DNAworkshop
DYKE NELSON ARCHITECTURE
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ADDENDUM 3

6/4/2025
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-001: Mechanical: Please confirm duct board plenums and flex duct branch lines are acceptable use for the HVAC system? Will there be any hard/metal ductwork required?

- **YKH**: Duct board and flex is appropriate in the apartment areas. The corridors throughout and common spaces on the 1st floor are to be constructed of rigid ductwork.

Add 1.2 PC-003: Electrical: Almost all of the hall/corridor fixtures are not labeled on electrical floorplan, I'm not sure if they are type FA or FB. Please advise..

- **YKH**: All corridor fixtures are FA. There should be a tag on one of the lights showing an FA typical. Construction documents will have each tagged.

Add 1.3 PC-036: Plumbing: Please confirm there are no floor drains required at activity center laundry room, janitor closets, or trash rooms..

- **YKH**: Floor drains to be added to these locations.

Add 1.4 PC-037: Plumbing: Will there be any roof hydrants required? If so, please provide locations, quantities, and type.

- **YKH:** Yes, roof hydrants to be located on plumbing plans.

Add 1.5 PC-038: Architectural/Civil: Please advise if gutter downspouts are to terminate at grade and sheet drain or if boots and tie-in to sub-surface storm drainage will be required. If tie-in to storm drainage please provide further detail showing this.

- **MRE**: We have this graded so that it will sheet flow to the grate inlets or to the pond. We can update our plans to show a roof leader trunk line to tie into the subsurface drainage if this is the preference.

Add 1.6 PC-039: Civil: It shows in the pond section(sheet C-13) notes to cut 1'' of lime in the fill under paving. What percentage? The paving section does not show any lime needed. Please clarify.

- **MRE**: This 1'" note is a typo. This should read 12" of lime, % of lime to be determined by testing lab. This is part of the discussion we need to have about the paving section. See email dated: 5/22/25.

Add 1.7 PC-040: Civil: Are the pond materials suitable for fill under the building and parking without treatment? We're concerned this material will be extremely saturated.

- **MRE**: This material will need to be dried out prior to compaction. I will defer to the structural engineer and geotechnical engineer for the fill under the building.

Add 1.8 PC-041: Civil: Building undercut of 2' is acceptable for fill in parking, does this need to be treated or is it ok like it is?

- **MRE:** The soil will need to be compacted to 95% and pass a proof roll. Undercutting is not necessary for the parking lot.

Add 1.9 PC-042: Civil: The new building area that falls partially in the old pond will have to be dug out and replaced. Will the pond materials work for this application or will it need to be imported fill to meet spec?

- **MRE**: This is a geotechnical engineering question. The boring log B-4 shows the first 2-3' within the PI specifications. The dirt in the 4-10 deep range is out of the specifications for select fill are acceptable.

Add 1.10 PC-043: Architectural: Will garbage disposals be required at units or common area kitchens?

- **DNA:** Garbage disposals are not required; however, the Owner would prefer to include them at all unit sinks.

Add 1.11 PC-045: Plumbing/Civil: Does there need to be a grease trap at dumpster drains?

- **YKH**: Grease trap not required under plumbing scope.

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Add 1.12 **PC-046: Architectural: The wall sections on page A302 call for R-21 at the exterior walls above the 1st floor. The exterior wall type on A600 calls for R-20 at the exterior wall. Which one is correct?**

- **DNA**: A600 calls for minimum R-20 at exterior walls, which is a requirement for Enterprise Green Community credits. All exterior walls shall have R-21 insulation to ensure compliance with this requirement.

Add 1.13 **PC-047: Architectural: Will a thermal barrier be required over the closed cell foam at any locations?**

- **DNA:** All locations of spray foam will have at least one layer of 5/8" gyp board between the foam and the living space, providing a thermal barrier.

Add 1.14 **PC-048: Architectural/Structural: The 084113 specification for Storefront lists the Kawneer Trifab 451T system as Basis of Design. However, in looking through the Fortified Multifamily Wind Standards provided in spec 011001, the exterior storefront openings are required to be impact rated.**

See pages 56 and 85-86 of spec manual:
We are located in a hurricane prone region. Per sheet S600 the structural code is ASCE 7-16, and the windspeed is noted as 131mph, The windspeed is greater than 115mph noted per page 56 of the spec manual.

The Kawneer 451T system is not impact rated unless protected by a shutter system (provided and installed by others) or supplied with insulated laminated glass that has an SGP interlayer (which would be cost prohibitive). If we're all supposed to be bidding apples-to-apples, adhering to the Fortified Multifamily standards, and need to provide an impact rated system, the Basis of Design product needs to be revised to the Kawneer IR501T system with 1-5/16" impact rated glass. This will also require the exterior storefront door (Door 1) to be impact rated and revised to a Kawneer 350-IR medium stile door. The panic hardware specified in 084113 Section 2.1, H: Door-O-Matic 1690 must also be revised to a manufacturer and model that complies with impact rated doors such as the Sargent AD8400 or Von Duprin 9947.

- **DNA**: Fortified Multifamily Wind Standards do require impact rated storefront openings. The Basis of Design for all exterior storefront will be revised to the Kawneer IR501T system with 1 - 5/16" impact-rated glass. The exterior storefront door will be revised to a Kawneer 350-IR medium stile door. The panic hardware shall also be revised to comply with impact-rated doors.

Add 1.15 **PC-049: Architectural: Please advise how brick is being supported under balcony rails in detail 2/A302. This is at porch/balcony soffits. Also shown at very bottom of detail 2/A603.**

- **DNA**: Brick shall be supported by steel angles on both sides of the brick opening, with a steel plate welded across the bottom of each angle to span the opening gap.

Add 1.16 PC-051: Architectural: Wall type 301. REF: A600 we need to screw 1x4s on the CMU walls then sheeting & Tyvek. This gives us enough wood to nail the panel too. Please review and advise if acceptable.

- **DNA:** 18 GA Z-channels installed vertically at 24" o.c. are called for on the wall type; however, using 1x4 furring strips is also acceptable. This substitution can be reflected on the final construction set if accepted.

Add 1.17 PC-052: Architectural: please confirm a 'queen brick' size is acceptable to carry in pricing for the brick veneer. Also, it is our understanding this is an unpainted finish brick. No exterior paint required at brick, correct?

- **DNA**: Queen brick is acceptable for brick veneer. The finish brick is not intended to be painted..

Add 1.18 PC-053: Architectural: What is the corridor finish for levels 1-4 (and are they the same on each level)? Finish schedule from Addendum 2 does not list the corridor. It appears vinyl plank may be the preference, but we typically see carpet tile for corridors (at least on the upper levels). Are there any allowances we should use for finishes that are not clearly defined (i.e. carpet allowance, "wood tile" allowance, etc)? Please clarify the "wood tile" finish noted per Finish Schedule list… is this a ceramic wood look tile, or is it a wood look vinyl plank? Material type and sizing makes a big impact on waste factors and installation rates that we use.

- **DNA:** Corridor finishes shall be wood LVT for flooring, wood base, and painted gypsum board for all walls and ceilings. The "wood tile" note is to indicate wood style vinyl plank, Basis of Design "Homegrain" L1490V, 12 mil. This applies to corridors on all levels. Corridor finishes shall be updated on the finish schedule for the final construction set. Verify allowances for finishes that are not clearly defined with the Owner.

Add 1.19 PC-054: Electrical: Will addendum #003 identify a spec for WHL 1 and WHL 2? Will it identify a type for the additional porch lights?

- **YKH:** The manufacturer and catalog number are provided on updated plans included with this Addendum. The lights are tagged as F4 and F5.

Add 1.20 PC-055: Architectural: We plan to figure the basketball court slab similar to a concrete sidewalk. Please advise if this needs to be adjusted.

- **DNA:** Yes, that is acceptable.

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CHANGES TO DRAWINGS
Please replace or add all of the following sheets in the drawing set with the attached sheets:

GENERAL

Add 1.21 **G001 – Title Sheet**
- Note changes to the Sheet List as shown.

ARCHITECTURAL

Add 1.22 **A700 – Room Finish Schedules**
- Note changes to Room Finish Schedule.

Add 1.23 **A701 – Doors/ Windows Schedule & Types**
- Note changes to Door Schedule.
- Note changes to Main Entrance Storefront.
- Note changes to Lounge / Kitchen Storefront.

STRUCTURAL

Add 1.24 **S100 – Partial Foundation Plan - 1**
- Note changes to 1S100.

Add 1.25 **S101 – Partial Foundation Plan – 2**
- Note changes to 1S101.

Add 1.26 **S110 – Partial Shearwall Plan – 1**
- Note changes to 1S110.

Add 1.27 **S111 – Partial Sheawall Plan - 2**

Add 1.28 **S200 – Partial First Level Framing – 1**
- Note changes to 1S200.

Add 1.29 **S201 – Partial First Level Framing – 2**
- Note changes to 1S201.

Add 1.30 **S210 – Partial Level Framing – 1**
- Note changes to 1S210.

Add 1.31 **S211 – Partial Second Level Framing – 2**
- Note changes to 1S211.

Add 1.32 **S220 – Partial Third Level Framing – 1**
- Note changes to 1S211.

Add 1.33 **S221 – Partial Third Level Framing – 2**
- Note changes to 1S221.

Add 1.34 **S230 – Partial Roof Framing – 1**
- Note changes to 1S230.

Add 1.35 **S231 – Partial Roof Framing – 2**
- Note changes to 1S231.

Add 1.36 **S240 – Penthouse Roof Framing**
- Note changes to 1S240.

Add 1.37 **S300 – Foundation Details**

Add 1.38 **S301 – Foundation Details**

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Add 1.39 **S400 – Schedules and Legends**
- Note changes to Beam and Header Schedule.
- Note changes to Truss Loading Schedule.

Add 1.40 **S401 – Schedules and Legends**
Add 1.41 **S500 – Details**
Add 1.42 **S501 – Details**
Add 1.43 **S502 – Details**
Add 1.44 **S503 – Details**
Add 1.45 **S504 – Details**
Add 1.46 **S505 – Details**
Add 1.47 **S506 – Details**
Add 1.48 **S507 – Details**
- Note changes to Section 1S507.
- Note changes to Section 4S507.

Add 1.49 **S600 – General Notes**
- Note changes to "Shop Drawings" notes.

Add 1.50 **S601 – General Notes**
Add 1.51 **S700 – Special Inspections**

MECHANICAL

Add 1.52 **M000 – Mechanical Legend & Notes**
- Note changes to notes.

Add 1.53 **M200 – Overall 1st Floor Mechanical Plan**
- Note changes to 1M200.

Add 1.54 **M201 – Partial, 1st Floor Mechanical Plan – Area 1**
- Note changes to 1M201.
- Note changes to Specific Notes.

Add 1.55 **M202 – Partial, 1st Floor Mechanical Plan – Area 2**
- Note changes to 1M202.
- Note changes to Specific Notes.

Add 1.56 **M203 – Overall 2nd Floor Mechanical Plan**
- Note changes to 1M203.

Add 1.57 **M204 – Partial, 2nd Floor Mechanical Plan – Area 1**
- Note changes to 1M204.
- Note changes to Specific Notes.

Add 1.58 **M205 – Partial, 2nd Floor Mechanical Plan – Area 2**
- Note changes to 1M205.
- Note changes to Specific Notes.

Add 1.59 **M206 – Overall 3rd Floor Mechanical Plan**
- Note changes to 1M206.

Add 1.60 **M207 – Partial, 3rd Floor Mechanical Plan – Area 1**
- Note changes to 1M207.
- Note changes to Specific Notes.

Add 1.61 **M208 – Partial, 3rd Floor Mechanical Plan – Area 2**
- Note changes to 1M208.
- Note changes to Specific Notes.

Add 1.62 **M209 – Overall 4th Floor Mechanical Plan**

- Note changes to 1M209.

Add 1.63 **M210 – Partial, 4th Floor Mechanical Plan – Area 1**
- Note changes to 1M210.
- Note changes to Specific Notes.

Add 1.64 **M211 – Partial, 4th Floor Mechanical Plan – Area 2**
- Note changes to 1M211.
- Note changes to Specific Notes.

Add 1.65 **M212 – Overall Roof Mechanical Plan**
- Note changes to entire sheet.

Add 1.66 **M213 – Partial Roof Mechanical Plan – Area 1**
- Note changes to entire sheet.

Add 1.67 **M214 – Partial Roof Mechanical Plan – Area 2**
- Note changes to entire sheet.

Add 1.68 **M500 – Mechanical Schedule**

Add 1.69 **M600 – Mechanical Details**

Add 1.70 **M700 – Enlarged Mechanical Plan – 1BR**
- Note changes to 1M700.
- Note changes to 2M700.

Add 1.71 **M701 – Enlarged Mechanical Plan – 2BR**
- Note changes to 1M701.
- Note changes to 2M701.

Add 1.72 **M702 – Enlarged Mechanical Plan – 3BR**
- Note changes to 1M702.
- Note changes to 2M702.

ELECTRICAL

Add 1.73 **E001 – Electrical Legend & Abbreviations**

Add 1.74 **E002 – Electrical Notes**
- Note changes to Light Fixture Schedule.

Add 1.75 **E100 – Electrical Site Plan**
- Note changes to 1E100.

Add 1.76 **E101 – 1st Floor Electrical Plan – Area 1**
- Note changes to 1E101.

Add 1.77 **E102 – 1st Floor Electrical Plan – Area 2**
- Note changes to 1E102.

Add 1.78 **E201 – 2nd Floor Electrical Plan – Area 1**
- Note changes to 1E201.

Add 1.79 **E202 – 2nd Floor Electrical Plan – Area 2**
- Note changes to 1E202.

Add 1.80 **E301 – 3rd Floor Electrical Plan – Area 1**
- Note changes to 1E301.

Add 1.81 **E302 – 3rd Floor Electrical Plan – Area 2**
- Note changes to 1E302.

Add 1.82 **E401 – 4th Floor Electrical Plan – Area 1**
- Note changes to 1E401.

Add 1.83 **E402 –4th Floor Electrical Plan – Area 2**
- Note changes to 1E402.

Add 1.84 **E500 – Roof Electrical Plan**
- Note changes to sheet addition, revised sheet numbers.

Add 1.85 **E601 – 1st Floor Community Area – Lighting & Fire Alarm**
- Note changes to 1E601.
- Note changes to sheet numbers.

Add 1.86 **E602 – 1st Floor Community Area – Power & Data Plan**
- Note changes to 1E602.
- Note changes to sheet numbers.

Add 1.87 **E603 – Enlarged Electrical Plan – 1BR**
- Note changes to 1E603 and Panel Schedule.
- Note changes to 2E603 and Panel Schedule.
- Note changes to sheet numbers.

Add 1.88 **E604 – Enlarged Electrical Plan – 2BR**
- Note changes to 1E604 and Panel Schedule.
- Note changes to 2E604 and Panel Schedule.
- Note changes to sheet numbers.

Add 1.89 **E605 – Enlarged Electrical Plan – 1BR**
- Note changes to 1E605 and Panel Schedule.
- Note changes to 2E605 and Panel Schedule.
- Note changes to sheet numbers.

Add 1.90 **E606 – Exterior Lighting Elevation**
- Note addition of sheet to set.

Add 1.91 **E700 – Power Riser Diagram**
- Note changes to 1E700.
- Note changes to 2E700.
- Note changes to sheet numbers.

Add 1.92 **E701 – Fire Alarm Riser Diagram**
- Note changes to sheet numbers.

Add 1.93 **E702 – Panel Schedules**
- Note changes to Panel Schedules.
- Note changes to sheet numbers.

Add 1.94 **E703 – Panel Schedules**
- Note changes to sheet numbers.

Add 1.95 **E800 – Electrical Details**
- Note changes to sheet numbers.

Add 1.96 **E801 – Electrical Details**
- Note changes to sheet numbers.

Add 1.97 **E802 – Electrical Details**
- Note changes to sheet numbers.

PLUMBING

Add 1.98 **P000 – Plumbing Legend & Notes**

Add 1.99 **P200 – Overall 1st Floor Plumbing Plan**
- Note changes to 1P200.

Add 1.100 **P201 – Partial, 1st Floor Plumbing Plan – Area 1**
- Note changes to 1P201.
- Note changes to Specific Notes.

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Add 1.101 **P202 – Partial, 1st Floor Plumbing Plan – Area 2**
- Note changes to 1P202.
- Note changes to Specific Notes.

Add 1.102 **P203 – Overall 2nd Floor Plumbing Plan**
- Note changes to 1P203.
- Note changes to Specific Notes.

Add 1.103 **P204 – Partial, 2nd Floor Plumbing Plan – Area 1**
- Note changes to 1P204.

Add 1.104 **P205 – Partial, 2nd Floor Plumbing Plan – Area 2**
- Note changes to 1P205.

Add 1.105 **P206 – Overall 3rd Floor Plumbing Plan**
- Note changes to 1P206.
- Note changes to Specific Notes.

Add 1.106 **P207 – Partial, 3rd Floor Plumbing Plan – Area 1**
- Note changes to 1P207.

Add 1.107 **P208 – Partial, 3rd Floor Plumbing Plan – Area 2**
- Note changes to 1P208.

Add 1.108 **P209 – Overall 4th Floor Plumbing Plan**
- Note changes to 1P209.

Add 1.109 **P210 – Partial, 4th Floor Plumbing Plan – Area 1**
- Note changes to 1P210.

Add 1.110 **P211 – Partial, 4th Floor Plumbing Plan – Area 2**
- Note changes to 1P211.
- Note changes to Specific Notes.

Add 1.111 **P212 – Overall Roof Plumbing Plan**
- Note addition of sheet to set.

Add 1.112 **P213 – Partial Roof Plumbing Plan – Area 1**
- Note addition of sheet to set.

Add 1.113 **P214 – Partial Roof Plumbing Plan – Area 2**
- Note addition of sheet to set.

Add 1.114 **P400 – Plumbing Schedules**
- Note changes to Water Heater Schedule.

Add 1.115 **P700 – Enlarged Plumbing Plan – 1BR**
- Note changes to 1P700.
- Note changes to 2P700.
- Note changes to Specific Notes.

Add 1.116 **P701 – Enlarged Plumbing Plan – 2BR**
- Note changes to 1P701.
- Note changes to 2P701.
- Note changes to Specific Notes.

Add 1.117 **P702 – Enlarged Plumbing Plan – 3BR**
- Note changes to 1P702.
- Note changes to 2P702.

Add 1.118 **P703 – Enlarged Plumbing Plan – Activity Center**
- Note changes to 1P703.

Add 1.119 **P800 – Plumbing Risers**
- Note changes to 1P800.

Add 1.120 P801 – Plumbing Risers

- Note changes to 1P801.
- Note changes to Specific Notes.

Add 1.121 P802 – Plumbing Risers

- Note addition of sheet to set.

END OF ADDENDUM

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 TILE	RUBBER	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"	
119	ELEV. LOBBY					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
120	LOUNGE					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
121	KITCHEN					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
122	OFFICE					●			●			1	1	1	1	1	1	1	1	●		●	10'-0"	
123	PRINT ROOM					●			●			1	1	1	1	1	1	1	1	●		●	10'-0"	
124	MANAGER OFFICE					●			●			1	1	1	1	1	1	1	1	●		●	10'-0"	
125	EXAM					●			●			1	1	1	1	1	1	1	1	●		●	10'-0"	
126	JANITOR				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
127	LAUNDRY					●			●			1	1	1	1	1	1	1	1	●		●	10'-0"	
128	MEN						●				●	1	1	1	1	1	1	1	1	●		●	10'-0"	
129	WOMEN						●				●	1	1	1	1	1	1	1	1	●		●	10'-0"	
130	FITNESS CENTER		●						●			1	1	1	1	1	1	1	1	●		●	10'-0"	
131	ELEV. EQUIP.				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
132	BUSINESS CTR.					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
133	MEETING					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
134	MAIL					●				●		1	1	1	1	1	1	1	1	●		●	10'-0"	
135	MAINT. ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
136	MECH. CLOS.				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
137	SPRINKLER				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
138	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
139	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
140	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
141	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
142	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
143	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
144	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
145	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
222	ELEV. LOBBY					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
223	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
224	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
225	MAINT. ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
226	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
227	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
228	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
229	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
230	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
231	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
232	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
233	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
322	ELEV. LOBBY					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
323	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
324	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
325	MAINT. ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
326	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
327	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
328	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
329	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
330	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
331	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
332	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
333	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
422	ELEV. LOBBY					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
423	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
424	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
425	MAINT. ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
426	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
427	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
428	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
429	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
430	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●	10'-0"	
431	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
432	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	
433	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●	10'-0"	

2 ROOM FINISH - COMMUNITY AREA
12" = 1'-0"

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

REVISIONS

2	5/23/25	ADDEND. #2
3	6/4/25	ADDEND. #3

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

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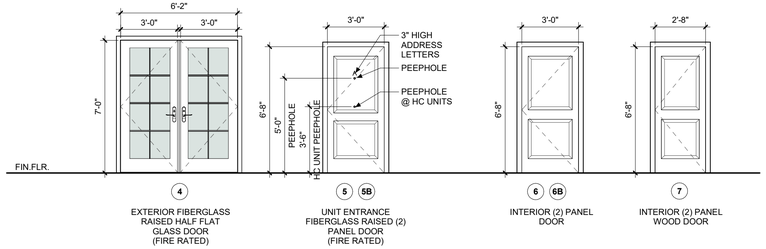
ROOM FINISH SCHEDULES

A700

PHASE: PERMIT

DOORS:

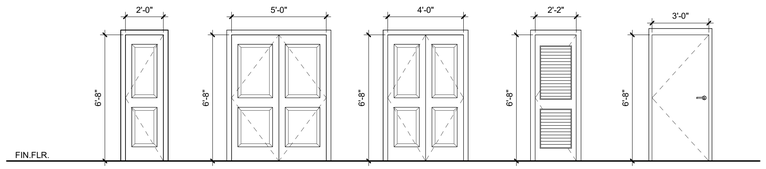


4 EXTERIOR FIBERGLASS RAISED HALF FLAT GLASS DOOR (FIRE RATED)

5 5B UNIT ENTRANCE FIBERGLASS RAISED (2) PANEL DOOR (FIRE RATED)

6 6B INTERIOR (2) PANEL DOOR

7 INTERIOR (2) PANEL WOOD DOOR



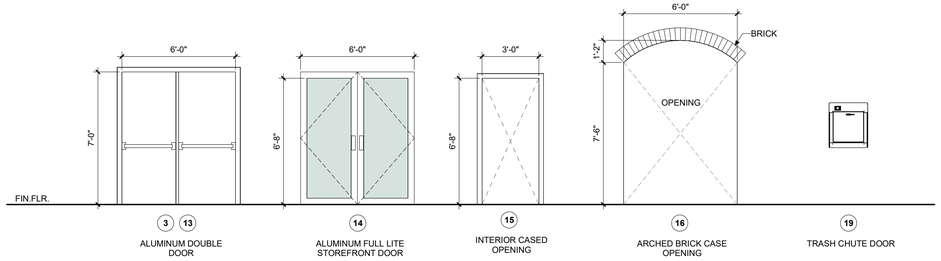
8 INTERIOR (2) PANEL WOOD DOOR

9 DOUBLE INTERIOR SOLID CORE

10 DOUBLE INTERIOR SOLID CORE

11 INTERIOR SOLID CORE (2) PANEL WOOD DOOR W/ RETURN AIR

2 12 SOLID CORE WOOD DOOR



3 13 ALUMINUM DOUBLE DOOR

14 ALUMINUM FULL LITE STOREFRONT DOOR

15 INTERIOR CASED OPENING

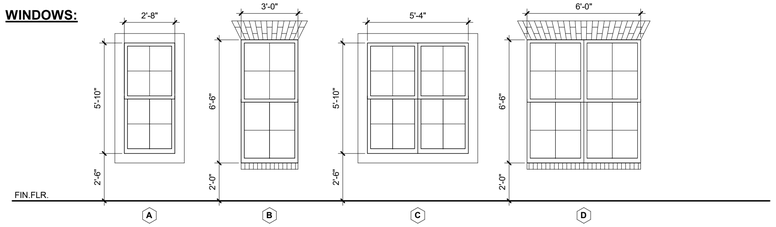
16 ARCHED BRICK CASE OPENING

19 TRASH CHUTE DOOR

DOOR SCHEDULE

ELEV.	DOOR SIZE W	DOOR SIZE H	THK	FINISH	MATERIAL	FRAME MAT.	FIRE RATING	CLOSER	DESCRIPTION
1	3' - 0"	7' - 0"	0' - 2"	AL	ALUM/GLASS	AL		Y	ALUMINUM 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"			STEEL	STL.			TRASH CHUTE DOOR

WINDOWS:



A ALUMINUM DOUBLE HUNG WINDOW

B ALUMINUM DOUBLE HUNG WINDOW (FIRST FLOOR)

C ALUMINUM DOUBLE HUNG WINDOW

D ALUMINUM DOUBLE HUNG WINDOW (FIRST FLOOR)

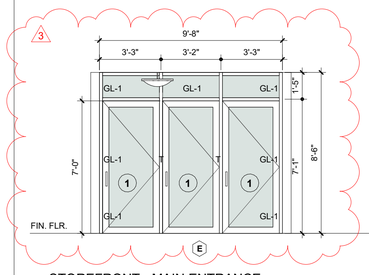
WINDOW SCHEDULE

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

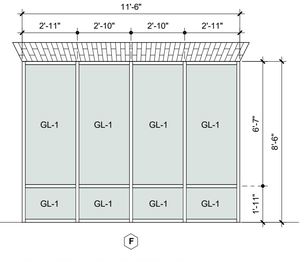
GLAZING LEGEND

GL-1	1" INSULATED ARGON/KRYPTON
GL-3	CLEAR TEMPERED SAFETY GLASS
GL-4	1" INSULATED ARGON/KRYPTON SAFETY GLASS
T	TEMPERED GLASS

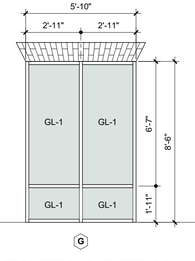
GENERAL NOTES:
- ALL EXTERIOR GLAZING TO BE HAVE MINIMUM U-VALUE = 0.35, SHGC = 0.22 PER IECC 2012
- ALL EXTERIOR WINDOWS TO BE ENERGY STAR RATED
- ALL GLAZING IN EXTERIOR FRAMES SHALL BE NO LESS THAN ONE INCH IN THICKNESS
- ALL WINDOWS TO HAVE A NATIONAL FENESTRATION RATING
- THE VAPOR SEAL OF ALL GLAZING TO HAVE A MINIMUM TEN-YEAR WARRANTY
- WINDOWS ON SECOND AND THIRD FLOORS SHALL HAVE A WINDOW OPENING DEVICE THAT MEETS ASTM 2090.



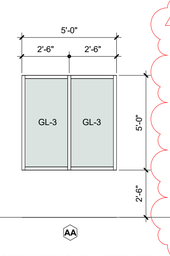
E STOREFRONT - MAIN ENTRANCE
1/4" = 1'-0"



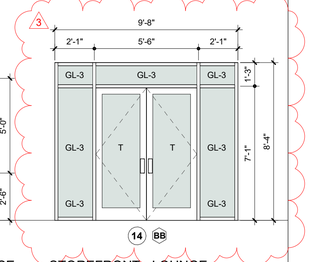
F STOREFRONT - EXTERIOR
1/4" = 1'-0"



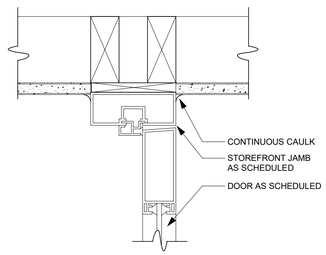
G STOREFRONT - EXTERIOR
1/4" = 1'-0"



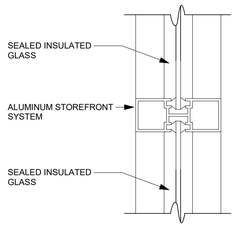
AA STOREFRONT - OFFICE
1/4" = 1'-0"



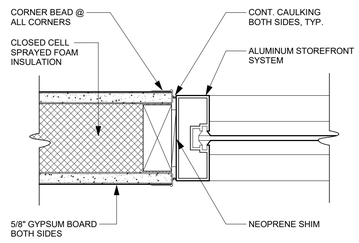
14 BB STOREFRONT - LOUNGE
1/4" = 1'-0"



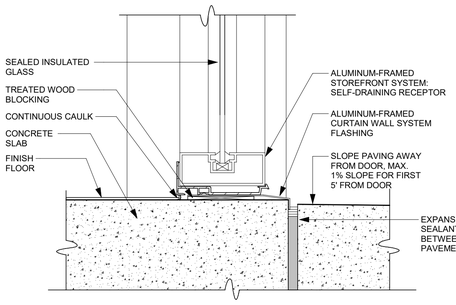
4 STOREFRONT DOOR JAMB @ WALL DETAIL
3" = 1'-0"



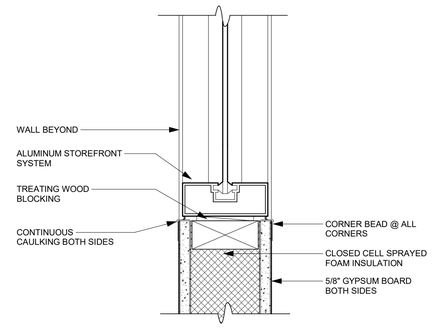
5 STOREFRONT MULLION DETAIL
3" = 1'-0"



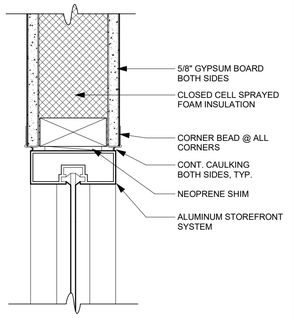
6 STOREFRONT WINDOW JAMB DETAIL
3" = 1'-0"



7 STOREFRONT SILL DETAIL
3" = 1'-0"



8 STOREFRONT WINDOW SILL DETAIL
3" = 1'-0"



9 STOREFRONT WINDOW HEAD DETAIL
3" = 1'-0"

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REVISIONS

2	5/23/25	ADDEND. #2
3	6/4/25	ADDEND. #3

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

PERMITTING

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DOORS/ WINDOWS SCHEDULES & TYPES

A701

PHASE: PERMIT

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
	LIGHTING FIXTURES CONNECTED TO NORMAL BRANCH CIRCUIT
	LIGHTING FIXTURES WITH INTEGRAL BATTERY PACK OR CONNECTED TO A LIFE SAFETY BRANCH CIRCUIT FOR EMERGENCY EGRESS ILLUMINATION
	LIGHTING FIXTURES CONNECTED TO A CRITICAL BRANCH CIRCUIT
STANDARD / DIRECTIONAL	RECESSED CAN / DOWNLIGHT FIXTURE
	CEILING SURFACE / SEMI-FLUSH LIGHT FIXTURE
	CHANDELIER / PENDANT LIGHT FIXTURE
	WALL MOUNTED FIXTURE, SCONCE
	LINEAR STRIP LIGHT OR WRAPAROUND FIXTURE, CEILING MOUNTED OR SUSPENDED
	WALL MOUNT LINEAR FIXTURE, SURFACE OR RECESSED
	NARROW LINEAR FIXTURE, SURFACE OR RECESSED MOUNTED
	LED TAPE-LIGHT, CONCEALED IN COVE, SHELVING, ETC.
	RECESSED TROFFER
CEILING / WALL	CEILING OR WALL MOUNTED EXIT SIGN, SHADED AREA INDICATES FACE, ARROWS INDICATE EXIT DIRECTION
	TRACK LIGHTING, LENGTH AS SHOWN ON DRAWINGS, QUANTITY OF HEADS AS SHOWN ON DRAWINGS
	EXTERIOR POLE MOUNTED LIGHTING FIXTURE
	EXTERIOR POLE MOUNTED LIGHTING FIXTURE (WITH DUAL HEADS)
	EXTERIOR LIGHTING FIXTURE, POST TOP MOUNTED OR BOLLARD
	EMERGENCY BATTERY PACK UNIT

LIGHT FIXTURE MODIFIERS

a,b,c,d	LOWERCASE LETTER DESIGNATES FIXTURE CONTROL OR SWITCHING GROUP
F##E	FIXTURE DESIGNATOR ENDING WITH THE LETTER 'E' INDICATES EMERGENCY FIXTURE
NL	NIGHT LIGHT FIXTURE - TO REMAIN ON ALWAYS

PE / PE	PHOTOELECTRIC SWITCH
DS	DAYLIGHT DIMMING SENSOR
	WALL MOUNTED OCCUPANCY/VACANCY SENSOR WITH LOW-VOLTAGE LOAD CONTROLLER/POWER PACK
	CEILING-CORNER MOUNTED OCCUPANCY/VACANCY SENSOR WITH LOW-VOLTAGE LOAD CONTROLLER/POWER PACK
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR WITH LOW-VOLTAGE LOAD CONTROLLER/POWER PACK
LC	MULTI-POLE LIGHTING CONTACTOR
LCP	LIGHTING CONTROL PANEL
$OS	OCCUPANCY/VACANCY SENSOR WALL SWITCH - BASIS OF DESIGN: LUTRON MS-B102 (NON-DIMMING))
$OD	0-10 VOLT DIMMING WALL MOTION SENSOR SWITCH - BASIS OF DESIGN: LUTRON MS-Z10
$	SINGLE POLE SNAP SWITCH

SWITCH MODIFIERS

2	DOUBLE THROW (3 POSITION) - CENTER OFF	M	MOTOR RATED
3	THREE WAY	2M	2 POLE, MOTOR RATED
4	FOUR WAY	AC	ABOVE COUNTER
K	KEY OPERATED	UC	UNDER COUNTER
P	PILOT LIGHT	D	DIMMER SWITCH
MC	MOMENTARY CONTACT	TS	DIGITAL TIMER SWITCH

POWER	
	EXISTING UTILITY POLE
	NEW UTILITY POLE
	DISTRIBUTION PANELBOARD OR SWITCHBOARD
RECESSED / SURFACE	PANELBOARD
RECESSED / SURFACE	SPECIAL PURPOSE CABINET

NOTE:
THIS IS A TYPICAL SCHEDULE, ALL SYMBOLS & MODIFIERS SHOWN MAY NOT APPEAR ON DRAWINGS

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	MULTI-OUTLET SURFACE RACEWAY ASSEMBLY
	POWER/ DATA POLE
	GROUNDING ELECTRODE
	MOTOR CONNECTION
	COMBINATION MOTOR STARTER & DISCONNECT SWITCH
	MAGNETIC MOTOR STARTER
B	ENCLOSED CIRCUIT BREAKER
T	DRY-TYPE TRANSFORMER
ATS	AUTOMATIC TRANSFER SWITCH
	DISCONNECT OR SAFETY SWITCH

DISCONNECT SWITCH TAG — SWITCH RATING / POLES / FUSE RATING / ENCLOSURE NEMA TYPE (NF = NON-FUSED)

EXAMPLE: 60/3/40F/3R = 60AMP, 3-POLE WITH 40AMP FUSES, NEMA 3R RATED

J WALL / J CEILING / J FLOOR	JUNCTION BOX WITH COVER, MOUNTED FLUSH IN FINISHED SPACES OR SURFACE IN UNFINISHED SPACES, UNLESS INDICATED OTHERWISE. SIZE PER NEC
WALL / CEILING / FLOOR	SIMPLEX RECEPTACLE 20 AMP, 120V, GROUNDING TYPE
WALL / CEILING / FLOOR	DUPLEX RECEPTACLE 20 AMP, 120V, GROUNDING TYPE
WALL / CEILING / FLOOR	QUADRAPLEX RECEPTACLE 20A, 120V, GROUNDING TYPE
	RECEPTACLE & COMMUNICATIONS COMBINATION FLOOR BOX - TYPICAL
	SPECIAL TYPE RECEPTACLE, 250V RATED, NEMA TYPE AS INDICATED
	SPECIAL TYPE RECEPTACLE, 120V RATED, NEMA TYPE AS INDICATED
	DUPLEX / QUADRUPLEX RECEPTACLE, 20 AMP, 120V, GFI TYPE (GROUND FAULT INTERRUPTER)
	SWITCHED RECEPTACLE

RECEPTACLE AND JUNCTION BOX MODIFIERS

AC	ABOVE COUNTER	TV	MOUNTED AT TELEVISION ELEVATION
UC	UNDER COUNTER	U	RECEPTACLE WITH INTEGRAL USB CHARGING PORT
IG	ISOLATED GROUNDING TYPE	MW	MICROWAVE RECEPTACLE
EWC	ELECTRIC WATER COOLER	SD	SINK DISPOSAL
WP	WEATHER PROOF - WET-WHILE-IN-USE	DW	DISHWASHER
##A	DESIGNATES AMPERE RATING	REF	REFRIGERATOR
TR	TAMPER RESISTANT	FSD	FIRE SMOKE DAMPER
HD	ELECTRIC HAND DRYER	OH	OVERHEAD DOOR
AV	AV SYSTEM JUNCTION BOX		
CR	CORD REEL WITH RECEPT AS INDICATED		
D	DOOR ACCESS POWER CONNECTION		

TELECOMMUNICATIONS

	DATA OUTLET - WALL MOUNTED
	VOICE (TELEPHONE) OUTLET - WALL MOUNTED
	VOICE/DATA OUTLET - WALL MOUNTED
	CEILING MOUNTED COMMUNICATIONS OUTLET
	FLOOR MOUNTED COMMUNICATIONS OUTLET

TELECOMMUNICATIONS OUTLET MODIFIERS

#	PROVIDE QUANTITY OF RJ45 CONNECTIONS INDICATED BY #. DEFAULT OF (1) RJ-45 CONNECTION.	AV	AV DATA , DEFAULT OF (2) RJ-45 CONNECTIONS, (1) 1" SPARE STUBBED ABOVE CEILING
AC	ABOVE COUNTER	DS	INSTALLED AT DIGITAL SIGNAGE MOUNTING HEIGHT

TV	T.V. OUTLET, PROVIDE TWO RJ45 CONNECTIONS AND ONE COAX (UON)
WAP / WAP	WIRELESS ACCESS POINT, PROVIDE TWO RJ45 CONNECTIONS
	TELECOMMUNICATIONS BACKBOARD
NR	NETWORK RACK

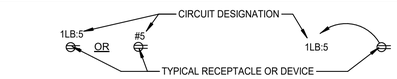
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
FIRE ALARM	
FACP	FIRE ALARM CONTROL PANEL
FAA	FIRE ALARM ANNUNCIATOR PANEL
F	MANUAL PULL STATION
WALL / CEILING	SMOKE DETECTOR
H WALL / H CEILING	THERMAL / HEAT DETECTOR
D	DUCT MOUNTED SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR WITH SOUNDER BASE - DWELLING OCCUPANCY
	SMOKE & CARBON MONOXIDE DETECTOR
S	SMOKE & CARBON MONOXIDE DETECTOR WITH SOUNDER BASE
FS WALL / FS CEILING	FIRE ALARM AUDIO/VISUAL NOTIFICATION APPLIANCE (SPEAKER OR HORN AS APPLICABLE)
F WALL / F CEILING	FIRE ALARM VISUAL NOTIFICATION APPLIANCE (4" SQUARE BOX WITH 2-GANG RING)
FS WALL / FS CEILING	FIRE ALARM VOICE EVAC SPEAKER (4" SQUARE BOX WITH 2-GANG RING)
M	FIRE ALARM MONITOR MODULE
PIV	POST INDICATOR VALVE
	MAGNETIC DOOR HOLDER
FL	SPRINKLER FLOW SWITCH
TS	SPRINKLER TAMPER SWITCH
C	FIRE ALARM CONTROL MODULE
NURSE CALL SYSTEM	
CB	NURSE CALL CODE BLUE STATION
E	NURSE CALL EMERGENCY PUSH BUTTON STATION
D	NURSE CALL DOME LIGHT
DS	NURSE CALL DUTY STATION
SP	NURSE CALL SINGLE PATIENT STATION PILLOW SPEAKER WITH TV CONTROL
EP	NURSE CALL EMERGENCY PULL CORD STATION (PULL CORD TO EXTEND WITHIN 2" A.F.F.)
NCMS	NURSE CALL MASTER STATION
Z	NURSE CALL INTERSECTION ZONE LIGHT
ACCESS CONTROL SYSTEM	
CR / BR	CARD READER / BIOMETRIC READER
ES / EL	
MG	ELECTROMAGNETIC DOOR LOCK
MS	ACCESS CONTROL SYSTEM MOTION SENSOR
DC	DOOR CONTACT
	DOOR ACCESS PUSHBUTTON
DAP	DOOR ACCESS SYSTEM CONTROL PANEL / POWER SUPPLY
INTRUSION DETECTION (BURGLAR ALARM) SYSTEM	
IDP	INTRUSION DETECTION SYSTEM CONTROL PANEL
DC	DOOR OR WINDOW CONTACT
	GLASS BREAK DETECTOR
K	INTRUSION DETECTION SYSTEM KEYPAD
	INTRUSION DETECTION SYSTEM MOTION DETECTOR, CEILING MUONTED
	INTRUSION MOTION DETECTOR/PIR - CEILING CORNER OR WALL MOUNT

ELECTRICAL LEGEND

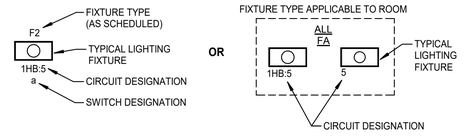
SYMBOL	DESCRIPTION
INTERCOM AND SOUND REINFORCEMENT SYSTEMS	
IC	MAIN INTERCOM EQUIPMENT RACK
$ IC	CALL-IN SWITCH, PUSHBUTTON
IC	INTERCOM TELEPHONE OUTLET
S WALL / SS CEILING	SOUND REINFORCEMENT SYSTEM SPEAKER
P WALL / PS CEILING	INTERCOM/PAGING SYSTEM SPEAKER
V	SOUND SYSTEM SPEAKER VOLUME CONTROL
MIC	MICROPHONE JACK
MISCELLANEOUS	
C	CCTV CAMERA - WALL OR CEILING MOUNTED AS REQUIRED
C WP	CCTV CAMERA - EXTERIOR - WALL OR CEILING MOUNTED AS REQUIRED
ARM / ARR	AREA OF REFUGE MASTER / REMOTE STATION
2WM / 2WR	EMERGENCY 2-WAY COMMUNICATION MASTER / REMOTE STATION
GRA	GENERATOR REMOTE ANNUNCIATOR CONTROL PANEL
G	GENERATOR EMERGENCY SHUTOFF PUSHBUTTON
P	AUTOMATIC DOOR OPENER PUSH PLATE
AD	AUTOMATIC DOOR OPENER POWER SUPPLY
EV	DUAL ELECTRIC VEHICLE CHARGING STATION WITH PEDESTAL
CIRCUITRY	
	HOMERUN TO PANELBOARD, QUANTITY OF ARROWS INDICATES NUMBER OF CIRCUITS.
	CONDUIT RAN ABOVE GRADE/FLOOR CONCEALED IN CEILING OR WALLS
	CONDUIT RAN BELOW GRADE/FLOOR CONCEALED
	CONDUIT RAN ABOVE GRADE/FLOOR EXPOSED
	CONDUIT RAN BELOW FLOOR EXPOSED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	CONDUIT STUB OUT

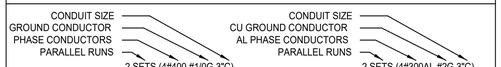
CIRCUIT AND TYPE DESIGNATIONS



WITHOUT WIRING/HOMERUNS SHOWN — WITH WIRING/HOMERUNS SHOWN

1LB:1,3 or 1LB:1,3,5 — MULTIPOLE HOMERUN, CONDUCTORS AS REQUIRED BY EQUIPMENT





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REVISIONS

JOB NUMBER: 24-064
ISSUED: 04/25/2025
ISSUED FOR:
PERMITTING

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ELECTRICAL LEGEND & ABBREVIATIONS

E001

PHASE: PERMIT

GENERAL NOTES - FIRE ALARM

1. CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED FIRE ALARM CONTRACTOR AND/OR MANUFACTURER TO PROVIDE A COMPLETE AND OPERABLE FIRE ALARM SYSTEM APPROVED BY THE AUTHORITY HAVING JURISDICTION UNDER THE BASE BID. CONTRACTOR SHALL BE RESPONSIBLE FOR AND INCLUDE IN BID ALL PLAN REVIEW AND PERMIT FEES, WHICH MAY BE APPLICABLE. COORDINATE WITH FIRE ALARM CONTRACTOR ANY ADDITIONAL DEVICES, OUTLETS OR CONNECTIONS REQUIRED FOR THE FIRE ALARM SYSTEM PRIOR TO BID. CONTRACTOR IS RESPONSIBLE TO ADD ANY ADDITIONAL ITEMS REQUIRED BUT NOT SHOWN ON THE DRAWINGS TO MEET THE AUTHORITY HAVING JURISDICTION REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE COMPLETE SYSTEM WIRING DIAGRAMS INCLUDING BUILDING FLOOR PLANS, SYSTEM COMPONENT SPECIFICATIONS, DEVICE LOCATIONS, ETC. FOR REVIEW AND APPROVAL BY AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR TO INCLUDE THE STATE FIRE MARSHAL'S FIRE ALARM SYSTEM CHECKLIST & FEE SCHEDULE AS PART OF FIRE ALARM SYSTEM SUBMITTAL.
3. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY 120V FEEDS ASSOCIATED WITH THE FIRE ALARM SYSTEM TO DUCT DETECTORS, BOOSTER POWER SUPPLIES, FACP, FIRE DAMPERS, SMOKE DAMPERS ETC. WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT. ELECTRICAL CONTRACTOR TO COORDINATE WITH THE FIRE ALARM AND HVAC CONTRACTORS AND PROVIDE THESE FEEDS IN THE BASE BID.
4. WHERE DUCT DETECTORS ARE REQUIRED IN SUPPLY DUCTS, SHOULD DUCT BE DIVIDED PRIOR TO REACHING SIX STRAIGHT DUCT WIDTH DIMENSIONS, ADDITIONAL DUCT DETECTORS SHALL BE INSTALLED.
5. NFPA 72:10.15 IN AREAS NOT CONTINUOUSLY OCCUPIED, AUTOMATIC SMOKE DETECTION SHALL BE PROVIDED FOR EACH FIRE ALARM CONTROL UNIT, NOTIFICATION APPLIANCE CIRCUIT POWER EXTENDER, AND SUPERVISING STATION TRANSMITTING EQUIPMENT TO PROVIDE NOTIFICATION OF FIRE AT THAT LOCATION.
6. NFPA 72:12.2.4.3 THE INSTALLATION OF ALL WIRING, CABLE, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 70, NATIONAL ELECTRICAL CODE; AND, SPECIFICALLY WITH ARTICLE 760. CABLES SHALL BE PROTECTED AGAINST MECHANICAL INJURY IN ACCORDANCE WITH ARTICLE 760.
7. NFPA 72:17.12.2 WATERFLOW IN SPRINKLER SYSTEMS SHALL BE INDICATED WITHIN 90 SECONDS.
8. NFPA 72:10.7.2 FIRE ALARM SIGNALS SHALL BE DISTINCTIVE IN SOUND FROM OTHER SIGNALS AND THIS SOUND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
9. NFPA 72:10.5.5 CONNECTIONS TO THE LIGHT AND POWER SERVICE SHALL BE ON A DEDICATED BRANCH CIRCUIT(S). THE CIRCUIT(S) AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED. CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED MARKING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT". THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT.
10. NFPA 72:23.4.2 FIRE ALARM CIRCUITS SHALL COMPLY WITH SECTIONS 23.5 THROUGH 23.7.
11. NFPA 72:17.14.4 THE OPERABLE PART OF EACH MANUAL FIRE ALARM BOX SHALL BE NOT LESS THAN 3.5 FT. AND NOT MORE THAN 4 FT. ABOVE FLOOR LEVEL.
12. NFPA 72:17.7.1.11 SMOKE DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER THE CONSTRUCTION CLEANUP OF ALL TRADES IS COMPLETE AND FINAL. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD RESULT WITH NUMEROUS FALSE ALARMS AND UNNECESSARY REPLACEMENT COSTS.
13. NFPA 72:17.7.3.2.1 SIDEWALL MOUNTED SPOT-TYPE DETECTORS SHALL NOT BE LOCATED MORE THAN 12" DOWN FROM THE CEILING TO THE TOP OF THE DETECTOR.
14. LOCATION OF CEILING MOUNTED SMOKE/HEAT DETECTORS SHALL BE FIELD COORDINATED PRIOR TO ROUGH-IN.
    a. THE DETECTOR SHALL BE A MINIMUM OF 2' AWAY FROM LIGHT FIXTURES
    b. NFPA 72:A.17.7.4.1 DETECTORS SHALL NOT BE LOCATED WITHIN 3 FT. OF AN AIR SUPPLY DIFFUSER OR RETURN AIR OPENING.
15. NFPA 72:18.5.4.1 VISUAL NOTIFICATION APPLIANCES SHALL BE MOUNTED SO THAT THE ENTIRE LENS IS AT LEAST 80" AND NOT MORE THAN 96" ABOVE THE FINISHED FLOOR. (MOUNTING IN SLEEPING AREAS SHALL BE IN ACCORDANCE WITH SECTION 18.5.4.6).
16. NFPA 72:18.5.4.3.2 VISIBLE NOTIFICATION DEVICES SHALL FLASH IN SYNCHRONIZATION, WHERE MORE THAN TWO ARE LOCATED WITHIN THE FIELD OF VIEW IN THE SAME ROOM OR ADJACENT SPACE.
17. 101:9.6.3.7 AUDIBLE ALARM INDICATING APPLIANCES SHALL BE EFFECTIVELY HEARD ABOVE THE AVERAGE AMBIENT SOUND LEVEL OCCURRING UNDER NORMAL CONDITIONS OF OCCUPANCY. THE MINIMUM AUDIBLE SOUND LEVEL REQUIRED FOR OCCUPANT NOTIFICATION SHALL BE WITHIN THE MINIMUM AUDIBLE LEVEL REQUIRED BY NFPA 72:7.18.4.3. SEE 72:A.18.4.3 FOR GUIDELINES. ACTUAL AMBIENT SOUND LEVEL MEASUREMENTS SHALL BE USED FOR COMPLIANCE VERIFICATION.
18. WHERE VISUAL NOTIFICATION APPLIANCES OR AUDIBLE/VISUAL NOTIFICATION APPLIANCES ARE LOCATED IN THE CEILING, LOCATE AS CLOSE TO THE CENTER OF THE ROOM AS POSSIBLE. COORDINATE FINAL LOCATION WITH ARCHITECT.
19. NFPA 72:26.6.3.2.1.4 A DIGITAL ALARM COMMUNICATOR TRANSMITTER, WHEN INSTALLED, SHALL BE CONNECTED TO TWO (2) SEPARATE MEANS OF TRANSMISSION AT THE PROTECTED PREMISES.
20. NFPA 72:26.6.3.2.1.3 A DIGITAL ALARM COMMUNICATOR TRANSMITTER SHALL BE CAPABLE OF DISCONNECTING AN OUTGOING OR INCOMING TELEPHONE CALL.
21. NFPA 72:10.5.6 PROVIDE BATTERIES WITH SUFFICIENT CAPACITY TO ACCOMMODATE THE CALCULATED LOADS.
22. NFPA 72:10.18.2.3 THE OWNER'S MANUAL, THE INSTALLATION INSTRUCTIONS AND AS-BUILT RECORD DRAWINGS SHALL BE GIVEN TO THE OWNER UPON FINAL ACCEPTANCE OF THE SYSTEM.
23. ALL WIRING ASSOCIATED WITH FIRE ALARM SYSTEM REGARDLESS OF VOLTAGE SHALL BE RUN IN CONDUIT.
24. SMOKE DETECTORS SHALL NOT BE LOCATED LESS THAN 36 INCHES FROM CEILING PADDLE FAN BLADES.

GENERAL NOTES - COMMUNICATIONS

1. SEE IT SPECIFICATIONS FOR DETAILS OF THE IT INFRASTRUCTURE.
2. WORK TO INCLUDE (BUT NOT BE LIMITED TO) ALL CABLING, TERMINATIONS, TESTING & CERTIFICATION, CABLE TRAY SYSTEM, IT ROOMS, COPPER AND FIBER CABLES.
3. ALL COPPER DATA LINES SHALL BE TERMINATED ON ONE END IN A RJ-45 TYPE RECEPTACLE AS SHOWN ON DRAWINGS AND THE OTHER END SHALL BE IN A RACK-MOUNTED PATCH PANEL LOCATED IN THE NEAREST IT ROOMS. LENGTHS & MATERIALS SHALL ADHERE TO SPECIFICATIONS. DATA CABLING SHALL BE CAT6A TYPE. IN NO CASE SHALL ANY DATA CABLE LENGTH FROM PATCH PANEL TO RJ45 RECEPTACLE EXCEED 295 FEET.
4. ALL FIBER CABLING SHALL RUN FROM THE COMMUNICATIONS DEMARC ROOM TO THE RACK(S) INDICATED ON DRAWINGS AND SHALL BE PROPERLY TERMINATED IN FIBER PATCH PANELS ON BOTH ENDS. ALL MATERIALS SHALL ADHERE TO SPECIFICATIONS.
5. ALL PATCH PANELS & RACKS SHALL HAVE ENOUGH CAPACITY TO ALLOW FOR 50% FACTOR.
6. RACKS & CABLE TRAY SYSTEMS SHALL BE MOUNTED IN ALL IT ROOMS AS SHOWN ON PLANS.
7. ALL CABLES TO BE CONDUIT TO ABOVE ACCESSIBLE CEILINGS THEN SUPPORTED VIA J-HOOKS TO NEAREST CABLE TRAY OR TELECOMM ROOM. ALL CABLE TRAYS TO BE LOCATED ABOVE ACCESSIBLE CEILING WITH MAXIMUM OF 10' DISTANCE BETWEEN ACCESS POINTS. COORDINATE WITH ARCHITECT AND REFLECTED CEILING PLANS. PROVIDE CONDUIT SLEEVES THROUGH RATED PARTITIONS.
8. MINIMUM CONDUIT SIZE SHALL BE AS FOLLOWS:
    a. FOR 8 CABLES, USE 1-1/4" CONDUIT.
    b. FOR 4 CABLES, USE 1" CONDUIT.
    c. FOR 1-2 CABLES, USE 3/4" CONDUIT.
9. ALL WIRELESS ACCESS POINT TERMINATIONS TO BE INSTALLED ABOVE CEILING WHERE POSSIBLE. COORDINATE WITH OWNER/ARCHITECT.
10. ALL WIRELESS ACCESS POINTS (WAP'S) AND CAMERA LOCATIONS TO BE POWER OVER ETHERNET (POE).

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMP/SOURCE WATTS	LAMP/SOURCE TYPE
F1	LSI	VALS-12L-5QW-40K8	DUAL LOW-PROFILE LED AREA/SITE LIGHT FIXTURES MOUNTED ON 180 DEGREES OPPOSITE ON 25FT POLE	POLE	148W	LED
F2	LSI	VALS-12L-3W-40K8-IS	SINGLE HEAD LOW-PROFILE LED FLOOD LIGHT ON 25 FT POLE	POLE	74W	LED
F3	LSI	VALS-12L-5QW-40K8	TRIPLE HEAD LOW PROFILE LED FLOOD LIGHT ON 25 FT POLE	POLE	353W	LED
F4	SPECTRUM LIGHTING	CO31OUDXT7LND7LND30KEX/WL/WM3/MB	ROUND CYLINDER WALL SCONCE	WALL	12.4W	LED
F5	LSI	GSR-UD-6L-UNV-40K7-BLK	WEATHERPROOF UP/DOWN RADIUS/HALF ROUND GEOMETRIC SCONCE	WALL	40W	<varies>
F6	GREEN CREATIVE	MFR6/9CCT5S/DUALDIM/EXT WITH 8EMINVERTER	6" RECESSED CANLESS LIGHT WITH EMERGENCY LED INVERTER	CEILING RECESSED	10 W	LED,
FA	GREEN CREATIVE	MFR6/9CCT5S/DUALDIM/EXT	6" RECESSED CANLESS LIGHT	CEILING RECESSED	10 W	LED
FB	GREEN CREATIVE	MFR6/9CCT5S/DUALDIM/EXT	6" RECESSED CANLESS LIGHT	CEILING RECESSED	10 W	LED,
FC	HINKLEY	HALSTEAD 52883CM	LED VANITY LIGHT	WALL	10W	LED,
FD	HINKLEY	OASIS 901652FBN-NWA	CEILING FAN WITH LIGHT KIT	CEILING SURFACE	16W	N/A
FE	TBD	TBD	ADA COMPLIANCE ARCHITECTURAL WALL SCONCE	WALL	15W	LED
FF	GLOBALUX	LNS-4-26-MVD-830/40/50	4' LED STRIP	SURFACE	40 W	LED
FFX	GLOBALUX	LNS-4-26-MVD-830/40/50 EML16 EMB310	FF WITH EMERGENCY BATTERY BACKUP	SURFACE	40 W	LED
FFXO	GLOBALUX	LNS-4-26-MVD-830/40/50 EML16 OS EMB310	FFX WITH INTEGRATED OCCUPANCY SENSOR	SURFACE	40 W	LED
FG	TBD	TBD	CHANDELIER WITH LED BULBS	CEILING SURFACE	50W	LED
X1	ISOLITE	RL-RM-R-U-WH-MTEB-SD	THERMOPLASTIC EXIT SIGN, NUMBER OF FACES AND DIRECTIONAL ARROWS AS PER DRAWINGS OR AS REQUIRED, UNIVERSAL MOUNTING, SELF-POWERED, RED LETTERING	UNIVERSAL	5W	LED
X2	ISOLITE	RL2LED-2-WH-MBC	DUAL ADJUSTABLE HEAD LED EMERGENCY LIGHT, WALL MOUNTED	UNIVERSAL		LED

LIGHTING FIXTURE SCHEDULE NOTES

A. COLOR TEMPERATURE OF ALL INTERIOR LIGHT FIXTURES SHALL BE 4000K AND HAVE 80+ CRI UNLESS INDICATED OTHERWISE.
B COLOR TEMPERATURE OF ALL EXTERIOR LIGHT FIXTURES SHALL BE 4000K, AND HAVE 70+ CRI UNLESS INDICATED OTHERWISE.
C. ARCHITECT TO VERIFY ALL FINISHES.
D. ALL BALLASTS, DRIVERS, AND POWER SUPPLIES SHALL BE 120 VOLT UNLESS NOTED OTHERWISE.
E. PROVIDE ALL MOUNTING HARDWARE AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
F. VERIFY LOCATIONS AND MOUNTING HEIGHTS OF WALL MOUNTED AND SUSPENDED FIXTURES WITH ARCHITECTURAL PLANS, SECTION, AND ELEVATIONS PRIOR TO ROUGH-IN.

FEEDER SCHEDULE

TYPE THHN/THWN INSULATION COPPER CONDUCTOR AMPACITY BASED ON (75°TEMPERTURE RATING) IN RIGID CONDUIT
DRY INTERIOR LOCATIONS: EMT WITH STEEL SET SCREW FITTINGS
WET EXTERIOR LOCATIONS: RGS WITH CAST FITTINGS
UNDERGROUND INSTALLATION: SCHEDULE 40 PVC
FEEDER DESIGNATION (___1/2 N) DENOTES HALF SIZE NEUTRAL

CIRCUIT BREAKER	FEEDER DESIG.	1 PHASE PLUS NEUTRAL, GROUND CONDUCTORS AND CONDUIT SIZE	FEEDER DESIG.	3 PHASE PLUS NEUTRAL, GROUND CONDUCTORS AND CONDUIT SIZE
20	20	3-#12 AWG AND 1-#12 AWG GRD. IN A 1/2" C.	20N	4-#12 AWG AND 1-#12 AWG GRD. IN A 1/2" C.
30	30	3-#10 AWG AND 1-#10 AWG GRD. IN A 3/4" C.	30N	4-#10 AWG AND 1-#10 AWG GRD. IN A 3/4" C.
50	50	3-#8 AWG AND 1-#10 AWG GRD. IN A 3/4" C.	50N	4-#8 AWG AND 1-#10 AWG GRD. IN A 3/4" C.
60	65	3-#6 AWG AND 1-#8 AWG GRD. IN A 1" C.	65N	4-#6 AWG AND 1-#8 AWG GRD. IN A 1" C.
70/80	85	3-#4 AWG AND 1-#8 AWG GRD. IN A 1 1/4" C.	85N	4-#4 AWG AND 1-#8 AWG GRD. IN A 1 1/4" C.
90/110	100	3-#3 AWG AND 1-#8 AWG GRD. IN A 1 1/4" C.	100N	4-#3 AWG AND 1-#8 AWG GRD. IN A 1 1/4" C.
110	115	3-#2 AWG AND 1-#6 AWG GRD. IN A 1 1/4" C.	115N	4-#2 AWG AND 1-#6 AWG GRD. IN A 1 1/4" C.
125/130	130	3-#1 AWG AND 1-#6 AWG GRD. IN A 1 1/2" C.	130N	4-#1 AWG AND 1-#6 AWG GRD. IN A 1 1/2" C.
150	150	3-#1/0 AWG AND 1-#6 AWG GRD. IN A 1 1/2" C.	150N	4-#1/0 AWG AND 1-#6 AWG GRD. IN A 2" C.
175	175	3-#2/0 AWG AND 1-#6 AWG GRD. IN A 2" C.	175N	4-#2/0 AWG AND 1-#6 AWG GRD. IN A 2" C.
200	200	3-#3/0 AWG AND 1-#6 AWG GRD. IN A 2" C.	200N	4-#3/0 AWG AND 1-#6 AWG GRD. IN A 2" C.
225	230	3-#4/0 AWG AND 1-#4 AWG GRD. IN A 2" C.	230N	4-#4/0 AWG AND 1-#4 AWG GRD. IN A 2 1/2" C.
250	255	3-#250 MCM AND 1-#4 AWG GRD. IN A 2 1/2" C.	255N	4-#250 MCM AND 1-#4 AWG GRD. IN A 2 1/2" C.
250/300	285	3-#300 MCM AND 1-#4 AWG GRD. IN A 2 1/2" C.	285N	4-#300 MCM AND 1-#4 AWG GRD. IN A 3" C.
300	310	3-#350 MCM AND 1-#4 AWG GRD. IN A 3" C.	310N	4-#350 MCM AND 1-#4 AWG GRD. IN A 3" C.
300/350	335	3-#400 MCM AND 1-#3 AWG GRD. IN A 3" C.	335N	4-#400 MCM AND 1-#3 AWG GRD. IN A 3" C.
350/400	380	3-#500 MCM AND 1-#3 AWG GRD. IN A 3 1/2" C.	380N	4-#500 MCM AND 1-#3 AWG GRD. IN A 3 1/2" C.
400	400	2 SETS(3-#3/0 AWG AND 1-#3 AWG GRD. IN A 2" C.)	400N	2 SETS(4-#3/0 AWG AND 1-#3 AWG GRD. IN A 2" C.)
400/450	420	3-#600 MCM AND 1-#2 AWG GRD. IN A 4" C.	420N	4-#600 MCM AND 1-#2 AWG GRD. IN A 4" C.
450/500	460	2 SETS(3-#4/0 AWG AND 1-#2 AWG GRD. IN A 2" C.)	460N	2 SETS(4-#4/0 AWG AND 1-#2 AWG GRD. IN A 2 1/2" C.)
500	510	2 SETS(3-#250 MCM AND 1-#2 AWG GRD. IN A 2 1/2" C.)	510N	2 SETS(4-#250 MCM AND 1-#2 AWG GRD. IN A 2 1/2" C.)
600	570	2 SETS(3-#300 AWG AND 1-#1 AWG GRD. IN A 2 1/2" C.)	570N	2 SETS(4-#300 AWG AND 1-#1 AWG GRD. IN A 2 1/2" C.)
600/700	620	2 SETS(3-#350 MCM AND 1-#1/0 GRD. IN A 3" C.)	620N	2 SETS(4-#350 MCM AND 1-#1/0 GRD. IN A 3" C.)
700/800	760	2 SETS(3-#500 MCM AND 1-#1/0 AWG GRD. IN A 3 1/2" C.)	760N	2 SETS(4-#500 MCM AND 1-#1/0 AWG GRD. IN A 3 1/2" C.)
800	840	2 SETS(3-#600 MCM AND 1-#1/0 AWG GRD. IN A 4" C.)	840N	2 SETS(4-#600 MCM AND 1-#1/0 AWG GRD. IN A 4" C.)
800	855	3 SETS(3-#300 MCM AND 1-#1/0 AWG GRD. IN A 2 1/2" C.)	855N	3 SETS(4-#300 MCM AND 1-#1/0 AWG GRD. IN A 2 1/2" C.)
1000	1005	3 SETS(3-#400 MCM AND 1-#2/0 AWG GRD. IN A 3" C.)	1005N	3 SETS(4-#400 MCM AND 1-#2/0 AWG GRD. IN A 3" C.)
1200	1240	4 SETS(3-#350 MCM AND 1-#3/0 AWG GRD. IN A 3" C.)	1240N	4 SETS(4-#350 MCM AND 1-#3/0 AWG GRD. IN A 3" C.)
1600	1650	5 SETS(3-#400 MCM AND 1-#4/0 AWG GRD. IN A 3" C.)	1650N	5 SETS(4-#400 MCM AND 1-#4/0 AWG GRD. IN A 3" C.)
2000	2010	6 SETS(3-#400 MCM AND 1-#250 MCM GRD. IN A 3" C.)	2010N	6 SETS(4-#400 MCM AND 1-#250 MCM GRD. IN A 3" C.)

LIGHTING CONTROLS SEQUENCE OF OPERATION

CORRIDORS	CEILING AND/OR WALL-MOUNTED MOTION SENSORS SHALL BE PROVIDED FOR AUTOMATIC OCCUPANCY DIMMING. LIGHTING SHALL BE CONFIGURED TO DIM TO 50% LIGHT OUTPUT WHEN UNOCCUPIED FOR 20 MINUTES. WHEN OCCUPANCY IS DETECTED, LIGHTING SHALL RAMP UP TO FULL BRIGHTNESS. LIGHTING SHALL AUTOMATICALLY TURN ON/OFF AT TIMES DIRECTED BY OWNER VIA BUILDING LIGHTING CONTROL SYSTEM COMPUTERIZED SCHEDULING FEATURE.
LARGE LOBBIES	DAYLIGHT-RESPONSIVE DIMMING SHALL BE EMPLOYED IN ROOMS/AREAS WITH WINDOWS. PHOTO SENSORS SHALL BE PROVIDED TO DETECT OVERALL ILLUMINATION LEVEL IN THE SPACE AND AUTOMATICALLY ADJUST THE LIGHT OUTPUT OF THE FIXTURES TO MAINTAIN THE PRESET LEVEL. LIGHTING SHALL AUTOMATICALLY TURN ON/OFF AT TIMES DIRECTED BY OWNER VIA BUILDING LIGHTING CONTROL SYSTEM COMPUTERIZED SCHEDULING FEATURE.
SINGLE OFFICES	LIGHTING SHALL HAVE MANUAL ON, AUTO OFF OPERATION. LOW-VOLTAGE BUTTON SWITCH WITH PRESET AND RAISE/LOWER ROCKER FOR DIMMING CONTROL. CEILING MOUNT MOTION SENSOR SHALL BE PROVIDED TO AUTOMATICALLY TURN OFF LIGHTING AFTER 20 MINUTES OF VACANCY.
CONFERENCE AND MEETING ROOMS	LIGHTING SHALL HAVE MANUAL ON, AUTO OFF OPERATION. LOW-VOLTAGE PRESET BUTTON SWITCH FOR CONTROL OF MULTIPLE ZONES (TWO MINIMUM) WITH RAISE/LOWER ROCKER FOR DIMMING CONTROL. CEILING MOUNT MOTION SENSOR SHALL BE PROVIDED TO AUTOMATICALLY TURN OFF LIGHTING AFTER 20 MINUTES OF VACANCY. DAYLIGHT-RESPONSIVE DIMMING SHALL BE EMPLOYED IN ROOMS/AREAS WITH WINDOWS. PHOTO SENSORS SHALL BE PROVIDED TO DETECT OVERALL ILLUMINATION LEVEL IN THE SPACE AND AUTOMATICALLY ADJUST THE LIGHT OUTPUT OF THE FIXTURES TO MAINTAIN THE PRESET LEVEL.
WORKROOMS, TEAM ROOMS, TEST ROOMS, AND OPEN OFFICES	LIGHTING SHALL HAVE AUTO ON-OFF OPERATION. LOW-VOLTAGE BUTTON SWITCH WITH PRESET AND RAISE/LOWER ROCKER FOR DIMMING CONTROL. CEILING MOUNTED MOTION SENSOR(S) SHALL BE PROVIDED TO AUTOMATICALLY TURN ON LIGHTING UPON SENSING OCCUPANCY AND TURN OFF LIGHTING AFTER 20 MINUTES OF VACANCY.
EXAM ROOMS	LIGHTING SHALL HAVE AUTO ON-OFF OPERATION. LOW-VOLTAGE TWO-BUTTON SWITCH PROVIDED AT ENTRANCE FOR MANUAL ON/OFF CONTROL. CEILING MOUNTED MOTION SENSOR(S) SHALL BE PROVIDED TO AUTOMATICALLY TURN ON LIGHTING UPON SENSING OCCUPANCY AND TURN OFF LIGHTING AFTER 20 MINUTES OF VACANCY.
LARGE RESTROOMS	LIGHTING SHALL HAVE AUTO ON-OFF OPERATION. CEILING MOUNTED MOTION SENSOR(S) SHALL BE PROVIDED TO AUTOMATICALLY TURN ON LIGHTING UPON SENSING OCCUPANCY AND TURN OFF LIGHTING AFTER 20 MINUTES OF VACANCY. TWO BUTTON DIGITAL SWITCH BE PROVIDED AT ALL ENTRANCE DOORS TO ALLOW FOR TEMPORARY OVERRIDE OF AUTOMATIC LIGHTING CONTROLS.
SMALL SERVICE, SUPPORT, UTILITY, AND STORAGE AREAS	LINE-VOLTAGE WALL MOTION SENSOR SWITCH WITH OVERRIDE BUTTON. MOTION SENSOR SHALL BE CONFIGURED FOR AUTOMATIC ON-OFF OPERATION OF LIGHTS.

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ELECTRICAL NOTES

E002

PHASE: PERMIT

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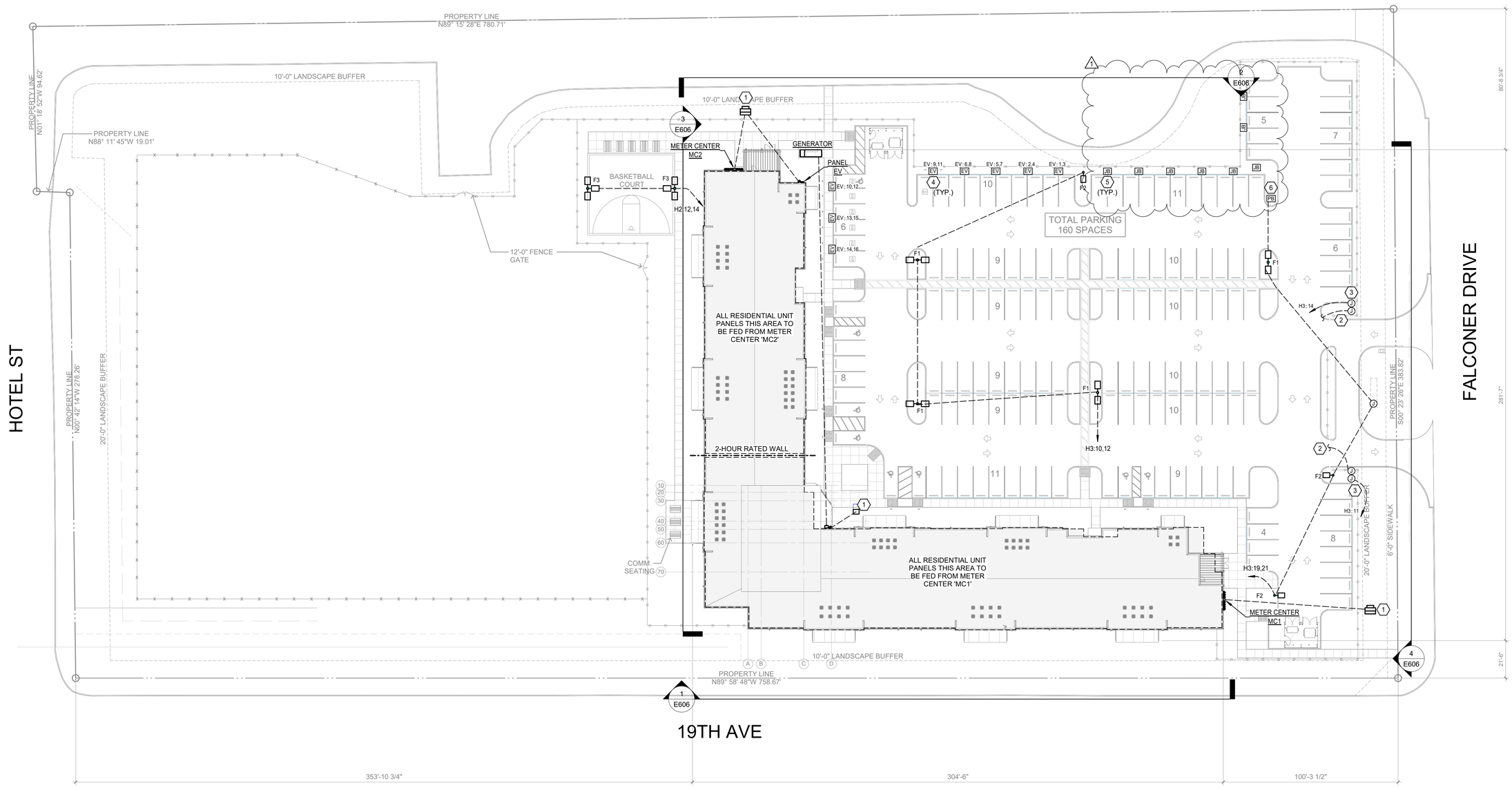
SHEET GENERAL NOTES

A. CONTRACTOR TO COORDINATE ALL UTILITY SERVICE REQUIREMENTS WITH OWNER AND LOCAL UTILITY SERVICE PROVIDER FOR ALL UTILTIES REQUIRED BY OWNER OR TENANT (ELECTRICAL, PHONE, CABLE, DATA, ETC.) AND PROVIDE A FULL INSTALL INCLUDING CONDUIT, DEMARK POINTS, JUNCTION BOXES, ETC. IN ACCORDANCE WITH RESPECTIVE UTILITY'S REQUIREMENTS.

B. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

SHEET REFERENCE NOTES

1. PROPOSED UTILTIY TRANSFORMER LOCATION. COORDINATE EXACT LOCATION, CONCRETE PAD, AND OTHER INSTALLATION REQUIREMENTS WITH UTILITY COMPANY.
2. 1" CONDUIT (MIN.) WITH DATA WIRING AS REQUIRED TO IT LOCATION IN MAINTENANCE ROOM.
3. PROVIDE POWER AND DATA CONNECTIONS AS REQUIRED FOR SECURITY GATE.
4. PROVIDE NEW DUAL EV CHARGER WITH PEDESTAL EQUAL TO CLIPPER CREEK HCS-D50R-C29-L25-268. FEED WITH 2-#8CU.,1-#10G., IN 3/4" CONDUIT.
5. PROVIDE IN-GROUND PULL WITH 1" CONDUIT AND PULL STRING BACK TO PANEL EV FOR FUTURE EV CHARGERS.
6. EXTEND SITE LIGHTING CIRCUIT TO IN-GROUND PULLBOX FOR FUTURE PARKING LOT LIGHTING.



N

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

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ELECTRICAL SITE PLAN

E100

PHASE: PERMIT

SHEET GENERAL NOTES

A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

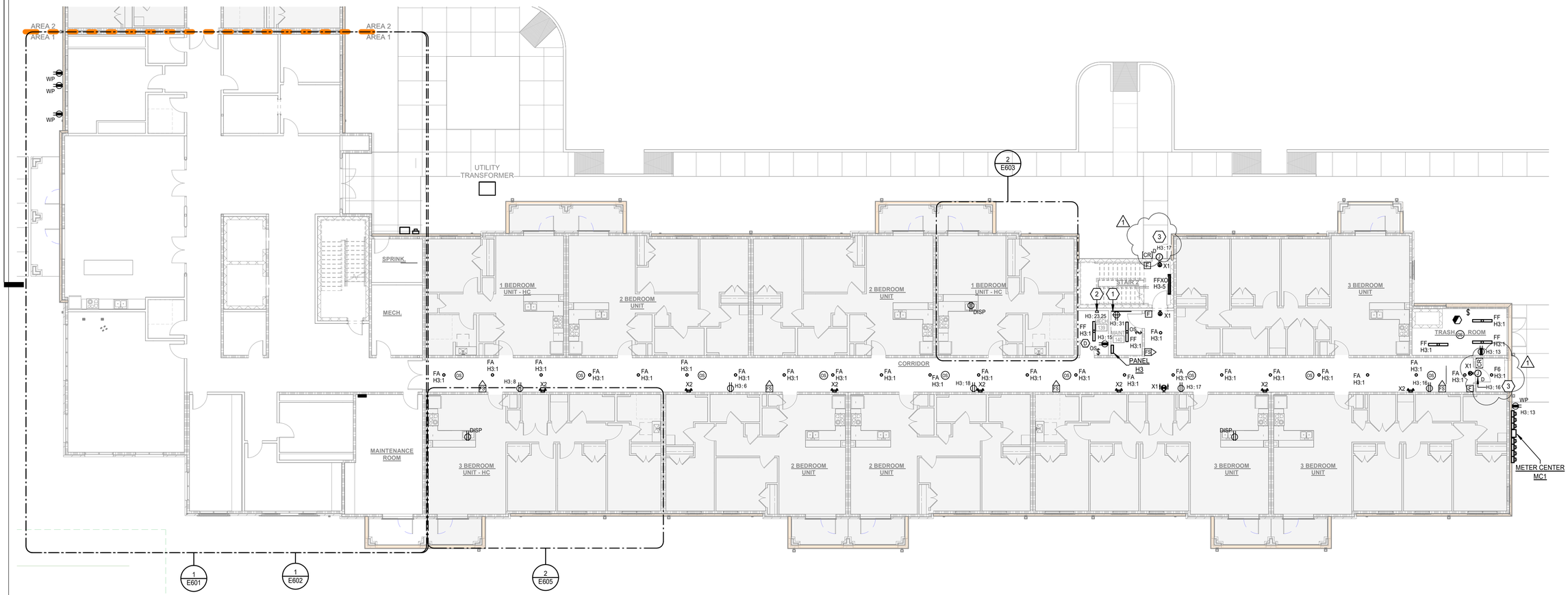
B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

(#) SHEET REFERENCE NOTES

1 PROVIDE AC-GRADE OR BETTER PLYWOOD, 8 FT HIGH WITH A MINIMUM THICKNESS OF 0.75 IN. ON WALL(S) AS SHOWN. SHALL BE FINISHED ON ALL SIDES WITH AT LEAST TWO COATS OF FIRE-RESISTANT PAINT.

2 PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.

3 J-BOX AND 120V POWER CIRCUIT FOR ACCESS CONTROL SYSTEM DOOR CONTROLLER. COORDINATE ROUGH-IN AND CONNECTION REQUIREMENTS WITH DIVISION 8.



1 1ST FLOOR ELECTRICAL PLAN - AREA 1
3/32" = 1'-0"

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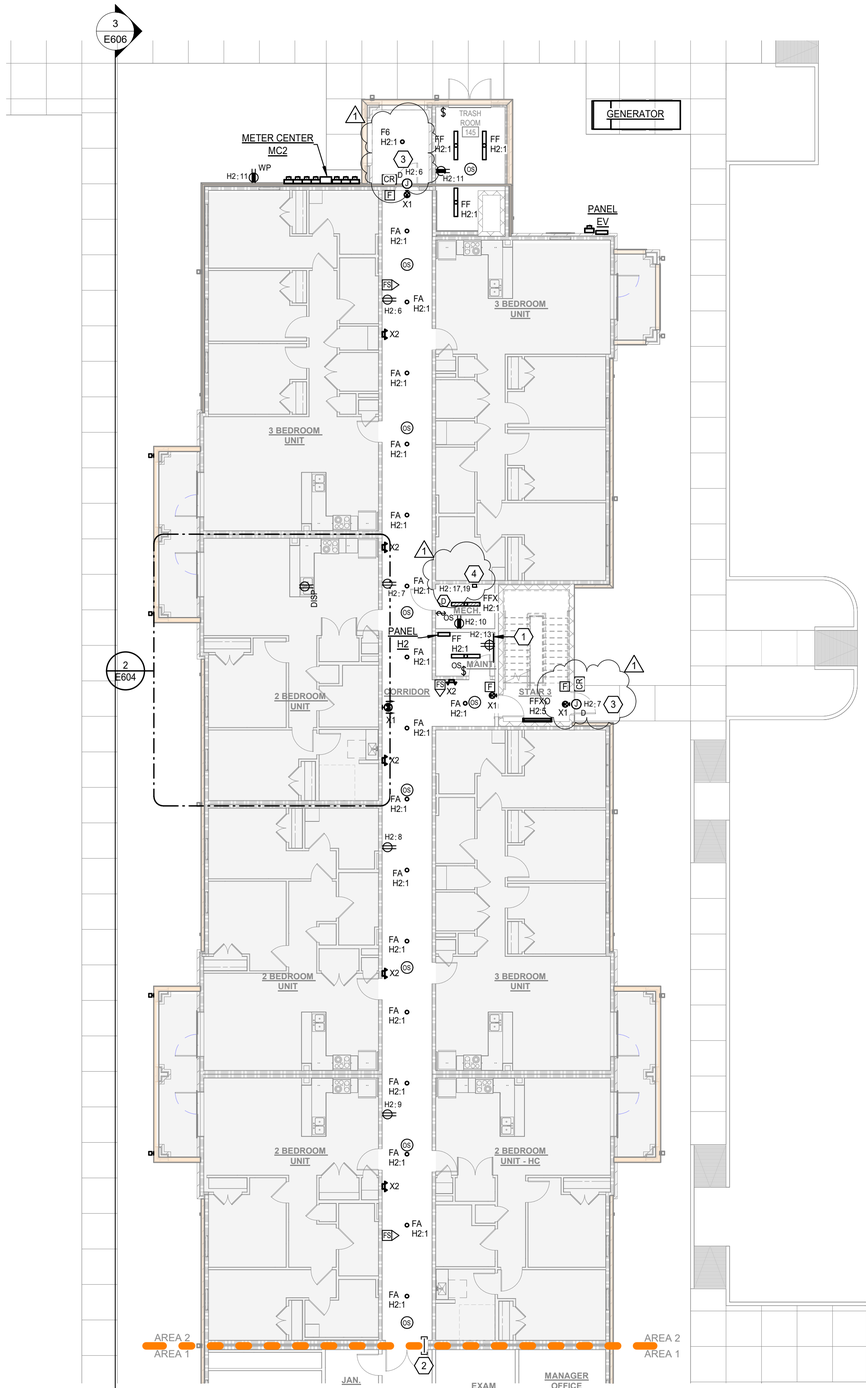
1ST FLOOR ELECTRICAL PLAN - AREA 1

E101

PHASE: PERMIT



1 1ST FLOOR ELECTRICAL PLAN - AREA 2
3/32" = 1'-0"

SHEET GENERAL NOTES

A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

C. ALL LIGHTING ON FIRST FLOOR IN AREA 2 TO BE CIRCUITED TO H2:1.

SHEET REFERENCE NOTES

1. PROVIDE AC-GRADE OR BETTER PLYWOOD, 8 FT HIGH WITH A MINIMUM THICKNESS OF 0.75 IN. ON WALL(S) AS SHOWN. SHALL BE FINISHED ON ALL SIDES WITH AT LEAST TWO COATS OF FIRE-RESISTANT PAINT.
2. PROVIDE EZ-PATH FIRE RATED PATHWAY SYSTEM FOR FIRE ALARM CABLING. SEE DETAIL.
3. J-BOX AND 120V POWER CIRCUIT FOR ACCESS CONTROL SYSTEM DOOR CONTROLLER. COORDINATE ROUGH-IN AND CONNECTION REQUIREMENTS WITH DIVISION 8.
4. PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.

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1ST FLOOR ELECTRICAL PLAN - AREA 2

E102

PHASE: PERMIT

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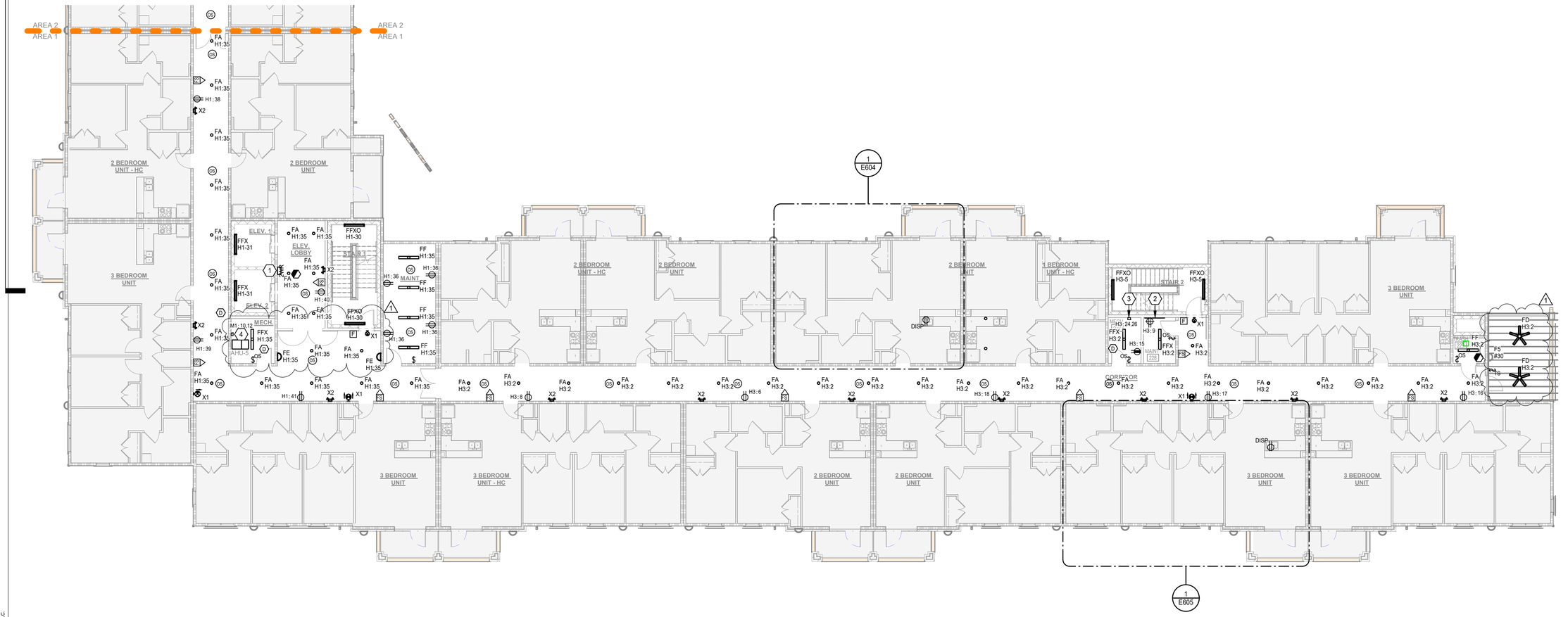
SHEET GENERAL NOTES

A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

SHEET REFERENCE NOTES

1. TWO-WAY COMMUNICATION REMOTE STATION. REFER TO DETAIL.
2. PROVIDE AC-GRADE OR BETTER PLYWOOD, 8 FT HIGH WITH A MINIMUM THICKNESS OF 0.75 IN. ON WALL(S) AS SHOWN. SHALL BE FINISHED ON ALL SIDES WITH AT LEAST TWO COATS OF FIRE-RESISTANT PAINT.
3. PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.
4. PROVIDE 208V, 30A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 30A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.



1 2ND FLOOR ELECTRICAL PLAN - AREA 1
3/32" = 1'-0"

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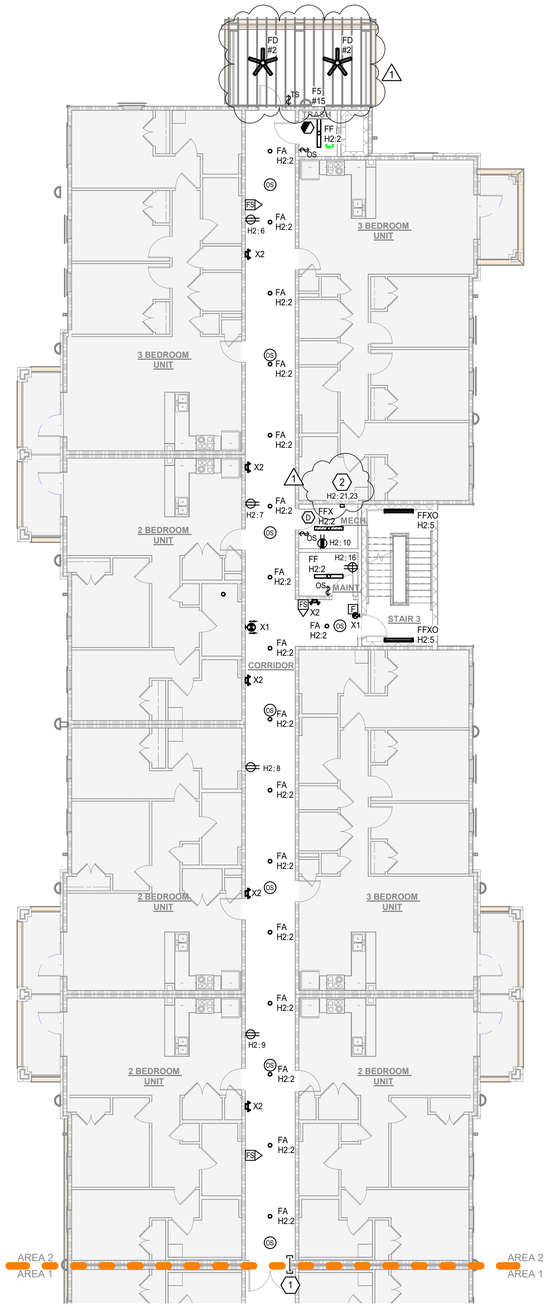
2ND FLOOR ELECTRICAL PLAN - AREA 1

E201

PHASE: PERMIT

3
E606



1 2ND FLOOR ELECTRICAL PLAN - AREA 2
3/32" = 1'-0"

SHEET GENERAL NOTES

A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

C. ALL LIGHTING ON FIRST FLOOR IN AREA 2 TO BE CIRCUITED TO H2:2.

SHEET REFERENCE NOTES

1 PROVIDE EZ-PATH FIRE RATED PATHWAY SYSTEM FOR FIRE ALARM CABLING. SEE DETAIL.

2 PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.

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2ND FLOOR ELECTRICAL PLAN - AREA 2

E202

PHASE: PERMIT

SHEET GENERAL NOTES

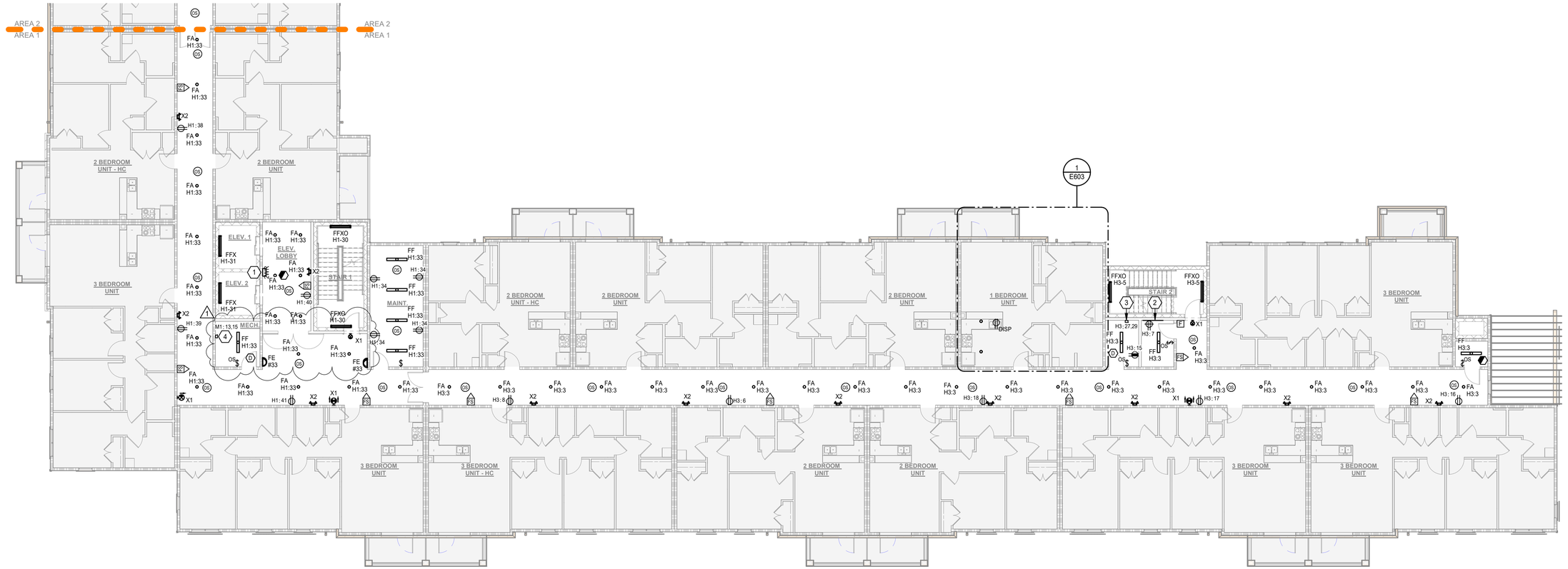
A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

C. ALL LIGHTING ON FIRST FLOOR IN AREA 2 TO BE CIRCUITED TO H3:3.

SHEET REFERENCE NOTES

1. TWO-WAY COMMUNICATION REMOTE STATION. REFER TO DETAIL.
2. PROVIDE AC-GRADE OR BETTER PLYWOOD, 8 FT HIGH WITH A MINIMUM THICKNESS OF 0.75 IN. ON WALL(S) AS SHOWN. SHALL BE FINISHED ON ALL SIDES WITH AT LEAST TWO COATS OF FIRE-RESISTANT PAINT.
3. PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.
4. PROVIDE 208V, 30A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 30A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.



1 3RD FLOOR ELECTRICAL PLAN - AREA 1
3/32" = 1'-0"

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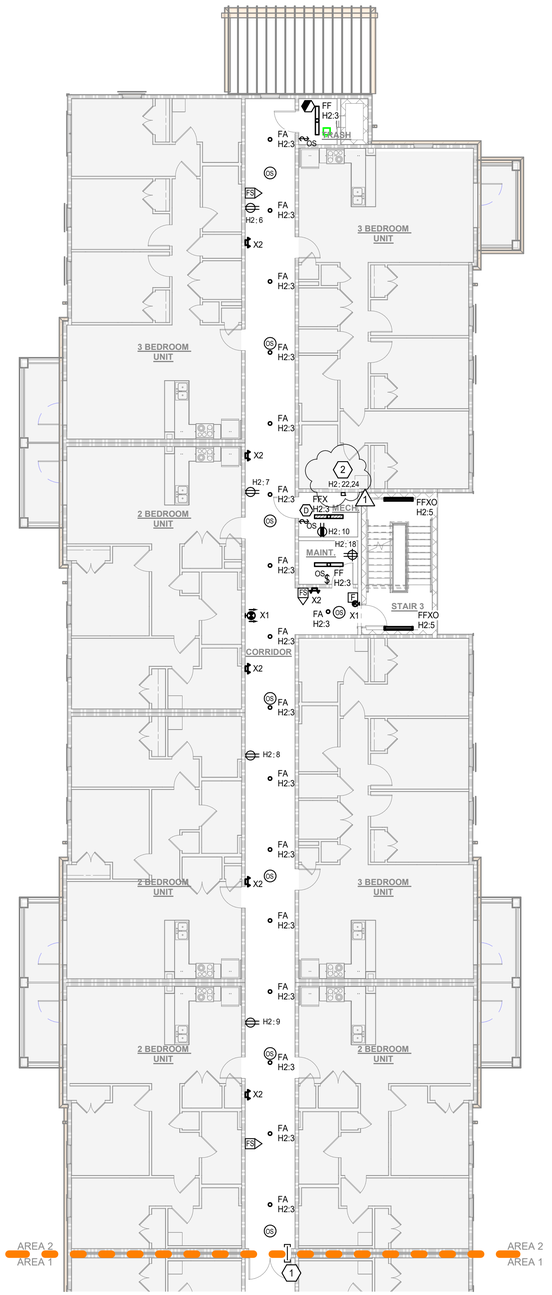
3RD FLOOR ELECTRICAL PLAN - AREA 1

E301

PHASE: PERMIT

3
E606



1 3RD FLOOR ELECTRICAL PLAN - AREA 2
3/32" = 1'-0"

SHEET GENERAL NOTES

A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

C. ALL LIGHTING ON FIRST FLOOR IN AREA 2 TO BE CIRCUITED TO H2:3.

SHEET REFERENCE NOTES

1 PROVIDE EZ-PATH FIRE RATED PATHWAY SYSTEM FOR FIRE ALARM CABLING. SEE DETAIL 1/E601.

2 PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.

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Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

3RD FLOOR ELECTRICAL PLAN - AREA 2

E302

PHASE: PERMIT

SHEET GENERAL NOTES

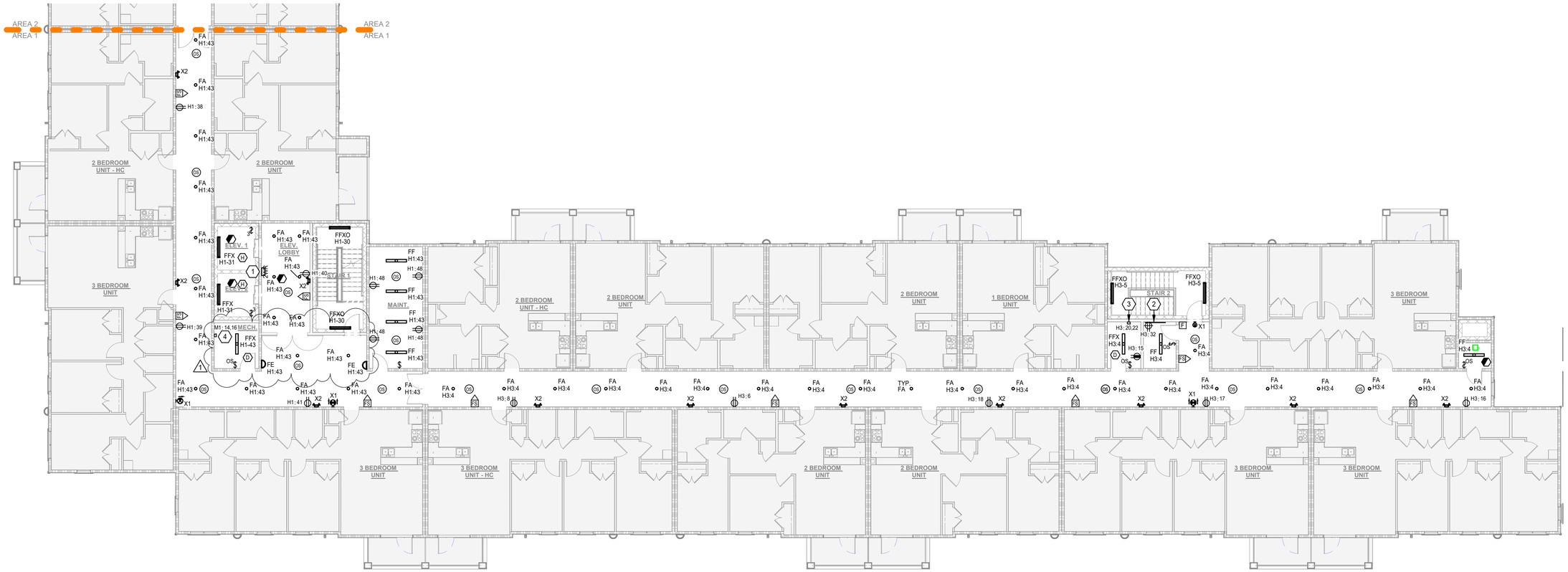
A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

C. ALL LIGHTING ON FIRST FLOOR IN AREA 2 TO BE CIRCUITED TO H3:4.

SHEET REFERENCE NOTES

1. TWO-WAY COMMUNICATION REMOTE STATION. REFER TO DETAIL.
2. PROVIDE AC-GRADE OR BETTER PLYWOOD, 8 FT HIGH WITH A MINIMUM THICKNESS OF 0.75 IN. ON WALL(S) AS SHOWN. SHALL BE FINISHED ON ALL SIDES WITH AT LEAST TWO COATS OF FIRE-RESISTANT PAINT.
3. PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.
4. PROVIDE 208V, 30A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 30A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.



1 4TH FLOOR ELECTRICAL PLAN - AREA 1
3/32" = 1'-0"

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Drawn By: MR Checked By: JL

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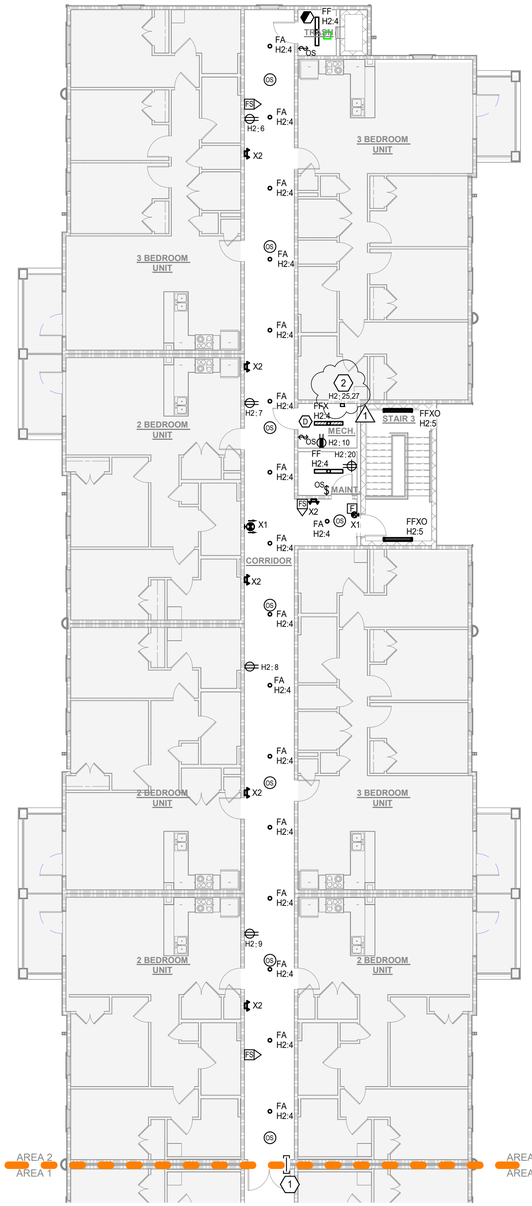
4TH FLOOR ELECTRICAL PLAN - AREA 1

E401

PHASE: PERMIT

3
E606



1 4TH FLOOR ELECTRICAL PLAN - AREA 2

3/32" = 1'-0"

SHEET GENERAL NOTES

A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

C. ALL LIGHTING ON FIRST FLOOR IN AREA 2 TO BE CIRCUITED TO H2:4.

SHEET REFERENCE NOTES

1 PROVIDE EZ-PATH FIRE RATED PATHWAY SYSTEM FOR FIRE ALARM CABLING. SEE DETAIL.

2 PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.

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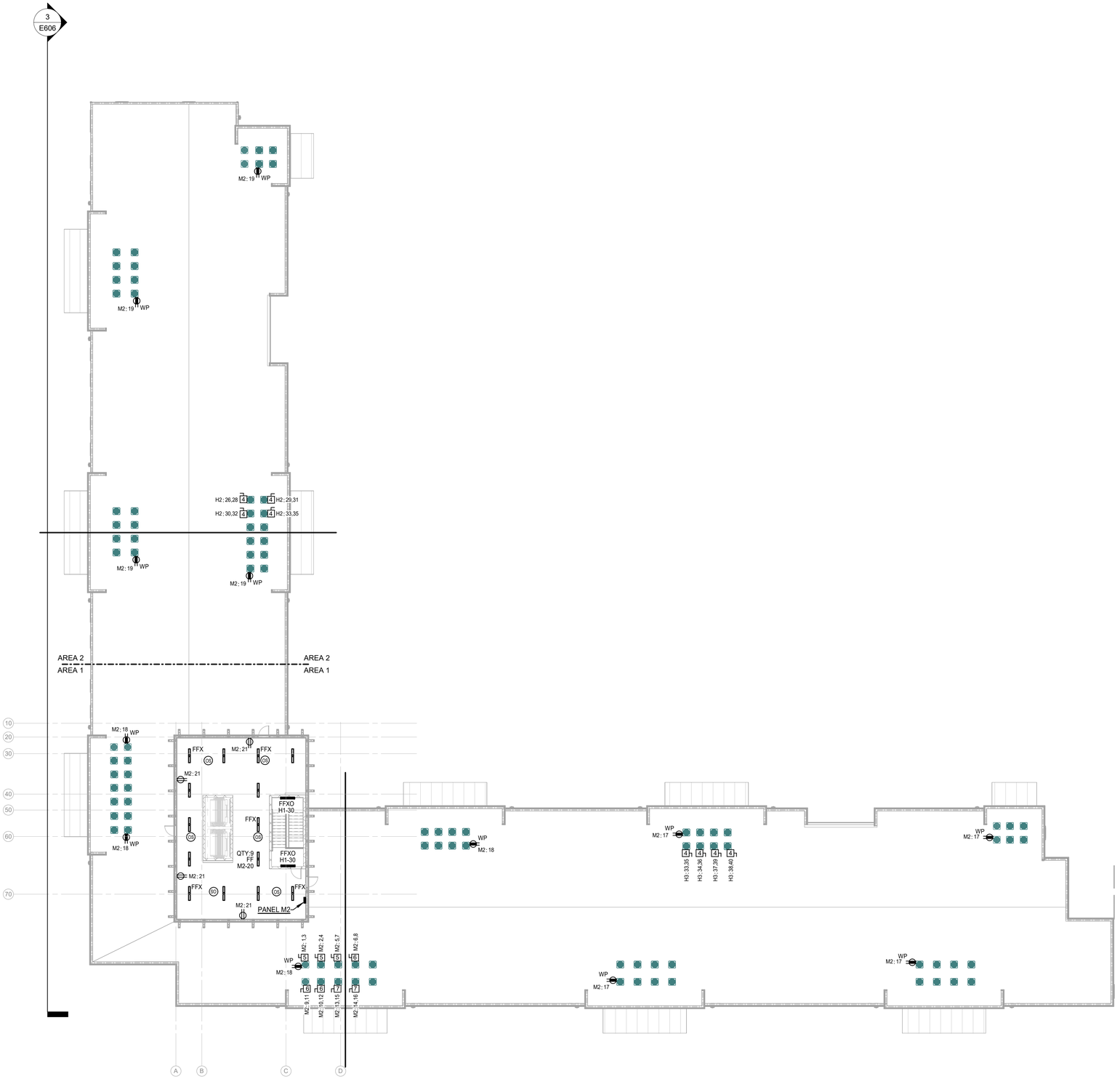
4TH FLOOR ELECTRICAL PLAN - AREA 2

E402

PHASE: PERMIT



1 OVERALL ROOF ELECTRICAL PLAN

1/16" = 1'-0"

SHEET GENERAL NOTES

A. A 125VAC, 15- OR 20 AMPERE RATED RECEPTACLE IS TO BE LOCATED WITHIN 25' OF HVAC EQUIPMENT AT SAME LEVEL AS PER NEC. RECEPTACLE TO BE GFCI PROTECTED AND INSTALLED A WEATHERPROOF ENCLOSURE WITH 'WHILE-IN-USE' COVER.

B. SEE TYPICAL APARTMENT ELECTRICAL PLANS FOR HVAC CONDENSING UNIT CIRCUIT INFORMATION.

C. SEE MECHANICAL PLANS FOR CONDENSING UNIT TAGS. CONFIRM LOCATIONS PRIOR TO ROUGH-IN.

D. CU-4 DISCONNECTS TO BE 208V, 1-PH, 30A, NEMA 3R FUSED AT 25A. SEE PANEL SCHEDULE FOR FEEDER SIZES.

E. CU-5 DISCONNECTS TO BE 208V, 1-PH, 30A, NEMA 3R FUSED AT 20A. SEE PANEL SCHEDULE FOR FEEDER SIZES.

F. CU-6 AND CU-7 DISCONNECTS TO BE 208V, 1-PH, 30A, NEMA 3R FUSED AT 30A. SEE PANEL SCHEDULE FOR FEEDER SIZES.

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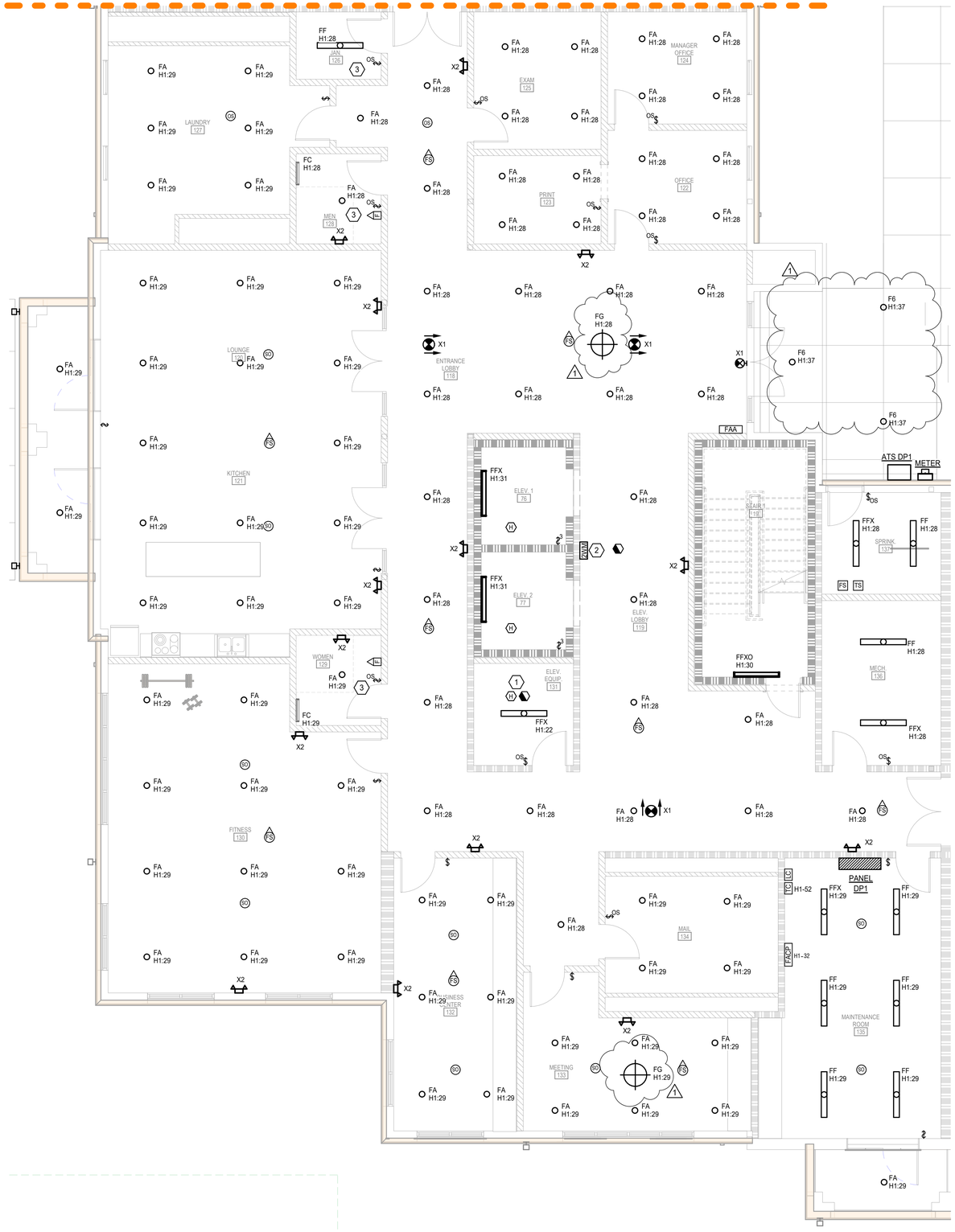
1

ROOF PLAN ELECTRICAL

E500

PHASE: PERMIT



1 1ST FLOOR COMMUNITY AREA - LIGHTING & FIRE ALARM PLAN
3/16" = 1'-0"

SHEET GENERAL NOTES

A. EXIT SIGNS (X1) AND EMERGENCY LIGHTS (X2) TO BE CIRCUITED TO NEAREST AVAILABLE LIGHTING CIRCUIT SERVING SAME AREA, UNSWITCHED.

SHEET REFERENCE NOTES

1. VERIFY FIRE ALARM REQUIREMENTS WITH ELEVATOR CONTRACTOR. SEE DETAIL.
2. TWO-WAY COMMUNICATION MASTER STATION. REFER TO DETAIL.
3. CONNECT EXHAUST FAN (EF-1) TO LIGHTING CIRCUIT CONTROLLED BY SWITCHLEG FOR ROOM.

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1ST FLOOR COMMUNITY AREA - LIGHTING & FIRE ALARM PLAN

E601

PHASE: PERMIT

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1 1ST FLOOR COMMUNITY AREA - POWER & DATA PLAN

3/16" = 1'-0"

SHEET REFERENCE NOTES

1. PROVIDE 100A/3P FUSED SHUNT TRIP SAFETY SWITCH OR CIRCUIT BREAKER WITH AUXILIARY CONTACTS FOR ELEVATOR POWER SUPPLY. SHUNT TRIP SHALL REMOVE POWER TO ELEVATOR PRIOR TO SPRINKLER SYSTEM WATER ACTIVATION IN ELEVATOR SHAFT. COORDINATE INSTALLATION WITH ELEVATOR CONTRACTOR PRIOR TO ROUGH-IN.
2. PROVIDE FUSED SAFETY SWITCH CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR AUXILIARY ELEVATOR CAB CIRCUIT, PER NEC 620.53. CIRCUIT SERVING CAB LIGHTS SHALL HAVE GFCI PROTECTION PER NEC.
3. PROVIDE DEDICATED 120V, 20A CIRCUIT FOR SUMP PUMP RECEPTACLE.
4. PROVIDE 120V SWITCHED CONNECTIONS FOR VENT HOOD AND VENT LIGHT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE GFCI RECEPTACLE FOR DISHWASHER DISCONNECTING MEANS IN CABINET ADJACENT TO DISHWASHER.
6. PROVIDE FLOOR MOUNTED MULTI-OUTLET SURFACE RACEWAY SYSTEM. FLOORTRAK PRO SERIES OR APPROVED EQUAL.
7. PROVIDE AC-GRADE OR BETTER PLYWOOD, 8 FT HIGH WITH A MINIMUM THICKNESS OF 0.75 IN. ON WALL(S) AS SHOWN. SHALL BE FINISHED ON ALL SIDES WITH AT LEAST TWO COATS OF FIRE-RESISTANT PAINT.
8. J-BOX AND 120V POWER CIRCUIT FOR ACCESS CONTROL SYSTEM DOOR CONTROLLER. COORDINATE ROUGH-IN AND CONNECTION REQUIREMENTS WITH DIVISION 8.
9. PROVIDE 208V, 30A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 20A FOR EUH-1.
10. PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 45A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.
11. PROVIDE 208V, 60A, 1-PHASE, NEMA 1 DISCONNECT FUSED AT 60A FOR AHU. SEE PANEL SCHEDULE FOR FEEDER SIZE.

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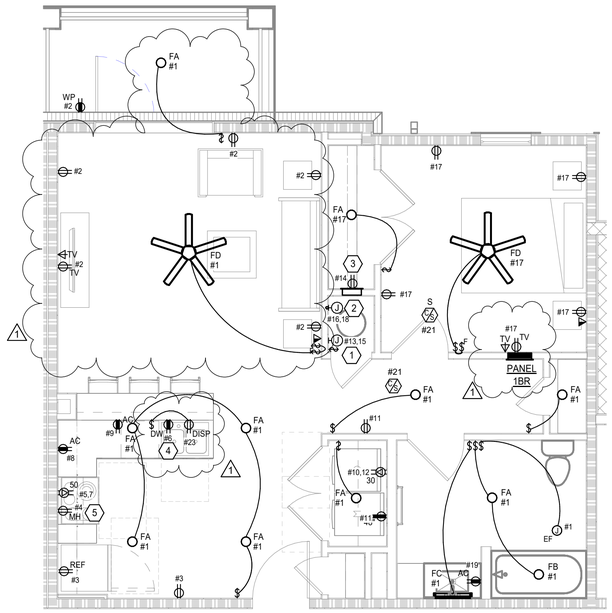
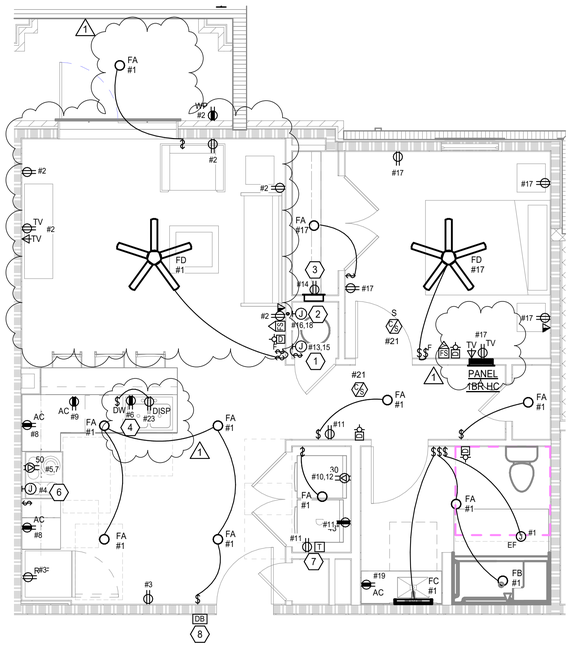
1ST FLOOR COMMUNITY AREA - POWER & DATA PLAN

E602

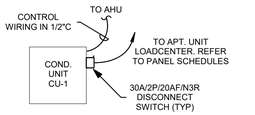
PHASE: PERMIT



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



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



* PROVIDE A 125VAC, 20A RECEPTACLE WITHIN 25' OF HVAC EQUPMENT ON ROOF

3 TYPICAL 1BR/HC COND. UNIT DETAIL
1/4" = 1'-0"

SHEET GENERAL NOTES

A. REFERENCE INTERIOR DESIGN AND ARCHITECTURAL PLANS, ELEVATIONS, ETC. AND COORDINATE ENTIRE INSTALLATION WITH ARCHITECT AND OWNER PRIOR TO ROUGHING IN.

B. PROVIDE COMBINATION AFCI & GFCI RATED CIRCUIT BREAKER FOR WASHING MACHINE AND MICROWAVE.

C. PER ANSI ICC A117.1-2009, ADA APARTMENT UNIT ELECTRICAL PANELS SHALL BE INSTALLED SO THAT THE HIGHEST CIRCUIT BREAKER MUST NOT BE ABOVE 48" A.F.F.

D. PROVIDE HACR-RATED CIRCUIT BREAKERS FOR BOTH OUTDOOR CONDENSING UNIT AND INDOOR FAN COIL UNIT.

E. IN DWELLING UNITS PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS TYPE RECEPTACLES FOR ALL 15 AND 20 AMPERE, 120 VOLT, CONVENIENCE RECEPTACLES IN BATHROOMS, OUTLETS ABOVE THE KITCHEN COUNTER,
HVAC SERVICE LOCATIONS, OUTDOOR OUTLETS, AND WITHIN 6 FOOT OF ALL SINKS, IN LANUNDRY, UTILITY OR WET BAR LOCATIONS.

F. PROVIDE ARC FAULT CIRCUIT INTERRUPTERS TYPE CIRCUIT BREAKERS IN DWELLING UNITS FOR ALL 15 AND 20 AMPERE, 120 VOLT, CONVENIENCE RECEPTACLE CIRCUITS FOR FAMILY ROOMS, DINNING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS AS PER NEC 210.12.

G. PROVIDE TAMPER PROOF RECEPTACLES IN ACCORDANCE WITH NEC 406.12 FOR ALL DWELLING UNIT RECEPTACLES. EXCEPT FOR THOSE LOCATED MORE THAT 5'-6" AFF.

SHEET REFERENCE NOTES

1. 30A, 2-POLE SWITCH FOR WATER HEATER DISCONNECTING MEANS.
2. POWER CONNECTION TO FAN COIL UNIT. FAN COIL UNIT FURNISHED WITH INTEGRAL DISCONNECT SWITCH.
3. PROVIDE STRUCTURED MEDIA BOX ENCLOSURE WITH DUPLEX RECEPTACLE INSIDE FOR INDIVIDUAL APARTMENT SERVICE LOCATION. PROVIDE CABLING FROM ENCLOSURE TO INDIVIDUAL LOW VOLTAGE DEVICE IN THE APARTMENT. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION OF ANY CONDUIT, WIRE, OR CABLE.
4. PROVIDE GFCI RECEPTACLE FOR DISHWASHER DISCONNECTING MEANS IN CABINET ADJACENT TO DISHWASHER.
5. RECEPTACLE FOR MICROWAVE / HOOD. COORDINATE EXACT LOCATION OF RECEPTACLE WITH CABINET INSTALLER TO ROUGH-IN - PROVIDE JUNCTION BOX ONLY AND WIRE TO UNIT IF REQUIRED BY MANUFACTURER.
6. PROVIDE 120V SWITCHED CONNECTIONS FOR VENT HOOD AND VENT LIGHT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
7. DUPLEX RECEPTACLE AND DOORBELL SYSTEM LOW VOLTAGE TRANSFORMER AT 7'-0" A.F.F.
8. APARTMENT DOOR BELL PUSHBUTTON. LOCATE DOOR CHIMES WITH BOTH AUDIBLE/VISUAL NOTIFICATION THROUGHOUT ADA UNIT.

PANEL 1BR

LOCATION: | **BRANCHES:** | ___ SHUNT TRIP MAIN CB | **AVAILABLE AIC:**
SUPPLY... | **POLES:** 30 | ___ SERVICE ENTRANCE... | **AIC RATING:**
VOLTAGE: 208/120V 1PH, 3W | **MOUNTING:** Surface | ___ FEED-THROUGH LUGS
BUS: 225 A | **ENCLOSURE:** Type 1 | ___ SUB-FEED LUGS | ___ SERIES RATED
MAINS RATING: 125 A | **ACCESSORIES:** | ___ ISOLATED GROUND BAR | X FULLY RATED
MAINS TYPE: MLO

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	UNIT LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	433	1080			1	20 A	1-#12, 1-#12, 1-#12	LIVING ROOM REC	2
3	REFRIGERATOR	1-#12, 1-#12, 1-#12	20 A	1			930	1500	1	20 A	1-#12, 1-#12, 1-#12	MICROWAVE/HOOD	4
5	RANGE	2-#8, 1-#8, 1-#10	50 A	2	3250	750			1	20 A	1-#12, 1-#12, 1-#12	DISHWASHER	6
7	--	--	--	--			3250	180	1	20 A	1-#12, 1-#12, 1-#12	KITCHEN GFI	8
9	KITCHEN GFI	1-#12, 1-#12, 1-#12	20 A	1	180	2250			2	30 A	2-#10, 1-#10, 1-#10	DRYER	10
11	WASHER	1-#12, 1-#12, 1-#12	20 A	1			930	2250	--	--	--	--	12
13	WATER HEATER	2-#10, 1-#10, 1-#10	30 A	2	2250	180			1	20 A	1-#12, 1-#12, 1-#12	MEDIA REC	14
15	--	--	--	--			2250	2250	2	30 A	2-#10, 1-#10, 1-#10	AHU-1	16
17	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1	984	2250			--	--	--	--	18
19	BATHROOM GFI	1-#12, 1-#12, 1-#12	20 A	1			180	1123	2	20 A	2-#12, 1-#12, 1-#12	CU-1	20
21	CARBON MONOXIDE...	1-#12, 1-#12, 1-#12	20 A	1	0	1123			--	--	--	--	22
23	GARBAGE DISPOSAL	1-#12, 1-#12, 1-#12	20 A	1			500	0	1	20 A	--	SPARE	24
25	SPARE		20 A	1	0	0			1	20 A	--	SPARE	26
27	PROVISIONS	--	--	1			--	--	2	--	--	PLUG IN SPD (50kA)	28
29	PROVISIONS	--	--	1	--				--	--	--	--	30
			TOTAL LOAD (VA):		14730		15343						
			TOTAL CURRENT (A):		142		147						

TOTAL CONNECTED LOAD: 30073 VA
TOTAL CONNECTED CURRENT: 145 A
ESTIMATED DEMAND LOAD: 22943 VA
ESTIMATED DEMAND CURRENT: 110 A

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 220.84

NOTES:
1. NAMEPLATE INDICATING APARTMENT NUMBER TO BE INSTALLED ON INSIDE OF DOOR.
2. PROVIDE ARC FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL 15 AND 20A, 120V CONVENIENCE RECEPTACLE CIRCUITS IN COMMON ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR AREAS AS PER NEC 210.12.

PANEL 1BR HC

LOCATION: | **BRANCHES:** | ___ SHUNT TRIP MAIN CB | **AVAILABLE AIC:**
SUPPLY... | **POLES:** 30 | ___ SERVICE ENTRANCE... | **AIC RATING:**
VOLTAGE: 208/120V 1PH, 3W | **MOUNTING:** Surface | ___ FEED-THROUGH LUGS
BUS: 225 A | **ENCLOSURE:** Type 1 | ___ SUB-FEED LUGS | ___ SERIES RATED
MAINS RATING: 125 A | **ACCESSORIES:** | ___ ISOLATED GROUND BAR | X FULLY RATED
MAINS TYPE: MLO

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	UNIT LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	433	1080			1	20 A	1-#12, 1-#12, 1-#12	LIVING ROOM REC	2
3	REFRIGERATOR	1-#12, 1-#12, 1-#12	20 A	1			930	180	1	20 A	1-#12, 1-#12, 1-#12	RANGE HOOD	4
5	RANGE	2-#8, 1-#8, 1-#10	50 A	2	3250	750			1	20 A	1-#12, 1-#12, 1-#12	DISHWASHER	6
7	--	--	--	--			3250	360	1	20 A	1-#12, 1-#12, 1-#12	KITCHEN GFI	8
9	KITCHEN GFI	1-#12, 1-#12, 1-#12	20 A	1	180	2250			2	30 A	2-#10, 1-#10, 1-#10	DRYER	10
11	WASHER	1-#12, 1-#12, 1-#12	20 A	1			1110	2250	--	--	--	--	12
13	WATER HEATER	2-#10, 1-#10, 1-#10	30 A	2	2250	180			1	20 A	1-#12, 1-#12, 1-#12	MEDIA REC	14
15	--	--	--	--			2250	2250	2	30 A	2-#10, 1-#10, 1-#10	AHU-1	16
17	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1	984	2250			--	--	--	--	18
19	BATHROOM GFI	1-#12, 1-#12, 1-#12	20 A	1			180	1123	2	20 A	2-#12, 1-#12, 1-#12	CU-1	20
21	CARBON MONOXIDE...	1-#12, 1-#12, 1-#12	20 A	1	0	1123			--	--	--	--	22
23	GARBAGE DISPOSAL	1-#12, 1-#12, 1-#12	20 A	1			500	0	1	20 A	--	SPARE	24
25	SPARE		20 A	1	0	0			1	20 A	--	SPARE	26
27	PROVISIONS	--	--	1			--	--	2	--	--	PLUG-IN SPD (50kA)	28
29	PROVISIONS	--	--	1	--				--	--	--	--	30
			TOTAL LOAD (VA):		14730		14383						
			TOTAL CURRENT (A):		141		138						

TOTAL CONNECTED LOAD: 29113 VA
TOTAL CONNECTED CURRENT: 140 A
ESTIMATED DEMAND LOAD: 22943 VA
ESTIMATED DEMAND CURRENT: 110 A

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 220.84

NOTES:
1. NAMEPLATE INDICATING APARTMENT NUMBER TO BE INSTALLED ON INSIDE OF DOOR.
2. PROVIDE ARC FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL 15 AND 20A, 120V CONVENIENCE RECEPTACLE CIRCUITS IN COMMON ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR AREAS AS PER NEC 210.12.

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FALCONER DR, COVINGTON, LA

REVISIONS
1 06/04/25 Addendum #3

JOB NUMBER: 24-064
ISSUED: 04/25/2025
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.

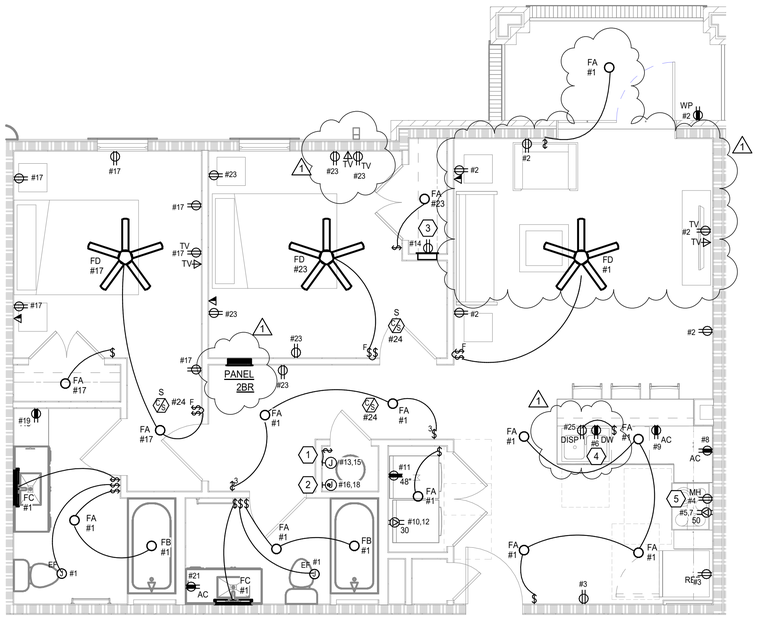
YKH Consulting
YENARI • KELLY • HADAWAY
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

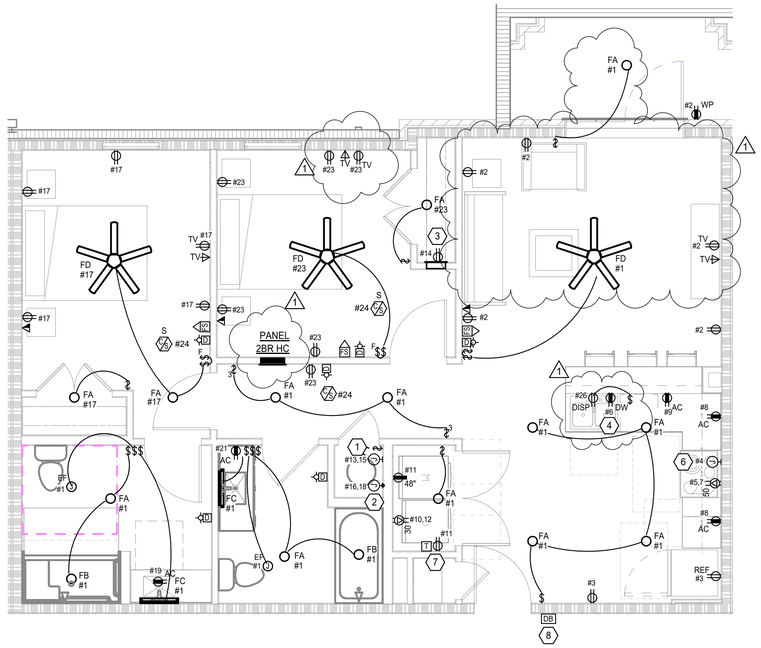
ENLARGED ELECTRICAL PLAN -1BR

E603

PHASE: PERMIT



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



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

SHEET GENERAL NOTES

A. REFERENCE INTERIOR DESIGN AND ARCHITECTURAL PLANS, ELEVATIONS, ETC. AND COORDINATE ENTIRE INSTALLATION WITH ARCHITECT AND OWNER PRIOR TO ROUGHING IN.

B. PROVIDE COMBINATION AFCI & GFCI RATED CIRCUIT BREAKER FOR WASHING MACHINE AND MICROWAVE.

C. PER ANSI ICC A117.1-2009, ADA APARTMENT UNIT ELECTRICAL PANELS SHALL BE INSTALLED SO THAT THE HIGHEST CIRCUIT BREAKER MUST NOT BE ABOVE 48" A.F.F.

D. PROVIDE HACR-RATED CIRCUIT BREAKERS FOR BOTH OUTDOOR CONDENSING UNIT AND INDOOR FAN COIL UNIT.

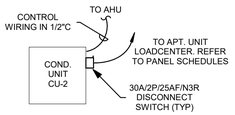
E. IN DWELLING UNITS PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS TYPE RECEPTACLES FOR ALL 15 AND 20 AMPERE, 120 VOLT, CONVENIENCE RECEPTACLES IN BATHROOMS, OUTLETS ABOVE THE KITCHEN COUNTER,
HVAC SERVICE LOCATIONS, OUTDOOR OUTLETS, AND WITHIN 6 FOOT OF ALL SINKS, IN LANUNDRY, UTILITY OR WET BAR LOCATIONS.

F. PROVIDE ARC FAULT CIRCUIT INTERRUPTERS TYPE CIRCUIT BREAKERS IN DWELLING UNITS FOR ALL 15 AND 20 AMPERE, 120 VOLT, CONVENIENCE RECEPTACLE CIRCUITS FOR FAMILY ROOMS, DINNING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS AS PER NEC 210.12.

G. PROVIDE TAMPER PROOF RECEPTACLES IN ACCORDANCE WITH NEC 406.12 FOR ALL DWELLING UNIT RECEPTACLES. EXCEPT FOR THOSE LOCATED MORE THAT 5'-6" AFF.

(#) SHEET REFERENCE NOTES

1. 30A, 2-POLE SWITCH FOR WATER HEATER DISCONNECTING MEANS.
2. POWER CONNECTION TO FAN COIL UNIT. FAN COIL UNIT FURNISHED WITH INTEGRAL DISCONNECT SWITCH.
3. PROVIDE STRUCTURED MEDIA BOX ENCLOSURE WITH DUPLEX RECEPTACLE INSIDE FOR INDIVIDUAL APARTMENT SERVICE LOCATION. PROVIDE CABLING FROM ENCLOSURE TO INDIVIDUAL LOW VOLTAGE DEVICE IN THE APARTMENT. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION OF ANY CONDUIT, WIRE, OR CABLE.
4. PROVIDE GFCI RECEPTACLE FOR DISHWASHER DISCONNECTING MEANS IN CABINET ADJACENT TO DISHWASHER.
5. RECEPTACLE FOR MICROWAVE / HOOD. COORDINATE EXACT LOCATION OF RECEPTACLE WITH CABINET INSTALLER TO ROUGH-IN - PROVIDE JUNCTION BOX ONLY AND WIRE TO UNIT IF REQUIRED BY MANUFACTURER.
6. PROVIDE 120V SWITCHED CONNECTIONS FOR VENT HOOD AND VENT LIGHT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
7. DUPLEX RECEPTACLE AND DOORBELL SYSTEM LOW VOLTAGE TRANSFORMER AT 7'-0" A.F.F.
8. APARTMENT DOOR BELL PUSHBUTTON. LOCATE DOOR CHIMES WITH BOTH AUDIBLE/VISUAL NOTIFICATION THROUGHOUT ADA UNIT.



*PROVIDE A 125VAC, 20A RECEPTACLE WITHIN 25' OF HVAC EQUIPMENT ON ROOF

3 TYPICAL 2BR/HC COND. UNIT DETAIL
1/4" = 1'-0"

PANEL 2BR

LOCATION: | **SUPPLY...** | **VOLTAGE:** 208/120V 1PH, 3W | **BUS:** 225 A | **MAINS RATING:** 125 A | **MAINS TYPE:** MLO

BRANCHES: | **POLES:** 30 | **MOUNTING:** Surface | **ENCLOSURE:** Type 1 | **ACCESSORIES:**

___ SHUNT TRIP MAIN CB
___ SERVICE ENTRANCE...
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC: | **AIC RATING:**

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	UNIT LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	677	1080			1	20 A	1-#12, 1-#12, 1-#12	LIVING ROOM REC	2
3	REFRIGERATOR	1-#12, 1-#12, 1-#12	20 A	1			930	1500	1	20 A	1-#12, 1-#12, 1-#12	MICROWAVE/HOOD	4
5	RANGE	2-#8, 1-#8, 1-#10	50 A	2	3250	750			1	20 A	1-#12, 1-#12, 1-#12	DISHWASHER	6
7	--	--	--	--			3250	180	1	20 A	1-#12, 1-#12, 1-#12	KITCHEN GFI	8
9	KITCHEN GFI	1-#12, 1-#12, 1-#12	20 A	1	180	2250			2	30 A	2-#10, 1-#10, 1-#10	DRYER	10
11	WASHER	1-#12, 1-#12, 1-#12	20 A	1			750	2250	--	--	--	--	12
13	WATER HEATER	2-#10, 1-#10, 1-#10	30 A	2	2250	180			1	20 A	1-#12, 1-#12, 1-#12	MEDIA REC	14
15	--	--	--	--			2250	3137	2	40 A	2-#8, 1-#8, 1-#10	AHU	16
17	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1	1179	3137			--	--	--	--	18
19	BATHROOM GFI	1-#12, 1-#12, 1-#12	20 A	1			180	1281	2	25 A	2-#10, 1-#10, 1-#10	CU	20
21	BATHROOM GFI	1-#12, 1-#12, 1-#12	20 A	1	180	1281			--	--	--	--	22
23	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1			1164	0	1	20 A	1-#12, 1-#12, 1-#12	CARBON MONOXIDE...	24
25	GARBAGE DISPOSAL	1-#12, 1-#12, 1-#12	20 A	1	500	0			1	20 A	--	SPARE	26
27	PROVISIONS	--	--	1			--	--	2	--	--	PLUG IN SPD (50kA)	28
29	PROVISIONS	--	--	1	--	--			--	--	--	--	30
		TOTAL LOAD (VA):			16894		16872						
		TOTAL CURRENT (A):			162		162						

TOTAL CONNECTED LOAD: 33765 VA
TOTAL CONNECTED CURRENT: 162 A
ESTIMATED DEMAND LOAD: 25946 VA
ESTIMATED DEMAND CURRENT: 125 A

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 220.84

NOTES:
1. NAMEPLATE INDICATING APARTMENT NUMBER TO BE INSTALLED ON INSIDE OF DOOR.
2. PROVIDE ARC FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL 15 AND 20A, 120V CONVENIENCE RECEPTACLE CIRCUITS IN COMMON ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR AREAS AS PER NEC 210.12.

PANEL 2BR HC

LOCATION: | **SUPPLY...** | **VOLTAGE:** 208/120V 1PH, 3W | **BUS:** 225 A | **MAINS RATING:** 150 A | **MAINS TYPE:** MLO

BRANCHES: | **POLES:** 30 | **MOUNTING:** Surface | **ENCLOSURE:** Type 1 | **ACCESSORIES:**

___ SHUNT TRIP MAIN CB
___ SERVICE ENTRANCE...
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC: | **AIC RATING:**

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	UNIT LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	677	1080			1	20 A	1-#12, 1-#12, 1-#12	LIVING ROOM REC	2
3	REFRIGERATOR	1-#12, 1-#12, 1-#12	20 A	1			930	150	1	20 A	1-#12, 1-#12, 1-#12	RANGE HOOD	4
5	RANGE	2-#8, 1-#8, 1-#10	50 A	2	3250	750			1	20 A	1-#12, 1-#12, 1-#12	DISHWASHER	6
7	--	--	--	--			3250	360	1	20 A	1-#12, 1-#12, 1-#12	KITCHEN GFI	8
9	KITCHEN GFI	1-#12, 1-#12, 1-#12	20 A	1	180	2250			2	30 A	2-#10, 1-#10, 1-#10	DRYER	10
11	WASHER	1-#12, 1-#12, 1-#12	20 A	1			930	2250	--	--	--	--	12
13	WATER HEATER	2-#10, 1-#10, 1-#10	30 A	2	2250	180			1	20 A	1-#12, 1-#12, 1-#12	MEDIA REC	14
15	--	--	--	--			2250	3137	2	40 A	2-#8, 1-#8, 1-#10	AHU	16
17	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1	999	3137			--	--	--	--	18
19	BATHROOM GFI	1-#12, 1-#12, 1-#12	20 A	1			180	1281	2	25 A	2-#10, 1-#10, 1-#10	CU	20
21	BATHROOM GFI	1-#12, 1-#12, 1-#12	20 A	1	180	1281			--	--	--	--	22
23	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1			1164	0	1	20 A	1-#12, 1-#12, 1-#12	CARBON MONOXIDE...	24
25	SPARE	--	20 A	1	0	500			1	20 A	1-#12, 1-#12, 1-#12	GARBAGE DISPOSAL	26
27	PROVISIONS	--	--	1			--	--	2	--	--	PLUG IN SPD (50kA)	28
29	PROVISIONS	--	--	1	--				--	--	--	--	30
		TOTAL LOAD (VA):			16714		15882						
		TOTAL CURRENT (A):			160		153						

TOTAL CONNECTED LOAD: 32595 VA
TOTAL CONNECTED CURRENT: 157 A
ESTIMATED DEMAND LOAD: 25946 VA
ESTIMATED DEMAND CURRENT: 125 A

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 220.84

NOTES:
1. NAMEPLATE INDICATING APARTMENT NUMBER TO BE INSTALLED ON INSIDE OF DOOR.
2. PROVIDE ARC FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL 15 AND 20A, 120V CONVENIENCE RECEPTACLE CIRCUITS IN COMMON ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR AREAS AS PER NEC 210.12.

6/3/2025 11:58:12 AM © COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC.

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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
FALCONER DR, COVINGTON, LA

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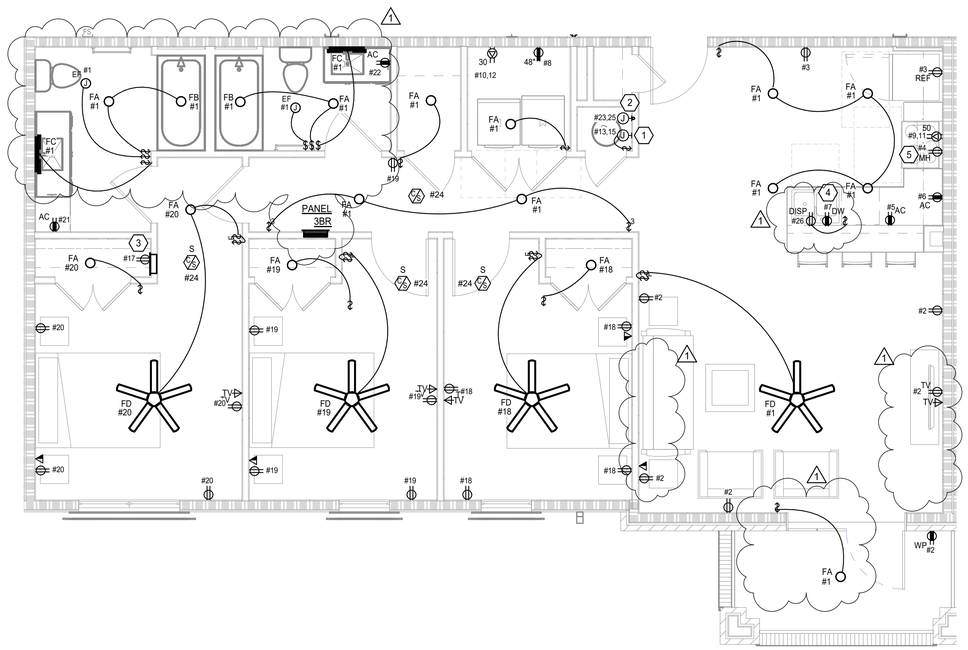
Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

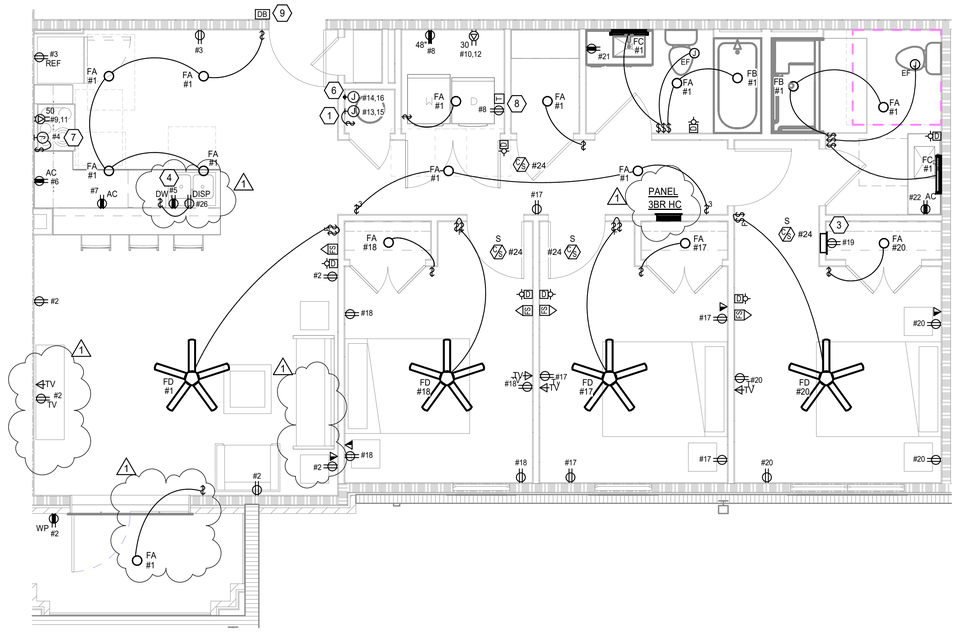
ENLARGED ELECTRICAL PLAN -2BR

E604

PHASE: PERMIT



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



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

PANEL 3BR

LOCATION:
SUPPLY...
VOLTAGE: 208/120V 1PH, 3W
BUS: 225 A
MAINS RATING: 125 A
MAINS TYPE: MLO

BRANCHES:
POLES: 30
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

____ SHUNT TRIP MAIN CB
____ SERVICE ENTRANCE...
____ FEED-THROUGH LUGS
____ SUB-FEED LUGS
____ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING: 22K

____ SERIES RATED
__X__ FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	UNIT LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	692	1080			1	20 A	1-#12, 1-#12, 1-#12	LIVING ROOM REC	2
3	REFRIGERATOR	1-#12, 1-#12, 1-#12	20 A	1			930	1500	1	20 A	1-#12, 1-#12, 1-#12	MICROWAVE/HOOD	4
5	KITCHEN GFI	1-#12, 1-#12, 1-#12	20 A	1	180	180			1	20 A	1-#12, 1-#12, 1-#12	KITCHEN GFI	6
7	DISHWASHER	1-#12, 1-#12, 1-#12	20 A	1			750	750	1	20 A	1-#12, 1-#12, 1-#12	WASHER	8
9	RANGE	2-#8, 1-#8, 1-#10	50 A	2	3250	2250			2	30 A	2-#10, 1-#10, 1-#10	DRYER	10
11	--	--	--	--			3250	2250	--	--	--	--	12
13	WATER HEATER	2-#10, 1-#10, 1-#10	30 A	2	2250	1281			2	25 A	2-#10, 1-#10, 1-#10	CU-3	14
15	--	--	--	--			2250	1281	--	--	--	--	16
17	MEDIA REC	1-#12, 1-#12, 1-#12	20 A	1	180	804			1	20 A	1-#12, 1-#12, 1-#12	BEDROOM LTS/REC	18
19	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1			984	819	1	20 A	1-#12, 1-#12, 1-#12	BEDROOM LTS/REC	20
21	BATHROOM GFI	1-#12, 1-#12, 1-#12	20 A	1	180	180			1	20 A	1-#12, 1-#12, 1-#12	BATHROOM GFI	22
23	AHU-3	2-#8, 1-#8, 1-#10	40 A	2			3137	0	1	20 A	1-#12, 1-#12, 1-#12	CARBON MONOXIDE...	24
25	--	--	--	--	3137	500			1	20 A	1-#12, 1-#12, 1-#12	GARBAGE DISPOSAL	26
27	SPARE	--	20 A	1			0	--	2	--	--	PLUG-IN SPD (50kA)	28
29	SPARE	--	20 A	1	0				--	--	--	--	30
		TOTAL LOAD (VA):			16144		17901						
		TOTAL CURRENT (A):			155		170						

TOTAL CONNECTED LOAD: 34044 VA
TOTAL CONNECTED CURRENT: 164 A
ESTIMATED DEMAND LOAD: 26215 VA
ESTIMATED DEMAND CURRENT: 150 A

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 220.84

NOTES:
1. NAMEPLATE INDICATING APARTMENT NUMBER TO BE INSTALLED ON INSIDE OF DOOR.
2. PROVIDE ARC FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL 15 AND 20A, 120V CONVENIENCE RECEPTACLE CIRCUITS IN COMMON ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR AREAS AS PER NEC 210.12.

PANEL 3BR HC

LOCATION:
SUPPLY...
VOLTAGE: 208/120V 1PH, 3W
BUS: 225 A
MAINS RATING: 150 A
MAINS TYPE: MLO

BRANCHES:
POLES: 30
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

____ SHUNT TRIP MAIN CB
____ SERVICE ENTRANCE...
____ FEED-THROUGH LUGS
____ SUB-FEED LUGS
____ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING: 22K

____ SERIES RATED
__X__ FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	UNIT LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	692	1080			1	20 A	1-#12, 1-#12, 1-#12	LIVING ROOM REC	2
3	REFRIGERATOR	1-#12, 1-#12, 1-#12	20 A	1			930	150	1	20 A	1-#12, 1-#12, 1-#12	RANGE HOOD	4
5	DISHWASHER	1-#12, 1-#12, 1-#12	20 A	1	750	180			1	20 A	1-#12, 1-#12, 1-#12	KITCHEN GFI	6
7	KITCHEN GFI	1-#12, 1-#12, 1-#12	20 A	1			180	930	1	20 A	1-#12, 1-#12, 1-#12	WASHER	8
9	RANGE	2-#8, 1-#8, 1-#10	50 A	2	3250	2250			2	30 A	2-#10, 1-#10, 1-#10	DRYER	10
11	--	--	--	--			3250	2250	--	--	--	--	12
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19	MEDIA REC	1-#12, 1-#12, 1-#12	20 A	1			180	804	1	20 A	1-#12, 1-#12, 1-#12	BEDROOM LTS/REC	20
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25	--	--	--	--	1281	500			1	20 A	1-#12, 1-#12, 1-#12	GARBAGE DISPOSAL	26
27	SPARE	--	20 A	1			0	--	2	--	--	PLUG-IN SPD (50kA)	28
29	SPARE	--	20 A	1	0				--	--	--	--	30
		TOTAL LOAD (VA):			17518		15342						
		TOTAL CURRENT (A):			166		148						

TOTAL CONNECTED LOAD: 32859 VA
TOTAL CONNECTED CURRENT: 158 A
ESTIMATED DEMAND LOAD: 26215 VA
ESTIMATED DEMAND CURRENT: 150 A

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 220.84

NOTES:
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A. REFERENCE INTERIOR DESIGN AND ARCHITECTURAL PLANS, ELEVATIONS, ETC. AND COORDINATE ENTIRE INSTALLATION WITH ARCHITECT AND OWNER PRIOR TO ROUGHING IN.

B. PROVIDE COMBINATION AFCI & GFCI RATED CIRCUIT BREAKER FOR WASHING MACHINE AND MICROWAVE.

C. PER ANSI ICC A117.1-2009, ADA APARTMENT UNIT ELECTRICAL PANELS SHALL BE INSTALLED SO THAT THE HIGHEST CIRCUIT BREAKER MUST NOT BE ABOVE 48" A.F.F.

D. PROVIDE HACR-RATED CIRCUIT BREAKERS FOR BOTH OUTDOOR CONDENSING UNIT AND INDOOR FAN COIL UNIT.

E. IN DWELLING UNITS PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS TYPE RECEPTACLES FOR ALL 15 AND 20 AMPERE, 120 VOLT, CONVENIENCE RECEPTACLES IN BATHROOMS, OUTLETS ABOVE THE KITCHEN COUNTER,
HVAC SERVICE LOCATIONS, OUTDOOR OUTLETS, AND WITHIN 6 FOOT OF ALL SINKS, IN LANUNDRY, UTILITY OR WET BAR LOCATIONS.

F. PROVIDE ARC FAULT CIRCUIT INTERRUPTERS TYPE CIRCUIT BREAKERS IN DWELLING UNITS FOR ALL 15 AND 20 AMPERE, 120 VOLT, CONVENIENCE RECEPTACLE CIRCUITS FOR FAMILY ROOMS, DINNING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS AS PER NEC 210.12.

G. PROVIDE TAMPER PROOF RECEPTACLES IN ACCORDANCE WITH NEC 406.12 FOR ALL DWELLING UNIT RECEPTACLES. EXCEPT FOR THOSE LOCATED MORE THAT 5'-6" AFF.

SHEET REFERENCE NOTES

1 30A, 2-POLE SWITCH FOR WATER HEATER DISCONNECTING MEANS.

2 POWER CONNECTION TO FAN COIL UNIT. FAN COIL UNIT FURNISHED WITH INTEGRAL DISCONNECT SWITCH.

3 PROVIDE STRUCTURED MEDIA BOX ENCLOSURE WITH DUPLEX RECEPTACLE INSIDE FOR INDIVIDUAL APARTMENT SERVICE LOCATION. PROVIDE CABLING FROM ENCLOSURE TO INDIVIDUAL LOW VOLTAGE DEVICE IN THE APARTMENT. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION OF ANY CONDUIT, WIRE, OR CABLE.

4 PROVIDE GFCI RECEPTACLE FOR DISHWASHER DISCONNECTING MEANS IN CABINET ADJACENT TO DISHWASHER.

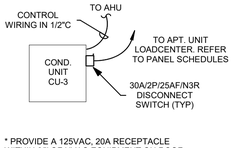
5 RECEPTACLE FOR MICROWAVE / HOOD. COORDINATE EXACT LOCATION OF RECEPTACLE WITH CABINET INSTALLER TO ROUGH-IN - PROVIDE JUNCTION BOX ONLY AND WIRE TO UNIT IF REQUIRED BY MANUFACTURER.

6 POWER CONNECTION TO FAN COIL UNIT. FAN COIL UNIT FURNISHED WITH INTEGRAL DISCONNECT SWITCH.

7 PROVIDE 120V SWITCHED CONNECTIONS FOR VENT HOOD AND VENT LIGHT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

8 DUPLEX RECEPTACLE AND DOORBELL SYSTEM LOW VOLTAGE TRANSFORMER AT 7'-0" A.F.F.

9 APARTMENT DOOR BELL PUSHBUTTON. LOCATE DOOR CHIMES WITH BOTH AUDIBLE/VISUAL NOTIFICATION THROUGHOUT ADA UNIT.



* PROVIDE A 125VAC, 20A RECEPTACLE WITHIN 25' OF HVAC EQUIPMENT ON ROOF

3 TYPICAL 3BR/HC COND. UNIT DETAIL
1/4" = 1'-0"

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Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

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CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

REVISIONS
1 06/04/25 Addendum #3

JOB NUMBER: 24-064
ISSUED: 04/25/2025
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ENLARGED ELECTRICAL PLAN -3BR

E605

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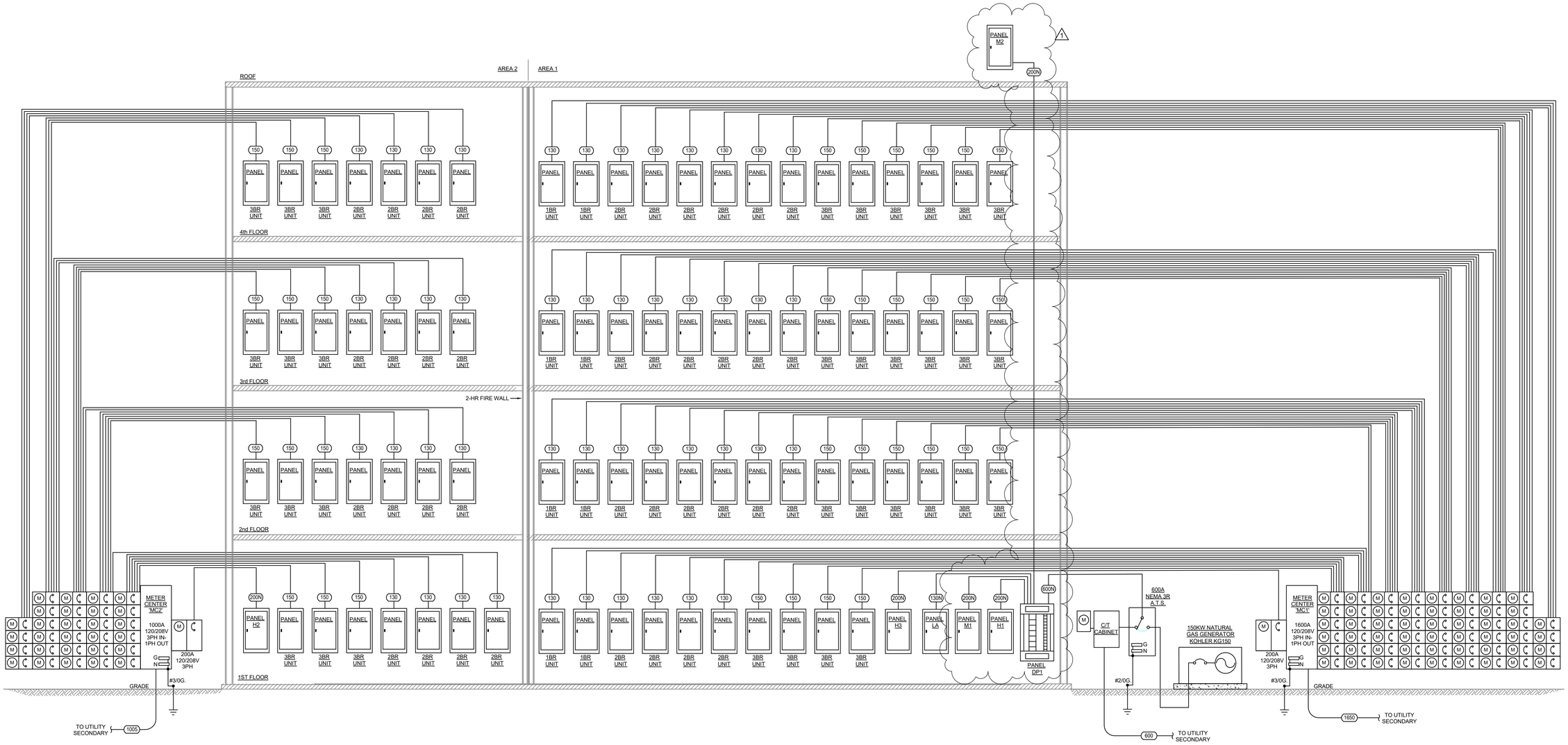
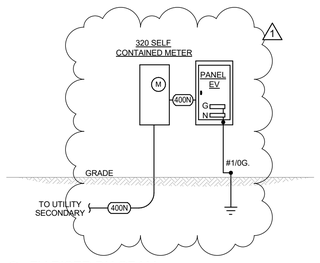


1 POWER RISER DIAGRAM
NO SCALE



2 EV RISER DIAGRAM
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POWER RISER DIAGRAM

E700

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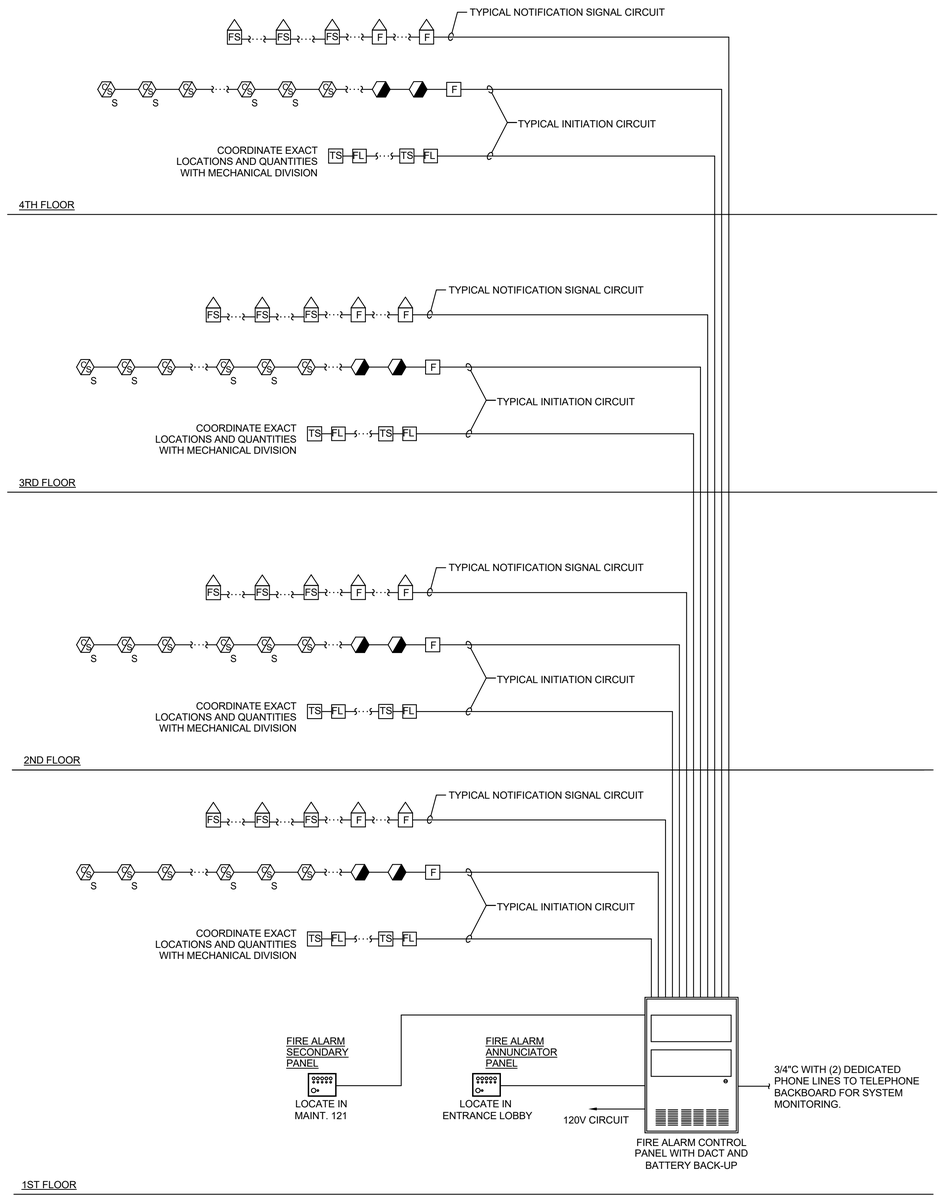

1 FIRE ALARM RISER

1/8" = 1'-0"

EMERGENCY COMMUNICATIONS SYSTEM PATHWAY SURVIVABILITY

EMERGENCY COMMUNICATIONS SYSTEM CIRCUITRY COMPONENT	SURVIVABILITY LEVEL REQUIREMENT
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CIRCUITRY OF SYSTEMS EMPLOYING RELOCATION OR PARTIAL EVACUATION	LEVEL 2 OR 3
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CIRCUITRY OF SYSTEMS NOT EMPLOYING RELOCATION OR PARTIAL EVACUATION	LEVEL 0, 1, 2, OR 3
WIRED 2-WAY COMMUNICATION CIRCUITRY (INCLUDING AREA OF REFUGE SYSTEMS)	LEVEL 2 OR 3
RADIO 2-WAY COMMUNICATION CIRCUITRY	LEVEL 2 OR 3
ELEVATOR COMMUNICATION CIRCUITRY	LEVEL 0, 1, 2, OR 3

NOTES:
1. ALL SURVIVABILITY REQUIREMENTS ARE IDENTIFIED IN NFPA 72.
2. SURVIVABILITY LEVELS ARE FULLY DEFINED IN NFPA 72 SECTION 12.4
3. ALL CIRCUITS NECESSARY FOR THE PROPER OPERATION OF A NOTIFICATION APPLIANCE ARE TO BE PROTECTED AS DEFINED BY THE REQUIRED SURVIVABILITY LEVEL UNTIL THE CIRCUITS ENTER THE EVACUATION SIGNALING ZONE THAT THEY SERVE - THIS INCLUDES ASSOCIATED POWER SOURCE WIRING NECESSARY FOR THE OPERATION OF THE APPLIANCE.

PATHWAY SURVIVABILITY LEVELS:
1. LEVEL 0
   1.1. NO REQUIREMENT FOR SURVIVABILITY.
2. LEVEL 1
   2.1. BUILDING IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
   2.2. CONDUCTORS, CABLES, AND OTHER PHYSICAL PATHWAYS ARE INSTALLED IN METAL RACEWAYS.
3. LEVEL 2
   3.1. ONE OR MORE OF THE FOLLOWING 2-HOUR:
      3.1.1. RATED CI CABLE
      3.1.2. RATED CABLE SYSTEM
      3.1.3. RATED ENCLOSURE OR PROTECTED AREA
      3.1.4. PERFORMANCE ALTERNATIVES APPROVED BY THE AHJ.
4. LEVEL 3
   4.1. BUILDING IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
   4.2. ONE OR MORE OF THE FOLLOWING 2-HOUR:
      4.2.1. RATED CI CABLE
      4.2.2. RATED CABLE SYSTEM
      4.2.3. RATED ENCLOSURE OR PROTECTED AREA
      4.2.4. PERFORMANCE ALTERNATIVES APPROVED BY THE AHJ.

FIRE ALARM GENERAL NOTES

1. CONTRACTOR SHALL ENGAGE THE SERVICES OF A LOUISIANA LICENSED FIRE ALARM CONTRACTOR AND/OR MANUFACTURER TO PROVIDE A COMPLETE AND OPERABLE FIRE ALARM SYSTEM APPROVED BY THE AUTHORITY HAVING JURISDICTION UNDER THE BASE BID. CONTRACTOR SHALL BE RESPONSIBLE FOR AND INCLUDE IN BID ALL PLAN REVIEW AND PERMIT FEES, WHICH MAY BE APPLICABLE. COORDINATE WITH FIRE ALARM CONTRACTOR ANY ADDITIONAL DEVICES, OUTLETS OR CONNECTIONS REQUIRED FOR THE FIRE ALARM SYSTEM PRIOR TO BID. CONTRACTOR IS RESPONSIBLE TO ADD ANY ADDITIONAL ITEMS REQUIRED BUT NOT SHOWN ON THE DRAWINGS TO MEET THE AUTHORITY HAVING JURISDICTION REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE COMPLETE SYSTEM WIRING DIAGRAMS INCLUDING BUILDING FLOOR PLANS, SYSTEM COMPONENT SPECIFICATIONS, DEVICE LOCATIONS, ETC. FOR REVIEW AND APPROVAL BY AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR TO INCLUDE THE STATE FIRE MARSHAL'S FIRE ALARM SYSTEM CHECKLIST & FEE SCHEDULE AS PART OF FIRE ALARM SYSTEM SUBMITTAL.
3. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY 120V FEEDS ASSOCIATED WITH THE FIRE ALARM SYSTEM TO DUCT DETECTORS, BOOSTER POWER SUPPLIES, FACP, FIRE DAMPERS, SMOKE DAMPERS ETC. WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT. ELECTRICAL CONTRACTOR TO COORDINATE WITH THE FIRE ALARM AND HVAC CONTRACTORS AND PROVIDE THESE FEEDS IN THE BASE BID.
4. WHERE DUCT DETECTORS ARE REQUIRED IN SUPPLY DUCTS, SHOULD DUCT BE DIVIDED PRIOR TO REACHING SIX STRAIGHT DUCT WIDTH DIMENSIONS, ADDITIONAL DUCT DETECTORS SHALL BE INSTALLED.
5. NFPA 72:10.15 IN AREAS NOT CONTINUOUSLY OCCUPIED, AUTOMATIC SMOKE DETECTION SHALL BE PROVIDED FOR EACH FIRE ALARM CONTROL UNIT, NOTIFICATION APPLIANCE CIRCUIT POWER EXTENDER, AND SUPERVISING STATION TRANSMITTING EQUIPMENT TO PROVIDE NOTIFICATION OF FIRE AT THAT LOCATION.
6. NFPA 72:12.2.4.3 THE INSTALLATION OF ALL WIRING, CABLE, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 70, NATIONAL ELECTRICAL CODE; AND, SPECIFICALLY WITH ARTICLE 760. CABLES SHALL BE PROTECTED AGAINST MECHANICAL INJURY IN ACCORDANCE WITH ARTICLE 760.
7. NFPA 72:17.12.2 WATERFLOW IN SPRINKLER SYSTEMS SHALL BE INDICATED WITHIN 90 SECONDS.
8. NFPA 72:10.7.2 FIRE ALARM SIGNALS SHALL BE DISTINCTIVE IN SOUND FROM OTHER SIGNALS AND THIS SOUND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
9. NFPA 72:10.5.5 CONNECTIONS TO THE LIGHT AND POWER SERVICE SHALL BE ON A DEDICATED BRANCH CIRCUIT(S). THE CIRCUIT(S) AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED. CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED MARKING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT". THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT.
   9.1. NFPA 72:23.4.2 FIRE ALARM CIRCUITS SHALL COMPLY WITH SECTIONS 23.5 THROUGH 23.7.
10. NFPA 72:17.14.4 THE OPERABLE PART OF EACH MANUAL FIRE ALARM BOX SHALL BE NOT LESS THAN 3.5 FT. AND NOT MORE THAN 4 FT. ABOVE FLOOR LEVEL.
11. NFPA 72:17.7.1.11 SMOKE DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER THE CONSTRUCTION CLEANUP OF ALL TRADES IS COMPLETE AND FINAL. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD RESULT WITH NUMEROUS FALSE ALARMS AND UNNECESSARY REPLACEMENT COSTS.
12. NFPA 72:17.7.3.2.1 SIDEWALL MOUNTED SPOT-TYPE DETECTORS SHALL NOT BE LOCATED MORE THAN 12" DOWN FROM THE CEILING TO THE TOP OF THE DETECTOR.
13. LOCATION OF CEILING MOUNTED SMOKE/HEAT DETECTORS SHALL BE FIELD COORDINATED PRIOR TO ROUGH-IN.
   13.1. THE DETECTOR SHALL BE A MINIMUM OF 2' AWAY FROM LIGHT FIXTURES
   13.2. NFPA 72:A.17.7.4.1 DETECTORS SHALL NOT BE LOCATED WITHIN 3 FT. OF AN AIR SUPPLY DIFFUSER OR RETURN AIR OPENING.
14. NFPA 72:18.5.4.1 VISUAL NOTIFICATION APPLIANCES SHALL BE MOUNTED SO THAT THE ENTIRE LENS IS AT LEAST 80" AND NOT MORE THAN 96" ABOVE THE FINISHED FLOOR. (MOUNTING IN SLEEPING AREAS SHALL BE IN ACCORDANCE WITH SECTION 18.5.4.6).
   14.1. A) NFPA 72:18.5.4.3.2 VISIBLE NOTIFICATION DEVICES SHALL FLASH IN SYNCHRONIZATION, WHERE MORE THAN TWO ARE LOCATED WITHIN THE FIELD OF VIEW IN THE SAME ROOM OR ADJACENT SPACE.
15. 101:9.6.3.7 AUDIBLE ALARM INDICATING APPLIANCES SHALL BE EFFECTIVELY HEARD ABOVE THE AVERAGE AMBIENT SOUND LEVEL OCCURRING UNDER NORMAL CONDITIONS OF OCCUPANCY. THE MINIMUM AUDIBLE SOUND LEVEL REQUIRED FOR OCCUPANT NOTIFICATION SHALL BE WITHIN THE MINIMUM AUDIBLE LEVEL REQUIRED BY NFPA 72:7.18.4.3. SEE 72:A.18.4.3 FOR GUIDELINES. ACTUAL AMBIENT SOUND LEVEL MEASUREMENTS SHALL BE USED FOR COMPLIANCE VERIFICATION.
16. WHERE VISUAL NOTIFICATION APPLIANCES OR AUDIBLE/VISUAL NOTIFICATION APPLIANCES ARE LOCATED IN THE CEILING, LOCATE AS CLOSE TO THE CENTER OF THE ROOM AS POSSIBLE. COORDINATE FINAL LOCATION WITH ARCHITECT.
17. NFPA 72:26.6.3.2.1.4 A DIGITAL ALARM COMMUNICATOR TRANSMITTER, WHEN INSTALLED, SHALL BE CONNECTED TO TWO (2) SEPARATE MEANS OF TRANSMISSION AT THE PROTECTED PREMISES.
   17.1. NFPA 72:26.6.3.2.1.3 A DIGITAL ALARM COMMUNICATOR TRANSMITTER SHALL BE CAPABLE OF DISCONNECTING AN OUTGOING OR INCOMING TELEPHONE CALL.
18. NFPA 72:10.5.6 PROVIDE BATTERIES WITH SUFFICIENT CAPACITY TO ACCOMMODATE THE CALCULATED LOADS.
19. NFPA 72:10.18.2.3 THE OWNER'S MANUAL, THE INSTALLATION INSTRUCTIONS AND AS-BUILT RECORD DRAWINGS SHALL BE GIVEN TO THE OWNER UPON FINAL ACCEPTANCE OF THE SYSTEM.
20. ALL WIRING ASSOCIATED WITH FIRE ALARM SYSTEM REGARDLESS OF VOLTAGE SHALL BE RUN IN CONDUIT.
21. ALL MAGNETIC DOOR HOLDERS SHALL BE POWERED BY 24-VOLT POWER DERIVED FROM THE FIRE ALARM SYSTEM.
22. SMOKE DETECTORS SHALL NOT BE LOCATED LESS THAN 36 INCHES FROM CEILING PADDLE FAN BLADES.

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FIRE ALARM RISER DIAGRAM

E701

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PANEL DP1

LOCATION:
SUPPLY SOURCE:
VOLTAGE: 208/120V 3PH, 4W
BUS: 800 A
MAINS RATING: 600 A
MAINS TYPE: MLO

BRANCHES:
POLES: 24
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

___ SHUNT TRIP MAIN CB
X SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING: 22K

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	ELEVATOR 1	3-#3, 1-#3, 1-#8	100 A	3	7467	7467					3	100 A	3-#3, 1-#3, 1-#8	ELEVATOR 2	2
3	--	--	--	--			7467	7467			--	--	--	--	4
5	--	--	--	--					7467	7467	--	--	--	--	6
7	PANEL M1	3-#3/0, 1-#3/0, 1-#6	200 A	3	22920	18000					3	125 A	3-#1/0, 1-#1/0, 1-#4	PANEL LA	8
9	--	--	--	--			20284	12360			--	--	--	--	10
11	--	--	--	--					15251	11970	--	--	--	--	12
13	PANEL H1	3-#3/0, 1-#3/0, 1-#6	200 A	3	15598	8368					3	200 A	3-#3/0, 1-#3/0, 1-#6	PANEL M2	14
15	--	--	--	--			12454	8357			--	--	--	--	16
17	--	--	--	--					8644	6715	--	--	--	--	18
19	PROVISIONS	--	--	1	--	--					1	--	--	PROVISIONS	20
21	PROVISIONS	--	--	1			--	--			1	--	--	PROVISIONS	22
23	PROVISIONS	--	--	1					--	--	1	--	--	PROVISIONS	24
		TOTAL LOAD (VA):			79816		68389		57514						
		TOTAL CURRENT (A):			679		584		479						

TOTAL CONNECTED LOAD: 205718 VA
TOTAL CONNECTED CURRENT: 571 A
ESTIMATED DEMAND LOAD: 168364 VA
ESTIMATED DEMAND CURRENT: 467 A

NOTES:
CONTRACTOR TO CONFIRM ELEVATOR CIRCUIT BREAKER SIZE FOR SELECTED ELEVATOR PRIOR TO PURCHASE.

PANEL H1

LOCATION:
SUPPLY SOURCE: DP1
VOLTAGE: 208/120V 3PH, 4W
BUS: 225 A
MAINS RATING: 225 A
MAINS TYPE: MLO

BRANCHES:
POLES: 72
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

___ SHUNT TRIP MAIN CB
___ SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING:

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	OFFICE RECEPTACLES	1-#10, 1-#10, 1-#10	20 A	1	1560	1080					1	20 A	1-#10, 1-#10, 1-#10	EXAM RECEPTACLES	2
3	PRINTER REC	1-#10, 1-#10, 1-#10	20 A	1			1180	900			1	20 A	1-#12, 1-#12, 1-#12	LOBBY REC	4
5	JAN/RESTROOM GFI'S	1-#12, 1-#12, 1-#12	20 A	1					540	900	1	20 A	1-#10, 1-#10, 1-#10	LOUNGE REC	6
7	KITCHEN RECEPTACLES/HOOD	1-#12, 1-#12, 1-#12	20 A	1	900	1500					1	20 A	1-#10, 1-#10, 1-#10	KITCHEN GFI	8
9	DISHWASHER	1-#12, 1-#12, 1-#12	20 A	1			180	180			1	20 A	1-#12, 1-#12, 1-#12	KITCHEN GFI	10
11	REFRIGERATOR	1-#12, 1-#12, 1-#12	20 A	1					750	1260	1	20 A	1-#12, 1-#12, 1-#12	FITNESS RECEPTACLES	12
13	TREADMILL	1-#12, 1-#12, 1-#12	20 A	1	1000	1000					1	20 A	1-#12, 1-#12, 1-#12	TREADMILL	14
15	TREADMILL	1-#12, 1-#12, 1-#12	20 A	1			1000	1000			1	20 A	1-#12, 1-#12, 1-#12	TREADMILL	16
17	BUSINESS CENTER REC	1-#12, 1-#12, 1-#12	20 A	1					540	540	1	20 A	1-#12, 1-#12, 1-#12	BUSINESS CENTER REC	18
19	MEETING 115 REC	1-#12, 1-#12, 1-#12	20 A	1	900	900					1	20 A	1-#12, 1-#12, 1-#12	MAINTENANCE SHOP REC	20
21	MECH/SPRINKLER REC	1-#12, 1-#12, 1-#12	20 A	1			540	220			1	20 A	1-#12, 1-#12, 1-#12	ELEV. EQUIP. 113 LIGHT/REC	22
23	ELEVATOR 2 CAB LIGHTS	1-#12, 1-#12, 1-#12	20 A	1					0	0	1	20 A	1-#12, 1-#12, 1-#12	ELEVATOR 1 CAB LIGHTS	24
25	ELEVATOR PIT REC	1-#12, 1-#12, 1-#12	20 A	1	360	500					1	20 A	1-#12, 1-#12, 1-#12	ELEVATOR 2 SUMP PUMP	26
27	ELEVATOR 1 SUMP PUMP	1-#12, 1-#12, 1-#12	20 A	1			500	904			1	20 A	1-#10, 1-#10, 1-#10	COMMUNITY AREA LIGHTING	28
29	COMMUNITY AREA LIGHTING	1-#10, 1-#10, 1-#10	20 A	1					1094	360	1	20 A	1-#12, 1-#12, 1-#12	STAIRWELL 1 LIGHTING	30
31	ELEVATOR SHAFT LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	320	120					1	20 A	1-#12, 1-#12, 1-#12	FACP	32
33	3RD FLOOR LIGHTING	1-#12, 1-#12, 1-#12	20 A	1			502	720			1	20 A	1-#12, 1-#12, 1-#12	3RD FL. MAINTENANCE REC	34
35	2ND FLOOR LIGHTING	1-#12, 1-#12, 1-#12	20 A	1					502	720	1	20 A	1-#12, 1-#12, 1-#12	2ND FL. MAINTENANCE REC	36
37	EXTERIOR LIGHTING	1-#10, 1-#10, 1-#10	20 A	1	838	540					1	20 A	1-#12, 1-#12, 1-#12	CORRIDOR RECEPTACLES	38
39	CORRIDOR RECEPTACLES	1-#12, 1-#12, 1-#12	20 A	1			540	720			1	20 A	1-#12, 1-#12, 1-#12	CORRIDOR RECEPTACLES	40
41	CORRIDOR RECEPTACLES	1-#12, 1-#12, 1-#12	20 A	1					540	180	1	20 A	1-#12, 1-#12, 1-#12	FITNESS FLOOR BOX	42
43	4TH FLOOR LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	502	3250					2	50 A	2-#8, 1-#8, 1-#10	KITCHEN RANGE	44
45	SPARE	--	20 A	1			0	3250			--	--	--	--	46
47	SPARE	--	20 A	1					0	720	1	20 A	1-#12, 1-#12, 1-#12	4TH FLOOR MAINT. RECEPT	48
49	SPARE	--	20 A	1	0	360					1	20 A	1-#12, 1-#12, 1-#12	IT QUAD	50
51	SPARE	--	20 A	1			0	120			1	20 A	1-#12, 1-#12, 1-#12	TIME CLOCK	52
53	SPARE	--	20 A	1					0	0	1	20 A	--	SPARE	54
55	SPARE	--	20 A	1	0	0					1	20 A	--	SPARE	56
57	SPARE	--	20 A	1			0	0			1	20 A	--	SPARE	58
59	PROVISIONS	--	--	1					--	--	1	--	--	PROVISIONS	60
61	PROVISIONS	--	--	1	--	--					1	--	--	PROVISIONS	62
63	PROVISIONS	--	--	1			--	--			1	--	--	PROVISIONS	64
65	PROVISIONS	--	--	1					--	--	1	--	--	PROVISIONS	66
67	PROVISIONS	--	--	1	--	--					1	--	--	PROVISIONS	68
69	PROVISIONS	--	--	1			--	--			1	--	--	PROVISIONS	70
71	PROVISIONS	--	--	1					--	--	1	--	--	PROVISIONS	72
		TOTAL LOAD (VA):			15598		12454		8644						
		TOTAL CURRENT (A):			135		109		72						

TOTAL CONNECTED LOAD: 36695 VA
TOTAL CONNECTED CURRENT: 102 A
ESTIMATED DEMAND LOAD: 31267 VA
ESTIMATED DEMAND CURRENT: 87 A

NOTES:

PANEL H2

LOCATION: MAINT. 143
SUPPLY SOURCE:
VOLTAGE: 208/120V 3PH, 4W
BUS: 200 A
MAINS RATING: 200 A
MAINS TYPE: MLO

BRANCHES:
POLES: 42
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

___ SHUNT TRIP MAIN CB
X SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING: 22K

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	1ST FLOOR LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	470	513					1	20 A	1-#12, 1-#12, 1-#12	2ND FLOOR LIGHTING	2
3	3RD FLOOR LIGHTING	1-#12, 1-#12, 1-#12	20 A	1			375	375			1	20 A	1-#12, 1-#12, 1-#12	4TH FLOOR LIGHTING	4
5	STAIRWELL 3 LIGHTING	1-#12, 1-#12, 1-#12	20 A	1					280	840	1	20 A	1-#12, 1-#12, 1-#12	HALLWAY REC	6
7	HALLWAY REC	1-#12, 1-#12, 1-#12	20 A	1	840	720					1	20 A	1-#12, 1-#12, 1-#12	HALLWAY REC	8
9	HALLWAY REC	1-#12, 1-#12, 1-#12	20 A	1			720	720			1	20 A	1-#12, 1-#12, 1-#12	MECHANICAL RECEPTACLES	10
11	TRASH RM/ EXTERIOR REC	1-#12, 1-#12, 1-#12	20 A	1					360	255	2	20 A	2-#12, 1-#12, 1-#12	BASKETBALL COURT	12
13	MAINT. QUAD RECEPT	1-#12, 1-#12, 1-#12	20 A	1	360	255					--	--	--	--	14
15	EXTERIOR LIGHTING	1-#10, 1-#10, 1-#10	20 A	1			1162	360			1	20 A	1-#12, 1-#12, 1-#12	MAINT. QUAD RECEPT	16
17	1ST FLOOR AHU-4 POWER	2-#8, 1-#8, 1-#10	45 A	2					3494	360	1	20 A	1-#12, 1-#12, 1-#12	MAINT. QUAD RECEPT	18
19	--	--	--	--	3494	360					1	20 A	1-#12, 1-#12, 1-#12	4TH FLOOR MAINT. QUAD RECEPT	20
21	2ND FLOOR AHU-4 POWER	2-#8, 1-#8, 1-#10	45 A	2			3494	3494			2	45 A	2-#8, 1-#8, 1-#10	3RD FLOOR AHU-4 POWER	22
23	--	--	--	--					3494	3494	--	--	--	--	24
25	4TH FLOOR AHU-4 POWER	2-#8, 1-#8, 1-#10	45 A	2	3494	1256					2	25 A	2-#10, 1-#10, 1-#10	CU-4	26
27	--	--	--	--			3494	1256			--	--	--	--	28
29	CU-4	2-#10, 1-#10, 1-#10	25 A	2					1256	1256	2	25 A	2-#10, 1-#10, 1-#10	CU-4	30
31	--	--	--	--	1256	1256					--	--	--	--	32
33	CU-4	2-#10, 1-#10, 1-#10	25 A	2			1256								34
35	--	--	--	--					1256						36
37															38
39															40
41															42
		TOTAL LOAD (VA):			14274		16672		16345						
		TOTAL CURRENT (A):			119		142		139						

TOTAL CONNECTED LOAD: 47289 VA
TOTAL CONNECTED CURRENT: 131 A
ESTIMATED DEMAND LOAD: 38702 VA
ESTIMATED DEMAND CURRENT: 107 A

NOTES:

PANEL H3

LOCATION: MAINT. 140
SUPPLY SOURCE:
VOLTAGE: 208/120V 3PH, 4W
BUS: 200 A
MAINS RATING: 200 A
MAINS TYPE: MLO

BRANCHES:
POLES: 54
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

___ SHUNT TRIP MAIN CB
X SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING: 22K

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	1ST FLOOR LIGHTING	1-#12, 1-#12, 1-#12	20 A	1	560	588					1	20 A	1-#12, 1-#12, 1-#12	2ND FLOOR LIGHTING	2
3	3RD FLOOR LIGHTING	1-#12, 1-#12, 1-#12	20 A	1			450	450			1	20 A	1-#12, 1-#12, 1-#12	4TH FLOOR LIGHTING	4
5	STAIR 2 LIGHTING	1-#12, 1-#12, 1-#12	20 A	1					280	720	1	20 A	1-#12, 1-#12, 1-#12	CORRIDOR REC	6
7	3RD FLOOR IT QUAD	1-#12, 1-#12, 1-#12	20 A	1	360	720					1	20 A	1-#10, 1-#10, 1-#10	CORRIDOR REC	8
9	2ND FLOOR IT QUAD	1-#12, 1-#12, 1-#12	20 A	1			360	298			2	20 A	2-#12, 1-#12, 1-#12	SITE LIGHTING	10
11	GATE POWER	1-#10, 1-#10, 1-#10	20 A	1					750	298	--	--	--	--	12
13	TRASH RM/ EXT REC	1-#12, 1-#12, 1-#12	20 A	1	360	750					1	20 A	1-#8, 1-#8, 1-#8	GATE POWER	14
15	MECHANICAL RECEPTACLES	1-#12, 1-#12, 1-#12	20 A	1			720	720			1	20 A	1-#12, 1-#12, 1-#12	CORRIDOR REC	16
17	CORRIDOR REC	1-#12, 1-#12, 1-#12	20 A	1					840	720	1	20 A	1-#12, 1-#12, 1-#12	CORRIDOR REC	18
19	SITE LIGHTING	2-#12, 1-#12, 1-#12	20 A	2	545	3494					2	45 A	2-#8, 1-#8, 1-#10	4TH FLOOR AHU-4	20
21	--	--	--	--			545	3494			--	--	--	--	22
23	1ST FLOOR AHU-4	2-#8, 1-#8, 1-#10	45 A	2					3494	3494	2	45 A	2-#8, 1-#8, 1-#10	2ND FLOOR AHU-4	24
25	--	--	--	--	3494	3494					--	--	--	--	26
27	3RD FLOOR AHU-4	2-#8, 1-#8, 1-#10	45 A	2			3494	916			1	20 A	1-#10, 1-#10, 1-#10	EXTERIOR LIGHTING	28
29	--	--	--	--					3494	731	1	20 A	1-#10, 1-#10, 1-#10	EXTERIOR LIGHTING	30
31	1ST FLOOR IT QUAD	1-#12, 1-#12, 1-#12	20 A	1	360	360					1	20 A	1-#12, 1-#12, 1-#12	4TH FLOOR IT QUAD	32
33	CU-4	2-#10, 1-#10, 1-#10	25 A	2			1256	1256			2	25 A	2-#10, 1-#10, 1-#10	CU-4	34
35	--	--	--	--					1256	1256	--	--	--	--	36
37	CU-4	2-#10, 1-#10, 1-#10	25 A	2	1256	1256					2	25 A	2-#10, 1-#10, 1-#10	CU-4	38
39	--	--	--	--			1256	1256			--	--	--	--	40
41	SPARE	--	20 A	1					0	0	1	20 A	--	SPARE	42
43	SPARE	--	20 A	1	0	0					1	20 A	--	SPARE	44
45	SPARE	--	20 A	1			0	0			1	20 A	--	SPARE	46
47	SPARE	--	20 A	1					0	0	1	20 A	--	SPARE	48
49	PROVISIONS	--	--	1	--	--					1	--	--	PROVISIONS	50
51	PROVISIONS	--	--	1			--	--			1	--	--	PROVISIONS	52
53	PROVISIONS	--	--	1					--	--	1	--	--	PROVISIONS	54
		TOTAL LOAD (VA):			17597		16432		17313						
		TOTAL CURRENT (A):			148		137		145						

TOTAL CONNECTED LOAD: 51341 VA
TOTAL CONNECTED CURRENT: 143 A
ESTIMATED DEMAND LOAD: 43055 VA
ESTIMATED DEMAND CURRENT: 120 A

NOTES:

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DYKE NELSON ARCHITECTURE 225 [225] 224 3363

CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

REVISIONS

1	06/04/25	Addendum #3

JOB NUMBER: 24-064
ISSUED: 04/25/2025
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.

YKH Consulting
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ykhconsulting.com 504.264.5111
Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

PANEL SCHEDULES

E702

PHASE: PERMIT

LA

LOCATION: LAUNDRY 127
SUPPLY SOURCE: DP1
VOLTAGE: 208/120V 3PH, 4W
BUS: 125 A
MAINS RATING: 125 A
MAINS TYPE: MLO

BRANCHES:
POLES: 30
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

___ SHUNT TRIP MAIN CB
___ SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING: 22K

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	DRYER	2-#10, 1-#10, 1-#10	30 A	2	2250	2250					2	30 A	2-#10, 1-#10, 1-#10	DRYER	2
3	--	--	--	--			2250	2250			--	--	--	--	4
5	DRYER	2-#10, 1-#10, 1-#10	30 A	2					2250	2250	2	30 A	2-#10, 1-#10, 1-#10	DRYER	6
7	--	--	--	--	2250	2250					--	--	--	--	8
9	DRYER	2-#10, 1-#10, 1-#10	30 A	2			2250	750			1	20 A	1-#12, 1-#12, 1-#12	WASHER	10
11	--	--	--	--					2250	540	1	20 A	1-#12, 1-#12, 1-#12	LAUNDRY RECEPTACLES	12
13	DRYER	2-#10, 1-#10, 1-#10	30 A	2	2250	2250					2	30 A	2-#10, 1-#10, 1-#10	DRYER	14
15	--	--	--	--			2250	2250			--	--	--	--	16
17	DRYER	2-#10, 1-#10, 1-#10	30 A	2					2250	2250	2	30 A	2-#10, 1-#10, 1-#10	DRYER	18
19	--	--	--	--	2250	2250					--	--	--	--	20
21	WATER HEATER RECEPTACLE	1-#12, 1-#12, 1-#12	20 A	1			180	180			1	20 A	1-#12, 1-#12, 1-#12	WATER HEATER RECEPTACLE	22
23	WATER HEATER RECEPTACLE	1-#12, 1-#12, 1-#12	20 A	1					180	0	1	20 A	--	SPARE	24
25	SPARE	--	20 A	1	0	0					1	20 A	--	SPARE	26
27	PROVISIONS	--	--	1			--	--			1	--	--	PROVISIONS	28
29	PROVISIONS	--	--	1					--	--	1	--	--	PROVISIONS	30
		TOTAL LOAD (VA):			18000		12360		11970						
		TOTAL CURRENT (A):			151		104		100						

TOTAL CONNECTED LOAD: 42330 VA
TOTAL CONNECTED CURRENT: 117 A
ESTIMATED DEMAND LOAD: 34685 VA
ESTIMATED DEMAND CURRENT: 96 A

NOTES:

PANEL M1

LOCATION:
SUPPLY SOURCE: DP1
VOLTAGE: 208/120V 3PH, 4W
BUS: 200 A
MAINS RATING: 200 A
MAINS TYPE: MLO

BRANCHES:
POLES: 30
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

___ SHUNT TRIP MAIN CB
___ SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING:

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	1ST FLOOR AHU-6	2-#8, 1-#8, 1-#10	45 A	2	3494	3494					2	45 A	2-#8, 1-#8, 1-#10	1ST FLOOR AHU-6	2
3	--	--	--	--			3494	3494			--	--	--	--	4
5	1ST FLOOR AHU-6	2-#8, 1-#8, 1-#10	45 A	2					3494	4202	2	60 A	2-#6, 1-#6, 1-#10	1ST FLOOR AHU-7	6
7	--	--	--	--	3494	4202					--	--	--	--	8
9	1ST FLOOR AHU-7	2-#6, 1-#6, 1-#10	60 A	2			4202	2106			2	30 A	2-#10, 1-#10, 1-#10	2ND FLOOR AHU-5	10
11	--	--	--	--					4202	2106	--	--	--	--	12
13	3RD FLOOR AHU-5 POWER	2-#10, 1-#10, 1-#10	30 A	2	3494	3494					2	30 A	2-#8, 1-#8, 1-#8	4TH FLOOR AHU-5 POWER	14
15	--	--	--	--			3494	3494			--	--	--	--	16
17	EUH-1	2-#12, 1-#12, 1-#12	20 A	2					1248						18
19	--	--	--	--	1248										20
21															22
23															24
25															26
27															28
29															30
		TOTAL LOAD (VA):			22920		20284		15251						
		TOTAL CURRENT (A):			197		175		127						

TOTAL CONNECTED LOAD: 58454 VA
TOTAL CONNECTED CURRENT: 162 A
ESTIMATED DEMAND LOAD: 45089 VA
ESTIMATED DEMAND CURRENT: 125 A

NOTES:

PANEL EV

LOCATION:
SUPPLY SOURCE:
VOLTAGE: 208/120V 3PH, 4W
BUS: 400 A
MAINS RATING: 400 A
MAINS TYPE: MCB

BRANCHES:
POLES: 42
MOUNTING: Surface
ENCLOSURE: NEMA 3R
ACCESSORIES:

___ SHUNT TRIP MAIN CB
X SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING: 22K

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	EV CHARGER	2-#6, 1-#6, 1-#8	50 A	2	3328	3328					2	50 A	2-#6, 1-#6, 1-#8	EV CHARGER	2
3	--	--	--	--			3328	3328			--	--	--	--	4
5	EV CHARGER	2-#6, 1-#6, 1-#8	50 A	2					3328	3328	2	50 A	2-#8, 1-#8, 1-#10	EV CHARGER	6
7	--	--	--	--	3328	3328					--	--	--	--	8
9	EV CHARGER	2-#8, 1-#8, 1-#10	50 A	2			3328	3328			2	50 A	2-#8, 1-#8, 1-#10	EV CHARGER	10
11	--	--	--	--					3328	3328	--	--	--	--	12
13	EV CHARGER	2-#8, 1-#8, 1-#10	50 A	2	3328	3328					2	50 A	2-#8, 1-#8, 1-#10	EV CHARGER	14
15	--	--	--	--			3328	3328			--	--	--	--	16
17	FUTURE CHARGER	--	50 A	2					0	0	2	50 A	--	FUTURE CHARGER	18
19	--	--	--	--	0	0					--	--	--	--	20
21	FUTURE CHARGER	--	50 A	2			0	0			2	50 A	--	FUTURE CHARGER	22
23	--	--	--	--					0	0	--	--	--	--	24
25	FUTURE CHARGER	--	50 A	2	0	0					2	50 A	--	FUTURE CHARGER	26
27	--	--	--	--			0	0			--	--	--	--	28
29	FUTURE CHARGER	--	50 A	2					0	0	2	50 A	--	FUTURE CHARGER	30
31	--	--	--	--	0	0					--	--	--	--	32
33	SPARE	--	20 A	1			0	0			1	20 A	--	SPARE	34
35	SPARE	--	20 A	1					0	0	1	20 A	--	SPARE	36
37	SPARE	--	20 A	1	0	0					1	20 A	--	SPARE	38
39	PROVISIONS	--	--	1			--	--			1	--	--	PROVISIONS	40
41	PROVISIONS	--	--	1					--	--	1	--	--	PROVISIONS	42
		TOTAL LOAD (VA):			19968		19968		13312						
		TOTAL CURRENT (A):			175		175		111						

TOTAL CONNECTED LOAD: 53248 VA
TOTAL CONNECTED CURRENT: 148 A
ESTIMATED DEMAND LOAD: 53248 VA
ESTIMATED DEMAND CURRENT: 148 A

NOTES:

PANEL M2

LOCATION:
SUPPLY SOURCE: DP1
VOLTAGE: 208/120V 3PH, 4W
BUS: 200 A
MAINS RATING: 200 A
MAINS TYPE: MLO

BRANCHES:
POLES: 30
MOUNTING: Surface
ENCLOSURE: Type 1
ACCESSORIES:

___ SHUNT TRIP MAIN CB
___ SERVICE ENTRANCE RATED
___ FEED-THROUGH LUGS
___ SUB-FEED LUGS
___ ISOLATED GROUND BAR

AVAILABLE AIC:
AIC RATING:

___ SERIES RATED
X FULLY RATED

CKT#	DESCRIPTION	WIRE SIZE	RATING	P	A		B		C		P	RATING	WIRE SIZE	DESCRIPTION	CKT#
1	CU-5	2-#12, 1-#12, 1-#12	20 A	2	907	907					2	20 A	2-#12, 1-#12, 1-#12	CU-5	2
3	--	--	--	--			907	907			--	--	--	--	4
5	CU-5	2-#12, 1-#12, 1-#12	20 A	2					907	1456	2	30 A	2-#10, 1-#10, 1-#10	CU-6	6
7	--	--	--	--	907	1456					--	--	--	--	8
9	CU-6	2-#10, 1-#10, 1-#10	30 A	2			1456	1456			2	30 A	2-#10, 1-#10, 1-#10	CU-6	10
11	--	--	--	--					1456	1456	--	--	--	--	12
13	CU-7	2-#10, 1-#10, 1-#10	30 A	2	1456	1456					2	30 A	2-#10, 1-#10, 1-#10	CU-7	14
15	--	--	--	--			1456	1456			--	--	--	--	16
17	ROOFTOP RECEPTACLES	1-#10, 1-#10, 1-#10	20 A	1					720	720	1	20 A	1-#12, 1-#12, 1-#12	ROOFTOP RECEPTACLES	18
19	ROOFTOP RECEPTACLES	1-#10, 1-#10, 1-#10	20 A	1	720	560					1	20 A	1-#12, 1-#12, 1-#12	ROOFTOP LIGHTING	20
21	RECEPTACLES	1-#12, 1-#12, 1-#12	20 A	1			720								22
23															24
25															26
27															28
29															30
		TOTAL LOAD (VA):			8368		8357		6715						
		TOTAL CURRENT (A):			72		72		56						

TOTAL CONNECTED LOAD: 23439 VA
TOTAL CONNECTED CURRENT: 65 A
ESTIMATED DEMAND LOAD: 18579 VA
ESTIMATED DEMAND CURRENT: 52 A

NOTES:

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DNAworkshop

CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

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

REVISIONS
1 06/04/25 Addendum #3

JOB NUMBER: 24-064
ISSUED: 04/25/2025
ISSUED FOR:
PERMITTING

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YKH Consulting
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3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

1

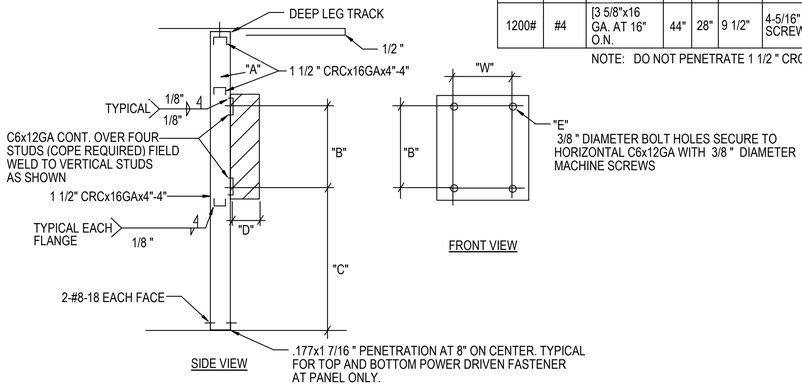
PANEL SCHEDULES

E703

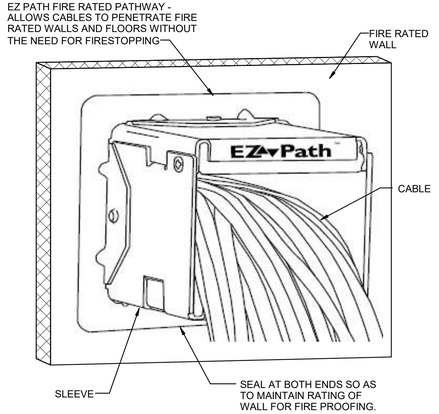
PHASE: PERMIT

MAX. UNIT WEIGHT	PANEL TYPE	"A"	"B"	"C"	"D"	"E"	"W"
120#	#1	[3 5/8"x16 GA. AT 16" O.N.	20"	52"	5 3/4"	4-5/16" DIAMETER MACHINE SCREWS	16"
300#	#2	[3 5/8"x16 GA. AT 16" O.N.	26"	42"	6 1/2"	4-5/16" DIAMETER MACHINE SCREWS	22"
600#	#3	[3 5/8"x16 GA. AT 16" O.N.	32"	40"	8 1/4"	4-5/16" DIAMETER MACHINE SCREWS	28"
1200#	#4	[3 5/8"x16 GA. AT 16" O.N.	44"	28"	9 1/2"	4-5/16" DIAMETER MACHINE SCREWS	38"

NOTE: DO NOT PENETRATE 1 1/2 " CRC WITH SCREWS.

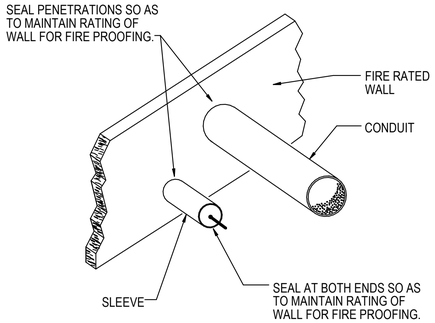


ELECTRICAL PANEL ANCHORAGE DETAIL | 1



EZ-PATH IS UL TESTED AND CERTIFIED IN ACCORDANCE WITH ASTM E814 (UL1479) AND CAN/ULC-S115. SYSTEMS ARE AVAILABLE FOR COMMON FLOOR AND WALL CONSTRUCTIONS WITH RATINGS UP TO AND INCLUDING 4 HOURS.

RATED WALL PENETRATIONS FOR COMMUNICATION WIRING | 2



SEE DIVISION 7 SECTION "THROUGH-PENETRATION FIRESTOP SYSTEMS"

RATED WALL PENETRATIONS | 3

LIGHT POLE BASE GENERAL NOTES:

1. REFER TO STRUCTURAL AND/OR CIVIL PLANS FOR ADDITIONAL DETAILS AND INFORMATION.

TYPICAL LIGHT POLE BASE DETAIL | 4

NOTE:

ALL PANELBOARDS INVOLVED IN THIS PROJECT (EXISTING AND NEW) SHALL BE IDENTIFIED BY THE PANEL NAME AND BRANCH OF THE ELECTRICAL SYSTEM. REFER TO THE SPECIFICATIONS FOR COLORS AND ADDITIONAL REQUIREMENTS.

PANELBOARD IDENTIFICATION | 5

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REVISIONS

JOB NUMBER: 24-064
ISSUED: 04/25/2025
ISSUED FOR:
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Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

ELECTRICAL DETAILS

E800

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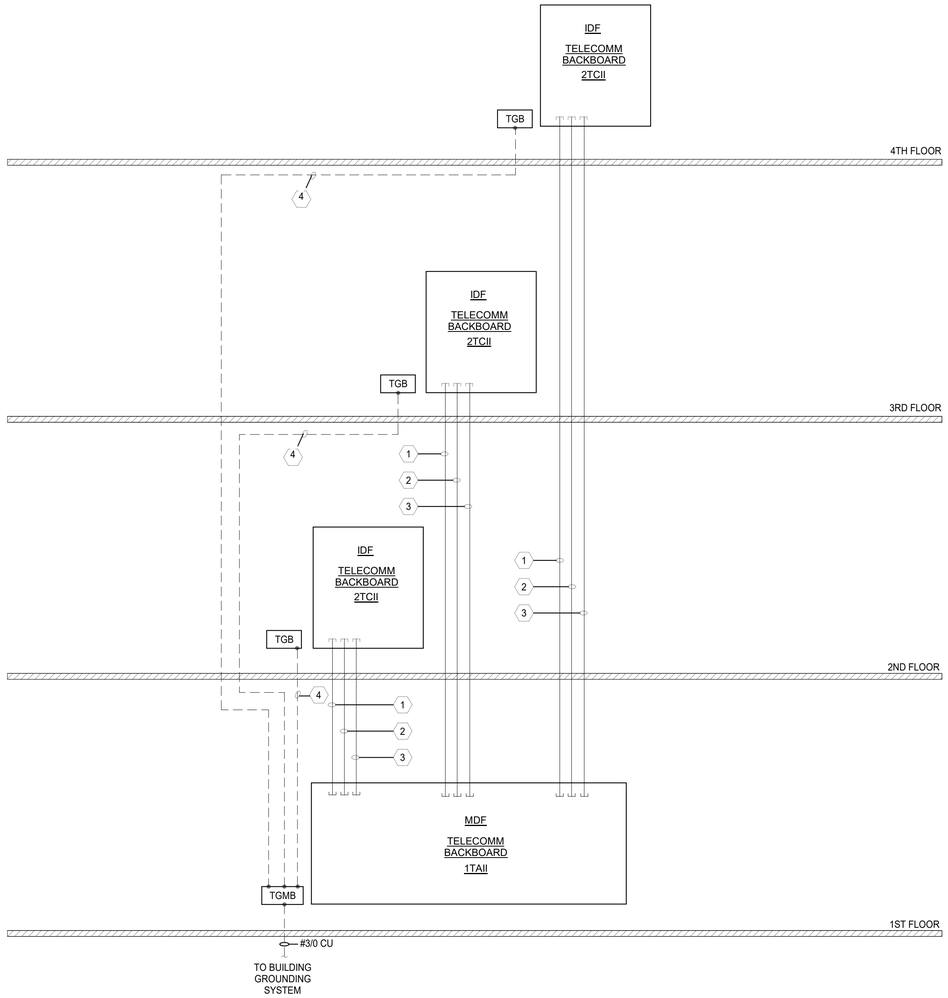


GENERAL NOTES
(COMMUNICATIONS RISER DIAGRAM)

1. UTILIZE SWEEPING BENDS ON 90'S OF BACKBONE RACEWAYS.
2. COORDINATE WITH VOICE-DATA SERVICE PROVIDERS THRU OWNER FOR MODIFICATIONS TO EXISTING SERVICE.

REFERENCE NOTES
(COMMUNICATIONS RISER DIAGRAM)

1. ANALOG TELEPHONE BACKBONE CABLE IN 4" EMT AND FIBER BACKBONE CABLE IN 1-1/4" INNERDUCT. SEE SPECIFICATIONS.
2. (1) 2" EMT FOR CATV BACKBONE CABLE.
3. (1) 2" EMT WITH PULLCORD FOR FUTURE USE.
4. SIZE COPPER GROUND WIRE IN ACCORDANCE WITH TIA 607-B. REFER TO "TELECOMM GROUNDING CONDUCTOR SIZE TABLE."

TELECOMM GROUNDING CONDUCTOR SIZE TABLE (TIA 607-B & ISO/IEC 30129)

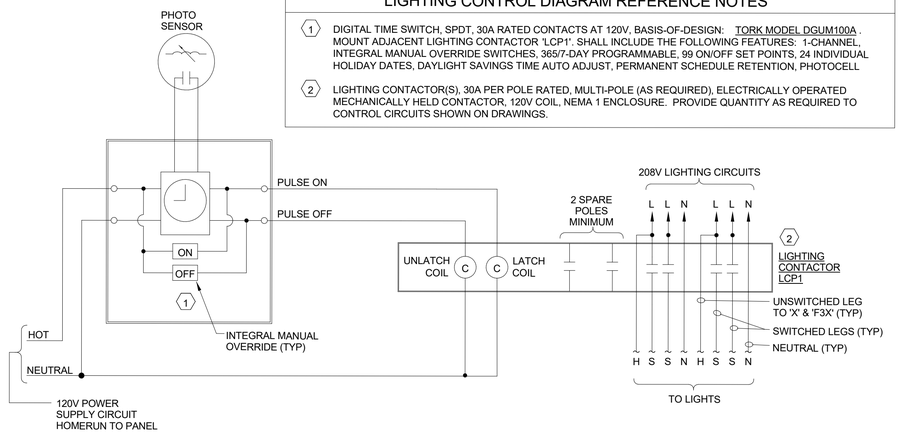
MAXIMUM TMGBB (PBB) to TGBB (SBB) LENGTH (L) IN FEET	COPPER CONDUCTOR SIZE (AWG)
L ≤ 13	#6
14 < L ≤ 20	#4
21 < L ≤ 26	#3
27 < L ≤ 33	#2
34 < L ≤ 41	#1
42 < L ≤ 52	1/0
53 < L ≤ 66	2/0
67 < L ≤ 84	3/0
85 < L ≤ 105	4/0
106 < L ≤ 125	250 kcmil
126 < L ≤ 150	300 kcmil
151 < L ≤ 175	350 kcmil
176 < L ≤ 250	500 kcmil
106 < L ≤ 125	600 kcmil
106 < L ≤ 125	750kcmil

FOR LENGTHS IN EXCESS OF THOSE SHOWN ABOVE, THE CONDUCTOR CROSSSECTIONAL AREA SHOULD BE CALCULATED AS 3.3MM2/M OR 2KCMIL/FT.

COMMUNICATION RISER 6

LIGHTING CONTROL DIAGRAM REFERENCE NOTES

1. DIGITAL TIME SWITCH, SPDT, 30A RATED CONTACTS AT 120V, BASIS-OF-DESIGN: TORK MODEL DGUM100A . MOUNT ADJACENT LIGHTING CONTACTOR 'LCP1'. SHALL INCLUDE THE FOLLOWING FEATURES: 1-CHANNEL, INTEGRAL MANUAL OVERRIDE SWITCHES, 365/7-DAY PROGRAMMABLE, 99 ON/OFF SET POINTS, 24 INDIVIDUAL HOLIDAY DATES, DAYLIGHT SAVINGS TIME AUTO ADJUST, PERMANENT SCHEDULE RETENTION, PHOTOCELL
2. LIGHTING CONTACTOR(S), 30A PER POLE RATED, MULTI-POLE (AS REQUIRED), ELECTRICALLY OPERATED MECHANICALLY HELD CONTACTOR, 120V COIL, NEMA 1 ENCLOSURE. PROVIDE QUANTITY AS REQUIRED TO CONTROL CIRCUITS SHOWN ON DRAWINGS.



LIGHTING CONTACTOR DETAIL 7

1

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ELECTRICAL DETAILS

E801

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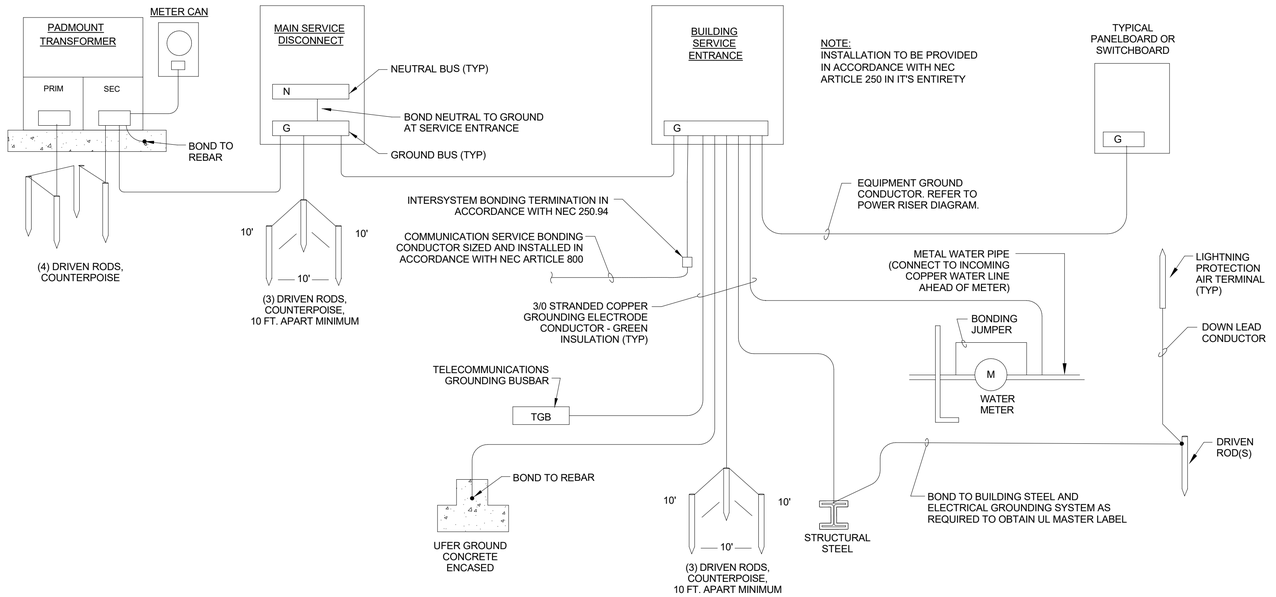


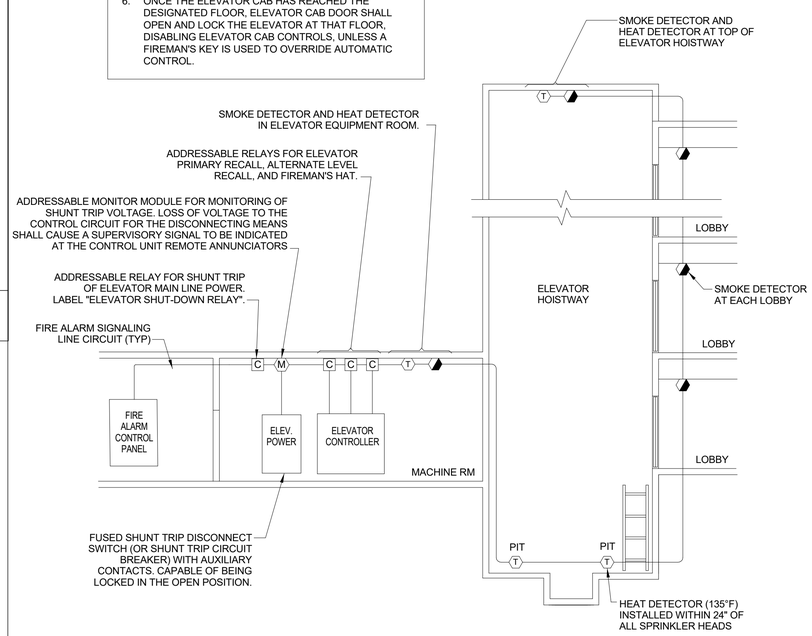
GROUNDING DETAIL | 8

ELEVATOR FIRE ALARM SEQUENCE OF OPERATIONS:

1. ACTIVATION OF ANY OF THE SMOKE DETECTORS SHOWN (LOBBY, ELEVATOR HOISTWAY, OR ELEVATOR EQUIPMENT ROOM) SHALL INITIATE ELEVATOR RECALL TO THE DESIGNATED MAIN LEVEL.
2. ACTIVATION OF ANY OF THE SMOKE DETECTOR(S) ON A MAIN DESIGNATED LEVEL SHALL CAUSE THE ELEVATOR TO RECALL TO AN ALTERNATE LEVEL CLEAR OF SMOKE. DESIGNATED AND ALTERNATE LEVELS TO BE DETERMINED BY THE ELEVATOR INSPECTOR AND FIRE MARSHALL.
3. ACTIVATION OF DETECTORS FROM HOISTWAY OR MACHINE ROOM SHALL CAUSE SEPARATE AND DISTINCT VISIBLE ANNUNCIATION AT THE BUILDING FIRE ALARM CONTROL UNIT AND REMOTE ANNUNCIATORS TO ALERT FIRE FIGHTERS AND OTHER EMERGENCY PERSONNEL THAT ELEVATORS ARE NO LONGER SAFE TO USE.
5. ACTIVATION OF HEAT DETECTORS IN THE HOISTWAY OR ELEVATOR MACHINE ROOM SHALL SHUT DOWN POWER TO ELEVATOR CONTROLLER.
6. ONCE THE ELEVATOR CAB HAS REACHED THE DESIGNATED FLOOR, ELEVATOR CAB DOOR SHALL OPEN AND LOCK THE ELEVATOR AT THAT FLOOR, DISABLING ELEVATOR CAB CONTROLS, UNLESS A FIREMAN'S KEY IS USED TO OVERRIDE AUTOMATIC CONTROL.

GENERAL NOTES
(ELEVATOR FIRE ALARM DIAGRAM)

1. LOBBY SMOKE DETECTOR REQUIRED AT ALL LEVELS.
2. HEAT DETECTORS IN HOISTWAY AND ELEVATOR MACHINE ROOM SHALL BE 135°F FIXED TEMPERATURE TYPE AND LOCATED WITHIN 24" OF SPRINKLER HEADS.
3. COORDINATE ENTIRE ELEVATOR AND ELEVATOR ASSOCIATED SYSTEMS WITH ELEVATOR PROVIDER AND INSTALLER PRIOR TO CONSTRUCTION TO CONFIRM ALL DETAILS, LOCATIONS, POWER REQUIREMENTS, ETC. NECESSARY FOR A COMPLETE INSTALL.
4. SMOKE VENTILATOR AT TOP SHAFT SHALL BE MANUALLY CONTROLLED FROM FIRE ALARM PANEL AS APPLICABLE (OR OTHER LOCATION AS INDICATED). PROVIDE FIRE ALARM ADDRESSIBLE RELAY AND MONITOR MODULE.



ELEVATOR FIRE ALARM SCHEMATIC | 9

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ELECTRICAL DETAILS

E802

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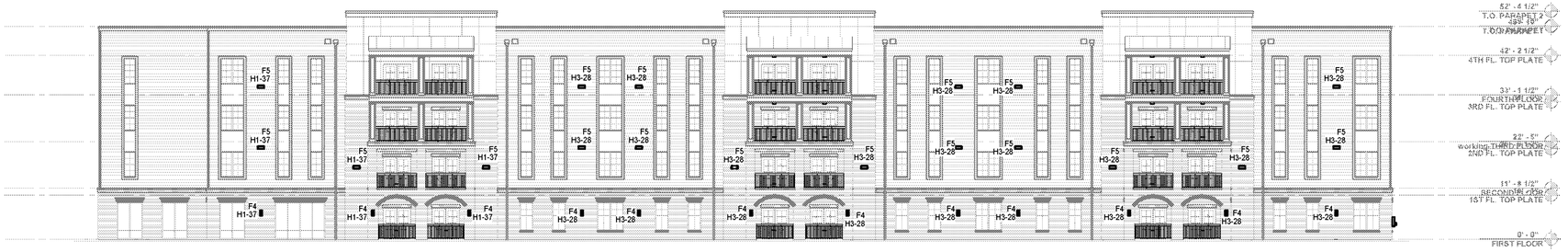
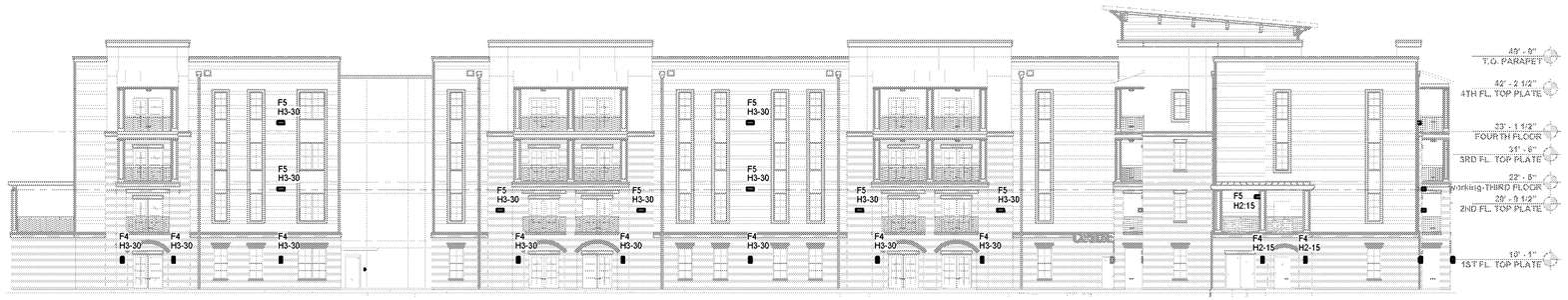
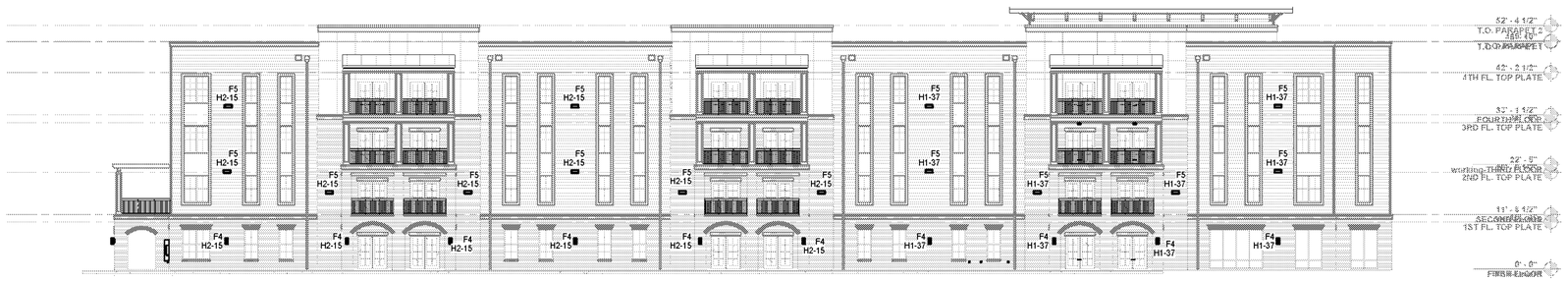


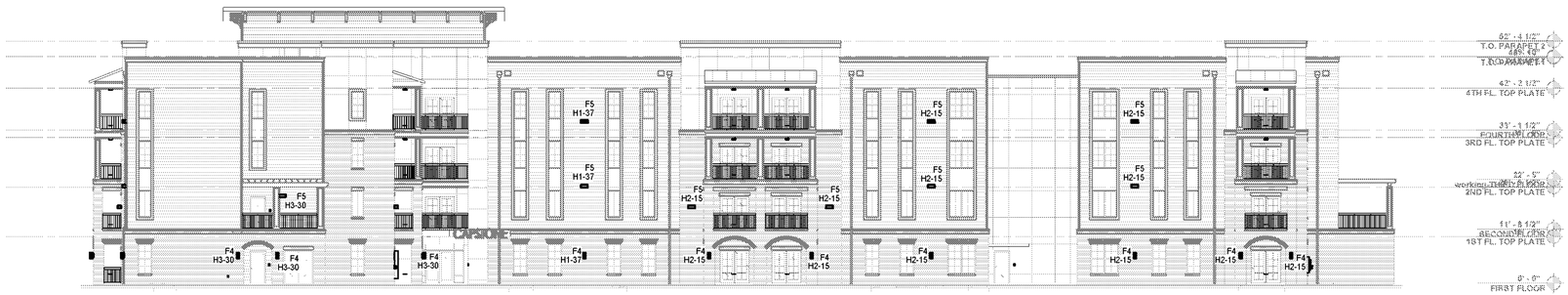
1 LIGHTING ELEVATION - PLAN NORTH
1/16" = 1'-0"



2 LIGHTING ELEVATION - PLAN SOUTH
1/16" = 1'-0"



3 LIGHTING ELEVATION - PLAN EAST
1/16" = 1'-0"



4 LIGHTING ELEVATION - PLAN WEST
1/16" = 1'-0"

SHEET GENERAL NOTES

A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

B. CONFIRM MOUNTING HEIGHTS FOR ALL EXTERIOR LIGHTING FIXTURES WITH ARCHITECT PRIOR TO ROUGH-IN. TYPICAL

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1 EXTERIOR LIGHTING ELEVATION

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SHEET LISTS

TITLE SHEET (revision 3)

		ISSUE DATE	REVISION DATE
1 GENERAL			
G001	TITLE SHEET	04/25/25	6/4/25
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	
2.5 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	6/4/25
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	6/4/25
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	6/4/25
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	6/4/25
A701	DOORS/ WINDOWS SCHEDULES & TYPES	04/25/25	6/4/25
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	6/4/25
S101	PARTIAL FOUNDATION PLAN - 2	04/25/25	6/4/25
S110	PARTIAL SHEARWALL PLAN - 1	04/25/25	6/4/25
S111	PARTIAL SHEARWALL PLAN - 2	04/25/25	6/4/25
S200	PARTIAL FIRST LEVEL FRAMING - 1	04/25/25	6/4/25
S201	PARTIAL FIRST LEVEL FRAMING - 2	04/25/25	6/4/25
S210	PARTIAL SECOND LEVEL FRAMING - 1	04/25/25	6/4/25
S211	PARTIAL SECOND LEVEL FRAMING - 2	04/25/25	6/4/25
S220	PARTIAL THIRD LEVEL FRAMING - 1	04/25/25	6/4/25
S221	PARTIAL THIRD LEVEL FRAMING - 2	04/25/25	6/4/25
S230	PARTIAL ROOF FRAMING - 1	04/25/25	6/4/25
S231	PARTIAL ROOF FRAMING - 2	04/25/25	6/4/25
S240	PENTHOUSE ROOF FRAMING	04/25/25	6/4/25
S300	FOUNDATION DETAILS	04/25/25	6/4/25
S301	FOUNDATION DETAILS	04/25/25	6/4/25
S400	SCHEDULES AND LEGENDS	04/25/25	6/4/25
S401	SCHEDULES AND LEGENDS	04/25/25	6/4/25
S500	DETAILS	04/25/25	6/4/25
S501	DETAILS	04/25/25	6/4/25
S502	DETAILS	04/25/25	6/4/25
S503	DETAILS	04/25/25	6/4/25
S504	DETAILS	04/25/25	6/4/25
S505	DETAILS	04/25/25	6/4/25
S506	DETAILS	04/25/25	6/4/25
S507	SECTIONS	04/25/25	6/4/25
S600	GENERAL NOTES	04/25/25	6/4/25
S601	GENERAL NOTES	04/25/25	6/4/25
S700	SPECIAL INSPECTIONS	04/25/25	6/4/25
6 MECHANICAL			
M000	MECHANICAL LEGEND & NOTES	04/25/25	6/4/25
M200	OVERALL 1ST FLOOR MECHANICAL PLAN	04/25/25	6/4/25
M201	PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 1	04/25/25	6/4/25
M202	PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 2	04/25/25	6/4/25
M203	OVERALL 2ND FLOOR MECHANICAL PLAN	04/25/25	6/4/25
M204	PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 1	04/25/25	6/4/25
M205	PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 2	04/25/25	6/4/25
M206	OVERALL 3RD FLOOR MECHANICAL PLAN	04/25/25	6/4/25
M207	PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 1	04/25/25	6/4/25
M208	PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 2	04/25/25	6/4/25
M209	OVERALL 4TH FLOOR MECHANICAL PLAN	04/25/25	6/4/25
M210	PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 1	04/25/25	6/4/25
M211	PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 2	04/25/25	6/4/25
M212	OVERALL ROOF MECHANICAL PLAN	04/25/25	6/4/25
M213	PARTIAL ROOF MECHANICAL PLAN - AREA 1	04/25/25	6/4/25
M214	PARTIAL ROOF MECHANICAL PLAN - AREA 2	04/25/25	6/4/25
M500	MECHANICAL SCHEDULES	04/25/25	
M600	MECHANICAL DETAILS	04/25/25	

TITLE SHEET (revision 3)

		ISSUE DATE	REVISION DATE
M700	ENLARGED MECHANICAL PLAN - 1BR	04/25/25	6/4/25
M701	ENLARGED MECHANICAL PLAN - 2BR	04/25/25	6/4/25
M702	ENLARGED MECHANICAL PLAN - 3BR	04/25/25	6/4/25
7 ELECTRICAL			
E001	ELECTRICAL LEGEND & ABBREVIATIONS	04/25/25	
E002	ELECTRICAL NOTES	04/25/25	6/4/25
E100	ELECTRICAL SITE PLAN	04/25/25	6/4/25
E101	1ST FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	6/4/25
E102	1ST FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	6/4/25
E201	2ND FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	6/4/25
E202	2ND FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	6/4/25
E301	3RD FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	6/4/25
E302	3RD FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	6/4/25
E401	4TH FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	6/4/25
E402	4TH FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	6/4/25
E500	ROOF PLAN ELECTRICAL	04/25/25	6/4/25
E601	1ST FLOOR COMMUNITY AREA- LIGHTING & FIRE ALARM PLAN	04/25/25	6/4/25
E602	1ST FLOOR COMMUNITY AREA- POWER & DATA PLAN	04/25/25	6/4/25
E603	ENLARGED ELECTRICAL PLAN - 1BR	04/25/25	6/4/25
E604	ENLARGED ELECTRICAL PLAN - 2BR	04/25/25	6/4/25
E605	ENLARGED ELECTRICAL PLAN - 3BR	04/25/25	6/4/25
E606	EXTERIOR LIGHTING ELEVATION	04/25/25	6/4/25
E700	POWER RISER DIAGRAM	04/25/25	6/4/25
E701	FIRE ALARM RISER DIAGRAM	04/25/25	6/4/25
E702	PANEL SCHEDULE	04/25/25	6/4/25
E703	PANEL SCHEDULES	04/25/25	6/4/25
E800	ELECTRICAL DETAILS	04/25/25	6/4/25
E801	ELECTRICAL DETAILS	04/25/25	6/4/25
E802	ELECTRICAL DETAILS	04/25/25	6/4/25
8 PLUMBING			
P000	PLUMBING LEGEND & NOTES	04/25/25	
P200	OVERALL 1ST FLOOR PLUMBING PLAN	04/25/25	6/4/25
P201	PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 1	04/25/25	6/4/25
P202	PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 2	04/25/25	6/4/25
P203	OVERALL 2ND FLOOR PLUMBING PLAN	04/25/25	6/4/25
P204	PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 1	04/25/25	6/4/25
P205	PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 2	04/25/25	6/4/25
P206	OVERALL 3RD FLOOR PLUMBING PLAN	04/25/25	6/4/25
P207	PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 1	04/25/25	6/4/25
P208	PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 2	04/25/25	6/4/25
P209	OVERALL 4TH FLOOR PLUMBING PLAN	04/25/25	6/4/25
P210	PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 1	04/25/25	6/4/25
P211	PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 2	04/25/25	6/4/25
P212	OVERALL ROOF PLUMBING PLAN	04/25/25	6/4/25
P213	PARTIAL ROOF PLUMBING PLAN - AREA 1	04/25/25	6/4/25
P214	PARTIAL ROOF PLUMBING PLAN - AREA 2	04/25/25	6/4/25
P400	PLUMBING SCHEDULES	04/25/25	6/4/25

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PARKING SPACES	
STANDARD PARKING	152
ADA PARKING	8
TOTAL	160

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

DIRECTORY

OWNER / REPRESENTATIVE:
CASPTONE AT COVINGTON PLACE, LP
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ABBREVIATIONS

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

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 APPROPRIAITE 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

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
3	6/4/25	ADDEND. #3

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.

TITLE SHEET

G001

PHASE: PERMIT

MECHANICAL GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE - 2021, INTERNATIONAL PLUMBING CODE - 2021, NFPA 90A - 2022, NFPA 70-2020, NFPA 72-2019 AND ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

2. WHERE WORK IN RENOVATED AREAS AFFECTS SYSTEMS IN OTHER AREAS OF THE BUILDING, THE CONTRACTOR SHALL
   a. COORDINATE THIS WORK WITH THE OWNER. THIS WORK SHALL BE DONE TO FIT THE BUILDING'S OPERATIONAL SCHEDULE AND MINIMIZE DISRUPTION/DISCOMFORT TO OCCUPIED AREAS.
   b. PROVIDE WRITTEN REQUEST FOR SHUTDOWN A MINIMUM OF 72 HOURS PRIOR TO NEED. INCLUDE ANTICIPATED DURATION OF OUTAGE WITH REQUEST.

3. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR THE WITH PROJECT SCOPE AND CONSTRAINTS, UTILITY CONNECTIONS, AND ALL BUILDING SERVICES, PRIOR TO SUBMITTING BID.

4. DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE EXACT ROUTING OF ALL SERVICES WITH SITE CONDITIONS, EXISTING CONDITIONS AND WITH WORK OF ALL OTHER TRADES.

5. EQUIPMENT SHOWN ON THE PLANS AND ELEVATIONS ILLUSTRATE THE GENERAL ARRANGEMENT AND SPACE ALLOCATIONS. THE CONTRACTOR SHALL VERIFY THE SPACE REQUIREMENTS FOR EACH SYSTEM COMPONENT USING MANUFACTURER'S CERTIFIED SHOP DRAWINGS AND MAKE THE NECESSARY ADJUSTMENTS IN EQUIPMENT PLACEMENT AND CONNECTION IN ORDER TO ACCOMMODATE THE EXACT EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL LOCATE EQUIPMENT FOR READY AND SAFE ACCESS FOR FUTURE MAINTENANCE AND REPAIRS.

6. DETAILS ILLUSTRATED ON THE DRAWINGS SHALL BE APPLIED IN ALL CASES WHERE THE FEATURE OCCURS IN THE SYSTEM DESIGN.

7. THE CONTRACTOR SHALL COORDINATE WITH ARCHITECT PRIOR TO CUTTING ANY OPENING IN THE STRUCTURE.

8. COORDINATE ANY DEVICE REQUIRING AN ACCESS PANEL WITH THE ARCHITECT.

9. IN CENTRAL PLANTS AND MECHANICAL ROOMS, MAINTAIN A MINIMUM 7'-3" VERTICAL CLEARANCE TO OVERHEAD EQUIPMENT, PIPING, DUCTWORK, CONDUIT, ETC. OVER THE AISLES AND WALKWAYS. ADVISE ARCHITECT IF UNABLE TO MAINTAIN THIS MINIMUM CLEARANCE.

10. COORDINATE WITH ALL TRADES FOR REQUIRED CEILING REMOVAL IN EXISTING BUILDING. NOTIFY THE ARCHITECT AND OWNER PRIOR TO COMMENCING REMOVAL. REMOVE ONLY THAT PORTION OF CEILING NECESSARY TO ACCESS AND COMPLETE THE NEW WORK. UPON COMPLETION OF THE ABOVE CEILING WORK, CEILING IS TO BE REINSTALLED. REPLACE ANY DAMAGED CEILING TILES WITH NEW TILES TO MATCH THE EXISTING.

11. SUPPORTS, ANCHOR BOLTS, AND HANGERS FOR ALL EQUIPMENT SPECIFIED IN DIVISION 15 OR 23 SHALL CONFORM TO THE SPECIFICATIONS. MISCELLANEOUS STEEL BRACING SUPPORTS AND REINFORCING STEEL NEEDED TO SUPPORT EQUIPMENT SPECIFIED IN DIVISION 15 OR 23 SHALL BE FURNISHED AS PART OF SCOPE OF WORK OF DIVISION 15 OR 23.

12. ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, AND PARTITIONS MUST BE INSTALLED AND FIRE RATED TO MEET URL FIRE RESISTANCE LISTING DETAILS FOR THE PENETRATION.

13. FIRE/SMOKE DAMPERS SHALL BE INSTALLED IN ALL DUCTWORK PENETRATIONS THROUGH FIRE/SMOKE WALLS, FLOORS, AND MECHANICAL FIRE-RATED CHASES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE DEVICES AT ALL LOCATIONS WHERE DUCT PENETRATES A RATED WALL. FINAL COORDINATION OF THESE DEVICES SHALL BE DETERMINED BY COORDINATING DEVICES WITH ARCHITECTURAL LIFE SAFETY PLAN. DAMPERS SHALL MEET THE RATING OF THE FIRE/SMOKE WALL THAT THE DUCT PENETRATES. ALL DAMPERS SHALL BE "U.L." LABELED. REFER TO ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF ALL FIRE AND SMOKE WALLS. SEE LIFE SAFETY PLAN FOR FIRE AND SMOKE BARRIER RATINGS.

14. FIRE DAMPERS AND FIRE/SMOKE DAMPERS SHALL BE INSTALLED IN ALL DUCTWORK PENETRATIONS THROUGH FIRE-RATED WALLS OR FLOORS AND THROUGH FIRE/SMOKE-RATED WALLS OR FLOORS, RESPECTIVELY. DAMPERS SHALL MEET THE REQUIREMENTS OF THE FIRE OR FIRE/SMOKE WALL OR FLOOR RATING AND SHALL BE UL-LISTED. REFER TO ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF ALL FIRE-RATED AND FIRE/SMOKE-RATED WALLS OR FLOORS. SEE LIFE SAFETY PLAN FOR FIRE AND SMOKE BARRIER RATINGS.

15. SMOKE DETECTORS SHALL BE LOCATED AS INDICATED ON THE MECHANICAL PLANS AND IN CONFORMANCE WITH NFPA 90A-2012, NFPA 72 - 2021, INTERNATIONAL MECHANICAL CODE-2021 AND ALL OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

16. CONTRACTOR SHALL VERIFY CLEARANCE REQUIREMENTS AND ROUTING OF DUCTWORK BEFORE FABRICATION BEGINS, AS DUCT RISES AND DROPS MAY BE NECESSARY DUE TO FIELD CONDITIONS. GENERAL CONTRACTOR TO COORDINATE VARIOUS TRADES FOR SCOPE OF WORK ABOVE CEILING LEVELS. PROVIDE ABOVE-CEILING COORDINATION DRAWING FOR ARCHITECT REVIEW PRIOR TO START OF CEILING, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. SEE LIFE SAFETY PLAN FOR FIRE AND SMOKE BARRIER RATINGS.

17. ALL DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS IN INCHES. REFER TO SPECIFICATIONS FOR INSULATION REQUIREMENTS.

18. PROVIDE ALL SUPPLY AIR AND RETURN AIR DUCT ELBOWS WITH SINGLE THICKNESS TURNING VANES.

19. DIFFUSERS, REGISTERS, AND GRILLES SHOWN ON THE MECHANICAL DRAWINGS SHALL BE IN ACCORDANCE WITH THE DIFFUSER AND GRILLE SCHEDULE. BRANCH DUCTS TO AIR DEVICES SHALL BE IN ACCORDANCE WITH THE SCHEDULE UNLESS NOTED OTHERWISE.

20. CEILING DIFFUSERS, REGISTERS AND GRILLES SHALL BE LOCATED AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN. DIFFUSERS, REGISTERS AND GRILLES SHALL BE FURNISHED WITH MOUNTING FRAMES AND FEATURES IN ACCORDANCE WITH THE CEILING TYPE.

21. UNLESS OTHERWISE NOTED ON PLANS, LOW RETURN AIR AND LOW EXHAUST AIR GRILLES OR REGISTERS ARE TO BE LOCATED MINIMUM 8-INCHES ABOVE THE FINISHED FLOOR TO BOTTOM OF REGISTER OR GRILLE.

22. AIR INTAKES SHALL BE
   a. MINIMUM 10 FEET FROM ALL EXHAUST FAN OUTLETS AND PLUMBING VENTS THROUGH ROOF IN NON-HEALTHCARE OCCUPANCIES
   b. AND MINIMUM 25 FEET FROM ALL EXHAUST FAN OUTLETS AND PLUMBING VENTS THROUGH ROOF IN HEALTHCARE OCCUPANCIES.

23. PIPING CONNECTIONS TO AIR HANDLING UNIT COILS AND MAJOR EQUIPMENT SHALL BE FABRICATED WITH ISOLATION VALVES, FLANGES, AND/OR UNIONS POSITIONED TO ALLOW REMOVAL AND SERVICE OF THE COMPONENT PARTS.

24. THERMOMETER WELLS SHALL BE INSTALLED ON TOP OR SIDE OF HORIZONTAL PIPING IN ORDER TO RETAIN GAUGE FLUID AND SO AS TO BE EASILY READ FROM THE FLOOR.

25. CONTRACTOR SHALL PROVIDE INITIAL FLUSHING AND CLEANING OF ALL PIPING SYSTEMS. REFER TO SPECIFICATIONS FOR REQUIREMENTS REGARDING ADDITIONAL CHEMICAL TREATMENT OF WATER SYSTEMS.

26. ALL WALL-MOUNTED THERMOSTATS AND CARBON DIOXIDE SENSORS SHALL BE MOUNTED AT 48 INCHES AFF.

27. DUCTWORK SHALL NOT BE HUNG FROM ROOF DECK OR SUSPENDED FROM UNISTRUT GRID. SEE ARCHITECTURAL.

28. PROVIDE CONDENSATE DRAIN PIPING FROM ALL CHILLED WATER AND DIRECT EXPANSION COOLING COILS. PIPING SHALL BE TYPE L, COPPER AND SHALL BE MINIMUM 2-INCH FOR CHILLED WATER AIR HANDLING UNITS, 1-INCH FOR ROOFTOP UNITS AND 3/4-INCH FOR DUCTLESS SPLIT SYSTEMS.

29. ALL ITEMS THAT REQUIRE SERVICE, MAINTENANCE, OR ACCESS SHALL BE HUNG AT A MAXIMUM ELEVATION OF 14'-0" AFF.

30. PROVIDE INDICATORS AT CEILING TILES BELOW ALL CEILING-MOUNTED EQUIPMENT REQUIRING ACCESS AND MAINTENANCE AND AT ALL VALVES. THE INDICATING SYSTEM SHALL MATCH EXISTING STANDARDS IMPLEMENTED BY THE OWNER.

31. EXISTING SERVICE INDICATED ON THESE DRAWINGS WERE DERIVED FROM EXISTING DRAWINGS AND LIMITED FIELD OBSERVATIONS. THESE DRAWINGS MAY NOT BE ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES, LOCATIONS, TYPE, AND SIZE PRIOR TO ANY BIDDING, PRICING, OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INVOLVING DEMOLITION TIE INS AND ROUTING CONFLICTS WITH EXISTING CONDITIONS. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR COORDINATION PRIOR TO BIDDING, PRICING AND CONSTRUCTION.

32. IN AREAS WHERE CEILINGS ARE BEING RAISED CONTRACTOR SHALL REMOVE AND RE-ROUTE EXISTING MECHANICAL SYSTEMS AS REQUIRED TO AVOID CONFLICTS WITH NEW CEILING HEIGHTS AND NEW CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ALL SYSTEMS WHETHER INDICATED OR NOT.

33. THE CONTRACTOR SHALL FIELD VERIFY ALL VERTICAL MECHANICAL SYSTEMS PASSING THROUGH RENOVATED AREAS PRIOR TO SUBMITTING FINAL PRICING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ROUTING OF ANY ACTIVE MECHANICAL SYSTEMS PASSING THROUGH AREAS OF PROJECT. CONTRACTOR SHALL ROUTE MECHANICAL SYSTEM TO NEAREST CHASE OR WALL CAVITY AND PROVIDE TIE INS ON FLOOR ABOVE AND BELOW. THE CONTRACTOR SHALL REMOVE ALL MECHANICAL SYSTEMS THAT ARE INACTIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CLASSIFYING ALL EXISTING MECHANICAL SYSTEMS IN SPACE, OWNER WILL ASSIST IF CONTRACTOR IS UNABLE TO DETERMINE FUNCTION OF SYSTEM.

34. THE CONTRACTOR SHALL VERIFY ALL TIE IN POINTS PRIOR TO BIDDING, PRICING OR START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEVIATIONS FOUND PRIOR TO SUBMITTING FINAL PRICING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED DEVIATIONS TO TIE IN POINTS AFTER FINAL PRICING IS SUBMITTED.

35. SEE ARCHITECTURAL PLAN FOR PHASING. THE CONTRACTOR SHALL KEEP OPERABLE HVAC SYSTEMS SERVING OTHER PHASES OF OCCUPANCY WHEN INITIATING PHASED WORK. THE CONTRACTOR SHALL PROVIDE TEMPORARY MEANS FOR HVAC SYSTEMS IF REQUIRED DUE TO PHASING. THE CONTRACTOR SHALL PROVIDE FILTER MEDIA ON ANY OPEN RETURN AIR DUCT OR GRILLES LOCATED IN THE CONSTRUCTION AREA FOR THE DURATION OF THE CONTRACT.

36. VALVE TAGGING AND IDENTIFICATION LABELS SHALL COMPLY WITH CLIENT STANDARDS.

37. DUCTWORK AND PIPING PLANS ILLUSTRATE THE GENERAL ROUTING OF SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OFFSETS, RISES AND DROPS THAT ARE REQUIRED TO AVOID EXISTING AND NEW PIPING, STRUCTURAL AND ELECTRICAL SYSTEMS.

38. ALL EXISTING DUCTS REQUIRING FIRE SMOKE DAMPERS SHALL BE MEASURED IN FIELD FOR ACTUAL DAMPER SIZING.

39. DRAWINGS AND SPECIFICATIONS; IN CASE OF INCONSISTENCIES IN THE DRAWINGS OR THE SPECIFICATIONS OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE ARCHITECT WILL DETERMINE WHICH REQUIREMENT WILL BE THE MOST CONSISTENT WITH DESIGN INTENT AND THE CONTRACTOR SHALL COMPLY WITH THE ARCHITECT'S DETERMINATION. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS NOT RESOLVED BY THE SPECIFICATIONS, OR BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE STANDARDS, CODES AND ORDINANCES, THE CONTRACTOR SHALL (I) PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK OR (II) COMPLY WITH THE MORE STRINGENT REQUIREMENT IN ACCORDANCE WITH THE ARCHITECT'S REASONABLE INTERPRETATION OF THE CONTRACT DOCUMENTS.

40. IF COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST STRINGENT REQUIREMENT. REFER CONFLICTING REQUIREMENTS THAT ARE DIFFERENT, BUT APPARENTLY EQUAL, TO ARCHITECT FOR A DECISION BEFORE PROCEEDING.

41. CONTRACTOR SHALL PROVIDE COORDINATED SHOP DRAWINGS SHOWING COORDINATION OF ALL PIPING AND DUCTWORK WITH STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL PRIOR TO THE START OF FABRICATION OF PIPING AND DUCTWORK.

42. ALL PENETRATIONS OF FIRE/SMOKE AND SMOKE RATED PARTITIONS DUE TO THE INSTALLATION OF THE MECHANICAL SYSTEMS SHALL COMPLY WITH DIVISION 7 SECTION "THROUGH PENETRATION FIRESTOP SYSTEM".

43. SPRINKLER PIPING SHALL NOT BE SUBJECTED TO EXTERNAL LOADS BY MATERIALS EITHER RESTING ON THE PIPE OR PIPE SUPPORTS, IN CONTACT WITH THE PIPE OR PIPE SUPPORTS, OR HUNG ON THE PIPE OR PIPE SUPPORTS.

APPLICABLE CODES, STANDARDS, AND GUIDELINES

1. FACILITY GUIDELINE INSTITUTE (FGI) GUIDELINES FOR DESIGN AND CONSTRUCTION OF HOSPITAL AND HEALTHCARE FACILITIES – 2014 EDITION
2. INTERNATIONAL BUILDING CODE - 2021 EDITION
3. INTERNATIONAL MECHANICAL CODE - 2021 EDITION
4. INTERNATIONAL FUEL GAS CODE - 2021 EDITION
5. INTERNATIONAL PLUMBING CODE - 2021 EDITION
6. NFPA 13 - STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS - 2012
7. NFPA 25 - STANDARD FOR INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS -20118. NFPA 70 - NATIONAL ELECTRIC CODE - 2015
8. NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE - 2019
9. NFPA 101 LIFE SAFETY CODE – 2015
10. NFPA 90A - STANDARD FOR INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS - 2012
11. ANSI/ASHRAE 90.1 – 2021 EDITION
12. ASME BOILER & PRESSURE VESSEL CODE - 2013 EDITION
13. ADA/ABA – 2010 EDITION
14. INTERNATIONAL ENERGY CONSERVATION CODE - 2021

MECHANICAL LEGEND

	EXISTING 24X24 FACE SUPPLY, RETURN, EXHAUST AIR GRILLE		DUCT-MOUNTED SMOKE DETECTOR
	EXISTING 12X12 FACE SUPPLY, RETURN, EXHAUST AIR GRILLE	OR	BRANCH DUCT CONNECTION, RECTANGULAR OR ROUND BRANCH AND RECTANGULAR TRUNK.
	NEW 24X24 FACE SUPPLY, RETURN, EXHAUST AIR GRILLE		
	NEW 12X12 FACE SUPPLY, RETURN, EXHAUST AIR GRILLE	# / X0.0	VIEW CALLOUT: DETAIL NUMBER / SHEET ON WHICH DETAIL IS LOCATED
	DEMOLISHED 24X24 FACE SUPPLY, RETURN, EXHAUST AIR GRILLE		
	DEMOLISHED 12X12 FACE SUPPLY, RETURN, EXHAUST AIR GRILLE	CHR	CHILLED WATER RETURN
	LAMINAR FLOW SUPPLY DIFFUSER	CHS	CHILLED WATER SUPPLY
	LINEAR SLOT DIFFUSER	HHR	HEATING WATER RETURN
	VAV TERMINAL BOX W/HYDRONIC HEATING COIL	HHS	HEATING WATER SUPPLY
	VAV TERMINAL BOX W/ELECTRIC HEATING COIL	CWR	CONDENSER WATER RETURN
	EXISTING DUCT	CWS	CONDENSER WATER SUPPLY
	DUCTWORK TO BE DEMOLISHED	HPS	HIGH PRESSURE STEAM
	NEW SUPPLY AIR DUCT	HPC	HIGH PRESSURE CONDENSATE
	NEW RETURN AIR DUCT	MPS	MEDIUM PRESSURE STEAM
	NEW EXHAUST AIR DUCT	MPC	MEDIUM PRESSURE CONDENSATE
	EXISTING FLEX DUCT	LPS	LOW PRESSURE STEAM
	FLEX DUCT TO BE DEMOLISHED	LPC	LOW PRESSURE CONDENSATE
	NEW FLEX DUCT	FOR	FUEL OIL RETURN
	DUCT-MOUNTED FIRE DAMPER	FOS	FUEL OIL SUPPLY
	DUCT-MOUNTED SMOKE DAMPER	NG	NATURAL GAS
	DUCT-MOUNTED FIRE/SMOKE DAMPER		ELBOW UP
	DUCT-MOUNTED MANUAL VOLUME DAMPER		ELBOW DOWN
	RETURN AIR BOOT		BRANCH PIPE CONNECTION
	SPIN IN FITTING WITH VOLUME DAMPER		TEE OUTLET DOWN
	SPIN IN FITTING WITH NO VOLUME DAMPER		TEE OUTLET UP
	SQUARE THROAT ELBOW WITH TURNING VANES		PIPE REDUCER
			ISOLATION VALVE (SEE SPECS FOR TYPE)
	RADIUS ELBOW		POINT OF DISCONNECT
			POINT OF CONNECTION
	DUCT TEE WITH TURNING VANES	1	SPECIFIC NOTE DESIGNATION
		T	THERMOSTAT
	TRANSITION	H	HUMIDISTAT
	SUPPLY DUCT UP	TS	TEMPERATURE SENSOR
	SUPPLY DUCT DOWN	RH	RELATIVE HUMIDITY SENSOR.
	RETURN DUCT UP		EXHAUST DUCT UP
	RETURN DUCT DOWN		EXHAUST DUCT DOWN

NOTE: THIS LEGEND IS GENERAL IN NATURE. SOME OF THE LISTED SYMBOLS MAY NOT APPEAR IN THIS SET OF DRAWINGS.

1

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Drawn By: NO Checked By: GY

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STATE OF LOUISIANA
GENE YENARI
NO. 28503
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

MECHANICAL LEGEND & NOTES

M000

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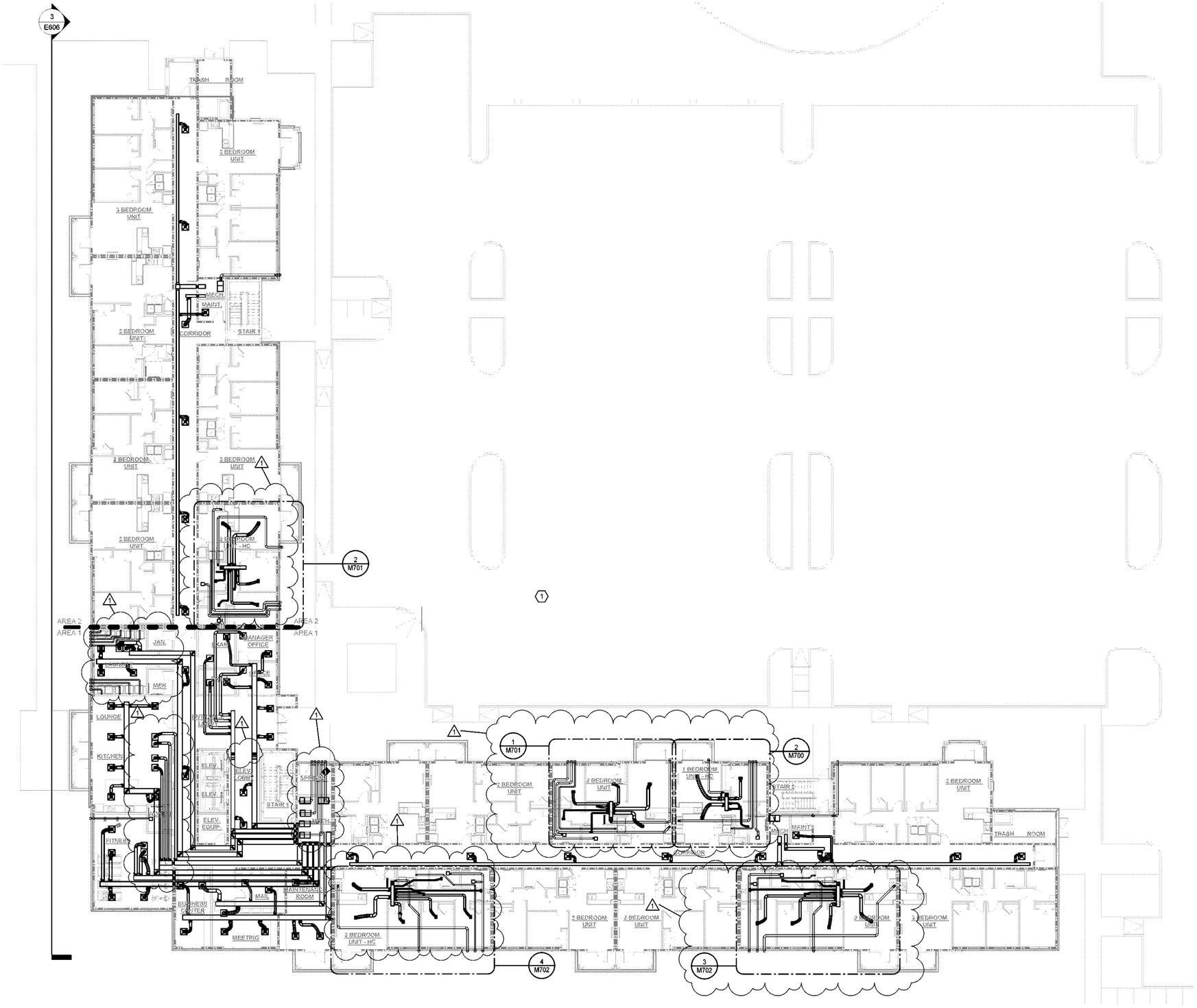

GENERAL NOTES

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2. COORDINATE WITH OWNER AND ARCHITECT 48 HOURS PRIOR FOR TIME OF ANY WORK TAKING PLACE IN OR NEAR OCCUPIED AREAS.
3. COORDINATE ALL SHUTDOWNS WITH OWNER A MINIMUM OF 1 WEEK IN ADVANCE.

SPECIFIC NOTES

1. SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

N

1 OVERALL 1ST FLOOR MECHANICAL PLAN
1/16" = 1'-0"

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GENE YENARI
REG. NO. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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Mechanical • Electrical • Plumbing
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ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 1ST FLOOR MECHANICAL PLAN

M200

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GENERAL NOTES

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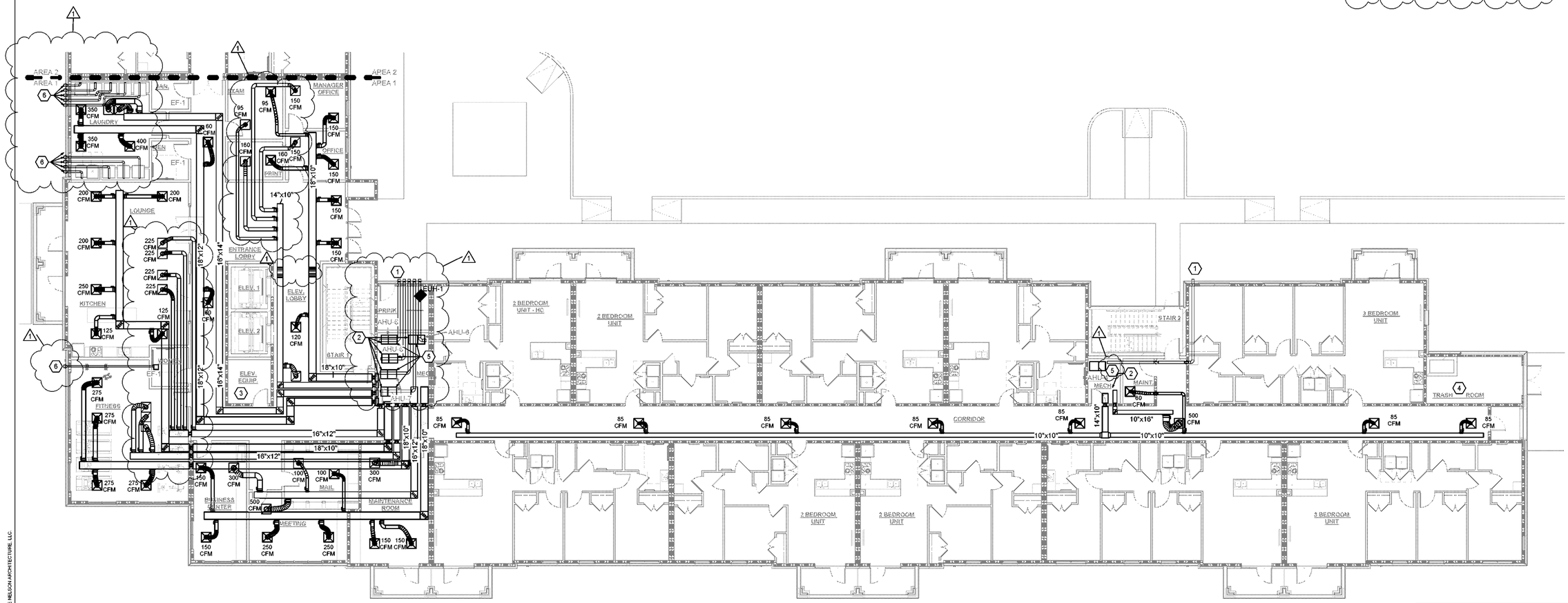
3. COORDINATE ALL SHUTDOWNS WITH OWNER A MINIMUM OF 1 WEEK IN ADVANCE.

SPECIFIC NOTES

1. PROVIDE OUTDOOR AIR INTAKE IN THIS LOCATION. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR EXACT LOCATIONS.
2. CONNECT SUPPLY, RETURN AND OUTDOOR AIR DUCT TO AHU IN MECHANICAL ROOM.
3. PROVIDE 1.5 TON MINI-SPLIT FOR ELEVATOR EQUIPMENT ROOM.
4. PROVIDE 200 CFM SIDEWALL EXHAUST FAN IN TRASH ROOM.
5. PROVIDE HONEYWELL Y8150 VENTILATION SYSTEM WITH W8150 FRESH AIR VENTILATION CONTROL AND DAMPER AT EACH UNIT FOR FRESH AIR CONTROL. PROVIDE SUPPLY AIR FAN UPSTREAM OF DAMPER. SUPPLY AIR FAN TO ACTUATE WHEN THE AHU FAN IS ON.
6. PROVIDE GREENHECK WC-8 IN THIS LOCATION. COORDINATE EXACT LOCATION WITH ARCHITECT.



1 PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 1
3/32" = 1'-0"

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Drawn By:	NO	Checked By:	GY

PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 1

M201

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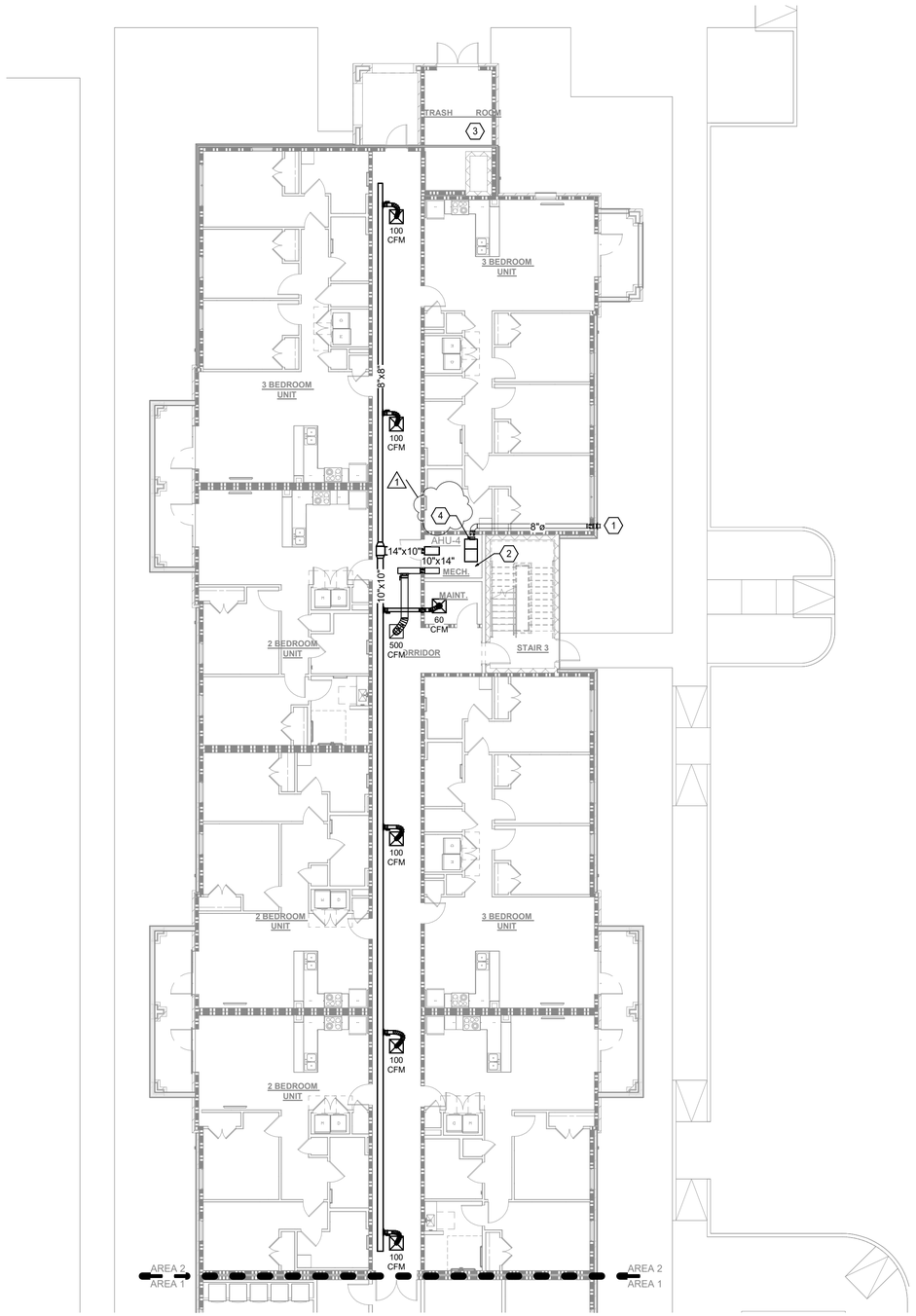

1 PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 2
3/32" = 1'-0"

N

GENERAL NOTES

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SPECIFIC NOTES

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2. CONNECT SUPPLY, RETURN AND OUTDOOR AIR DUCT TO AHU IN MECHANICAL ROOM.
3. PROVIDE 200 CFM SIDEWALL EXHAUST FAN IN TRASH ROOM.
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GENE YENARI
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PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 2

M202

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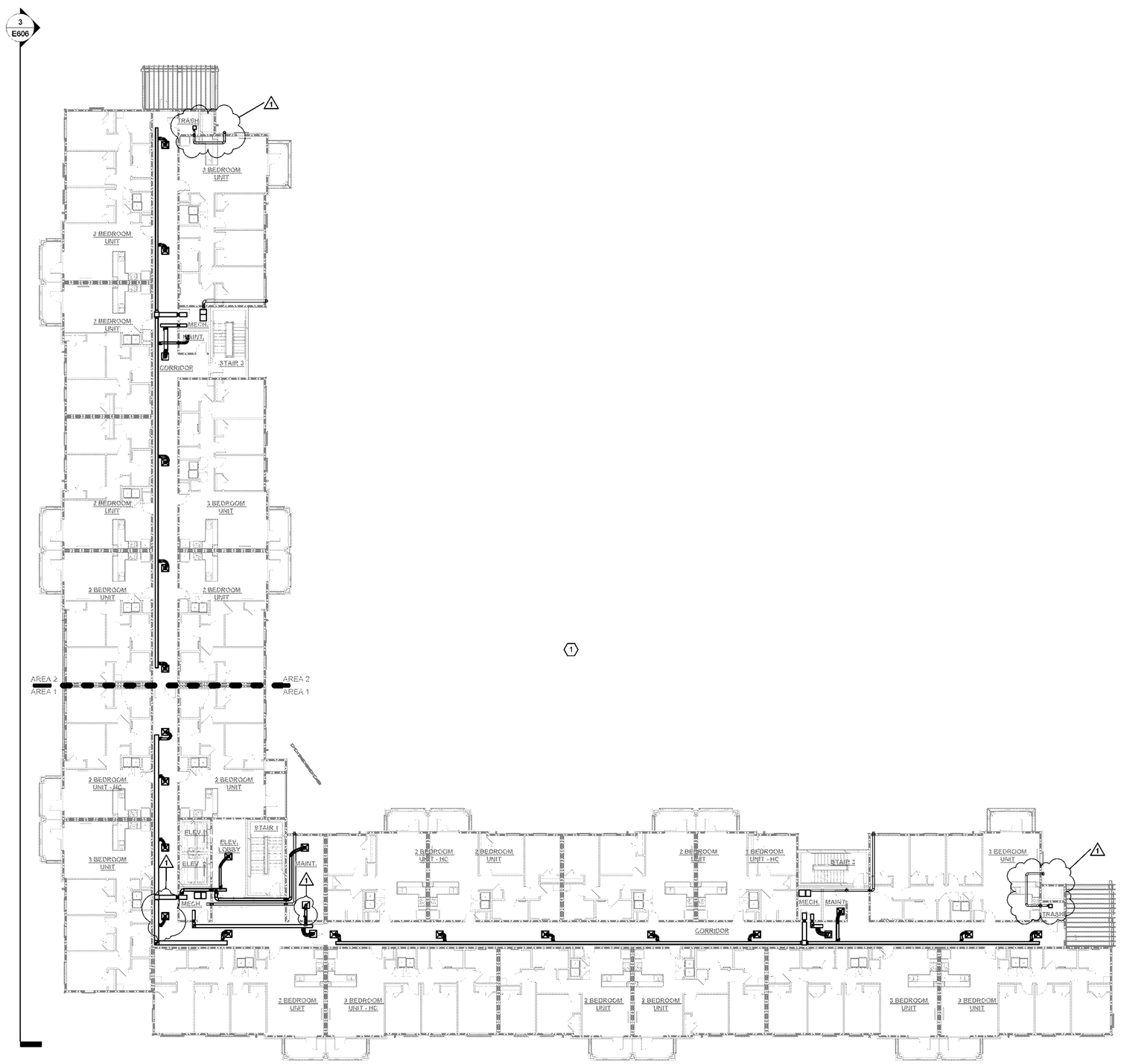

1 OVERALL 2ND FLOOR MECHANICAL PLAN
1/16" = 1'-0"

GENERAL NOTES

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3. COORDINATE ALL SHUTDOWNS WITH OWNER A MINIMUM OF 1 WEEK IN ADVANCE.

SPECIFIC NOTES

1. SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

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OVERALL 2ND FLOOR MECHANICAL PLAN

M203

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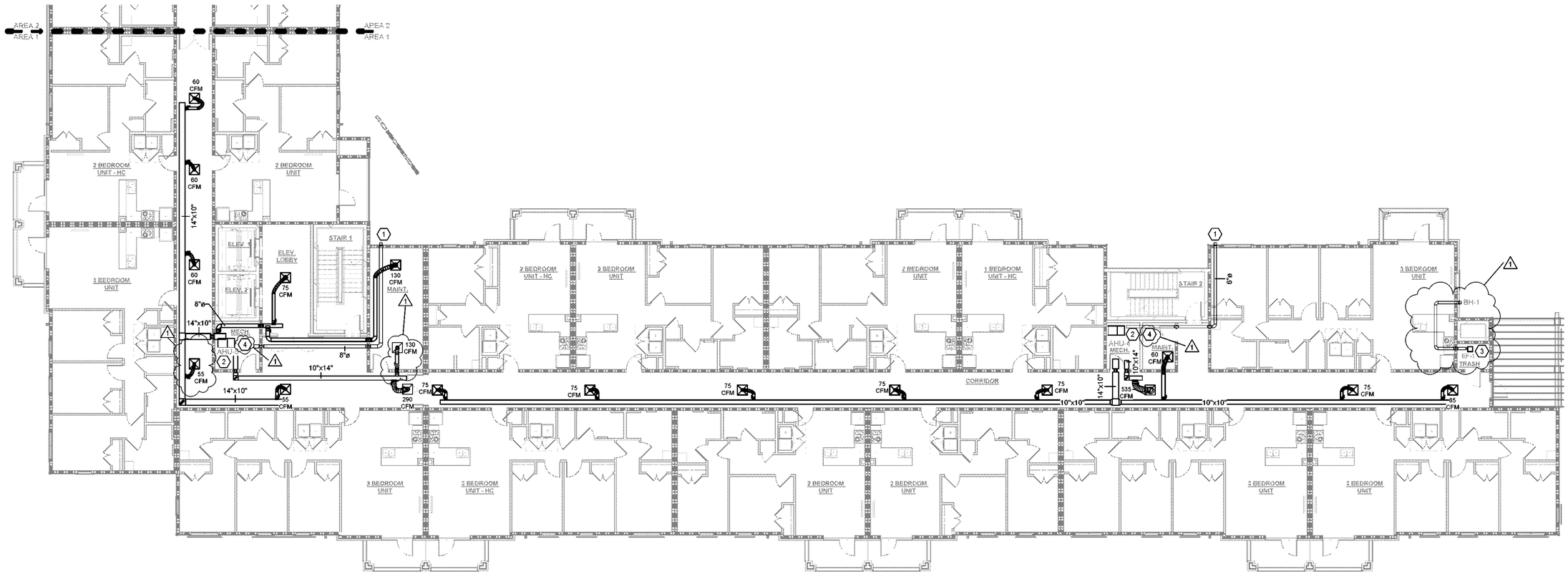
GENERAL NOTES

1. THESE DRAWINGS WERE DERIVED FROM EXISTING PLANS AND LIMITED SITE SURVEY. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. COORDINATE WITH OWNER AND ARCHITECT 48 HOURS PRIOR FOR TIME OF ANY WORK TAKING PLACE IN OR NEAR OCCUPIED AREAS.
3. COORDINATE ALL SHUTDOWNS WITH OWNER A MINIMUM OF 1 WEEK IN ADVANCE.

SPECIFIC NOTES

1. PROVIDE OUTDOOR AIR INTAKE IN THIS LOCATION. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR EXACT LOCATIONS.
2. CONNECT SUPPLY, RETURN AND OUTDOOR AIR DUCT TO AHU IN MECHANICAL ROOM.
3. PROVIDE EF-1 IN TRASH ROOM AND BALANCE TO 50 CFM. FAN TO RUN CONTINUOUSLY. ROUTE DUCTWORK AS SHOWN TO BUILDING EXTERIOR. COORDINATE EXACT ROUTING WITH OTHER TRADES IN THE ADJACENT SPACE.
4. PROVIDE HONEYWELL Y8150 VENTILATION SYSTEM WITH W8150 FRESH AIR VENTILATION CONTROL AND DAMPER AT EACH UNIT FOR FRESH AIR CONTROL. PROVIDE SUPPLY AIR FAN UPSTREAM OF DAMPER. SUPPLY AIR FAN TO ACTUATE WHEN THE AHU FAN IS ON.



N

1 PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 1
3/32" = 1'-0"

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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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

CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

REVISIONS

1	06/04/25	Addendum #3

JOB NUMBER: 24-064
ISSUED: 04/25/2025
ISSUED FOR: PERMITTING

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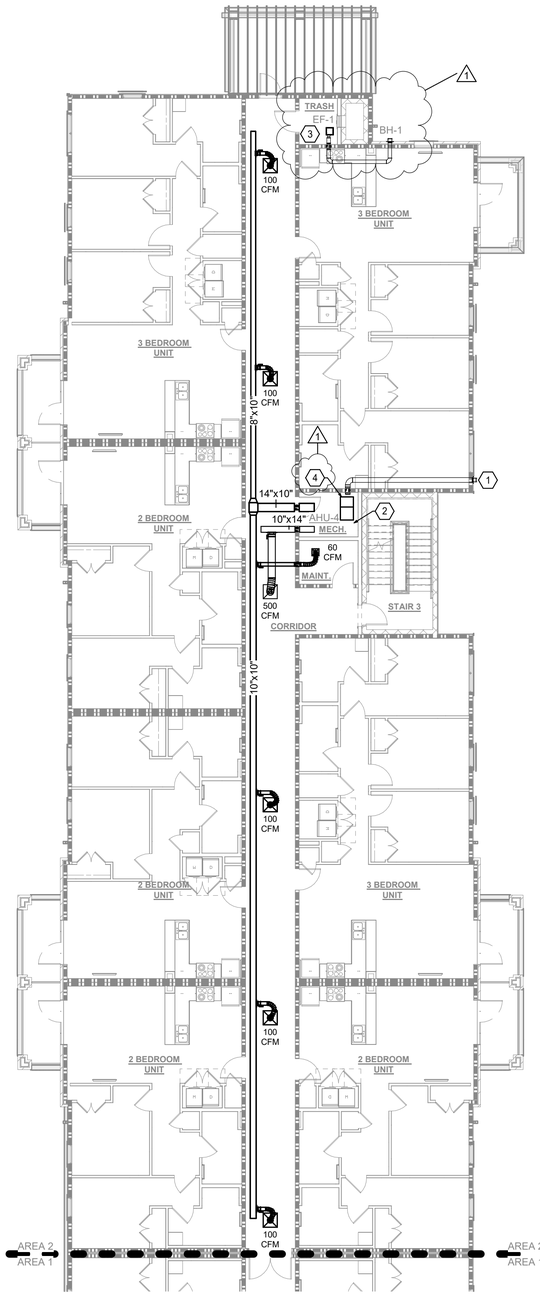
STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 1

M204

PHASE: PERMIT



1 PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 2
3/32" = 1'-0"

GENERAL NOTES

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SPECIFIC NOTES

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2 CONNECT SUPPLY, RETURN AND OUTDOOR AIR DUCT TO AHU IN MECHANICAL ROOM.

3 PROVIDE EF-1 IN TRASH ROOM AND BALANCE TO 50 CFM. FAN TO RUN CONTINUOUSLY, ROUTE DUCTWORK AS SHOWN TO BUILDING EXTERIOR. COORDINATE EXACT ROUTING WITH OTHER TRADES IN THE ADJACENT SPACE.

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YENARI • KELLY • HADAWAY
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3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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FALCONER DR, COVINGTON, LA

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

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 2

M205

PHASE: PERMIT

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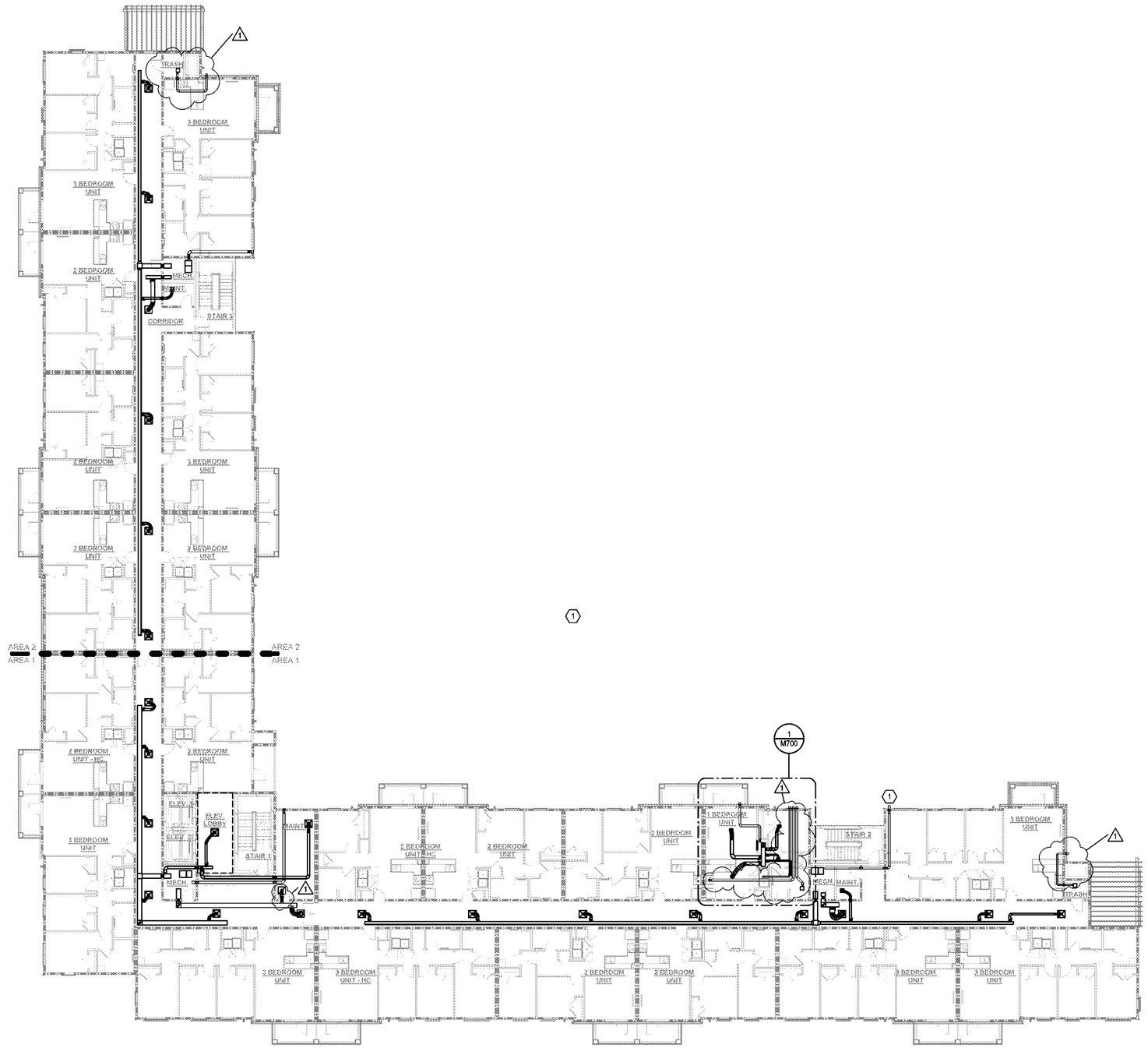

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SPECIFIC NOTES

(1) SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

N

1 OVERALL 3RD FLOOR MECHANICAL PLAN
1/16" = 1'-0"

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GENE M. YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
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Mechanical • Electrical • Plumbing
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ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 3RD FLOOR MECHANICAL PLAN

M206

PHASE: PERMIT

GENERAL NOTES

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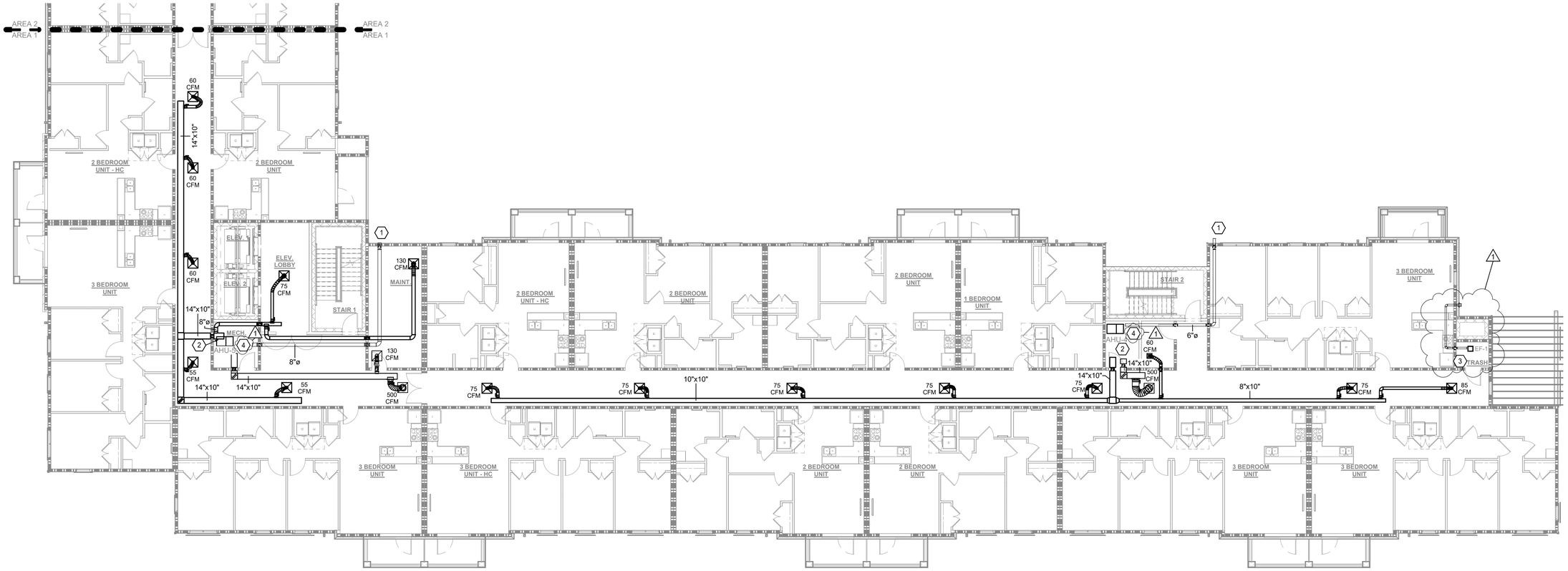

N

1 PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 1
3/32" = 1'-0"

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
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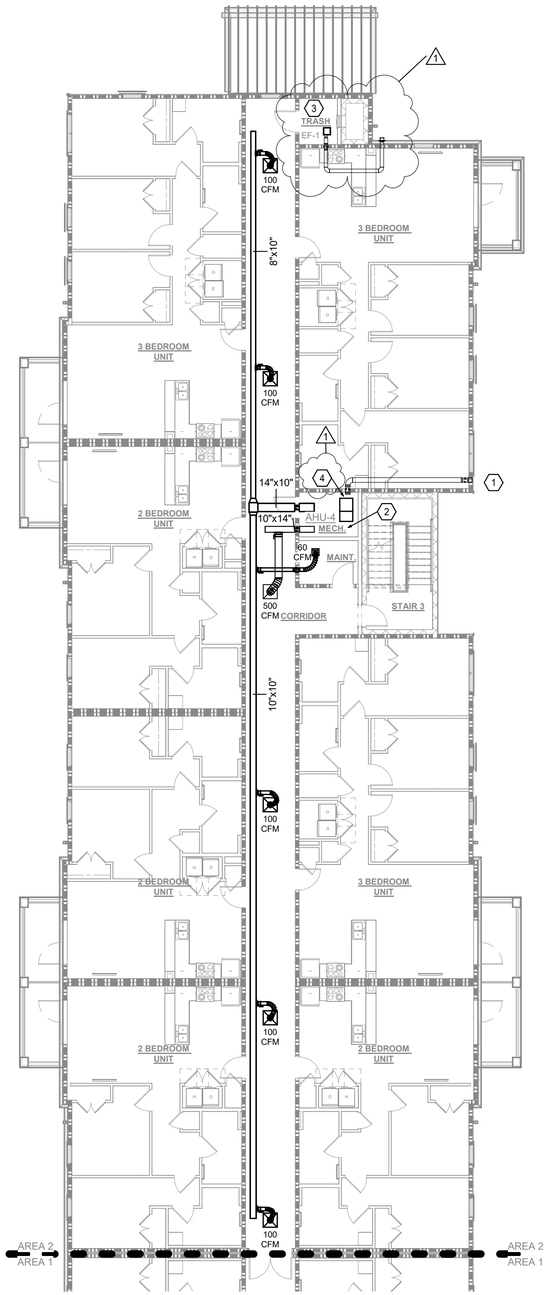
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 1

M207

PHASE: PERMIT



1 PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 2
3/32" = 1'-0"

GENERAL NOTES

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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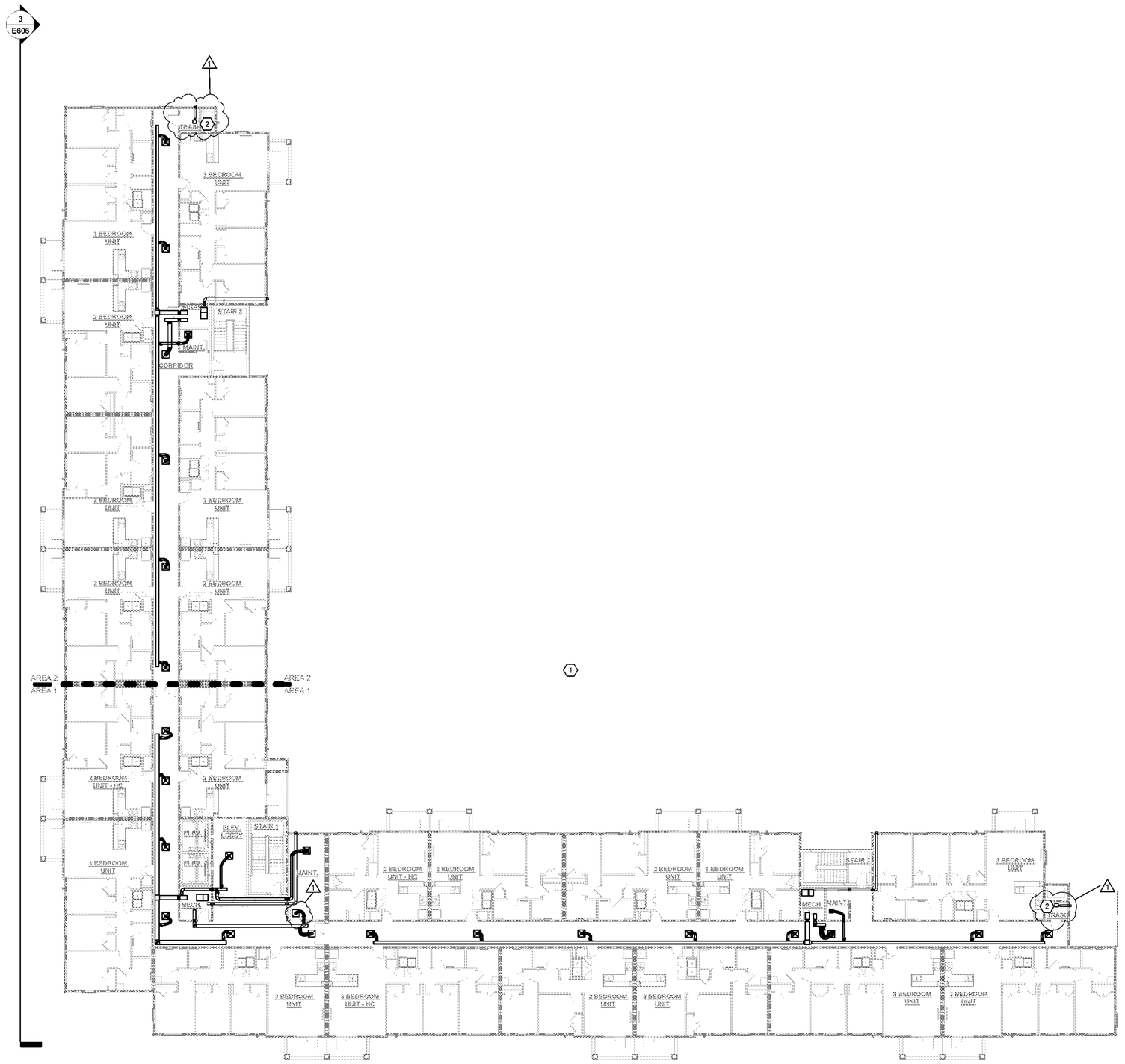
YENARI • KELLY • HADAWAY
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 2

M208

PHASE: PERMIT



1 OVERALL 4TH FLOOR MECHANICAL PLAN
1/16" = 1'-0"

GENERAL NOTES

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SPECIFIC NOTES

1. SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.
2. PROVIDE TRASH CHUTE VENT ON ROOF IN ACCORDANCE WITH NFPA-83, INTERNATIONAL MECHANICAL CODE AND THE AUTHORITY HAVING JURISDICTION.

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STATE OF LOUISIANA
GENE MENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
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Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 4TH FLOOR MECHANICAL PLAN

M209

PHASE: PERMIT

GENERAL NOTES

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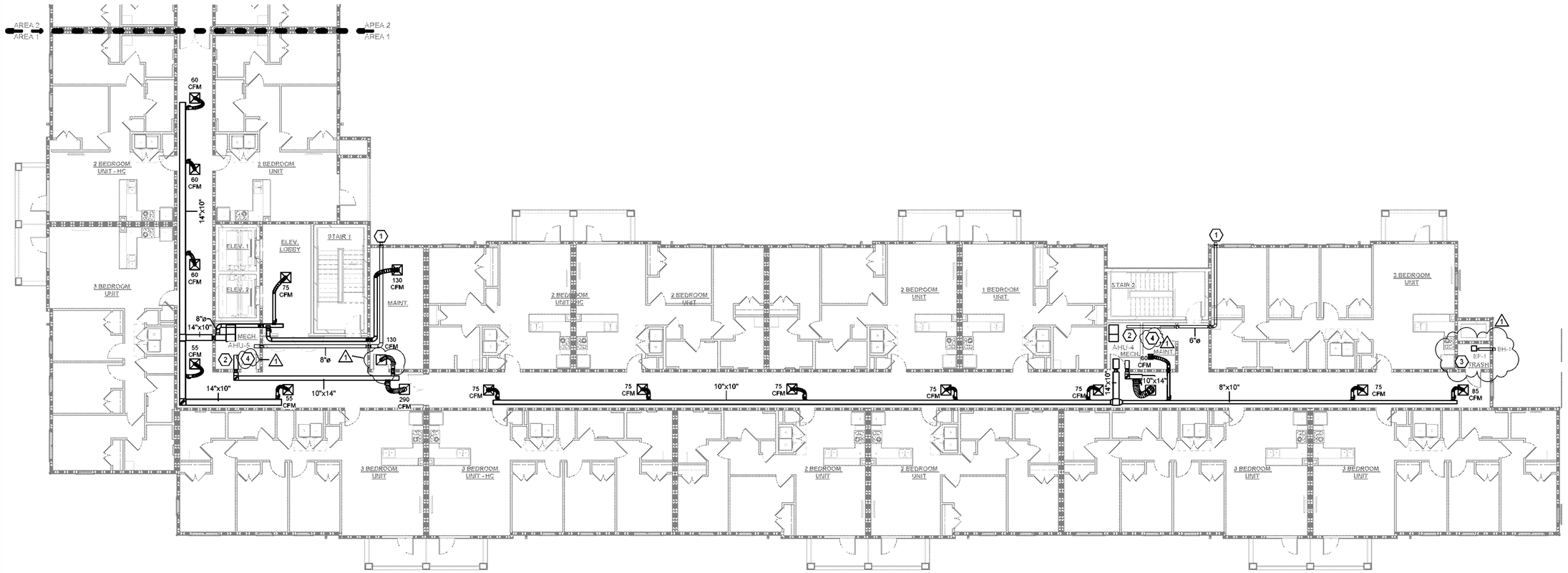

1 PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 1
3/32" = 1'-0"

N

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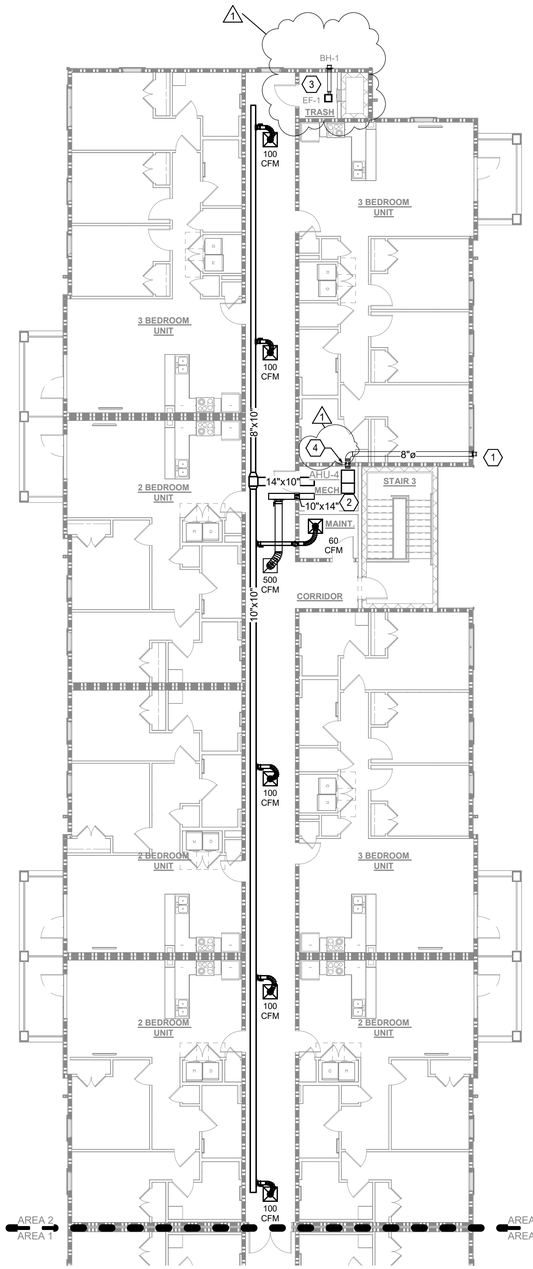
STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
REGISTERED ENGINEER
MECHANICAL ENGINEERING
04.25.2025

PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 1

M210

PHASE: PERMIT



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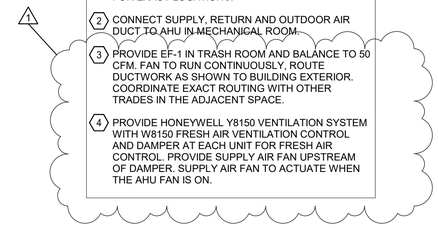

1 PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 2
3/32" = 1'-0"

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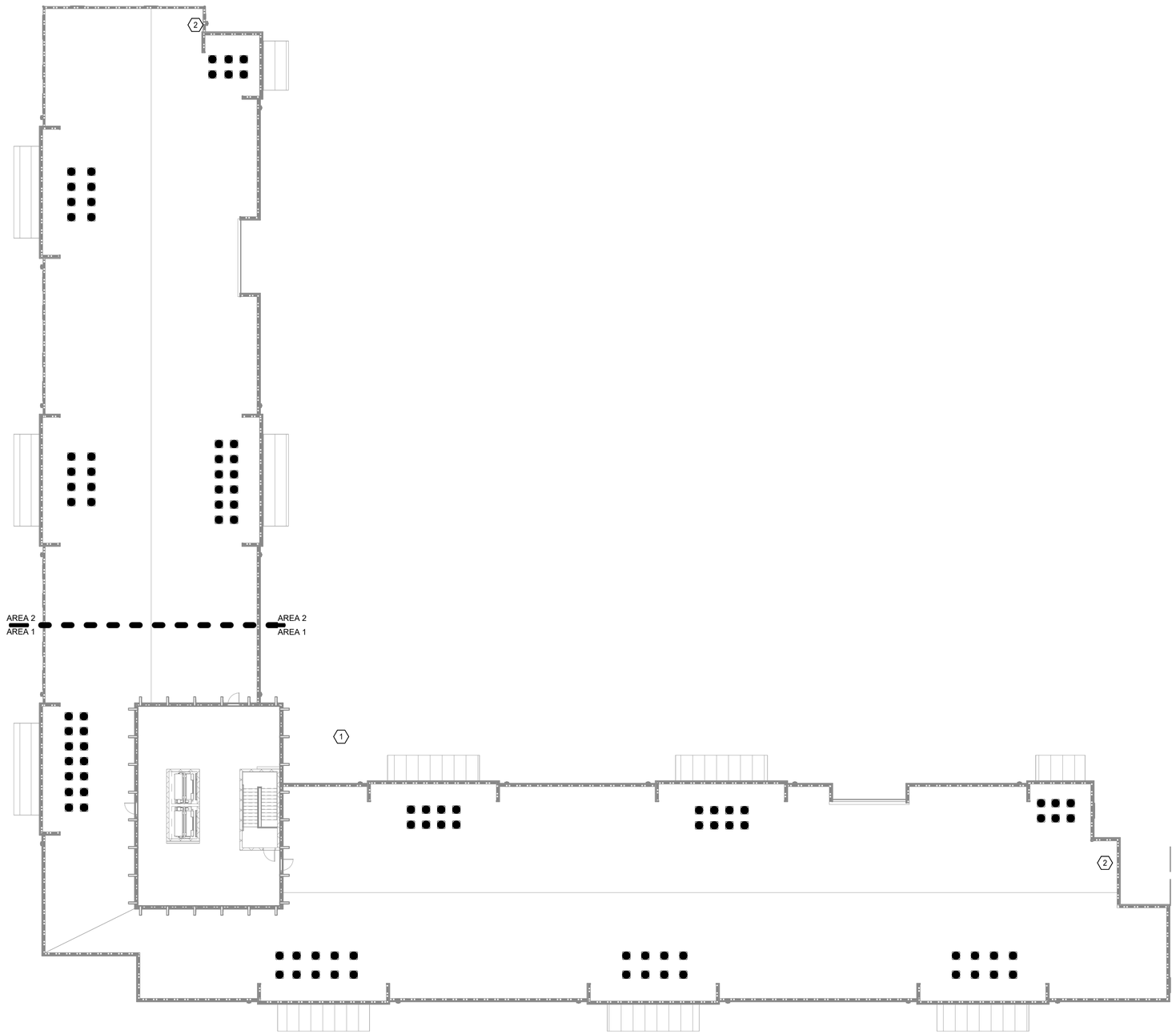
Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 2

M211

PHASE: PERMIT



GENERAL NOTES

1. THESE DRAWINGS WERE DERIVED FROM EXISTING PLANS AND LIMITED SITE SURVEY. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. COORDINATE WITH OWNER AND ARCHITECT 48 HOURS PRIOR FOR TIME OF ANY WORK TAKING PLACE IN OR NEAR OCCUPIED AREAS.
3. COORDINATE ALL SHUTDOWNS WITH OWNER A MINIMUM OF 1 WEEK IN ADVANCE.

SPECIFIC NOTES

1. SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.
2. PROVIDE TRASH CHUTE VENT ON ROOF IN ACCORDANCE WITH NFPA-83, INTERNATIONAL MECHANICAL CODE AND THE AUTHORITY HAVING JURISDICTION.

N

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

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CAPSTONE AT COVINGTON PLACE
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REVISIONS

1	06/04/25	Addendum #3

JOB NUMBER: 24-064
ISSUED: 04/25/2025
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REG. No. 28523
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MECHANICAL ENGINEERING
04.25.2025

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OVERALL ROOF MECHANICAL PLAN

M212

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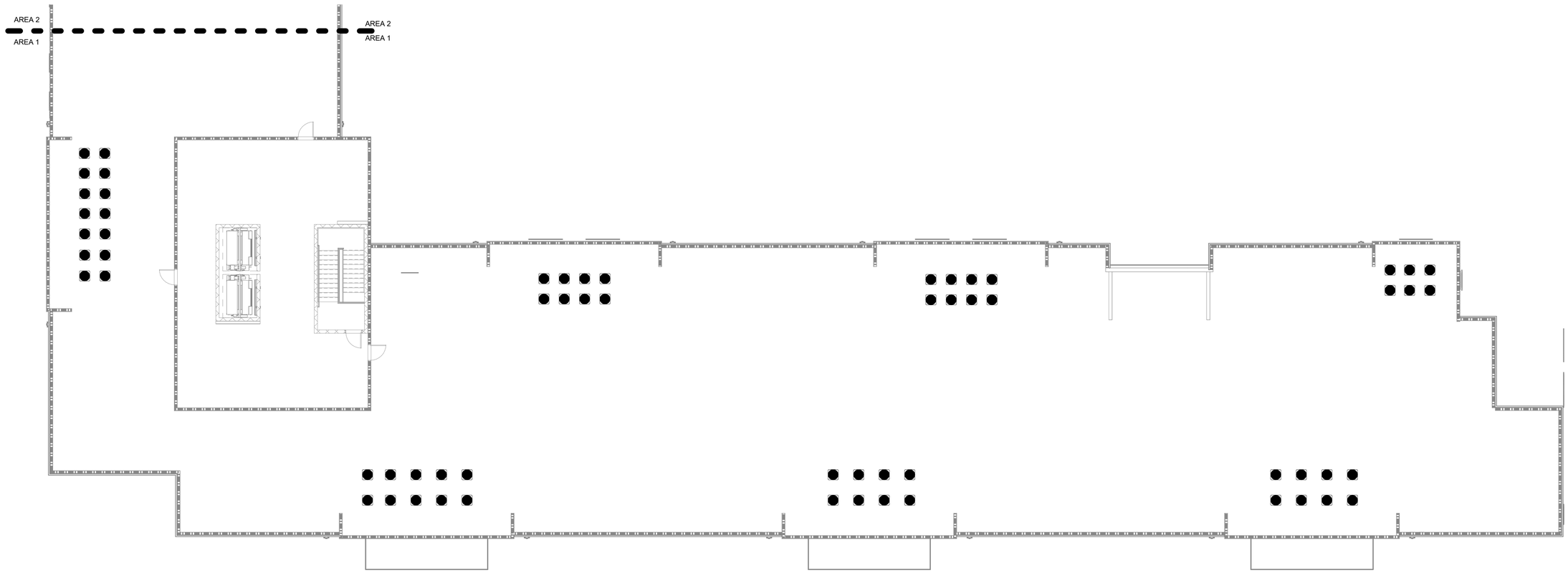

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1 PARTIAL ROOF MECHANICAL PLAN - AREA 1
3/32" = 1'-0"

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04.25.2025

PARTIAL ROOF MECHANICAL PLAN - AREA 1

M213

PHASE: PERMIT

GENERAL NOTES

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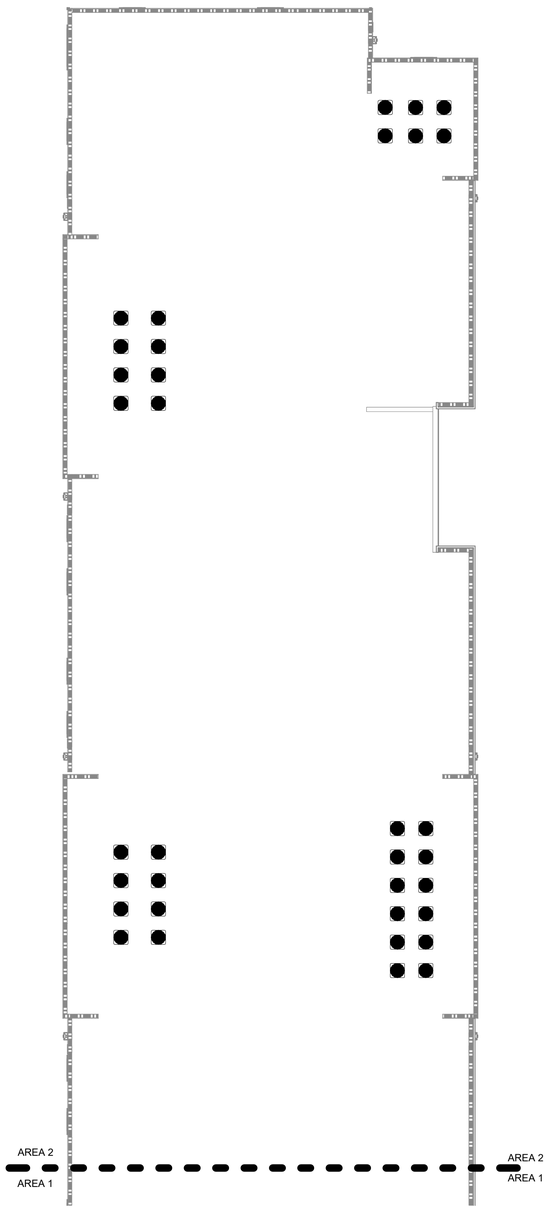

1 PARTIAL ROOF MECHANICAL PLAN - AREA 2
3/32" = 1'-0"

N

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PARTIAL ROOF MECHANICAL PLAN - AREA 2

M214

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DX SPLIT SYSTEM SCHEDULES

INDOOR AHU														OUTDOOR CU					QUANTITY	NOTES
MARK / UNITS	MANUFACTURER	NOM TON	MODEL	CFM	OA CFM	E.S.P.	HP	SMBH	TMBH	HEAT CAP	ELEC	MCA	MOP	MODEL	ELEC	MCA	MOP	SEER2		
AHU-1 / 1 BR	GOODMAN	2	AWST24SU1305AA	750	30	0.5	1/3	16.8	18.7	5 KW	208/1	24.9	25	GLXS5MS2410AA	208/1	13.5	15	14.8		R-32 REFRIGERANT
AHU-2 / 2 BR	GOODMAN	2 1/2	AWST30LU1308AA	940	45	0.5	1/5	21.0	23.8	8 KW	208/1	37.7	40	GLXS5MS3010AA	208/1	15.4	25	14.8		R-32 REFRIGERANT
AHU-3 / 3 BR	GOODMAN	3	AWST36LU1308AA	1070	60	0.5	1/5	21.0	23.8	8 KW	208/1	37.7	40	GLXS5MS3610AA	208/1	17.8	30	14.8		R-32 REFRIGERANT
COMMON AREAS																				
AHU-4	GOODMAN	2 1/2	AMST36BU1300A	600	100	0.5	0.33	18.5	25.6	8 KW	208/1	42	45	DC3SEN3010A	208/1	15.1	25	14.8		R-32 REFRIGERANT
AHU-5	GOODMAN	1 1/2	AMST24CU1300A	500	90	0.5	0.5	9.2	13.7	5 KW	208/1	27	30	DC3SQN1810A	208/1	10.9	15	14.8		R-32 REFRIGERANT
AHU-6	GOODMAN	3	AMST42CU1300A	1100	200	0.5	0.5	24.3	30.7	8 KW	208/1	42	45	DC3SEN3610A	208/1	17.5	30	14.8		R-32 REFRIGERANT
AHU-7	GOODMAN	3-1/2	AMST48CU1300A	1250	250	0.5	0.5	24.3	30.7	10 KW	208/1	50.5	60	DC3SEN4210A	208/1	17.5	30	14.8		R-32 REFRIGERANT
																				R-32 REFRIGERANT

NOTE: PROVIDE LONG LINE SET ACCESSORY ON UNITS THAT EXCEED DISTANCE REQUIREMENTS BY MANUFACTURER

AIR TERMINAL DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	FINISH	DAMPER	FRAME TYPE	NOTES
A	AIR MATE	A140, A190	WHITE	YES	GYP BD	WITH CRD (CEILING RADIATION DAMPER)
B	AIR MATE	170	WHITE	NO	GYP BD	
C	AIR MATE	240 VO	WHITE	YES	GYP BD	
D	PRICE	620DAL/N/L/A/B12	WHITE	YES	GYP BD	
E	PRICE	635DAL/N/L/A/B12	WHITE	YES	GYP BD	
F	PRICE	LBP16B/1000/VCS3/A/SPL	MILL ALUM.	YES	WALL	

ELECTRIC UNIT HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	KW	MBH	CFM	VOLTS/ PH	FLA	OCP	WIRING	CONFIGURATION - NOTES
EUH-1	BERKO	HUHAA-324	3.0	10.2	350	208/1	12	20	(3)#12	SUSPENDED, 4, 5

NOTES:
1 - SURFACE MOUNTING SLEEVE/BOX
2 - SEMI-RECESSED
3 - FULLY RECESSED
4 - DISCONNECT
5 - INTEGRAL T'STAT

FAN SCHEDULE

						ELECTRICAL				
MARK	MANUFACTURER	MODEL	CFM	ESP	FAN HP	VOLTS/ PH	FLA	OCP	MARK	CONFIGURATION NOTES
EF-1	PANASONIC	FV-0510VSC1	70	0.1	FR.	120	1	15	(3)#12	CEILING, 1, 2
EF-2	GREENHECK	SP-B150	150	0.25	FR.	120	1	15	(3)#12	CEILING, 2, 3

NOTES:
1 - CRD (CEILING RADIATION DAMPER)
2 - ENERGY STAR, CEILING GRILLE, BD DAMPER, DS, SPEED CONTROLLER, INTERLOCK WITH AHU-9

DISCHARGE/INTAKE HOOD SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	S.P. LOSS	CONFIGURATION NOTES
FH-1	GREENHECK (4) BROAN (5)	BVE 641FA	50-100	0.1	2, 3, 4
DH-1	GREENHECK	WC-4	120	0.1	1, 2, 4
BH-1	GREENHECK	WC-4	75 - 150	0.1	1, 2, 4
KH-1	GREENHECK	WC-8	220	0.1	1, 2, 4

NOTES:
1 - BUILT IN BACK DRAFT DAMPER
2 - COORDINATE COLOR WITH ARCHITECT
3 - PROVIDE DUCT MOUNTED MOTORIZED DAMPER INTERLOCKED WITH AIR HANDLER TO CLOSE WHEN UNIT IS NOT OPERATIONAL, WITH ACCESS PANEL
4 - PROVIDE TRANSITION FROM DUCT TO LOUVER.

AIR DISTRIBUTION DEVICE SCHEDULE

1 = SIZES ARE BY THIS SCHEDULE UNLESS NOTED OTHERWISE.

2 = CEILING DIFFUSERS ARE 4-WAY THROW UNLESS NOTED AND 3 OR 2-WAY, PROVIDE BLANK OFF AS SPECIFIED. INCREASE NECK SIZE ONE STEP FOR 2-WAY THROW.

3 = REFER TO SPECIFICATION SECTION 15910 AND PLANS FOR TYPES OF AIR DEVICES USED.

4 = REFER TO SYMBOLS LEGEND FOR INDICATION OF 12"X12" AND 24"X24" FACE AIR DEVICES.

5 = ALL DIFFUSERS, GRILLES & REGISTERS SHALL HAVE O.B.D.'S WHEN TAPS ARE MOUNTED ABOVE NON-ACCESSIBLE CEILINGS.

6 = BRANCH DUCT SIZES ARE BY THIS SCHEDULE UNLESS NOTED OTHERWISE.

7 = PROVIDE RETURN AIR GRILLES WITH FILTER FRAMES AND FILTERS WHERE INDICATED.

8 = SCHEDULE IS APPLICABLE FOR BOTH LAY-IN AND SURFACE MOUNTED AIR DEVICES.

9 = AIR DEVICE FRAME STYLE SHALL MATCH THE CEILING TYPE. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN.

24" X 24" FACE SUPPLY DIFFUSERS PRICE MODEL ASPD PLAQUE DIFFUSER				24" X 24" X 1/2" EGGCRATE RETURN/EXHAUST GRILLES PRICE MODEL 80				SIDEWALL SUPPLY DIFFUSER PRICE MODEL 620		SIDEWALL RETURN/EXHAUST GRILLE PRICE MODEL 535	
CFM RANGE	BRANCH DUCT SIZE		NECK SIZE	CFM RANGE	BRANCH DUCT SIZE		NECK SIZE	CFM RANGE	NECK SIZE	CFM RANGE	NECK SIZE
	RECTANGULAR	ROUND			RECTANGULAR	ROUND					
UP TO 120	8" X 6"	6" Ø	6" Ø	UP TO 120	8" X 6"	6" Ø	22" X 22"	UP TO 120	6" X 6"	UP TO 120	6" X 6"
121 TO 210	10" X 6"	8" Ø	8" Ø	121 TO 210	10" X 6"	8" Ø	22" X 22"	121 TO 240	10" X 6"	121 TO 240	10" X 6"
211 TO 330	12" X 8"	10" Ø	10" Ø	211 TO 330	12" X 8"	10" Ø	22" X 22"	241 TO 300	12" X 6"	241 TO 300	12" X 6"
331 TO 470	14" X 8"	12" Ø	12" Ø	331 TO 470	14" X 8"	12" Ø	22" X 22"	301 TO 400	12" X 8"	301 TO 400	12" X 8"
471 TO 640	16" X 10"	14" Ø	14" Ø	471 TO 640	16" X 10"	14" Ø	22" X 22"	401 TO 500	12" X 10"	401 TO 500	12" X 10"
				641 TO 770	20" X 10"	-----	22" X 22"	501 TO 620	18" X 10"	501 TO 620	18" X 10"
				771 TO 950	20" X 12"	-----	22" X 22"	621 TO 780	18" X 12"	621 TO 780	18" X 12"
				951 TO 1200	20" X 14"	-----	22" X 22"				
12" X 12" FACE SUPPLY DIFFUSERS PRICE MODEL AMD				12" X 12" X 1/2" EGGCRATE RETURN/EXHAUST GRILLES PRICE MODEL 80 (FF)							
UP TO 120	8" X 6"	6" Ø	6" Ø	UP TO 120	8" X 6"	6" Ø	10" X 10"	LINEAR SLOT DIFFUSERS			
121 TO 210	10" X 6"	8" Ø	8" Ø	121 TO 210	10" X 6"	8" Ø	10" X 10"	KRUEGER MODEL 1915C WITH INSULATED PLENUM BOOT 1 1/2" SPACING SINGLE SLOT, 48" LONG, BLACK			

ROUND DUCT SCHEDULE

CFM RANGE	RIGID DUCT SIZE	FLEX DUCT SIZE
0 - 100	6" Ø	8" Ø
101 - 220	8" Ø	10" Ø
221 - 400	10" Ø	12" Ø
401 - 650	12" Ø	14" Ø
651 - 1,000	14" Ø	16" Ø
1,001 - 1,400	16" Ø	18" Ø

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MECHANICAL SCHEDULES

M500

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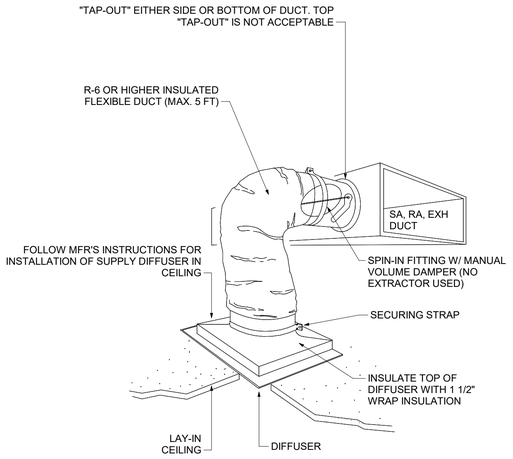
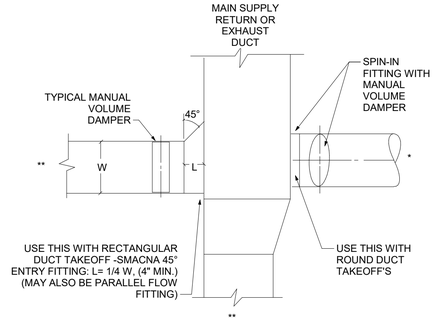


1 DUCTWORK CONNECTION TO SQUARE FACE SUPPLY, RETURN OR EXHAUST CONNECTION

1/8" = 1'-0"

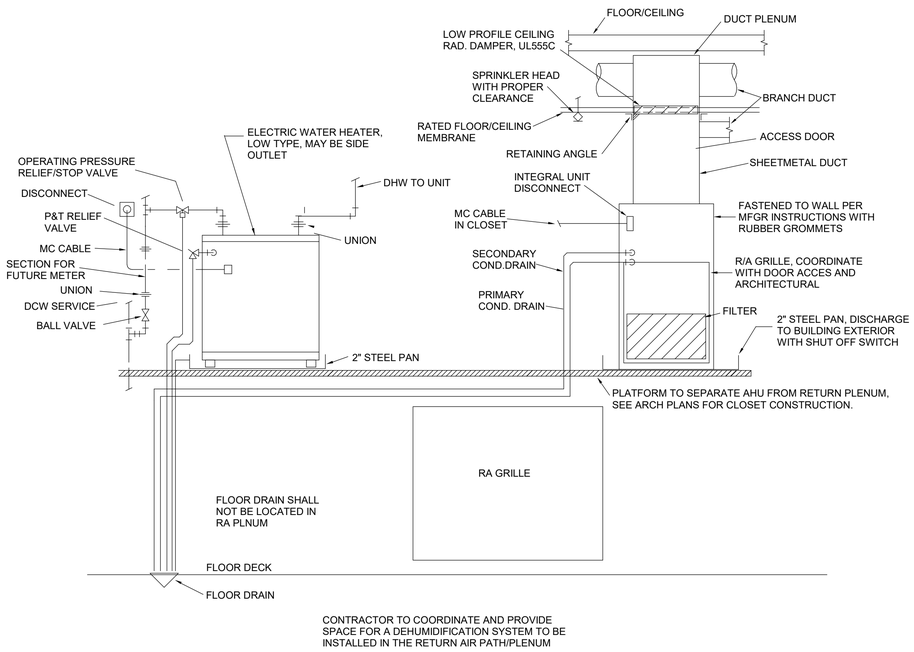


* = BRANCH TO INDIVIDUAL DIFFUSER OR GRILLE

** = SUBMAIN, BRANCHMAIN , OR BRANCH.

2 LOWER PRESSURE DUCT VOLUME DAMPER REQUIREMENTS

1/8" = 1'-0"



CONTRACTOR TO COORDINATE AND PROVIDE SPACE FOR A DEHUMIDIFICATION SYSTEM TO BE INSTALLED IN THE RETURN AIR PATH/PLENUM

3 MECHANICAL CLOSET DETAIL SIDE/SIDE

12" = 1'-0"

RISK OF FIRE

THE NET EQUIVALENT LENGTH OF DRYER DUCT FROM THIS LOCATION IS ___ FEET

THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH STATED IN THE CLOTHES DRYER'S INSTALLATION INSTRUCTIONS SHALL BE EQUAL TO OR GREATER THAN THE POSTED EQUIVALENT LENGTH INDICATED ON THIS PLACARD

MANDATED BY IMC 504.8.5*

DO NOT REMOVE OR DEFACE THIS PLACARD

TO BE POSTED WITHIN 6 FEET OF DRYER'S EXHAUST CONNECTION

* EQUIVALENT LENGTH TAKES INTO ACCOUNT THE VARIOUS DUCT FITTINGS USED - 2021 VERSION

4 DRYER EXHAUST DUCT LENGTH PLACARD

12" = 1'-0"

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MECHANICAL DETAILS

M600

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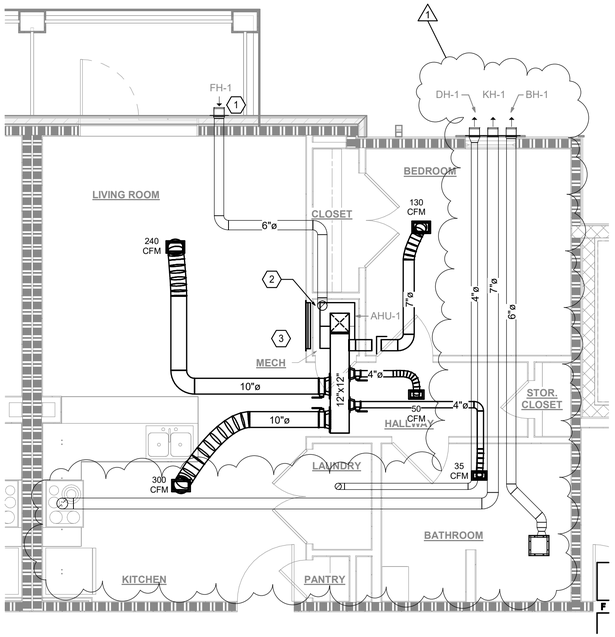
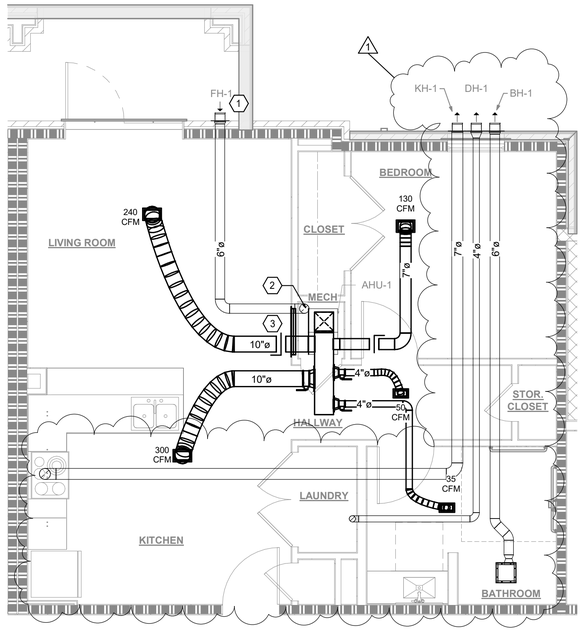


1 ENLARGED MECHANICAL PLAN - 1BR
1/4" = 1'-0"



2 ENLARGED MECHANICAL PLAN - 1BR HC
1/4" = 1'-0"

N

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2. CONTRACTOR SHALL MAINTAIN 10' CLEARANCE BETWEEN FH-1 AND BH-1, KH-1, AND DH-1.

SPECIFIC NOTES

1. PROVIDE 6" ROUND DUCT AND DAMPER TO PROVIDE OUTSIDE AIR, 30 CFM FOR 1BR PER IMC 2021 TABLE 403.3.1.1. CONNECT TO RETURN DUCT OR AHU CASING AT RETURN PLENUM. PROVIDE TRANSITION TO LOUVER.
2. PROVIDE HONEYWELL Y8150 VENTILATION SYSTEM WITH W8150 FRESH AIR VENTILATION CONTROL AND DAMPER AT EACH UNIT FOR FRESH AIR CONTROL. PROVIDE SUPPLY AIR FAN UPSTREAM OF DAMPER. SUPPLY AIR FAN TO ACTUATE WHEN THE AHU FAN IS ON.
3. PROVIDE SANTA FE ULTRAMD33 DEHUMIDIFIER ABOVE THE RETURN AIR GRILLE IN THIS LOCATION.

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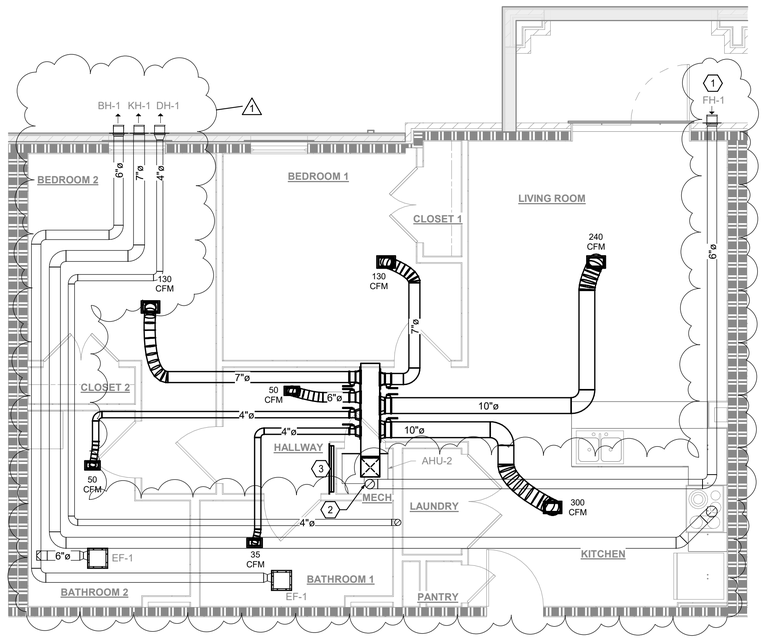
STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

ENLARGED MECHANICAL PLAN - 1BR

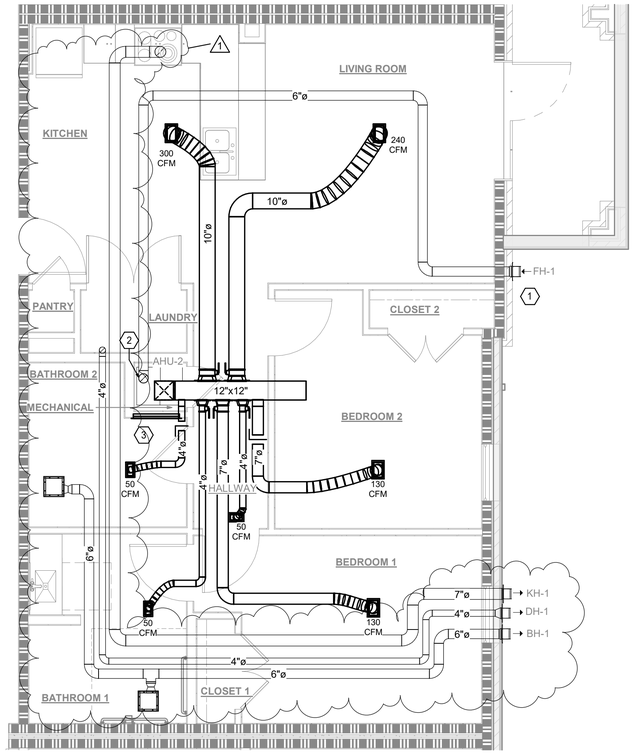
M700

PHASE: PERMIT



1 ENLARGED MECHANICAL PLAN - 2BR

1/4" = 1'-0"



2 ENLARGED MECHANICAL PLAN - 2BR HC

1/4" = 1'-0"

GENERAL NOTES

1. THESE DRAWINGS WERE DERIVED FROM EXISTING PLANS AND LIMITED SITE SURVEY. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. CONTRACTOR SHALL MAINTAIN 10' CLEARANCE BETWEEN FH-1 AND BH-1, KH-1, AND DH-1.

SPECIFIC NOTES

1. PROVIDE 4" ROUND DUCT AND DAMPER TO PROVIDE OUTSIDE AIR; 45 CFM FOR 2BR PER IMC 2021 TABLE 403.3.1.1. CONNECT TO RETURN DUCT OR AHU CASING AT RETURN PLENUM. PROVIDE TRANSITION TO LOUVER.
2. PROVIDE HONEYWELL Y8150 VENTILATION SYSTEM WITH W8150 FRESH AIR VENTILATION CONTROL AND DAMPER AT EACH UNIT FOR FRESH AIR CONTROL. PROVIDE SUPPLY AIR FAN UPSTREAM OF DAMPER. SUPPLY AIR FAN TO ACTUATE WHEN THE AHU FAN IS ON.
3. PROVIDE SANTA FE ULTRAMD33 DEHUMIDIFIER ABOVE THE RETURN AIR GRILLE IN THIS LOCATION.

N

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CAPSTONE AT COVINGTON PLACE

FALCONER DR, COVINGTON, LA

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

REVISIONS

1 06/04/25 Addendum #3

JOB NUMBER: 24-064

ISSUED: 04/25/2025

ISSUED FOR:

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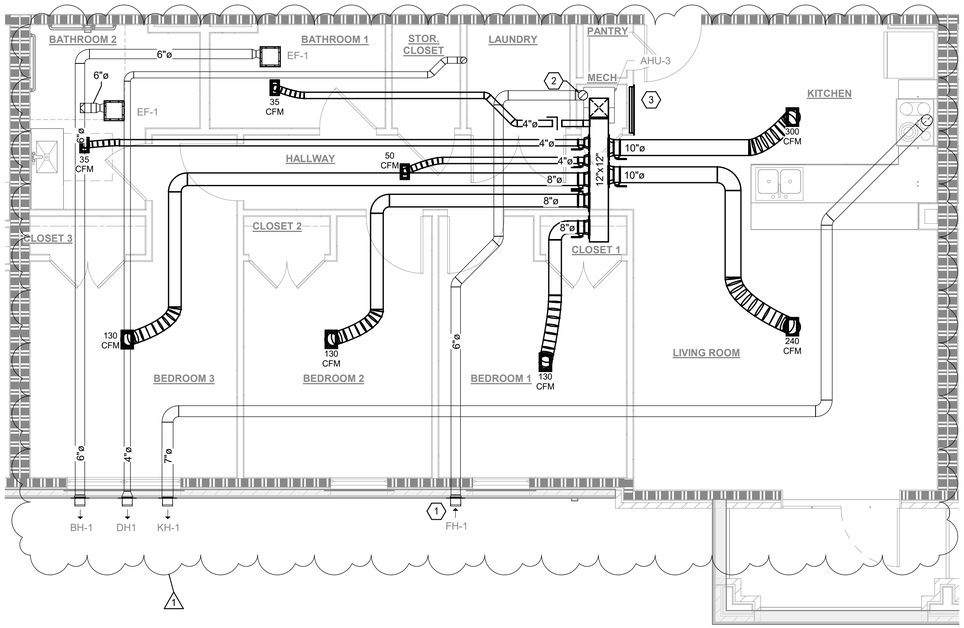
YKH Consulting
YENARI • KELLY • HADAWAY
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

ENLARGED MECHANICAL PLAN - 2BR

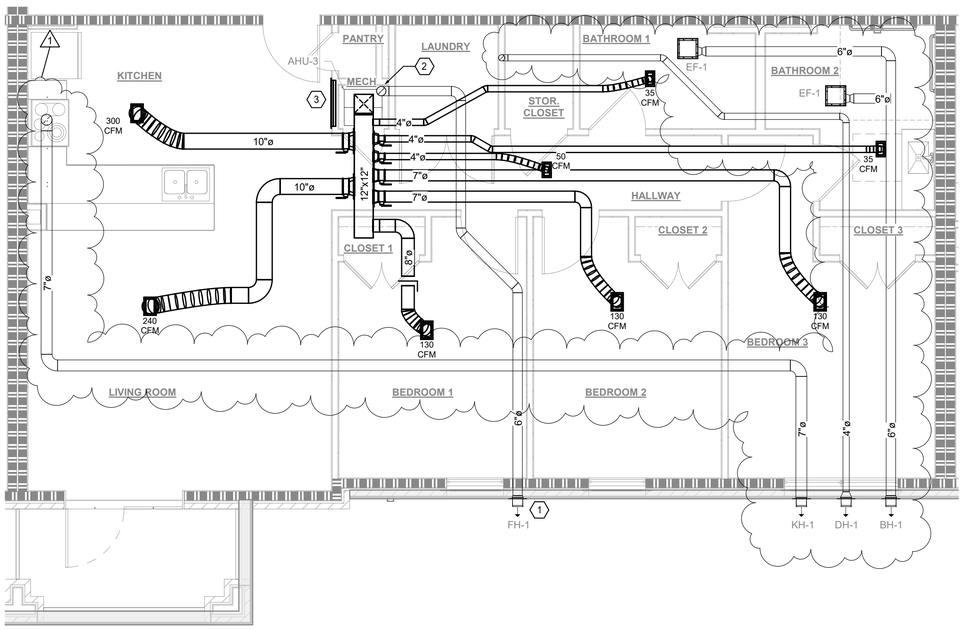
M701

PHASE: PERMIT



3 ENLARGED MECHANICAL PLAN - 3 BR

1/4" = 1'-0"



4 ENLARGED MECHANICAL PLAN - 3 BR HC

1/4" = 1'-0"

N

GENERAL NOTES

1. THESE DRAWINGS WERE DERIVED FROM EXISTING PLANS AND LIMITED SITE SURVEY. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. CONTRACTOR SHALL MAINTAIN 10' CLEARANCE BETWEEN FH-1 AND BH-1, KH-1, AND DH-1.

SPECIFIC NOTES

1. PROVIDE 4" ROUND DUCT AND DAMPER TO PROVIDE OUTSIDE AIR; 60 CFM FOR 3BR PER IMC 2021 TABLE 403.3.1.1. CONNECT TO RETURN DUCT OR AHU CASING AT RETURN PLENUM. PROVIDE TRANSITION TO LOUVER.
2. PROVIDE HONEYWELL Y8150 VENTILATION SYSTEM WITH W8150 FRESH AIR VENTILATION CONTROL AND DAMPER AT EACH UNIT FOR FRESH AIR CONTROL. PROVIDE SUPPLY AIR FAN UPSTREAM OF DAMPER. SUPPLY AIR FAN TO ACTUATE WHEN THE AHU FAN IS ON.
3. PROVIDE SANTA FE ULTRAMD33 DEHUMIDIFIER ABOVE THE RETURN AIR GRILLE IN THIS LOCATION.

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Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

ENLARGED MECHANICAL PLAN - 3BR

M702

PHASE: PERMIT

PLUMBING GENERAL NOTES

1. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE - 2021, INTERNATIONAL PLUMBING CODE - 2021, NATIONAL ELECTRICAL CODE - 2021, NFPA 99 - 2017, AND ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

2. EXISTING SERVICES INDICATED ON THESE DRAWINGS WERE DERIVED FROM EXISTING DRAWINGS AND LIMITED FIELD OBSERVATIONS. THESE DRAWINGS MAY NOT BE ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES, LOCATIONS, TYPE AND SIZE PRIOR TO ANY BIDDING, PRICING OR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INVOLVING DEMOLITION TIE-INS AND ROUTING CONFLICTS WITH EXISTING CONDITIONS. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR COORDINATION PRIOR TO BIDDING AND PRICING.

3. FIXTURES, EQUIPMENT, CONNECTIONS AND PIPING SHALL BE FURNISHED AND INSTALLED TO MEET OR EXCEED STATE AND LOCAL CODES AND REQUIREMENTS.

4. FURNISH AND INSTALL SHOCK ARRESTORS IN COLD WATER LINES AT CONNECTIONS TO FLUSH VALVES, QUICK CLOSING VALVES, AND AT ALL HOT AND COLD WATER CONNECTIONS TO FIXTURES.

5. PROVIDE ISOLATION BALL VALVES AT BRANCH LINES CONNECTING TO MAINS SUCH THAT EACH BRANCH LINE MAY BE INDIVIDUALLY ISOLATED. TAG ALL VALVES IN ACCORDANCE WITH CAMPUS STANDARDS.

6. PROVIDE CLEANOUTS AT ALL 90° SANITARY SEWER ELBOWS AND IN ACCORDANCE WITH APPLICABLE CODES.

7. PROVIDE INSULATION KIT FOR SUPPLIES, DRAIN PIPING AND TRAP FOR ALL HANDICAP ACCESSIBLE LAVATORIES AND SINKS. INSULATION KIT SHALL BE EQUAL TO TRUEBRO MODEL 103 (WHITE). WHERE PROTECTIVE SKIRT UNDER FIXTURES IS PROVIDED, INSULATION OF PIPING IS NOT REQUIRED.

8. ORIENT FLUSH VALVE HANDLES ASSOCIATED WITH BARRIER-FREE WATER CLOSETS ON WIDE SIDE OF STALL TO COMPLY WITH ADA REQUIREMENTS.

9. ALL SANITARY SEWER, STORM DRAIN, AND GREASE WASTE PIPING SHOWN SHALL BE RUN BELOW FLOOR, UNLESS NOTED OTHERWISE.

10. ALL CW, HW, HWR, NATURAL GAS, FIRE PROTECTION, AND VENT PIPING SHOWN SHALL BE RUN ABOVE CEILING, UNLESS NOTED OTHERWISE.

11. CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF PLUMBING FIXTURES AND/OR EQUIPMENT THAT ARE TO BE REMOVED TO THE OWNER. ALL ITEMS THAT THE OWNER WISHES TO RETAIN SHALL BE PLACED IN STORAGE AND THE REMAINDER SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.

12. PENETRATIONS THROUGH PARTITIONS AND FLOORS SHALL BE SLEEVED AND SEALED TO MAINTAIN INTEGRITY OF PARTITION AND FLOOR RATING.

13. CONTRACTOR SHALL REROUTE ALL ACTIVE PLUMBING SERVICES IN CHASES OR WALLS TO BE REMOVED, TO NEW CHASE AREAS OR NEW WALLS AS REQUIRED. CONTRACTOR SHALL FIELD VERIFY PRIOR TO BIDDING AND PRICING.

14. CONTRACTOR SHALL COORDINATE EQUIPMENT CONNECTIONS WITH EQUIPMENT DRAWINGS AND SUPPLIER. INSTALL EQUIPMENT AND MAKE FINAL CONNECTIONS, FURNISH CUTOFF VALVES, P-TRAPS, P.R.V'S, BACKFLOW PREVENTERS, STRAINERS, STEAM TRAPS AND PIPING AS REQUIRED PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS AND APPLICABLE CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY CONFLICTS BETWEEN THESE DOCUMENTS AND EQUIPMENT CUT SHEETS PRIOR TO CLOSING IN WALLS AND CEILINGS.

15. COORDINATE WATER, WASTE, VENT, AND STORM WATER PIPING WITH OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.

16. PLUMBING VENTS AND STACKS THROUGH ROOF SHALL BE INSTALLED A MINIMUM OF 10'-0" CLEAR OF A/C OUTSIDE AIR INTAKES, CLINICAL AIR COMPRESSOR INTAKES, OR WINDOWS IN STRUCTURE.

17. DRAWINGS ARE SCHEMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND WITH ALL OTHER TRADES PRIOR TO BIDDING AND PRICING.

18. CONTRACTOR SHALL COORDINATE WITH PHASING REQUIREMENTS PROVIDED BY ARCHITECT/OWNER. TEMPORARY SERVICES SHALL BE PROVIDED FOR ANY AREA SERVED BY ANOTHER AREA IF DEMOLITION OF EXISTING SERVICE IS NECESSARY. COORDINATE ALL PLUMBING WORK WITH PHASING PLAN AS REQUIRED TO COMPLETE WORK PRIOR TO BIDDING AND PRICING.

19. EXISTING TIE-IN POINTS ARE APPROXIMATE, FIELD VERIFY ACTUAL TIE-IN POINTS AND PROVIDE PIPING RUNS AS REQUIRED FOR TIE-INS PRIOR TO BIDDING AND PRICING.

20. IN AREAS WHERE CEILINGS ARE BEING RAISED CONTRACTOR SHALL REMOVE AND REROUTE EXISTING PLUMBING SYSTEMS AS REQUIRED TO AVOID CONFLICTS WITH THE NEW CEILING HEIGHTS AND NEW CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SYSTEMS WHETHER INDICATED ON THE PLANS OR NOT.

21. CONTRACTOR SHALL COORDINATE THE TEMPORARY DISRUPTION OF PLUMBING SERVICE IN THE FACILITY FOR THE CONVENIENCE OF THE OWNER. WORK SHALL BE DONE AT A TIME AND DURATION APPROVED BY THE OWNER.

22. ALL SYSTEMS SERVING RENOVATED AREAS SHALL BE KEPT ACTIVE UNTIL NEW AND REROUTED SYSTEMS ARE READY FOR TIE-IN.

23. CONTRACTOR SHALL RE-ROUTE ALL ACTIVE PIPING PASSING THROUGH AREAS OF DEMOLITION TO NEAREST WALL OR CHASE AND REMOVE ALL PIPING THAT IS INACTIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CLASSIFYING ALL PIPING IN SPACE. OWNER WILL ASSIST IF CONTRACTOR IS UNABLE TO DETERMINE FUNCTION OF SYSTEM.

24. CONTRACTOR SHALL REMOVE ALL MEDICAL GAS PIPING, OUTLETS, VALVE BOXES AND ALARMS FROM WALLS THAT ARE BEING DEMISED. REMOVE PIPING BACK TO LOCKABLE VALVE AND CAP. REMOVE ALL MEDICAL GAS EQUIPMENT THAT IS IN WALLS THAT ARE BEING DEMISED. CAP ALL PIPING ABOVE CEILING. COORDINATE ALL SHUTDOWNS WITH OWNER AND PERFORM SHUTDOWNS AT A TIME AND DURATION ALLOWED BY THE OWNER. ALL SYSTEMS MUST BE RECERTIFIED AFTER ANY MODIFICATIONS.

25. NON PRE-FABRICATED SHOWERS LOCATED ABOVE SLAB-ON-GRADE SHALL HAVE WATERPROOFING MEMBRANES INSTALLED PER MANUFACTURERS RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL CLOSELY COORDINATE WITH GENERAL CONTRACTOR TO PREVENT CONFLICT BETWEEN WATERPROOFING MEMBRANE INSTILLATION REQUIREMENTS AND STRUCTURAL INSTILLATION METHODS.

26. CONTRACTOR SHALL PROVIDE COORDINATED SHOP DRAWINGS SHOWING COORDINATION OF ALL PIPING WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PRIOR TO START OF FABRICATION OF PIPING AND DUCTWORK.

27. DRAWINGS AND SPECIFICATIONS; IN CASE OF INCONSISTENCIES IN THE DRAWINGS OR THE SPECIFICATIONS OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE ARCHITECT WILL DETERMINE WHICH REQUIREMENT WILL BE THE MOST CONSISTENT WITH DESIGN INTENT AND THE CONTRACTOR SHALL COMPLY WITH THE ARCHITECT'S DETERMINATION. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS NOT RESOLVED BY THE SPECIFICATIONS, OR BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE STANDARDS, CODES AND ORDINANCES, THE CONTRACTOR SHALL (I) PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK OR (II) COMPLY WITH THE MORE STRINGENT REQUIREMENT IN ACCORDANCE WITH THE ARCHITECT'S REASONABLE INTERPRETATION OF THE CONTRACT DOCUMENTS.

28. IF COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST STRINGENT REQUIREMENT. REFER CONFLICTING REQUIREMENTS THAT ARE DIFFERENT, BUT APPARENTLY EQUAL, TO ARCHITECT FOR A DECISION BEFORE PROCEEDING.

AUTOMATIC SPRINKLER NOTES

1. THE BUILDING SHALL BE FULLY SPRINKLERED WITH A FIRE PUMP.
2. COORDINATE WORK WITH STRUCTURE, MEP SYSTEMS, ARCHITECTUAL ELEMENTS AND CEILINGS.
3. CONTRACTOR SHALL PROVIDE ALL VALVES, GONGS, ALARMS, ETC. ABOVE AN ACCESSIBLE AREA, APPROVED BY ARCHITECT.
4. PROVIDE A 100% HYDRAULICALLY CALCULATED AUTOMATIC SPRINKLER SYSTEM TO SERVE THE ENTIRE BUILDING. THE SYSTEM SHALL BE INSTALLED TO MEET ALL EQUIREMENTS OF THE INSURING AGENCY, NFPA 13 -2020, NFPA 13R-2020, IBC 2021, PROJECT SPECIFICATIONS, AND THE AUTHORITIES HAVING JURISDICTION.
5. SYSTEM SHALL INCLUDE ALL REQUIRED FLOW, TAMPER, AND PRESSURE SWITCHES, INCLUDING WIRING TO BUILDING FIRE ALARM SYSTEM.ALL SPRINKLER HEADS IN REAS WITH DROP CEILINGS SHALL BE CENTERED IN CEILING TILES IN BOTH DIRECTIONS.
6. COORDINATE LOCATION OF SPRINKLER HEADS WITH ARCHITECT. HEADS SHALL BE QUICK RESPONSE CONCEALED TYPE.
7. ALL SPRINKLER HEADS IN AREAS WITHOUT CEILINGS SHALL BE QUICK RESPONSE. HEADS SHALL TURNED UPRIGHT OR SHALL BE SIDEWALL.
8. SEE ARCHITECTURAL PLANS FOR CEILING HEIGHTS AND DETAILS.
9. PROVIDE FIRE DEPARTMENT CONNECTION. COORDINATE WITH LOCAL FIRE DEPARTMENT.
10. PROVIDE FULL FIRE PROTECTION COVERAGE SYSTEM FOR SPACE PER NFPA 13R AND NFPA 13.
11. PROVIDE A MANUAL STANDPIPE SYSTEM PER NFPA.

PLUMBING LEGEND

	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	NEW PIPING
CW	DOMESTIC COLD WATER PIPING
HW	DOMESTIC HOT WATER PIPING
HW	DOMESTIC HOT WATER PIPING AT INDICATED SERVICE TEMPERATURE
HWR	DOMESTIC HOT WATER RECIRCULATION
SD	DRAIN PIPING
W	SANITARY SEWER
V	VENT
GW	GREASE WASTE
SD	STORM DRAIN PIPING
SDO	STORM OVERFLOW DRAINAGE PIPING
NG	NATURAL GAS PIPING
TW	TEMPERED WATER
# / X###	DETAIL NO. / SHEET ON WHICH DETAIL IS LOCATED
#	SPECIFIC NOTE DESIGNATION
	POINT OF DISCONNECT
	POINT OF CONNECTION, NEW TO EXISTING
	EXISTING EQUIPMENT TO REMAIN
	EXISTING EQUIPMENT TO BE DEMOLISHED
XX / 1	NEW EQUIPMENT WITH IDENTIFICATION

ECO	EXTERIOR CLEANOUT (SEE SCHEDULE SPECIFICATIONS)
WCO	WALL CLEANOUT
	ELBOW UP
	ELBOW DOWN
	BRANCH PIPE CONNECTION
	TEE-OUTLET DOWN
	TEE-OUTLET UP
	PUMP
	BACKFLOW PREVENTER
	ELBOW UP
	ELBOW DOWN
	BRANCH PIPE CONNECTION
	TEE-OUTLET DOWN
	TEE-OUTLET UP
	PIPE REDUCER
	GATE VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	BALL VALVE
	CONTROL VALVE, 2 WAY
	CONTROL VALVE, 3 WAY
	CHECK VALVE
	STRAINER
	STRAINER AND BLOWDOWN VALVE
	PLUG COCK/ BALANCING VALVE/ GAS COCK
	BALANCING VALVE
	PRESSURE REDUCING VALVE
	GAS PRESSURE REGULATOR
	UNION
	FLEXIBLE CONNECTOR
	PIPE CAP
	GAUGE AND GAUGE COCK
	THERMOMETER
	VALVE WITH BLIND FLANGE
T	STEAM TRAP
	THERMOSTATIC EXPANSION VALVE

PLUMBING ABBREVIATIONS

AD	AREA DRAIN
AP	ACCESS PANEL
AFF	ABOVE FINISHED FLOOR
BEH	BEHIND
BOP	BOTTOM OF PIPE
BMS	BUILDING MANAGEMENT SYSTEM
BTUH	BRITISH THERMAL UNITS PER HOUR
CONT.	CONTINUATION
COTG	CLEAN OUT TO GRADE
COYB	CLEANOUT IN YARD BOX
CW	DOMESTIC COLD WATER
ECO	EXTERIOR CLEANOUT
ES/EW	EMERGENCY SHOWER / EYEWASH
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
F	FAHRENHEIT
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FMS	FACILITY MANAGEMENT SYSTEM
FPWH	FREEZE PROOF WALL HYDRANT
FT	FEET
GPR	GAS PRESSURE REGULATOR
HB	HOSE BIB
HP	HORSEPOWER
HD	HUB DRAIN
HW	DOMESTIC HOT WATER
HWR	HOT WATER RECIRCULATION
KW	KILOWATT
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MECH.	MECHANICAL
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OSD	OPEN SITE DRAIN
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH GAGE
RD	ROOF DRAIN
RPM	REVOLUTIONS PER MINUTE
W	SANITARY SEWER
SD	STORM DRAIN
TP	TRAP PRIMER
TW	TEMPERED WATER
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
WB	WET BULB
WCO	WALL CLEANOUT
W.G.	WATER GAGE
WH	WALL HYDRANT
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP

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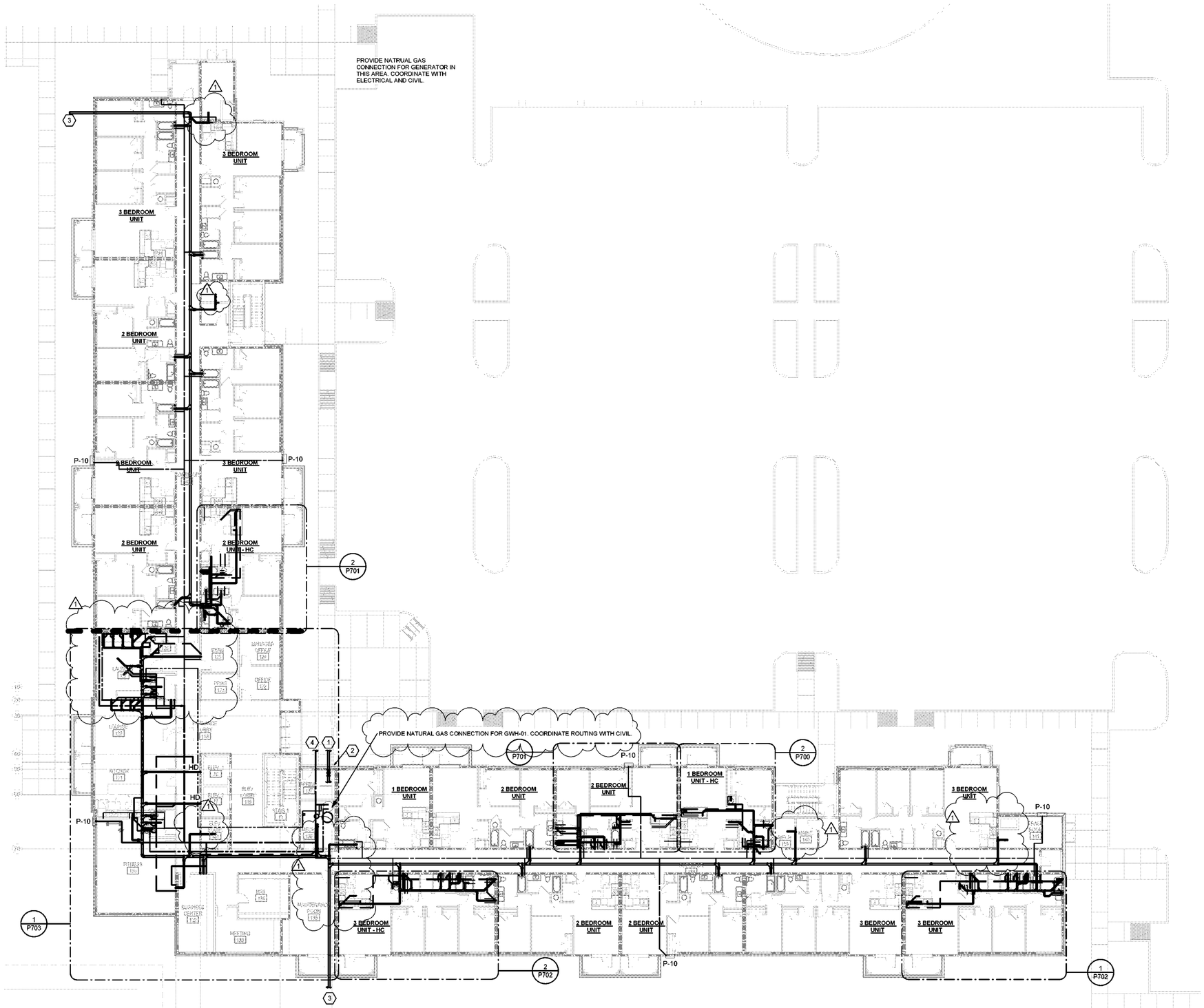
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PLUMBING LEGEND & NOTES

P000

PHASE: PERMIT



GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

(1) 8" FIRE WATER, SEE CIVIL DRAWINGS.

(2) PROVIDE FDC ON BUILDING EXTERIOR. COORDINATE LOCATION AND CONNECTION TYPE WITH THE LOCAL FIRE DEPARTMENT.

(3) 6" SANITARY SEWER, SEE CIVIL DRAWINGS FOR CONTINUATION.

(4) 3" DOMESTIC WATER, SEE CIVIL DRAWINGS FOR CONTINUATION.

N

1 OVERALL 1ST FLOOR PLUMBING PLAN
1/16" = 1'-0"

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Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 1ST FLOOR PLUMBING PLAN

P200

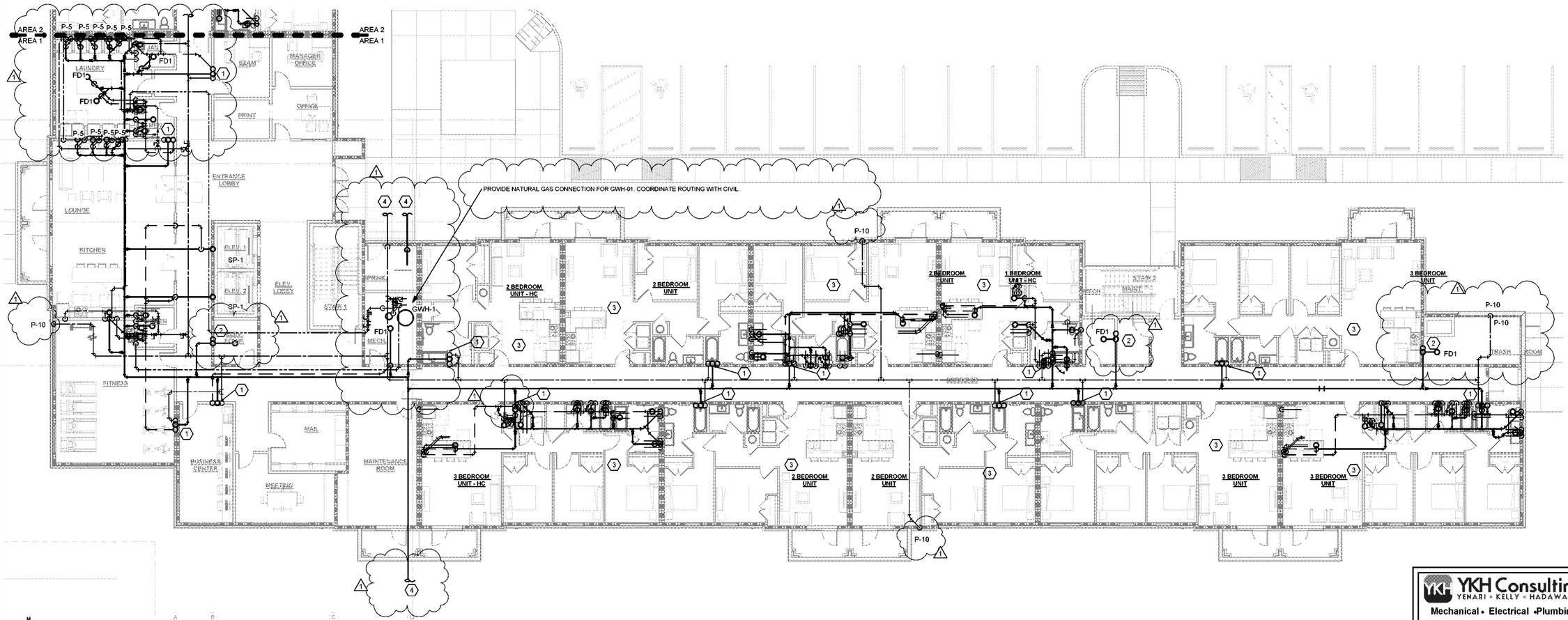
PHASE: PERMIT

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.
2. SEWER/VENT RISER UP/DOWN IN THIS LOCATION.
3. SEE ENLARGED VIEWS FOR UNIT PLUMBING.
4. SEE CIVIL FOR CONTINUATION.



1 PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 1
3/32" = 1'-0"

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1	06/04/25	Addendum #3

JOB NUMBER: 24-064

ISSUED: 04/25/2025

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

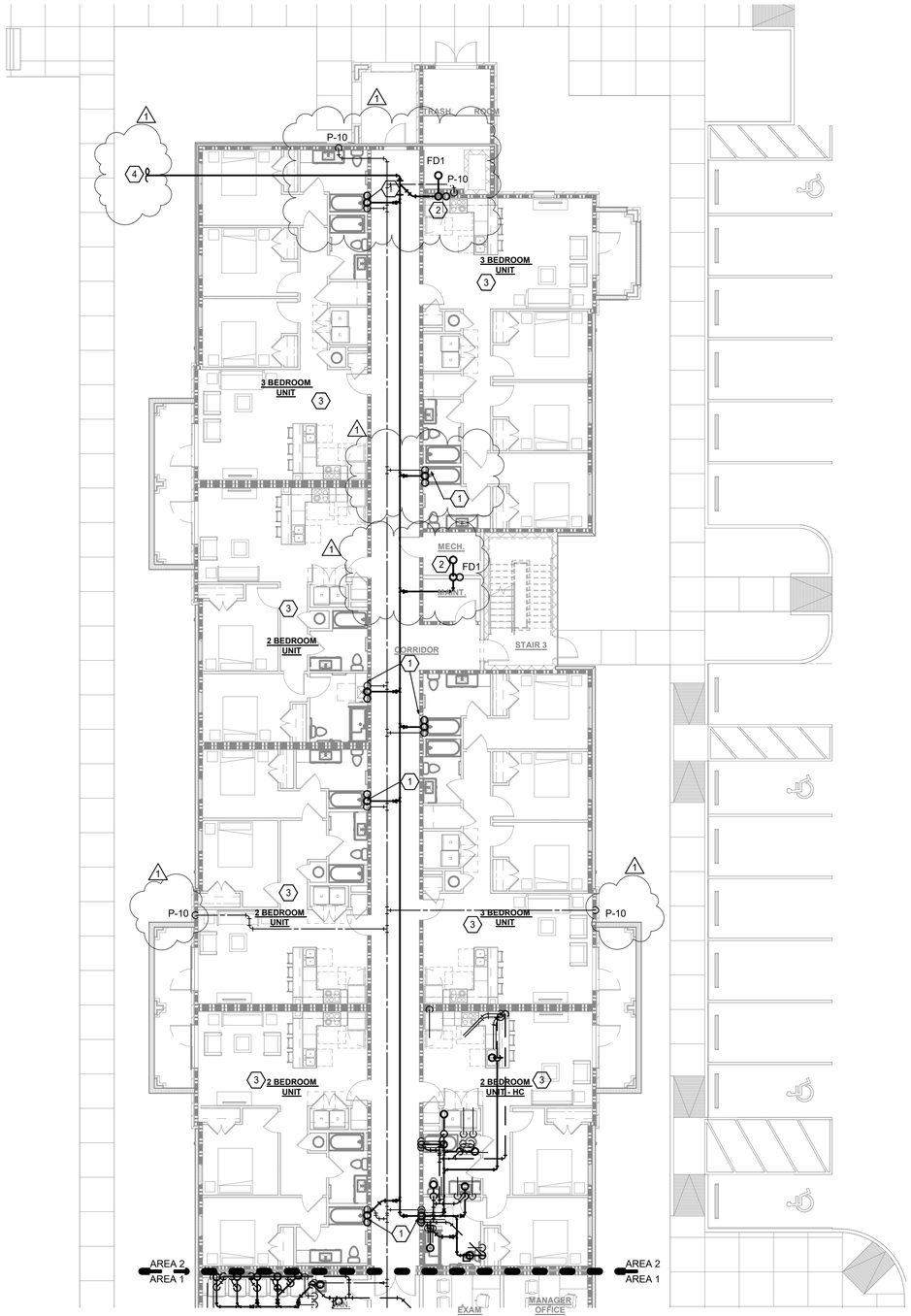
YKH Consulting
YENARI • KELLY • HADAWAY
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.:	2505201	Designed By:	LK
Drawn By:	NO	Checked By:	GY

PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 1

P201

PHASE: PERMIT



1 PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 2
3/32" = 1'-0"

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.
2. SEWER/VENT RISER UP/DOWN IN THIS LOCATION.
3. SEE ENLARGED VIEWS FOR UNIT PLUMBING.
4. SEE CIVIL FOR CONTINUATION.

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JOB NUMBER: 24-064

ISSUED: 04/25/2025

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
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3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 2

P202

PHASE: PERMIT

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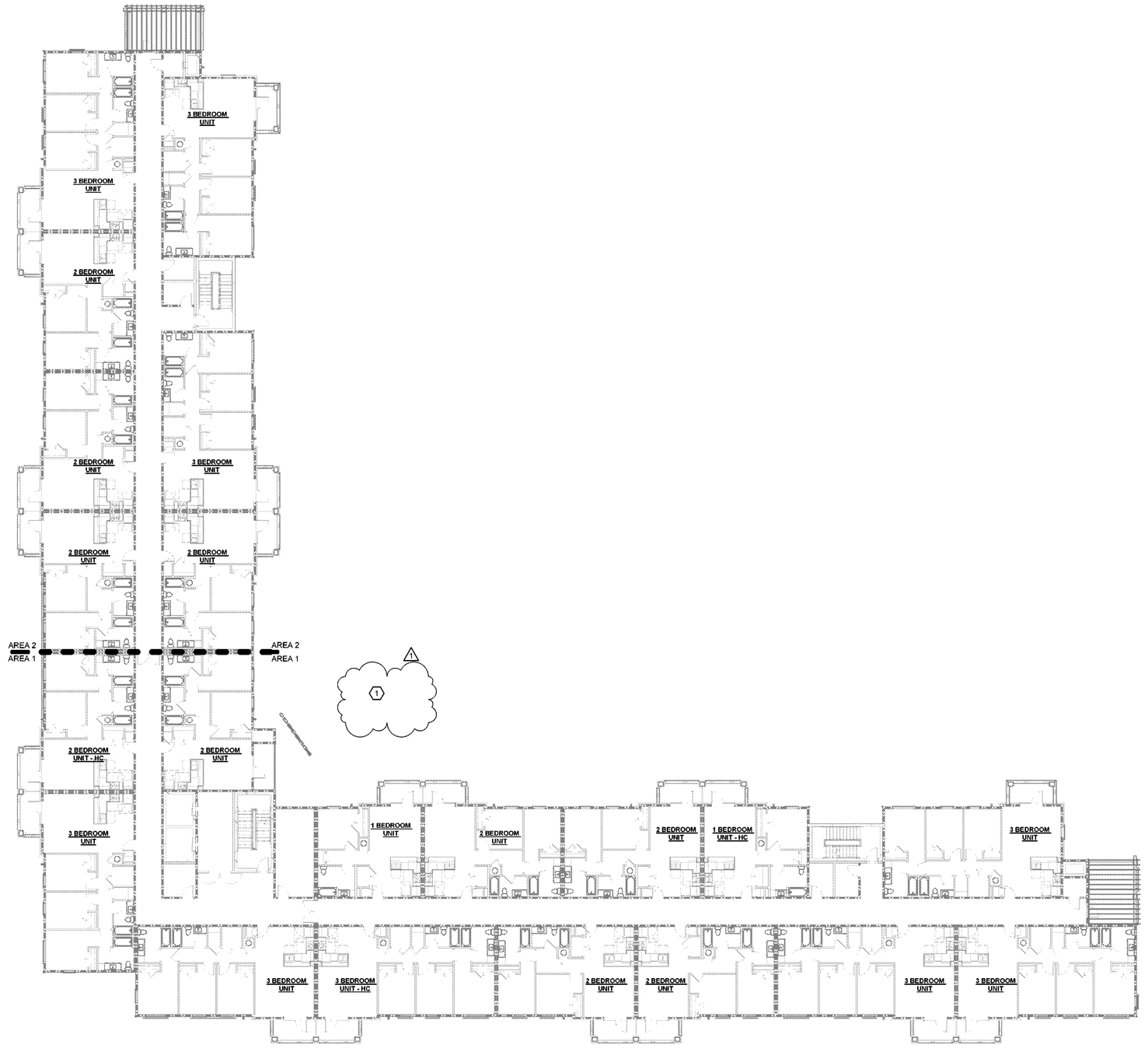

GENERAL NOTES

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2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1 SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

N

1 OVERALL 2ND FLOOR PLUMBING PLAN
1/16" = 1'-0"

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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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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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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

OVERALL 2ND FLOOR PLUMBING PLAN

P203

PHASE: PERMIT

GENERAL NOTES

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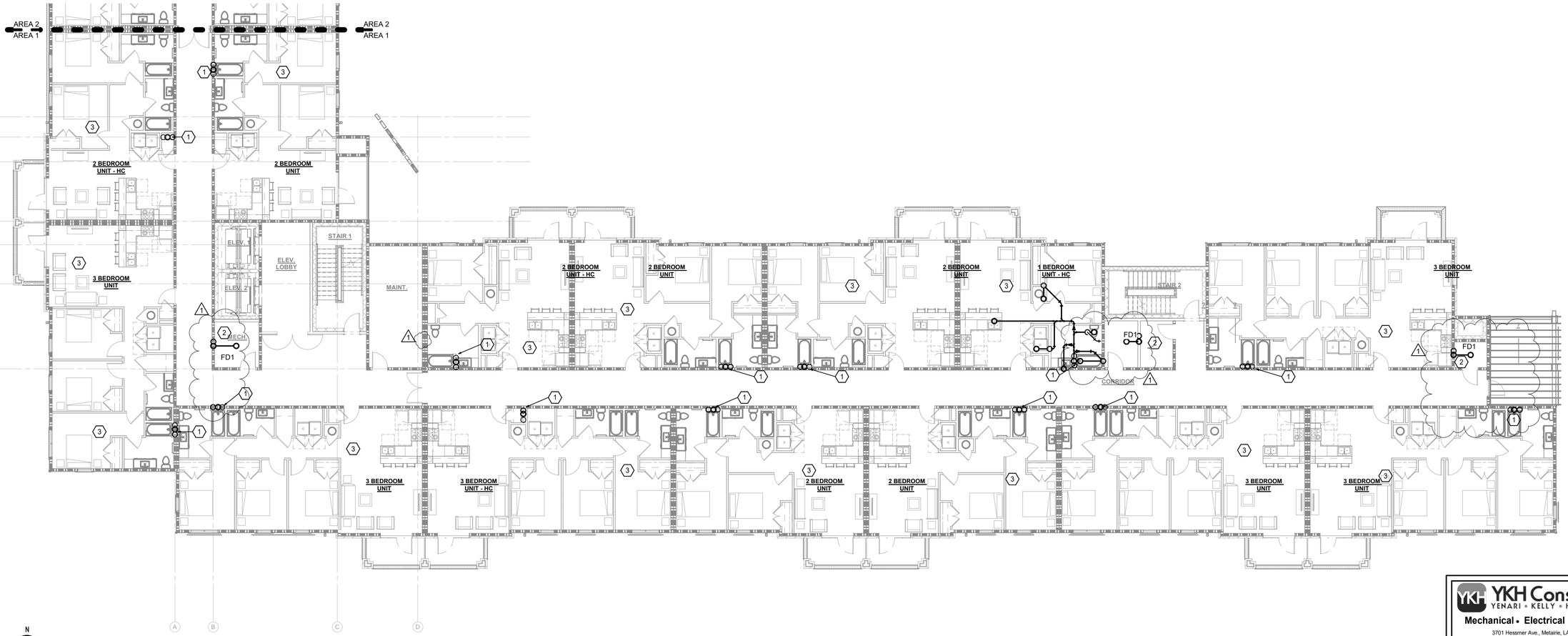
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.
2. SEWER/VENT RISER UP/DOWN IN THIS LOCATION.
3. SEE ENLARGED VIEWS FOR UNIT PLUMBING.



1 PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 1
3/32" = 1'-0"

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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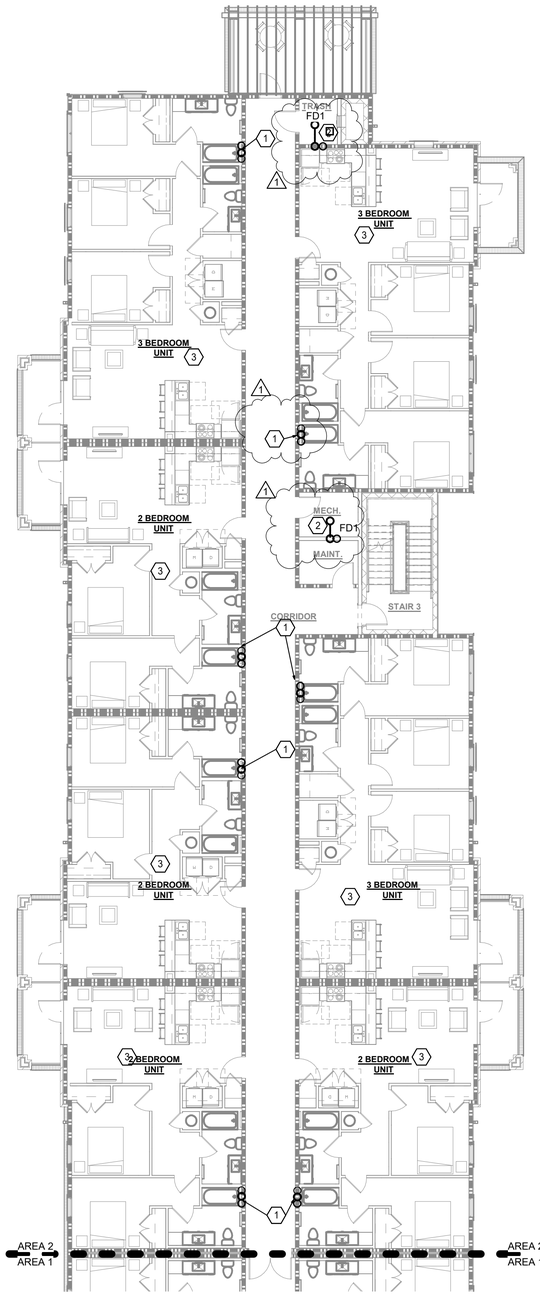
Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 1

P204

PHASE: PERMIT



N

1 PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 2
3/32" = 1'-0"

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.
2. SEWER/VENT RISER UP/DOWN IN THIS LOCATION.
3. SEE ENLARGED VIEWS FOR UNIT PLUMBING.

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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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FALCONER DR, COVINGTON, LA

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

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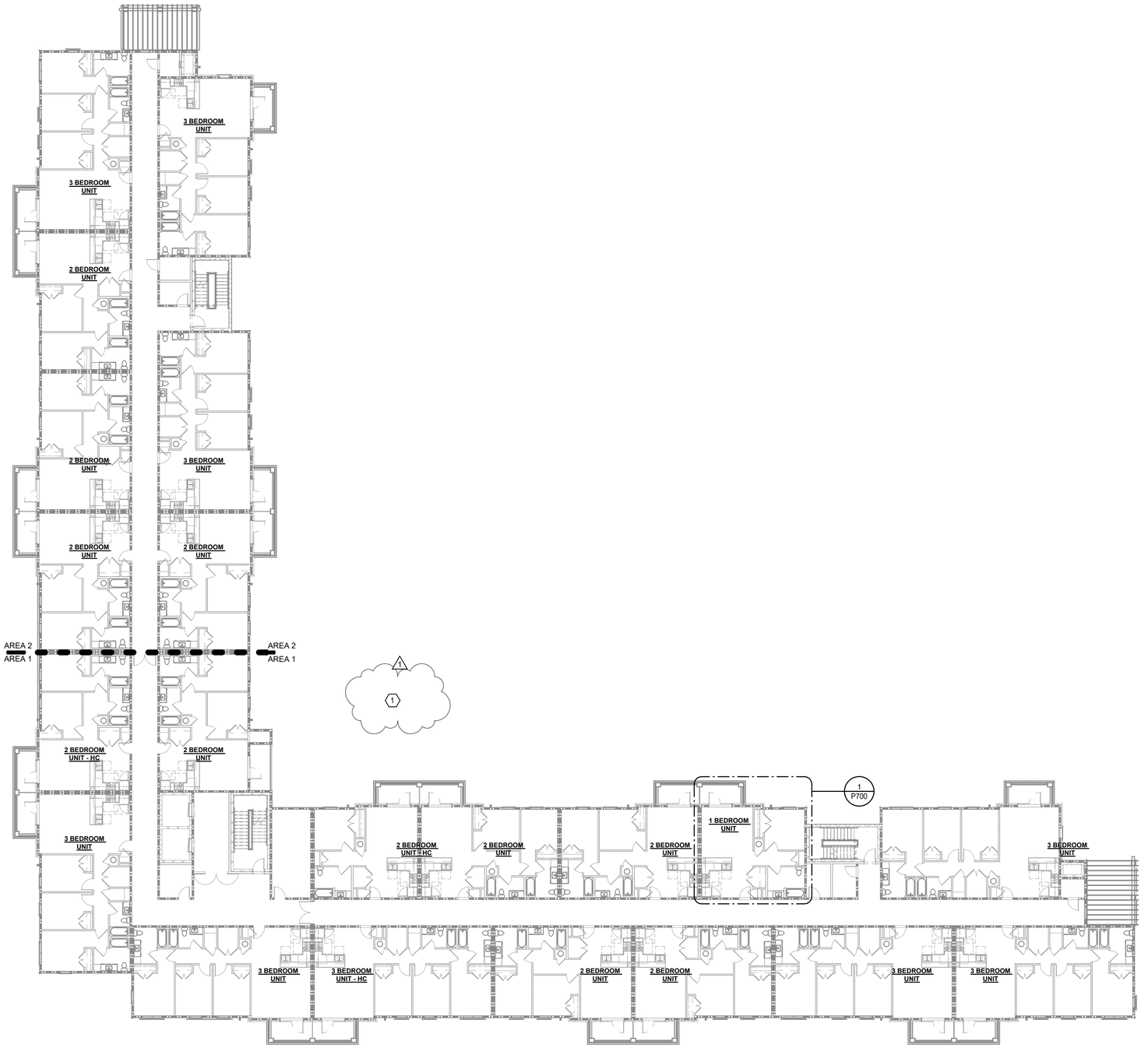
STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 2

P205

PHASE: PERMIT



N

1 OVERALL 3RD FLOOR PLUMBING PLAN
1/16" = 1'-0"

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1 SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28503
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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3701 Hessmer Ave., Metairie, LA. 70002
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 3RD FLOOR PLUMBING PLAN

P206

PHASE: PERMIT

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1 PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 1

3/32" = 1'-0"

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
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3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.
2. SEWER/VENT RISER UP/DOWN IN THIS LOCATION.
3. SEE ENLARGED VIEWS FOR UNIT PLUMBING.

CAPSTONE AT COVINGTON PLACE

FALCONER DR, COVINGTON, LA

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1	06/04/25	Addendum #3

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STATE OF LOUISIANA GENE YENARI REG. No. 28523 PROFESSIONAL ENGINEER IN MECHANICAL ENGINEERING 04.25.2025

YKH Consulting
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Mechanical • Electrical • Plumbing
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Job No.: 2505201 Designed By: LK
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PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 1

P207

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GENERAL NOTES

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2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
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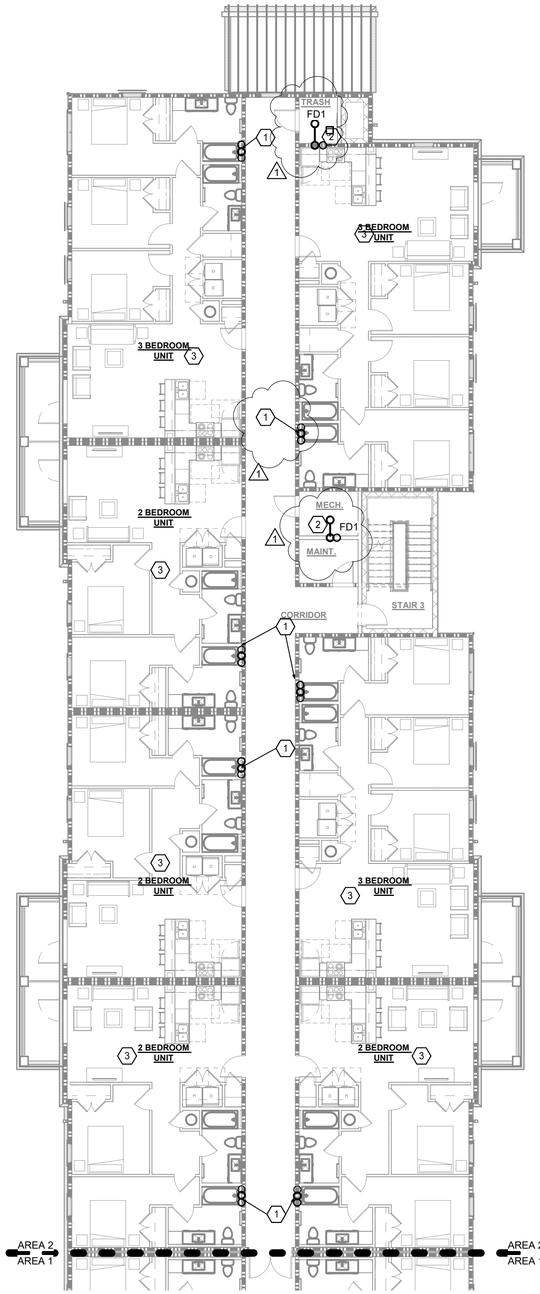
SPECIFIC NOTES

(1) SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.

(2) SEWER/VENT RISER UP/DOWN IN THIS LOCATION.

(3) SEE ENLARGED VIEWS FOR UNIT PLUMBING.



N

1 PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 2
3/32" = 1'-0"

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

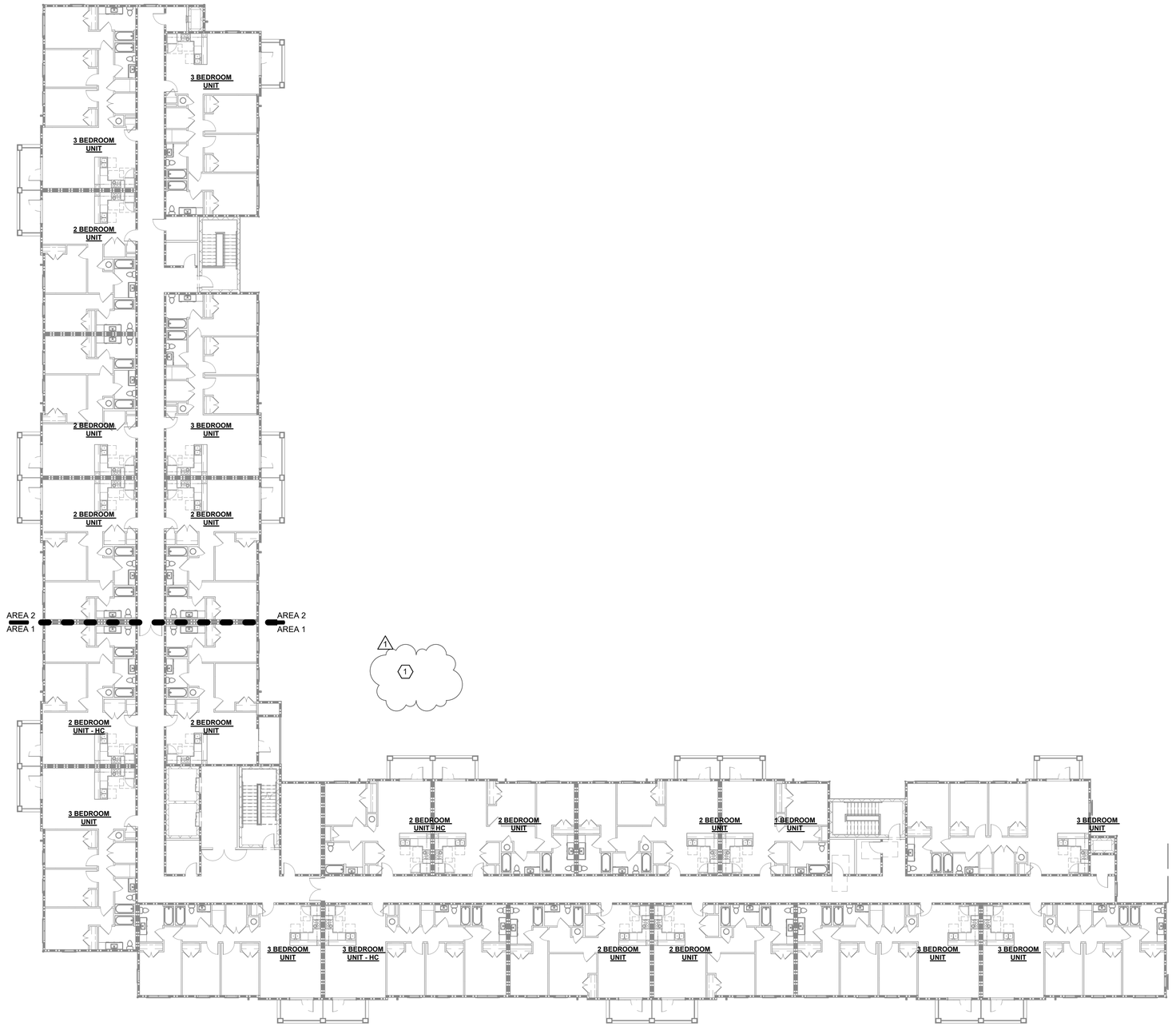
YKH Consulting
YENARI • KELLY • HADAWAY
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 2

P208

PHASE: PERMIT



N

1 OVERALL 4TH FLOOR PLUMBING PLAN
1/16" = 1'-0"

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

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FALCONER DR, COVINGTON, LA

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JOB NUMBER: 24-064

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
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Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 4TH FLOOR PLUMBING PLAN

P209

PHASE: PERMIT

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
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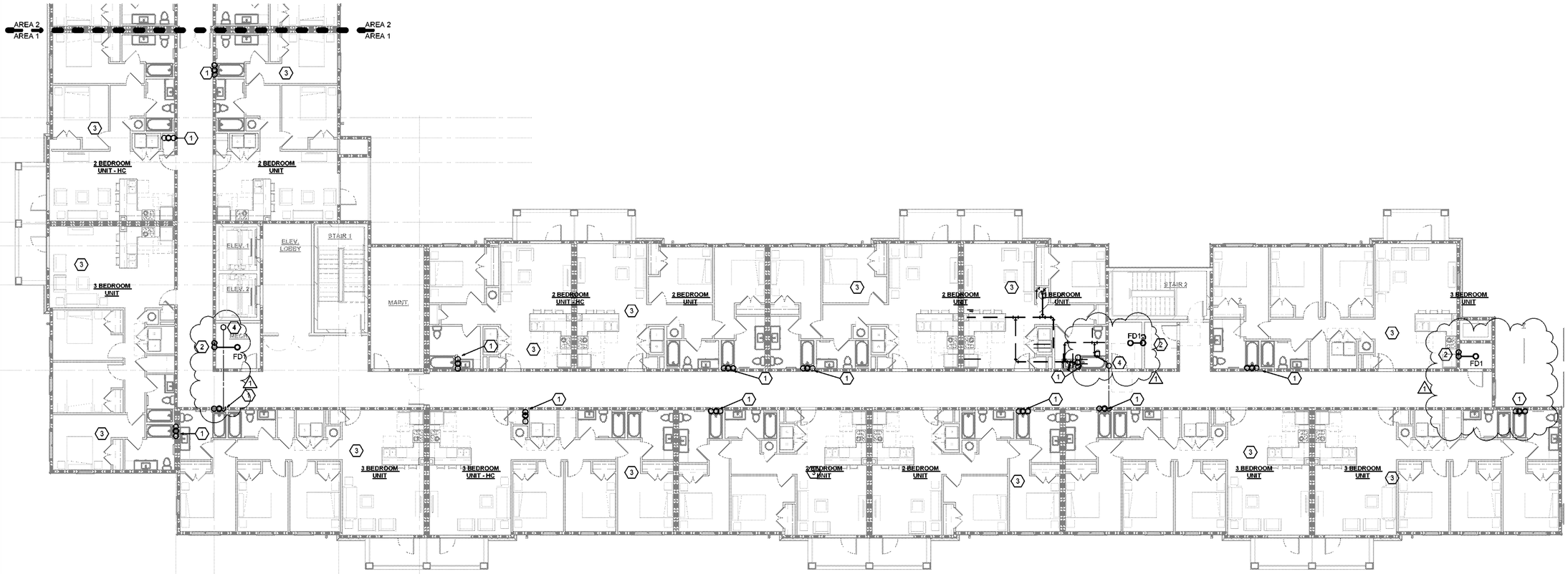
SPECIFIC NOTES

(1) SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.

(2) SEWER/VENT RISER UP/DOWN IN THIS LOCATION.

(3) SEE ENLARGED VIEWS FOR UNIT PLUMBING.

(4) 1/2" DOMESTIC WATER PIPING TO ROOF WATER HYDRANT.



1 PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 1
3/32" = 1'-0"

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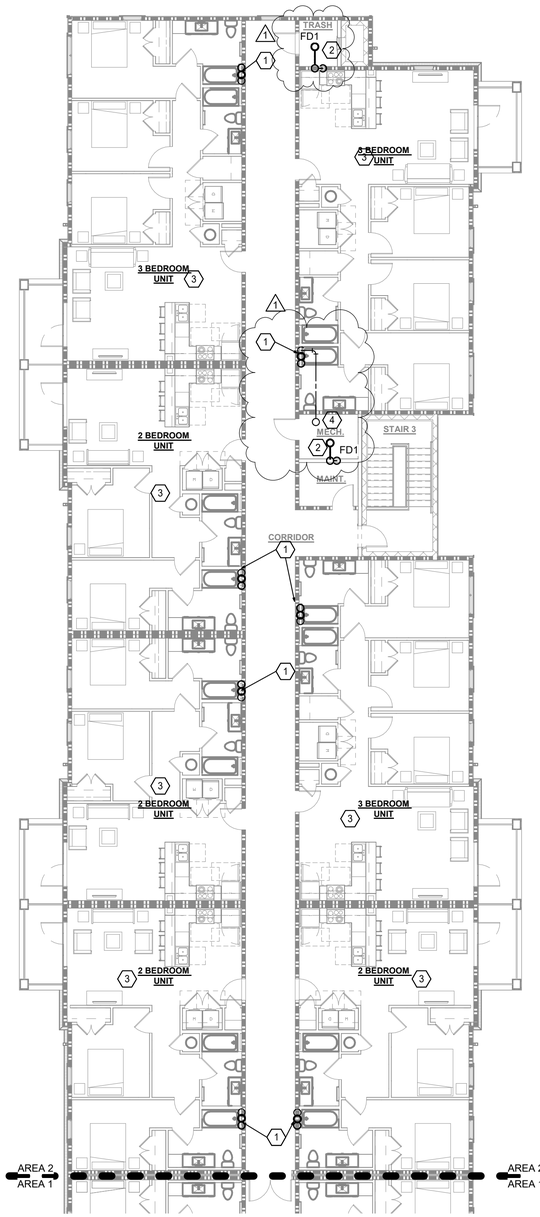
ykhconsulting.com 504.264.5111

Job No.:	2505201	Designed By:	LK
Drawn By:	NO	Checked By:	GY

PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 1

P210

PHASE: PERMIT



1 PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 2
3/32" = 1'-0"

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SEWER, VENT AND DOMESTIC WATER RISER UP/DOWN IN THIS LOCATION.
2. SEWER/VENT RISER UP/DOWN IN THIS LOCATION.
3. SEE ENLARGED VIEWS FOR UNIT PLUMBING.
4. 1/2" DOMESTIC WATER PIPING TO ROOF WATER HYDRANT.

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CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

REVISIONS

1	06/04/25	Addendum #3

JOB NUMBER: 24-064

ISSUED: 04/25/2025

ISSUED FOR:

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
YENARI • KELLY • HADAWAY
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 2

P211

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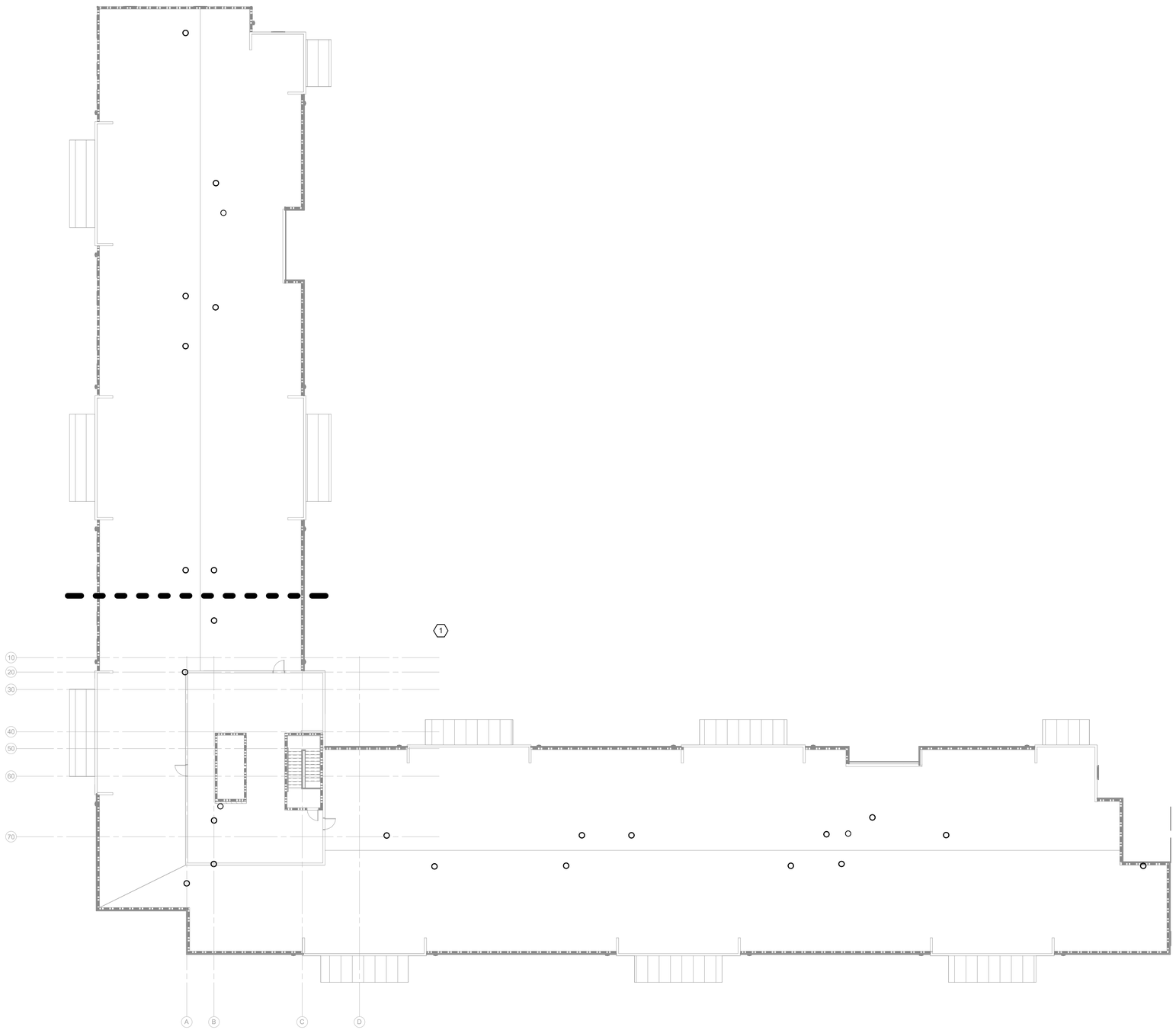

N

1 YKH-Level 5
1/16" = 1'-0"

GENERAL NOTES

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3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

(1) SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL ROOF PLUMBING PLAN

1

P212

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GENERAL NOTES

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2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. CONNECT 1/2" COLD WATER PIPING TO ROOF HYDRANT FROM COLD WATER RISER IN THIS LOCATION. ROUTE DRAIN TO NEAREST OPEN SITE DRAIN ON 4TH FLOOR.
2. VTR IN THIS LOCATION.

1 PARTIAL ROOF PLUMBING PLAN - AREA 1
3/32" = 1'-0"

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04.25.2025

PARTIAL ROOF PLUMBING PLAN - AREA 1

1 **P213**

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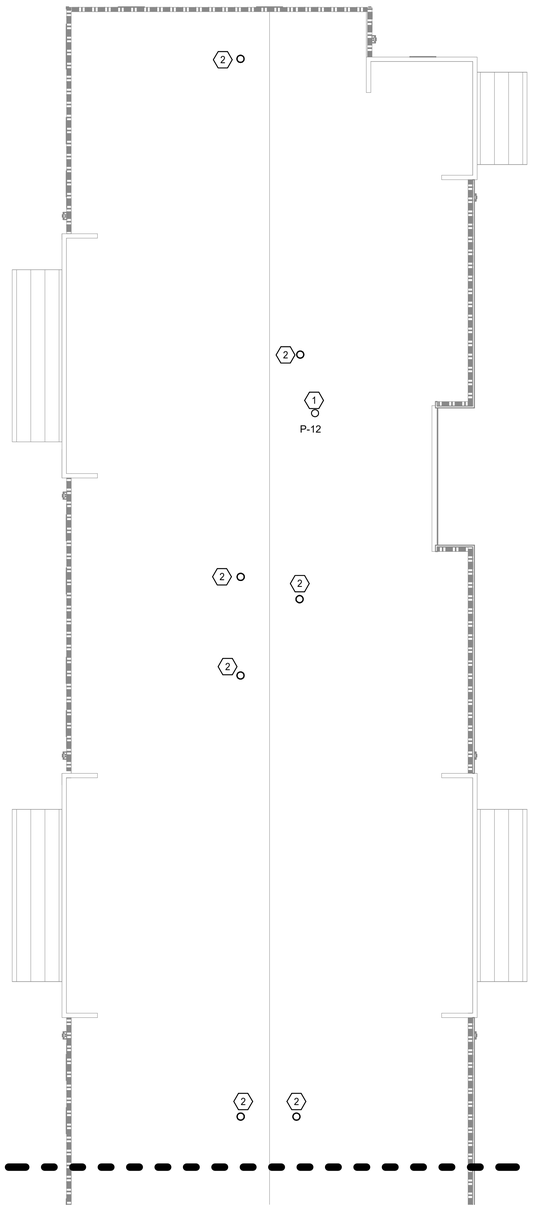

1 PARTIAL ROOF PLUMBING PLAN - AREA 2
3/32" = 1'-0"

GENERAL NOTES

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SPECIFIC NOTES

1. CONNECT 1/2" COLD WATER PIPING TO ROOF HYDRANT FROM COLD WATER RISER IN THIS LOCATION. ROUTE DRAIN TO NEAREST OPEN SITE DRAIN ON 4TH FLOOR.
2. VTR IN THIS LOCATION.

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Drawn By: NO Checked By: GY

PARTIAL ROOF PLUMBING PLAN - AREA 2

1 P214

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PLUMBING FIXTURE SCHEDULE

MARK	ITEM	MODEL	DESCRIPTION	INDIVIDUAL CONNECTIONS				ACCESSORIES				
				W	V	CW	HW	SUPPLIES	STOPS	P-TRAP	DRAIN	OTHER
P-1, P-1H	WATER CLOSET, TANK TYPE	MANSFIELD 137-3173, HPWPTSE SEAT	FLOOR-MOUNTED ADA HEIGHT WHITE VITREOUS CHINA ELONGATED BOWL 1.28 GPF GRAVITY TYPE WITH FLUIDMASTER 400A FLUSH MECHANISM TO WIDE SIDE OF STALL AND BOLT COVERS. PROVIDE SOLID PLASTIC CLOSED FRONT ELONGATED WHITE SEAT/COVER WITH INTEGRAL BUMPERS, EXTEMAL, H ADA HEIGHT	3" OR 4"	MARK	3/4"		2	1			3
P-2	LAVATORY, DROP-IN	TRADESTAR L-1290, PERLESS P136-LF-M	20X17 OVAL VITREOUS CHINA COUNTERTOP LAVATORY WITH OVERFLOW. FAUCET IS 4" O.C. SINGLE LEVER ADA HANDLE, COOPER WATERWAYS, CHROME FINISH, 1.0 GPM. WATER SENSE LABELED.	2"	1 1/2" OR 2"	1/2"	1/2"	2	1	1	1	1
P-2W	LAVATORY, WALL HUNG	KOHLER K-2032-0 PEERLESS P136-LF-M	ADA COMPLIANT, WALL HUNG, SINGLE HOLE VITREOUS CHINA LAVATORY WITH OVERFLOW, FAUCET IS ADA COMPLIANT, 0.5 GPM AERATOR, CHROM. WATER SENSE LABELED.	2"	1 1/2" OR 2"	1/2"	1/2"	2	1	1	1	1
P-3	BATHTUB/SHOWER	AQUATIC 260330M, PEERLESS PTR188700PX, PTT188753, JB 794WRK	60" X 32" WHITE FIBERGLAS REINFORCED PLASTIC/ACRYLIC NON-SLIP BASIN WITH SURROUND AND TUB OVERFLOW AND TURN AND LIFT STOP WITH FINISH TO MATCH FAUCET. PRESSURE-BALANCED SINGLE HANDLE VALVE, 1.5 GPM SHOWERHEAD, TUB SPOUT WITH PULL-UP DIVERTOR. WATER SENSE LABELED	2"	2"	1/2"	1/2"			2		
P-3S	ACCESSIBLE 60" SHOWER	AQUATIC 260330M, PEERLESS PTR188700PX, PTT188743, OLYMPIA P-4430-E1.5	60" X 32" REINFORCED RESIN STALL WITH SLIP-RESISTANT BOTTOM. PROVIDE PRESSURE BALANCED 1.5 PGM VALVE WITH LARGE HEAD, SATIN NICKEL, LEVER HANDLE. WATER SENSE LABELED	2"	2"	1/2"	1/2"			2	3	
P-4	KITCHEN SINK	DAYTON KJ23322-4, WITH PEERLESS P115LF	STAINLESS STEEL UNDER-MOUNT DOUBLE BOWL 23" X 32" X 6" DEEP. SINGLE HANDLE 1.5 GPM FAUCET WITH PULL-OUT SPRAYER. EVERGRIND E101 DISPOSAL. WATER SENSE LABELED	2"	2"	1/2"	1/2"	1	1	2	2	
P-4H	ACCESSIBLE KITCHEN SINK	DAYTON GE23322-4, PEERLESS P115LF	STAINLESS STEEL UNDER-MOUNT 22GA. SINGLE BOWL 30" X 16" X 6" DEEP WITH BACK OUTLET. SINGLE HANDLE 1.5 FAUCET WITH PULL-OUT SPRAYER. EVERGRIND E101 DISPOSAL. WATER SENSE LABELED	2"	2"	1/2"	1/2"	1	1	2	2	
P-5	WASHER BOX	SIOUX CHIEF # 696-2313XF	RECESSED NON-METALLIC WITH DUAL PVC/ABS 2" OUTLETS, TWO ANGLE QUARTER TURN STOPS WITH BUILT-IN SHOCK ABSORBERS	2"	2"	1/2"	1/2"	1		3		
P-6	WATER OUTLET BOX	SIOUX CHIEF #69-G1010XF	RECESSED NON-METALLIC WITH TWO ANGLE QUARTER TURN STOPS			1/2"		1				
P-7	ACCESSIBLE DUAL HEIGHT FOUNTAIN WITH BOTTLE FILLER	ELKAY #LZSTL8WSLK	ADA WALL-MOUNTED WATER STATION INCLUDING BUBBLER AND BOTTLE-FILLER, SIDE AND FRONT PUSH BUTTONS.	2"	1 1/2" OR 2"	1/2"		2	1	2		2
P-8	JANITOR'S SINK	STEM WILLIAMS MTB-2424, T10VB, T35, T40, BP	24" X 24" X 10" WHITE MOLDED STONE WITH STAINLESS STEEL INTEGRAL DRAIN, CHROME PLATED BRASS WALL MOUNTED FAUCET WITH VB, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK, 3/4" HOSE THREADED SPOUT AND STAINLESS STEEL WALL GUARDS	2" OR 3"	2"	1/2"	1/2"			2		2
P-10	WALL HYDRANT	WATTS HY-330 / 450	MODERATE CLIMATE WALL HYDRANT WITH BOX AND VACUUM BREAKER			1/2"						
P-11	WALL HYDRANT	ZURN Z1332-EZ	MODERATE CLIMATE ANTI-SIPHON WALL HYDRANT WITH INTEGRAL BACKFLOW			1/2"						
P-12	ROOFHYDRANT	ZURN Z1388-XL	NON FREEZE ROOF HYDRANT WITH INTEGRAL BACKFLOW			1/2"						
FD1	FLOOR DRAIN	JAY R SMITH 4021S	FLOOR DRAIN WITH ADJUSTABLE ROUND NICKEL BRONZE STRAINER AND TRAP PRIMER CONNECTION	SEE PLANS	SEE PLANS	-	-					
CO	CLEAN OUT	WATTS FD-100-A	FLOOR CLEANOUT WITH NICKEL BRONZE COVER AND GASKET SEAL, BRONZE PLUG									

SUPPLIES
1 - FLEXIBLE BRAIDED STAINLESS STEEL
2 - FLEXIBLE BRAIDED COMPRESSION HOSE.
3 - SLOAN ROYAL 186 1.0 GPF DIAPHRAGM TYPE.
4 - PROVIDE ASSE 1070 THERMOSTATIC MIXING VALVE AT PUBLIC LAVS

STOPS
1 - ANGLE HANDLE COMPRESSION

CARRIER
1 - STEEL TUBE FLOOR-MOUNTED IN-WALL CARRIER WITH ARMS

P-TRAP
1 - PVC WITH DEEP ESCUTCHEON
2 - PVC
3 - DEEP SEAL PVC TRAP AND 30" STANDPIPE.

DRAIN
1 - METAL POP-UP WITH TAILPIECE
2 - BASKET STRAINERS IN FINISH TO MATCH FAUCET, TAILPIECE.

OTHER
1 - PROVIDE TRUEBRO 82521/82522 TRAP AND SUPPLY GUARD IF EXPOSED.
2 - HOSE AND BRACKET, MOP HANGER AND HOSE RACK.
3 - OPEN FRONT SEAT ONLY ON PUBLIC TOILETS.
4 - ALL PLUMBING FIXTURES SHALL BE WATERSENSE RATED.

SUMP PUMP SCHEDULE

MARK	TYPE	LOCATION	PUMP DATA		MIN SUCTION	ELECTRICAL DATA				REMARKS
			GPM	HEAD		HP	VOLTS	PHASE	HZ	
SP-1	SUMP PUMP	ELEVATOR SUMP	50	24	1.5"	-	220	1	60	GRUNFOS

NOTE: PUMP TO BE ENERGIZED BY FLOAT SWITCH ON PUMP. PROVIDE CHECK VALVE IN OUTLET.

DRAIN SCHEDULE

MARK	APPLICATION	MANUFACTURER	MODEL	BODY MATERIAL	DEPTH	GRATE MATERIAL	GRATE SHAPE	ACCESSORIES
FD1	FLOOR	SIOUX CHIEF	842	ABS/PVC	3"	NICKEL BRONZE	6" SQUARE	2
FD2	FLOOR	ZURN	Z-611-S	COATED CAST IRON	4"	COATED CAST IRON	9" SQUARE	1,2,3

ACCESSORIES:
1 - DEEP TRAP, ADJUSTABLE GRATE
2 - USE WIDE FLANGE MODEL WHERE IN WOOD CONSTRUCTION
3 - INTERNAL STRAINER

EXPANSION TANK SCHEDULE

MARK	TYPE	TOTAL VOLUME	MAXIMUM ACCEPTANCE	DIAMETER	HEIGHT	OPERATING WEIGHT	REMARKS
ET-1	DIAPHRAGM	2	.9	8"	14"	30 LBS	AMTROL ST-5-C FIXED DIAPHRAGM 40 PSIG WORKING PRESSURE

HOT WATER CIRCULATION PUMP SCHEDULE

MARK	MANUFACTURER / MODEL NUMBER	TYPE	LOCATION	FLOW (GPM)	TDH (FEET)	ELECTRICAL			NOTES
						VOLTS/PHASE	WATTS	HP	
CP-1	GRUNDFOS UP 15-55 SUC	INLINE HOT WATER CIRCULATING PUMP	AT WATER HEATER	1.5	15	120/1	97	-	(1) (2) (3) (4) (5)

(1) PROVIDE WITH STAINLESS STEEL CONSTRUCTION, SUITABLE FOR USE IN DOMESTIC WATER SYSTEMS.
(2) PROVIDE WITH BUILT-IN THERMAL OVERLOAD SWITCH.
(3) PROVIDE SUPPLEMENTAL SUPPORT STEEL AND VIBRATION ISOLATION.
(4) PROVIDE PUMP MOUNTED, ADJUSTABLE AQUASTAT FOR PUMP OPERATION.
(5) ACCEPTABLE MANUFACTURERS INCLUDE ARMSTRONG, GRUNDFOS, TACO

WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	FUEL	VOLTAGE/ PHASE - AMPS	INPUT	EF / UEF	GALLONS STORAGE	GPH RECOVERY @ 80° RISE	FLUE TYPE	EXPANSION	CIRCULATOR GPM/HD	NOTES
EWH-1	A.O. SMITH	ENLB-40	ELEC	240/1 - 19	9 KW	0.95 / 0.93	38	21	ELECTRIC	RELIEF V.		1, 2, 3, 4
EWH-2	A.O. SMITH	ENLB-50	ELEC	240/1 - 19	9 KW	0.95 / 0.93	51	21	ELECTRIC	RELIEF V.		1, 2, 3, 5
EWH-3	A.O. SMITH	ENLB-50	ELEC	240/1 - 19	9 KW	0.95 / 0.93	55	21	ELECTRIC	RELIEF V.		1, 2, 3, 6
GWH-01	A.O. SMITH	BTH-250 Mxi	ELEC	120/1 - 15	250 MBH	0.98/0.98	100	364	GAS	TANK	1.5 GPM/15 FT	1, 2

NOTES
1 - PROVIDE HEAT TRAP, ASME P&T VALVE, DRAIN VALVE
2 - PROVIDE COMBINATION STOP AND OPERATING PRESSURE RELIEF VALVE
3 - LOW TYPE
4 - 1 BEDROOM UNIT SHALL BE EWH-1
5 - 2 BEDROOM UNIT SHALL BE EWH-2
6 - 3 BEDROOM UNIT SHALL BE EWH-3

PLUMBING PIPE AND FITTING SCHEDULE

SYSTEM	SIZE	LOCATION	MATERIAL	FITTINGS	APPLICABLE
SANITARY WASTE	12" AND SMALLER	BELOW GRADE	STD. WEIGHT CAST IRON - HUB AND SPIGOT	STD. WEIGHT CAST IRON - HUB AND SPIGOT	X
SANITARY WASTE	15" AND LARGER	BELOW GRADE	STD. WEIGHT CAST IRON - HUB AND SPIGOT	STD. WEIGHT CAST IRON - HUB AND SPIGOT	X
SANITARY WASTE	12" AND SMALLER	ABOVE GRADE	STD. WEIGHT CAST IRON - HUBLESS	STD. WEIGHT CAST IRON - NO-HUB COUPLINGS	X
SANITARY WASTE	15" AND LARGER	ABOVE GRADE	STD. WEIGHT CAST IRON - HUBLESS	STD. WEIGHT CAST IRON - NO-HUB COUPLINGS	X
SANITARY WASTE	ALL SIZES	BELOW GRADE	SCHEDULE 40 SOLID WALL DWV PVC	SCHEDULE 40 SOLID WALL SOLVENT CEMENT JOINT	X
SANITARY WASTE	ALL SIZES	ABOVE GRADE	SCHEDULE 40 SOLID WALL DWV PVC	SCHEDULE 40 SOLID WALL SOLVENT CEMENT JOINT	X
SANITARY VENT	ALL SIZES	BELOW GRADE	STD. WEIGHT CAST IRON - HUB AND SPIGOT	STD. WEIGHT CAST IRON - HUB AND SPIGOT	X
SANITARY VENT	ALL SIZES	ABOVE GRADE	STD. WEIGHT CAST IRON - HUBLESS	STD. WEIGHT CAST IRON - NO-HUB COUPLINGS	X
SANITARY VENT	ALL SIZES	BELOW GRADE	SCHEDULE 40 SOLID WALL DWV PVC	SCHEDULE 40 SOLID WALL SOLVENT CEMENT JOINT	X
SANITARY VENT	ALL SIZES	ABOVE GRADE	SCHEDULE 40 SOLID WALL DWV PVC	SCHEDULE 40 SOLID WALL SOLVENT CEMENT JOINT	X
DOMESTIC WATER	ALL SIZES	ABOVE GRADE	TYPE L HARD COPPER	WROUGHT COPPER - SOLDER JOINT	X
DOMESTIC WATER	ALL SIZES	BELOW GRADE	TYPE L SOFT COPPER - 16MIL WRAPPED	WROUGHT COPPER - BRAZED JOINT	X
CONDENSATE DRAIN	ALL SIZES	ABOVE GRADE	TYPE M HARD COPPER - INSULATED	WROUGHT COPPER - SOLDER JOINT	X

PIPE SIZE AND MINIMUM SLOPE CHART

PIPE SIZE	1/16" / FT	1/8" / FT	1/4" / FT	1/2" / FT
2"			X	
3"			X	
4"		X		
6"		X		

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28503
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MECHANICAL ENGINEERING
04.25.2025

PLUMBING SCHEDULES

P400

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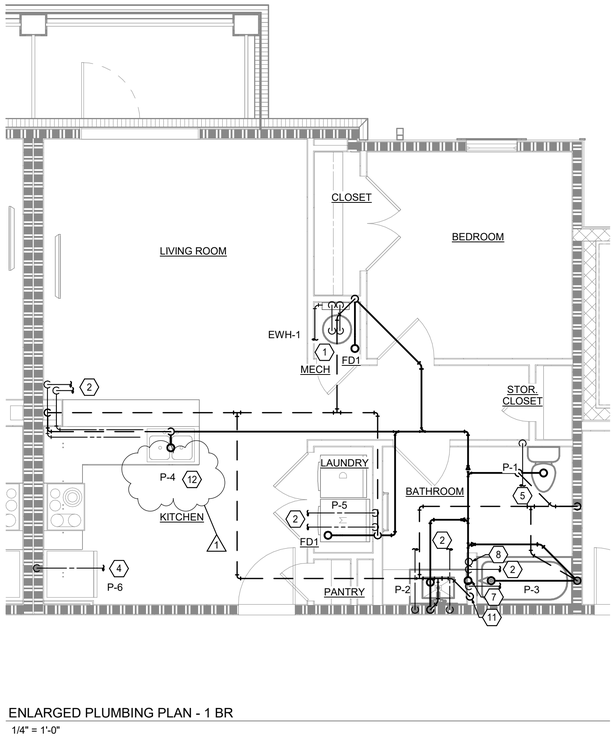
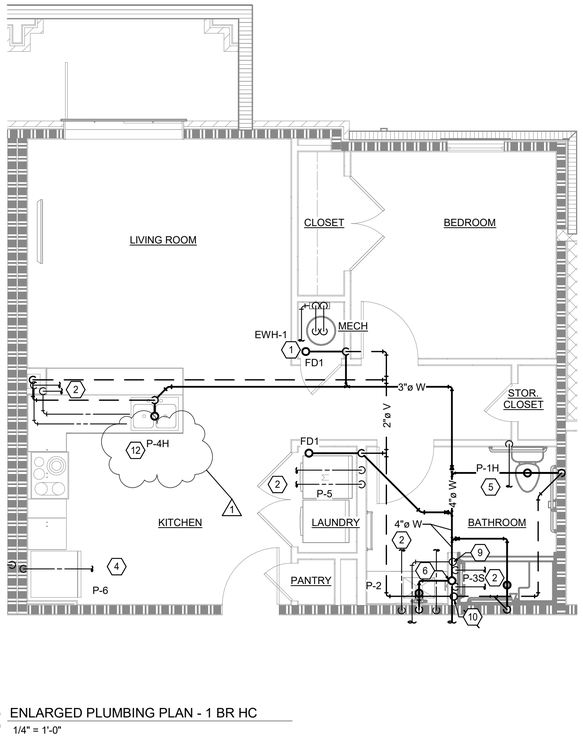


1 ENLARGED PLUMBING PLAN - 1 BR
1/4" = 1'-0"



2 ENLARGED PLUMBING PLAN - 1 BR HC
1/4" = 1'-0"

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SPECIFIC NOTES

1. 3/4" CW SERVICE FROM RISER WITH SHUT-OFF AND MANIFOLD WITH INTEGRAL STOPS.
2. 1/2" DOMESTIC COLD AND HOT WATER FROM MANIFOLD.
3. 3/4" DOMESTIC COLD AND HOT WATER FROM MANIFOLD.
4. 1/2" DOMESTIC COLD WATER FROM MANIFOLD.
5. 3/4" DOMESTIC COLD WATER FROM MANIFOLD.
6. SANITARY WASTE RISER UP TO 4TH FLOOR.
7. SANITARY WASTE RISER UP TO 4TH FLOOR AND DOWN TO 1ST FLOOR.
8. DOMESTIC COLD WATER RISER UP TO 4TH FLOOR AND DOWN TO 1ST FLOOR.
9. DOMESTIC COLD WATER RISER UP TO 4TH FLOOR.
10. SANITARY VENT RISER UP ROOF.
11. SANITARY VENT RISER UP TO 4TH FLOOR AND DOWN TO 1ST FLOOR.
12. PROVIDE GARGABE DISPOSAL BELOW SINK.

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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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

CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

REVISIONS

1	06/04/25	Addendum #3

JOB NUMBER: 24-064
ISSUED: 04/25/2025
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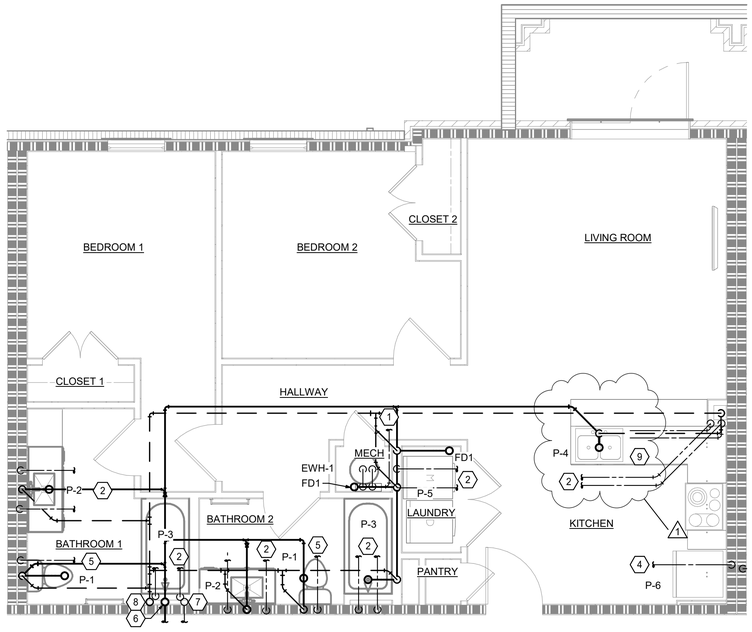
STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

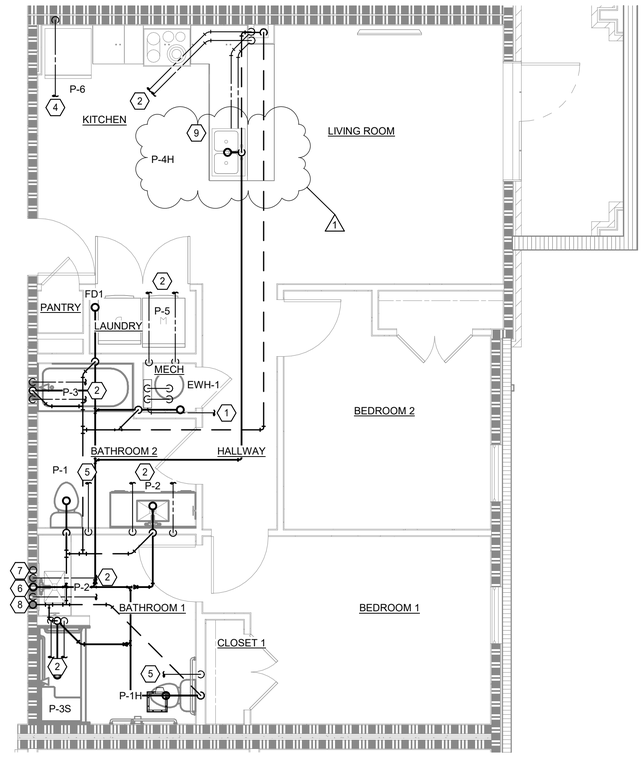
ENLARGED PLUMBING PLAN - 1BR

P700

PHASE: PERMIT



1 ENLARGED PLUMBING PLAN - 2 BR
1/4" = 1'-0"



2 ENLARGED PLUMBING PLAN - 2 BR HC
1/4" = 1'-0"

GENERAL NOTES

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2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. 3/4" CW SERVICE FROM RISER WITH SHUT-OFF AND MANIFOLD WITH INTEGRAL STOPS.
2. 1/2" DOMESTIC COLD AND HOT WATER FROM MANIFOLD.
3. 3/4" DOMESTIC COLD AND HOT WATER FROM MANIFOLD.
4. 1/2" DOMESTIC COLD WATER FROM MANIFOLD.
5. 3/4" DOMESTIC COLD WATER FROM MANIFOLD.
6. SANITARY WASTE RISER UP TO FLOORS ABOVE.
7. DOMESTIC COLD WATER RISER UP TO FLOOR ABOVE.
8. SANITARY VENT RISER UP TO FLOOR ABOVE.
9. PROVIDE GARBAGE DISPOSAL BELOW SINK.

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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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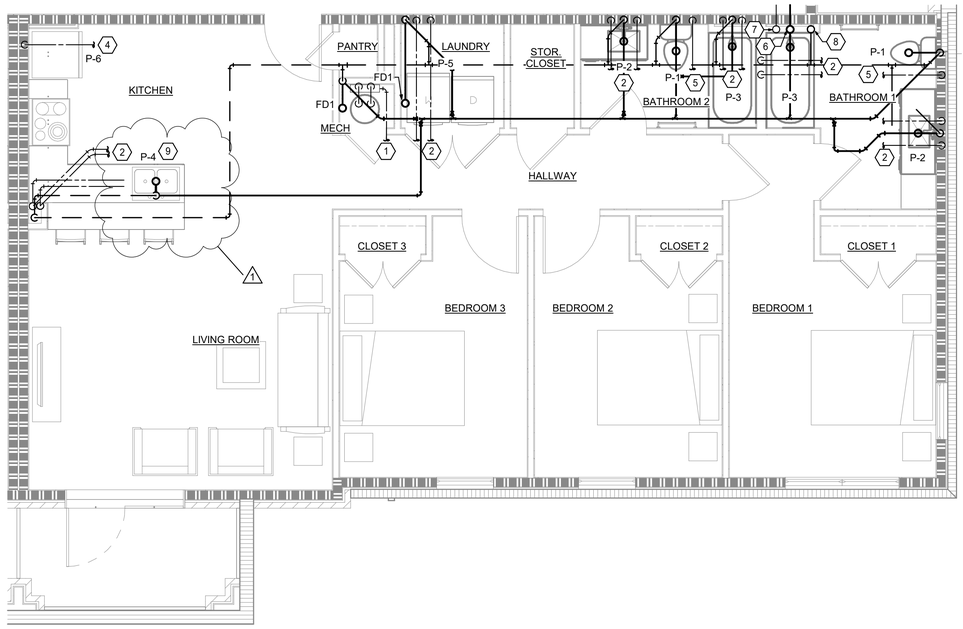
STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

ENLARGED PLUMBING PLAN - 2BR

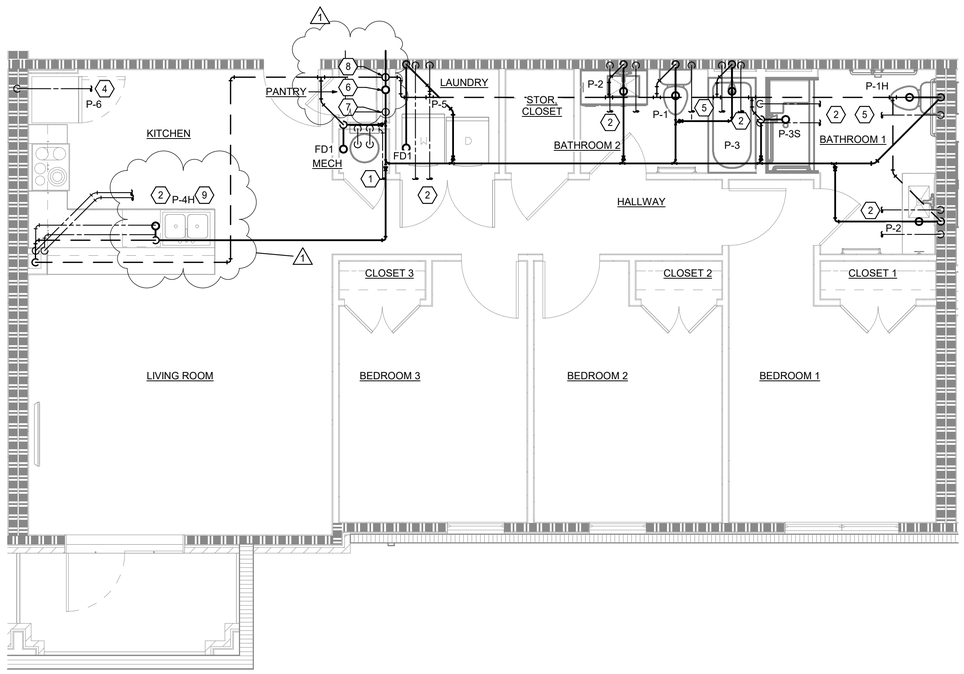
P701

PHASE: PERMIT



1 ENLARGED PLUMBING PLAN - 3 BR

1/4" = 1'-0"



2 ENLARGED PLUMBING PLAN - 3 BR HC

1/4" = 1'-0"

N

GENERAL NOTES

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SPECIFIC NOTES

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4. 1/2" DOMESTIC COLD WATER FROM MANIFOLD.
5. 3/4" DOMESTIC COLD WATER FROM MANIFOLD.
6. SANITARY WASTE RISER UP TO FLOORS ABOVE.
7. DOMESTIC COLD WATER RISER UP TO FLOOR ABOVE.
8. SANITARY VENT RISER UP TO FLOOR ABOVE.
9. PROVIDE GARBAGE DISPOSAL BELOW SINK.

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FALCONER DR, COVINGTON, LA

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1	06/04/25	Addendum #3

JOB NUMBER: 24-064

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
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Job No.: 2505201 Designed By: LK
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ENLARGED PLUMBING PLAN - 3BR

P702

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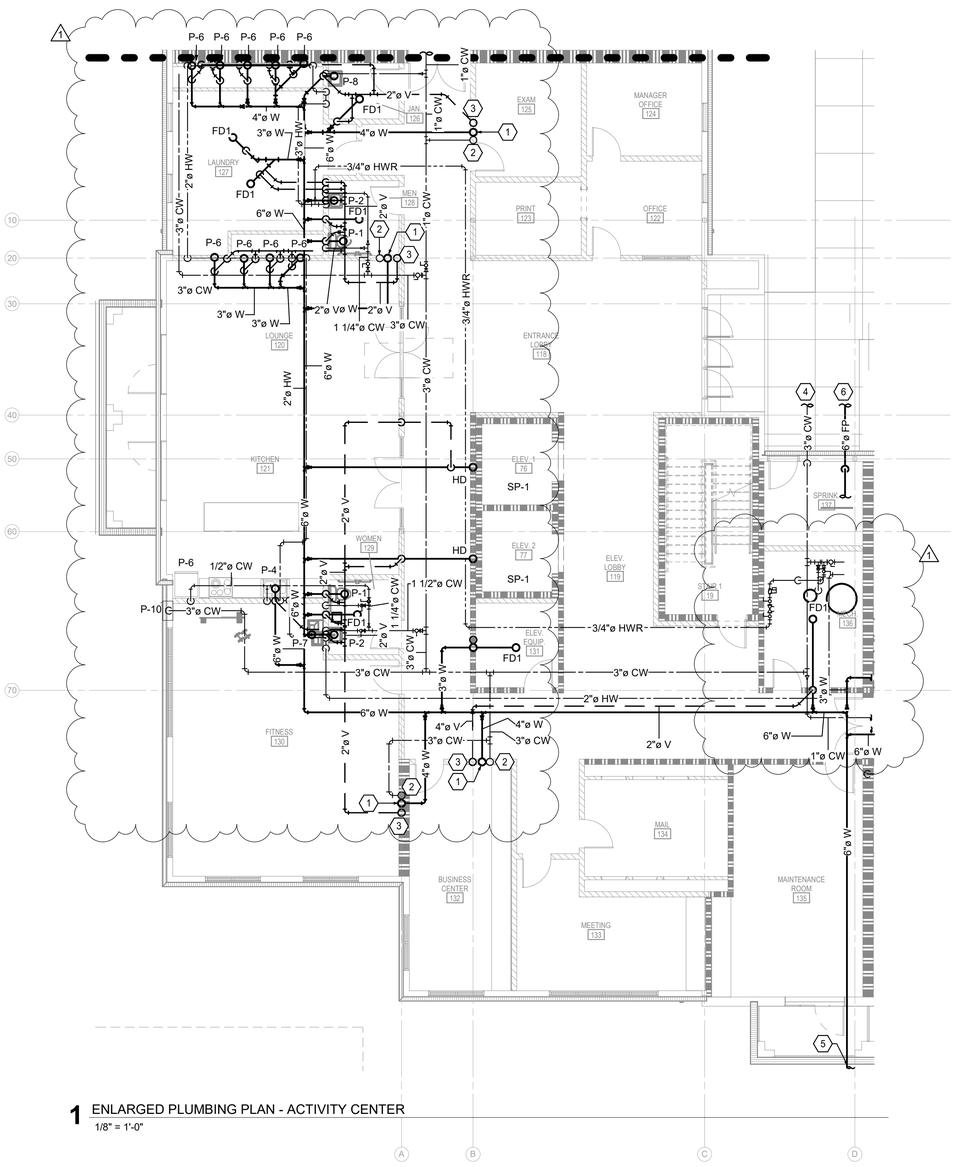

1 ENLARGED PLUMBING PLAN - ACTIVITY CENTER

1/8" = 1'-0"

N

GENERAL NOTES

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2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SANITARY WASTE RISER UP TO 4TH FLOOR.
2. DOMESTIC COLD WATER RISER UP TO 4TH FLOOR.
3. SANITARY VENT RISER UP TO ROOF.
4. DOMESTIC COLD WATER TO CIVIL CONNECTION..
5. SANITARY WASTE TO CIVIL CONNECTION.
6. SPRINKLER PIPING TO CIVIL CONNECTION.

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JOB NUMBER: 24-064

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GENE YENARI
REG. No. 28523
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MECHANICAL ENGINEERING
04.25.2025

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ykhconsulting.com 504.264.5111

Job No.: 2505201 Designed By: Designer
Drawn By: Author Checked By: Checker

ENLARGED PLUMBING PLAN - ACTIVITY CENTER

P703

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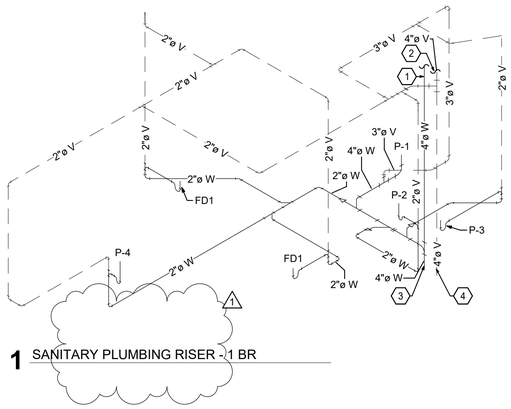
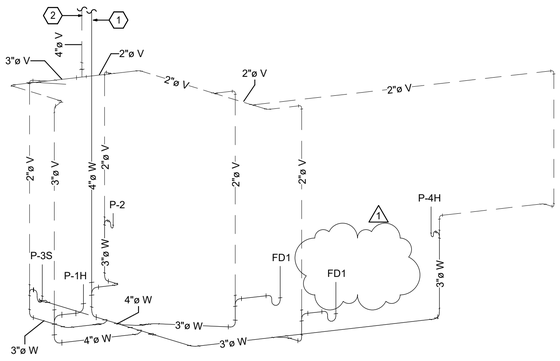
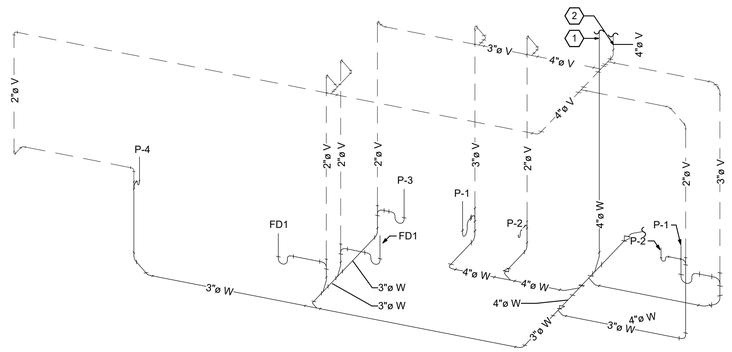


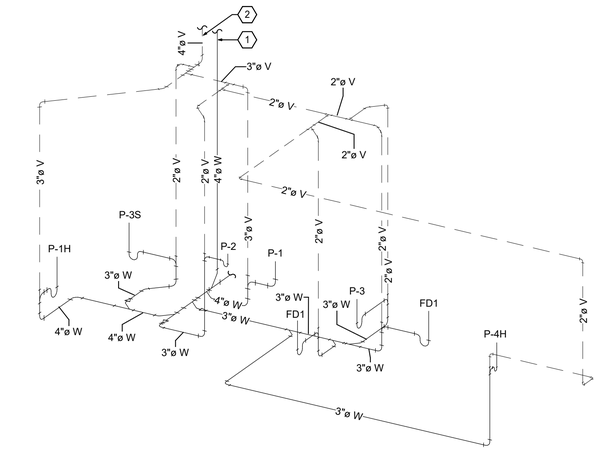
1 SANITARY PLUMBING RISER - 1 BR



2 SANITARY PLUMBING RISER - 1 BR HC



3 SANITARY PLUMBING RISER - 2 BR



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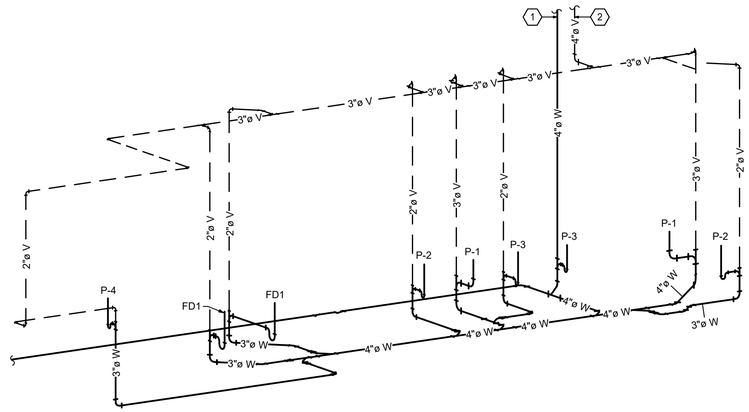
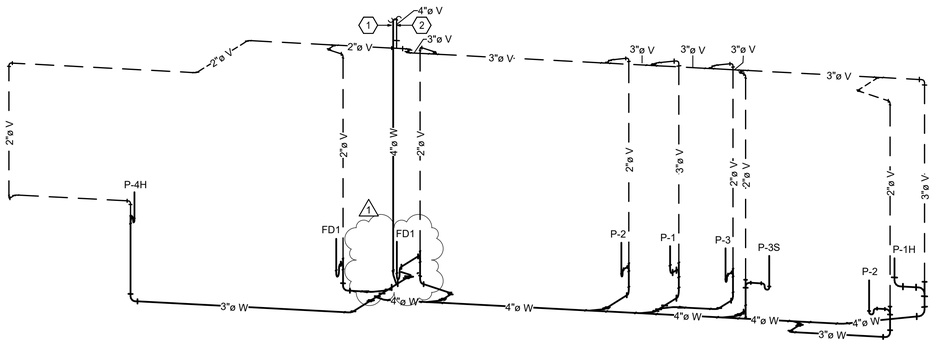


5 SANITARY PLUMBING RISER - 3 BR



6 SANITARY PLUMBING RISER - 3 BR HC

GENERAL NOTES

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2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

1. SANITARY WASTE RISER UP TO FLOOR ABOVE.
2. SANITARY VENT RISER UP TO FLOOR ABOVE.
3. SANITARY WASTE RISER DOWN TO FLOOR BELOW.
4. SANITARY VENT RISER DOWN TO FLOOR BELOW.

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1	06/04/25	Addendum #3

JOB NUMBER: 24-064

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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
YENARI • KELLY • HADAWAY
Mechanical • Electrical • Plumbing
3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

Job No.:	2505201	Designed By:	LK
Drawn By:	NO	Checked By:	GY

PLUMBING RISERS

P800

PHASE: PERMIT

GENERAL NOTES

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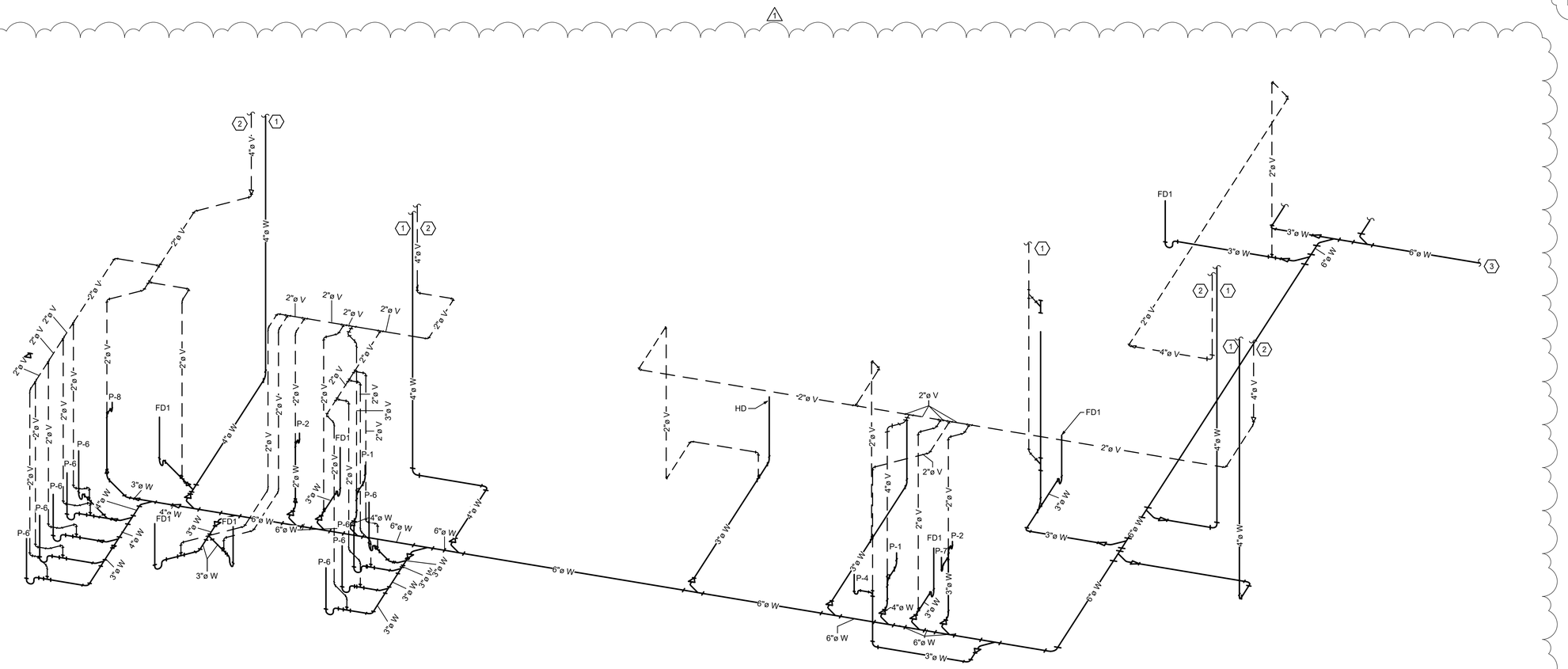
SPECIFIC NOTES

1. SANITARY WASTE RISER UP TO 4TH FLOOR.
2. SANITARY VENT RISER UP TO ROOF.
3. SANITARY WASTE TO CIVIL CONNECTION.



1 SANITARY PLUMBING RISER - ACTIVITY CENTER

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04.25.2025

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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PLUMBING RISER

P801

PHASE: PERMIT

GENERAL NOTES

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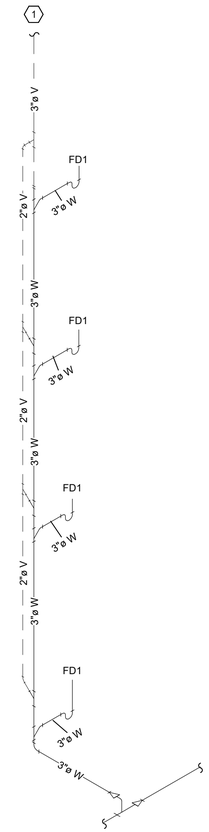
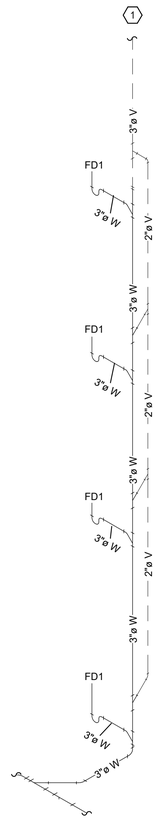
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

SPECIFIC NOTES

(1) SANITARY VENT RISER UP TO ROOF.



1 SANITARY PLUMBING RISER - TRASH ROOM AREA 1



2 SANITARY PLUMBING RISER - TRASH ROOM AREA 2

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04.25.2025

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Job No.:	2505201	Designed By:	LK
Drawn By:	NO	Checked By:	GY

PLUMBING RISER

P802

PHASE: PERMIT

FOUNDATION NOTES:

SLAB A: 4" THICK POST-TENSIONED SLAB OVER A 15 MIL VAPOR BARRIER ON A 4" COMPACTED SAND BASE. ALL VAPOR BARRIER JOINTS AND PENETRATIONS TO BE TAPED AND SEALED.

EXPOSED CONCRETE SLABS SHALL BE REINFORCED WITH 6 X 6 X 2.9 X W2.9 FOR CRACK CONTROL PRIOR TO STRESSING.

REFER TO ARCHITECTURAL PLANS FOR ALL FORM SETTING DIMENSIONS. **DO NOT USE THE STRUCTURAL PLANS FOR SETTING FORMS.**

VERIFY ALL DROPS, OFFSETS, AND LEDGES WITH THE ARCHITECTURAL PLANS.

ALL STRUCTURAL FILL SHALL BE A LOW PLASTICITY CLAY FILL MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" LIFTS.

COORDINATE ALL NEW AND EXISTING UNDERGROUND UTILITIES WITH FOUNDATIONS AND SUBMIT PROPOSED SLEEVE LOCATIONS TO ARCH/ENG FOR REVIEW.

REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, DETAILS, AND SCHEDULES FOR ALL INFORMATION NOT SHOWN.

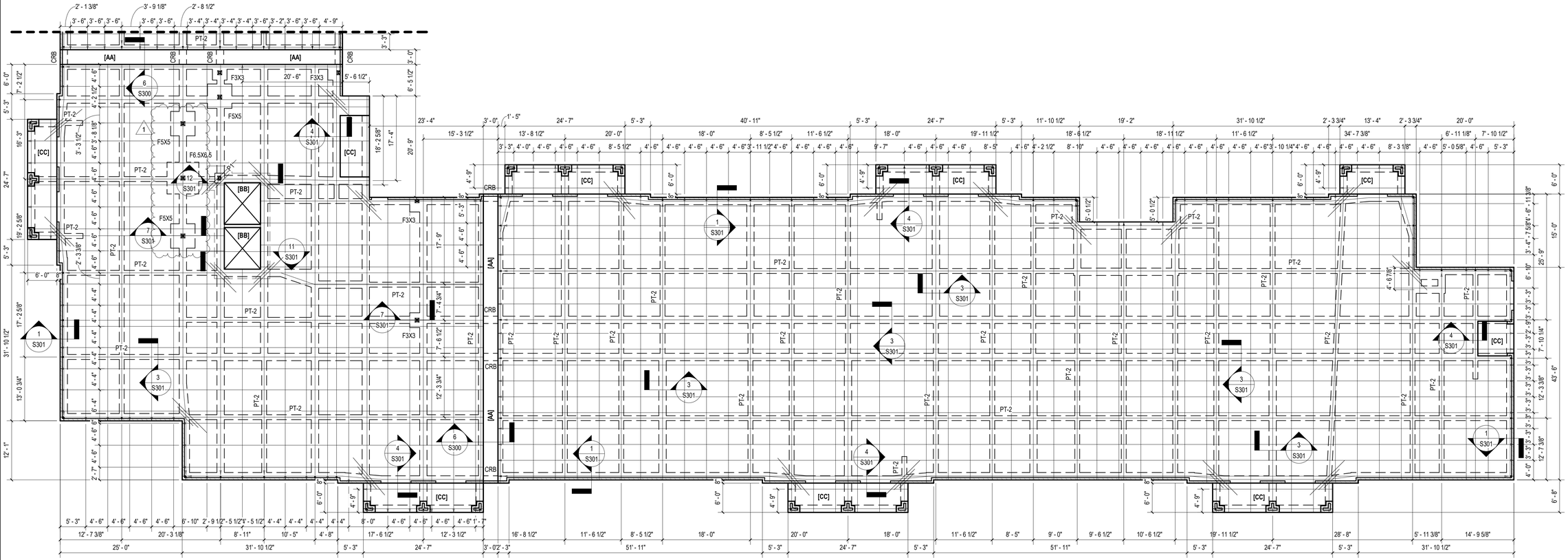
POST TENSION CONTRACTOR SHALL COORDINATE POUR-STOP LOCATIONS WITH SEOR.

VERIFY ELEVATOR PIT DIMENSIONS WITH ELEVATOR SHOP DRAWINGS PRIOR TO FOUNDATION CONSTRUCTION.

NOTE [AA]: 3'-0" WIDE POUR STRIP. COORDINATE WITH POST-TENSION INSTALLER.

NOTE [BB]: ELEVATOR PIT. COORDINATE ROUGH OPENING WIDTH AND DEPTH WITH ELEVATOR EQUIPMENT SUPPLIER.

NOTE [CC]: DEPRESS AND SLOPE PORCH PER ARCH.



1 FOUNDATION PLAN - 1
3/32" = 1'-0"

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C:\Users\RyanDunlevy\Southeast Engineers Dropbox\SE Engineers\2025 SELS PROJECTS\SELS-25-0278 DNA - Capstone at Covington Place (Ryan will add address later)\Progress\25-0278_STRUCT.rvt

SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809

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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
19036 19TH AVENUE, COVINGTON, LA

REVISIONS
1 6/4/2025 Addendum 03

JOB NUMBER: 25-0278
ISSUED: 3.28.2025
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STATE OF LOUISIANA
6/3/2025
RYAN C. DUNLEVY
License No. 42707
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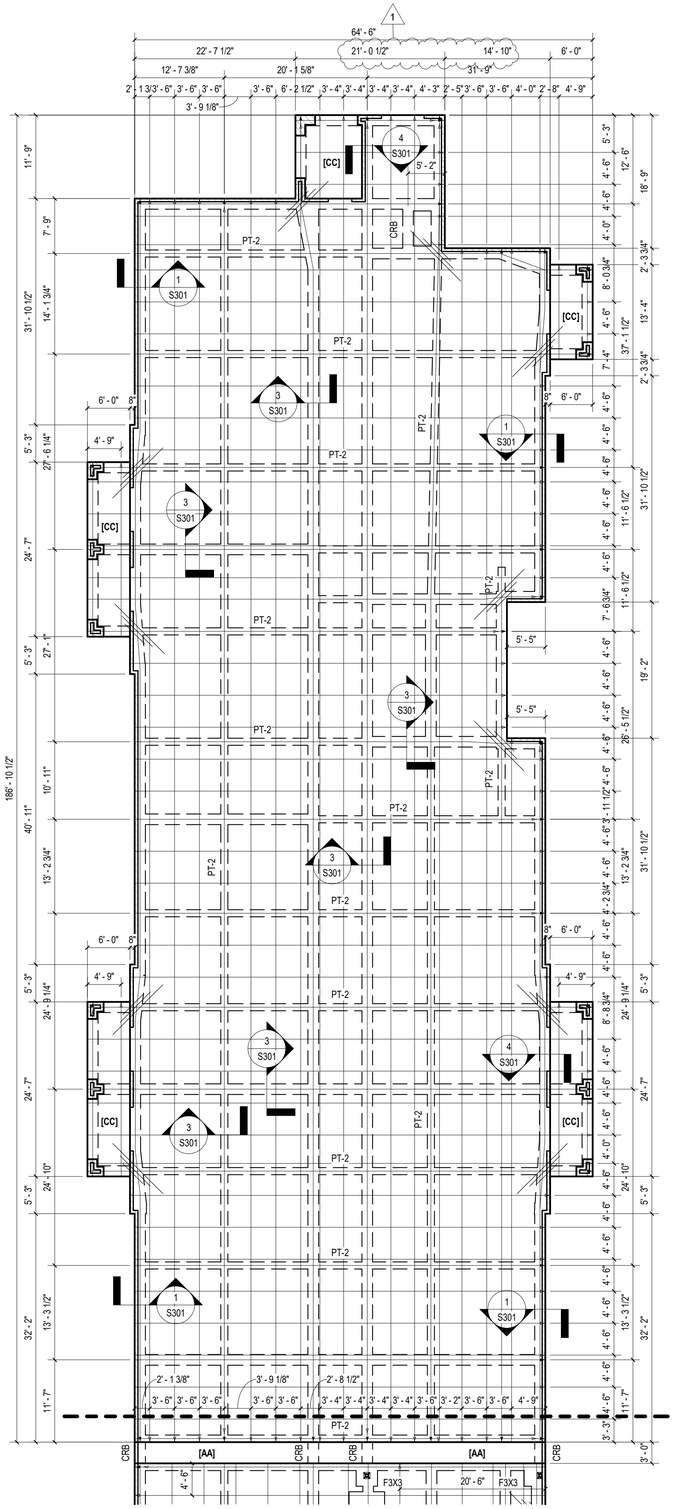
CIVIL ENGINEERING

PARTIAL FOUNDATION PLAN - 1

S100

PHASE: PERMIT SET



1 FOUNDATION PLAN - 2
3/32" = 1'-0"

FOUNDATION NOTES:

SLAB A: 4" THICK POST-TENSIONED SLAB OVER A 15 MIL VAPOR BARRIER ON A 4" COMPACTED SAND BASE. ALL VAPOR BARRIER JOINTS AND PENETRATIONS TO BE TAPED AND SEALED.

EXPOSED CONCRETE SLABS SHALL BE REINFORCED WITH 6 X 6 X 2.9 X W2.9 FOR CRACK CONTROL PRIOR TO STRESSING.

REFER TO ARCHITECTURAL PLANS FOR ALL FORM SETTING DIMENSIONS. **DO NOT USE THE STRUCTURAL PLANS FOR SETTING FORMS.**

VERIFY ALL DROPS, OFFSETS, AND LEDGES WITH THE ARCHITECTURAL PLANS.

ALL STRUCTURAL FILL SHALL BE A LOW PLASTICITY CLAY FILL MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" LIFTS.

COORDINATE ALL NEW AND EXISTING UNDERGROUND UTILITIES WITH FOUNDATIONS AND SUBMIT PROPOSED SLEEVE LOCATIONS TO ARCH/ENG FOR REVIEW.

REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, DETAILS, AND SCHEDULES FOR ALL INFORMATION NOT SHOWN.

POST TENSION CONTRACTOR SHALL COORDINATE POUR-STOP LOCATIONS WITH SEOR.

VERIFY ELEVATOR PIT DIMENSIONS WITH ELEVATOR SHOP DRAWINGS PRIOR TO FOUNDATION CONSTRUCTION.

NOTE [AA]: 3'-0" WIDE POUR STRIP. COORDINATE WITH POST-TENSION INSTALLER.

NOTE [BB]: ELEVATOR PIT. COORDINATE ROUGH OPENING WIDTH AND DEPTH WITH ELEVATOR EQUIPMENT SUPPLIER.

NOTE [CC]: DEPRESS AND SLOPE PORCH PER ARCH.

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6/3/2025

SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809

PARTIAL FOUNDATION PLAN - 2

S101

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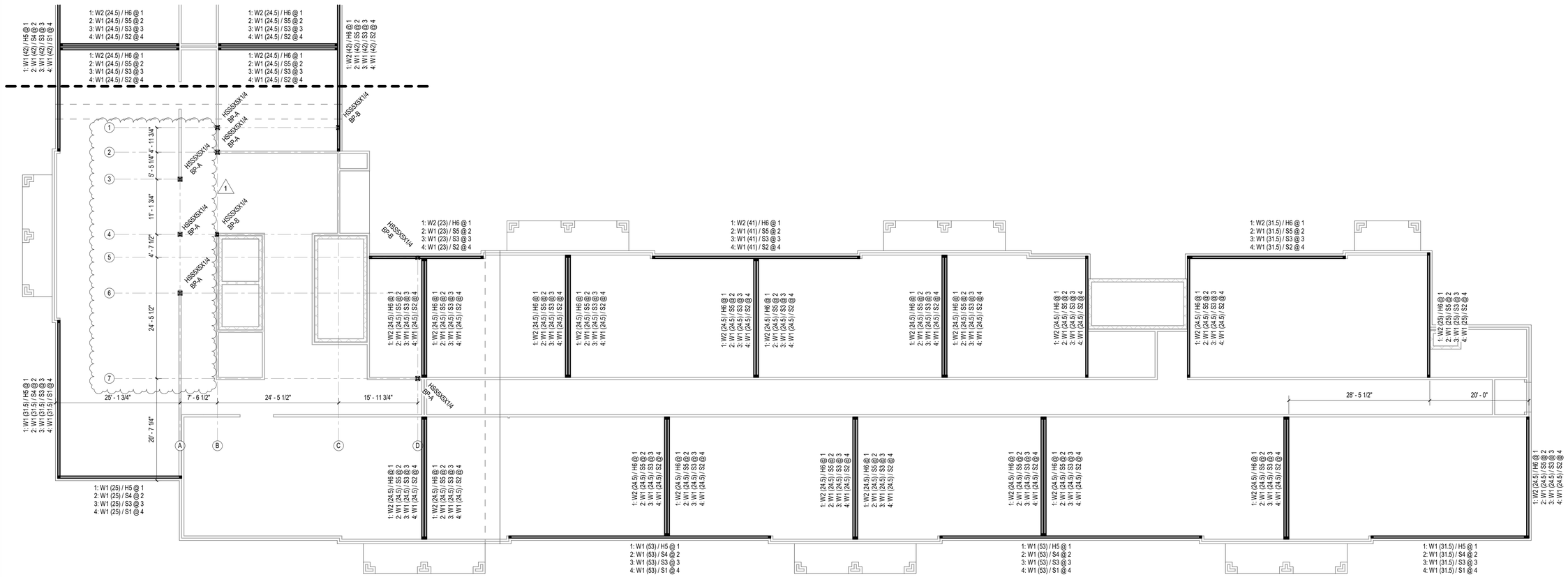

1 PARTIAL SHEARWALL PLAN - 1
3/32" = 1'-0"

SHEARWALL NOTES:

REFER TO STRUCTURAL SCHEDULES FOR SHEARWALL LEGENDS, TYPE, FASTENING AND STRAPPING REQUIREMENTS.

COORDINATE SHEARWALL DETAILS WITH ARCHITECTURAL REQUIREMENTS FOR FIREWALLS AND DRAFT STOPPING.

TRUSS MANUFACTURER SHALL FURNISH DRAG TRUSSES AND DRAG BLOCKING DIRECTLY OVER ALL SHEARWALLS.

ALL EXTERIOR WALLS SHALL BE SHEATHED AS A W1 WALL MINIMUM, U.N.O.

ALL STEEL COLUMN BASE PLATES SHALL BE RECESSED BELOW THE SLAB WITH BOBP = -6"

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CIVIL ENGINEERING

PARTIAL SHEARWALL PLAN - 1

S110

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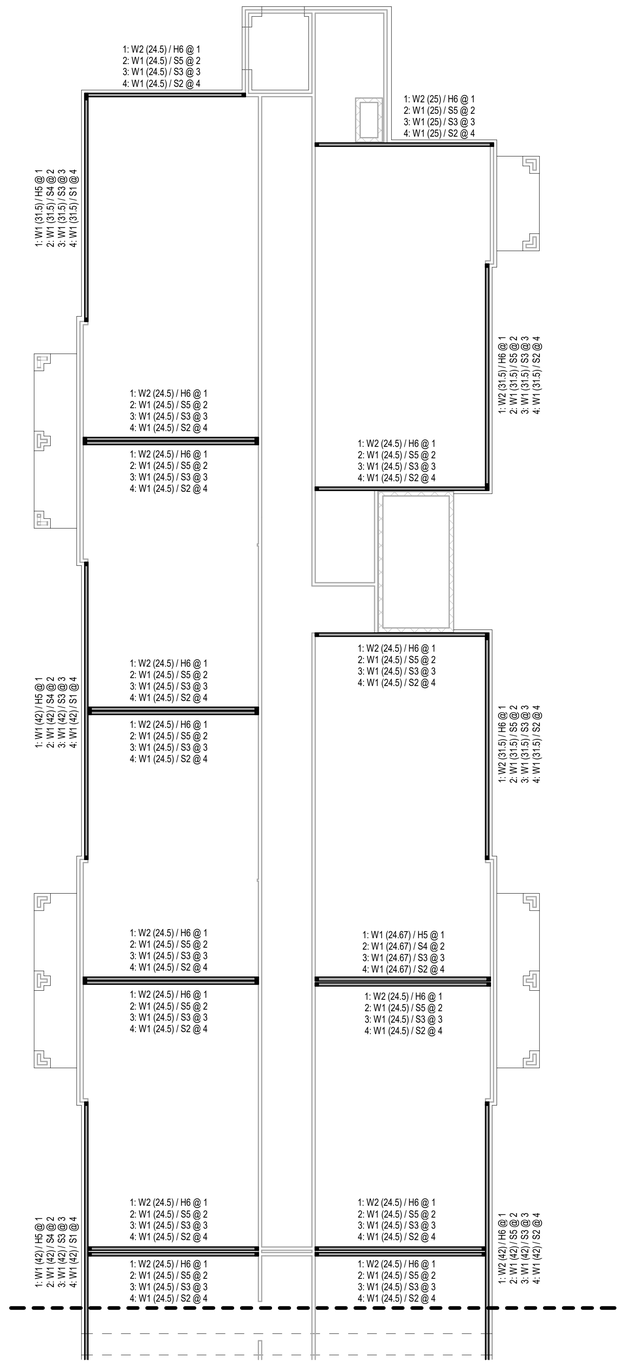

1 PARTIAL SHEARWALL PLAN - 2

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STATE OF LOUISIANA
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6/3/2025

PARTIAL SHEARWALL PLAN - 2

S111

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SOUTHEAST ENGINEERS & LAND SURVEYORS
4580 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809

GENERAL WOOD FRAMING NOTES:

REFER TO ARCHITECTURAL PLANS FOR BEARING ELEVATIONS, PITCHES, AND DIMENSIONS.COORDINATE THE LOCATIONS OF PLUMBING SLEEVES, ROOF DRAINS, PENETRATIONS, AND GUTTERS WITH THE ARCHITECTURAL PLANS.

ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, AND SCHEDULES FOR OTHER INFORMATION NOT SHOWN.

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UNLESS OTHERWISE INDICATED ON THE STRUCTURAL PLANS, HEADERS FOR LOAD BEARING WALLS SHALL CONFORM TO THE FOLLOWING:

OPENINGS UP TO 3'-6"	328
OPENINGS UP TO 5'-0"	3210
OPENINGS UP TO 6'-6"	3212
OPENINGS UP TO 8'-0"	LVL103
OPENINGS UP TO 10'-0"	LVL123
GREATHER THAN 10'-0"	VERIFY WITH SEOR

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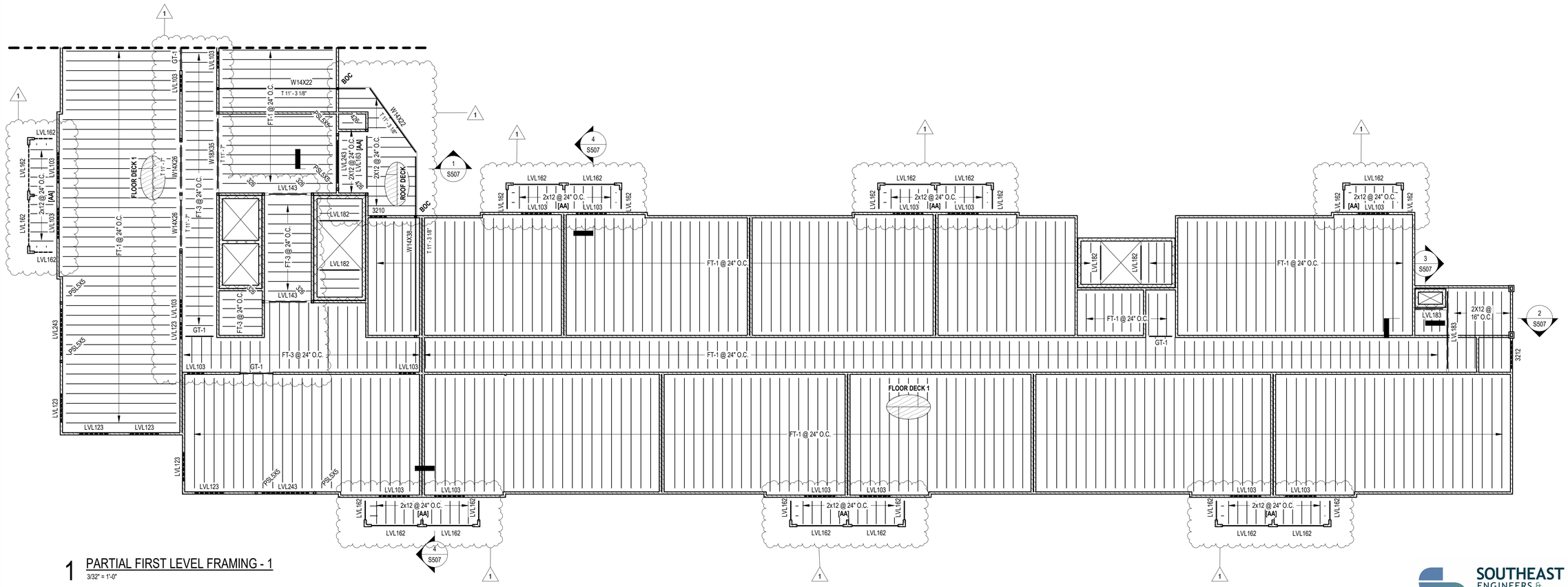
NOTE (AA): FLOOR DECK 2 AT BALCONIES. REFER TO SCHEDULE



1 PARTIAL FIRST LEVEL FRAMING - 1
3/32" = 1'-0"

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STATE OF LOUISIANA
6/3/2025
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PARTIAL FIRST LEVEL FRAMING - 1

S200

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SOUTHEAST ENGINEERS & LAND SURVEYORS
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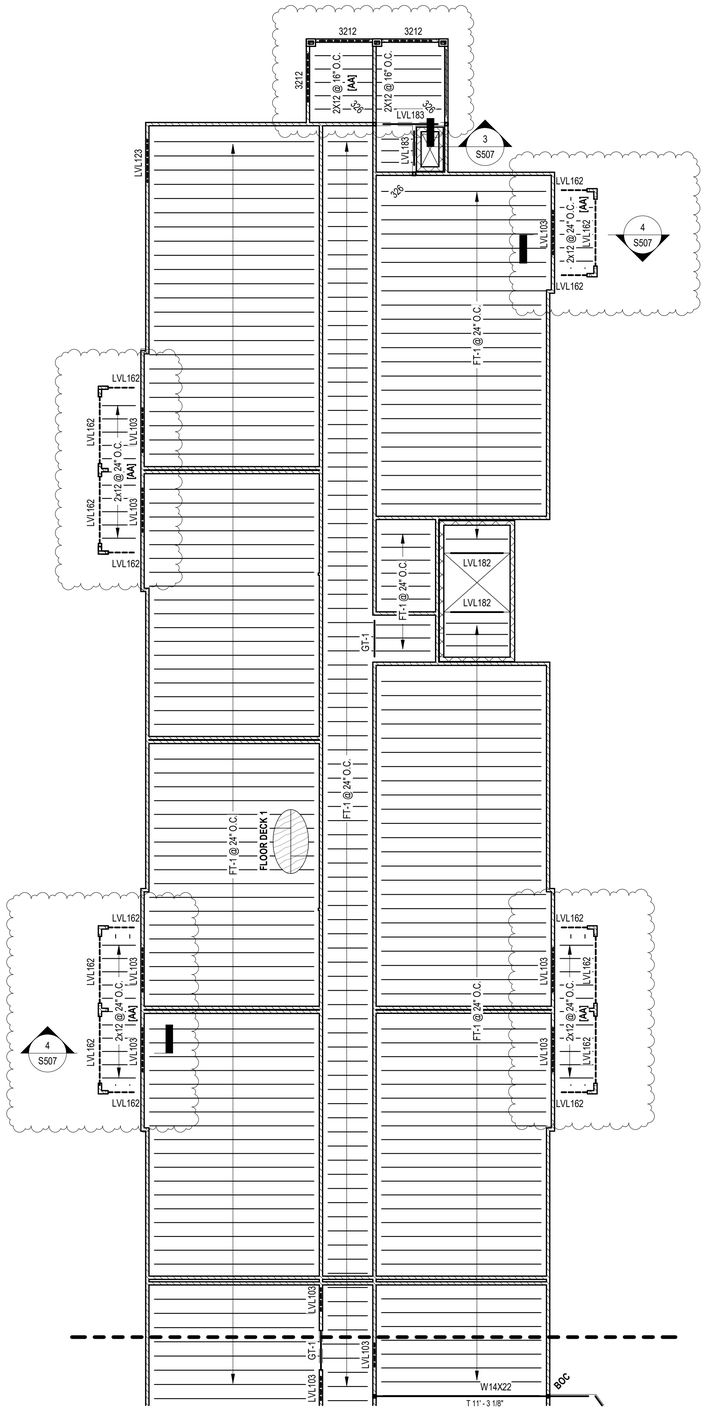
BATON ROUGE, LOUISIANA 70809



1 PARTIAL FIRST LEVEL FRAMING - 2
3/32" = 1'-0"

GENERAL WOOD FRAMING NOTES:

REFER TO ARCHITECTURAL PLANS FOR BEARING ELEVATIONS, PITCHES, AND DIMENSIONS.COORDINATE THE LOCATIONS OF PLUMBING SLEEVES, ROOF DRAINS, PENETRATIONS, AND GUTTERS WITH THE ARCHITECTURAL PLANS.

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GREATHER THAN 10'-0"	VERIFY WITH SEOR

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NOTE (AA): FLOOR DECK 2 AT BALCONIES. REFER TO SCHEDULE

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STATE OF LOUISIANA
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PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

PARTIAL FIRST LEVEL FRAMING - 2

S201

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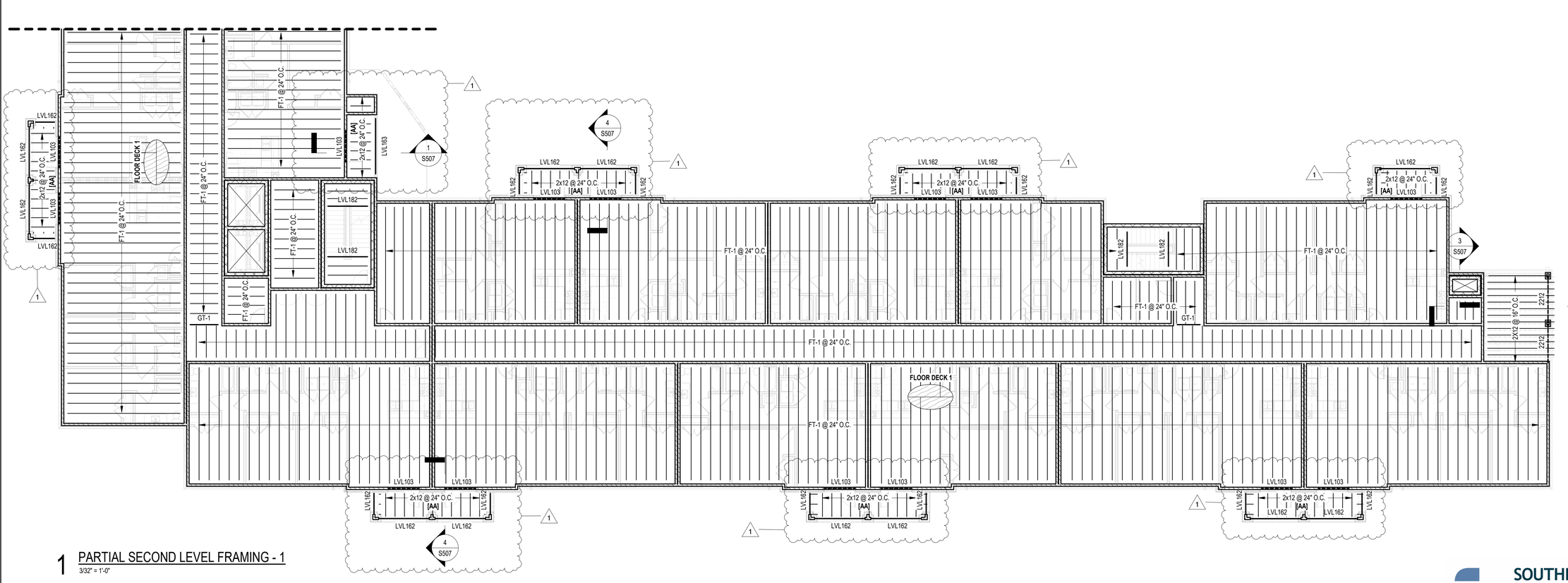

1 PARTIAL SECOND LEVEL FRAMING - 1
3/32" = 1'-0"

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6/3/2025
RYAN C. DUNLEY
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PARTIAL SECOND LEVEL FRAMING - 1

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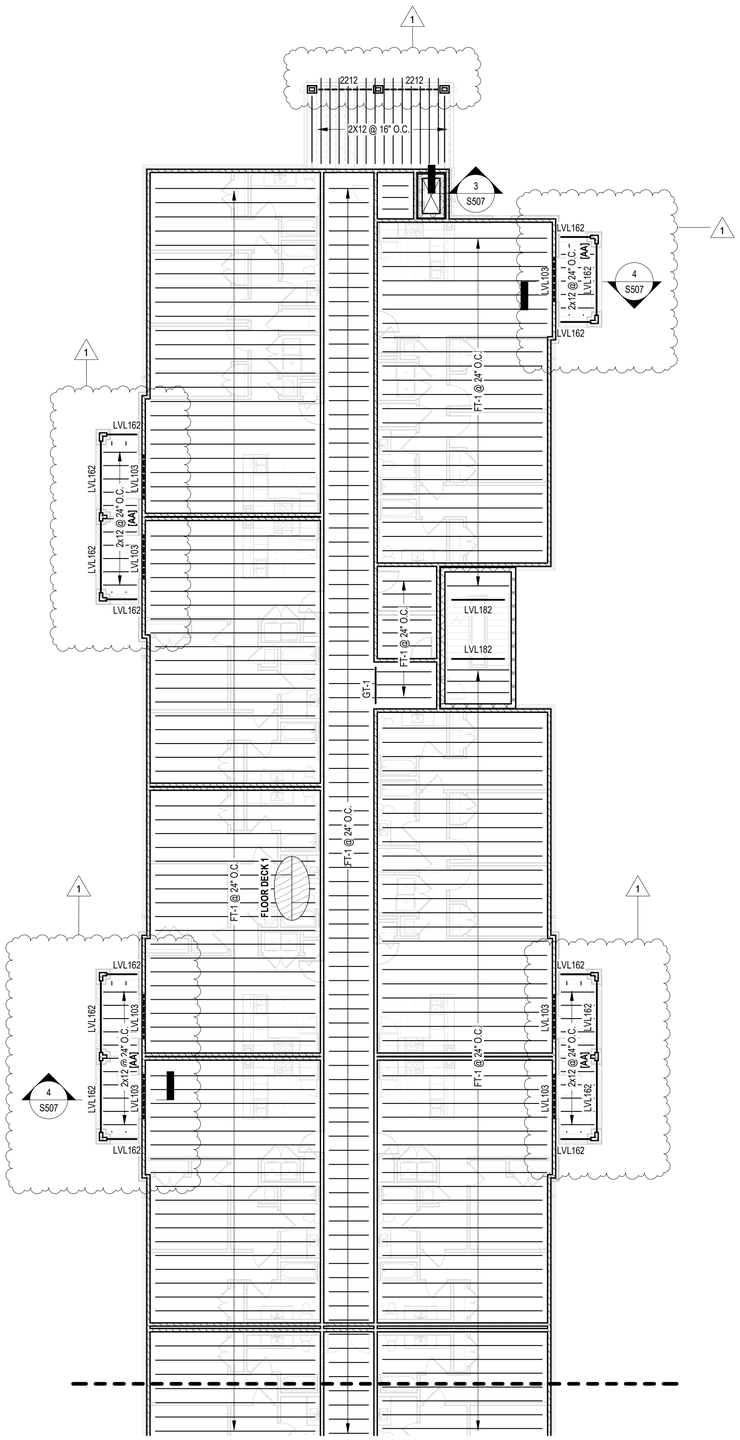

1 PARTIAL SECOND LEVEL FRAMING - 2

3/32" = 1'-0"

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REVISIONS

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PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

PARTIAL SECOND LEVEL FRAMING - 2

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GENERAL WOOD FRAMING NOTES:

REFER TO ARCHITECTURAL PLANS FOR BEARING ELEVATIONS, PITCHES, AND DIMENSIONS.COORDINATE THE LOCATIONS OF PLUMBING SLEEVES, ROOF DRAINS, PENETRATIONS, AND GUTTERS WITH THE ARCHITECTURAL PLANS.

ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

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UNLESS OTHERWISE INDICATED ON THE STRUCTURAL PLANS, HEADERS FOR LOAD BEARING WALLS SHALL CONFORM TO THE FOLLOWING:

OPENINGS UP TO 3'-6"	328
OPENINGS UP TO 5'-0"	3210
OPENINGS UP TO 6'-6"	3212
OPENINGS UP TO 8'-0"	LVL103
OPENINGS UP TO 10'-0"	LVL123
GREATHER THAN 10'-0"	VERIFY WITH SEOR

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NOTE (AA): FLOOR DECK 2 AT BALCONIES. REFER TO SCHEDULE

1 PARTIAL THIRD LEVEL FRAMING - 1
3/32" = 1'-0"

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CAPSTONE AT COVINGTON PLACE
19036 19TH AVENUE, COVINGTON, LA

REVISIONS

1	6/4/2025	Addendum 03

JOB NUMBER: 25-0278

ISSUED: 03/27/25

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STATE OF LOUISIANA
RYAN C. DUNLEY
6/3/2025
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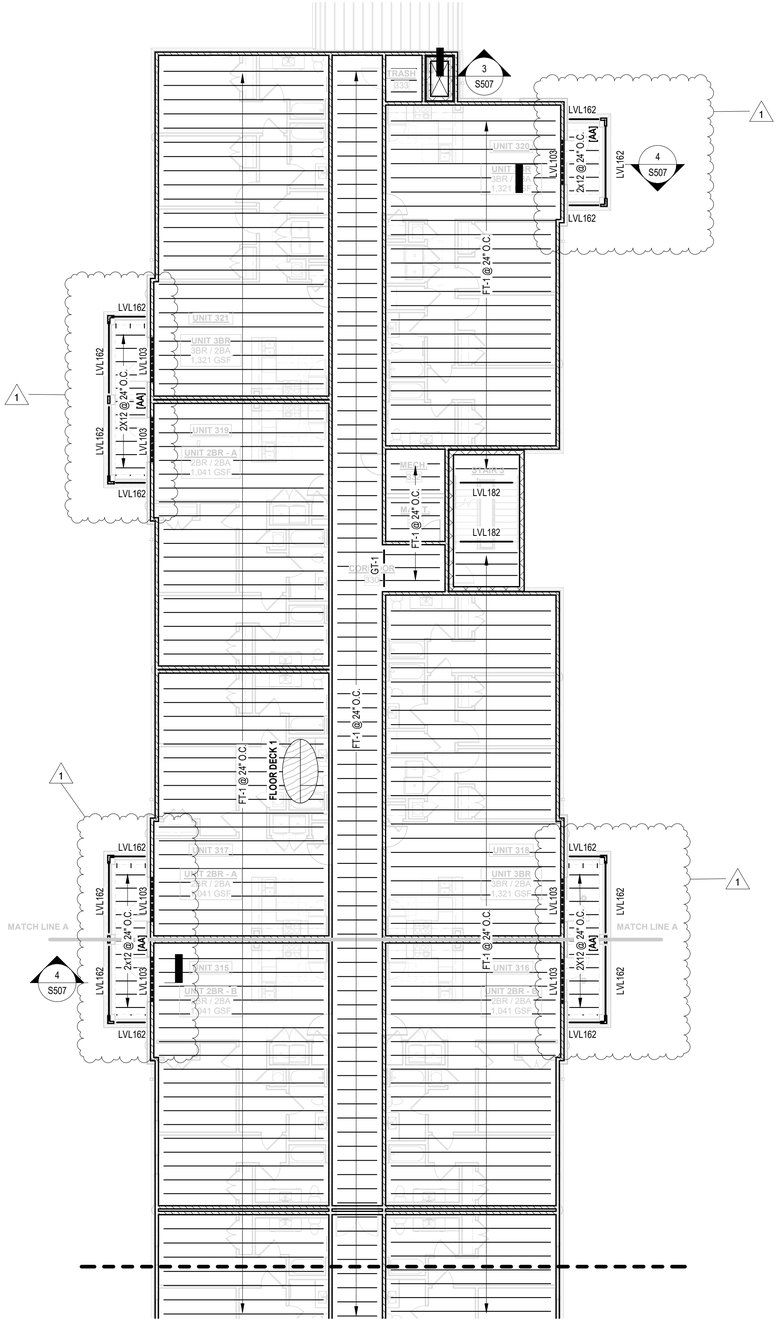
PARTIAL THIRD LEVEL FRAMING - 1

S220

PHASE: PERMIT SET



1 PARTIAL THIRD LEVEL FRAMING - 2

3/32" = 1'-0"

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STATE OF LOUISIANA
6/3/2025
RYAN C. DUNLEVY
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PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PARTIAL THIRD LEVEL FRAMING - 2

S221

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SOUTHEAST ENGINEERS & LAND SURVEYORS
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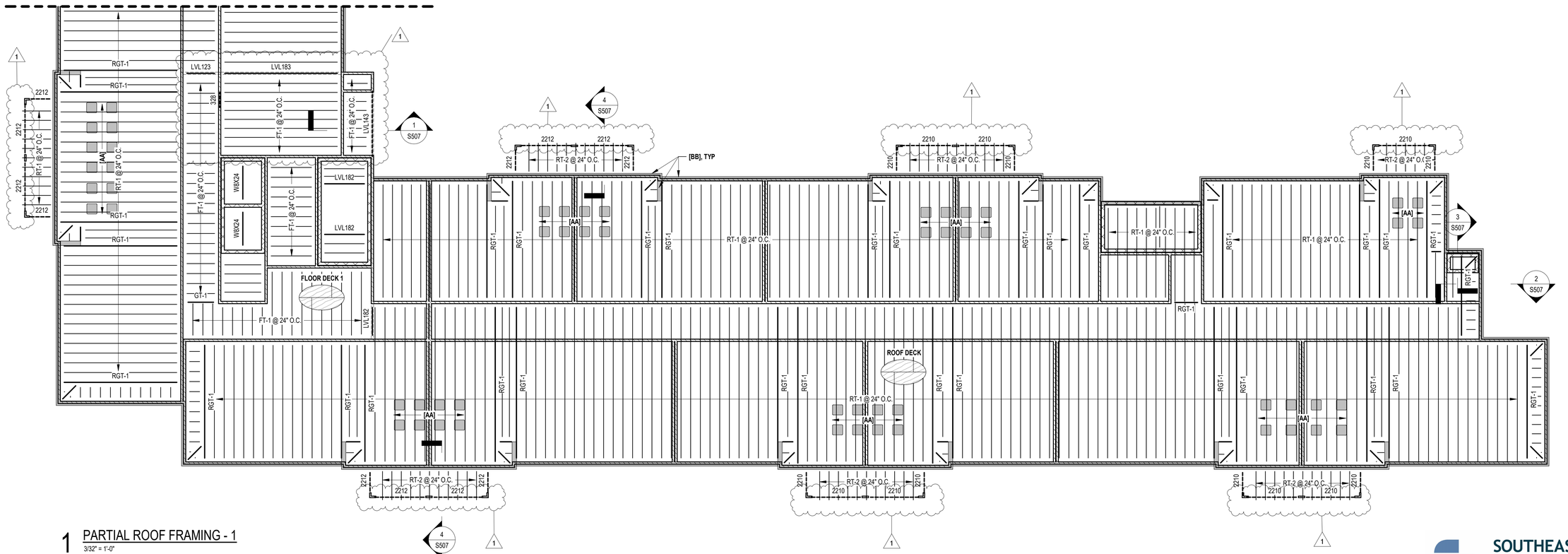
NOTE [AA]: APPROXIMATE LOCATION OF ROOFTOP CONDENSING UNITS. TRUSS DESIGNS SHALL INCLUDE (2) 200# POINT LOADS ACTING AT ANY POINT ALONG THE TOP CHORD IN ADDITION TO STANDARD TRUSS LOADING REQUIREMENTS.

NOTE [BB]: PARAPET INTEGRAL WITH TRUSS PROFILE.



1 PARTIAL ROOF FRAMING - 1
3/32" = 1'-0"

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STATE OF LOUISIANA
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

SOUTHEAST ENGINEERS & LAND SURVEYORS
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PARTIAL ROOF FRAMING - 1

S230

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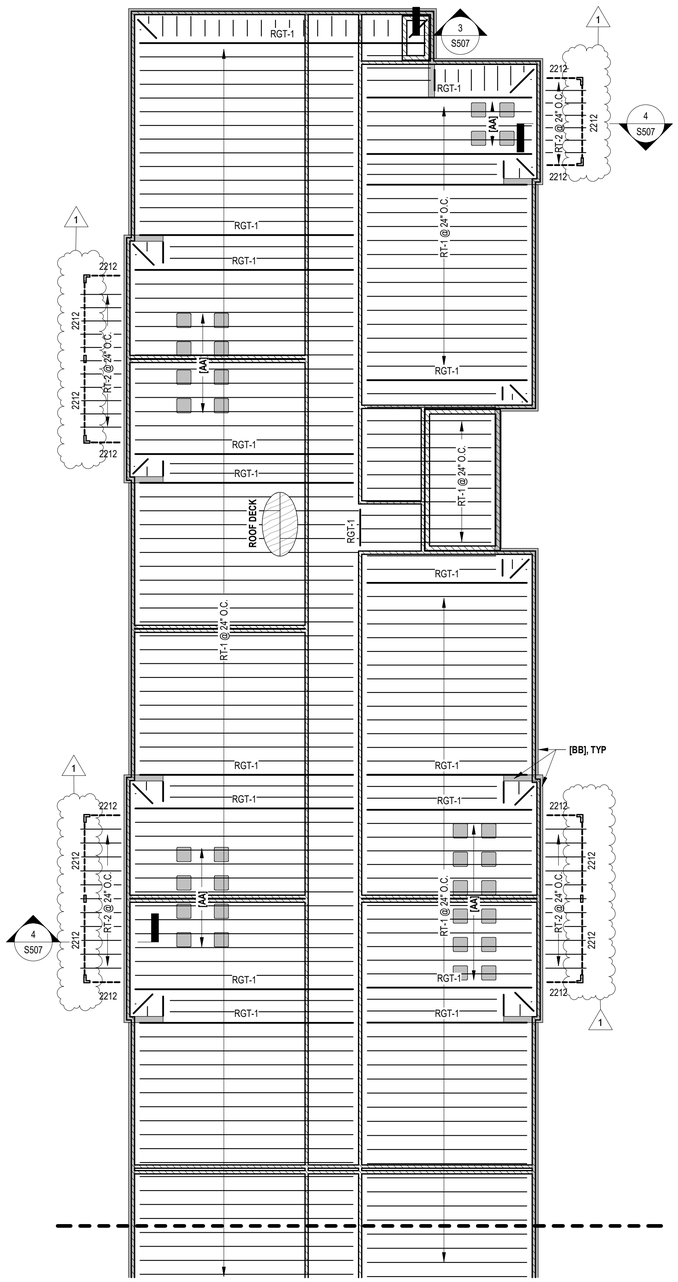

1 PARTIAL ROOF FRAMING - 2

3/32" = 1'-0"

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STATE OF LOUISIANA
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809

PARTIAL ROOF FRAMING - 2

S231

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FURNISH S3 STRAP AT CORNERS OF PENTHOUSE WALLS FOR THREE CONSECUTIVE FLOORS.

1 PENTHOUSE ROOF FRAMING
3/32" = 1'-0"

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PENTHOUSE ROOF FRAMING

S240

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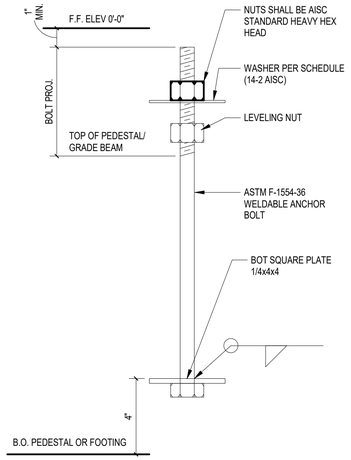
POST-TENSION FOUNDATION GRADE BEAM SCHEDULE				
MARK	GRADE BEAM WIDTH	GRADE BEAM DEPTH	NUMBER OF GRADE BEAM TENDONS	NOTES
PT-1	18"	24"	1	TYPICAL U.N.O.
PT-2	12"	24"	1	STIFFENING BEAM
PLAN LEGEND				
BRICK LEDGE, RE: ARCH				
CONVENTIONALLY REINFORCED BEAM WITH 3 #5'S TOP AND BOTTOM AND #3 STIRRUPS @ 24" O.C. EXTEND REINFORCEMENT 24" INTO ADJACENT P.T. GRADE BEAMS				CRB
POST-TENSIONING TENDON			SLAB TENDON	BEAM TENDON
#4 SLAB REINFORCEMENT @ 18" O.C. ONE-WAY AS SHOWN				
#4 BARS 4', 6', 10' @ 6" O.C. TYPICAL RE-ENTRANT CORNER REINFORCEMENT CENTERED IN SLAB				
NOTE: ALL GRADE BEAMS SHALL BE PT-1 UNLESS NOTED OTHERWISE.				

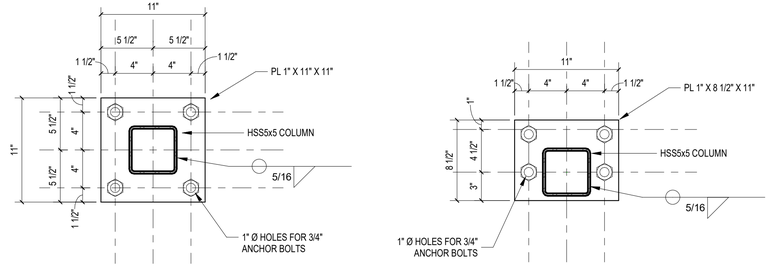
SPREAD FOOTING SCHEDULE					
MARK	FOOTING WIDTH	FOOTING LENGTH	FOOTING THICKNESS	TOP REINFORCEMENT	BOTTOM REINFORCEMENT
F5x5	5'-0"	5'-0"	18"	#5 BARS @ 8" O.C. E.W.	#5 BARS @ 8" O.C. E.W.
F6.5X6.5	6'-6"	6'-6"	18"	#5 BARS @ 8" O.C. E.W.	#5 BARS @ 8" O.C. E.W.

CONCRETE PEDESTAL SCHEDULE					
MARK	PEDESTAL WIDTH	PEDESTAL LENGTH	PEDESTAL HEIGHT	LONGITUDINAL REINFORCEMENT	TIES
P1	24"	24"	60"	(8) #6 BARS	#3 BARS @ 12" O.C.

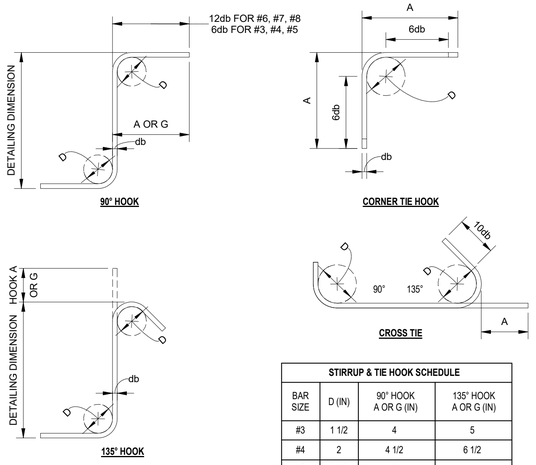


ALL WASHERS SHALL BE PLAIN HARDENED STEEL FABRICATED IN ACCORDANCE WITH ASTM F436-04 STANDARD SPECIFICATION FOR HARDENED STEEL WASHERS.

3 BASE PLATE - ANCHOR BOLT TYPICAL
3" = 1'-0"

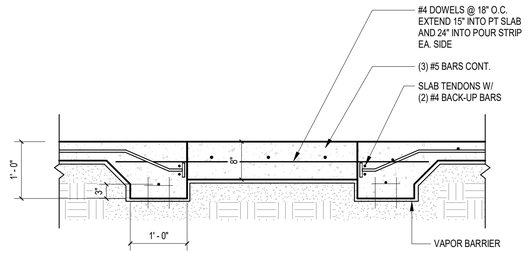


4 BASE PLATE DETAILS
1 1/2" = 1'-0"



STIRRUP & TIE HOOK SCHEDULE			
BAR SIZE	D (IN)	90° HOOK A OR G (IN)	135° HOOK A OR G (IN)
#3	1 1/2	4	5
#4	2	4 1/2	6 1/2
#5	2 1/2	6	8

5 TYPICAL STIRRUPS AND TIES
3/4" = 1'-0"



6 TYPICAL POUR STRIP
3/4" = 1'-0"

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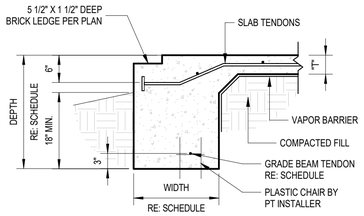
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

FOUNDATION DETAILS

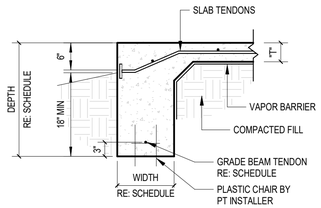
S300

PHASE: PERMIT SET

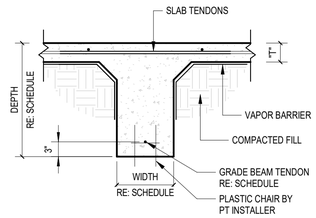
SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809



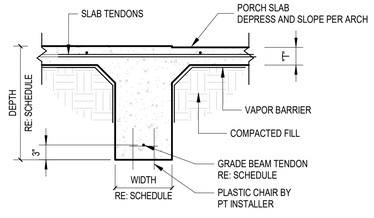
1 EXTERIOR GRADE BEAM AT BRICK LEDGE
3/4" = 1'-0"



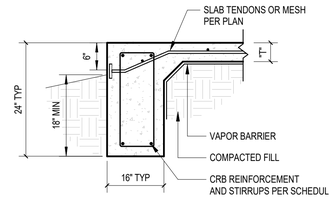
2 TYPICAL EXTERIOR GRADE BEAM
3/4" = 1'-0"



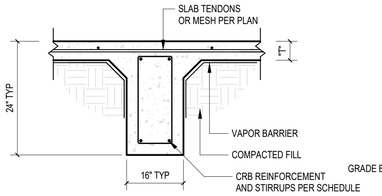
3 TYPICAL INTERIOR GRADE BEAM
3/4" = 1'-0"



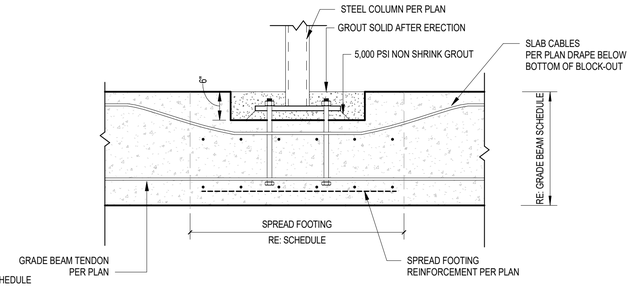
4 TYPICAL INTERIOR GRADE BEAM AT PORCH
3/4" = 1'-0"



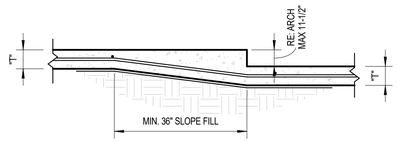
5 TYPICAL EXTERIOR CRB
3/4" = 1'-0"



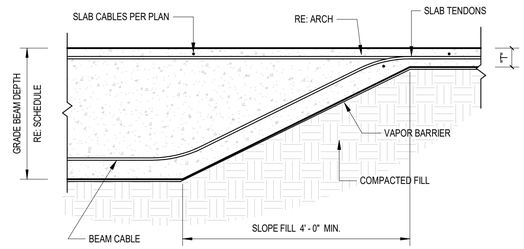
6 TYPICAL INTERIOR CRB
3/4" = 1'-0"



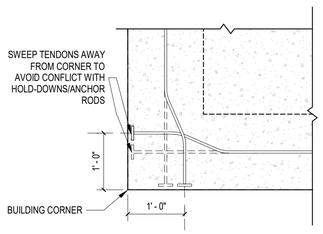
7 FOOTING DETAIL AT STEEL COLUMN
3/4" = 1'-0"



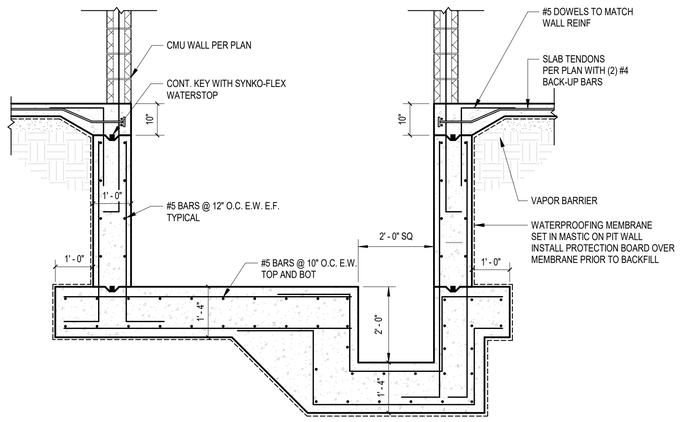
8 TYPICAL SLAB DEPRESSION
3/4" = 1'-0"



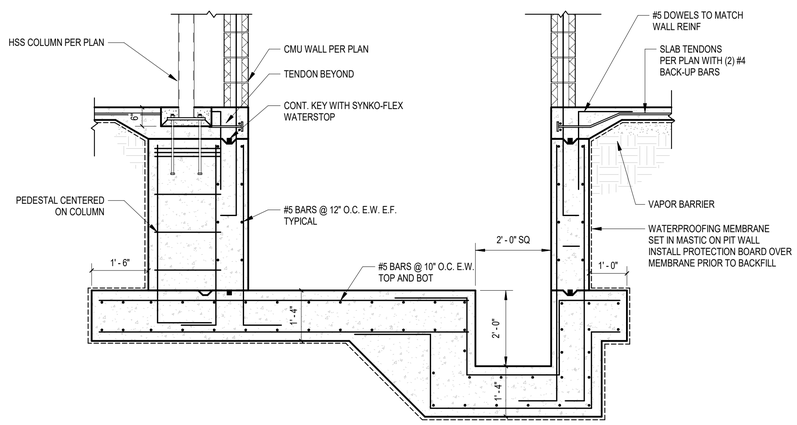
9 TYPICAL GRADE BEAM TRANSITION
3/4" = 1'-0"



10 TYPICAL TENDONS AT CORNERS
3/4" = 1'-0"



11 TYPICAL ELEVATOR PIT DETAIL
1/2" = 1'-0"



12 TYPICAL ELEVATOR PIT DETAIL
1/2" = 1'-0"

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DNAworkshop
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19036 19TH AVENUE, COVINGTON, LA
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

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JOB NUMBER: 25-0278
ISSUED: 09/16/24
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STATE OF LOUISIANA
RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809

FOUNDATION DETAILS

S301

PHASE: PERMIT SET

BEAM AND HEADER SCHEDULE

MARK	SIZE	GRADE	MARK	SIZE	GRADE
228	(2) 2x8	SYP#2	LVL122	(2) 1.75" X 11.25"	2.0E-3100
2210	(2) 2x10	SYP#2	LVL123	(3) 1.75" X 11.25"	2.0E-3100
2212	(2) 2x12	SYP#2	LVL142	(2) 1.75" X 14"	2.0E-3100
328	(3) 2x8	SYP#2	LVL143	(3) 1.75" X 14"	2.0E-3100
3210	(3) 2x10	SYP#2	LVL162	(2) 1.75" X 16"	2.0E-3100
3212	(3) 2x12	SYP#2	LVL163	(3) 1.75" X 16"	2.0E-3100
LVL61	1.75" X 5.5"	2.0E-3100	LVL182	(2) 1.75" X 18"	2.0E-3100
LVL103	(3) 1.75 X 9.5"	2.0E-3100	LVL183	(3) 1.75" X 18"	2.0E-3100
			LVL242	(2) 1.75" X 24"	2.0E-3100
			LVL243	(3) 1.75" X 24"	2.0E-3100
			PSL105	5.25" X 9.5"	2.0E PSL

1

PLAN LEGEND

228 - HEADER OR DROPPED BEAM

228 - FLUSH BEAM

NOTES:

CONVENTIONAL HEADERS SHALL HAVE 1/2" PLYWOOD FLITCHES BETWEEN EACH PLY WHEN FRAMED INTO WALLS.

REFER TO TYPICAL DETAILS FOR BUILT-UP BEAM/HEADER FASTENING DETAILS.

ALL BEAMS SHALL BE SUPPORTED BY STUD PACKS THAT MATCH THE BEAM WIDTH, U.N.O. IN NO CASE SHALL ANY BEAM BEARING BE LESS THAN 3 1/2".

TRUSS LOADING SCHEDULE

TRUSS MARK	TRUSS DEPTH	TCLL	TCDL	BCLL	BCDL	MAX TL DEFLEC.	MAX LL DEFLEC.
FT-1	18"	40 PSF	20 PSF	0 PSF	5 PSF	L/360	L/480
FT-2	16"	40 PSF	60 PSF	0 PSF	5 PSF	L/360	L/480
FT-3	14"	40 PSF	20 PSF	0 PSF	5 PSF	L/360	L/480
GT-1	18"	40 PSF	20 PSF	0 PSF	5 PSF	L/360	L/480
RT-1	RE: ARCH	20 PSF	10 PSF	10 PSF	5 PSF	L/240	L/360
RT-2	RE: ARCH	20 PSF	10 PSF	10 PSF	5 PSF	L/240	L/360

1

PLAN LEGEND

TRUSS MARK — TRUSS SPACING

FT-1 @ 24"

NOTES:

REFER TO WOOD TRUSS SPECIFICATIONS FOR FULL TRUSS DESIGN REQUIREMENTS.
GT-1, RGT-1, HT-1 SHALL BE DESIGNED FOR POINT LOADS FROM ADJACENT FRAMING TYING INTO THEM IN ADDITION TO SCHEDULED LOADING.

TRUSS ABBREVIATIONS

FT - FLOOR TRUSS
ST - SCISSOR TRUSS
BT - BALCONY TRUSS
CT - CORRIDOR TRUSS
RT - ROOF TRUSS
VT - VALLEY TRUSS
HT - HIP TRUSS
GT - GIRDER TRUSS
RGT - ROOF GIRDER TRUSS
DT - DRAG TRUSS
DL - DEAD LOAD
LL - LIVE LOAD
TCLL - TOP CHORD LIVE LOAD
TCDL - TOP CHORD DEAD LOAD
BCLL - BOTTOM CHORD LIVE LOAD
BCDL - BOTTOM CHORD DEAD LOAD

SIMPSON HOLD-DOWN SCHEDULE

MARK	TYPE	HOLD DOWN CAPACITY (LB) ASD	ANCHOR ROAD DIAMETER	DRILL & EPOXY EMBEDMENT (IN.)	REQUIRED STUD PACK PLIES	ANCHOR CAPACITY (LB) 1-EDGE/2-EDGE (LRFD)
H1	HDU2	3,075	5/8"	8"	(2) 2x	8,400 / 6,400
H2	HDU4	4,565	5/8"	8"	(3) 2x	8,400 / 6,400
H3	HDU5	5,645	5/8"	12.5"	(3) 2x	9,800 / 9,800
H4	HDU8	7,870	7/8"	17.5"	(4) 2x	20,000 / 15,600
H5	HDU11	11,175	1"	20"	(5) 2x	26,400 / 19,000
H6	HDU14	14,445	1"	20"	(6) 2x6	26,400 / 19,000
H7	HDUE17	17,685	1"	20"	(6) 2x6	26,400 / 19,000

SIMPSON STRAP SCHEDULE

MARK	TYPE	HOLD DOWN CAPACITY (LB) ASD	MIN. END LENGTH (IN.	TOTAL # OF 10d NAILS	REQUIRED STUD PACK PLIES
S1	CS16	1,705	13	22	1
S2	CS14	2,490	16	30	2
S3	(2) CS14	4,980	16	30 (EACH)	3 (TOTAL)
S4	CMST14	6,490	34	76	3
S5	CMST12	9,215	44	98	4
S6	(2) CMST14	12,980	34	76	4

NOTES:

INSTALL PRODUCTS AS REQUIRED BY SIMPSON INSTALLATION INSTRUCTIONS TO OBTAIN CAPACITIES LISTED AS BASIS OF DESIGN.

ALTERNATE PRODUCTS MAY BE USED PROVIDED THE ABOVE DESIGN LOADS ARE MET.

THREADED ANCHOR RODS SHALL CONFORM TO A-307 GRADE C OR A36 MATERIAL.

EPOXY SHALL BE SIMPSON SET-XP OR EQUAL INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

HALF OF THE REQUIRED NAILS LISTED MUST BE INSTALLED INTO EACH OF THE STUD OR STUD PACKS BEING TIED TOGETHER. CUT STRAP LENGTH AND CENTER STRAP BETWEEN LEVELS AS NECESSARY TO MEET THIS REQUIREMENT.

ALL STUD PACKS FOR CHORDS SHALL BE SYP #1. ALL STUD PACKS SHALL BE SECURED TOGETHER IN ACCORDANCE WITH THE BUILT-UP STUD DETAIL.

WHERE HOLD-DOWNS ARE CALLED OUT AT UPPER LEVEL SHEARWALLS ABOVE STEEL FRAMING ELEMENTS, FULLY WELD ANCHOR RODS TO STRUCTURAL STEEL BELOW.

WOOD LOAD BEARING WALL STUD SCHEDULE

WALL TYPE	LEVEL	2x4 STUD SPACING	2x6 STUD SPACING
1-STORY EXTERIOR WALLS	1	-	#2 SYP @ 16" O.C.
4-STORY EXTERIOR WALLS	4	-	#2 SYP @ 16" O.C.
	3	-	#2 SYP @ 16" O.C.
	2	-	#2 SYP @ 16" O.C.
	1	-	(2) #2 SYP @ 16" O.C.
4-STORY INTERIOR WALLS	4	-	#2 SYP @ 16" O.C.
	3	-	#2 SYP @ 16" O.C.
	2	-	#2 SYP @ 16" O.C.
	1	-	(2) #2 SYP @ 16" O.C.
5-STORY EXTERIOR WALLS	5	-	#2 SYP @ 16" O.C.
	4	-	#2 SYP @ 16" O.C.
	3	-	#2 SYP @ 16" O.C.
	2	-	(2) #2 SYP @ 16" O.C.
	1	-	(2) #2 SYP @ 16" O.C.
5-STORY INTERIOR WALLS	5	-	#2 SYP @ 16" O.C.
	4	-	#2 SYP @ 16" O.C.
	3	-	#2 SYP @ 16" O.C.
	2	-	(2) #2 SYP @ 16" O.C.
	1	-	(2) #2 SYP @ 16" O.C.

NOTES:

SEE ARCHITECTURAL PLANS FOR WALL WIDTHS WHERE BOTH 2X4 AND 2X6 STUDS ARE ALLOWED BY THE SCHEDULE.

SEE PLAN FOR POSSIBLE EXCEPTIONS TO THIS SCHEDULE.

BEARING WALLS ARE INDICATED ON PLANS AS SUCH

SHEARWALL SCHEDULE

MARK	SHEATHING	FASTENER	BOUNDARY NAILING	FIELD NAILING	ALLOWABLE SHEAR VALUE
G1	1/2" GYPSUM	6d COOLER	7" O.C.	7" O.C.	100 PLF
G2	5/8" GYPSUM	6d COOLER	4" O.C.	4" O.C.	175 PLF
G3	DOUBLE LAYER 5/8" GYPSUM	6d COOLER	9" BASE PLY 7" FACE PLY	9" BASE PLY 7" FACE PLY	250 PLF
W1	19/32" STR 1	10d COMMON	6" O.C.	12" O.C.	475 PLF
W2	19/32" STR 1	10d COMMON	4" O.C.	12" O.C.	715 PLF
W3	19/32" STR 1	10d COMMON	3" O.C.	12" O.C.	930 PLF
W4	19/32" STR 1	10d COMMON	2" O.C.	12" O.C.	1217 PLF

PLAN LEGEND

SHEARWALL MARK PER SCHEDULE
INDICATES BOTH SIDES SHEATHED
LENGTH OF SHEARWALL (FT)
END HOLDDOWN OR STRAP MARK
FLOOR LEVEL
(2) W1 (25) / H1 @ 1
SHEARWALLS INDICATED WITH SHADING RE: SHEARWALL PLAN
END CHORD AND HOLD-DOWN LOCATION

NOTES:

NAILS SHALL NOT TEAR THE PAPER OF GYPSUM SHEARWALLS.

FASTENERS SHALL NOT BE PERMITTED TO BE DRIVEN PAST THE FLUSH FACE OF PLYWOOD SHEATHING.

MATERIAL THICKNESSES AND FASTENER SIZES SHOWN ARE MINIMUMS.

ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD SHEATHING.

"BOUNDARY NAILING" REFERS TO THE ATTACHMENT REQUIRED ALONG THE SUPPORTED EDGES OF EACH SHEATHING PANEL.

"FIELD NAILING" REFERS TO THE ATTACHMENT REQUIRED ALONG THE INTERMEDIATE SUPPORTS BEHIND EACH SHEATHING PANEL.

ALL SHEARWALL SHEATHING MUST HAVE ALL FREE EDGES SUPPORTED BY BLOCKING OR THE PANELS MUST BE ORIENTED VERTICALLY & SIZED TO EXTEND ENTIRELY FROM BOTTOM PLATE TO TOP PLATE SUCH THAT NO EDGES ARE UNSUPPORTED.

LIGHTEST ATTACHMENT SHOWN ABOVE SHALL BE USED FOR ALL NON-SHEARWALL APPLICATIONS FOR RESPECTIVE SHEATHING TYPE AND THICKNESS SHOWN ON THE ARCHITECTURAL PLANS.

ALL SHEARWALLS WITH NAILING AT 3" O.C. OR LESS REQUIRE DOUBLE STUDS AT ALL PANEL POINTS THAT SHALL BE FASTENED TOGETHER WITH 8d NAILS @ 2" O.C. STAGGERED.

SHEATH ALL EXTERIOR WALLS AS W1, U.N.O.

SHEARWALL MARKS ARE SHOWN ON THE SIDE OF THE SHEARWALL THAT RECEIVES THE SCHEDULED SHEATHING AND NAILING PATTERN.

HOLDDOWNS AND STRAPS SHALL BE INSTALLED ON ALL END CHORDS.

STANDARD WOOD CONNECTION FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENT	COMMON NAIL	0.131"x3" NAIL
JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d	3
BRIDGING TO JOIST, TOENAIL	(2) 8d	2
SOLE PLATE ANCHORAGE	SEE SCHEDULE	SEE SCHEDULE
SOLE OR TOP (BOTTOM PLY) PLATE TO STUD, END NAIL	(2) 16d	3
STUD TO SOLE PLATE, TOENAIL	(4) 8d	4
BUILT-UP STUD PACKS, FACE NAIL	SEE DETAIL 1/S6.02	SEE DETAIL 1/S6.02
TOP PLATE PLY NAILING, FACE NAIL	16d @ 16" O.C.	@ 8" O.C.
TOP PLATE SPLICE NAILING, FACE NAIL	SEE DETAIL 7/S6.00	SEE DETAIL 7/S6.00
JOIST OR RAFTER BLOCKING TO TOP PLATE	(3) 8d	3
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" O.C.	6" O.C.
TOP PLATE CORNER/INTERSECTION LAPS, FACE NAIL.	SEE DETAIL 6/S6.00	SEE DETAIL 6/S6.00
BUILT-UP 2X HEADERS AND BEAMS (CONT.)	SEE DETAIL 5/S6.02	SEE DETAIL 5/S6.02
BUILT-UP 2X HEADERS AND BEAMS (END)	SEE DETAIL 5/S6.02	SEE DETAIL 5/S6.02
CEILING JOIST TO TOP PLATE, TOENAIL	(3) 8d	3
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d	4
CEILING JOIST LAPS AND RAFTER LAPS, FACE NAIL	(3) 16d	4
RAFTER TO PLATE, TOENAIL	(3) 8d	3
BUILT-UP CORNER STUDS, FACE NAIL	16d @ 16" O.C.	@ 16" O.C.
COLLAR TIE TO RAFTER, TOENAIL	(3) 10d	4
JACK RAFTER TO HIP, TOENAIL	(3) 10d	4
RAFTER TO RIDGE BEAM, TOENAIL	(2) 16d	3
RAFTER TO RIDGE BEAM, FACE NAIL	(3) 16d	3
JACK RAFTER TO HIP, FACE NAIL	(3) 16d	3
JOIST TO RIM/BAND JOIST, END NAIL	(3) 16d	4
2x RIBBON TO END OF FLOOR TRUSS FACE NAIL	(2) 16d	3
TOP CHORD OF ROOF TRUSSES, TOENAIL	(2) 16d	3

NOTES:

PENNY SIZES ARE FOR COMMON NAILS (NOT SINKER OR BOX) AND ARE DEFINED AS FOLLOWS:

PENNYWEIGHT	DIAMETER	LENGTH
6d	0.113"	2"
8d	0.131"	2 1/2"
10d	0.148"	3"
16d	0.162"	3 1/2"

ANY DESCRIPTION OF BUILDING ELEMENTS NOT NOTED ABOVE MAY BE FOUND IN THE IBC, TABLE 2304.9.1.

SEE ICC ESR-1539 FOR ALL ADDITIONAL FASTENER REQUIREMENTS NOT NOTED HERE.

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1	6/4/2025	Addendum 03

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SCHEDULES AND LEGENDS

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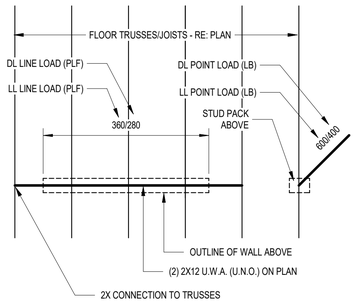
FLOOR FRAMING/FLOOR TRUSS LEGEND



NOTES:

TRUSSES MAY BE USED AS TRANSFER BEAMS TO SUPPORT LOADS FROM WALLS ABOVE.

TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO SUPPORT ALL LOADS INDICATED ON PLAN AND TRUSS LOADING SCHEDULE.

TRUSS MANUFACTURER MAY ADJUST SPACING OR PROVIDED BEAMS IF REQUESTED AND APPROVED BY ENGINEER OF RECORD AND ARCHITECT.

TRUSS MANUFACTURER SHALL NOTIFY ENGINEER OF RECORD DURING BIDDING IF TRUSSES ARE NOT ABLE TO BE DESIGNED AS INDICATED ON THE PLANS.

TRUSS MANUFACTURER SHALL RESOLVE LINE LOADS INTO POINT LOADS AT BREAKS IN WALLS ABOVE AND INDICATE REQUIRED BLOCKING AND ATTACHMENT ON TRUSS SHOP DRAWINGS.

SOLID SAWN JOIST AND BEAM HANGER SCHEDULE

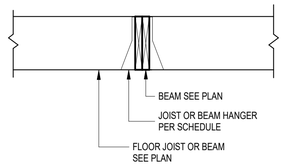
BEAM OR JOIST SIZE	SIMPSON HANGER	BEAM OR JOIST SIZE	SIMPSON HANGER
2x6	LUS26	226	HHUS26-2
2x8	LUS28	228	HHUS28-2
2x10	LUS210	2210	HHUS210-2
2x12	LUS210	2212	HHUS212-2
328	LUS28-3	LVL122	HGUS410
3210	LUS210-3	LVL123	HGUS410
3212	LUS210-3	LVL182	HGUS414
LVL242	HGU3.63-SDS	LVL183	HGUS5.50/14
LVL243	HGU5.50/SDS		

NOTES:

ALL FLUSH JOIST AND BEAM CONNECTORS SHALL BE MADE WITH MANUFACTURED JOIST OR BEAM HANGERS MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL.

IF MULTIPLE OPTIONS FOR FASTENING ARE PROVIDED BY THE MANUFACTURER, PROVIDE THE TYPE, QUANTITY, AND SIZE OF FASTENERS REQUIRED TO ACHIEVE THE MAXIMUM RATED CONNECTOR CAPACITY.

ENGINEERED GRADE LUMBER BEAM CONNECTORS HAVE BEEN DESIGNATED ON THE PLANS, SECTIONS, OR DETAILS.



CMU WALL SCHEDULE

MAX. WALL HEIGHT	PARAPET HEIGHT	WALL THICKNESS	VERTICAL REINFORCEMENT	BOND BEAM REINFORCEMENT	BOND BEAM SPACING	REMARKS
50'-0"	0'-0"	8"	#6'S @ 32" O.C. CENTER	(2) #5 CONT.	48" O.C.	**[A]**

NOTES:

[A] PROVIDE DOUBLE BOND BEAMS AT ALL BEARING ELEVATIONS, FLOOR ELEVATIONS AND AT THE TOP OF ALL CMU WALLS.

FULLY GROUT AND REINFORCE ALL CELLS RECEIVING ANCHORS.

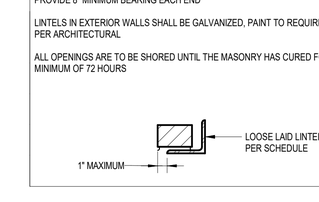
LAP SPLICE REQUIREMENTS:
#6 BARS OR LESS - 44 BAR DIAMETERS
#7 BAR OR GREATER - 55 BAR DIAMETERS

CMU BEARING WALLS ARE INDICATED ON THE PLANS AS SUCH

REFER TO PLANS FOR ADDITIONAL WALL NOTES

CMU LINTEL SCHEDULE

MARK	MAX SPAN	LINTEL DEPTH	REINFORCEMENT
ML1	4'-0"	16"	(2) #6 BARS TOP & BOT



WOOD STUDPACK AND COLUMN SCHEDULE

MARK	SIZE	GRADE	MARK	SIZE	GRADE
SP224	(2) 2x4	SYP#2	PSL3.5X3.5	3.5" X 3.5"	1.8E PSL
SP324	(3) 2x4	SYP#2	PSL5X5	5.25" X 5.25"	1.8E PSL
SP424	(4) 2x4	SYP#2	PSL5X7	5.25" X 7"	1.8E PSL
SP226	(2) 2x6	SYP#2	PSL7X7	7" X 7"	1.8E PSL
SP326	(3) 2x6	SYP#2	6X6	5.5" X 5.5"	SYP#1
SP426	(4) 2x6	SYP#2	8X8	7.5" X 7.5"	SYP#1

PLAN LEGEND

NOTES:

REFER TO DETAILS FOR GANGED STUD FASTENING.

MASONRY VENEER LOOSE LINTEL SCHEDULE

CLEAR SPAN	ANGLE SIZE (LLV)
UP TO 4'-0"	L4x3.5x5/16
4'-1" TO 6'-1"	L6x3.5x5/16
6'-1" TO 8'-0"	L6x4x3/8

NOTES

PROVIDE 8" MINIMUM BEARING EACH END

LINTELS IN EXTERIOR WALLS SHALL BE GALVANIZED, PAINT TO REQUIRED FINISH PER ARCHITECTURAL

ALL OPENINGS ARE TO BE SHORED UNTIL THE MASONRY HAS CURED FOR A MINIMUM OF 72 HOURS

FLOOR AND ROOF DECK SCHEDULE

TYPE	THICKNESS AND GRADE	NAIL TYPE	BOUNDARY NAILING	FIELD NAILING	BLOCKED	REMARKS
FLOOR DECK 1	23/32" STR. 1 T&G ADVANTECH	10d	4" O.C.	12" O.C.	YES	
FLOOR DECK 2	23/32" STR. 1 T&G ADVANTECH	10d	6" O.C.	12" O.C.	NO	**[A]**
ROOF DECK	19/32" EXT. STR. 1 PLYWOOD	10d	4" O.C.	4" O.C.	YES	

NOTES:

[A] - 3" LW CONCRETE TOPPING OVER 30 MIL WATERPROOFING MEMBRANE ON SPECIFIED DECK

NAILS SHALL HAVE A SUFFICIENT LENGTH TO PENETRATE ROOF AND FLOOR FRAMING MEMBERS BY A MINIMUM OF 1 1/2".

ALL BLOCKED DIAPHRAGMS SHALL HAVE ALL PANEL EDGES BLOCKED WITH MIN. 2x4 MATERIAL AND NAILED PER BOUNDARY NAILING REQUIREMENTS.

BOUNDARY NAILING REFERS TO THE NAILS ALONG THE EDGES OF EACH PANEL.

FIELD NAILING REFERS TO NAILING REQUIRED ALONG ALL INTERMEDIATE SUPPORTS UNDER EACH PANEL.

CUT NAIL SPACING IN HALF AT OVERHANGS.

GLUE DECKING AS REQUIRED BY ARCHITECTURAL PLANS.

SHEAR BLOCKING AND DRAG TRUSS SCHEDULE

SCHEDULE SHOWS THE NUMBER OF SHEAR BLOCKS REQUIRED OVER SHEARWALLS.
(REFERENCE SHEARWALL IS THE SHEARWALL BELOW THE SHEAR BLOCKS / DRAG TRUSS)

SHEARWALL LENGTH (FT)	3	6	8	10	12	14	16	18	22	26	30	35	40	45	50	55	60
SHEARWALL DESIGNATION																	
G1 / G2	3	3	3	3	3	3	3	4	5	5	6	6	6	7	7	8	
G3 / W1	3	3	3	3	4	4	4	5	6	7	8	9	11	12	14	14	16
W3	3	3	3	4	6	6	7	7	8	10	11	13	14	16	16	20	22
W5	3	3	4	6	7	7	8	8	10	12	15	16	19	22	24	26	28

NOTES:

SHEAR BLOCKING SHALL BE CONSTRUCTED BY THE TRUSS MANUFACTURER USING SYP#2 LUMBER AND DESIGNED FOR A 2,000 LBF DRAG SHEAR FORCE. SECURE INDIVIDUAL SHEAR BLOCKING PANELS TO SUPPORTING SHEARWALLS WITH A MINIMUM OF (3) SIMPSON A35 CONNECTORS.

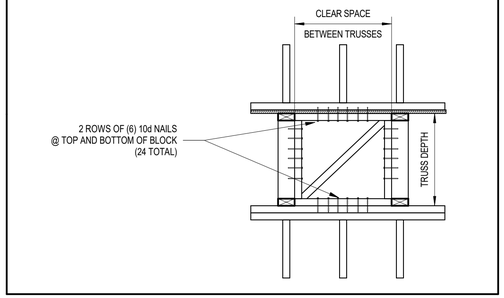
A MINIMUM OF 2 SHEAR BLOCKS SHALL BE PROVIDED ABOVE EVERY SHEARWALL.

SHEAR BLOCKS SHALL BE EQUALLY SPACED ABOVE THE LENGTH OF THE SHEARWALL.

WHEN USING THE SCHEDULE, ROUND UP TO THE NEAREST SHEARWALL LENGTH AND USE THE SUM OF THE REQUIRED SHEAR BLOCKS REQUIRED FOR EACH SIDE INDIVIDUALLY FOR DOUBLE SIDED SHEARWALLS.

WHEN FLOOR/ROOF TRUSSES ARE PARALLEL TO SHEARWALLS, PROVIDE A DRAG TRUSS THAT PROVIDES THE SAME TOTAL SHEAR CAPACITY AS THE SUM OF THE SCHEDULED BLOCKING AND NAIL TRUSS CHORDS WITH AN EQUIVALENT NUMBER OF NAILS.

DAMAGED OR MISSING SHEAR BLOCKS MAY BE REPLACED WITH EQUIVALENT SITE BUILT 2X4 FRAMED BLOCKS THAT ARE SHEATHED WITH BOTH SIDES OF 1/2" MIN. OSB/PLYWOOD ATTACHED AT 3" O.C. ALONG ALL MEMBERS WITH 10d NAILS AT A MAXIMUM OF ONE BLOCK LOCATION PER SHEARWALL.



SILL AND SOLE PLATE ANCHORAGE SCHEDULE

LOCATION	TYPE OF WALL	ANCHORAGE	PLATE ANCHOR SPACING
EXTERIOR WALL SILL & PLATES INDIVIDUALLY	NON-SHEARWALL	1/2" ø SILL BOLTS	@ 36" O.C.
	G1-G2 SHEARWALL	1/2" ø SILL BOLTS	@ 36" O.C.
	G3 & W1 SHEARWALL	1/2" ø SILL BOLTS	@ 26" O.C.
	W2-W3 SHEARWALL	1/2" ø SILL BOLTS	@ 16" O.C.
	W4-W5 SHEARWALL	1/2" ø SILL BOLTS	@ 12" O.C.
INTERIOR WALL SILL & PLATES INDIVIDUALLY	NON-SHEARWALL	1/2" SILL BOLTS	@ 36" O.C.
	G1-G2 SHEARWALL	1/2" SILL BOLTS	@ 36" O.C.
	G3 & W1 SHEARWALL	1/2" ø SILL BOLTS	@ 27" O.C.
	W2-W3 SHEARWALL	1/2" ø SILL BOLTS	@ 16" O.C.
	W4-W5 SHEARWALL	1/2" ø SILL BOLTS	@ 12" O.C.
SOLE PLATES	NON-SHEARWALL	8d NAIL	@ 15" O.C.
	G1-G2 SHEARWALL	(2) 8d NAILS	@ 15" O.C.
	G3 & W1 SHEARWALL	(2) 8d NAILS	@ 6" O.C.
	W2-W3 SHEARWALL	(2) 8d NAILS	@ 4" O.C.
	W4-W5 SHEARWALL	(2) 8d NAILS	@ 2" O.C.

NOTES:

SHEARWALLS SHEATHED ON BOTH SIDES SHALL USE TWICE THE ANCHORS REQUIRED BY THE MOST STRINGENT SCHEDULED ANCHORAGE OF THE SIDES INDIVIDUALLY.

THE 1/2" WET-SET BOLTS SCHEDULED ABOVE SHALL BE GALVANIZED AND HAVE A MIN. 1" HOOK EMBEDDED MIN. 7" INTO CONCRETE AND BE FITTED WITH STANDARD WASHER AND NUT.

THERE SHALL ALWAYS BE ONE ANCHOR PLACED NOT MORE THAN 12" NOR LESS THAN 4" FROM END SILL PLATE END. THERE SHALL BE A MINIMUM OF TWO (2) ANCHORS PER SILL PLATE.

THE 1/2" WET-SET SILL BOLTS SCHEDULED MAY BE REPLACED WITH 1/2" X 6" SIMPSON TITEN HD ANCHORS ON A 1:1 BASIS.

EXPANSION ANCHORS SHALL NOT BE PERMITTED.

PAF ANCHORS SHALL BE HILTI X-CP.

SILL BOLTS IN WOOD SHEARWALLS SHALL HAVE A 0.229" X 3" X 3" WASHERS AND EXTEND TO WITHIN 1/2" OF SHEATED SIDES OF PLATE.

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CAPSTONE AT COVINGTON PLACE

19036 19TH AVENUE, COVINGTON, LA

REVISIONS

JOB NUMBER: 25-0278

ISSUED: 08/30/24

ISSUED FOR:

PERMIT SET

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STATE OF LOUISIANA
6/3/2025
RYAN C. DUNLEVY
License No. 42707
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CIVIL ENGINEERING

SCHEDULES AND LEGENDS

S401

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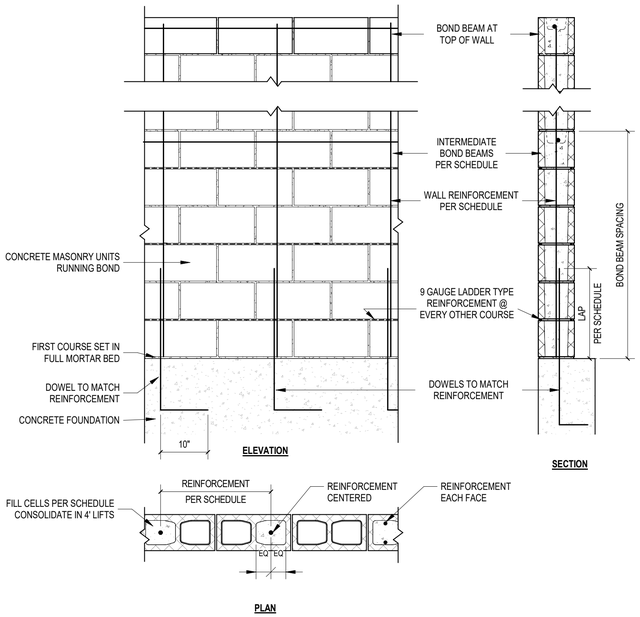
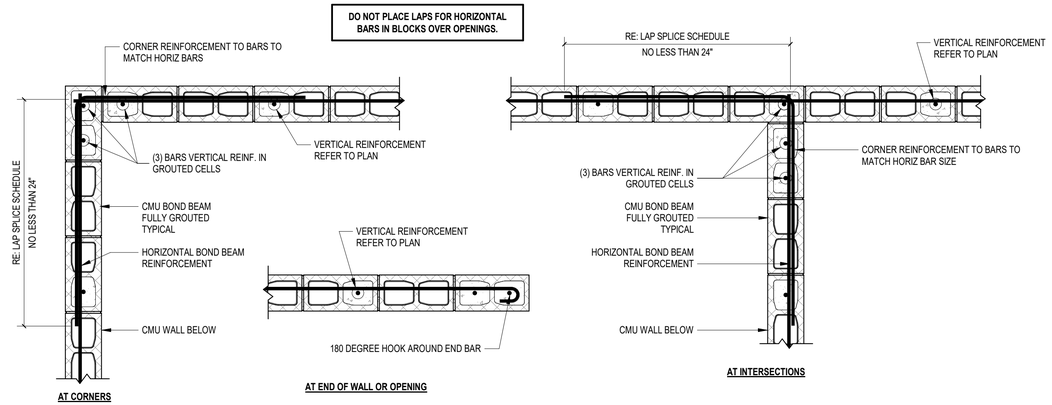


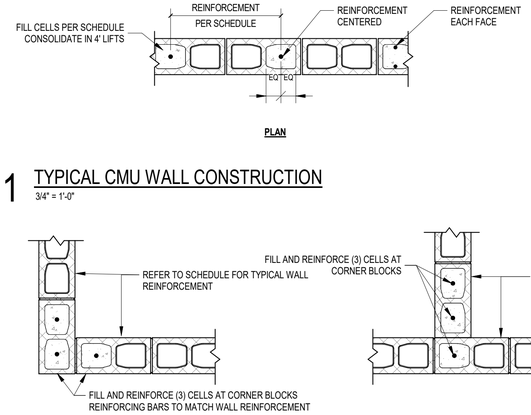
1 TYPICAL CMU WALL CONSTRUCTION

3/4" = 1'-0"



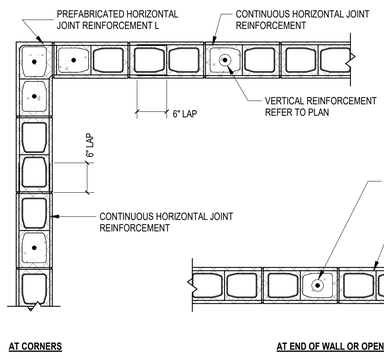
2 TYPICAL CMU BOND BEAM

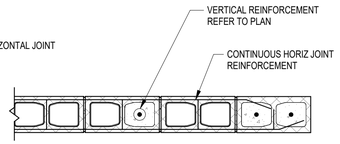
3/4" = 1'-0"



4 TYPICAL CMU WALL INTERSECTION

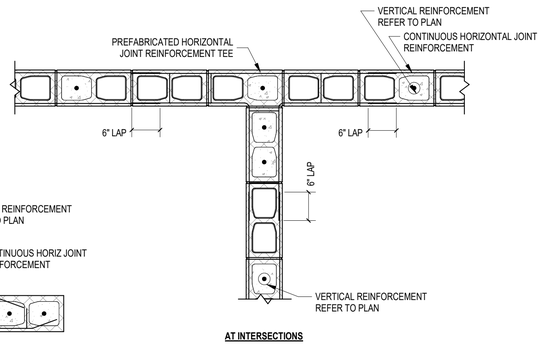
3/4" = 1'-0"

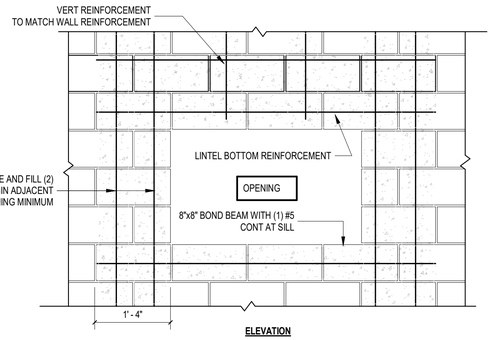




3 TYPICAL HORIZONTAL JOINT REINFORCEMENT

3/4" = 1'-0"

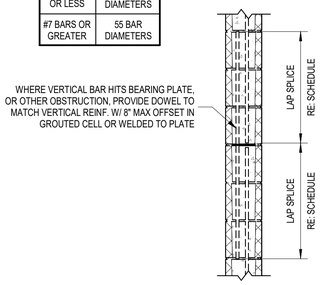




5 TYPICAL CMU OPENING

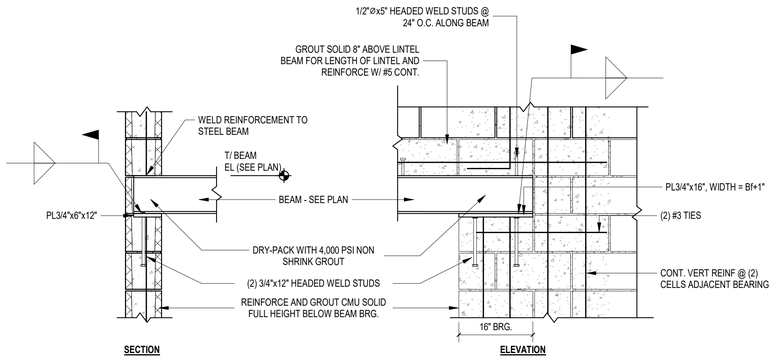
3/4" = 1'-0"

LAP SPLICE SCHEDULE	
#6 BAR OR LESS	44 BAR DIAMETERS
#7 BARS OR GREATER	55 BAR DIAMETERS



6 TYPICAL NON-CONTACT LAP SPLICE

3/4" = 1'-0"



7 TYPICAL WIDE FLANGE BEARING AT CMU WALL

3/4" = 1'-0"

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REVISIONS

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STATE OF LOUISIANA
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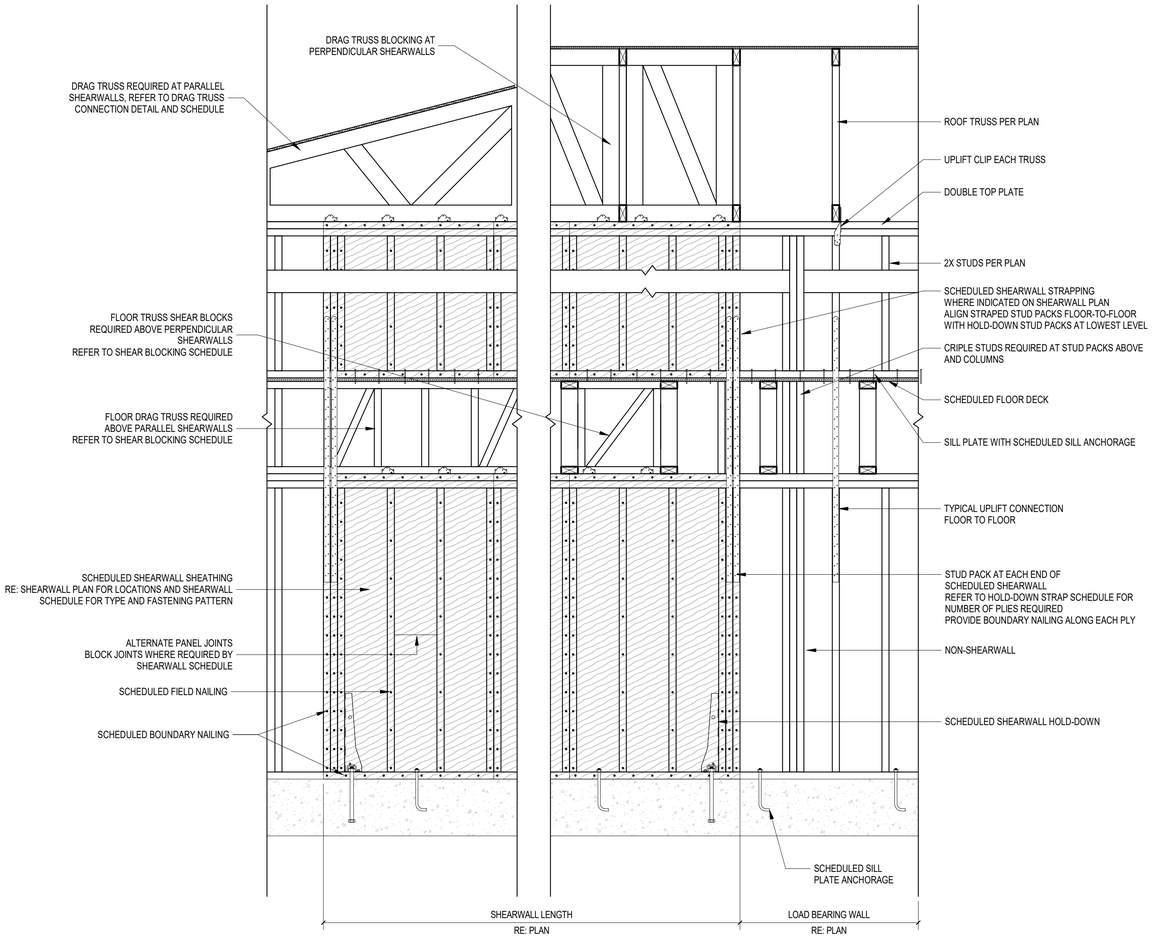
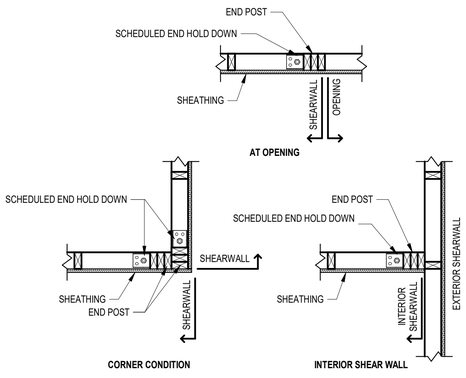
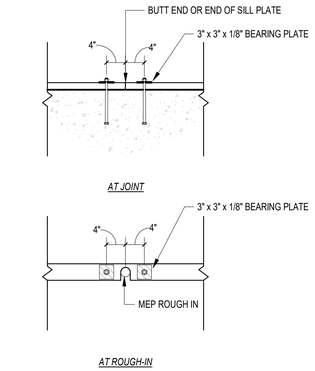


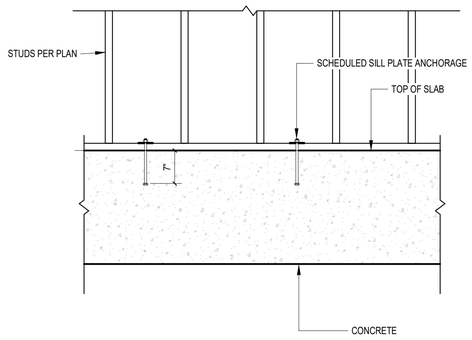
1 TYPICAL MULTI-STORY SHEARWALL
3/4" = 1'-0"



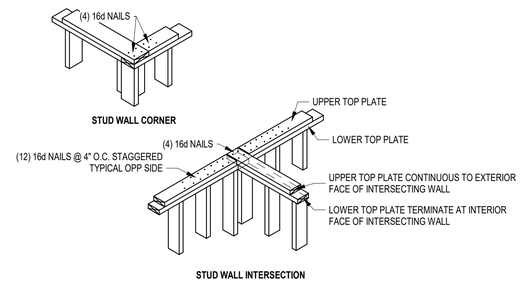
2 TYPICAL SHEARWALL CONDITIONS
3/4" = 1'-0"



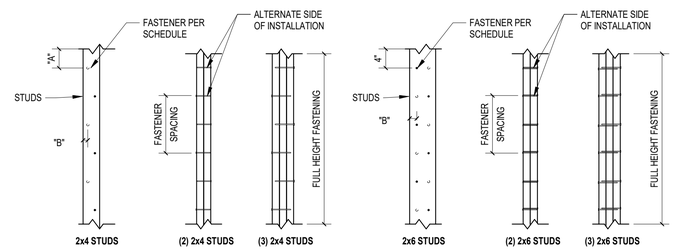
3 TYPICAL SILL ANCHORAGE AT JOINT
3/4" = 1'-0"



4 TYPICAL SILL ANCHORAGE
3/4" = 1'-0"

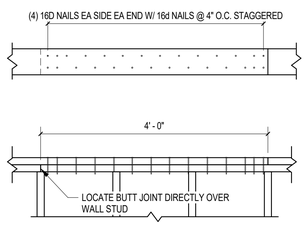


5 TYPICAL TOP PLATE CONDITIONS
3/8" = 1'-0"

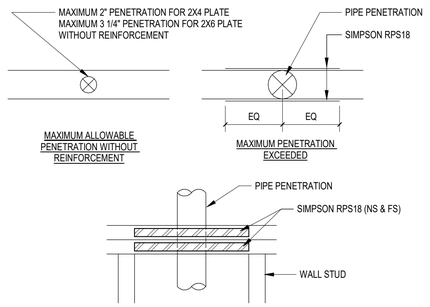


7 TYPICAL GANGED STUDS
3/4" = 1'-0"

BUILT UP COLUMN	2x4 BUILT UP COLUMN				
	QUANTITY OF STUDS	FASTENERS	SPACING	"A" END DISTANCE	"B" EDGE DISTANCE
	(2) 2x	10d COMMON NAILS	(1) ROW @ 6" STAGGERED	2 1/2"	1"
	(3) 2x	20d COMMON NAILS	(1) ROW @ 8" STAGGERED	3 1/2"	1 1/2"
	(4) 2x	SIMPSON SDW22600	(1) ROW @ 8" STAGGERED	4"	1 1/2"
	(5) 2x	1/2" ⌀ THRU BOLTS	(1) ROW @ 9" STAGGERED	3 1/2"	1 1/2"
	2x6 BUILT UP COLUMN				
	QUANTITY OF STUDS	FASTENERS	SPACING	"A" END DISTANCE	"B" EDGE DISTANCE
	(2) 2x	10d COMMON NAILS	(2) ROW @ 6"	2 1/2"	1"
	(3) 2x	20d COMMON NAILS	(2) ROW @ 8"	3 1/2"	1 1/2"
	(4) 2x	SIMPSON SDW22600	(2) ROW @ 8"	4"	1 1/2"
	(5) 2x	1/2" ⌀ THRU BOLTS	(2) ROW @ 9"	3 1/2"	1 1/2"



6 TYPICAL TOP PLATE SPLICE
3/4" = 1'-0"



8 TYPICAL TOP PLATE PENETRATION
1 1/2" = 1'-0"

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6/3/2025
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PHASE: PERMIT SET

SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
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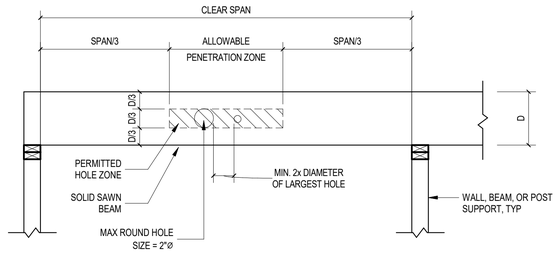


NOTES:

1. DETAIL APPLIES TO LVL AND PSL HEADERS OR BEAMS WITH DEPTHS GREATER THAN 7 1/4".
2. ALLOWABLE HOLES INDICATED ARE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADING ONLY.
3. HOLES MUST BE ROUND. SQUARE HOLES NOT PERMITTED.
4. HOLES ARE PERMITTED TO BE PLACED IN THE MIDDLE 1/3 OF THE SPAN IN THE MIDDLE 1/3 OF THE BEAM ONLY.
5. DETAIL APPLIES TO BOTH SIMPLE AND CONTINUOUS SPANS.
6. HOLES ARE NOT PERMITTED TO BE PLACED IN CANTILEVERS
7. ANY CONDITION NOT COVERED BY THIS DETAIL SHALL BE SUBMITTED TO THE SEOR FOR REVIEW AND APPROVAL PRIOR TO FIELD CUTTING HOLES.

1 ALLOWABLE HOLES IN ENGINEERED BEAMS AND HEADERS

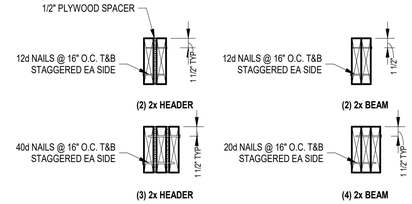
3/4" = 1'-0"

NOTES:

1. DETAIL APPLIES TO SOLID SAWN HEADERS OR BEAMS WITH DEPTHS GREATER THAN 7 1/4".
2. ALLOWABLE HOLES INDICATED ARE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADING ONLY.
3. HOLES MUST BE ROUND. SQUARE HOLES NOT PERMITTED.
4. HOLES ARE PERMITTED TO BE PLACED IN THE MIDDLE 1/3 OF THE SPAN IN THE MIDDLE 1/3 OF THE BEAM ONLY.
5. DETAIL APPLIES TO BOTH SIMPLE AND CONTINUOUS SPANS.
6. HOLES ARE NOT PERMITTED TO BE PLACED IN CANTILEVERS
7. ANY CONDITION NOT COVERED BY THIS DETAIL SHALL BE SUBMITTED TO THE SEOR FOR REVIEW AND APPROVAL PRIOR TO FIELD CUTTING HOLES.

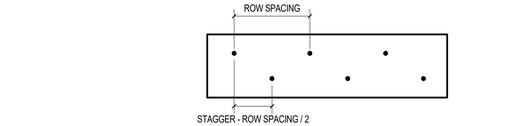
2 ALLOWABLE HOLES IN SOLID SAWN BEAMS AND HEADERS

3/4" = 1'-0"

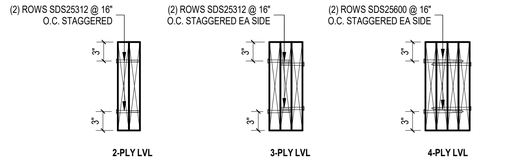


3 TYPICAL BUILT-UP HEADER/BEAM

1" = 1'-0"

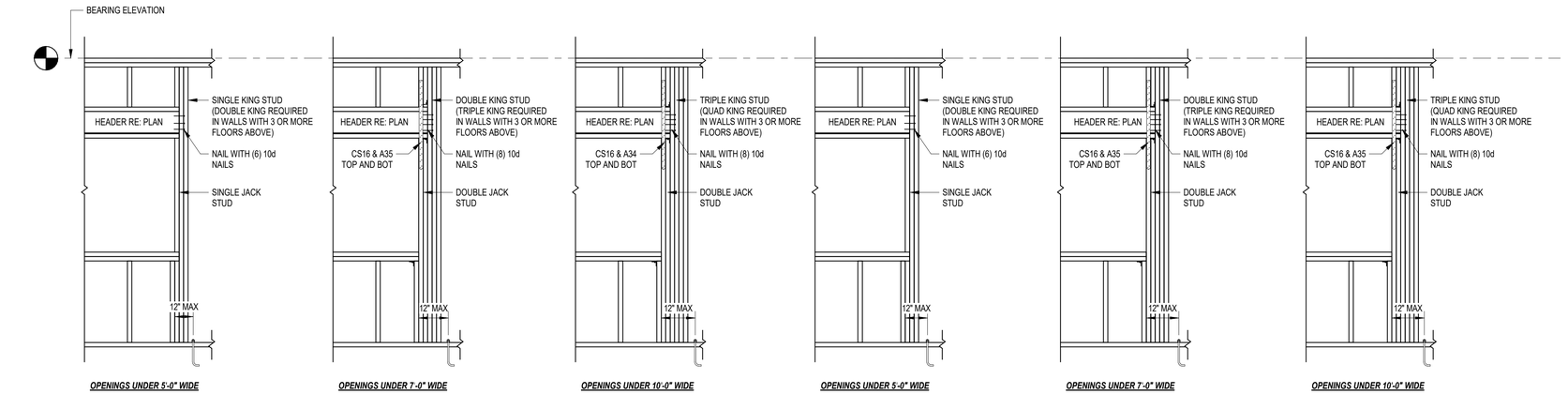


PROVIDE ADDITIONAL ROW OF FASTENERS AT DESIGNATED SPACING CENTERED ON BEAM FOR LVLs GREATER THAN 18" DEEP



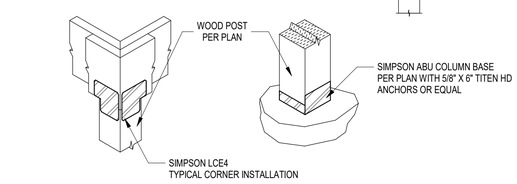
4 TYPICAL MULTI-PLY LVL FASTENING

1" = 1'-0"



TYPICAL 2X4 LOAD BEARING WALL HEADER SUPPORT DETAIL

TYPICAL 2X6 LOAD BEARING WALL HEADER SUPPORT DETAIL



8 TYPICAL STAND ALONE POST DETAIL

3/4" = 1'-0"

5 TYPICAL JACK AND KING STUD DETAIL

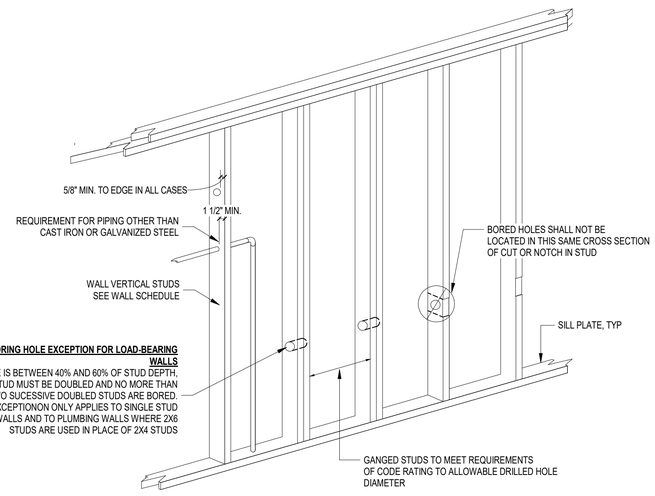
1/2" = 1'-0"

MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH WITH NO REQUIRED REPAIR OR REINFORCEMENT			
STUD SIZE (IN)	APPLICATION	MAXIMUM HOLE DIAMETER (IN)	MAXIMUM NOTCH DEPTH (IN)
2x4	NON LOAD-BEARING STUDS (INTERIOR ONLY)	2	1 3/8
	ALL EXTERIOR STUDS & LOAD BEARING STUDS	1 3/8*	7/8
2x6	NON LOAD-BEARING STUDS (INTERIOR ONLY)	3 1/4	2 3/16
	ALL EXTERIOR STUDS & LOAD BEARING STUDS	2 3/16	1 3/8

*INDICATES BORED HOLE DIAMETER FOR INTERIOR LOAD-BEARING STUDS ONLY.

GENERAL NOTES:

1. EXCEPTION FOR HOLE BORING IN INTERIOR LOAD-BEARING STUDS:
   - A. IF REQUIRED BORED HOLE DIAMETER EXCEEDS VALUE GIVEN ABOVE, BUT IS LESS THAN 60% OF THE STUD WIDTH, THEN BORED STUDS SHALL BE DOUBLED, PROVIDED NO MORE THAN TWO SUCCESSIVE DOUBLED STUD GROUPS ARE BORED.
     - a. WHERE MULTIPLE STUDS ARE SPECIFIED IN STUD WALL LEGEND, DOUBLE STUD GROUPS SHALL BE EQUAL TO TWICE THE SPECIFIED STUDS
2. WHERE NOTCHES AND/OR BORED HOLES DO NOT COMPLY WITH THIS DETAIL, THE CONTRACTOR SHALL REPORT THE CONDITIONS TO THE SEOR. CONTRACTOR SHALL NOT CONTINUE BORING OR NOTCHING UNTIL ALTERNATIVE SOLUTION IS PROVIDED BY SEOR.

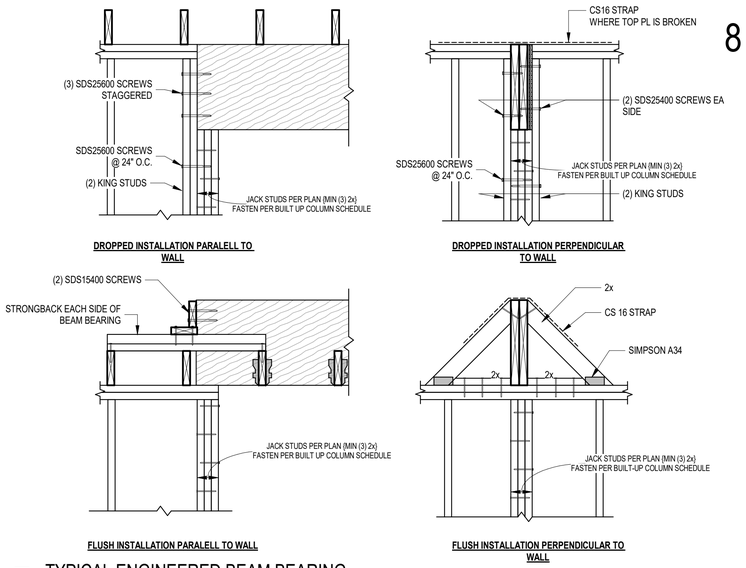


BORING HOLE EXCEPTION FOR LOAD-BEARING WALLS

IF HOLE IS BETWEEN 40% AND 60% OF STUD DEPTH, THEN STUD MUST BE DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE BORED. THIS EXCEPTIONON ONLY APPLIES TO SINGLE STUD WALLS AND TO PLUMBING WALLS WHERE 2X6 STUDS ARE USED IN PLACE OF 2X4 STUDS

6 ALLOWABLE STUDWALL PENETRATION

3/4" = 1'-0"



7 TYPICAL ENGINEERED BEAM BEARING

3/4" = 1'-0"

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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

19036 19TH AVENUE, COVINGTON, LA

REVISIONS

JOB NUMBER: 25-0278

ISSUED: 08/30/24

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STATE OF LOUISIANA
6/3/2025
RYAN C. DUNLEY
License No. 42707
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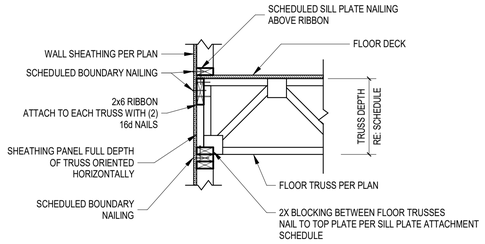
CIVIL ENGINEERING

SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809

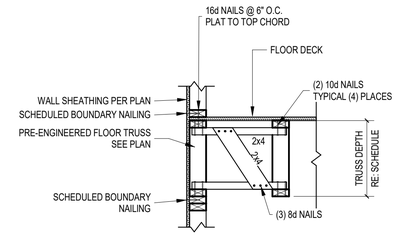
DETAILS

S502

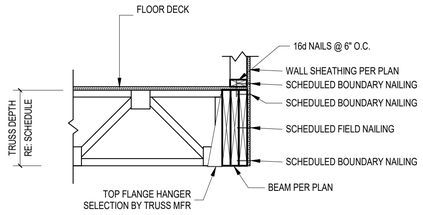
PHASE: PERMIT SET



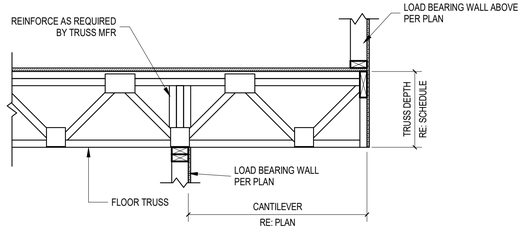
1 FLOOR TRUSS BEARING AT EXTERIOR WALL
3/4" = 1'-0"



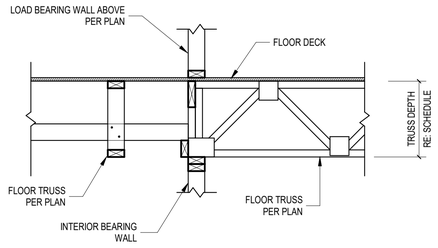
2 TYPICAL FLOOR TRUSS PARALLEL TO WALL
3/4" = 1'-0"



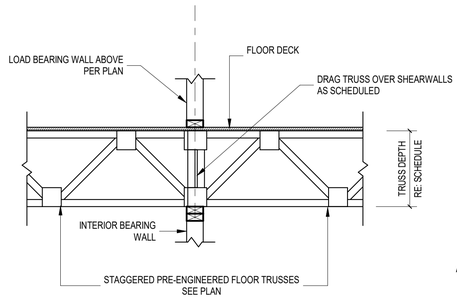
3 TYPICAL FLOOR TRUSS AT EXTERIOR BEAM
3/4" = 1'-0"



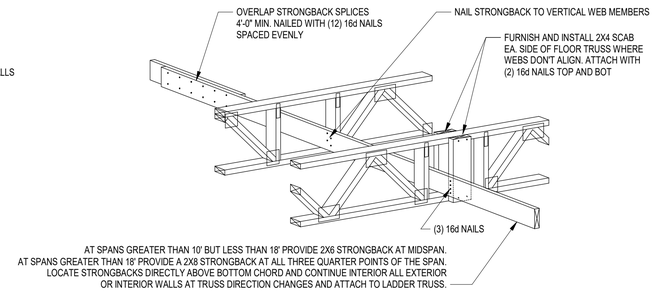
4 TYPICAL CANTILEVERED FLOOR TRUSS
3/4" = 1'-0"



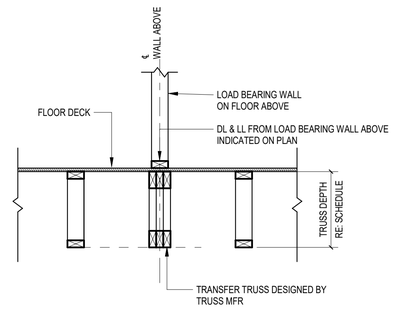
5 TYPICAL FLOOR TRUSS AT DIRECTION CHANGE
3/4" = 1'-0"



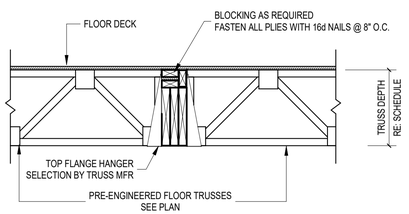
6 TYPICAL FLOOR TRUSS AT INTERIOR WALL
3/4" = 1'-0"



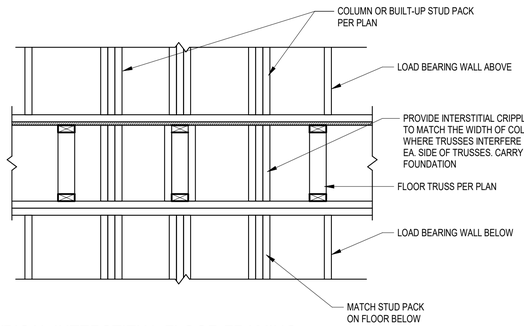
7 TYPICAL FLOOR TRUSS STRONGBACK
1/2" = 1'-0"



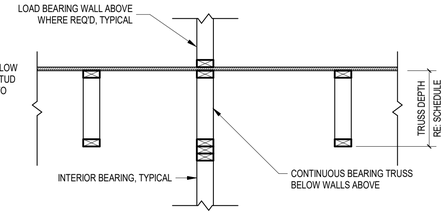
8 TYPICAL TRANSFER TRUSS
3/4" = 1'-0"



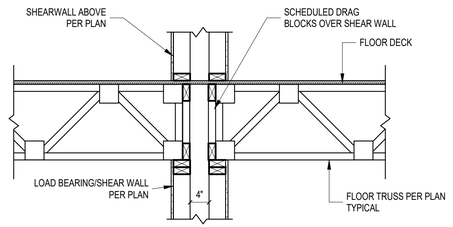
9 TYPICAL FLOOR TRUSS AT BEAM
3/4" = 1'-0"



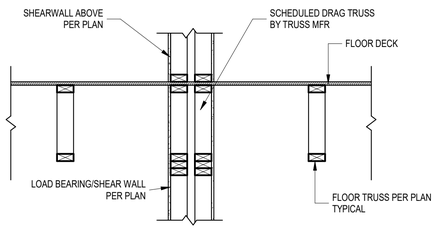
10 TYPICAL INTERSTITIAL FLOOR FRAMING
3/4" = 1'-0"



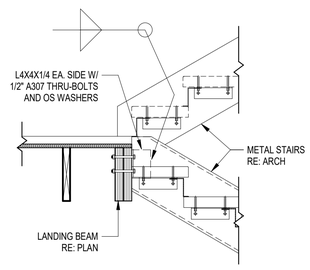
11 TYPICAL CONTINUOUS BEARING TRUSS
3/4" = 1'-0"



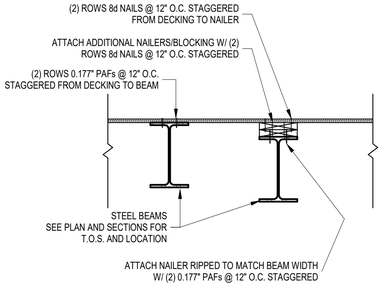
12 FLOOR TRUSS BEARING AT INTERIOR SHEARWALL
3/4" = 1'-0"



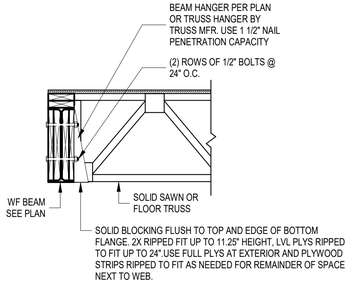
13 TYPICAL FLOOR TRUSS PARALLEL TO INTERIOR SHEARWALL
3/4" = 1'-0"



14 TYPICAL STAIR STRINGER TO LANDING BEAM
3/4" = 1'-0"



15 TYPICAL STEEL BEAM FRAMING ATTACHMENT
3/4" = 1'-0"



16 TYPICAL FLUSH WF CEILING BEAM/TRUSS
3/4" = 1'-0"

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19036 19TH AVENUE, COVINGTON, LA

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REVISIONS

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STATE OF LOUISIANA
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6/3/2025

DETAILS

S503

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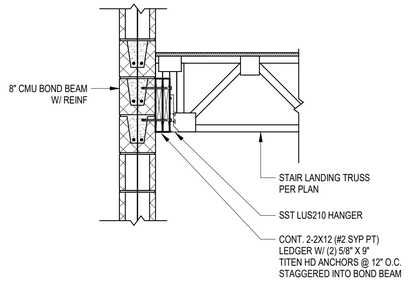
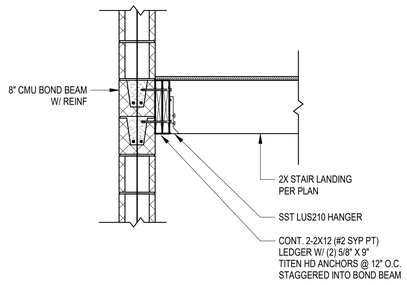
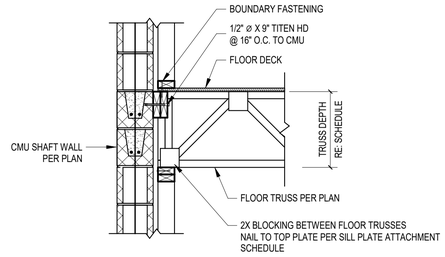
SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809



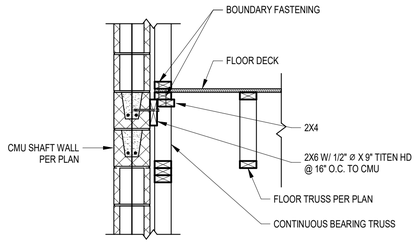
1 TYPICAL SECTION AT FLOOR LANDING
3/4" = 1'-0"



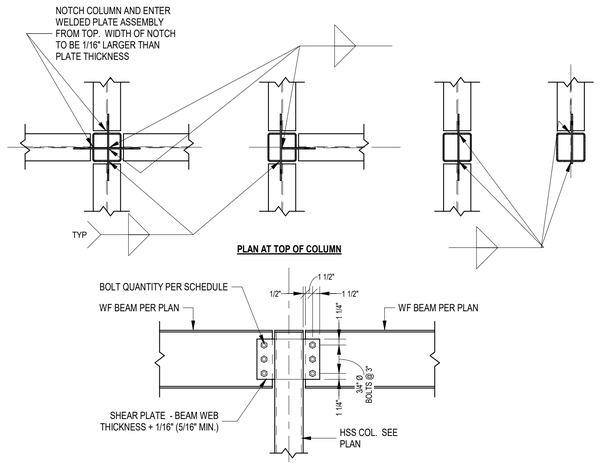
2 TYPICAL SECTION AT MID LANDING
3/4" = 1'-0"



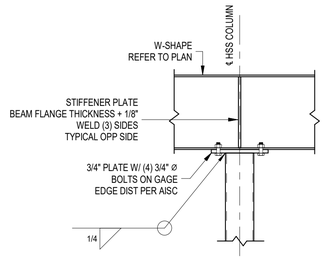
3 TYPICAL FLOOR TRUSS BEARING AT SHAFTWALL
3/4" = 1'-0"



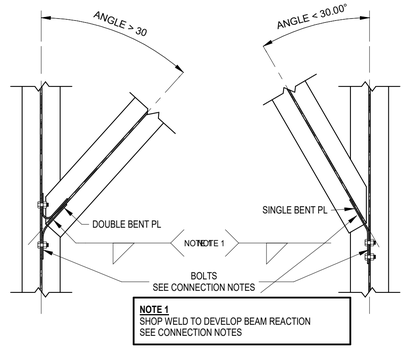
4 TYPICAL FLOOR TRUSS PARALELL TO SHAFTWALL
3/4" = 1'-0"



5 TYPICAL WIDE FLANGE TO HSS SHEAR CONNECTION
3/4" = 1'-0"



6 TYPICAL BEAM OVER COLUMN - PINNED
3/4" = 1'-0"



7 TYPICAL SKEWED BEAM TO BEAM SHEAR CONNECTION
3/4" = 1'-0"

CONNECTION NOTES

DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.

PROMPTLY NOTIFY THE ARCHITECT WHENEVER DESIGN OF MEMBERS AND CONNECTIONS FOR ANY PORTION OF THE STRUCTURE ARE NOT CLEARLY INDICATED.

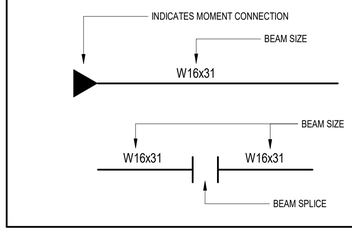
ALL CONNECTIONS ON DRAWINGS SHALL DEVELOP AT MINIMUM ONE-HALF OF THE TOTAL ALLOWABLE UNIFORM LOAD CAPACITY OF THE BEAM FOR THE GIVEN SPAN IN THE AISC MANUAL OF STEEL CONSTRUCTION BEAM TABLES. GREATER LOADINGS WILL BE INDICATED ON DRAWINGS.

UNMARKED WELDS SHALL BE NO LESS THAN THE THICNKESS OF THE THINNER PART JOINED, MINIMUM 3/16".

FURNISH SHEAR BOLTING IN ACCORDANCE WITH THE SCHEDULE (RIGHT). BOLTS SHALL BE ASTM A325 OR ASTM A490 WITH HD WASHERS AND HEAVY HEX NUTS.

SHEAR CONNECTION BOLTING SCHEDULE

BEAM DEPTH	MIN. NO. 3/4" Ø BOLTS
8"-10"	2
12"-14"	3
16"	4
18"	5
21"	6
24"	7



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CAPSTONE AT COVINGTON PLACE
19036 19TH AVENUE, COVINGTON, LA

REVISIONS

JOB NUMBER: 25-0278
ISSUED: 03/28/25
ISSUED FOR:
PERMIT SET

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RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

DETAILS

S504

PHASE: PERMIT SET

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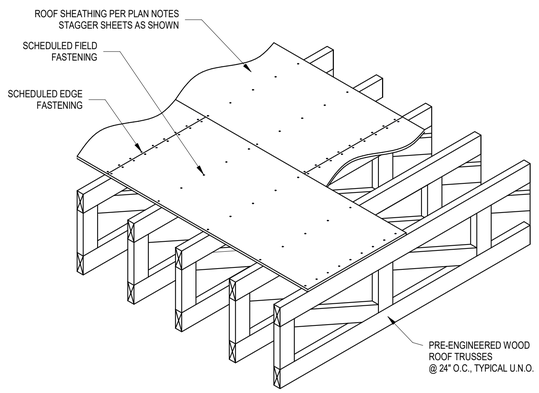
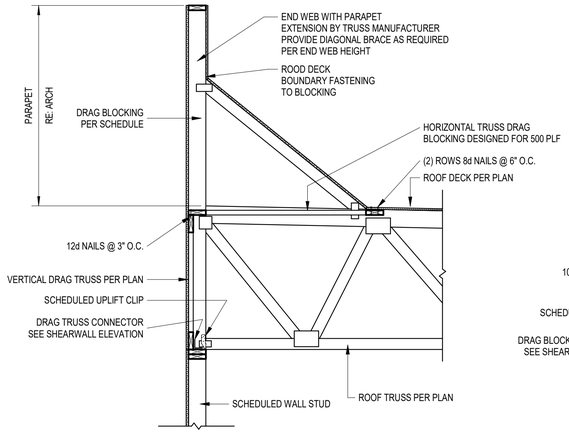
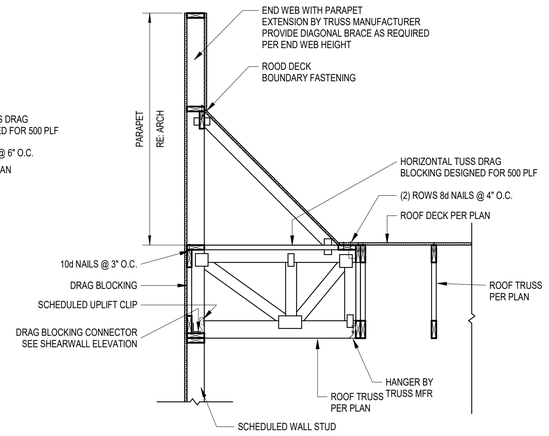
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809



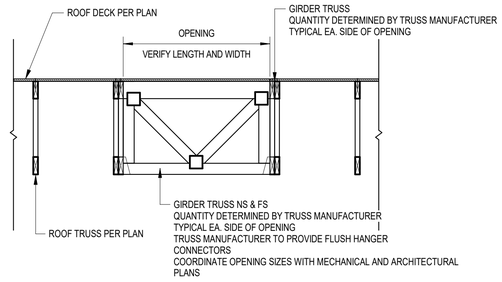
1 TYPICAL ROOF SHEATHING DETAIL
3/4" = 1'-0"



2 TYPICAL ROOF TRUSS BEARING
1/2" = 1'-0"



3 TYPICAL ROOF TRUSS BEARING AT END WALL
1/2" = 1'-0"



4 TYPICAL ROOF OPENING DETAIL
1/2" = 1'-0"

5 TYPICAL DRAG BLOCKING AT SHEARWALLS
3/4" = 1'-0"

6 TYPICAL OFFSET ROOF DRAG TRUSS
3/4" = 1'-0"

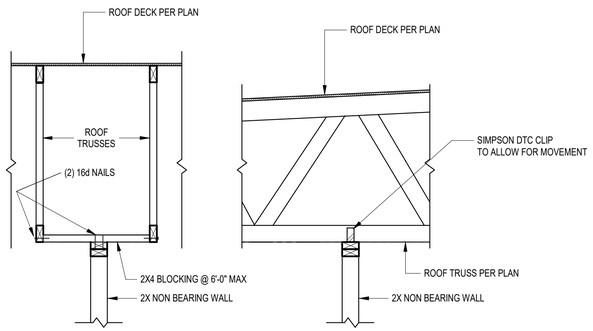
SHEARWALL TYPE	A35 ANCHOR SPACING
G1 & G2	60" O.C.
G3 & W1	18" O.C.
W2 & W3	12" O.C.
W4	10" O.C.

FOR DOUBLE SIDED SHEARWALLS, INCLUDING PARTY WALLS SHEATHED ON BOTH WALLS, SPACING SHOWN MUST BE HALVED. INSTALL 2 A35 CLIPS MINIMUM PER SHEARWALL

7 TYPICAL ROOF DRAG TRUSS CONNECTION
3/4" = 1'-0"

NOTE: ATTACHMENT SCHEME SHALL BE VERIFIED WITH MEP ENGINEER AND EQUIPMENT MFR. ALTERNATIVE SCHEMES SHALL BE SUBMITTED TO SEOR FOR APPROVAL.

8 TYPICAL MECHANICAL UNIT SUPPORT
3/4" = 1'-0"



9 TYPICAL NON-LOAD BEARING WALL CONNECTION
3/4" = 1'-0"

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CAPSTONE AT COVINGTON PLACE
19036 19TH AVENUE, COVINGTON, LA

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

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REVISIONS

JOB NUMBER: 25-0278
ISSUED: 03/28/25
ISSUED FOR:
PERMIT SET

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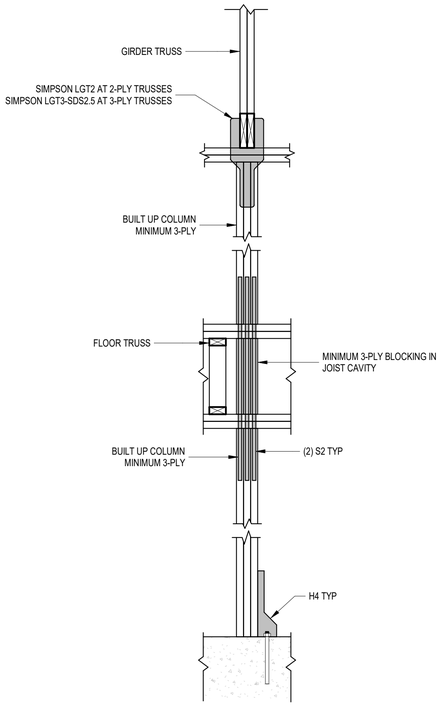
STATE OF LOUISIANA
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

DETAILS

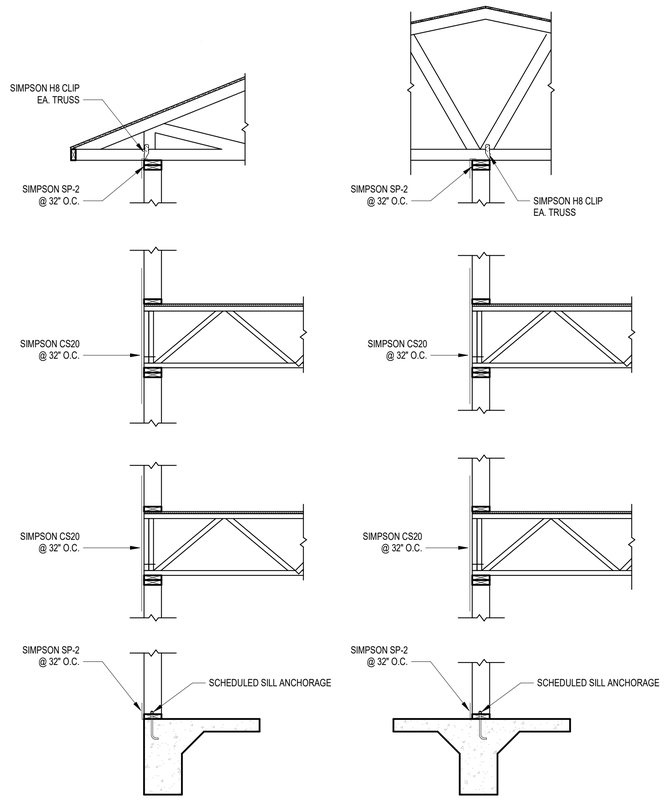
S505

PHASE: PERMIT SET

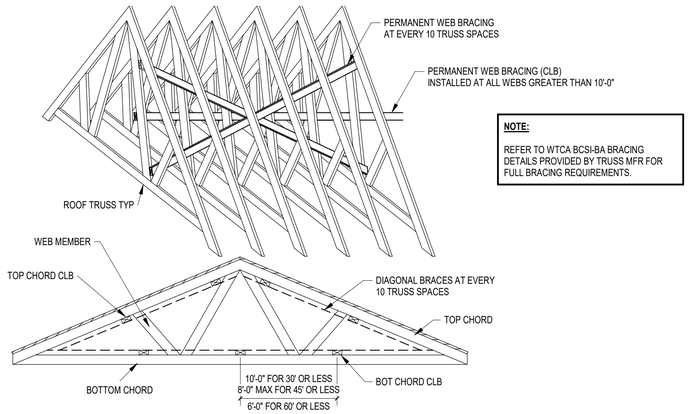
SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809



1 TYPICAL GIRDER TRUSS HOLDDOWN
3/4" = 1'-0"



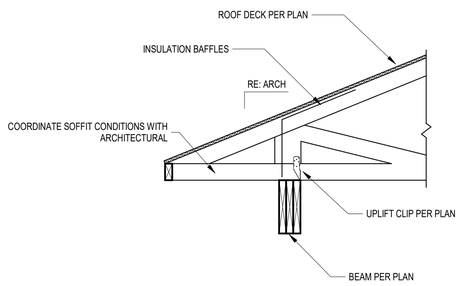
2 UPLIFT STRAP CONNECTIONS AT ROOF BEARING WALLS (MULTI-STORY)
1/2" = 1'-0"



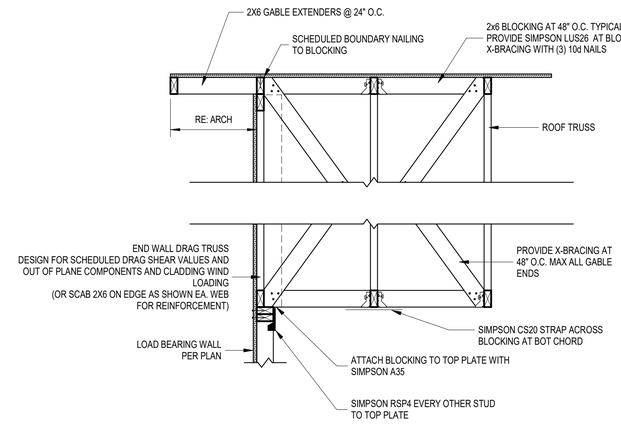
NOTE:

REFER TO WTCA BCSI-BA BRACING DETAILS PROVIDED BY TRUSS MFR FOR FULL BRACING REQUIREMENTS.

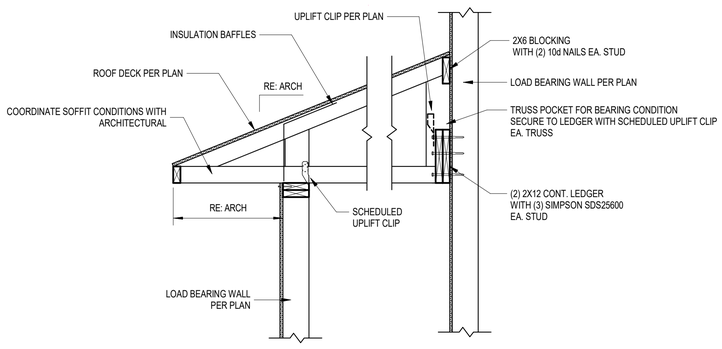
3 TYPICAL ROOF TRUSS BRACING
3/4" = 1'-0"



4 ROOF TRUSS BEARING AT EXTERIOR BEAM
3/4" = 1'-0"



5 ROOF TRUSS GABLE END BRACING
3/4" = 1'-0"



6 TYPICAL ROOF TRUSS LEDGER ATTACHMENT
3/4" = 1'-0"

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CAPSTONE AT COVINGTON PLACE
19036 19TH AVENUE, COVINGTON, LA

REVISIONS

JOB NUMBER: 25-0278

ISSUED: 03/28/25

ISSUED FOR:

PERMIT SET

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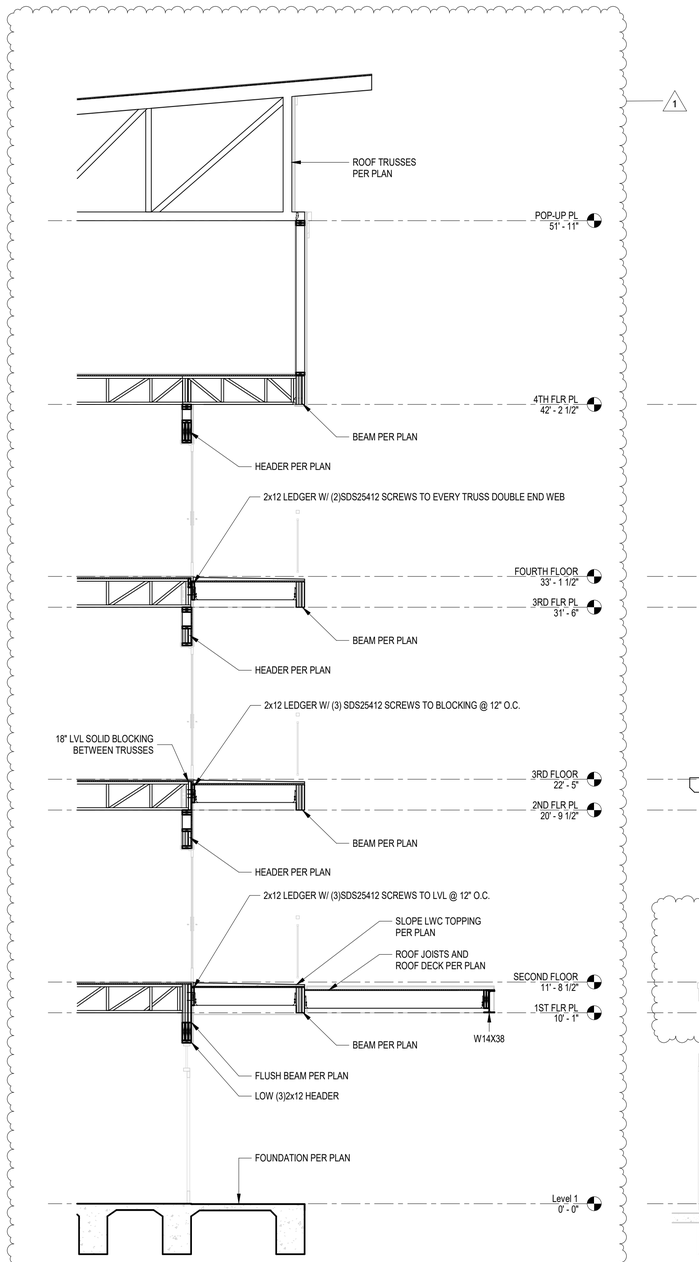
STATE OF LOUISIANA
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

DETAILS

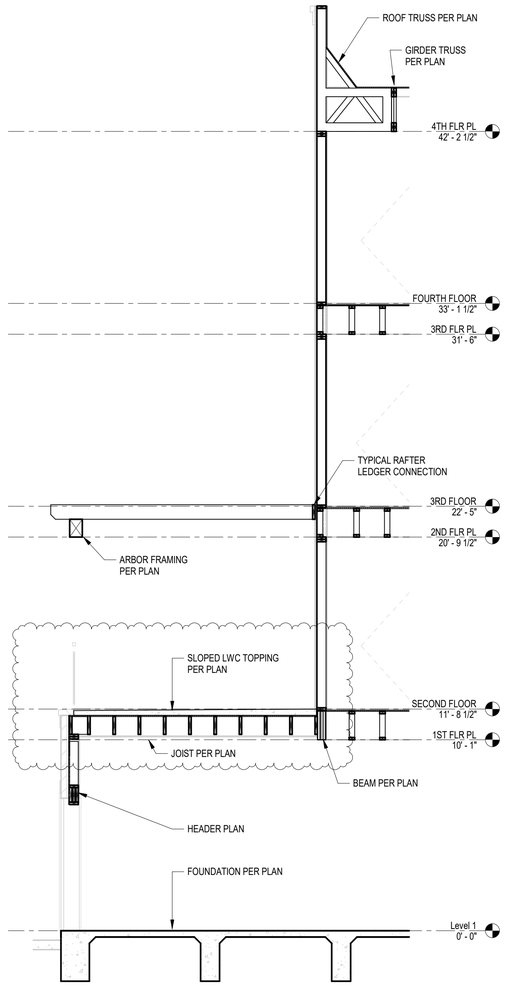
S506

PHASE: PERMIT SET

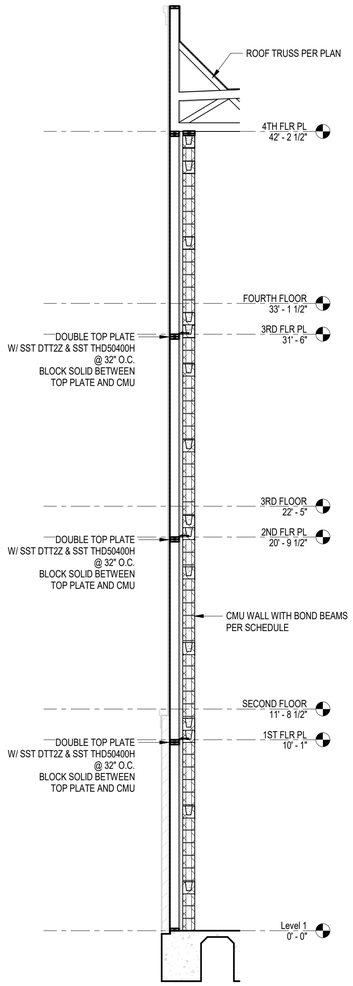
SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809



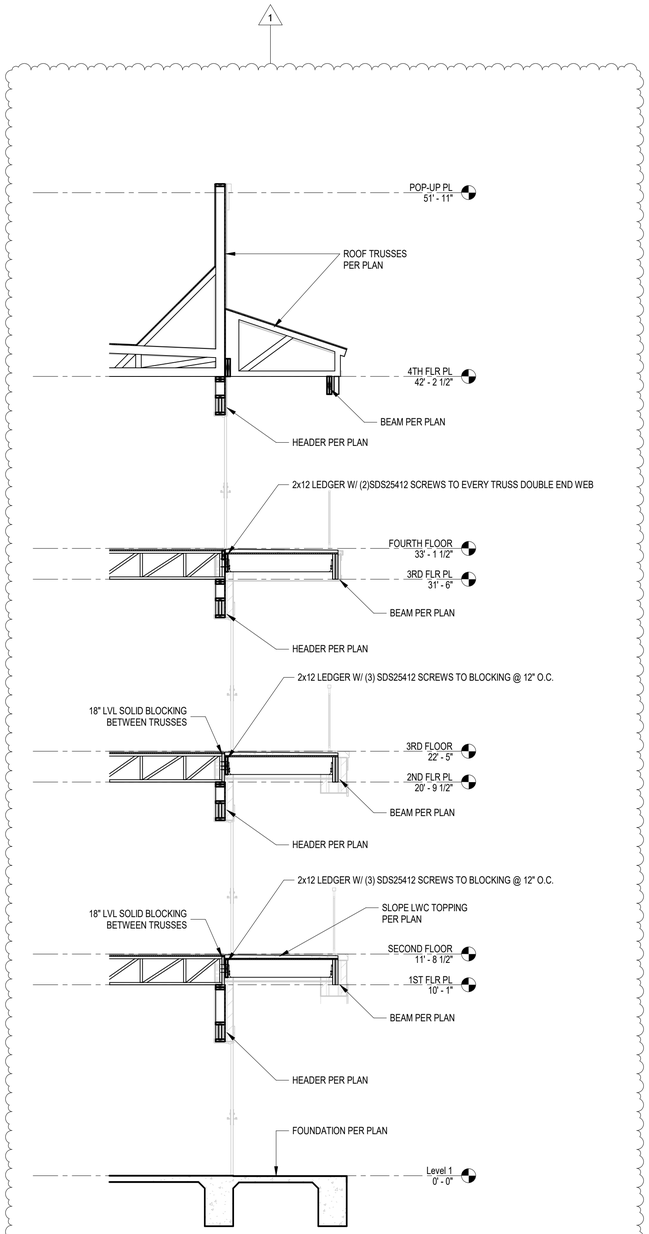
1 SECTION
1/4" = 1'-0"



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



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



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

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19036 19TH AVENUE, COVINGTON, LA

REVISIONS

1	6/4/2025	Addendum 03

JOB NUMBER: 25-0278
ISSUED: 04/24/25

PRELIMINARY
NOT FOR CONSTRUCTION

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STATE OF LOUISIANA
6/3/2025
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

SECTIONS

S507

PHASE: PERMIT SET

GENERAL

ALL DESIGN LOADS SHOWN ON THE STRUCTURAL PLANS ARE ALLOWABLE STRESS DESIGN (UNFACTORED) SERVICE LOADS.

ALL METHODS, PROCEDURES, AND SEQUENCES OF WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ENSURE ALL PRECAUTIONS ARE TAKEN TO MAINTAIN THE INTEGRITY OF THE STRUCTURE THROUGHOUT ALL STAGES OF CONSTRUCTION.

REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR ALL ITEMS OMITTED FROM THE STRUCTURAL PLANS.

IF A CONFLICT IS OBSERVED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR PROPER GUIDANCE AND CLARIFICATION PRIOR TO CONSTRUCTION.

THE STRUCTURAL INTEGRITY OF THE DESIGN DEPENDS ON THE FULL INTERACTION OF ALL ITS FRAMING MEMBERS AND CLADDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY SHORE AND BRACE ALL STAGES OF CONSTRUCTION UNTIL THE STRUCTURE IS COMPLETED.

THE GENERAL CONTRACTOR SHALL COORDINATE THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.

ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, AND QUANTITIES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ANY FABRICATION OR INSTALLATION.

SCALING OF THE STRUCTURAL DRAWINGS SHALL NOT BE PERMITTED. IF ANY DIMENSIONS VITAL TO CONSTRUCTION ARE NOT SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS, CONTRACTOR SHALL SEND FORMAL REQUEST TO THE ARCHITECT OR ENGINEER OF RECORD FOR CLARIFICATION.

IN THE EVENT OF CONFLICTING OR DIFFERING REQUIREMENTS INDICATED ON THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS THAT HAVE NOT BEEN SUBSEQUENTLY CLARIFIED OR CHANGED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY, GREATER QUANTITY, OR MORE STRINGENT UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

CODES AND DESIGN SPECIFICATIONS

BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2021

AMERICAN CONCRETE INSTITUTE (ACI 318 LATEST EDITION)

AMERICAN INSTITUTE FOR STEEL CONSTRUCTION (AISC LATEST EDITION)

NATIONAL DESIGN SPECIFICATION FOR WOOD FRAMED CONSTRUCTION (NDS 2018)

ASCE 7-16

DESIGN LOADS

- FIRST FLOOR DESIGN LOADS

  LIVE LOAD AT PUBLIC AREAS = 100 PSF
  LIVE LOADS AT RESIDENTIAL UNITS AND CORRIDORS = 40 PSF
  FIRST FLOOR DEAD LOAD = 10 PSF
  FLOOR DEAD LOAD ABOVE FIRST FLOOR = 25 PSF

- ROOF DESIGN LOADS

  CEILING DEAD LOAD = 5 PSF
  CEILING LIVE LOAD = 10 PSF
  ROOF COLLATERAL DEAD LOAD = 10 PSF
  ROOF LIVE LOAD = 20 PSF

- WIND LOAD CRITERIA

  ULTIMATE WINDSPEED = 131 MPH
  NOMINAL WINDSPEED = 102 MPH
  OCCUPANCY CATEGORY = II
  EXPOSURE = C
  INTERNAL PRESSURE COEFFICIENT = +/- 0.18

GEOTECHNICAL

GEOTECHNICAL

THE FOUNDATION DESIGN WAS BASED ON THE FOLLOWING GEOTECHNICAL INFORMATION:

GEOTECHNICAL INVESTIGATION BY: TERRACON
DATE OF REPORT: MAY 14, 2025
REPORT NUMBER: ET245002

ALLOWABLE BEARING CAPACITY FOR CONTINUOUS FOOTINGS: 2,000 PSF - FOUNDATION BEARING ON STRUCTURAL FILL

PERFORM EATHWORK AND STRUCTURAL FILL IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT.

REMOVE ALL VEGETATION AND DEBRIS, INCLUDING TREES AND ROOT SYSTEMS, PAVEMENTS, SIDEWALKS, BUILDING FOUNDATIONS, AND ABANDONED UTILITIES. STRIP A MINIMUM OF 6" OF EXISTING SOIL AND REMOVE ALL ROOTS, ORGANIC MATERIALS AND UNSTABLE SOILS.

AFTER STRIPPING THE SITE, THE BUILDING PAD SHOULD BE CUT TO AN ELEVATION SUFFICIENT FOR FOUNDATION BEARING ON STRUCTURAL FILL AS DETERMINED BY THE GEOTECHNICAL ENGINEERS OBSERVATIONS AND ON-SITE EVALUATIONS. PROOFROLL THE EXPOSED SUBGRADE TO DETECT SOFT OR YIELDING SOILS. REMOVE ANY SOFT OR YIELDING SOILS, SCARIFY, MOISTURE CONDITION, AND RECOMPACT IN ACCORDANCE WITH ASTM D-698.

STRUCTURAL FILL SHALL BE LEAN CLAY WITH A PI BETWEEN 10 AND 25 WITH A LIQUID LIMIT LESS THAN 45 COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM OF 9" LIFTS.

CONTRACTOR AND OWNER TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION DURING AND THROUGHOUT THE STRUCTURE LIFE.

THE GENERAL CONTRACTOR SHALL MAINTAIN A COPY OF THE GEOTECHNICAL REPORT ON SITE. IN THE EVENT OF CONFLICTING OR DIFFERING REQUIREMENTS INDICATED ON THE STRUCTURAL DRAWINGS AND/OR GEOTECHNICAL REPORT THAT HAVE NOT BEEN SUBSEQUENTLY CLARIFIED OR CHANGED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY, GREATER QUANTITY, OR MORE STRINGENT UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

THE PROJECT GEOTECHNICAL ENGINEER SHALL BE RETAINED FOR ALL REQUIRED OBSERVATIONS, TESTING AND EVALUATION DURING CONSTRUCTION.

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN TEAM DIGITALLY UPON COMPLETION AND APPROVAL FROM THE GENERAL CONTRACTOR.

ENGINEER OF RECORD WILL REVIEW ALL STRUCTURAL COMPONENT SHOP DRAWINGS FOR CONFORMANCE TO DESIGN LOADS AND LOAD PATHS ONLY. ALL GEOMETRIC LAYOUTS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO THE ORDERING OF MATERIALS AND RELEASING FOR FABRICATION.

SHOP DRAWINGS FOR THE FOLLOWING STRUCTURAL COMPONENTS SHALL BE SUBMITTED:

POST-TENSION SHOP DRAWINGS
MASONRY REINFORCEMENT
STRUCTURAL STEEL
PRE-ENGINEERED WOOD TRUSSES*
STAIRS AND RAILS*

1

*INDICATES ITEMS REQUIRING A PROFESSIONAL ENGINEER WHO WILL ACT AS A COMPONENTS ENGINEER FOR THE GENEREAL CONTRACTOR. THESE ITEMS WILL REQUIRE SHOP DRAWINGS AND CALCULATIONS TO BE AFFIXED WITH A SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. ALL SHOP DRAWINGS SHALL BE ACCOMPANIED BY A SET OF SEALED CALCULATIONS INCLUDING ALL REACTIONS. SUBMITTAL SHALL INCLUDE ALL APPLICABLE DESIGN LOADS, BEARING POINTS, CONNECTIONS, BRACING, AND ALL ITEMS PERTAINING TO A SAFE FABRICATION, ERECTION, AND SERVICE OF COMPONENTS.

CONTRACTOR SHALL PROVIDE A MINIMUM OF FOURTEEN (14) CALENDAR DAYS TO THE DESIGN TEAM FOR REVIEW.

CAST-IN-PLACE CONCRETE

ALL CONCRETE WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION).

CONCRETE MIX DESIGNED SHALL BE ESTABLISHED BY THE SUPPLIER IN ACCORDANCE WITH ACI 318. MIX DESIGNS SHALL BE SUBMITTED WITH BACKUP DATA PER ACI 318 TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONCRETE BATCHING. THE PROPOSED MATERIALS AND MIX SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS ON THE GENERAL CONTRACTOR.

ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN THE TABLE BELOW:

USE	COMPRESSIVE STRENGTH	MAXIMUM AGGREGATE SIZE
GRADE BEAMS AND SLABS-ON-GRADE	3,500 PSI	3/4"

WATER/CEMENT RATIO SHALL BE LIMITED TO 0.50 MAXIMUM.

SLEEVES, MECHANICAL OPENINGS, CONDUITS, PIPES, RECESSES, DEPRESSIONS, AND ALL EMBEDDED ITEMS SHALL BE PROVIDED FOR AS PER THE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS.

ENGINEER OF RECORD DOES NOT PERMIT THE USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS THAT MAY CAUSE EXCESSIVE CORROSION IN THE REINFORCING STEEL.

A MINIMUM 15 MIL POLYETHYLENE VAPOR BARRIER SHALL BE PROPERLY INSTALLED AND SEALED UNDER ALL INTERIOR SLABS ON GRADE.

CONTRACTOR SHALL REFER TO THE FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION.

ALL FLOOR DRAINS, DROPS, CURBS, LEDGES, ETC. SHALL BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

CONTRACTOR SHALL PLACE AND SECURE ALL REINFORCEMENT, ANCHOR BOLTS, ETC. PRIOR TO PLACING ANY CONCRETE. WET PLACING ANY OF THESE ITEMS DURING CONCRETE PLACEMENT IS NOT PERMITTED.

WATER MAY NOT BE ADDED TO BATCH AT THE SITE UNLESS IT IS SPECIFICALLY NOTED THAT IT MAY BE ADDED BY THE READY-MIX COMPANY.

CONCRETE REINFORCEMENT

ALL CONCRETE REINFORCEMENT SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ACI 318 (LATEST EDITION).

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 (Fy = 60,000 PSI MIN.) UNLESS OTHERWISE SHOWN.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE PROVIDED IN FLAT SHEETS ONLY.

WELDED WIRE FABRIC SHALL BE LAPPED A MINIMUM OF 2 MESHES, BUT NOT LESS THAN 12".

ALL REINFORCING STEEL SHALL BE SUPPORTED ON PLASTIC CHAIRS AT 48" O.C. E.W.

ALL BAR SPLICES, WHERE REQUIRED SHALL CLASS "B" TENSION LAP SPLICES (2'-0" MINIMUM).

CONCRETE PROTECTION FOR REINFORCEMENT OF CAST-IN-PLACE CONCRETE MEMBERS SHALL BE IN ACCORDANCE WITH ACI 318-14 UNLESS OTHERWISE NOTED. MINIMUM CLEAR COVER OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE IN ACCORDANCE WITH BELOW.

1. CONCRETE PERMANENTLY CAST AGAINST EARTH .... 3"
2. CONCRETE EXPOSED TO EARTH OR WEATHER
   #6 THROUGH #11 BARS .... 2"
   #5 BAR AND SMALLER.. 1 1/2"

ALL REINFORCING STEEL SHALL BE ADEQUATLY TIED TOGETHER AND SUPPORTED TO ENSURE PROPER LOCATION OF REINFORCEMENT IN ACCORDANCE WITH THE STRUCTURAL DESIGN.

BARS SHALL BE IN CONTACT WHEN FORMING A LAP SPLICE, UNLESS NOTED OTHERWISE.

ALL DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED WALL OR COLUMN REINFORCEMENT AND SHALL BE LAPPED WITH A CLASS "B" TENSION LAP SPLICE.

STRUCTURAL CONCRETE MASONRY UNITS (CMU)

ALL MASONRY WORK WHALL BE PERFORMED IN ACCORDANCE WITH THE IBC AND TMS 402 / ACI 530.

ALL MASONRY WORK SHALL BE INSPECTED AND EVALUATED IN ACCORDANCE WITH THE REQUIREMENTS OF TMS 402 / ACI 530 BASED ON APPLICABLE LATERAL DESIGN RISK CATEGORY PROVIDED ON THIS SHEET. THE CONTRACTOR SHALL PROVIDE REPORTS FROM THE TESTING AGENCY INCIDCATING COMPLIANCE WITH THESE REQUIREMENTS.

STRUCTURAL PROPERTIES SHALL BE IN ACCORDANCE WITH THE BELOW

F'm	1,000 PSI
CONCRETE MASONRY UNITS	LIGHT WT ASTM C90 W/ A MINIMUM COMPRESSIVE STRENGTH OF 3,300 PSI ON THE NET AREA
MORTAR	ASTM C270 TYPE S, 1,800 PSI MIN COMPRESSIVE STRENGTH
COARSE GROUT	ASTM C476 3/8" AGGREGATE, 3,000 PSI
REINFORCING STEEL	ASTM A615 GRADE 60, ASTM A706 FOR WELDED APPLICATION
Z-TIES	ASTM A82, 3/16" DIAMETER WIRE, GALVANIZED

U-BLOCK LINTELS SHALL BE PLACE ABOVE ALL OPENINGS, INCLUDING MECHANICAL PENETRATIONS U.N.O. IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.

NO OPENINGS LARGER THAN 15' SHALL BE BUILT USING CMU.

CONTINOUS BOND BEAMS REINFORCED WITH (1) #5 BAR SHALL BE PROVIDED AT ALL FLOOR LEVELS AND AT THE TOPS OF ALL WALLS AND PARAPETS AND AT ALL JOIST BEARING ELEVATIONS.

THE FIRST CELL, IN EACH WYTHE, AT CORNERS, EACH SIDE OF OPENINGS, AND ENDS OF WALLS SHALL BE GROUTED AND REINFORCED AS PER THE REINFORCEMENT CALLED OUT IN THE PLAN

PROVIDE WIRE-BOND CORELOCK REBAR POSITIONERS OR EQ TO SECURE VERTICAL WALL REINFORCEMENT IN PROPER LOCAITON AS NOTED ON PLANS. PROVIDE A MINIMUM OF ONE POSITIONER PER POUR LIFT.

CONTRACTOR SHALL ENSURE ALL CELLS ARE FREE OF TRASH AND DEBRIS BEFORE GROUTING CELLS

ALL STRUCTURAL MASONRY TO BE INSTALLED IN RUNNING BOND UNLESS NOTED OTHERWISE.

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS SHALL ONLY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

CONTRACTOR SHALL AVOID DAMAGING ANY REINFORCING STEEL OR POST-TENSIONED TENDONS WHEN DRILLING HOLES FOR POST-INSTALLED ANCHORS.

POST-INSTALLED ANCHOR HOLES SHALL BE ADEQUATELY CLEANED PER THE MANUFACTURER'S RECOMMENDATIONS FOR THE EPOXY SELECTED BY THE ENGINEER OF RECORD.

WOOD FRAMING - GENERAL:

ALL WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD PRODUCTS", LATEST EDITION, BY THE AMERICAN FOREST & PAPER ASSOCIATION, AMERICAN WOOD COUNCIL AND "PANEL DESIGN SPECIFICATIONS", LATEST EDITION, BY APA - THE ENGINEERED WOOD ASSOCIATION.

ALL SOLID SAWN WOOD SPECIES SHALL BE SOUTHERN YELLOW PINE #2 WITH A MAXIMUM MOISTURE CONTENT OF 19% UNLESS NOTED OTHERWISE.

ALL STUDS SHALL BE BRACED HORIZONTALLY AT THIRD POINTS OR FULLY SHEATHED WHEN SUBJECTED TO LOAD BEARING CONDITION DURING CONSTRUCTION.

ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED.

MEMBERS MAY BE MULTIPLE OR SINGLE PLY TO ACHIEVE THE THICKNESS SPECIFIED. WHERE MULTIPLE PLY MEMBERS ARE USED, FASTEN MEMBERS PER THE MANUFACTURER REQUIREMENTS TO OBTAIN THE CAPACITY OF A SINGLE PLY MEMBER.

SPLICES ARE NOT PERMITTED IN RAFTERS, BEAMS, OR POSTS EXCEPT AT SUPPORTS.

RAFTERS, JOISTS, AND BEAMS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH INTERIOR SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF THE MEMBERS ARE FASTENED TO A HEADER, BAND OR RIM BOARD.

ROOF AND FLOOR SHEATHING ARE DESIGNED AS DIAPHRAGMS. SPAN DIRECTION OF SHEETS SHALL BE PERPENDICULAR TO FRAMING AND JOINTS SHALL BE STAGGERED. MAINTAIN 1/8" GAP BETWEEN ENDS AND EDGES OF PANELS. REFER TO TYPICAL FRAMING DETAILS FOR ADDITIONAL INFORMATION AND ATTACHMENT SPACING.

WOOD FRAMING - CONNECTIONS:

FASTEN WOOD FRAME ELEMENTS IN ACCORDANCE WITH IBC TABLE 2304.10.1 UNLESS NOTED OTHERWISE IN THE PLANS. PROVIDE IBC FASTENING IN ADDITION TO MANUFACTURED CONNECTIONS.

THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN THE IBC 2021 "FASTENING SCHEDULE" UNLESS NOTED AS GREATER ON DRAWINGS.

BEAM TO BEAM FLUSH CONNECTIONS SHALL BE MADE USING MANUFACTURED BEAM HANGERS PER THE STRUCTURAL DETAILS. NO STRUCTURAL BEAMS OR HEADER CONNECTIONS SHALL RELY ON TOE-NAILING FOR LOAD TRANSFER.

CONNECTORS AND FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL. INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, POWER ACTUATED FASTENERS, NAILS, SCREWS , BOLTS AND METAL FRAMING HARDWARE. THE ZINC COATING WEIGHTS SHALL BE IN ACCORDANCE WITH ASTM A153.

CONNECTORS SHALL BE GALVANIZED AND MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED ALTERNATE. INSTALL ALL CONNECTORS PER MANUFACTURER'S RECOMMENDATIONS. USE TYPE, SIZE AND QUANTITY OF FASTENERS IN CONNECTORS SPECIFIED BY CONNECTOR MANUFACTURER. WHERE FASTENER OPTIONS ARE GIVEN BY THE MANUFACTURER, INSTALL TYPE, SIZE AND QUANTITY OF FASTENERS REQUIRED TO ACHIEVE THE MAXIMUM RATED CONNECTOR CAPACITY. ALL SPECIFIED MANUFACTURED PRODUCTS MAY BE SUBSTITUTED WITH AN EQUIVALENT PRODUCT HAVING THE SAME LOAD CAPACITY AT THE CONTRACTOR'S OPTION.

ALL STEEL CAPS, BRACKETS, HANGERS, BASE PLATES AND BOLTS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

NAILS NOTED IN NOTES, SECTION, PLANS, AND DETAILS ARE COMMON WIRE NAILS, UNLESS NOTED OTHERWISE. PNEUMATIC GUN NAILING IS ALLOWED WITH UNITS OF EQUIVALENT GAGE AND LENGTH AS COMMON WIRE NAIL OF SIZE NOTED. ENSURE THAT ALL OVERDRIVEN OR CROOKED NAILS ARE REMOVED AND PROPERLY REPLACED.

ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS, UNLESS NOTED OTHERWISE. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" DIAMETER LARGER THAN NORMAL BOLT DIAMETER.

BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.

WOOD SHEATHING:

ROOF, WALL, AND FLOOR SHEATHING SHALL BE AS SCHEDULED IN THE STRUCTURAL DOCUMENTS.

ORIENTED STRAND BOARD (OSB) MAY BE USED INTERCHANGEABLY WITH PLYWOOD AT VERTICAL APPLICATIONS.

ALL WOOD SHEATHING WITHIN 4'-0" ON EACH SIDE OF FIRE WALLS SHALL BE FIRE RETARDANT.

INTERIOR GYPSUM SHEARWALLS SHALL BE 5/8" THICK TYPE X GYPSUM REGULAR CONFORMING TO THE REQUIREMENTS OF ASTM C 36 AND INSTALLED PER GA-216.

REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED LOCATIONS OF FIRE RETARDANT PLYWOOD AT ROOF DECKING.

PROVIDE 1/4" GAPS EVERY 80 FEET IN PLYWOOD DECKING OR PLYWOOD RUNS LONGER THAN 80 FEET.

ALL ROOF SHEATHING SHALL RUN CONTINUOUS BELOW ALL DORMERS, CUPOLAS, AND VALLEY / BUILT-UP TRUSSES UNLESS NOTED OTHERWISE. ANCHOR VALLEY TRUSSES TO SUPPORTING ELEMENTS BELOW WITH SIMPSON VTCR AT 24" O.C. MAXIMUM.

WOOD FRAMING - WALLS

LOAD BEARING WALL STUDS SHALL BE AS SCHEDULED ON THE STRUCTURAL DRAWINGS.

HEADERS FOR 2x6 WOOD FRAMED WALLS TO BE (3) 2x8, UNLESS NOTED OTHERWISE.

HEADERS FOR 2X4 WOOD FRAMED WALLS TO BE (2) 2x8, UNLESS NOTED OTHERWISE.

STUD WALLS SHALL BE BRACED UNTIL ALL DECKING, SHEAR PANELS AND ROOF TRUSSES ARE IN PLACE. PROVIDE 2x BLOCKING AT MID HEIGHT OF ALL BEARING WALLS OR AT 4'-0" MAXIMUM SPACING.

WOOD BEAMS AND MULTI-PLY TRUSSES SHALL BEAR ON MULTIPLE STUDS AND HAVE THE SAME NUMBER OF STUDS AS NUMBER OF BEAM/TRUSS PLIES (2 MINIMUM), UNLESS A GREATER NUMBER IS NOTED ON THE DRAWINGS. CONTINUE STUD PACKS DOWN TO FOUNDATION .

JAMB, BEAM, MULTI-PLY TRUSS SUPPORT STUDS/POSTS SHALL BE CONTINUOUS DOWN TO FOUNDATION OR TRANSFER BEAM/HEADER BELOW. PROVIDE VERTICAL 2X STUDS OR SOLID BLOCKING THROUGH JOIST/TRUSS CAVITY TO MATCH STUD GROUP ABOVE. AT BEAMS, ADD SUFFICIENT BLOCKS TO EACH END OF BEAM TO MATCH STUD GROUP ABOVE.

WALL STUDS SHALL BE CONTINUOUS BETWEEN FLOORS, CEILING, AND ROOF.

WHERE EXTERIOR WALLS SPAN TWO STORIES WITHOUT INTERMEDIATE SUPPORT FROM A FLOOR, STUDS SHALL BE FULL LENGTH FOR THE TWO STORIES. STUDS SHALL NOT BE SPLICED AT THE "PLATE HEIGHT" WHEN NO ROOF, CEILING, OR FLOOR PROVIDES LATERAL SUPPORT AT THAT HEIGHT.

EXTERIOR WALLS SHALL BE COMPLETELY SHEATHED IN ACCORDANCE WITH THE LOWEST SHEARWALL SHEATHING REQUIREMENTS.

EXTERIOR SHEATHING SHALL BE MADE CONTINUOUS FROM FOUNDATION TO ROOF AND HORIZONTALLY CONTINUOUS FROM BUILDING CORNER TO BUILDING CORNER AND AROUND OPENINGS BY NAILING TO STUDS, BLOCKING, ETC. IN WALL TO CONTINUE THROUGH INTERSECTING WALLS AND FLOORS.

INTERIOR SHEATHING AT SHEAR WALLS SHALL BE MADE CONTINUOUS FROM FOUNDATION TO TOP OF SHEAR WALL AND HORIZONTALLY CONTINUOUS FROM END OF SHEAR WALL TO END OF SHEAR WALL BY FASTENING TO STUDS, BLOCKING, ETC. IN WALL TO CONTINUE THROUGH INTERSECTING WALLS AND FLOORS.

REFER TO PLANS FOR SHEARWALL LOCATIONS, DETAILS AND ANCHORAGE REQUIREMENTS.

WALL DOUBLE TOPPED PLATES SHALL BE LAPPED AT CORNERS AND INTERSECTIONS. ALL DOUBLE PLATE END JOINTS SHALL BE OFFSET AT LEAST 48", UNO.

SILL, SOLE, AND MUD PLATES SHALL BE SECURED IN ACCORDANCE WITH THE ANCHORING SCHEDULE.

PRE-ENGINEERED WOOD TRUSSES - GENERAL:

TRUSSES ARE DESIGNED FOR IN SERVICE CONDITIONS ONLY. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROPERLY BRACE TRUSSES DURING BRACING AND ERECTION.

TRUSS MANUFACTURER SHALL DESIGN ALL TRUSSES IN ACCORDANCE WITH ALL GRAVITY, SHEAR, AND WIND LOADS SCHEDULED ON THE STRUCTURAL DRAWINGS.

TRUSS LENGTHS, DEPTHS, AND GEOMETRY SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO PRODUCTION OF SHOP DRAWINGS AND FABRICATION. CONFIGURATION AND SIZE OF WEB AND CHORD MEMBERS SHALL BE DETERMINED BY THE TRUSS DESIGNER.

CONTRACTOR SHALL LATERALLY BRACE ALL TRUSSES DURING ERECTION UNTIL ALL DIAPHRAGMS ARE PROPERLY INSTALLED.

PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE SUPPLIER'S COMPONENT ENGINEER TO CONFIGURATION AND LOAD-CARRYING CAPACITY SHOWN ON DRAWINGS. TRUSS DESIGNS SHALL COMPLY WITH ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES", AND TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".

THE FOLLOWING DESIGN DATA SHALL BE INDICATED ON THE SHOP DRAWINGS:
METAL CONNECTORS SIZES
LUMBER GRADES
BEARING POINTS
DEFLECTIONS
DESIGN LOADS
PERMANENT BRACING

THE MOISTURE CONTENT OF THE LUMBER SHALL NOT EXCEED 19% NOR BE LESS THAN 7% AT THE TIME OF FABRICATION.

ALL TRUSS CONNECTOR PLATES SHALL BE MANUFACTURED FROM STRUCTURAL QUALITY GALVANIZED SHEET METAL NOT LESS THAN 20 GAUGE IN THICKNESS WITH A MINIMUM YIELD STRENGTH OF 33 KSI AND A MINIMUM ULTIMATE TENSILE STRENGTH OF NOT LESS THAN 45 KSI. THE CORROSION RESISTANT COATING SHALL MEET OR EXCEED ASTM A446, STANDARD SPECIFICATION FOR SHEET METAL.

NO OPEN JOINTS WHICH RELY ON THE STIFFNESS OF THE METAL CONNECTOR TO TRANSFER LOADS AND IMPROPERLY FITTING JOINTS WILL BE REJECTED.

TRUSSES SHALL BE SPACED AT 2'-0" OC MAX, TYPICAL UNLESS SHOWN OTHERWISE. SMALLER SPACING MAY BE USED IF REQUIRED BY TRUSS DESIGNER. SEE PLANS FOR SPAN DIRECTION OF TRUSSES. ALTERNATE TRUSS LAYOUTS ARE NOT ACCEPTABLE.

TRUSSES TO BE DESIGNED AND FABRICATED BY TRUSS MANUFACTURER. DESIGN TO CARRY SEAL OF ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. TRUSS MANUFACTURER TO PROVIDE ALL NECESSARY LOADS REQUIRED FOR THE DESIGN OF CONNECTIONS BETWEEN TRUSSES AND MAIN STRUCTURE.

CHORD MEMBERS SHALL BE SOUTHERN YELLOW PINE No. 2 OR BETTER.

PRE-ENGINEERED WOOD TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE'S HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES. TRUSS SUPPLIER SHALL CLEARLY INDICATE BRACING LOCATIONS ON SHOP AND ERECTION DRAWINGS.

TRUSS BRIDGING SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

PERMANENT BRACING AS REQUIRED FOR STABILITY OF THE TRUSS SYSTEM UNDER ALL GRAVITY AND LATERAL LOADS SHALL BE INDICATED AND FULLY DETAILED ON THE SHOP DRAWINGS.

TRUSS PLANS, SIGNED AND SEALED BY TRUSS DESIGNER, SHALL BE AVAILABLE ON JOB SITE DURING THE TIMES OF INSPECTION. THESE DRAWINGS SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

TRUSS MANUFACTURER SHALL PROVIDE SIGNED AND STAMPED REPAIR DETAILS FOR ANY TRUSSES DAMAGED DURING CONSTRUCTION.

MAXIMUM TOTAL LOAD DEFLECTION OF ALL PRE-ENGINEERED WOOD TRUSSES SHALL BE LIMITED TO L/240 AND MAXIMUM LIVE LOAD DEFLECTION SHALL BE LIMITED TO L/360 FOR ROOF TRUSSES AND L/480 FOR FLOOR TRUSSES.

TRUSS MANUFACTURER TO PROVIDE END WALL TRUSSES AT EACH SIDE OF VAULTED CEILINGS, GABLE ENDS, BUILDING STEPS AND CHANGE OF ROOF LINES. ALL VERTICAL MEMBERS OF END WALL TRUSSES MUST BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADS (BASED ON WIND LOAD CRITERIA INDICATED IN STRUCTURAL NOTES) AGAINST THE EXPOSED FACE OF THE END WALL TRUSSES.

TRUSS MANUFACTURER TO PROPERLY DESIGN AND DETAIL SOFFIT IN ACCORDANCE WITH ARCHITECTURAL REQUIREMENTS.

FINAL THROUGH-FLOOR CONNECTIONS (FOR UPLIFT) AND CONNECTIONS TO FOUNDATION (FOR UPLIFT) WILL BE VERIFIED WHEN ROOF TRUSS SHOP DRAWINGS ARE PROVIDED TO STRUCTURAL ENGINEER OF RECORD.

CONCENTRATED LOADS SHALL NOT BE PLACED ON TOP OF TRUSSES UNTIL ALL SPECIFIED BRACING HAS BEEN INSTALLED AND DECKING IS PERMANENTLY NAILED IN PLACE.

STAIRS, GUARD, AND HANDRAIL SPECIFICATIONS

ALL STAIRS, GUARDRAILS, AND HANDRAILS AND THEIR ANCHORAGE AND CONNECTIONS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. SIGNED AND SEALED SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN TEAM FOR REVIEW.

STAIR STRINGERS, TREADS, AND RISERS SHALL BE DESIGNED TO SUPPORT THE LIVE LOADS INDICATED ON THE DRAWINGS.

INDIVIDUAL STAIR TREADS SHALL BE DESIGNED TO SUPPORT A MINIMUM 300 LB CONCENTRATED LOAD PLACED ON A POSITION THAT WOULD CAUSE THE MAXIMUM STRESS.

THE TOP OF HANDRAILS AND GUARDRAILS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT ANY POINT AND SHALL HAVE ATTACHMENT ANCHORAGE SUFFICIENT TO TRANSFER THE LOADING TO THE APPROPRIATE SUPPORTING STRUCTURAL ELEMENTS OF THE BUILDING.

THE GEOMETRIC DESIGN OF THE STAIRS AND RAILS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL REQUIREMENTS.

ABBREVIATIONS

@	AT	GA.	GAGE
A.F.F.	ABOVE FINISHED FLOOR	GB	GRADE BEAM
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
BM.	BEAM	O.C.	ON CENTER
B.O.S.	BOTTOM OF STEEL	O.C.E.W.	ON CENTER EACH WAY
BOT.	BOTTOM	P.T.	POST-TENSION
B.O.B.P.	BOTTOM OF BASE PLATE	SIM.	SIMILAR
C.G.	CENTER OF GRAVITY	T.O.	TOP OF
COL.	COLUMN	T.O.C.	TOP OF CONCRETE
CONT.	CONTINUOUS	T.O.J.	TOP OF JOIST
CXN	CONNECTION	T.O.S.	TOP OF SLAB
DL	DEAD LOAD	U.N.O.	UNLESS NOTED OTHERWISE
LL	LIVE LOAD	V.O.J.	VERIFY ON JOBSITE
EL.	ELEVATION	PL.	PLATE
ELEC.	ELECTRICAL	CL.	CENTER LINE
E.O.A.	EDGE OF ANGLE	U.W.A.	UNDER WALL ABOVE
E.O.S.	EDGE OF SLAB	PEMB	PRE-ENGINEERED METAL BUILDING
FF	FINISHED FLOOR	PEMBS	PEMB SUPPLIER
PLF	LBF PER LINEAR FOOT	EOR	ENGINEER OF RECORD
WWF	WELDED WIRE FABRIC	BOC	BEAM OVER COLUMN
CFMF	COLD-FORMED METAL FRAMING		

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1	6/4/2025	Addendum 03

JOB NUMBER: 25-0278

ISSUED: 08/30/24

ISSUED FOR: PERMIT SET

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STATE OF LOUISIANA
6/3/2025
RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

GENERAL NOTES

S600

PHASE: PERMIT SET

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STRUCTURAL STEEL

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH LATEST EDITION THE "MANUAL OF STEEL CONSTRUCTION" AND "THE SPECIFICATION FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

SHOP DRAWINGS FOR FABRICATION AND ERECTION OF ALL STEEL MEMBERS SHALL BE SUBMITTED IN ACCORDANCE WITH AISC STANDARDS NOTED ABOVE. DETAILER SHALL ASSUME EQUAL BEAM SPACING BETWEEN COLUMN LINES (OR BETWEEN BEAMS THAT ARE SPECIFICALLY LOCATED ON THE DRAWINGS), UNLESS NOTED OTHERWISE ON THE DRAWINGS.

STRUCTURAL STEEL SHALL CONFIRM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:

WIDE FLANGE SHAPES	ASTM A992 (Fy = 50 KSI)
MISC. SHAPES (S,M,C,MC,L), PLATES, BARS	ASTM A36 (Fy = 36 KSI)
SQUARE/RECTANGULAR TUBING (HSS)	ASTM A500 GRADE B (Fy = 46 KSI)

ALL STEEL, INCLUDING MASONRY RELIEF ANGLES AND LINTELS, EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED. REFER TO ARCHITECTURAL FOR ADDITIONAL PAINTING REQUIREMENTS AS APPLICABLE.

STEEL SHALL RECEIVE ONE SHOP COAT AND ONE FIELD TOUCH UP COAT OF APPROVED PAINT, EXCEPT WHERE STEEL IS IN CONTACT WITH FRESH CONCRETE, STEEL IS TO RECEIVE FIREPROOFING, AND STEEL IS TO BE GALVANIZED.

STEEL BELOW GRADE SHALL HAVE A MINIMUM OF 4" CONCRETE COVER PROTECTION OR BE PROTECTED WITH (2) COATS OF ASPHALTIC PAINT.

ALL STRUCTURAL BOLTS (INCLUDING WASHERS AND NUTS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR A490. BOLTING OF STRUCTURAL STEEL SHALL CONFORM TO THE PROVISIONS OF RCSC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 AND A490 BOLTS".

ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 55, UNLESS INDICATED OTHERWISE.

GROUT BELOW BASE PLATES SHALL BE HIGH-STRENGTH, NON-SHRINK, NONMETALLIC GROUT, WITH A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.

WELDING PROCEDURES SHALL CONFIRM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S (AWS) STRUCTURAL WELDING CODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS.

WELDED CONNECTIONS FOR STEEL MEETING ASTM A992 OR A572 SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES. OTHER WELDED CONNECTION TO BE MADE WITH REGULAR E70XX ELECTRODES.

WELDS SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED BY DESIGN. MINIMUM WELD SIZE SHALL BE 3/16". ALL STIFFENER PLATES, ANGLES, ETC WHERE SHOWN IN CONTACT WITH OTHER STEEL MEMBERS TO BE CONNECTED WITH 3/8" FILLET WELD ALL AROUND, UNLESS NOTED OTHERWISE.

FABRICATION SHOP DRAWING SHALL REFLECT WELDS IN ACCORDANCE WITH AWS REQUIREMENTS. SHOP DRAWINGS SHALL DETAIL ALL SHOP AND FIELD WELDS. SHOP AND FIELD WELD SHOWN ON DRAWINGS FOR CONCEPT, GENERAL CONTRACTOR SHALL COORDINATE WELDING SEQUENCE REQUIREMENTS, UNLESS NOTED OTHERWISE.

SLAB-ON-GRADE POST-TENSIONED CONCRETE

ALL POST-TENSIONING MATERIAL AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE POST TENSIONING INSTITUTE (PTI) "SPECIFICATIONS FOR UNBONDED SINGLE STRAND TENDONS."

ALL TENDONS SHALL BE FABRICATED FROM 1/2" ø, 270 KSI LOW-RELAXATION STRANDS CONFORMING TO THE REQUIREMENTS OF ASTM A416. TENDONS SHALL BE COATED WITH A PERMANENT RUST PREVENTATIVE LUBRICANT AND PLASTIC SHEATH OF AT LEAST 0.025" THICK.

DEAD ENDS AND LIVE ENDS MAY BE REVERSED IN THE FIELD AT THE CONTRACTOR'S OPTION.

AT DEAD ENDS, TENDON SHEATHING MAY BE CUT BACK AS MUCH AS 12" FROM THE ANCHOR LOCATION.

AT LIVE ENDS, SHEATHING MAY BE CUT BACK A MAXIMUM OF 2", TAPING IS SUFFICIENT FOR PATCHING OR REPLACEMENT OF SHEATHING.

MINIMUM CLEARANCE OF 3" SHALL BE MAINTAINED BETWEEN TENDONS AROUND ALL BLOCK-OUTS AND PIPE PENETRATIONS.

ALL CONCRETE SHALL BE WELL CONSOLIDATED.

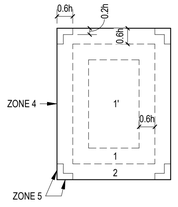
CONCRETE FOR POST-TENSIONED FOUNDATIONS SHALL ACHIEVE A MINIMUM STRENGTH OF 1,500 PSI PRIOR TO FULL TENDON ELONGATIONS. TENDONS SHALL BE STRESSED AS EARLY AS POSSIBLE AFTER THIS STRENGTH HAS BEEN OBTAINED TO REDUCE SHRINKAGE CRACKING.

TENDONS SHALL BE ANCHORAGED AT 28.7 KIPS. THESE TENDONS MAY BE INITIALLY AND TEMPORARILY STRESSED AT 33 KIPS IN ORDER TO OVERCOME FRICTION AND COMPENSATE FOR SEATING LOSSES.

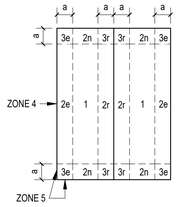
EACH TENDON ELONGATION SHALL BE MEASURED AND COMPARED TO THE REQUIRED ELONGATIONS. AN ELONGATION REPORT SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CUTTING AND GROUTING LIVE ENDS.

TENDON STRESSING AN FINISHING SHALL FOLLOW THE PROCEDURES REQUIRED IN PTI'S "CONSTRUCTION AND MAINTENANCE PROCEDURES MANUAL FOR POST-TENSIONED SLAB-ON-GRADE CONSTRUCTION," LATEST EDITION.

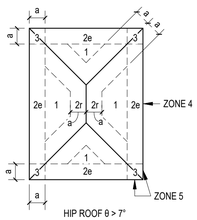
CONTRACTOR SHALL SUBMIT POST-TENSION LAYOUT SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CABLE FABRICATION. DRAWINGS SHALL SHOW ALL TENDON LOCATIONS AND IDENTIFY THE FORM TO FORM CABLE LENGTH FOR ELONGATION VERIFICATION, AS WELL AS FABRICATION LENGTH INCLUDING ALL NECESSARY ADJUSTMENTS FOR DRAPE AND STRESSING TAILS. DRAWINGS SHALL ALSO INDICATE STRESSING DIRECTIONS, INCLUDING VERIFICATION OF ADEQUATE STRESSING ACCESS CLEARANCES, AND SHALL HAVE ALL TENDONS UNIQUELY NUMBERED FOR FIELD IDENTIFICATION.



FLAT, HIP, GABLE θ ≤ 7°



GABLE ROOF θ > 7°



HIP ROOF θ > 7°

GENERAL NOTES:

1. PRESSURES SHOWN IN THE SCHEDULE ARE ULTIMATE LEVEL (FACTORED) LOADS PER ASCE 7-16 AND IBC 2021. WHERE SERVICE LEVEL (UNFACTORED WIND PRESSURES ARE NEEDED FOR DESIGN, THE TABLE PRESSURES SHALL BE MULTIPLIED BY A FACTOR OF 0.60.
2. TABLE PRESSURES ARE FOR THE EFFECTIVE AREA OF COMPONENTS SHOWN. FOR OTHER EFFECTIVE AREAS, LINEAR INTERPOLATE BETWEEN THE TABULATED VALUES.
3. POSITIVE PRESSURE INDICATES PRESSURE ACTING TOWARDS THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING.
4. A MINIMUM DEAD LOAD EQUAL TO 5 PSF MAY BE INCLUDED FOR NET ROOF UPLIFT PRESSURES.

h = MEAN ROOF HEIGHT
a = 10% OF THE LEAST HORIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3 FT

COMPONENTS AND CLADDING DESIGN PRESSURES

ROOF (PSF)				
ZONE	**10 SF**	**25 SF**	**50 SF**	**100 SF**
1	16 / -75	16 / -68	16 / -63	16 / -58
2	16 / -99	16 / -90	16 / -84	16 / -78
3	16 / -134	16 / -118	16 / -105	16 / -92
1'	16 / -43	16 / -43	16 / -43	16 / -43
2e	-	-	-	-
2n	-	-	-	-
2r	-	-	-	-
3e	-	-	-	-
3r	-	-	-	-
WALLS (PSF)				
ZONE	**10 SF**	**25 SF**	**50 SF**	**100 SF**
4	33 / -51	30 / -48	28 / -46	26 / -44
5	33 / -63	30 / -57	28 / -53	26 / -49
PARAPET (PSF)				
ZONE	**10 SF**	**25 SF**	**50 SF**	**100 SF**
4	131	120	112	103
5	167	147	133	118

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STATE OF LOUISIANA
RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

GENERAL NOTES

S601

PHASE: PERMIT SET

STATEMENT OF SPECIAL INSPECTIONS

SOIL INSPECTION SECTION

SOIL INSPECTION IBC 1705.6

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	1. MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIVE THE DESIGN BEARING CAPACITY	OBSERVE	
Y	2. EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	OBSERVE	
Y	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	OBSERVE	
Y	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	CONTINUOUS	
Y	5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	OBSERVE	DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT

STRUCTURAL MASONRY SECTION

MASONRY CONSTRUCTION - VERIFY THE FOLLOWING ARE IN COMPLIANCE AT THE START OF CONSTRUCTION IBC 1705.4 (ACI 530-13 TABLE 3.1.2 & 3.1.3)

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	1. COMPLIANCE WITH APPROVED SUBMITTALS PRIOR TO START	OBSERVE	
Y	2. PROPORTIONS OF SITE-MIXED MORTAR.	OBSERVE	
Y	3. GRADE AND TYPE OF REINFORCEMENT, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	OBSERVE	
N	4. PRESTRESSING TECHNIQUE	OBSERVE	
N	5. PROPERTIES OF THIN BED MORTAR FOR AAC MASONRY	OBSERVE	

MASONRY CONSTRUCTION - VERIFY THE FOLLOWING ARE IN COMPLIANCE PRIOR TO GROUTING IBC 1705.4 (ACI 530-13 TABLE 3.1.2 & 3.1.3)

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	6. GROUT SPACE	OBSERVE	
N	7. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	OBSERVE	
N	8. PROPORTIONS OF SITE-MIXED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	OBSERVE	
Y	9. PLACEMENT OF MASONRY UNITS AND MORTAR JOINTS	OBSERVE	
N	10. WELDING OF REINFORCEMENT	CONTINUOUS	

MASONRY CONSTRUCTION – VERIFY THE FOLLOWING ARE IN COMPLIANCE DURING CONSTRUCTION IBC 1705.4 (ACI 530-13 TABLE 3.1.2 & 3.1.3)

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	11. SIZE AND LOCATION OF STRUCTURAL ELEMENTS IS IN COMPLIANCE	OBSERVE	
Y	12. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F (4.4°C) OR HOT WEATHER (TEMP ABOVE 90°F (32.2°C))	OBSERVE	
N	13. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	CONTINUOUS	
N	14. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	CONTINUOUS	
N	15. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN BED MORTAR JOINTS	CONTINUOUS	CONTINUOUS FOR FIRST 5000 SQUARE FEET ONLY
Y	16. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	OBSERVE	
Y	17. TYPE, SIZE AND PLACEMENT OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS AND PRESTRESSING TENDONS AND ANCHORAGES, INCLUDING DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	OBSERVE	

STRUCTURAL CONCRETE SECTION

CONCRETE CONSTRUCTION, INCLUDING COMPOSITE DECK - VERIFY THE FOLLOWING ARE IN COMPLIANCE IBC TABLE 1705.3 (ACI 318 REFERENCES NOTED IN IBC TABLE)

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	OBSERVE	VERIFY PRIOR TO PLACING CONCRETE THAT REINFORCING IS OF SPECIFIED TYPE, GRADE AND SIZE; THAT IT IS FREE OF OIL, DIRT AND UNACCEPTABLE RUST; THAT IT IS LOCATED AND SPACED PROPERLY; THAT HOOKS, BENDS, TIES, STIRRUPS AND SUPPLEMENTAL REINFORCEMENT ARE PLACED CORRECTLY; THAT LAP LENGTHS, STAGGER AND OFFSETS ARE PROVIDED; AND THAT ALL MECHANICAL CONNECTIONS ARE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND/OR EVALUATION REPORT.
N	2. REINFORCING BAR WELDING	OBSERVE	VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706 INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16" IN ACCORDANCE WITH AWS D1.4
N	3. ALL OTHER WELDING		VISUALLY INSPECT ALL WELDS IN ACCORDANCE WITH AWS D1.4
Y	4. CAST IN PLACE ANCHORS AND POST INSTALLED DRILLED ANCHORS (DOWNWARD INCLINED)	OBSERVE	VERIFY PRIOR TO PLACING CONCRETE THAT CAST IN PLACE ANCHORS AND POST INSTALLED DRILLED ANCHORS HAVE PROPER EMBEDMENT, SPACING AND EDGE DISTANCE.
Y	5. POST-INSTALLED ADHESIVE ANCHORS IN HORIZONTAL OR UPWARD INCLINED ORIENTATIONS	CONTINUOUS AND DCCU	INSPECT AS REQUIRED PER APPROVED ICC-ES REPORT VERIFY THAT INSTALLER IS CERTIFIED FOR INSTALLATION OF HORIZONTAL AND OVERHEAD INSTALLATION APPLICATIONS INSPECT PROOF LOADING AS REQUIRED BY THE CONTRACT DOCUMENTS (IBC TABLE 1705.3, 4)
Y	6. VERIFY USE OF REQUIRED MIX DESIGN	OBSERVE	VERIFY THAT ALL MIXES USED COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS
Y	7. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	CONTINUOUS	AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TEST VERIFY THESE TESTS ARE PERFORMED BY QUALIFIED TECHNICIANS.
Y	8. INSPECT CONCRETE AND/OR SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	CONTINUOUS	VERIFY PROPER APPLICATION TECHNIQUES ARE USED DURING CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION. VERIFY THAT CONCRETE IS PROPERLY CONSOLIDATED.
Y	9. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUE	OBSERVE	INSPECT CURING, COLD WEATHER PROTECTION, AND HOT WEATHER PROTECTION PROCEDURES.
N	10. PRE-STRESSED CONCRETE	CONTINUOUS	VERIFY APPLICATION OF PRESTRESSING FORCES AND GROUTING OF BONDED PRESTRESSING TENDONS.
N	11. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	OBSERVE	
N	12. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	OBSERVE	
Y	13. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	OBSERVE	

GENERAL:

THIS STRUCTURAL QUALITY ASSURANCE PLAN IDENTIFIES THE RESPONSIBILITIES OF THE CONTRACTOR AND THE SPECIAL INSPECTOR IN PERFORMING THE TESTING AND INSPECTION OF THE WORK REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE THAT IS WITHIN THE SCOPE OF THE STRUCTURAL ENGINEERING SERVICES FOR THIS PROJECT. SEE THE REFERENCED SECTIONS OF THE IBC FOR MORE DETAILED INFORMATION. ALSO, SEE THE STRUCTURAL SPECIFICATIONS FOR ADDITIONAL TESTING AND INSPECTION REQUIREMENTS. REFER TO OTHER PORTIONS OF THE CONSTRUCTION DOCUMENTS FOR TESTING AND INSPECTIONS REQUIRED OF ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR OTHER BUILDING COMPONENTS.

CONTRACTOR RESPONSIBILITIES:

THE CONTRACTOR SHALL SUBMIT TO THE BUILDING OFFICIAL AND THE ARCHITECT A WRITTEN STATEMENT OF RESPONSIBILITIES THAT CONTAIN THE FOLLOWING:

ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED WITHIN THIS STRUCTURAL QUALITY ASSURANCE PLAN.

ACKNOWLEDGEMENT THAT CONTROL SHALL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.

PROCEDURES FOR EXERCISING CONTROL WITH THE CONTRACTOR'S ORGANIZATION, THE METHOD
AND FREQUENCY OF REPORTING, AND THE DISTRIBUTION OF REPORTS.

IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

THE STRUCTURAL TESTING/INSPECTION AGENCY THAT IS TO ACT AS THE SPECIAL INSPECTOR WILL BE HIRED BY THE OWNER. THE CONTRACTOR SHALL PAY FOR ANY ADDITIONAL STRUCTURAL TESTING/INSPECTION REQUIRED FOR WORK OR MATERIALS NOT COMPLYING WITH THE CONSTRUCTION DOCUMENTS DUE TO NEGLIGENCE OR NONCONFORMANCE AND SHALL PAY FOR ANY ADDITIONAL STRUCTURAL TESTING/INSPECTION REQUIRED FOR HIS CONVENIENCE.

CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SPECIAL INSPECTOR IS PRESENT FOR ALL WORK REQUIRING SPECIAL INSPECTION. ANY WORK THAT REQUIRES SPECIAL INSPECTION AND IS PERFORMED WITHOUT THE SPECIAL INSPECTOR PRESENT IS SUBJECT TO BEING DEMOLISHED AND RECONSTRUCTED.

CONTRACTOR HAS THE FOLLOWING RESPONSIBILITIES TO THE SPECIAL INSPECTOR:

PROVIDE COPY OF CONSTRUCTION DOCUMENTS TO THE SPECIAL INSPECTOR.

NOTIFY THE SPECIAL INSPECTOR SUFFICIENTLY IN ADVANCE OF OPERATIONS TO ALLOW ASSIGNMENT OF PERSONNEL AND SCHEDULING OF TEST (A MINIMUM OF 48 HOURS OF NOTICE PRIOR TO A REQUIRED INSPECTION EVENT).

COOPERATE WITH SPECIAL INSPECTOR AND PROVIDE ACCESS TO WORK.

PROVIDE SAMPLES OF MATERIALS TO BE TESTED IN REQUIRED QUANTITIES.

PROVIDE STORAGE SPACE FOR THE SPECIAL INSPECTOR'S EXCLUSIVE USE, SUCH AS FOR STORING AND CURING CONCRETE TESTING SAMPLES. PROVIDE LABOR TO ASSIST THE SPECIAL INSPECTOR IN PERFORMING TEST/INSPECTIONS.

SPECIAL INSPECTOR RESPONSIBILITIES:

SPECIAL INSPECTOR SHALL MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE BUILDING CODE AND SHALL DISTRIBUTE THESE RECORDS TO THE BUILDING OFFICIAL, ARCHITECT, AND STRUCTURAL ENGINEER ON A WEEKLY BASIS (OR MORE FREQUENTLY IF INDICATED IN SPECIFICATIONS OR NECESSARY FOR TIMELY RESPONSE TO DEVIATIONS). AT THE CONCLUSION OF THE PROJECT, THE SPECIAL INSPECTOR SHALL SUBMIT A WRITTEN STATEMENT THAT THE SPECIAL INSPECTIONS DURING CONSTRUCTION HAVE COMPLIED WITH THIS STRUCTURAL QUALITY ASSURANCE PLAN AND THAT ANY DISCREPANCIES NOTED DURING CONSTRUCTION HAVE BEEN CORRECTED.

DEFINITIONS

OBSERVE: OBSERVE THESE ITEMS ON A RANDOM SAMPLING BASIS DAILY TO ENSURE THAT APPLICABLE REQUIREMENTS ARE MET. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.

DOCUMENT: DOCUMENT IN A REPORT THAT THE WORK HAS BEEN PERFORMED AS REQUIRED. THIS IS IN ADDITION TO ALL OTHER REPORTS.

CONTINUOUS: CONSTANT MONITORING OF IDENTIFIED TEST BY A SPECIAL INSPECTOR OVER THE DURATION OF PERFORMANCE OF SAID TASKS.

WOOD FRAMING - SEISMIC AND WIND SECTION

WOOD CONSTRUCTION - IBC 1705.5

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	1. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE MAIN WIND/SEISMIC FORCE-RESISTING SYSTEM	OBSERVE (CONTINUOUS FOR GLUING)	INCLUDES CONNECTORS FOR: SHEARWALL SHEATHING, ROOF/FLOOR SHEATHING, DRAG STRUTS/COLLECTORS (DOUBLE TOP PLATES), BRACES, HOLD DOWNS, ROOF CONNECTIONS TO EXTERIOR WALLS.

STRUCTURAL STEEL - OTHER INSPECTIONS

OTHER STEEL INSPECTIONS - 2018 IBC 1705.2.1, AISC 341-16: TABLES J89.1 & J10.1

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	1. ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL	PERFORM	VERIFY THE DIAMETER, GRADE, TYPE, AND LENGTH OF THE ANCHOR ROD OR EMBEDDED ITEM, AND THE EXTENT OR DEPTH OF EMBEDMENT PRIOR TO PLACEMENT OF CONCRETE.
N	2. FABRICATED STEEL OR ERECTED STEEL FRAME	OBSERVE	VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE CONSTRUCTION DOCUMENTS, SUCH AS BRACES, STIFFENERS, MEMBER LOCATIONS AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION.
N	3. REDUCED BEAM SECTIONS (RBS) WHERE/IF OCCURS	DOCUMENT	CONTOUR AND FINISH DIMENSIONAL TOLERANCES
N	4. PROTECTED ZONES	DOCUMENT	NO HOLES OR UNAPPROVED ATTACHMENTS MADE BY FABRICATOR OR ERECTOR
N	5. H-PILES WHERE/IF OCCURS	DOCUMENT	NO HOLES OR UNAPPROVED ATTACHMENTS MADE BY THE RESPONSIBLE CONTRACTOR

STRUCTURAL STEEL - BOLTING SECTION

STEEL INSPECTION PRIOR TO BOLTING - 2018 IBC 1705.2.1, AISC 360-16: TABLE C-N5.1-1

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	1. MANUFACTURE'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	PERFORM	
Y	2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	OBSERVE	
Y	3. PROPER FASTENERS SELECTED FOR JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	OBSERVE	
Y	4. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	OBSERVE	
Y	5. CONNECTING ELEMENTS, INCLUDING APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	OBSERVE	
Y	6. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	OBSERVE	

STEEL INSPECTION DURING BOLTING - 2018 IBC 1705.2.1, AISC 360-16: TABLE C-N5.1-2

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	7. FASTENER ASSEMBLIES OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	OBSERVE	
Y	8. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO PRETENSIONING OPERATION	OBSERVE	
Y	9. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	OBSERVE	
N	10. BOLTS ARE PRETENSIONED IN ACCORDANCE WITH RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	OBSERVE	

STEEL INSPECTION AFTER BOLTING - 2018 IBC 1705.2.1, AISC 360-16: TABLE C-N5.1-3

APPLICABLE	TASK	INSPECTION TYPE	DESCRIPTION
Y	11. DOCUMENT ACCEPTANCE OR REJECTION OF ALL BOLTED CONNECTIONS	DOCUMENT	

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REVISIONS

JOB NUMBER: 25-0278
ISSUED: 04/24/2025
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6/3/2025

SPECIAL INSPECTIONS

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