY

OWNER / REPRESENTATIVE:
CASPTONE AT COVINGTON PLACE, LP
ROB COATS
4509 PINE TREE CIRCLE
VESTAVIA, AL 35243
T: 205.417.2813
E: RCOATS@TBF-INC.ORG

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STRUCTURAL ENGINEER:
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4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LA 70809
T: 225.295.1880
E: RYANDUNLEVY@SEENGINEERS.COM

APPLICABLE CODES

BUILDING CODE:	**IBC (2021)**
RESIDENTIAL CODE:	**IRC (2021)**
LIFE SAFETY CODE:	**NFPA 101 (2015)**
ACCESSIBILITY CODE:	**ADAAG (2010) , ANSI 117.1 (2009) UFAS ADA-ABA (2010)**
STRUCTURAL CODE:	**N/A**
MECHANICAL CODE:	**IMC (2021)**
ELECTRICAL CODE:	**NEC (2020)**
PLUMBING CODE:	**IPC (2021)**
ELEVATOR CODE:	**N/A**
BOILER CODE:	**N/A**
CONSTRUCTION CODE:	**LSUCC**
FIRE SPRINKLER CODE:	**NFPA 13R**
ENERGY CODE:	**IECC (2021)**
ENERGY STAR:	**ES-MFNC (v1.2)**
HUD REQ.:	**HUD FAIR HOUSING ACT DESIGN MANUAL (1998), HQS HUD HOUSING STANDARDS, MPS HUD MINIMUM PROPERTY STANDARDS, SECTION 504 - FAIR HOUSING ACT, UPSC HUD UNIFORM PHYSICAL CONDITION STANDARDS**

DEFERRED SUBMITTALS

- SPRINKLER SHOP DRAWINGS
- FIRE ALARM SYSTEM SHOP DRAWINGS
- CERTIFIED ROOF TRUSS AND FLOOR JOIST TRUSS SHOP DRAWINGS
- EXTERIOR AND INTERIOR SIGNAGE

GENERAL NOTES

1. THESE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTION OF THE CONTRACT DOCUMENTS. THESE DRAWINGS CONVEY THE DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK.
2. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS WITH OTHER PARTS OF THE CONTRACT DOCUMENTS, WHETHER APPEARING HEREIN OR ISSUED SEPARATELY, AND SHALL AT ONCE REPORT TO DNA ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED.
3. ALL PORTIONS OF THE CONTRACT DOCUMENTS, WHETHER APPEARING HEREIN OR ISSUED SEPARATELY ARE INTENDED TO BE COMPLEMENTARY. WHAT IS CALLED FOR BY ANY PORTION THEREOF SHALL BE AS IF CALLED FOR BY ALL PORTIONS OF THE CONTRACT DOCUMENTS. ANY APPARENT OR OBVIOUS INCONSISTENCIES APPEARING WITHIN ANY PORTION OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DNA BY THE CONTRACTOR PRIOR TO PROCEEDING WITH WORK.
4. THESE DRAWINGS DO NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT REQUIREMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED HEREIN, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER OR NOT SAID ITEMS AND/OR ASSOCIATED WORK ARE SPECIFICALLY IDENTIFIED HEREIN.
5. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL ASSOCIATED PIPING, DUCTWORK, AND/OR CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF THE ASSOCIATED WIRING AND EQUIPMENT CAN BE PROVIDED.
6. THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM 'APPROVED ALTERNATE' IS USED, DNA SHALL DETERMINE THE SUITABILITY OF ANY ALTERNATE MATERIALS PROPOSED BY THE CONTRACTOR. ALTERNATE MATERIALS SHOULD ONLY BE SUBMITTED FOR REVIEW BY DNA WHERE AN IMPROVEMENT IN QUALITY OR AN ASSOCIATED COST SAVINGS CAN BE DEMONSTRATED. ALL ALTERNATE MATERIALS SUBMITTED MUST BE ACCOMPANIED BY FOUR (4) COPIES OF ALL MANUFACTURER'S SPECIFICATIONS PERTAINING TO SAID MATERIAL(S).
7. WHERE COMPONENTS OR MATERIALS ARE NOTED AS "BUILDING STANDARD", CONTRACTOR SHALL INSTALL ITEMS AS SPECIFIED BY THE PROJECT ARCHITECT AND/OR OWNER'S REPRESENTATIVES.

SUBMITTAL REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL REVIEW, APPROVE, AND STAMP EACH ITEM WHICH IS SUBMITTED. BY REVIEWING, APPROVING, STAMPING, AND MAKING SAID SUBMITTALS, THE CONTRACTOR CERTIFIES THAT HE(SHE) HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO (OR THAT HE WILL DO SO); AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY DNA'S REVIEW OF ANY OF THE AFOREMENTIONED SUBMITTALS. FURTHER, THE CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED WITHIN ANY SUBMITTAL BY DNA'S REVIEW OF SAID SUBMITTAL.

NOTWITHSTANDING ANY QUANTITIES INDICATED OR SPECIFICALLY STATED ON ANY SPECIFIC SUBMITTAL, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK.

SHOP DRAWINGS WHICH ARE REQUIRED TO BE SUBMITTED:

1. SHALL BE DRAWN TO A SCALE SUFFICIENT FOR CLARITY AND COORDINATION
2. SHALL SHOW NECESSARY WORKING AND ERECTION DIMENSIONS AND NECESSARY DETAILS, SECTIONS, PLANS, AND ELEVATIONS
3. SHALL BE PROPERLY CROSS-REFERENCED TO THE APPROPRIATE PAGES OF THESE DRAWINGS TO CLEARLY DELINEATE ARRANGEMENT
4. SHALL ILLUSTRATE RELATIONSHIP TO OTHER WORK ASSOCIATED WITH THE PROJECT.

ANY SAMPLE REQUIRED TO BE SUBMITTED FOR REVIEW WILL BE RETURNED WHEN SO REQUESTED BY THE CONTRACTOR. CHARGES FOR SUBMISSION OF SAMPLES AND FOR THEIR RETURN SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTOR SHALL CONSECUTIVELY NUMBER SUBMITTALS. ANY RE-SUBMITTALS SHALL RETAIN THE ORIGINAL IDENTIFICATION NUMBER FOLLOWED BY THE DESIGNATED REVISION NUMBER (IE. REV. 1, REV. 2, ETC.). CLEAR SPACE SHALL BE PROVIDED ON EACH ITEM SUBMITTED FOR CONTRACTOR'S AND PROJECT ARCHITECT'S STAMPS. WHERE CLEAR SPACE IS NOT AVAILABLE ON SAMPLES, SUBMIT WITH TAGS ATTACHED.

CONDITIONS AND QUALIFICATIONS

DNA'S REVIEW AND NON-REJECTION OF A SPECIFIC ITEM SHALL NOT BE CONSTRUED AS ACCEPTANCE OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

DNA'S REVIEW OF SUBMITTALS SHALL IN NO WAY IMPLY THAT DNA IS IN ANY WAY RESPONSIBLE FOR, THE FABRICATION PROCESS OR TECHNIQUES OF CONSTRUCTION. DNA WILL NOT CHECK, AND ASSUMES NO RESPONSIBILITY FOR, DIMENSIONS OR QUANTITITES ON REVIEWED SUBMITTALS, OR FOR COORDINATION OF ANY TRADES.

THE REVIEW OF SUBMITTALS SHALL NOT ACT TO PERMIT DEPARTURES FROM ADDITIONAL DETAILS OR INSTRUCTION PREVIOUSLY GIVEN.

SUBSTITUTIONS

CONTRACTOR SHALL SUBMIT FOR REVIEW ANY ITEM WHICH IS PROPOSED FOR SUBSTITUTION, OR WHICH DIFFERS IN ANY RESPECT FROM MATERIALS, SYSTEMS, AND EQUIPMENT WHICH IS SPECIFIED WITHIN THESE DRAWINGS.

SUBSTITUTIONS WILL ONLY BE CONSIDERED WHICH EITHER:
1. PROVIDE A HIGHER LEVEL OF QUALITY
2. SAVE THE OWNER MONEY OVER ENTIRE PROJECT (INCLUDING DNA'S REVIEW TIME), OR
3. IMPROVE THE PROJECT SCHEDULE.

REQUESTS FOR SUBSTITUTION MUST BE ACCOMPANIED BY THE FOLLOWING:
- COMPLETE TECHNICAL DATA AND PERFORMANCE SPECIFICATIONS
- SAMPLES OF THE ARTICLE PROPOSED FOR SUBSTITUTION (AS APPLICABLE)
- A STATEMENT SIGNED BY THE CONTRACTOR THAT THE PROPOSED SUBSTITUTION IS IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS
- NOTIFICATION REGARDING THE EFFECT OF THE SUBSTITUTION ON OTHER WORK, ASSEMBLIES, PRODUCTS, OR SEPARATE CONTRACTS. ALSO NOTIFICATION IF ACCEPTANCE OF SUBSTITUTION COULD REQUIRE REVISION OF DRAWINGS OR DETAILS.

REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE FOUR (4) COPIES THE ABOVE INFORMATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF ANY CHANGES IN OTHER PARTS OF HIS(HER) WORK, OR THE WORK OF SUBCONTRACTORS OR OTHER TRADES, WHICH MAY BE CAUSED BY ACCEPTANCE OF THE SUBSTITUTION. SAID CHANGES IN WORK SHALL BE PROVIDED AT NO CHARGE TO THE OWNER.

ORIGINALLY SPECIFIED ITEMS SHALL BE FURNISHED UNLESS A SUBSTITUTION HAS BEEN FORMALLY ACCEPTED.

IT IS UNDERSTOOD THAT DUE TO CITY APPROVALS AND OWNER INSTRUCTIONS, CERTAIN SUBSTITUTIONS CANNOT BE APPROVED. THEREFORE, DNA RESERVES THE RIGHT TO REJECT ANY AND ALL REQUESTS FOR SUBSTITUTION.

WHEN MAKING A SUBSTITUTION CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY TIME EXPENDED IN ALTERING DRAWINGS TO REFLECT CHANGES IN THE PROJECT AS BY THE INCORPORATION OF THE SUBSTITUTED ARTICLE WITHIN THE WORK.

PROJECT SUMMARY

PROJECT NAME: **CAPSTONE AT COVINGTON PLACE**
PROJECT ADDRESS: **441 FALCONER DR, COVINGTON LA 70433**
PROPOSED USE: **RESIDENTIAL - MULTI-FAMILY**

OVERVIEW:
NUMBER OF BUILDING: 1
BUILDING HEIGHT: 59' - 8"
NUMBER OF STORIES: 4

BUILDING PLANNING:
OCCUPANCY(IBC): R-2
OCCUPANCY(NFPA): R-2
MIXED OCCUPANCY: RESIDENTIAL
REQ'D FIRE SEPARATION: N/A

MEANS OF EGRESS
250'-0" MAX TRAVEL DISTANCE TO EXIT
50'-0" MAX DEAD END CORRIDOR LENGTH
44" MIN CORRIDOR WIDTH
30'-0" MAX COMMON PATH OF TRAVEL
32" MIN CLEAR OPENING OF EXIT DOORS
2 MIN NUMBER OF EXITS

TYPE OF CONSTRUCTION:
CONSTRUCTION TYPE (IBC): VA
CONSTRUCTION TYPE (NFPA): VA

PLUMBING REQUIREMENTS: (R-2)
OCCUPANT LOAD: 464
TOILETS: 1 PER UNIT
LAVATORIES: 1 PER UNIT
BATHTUB/ SHOWER: 1 PER UNIT

PLUMBING REQUIREMENTS: (ASSEMBLY / BUSINESS)
OCCUPANT LOAD: 87
WATER CLOSET: MEN: 1 WOMEN: 1
LAVATORIES: (M/W): 2
DRINKING FOUNTAINS: 1
SERVICE SINK: 1

FIRE PROTECTION REQUIREMENTS:
YES AUTOMATIC SPRINKLERS
YES MANUAL EXTINGUISHERS
L OCCUPANCY HAZARD (LOW, MED, HIGH)
3,000 SF MAX FLOOR AREA PER EXTINGUISHER
75'-0" MAX TRAVEL DISTANCE PER EXTINGUISHER

SITE INFORMATION:
LOT SIZE: 6.648 ACRES
LOTS ZONING: HC-3 HIGHWAY COMMERCIAL
DISTRICT:
PARCEL ID:
FLOOD ZONE: X- NOT IN FLOOD ZONE
FLOOD MITIGATION: NA
RETENTION/ DETENTION: RETENTION OR DETENTION

DNAworkshop
ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433
DYKE NELSON ARCHITECTURE

REVISIONS		
2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE, COMPLY WITH STATE AND LOCAL CODES.

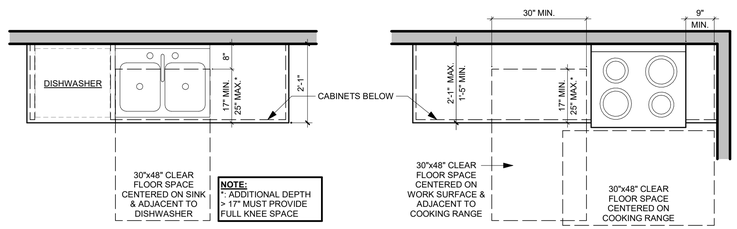
JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

TITLE SHEET

G001

PHASE: PERMIT

5/27/2025 11:15:40 PM © COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC

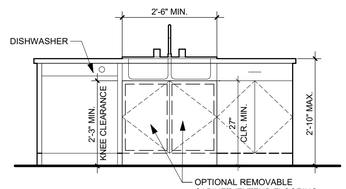


KITCHEN SINK PLAN

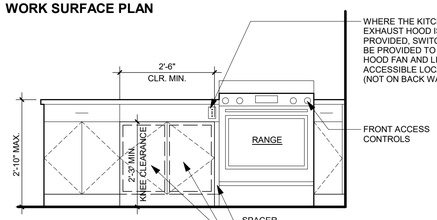
WORK SURFACE PLAN

NOTES

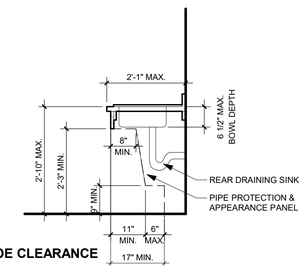
1. GENERIC KITCHEN LAYOUT USED TO ILLUSTRATE ADA REQUIREMENTS; NOT REPRESENTATIVE OF ACTUAL KITCHENS.
2. ACCESSIBLE KITCHENS TO MEET ADA SECTION 606 & 804.
3. ACCESSIBLE KITCHEN AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA AND ICC/ANSI REQUIREMENTS (BASED ON APPROACH)
4. PROVIDE REMOVABLE CABINET UNDER 30" WIDE (MIN.) WORK SURFACE AND KITCHEN SINK, UNLESS NOTED OTHERWISE. EXTEND FLOORING UNDER THESE AREAS.
5. EXPOSED PIPES, HOSE CLAMPS, SINK BASKET STRAINER, AND GARBAGE DISPOSAL UNDER SINK SHALL BE PROTECTED OR INSULATED AGAINST CONTACT. NO SHARP/ ABRASIVE SURFACES ALLOWED.
6. PROVIDE RANGE/ OVEN WITH FRONT PANEL CONTROLS.
7. REFRIGERATORS/ FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE WITHIN 54" MAX. ABOVE FLOOR.
8. ACCESSIBLE DOOR/ DRAWER HARDWARE MUST BE PROVIDED.



KITCHEN SINK ELEVATION

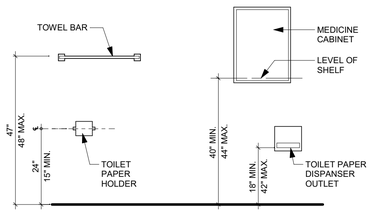


WORK SURFACE ELEVATION



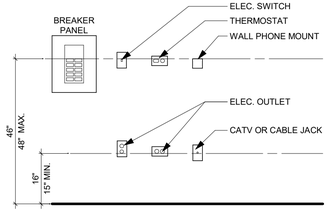
KNEE/ TOE CLEARANCE

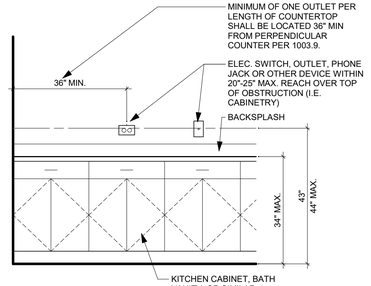
1 ACCESSIBLE KITCHENS
1/2" = 1' - 0"



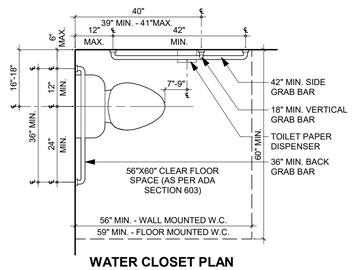
NOTES

1. MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLINED IN ADA SECTION 308 & 309.
2. MOUNTING HEIGHTS SHOWN HEREIN ARE FOR ALL OPERABLE PARTS, CONTROLS, DEVICES, ETC. WHICH REQUIRE THE USE OF A SINGLE HAND TO ACCESS/ OPERATE.
3. HEIGHT REQUIREMENTS SHOWN HEREIN DO NOT APPLY TO SPECIAL EQUIPMENT OR ELECTRICAL/ COMMUNICATION SYSTEM RECEPTACLES NOT NORMALLY INTENDED FOR USE BY OCCUPANTS.
4. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.

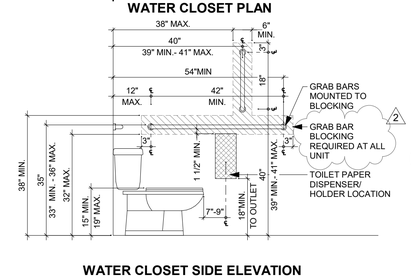




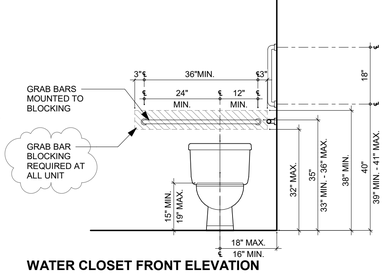
2 ACCESSIBLE MOUNTING HEIGHTS
1/2" = 1' - 0"



WATER CLOSET PLAN



WATER CLOSET SIDE ELEVATION

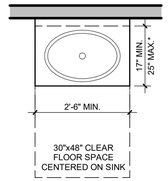


WATER CLOSET FRONT ELEVATION

3 ACCESSIBLE WATER CLOSETS
1/2" = 1' - 0"

NOTES

1. ACCESSIBLE WATER CLOSETS TO ADA SECTION 603.
2. GRAB BARS ARE REQUIRED AND REINFORCEMENT MUST BE PROVIDED IN WALLS TO PERMIT INSTALLATION OF SUCH.
3. GRAB BARS SHALL BE 1-1/2" DIAMETER WITH 1-1/2" CLEARANCE FROM WALL.
4. ACCESSIBLE TOILET AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA SECTION 604.3.
5. FLUSH CONTROLS TO BE LEVER TYPE AND TO BE MOUNTED AT 44" MAX. A.F.F. LEVER MUST BE ON THE WIDE OR OPEN SIDE OF THE FIXTURE.

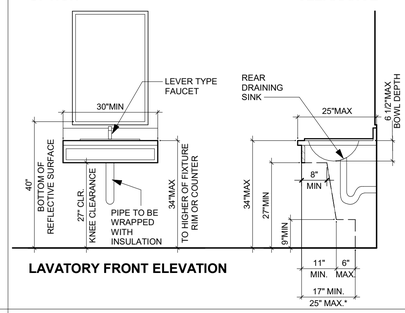


LAVATORY PLAN APPROACH OPTION

NOTES

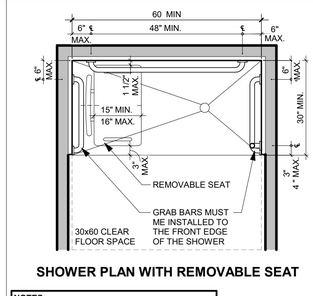
1. ACCESSIBLE LAVATORY TO MEET ADA SECTION 606.
2. ACCESSIBLE LAVATORY AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA (BASED ON APPROACH).
3. EXPOSED PIPES UNDER LAVATORY SHALL BE PROTECTED OR INSULATED AGAINST CONTACT. NO SHARP/ ABRASIVE SURFACES ALLOWED.

KNEE/TOE CLEARANCE

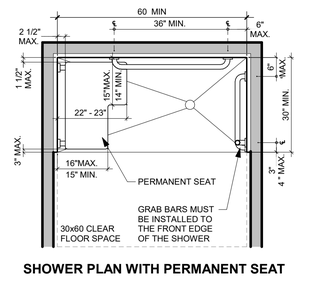


LAVATORY FRONT ELEVATION

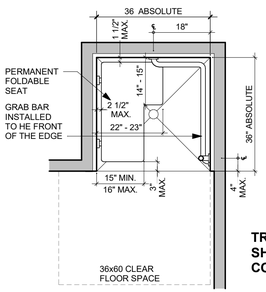
4 ACCESSIBLE LAVATORIES
1/2" = 1' - 0"



SHOWER PLAN WITH REMOVABLE SEAT



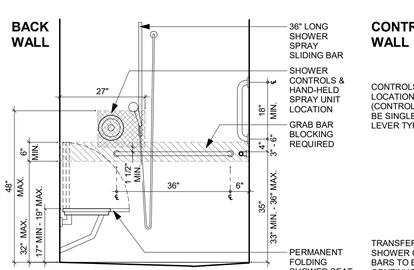
SHOWER PLAN WITH PERMANENT SEAT



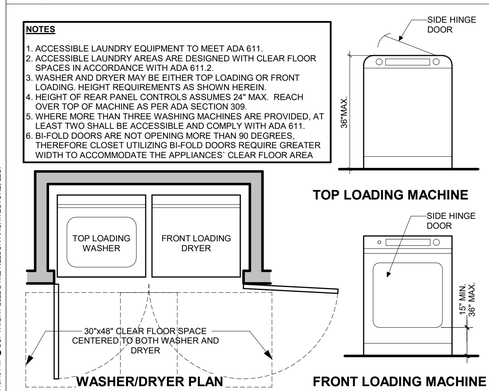
TRANSFER SHOWER COMPARTMENT

NOTES

1. ACCESSIBLE SHOWERS TO MEET ADA SECTION 608.
2. GRAB BARS SHALL BE 1-1/2" DIAMETER WITH 1-1/2" MIN. CLEARANCE FROM WALL. SHOWER CONTROLS, SHOWER FITTINGS, AND VERTICAL GRAB BAR ABOVE. ADA 609.3.
3. ACCESSIBLE SHOWER AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA REQUIREMENTS (BASED ON APPROACH).
4. SHOWER CONTROLS TO BE LEVER TYPE.
5. PROVIDE SHOWER SPRAY UNIT WITH 60" MIN. LONG HOSE, THAT CAN BE USED AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. FIXED HEAD MUST BE MOUNTED 48" MAX. ABOVE FLOOR MEASURED TO TOP OF OPERABLE PART OF HAND-HELD SHOWER UNIT.
6. SHOWER TO DELIVER WATER THAT IS THERMAL SHOCK PROTECTED TO 120°F MAX.
7. IN STANDARD ROLL-IN SHOWER COMPARTMENTS WITHOUT A SEAT, THE CONTROLS, FAUCET, AND SHOWER SPRAY UNIT CAN BE LOCATED ON ANY OF THE THREE WALLS, BUT WITHIN ACCESSIBLE REACH RANGE.



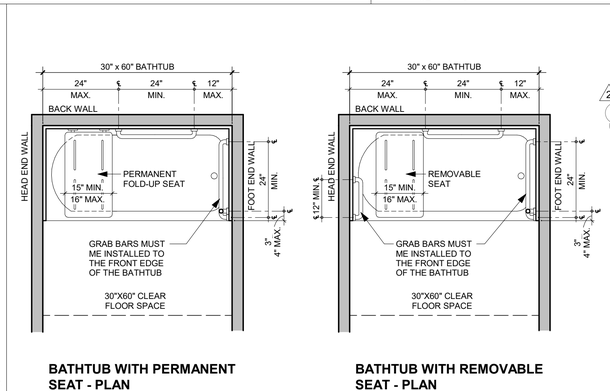
5 ACCESSIBLE SHOWERS (ROLL-IN)
1/2" = 1' - 0"



6 ACCESSIBLE LAUNDRY EQUIPMENT
1/2" = 1' - 0"

NOTES

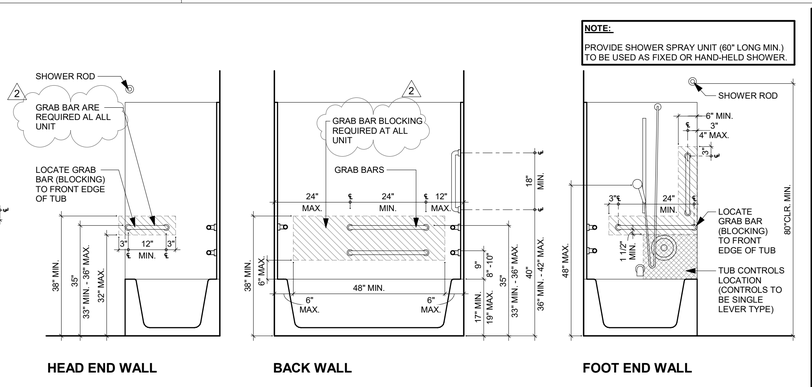
1. ACCESSIBLE LAUNDRY EQUIPMENT TO MEET ADA 611.
2. ACCESSIBLE LAUNDRY AREAS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA 611.2.
3. WASHER AND DRYER MAY BE EITHER TOP LOADING OR FRONT LOADING. HEIGHT REQUIREMENTS AS SHOWN HEREIN.
4. HEIGHT OF REAR PANEL CONTROLS ASSUMES 24" MAX. REACH OVER TOP OF MACHINE AS PER ADA SECTION 309.
5. WHERE MORE THAN THREE WASHING MACHINES ARE PROVIDED, AT LEAST TWO SHALL BE ACCESSIBLE AND COMPLY WITH ADA 611.
6. BI-FOLD DOORS ARE NOT OPENING MORE THAN 90 DEGREES, THEREFORE CLOSET UTILIZING BI-FOLD DOORS REQUIRE GREATER WIDTH TO ACCOMMODATE THE APPLIANCES' CLEAR FLOOR AREA



BATHTUB WITH PERMANENT SEAT - PLAN

BATHTUB WITH REMOVABLE SEAT - PLAN

7 ACCESSIBLE BATHTUBS W/O PERMANENT SEATS
1/2" = 1' - 0"



HEAD END WALL

BACK WALL

FOOT END WALL

NOTES:

1. GRAB BARS SHALL BE 1-1/2" DIAMETER WITH 1-1/2" CLEARANCE FROM WALL, AND SECURELY FASTENED TO BLOCKING.
2. ACCESSIBLE BATHING AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA REQUIREMENTS (BASED ON APPROACH).
3. BATHROOM FIXTURES TO BE LEVER TYPE.
4. TUB/ SHOWER TO DELIVER WATER THAT IS THERMAL SHOCK PROTECTED TO 120 F MAX.

HANDICAP CODE:

1. ALL HARDWARE TO BE LEVER TYPE HARDWARE. ANY LOCKING MECHANISM TO BE ACCESSIBLE PUSH BOTTOM TYPE PER ADA 205.
2. REFLECTIVE SURFACE OF MIRROR TO BE MAXIMUM HEIGHT 40" A.F.F.
3. TOILET PAPER DISPENSER TO BE LOCATED 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THERE SHALL BE A CLEARANCE OF 1-1/2" MINIMUM BELOW THE GRAB BAR.
4. ALL THRESHOLDS TO BE 1/2" MAXIMUM CHANGE IN LEVEL FROM TOP OF THRESHOLD TO FINISHED FLOOR OR PATIO SURFACE.
5. TOILET CENTERLINE TO BE 16" - 18" FROM WALL MEASURED FROM FACE OF DRYWALL.
6. RANGE, WASHER AND DRYER TO HAVE FRONT CONTROLS, RANGE HOOD TO HAVE CONTROLS OR SWITCH IN ACCESSIBLE REACH.
7. REFRIGERATOR TO HAVE 50% OF FREEZER 54" A.F.F. MAX.
8. EXTEND FLOOR FINISH UNDER REMOVABLE CABINETS.
9. TOILET FLUSH CONTROLS SHALL BE LOCATED ON THE OUTSIDE OF THE TANK ON THE SIDE WHICH IS AWAY FROM THE WALL.
10. AT SHOWERS AND TUBS PROVIDE OFFSET CONTROLS, HAND-HELD SHOWER HOSE, AND SLIDE BAR PER ADA 607 & 608.
11. WINDOW CONTROLS MUST BE MAXIMUM 48" A.F.F. ACCESSIBLE HARDWARE MUST BE INSTALLED ON NEW/ EXISTING WINDOWS.
12. 32" CLEAR OPENING AT ALL PASSAGE DOORS. PROVIDE 36" DOORS.
13. TOWEL BARS AT 48" MAX. A.F.F. TO TOP OF BAR.
14. PROVIDE BLOCKING FOR VERTICAL GRAB BAR AT SHOWER, TUB AND TOILET.
15. PROVIDE ONE OUTLET 44" A.F.F. ON EACH WALL OF KITCHEN THAT IS AT DISTANCE GREATER THAN 36" FROM PERPENDICULAR WALL.
16. PROVIDE ONE PORTION OF HANGING ROD AND SHELF IN EACH CLOSET AT 48" A. F. F. TO TOP OF SHELF.
17. OPERABLE PARTS OF EQUIPMENT (BREAKER PANELS, THERMOSTATS, BLINDS CONTROLS, CEILING PULL-CHAINS, ETC.) MUST BE INSTALLED (LOWERED, IF EXISTING) AT 48" MAX. A.F.F. TO TOP OF CONTROLS.

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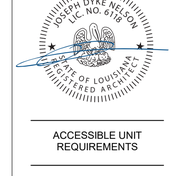
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JOB NUMBER:	24-064
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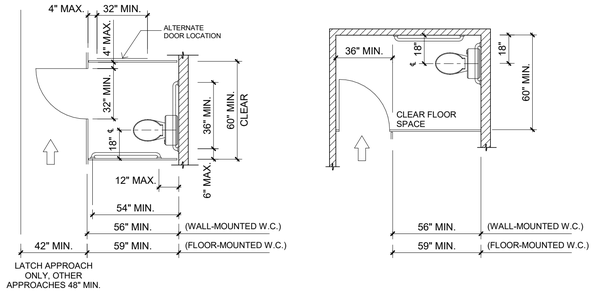
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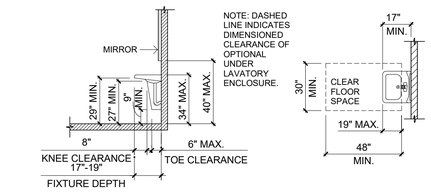
ACCESSIBLE UNIT REQUIREMENTS

G002

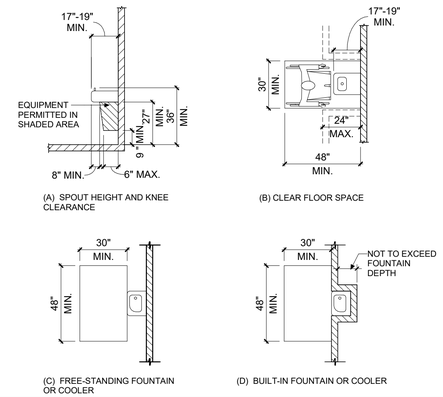
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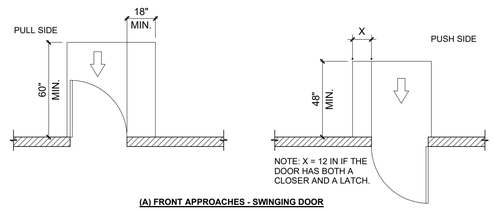
1 TOILET STALL DETAILS
1/4" = 1'-0"



5 LAVATORY CLEARANCES AND CLEAR FLOOR SPACE
1/4" = 1'-0"

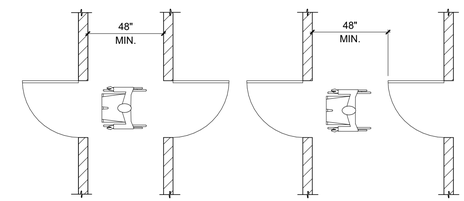


6 DRINKING FOUNTAINS AND WATER COOLERS
1/4" = 1'-0"

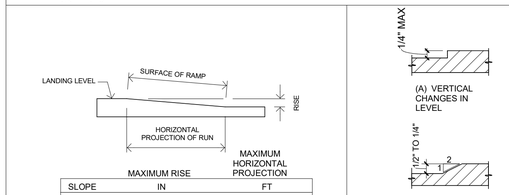


NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

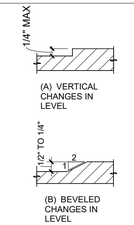
7 MANEUVERING CLEARANCES AT DOOR
1/4" = 1'-0"



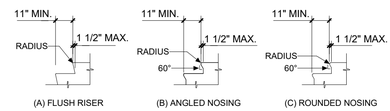
8 TWO HINGED DOORS IN SERIES
1/4" = 1'-0"



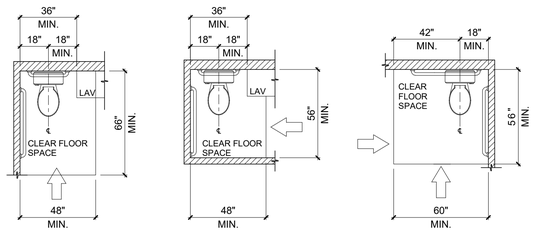
15 RAMP DIMENSIONS AND COMPONENTS
1/4" = 1'-0"



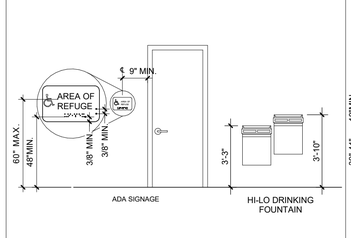
16 CHANGES IN LEVEL
1/4" = 1'-0"



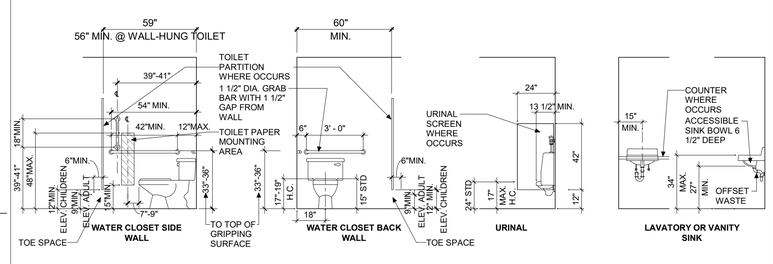
17 USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSINGS
1/4" = 1'-0"



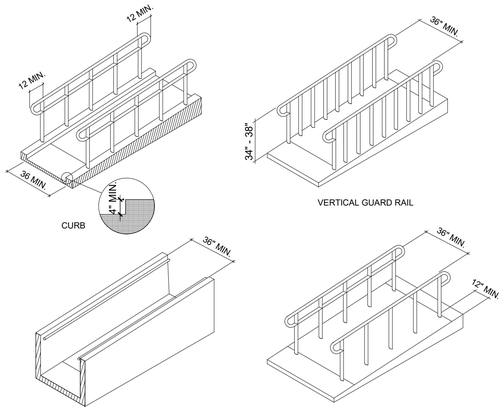
2 WATER CLOSET CLEAR FLOOR SPACE
1/4" = 1'-0"



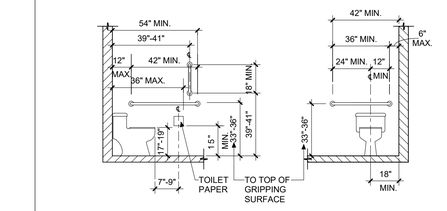
9 TYP. ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



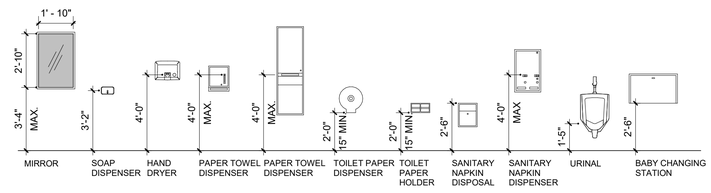
10 TYP. PLUMBING FIXTURES AND ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



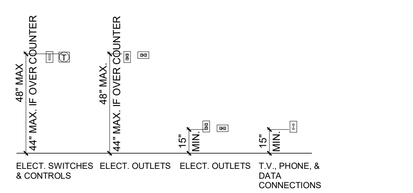
18 HANDRAIL EXTENSIONS AND EDGE PROTECTION
1/4" = 1'-0"



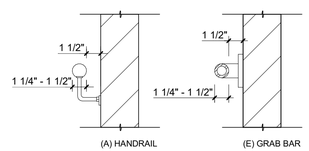
3 WATER CLOSET GRAB BAR SPACING
1/4" = 1'-0"



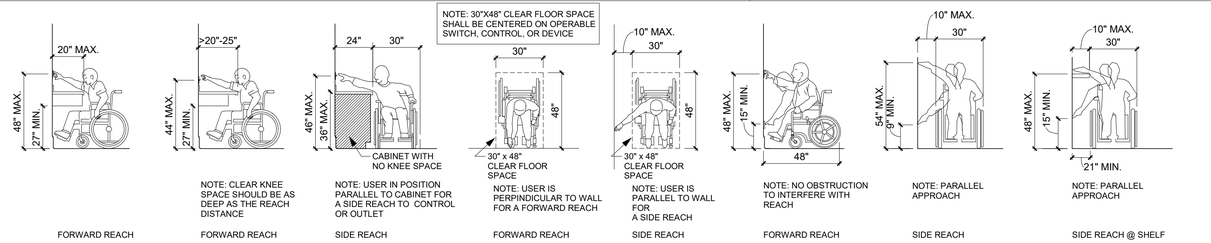
11 TYP. TOILET ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



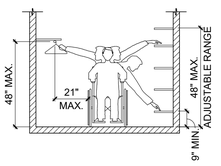
12 TYP. OUTLET AND SWITCH MOUNTING HEIGHTS
1/4" = 1'-0"



4 HANDRAIL AND GRAB BAR SIZE AND SPACING
1/4" = 1'-0"



13 WHEELCHAIR REAR DIMENSIONS AND CLEARANCES
1/4" = 1'-0"



14 STORAGE SHEVLES AND CLOSETS
1/4" = 1'-0"

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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

ADA DIAGRAMS

G003

PHASE: PERMIT

BUILDING CODE SUMMARY:

2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE AND OCCUPANCY
RESIDENTIAL GROUP R-2

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TYPE VA CONSTRUCTION
R-2 OCCUPANCY
NFPA 13R SPRINKLER SYSTEM

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE

ALLOWABLE BUILDING HEIGHT = 60'-0"
ACTUAL BUILDING HEIGHT = 59'-8"

TABLE 506.2 - ALLOWABLE AREA FACTOR

ALLOWABLE BUILDING AREA = 12,000

SECTION 506.2.1 - SINGLE OCCUPANCY BUILDINGS

ALLOWABLE AREA OF EACH STORY:Aa = At+(NSxIf)
12,000 + (12,000 x .75) = 21,000 SF PER STORY

ACTUAL AREA PER STORY:
FIRST FLOOR = 28,579 SF
SECOND FLOOR = 28,250 SF
THIRD FLOOR = 28,250 SF
FOURTH FLOOR = 28,250 SF

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES
1 HOUR SEPARATION REQUIRED BETWEEN R-2 OCCUPANCY, BUSINESS OCCUPANCY, AND ASSEMBLY OCCUPANCY.

ASSEMBLY: KITCHENETTE AND LOUNGE
EXERCISE ROOMS: FITNESS CENTER

BUSINESS: MAIL, COMPUTER CENTER, EXAM OFFICE, PRINT, AND MANAGER'S OFFICE

OTHER: LAUNDRY ROOM, MANTENANCE SHOP

TABLE 509.1 - INCIDENTAL USES
1 HOUR SEPARATION OR AUTOMATIC SPRINKLER SYSTEM REQUIRED TO PROTECT LAUNDRY ROOM OVER 100 SF.

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
PRIMARY STRUCTURAL FRAME = 1 HR

BEARING WALLS
EXTERIOR = 1 HR
INTERIOR = 1 HR

NONBEARING WALLS AND PARTITIONS
EXTERIOR = 0 HR
INTERIOR = 0 HR

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKIGN WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATLY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS
FIRE WALL IN OCCUPANCY GROUP R-2 SHALL HAVE A 3-HOUR FIRE- RESISTANCE RATING; EXCEPT IN TYPE V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE- RESISTANCE RATING.

706.5 HORIZONTAL CONTINUITY
FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTIONS:
1. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING OR SIDING PROVIDED THAT THE EXTERIOR WALL HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR FOR A HORIZTONAL DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.

706.6 VERTICAL CONTINUITY
FIRE WALLS SHALL EXTEND FROM TEH FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. IN BUILDINGS OF TYPES III, IV, AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET:
   1.1 ROOF OPENINGS ARE NOT LESS THAN 4 FEET FROM THE FIRE WALL.
   1.2 THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING.
   1.3 THE ROOF SHEATING OR DECK IS CONSTRUCTED OF FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED BY 5/8" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK. SUPPORTED BY NOT LESS THAN 2 INCH NOMIMAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL.

708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
EXCEPTIONS:
1. CORRIDOR WALLS PERMITTED TO HAVE A 1/2-HOUR FIRE-RESISTANCE RATING BY **TABLE 1020.2**
2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2-HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
EXCEPTIONS: HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE NOT LESS THAN 1/2-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IN A BUILDING OF TYPE IIB, IIIB, AND VB CONSTRUCTION, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

713.4 FIRE-RESISTANCE RATING
SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.1 OCCUPANT LOAD

RESIDENTIAL (R-2): 200 GROSS SF PER OCCUPANT
BUSINESS (B): 150 GROSS SF PER OCCUPANT
ASSEMBLY - UNCONCENTRATED (A): 15 NET SF PER OCCUPANT
MECHANICAL / MAINTENANCE (M): 300 GROSS SF PER OCCUPANT
EXERCISE ROOMS: 50 GROSS SF PER OCCUPANT

1ST FLOOR: 189 OCCUPANTS
2ND FLOOR: 134 OCCUPANTS
3RD FLOOR: 134 OCCUPANTS
4TH FLOOR: 134 OCCUPANTS

TOTAL OCCUPANTS: 591 OCCUPANTS

1005.3.1 STAIRWAYS
MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3" PER OCCUPANT.

1005.3.2 OTHER EGRESS COMPONENTS
MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2" PER OCCUPANT.

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING
R-2 OCCUPANCY > 10 OCCUPANTS W/ SPRINKLER = 1/2 HOUR RATING

1023.1 INTERIOR EXIT STAIRWAYS AND RAMPS
INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024, EXCEPT AS PERMITTED IN SECTION 1028.2

1023.2 CONSTRUCTION
ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

1028.2 EXIT DISCHARGE
EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.

2021 INTERNATIONAL PLUMBING CODE

CHAPTER 4: FIXTURE, FAUCETS, AND FIXTURE SETTINGS

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

R-2 OCCUPANCY
WATER CLOSETS MALE/FEMALE = 1 PER DWELLING UNIT
LAVATORIES MALE/FEMALE = 1 PER DWELLING UNIT
1 KITCHEN SINK PER DWELLING UNIT
1 AUTOMATIC CLOTHES WASHER CONNECTION PER DWELLING UNIT

BUSINESS OCCUPANCY
WATER CLOSETS: MALE/FEMALE = 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
LAVATORIES: MALE/FEMALE = 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAIN: 1 PER 100

ASSEMBLY OCCUPANCY
WATER CLOSETS: MALE = 1 PER 125 / FEMALE = 1 PER 65
LAVATORIES: MALE/FEMALE = 1 PER 200
DRINKING FOUNTAIN: 1 PER 500

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

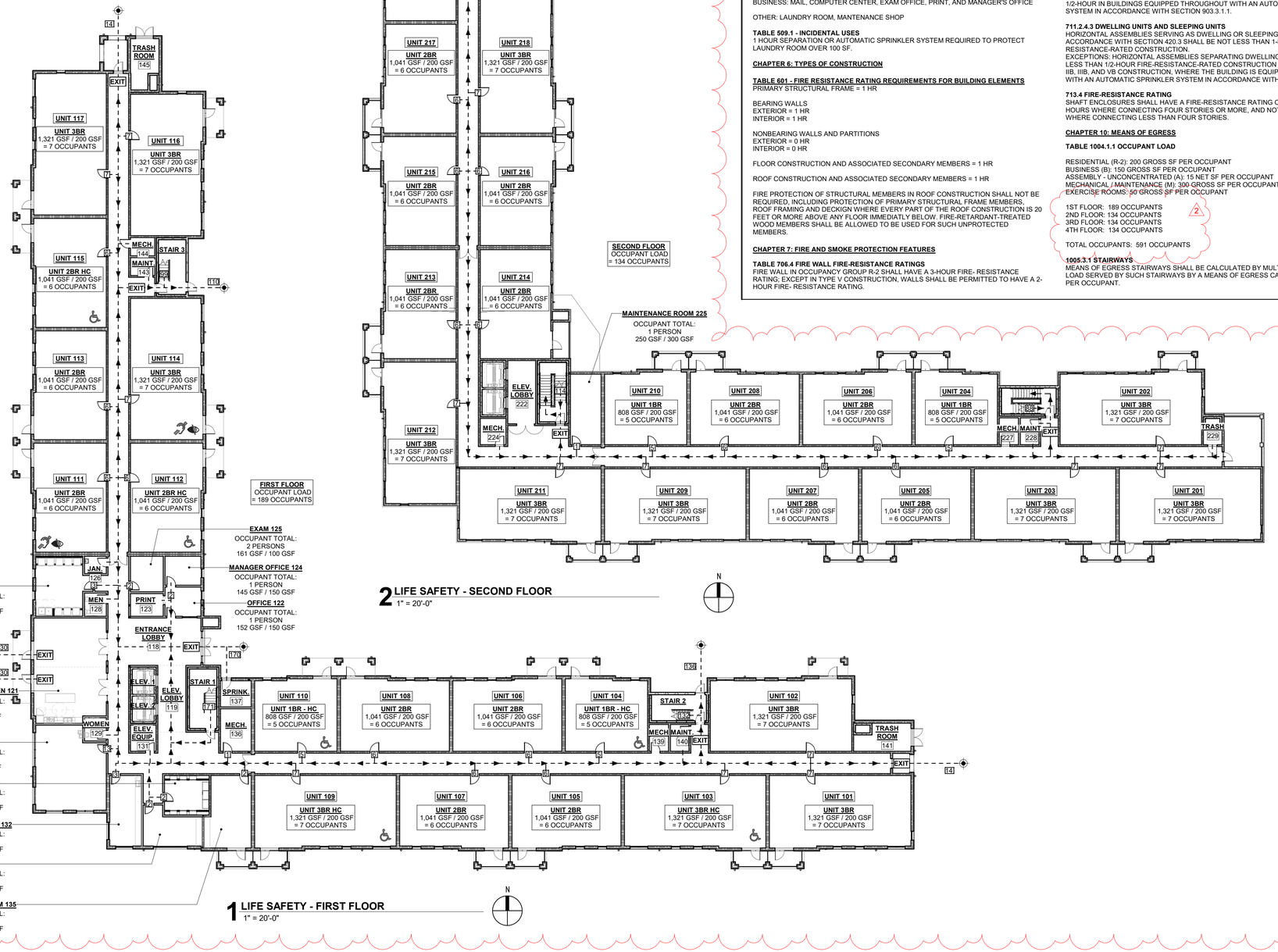
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

CLIMATE ZONE 2 - GROUP R

ROOF: ATTIC OR OTHER R-38

WALLS ABOVE GRADE: WOOD FRAMED AND OTHER R-13 + R-3.8ci OR R-20



LIFE SAFETY PLAN LEGEND

- EXIT FROM SPACE/ROOM
- POINT OF EXIT DISCHARGE
- FE — WALL MOUNTED FIRE EXTINGUISHER **
- FE — UNDERCABINET MOUNTED FIRE EXTINGUISHER
- EXIT ACCESS
- ACCESSIBLE PATH
- EGRESS PATH

**NOTE: FIRE EXTINGUISHERS TO INSTALLED IN SEMI-RECESSED CABINET. CABINET NOT TO PROJECT MORE THAN 4" INTO PATHWAY. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

WALL RATING LEGEND

- 1 HOUR RATED PARTION
- 2 HOUR RATED PARTITION

NOTE: WALL RATING LABELS INDICATE WALL PARTITIONS PROVIDING SEPARATION PROTECTION AND REQURIED PROTECTION OF BUILDING ELEMENTS. CONTRACTOR TO CONFIRM PENETRATIONS ARE PROPERLY PROTECTED AND THAT PARTITION RATINGS ARE CONTINUOUS THROUGHOUT.

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CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363
DNAworkshop

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

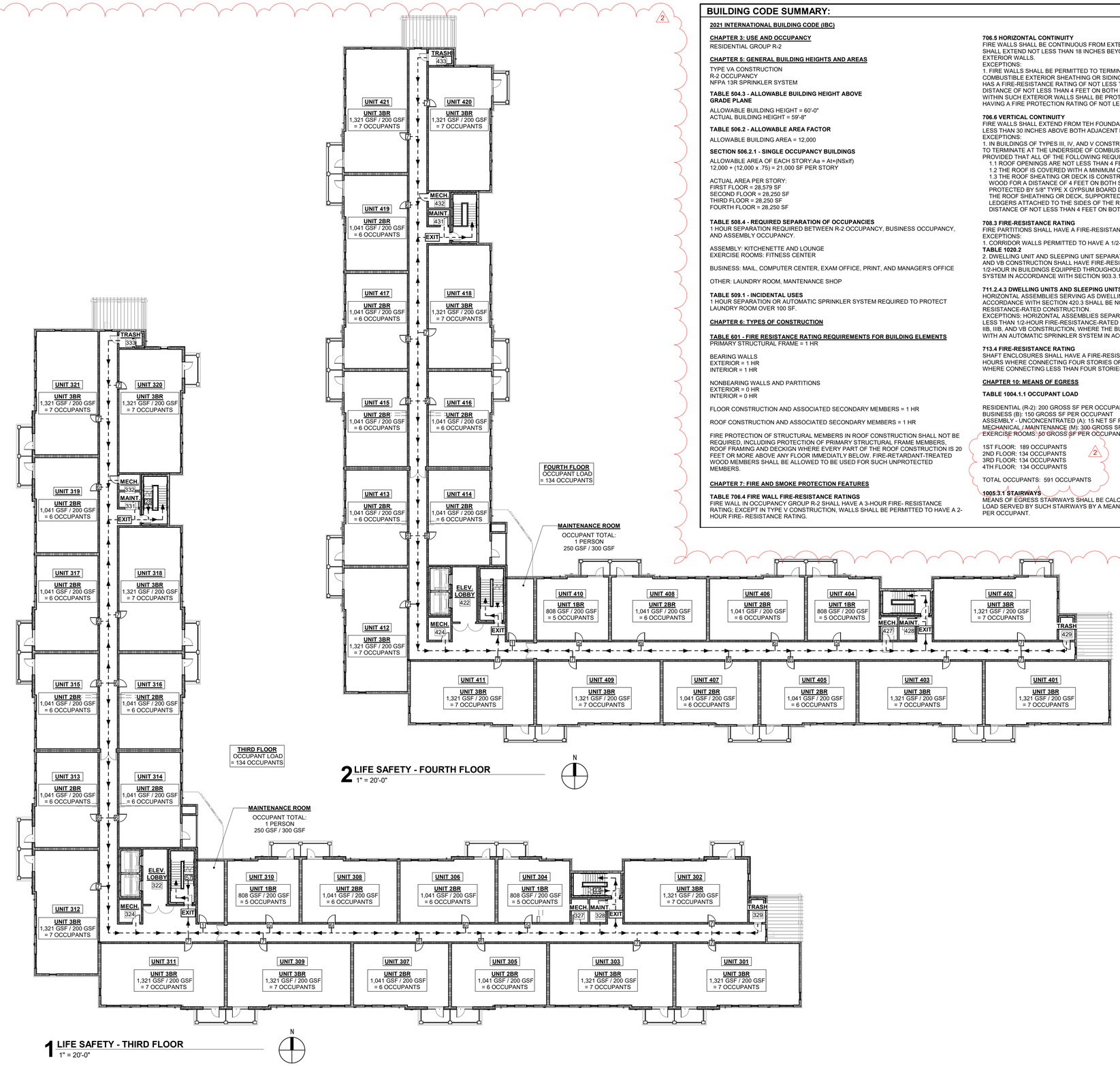
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JOSEPH DYKE NELSON LIC. NO. 61718 STATE OF LOUISIANA REGISTERED ARCHITECT

LIFE SAFETY PLANS

LS100

PHASE: PERMIT



2 LIFE SAFETY - FOURTH FLOOR
1" = 20'-0"

1 LIFE SAFETY - THIRD FLOOR
1" = 20'-0"

BUILDING CODE SUMMARY:

2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE AND OCCUPANCY
RESIDENTIAL GROUP R-2

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TYPE VA CONSTRUCTION
R-2 OCCUPANCY
NFPA 13R SPRINKLER SYSTEM

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE

ALLOWABLE BUILDING HEIGHT = 60'-0"
ACTUAL BUILDING HEIGHT = 59'-8"

TABLE 506.2 - ALLOWABLE AREA FACTOR

ALLOWABLE BUILDING AREA = 12,000

SECTION 506.2.1 - SINGLE OCCUPANCY BUILDINGS

ALLOWABLE AREA OF EACH STORY:Aa = At+(NSx)f)
12,000 + (12,000 x .75) = 21,000 SF PER STORY

ACTUAL AREA PER STORY:
FIRST FLOOR = 28,579 SF
SECOND FLOOR = 28,250 SF
THIRD FLOOR = 28,250 SF
FOURTH FLOOR = 28,250 SF

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES
1 HOUR SEPARATION REQUIRED BETWEEN R-2 OCCUPANCY, BUSINESS OCCUPANCY, AND ASSEMBLY OCCUPANCY.

ASSEMBLY: KITCHENETTE AND LOUNGE
EXERCISE ROOMS: FITNESS CENTER

BUSINESS: MAIL, COMPUTER CENTER, EXAM OFFICE, PRINT, AND MANAGER'S OFFICE

OTHER: LAUNDRY ROOM, MANTENANCE SHOP

TABLE 509.1 - INCIDENTAL USES
1 HOUR SEPARATION OR AUTOMATIC SPRINKLER SYSTEM REQUIRED TO PROTECT LAUNDRY ROOM OVER 100 SF.

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
PRIMARY STRUCTURAL FRAME = 1 HR

BEARING WALLS
EXTERIOR = 1 HR
INTERIOR = 1 HR

NONBEARING WALLS AND PARTITIONS
EXTERIOR = 0 HR
INTERIOR = 0 HR

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKIGN WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATLY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS
FIRE WALL IN OCCUPANCY GROUP R-2 SHALL HAVE A 3-HOUR FIRE- RESISTANCE RATING, EXCEPT IN TYPE V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE- RESISTANCE RATING.

706.5 HORIZONTAL CONTINUITY
FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTIONS:
1. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING OR SIDING PROVIDED THAT THE EXTERIOR WALL HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR FOR A HORIZTONAL DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.

706.6 VERTICAL CONTINUITY
FIRE WALLS SHALL EXTEND FROM TEH FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. IN BUILDINGS OF TYPES III, IV, AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET:
   1.1 ROOF OPENINGS ARE NOT LESS THAN 4 FEET FROM THE FIRE WALL.
   1.2 THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING.
   1.3 THE ROOF SHEATING OR DECK IS CONSTRUCTED OF FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED BY 5/8" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY NOT LESS THAN 2 INCH NOMIMAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL.

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HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
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TOTAL OCCUPANTS: 591 OCCUPANTS

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MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2" PER OCCUPANT.

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2021 INTERNATIONAL PLUMBING CODE

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WATER CLOSETS: MALE = 1 PER 125 / FEMALE = 1 PER 65
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2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY

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CLIMATE ZONE 2 - GROUP R

ROOF: ATTIC OR OTHER R-38

WALLS ABOVE GRADE: WOOD FRAMED AND OTHER R-13 + R-3.8ci OR R-20

LIFE SAFETY PLAN LEGEND

- EXIT FROM SPACE/ROOM
- POINT OF EXIT DISCHARGE
- FE WALL MOUNTED FIRE EXTINGUISHER **
- FE UNDERCABINET MOUNTED FIRE EXTINGUISHER
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- 2 HOUR RATED PARTITION

NOTE: WALL RATING LABELS INDICATE WALL PARTITIONS PROVIDING SEPARATION PROTECTION AND REQURIED PROTECTION OF BUILDING ELEMENTS. CONTRACTOR TO CONFIRM PENETRATIONS ARE PROPERLY PROTECTED AND THAT PARTITION RATINGS ARE CONTINUOUS THROUGHOUT.

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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

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JOSEPH DYKE NELSON
LIC. NO. 61718
STATE OF LOUISIANA
REGISTERED ARCHITECT

LIFE SAFETY PLANS

LS101

PHASE: PERMIT

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APPLICABLE ST. TAMMANY PARISH DEPT. OF UTILITIES STANDARDS:

G-201 SEWER STANDARD NOTES (SHEET 1 OF 2)
G-202 SEWER STANDARD NOTES (SHEET 2 OF 2)

C-511 SEWER STANDARD NOTES (GRAVITY SEWER)(SHEET 1 OF 2)
C-512 SEWER STANDARD NOTES (SEWER FORCE MAIN)(SHEET 2 OF 2)

G-101 WATER STANDARD NOTES (SHEET 1 OF 2)
G-102 WATER STANDARD NOTES (SHEET 2 OF 2)

C-501 WATER STANDARD DETAILS (SHEET 1 OF 3)
C-502 WATER STANDARD DETAILS (SHEET 2 OF 3)
C-503 TABLE OF APPROVED FITTINGS (SHEET 3 OF 3)

PLANS FOR PROPOSED PRIVATE PARKING LOT, STORM DRAINAGE IMPROVEMENTS, & UTILITIES FOR

CAPSTONE AT COVINGTON

LOCATED ON FALCONER ROAD

COVINGTON, LOUSIANA

LOCATED IN SECTION 10, T7S, R11E GREENBURG DISTRICT, ST TAMMANY PARISH, LOUISIANA

MARCH 2025

Sheet List Table	
Sheet Number	Sheet Title
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS
C-3	OVERALL SITE PLAN
C-4	DETAILED SITE PLAN
C-5	OVERALL GRADING & DRAINAGE PLAN
C-6	DETAILED GRADING & DRAINAGE LAYOUT
C-7	DETAILED GRADING AND DRAINGE LAYOUT
C-8	UTILITY PLAN
C-9	JOINT LAYOUT
C-10	IMPERVIOUS AREA MAP
C-11	EROSION CONTROL PLAN
C-12	SITE DETAILS
C-13	CROSS SECTIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS

UTILITIES/CONTACTS

WATER SERVICE
ST. TAMMANY PARISH GOVERNMENT
DEPARTMENT OF UTILITIES
21454 KOOP DRIVE
MANDEVILLE, LA 70471
985-276-6400

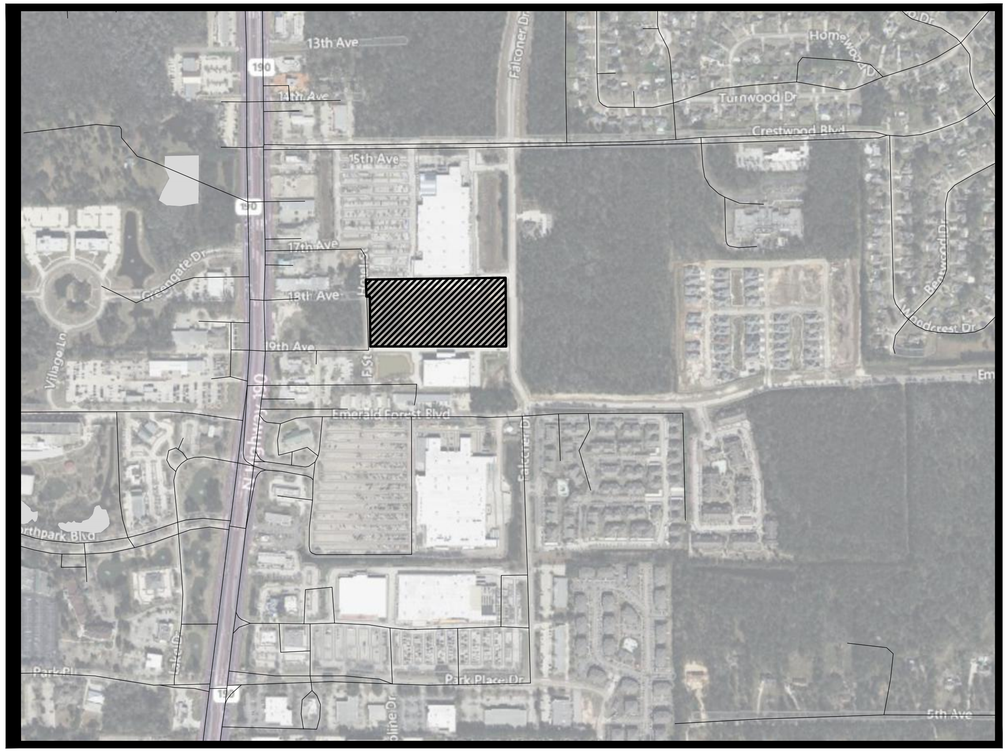
SEWER SERVICE
ST. TAMMANY PARISH GOVERNMENT
DEPARTMENT OF UTILITIES
21454 KOOP DRIVE
MANDEVILLE, LA 70471
985-276-6400

ELECTRICAL SERVICE
CLECO POWER
2030 DONAHUE FERRY ROAD
PO BOX 5000
PINEVILLE, LA 71361-5000
AMY S. THIBODEAUX
337-277-4950
AMY.THIBODEAUX@CLECO.COM

TELEPHONE SERVICE
CHARTER COMMUNICATIONS
1-855-287-1159

GAS SERVICE
CENTERPOINT ENTERGY
MICHAEL COX
985-735-1308
MICHAEL.COX@CENTERPOINTENERGY.COM

CABLE SERVICE
UNITI FIBER
1-866-941-6940



VICINITY MAP
SCALE: 1" =400'

NOTES

1) ALL WORK IN THIS CONTRACT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ST. TAMMANY PARISH ENGINEERING DIVISION, LATEST EDITION.

2) THE APPROVAL OF THESE PLANS APPLIES TO THE CONSTRUCTION FEATURES ONLY AS REQUIRED BY THE ST TAMMANY PARISH DEPARTMENT OF PUBLIC WORKS REGULATIONS.

3) THE OWNER OF EACH LOT WILL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

4) THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADEQUATE CONSTRUCTION SIGNAGE AND BARRICADES WHERE REQUIRED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

5) AN LA DOTD PERMIT IS REQUIRED FOR ACTIVITY WITHIN A STATE RIGHT-OF-WAY.

6) MR ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY LIGHTING DESIGN. ANY DETAILS SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE DEEMED AS A CERTIFIED DESIGN. THIS INFORMATION IS INCLUDED AS A PLACE HOLDER ONLY AND IS ONLY CONCEPTUAL IN NATURE. PLEASE REFER TO THE APPROPRIATE SHEETS FOR DETAILED INFORMATION TO BE PROVIDED BY OTHERS.

7) THE 2016 EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, ALONG WITH THE LATEST DOTD SUPPLEMENTAL SPECIFICATIONS, SHALL GOVERN ON THIS PROJECT WITHIN DOTD RIGHT OF WAY.

APPLICABLE D.O.T.D. STANDARD PLANS*
BM-01 BEDDING AND BACKFILL DETAILS
EC-01 TEMPORARY EROSION CONTROL DETAILS

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PUBLIC WORKS (ST. TAMMANY PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED IF WORKING ON PUBLIC ROADS) AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL NOTIFY ALL UTILITY COMPANIES OF CONSTRUCTION. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

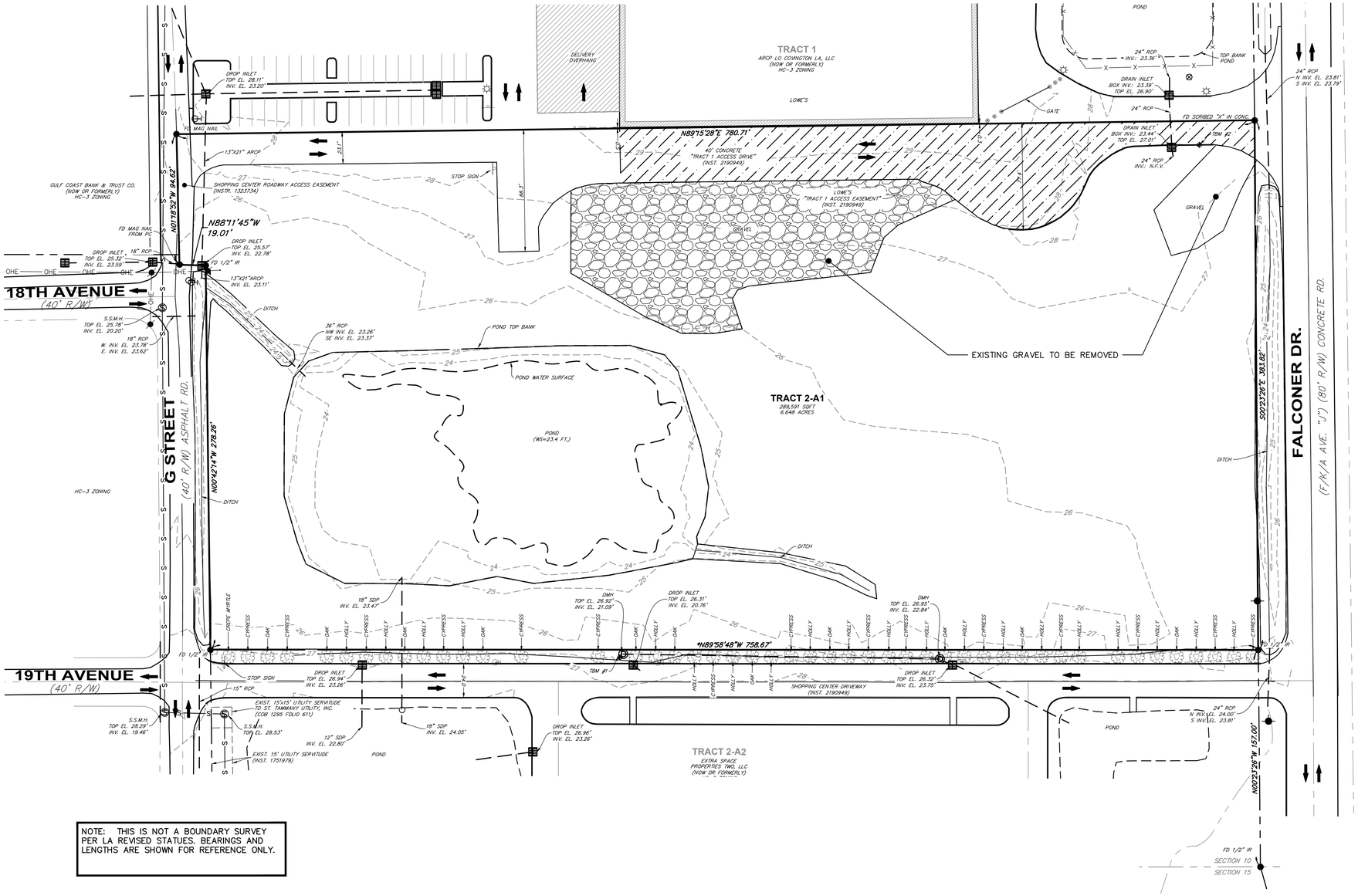
TITLE SHEET

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-DP17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-1

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DDS\01 TITLE SHEET.DWG MAY-12-2025 JONATHAN



NOTE: THIS IS NOT A BOUNDARY SURVEY PER LA REVISED STATUES. BEARINGS AND LENGTHS ARE SHOWN FOR REFERENCE ONLY.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- CULVERT
- OVERHEAD UTILITIES
- POND
- ROAD CENTERLINE
- TOP BANK OF DITCH
- DITCH CENTERLINE
- BUILDING SETBACK
- 62 CONTOUR LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- R/W MARKER
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- PIPELINE MARKER
- SEWER MANHOLE
- AIR RELEASE VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE WITH ANCHOR

N

W E

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

MR ENGINEERING & SURVEYING, LLC
93445 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 41561S
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811

LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS (EXCLUDING PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PUBLIC WORKS AND WEEKENDS) PRIOR TO WORK COMMENCEMENT, TO LOCATE ALL UTILITIES OWNED OR OPERATED BY PUBLIC UTILITIES AND TO REQUEST THAT THEY BE LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

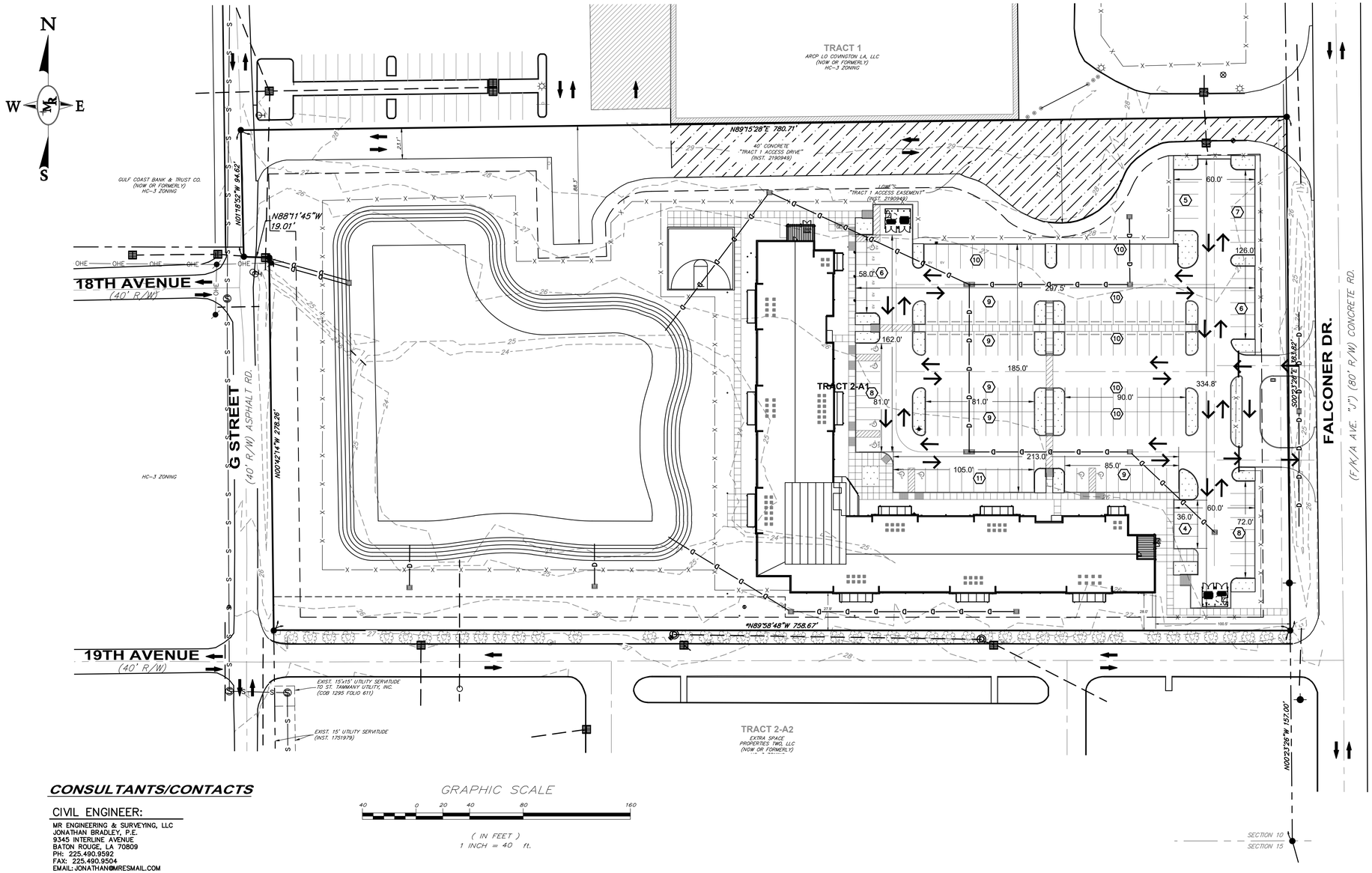
EXISTING CONDITIONS

DESIGNED	JAB	DETAILED	JAB
CHECKED	JAB	CHECKED	JAB
DATE	APRIL 25	SHEET	C-2OF17

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-2

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COS\02 EXISTING CONDITIONS.DWG MAY-12-2025 JONATHAN



LEGEND:

- (4) PARKING COUNT
- LANDSCAPED ISLAND (162 S.F. MIN.)
- VEHICULAR DIRECTION OF TRAVEL
- PROPOSED DRAINAGE PIPE
- PROPOSED RETICULINE GRATE INLET

NOTE: THIS IS NOT A BOUNDARY SURVEY PER LA REVISED STATUES. BEARINGS & DISTANCES ARE FOR REFERENCE ONLY.

CONSULTANTS/CONTACTS

CIVIL ENGINEER:
MR ENGINEERING & SURVEYING, LLC
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9345 INTERLINE AVENUE
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FAX: 225.490.9504
EMAIL: JONATHAN@MRESMAIL.COM

LAND SURVEYOR:
MR ENGINEERING & SURVEYING, LLC
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LANDSCAPE ARCHITECT:
JON J. PULLIAM, LANDSCAPE ARCHITECT LLC
JON PULLIAM, ASLA
9345 INTERLINE AVENUE
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PH: 225.490.9592
FAX: 225.490.9504
EMAIL: JON@PULLIAMLA.COM

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

PARKING REQUIREMENTS:

CATEGORY	FORMULA	# OF UNITS	REQ'D SPACES
RESIDENTIAL	1.5 SPACES PER UNIT	80	120
TOTAL SPACES REQUIRED			120
TOTAL SPACES PROVIDED			160
TOTAL ADA SPACES PROVIDED			9

*NOTE: 8 ELECTRIC VEHICLE CHARGING SPACES ARE SHOWN AT THIS TIME WITH AN ADDITIONAL 8 SPACES PLANNED IN THE FUTURE. 1 OF THE ELECTRIC VEHICLE SPACES IS TO BE A HANDICAP PARKING SPACE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS, AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT TO BUILDING, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
5. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
6. ALL DRIVE ISLES SHALL BE 24' IN WIDTH. ALL PARKING SPACES ARE A MINIMUM OF 18' DEEP.

GENERAL NOTES:

ZONED: NC-5
AREA: 3.526 ACRES
NO. OF LOTS: 1
SEWER: ST. TAMMANY DEPT. OF UTILITIES
WATER: ST. TAMMANY DEPT. OF UTILITIES
ELECTRICITY: CLECO
NATURAL GAS: TOWN OF MADISONVILLE
ADJACENT BASE FLOOD ELEVATION: 17'
FLOOD ZONE: ZONE C
MINIMUM FFE: 28.5'
DETENTION POND 100-YR DESIGN PEAK WATER SURFACE: 26.8'
MAXIMUM ALLOWABLE BUILDING HEIGHT: 60' (PER ZONING)
PROPOSED HEIGHT: 60'

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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
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PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL PROTECT AND SUPPORT ALL UTILITIES AS REQUIRED BY THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

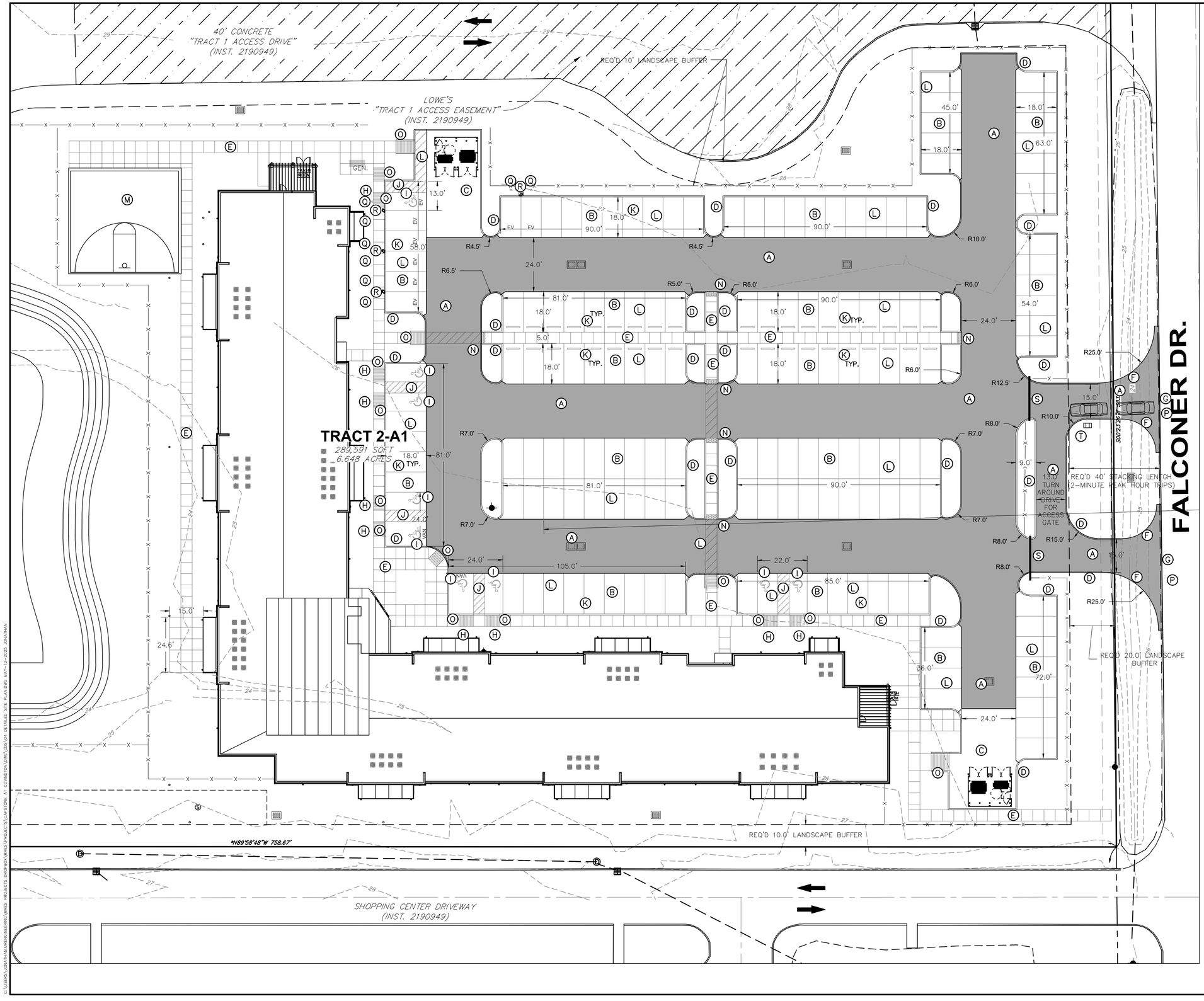
CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH
OVERALL SITE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB CHECKED	JAB CHECKED	APRIL 25 C-SPT 7	

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-3

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS SHOPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COS\03 SITE PLAN.DWG MAY-12-2025 JONATHAN



KEY NOTES:

- (A) 7" HEAVY DUTY CONCRETE PAVING
  SEE DETAIL 3, SHT C–12
- (B) STANDARD DUTY 5" CONCRETE PAVEMENT (PARKING SPACES)
  SEE DETAIL 4, SHT C–12
- (C) 8" HEAVY DUTY CONCRETE PAVING– DUMPSTER PAD
  SEE DETAIL 5, SHT C–12
- (D) 6" BARRIER CURB (MONOLITHIC)
  SEE DETAIL 1, SHT C–12
- (E) CONCRETE SIDEWALK
  SEE DETAIL 7 , SHT C–12
- (F) THICKENED EDGES
  SEE DETAIL 6, SHT C–12
- (G) CONCRETE PV TO CONCRETE PV CONNECTION
  SEE DETAIL 18, SHT 6
- (H) HANDICAP PARKING SIGN
  SEE DETAIL 11, SHT C–12
- (I) HANDICAP PARKING SYMBOL
  SEE DETAIL 12, SHT C–12
- (J) HANDICAP ACCESS UNLOADING ZONE
  SLOPE 2% MAX. EACH WAY (ADA COMPLIANT), ADD TRUNCATED DOMES (WHERE PARKING LOT MEETS SIDEWALK) AND STRIPE AS SHOWN, SEE DETAIL 12, SHT C–12 (BLUE PAINT)
- (K) WHEEL STOPS
  SEE DETAIL 15, SHT C–12
- (L) STRIPING
  PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT – WHITE (2 COATS). (HANDICAP STRIPING SHALL BE BLUE PER DETAILS)
- (M) BASKETBALL COURT
  REFER TO ARCHITECTURAL SHEETS FOR DETAILS
- (N) SIDEWALK WITH DETECTIBLE WARNING
  SIDEWALK WITH 5% LONGITUDINAL SLOPE OR LESS. DETECTIBLE WARNING SHALL BE PLACED AT EDGE OF SIDEWALK AND BACK OF CURB. HANDICAP RAMP IS NOT NECESSARY AT THESE LOCATIONS.
- (O) SIDEWALK ADA RAMP
  ACCESSIBLE SIDEWALK RAMP NOT TO EXCEED 8.33% SLOPE. CROSS SLOPES SHALL NOT EXCEED 2%. ALL SIDEWALKS ALONG ACCESSIBLE ROUTES MUST CONFORM TO ALL ADA REQUIREMENTS.
- (P) LIMITS OF NEW PAVING
  MATCH EXISTING PER CITY AND OR STATE STANDARDS. SEE DETAILS
- (Q) ELECTRIC VEHICLE PARKING SIGN
  REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (R) ELECTRIC VEHICLE CHARGING STATION
  SEE DETAILS IN MEP PLANS
- (S) ACCESS GATE
  REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (T) CALL BOX
  REFER TO ARCHITECTURAL PLANS FOR DETAILS

N W E S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL– CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED. THE CONTRACTOR SHALL EXPOSE UTILITIES BY HAND DIGGING FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

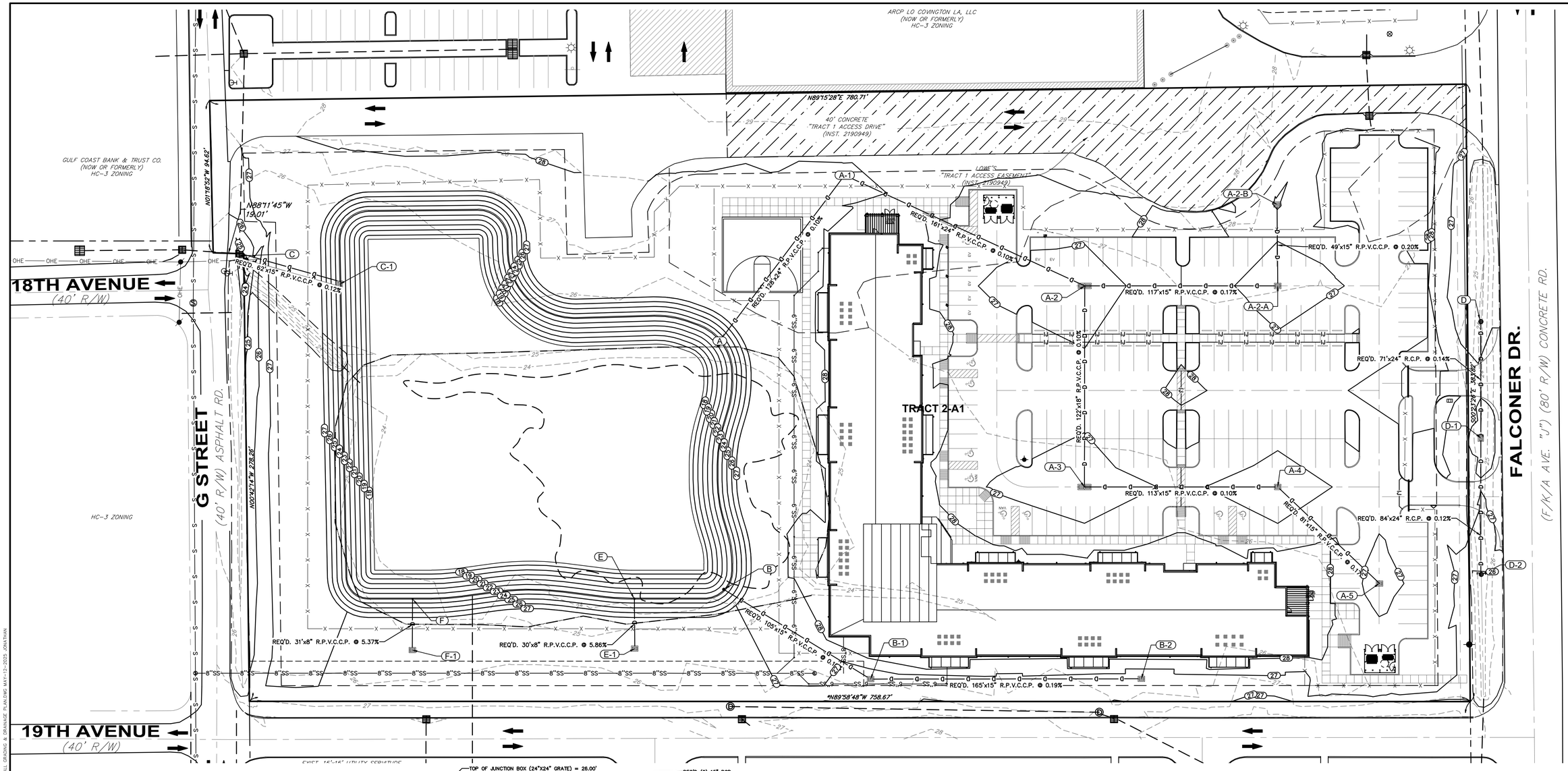
DETAILED SITE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB	JAB	APRIL 25	C–4 OF 17
CHECKED	CHECKED		
JAB	JAB		

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-4

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\C05104 DETAILED SITE PLAN.DWG MAY-12-2025 JONATHAN



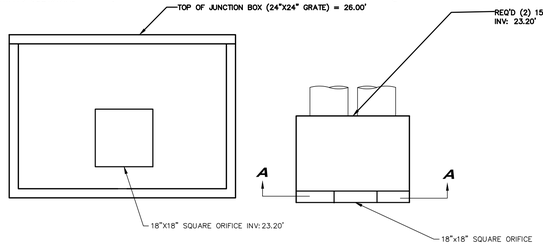
GENERAL NOTES:

1. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. TAMMANY PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 225205 0230 C, DATED OCTOBER 17, 1989,. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

2. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

3. EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.

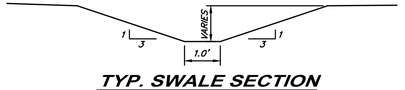
4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).



SECTION A-A
SCALE: N.T.S.

D DETAILS
SCALE: N.T.S.

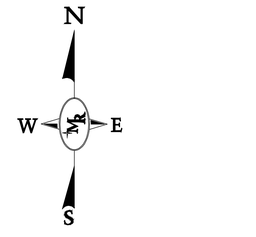
POND OUTFALL BOX DETAIL



TYP. SWALE SECTION
SCALE: N.T.S.

DRAINAGE TABLE

UPPER STRUCT.	LOWER STRUCT.	SIZE	TYPE	LENGTH	SLOPE	UPPER INVERT	LOWER INVERT	UPPER STRUC. TOP
F-1	F	8"	R.P.V.C.C.P.	31'	5.37%	24.90'	23.20'	26.11
E-1	E	8"	R.P.V.C.C.P.	30'	5.86%	25.00'	23.20'	26.21
D-2	D-1	24"	R.C.P.	84'	0.12%	24.10'	24.00'	N/A
D-1	D	24"	R.C.P.	71'	0.14%	24.00'	23.90'	26.75
C-1	C	(2)15"	R.P.V.C.C.P.	62'	0.12%	23.20'	23.12'	26.00'
B-2	B-1	15"	R.P.V.C.C.P.	165'	0.19%	23.72'	23.40'	26.00'
B-1	B	15"	R.P.V.C.C.P.	105'	0.19%	23.40'	23.20'	26.00'
A-5	A-4	15"	R.P.V.C.C.P.	81'	0.17%	23.70'	23.55'	26.69'
A-4	A-3	15"	R.P.V.C.C.P.	113'	0.10%	23.55'	23.43'	26.66'
A-3	A-2	18"	R.P.V.C.C.P.	122'	0.10%	23.43'	23.30'	26.66'
A-2-B	A-2-A	15"	R.P.V.C.C.P.	49'	0.20%	23.60'	23.50'	26.90'
A-2-A	A-2	15"	R.P.V.C.C.P.	117'	0.17%	23.50'	23.30'	26.59'
A-2	A-1	24"	R.P.V.C.C.P.	161'	0.10%	23.30'	23.13'	26.61'
A-1	A	24"	R.P.V.C.C.P.	128'	0.10%	23.13'	23.00'	27.00'



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30 ft.

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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
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PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (811 OR 1-800-272-3020) AND ALL UTILITY COMPANIES PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO WORK COMMENCEMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS. COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

OVERALL GRADING & DRAINAGE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB	JAB	APRIL 25	C-5 OF 17
CHECKED	CHECKED		
JAB	JAB		

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-5

C:\USERS\JONATHAN\RENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\C05105 OVERALL GRADING & DRAINAGE PLAN.DWG MAY-12-2025 JONATHAN

GULF COAST BANK & TRUST CO.
(NOW OR FORMERLY)
HC-3 ZONING

HC-3 ZONING

18TH AVENUE
(40' R/W)

G STREET
(40' R/W) ASPHALT RD.

19TH AVENUE
(40' R/W)

C
EXISTING GRATE INLET
TOP: 25.57'
BOX INV.: 22.78'
CONNECT (2) 15" RPVCCP
TO BOX INV: 23.12'

REQ'D. (2) 62'x15" R.P.V.C.C.P. @ 0.12%

C-1
REQ'D. GRATE INLET
702-20
TOP: 25.06'
INV.: 23.20'

REQ'D 10' WIDE EARTHEN
EMERGENCY OVERFLOW
ELEVATION: 26.75'

DITCH TO BE FILLED
AFTER POND OUTFALL
C-1 TO C IS INSTALLED

EXISTING 36" RCP TO BE REMOVED

REQ'D WET POND
S.W.S.: 23.2'
TOP BANK: 27.0'
EMERGENCY OVERFLOW: 26.75'
POND BOTTOM: 17.2'
10-YR D.W.S.: 25.54'
25-YR D.W.S: 25.82'
50-YR D.W.S.: 26.19'
100-YR D.W.S: 26.60'

EXISTING POND TOP BANK

EXISTING POND WATER SURFACE: 23.4'

EXTEND EXISTING
18" PIPE 14 LF TO
EDGE OF POND

B
INV:23.2'

REQ'D 24" R.P.V.C.C.P.

REQ'D 15" R.P.V.C.C.P.

F-1
REQ'D. YARD DRAIN
CB-05
TOP: 26.11'
INV.: 24.90'

REQ'D. 31'x8" R.P.V.C.C.P. @ 5.37%

E-1
REQ'D. YARD DRAIN
CB-05
TOP: 26.21'
INV.: 25.00'

REQ'D. 30'x8" R.P.V.C.C.P. @ 5.86%

8"SS

MATCHLINE- SEE SHEET C-7

N
W
E
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 ft.

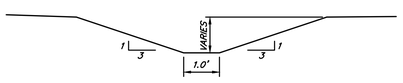
GENERAL NOTES:

1. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. TAMMANY PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 225205 0230 C, DATED OCTOBER 17, 1989., THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

2. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

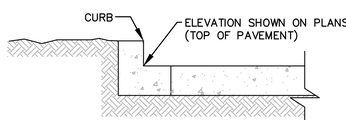
3. EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.

4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).



TYP. SWALE SECTION

SCALE: N.T.S.



NOTE: DETAIL 1 IS ONLY TO CLARIFY GRADING CONVENTION ON THIS PLAN. FOR CURB AND PAVEMENT DETAILS, RE: LADOTD STANDARD PLANS.

GRADING DETAIL

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

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JONATHAN BRADLEY
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IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL PARISH WATER DEPARTMENT TO LOCATE EXISTING WATER LINES PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS PRIOR TO EXCAVATION. PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

DETAILED GRADING & DRAINAGE LAYOUT

DESIGNED	JAB	DETAILED	JAB	APRIL 25
CHECKED	JAB	CHECKED	JAB	C-6FT7
		DATE		SHEET

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-6

C:\USERS\JONATHAN.MRENGINEERING\DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DWGS\06 DETAILED GRADING & DRAINAGE PLAN.DWG MAY-12-2025 JONATHAN

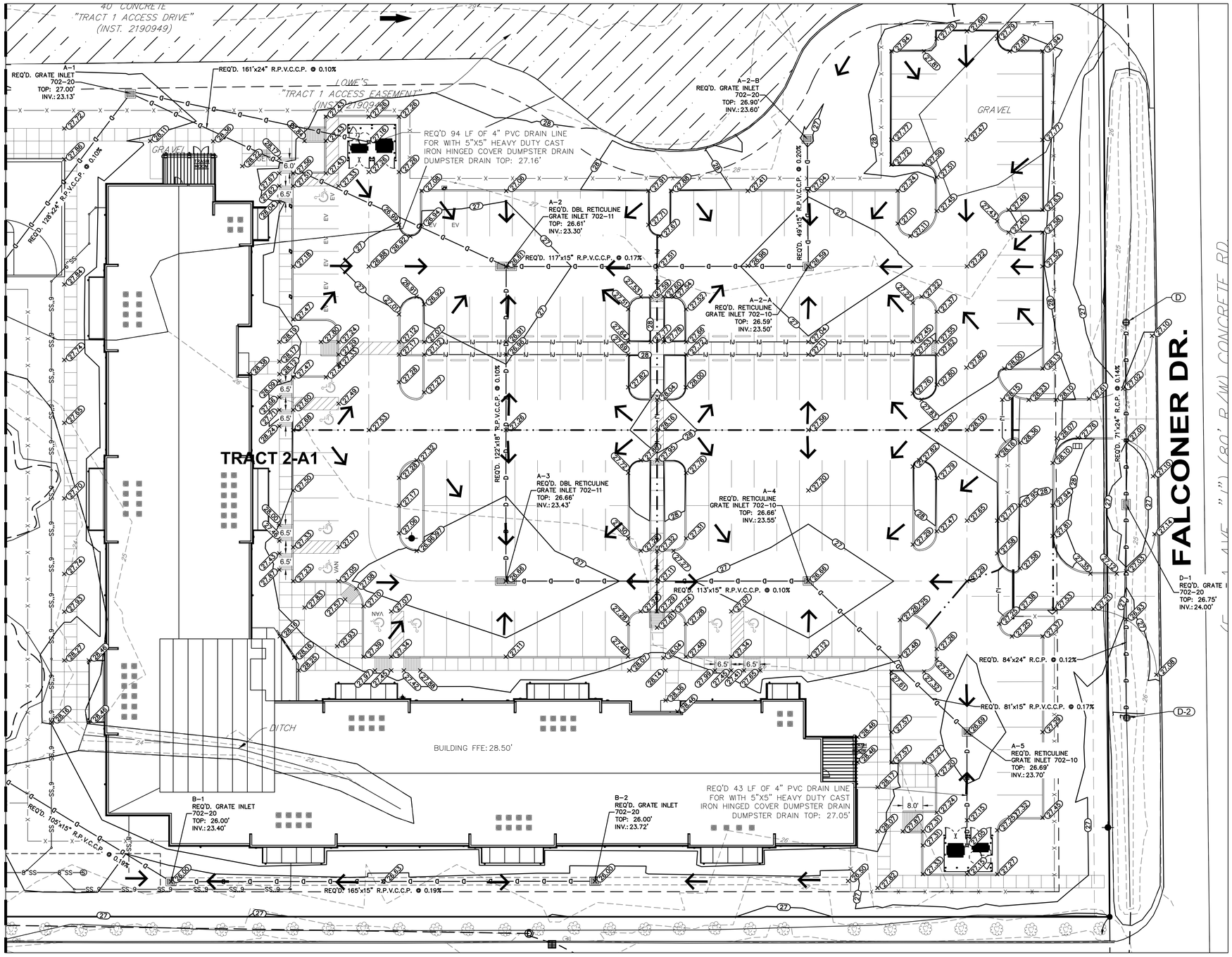
GENERAL NOTES:

1. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. TAMMANY PARISH, STATE OF LOUISIANA, COMMUNITY–PANEL NUMBER 225205 0230 C, DATED OCTOBER 17, 1989,. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

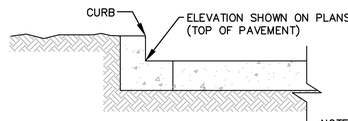
2. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

3. EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.

4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).







NOTE: DETAIL 1 IS ONLY TO CLARIFY GRADING CONVENTION ON THIS PLAN. FOR CURB AND PAVEMENT DETAILS, RE: LADOTD STANDARD PLANS.

GRADING DETAIL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL– CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL SYSTEM, INC. AT 811 OR 1-800-272-3020 AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

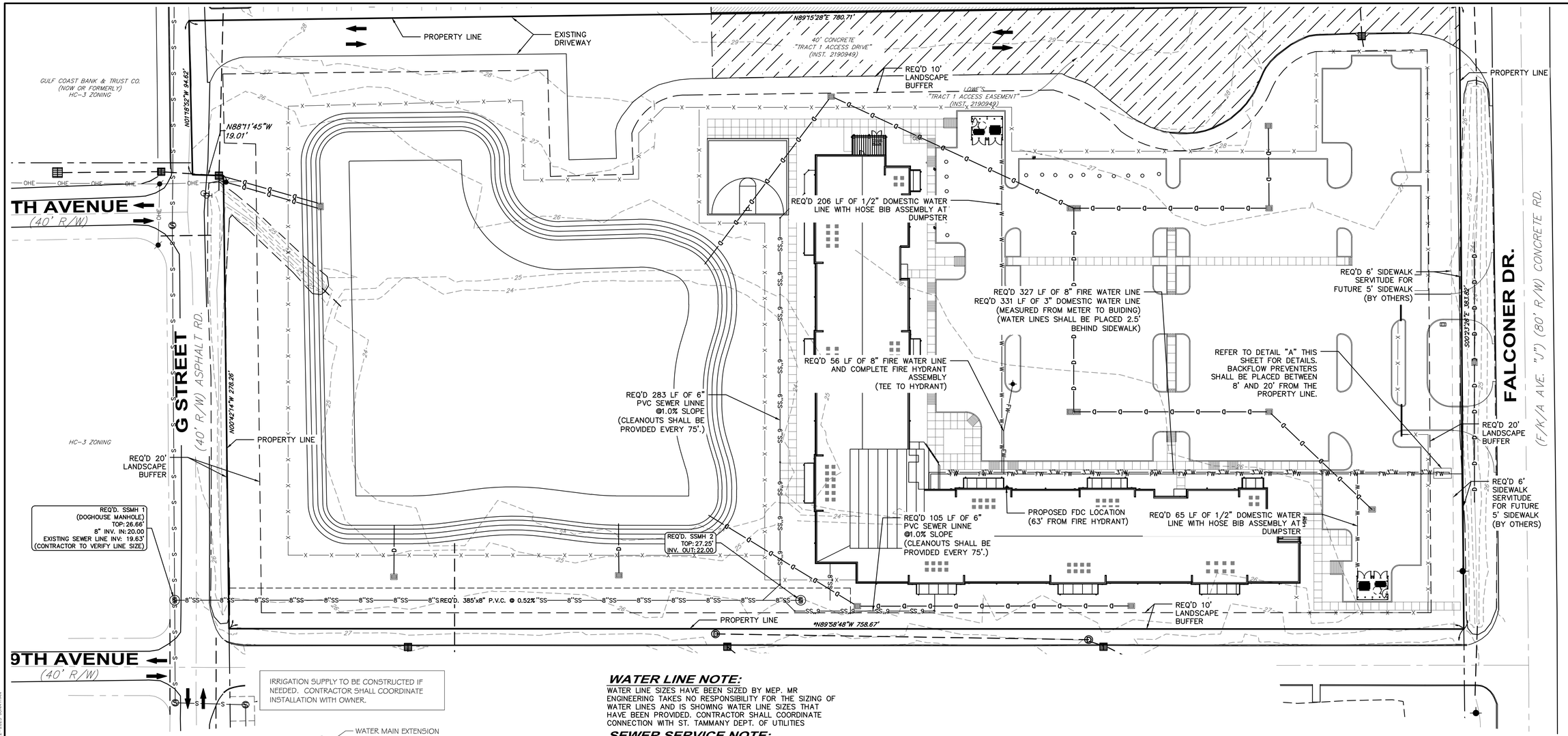
DETAILED GRADING AND DRAINGE LAYOUT

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-7OF17

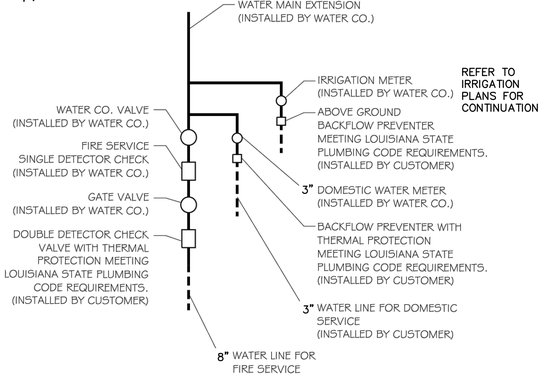
REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-7

C:\USERS\JONATHAN.MR\ENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CIVIL\06 DETAILED GRADING & DRAINAGE PLAN.DWG MAY-12-2025 JONATHAN



IRRIGATION SUPPLY TO BE CONSTRUCTED IF NEEDED. CONTRACTOR SHALL COORDINATE INSTALLATION WITH OWNER.



CONTRACTOR SHALL VERIFY METER, BFP, AND WATER LINE SIZES WITH ARCHITECTURAL PLANS.

DETAIL "A"

SCALE: N.T.S.

WATER LINE NOTE:

WATER LINE SIZES HAVE BEEN SIZED BY MEP. MR ENGINEERING TAKES NO RESPONSIBILITY FOR THE SIZING OF WATER LINES AND IS SHOWING WATER LINE SIZES THAT HAVE BEEN PROVIDED. CONTRACTOR SHALL COORDINATE CONNECTION WITH ST. TAMMANY DEPT. OF UTILITIES

SEWER SERVICE NOTE:

ALL 6" SEWER SERVICE LINES REQUIRE CLEANOUTS EVERY 75' AND AT ALL INTERSECTIONS. SEWER SERVICE LINES SHALL BE LAID AT A SLOPE OF 1.0%

GAS SERVICE NOTE:

CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY PROVIDER FOR SERVICE, AS REQUIRED.

GENERAL NOTES:

1) THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH ST. LA WATER COMPANY AND LOUISIANA ONE CALL, PRIOR TO CONSTRUCTION AND THROUGHOUT CONSTRUCTION WHEN WORKING WITHIN CLOSE PROXIMITY OF EXISTING UTILITIES.

2) CONNECTIONS FROM THE MAIN SEWER TO THE BUILDING SHALL HAVE A MINIMUM SLOPE OF 1% AND 2% WHERE AVAILABLE DEPTH PERMITS.

3) ALL UTILITY TIE-INS SHALL BE COORDINATED WITH UTILITY COMPANIES AND/OR THE UTILITY OWNER BEFORE THE CONNECTION IS MADE.

4) CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS, AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

PROPOSED LEGEND

- FW FW — PROPOSED 8" WATER LINE
- 3"W 3"W — PROPOSED 3" WATER LINE
- 6"SS 6"SS — PROPOSED 6" SEWER SERVICE LINE
- PROPOSED FIRE HYDRANT ASSEMBLEY
- PROPOSED FIRE DEPARTMENT CONNECTION

N / W / E / S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

Louisiana 811

LA ONE CALL- CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS BUT NOT MORE THAN 10 DAYS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY COMPANIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

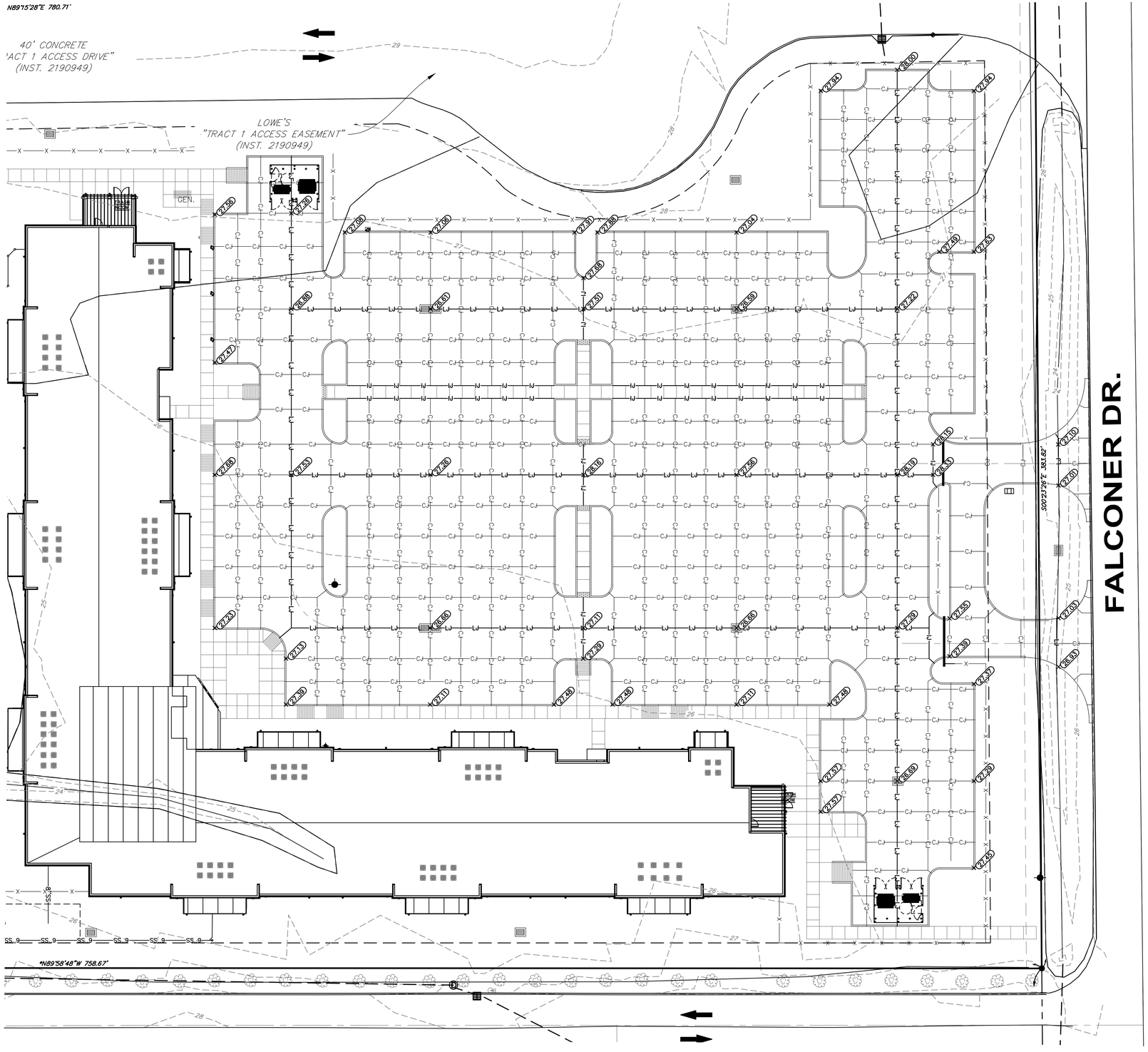
UTILITY PLAN

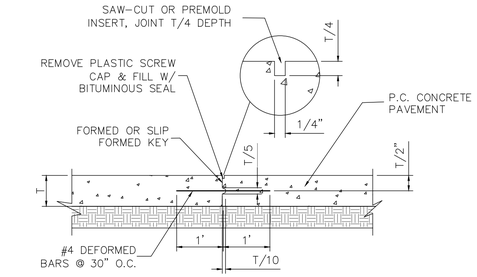
DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-8of17

BY	REVISION DESCRIPTION	REVISION DATE

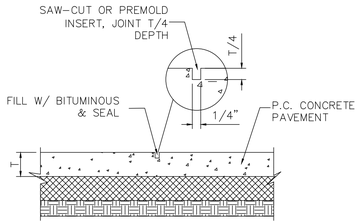
SHEET NUMBER C-8

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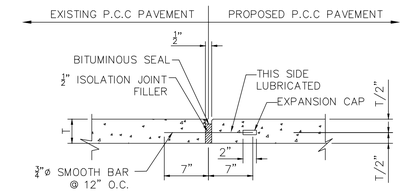




1 LONGITUDINAL CONSTRUCTION JOINT (LJ)
SCALE: N.T.S.



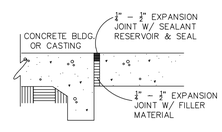
2 CONTRACTION JOINT (CJ)
SCALE: N.T.S.



ISOLATION JOINT (IJ) NEW P.C. PAVEMENT TO EXISTING P.C. PAVEMENT
3
SCALE: N.T.S.

PROPOSED LEGEND

LJ	PROPOSED LONGITUDINAL JOINT
CJ	PROPOSED CONTRACTION JOINT
IJ	PROPOSED ISOLATION JOINT



ISOLATION JOINT @ BLDG. OR CASTING (IJ)
4
SCALE: N.T.S.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 ft.

MR ENGINEERING & SURVEYING, LLC
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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT 811 OR 1-800-272-3020 AT LEAST 48 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED WHICH ARE NOT MEMBERS OF LOUISIANA ONE CALL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES FOR ALL CROSSINGS AND PARALLEL INSTALLATIONS. CONTACT WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

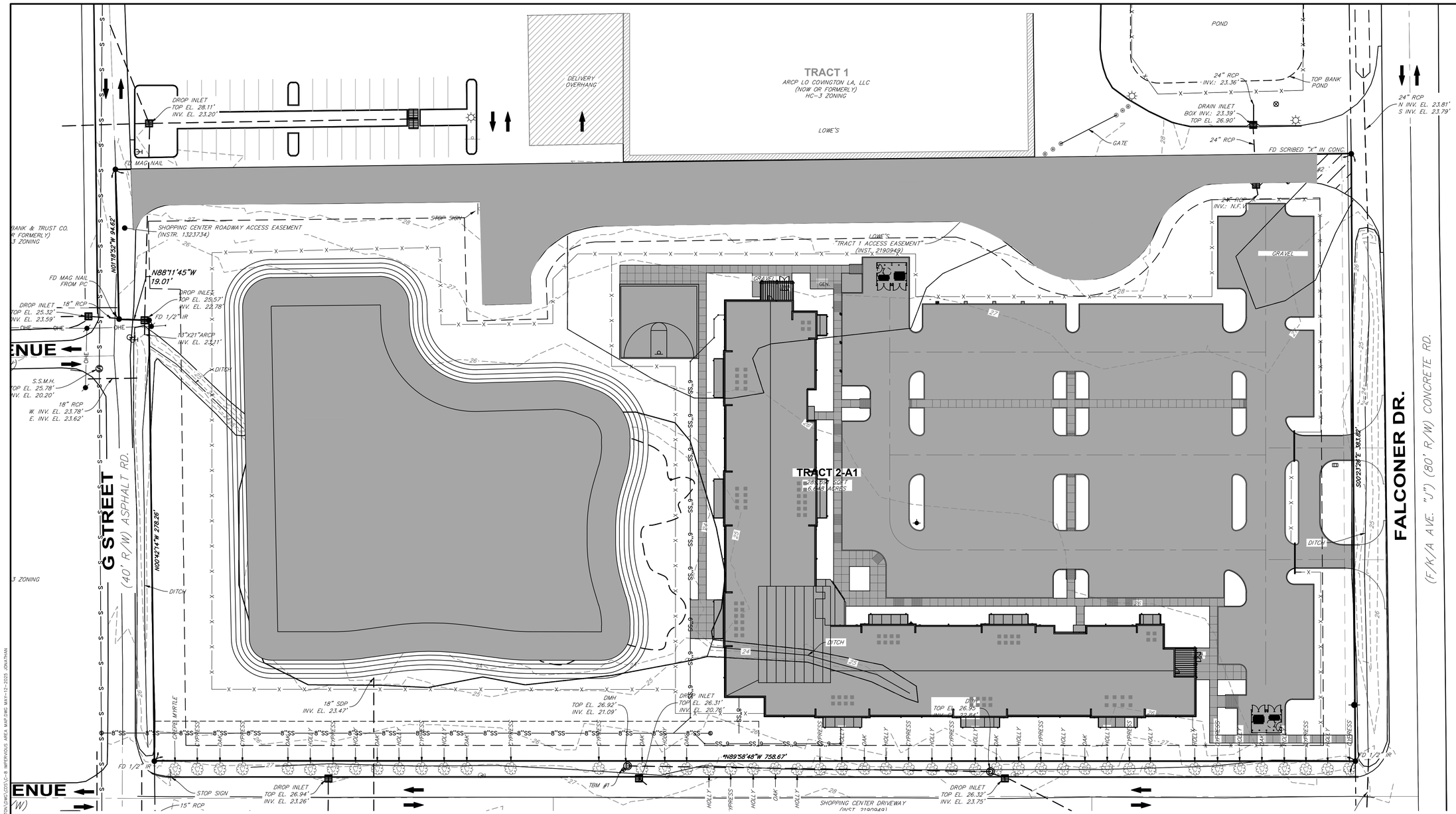
JOINT LAYOUT

DESIGNED	JAB	DATE	APRIL 25
CHECKED	JAB	SHEET	C-BP17
DETAILED	JAB		
CHECKED			

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-9

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LEGEND

IMPERVIOUS AREA

IMPERVIOUS AREA CALCULATION:

THERE IS 177,711 S.F. OF IMPERVIOUS AREA PROPOSED ON THE SITE.
TRACT 2-A1 CONTAINS 289,591 S.F.

MAX ALLOWABLE IMPERVIOUS AREA: 289,591 S.F. X 70% = 202,714 S.F.
PROPOSED IMPERVIOUS AREA: 61.36% (177,711 S.F. / 289,591 S.F.)

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 43615
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

LA ONE CALL- CALL BEFORE YOU DIG
CONTRACTOR SHALL CONTACT LA ONE CALL
PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL
PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES
LOCATED PRIOR TO ANY WORKS TO TAKE PLACE. CONTRACTOR
SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES
FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES
AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS. WITH
THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

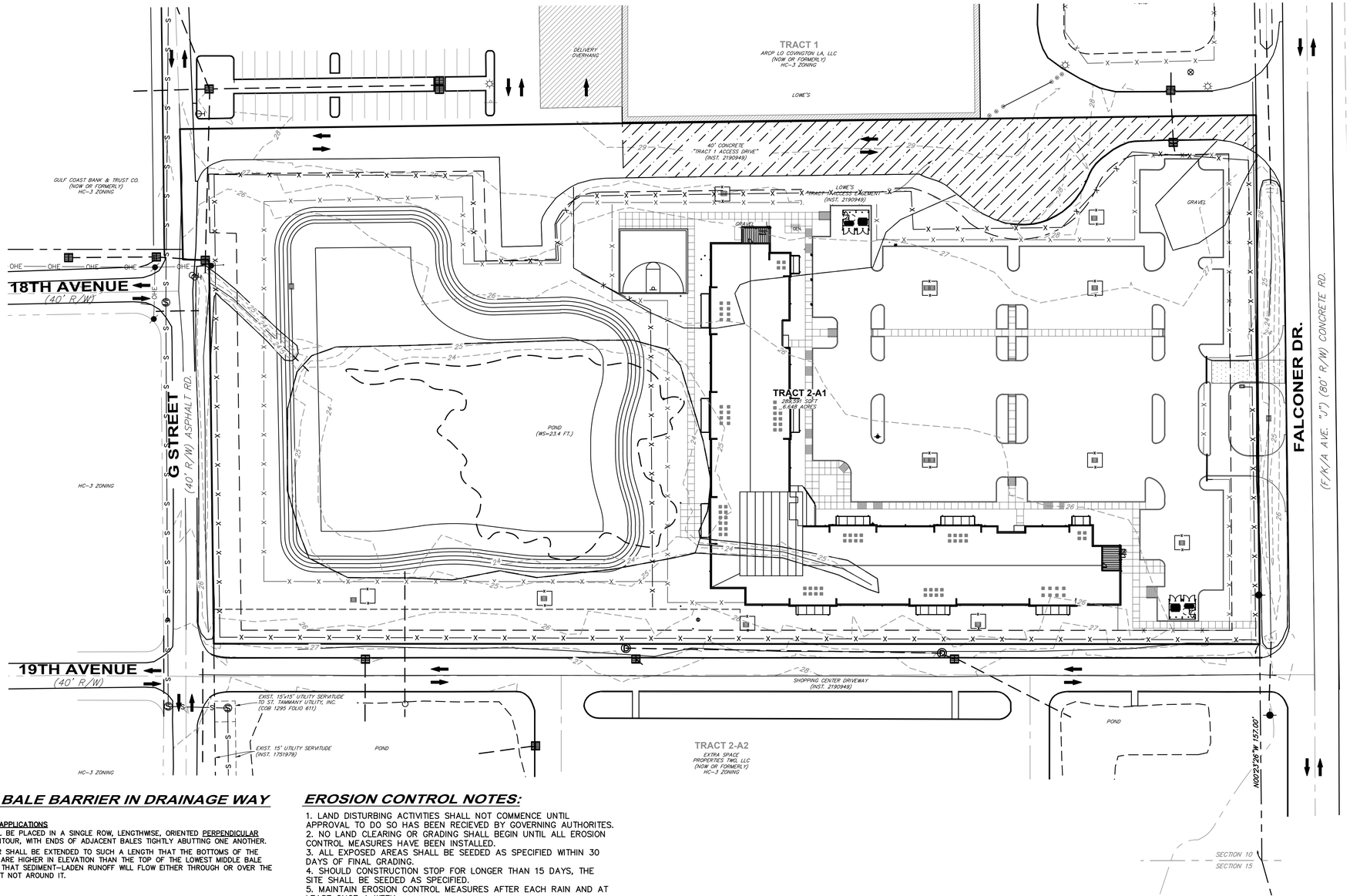
IMPERVIOUS AREA MAP

DESIGNED	DETAILED	DATE	SHEET
JAB	JAB	APRIL 25	
CHECKED	CHECKED	C-1DP17	

REVISION DATE	REVISION DESCRIPTION	BY

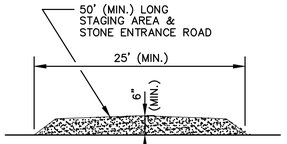
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C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CDS\C-8 IMPERVIOUS AREA MAP.DWG MAY-12-2025 JONATHAN



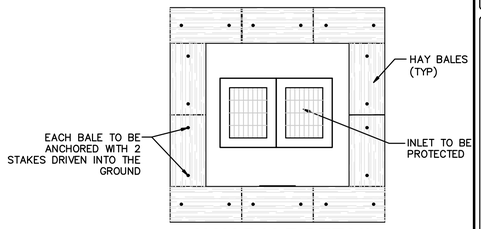
LEGEND:

- SILT FENCE
- SEDIMENT BARRIER
- EXISTING CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE



SECTION B-B

SCALE: N.T.S.



HAY BALE DETAIL

SCALE: N.T.S.

NOTES:

1. SEDIMENT CONTROL STONE SHALL BE NO. 5 OR NO. 57.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

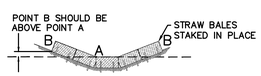
STRAW BALE BARRIER IN DRAINAGE WAY

CHANNEL FLOW APPLICATIONS

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE

1. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

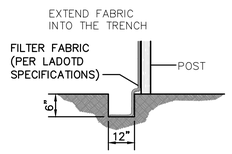


STRAW BALE CHECKDAM

SCALE: N.T.S.

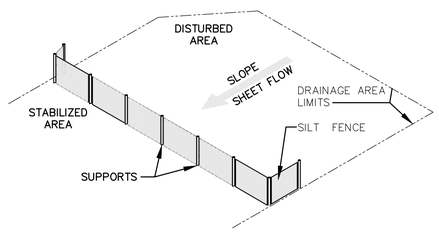
EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECIEVED BY GOVERNING AUTHORITES.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 15 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. COMPACT AND MAINTAIN 6" THICK STONE MATERIAL FOR CONSTRUCTION ENTRANCE.
10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.



CONSTRUCTION OF A SILT FENCE

SCALE: N.T.S.



DETAILS OF PLACING SILT FENCE

SCALE: N.T.S.

CERTIFICATION OF COMPLIANCE

WE, THE UNDERSIGNED CONTRACTOR(S), DO HEREBY AGREE TO THE EROSION AND SEDIMENTATION CONTROL PLAN AS OUTLINED BY THE SITE DEVELOPMENT FIRM AND AGREE TO MAINTAIN SUCH COMPLIANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN ELEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO;

NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND STRUCTURES HAVE BEEN INSTALLED AND/OR IN PLACE.

ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.

MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES/STRUCTURES AFTER EACH RAINFALL EVENT AND AT LEAST ONCE PER WEEK.

ALL NECESSARY MEASURES SHALL BE TAKEN TO THE EXTENT PRACTICABLE TO PREVENT SEDIMENT FROM LEAVING THE SITE(S).

ADDDITIONAL EROSION AND SEDIMENT CONTRAL MEASURES WILL BE PRACTICED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS.

LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.

CONTRACTOR(S) AND SUB-CONTRACTOR(S) SHALL AGREE TO COMPLY WITH ALL STATE AND LOCAL ORDINANCES WHICH APPLY.

GENERAL CONTRACTOR



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES FIELD DELINEATED. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES FOR CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

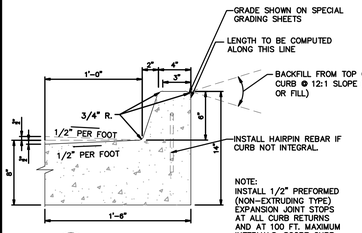
EROSION CONTROL PLAN

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-DP17

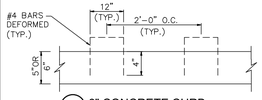
BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-11

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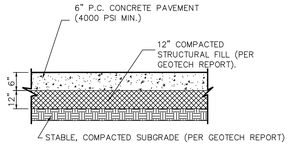


1 6" BARRIER CURB
SCALE: N.T.S.

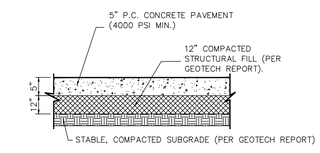


2 6" CONCRETE CURB
SCALE: N.T.S.

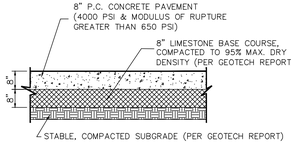
NOTE:
ALL PAVEMENT, BASE & SUBGRADE SECTIONS SHALL MEET THE REQUIREMENTS SET FORTH BY THE GEOTECHNICAL REPORT.



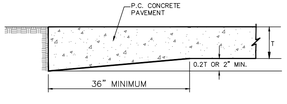
3 HEAVY DUTY P.C. PAVEMENT & DRIVEWAY APRON SECTIONS
SCALE: N.T.S.



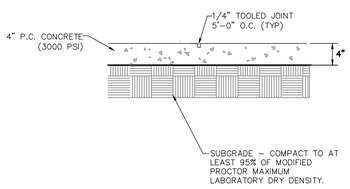
LIGHT DUTY P.C. CONCRETE
4 PAVEMENT SECTION
SCALE: N.T.S.



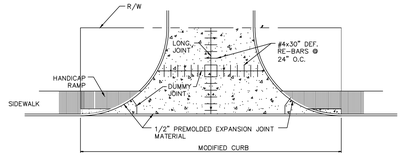
5 DUMPSTER PAD TYPICAL SECTION
SCALE: N.T.S.



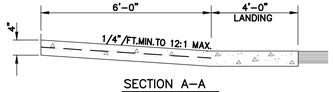
6 THICKENED P.C. PAVEMENT AT EDGES W/O CURB
SCALE: N.T.S.



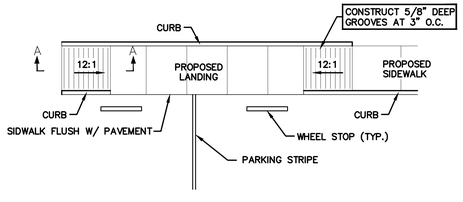
7 TYPICAL SIDEWALK
SCALE: N.T.S.



SINGLE CURBED DRIVE WITH SETBACK SIDEWALK
8 SCALE: N.T.S.

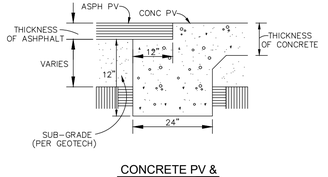


SECTION A-A
N.T.S.

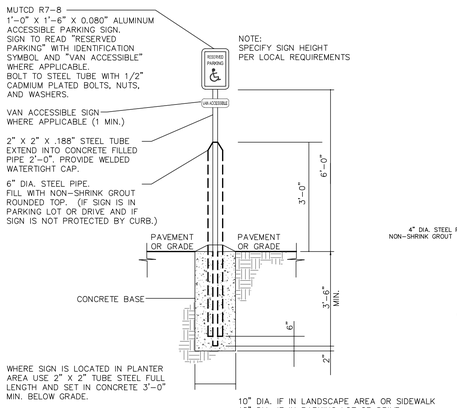


DETECTABLE WARNING SURFACE SHALL COMPLY WITH THE FOLLOWING:
1.) WITHIN PUBLIC R/W: DETECTABLE WARNING SHALL BE RAISED TRUNCATED DOMES WITH DIAMETER OF 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF 2.35 INCHES (COLOR BY ARCH.).
2.) WITHIN SCHOOL PROPERTY: DETECTABLE WARNING SHALL BE 1/4" TOOLED DEEP GROVES, SPACED 2" TO 3" ON CENTER (COLOR BY ARCH).

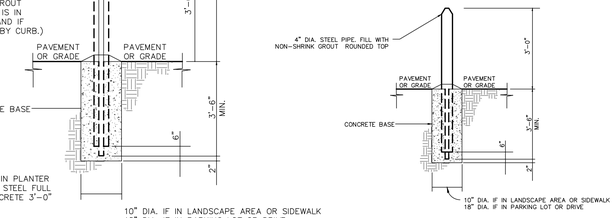
9 ACCESSIBLE SIDEWALK RAMPS
SCALE: N.T.S.



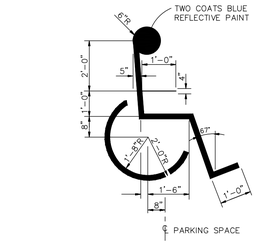
CONCRETE PV &
10 ASPHALT PV CONNECTION
SCALE: N.T.S.



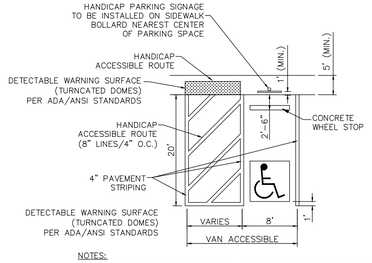
11 ACCESSIBLE SIGN DETAIL (R7-8)
SCALE: N.T.S.



14 TYPICAL BOLLARD DETAIL
SCALE: N.T.S.



12 ACCESSIBLE SYMBOL OF ACCESSIBILITY
SCALE: N.T.S.

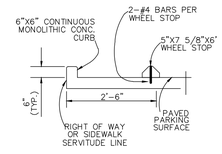


NOTES:
1. THE LAYOUT SHOWN HEREON IS A TYPICAL HANDICAPPED PARKING LAYOUT. REFER TO THE GEOMETRIC LAYOUT SHOWN HEREIN FOR EXACT LOCATION OF HANDICAP PARKING.

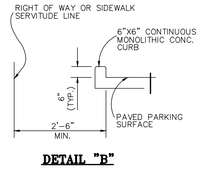
2. ALL HANDICAPPED PAVEMENT STRIPING SHALL BE BLUE HIGHWAY PAINT MARKINGS. HANDICAP SYMBOL SHALL BE WHITE ON BLUE BACKGROUND

3. ALL HANDICAPPED PARKING SHALL CONFORM TO CURRENT A.D.A. REQUIREMENTS
SCALE: NOT TO SCALE.

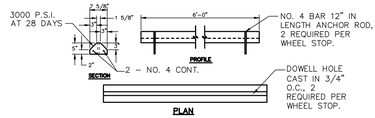
13 TYPICAL HANDICAPPED PARKING LAYOUT
SCALE: N.T.S.



DETAIL "A"



DETAIL "B"

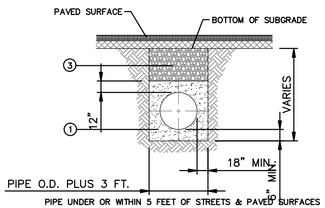


DETAIL "C"

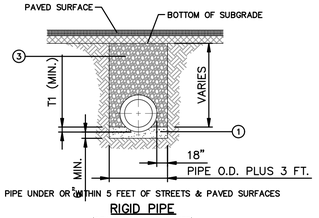
NOTES:
1. WHEN THE END OF PARKING STALL ABUTS THE RIGHT OF WAY LINE, OR SIDEWALK SERVITUDE LINE, USE DETAIL "A" OR "B".

2. DETAIL "A" OR "B" WILL ALSO APPLY IN CASES WHEN PARKING STALL DOES NOT ABUT THE RIGHT OF WAY LINE OR SIDEWALK SERVITUDE LINE, BUT IS WITHIN 10 FEET OF SAID LINE.

15 WHEEL STOP DETAILS
SCALE: N.T.S.



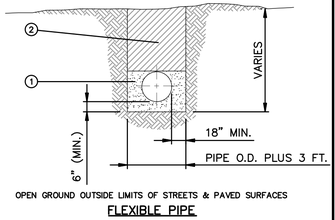
FLEXIBLE PIPE
(CORRUGATED METAL, PLOYVINYL CHLORIDE OR POLYETHYLENE)



RIGID PIPE
(REINFORCED CONCRETE)

PIPE BEDDING SCHEDULE
(RIGID PIPE)

PIPE SIZE	T1 (MIN.)
"12"-30"	6"
36"-60"	12"
66"-96"	18"



FLEXIBLE PIPE
(CORRUGATED METAL, PLOYVINYL CHLORIDE OR POLYETHYLENE)

1. GRANULAR BEDDING MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. (NO DIRECT PAY)

2. BACKFILL MATERIAL (QUALITY EXCAVATED OR SELECT MATERIAL). COMPACTED TO A DENSITY AT LEAST EQUAL TO THE SURROUNDING UNDISTURBED SOIL. (NO DIRECT PAY).

3. BACKFILL MATERIAL (SAND). COMPACTED TO 95% STANDARD PROCTOR DENSITY. (NO DIRECT PAY).

16 BEDDING & BACKFILL DETAILS
SCALE: N.T.S.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LA ONE CALL (1-800-272-3020) AT LEAST 48 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CONTACT PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH MAINTAINED DRAINAGE FACILITIES LOCATED ON SITE. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL NOTIFY THE UTILITY COMPANIES PRIOR TO CONSTRUCTION. COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

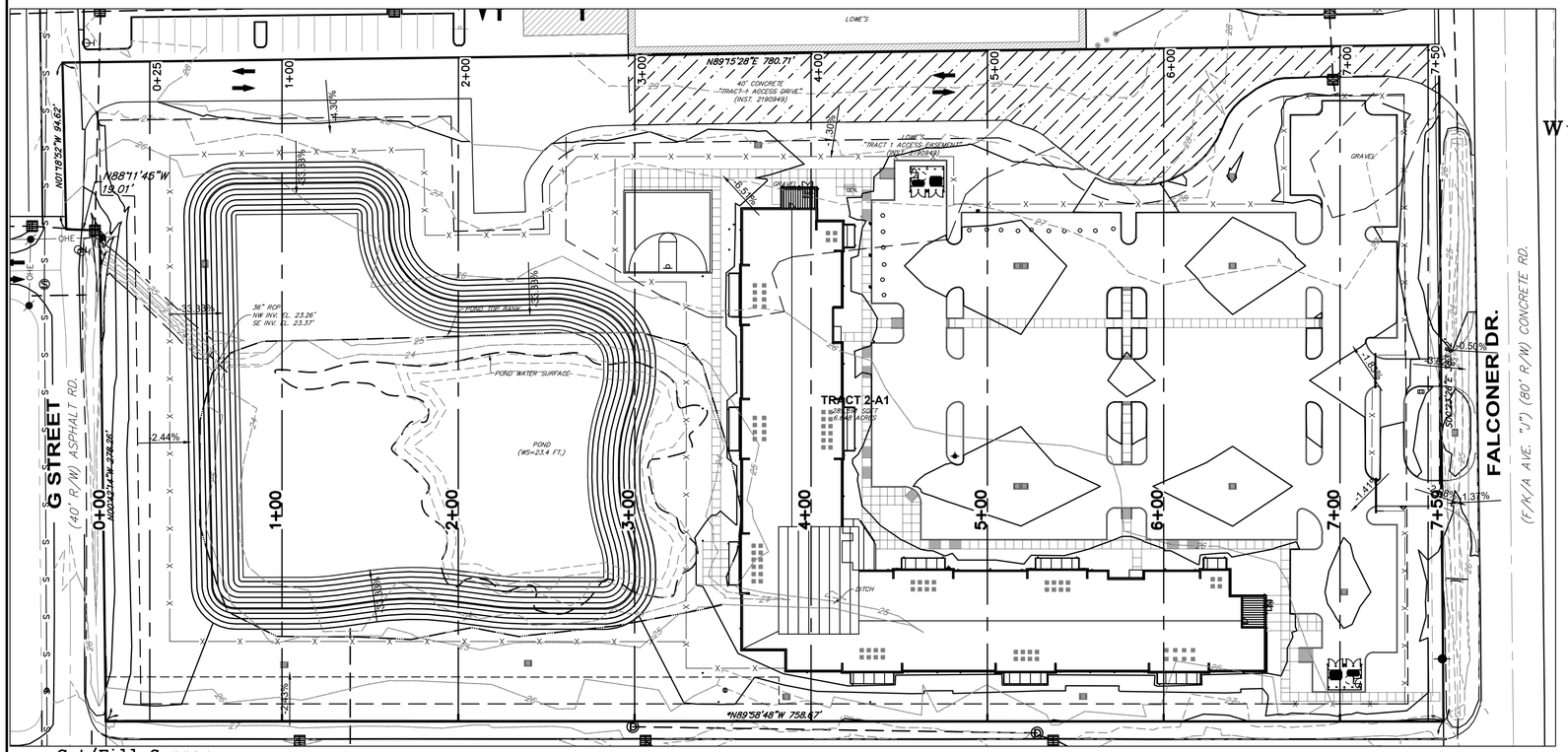
SITE DETAILS

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-12

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-12

C:\USERS\JONATHAN\RENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CDS\08 SITE DETAILS.DWG MAY-12-2025 JONATHAN



GRAPHIC SCALE

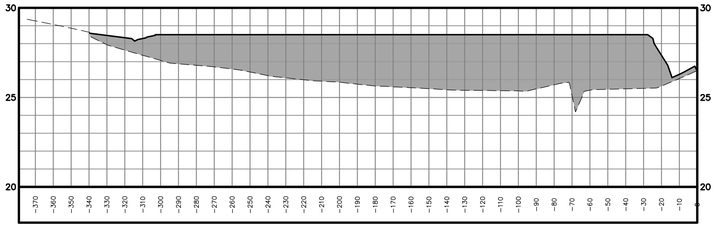
40 0 20 40 80 160

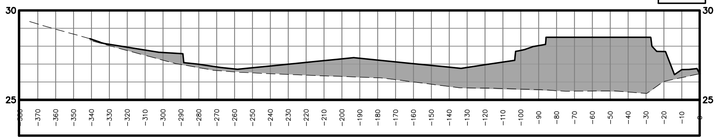
(IN FEET)
1 INCH = 40 ft.

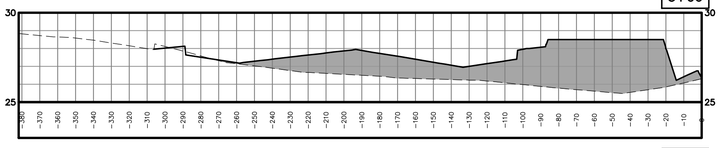
DIRT VOLUME NOTE:
THE VOLUME SHOWN ON THIS SHEET IS TO THE FINISHED GRADE SURFACE. THE VOLUMES TO DIRT GRADE IS ESTIMATED TO BE 8,275 C.Y. OF FILL. THIS DIRT GRADE VOLUME ASSUMES THE EXISTING POND DEPTH IS 4' BELOW THE WATER SURFACE, 1' OF VOLUME FOR THE BUILDING FOUNDATION, 1" OF LIME TO BE PROCESSED UNDER THE PARKING LOT, AND CONCRETE VOLUMES FOR THE PARKING LOT AND SIDEWALK. . IF ADDITIONAL DIRT IS NEEDED DUE TO COMPACTION THE POND CAN BE DUG DEEPER THAN SHOWN ON PLANS. SEE GRADING AND DRAINAGE LAYOUT FOR EARTHWORK NOTES.

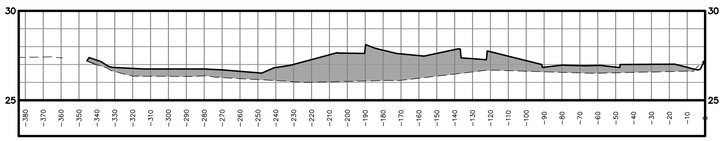
Cut/Fill Summary

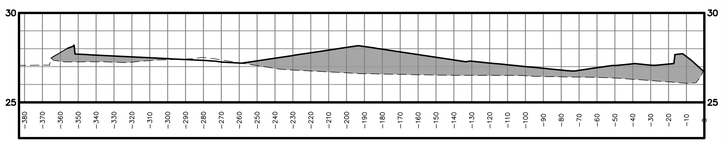
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volumes (existing to finish grade)	1.000	1.000	260972.54 Sq. Ft.	9817.97 Cu. Yd.	10799.06 Cu. Yd.	981.08 Cu. Yd.<Fill>
Totals			260972.54 Sq. Ft.	9817.97 Cu. Yd.	10799.06 Cu. Yd.	981.08 Cu. Yd.<Fill>

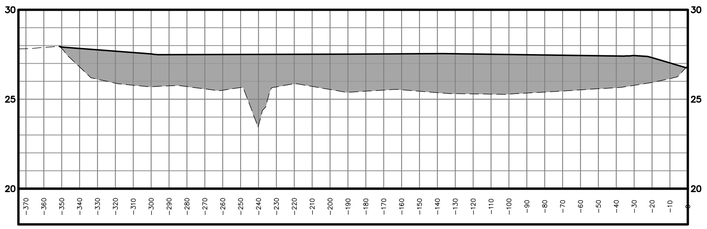


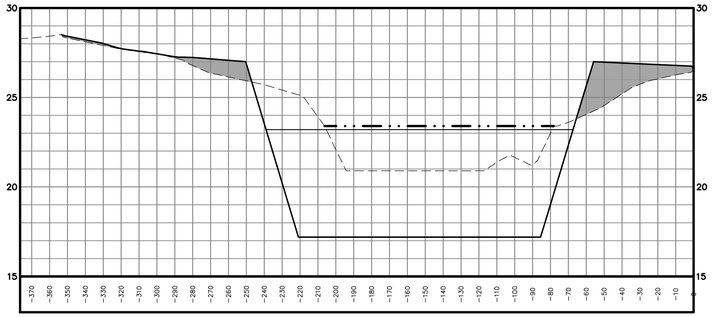


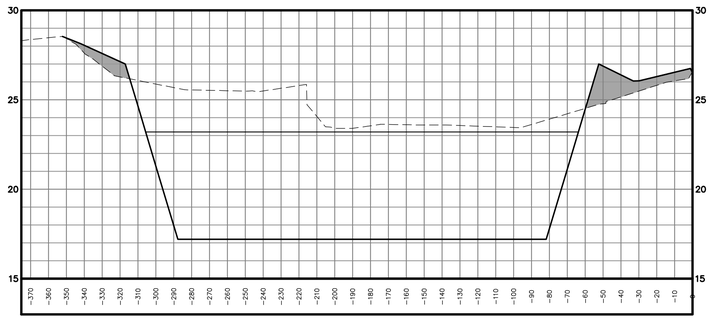


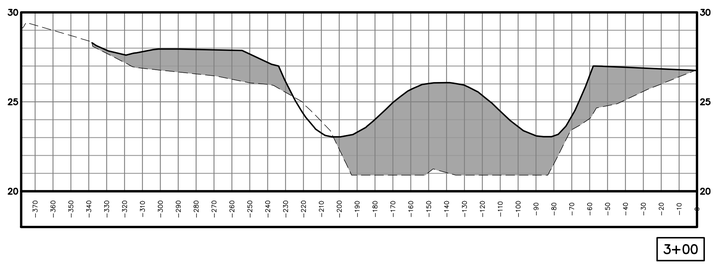












MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 41615
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
5/7/2025

Louisiana 811
IT IS THE CALL BEFORE YOU DIG LAW FOR ANYONE PLANNING EXCAVATION OR DEMOLITION TO NOTIFY UTILITY LINE OPERATORS THROUGH THE ONE-CALL SYSTEM PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL 811 OR 1-800-272-3020 AT LEAST 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO BEGINNING WORK. IT IS THE RESPONSIBILITY OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO CONSTRUCTION. CALL 811 IS NOT RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES OR FOR DAMAGES TO UNDERGROUND FACILITIES. IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

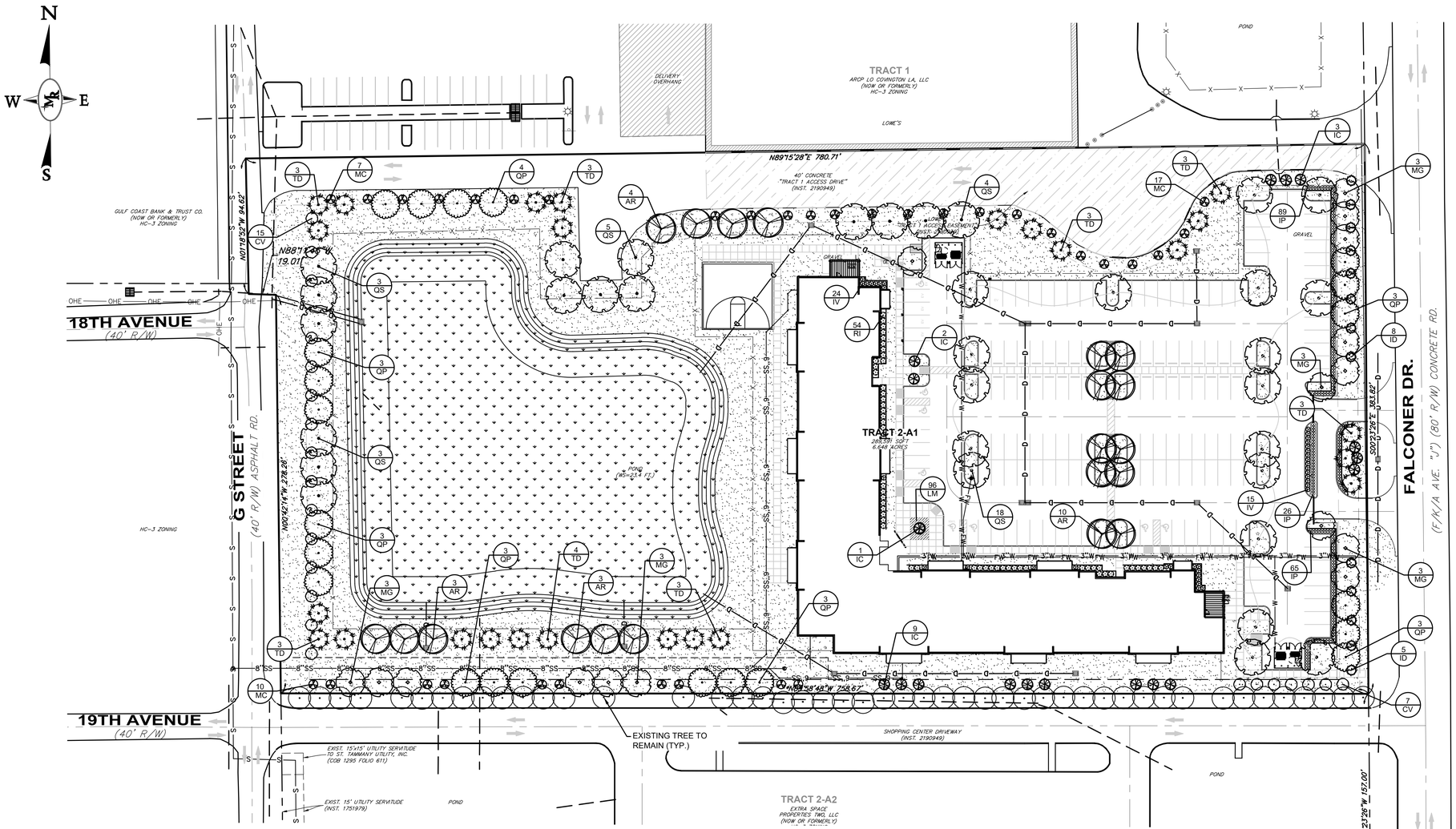
CROSS SECTIONS

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-0317

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-13

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CIVIL\C-11 CROSS SECTIONS.DWG MAY-12-2025 JONATHAN



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

PLANTING SCHEDULE

AR	CLASS "A" TREE – 20 Acer rubrum 'drummondii' – SWAMP RED MAPLE 2.5" MIN. CAL., 10'–12 HT, B&B	
MG	CLASS "A" TREE – 15 Magnolia grandiflora 'D.D. Blanchard' DD Blanchard Magnolia 2.5" MIN. CAL., 10'–12 HT, B&B	
QP	CLASS "A" TREE – 22 Quercus phellos Willow Oak 2.5" MIN. CAL., 10'–12 HT, B&B	
QS	CLASS "A" TREE – 33 Quercus shumardii – SHUMARD OAK 2.5" MIN. CAL., 10'–12 HT, B&B	
TD	CLASS "A" TREE – 25 Taxodium distichum – BALD CYPRESS 2.5" MIN. CAL., 10'–12 HT, B&B	
CV	CLASS "B" TREE – 22 Chionanthus virginicus – FRINGE TREE MULTI–TRUNK: 1.5" MIN PER STEM 3–5 STEMS, 8'–10 HT, B&B	
IC	CLASS "B" TREE – 15 Ilex cassine – DAHOON HOLLY 1.5" MIN. CAL., 8'–10 HT, B&B	
MC	CLASS "B" TREE – 34 Morella cerifera – Wax Myrtle MULTI–TRUNK: 1.5" MIN PER STEM 3–5 STEMS, 8'–10 HT, B&B	
ID	CLASS "B" TREE – 13 Ilex decidua – POSSUMHAW (DECIDUOUS HOLLY) MULTI–TRUNK: 1.5" MIN PER STEM 3–5 STEMS, 8'–10 HT, B&B	
IP	EVERGREEN SHRUB – 180 Illicium parvifolium – Yellow Anise 5 GAL., 2' O.C.	
IV	EVERGREEN SHRUB – 39 Itrea virginica – Virginia Willow 5 GAL., 3' O.C.	
RI	EVERGREEN SHRUB – 54 Rhododendron indicum 'GG Gerbing' GG GERBING AZALEA 5 GAL., 24"h MIN., 4' O.C.	
	EVERGREEN GROUNDCOVER – 96 Liriope muscari 'Super Blue' – Super Blue LIRIOPE 1 GAL., 18" O.C.	
	SOLID SOD 'TIFTUF BERMUDA APPROX. 156,420 SF	
	HYDROSEED COMMON BERMUDA APPROX. 57,500 SF	

GENERAL LANDSCAPE NOTES:

1. CLASS A TREES: ALL CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 2½ INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL, AND A MINIMUM HEIGHT OF TEN TO 12 FEET, AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
2. CLASS B TREES: ALL CLASS B TREES AND ALL TREES, OTHER THAN CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 1½ INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL AND A MINIMUM HEIGHT OF EIGHT FEET TO TEN FEET AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
3. SHRUBS: ALL SHRUBS, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM HEIGHT OF TWO FEET.
4. ALL AREAS NOT DESIGNATED AS STRUCTURE, WALKWAYS, DRIVEWAYS OR LANDSCAPE BED SHALL HAVE BERMUDA SOD AS A GROUND COVER INSTALLED PER INDUSTRY STANDARDS.
5. ALL PLANT MATERIAL ARE TO BE TRUE TO VARIETY, SIZE AND NAME AND SHALL CONFORM TO THE PROVISIONS OF THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE LA. NURSERYMAN'S MANUAL FOR THE HORTICULTURE INDUSTRY.
7. CONTRACTOR SHALL REMOVE ALL WEEDS, DEBRIS, TRASH AND CONTAMINATED SOILS/MATERIAL FROMALL LANDSCAPE AREAS TO NECESSARY DEPTH FOR PROPER LANDSCAPE INSTALLATION.
8. THE LICENSED LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, AND SUBCONTRACTORS, TO INSURE THAT PROPER GRADING AND DRAINAGE IS MAINTAINED ON SITE. LANDSCAPE BEDS AND PLANT MATERIAL SHALL NOT IMPEDE THE FLOW, OR CAUSE STANDING WATER ONSITE. POSITIVE DRAINAGE, IN ACCORDANCE WITH THE CIVIL PLANS PROVIDED FOR THIS SITE SHALL BE MAINTANED.
9. SUBSTITUTE PLANT MATERIAL MAY BE ALLOWED AS LONG AS THEY MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE ST. TAMMANY PARISH LANDSCAPE PROVISIONS AND AS DESCRIBED ON THIS PLAN.
10. ANY LANDSCAPE BEDS AREAS ADJACENT TO TURF AREAS SHALL HAVE STEEL EDGING INSTALLED.
11. ALL PARKING/LANDSCAPE ISLANDS SHALL HAVE A 6" CURB ACCEPTABLE PER ST. TAMMANY PARISH STANDARDS.
12. ALL EXISTING TREES AND PROPOSED LANDSCAPE MATERIAL SHALL BE MULCHED A MINIMUM OF 3" DEPTH TO ENSURE VIABILITY AND EASE OF MAINTENANCE.
13. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.
14. PROPOSED PLANT MATERIAL LOCATION ON THESE PLANS ARE SCHEMATIC. THE LANDSCAPE PLAN SHALL REVIEW THE UTILITY PLAN PRIOR TO INSTALLATION OF ANY PLANT MATERIAL TO ENSURE THE INSTALLATION DOES NOT CONFLICT WITH ANY SUBSURFACE UTILITIES. FIELD ADJUSTMENTS DURING INSTALLATION MAY BE REQUIRED SO LONG AS THE PLANT MATERIAL(S) REMAIN IN THEIR REQUIRED BUFFER ZONES, THE INSTALLATION ADHERES TO THE SIGHT TRIANGLE GUIDELINES DESCRIBED IN THE UNIFIED DEVELOPMENT CODE, AND DOES NOT AFFECT THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC.
15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF ANY DEAD OR DAMAGED PLANT MATERIALS REQUIRED PER THE UNIFIED DEVELOPMENT CODE.
16. ALL LANDSCAPED PARKING ISLANDS MUST BE A MINIMUM OF 9' X 18' WITH A 6" CURB AND INCLUDE A CLASS "A" TREE AND LIVING GROUND COVER ON THE GROUND SURFACE.
17. ALL AREAS NOT PAVED OR PLANTED SHALL BE SEEDED OR SODDED.

LANDSCAPE, TREE, STREET PLANTING AREA & BUFFER PRESERVATION NOTES:

ALL LIVE OAK TREES SIX INCHES DBH OR GREATER, WHEREVER LOCATED ON THE PROPERTY OR WITHIN THE STREET RIGHT-OF-WAY BETWEEN THE STREET PROPERTY LINE AND THE SURFACE OF THE STREET, SHOWING THE COLOR OF THE FLAGGING AS REQUIRED IN SECTION 130-1872 OF THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE AND DESCRIBED BELOW.

STAKING OF GREEN BELT PLANTING AREAS AND BUFFERS:

- ON OR BEFORE THE TIME THE LANDSCAPE AND TREE PRESERVATION PLAN IS SUBMITTED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT, THE APPLICANT SHALL MONUMENT, BY STAKES PLACED IN THE GROUND, THE STREET PLANTING AREA AND ANY REQUIRED BUFFER PLANTING AREA SO THAT IMMEDIATELY AFTER THE APPLICATION IS SUBMITTED AND BEFORE ANY WORK IS DONE, THE DEPARTMENT OF PLANNING AND DEVELOPMENT CAN INSPECT THE AREAS THAT WILL BECOME THE STREET PLANTING AREAS AND BUFFERS. THE FOLLOWING SHALL BE COMPLIED WITH IN RESPECT TO SUCH MONUMENTS OR STAKES:
  - STAKES USED SHALL BE WOOD OR METAL PLACED IN THE GROUND, AND SUCH STAKES SHALL BE OF SUFFICIENT STRENGTH AND DURABILITY, AND PLACED DEEPLY ENOUGH IN THE GROUND TO REMAIN UNTIL THE COMPLETION OF CONSTRUCTION. ANY REMOVE, BROKEN, SUBSTANTIALLY BENT OR DAMAGED STAKES SHALL BE REPLACED SO THAT ALL STAKES SHALL REMAIN IN PLACE DURING CONSTRUCTION.
  - SUCH STAKES SHALL EXTEND UPWARD FROM THE GROUND AT LEAST THREE FEET AND SHALL BE FLAGGED YELLOW IN COLOR OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
  - SUCH STAKES SHALL BE LOCATED AT LEAST EVERY 50 FEET IN THE FOLLOWING AREAS:
    - ALONG THE STREET FRONTAGE OF THE STREET PLANTING AREA
    - ALONG THE REAR LINE OF THE STREET PLANTING AREA
    - ALONG THE SIDE AND REAR PROPERTY LINE WHERE SIDE OR REAR BUFFERS ARE REQUIRED
    - ALONG THE INTERIOR LINES OF SUCH BUFFERS

IF THE LINES OF THE STREET PLANTING AREAS AND BUFFERS ARE TOO THICK TO WALK OR SIGHT DOWN, THEY SHALL BE CLEARED SUFFICIENTLY FOR WALKING AND SIGHTING.

FLAGGING OF EXISTING TREES:

- LIVE OAKS: ALL LIVE OAKS, WHEREVER THEY MAY BE SITUATED ON THE PROPERTY OR THE ADJACENT STREET RIGHT-OF-WAY, WHICH ARE OVER SIX INCHES DBH SHALL BE FLAGGED WITH BLUE COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- TREES OVER SIX INCHES DBH: ALL TREES OVER SIX INCHES DBH, TO BE PRESERVED, AND LOCATED WITHIN THE GREEN BELT AREA OR WITHIN ANY REQUIRED BUFFERS SHALL BE FLAGGED WITH GREEN COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- TREES APPLICANT PROPOSES TO REMOVE: ALL TREES WHICH THE APPLICANT SEEKS TO REMOVE, SHALL BE FLAGGED WITH ORANGE COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

TREES TO BE PRESERVED/TREE PROTECTION FENCING:

- ALL TREES TO BE PRESERVED SHALL BE HAVE PROTECTIVE FENCING ERECTED AROUND THE TREE AND IN A MANNER COMPLIANT WITH ST. TAMMANY PARISH GUIDELINES AND REQUIREMENTS.
- EXISTING LIVE OAKS AND CYPRESS TREES SHALL HAVE PROTECTIVE FENCING 1' BEYOND THE DRIP LINE OF THE TREE. NO EXCAVATION OR GRADING IS ALLOWED WITHIN THIS PROTECTIVE FENCING.

LANDSCAPE ORDINANCE REQUIREMENTS

STREETYARD PLANTING REQUIREMENT		PROPOSED STREETYARD PLANTINGS
WEST SY – G ST. (20' BUFFER) 1 CLASS "A" TREE PER 25 LF. 1 CLASS "B" TREE PER 25 LF. 1 SHRUB PER 10 LF.	372.85 LF TOTAL 15 CLASS A TREES REQUIRED 15 CLASS B TREES REQUIRED 38 SHRUBS REQUIRED	372.85 LF TOTAL X CLASS A TREES PROPOSED X CLASS B TREES PROPOSED SCREENING SHRUBS SATISFY REQMT.
EAST SY – FALCONER DR. (20' BUFFER) 1 CLASS "A" TREE PER 25 LF. 1 CLASS "B" TREE PER 25 LF. 1 SHRUB PER 10 LF.	383.82 LF TOTAL 16 CLASS A TREES REQUIRED 16 CLASS B TREES REQUIRED 39 SHRUBS REQUIRED	383.82 LF TOTAL X CLASS A TREES PROPOSED X CLASS B TREES PROPOSED SCREENING SHRUBS SATISFY REQMT.
BUFFERYARD PLANTING REQUIREMENT		**PROPOSED BUFFERYARD PLANTINGS**
NORTH BUFFER (10' LANDSCAPE BUFFER) 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF.	781 LF TOTAL 27 CLASS A TREES REQUIRED 27 CLASS B TREES REQUIRED	781 LF TOTAL X CLASS A TREES PROPOSED X CLASS A TREES PROPOSED 0 TREE CREDITS USED
SOUTH BUFFER (10' LANDSCAPE BUFFER) 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF.	759 LF TOTAL 26 CLASS A TREES REQUIRED 26 CLASS B TREES REQUIRED	759 LF TOTAL X CLASS A TREES PROPOSED X CLASS B TREES PROPOSED 0 TREE CREDITS USED
PARKING AREA PLANTING REQUIREMENT		**PROPOSED PARKING AREA PLANTINGS**
PARKING AREAS ADJACENT TO STREET PLANTING AREAS SHALL BE SCREENED WITH MIN. 36"H SHRUBS PLANTED 2' O.C..		XX PROVIDED
EACH LANDSCAPED ISLAND SHALL CONTAIN AT LEAST 1 CLASS "A" TREE.		XX PROVIDED
10% OF INTERIOR PARKING AREA TO BE GREENSPACE. TOTAL PARKING AREA: 63,000.86 SF. 6,300.1 SF REQUIRED		6,409.6 SF PROVIDED
BUILDING FACADE PLANTING REQUIREMENT		**PROPOSED PARKING AREA PLANTINGS**
SHRUBS PLANTED BETWEEN BUILDING FACADE AND VEHICULAR USE AREA.		PROVIDED

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN P. PUGLIANO
REG. No. 34247
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
05-12-2025

Louisiana 811
LA ONE CALL– CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES AND SHALL COORDINATE ALL PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

LANDSCAPE PLANTING

DESIGNED	JP
CHECKED	JB
DETAILED	JP
CHECKED	JB
DATE	05-12-2025
SHEET	14 OF17

REVISION DESCRIPTION	REVISION DATE	BY

SHEET NUMBER L-1

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COVS\09 & 10 LANDSCAPE PLAN & DETAILS.DWG MAY-12-2025 JONATHAN

LANDSCAPE STANDARDS

1. ALL PLANTS MATERIALS SHALL BE TRUE TO NAME, VARIETY, AND SIZE. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. ALL PLANT MATERIALS TO MEET ANSI Z.60 STANDARDS, LATEST EDITION.

2. THE LANDSCAPE CONTRACTOR SHALL MEET OR EXCEED BOTH THE CONTAINER SIZE AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.

3. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.

4. LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE LANDSCAPE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.

5. CLASS A TREES:

5.1. SINGLE TRUNK CLASS A TREES: ALL SINGLE TRUNK CLASS A TREES SHALL HAVE A MINIMUM 2.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM HEIGHT OF 10'-12' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

5.2. MULTI-TRUNK CLASS A TREES: ALL MULTI TRUNK CLASS A TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1-1/2" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 10' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

6. CLASS B TREES:

6.1. SINGLE TRUNK CLASS B TREES: ALL SINGLE TRUNK CLASS B TREES SHALL HAVE A MINIMUM 1.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK CLASS B TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

6.2. MULTI-TRUNK CLASS B TREES: ALL MULTI TRUNK CLASS B TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 8' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

7. TREE PLANTING: EXCAVATE 3 TIMES GREATER THAN BALL DIAMETER. ALL TREE PITS MUST BE LOOSENED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. BACK FILL THE HOLE WITH A MIX OF 1/2 TOPSOIL AND 1/2 NATIVE SOIL FROM THE HOLE AND FERTILIZE. PROVIDE A 4" WATERING RING AND ADD A 4" LAYER OF SHREDDED PINE BARK MULCH OR PROCESSED HARDWOOD MULCH AND STAKE OR GUY AS SHOWN IF REQUIRED. (SEE DETAIL) WATER TREE TO THE POINT OF SATURATION.

8. SHRUB PLANTING: ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT IN A MINIMUM 3 GALLON CONTAINER UNLESS OTHERWISE SPECIFIED.

9. GROUNDCOVER / SHRUB BEDS: MIX 1/2 TOP SOIL AND 1/2 APPROVED GARDEN SOIL TO A DEPTH OF 8"-10", WITH A GENERAL (SLOW RELEASE PREFERRED), (14/14/14) FERTILIZER , (OR APPROVED EQUAL), AT A RECOMMENDED RATE AND TILL TO A MIN. DEPTH OF 10"-14". PROVIDE L.A. SAMPLE OF SOIL MIX FOR APPROVAL BEFORE STARTING BED PREP.

10. HEDGES: PLANTS SHALL BE PLANTED ON CENTER AS CALL FOR ON THE PLAN. TRIMMING INTO HEDGE SHAPE SHALL OCCUR FOLLOWING PLANTING. PLANTS SHALL HAVE BRANCHES TOUCHING SO AS TO FORM A HEDGE.

11. ALL TOP DRESS MULCHES SHALL BE SPECIFIED IN THE PLANT SPECIFICATIONS LIST. LANDSCAPE CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO MULCHING BEDS. APPROVED MULCHES INCLUDE:
    - PROCESSED HARDWOOD MULCH
    - SHREDDED PINE BARK MULCH
    - CRUSHED PINE NEEDLES--LANDSCAPE SHRUB BEDS
    - BALED PINE STRAW-STAND ALONE TREES

    THE TYPE OF MULCH WILL VARY DEPENDING ON THE PLANTING CONDITIONS AND THE PLANT VARIETY.

12. LAWNS: AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE. (WHERE APPLICABLE).

13. SEEDED AREA: ALL AREA DISTURBED BY CONTRUCTION SHALL BE SEEDED WITH COMMON BERMUDA/RYE GRASS MIX. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR RATES, ETC.

14. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 2 WEEKS OF HYDROMULCHING SHALL BE RE-HYDROMULCHED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.

15. FERTILIZER: FERTILIZER SHALL BE A SLOW RELEASE 14-14-14 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL NOT BE ACCEPTED.

16. WATERING AT TIME OF PLANTING: INITIALLY, WATER THE PLANT MATERIAL TO DEVELOP UNIFORM COVERAGE AND DEEP WATER PENETRATION OF AT LEAST 6". AVOID EROSION, PUDDLING, AND WASHING SOIL AWAY FROM PLANT ROOTS.

17. IRRIGATION AND WATERING: IF REQUIRED, HOSE BIBS SHALL BE PLACED WITHIN THE SPECIFIED DISTANCE OF ALL PLANTING BEDS, OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.

18. FINAL ACCEPTANCE: ACCEPTANCE BY LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

19. EXISTING TREE AND VEGETATION PROTECTION: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE, SEE TREE PROTECTION PLAN AND/OR DETAILS).

20. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PLANTS AND LANDSCAPE MATERIALS ON SITE THAT ARE NOT DESIGNATED FOR REMOVAL. THE AT-FAULT CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPING TO MATCH EXISTING IN SIZE AND SPECIES UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

21. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/GENERAL CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.

PLANTING NOTES

GENERAL NOTES:

1. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.

2. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND/OR APPROVALS PRIOR TO COMMENCING WORK.

3. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR RESPONSIBLE FOR USING THE MOST UP TO DATE PLANS. DESIGNER IS NOT RESPONSIBLE FOR LANDSCAPE INSTALLATION BASED OFF OF OBSOLETE PLANS.

4. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.

5. LANDSCAPE CONTRACTOR SHALL STAKE OUT PROPOSED SITE IMPROVEMENTS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO START.

6. LANDSCAPE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

7. ANY MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO EXECUTION.

8. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED TREE PLANTINGS AND EXISTING OR PROPOSED UTILITIES. ALL ONSITE CONTRACTORS SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. IN THE EVENT ANY EXISTING UTILITIES ARE UNCOVERED, THE GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND/OR LANDSCAPE ARCHITECT. THE AT FAULT CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGES SHALL NO RESULT IN ANY ADDITIONAL EXPENSE TO THE OWNER.

9. LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COMPLETION OF PROJECT AND FINAL ACCEPTANCE CERTIFICATION. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC ROADS, AS A RESULT OF LANDSCAPE AND/OR IRRIGATION WORK, SHALL BE CLEANED UP DAILY.

10. THE GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDING OR STRUCTURES ON SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.

11. ALL LANDSCAPE DEVELOPMENT WITHIN ANY PUBLIC SERVITUDE WILL REQUIRE A "HOLD HARMLESS" AGREEMENT OR "LETTER OF NO OBJECTION" BETWEEN ALL UTILITY COMPANIES AND THE OWNERS. IT IS THE RESPONSIBILITY OF THE OWNER TO REQUEST THE AGREEMENT AND PRESENT THEM TO THE CITY'S LANDSCAPE ARCHITECT FOR APPROVAL OF THE LANDSCAPE PLAN.

LANDSCAPE NOTES:

1. ALL MATERIAL SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL.

2. PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO BIDDERS ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS, BEDS, MULCH AREAS, SOD, AND HYDROSEED ON PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLAN LIST THE PLAN SHALL RULE. IMPROPER PLANT COUNTS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COMPLIANCE OF LANDSCAPE PLANS WITH THE CITY-PARISH MINIMUM LANDSCAPE REQUIREMENTS.

4. ALL LANDSCAPE AREAS TO BE MAINTAINED PER LOCAL GOVERNING AUTHORITY'S LANDSCAPE CODE.

5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL OR ALUMINUM EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.

6. IF REQUIRED, AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. A SEPARATE PLAN WILL BE PROVIDED.

GENERAL GRADING & LAWN NOTES:

1. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.

2. GENERAL CONTRACTOR SHALL PROVIDE (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

3. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.

4. GENERAL CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES, UNLESS OTHERWISE SPECIFIED. LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL BEDS AND PLANT AREAS UNLESS OTHERWISE SPECIFIED.

6. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

7. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS OR ELEVATIONS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN LAWN AREAS.

8. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH APPROVED BY THE ARCHITECT PRIOR TO PLANTING INSTALLATION. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE FINE GRADED AND HYDROSEEDED, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

9. SOD LAID OVER POORLY GRADED AREAS SHALL CAUSE FOR REMOVING SOD, REGRADING, AND INSTALLING NEW SOD AT NO ADDITIONAL EXPENSE TO THE OWNER. IF GRADE IS NOT TO WITHIN 0.10 FOOT, CONTACT THE LANDSCAPE ARCHITECT.

10. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE ONLY FOR FINE GRADING OF THE PLANTING AREAS. FINE GRADING SHALL CONSIST OF THE FINAL 0.10 FOOT OF GRADE TO BE ACHIEVED.

SOLID SOD NOTES:

1. ALL LAWN AREAS TO BE SOLID SOD 'CELEBRATION' BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH COMPOST TO FILL VOIDS.

3. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.

4. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

5. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

6. LANDSCAPE CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

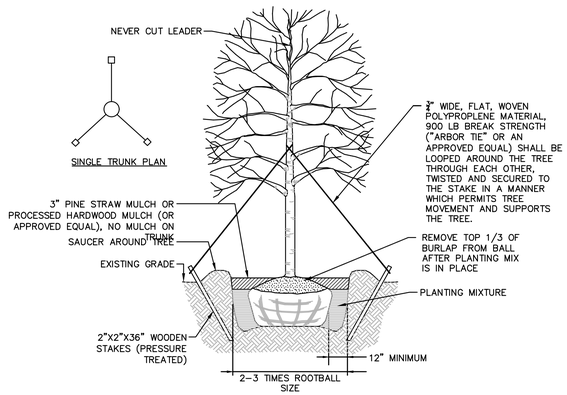
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

WARRANTY:

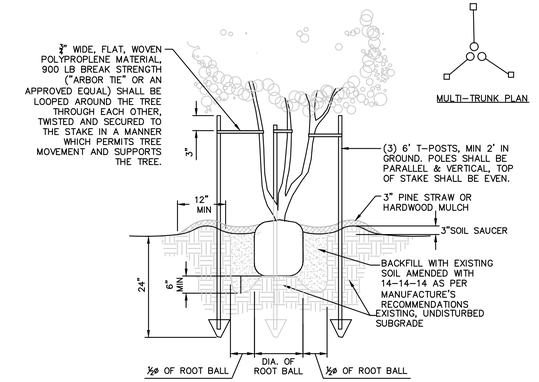
1. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. LANDSCAPE CONTRACTOR SHALL WATER ALL MATERIAL AS NEEDED TO MAINTAIN THE HEALTH OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE.

2. IT SHALL BE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO A LACK OF GUYING OR STAKING. IF UNSTAKED, PLANTS BLOWN OVER BY HIGH WINDS SHALL NOT BE A CAUSE OF ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

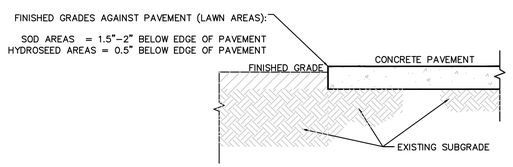
3. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREES, PLANTS, GROUND COVERS, OR SOD CAUSED BY FIRES, FLOODS, FREEZING TEMPERATURES, LIGHTNING, WINDS ABOVE 50 MILES PER HOUR, OR ANY OTHER NATURAL DISASTER. NOR SHALL THE LANDSCAPE CONTRACTOR BE HELD RESPONSIBLE FOR ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.



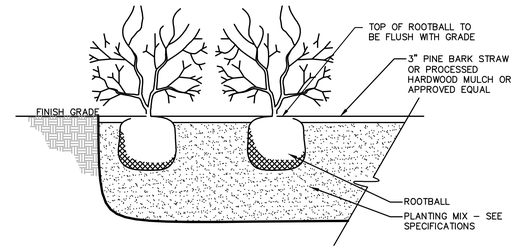
A SINGLE-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



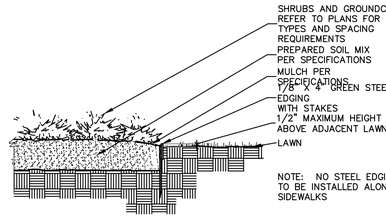
B MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



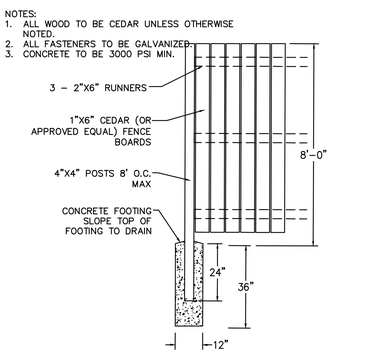
C FINISHED GRADES AGAINST PAVEMENT
NOT TO SCALE



D GROUND COVER/SHRUB PLANTING
NOT TO SCALE



E STEEL EDGING DETAIL
NOT TO SCALE



F 8' WOODEN FENCE ELEVATION
NOT TO SCALE

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN P. GUILLOT
#37911
LICENSED PROFESSIONAL ENGINEER
05-12-2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (811 OR 1-800-272-3020) AND PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PROPERLY LOCATED AND MARKED PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

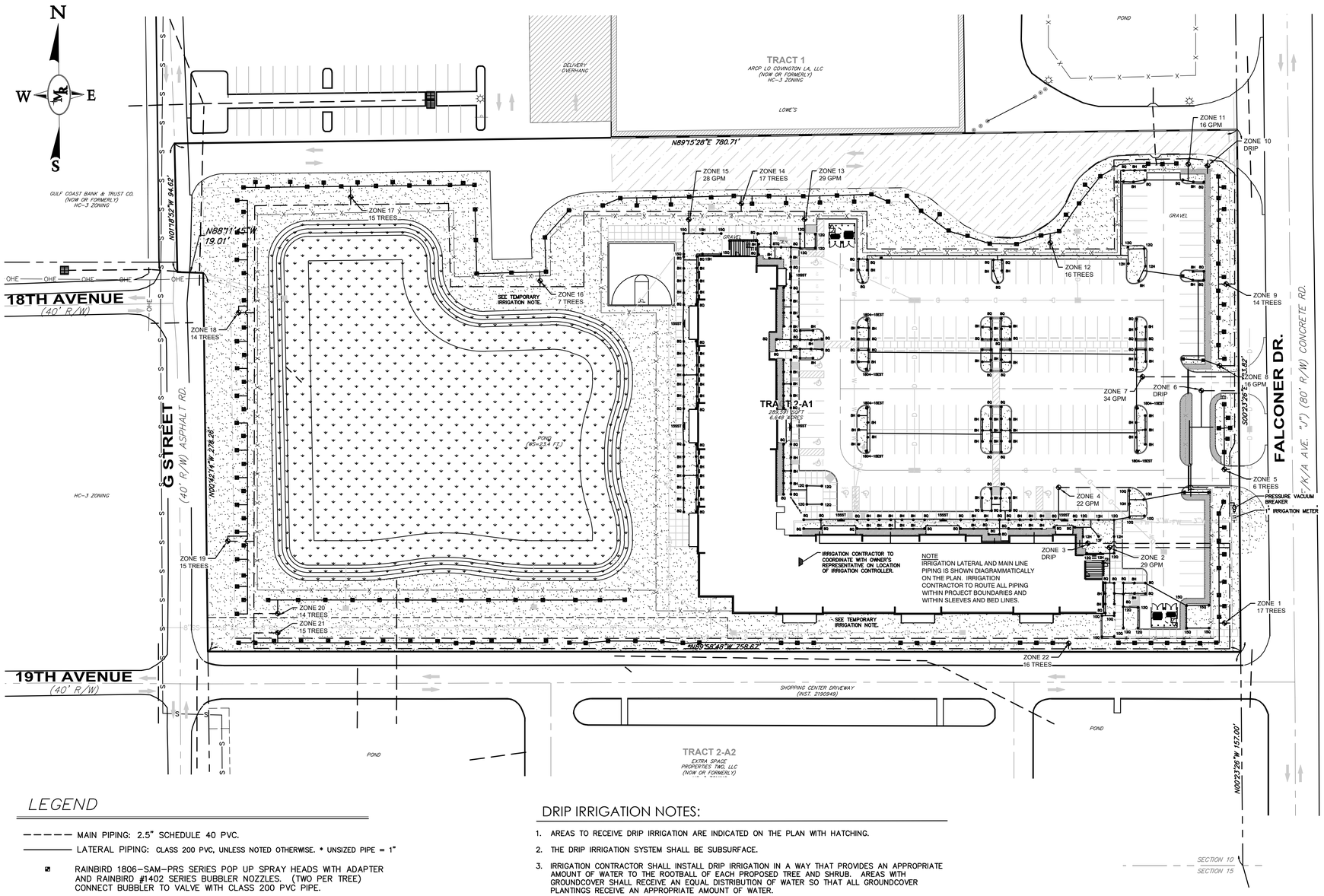
LANDSCAPE DETAILS

DESIGNED	DETAILED	DATE	SHEET
JP JB	JP JB	05-12-2025	15 OF17

REVISION DESCRIPTION	REVISION DATE	BY

SHEET NUMBER L-2

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CDS\09 & 10 LANDSCAPE PLAN & DETAILS.DWG MAY-12-2025 JONATHAN



GENERAL IRRIGATION NOTES:

1. ALL MATERIALS, EQUIPMENT, AND INSTALLATIONS SHALL CONFORM TO APPLICABLE STATE, PARISH AND LOCAL CODES.
2. IRRIGATION CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT WITH ANY WORK UNDER THIS CONTRACT.
3. PRIOR TO COMMENCEMENT OF WORK, THE IRRIGATION CONTRACTOR SHALL CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT TO COORDINATE ALL INSPECTIONS.
4. PLANS AS SHOWN ARE DIAGRAMMATIC ONLY. ALL METERS, BACKFLOW PREVENTERS, IRRIGATION VALVES, MAIN LINES, IRRIGATION HEADS, ETC. ARE TO BE PLACED IN PLANTING AREAS INSIDE THE PROJECT BOUNDARIES WHEN POSSIBLE. GATE VALVES AND REMOTE CONTROL VALVES SHALL ALSO BE PLACED IN SHRUB AREAS WHENEVER POSSIBLE.
5. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY LINES.
6. THE IRRIGATION CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGE OR STOLEN PARTS AT HIS EXPENSE UNTIL RECEIPT OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST THE SYSTEM FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE REGULATING THE PRESSURE AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
8. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONED EXISTS THAT MIGHT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED; THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. THE IRRIGATION CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS AND INSTALL SPRINKLERS 4" FROM ANY CURBS OR WALKWAYS.
10. ALL MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE PLACED IN A PVC SLEEVE. THE SLEEVE SIZE SHALL BE TWICE THE SIZE OF ALL THE COMPONENTS WITHIN THE SLEEVE.
11. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER SHOWING ALL IRRIGATION INSTALLATION. A COPY OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
12. DESIGN PRESSURE IS 30 PSI.

IRRIGATION INSTALLATION NOTES:

1. ALL MAINLINES SHALL HAVE A MINIMUM OF 18" OF COVER (SCHEDULE 40 PVC).
2. ALL LATERAL AND SUB-MAIN PIPES TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDERS OR OTHER EXTRANEOUS MATERIALS SHALL BE USE FOR BACKFILLING OF TRENCHES.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF ANY SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
8. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS. ALL 24 VOLT WIRE SHALL BE NO. 12 UF/UL FOR COMMON WIRE AND NO. 14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL SHALL BE SOLID COPPER.
9. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED, I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES OR SIZING DOWN SPRINKLER HEADS TO AVOID EXCESSIVE OVERTHROW.
10. THE IRRIGATION CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIALS FROM INTERFERING WITH PROPER PLANTING; I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
11. THE CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
12. THE IRRIGATION CONTRACTOR SHALL UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
13. ALL SPRINKLER HEADS SHALL BE MOUNTED ON SWING JOINTS UNLESS OTHERWISE NOTED.
14. THE IRRIGATION CONTRACTOR SHALL INSTALL A SEPARATE COMMON FOR EACH CONTROLLER.
15. 24 VOLT WIRE SHALL BE COLOR CODED: COMMON-WHITE AND CONTROL-RED.
16. THE IRRIGATION CONTRACTOR SHALL INSTALL MANUFACTURER'S RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2)5/8" COPPER CLAD GROUND RODS.
17. THE IRRIGATION CONTRACTOR SHALL INSTALL MANUFACTURER'S RECOMMENDATION ON GROUND FAULT AND LIGHTING PROTECTION.
18. ALL MATERIALS TO BE SUPPLIED BY IRRIGATION CONTRACTOR TO THE OWNER:
    - 18.1. 2- WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVES SUPPLIED.
    - 18.2. 2- KEYS FOR THE AUTOMATIC CONTROLLER.
    - 18.3. 2- QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
19. THE IRRIGATION CONTRACTOR SHALL ADD EXTENSION RISER TO POP UP SPRINKLER HEADS WHEN NEEDED FOR PROPER COVERAGE. (SPRAYHEADS ADJACENT TO BUILDING)
20. ALL RISERS SHALL BE PAINTED A COLOR CHOSEN BY THE LANDSCAPE ARCHITECT.
21. ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH PVC ULTRA-VIOLET LIGHT PROTECTED PVC CLAMPS.
22. IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM IN SUCH A WAY THAT MINIMIZES OVERSPRAY ONTO PAVEMENT AND OTHER AREAS NOT INTENDED FOR IRRIGATION.
23. THE IRRIGATION TIMER SHALL BE SET TO RUN AT OPTIMAL TIMES, INCLUDING EARLY MORNING AND EVENING.

LEGEND

- MAIN PIPING: 2.5" SCHEDULE 40 PVC.
- LATERAL PIPING: CLASS 200 PVC, UNLESS NOTED OTHERWISE. * UNSIZED PIPE = 1"
- RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) CONNECT BUBBLER TO VALVE WITH CLASS 200 PVC PIPE.
- RAINBIRD #1804: 8 SERIES HE-VAN NOZZLE: SPRAY HEAD, FULL, PART, AND ADJ. ARCS.
- RAINBIRD #1804 SERIES: R-VAN STRIP NOZZLES: LEFT AND RIGHT CORNER STRIP, SIDE STRIP
- RAINBIRD #1804 STRIP SERIES: MPR NOZZLE: SPRAY HEAD, END, SIDE, AND ADJ. ARCS. RAINBIRD #1804 UNLESS OTHERWISE NOTED
- RAINBIRD 5000 SERIES ROTOR: REFER TO RAINBIRD SPECIFICATIONS FOR APPROPRIATE NOZZLES TO REACH DESIRED RADII. FOR SPRAY ZONES: RAINBIRD #150-PEB: 1 1/2" ELECTRIC CONTROL VALVE (OR APPROVED EQUAL) FOR DRIP ZONES: RAINBIRD EFB, PEB, OR PESB-R VALVE. (OR APPROVED EQUAL)
- ISOLATION VALVE: SPEARS PVC BALL VALVE, SAME SIZE AS PIPE. (OR APPROVED EQUAL)
- PRESSURE VACUUM BREAKER: 2", WATTS MODEL #800 (OR APPROVED EQUAL)
- RAINBIRD #ESP-ME3: 4-22 STATIONS ELECTRIC INDOOR/OUTDOOR CONTROLLER, WALL MOUNT. (OR APPROVED EQUAL) MUST MEET EPA WATERSENSE GUIDELINES

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

DRIP IRRIGATION NOTES:

1. AREAS TO RECEIVE DRIP IRRIGATION ARE INDICATED ON THE PLAN WITH HATCHING.
2. THE DRIP IRRIGATION SYSTEM SHALL BE SUBSURFACE.
3. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION IN A WAY THAT PROVIDES AN APPROPRIATE AMOUNT OF WATER TO THE ROOTBALL OF EACH PROPOSED TREE AND SHRUB. AREAS WITH GROUNDCOVER SHALL RECEIVE AN EQUAL DISTRIBUTION OF WATER SO THAT ALL GROUNDCOVER PLANTINGS RECEIVE AN APPROPRIATE AMOUNT OF WATER.
4. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. COMPONENTS SHALL INCLUDE BUT ARE NOT LIMITED TO:

• EMITTERS:	RAINBIRD PCT MODULES OR XBT EMITTERS. (OR APPROVED EQUAL)
• SWING PIPE:	RAINBIRD SPX FLEX ½" EXTRA FLEXIBLE SWING PIPE. (OR APPROVED EQUAL)
• VALVE:	RAINBIRD EFB, PEB, OR PESB-R VALVE. (OR APPROVED EQUAL)
• FILTER:	RAINBIRD LCRBY FILTER (OR APPROVED EQUAL)
• TIE-DOWN STAKE:	RAINBIRD TDS-050 (OR APPROVED EQUAL)
• ADAPTER:	RAINBIRD SBA-050 ½" THREADED ADAPTER (OR APPROVED EQUAL)
• RAIN SENSOR:	RAINBIRD RSD-BEx WIRED RAIN SENSOR (OR APPROVED EQUAL)
• SOIL MOISTURE SENSOR:	RAINBIRD SMRT-Y SOIL MOISTURE SENSOR (OR APPROVED EQUAL)

4. OTHER COMPONENTS NOT SPECIFIED BUT SHALL BE REQUIRED AS PART OF A TYPICAL HEAVY DUTY COMMERCIAL DRIP IRRIGATION SYSTEM INCLUDE, BUT OR NOT LIMITED TO THE FOLLOWING:

- BACKFLOW PREVENTION DEVICE(S)
- PRESSURE GAUGE(S)
- MESH FILTER(S)
- PRESSURE CHECK SAFETY VALVE(S)
- PRESSURE REGULATOR(S)

DRIP IRRIGATION AREA (TYP.)

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200

DRAWING NOTES:

1. IRRIGATION LATERAL AND MAIN LINE PIPING IS DIAGRAMMATIC SHOWN ON THE PLAN FOR CLARITY. IRRIGATION CONTRACTOR TO ROUTE ALL PIPING WITHIN PROJECT BOUNDARIES AND WITHIN GREEN SPACE AND BED LINES WHERE POSSIBLE, AND WITHIN SLEEVES WHERE IRRIGATION PIPING CROSSES PAVEMENT.
2. IRRIGATION CONTRACTOR TO COORDINATE WITH SITE SUPERINTENDENT FOR LOCATION OF IRRIGATION CONTROLLER. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SCHEDULE THE IRRIGATION ZONES INTO THE MASTER CONTROLLER.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JOSEPH PUGLIANO
REG. No. 9347
LICENSED PROFESSIONAL ENGINEER
05-12-2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED WITHIN PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION SHALL BE PERFORMED WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

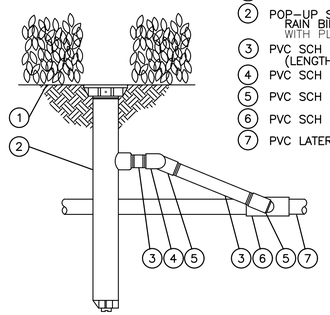
IRRIGATION PLANTING

DESIGNED	DETAILED	DATE	SHEET
JP	JP	05-12-2025	16 OF17
CHECKED	CHECKED		
JB	JB		

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER L-3

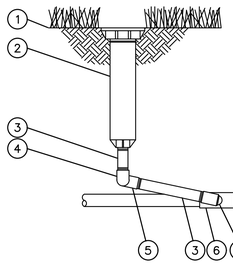
C:\USERS\JONATHAN.MR\ENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CS\11 & 12 IRRIGATION PLAN & DETAILS.DWG MAY-12-2025 JONATHAN



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1812-SI-PRS WITH 1800 VPC WITH PLASTIC MPR NOZZLE
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

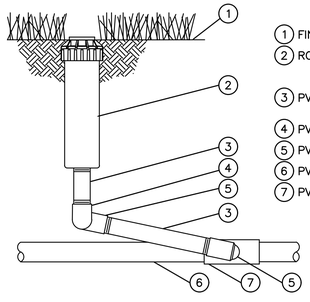
NOTE:
SIDE INLET CONNECTION SHOULD NOT BE USED IN FREEZING CLIMATES.

1 POP-UP SPRAY SPRINKLER
N.T.S. 4-13-04
1812-SI WITH SWING JOINT



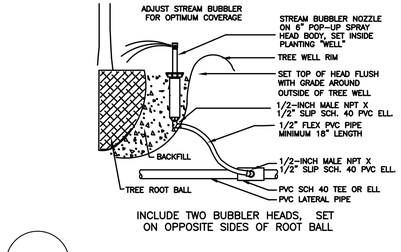
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804-SAM WITH 1800 NP WITH PLASTIC MPR NOZZLE
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

2 POP-UP SPRAY SPRINKLER
N.T.S. 4-13-04
1804 WITH SWING JOINT



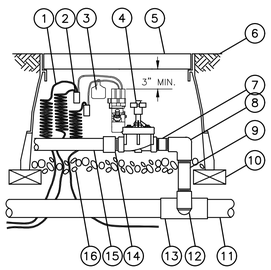
1. FINISH GRADE
2. ROTOR POP-UP SPRINKLER: RAIN BIRD 3504-PC
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC LATERAL PIPE
7. PVC SCH 40 TEE OR ELL

3 ROTOR POP-UP SPRINKLER
N.T.S. 1-30-04
3504 WITH SWING JOINT



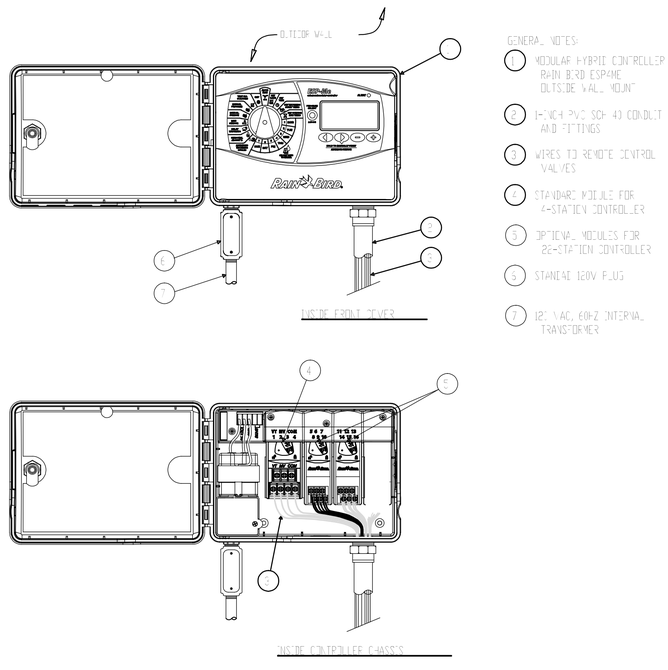
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

8 TREE BUBBLER
N.T.S.



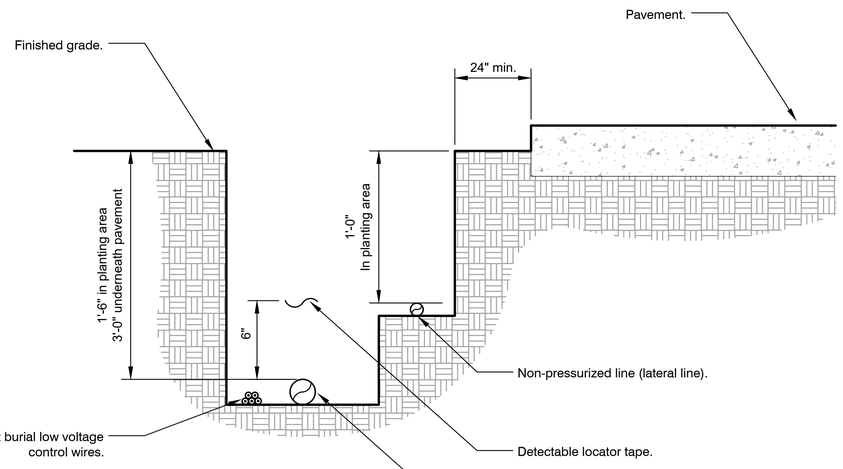
1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

4 ELECTRIC REMOTE-CONTROL VALVE
N.T.S. 1-23-04
PEB OR PESB SERIES



GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER RAIN BIRD ESP4ME OUTSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTROLLER
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120V PLUG
7. 12" VAC, 60HZ INTERNAL TRANSFORMER

5 ESP-ME MODULAR HYBRID CONTROLLER
NTS



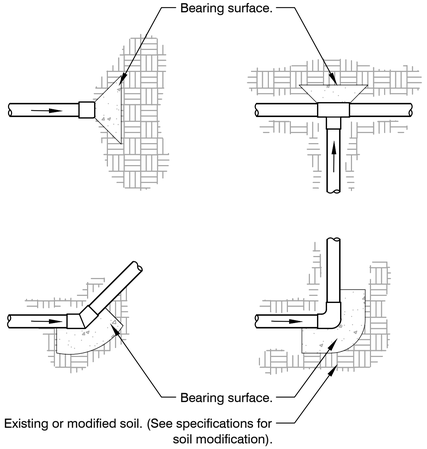
NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.

3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

6 IRRIGATION TRENCHING
NTS



MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ^{2}	0.63 FEET ^{2}	0.34 FEET ^{2}
2"	0.69 FEET ^{2}	0.97 FEET ^{2}	0.53 FEET ^{2}
2-1/2"	1.0 FEET ^{2}	1.41 FEET ^{2}	0.77 FEET ^{2}
3"	1.48 FEET ^{2}	2.10 FEET ^{2}	1.14 FEET ^{2}
4"	2.43 FEET ^{2}	3.45 FEET ^{2}	1.87 FEET ^{2}
6"	5.25 FEET ^{2}	7.41 FEET ^{2}	4.02 FEET ^{2}
8"	9.08 FEET ^{2}	12.83 FEET ^{2}	6.96 FEET ^{2}
10"	14.93 FEET ^{2}	21.07 FEET ^{2}	11.44 FEET ^{2}

Notes:
1- Size thrust blocks shall be specified as show in the table above.

2- Control wires shall not be encased in concrete.

3- All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.

4- Joints and bolts shall be accessible for repairs.

5- Thrust blocks shall be a minimum of 6" thick.

6- One 80 lbs. sack of concrete shall cover .6 ft.^{3}

7 THRUST BLOCK
NTS

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JOSEPH PULLMAN
#039,146 PGRF
LICENSED PROFESSIONAL ENGINEER
05-12-2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED AT LEAST 72 HOURS PRIOR TO WORK COMMENCE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND TO NOTIFY THE UTILITY COMPANIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

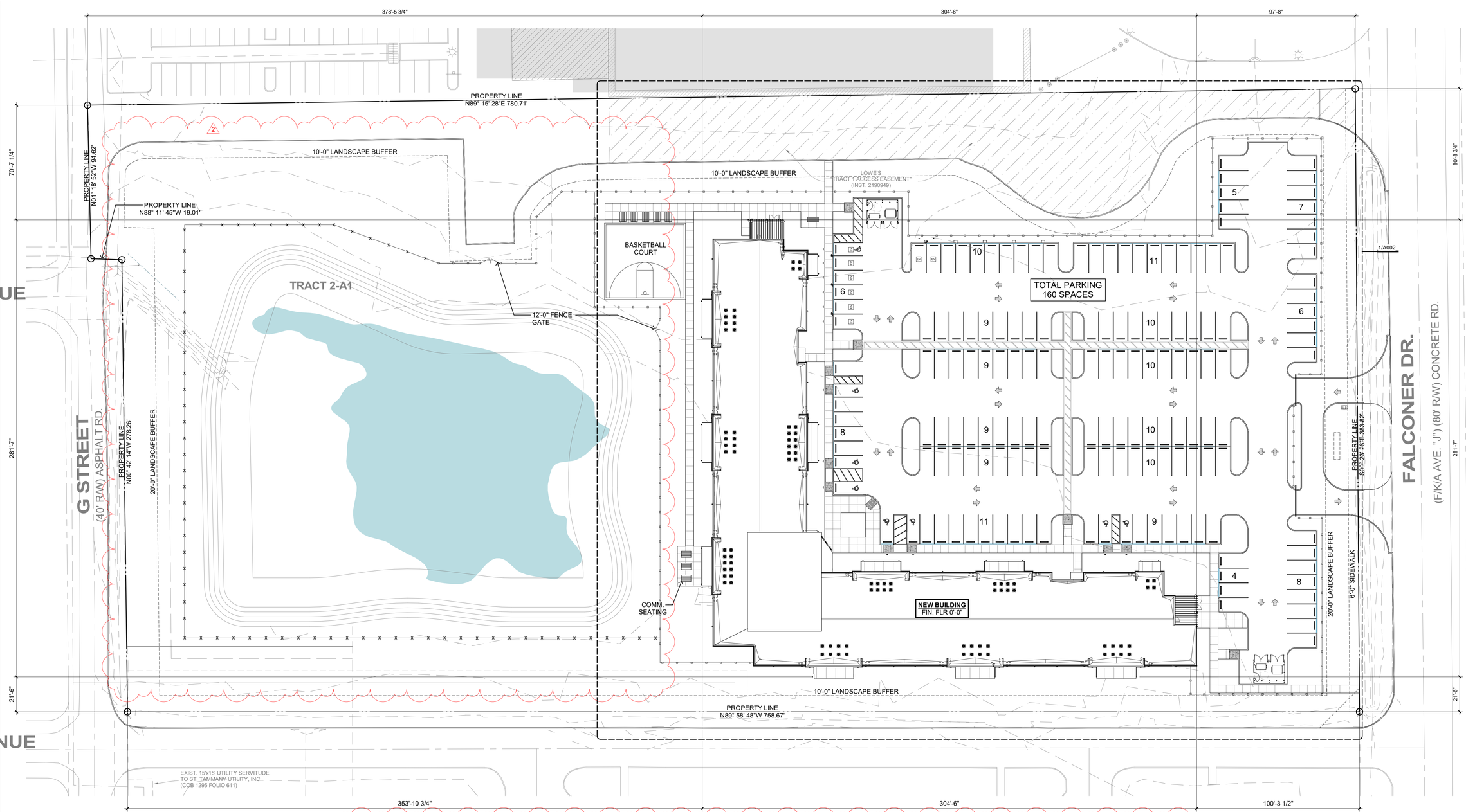
IRRIGATION DETAILS

DESIGNED	JP	DETAILED	JP	DATE	05-12-2025
CHECKED	JB	CHECKED	JB	SHEET	17 OF 17

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER L-4

C:\USERS\JONATHAN\ENGINEERING\WIRES PROJECTS DROPBOX\WIRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DDS\11 & 12 IRRIGATION PLAN & DETAILS.DWG MAY-12-2025 JONATHAN



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

2

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY DIMENSIONS, BOUNDARIES AND CONSTRUCTION AND IMMEDIATELY REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. WOOD BLOCKING, FRAMING AND PLYWOOD SHEATHING SHALL BE FIRE RETARDANT TREATED (FRT), UNO. IN ACCORDANCE WITH THE LATEST AWPA STANDARDS FOR PLYWOOD AND LUMBER.
4. DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS.
5. TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNO. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME WHEN THEY FIRST OCCUR.
6. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. DO NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT CORRECTS DISCREPANCIES.
7. PARTITIONS ARE DIMENSIONED FROM STRUCTURE FACE TO STRUCTURE FACE UNO. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISH FACE UNO.
8. FINISHES SHALL HAVE A FLAME SPREAD RATING OF 200 OR LESS AND SMOKE GENERATION OF 450 OR LESS.
9. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
10. IF CONTRACT DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ONE ANOTHER ON A PARTICULAR ITEM OR ITEMS, BASE PROPOSAL ON THE BETTER QUALITY OR MORE EXPENSIVE OF THE CONDITIONS NOTED.
11. WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY CODES. IF A DISCREPANCY BETWEEN APPLICABLE CODES AND THE DRAWINGS OR SPECIFICATIONS IS NOTED, IMMEDIATELY INFORM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
12. PROVIDE APPROVED THROUGH-PENETRATION FIRE STOPPING SYSTEM AT RATED WALL PARTITION OR FLOOR PENETRATIONS. MAINTAIN PROPER FIRE AND SOUND RATINGS WHEN PENETRATING THROUGH RATES ASSEMBLIES.
13. TO THE GREATEST EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS BY TENDERING HIS BID THAT THE WORK IS BUILDABLE AS SHOWN.
14. PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
15. FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE OWNER.
16. EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
17. COORDINATE AND PROVIDE BLOCKING IN PARTITIONS FOR MILLWORK AND OTHER PARTITION MOUNTED ITEMS.
18. APPLY, INSTALL, CONNECT, ERECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
19. GLASS 18" OR LESS FROM THE FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS. PROVIDE TEMPERED AND LAMINATED GLASS TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
20. COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
21. FURR IN DUCTWORK AND PIPING AT FINISHED SPACES, UNO.
22. ALIGN OUTLETS, WALL SWITCHES, TELE-DATA JACKS, ETC. INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
23. INSTALL ALL MATERIALS PER MANUFACTURERS INSTRUCTIONS.
24. ALL CONCEALED FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH SIGNAGE INDICATING THE TYPE OF ASSEMBLY AND THE FIRE RATING IN HOURS IN LETTERS NO SMALLER THAN 2" HIGH. SEE IBC SECTION 703.7.

SITE LEGEND

- HANDICAPPED PARKING
- RAMP
- ORNAMENTAL FENCING
- CHAIN LINK FENCING
- TREES
- EV CHARGING STATION
- EV — ELECTRIC VEHICLE CHARGING PARKING
- CONCRETE PARKING LOG

2

SITE INFORMATION

LOT SIZE:	6.648 ACRES
LOTS ZONING:	HC-3 HIGHWAY COMMERCIAL
DISTRICT:	
PARCEL ID:	
FLOOD ZONE:	C
FLOOD MITIGATION:	NA
RETENTION/ DETENTION:	RETENTION OR DETENTION

PARKING SPACES

STANDARD PARKING	152
ADA PARKING	8
TOTAL	160

Summary of Dwelling Unit Types

Type	Square Feet/Unit	Quantity	Total Square Feet
1 Bedroom / 1 Bath	672 NSF	8	5,376 SF
2 Bedrooms / 2 Baths	899 NSF	38	34,162 SF
3 Bedrooms/ 2 Baths	1,163 NSF	34	39,542 SF
	Total:	80	79,080 SF

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR: PERMITTING

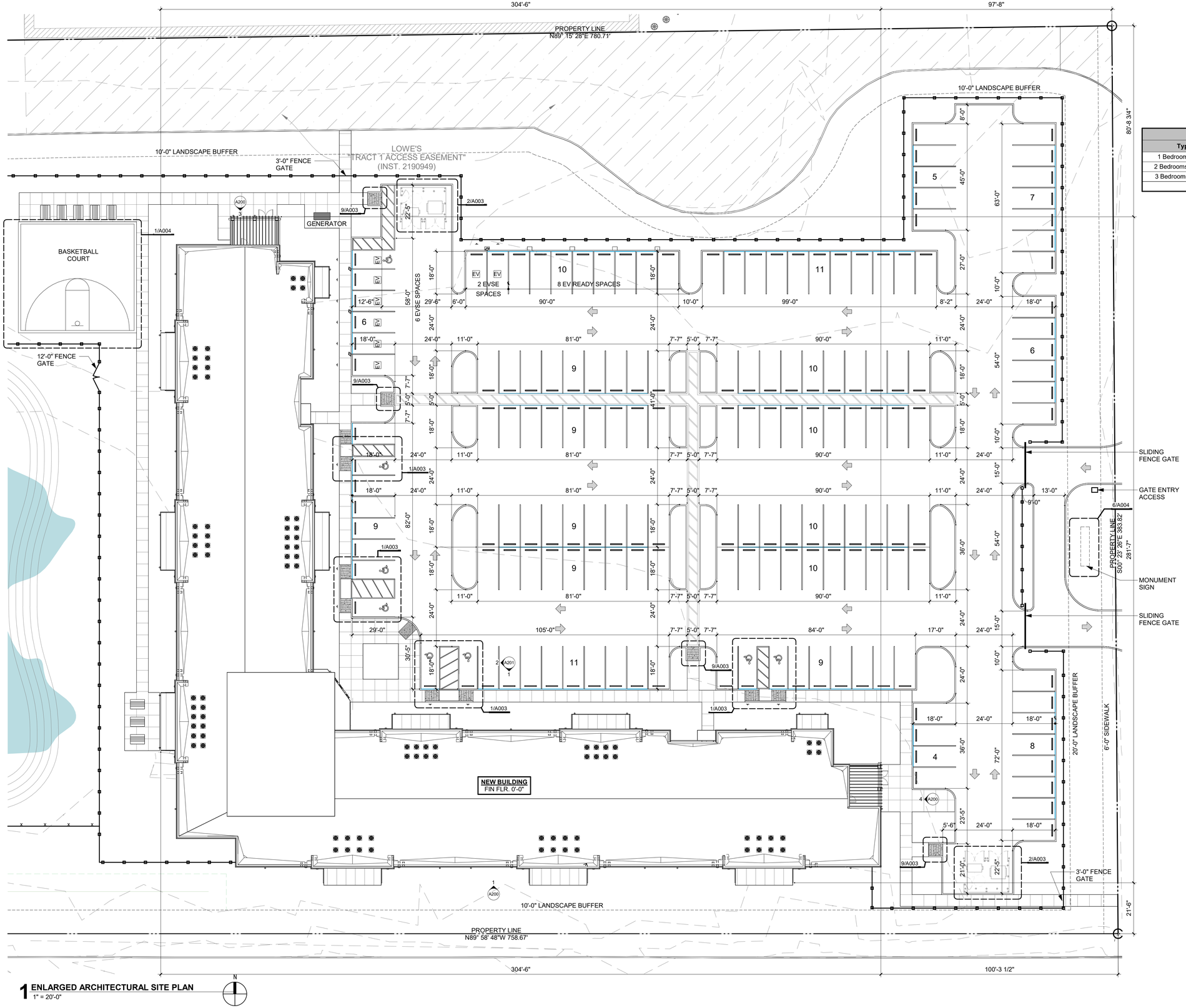
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ARCHITECTURAL SITE PLAN

A001

PHASE: PERMIT



1 ENLARGED ARCHITECTURAL SITE PLAN
1" = 20'-0"

SITE INFORMATION	
LOT SIZE:	6.648 ACRES
LOTS ZONING:	HC-3 HIGHWAY COMMERCIAL
DISTRICT:	
PARCEL ID:	
FLOOD ZONE:	C
FLOOD MITIGATION:	NA
RETENTION/ DETENTION:	RETENTION OR DETENTION

PARKING SPACES	
STANDARD PARKING	152
ADA PARKING	8
TOTAL	160

Summary of Dwelling Unit Types

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SITE LEGEND

- HANDICAPPED PARKING
- RAMP
- ORNAMENTAL FENCING
- CHAIN LINK FENCING
- TREES
- EV CHARGING STATION
- EV — ELECTRIC VEHICLE CHARGING PARKING
- CONCRETE PARKING LOG

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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED ARCHITECTURAL SITE PLAN

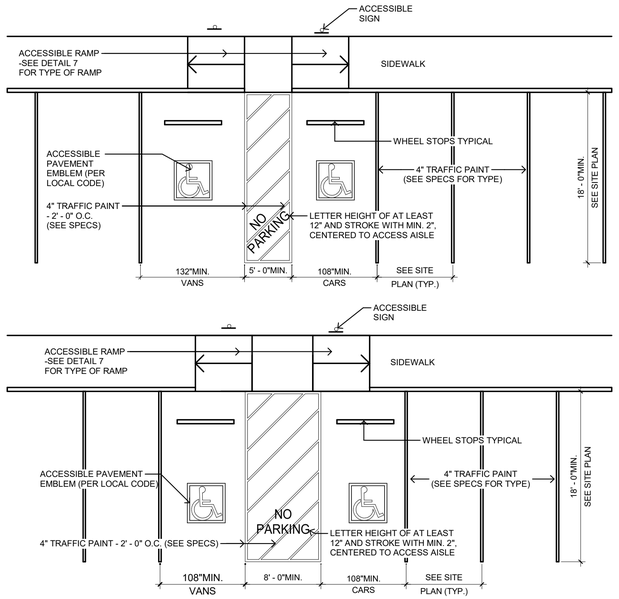
A002

PHASE: PERMIT

ACCESSIBLE PATH AND PARKING NOTES:

1. SLOPE: AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE OR NEW ACCESSIBLE PARKING AREAS EXCEED 1:50 OR 2%.

2. CHANGE IN LEVELS: CHANGES IN LEVELS ALONG AN ACCESSIBLE ROUTE UP TO ¼" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVELS BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.



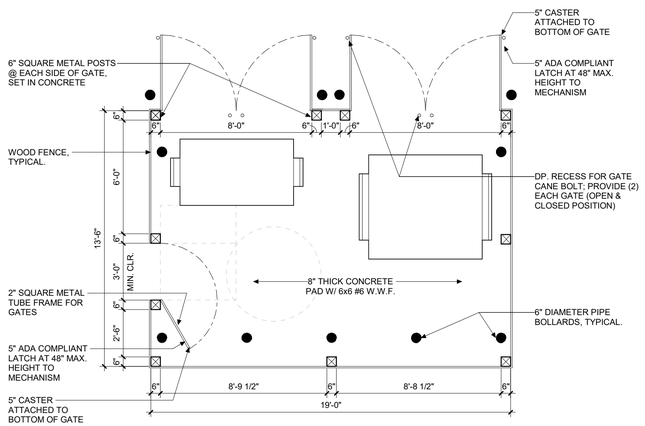
ALTERNATE "B"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

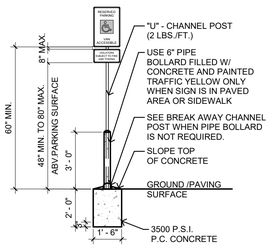
208.2.4 VAN PARKING SPACES:

FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

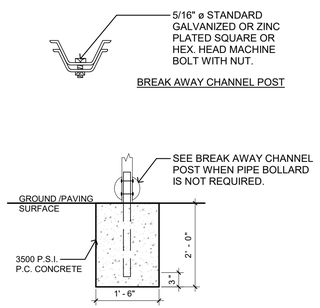
1 VAN ACCESSIBLE PARKING STRIPING
1/8" = 1'-0"



2 ENLARGED DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

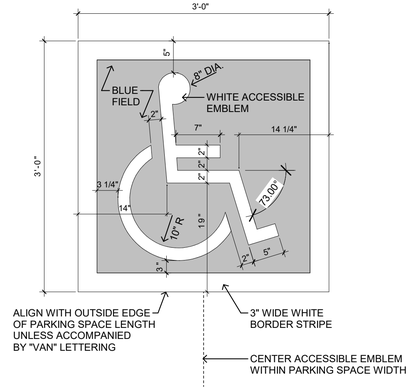


SIGN BASE IN PAVEMENT



SIGN BASE IN LAWN OR LANDSCAPED AREAS

3 SIGN POST INSTALLATION
1/4" = 1'-0"



NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

LOCAL AND/OR STATE CODE WILL TAKE PRECEDENCE FOR EMBLEM SIZE, COLOR AND LOCATION.

6 ACCESSIBLE PAVEMENT EMBLEM
1" = 1'-0"

NOTES:

1. CONTRACTOR IS ADVISED TO BE CONSCIOUS OF VARIOUS PAVEMENT CROSS SLOPES, ESPECIALLY AT INTERSECTIONS AND PARKING LOTS.

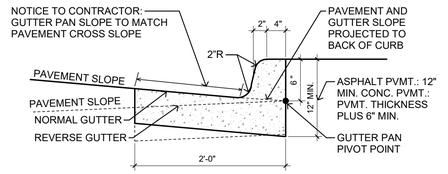
2. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

3. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

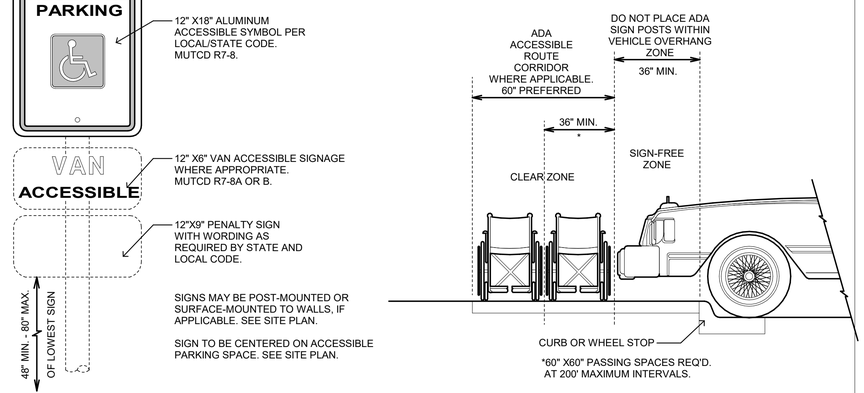
4. ALL CURB AND GUTTER SHALL HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.

5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.

6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.



7 TYPICAL CURB SECTION
1/4" = 1'-0"

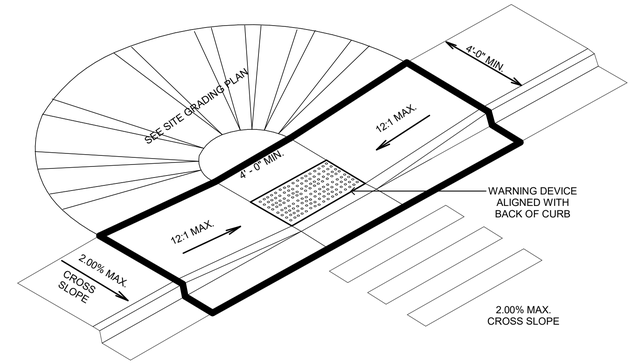


4 ACCESSIBLE SIGN / PLACEMENT LIMITS
1/4" = 1'-0"

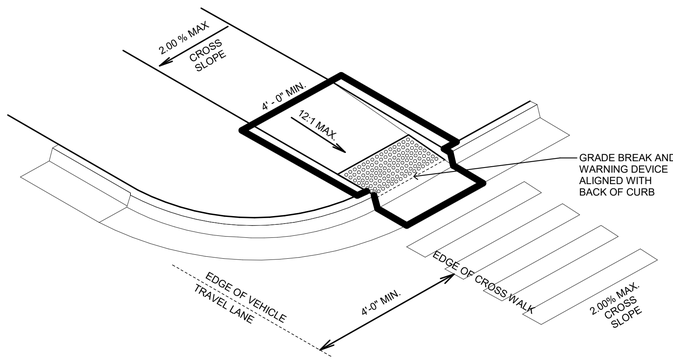
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.

2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

5 DETECTABLE WARNING SURFACE
1/4" = 1'-0"



8 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
1/4" = 1'-0"



9 SINGLE ACCESSIBLE RAMP - SMALLER RADIUS WITH CURBED SIDES
1/4" = 1'-0"

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REVISIONS

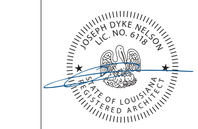
JOB NUMBER: 24-064

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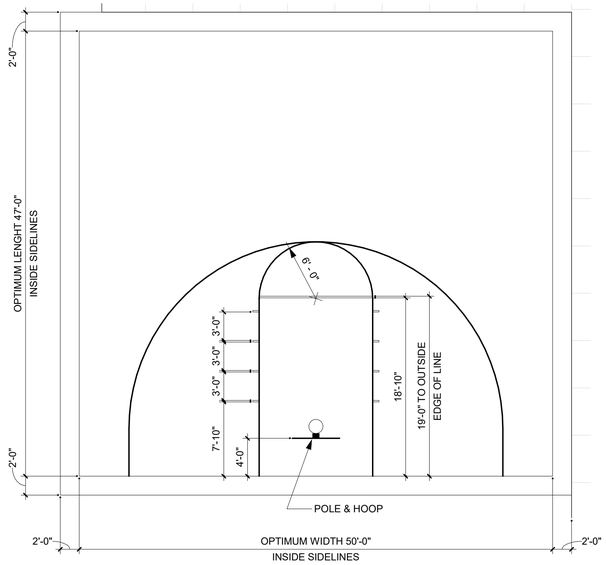
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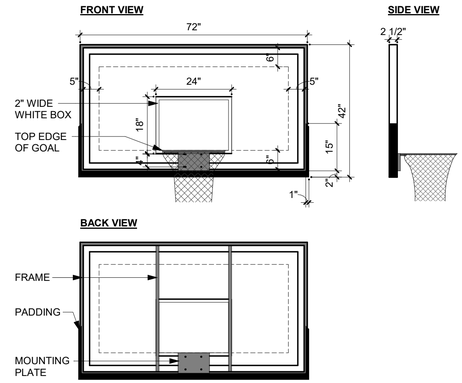
SITE DETAILS

A003

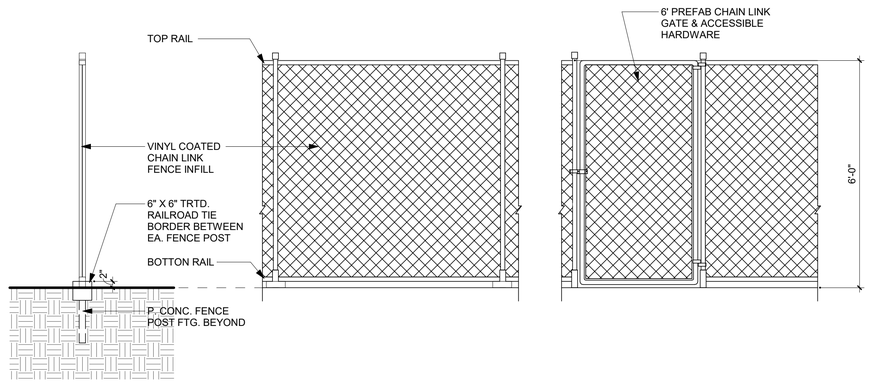
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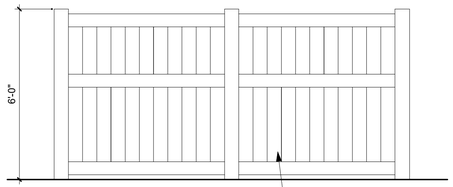
1 BASKETBALL COURT PLAN
1/8" = 1'-0"



2 BASKETBALL HOOP DETAILS
1/2" = 1'-0"



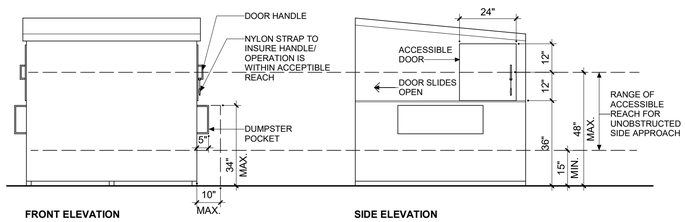
3 FENCE DETAIL
1/2" = 1'-0"



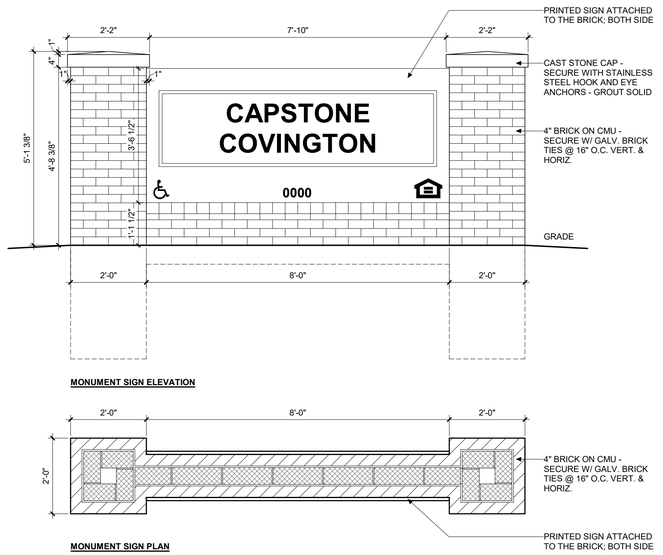
NOTE:
1. CONTRACTOR TO VERIFY DIMENSIONS OF ENCLOSURES NEEDED ON SITE
2. CONTRACTOR TO PROVIDE SEPARATE SUBMITTAL FOR DUMPSTER ENCLOSURES

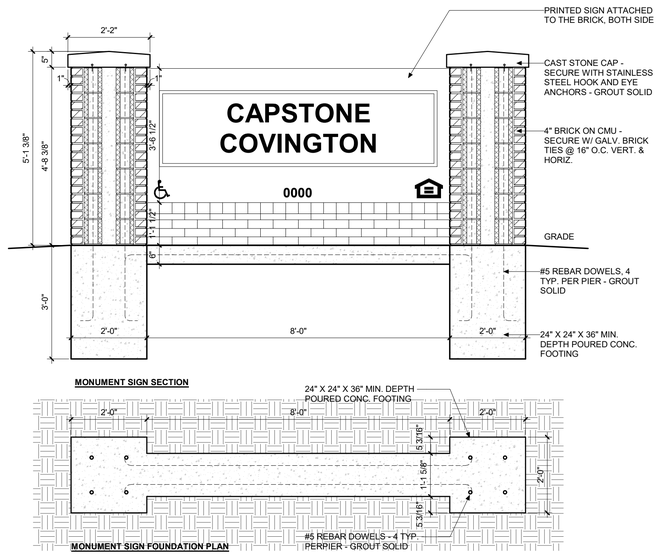
NOTE:
COLOR: TBD

4 DUMPSTER ENCLOSURE ELEVATION
3/8" = 1'-0"



5 ACCESSIBLE DUMPSTER DETAIL
3/8" = 1'-0"





6 MONUMENT SIGNAGE
1/2" = 1'-0"

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REVISIONS

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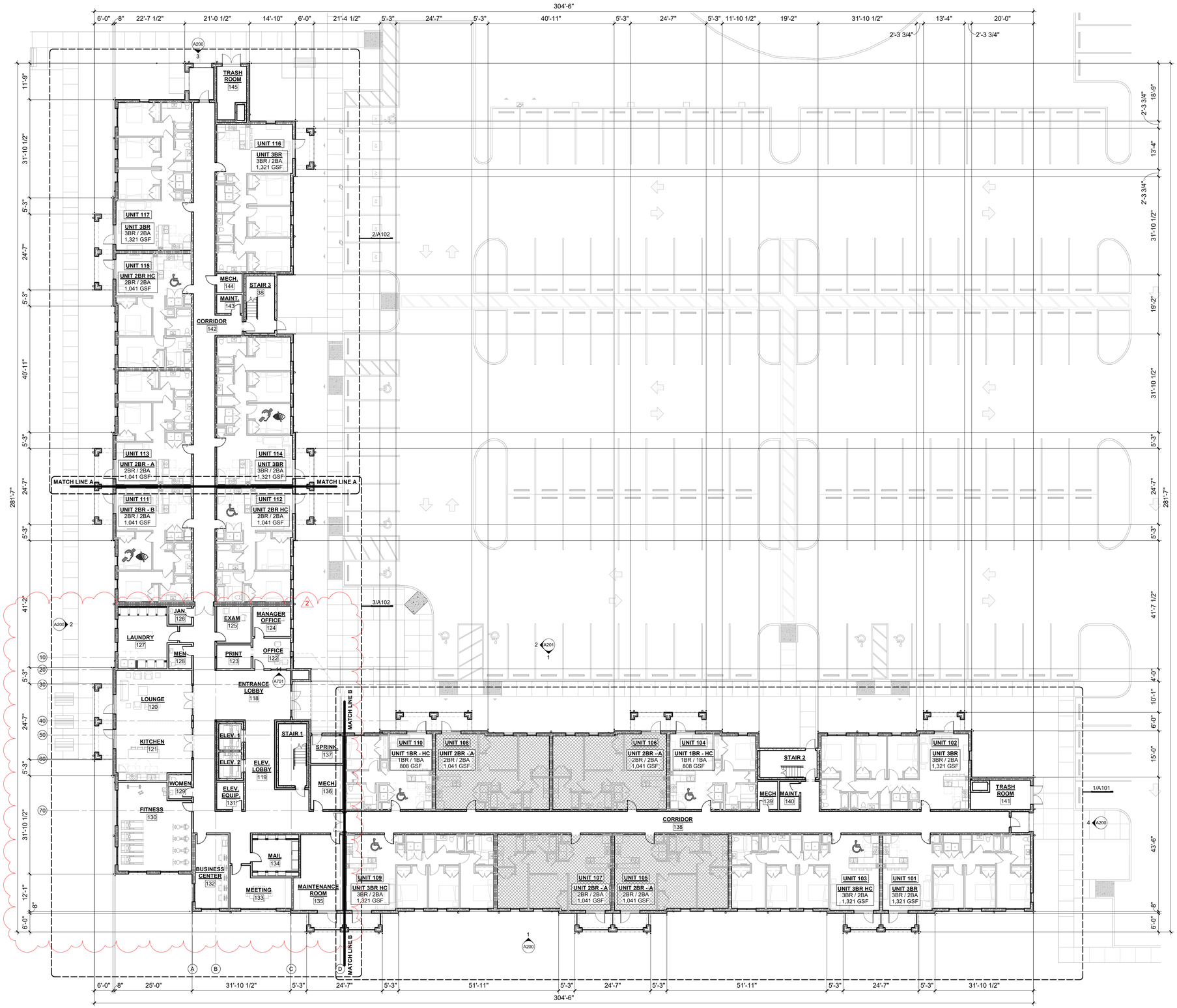
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JOSEPH DYKE NELSON
LIC. NO. 61718
STATE OF LOUISIANA
REGISTERED ARCHITECT

SITE AMENITIES

A004

PHASE: PERMIT



1 OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

N

GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

GENERAL NOTES - OVERALL FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

SYMBOL DESIGNATES FULL HANDICAP "TYPE-A" ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL FIRST FLOOR PLAN

A100

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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GENERAL BUILDING PLAN NOTES:

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AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS. 2
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES 2

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

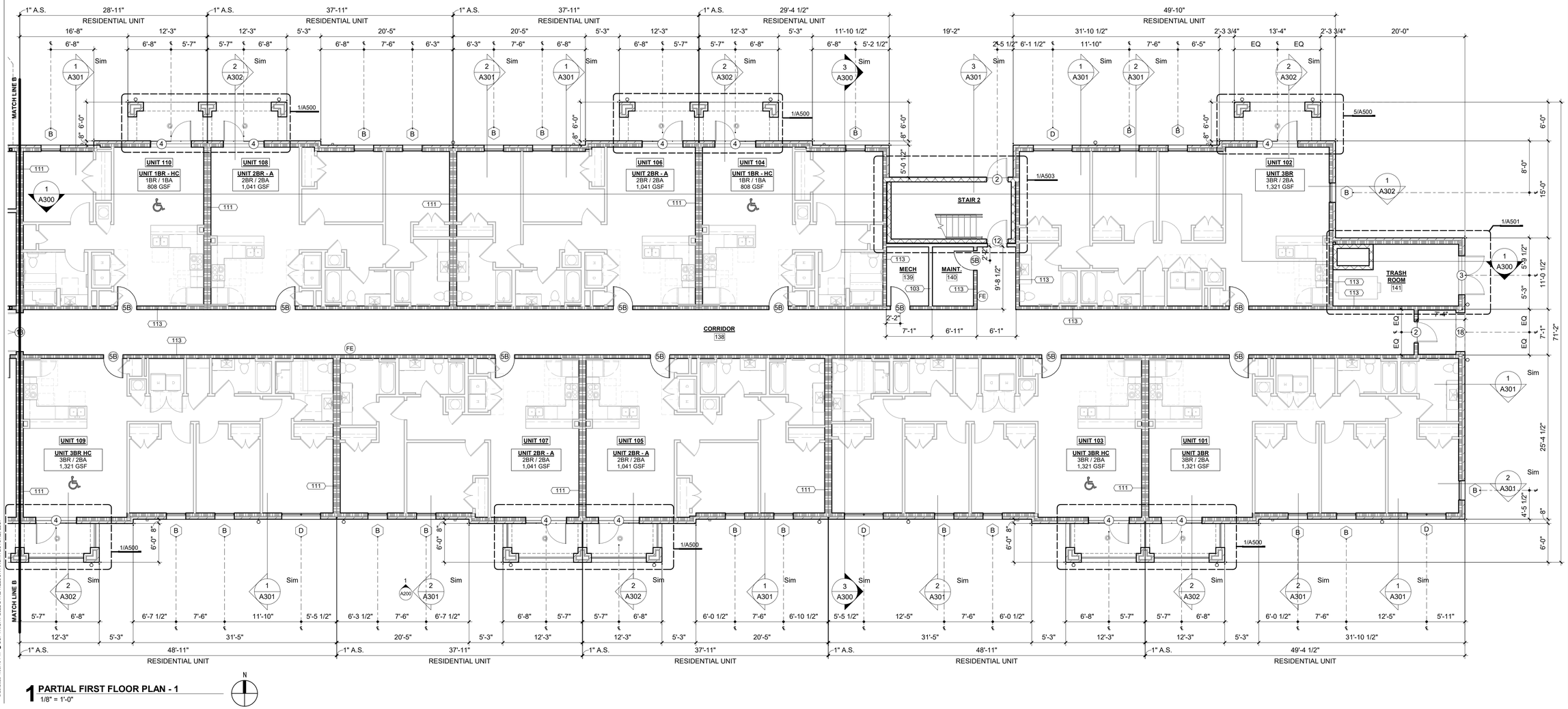
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL. AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT. 2



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

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REVISIONS

2	5/23/25	ADDEND. #2

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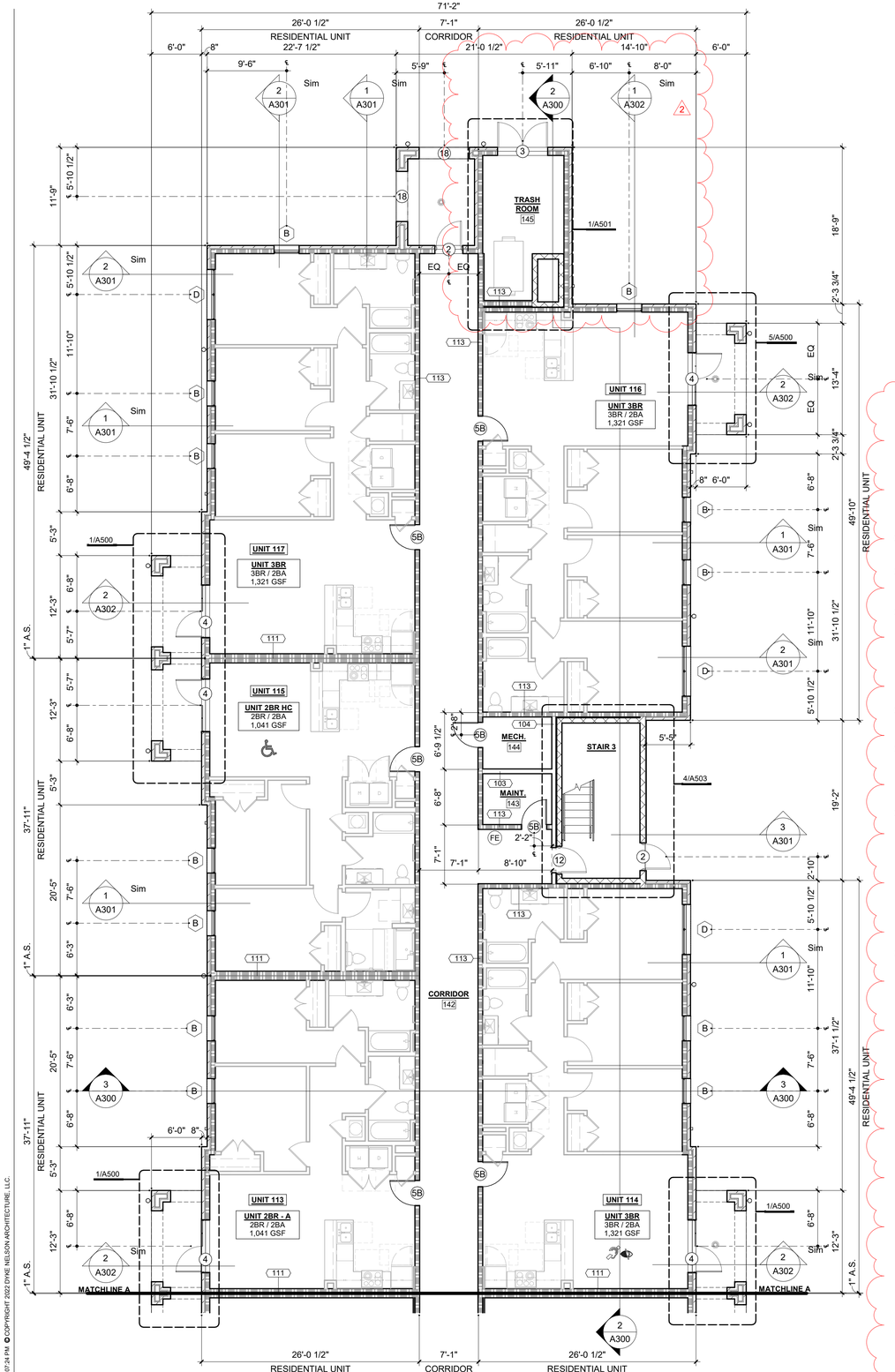
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JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL FIRST FLOOR PLAN-1

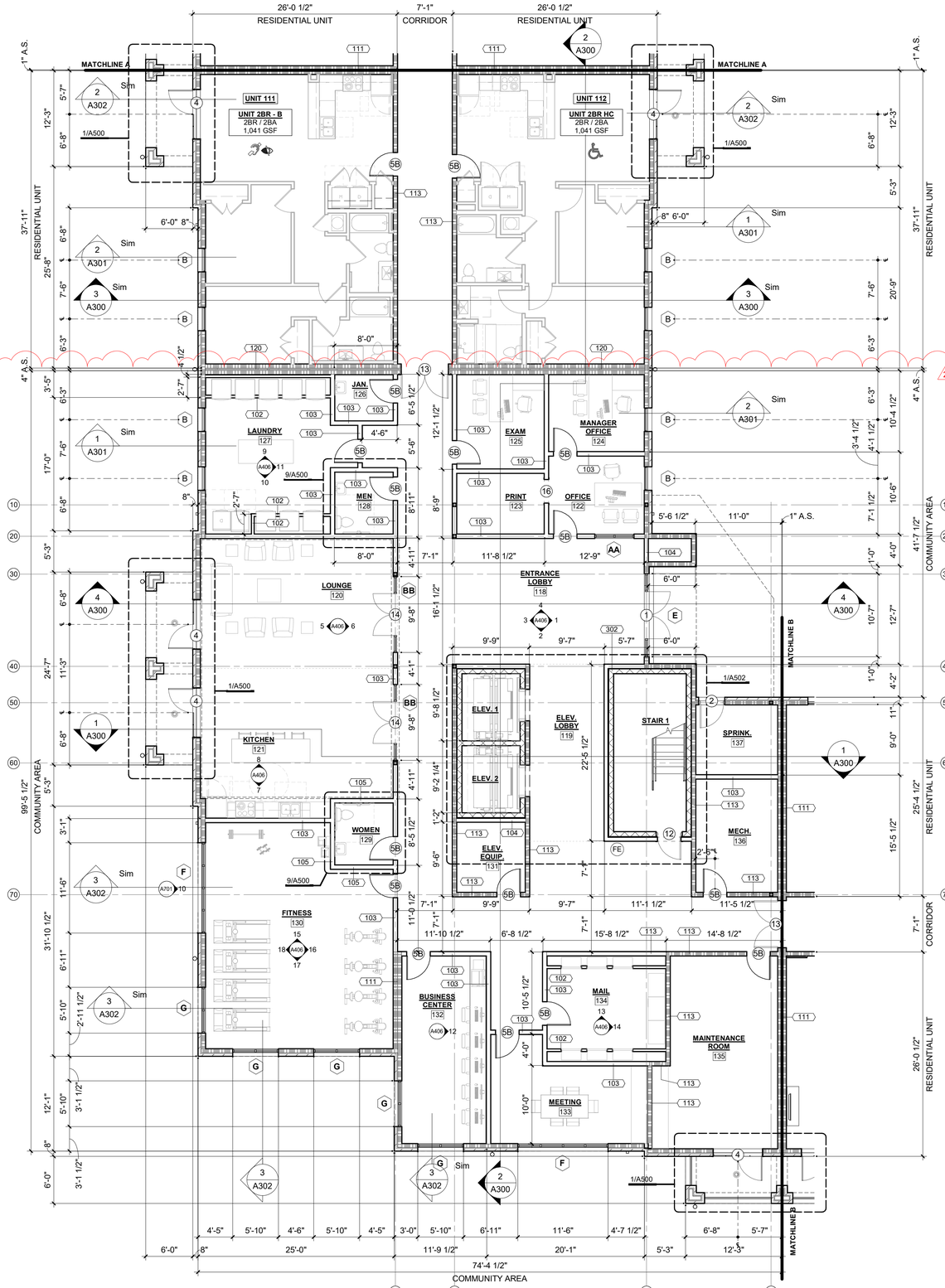
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2 PARTIAL FIRST FLOOR PLAN - 2

1/8" = 1'-0"



3 PARTIAL FIRST FLOOR PLAN - 3

1/8" = 1'-0"

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REVISIONS		
2	5/23/25	ADDEND. #2

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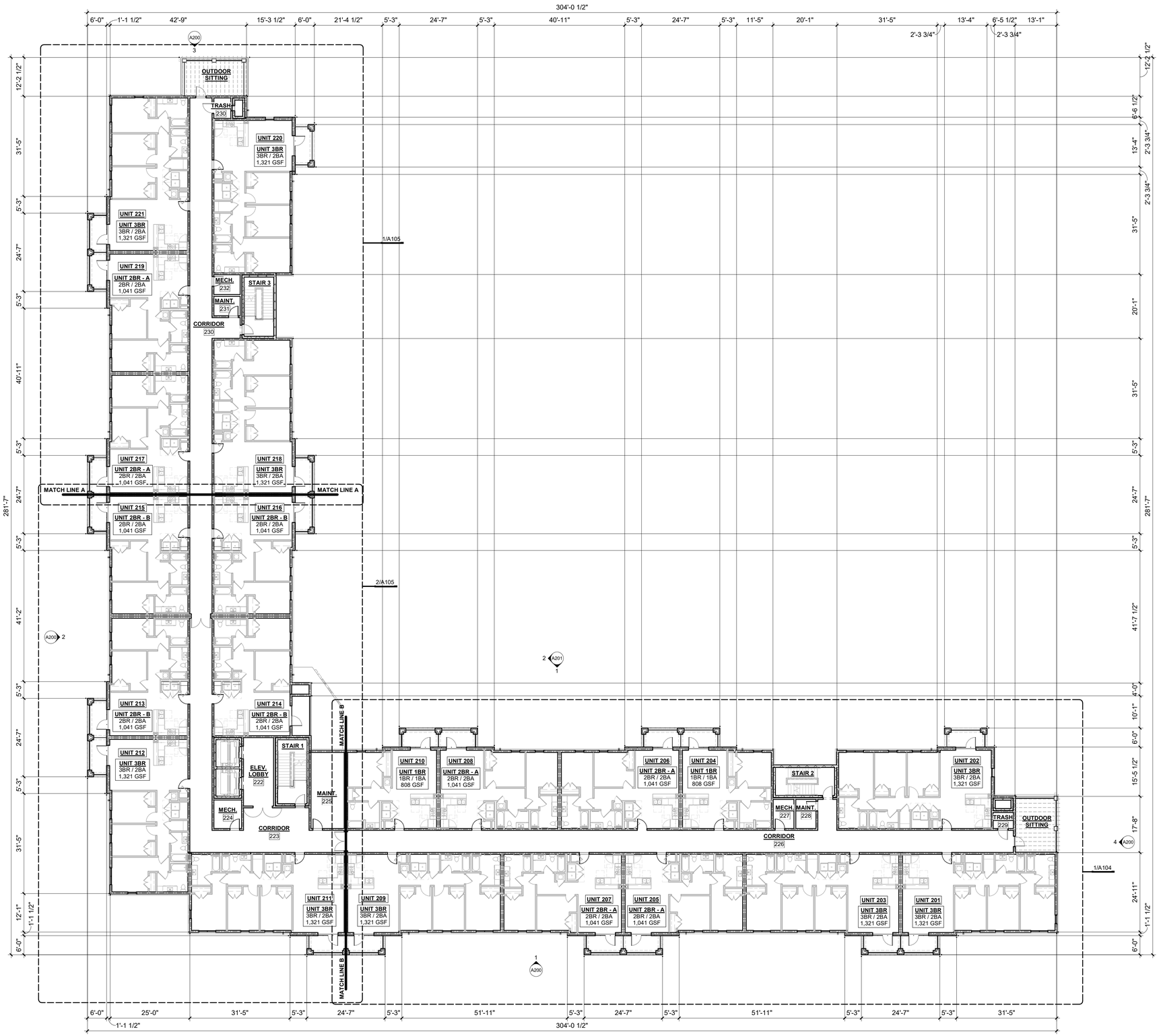
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL FIRST FLOOR PLAN-2

A102

PHASE: PERMIT



1 OVERALL SECOND FLOOR PLAN

1/16" = 1'-0"

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	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE	FIRE EXTINGUISHER **

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JOSEPH DYKE NELSON LIC. NO. 6178
STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL SECOND FLOOR PLAN

A103

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

SYMBOL DESIGNATES FULL HANDICAP "TYPE-A" ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE FINAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

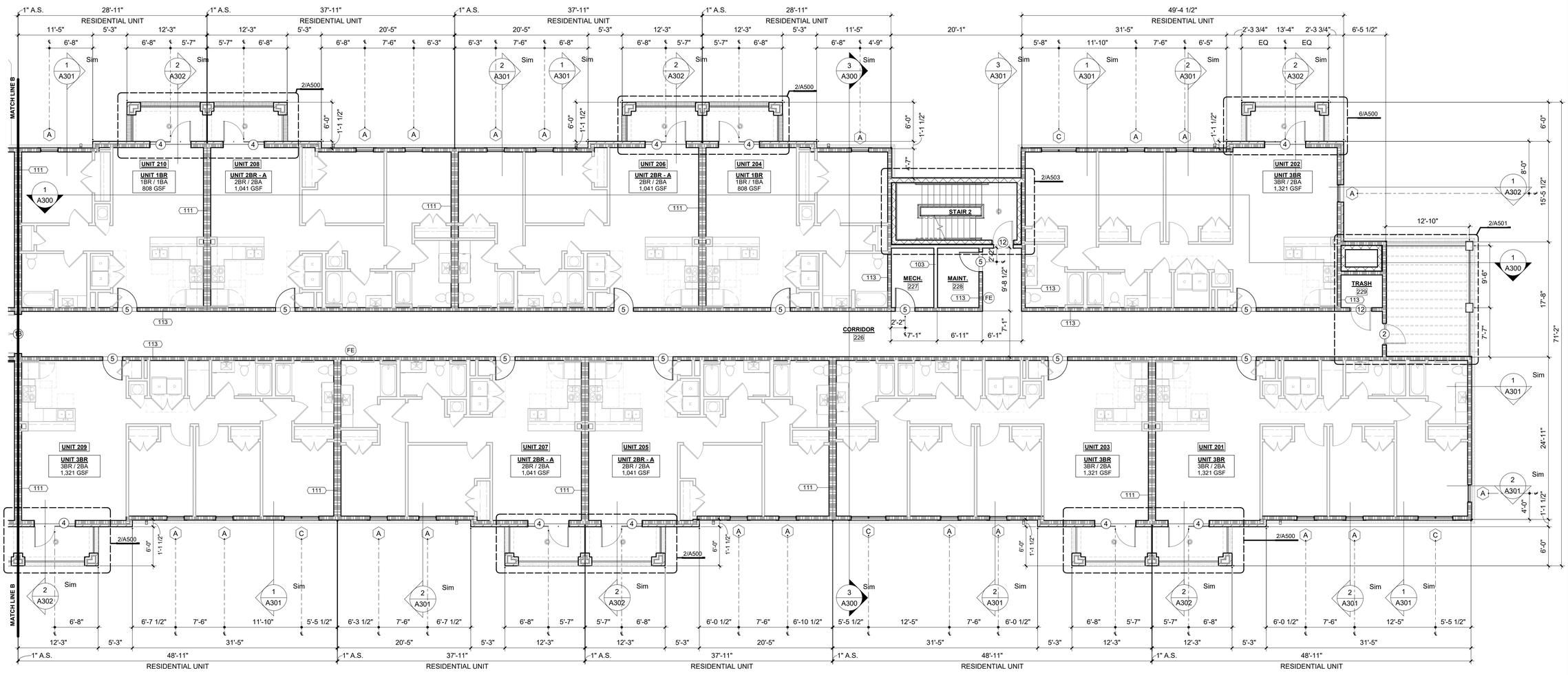
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL. AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.



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

N

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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
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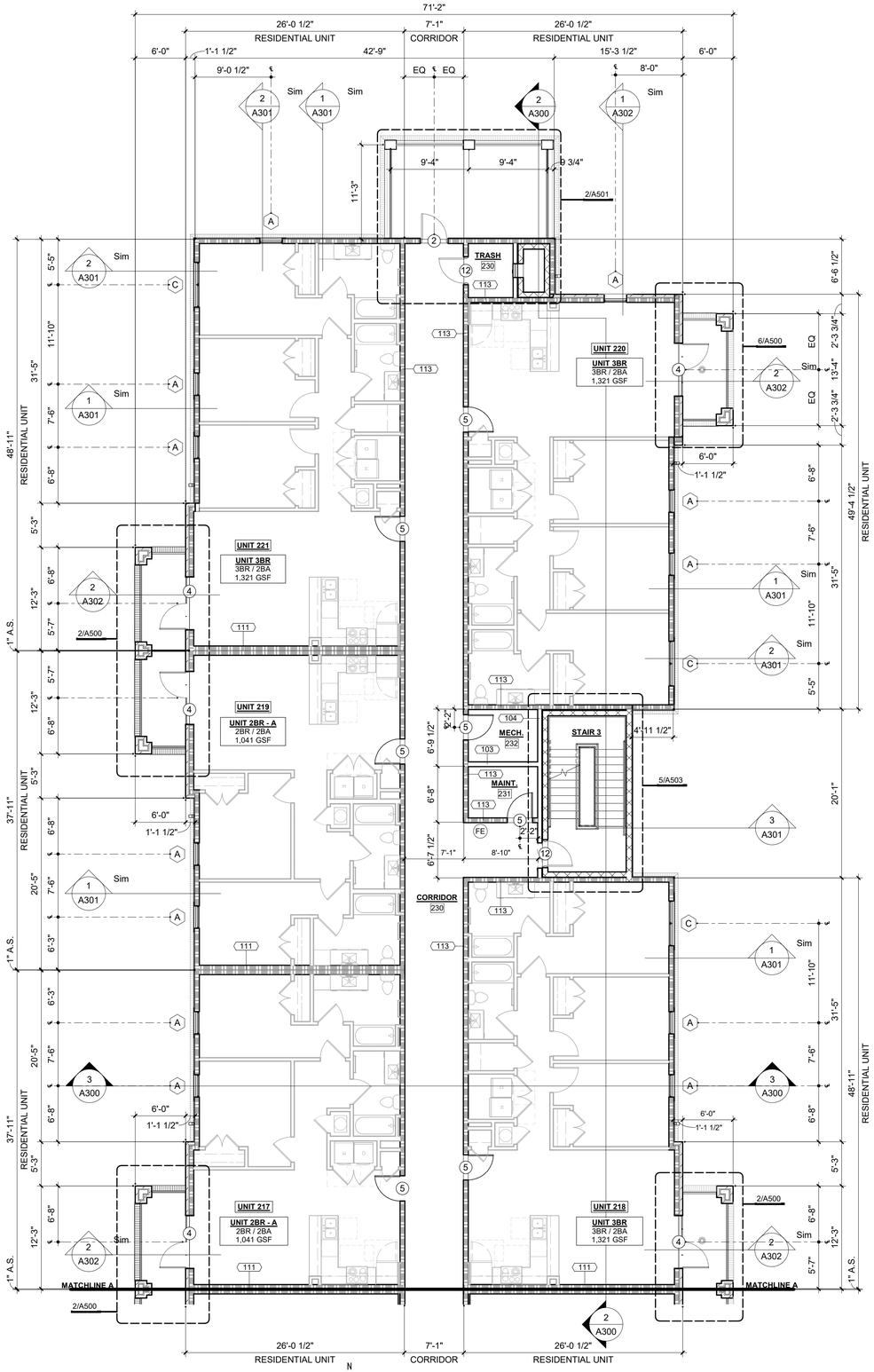
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

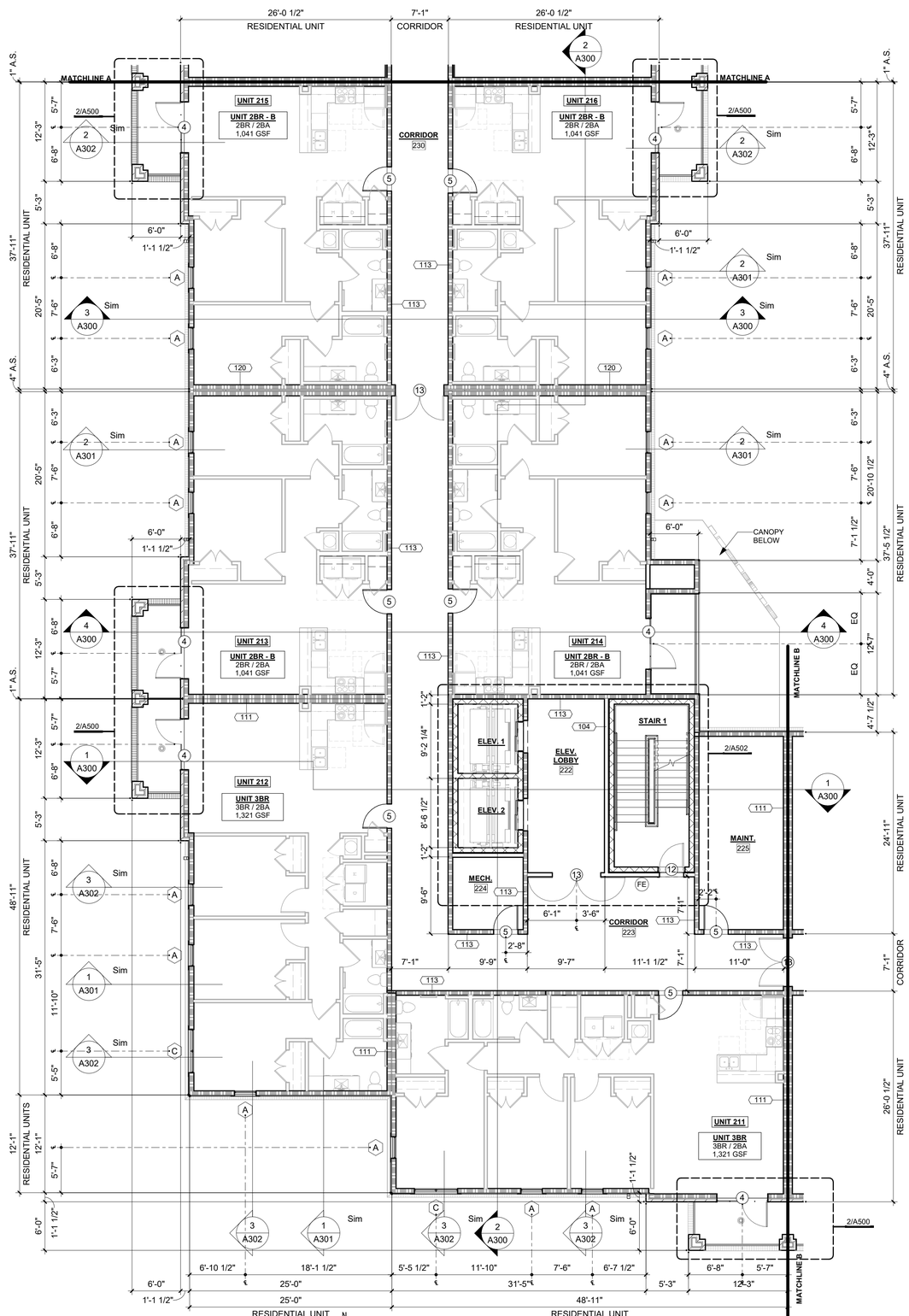
PARTIAL SECOND FLOOR PLAN-1

A104

PHASE: PERMIT



1 PARTIAL SECOND FLOOR PLAN - 2
1/8" = 1'-0"



2 PARTIAL SECOND FLOOR PLAN - 3
1/8" = 1'-0"

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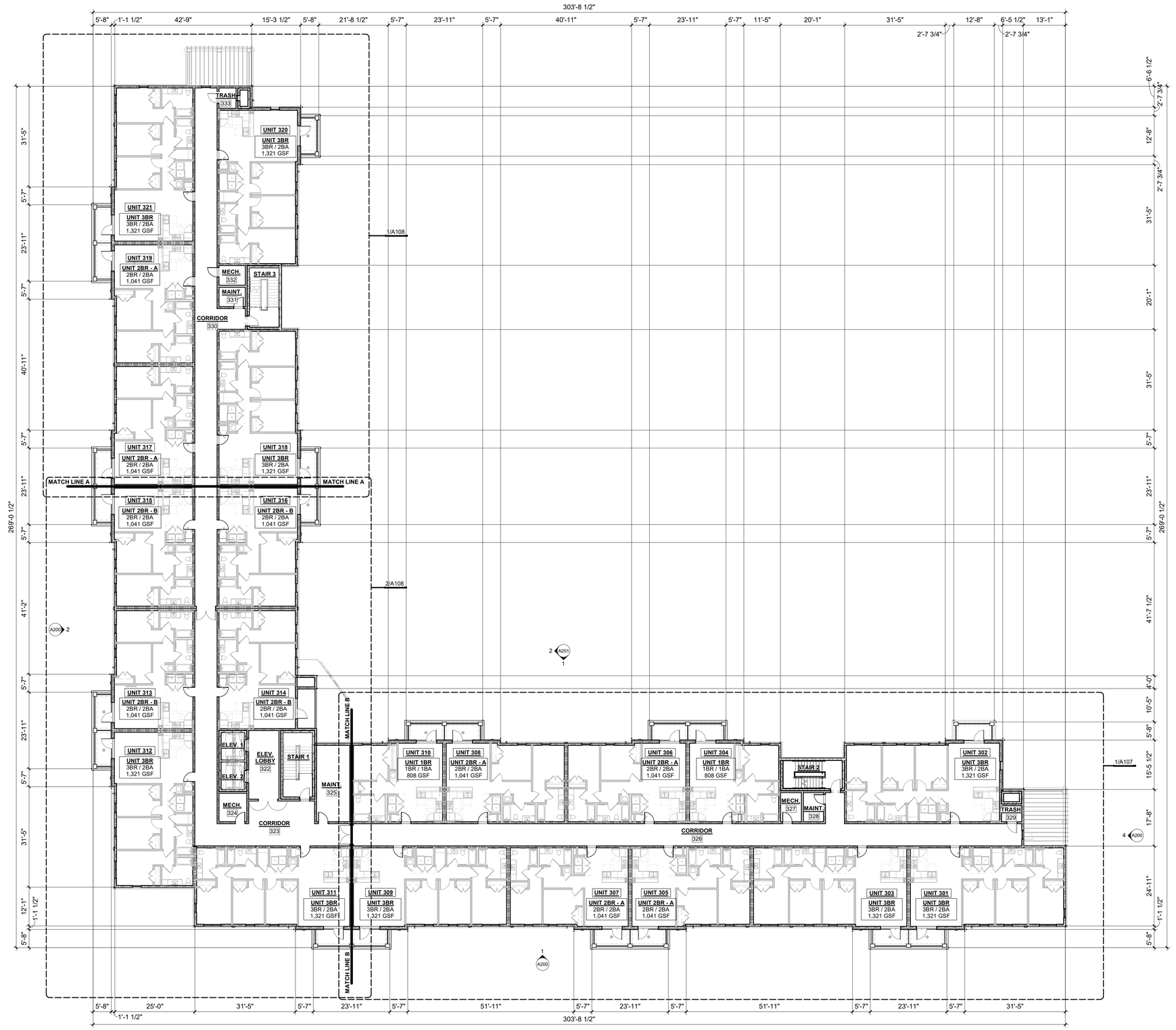
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JOSEPH DYKE NELSON LIC. NO. 6176 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL SECOND FLOOR PLAN-2

A105

PHASE: PERMIT



1 OVERALL THIRD FLOOR PLAN

1/16" = 1'-0"

N

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GENERAL BUILDING PLAN NOTES:

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3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
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   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

GENERAL NOTES - OVERALL FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

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REVISIONS

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ISSUED: 04/25/25

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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL THIRD FLOOR PLAN

A106

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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GENERAL NOTES - ENLARGED FLOOR PLAN

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2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. THIS SHEET SHOWS DIMENSIONS. BETWEEN DEMISING WALLS.
5. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.
6. DIMENSIONS BETWEEN DEMISING WALLS ARE TO FACE OF STUD FACING AIR SPACE.

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4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
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4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
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19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

2

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

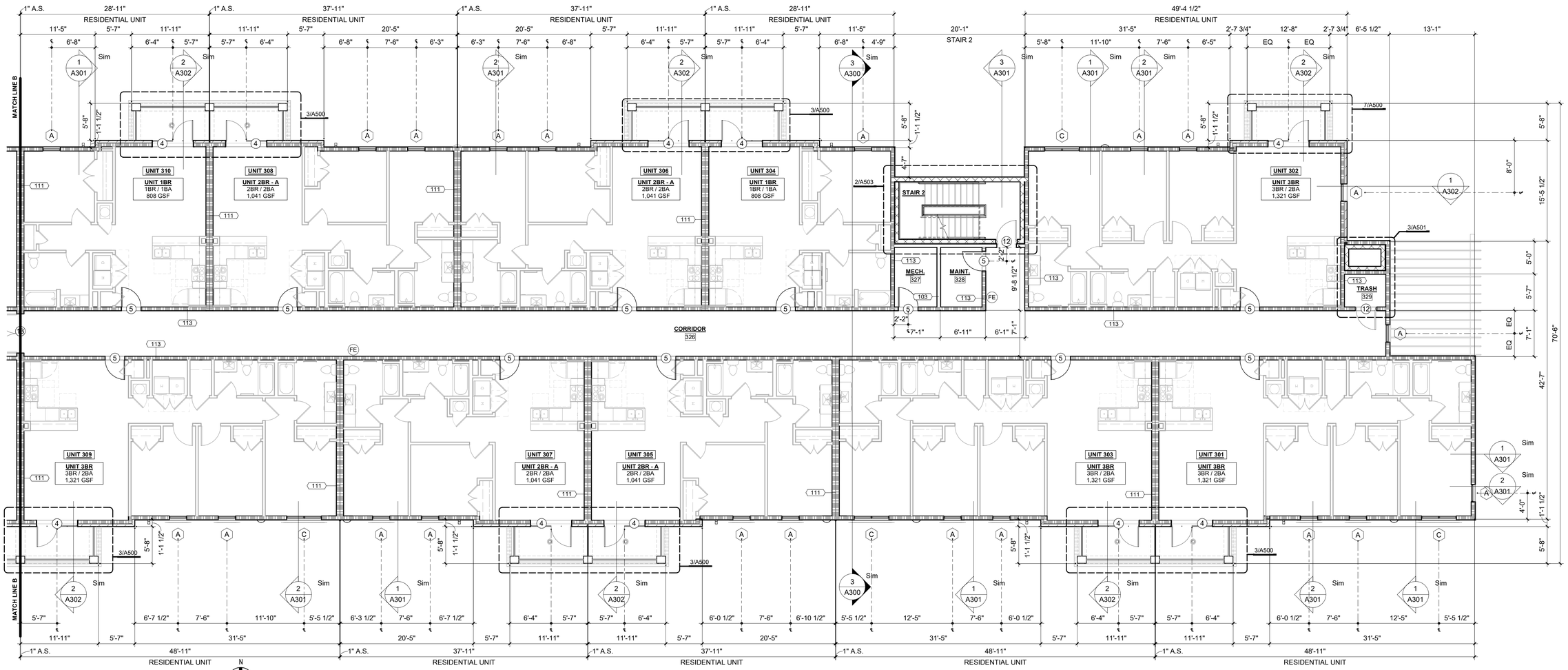
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.



1 PARTIAL THIRD FLOOR PLAN - 1
1/8" = 1'-0"

N

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

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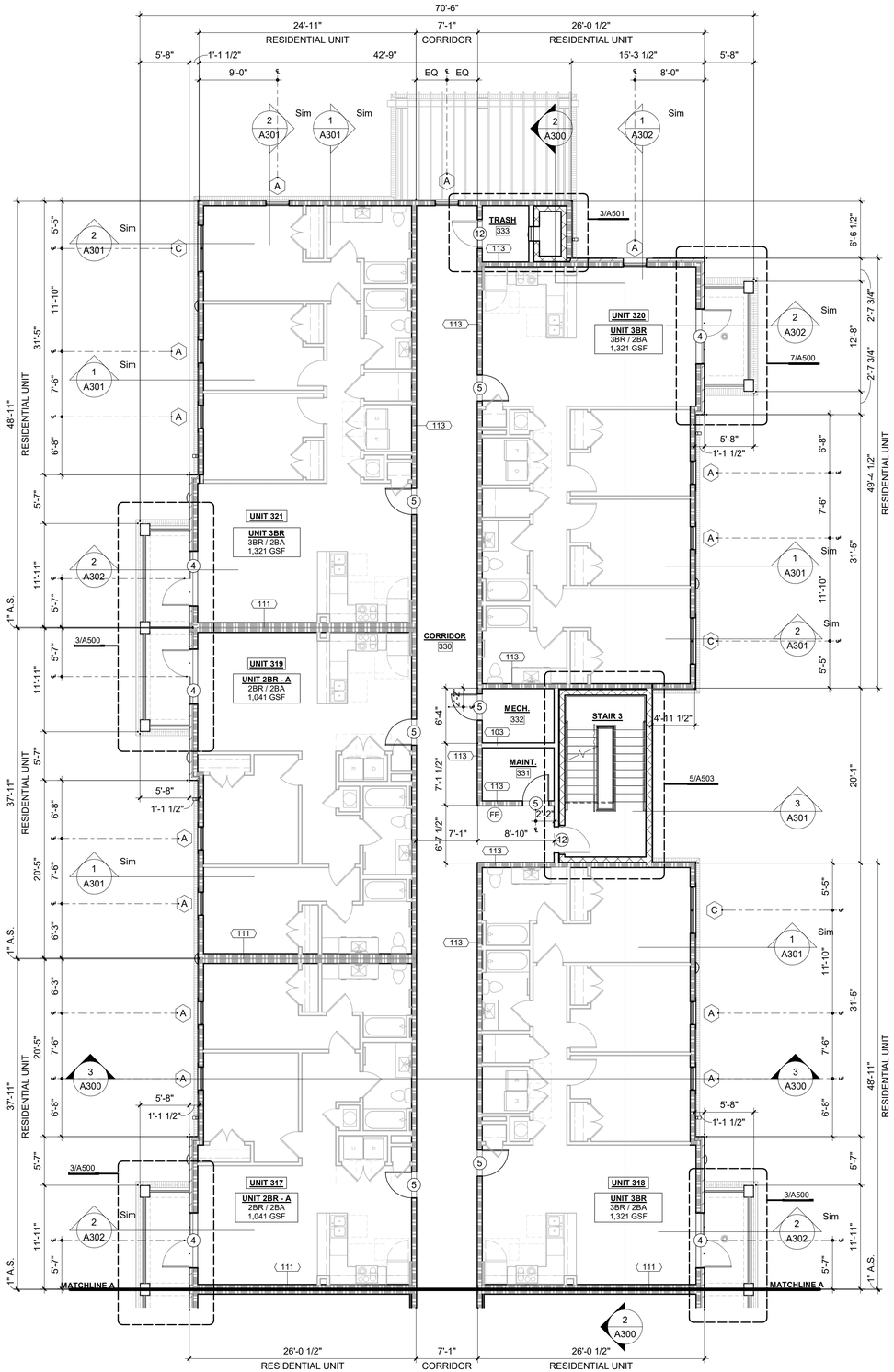
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

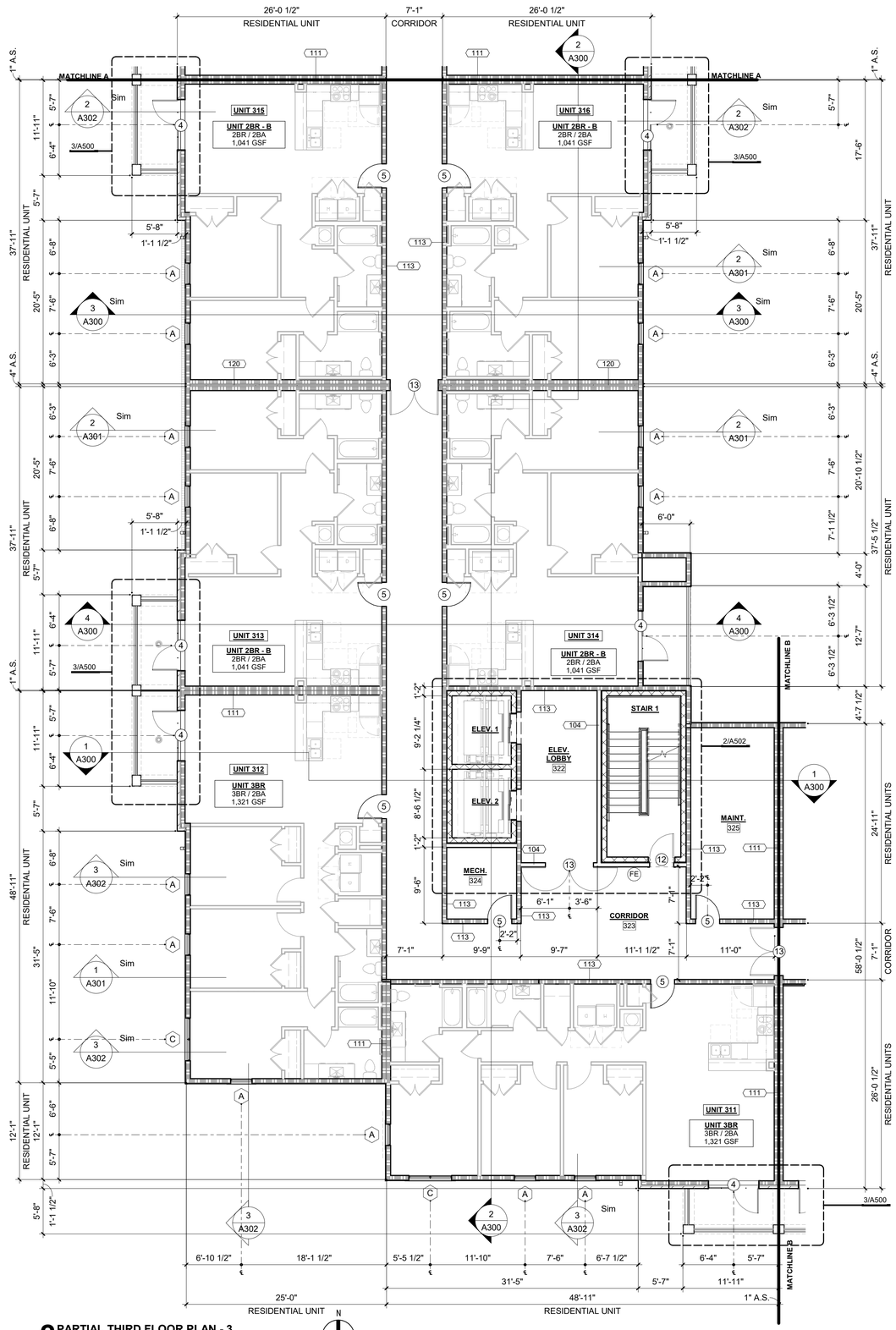
PARTIAL THIRD FLOOR PLAN-1

A107

PHASE: PERMIT



1 PARTIAL THIRD FLOOR PLAN - 2
1/8" = 1'-0"



2 PARTIAL THIRD FLOOR PLAN - 3
1/8" = 1'-0"

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REVISIONS

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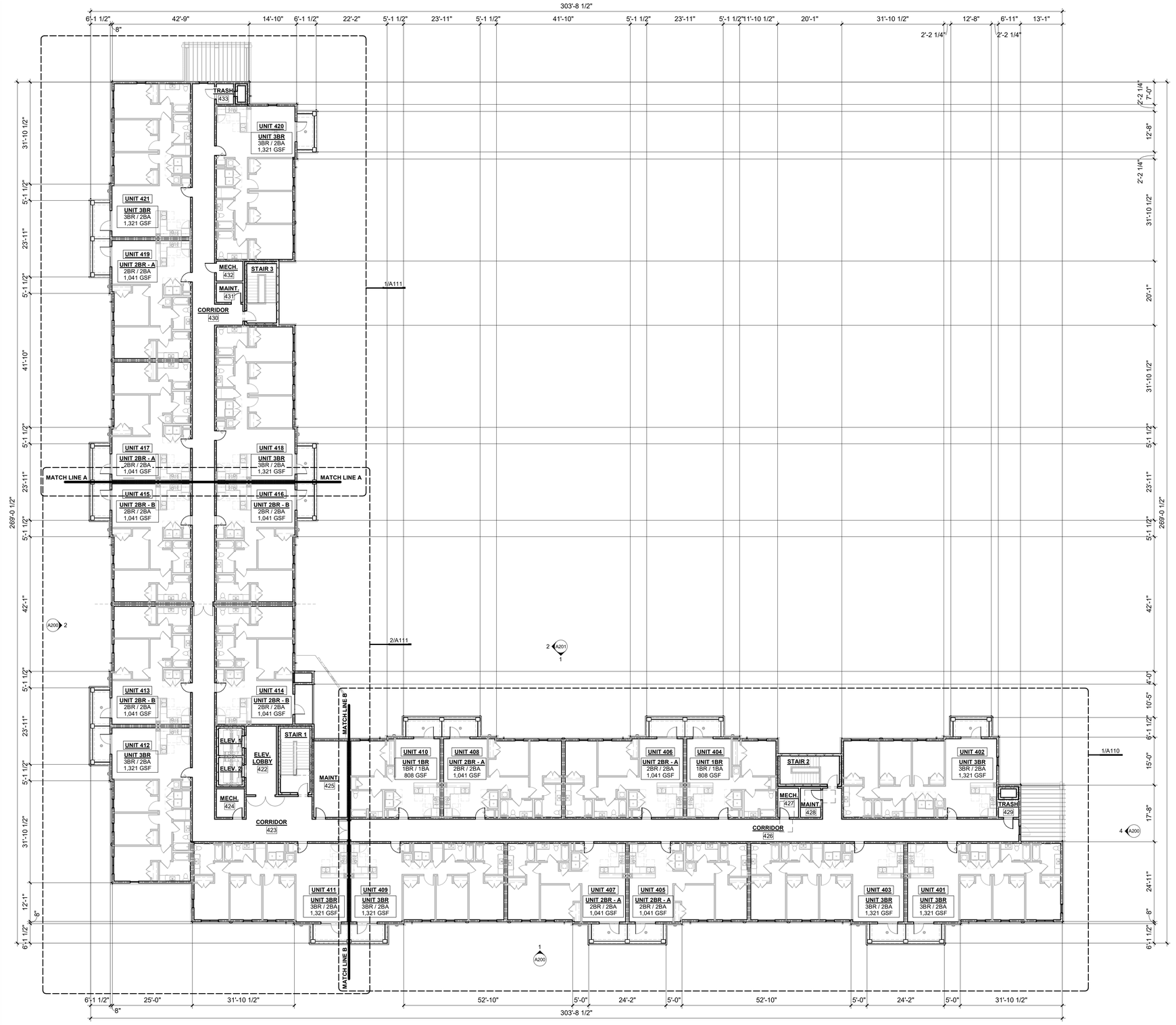
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL THIRD FLOOR PLAN-2

A108

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1 OVERALL FOURTH FLOOR PLAN

1/16" = 1'-0"

N

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GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

GENERAL NOTES - OVERALL FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

SYMBOL DESIGNATES FULL HANDICAP "TYPE-A" ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

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REVISIONS

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

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JOSEPH DYKE NELSON LIC. NO. 6119 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL FOURTH FLOOR PLAN

A109

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WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

GENERAL NOTES - ENLARGED FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. THIS SHEET SHOWS DIMENSIONS. BETWEEN DEMISING WALLS.
5. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.
6. DIMENSIONS BETWEEN DEMISING WALLS ARE TO FACE OF STUD FACING AIR SPACE.

GENERAL BUILDING PLAN NOTES:

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VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
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11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
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23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

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4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
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6. SEE FINAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

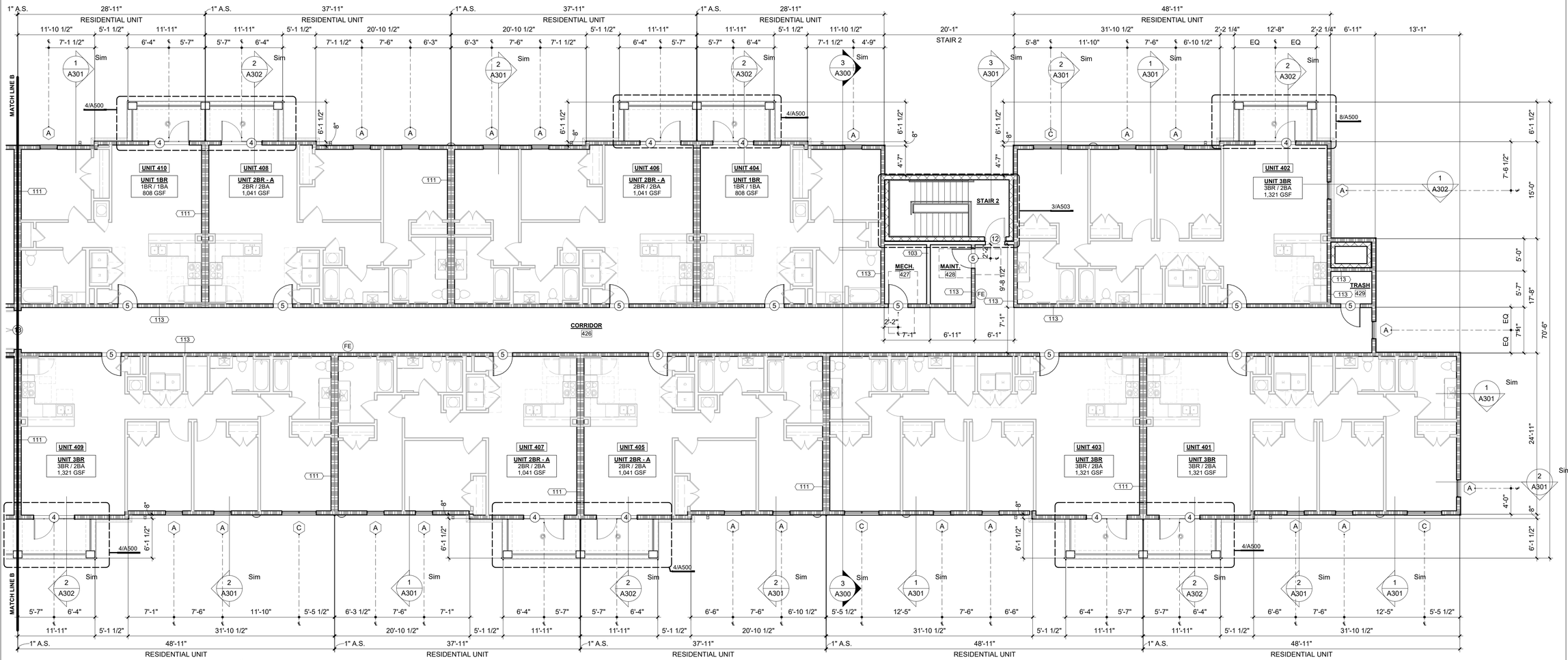
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.



1 PARTIAL FOURTH FLOOR PLAN - 1
1/8" = 1'-0"

N

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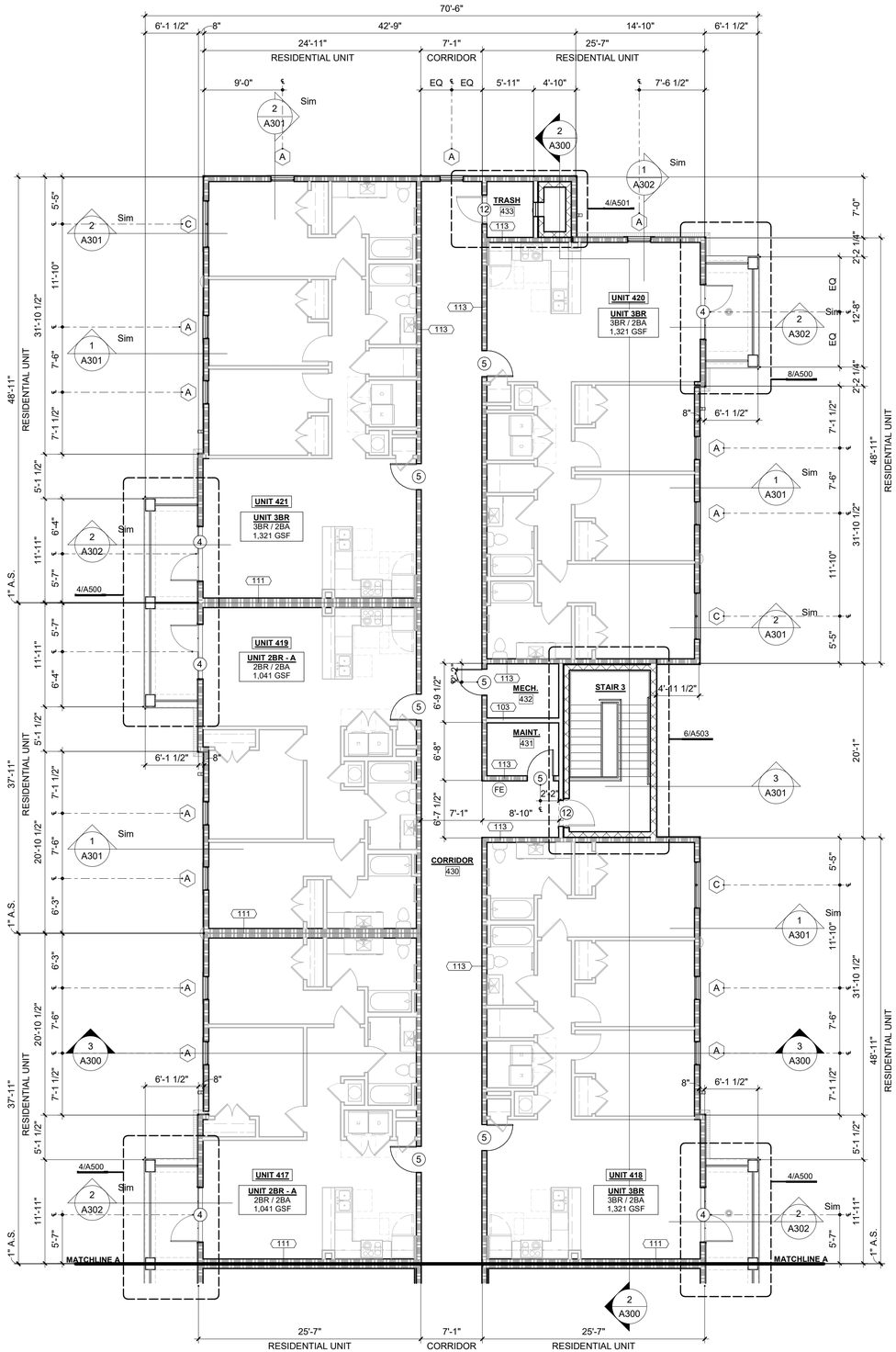
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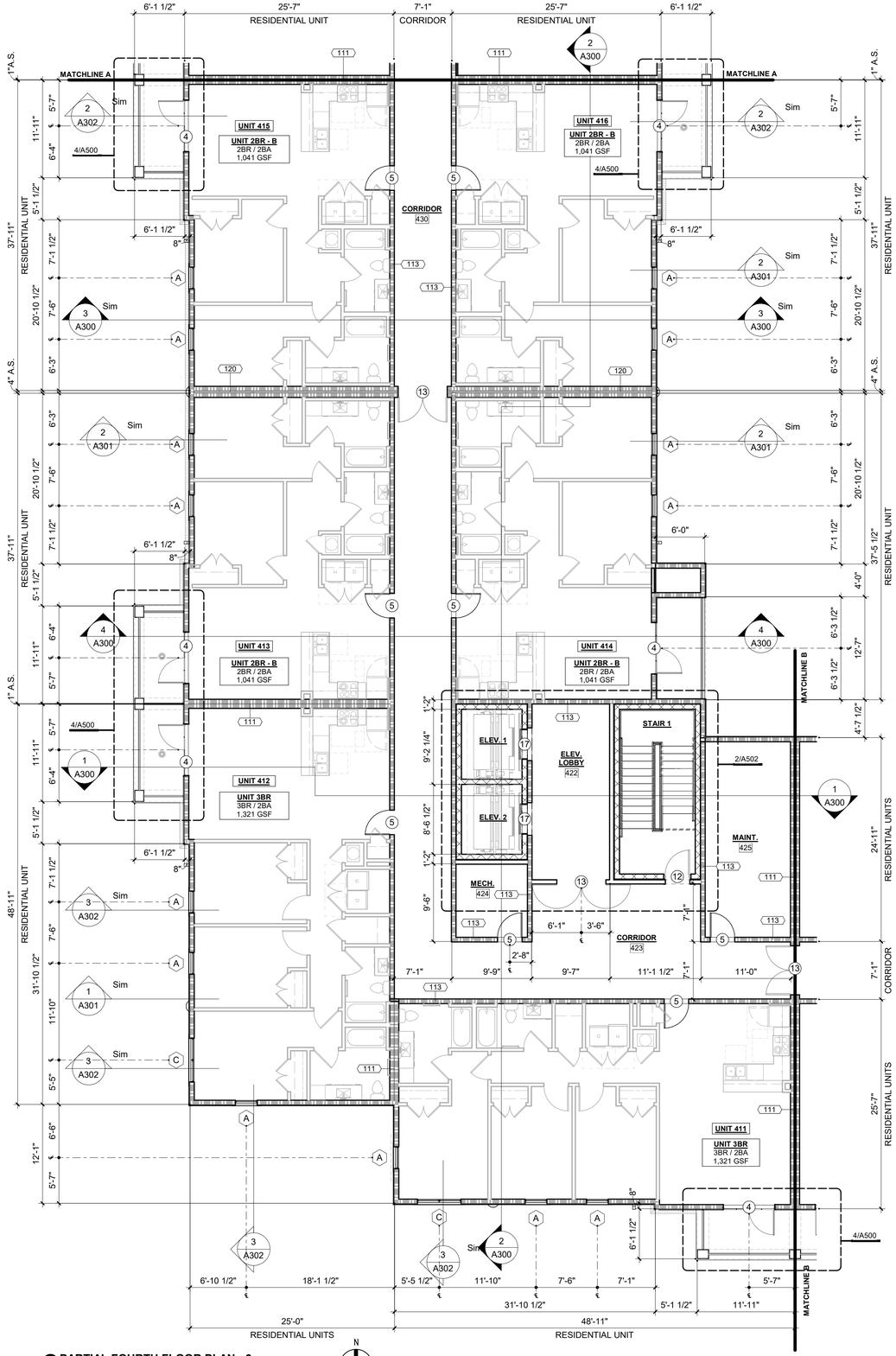
PARTIAL FOURTH FLOOR PLAN-1

A110

PHASE: PERMIT



1 PARTIAL FOURTH FLOOR PLAN - 2
1/8" = 1'-0"



2 PARTIAL FOURTH FLOOR PLAN - 3
1/8" = 1'-0"

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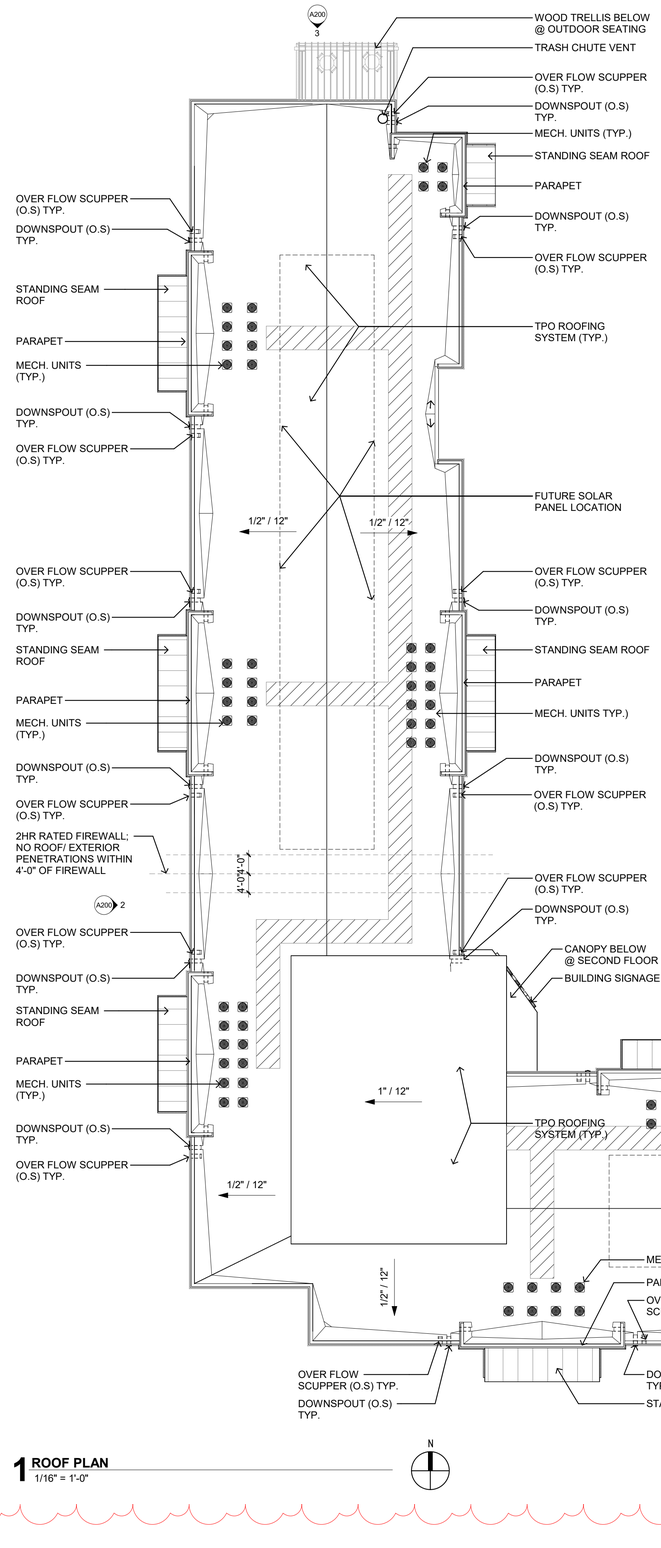
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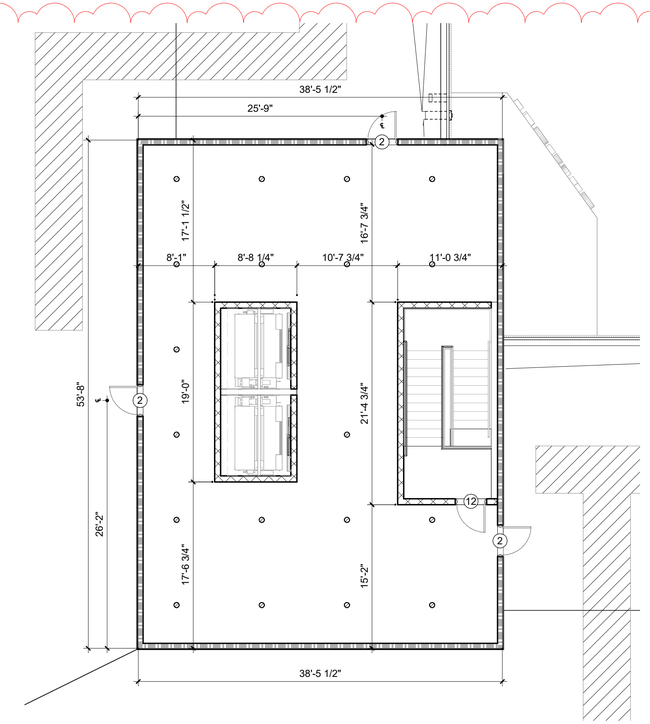
PARTIAL FOURTH FLOOR PLAN-2

A111

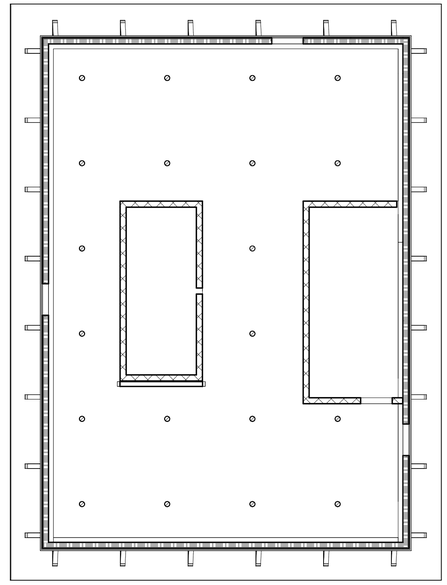
PHASE: PERMIT



1 ROOF PLAN
1/16" = 1'-0"



2 ELEVATOR LOFT PLAN
1/8" = 1'-0"



3 ELEVATOR LOFT RCP
1/8" = 1'-0"

GENERAL ROOF NOTES

1. GENERAL CONTRACTOR SHALL COORDINATE PLUMBING VENTS AND ALL HVAC PENETRATIONS WITH ARCHITECTURAL DRAWINGS.
2. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF VENT STACKS.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORIES AS REQUIRED BY ROOF MANUFACTURER TO PROVIDE A COMPLETE ROOF CERTIFIABLE BY THE MANUFACTURER.

ROOF PLAN LEGEND

- ROOF MOUNTED CONDENSING UNIT; RE: MECHANICAL
- 30" WIDE WALKWAY ROOF TRAFFIC PADS; RE: SPECS
- O.S. — 8" x 8" ALUMINUM EMERGENCY OVERFLOW SCUPPER, TYP.
- D.S. — 8" x 8" ALUMINUM SCUPPER AND 4" x 4" DOWNSPOUT. CONNECT TO SUBSURFACE DRAINAGE; RE: CIVIL
- 1/2" — DIRECTION OF SLOPE

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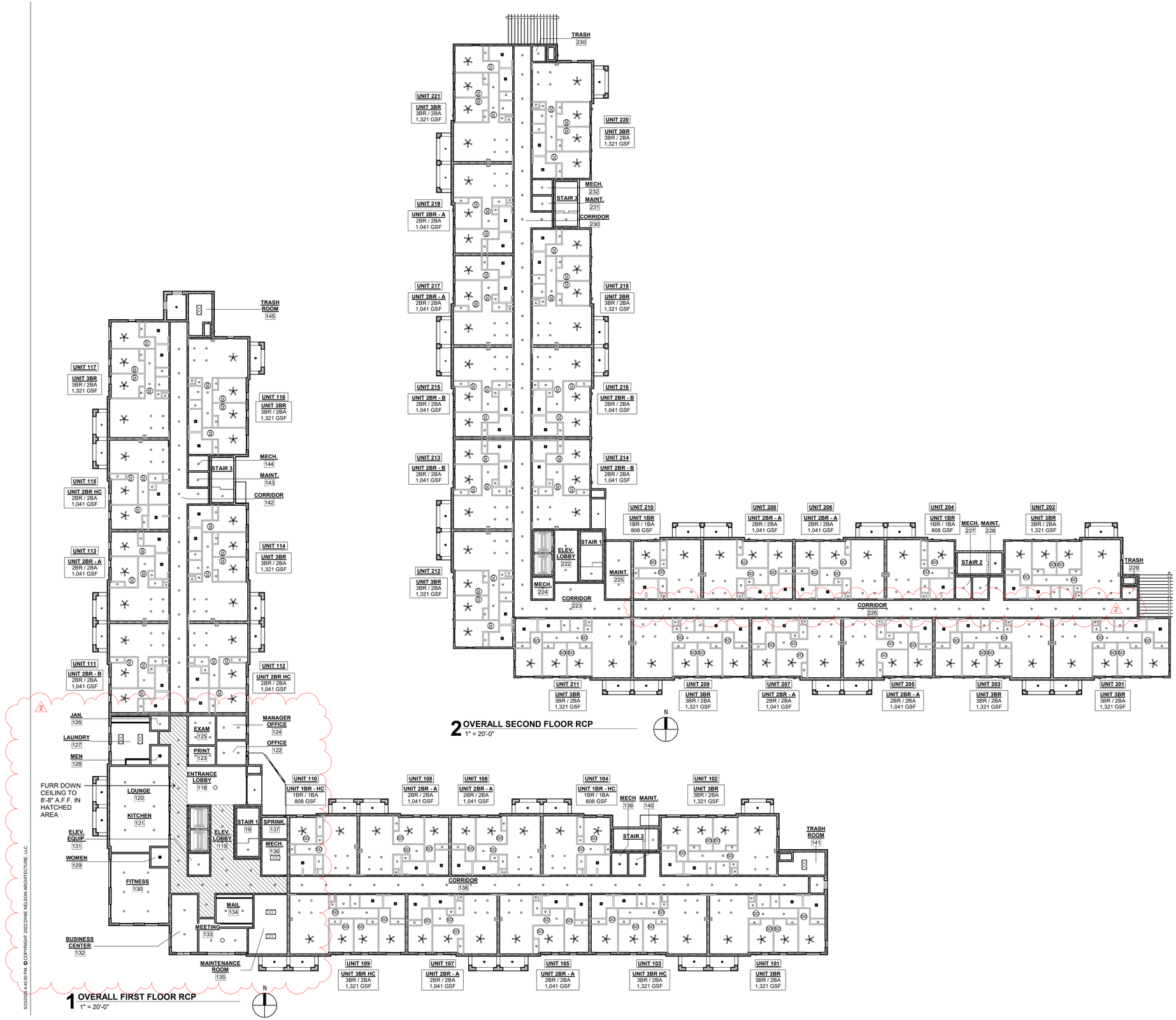
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL ROOF PLAN

A120

PHASE: PERMIT



1 OVERALL FIRST FLOOR RCP
1" = 20'-0"

2 OVERALL SECOND FLOOR RCP
1" = 20'-0"

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GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

WALL RATING LEGEND

1 HOUR RATED PARTION

2 HOUR RATED PARTITION

NOTE: WALL RATING LABELS INDICATE WALL PARTITIONS PROVIDING SEPARATION PROTECTION AND REQUIRIED PROTECTION OF BUILDING ELEMENTS. CONTRACTOR TO CONFIRM PENETRATIONS ARE PROPERLY PROTECTED AND THAT PARTITION RATINGS ARE CONTINUOUS THROUGHOUT.

RCP LEGEND:

SD	SMOKE DETECTOR
	8" INCANDESCEN - RECESSED CAN
	BATHROOM VANITY LIGHT FIXTURE
	PENDANT LIGHT
	2'x2' FLUORESCENT LIGHT
	2'x4' FLUORESCENT LIGHT
	CEILING FAN AND LIGHT FIXTURE
	BATHROOM EXHAUST FAN

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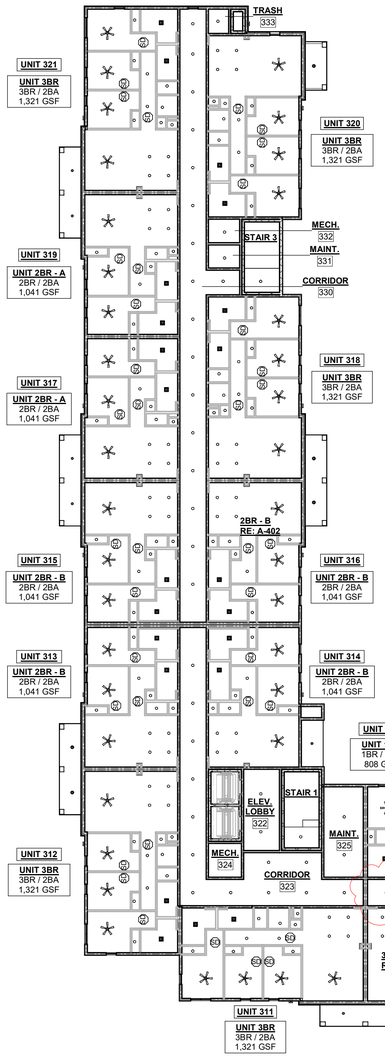
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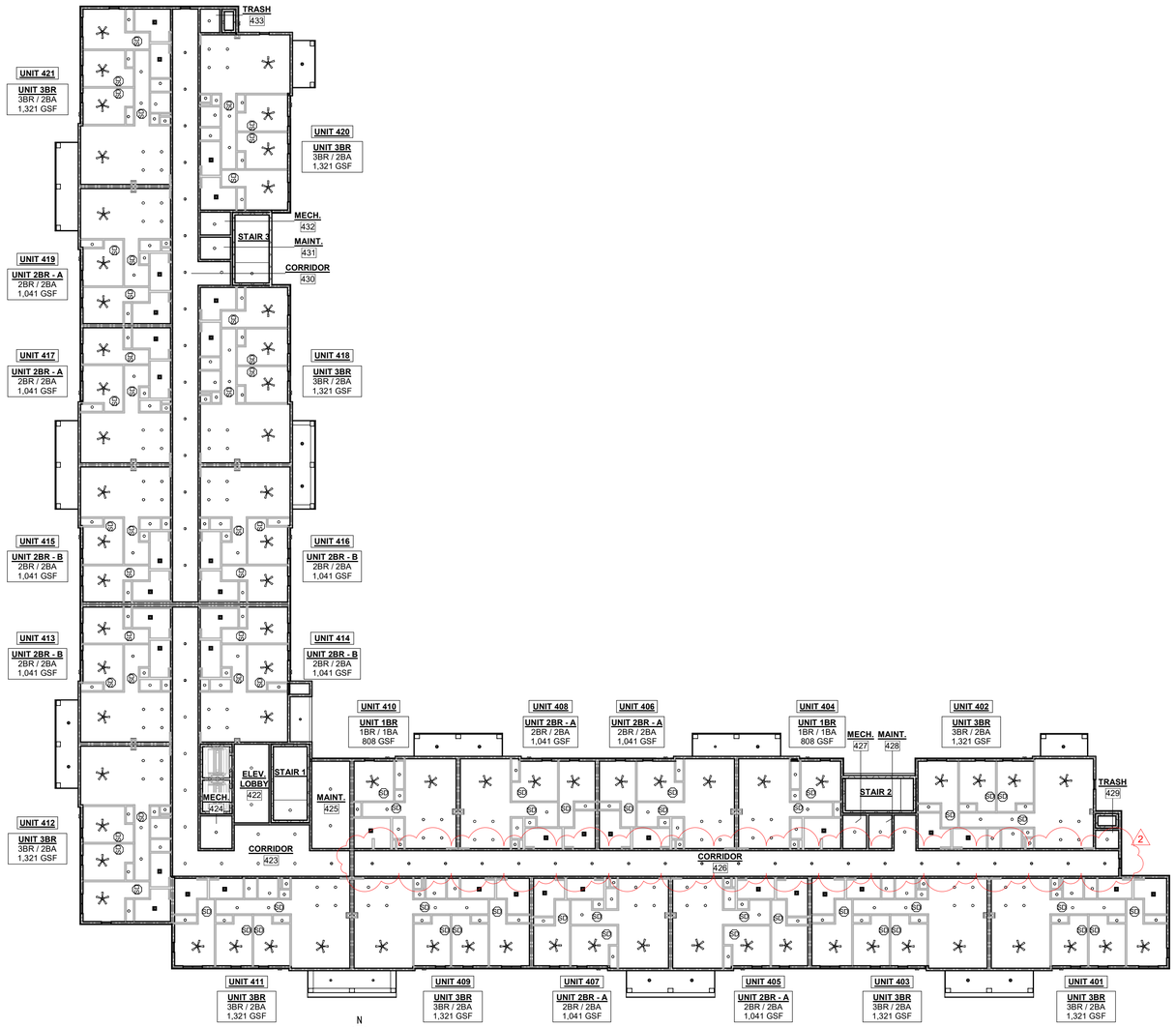
OVERALL FIRST FLOOR AND SECOND FLOOR RCP

A130

PHASE: PERMIT



1 OVERALL THIRD FLOOR RCP
1" = 20'-0"



2 OVERALL FOURTH FLOOR RCP
1" = 20'-0"

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1 HOUR RATED PARTION

2 HOUR RATED PARTITION

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RCP LEGEND:

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	8" INCANDESCEN - RECESSED CAN
	BATHROOM VANITY LIGHT FIXTURE
	PENDANT LIGHT
	2'x2' FLUORESCENT LIGHT
	2'x4' FLUORESCENT LIGHT
	CEILING FAN AND LIGHT FIXTURE
	BATHROOM EXHAUST FAN

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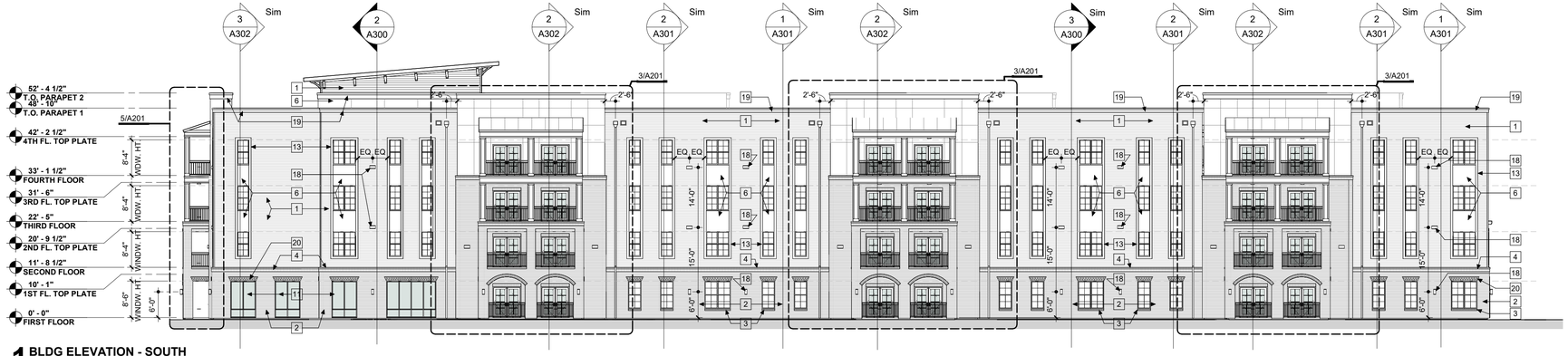
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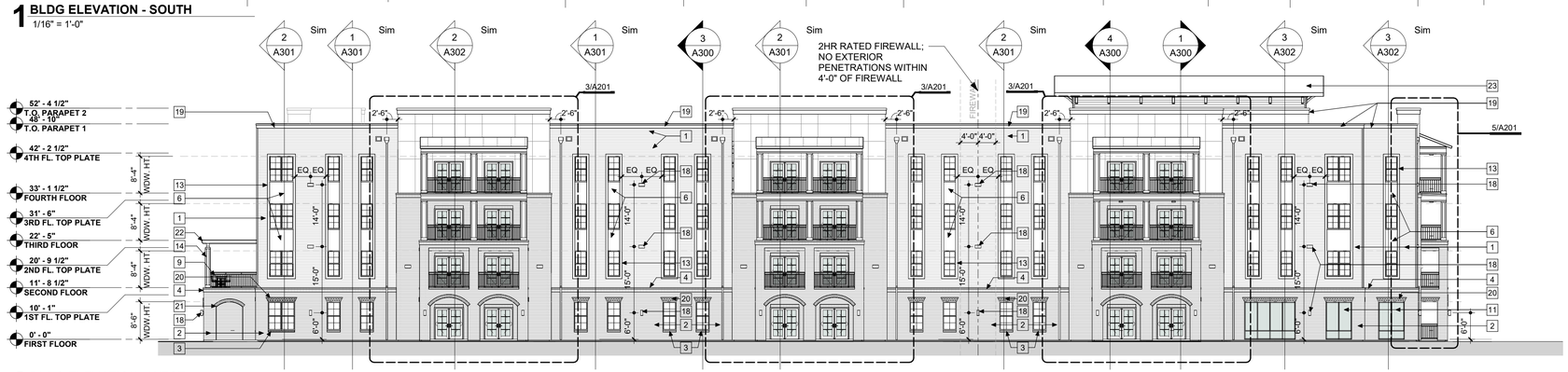
OVERALL THIRD FLOOR AND FOURTH FLOOR RCP

A131

PHASE: PERMIT



1 BLDG ELEVATION - SOUTH
1/16" = 1'-0"



2 BLDG ELEVATION - WEST
1/16" = 1'-0"



3 BLDG ELEVATION - NORTH
1/16" = 1'-0"



4 BLDG ELEVATION - EAST
1/16" = 1'-0"

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2

ELEVATION KEYNOTES

1	PAINTED FIBER CEMENT 6" LAP SIDING; (COLOR: TBD)
2	BRICK VENEER
3	BRICK ROWLOCK SILL
4	BRICK ROWLOCK CAP WITH 8" BRICK SOLDIER COURSE UNDERNEATH
5	8" BRICK SOLDIER COURSE
6	FIBER CEMENT PANELS
7	ALUMINUM DOWNSPOUT
8	BLIND MTL. FLASHING
9	42" HIGH STEEL GUARDRAIL
10	STANDING SEAM METAL ROOFING
11	ALUMINUM STOREFRONT SYSTEM
12	CANOPY
13	5/4" X 6" FIBER CEMENT TRIM
14	BOXED PAINTED WOOD COLUMN
15	BOXED PAINTED WOOD BEAM
16	ALUMINUM CONDUCTOR HEAD
17	OVERFLOW SCUPPER
18	EXTERIOR LIGHT
19	WALL CAP
20	12" BRICK JACK HEADER
21	8" BRICK ARCH SOLDIER COURSE
22	WOOD TRELLIS
23	TPO ROOFING
24	FRESH AIR INTAKE; RE: MECH.
25	EXHAUST FAN; RE: MECH.
26	ELEC. METER BANK

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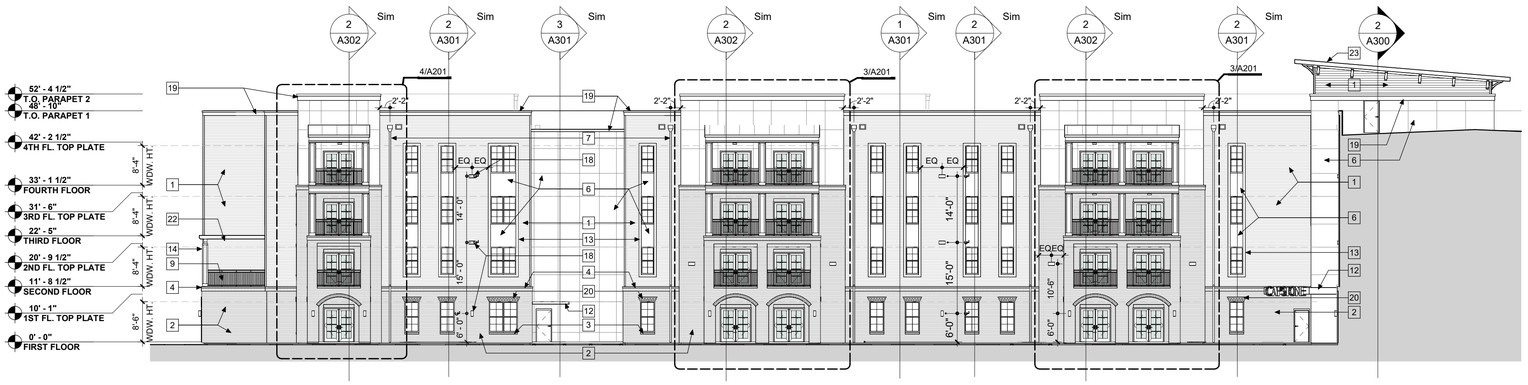
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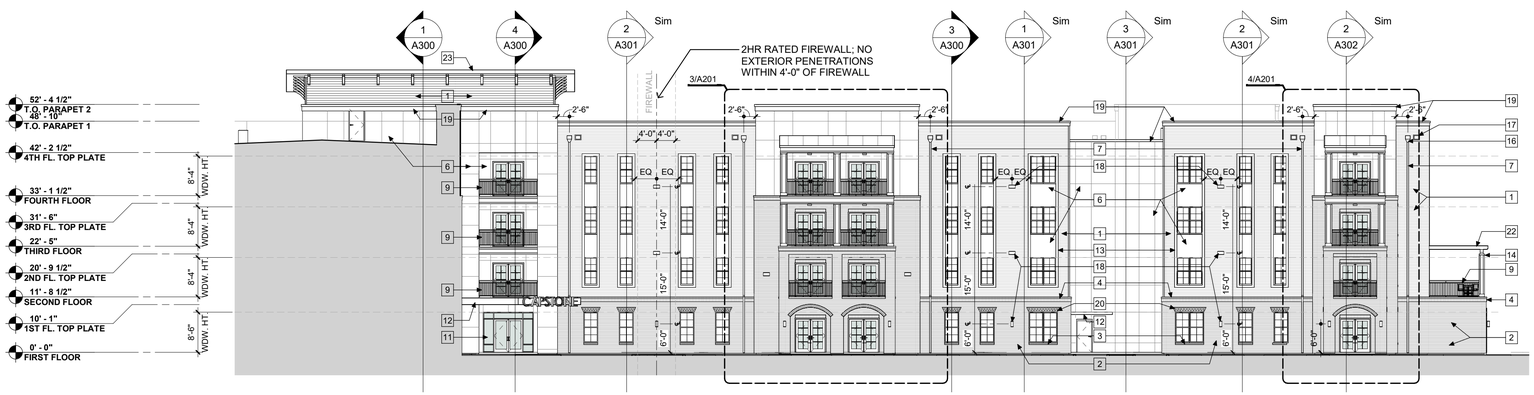
EXTERIOR BUILDING ELEVATIONS

A200

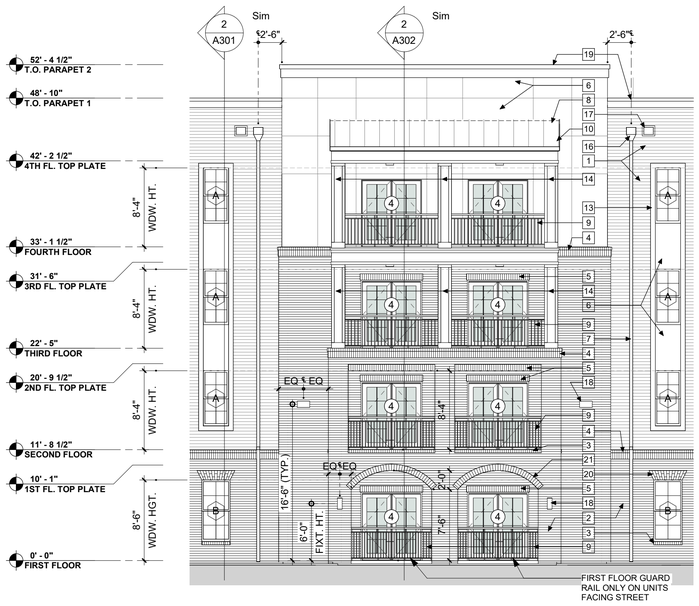
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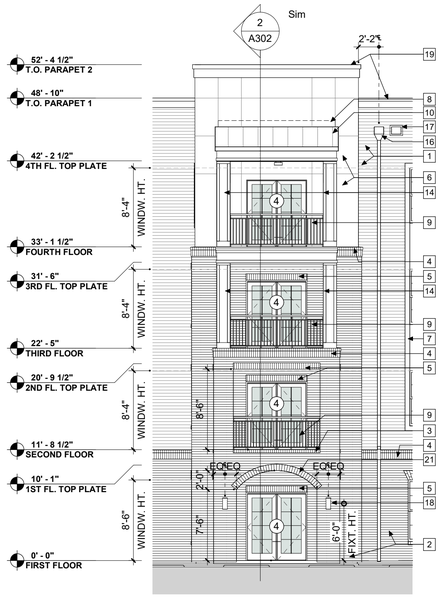
1 BLDG ELEVATION - PARTIAL NORTH
1/16" = 1'-0"



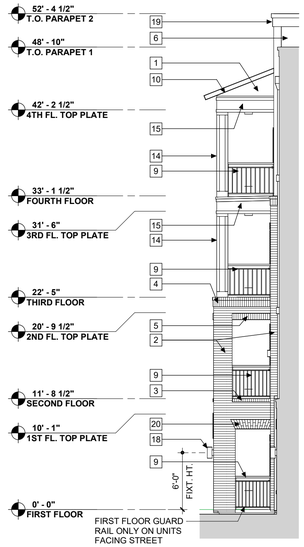
2 BLDG ELEVATION - PARTIAL EAST
1/16" = 1'-0"



3 ENLARGED BUILDING ELEVATION
1/8" = 1'-0"



4 ENLARGED BUILDING ELEVATION
1/8" = 1'-0"



5 ENLARGED NUILDING ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1	PAINTED FIBER CEMENT 6" LAP SIDING; (COLOR: TBD)
2	BRICK VENEER
3	BRICK ROWLOCK SILL
4	BRICK ROWLOCK CAP WITH 8" BRICK SOLDIER COURSE UNDERNEATH
5	8" BRICK SOLDIER COURSE
6	FIBER CEMENT PANELS
7	ALUMINUM DOWNSPOUT
8	BLIND MTL. FLASHING
9	42" HIGH STEEL GUARDRAIL
10	STANDING SEAM METAL ROOFING
11	ALUMINUM STOREFRONT SYSTEM
12	CANOPY
13	5/4" X 6" FIBER CEMENT TRIM
14	BOXED PAINTED WOOD COLUMN
15	BOXED PAINTED WOOD BEAM
16	ALUMINUM CONDUCTOR HEAD
17	OVERFLOW SCUPPER
18	EXTERIOR LIGHT
19	WALL CAP
20	12" BRICK JACK HEADER
21	8" BRICK ARCH SOLDIER COURSE
22	WOOD TRELLIS
23	TPO ROOFING
24	FRESH AIR INTAKE; RE: MECH.
25	EXHAUST FAN; RE: MECH.
26	ELEC. METER BANK

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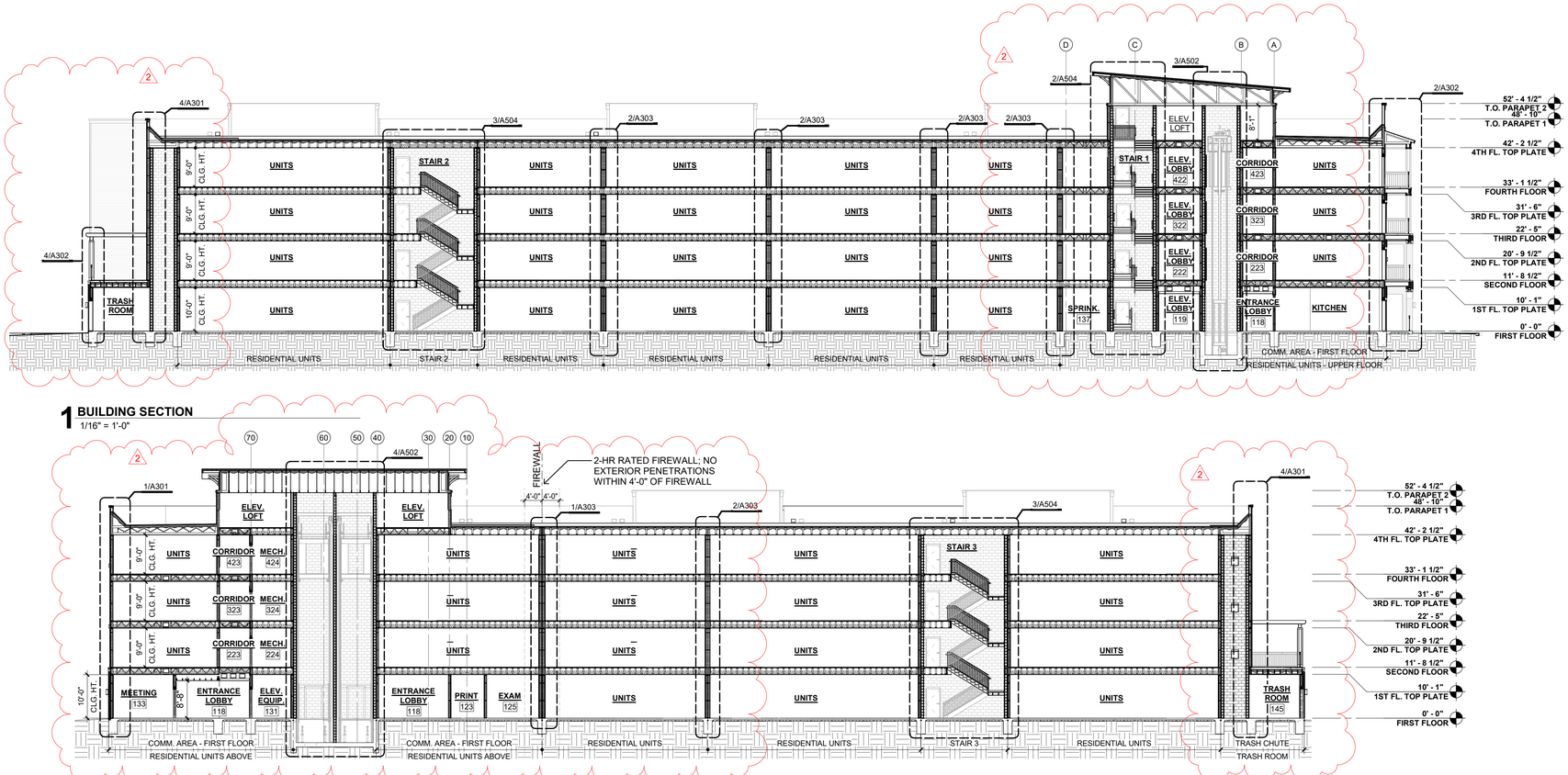
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EXTERIOR BUILDING ELEVATIONS

A201

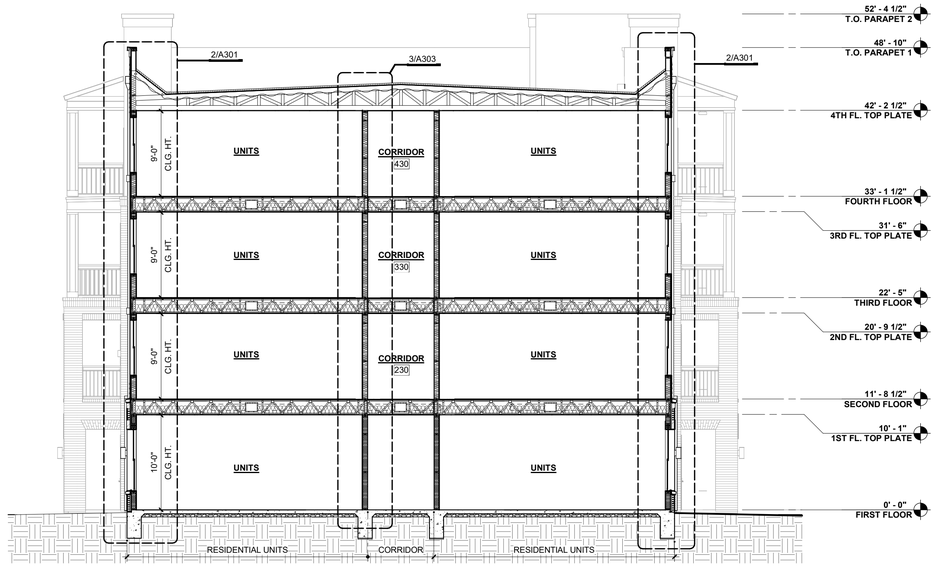
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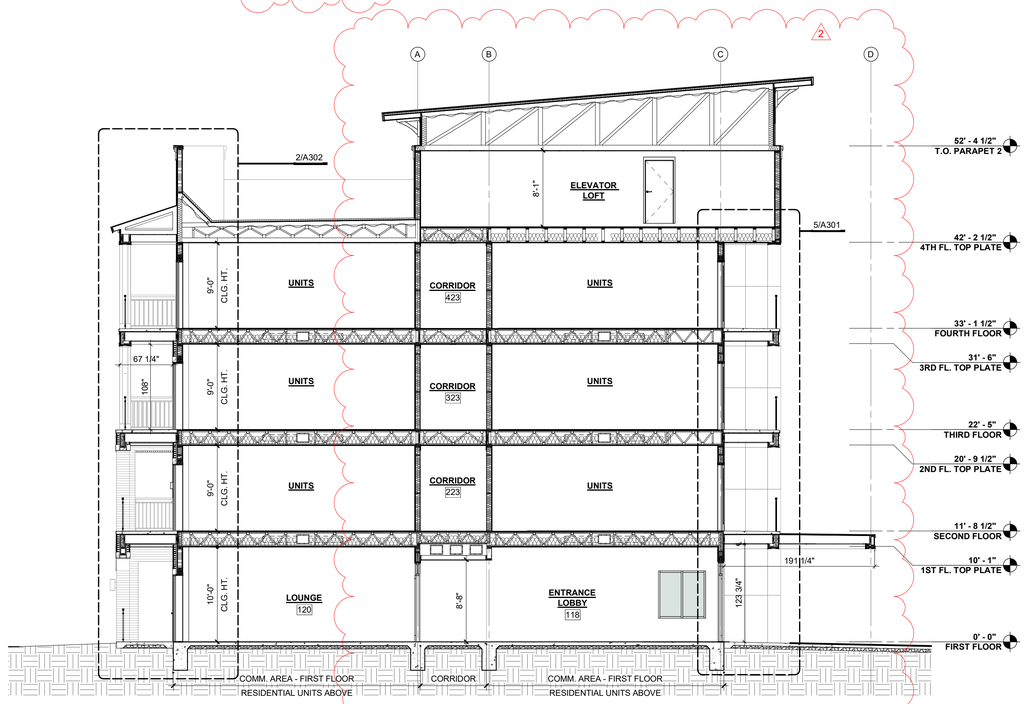


1 BUILDING SECTION
1/16" = 1'-0"

2 BUILDING SECTION
1/16" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"

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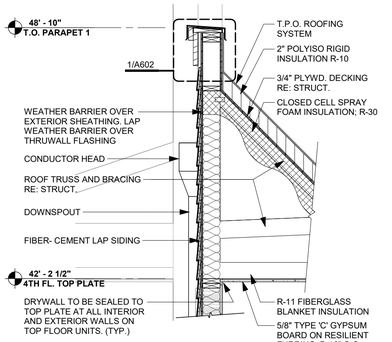
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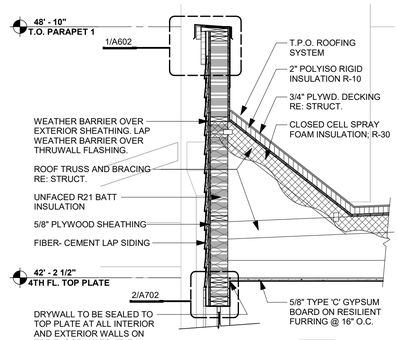
JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

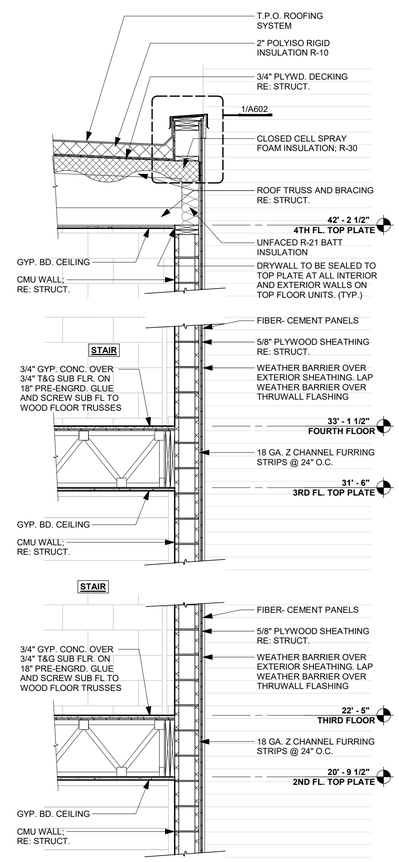
BUILDING SECTIONS

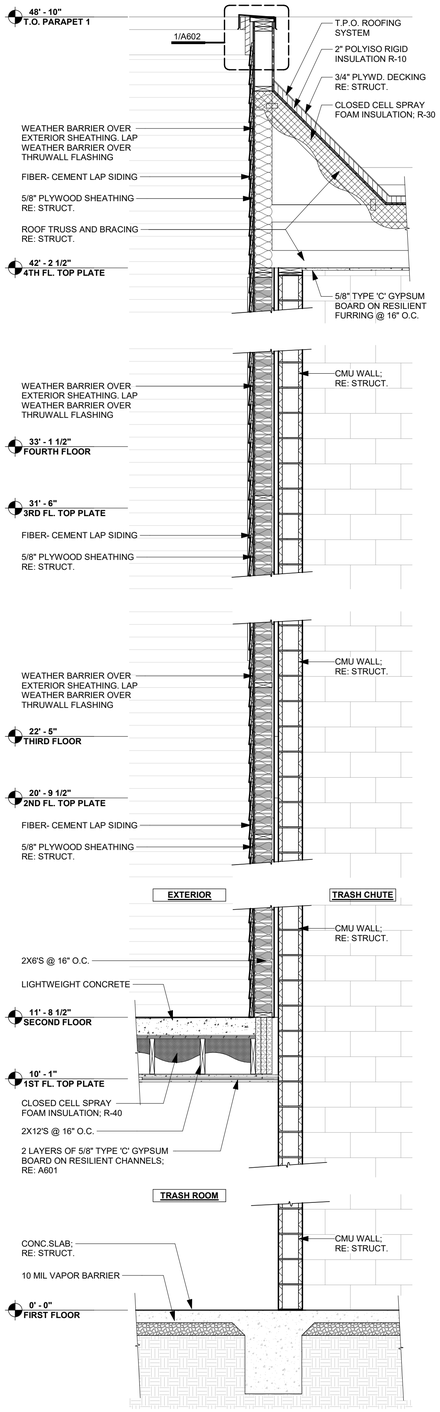
A300

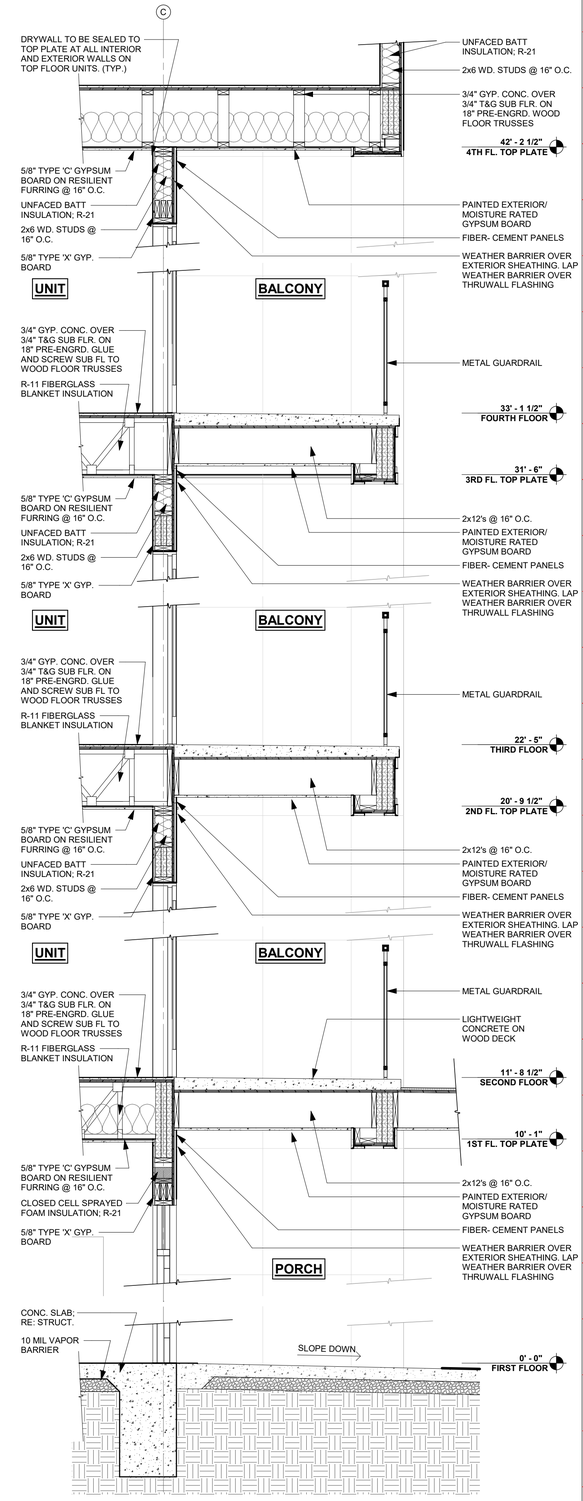
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1 TYP. WALL SECTION @ BRICK AND SIDING
1/2" = 1'-0"

2 WALL SECTION @ WINDOWS
1/2" = 1'-0"

3 WALL SECTION @ STAIR
1/2" = 1'-0"

4 WALL SECTION @ TRASH CHUTE
1/2" = 1'-0"

5 WALL SECTION @ FRONT ENTRANCE
1/2" = 1'-0"

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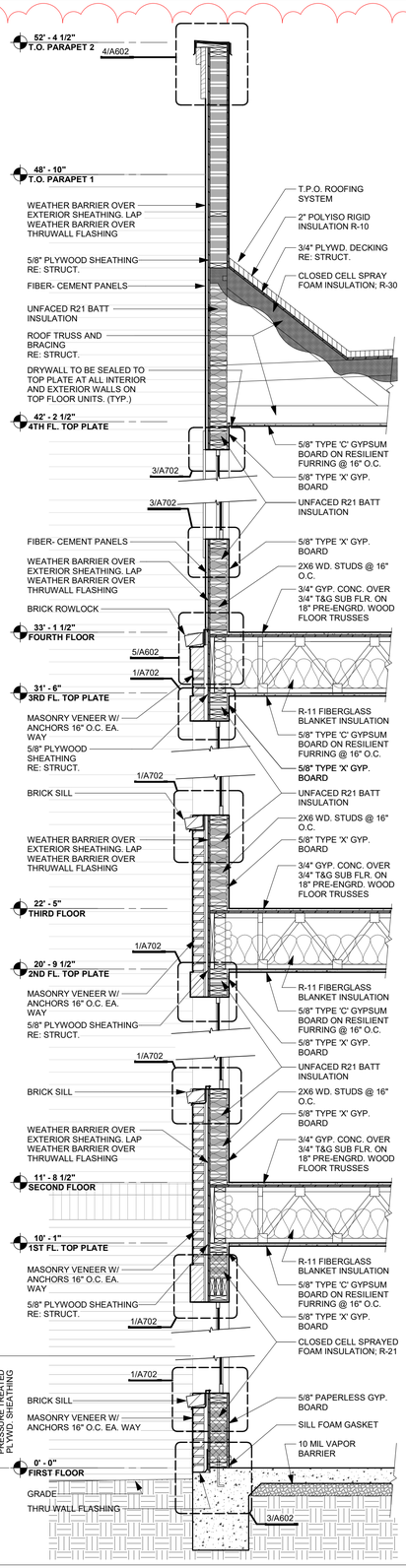
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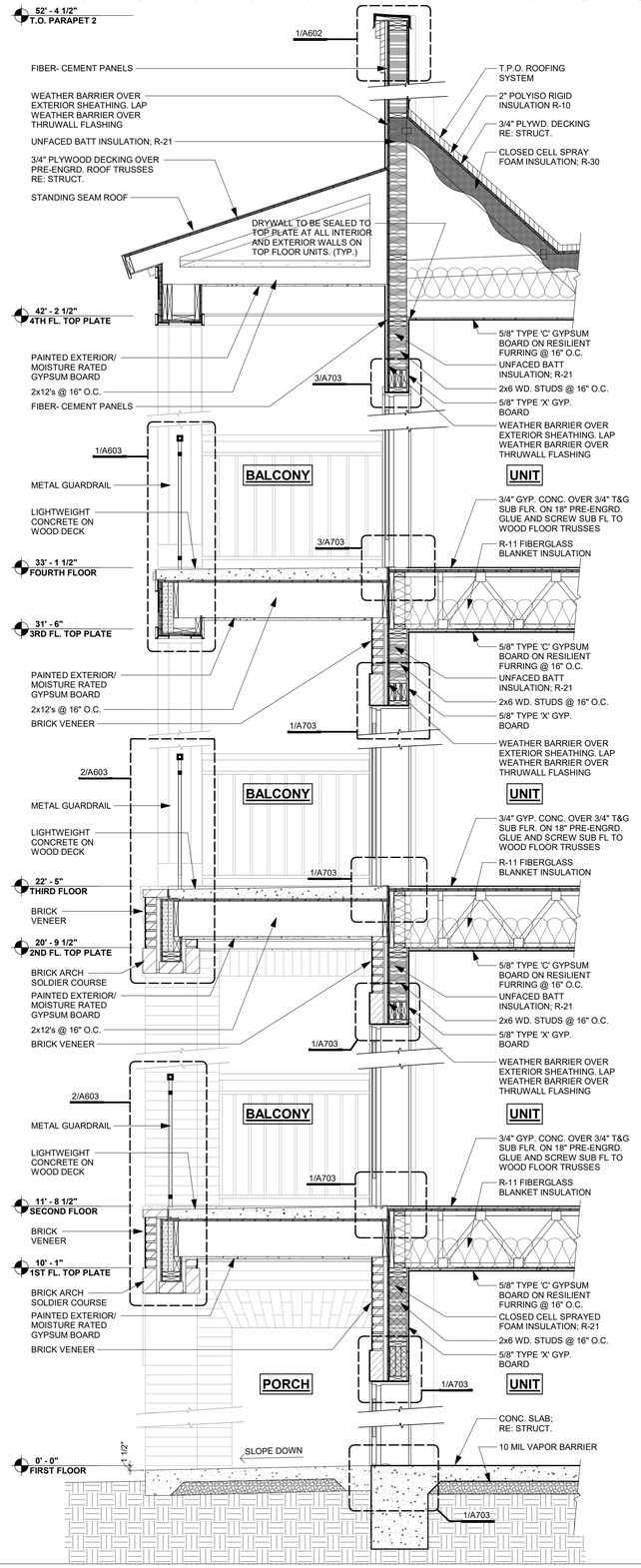
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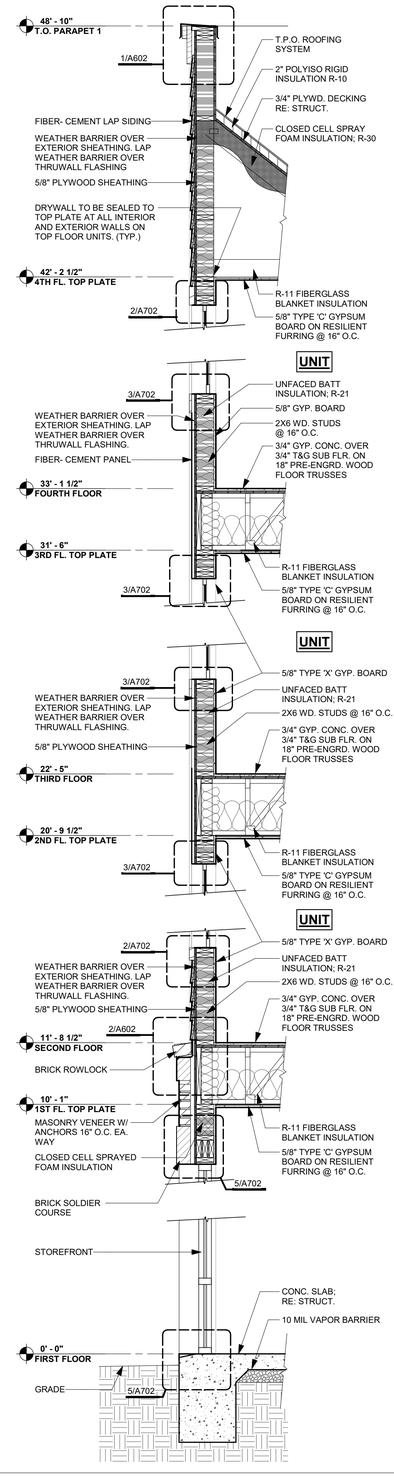
WALL SECTIONS

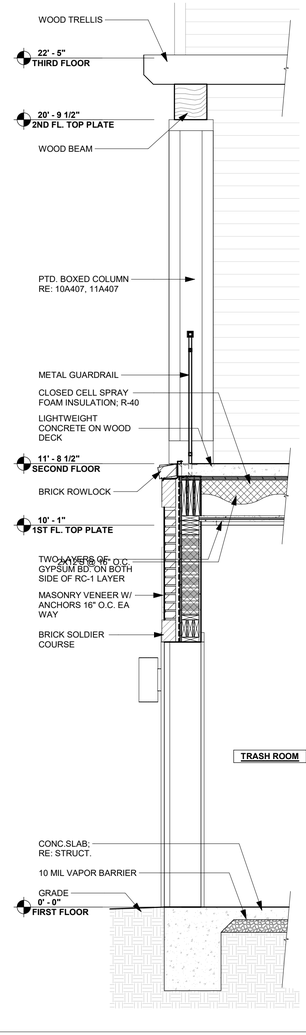
A301

PHASE: PERMIT









1 WALL SECTION @ WINDOWS THRU PARAPET
1/2" = 1'-0"

2 WALL SECTION @ BALCONIES
1/2" = 1'-0"

3 WALL SECTION @ STOREFRONT
1/2" = 1'-0"

4 WALL DETAIL @ TRASHROOM / OUTDOOR SEATING
1/2" = 1'-0"

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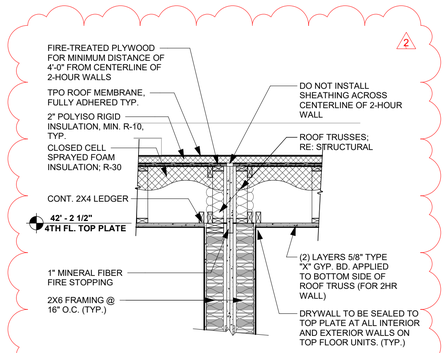
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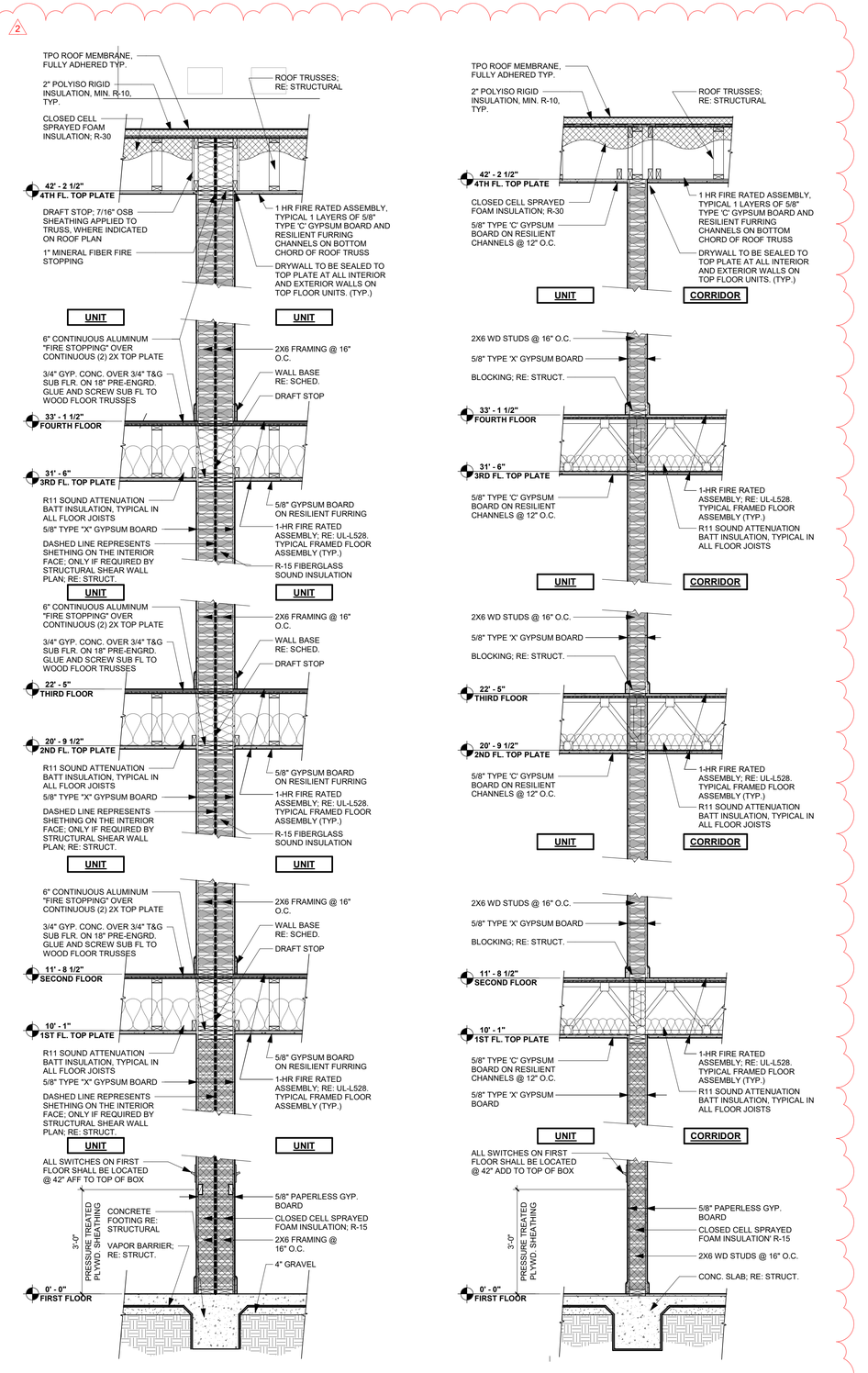
WALL SECTIONS

A302

PHASE: PERMIT



1 INTERIOR FIRE WALL SECTION (2HR)
1/2" = 1'-0"



2 INTERIOR DEMISING WALL SECTION (1HR)
1/2" = 1'-0"

3 INTERIOR BEARING WALL @ UNIT/ CORRIDOR (1HR)
1/2" = 1'-0"

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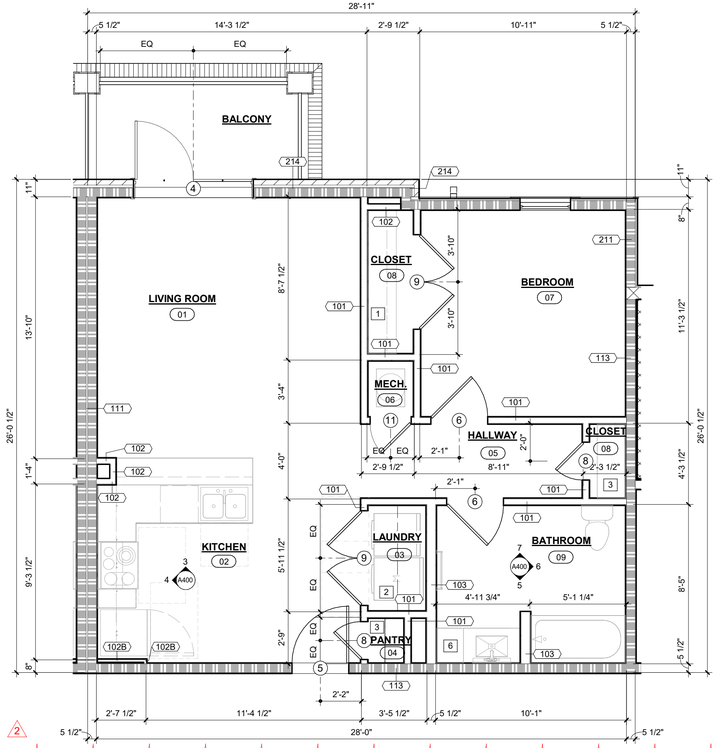
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JOSEPH DYKE NELSON LIC. NO. 61518 STATE OF LOUISIANA REGISTERED ARCHITECT

INTERIOR WALL SECTIONS

A303

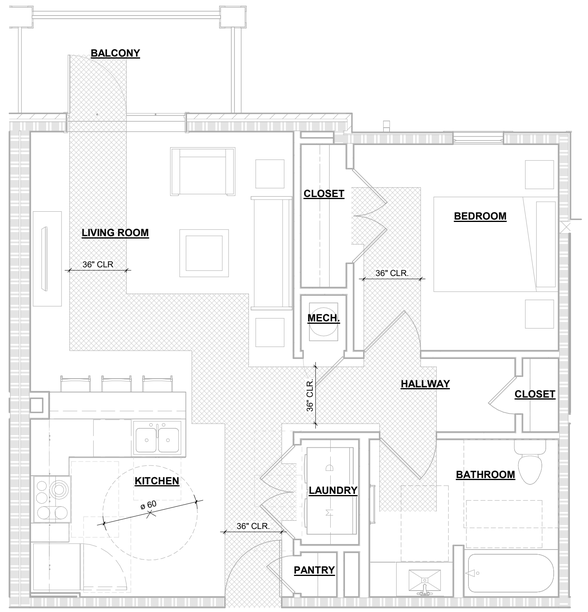
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1 UNIT TYPE 1BR - 672 NSF

1/4" = 1'-0"

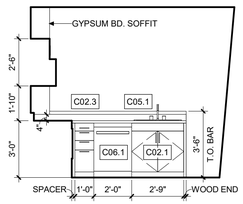
SPEC "B" FHA DWELLING UNIT - 672 SF NET



2 ACCESSIBILITY PLAN UNIT TYPE - 1BR

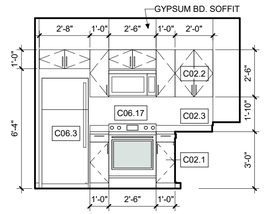
1/4" = 1'-0"

SPEC "B" FHA DWELLING UNIT - 672 SF NET



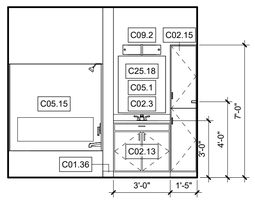
3 UNIT 1BR - KITCHEN INT. ELE.

1/4" = 1'-0"



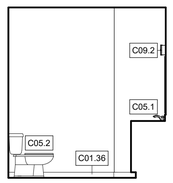
4 UNIT 1BR - KITCHEN INT. ELE.

1/4" = 1'-0"



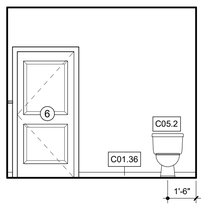
5 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"



6 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"



7 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

UNIT 1BR	
GROSS	**808 SF**
NET	**683 SF**

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.1	NEW BASE CABINET
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.15	NEW FULL-HEIGHT LINEN CLOSET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C06.1	NEW ENERGY STAR RATED DISHWASHER
C06.3	NEW ENERGY STAR RATED REFRIGERATOR
C06.17	NEW RANGE AND OVER- THE- RANGE MICROWAVE
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C25.18	NEW WOOD FRAMED VANITY MIRROR

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

2

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441 FALCONER DR, COVINGTON, LA 70433

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

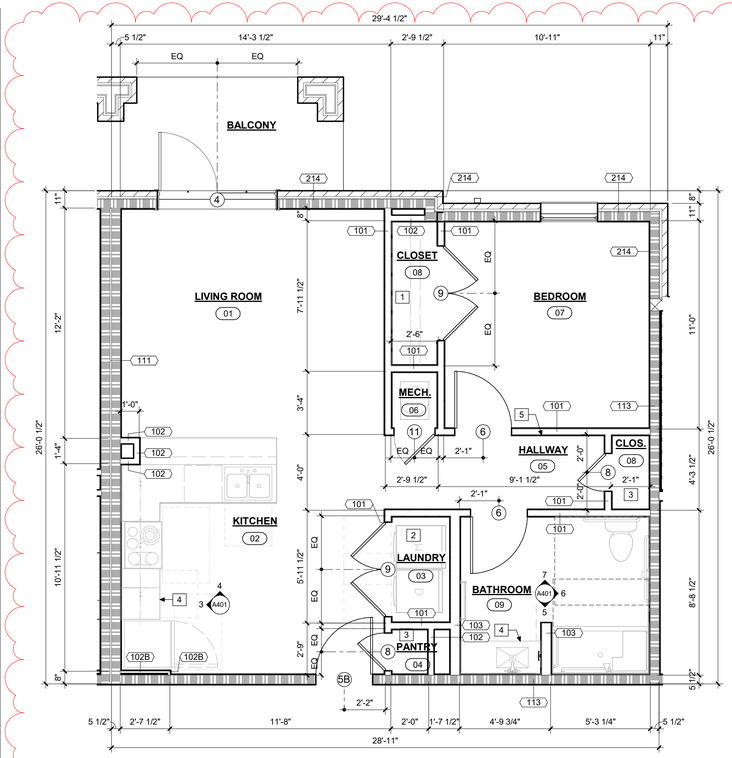
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 1BR UNIT - PLAN AND ELEVATIONS

A400

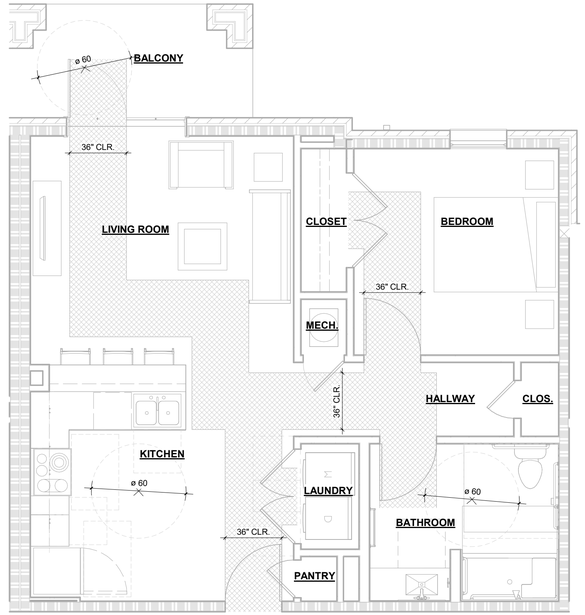
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1 UNIT TYPE 1BR - HC - 672 NSF

1/4" = 1'-0"

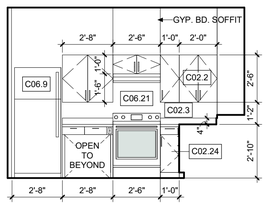
SPEC "B" FHA DWELLING UNIT - 672 SF NET



2 ACCESSIBILITY PLAN UNIT TYPE - 1BR HC

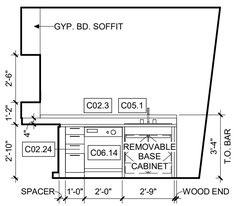
1/4" = 1'-0"

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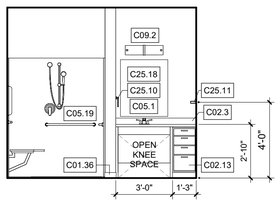
3 UNIT 1BR HC - KITCHEN INT. ELE.

1/4" = 1'-0"



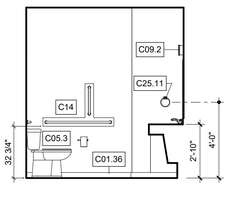
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1/4" = 1'-0"



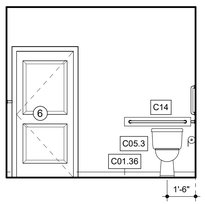
5 UNIT 1BR HC - BATH INT. ELE.

1/4" = 1'-0"



6 UNIT 1BR HC - BATH INT. ELE.

1/4" = 1'-0"



7 UNIT 1BR HC - BATH INT. ELE.

1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
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NET	683 SF

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C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C05.3	NEW ADA 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.19	NEW ADA ROLL-IN SHOWER AND SURROUND WITH FOLDING SEAT, TO MEET ICC/ ANSI A117.1, VERIFY DIMENSIONS WITH MANUFACTURER
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C14	NEW GRAB BARS
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

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KEYNOTES

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2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

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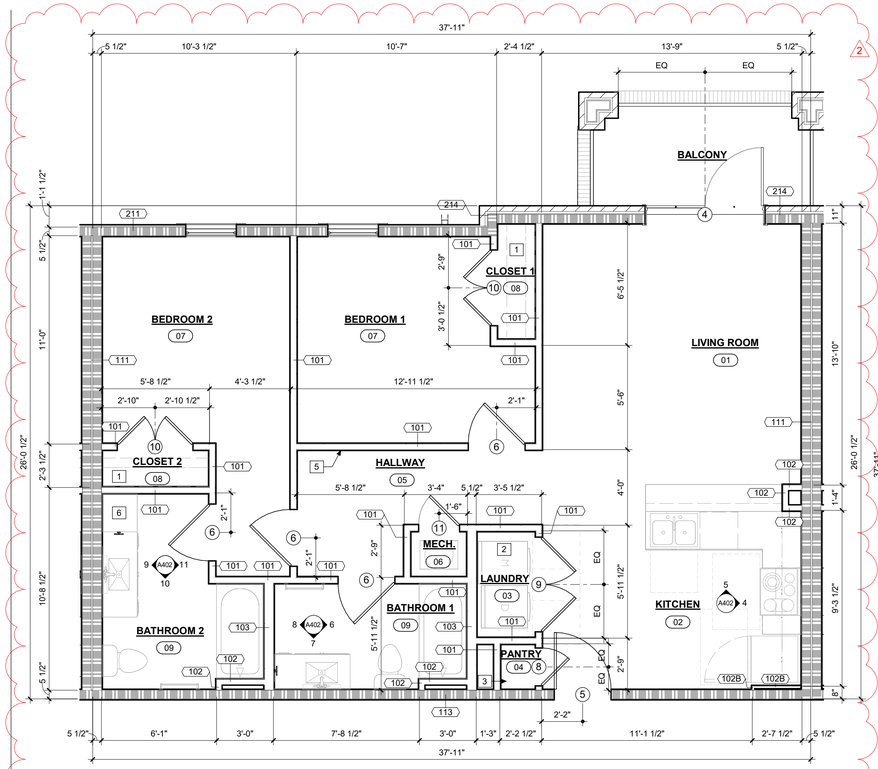
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ENLARGED 1BR HC UNIT - PLAN AND ELEVATIONS

A401

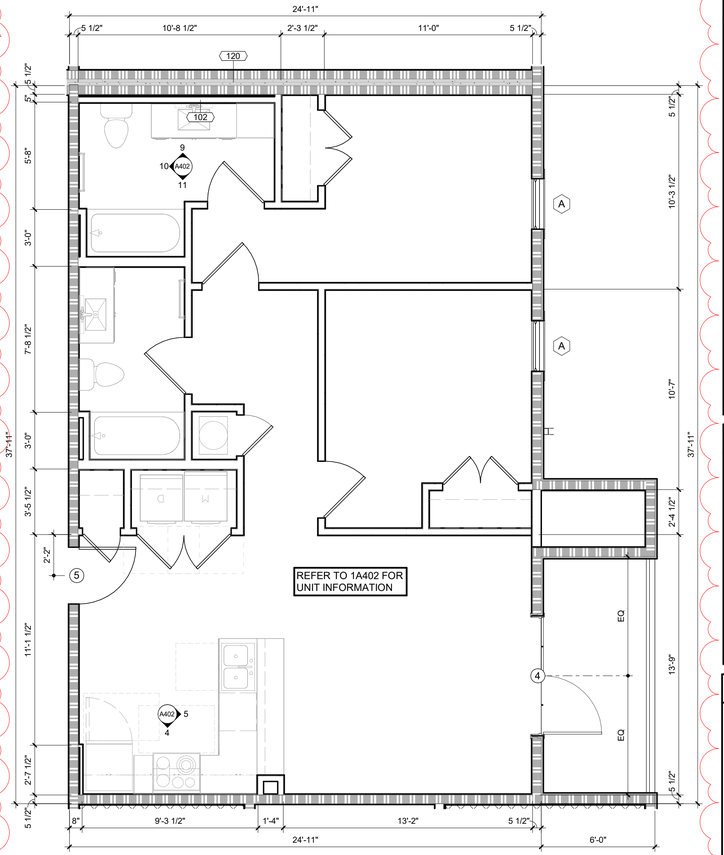
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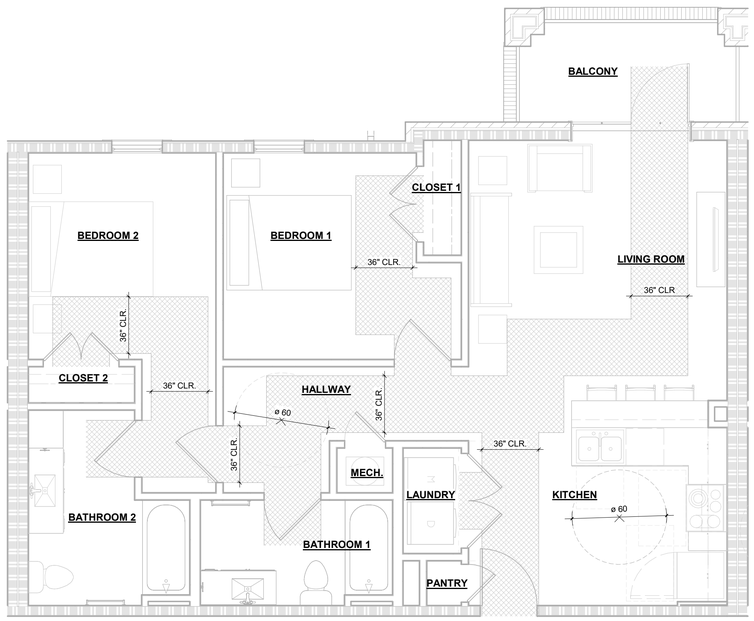
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1/4" = 1'-0"

SPEC "B" FHA DWELLING UNIT - 888 SF NET

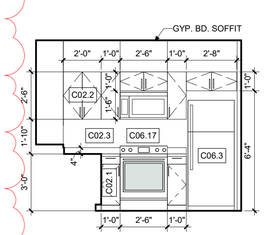


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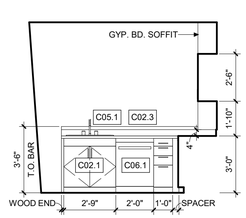
SPEC "B" FHA DWELLING UNIT - 888 SF NET



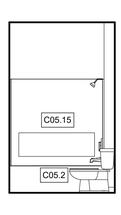
2 **ACCESSIBILITY PLAN UNIT TYPE - 2BR**
1/4" = 1'-0"



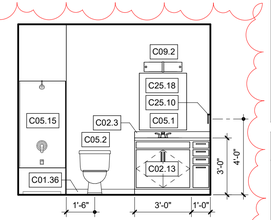
4 **UNIT 2BR - KITCHEN INT. ELE.**
1/4" = 1'-0"



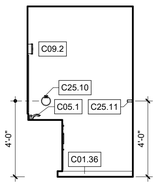
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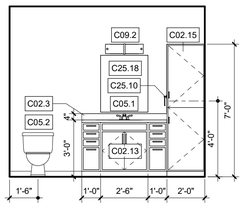
6 **UNIT 2BR - BATH 1 INT. ELE.**
1/4" = 1'-0"



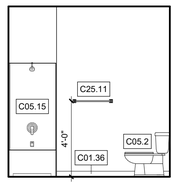
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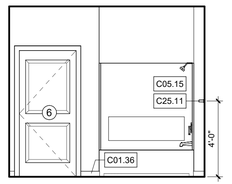
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9 **UNIT 2BR - BATH 2 INT. ELE.**
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20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
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FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

UNIT 2BR	
GROSS	**1,041 SF**
NET	**899 SF**

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE CYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

2

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.1	NEW BASE CABINET
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.15	NEW FULL-HEIGHT LINEN CLOSET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C06.1	NEW ENERGY STAR RATED DISHWASHER
C06.3	NEW ENERGY STAR RATED REFRIGERATOR
C06.17	NEW RANGE AND OVER- THE- RANGE MICROWAVE
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR

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CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363
DNAworkshop

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

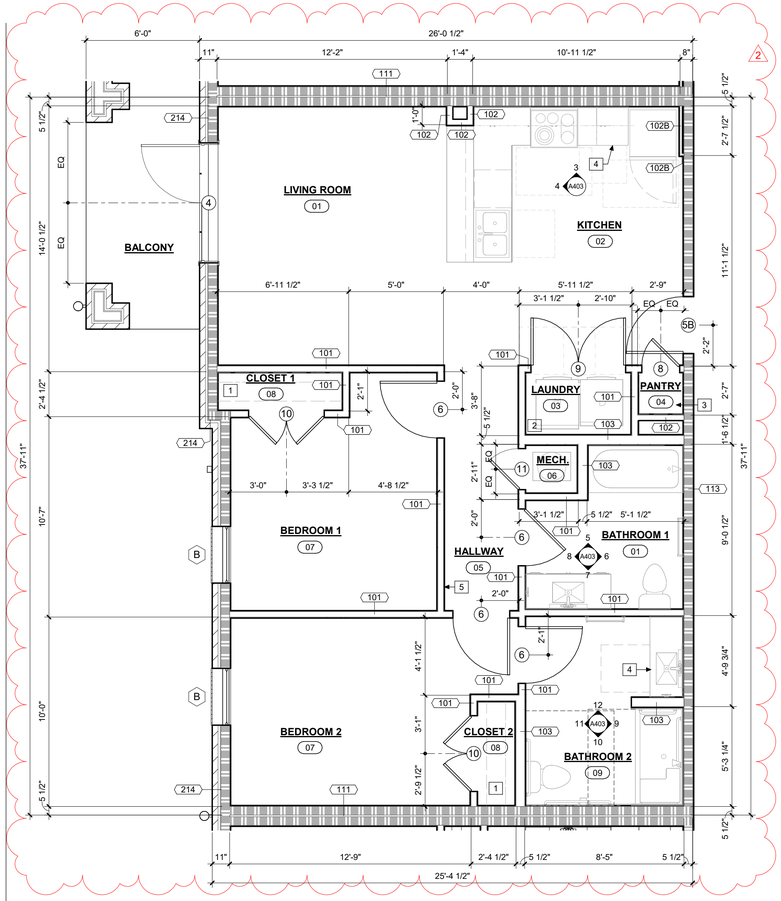
THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE AND LOCAL CODES.

JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

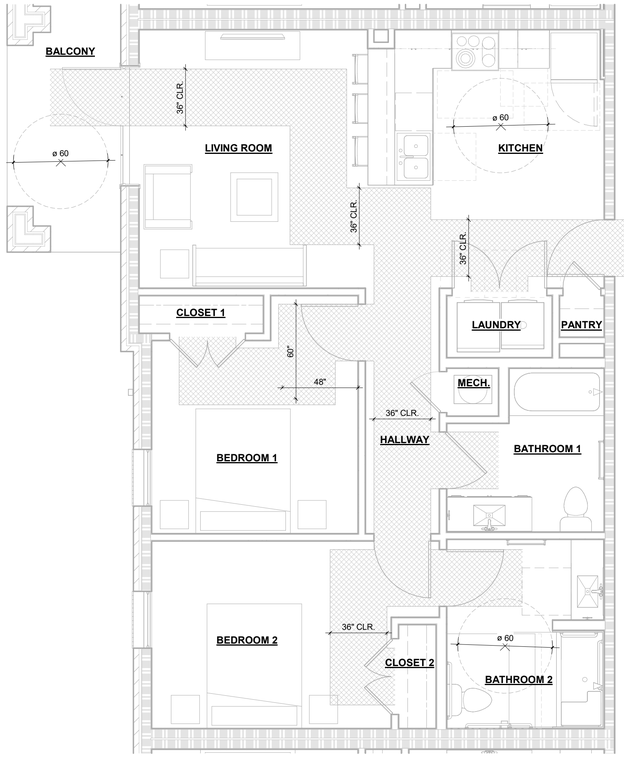
ENLARGED 2BR UNIT - PLAN AND ELEVATIONS

A402

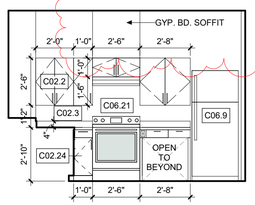
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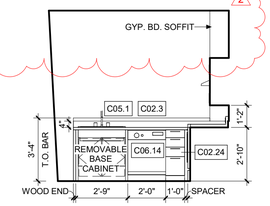
1 UNIT TYPE 2BR HC - 888 NSF
1/4" = 1'-0"
SPEC B FHA DWELLING UNIT - 888 SF NET



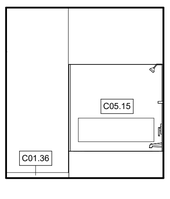
2 ACCESSIBILITY PLAN UNIT TYPE - 2BR HC
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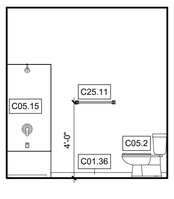
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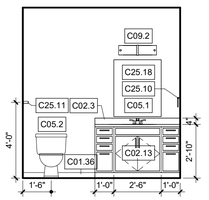
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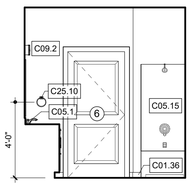
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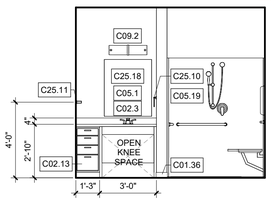
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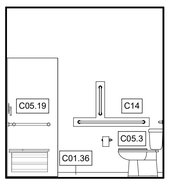
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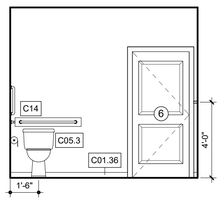
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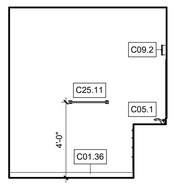
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3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

UNIT 2BR HC	
GROSS	**1,041 SF**
NET	**899 SF**

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.3	NEW ADA 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C05.19	NEW ADA ROLL-IN SHOWER AND SURROUND WITH FOLDING SEAT, TO MEET ICC/ ANSI A117.1, VERIFY DIMENSIONS WITH MANUFACTURER.
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C14	NEW GRAB BARS
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

DNAworkshop

REVISIONS		
2	5/23/25	ADDEND. #2

JOB NUMBER:	24-064
ISSUED:	04/25/25
ISSUED FOR:	
PERMITTING	

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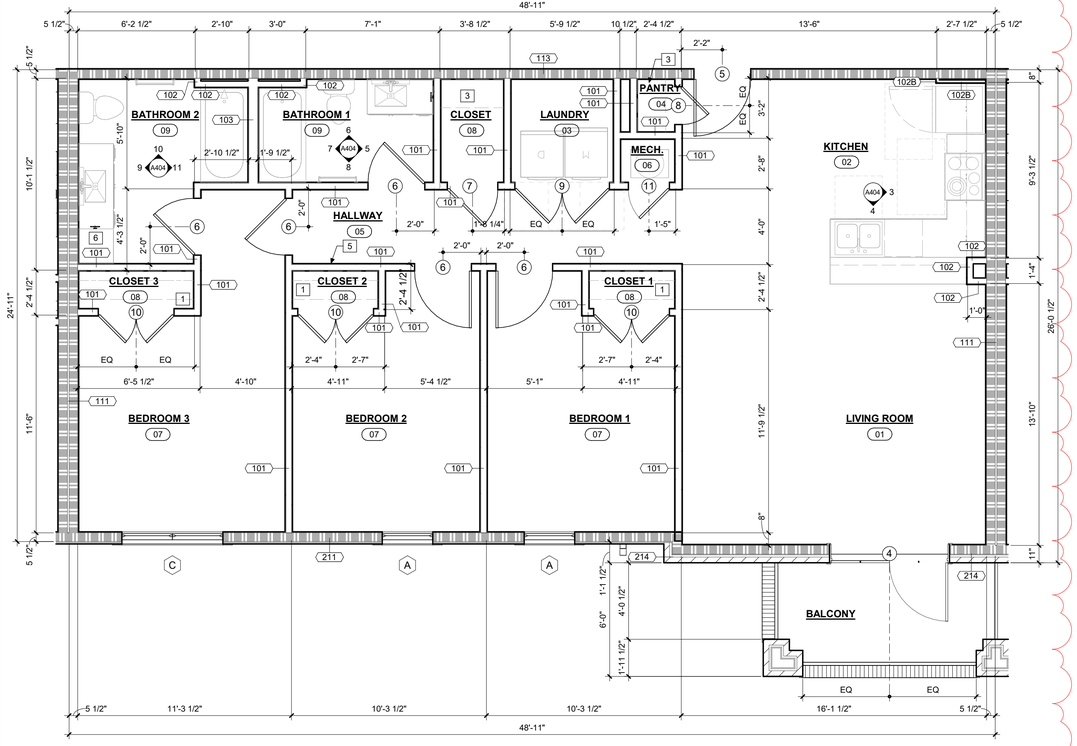
JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 2BR HC UNIT - PLAN AND ELEVATIONS

A403

PHASE: PERMIT

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1 UNIT TYPE 3BR - 1163 NSF
1/4" = 1'-0"

SPEC B FHA DWELLING UNIT - 1163 SF NET

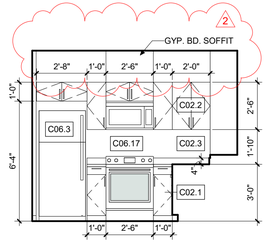


2 ACCESSIBILITY PLAN UNIT TYPE - 3BR
1/4" = 1'-0"

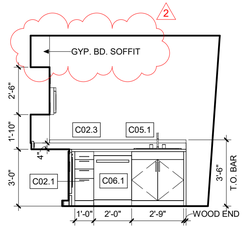
SPEC B FHA DWELLING UNIT - 1163 SF NET

KEYED NOTES - NEW CONSTRUCTION

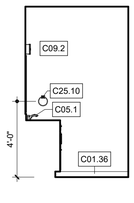
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C06.17	NEW RANGE AND OVER- THE- RANGE MICROWAVE
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
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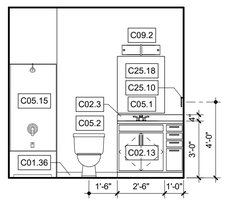
3 UNIT 3BR - KITCHEN INT. ELE.
1/4" = 1'-0"



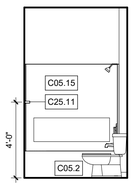
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1/4" = 1'-0"



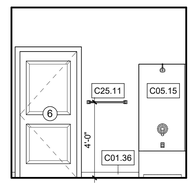
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1/4" = 1'-0"



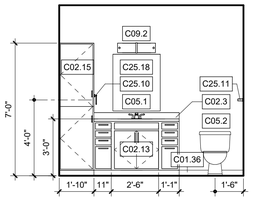
6 UNIT 3BR - BATH 1 INT. ELE.
1/4" = 1'-0"



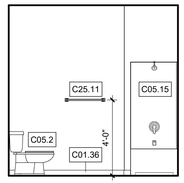
7 UNIT 3BR - BATH 1 INT. ELE.
1/4" = 1'-0"



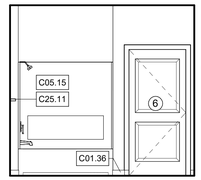
8 UNIT 3BR - BATH 1 INT. ELE.
1/4" = 1'-0"



9 UNIT 3BR - BATH 2 INT. ELE.
1/4" = 1'-0"



10 UNIT 3BR - BATH 2 INT. ELE.
1/4" = 1'-0"



11 UNIT 3BR - BATH 2 INT. ELE.
1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTORS WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
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3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
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PLAN NOTES

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3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
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8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
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5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
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KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

UNIT 3BR	
GROSS	1,321 SF
NET	1,163 SF

DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

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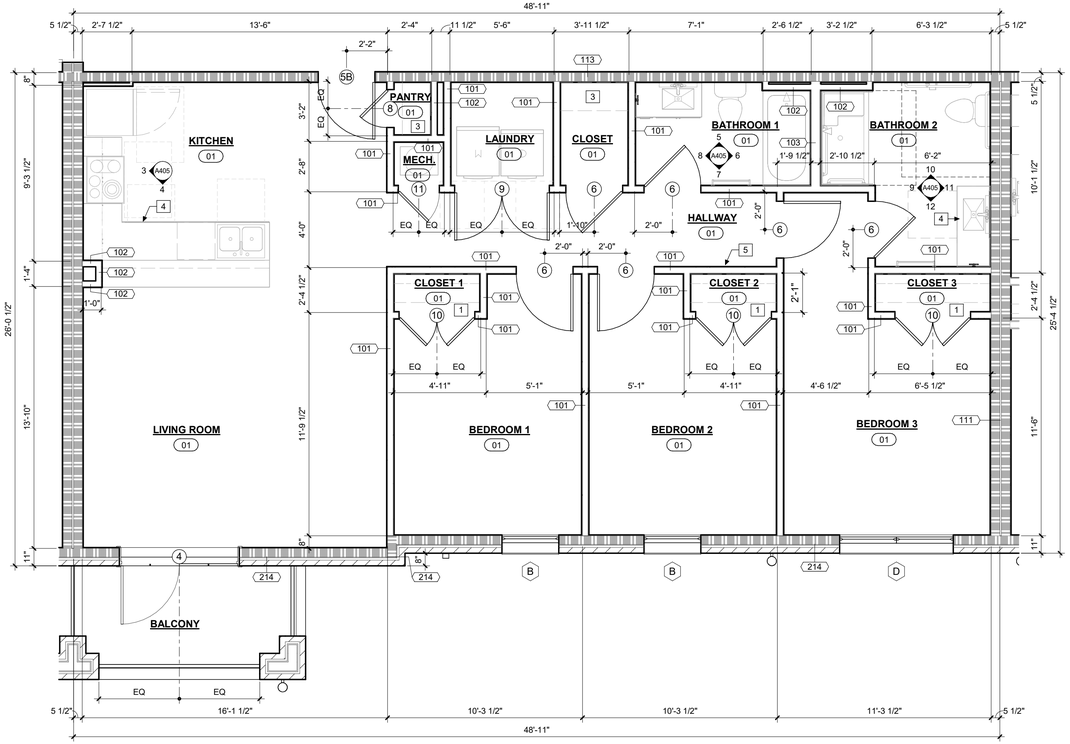
JOSEPH DYKE NELSON LIC. NO. 6716 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 3BR UNIT - PLAN AND ELEVATIONS

A404

PHASE: PERMIT

5/23/2025 5:13:57 PM © COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC.



1 UNIT TYPE 3BR HC
1/4" = 1'-0"

SPEC "B" FHA DWELLING UNIT - 888 SF NET

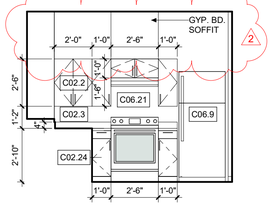


2 ACCESSIBILITY PLAN UNIT TYPE - 3BR HC
1/4" = 1'-0"

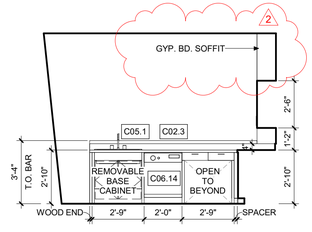
SPEC "B" FHA DWELLING UNIT - 888 SF NET

KEYED NOTES - NEW CONSTRUCTION

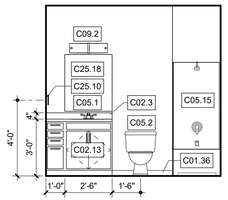
C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.3	NEW ADA 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C05.19	NEW ADA ROLL-IN SHOWER AND SURROUND WITH FOLDING SEAT, TO MEET ICC/ ANSI A117.1, VERIFY DIMENSIONS WITH MANUFACTURER
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C14	NEW GRAB BARS
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR



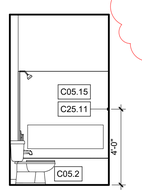
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1/4" = 1'-0"



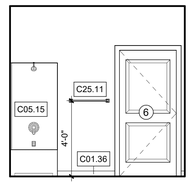
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1/4" = 1'-0"



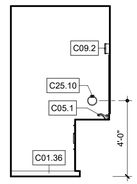
5 UNIT 3BR HC - BATH 1 INT. ELE.
1/4" = 1'-0"



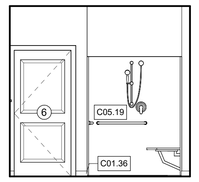
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1/4" = 1'-0"



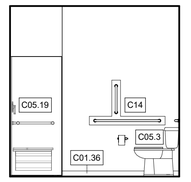
7 UNIT 3BR HC - BATH 1 INT. ELE.
1/4" = 1'-0"



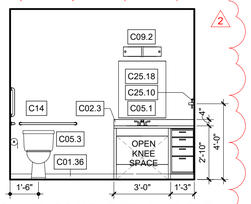
8 UNIT 3BR HC - BATH 1 INT. ELE.
1/4" = 1'-0"



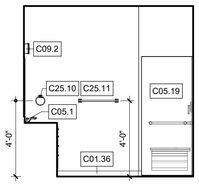
9 UNIT 3BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



10 UNIT 3BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



11 UNIT 3BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



12 UNIT 3BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

UNIT 3BR - HC	
GROSS	1,321 SF
NET	1,163 SF

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441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363
DNAworkshop

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

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JOSEPH DYKE NELSON LIC. NO. 6716 STATE OF LOUISIANA REGISTERED ARCHITECT

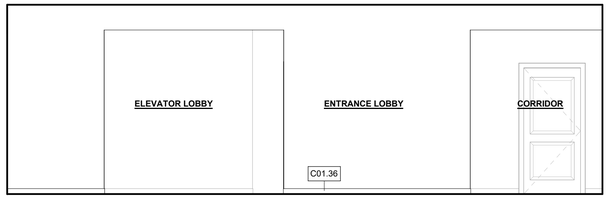
ENLARGED 3BR HC UNIT - PLAN AND ELEVATIONS

A405

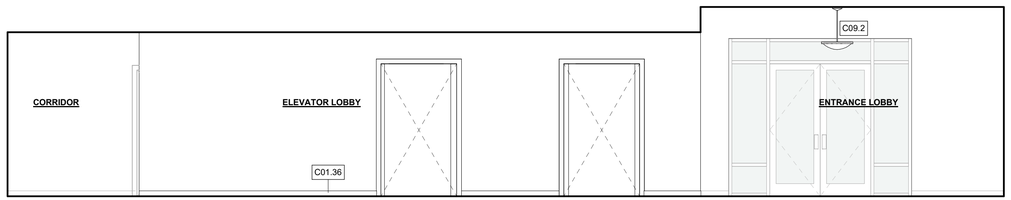
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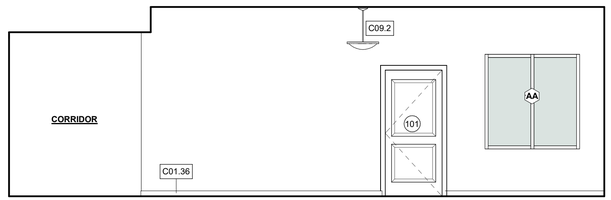
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1/4" = 1'-0"



2 ELEVATION - ENTRANCE/ ELEV. LOBBY
1/4" = 1'-0"

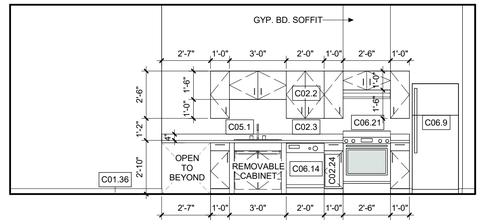


3 ELEVATION - ENTRANCE/ ELEV. LOBBY
1/4" = 1'-0"

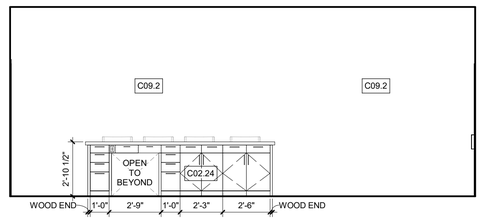


4 ELEVATION - ENTRANCE/ ELEV. LOBBY
1/4" = 1'-0"

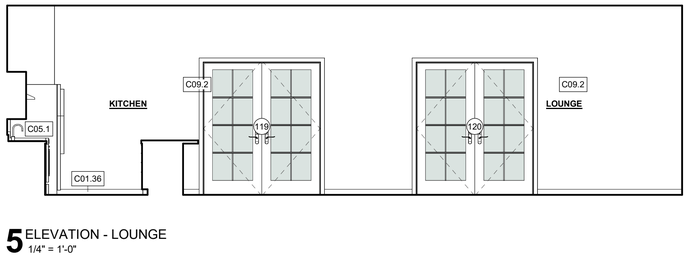
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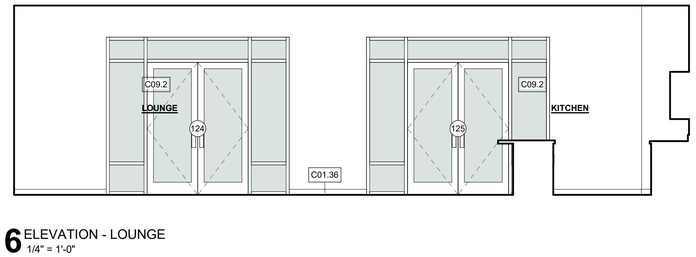
7 ELEVATION - KITCHEN INT. ELE.
1/4" = 1'-0"



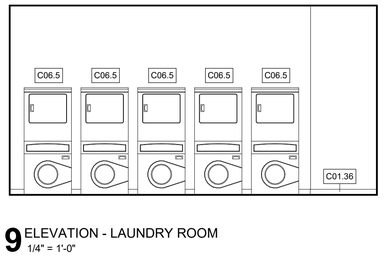
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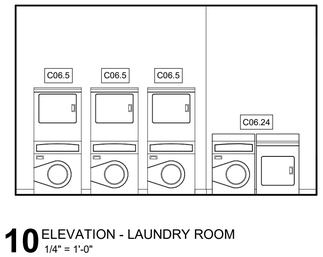
5 ELEVATION - LOUNGE
1/4" = 1'-0"



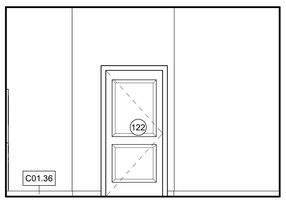
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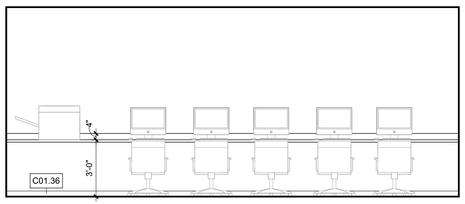
9 ELEVATION - LAUNDRY ROOM
1/4" = 1'-0"



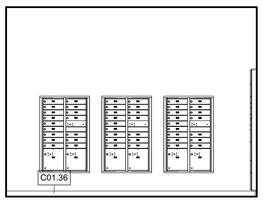
10 ELEVATION - LAUNDRY ROOM
1/4" = 1'-0"



11 ELEVATION - LAUNDRY ROOM
1/4" = 1'-0"



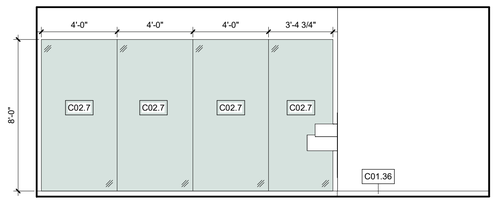
12 ELEVATION - COMP. CENTER
1/4" = 1'-0"



13 ELEVATION - MAIL ROOM
1/4" = 1'-0"

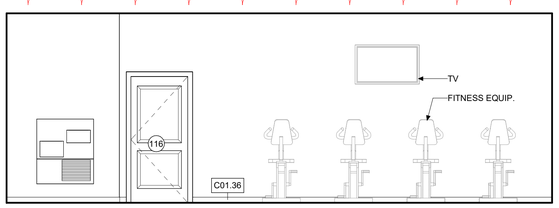


14 ELEVATION - MAIL ROOM
1/4" = 1'-0"



15 ELEVATION - FITNESS CENTER
1/4" = 1'-0"

2

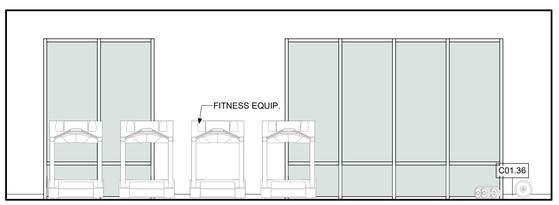


16 ELEVATION - FITNESS CENTER
1/4" = 1'-0"

2



17 ELEVATION - FITNESS CENTER
1/4" = 1'-0"



18 ELEVATION - FITNESS CENTER
1/4" = 1'-0"

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.7	NEW MIRROR
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
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C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C06.24	NEW ADA COMPLIANT, ENERGY STAR RATED WASHERS AND DRYERS
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

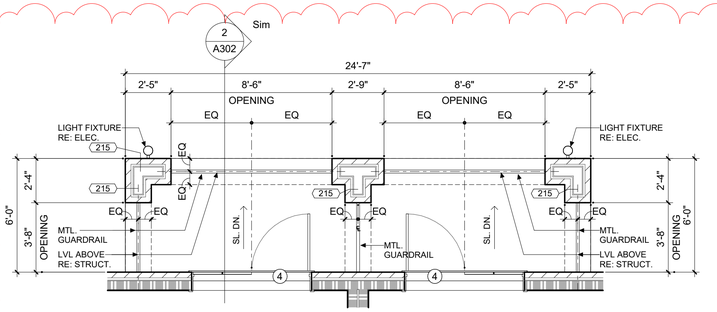
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ACTIVITY CENTER - INTERIOR ELEVATIONS

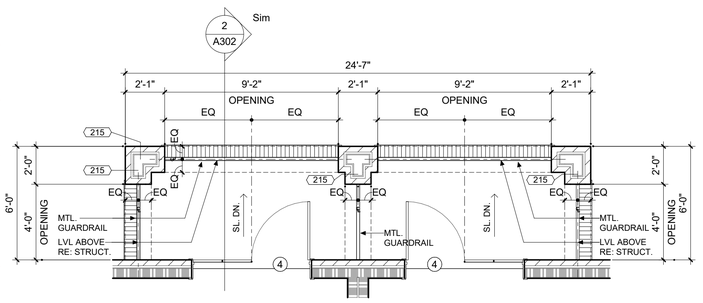
A406

PHASE: PERMIT

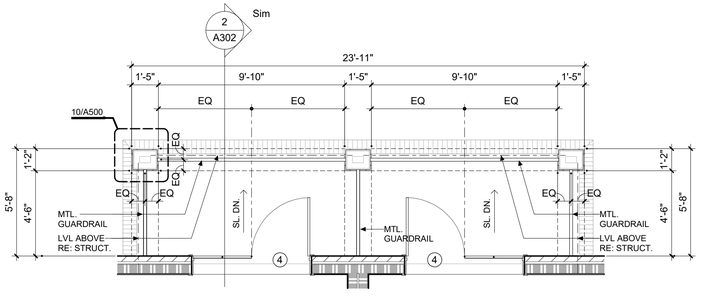


1 DOUBLE PATIO PLAN - FIRST FLOOR
1/4" = 1'-0"

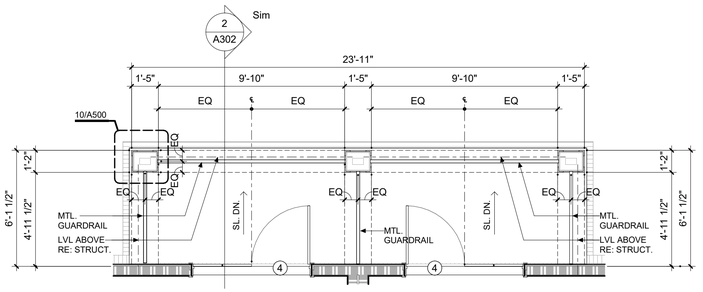
NOTE: FIRST FLOOR GUARDRAILS ON PATIOS FACING STREET ONLY.



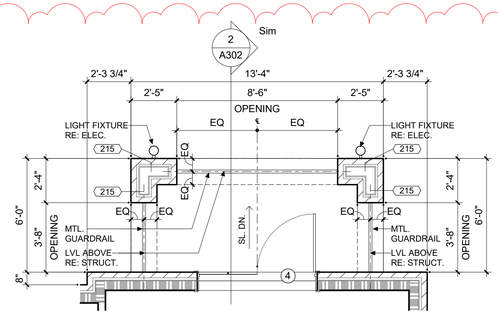
2 DOUBLE BALCONY PLAN - SECOND FLOOR
1/4" = 1'-0"



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

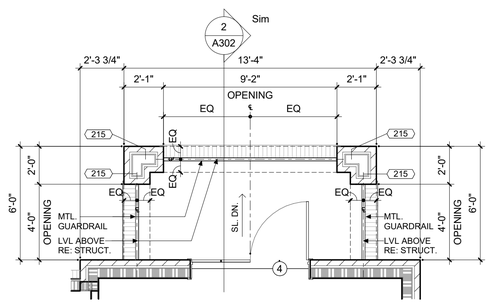


4 DOUBLE BALCONY PLAN - FOURTH FLOOR
1/4" = 1'-0"

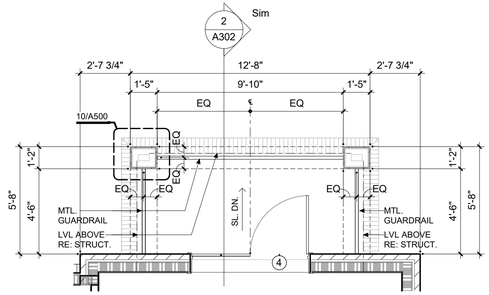


5 SINGLE PATIO PLAN - FIRST FLOOR
1/4" = 1'-0"

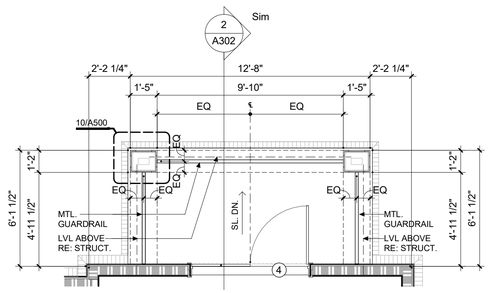
NOTE: FIRST FLOOR GUARDRAILS ON PATIOS FACING STREET ONLY.



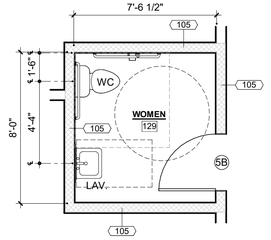
6 SINGLE BALCONY PLAN - SECOND FLOOR
1/4" = 1'-0"



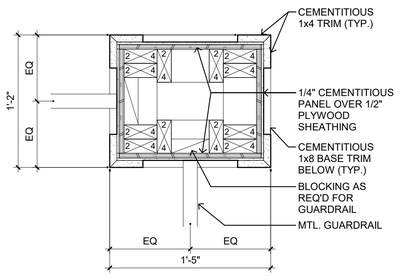
7 SINGLE BALCONY PLAN - THIRD FLOOR
1/4" = 1'-0"



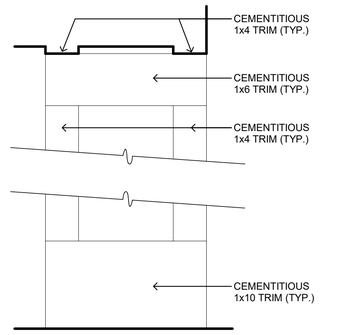
8 SINGLE BALCONY PLAN - FOURTH FLOOR
1/4" = 1'-0"



9 ENLARGED MEN 128 / WOMEN 129 PLAN
1/4" = 1'-0"



10 COLUMN PLAN DETAIL
1 1/2" = 1'-0"



11 COLUMN ELEVATION DETAIL
1 1/2" = 1'-0"

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

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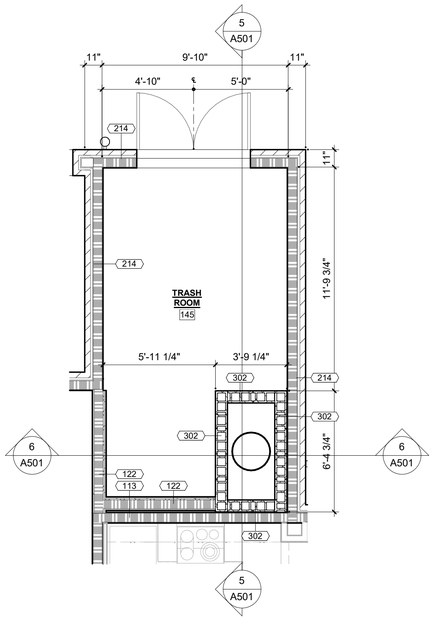
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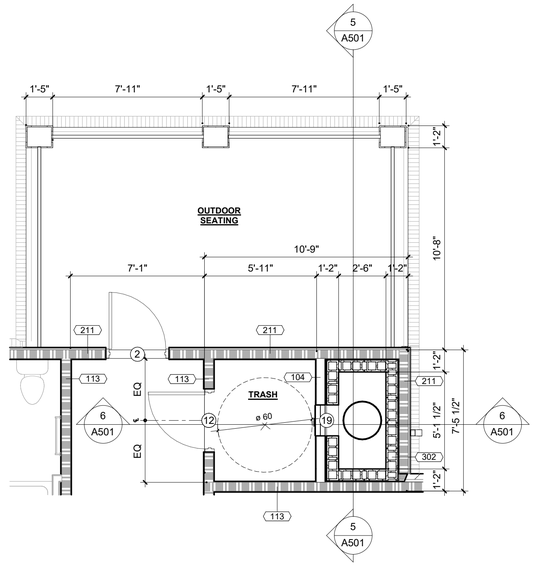
ENLARGED BALCONY PLANS & DETAILS

A500

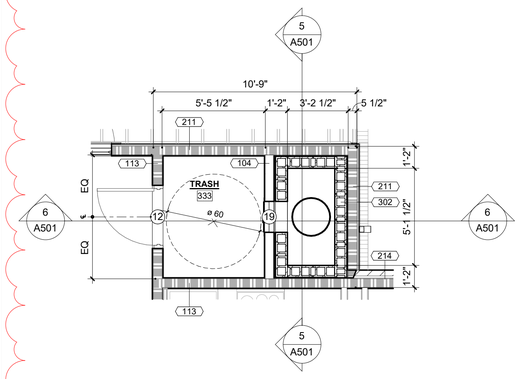
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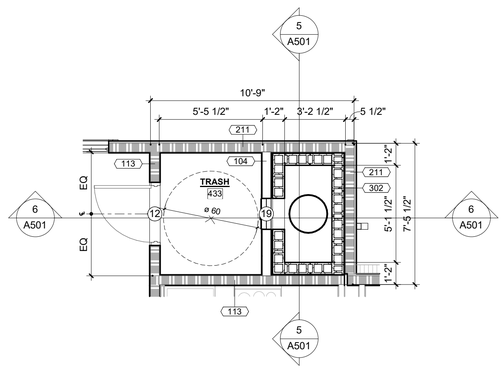
1 ENLARGED TRASH ROOM - FIRST FLOOR PLAN
1/4" = 1'-0"



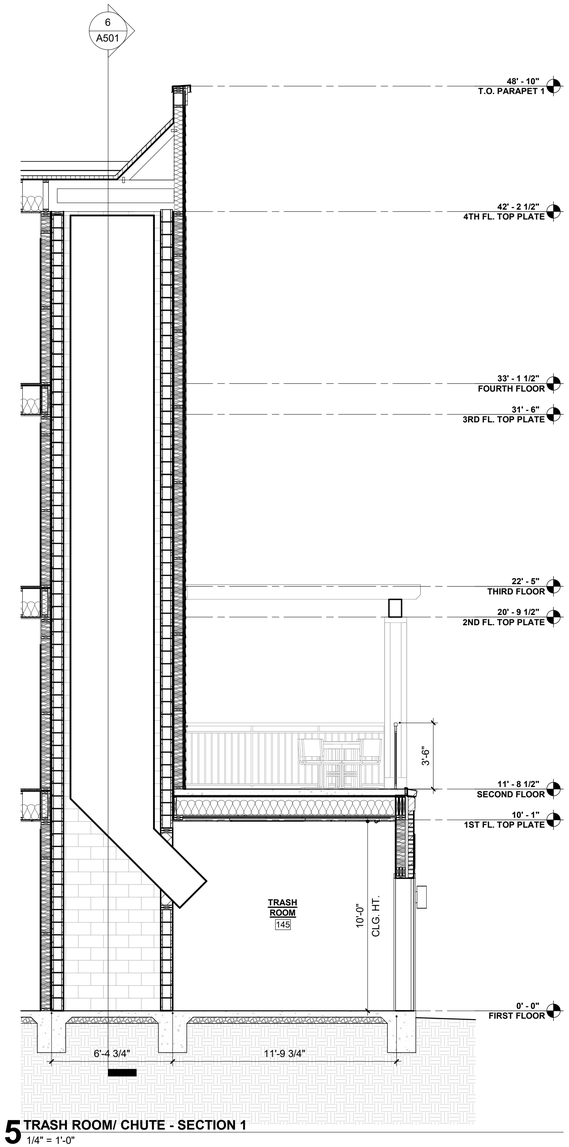
2 ENLARGED TRASH ROOM - SECOND FLOOR PLAN
1/4" = 1'-0"



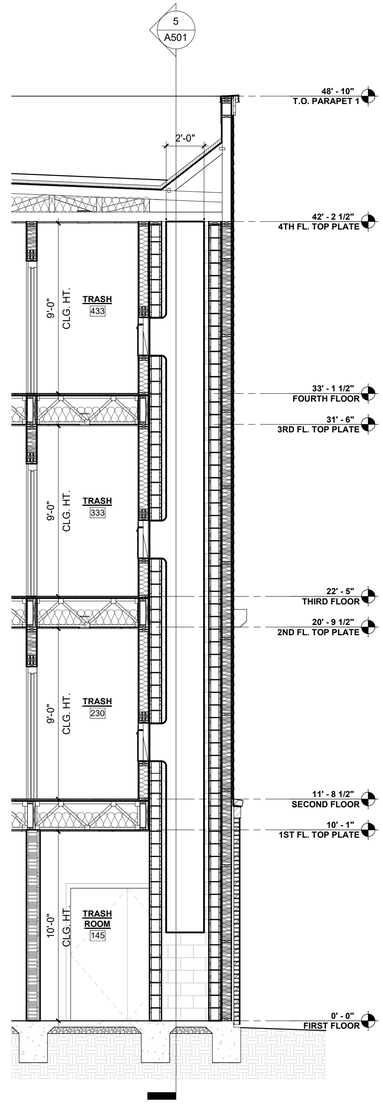
3 ENLARGED TRASH ROOM - THIRD FLOOR PLAN
1/4" = 1'-0"



4 ENLARGED TRASH ROOM - FOURTH FLOOR PLAN
1/4" = 1'-0"



5 TRASH ROOM/ CHUTE - SECTION 1
1/4" = 1'-0"



6 TRASH ROOM/ CHUTE - SECTION 2
1/4" = 1'-0"

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REVISIONS		
2	5/23/25	ADDEND. #2

JOB NUMBER:	24-064
ISSUED:	04/25/25
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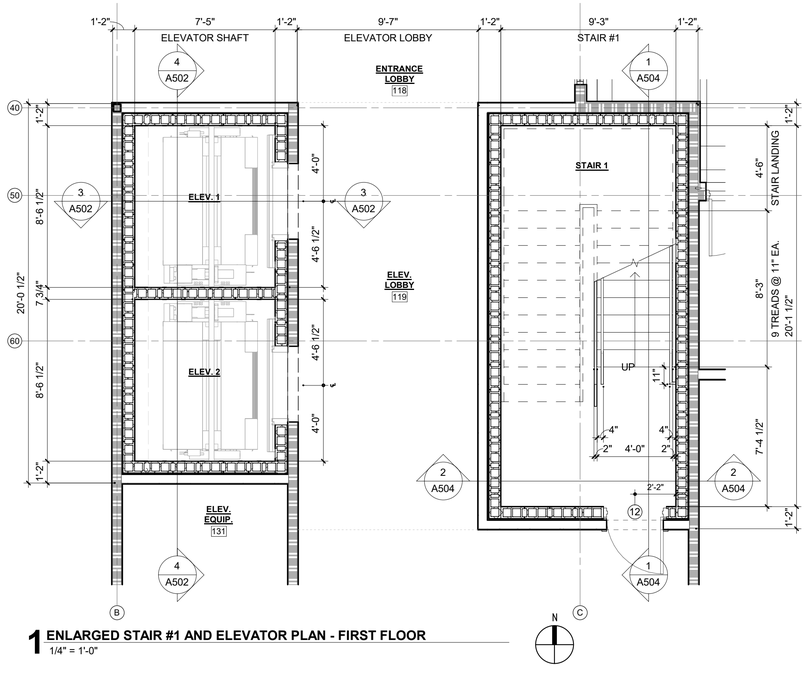
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JOSEPH DYKE NELSON LIC. NO. 61018 STATE OF LOUISIANA REGISTERED ARCHITECT

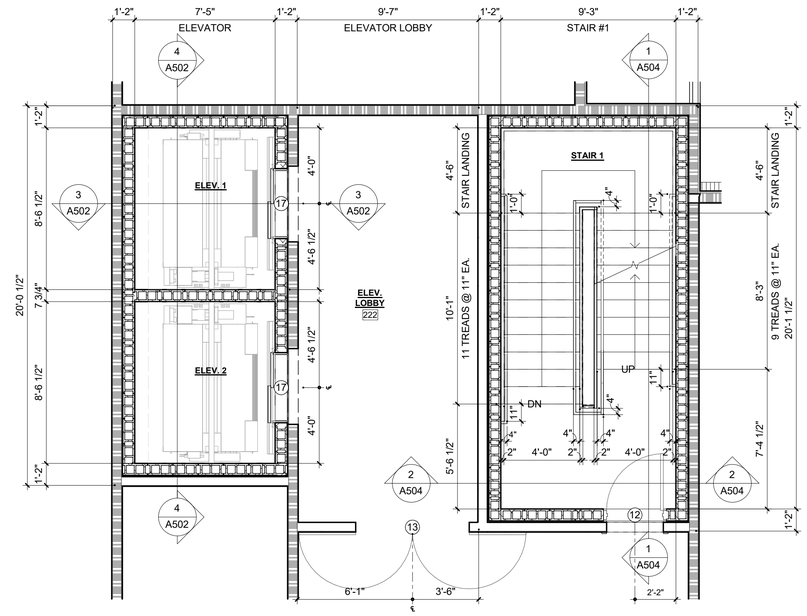
ENLARGED TRASH ROOM PLANS AND TRASH CHUTE DETAILS

A501

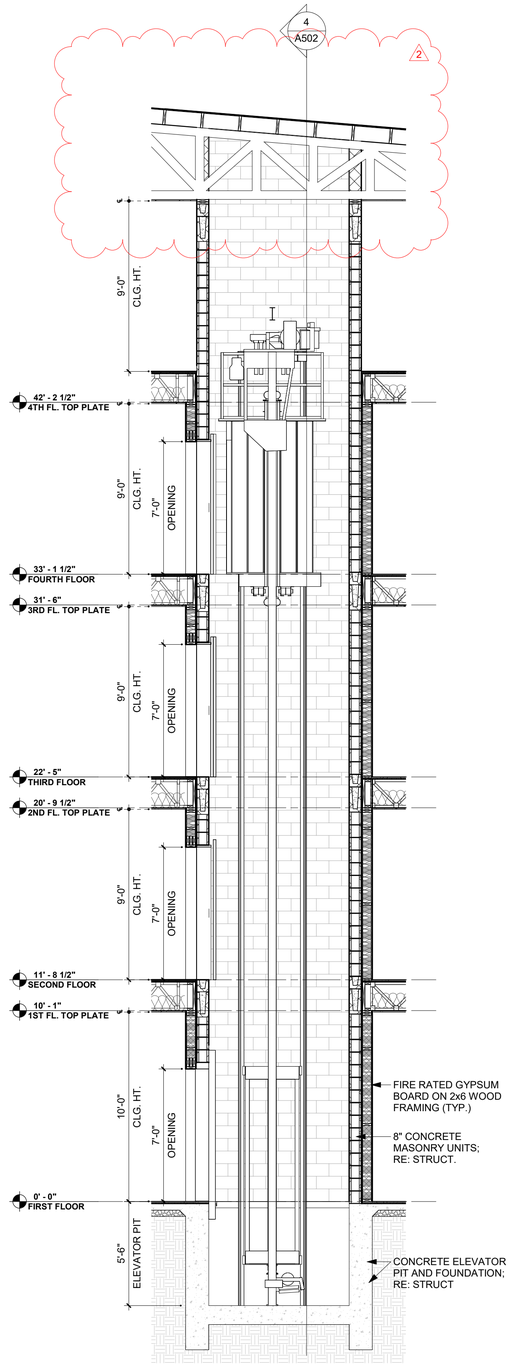
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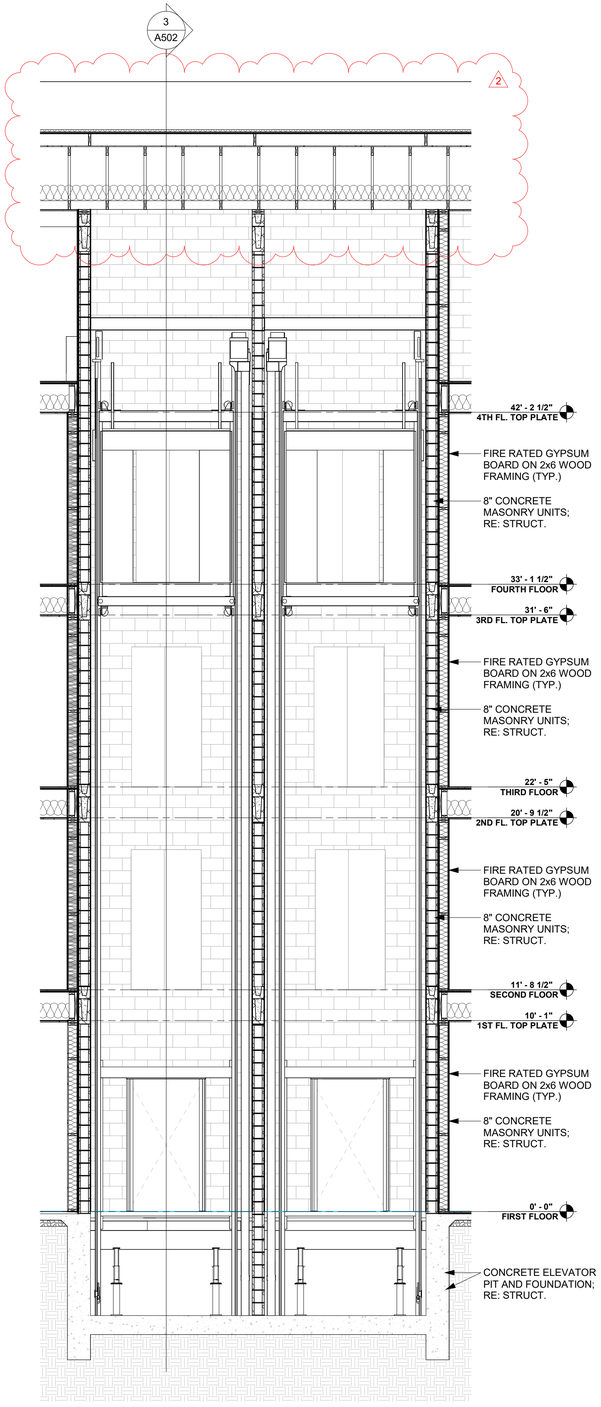
1 ENLARGED STAIR #1 AND ELEVATOR PLAN - FIRST FLOOR
1/4" = 1'-0"



2 ENLARGED STAIR #1 AND ELEVATOR PLAN - UPPER FLOORS
1/4" = 1'-0"



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



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

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2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
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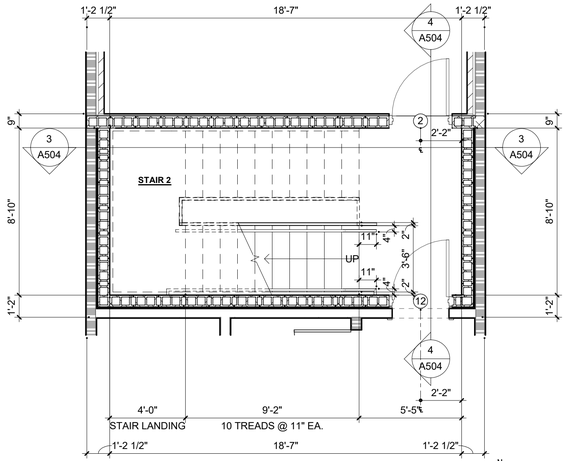
JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED ELEVATOR & STAIR PLAN AND SECTIONS

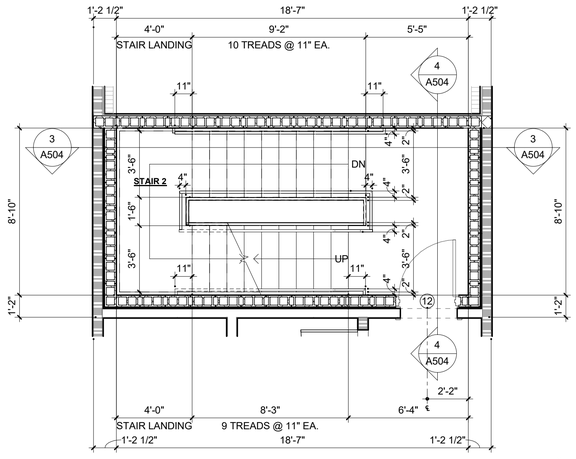
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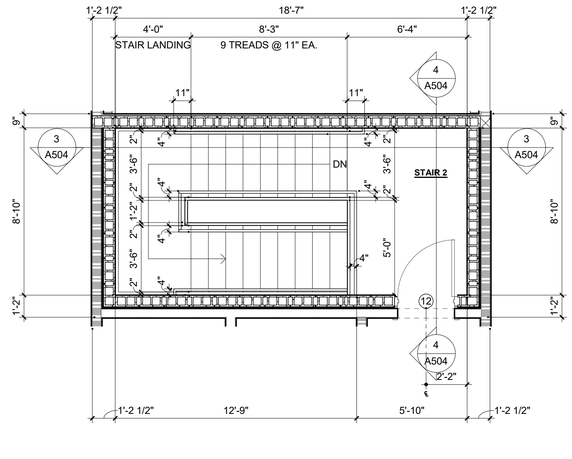
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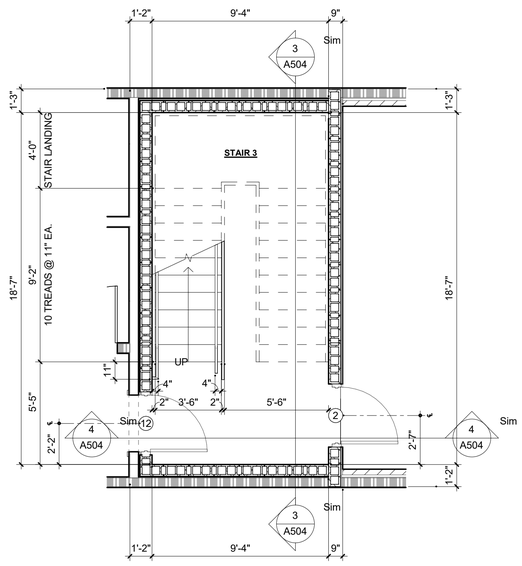
1 ENLARGED FIRST FLOOR PLAN - STAIR #2
1/4" = 1'-0"



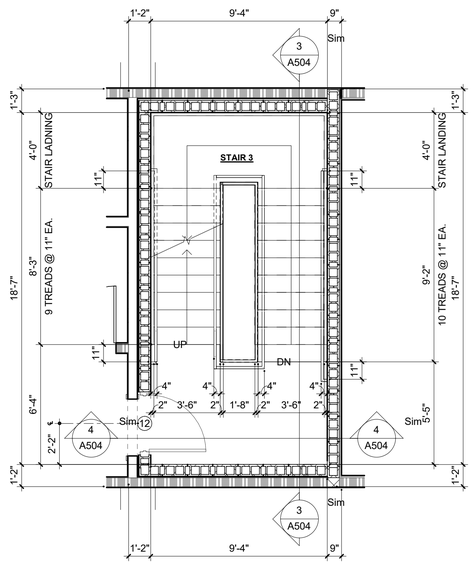
2 ENLARGED STAIR PLAN - 2ND & 3RD FLOORS - STAIR #2
1/4" = 1'-0"



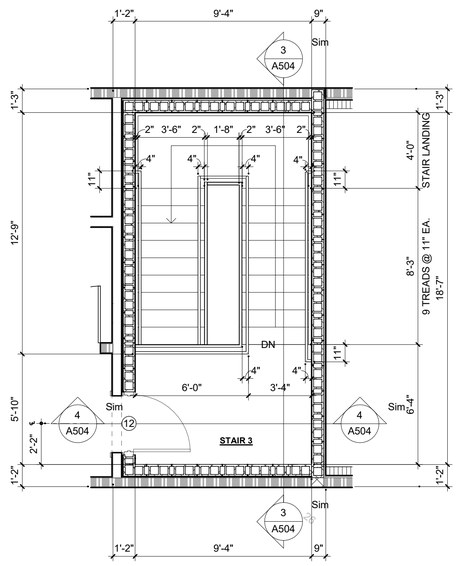
3 ENLARGED STAIR PLAN - 4TH FLOOR - STAIR #2
1/4" = 1'-0"



4 ENLARGED STAIR PLAN - 1ST FLOOR - STAIR #3
1/4" = 1'-0"



5 ENLARGED STAIR PLAN - 2ND & 3RD FLOORS - STAIR #3
1/4" = 1'-0"



6 ENLARGED STAIR PLAN - 4TH FLOOR - STAIR #3
1/4" = 1'-0"

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REVISIONS

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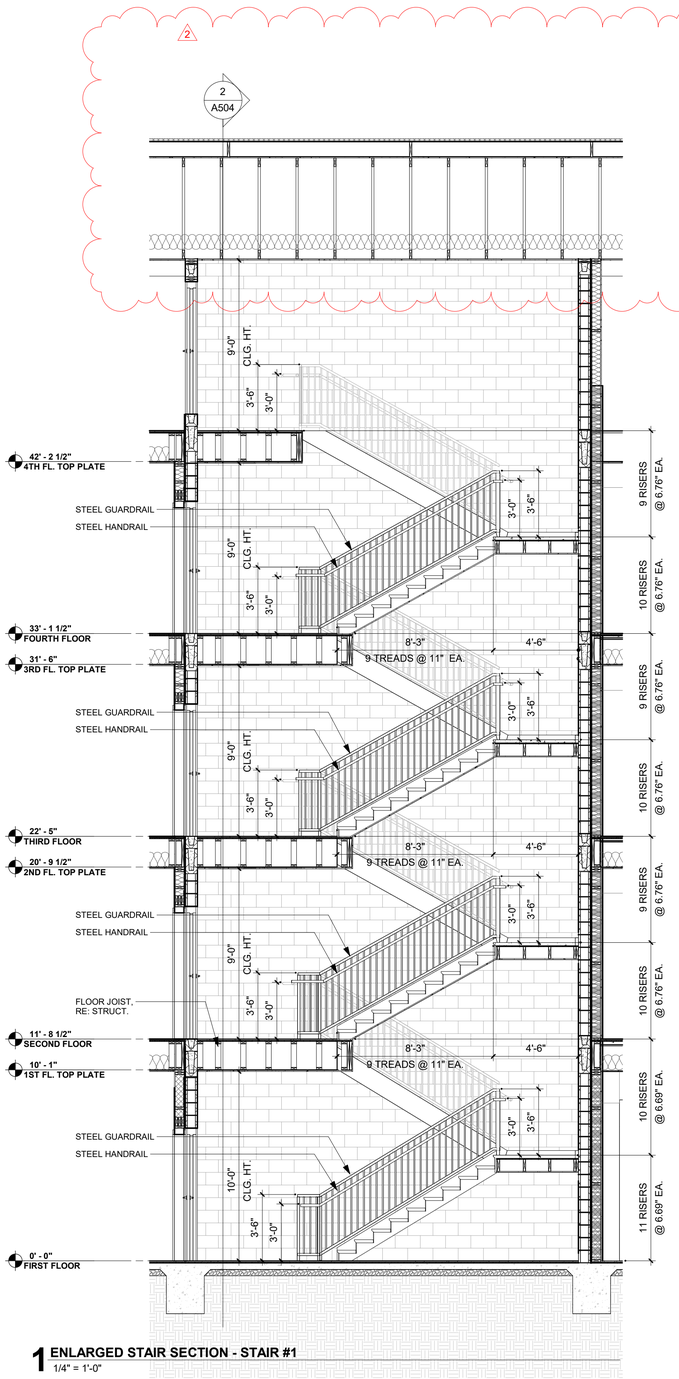
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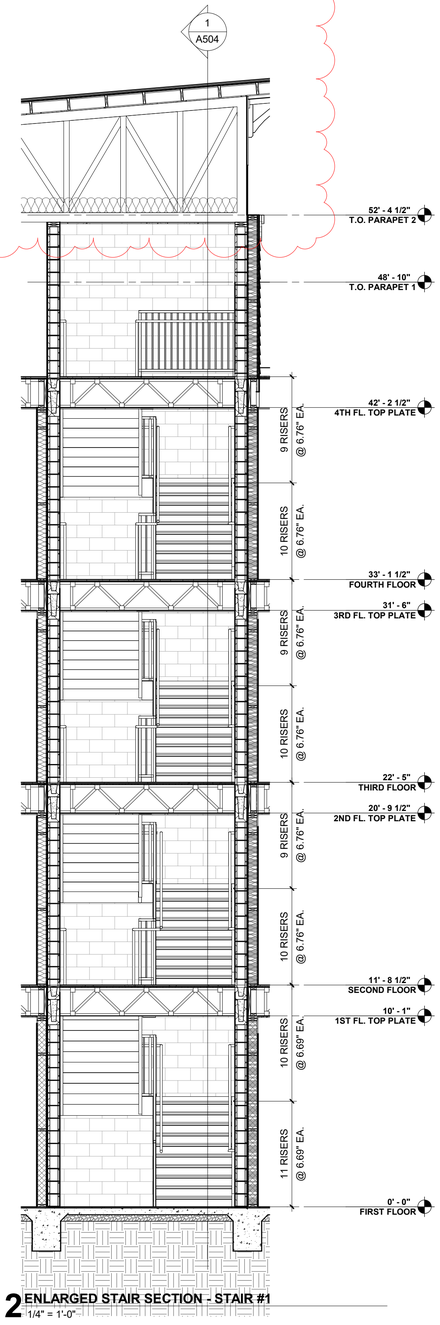
ENLARGED STAIR PLAN AND SECTIONS

A503

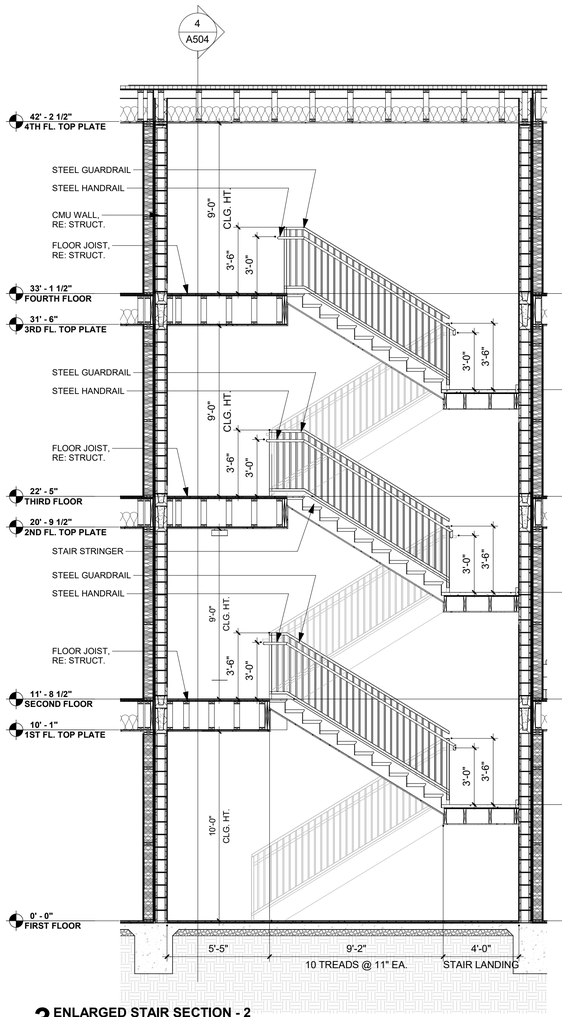
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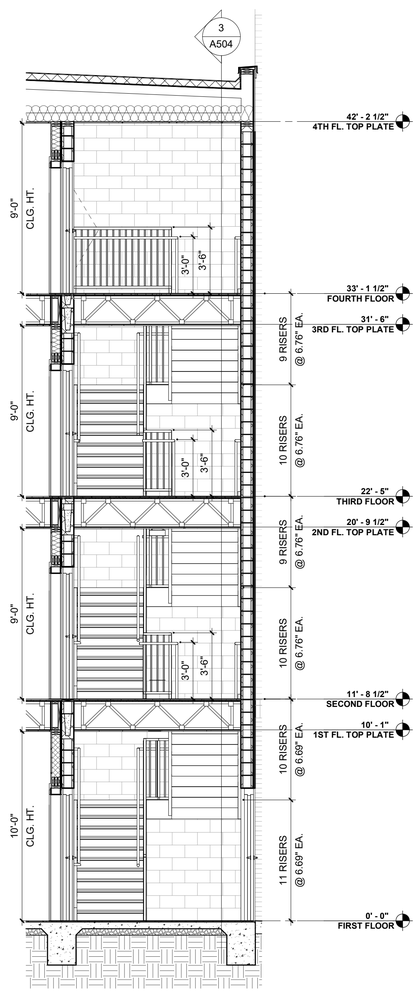
1 ENLARGED STAIR SECTION - STAIR #1
1/4" = 1'-0"



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



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



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

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REVISIONS

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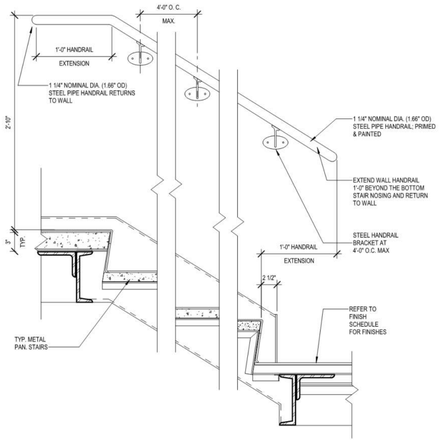
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JOSEPH DYKE NELSON
LIC. NO. 6118
STATE OF LOUISIANA
REGISTERED ARCHITECT

ENLARGED STAIR PLAN AND SECTIONS

A504

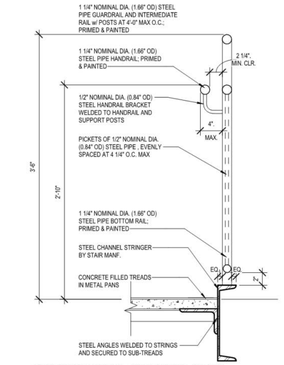
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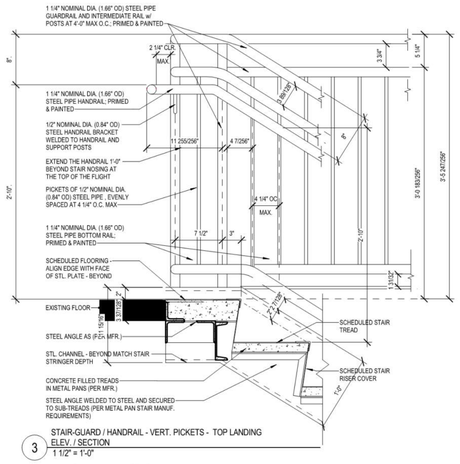
11 STAIR - HANDRAIL - WALL MOUNTED ELEV. / SECTION
1 1/2" = 1'-0"

TYPICAL METAL STAIR, GUARDRAIL AND HANDRAIL NOTES:

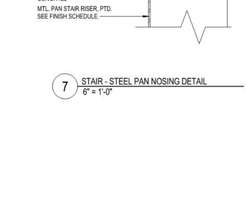
1. REFERENCE METAL FABRICATIONS AND METAL STAIR SPECIFICATIONS WHICH INDICATES THAT THE METAL STAIR, GUARDRAIL AND HANDRAIL SHALL HAVE DESIGN DATA AND CALCULATIONS SHOP DRAWINGS SUBMITTED WHICH SAHLL INDICATE COMPLIANCE WITH THE SPECIFIED AND CODE REQUIRED LOADINGS. SUCH CALCULATIONS SHALL BE SIGNED AND SEALED WITH THE STAMP AND SIGNATURE OF THE (DOP) DELEGATED DESIGN PROFESSIONAL.
2. ALL GUARDRAILS SHALL HAVE PICKETS OF 1/2" NOMINAL DIA. (0.84" OD) STEEL PIPE , EVENLY SPACED AT 4 1/4" O.C. MAX WHETHER SHOWN ON THE DRAWINGS OR NOT. PICKETS MIGHT NOT BE SHOWN TYPICALLY FOR CLARITY.
3. PROVIDE CONT. 16 GA. MIN. FLAT STOCK SHT. MTL. PUDDLE WELDED TO STAIR AND LANDING STRINGERS AT 12" O.C., DRESSED SMOOTH TO SEAL GAPS BETWEEN STAIRS AND WALLS.
4. ALL WELDS ON THE GUARDARIL AND HANDRAILS SHALL BE DONE IN THE SHOP AND GROUN SMOOTH, AND SHALL BE WITH CONTINUOUS WELDS AND FREE OF VOIDS.
5. ALL CONCRETE FOR THE STAIR PANS AND LANDINGS SHALL BE MINIMUM 4,000 PSI REGULAR WEIGHT CONCRETE WITH 1.5% FIBERGLAS MESH ADDITIVE. FINISH CONCRETE SURFACES TO RECEIVE FLOOR SURFACES; REF. ID DRAWINGS FOR FLOOR AND WALL FINISHES.
6. FOR WALLS OF STAIR ENCLOSURES WHERE IT IS FOUND THAT CMU WALLS ARE EXISTING, FILL CELLS IN THE CMU WALLS WITH CEMENT GROUT FOR ANCHORING HANDRAIL BRACKETS.
7. ALL PROJECTING THREADS FOR WALL RAILING BRACKET ANCHORS SHALL BE TRIMMED SMOOTH FLUSH WITH FACE OF NUT.
8. ALL EXPOSED STEEL FRAMING MEMBERS, METAL DECK AND UNDERSIDE OF STAIRS TO BE PRIMED & PAINTED.
9. IT IS THE INTENT OF THESE DOCUMENTS THAT WHERE THE EXISTING FLOORING SYSTEM IS TO BE MODIFIED TO INSTALL THESE NEW STAIRS, THAT NEW WOOD BULLNOSE TRIM & A WOOD FASCIA BE APPLIED TO CLOSE OFF THE EXISTING FLOORING SYSTEM. THE TRIM SHALL BE PRIMED & PAINTED



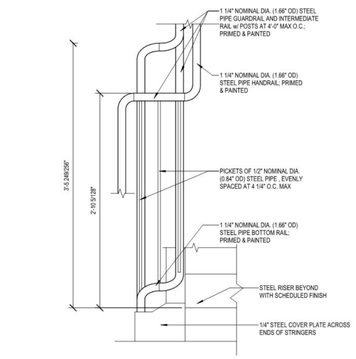
6 STAIR-GUARD / HANDRAIL - VERT. PICKETS - CHANNEL STRINGER - SECTION
1 1/2" = 1'-0"



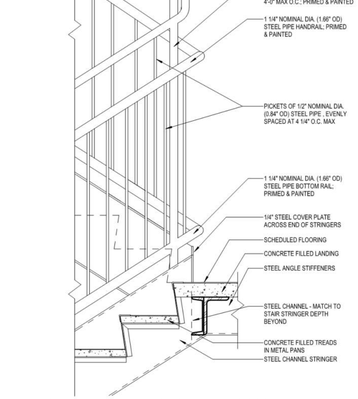
3 STAIR-GUARD / HANDRAIL - VERT. PICKETS - TOP LANDING ELEV. / SECTION
1 1/2" = 1'-0"



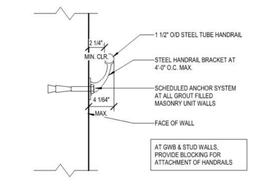
9 STAIR TREADS @ WALL DETAIL
1 1/2" = 1'-0"



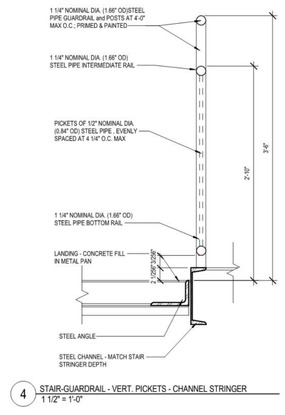
5 STAIR-GUARD / HANDRAIL - VERT. PICKETS - LANDING RETURN ELEV. / SECTION
1 1/2" = 1'-0"



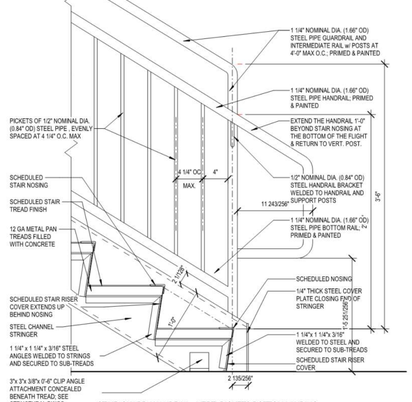
2 STAIR-GUARD / HANDRAIL - VERT. PICKETS - LANDING ELEV. / SECTION
1 1/2" = 1'-0"



8 STAIR - HANDRAIL - WALL MOUNTED @ WALL
1 1/2" = 1'-0"



4 STAIR-GUARDRAIL - VERT. PICKETS - CHANNEL STRINGER
1 1/2" = 1'-0"



1 STAIR-GUARD / HANDRAIL - VERT. PICKETS BOTTOM LANDING ELEV. / SECTION
1 1/2" = 1'-0"

GENERAL GUARDRAIL AND HANDRAIL NOTES

TREAD AND RISER

1. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND SHALL BE UNIFORM SIZE AND SHAPE. STAIR TREAD DEPTHS SHALL BE 11" MINIMUM.
2. THE RADIUS AT THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NOT GREATER THAN 1/2". BEVELING OF NOSINGS SHALL NOT EXCEED 1/2".
3. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.
4. THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW AND ALL PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.

HANDRAILS

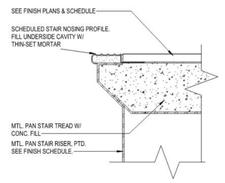
1. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE AT A UNIFORM HEIGHT OF 34" TO 38" ABOVE STAIR TREAD NOSINGS.
2. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES.
3. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCHES.
4. HANDRAILS SHALL RETURN TO A WALL AND SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
5. CLEAR BETWEEN A HANDRAIL AND A WALL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT AND SHALL NOT BE LESS THAN 1.5 INCHES.

WIDTH

1. STAIRWAY WIDTH SHALL NOT BE LESS THAN 44" CLEAR.

HEADROOM

1. STAIRWAYS SHALL HAVE A MINIMUM HEAD ROOM CLEARANCE OF 80 INCHES MEASURES VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ON TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.



7 STAIR - STEEL PAN NOSING DETAIL
6" = 1'-0"

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CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363
DNAworkshop

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

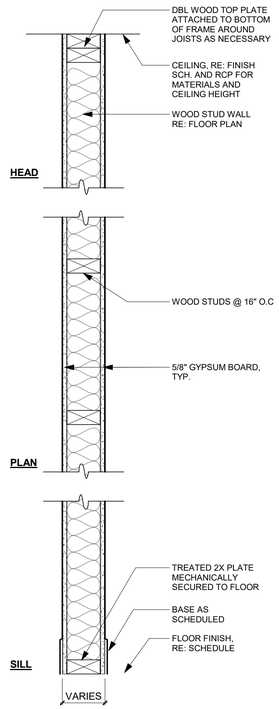
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STAIR DETAILS

A505

PHASE: PERMIT



INTERIOR PARTITIONS

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" OC WITH (2) 2X4 TOP AND (1) 2X4 BOTTOM PLATES; OR NOM. 2 BY 6 IN. SPACED 16" O.C. WITH (2) 2X6 TOP AND (1) 2X6 BOTTOM PLATES

2. GYPSUM BOARD: ONE LAYER OF 1/2" THICK OR 5/8" THICK TYPE "X" GYPSUM WALLBOARD 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. PANELS ATTACHED TO WOOD STUDS, TOP PLATE AND BTM. PLATE WITH 1-1/4" LONG TYPE W COURSE THREAD STEEL SCREWS SPACED 8" O.C.

3. 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" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

INTERIOR NON-BEARING WALLS: NON-RATED

101 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

102 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

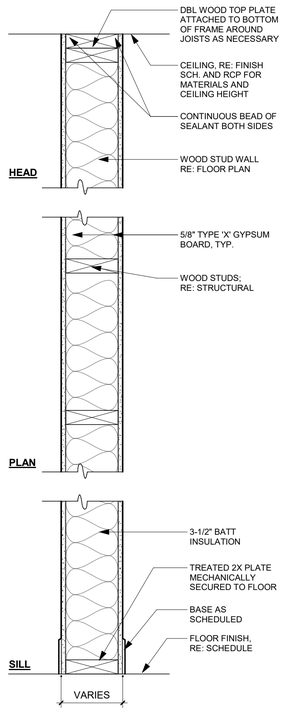
102B AS ABOVE WITH 2X4 WOOD STUDS ON FLAT @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

103 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

104 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

105 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, WITH SOUND BATT INSULATION

2



1 HR INTERIOR RATED PARTITION
FIRE TEST PER UL DESIGN # U305

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" O.C.. WITH TWO 2X4" TOP AND ONE 2X4" BOTTOM PLATES. STUDS LATERALLY-BRACED BY STRUCTURAL PANEL SHEATHING (ITEM 5). WHEN MINERAL AND FIBER BOARDS ARE CONSIDERED AS BRACING FOR THE STUDS, THE LOAD IS RESTRICTED TO 76% OF ALLOWABLE AXIAL LOAD. WALLS EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

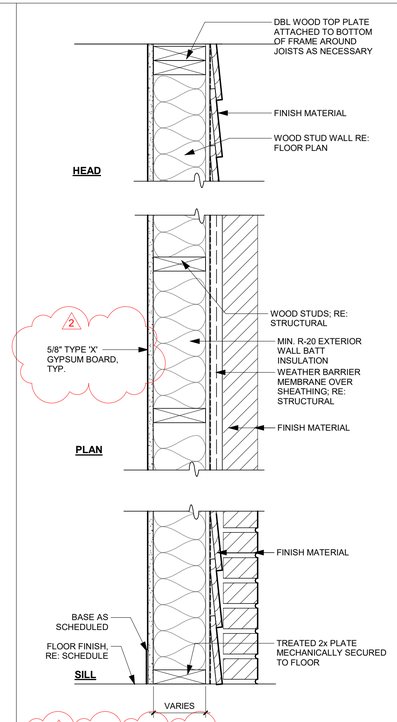
3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE UNFACED AND HAVE A MIN DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING).

1 HR INTERIOR NON-BEARING WALL

112 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

113 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING



EXTERIOR 1 HR-RATED PARTITION
FIRE TEST PER UL DESIGN # U348

1. WOOD STUDS: NOM. 2 BY WITH (2) 2X TOP AND (1) 2X BOTTOM PLATES. REFERENCE STRUCTURAL FOR FRAMING SIZES, SPACING, BRACING, AND ADDITIONAL INFORMATION. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF.

5. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD FIRE-RATED STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRNGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

2

6. EXTERIOR FACINGS: INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

A. VINYL SIDING - MOLDED PLASTIC: CONTOURED RIGID VINYL SIDING HAVING A FLAME SPREAD VALUE OF 20 OR LESS.

B. PARTICLE BOARD SIDING: HARDBOARD EXTERIOR SIDINGS INCLUDING PATTERNED PANEL OR LAP SIDING.

C. WOOD STRUCTURAL PANEL OR LAP SIDING: APA RATED SIDING, EXTERIOR, PLYWOOD, ORB OR COMPOSITE PANELS WITH VENEER FACES AND STRUCTURAL WOOD CORE PER PS 1 OR APA STANDARD PRP - 108, INCLUDING TEXTURED, ROUGH SAWN, MEDIUM DENSITY OVERLAY, BRUSHED, GROOVED AND LAP SIDING.

D. FIBER- CEMENT PANELS: FIBER CEMENT EXTERIOR PANELS INCLUDING SMOOTH AND PATTERNED PANEL.

E. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): NOM. "A" FOAMED PLASTIC INSULATION BEARING THE UL CLASSIFICATION MARKING, ATTACHED OVER SHEATHING AND FINISHED WITH COATING SYSTEM, OR PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

F. SIDING: ALUMINUM OR STEEL SIDING ATTACHED OVER SHEATHING TO STUDS.

G. FIBER CEMENT SIDING: FIBER CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED LAP SIDING.

H. BRICK VENEER: ANY TYPE NOM. 4" WIDE BRICK VENEER. WHEN BRICK VENEER IS USED. THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER FASTENED WITH CURRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8D NAIL PER TIE, TIES SPACED NOT MORE THAN EACH SIZTH COURSE OF BRICK AND MAX 32" O.C. HORIZONTALLY. ONE INCH AIR SPACE PROVIDED BETWEEN BRICK AND SHEATHING.

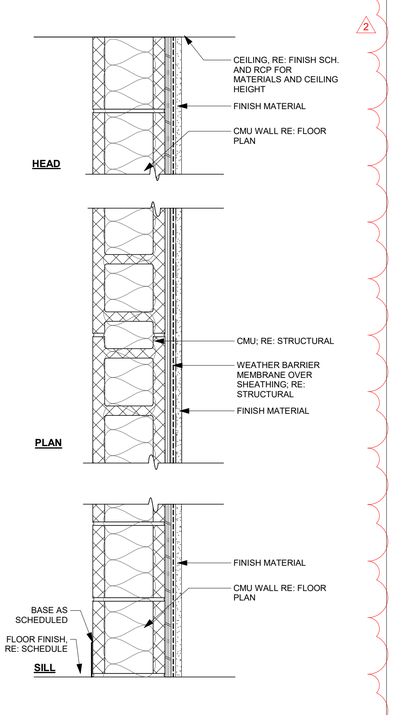
2

EXTERIOR WALLS:

211 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; 6" LAP HORIZONTAL SIDING EXTERIOR FACING; RE: ELEVATIONS.

212 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; FIBER-CEMENT PANEL EXTERIOR FACING; RE: ELEVATIONS.

213 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; BRICK VENEER; RE: ELEVATIONS.



2 HR - RATED CMU PARTITION
FIRE TEST PER UL DESIGN # U905

1. CONCRETE MASONRY UNITS: REFERENCE STRUCTURAL FOR CMU BLOCK INFILL.

2. MORTAR: BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8" THICK, OF NOT LESS THAN 2 1/4" AND NOT MORE THAN 3 1/2" PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUMN). VERTICAL JOINTS STAGGERED.

3. LOOSE MASONRY FILL: FILL ALL CORE SPACES WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELIANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION.

4. EXTERIOR FACINGS: INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

A. VINYL SIDING - MOLDED PLASTIC: CONTOURED RIGID VINYL SIDING HAVING A FLAME SPREAD VALUE OF 20 OR LESS.

B. PARTICLE BOARD SIDING: HARDBOARD EXTERIOR SIDINGS INCLUDING PATTERNED PANEL OR LAP SIDING.

C. WOOD STRUCTURAL PANEL OR LAP SIDING: APA RATED SIDING, EXTERIOR, PLYWOOD, ORB OR COMPOSITE PANELS WITH VENEER FACES AND STRUCTURAL WOOD CORE PER PS 1 OR APA STANDARD PRP - 108, INCLUDING TEXTURED, ROUGH SAWN, MEDIUM DENSITY OVERLAY, BRUSHED, GROOVED AND LAP SIDING.

D. FIBER- CEMENT PANELS: FIBER CEMENT EXTERIOR PANELS INCLUDING SMOOTH AND PATTERNED PANEL.

E. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): NOM. "A" FOAMED PLASTIC INSULATION BEARING THE UL CLASSIFICATION MARKING, ATTACHED OVER SHEATHING AND FINISHED WITH COATING SYSTEM, OR PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

F. SIDING: ALUMINUM OR STEEL SIDING ATTACHED OVER SHEATHING TO STUDS.

G. FIBER CEMENT SIDING: FIBER CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

H. FURRING CHANNEL: 18 GA. Z-CHANNEL FURRING STRIPS

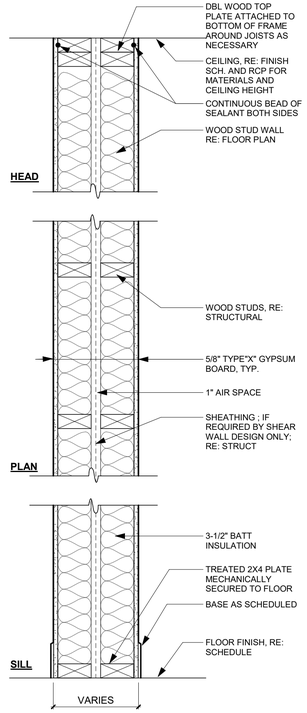
I. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

EXTERIOR WALLS: 2HR - RATED

301 AS ABOVE WITH 8" CMU BLOCK WITH 18 GA. Z-CHANNEL FURRING STRIPS @ 24" O.C. VERTICALLY, WOOD SHEATHING WITH FIBER- CEMENT PANELS EXTERIOR FACING; RE: ELEVATIONS.

INTERIOR WALLS: 2HR - RATED

302 AS ABOVE WITH 8" CMU BLOCK



1 HR TENANT SEPARATION WALL
FIRE TEST PER UL DESIGN # U341

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OR WALL. NO MIN. AIR SPACE BETWEEN STUD ROWS EXCEPT TO ACCOMODATE ATTACHMENT OF SHEATHING, WHERE REQUIRED. SEE ITEMS 4 & 5.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND NAILHEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

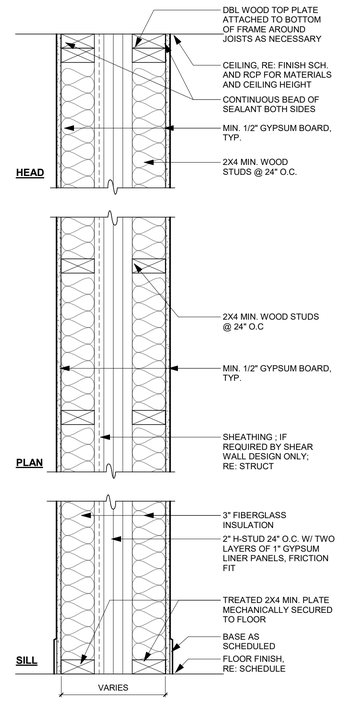
4. SHEATHING - (OPTIONAL): SEPTUM MAY BE SHEATHED WITH MIN. 7/16" THICK WOOD STRUCTURAL PANELS MIN GRADE "C-D" OR "SHEATHING" OR MIN. 1/2" THICK MINERAL AND FIBER BOARDS.

5. BATTS AND BLANKETS: 3-1/2" MAX. THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL WHEN SHEATHING (ITEM 4) IS USED ON BOTH HALVES OF WALL.

1 HR TENANT SEPARATION WALL

110 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

111 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING



2 HR - RATED FIREWALL
FIRE TEST PER UL DESIGN # U366
STC RATING = 60-64
SOUND TEST: RAL-TL20-180

1. FLOOR, INTERMEDIATE OR TOP WALL: 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV STEEL, SECURED WITH SUITABLE FASTENERS SPACED 24" O.C.

2. STEEL STUDS: STEEL MEMBERS FORMED FROM NO. 25 MSG GALV STEEL HAVING "H" - SHAPED FLANGED SPACE 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".

3. GYPSUM BOARD*: TWO LAYERS OF 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" - SHAPED STUDS.

4. WOOD STUDS: NOM. 2 BY 4" MAX SPACING 24" O.C. STUDS CROSS-BRACED AT MIDHEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND AREA SEPARATION WALL.

5. GYPSUM BOARD: CLASSIFIED OR UNCLASSIFIED - MIN. 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS OR SCREWS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERD WITH PAPER TAPE AND JOINT COMPOUD. NAIL HEADS COVERED WITH JOINT COMPOUND. WALLBOARD ATTACHED TO STEEL STUDS (ITEMS 4A OR 4B) WITH 1" LONG TYPE S STEEL SCREWS SPACED 12" O.C., VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. AS AN OPTION, JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. AS AN OPTION, SCREW HEADS COVERED WITH JOINT COMPOUND.

5E. BATTS AND BLANKETS*: (NOT SHOWN, OPTIONAL) USED IN ADDITION TO ITEMS 5. PLACED IN STUD CAVITIES. ANY GLASS FIBER OR MINERAL WOOL INSULATION, MAX 3.0 PCF DENSITY, BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

6. ATTACHMENT CLIPS: ALUMINUM ANGLE, 0.063" THICK, MIN. 2" WIDE WITH MIN. 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS AND WITH TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACES A MAX OF 10FT O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23FT HIGH. FOR SEPARATION WALLS UP TO 70FT HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24'-0" AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.

2 HR RATED FIREWALL

120 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

121 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

2

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DNAworkshop

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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

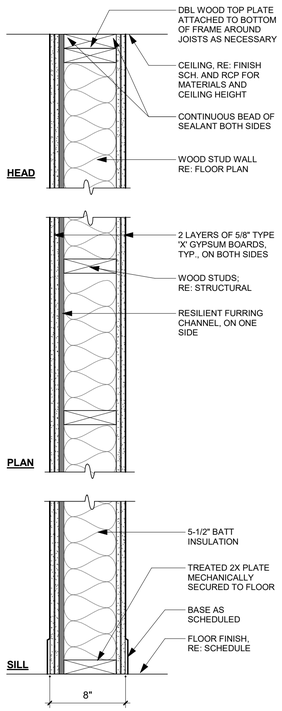
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JOSEPH DYKE NELSON LIC. NO. 31718 STATE OF LOUISIANA REGISTERED ARCHITECT

WALL TYPES

A600

PHASE: PERMIT



2 HR INTERIOR RATED FIREWALL
FIRE TEST PER UL DESIGN # U334

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" O.C.. WITH TWO 2X4" TOP AND ONE 2X4" BOTTOM PLATES. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5). WHEN MINERAL AND FIBER BOARDS ARE CONSIDERED AS BRACING FOR THE STUDS, THE LOAD IS RESTRICTED TO 76% OF ALLOWABLE AXIAL LOAD. WALLS EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

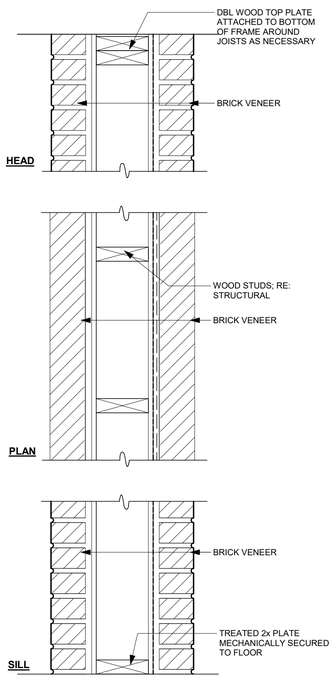
4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE UNFACED AND HAVE A MIN DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING).

5. RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

2 HR RATED FIREWALL

122 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

1 2HR RATED WALL
1/2" = 1' - 0"



EXTERIOR NON-RATED BRICK VENEER WALL

1. WOOD STUDS: NOM. 2 BY WITH (2) 2x TOP AND (1) 2x BOTTOM PLATES. REFERENCE STRUCTURAL FOR FRAMING SIZES, SPACING, BRACING, AND ADDITIONAL INFORMATION. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING", INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

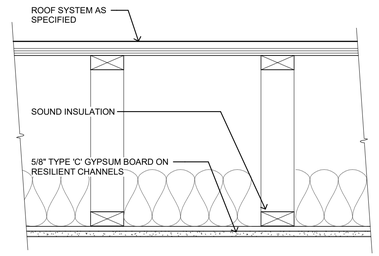
3. JOINTS AND NAILHEADS: WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

4. **BRICK VENEER:** ANY TYPE NOM. 4" WIDE BRICK VENEER. WHEN BRICK VENEER IS USED. THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER FASTENED WITH CURRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8D NAIL PER TIE, TIES SPACED NOT MORE THAN EACH SIZTH COURSE OF BRICK AND MAX 32" O.C. HORIZONTALLY. ONE INCH AIR SPACE PROVIDED BETWEEN BRICK AND SHEATHING.

NON-RATED BRICK VENEER WALL

220 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

2 DOUBLE SIDE BRICK VENEER
1/2" = 1' - 0"



ROOF/CEILING ASSEMBLY - ONE HOUR
FIRE TEST PER UL DESIGN #P522

ROOFING SYSTEM*: ANY UL CLASS A,B OR C ROOFING SYSTEM OR PREPARED ROOF COVERING ACCEPTABLE FOR USE OVER NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". NOM 15/32" THICK WOOD STRUCTURAL PANELS SECURED TO TRUSSES WITH NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS. CONSTRUCTION ADHESIVE MAY BE USED WITH EITHER THE NAILS OR STAPLES.

TRUSSES: PITCHED OR PARALLEL CHORD WOOD TRUSSES, SPACED A MAX OF 24" O.C, FABRICATED FROM NOM 2X4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY. TRUSS STEEL PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFENS. THE PAIRS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROXIMATELY 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS. THE MIN TRUSS DEPTH SHALL BE 5 1/4" WITH A MIN ROOF SLOPE OF 3/12 AND A MIN. AREA IN THE PLANE OF THE TRUSS OF 21 SQFT. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS.

BATTS AND BLANKETS: GLASS FIBER INSULATION, SECURED TO THE WOOD STRUCTURAL PANELS WITH STAPLES SPACED 12" O.C. OR TO THE TRUSSES WITH 0.090" DIAM GALV STEEL WIRES SPACED 12" O.C. AS AN OPTION, THE INSULATION MAY BE FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

AIR DUCT: ANY UL CLASS - OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.

CEILING DAMPERS: MAX NOM AREA, 324 SQ IN. MAX SQUARE SIZE, 18"X18" RECTANGULAR SIZES NOT TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18" MAX DAMPER HEIGHT IS 14" INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAX DAMPER OPENINGS NOT TO EXCEED 162 SQ IN. PER 100 SQFT OF CEILING AREA. ALTERNATE CEILING DAMPER - MAX NOM AREA, 196 SQ IN. MAX SQUARE SIZE, 14 IN. BY 14IN. RECTANGULAR SIZES NOT TO EXCEED 196 SQ IN. WITH A MAX WIDTH OF 26" MAX. OVERALL DAMPER HEIGHT IS 7 IN. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED BY THE DAMPER. MAX DAMPER OPENING S NOT TO EXCEED 98 SQ IN. PER 100 SQ FT OF CEILING AREA.

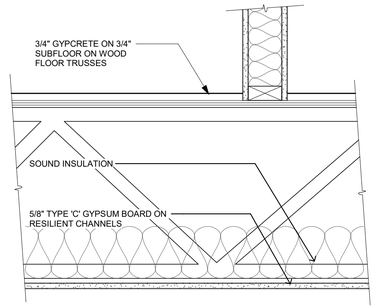
RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

GYPSUM BOARD TYPE 'C': ONE LAYER OF NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED WITH LONG DIMENSION PARALLEL TO TRUSSES. ATTACHED TO THE RESILIENT CHANNELS USING 1" LONG TYPE S BUGLE-HEAD SCREWS. SCREWS SPACED A MAX OF 12" O.C. ALONG BUTTED END-JOINTS AND IN THE FIELD WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACED, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

JOINT TAPE AND COMPOUND: VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINT AND A SCREW-HEADS; PAPER TAPE 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

TYPICAL ROOF/CEILING ASSEMBLY

2 ROOF ASSEMBLY
1/2" = 1' - 0"



FLOOR/CEILING ONE HOUR ASSEMBLY GYPSUM ASSOCIATION #FC5514
FIRE TEST PER UL DESIGN #L558
STC RATING =
ICC RATING =

SUBFLOORING: MIN 3/4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING: FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

OPEN-WEB WOOD JOIST: PARALLEL CHORD TRUSSES, SPACED A MAX OF 24" O.C. FABRICATED FROM NOMINAL 2X4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OF HORIZONTALLY. MIN TRUSS DEPTH IS 18: TRUSS MEMBER SECURED TOGETHER WITH MIN 0.036" THICK GALVANIZED STEEL PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLACE. EACH TOOL HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THERE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROX. 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH.

AIR DUCT: ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIS DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTION PROVIDED BY THE DAMPER MANUFACTURER.

CEILING DAMPER: MAXIMUM NOMINAL AREA SHALL BE 324 SQ IN. MAXIMUM SQUARE SIZE SHALL BE 18 IN. RECTANGULAR SIZES NO TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18 IN. MAX HEIGHT OF DAMPER SHALL BE 14 IN. AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 324 SQ IN. PER 100 SO FT OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTION PROVIDED WITH THE DAMPER. A STEEL GRILLE SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

BATTS AND BLANKETS: MAX 3-1/2" THICKNESS OF GLASS FIBER INSULATION. INSULATION DRAPED OVER THE RESILIENT CHANNELS AND GYPSUM BOARD CEILING MEMBRANE. INSULATION MAY ALTERNATELY BE SECURED TO PLYWOOD SUBFLOOR WITH STAPLES SPACED 12 IN. O.C. OR TO THE TRUSSES WITH 0.090 IN. DIAM GALV STEEL WIRES SPACED 12 IN. O.C. ANY GLASS FIBER INSULATION BEARING THE UL CLASSIFICATION MARKING FOR SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE AND HAVING A MIN DENSITY OF 0.5 PCF MAY BE USED. THE FINISHED RATING HAS ONLY BEEN DETERMINED WHEN THE INSULATION IS SECURED TO THE SUBFLOOR.

LOOSE FILL MATERIAL: LOOSE FILL MATERIAL MAY BE USED AS AN ALTERNATE TO BATT INSULATION ANY LOOSE FILL MATERIAL BEARING THE UL CLASSIFICATION MARKING FOR SURFACE BURNING CHARACTERISTICS, HAVING MIN DENSITY OF 0.5 PCF AND INSTALLED AT A MAX THICKNESS OF 3-1/2" MAY BE USED.

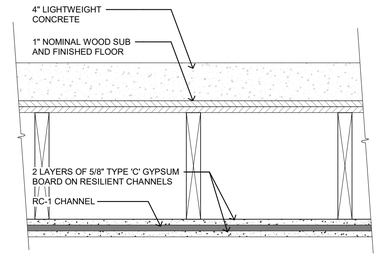
RESILIENT CHANNELS: RESILIENT CHANNELS, IN 3/8" DEEP BY MIN 2" WISE AT THE BASE AND MIN 1-1/4" WIDE AT THE FACE, FORMED FROM MIN 0.020 IN. THICK GALV STEEL, SPACED 12" O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S BUGLE HEAD STEEL SCREWS. CHANNELS OVERLAPPED 4" AT SPLICES. TWO CHANNELS, SPACED 6" O.C, ORIENTED OPPOSITE EACH GYPSUM BOARD END JOINT. ADDITIONAL CHANNELS SHALL EXTEND MIN 6" BEYOND EACH SIDE EDGE OF BOARD.

GYPSUM BOARD: ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD 48" WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM BOARD SECURED WITH 1-1/8" LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 8" O.C. AND LOCATED A MIN OF 1/2" FROM SIDE JOINTS AND 3" FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS.

FINISHED SYSTEM: VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO BOATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

FLOOR/CEILING ONE HOUR RATED ASSEMBLY.

3 FLOOR ASSEMBLY
1/2" = 1' - 0"



FLOOR/CEILING ASSEMBLY - TWO HOUR
FIRE TEST PER UL DESIGN #L511

SUBFLOORING: MIN 3//4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING: FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

WOOD JOIST: 2"X10" MIN. WOOD JOIST, SPACED A MAX OF 16" O.C., ORIENTED VERTICALLY.

CEILING DAMPERS: MAX NOM AREA, 324 SQ IN. MAX SQUARE SIZE, 18"X18" RECTANGULAR SIZES NOT TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18" MAX DAMPER HEIGHT IS 14" INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAX DAMPER OPENINGS NOT TO EXCEED 162 SQ IN. PER 100 SQFT OF CEILING AREA. ALTERNATE CEILING DAMPER - MAX NOM AREA, 196 SQ IN. MAX SQUARE SIZE, 14 IN. BY 14IN. RECTANGULAR SIZES NOT TO EXCEED 196 SQ IN. WITH A MAX WIDTH OF 26" MAX. OVERALL DAMPER HEIGHT IS 7 IN. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED BY THE DAMPER. MAX DAMPER OPENING S NOT TO EXCEED 98 SQ IN. PER 100 SQ FT OF CEILING AREA.

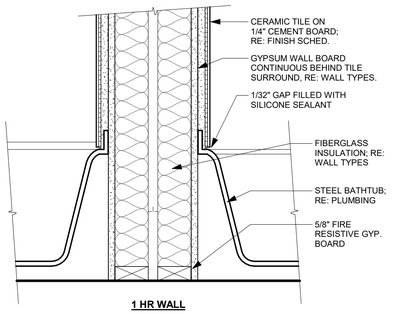
GYPSUM BOARD: ONE LAYER OF TYPE 'C' GYPSUM BOARD, NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS, ATTACHED TO UNDERSIDE OF JOISTS. ONE LAYER OF TYPE 'C' GYPSUM BOARD, NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED OVER RESILIENT CHANNELS USING 2" LONG TYPE S BUGLE-HEAD SCREWS. SCREWS SPACED A MAX OF 12" O.C. ALONG BUTTED END-JOINTS AND IN THE FIELD WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACED, OR A MAX OF 8" O.C. ALONG IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

GYPSUM BOARD TYPE 'C': ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD 48" WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM BOARD SECURED WITH 1-1/8" LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 8" O.C. AND LOCATED A MIN OF 1/2" FROM SIDE JOINTS AND 3" FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS.

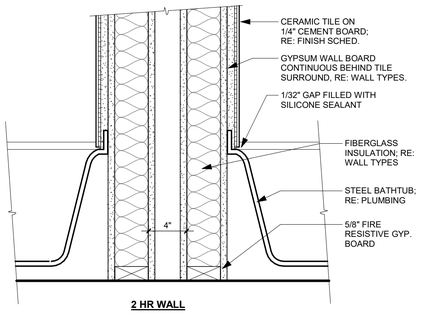
JOINT TAPE AND COMPOUND: VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINT AND A SCREW-HEADS; PAPER TAPE 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

4 TRASH ROOM CEILING/ OUTDOOR SEATING FLOOR ASSEMBLY
1/2" = 1' - 0"



1 HR WALL

5 TUB AT ONE HOUR WALL DETAIL
1/2" = 1' - 0"



2 HR WALL

6 TUB AT TWO HOUR WALL DETAIL
1/2" = 1' - 0"

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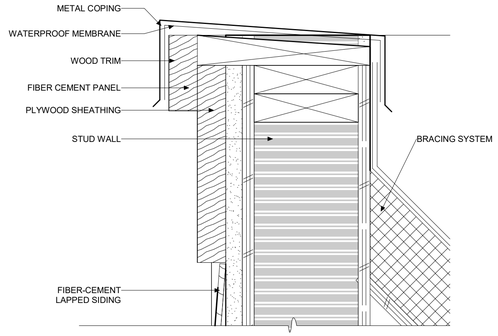
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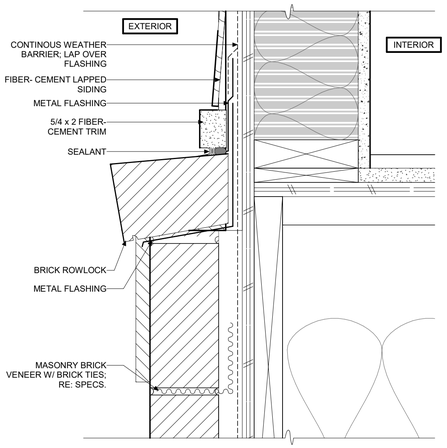
WALL TYPES & FLOOR / CEILING ASSEMBLIES

A601

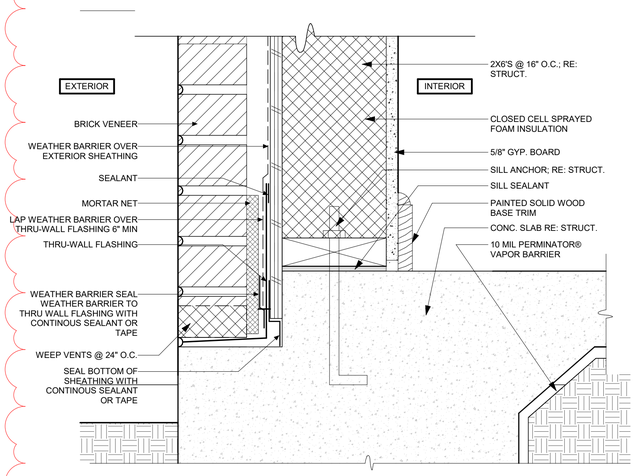
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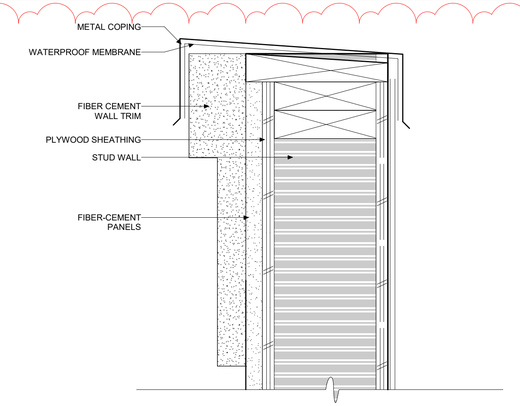
1 ROOF CAP DETAIL
3" = 1'-0"



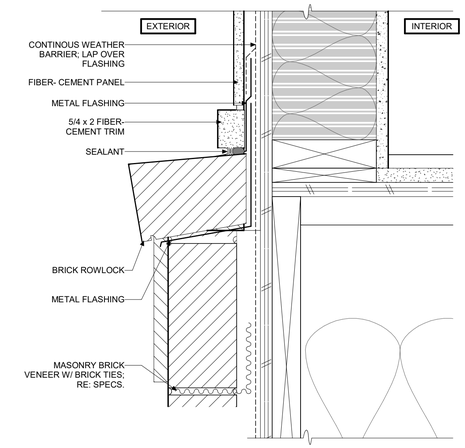
2 WALL DETAILS - LAP SIDING @ BRICK
3" = 1'-0"



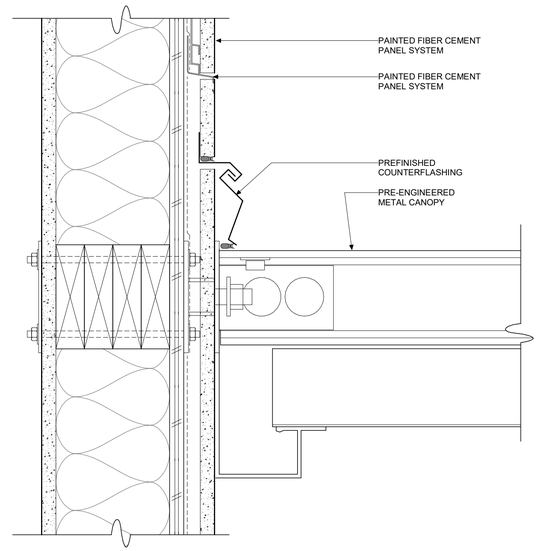
3 FOUNDATION DETAIL @ BRICK
3" = 1'-0"



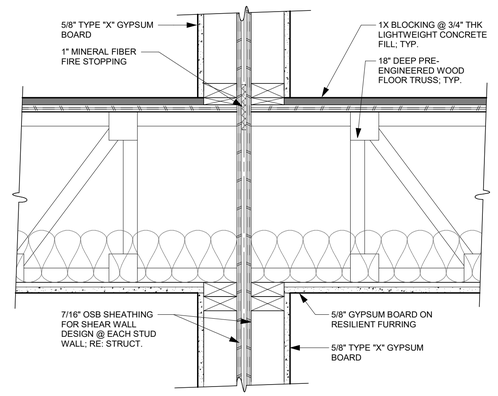
4 ROOF CAP DETAIL - PANEL WALL
3" = 1'-0"



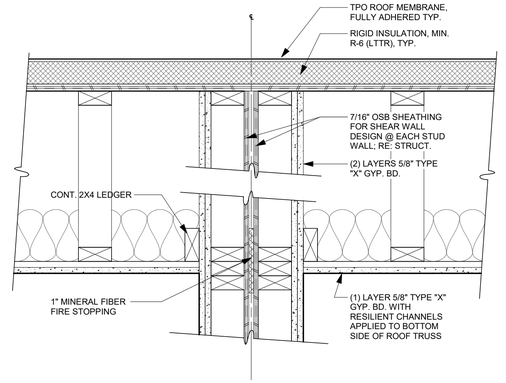
5 WALL DETAILS - FIBER-CEMENT PANEL @ BRICK
3" = 1'-0"



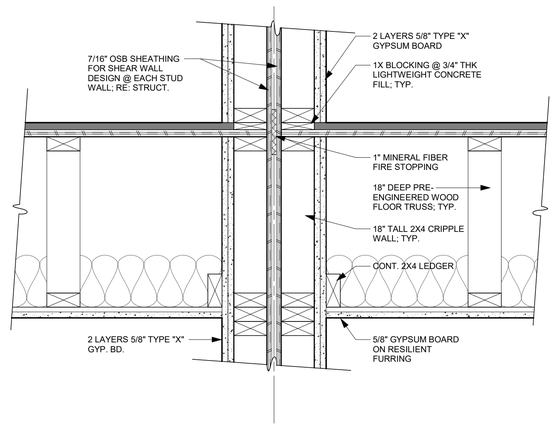
6 CANTILEVERED METAL CANOPY DETAILS
3" = 1'-0"



7 TYPICAL BEARING WALL DETAIL
1 1/2" = 1'-0"



TYPICAL ROOF/CEILING FRAMING AT SEPERATION WALL



TYPICAL FLOOR FRAMING AT SEPERATION WALL

8 TYPICAL 2- HOUR WALL DETAIL
1 1/2" = 1'-0"

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2	5/23/25	ADDEND. #2

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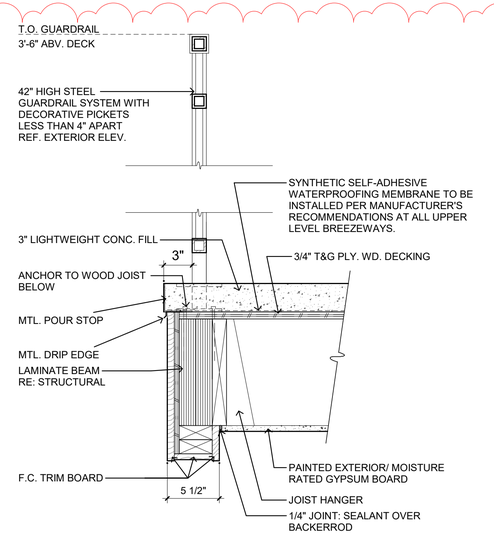
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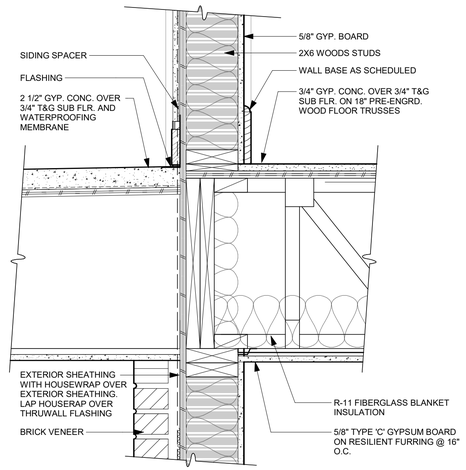
WALL DETAILS

A602

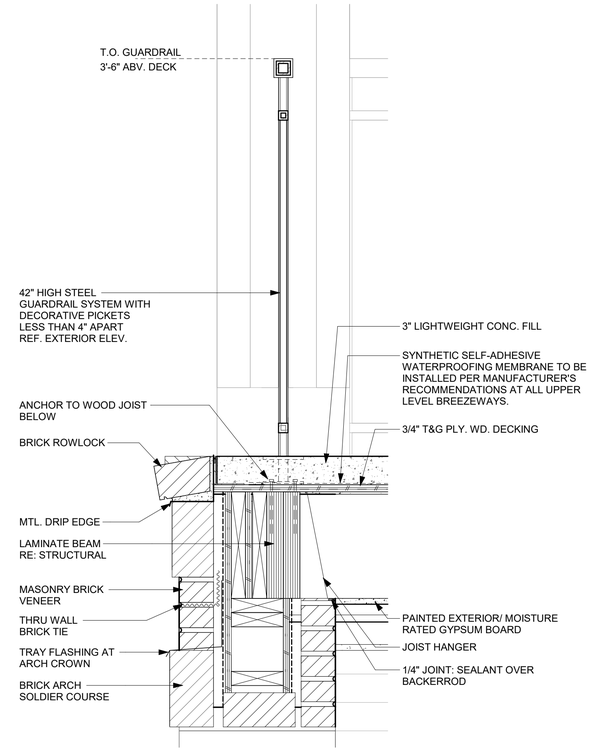
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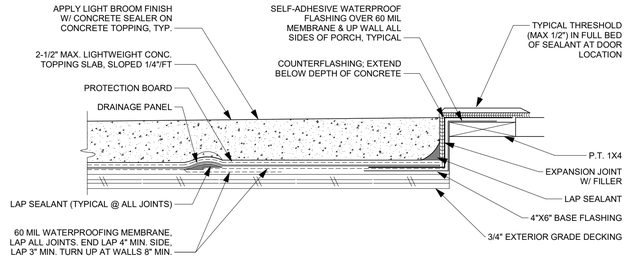
1 BALCONY DETAILS
1 1/2" = 1'-0"



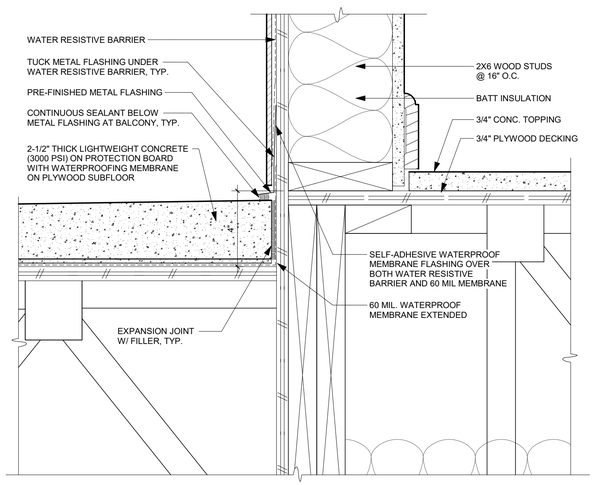
3 BALCONY EDGE DETAIL
1 1/2" = 1'-0"



2 BALCONY DETAIL @ BRICK ARCH
1 1/2" = 1'-0"



4 BALCONY SECTION TOPCOAT THRESHOLD
3" = 1'-0"



5 FLASHING DETAIL AT BALCONY
3" = 1'-0"

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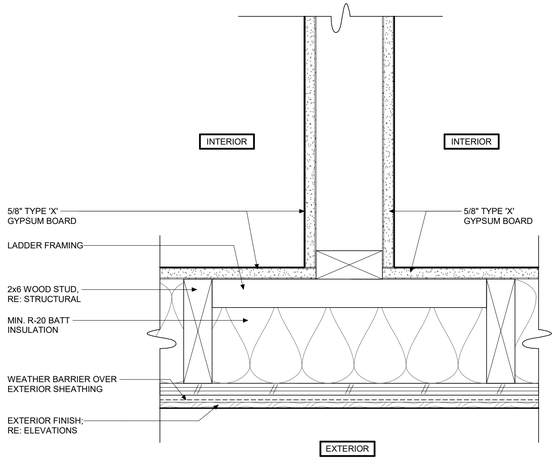
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JOSEPH DYKE NELSON LIC. NO. 41318 STATE OF LOUISIANA REGISTERED ARCHITECT

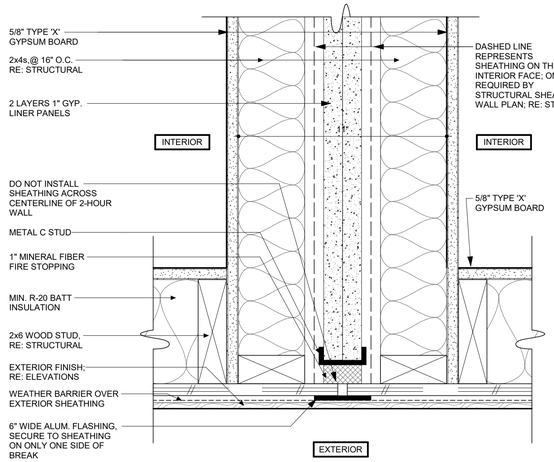
WALL DETAILS

A603

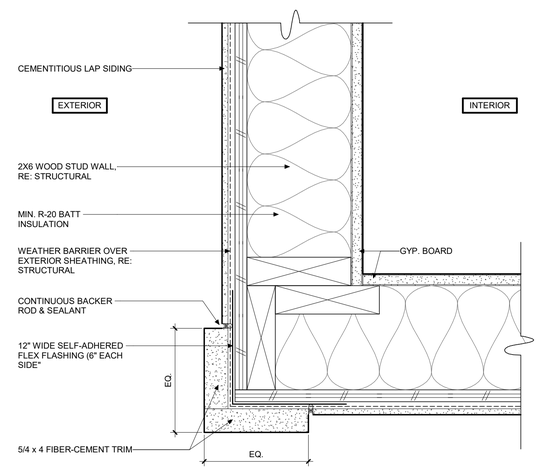
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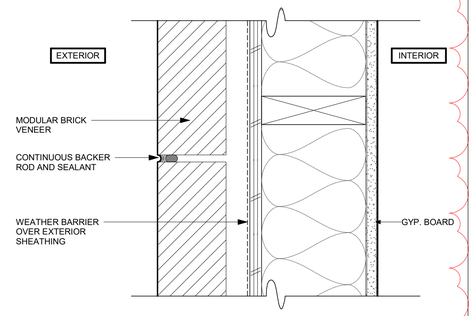
1 DETAIL @ EXTERIOR WALL INTERSECTION
3" = 1'-0"



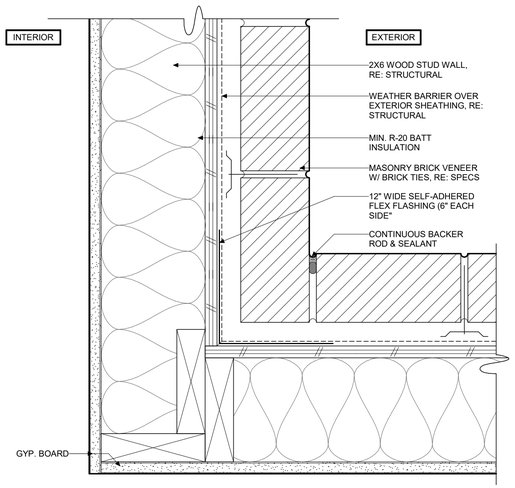
2 DETAIL @ FIREWALL/ EXTERIOR WALL INTERSECTION
3" = 1'-0"



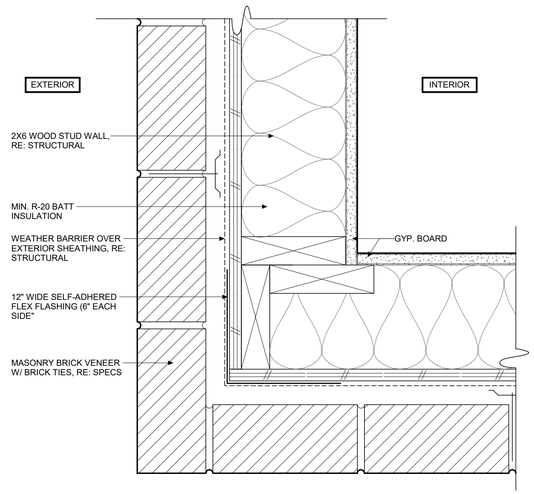
3 DETAIL @ OUTSIDE CORNER HORIZONTAL SIDING
3" = 1'-0"



4 DETAIL @ BRICK EXPANSION JOINT
3" = 1'-0"



5 DETAIL @ INSIDE CORNER BRICK
3" = 1'-0"



6 DETAIL @ OUTSIDE CORNER BRICK
3" = 1'-0"

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JOSEPH DYKE NELSON LIC. NO. 61178 STATE OF LOUISIANA LICENSED ARCHITECT

WALL DETAILS - PLAN DETAILS

A604

PHASE: PERMIT

ROOM FINISH SCHEDULE - RESIDENTIAL UNITS

ROOM		FLOOR					BASE				WALL								CEILING						REMARKS
											MATERIAL				FIN.				MATL.		FIN.				
											1	5/8" GYP.			1	PAINT									
											1	5/8" W.R. GYP. BD.													
NO.	NAME	LUXURY VINYL TILE	EXPOSED CONC.				WOOD	VINYL	NONE		N	E	S	W					GYP. BD.		TEXTURED				
01	LIVING ROOM	●					●				1	1	1	1	1	1	1	1	●		●				SEE PLAN FOR FLOOR FINISH LOCATIONS
02	KITCHEN	●					●				1	1	1	1	1	1	1	1	●		●				SEE PLAN FOR FLOOR FINISH LOCATIONS
03	LAUNDRY	●						●			2	2	2	2	1	1	1	1	●		●				
04	PANTRY	●					●				1	1	1	1	1	1	1	1	●		●				
05	HALL	●					●				1	1	1	1	1	1	1	1	●		●				SEE PLAN FOR FLOOR FINISH LOCATIONS
06	MECH.	●						●			1	1	1	1	1	1	1	1	●		●				
07	BEDROOM	●					●				1	1	1	1	1	1	1	1	●		●				
08	CLOSET	●					●				1	1	1	1	1	1	1	1	●		●				
09	BATH	●					●				2	2	2	2	1	1	1	1	●		●				USE 5/8" W.R. GYP. BD @ TUBS/SHOWER

1 **ROOM FINISH - RESIDENTIAL UNIT**
12" = 1'-0"

ROOM FINISH SCHEDULE - COMMON AREAS

ROOM		FLOOR							BASE					WALL								CEILING					REMARKS
														MATERIAL				FIN.				MATL.		FIN.			
														1	5/8" GYP.			1	PAINT								
														1	5/8" W.R. GYP. BD.												
NO.	NAME	CARPET ROLL	CARPET TILE	VINYL TILE	EXPOSED CONC.	WOOD TILE	CERAMIC TILE		WOOD	VINYL	NONE	CERAMIC TILE		N	E	S	W	N	E	S	W	GYP. BD.		TEXTURED		CEILING HEIGHT	
118	ENTRANCE LOBBY					●			●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
119	ELEV. LOBBY					●			●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
120	LOUNGE	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
121	KITCHEN					●			●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
122	OFFICE	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
123	PRINT ROOM	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
124	MANAGER OFFICE	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
125	EXAM	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
126	JANITOR				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
127	LAUNDRY	●							●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
128	MEN						●					●		1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
129	WOMEN						●					●		1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
130	FITNESS CENTER		●						●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
131	ELEV. EQUIP.				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
132	BUSINESS CTR.	●							●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
133	MEETING	●							●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
134	MAIL				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
135	MAINT. ROOM				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
136	MECH. CLOS.				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS

2 **ROOM FINISH - COMMUNITY AREA**
12" = 1'-0"

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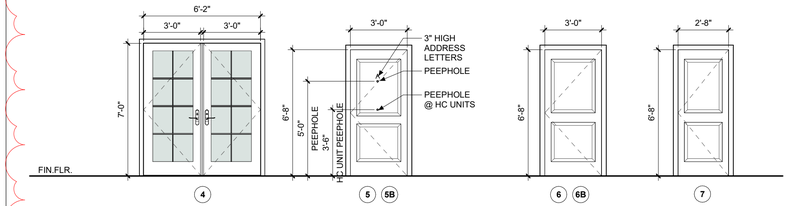
JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

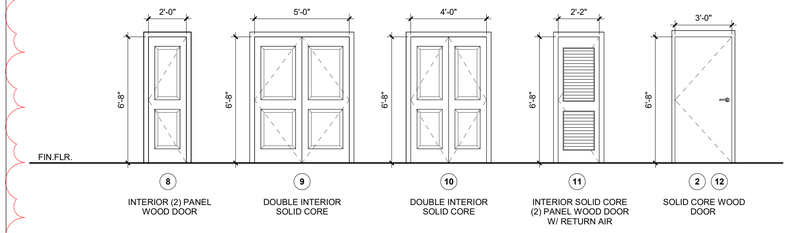
ROOM FINISH SCHEDULES

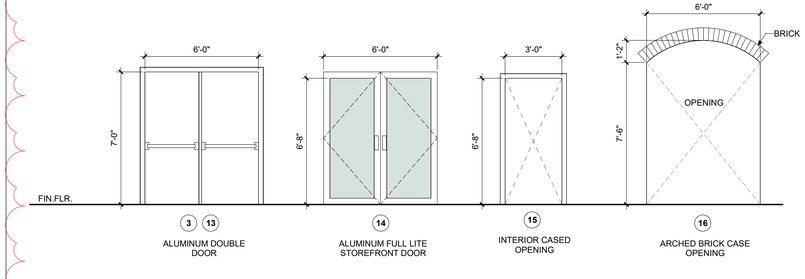
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PHASE: PERMIT

DOORS:





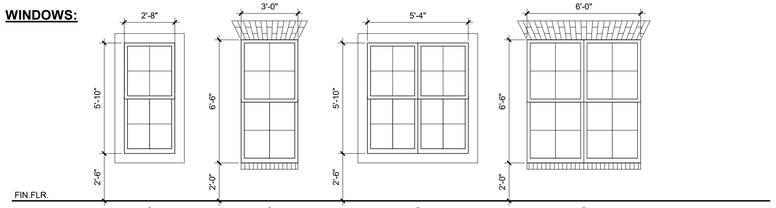


DOOR SCHEDULE

ELEV.	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	FINISH	MATERIAL	FRAME MAT.	FIRE RATING	CLOSER	DESCRIPTION
1	6' - 0"	7' - 0"	0' - 1 3/4"	AL	INSUL. FIB.	AL		Y	EXTERIOR FULL LITE STOREFRONT DOOR W/ 1" TEMPERED INSULATED GLASS
2	3' - 0"	6' - 8"	0' - 1 3/4"	PTD.	HM	HM.	20 MIN	Y	EXTERIOR FLUSH HM DOOR AND FRAME
3	6' - 0"	7' - 0"	0' - 1 3/4"	PTD.	HM	HM.		Y	EXTERIOR FLUSH HM DOUBLE DOOR AND FRAME
4	6' - 2"	7' - 0"	0' - 1 3/8"	PTD.	INSUL. FIB.	BR		Y	EXTERIOR 3'-0" x 7'-0" FULL LITE GLASS FIBERGLASS DOOR (8 LITES) W/ 2" MULLION AND 3'-0" x 7'-0"SIDE LITE (8 LITES)
5	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	SC WD.	WD.	20 MIN	Y	INTERIOR WOOD RAISED PANEL DOOR
5B	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	INSUL. FIB.	PVC.	20 MIN	Y	INTERIOR FIBERGLASS RAISED PANEL DOOR
6	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	SC WD.	WD.			INTERIOR WOOD RAISED PANEL DOOR
6B	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	INSUL. FIB.	PVC.			INTERIOR FIBERGLASS RAISED PANEL DOOR
7	2' - 8"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOOR
8	2' - 0"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOOR
9	5' - 0"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOUBLE DOOR
10	4' - 0"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOUBLE DOOR
11	2' - 2"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED LOUVERED DOOR W/ RETURN AIR
12	3' - 0"	6' - 8"	0' - 1 3/4"	PTD.	SC WD.	WD.	90 MIN.	Y	INTERIOR FLUSH HM DOOR AND FRAME
13	6' - 0"	6' - 8"	0' - 1 3/4"		INSUL. FIB.	PVC.	90 MIN.	Y	FIBERGLASS RAISED PANE DOUBLE DOOR
14	5' - 4"	7' - 0"	0' - 1 3/4"		GL.	AL		Y	ALUMINUM FRAMED FULL LITE GLASS DOOR
15	4' - 0"	7' - 0"	0' - 1 1/2"						CASED OPENING
16	3' - 0"	6' - 8"	0' - 1 3/4"			WD.			CASE OPENING W/ WD FRAME
17	3' - 6"	7' - 0"	0' - 1 3/16"		STEEL	STL.			ELEVATOR DOOR
18	6' - 0"	8' - 8"							ARCHED BRICK CASED OPENING
19	2' - 0 1/2"	4" - 1 1/2"							

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WINDOWS:



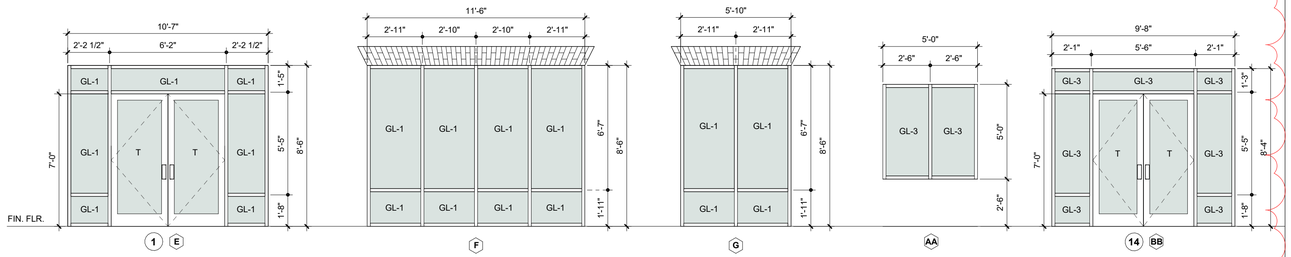
WINDOW SCHEDULE

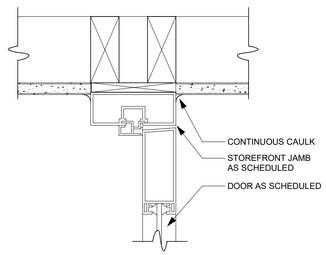
TYPE	WINDOW SIZE W	WINDOW SIZE H	MATERIAL	FINISH	GLAZING TYPE	DESCRIPTION
A	2' - 8"	5' - 10"	VINYL	WHITE	INSUL.	
B	3' - 0"	6' - 6"	VINYL	WHITE	INSUL.	
C	5' - 4"	5' - 10"	VINYL	WHITE	INSUL.	
D	6' - 0"	6' - 6"	VINYL	WHITE	INSUL.	
E	10'-7"	8'-6"	ALUM.		INSUL.	ENTRANCE STOREFRONT WITH TEMPERED INSULATED GLASS AND FULL LITE GLASS DOOR.
F	11'-6"	8'-6"	ALUM.		INSUL.	EXTERIOR STOREFRONT WITH TEMPERED INSULATED GLASS
G	5'-10"	8'-6"	ALUM.		INSUL.	EXTERIOR STOREFRONT WITH TEMPERED INSULATED GLASS
AA	5'-0"	5'-0"	ALUM.		INSUL.	INTERIOR WINDOW WITH TEMPERED GLASS
BB	9'-8"	8'-4"	ALUM.		INSUL.	INTERIOR STOREFRONT WITH FULL LITE GLASS DOOR

GLAZING LEGEND

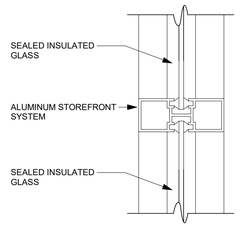
GL-1	1" INSULATED ARGON/KRYPTON
GL-3	CLEAR TEMPERED SAFETY GLASS
GL-4	1" INSULATED ARGON/KRYPTON SAFETY GLASS
T	TEMPERED GLASS

GENERAL NOTES:
- ALL EXTERIOR GLAZING TO BE HAVE MINIMUM U-VALUE = 0.35, SHGC = 0.22 PER IECC 2012
- ALL EXTERIOR WINDOWS TO BE ENERGY STAR RATED
- ALL GLAZING IN EXTERIOR FRAMES SHALL BE NO LESS THAN ONE INCH IN THICKNESS
- ALL WINDOWS TO HAVE A NATIONAL FENESTRATION RATING
- THE VAPOR SEAL OF ALL GLAZING TO HAVE A MINIMUM TEN-YEAR WARRANTY
- WINDOWS ON SECOND AND THIRD FLOORS SHALL HAVE A WINDOW OPENING DEVICE THAT MEETS ASTM 2090.

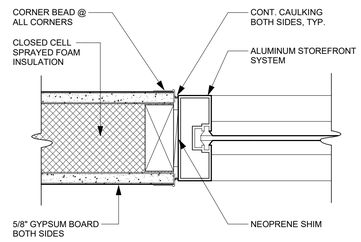




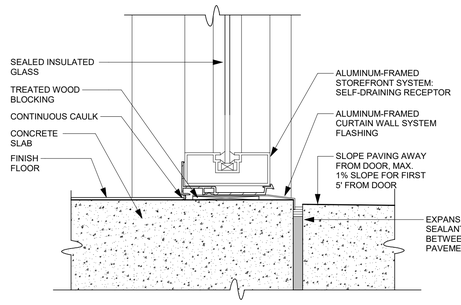
4 STOREFRONT DOOR JAMB @ WALL DETAIL
3" = 1'-0"



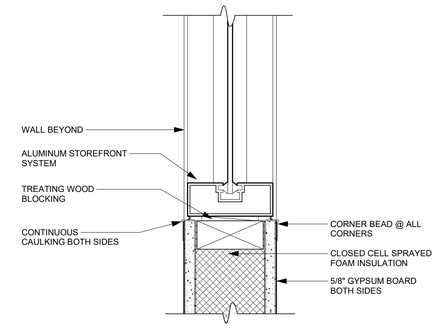
5 STOREFRONT MULLION DETAIL
3" = 1'-0"



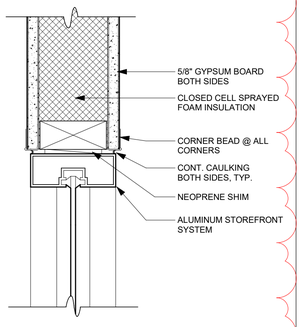
6 STOREFRONT WINDOW JAMB DETAIL
3" = 1'-0"



7 STOREFRONT SILL DETAIL
3" = 1'-0"



8 STOREFRONT WINDOW SILL DETAIL
3" = 1'-0"



9 STOREFRONT WINDOW HEAD DETAIL
3" = 1'-0"

2

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363
DNAworkshop

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

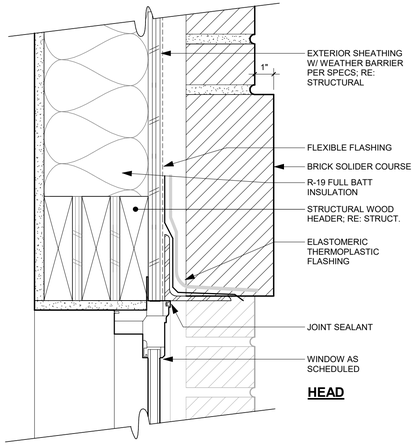
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JOSEPH DYKE NELSON LIC. NO. 6719 STATE OF LOUISIANA REGISTERED ARCHITECT

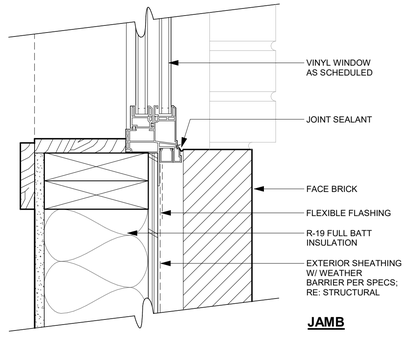
DOORS/ WINDOWS SCHEDULES & TYPES

A701

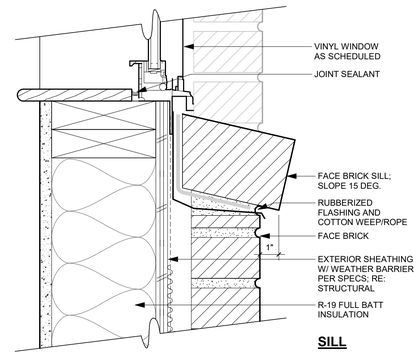
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HEAD

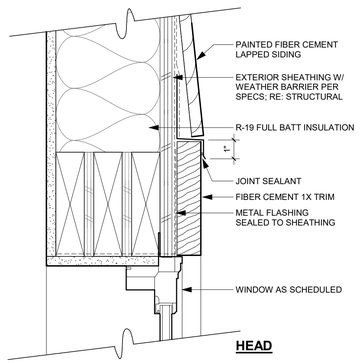


JAMB

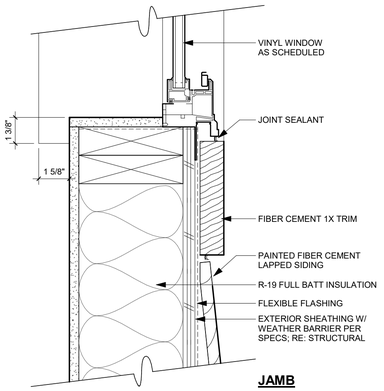


SILL

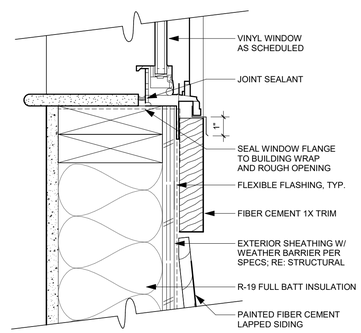
1 HJS DETAILS - WINDOW @ BRICK
3" = 1'-0"



HEAD

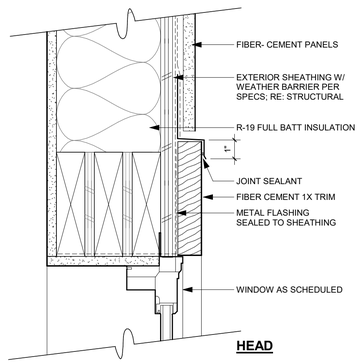


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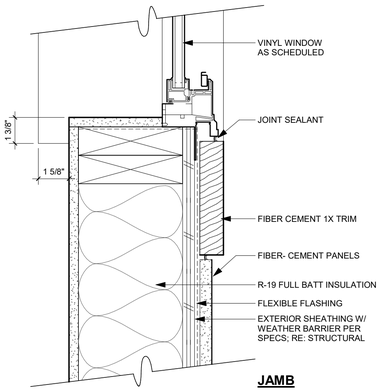


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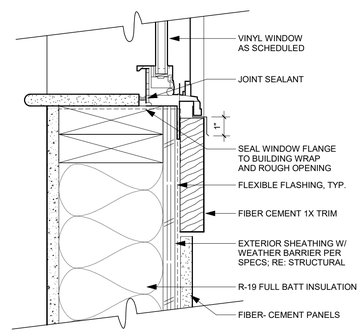
2 HJS DETAILS - WINDOW @ LAPPED SIDING
3" = 1'-0"



HEAD

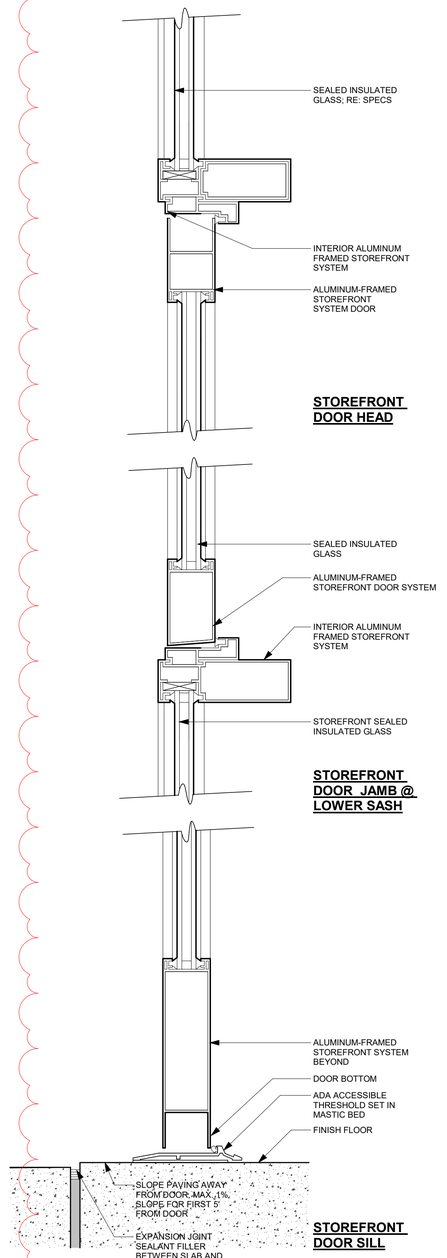


JAMB



SILL

3 HJS DETAILS - WINDOW @ FIBER- CEMENT PANEL
3" = 1'-0"

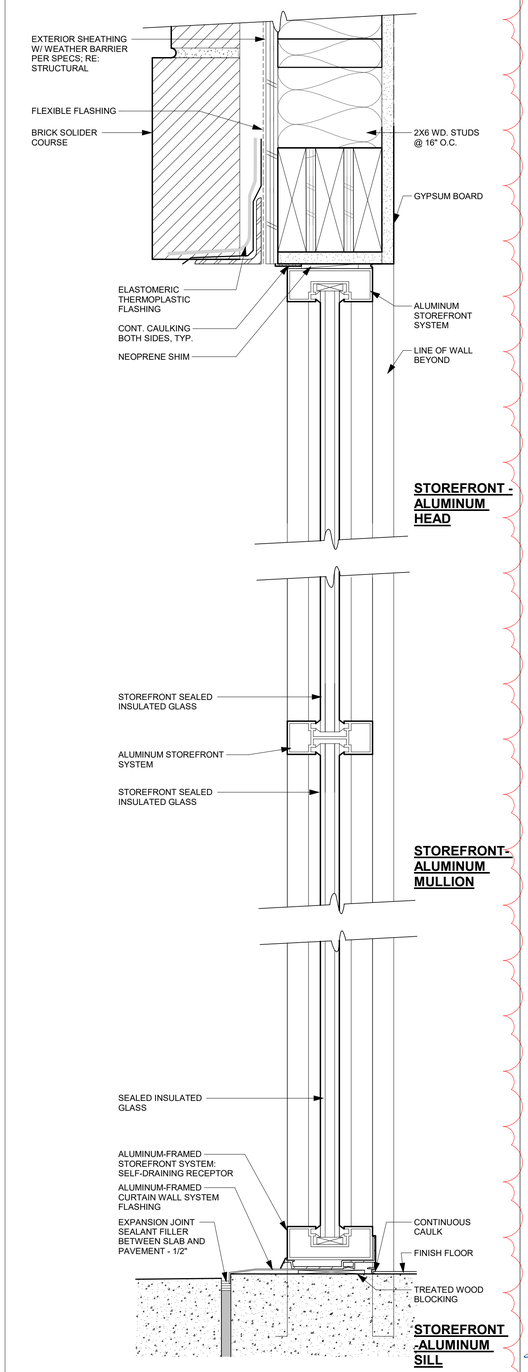


STOREFRONT DOOR HEAD

STOREFRONT DOOR JAMB @ LOWER SASH

STOREFRONT DOOR SILL

4 HJS DETAILS - STOREFRONT DOOR
3" = 1'-0"



STOREFRONT - ALUMINUM HEAD

STOREFRONT- ALUMINUM MULLION

STOREFRONT -ALUMINUM SILL

5 HJS DETAILS - STOREFRONT
3" = 1'-0"

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REVISIONS

2 5/23/25 ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

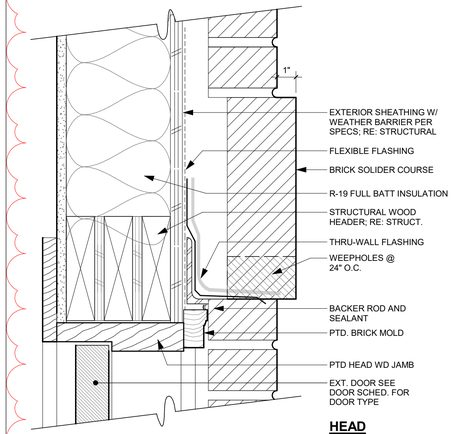
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JOSEPH DYKE NELSON JR. NO. 18 STATE OF LOUISIANA REGISTERED ARCHITECT

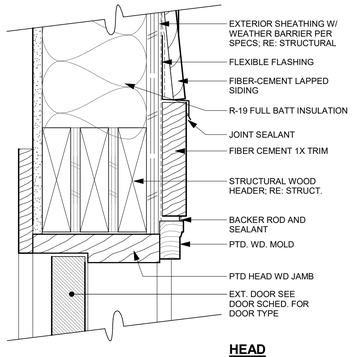
WINDOW - HEAD, JAMB, & SILL DETAILS

A702

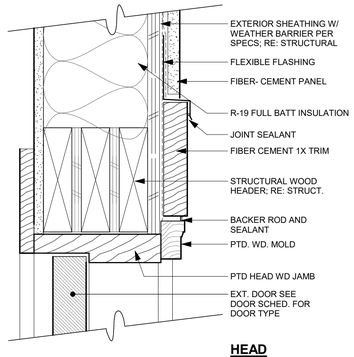
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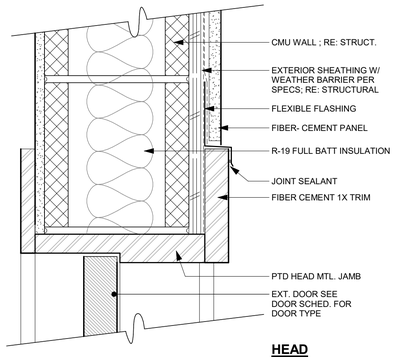
HEAD



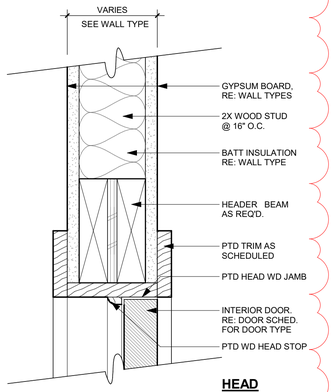
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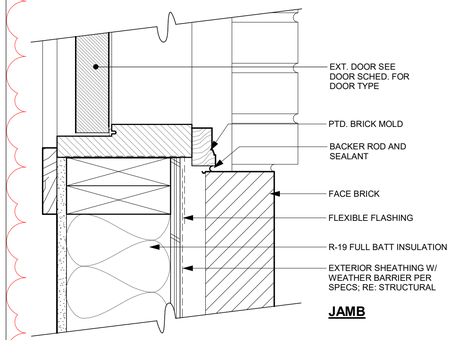
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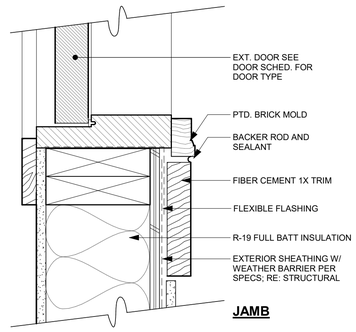
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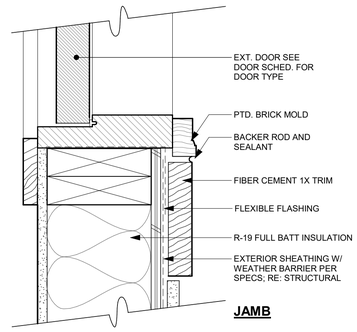
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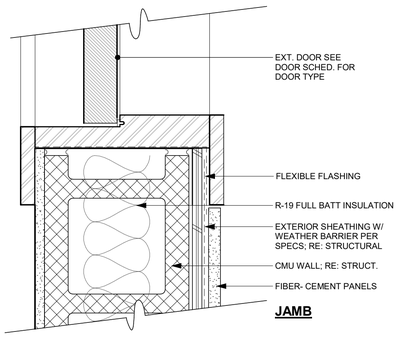
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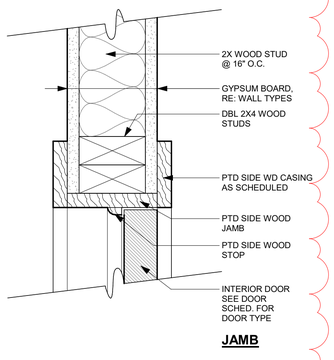
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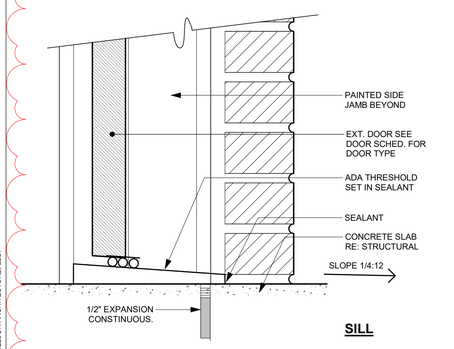
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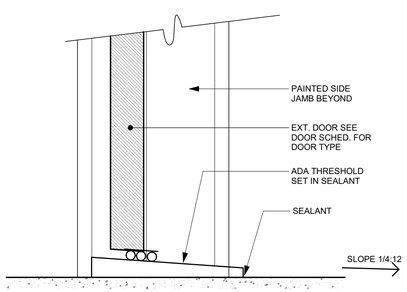
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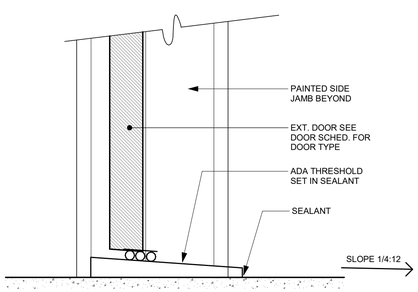
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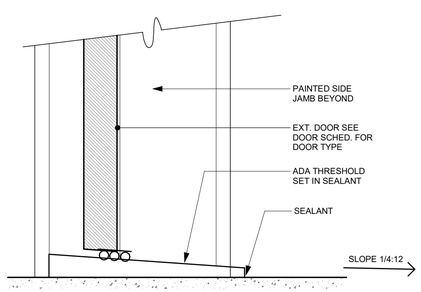
SILL



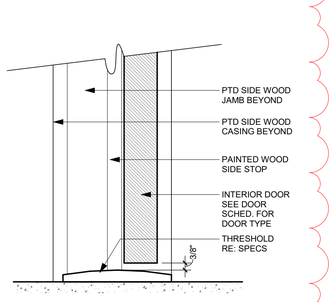
SILL



SILL



SILL



SILL

1 HJS DETAILS - DOOR @ BRICK
3" = 1'-0"

2 HJS DETAILS - DOOR @ LAPPED SIDING
3" = 1'-0"

3 HJS DETAILS - DOOR @ FIBER-CEMENT PANEL
3" = 1'-0"

4 HJS DETAILS - DOOR @ CMU WALL
3" = 1'-0"

5 HJS DETAILS - DOOR @ INTERIOR WALLS
3" = 1'-0"

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CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

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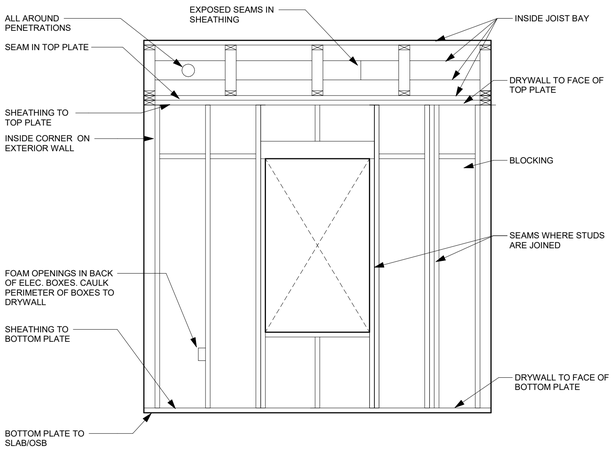
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JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

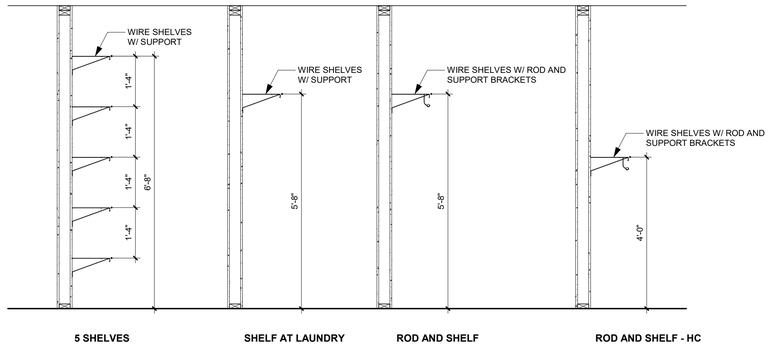
DOOR - HEAD, JAMB, & SILL DETAILS

A703

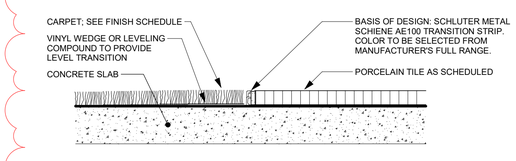
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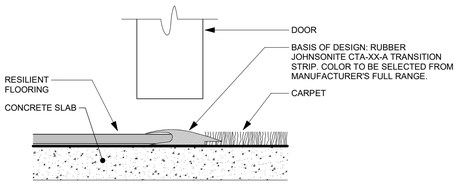
1 CAULKING DETAILS
1/2" = 1'-0"



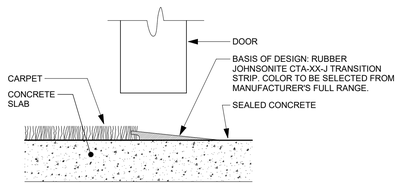
2 SHELVING AND ROD DETAILS
1/2" = 1'-0"



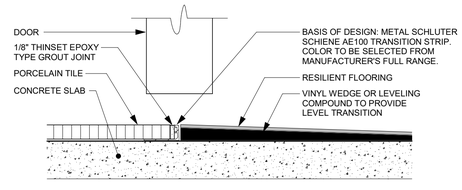
3 INTERIOR FINISH DETAIL - CARPET TO PORCELAIN TILE
6" = 1'-0"



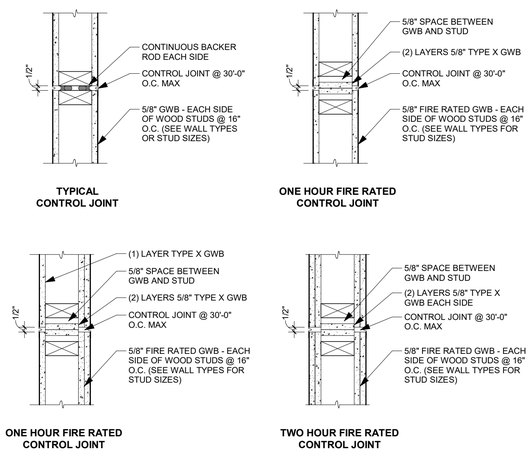
4 INTERIOR FINISH DETAIL - CARPET TO RESILIENT FLOORING
6" = 1'-0"



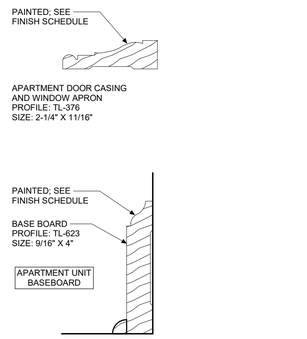
5 INTERIOR FINISH DETAIL - CARPET TO SEALED CONCRETE
6" = 1'-0"



6 INTERIOR FINISH DETAIL - PORCELAIN TILE TO RESILIENT FLOORING
6" = 1'-0"



7 TYPICAL CONTROL JOINTS
1 1/2" = 1'-0"



8 TYPICAL TRIMWORK DETAILS
6" = 1'-0"

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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

INTERIOR SCHEDULES & DETAILS

A704

PHASE: PERMIT

GENERAL NOTES: AIR SEALING

BEFORE DRYWALL:
1. SEAL INSIDE EDGE OF BOTTOM PLATE WITH CAULK AFTER WALLS ARE UP.
2. FOR BATH TUBS ON OUTSIDE WALLS, INSULATE THE EXTERIOR WALL AND AIR SEAL BEHIND TUB WITH DURO ROCK BEFORE TUB IS INSTALLED. AFTER THE DRAIN IS INSTALLED, SEAL THE TUB DRAIN PENETRATION WITH CAULK.
3. FOR DROPPED CEILINGS OR SOFFITS, DUCTS, FLUE CHASES, AND OPEN PARTITION WALLS, USE SHEET GOODS AND SEALANT TO STOP AIR LEAKAGE INTO THE SOFFIT AND THEN INSULATE. ALTERNATELY, INSTALL FRAMING AND DRYWALL FOR THE SOFFITS AFTER THE TAPED CEILING DRYWALL IS INSTALLED.
4. SEAL ALL ELECTRICAL WIRE, PLUMBING, AND HVAC PENETRATIONS BETWEEN ANY CONDITIONED AND UNCONDITIONED SPACES WITH CAULK.
5. SEAL WIRING AND KNOCKOUTS IN ELECTRICAL BOXES WITH CAULK. ALSO SEAL OUTDOOR MOUNTED BOXES TO THE EXTERIOR SHEATHING.

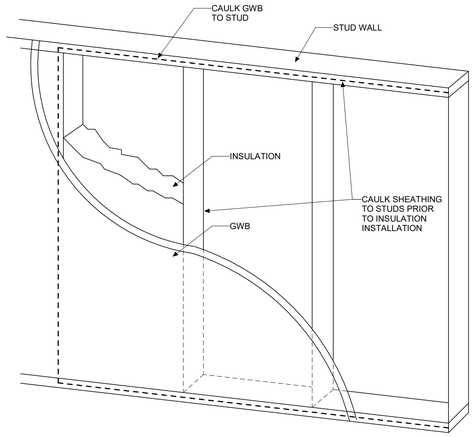
DURING DRYWALL:
1. SEAL DRYWALL TO TOP AND BOTTOM PLATES USING GASKETS, ADHESIVE, OR CAULK.
2. SEAL ELECTRICAL SWITCH, OUTLET, AND CIRCUIT BREAKER BOXES TO DRYWALL WITH CAULK.
3. SEAL LIGHT FIXTURES BOXES, MEDICINE CABINETS, AND BATH AND KITCHEN VENTILATION FANS TO DRYWALL WITH CAULK.
4. SEAL ALL DUCT BOOT TO FLOOR OR DRYWALL WITH CAULK OR MASTIC.
5. SEAL ANY PLUMBING OR ELECTRICAL WIRE PENETRATIONS THROUGH DRYWALL WITH CAULK. WHERE FIRE-RATED WALLS OCCUR, SEAL PER UL SYSTEM NO. W-L-1041 OR W-L-3035.

AIR SEAL FROM EXTERIOR:
1. REPAIR ANY DAMAGED SHEATHING PIECES.
2. SEAL ALL EXTERIOR PENETRATIONS, SUCH AS PHONE, SECURITY, CABLE AND ELECTRICAL SERVICES HOLES, WITH CAULK.

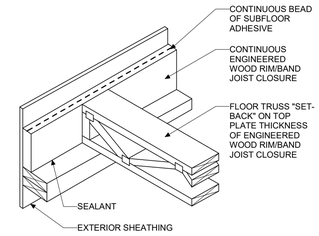
AIR SEALING MATERIALS:
1. CAULK: SEAL GAPS OF LESS THAN 1/2" SELECT GRADE (INTERIOR, EXTERIOR, HIGH TEMPERATURE) BASE ON APPLICATION.
2. BACKER ROD: CLOSED-CELL FOAM OR ROPE CAULK. PRESS INTO CRACK OR GAP WITH SCREWDRIVER OR PUTTY KNIFE. USE CAULK AROUND WINDOW AND DOOR ROUGH OPENINGS.
3. GASKETS: APPLY UNDER THE BOTTOM PLATE BEFORE AN EXTERIOR WALL IS RAISED OR USE TO SEAL DRYWALL TO FRAMING AS AN ALTERNATE TO CAULK OR ADHESIVE
4. SHEET GOODS: (PLYWOOD, DRYWALL): THESE MATERIALS FORM THE AIR BARRIER. AIR LEAKS ONLY AT UNSEALED SEAMS OR PENETRATIONS.
5. SHEET METAL: USED WITH HIGH-TEMPERATURE CAULK FOR SEALING HIGH TEMPERATURE COMPONENTS TO FRAMING.
6. WEATHERSTRIPPING: USED TO SEAL MOVEABLE COMPONENTS, SUCH AS DOORS, WINDOWS, AND ATTIC ACCESSES.
7. MASTIC: SEALS AIR HANDLERS AND ALL DUCT CONNECTIONS AND JOINTS.
8. UL 181 OR FOIL-FACED TAPE: TEMPORARILY SEALS THE AIR HANDLER.

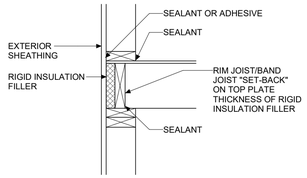
STANDARDS FOR LOW-E ADHESIVES AND SEALANTS

ARCHITECTURAL APPLICATIONS	APPLICABLE STANDARDS (VOC CONTENT)
1. INDOOR CARPET ADHESIVES	50
2. CARPET PAD ADHESIVES	50
3. WOOD FLOORING ADHESIVES	100
4. RUBBER FLOOR ADHESIVES	60
5. SUBFLOOR ADHESIVES	50
6. VCT AND ASPHALT ADHESIVES	50
7. DRYWALL AND PANEL ADHESIVES	50
8. COVE BASE ADHESIVES	50
9. MULTIPURPOSE CONSTRUCTION ADHESIVES	70
10. STRUCTURAL GLAZING ADHESIVES	100
SPECIALTY APPLICATIONS	
1. PVC WELDING	510
2. CPVC WELDING	490
3. ABS WELDING	325
4. PLASTIC CEMENT WELDING	250
5. ADHESIVE PRIMER FOR PLASTIC	550
6. CONTACT ADHESIVE	80
7. SPECIAL PURPOSE CONTACT ADHESIVE	250
8. STRUCTURAL WOOD MEMBER ADHESIVES	140
9. SHEET-APPLIED RUBBER LINING OPERATIONS	850
10. TOP AND TRIM ADHESIVE	250
SUBSTRATE-SPECIFIC APPLICATIONS	
1. METAL TO METAL	30
2. PLASTIC FOAMS	50
3. POROUS MATERIALS (EXCEPT WOOD)	50
4. WOOD	30
5. FIBERGLASS	80
SEALANTS	
1. ARCHITECTURAL	250
2. NON-MEMBRANE ROOF	300
3. ROADWAY	250
4. SINGLE-PLY ROOF MEMBRANE	450
5. OTHER	420
SEALANT PRIMERS	
1. ARCHITECTURAL NONPOROUS	220
2. ARCHITECTURAL POROUS	775
3. OTHER	750

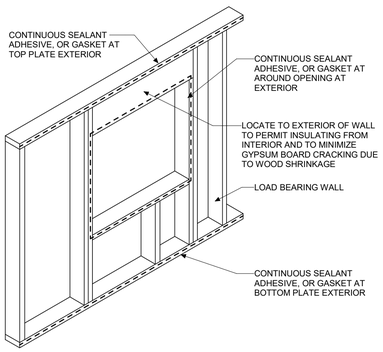


1 SIX SIDED AIR BARRIER AT EXTERIOR AND TENANT STUD WALLS
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

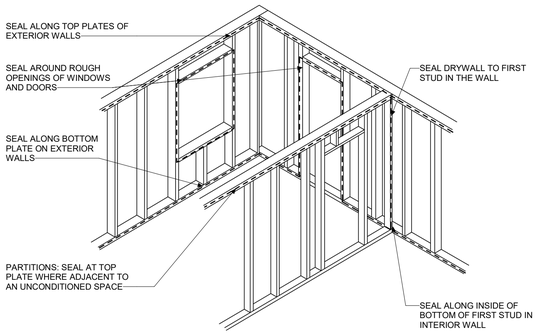




2 FLOOR TRUSS RIM CLOSURE
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

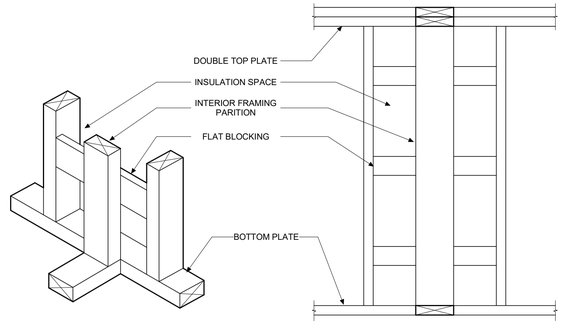


3 EXTERIOR AIR SEALING DETAIL
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.



- USE CAUTION WHEN INSTALLING DRYWALL AT GASKETS OR OVER POLYETHYLENE SO THAT GASKETS ARE NOT MOVED OUT OF POSITION OR POLYETHYLENE IS NOT CUT OR TORN.
- GASKET CAN BE USED IN PLACE OF SEALANTS OR ADHESIVES

4 INTERIOR AIR SEALING DETAIL
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.



5 ADVANCED FRAMING DETAIL - LADDER T-WALL
NTS

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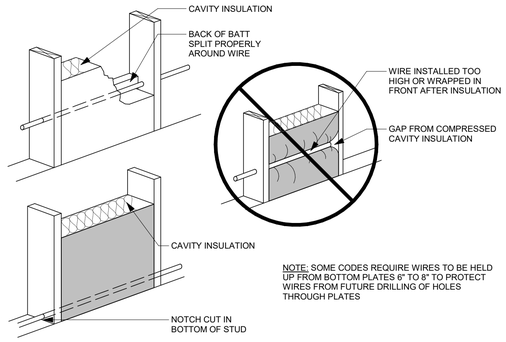
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COMPARTMENTAL DETAILS

A705

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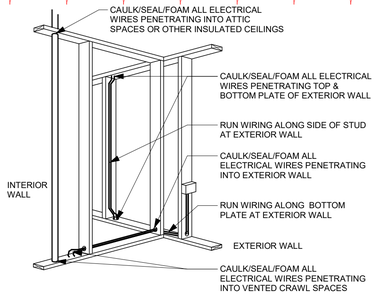


NOTE: SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATES 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATES

1 BATT INSULATION IN CAVITY WITH ELECTRICAL WIRING

NTS

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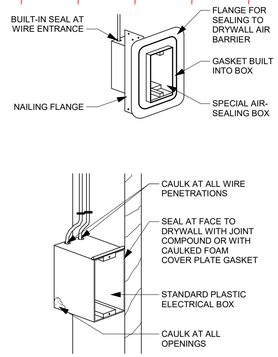


SEALING ELECTRICAL WIRES
- RUN LOW VOLTAGE WIRES IN PLASTIC CONDUIT TO ALLOW FOR FUTURE UPGRADE OR SERVICE
- SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATES 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATES

2 ELECTRICAL WIRE SEALING

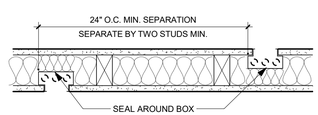
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3 ELECTRICAL BOX DETAIL

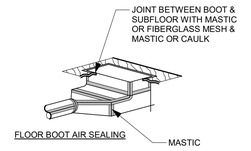
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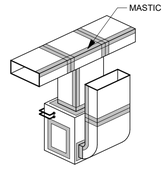


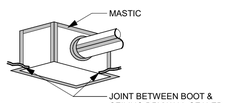
4 ELECTRICAL BOX SEPARATION

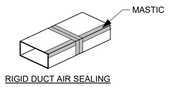
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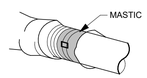
NOTE: REFER TO PARTITION TYPES AND WALL ASSEMBLIES FOR ADDITIONAL INFORMATION ON WALL CONSTRUCTION

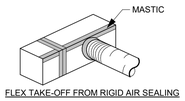






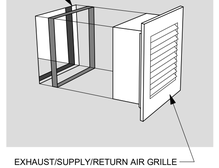






5 DUCT SEALING DETAIL

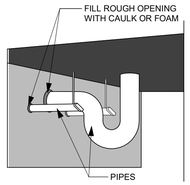
NTS



NOTE: APPLY MASTIC CONTINUOUSLY AROUND ALL JOINTS BETWEEN TAKE-OFF DUCTS AND DRYWALL

6 GAP BETWEEN TAKE-OFF DUCT & GYPSUM BOARD

NTS

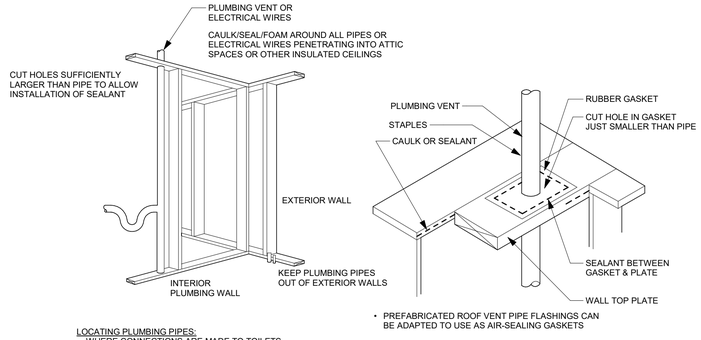


PLUMBING PENETRATIONS:
- FILL ROUGH OPENING WITH CAULK OR FOAM TO SEAL PLUMBING PENETRATIONS BEFORE INSTALLATION OF ESCUTCHEON
- AREAS INCLUDE AROUND SHOWER HEADS, AND UNDER BATHROOM AND KITCHEN SINKS, INCLUDING AROUND DRAIN LINES.

SPRINKLER, GAS LINE, AND WIRING PENETRATIONS:
- FILL OPENING WITH CAULK OR FOAM TO SEAL AROUND ALL PENETRATIONS THROUGH DRYWALL

7 PLUMBING, VENT, SPRINKLER & GAS PIPE LINE PENETRATIONS

NTS



LOCATING PLUMBING PIPES:
- WHERE CONNECTIONS ARE MADE TO TOILETS, PEDESTAL SINKS & EXPOSED PIPING, CHROME PLATED OR OTHER SURFACE FINISHED MATERIALS SHOULD BE CONSIDERD FOR AESTHETIC REASONS
- SEALANTS SHOULD BE FLEXIBLE, NON-HARDENING

- PREFABRICATED ROOF VENT PIPE FLASHINGS CAN BE ADAPTED TO USE AS AIR-SEALING GASKETS

8 PLUMBING PIPE DETAIL

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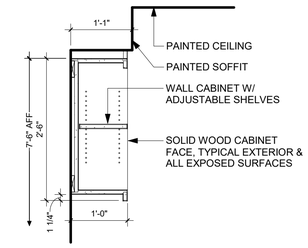
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JOSEPH DYKE NELSON LIC. NO. 61718 STATE OF LOUISIANA REGISTERED ARCHITECT

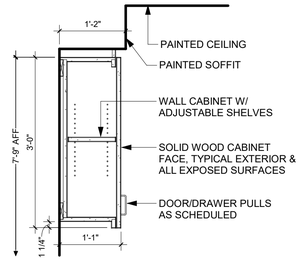
COMPARTMENTAL DETAILS

A706

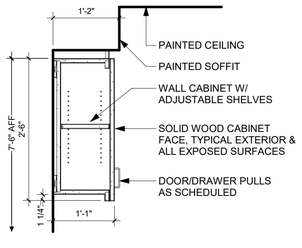
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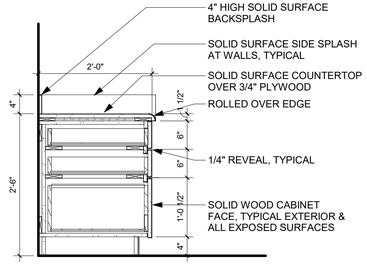
1 UPPER CABINET
3/4" = 1'-0"



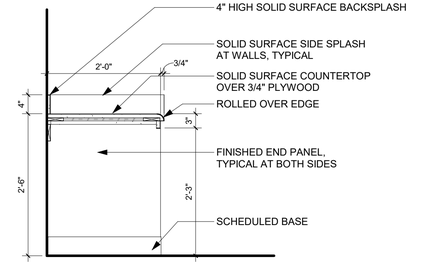
2 UPPER CABINET
3/4" = 1'-0"



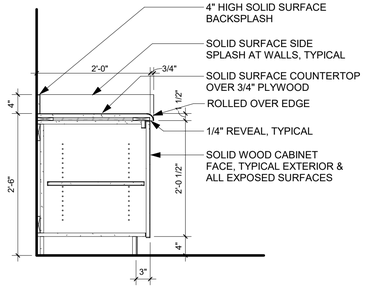
3 UPPER CABINET
3/4" = 1'-0"



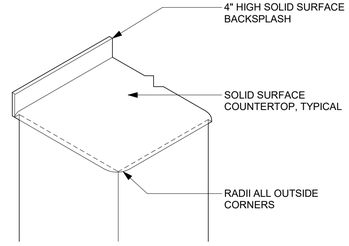
4 BASE CABINET
3/4" = 1'-0"



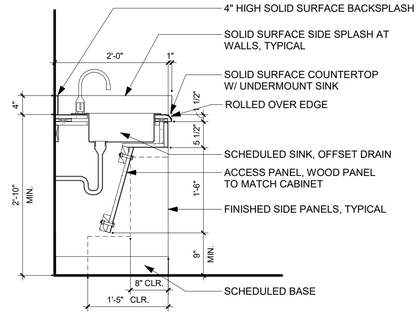
5 OPEN KNEE SPACE
3/4" = 1'-0"



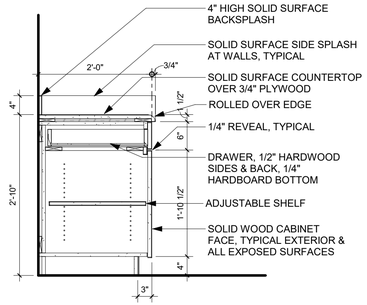
6 BASE CABINET
3/4" = 1'-0"



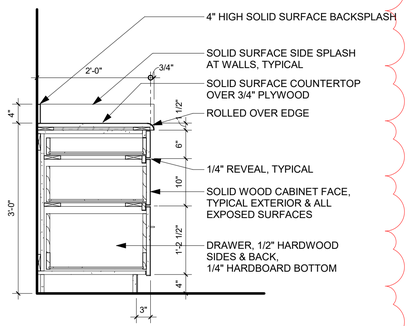
7 TYPICAL COUNTERTOP AT OPEN CORNER
3/4" = 1'-0"



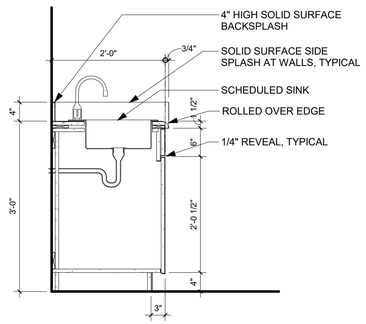
8 ACCESSIBLE SINK BASE
3/4" = 1'-0"



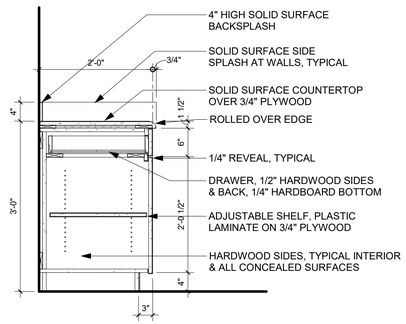
9 ACCESSIBLE BASE CABINET
3/4" = 1'-0"



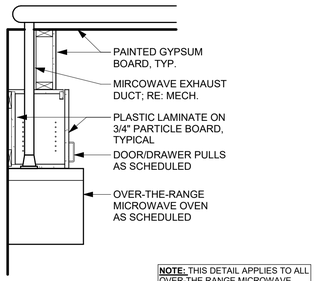
10 BASE CABINET
3/4" = 1'-0"



11 BASE CABINET - SINK FRONT
3/4" = 1'-0"



12 BASE CABINET
3/4" = 1'-0"



NOTE: THIS DETAIL APPLIES TO ALL OVER-THE RANGE MICROWAVE OVENS AT APARTMENT UNITS

13 UPPER CABINET @ MICROWAVE OVEN
3/4" = 1'-0"

2

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DNAworkshop
DYKE NELSON ARCHITECTURE
235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

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JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

MILLWORK DETAILS

A801

PHASE: PERMIT

DRAINAGE IMPACT STUDY

FOR

CAPSTONE AT COVINGTON

FALCONER DR.

May 12, 2025



Prepared by:

MR ENGINEERING & SURVEYING, LLC

9345 Interline Ave, Baton Rouge, LA 70809 225.490.9592

TABLE OF CONTENTS

1. Site Location and Existing Conditions
2. Land Cover
3. Drainage Impact Analysis
4. Detention Pond Design
5. Conclusions

1. Site Location & Existing Conditions

The proposed development, Capstone at Covington, is located on 6.65 acres between Falconer Dr. and Hotel Street (G Street) in Sections 10, Township 7 South, Range 11 East in St. Tammany Parish. The site was previously cleared for development. The site is bound Lowes to the north, Extra Space Storage to the south, Falconer Dr. to the east, and Hotel Street to the west.

The site is located within Flood Zone C. Flood Zone C is defined by the Federal Emergency Management Agency (FEMA) as areas of minimal flooding. The nearest adjacent base flood elevation, located along Abita River, is illustrated as 17 Ft. (NGVD 29) on the Effective Flood Insurance Rate Map (FIRM) 225205 0230 C, revised October 17, 1989.

A topographical survey of the predeveloped site was used to determine the existing flow directions. The predeveloped site is evaluated as two drainage areas, which both are in the Abita River Watershed. The majority of the site drains to the west via sheet flow to the existing pond and then through subsurface drainage that was installed with the Lowes Development that was built prior to 2004. This drainage system drains into the Crestwood Blvd subsurface drainage system.

A small portion of the eastern side of the site drains to a roadside ditch on Falconer Dr. This ditch flows to the north to the subsurface drainage system at Falconer Dr and Crestwood Blvd. Both the pond and the roadside ditch drain into the Crestwood Drainage system and discharge into a ditch north of Crestwood Dr. This ditch flows into the Abita River.

2. Land Cover

The existing site is approximately 6.65 acres. The site was partially developed in the early 2000s with drives and a pond. Today the site has 5.53 acres of grass and 1.12 acres of impervious area between the pond and drives. The existing gravel areas have been calculated as grass in the existing condition, which give a more conservative estimate of the runoff generated from the site. At full buildout, the proposed development will consist of one apartment building, along with the associated parking, drives, pond, and landscape areas. The proposed development will result in approximately 61.3% impervious area over the site at full build-out which is below the maximum allowable impervious percentage of 70%. The proposed impervious area is shown on exhibit 7-Impervious Area Map. Curve numbers with their associated areas are summarized as in Section 8 of Appendix A. See table below for comparisons of existing versus proposed conditions.

Land Cover	Existing (Acres)	Proposed (Acres)
Open green space (grass, landscape buffers, etc)	5.53	2.61
Impervious area (buidings, pavement, pond)	1.12	4.04

3. Drainage Impact Analysis and Proposed Conditions

The existing site has been divided into two drainage areas. A third drainage area represents the off-site drainage from Extra Space Storage to the south. A public records request was made for the Extra Space Storage drainage design and was incorporated into this drainage study to ensure the offsite flow was properly accounted for in the pond design. The flow from these two drainage ultimately discharge out of the existing development at one location underneath Crestwood Blvd. The pre-development runoff, existing conditions runoff, and post-development runoff have been evaluated using the NRCS SCS method with HydroCAD Stormwater Modeling software. The pre-development condition evaluated the site and considers the entire site as a wooded condition.

Next, the existing conditions were checked due to the site having an on-site pond with off-site drainage routed through this pond. The information from Extra Space Storage construction plans and drainage study, along with an on-site topographic survey were used to model both the existing on-site pond and the off-site pond draining through the site. A tailwater for this system was established by routing it through the existing 18" arch RCP pipe subsurface system.

A Curve Number of 70 was used for the Pre-Developed Site. St. Tammany Parish Code of Ordinances Part II Chapter 125 Sec. 125-97 states states that Pre-development calculations shall be based on the "heavily forested" condition. The Times Of Concentration for each subcatchment are calculated using Technical Release 55. A weighted curve number was calculated for both the existing and post-developed site conditions. Impervious areas were assigned a CN of 98 and open space was assigned a CN of 74. The Pre- & Post-Development Subcatchments are summarized in the Appendix along with their Hydrograph plots for the 10, 25, 50, & 100-Year Return Periods.

The post-developed flows leaving the site have been broke into two drainage areas. The majority of the western portion of the site will be detained in the expanded pond. These flows will be routed via sheet flow and a subsurface drainage system to the pond. A 0.18 acre portion of the site that drains to the roadside ditch today will continue to drain there in the post developed condition. The offsite flows from Extra Space Storage will continue to be routed through the on-site pond and is shown in the existing conditions and post development calculations below.

The pre-development on-site flows leaving the site are summarized in the table below.

Description	Node	10-Yr Flow	25-Yr	50-Yr	100-Yr
On-site to NE	1S	0.97	1.16	1.43	1.73
On-site to NW	2S	9.61	11.54	14.21	17.26
Total to North River Watershed	1L	9.79	11.75	14.47	17.57

The existing conditions of the site were evaluated since this Lot is part of a previous development with an existing pond and pavement. The existing pond has a top bank of 25.6' and a 36" outfall culvert that flows into a ditch. This ditch then drains into a box culvert that has an 18" RCPA. The flow information for the existing conditions are shown below.

Description	Node	10-Yr Flow	25-Yr Flow	50-Yr Flow	100-Yr Flow
On-site to NE	4S	1.39	1.64	1.98	2.38
On-site to pond	5S	20.65	24.18	28.99	34.43
Off-site flows to pond	6S	7.87	8.24	8.63	8.96
Total Routed flows from pond	2L	12.78	13.57	14.64	23.43

4. Detention Pond Design

The existing pond will be expanded in order to reduce the post-development peak runoff from the 100-yr design storm by 25% as required by the current stormwater ordinance. The existing pond provides 105,230 C.F of storage before it begins overtopping at elevation 25.6'. The proposed pond expansion & grading will increase the pond storage volume to 189,150 C.F. (as measured to the emergency overflow weir). The Pond Summary along with The Inflow/Outflow Hydrograph Plots are in Appendix A for the 10, 25, 50, & 100-Year Return Periods. The pond will have an outfall structure with an 18"x18" square orifice with an invert of 23.20'. This box will have two 15" culverts draining to the existing box on Hotel St. The water surface of the proposed pond will be lowered from 23.4' to 23.2'. The expanded pond, also called "future pond" below, will have a top bank elevation of 27.0' with a 10' wide earthen emergency overflow at elevation 26.75'. The pond bottom will be at least 6' below the static water surface. Slopes will be 3' horizontal to 1' vertical. Detailed pond information is shown in the table below.

Detention Pond	Static Water Surface Elevation (Ft.)	Primary Outfall	Secondary Outfall	10-Year D.W.S Elevation(Ft.) & Flows (CFS)	25-Year D.W.S Elevation(Ft.) & Flow (CFS)	50-Year D.W.S. Elevation (Ft.)	100-Year D.W.S. Elevation (Ft.)	Top Bank Elevation (Ft.)
Existing Pond	23.40'	36" RCP	None (Top bank of 25.6')	25.22' 12.78 cfs	25.39' 13.57 cfs	25.59' 14.45 cfs	25.71' 23.43 cfs	25.60'
Future Pond	23.20'	(2) 15" RCP	10' Wide x 10' Long Earthen Overflow Weir @ Elev. 26.75 Ft.	25.49' 7.97 cfs	25.76' 8.90 cfs	26.12' 9.98 cfs	26.53' 11.09 cfs	27.0'

5. Conclusions

The plans presented herein will detain the increase in peak run-off from the developed site with the expanded stormwater detention pond. Peak flow rates for each outfall point are summarized below.

Outfall	Frequency	Pre-Development On-site Flows (CFS) (Node 1L)	Existing Condition Total Flows (CFS) (Node 2L)	Post-Development Total Flows (CFS) (Node 3L)
Flows to northwest (includes off-site flow)	10-Year	17.26	12.78	7.98
	25-Year	19.43	13.57	8.91
	50-Year	22.78	14.64	10.01
	100-Year	26.83	23.43	11.11

Outfall	Frequency	Pre-Development Flows (CFS)	Existing Conditions Flows (CFS)	Post-Development Flows (CFS)
Flows To Northeast	10-Year	0.97	1.39	0.77
	25-Year	1.16	1.64	0.91
	50-Year	1.43	1.98	1.10
	100-Year	1.73	2.38	1.25

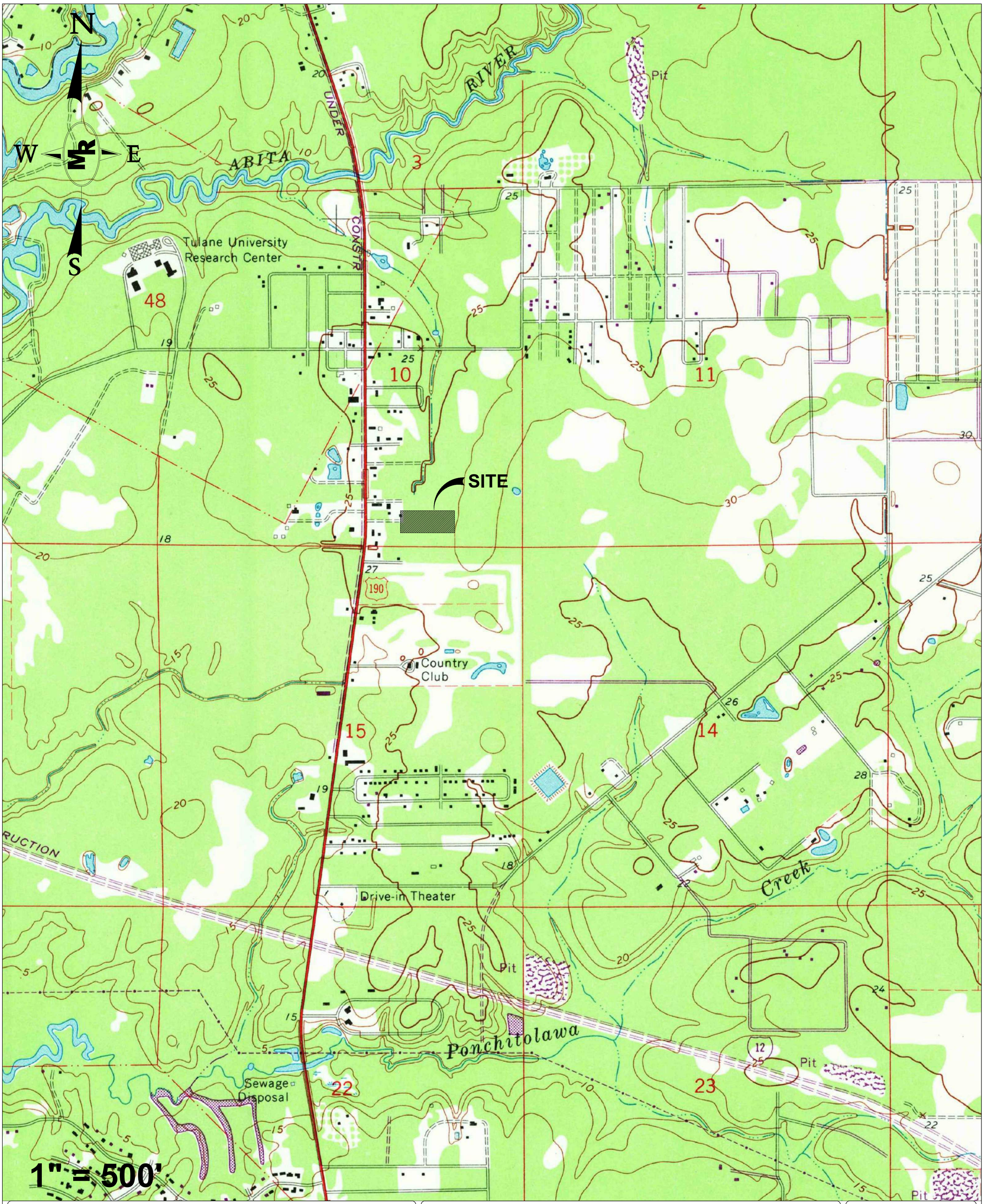
The table below shows the reduction of flows in percentage.

Outfall	% Reduction of 100-Year storm from Pre-development	% Reduction of 100-Year storm from existing conditions
To Northeast	27.8%	47.5%
To Northwest	55.7%	52.6%

By reducing the post-development flow to the pre-development flow, adjacent properties are not affected. The pond will reduce the flows for all storm events and will reduce the 100-yr storm runoff by 25% or greater as required by the ordinance. Therefore, the development of the site will have no adverse impact on peak storm water runoff for the surrounding areas during the 10,25, 50, & 100-year storm events.

APPENDIX A

1. Vicinity Map
2. FEMA Flood Map (FIRM)
3. Watershed Map
4. Drainage Map – Pre-Development Flows
5. Drainage Map- Existing Conditions Flows
6. Drainage Map – Post-Development Flows
7. Impervious Area Map
8. HydroCAD calculations



MR ENGINEERING & SURVEYING, LLC

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CAPSTONE @ COVINGTON
N HIGHWAY 190
ST. TAMMANY PARISH, LOUISIANA
VICINITY MAP

EXHIBIT

1

C:\USERS\CHRISTOPHER\MRES PROJECTS DROPBOX\MRES\PROJECTS\21 @ THE POINT\DWG\DIS\01 VICINITYMAP.DWG MAY-12-2025 CHRISTOPHER



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

ST. TAMMANY PARISH, LOUISIANA
(UNINCORPORATED AREAS)

PANEL 230 OF 600
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
225205 0230 C

MAP REVISED:
OCTOBER 17, 1989

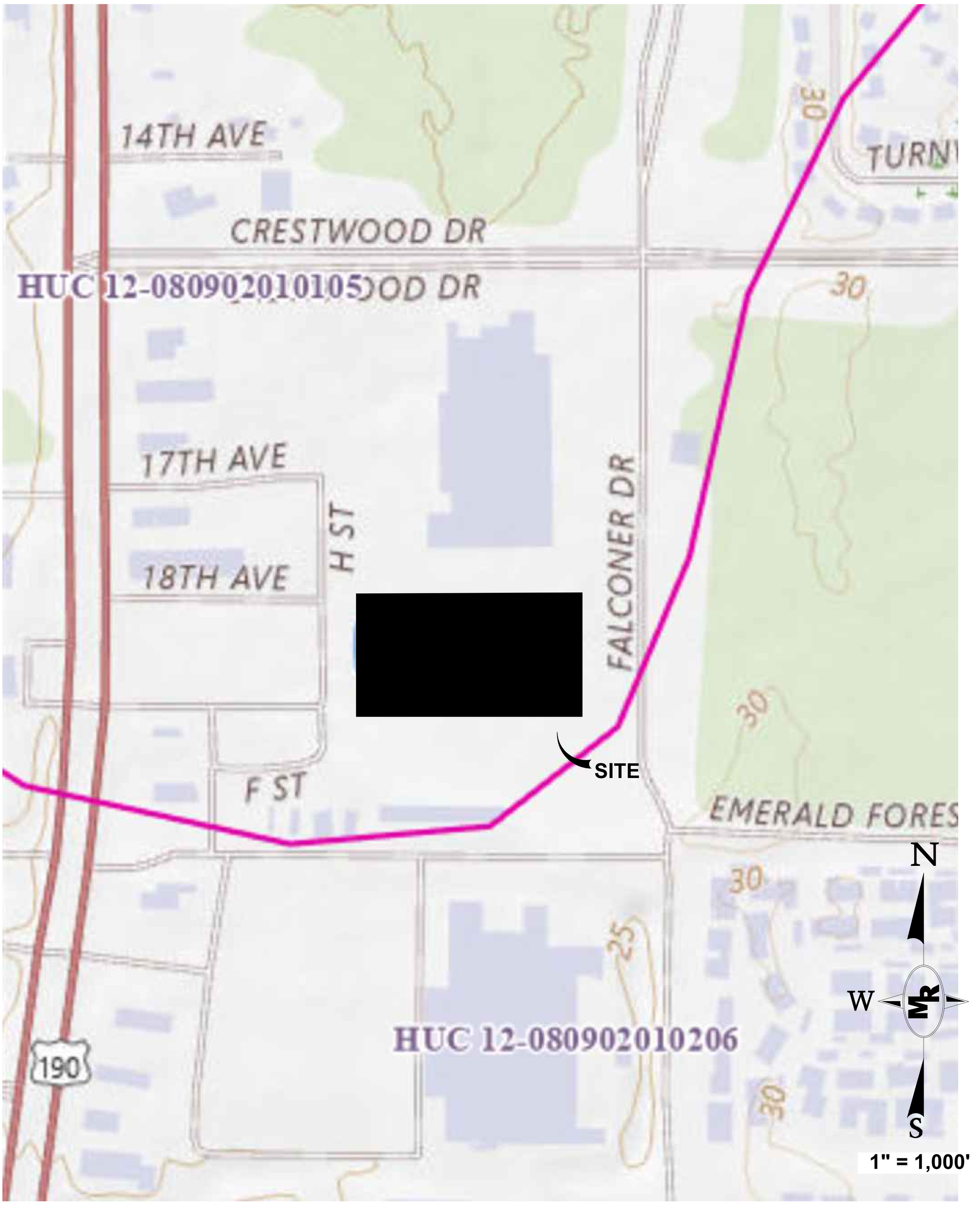
Federal Emergency Management Agency

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CAPSTONE @ COVINGTON
N HIGHWAY 190
ST. TAMMANY PARISH, LOUISIANA
FEMA FLOOD INSURANCE RATE MAP

EXHIBIT
2

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CAPSTONE @ COVINGTON
N HIGHWAY 190
ST. TAMMANY PARISH , LOUISIANA
WATERSHED MAP

EXHIBIT
3

C:\USERS\CHRISTOPHER\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DIS\03 WATERSHED MAP.DWG MAY-12-2025 CHRISTOPHER

NOTE: THE SITE HAS BEEN EVALUATED FOR TWO DIFFERENT CONDITIONS TO ENSURE THE 25% REDUCTION ON THE 100-YR STORM IS MET. THE PRE-DEVELOPMENT DRAINAGE MAP ASSUMES THE SITE IS IN THE PRE-DEVELOPMENT CONDITION AND IN A WOODED STATE AS IT WAS PRIOR TO THE INITIAL DEVELOPMENT AND IS SHOWN ON THIS SHEET. THE EXISTING CONDITIONS DRAINAGE MAP HAS ALSO BEEN PROVIDED IN EXHIBIT 7.

TOP EL. 27.90'
INV. EL. 21.03'

DROP INLET
TOP EL. 28.11'
INV. EL. 23.20'

DELIVERY OVERHANG

TRACT 1
ARCP LO COVINGTON LA, LLC
(NOW OR FORMERLY)
HC-3 ZONING

LOWE'S

POND

24" RCP
INV.: 23.36'

TOP BANK POND

DRAIN INLET
BOX INV.: 23.39'
TOP EL. 26.90'

24" RCP
N INV. EL. 23.81'
S INV. EL. 23.79'

GATE

24" RCP

FD SCRIBED "X" IN CONC.

DRAIN INLET
BOX INV.: 23.44'
TOP EL. 27.01'

24" RCP
INV.: N.T.V.

N8915'28"E 780.71'

40' CONCRETE "TRACT-1 ACCESS DRIVE" (INST. 2190949)

YR MAG NAIL

13"X21" ARCP

GULF COAST BANK & TRUST CO.
(NOW OR FORMERLY)
HC-3 ZONING

SHOPPING CENTER ROADWAY ACCESS EASEMENT (INSTR. 1303734)

STOP SIGN

LOWE'S "TRACT 1 ACCESS EASEMENT" (INST. 2190949)

GRAVEL

N01°18'52"W 94.62'

FD MAG NAIL FROM PC

N88°11'45"W 19.01'

DROP INLET
TOP EL. 25.57'
INV. EL. 22.78'

DROP INLET 18" RCP
TOP EL. 25.32'
INV. EL. 23.59'

FD 1/2" IR

13"X21"ARCP
INV. EL. 23.11'

18TH AVENUE
(40' R/W)

S.S.M.H.
TOP EL. 25.78'
INV. EL. 20.20'

18" RCP
W. INV. EL. 23.78'
E. INV. EL. 23.62'

DITCH

36" RCP
NW INV. EL. 23.26'
SE INV. EL. 23.37'

POND TOP BANK

POND WATER SURFACE

ONSITE PREDEVELOPMENT TO THE WEST (NODE 2S)
AREA: 6.43
TC: 26.1 MINUTES
WEIGHTED CN: 78
10-YR PEAK FLOW: 20.6 C.F.S.
25-YR PEAK FLOW: 24.2 C.F.S.
50-YR PEAK FLOW: 28.9 C.F.S.
100-YR PEAK FLOW: 34.4 C.F.S.

TRACT 2-A1
289,591 SQFT
6.648 ACRES

TC PATH (214' OF SHALLOW CONCENTRATED FLOW TO POND)

TC PATH (85' OF SHEET FLOW)

TOTAL FLOWS LEAVING SITE TO NORTHEAST (NODE 1S)
AREA: 0.26 AC
CN:70
TC: 16 MINUTES
10-YEAR PEAK FLOW: 1.0 C.F.S.
25-YR PEAK FLOW: 1.2 C.F.S.
50-YR PEAK FLOW: 1.4 C.F.S.
100-YR PEAK FLOW:1.7 C.F.S.

FALCONER DR.
(F/K/A AVE. "J") (80' R/W) CONCRETE RD.
HC-2 ZONING

S00°23'26"E 183.82'

TOTAL ROUTED FLOWS LEAVING POND TO NORTHWEST (INCLUDES OFFSITE FLOW)
10-YEAR PEAK FLOW: 12.8 C.F.S.
25-YR PEAK FLOW: 13.6 C.F.S.
50-YR PEAK FLOW: 14.5 C.F.S.
100-YR PEAK FLOW: 23.4 C.F.S.
10-YR PEAK W.S.:25.22'
25-YR PEAK W.S.:25.39'
50-YR PEAK W.S.:25.59'
100-YR PEAK W.S.: 25.71'
EXISTING POND TOP: 25.60'
*EXISTING POND OVERTOPS DURING 100-YR STORM OR GREATER

POND
(WS=23.4 FT.)

G STREET
(40' R/W) ASPHALT RD.

N00°42'14"W 276.26'

HC-3 ZONING

TC PATH (200' OF SHEET FLOW)

DITCH

18" SDP
INV. EL. 23.47'

DMH
TOP EL. 26.92'
INV. EL. 21.09'

DROP INLET
TOP EL. 26.31'
INV. EL. 20.76'

DMH
TOP EL. 26.95'
INV. EL. 22.84'

CRAPE MYRTLE CYPRESS OAK CYPRESS OAK HOLLY CYPRESS HOLLY OAK HOLLY

NOTE: THE SITE HAS BEEN EVALUATED FOR TWO DIFFERENT CONDITIONS TO ENSURE THE 25% REDUCTION ON THE 100-YR STORM IS MET. THE PRE-DEVELOPMENT DRAINAGE MAP ASSUMES THE SITE IS IN THE PRE-DEVELOPMENT CONDITION AND IN A WOODED STATE AS IT WAS PRIOR TO THE INITIAL DEVELOPMENT AND IS SHOWN ON THIS SHEET. THE EXISTING CONDITIONS DRAINAGE MAP HAS ALSO BEEN PROVIDED IN EXHIBIT 7.

TOTAL FLOWS LEAVING SITE TO NORTHWEST (INCLUDES OFFSITE FLOW)
10-YEAR PEAK FLOW: 16.8 C.F.S.
25-YR PEAK FLOW: 19.5 C.F.S.
50-YR PEAK FLOW: 22.9 C.F.S.
100-YR PEAK FLOW: 26.9 C.F.S.

TC PATH (622' OF SHALLOW CONCENTRATED FLOW)

ONSITE PREDEVELOPMENT TO THE WEST (NODE 2S)
AREA: 6.43
TC: 68.1 MINUTES
CN: 70 (ASSUMES WOODED CONDITION)
10-YR PEAK FLOW: 9.67 C.F.S.
25-YR PEAK FLOW: 11.6 C.F.S.
50-YR PEAK FLOW: 14.3 C.F.S.
100-YR PEAK FLOW: 17.4 C.F.S.

TC PATH (85' OF SHEET FLOW)

TOTAL FLOWS LEAVING SITE TO NORTHEAST (NODE 1S)
AREA: 0.26 AC
CN: 70
TC: 16 MINUTES
10-YEAR PEAK FLOW: 0.9 C.F.S.
25-YR PEAK FLOW: 1.1 C.F.S.
50-YR PEAK FLOW: 1.3 C.F.S.
100-YR PEAK FLOW: 1.6 C.F.S.

TC PATH (200' OF SHEET FLOW)

OFF-SITE FLOWS THROUGH SITE FROM POND
AREA: 3.82 ACRES
10-YR PEAK FLOW: 8.0 C.F.S.
25-YR PEAK FLOW: 8.4 C.F.S.
50-YR PEAK FLOW: 8.9 C.F.S.
100-YR PEAK FLOW: 9.2 C.F.S.

TRACT 1
ARCP LO COVINGTON LA, LLC
(NOW OR FORMERLY)
HC-3 ZONING
LOWE'S

TRACT 2-A1
289,591 SQFT
6.648 ACRES

TRACT 2-A2
EXTRA SPACE PROPERTIES TWO, LLC
(NOW OR FORMERLY)
HC-3 ZONING

18TH AVENUE (40' R/W)
19TH AVENUE (40' R/W)
G STREET (40' R/W) ASPHALT RD.
FALCONER DR. (F/K/A AVE. "J") (80' R/W) CONCRETE RD.

GULF COAST BANK & TRUST CO. (NOW OR FORMERLY) HC-3 ZONING

SHOPPING CENTER ROADWAY ACCESS EASEMENT (INSTR. 1303734)
"TRACT-1 ACCESS DRIVE" (INST. 2190949)
LOWE'S "TRACT 1 ACCESS EASEMENT" (INST. 2190949)
SHOPPING CENTER DRIVEWAY (INST. 2190949)
EXIST. 15'x15' UTILITY SERVITUDE TO ST. TAMMANY UTILITY, INC. (COB 1295 FOLIO 611)
EXIST. 15' UTILITY SERVITUDE (INST. 1751979)
15' SEWER EASEMENT

POND
POND TOP BANK
POND WATER SURFACE
(WS=23.4 FT.)

DELIVERY OVERHANG
GRAVEL
DITCH
STOP SIGN
GATE

N88°11'45"W 19.01'
N01°18'52"W 94.62'
N00°42'14"W 276.26'
N89°58'28"E 780.71'
N89°58'48"W 758.67'
N89°58'48"W 786.17'
S00°23'26"E 783.82'
N00°23'26"W 157.00'

DROP INLET TOP EL. 28.11' INV. EL. 23.20'
DROP INLET TOP EL. 25.57' INV. EL. 22.78'
DROP INLET TOP EL. 25.32' INV. EL. 23.59'
DROP INLET TOP EL. 26.94' INV. EL. 23.26'
DROP INLET TOP EL. 26.96' INV. EL. 23.26'
DROP INLET TOP EL. 26.31' INV. EL. 20.76'
DROP INLET TOP EL. 27.44' INV. EL. 27.01'
DROP INLET TOP EL. 26.32' INV. EL. 23.75'
DMH TOP EL. 26.92' INV. EL. 21.09'
DMH TOP EL. 26.95' INV. EL. 22.84'
DRAIN INLET BOX INV.: 23.39' TOP EL. 26.90'
S.S.M.H. TOP EL. 25.78' INV. EL. 20.20'
S.S.M.H. TOP EL. 28.29' INV. EL. 19.46'
S.S.M.H. TOP EL. 28.53'

18" RCP INV. EL. 23.43'
24" RCP INV.: 23.36'
24" RCP INV.: 23.44'
24" RCP INV.: N.T.V.
24" RCP N INV. EL. 23.81' S INV. EL. 23.79'
24" RCP N INV. EL. 24.00' S INV. EL. 23.81'
36" RCP NW INV. EL. 23.26' SE INV. EL. 23.37'
13"X21" ARCP INV. EL. 23.11'
18" RCP W. INV. EL. 23.78' E. INV. EL. 23.62'
18" SDP INV. EL. 24.05'
12" SDP INV. EL. 22.80'
TBM #1

FD MAG NAIL FROM PC
FD 1/2" IR
FD SCRIBED "X" IN CONC.
FD 1/2"
YR MAG NAIL
SECTION 10
SECTION 15

GRAPHIC SCALE
80 0 80 80 160 320
(IN FEET)
1 INCH = 80 ft.

N
W E
S

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (LUTCF) AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT, AND CONTACT ALL UTILITIES AND PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED AND MARKED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT ENGINEER FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGTON, LOUISIANA
ST. TAMMANY PARISH

PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	MAY 25
SHEET	4 OF 8

NO.	REVISION DESCRIPTION	REVISION DATE	BY

SHEET NUMBER 4

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DS\06 PRE DEVELOPMENT DRAINAGE MAP.DWG MAY-12-2025 JONATHAN

NOTE: THE SITE HAS BEEN EVALUATED FOR TWO DIFFERENT CONDITIONS TO ENSURE THE 25% REDUCTION ON THE 100-YR STORM IS MET. THE PRE-DEVELOPMENT DRAINAGE MAP ASSUMES THE SITE IS IN THE PRE-DEVELOPMENT CONDITION AND IN A WOODED STATE AS IT WAS PRIOR TO THE INITIAL DEVELOPMENT AND IS SHOWN ON THIS SHEET. THE EXISTING CONDITIONS DRAINAGE MAP HAS ALSO BEEN PROVIDED IN EXHIBIT 7.

TOP EL. 27.90'
INV. EL. 21.03'

DROP INLET
TOP EL. 28.11'
INV. EL. 23.20'

TRACT 1
ARCP LO COVINGTON LA, LLC
(NOW OR FORMERLY)
HC-3 ZONING

LOWE'S

DELIVERY OVERHANG

POND

24" RCP
INV.: 23.36'

TOP BANK POND

DRAIN INLET
BOX INV.: 23.39'
TOP EL. 26.90'

24" RCP

GATE

24" RCP
N INV. EL. 23.81'
S INV. EL. 23.79'

FD SCRIBED "X" IN CONC

N8915'28"E 780.71'

40' CONCRETE "TRACT-1 ACCESS DRIVE" (INST. 2190949)

DRAIN INLET
BOX INV.: 23.44'
TOP EL. 27.01'

4" CONC
INV.: N.F.

GRAVEL

"TRACT 1 ACCESS EASEMENT" (INST. 2190949)

LOWE'S

GRAVEL

TC PATH (26' OF SHEET FLOW)

TOTAL FLOWS LEAVING SITE TO NORTHEAST (NODE 1S)
AREA: 0.26 AC
CN:70
TC: 8.9 MINUTES
10-YEAR PEAK FLOW: 1.0 C.F.S.
25-YR PEAK FLOW: 1.2 C.F.S.
50-YR PEAK FLOW: 1.2 C.F.S.
100-YR PEAK FLOW:1.4 C.F.S.

13"X21" ARCP

STOP SIGN

SHOPPING CENTER ROADWAY ACCESS EASEMENT (INST. # 1323734)

GULF COAST BANK & TRUST CO.
(NOW OR FORMERLY)
HC-3 ZONING

FD MAG NAIL FROM PC

N01°18'52"W 94.62'

N88°71'45"W 19.01'

DROP INLET
TOP EL. 23.57'
INV. EL. 23.78'

DROP INLET
TOP EL. 25.32'
INV. EL. 23.59'

18" RCP

FD 1/2" IR

OHE

18TH AVENUE
(40' R/W)

S.S.M.H.
TOP EL. 25.78'
INV. EL. 20.20'

18" RCP
W. INV. EL. 23.78'
E. INV. EL. 23.62'

DITCH

36" RCP
NW INV. EL. 23.26'
SE INV. EL. 23.37'

POND TOP BANK

POND WATER SURFACE

ONSITE POST DEVELOPMENT POND (NODE 8S)
AREA: 6.43
TC: 26.1 MINUTES
WEIGHTED CN: 89
10-YR PEAK FLOW: 22.1 C.F.S.
25-YR PEAK FLOW: 24.2 C.F.S.
50-YR PEAK FLOW: 28.9 C.F.S.
100-YR PEAK FLOW: 34.5 C.F.S.

TOTAL ROUTED FLOWS LEAVING POND TO NORTHWEST (NODE 3L) (INCLUDES OFFSITE FLOW)
10-YR PEAK FLOW: 8.0 C.F.S.
25-YR PEAK FLOW: 8.9 C.F.S.
50-YR PEAK FLOW: 10.0 C.F.S.
100-YR PEAK FLOW: 11.1 C.F.S.
10-YR PEAK W.S.:25.49'
25-YR PEAK W.S.:25.76'
50-YR PEAK W.S.:26.12'
100-YR PEAK W.S.: 26.53'
POND TOP: 27.20'

POND (S=23.4 FT.)

TRACT 2-A1
EXTRA SPACE PROPERTIES TWO, LLC
(NOW OR FORMERLY)
HC-3 ZONING

ON-SITE UN-DETAINED FLOW (NODE 10S)
AREA:0.18 ACRES
CN= 74
TC= 13 MIN
10-YR PEAK FLOW : 0.7 CFS
25-YR PEAK FLOW: 0.9 CFS
50-YR PEAK FLOW: 1.1 CFS
100-YR PEAK FLOW: 1.3 CFS

HC-3 ZONING

G STREET
(40' R/W) ASPHALT RD.

N00°42'14"W 278.26'

DITCH

DITCH

TC PATH (100' OF SHEET FLOW + 183' PIPE FLOW)

FALCONER DR.
(F/K/A AVE. "J") (80' R/W) CONCRETE RD.

S00°23'24"E 1363.82'

HC-2 ZONING

DITCH

18" SDP
INV. EL. 23.47'

DMH
TOP EL. 26.92'
INV. EL. 21.09'

DROP INLET
TOP EL. 26.31'
INV. EL. 22.64'

TOP EL. 26.95'

CREPE MYRTLE

CYPRESS MAY HOLLY CYPRESS HOLLY OAK HOLLY CYPRESS HOLLY MAY

*N89°58'48"W 758.67'

FD 1/2" IR

19TH AVENUE
(40' R/W)

STOP SIGN

DROP INLET
TOP EL. 26.94'
INV. EL. 23.26'

TBM #1

DROP INLET
TOP EL. 26.32'
INV. EL. 23.75'

SHOPPING CENTER DRIVEWAY (INST. 2190949)

15"-RCP

EXIST. 15'x15" UTILITY SERVITUDE TO ST. TAMMANY UTILITY, INC. (COB 1295 FOLIO 611)

S.S.M.H.
TOP EL. 28.29'
INV. EL. 19.46'

S.S.M.H.
TOP EL. 28.53'

12" SDP
INV. EL. 22.80'

18" SDP
INV. EL. 24.05'

DROP INLET
TOP EL. 26.96'
INV. EL. 23.26'

EXIST. 15' UTILITY SERVITUDE (INST. 1751979)

POND

TRACT 2-A2
EXTRA SPACE PROPERTIES TWO, LLC
(NOW OR FORMERLY)
HC-3 ZONING

OFF-SITE FLOWS THROUGH SITE FROM POND
AREA: 3.82 ACRES
10-YR PEAK FLOW: 8.0 C.F.S.
25-YR PEAK FLOW: 8.4 C.F.S.
50-YR PEAK FLOW: 9.0 C.F.S.
100-YR PEAK FLOW: 9.2 C.F.S.
100-YR PEAK W.S. 26.71'
TOP OF EXISTING POND: 27.5'

HC-3 ZONING

24" RCP
N INV. EL. 24.00'
S INV. EL. 23.81'

POND

N00°23'26"W 1527.00'

15' SEWER EASEMENT

FD 1/2" IR
SECTION 10
SECTION 15

N89°58'48"W 786.17'

N
W E
S

GRAPHIC SCALE
40 0 80 40 80 160
(IN FEET)
1 INCH = 40 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG. CONTRACTOR SHALL CALL LOUISIANA ONE CALL SYSTEM (811 OR 1-800-272-3020) AND PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGTON, LOUISIANA
ST. TAMMANY PARISH

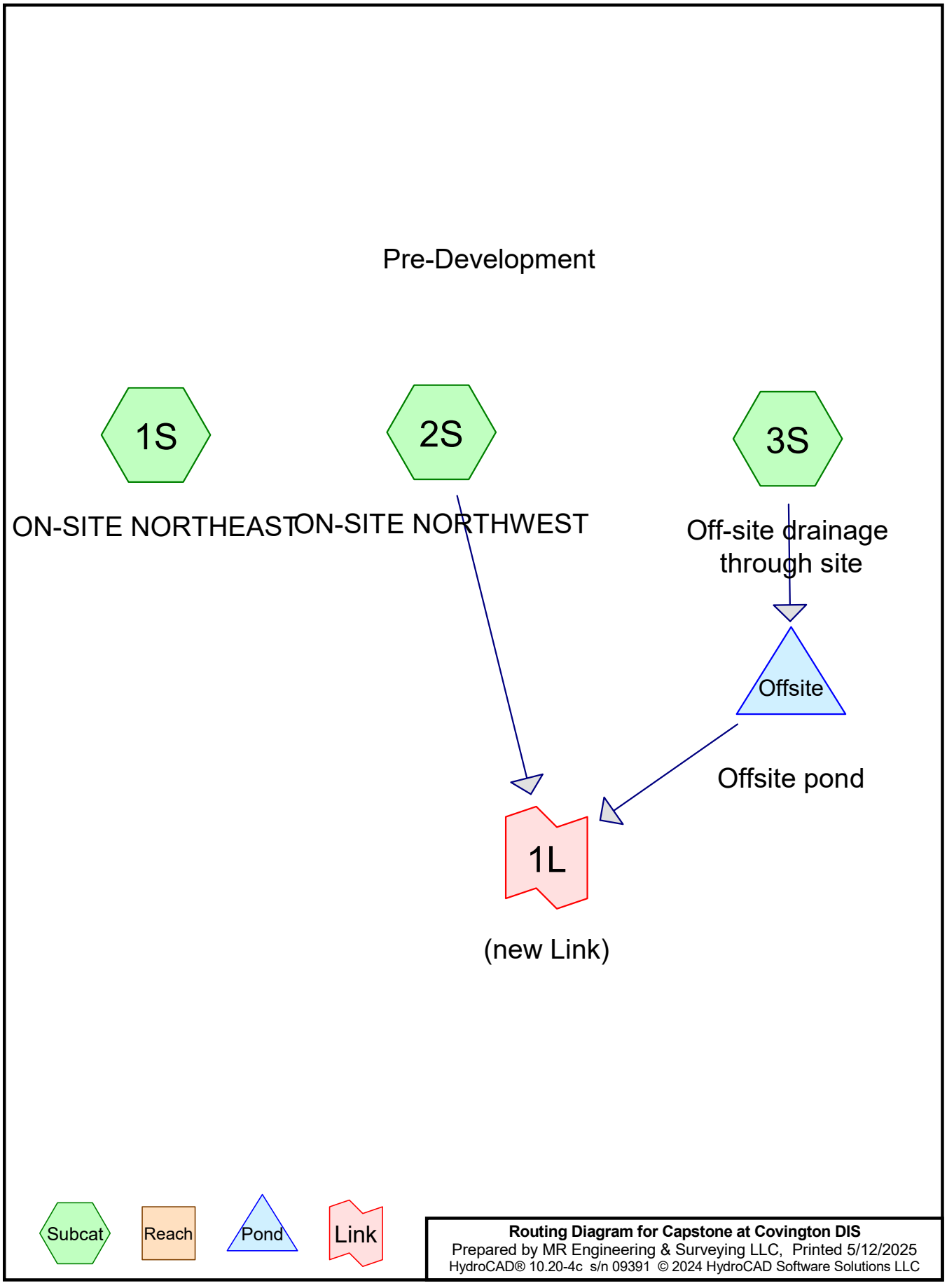
POST DEVELOPMENT DRAINAGE MAP

DESIGNED	JAB	DETAILED	JAB	DATE	MAY 25
CHECKED	JAB	CHECKED	JAB	SHEET	6 OF7

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 6

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DS\DR POST DEVELOPMENT DRAINAGE MAP.DWG MAY-12-2025 JONATHAN



Routing Diagram for Capstone at Covington DIS
Prepared by MR Engineering & Surveying LLC, Printed 5/12/2025
HydroCAD® 10.20-4c s/n 09391 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type III 24-hr		Default	24.00	1	8.50	2
2	25-Year	Type III 24-hr		Default	24.00	1	9.60	2
3	50-Year	Type III 24-hr		Default	24.00	1	11.10	2
4	100-Year	Type III 24-hr		Default	24.00	1	12.80	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.820	89	(3S)
6.648	70	Woods, Good, HSG C (1S, 2S)
10.468	**77**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
6.648	HSG C	1S, 2S
0.000	HSG D	
3.820	Other	3S
10.468		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	3.820	3.820		3S
0.000	0.000	6.648	0.000	0.000	6.648	Woods, Good	1S, 2S
0.000	**0.000**	**6.648**	**0.000**	**3.820**	**10.468**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	Offsite	24.00	23.42	104.0	0.0056	0.012	0.0	18.0	0.0	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>4.88"
Flow Length=72' Slope=0.0200 '/' Tc=12.9 min CN=70 Runoff=0.97 cfs 0.105 af

Subcatchment 2S: ON-SITE NORTHWEST Runoff Area=6.390 ac 0.00% Impervious Runoff Depth>4.80"
Flow Length=878' Tc=68.1 min CN=70 Runoff=9.61 cfs 2.559 af

Subcatchment 3S: Off-site drainage through Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>7.17"
Tc=5.0 min CN=89 Runoff=27.55 cfs 2.283 af

Pond Offsite: Offsite pond Peak Elev=25.87' Storage=41,469 cf Inflow=27.55 cfs 2.283 af
Outflow=7.95 cfs 2.016 af

Link 1L: (new Link) Inflow=16.70 cfs 4.575 af
Primary=16.70 cfs 4.575 af

Total Runoff Area = 10.468 ac Runoff Volume = 4.947 af Average Runoff Depth = 5.67"
100.00% Pervious = 10.468 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: ON-SITE NORTHEAST

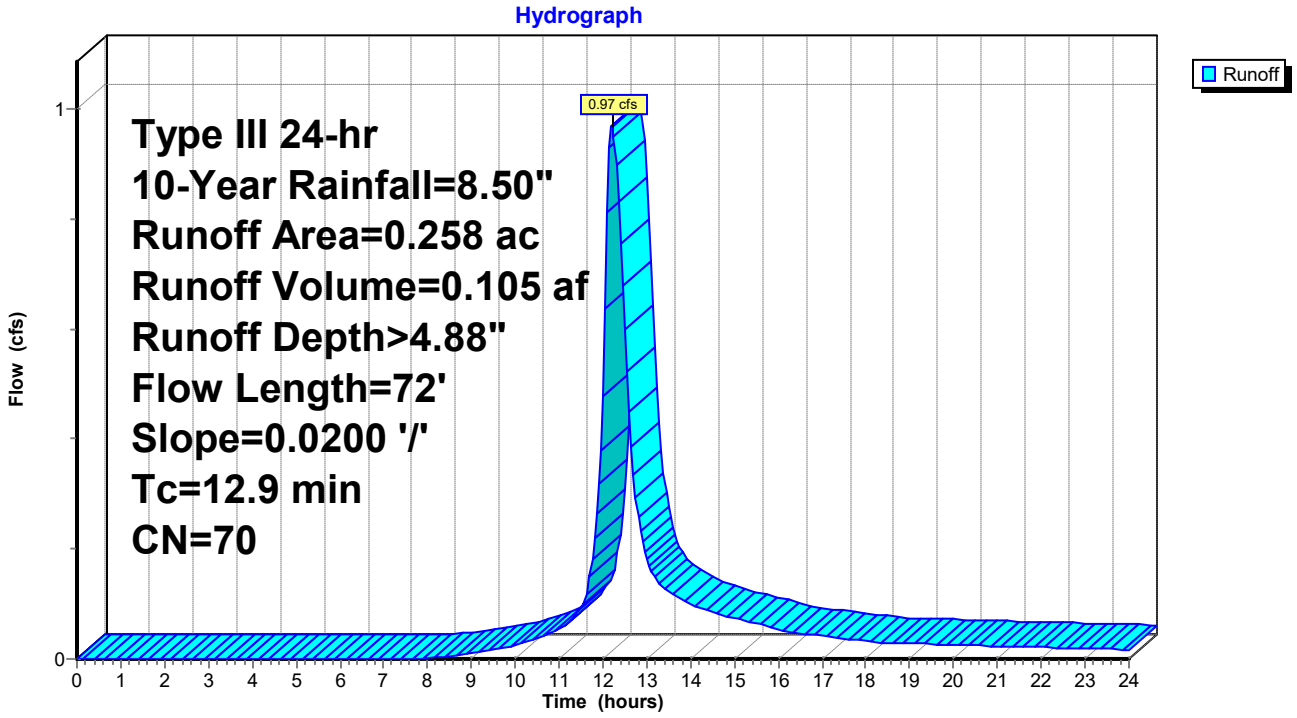
Runoff = 0.97 cfs @ 12.21 hrs, Volume= 0.105 af, Depth> 4.88"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

Area (ac)	CN	Description
0.258	70	Woods, Good, HSG C
0.258	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	72	0.0200	0.09		**Sheet Flow, BC** Woods: Light underbrush n= 0.400 P2= 5.25"

Subcatchment 1S: ON-SITE NORTHEAST



Summary for Subcatchment 2S: ON-SITE NORTHWEST

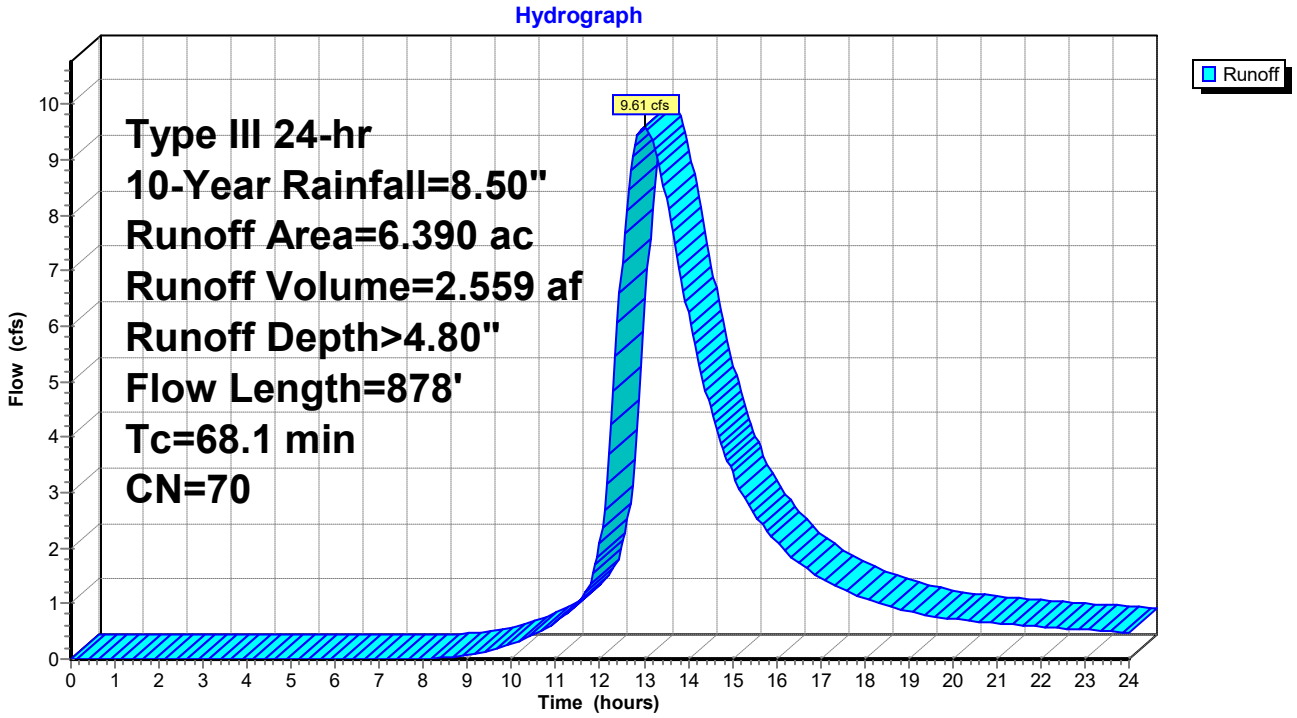
Runoff = 9.61 cfs @ 13.00 hrs, Volume= 2.559 af, Depth> 4.80"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

Area (ac)	CN	Description
6.390	70	Woods, Good, HSG C
6.390	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.1	100	0.0060	0.06		**Sheet Flow, AB** Woods: Light underbrush n= 0.400 P2= 5.25"
41.0	778	0.0040	0.32		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
68.1	878	Total			

Subcatchment 2S: ON-SITE NORTHWEST



Summary for Subcatchment 3S: Off-site drainage through site

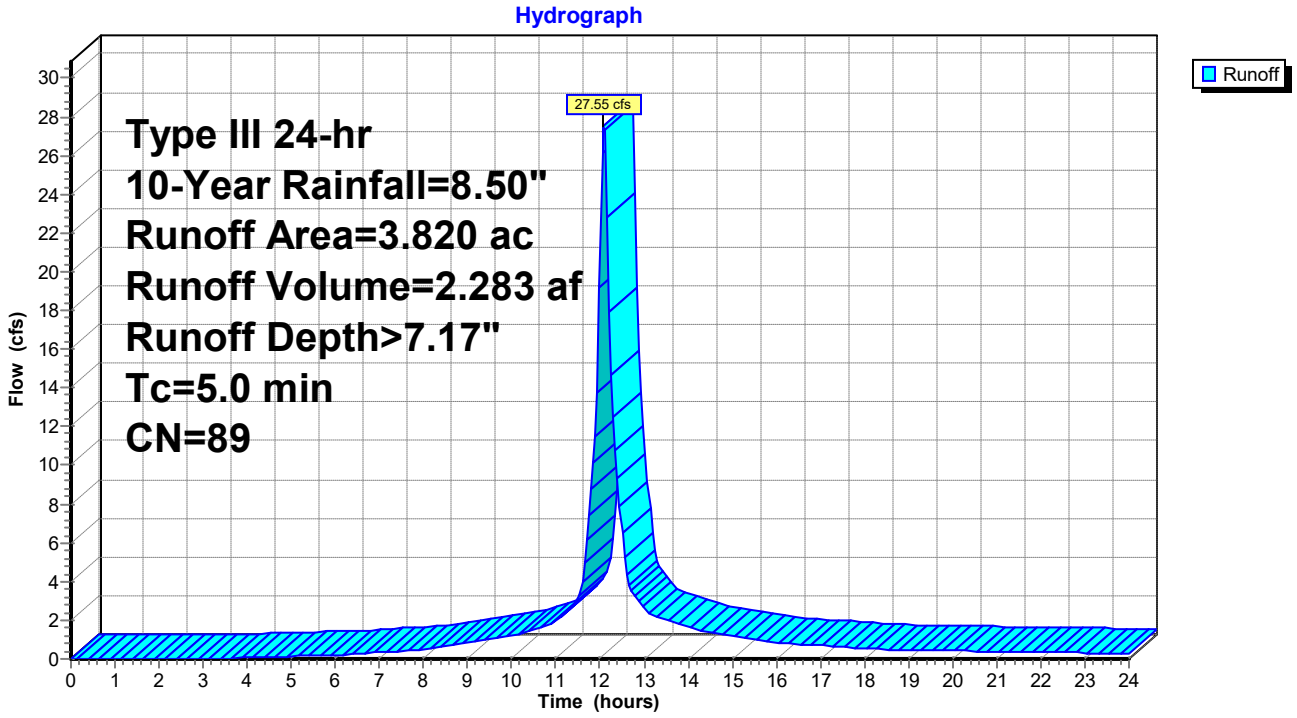
Runoff = 27.55 cfs @ 12.09 hrs, Volume= 2.283 af, Depth> 7.17"
Routed to Pond Offsite : Offsite pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Off-site drainage through site



Summary for Pond Offsite: Offsite pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 7.17" for 10-Year event
Inflow = 27.55 cfs @ 12.09 hrs, Volume= 2.283 af
Outflow = 7.95 cfs @ 12.45 hrs, Volume= 2.016 af, Atten= 71%, Lag= 21.8 min
Primary = 7.95 cfs @ 12.45 hrs, Volume= 2.016 af
Routed to Link 1L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.87' @ 12.45 hrs Surf.Area= 25,559 sf Storage= 41,469 cf

Plug-Flow detention time= 133.6 min calculated for 2.016 af (88% of inflow)
Center-of-Mass det. time= 79.7 min (856.7 - 777.1)

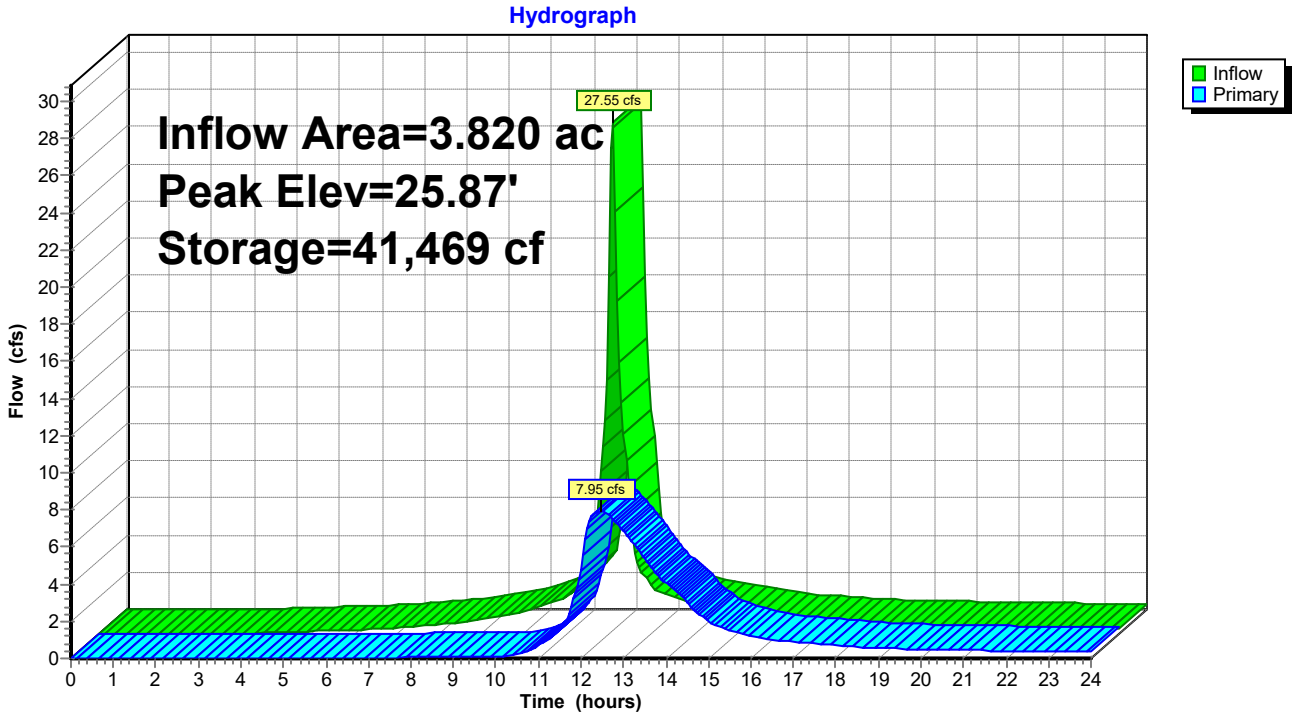
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=7.94 cfs @ 12.45 hrs HW=25.87' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Inlet Controls 7.94 cfs @ 4.50 fps)
- **2=Orifice/Grate** (Passes < 0.31 cfs potential flow)
- **3=Orifice/Grate** (Passes < 14.11 cfs potential flow)
- **4=Orifice/Grate** (Controls 0.00 cfs)
- **5=Orifice/Grate** (Passes < 0.13 cfs potential flow)

Pond Offsite: Offsite pond

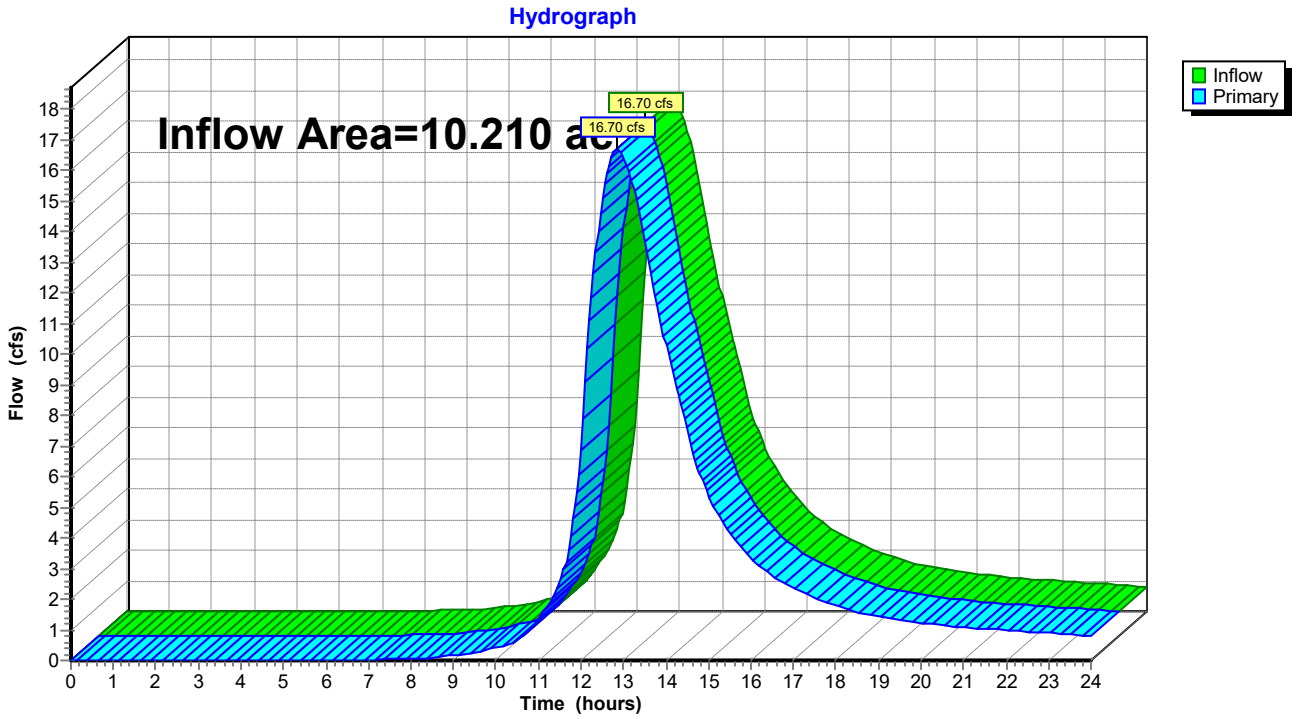


Summary for Link 1L: (new Link)

Inflow Area = 10.210 ac, 0.00% Impervious, Inflow Depth > 5.38" for 10-Year event
Inflow = 16.70 cfs @ 12.86 hrs, Volume= 4.575 af
Primary = 16.70 cfs @ 12.86 hrs, Volume= 4.575 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>5.85"
Flow Length=72' Slope=0.0200 '/' Tc=12.9 min CN=70 Runoff=1.16 cfs 0.126 af

Subcatchment 2S: ON-SITE NORTHWEST Runoff Area=6.390 ac 0.00% Impervious Runoff Depth>5.76"
Flow Length=878' Tc=68.1 min CN=70 Runoff=11.54 cfs 3.067 af

Subcatchment 3S: Off-site drainage through Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>8.26"
Tc=5.0 min CN=89 Runoff=31.45 cfs 2.628 af

Pond Offsite: Offsite pond Peak Elev=26.08' Storage=47,002 cf Inflow=31.45 cfs 2.628 af
Outflow=8.39 cfs 2.356 af

Link 1L: (new Link) Inflow=19.43 cfs 5.424 af
Primary=19.43 cfs 5.424 af

Total Runoff Area = 10.468 ac Runoff Volume = 5.821 af Average Runoff Depth = 6.67"
100.00% Pervious = 10.468 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: ON-SITE NORTHEAST

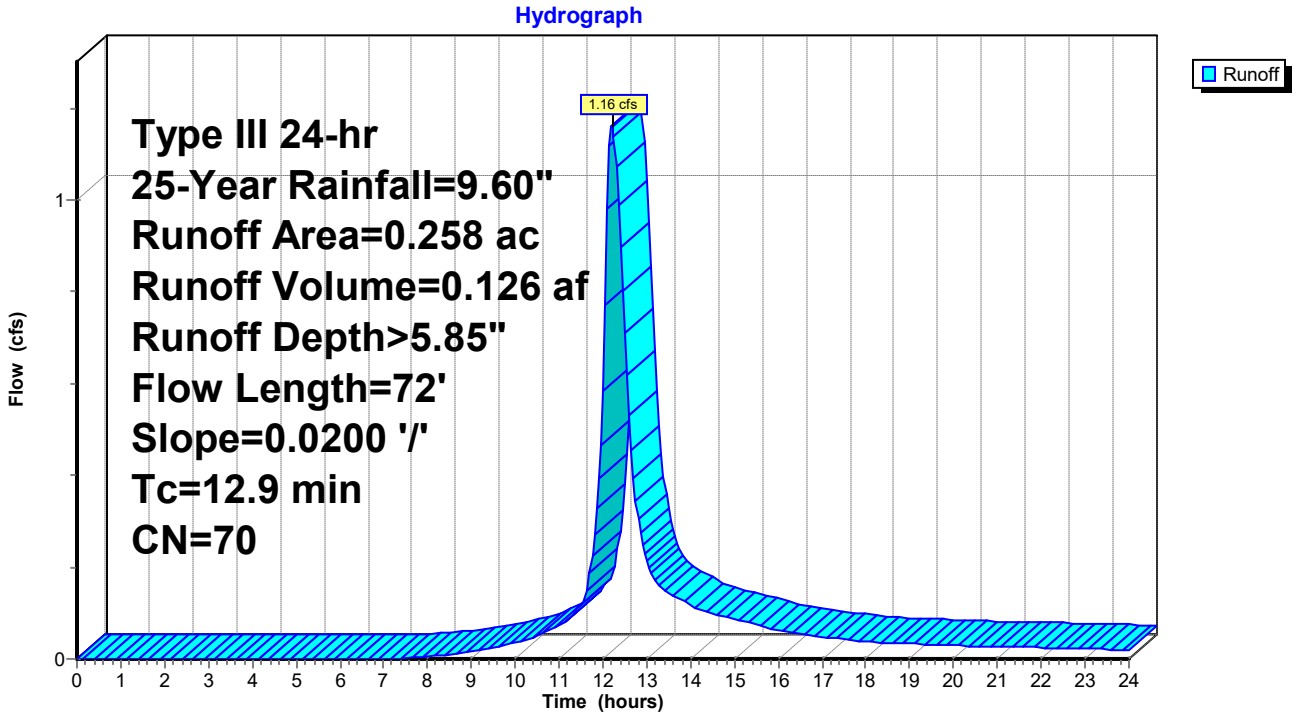
Runoff = 1.16 cfs @ 12.21 hrs, Volume= 0.126 af, Depth> 5.85"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

Area (ac)	CN	Description
0.258	70	Woods, Good, HSG C
0.258	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	72	0.0200	0.09		**Sheet Flow, BC** Woods: Light underbrush n= 0.400 P2= 5.25"

Subcatchment 1S: ON-SITE NORTHEAST



Summary for Subcatchment 2S: ON-SITE NORTHWEST

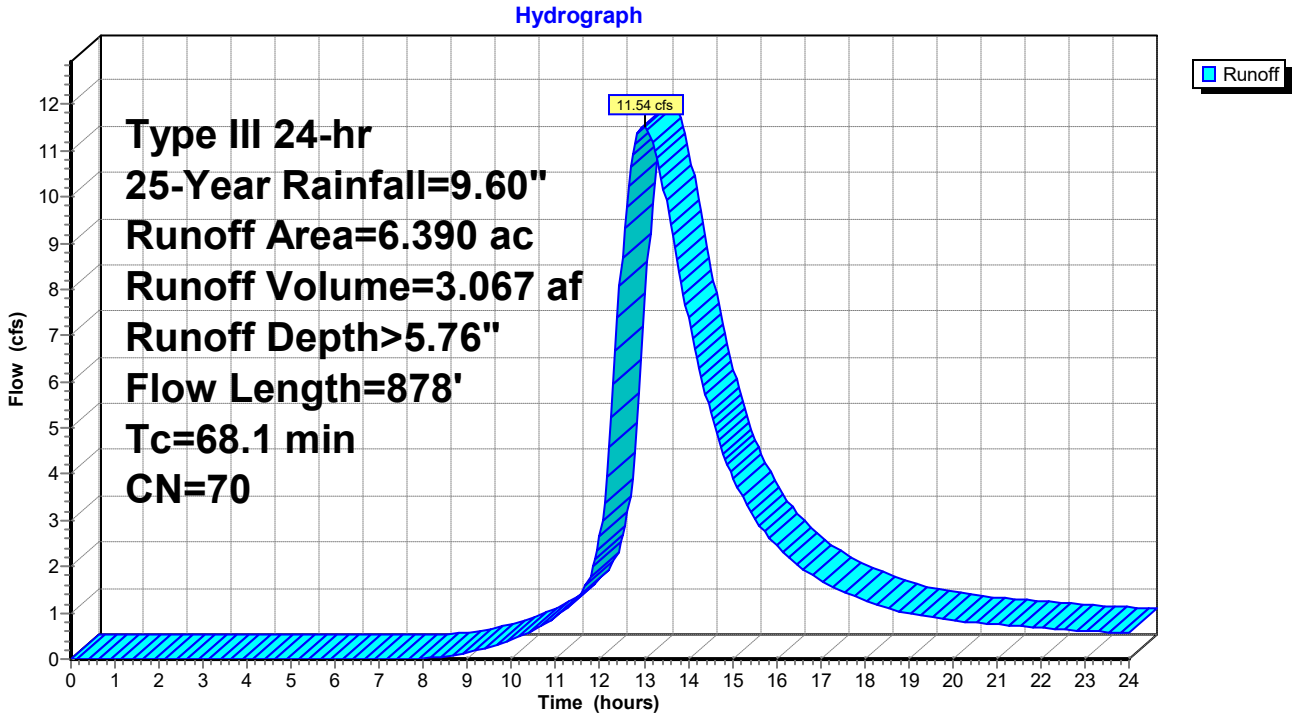
Runoff = 11.54 cfs @ 13.00 hrs, Volume= 3.067 af, Depth> 5.76"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

Area (ac)	CN	Description
6.390	70	Woods, Good, HSG C
6.390	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.1	100	0.0060	0.06		**Sheet Flow, AB** Woods: Light underbrush n= 0.400 P2= 5.25"
41.0	778	0.0040	0.32		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
68.1	878	Total			

Subcatchment 2S: ON-SITE NORTHWEST



Summary for Subcatchment 3S: Off-site drainage through site

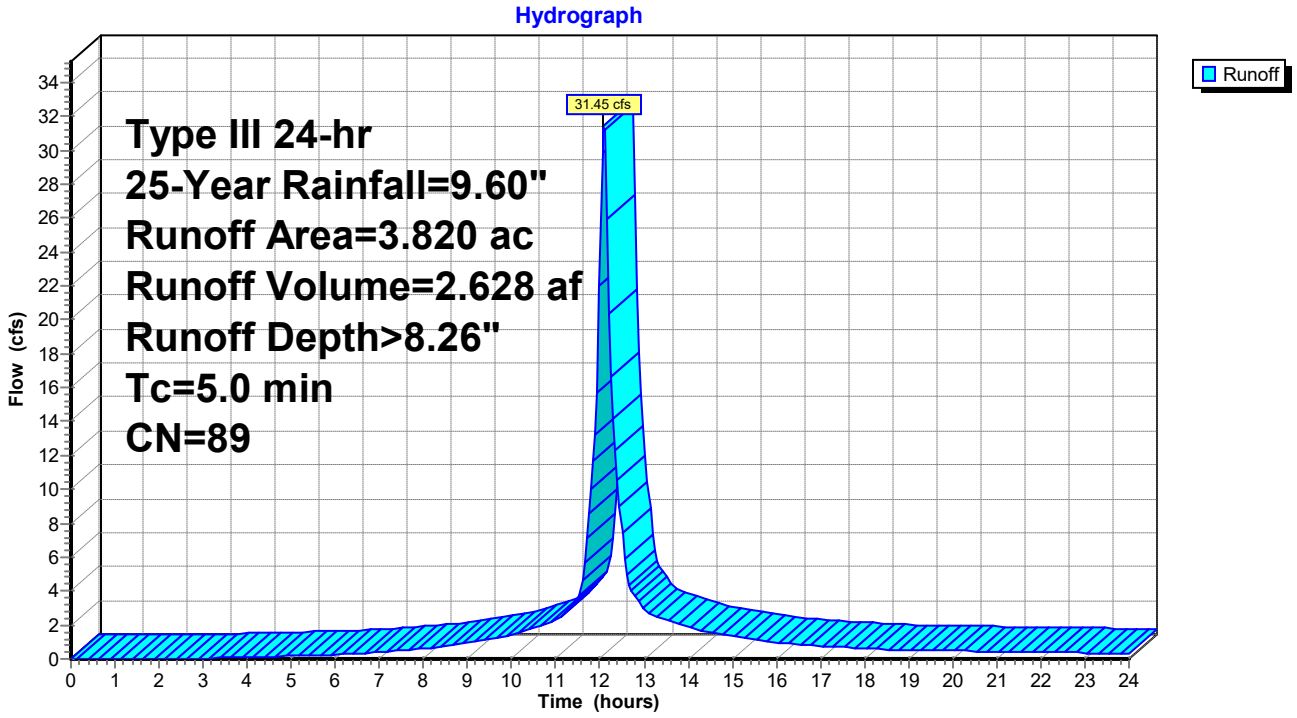
Runoff = 31.45 cfs @ 12.09 hrs, Volume= 2.628 af, Depth> 8.26"
Routed to Pond Offsite : Offsite pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Off-site drainage through site



Summary for Pond Offsite: Offsite pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 8.26" for 25-Year event
Inflow = 31.45 cfs @ 12.09 hrs, Volume= 2.628 af
Outflow = 8.39 cfs @ 12.47 hrs, Volume= 2.356 af, Atten= 73%, Lag= 23.0 min
Primary = 8.39 cfs @ 12.47 hrs, Volume= 2.356 af
Routed to Link 1L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.08' @ 12.47 hrs Surf.Area= 26,253 sf Storage= 47,002 cf

Plug-Flow detention time= 129.2 min calculated for 2.356 af (90% of inflow)
Center-of-Mass det. time= 79.5 min (853.1 - 773.6)

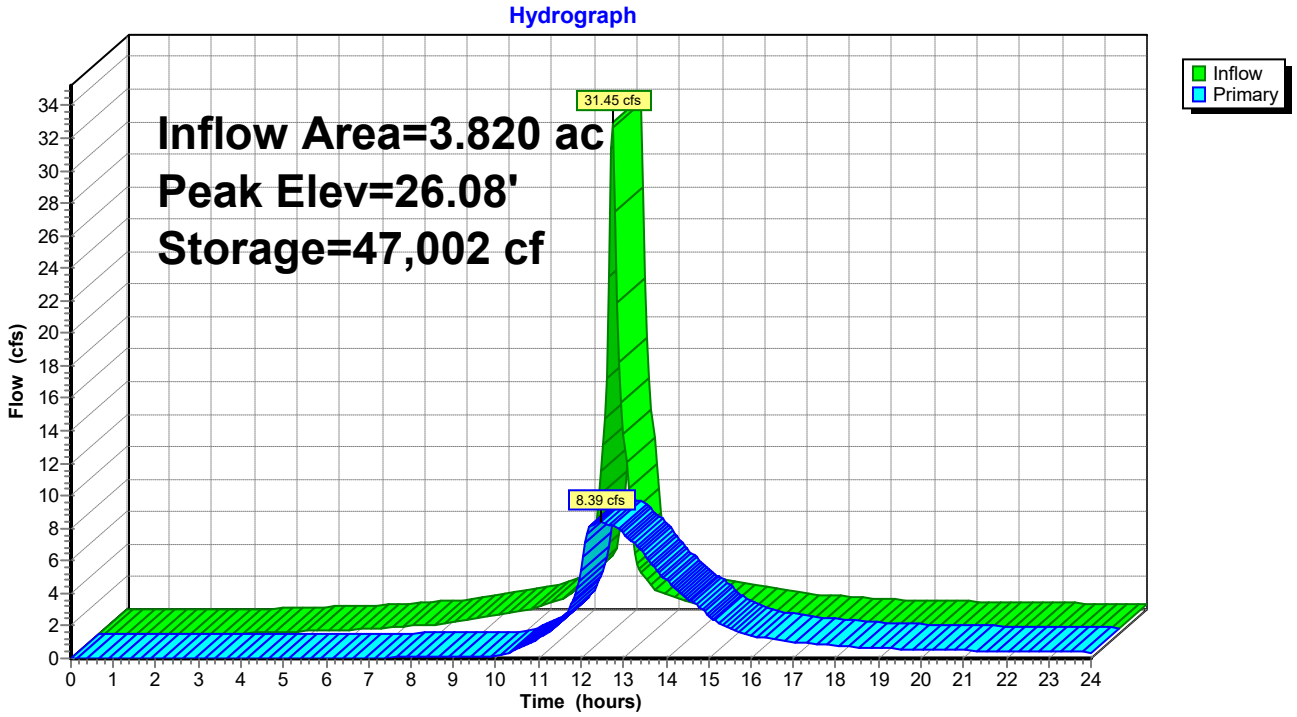
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=8.39 cfs @ 12.47 hrs HW=26.08' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 8.39 cfs @ 4.75 fps)
  ├─**2=Orifice/Grate** (Passes < 0.33 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 15.74 cfs potential flow)
  ├─**4=Orifice/Grate** (Passes < 0.97 cfs potential flow)
  └─**5=Orifice/Grate** (Passes < 0.54 cfs potential flow)

Pond Offsite: Offsite pond

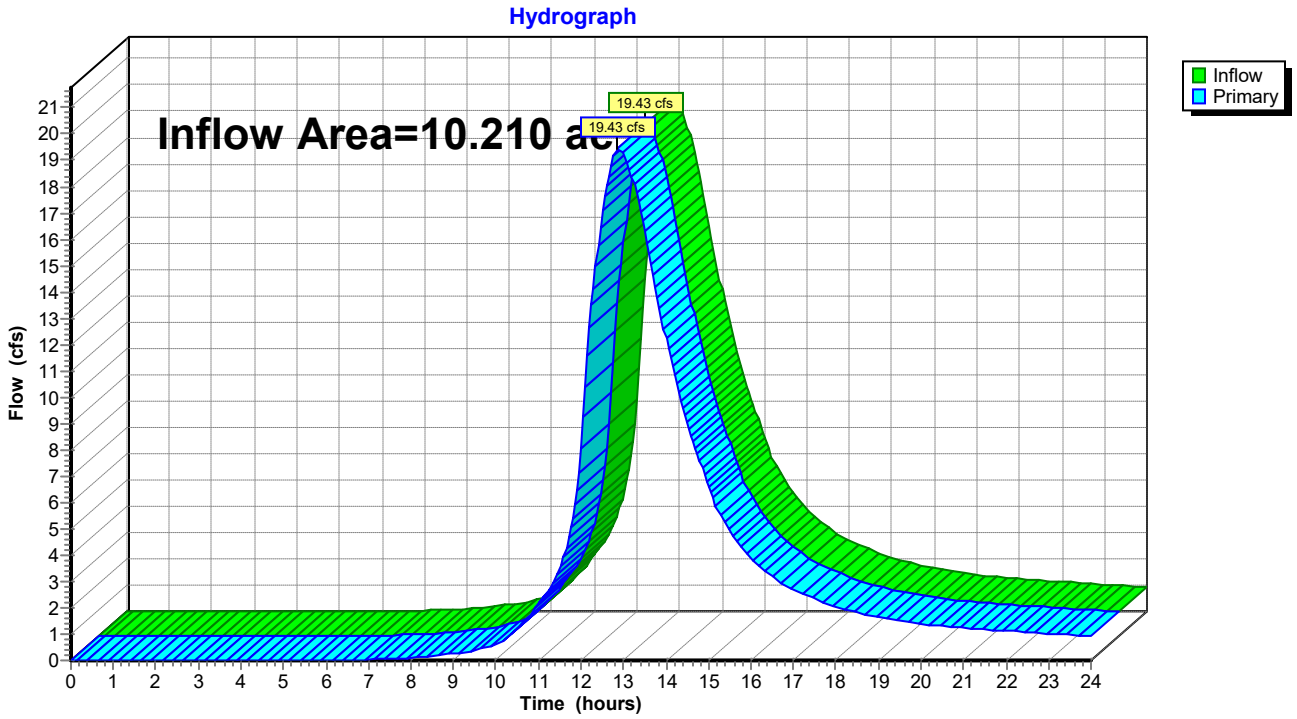


Summary for Link 1L: (new Link)

Inflow Area = 10.210 ac, 0.00% Impervious, Inflow Depth > 6.37" for 25-Year event
Inflow = 19.43 cfs @ 12.87 hrs, Volume= 5.424 af
Primary = 19.43 cfs @ 12.87 hrs, Volume= 5.424 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>7.20"
Flow Length=72' Slope=0.0200 '/' Tc=12.9 min CN=70 Runoff=1.43 cfs 0.155 af

Subcatchment 2S: ON-SITE NORTHWEST Runoff Area=6.390 ac 0.00% Impervious Runoff Depth>7.10"
Flow Length=878' Tc=68.1 min CN=70 Runoff=14.21 cfs 3.778 af

Subcatchment 3S: Off-site drainage through Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>9.74"
Tc=5.0 min CN=89 Runoff=36.75 cfs 3.099 af

Pond Offsite: Offsite pond Peak Elev=26.36' Storage=54,368 cf Inflow=36.75 cfs 3.099 af
Outflow=9.34 cfs 2.821 af

Link 1L: (new Link) Inflow=22.78 cfs 6.600 af
Primary=22.78 cfs 6.600 af

Total Runoff Area = 10.468 ac Runoff Volume = 7.032 af Average Runoff Depth = 8.06"
100.00% Pervious = 10.468 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: ON-SITE NORTHEAST

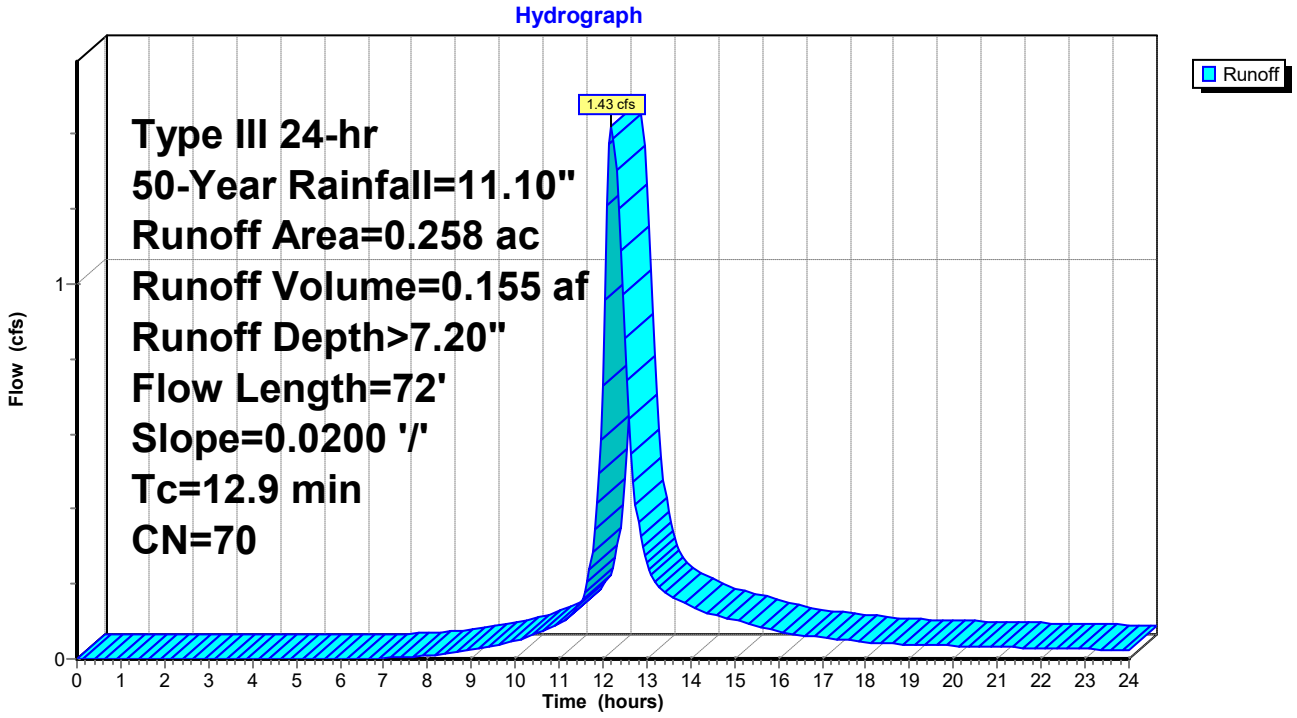
Runoff = 1.43 cfs @ 12.20 hrs, Volume= 0.155 af, Depth> 7.20"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

Area (ac)	CN	Description
0.258	70	Woods, Good, HSG C
0.258	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	72	0.0200	0.09		**Sheet Flow, BC** Woods: Light underbrush n= 0.400 P2= 5.25"

Subcatchment 1S: ON-SITE NORTHEAST



Summary for Subcatchment 2S: ON-SITE NORTHWEST

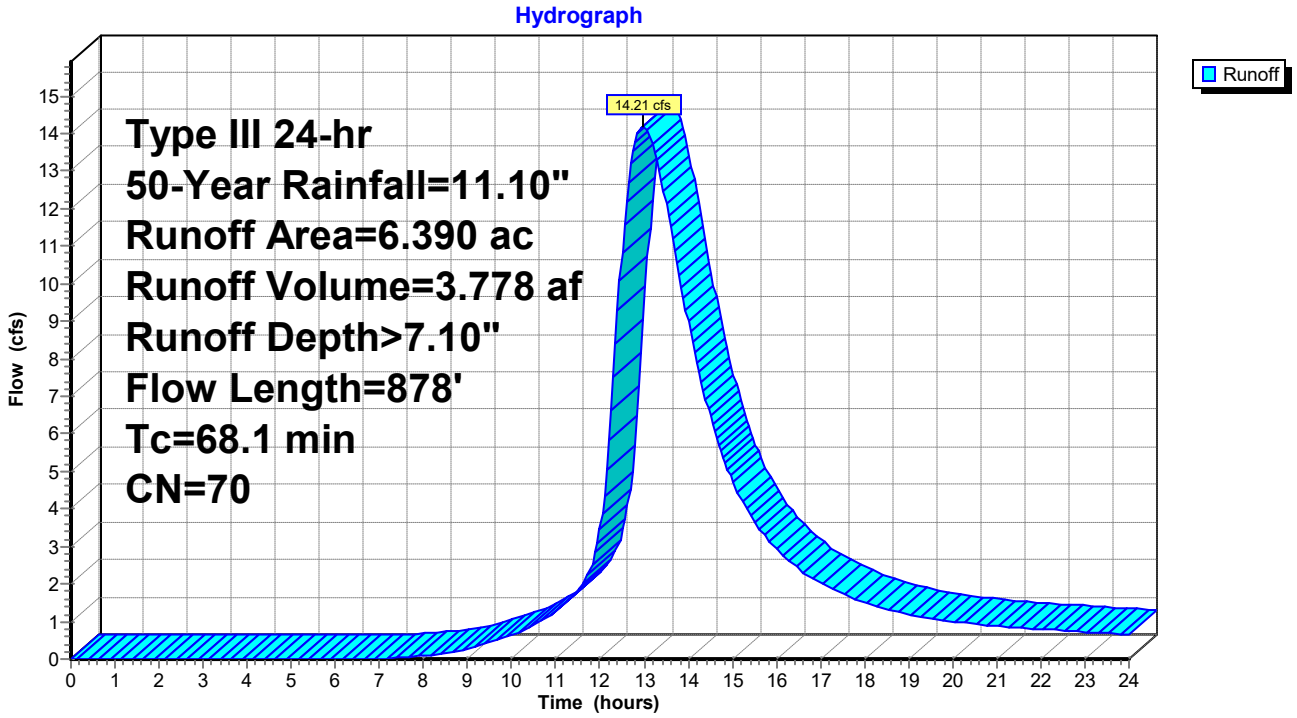
Runoff = 14.21 cfs @ 12.99 hrs, Volume= 3.778 af, Depth> 7.10"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

Area (ac)	CN	Description
6.390	70	Woods, Good, HSG C
6.390	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.1	100	0.0060	0.06		**Sheet Flow, AB** Woods: Light underbrush n= 0.400 P2= 5.25"
41.0	778	0.0040	0.32		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
68.1	878	Total			

Subcatchment 2S: ON-SITE NORTHWEST



Summary for Subcatchment 3S: Off-site drainage through site

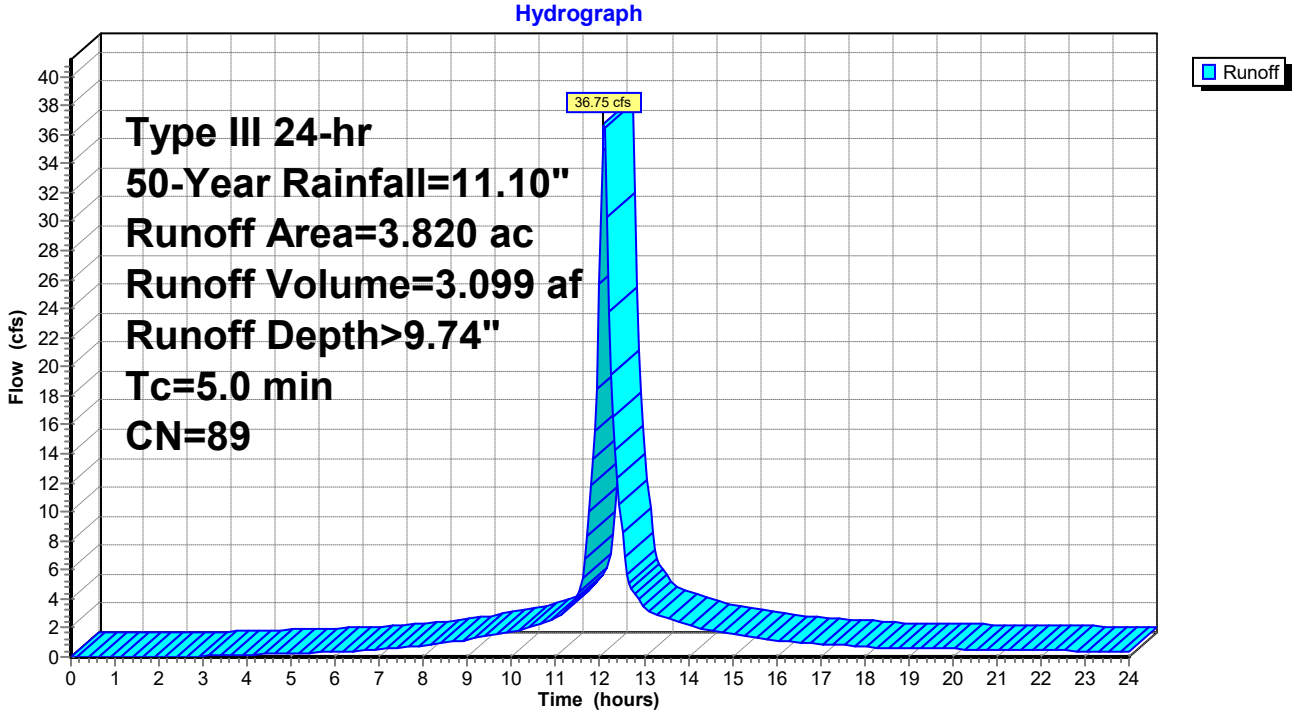
Runoff = 36.75 cfs @ 12.08 hrs, Volume= 3.099 af, Depth> 9.74"
Routed to Pond Offsite : Offsite pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Off-site drainage through site



Summary for Pond Offsite: Offsite pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 9.74" for 50-Year event
Inflow = 36.75 cfs @ 12.08 hrs, Volume= 3.099 af
Outflow = 9.34 cfs @ 12.48 hrs, Volume= 2.821 af, Atten= 75%, Lag= 23.7 min
Primary = 9.34 cfs @ 12.48 hrs, Volume= 2.821 af
Routed to Link 1L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.36' @ 12.48 hrs Surf.Area= 27,256 sf Storage= 54,368 cf

Plug-Flow detention time= 124.6 min calculated for 2.821 af (91% of inflow)
Center-of-Mass det. time= 79.6 min (849.2 - 769.6)

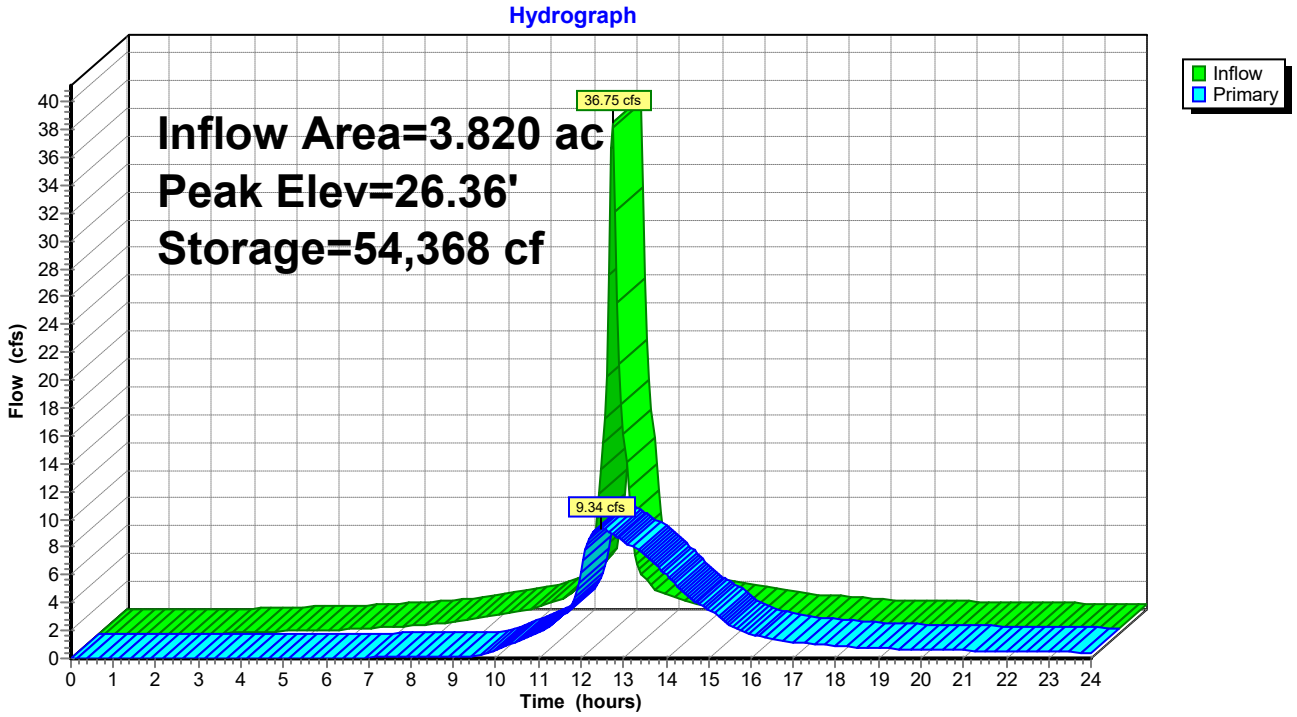
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=9.33 cfs @ 12.48 hrs HW=26.36' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 9.33 cfs @ 5.28 fps)
  ├─**2=Orifice/Grate** (Passes < 0.35 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 17.62 cfs potential flow)
  ├─**4=Orifice/Grate** (Passes < 8.79 cfs potential flow)
  └─**5=Orifice/Grate** (Passes < 0.83 cfs potential flow)

Pond Offsite: Offsite pond

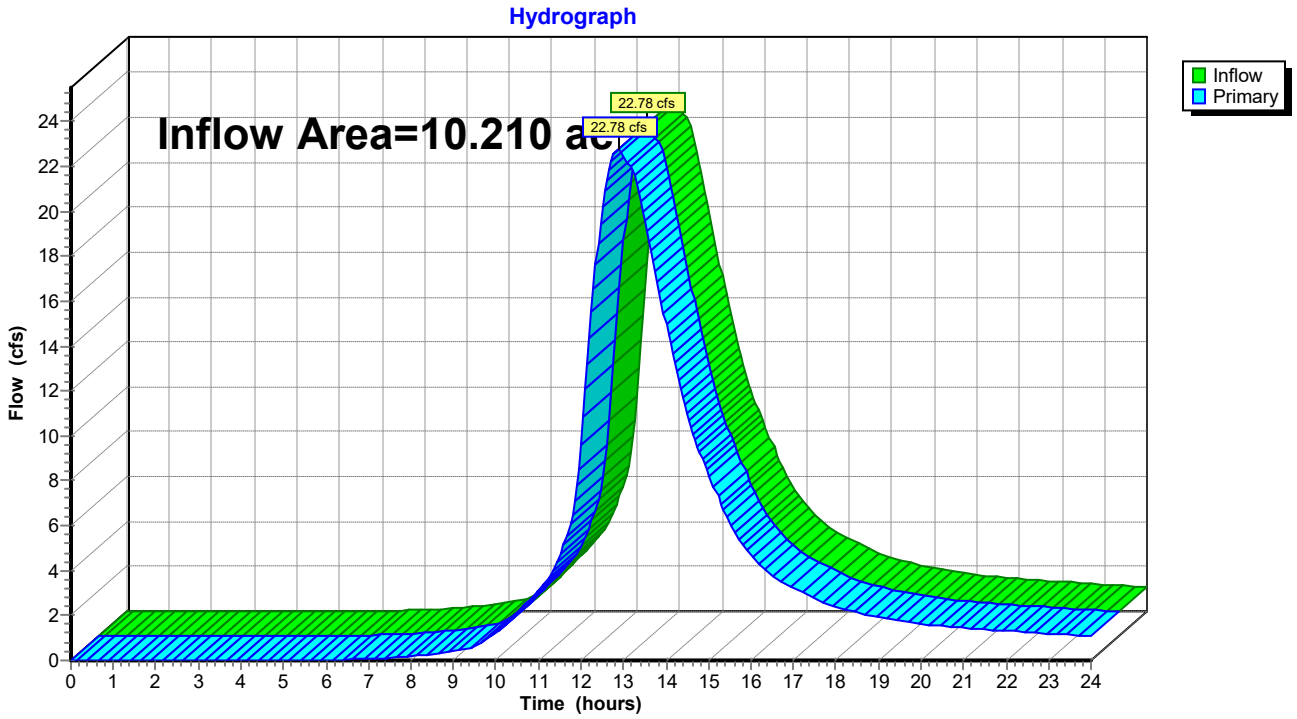


Summary for Link 1L: (new Link)

Inflow Area = 10.210 ac, 0.00% Impervious, Inflow Depth > 7.76" for 50-Year event
Inflow = 22.78 cfs @ 12.87 hrs, Volume= 6.600 af
Primary = 22.78 cfs @ 12.87 hrs, Volume= 6.600 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>8.77"
Flow Length=72' Slope=0.0200 '/' Tc=12.9 min CN=70 Runoff=1.73 cfs 0.188 af

Subcatchment 2S: ON-SITE NORTHWEST Runoff Area=6.390 ac 0.00% Impervious Runoff Depth>8.64"
Flow Length=878' Tc=68.1 min CN=70 Runoff=17.26 cfs 4.601 af

Subcatchment 3S: Off-site drainage Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>11.42"
Tc=5.0 min CN=89 Runoff=42.72 cfs 3.635 af

Pond Offsite: Offsite pond Peak Elev=26.66' Storage=62,786 cf Inflow=42.72 cfs 3.635 af
Outflow=10.27 cfs 3.351 af

Link 1L: (new Link) Inflow=26.83 cfs 7.952 af
Primary=26.83 cfs 7.952 af

Total Runoff Area = 10.468 ac Runoff Volume = 8.425 af Average Runoff Depth = 9.66"
100.00% Pervious = 10.468 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: ON-SITE NORTHEAST

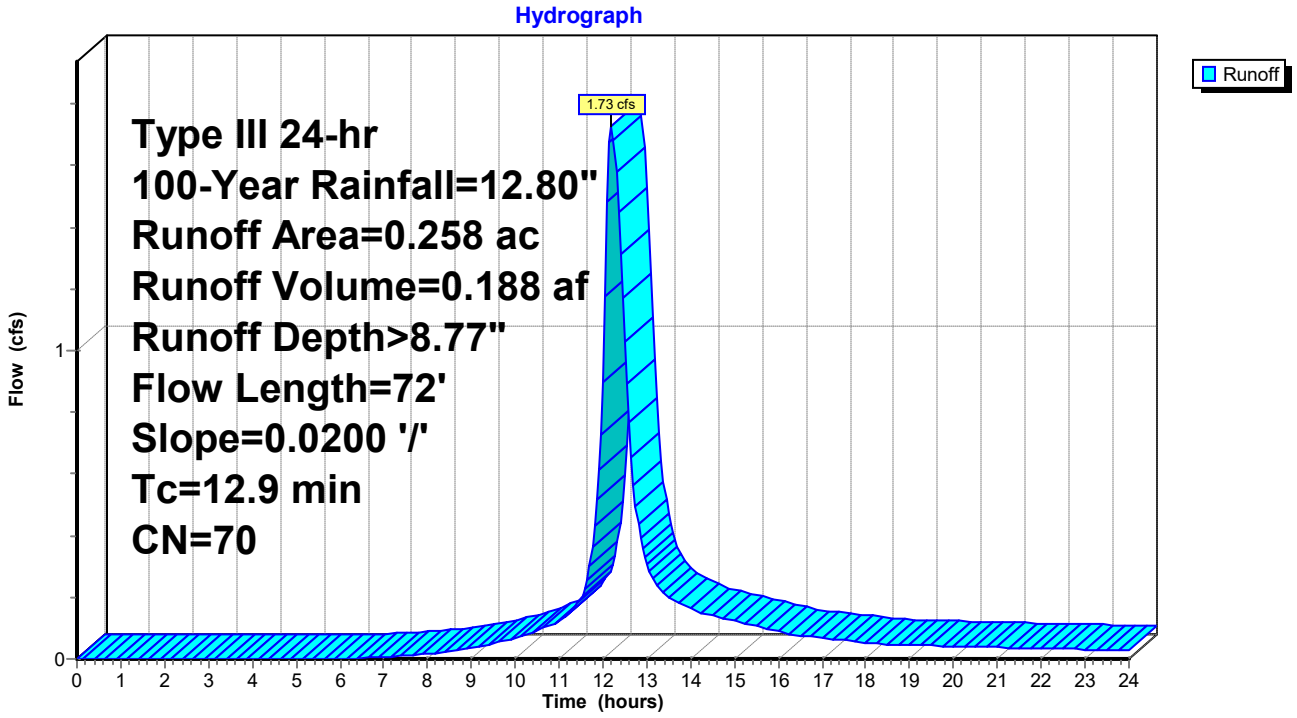
Runoff = 1.73 cfs @ 12.20 hrs, Volume= 0.188 af, Depth> 8.77"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

Area (ac)	CN	Description
0.258	70	Woods, Good, HSG C
0.258	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	72	0.0200	0.09		**Sheet Flow, BC** Woods: Light underbrush n= 0.400 P2= 5.25"

Subcatchment 1S: ON-SITE NORTHEAST



Summary for Subcatchment 2S: ON-SITE NORTHWEST

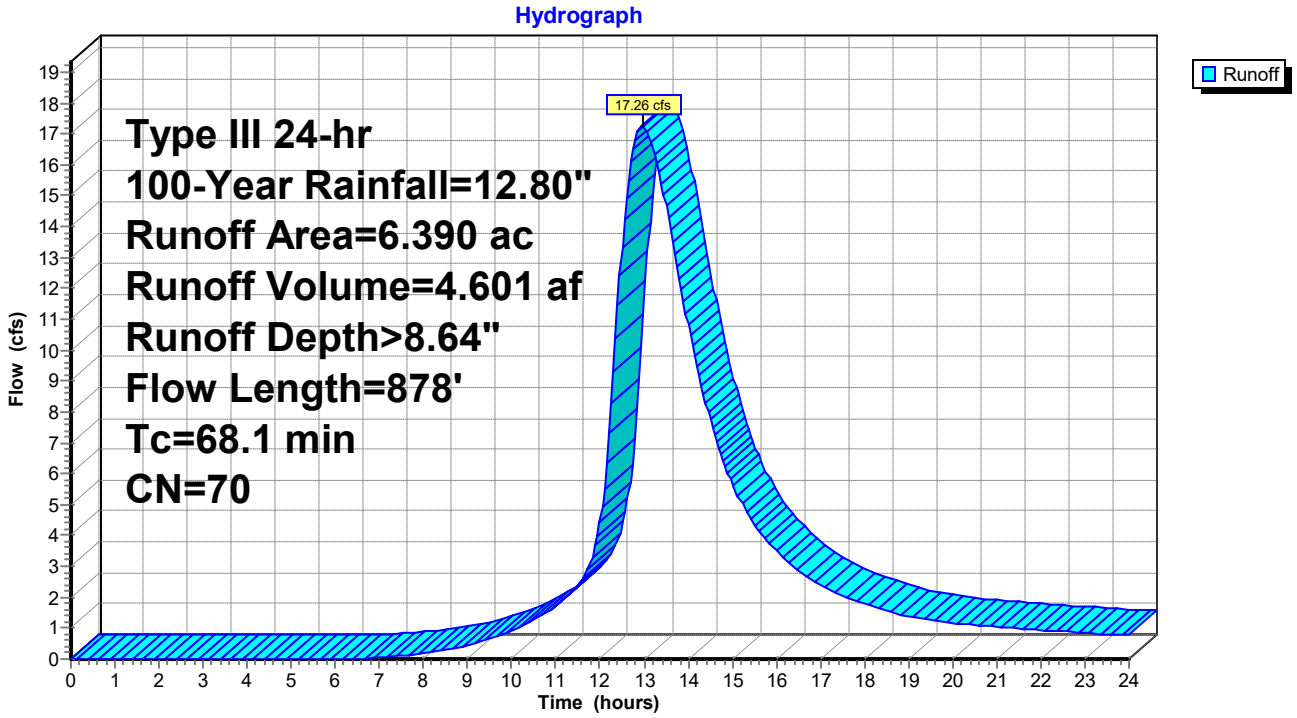
Runoff = 17.26 cfs @ 12.99 hrs, Volume= 4.601 af, Depth> 8.64"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

Area (ac)	CN	Description
6.390	70	Woods, Good, HSG C
6.390	70	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.1	100	0.0060	0.06		**Sheet Flow, AB** Woods: Light underbrush n= 0.400 P2= 5.25"
41.0	778	0.0040	0.32		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
68.1	878	Total			

Subcatchment 2S: ON-SITE NORTHWEST



Summary for Subcatchment 3S: Off-site drainage through site

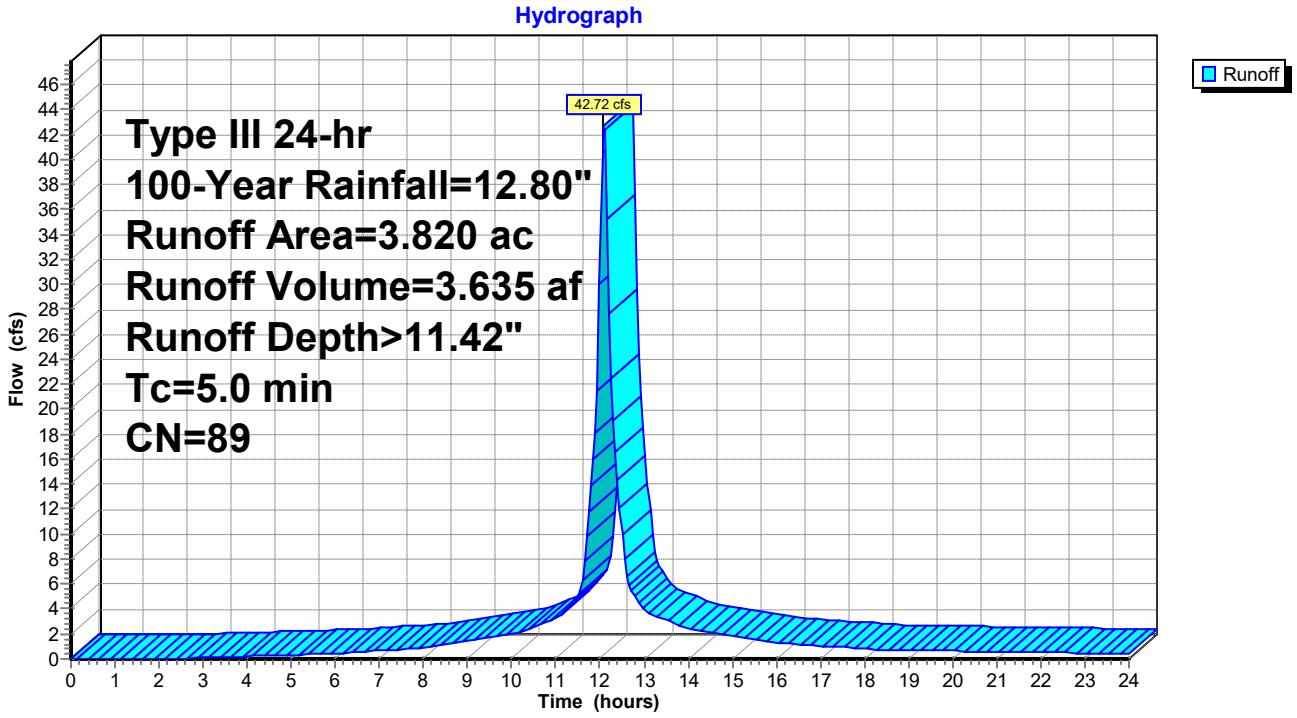
Runoff = 42.72 cfs @ 12.08 hrs, Volume= 3.635 af, Depth>11.42"
Routed to Pond Offsite : Offsite pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Off-site drainage through site



Summary for Pond Offsite: Offsite pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 11.42" for 100-Year event
Inflow = 42.72 cfs @ 12.08 hrs, Volume= 3.635 af
Outflow = 10.27 cfs @ 12.49 hrs, Volume= 3.351 af, Atten= 76%, Lag= 24.5 min
Primary = 10.27 cfs @ 12.49 hrs, Volume= 3.351 af
Routed to Link 1L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.66' @ 12.49 hrs Surf.Area= 28,517 sf Storage= 62,786 cf

Plug-Flow detention time= 120.5 min calculated for 3.344 af (92% of inflow)
Center-of-Mass det. time= 80.2 min (846.1 - 765.8)

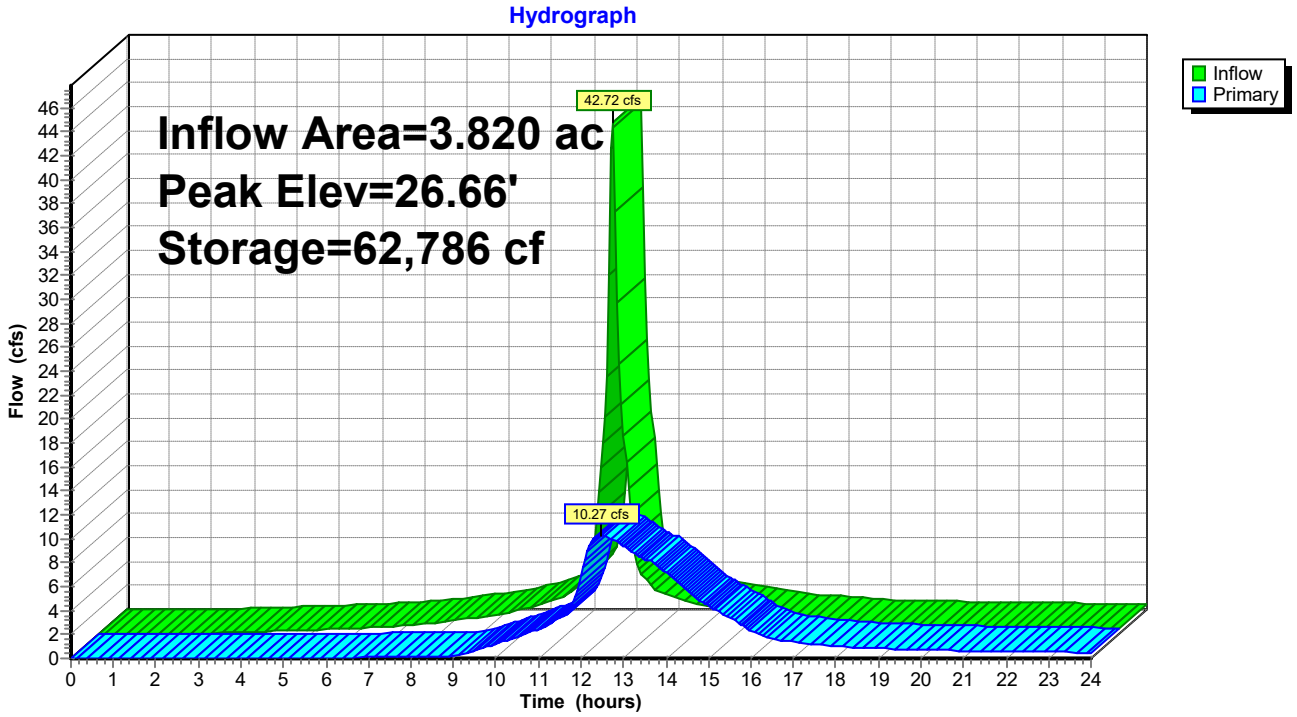
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=10.27 cfs @ 12.49 hrs HW=26.66' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 10.27 cfs @ 5.81 fps)
  ├─**2=Orifice/Grate** (Passes < 0.38 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 19.49 cfs potential flow)
  ├─**4=Orifice/Grate** (Passes < 22.06 cfs potential flow)
  └─**5=Orifice/Grate** (Passes < 1.07 cfs potential flow)

Pond Offsite: Offsite pond

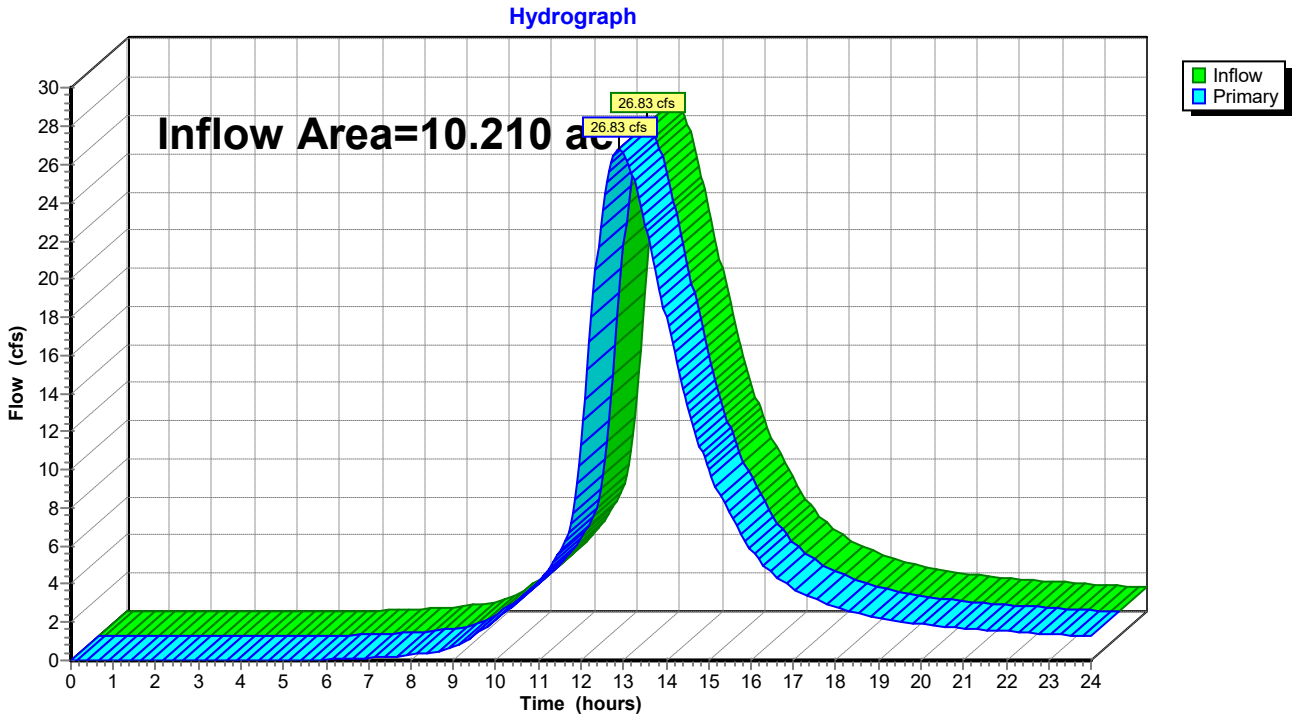


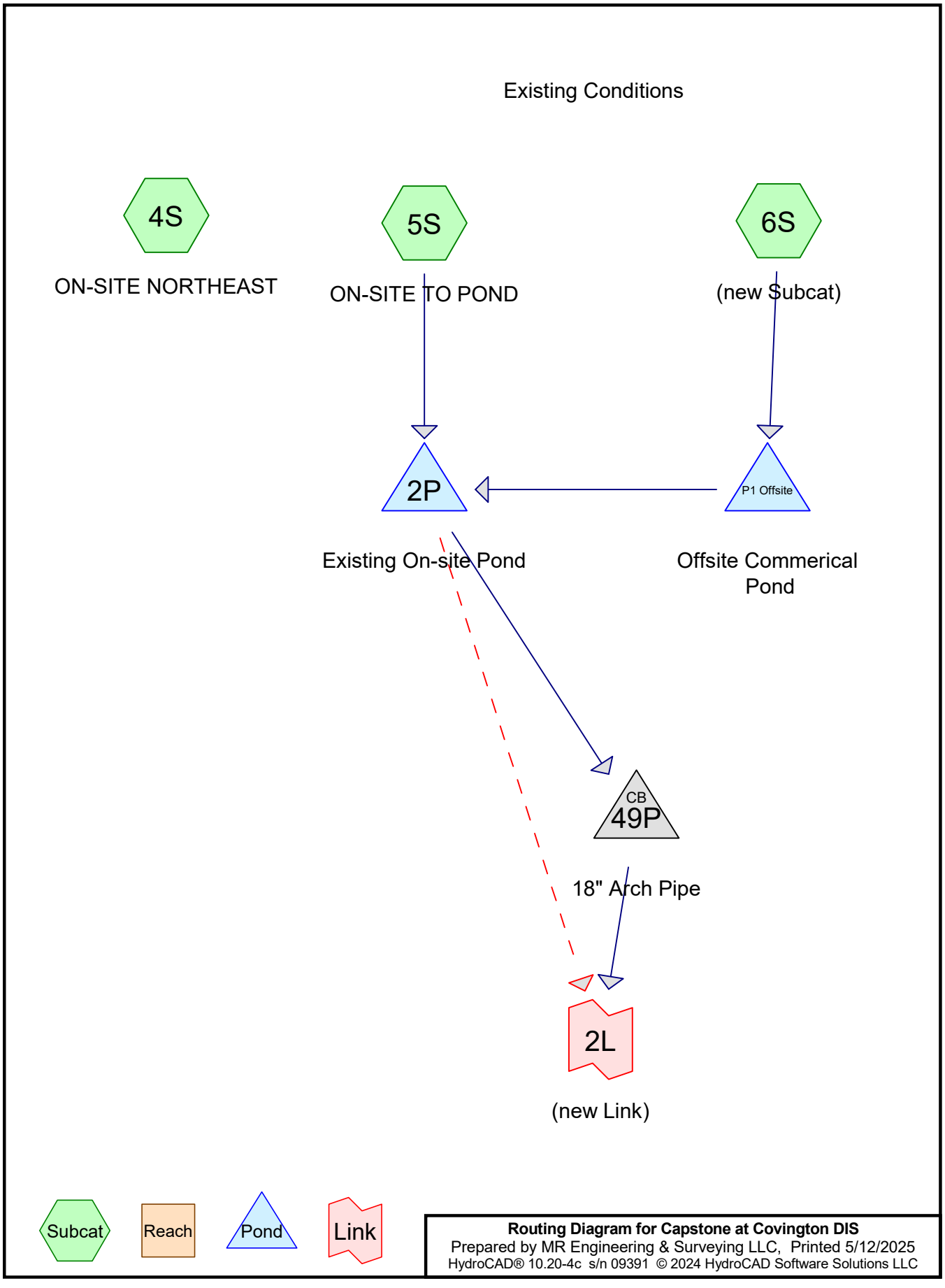
Summary for Link 1L: (new Link)

Inflow Area = 10.210 ac, 0.00% Impervious, Inflow Depth > 9.35" for 100-Year event
Inflow = 26.83 cfs @ 12.88 hrs, Volume= 7.952 af
Primary = 26.83 cfs @ 12.88 hrs, Volume= 7.952 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: (new Link)





Routing Diagram for Capstone at Covington DIS
Prepared by MR Engineering & Surveying LLC, Printed 5/12/2025
HydroCAD® 10.20-4c s/n 09391 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type III 24-hr		Default	24.00	1	8.50	2
2	25-Year	Type III 24-hr		Default	24.00	1	9.60	2
3	50-Year	Type III 24-hr		Default	24.00	1	11.10	2
4	100-Year	Type III 24-hr		Default	24.00	1	12.80	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.820	89	(6S)
5.528	74	>75% Grass cover, Good, HSG C (4S, 5S)
0.660	98	Paved parking, HSG D (5S)
0.459	98	Pond (5S)
10.467	**82**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
5.528	HSG C	4S, 5S
0.660	HSG D	5S
4.279	Other	5S, 6S
10.467		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	3.820	3.820		6S
0.000	0.000	5.528	0.000	0.000	5.528	>75% Grass cover, Good	4S, 5S
0.000	0.000	0.000	0.660	0.000	0.660	Paved parking	5S
0.000	0.000	0.000	0.000	0.459	0.459	Pond	5S
0.000	**0.000**	**5.528**	**0.660**	**4.279**	**10.467**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	2P	23.37	23.26	16.0	0.0069	0.024	0.0	36.0	0.0	
2	49P	22.86	21.90	486.0	0.0020	0.013	22.0	13.5	0.0	
3	P1 Offsite	24.00	23.42	104.0	0.0056	0.012	0.0	18.0	0.0	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 4S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>5.37"
Flow Length=80' Slope=0.0200 '/' Tc=6.4 min CN=74 Runoff=1.39 cfs 0.115 af

Subcatchment 5S: ON-SITE TO POND Runoff Area=6.389 ac 17.51% Impervious Runoff Depth>5.82"
Flow Length=414' Tc=26.0 min CN=78 Runoff=20.65 cfs 3.099 af

Subcatchment 6S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>7.17"
Tc=5.0 min CN=89 Runoff=27.55 cfs 2.283 af

Pond 2P: Existing On-site Pond Peak Elev=25.22' Storage=74,546 cf Inflow=28.45 cfs 5.115 af
Primary=12.78 cfs 4.833 af Secondary=0.00 cfs 0.000 af Outflow=12.78 cfs 4.811 af

Pond 49P: 18" Arch Pipe Peak Elev=33.37' Inflow=12.78 cfs 4.833 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=12.78 cfs 4.833 af

Pond P1 Offsite: Offsite Commerical Pond Peak Elev=25.87' Storage=41,541 cf Inflow=27.55 cfs 2.283 af
Outflow=7.87 cfs 2.016 af

Link 2L: (new Link) Inflow=12.78 cfs 4.833 af
Primary=12.78 cfs 4.833 af

Total Runoff Area = 10.467 ac Runoff Volume = 5.498 af Average Runoff Depth = 6.30"
89.31% Pervious = 9.348 ac 10.69% Impervious = 1.119 ac

Summary for Subcatchment 4S: ON-SITE NORTHEAST

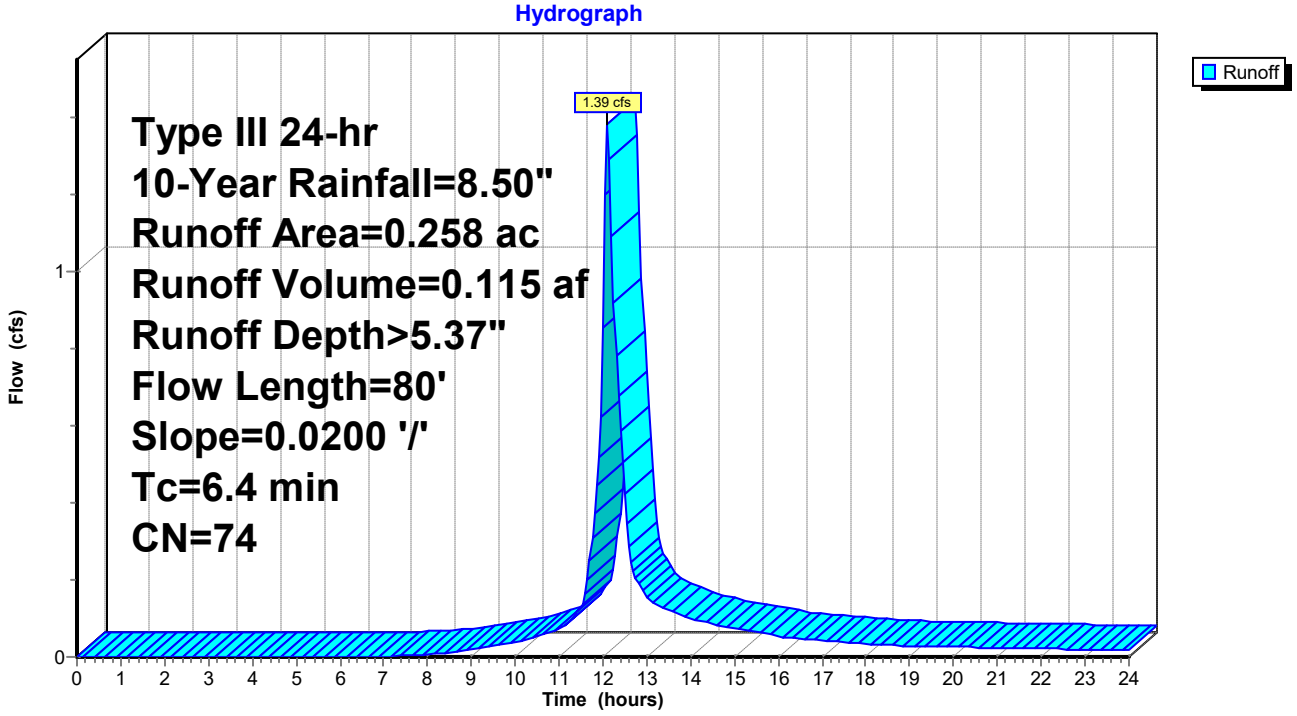
Runoff = 1.39 cfs @ 12.11 hrs, Volume= 0.115 af, Depth> 5.37"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

Area (ac)	CN	Description
0.258	74	>75% Grass cover, Good, HSG C
0.258	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0200	0.21		**Sheet Flow, AB** Grass: Short n= 0.150 P2= 5.25"

Subcatchment 4S: ON-SITE NORTHEAST



Summary for Subcatchment 5S: ON-SITE TO POND

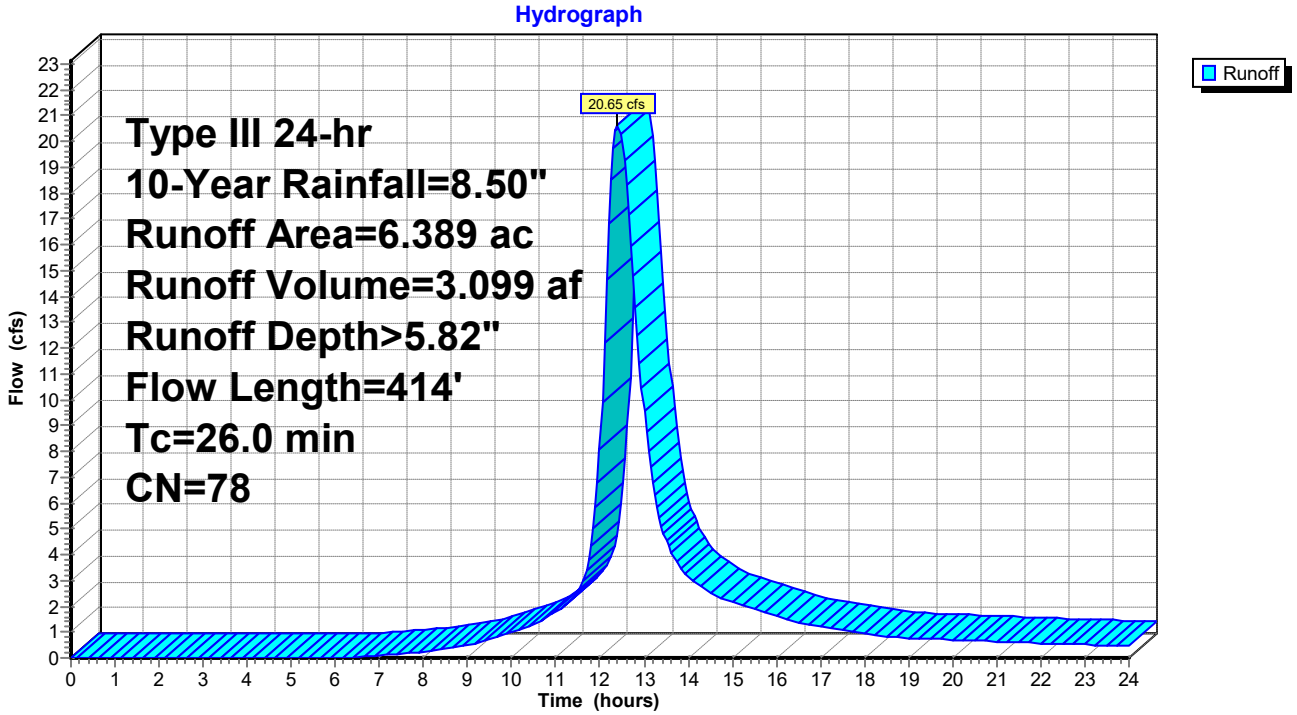
Runoff = 20.65 cfs @ 12.41 hrs, Volume= 3.099 af, Depth> 5.82"
Routed to Pond 2P : Existing On-site Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

	Area (ac)	CN	Description
*	0.459	98	Pond
	5.270	74	>75% Grass cover, Good, HSG C
	0.660	98	Paved parking, HSG D
	6.389	78	Weighted Average
	5.270	74	82.49% Pervious Area
	1.119	98	17.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	200	0.0050	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 5.25"
2.8	214	0.0070	1.25		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
26.0	414	Total			

Subcatchment 5S: ON-SITE TO POND



Summary for Subcatchment 6S: (new Subcat)

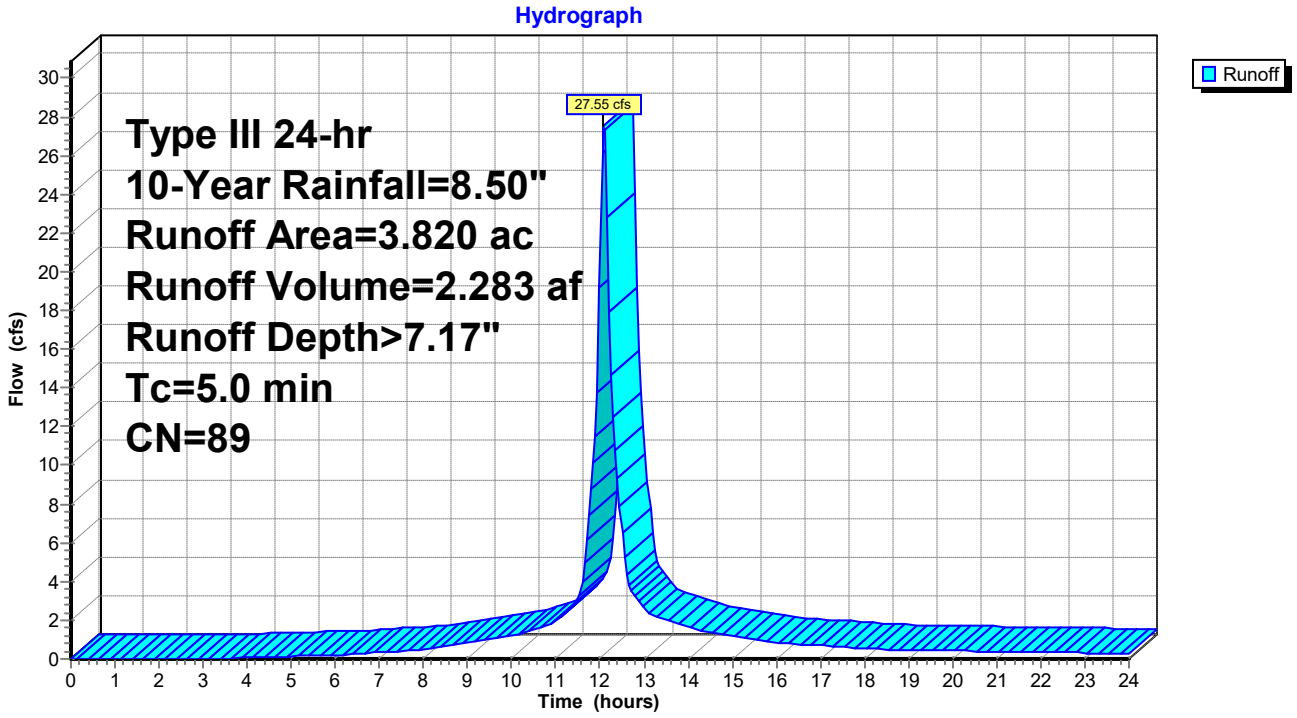
Runoff = 27.55 cfs @ 12.09 hrs, Volume= 2.283 af, Depth> 7.17"
Routed to Pond P1 Offsite : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: (new Subcat)



Summary for Pond 2P: Existing On-site Pond

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 6.01" for 10-Year event
Inflow = 28.45 cfs @ 12.39 hrs, Volume= 5.115 af
Outflow = 12.78 cfs @ 13.10 hrs, Volume= 4.811 af, Atten= 55%, Lag= 42.9 min
Primary = 12.78 cfs @ 13.10 hrs, Volume= 4.833 af
Routed to Pond 49P : 18" Arch Pipe
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.22' @ 13.10 hrs Surf.Area= 67,105 sf Storage= 74,546 cf

Plug-Flow detention time= 117.3 min calculated for 4.811 af (94% of inflow)
Center-of-Mass det. time= 87.3 min (932.0 - 844.7)

Volume	Invert	Avail.Storage	Storage Description
#1	23.40'	149,894 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

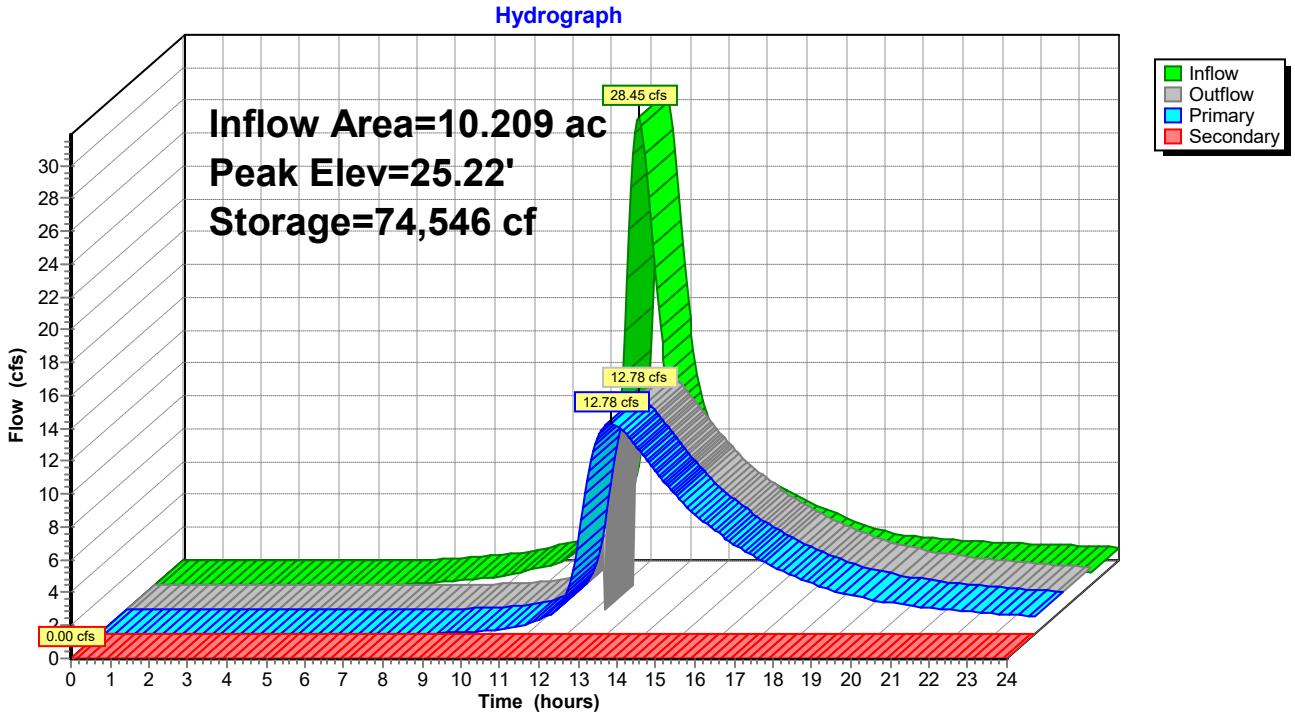
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.40	19,776	0	0
24.00	38,291	17,420	17,420
25.00	49,766	44,029	61,449
26.00	127,125	88,446	149,894

Device	Routing	Invert	Outlet Devices
#1	Primary	23.37'	**36.0" Round Culvert** L= 16.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.37' / 23.26' S= 0.0069 '/' Cc= 0.900 n= 0.024, Flow Area= 7.07 sf
#2	Device 1	23.00'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	25.60'	**100.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 13.10 hrs HW=25.22' TW=33.37' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)
2=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=23.40' TW=0.00' (Dynamic Tailwater)
3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Existing On-site Pond



Summary for Pond 49P: 18" Arch Pipe

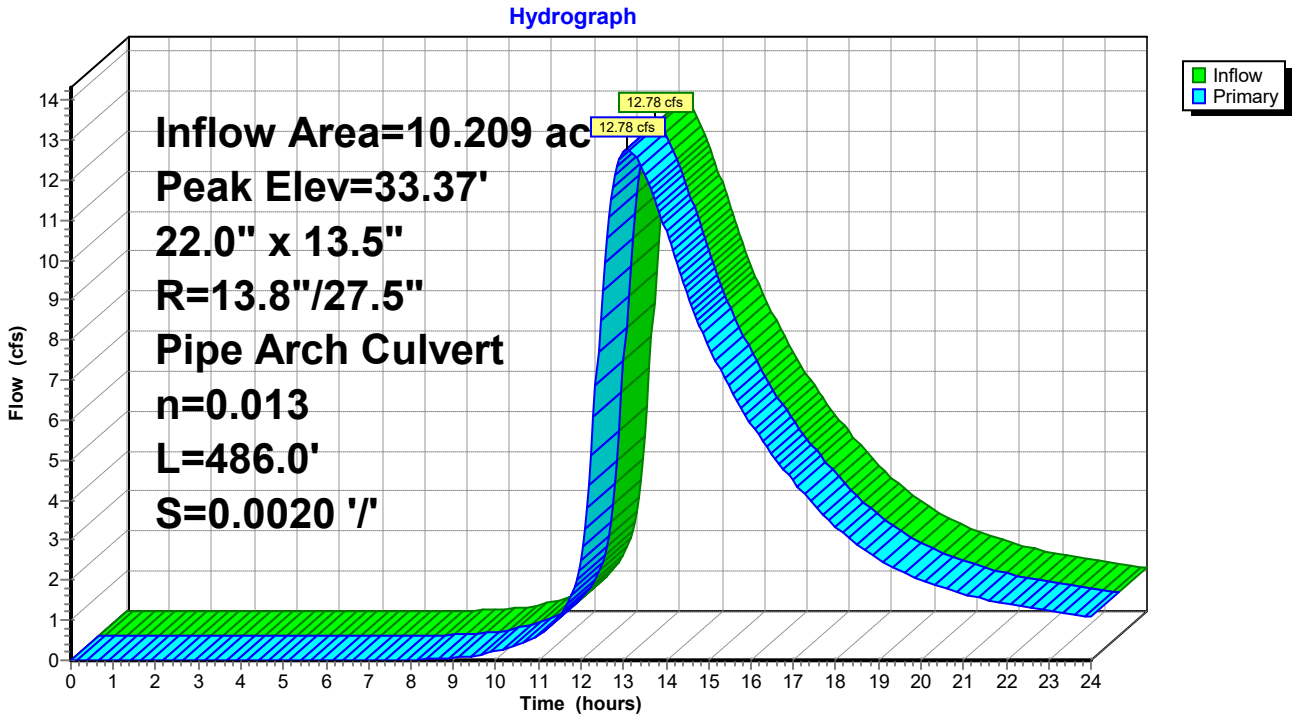
Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 5.68" for 10-Year event
Inflow = 12.78 cfs @ 13.10 hrs, Volume= 4.833 af
Outflow = 12.78 cfs @ 13.10 hrs, Volume= 4.833 af, Atten= 0%, Lag= 0.0 min
Primary = 12.78 cfs @ 13.10 hrs, Volume= 4.833 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 33.37' @ 13.10 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=12.78 cfs @ 13.10 hrs HW=33.37' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 12.78 cfs @ 7.75 fps)

Pond 49P: 18" Arch Pipe



Summary for Pond P1 Offsite: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 7.17" for 10-Year event
Inflow = 27.55 cfs @ 12.09 hrs, Volume= 2.283 af
Outflow = 7.87 cfs @ 12.35 hrs, Volume= 2.016 af, Atten= 71%, Lag= 16.0 min
Primary = 7.87 cfs @ 12.35 hrs, Volume= 2.016 af
Routed to Pond 2P : Existing On-site Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.87' @ 12.47 hrs Surf.Area= 25,567 sf Storage= 41,541 cf

Plug-Flow detention time= 149.7 min calculated for 2.016 af (88% of inflow)
Center-of-Mass det. time= 95.7 min (872.8 - 777.1)

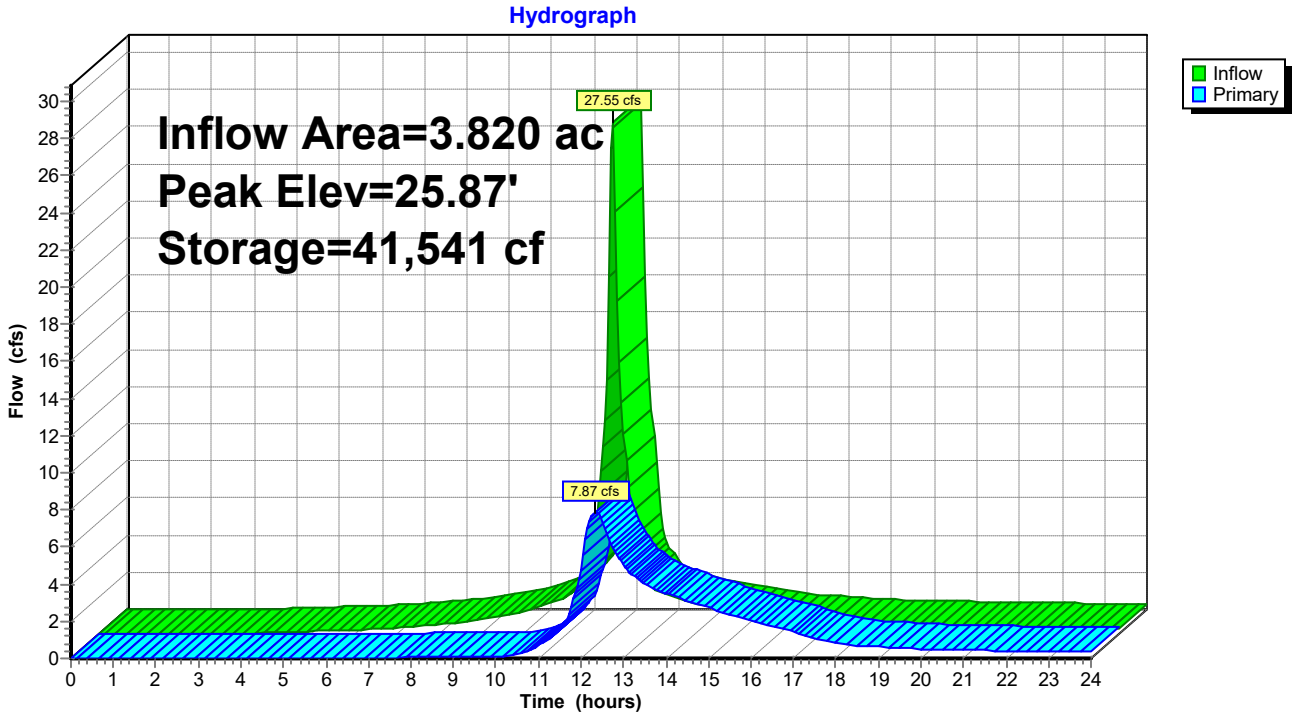
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=7.88 cfs @ 12.35 hrs HW=25.85' TW=24.70' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 7.88 cfs @ 4.46 fps)
  ├─**2=Orifice/Grate** (Passes < 0.25 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 13.95 cfs potential flow)
  ├─**4=Orifice/Grate** (Controls 0.00 cfs)
  └─**5=Orifice/Grate** (Passes < 0.10 cfs potential flow)

Pond P1 Offsite: Offsite Commerical Pond

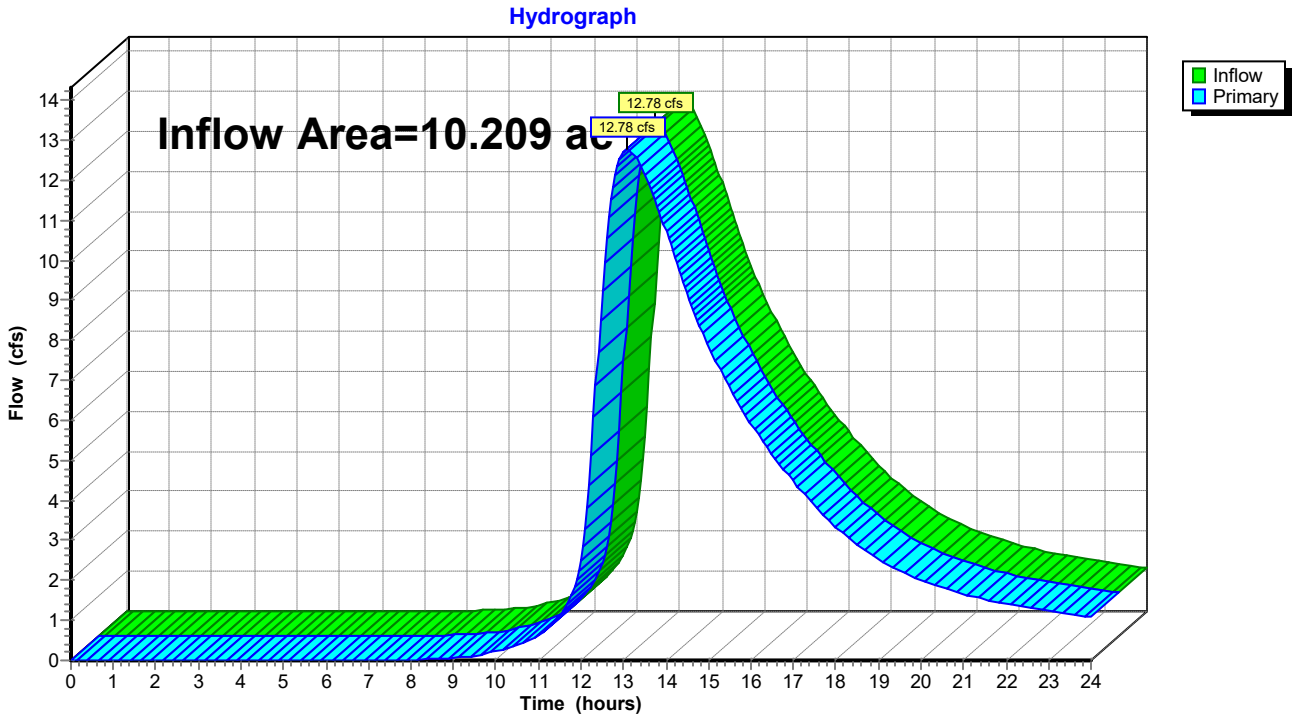


Summary for Link 2L: (new Link)

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 5.68" for 10-Year event
Inflow = 12.78 cfs @ 13.10 hrs, Volume= 4.833 af
Primary = 12.78 cfs @ 13.10 hrs, Volume= 4.833 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 4S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>6.37"
Flow Length=80' Slope=0.0200 '/' Tc=6.4 min CN=74 Runoff=1.64 cfs 0.137 af

Subcatchment 5S: ON-SITE TO POND Runoff Area=6.389 ac 17.51% Impervious Runoff Depth>6.85"
Flow Length=414' Tc=26.0 min CN=78 Runoff=24.18 cfs 3.646 af

Subcatchment 6S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>8.26"
Tc=5.0 min CN=89 Runoff=31.45 cfs 2.628 af

Pond 2P: Existing On-site Pond Peak Elev=25.39' Storage=86,575 cf Inflow=32.13 cfs 6.002 af
Primary=13.57 cfs 5.693 af Secondary=0.00 cfs 0.000 af Outflow=13.57 cfs 5.672 af

Pond 49P: 18" Arch Pipe Peak Elev=34.68' Inflow=13.57 cfs 5.693 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=13.57 cfs 5.693 af

Pond P1 Offsite: Offsite Commerical Pond Peak Elev=26.09' Storage=47,266 cf Inflow=31.45 cfs 2.628 af
Outflow=8.24 cfs 2.356 af

Link 2L: (new Link) Inflow=13.57 cfs 5.693 af
Primary=13.57 cfs 5.693 af

Total Runoff Area = 10.467 ac Runoff Volume = 6.411 af Average Runoff Depth = 7.35"
89.31% Pervious = 9.348 ac 10.69% Impervious = 1.119 ac

Summary for Subcatchment 4S: ON-SITE NORTHEAST

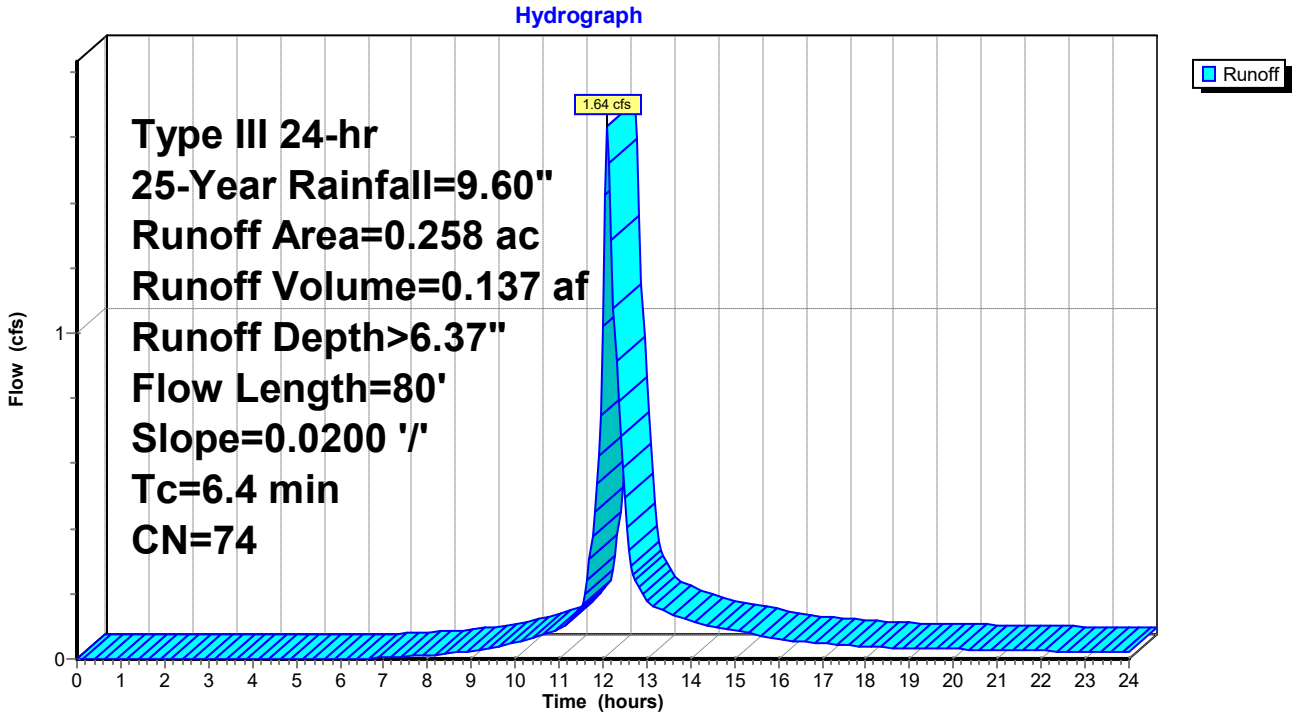
Runoff = 1.64 cfs @ 12.11 hrs, Volume= 0.137 af, Depth> 6.37"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

Area (ac)	CN	Description
0.258	74	>75% Grass cover, Good, HSG C
0.258	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0200	0.21		**Sheet Flow, AB** Grass: Short n= 0.150 P2= 5.25"

Subcatchment 4S: ON-SITE NORTHEAST



Summary for Subcatchment 5S: ON-SITE TO POND

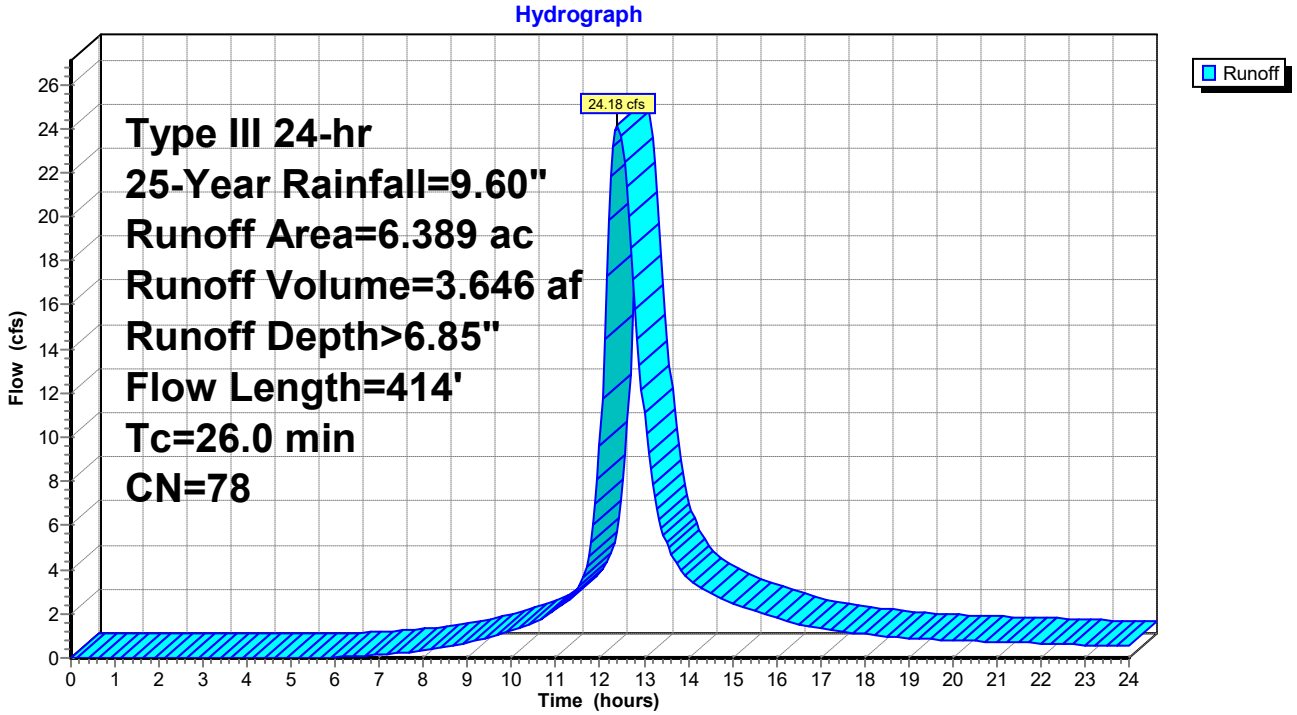
Runoff = 24.18 cfs @ 12.40 hrs, Volume= 3.646 af, Depth> 6.85"
Routed to Pond 2P : Existing On-site Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

	Area (ac)	CN	Description
*	0.459	98	Pond
	5.270	74	>75% Grass cover, Good, HSG C
	0.660	98	Paved parking, HSG D
	6.389	78	Weighted Average
	5.270	74	82.49% Pervious Area
	1.119	98	17.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	200	0.0050	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 5.25"
2.8	214	0.0070	1.25		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
26.0	414	Total			

Subcatchment 5S: ON-SITE TO POND



Summary for Subcatchment 6S: (new Subcat)

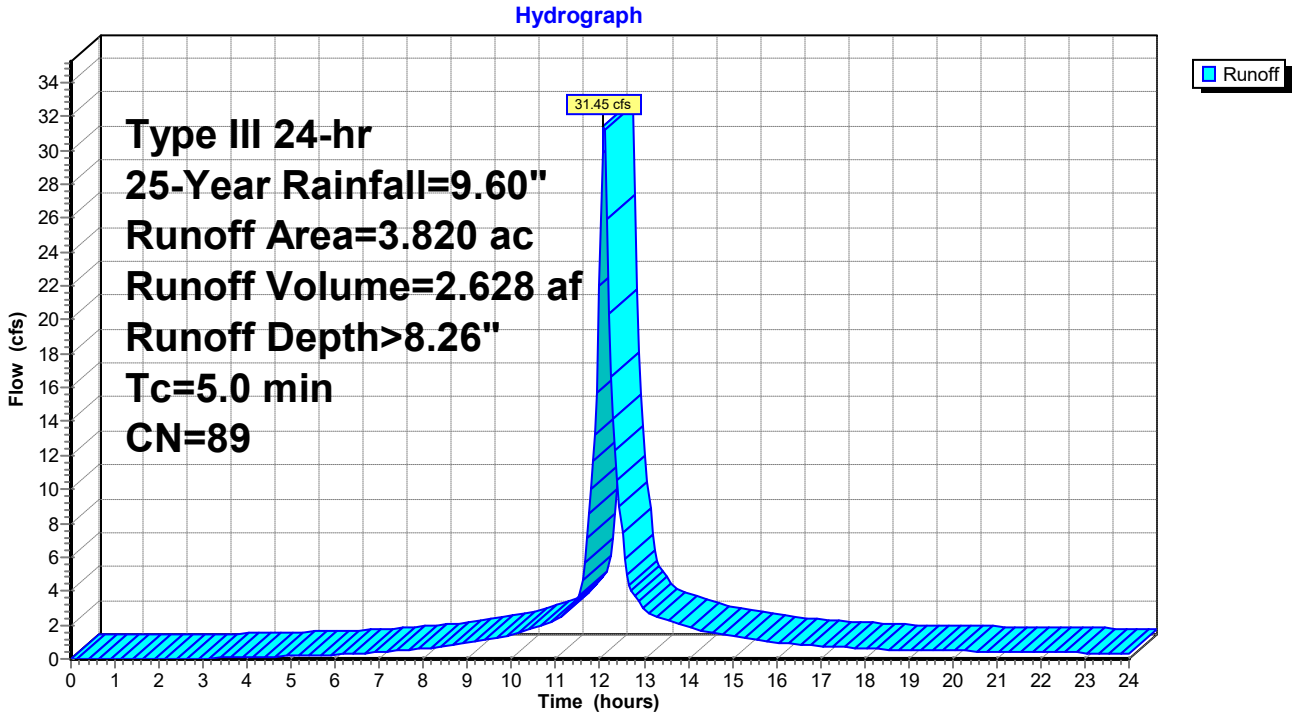
Runoff = 31.45 cfs @ 12.09 hrs, Volume= 2.628 af, Depth> 8.26"
Routed to Pond P1 Offsite : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: (new Subcat)



Summary for Pond 2P: Existing On-site Pond

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 7.05" for 25-Year event
Inflow = 32.13 cfs @ 12.38 hrs, Volume= 6.002 af
Outflow = 13.57 cfs @ 13.16 hrs, Volume= 5.672 af, Atten= 58%, Lag= 47.1 min
Primary = 13.57 cfs @ 13.16 hrs, Volume= 5.693 af
Routed to Pond 49P : 18" Arch Pipe
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.39' @ 13.16 hrs Surf.Area= 79,776 sf Storage= 86,575 cf

Plug-Flow detention time= 115.0 min calculated for 5.660 af (94% of inflow)
Center-of-Mass det. time= 87.2 min (928.9 - 841.7)

Volume	Invert	Avail.Storage	Storage Description
#1	23.40'	149,894 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

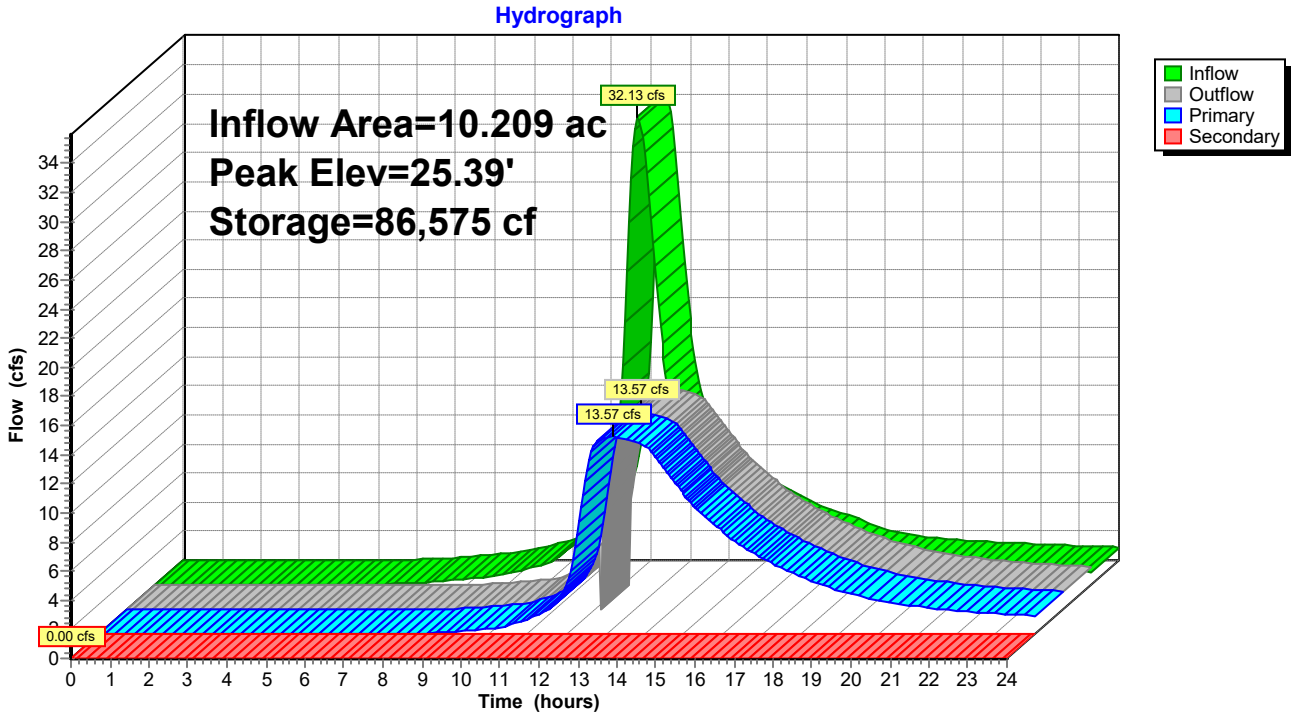
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.40	19,776	0	0
24.00	38,291	17,420	17,420
25.00	49,766	44,029	61,449
26.00	127,125	88,446	149,894

Device	Routing	Invert	Outlet Devices
#1	Primary	23.37'	**36.0" Round Culvert** L= 16.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.37' / 23.26' S= 0.0069 '/' Cc= 0.900 n= 0.024, Flow Area= 7.07 sf
#2	Device 1	23.00'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	25.60'	**100.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 13.16 hrs HW=25.39' TW=34.68' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)
2=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=23.40' TW=0.00' (Dynamic Tailwater)
3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Existing On-site Pond



Summary for Pond 49P: 18" Arch Pipe

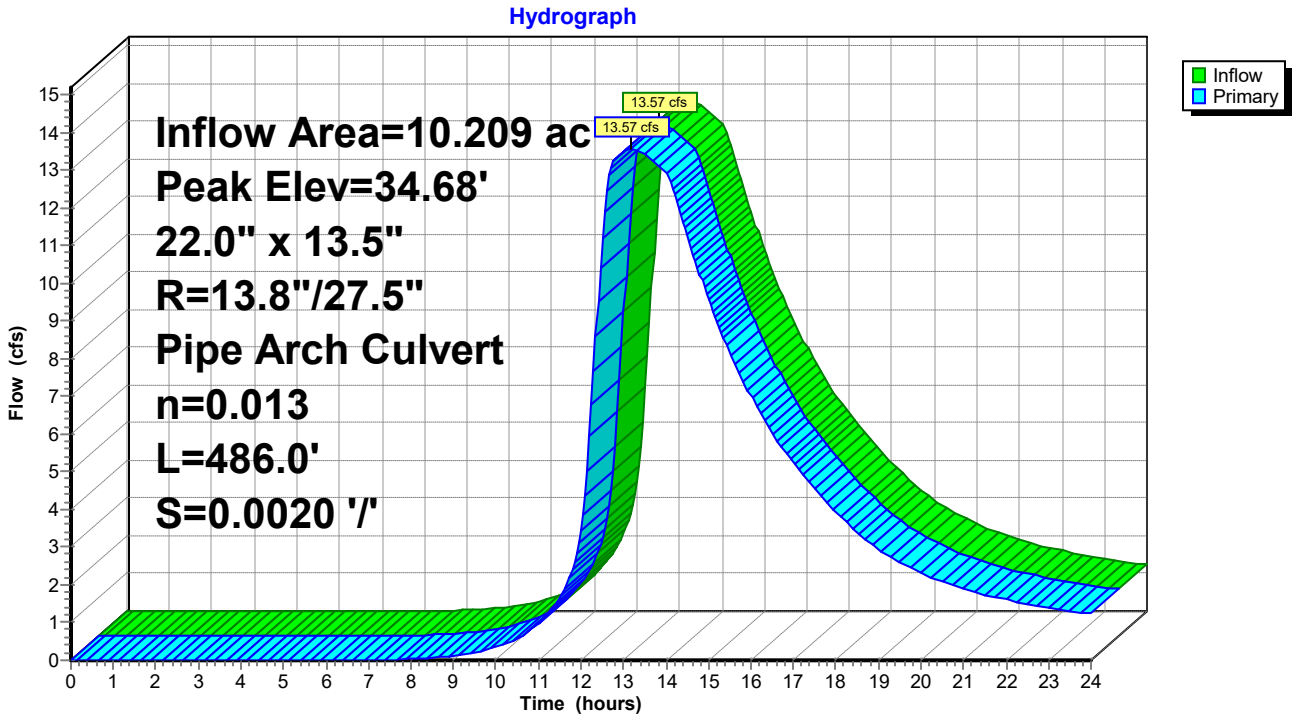
Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 6.69" for 25-Year event
Inflow = 13.57 cfs @ 13.16 hrs, Volume= 5.693 af
Outflow = 13.57 cfs @ 13.16 hrs, Volume= 5.693 af, Atten= 0%, Lag= 0.0 min
Primary = 13.57 cfs @ 13.16 hrs, Volume= 5.693 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 34.68' @ 13.16 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=13.57 cfs @ 13.16 hrs HW=34.68' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 13.57 cfs @ 8.22 fps)

Pond 49P: 18" Arch Pipe



Summary for Pond P1 Offsite: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 8.26" for 25-Year event
Inflow = 31.45 cfs @ 12.09 hrs, Volume= 2.628 af
Outflow = 8.24 cfs @ 12.26 hrs, Volume= 2.356 af, Atten= 74%, Lag= 10.5 min
Primary = 8.24 cfs @ 12.26 hrs, Volume= 2.356 af
Routed to Pond 2P : Existing On-site Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.09' @ 12.50 hrs Surf.Area= 26,289 sf Storage= 47,266 cf

Plug-Flow detention time= 148.3 min calculated for 2.356 af (90% of inflow)
Center-of-Mass det. time= 98.6 min (872.1 - 773.6)

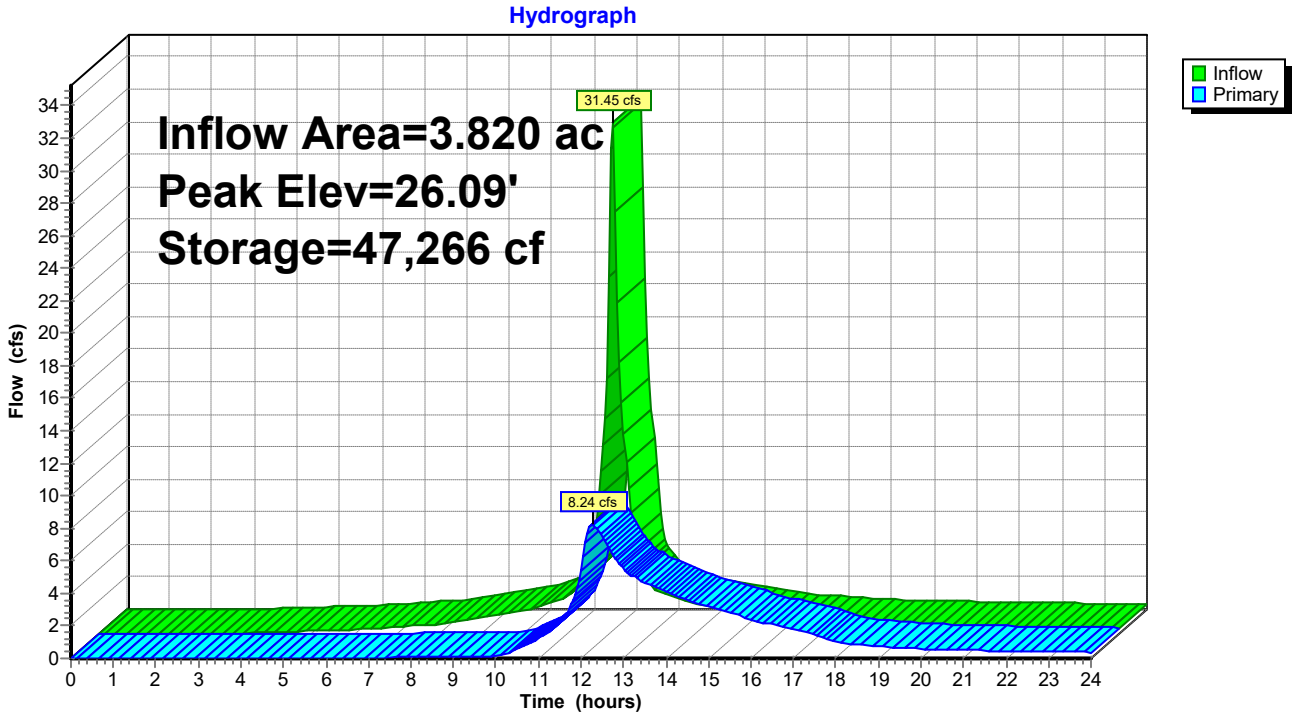
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=8.23 cfs @ 12.26 hrs HW=25.98' TW=24.70' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 8.23 cfs @ 4.66 fps)
  ├─**2=Orifice/Grate** (Passes < 0.27 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 14.95 cfs potential flow)
  ├─**4=Orifice/Grate** (Controls 0.00 cfs)
  └─**5=Orifice/Grate** (Passes < 0.35 cfs potential flow)

Pond P1 Offsite: Offsite Commerical Pond

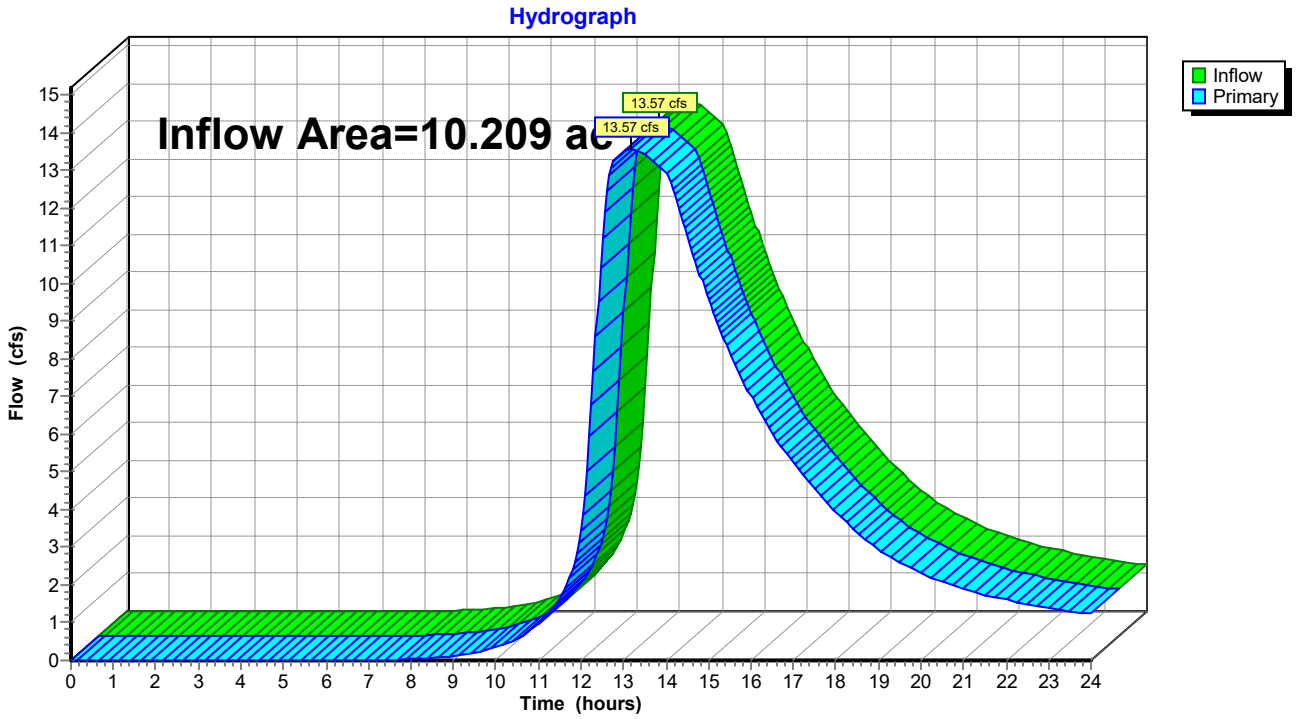


Summary for Link 2L: (new Link)

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 6.69" for 25-Year event
Inflow = 13.57 cfs @ 13.16 hrs, Volume= 5.693 af
Primary = 13.57 cfs @ 13.16 hrs, Volume= 5.693 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 4S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>7.76"
Flow Length=80' Slope=0.0200 '/' Tc=6.4 min CN=74 Runoff=1.98 cfs 0.167 af

Subcatchment 5S: ON-SITE TO POND Runoff Area=6.389 ac 17.51% Impervious Runoff Depth>8.27"
Flow Length=414' Tc=26.0 min CN=78 Runoff=28.99 cfs 4.401 af

Subcatchment 6S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>9.74"
Tc=5.0 min CN=89 Runoff=36.75 cfs 3.099 af

Pond 2P: Existing On-site Pond Peak Elev=25.59' Storage=104,749 cf Inflow=37.22 cfs 7.222 af
Primary=14.45 cfs 6.880 af Secondary=0.19 cfs 0.003 af Outflow=14.45 cfs 6.858 af

Pond 49P: 18" Arch Pipe Peak Elev=36.24' Inflow=14.45 cfs 6.880 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=14.45 cfs 6.880 af

Pond P1 Offsite: Offsite Commerical Pond Peak Elev=26.39' Storage=55,351 cf Inflow=36.75 cfs 3.099 af
Outflow=8.63 cfs 2.821 af

Link 2L: (new Link) Inflow=14.64 cfs 6.883 af
Primary=14.64 cfs 6.883 af

Total Runoff Area = 10.467 ac Runoff Volume = 7.667 af Average Runoff Depth = 8.79"
89.31% Pervious = 9.348 ac 10.69% Impervious = 1.119 ac

Summary for Subcatchment 4S: ON-SITE NORTHEAST

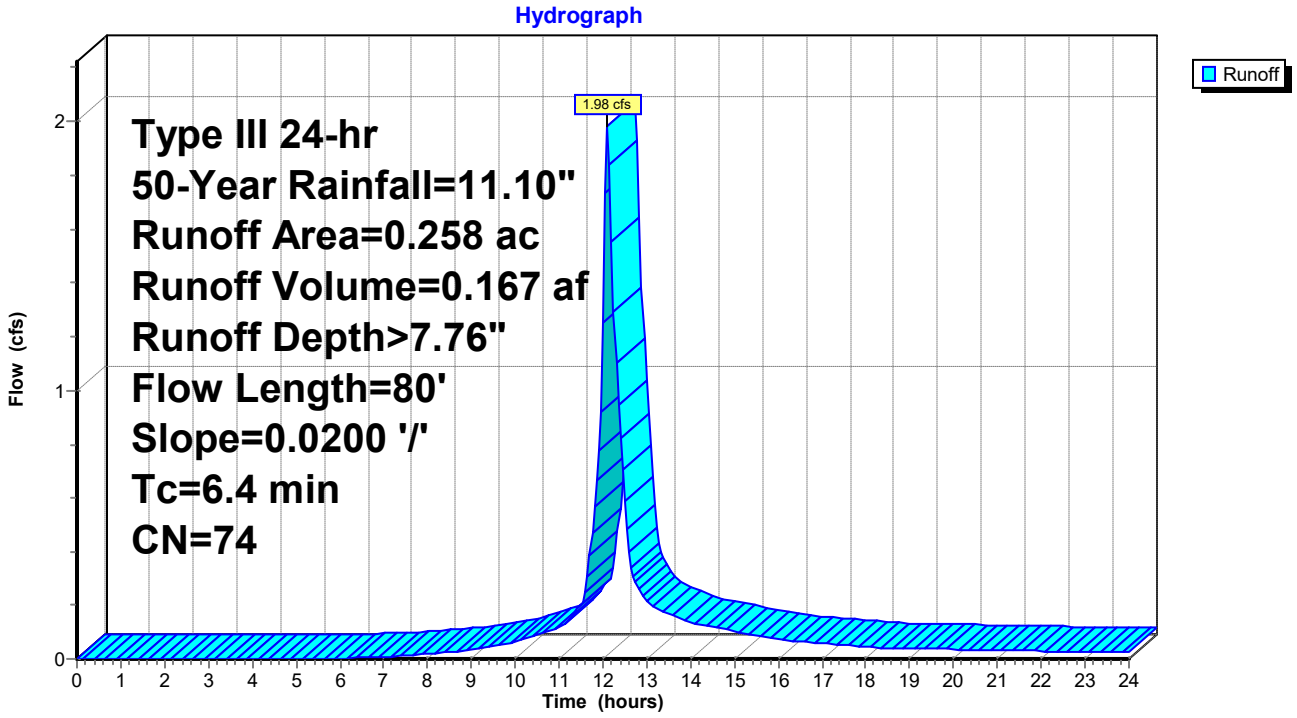
Runoff = 1.98 cfs @ 12.11 hrs, Volume= 0.167 af, Depth> 7.76"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

Area (ac)	CN	Description
0.258	74	>75% Grass cover, Good, HSG C
0.258	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0200	0.21		**Sheet Flow, AB** Grass: Short n= 0.150 P2= 5.25"

Subcatchment 4S: ON-SITE NORTHEAST



Summary for Subcatchment 5S: ON-SITE TO POND

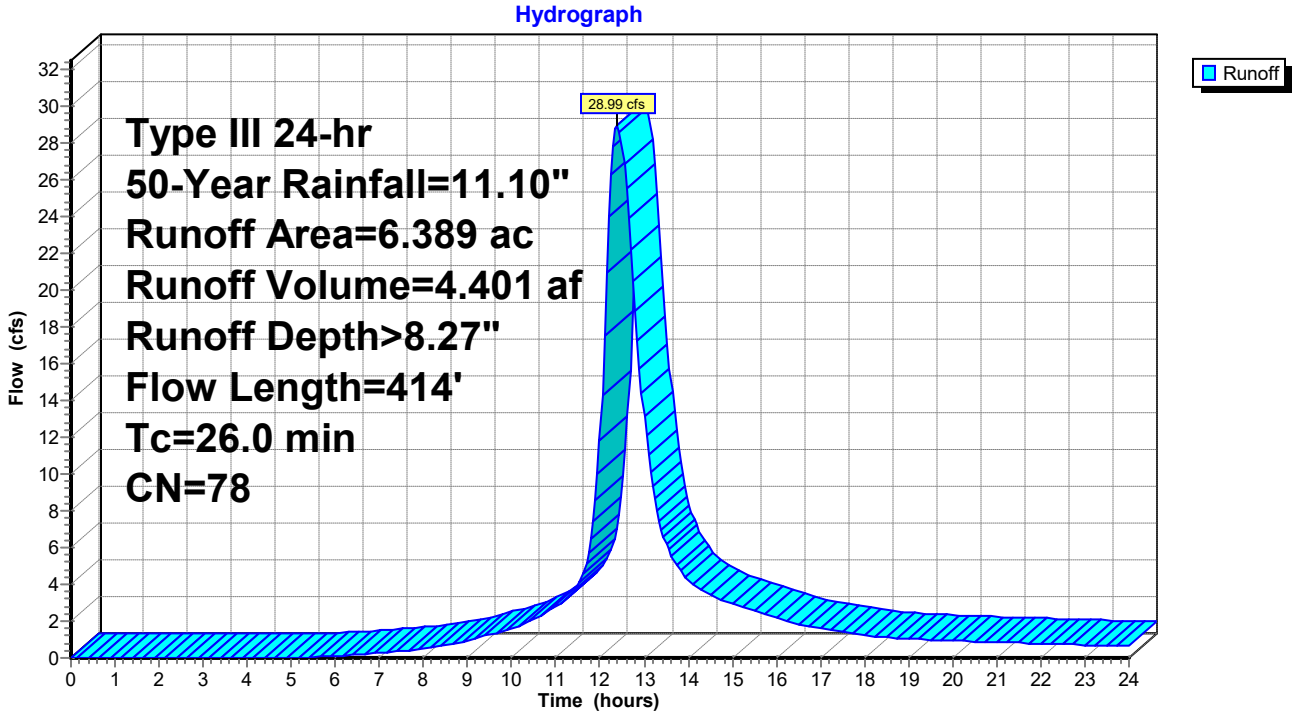
Runoff = 28.99 cfs @ 12.40 hrs, Volume= 4.401 af, Depth> 8.27"
Routed to Pond 2P : Existing On-site Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

	Area (ac)	CN	Description
*	0.459	98	Pond
	5.270	74	>75% Grass cover, Good, HSG C
	0.660	98	Paved parking, HSG D
	6.389	78	Weighted Average
	5.270	74	82.49% Pervious Area
	1.119	98	17.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	200	0.0050	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 5.25"
2.8	214	0.0070	1.25		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
26.0	414	Total			

Subcatchment 5S: ON-SITE TO POND



Summary for Subcatchment 6S: (new Subcat)

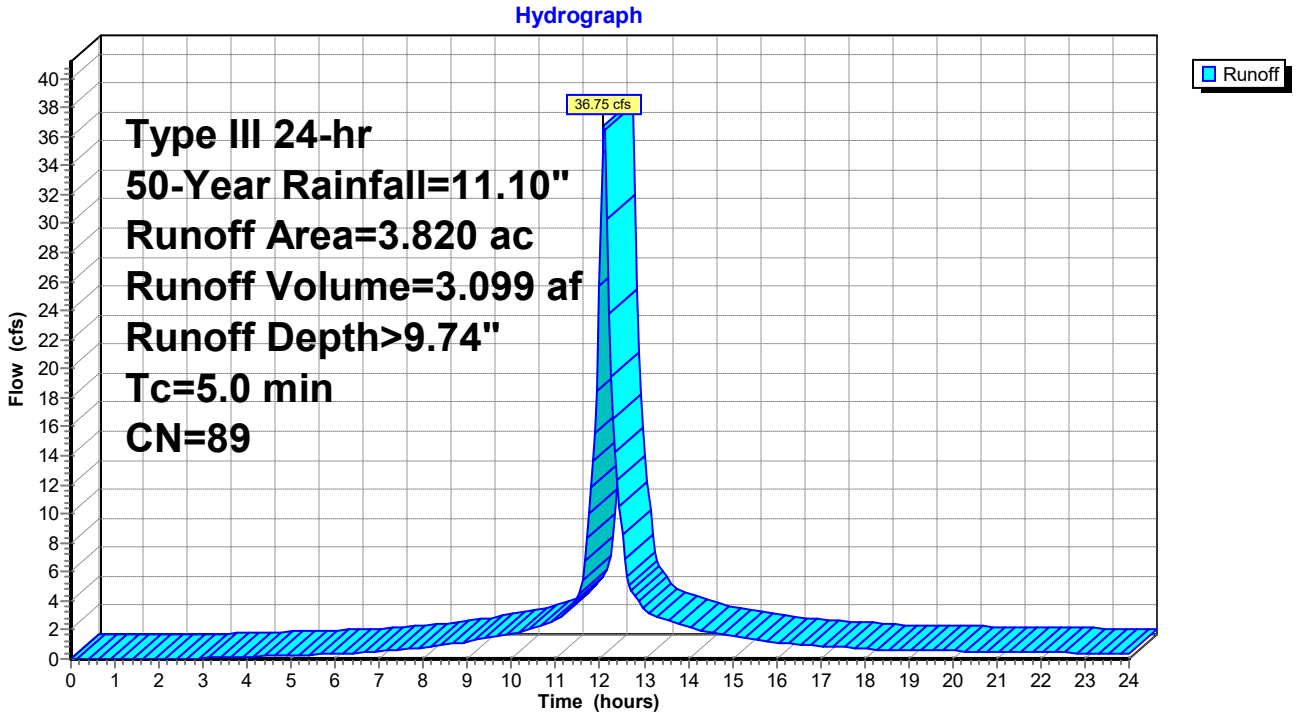
Runoff = 36.75 cfs @ 12.08 hrs, Volume= 3.099 af, Depth> 9.74"
Routed to Pond P1 Offsite : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: (new Subcat)



Summary for Pond 2P: Existing On-site Pond

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 8.49" for 50-Year event
Inflow = 37.22 cfs @ 12.38 hrs, Volume= 7.222 af
Outflow = 14.45 cfs @ 13.24 hrs, Volume= 6.858 af, Atten= 61%, Lag= 51.1 min
Primary = 14.45 cfs @ 13.24 hrs, Volume= 6.880 af
Routed to Pond 49P : 18" Arch Pipe
Secondary = 0.19 cfs @ 13.24 hrs, Volume= 0.003 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.59' @ 13.24 hrs Surf.Area= 95,791 sf Storage= 104,749 cf

Plug-Flow detention time= 116.2 min calculated for 6.843 af (95% of inflow)
Center-of-Mass det. time= 90.4 min (929.3 - 838.9)

Volume	Invert	Avail.Storage	Storage Description
#1	23.40'	149,894 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

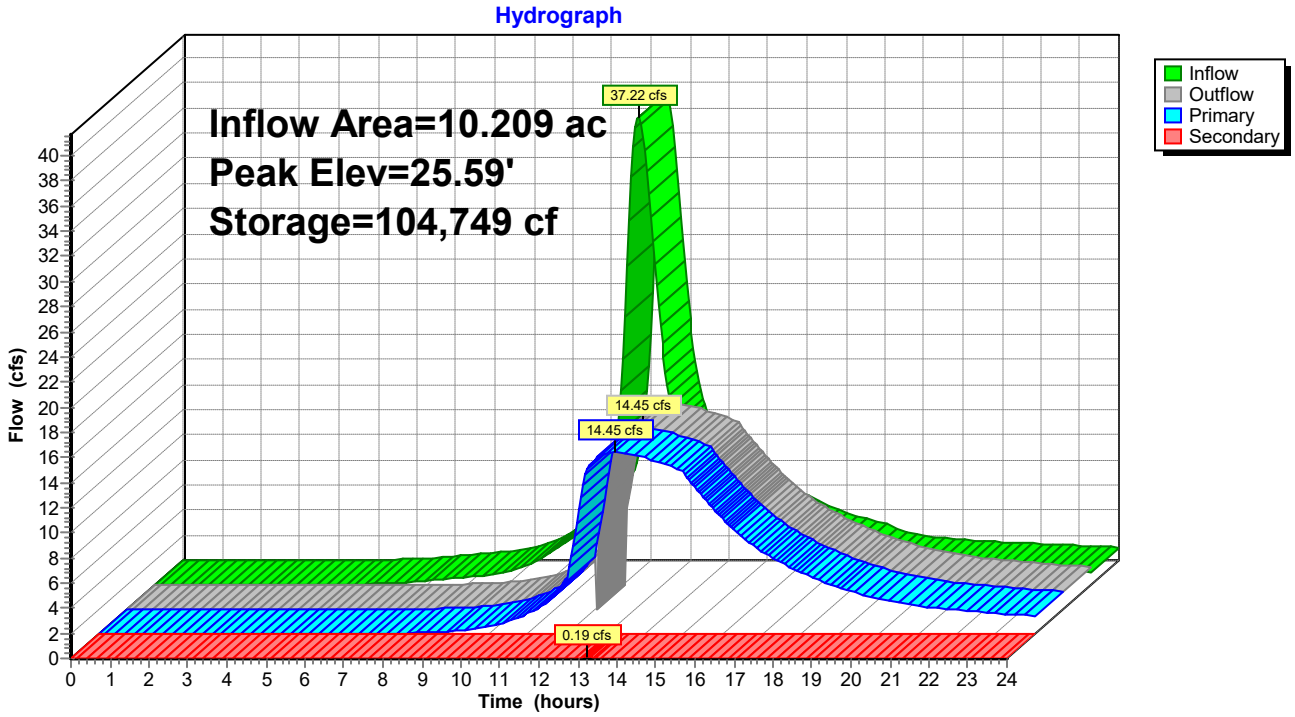
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.40	19,776	0	0
24.00	38,291	17,420	17,420
25.00	49,766	44,029	61,449
26.00	127,125	88,446	149,894

Device	Routing	Invert	Outlet Devices
#1	Primary	23.37'	**36.0" Round Culvert** L= 16.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.37' / 23.26' S= 0.0069 '/' Cc= 0.900 n= 0.024, Flow Area= 7.07 sf
#2	Device 1	23.00'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	25.60'	**100.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 13.24 hrs HW=25.59' TW=36.24' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)
2=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 13.24 hrs HW=25.59' TW=0.00' (Dynamic Tailwater)
3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Existing On-site Pond



Summary for Pond 49P: 18" Arch Pipe

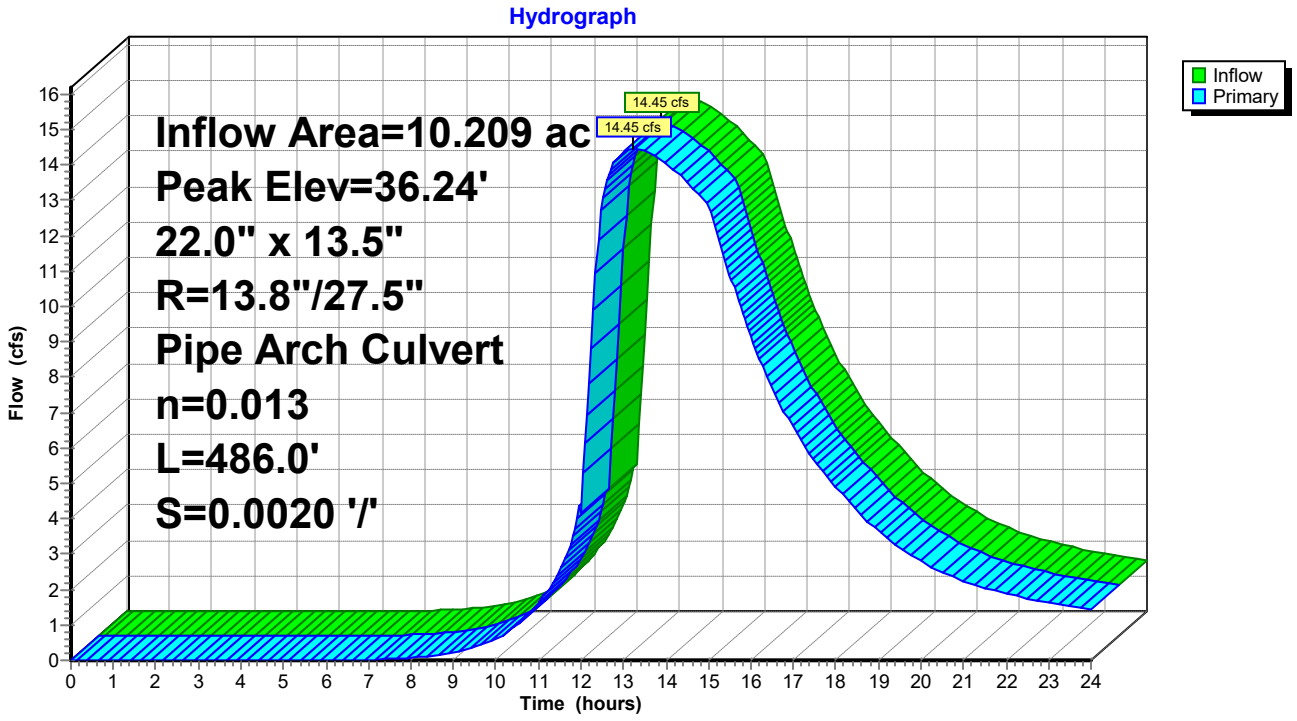
Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 8.09" for 50-Year event
Inflow = 14.45 cfs @ 13.24 hrs, Volume= 6.880 af
Outflow = 14.45 cfs @ 13.24 hrs, Volume= 6.880 af, Atten= 0%, Lag= 0.0 min
Primary = 14.45 cfs @ 13.24 hrs, Volume= 6.880 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 36.24' @ 13.24 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=14.45 cfs @ 13.24 hrs HW=36.24' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 14.45 cfs @ 8.75 fps)

Pond 49P: 18" Arch Pipe



Summary for Pond P1 Offsite: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 9.74" for 50-Year event
Inflow = 36.75 cfs @ 12.08 hrs, Volume= 3.099 af
Outflow = 8.63 cfs @ 12.24 hrs, Volume= 2.821 af, Atten= 77%, Lag= 9.5 min
Primary = 8.63 cfs @ 12.24 hrs, Volume= 2.821 af
Routed to Pond 2P : Existing On-site Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.39' @ 12.52 hrs Surf.Area= 27,387 sf Storage= 55,351 cf

Plug-Flow detention time= 148.4 min calculated for 2.815 af (91% of inflow)
Center-of-Mass det. time= 103.8 min (873.4 - 769.6)

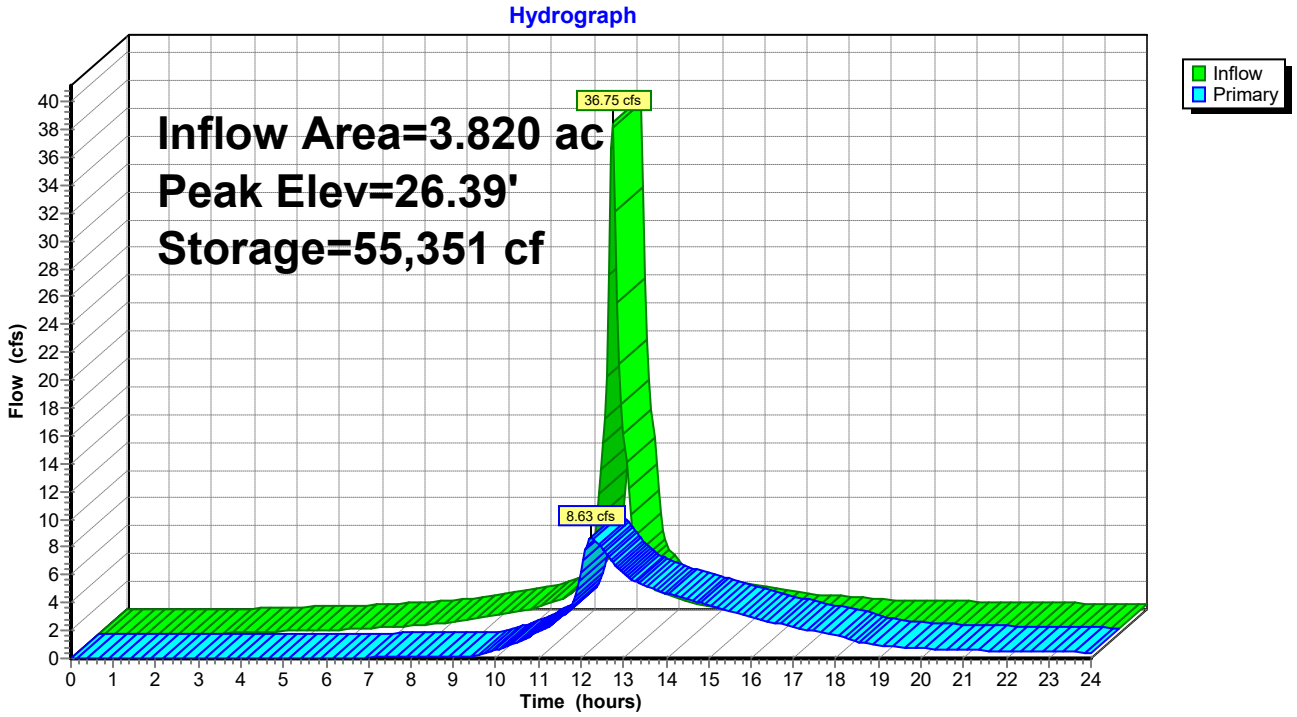
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=8.69 cfs @ 12.24 hrs HW=26.21' TW=24.87' (Dynamic Tailwater)
└**1=Culvert** (Inlet Controls 8.69 cfs @ 4.92 fps)
- **2=Orifice/Grate** (Passes < 0.27 cfs potential flow)
- **3=Orifice/Grate** (Passes < 16.62 cfs potential flow)
- **4=Orifice/Grate** (Passes < 3.86 cfs potential flow)
- **5=Orifice/Grate** (Passes < 0.69 cfs potential flow)

Pond P1 Offsite: Offsite Commerical Pond

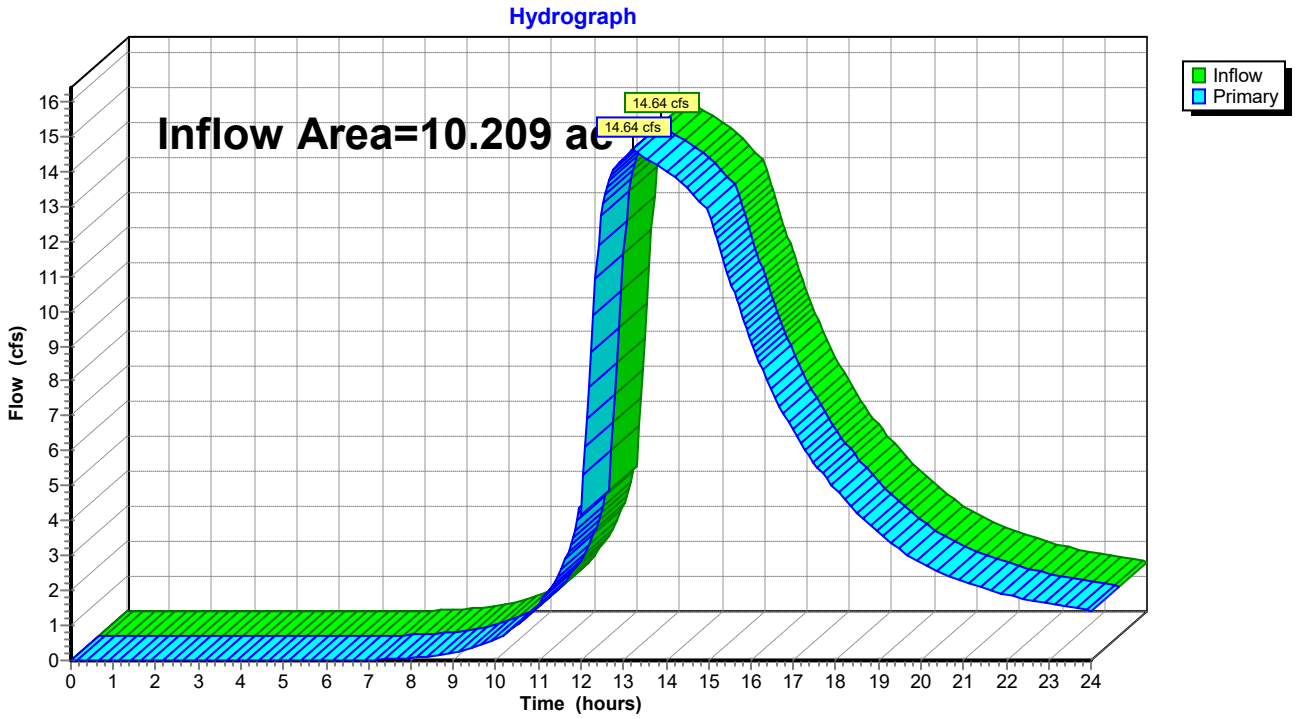


Summary for Link 2L: (new Link)

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 8.09" for 50-Year event
Inflow = 14.64 cfs @ 13.24 hrs, Volume= 6.883 af
Primary = 14.64 cfs @ 13.24 hrs, Volume= 6.883 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 4S: ON-SITE NORTHEAST Runoff Area=0.258 ac 0.00% Impervious Runoff Depth>9.36"
Flow Length=80' Slope=0.0200 '/' Tc=6.4 min CN=74 Runoff=2.38 cfs 0.201 af

Subcatchment 5S: ON-SITE TO POND Runoff Area=6.389 ac 17.51% Impervious Runoff Depth>9.89"
Flow Length=414' Tc=26.0 min CN=78 Runoff=34.43 cfs 5.266 af

Subcatchment 6S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>11.42"
Tc=5.0 min CN=89 Runoff=42.72 cfs 3.635 af

Pond 2P: Existing On-site Pond Peak Elev=25.71' Storage=115,812 cf Inflow=43.18 cfs 8.617 af
Primary=14.90 cfs 7.803 af Secondary=8.53 cfs 0.438 af Outflow=23.43 cfs 8.216 af

Pond 49P: 18" Arch Pipe Peak Elev=37.07' Inflow=14.90 cfs 7.803 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=14.90 cfs 7.803 af

Pond P1 Offsite: Offsite Commerical Pond Peak Elev=26.73' Storage=64,867 cf Inflow=42.72 cfs 3.635 af
Outflow=8.96 cfs 3.351 af

Link 2L: (new Link) Inflow=23.43 cfs 8.240 af
Primary=23.43 cfs 8.240 af

Total Runoff Area = 10.467 ac Runoff Volume = 9.103 af Average Runoff Depth = 10.44"
89.31% Pervious = 9.348 ac 10.69% Impervious = 1.119 ac

Summary for Subcatchment 4S: ON-SITE NORTHEAST

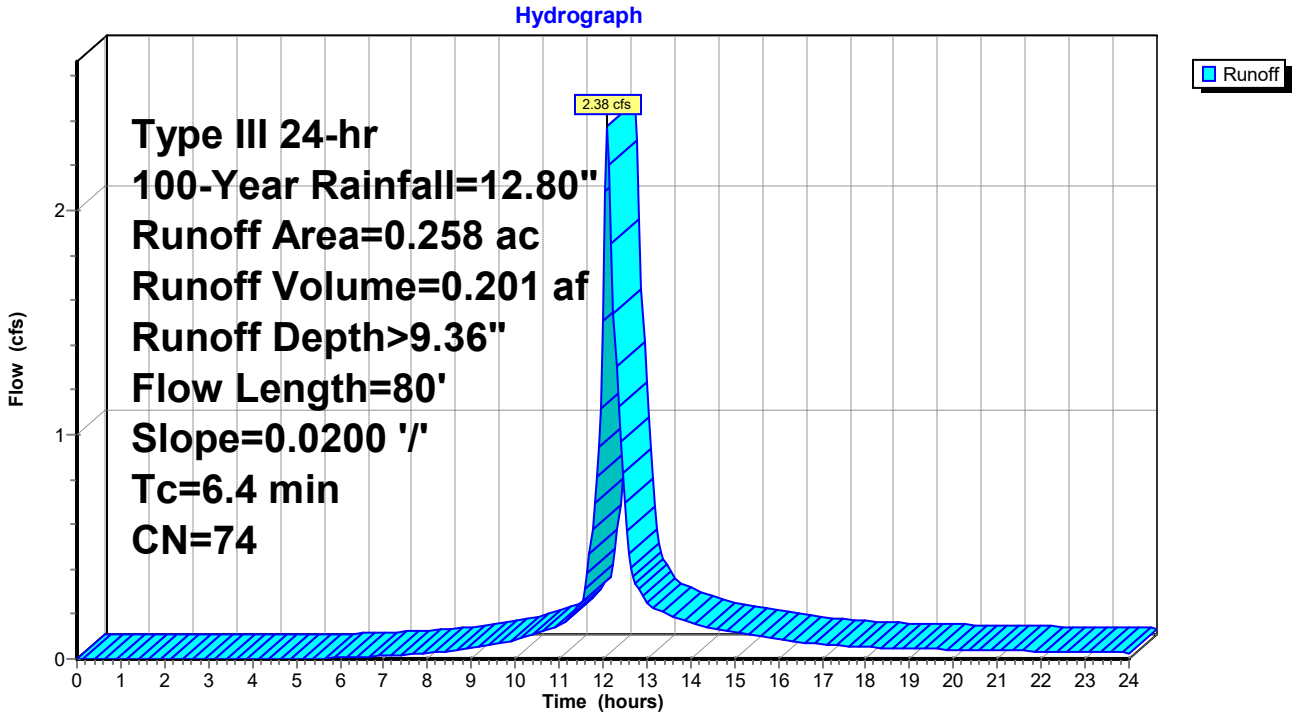
Runoff = 2.38 cfs @ 12.11 hrs, Volume= 0.201 af, Depth> 9.36"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

Area (ac)	CN	Description
0.258	74	>75% Grass cover, Good, HSG C
0.258	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0200	0.21		**Sheet Flow, AB** Grass: Short n= 0.150 P2= 5.25"

Subcatchment 4S: ON-SITE NORTHEAST



Summary for Subcatchment 5S: ON-SITE TO POND

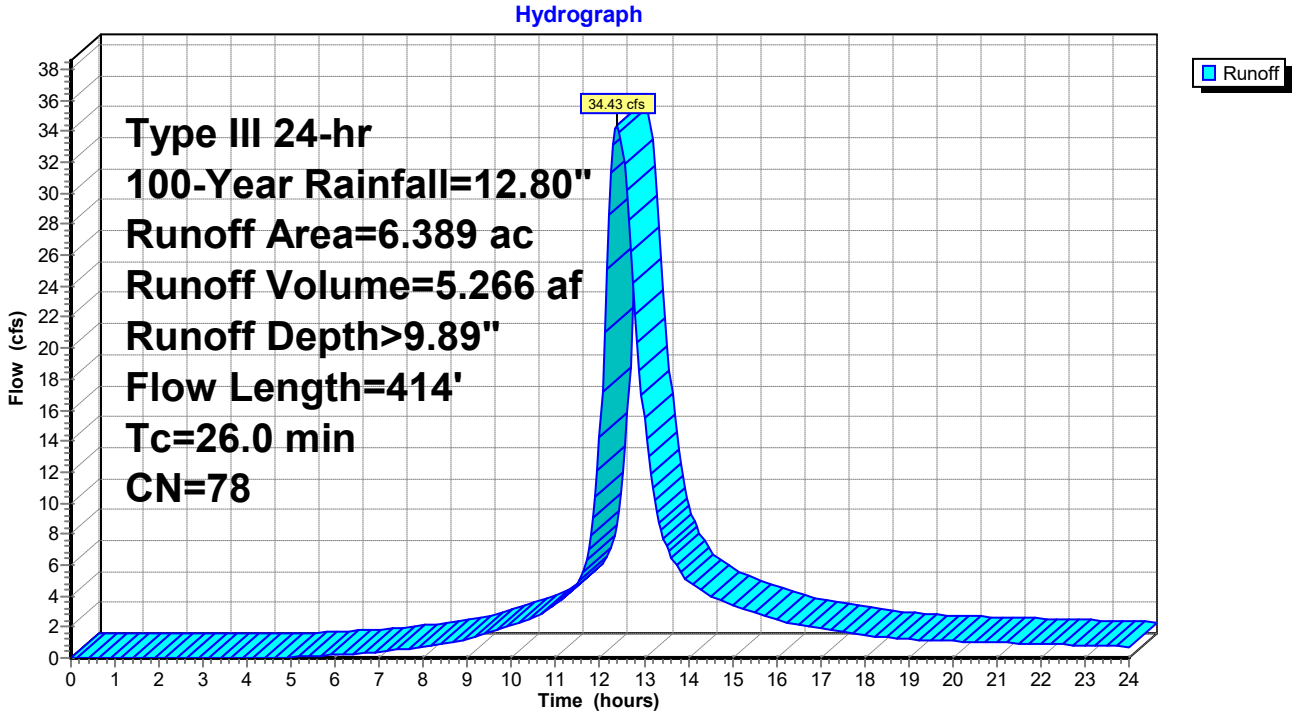
Runoff = 34.43 cfs @ 12.40 hrs, Volume= 5.266 af, Depth> 9.89"
Routed to Pond 2P : Existing On-site Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

	Area (ac)	CN	Description
*	0.459	98	Pond
	5.270	74	>75% Grass cover, Good, HSG C
	0.660	98	Paved parking, HSG D
	6.389	78	Weighted Average
	5.270	74	82.49% Pervious Area
	1.119	98	17.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	200	0.0050	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 5.25"
2.8	214	0.0070	1.25		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
26.0	414	Total			

Subcatchment 5S: ON-SITE TO POND



Summary for Subcatchment 6S: (new Subcat)

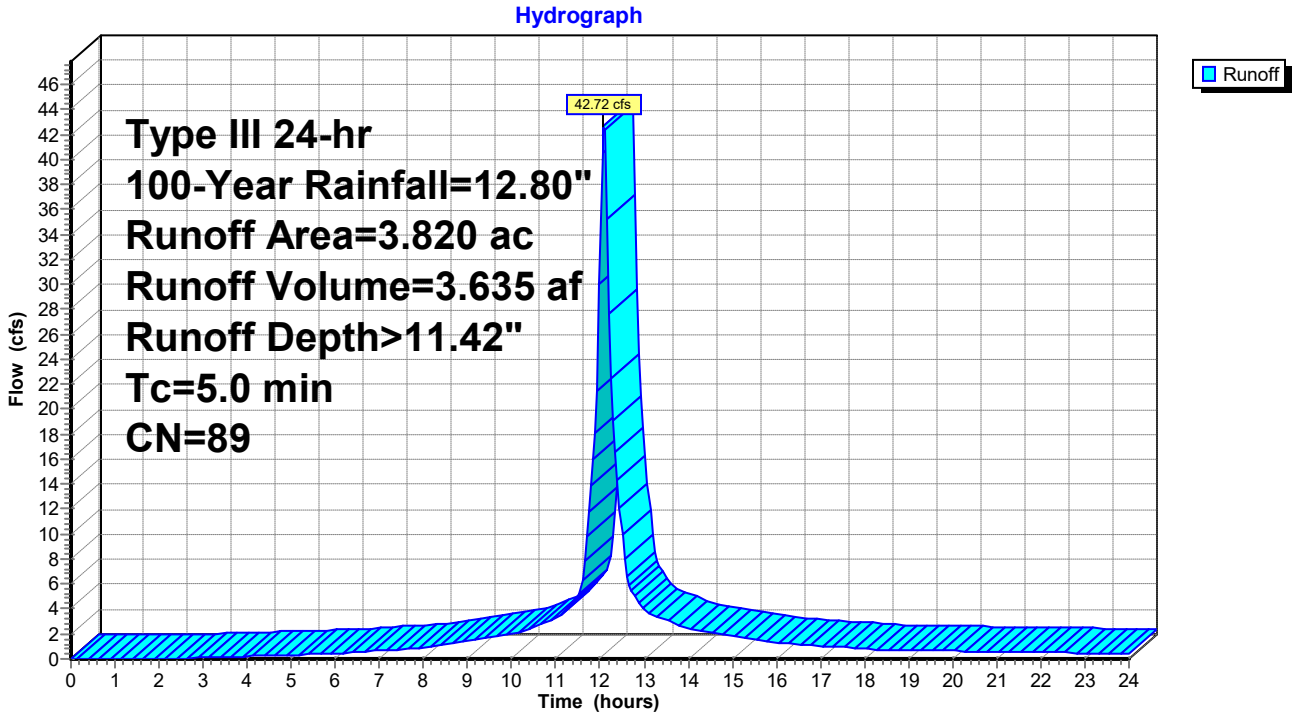
Runoff = 42.72 cfs @ 12.08 hrs, Volume= 3.635 af, Depth>11.42"
Routed to Pond P1 Offsite : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: (new Subcat)



Summary for Pond 2P: Existing On-site Pond

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 10.13" for 100-Year event
Inflow = 43.18 cfs @ 12.39 hrs, Volume= 8.617 af
Outflow = 23.43 cfs @ 12.97 hrs, Volume= 8.216 af, Atten= 46%, Lag= 35.2 min
Primary = 14.90 cfs @ 12.97 hrs, Volume= 7.803 af
Routed to Pond 49P : 18" Arch Pipe
Secondary = 8.53 cfs @ 12.97 hrs, Volume= 0.438 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.71' @ 12.97 hrs Surf.Area= 104,344 sf Storage= 115,812 cf

Plug-Flow detention time= 111.2 min calculated for 8.199 af (95% of inflow)
Center-of-Mass det. time= 87.1 min (922.3 - 835.2)

Volume	Invert	Avail.Storage	Storage Description
#1	23.40'	149,894 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

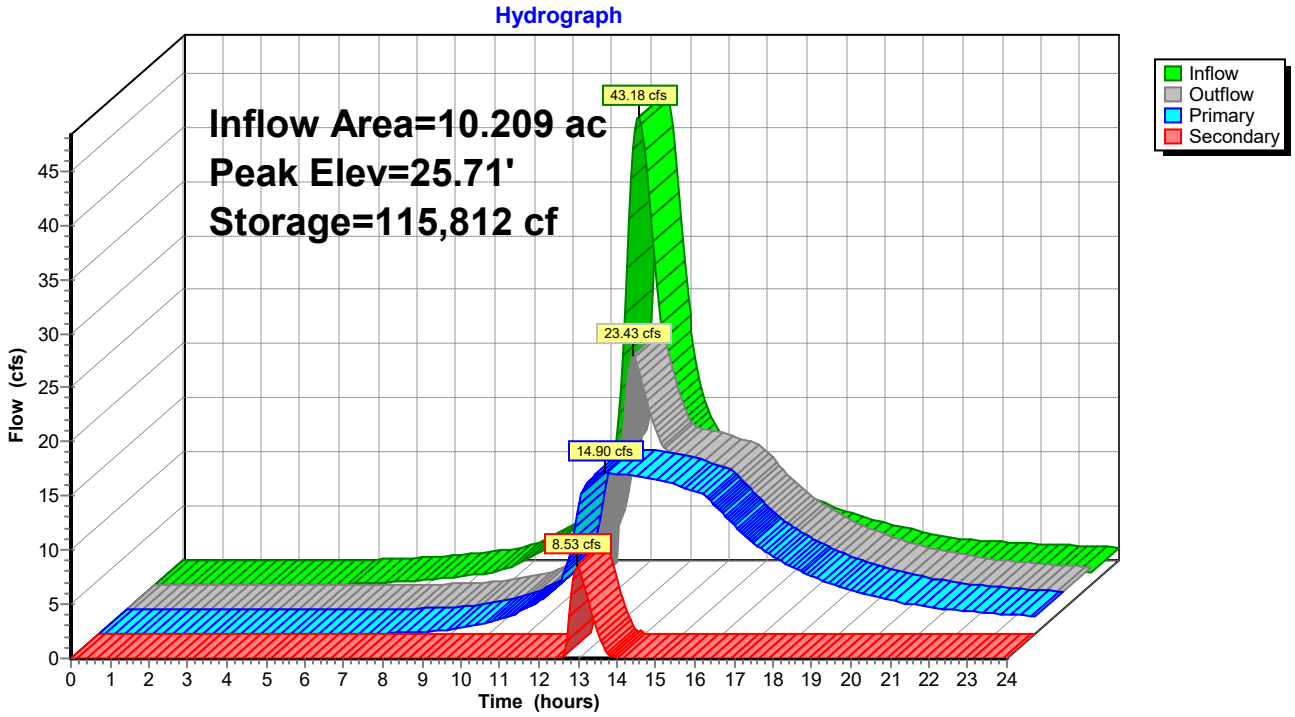
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.40	19,776	0	0
24.00	38,291	17,420	17,420
25.00	49,766	44,029	61,449
26.00	127,125	88,446	149,894

Device	Routing	Invert	Outlet Devices
#1	Primary	23.37'	**36.0" Round Culvert** L= 16.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.37' / 23.26' S= 0.0069 '/' Cc= 0.900 n= 0.024, Flow Area= 7.07 sf
#2	Device 1	23.00'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	25.60'	**100.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 12.97 hrs HW=25.71' TW=37.07' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)
2=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=8.49 cfs @ 12.97 hrs HW=25.71' TW=0.00' (Dynamic Tailwater)
3=Broad-Crested Rectangular Weir (Weir Controls 8.49 cfs @ 0.81 fps)

Pond 2P: Existing On-site Pond



Summary for Pond 49P: 18" Arch Pipe

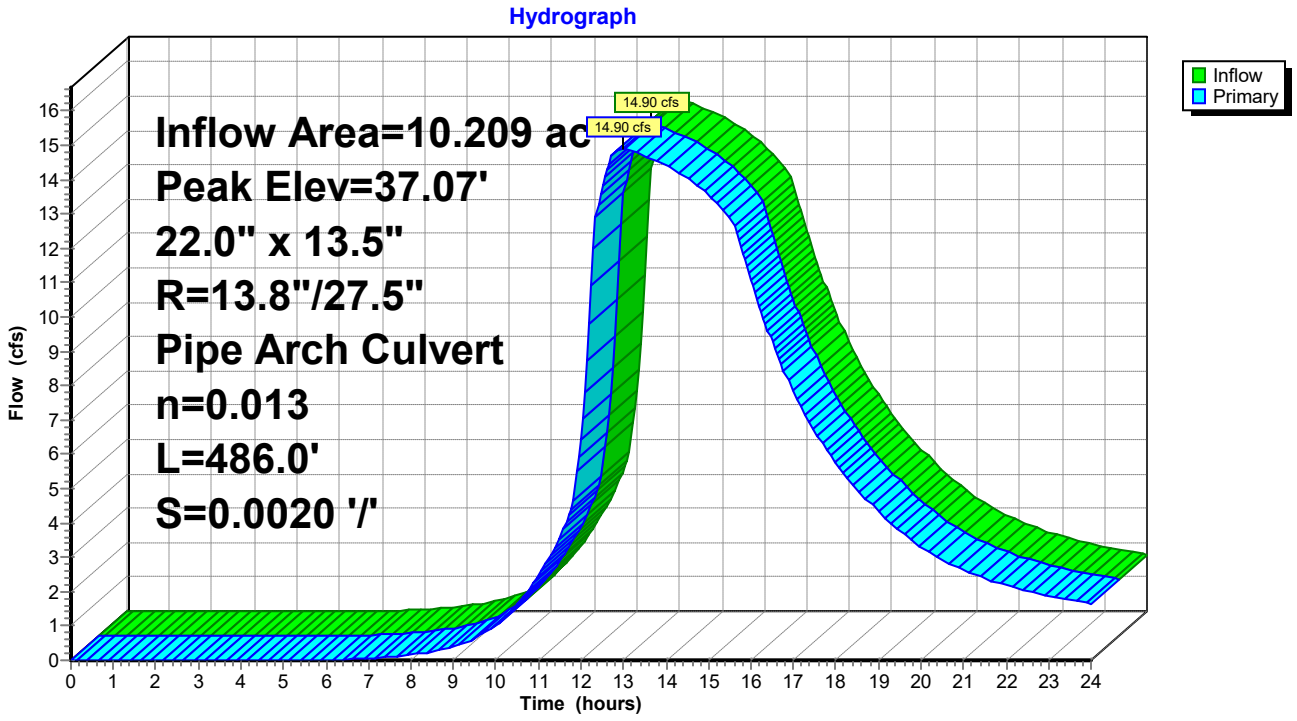
Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 9.17" for 100-Year event
Inflow = 14.90 cfs @ 12.97 hrs, Volume= 7.803 af
Outflow = 14.90 cfs @ 12.97 hrs, Volume= 7.803 af, Atten= 0%, Lag= 0.0 min
Primary = 14.90 cfs @ 12.97 hrs, Volume= 7.803 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 37.07' @ 12.97 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=14.89 cfs @ 12.97 hrs HW=37.07' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 14.89 cfs @ 9.03 fps)

Pond 49P: 18" Arch Pipe



Summary for Pond P1 Offsite: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 11.42" for 100-Year event
Inflow = 42.72 cfs @ 12.08 hrs, Volume= 3.635 af
Outflow = 8.96 cfs @ 12.24 hrs, Volume= 3.351 af, Atten= 79%, Lag= 9.3 min
Primary = 8.96 cfs @ 12.24 hrs, Volume= 3.351 af
Routed to Pond 2P : Existing On-site Pond

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.73' @ 12.55 hrs Surf.Area= 28,853 sf Storage= 64,867 cf

Plug-Flow detention time= 146.5 min calculated for 3.351 af (92% of inflow)
Center-of-Mass det. time= 105.8 min (871.6 - 765.8)

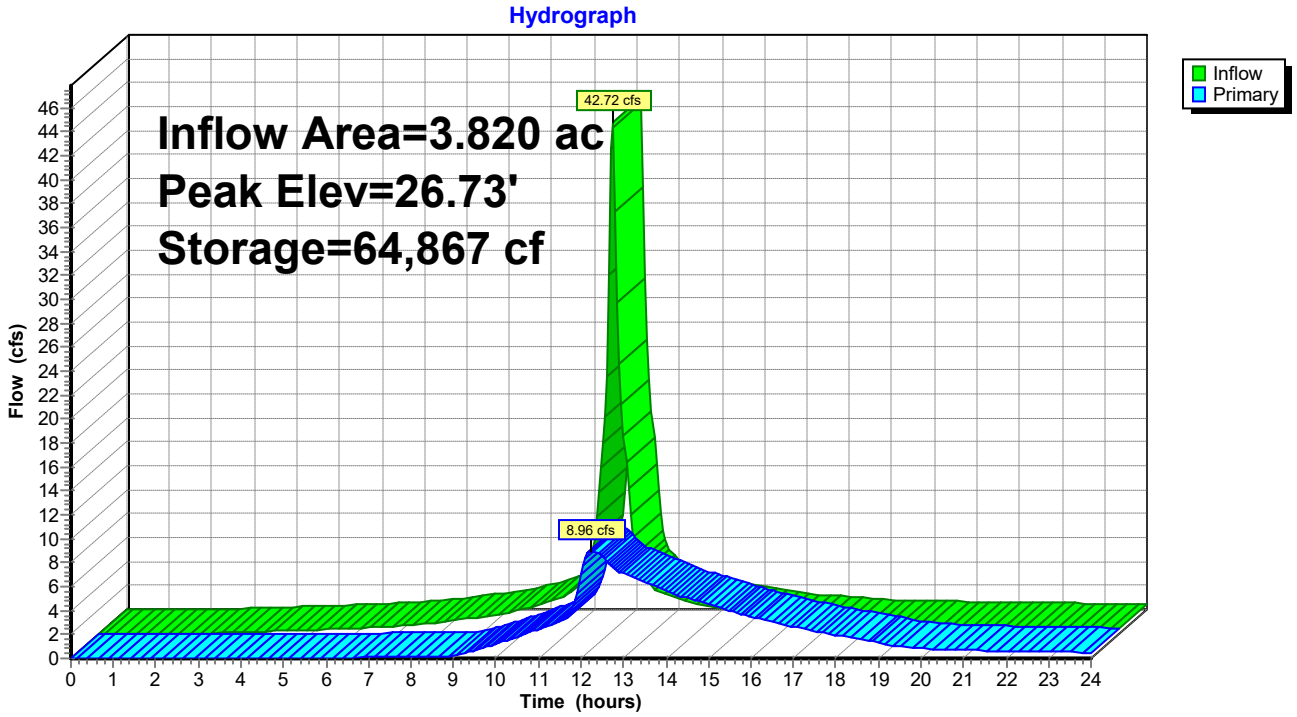
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=9.01 cfs @ 12.24 hrs HW=26.49' TW=25.05' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 9.01 cfs @ 5.10 fps)
  ├─**2=Orifice/Grate** (Passes < 0.28 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 18.15 cfs potential flow)
  ├─**4=Orifice/Grate** (Passes < 13.96 cfs potential flow)
  └─**5=Orifice/Grate** (Passes < 0.94 cfs potential flow)

Pond P1 Offsite: Offsite Commerical Pond

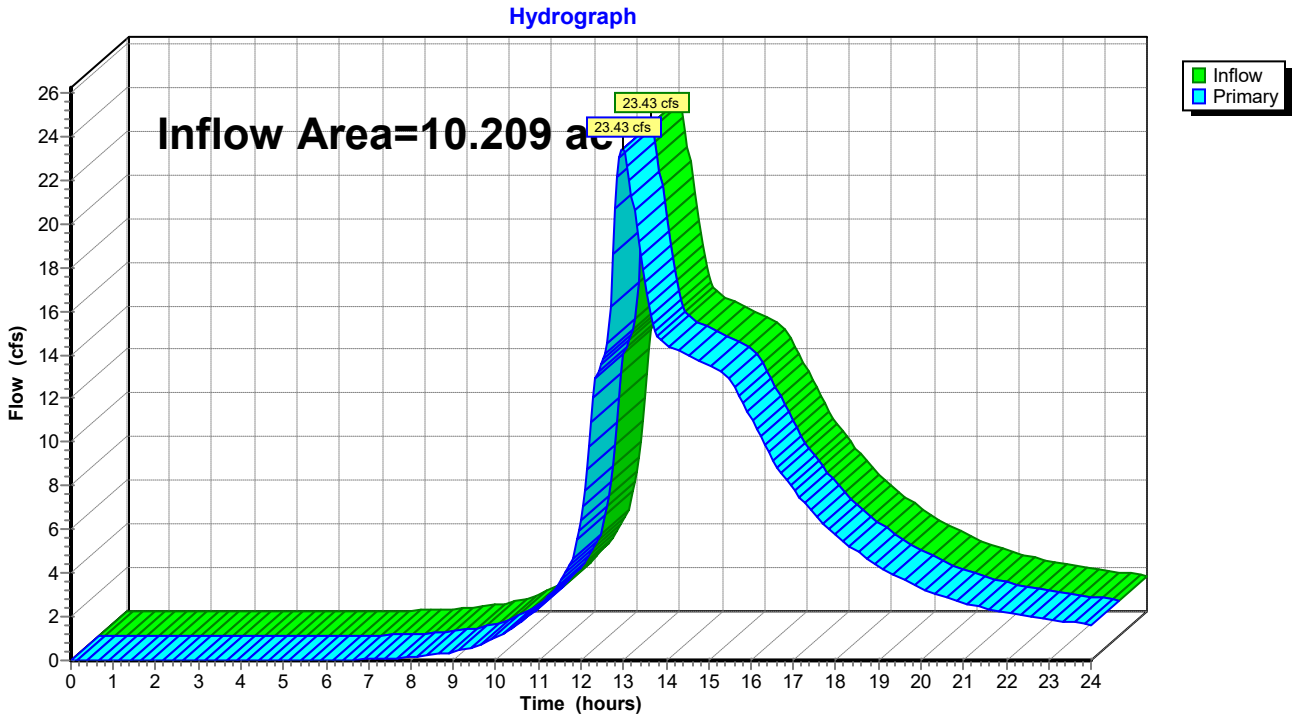


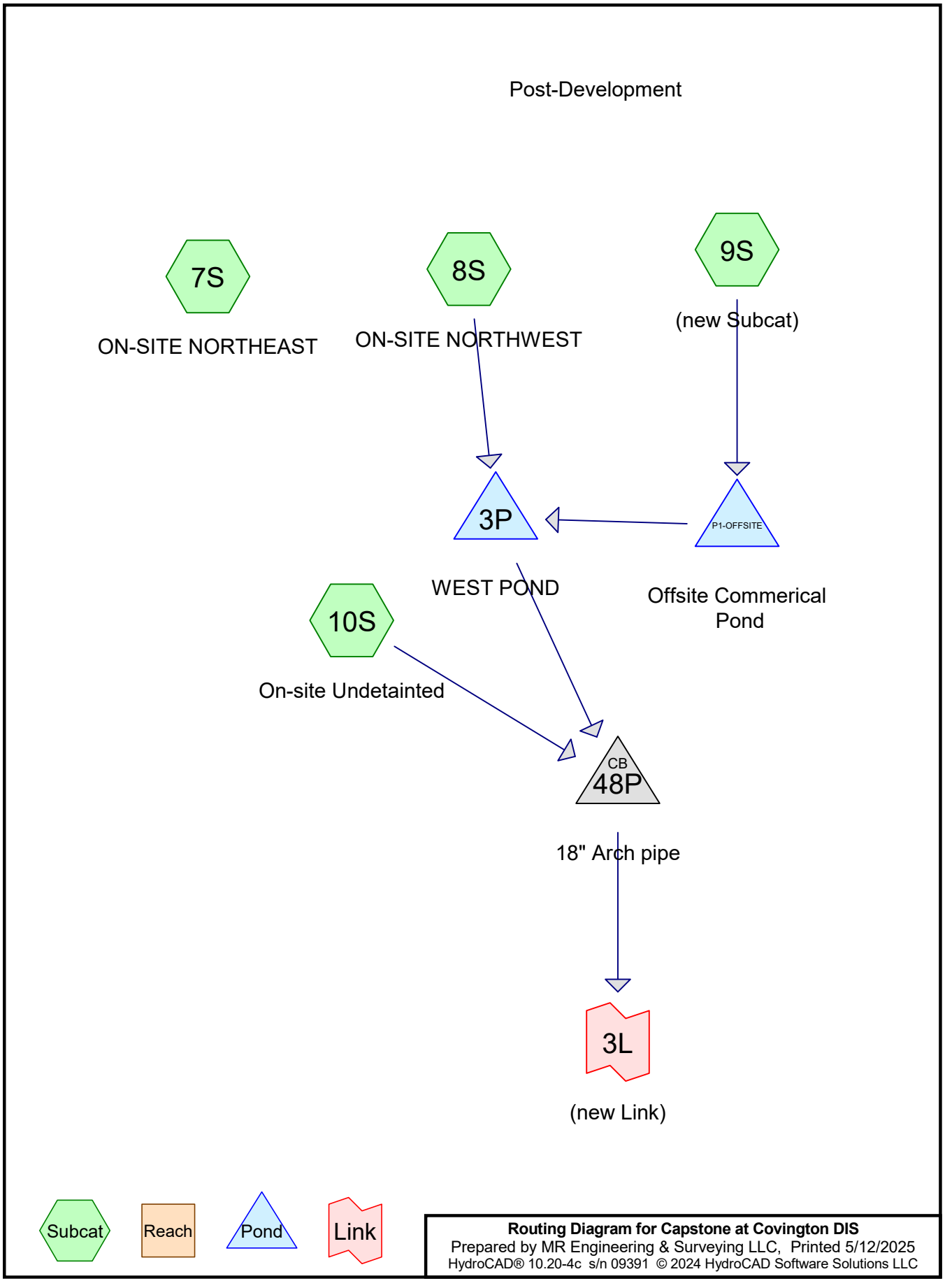
Summary for Link 2L: (new Link)

Inflow Area = 10.209 ac, 10.96% Impervious, Inflow Depth > 9.69" for 100-Year event
Inflow = 23.43 cfs @ 12.97 hrs, Volume= 8.240 af
Primary = 23.43 cfs @ 12.97 hrs, Volume= 8.240 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: (new Link)





Routing Diagram for Capstone at Covington DIS
Prepared by MR Engineering & Surveying LLC, Printed 5/12/2025
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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type III 24-hr		Default	24.00	1	8.50	2
2	25-Year	Type III 24-hr		Default	24.00	1	9.60	2
3	50-Year	Type III 24-hr		Default	24.00	1	11.10	2
4	100-Year	Type III 24-hr		Default	24.00	1	12.80	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.820	89	(9S)
2.180	74	>75% Grass cover, Good, HSG C (8S)
4.030	98	IMPERVIOUS (8S)
0.180	74	Pasture/grassland/range, Good, HSG C (10S)
0.014	98	Paved parking, HSG D (7S)
0.153	72	Woods/grass comb., Good, HSG C (7S)
10.377	**89**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.513	HSG C	7S, 8S, 10S
0.014	HSG D	7S
7.850	Other	8S, 9S
10.377		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	3.820	3.820		9S
0.000	0.000	2.180	0.000	0.000	2.180	>75% Grass cover, Good	8S
0.000	0.000	0.000	0.000	4.030	4.030	IMPERVIOUS	8S
0.000	0.000	0.180	0.000	0.000	0.180	Pasture/grassland/range, Good	10S
0.000	0.000	0.000	0.014	0.000	0.014	Paved parking	7S
0.000	0.000	0.153	0.000	0.000	0.153	Woods/grass comb., Good	7S
0.000	**0.000**	**2.513**	**0.014**	**7.850**	**10.377**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	No Na
1	8S	0.00	0.00	183.0	0.0010	0.009	0.0	15.0	0.0	
2	3P	23.20	23.12	62.0	0.0013	0.024	0.0	15.0	0.0	
3	48P	22.86	21.90	486.0	0.0020	0.013	22.0	13.5	0.0	
4	P1-OFFSITE	24.00	23.42	104.0	0.0056	0.012	0.0	18.0	0.0	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: ON-SITE NORTHEAST Runoff Area=0.167 ac 8.38% Impervious Runoff Depth>5.36"
Flow Length=30' Slope=0.0050 '/' Tc=11.4 min CN=74 Runoff=0.72 cfs 0.075 af

Subcatchment 8S: ON-SITE NORTHWEST Runoff Area=6.210 ac 64.90% Impervious Runoff Depth>7.25"
Flow Length=283' Tc=31.1 min CN=90 Runoff=21.74 cfs 3.754 af

Subcatchment 9S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>7.17"
Tc=5.0 min CN=89 Runoff=27.55 cfs 2.283 af

Subcatchment 10S: On-site Undetainted Runoff Area=0.180 ac 0.00% Impervious Runoff Depth>5.36"
Flow Length=50' Slope=0.0100 '/' Tc=13.0 min CN=74 Runoff=0.74 cfs 0.080 af

Pond 3P: WEST POND Peak Elev=25.47' Storage=116,643 cf Inflow=29.69 cfs 5.769 af
Outflow=7.89 cfs 4.904 af

Pond 48P: 18" Arch pipe Peak Elev=27.06' Inflow=7.98 cfs 5.003 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=7.98 cfs 5.003 af

Pond P1-OFFSITE: Offsite Commerical Peak Elev=25.87' Storage=41,469 cf Inflow=27.55 cfs 2.283 af
Outflow=7.95 cfs 2.015 af

Link 3L: (new Link) Inflow=7.98 cfs 5.003 af
Primary=7.98 cfs 5.003 af

Total Runoff Area = 10.377 ac Runoff Volume = 6.192 af Average Runoff Depth = 7.16"
61.03% Pervious = 6.333 ac 38.97% Impervious = 4.044 ac

Summary for Subcatchment 7S: ON-SITE NORTHEAST

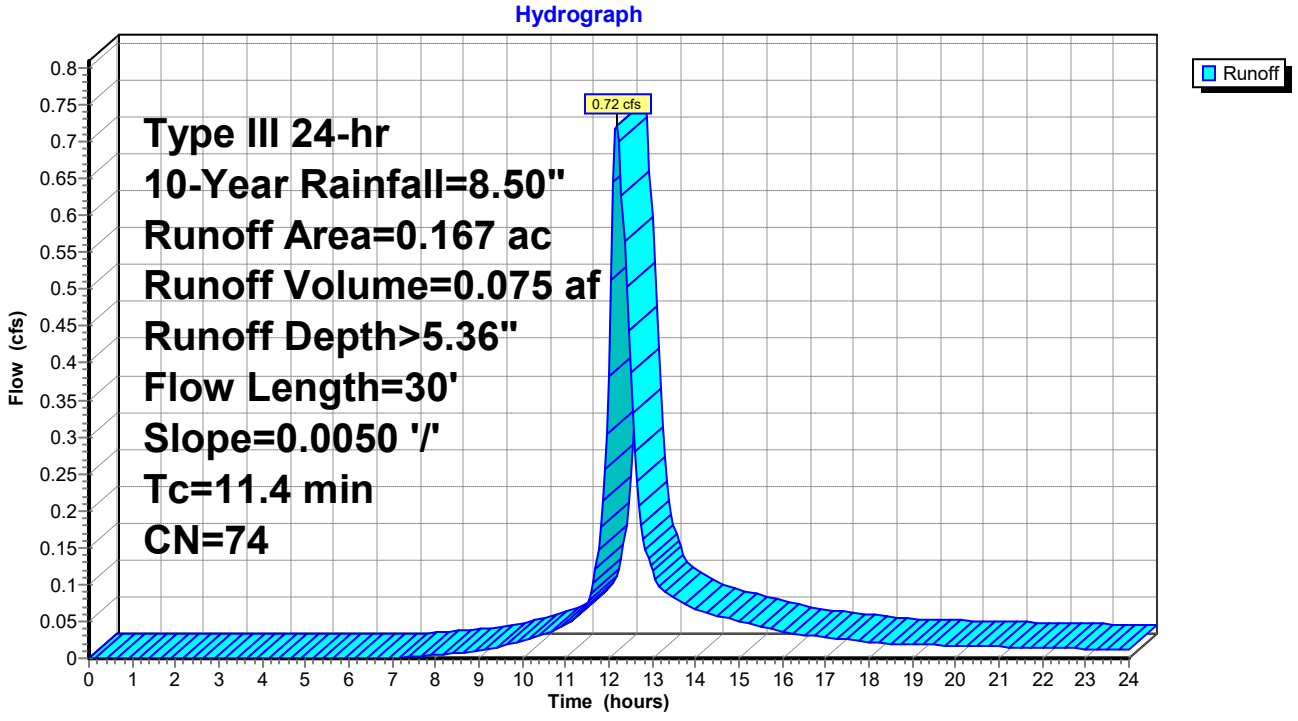
Runoff = 0.72 cfs @ 12.18 hrs, Volume= 0.075 af, Depth> 5.36"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

Area (ac)	CN	Description
0.153	72	Woods/grass comb., Good, HSG C
0.014	98	Paved parking, HSG D
0.167	74	Weighted Average
0.153	72	91.62% Pervious Area
0.014	98	8.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	30	0.0050	0.04		**Sheet Flow, AB** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 7S: ON-SITE NORTHEAST



Summary for Subcatchment 8S: ON-SITE NORTHWEST

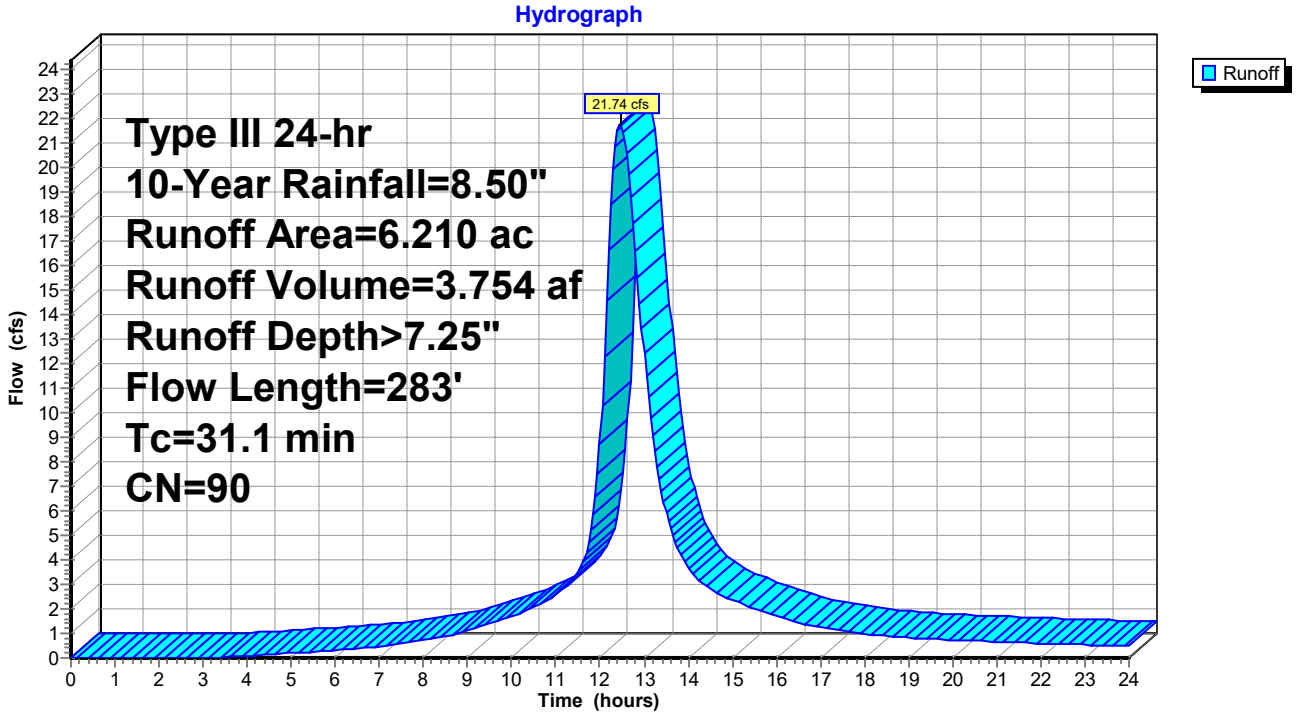
Runoff = 21.74 cfs @ 12.46 hrs, Volume= 3.754 af, Depth> 7.25"
Routed to Pond 3P : WEST POND

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

	Area (ac)	CN	Description
*	4.030	98	IMPERVIOUS
	2.180	74	>75% Grass cover, Good, HSG C
	6.210	90	Weighted Average
	2.180	74	35.10% Pervious Area
	4.030	98	64.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.8	100	0.0050	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"
1.3	183	0.0010	2.40	2.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.009
31.1	283	Total			

Subcatchment 8S: ON-SITE NORTHWEST



Summary for Subcatchment 9S: (new Subcat)

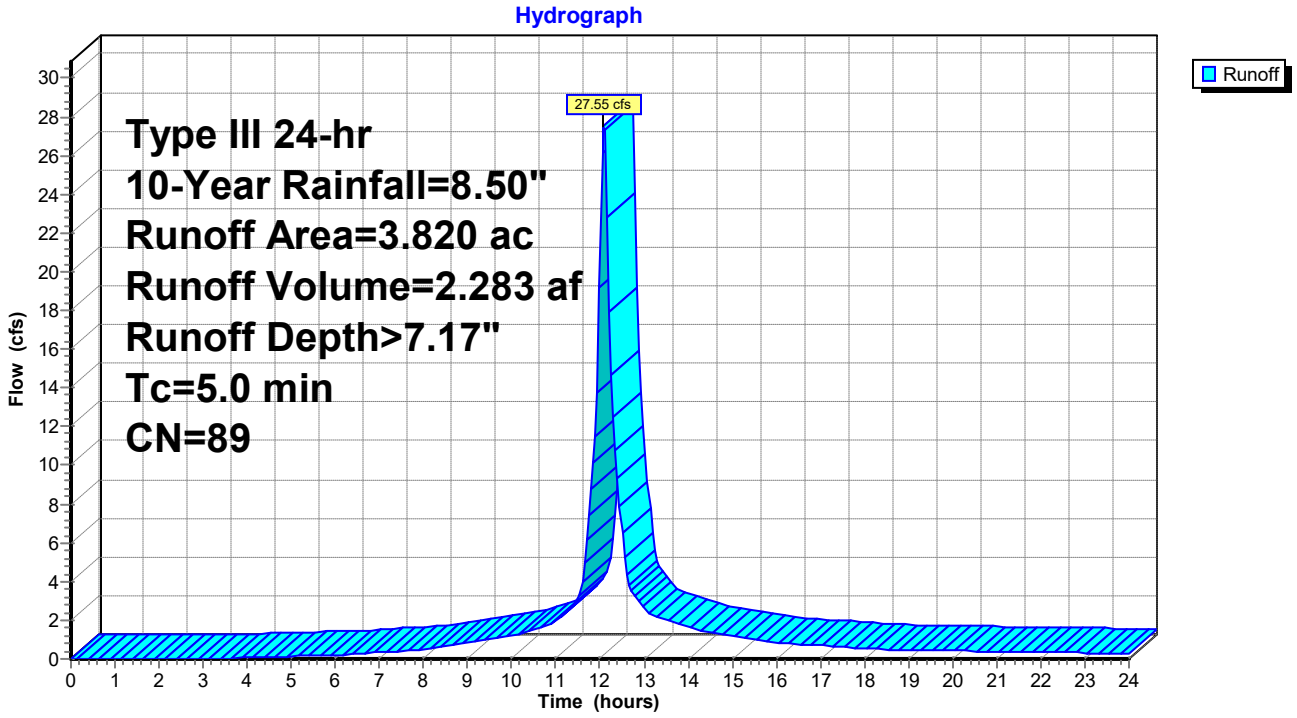
Runoff = 27.55 cfs @ 12.09 hrs, Volume= 2.283 af, Depth> 7.17"
Routed to Pond P1-OFFSITE : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: (new Subcat)



Summary for Subcatchment 10S: On-site Undetainted

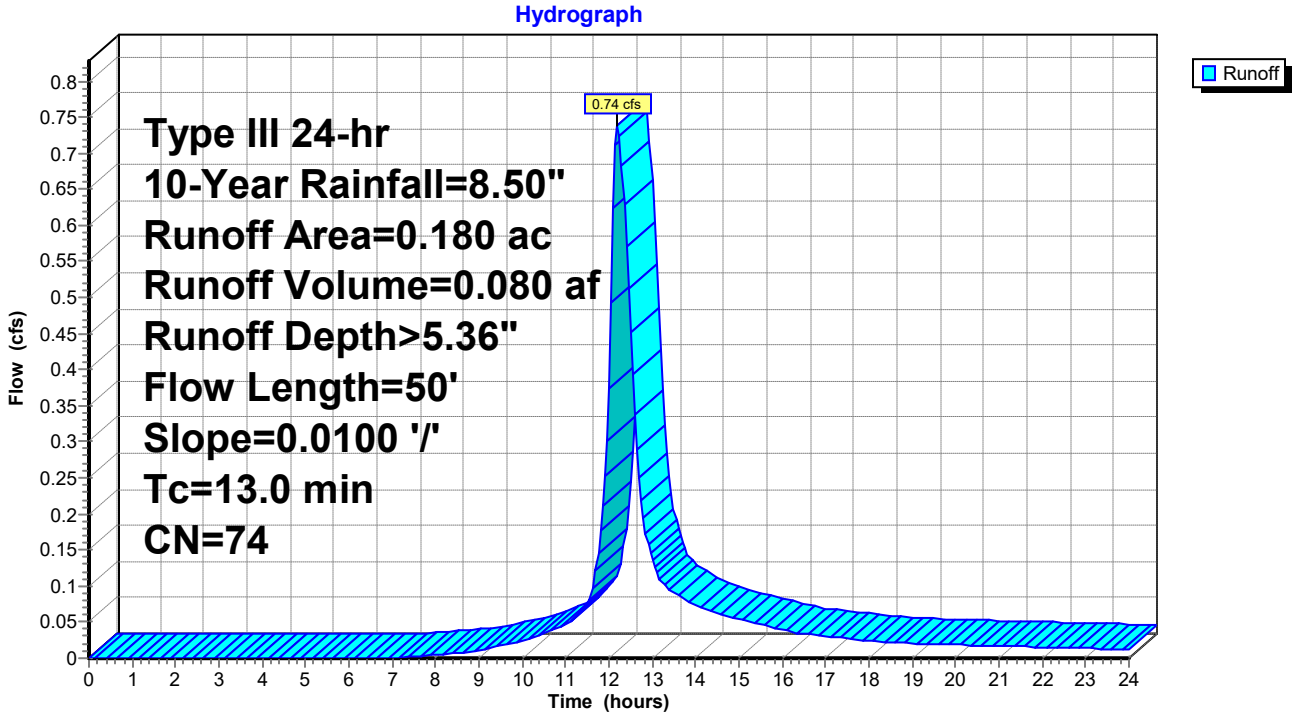
Runoff = 0.74 cfs @ 12.21 hrs, Volume= 0.080 af, Depth> 5.36"
Routed to Pond 48P : 18" Arch pipe

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=8.50"

Area (ac)	CN	Description
0.180	74	Pasture/grassland/range, Good, HSG C
0.180	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.0	50	0.0100	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 10S: On-site Undetainted



Summary for Pond 3P: WEST POND

Inflow Area = 10.030 ac, 40.18% Impervious, Inflow Depth > 6.90" for 10-Year event
Inflow = 29.69 cfs @ 12.46 hrs, Volume= 5.769 af
Outflow = 7.89 cfs @ 13.58 hrs, Volume= 4.904 af, Atten= 73%, Lag= 67.5 min
Primary = 7.89 cfs @ 13.58 hrs, Volume= 4.923 af
Routed to Pond 48P : 18" Arch pipe

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.47' @ 13.58 hrs Surf.Area= 54,652 sf Storage= 116,643 cf

Plug-Flow detention time= 228.8 min calculated for 4.893 af (85% of inflow)
Center-of-Mass det. time= 166.4 min (1,000.9 - 834.5)

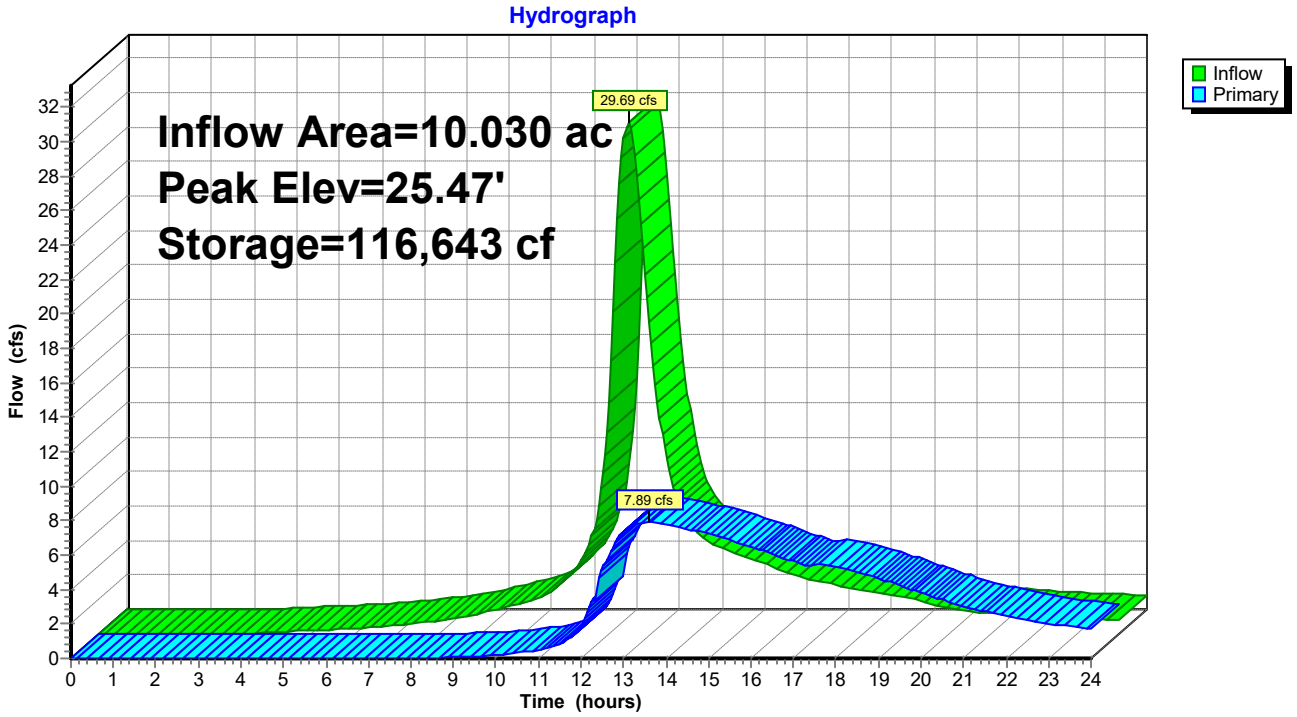
Volume	Invert	Avail.Storage	Storage Description
#1	23.20'	203,828 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.20	48,317	0	0
24.00	50,515	39,533	39,533
25.00	53,316	51,916	91,448
26.00	56,179	54,748	146,196
27.00	59,086	57,633	203,828

Device	Routing	Invert	Outlet Devices
#1	Primary	23.20'	**15.0" Round Culvert X 2.00** L= 62.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.20' / 23.12' S= 0.0013 '/' Cc= 0.900 n= 0.024, Flow Area= 1.23 sf
#2	Device 1	23.20'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	26.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 13.58 hrs HW=25.47' TW=27.06' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)
2=Orifice/Grate (Controls 0.00 cfs)
3=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: WEST POND



Summary for Pond 48P: 18" Arch pipe

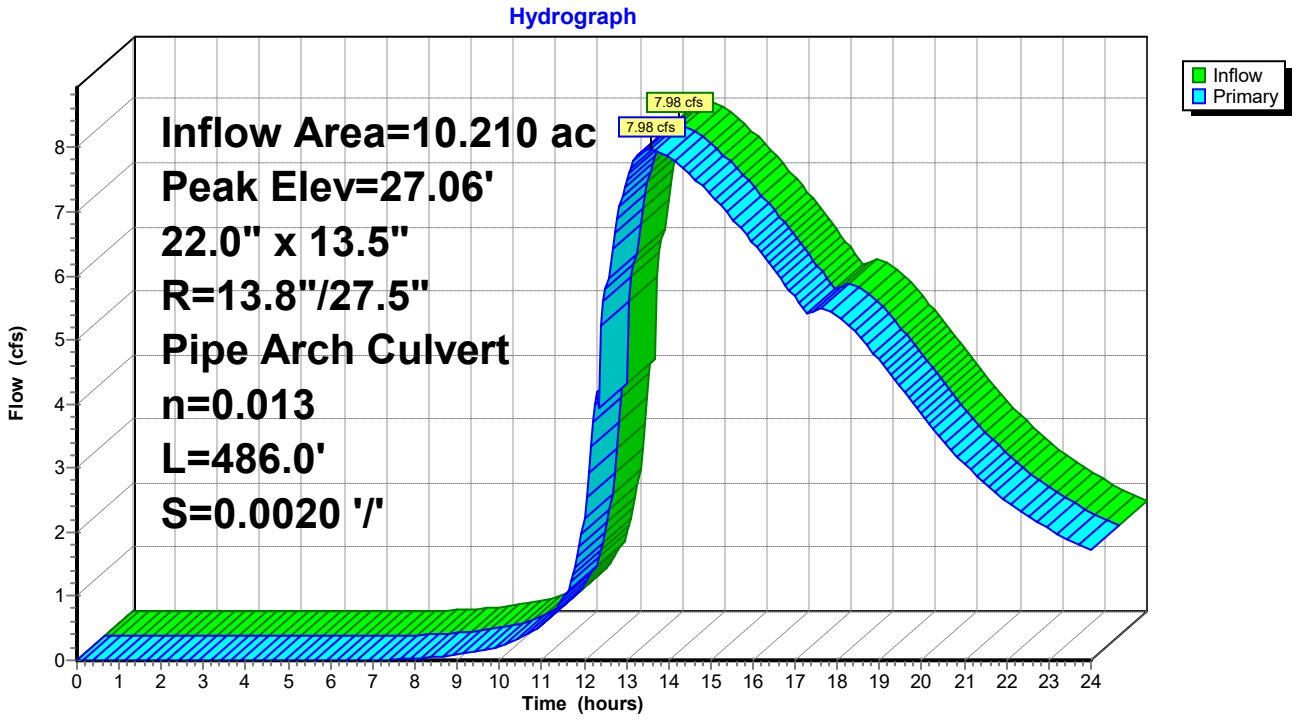
Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 5.88" for 10-Year event
Inflow = 7.98 cfs @ 13.56 hrs, Volume= 5.003 af
Outflow = 7.98 cfs @ 13.56 hrs, Volume= 5.003 af, Atten= 0%, Lag= 0.0 min
Primary = 7.98 cfs @ 13.56 hrs, Volume= 5.003 af
Routed to Link 3L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 27.06' @ 13.56 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=7.98 cfs @ 13.56 hrs HW=27.06' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 7.98 cfs @ 4.84 fps)

Pond 48P: 18" Arch pipe



Summary for Pond P1-OFFSITE: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 7.17" for 10-Year event
Inflow = 27.55 cfs @ 12.09 hrs, Volume= 2.283 af
Outflow = 7.95 cfs @ 12.45 hrs, Volume= 2.015 af, Atten= 71%, Lag= 21.6 min
Primary = 7.95 cfs @ 12.45 hrs, Volume= 2.015 af
Routed to Pond 3P : WEST POND

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.87' @ 12.45 hrs Surf.Area= 25,559 sf Storage= 41,469 cf

Plug-Flow detention time= 173.6 min calculated for 2.015 af (88% of inflow)
Center-of-Mass det. time= 119.5 min (896.5 - 777.1)

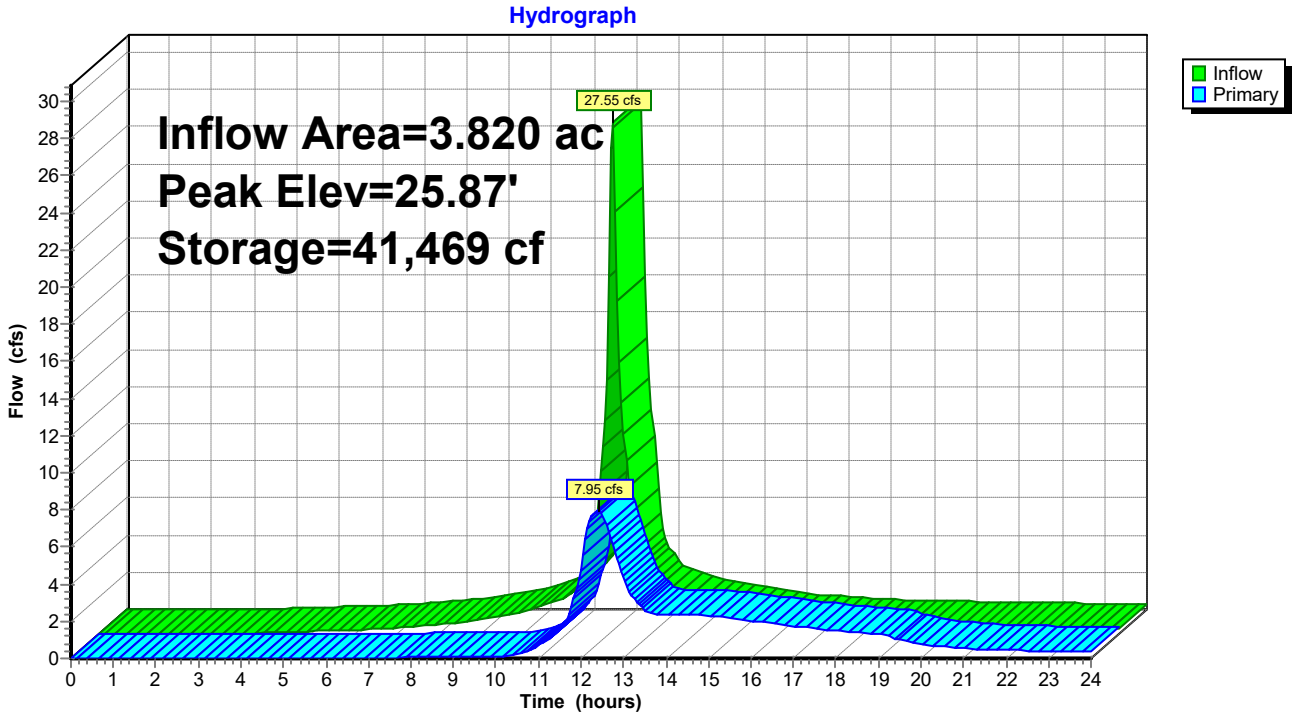
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=7.94 cfs @ 12.45 hrs HW=25.87' TW=24.65' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 7.94 cfs @ 4.50 fps)
  ├─**2=Orifice/Grate** (Passes < 0.26 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 14.10 cfs potential flow)
  ├─**4=Orifice/Grate** (Controls 0.00 cfs)
  └─**5=Orifice/Grate** (Passes < 0.13 cfs potential flow)

Pond P1-OFFSITE: Offsite Commerical Pond

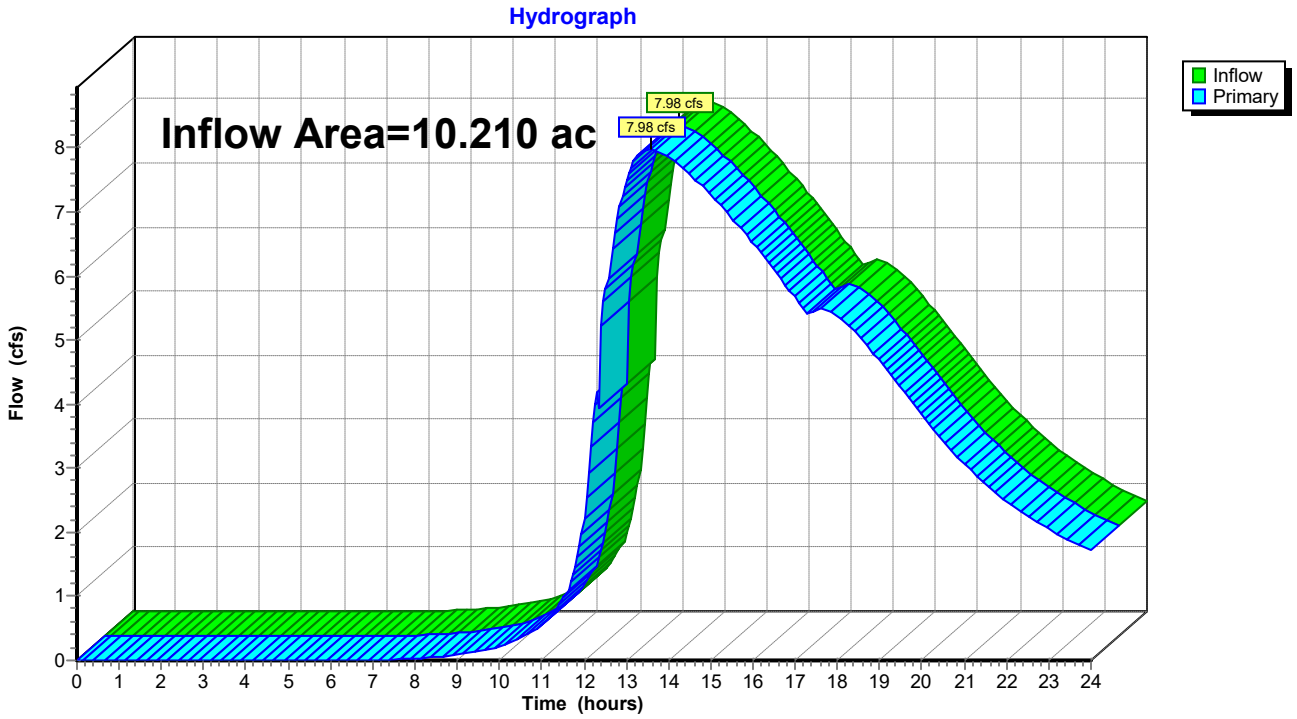


Summary for Link 3L: (new Link)

Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 5.88" for 10-Year event
Inflow = 7.98 cfs @ 13.56 hrs, Volume= 5.003 af
Primary = 7.98 cfs @ 13.56 hrs, Volume= 5.003 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: ON-SITE NORTHEAST Runoff Area=0.167 ac 8.38% Impervious Runoff Depth>6.36"
Flow Length=30' Slope=0.0050 '/' Tc=11.4 min CN=74 Runoff=0.85 cfs 0.089 af

Subcatchment 8S: ON-SITE NORTHWEST Runoff Area=6.210 ac 64.90% Impervious Runoff Depth>8.33"
Flow Length=283' Tc=31.1 min CN=90 Runoff=24.81 cfs 4.313 af

Subcatchment 9S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>8.26"
Tc=5.0 min CN=89 Runoff=31.45 cfs 2.628 af

Subcatchment 10S: On-site Undetainted Runoff Area=0.180 ac 0.00% Impervious Runoff Depth>6.36"
Flow Length=50' Slope=0.0100 '/' Tc=13.0 min CN=74 Runoff=0.87 cfs 0.095 af

Pond 3P: WEST POND Peak Elev=25.74' Storage=131,421 cf Inflow=33.07 cfs 6.666 af
Outflow=8.81 cfs 5.715 af

Pond 48P: 18" Arch pipe Peak Elev=28.05' Inflow=8.91 cfs 5.828 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=8.91 cfs 5.828 af

Pond P1-OFFSITE: Offsite Commerical Peak Elev=26.08' Storage=47,029 cf Inflow=31.45 cfs 2.628 af
Outflow=8.36 cfs 2.353 af

Link 3L: (new Link) Inflow=8.91 cfs 5.828 af
Primary=8.91 cfs 5.828 af

Total Runoff Area = 10.377 ac Runoff Volume = 7.125 af Average Runoff Depth = 8.24"
61.03% Pervious = 6.333 ac 38.97% Impervious = 4.044 ac

Summary for Subcatchment 7S: ON-SITE NORTHEAST

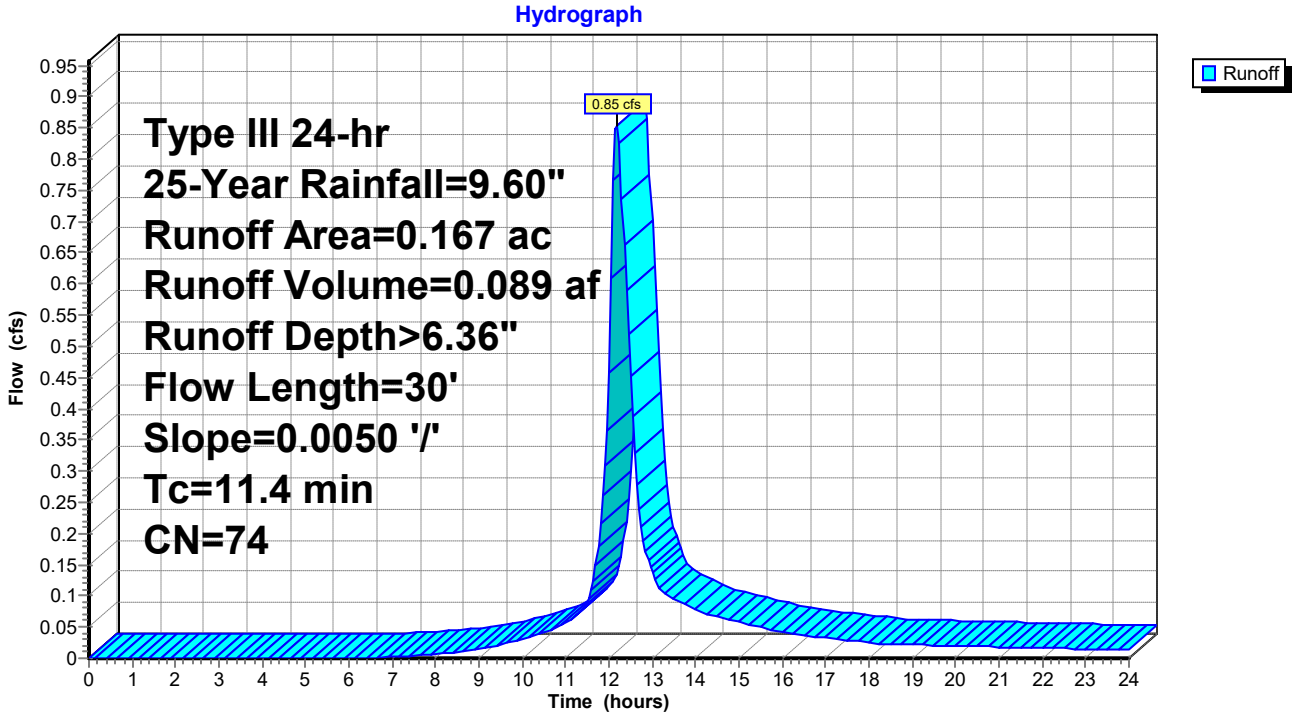
Runoff = 0.85 cfs @ 12.18 hrs, Volume= 0.089 af, Depth> 6.36"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

Area (ac)	CN	Description
0.153	72	Woods/grass comb., Good, HSG C
0.014	98	Paved parking, HSG D
0.167	74	Weighted Average
0.153	72	91.62% Pervious Area
0.014	98	8.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	30	0.0050	0.04		**Sheet Flow, AB** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 7S: ON-SITE NORTHEAST



Summary for Subcatchment 8S: ON-SITE NORTHWEST

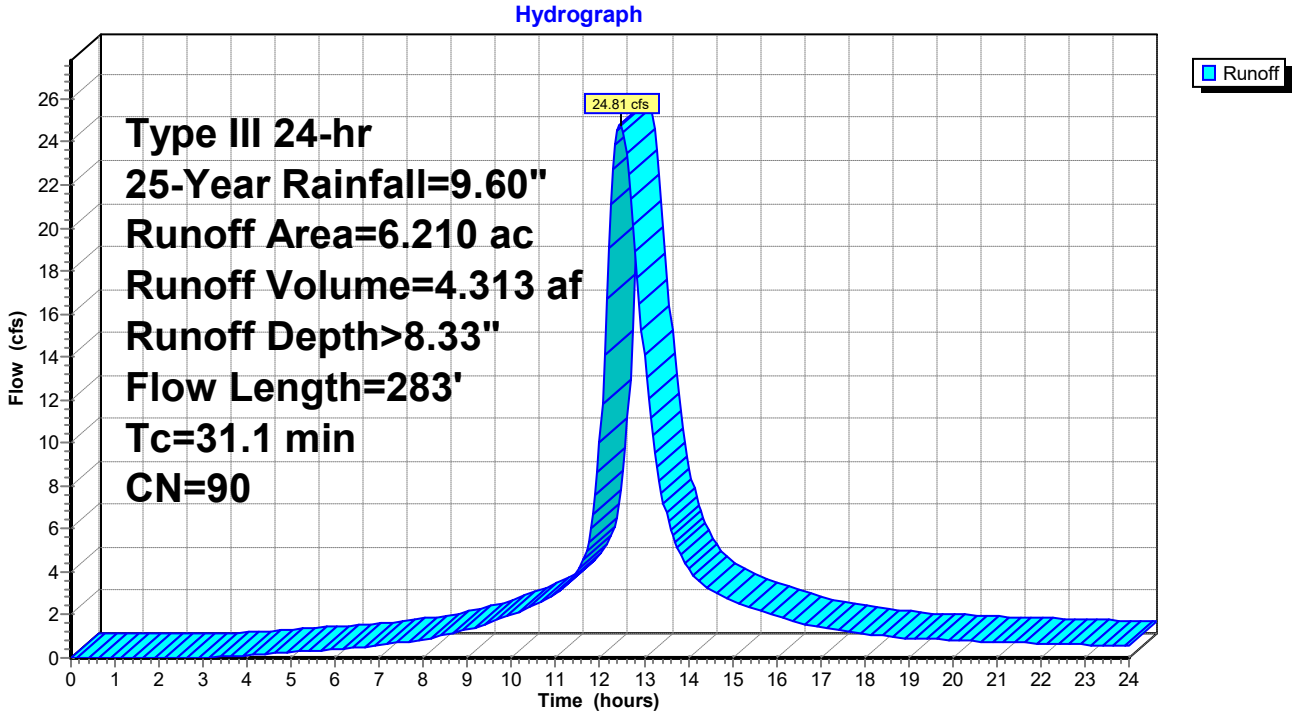
Runoff = 24.81 cfs @ 12.46 hrs, Volume= 4.313 af, Depth> 8.33"
Routed to Pond 3P : WEST POND

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

	Area (ac)	CN	Description
*	4.030	98	IMPERVIOUS
	2.180	74	>75% Grass cover, Good, HSG C
	6.210	90	Weighted Average
	2.180	74	35.10% Pervious Area
	4.030	98	64.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.8	100	0.0050	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"
1.3	183	0.0010	2.40	2.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.009
31.1	283	Total			

Subcatchment 8S: ON-SITE NORTHWEST



Summary for Subcatchment 9S: (new Subcat)

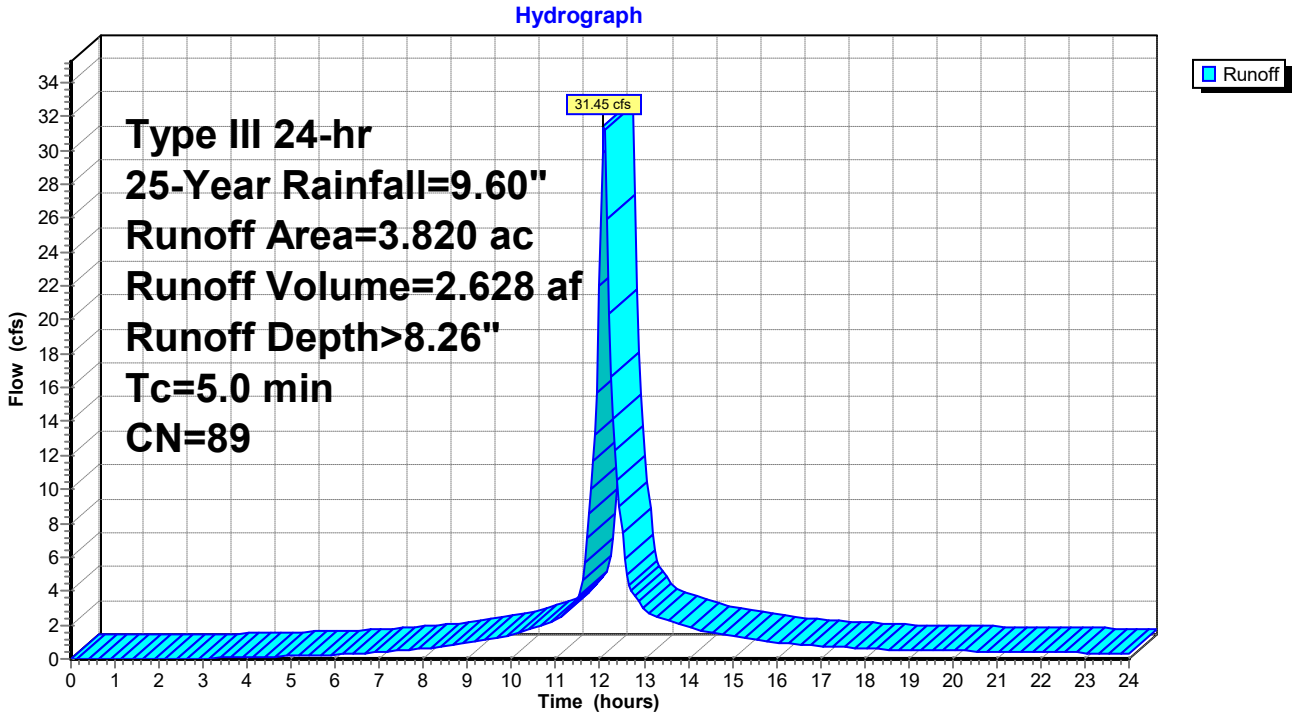
Runoff = 31.45 cfs @ 12.09 hrs, Volume= 2.628 af, Depth> 8.26"
Routed to Pond P1-OFFSITE : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: (new Subcat)



Summary for Subcatchment 10S: On-site Undetainted

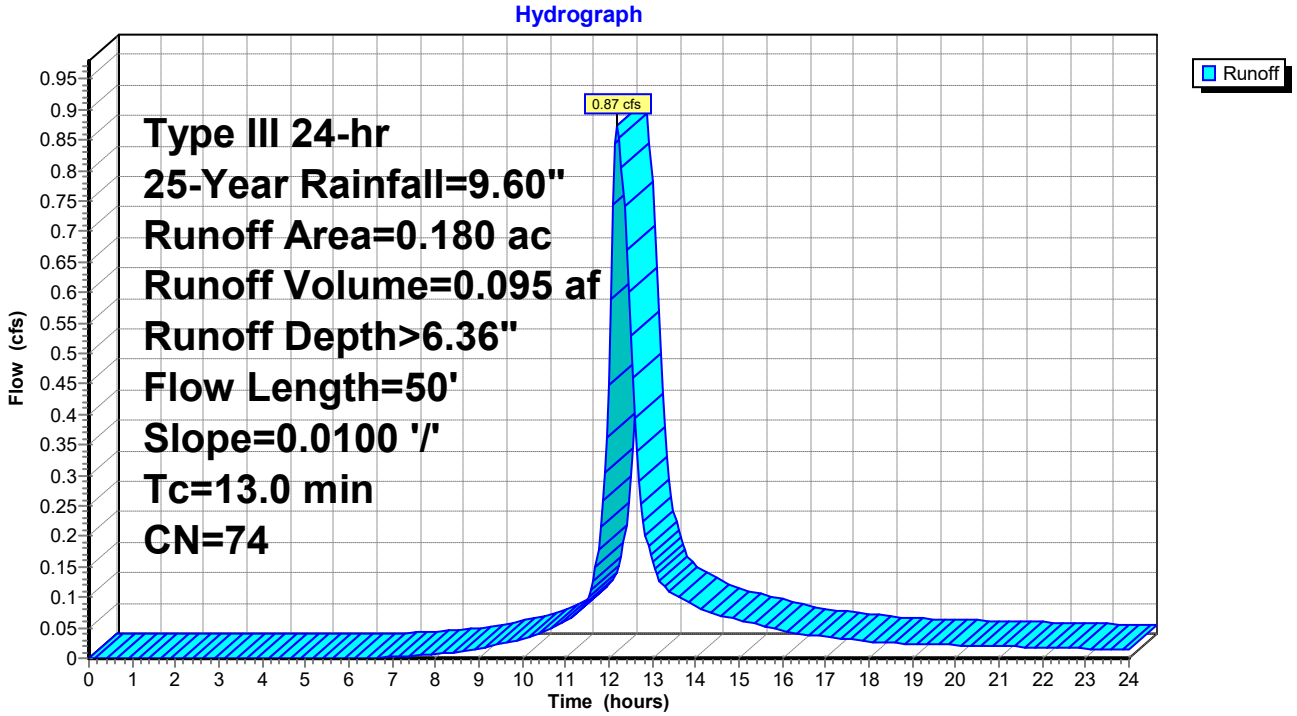
Runoff = 0.87 cfs @ 12.20 hrs, Volume= 0.095 af, Depth> 6.36"
Routed to Pond 48P : 18" Arch pipe

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=9.60"

Area (ac)	CN	Description
0.180	74	Pasture/grassland/range, Good, HSG C
0.180	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.0	50	0.0100	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 10S: On-site Undetainted



Summary for Pond 3P: WEST POND

Inflow Area = 10.030 ac, 40.18% Impervious, Inflow Depth > 7.98" for 25-Year event
Inflow = 33.07 cfs @ 12.44 hrs, Volume= 6.666 af
Outflow = 8.81 cfs @ 13.59 hrs, Volume= 5.715 af, Atten= 73%, Lag= 68.8 min
Primary = 8.81 cfs @ 13.59 hrs, Volume= 5.733 af
Routed to Pond 48P : 18" Arch pipe

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 25.74' @ 13.59 hrs Surf.Area= 55,421 sf Storage= 131,421 cf

Plug-Flow detention time= 228.5 min calculated for 5.703 af (86% of inflow)
Center-of-Mass det. time= 167.1 min (1,002.3 - 835.2)

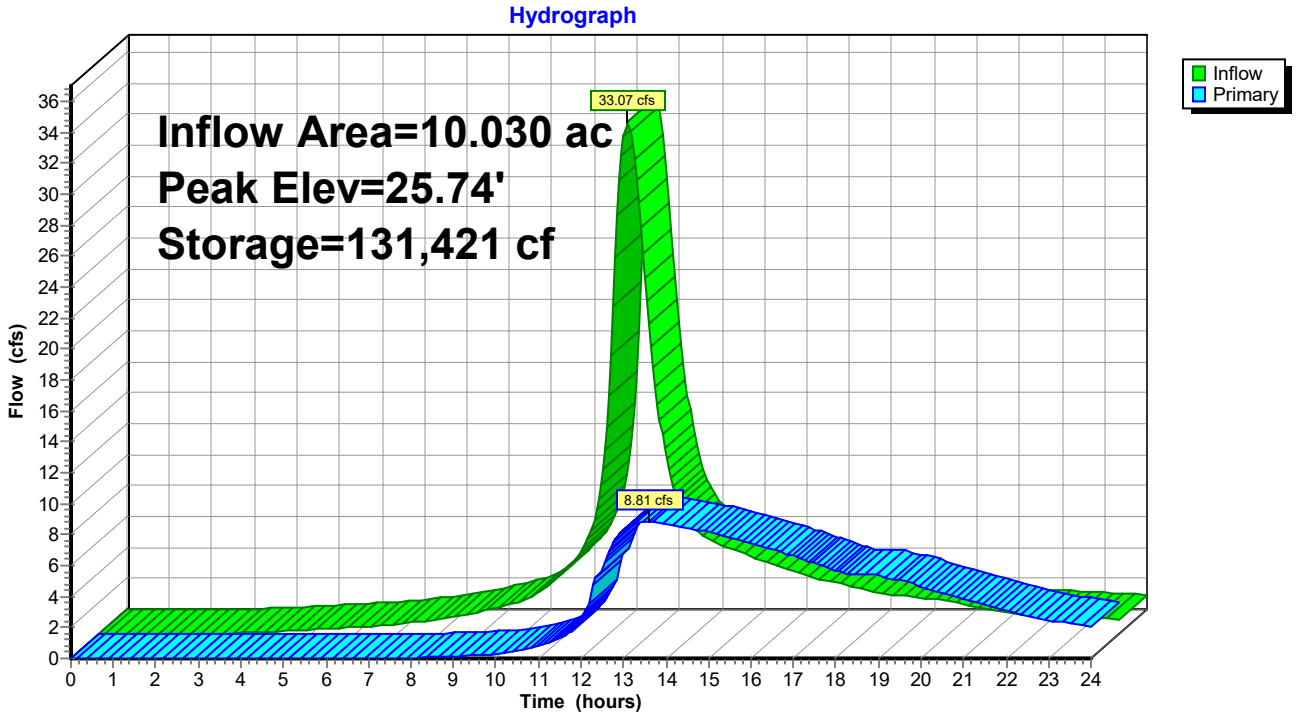
Volume	Invert	Avail.Storage	Storage Description
#1	23.20'	203,828 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.20	48,317	0	0
24.00	50,515	39,533	39,533
25.00	53,316	51,916	91,448
26.00	56,179	54,748	146,196
27.00	59,086	57,633	203,828

Device	Routing	Invert	Outlet Devices
#1	Primary	23.20'	**15.0" Round Culvert X 2.00** L= 62.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.20' / 23.12' S= 0.0013 '/' Cc= 0.900 n= 0.024, Flow Area= 1.23 sf
#2	Device 1	23.20'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	26.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 13.59 hrs HW=25.74' TW=28.05' (Dynamic Tailwater)
↑—**1=Culvert** (Controls 0.00 cfs)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)
—**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: WEST POND



Summary for Pond 48P: 18" Arch pipe

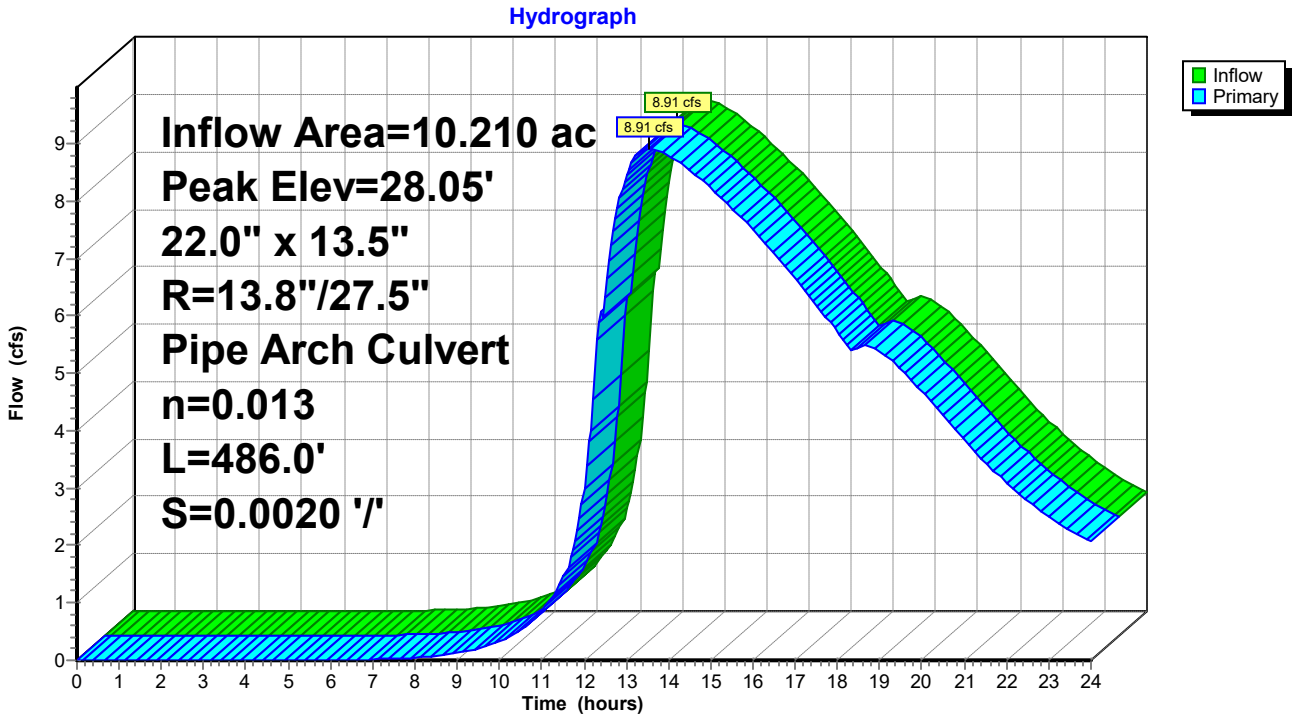
Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 6.85" for 25-Year event
Inflow = 8.91 cfs @ 13.56 hrs, Volume= 5.828 af
Outflow = 8.91 cfs @ 13.56 hrs, Volume= 5.828 af, Atten= 0%, Lag= 0.0 min
Primary = 8.91 cfs @ 13.56 hrs, Volume= 5.828 af
Routed to Link 3L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 28.05' @ 13.56 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=8.91 cfs @ 13.56 hrs HW=28.05' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 8.91 cfs @ 5.40 fps)

Pond 48P: 18" Arch pipe



Summary for Pond P1-OFFSITE: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 8.26" for 25-Year event
Inflow = 31.45 cfs @ 12.09 hrs, Volume= 2.628 af
Outflow = 8.36 cfs @ 12.40 hrs, Volume= 2.353 af, Atten= 73%, Lag= 18.7 min
Primary = 8.36 cfs @ 12.40 hrs, Volume= 2.353 af
Routed to Pond 3P : WEST POND

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.08' @ 12.48 hrs Surf.Area= 26,257 sf Storage= 47,029 cf

Plug-Flow detention time= 180.2 min calculated for 2.353 af (90% of inflow)
Center-of-Mass det. time= 130.2 min (903.8 - 773.6)

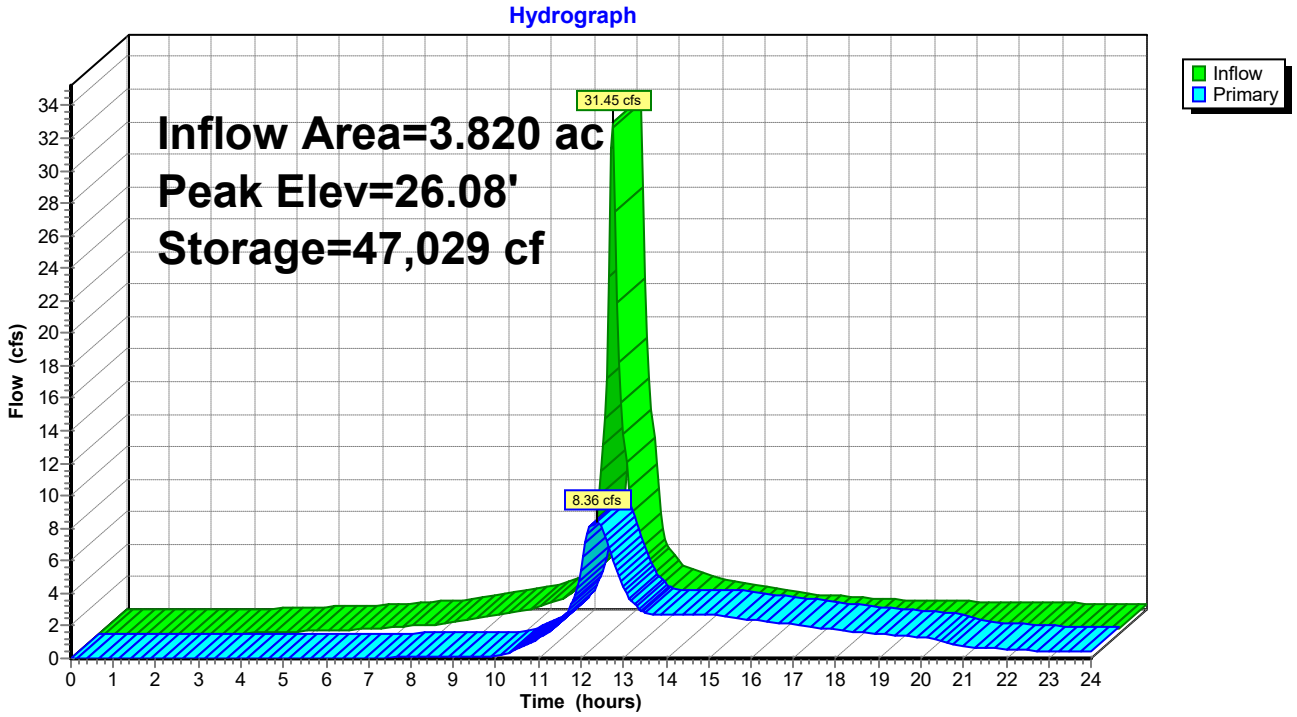
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=8.35 cfs @ 12.40 hrs HW=26.07' TW=24.76' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 8.35 cfs @ 4.73 fps)
  ├─**2=Orifice/Grate** (Passes < 0.27 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 15.66 cfs potential flow)
  ├─**4=Orifice/Grate** (Passes < 0.79 cfs potential flow)
  └─**5=Orifice/Grate** (Passes < 0.52 cfs potential flow)

Pond P1-OFFSITE: Offsite Commerical Pond

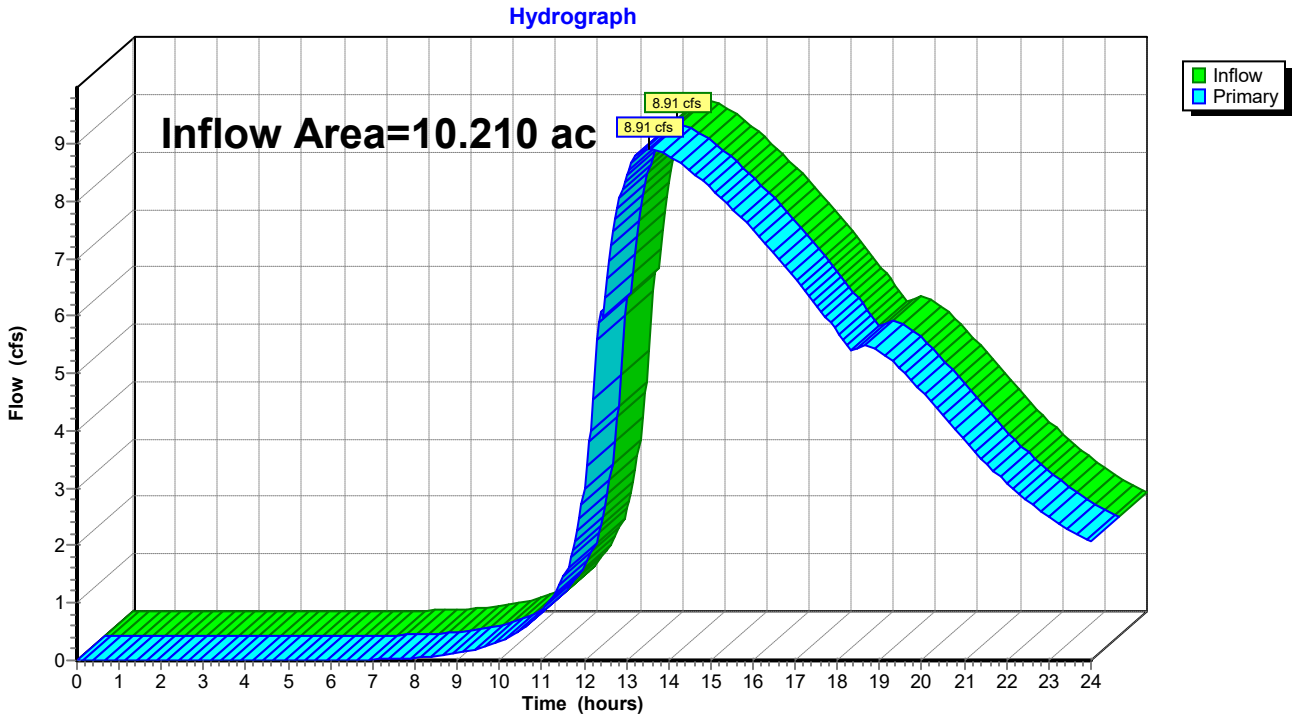


Summary for Link 3L: (new Link)

Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 6.85" for 25-Year event
Inflow = 8.91 cfs @ 13.56 hrs, Volume= 5.828 af
Primary = 8.91 cfs @ 13.56 hrs, Volume= 5.828 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: ON-SITE NORTHEAST Runoff Area=0.167 ac 8.38% Impervious Runoff Depth>7.75"
Flow Length=30' Slope=0.0050 '/' Tc=11.4 min CN=74 Runoff=1.04 cfs 0.108 af

Subcatchment 8S: ON-SITE NORTHWEST Runoff Area=6.210 ac 64.90% Impervious Runoff Depth>9.81"
Flow Length=283' Tc=31.1 min CN=90 Runoff=28.97 cfs 5.078 af

Subcatchment 9S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>9.74"
Tc=5.0 min CN=89 Runoff=36.75 cfs 3.099 af

Subcatchment 10S: On-site Undetainted Runoff Area=0.180 ac 0.00% Impervious Runoff Depth>7.75"
Flow Length=50' Slope=0.0100 '/' Tc=13.0 min CN=74 Runoff=1.06 cfs 0.116 af

Pond 3P: WEST POND Peak Elev=26.09' Storage=151,321 cf Inflow=37.31 cfs 7.892 af
Outflow=9.89 cfs 6.803 af

Pond 48P: 18" Arch pipe Peak Elev=29.36' Inflow=10.01 cfs 6.936 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=10.01 cfs 6.936 af

Pond P1-OFFSITE: Offsite Commerical Peak Elev=26.38' Storage=54,875 cf Inflow=36.75 cfs 3.099 af
Outflow=9.02 cfs 2.814 af

Link 3L: (new Link) Inflow=10.01 cfs 6.936 af
Primary=10.01 cfs 6.936 af

Total Runoff Area = 10.377 ac Runoff Volume = 8.401 af Average Runoff Depth = 9.72"
61.03% Pervious = 6.333 ac 38.97% Impervious = 4.044 ac

Summary for Subcatchment 7S: ON-SITE NORTHEAST

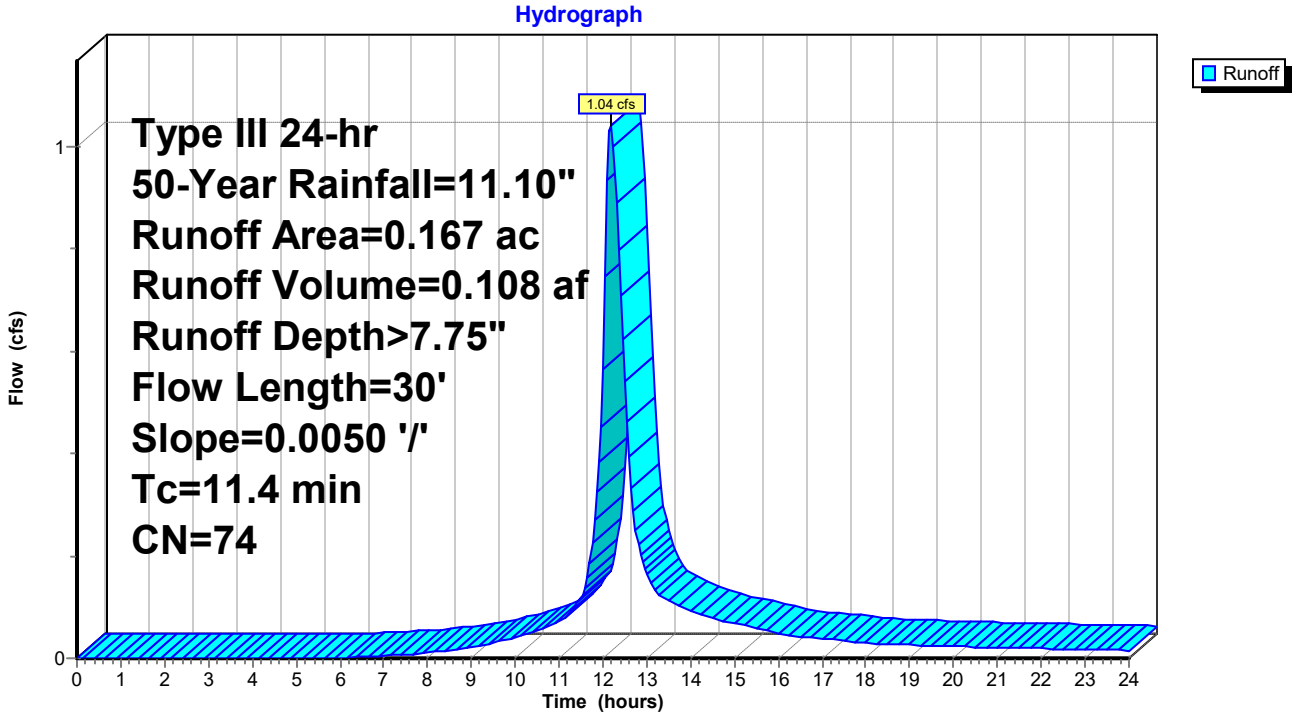
Runoff = 1.04 cfs @ 12.17 hrs, Volume= 0.108 af, Depth> 7.75"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

Area (ac)	CN	Description
0.153	72	Woods/grass comb., Good, HSG C
0.014	98	Paved parking, HSG D
0.167	74	Weighted Average
0.153	72	91.62% Pervious Area
0.014	98	8.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	30	0.0050	0.04		**Sheet Flow, AB** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 7S: ON-SITE NORTHEAST



Summary for Subcatchment 8S: ON-SITE NORTHWEST

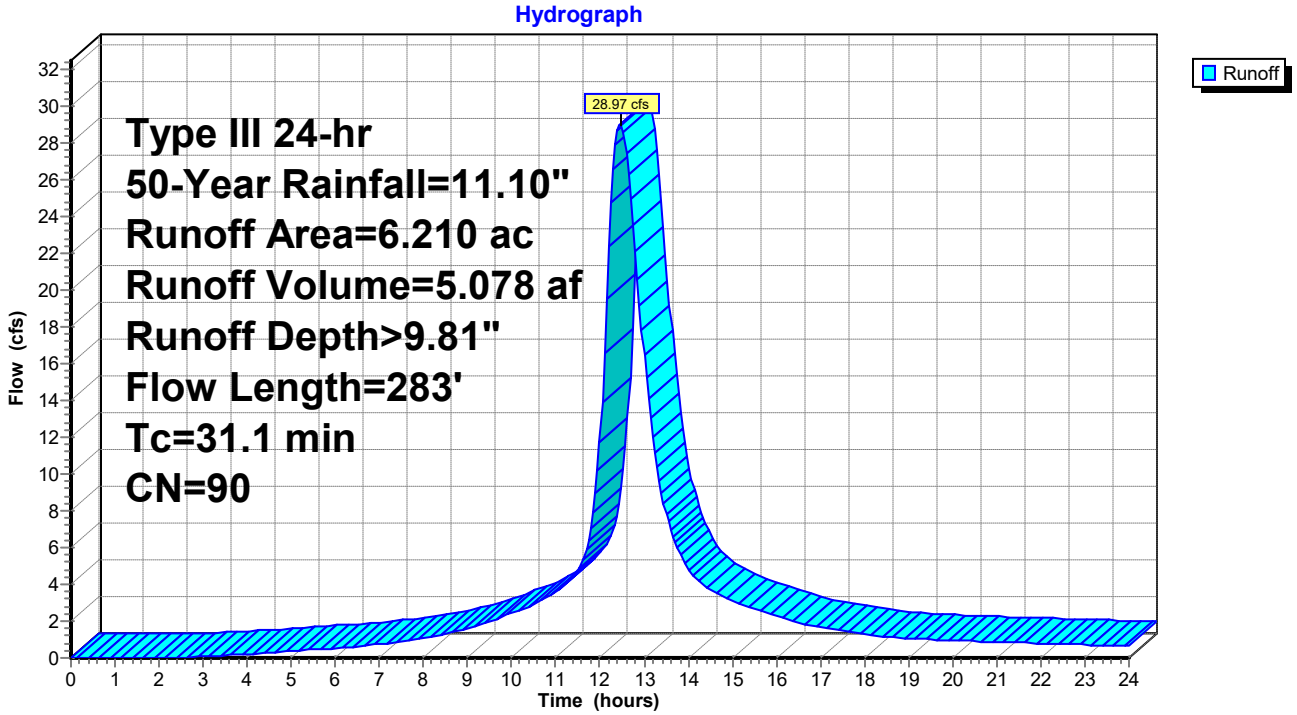
Runoff = 28.97 cfs @ 12.46 hrs, Volume= 5.078 af, Depth> 9.81"
Routed to Pond 3P : WEST POND

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

	Area (ac)	CN	Description
*	4.030	98	IMPERVIOUS
	2.180	74	>75% Grass cover, Good, HSG C
	6.210	90	Weighted Average
	2.180	74	35.10% Pervious Area
	4.030	98	64.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.8	100	0.0050	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"
1.3	183	0.0010	2.40	2.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.009
31.1	283	Total			

Subcatchment 8S: ON-SITE NORTHWEST



Summary for Subcatchment 9S: (new Subcat)

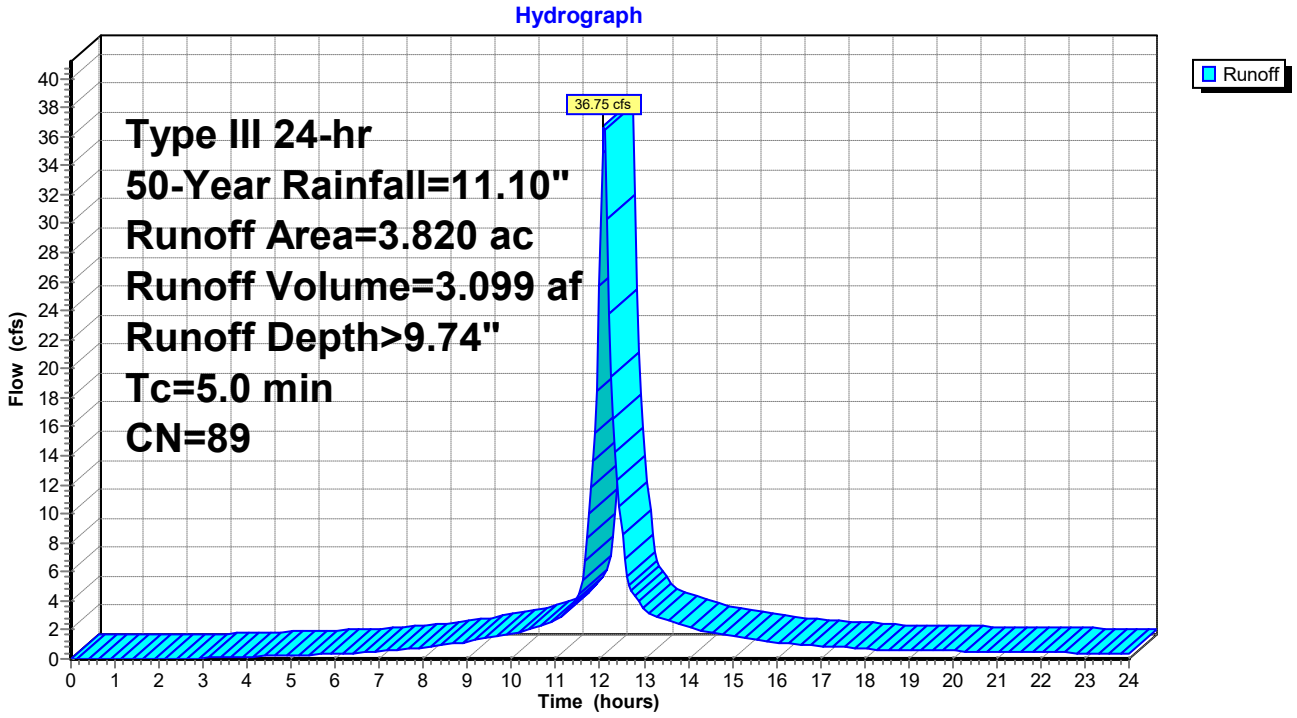
Runoff = 36.75 cfs @ 12.08 hrs, Volume= 3.099 af, Depth> 9.74"
Routed to Pond P1-OFFSITE : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: (new Subcat)



Summary for Subcatchment 10S: On-site Undetainted

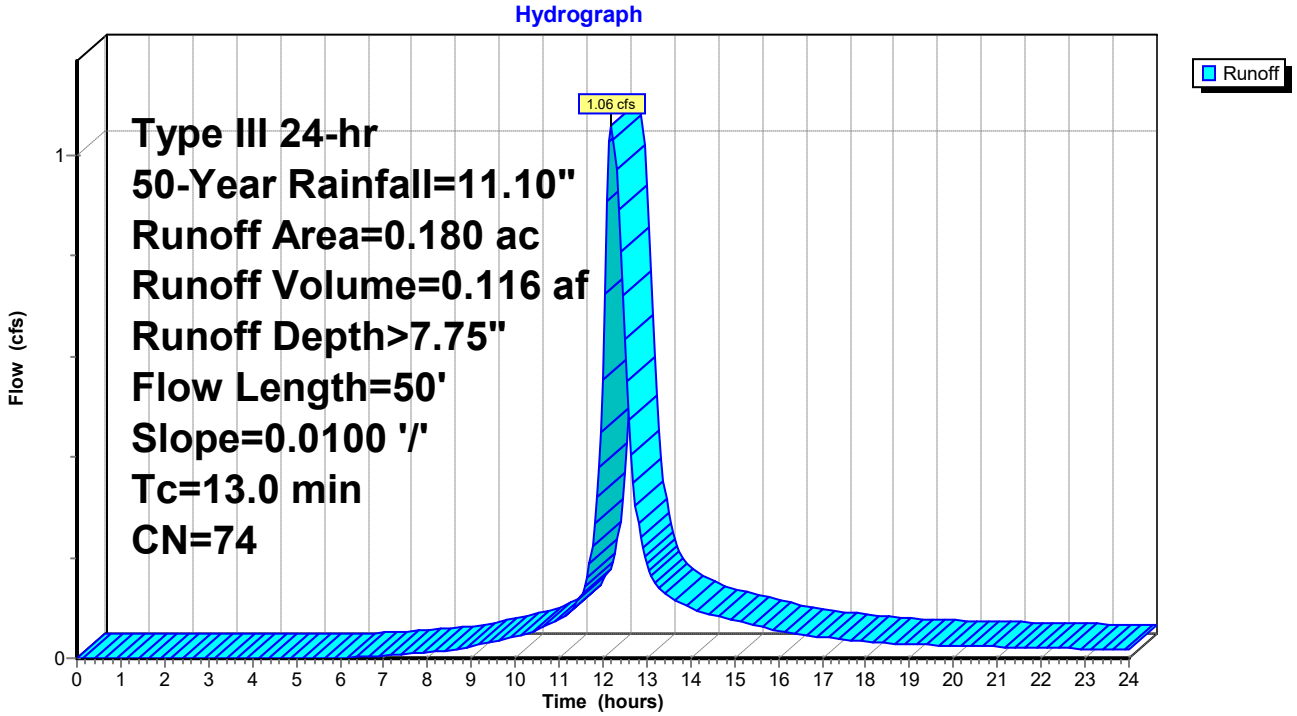
Runoff = 1.06 cfs @ 12.20 hrs, Volume= 0.116 af, Depth> 7.75"
Routed to Pond 48P : 18" Arch pipe

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=11.10"

Area (ac)	CN	Description
0.180	74	Pasture/grassland/range, Good, HSG C
0.180	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.0	50	0.0100	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 10S: On-site Undetainted



Summary for Pond 3P: WEST POND

Inflow Area = 10.030 ac, 40.18% Impervious, Inflow Depth > 9.44" for 50-Year event
Inflow = 37.31 cfs @ 12.43 hrs, Volume= 7.892 af
Outflow = 9.89 cfs @ 13.59 hrs, Volume= 6.803 af, Atten= 73%, Lag= 69.8 min
Primary = 9.89 cfs @ 13.59 hrs, Volume= 6.820 af
Routed to Pond 48P : 18" Arch pipe

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.09' @ 13.59 hrs Surf.Area= 56,444 sf Storage= 151,321 cf

Plug-Flow detention time= 229.3 min calculated for 6.788 af (86% of inflow)
Center-of-Mass det. time= 167.7 min (1,004.4 - 836.7)

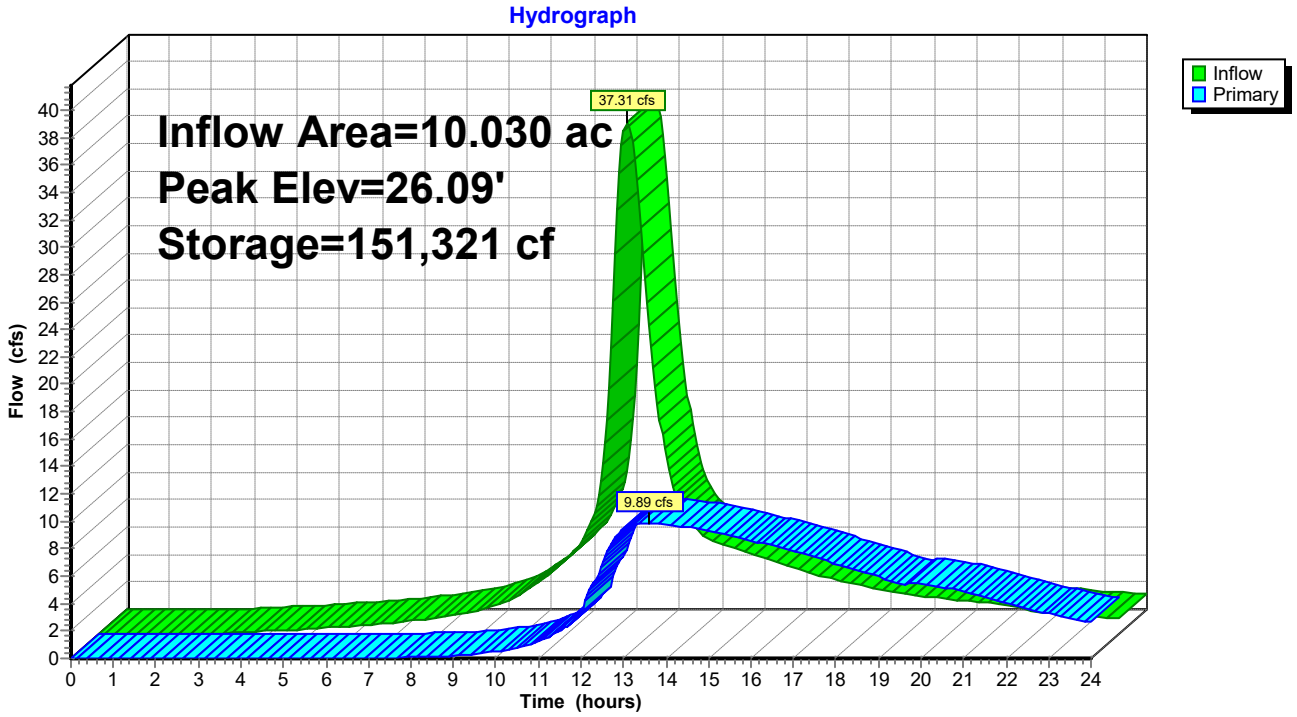
Volume	Invert	Avail.Storage	Storage Description
#1	23.20'	203,828 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.20	48,317	0	0
24.00	50,515	39,533	39,533
25.00	53,316	51,916	91,448
26.00	56,179	54,748	146,196
27.00	59,086	57,633	203,828

Device	Routing	Invert	Outlet Devices
#1	Primary	23.20'	**15.0" Round Culvert X 2.00** L= 62.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.20' / 23.12' S= 0.0013 '/' Cc= 0.900 n= 0.024, Flow Area= 1.23 sf
#2	Device 1	23.20'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	26.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 13.59 hrs HW=26.09' TW=29.36' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)
2=Orifice/Grate (Controls 0.00 cfs)
3=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: WEST POND



Summary for Pond 48P: 18" Arch pipe

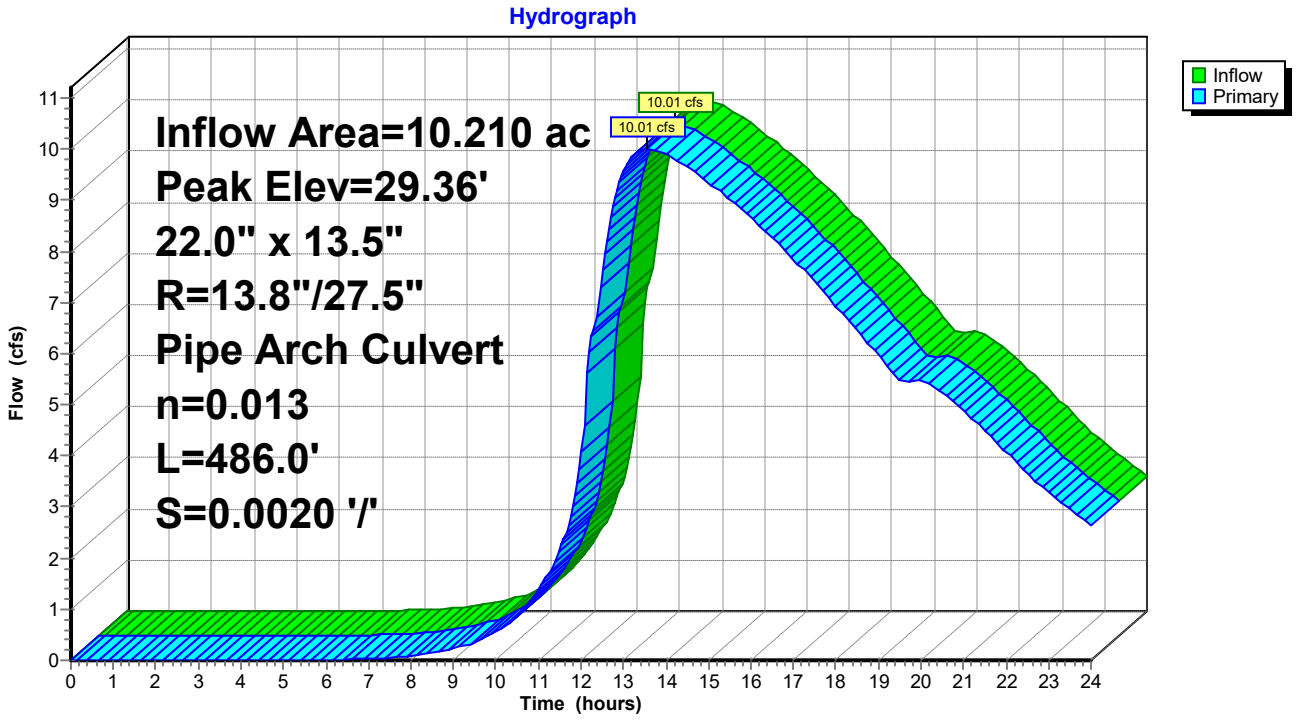
Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 8.15" for 50-Year event
Inflow = 10.01 cfs @ 13.56 hrs, Volume= 6.936 af
Outflow = 10.01 cfs @ 13.56 hrs, Volume= 6.936 af, Atten= 0%, Lag= 0.0 min
Primary = 10.01 cfs @ 13.56 hrs, Volume= 6.936 af
Routed to Link 3L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 29.36' @ 13.56 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=10.01 cfs @ 13.56 hrs HW=29.36' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 10.01 cfs @ 6.06 fps)

Pond 48P: 18" Arch pipe



Summary for Pond P1-OFFSITE: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 9.74" for 50-Year event
Inflow = 36.75 cfs @ 12.08 hrs, Volume= 3.099 af
Outflow = 9.02 cfs @ 12.30 hrs, Volume= 2.814 af, Atten= 75%, Lag= 12.8 min
Primary = 9.02 cfs @ 12.30 hrs, Volume= 2.814 af
Routed to Pond 3P : WEST POND

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.38' @ 12.52 hrs Surf.Area= 27,324 sf Storage= 54,875 cf

Plug-Flow detention time= 189.7 min calculated for 2.808 af (91% of inflow)
Center-of-Mass det. time= 144.3 min (913.8 - 769.6)

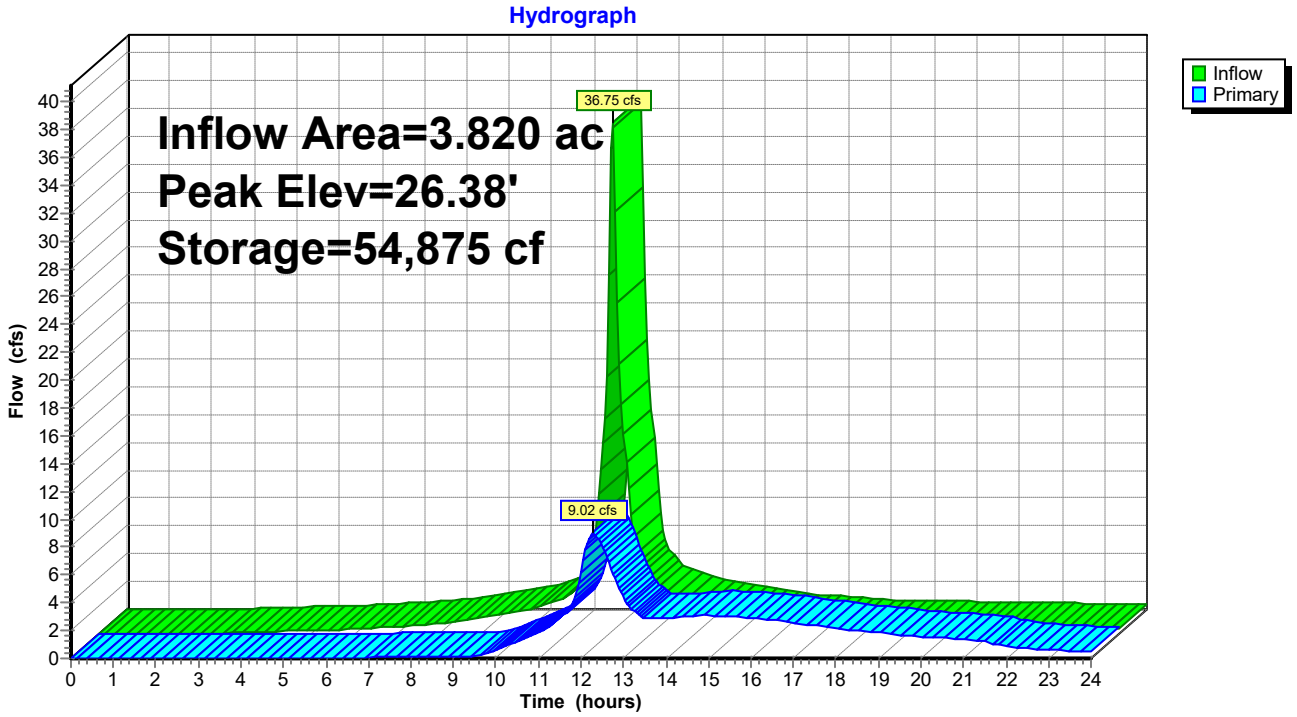
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=9.05 cfs @ 12.30 hrs HW=26.27' TW=24.82' (Dynamic Tailwater)
└─**1=Culvert** (Barrel Controls 9.05 cfs @ 5.12 fps)
  ├─**2=Orifice/Grate** (Passes < 0.29 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 17.06 cfs potential flow)
  ├─**4=Orifice/Grate** (Passes < 5.85 cfs potential flow)
  └─**5=Orifice/Grate** (Passes < 0.76 cfs potential flow)

Pond P1-OFFSITE: Offsite Commerical Pond

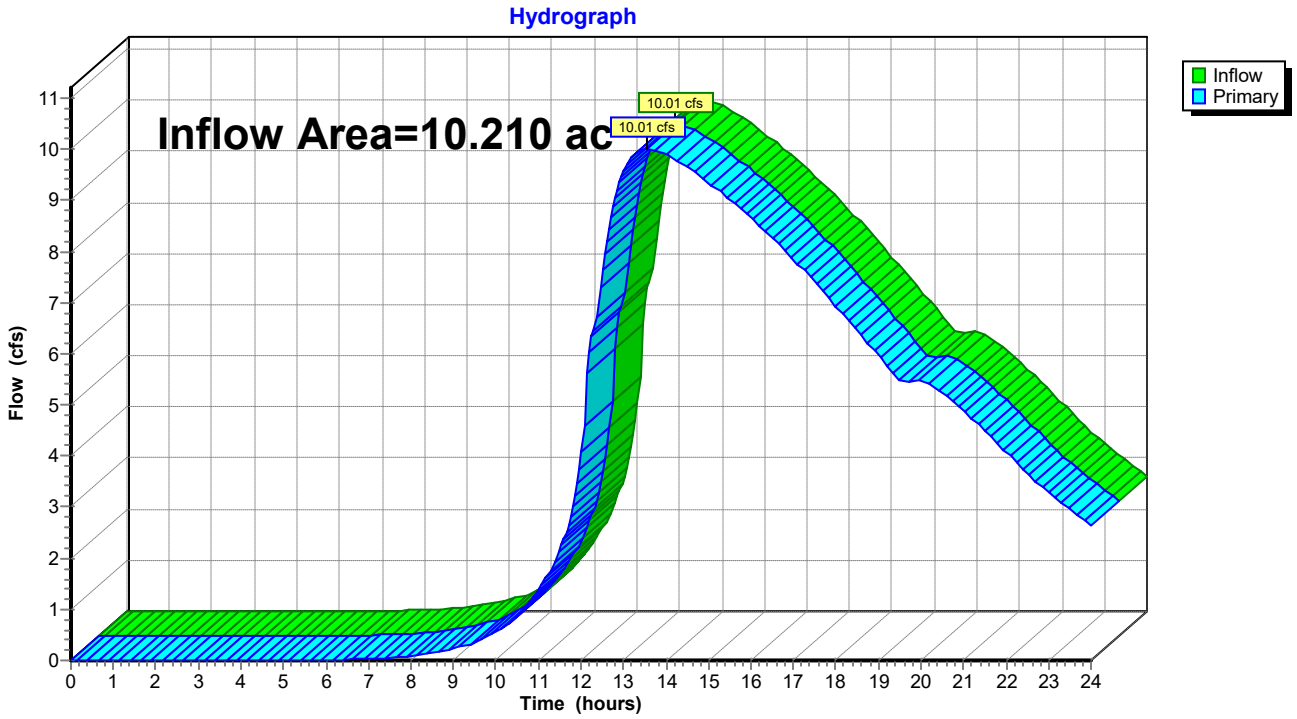


Summary for Link 3L: (new Link)

Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 8.15" for 50-Year event
Inflow = 10.01 cfs @ 13.56 hrs, Volume= 6.936 af
Primary = 10.01 cfs @ 13.56 hrs, Volume= 6.936 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: (new Link)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 2
Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: ON-SITE NORTHEAST Runoff Area=0.167 ac 8.38% Impervious Runoff Depth>9.35"
Flow Length=30' Slope=0.0050 '/' Tc=11.4 min CN=74 Runoff=1.25 cfs 0.130 af

Subcatchment 8S: ON-SITE NORTHWEST Runoff Area=6.210 ac 64.90% Impervious Runoff Depth>11.49"
Flow Length=283' Tc=31.1 min CN=90 Runoff=33.66 cfs 5.946 af

Subcatchment 9S: (new Subcat) Runoff Area=3.820 ac 0.00% Impervious Runoff Depth>11.42"
Tc=5.0 min CN=89 Runoff=42.72 cfs 3.635 af

Subcatchment 10S: On-site Undetainted Runoff Area=0.180 ac 0.00% Impervious Runoff Depth>9.35"
Flow Length=50' Slope=0.0100 '/' Tc=13.0 min CN=74 Runoff=1.27 cfs 0.140 af

Pond 3P: WEST POND Peak Elev=26.49' Storage=173,987 cf Inflow=42.12 cfs 9.278 af
Outflow=10.97 cfs 7.991 af

Pond 48P: 18" Arch pipe Peak Elev=30.84' Inflow=11.11 cfs 8.150 af
22.0" x 13.5", R=13.8"/27.5" Pipe Arch Culvert n=0.013 L=486.0' S=0.0020 '/' Outflow=11.11 cfs 8.150 af

Pond P1-OFFSITE: Offsite Commerical Peak Elev=26.72' Storage=64,417 cf Inflow=42.72 cfs 3.635 af
Outflow=9.29 cfs 3.332 af

Link 3L: (new Link) Inflow=11.11 cfs 8.150 af
Primary=11.11 cfs 8.150 af

Total Runoff Area = 10.377 ac Runoff Volume = 9.852 af Average Runoff Depth = 11.39"
61.03% Pervious = 6.333 ac 38.97% Impervious = 4.044 ac

Summary for Subcatchment 7S: ON-SITE NORTHEAST

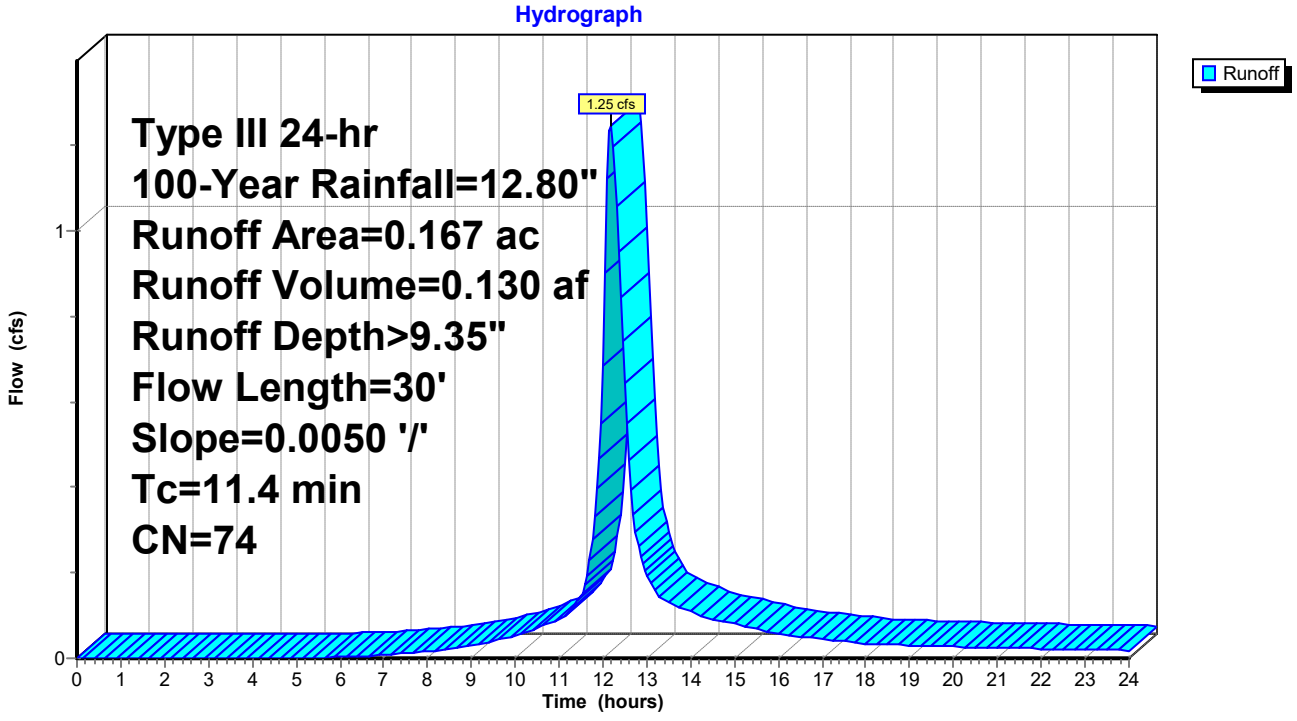
Runoff = 1.25 cfs @ 12.17 hrs, Volume= 0.130 af, Depth> 9.35"

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

Area (ac)	CN	Description
0.153	72	Woods/grass comb., Good, HSG C
0.014	98	Paved parking, HSG D
0.167	74	Weighted Average
0.153	72	91.62% Pervious Area
0.014	98	8.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	30	0.0050	0.04		**Sheet Flow, AB** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 7S: ON-SITE NORTHEAST



Summary for Subcatchment 8S: ON-SITE NORTHWEST

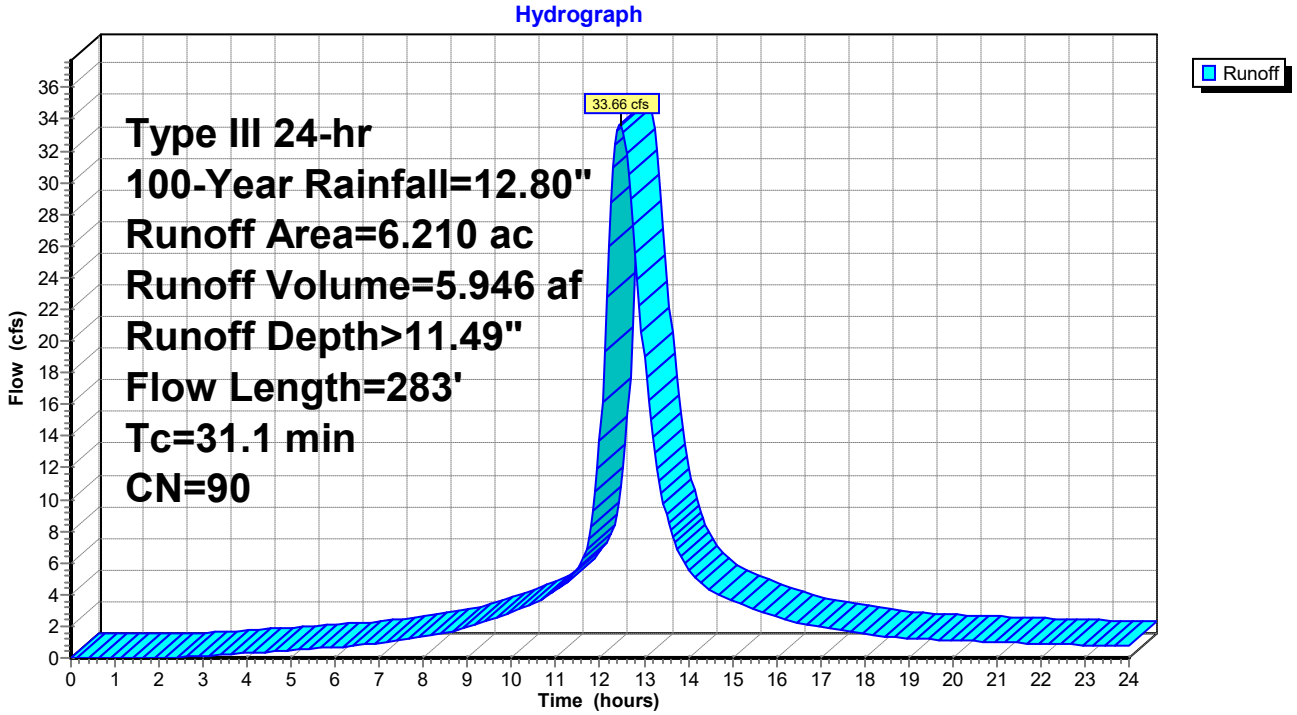
Runoff = 33.66 cfs @ 12.46 hrs, Volume= 5.946 af, Depth>11.49"
Routed to Pond 3P : WEST POND

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

	Area (ac)	CN	Description
*	4.030	98	IMPERVIOUS
	2.180	74	>75% Grass cover, Good, HSG C
	6.210	90	Weighted Average
	2.180	74	35.10% Pervious Area
	4.030	98	64.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.8	100	0.0050	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"
1.3	183	0.0010	2.40	2.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.009
31.1	283	Total			

Subcatchment 8S: ON-SITE NORTHWEST



Summary for Subcatchment 9S: (new Subcat)

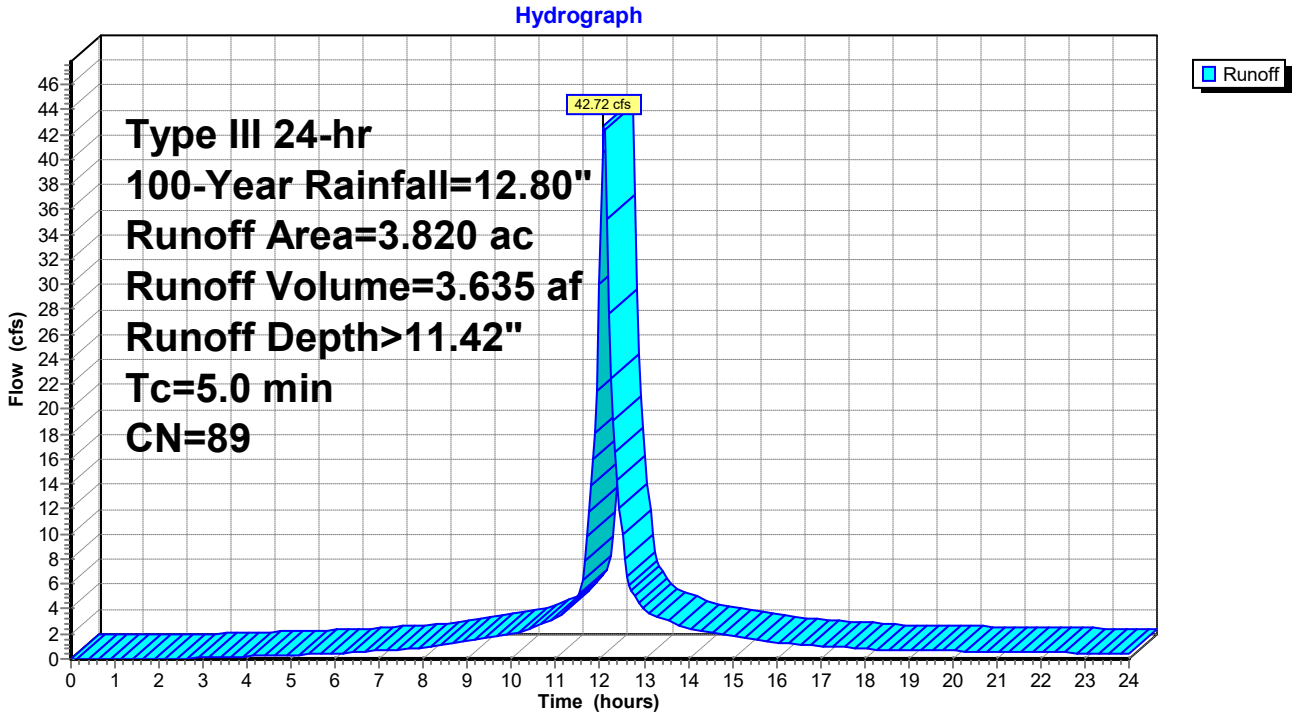
Runoff = 42.72 cfs @ 12.08 hrs, Volume= 3.635 af, Depth>11.42"
Routed to Pond P1-OFFSITE : Offsite Commerical Pond

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

	Area (ac)	CN	Description
*	3.820	89	
	3.820	89	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 9S: (new Subcat)



Summary for Subcatchment 10S: On-site Undetainted

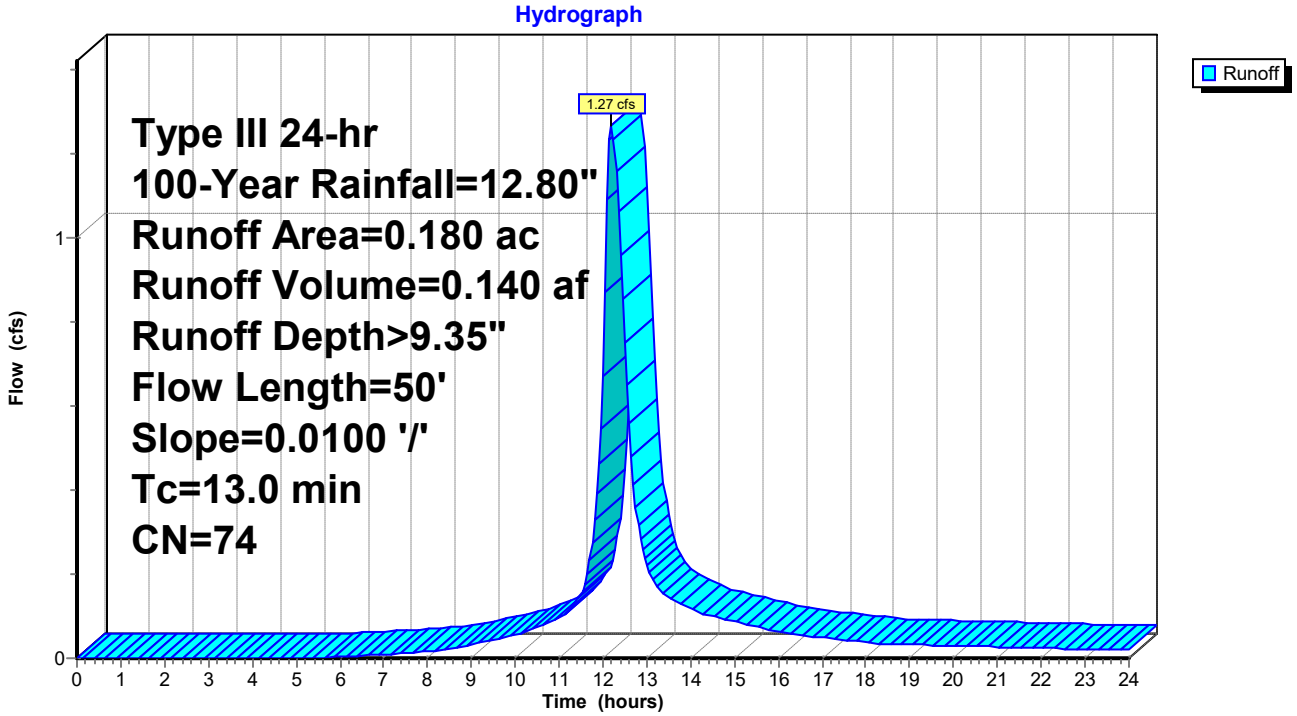
Runoff = 1.27 cfs @ 12.20 hrs, Volume= 0.140 af, Depth> 9.35"
Routed to Pond 48P : 18" Arch pipe

Runoff by SCS TR-20 method, UH=Gamma-300, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=12.80"

Area (ac)	CN	Description
0.180	74	Pasture/grassland/range, Good, HSG C
0.180	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.0	50	0.0100	0.06		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 5.25"

Subcatchment 10S: On-site Undetainted



Summary for Pond 3P: WEST POND

Inflow Area = 10.030 ac, 40.18% Impervious, Inflow Depth > 11.10" for 100-Year event
Inflow = 42.12 cfs @ 12.43 hrs, Volume= 9.278 af
Outflow = 10.97 cfs @ 13.61 hrs, Volume= 7.991 af, Atten= 74%, Lag= 70.7 min
Primary = 10.97 cfs @ 13.61 hrs, Volume= 8.010 af
Routed to Pond 48P : 18" Arch pipe

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.49' @ 13.61 hrs Surf.Area= 57,599 sf Storage= 173,987 cf

Plug-Flow detention time= 231.8 min calculated for 7.975 af (86% of inflow)
Center-of-Mass det. time= 167.7 min (1,006.6 - 838.8)

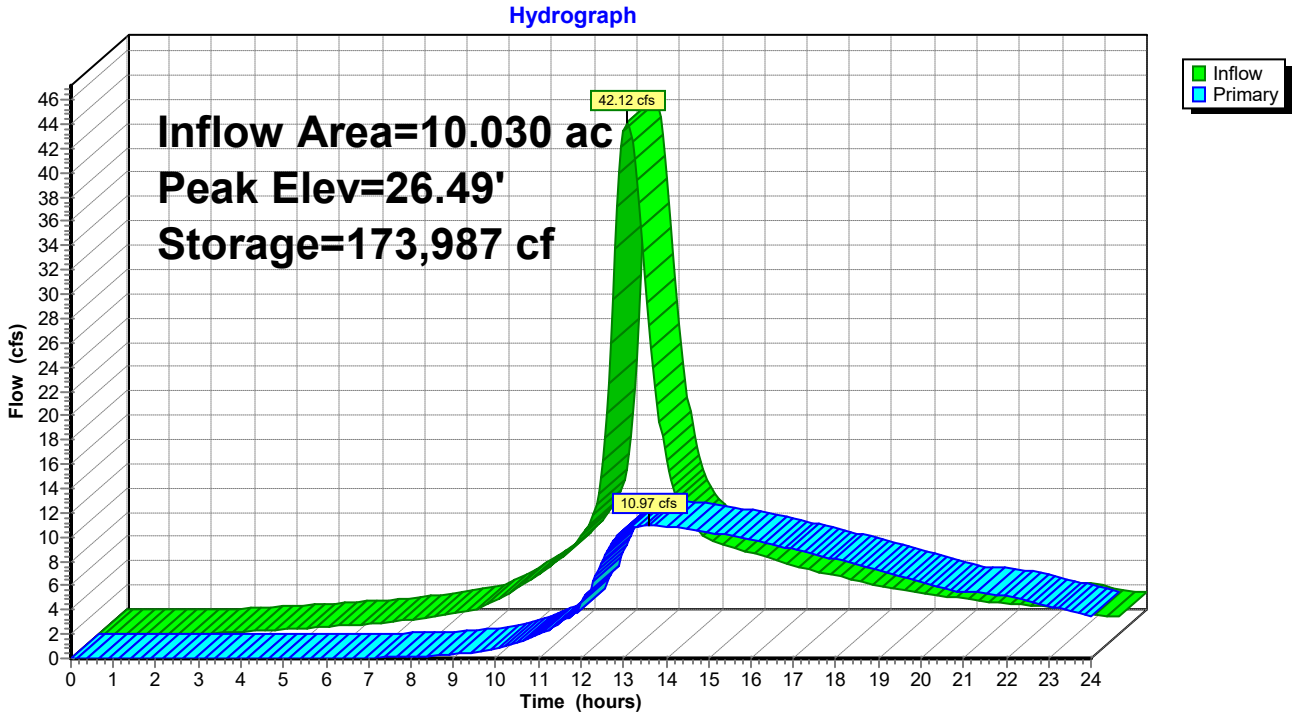
Volume	Invert	Avail.Storage	Storage Description
#1	23.20'	203,828 cf	**NW POND 1 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
23.20	48,317	0	0
24.00	50,515	39,533	39,533
25.00	53,316	51,916	91,448
26.00	56,179	54,748	146,196
27.00	59,086	57,633	203,828

Device	Routing	Invert	Outlet Devices
#1	Primary	23.20'	**15.0" Round Culvert X 2.00** L= 62.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 23.20' / 23.12' S= 0.0013 '/' Cc= 0.900 n= 0.024, Flow Area= 1.23 sf
#2	Device 1	23.20'	**18.0" W x 18.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	26.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 13.61 hrs HW=26.49' TW=30.84' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)
2=Orifice/Grate (Controls 0.00 cfs)
3=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: WEST POND



Summary for Pond 48P: 18" Arch pipe

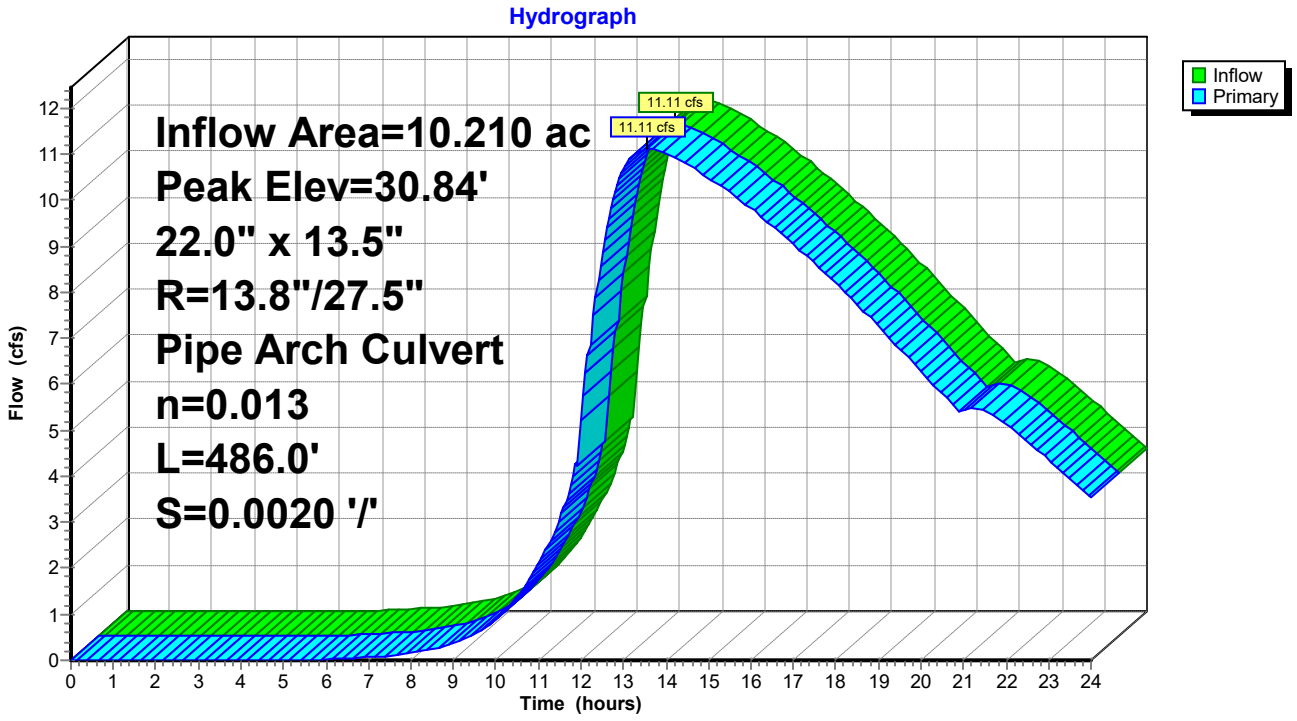
Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 9.58" for 100-Year event
Inflow = 11.11 cfs @ 13.57 hrs, Volume= 8.150 af
Outflow = 11.11 cfs @ 13.57 hrs, Volume= 8.150 af, Atten= 0%, Lag= 0.0 min
Primary = 11.11 cfs @ 13.57 hrs, Volume= 8.150 af
Routed to Link 3L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 30.84' @ 13.57 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	22.86'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 486.0' Box, headwall w/3 rounded edges, Ke= 0.200 Inlet / Outlet Invert= 22.86' / 21.90' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=11.11 cfs @ 13.57 hrs HW=30.84' TW=0.00' (Dynamic Tailwater)
1=RCP_Arch 22x14 (Barrel Controls 11.11 cfs @ 6.73 fps)

Pond 48P: 18" Arch pipe



Summary for Pond P1-OFFSITE: Offsite Commerical Pond

Inflow Area = 3.820 ac, 0.00% Impervious, Inflow Depth > 11.42" for 100-Year event
Inflow = 42.72 cfs @ 12.08 hrs, Volume= 3.635 af
Outflow = 9.29 cfs @ 12.22 hrs, Volume= 3.332 af, Atten= 78%, Lag= 8.3 min
Primary = 9.29 cfs @ 12.22 hrs, Volume= 3.332 af
Routed to Pond 3P : WEST POND

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 26.72' @ 12.57 hrs Surf.Area= 28,781 sf Storage= 64,417 cf

Plug-Flow detention time= 201.7 min calculated for 3.325 af (91% of inflow)
Center-of-Mass det. time= 159.3 min (925.1 - 765.8)

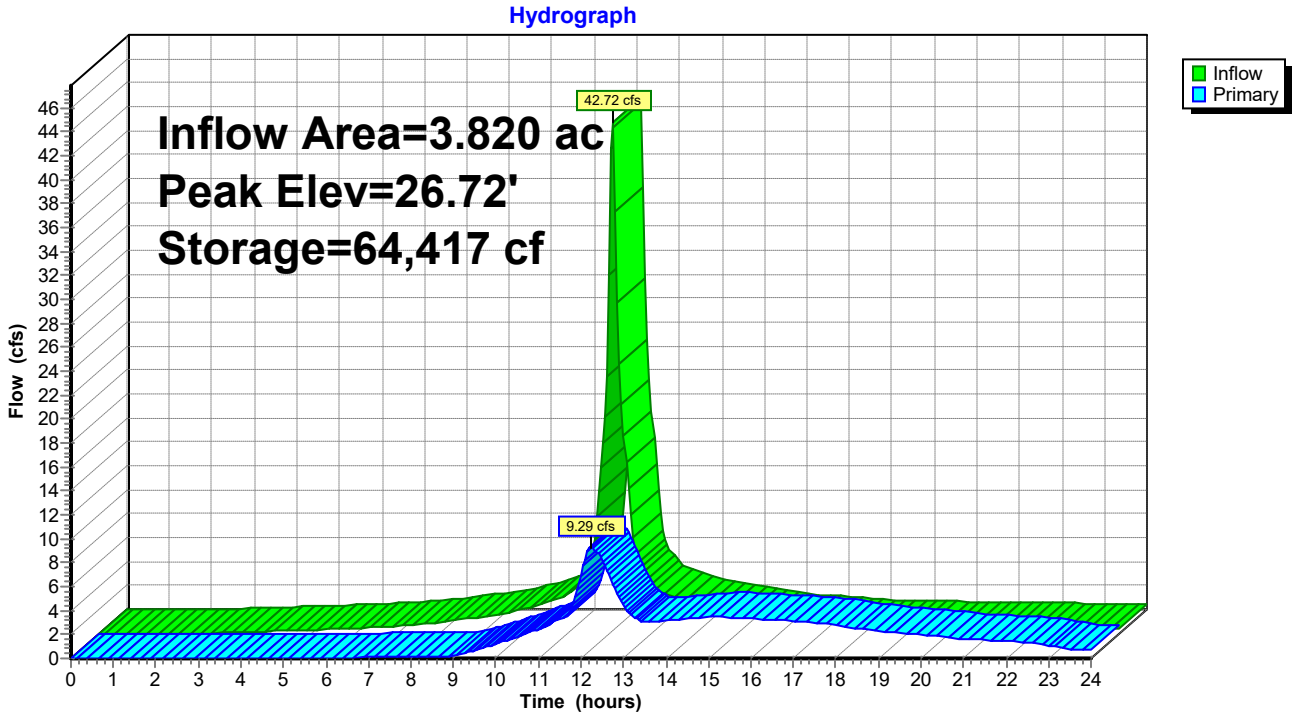
Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	72,713 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
24.00	18,910	0	0
24.50	19,769	9,670	9,670
25.00	22,989	10,690	20,359
25.50	24,452	11,860	32,220
26.00	25,948	12,600	44,820
26.50	27,770	13,430	58,249
27.00	30,087	14,464	72,713

Device	Routing	Invert	Outlet Devices
#1	Primary	24.00'	**18.0" Round Culvert** L= 104.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 24.00' / 23.42' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	24.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	24.50'	**12.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	26.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	25.75'	**12.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=9.28 cfs @ 12.22 hrs HW=26.44' TW=24.91' (Dynamic Tailwater)
└**1=Culvert** (Inlet Controls 9.28 cfs @ 5.25 fps)
- **2=Orifice/Grate** (Passes < 0.29 cfs potential flow)
- **3=Orifice/Grate** (Passes < 18.13 cfs potential flow)
- **4=Orifice/Grate** (Passes < 11.88 cfs potential flow)
- **5=Orifice/Grate** (Passes < 0.90 cfs potential flow)

Pond P1-OFFSITE: Offsite Commerical Pond

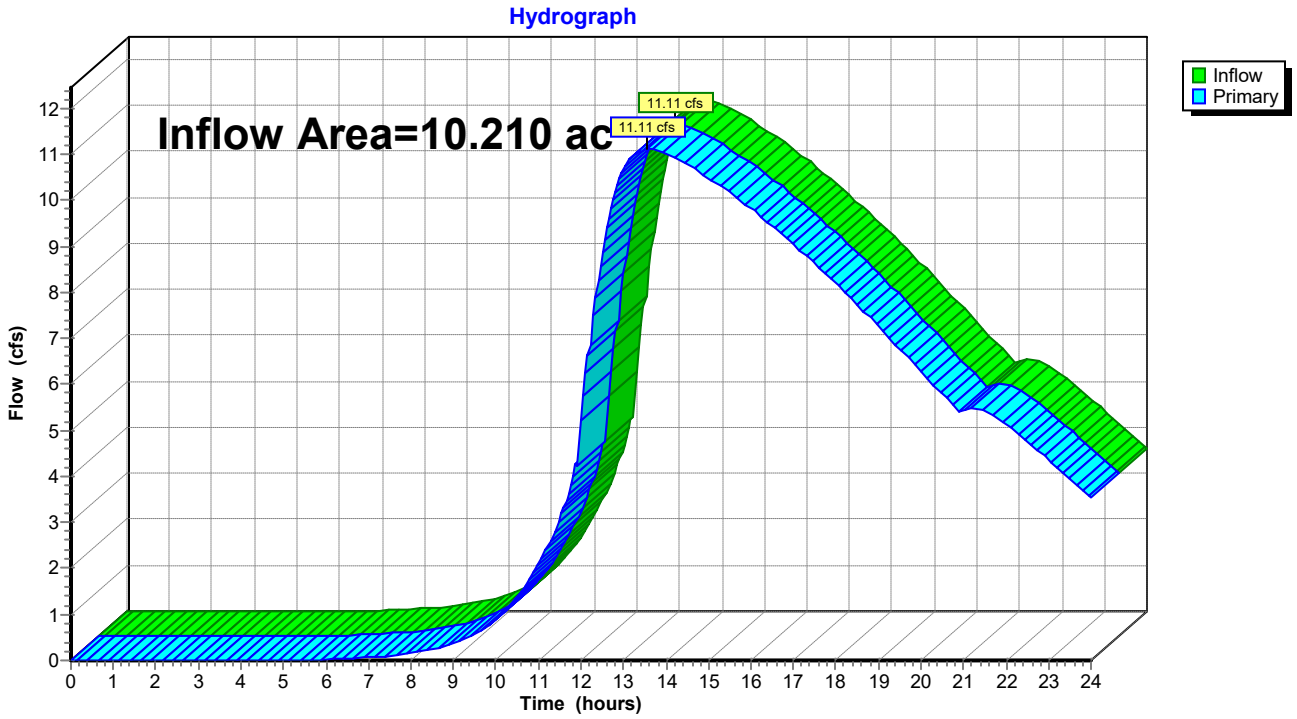


Summary for Link 3L: (new Link)

Inflow Area = 10.210 ac, 39.47% Impervious, Inflow Depth > 9.58" for 100-Year event
Inflow = 11.11 cfs @ 13.57 hrs, Volume= 8.150 af
Primary = 11.11 cfs @ 13.57 hrs, Volume= 8.150 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: (new Link)



CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433



PARKING SPACES	
STANDARD PARKING	152
ADA PARKING	8
TOTAL	160

SHEET LISTS

	TITLE SHEET	ISSUE DATE	REVISION DATE
1 GENERAL			
G001	TITLE SHEET	04/25/25	5/23/25
G002	ACCESSIBLE UNIT REQUIREMENTS	04/25/25	5/23/25
G003	ADA DIAGRAMS	04/25/25	
1.5 LIFE SAFETY			
LS100	LIFE SAFETY PLANS	04/25/25	5/23/25
LS101	LIFE SAFETY PLANS	04/25/25	5/23/25
2 CIVIL			
C-1	TITLE SHEET	04/25/25	
C-2	EXISTING CONDITIONS	04/25/25	
C-3	OVERALL SITE PLAN	04/25/25	
C-4	DETAILED SITE PLAN	04/25/25	
C-5	OVERALL GRADING & DRAINAGE PLAN	04/25/25	
C-6	DETAILED GRADING & DRAINAGE LAYOUT	04/25/25	
C-7	DETAILED GRADING & DRAINAGE LAYOUT	04/25/25	
C-8	UTILITY PLAN	04/25/25	
C-9	JOINT LAYOUT	04/25/25	
C-10	IMPERVIOUS AREA MAP	04/25/25	
C-11	EROSION CONTROL PLAN	04/25/25	
C-12	SITE DETAILS	04/25/25	
C-13	CROSS SECTIONS	04/25/25	
2 LANDSCAPE			
L-1	LANDSCAPE PLANTING	04/25/25	
L-2	LANDSCAPE DETAILS	04/25/25	
L-3	IRRIGATION PLANTING	04/25/25	
L-4	IRRIGATION DETAILS	04/25/25	
3 ARCHITECTURAL SITE PLAN			
A001	ARCHITECTURAL SITE PLAN	04/25/25	5/23/25
A002	ENLARGED ARCHITECTURAL SITE PLAN	04/25/25	
A003	SITE DETAILS	04/25/25	
A004	SITE AMENITIES	04/25/25	5/23/25
4 ARCHITECTURAL			
A100	OVERALL FIRST FLOOR PLAN	04/25/25	5/23/25
A101	PARTIAL FIRST FLOOR PLAN-1	04/25/25	5/23/25
A102	PARTIAL FIRST FLOOR PLAN-2	04/25/25	5/23/25
A103	OVERALL SECOND FLOOR PLAN	04/25/25	
A104	PARTIAL SECOND FLOOR PLAN-1	04/25/25	5/23/25
A105	PARTIAL SECOND FLOOR PLAN-2	04/25/25	
A106	OVERALL THIRD FLOOR PLAN	04/25/25	
A107	PARTIAL THIRD FLOOR PLAN-1	04/25/25	5/23/25
A108	PARTIAL THIRD FLOOR PLAN-2	04/25/25	
A109	OVERALL FOURTH FLOOR PLAN	04/25/25	
A110	PARTIAL FOURTH FLOOR PLAN-1	04/25/25	5/23/25
A111	PARTIAL FOURTH FLOOR PLAN-2	04/25/25	
A120	OVERALL ROOF PLAN	04/25/25	5/23/25
A130	OVERALL FIRST FLOOR AND SECOND FLOOR RCP	04/25/25	5/23/25
A131	OVERALL THIRD FLOOR AND FOURTH FLOOR RCP	04/25/25	5/23/25
A200	EXTERIOR BUILDING ELEVATIONS	04/25/25	5/23/25
A201	EXTERIOR BUILDING ELEVATIONS	04/25/25	5/23/25
A300	BUILDING SECTIONS	04/25/25	5/23/25
A301	WALL SECTIONS	04/25/25	5/23/25
A302	WALL SECTIONS	04/25/25	5/23/25
A303	INTERIOR WALL SECTIONS	04/25/25	5/23/25
A400	ENLARGED 1BR UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A401	ENLARGED 1BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A402	ENLARGED 2BR UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A403	ENLARGED 2BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A404	ENLARGED 3BR UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A405	ENLARGED 3BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	5/23/25
A406	ACTIVITY CENTER - INTERIOR ELEVATIONS	04/25/25	5/23/25
A500	ENLARGED BALCONY PLANS & DETAILS	04/25/25	5/23/25
A501	ENLARGED TRASH ROOM PLANS AND TRASH CHUTE DETAILS	04/25/25	5/23/25
A502	ENLARGED ELEVATOR & STAIR PLAN AND SECTIONS	04/25/25	5/23/25
A503	ENLARGED STAIR PLAN AND SECTIONS	04/25/25	5/23/25
A504	ENLARGED STAIR PLAN AND SECTIONS	04/25/25	5/23/25
A505	STAIR DETAILS	04/25/25	5/23/25
A600	WALL TYPES	04/25/25	5/23/25
A601	WALL TYPES & FLOOR / CEILING ASSEMBLIES	04/25/25	5/23/25
A602	WALL DETAILS	04/25/25	5/23/25
A603	WALL DETAILS	04/25/25	5/23/25
A604	WALL DETAILS - PLAN DETAILS	04/25/25	5/23/25
A700	ROOM FINISH SCHEDULES	04/25/25	5/23/25
A701	DOORS/ WINDOWS SCHEDULES & TYPES	04/25/25	5/23/25
A702	WINDOW - HEAD, JAMB, & SILL DETAILS	04/25/25	5/23/25
A703	DOOR - HEAD, JAMB, & SILL DETAILS	04/25/25	5/23/25
A704	INTERIOR SCHEDULES & DETAILS	04/25/25	5/23/25
A705	COMPARTMENTAL DETAILS	04/25/25	5/23/25
A706	COMPARTMENTAL DETAILS	04/25/25	5/23/25
A801	MILLWORK DETAILS	04/25/25	5/23/25
5 STRUCTURE			
S100	PARTIAL FOUNDATION PLAN - 1	04/25/25	
S101	PARTIAL FOUNDATION PLAN - 2	04/25/25	
S110	PARTIAL SHEARWALL PLAN - 1	04/25/25	
S111	PARTIAL SHEARWALL PLAN - 2	04/25/25	
S200	PARTIAL FIRST LEVEL FRAMING - 1	04/25/25	
S201	PARTIAL FIRST LEVEL FRAMING - 2	04/25/25	
S210	PARTIAL SECOND LEVEL FRAMING - 1	04/25/25	
S211	PARTIAL SECOND LEVEL FRAMING - 2	04/25/25	
S220	PARTIAL THIRD LEVEL FRAMING - 1	04/25/25	
S221	PARTIAL THIRD LEVEL FRAMING - 2	04/25/25	
S230	PARTIAL ROOF FRAMING - 1	04/25/25	
S231	PARTIAL ROOF FRAMING - 2	04/25/25	
S240	PENTHOUSE ROOF FRAMING	04/25/25	
S300	FOUNDATION DETAILS	04/25/25	
S301	FOUNDATION DETAILS	04/25/25	
S400	SCHEDULES AND LEGENDS	04/25/25	
S401	SCHEDULES AND LEGENDS	04/25/25	
S500	DETAILS	04/25/25	
S501	DETAILS	04/25/25	
S502	DETAILS	04/25/25	
S503	DETAILS	04/25/25	
S504	DETAILS	04/25/25	
S505	DETAILS	04/25/25	
S506	DETAILS	04/25/25	
S507	SECTIONS	04/25/25	
S600	GENERAL NOTES	04/25/25	
S601	GENERAL NOTES	04/25/25	
S700	SPECIAL INSPECTIONS	04/25/25	
6 MECHANICAL			
M000	MECHANICAL LEGEND & NOTES	04/25/25	
M200	OVERALL 1ST FLOOR MECHANICAL PLAN	04/25/25	
M201	PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M202	PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M203	OVERALL 2ND FLOOR MECHANICAL PLAN	04/25/25	
M204	PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M205	PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M206	OVERALL 3RD FLOOR MECHANICAL PLAN	04/25/25	
M207	PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M208	PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M209	OVERALL 4TH FLOOR MECHANICAL PLAN	04/25/25	
M210	PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 1	04/25/25	
M211	PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 2	04/25/25	
M500	MECHANICAL SCHEDULES	04/25/25	
M600	MECHANICAL DETAILS	04/25/25	
M700	ENLARGED MECHANICAL PLAN - 1BR	04/25/25	
M701	ENLARGED MECHANICAL PLAN - 2BR	04/25/25	
M702	ENLARGED MECHANICAL PLAN - 3BR	04/25/25	

	TITLE SHEET	ISSUE DATE	REVISION DATE
7 ELECTRICAL			
E001	ELECTRICAL LEGEND & ABBREVIATIONS	04/25/25	
E002	ELECTRICAL NOTES	04/25/25	
E100	ELECTRICAL SITE PLAN	04/25/25	
E101	1ST FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E102	1ST FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E201	2ND FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E202	2ND FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E301	3RD FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E302	3RD FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E401	4TH FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	
E402	4TH FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	
E501	1ST FLOOR COMMUNITY AREA- LIGHTING & FIRE ALARM PLAN	04/25/25	
E502	1ST FLOOR COMMUNITY AREA- POWER & DATA PLAN	04/25/25	
E503	ENLARGED ELECTRICAL PLAN - 1BR	04/25/25	
E504	ENLARGED ELECTRICAL PLAN - 2BR	04/25/25	
E505	ENLARGED ELECTRICAL PLAN - 3BR	04/25/25	
E600	POWER RISER DIAGRAM	04/25/25	
E601	FIRE ALARM RISER DIAGRAM	04/25/25	
E602	PANEL SCHEDULES	04/25/25	
E700	ELECTRICAL DETAILS	04/25/25	
E701	ELECTRICAL DETAILS	04/25/25	
E702	ELECTRICAL DETAILS	04/25/25	
8 PLUMBING			
P000	PLUMBING LEGEND & NOTES	04/25/25	
P200	OVERALL 1ST FLOOR PLUMBING PLAN	04/25/25	
P201	PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P202	PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P203	OVERALL 2ND FLOOR PLUMBING PLAN	04/25/25	
P204	PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P205	PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P206	OVERALL 3RD FLOOR PLUMBING PLAN	04/25/25	
P207	PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P208	PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P209	OVERALL 4TH FLOOR PLUMBING PLAN	04/25/25	
P210	PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 1	04/25/25	
P211	PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 2	04/25/25	
P400	PLUMBING SCHEDULES	04/25/25	
P700	ENLARGED PLUMBING PLAN - 1BR	04/25/25	
P701	ENLARGED PLUMBING PLAN - 2BR	04/25/25	
P702	ENLARGED PLUMBING PLAN - 3BR	04/25/25	
P703	ENLARGED PLUMBING PLAN - ACTIVITY CENTER	04/25/25	
P800	PLUMBING RISERS	04/25/25	
P801	PLUMBING RISERS	04/25/25	

UNIT MATRIX

CAPSTONE APARTMENT									
CAPSTONE SUMMARY			UNIT TYPE	1BR	1BR HC	2BR	2BR HC	3BR	3BR HC	TOTAL UNIT
LEVELS	TOTAL GROSS SF*	TOTAL NET SF*	GROSS SF	808	808	1,041	1,041	1,321	1,321	
			NET SF	683	683	899	899	1,163	1,163	
1ST	28,579	27,378			2	6	2	5	2	17
2ND	28,250	26,386		2		10		9		21
3RD	28,250	26,386		2		10		9		21
4TH	28,250	26,386		2		10		9		21
TOTAL	113,329	106,536		6	2	36	2	32	2	80

VICINITY MAP

PROJECT LOCATION



441 FALCONER DR,
COVINGTON, LA 70433

GRAPHIC SYMBOLS

NORTH ARROW
LEVEL NAME / ELEVATION
LEVEL & ELEVATION TAG
C0.00 KEYNOTE TAG
CENTERLINE
SPOT ELEVATION
REVISION NUMBER
#"/12" RISE/RUN ROOF SLOPE
ON SHEET
INTERIOR ELEVATION TAG
SHEET #

DOOR TAG
WINDOW TAG
WALL TAG
ROOM NAME
ROOM NUMBER
OCCUPANCY USE
OCCUPANT TOTAL / OCCUPANT TOTAL ROOM SF / OCCUPANT LOAD
ON SHEET
EXTERIOR ELEVATION TAG
SHEET #
SHEET # / # ON SHEET
CALLOUT TAG

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BLDG	BUILDING
BOT	BOTTOM
CLR	CLEAR
CLG	CEILING
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CORR	CORRIDOR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
ELECT	ELECTRICAL
ELE	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FIN	FINISH
FIXT	FIXTURE
FURR	FURRING
FLR	FLOOR
GSF	GROSS SQUARE FEET
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HR	HOUR
HT	HEIGHT
IN	INCH
INT	INTERIOR
LVP	LAMINATED VINYL PLANK
MAT	MATERIAL
MTL	METAL
MBM	METAL BUILDING
N	NORTH
NSF	NET SQUARE FEET
N/A	NOT APPLICABLE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PROP	PROPERTY
PTD	PAINTED
PTC	PRIOR TO CONSTRUCTION
RM	ROOM
SPEC	SPECIFICATION
STD	STANDARD
TYP	TYPICAL
TBD	TO BE DETERMINED
VER	VERIFY
WDW	WINDOW

DIRECTORY

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APPLICABLE CODES

BUILDING CODE:	**IBC (2021)**
RESIDENTIAL CODE:	**IRC (2021)**
LIFE SAFETY CODE:	**NFPA 101 (2015)**
ACCESSIBILITY CODE:	**ADAAG (2010) , ANSI 117.1 (2009) UFAS ADA-ABA (2010)**
STRUCTURAL CODE:	**N/A**
MECHANICAL CODE:	**IMC (2021)**
ELECTRICAL CODE:	**NEC (2020)**
PLUMBING CODE:	**IPC (2021)**
ELEVATOR CODE:	**N/A**
BOILER CODE:	**N/A**
CONSTRUCTION CODE:	**LSUCC**
FIRE SPRINKLER CODE:	**NFPA 13R**
ENERGY CODE:	**IECC (2021)**
ENERGY STAR:	**ES-MFNC (v1.2)**
HUD REQ.:	**HUD FAIR HOUSING ACT DESIGN MANUAL (1998), HQS HUD HOUSING STANDARDS, MPS HUD MINIMUM PROPERTY STANDARDS, SECTION 504 - FAIR HOUSING ACT, UPSC HUD UNIFORM PHYSICAL CONDITION STANDARDS**

DEFERRED SUBMITTALS

- SPRINKLER SHOP DRAWINGS
- FIRE ALARM SYSTEM SHOP DRAWINGS
- CERTIFIED ROOF TRUSS AND FLOOR JOIST TRUSS SHOP DRAWINGS
- EXTERIOR AND INTERIOR SIGNAGE

GENERAL NOTES

1. THESE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTION OF THE CONTRACT DOCUMENTS. THESE DRAWINGS CONVEY THE DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK.
2. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS WITH OTHER PARTS OF THE CONTRACT DOCUMENTS, WHETHER APPEARING HEREIN OR ISSUED SEPARATELY, AND SHALL AT ONCE REPORT TO DNA ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED.
3. ALL PORTIONS OF THE CONTRACT DOCUMENTS, WHETHER APPEARING HEREIN OR ISSUED SEPARATELY ARE INTENDED TO BE COMPLEMENTARY. WHAT IS CALLED FOR BY ANY PORTION THEREOF SHALL BE AS IF CALLED FOR BY ALL PORTIONS OF THE CONTRACT DOCUMENTS. ANY APPARENT OR OBVIOUS INCONSISTENCIES APPEARING WITHIN ANY PORTION OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DNA BY THE CONTRACTOR PRIOR TO PROCEEDING WITH WORK.
4. THESE DRAWINGS DO NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT REQUIREMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED HEREIN, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER OR NOT SAID ITEMS AND/OR ASSOCIATED WORK ARE SPECIFICALLY IDENTIFIED HEREIN.
5. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL ASSOCIATED PIPING, DUCTWORK, AND/OR CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF THE ASSOCIATED WIRING AND EQUIPMENT CAN BE PROVIDED.
6. THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM 'APPROVED ALTERNATE' IS USED, DNA SHALL DETERMINE THE SUITABILITY OF ANY ALTERNATE MATERIALS PROPOSED BY THE CONTRACTOR. ALTERNATE MATERIALS SHOULD ONLY BE SUBMITTED FOR REVIEW BY DNA WHERE AN IMPROVEMENT IN QUALITY OR AN ASSOCIATED COST SAVINGS CAN BE DEMONSTRATED. ALL ALTERNATE MATERIALS SUBMITTED MUST BE ACCOMPANIED BY FOUR (4) COPIES OF ALL MANUFACTURER'S SPECIFICATIONS PERTAINING TO SAID MATERIAL(S).
7. WHERE COMPONENTS OR MATERIALS ARE NOTED AS "BUILDING STANDARD", CONTRACTOR SHALL INSTALL ITEMS AS SPECIFIED BY THE PROJECT ARCHITECT AND/OR OWNER'S REPRESENTATIVES.

SUBMITTAL REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL REVIEW, APPROVE, AND STAMP EACH ITEM WHICH IS SUBMITTED. BY REVIEWING, APPROVING, STAMPING, AND MAKING SAID SUBMITTALS, THE CONTRACTOR CERTIFIES THAT HE(SHE) HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO (OR THAT HE WILL DO SO); AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY DNA'S REVIEW OF ANY OF THE AFOREMENTIONED SUBMITTALS. FURTHER, THE CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED WITHIN ANY SUBMITTAL BY DNA'S REVIEW OF SAID SUBMITTAL.

NOTWITHSTANDING ANY QUANTITIES INDICATED OR SPECIFICALLY STATED ON ANY SPECIFIC SUBMITTAL, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK.

SHOP DRAWINGS WHICH ARE REQUIRED TO BE SUBMITTED:

1. SHALL BE DRAWN TO A SCALE SUFFICIENT FOR CLARITY AND COORDINATION
2. SHALL SHOW NECESSARY WORKING AND ERECTION DIMENSIONS AND NECESSARY DETAILS, SECTIONS, PLANS, AND ELEVATIONS
3. SHALL BE PROPERLY CROSS-REFERENCED TO THE APPROPRIATE PAGES OF THESE DRAWINGS TO CLEARLY DELINEATE ARRANGEMENT
4. SHALL ILLUSTRATE RELATIONSHIP TO OTHER WORK ASSOCIATED WITH THE PROJECT.

ANY SAMPLE REQUIRED TO BE SUBMITTED FOR REVIEW WILL BE RETURNED WHEN SO REQUESTED BY THE CONTRACTOR. CHARGES FOR SUBMISSION OF SAMPLES AND FOR THEIR RETURN SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTOR SHALL CONSECUTIVELY NUMBER SUBMITTALS. ANY RE-SUBMITTALS SHALL RETAIN THE ORIGINAL IDENTIFICATION NUMBER FOLLOWED BY THE DESIGNATED REVISION NUMBER (IE. REV. 1, REV. 2, ETC.). CLEAR SPACE SHALL BE PROVIDED ON EACH ITEM SUBMITTED FOR CONTRACTOR'S AND PROJECT ARCHITECT'S STAMPS. WHERE CLEAR SPACE IS NOT AVAILABLE ON SAMPLES, SUBMIT WITH TAGS ATTACHED.

CONDITIONS AND QUALIFICATIONS

DNA'S REVIEW AND NON-REJECTION OF A SPECIFIC ITEM SHALL NOT BE CONSTRUED AS ACCEPTANCE OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

DNA'S REVIEW OF SUBMITTALS SHALL IN NO WAY IMPLY THAT DNA IS IN ANY WAY RESPONSIBLE FOR, THE FABRICATION PROCESS OR TECHNIQUES OF CONSTRUCTION. DNA WILL NOT CHECK, AND ASSUMES NO RESPONSIBILITY FOR, DIMENSIONS OR QUANTITITES ON REVIEWED SUBMITTALS, OR FOR COORDINATION OF ANY TRADES.

THE REVIEW OF SUBMITTALS SHALL NOT ACT TO PERMIT DEPARTURES FROM ADDITIONAL DETAILS OR INSTRUCTION PREVIOUSLY GIVEN.

SUBSTITUTIONS

CONTRACTOR SHALL SUBMIT FOR REVIEW ANY ITEM WHICH IS PROPOSED FOR SUBSTITUTION, OR WHICH DIFFERS IN ANY RESPECT FROM MATERIALS, SYSTEMS, AND EQUIPMENT WHICH IS SPECIFIED WITHIN THESE DRAWINGS.

SUBSTITUTIONS WILL ONLY BE CONSIDERED WHICH EITHER:
1. PROVIDE A HIGHER LEVEL OF QUALITY
2. SAVE THE OWNER MONEY OVER ENTIRE PROJECT (INCLUDING DNA'S REVIEW TIME), OR
3. IMPROVE THE PROJECT SCHEDULE.

REQUESTS FOR SUBSTITUTION MUST BE ACCOMPANIED BY THE FOLLOWING:
- COMPLETE TECHNICAL DATA AND PERFORMANCE SPECIFICATIONS
- SAMPLES OF THE ARTICLE PROPOSED FOR SUBSTITUTION (AS APPLICABLE)
- A STATEMENT SIGNED BY THE CONTRACTOR THAT THE PROPOSED SUBSTITUTION IS IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS
- NOTIFICATION REGARDING THE EFFECT OF THE SUBSTITUTION ON OTHER WORK, ASSEMBLIES, PRODUCTS, OR SEPARATE CONTRACTS. ALSO NOTIFICATION IF ACCEPTANCE OF SUBSTITUTION COULD REQUIRE REVISION OF DRAWINGS OR DETAILS.

REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE FOUR (4) COPIES THE ABOVE INFORMATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF ANY CHANGES IN OTHER PARTS OF HIS(HER) WORK, OR THE WORK OF SUBCONTRACTORS OR OTHER TRADES, WHICH MAY BE CAUSED BY ACCEPTANCE OF THE SUBSTITUTION. SAID CHANGES IN WORK SHALL BE PROVIDED AT NO CHARGE TO THE OWNER.

ORIGINALLY SPECIFIED ITEMS SHALL BE FURNISHED UNLESS A SUBSTITUTION HAS BEEN FORMALLY ACCEPTED.

IT IS UNDERSTOOD THAT DUE TO CITY APPROVALS AND OWNER INSTRUCTIONS, CERTAIN SUBSTITUTIONS CANNOT BE APPROVED. THEREFORE, DNA RESERVES THE RIGHT TO REJECT ANY AND ALL REQUESTS FOR SUBSTITUTION.

WHEN MAKING A SUBSTITUTION CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY TIME EXPENDED IN ALTERING DRAWINGS TO REFLECT CHANGES IN THE PROJECT AS BY THE INCORPORATION OF THE SUBSTITUTED ARTICLE WITHIN THE WORK.

PROJECT SUMMARY

PROJECT NAME: **CAPSTONE AT COVINGTON PLACE**
PROJECT ADDRESS: **441 FALCONER DR, COVINGTON LA 70433**
PROPOSED USE: **RESIDENTIAL - MULTI-FAMILY**

OVERVIEW:
NUMBER OF BUILDING: 1
BUILDING HEIGHT: 59' - 8"
NUMBER OF STORIES: 4

BUILDING PLANNING:
OCCUPANCY(IBC): R-2
OCCUPANCY(NFPA): R-2
MIXED OCCUPANCY: RESIDENTIAL
REQ'D FIRE SEPARATION: N/A

MEANS OF EGRESS
250'-0" MAX TRAVEL DISTANCE TO EXIT
50'-0" MAX DEAD END CORRIDOR LENGTH
44" MIN CORRIDOR WIDTH
30'-0" MAX COMMON PATH OF TRAVEL
32" MIN CLEAR OPENING OF EXIT DOORS
2 MIN NUMBER OF EXITS

TYPE OF CONSTRUCTION:
CONSTRUCTION TYPE (IBC): VA
CONSTRUCTION TYPE (NFPA): VA

PLUMBING REQUIREMENTS: (R-2)
OCCUPANT LOAD: 464
TOILETS: 1 PER UNIT
LAVATORIES: 1 PER UNIT
BATHTUB/ SHOWER: 1 PER UNIT

PLUMBING REQUIREMENTS: (ASSEMBLY / BUSINESS)
OCCUPANT LOAD: 87
WATER CLOSET: MEN: 1 WOMEN: 1
LAVATORIES: (M/W): 2
DRINKING FOUNTAINS: 1
SERVICE SINK: 1

FIRE PROTECTION REQUIREMENTS:
YES AUTOMATIC SPRINKLERS
YES MANUAL EXTINGUISHERS
L OCCUPANCY HAZARD (LOW, MED, HIGH)
3,000 SF MAX FLOOR AREA PER EXTINGUISHER
75'-0" MAX TRAVEL DISTANCE PER EXTINGUISHER

SITE INFORMATION:
LOT SIZE: 6.648 ACRES
LOTS ZONING: HC-3 HIGHWAY COMMERCIAL
DISTRICT:
PARCEL ID:
FLOOD ZONE: X- NOT IN FLOOD ZONE
FLOOD MITIGATION: NA
RETENTION/ DETENTION: RETENTION OR DETENTION

DNAworkshop
ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433
DYKE NELSON ARCHITECTURE

REVISIONS		
2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

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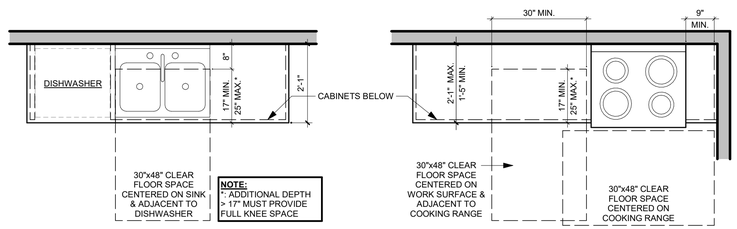
JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

TITLE SHEET

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PHASE: PERMIT

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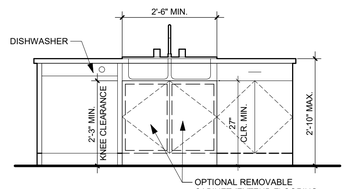


KITCHEN SINK PLAN

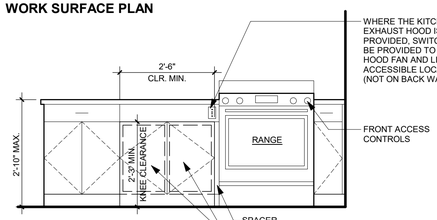
WORK SURFACE PLAN

NOTES

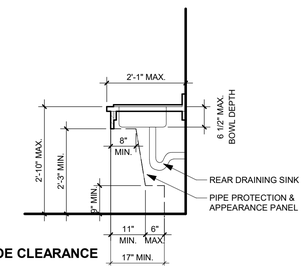
1. GENERIC KITCHEN LAYOUT USED TO ILLUSTRATE ADA REQUIREMENTS; NOT REPRESENTATIVE OF ACTUAL KITCHENS.
2. ACCESSIBLE KITCHENS TO MEET ADA SECTION 606 & 804.
3. ACCESSIBLE KITCHEN AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA AND ICC/ANSI REQUIREMENTS (BASED ON APPROACH)
4. PROVIDE REMOVABLE CABINET UNDER 30" WIDE (MIN.) WORK SURFACE AND KITCHEN SINK, UNLESS NOTED OTHERWISE. EXTEND FLOORING UNDER THESE AREAS.
5. EXPOSED PIPES, HOSE CLAMPS, SINK BASKET STRAINER, AND GARBAGE DISPOSAL UNDER SINK SHALL BE PROTECTED OR INSULATED AGAINST CONTACT. NO SHARP/ ABRASIVE SURFACES ALLOWED.
6. PROVIDE RANGE/ OVEN WITH FRONT PANEL CONTROLS.
7. REFRIGERATORS/ FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE WITHIN 54" MAX. ABOVE FLOOR.
8. ACCESSIBLE DOOR/ DRAWER HARDWARE MUST BE PROVIDED.



KITCHEN SINK ELEVATION

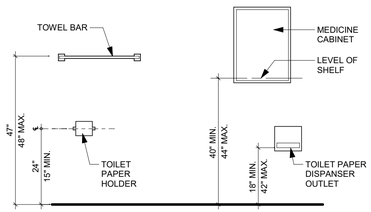


WORK SURFACE ELEVATION



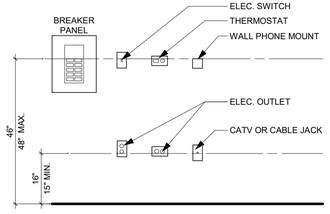
KNEE/ TOE CLEARANCE

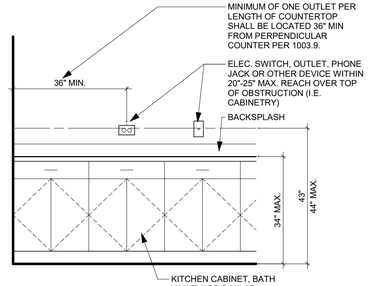
1 ACCESSIBLE KITCHENS
1/2" = 1' - 0"



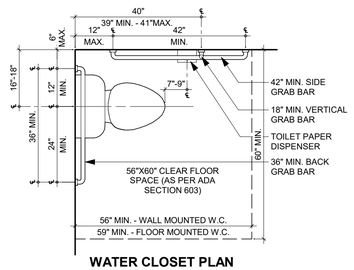
NOTES

1. MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLINED IN ADA SECTION 308 & 309.
2. MOUNTING HEIGHTS SHOWN HEREIN ARE FOR ALL OPERABLE PARTS, CONTROLS, DEVICES, ETC. WHICH REQUIRE THE USE OF A SINGLE HAND TO ACCESS/ OPERATE.
3. HEIGHT REQUIREMENTS SHOWN HEREIN DO NOT APPLY TO SPECIAL EQUIPMENT OR ELECTRICAL/ COMMUNICATION SYSTEM RECEPTACLES NOT NORMALLY INTENDED FOR USE BY OCCUPANTS.
4. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.

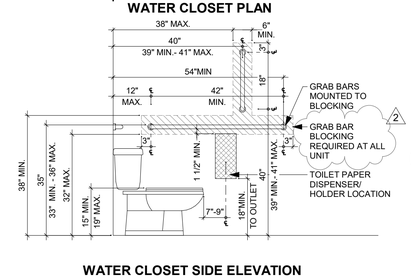




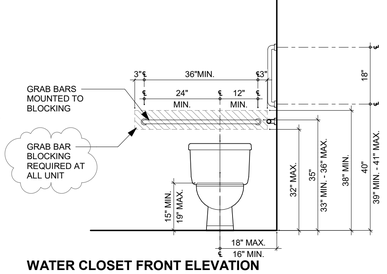
2 ACCESSIBLE MOUNTING HEIGHTS
1/2" = 1' - 0"



WATER CLOSET PLAN



WATER CLOSET SIDE ELEVATION

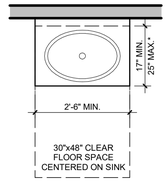


WATER CLOSET FRONT ELEVATION

3 ACCESSIBLE WATER CLOSETS
1/2" = 1' - 0"

NOTES

1. ACCESSIBLE WATER CLOSETS TO ADA SECTION 603.
2. GRAB BARS ARE REQUIRED AND REINFORCEMENT MUST BE PROVIDED IN WALLS TO PERMIT INSTALLATION OF SUCH.
3. GRAB BARS SHALL BE 1-1/2" DIAMETER WITH 1-1/2" CLEARANCE FROM WALL.
4. ACCESSIBLE TOILET AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA SECTION 604.3.
5. FLUSH CONTROLS TO BE LEVER TYPE AND TO BE MOUNTED AT 44" MAX. A.F.F. LEVER MUST BE ON THE WIDE OR OPEN SIDE OF THE FIXTURE.

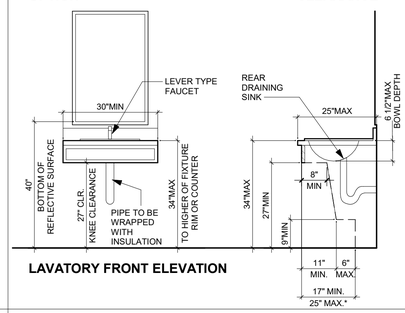


LAVATORY PLAN APPROACH OPTION

NOTES

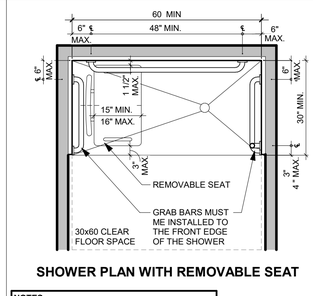
1. ACCESSIBLE LAVATORY TO MEET ADA SECTION 606.
2. ACCESSIBLE LAVATORY AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA (BASED ON APPROACH).
3. EXPOSED PIPES UNDER LAVATORY SHALL BE PROTECTED OR INSULATED AGAINST CONTACT. NO SHARP/ ABRASIVE SURFACES ALLOWED.

KNEE/TOE CLEARANCE

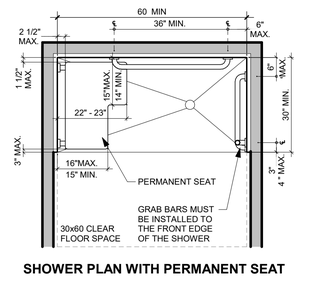


LAVATORY FRONT ELEVATION

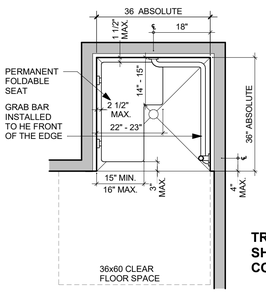
4 ACCESSIBLE LAVATORIES
1/2" = 1' - 0"



SHOWER PLAN WITH REMOVABLE SEAT



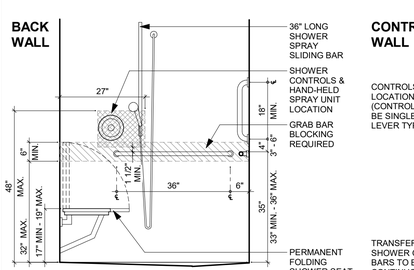
SHOWER PLAN WITH PERMANENT SEAT



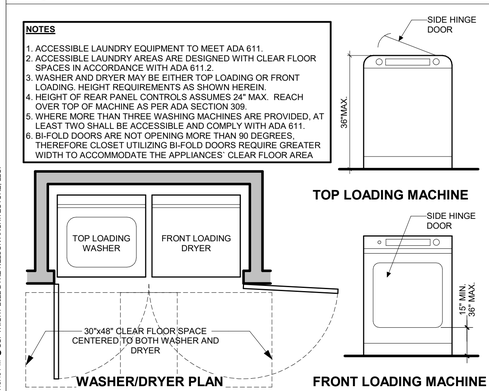
TRANSFER SHOWER COMPARTMENT

NOTES

1. ACCESSIBLE SHOWERS TO MEET ADA SECTION 608.
2. GRAB BARS SHALL BE 1-1/2" DIAMETER WITH 1-1/2" MIN. CLEARANCE FROM WALL. SHOWER CONTROLS, SHOWER FITTINGS, AND VERTICAL GRAB BAR ABOVE. ADA 609.3.
3. ACCESSIBLE SHOWER AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA REQUIREMENTS (BASED ON APPROACH).
4. SHOWER CONTROLS TO BE LEVER TYPE.
5. PROVIDE SHOWER SPRAY UNIT WITH 60" MIN. LONG HOSE, THAT CAN BE USED AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER. FIXED HEAD MUST BE MOUNTED 48" MAX. ABOVE FLOOR MEASURED TO TOP OF OPERABLE PART OF HAND-HELD SHOWER UNIT.
6. SHOWER TO DELIVER WATER THAT IS THERMAL SHOCK PROTECTED TO 120°F MAX.
7. IN STANDARD ROLL-IN SHOWER COMPARTMENTS WITHOUT A SEAT, THE CONTROLS, FAUCET, AND SHOWER SPRAY UNIT CAN BE LOCATED ON ANY OF THE THREE WALLS, BUT WITHIN ACCESSIBLE REACH RANGE.



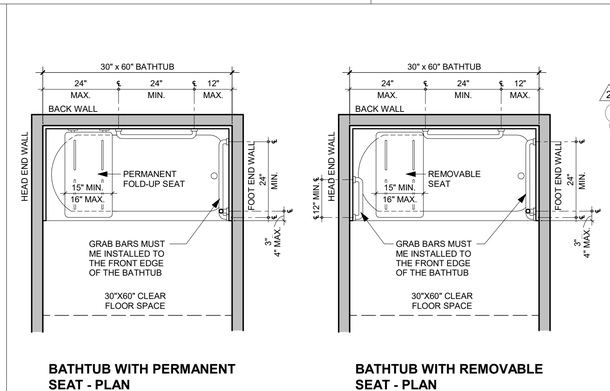
5 ACCESSIBLE SHOWERS (ROLL-IN)
1/2" = 1' - 0"



6 ACCESSIBLE LAUNDRY EQUIPMENT
1/2" = 1' - 0"

NOTES

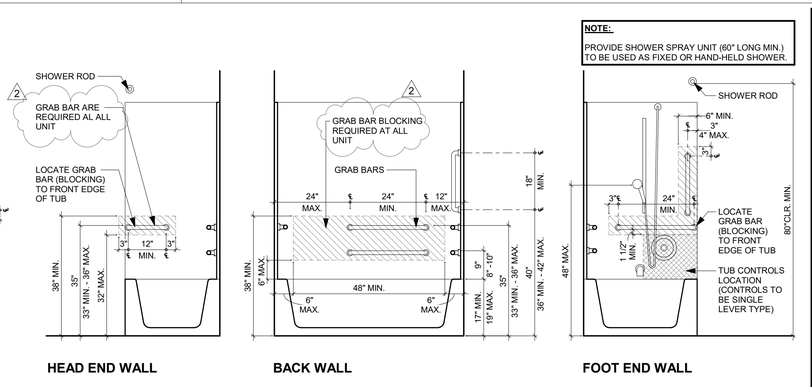
1. ACCESSIBLE LAUNDRY EQUIPMENT TO MEET ADA 611.
2. ACCESSIBLE LAUNDRY AREAS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA 611.2.
3. WASHER AND DRYER MAY BE EITHER TOP LOADING OR FRONT LOADING. HEIGHT REQUIREMENTS AS SHOWN HEREIN.
4. HEIGHT OF REAR PANEL CONTROLS ASSUMES 24" MAX. REACH OVER TOP OF MACHINE AS PER ADA SECTION 309.
5. WHERE MORE THAN THREE WASHING MACHINES ARE PROVIDED, AT LEAST TWO SHALL BE ACCESSIBLE AND COMPLY WITH ADA 611.
6. BI-FOLD DOORS ARE NOT OPENING MORE THAN 90 DEGREES, THEREFORE CLOSET UTILIZING BI-FOLD DOORS REQUIRE GREATER WIDTH TO ACCOMMODATE THE APPLIANCES' CLEAR FLOOR AREA



BATHTUB WITH PERMANENT SEAT - PLAN

BATHTUB WITH REMOVABLE SEAT - PLAN

7 ACCESSIBLE BATHTUBS W/O PERMANENT SEATS
1/2" = 1' - 0"



HEAD END WALL

BACK WALL

FOOT END WALL

NOTES:

1. GRAB BARS SHALL BE 1-1/2" DIAMETER WITH 1-1/2" CLEARANCE FROM WALL, AND SECURELY FASTENED TO BLOCKING.
2. ACCESSIBLE BATHING AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA REQUIREMENTS (BASED ON APPROACH).
3. BATHROOM FIXTURES TO BE LEVER TYPE.
4. TUB/ SHOWER TO DELIVER WATER THAT IS THERMAL SHOCK PROTECTED TO 120 F MAX.

HANDICAP CODE:

1. ALL HARDWARE TO BE LEVER TYPE HARDWARE. ANY LOCKING MECHANISM TO BE ACCESSIBLE PUSH BOTTOM TYPE PER ADA 205.
2. REFLECTIVE SURFACE OF MIRROR TO BE MAXIMUM HEIGHT 40" A.F.F.
3. TOILET PAPER DISPENSER TO BE LOCATED 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THERE SHALL BE A CLEARANCE OF 1-1/2" MINIMUM BELOW THE GRAB BAR.
4. ALL THRESHOLDS TO BE 1/2" MAXIMUM CHANGE IN LEVEL FROM TOP OF THRESHOLD TO FINISHED FLOOR OR PATIO SURFACE.
5. TOILET CENTERLINE TO BE 16" - 18" FROM WALL MEASURED FROM FACE OF DRYWALL.
6. RANGE, WASHER AND DRYER TO HAVE FRONT CONTROLS, RANGE HOOD TO HAVE CONTROLS OR SWITCH IN ACCESSIBLE REACH.
7. REFRIGERATOR TO HAVE 50% OF FREEZER 54" A.F.F. MAX.
8. EXTEND FLOOR FINISH UNDER REMOVABLE CABINETS.
9. TOILET FLUSH CONTROLS SHALL BE LOCATED ON THE OUTSIDE OF THE TANK ON THE SIDE WHICH IS AWAY FROM THE WALL.
10. AT SHOWERS AND TUBS PROVIDE OFFSET CONTROLS, HAND-HELD SHOWER HOSE, AND SLIDE BAR PER ADA 607 & 608.
11. WINDOW CONTROLS MUST BE MAXIMUM 48" A.F.F. ACCESSIBLE HARDWARE MUST BE INSTALLED ON NEW/ EXISTING WINDOWS.
12. 32" CLEAR OPENING AT ALL PASSAGE DOORS. PROVIDE 36" DOORS.
13. TOWEL BARS AT 48" MAX. A.F.F. TO TOP OF BAR.
14. PROVIDE BLOCKING FOR VERTICAL GRAB BAR AT SHOWER, TUB AND TOILET.
15. PROVIDE ONE OUTLET 44" A.F.F. ON EACH WALL OF KITCHEN THAT IS AT DISTANCE GREATER THAN 36" FROM PERPENDICULAR WALL.
16. PROVIDE ONE PORTION OF HANGING ROD AND SHELF IN EACH CLOSET AT 48" A. F. F. TO TOP OF SHELF.
17. OPERABLE PARTS OF EQUIPMENT (BREAKER PANELS, THERMOSTATS, BLINDS CONTROLS, CEILING PULL-CHAINS, ETC.) MUST BE INSTALLED (LOWERED, IF EXISTING) AT 48" MAX. A.F.F. TO TOP OF CONTROLS.

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CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

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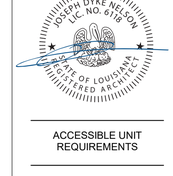
REVISIONS		
2	5/23/25	ADDEND. #2

JOB NUMBER:	24-064
ISSUED:	04/25/25

ISSUED FOR:

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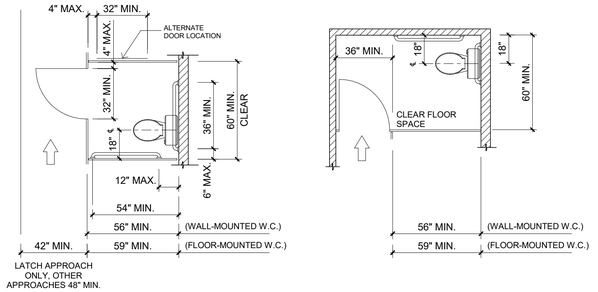
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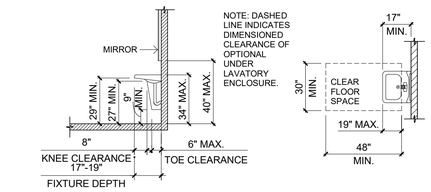
ACCESSIBLE UNIT REQUIREMENTS

G002

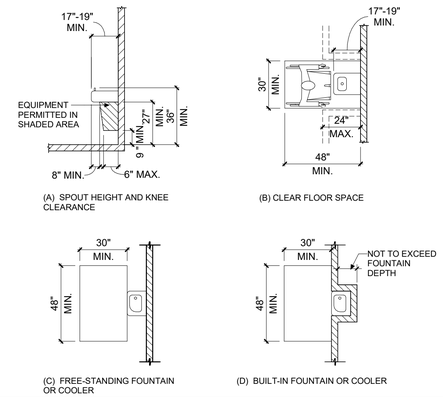
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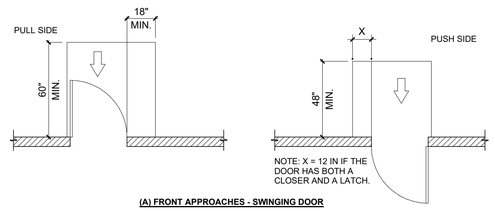
1 TOILET STALL DETAILS
1/4" = 1'-0"



5 LAVATORY CLEARANCES AND CLEAR FLOOR SPACE
1/4" = 1'-0"

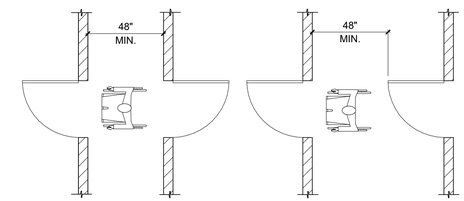


6 DRINKING FOUNTAINS AND WATER COOLERS
1/4" = 1'-0"

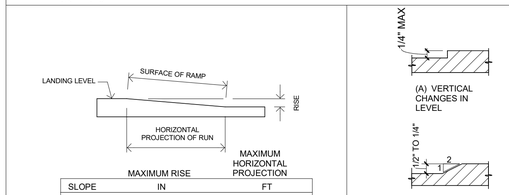


NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

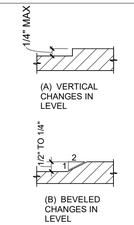
7 MANEUVERING CLEARANCES AT DOOR
1/4" = 1'-0"



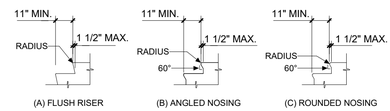
8 TWO HINGED DOORS IN SERIES
1/4" = 1'-0"



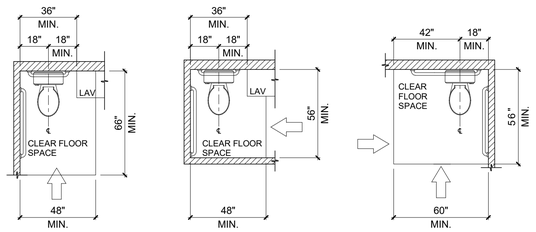
15 RAMP DIMENSIONS AND COMPONENTS
1/4" = 1'-0"



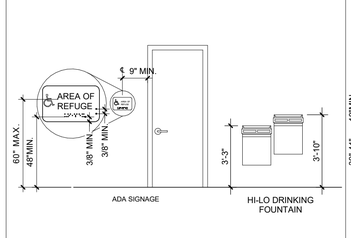
16 CHANGES IN LEVEL
1/4" = 1'-0"



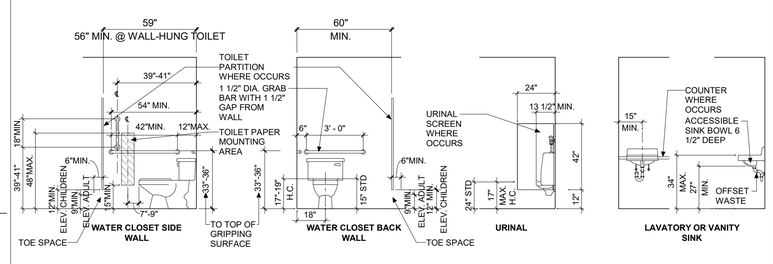
17 USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSINGS
1/4" = 1'-0"



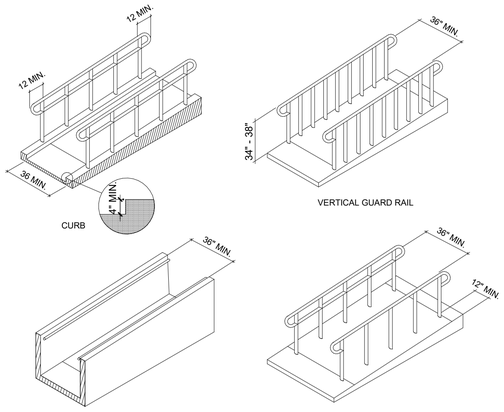
2 WATER CLOSET CLEAR FLOOR SPACE
1/4" = 1'-0"



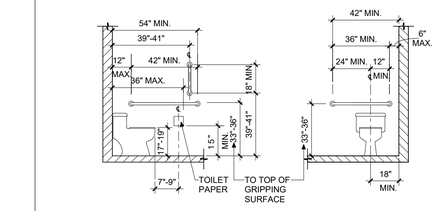
9 TYP. ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



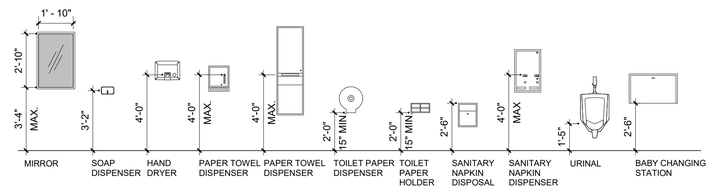
10 TYP. PLUMBING FIXTURES AND ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



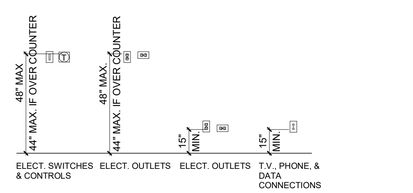
18 HANDRAIL EXTENSIONS AND EDGE PROTECTION
1/4" = 1'-0"



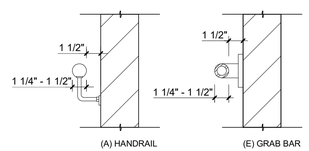
3 WATER CLOSET GRAB BAR SPACING
1/4" = 1'-0"



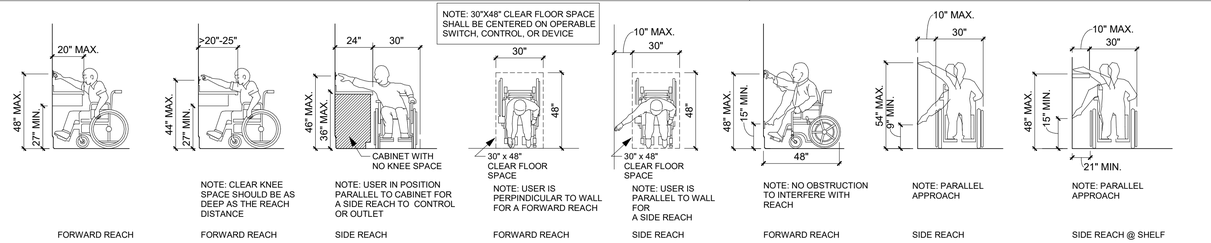
11 TYP. TOILET ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



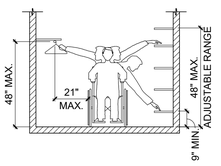
12 TYP. OUTLET AND SWITCH MOUNTING HEIGHTS
1/4" = 1'-0"



4 HANDRAIL AND GRAB BAR SIZE AND SPACING
1/4" = 1'-0"



13 WHEELCHAIR REAR DIMENSIONS AND CLEARANCES
1/4" = 1'-0"



14 STORAGE SHEVLES AND CLOSETS
1/4" = 1'-0"

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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

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441 FALCONER DR, COVINGTON, LA 70433

REVISIONS

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

ADA DIAGRAMS

G003

PHASE: PERMIT

BUILDING CODE SUMMARY:

2021 INTERNATIONAL BUILDING CODE (IBC)

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RESIDENTIAL GROUP R-2

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TYPE VA CONSTRUCTION
R-2 OCCUPANCY
NFPA 13R SPRINKLER SYSTEM

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ALLOWABLE BUILDING HEIGHT = 60'-0"
ACTUAL BUILDING HEIGHT = 59'-8"

TABLE 506.2 - ALLOWABLE AREA FACTOR

ALLOWABLE BUILDING AREA = 12,000

SECTION 506.2.1 - SINGLE OCCUPANCY BUILDINGS

ALLOWABLE AREA OF EACH STORY:Aa = At+(NSxIf)
12,000 + (12,000 x .75) = 21,000 SF PER STORY

ACTUAL AREA PER STORY:
FIRST FLOOR = 28,579 SF
SECOND FLOOR = 28,250 SF
THIRD FLOOR = 28,250 SF
FOURTH FLOOR = 28,250 SF

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES
1 HOUR SEPARATION REQUIRED BETWEEN R-2 OCCUPANCY, BUSINESS OCCUPANCY, AND ASSEMBLY OCCUPANCY.

ASSEMBLY: KITCHENETTE AND LOUNGE
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OTHER: LAUNDRY ROOM, MANTENANCE SHOP

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PRIMARY STRUCTURAL FRAME = 1 HR

BEARING WALLS
EXTERIOR = 1 HR
INTERIOR = 1 HR

NONBEARING WALLS AND PARTITIONS
EXTERIOR = 0 HR
INTERIOR = 0 HR

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKIGN WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATLY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

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TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS
FIRE WALL IN OCCUPANCY GROUP R-2 SHALL HAVE A 3-HOUR FIRE- RESISTANCE RATING; EXCEPT IN TYPE V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE- RESISTANCE RATING.

706.5 HORIZONTAL CONTINUITY
FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTIONS:
1. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING OR SIDING PROVIDED THAT THE EXTERIOR WALL HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR FOR A HORIZTONAL DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.

706.6 VERTICAL CONTINUITY
FIRE WALLS SHALL EXTEND FROM TEH FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. IN BUILDINGS OF TYPES III, IV, AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET:
   1.1 ROOF OPENINGS ARE NOT LESS THAN 4 FEET FROM THE FIRE WALL.
   1.2 THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING.
   1.3 THE ROOF SHEATING OR DECK IS CONSTRUCTED OF FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED BY 5/8" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK. SUPPORTED BY NOT LESS THAN 2 INCH NOMIMAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL.

708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
EXCEPTIONS:
1. CORRIDOR WALLS PERMITTED TO HAVE A 1/2-HOUR FIRE-RESISTANCE RATING BY **TABLE 1020.2**
2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2-HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
EXCEPTIONS: HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE NOT LESS THAN 1/2-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IN A BUILDING OF TYPE IIB, IIIB, AND VB CONSTRUCTION, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

713.4 FIRE-RESISTANCE RATING
SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.1 OCCUPANT LOAD

RESIDENTIAL (R-2): 200 GROSS SF PER OCCUPANT
BUSINESS (B): 150 GROSS SF PER OCCUPANT
ASSEMBLY - UNCONCENTRATED (A): 15 NET SF PER OCCUPANT
MECHANICAL / MAINTENANCE (M): 300 GROSS SF PER OCCUPANT
EXERCISE ROOMS: 50 GROSS SF PER OCCUPANT

1ST FLOOR: 189 OCCUPANTS
2ND FLOOR: 134 OCCUPANTS
3RD FLOOR: 134 OCCUPANTS
4TH FLOOR: 134 OCCUPANTS

TOTAL OCCUPANTS: 591 OCCUPANTS

1005.3.1 STAIRWAYS
MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3" PER OCCUPANT.

1005.3.2 OTHER EGRESS COMPONENTS
MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2" PER OCCUPANT.

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING
R-2 OCCUPANCY > 10 OCCUPANTS W/ SPRINKLER = 1/2 HOUR RATING

1023.1 INTERIOR EXIT STAIRWAYS AND RAMPS
INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024, EXCEPT AS PERMITTED IN SECTION 1028.2

1023.2 CONSTRUCTION
ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

1028.2 EXIT DISCHARGE
EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.

2021 INTERNATIONAL PLUMBING CODE

CHAPTER 4: FIXTURE, FAUCETS, AND FIXTURE SETTINGS

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

R-2 OCCUPANCY
WATER CLOSETS MALE/FEMALE = 1 PER DWELLING UNIT
LAVATORIES MALE/FEMALE = 1 PER DWELLING UNIT
1 KITCHEN SINK PER DWELLING UNIT
1 AUTOMATIC CLOTHES WASHER CONNECTION PER DWELLING UNIT

BUSINESS OCCUPANCY
WATER CLOSETS: MALE/FEMALE = 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
LAVATORIES: MALE/FEMALE = 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAIN: 1 PER 100

ASSEMBLY OCCUPANCY
WATER CLOSETS: MALE = 1 PER 125 / FEMALE = 1 PER 65
LAVATORIES: MALE/FEMALE = 1 PER 200
DRINKING FOUNTAIN: 1 PER 500

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

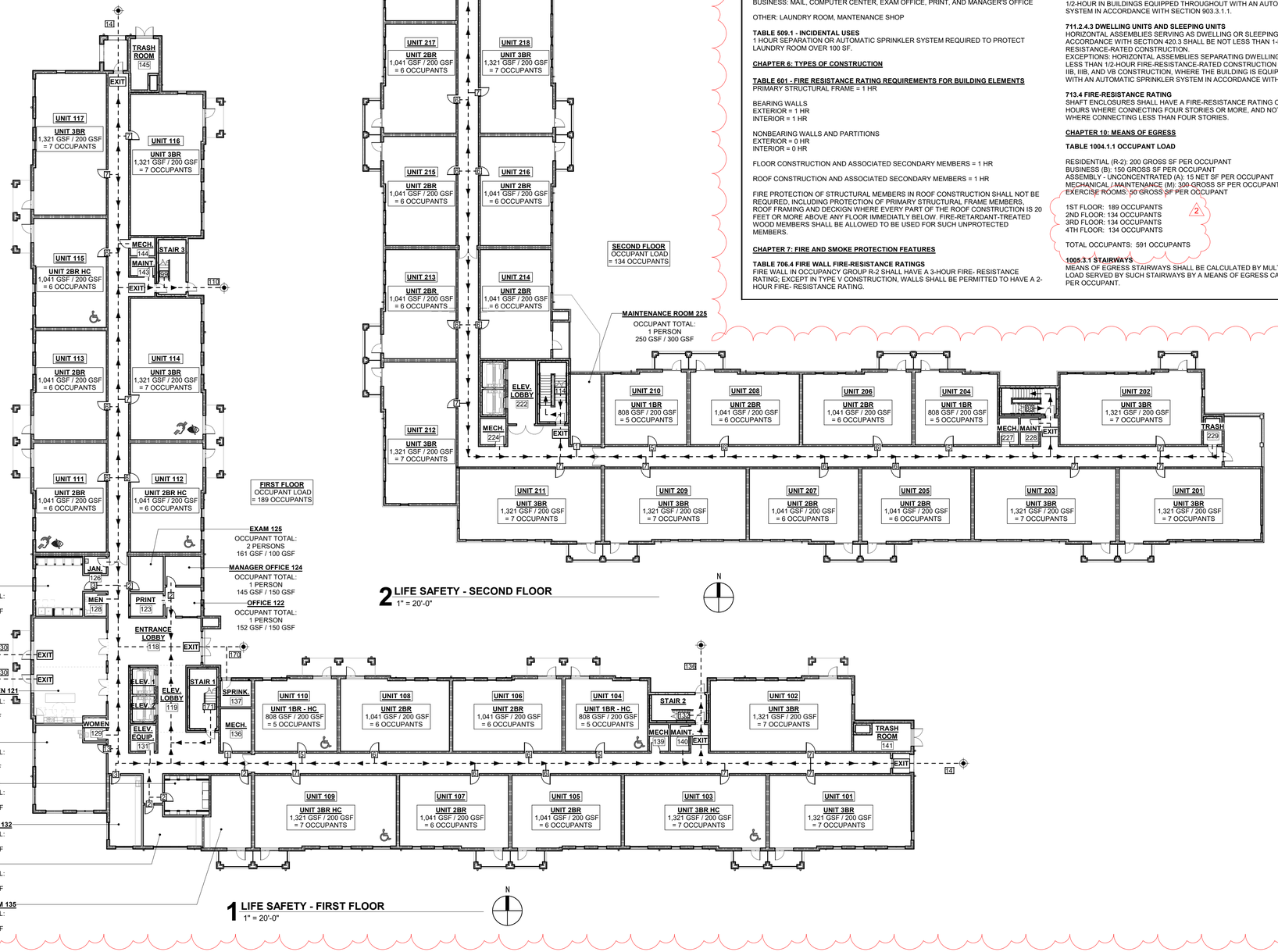
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

CLIMATE ZONE 2 - GROUP R

ROOF: ATTIC OR OTHER R-38

WALLS ABOVE GRADE: WOOD FRAMED AND OTHER R-13 + R-3.8ci OR R-20



LIFE SAFETY PLAN LEGEND

- EXIT FROM SPACE/ROOM
- POINT OF EXIT DISCHARGE
- FE — WALL MOUNTED FIRE EXTINGUISHER **
- FE — UNDERCABINET MOUNTED FIRE EXTINGUISHER
- EXIT ACCESS
- ACCESSIBLE PATH
- EGRESS PATH

**NOTE: FIRE EXTINGUISHERS TO INSTALLED IN SEMI-RECESSED CABINET. CABINET NOT TO PROJECT MORE THAN 4" INTO PATHWAY. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

WALL RATING LEGEND

- 1 HOUR RATED PARTION
- 2 HOUR RATED PARTITION

NOTE: WALL RATING LABELS INDICATE WALL PARTITIONS PROVIDING SEPARATION PROTECTION AND REQURIED PROTECTION OF BUILDING ELEMENTS. CONTRACTOR TO CONFIRM PENETRATIONS ARE PROPERLY PROTECTED AND THAT PARTITION RATINGS ARE CONTINUOUS THROUGHOUT.

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
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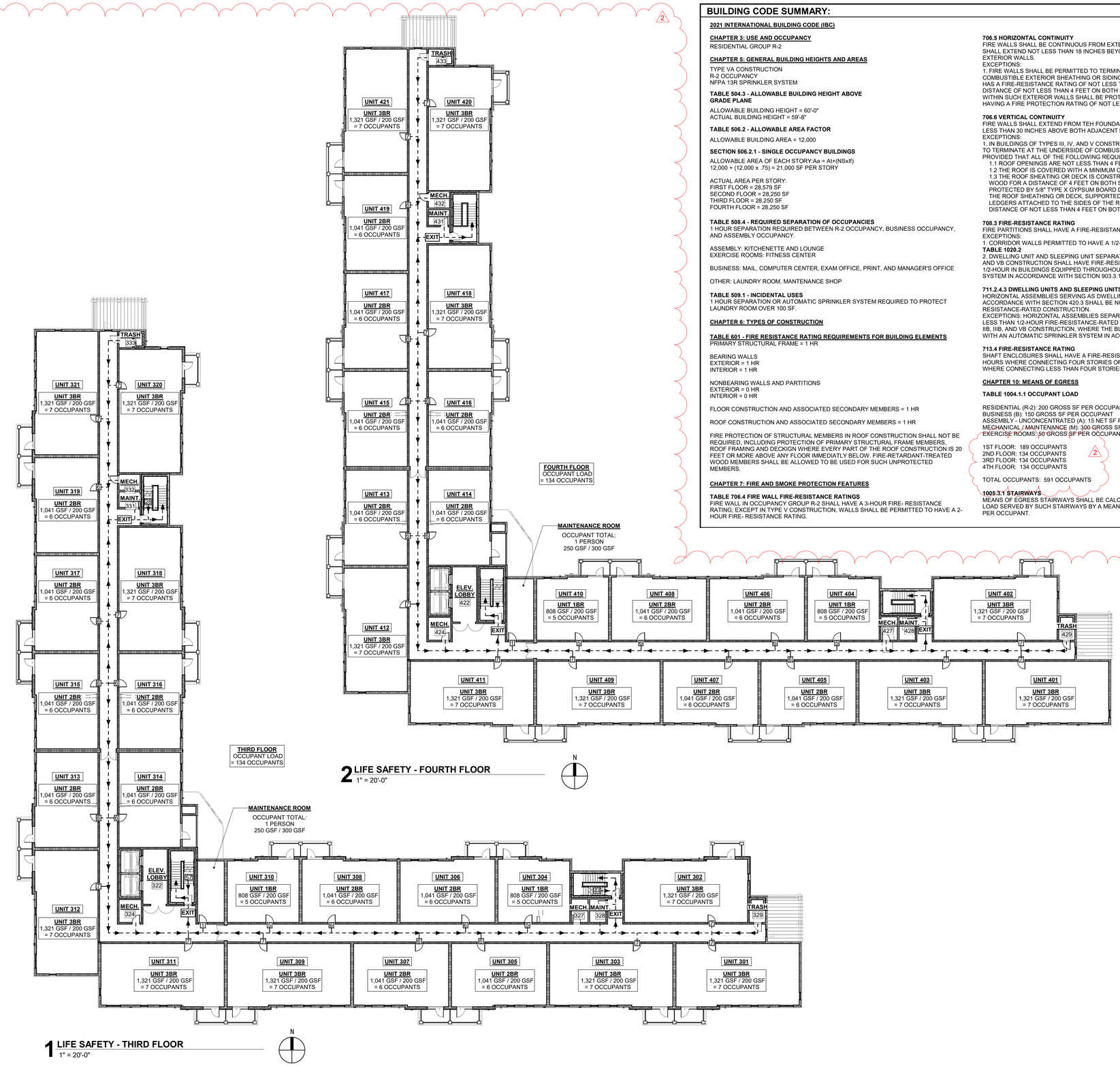
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JOSEPH DYKE NELSON LIC. NO. 61718 STATE OF LOUISIANA REGISTERED ARCHITECT

LIFE SAFETY PLANS

LS100

PHASE: PERMIT



2 LIFE SAFETY - FOURTH FLOOR
1" = 20'-0"

1 LIFE SAFETY - THIRD FLOOR
1" = 20'-0"

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EXCEPTIONS:
1. CORRIDOR WALLS PERMITTED TO HAVE A 1/2-HOUR FIRE-RESISTANCE RATING BY **TABLE 1020.2**
2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2-HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
EXCEPTIONS: HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE NOT LESS THAN 1/2-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IN A BUILDING OF TYPE IIB, IIIB, AND VB CONSTRUCTION, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

713.4 FIRE-RESISTANCE RATING
SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.1 OCCUPANT LOAD

RESIDENTIAL (R-2): 200 GROSS SF PER OCCUPANT
BUSINESS (B): 150 GROSS SF PER OCCUPANT
ASSEMBLY - UNCONCENTRATED (A): 15 NET SF PER OCCUPANT
MECHANICAL / MAINTENANCE (M): 300 GROSS SF PER OCCUPANT
EXERCISE ROOMS: 50 GROSS SF PER OCCUPANT

1ST FLOOR: 189 OCCUPANTS
2ND FLOOR: 134 OCCUPANTS
3RD FLOOR: 134 OCCUPANTS
4TH FLOOR: 134 OCCUPANTS

TOTAL OCCUPANTS: 591 OCCUPANTS

1005.3.1 STAIRWAYS
MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3" PER OCCUPANT.

1005.3.2 OTHER EGRESS COMPONENTS
MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2" PER OCCUPANT.

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING
R-2 OCCUPANCY > 10 OCCUPANTS W/ SPRINKLER = 1/2 HOUR RATING

1023.1 INTERIOR EXIT STAIRWAYS AND RAMPS
INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024, EXCEPT AS PERMITTED IN SECTION 1028.2

1023.2 CONSTRUCTION
ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

1028.2 EXIT DISCHARGE
EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.

2021 INTERNATIONAL PLUMBING CODE

CHAPTER 4: FIXTURE, FAUCETS, AND FIXTURE SETTINGS

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

R-2 OCCUPANCY
WATER CLOSETS MALE/FEMALE = 1 PER DWELLING UNIT
LAVATORIES MALE/FEMALE = 1 PER DWELLING UNIT
1 KITCHEN SINK PER DWELLING UNIT
1 AUTOMATIC CLOTHES WASHER CONNECTION PER DWELLING UNIT

BUSINESS OCCUPANCY
WATER CLOSETS: MALE/FEMALE = 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
LAVATORIES: MALE/FEMALE = 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAIN: 1 PER 100

ASSEMBLY OCCUPANCY
WATER CLOSETS: MALE = 1 PER 125 / FEMALE = 1 PER 65
LAVATORIES: MALE/FEMALE = 1 PER 200
DRINKING FOUNTAIN: 1 PER 500

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

CLIMATE ZONE 2 - GROUP R

ROOF: ATTIC OR OTHER R-38

WALLS ABOVE GRADE: WOOD FRAMED AND OTHER R-13 + R-3.8ci OR R-20

LIFE SAFETY PLAN LEGEND

- EXIT FROM SPACE/ROOM
- POINT OF EXIT DISCHARGE
- FE WALL MOUNTED FIRE EXTINGUISHER **
- FE UNDERCABINET MOUNTED FIRE EXTINGUISHER
- EXIT ACCESS
- ACCESSIBLE PATH
- EGRESS PATH

**NOTE: FIRE EXTINGUISHERS TO INSTALLED IN SEMI-RECESSED CABINET. CABINET NOT TO PROJECT MORE THAN 4" INTO PATHWAY. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

WALL RATING LEGEND

- 1 HOUR RATED PARTION
- 2 HOUR RATED PARTITION

NOTE: WALL RATING LABELS INDICATE WALL PARTITIONS PROVIDING SEPARATION PROTECTION AND REQURIED PROTECTION OF BUILDING ELEMENTS. CONTRACTOR TO CONFIRM PENETRATIONS ARE PROPERLY PROTECTED AND THAT PARTITION RATINGS ARE CONTINUOUS THROUGHOUT.

DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

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JOSEPH DYKE NELSON
LIC. NO. 61718
STATE OF LOUISIANA
REGISTERED ARCHITECT

LIFE SAFETY PLANS

LS101

PHASE: PERMIT

g:\27\2025 11:33:39 AM © COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC

APPLICABLE ST. TAMMANY PARISH DEPT. OF UTILITIES STANDARDS:

G-201 SEWER STANDARD NOTES (SHEET 1 OF 2)
G-202 SEWER STANDARD NOTES (SHEET 2 OF 2)

C-511 SEWER STANDARD NOTES (GRAVITY SEWER)(SHEET 1 OF 2)
C-512 SEWER STANDARD NOTES (SEWER FORCE MAIN)(SHEET 2 OF 2)

G-101 WATER STANDARD NOTES (SHEET 1 OF 2)
G-102 WATER STANDARD NOTES (SHEET 2 OF 2)

C-501 WATER STANDARD DETAILS (SHEET 1 OF 3)
C-502 WATER STANDARD DETAILS (SHEET 2 OF 3)
C-503 TABLE OF APPROVED FITTINGS (SHEET 3 OF 3)

PLANS FOR PROPOSED PRIVATE PARKING LOT, STORM DRAINAGE IMPROVEMENTS, & UTILITIES FOR

CAPSTONE AT COVINGTON

LOCATED ON FALCONER ROAD

COVINGTON, LOUSIANA

LOCATED IN SECTION 10, T7S, R11E GREENBURG DISTRICT, ST TAMMANY PARISH, LOUISIANA

MARCH 2025

Sheet List Table	
Sheet Number	Sheet Title
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS
C-3	OVERALL SITE PLAN
C-4	DETAILED SITE PLAN
C-5	OVERALL GRADING & DRAINAGE PLAN
C-6	DETAILED GRADING & DRAINAGE LAYOUT
C-7	DETAILED GRADING AND DRAINGE LAYOUT
C-8	UTILITY PLAN
C-9	JOINT LAYOUT
C-10	IMPERVIOUS AREA MAP
C-11	EROSION CONTROL PLAN
C-12	SITE DETAILS
C-13	CROSS SECTIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS

UTILITIES/CONTACTS

WATER SERVICE
ST. TAMMANY PARISH GOVERNMENT
DEPARTMENT OF UTILITIES
21454 KOOP DRIVE
MANDEVILLE, LA 70471
985-276-6400

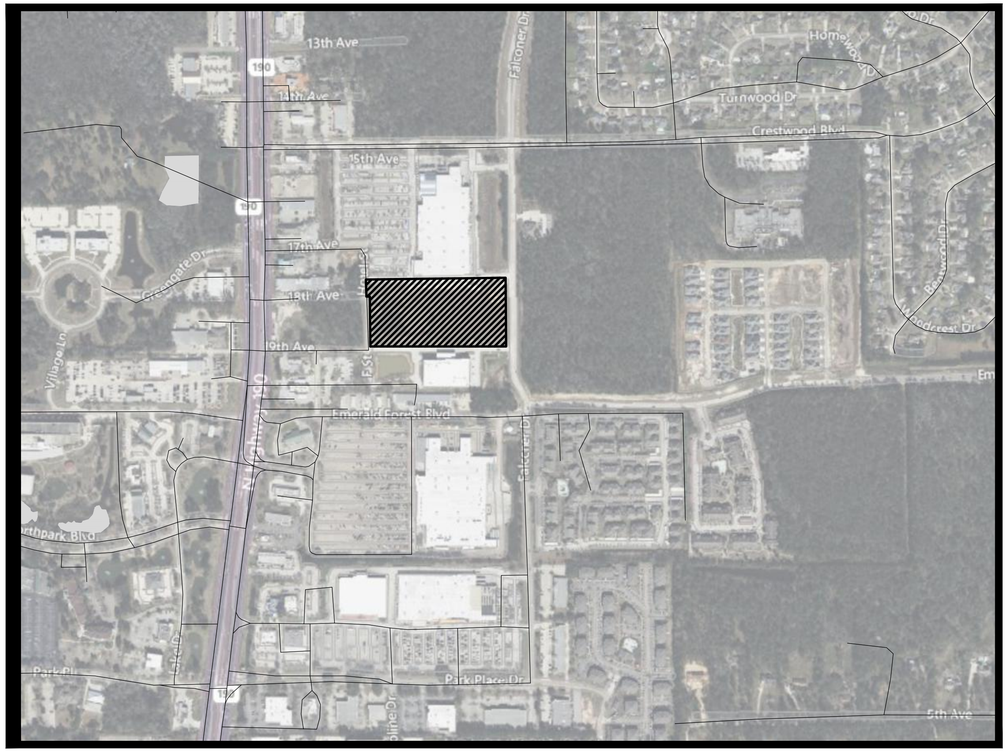
SEWER SERVICE
ST. TAMMANY PARISH GOVERNMENT
DEPARTMENT OF UTILITIES
21454 KOOP DRIVE
MANDEVILLE, LA 70471
985-276-6400

ELECTRICAL SERVICE
CLECO POWER
2030 DONAHUE FERRY ROAD
PO BOX 5000
PINEVILLE, LA 71361-5000
AMY S. THIBODEAUX
337-277-4950
AMY.THIBODEAUX@CLECO.COM

TELEPHONE SERVICE
CHARTER COMMUNICATIONS
1-855-287-1159

GAS SERVICE
CENTERPOINT ENTERGY
MICHAEL COX
985-735-1308
MICHAEL.COX@CENTERPOINTENERGY.COM

CABLE SERVICE
UNITI FIBER
1-866-941-6940



VICINITY MAP
SCALE: 1" =400'

NOTES

1) ALL WORK IN THIS CONTRACT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ST. TAMMANY PARISH ENGINEERING DIVISION, LATEST EDITION.

2) THE APPROVAL OF THESE PLANS APPLIES TO THE CONSTRUCTION FEATURES ONLY AS REQUIRED BY THE ST TAMMANY PARISH DEPARTMENT OF PUBLIC WORKS REGULATIONS.

3) THE OWNER OF EACH LOT WILL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

4) THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADEQUATE CONSTRUCTION SIGNAGE AND BARRICADES WHERE REQUIRED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

5) AN LA DOTD PERMIT IS REQUIRED FOR ACTIVITY WITHIN A STATE RIGHT-OF-WAY.

6) MR ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY LIGHTING DESIGN. ANY DETAILS SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE DEEMED AS A CERTIFIED DESIGN. THIS INFORMATION IS INCLUDED AS A PLACE HOLDER ONLY AND IS ONLY CONCEPTUAL IN NATURE. PLEASE REFER TO THE APPROPRIATE SHEETS FOR DETAILED INFORMATION TO BE PROVIDED BY OTHERS.

7) THE 2016 EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, ALONG WITH THE LATEST DOTD SUPPLEMENTAL SPECIFICATIONS, SHALL GOVERN ON THIS PROJECT WITHIN DOTD RIGHT OF WAY.

APPLICABLE D.O.T.D. STANDARD PLANS*
BM-01 BEDDING AND BACKFILL DETAILS
EC-01 TEMPORARY EROSION CONTROL DETAILS

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PUBLIC WORKS (ST. TAMMANY PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED IF WORKING ON PUBLIC ROADS) AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL NOTIFY ALL UTILITY COMPANIES OF CONSTRUCTION. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

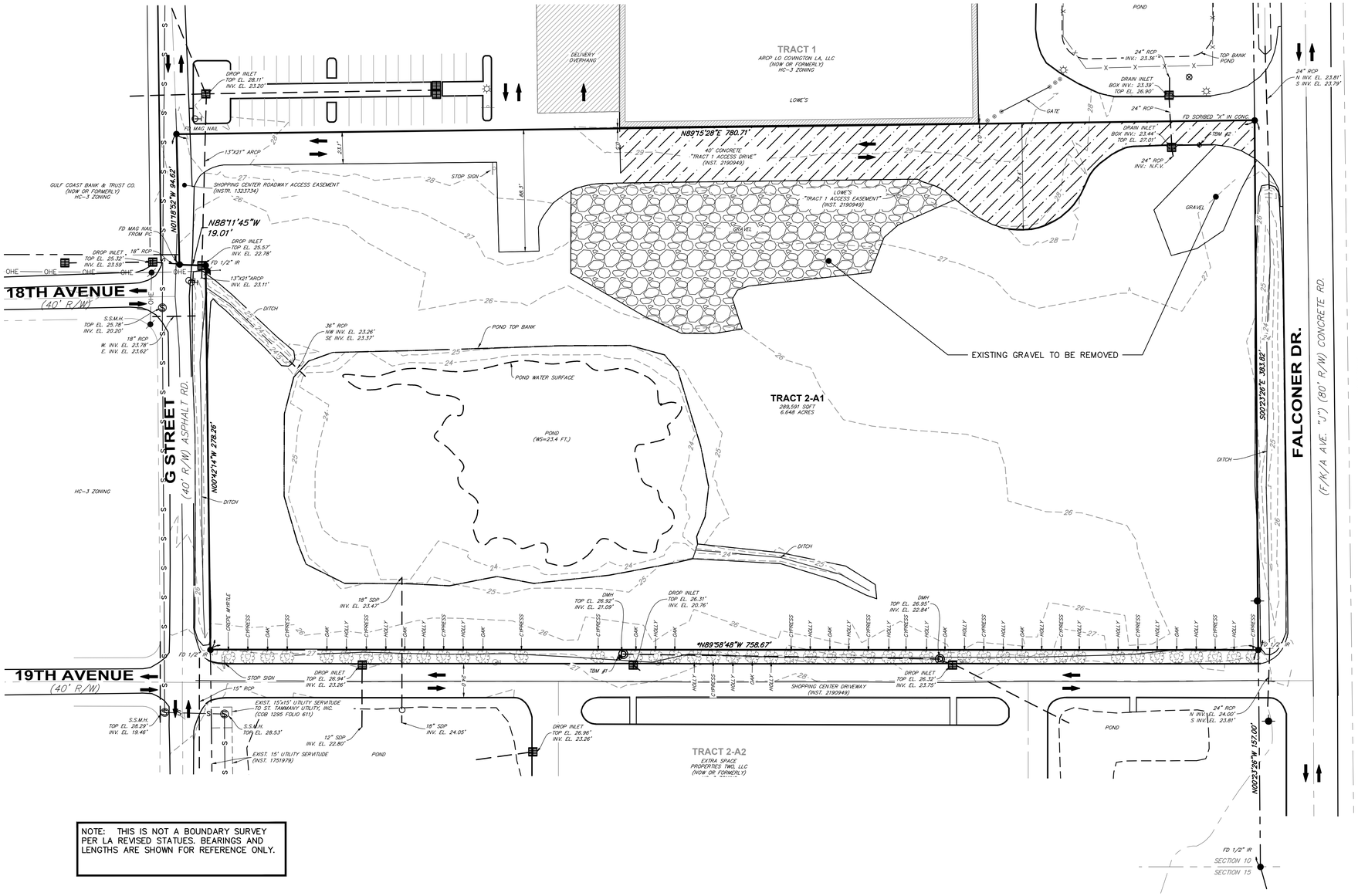
TITLE SHEET

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-DP17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-1

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DDS\01 TITLE SHEET.DWG MAY-12-2025 JONATHAN



NOTE: THIS IS NOT A BOUNDARY SURVEY PER LA REVISED STATUES. BEARINGS AND LENGTHS ARE SHOWN FOR REFERENCE ONLY.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- CULVERT
- OVERHEAD UTILITIES
- POND
- ROAD CENTERLINE
- TOP BANK OF DITCH
- DITCH CENTERLINE
- BUILDING SETBACK
- 62 CONTOUR LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- R/W MARKER
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- PIPELINE MARKER
- SEWER MANHOLE
- AIR RELEASE VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE WITH ANCHOR

N

W E

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

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93445 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 41561S
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CIVIL ENGINEERING
5/7/2025

Louisiana 811

LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS (EXCLUDING PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PUBLIC WORKS AND WEEKENDS) PRIOR TO WORK COMMENCEMENT, TO LOCATE ALL UTILITIES OWNED OR OPERATED BY PUBLIC UTILITIES AND TO REQUEST THAT THEY BE LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

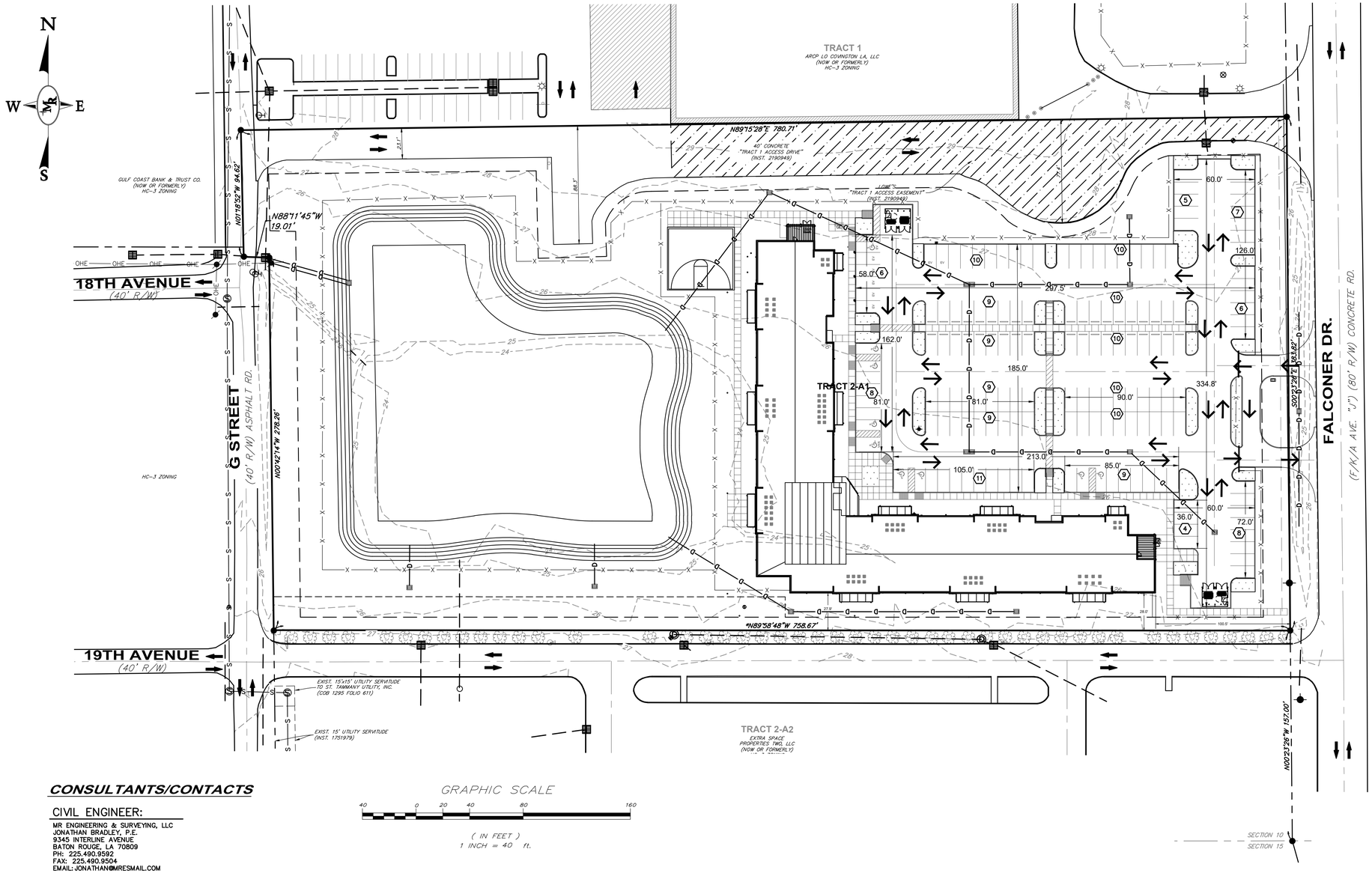
EXISTING CONDITIONS

DESIGNED	JAB	DETAILED	JAB
CHECKED	JAB	CHECKED	JAB
DATE	APRIL 25	SHEET	C-2OF17

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-2

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COS\02 EXISTING CONDITIONS.DWG MAY-12-2025 JONATHAN



LEGEND:

- (4) PARKING COUNT
- LANDSCAPED ISLAND (162 S.F. MIN.)
- VEHICULAR DIRECTION OF TRAVEL
- PROPOSED DRAINAGE PIPE
- PROPOSED RETICULINE GRATE INLET

NOTE: THIS IS NOT A BOUNDARY SURVEY PER LA REVISED STATUES. BEARINGS & DISTANCES ARE FOR REFERENCE ONLY.

CONSULTANTS/CONTACTS

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MR ENGINEERING & SURVEYING, LLC
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9345 INTERLINE AVENUE
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LAND SURVEYOR:
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LANDSCAPE ARCHITECT:
JON J. PULLIAM, LANDSCAPE ARCHITECT LLC
JON PULLIAM, ASLA
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504
EMAIL: JON@PULLIAMLA.COM

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

PARKING REQUIREMENTS:

CATEGORY	FORMULA	# OF UNITS	REQ'D SPACES
RESIDENTIAL	1.5 SPACES PER UNIT	80	120
TOTAL SPACES REQUIRED			120
TOTAL SPACES PROVIDED			160
TOTAL ADA SPACES PROVIDED			9

*NOTE: 8 ELECTRIC VEHICLE CHARGING SPACES ARE SHOWN AT THIS TIME WITH AN ADDITIONAL 8 SPACES PLANNED IN THE FUTURE. 1 OF THE ELECTRIC VEHICLE SPACES IS TO BE A HANDICAP PARKING SPACE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS, AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT TO BUILDING, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
5. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
6. ALL DRIVE ISLES SHALL BE 24' IN WIDTH. ALL PARKING SPACES ARE A MINIMUM OF 18' DEEP.

GENERAL NOTES:

ZONED: NC-5
AREA: 3.526 ACRES
NO. OF LOTS: 1
SEWER: ST. TAMMANY DEPT. OF UTILITIES
WATER: ST. TAMMANY DEPT. OF UTILITIES
ELECTRICITY: CLECO
NATURAL GAS: TOWN OF MADISONVILLE
ADJACENT BASE FLOOD ELEVATION: 17'
FLOOD ZONE: ZONE C
MINIMUM FFE: 28.5'
DETENTION POND 100-YR DESIGN PEAK WATER SURFACE: 26.8'
MAXIMUM ALLOWABLE BUILDING HEIGHT: 60' (PER ZONING)
PROPOSED HEIGHT: 60'

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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
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PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL PROTECT AND SUPPORT ALL UTILITIES AS REQUIRED BY THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

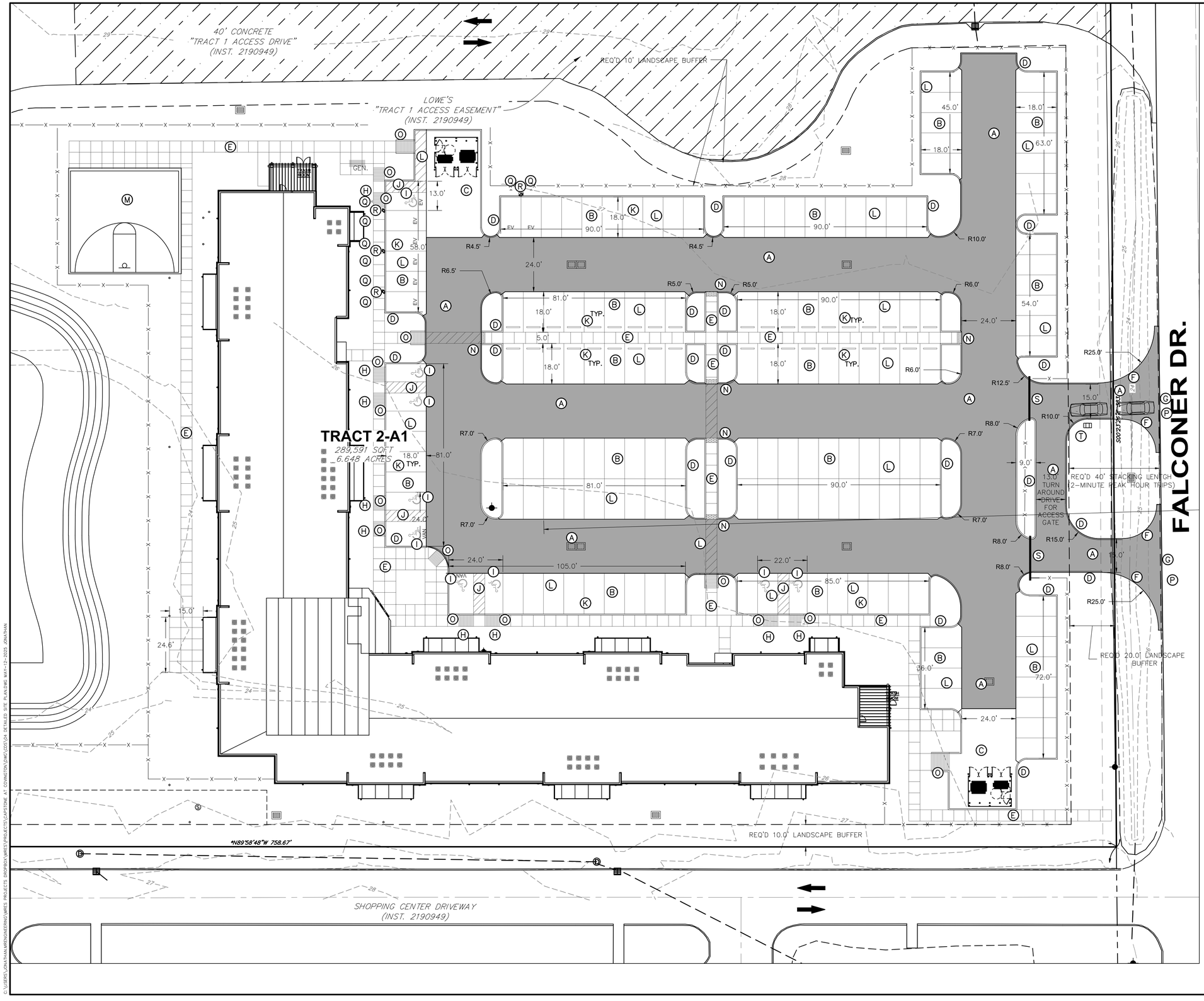
CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH
OVERALL SITE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB CHECKED	JAB CHECKED	APRIL 25 C-SPT7	

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-3

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS SHOPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COS\03 SITE PLAN.DWG MAY-12-2025 JONATHAN



KEY NOTES:

- (A) 7" HEAVY DUTY CONCRETE PAVING
  SEE DETAIL 3, SHT C–12
- (B) STANDARD DUTY 5" CONCRETE PAVEMENT (PARKING SPACES)
  SEE DETAIL 4, SHT C–12
- (C) 8" HEAVY DUTY CONCRETE PAVING– DUMPSTER PAD
  SEE DETAIL 5, SHT C–12
- (D) 6" BARRIER CURB (MONOLITHIC)
  SEE DETAIL 1, SHT C–12
- (E) CONCRETE SIDEWALK
  SEE DETAIL 7 , SHT C–12
- (F) THICKENED EDGES
  SEE DETAIL 6, SHT C–12
- (G) CONCRETE PV TO CONCRETE PV CONNECTION
  SEE DETAIL 18, SHT 6
- (H) HANDICAP PARKING SIGN
  SEE DETAIL 11, SHT C–12
- (I) HANDICAP PARKING SYMBOL
  SEE DETAIL 12, SHT C–12
- (J) HANDICAP ACCESS UNLOADING ZONE
  SLOPE 2% MAX. EACH WAY (ADA COMPLIANT), ADD TRUNCATED DOMES (WHERE PARKING LOT MEETS SIDEWALK) AND STRIPE AS SHOWN, SEE DETAIL 12, SHT C–12 (BLUE PAINT)
- (K) WHEEL STOPS
  SEE DETAIL 15, SHT C–12
- (L) STRIPING
  PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT – WHITE (2 COATS). (HANDICAP STRIPING SHALL BE BLUE PER DETAILS)
- (M) BASKETBALL COURT
  REFER TO ARCHITECTURAL SHEETS FOR DETAILS
- (N) SIDEWALK WITH DETECTIBLE WARNING
  SIDEWALK WITH 5% LONGITUDINAL SLOPE OR LESS. DETECTIBLE WARNING SHALL BE PLACED AT EDGE OF SIDEWALK AND BACK OF CURB. HANDICAP RAMP IS NOT NECESSARY AT THESE LOCATIONS.
- (O) SIDEWALK ADA RAMP
  ACCESSIBLE SIDEWALK RAMP NOT TO EXCEED 8.33% SLOPE. CROSS SLOPES SHALL NOT EXCEED 2%. ALL SIDEWALKS ALONG ACCESSIBLE ROUTES MUST CONFORM TO ALL ADA REQUIREMENTS.
- (P) LIMITS OF NEW PAVING
  MATCH EXISTING PER CITY AND OR STATE STANDARDS. SEE DETAILS
- (Q) ELECTRIC VEHICLE PARKING SIGN
  REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (R) ELECTRIC VEHICLE CHARGING STATION
  SEE DETAILS IN MEP PLANS
- (S) ACCESS GATE
  REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (T) CALL BOX
  REFER TO ARCHITECTURAL PLANS FOR DETAILS

N W E S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 ft.

MR ENGINEERING & SURVEYING, LLC
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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL– CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED. THE CONTRACTOR SHALL EXPOSE UTILITIES BY HAND DIGGING FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

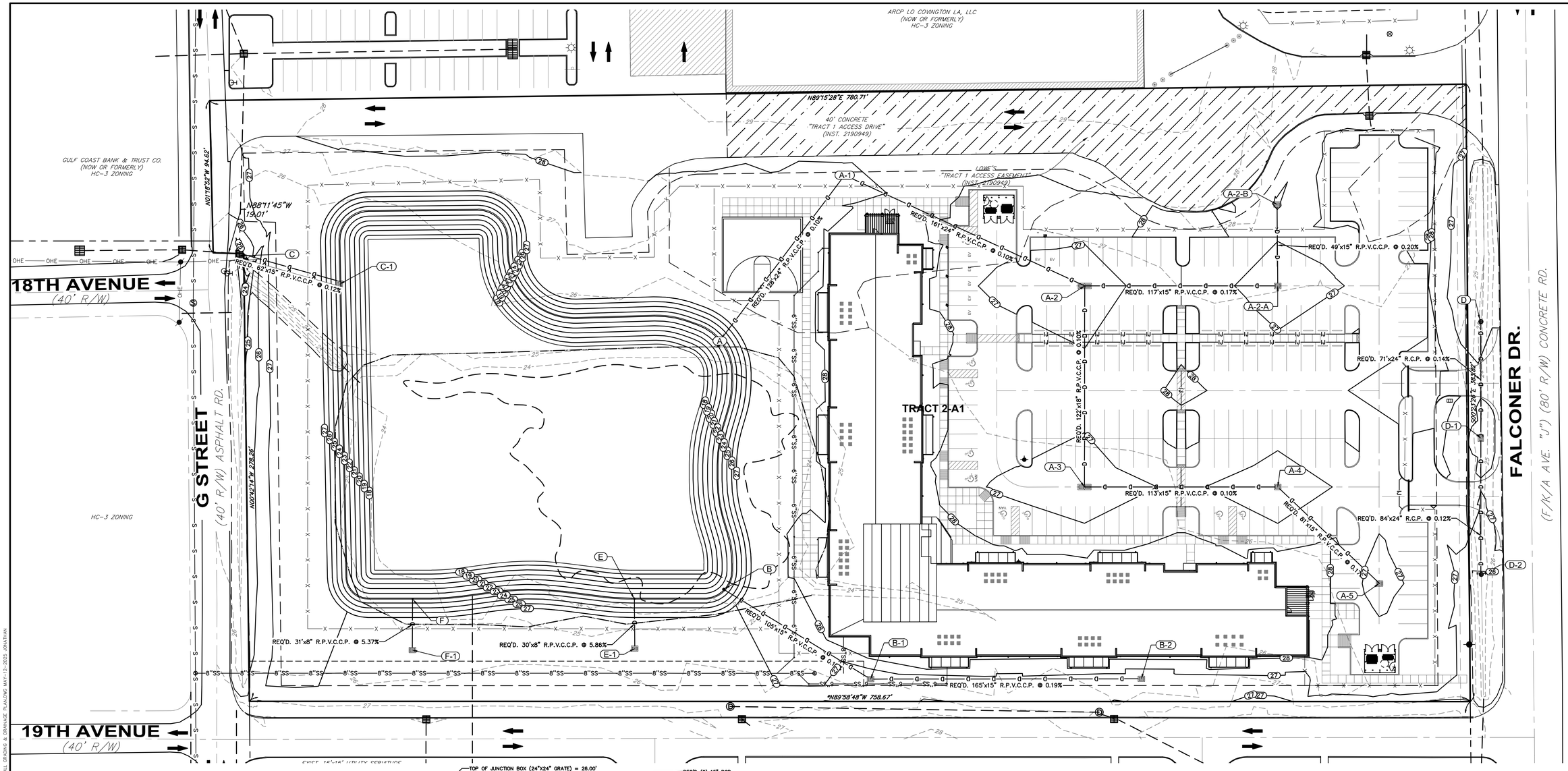
DETAILED SITE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB	JAB	APRIL 25	C–4 OF 17
CHECKED	CHECKED		
JAB	JAB		

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-4

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\C05104 DETAILED SITE PLAN.DWG MAY-12-2025 JONATHAN



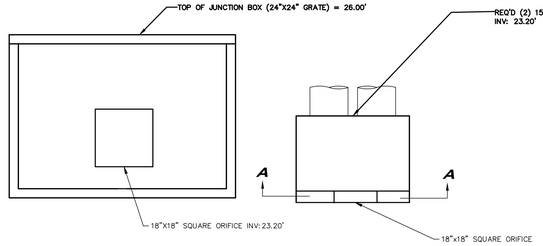
GENERAL NOTES:

1. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. TAMMANY PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 225205 0230 C, DATED OCTOBER 17, 1989,. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

2. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

3. EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.

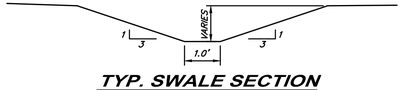
4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).



SECTION A-A
SCALE: N.T.S.

D DETAILS
SCALE: N.T.S.

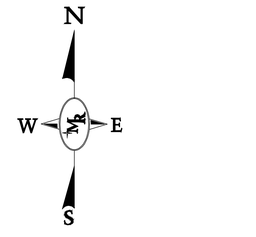
POND OUTFALL BOX DETAIL



TYP. SWALE SECTION
SCALE: N.T.S.

DRAINAGE TABLE

UPPER STRUCT.	LOWER STRUCT.	SIZE	TYPE	LENGTH	SLOPE	UPPER INVERT	LOWER INVERT	UPPER STRUC. TOP
F-1	F	8"	R.P.V.C.C.P.	31'	5.37%	24.90'	23.20'	26.11
E-1	E	8"	R.P.V.C.C.P.	30'	5.86%	25.00'	23.20'	26.21
D-2	D-1	24"	R.C.P.	84'	0.12%	24.10'	24.00'	N/A
D-1	D	24"	R.C.P.	71'	0.14%	24.00'	23.90'	26.75
C-1	C	(2)15"	R.P.V.C.C.P.	62'	0.12%	23.20'	23.12'	26.00'
B-2	B-1	15"	R.P.V.C.C.P.	165'	0.19%	23.72'	23.40'	26.00'
B-1	B	15"	R.P.V.C.C.P.	105'	0.19%	23.40'	23.20'	26.00'
A-5	A-4	15"	R.P.V.C.C.P.	81'	0.17%	23.70'	23.55'	26.69'
A-4	A-3	15"	R.P.V.C.C.P.	113'	0.10%	23.55'	23.43'	26.66'
A-3	A-2	18"	R.P.V.C.C.P.	122'	0.10%	23.43'	23.30'	26.66'
A-2-B	A-2-A	15"	R.P.V.C.C.P.	49'	0.20%	23.60'	23.50'	26.90'
A-2-A	A-2	15"	R.P.V.C.C.P.	117'	0.17%	23.50'	23.30'	26.59'
A-2	A-1	24"	R.P.V.C.C.P.	161'	0.10%	23.30'	23.13'	26.61'
A-1	A	24"	R.P.V.C.C.P.	128'	0.10%	23.13'	23.00'	27.00'



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (811 OR 1-800-272-3020) AND ALL UTILITY COMPANIES PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO WORK COMMENCEMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS. COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

OVERALL GRADING & DRAINAGE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB	JAB	APRIL 25	C-5 OF 17
CHECKED	CHECKED		
JAB	JAB		

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-5

C:\USERS\JONATHAN\RENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\C05105 OVERALL GRADING & DRAINAGE PLAN.DWG MAY-12-2025 JONATHAN

GULF COAST BANK & TRUST CO.
(NOW OR FORMERLY)
HC-3 ZONING

HC-3 ZONING

18TH AVENUE
(40' R/W)

G STREET
(40' R/W) ASPHALT RD.

19TH AVENUE
(40' R/W)

C
EXISTING GRATE INLET
TOP: 25.57'
BOX INV.: 22.78'
CONNECT (2) 15" RPVCCP
TO BOX INV: 23.12'

REQ'D. (2) 62'x15" R.P.V.C.C.P. @ 0.12%

C-1
REQ'D. GRATE INLET
702-20
TOP: 25.06'
INV.: 23.20'

REQ'D 10' WIDE EARTHEN
EMERGENCY OVERFLOW
ELEVATION: 26.75'

DITCH TO BE FILLED
AFTER POND OUTFALL
C-1 TO C IS INSTALLED

EXISTING 36" RCP TO BE REMOVED

REQ'D WET POND
S.W.S.: 23.2'
TOP BANK: 27.0'
EMERGENCY OVERFLOW: 26.75'
POND BOTTOM: 17.2'
10-YR D.W.S.: 25.54'
25-YR D.W.S: 25.82'
50-YR D.W.S.: 26.19'
100-YR D.W.S: 26.60'

EXISTING POND TOP BANK

EXISTING POND WATER SURFACE: 23.4'

EXTEND EXISTING
18" PIPE 14 LF TO
EDGE OF POND

B
INV:23.2'

REQ'D 24" R.P.V.C.C.P.

REQ'D 15" R.P.V.C.C.P.

F-1
REQ'D. YARD DRAIN
CB-05
TOP: 26.11'
INV.: 24.90'

REQ'D. 31'x8" R.P.V.C.C.P. @ 5.37%

E-1
REQ'D. YARD DRAIN
CB-05
TOP: 26.21'
INV.: 25.00'

REQ'D. 30'x8" R.P.V.C.C.P. @ 5.86%

8"SS

MATCHLINE- SEE SHEET C-7

N
W
E
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 ft.

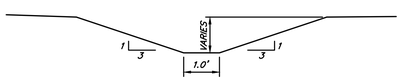
GENERAL NOTES:

1. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. TAMMANY PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 225205 0230 C, DATED OCTOBER 17, 1989., THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

2. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

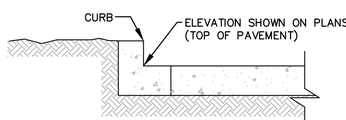
3. EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.

4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).



TYP. SWALE SECTION

SCALE: N.T.S.



NOTE: DETAIL 1 IS ONLY TO CLARIFY GRADING CONVENTION ON THIS PLAN. FOR CURB AND PAVEMENT DETAILS, RE: LADOTD STANDARD PLANS.

GRADING DETAIL

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL PARISH WATER DEPARTMENT TO LOCATE EXISTING WATER LINES PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS PRIOR TO EXCAVATION. PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

DETAILED GRADING & DRAINAGE LAYOUT

DESIGNED	JAB	DETAILED	JAB	APRIL 25
CHECKED	JAB	CHECKED	JAB	C-6FT7
		DATE		SHEET

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-6

C:\USERS\JONATHAN.MRENGINEERING\DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DWGS\06 DETAILED GRADING & DRAINAGE PLAN.DWG MAY-12-2025 JONATHAN

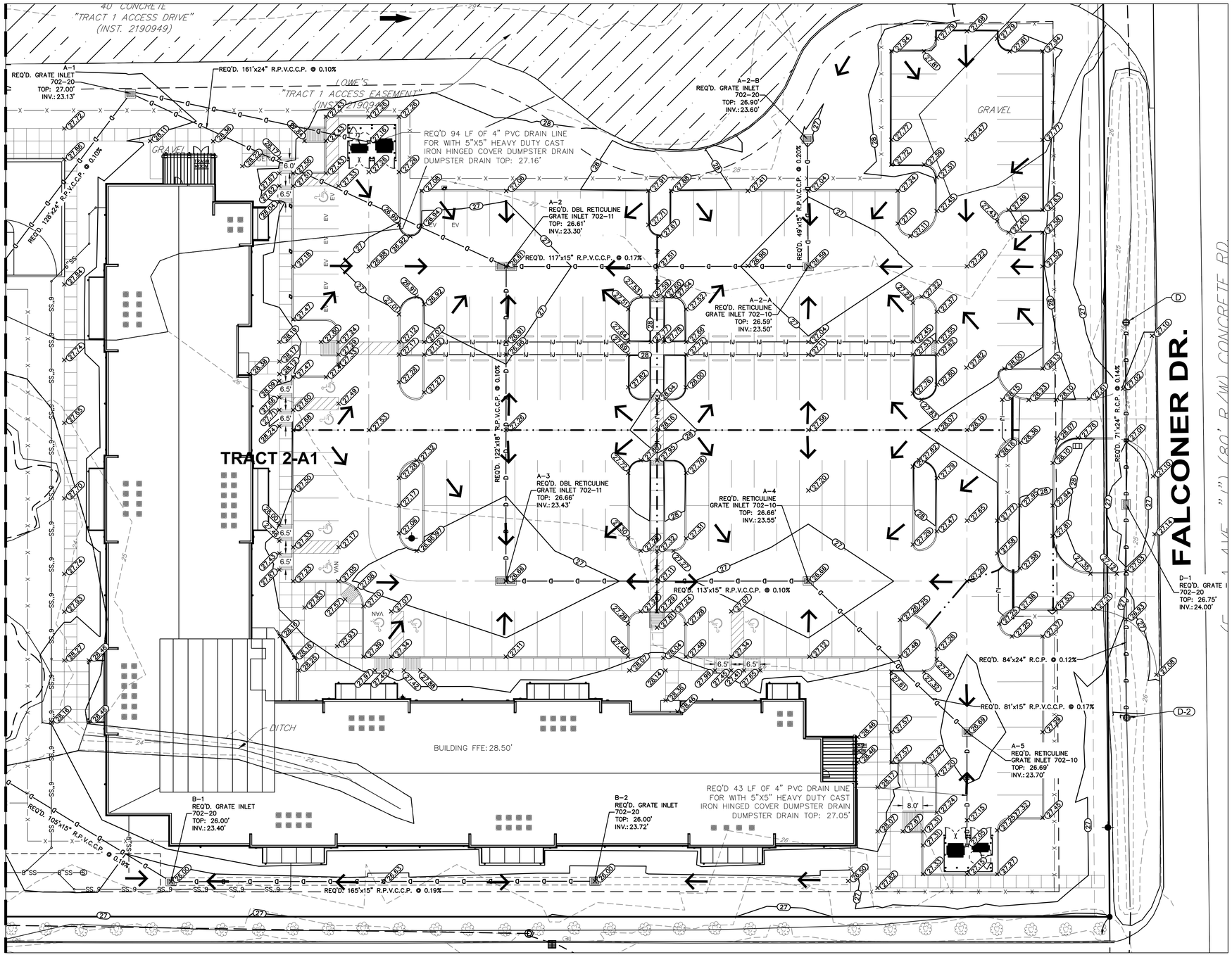
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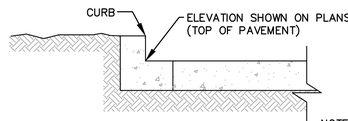
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NOTE: DETAIL 1 IS ONLY TO CLARIFY GRADING CONVENTION ON THIS PLAN. FOR CURB AND PAVEMENT DETAILS, RE: LADOTD STANDARD PLANS.

GRADING DETAIL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL– CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL SYSTEM, INC. AT 811 OR 1-800-272-3020 AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

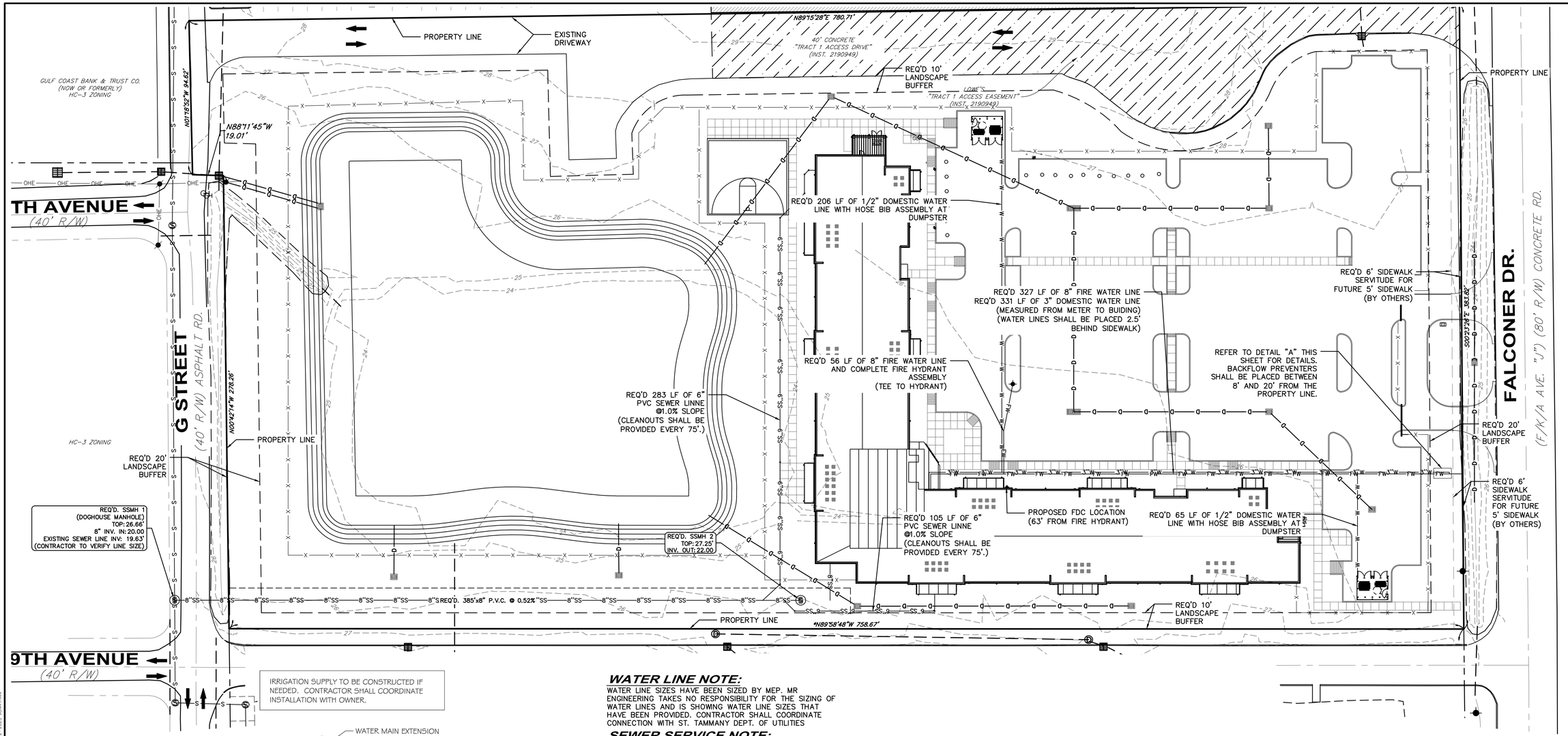
DETAILED GRADING AND DRAINGE LAYOUT

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-7OF17

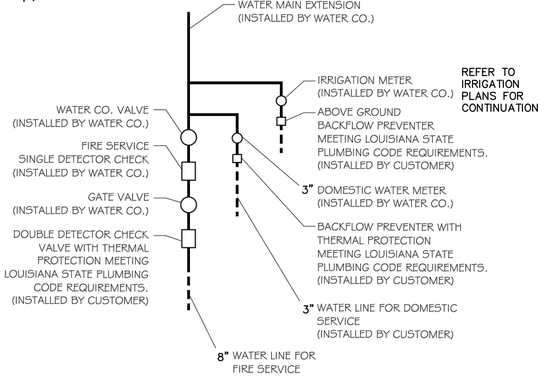
REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-7

C:\USERS\JONATHAN.MR\ENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CIVIL\06 DETAILED GRADING & DRAINAGE PLAN.DWG MAY-12-2025 JONATHAN



IRRIGATION SUPPLY TO BE CONSTRUCTED IF NEEDED. CONTRACTOR SHALL COORDINATE INSTALLATION WITH OWNER.



CONTRACTOR SHALL VERIFY METER, BFP, AND WATER LINE SIZES WITH ARCHITECTURAL PLANS.

DETAIL "A"

SCALE: N.T.S.

WATER LINE NOTE:

WATER LINE SIZES HAVE BEEN SIZED BY MEP. MR ENGINEERING TAKES NO RESPONSIBILITY FOR THE SIZING OF WATER LINES AND IS SHOWING WATER LINE SIZES THAT HAVE BEEN PROVIDED. CONTRACTOR SHALL COORDINATE CONNECTION WITH ST. TAMMANY DEPT. OF UTILITIES

SEWER SERVICE NOTE:

ALL 6" SEWER SERVICE LINES REQUIRE CLEANOUTS EVERY 75' AND AT ALL INTERSECTIONS. SEWER SERVICE LINES SHALL BE LAID AT A SLOPE OF 1.0%

GAS SERVICE NOTE:

CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY PROVIDER FOR SERVICE, AS REQUIRED.

GENERAL NOTES:

1) THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH ST. LA WATER COMPANY AND LOUISIANA ONE CALL, PRIOR TO CONSTRUCTION AND THROUGHOUT CONSTRUCTION WHEN WORKING WITHIN CLOSE PROXIMITY OF EXISTING UTILITIES.

2) CONNECTIONS FROM THE MAIN SEWER TO THE BUILDING SHALL HAVE A MINIMUM SLOPE OF 1% AND 2% WHERE AVAILABLE DEPTH PERMITS.

3) ALL UTILITY TIE-INS SHALL BE COORDINATED WITH UTILITY COMPANIES AND/OR THE UTILITY OWNER BEFORE THE CONNECTION IS MADE.

4) CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS, AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

PROPOSED LEGEND

- FW FW — PROPOSED 8" WATER LINE
- 3"W 3"W — PROPOSED 3" WATER LINE
- 6"SS 6"SS — PROPOSED 6" SEWER SERVICE LINE
- PROPOSED FIRE HYDRANT ASSEMBLEY
- PROPOSED FIRE DEPARTMENT CONNECTION

N / W / E / S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

Louisiana 811

LA ONE CALL- CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS BUT NOT MORE THAN 10 DAYS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY COMPANIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

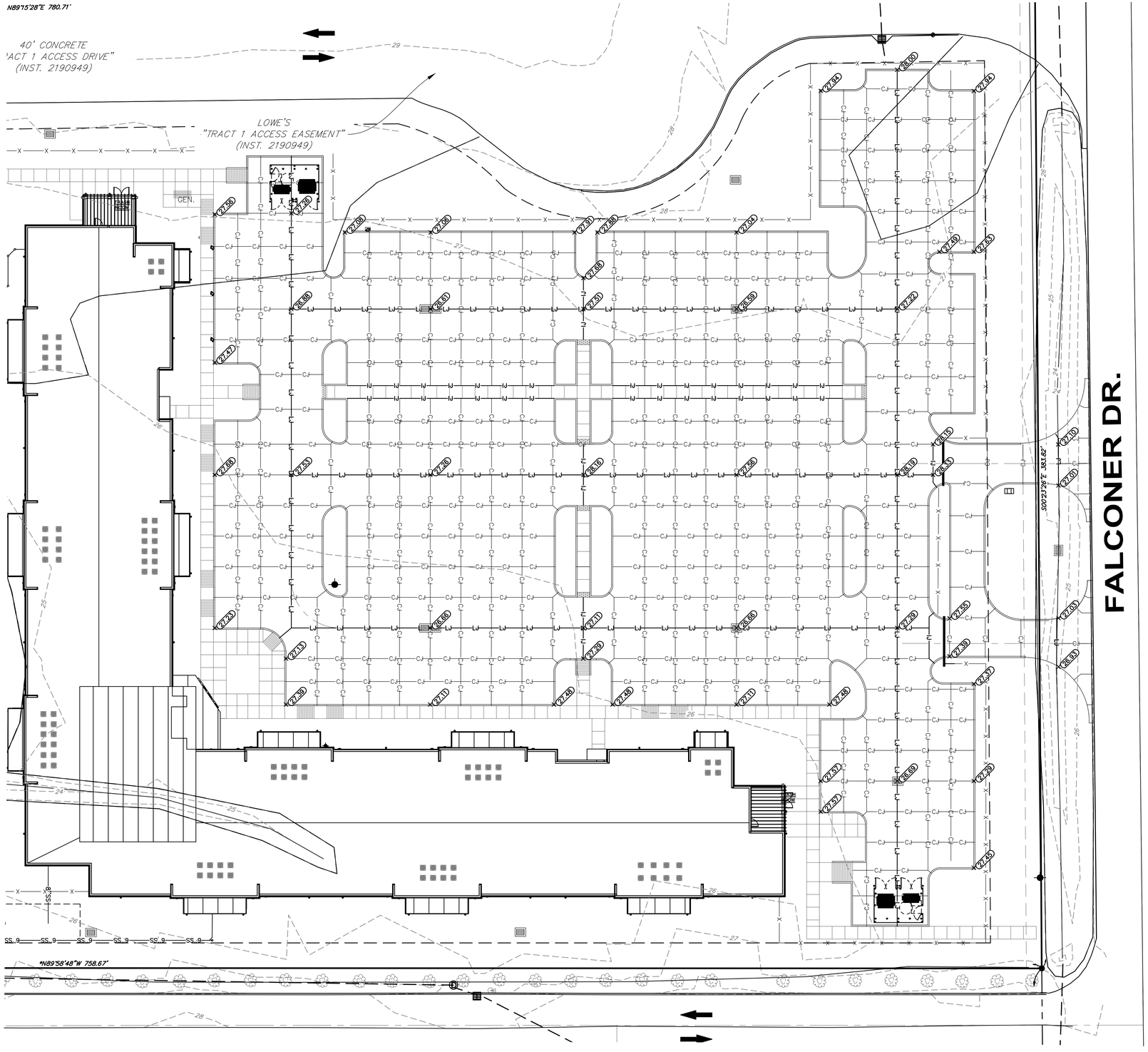
UTILITY PLAN

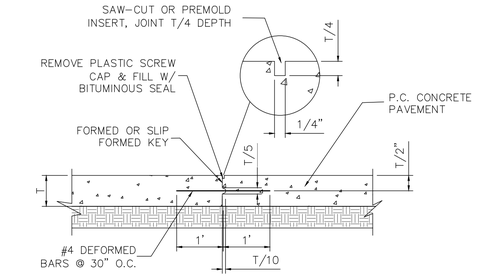
DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-8of17

BY	REVISION DESCRIPTION	REVISION DATE

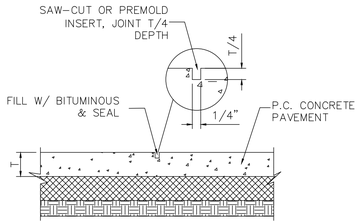
SHEET NUMBER C-8

C:\USERS\JONATHAN.MRENGINEERING\DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DWGS\05 UTILITY PLAN.DWG MAY-12-2023 JONATHAN

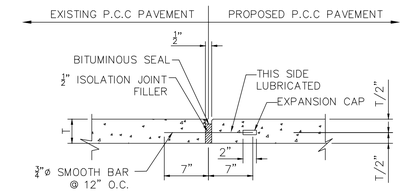




1 LONGITUDINAL CONSTRUCTION JOINT (LJ)
SCALE: N.T.S.



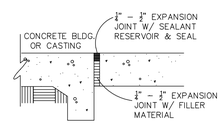
2 CONTRACTION JOINT (CJ)
SCALE: N.T.S.



ISOLATION JOINT (IJ) NEW P.C. PAVEMENT TO EXISTING P.C. PAVEMENT
3
SCALE: N.T.S.

PROPOSED LEGEND

LJ	PROPOSED LONGITUDINAL JOINT
CJ	PROPOSED CONTRACTION JOINT
IJ	PROPOSED ISOLATION JOINT



ISOLATION JOINT @ BLDG. OR CASTING (IJ)
4
SCALE: N.T.S.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT 811 OR 1-800-272-3020 AT LEAST 48 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED WHICH ARE NOT MEMBERS OF LOUISIANA ONE CALL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES FOR ALL CROSSINGS AND PARALLEL INSTALLATIONS. CONTACT WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

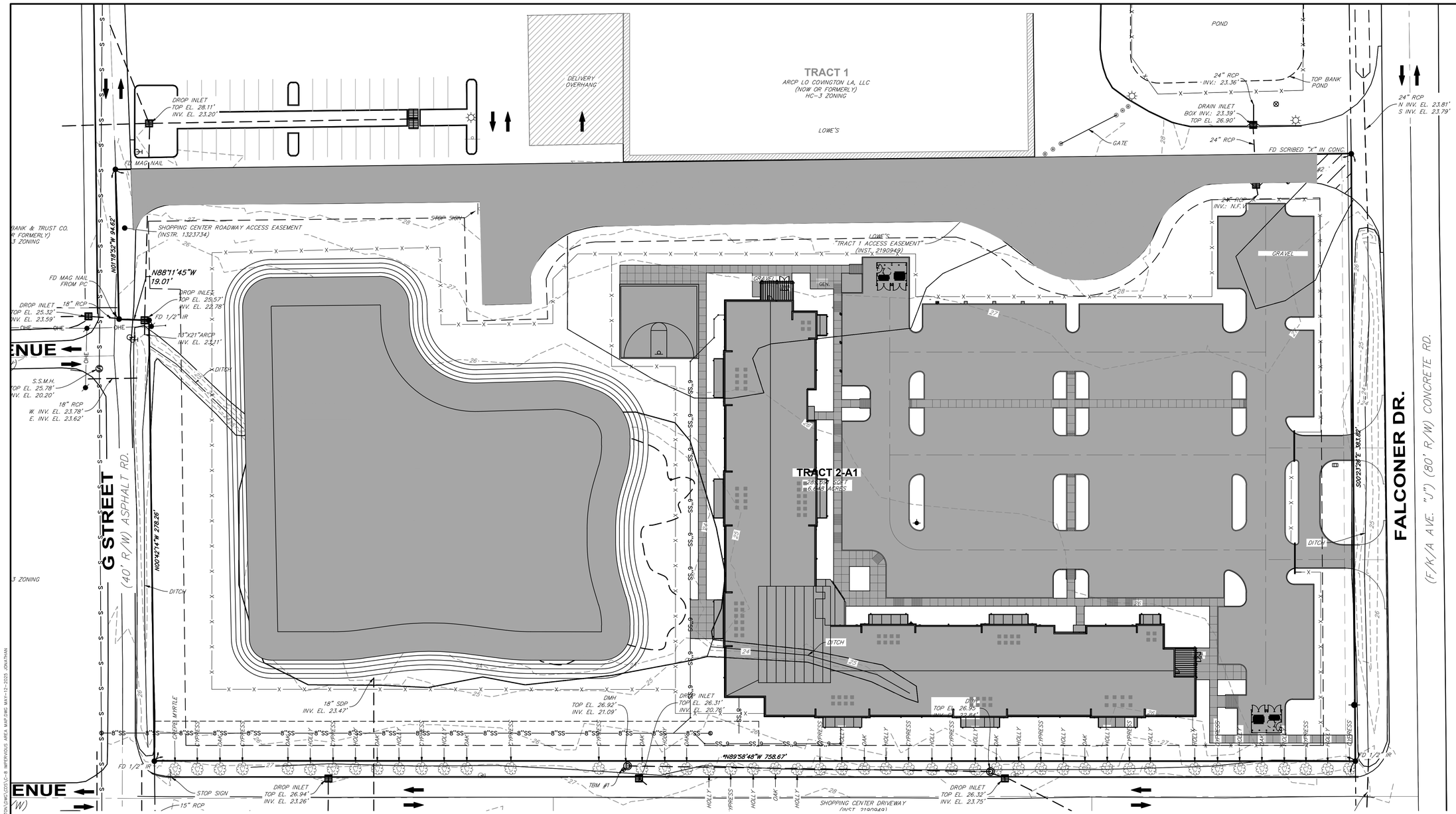
JOINT LAYOUT

DESIGNED	JAB	DATE	APRIL 25
CHECKED	JAB	SHEET	C-BP17
DETAILED	JAB		
CHECKED			

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-9

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COS\06 JOINT LAYOUT.DWG MAY-12-2025 JONATHAN



LEGEND

IMPERVIOUS AREA

IMPERVIOUS AREA CALCULATION:

THERE IS 177,711 S.F. OF IMPERVIOUS AREA PROPOSED ON THE SITE.
TRACT 2-A1 CONTAINS 289,591 S.F.

MAX ALLOWABLE IMPERVIOUS AREA: 289,591 S.F. X 70% = 202,714 S.F.
PROPOSED IMPERVIOUS AREA: 61.36% (177,711 S.F. / 289,591 S.F.)

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 43615
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

LA ONE CALL- CALL BEFORE YOU DIG
CONTRACTOR SHALL CONTACT LA ONE CALL
PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL
PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES
LOCATED PRIOR TO ANY WORKS TO TAKE PLACE. CONTRACTOR
SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES
FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES
AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS. WITH
THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

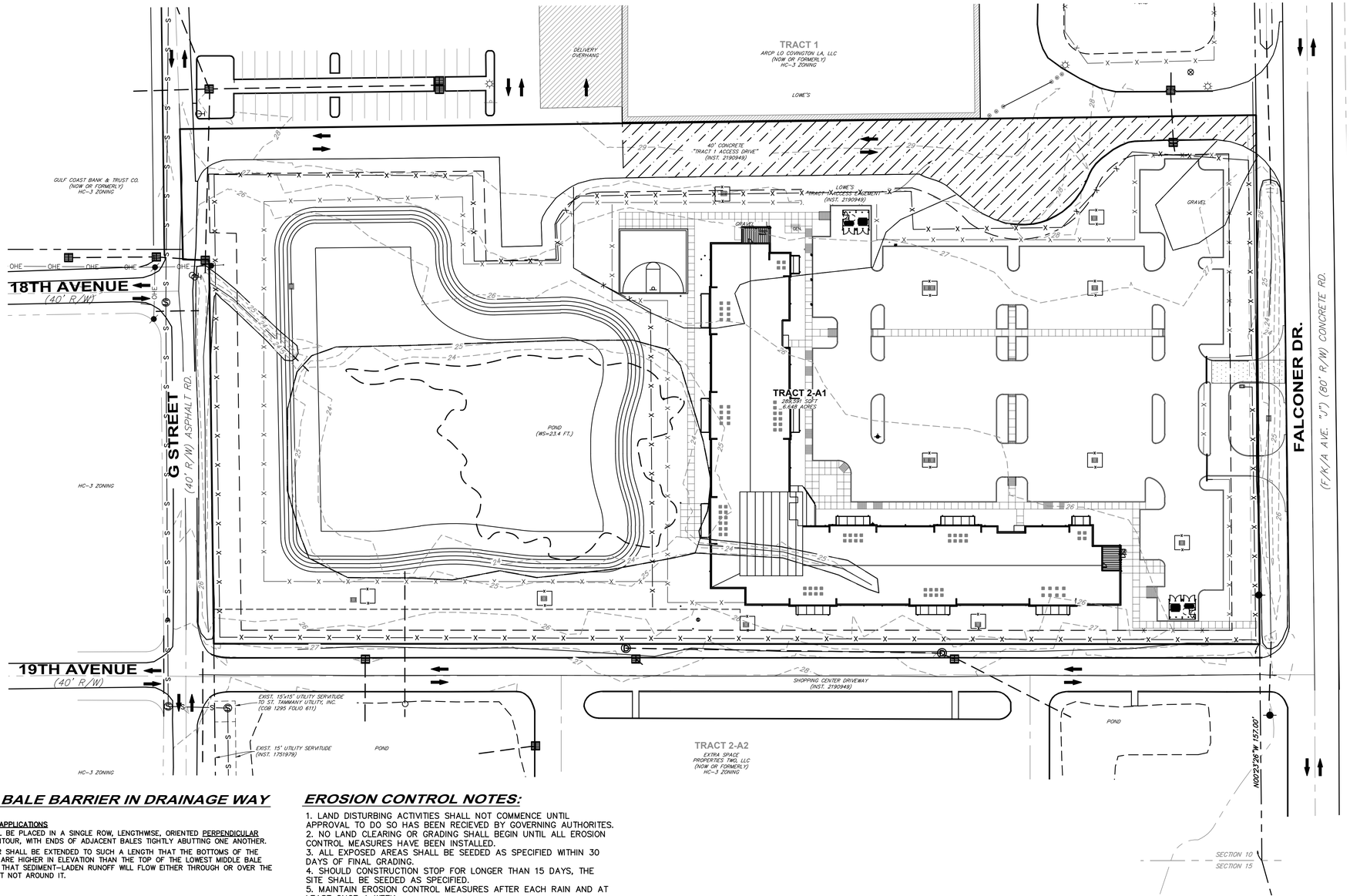
IMPERVIOUS AREA MAP

DESIGNED	DETAILED	DATE	SHEET
JAB	JAB	APRIL 25	
CHECKED	CHECKED	C-1DP17	

REVISION DATE	REVISION DESCRIPTION	BY

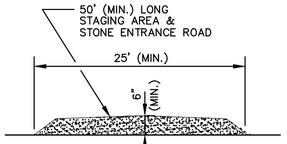
SHEET NUMBER C-10

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CDS\C-8 IMPERVIOUS AREA MAP.DWG MAY-12-2025 JONATHAN



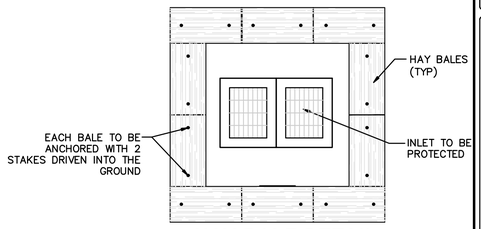
LEGEND:

- SILT FENCE
- SEDIMENT BARRIER
- EXISTING CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE



SECTION B-B

SCALE: N.T.S.



HAY BALE DETAIL

SCALE: N.T.S.

NOTES:

1. SEDIMENT CONTROL STONE SHALL BE NO. 5 OR NO. 57.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

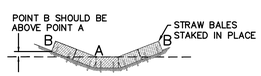
STRAW BALE BARRIER IN DRAINAGE WAY

CHANNEL FLOW APPLICATIONS

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE

1. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

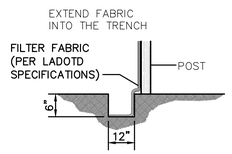


STRAW BALE CHECKDAM

SCALE: N.T.S.

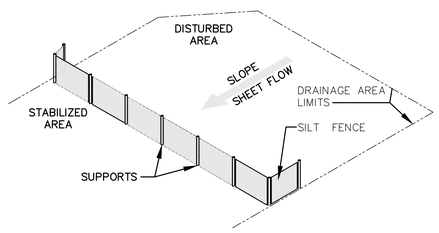
EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECIEVED BY GOVERNING AUTHORITES.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 15 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. COMPACT AND MAINTAIN 6" THICK STONE MATERIAL FOR CONSTRUCTION ENTRANCE.
10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.



CONSTRUCTION OF A SILT FENCE

SCALE: N.T.S.



DETAILS OF PLACING SILT FENCE

SCALE: N.T.S.

CERTIFICATION OF COMPLIANCE

WE, THE UNDERSIGNED CONTRACTOR(S), DO HEREBY AGREE TO THE EROSION AND SEDIMENTATION CONTROL PLAN AS OUTLINED BY THE SITE DEVELOPMENT FIRM AND AGREE TO MAINTAIN SUCH COMPLIANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN ELEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO;

NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND STRUCTURES HAVE BEEN INSTALLED AND/OR IN PLACE.

ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.

MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES/STRUCTURES AFTER EACH RAINFALL EVENT AND AT LEAST ONCE PER WEEK.

ALL NECESSARY MEASURES SHALL BE TAKEN TO THE EXTENT PRACTICABLE TO PREVENT SEDIMENT FROM LEAVING THE SITE(S).

ADDDITIONAL EROSION AND SEDIMENT CONTRAL MEASURES WILL BE PRACTICED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS.

LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.

CONTRACTOR(S) AND SUB-CONTRACTOR(S) SHALL AGREE TO COMPLY WITH ALL STATE AND LOCAL ORDINANCES WHICH APPLY.

GENERAL CONTRACTOR



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES FIELD DELINEATED. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES FOR CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

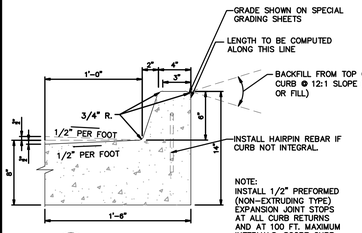
EROSION CONTROL PLAN

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-DP17

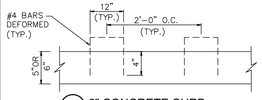
BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-11

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CIVIL\07 EROSION CONTROL PLAN.DWG MAY-12-2025 JONATHAN

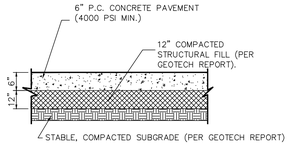


1 6" BARRIER CURB
SCALE: N.T.S.

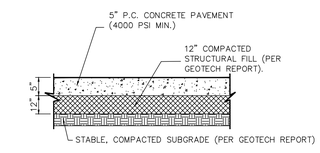


2 6" CONCRETE CURB
SCALE: N.T.S.

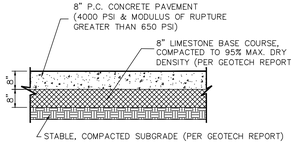
NOTE:
ALL PAVEMENT, BASE & SUBGRADE SECTIONS SHALL MEET THE REQUIREMENTS SET FORTH BY THE GEOTECHNICAL REPORT.



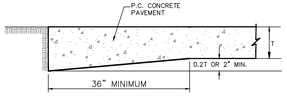
3 HEAVY DUTY P.C. PAVEMENT & DRIVEWAY APRON SECTIONS
SCALE: N.T.S.



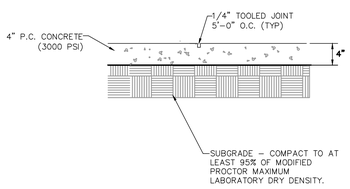
LIGHT DUTY P.C. CONCRETE
4 PAVEMENT SECTION
SCALE: N.T.S.



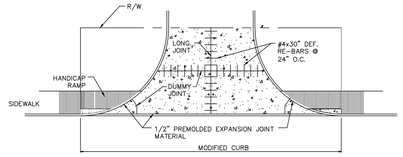
5 DUMPSTER PAD TYPICAL SECTION
SCALE: N.T.S.



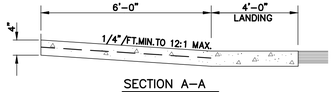
6 THICKENED P.C. PAVEMENT AT EDGES W/O CURB
SCALE: N.T.S.



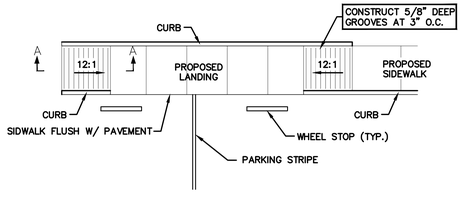
7 TYPICAL SIDEWALK
SCALE: N.T.S.



SINGLE CURBED DRIVE WITH SETBACK SIDEWALK
8 SCALE: N.T.S.

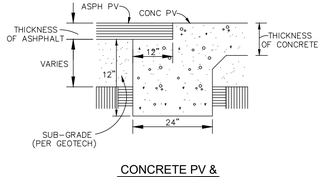


SECTION A-A
N.T.S.

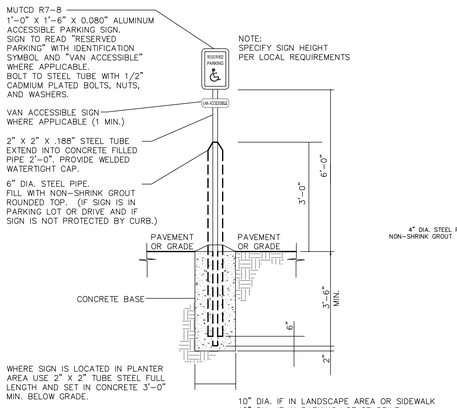


DETECTABLE WARNING SURFACE SHALL COMPLY WITH THE FOLLOWING:
1.) WITHIN PUBLIC R/W: DETECTABLE WARNING SHALL BE RAISED TRUNCATED DOMES WITH DIAMETER OF 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF 2.35 INCHES (COLOR BY ARCH.).
2.) WITHIN SCHOOL PROPERTY: DETECTABLE WARNING SHALL BE 1/4" TOOLED DEEP GROVES, SPACED 2" TO 3" ON CENTER (COLOR BY ARCH).

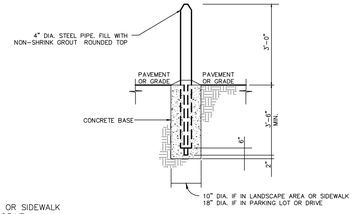
9 ACCESSIBLE SIDEWALK RAMPS
SCALE: N.T.S.



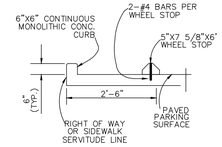
CONCRETE PV &
10 ASPHALT PV CONNECTION
SCALE: N.T.S.



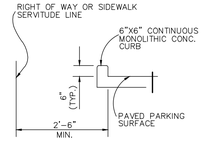
11 ACCESSIBLE SIGN DETAIL (R7-8)
SCALE: N.T.S.



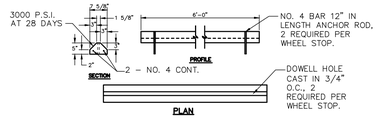
14 TYPICAL BOLLARD DETAIL
SCALE: N.T.S.



DETAIL "A"



DETAIL "B"

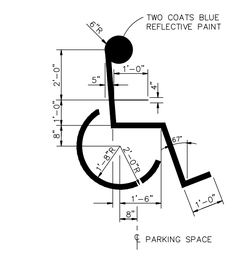


DETAIL "C"

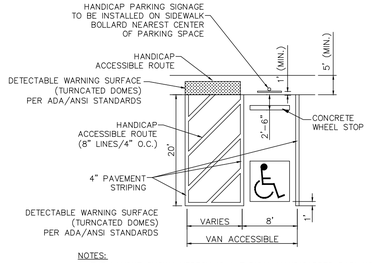
NOTES:
1. WHEN THE END OF PARKING STALL ABUTS THE RIGHT OF WAY LINE, OR SIDEWALK SERVITUDE LINE, USE DETAIL "A" OR "B".

2. DETAIL "A" OR "B" WILL ALSO APPLY IN CASES WHEN PARKING STALL DOES NOT ABUT THE RIGHT OF WAY LINE OR SIDEWALK SERVITUDE LINE, BUT IS WITHIN 10 FEET OF SAID LINE.

15 WHEEL STOP DETAILS
SCALE: N.T.S.



12 ACCESSIBLE SYMBOL OF ACCESSIBILITY
SCALE: N.T.S.

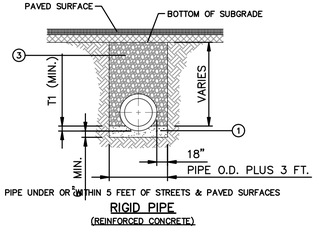


NOTES:
1. THE LAYOUT SHOWN HEREON IS A TYPICAL HANDICAPPED PARKING LAYOUT. REFER TO THE GEOMETRIC LAYOUT SHOWN HEREIN FOR EXACT LOCATION OF HANDICAP PARKING.

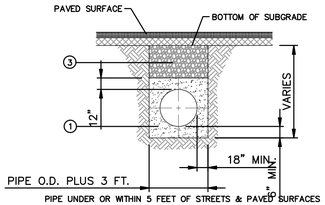
2. ALL HANDICAPPED PAVEMENT STRIPING SHALL BE BLUE HIGHWAY PAINT MARKINGS. HANDICAP SYMBOL SHALL BE WHITE ON BLUE BACKGROUND

3. ALL HANDICAPPED PARKING SHALL CONFORM TO CURRENT A.D.A. REQUIREMENTS
SCALE: NOT TO SCALE.

13 TYPICAL HANDICAPPED PARKING LAYOUT
SCALE: N.T.S.



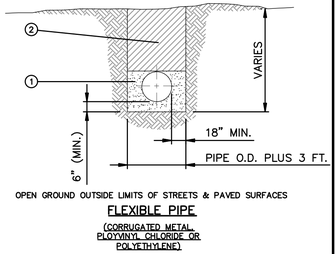
PIPE UNDER OR WITHIN 5 FEET OF STREETS & PAVED SURFACES
RIGID PIPE
(REINFORCED CONCRETE)



PIPE UNDER OR WITHIN 5 FEET OF STREETS & PAVED SURFACES
FLEXIBLE PIPE
(CORRUGATED METAL, PLOYVINYL CHLORIDE OR POLYETHYLENE)

PIPE BEDDING SCHEDULE
(RIGID PIPE)

PIPE SIZE	T1 (MIN.)
12"-30"	6"
36"-60"	12"
66"-96"	18"



OPEN GROUND OUTSIDE LIMITS OF STREETS & PAVED SURFACES
FLEXIBLE PIPE
(CORRUGATED METAL, PLOYVINYL CHLORIDE OR POLYETHYLENE)

1. GRANULAR BEDDING MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. (NO DIRECT PAY)

2. BACKFILL MATERIAL (QUALITY EXCAVATED OR SELECT MATERIAL). COMPACTED TO A DENSITY AT LEAST EQUAL TO THE SURROUNDING UNDISTURBED SOIL. (NO DIRECT PAY).

3. BACKFILL MATERIAL (SAND). COMPACTED TO 95% STANDARD PROCTOR DENSITY. (NO DIRECT PAY).

16 BEDDING & BACKFILL DETAILS
SCALE: N.T.S.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
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IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LA ONE CALL AT LEAST 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CONTACT PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH EQUIPMENT LOCATED PRIOR TO ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

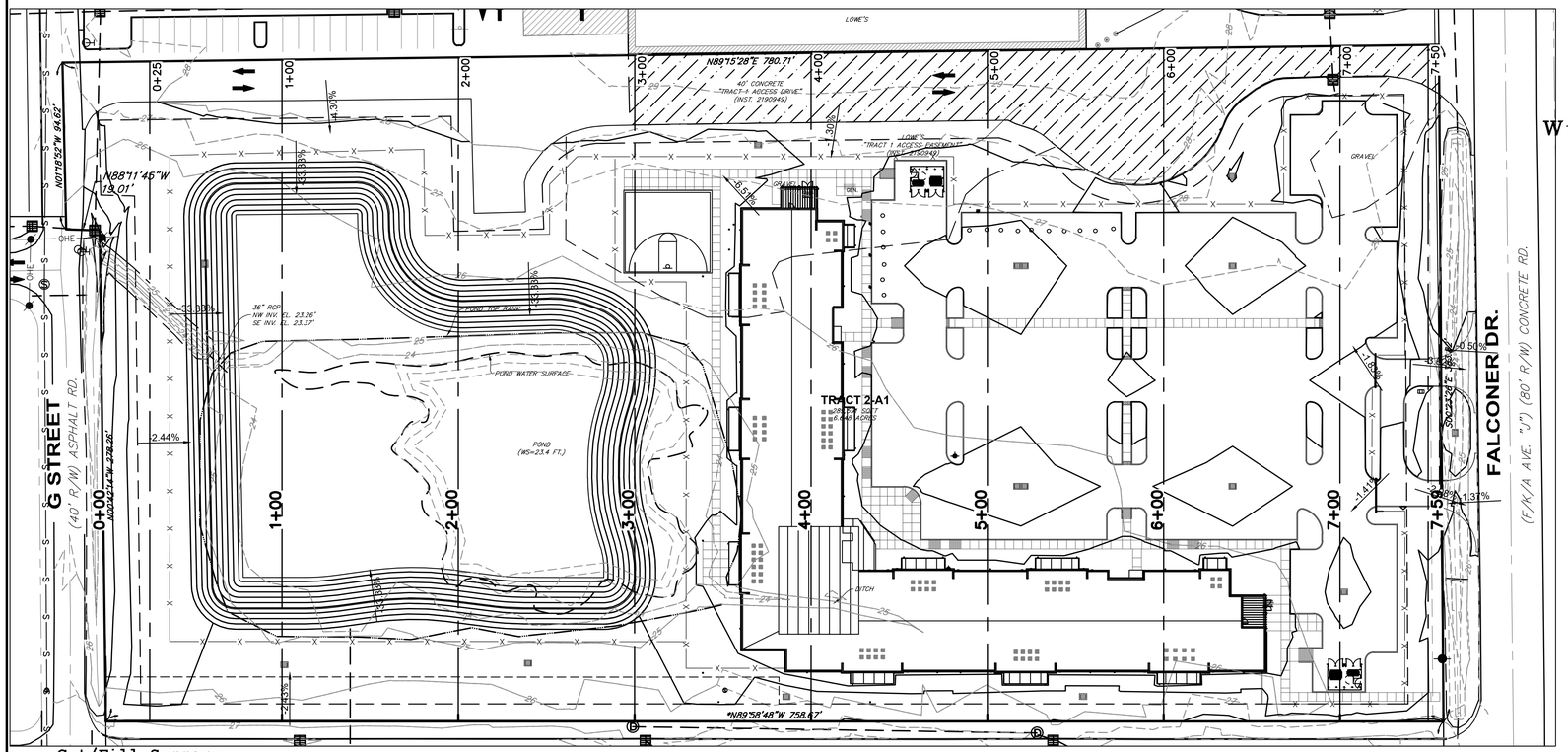
SITE DETAILS

DESIGNED	DETAILED	DATE	APRIL 25
JAB	JAB	SHEET	C-12 of 17
CHECKED	CHECKED		
JAB	JAB		

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-12

C:\USERS\JONATHAN\RENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DOS\DB SITE DETAILS.DWG MAY-12-2025 JONATHAN



GRAPHIC SCALE

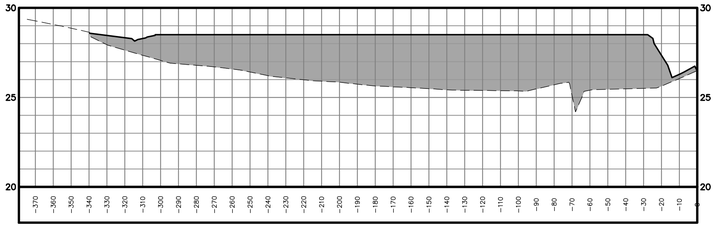
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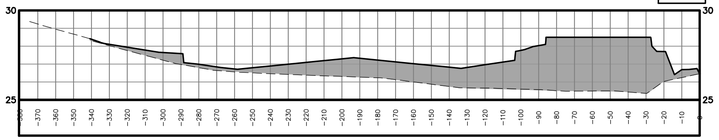
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1 INCH = 40 ft.

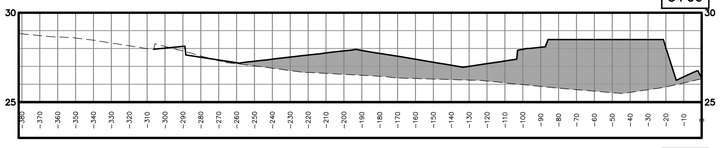
DIRT VOLUME NOTE:
THE VOLUME SHOWN ON THIS SHEET IS TO THE FINISHED GRADE SURFACE. THE VOLUMES TO DIRT GRADE IS ESTIMATED TO BE 8,275 C.Y. OF FILL. THIS DIRT GRADE VOLUME ASSUMES THE EXISTING POND DEPTH IS 4' BELOW THE WATER SURFACE, 1' OF VOLUME FOR THE BUILDING FOUNDATION, 1" OF LIME TO BE PROCESSED UNDER THE PARKING LOT, AND CONCRETE VOLUMES FOR THE PARKING LOT AND SIDEWALK. . IF ADDITIONAL DIRT IS NEEDED DUE TO COMPACTION THE POND CAN BE DUG DEEPER THAN SHOWN ON PLANS. SEE GRADING AND DRAINAGE LAYOUT FOR EARTHWORK NOTES.

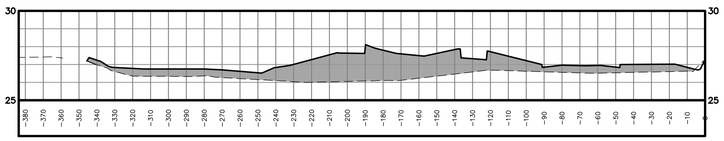
Cut/Fill Summary

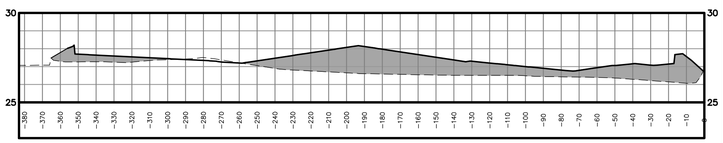
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volumes (existing to finish grade)	1.000	1.000	260972.54 Sq. Ft.	9817.97 Cu. Yd.	10799.06 Cu. Yd.	981.08 Cu. Yd.<Fill>
Totals			260972.54 Sq. Ft.	9817.97 Cu. Yd.	10799.06 Cu. Yd.	981.08 Cu. Yd.<Fill>

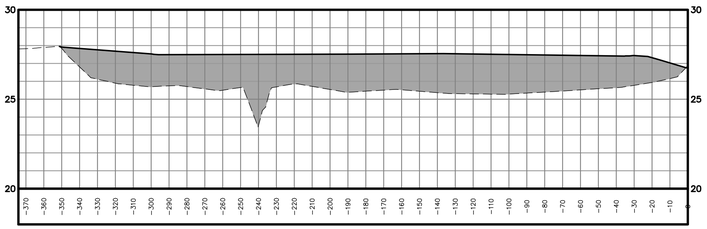


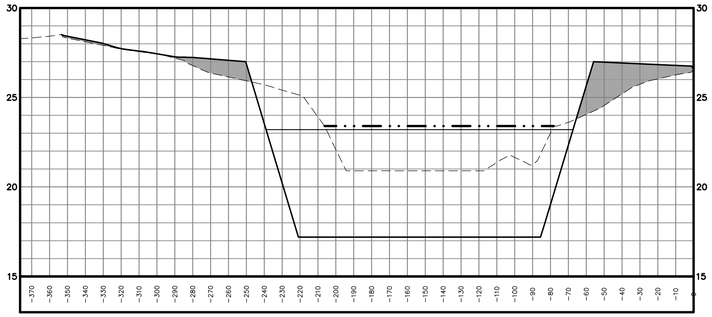


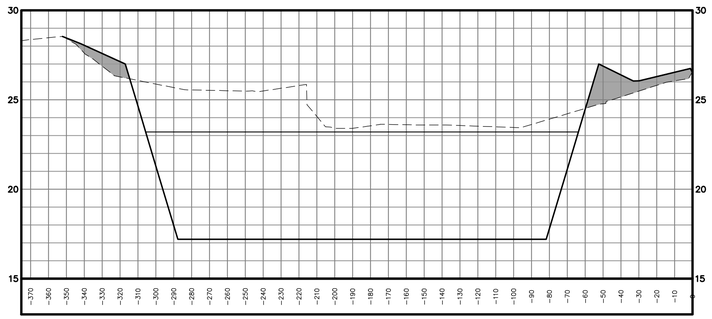


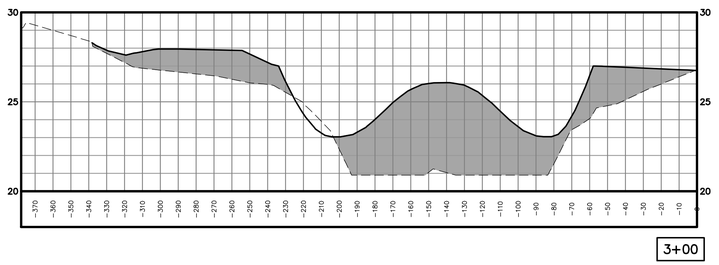












MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 41615
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
5/7/2025

Louisiana 811
IT IS THE CALL BEFORE YOU DIG LAW FOR ANYONE PLANNING EXCAVATION OR DEMOLITION TO NOTIFY UTILITY LINE OPERATORS THROUGH THE ONE-CALL SYSTEM PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL 811 OR 1-800-272-3020 AT LEAST 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO BEGINNING WORK. IT IS THE RESPONSIBILITY OF PUBLIC WORKS TO HAVE UTILITIES LOCATED PRIOR TO CONSTRUCTION. CALL 811 IS NOT RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES OR FOR DAMAGES TO UNDERGROUND FACILITIES. IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

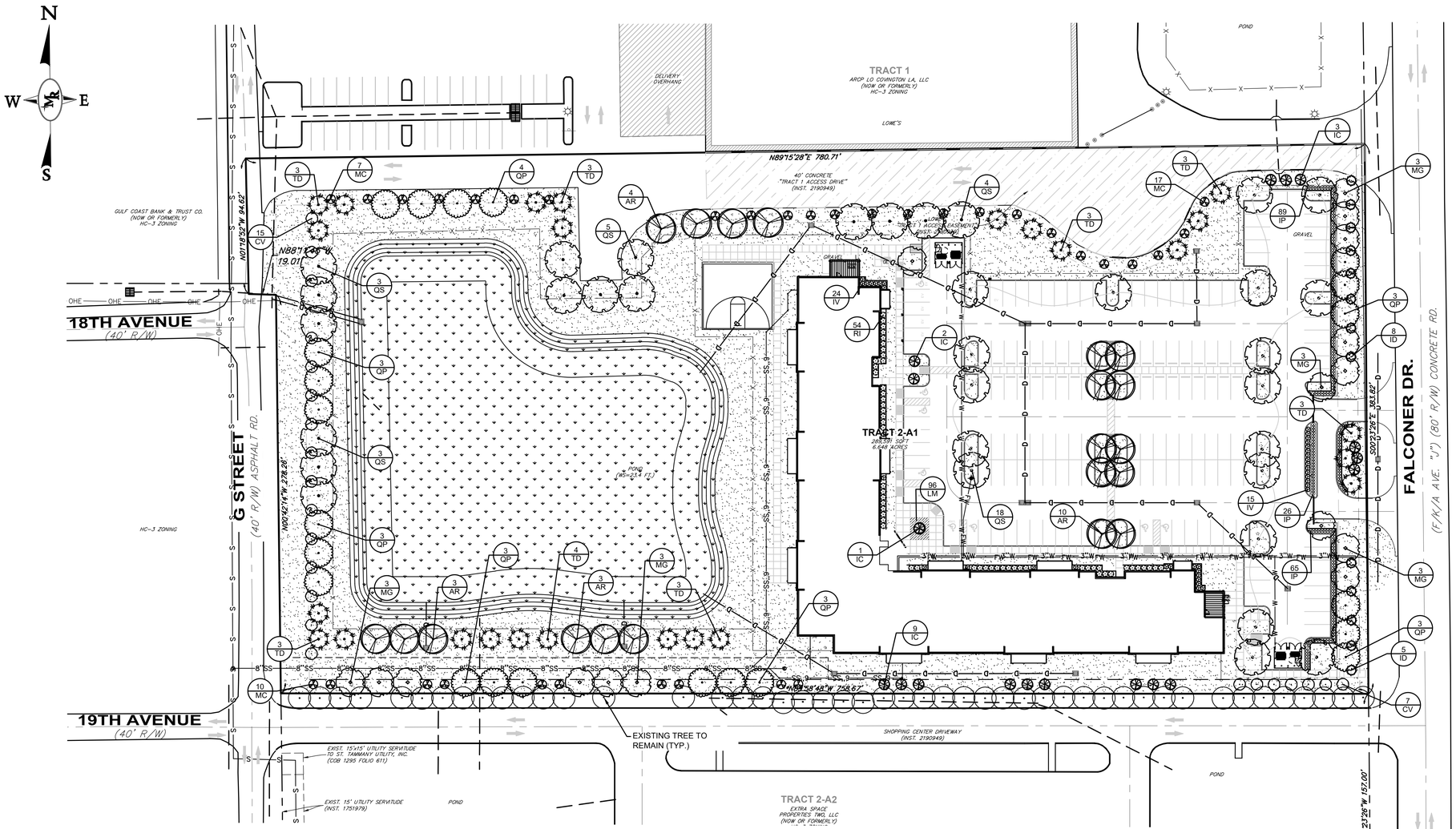
CROSS SECTIONS

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-0317

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-13

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CIVIL\C-11 CROSS SECTIONS.DWG MAY-12-2025 JONATHAN



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

PLANTING SCHEDULE

AR	CLASS "A" TREE – 20 Acer rubrum 'drummondii' – SWAMP RED MAPLE 2.5" MIN. CAL., 10'–12 HT, B&B	
MG	CLASS "A" TREE – 15 Magnolia grandiflora 'D.D. Blanchard' DD Blanchard Magnolia 2.5" MIN. CAL., 10'–12 HT, B&B	
QP	CLASS "A" TREE – 22 Quercus phellos Willow Oak 2.5" MIN. CAL., 10'–12 HT, B&B	
QS	CLASS "A" TREE – 33 Quercus shumardii – SHUMARD OAK 2.5" MIN. CAL., 10'–12 HT, B&B	
TD	CLASS "A" TREE – 25 Taxodium distichum – BALD CYPRESS 2.5" MIN. CAL., 10'–12 HT, B&B	
CV	CLASS "B" TREE – 22 Chionanthus virginicus – FRINGE TREE MULTI–TRUNK: 1.5" MIN PER STEM 3–5 STEMS, 8'–10 HT, B&B	
IC	CLASS "B" TREE – 15 Ilex cassine – DAHOON HOLLY 1.5" MIN. CAL., 8'–10 HT, B&B	
MC	CLASS "B" TREE – 34 Morella cerifera – Wax Myrtle MULTI–TRUNK: 1.5" MIN PER STEM 3–5 STEMS, 8'–10 HT, B&B	
ID	CLASS "B" TREE – 13 Ilex decidua – POSSUMHAW (DECIDUOUS HOLLY) MULTI–TRUNK: 1.5" MIN PER STEM 3–5 STEMS, 8'–10 HT, B&B	
IP	EVERGREEN SHRUB – 180 Illicium parvifolium – Yellow Anise 5 GAL., 2' O.C.	
IV	EVERGREEN SHRUB – 39 Itrea virginica – Virginia Willow 5 GAL., 3' O.C.	
RI	EVERGREEN SHRUB – 54 Rhododendron indicum 'GG Gerbing' GG GERBING AZALEA 5 GAL., 24"h MIN., 4' O.C.	
	EVERGREEN GROUNDCOVER – 96 Liriope muscari 'Super Blue' – Super Blue LIRIOPE 1 GAL., 18" O.C.	
	SOLID SOD 'TIFTUF BERMUDA APPROX. 156,420 SF	
	HYDROSEED COMMON BERMUDA APPROX. 57,500 SF	

GENERAL LANDSCAPE NOTES:

1. CLASS A TREES: ALL CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 2½ INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL, AND A MINIMUM HEIGHT OF TEN TO 12 FEET, AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
2. CLASS B TREES: ALL CLASS B TREES AND ALL TREES, OTHER THAN CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 1½ INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL AND A MINIMUM HEIGHT OF EIGHT FEET TO TEN FEET AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
3. SHRUBS: ALL SHRUBS, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM HEIGHT OF TWO FEET.
4. ALL AREAS NOT DESIGNATED AS STRUCTURE, WALKWAYS, DRIVEWAYS OR LANDSCAPE BED SHALL HAVE BERMUDA SOD AS A GROUND COVER INSTALLED PER INDUSTRY STANDARDS.
5. ALL PLANT MATERIAL ARE TO BE TRUE TO VARIETY, SIZE AND NAME AND SHALL CONFORM TO THE PROVISIONS OF THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE LA. NURSERYMAN'S MANUAL FOR THE HORTICULTURE INDUSTRY.
7. CONTRACTOR SHALL REMOVE ALL WEEDS, DEBRIS, TRASH AND CONTAMINATED SOILS/MATERIAL FROMALL LANDSCAPE AREAS TO NECESSARY DEPTH FOR PROPER LANDSCAPE INSTALLATION.
8. THE LICENSED LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, AND SUBCONTRACTORS, TO INSURE THAT PROPER GRADING AND DRAINAGE IS MAINTAINED ON SITE. LANDSCAPE BEDS AND PLANT MATERIAL SHALL NOT IMPEDE THE FLOW, OR CAUSE STANDING WATER ONSITE. POSITIVE DRAINAGE, IN ACCORDANCE WITH THE CIVIL PLANS PROVIDED FOR THIS SITE SHALL BE MAINTANED.
9. SUBSTITUTE PLANT MATERIAL MAY BE ALLOWED AS LONG AS THEY MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE ST. TAMMANY PARISH LANDSCAPE PROVISIONS AND AS DESCRIBED ON THIS PLAN.
10. ANY LANDSCAPE BEDS AREAS ADJACENT TO TURF AREAS SHALL HAVE STEEL EDGING INSTALLED.
11. ALL PARKING/LANDSCAPE ISLANDS SHALL HAVE A 6" CURB ACCEPTABLE PER ST. TAMMANY PARISH STANDARDS.
12. ALL EXISTING TREES AND PROPOSED LANDSCAPE MATERIAL SHALL BE MULCHED A MINIMUM OF 3" DEPTH TO ENSURE VIABILITY AND EASE OF MAINTENANCE.
13. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.
14. PROPOSED PLANT MATERIAL LOCATION ON THESE PLANS ARE SCHEMATIC. THE LANDSCAPE PLAN SHALL REVIEW THE UTILITY PLAN PRIOR TO INSTALLATION OF ANY PLANT MATERIAL TO ENSURE THE INSTALLATION DOES NOT CONFLICT WITH ANY SUBSURFACE UTILITIES. FIELD ADJUSTMENTS DURING INSTALLATION MAY BE REQUIRED SO LONG AS THE PLANT MATERIAL(S) REMAIN IN THEIR REQUIRED BUFFER ZONES, THE INSTALLATION ADHERES TO THE SIGHT TRIANGLE GUIDELINES DESCRIBED IN THE UNIFIED DEVELOPMENT CODE, AND DOES NOT AFFECT THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC.
15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF ANY DEAD OR DAMAGED PLANT MATERIALS REQUIRED PER THE UNIFIED DEVELOPMENT CODE.
16. ALL LANDSCAPED PARKING ISLANDS MUST BE A MINIMUM OF 9' X 18' WITH A 6" CURB AND INCLUDE A CLASS "A" TREE AND LIVING GROUND COVER ON THE GROUND SURFACE.
17. ALL AREAS NOT PAVED OR PLANTED SHALL BE SEEDED OR SODDED.

LANDSCAPE, TREE, STREET PLANTING AREA & BUFFER PRESERVATION NOTES:

ALL LIVE OAK TREES SIX INCHES DBH OR GREATER, WHEREVER LOCATED ON THE PROPERTY OR WITHIN THE STREET RIGHT-OF-WAY BETWEEN THE STREET PROPERTY LINE AND THE SURFACE OF THE STREET, SHOWING THE COLOR OF THE FLAGGING AS REQUIRED IN SECTION 130-1872 OF THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE AND DESCRIBED BELOW.

STAKING OF GREEN BELT PLANTING AREAS AND BUFFERS:

- ON OR BEFORE THE TIME THE LANDSCAPE AND TREE PRESERVATION PLAN IS SUBMITTED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT, THE APPLICANT SHALL MONUMENT, BY STAKES PLACED IN THE GROUND, THE STREET PLANTING AREA AND ANY REQUIRED BUFFER PLANTING AREA SO THAT IMMEDIATELY AFTER THE APPLICATION IS SUBMITTED AND BEFORE ANY WORK IS DONE, THE DEPARTMENT OF PLANNING AND DEVELOPMENT CAN INSPECT THE AREAS THAT WILL BECOME THE STREET PLANTING AREAS AND BUFFERS. THE FOLLOWING SHALL BE COMPLIED WITH IN RESPECT TO SUCH MONUMENTS OR STAKES:
  - STAKES USED SHALL BE WOOD OR METAL PLACED IN THE GROUND, AND SUCH STAKES SHALL BE OF SUFFICIENT STRENGTH AND DURABILITY, AND PLACED DEEPLY ENOUGH IN THE GROUND TO REMAIN UNTIL THE COMPLETION OF CONSTRUCTION. ANY REMOVE, BROKEN, SUBSTANTIALLY BENT OR DAMAGED STAKES SHALL BE REPLACED SO THAT ALL STAKES SHALL REMAIN IN PLACE DURING CONSTRUCTION.
  - SUCH STAKES SHALL EXTEND UPWARD FROM THE GROUND AT LEAST THREE FEET AND SHALL BE FLAGGED YELLOW IN COLOR OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
  - SUCH STAKES SHALL BE LOCATED AT LEAST EVERY 50 FEET IN THE FOLLOWING AREAS:
    - ALONG THE STREET FRONTAGE OF THE STREET PLANTING AREA
    - ALONG THE REAR LINE OF THE STREET PLANTING AREA
    - ALONG THE SIDE AND REAR PROPERTY LINE WHERE SIDE OR REAR BUFFERS ARE REQUIRED
    - ALONG THE INTERIOR LINES OF SUCH BUFFERS

IF THE LINES OF THE STREET PLANTING AREAS AND BUFFERS ARE TOO THICK TO WALK OR SIGHT DOWN, THEY SHALL BE CLEARED SUFFICIENTLY FOR WALKING AND SIGHTING.

FLAGGING OF EXISTING TREES:

- LIVE OAKS: ALL LIVE OAKS, WHEREVER THEY MAY BE SITUATED ON THE PROPERTY OR THE ADJACENT STREET RIGHT-OF-WAY, WHICH ARE OVER SIX INCHES DBH SHALL BE FLAGGED WITH BLUE COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- TREES OVER SIX INCHES DBH: ALL TREES OVER SIX INCHES DBH, TO BE PRESERVED, AND LOCATED WITHIN THE GREEN BELT AREA OR WITHIN ANY REQUIRED BUFFERS SHALL BE FLAGGED WITH GREEN COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- TREES APPLICANT PROPOSES TO REMOVE: ALL TREES WHICH THE APPLICANT SEEKS TO REMOVE, SHALL BE FLAGGED WITH ORANGE COLORED FLAGGING OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

TREES TO BE PRESERVED/TREE PROTECTION FENCING:

- ALL TREES TO BE PRESERVED SHALL BE HAVE PROTECTIVE FENCING ERECTED AROUND THE TREE AND IN A MANNER COMPLIANT WITH ST. TAMMANY PARISH GUIDELINES AND REQUIREMENTS.
- EXISTING LIVE OAKS AND CYPRESS TREES SHALL HAVE PROTECTIVE FENCING 1' BEYOND THE DRIP LINE OF THE TREE. NO EXCAVATION OR GRADING IS ALLOWED WITHIN THIS PROTECTIVE FENCING.

LANDSCAPE ORDINANCE REQUIREMENTS

STREETYARD PLANTING REQUIREMENT		PROPOSED STREETYARD PLANTINGS
WEST SY – G ST. (20' BUFFER) 1 CLASS "A" TREE PER 25 LF. 1 CLASS "B" TREE PER 25 LF. 1 SHRUB PER 10 LF.	372.85 LF TOTAL 15 CLASS A TREES REQUIRED 15 CLASS B TREES REQUIRED 38 SHRUBS REQUIRED	372.85 LF TOTAL X CLASS A TREES PROPOSED X CLASS B TREES PROPOSED SCREENING SHRUBS SATISFY REQMT.
EAST SY – FALCONER DR. (20' BUFFER) 1 CLASS "A" TREE PER 25 LF. 1 CLASS "B" TREE PER 25 LF. 1 SHRUB PER 10 LF.	383.82 LF TOTAL 16 CLASS A TREES REQUIRED 16 CLASS B TREES REQUIRED 39 SHRUBS REQUIRED	383.82 LF TOTAL X CLASS A TREES PROPOSED X CLASS B TREES PROPOSED SCREENING SHRUBS SATISFY REQMT.
BUFFERYARD PLANTING REQUIREMENT		**PROPOSED BUFFERYARD PLANTINGS**
NORTH BUFFER (10' LANDSCAPE BUFFER) 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF.	781 LF TOTAL 27 CLASS A TREES REQUIRED 27 CLASS B TREES REQUIRED	781 LF TOTAL X CLASS A TREES PROPOSED X CLASS A TREES PROPOSED 0 TREE CREDITS USED
SOUTH BUFFER (10' LANDSCAPE BUFFER) 1 CLASS "A" TREE PER 30 LF. 1 CLASS "B" TREE PER 30 LF.	759 LF TOTAL 26 CLASS A TREES REQUIRED 26 CLASS B TREES REQUIRED	759 LF TOTAL X CLASS A TREES PROPOSED X CLASS B TREES PROPOSED 0 TREE CREDITS USED
PARKING AREA PLANTING REQUIREMENT		**PROPOSED PARKING AREA PLANTINGS**
PARKING AREAS ADJACENT TO STREET PLANTING AREAS SHALL BE SCREENED WITH MIN. 36"H SHRUBS PLANTED 2' O.C..		XX PROVIDED
EACH LANDSCAPED ISLAND SHALL CONTAIN AT LEAST 1 CLASS "A" TREE.		XX PROVIDED
10% OF INTERIOR PARKING AREA TO BE GREENSPACE. TOTAL PARKING AREA: 63,000.86 SF. 6,300.1 SF REQUIRED		6,409.6 SF PROVIDED
BUILDING FACADE PLANTING REQUIREMENT		**PROPOSED PARKING AREA PLANTINGS**
SHRUBS PLANTED BETWEEN BUILDING FACADE AND VEHICULAR USE AREA.		PROVIDED

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN P. PUGLIANO
REG. No. 34247
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
05-12-2025

Louisiana 811
LA ONE CALL– CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 72 HOURS BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES AND SHALL COORDINATE ALL PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

LANDSCAPE PLANTING

DESIGNED	JP
CHECKED	JB
DETAILED	JP
CHECKED	JB
DATE	05-12-2025
SHEET	14 OF17

REVISION DESCRIPTION	REVISION DATE	BY

SHEET NUMBER L-1

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COVS\09 & 10 LANDSCAPE PLAN & DETAILS.DWG MAY-12-2025 JONATHAN

LANDSCAPE STANDARDS

1. ALL PLANTS MATERIALS SHALL BE TRUE TO NAME, VARIETY, AND SIZE. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. ALL PLANT MATERIALS TO MEET ANSI Z.60 STANDARDS, LATEST EDITION.

2. THE LANDSCAPE CONTRACTOR SHALL MEET OR EXCEED BOTH THE CONTAINER SIZE AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.

3. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.

4. LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE LANDSCAPE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.

5. CLASS A TREES:

5.1. SINGLE TRUNK CLASS A TREES: ALL SINGLE TRUNK CLASS A TREES SHALL HAVE A MINIMUM 2.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM HEIGHT OF 10'-12' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

5.2. MULTI-TRUNK CLASS A TREES: ALL MULTI TRUNK CLASS A TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1-1/2" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 10' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

6. CLASS B TREES:

6.1. SINGLE TRUNK CLASS B TREES: ALL SINGLE TRUNK CLASS B TREES SHALL HAVE A MINIMUM 1.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK CLASS B TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

6.2. MULTI-TRUNK CLASS B TREES: ALL MULTI TRUNK CLASS B TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 8' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

7. TREE PLANTING: EXCAVATE 3 TIMES GREATER THAN BALL DIAMETER. ALL TREE PITS MUST BE LOOSENED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. BACK FILL THE HOLE WITH A MIX OF 1/2 TOPSOIL AND 1/2 NATIVE SOIL FROM THE HOLE AND FERTILIZE. PROVIDE A 4" WATERING RING AND ADD A 4" LAYER OF SHREDDED PINE BARK MULCH OR PROCESSED HARDWOOD MULCH AND STAKE OR GUY AS SHOWN IF REQUIRED. (SEE DETAIL) WATER TREE TO THE POINT OF SATURATION.

8. SHRUB PLANTING: ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT IN A MINIMUM 3 GALLON CONTAINER UNLESS OTHERWISE SPECIFIED.

9. GROUNDCOVER / SHRUB BEDS: MIX 1/2 TOP SOIL AND 1/2 APPROVED GARDEN SOIL TO A DEPTH OF 8"-10", WITH A GENERAL (SLOW RELEASE PREFERRED), (14/14/14) FERTILIZER , (OR APPROVED EQUAL), AT A RECOMMENDED RATE AND TILL TO A MIN. DEPTH OF 10"-14". PROVIDE L.A. SAMPLE OF SOIL MIX FOR APPROVAL BEFORE STARTING BED PREP.

10. HEDGES: PLANTS SHALL BE PLANTED ON CENTER AS CALL FOR ON THE PLAN. TRIMMING INTO HEDGE SHAPE SHALL OCCUR FOLLOWING PLANTING. PLANTS SHALL HAVE BRANCHES TOUCHING SO AS TO FORM A HEDGE.

11. ALL TOP DRESS MULCHES SHALL BE SPECIFIED IN THE PLANT SPECIFICATIONS LIST. LANDSCAPE CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO MULCHING BEDS. APPROVED MULCHES INCLUDE:
    - PROCESSED HARDWOOD MULCH
    - SHREDDED PINE BARK MULCH
    - CRUSHED PINE NEEDLES--LANDSCAPE SHRUB BEDS
    - BALED PINE STRAW-STAND ALONE TREES

    THE TYPE OF MULCH WILL VARY DEPENDING ON THE PLANTING CONDITIONS AND THE PLANT VARIETY.

12. LAWNS: AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE. (WHERE APPLICABLE).

13. SEEDED AREA: ALL AREA DISTURBED BY CONTRUCTION SHALL BE SEEDED WITH COMMON BERMUDA/RYE GRASS MIX. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR RATES, ETC.

14. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 2 WEEKS OF HYDROMULCHING SHALL BE RE-HYDROMULCHED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.

15. FERTILIZER: FERTILIZER SHALL BE A SLOW RELEASE 14-14-14 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL NOT BE ACCEPTED.

16. WATERING AT TIME OF PLANTING: INITIALLY, WATER THE PLANT MATERIAL TO DEVELOP UNIFORM COVERAGE AND DEEP WATER PENETRATION OF AT LEAST 6". AVOID EROSION, PUDDLING, AND WASHING SOIL AWAY FROM PLANT ROOTS.

17. IRRIGATION AND WATERING: IF REQUIRED, HOSE BIBS SHALL BE PLACED WITHIN THE SPECIFIED DISTANCE OF ALL PLANTING BEDS, OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.

18. FINAL ACCEPTANCE: ACCEPTANCE BY LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

19. EXISTING TREE AND VEGETATION PROTECTION: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE, SEE TREE PROTECTION PLAN AND/OR DETAILS).

20. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PLANTS AND LANDSCAPE MATERIALS ON SITE THAT ARE NOT DESIGNATED FOR REMOVAL. THE AT-FAULT CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPING TO MATCH EXISTING IN SIZE AND SPECIES UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

21. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/GENERAL CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.

PLANTING NOTES

GENERAL NOTES:

1. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.

2. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND/OR APPROVALS PRIOR TO COMMENCING WORK.

3. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR RESPONSIBLE FOR USING THE MOST UP TO DATE PLANS. DESIGNER IS NOT RESPONSIBLE FOR LANDSCAPE INSTALLATION BASED OFF OF OBSOLETE PLANS.

4. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.

5. LANDSCAPE CONTRACTOR SHALL STAKE OUT PROPOSED SITE IMPROVEMENTS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO START.

6. LANDSCAPE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

7. ANY MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO EXECUTION.

8. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED TREE PLANTINGS AND EXISTING OR PROPOSED UTILITIES. ALL ONSITE CONTRACTORS SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. IN THE EVENT ANY EXISTING UTILITIES ARE UNCOVERED, THE GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND/OR LANDSCAPE ARCHITECT. THE AT FAULT CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGES SHALL NO RESULT IN ANY ADDITIONAL EXPENSE TO THE OWNER.

9. LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COMPLETION OF PROJECT AND FINAL ACCEPTANCE CERTIFICATION. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC ROADS, AS A RESULT OF LANDSCAPE AND/OR IRRIGATION WORK, SHALL BE CLEANED UP DAILY.

10. THE GENERAL CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDING OR STRUCTURES ON SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.

11. ALL LANDSCAPE DEVELOPMENT WITHIN ANY PUBLIC SERVITUDE WILL REQUIRE A "HOLD HARMLESS" AGREEMENT OR "LETTER OF NO OBJECTION" BETWEEN ALL UTILITY COMPANIES AND THE OWNERS. IT IS THE RESPONSIBILITY OF THE OWNER TO REQUEST THE AGREEMENT AND PRESENT THEM TO THE CITY'S LANDSCAPE ARCHITECT FOR APPROVAL OF THE LANDSCAPE PLAN.

LANDSCAPE NOTES:

1. ALL MATERIAL SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL.

2. PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO BIDDERS ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS, BEDS, MULCH AREAS, SOD, AND HYDROSEED ON PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLAN LIST THE PLAN SHALL RULE. IMPROPER PLANT COUNTS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COMPLIANCE OF LANDSCAPE PLANS WITH THE CITY-PARISH MINIMUM LANDSCAPE REQUIREMENTS.

4. ALL LANDSCAPE AREAS TO BE MAINTAINED PER LOCAL GOVERNING AUTHORITY'S LANDSCAPE CODE.

5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL OR ALUMINUM EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.

6. IF REQUIRED, AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. A SEPARATE PLAN WILL BE PROVIDED.

GENERAL GRADING & LAWN NOTES:

1. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.

2. GENERAL CONTRACTOR SHALL PROVIDE (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

3. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.

4. GENERAL CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES, UNLESS OTHERWISE SPECIFIED. LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL BEDS AND PLANT AREAS UNLESS OTHERWISE SPECIFIED.

6. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

7. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS OR ELEVATIONS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN LAWN AREAS.

8. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH APPROVED BY THE ARCHITECT PRIOR TO PLANTING INSTALLATION. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE FINE GRADED AND HYDROSEEDED, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

9. SOD LAID OVER POORLY GRADED AREAS SHALL CAUSE FOR REMOVING SOD, REGRADING, AND INSTALLING NEW SOD AT NO ADDITIONAL EXPENSE TO THE OWNER. IF GRADE IS NOT TO WITHIN 0.10 FOOT, CONTACT THE LANDSCAPE ARCHITECT.

10. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE ONLY FOR FINE GRADING OF THE PLANTING AREAS. FINE GRADING SHALL CONSIST OF THE FINAL 0.10 FOOT OF GRADE TO BE ACHIEVED.

SOLID SOD NOTES:

1. ALL LAWN AREAS TO BE SOLID SOD 'CELEBRATION' BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH COMPOST TO FILL VOIDS.

3. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.

4. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

5. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

6. LANDSCAPE CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

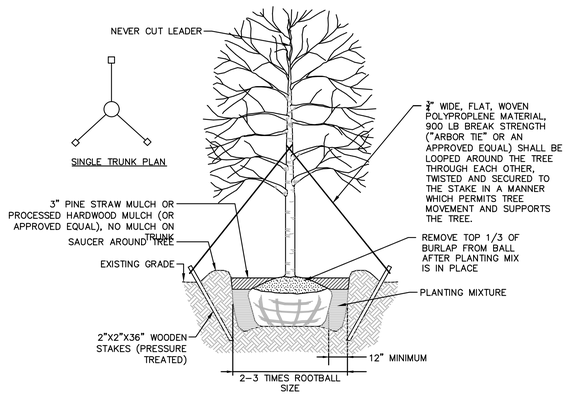
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

WARRANTY:

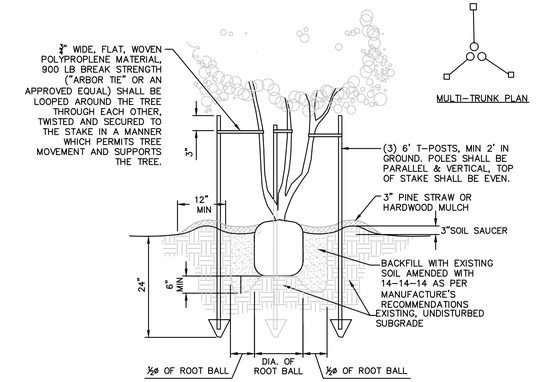
1. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. LANDSCAPE CONTRACTOR SHALL WATER ALL MATERIAL AS NEEDED TO MAINTAIN THE HEALTH OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE.

2. IT SHALL BE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO A LACK OF GUYING OR STAKING. IF UNSTAKED, PLANTS BLOWN OVER BY HIGH WINDS SHALL NOT BE A CAUSE OF ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

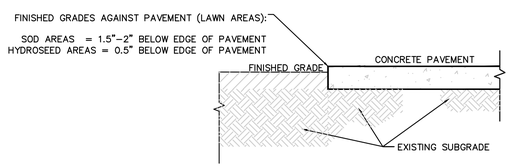
3. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREES, PLANTS, GROUND COVERS, OR SOD CAUSED BY FIRES, FLOODS, FREEZING TEMPERATURES, LIGHTNING, WINDS ABOVE 50 MILES PER HOUR, OR ANY OTHER NATURAL DISASTER. NOR SHALL THE LANDSCAPE CONTRACTOR BE HELD RESPONSIBLE FOR ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.



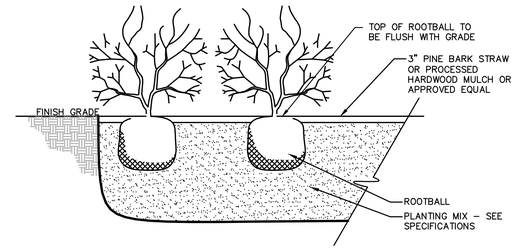
A SINGLE-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



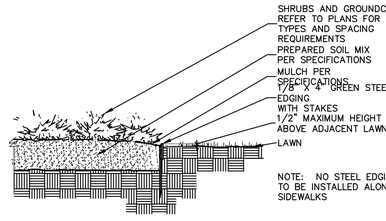
B MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



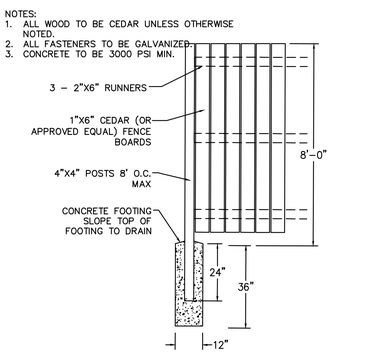
C FINISHED GRADES AGAINST PAVEMENT
NOT TO SCALE



D GROUND COVER/SHRUB PLANTING
NOT TO SCALE



E STEEL EDGING DETAIL
NOT TO SCALE



F 8' WOODEN FENCE ELEVATION
NOT TO SCALE

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JONATHAN P. GUILLOT
#37911
LICENSED PROFESSIONAL ENGINEER
05-12-2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (811 OR 1-800-272-3020) AND PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PROPERLY LOCATED AND MARKED PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

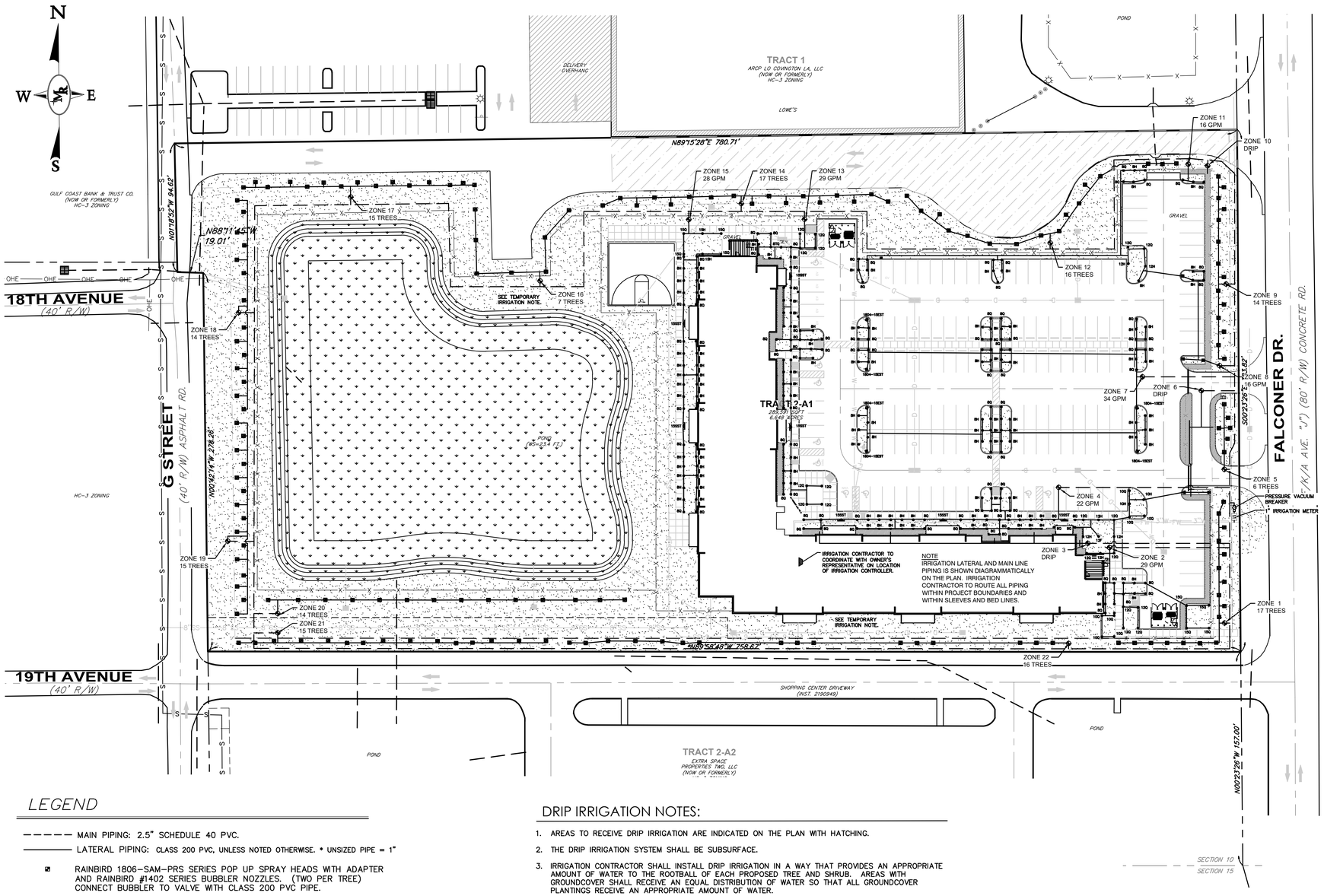
LANDSCAPE DETAILS

DESIGNED	DETAILED	DATE	SHEET
JP JB	JP JB	05-12-2025	15 OF17

REVISION DESCRIPTION	REVISION DATE	BY

SHEET NUMBER L-2

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COVS\09 & 10 LANDSCAPE PLAN & DETAILS.DWG MAY-12-2025 JONATHAN



GENERAL IRRIGATION NOTES:

1. ALL MATERIALS, EQUIPMENT, AND INSTALLATIONS SHALL CONFORM TO APPLICABLE STATE, PARISH AND LOCAL CODES.
2. IRRIGATION CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT WITH ANY WORK UNDER THIS CONTRACT.
3. PRIOR TO COMMENCEMENT OF WORK, THE IRRIGATION CONTRACTOR SHALL CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT TO COORDINATE ALL INSPECTIONS.
4. PLANS AS SHOWN ARE DIAGRAMMATIC ONLY. ALL METERS, BACKFLOW PREVENTERS, IRRIGATION VALVES, MAIN LINES, IRRIGATION HEADS, ETC. ARE TO BE PLACED IN PLANTING AREAS INSIDE THE PROJECT BOUNDARIES WHEN POSSIBLE. GATE VALVES AND REMOTE CONTROL VALVES SHALL ALSO BE PLACED IN SHRUB AREAS WHENEVER POSSIBLE.
5. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY LINES.
6. THE IRRIGATION CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGE OR STOLEN PARTS AT HIS EXPENSE UNTIL RECEIPT OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST THE SYSTEM FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE REGULATING THE PRESSURE AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
8. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONED EXISTS THAT MIGHT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED; THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. THE IRRIGATION CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS AND INSTALL SPRINKLERS 4" FROM ANY CURBS OR WALKWAYS.
10. ALL MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE PLACED IN A PVC SLEEVE. THE SLEEVE SIZE SHALL BE TWICE THE SIZE OF ALL THE COMPONENTS WITHIN THE SLEEVE.
11. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER SHOWING ALL IRRIGATION INSTALLATION. A COPY OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
12. DESIGN PRESSURE IS 30 PSI.

IRRIGATION INSTALLATION NOTES:

1. ALL MAINLINES SHALL HAVE A MINIMUM OF 18" OF COVER (SCHEDULE 40 PVC).
2. ALL LATERAL AND SUB-MAIN PIPES TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDERS OR OTHER EXTRANEOUS MATERIALS SHALL BE USE FOR BACKFILLING OF TRENCHES.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF ANY SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
8. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS. ALL 24 VOLT WIRE SHALL BE NO. 12 UF/UL FOR COMMON WIRE AND NO. 14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL SHALL BE SOLID COPPER.
9. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED, I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES OR SIZING DOWN SPRINKLER HEADS TO AVOID EXCESSIVE OVERTHROW.
10. THE IRRIGATION CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIALS FROM INTERFERING WITH PROPER PLANTING; I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
11. THE CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
12. THE IRRIGATION CONTRACTOR SHALL UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
13. ALL SPRINKLER HEADS SHALL BE MOUNTED ON SWING JOINTS UNLESS OTHERWISE NOTED.
14. THE IRRIGATION CONTRACTOR SHALL INSTALL A SEPARATE COMMON FOR EACH CONTROLLER.
15. 24 VOLT WIRE SHALL BE COLOR CODED: COMMON-WHITE AND CONTROL-RED.
16. THE IRRIGATION CONTRACTOR SHALL INSTALL MANUFACTURER'S RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2)5/8" COPPER CLAD GROUND RODS.
17. THE IRRIGATION CONTRACTOR SHALL INSTALL MANUFACTURER'S RECOMMENDATION ON GROUND FAULT AND LIGHTING PROTECTION.
18. ALL MATERIALS TO BE SUPPLIED BY IRRIGATION CONTRACTOR TO THE OWNER:
    - 18.1. 2- WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVES SUPPLIED.
    - 18.2. 2- KEYS FOR THE AUTOMATIC CONTROLLER.
    - 18.3. 2- QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
19. THE IRRIGATION CONTRACTOR SHALL ADD EXTENSION RISER TO POP UP SPRINKLER HEADS WHEN NEEDED FOR PROPER COVERAGE. (SPRAYHEADS ADJACENT TO BUILDING)
20. ALL RISERS SHALL BE PAINTED A COLOR CHOSEN BY THE LANDSCAPE ARCHITECT.
21. ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH PVC ULTRA-VIOLET LIGHT PROTECTED PVC CLAMPS.
22. IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM IN SUCH A WAY THAT MINIMIZES OVERSPRAY ONTO PAVEMENT AND OTHER AREAS NOT INTENDED FOR IRRIGATION.
23. THE IRRIGATION TIMER SHALL BE SET TO RUN AT OPTIMAL TIMES, INCLUDING EARLY MORNING AND EVENING.

LEGEND

- MAIN PIPING: 2.5" SCHEDULE 40 PVC.
- LATERAL PIPING: CLASS 200 PVC, UNLESS NOTED OTHERWISE. * UNSIZED PIPE = 1"
- RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) CONNECT BUBBLER TO VALVE WITH CLASS 200 PVC PIPE.
- RAINBIRD #1804: 8 SERIES HE-VAN NOZZLE: SPRAY HEAD, FULL, PART, AND ADJ. ARCS.
- RAINBIRD #1804 SERIES: R-VAN STRIP NOZZLES: LEFT AND RIGHT CORNER STRIP, SIDE STRIP
- RAINBIRD #1804 STRIP SERIES: MPR NOZZLE: SPRAY HEAD, END, SIDE, AND ADJ. ARCS. RAINBIRD #1804 UNLESS OTHERWISE NOTED
- RAINBIRD 5000 SERIES ROTOR: REFER TO RAINBIRD SPECIFICATIONS FOR APPROPRIATE NOZZLES TO REACH DESIRED RADII. FOR SPRAY ZONES: RAINBIRD #150-PEB: 1 1/2" ELECTRIC CONTROL VALVE (OR APPROVED EQUAL) FOR DRIP ZONES: RAINBIRD EFB, PEB, OR PESB-R VALVE. (OR APPROVED EQUAL)
- ISOLATION VALVE: SPEARS PVC BALL VALVE, SAME SIZE AS PIPE. (OR APPROVED EQUAL)
- PRESSURE VACUUM BREAKER: 2", WATTS MODEL #800 (OR APPROVED EQUAL)
- RAINBIRD #ESP-ME3: 4-22 STATIONS ELECTRIC INDOOR/OUTDOOR CONTROLLER, WALL MOUNT. (OR APPROVED EQUAL) MUST MEET EPA WATERSENSE GUIDELINES

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

DRIP IRRIGATION NOTES:

1. AREAS TO RECEIVE DRIP IRRIGATION ARE INDICATED ON THE PLAN WITH HATCHING.
2. THE DRIP IRRIGATION SYSTEM SHALL BE SUBSURFACE.
3. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION IN A WAY THAT PROVIDES AN APPROPRIATE AMOUNT OF WATER TO THE ROOTBALL OF EACH PROPOSED TREE AND SHRUB. AREAS WITH GROUNDCOVER SHALL RECEIVE AN EQUAL DISTRIBUTION OF WATER SO THAT ALL GROUNDCOVER PLANTINGS RECEIVE AN APPROPRIATE AMOUNT OF WATER.
4. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. COMPONENTS SHALL INCLUDE BUT ARE NOT LIMITED TO:

• EMITTERS:	RAINBIRD PCT MODULES OR XBT EMITTERS. (OR APPROVED EQUAL)
• SWING PIPE:	RAINBIRD SPX FLEX ½" EXTRA FLEXIBLE SWING PIPE. (OR APPROVED EQUAL)
• VALVE:	RAINBIRD EFB, PEB, OR PESB-R VALVE. (OR APPROVED EQUAL)
• FILTER:	RAINBIRD LCRBY FILTER (OR APPROVED EQUAL)
• TIE-DOWN STAKE:	RAINBIRD TDS-050 (OR APPROVED EQUAL)
• ADAPTER:	RAINBIRD SBA-050 ½" THREADED ADAPTER (OR APPROVED EQUAL)
• RAIN SENSOR:	RAINBIRD RSD-BEx WIRED RAIN SENSOR (OR APPROVED EQUAL)
• SOIL MOISTURE SENSOR:	RAINBIRD SMRT-Y SOIL MOISTURE SENSOR (OR APPROVED EQUAL)

4. OTHER COMPONENTS NOT SPECIFIED BUT SHALL BE REQUIRED AS PART OF A TYPICAL HEAVY DUTY COMMERCIAL DRIP IRRIGATION SYSTEM INCLUDE, BUT OR NOT LIMITED TO THE FOLLOWING:

- BACKFLOW PREVENTION DEVICE(S)
- PRESSURE GAUGE(S)
- MESH FILTER(S)
- PRESSURE CHECK SAFETY VALVE(S)
- PRESSURE REGULATOR(S)

DRIP IRRIGATION AREA (TYP.)

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200

DRAWING NOTES:

1. IRRIGATION LATERAL AND MAIN LINE PIPING IS DIAGRAMMATIC SHOWN ON THE PLAN FOR CLARITY. IRRIGATION CONTRACTOR TO ROUTE ALL PIPING WITHIN PROJECT BOUNDARIES AND WITHIN GREEN SPACE AND BED LINES WHERE POSSIBLE, AND WITHIN SLEEVES WHERE IRRIGATION PIPING CROSSES PAVEMENT.
2. IRRIGATION CONTRACTOR TO COORDINATE WITH SITE SUPERINTENDENT FOR LOCATION OF IRRIGATION CONTROLLER. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SCHEDULE THE IRRIGATION ZONES INTO THE MASTER CONTROLLER.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JOSEPH PUGLIANO
REG. No. 9347
LICENSED PROFESSIONAL ENGINEER
05-12-2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT LEAST 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED WITHIN PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION SHALL BE PERFORMED WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

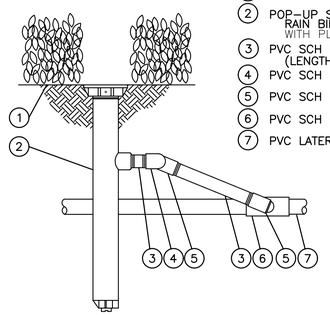
IRRIGATION PLANTING

DESIGNED	DETAILED	DATE	SHEET
JP	JP	05-12-2025	16 OF17
CHECKED	CHECKED		
JB	JB		

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER L-3

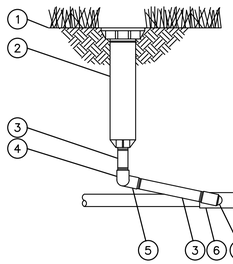
C:\USERS\JONATHAN.MR\ENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CS\11 & 12 IRRIGATION PLAN & DETAILS.DWG MAY-12-2025 JONATHAN



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1812-SI-PRS WITH 1800 VPC WITH PLASTIC MPR NOZZLE
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

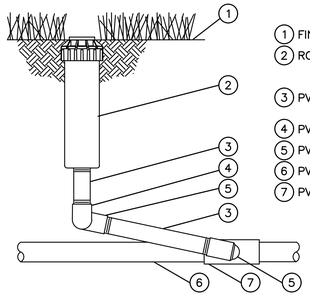
NOTE:
SIDE INLET CONNECTION SHOULD NOT BE USED IN FREEZING CLIMATES.

1 POP-UP SPRAY SPRINKLER
N.T.S. 4-13-04
1812-SI WITH SWING JOINT



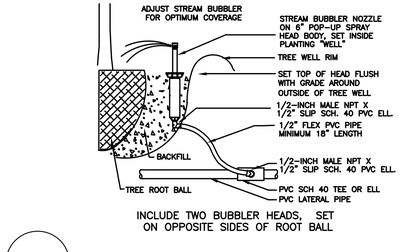
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804-SAM WITH 1800 NP WITH PLASTIC MPR NOZZLE
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

2 POP-UP SPRAY SPRINKLER
N.T.S. 4-13-04
1804 WITH SWING JOINT



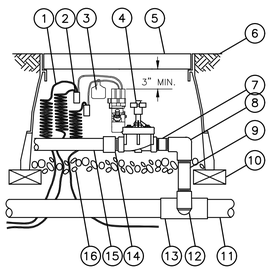
1. FINISH GRADE
2. ROTOR POP-UP SPRINKLER: RAIN BIRD 3504-PC
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC LATERAL PIPE
7. PVC SCH 40 TEE OR ELL

3 ROTOR POP-UP SPRINKLER
N.T.S. 1-30-04
3504 WITH SWING JOINT



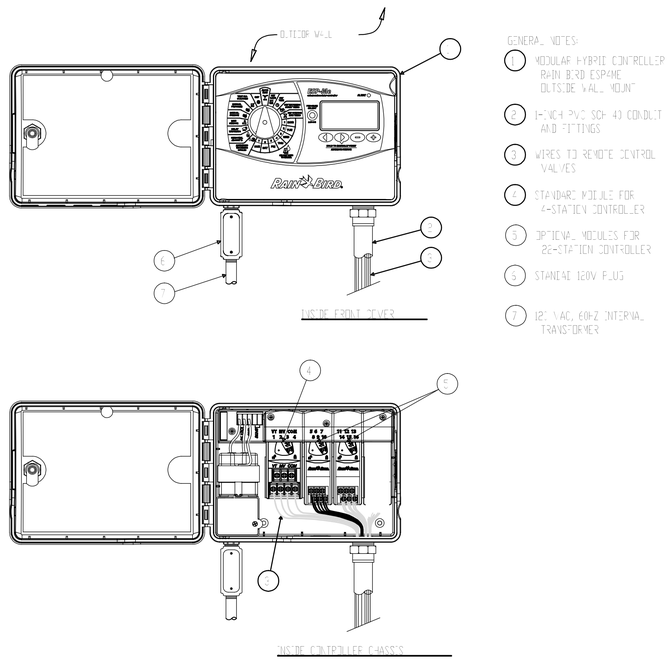
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

8 TREE BUBBLER
N.T.S.



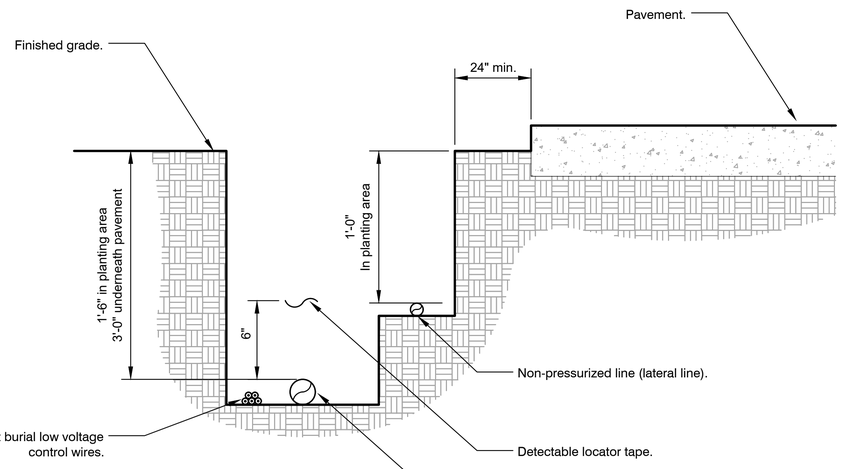
1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

4 ELECTRIC REMOTE-CONTROL VALVE
N.T.S. 1-23-04
PEB OR PESB SERIES



GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER RAIN BIRD ESP4ME OUTSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTROLLER
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120V PLUG
7. 12" VAC, 60HZ INTERNAL TRANSFORMER

5 ESP-ME MODULAR HYBRID CONTROLLER
NTS



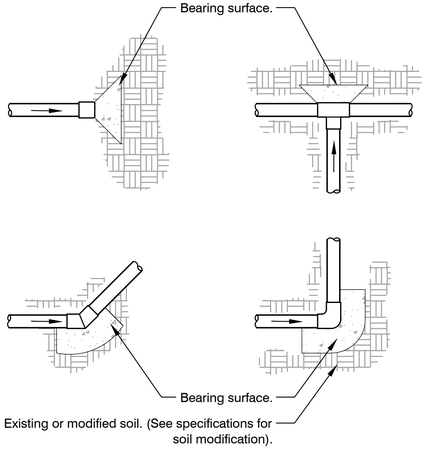
NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.

3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

6 IRRIGATION TRENCHING
NTS



MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ^{2}	0.63 FEET ^{2}	0.34 FEET ^{2}
2"	0.69 FEET ^{2}	0.97 FEET ^{2}	0.53 FEET ^{2}
2-1/2"	1.0 FEET ^{2}	1.41 FEET ^{2}	0.77 FEET ^{2}
3"	1.48 FEET ^{2}	2.10 FEET ^{2}	1.14 FEET ^{2}
4"	2.43 FEET ^{2}	3.45 FEET ^{2}	1.87 FEET ^{2}
6"	5.25 FEET ^{2}	7.41 FEET ^{2}	4.02 FEET ^{2}
8"	9.08 FEET ^{2}	12.83 FEET ^{2}	6.96 FEET ^{2}
10"	14.93 FEET ^{2}	21.07 FEET ^{2}	11.44 FEET ^{2}

Notes:
1- Size thrust blocks shall be specified as show in the table above.

2- Control wires shall not be encased in concrete.

3- All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.

4- Joints and bolts shall be accessible for repairs.

5- Thrust blocks shall be a minimum of 6" thick.

6- One 80 lbs. sack of concrete shall cover .6 ft.^{3}

7 THRUST BLOCK
NTS

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
JOSEPH PULLMAN
#039,146 PGRF
LICENSED PROFESSIONAL ENGINEER
05-12-2025

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG: CONTRACTOR SHALL CALL LOUISIANA ONE CALL (1-800-272-3020) AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED AT LEAST 72 HOURS PRIOR TO WORK COMMENCE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND TO NOTIFY THE UTILITY COMPANIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH

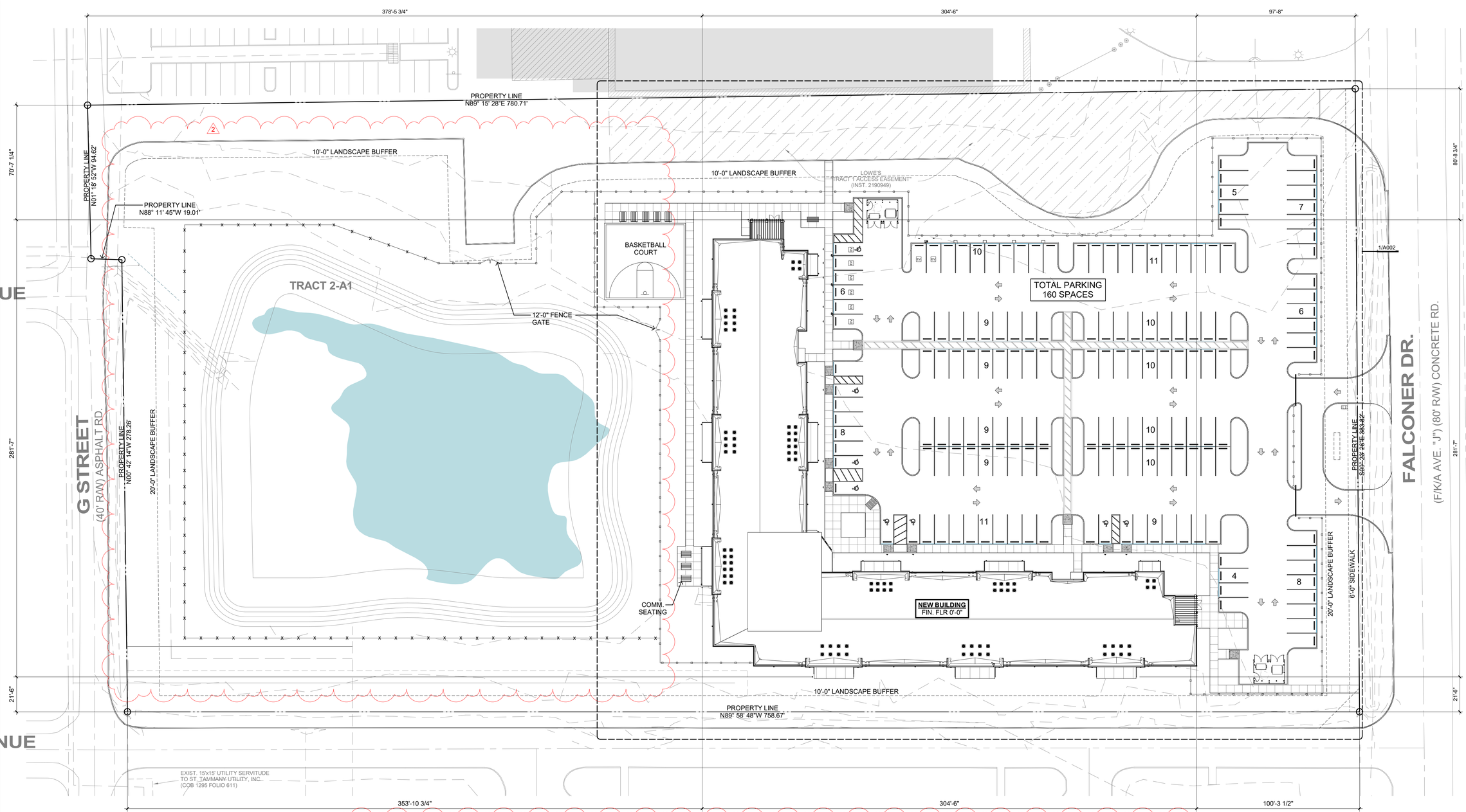
IRRIGATION DETAILS

DESIGNED	JP	DETAILED	JP	DATE	05-12-2025
CHECKED	JB	CHECKED	JB	SHEET	17 OF 17

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER L-4

C:\USERS\JONATHAN\ENGINEERING\WIRES PROJECTS DROPBOX\WIRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DDS\11 & 12 IRRIGATION PLAN & DETAILS.DWG MAY-12-2025 JONATHAN



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

2

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY DIMENSIONS, BOUNDARIES AND CONSTRUCTION AND IMMEDIATELY REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. WOOD BLOCKING, FRAMING AND PLYWOOD SHEATHING SHALL BE FIRE RETARDANT TREATED (FRT), UNO. IN ACCORDANCE WITH THE LATEST AWPA STANDARDS FOR PLYWOOD AND LUMBER.
4. DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS.
5. TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNO. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME WHEN THEY FIRST OCCUR.
6. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. DO NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT CORRECTS DISCREPANCIES.
7. PARTITIONS ARE DIMENSIONED FROM STRUCTURE FACE TO STRUCTURE FACE UNO. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISH FACE UNO.
8. FINISHES SHALL HAVE A FLAME SPREAD RATING OF 200 OR LESS AND SMOKE GENERATION OF 450 OR LESS.
9. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
10. IF CONTRACT DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ONE ANOTHER ON A PARTICULAR ITEM OR ITEMS, BASE PROPOSAL ON THE BETTER QUALITY OR MORE EXPENSIVE OF THE CONDITIONS NOTED.
11. WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY CODES. IF A DISCREPANCY BETWEEN APPLICABLE CODES AND THE DRAWINGS OR SPECIFICATIONS IS NOTED, IMMEDIATELY INFORM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
12. PROVIDE APPROVED THROUGH-PENETRATION FIRE STOPPING SYSTEM AT RATED WALL PARTITION OR FLOOR PENETRATIONS. MAINTAIN PROPER FIRE AND SOUND RATINGS WHEN PENETRATING THROUGH RATES ASSEMBLIES.
13. TO THE GREATEST EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS BY TENDERING HIS BID THAT THE WORK IS BUILDABLE AS SHOWN.
14. PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
15. FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE OWNER.
16. EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
17. COORDINATE AND PROVIDE BLOCKING IN PARTITIONS FOR MILLWORK AND OTHER PARTITION MOUNTED ITEMS.
18. APPLY, INSTALL, CONNECT, ERECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
19. GLASS 18" OR LESS FROM THE FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS. PROVIDE TEMPERED AND LAMINATED GLASS TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
20. COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
21. FURR IN DUCTWORK AND PIPING AT FINISHED SPACES, UNO.
22. ALIGN OUTLETS, WALL SWITCHES, TELE-DATA JACKS, ETC. INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
23. INSTALL ALL MATERIALS PER MANUFACTURERS INSTRUCTIONS.
24. ALL CONCEALED FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH SIGNAGE INDICATING THE TYPE OF ASSEMBLY AND THE FIRE RATING IN HOURS IN LETTERS NO SMALLER THAN 2" HIGH. SEE IBC SECTION 703.7.

SITE LEGEND

- HANDICAPPED PARKING
- RAMP
- ORNAMENTAL FENCING
- CHAIN LINK FENCING
- TREES
- EV CHARGING STATION
- EV — ELECTRIC VEHICLE CHARGING PARKING
- CONCRETE PARKING LOG

2

SITE INFORMATION

LOT SIZE:	6.648 ACRES
LOTS ZONING:	HC-3 HIGHWAY COMMERCIAL
DISTRICT:	
PARCEL ID:	
FLOOD ZONE:	C
FLOOD MITIGATION:	NA
RETENTION/ DETENTION:	RETENTION OR DETENTION

PARKING SPACES

STANDARD PARKING	152
ADA PARKING	8
TOTAL	160

Summary of Dwelling Unit Types

Type	Square Feet/Unit	Quantity	Total Square Feet
1 Bedroom / 1 Bath	672 NSF	8	5,376 SF
2 Bedrooms / 2 Baths	899 NSF	38	34,162 SF
3 Bedrooms/ 2 Baths	1,163 NSF	34	39,542 SF
	Total:	80	79,080 SF

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DNAworkshop

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR: PERMITTING

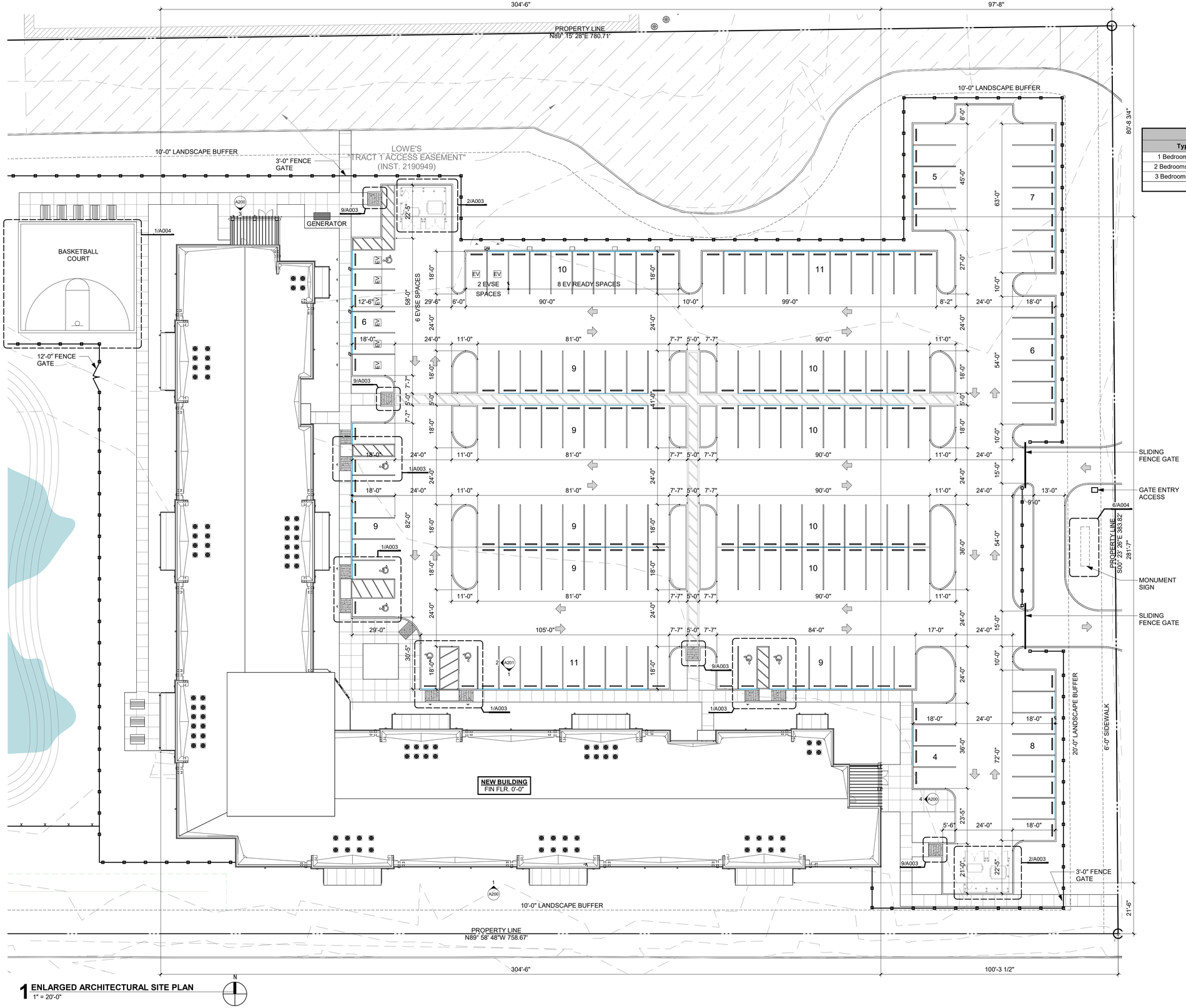
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ARCHITECTURAL SITE PLAN

A001

PHASE: PERMIT



1 ENLARGED ARCHITECTURAL SITE PLAN
1" = 20'-0"

SITE INFORMATION	
LOT SIZE:	6.648 ACRES
LOTS ZONING:	HC-3 HIGHWAY COMMERCIAL
DISTRICT:	
PARCEL ID:	
FLOOD ZONE:	C
FLOOD MITIGATION:	NA
RETENTION/ DETENTION:	RETENTION OR DETENTION

PARKING SPACES	
STANDARD PARKING	152
ADA PARKING	8
TOTAL	160

Summary of Dwelling Unit Types

Type	Square Feet/Unit	Quantity	Total Square Feet
1 Bedroom / 1 Bath	672 NSF	8	5,376 SF
2 Bedrooms / 2 Baths	899 NSF	38	34,162 SF
3 Bedrooms/ 2 Baths	1,163 NSF	34	39,542 SF
	Total:	80	79,080 SF

SITE LEGEND

- HANDICAPPED PARKING
- RAMP
- ORNAMENTAL FENCING
- CHAIN LINK FENCING
- TREES
- EV CHARGING STATION
- EV — ELECTRIC VEHICLE CHARGING PARKING
- CONCRETE PARKING LOG

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CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED ARCHITECTURAL SITE PLAN

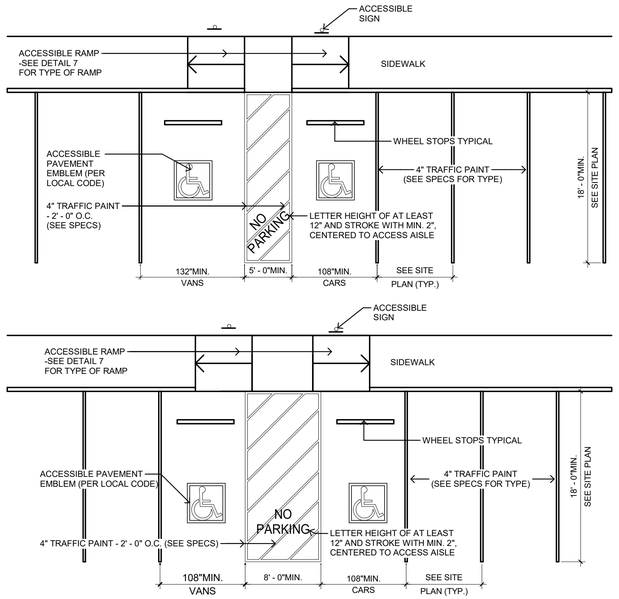
A002

PHASE: PERMIT

ACCESSIBLE PATH AND PARKING NOTES:

1. SLOPE: AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE OR NEW ACCESSIBLE PARKING AREAS EXCEED 1:50 OR 2%.

2. CHANGE IN LEVELS: CHANGES IN LEVELS ALONG AN ACCESSIBLE ROUTE UP TO ¼" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVELS BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.



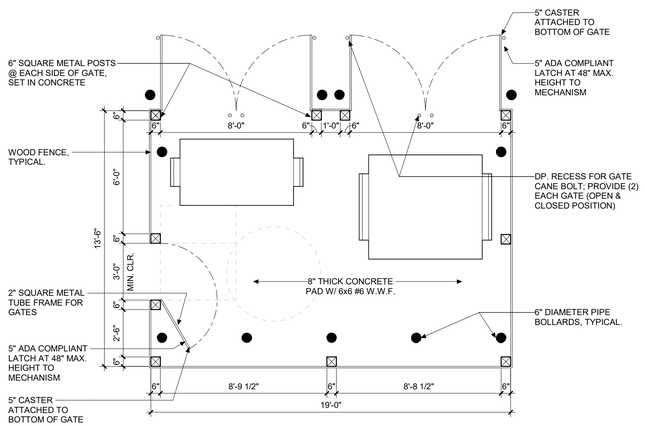
ALTERNATE "B"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

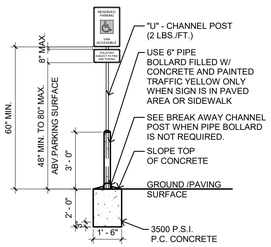
208.2.4 VAN PARKING SPACES:

FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

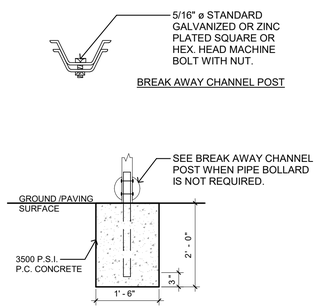
1 VAN ACCESSIBLE PARKING STRIPING
1/8" = 1'-0"



2 ENLARGED DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

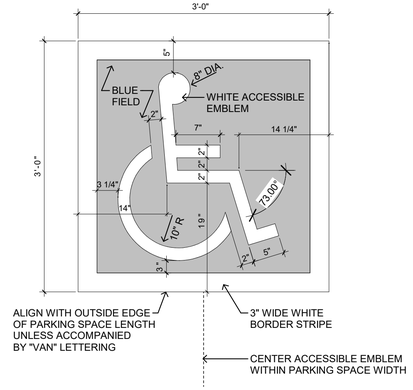


SIGN BASE IN PAVEMENT



SIGN BASE IN LAWN OR LANDSCAPED AREAS

3 SIGN POST INSTALLATION
1/4" = 1'-0"



NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

LOCAL AND/OR STATE CODE WILL TAKE PRECEDENCE FOR EMBLEM SIZE, COLOR AND LOCATION.

6 ACCESSIBLE PAVEMENT EMBLEM
1" = 1'-0"

NOTES:

1. CONTRACTOR IS ADVISED TO BE CONSCIOUS OF VARIOUS PAVEMENT CROSS SLOPES, ESPECIALLY AT INTERSECTIONS AND PARKING LOTS.

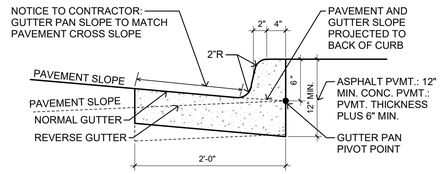
2. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

3. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

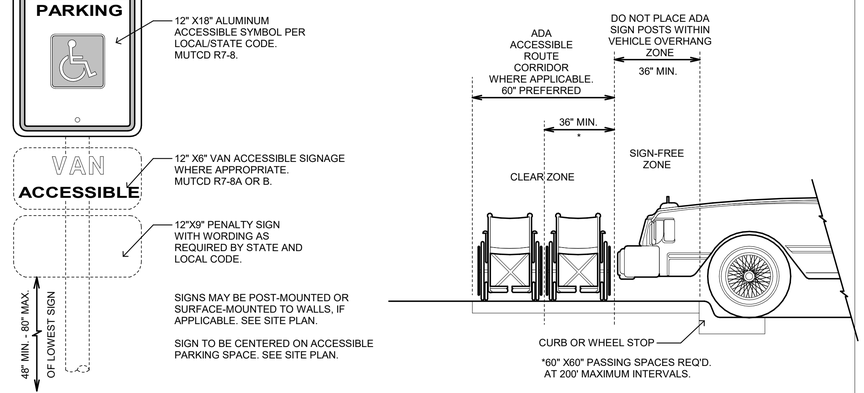
4. ALL CURB AND GUTTER SHALL HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.

5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.

6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.



7 TYPICAL CURB SECTION
1/4" = 1'-0"

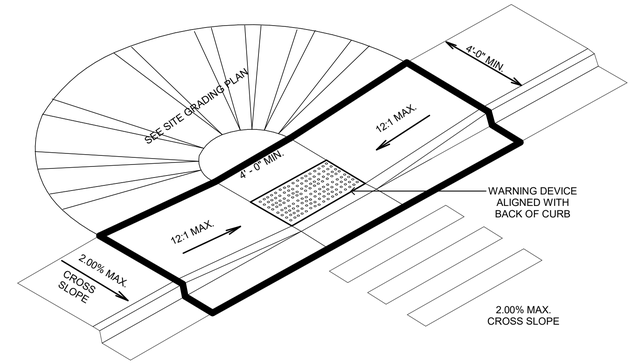


4 ACCESSIBLE SIGN / PLACEMENT LIMITS
1/4" = 1'-0"

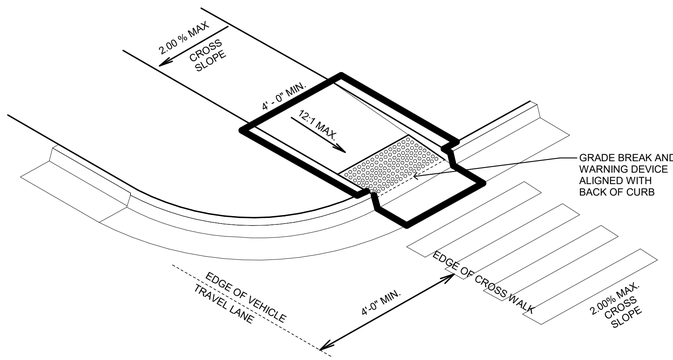
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.

2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

5 DETECTABLE WARNING SURFACE
1/4" = 1'-0"



8 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
1/4" = 1'-0"



9 SINGLE ACCESSIBLE RAMP - SMALLER RADIUS WITH CURBED SIDES
1/4" = 1'-0"

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REVISIONS

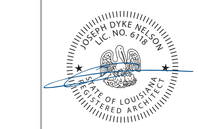
JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

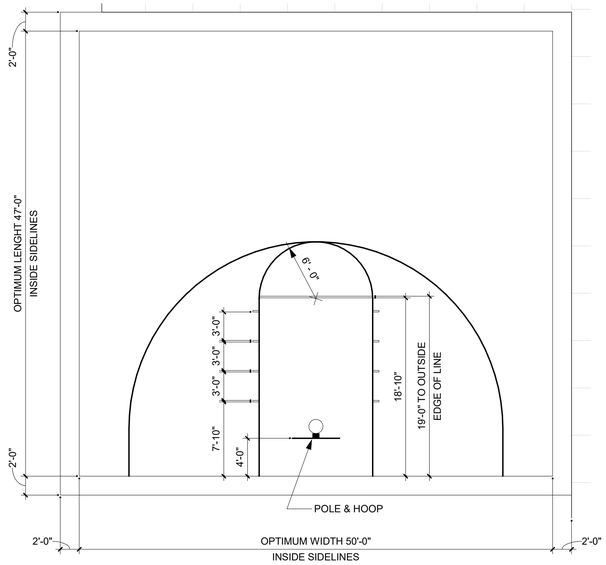
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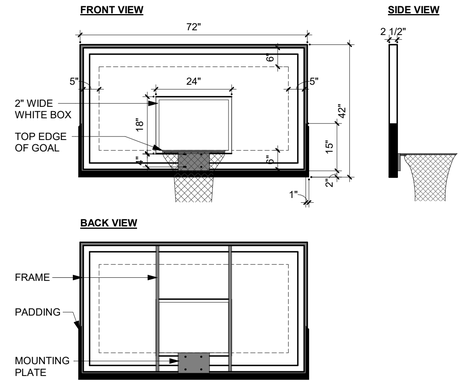
SITE DETAILS

A003

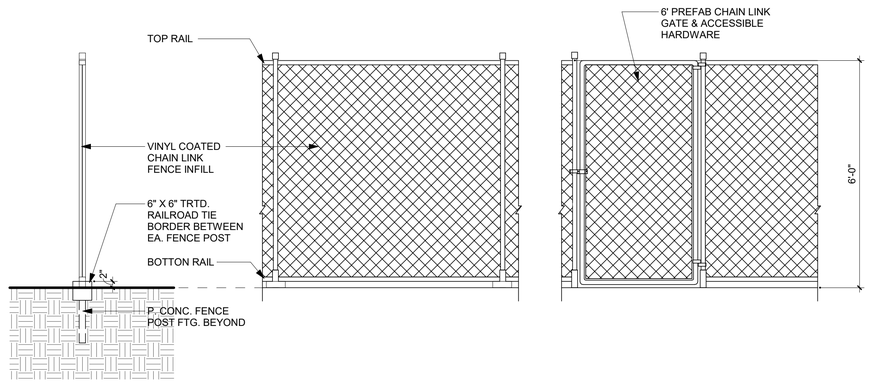
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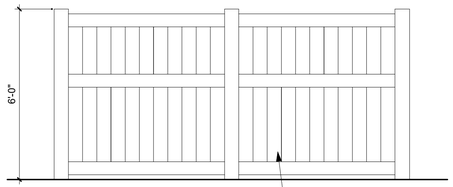
1 BASKETBALL COURT PLAN
1/8" = 1'-0"



2 BASKETBALL HOOP DETAILS
1/2" = 1'-0"



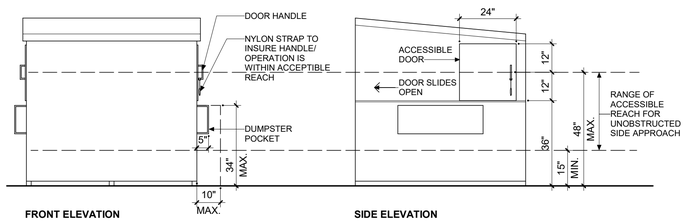
3 FENCE DETAIL
1/2" = 1'-0"



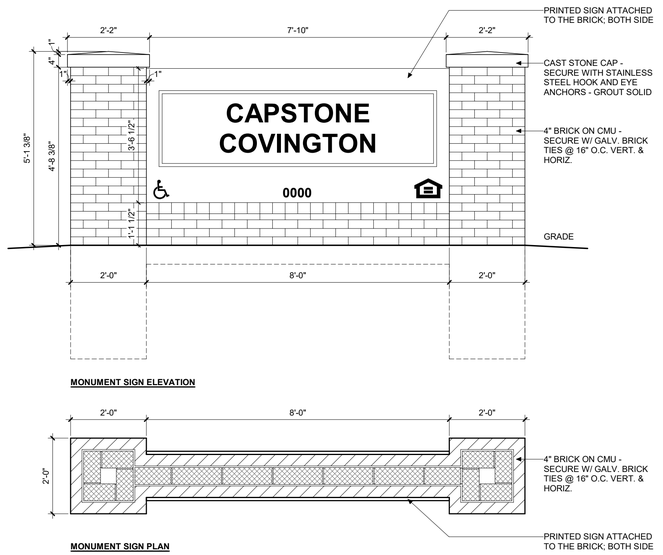
NOTE:
1. CONTRACTOR TO VERIFY DIMENSIONS OF ENCLOSURES NEEDED ON SITE
2. CONTRACTOR TO PROVIDE SEPARATE SUBMITTAL FOR DUMPSTER ENCLOSURES

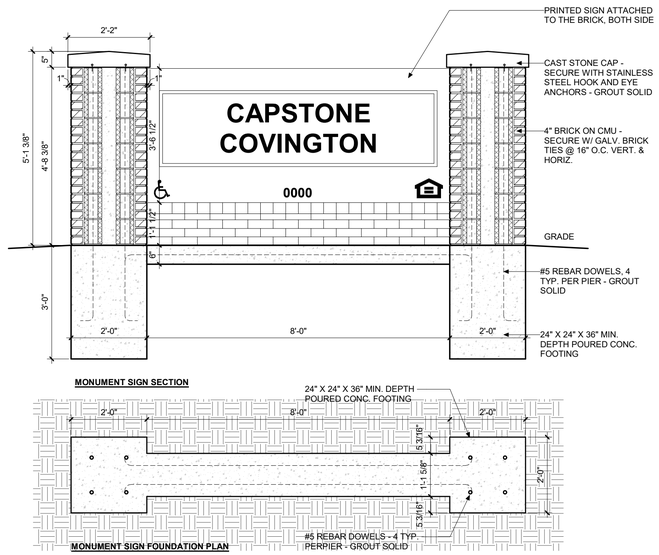
NOTE:
COLOR: TBD

4 DUMPSTER ENCLOSURE ELEVATION
3/8" = 1'-0"



5 ACCESSIBLE DUMPSTER DETAIL
3/8" = 1'-0"





6 MONUMENT SIGNAGE
1/2" = 1'-0"

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

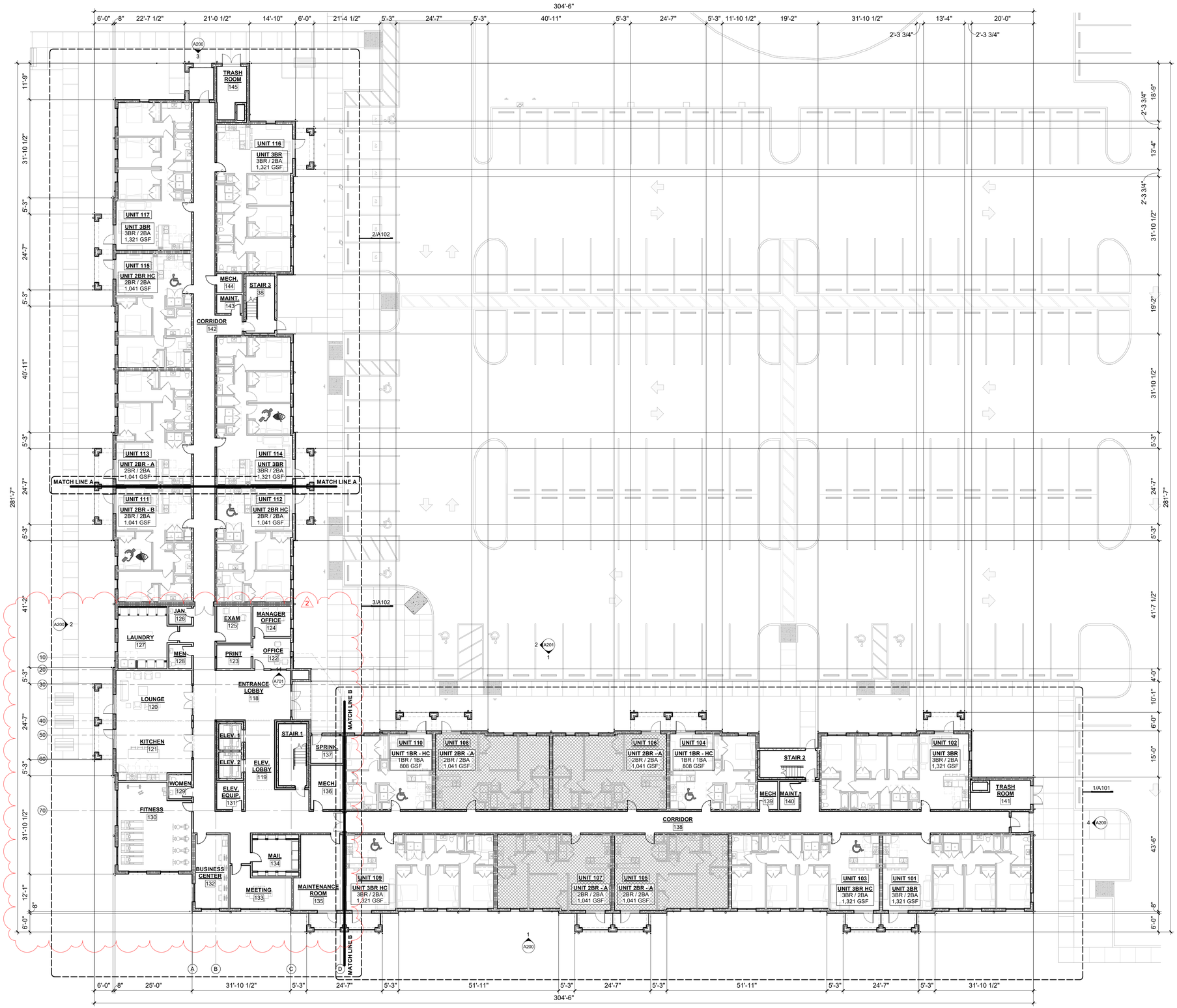
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JOSEPH DYKE NELSON
LIC. NO. 61178
STATE OF LOUISIANA
REGISTERED ARCHITECT

SITE AMENITIES

A004

PHASE: PERMIT



1 OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

N

GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

GENERAL NOTES - OVERALL FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

SYMBOL DESIGNATES FULL HANDICAP "TYPE-A" ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

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2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL FIRST FLOOR PLAN

A100

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

GENERAL NOTES - ENLARGED FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. THIS SHEET SHOWS DIMENSIONS. BETWEEN DEMISING WALLS.
5. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.
6. DIMENSIONS BETWEEN DEMISING WALLS ARE TO FACE OF STUD FACING AIR SPACE.

GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
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   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

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VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS. 2
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES 2

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

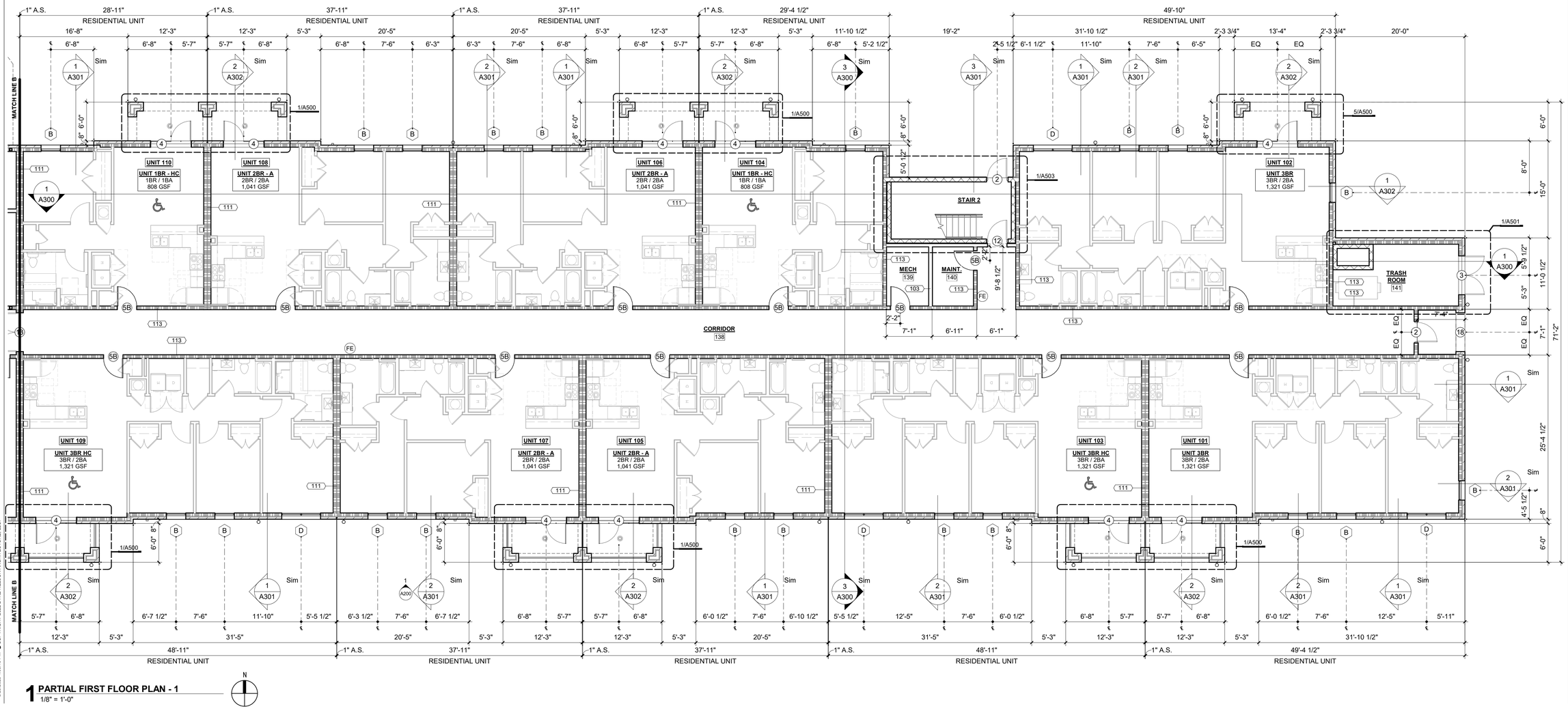
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL. AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT. 2



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

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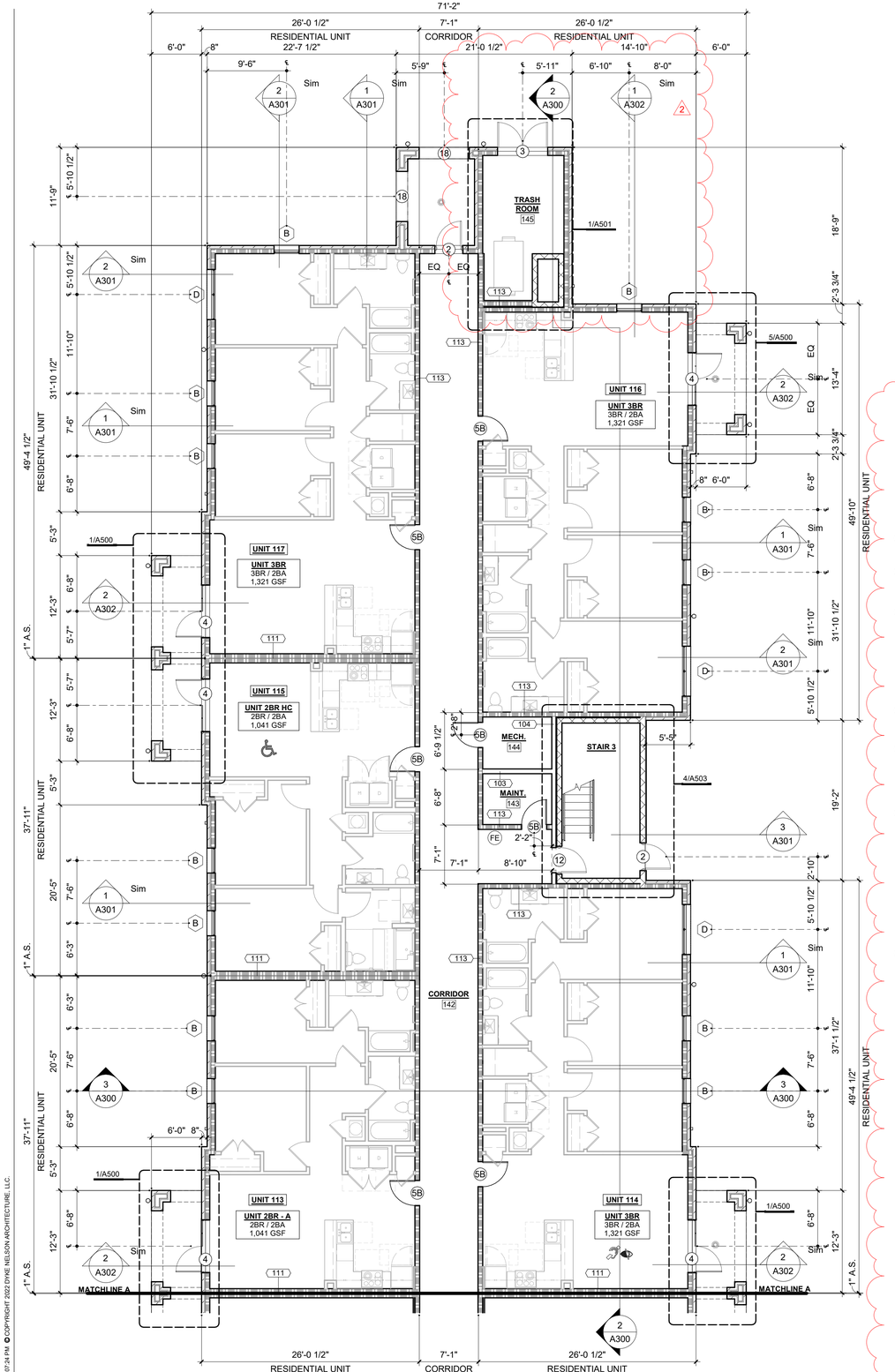
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JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL FIRST FLOOR PLAN-1

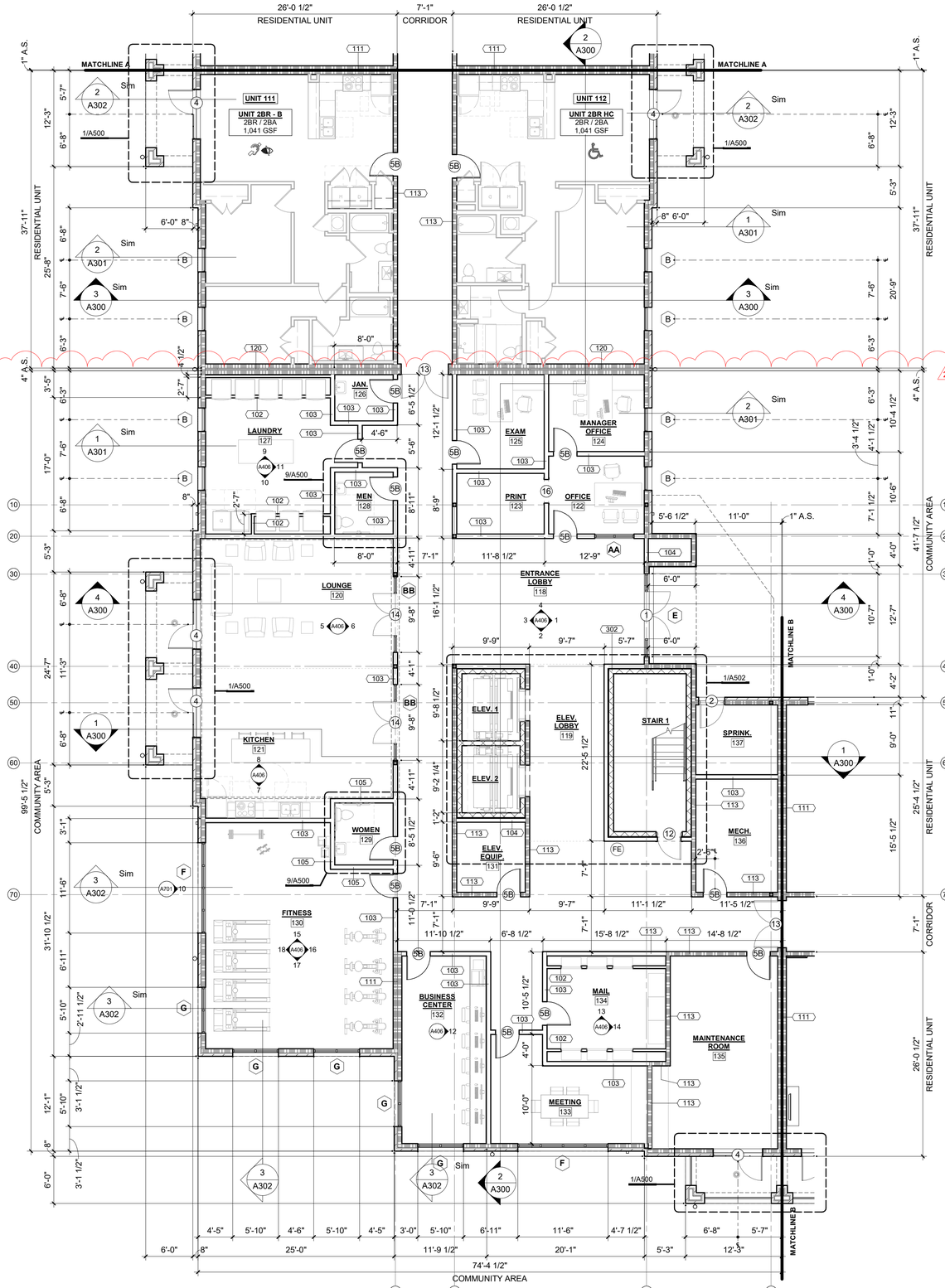
A101

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2 PARTIAL FIRST FLOOR PLAN - 2

1/8" = 1'-0"



3 PARTIAL FIRST FLOOR PLAN - 3

1/8" = 1'-0"

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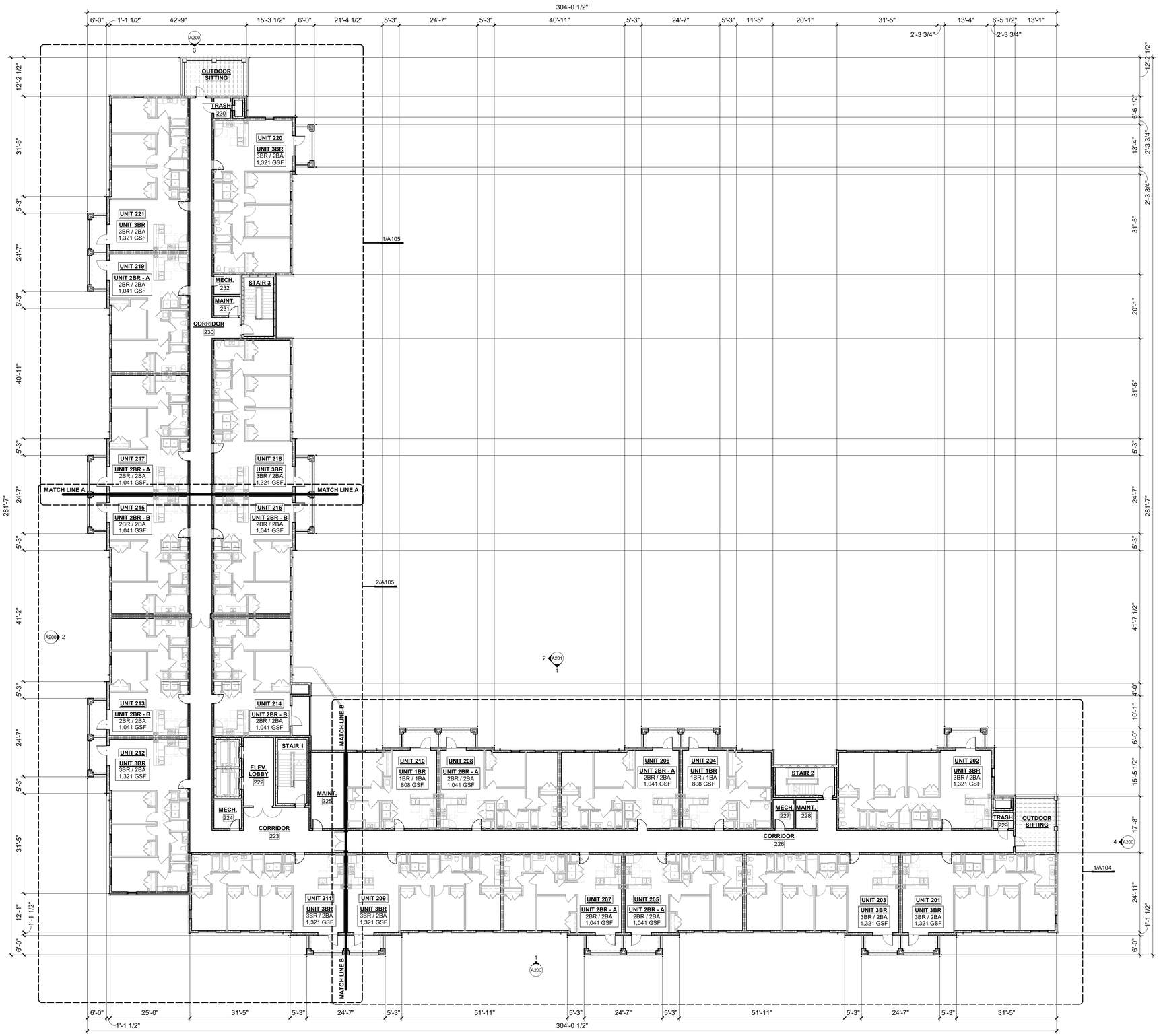
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PARTIAL FIRST FLOOR PLAN-2

A102

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1 OVERALL SECOND FLOOR PLAN

1/16" = 1'-0"

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GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

GENERAL NOTES - OVERALL FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE	FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

SYMBOL DESIGNATES FULL HANDICAP "TYPE-A" ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBLITY STANDARDS. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

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JOSEPH DYKE NELSON LIC. NO. 6178
STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL SECOND FLOOR PLAN

A103

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WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

GENERAL NOTES - ENLARGED FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. THIS SHEET SHOWS DIMENSIONS. BETWEEN DEMISING WALLS.
5. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.
6. DIMENSIONS BETWEEN DEMISING WALLS ARE TO FACE OF STUD FACING AIR SPACE.

GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
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3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
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   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

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VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE FINAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

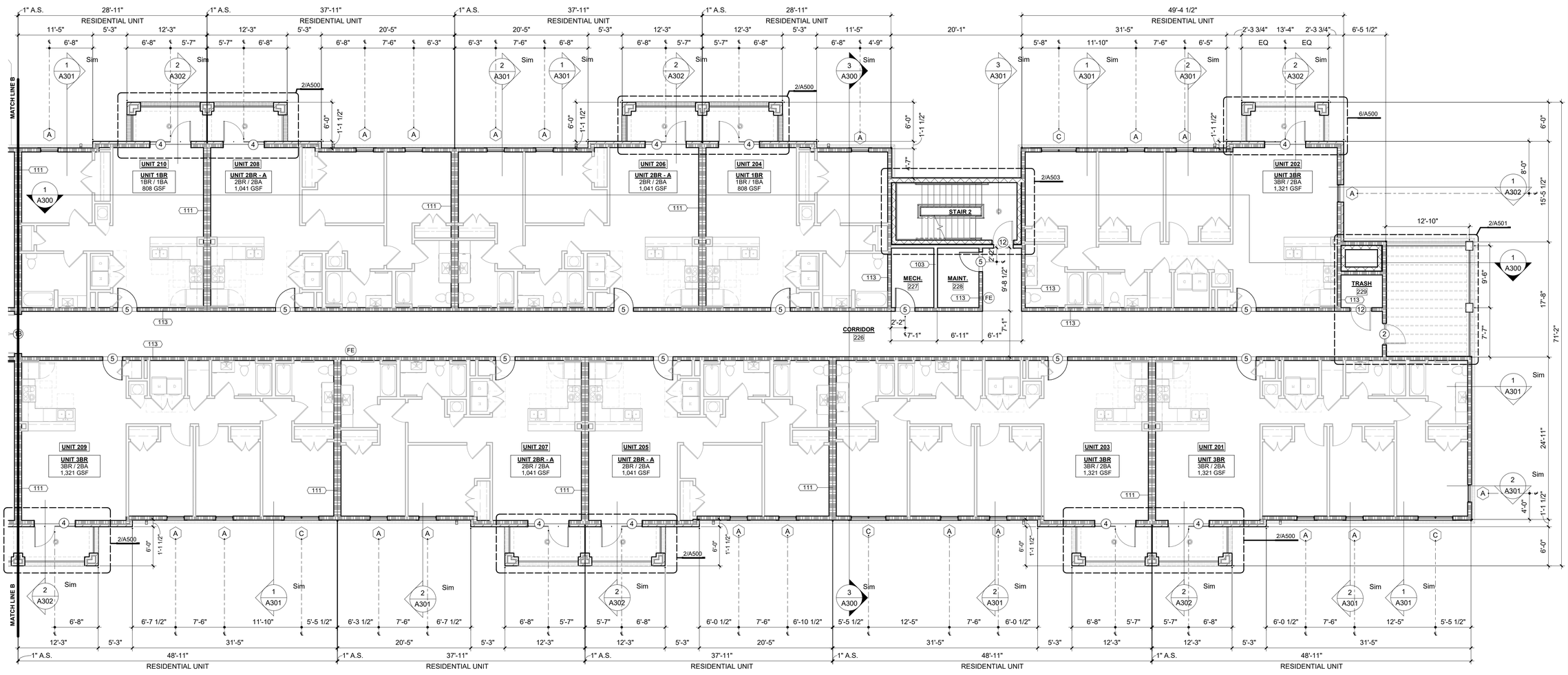
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL. AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.



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

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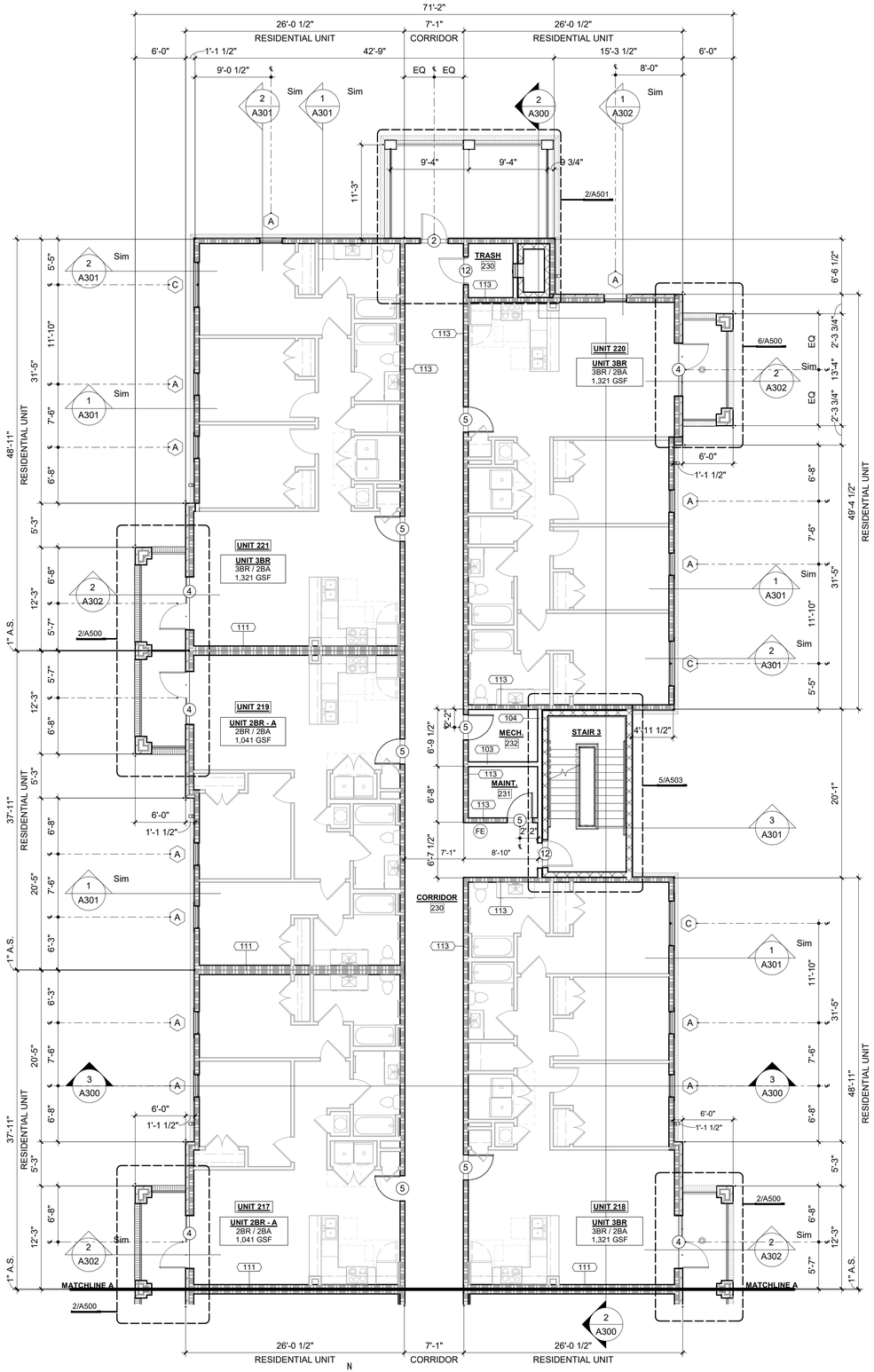
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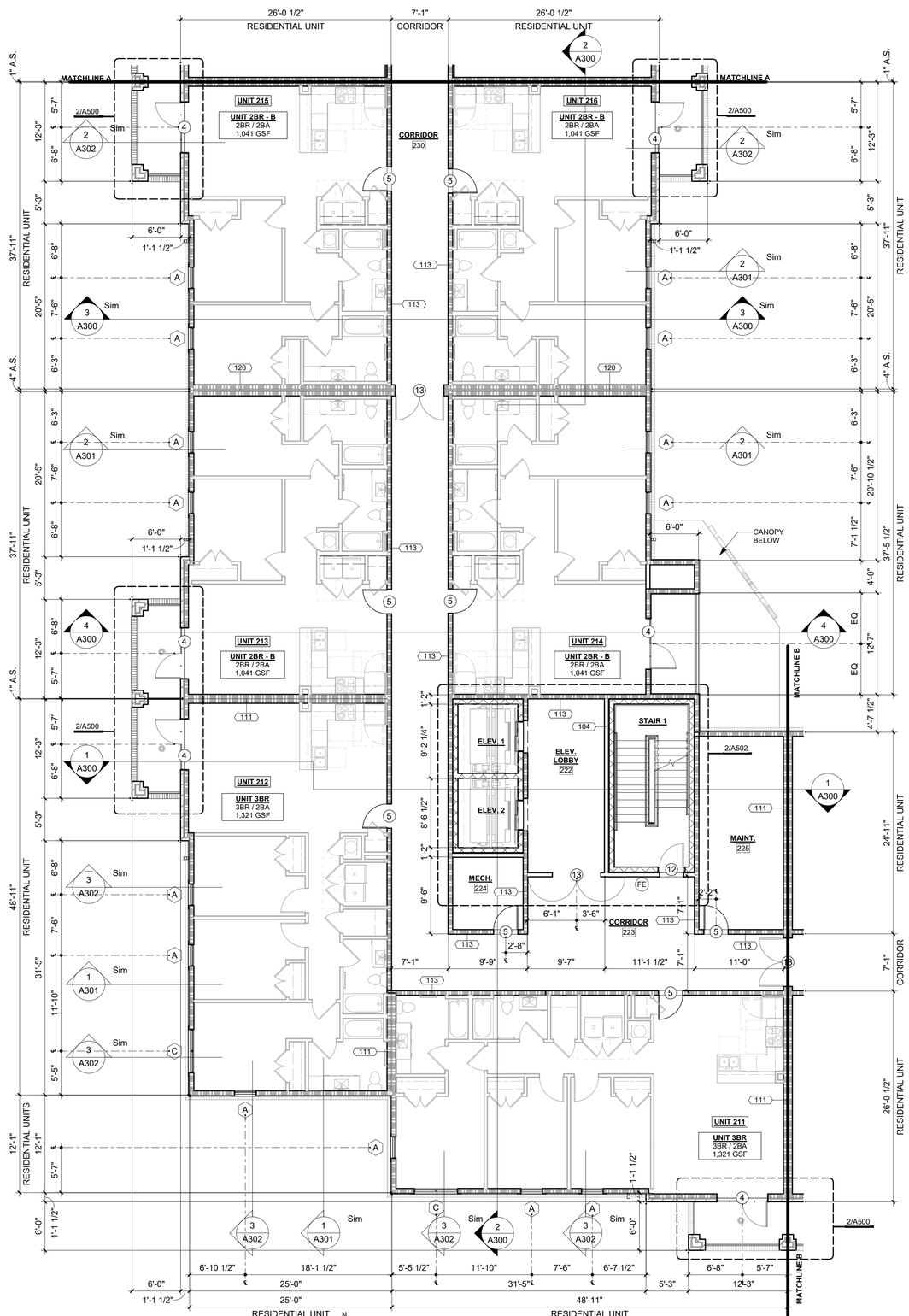
PARTIAL SECOND FLOOR PLAN-1

A104

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1 PARTIAL SECOND FLOOR PLAN - 2
1/8" = 1'-0"



2 PARTIAL SECOND FLOOR PLAN - 3
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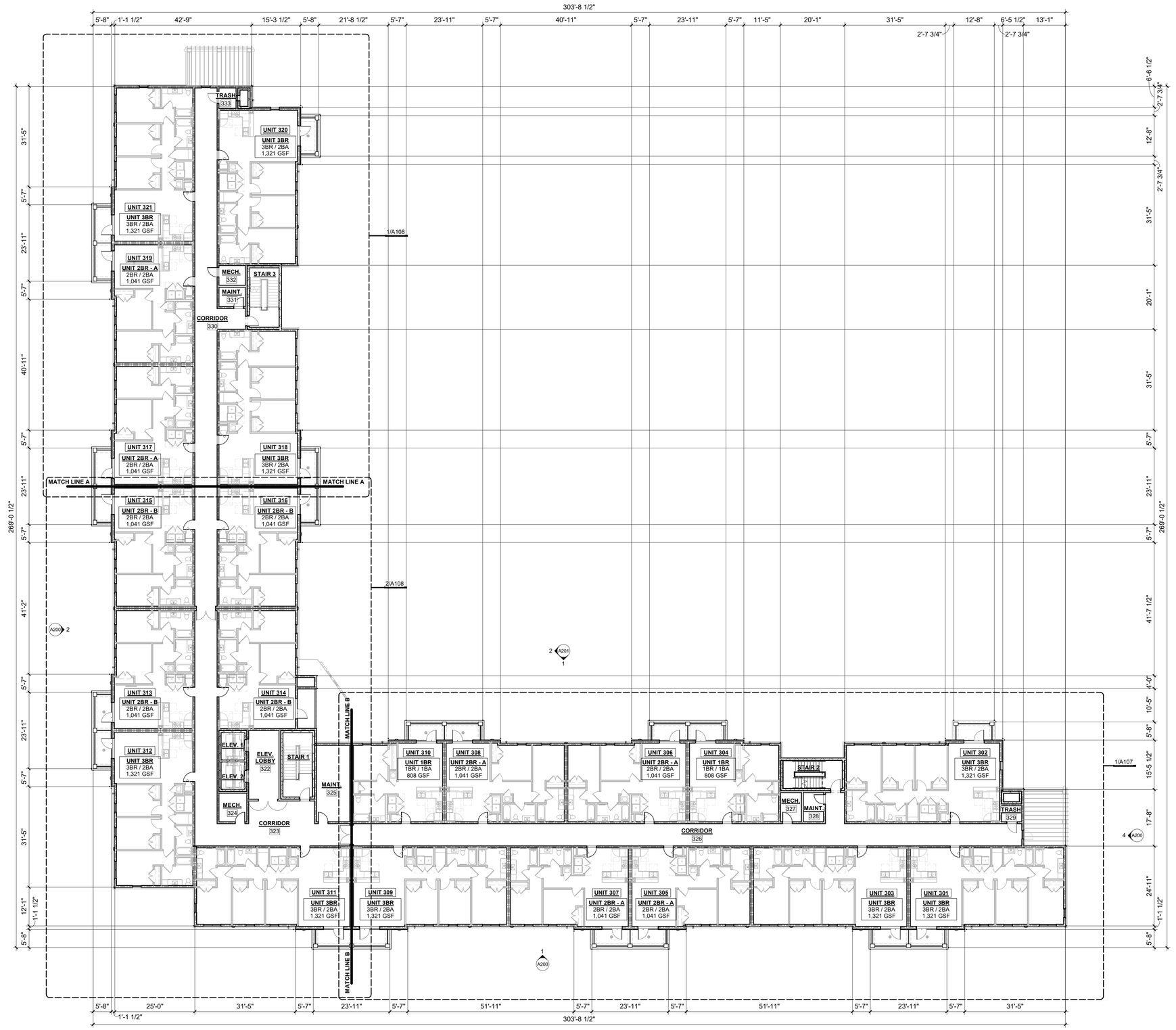
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JOSEPH DYKE NELSON LIC. NO. 6176 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL SECOND FLOOR PLAN-2

A105

PHASE: PERMIT



1 OVERALL THIRD FLOOR PLAN

1/16" = 1'-0"

N

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GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

GENERAL NOTES - OVERALL FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

SYMBOL DESIGNATES FULL HANDICAP "TYPE-A" ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL THIRD FLOOR PLAN

A106

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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GENERAL NOTES - ENLARGED FLOOR PLAN

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2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. THIS SHEET SHOWS DIMENSIONS. BETWEEN DEMISING WALLS.
5. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.
6. DIMENSIONS BETWEEN DEMISING WALLS ARE TO FACE OF STUD FACING AIR SPACE.

GENERAL BUILDING PLAN NOTES:

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AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

2

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

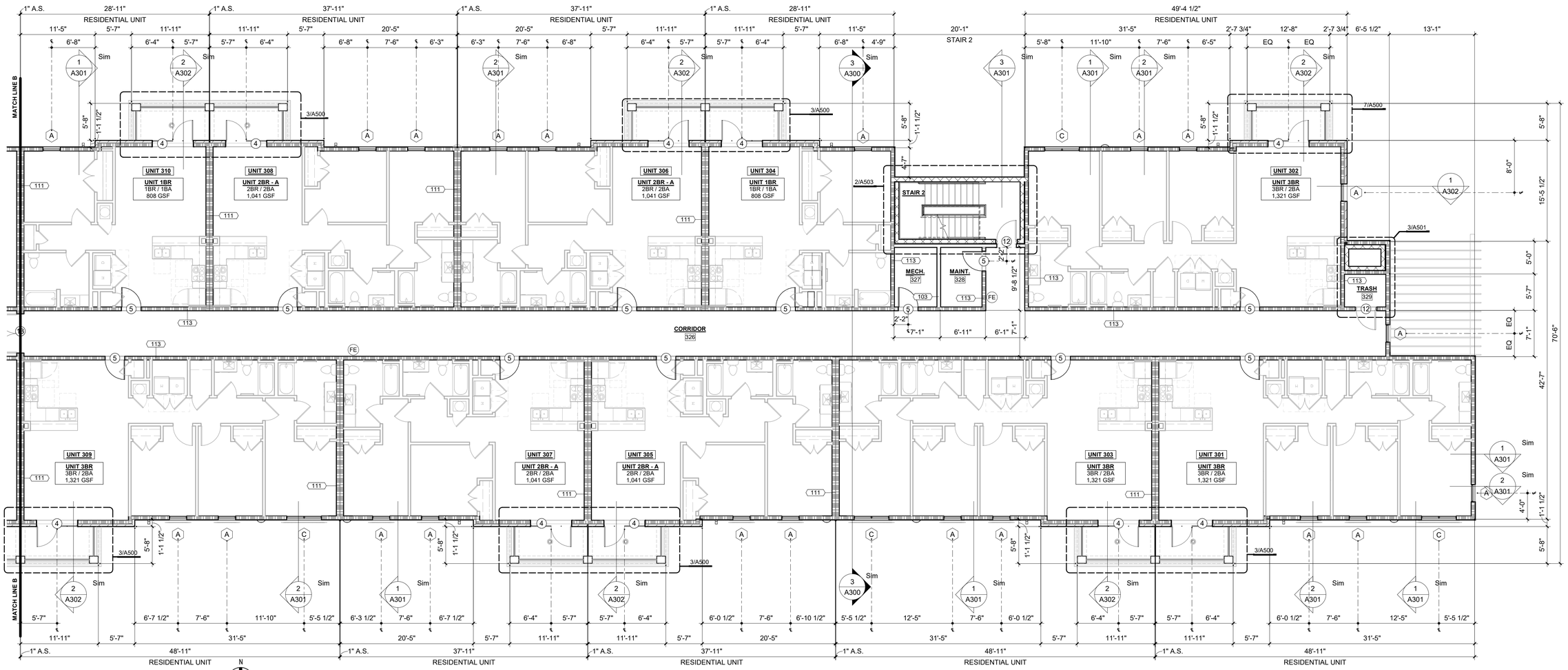
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.



1 PARTIAL THIRD FLOOR PLAN - 1
1/8" = 1'-0"

N

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

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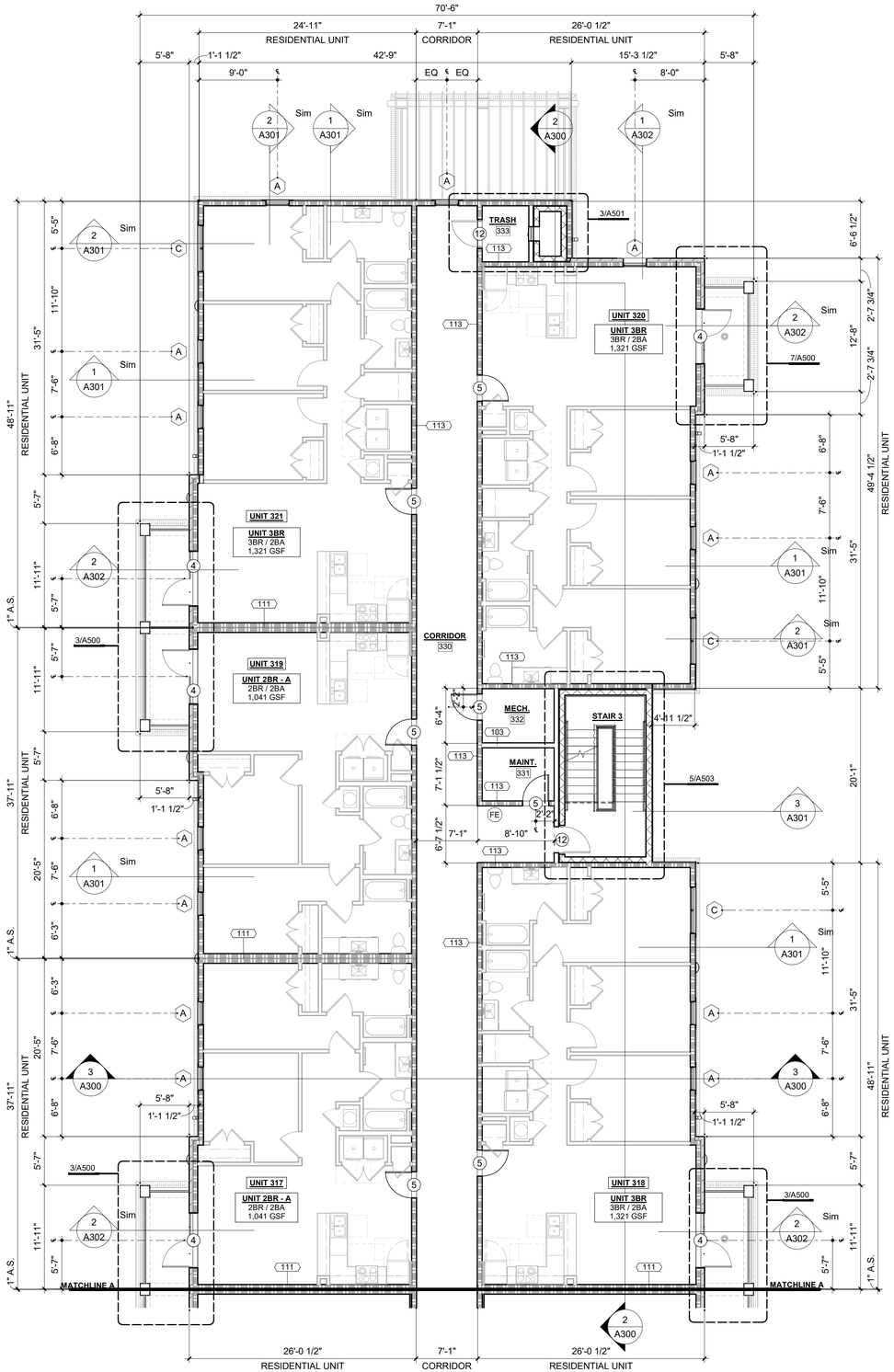
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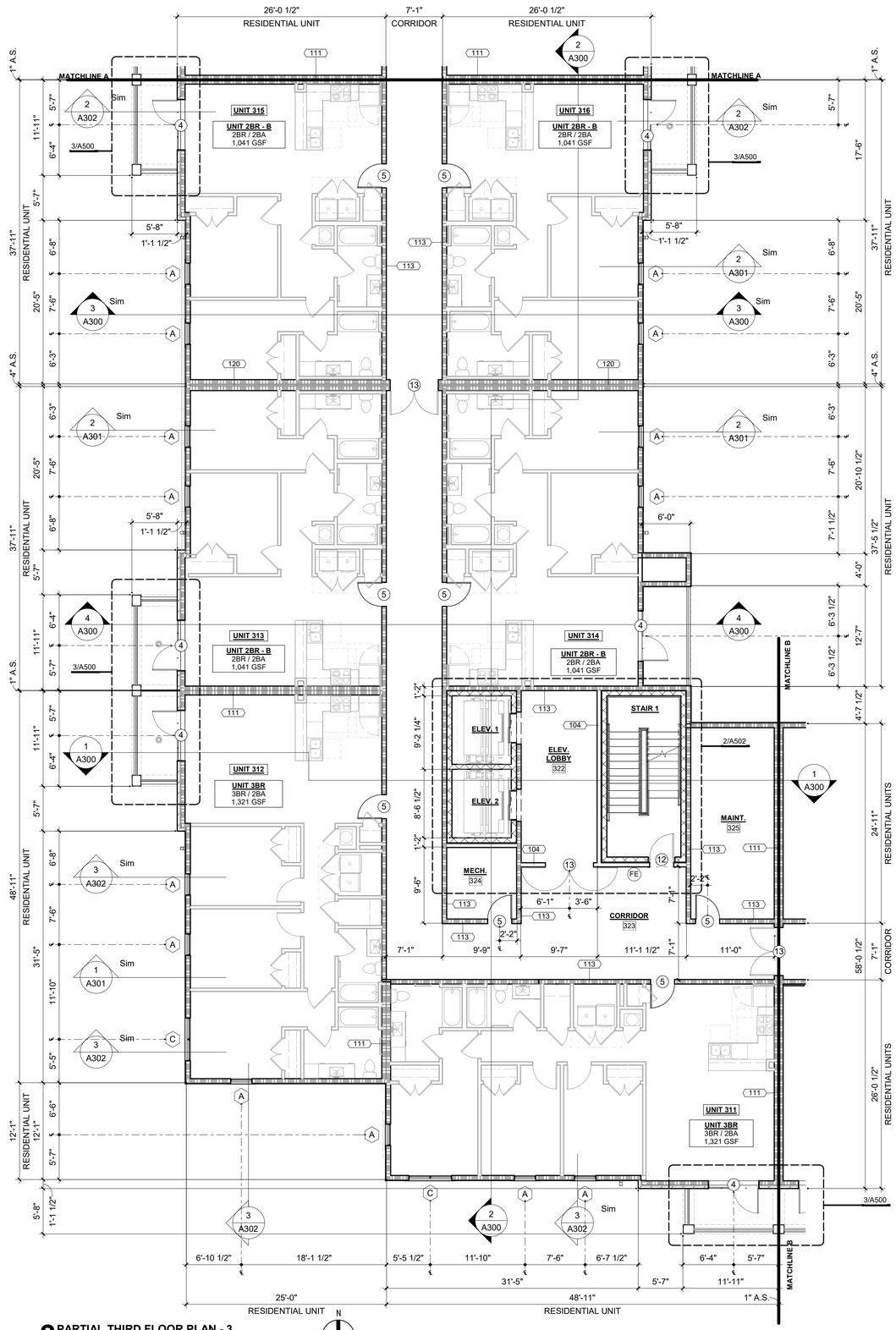
PARTIAL THIRD FLOOR PLAN-1

A107

PHASE: PERMIT



1 PARTIAL THIRD FLOOR PLAN - 2
1/8" = 1'-0"



2 PARTIAL THIRD FLOOR PLAN - 3
1/8" = 1'-0"

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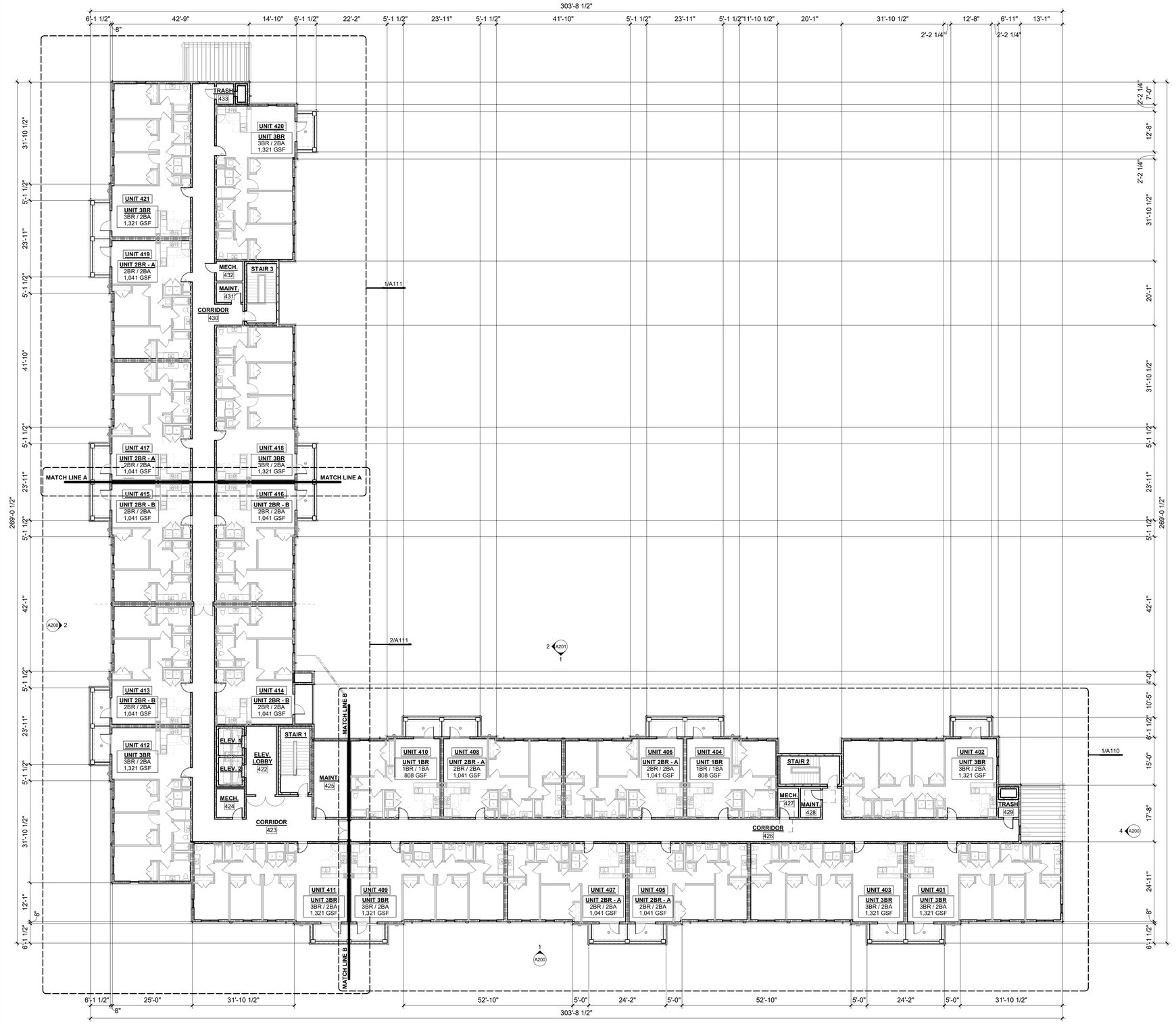
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL THIRD FLOOR PLAN-2

A108

PHASE: PERMIT



1 OVERALL FOURTH FLOOR PLAN

1/16" = 1'-0"

N

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	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

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CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

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JOSEPH DYKE NELSON LIC. NO. 6119 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL FOURTH FLOOR PLAN

A109

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

**NOTE: RATED FIRE EXTINGUISHERS TO INSTALLED IN RATED SEMI-RECESSED CABINET. CONTRACTOR TO COORDINATE CABINET ROUGH OPENING REQUIREMENTS WITH MANUFACTURER REQUIREMENTS. RATED FIRE EXTINGUISHERS TO BE MOUNTED WITHIN ACCESSIBLE REACH RANGE PER ADAAG 2010.

GENERAL NOTES - ENLARGED FLOOR PLAN

1. ALL DIMENSIONS ARE FROM FACE OF STUDS OR BRICKS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. IN CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT
4. THIS SHEET SHOWS DIMENSIONS. BETWEEN DEMISING WALLS.
5. REF. ENLARGED PARTIAL PLANS FOR FURTHER DIMENSIONS.
6. DIMENSIONS BETWEEN DEMISING WALLS ARE TO FACE OF STUD FACING AIR SPACE.

GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

SYMBOL DESIGNATES FULL HANDICAP "TYPE-A" ACCESSIBLE UNIT AS DEFINED IN ANSI A117.1-2009 AND UNIFORM FEDERAL ACCESSIBLITY STANDARDS. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

VISUAL/HEARING IMPAIRED APARTMENT UNIT. ALL WIRING AND REQUIRED AUDIBLE/VISUAL NOTIFICATION DEVICES SHALL BE INSTALLED. REFER TO SHEET A-04 AND A-05 FOR ADDITIONAL INFORMATION.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE FINAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

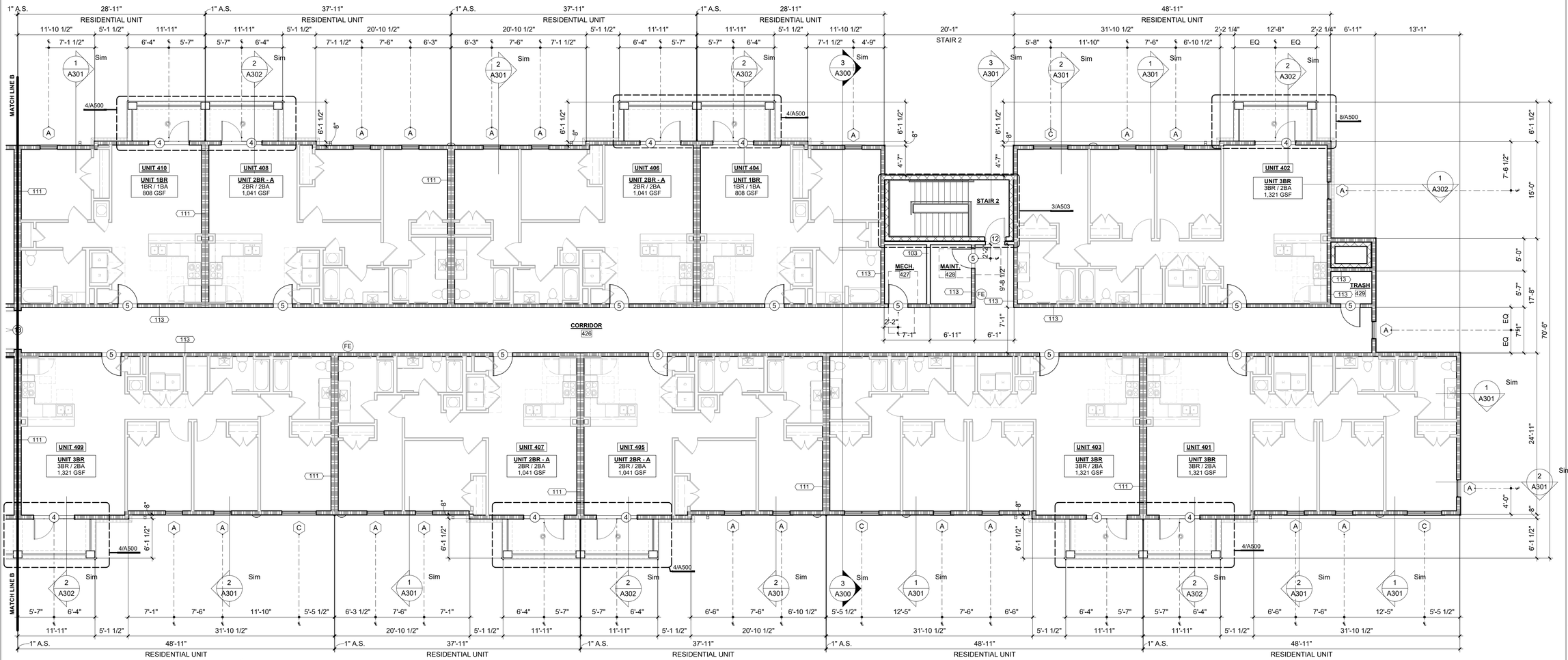
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.



1 PARTIAL FOURTH FLOOR PLAN - 1
1/8" = 1'-0"

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DYKE NELSON ARCHITECTURE

REVISIONS

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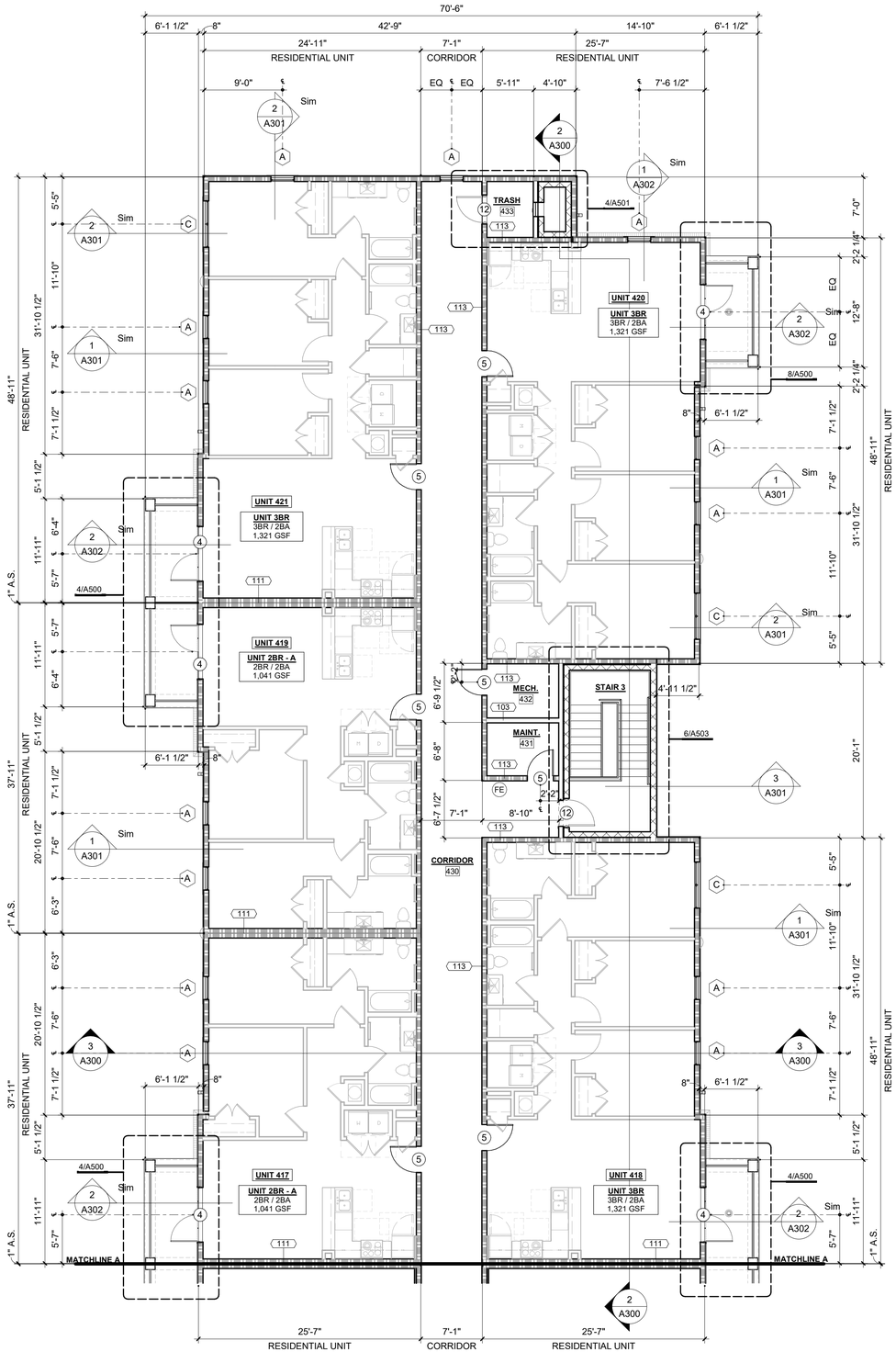
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JOSEPH DYKE NELSON NO. 37618 LIC. STATE OF LOUISIANA REGISTERED ARCHITECT

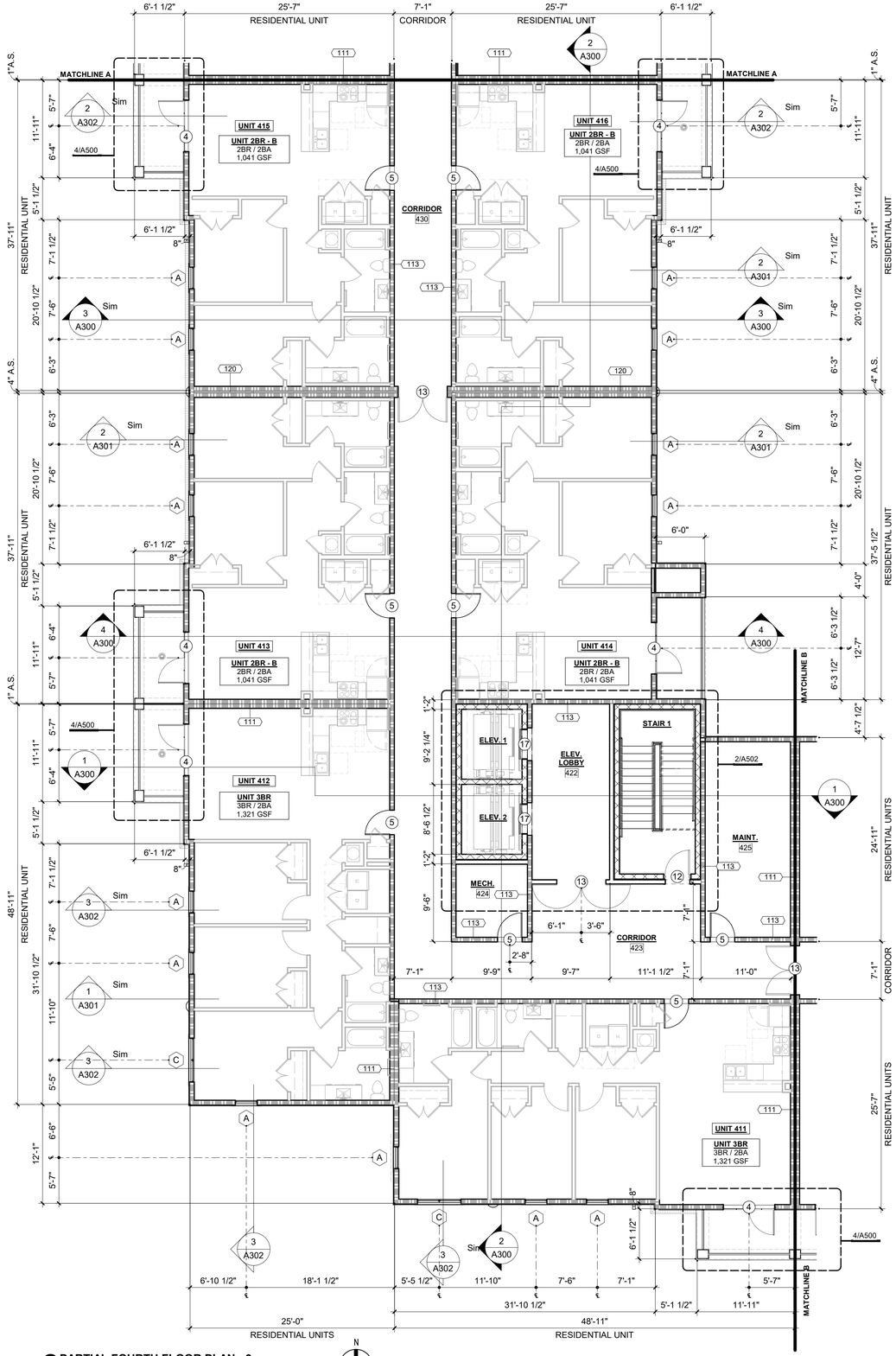
PARTIAL FOURTH FLOOR PLAN-1

A110

PHASE: PERMIT



1 PARTIAL FOURTH FLOOR PLAN - 2
1/8" = 1'-0"



2 PARTIAL FOURTH FLOOR PLAN - 3
1/8" = 1'-0"

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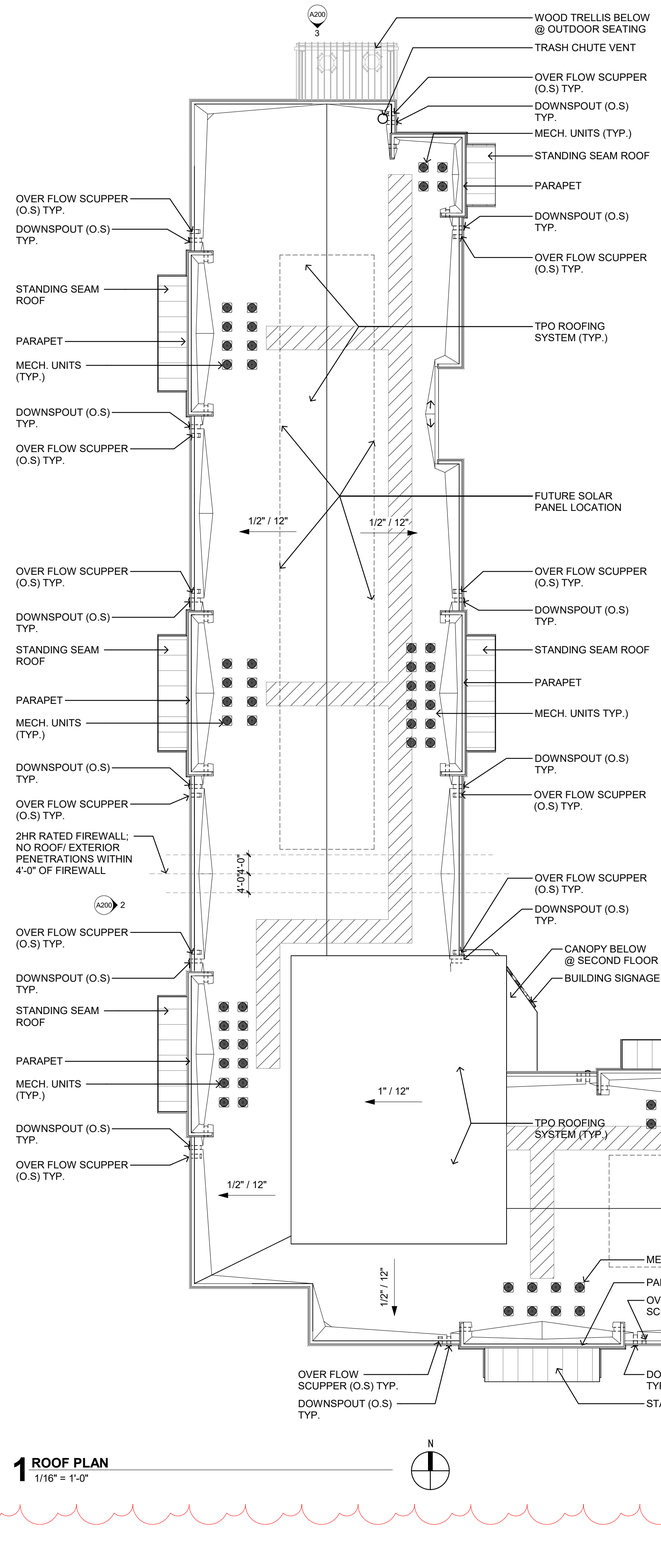
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

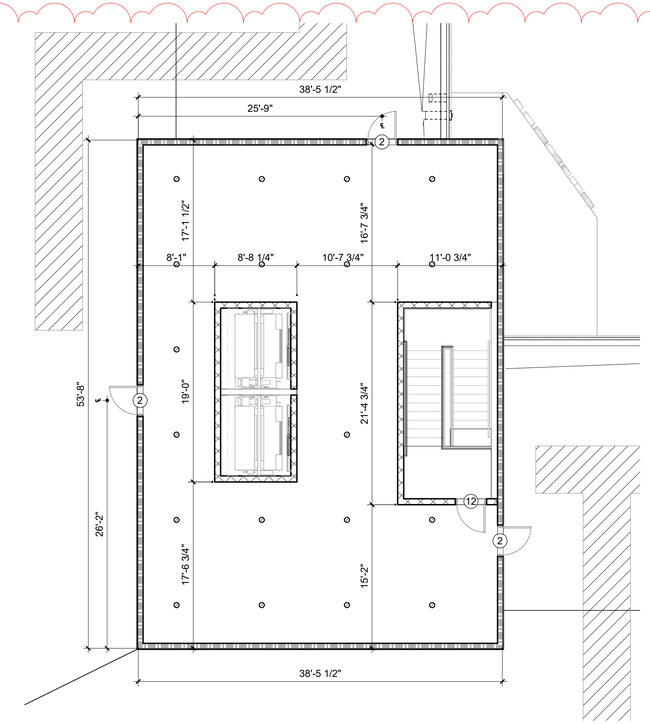
PARTIAL FOURTH FLOOR PLAN-2

A111

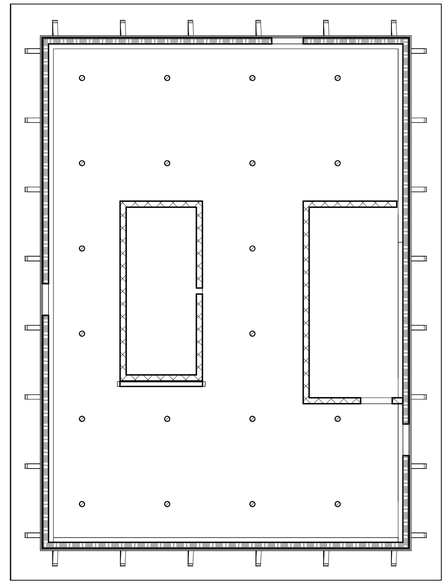
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1 ROOF PLAN
1/16" = 1'-0"



2 ELEVATOR LOFT PLAN
1/8" = 1'-0"



3 ELEVATOR LOFT RCP
1/8" = 1'-0"

GENERAL ROOF NOTES

1. GENERAL CONTRACTOR SHALL COORDINATE PLUMBING VENTS AND ALL HVAC PENETRATIONS WITH ARCHITECTURAL DRAWINGS.
2. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF VENT STACKS.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORIES AS REQUIRED BY ROOF MANUFACTURER TO PROVIDE A COMPLETE ROOF CERTIFIABLE BY THE MANUFACTURER.

ROOF PLAN LEGEND

- ROOF MOUNTED CONDENSING UNIT; RE: MECHANICAL
- 30" WIDE WALKWAY ROOF TRAFFIC PADS; RE: SPECS
- O.S. — 8" x 8" ALUMINUM EMERGENCY OVERFLOW SCUPPER, TYP.
- D.S. — 8" x 8" ALUMINUM SCUPPER AND 4" x 4" DOWNSPOUT. CONNECT TO SUBSURFACE DRAINAGE; RE: CIVIL
- 1/2" — DIRECTION OF SLOPE

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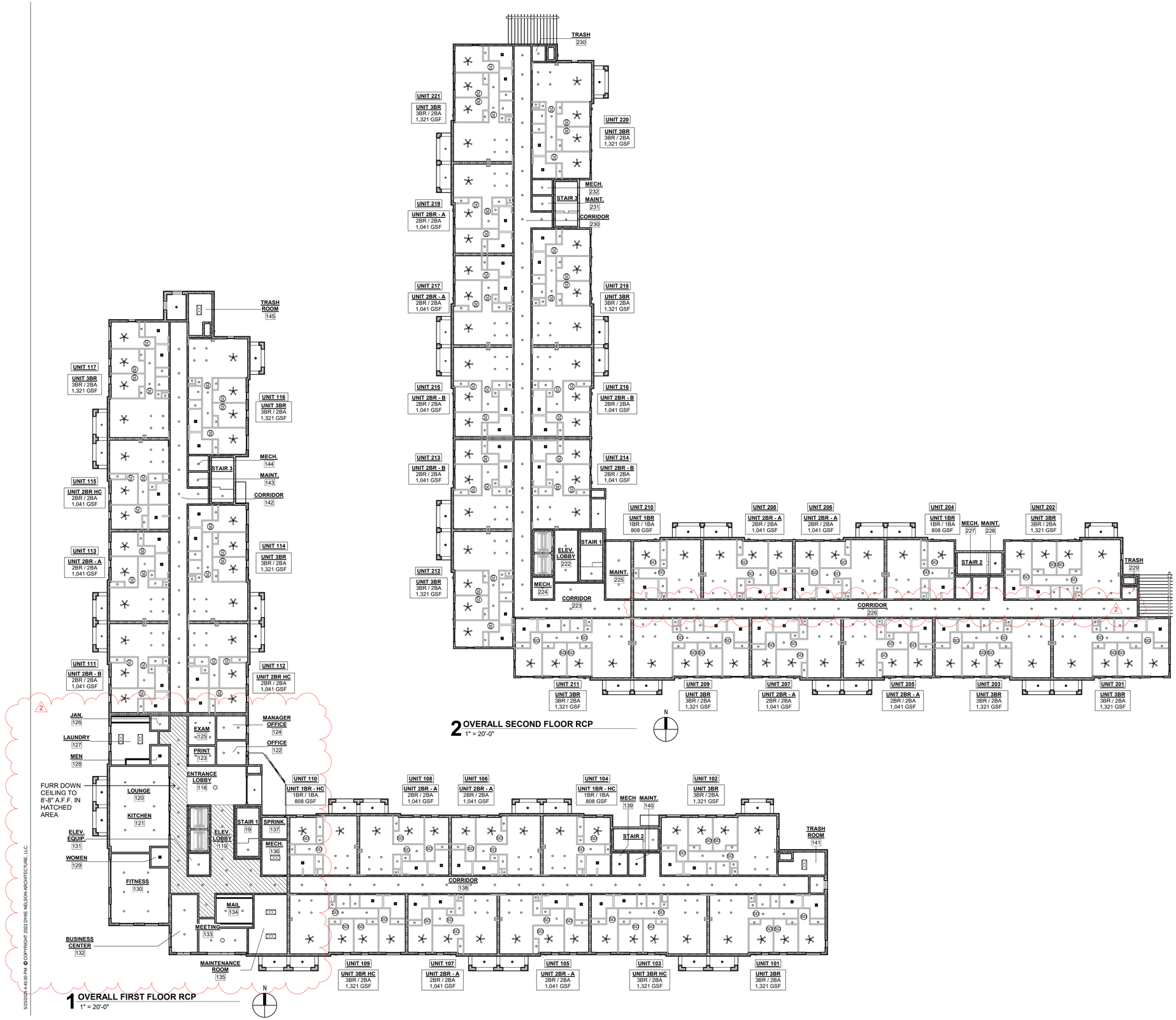
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OVERALL ROOF PLAN

A120

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1 OVERALL FIRST FLOOR RCP
1" = 20'-0"

2 OVERALL SECOND FLOOR RCP
1" = 20'-0"

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GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
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   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
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WALL RATING LEGEND

1 HOUR RATED PARTION

2 HOUR RATED PARTITION

NOTE: WALL RATING LABELS INDICATE WALL PARTITIONS PROVIDING SEPARATION PROTECTION AND REQUIRIED PROTECTION OF BUILDING ELEMENTS. CONTRACTOR TO CONFIRM PENETRATIONS ARE PROPERLY PROTECTED AND THAT PARTITION RATINGS ARE CONTINUOUS THROUGHOUT.

RCP LEGEND:

SD	SMOKE DETECTOR
	8" INCANDESCEN - RECESSED CAN
	BATHROOM VANITY LIGHT FIXTURE
	PENDANT LIGHT
	2'x2' FLUORESCENT LIGHT
	2'x4' FLUORESCENT LIGHT
	CEILING FAN AND LIGHT FIXTURE
	BATHROOM EXHAUST FAN

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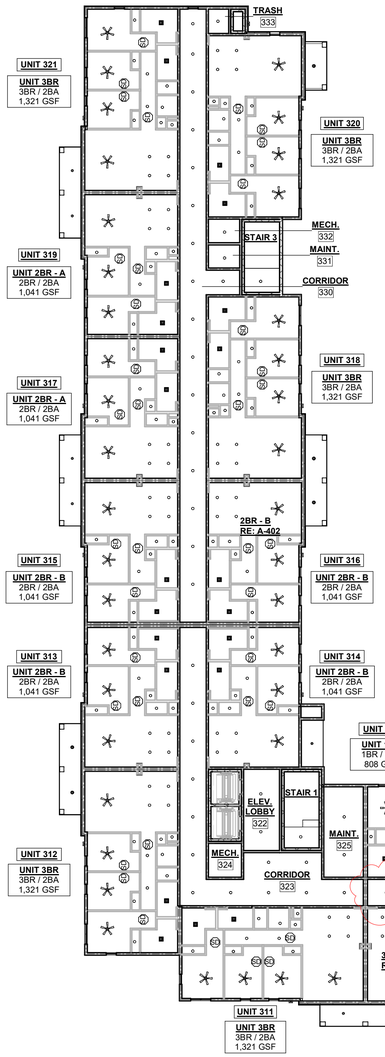
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JOSEPH DYKE NELSON
LIC. NO. 6178
STATE OF LOUISIANA
REGISTERED ARCHITECT

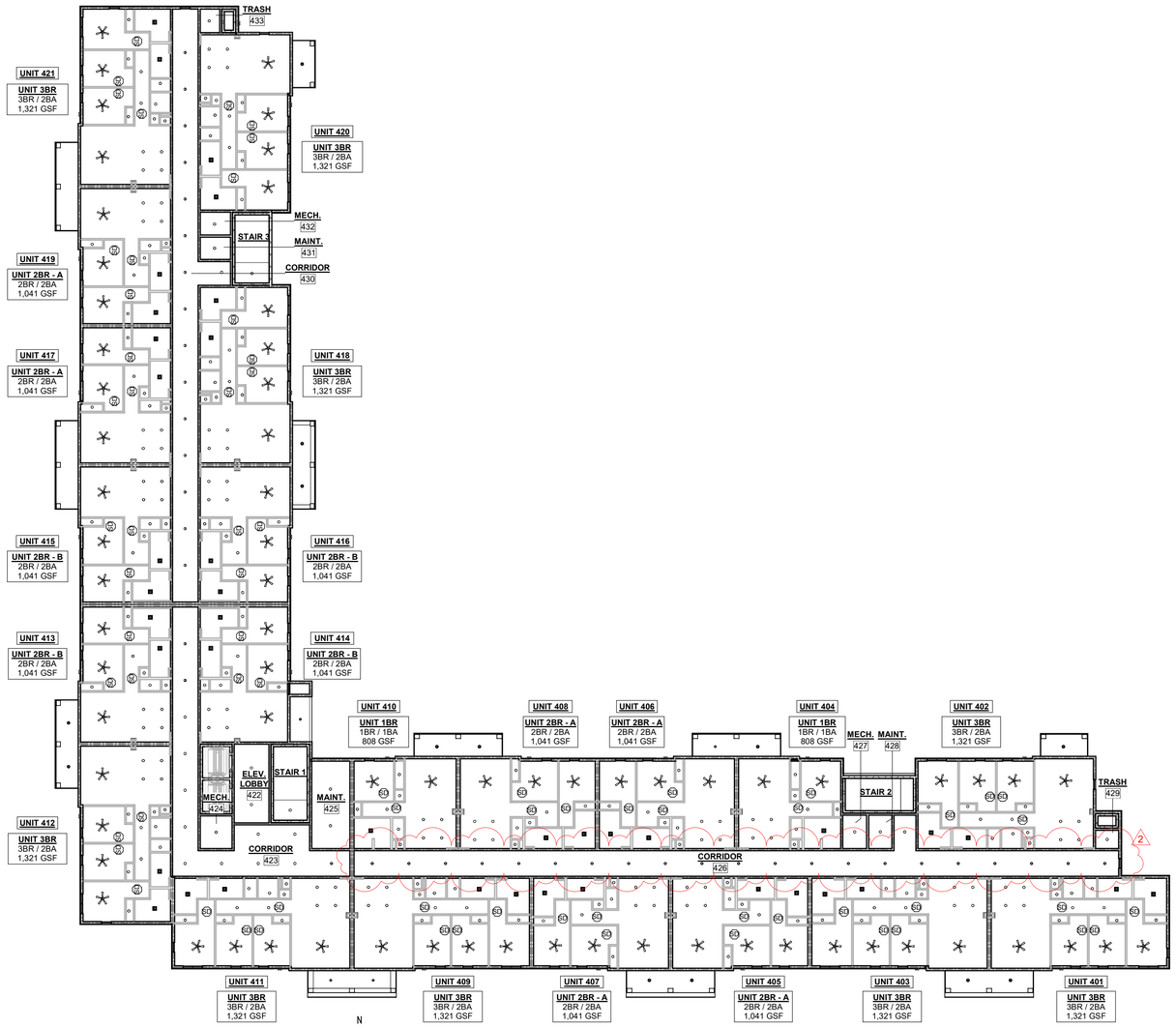
OVERALL FIRST FLOOR AND SECOND FLOOR RCP

A130

PHASE: PERMIT



1 OVERALL THIRD FLOOR RCP
1" = 20'-0"



2 OVERALL FOURTH FLOOR RCP
1" = 20'-0"

GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
5. REFERENCE SHEET G002 AND G003 FOR ADA REQUIREMENTS AND CLEARANCES.
6. REFERENCE SHEET A400 - A405 FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNIT PLANS.
7. REFERENCE SHEET A600 & A601 FOR RATED PARTITION AND RATED ASSEMBLY REQUIREMENTS.
8. CONTRACTOR TO COORDINATE FINAL UNIT/ROOM NUMBERS WITH OWNER AND U.S. POSTAL SERVICE.
9. FOR FIRST FLOOR CONSTRUCTION, "FLOOD-HARDY" MATERIAL AND ASSEMBLIES ARE REQUIRED TO A LEVEL THREE FEET ABOVE THE FINISH FLOOR, AND INCORPORATE THE FOLLOWING REQUIREMENTS:
   A. BUILDING MATERIALS CAPABLE OF WITHSTANDING DIRECT AND PROLONGED (72 HR.) CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. REFER TO FEMA FLOOD DAMAGE RESISTANT MATERIALS TECHNICAL BULLETIN 2 (2008) OR REPLACEMENT STANDARD.
   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

WALL RATING LEGEND

1 HOUR RATED PARTION

2 HOUR RATED PARTITION

NOTE: WALL RATING LABELS INDICATE WALL PARTITIONS PROVIDING SEPARATION PROTECTION AND REQUIRED PROTECTION OF BUILDING ELEMENTS. CONTRACTOR TO CONFIRM PENETRATIONS ARE PROPERLY PROTECTED AND THAT PARTITION RATINGS ARE CONTINUOUS THROUGHOUT.

RCP LEGEND:

SD	SMOKE DETECTOR
	8" INCANDESCEN - RECESSED CAN
	BATHROOM VANITY LIGHT FIXTURE
	PENDANT LIGHT
	2'x2' FLUORESCENT LIGHT
	2'x4' FLUORESCENT LIGHT
	CEILING FAN AND LIGHT FIXTURE
	BATHROOM EXHAUST FAN

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2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

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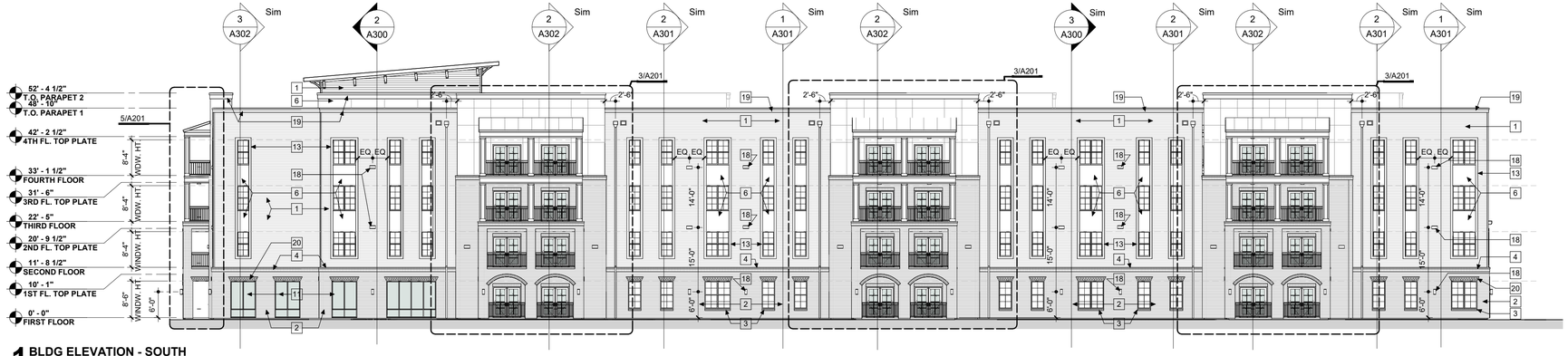
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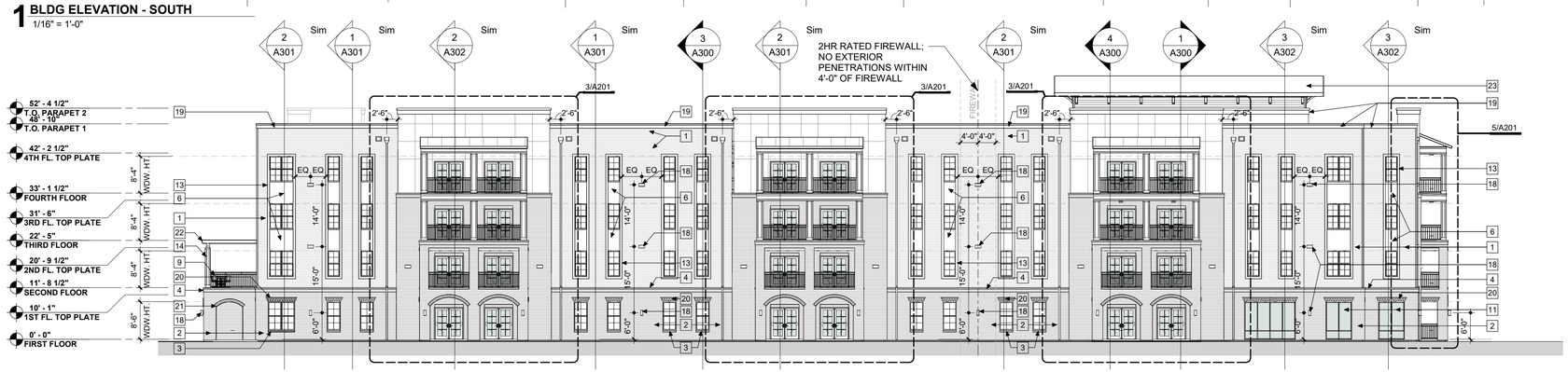
OVERALL THIRD FLOOR AND FOURTH FLOOR RCP

A131

PHASE: PERMIT



1 BLDG ELEVATION - SOUTH
1/16" = 1'-0"



2 BLDG ELEVATION - WEST
1/16" = 1'-0"



3 BLDG ELEVATION - NORTH
1/16" = 1'-0"



4 BLDG ELEVATION - EAST
1/16" = 1'-0"

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2

ELEVATION KEYNOTES

1	PAINTED FIBER CEMENT 6" LAP SIDING; (COLOR: TBD)
2	BRICK VENEER
3	BRICK ROWLOCK SILL
4	BRICK ROWLOCK CAP WITH 8" BRICK SOLDIER COURSE UNDERNEATH
5	8" BRICK SOLDIER COURSE
6	FIBER CEMENT PANELS
7	ALUMINUM DOWNSPOUT
8	BLIND MTL. FLASHING
9	42" HIGH STEEL GUARDRAIL
10	STANDING SEAM METAL ROOFING
11	ALUMINUM STOREFRONT SYSTEM
12	CANOPY
13	5/4" X 6" FIBER CEMENT TRIM
14	BOXED PAINTED WOOD COLUMN
15	BOXED PAINTED WOOD BEAM
16	ALUMINUM CONDUCTOR HEAD
17	OVERFLOW SCUPPER
18	EXTERIOR LIGHT
19	WALL CAP
20	12" BRICK JACK HEADER
21	8" BRICK ARCH SOLDIER COURSE
22	WOOD TRELLIS
23	TPO ROOFING
24	FRESH AIR INTAKE; RE: MECH.
25	EXHAUST FAN; RE: MECH.
26	ELEC. METER BANK

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
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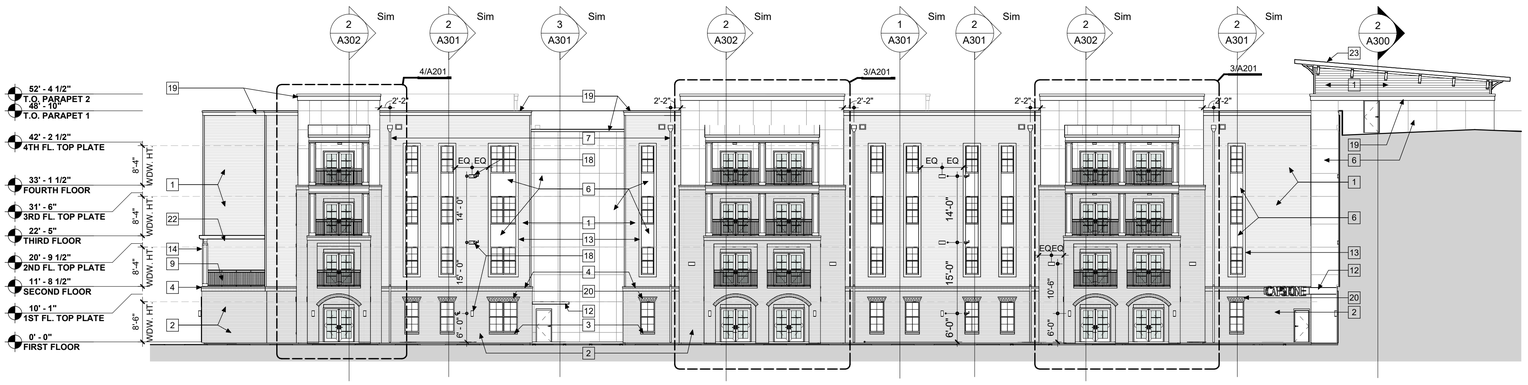
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STATE OF LOUISIANA REGISTERED ARCHITECT

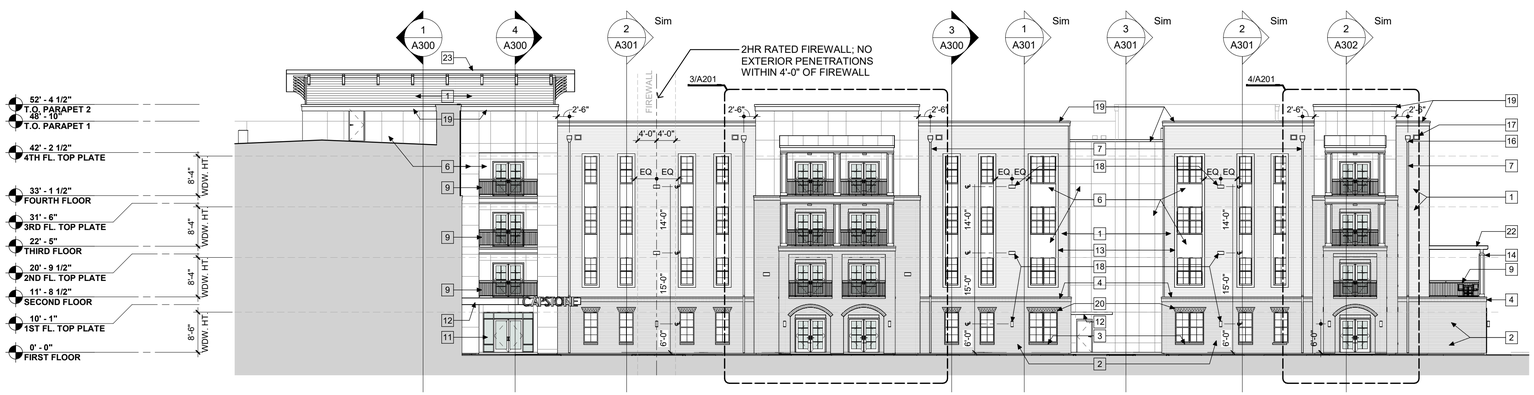
EXTERIOR BUILDING ELEVATIONS

A200

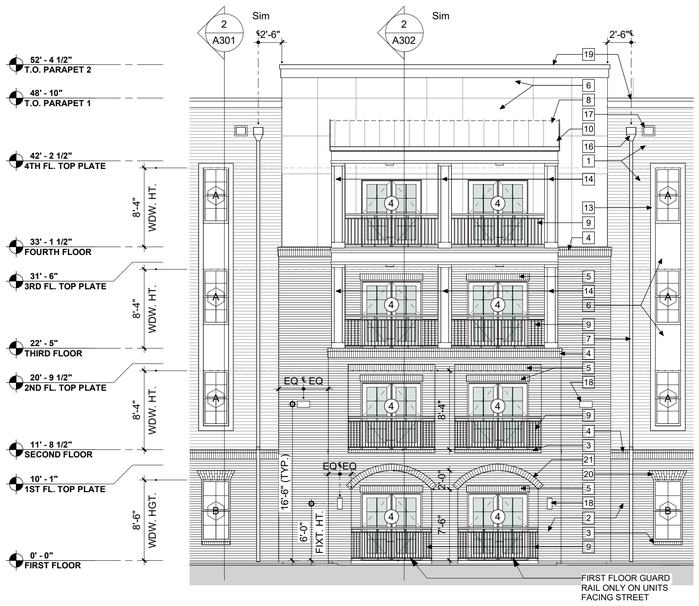
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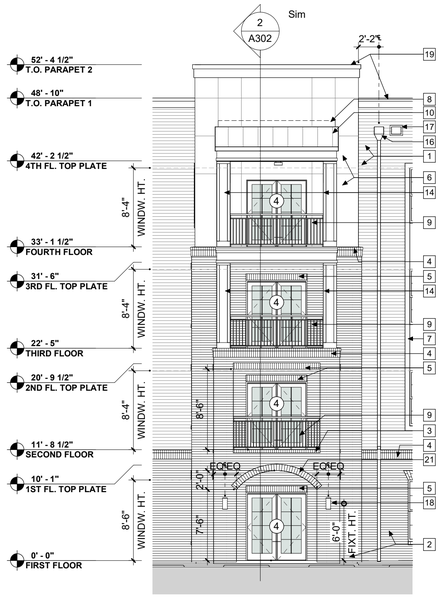
1 BLDG ELEVATION - PARTIAL NORTH
1/16" = 1'-0"



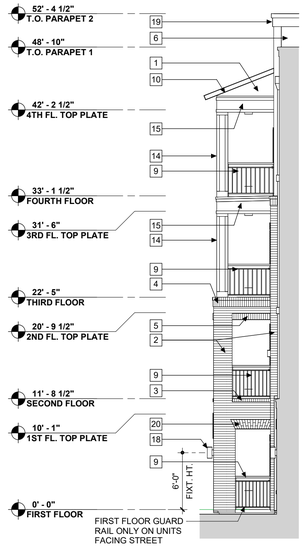
2 BLDG ELEVATION - PARTIAL EAST
1/16" = 1'-0"



3 ENLARGED BUILDING ELEVATION
1/8" = 1'-0"



4 ENLARGED BUILDING ELEVATION
1/8" = 1'-0"



5 ENLARGED NUILDING ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

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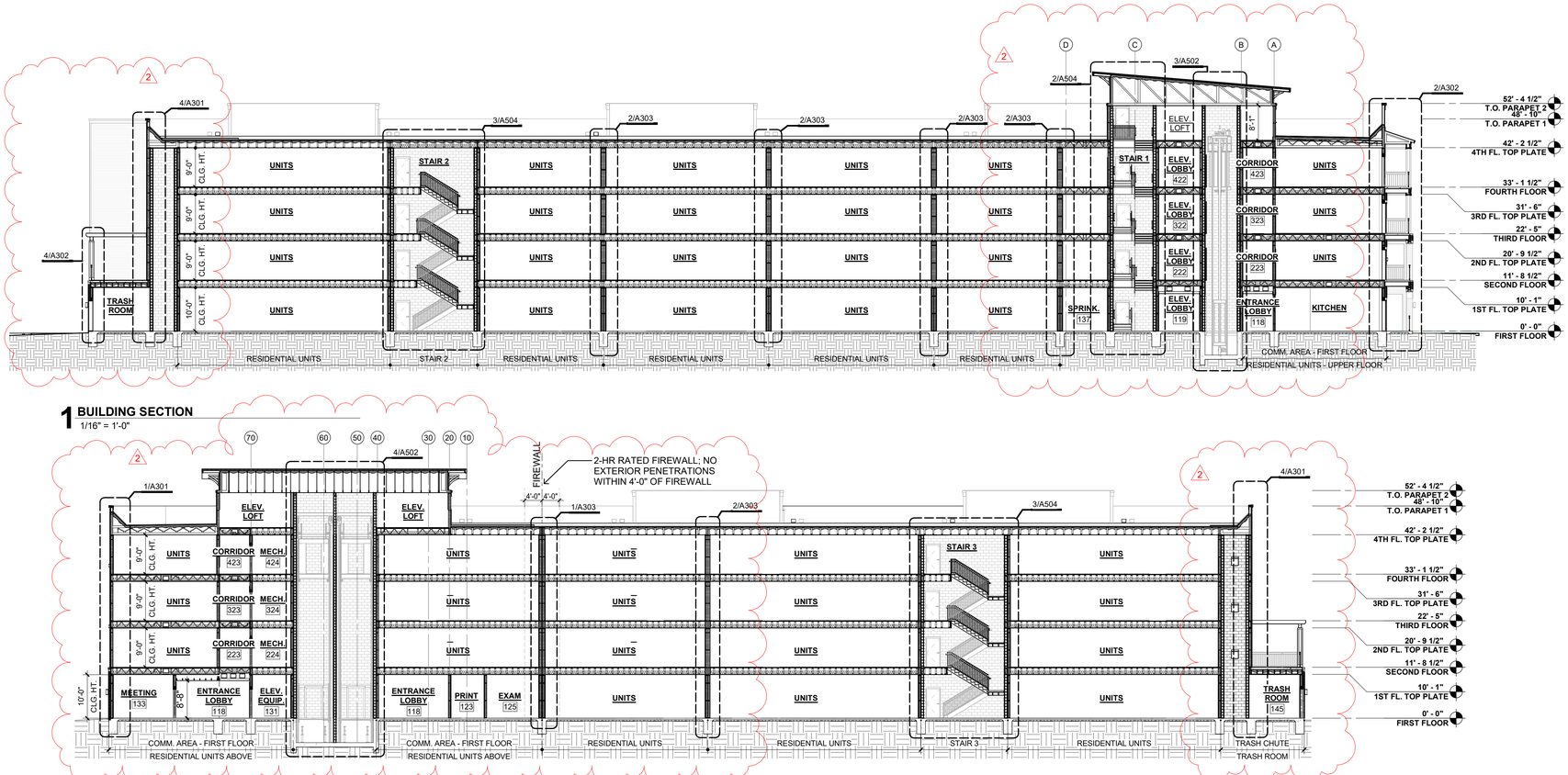
JOSEPH DYKE NELSON LIC. NO. 61758 STATE OF LOUISIANA REGISTERED ARCHITECT

EXTERIOR BUILDING ELEVATIONS

A201

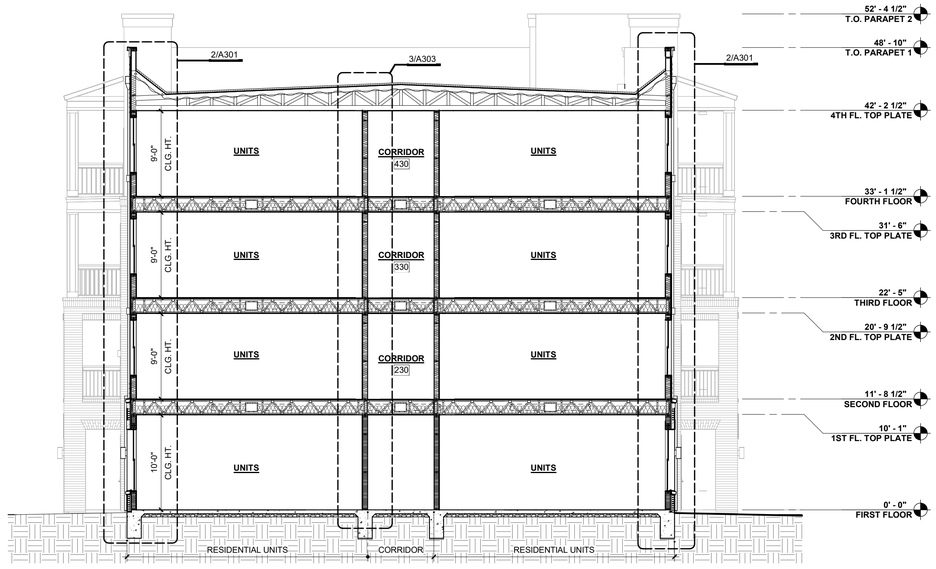
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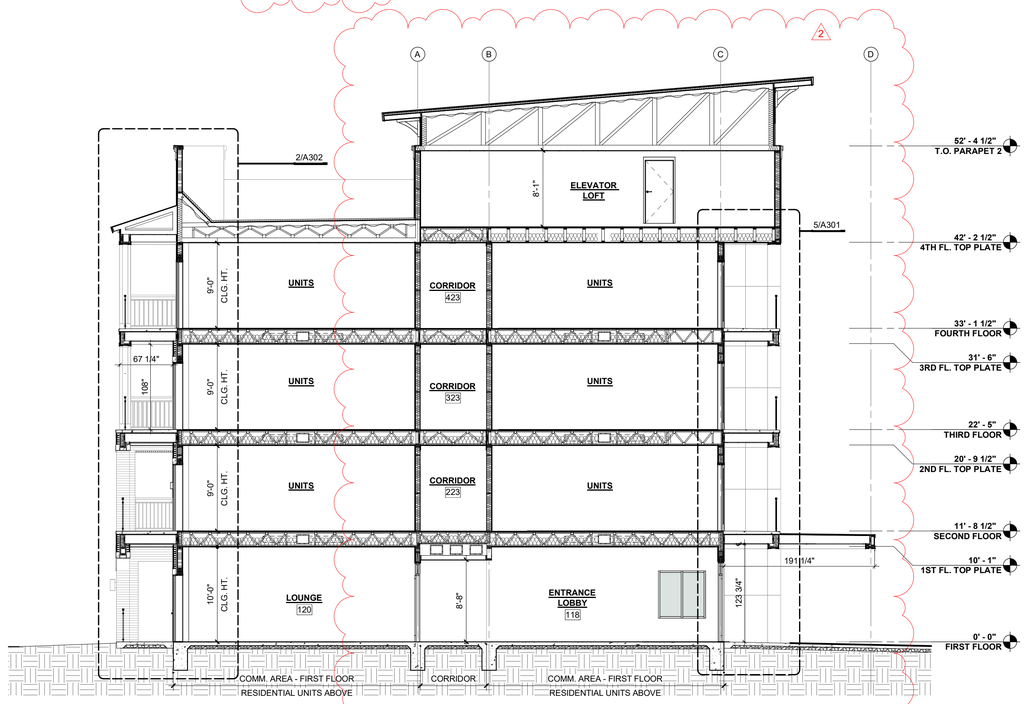


1 BUILDING SECTION
1/16" = 1'-0"

2 BUILDING SECTION
1/16" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"

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2	5/23/25	ADDEND. #2

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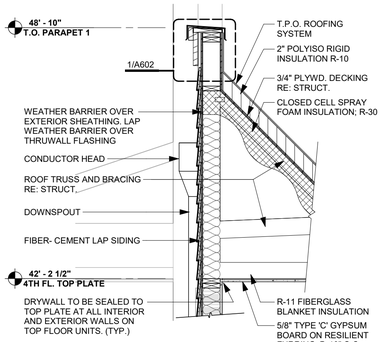
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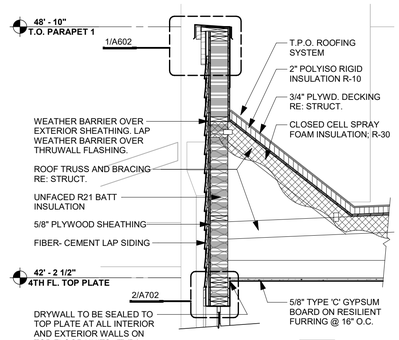
JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

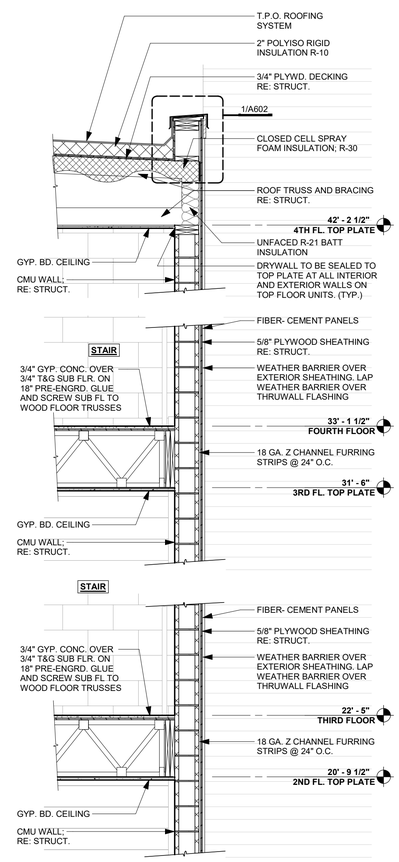
BUILDING SECTIONS

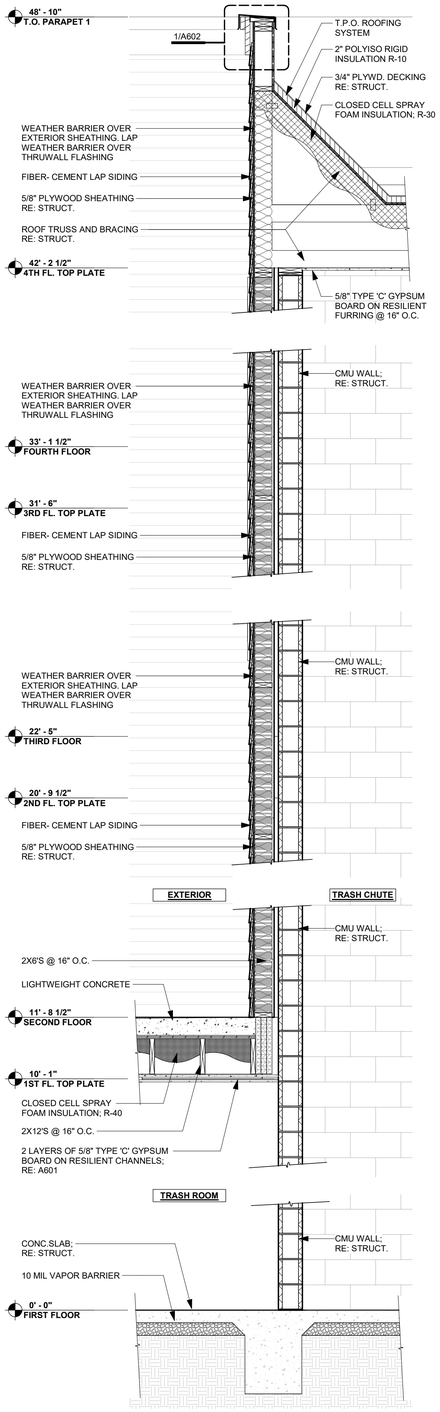
A300

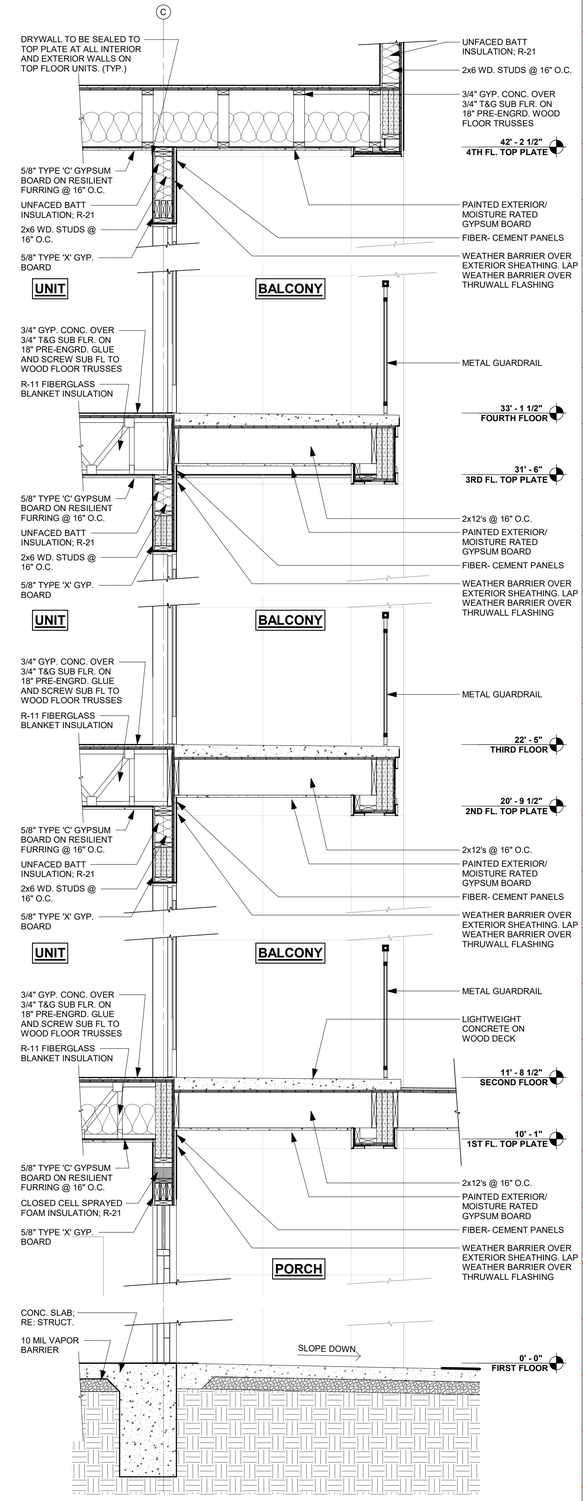
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1 TYP. WALL SECTION @ BRICK AND SIDING
1/2" = 1'-0"

2 WALL SECTION @ WINDOWS
1/2" = 1'-0"

3 WALL SECTION @ STAIR
1/2" = 1'-0"

4 WALL SECTION @ TRASH CHUTE
1/2" = 1'-0"

5 WALL SECTION @ FRONT ENTRANCE
1/2" = 1'-0"

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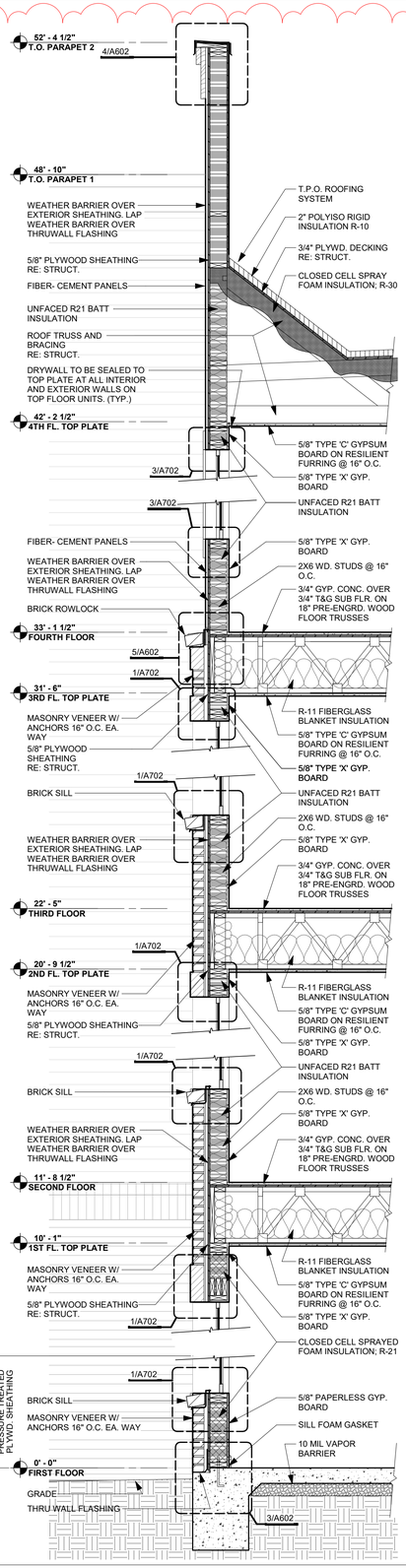
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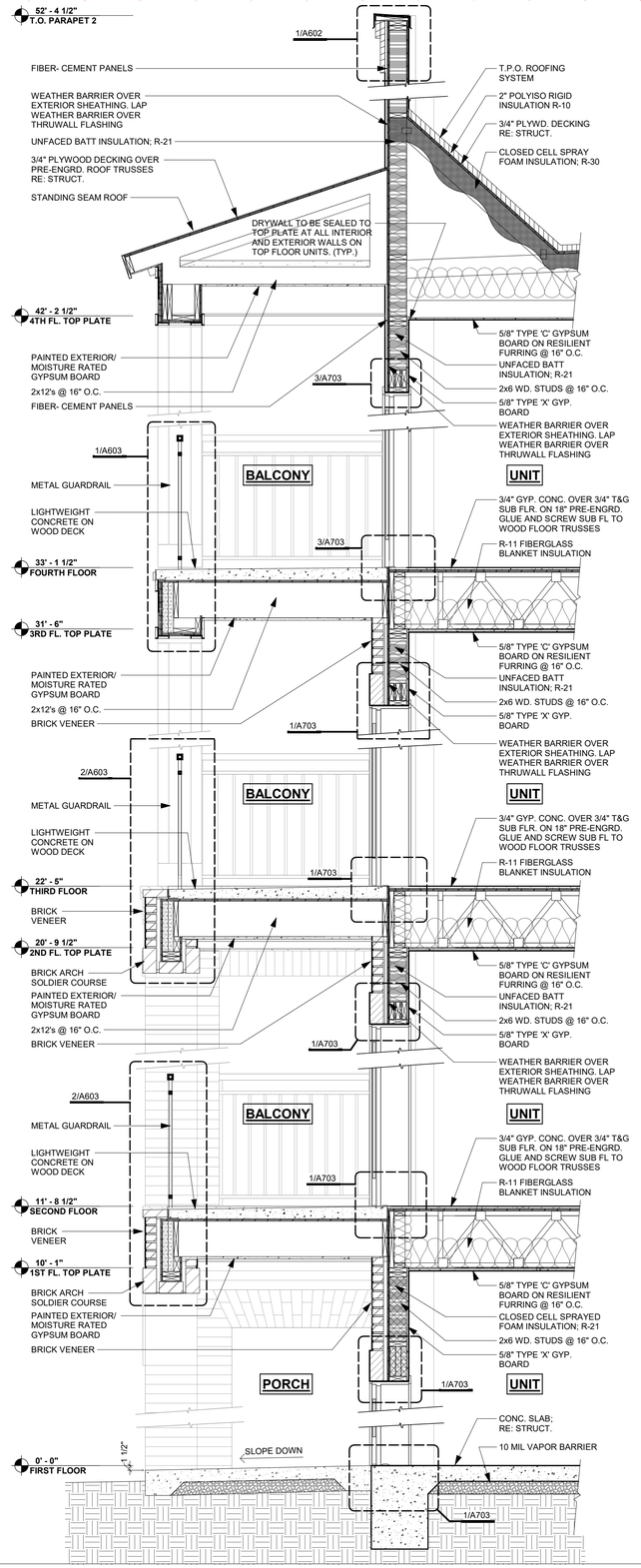
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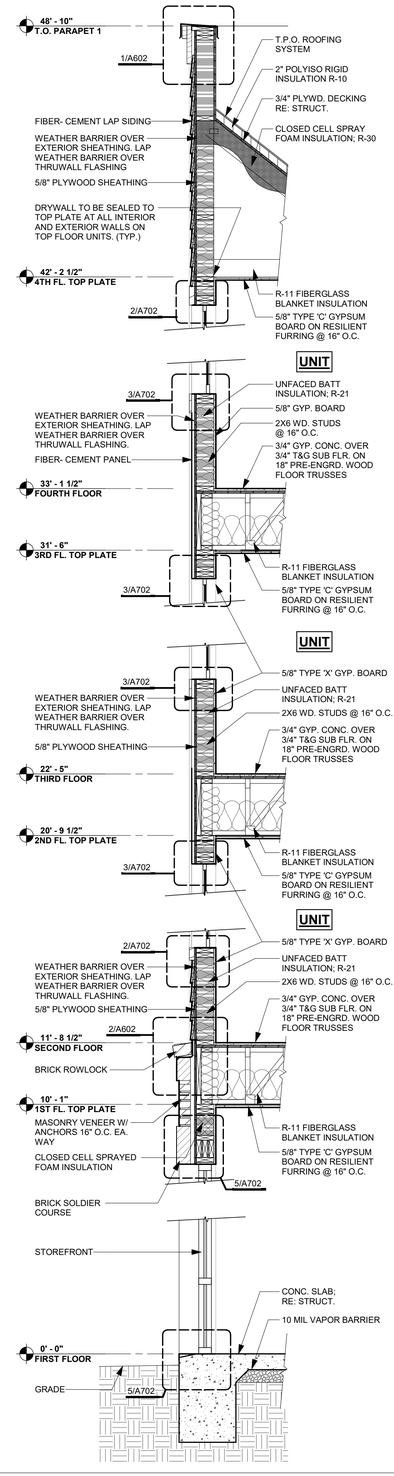
WALL SECTIONS

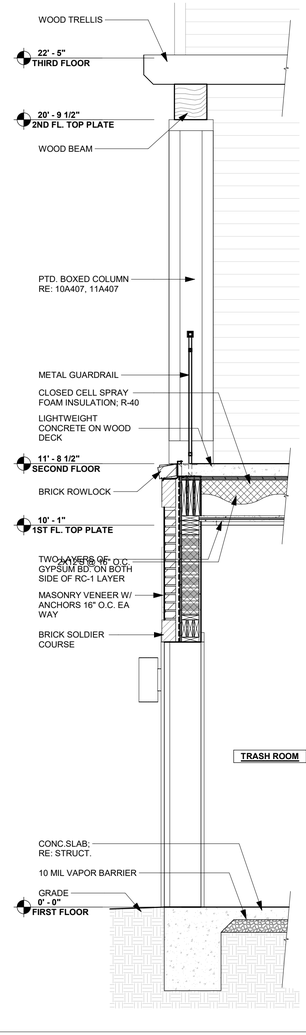
A301

PHASE: PERMIT









1 WALL SECTION @ WINDOWS THRU PARAPET
1/2" = 1'-0"

2 WALL SECTION @ BALCONIES
1/2" = 1'-0"

3 WALL SECTION @ STOREFRONT
1/2" = 1'-0"

4 WALL DETAIL @ TRASHROOM / OUTDOOR SEATING
1/2" = 1'-0"

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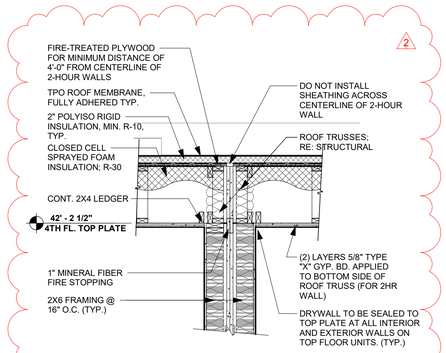
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JOSEPH DYKE NELSON LIC. NO. 6166 STATE OF LOUISIANA REGISTERED ARCHITECT

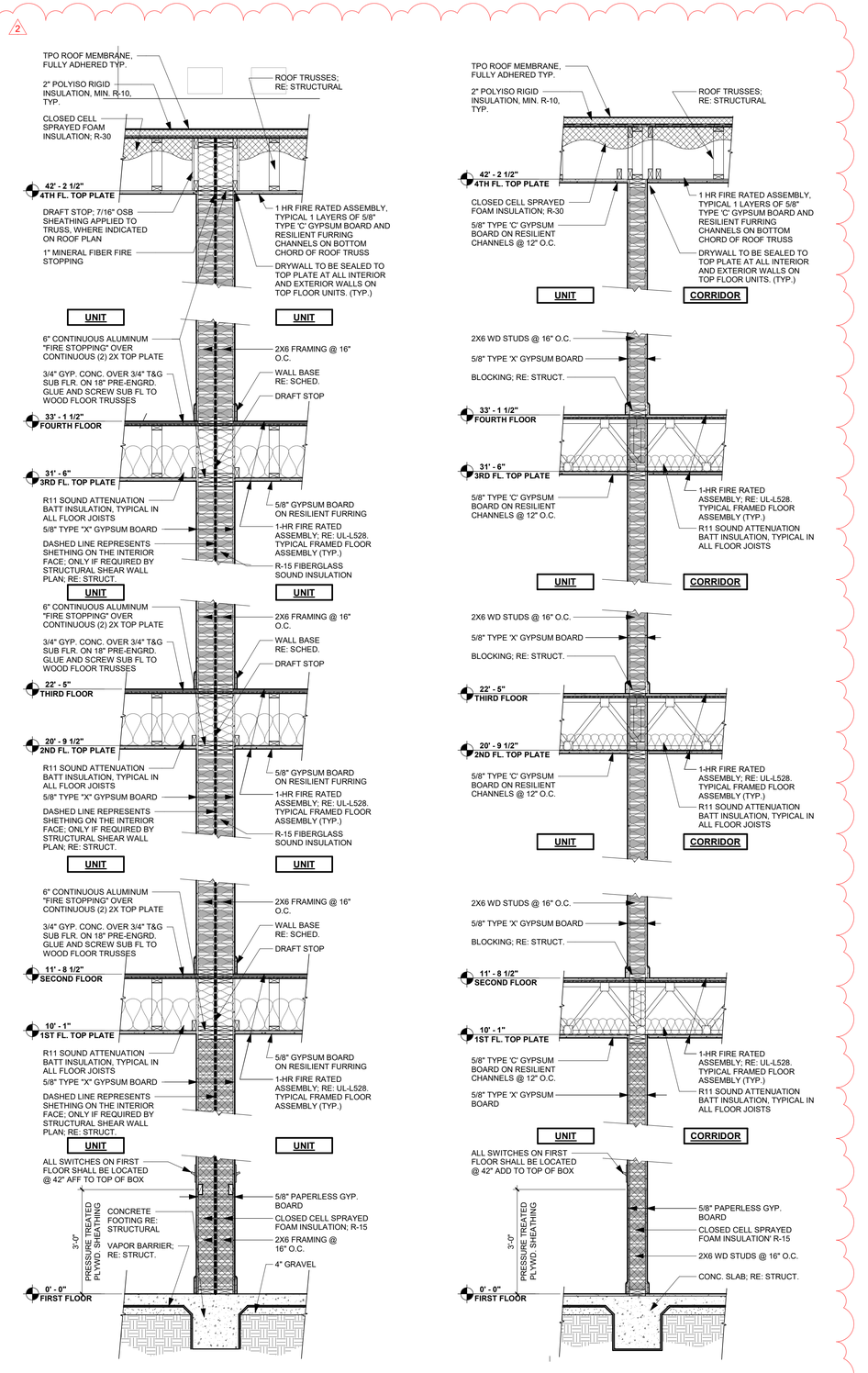
WALL SECTIONS

A302

PHASE: PERMIT



1 INTERIOR FIRE WALL SECTION (2HR)
1/2" = 1'-0"



2 INTERIOR DEMISING WALL SECTION (1HR)
1/2" = 1'-0"

3 INTERIOR BEARING WALL @ UNIT/ CORRIDOR (1HR)
1/2" = 1'-0"

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PERMITTING

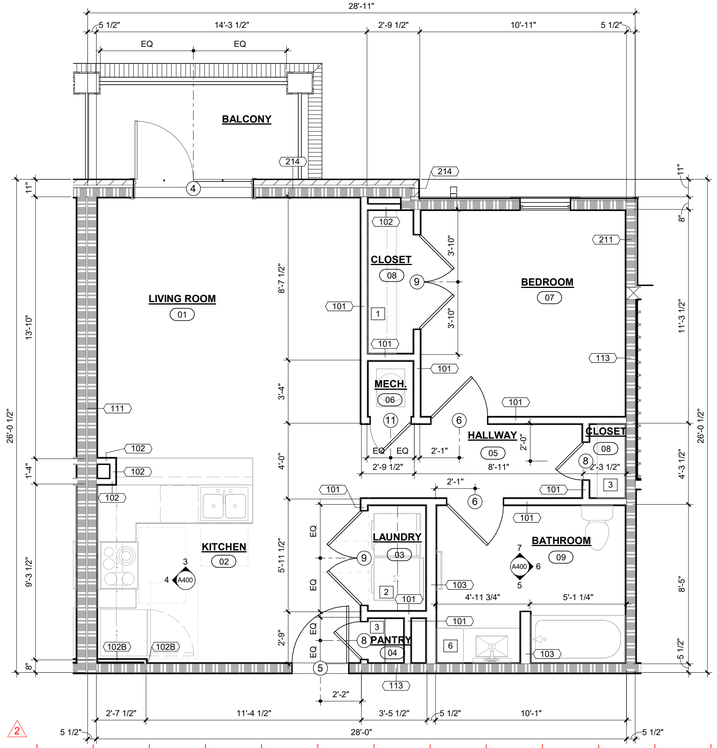
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JOSEPH DYKE NELSON LIC. NO. 61518 STATE OF LOUISIANA REGISTERED ARCHITECT

INTERIOR WALL SECTIONS

A303

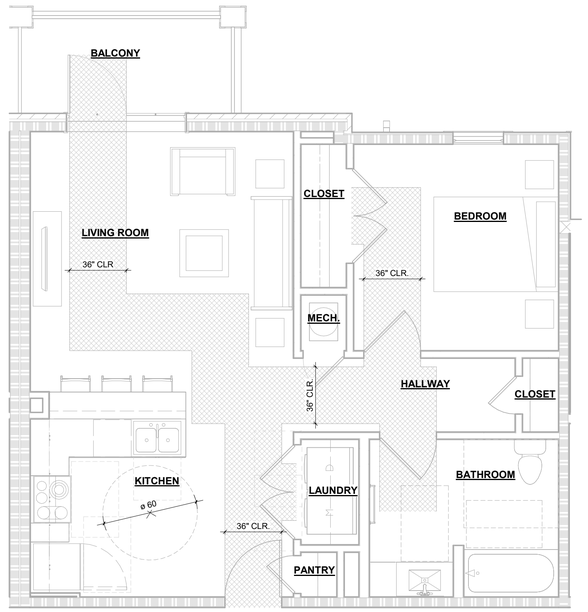
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1 UNIT TYPE 1BR - 672 NSF

1/4" = 1'-0"

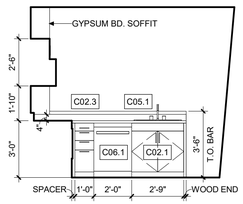
SPEC "B" FHA DWELLING UNIT - 672 SF NET



2 ACCESSIBILITY PLAN UNIT TYPE - 1BR

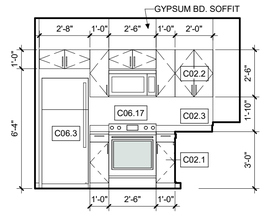
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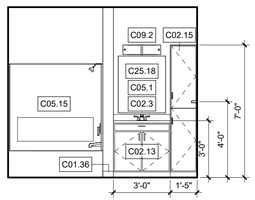
3 UNIT 1BR - KITCHEN INT. ELE.

1/4" = 1'-0"



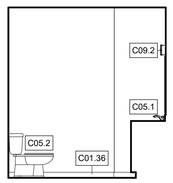
4 UNIT 1BR - KITCHEN INT. ELE.

1/4" = 1'-0"



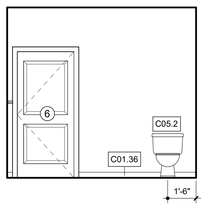
5 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"



6 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"



7 UNIT 1BR - BATH INT. ELE.

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2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
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20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
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5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

UNIT 1BR	
GROSS	**808 SF**
NET	**683 SF**

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.1	NEW BASE CABINET
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.15	NEW FULL-HEIGHT LINEN CLOSET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C06.1	NEW ENERGY STAR RATED DISHWASHER
C06.3	NEW ENERGY STAR RATED REFRIGERATOR
C06.17	NEW RANGE AND OVER- THE- RANGE MICROWAVE
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C25.18	NEW WOOD FRAMED VANITY MIRROR

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

2

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DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

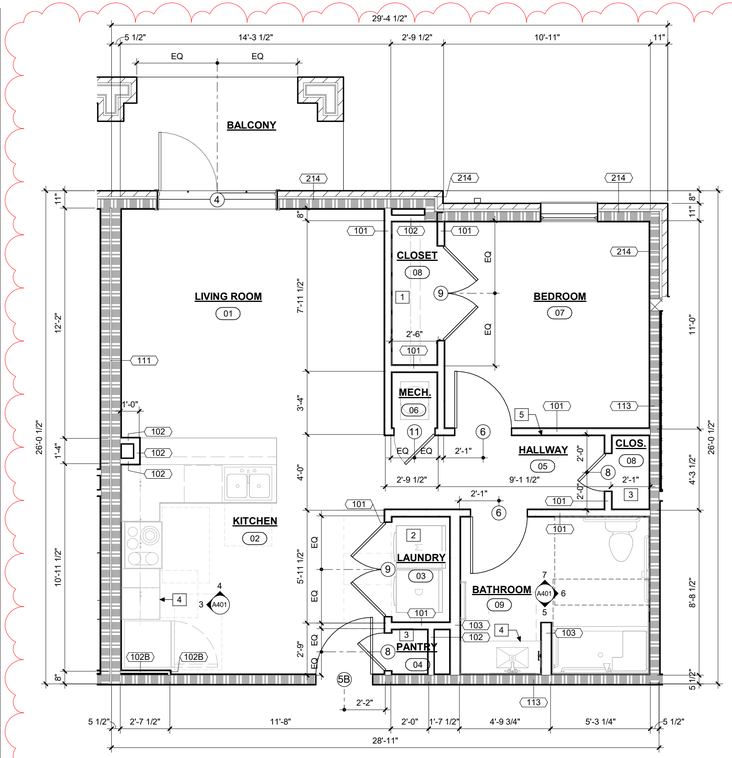
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ENLARGED 1BR UNIT - PLAN AND ELEVATIONS

A400

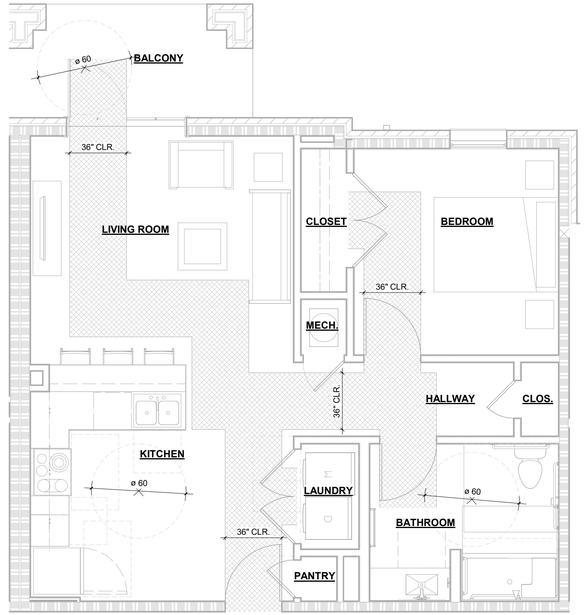
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1 UNIT TYPE 1BR - HC - 672 NSF

1/4" = 1'-0"

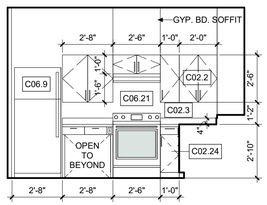
SPEC "B" FHA DWELLING UNIT - 672 SF NET



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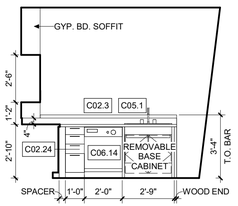
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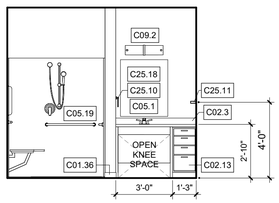
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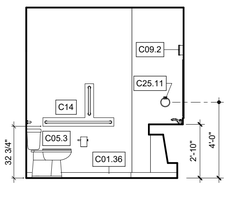
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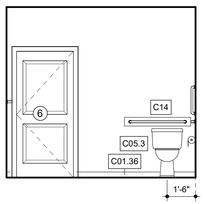
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FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

UNIT 1BR - HC	
GROSS	808 SF
NET	683 SF

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C05.3	NEW ADA 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.19	NEW ADA ROLL-IN SHOWER AND SURROUND WITH FOLDING SEAT, TO MEET ICC/ ANSI A117.1, VERIFY DIMENSIONS WITH MANUFACTURER
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C14	NEW GRAB BARS
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

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441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

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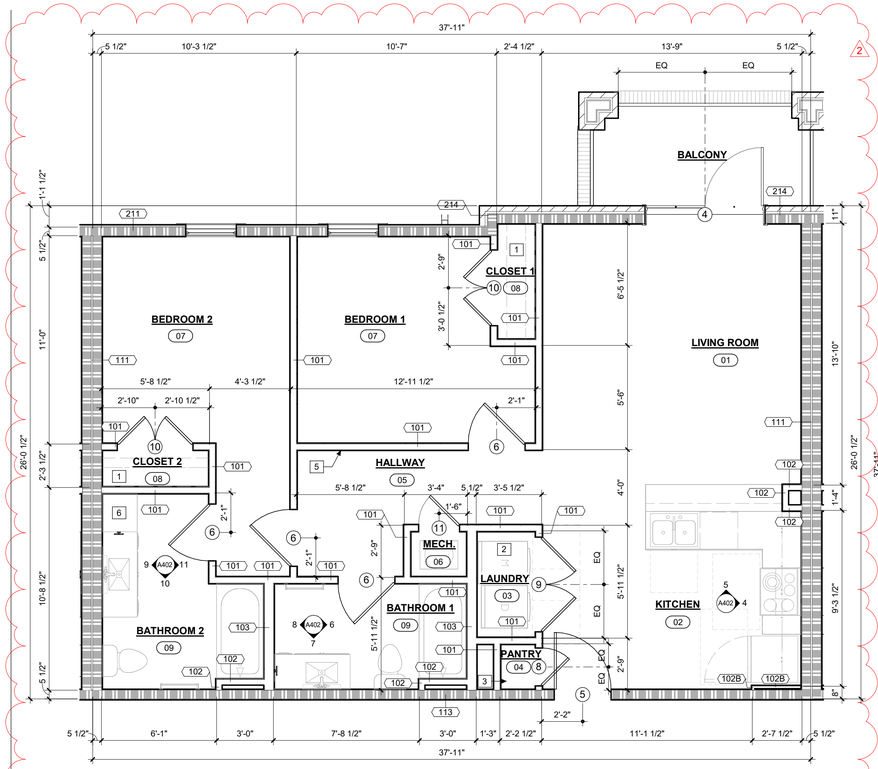
JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 1BR HC UNIT - PLAN AND ELEVATIONS

A401

PHASE: PERMIT

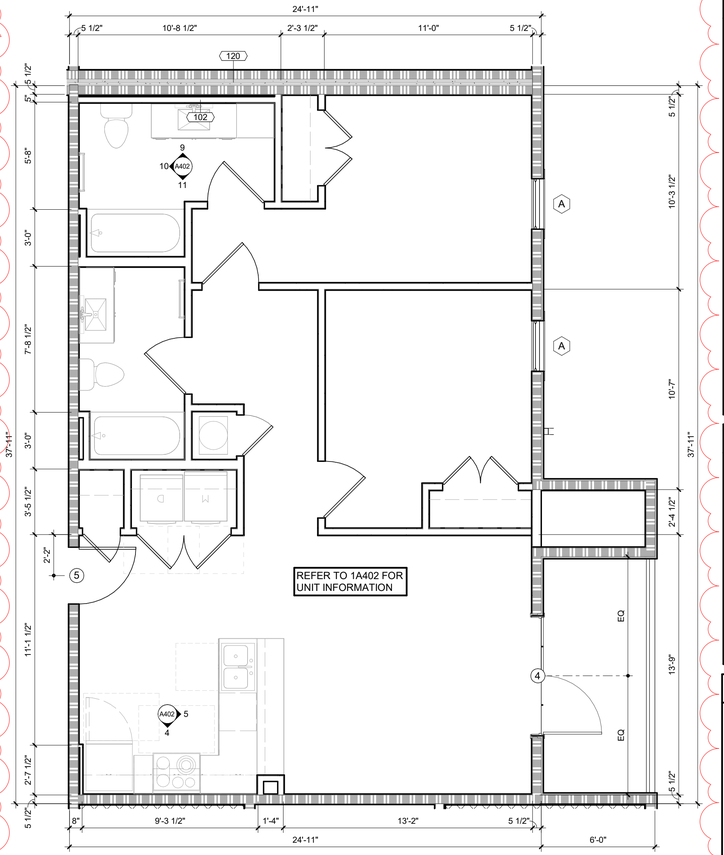
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1 UNIT TYPE 2BR - A - 888 NSF

1/4" = 1'-0"

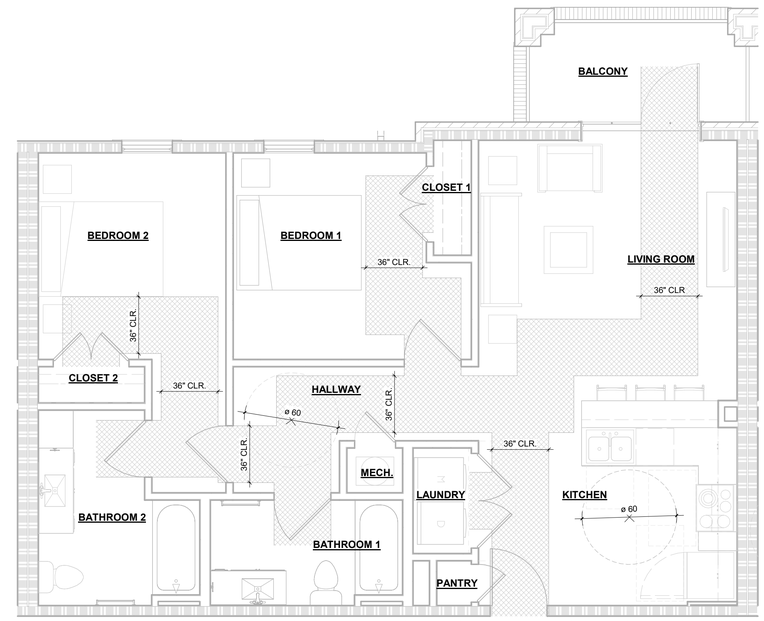
SPEC "B" FHA DWELLING UNIT - 888 SF NET



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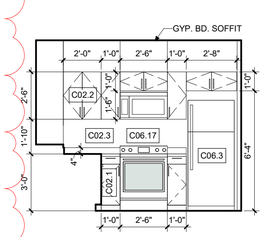
1/4" = 1'-0"

SPEC "B" FHA DWELLING UNIT - 888 SF NET



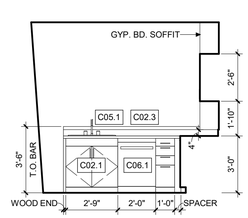
2 ACCESSIBILITY PLAN UNIT TYPE - 2BR

1/4" = 1'-0"



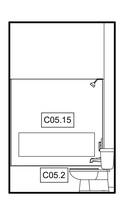
4 UNIT 2BR - KITCHEN INT. ELE.

1/4" = 1'-0"



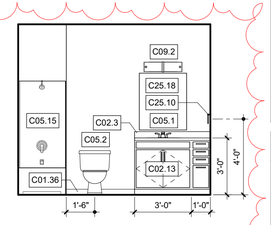
5 UNIT 2BR - KITCHEN

1/4" = 1'-0"



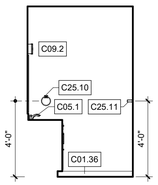
6 UNIT 2BR - BATH 1 INT. ELE.

1/4" = 1'-0"



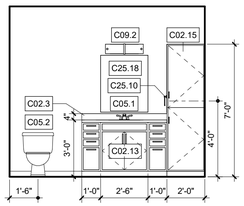
7 UNIT 2BR - BATH 1 INT. ELE.

1/4" = 1'-0"



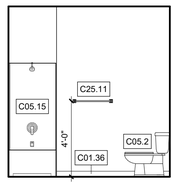
8 UNIT 2BR - BATH 1 INT. ELE.

1/4" = 1'-0"



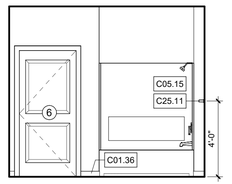
9 UNIT 2BR - BATH 2 INT. ELE.

1/4" = 1'-0"



10 UNIT 2BR - BATH 2 INT. ELE.

1/4" = 1'-0"



11 UNIT 2BR - BATH 2 INT. ELE.

1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
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UNIT 2BR	
GROSS	1,041 SF
NET	899 SF

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PLAN NOTES

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4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
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2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

2

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.1	NEW BASE CABINET
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.15	NEW FULL-HEIGHT LINEN CLOSET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C06.1	NEW ENERGY STAR RATED DISHWASHER
C06.3	NEW ENERGY STAR RATED REFRIGERATOR
C06.17	NEW RANGE AND OVER- THE- RANGE MICROWAVE
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR

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CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

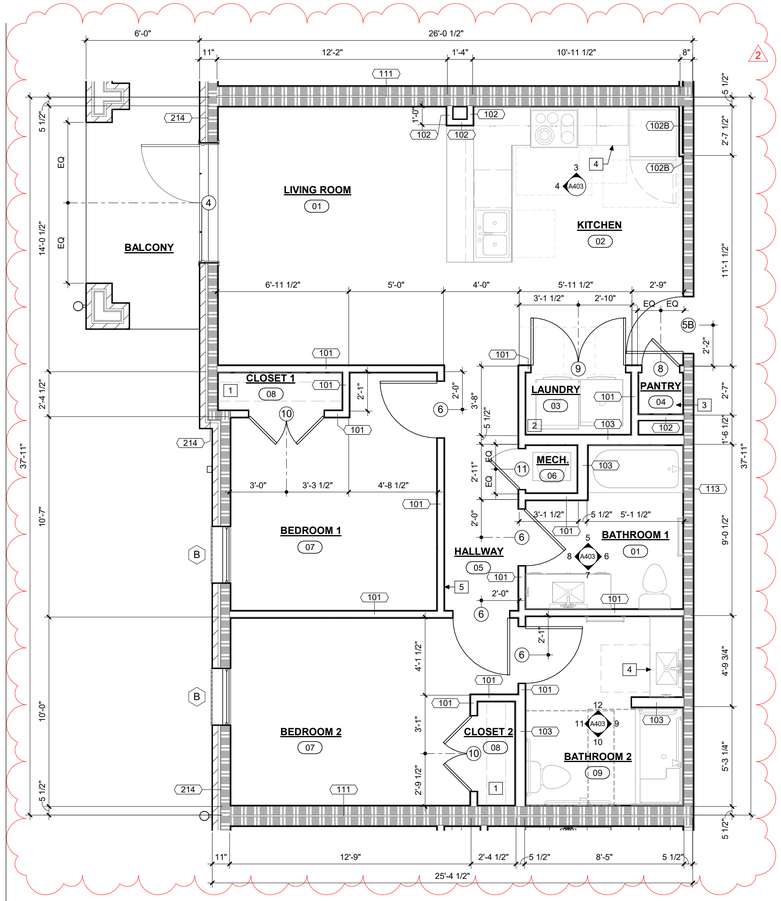
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

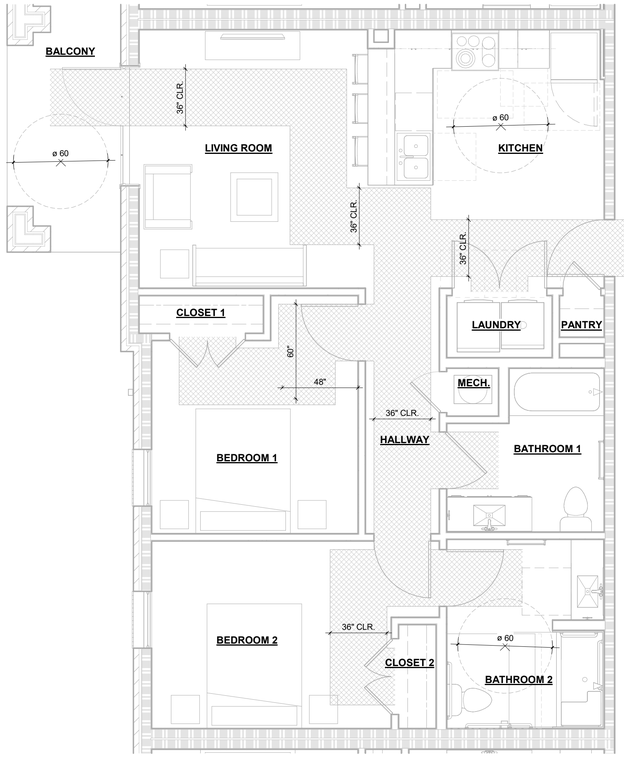
ENLARGED 2BR UNIT - PLAN AND ELEVATIONS

A402

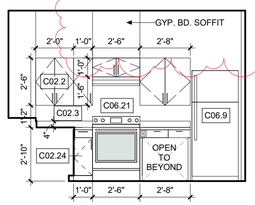
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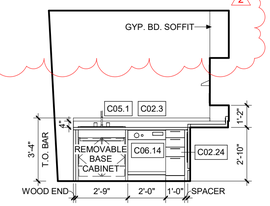
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1/4" = 1'-0"
SPEC B FHA DWELLING UNIT - 888 SF NET



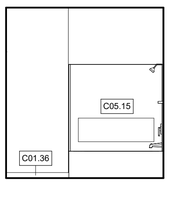
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1/4" = 1'-0"
SPEC B FHA DWELLING UNIT - 888 SF NET



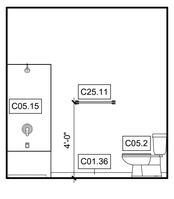
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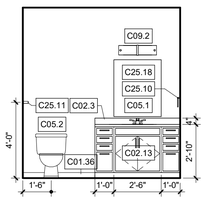
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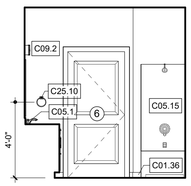
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1/4" = 1'-0"



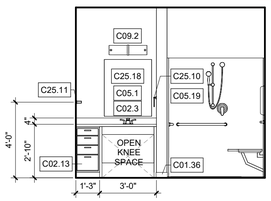
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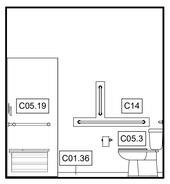
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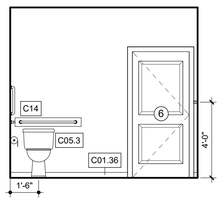
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1/4" = 1'-0"



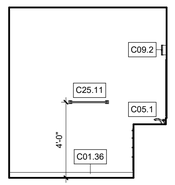
9 UNIT 2BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



10 UNIT 2BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



11 UNIT 2BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



12 UNIT 2BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTORS WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING &/OR SHORING UNTIL THE PERMANENT BRACING IS IN PLACE.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS.
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
4. WHERE A WALL OF A TUB OR SHOWER ALIGN W/ AN EXTERIOR WALL A SHEET OF OSB OR THERMOPLY NEEDS TO GO BEHIND THE DRWALL AFTER INSULATION IS INSTALLED & BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

UNIT 2BR HC	
GROSS	**1,041 SF**
NET	**899 SF**

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.3	NEW ADA 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C05.19	NEW ADA ROLL-IN SHOWER AND SURROUND WITH FOLDING SEAT, TO MEET ICC/ ANSI A117.1, VERIFY DIMENSIONS WITH MANUFACTURER.
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C14	NEW GRAB BARS
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR

INSULATION NOTES

1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

DNAworkshop

REVISIONS		
2	5/23/25	ADDEND. #2

JOB NUMBER:	24-064
ISSUED:	04/25/25
ISSUED FOR:	
PERMITTING	

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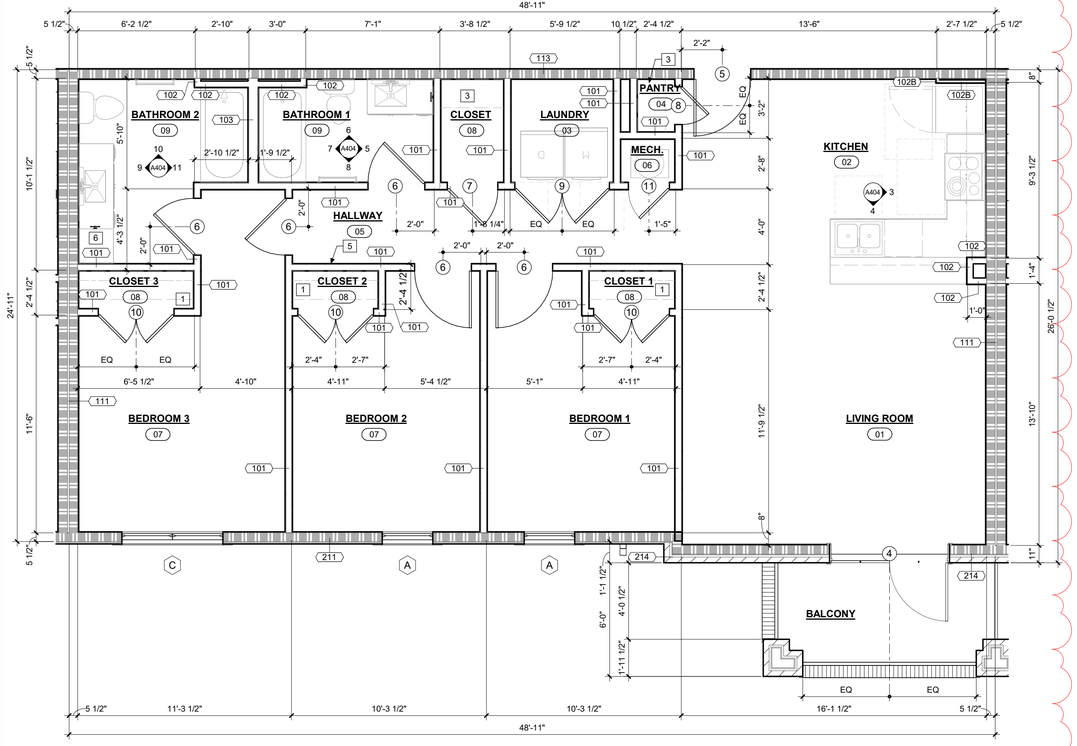
JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 2BR HC UNIT - PLAN AND ELEVATIONS

A403

PHASE: PERMIT

5/23/2025 5:12:04 PM © COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC.



1 UNIT TYPE 3BR - 1163 NSF
1/4" = 1'-0"

SPEC B FHA DWELLING UNIT - 1163 SF NET

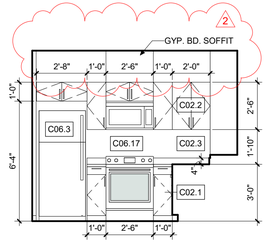


2 ACCESSIBILITY PLAN UNIT TYPE - 3BR
1/4" = 1'-0"

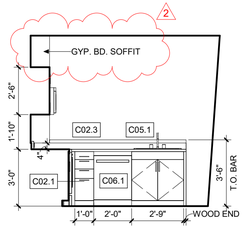
SPEC B FHA DWELLING UNIT - 1163 SF NET

KEYED NOTES - NEW CONSTRUCTION

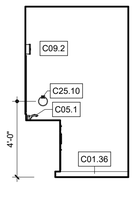
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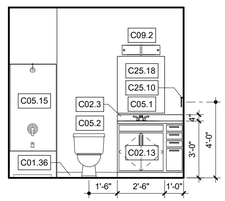
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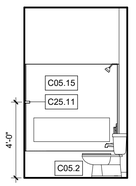
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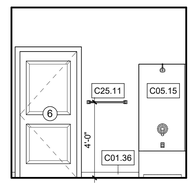
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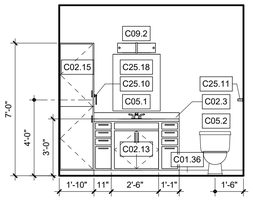
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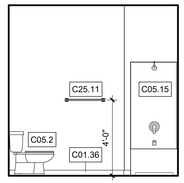
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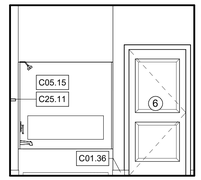
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20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
8. FIBERGLASS DOORS TO BE USED ON FIRST FLOOR UNIT ENTRY DOORS AND BATHROOM DOORS. USE TYPICAL SOLID CORE OR HOLLOW CORE DOORS ON ALL OTHER FLOORS, AS INDICATED ON THE DOOR SCHEDULE.

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
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5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

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3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

UNIT 3BR	
GROSS	1,321 SF
NET	1,163 SF

DNAworkshop
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

CAPSTONE AT COVINGTON PLACE
441 FALCONER DR, COVINGTON, LA 70433

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE AND LOCAL CODES.

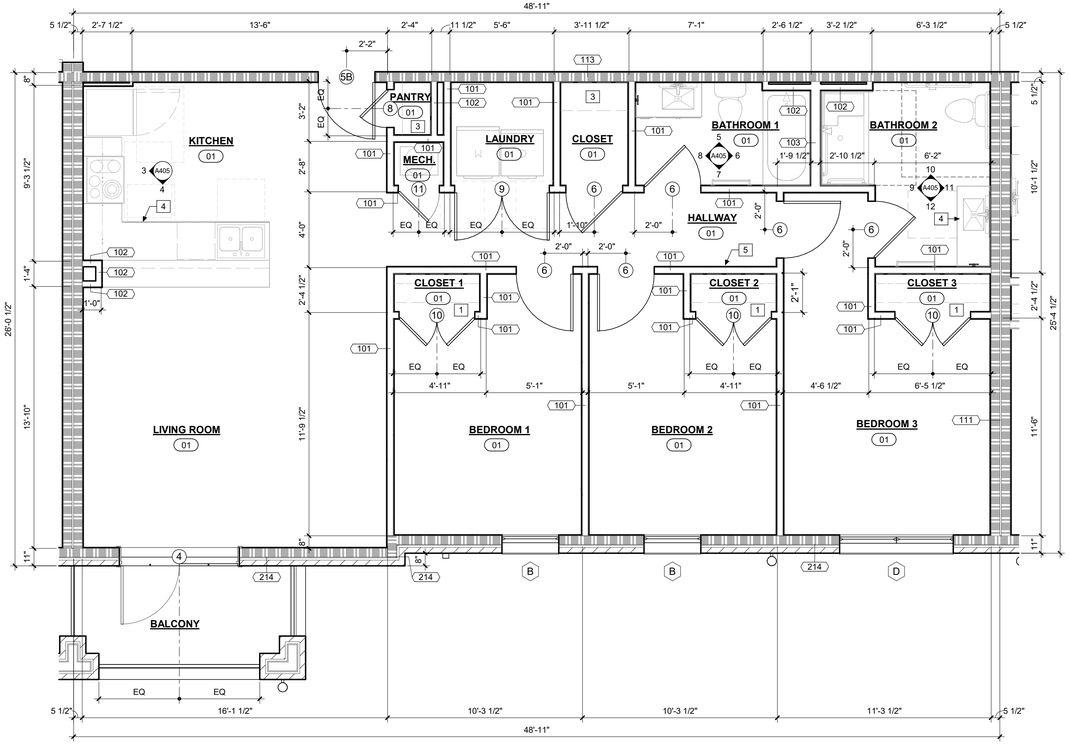
JOSEPH DYKE NELSON LIC. NO. 6716 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 3BR UNIT - PLAN AND ELEVATIONS

A404

PHASE: PERMIT

5/23/2025 5:13:57 PM © COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC.



1 UNIT TYPE 3BR HC
1/4" = 1'-0"

SPEC "B" FHA DWELLING UNIT - 888 SF NET

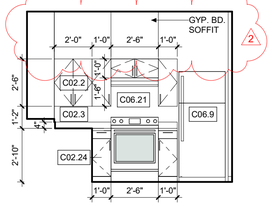


2 ACCESSIBILITY PLAN UNIT TYPE - 3BR HC
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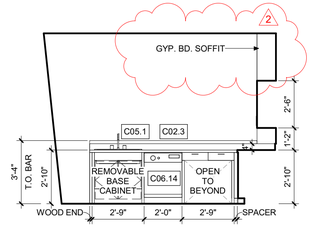
SPEC "B" FHA DWELLING UNIT - 888 SF NET

KEYED NOTES - NEW CONSTRUCTION

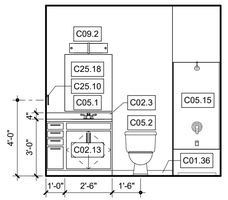
C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.3	NEW ADA 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C05.19	NEW ADA ROLL-IN SHOWER AND SURROUND WITH FOLDING SEAT, TO MEET ICC/ ANSI A117.1, VERIFY DIMENSIONS WITH MANUFACTURER
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C14	NEW GRAB BARS
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR



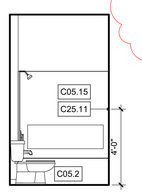
3 UNIT 3BR HC - KITCHEN INT. ELE.
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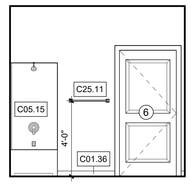
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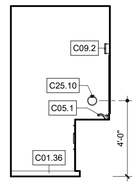
5 UNIT 3BR HC - BATH 1 INT. ELE.
1/4" = 1'-0"



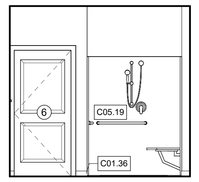
6 UNIT 3BR HC - BATH 1 INT. ELE.
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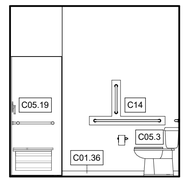
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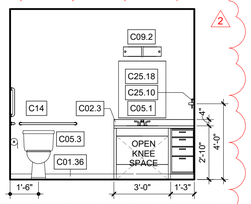
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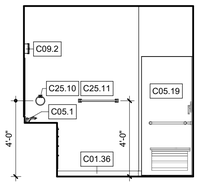
9 UNIT 3BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



10 UNIT 3BR HC - BATH 2 INT. ELE.
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11 UNIT 3BR HC - BATH 2 INT. ELE.
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3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
7. IN ALL FIRST FLOORS UNITS: ALL ELECTRICAL AND HVAC CONTROLS AND DEVICES MEANT TO BE USABLE BY RESIDENT SHALL COMPLY WITH THE HEIGHT REQUIREMENTS OF FAIR HOUSING GUIDELINES.
8. REFERENCE SHEETS G1.2 AND G1.3 FOR TYPE A AND TYPE B REQUIREMENTS TO BE MET.
9. LAUNDRY EQUIPMENT IS TO BE ENERGY-STAR RATED OR BETTER.

AIR SEALING NOTES

1. ALL UNITS MUST BE COMPARTMENTALIZED BY AIR SEALED TO EXTERIOR, TO ADJACENT UNITS, AND TO CORRIDORS INCLUDING AT RIM JOISTS AND ALL GAPS IN DRYWALL AROUND ELECTRICAL DEVICES, HVAC BOOTS, WASHER AND DRYER BOXES, PTAC SLEEVES, EXHAUST FANS, WINDOWS, DOORS, ETC., AND BETWEEN SOLE PLATES AND SLABS OR SUBFLOORS. FLOORS WHERE GYPCRETE IS BEING INSTALLED DO NOT NEED THE SOLE PLATE SEALED.
2. GAPS IN FRAMING AT EXTERIOR AND PARTY WALLS MUST BE SEALED.
3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

1	(1) CLOTHING ROD & SHELF. INSTALL SHELF AT 4'-0" A.F.F. IN ADA UNITS.
2	(1) 12" SHELF @ 5'-6" A.F.F. PROVIDE CENTER SUPPORT AS REQUIRED.
3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

UNIT 3BR - HC	
GROSS	1,321 SF
NET	1,163 SF

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
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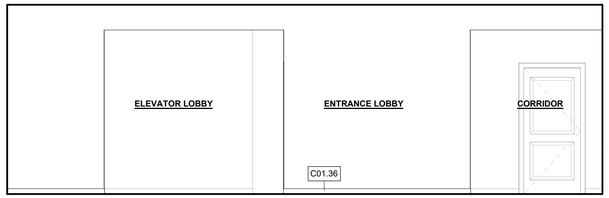
ENLARGED 3BR HC UNIT - PLAN AND ELEVATIONS

A405

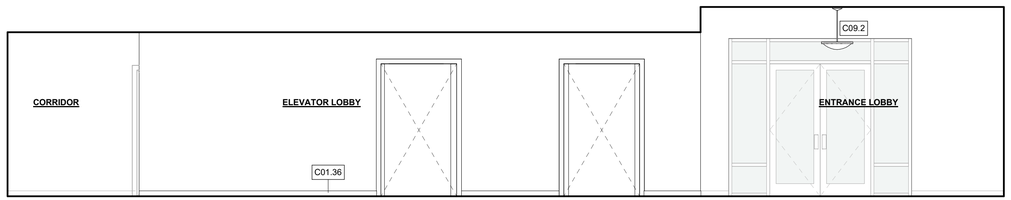
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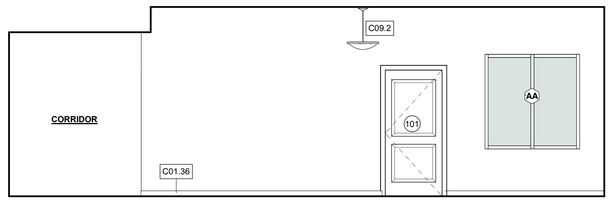
1 ELEVATION - ENTRANCE/ ELEV. LOBBY
1/4" = 1'-0"



2 ELEVATION - ENTRANCE/ ELEV. LOBBY
1/4" = 1'-0"

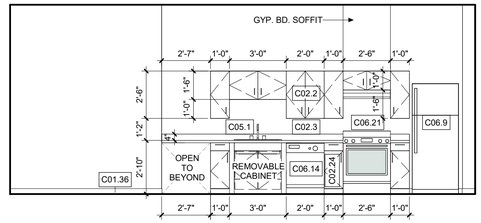


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1/4" = 1'-0"

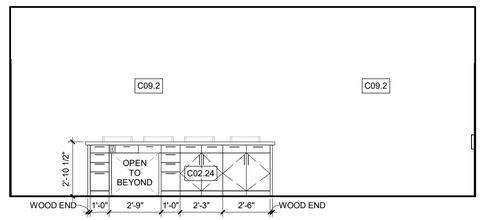


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1/4" = 1'-0"

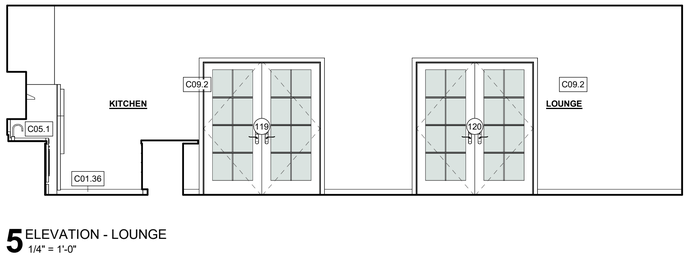
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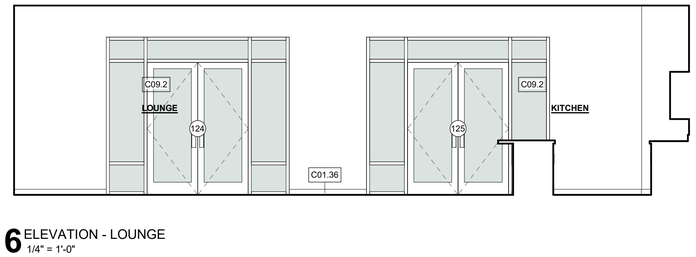
7 ELEVATION - KITCHEN INT. ELE.
1/4" = 1'-0"



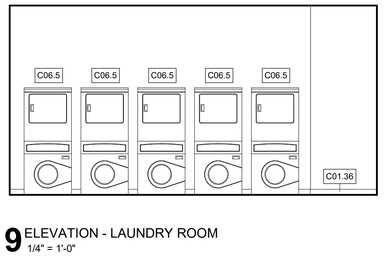
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1/4" = 1'-0"



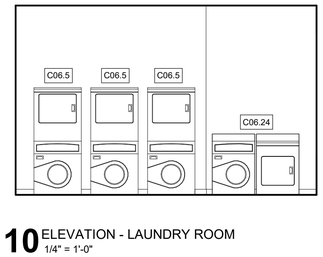
5 ELEVATION - LOUNGE
1/4" = 1'-0"



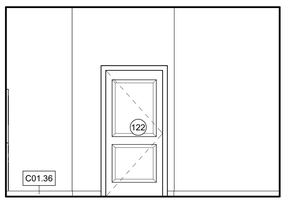
6 ELEVATION - LOUNGE
1/4" = 1'-0"



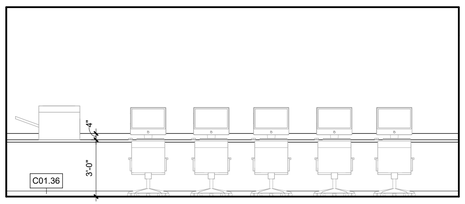
9 ELEVATION - LAUNDRY ROOM
1/4" = 1'-0"



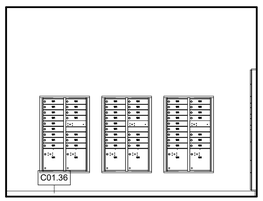
10 ELEVATION - LAUNDRY ROOM
1/4" = 1'-0"



11 ELEVATION - LAUNDRY ROOM
1/4" = 1'-0"



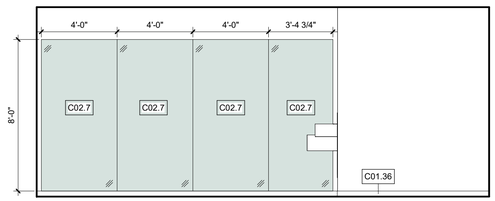
12 ELEVATION - COMP. CENTER
1/4" = 1'-0"



13 ELEVATION - MAIL ROOM
1/4" = 1'-0"

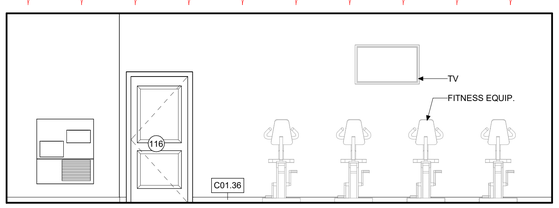


14 ELEVATION - MAIL ROOM
1/4" = 1'-0"



15 ELEVATION - FITNESS CENTER
1/4" = 1'-0"

2

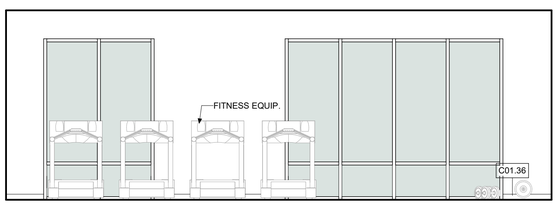


16 ELEVATION - FITNESS CENTER
1/4" = 1'-0"

2



17 ELEVATION - FITNESS CENTER
1/4" = 1'-0"



18 ELEVATION - FITNESS CENTER
1/4" = 1'-0"

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.7	NEW MIRROR
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C06.5	NEW STACKABLE ENERGY STAR RATED WASHER/ DRYER
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C06.24	NEW ADA COMPLIANT, ENERGY STAR RATED WASHERS AND DRYERS
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL

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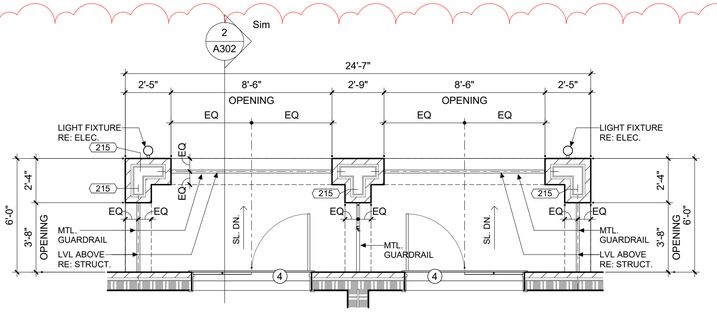
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ACTIVITY CENTER - INTERIOR ELEVATIONS

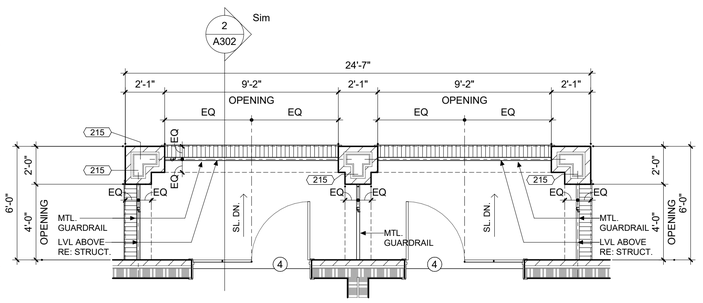
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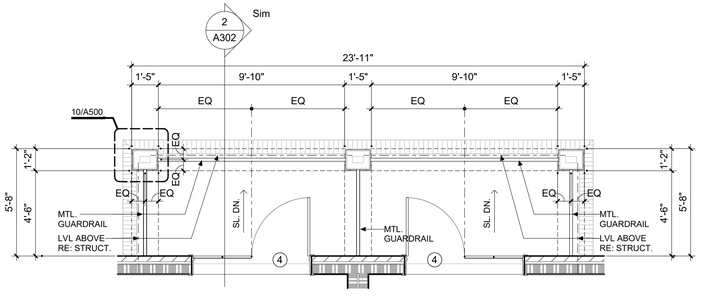


1 DOUBLE PATIO PLAN - FIRST FLOOR
1/4" = 1'-0"

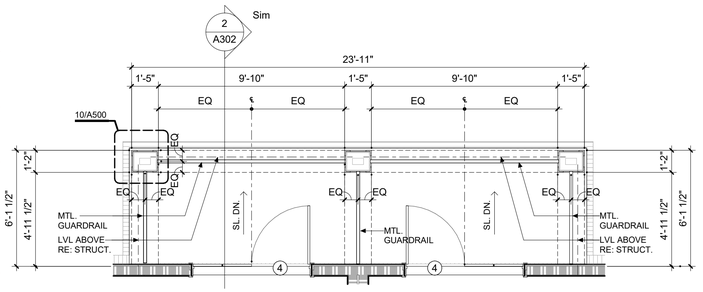
NOTE: FIRST FLOOR GUARDRAILS ON PATIOS FACING STREET ONLY.



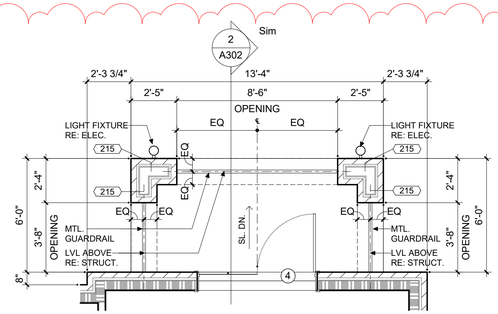
2 DOUBLE BALCONY PLAN - SECOND FLOOR
1/4" = 1'-0"



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

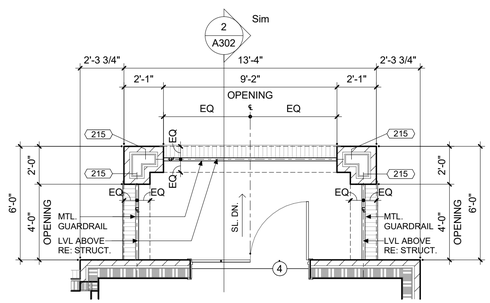


4 DOUBLE BALCONY PLAN - FOURTH FLOOR
1/4" = 1'-0"

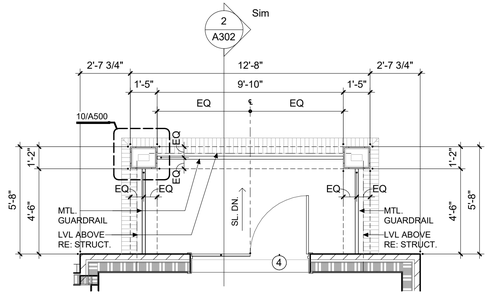


5 SINGLE PATIO PLAN - FIRST FLOOR
1/4" = 1'-0"

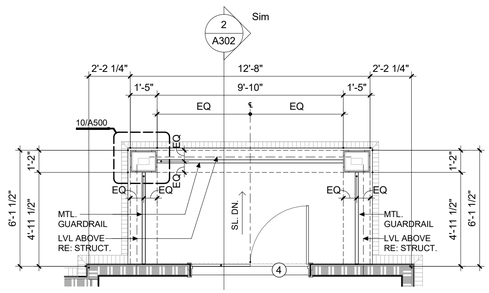
NOTE: FIRST FLOOR GUARDRAILS ON PATIOS FACING STREET ONLY.



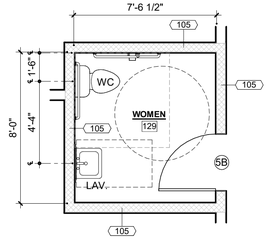
6 SINGLE BALCONY PLAN - SECOND FLOOR
1/4" = 1'-0"



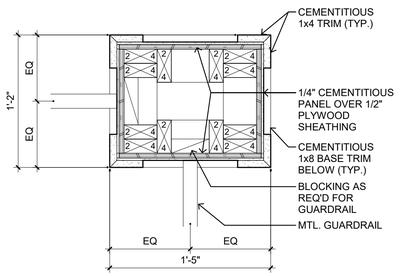
7 SINGLE BALCONY PLAN - THIRD FLOOR
1/4" = 1'-0"



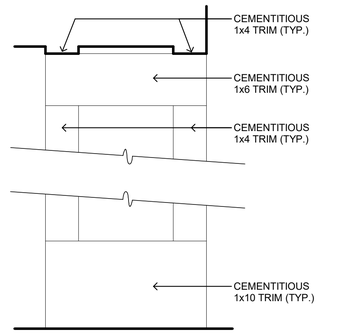
8 SINGLE BALCONY PLAN - FOURTH FLOOR
1/4" = 1'-0"



9 ENLARGED MEN 128 / WOMEN 129 PLAN
1/4" = 1'-0"



10 COLUMN PLAN DETAIL
1 1/2" = 1'-0"



11 COLUMN ELEVATION DETAIL
1 1/2" = 1'-0"

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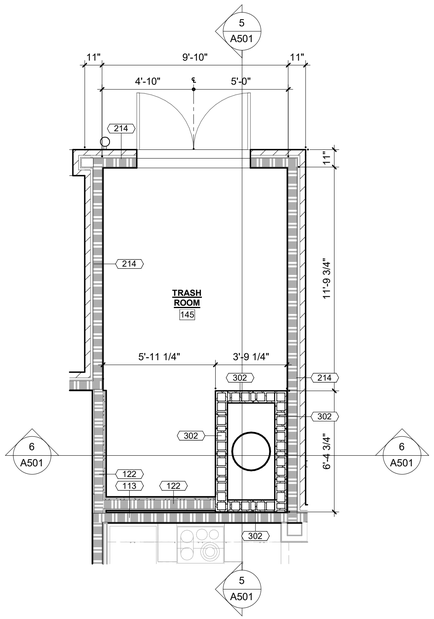
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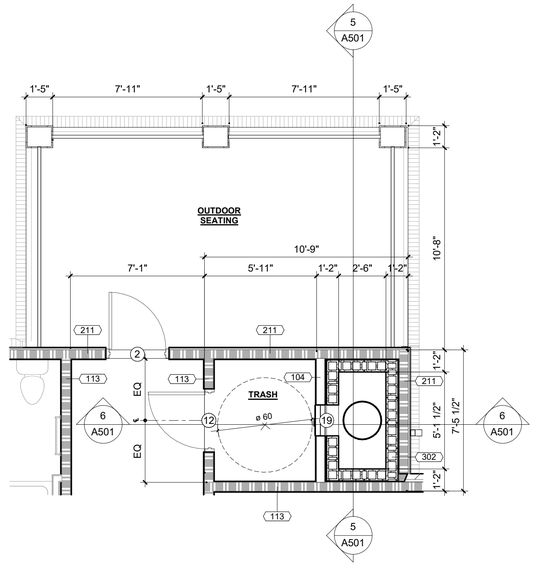
ENLARGED BALCONY PLANS & DETAILS

A500

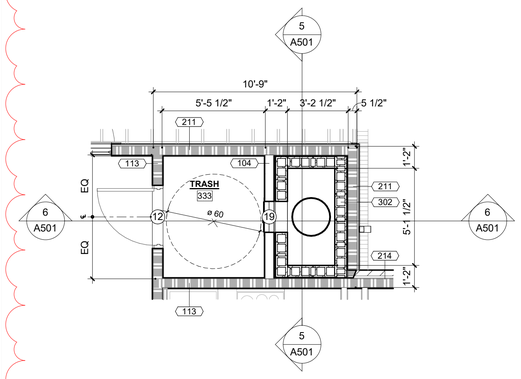
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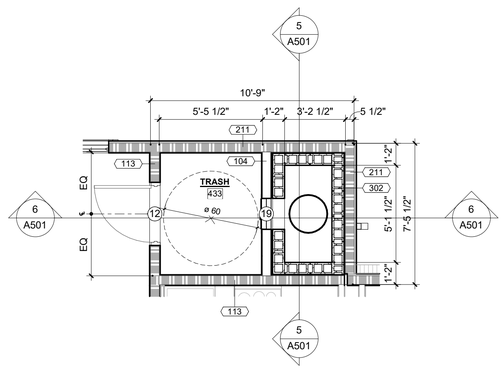
1 ENLARGED TRASH ROOM - FIRST FLOOR PLAN
1/4" = 1'-0"



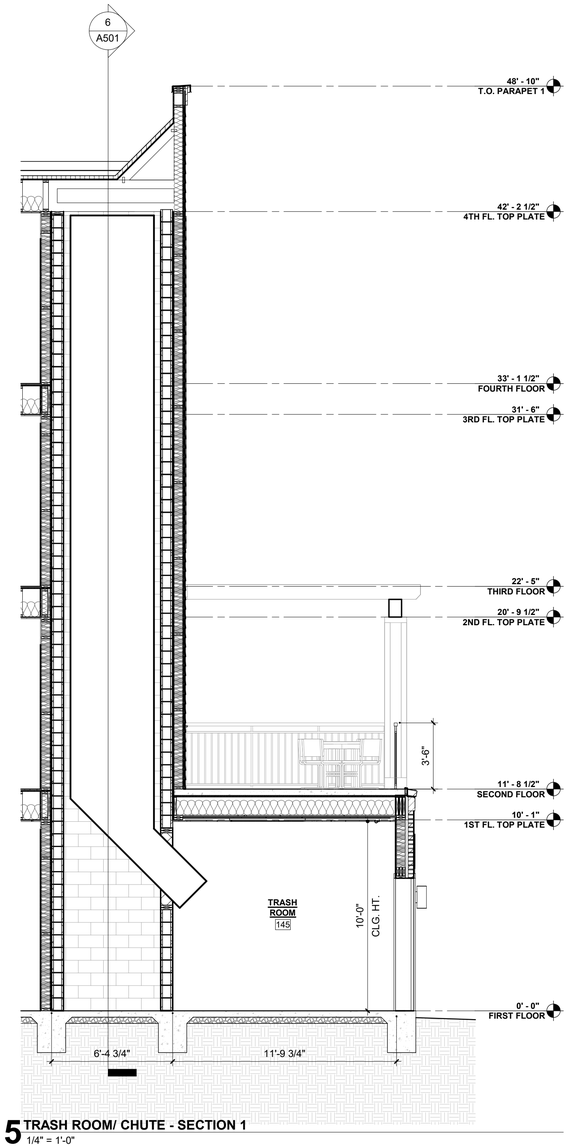
2 ENLARGED TRASH ROOM - SECOND FLOOR PLAN
1/4" = 1'-0"



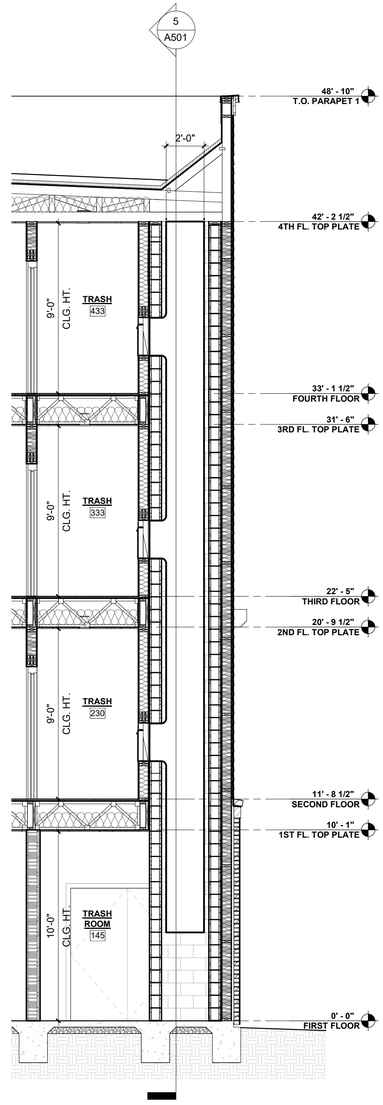
3 ENLARGED TRASH ROOM - THIRD FLOOR PLAN
1/4" = 1'-0"



4 ENLARGED TRASH ROOM - FOURTH FLOOR PLAN
1/4" = 1'-0"



5 TRASH ROOM/ CHUTE - SECTION 1
1/4" = 1'-0"



6 TRASH ROOM/ CHUTE - SECTION 2
1/4" = 1'-0"

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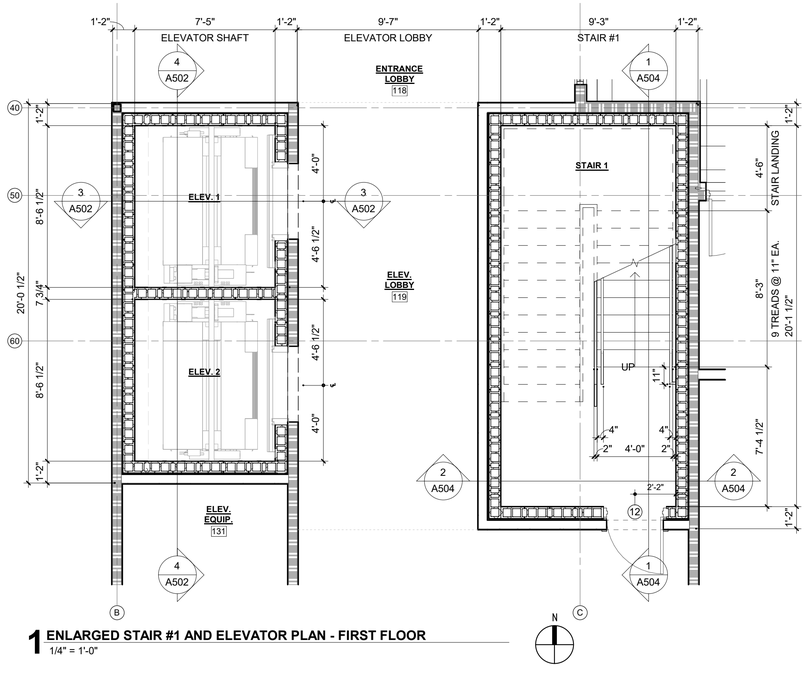
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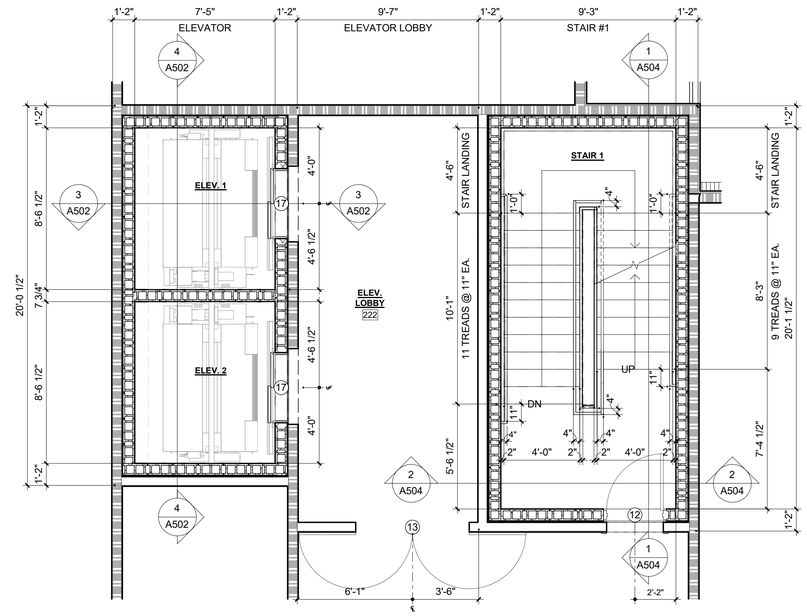
ENLARGED TRASH ROOM PLANS AND TRASH CHUTE DETAILS

A501

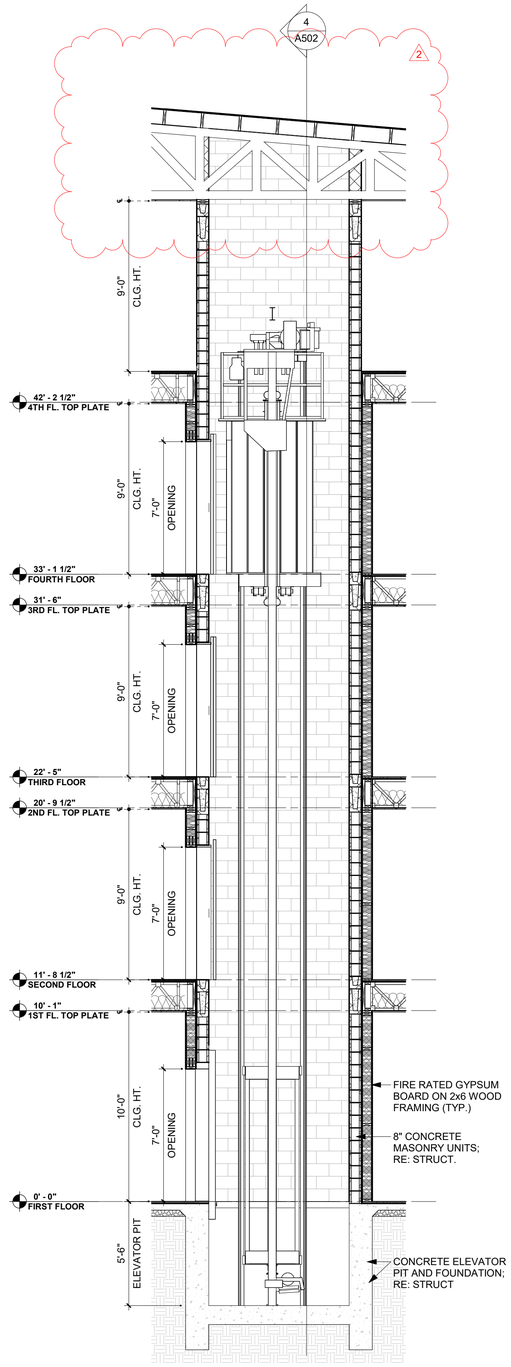
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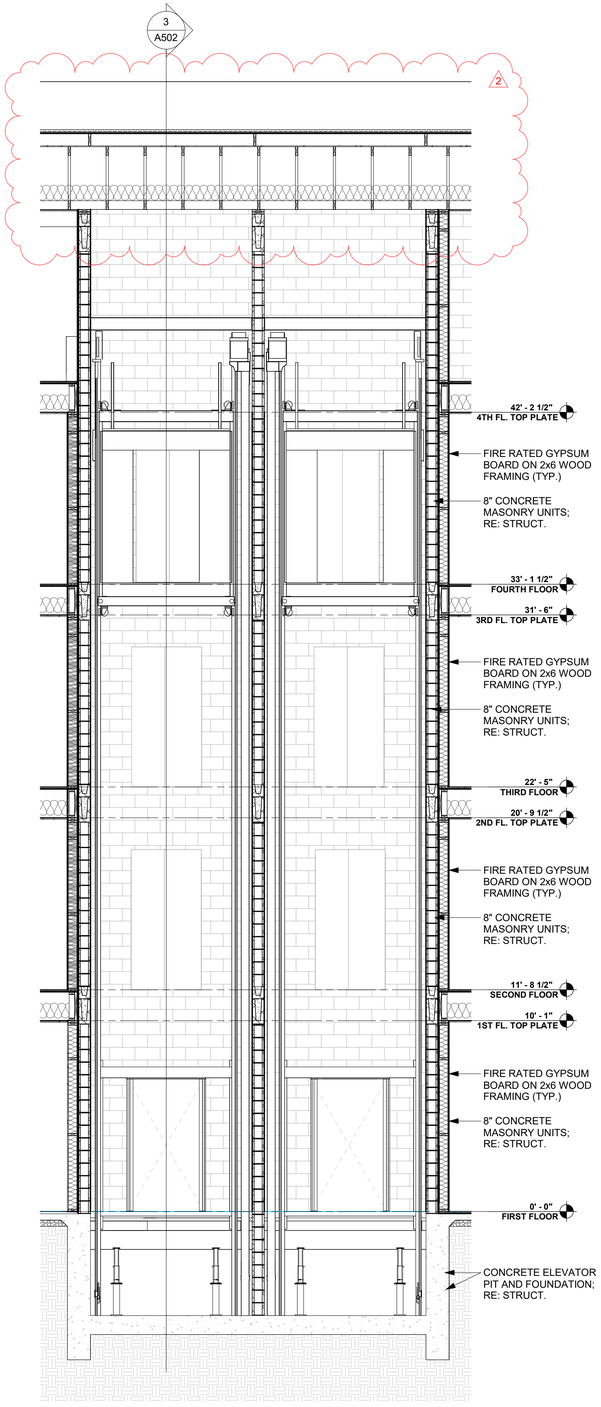
1 ENLARGED STAIR #1 AND ELEVATOR PLAN - FIRST FLOOR
1/4" = 1'-0"



2 ENLARGED STAIR #1 AND ELEVATOR PLAN - UPPER FLOORS
1/4" = 1'-0"



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



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

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2	5/23/25	ADDEND. #2

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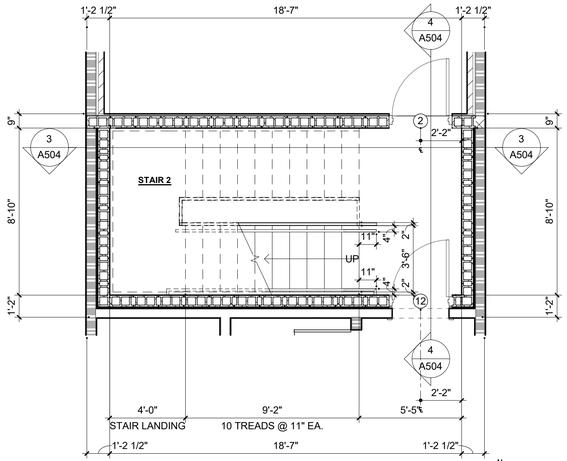
JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED ELEVATOR & STAIR PLAN AND SECTIONS

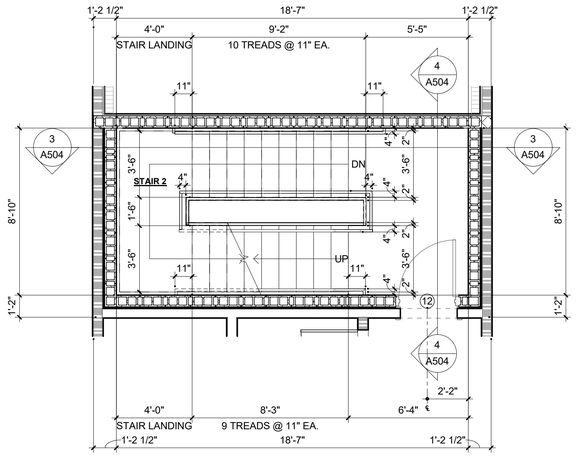
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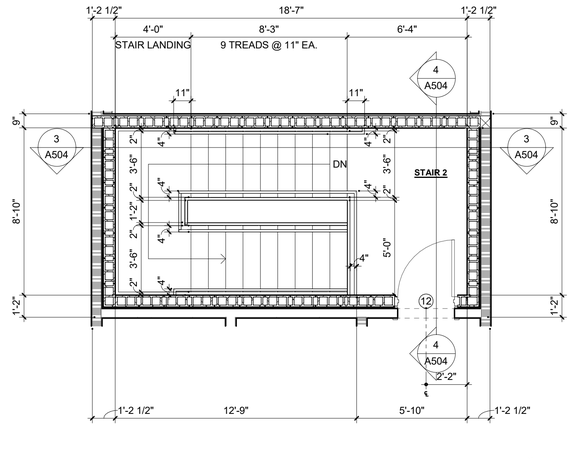
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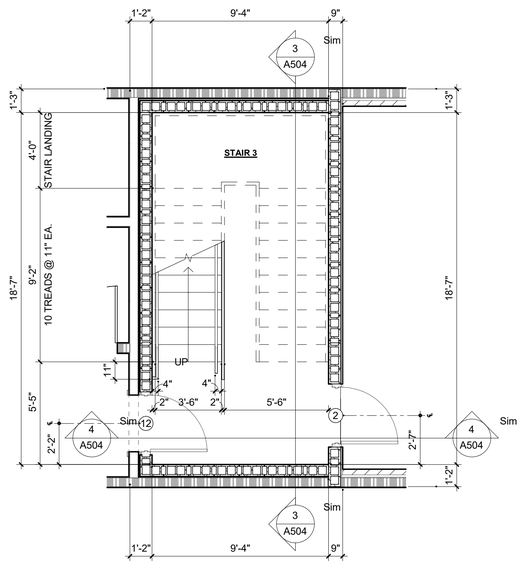
1 ENLARGED FIRST FLOOR PLAN - STAIR #2
1/4" = 1'-0"



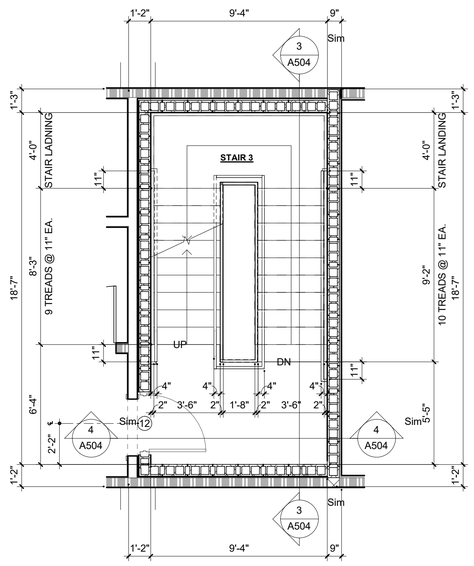
2 ENLARGED STAIR PLAN - 2ND & 3RD FLOORS - STAIR #2
1/4" = 1'-0"



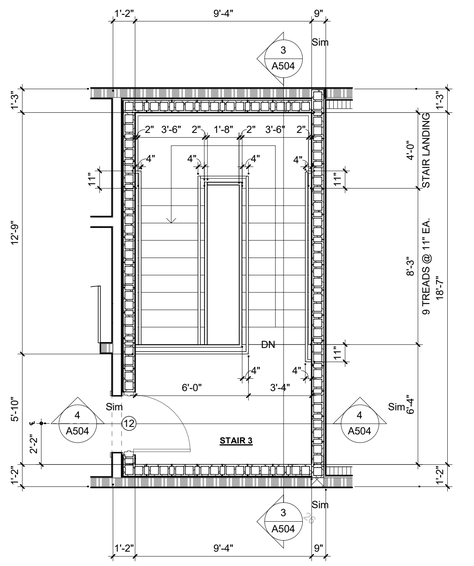
3 ENLARGED STAIR PLAN - 4TH FLOOR - STAIR #2
1/4" = 1'-0"



4 ENLARGED STAIR PLAN - 1ST FLOOR - STAIR #3
1/4" = 1'-0"



5 ENLARGED STAIR PLAN - 2ND & 3RD FLOORS - STAIR #3
1/4" = 1'-0"



6 ENLARGED STAIR PLAN - 4TH FLOOR - STAIR #3
1/4" = 1'-0"

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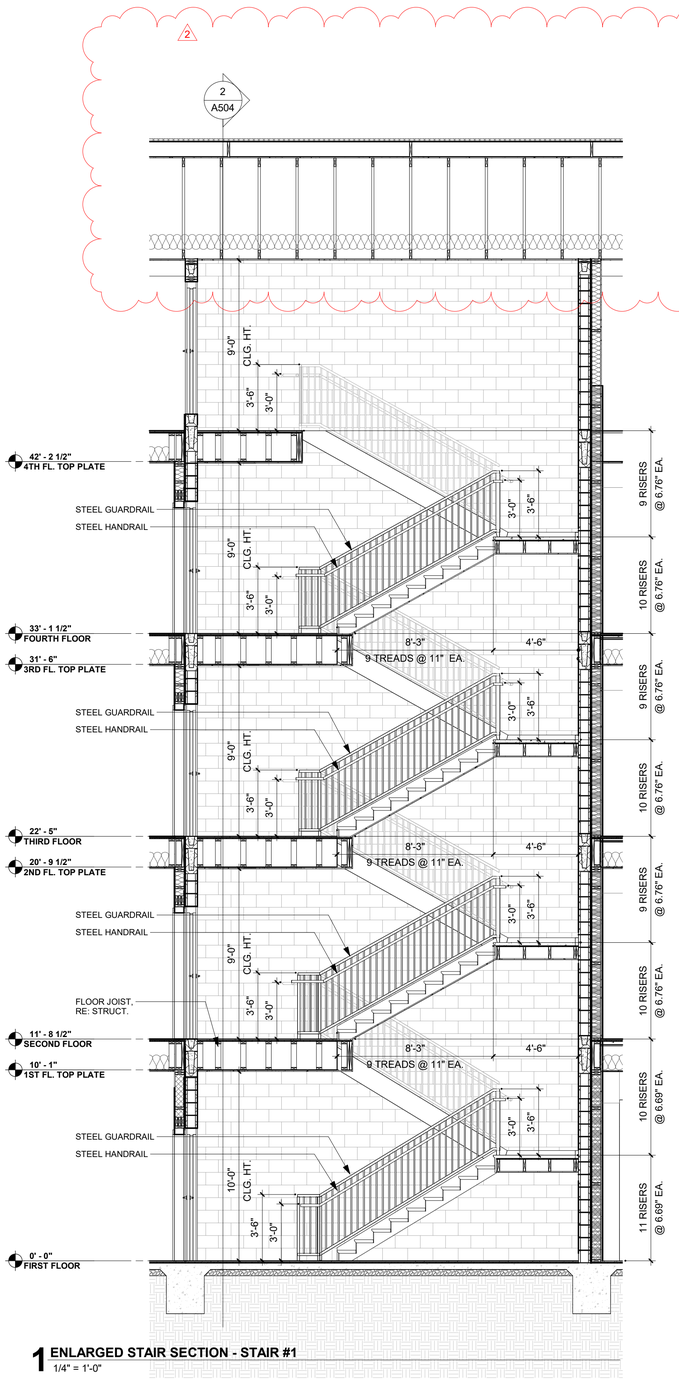
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JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

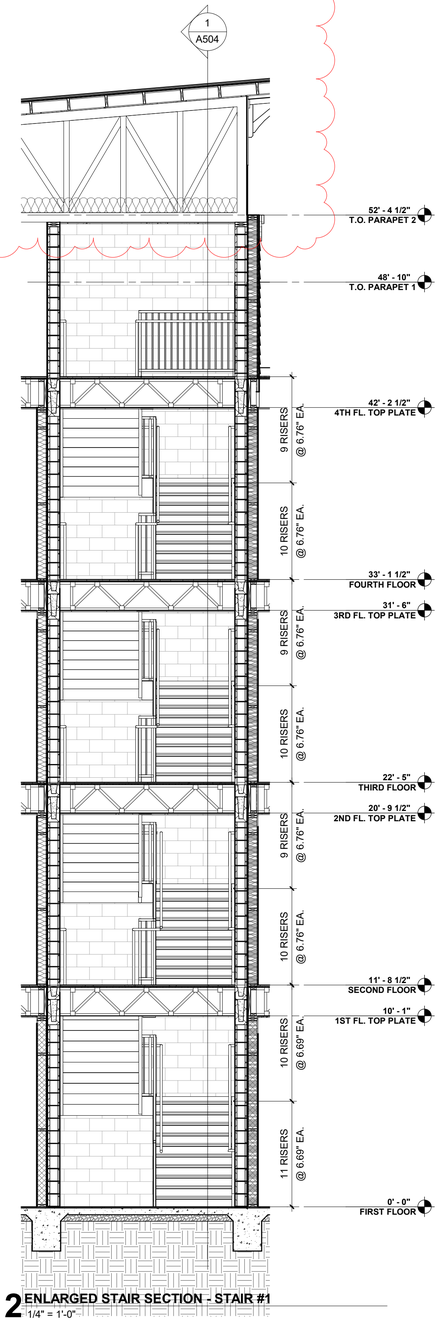
ENLARGED STAIR PLAN AND SECTIONS

A503

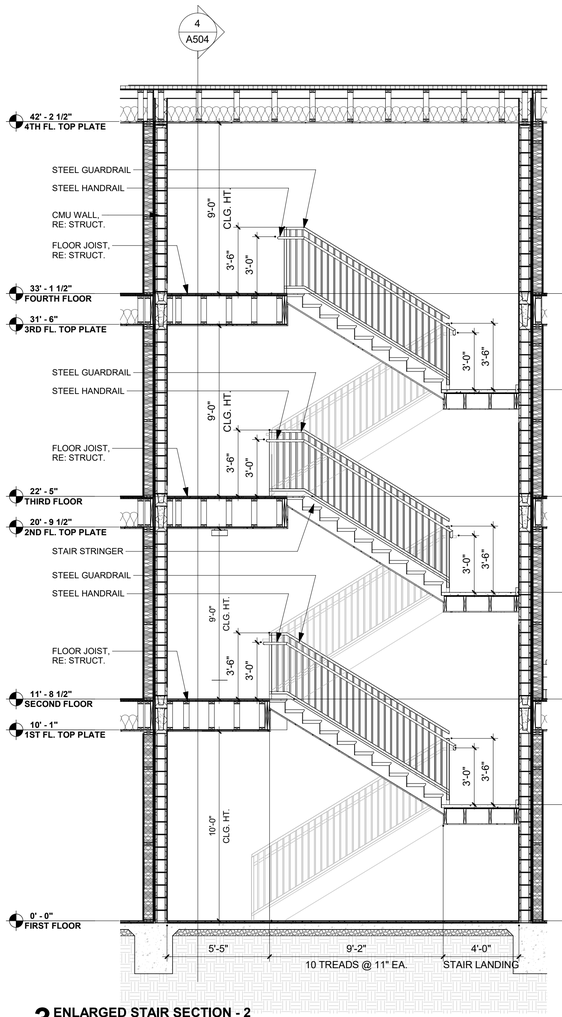
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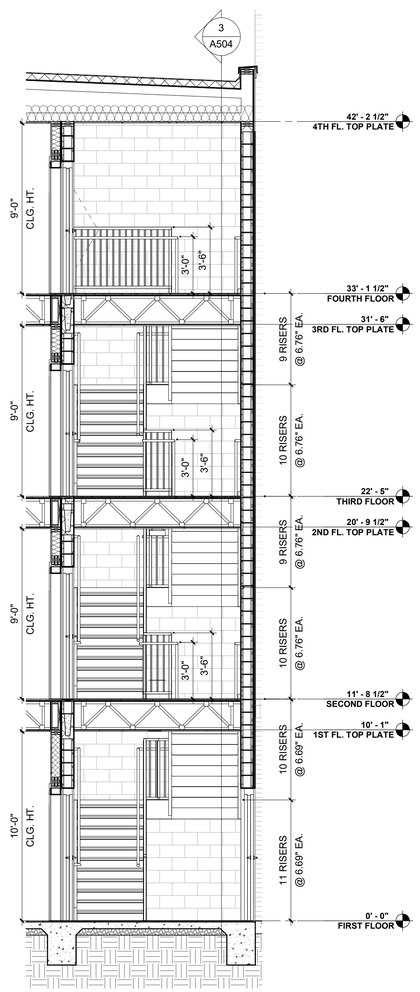
1 ENLARGED STAIR SECTION - STAIR #1
1/4" = 1'-0"



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



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



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

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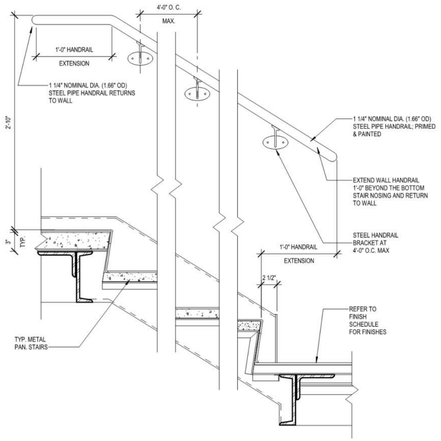
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JOSEPH DYKE NELSON
LIC. NO. 6118
STATE OF LOUISIANA
REGISTERED ARCHITECT

ENLARGED STAIR PLAN AND SECTIONS

A504

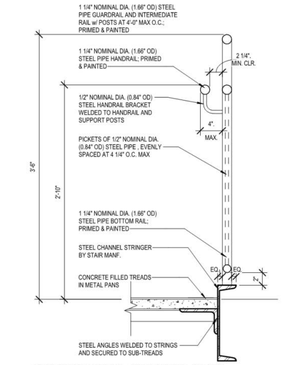
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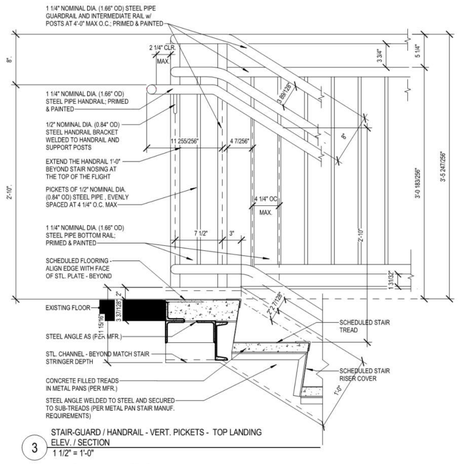
11 STAIR - HANDRAIL - WALL MOUNTED ELEV. / SECTION
1 1/2" = 1'-0"

TYPICAL METAL STAIR, GUARDRAIL AND HANDRAIL NOTES:

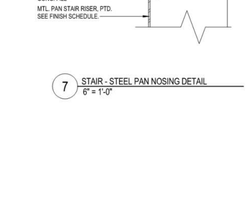
1. REFERENCE METAL FABRICATIONS AND METAL STAIR SPECIFICATIONS WHICH INDICATES THAT THE METAL STAIR, GUARDRAIL AND HANDRAIL SHALL HAVE DESIGN DATA AND CALCULATIONS SHOP DRAWINGS SUBMITTED WHICH SAHLL INDICATE COMPLIANCE WITH THE SPECIFIED AND CODE REQUIRED LOADINGS. SUCH CALCULATIONS SHALL BE SIGNED AND SEALED WITH THE STAMP AND SIGNATURE OF THE (DOP) DELEGATED DESIGN PROFESSIONAL.
2. ALL GUARDRAILS SHALL HAVE PICKETS OF 1/2" NOMINAL DIA. (0.84" OD) STEEL PIPE , EVENLY SPACED AT 4 1/4" O.C. MAX WHETHER SHOWN ON THE DRAWINGS OR NOT. PICKETS MIGHT NOT BE SHOWN TYPICALLY FOR CLARITY.
3. PROVIDE CONT. 16 GA. MIN. FLAT STOCK SHT. MTL. PUDDLE WELDED TO STAIR AND LANDING STRINGERS AT 12" O.C., DRESSED SMOOTH TO SEAL GAPS BETWEEN STAIRS AND WALLS.
4. ALL WELDS ON THE GUARDARIL AND HANDRAILS SHALL BE DONE IN THE SHOP AND GROUN SMOOTH, AND SHALL BE WITH CONTINUOUS WELDS AND FREE OF VOIDS.
5. ALL CONCRETE FOR THE STAIR PANS AND LANDINGS SHALL BE MINIMUM 4,000 PSI REGULAR WEIGHT CONCRETE WITH 1.5% FIBERGLAS MESH ADDITIVE. FINISH CONCRETE SURFACES TO RECEIVE FLOOR SURFACES; REF. ID DRAWINGS FOR FLOOR AND WALL FINISHES.
6. FOR WALLS OF STAIR ENCLOSURES WHERE IT IS FOUND THAT CMU WALLS ARE EXISTING, FILL CELLS IN THE CMU WALLS WITH CEMENT GROUT FOR ANCHORING HANDRAIL BRACKETS.
7. ALL PROJECTING THREADS FOR WALL RAILING BRACKET ANCHORS SHALL BE TRIMMED SMOOTH FLUSH WITH FACE OF NUT.
8. ALL EXPOSED STEEL FRAMING MEMBERS, METAL DECK AND UNDERSIDE OF STAIRS TO BE PRIMED & PAINTED.
9. IT IS THE INTENT OF THESE DOCUMENTS THAT WHERE THE EXISTING FLOORING SYSTEM IS TO BE MODIFIED TO INSTALL THESE NEW STAIRS, THAT NEW WOOD BULLNOSE TRIM & A WOOD FASCIA BE APPLIED TO CLOSE OFF THE EXISTING FLOORING SYSTEM. THE TRIM SHALL BE PRIMED & PAINTED



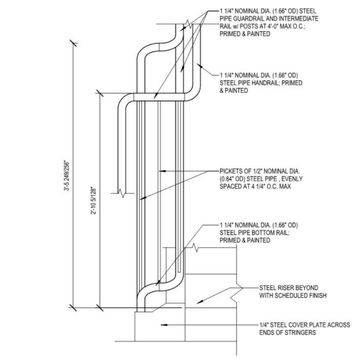
6 STAIR-GUARD / HANDRAIL - VERT. PICKETS - CHANNEL STRINGER - SECTION
1 1/2" = 1'-0"



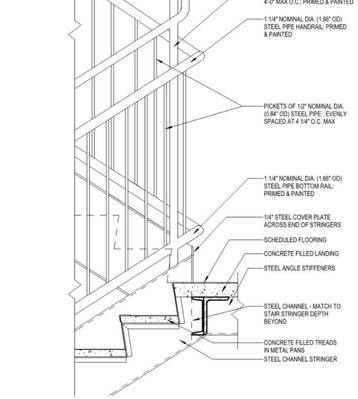
3 STAIR-GUARD / HANDRAIL - VERT. PICKETS - TOP LANDING ELEV. / SECTION
1 1/2" = 1'-0"



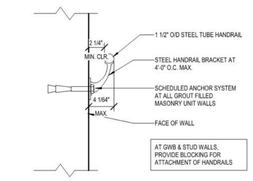
9 STAIR TREADS @ WALL DETAIL
1 1/2" = 1'-0"



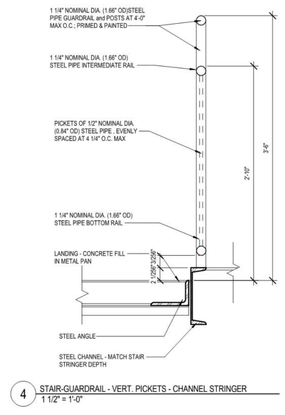
5 STAIR-GUARD / HANDRAIL - VERT. PICKETS - LANDING RETURN ELEV. / SECTION
1 1/2" = 1'-0"



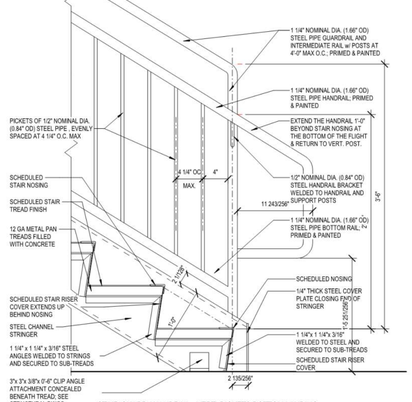
2 STAIR-GUARD / HANDRAIL - VERT. PICKETS - LANDING ELEV. / SECTION
1 1/2" = 1'-0"



8 STAIR - HANDRAIL - WALL MOUNTED @ WALL
1 1/2" = 1'-0"



4 STAIR-GUARDRAIL - VERT. PICKETS - CHANNEL STRINGER
1 1/2" = 1'-0"



1 STAIR-GUARD / HANDRAIL - VERT. PICKETS BOTTOM LANDING ELEV. / SECTION
1 1/2" = 1'-0"

GENERAL GUARDRAIL AND HANDRAIL NOTES

TREAD AND RISER

1. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND SHALL BE UNIFORM SIZE AND SHAPE. STAIR TREAD DEPTHS SHALL BE 11" MINIMUM.
2. THE RADIUS AT THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NOT GREATER THAN 1/2". BEVELING OF NOSINGS SHALL NOT EXCEED 1/2".
3. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.
4. THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW AND ALL PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.

HANDRAILS

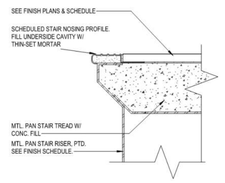
1. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE AT A UNIFORM HEIGHT OF 34" TO 38" ABOVE STAIR TREAD NOSINGS.
2. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES.
3. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCHES.
4. HANDRAILS SHALL RETURN TO A WALL AND SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
5. CLEAR BETWEEN A HANDRAIL AND A WALL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT AND SHALL NOT BE LESS THAN 1.5 INCHES.

WIDTH

1. STAIRWAY WIDTH SHALL NOT BE LESS THAN 44" CLEAR.

HEADROOM

1. STAIRWAYS SHALL HAVE A MINIMUM HEAD ROOM CLEARANCE OF 80 INCHES MEASURES VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ON TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.



7 STAIR - STEEL PAN NOSING DETAIL
6" = 1'-0"

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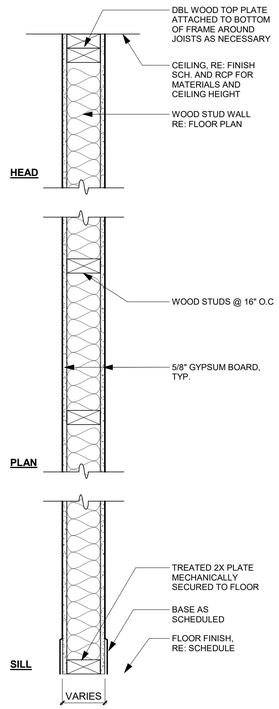
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STAIR DETAILS

A505

PHASE: PERMIT



INTERIOR PARTITIONS

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" OC WITH (2) 2X4 TOP AND (1) 2X4 BOTTOM PLATES; OR NOM. 2 BY 6 IN. SPACED 16" O.C. WITH (2) 2X6 TOP AND (1) 2X6 BOTTOM PLATES

2. GYPSUM BOARD: ONE LAYER OF 1/2" THICK OR 5/8" THICK TYPE "X" GYPSUM WALLBOARD 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. PANELS ATTACHED TO WOOD STUDS, TOP PLATE AND BTM. PLATE WITH 1-1/4" LONG TYPE W COURSE THREAD STEEL SCREWS SPACED 8" O.C.

3. 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" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

INTERIOR NON-BEARING WALLS: NON-RATED

101 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

102 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

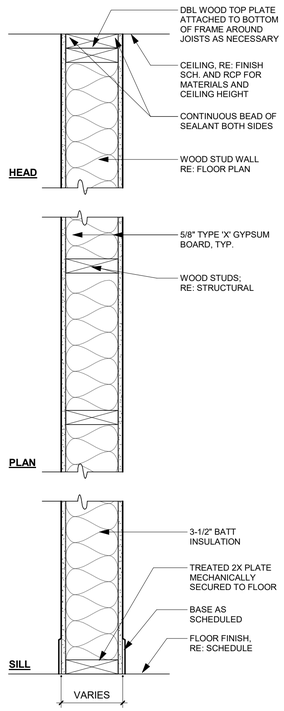
102B AS ABOVE WITH 2X4 WOOD STUDS ON FLAT @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

103 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

104 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

105 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, WITH SOUND BATT INSULATION

2



1 HR INTERIOR RATED PARTITION
FIRE TEST PER UL DESIGN # U305

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" O.C.. WITH TWO 2X4" TOP AND ONE 2X4" BOTTOM PLATES. STUDS LATERALLY-BRACED BY STRUCTURAL PANEL SHEATHING (ITEM 5). WHEN MINERAL AND FIBER BOARDS ARE CONSIDERED AS BRACING FOR THE STUDS, THE LOAD IS RESTRICTED TO 76% OF ALLOWABLE AXIAL LOAD. WALLS EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

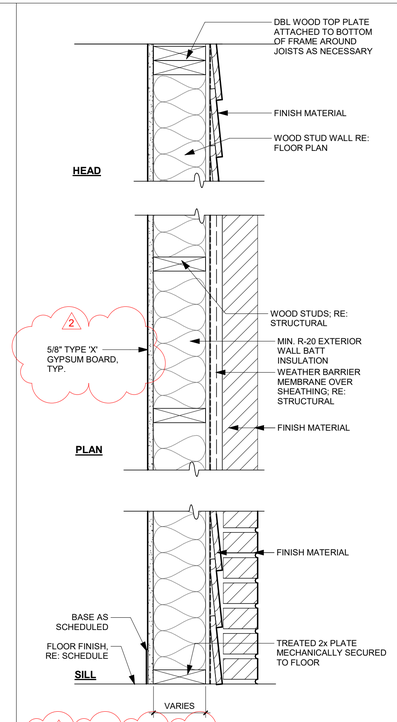
3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE UNFACED AND HAVE A MIN DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING).

1 HR INTERIOR NON-BEARING WALL

112 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

113 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING



EXTERIOR 1 HR-RATED PARTITION
FIRE TEST PER UL DESIGN # U348

1. WOOD STUDS: NOM. 2 BY WITH (2) 2X TOP AND (1) 2X BOTTOM PLATES. REFERENCE STRUCTURAL FOR FRAMING SIZES, SPACING, BRACING, AND ADDITIONAL INFORMATION. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF.

5. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD FIRE-RATED STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRNGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

2

6. EXTERIOR FACINGS: INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

A. VINYL SIDING - MOLDED PLASTIC: CONTOURED RIGID VINYL SIDING HAVING A FLAME SPREAD VALUE OF 20 OR LESS.

B. PARTICLE BOARD SIDING: HARDBOARD EXTERIOR SIDINGS INCLUDING PATTERNED PANEL OR LAP SIDING.

C. WOOD STRUCTURAL PANEL OR LAP SIDING: APA RATED SIDING, EXTERIOR, PLYWOOD, ORB OR COMPOSITE PANELS WITH VENEER FACES AND STRUCTURAL WOOD CORE PER PS 1 OR APA STANDARD PRP - 108, INCLUDING TEXTURED, ROUGH SAWN, MEDIUM DENSITY OVERLAY, BRUSHED, GROOVED AND LAP SIDING.

D. FIBER- CEMENT PANELS: FIBER CEMENT EXTERIOR PANELS INCLUDING SMOOTH AND PATTERNED PANEL.

E. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): NOM. "A" FOAMED PLASTIC INSULATION BEARING THE UL CLASSIFICATION MARKING, ATTACHED OVER SHEATHING AND FINISHED WITH COATING SYSTEM, OR PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

F. SIDING: ALUMINUM OR STEEL SIDING ATTACHED OVER SHEATHING TO STUDS.

G. FIBER CEMENT SIDING: FIBER CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED LAP SIDING.

H. BRICK VENEER: ANY TYPE NOM. 4" WIDE BRICK VENEER. WHEN BRICK VENEER IS USED. THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER FASTENED WITH CURRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8D NAIL PER TIE, TIES SPACED NOT MORE THAN EACH SIZTH COURSE OF BRICK AND MAX 32" O.C. HORIZONTALLY. ONE INCH AIR SPACE PROVIDED BETWEEN BRICK AND SHEATHING.

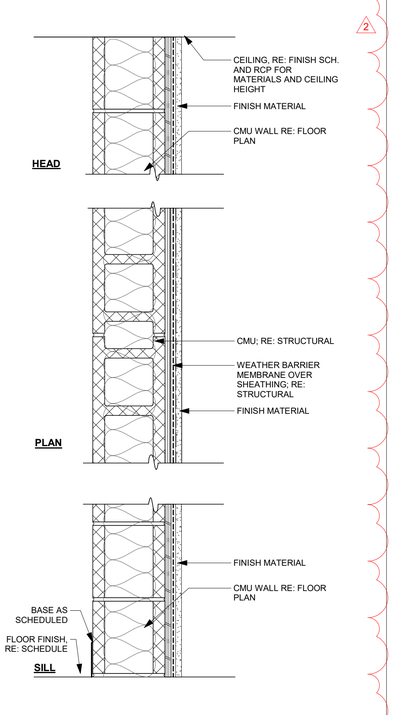
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EXTERIOR WALLS:

211 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; 6" LAP HORIZONTAL SIDING EXTERIOR FACING; RE: ELEVATIONS.

212 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; FIBER-CEMENT PANEL EXTERIOR FACING; RE: ELEVATIONS.

213 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; BRICK VENEER; RE: ELEVATIONS.



2 HR - RATED CMU PARTITION
FIRE TEST PER UL DESIGN # U905

1. CONCRETE MASONRY UNITS: REFERENCE STRUCTURAL FOR CMU BLOCK INFILL.

2. MORTAR: BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8" THICK, OF NOT LESS THAN 2 1/4" AND NOT MORE THAN 3 1/2" PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUMN). VERTICAL JOINTS STAGGERED.

3. LOOSE MASONRY FILL: FILL ALL CORE SPACES WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELIANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION.

4. EXTERIOR FACINGS: INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

A. VINYL SIDING - MOLDED PLASTIC: CONTOURED RIGID VINYL SIDING HAVING A FLAME SPREAD VALUE OF 20 OR LESS.

B. PARTICLE BOARD SIDING: HARDBOARD EXTERIOR SIDINGS INCLUDING PATTERNED PANEL OR LAP SIDING.

C. WOOD STRUCTURAL PANEL OR LAP SIDING: APA RATED SIDING, EXTERIOR, PLYWOOD, ORB OR COMPOSITE PANELS WITH VENEER FACES AND STRUCTURAL WOOD CORE PER PS 1 OR APA STANDARD PRP - 108, INCLUDING TEXTURED, ROUGH SAWN, MEDIUM DENSITY OVERLAY, BRUSHED, GROOVED AND LAP SIDING.

D. FIBER- CEMENT PANELS: FIBER CEMENT EXTERIOR PANELS INCLUDING SMOOTH AND PATTERNED PANEL.

E. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): NOM. "A" FOAMED PLASTIC INSULATION BEARING THE UL CLASSIFICATION MARKING, ATTACHED OVER SHEATHING AND FINISHED WITH COATING SYSTEM, OR PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

F. SIDING: ALUMINUM OR STEEL SIDING ATTACHED OVER SHEATHING TO STUDS.

G. FIBER CEMENT SIDING: FIBER CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

H. FURRING CHANNEL: 18 GA. Z-CHANNEL FURRING STRIPS

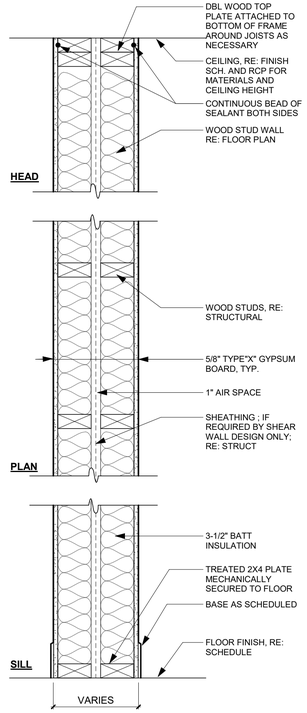
I. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

EXTERIOR WALLS: 2HR - RATED

301 AS ABOVE WITH 8" CMU BLOCK WITH 18 GA. Z-CHANNEL FURRING STRIPS @ 24" O.C. VERTICALLY, WOOD SHEATHING WITH FIBER- CEMENT PANELS EXTERIOR FACING; RE: ELEVATIONS.

INTERIOR WALLS: 2HR - RATED

302 AS ABOVE WITH 8" CMU BLOCK



1 HR TENANT SEPARATION WALL
FIRE TEST PER UL DESIGN # U341

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OR WALL. NO MIN. AIR SPACE BETWEEN STUD ROWS EXCEPT TO ACCOMODATE ATTACHMENT OF SHEATHING, WHERE REQUIRED. SEE ITEMS 4 & 5.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND NAILHEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

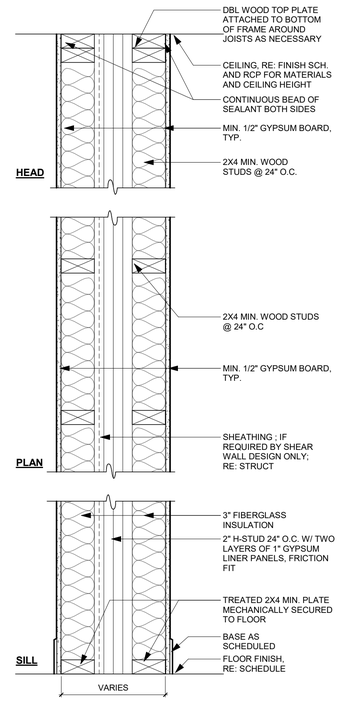
4. SHEATHING - (OPTIONAL): SEPTUM MAY BE SHEATHED WITH MIN. 7/16" THICK WOOD STRUCTURAL PANELS MIN GRADE "C-D" OR "SHEATHING" OR MIN. 1/2" THICK MINERAL AND FIBER BOARDS.

5. BATTS AND BLANKETS: 3-1/2" MAX. THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL WHEN SHEATHING (ITEM 4) IS USED ON BOTH HALVES OF WALL.

1 HR TENANT SEPARATION WALL

110 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

111 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING



2 HR - RATED FIREWALL
FIRE TEST PER UL DESIGN # U366
STC RATING = 60-64
SOUND TEST: RAL-TL20-180

1. FLOOR, INTERMEDIATE OR TOP WALL: 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV STEEL, SECURED WITH SUITABLE FASTENERS SPACED 24" O.C.

2. STEEL STUDS: STEEL MEMBERS FORMED FROM NO. 25 MSG GALV STEEL HAVING "H" - SHAPED FLANGED SPACE 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".

3. GYPSUM BOARD*: TWO LAYERS OF 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" - SHAPED STUDS.

4. WOOD STUDS: NOM. 2 BY 4" MAX SPACING 24" O.C. STUDS CROSS-BRACED AT MIDHEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND AREA SEPARATION WALL.

5. GYPSUM BOARD: CLASSIFIED OR UNCLASSIFIED - MIN. 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS OR SCREWS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERD WITH PAPER TAPE AND JOINT COMPOUD. NAIL HEADS COVERED WITH JOINT COMPOUND. WALLBOARD ATTACHED TO STEEL STUDS (ITEMS 4A OR 4B) WITH 1" LONG TYPE S STEEL SCREWS SPACED 12" O.C., VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. AS AN OPTION, JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. AS AN OPTION, SCREW HEADS COVERED WITH JOINT COMPOUND.

5E. BATTS AND BLANKETS*: (NOT SHOWN, OPTIONAL) USED IN ADDITION TO ITEMS 5. PLACED IN STUD CAVITIES. ANY GLASS FIBER OR MINERAL WOOL INSULATION, MAX 3.0 PCF DENSITY, BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

6. ATTACHMENT CLIPS: ALUMINUM ANGLE, 0.063" THICK, MIN. 2" WIDE WITH MIN. 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS AND WITH TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACES A MAX OF 10FT O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23FT HIGH. FOR SEPARATION WALLS UP TO 70FT HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24'-0" AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.

2 HR RATED FIREWALL

120 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

121 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

2

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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

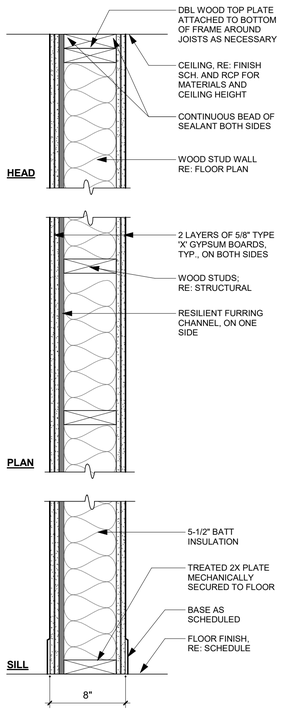
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JOSEPH DYKE NELSON LIC. NO. 31718 STATE OF LOUISIANA REGISTERED ARCHITECT

WALL TYPES

A600

PHASE: PERMIT



2 HR INTERIOR RATED FIREWALL
FIRE TEST PER UL DESIGN # U334

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" O.C.. WITH TWO 2X4" TOP AND ONE 2X4" BOTTOM PLATES. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5). WHEN MINERAL AND FIBER BOARDS ARE CONSIDERED AS BRACING FOR THE STUDS, THE LOAD IS RESTRICTED TO 76% OF ALLOWABLE AXIAL LOAD. WALLS EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

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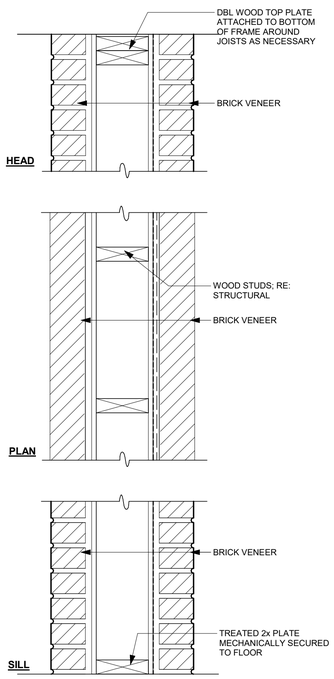
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5. RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

2 HR RATED FIREWALL

122 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

1 2HR RATED WALL
1/2" = 1' - 0"



EXTERIOR NON-RATED BRICK VENEER WALL

1. WOOD STUDS: NOM. 2 BY WITH (2) 2x TOP AND (1) 2x BOTTOM PLATES. REFERENCE STRUCTURAL FOR FRAMING SIZES, SPACING, BRACING, AND ADDITIONAL INFORMATION. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING", INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

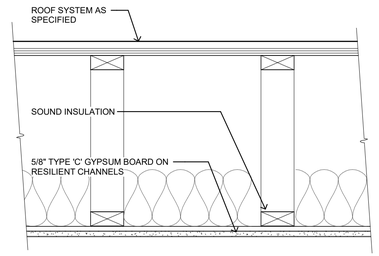
3. JOINTS AND NAILHEADS: WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

4. **BRICK VENEER:** ANY TYPE NOM. 4" WIDE BRICK VENEER. WHEN BRICK VENEER IS USED. THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER FASTENED WITH CURRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8D NAIL PER TIE, TIES SPACED NOT MORE THAN EACH SIZTH COURSE OF BRICK AND MAX 32" O.C. HORIZONTALLY. ONE INCH AIR SPACE PROVIDED BETWEEN BRICK AND SHEATHING.

NON-RATED BRICK VENEER WALL

220 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

2 DOUBLE SIDE BRICK VENEER
1/2" = 1' - 0"



ROOF/CEILING ASSEMBLY - ONE HOUR
FIRE TEST PER UL DESIGN #P522

ROOFING SYSTEM*: ANY UL CLASS A,B OR C ROOFING SYSTEM OR PREPARED ROOF COVERING ACCEPTABLE FOR USE OVER NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". NOM 15/32" THICK WOOD STRUCTURAL PANELS SECURED TO TRUSSES WITH NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS. CONSTRUCTION ADHESIVE MAY BE USED WITH EITHER THE NAILS OR STAPLES.

TRUSSES: PITCHED OR PARALLEL CHORD WOOD TRUSSES, SPACED A MAX OF 24" O.C, FABRICATED FROM NOM 2X4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY. TRUSS STEEL PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFENS. THE PAIRS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROXIMATELY 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS. THE MIN TRUSS DEPTH SHALL BE 5 1/4" WITH A MIN ROOF SLOPE OF 3/12 AND A MIN. AREA IN THE PLANE OF THE TRUSS OF 21 SQFT. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS.

BATTS AND BLANKETS: GLASS FIBER INSULATION, SECURED TO THE WOOD STRUCTURAL PANELS WITH STAPLES SPACED 12" O.C. OR TO THE TRUSSES WITH 0.090" DIAM GALV STEEL WIRES SPACED 12" O.C. AS AN OPTION, THE INSULATION MAY BE FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

AIR DUCT: ANY UL CLASS - OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.

CEILING DAMPERS: MAX NOM AREA, 324 SQ IN. MAX SQUARE SIZE, 18"X18" RECTANGULAR SIZES NOT TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18" MAX DAMPER HEIGHT IS 14" INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAX DAMPER OPENINGS NOT TO EXCEED 162 SQ IN. PER 100 SQFT OF CEILING AREA. ALTERNATE CEILING DAMPER - MAX NOM AREA, 196 SQ IN. MAX SQUARE SIZE, 14 IN. BY 14IN. RECTANGULAR SIZES NOT TO EXCEED 196 SQ IN. WITH A MAX WIDTH OF 26" MAX. OVERALL DAMPER HEIGHT IS 7 IN. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED BY THE DAMPER. MAX DAMPER OPENING S NOT TO EXCEED 98 SQ IN. PER 100 SQ FT OF CEILING AREA.

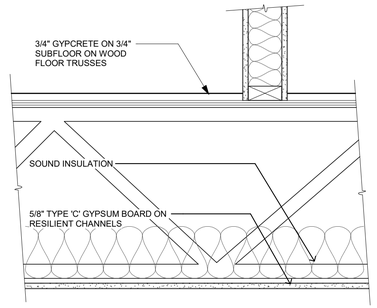
RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

GYPSUM BOARD TYPE 'C': ONE LAYER OF NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED WITH LONG DIMENSION PARALLEL TO TRUSSES. ATTACHED TO THE RESILIENT CHANNELS USING 1" LONG TYPE S BUGLE-HEAD SCREWS. SCREWS SPACED A MAX OF 12" O.C. ALONG BUTTED END-JOINTS AND IN THE FIELD WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACED, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

JOINT TAPE AND COMPOUND: VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINT AND A SCREW-HEADS; PAPER TAPE 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

TYPICAL ROOF/CEILING ASSEMBLY

2 ROOF ASSEMBLY
1/2" = 1' - 0"



FLOOR/CEILING ONE HOUR ASSEMBLY GYPSUM ASSOCIATION #FC5514
FIRE TEST PER UL DESIGN #L558
STC RATING =
ICC RATING =

SUBFLOORING: MIN 3/4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING: FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

OPEN-WEB WOOD JOIST: PARALLEL CHORD TRUSSES, SPACED A MAX OF 24" O.C. FABRICATED FROM NOMINAL 2X4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OF HORIZONTALLY. MIN TRUSS DEPTH IS 18: TRUSS MEMBER SECURED TOGETHER WITH MIN 0.036" THICK GALVANIZED STEEL PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLACE. EACH TOOL HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THERE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROX. 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH.

AIR DUCT: ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIS DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTION PROVIDED BY THE DAMPER MANUFACTURER.

CEILING DAMPER: MAXIMUM NOMINAL AREA SHALL BE 324 SQ IN. MAXIMUM SQUARE SIZE SHALL BE 18 IN. RECTANGULAR SIZES NO TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18 IN. MAX HEIGHT OF DAMPER SHALL BE 14 IN. AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 324 SQ IN. PER 100 SO FT OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTION PROVIDED WITH THE DAMPER. A STEEL GRILLE SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

BATTS AND BLANKETS: MAX 3-1/2" THICKNESS OF GLASS FIBER INSULATION. INSULATION DRAPED OVER THE RESILIENT CHANNELS AND GYPSUM BOARD CEILING MEMBRANE. INSULATION MAY ALTERNATELY BE SECURED TO PLYWOOD SUBFLOOR WITH STAPLES SPACED 12 IN. O.C. OR TO THE TRUSSES WITH 0.090 IN. DIAM GALV STEEL WIRES SPACED 12 IN. O.C. ANY GLASS FIBER INSULATION BEARING THE UL CLASSIFICATION MARKING FOR SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE AND HAVING A MIN DENSITY OF 0.5 PCF MAY BE USED. THE FINISHED RATING HAS ONLY BEEN DETERMINED WHEN THE INSULATION IS SECURED TO THE SUBFLOOR.

LOOSE FILL MATERIAL: LOOSE FILL MATERIAL MAY BE USED AS AN ALTERNATE TO BATT INSULATION ANY LOOSE FILL MATERIAL BEARING THE UL CLASSIFICATION MARKING FOR SURFACE BURNING CHARACTERISTICS, HAVING MIN DENSITY OF 0.5 PCF AND INSTALLED AT A MAX THICKNESS OF 3-1/2" MAY BE USED.

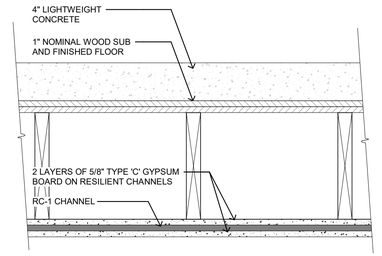
RESILIENT CHANNELS: RESILIENT CHANNELS, IN 3/8" DEEP BY MIN 2" WISE AT THE BASE AND MIN 1-1/4" WIDE AT THE FACE, FORMED FROM MIN 0.020 IN. THICK GALV STEEL, SPACED 12" O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S BUGLE HEAD STEEL SCREWS. CHANNELS OVERLAPPED 4" AT SPLICES. TWO CHANNELS, SPACED 6" O.C, ORIENTED OPPOSITE EACH GYPSUM BOARD END JOINT. ADDITIONAL CHANNELS SHALL EXTEND MIN 6" BEYOND EACH SIDE EDGE OF BOARD.

GYPSUM BOARD: ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD 48" WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM BOARD SECURED WITH 1-1/8" LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 8" O.C. AND LOCATED A MIN OF 1/2" FROM SIDE JOINTS AND 3" FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS.

FINISHED SYSTEM: VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO BOATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

FLOOR/CEILING ONE HOUR RATED ASSEMBLY.

3 FLOOR ASSEMBLY
1/2" = 1' - 0"



FLOOR/CEILING ASSEMBLY - TWO HOUR
FIRE TEST PER UL DESIGN #L511

SUBFLOORING: MIN 3//4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING: FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

WOOD JOIST: 2"X10" MIN. WOOD JOIST, SPACED A MAX OF 16" O.C., ORIENTED VERTICALLY.

CEILING DAMPERS: MAX NOM AREA, 324 SQ IN. MAX SQUARE SIZE, 18"X18" RECTANGULAR SIZES NOT TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18" MAX DAMPER HEIGHT IS 14" INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAX DAMPER OPENINGS NOT TO EXCEED 162 SQ IN. PER 100 SQFT OF CEILING AREA. ALTERNATE CEILING DAMPER - MAX NOM AREA, 196 SQ IN. MAX SQUARE SIZE, 14 IN. BY 14IN. RECTANGULAR SIZES NOT TO EXCEED 196 SQ IN. WITH A MAX WIDTH OF 26" MAX. OVERALL DAMPER HEIGHT IS 7 IN. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED BY THE DAMPER. MAX DAMPER OPENING S NOT TO EXCEED 98 SQ IN. PER 100 SQ FT OF CEILING AREA.

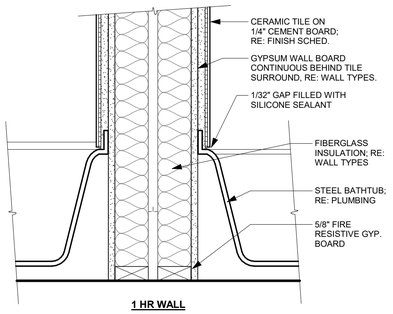
GYPSUM BOARD: ONE LAYER OF TYPE 'C' GYPSUM BOARD, NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS, ATTACHED TO UNDERSIDE OF JOISTS. ONE LAYER OF TYPE 'C' GYPSUM BOARD, NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED OVER RESILIENT CHANNELS USING 2" LONG TYPE S BUGLE-HEAD SCREWS. SCREWS SPACED A MAX OF 12" O.C. ALONG BUTTED END-JOINTS AND IN THE FIELD WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACED, OR A MAX OF 8" O.C. ALONG IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

GYPSUM BOARD TYPE 'C': ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD 48" WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM BOARD SECURED WITH 1-1/8" LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 8" O.C. AND LOCATED A MIN OF 1/2" FROM SIDE JOINTS AND 3" FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS.

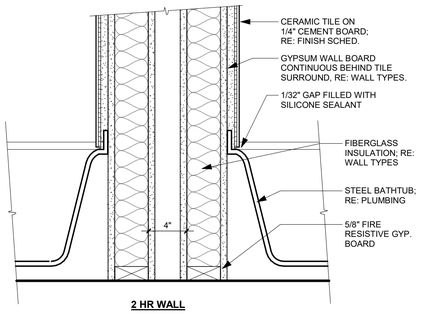
JOINT TAPE AND COMPOUND: VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINT AND A SCREW-HEADS; PAPER TAPE 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

4 TRASH ROOM CEILING/ OUTDOOR SEATING FLOOR ASSEMBLY
1/2" = 1' - 0"



1 HR WALL

5 TUB AT ONE HOUR WALL DETAIL
1/2" = 1' - 0"



2 HR WALL

6 TUB AT TWO HOUR WALL DETAIL
1/2" = 1' - 0"

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DYKE NELSON ARCHITECTURE

REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

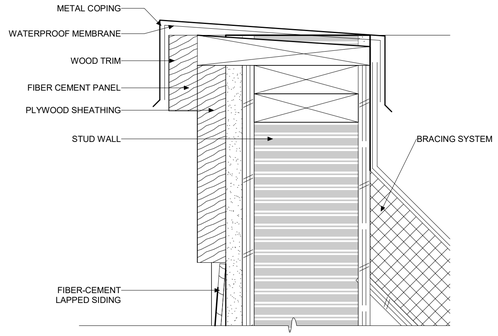
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

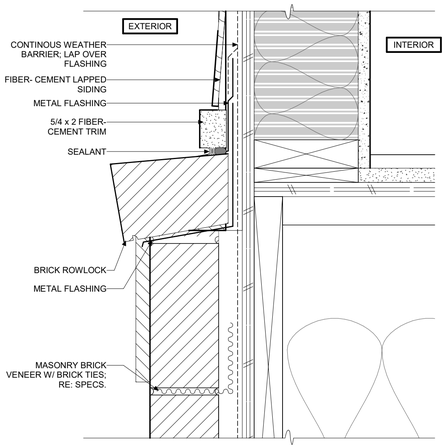
WALL TYPES & FLOOR / CEILING ASSEMBLIES

A601

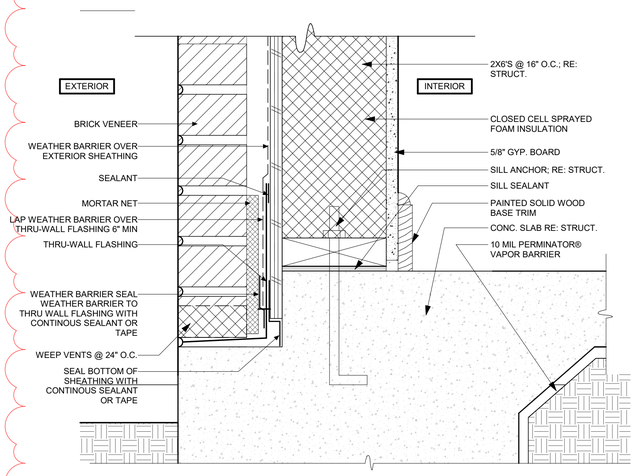
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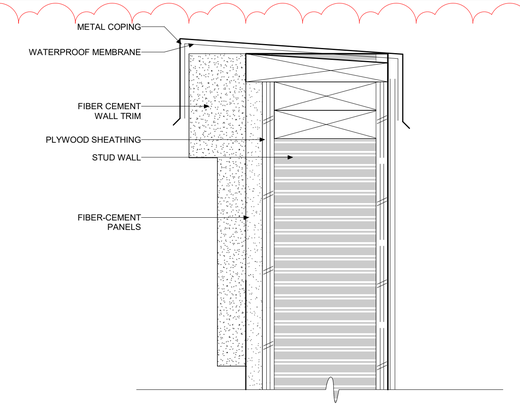
1 ROOF CAP DETAIL
3" = 1'-0"



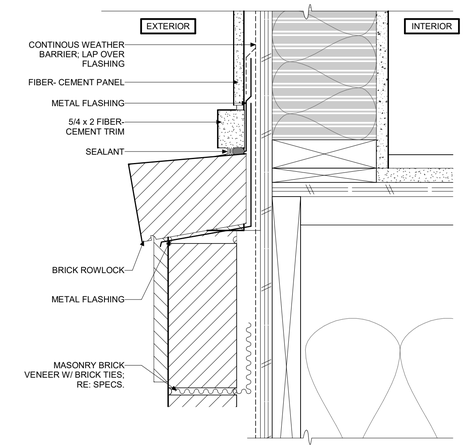
2 WALL DETAILS - LAP SIDING @ BRICK
3" = 1'-0"



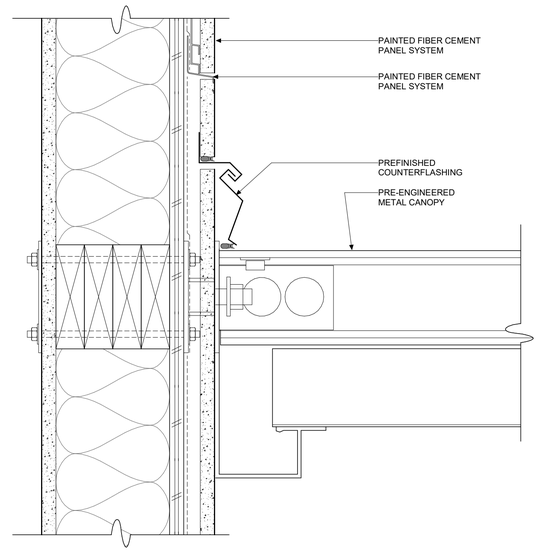
3 FOUNDATION DETAIL @ BRICK
3" = 1'-0"



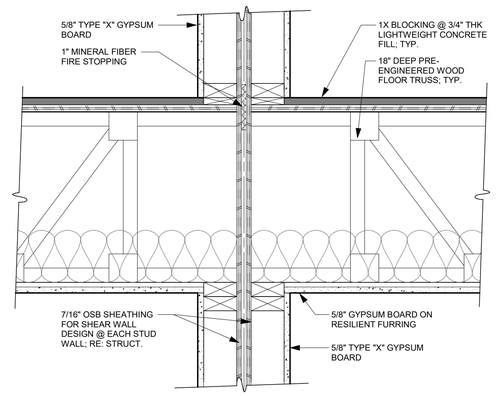
4 ROOF CAP DETAIL - PANEL WALL
3" = 1'-0"



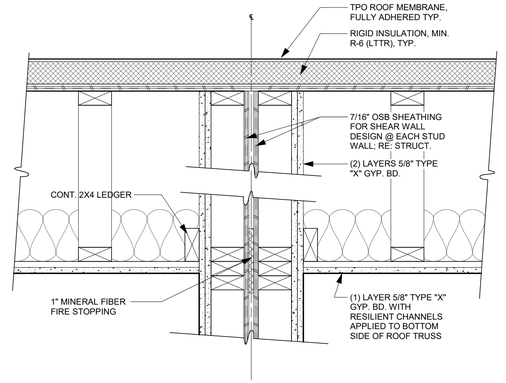
5 WALL DETAILS - FIBER-CEMENT PANEL @ BRICK
3" = 1'-0"



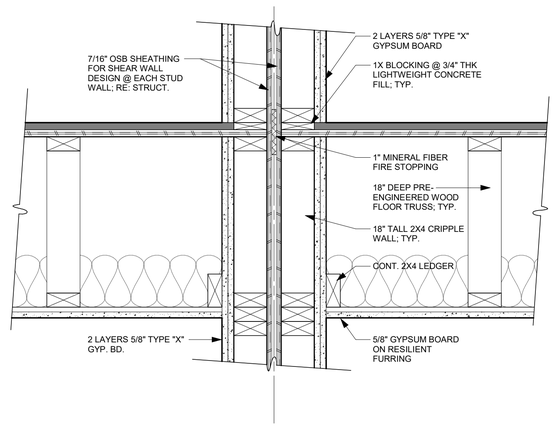
6 CANTILEVERED METAL CANOPY DETAILS
3" = 1'-0"



7 TYPICAL BEARING WALL DETAIL
1 1/2" = 1'-0"



TYPICAL ROOF/CEILING FRAMING AT SEPERATION WALL



TYPICAL FLOOR FRAMING AT SEPERATION WALL

8 TYPICAL 2- HOUR WALL DETAIL
1 1/2" = 1'-0"

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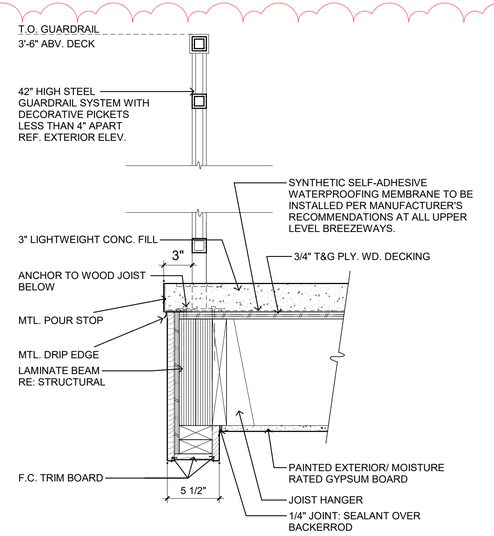
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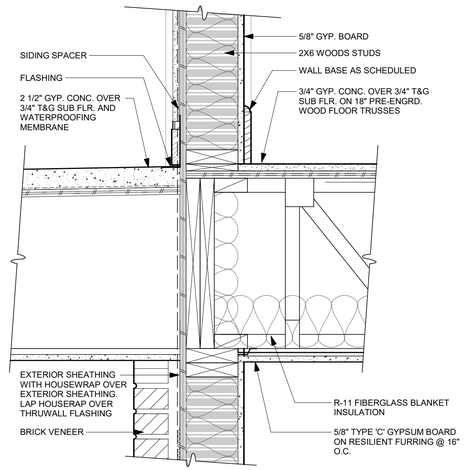
WALL DETAILS

A602

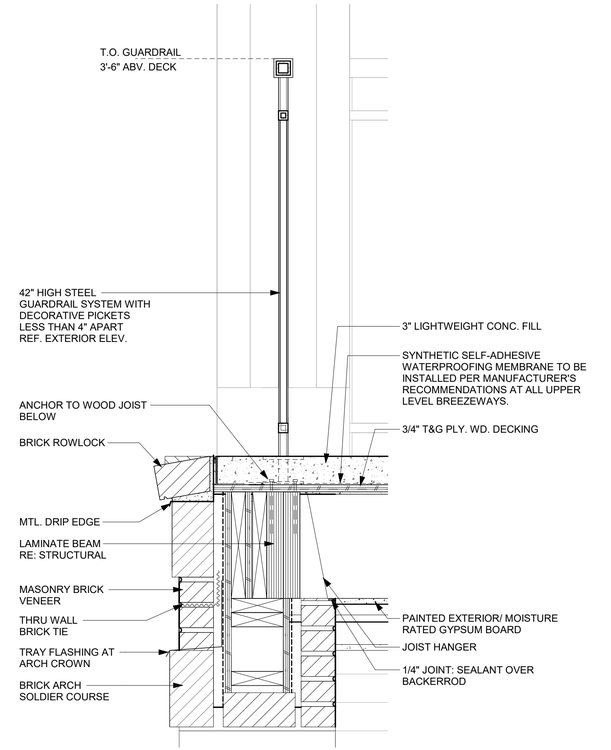
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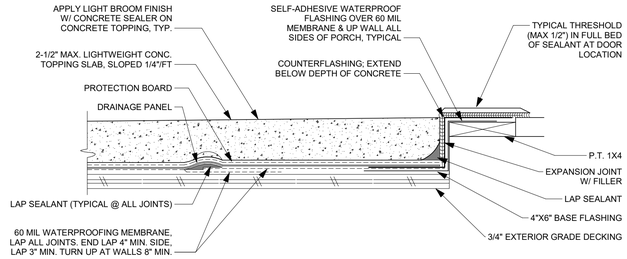
1 BALCONY DETAILS
1 1/2" = 1'-0"



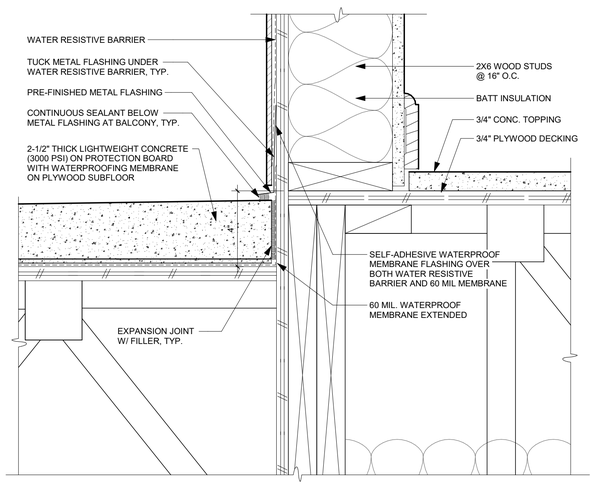
3 BALCONY EDGE DETAIL
1 1/2" = 1'-0"



2 BALCONY DETAIL @ BRICK ARCH
1 1/2" = 1'-0"



4 BALCONY SECTION TOPCOAT THRESHOLD
3" = 1'-0"



5 FLASHING DETAIL AT BALCONY
3" = 1'-0"

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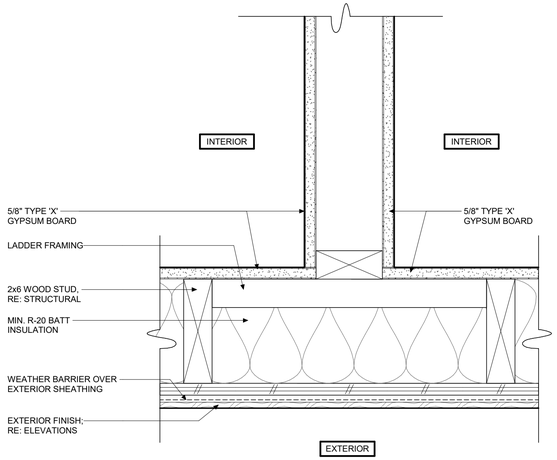
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JOSEPH DYKE NELSON LIC. NO. 41318 STATE OF LOUISIANA REGISTERED ARCHITECT

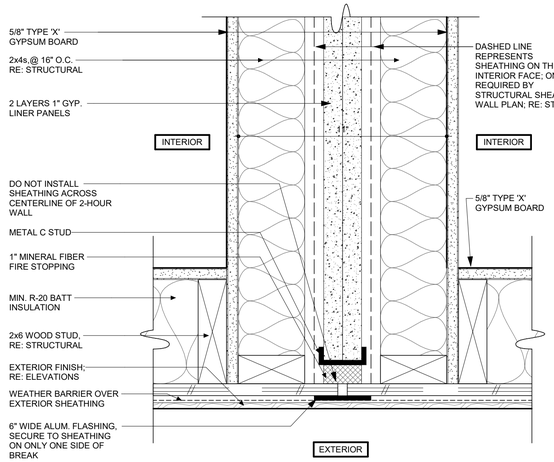
WALL DETAILS

A603

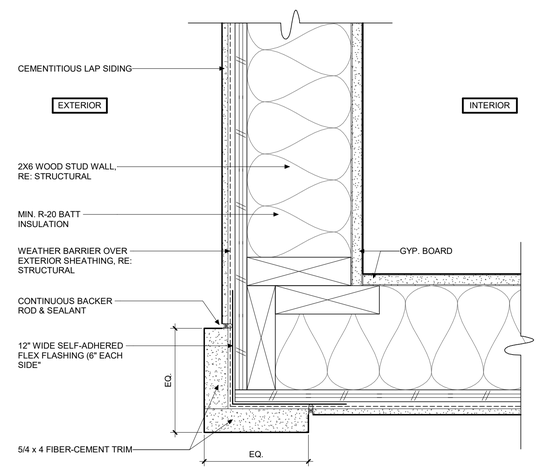
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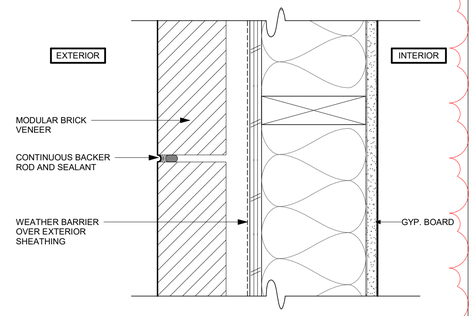
1 DETAIL @ EXTERIOR WALL INTERSECTION
3" = 1'-0"



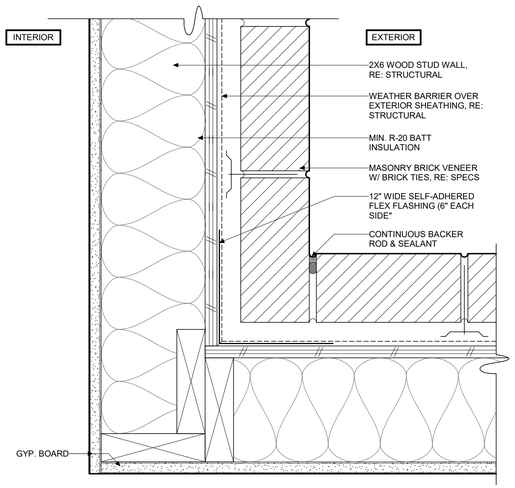
2 DETAIL @ FIREWALL/ EXTERIOR WALL INTERSECTION
3" = 1'-0"



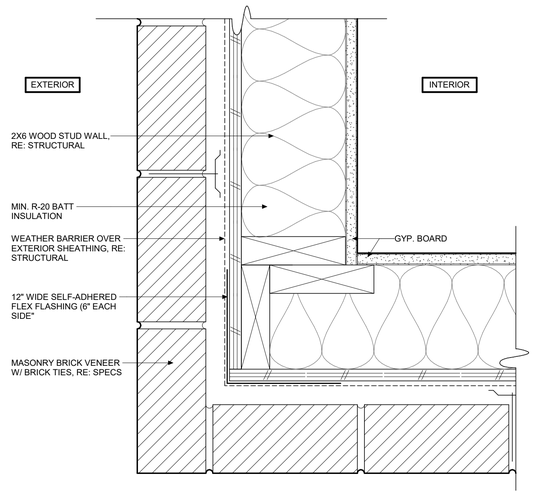
3 DETAIL @ OUTSIDE CORNER HORIZONTAL SIDING
3" = 1'-0"



4 DETAIL @ BRICK EXPANSION JOINT
3" = 1'-0"



5 DETAIL @ INSIDE CORNER BRICK
3" = 1'-0"



6 DETAIL @ OUTSIDE CORNER BRICK
3" = 1'-0"

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2	5/23/25	ADDEND. #2

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JOSEPH DYKE NELSON LIC. NO. 61178 STATE OF LOUISIANA LICENSED ARCHITECT

WALL DETAILS - PLAN DETAILS

A604

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ROOM FINISH SCHEDULE - RESIDENTIAL UNITS

ROOM		FLOOR					BASE				WALL								CEILING						REMARKS
											MATERIAL				FIN.				MATL.		FIN.				
											1	5/8" GYP.			1	PAINT									
											1	5/8" W.R. GYP. BD.													
NO.	NAME	LUXURY VINYL TILE	EXPOSED CONC.				WOOD	VINYL	NONE		N	E	S	W					GYP. BD.		TEXTURED				
01	LIVING ROOM	●					●				1	1	1	1	1	1	1	1	●		●				SEE PLAN FOR FLOOR FINISH LOCATIONS
02	KITCHEN	●					●				1	1	1	1	1	1	1	1	●		●				SEE PLAN FOR FLOOR FINISH LOCATIONS
03	LAUNDRY	●						●			2	2	2	2	1	1	1	1	●		●				
04	PANTRY	●					●				1	1	1	1	1	1	1	1	●		●				
05	HALL	●					●				1	1	1	1	1	1	1	1	●		●				SEE PLAN FOR FLOOR FINISH LOCATIONS
06	MECH.	●						●			1	1	1	1	1	1	1	1	●		●				
07	BEDROOM	●					●				1	1	1	1	1	1	1	1	●		●				
08	CLOSET	●					●				1	1	1	1	1	1	1	1	●		●				
09	BATH	●					●				2	2	2	2	1	1	1	1	●		●				USE 5/8" W.R. GYP. BD @ TUBS/SHOWER

1 **ROOM FINISH - RESIDENTIAL UNIT**
12" = 1'-0"

ROOM FINISH SCHEDULE - COMMON AREAS

ROOM		FLOOR							BASE					WALL								CEILING					REMARKS
														MATERIAL				FIN.				MATL.		FIN.			
														1	5/8" GYP.			1	PAINT								
														1	5/8" W.R. GYP. BD.												
NO.	NAME	CARPET ROLL	CARPET TILE	VINYL TILE	EXPOSED CONC.	WOOD TILE	CERAMIC TILE		WOOD	VINYL	NONE	CERAMIC TILE		N	E	S	W	N	E	S	W	GYP. BD.		TEXTURED		CEILING HEIGHT	
118	ENTRANCE LOBBY					●			●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
119	ELEV. LOBBY					●			●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
120	LOUNGE	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
121	KITCHEN					●			●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
122	OFFICE	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
123	PRINT ROOM	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
124	MANAGER OFFICE	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
125	EXAM	●								●				1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
126	JANITOR				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
127	LAUNDRY	●							●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
128	MEN						●					●		1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
129	WOMEN						●					●		1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
130	FITNESS CENTER		●						●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
131	ELEV. EQUIP.				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
132	BUSINESS CTR.	●							●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
133	MEETING	●							●					1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
134	MAIL				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
135	MAINT. ROOM				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS
136	MECH. CLOS.				●						●			1	1	1	1	1	1	1	1	●		●		10'-0"	SEE INTERIOR DESIGN PLANS

2 **ROOM FINISH - COMMUNITY AREA**
12" = 1'-0"

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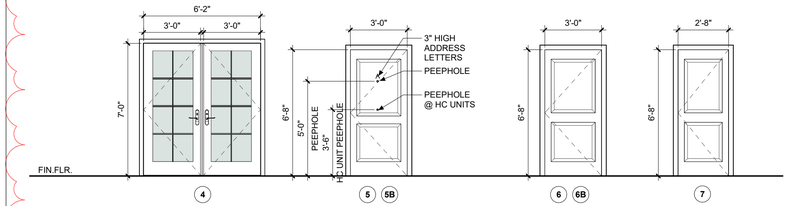
JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

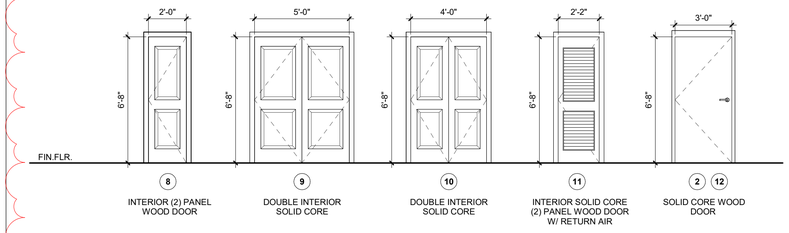
ROOM FINISH SCHEDULES

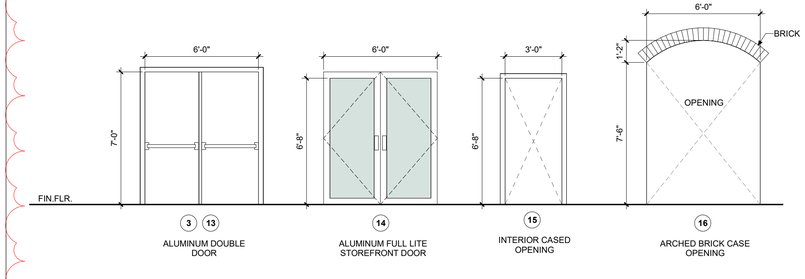
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DOORS:





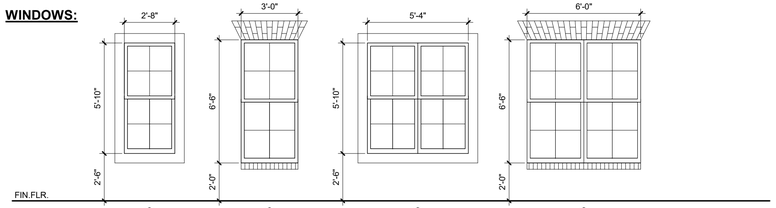


DOOR SCHEDULE

ELEV.	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	FINISH	MATERIAL	FRAME MAT.	FIRE RATING	CLOSER	DESCRIPTION
1	6' - 0"	7' - 0"	0' - 1 3/4"	AL	INSUL. FIB.	AL		Y	EXTERIOR FULL LITE STOREFRONT DOOR W/ 1" TEMPERED INSULATED GLASS
2	3' - 0"	6' - 8"	0' - 1 3/4"	PTD.	HM	HM.	20 MIN	Y	EXTERIOR FLUSH HM DOOR AND FRAME
3	6' - 0"	7' - 0"	0' - 1 3/4"	PTD.	HM	HM.		Y	EXTERIOR FLUSH HM DOUBLE DOOR AND FRAME
4	6' - 2"	7' - 0"	0' - 1 3/8"	PTD.	INSUL. FIB.	BR		Y	EXTERIOR 3'-0" x 7'-0" FULL LITE GLASS FIBERGLASS DOOR (8 LITES) W/ 2" MULLION AND 3'-0" x 7'-0"SIDE LITE (8 LITES)
5	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	SC WD.	WD.	20 MIN	Y	INTERIOR WOOD RAISED PANEL DOOR
5B	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	INSUL. FIB.	PVC.	20 MIN	Y	INTERIOR FIBERGLASS RAISED PANEL DOOR
6	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	SC WD.	WD.			INTERIOR WOOD RAISED PANEL DOOR
6B	3' - 0"	6' - 8"	0' - 1 3/8"	PTD.	INSUL. FIB.	PVC.			INTERIOR FIBERGLASS RAISED PANEL DOOR
7	2' - 8"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOOR
8	2' - 0"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOOR
9	5' - 0"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOUBLE DOOR
10	4' - 0"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED PANEL DOUBLE DOOR
11	2' - 2"	6' - 8"	0' - 1 3/8"	PTD.	WD.	WD.			INTERIOR WOOD RAISED LOUVERED DOOR W/ RETURN AIR
12	3' - 0"	6' - 8"	0' - 1 3/4"	PTD.	SC WD.	WD.	90 MIN.	Y	INTERIOR FLUSH HM DOOR AND FRAME
13	6' - 0"	6' - 8"	0' - 1 3/4"		INSUL. FIB.	PVC.	90 MIN.	Y	FIBERGLASS RAISED PANE DOUBLE DOOR
14	5' - 4"	7' - 0"	0' - 1 3/4"		GL.	AL		Y	ALUMINUM FRAMED FULL LITE GLASS DOOR
15	4' - 0"	7' - 0"	0' - 1 1/2"						CASED OPENING
16	3' - 0"	6' - 8"	0' - 1 3/4"			WD.			CASE OPENING W/ WD FRAME
17	3' - 6"	7' - 0"	0' - 1 3/16"		STEEL	STL.			ELEVATOR DOOR
18	6' - 0"	8' - 8"							ARCHED BRICK CASED OPENING
19	2' - 0 1/2"	4" - 1 1/2"							

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WINDOWS:



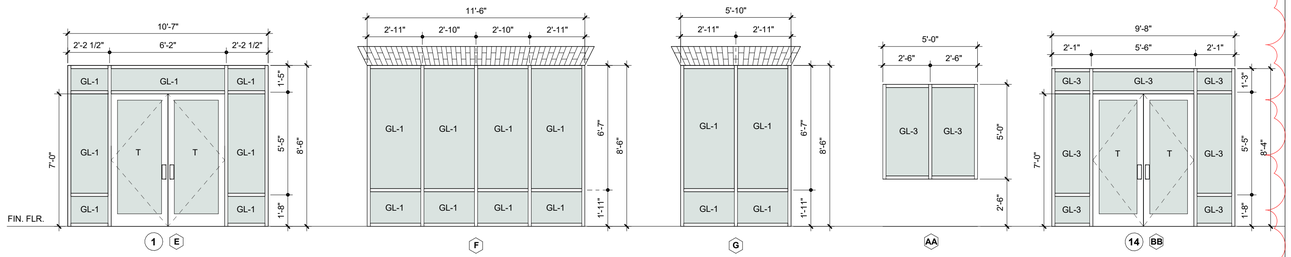
WINDOW SCHEDULE

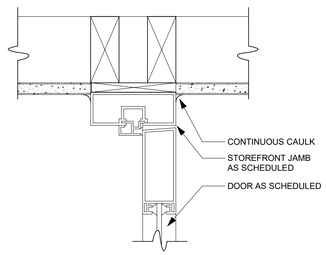
TYPE	WINDOW SIZE W	WINDOW SIZE H	MATERIAL	FINISH	GLAZING TYPE	DESCRIPTION
A	2' - 8"	5' - 10"	VINYL	WHITE	INSUL.	
B	3' - 0"	6' - 6"	VINYL	WHITE	INSUL.	
C	5' - 4"	5' - 10"	VINYL	WHITE	INSUL.	
D	6' - 0"	6' - 6"	VINYL	WHITE	INSUL.	
E	10'-7"	8'-6"	ALUM.		INSUL.	ENTRANCE STOREFRONT WITH TEMPERED INSULATED GLASS AND FULL LITE GLASS DOOR.
F	11'-6"	8'-6"	ALUM.		INSUL.	EXTERIOR STOREFRONT WITH TEMPERED INSULATED GLASS
G	5'-10"	8'-6"	ALUM.		INSUL.	EXTERIOR STOREFRONT WITH TEMPERED INSULATED GLASS
AA	5'-0"	5'-0"	ALUM.		INSUL.	INTERIOR WINDOW WITH TEMPERED GLASS
BB	9'-8"	8'-4"	ALUM.		INSUL.	INTERIOR STOREFRONT WITH FULL LITE GLASS DOOR

GLAZING LEGEND

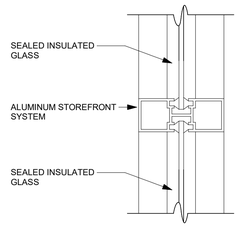
GL-1	1" INSULATED ARGON/KRYPTON
GL-3	CLEAR TEMPERED SAFETY GLASS
GL-4	1" INSULATED ARGON/KRYPTON SAFETY GLASS
T	TEMPERED GLASS

GENERAL NOTES:
- ALL EXTERIOR GLAZING TO BE HAVE MINIMUM U-VALUE = 0.35, SHGC = 0.22 PER IECC 2012
- ALL EXTERIOR WINDOWS TO BE ENERGY STAR RATED
- ALL GLAZING IN EXTERIOR FRAMES SHALL BE NO LESS THAN ONE INCH IN THICKNESS
- ALL WINDOWS TO HAVE A NATIONAL FENESTRATION RATING
- THE VAPOR SEAL OF ALL GLAZING TO HAVE A MINIMUM TEN-YEAR WARRANTY
- WINDOWS ON SECOND AND THIRD FLOORS SHALL HAVE A WINDOW OPENING DEVICE THAT MEETS ASTM 2090.

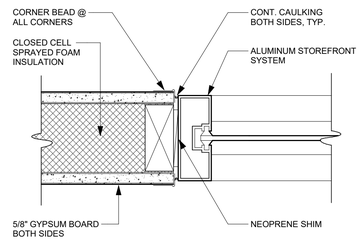




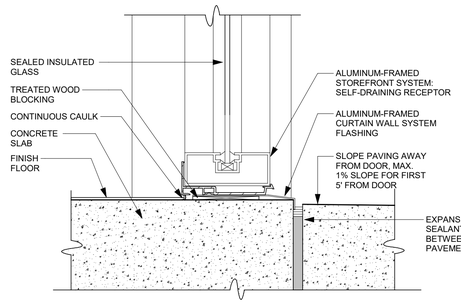
4 STOREFRONT DOOR JAMB @ WALL DETAIL
3" = 1'-0"



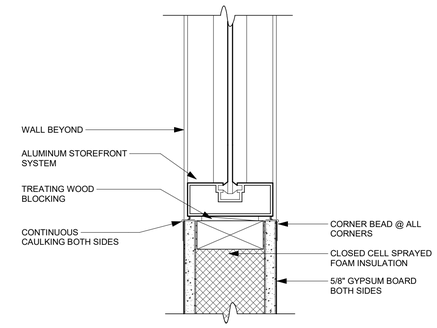
5 STOREFRONT MULLION DETAIL
3" = 1'-0"



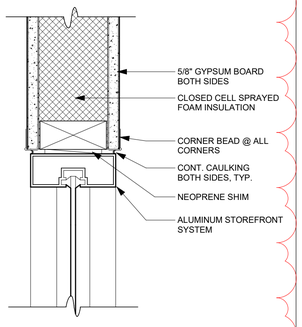
6 STOREFRONT WINDOW JAMB DETAIL
3" = 1'-0"



7 STOREFRONT SILL DETAIL
3" = 1'-0"



8 STOREFRONT WINDOW SILL DETAIL
3" = 1'-0"



9 STOREFRONT WINDOW HEAD DETAIL
3" = 1'-0"

2

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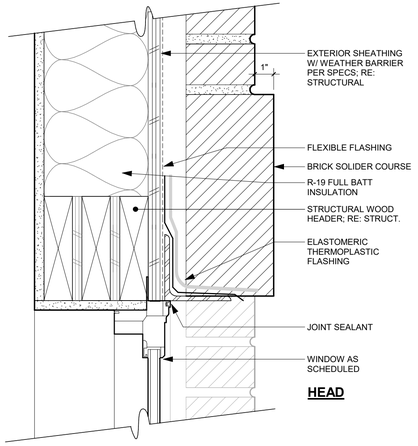
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JOSEPH DYKE NELSON LIC. NO. 6719 STATE OF LOUISIANA REGISTERED ARCHITECT

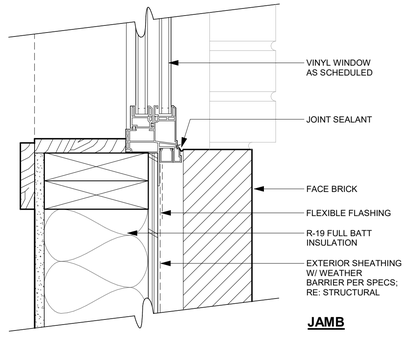
DOORS/ WINDOWS SCHEDULES & TYPES

A701

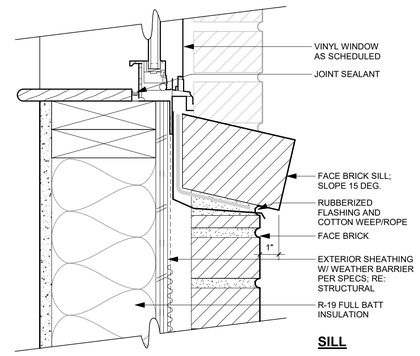
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HEAD

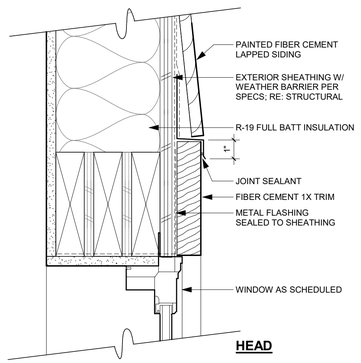


JAMB

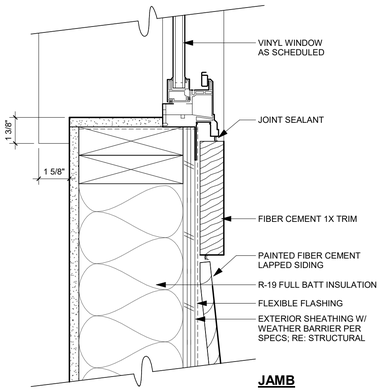


SILL

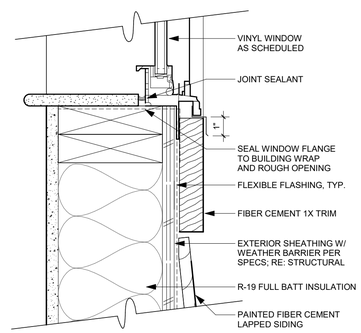
1 HJS DETAILS - WINDOW @ BRICK
3" = 1'-0"



HEAD

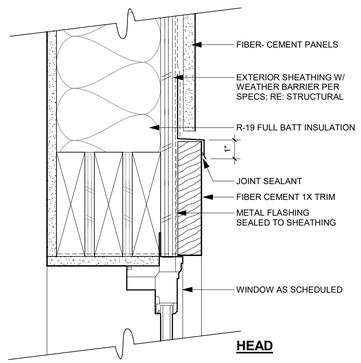


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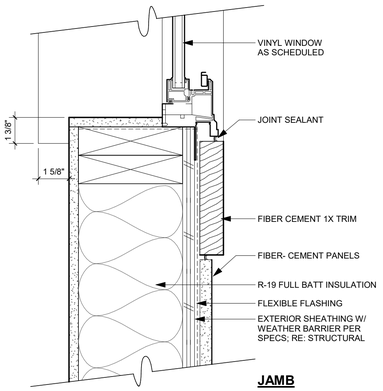


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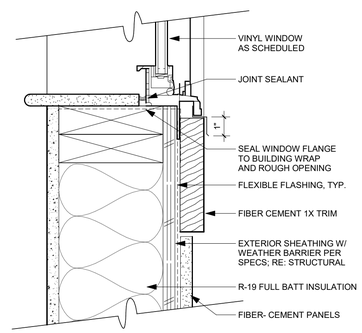
2 HJS DETAILS - WINDOW @ LAPPED SIDING
3" = 1'-0"



HEAD

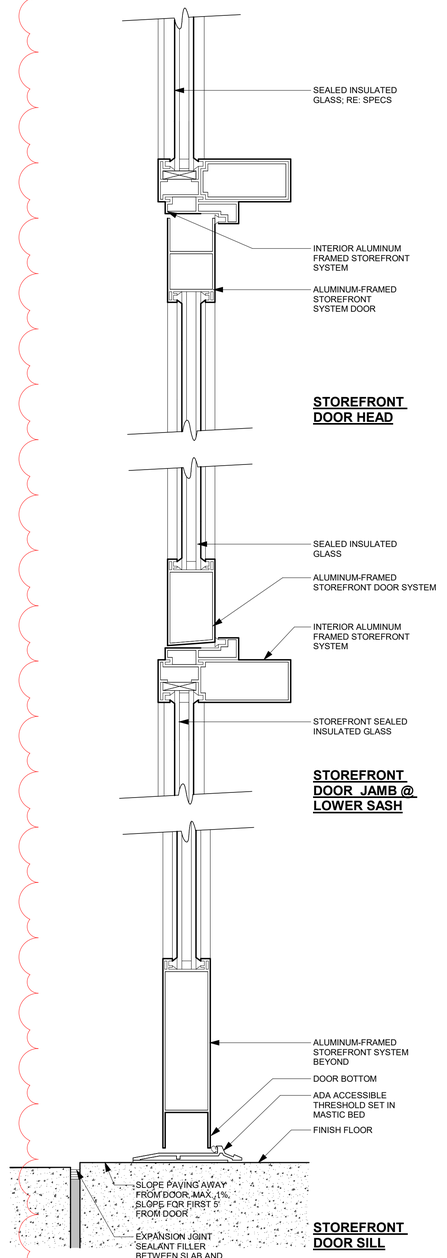


JAMB



SILL

3 HJS DETAILS - WINDOW @ FIBER- CEMENT PANEL
3" = 1'-0"

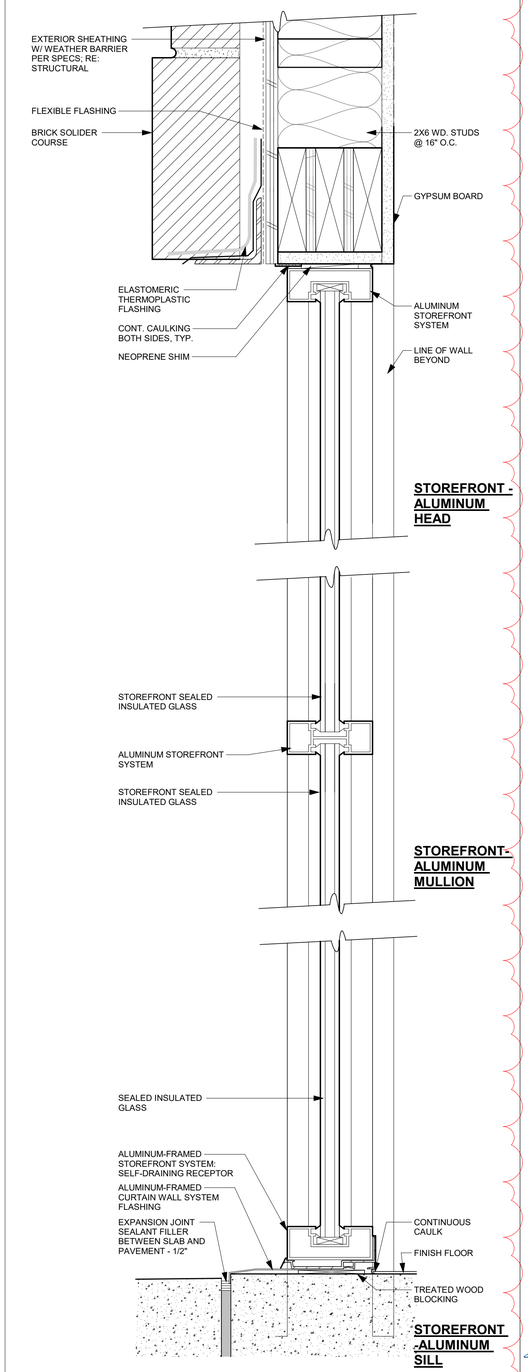


STOREFRONT DOOR HEAD

STOREFRONT DOOR JAMB @ LOWER SASH

STOREFRONT DOOR SILL

4 HJS DETAILS - STOREFRONT DOOR
3" = 1'-0"



STOREFRONT - ALUMINUM HEAD

STOREFRONT- ALUMINUM MULLION

STOREFRONT -ALUMINUM SILL

5 HJS DETAILS - STOREFRONT
3" = 1'-0"

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ISSUED: 04/25/25

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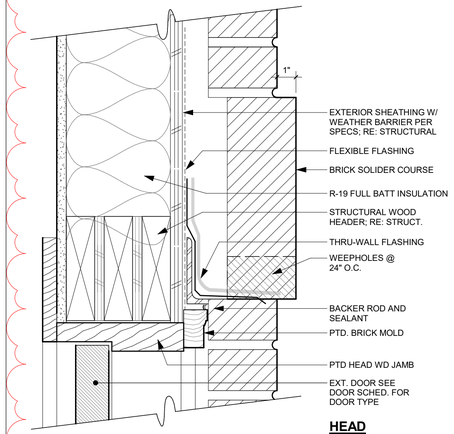
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JOSEPH DYKE NELSON JR. NO. 18 STATE OF LOUISIANA REGISTERED ARCHITECT

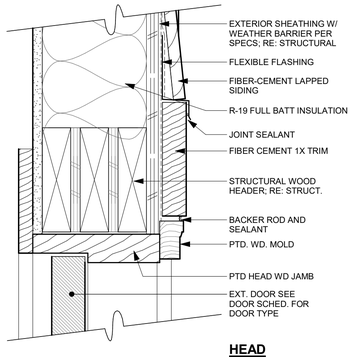
WINDOW - HEAD, JAMB, & SILL DETAILS

A702

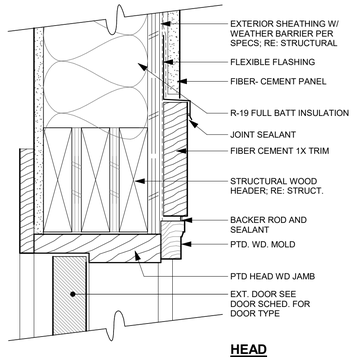
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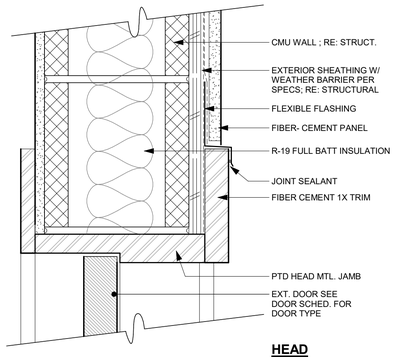
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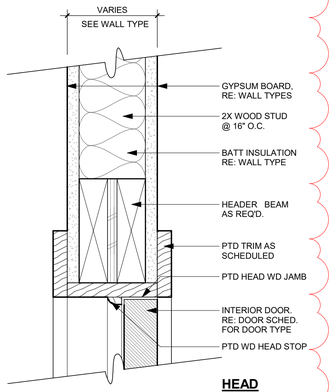
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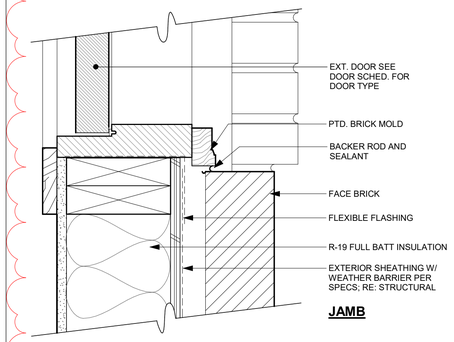
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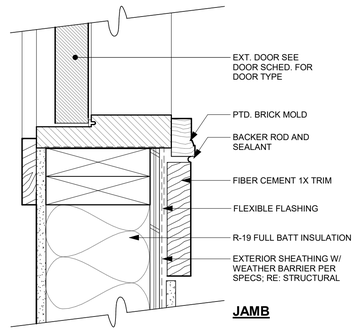
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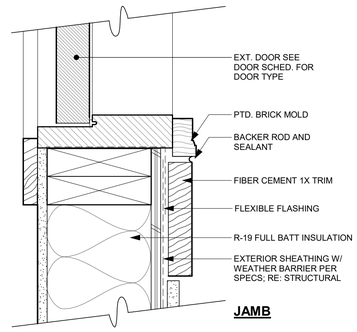
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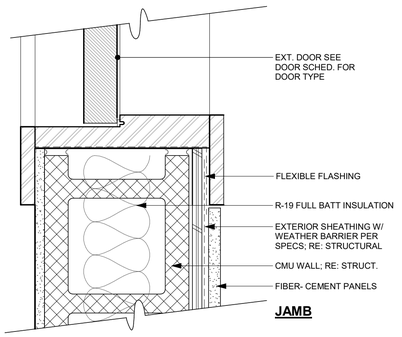
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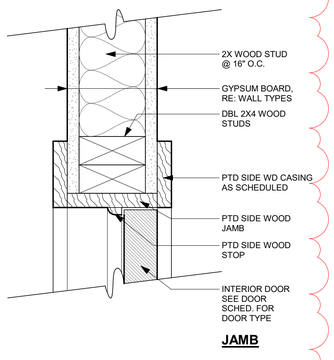
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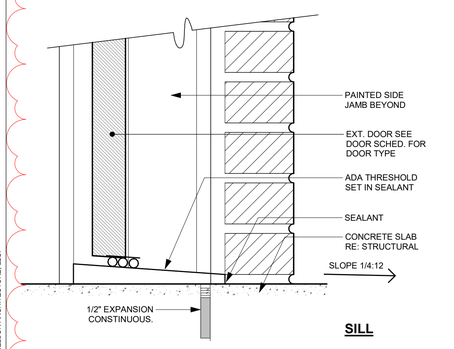
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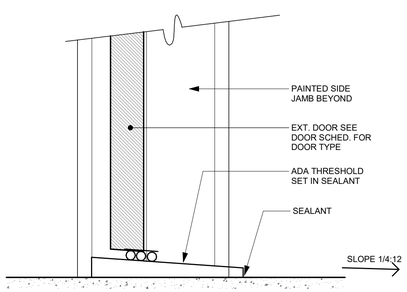
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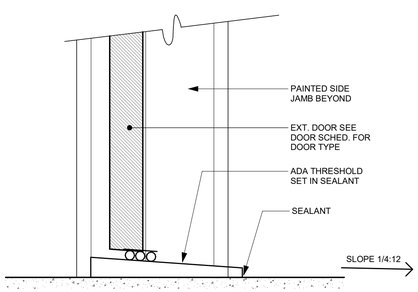
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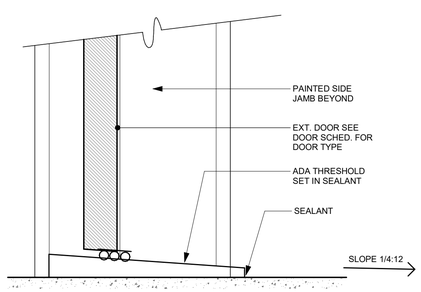
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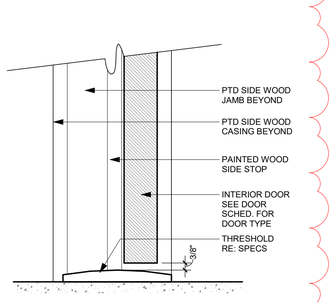
SILL



SILL



SILL



SILL

1 HJS DETAILS - DOOR @ BRICK
3" = 1'-0"

2 HJS DETAILS - DOOR @ LAPPED SIDING
3" = 1'-0"

3 HJS DETAILS - DOOR @ FIBER-CEMENT PANEL
3" = 1'-0"

4 HJS DETAILS - DOOR @ CMU WALL
3" = 1'-0"

5 HJS DETAILS - DOOR @ INTERIOR WALLS
3" = 1'-0"

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2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

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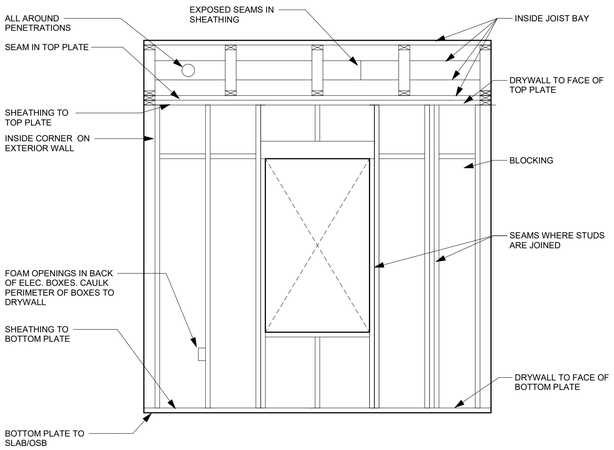
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JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

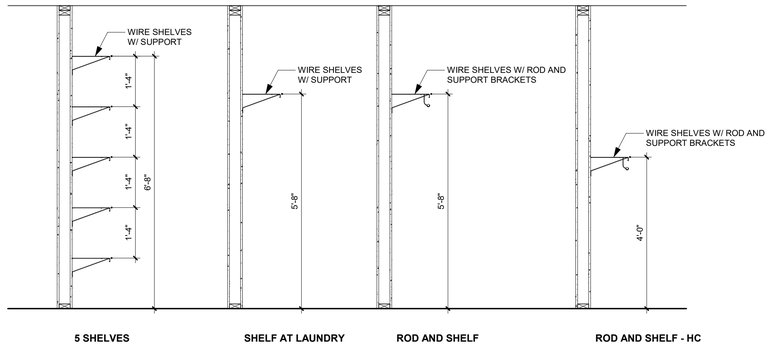
DOOR - HEAD, JAMB, & SILL DETAILS

A703

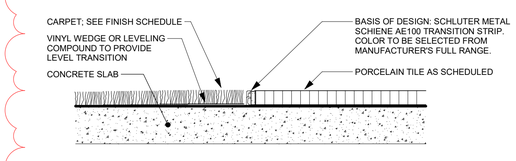
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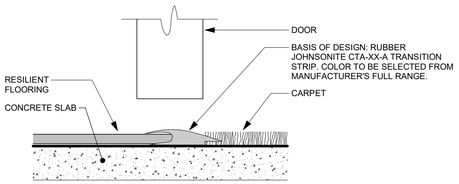
1 CAULKING DETAILS
1/2" = 1'-0"



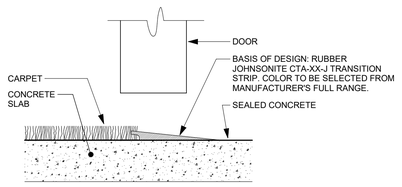
2 SHELVING AND ROD DETAILS
1/2" = 1'-0"



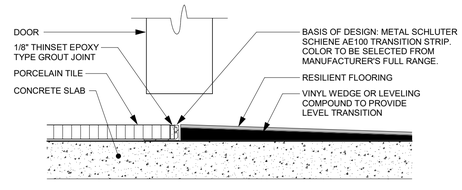
3 INTERIOR FINISH DETAIL - CARPET TO PORCELAIN TILE
6" = 1'-0"



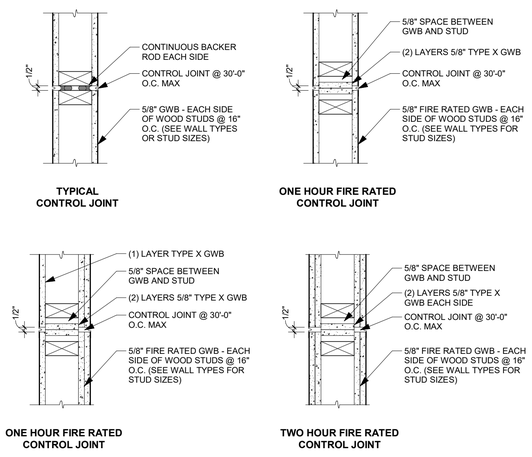
4 INTERIOR FINISH DETAIL - CARPET TO RESILIENT FLOORING
6" = 1'-0"



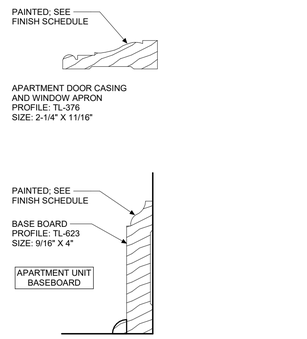
5 INTERIOR FINISH DETAIL - CARPET TO SEALED CONCRETE
6" = 1'-0"



6 INTERIOR FINISH DETAIL - PORCELAIN TILE TO RESILIENT FLOORING
6" = 1'-0"



7 TYPICAL CONTROL JOINTS
1 1/2" = 1'-0"



8 TYPICAL TRIMWORK DETAILS
6" = 1'-0"

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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

INTERIOR SCHEDULES & DETAILS

A704

PHASE: PERMIT

GENERAL NOTES: AIR SEALING

BEFORE DRYWALL:
1. SEAL INSIDE EDGE OF BOTTOM PLATE WITH CAULK AFTER WALLS ARE UP.
2. FOR BATH TUBS ON OUTSIDE WALLS, INSULATE THE EXTERIOR WALL AND AIR SEAL BEHIND TUB WITH DURO ROCK BEFORE TUB IS INSTALLED. AFTER THE DRAIN IS INSTALLED, SEAL THE TUB DRAIN PENETRATION WITH CAULK.
3. FOR DROPPED CEILINGS OR SOFFITS, DUCTS, FLUE CHASES, AND OPEN PARTITION WALLS, USE SHEET GOODS AND SEALANT TO STOP AIR LEAKAGE INTO THE SOFFIT AND THEN INSULATE. ALTERNATELY, INSTALL FRAMING AND DRYWALL FOR THE SOFFITS AFTER THE TAPED CEILING DRYWALL IS INSTALLED.
4. SEAL ALL ELECTRICAL WIRE, PLUMBING, AND HVAC PENETRATIONS BETWEEN ANY CONDITIONED AND UNCONDITIONED SPACES WITH CAULK.
5. SEAL WIRING AND KNOCKOUTS IN ELECTRICAL BOXES WITH CAULK. ALSO SEAL OUTDOOR MOUNTED BOXES TO THE EXTERIOR SHEATHING.

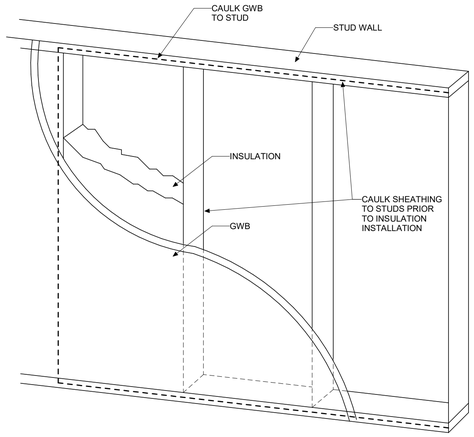
DURING DRYWALL:
1. SEAL DRYWALL TO TOP AND BOTTOM PLATES USING GASKETS, ADHESIVE, OR CAULK.
2. SEAL ELECTRICAL SWITCH, OUTLET, AND CIRCUIT BREAKER BOXES TO DRYWALL WITH CAULK.
3. SEAL LIGHT FIXTURES BOXES, MEDICINE CABINETS, AND BATH AND KITCHEN VENTILATION FANS TO DRYWALL WITH CAULK.
4. SEAL ALL DUCT BOOT TO FLOOR OR DRYWALL WITH CAULK OR MASTIC.
5. SEAL ANY PLUMBING OR ELECTRICAL WIRE PENETRATIONS THROUGH DRYWALL WITH CAULK. WHERE FIRE-RATED WALLS OCCUR, SEAL PER UL SYSTEM NO. W-L-1041 OR W-L-3035.

AIR SEAL FROM EXTERIOR:
1. REPAIR ANY DAMAGED SHEATHING PIECES.
2. SEAL ALL EXTERIOR PENETRATIONS, SUCH AS PHONE, SECURITY, CABLE AND ELECTRICAL SERVICES HOLES, WITH CAULK.

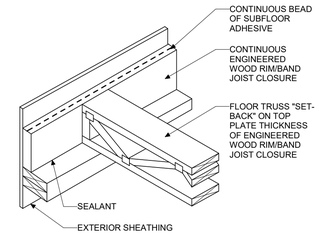
AIR SEALING MATERIALS:
1. CAULK: SEAL GAPS OF LESS THAN 1/2" SELECT GRADE (INTERIOR, EXTERIOR, HIGH TEMPERATURE) BASE ON APPLICATION.
2. BACKER ROD: CLOSED-CELL FOAM OR ROPE CAULK. PRESS INTO CRACK OR GAP WITH SCREWDRIVER OR PUTTY KNIFE. USE CAULK AROUND WINDOW AND DOOR ROUGH OPENINGS.
3. GASKETS: APPLY UNDER THE BOTTOM PLATE BEFORE AN EXTERIOR WALL IS RAISED OR USE TO SEAL DRYWALL TO FRAMING AS AN ALTERNATE TO CAULK OR ADHESIVE
4. SHEET GOODS: (PLYWOOD, DRYWALL): THESE MATERIALS FORM THE AIR BARRIER. AIR LEAKS ONLY AT UNSEALED SEAMS OR PENETRATIONS.
5. SHEET METAL: USED WITH HIGH-TEMPERATURE CAULK FOR SEALING HIGH TEMPERATURE COMPONENTS TO FRAMING.
6. WEATHERSTRIPPING: USED TO SEAL MOVEABLE COMPONENTS, SUCH AS DOORS, WINDOWS, AND ATTIC ACCESSES.
7. MASTIC: SEALS AIR HANDLERS AND ALL DUCT CONNECTIONS AND JOINTS.
8. UL 181 OR FOIL-FACED TAPE: TEMPORARILY SEALS THE AIR HANDLER.

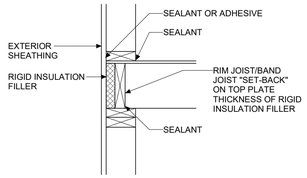
STANDARDS FOR LOW-E ADHESIVES AND SEALANTS

ARCHITECTURAL APPLICATIONS	APPLICABLE STANDARDS (VOC CONTENT)
1. INDOOR CARPET ADHESIVES	50
2. CARPET PAD ADHESIVES	50
3. WOOD FLOORING ADHESIVES	100
4. RUBBER FLOOR ADHESIVES	60
5. SUBFLOOR ADHESIVES	50
6. VCT AND ASPHALT ADHESIVES	50
7. DRYWALL AND PANEL ADHESIVES	50
8. COVE BASE ADHESIVES	50
9. MULTIPURPOSE CONSTRUCTION ADHESIVES	70
10. STRUCTURAL GLAZING ADHESIVES	100
SPECIALTY APPLICATIONS	
1. PVC WELDING	510
2. CPVC WELDING	490
3. ABS WELDING	325
4. PLASTIC CEMENT WELDING	250
5. ADHESIVE PRIMER FOR PLASTIC	550
6. CONTACT ADHESIVE	80
7. SPECIAL PURPOSE CONTACT ADHESIVE	250
8. STRUCTURAL WOOD MEMBER ADHESIVES	140
9. SHEET-APPLIED RUBBER LINING OPERATIONS	850
10. TOP AND TRIM ADHESIVE	250
SUBSTRATE-SPECIFIC APPLICATIONS	
1. METAL TO METAL	30
2. PLASTIC FOAMS	50
3. POROUS MATERIALS (EXCEPT WOOD)	50
4. WOOD	30
5. FIBERGLASS	80
SEALANTS	
1. ARCHITECTURAL	250
2. NON-MEMBRANE ROOF	300
3. ROADWAY	250
4. SINGLE-PLY ROOF MEMBRANE	450
5. OTHER	420
SEALANT PRIMERS	
1. ARCHITECTURAL NONPOROUS	220
2. ARCHITECTURAL POROUS	775
3. OTHER	750

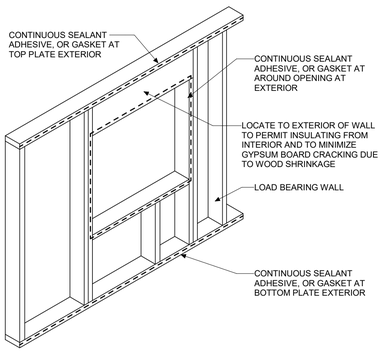


1 SIX SIDED AIR BARRIER AT EXTERIOR AND TENANT STUD WALLS
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

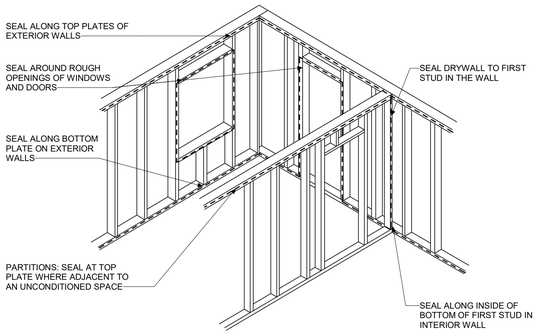




2 FLOOR TRUSS RIM CLOSURE
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

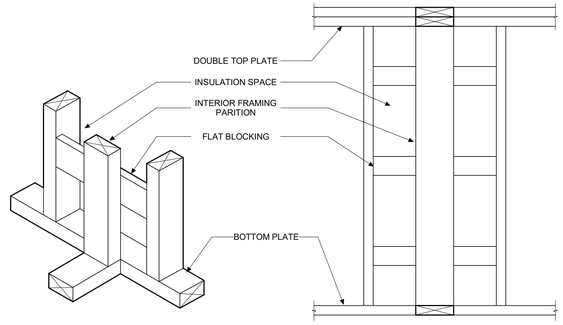


3 EXTERIOR AIR SEALING DETAIL
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.



- USE CAUTION WHEN INSTALLING DRYWALL AT GASKETS OR OVER POLYETHYLENE SO THAT GASKETS ARE NOT MOVED OUT OF POSITION OR POLYETHYLENE IS NOT CUT OR TORN.
- GASKET CAN BE USED IN PLACE OF SEALANTS OR ADHESIVES

4 INTERIOR AIR SEALING DETAIL
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.



5 ADVANCED FRAMING DETAIL - LADDER T-WALL
NTS

2

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
PERMITTING

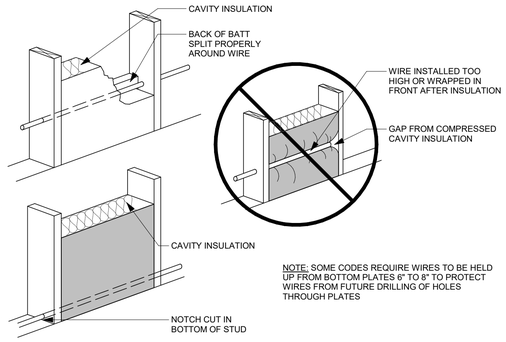
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COMPARTMENTAL DETAILS

A705

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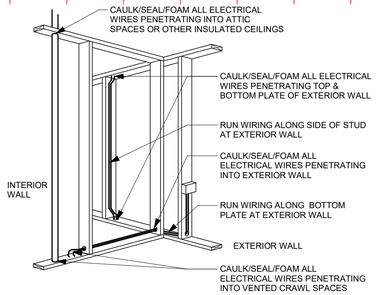


NOTE: SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATES 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATES

1 BATT INSULATION IN CAVITY WITH ELECTRICAL WIRING

NTS

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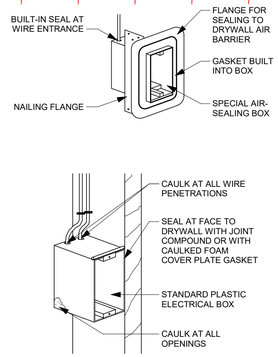


SEALING ELECTRICAL WIRES
- RUN LOW VOLTAGE WIRES IN PLASTIC CONDUIT TO ALLOW FOR FUTURE UPGRADE OR SERVICE
- SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATES 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATES

2 ELECTRICAL WIRE SEALING

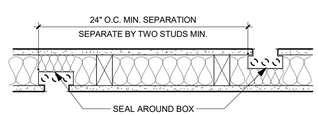
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3 ELECTRICAL BOX DETAIL

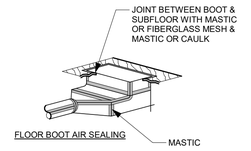
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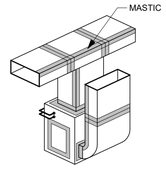


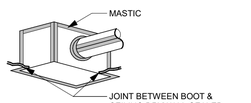
4 ELECTRICAL BOX SEPARATION

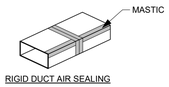
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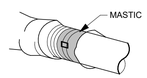
NOTE: REFER TO PARTITION TYPES AND WALL ASSEMBLIES FOR ADDITIONAL INFORMATION ON WALL CONSTRUCTION

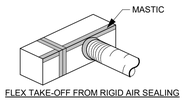






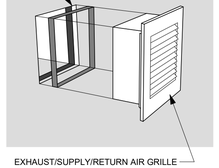






5 DUCT SEALING DETAIL

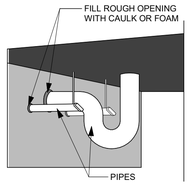
NTS



NOTE: APPLY MASTIC CONTINUOUSLY AROUND ALL JOINTS BETWEEN TAKE-OFF DUCTS AND DRYWALL

6 GAP BETWEEN TAKE-OFF DUCT & GYPSUM BOARD

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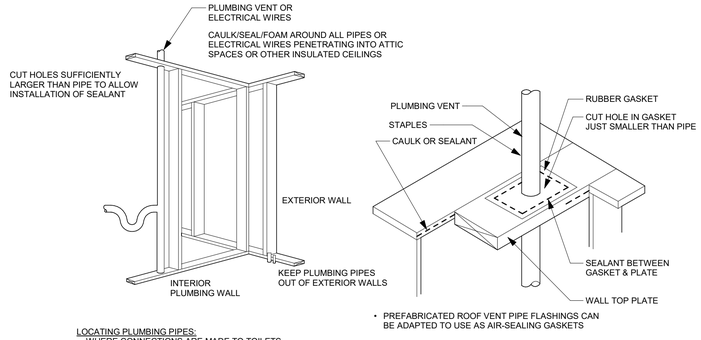


PLUMBING PENETRATIONS:
- FILL ROUGH OPENING WITH CAULK OR FOAM TO SEAL PLUMBING PENETRATIONS BEFORE INSTALLATION OF ESCUTCHEON
- AREAS INCLUDE AROUND SHOWER HEADS, AND UNDER BATHROOM AND KITCHEN SINKS, INCLUDING AROUND DRAIN LINES.

SPRINKLER, GAS LINE, AND WIRING PENETRATIONS:
- FILL OPENING WITH CAULK OR FOAM TO SEAL AROUND ALL PENETRATIONS THROUGH DRYWALL

7 PLUMBING, VENT, SPRINKLER & GAS PIPE LINE PENETRATIONS

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LOCATING PLUMBING PIPES:
- WHERE CONNECTIONS ARE MADE TO TOILETS, PEDESTAL SINKS & EXPOSED PIPING, CHROME PLATED OR OTHER SURFACE FINISHED MATERIALS SHOULD BE CONSIDERD FOR AESTHETIC REASONS
- SEALANTS SHOULD BE FLEXIBLE, NON-HARDENING

- PREFABRICATED ROOF VENT PIPE FLASHINGS CAN BE ADAPTED TO USE AS AIR-SEALING GASKETS

8 PLUMBING PIPE DETAIL

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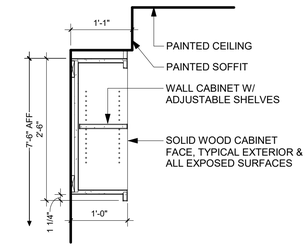
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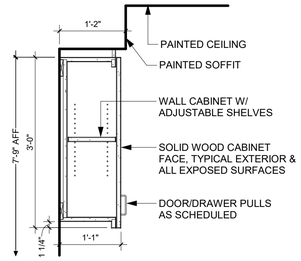
COMPARTMENTAL DETAILS

A706

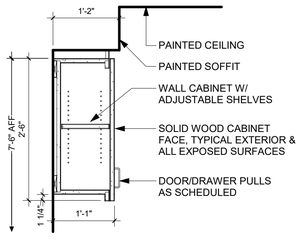
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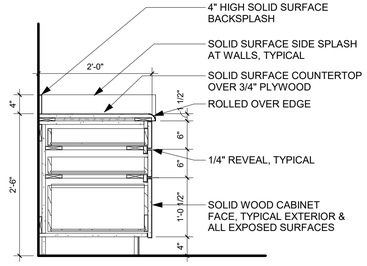
1 UPPER CABINET
3/4" = 1'-0"



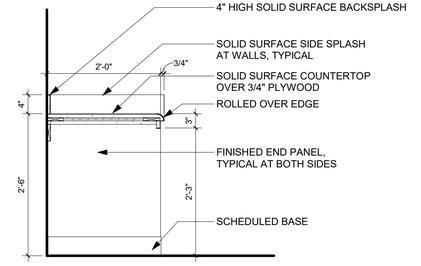
2 UPPER CABINET
3/4" = 1'-0"



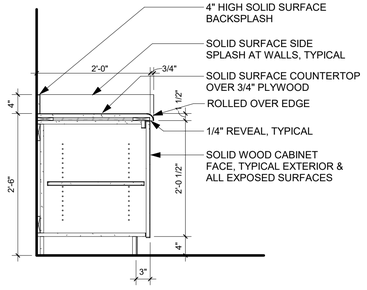
3 UPPER CABINET
3/4" = 1'-0"



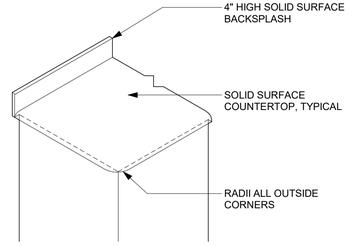
4 BASE CABINET
3/4" = 1'-0"



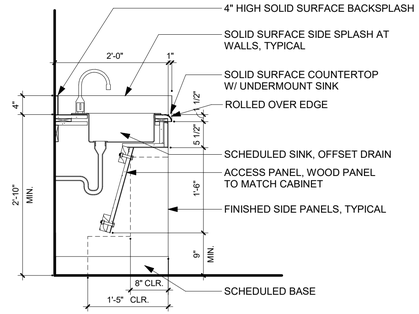
5 OPEN KNEE SPACE
3/4" = 1'-0"



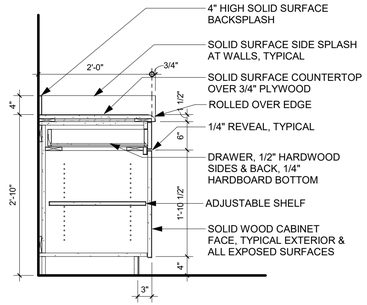
6 BASE CABINET
3/4" = 1'-0"



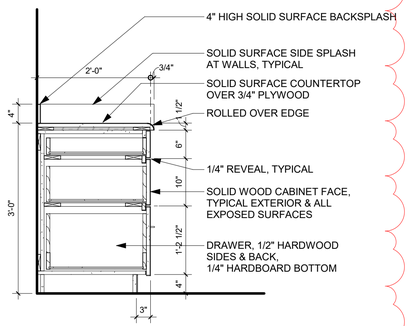
7 TYPICAL COUNTERTOP AT OPEN CORNER
3/4" = 1'-0"



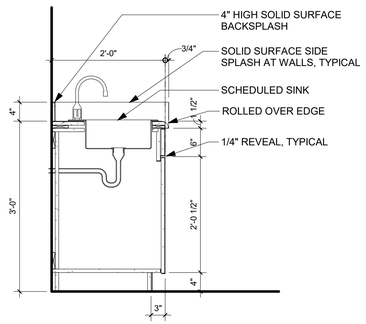
8 ACCESSIBLE SINK BASE
3/4" = 1'-0"



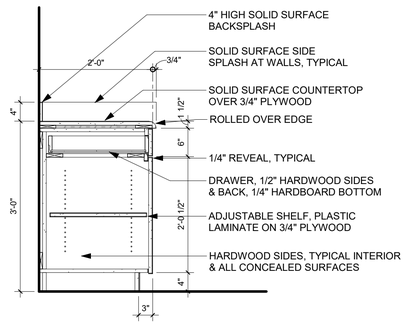
9 ACCESSIBLE BASE CABINET
3/4" = 1'-0"



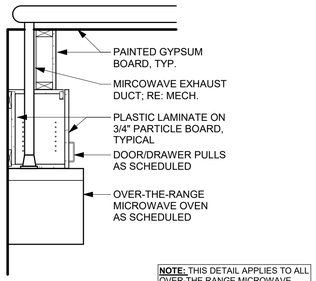
10 BASE CABINET
3/4" = 1'-0"



11 BASE CABINET - SINK FRONT
3/4" = 1'-0"



12 BASE CABINET
3/4" = 1'-0"



NOTE: THIS DETAIL APPLIES TO ALL OVER-THE RANGE MICROWAVE OVENS AT APARTMENT UNITS

13 UPPER CABINET @ MICROWAVE OVEN
3/4" = 1'-0"

2

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MILLWORK DETAILS

A801

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