DNAworkshop
DYKE NELSON ARCHITECTURE
235 South 14th Street, Baton Rouge, Louisiana 70802 [225] 224 3363 DNA-Workshop.com

ADDENDUM 4

7/18/2025
Capstone at Covington 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.

CHANGES TO DRAWINGS

Please replace the entire previous set of drawings with the attached drawing set. Note the specific additions or revisions to the sheets listed below:

FOR CLARIFICATION:

Add 1.1 **VE Revisions:**

Division 1:

- Delete 2nd-floor seating areas.
- Add a community seating area on grade.
- Delete Trash Rooms on First Floor. Trash chutes shall empty to an exterior dumpster adjacent to the building.
- Delete EV charging stations.
- Reduce parapet heights by 18” – 24”.
- Reduce the size of the elevator loft above the 4th floor.
- Reduce the parking count to 130 total parking spaces.

Division 2:

- Revise fencing to 4’-0” vinyl fence around pond.
- Reduce ornamental fencing.
- Add brick/privacy fencing w/ gate around trash chute dumpster.
- Simplify landscape package – Use 3-gallon plants with a 24” minimum height and reduce the trees in the parking lot.

Division 3:

- Delete basketball court and equipment.

Division 4:
- Reduce masonry to between 30% and 35% of exterior elevation coverage.
- Revise trash chutes from CMU construction to wood frame/sheetrock.

Division 6:
- Use MDF where possible in lieu of FJP wood. Limited to floors 2 – 4.
- Utilize standard sheathing/CDX for structural panels in lieu of fire-rated panels.

Division 7:
- Exterior wall insulation shall be R-19 in lieu of R-20.
- TPO roofing to be mechanically fastened in lieu of fully adhered.
- Utilize 24 ga for all roofing sheet metal in lieu of 22 ga.

Division 8:
- Remove/replace storefront at South and West exterior elevation for vinyl windows.
- Remove the interior storefront at the Kitchen.
- Revise balcony double doors to single doors with a vinyl window.

Division 9:
- Utilize type “X” gypsum board at ceilings in lieu of type “C”.

Division 15:
- Replace metal/rigid ductwork with ductboard.

CHANGES TO DRAWINGS

Please replace the entire previous set of drawings with the attached drawing set. Note the specific additions or revisions to the sheets listed below:

GENERAL

Add 1.2 G001 – Title Sheet
- Note changes to Sheet List.
- Note changes of square footage in the Unit Matrix chart.
- Note change to Building Height.
- Note changes in total occupant loads.

LIFE SAFETY

Add 1.3 LS100 to LS101 – Life Safety Plans
- Note the addition of wall tags.
- Note change to Actual Building Height.
- Note the updated Actual Area Per Story of each floor.
- Note the updated gross square footage of each unit.
- Note the updated occupant loads.

CIVIL

Add 1.4 **C-1 to C-13 – Demolition Plan**

- Note the deletion of 30 parking spaces to reduce the overall total to 130 parking spaces, which includes revised dumpster enclosure locations.
- Note the reduction in ornamental fencing.
- Note the deletion of the EV charging stations.
- Note the deletion of the basketball court and all associated equipment from the project.
- Note the deletion of the first-floor trash rooms and the addition of the brick-fenced-in dumpster locations at the base of the trash chutes.
- Note the addition of outdoor seating areas.

ARCHITECTURAL

Add 1.5 **A001 to A004 – Site Plan and Site Amenities**

- Note the deletion of 30 parking spaces to reduce the overall total to 130 parking spaces, which includes revised dumpster enclosure locations.
- Note the reduction in ornamental fencing.
- Note the deletion of the EV charging stations.
- Note the deletion of the basketball court and all associated equipment from the project.
- Note the deletion of the first-floor trash rooms and the addition of the brick-fenced-in dumpster locations at the base of the trash chutes. Brick dumpster enclosure elevation added to A004.
- Note the addition of outdoor seating areas.
- Note the addition of park bench details to A004.

Add 1.6 **A100 to A111 – Building Floor Plans**

- Note that storefront types F, and G at Fitness 130, Business Center 132, and Meeting 133 have been changed to window types B and D with new dimensions to the center of the windows.
- Note the updated gross square footage for each unit.
- Note the deletion of interior storefront type BB at Kitchen 121.
- Note that Trash rooms 141 and 145 have been deleted and replaced with exterior trash chute dumpster enclosures.
- Note changes from CMU walls to wood-framed walls at all trash chute locations.
- Note revised side entry porches at the end of Corridor 138 and Corridor 142 on the first floor.
- Note the new addition of Closets 146 and 147 on the first floor.
- Note the Outdoor Seating area on the second floor has been removed from the project. Exterior door type 2 at this location has been changed to window type A.
- Note changes to all units' balcony doors. Door type 4 has changed from a double glass door to a single glass door, and the addition of window type H.

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Add 1.7 **A120 – Roof Plan**

- Note the deletion of the wood trellis along with the outdoor seating on the second floor.
- Note the reduction in square footage of the Elevator Loft.
- Note the addition of draft stops to the Roof Plan and Legend.

Add 1.8 **A130 to A131 – Building RCPs**

- Note the changes in the ceiling height at Lounge 120, Kitchen 121, Fitness 130, and Entrance Lobby 118.
- Note changes in light fixtures and placement in the Community Area.
- Note the updated gross square footage for each unit.

Add 1.9 **A200 and A201 – Exterior Building Elevations**

- Note changes in parapet height.
- Note changes in exterior masonry height between the first and second floor, and changes to the brick window headers for first floor windows.
- Note changes at all balcony doors. Balcony door type 4 has been changed from a double glass door to a single glass door, and the addition of window type H.
- Note that first-floor storefronts on the South Elevation and the West Elevation have been replaced with windows type B and type D.
- Note the addition of exhaust vents and fresh air intake vents on the elevations.
- Note changes at the trash chute dumpster elevations and side entries to corridors 138 and 142.

Add 1.10 **A300- Building Sections**

- Note changes from CMU walls to wood-framed walls at all trash chute locations.
- Note changes in parapet heights.
- Note changes at the elevator loft.

Add 1.11 **A301 to A303 – Wall Sections**

- Note changes in parapet heights.
- Note changes in exterior masonry height between the first and second floor.
- Note changes in “Wall Section @ Trash Chute”, including the elimination of CMU walls for wood-framed walls, and the addition of a 2-hour rated shaft liner in the Trash Chute.
- Note changes in “Wall Section @ Stair”. Continuous insulation is required to be installed on the exterior CMU wall at all stair locations.
- Note the addition of a new wall section detail: “Interior 2HR Rated Wall @ Trash Chute”.

Add 1.12 **A400 to A405 – Enlarged Unit Type Plan and Elevations**

- Note the updated square footage of each unit type.
- Note changes at all balcony doors. Balcony door type 4 has been changed from a double glass door to a single glass door, and the addition of window type H.

Add 1.13 **A406 – Activity Center – Interior Elevations**

- Note the changes in ceiling height at Kitchen 121/ Lounge 120 and Fitness Center 130.
- Note the deletion of the interior storefront at Kitchen 121.
- Note changes at the Kitchen 121/Lounge 120 exterior doors. Door type 4 has been changed from a double glass door to a single glass door, and the addition of window type H.
- Note that storefront types F and G at Fitness 130, Business Center 132, and Meeting 133 have been changed to window types B and D.

Add 1.14 **A500 – Enlarged Balcony Plans & Details**

- Note changes at all balcony doors. Balcony door type 4 has been changed from a double glass door to a single glass door, and the addition of window type H.

Add 1.15 **A501 – Enlarged Trash Room Plans and Trash Chute Detail**

- Note that Trash rooms 141 and 145 have been deleted and replaced with exterior trash chute dumpster enclosures.
- Note changes from CMU walls to wood-framed walls at all trash chute locations.

Add 1.16 **A502 to A504 – Enlarged Stair Plans and Sections**

- Note changes the enlarged stair plans and sections, including updated wall type information.

Add 1.17 **A600 to A601– Wall Types & Floor/Ceiling Assemblies**

- Note the addition of several wall types, and updated information on fire-rated exterior, interior and separation walls and ceilings.

Add 1.18 **A602 – Wall Details**

- Note changes to detail 8A602 - 2-Hour Fire Wall Details.
- Note the addition of detail 9A602 - Wall Detail @ elevator Loft.

Add 1.19 **A603 to 605 – Wall Details & Plan Details**

- Note changes to wall details incorporating the VE Revisions listed in Add 1.10 of this addendum.
- Note the addition of several roof edge details.
- Note changes to balcony edge details to include structural beam sizes.
- Note the addition of fire wall plan details.

Add 1.20 **A700 to A701– Room Finish Schedules, Doors/Windows Schedules**

- Note changes to the Room Finish Schedule – Common Areas
- Note changes to exterior door and cased opening elevations.
- Note changes to the Door Schedule.
- Note changes to the exterior window elevations.
- Note changes to the Window Schedule.
- Note the deletion of storefront type F and G elevations.

Add 1.21 **A702 – Window – Head, Jamb, & Sill Details**
- Note changes in Storefront details.

STRUCTURAL

Add 1.22 **S-101 to S231 – Foundation Plans, Shear Wall Plans, Framing Plans**
- Note that Trash rooms 141 and 145 have been deleted and replaced with exterior trash chute dumpster enclosures.
- Note changes from CMU walls to wood-framed walls at trash chute locations.
- Note revised side entry porches at the end of Corridor 138 and Corridor 142 on the first floor.

Add 1.23 **S-240 – Penthouse Roof Framing**
- Note the reduction in square footage of the Elevator Loft.

Add 1.24 **S-504 – Details**
- Note changes to framing details.

Add 1.25 **S-507 – Sections**
- Note changes in the wall sections.

MECHANICAL

Add 1.26 **M000 – Mechanical Legend & Notes**
- Note changes to Mechanical General Notes.

Add 1.27 **M600 – Mechanical Details**
- Note changes to Lower Pressure Duct Volume Damper Requirements.

ELECTRICAL

Add 1.28 **E100 – Electrical Site Plan**
- Note the deletion of the EV charging stations.
- Note changes to the site lighting due to VE Revision listed in Add 1.10 of this addendum.

Add 1.29 **E101 to E202 – First and Second Floor Electrical Plan**
- Note that Trash rooms 141 and 145 have been deleted and replaced with exterior trash chute dumpster enclosures.

Add 1.30 **E101 – Roof Plan Electrical**
- Note the reduction in square footage of the Elevator Loft and the reduction in lighting.

Add 1.31 **E700 to E702 – Power Riser Diagram, Panel Schedule**
- Note changes in the Power Riser Diagram.
- Note changes in Panel H2.

END OF ADDENDUM

CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433



PARKING SPACES	
STANDARD PARKING	122
ADA PARKING	8
TOTAL	130

SHEET LISTS

		ISSUE DATE	REVISION DATE
1 GENERAL			
G001	TITLE SHEET	04/25/25	07/17/25
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	07/17/25
LS101	LIFE SAFETY PLANS	04/25/25	07/17/25
2 CIVIL			
C-1	TITLE SHEET	04/25/25	
C-2	EXISTING CONDITIONS	04/25/25	
C-3	OVERALL SITE PLAN	04/25/25	07/17/25
C-4	DETAILED SITE PLAN	04/25/25	07/17/25
C-5	OVERALL GRADING & DRAINAGE PLAN	04/25/25	07/17/25
C-6	DETAILED GRADING & DRAINAGE LAYOUT	04/25/25	07/17/25
C-7	DETAILED GRADING & DRAINAGE LAYOUT	04/25/25	07/17/25
C-8	UTILITY PLAN	04/25/25	07/17/25
C-9	JOINT LAYOUT	04/25/25	07/17/25
C-10	IMPERVIOUS AREA MAP	04/25/25	07/17/25
C-11	EROSION CONTROL PLAN	04/25/25	
C-12	SITE DETAILS	04/25/25	
C-13	CROSS SECTIONS	04/25/25	07/17/25
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	07/17/25
A002	ENLARGED ARCHITECTURAL SITE PLAN	04/25/25	07/17/25
A003	SITE DETAILS	04/25/25	
A004	SITE AMENITIES	04/25/25	07/17/25
4 ARCHITECTURAL			
A100	OVERALL FIRST FLOOR PLAN	04/25/25	07/17/25
A101	PARTIAL FIRST FLOOR PLAN-1	04/25/25	07/17/25
A102	PARTIAL FIRST FLOOR PLAN-2	04/25/25	07/17/25
A103	OVERALL SECOND FLOOR PLAN	04/25/25	07/17/25
A104	PARTIAL SECOND FLOOR PLAN-1	04/25/25	07/17/25
A105	PARTIAL SECOND FLOOR PLAN-2	04/25/25	07/17/25
A106	OVERALL THIRD FLOOR PLAN	04/25/25	07/17/25
A107	PARTIAL THIRD FLOOR PLAN-1	04/25/25	07/17/25
A108	PARTIAL THIRD FLOOR PLAN-2	04/25/25	07/17/25
A109	OVERALL FOURTH FLOOR PLAN	04/25/25	07/17/25
A110	PARTIAL FOURTH FLOOR PLAN-1	04/25/25	07/17/25
A111	PARTIAL FOURTH FLOOR PLAN-2	04/25/25	07/17/25
A120	OVERALL ROOF PLAN	04/25/25	07/17/25
A130	OVERALL FIRST FLOOR AND SECOND FLOOR RCP	04/25/25	07/17/25
A131	OVERALL THIRD FLOOR AND FOURTH FLOOR RCP	04/25/25	07/17/25
A200	EXTERIOR BUILDING ELEVATIONS	04/25/25	07/17/25
A201	EXTERIOR BUILDING ELEVATIONS	04/25/25	07/17/25
A300	BUILDING SECTIONS	04/25/25	07/17/25
A301	WALL SECTIONS	04/25/25	07/17/25
A302	WALL SECTIONS	04/25/25	07/17/25
A303	INTERIOR WALL SECTIONS	04/25/25	07/17/25
A400	ENLARGED 1BR UNIT - PLAN AND ELEVATIONS	04/25/25	07/17/25
A401	ENLARGED 1BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	07/17/25
A402	ENLARGED 2BR UNIT - PLAN AND ELEVATIONS	04/25/25	07/17/25
A403	ENLARGED 2BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	07/17/25
A404	ENLARGED 3BR UNIT - PLAN AND ELEVATIONS	04/25/25	07/17/25
A405	ENLARGED 3BR HC UNIT - PLAN AND ELEVATIONS	04/25/25	07/17/25
A406	ACTIVITY CENTER - INTERIOR ELEVATIONS	04/25/25	07/17/25
A500	ENLARGED BALCONY PLANS & DETAILS	04/25/25	07/17/25
A501	ENLARGED TRASH ROOM PLANS AND TRASH CHUTE DETAILS	04/25/25	07/17/25
A502	ENLARGED ELEVATOR & STAIR PLAN AND SECTIONS	04/25/25	07/17/25
A503	ENLARGED STAIR PLAN AND SECTIONS	04/25/25	07/17/25
A504	ENLARGED STAIR PLAN AND SECTIONS	04/25/25	07/17/25
A505	STAIR DETAILS	04/25/25	5/23/25
A600	WALL TYPES	04/25/25	07/17/25
A601	WALL TYPES & FLOOR / CEILING ASSEMBLIES	04/25/25	07/17/25
A602	WALL DETAILS	04/25/25	07/17/25
A603	WALL DETAILS	04/25/25	07/17/25
A604	WALL DETAILS - PLAN DETAILS	04/25/25	07/17/25
A700	ROOM FINISH SCHEDULES	04/25/25	07/17/25
A701	DOORS/ WINDOWS SCHEDULES & TYPES	04/25/25	07/17/25
A702	WINDOW - HEAD, JAMB, & SILL DETAILS	04/25/25	07/17/25
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	07/17/25
S101	PARTIAL FOUNDATION PLAN - 2	04/25/25	07/17/25
S110	PARTIAL SHEARWALL PLAN - 1	04/25/25	07/17/25
S111	PARTIAL SHEARWALL PLAN - 2	04/25/25	07/17/25
S200	PARTIAL FIRST LEVEL FRAMING - 1	04/25/25	07/17/25
S201	PARTIAL FIRST LEVEL FRAMING - 2	04/25/25	07/17/25
S210	PARTIAL SECOND LEVEL FRAMING - 1	04/25/25	07/17/25
S211	PARTIAL SECOND LEVEL FRAMING - 2	04/25/25	07/17/25
S220	PARTIAL THIRD LEVEL FRAMING - 1	04/25/25	07/17/25
S221	PARTIAL THIRD LEVEL FRAMING - 2	04/25/25	07/17/25
S230	PARTIAL ROOF FRAMING - 1	04/25/25	07/17/25
S231	PARTIAL ROOF FRAMING - 2	04/25/25	07/17/25
S240	PENTHOUSE ROOF FRAMING	04/25/25	07/17/25
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	07/17/25
S505	DETAILS	04/25/25	6/4/25
S506	DETAILS	04/25/25	6/4/25
S507	SECTIONS	04/25/25	07/17/25
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	07/17/25
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	07/17/25
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	07/17/25
E101	1ST FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	07/17/25
E102	1ST FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	07/17/25
E201	2ND FLOOR ELECTRICAL PLAN - AREA 1	04/25/25	07/17/25
E202	2ND FLOOR ELECTRICAL PLAN - AREA 2	04/25/25	07/17/25
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	07/17/25
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	07/17/25
E701	FIRE ALARM RISER DIAGRAM	04/25/25	6/4/25
E702	PANEL SCHEDULE	04/25/25	07/17/25
E703	PANEL SCHEDULES	04/25/25	07/17/25
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
P700	ENLARGED PLUMBING PLAN - 1BR	04/25/25	6/4/25
P701	ENLARGED PLUMBING PLAN - 2BR	04/25/25	6/4/25
P702	ENLARGED PLUMBING PLAN - 3BR	04/25/25	6/4/25
P703	ENLARGED PLUMBING PLAN - ACTIVITY CENTER	04/25/25	6/4/25
P800	PLUMBING RISERS	04/25/25	6/4/25

UNIT MATRIX

CAPSTONE APARTMENT									
CAPSTONE SUMMARY			UNIT TYPE	1BR	1BR HC	2BR	2BR HC	3BR	3BR HC	TOTAL UNIT
LEVELS	TOTAL GROSS SF*	TOTAL NET SF*	GROSS SF	747	749	971	978	1,247	1,258	
			NET SF	681	681	899	899	1,163	1,163	
1ST	28,262	26,262			2	6	2	5	2	17
2ND	28,031	26,366		2		10		9		21
3RD	28,031	26,366		2		10		9		21
4TH	28,031	26,366		2		10		9		21
TOTAL	112,355	105,360		6	2	36	2	32	2	80
COMM. AREA	6,498	5,753								

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
ROB COATS
4509 PINE TREE CIRCLE
VESTAVIA, AL 35243
T: 205.417.2813
E: RCOATS@TBF-INC.ORG

MEP ENGINEER: (ELECTRICAL)
YKH CONSULTING
MURRAY REYNOLDS
3701 HESSMER AVE.
METAIRIE, LA 70002
T: 504.264.5111
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CONTRACTOR:
MILTON J. WOMACK, INC.
JOE CARVILLE
8400 JEFFERSON HWY
BATON ROUGE, LA 70809
T: 225.924.8050
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ARCHITECT:
DYKE NELSON ARCHITECTURE
DYKE NELSON
235 SOUTH 14TH STREET, SUITE A
BATON ROUGE, LA 70802
T: 225.224.3363
E: DYKE@DNA-WORKSHOP.COM

MEP ENGINEER: (MECHANICAL)
YKH CONSULTING
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3701 HESSMER AVE.
METAIRIE, LA 70002
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E: LKING@YKHCONSULTING.COM

CIVIL ENGINEER:
MR ENGINEERING & SURVEYING, LLC
JONATHAN BRADLEY, P.E.
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T: 225.490.9592
E: JONATHAN@MRESMAIL.COM

STRUCTURAL ENGINEER:
SOUTHEAST ENGINEER & LAND SURVEYORS
RYAN DUNLEVY, P.E.
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LA 70809
T: 225.295.1880
E: RYANDUNLEVY@SEENGINEERS.COM

ABBREVIATIONS

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

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

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: **58' - 7"**

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: **599**

TOILETS: **1 PER UNIT**

LAVATORIES: **1 PER UNIT**

BATHTUB/ SHOWER: **1 PER UNIT**

PLUMBING REQUIREMENTS: (ASSEMBLY / BUSINESS)

OCCUPANT LOAD: **90**

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

GENERAL NOTES

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

SUBMITTAL REQUIREMENTS

GENERAL

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

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

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

SHOP DRAWINGS WHICH ARE REQUIRED TO BE SUBMITTED:

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

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

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

CONDITIONS AND QUALIFICATIONS

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

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

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

SUBSTITUTIONS

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

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

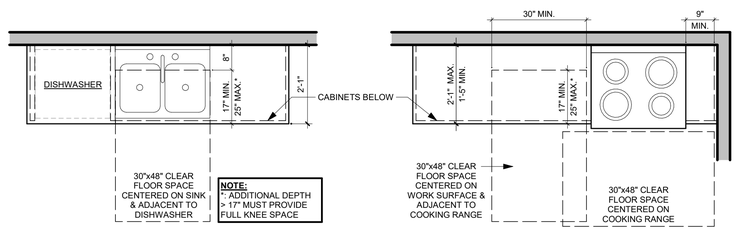
REQUESTS FOR SUBSTITUTION MUST BE ACCOMPANIED BY THE FOLLOWING:
• COMPLETE TECHNICAL DATA AND PERFORMANCE SPECIFICATIONS
• SAMPLES OF THE ARTICLE PROPOSED FOR SUBSTITUTION (AS APPLICABLE)
• A STATEMENT SIGNED BY THE CONTRACTOR THAT THE PROPOSED SUBSTITUTION IS IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS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

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

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

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

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

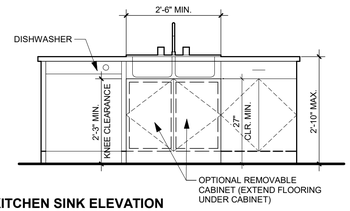


KITCHEN SINK PLAN

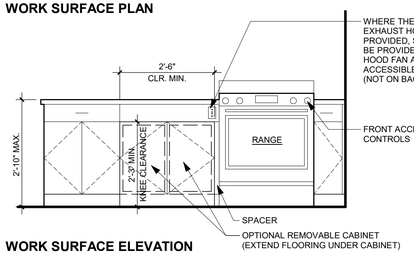
WORK SURFACE PLAN

NOTES

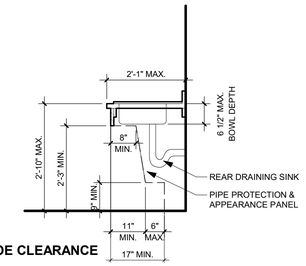
1. GENERIC KITCHEN LAYOUT USED TO ILLUSTRATE ADA REQUIREMENTS; NOT REPRESENTATIVE OF ACTUAL KITCHENS.
2. ACCESSIBLE KITCHENS TO MEET ADA SECTION 606 & 804.
3. ACCESSIBLE KITCHEN AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA AND ICC/ANSI REQUIREMENTS (BASED ON APPROACH)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



KITCHEN SINK ELEVATION

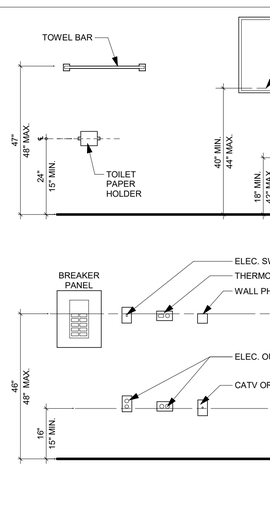


WORK SURFACE ELEVATION



KNEE/ TOE CLEARANCE

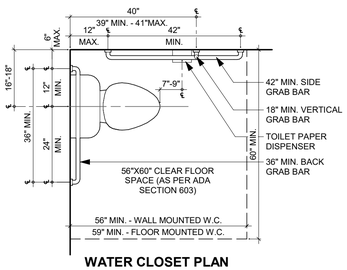
1 ACCESSIBLE KITCHENS
1/2" = 1' - 0"



NOTES

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

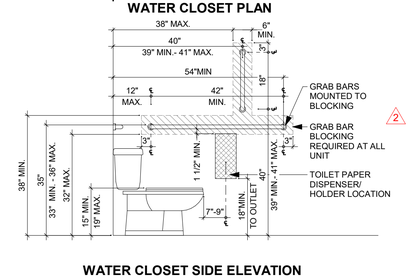
2 ACCESSIBLE MOUNTING HEIGHTS
1/2" = 1' - 0"



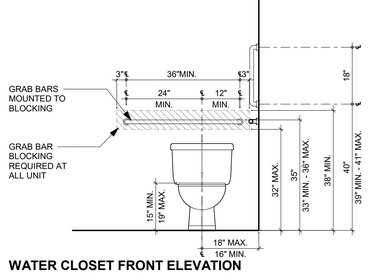
WATER CLOSET PLAN

NOTES

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

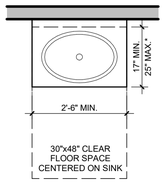


WATER CLOSET SIDE ELEVATION



WATER CLOSET FRONT ELEVATION

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

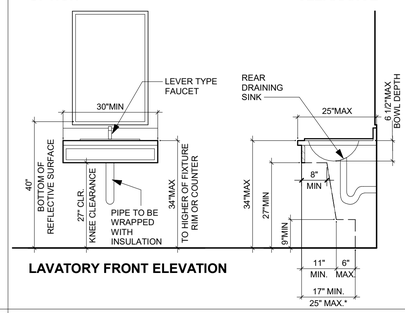


LAVATORY PLAN APPROACH OPTION

NOTES

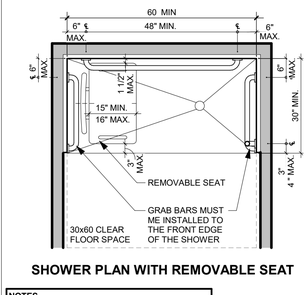
1. ACCESSIBLE LAVATORY TO MEET ADA SECTION 606.
2. ACCESSIBLE LAVATORY AREAS IN DWELLING UNITS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA (BASED ON APPROACH).
3. EXPOSED PIPES UNDER LAVATORY SHALL BE PROTECTED OR INSULATED AGAINST CONTACT. NO SHARP/ ABRASIVE SURFACES ALLOWED.

KNEE/TOE CLEARANCE

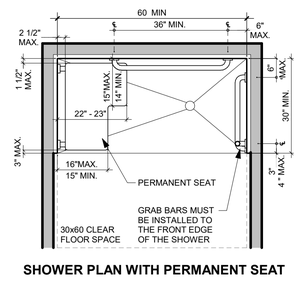


LAVATORY FRONT ELEVATION

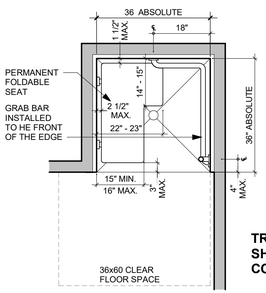
4 ACCESSIBLE LAVATORIES
1/2" = 1' - 0"



SHOWER PLAN WITH REMOVABLE SEAT



SHOWER PLAN WITH PERMANENT SEAT

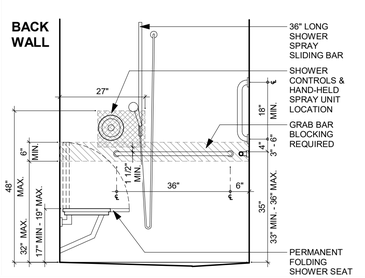


TRANSFER SHOWER COMPARTMENT

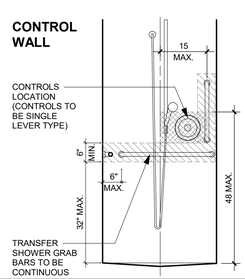
NOTES

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

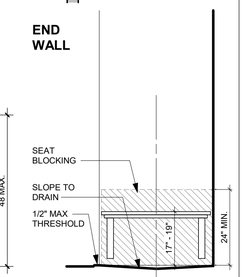
BACK WALL



CONTROL WALL



END WALL



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

NOTES:

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

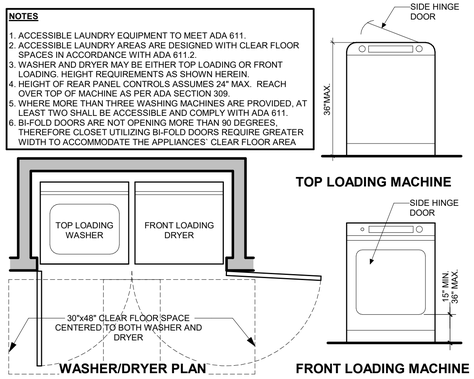
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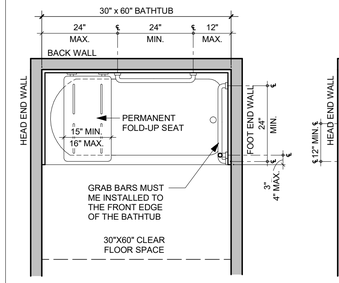
PROVIDE SHOWER SPRAY UNIT (60" LONG MIN.) TO BE USED AS FIXED OR HAND-HELD SHOWER.

NOTES

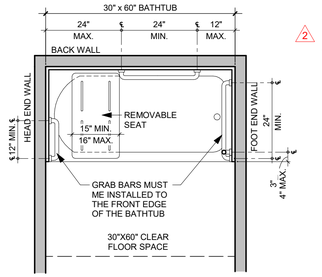
1. ACCESSIBLE LAUNDRY EQUIPMENT TO MEET ADA 611.
2. ACCESSIBLE LAUNDRY AREAS ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ADA 611.2.
3. WASHER AND DRYER MAY BE EITHER TOP LOADING OR FRONT LOADING. HEIGHT REQUIREMENTS AS SHOWN HEREIN.
4. HEIGHT OF REAR PANEL CONTROLS ASSUMES 24" MAX. REACH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



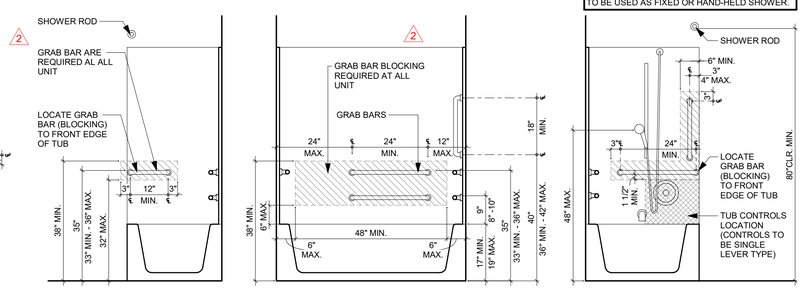
6 ACCESSIBLE LAUNDRY EQUIPMENT
1/2" = 1' - 0"



BATHTUB WITH PERMANENT SEAT - PLAN



BATHTUB WITH REMOVABLE SEAT - PLAN



HEAD END WALL

BACK WALL

FOOT END WALL

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

NOTES:

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

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2	5/23/25	ADDEND. #2

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

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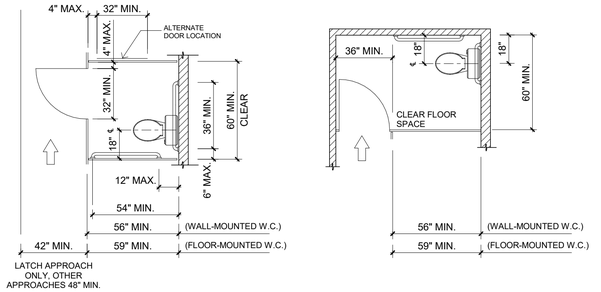
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

ACCESSIBLE UNIT REQUIREMENTS

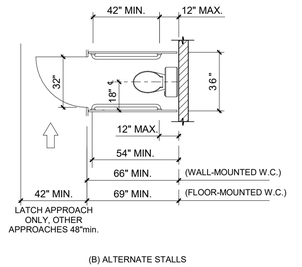
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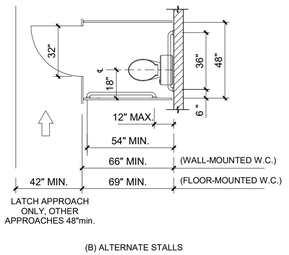


(A) STANDARD STALL

(A-1) STANDARD STALL (END OF ROW)

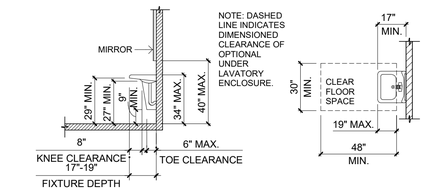


(B) ALTERNATE STALLS

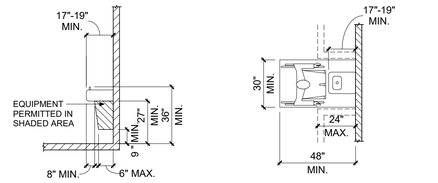


(B) ALTERNATE STALLS

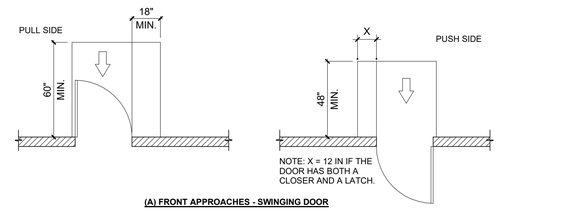
1 TOILET STALL DETAILS
1/4" = 1'-0"



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

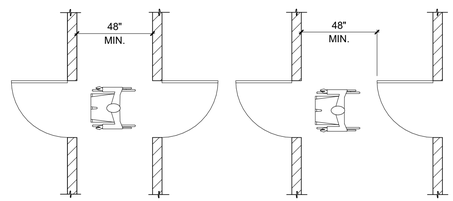


6 DRINKING FOUNTAINS AND WATER COOLERS
1/4" = 1'-0"

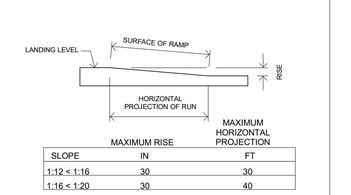


NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

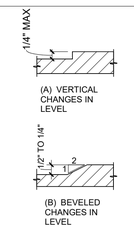
7 MANEUVERING CLEARANCES AT DOOR
1/4" = 1'-0"



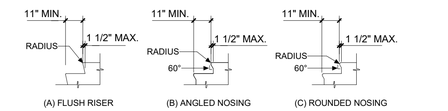
8 TWO HINGED DOORS IN SERIES
1/4" = 1'-0"



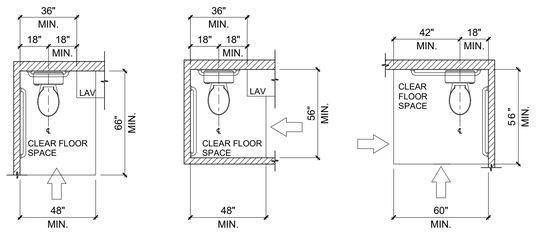
15 RAMP DIMENSIONS AND COMPONENTS
1/4" = 1'-0"



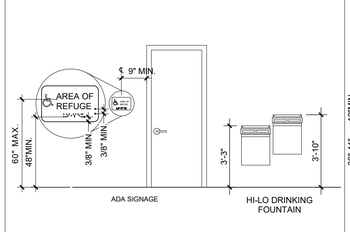
16 CHANGES IN LEVEL
1/4" = 1'-0"



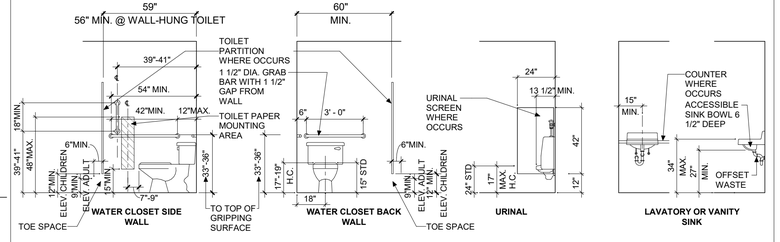
17 USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSINGS
1/4" = 1'-0"



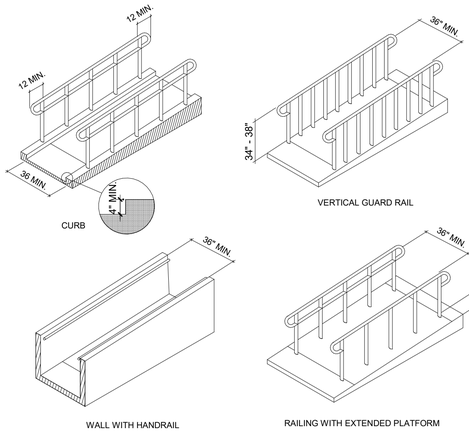
2 WATER CLOSET CLEAR FLOOR SPACE
1/4" = 1'-0"



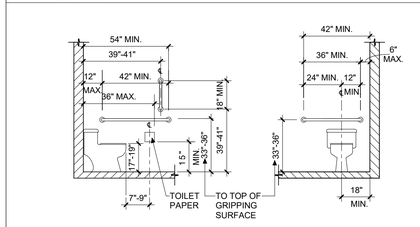
9 TYP. ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



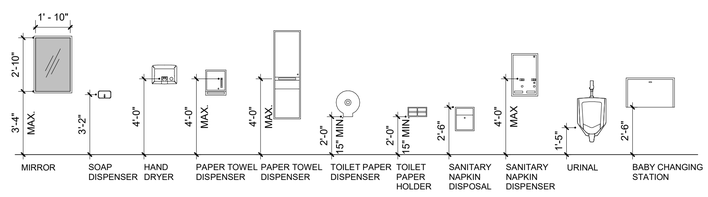
10 TYP. PLUMBING FIXTURES AND ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



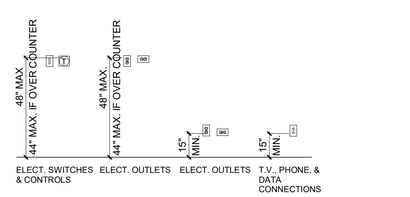
18 HANDRAIL EXTENSIONS AND EDGE PROTECTION
1/4" = 1'-0"



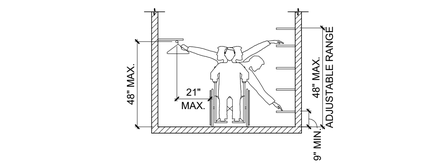
3 WATER CLOSET GRAB BAR SPACING
1/4" = 1'-0"



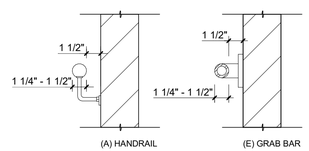
11 TYP. TOILET ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



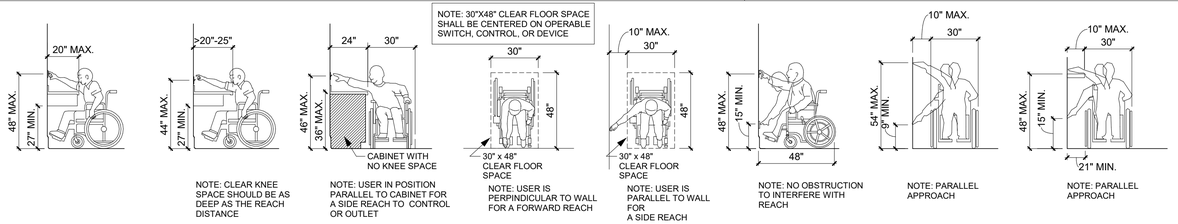
12 TYP. OUTLET AND SWITCH MOUNTING HEIGHTS
1/4" = 1'-0"



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



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



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

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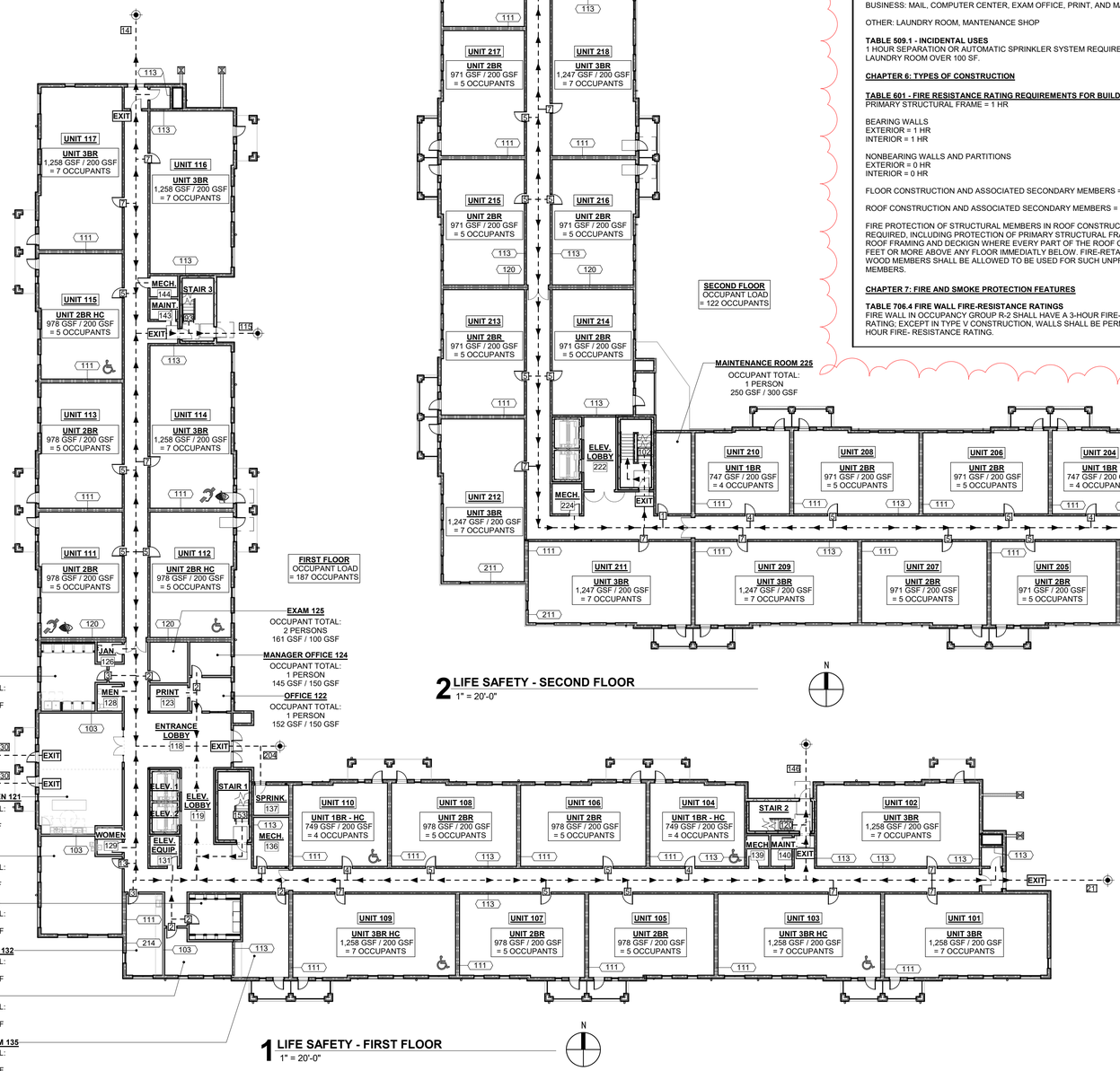
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JOSEPH DYKE NELSON LIC. NO. 6718 REGISTERED STATE OF LOUISIANA ARCHITECT

ADA DIAGRAMS

G003

PHASE: PERMIT



BUILDING CODE SUMMARY:

2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE AND OCCUPANCY

RESIDENTIAL GROUP R-2

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

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

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE

ALLOWABLE BUILDING HEIGHT = 60'-0"
ACTUAL BUILDING HEIGHT = 58'-7"

TABLE 506.2 - ALLOWABLE AREA FACTOR

ALLOWABLE BUILDING AREA = 12,000

SECTION 506.2.1 - SINGLE OCCUPANCY BUILDINGS

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

ACTUAL AREA PER STORY:
FIRST FLOOR = 28,262 SF
SECOND FLOOR = 28,031 SF
THIRD FLOOR = 28,031 SF
FOURTH FLOOR = 28,031 SF

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES

1 HOUR SEPARATION REQUIRED BETWEEN R-2 OCCUPANCY, BUSINESS OCCUPANCY, AND ASSEMBLY OCCUPANCY.

ASSEMBLY: KITCHENETTE AND LOUNGE
EXERCISE ROOMS: FITNESS CENTER

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

OTHER: LAUNDRY ROOM, MANTENANCE SHOP

TABLE 509.1 - INCIDENTAL USES

1 HOUR SEPARATION OR AUTOMATIC SPRINKLER SYSTEM REQUIRED TO PROTECT LAUNDRY ROOM OVER 100 SF.

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME = 1 HR

BEARING WALLS
EXTERIOR = 1 HR
INTERIOR = 1 HR

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

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

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

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS

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

706.5 HORIZONTAL CONTINUITY

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

706.6 VERTICAL CONTINUITY

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

708.3 FIRE-RESISTANCE RATING

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

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS

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

713.4 FIRE-RESISTANCE RATING

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

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.1 OCCUPANT LOAD

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

1ST FLOOR: 187 OCCUPANTS
2ND FLOOR: 122 OCCUPANTS
3RD FLOOR: 122 OCCUPANTS
4TH FLOOR: 122 OCCUPANTS

TOTAL OCCUPANTS: 553 OCCUPANTS

1005.3.1 STAIRWAYS

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

1005.3.2 OTHER EGRESS COMPONENTS

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

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING

R-2 OCCUPANCY > 10 OCCUPANTS W/ SPRINKLER = 1/2 HOUR RATING

1023.1 INTERIOR EXIT STAIRWAYS AND RAMPS

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

1023.2 CONSTRUCTION

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

1028.2 EXIT DISCHARGE

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

2021 INTERNATIONAL PLUMBING CODE

CHAPTER 4: FIXTURE, FAUCETS, AND FIXTURE SETTINGS

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

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

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

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

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY

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

CLIMATE ZONE 2 - GROUP R

ROOF: ATTIC OR OTHER R-38

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

LIFE SAFETY PLAN LEGEND

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

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

WALL RATING LEGEND

- 1 HOUR RATED PARTION
- 2 HOUR RATED PARTITION

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

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

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

REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

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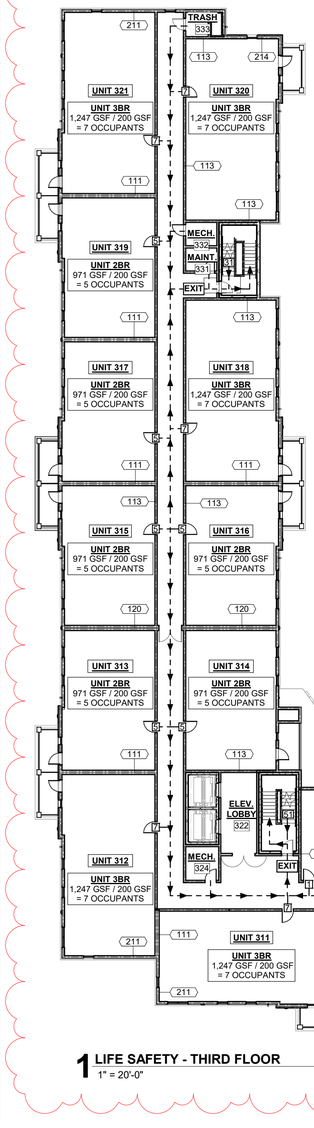
JOSEPH DYKE NELSON LIC. NO. 37124 STATE OF LOUISIANA REGISTERED ARCHITECT

LIFE SAFETY PLANS

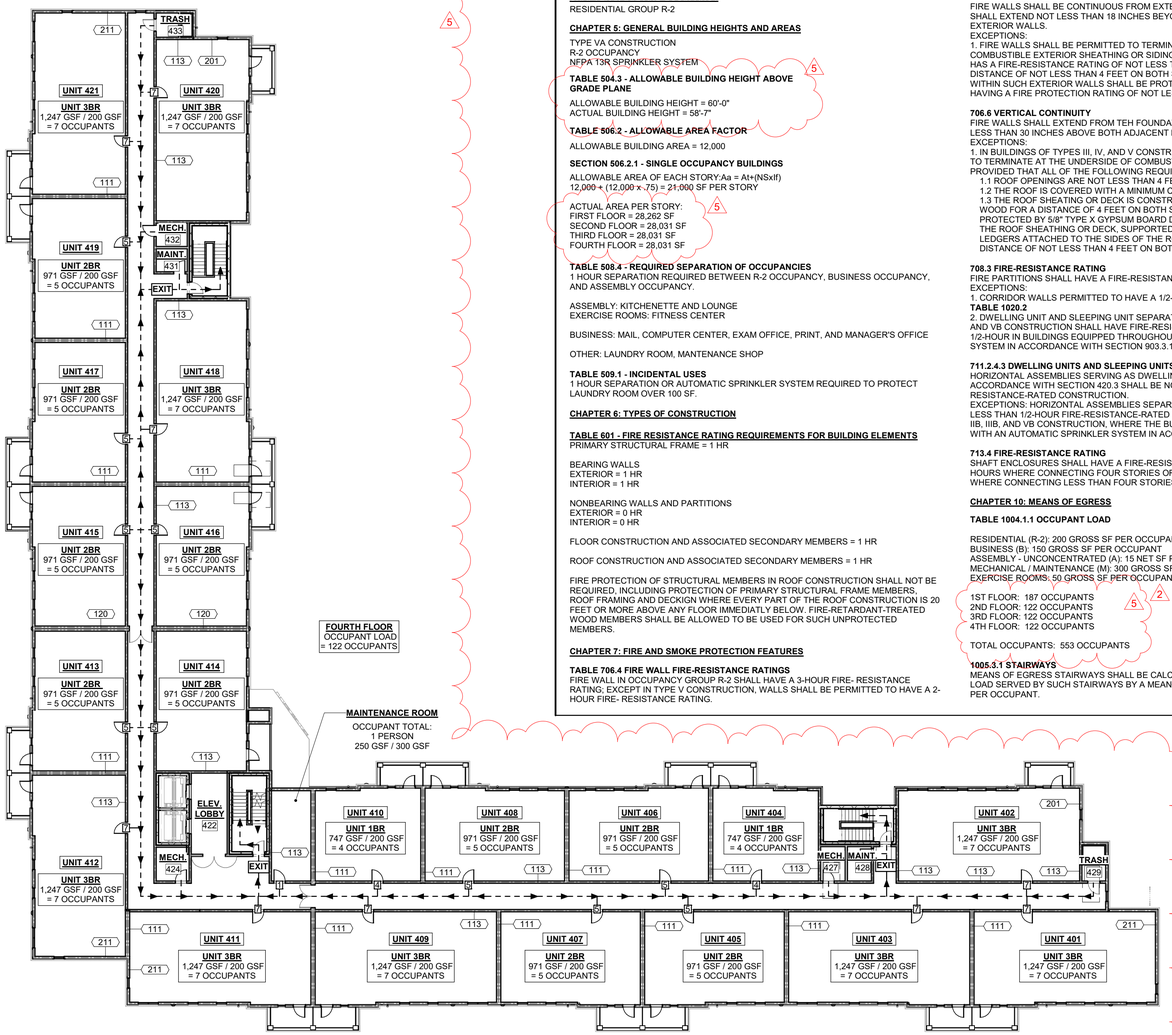
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1 LIFE SAFETY - THIRD FLOOR
1" = 20'-0"



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

BUILDING CODE SUMMARY:

2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE AND OCCUPANCY

RESIDENTIAL GROUP R-2

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

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

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE

ALLOWABLE BUILDING HEIGHT = 60'-0"
ACTUAL BUILDING HEIGHT = 58'-7"

TABLE 506.2 - ALLOWABLE AREA FACTOR

ALLOWABLE BUILDING AREA = 12,000

SECTION 506.2.1 - SINGLE OCCUPANCY BUILDINGS

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

ACTUAL AREA PER STORY:
FIRST FLOOR = 28,262 SF
SECOND FLOOR = 28,031 SF
THIRD FLOOR = 28,031 SF
FOURTH FLOOR = 28,031 SF

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES

1 HOUR SEPARATION REQUIRED BETWEEN R-2 OCCUPANCY, BUSINESS OCCUPANCY, AND ASSEMBLY OCCUPANCY.

ASSEMBLY: KITCHENETTE AND LOUNGE
EXERCISE ROOMS: FITNESS CENTER

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

OTHER: LAUNDRY ROOM, MANTENANCE SHOP

TABLE 509.1 - INCIDENTAL USES

1 HOUR SEPARATION OR AUTOMATIC SPRINKLER SYSTEM REQUIRED TO PROTECT LAUNDRY ROOM OVER 100 SF.

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME = 1 HR

BEARING WALLS
EXTERIOR = 1 HR
INTERIOR = 1 HR

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

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1 HR

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

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS

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

706.5 HORIZONTAL CONTINUITY

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

706.6 VERTICAL CONTINUITY

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

708.3 FIRE-RESISTANCE RATING

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

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS

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

713.4 FIRE-RESISTANCE RATING

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

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.1 OCCUPANT LOAD

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

1ST FLOOR: 187 OCCUPANTS
2ND FLOOR: 122 OCCUPANTS
3RD FLOOR: 122 OCCUPANTS
4TH FLOOR: 122 OCCUPANTS

TOTAL OCCUPANTS: 553 OCCUPANTS

1005.3.1 STAIRWAYS

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

1005.3.2 OTHER EGRESS COMPONENTS

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- POINT OF EXIT DISCHARGE
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441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE

REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

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

LIFE SAFETY PLANS

LS101

PHASE: PERMIT

APPLICABLE ST. TAMMANY PARISH DEPT. OF UTILITIES STANDARDS:

G-201	SEWER STANDARD NOTES (SHEET 1 OF 2)
G-202	SEWER STANDARD NOTES (SHEET 2 OF 2)
C-511	SEWER STANDARD NOTES (GRAVITY SEWER)(SHEET 1 OF 2)
C-512	SEWER STANDARD NOTES (SEWER FORCE MAIN)(SHEET 2 OF 2)
G-101	WATER STANDARD NOTES (SHEET 1 OF 2)
G-102	WATER STANDARD NOTES (SHEET 2 OF 2)
C-501	WATER STANDARD DETAILS (SHEET 1 OF 3)
C-502	WATER STANDARD DETAILS (SHEET 2 OF 3)
C-503	TABLE OF APPROVED FITTINGS (SHEET 3 OF 3)

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

CAPSTONE AT COVINGTON

LOCATED ON FALCONER ROAD

COVINGTON, LOUSIANA

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

MARCH 2025

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

UTILITIES/CONTACTS

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

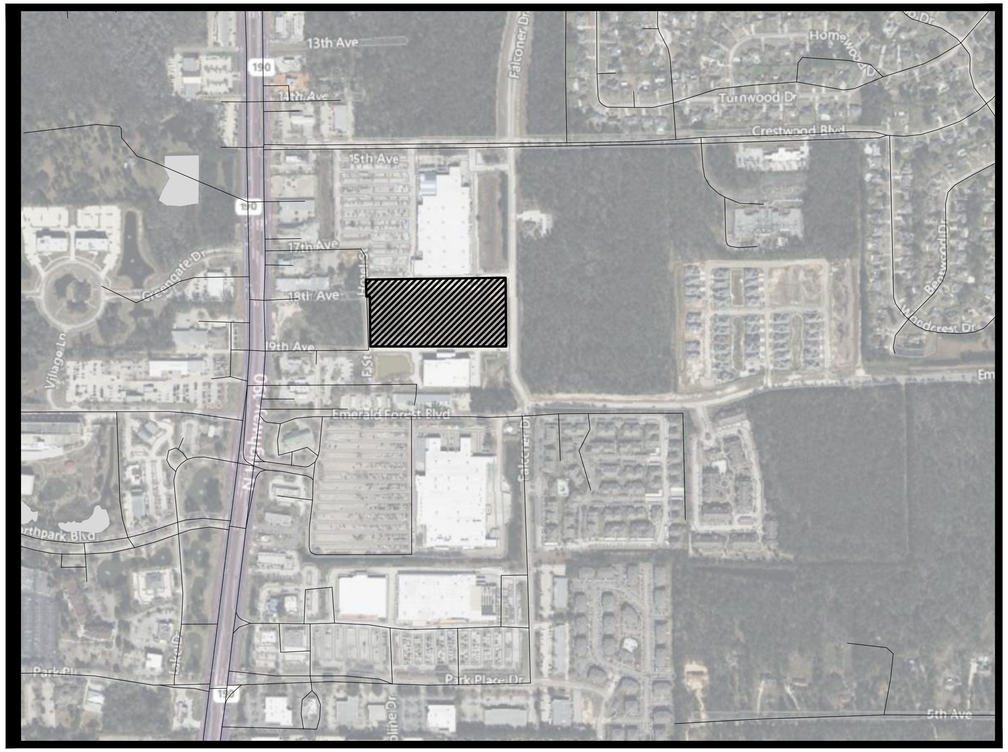
SEWER SERVICE
ST. TAMMANY PARISH GOVERNMENT
DEPARTMENT OF UTILITIES
21454 KOOP DRIVE
MANDEVILLE, LA 70471
985-276-6400

ELECTRICAL SERVICE
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PINEVILLE, LA 71361-5000
AMY S. THIBODEAUX
337-277-4950
AMY.THIBODEAUX@CLECO.COM

TELEPHONE SERVICE
CHARTER COMMUNICATIONS
1-855-287-1159

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

CABLE SERVICE
UNITI FIBER
1-866-941-6940



VICINITY MAP
SCALE: 1" =400'

NOTES

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

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

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

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

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

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

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

APPLICABLE D.O.T.D. STANDARD PLANS*

BM-01	BEDDING AND BACKFILL DETAILS
EC-01	TEMPORARY EROSION CONTROL DETAILS

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

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

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

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

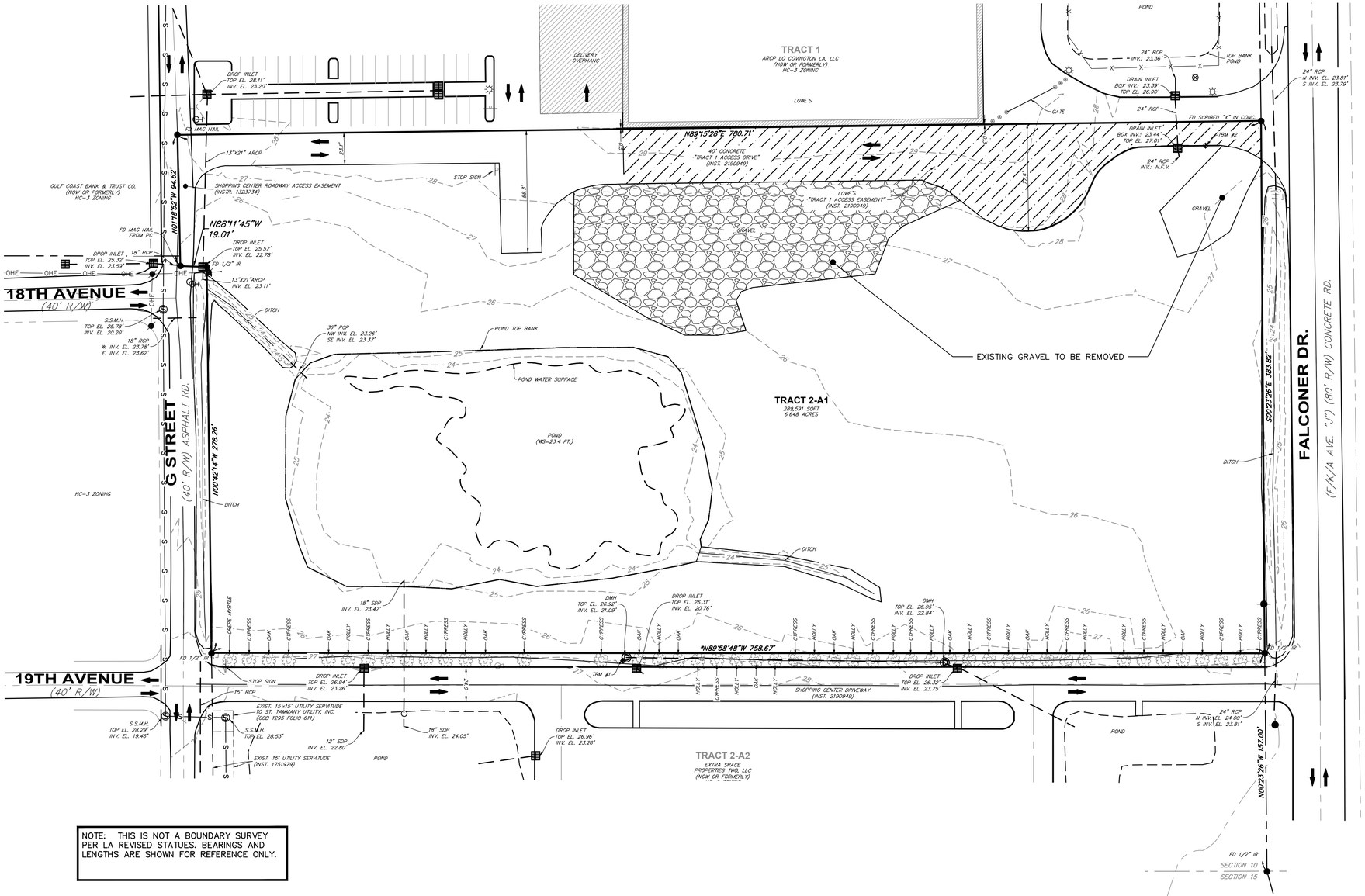
TITLE SHEET

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

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-1

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DDS\01 TITLE SHEET.DWG JUL-16-2025 JONATHAN



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

LEGEND:

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

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

ESTATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 41851
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/7/2025

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (LUCA) AT 811 OR 1-800-272-3020 AND THE PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED AT LEAST 72 HOURS, BUT NOT MORE THAN 10 DAYS IN ADVANCE OF EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

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

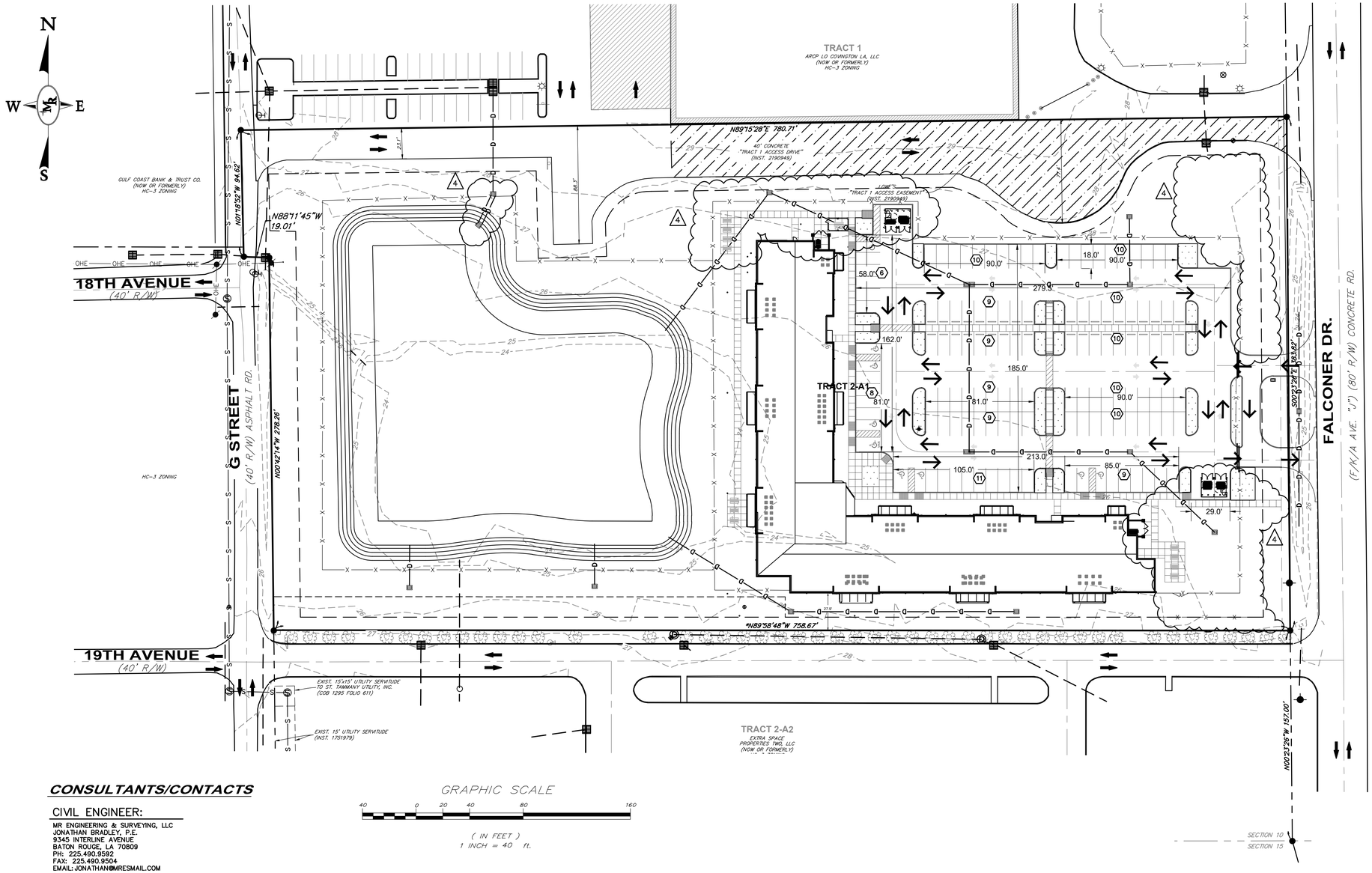
EXISTING CONDITIONS

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

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-2

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COS\02 EXISTING CONDITIONS.DWG JUL-16-2025 JONATHAN



LEGEND:

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

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

CONSULTANTS/CONTACTS

CIVIL ENGINEER:
MR ENGINEERING & SURVEYING, LLC
JONATHAN BRADLEY, P.E.
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
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LAND SURVEYOR:
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9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504
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LANDSCAPE ARCHITECT:
JON J. PULLIAM, LANDSCAPE ARCHITECT LLC
JON PULLIAM, ASLA
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504
EMAIL: JON@PULLIAMLA.COM

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

PARKING REQUIREMENTS:

CATEGORY	FORMULA	# OF UNITS	REQ'D SPACES
RESIDENTIAL	1.5 SPACES PER UNIT	80	120
TOTAL SPACES REQUIRED			120
TOTAL SPACES PROVIDED			130
TOTAL ADA SPACES PROVIDED			9

NOTES:

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

GENERAL NOTES:

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

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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
REV'D 7/16/25

Louisiana 811
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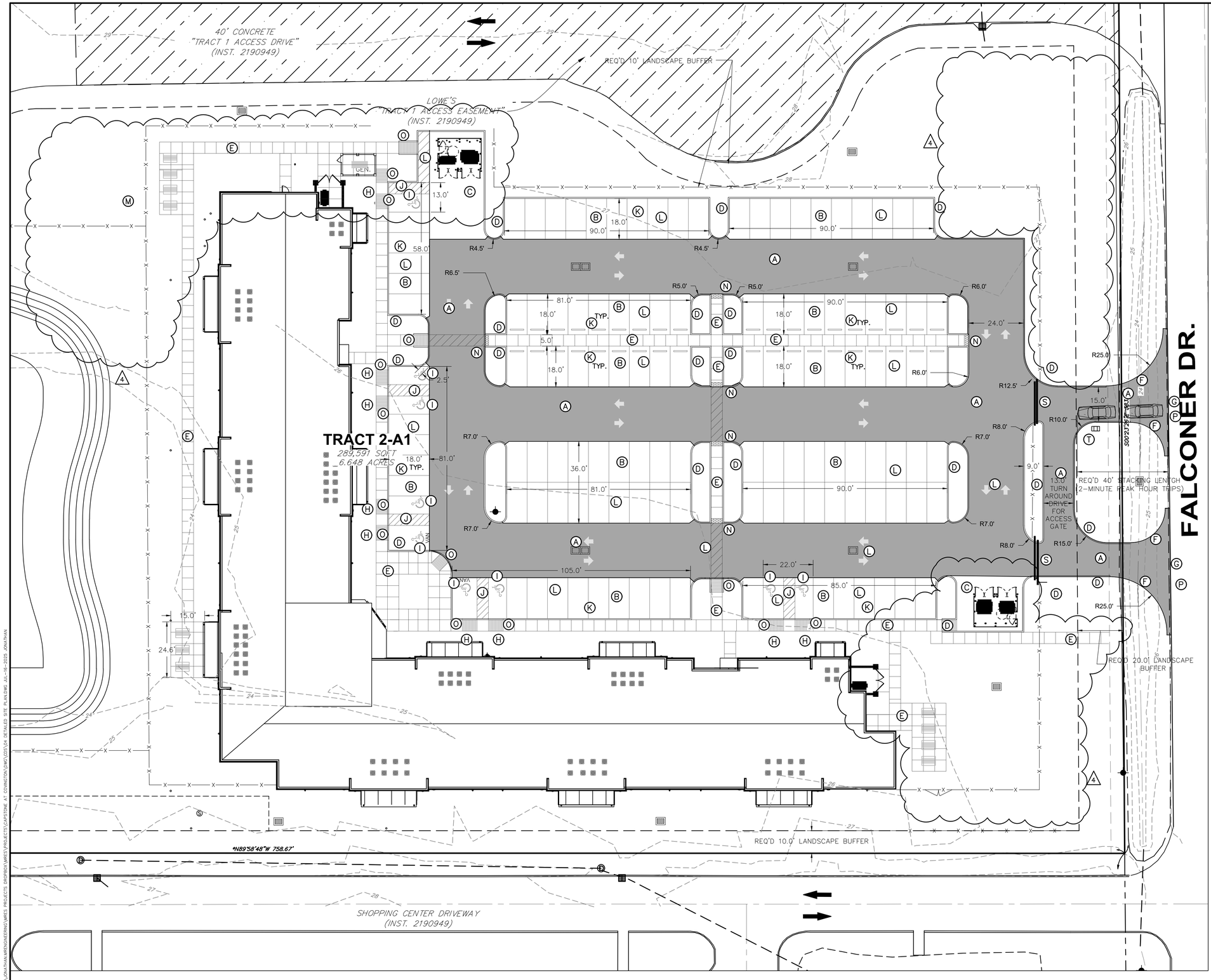
CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH
OVERALL SITE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB CHECKED	JAB CHECKED	APRIL 25 C-_SPT7	

BY	REVISION DESCRIPTION	REVISION DATE
JAB	VALUE ENGINEERING REVISIONS	7/16/2025
		4

SHEET NUMBER C-3

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS SHOPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\COS\03 SITE PLAN.DWG, JUL-16-2025, JONATHAN



KEY NOTES:

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

N W E S

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

MR ENGINEERING & SURVEYING, LLC
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STATE OF LOUISIANA
JONATHAN BRADLEY
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IN
CIVIL ENGINEERING

REV'D 7/16/25

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CAPSTONE AT COVINGTON
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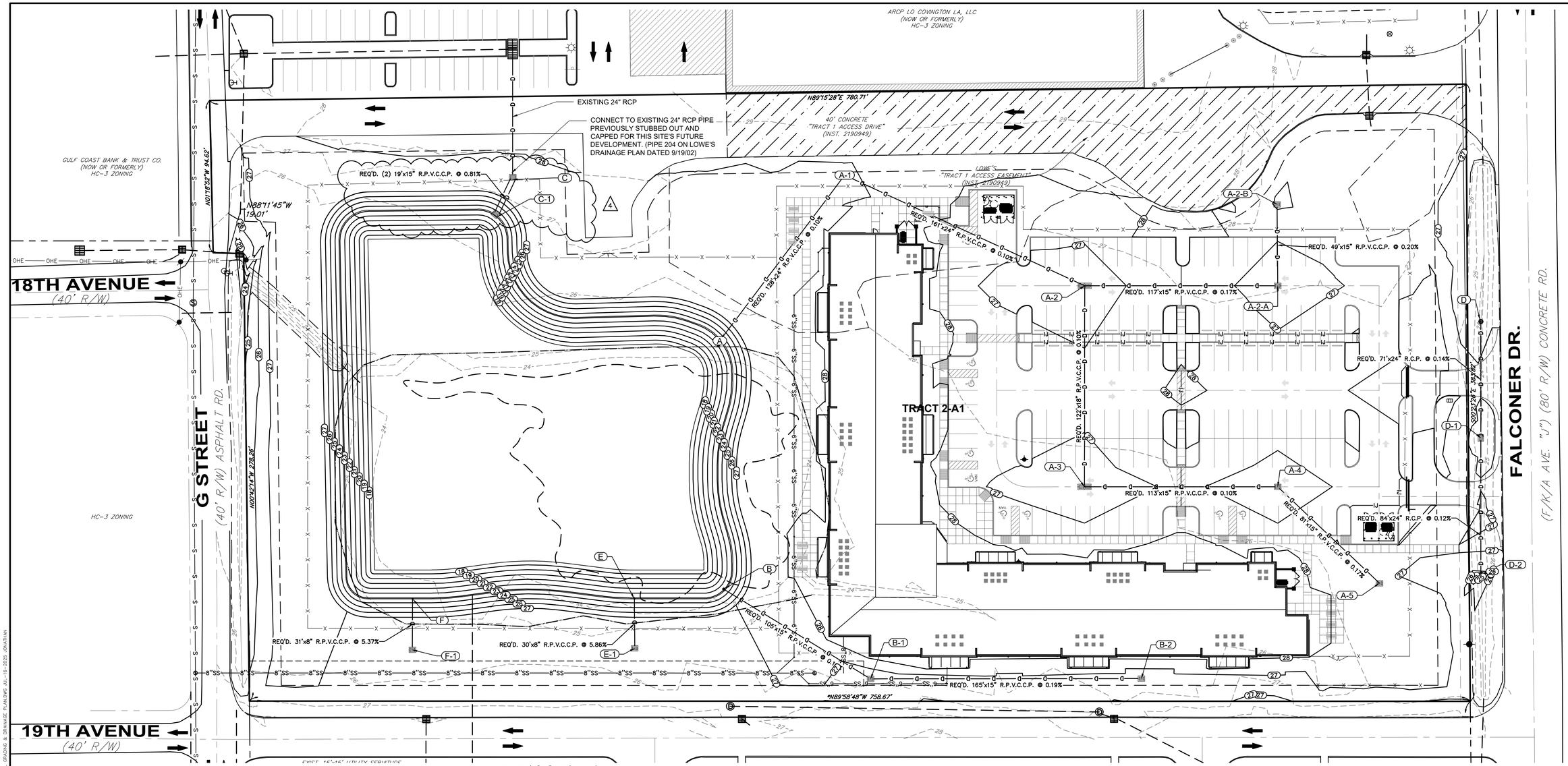
DETAILED SITE PLAN

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-4OF17

NO.	REVISION DATE	REVISION DESCRIPTION	BY
1	7/16/2025	VALUE ENGINEERING REVISIONS	JAB

SHEET NUMBER C-4

C:\USERS\JONATHAN\MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DOS\04 DETAILED SITE PLAN.DWG JUL-16-2025 JONATHAN



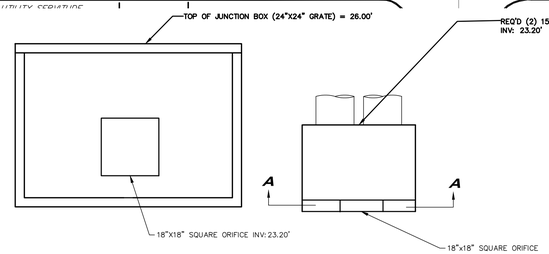
GENERAL NOTES:

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

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

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

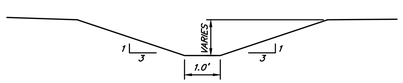
4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).



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

D DETAILS
SCALE: N.T.S.

POND OUTFALL BOX DETAIL



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

DRAINAGE TABLE								
UPPER STRUCT.	LOWER STRUCT.	SIZE	TYPE	LENGTH	SLOPE	UPPER INVERT	LOWER INVERT	UPPER STRUC. TOP
F–1	F	8"	R.P.V.C.C.P.	31'	5.37%	24.90'	23.20'	26.11
E–1	E	8"	R.P.V.C.C.P.	30'	5.86%	25.00'	23.20'	26.21
D–2	D–1	24"	R.C.P.	84'	0.12%	24.10'	24.00'	N/A
D–1	D	24"	R.C.P.	71'	0.14%	24.00'	23.90'	26.75
C–1	C	(2)15"	R.P.V.C.C.P.	19'	0.81%	23.20'	23.00'	26.00'
B–2	B–1	15"	R.P.V.C.C.P.	165'	0.19%	23.72'	23.40'	26.00'
B–1	B	15"	R.P.V.C.C.P.	105'	0.19%	23.40'	23.20'	26.00'
A–5	A–4	15"	R.P.V.C.C.P.	81'	0.17%	23.70'	23.55'	26.69'
A–4	A–3	15"	R.P.V.C.C.P.	113'	0.10%	23.55'	23.43'	26.66'
A–3	A–2	18"	R.P.V.C.C.P.	122'	0.10%	23.43'	23.30'	26.66'
A–2–B	A–2–A	15"	R.P.V.C.C.P.	49'	0.20%	23.60'	23.50'	26.90'
A–2–A	A–2	15"	R.P.V.C.C.P.	117'	0.17%	23.50'	23.30'	26.59'
A–2	A–1	24"	R.P.V.C.C.P.	161'	0.10%	23.30'	23.13'	26.61'
A–1	A	24"	R.P.V.C.C.P.	128'	0.10%	23.13'	23.00'	27.00'



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

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REV'D 7/16/25

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

OVERALL GRADING & DRAINAGE PLAN

DESIGNED	DETAILED	DATE	SHEET
JAB	JAB	APRIL 25	C–5#17
CHECKED	CHECKED		
JAB	JAB		

BY	REVISION DESCRIPTION	REVISION DATE
JAB	VALUE ENGINEERING REVISIONS	7/16/2025
		4

SHEET NUMBER C-5

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\LOWO\CDS\DS OVERALL GRADING & DRAINAGE PLAN.DWG JUL-16-2025 JONATHAN

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

18TH AVENUE
(40' R/W)

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

HC-3 ZONING

19TH AVENUE
(40' R/W)

C
REQ'D GRATE INLET
702-20
TOP: 24.98'
INV: 23.00'
CONNECT TO EXISTING PIPE STUB OUT

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

REQ'D. (2) 19"x15" R.P.V.C.P.

CONTRACTOR TO LOCATE EXISTING 24" RCP STUB OUT. CONNECT BOX C TO EXISTING 24" RCP.

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

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

EXISTING 36" RCP TO BE REMOVED

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

EXISTING POND TOP BANK

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

EXISTING POND WATER SURFACE: 23.4'

EXTEND EXISTING 18" PIPE 14 LF TO EDGE OF POND

B
INV:23.2'

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

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

REQ'D. 31"x8" 5.37%

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

REQ'D. 30"x8" 5.86%

8"SS

MATCHLINE- SEE SHEET C-7

N
W
E
S

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

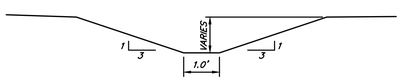
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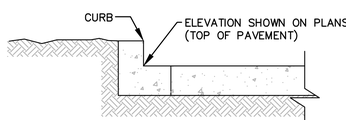
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4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).



TYP. SWALE SECTION

SCALE: N.T.S.



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

GRADING DETAIL

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

STATE OF LOUISIANA
JONATHAN BRADLEY
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REV'D 7/16/25

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

DETAILED GRADING & DRAINAGE LAYOUT

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-6of17

VALUE ENGINEERING REVISIONS			
REVISION DATE	REVISION DESCRIPTION	BY
7/16/2025		JAB
4		

SHEET NUMBER C-6

C:\USERS\JONATHAN.MRENGINEERING\VIARES PROJECTS DROPBOX\VARES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DS\06 DETAILED GRADING & DRAINAGE PLAN.DWG JUL-16-2025 JONATHAN

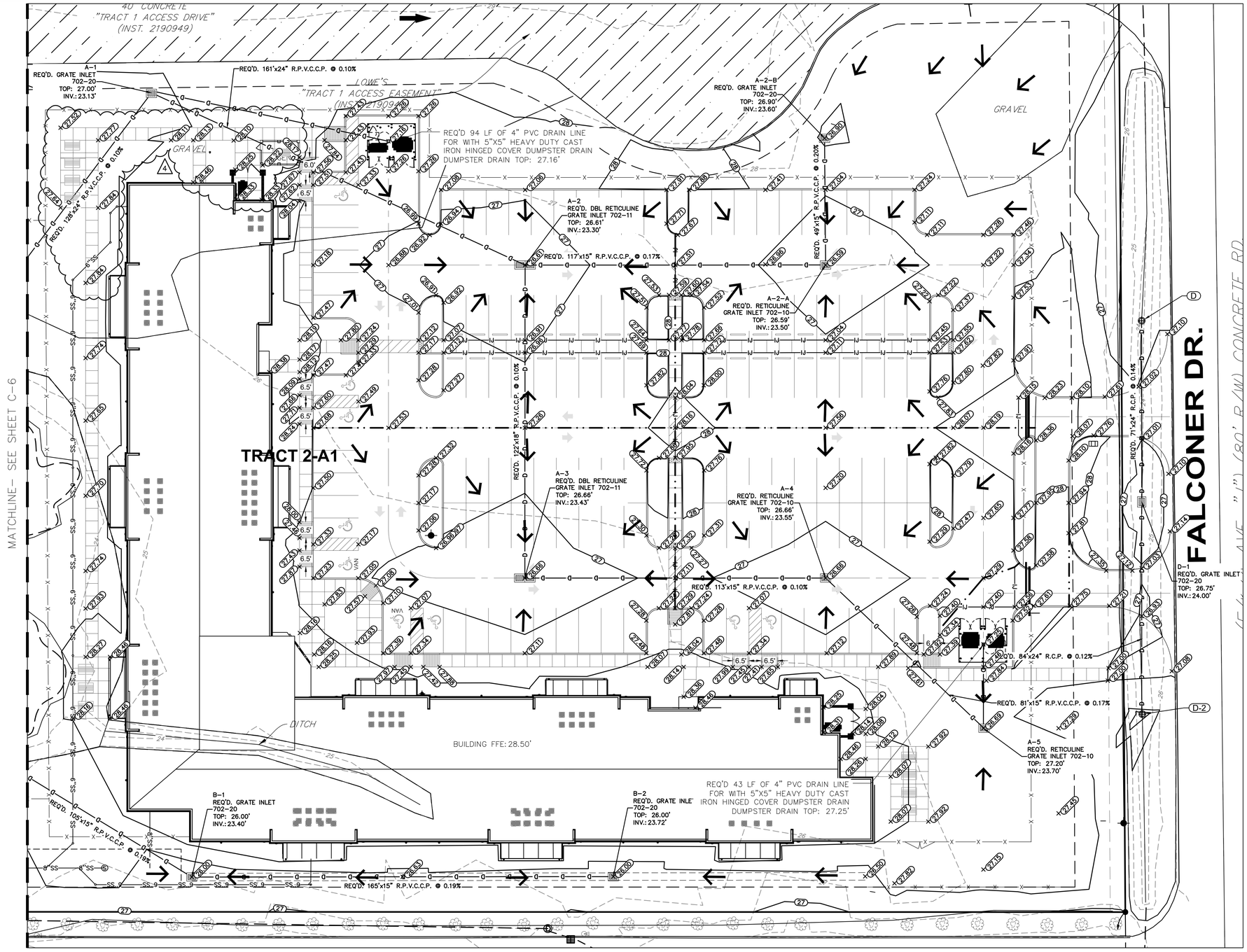
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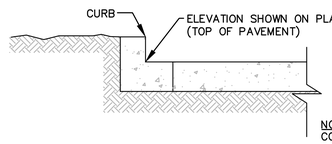
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NOTE: DETAIL 1 IS ONLY TO CLARIFY GRADING CONVENTION ON THIS PLAN. FOR CURB AND PAVEMENT DETAILS, RE: LADOTD STANDARD PLANS.

GRADING DETAIL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 ft.

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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45615
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REV'D 7/16/25

Louisiana 811
LA ONE CALL– CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL SYSTEM, INC. AT 811 OR 1-800-272-3020 AND ST. TAMMANY PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES INSTALLED BY PUBLIC UTILITY COMPANIES TO BE LOCATED ON THE PROJECT SITE. FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

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

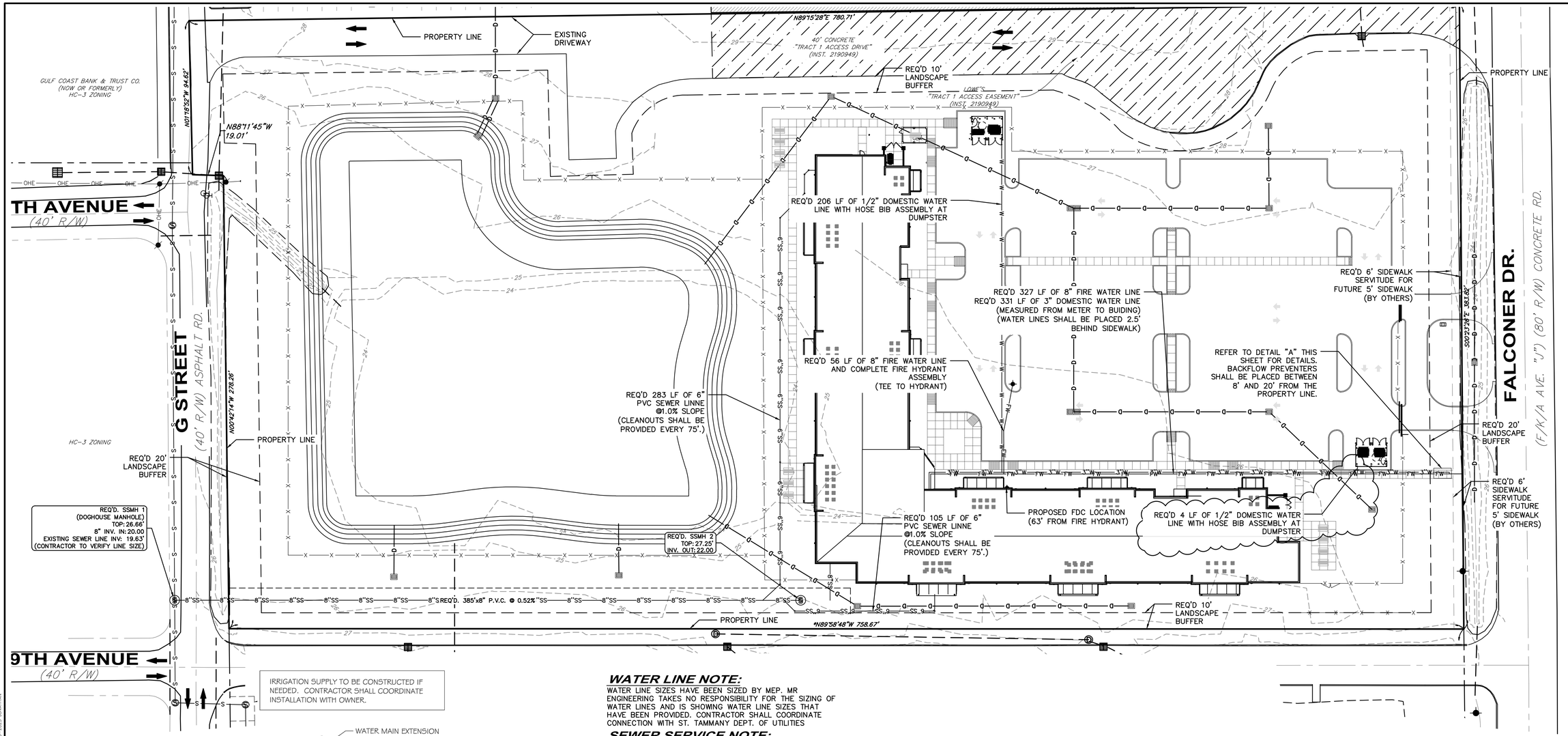
DETAILED GRADING AND DRAINGE LAYOUT

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

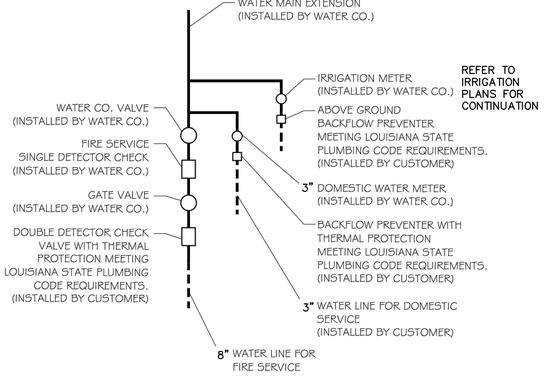
4	7/16/2025	VALUE ENGINEERING REVISIONS	JAB
	REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER C-7

C:\USERS\JONATHAN.MR\ENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CIVIL\06 DETAILED GRADING & DRAINAGE PLAN.DWG JUL-16-2025 JONATHAN



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



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

DETAIL "A"

SCALE: N.T.S.

WATER LINE NOTE:

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

SEWER SERVICE NOTE:

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

GAS SERVICE NOTE:

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

GENERAL NOTES:

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

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

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

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

PROPOSED LEGEND

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

N / W / E / S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

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

REV'D 7/16/25

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

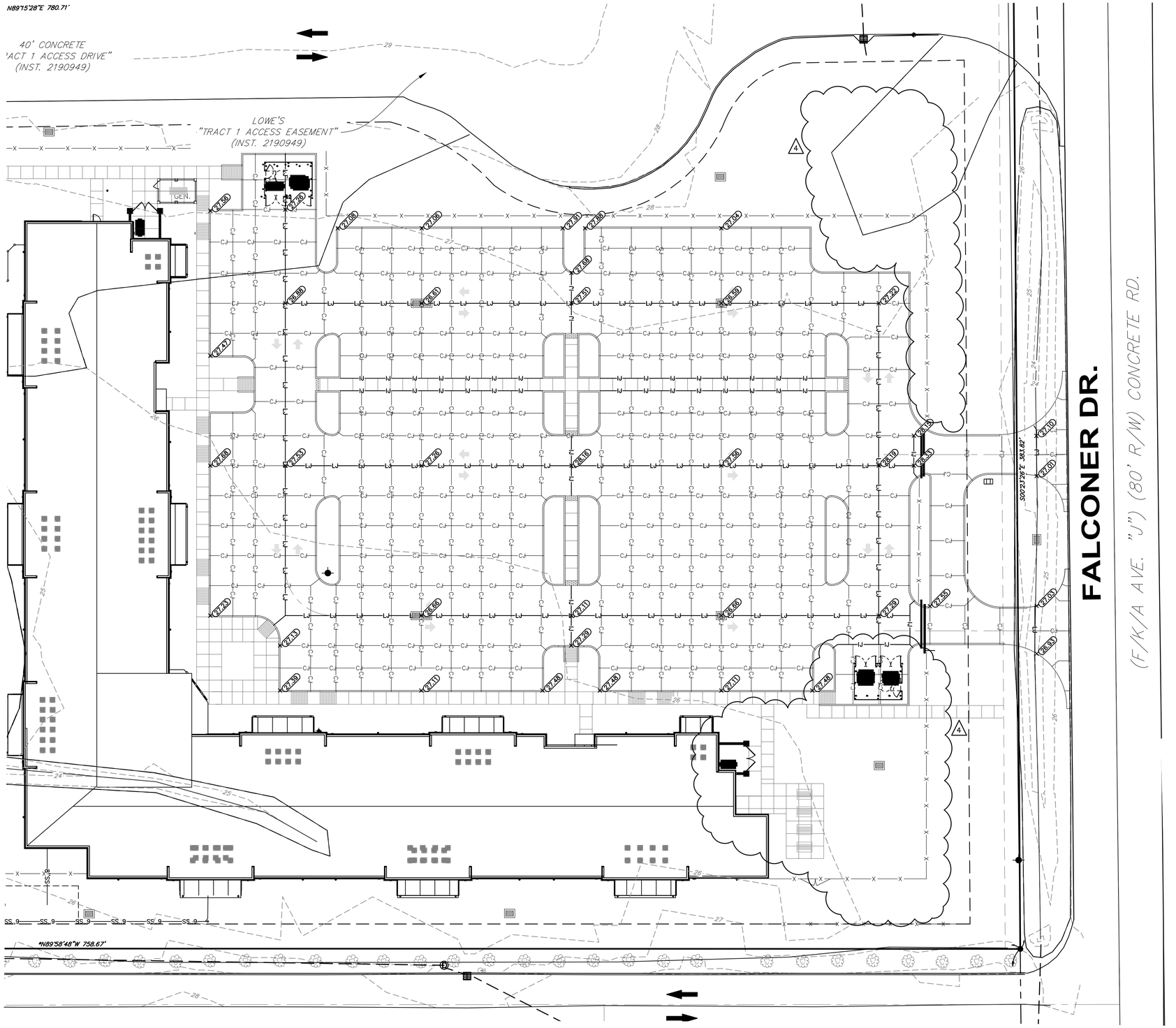
CAPSTONE AT COVINGTON
FALCONER DR.
COVINGOTN, LOUISIANA
ST. TAMMANY PARISH
UTILITY PLAN

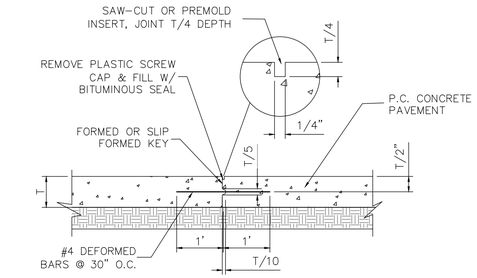
DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-8of17

BY	REVISION DESCRIPTION	REVISION DATE
JAB	VALUE ENGINEERING REVISIONS	7/16/2025
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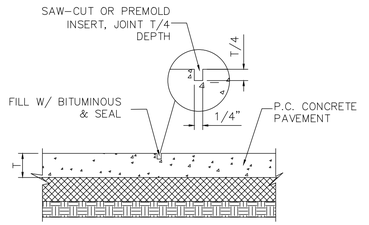
SHEET NUMBER C-8

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CIVIL\CS\CS UTILITY PLAN.DWG JUL-16-2025 JONATHAN

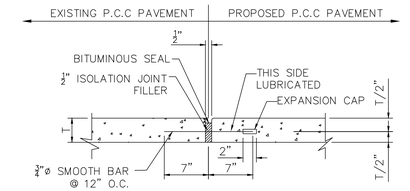




1 LONGITUDINAL CONSTRUCTION JOINT (LJ)
SCALE: N.T.S.



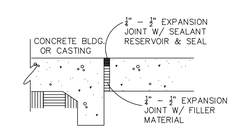
2 CONTRACTION JOINT (CJ)
SCALE: N.T.S.



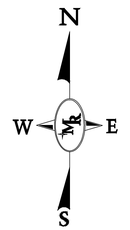
ISOLATION JOINT (IJ) NEW P.C. PAVEMENT TO EXISTING P.C. PAVEMENT
3 SCALE: N.T.S.

PROPOSED LEGEND

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



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



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10 ft.

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REV'D 7/16/25

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL AT 811 OR 1-800-272-3020 AT LEAST 72 HOURS PRIOR TO WORK COMMENCEMENT. THE CONTRACTOR SHALL CALL PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED WITHIN PARISH RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL PROTECT AND SAFEGUARD THEM FROM DAMAGE. IN ACCORDANCE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

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

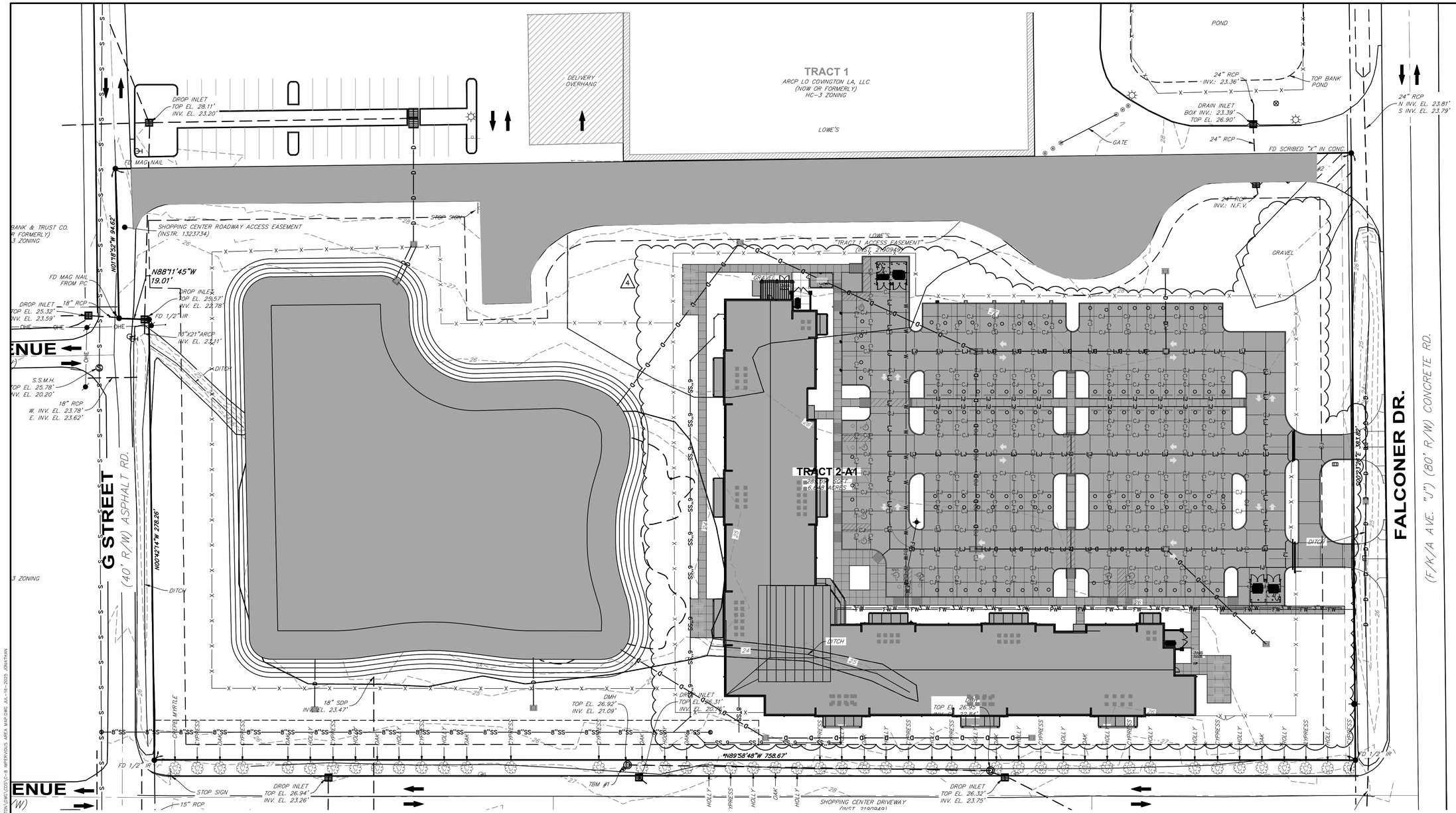
JOINT LAYOUT

DESIGNED	JAB	DETAILED	JAB
CHECKED	JAB	CHECKED	JAB
DATE	APRIL 25	SHEET	C-BFT7

BY	REVISION DESCRIPTION	REVISION DATE
JAB	VALUE ENGINEERING REVISIONS	7/16/2025

SHEET NUMBER C-9

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LEGEND

IMPERVIOUS AREA

IMPERVIOUS AREA CALCULATION:

THERE IS 165,883 S.F. OF IMPERVIOUS AREA PROPOSED ON THE SITE.
TRACT 2-A1 CONTAINS 289,591 S.F.

MAX ALLOWABLE IMPERVIOUS AREA: 289,591 S.F. X 70% = 202,714 S.F.
PROPOSED IMPERVIOUS AREA: 57.28% (165,711 S.F. / 289,591 S.F.)

4

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

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STATE OF LOUISIANA
JONATHAN BRADLEY
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REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REV'D 7/16/25

LA ONE CALL- CALL BEFORE YOU DIG
PRIOR TO WORK COMMENCEMENT, THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL (811) AND NOTIFY ALL UTILITIES AND PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED THROUGHOUT THE PROJECT AREA. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES AND SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

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

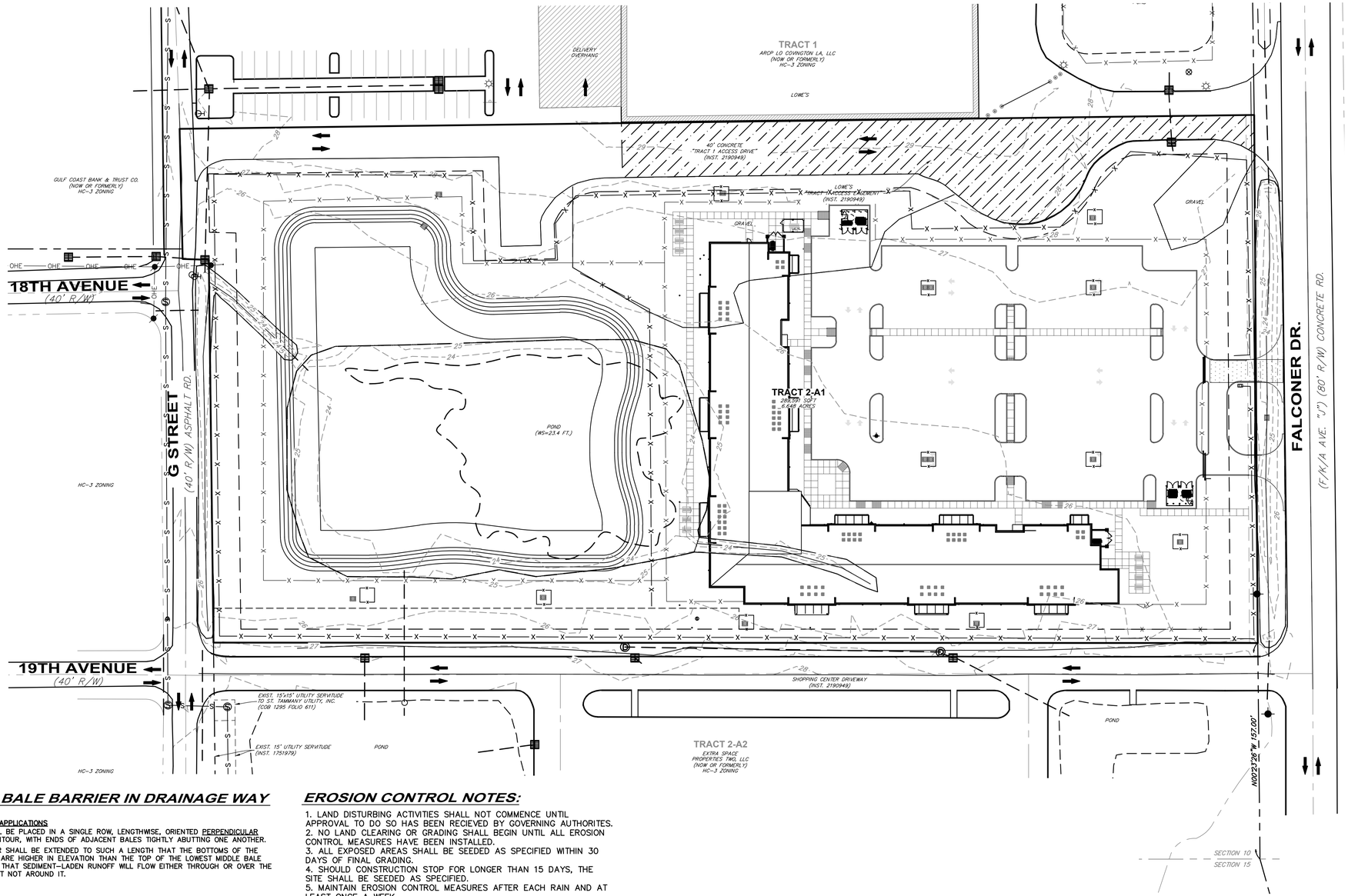
IMPERVIOUS AREA MAP

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

BY	REVISION DESCRIPTION	REVISION DATE
JAB	VALUE ENGINEERING REVISIONS	7/16/2025
		4

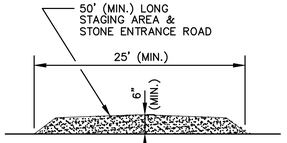
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C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CDS\C-8 IMPERVIOUS AREA MAP.DWG JUL-16-2025, JONATHAN



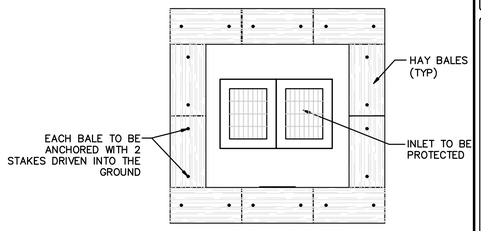
LEGEND:

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



SECTION B-B

SCALE: N.T.S.



HAY BALE DETAIL

SCALE: N.T.S.

NOTES:

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

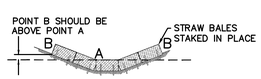
STRAW BALE BARRIER IN DRAINAGE WAY

CHANNEL FLOW APPLICATIONS

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

MAINTENANCE

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

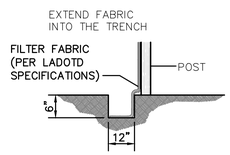


STRAW BALE CHECKDAM

SCALE: N.T.S.

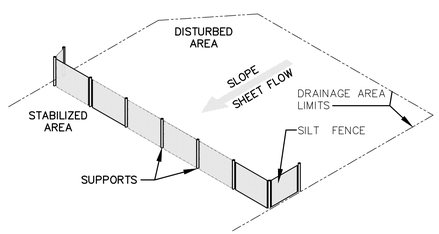
EROSION CONTROL NOTES:

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



CONSTRUCTION OF A SILT FENCE

SCALE: N.T.S.



DETAILS OF PLACING SILT FENCE

SCALE: N.T.S.

CERTIFICATION OF COMPLIANCE

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

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

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

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

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

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

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

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

GENERAL CONTRACTOR



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

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IN
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5/7/2025

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

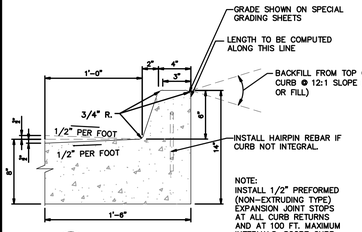
EROSION CONTROL PLAN

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

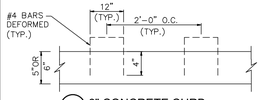
BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-11

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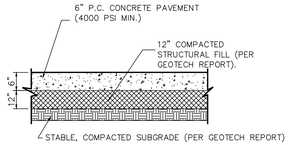


1 6" BARRIER CURB
SCALE: N.T.S.

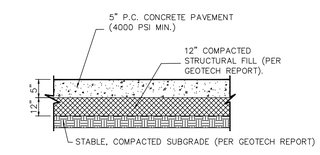


2 6" CONCRETE CURB
SCALE: N.T.S.

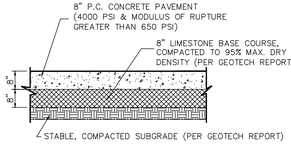
NOTE:
ALL PAVEMENT, BASE & SUBGRADE SECTIONS SHALL MEET THE REQUIREMENTS SET FORTH BY THE GEOTECHNICAL REPORT.



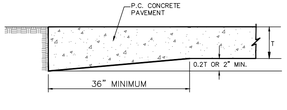
3 HEAVY DUTY P.C. PAVEMENT & DRIVEWAY APRON SECTIONS
SCALE: N.T.S.



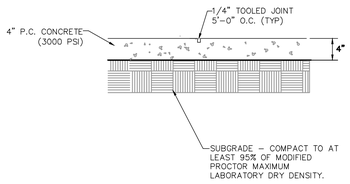
LIGHT DUTY P.C. CONCRETE PAVEMENT SECTION
4 SCALE: N.T.S.



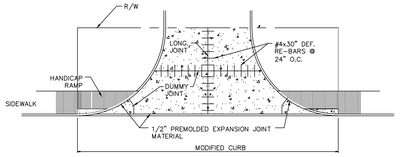
5 DUMPSTER PAD TYPICAL SECTION
SCALE: N.T.S.



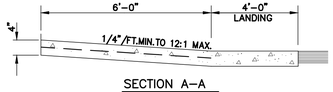
6 THICKENED P.C. PAVEMENT AT EDGES W/O CURB
SCALE: N.T.S.



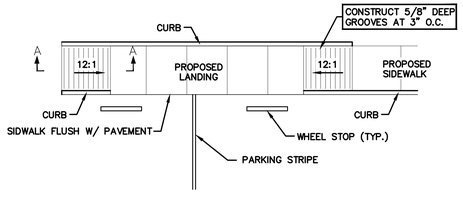
7 TYPICAL SIDEWALK
SCALE: N.T.S.



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



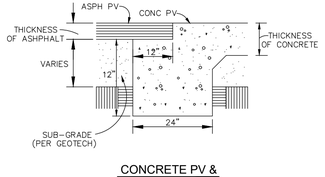
SECTION A-A
N.T.S.



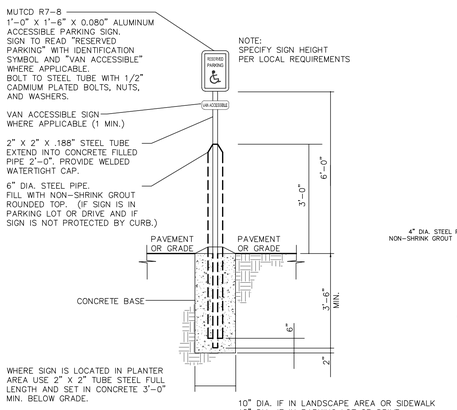
DETECTABLE WARNING SURFACE SHALL COMPLY WITH THE FOLLOWING:

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

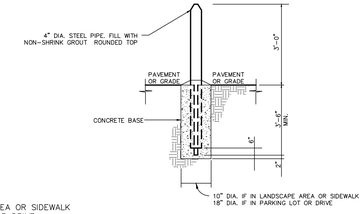
9 ACCESSIBLE SIDEWALK RAMPS
SCALE: N.T.S.



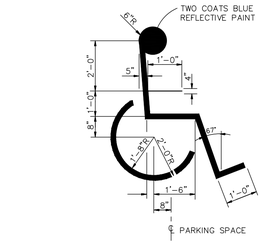
CONCRETE PV & ASPHALT PV CONNECTION
10 SCALE: N.T.S.



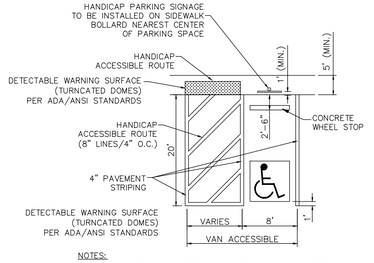
11 ACCESSIBLE SIGN DETAIL (R7-8)
SCALE: N.T.S.



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



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

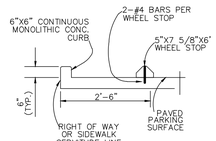


NOTES:
1. THE LAYOUT SHOWN HEREON IS A TYPICAL HANDICAPPED PARKING LAYOUT. REFER TO THE GEOMETRIC LAYOUT SHOWN HEREIN FOR EXACT LOCATION OF HANDICAP PARKING.

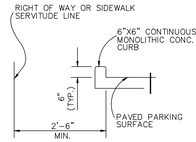
2. ALL HANDICAPPED PAVEMENT STRIPING SHALL BE BLUE HIGHWAY PAINT MARKINGS. HANDICAP SYMBOL SHALL BE WHITE ON BLUE BACKGROUND

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

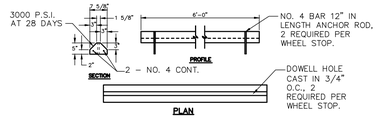
13 TYPICAL HANDICAPPED PARKING LAYOUT
SCALE: N.T.S.



DETAIL "A"



DETAIL "B"

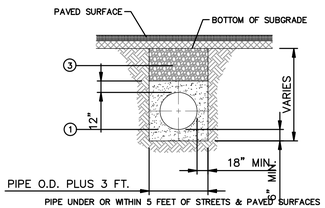


DETAIL "C"

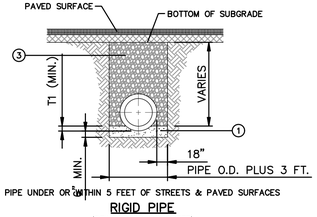
NOTES:
1. WHEN THE END OF PARKING STALL ABUTS THE RIGHT OF WAY LINE, OR SIDEWALK SERVITUDE LINE, USE DETAIL "A" OR "B".

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

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



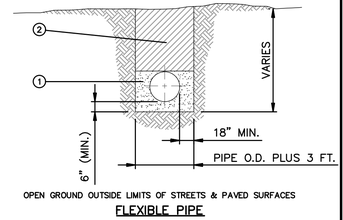
FLEXIBLE PIPE
(CORRUGATED METAL, PLOYVINYL CHLORIDE OR POLYETHYLENE)



RIGID PIPE
(REINFORCED CONCRETE)

PIPE BEDDING SCHEDULE
(RIGID PIPE)

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



FLEXIBLE PIPE
(CORRUGATED METAL, PLOYVINYL CHLORIDE OR POLYETHYLENE)

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

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

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

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

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

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

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

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

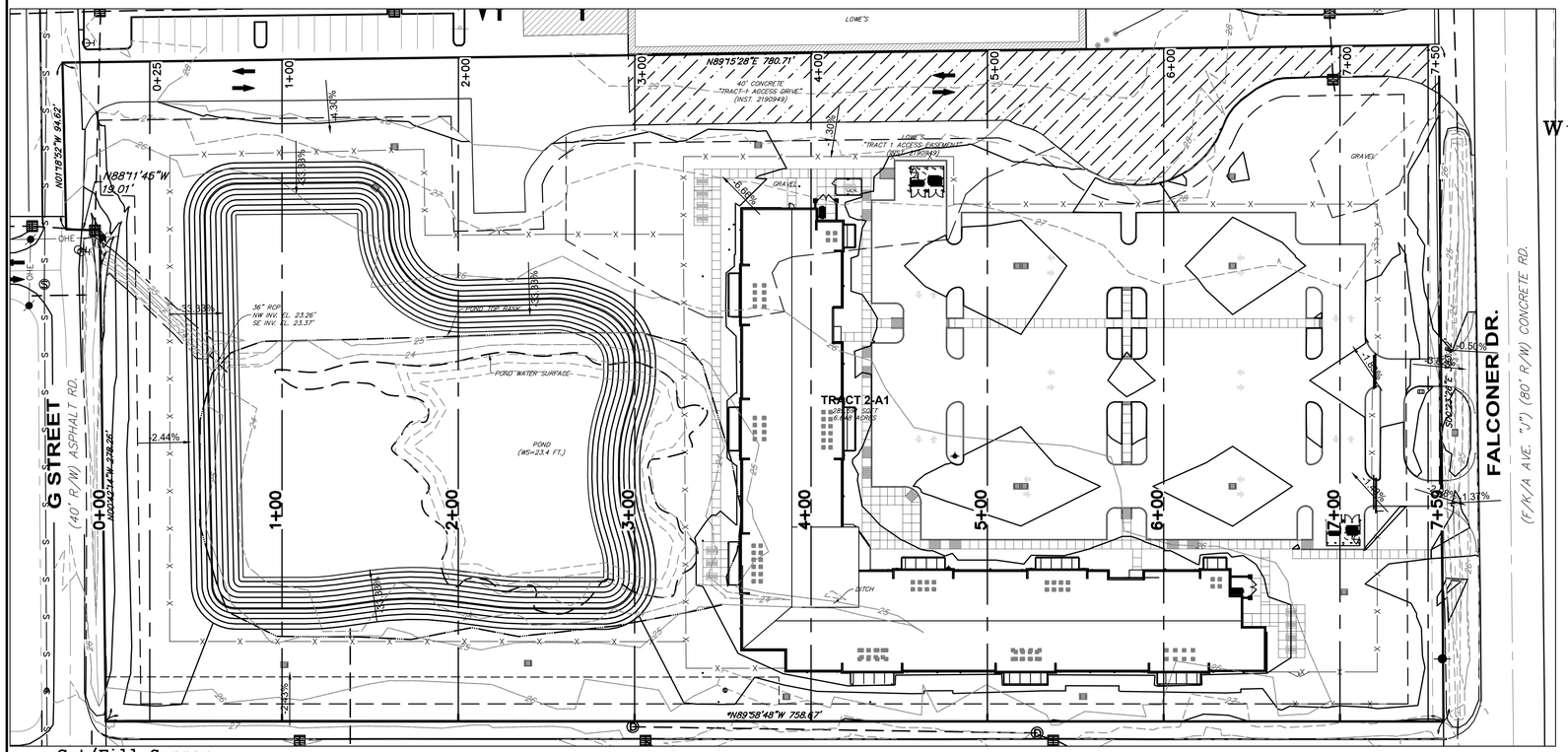
SITE DETAILS

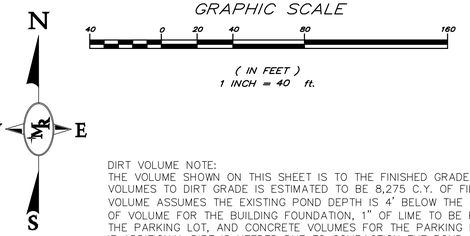
DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	JAB
DATE	APRIL 25
SHEET	C-12

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER C-12

C:\USERS\JONATHAN\RENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CDS\08 SITE DETAILS.DWG, JUL-16-2025, JONATHAN

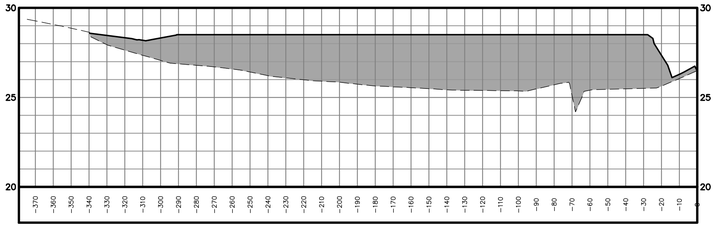


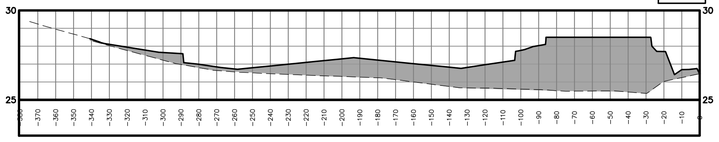


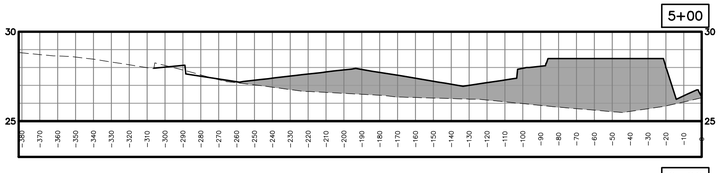
DIRT VOLUME NOTE:
THE VOLUME SHOWN ON THIS SHEET IS TO THE FINISHED GRADE SURFACE. THE VOLUMES TO DIRT GRADE IS ESTIMATED TO BE 8,275 C.Y. OF FILL. THIS DIRT GRADE VOLUME ASSUMES THE EXISTING POND DEPTH IS 4' BELOW THE WATER SURFACE, 1' OF VOLUME FOR THE BUILDING FOUNDATION, 1" OF LIME TO BE PROCESSED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

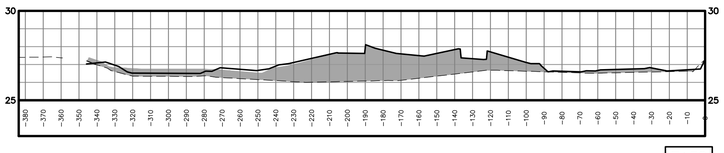
Cut/Fill Summary

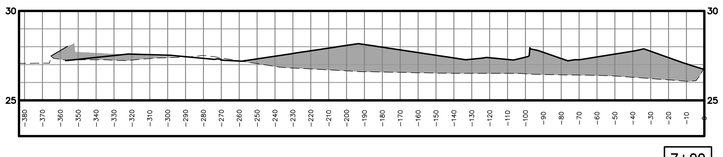
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volumes (existing to finish grade)	1.000	1.000	260972.54 Sq. Ft.	9817.97 Cu. Yd.	10799.06 Cu. Yd.	981.08 Cu. Yd.<Fill>
Totals			260972.54 Sq. Ft.	9817.97 Cu. Yd.	10799.06 Cu. Yd.	981.08 Cu. Yd.<Fill>











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STATE OF LOUISIANA
JONATHAN BRADLEY
REG. No. 45815
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
REV'D 7/16/25

Louisiana 811
LA ONE CALL- CALL BEFORE YOU DIG: THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL SYSTEM, INC. (1-800-272-3020 OR 811) AND PARISH DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES PROPERLY LOCATED AND MARKED PRIOR TO EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

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

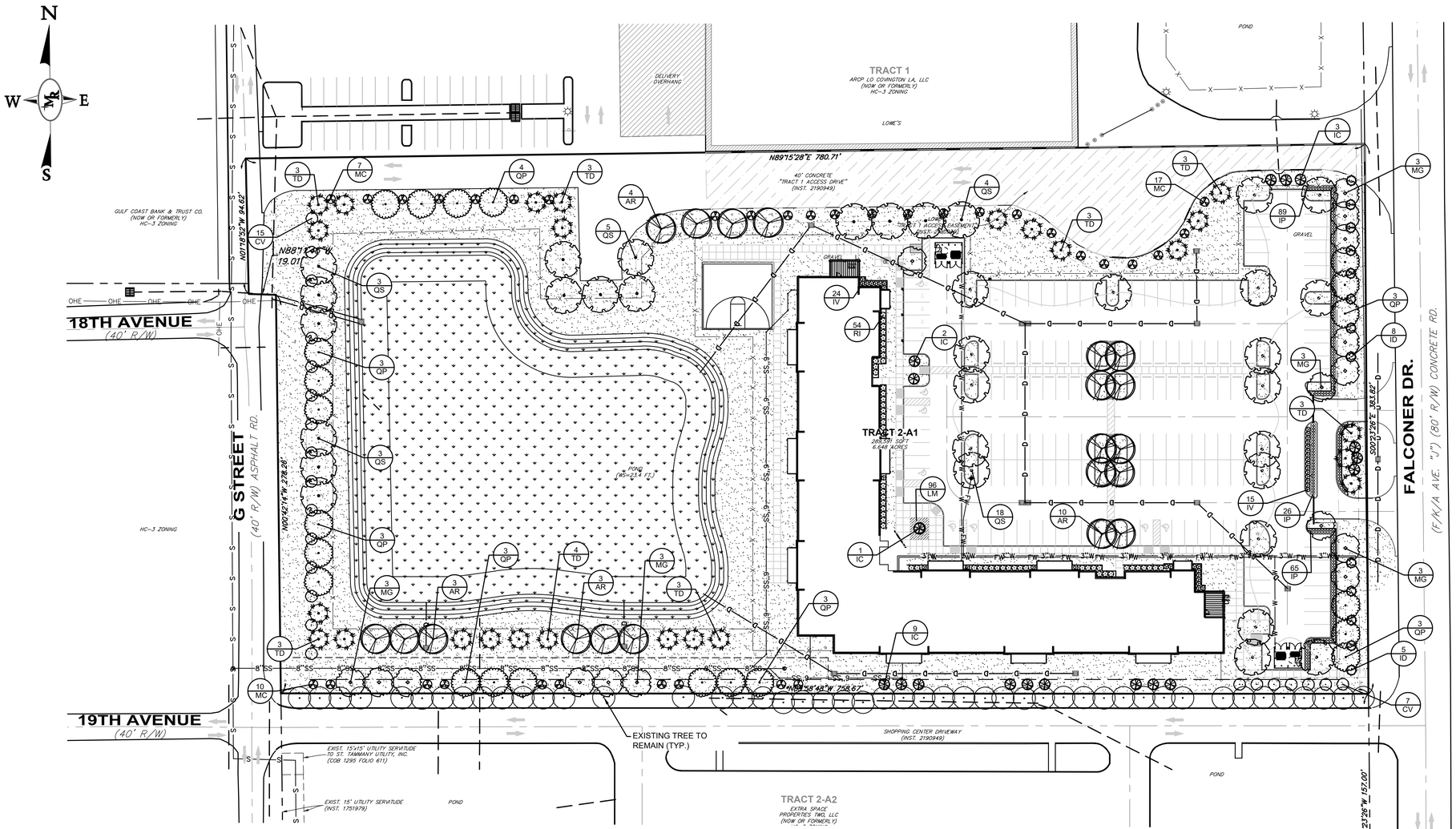
CROSS SECTIONS

DESIGNED	JAB
CHECKED	JAB
DETAILED	JAB
CHECKED	
DATE	APRIL 25
SHEET	C-13

NO.	REVISION DATE	REVISION DESCRIPTION	BY
4	7/15/2025	VALUE ENGINEERING REVISIONS	JAB

SHEET NUMBER C-13

C:\USERS\JONATHAN.MRENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\DSKTC-11 CROSS SECTIONS.DWG JUL-16-2025 JONATHAN



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

PLANTING SCHEDULE

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

GENERAL LANDSCAPE NOTES:

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

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

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

STAKING OF GREEN BELT PLANTING AREAS AND BUFFERS:

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

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

FLAGGING OF EXISTING TREES:

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

TREES TO BE PRESERVED/TREE PROTECTION FENCING:

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

LANDSCAPE ORDINANCE REQUIREMENTS

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

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

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

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

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

LANDSCAPE PLANTING

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

REVISION DESCRIPTION	REVISION DATE	BY

SHEET NUMBER L-1

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

LANDSCAPE STANDARDS

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

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

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

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

5. CLASS A TREES:

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

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

6. CLASS B TREES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANTING NOTES

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

LANDSCAPE NOTES:

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

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

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

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

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

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

GENERAL GRADING & LAWN NOTES:

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

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

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

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

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

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

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

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

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

SOLID SOD NOTES:

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

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

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

4. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

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

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

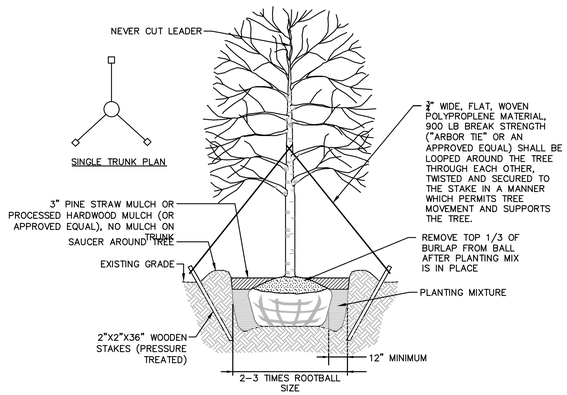
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

WARRANTY:

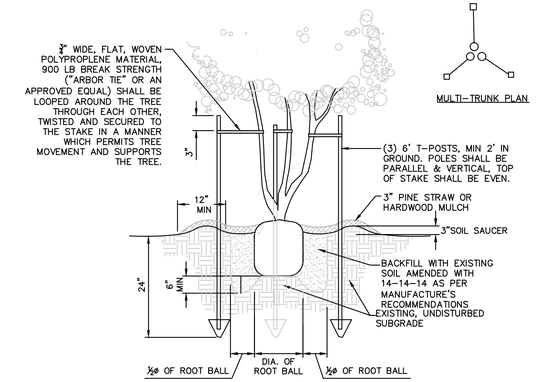
1. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. LANDSCAPE CONTRACTOR SHALL WATER ALL MATERIAL AS NEEDED TO MAINTAIN THE HEALTH OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE.

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

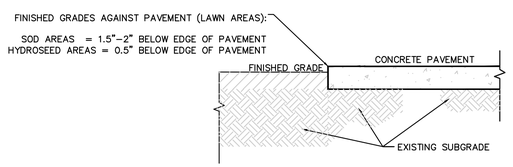
3. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREES, PLANTS, GROUND COVERS, OR SOD CAUSED BY FIRES, FLOODS, FREEZING TEMPERATURES, LIGHTNING, WINDS ABOVE 50 MILES PER HOUR, OR ANY OTHER NATURAL DISASTER. NOR SHALL THE LANDSCAPE CONTRACTOR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



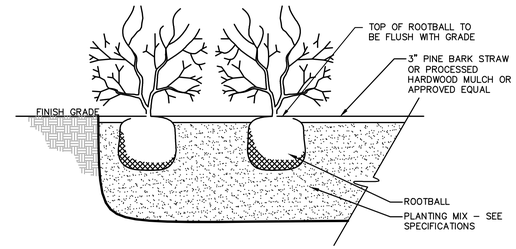
A SINGLE-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



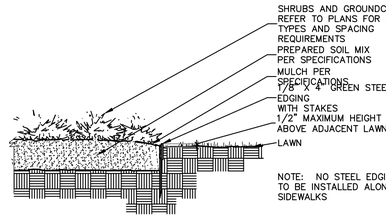
B MULTI-TRUNK TREE PLANTING DETAIL
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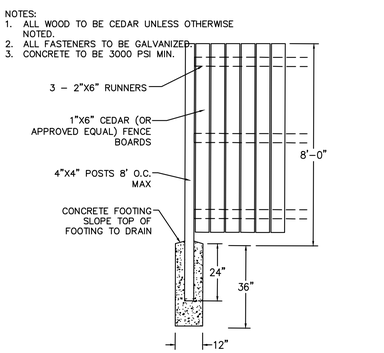
C FINISHED GRADES AGAINST PAVEMENT
NOT TO SCALE



D GROUND COVER/SHRUB PLANTING
NOT TO SCALE



E STEEL EDGING DETAIL
NOT TO SCALE



F 8' WOODEN FENCE ELEVATION
NOT TO SCALE

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

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

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

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

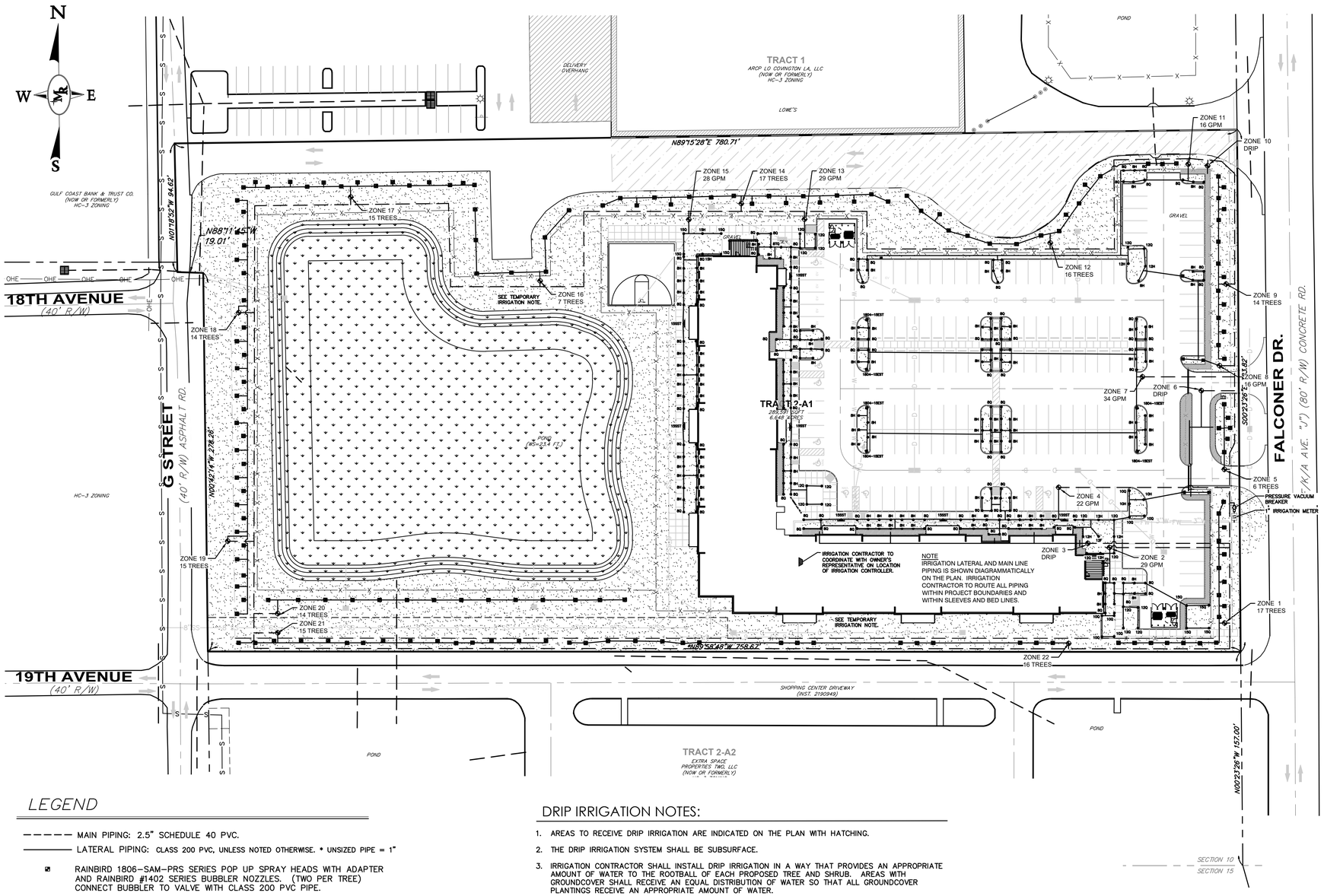
LANDSCAPE DETAILS

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

REVISION DESCRIPTION	REVISION DATE	BY

SHEET NUMBER L-2

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



GENERAL IRRIGATION NOTES:

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

IRRIGATION INSTALLATION NOTES:

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

LEGEND

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

TEMPORARY IRRIGATION

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

DRIP IRRIGATION NOTES:

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

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

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

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

DRIP IRRIGATION AREA (TYP.)

LATERAL PIPE SIZE CHART

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

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

DRAWING NOTES:

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

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

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

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

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

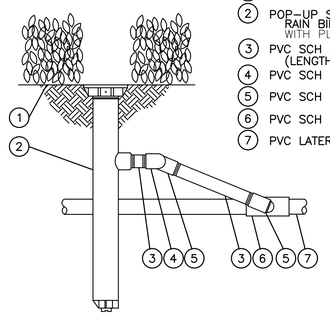
IRRIGATION PLANTING

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

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER L-3

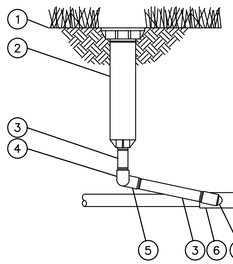
C:\USERS\JONATHAN.MR\ENGINEERING\MRES PROJECTS DROPBOX\MRES\PROJECTS\CAPSTONE AT COVINGTON\DWG\CS\11 & 12 IRRIGATION PLAN & DETAILS.DWG MAY-12-2025 JONATHAN



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

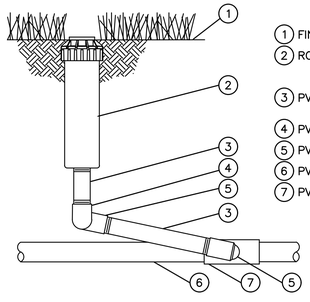
NOTE:
SIDE INLET CONNECTION SHOULD NOT BE USED IN FREEZING CLIMATES.

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



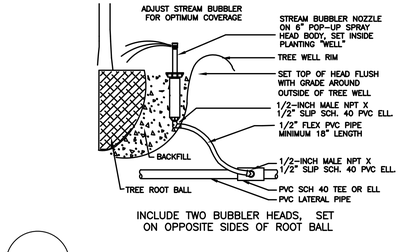
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804-SAM WITH 1800 NP WITH PLASTIC MPR NOZZLE
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

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



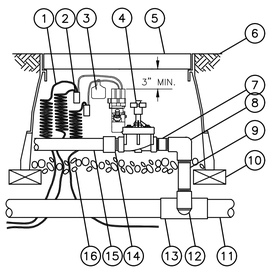
1. FINISH GRADE
2. ROTOR POP-UP SPRINKLER: RAIN BIRD 3504-PC
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC LATERAL PIPE
7. PVC SCH 40 TEE OR ELL

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



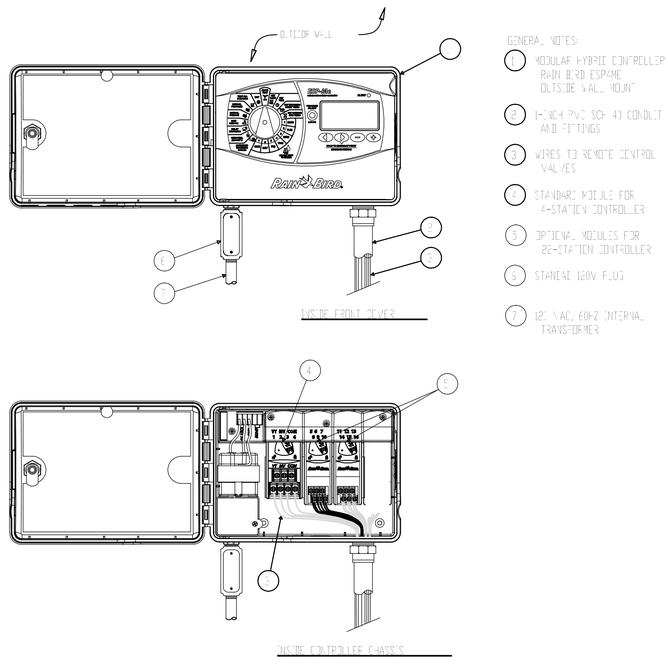
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

8 TREE BUBBLER
N.T.S.



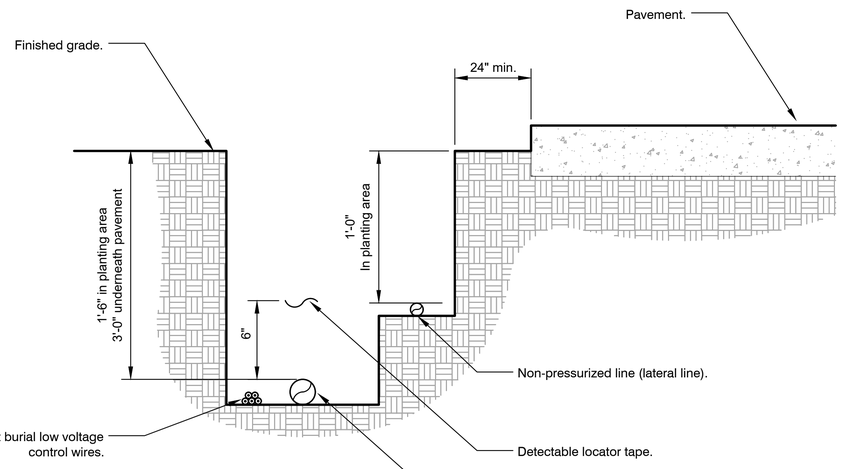
1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE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

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



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

5 ESP-ME MODULAR HYBRID CONTROLLER
NTS



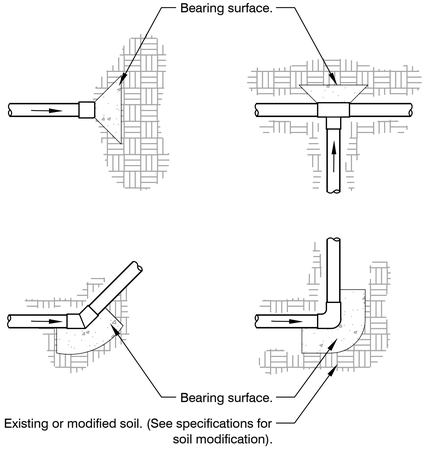
NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

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

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

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

6 IRRIGATION TRENCHING
NTS



MINIMUM BEARING SURFACE AREA

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

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

2- Control wires shall not be encased in concrete.

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

4- Joints and bolts shall be accessible for repairs.

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

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

7 THRUST BLOCK
NTS

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

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

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

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

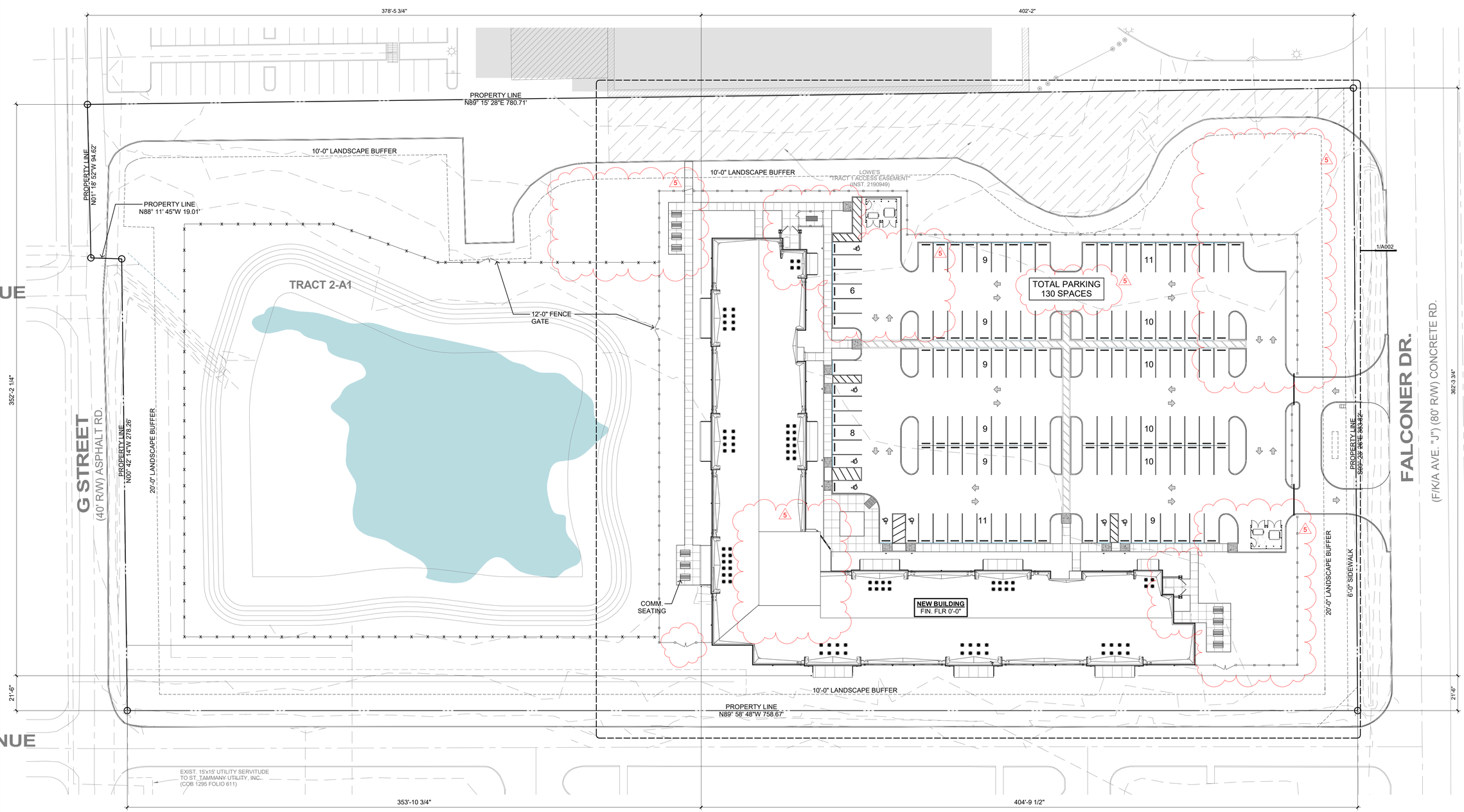
IRRIGATION DETAILS

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

BY	REVISION DESCRIPTION	REVISION DATE

SHEET NUMBER L-4

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



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

GENERAL NOTES

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

SITE LEGEND

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

SITE INFORMATION

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

PARKING SPACES

STANDARD PARKING	122
ADA PARKING	8
TOTAL	130

Summary of Dwelling Unit Types

Type	Square Feet/Unit	Quantity	Total Square Feet
1 Bedroom / 1 Bath	681 NSF	8	5,448 SF
2 Bedrooms / 2 Baths	899 NSF	38	34,162 SF
3 Bedrooms/ 2 Baths	1,163 NSF	34	39,542 SF
	Total:	80	79,152 SF

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DYKE NELSON ARCHITECTURE

REVISIONS		
2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

ISSUED FOR:
BIDDING

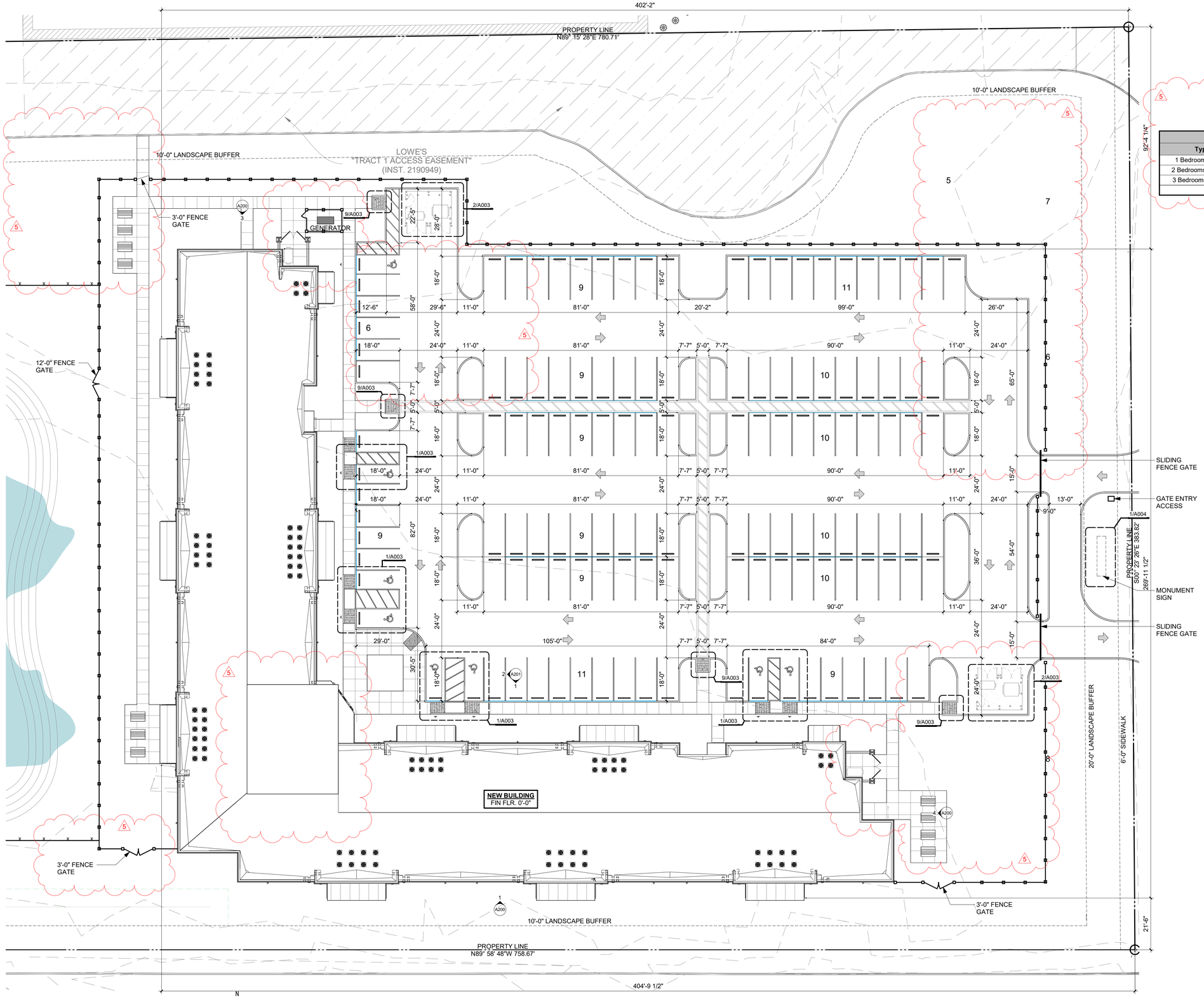
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

ARCHITECTURAL SITE PLAN

A001

PHASE: PERMIT



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

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

PARKING SPACES	
STANDARD PARKING	122
ADA PARKING	8
TOTAL	130

Summary of Dwelling Unit Types

Type	Square Feet/Unit	Quantity	Total Square Feet
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3 Bedrooms/ 2 Baths	1,163 NSF	34	39,542 SF
		Total: **80**	**79,152 SF**

SITE LEGEND

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

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REVISIONS

5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

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

ENLARGED ARCHITECTURAL SITE PLAN

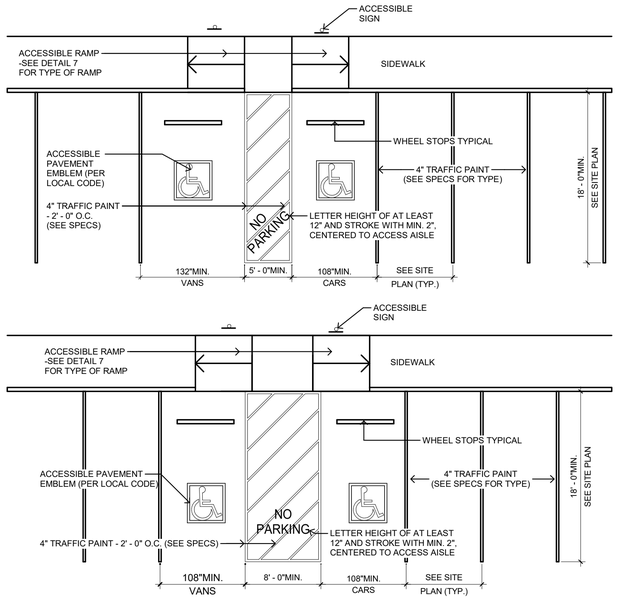
A002

PHASE: PERMIT

ACCESSIBLE PATH AND PARKING NOTES:

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

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



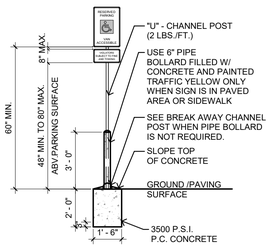
ALTERNATE "B"

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

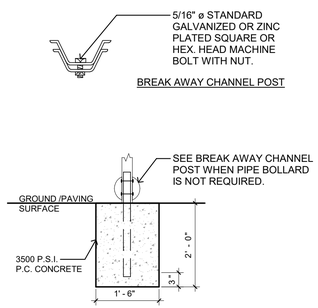
208.2.4 VAN PARKING SPACES:

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

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

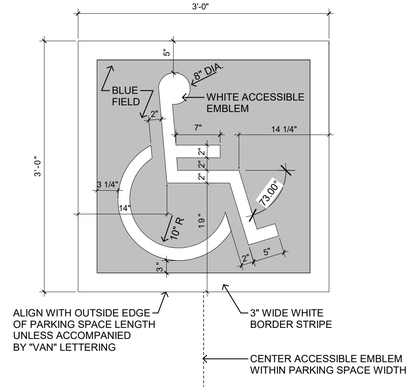


SIGN BASE IN PAVEMENT



SIGN BASE IN LAWN OR LANDSCAPED AREAS

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



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

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

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

NOTES:

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

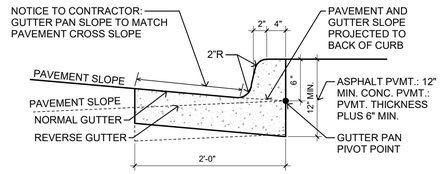
2. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

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

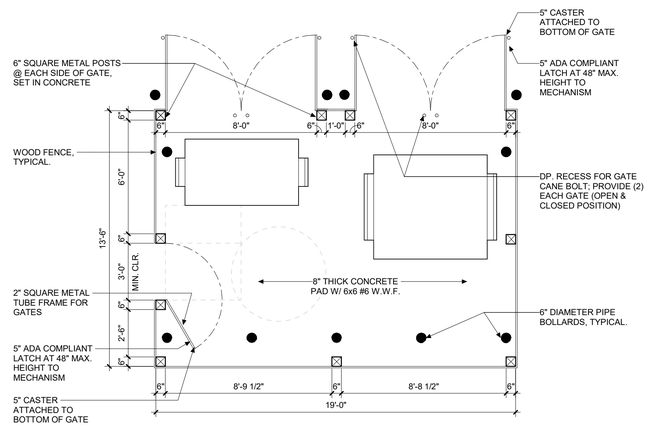
4. ALL CURB AND GUTTER SHALL HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.

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

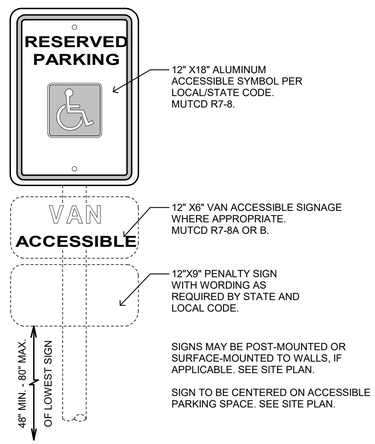
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.



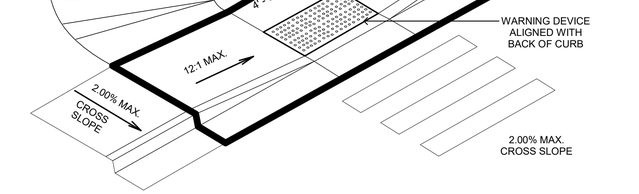
7 TYPICAL CURB SECTION
1/4" = 1'-0"



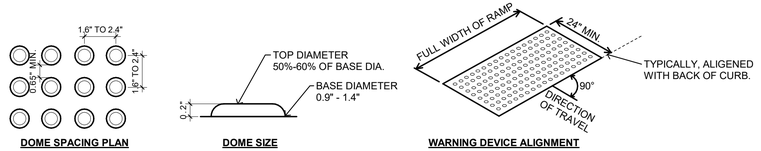
2 ENLARGED DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



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



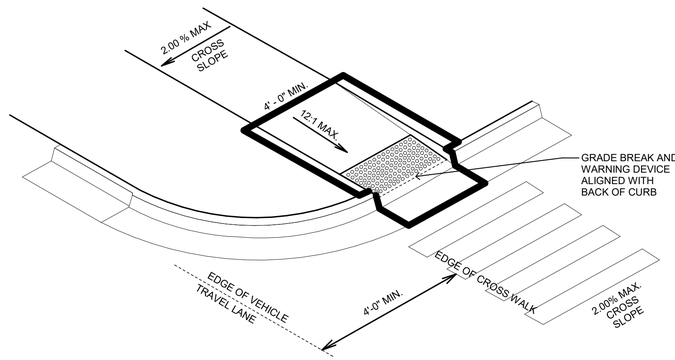
8 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
1/4" = 1'-0"



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

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

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



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

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REVISIONS

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

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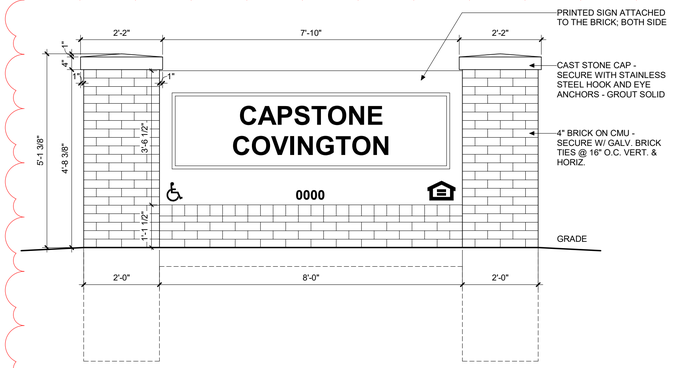
JOSEPH DYKE NELSON LIC. NO. 31718 STATE OF LOUISIANA REGISTERED ARCHITECT

SITE DETAILS

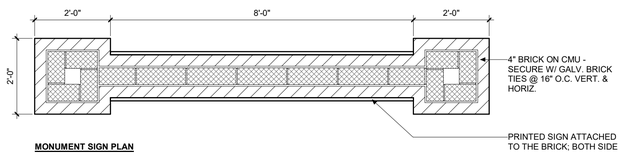
A003

PHASE: PERMIT

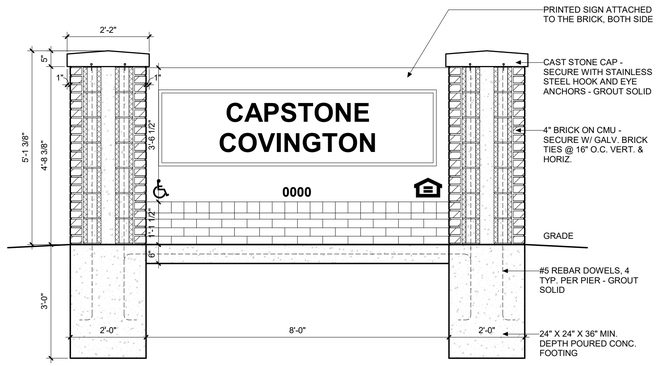
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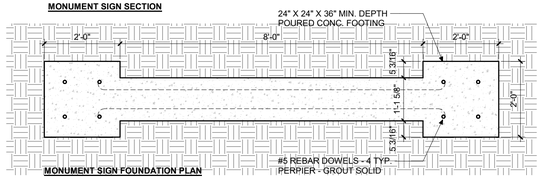
MONUMENT SIGN ELEVATION



MONUMENT SIGN PLAN

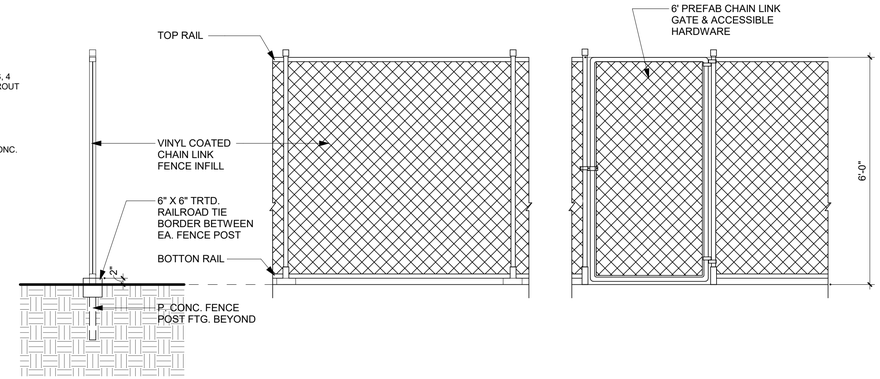


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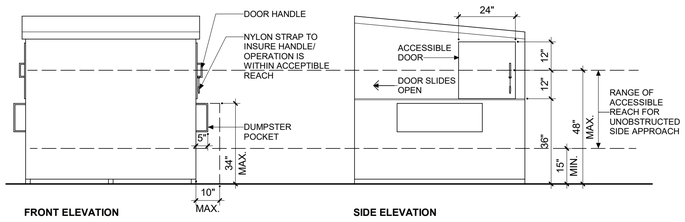


MONUMENT SIGN FOUNDATION PLAN

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



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



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



BENCH DETAIL

5 PARK BENCH DETAIL
1/2" = 1'-0"

5

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REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:
BIDDING

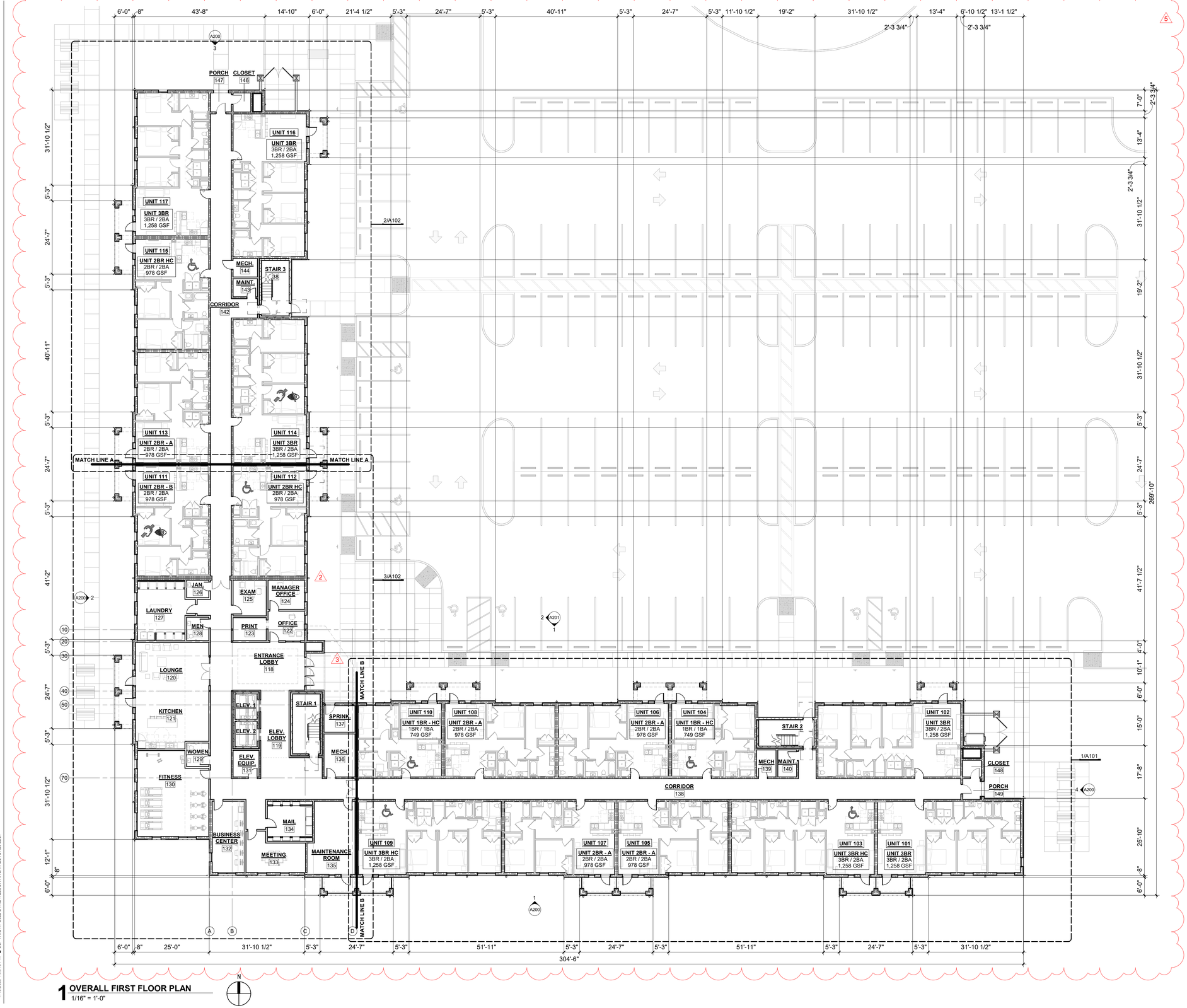
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

SITE AMENITIES

A004

PHASE: PERMIT



1 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"

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GENERAL BUILDING PLAN NOTES:

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

GENERAL NOTES - OVERALL FLOOR PLAN

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

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE	FIRE EXTINGUISHER **

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

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

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

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

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REVISIONS

2	5/23/25	ADDEND. #2
3	6/4/25	ADDEND. #3
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JOSEPH DYKE NELSON LIC. NO. 41578 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL FIRST FLOOR PLAN

A100

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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

GENERAL NOTES - ENLARGED FLOOR PLAN

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

GENERAL BUILDING PLAN NOTES:

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

AIR SEALING NOTES

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

ARCHITECTURAL GENERAL NOTES

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

UNIT NOTES 2

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

INSULATION NOTES

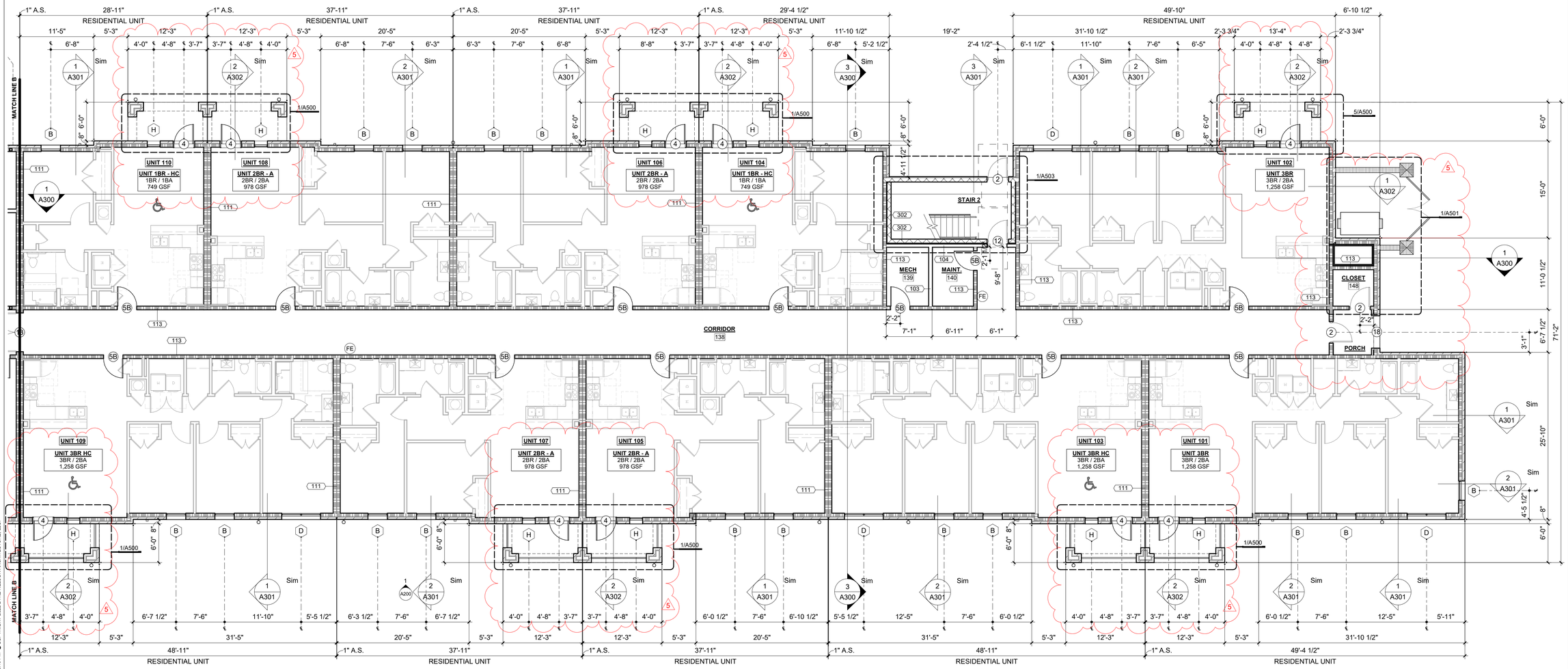
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES,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

PLAN NOTES

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

FRAMING NOTES

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



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

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REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

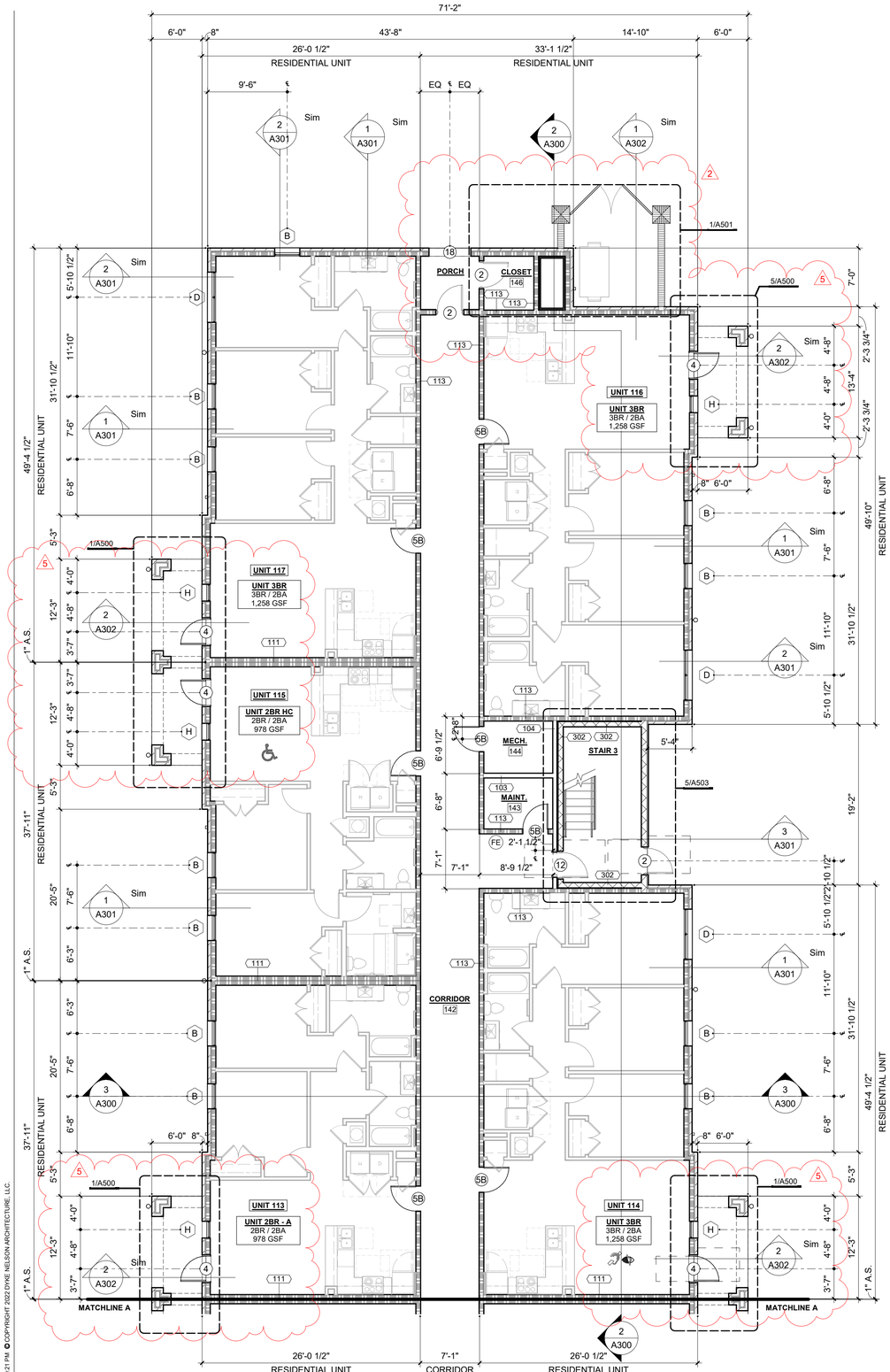
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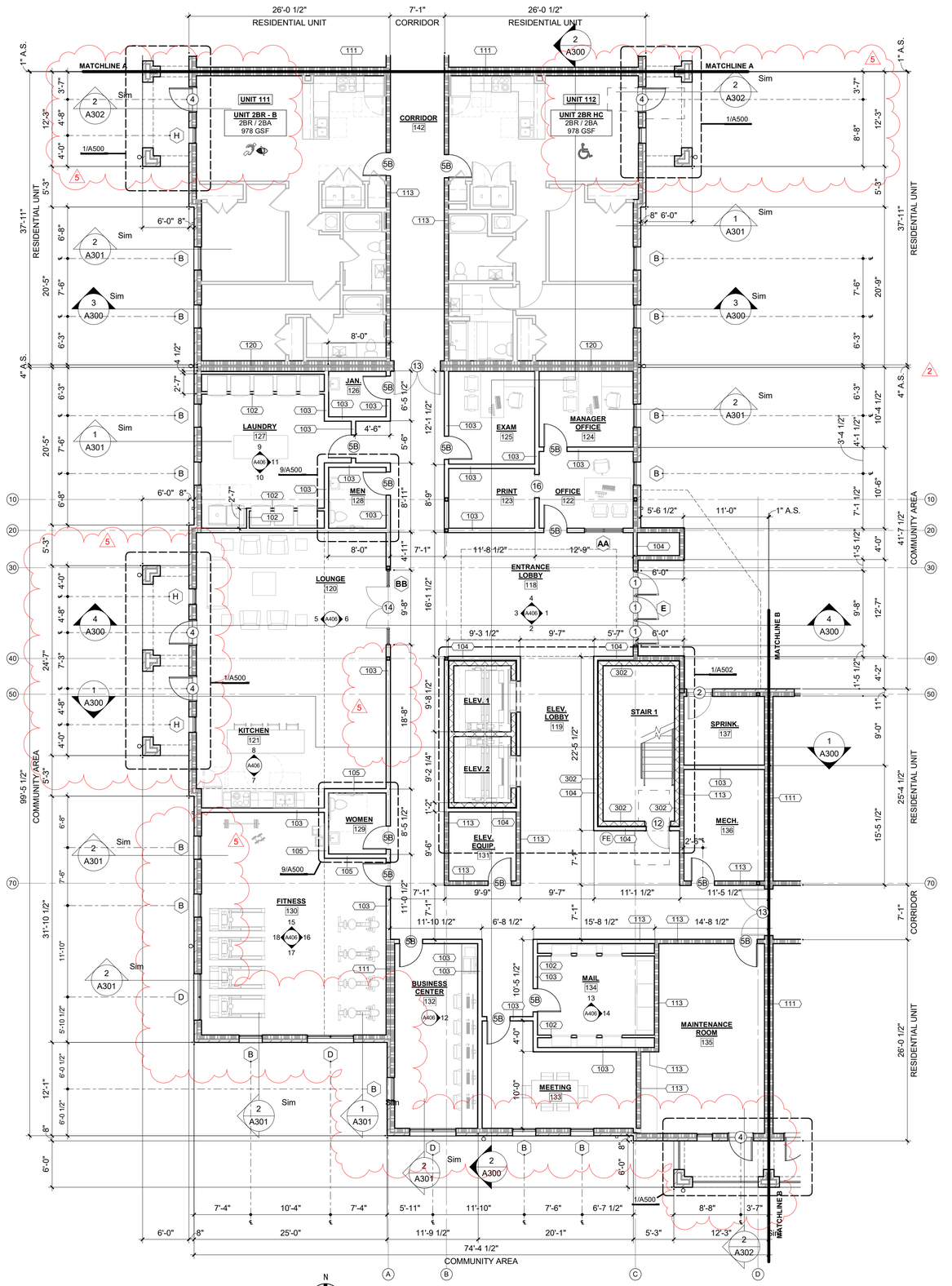
JOSEPH DYKE NELSON LIC. NO. 6738 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL FIRST FLOOR PLAN-1

A101

PHASE: PERMIT





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

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

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441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE

REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

BIDDING

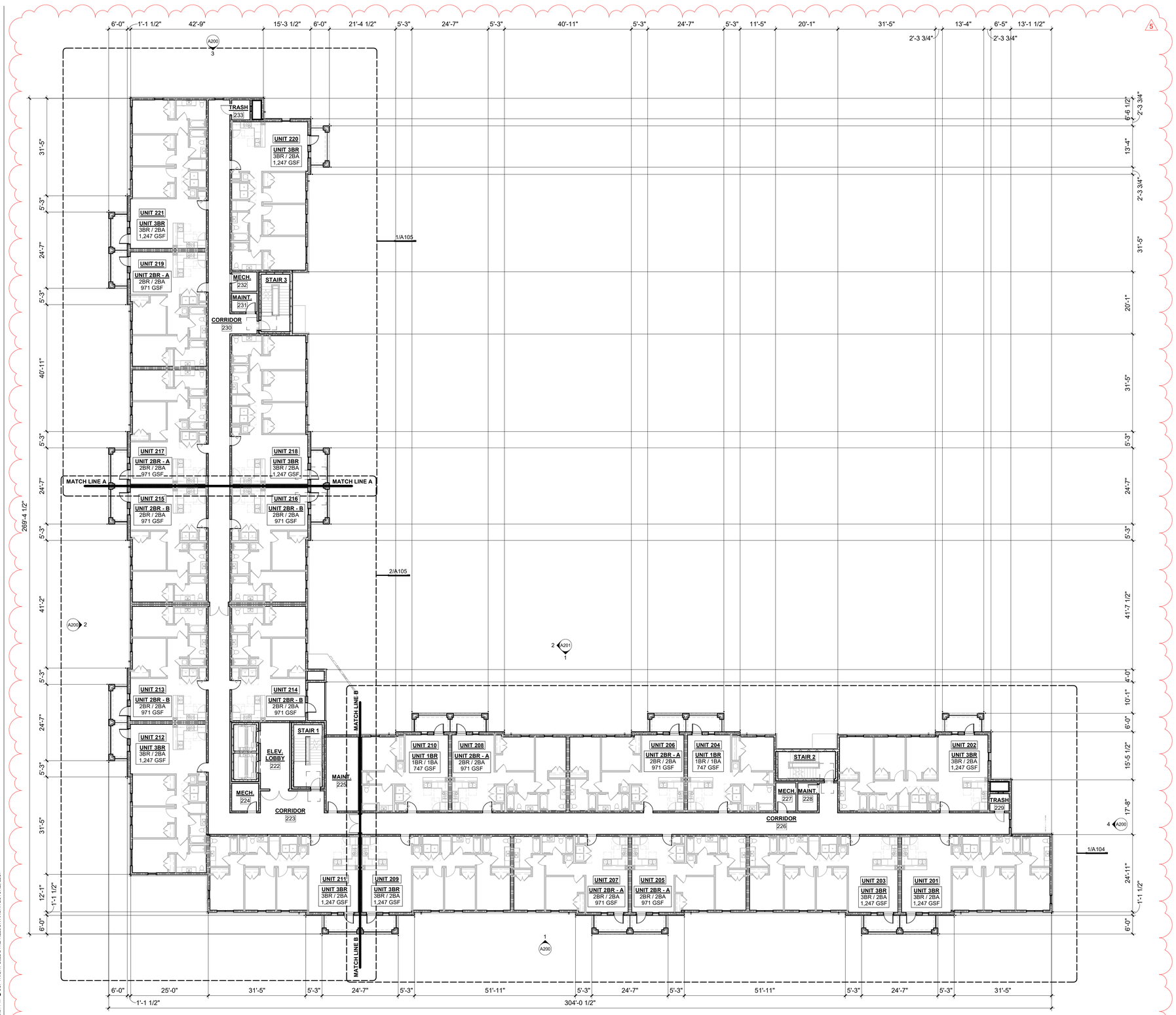
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JOSEPH DYKE NELSON LIC. NO. 07180 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL FIRST FLOOR PLAN-2

A102

PHASE: PERMIT



1 OVERALL SECOND FLOOR PLAN
1/16" = 1'-0"

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GENERAL BUILDING PLAN NOTES:

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

GENERAL NOTES - OVERALL FLOOR PLAN

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

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE	FIRE EXTINGUISHER **

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

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

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

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REVISIONS

3	6/4/25	ADDEND. #3
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

BIDDING

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JOSEPH DYKE NELSON
LIC. NO. 41718
STATE OF LOUISIANA
REGISTERED ARCHITECT

OVERALL SECOND FLOOR PLAN

A103

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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

GENERAL NOTES - ENLARGED FLOOR PLAN

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

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15. ALL MEANS OF EGRESS & FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED & COORDINATED IN ADVANCE W/ THE OWNER & LOCAL BUILDING DEPARTMENT.
16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
17. SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON PLAN SHEETS. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
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19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK W/ ALL DISCIPLINES TO AVOID CONFLICTS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE SIZE & QUANTITY OF OPENINGS, SLAB REQUIREMENTS & LINTELS. 2
20. THESE DRAWINGS ARE NOT TO BE SEPARATED.
21. UNIT DOORS TO CONDITTIONED CORRIDORS MUST BE AIR SEALED AT TOP, JAMP AND SILL (SK), TYP.
22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES 2

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

INSULATION NOTES

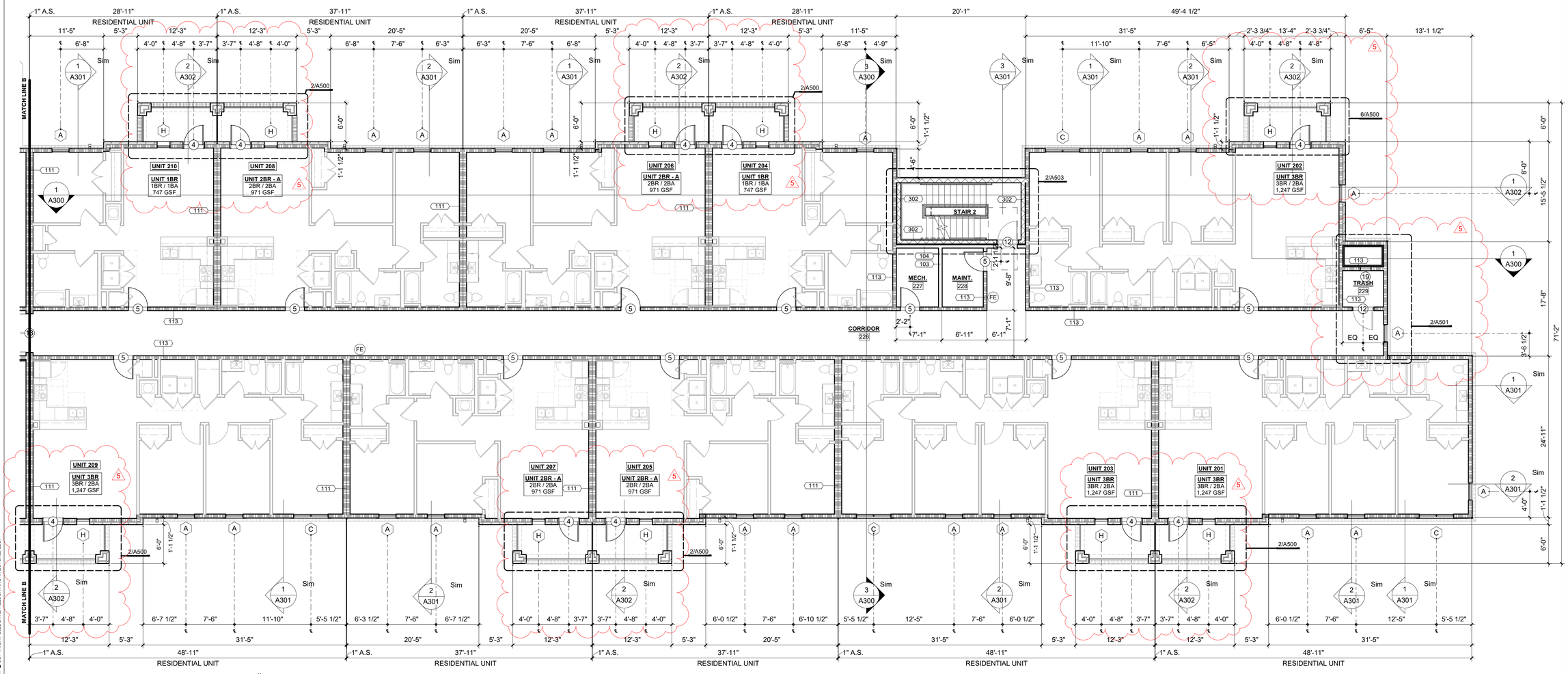
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4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

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

FRAMING NOTES

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



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

N

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REVISIONS		
2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:
BIDDING

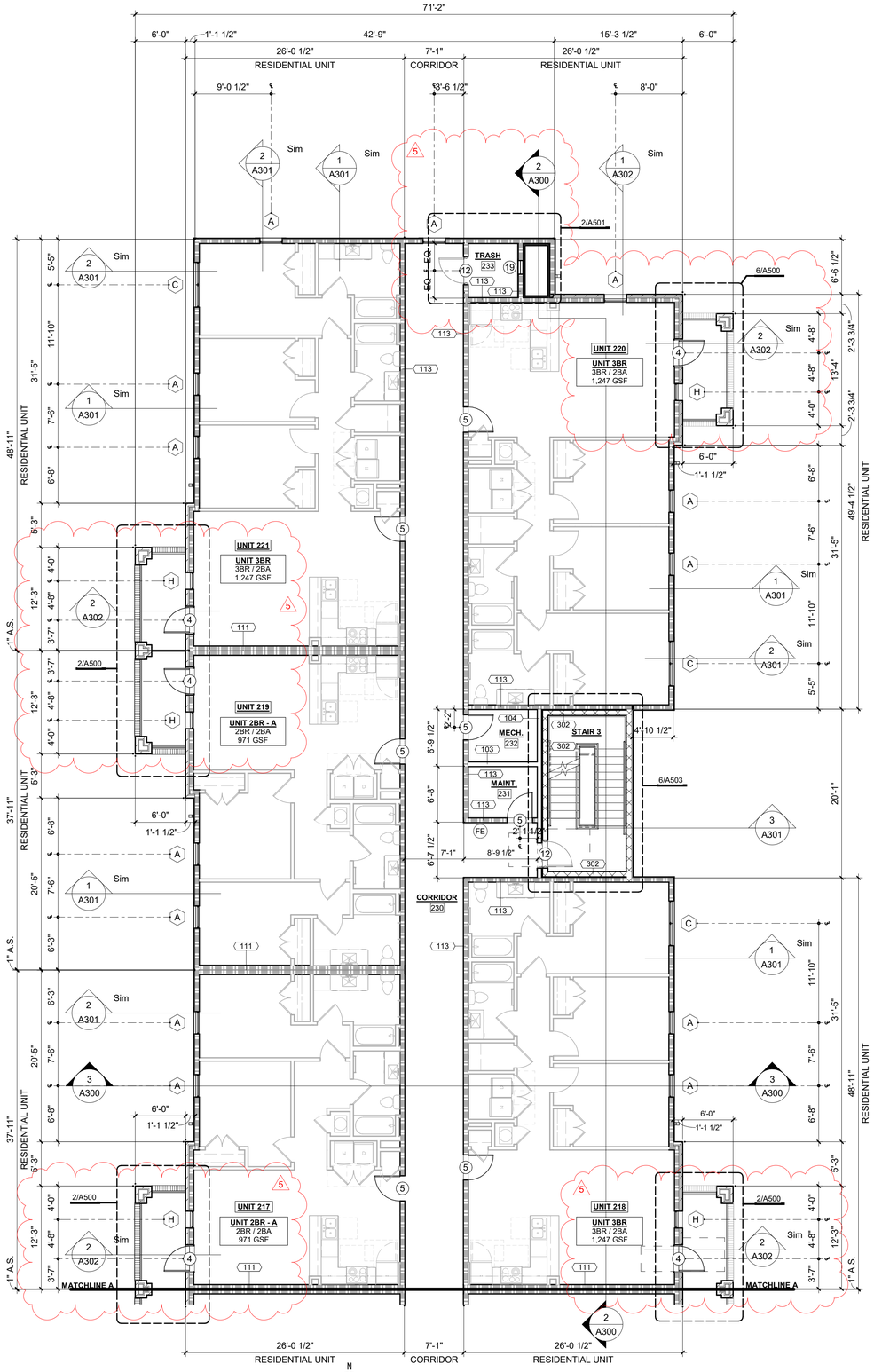
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

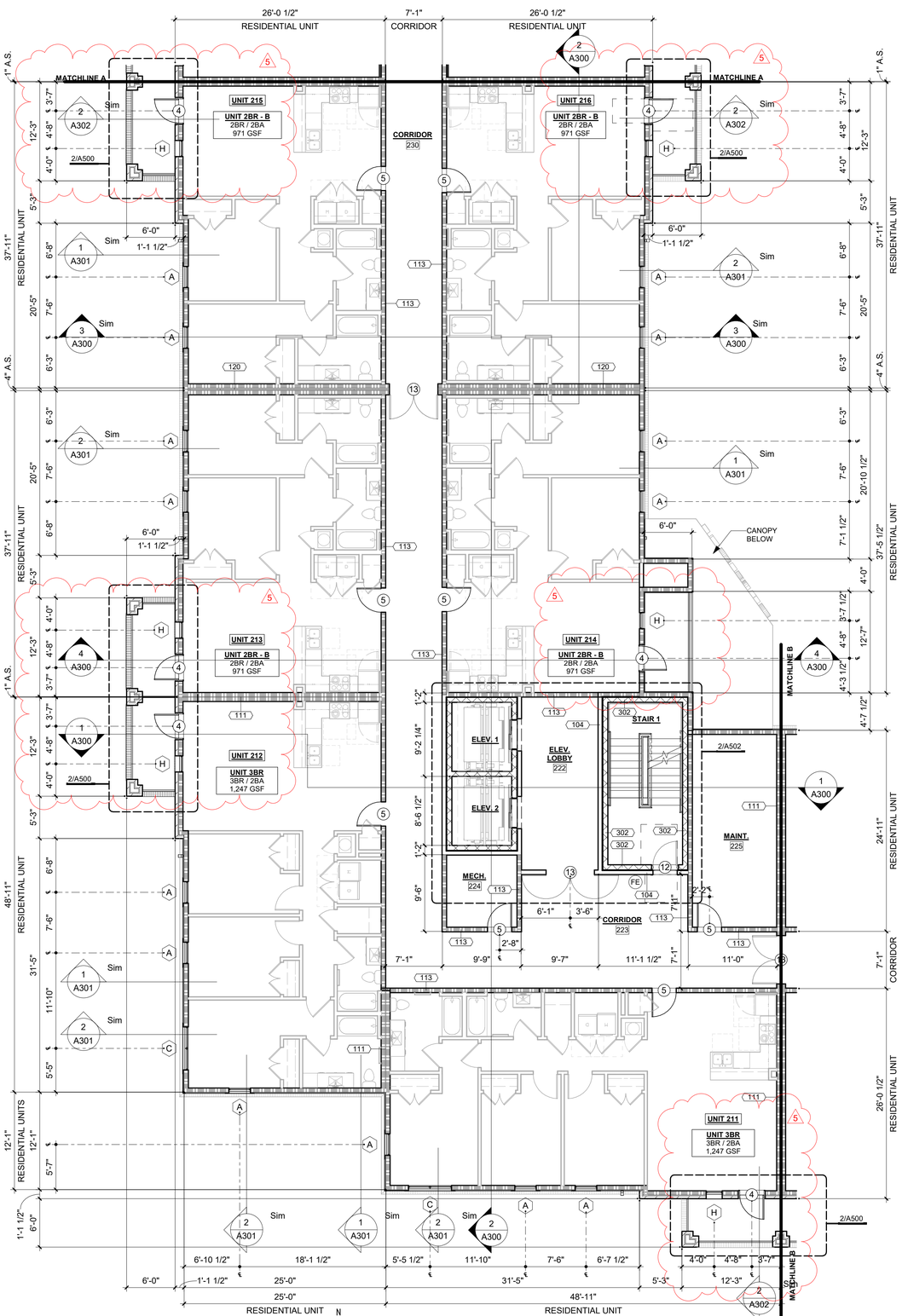
PARTIAL SECOND FLOOR PLAN-1

A104

PHASE: PERMIT



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



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

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REVISIONS

5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:
BIDDING

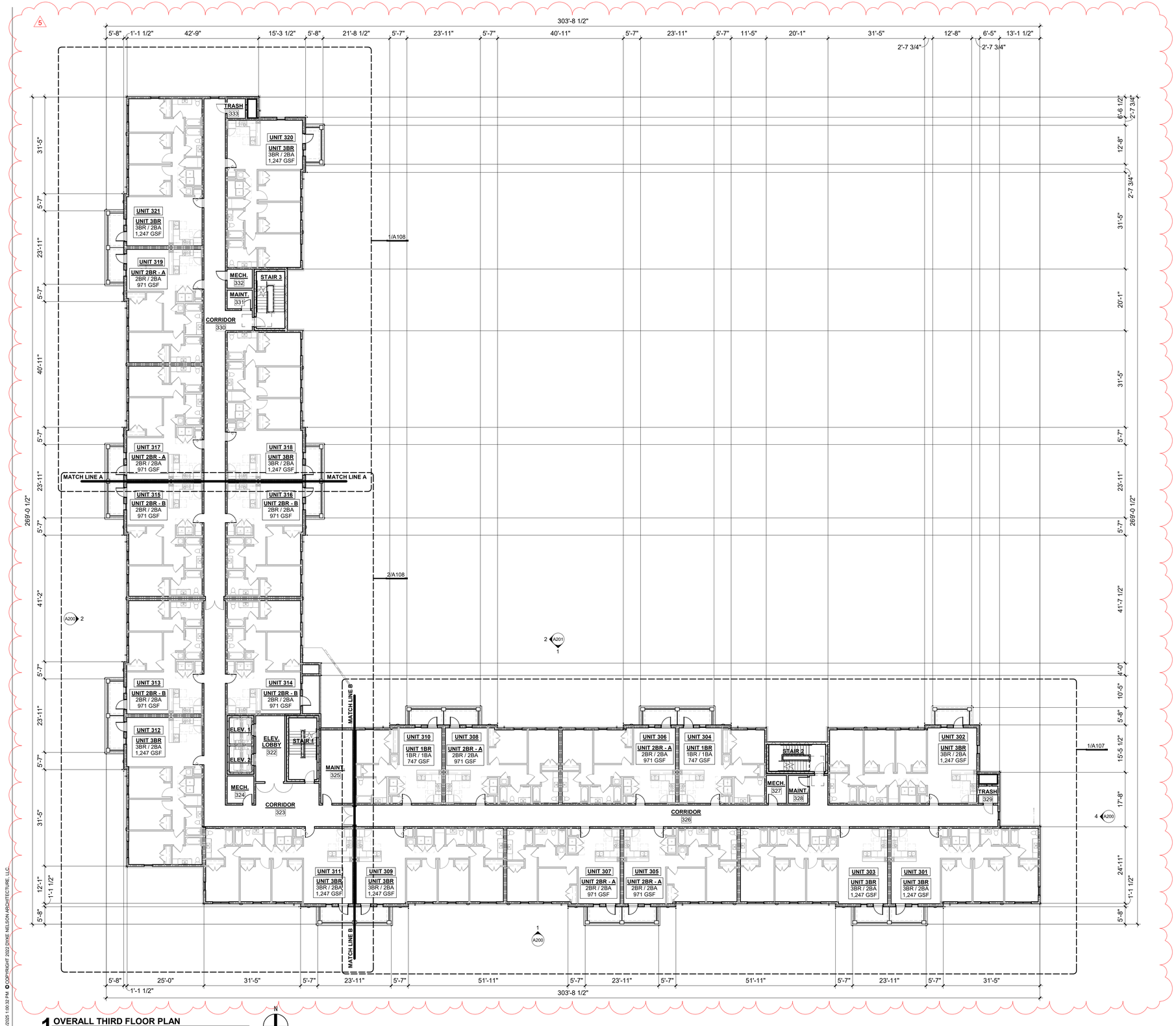
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JOSEPH DYKE NELSON LIC. NO. 6176 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL SECOND FLOOR PLAN-2

A105

PHASE: PERMIT



1 OVERALL THIRD FLOOR PLAN
1/16" = 1'-0"

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GENERAL BUILDING PLAN NOTES:

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

GENERAL NOTES - OVERALL FLOOR PLAN

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

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

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

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

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REVISIONS

5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064
ISSUED: 04/25/25
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL THIRD FLOOR PLAN

A106

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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GENERAL NOTES - ENLARGED FLOOR PLAN

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

GENERAL BUILDING PLAN NOTES:

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

AIR SEALING NOTES

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

ARCHITECTURAL GENERAL NOTES

1. CONFORM ALL CONSTRUCTION TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT. IF ANY SUCH RULES &/OR REGULATIONS ARE IN CONFLICT W/ ANY PORTION OF THESE DOCUMENTS, THE CONSTRUCTION MANAGER SHALL BE INFORMED PRIOR TO PROCEEDING.
2. ALL INTERIOR BUILDING FINISHES SHALL CONFORM TO ALL APPLICABLE CODES IN FORCE WITHIN THE JURISDICTION OF THE PROJECT.
3. THE SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS & JOB CONDITIONS PRIOR TO COMMENCING WORK & SHALL REPORT TO THE GENERAL CONTRACTOR ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE W/ SATISFACTORY COMPLETION OF THE WORK.
4. ANY & ALL PENETRATIONS SHALL BE SEALED (W/ SEALANT) TO PREVENT ANY TYPE OF ENERGY LOSS.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE CONTRACT MANAGER IMMEDIATELY OF ANY CONFLICTS PRIOR TO PROCEEDING W/ WORK.
6. THE CONTRACTOR SHALL VERIFY & COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES & EQUIPMENT SUPPLIED &/OR INSTALLED BY OTHERS.
7. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD & THE MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS & SPECIFICATIONS ON THE JOB SITE ARE REQUIRED.
8. THE SUB-CONTRACTOR SHALL FILE ALL DRAWINGS FOR PERMIT APPLICATION OR OTHER MATERIALS REQUIRED TO SECURE ANY & ALL BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES TO PERFORM THIS WORK.
9. THE DRAWINGS SHALL NOT BE SCALED. FOR INFORMATION CONCERNING EXITING, PARITIONS, ETC, VERIFICATIONS SHALL BE PERFORMED IN THE FIELD.
10. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION W/ ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED & INSTALLED, & CONNECTED WHERE REQUIRED.
11. UPON COMPLETION OF THE PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
12. UPON COMPLETION OF THE PROJECT, PROVIDE OWNER W/ ALL INSTRUCTION MANUALS, WARRANTIES &/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
13. THESE CONSTRUCTION NOTES &/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
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16. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS & SPECIFICATIONS PRIOR TO BEGINNING WORK &/OR PLACING ORDERS.
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3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW ENERGY-STAR FIXTURES & APPLIANCES. REFER TO MEP SPECIFICATIONS & DETAILS.
5. WATER HEATER TO HAVE DRAIN PAN & PIPE TO DRAIN.
6. SEE MATERIAL LIST FOR SPECIFICATIONS FOR INTERIOR MATERIALS TO BE USED.
7. DOORS ON AN ACCESSIBLE ROUTE (HATCHED AREA ON ACCESSIBILITY PLAN) MUST HAVE A 10" MINIMUM KICK SURFACE WHERE ACCESSIBLE ROUTES ARE REQUIRED. ANY DOORS TO A MECHANICAL CLOSET, LINEN CLOSET, OR AREA THAT IS TO SMALL TO BE OCCUPIED DOES NOT HAVE TO MEET THIS REQUIREMENT.
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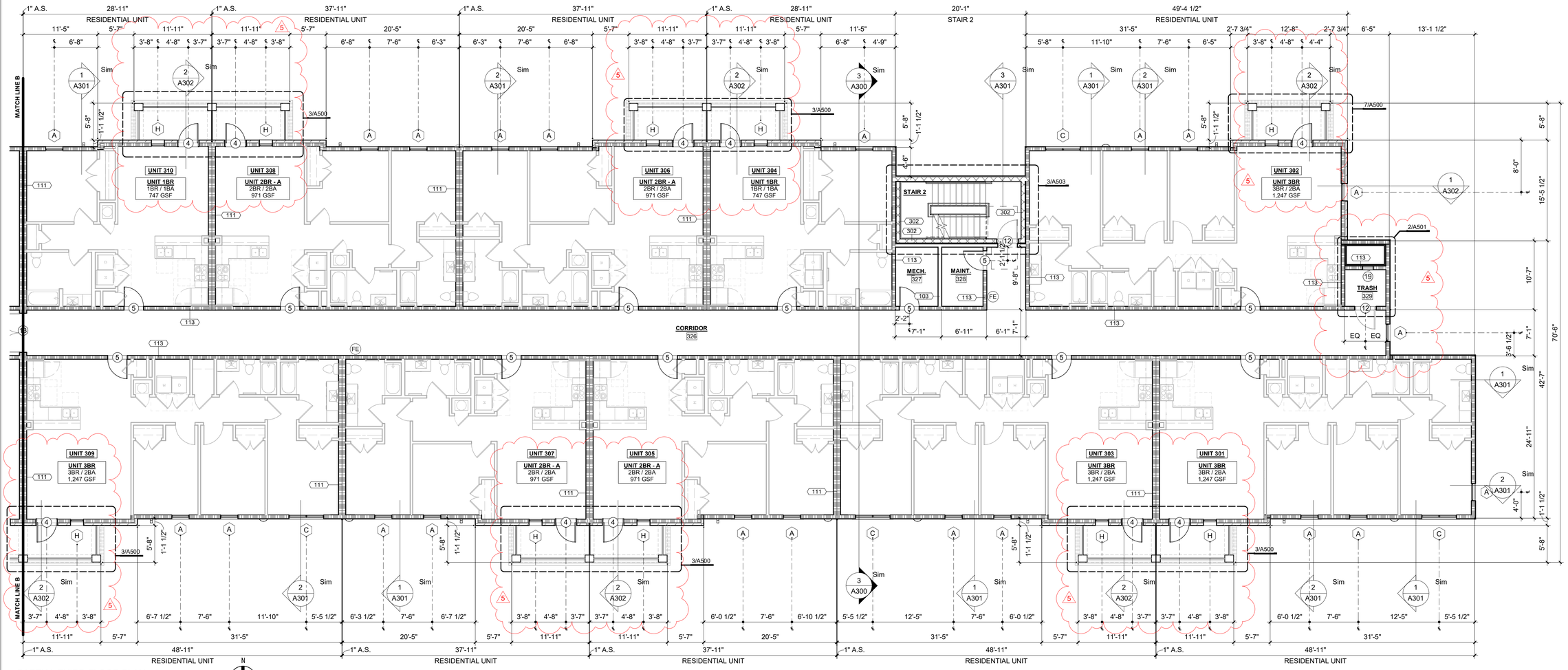
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4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

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

FRAMING NOTES

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



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

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REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

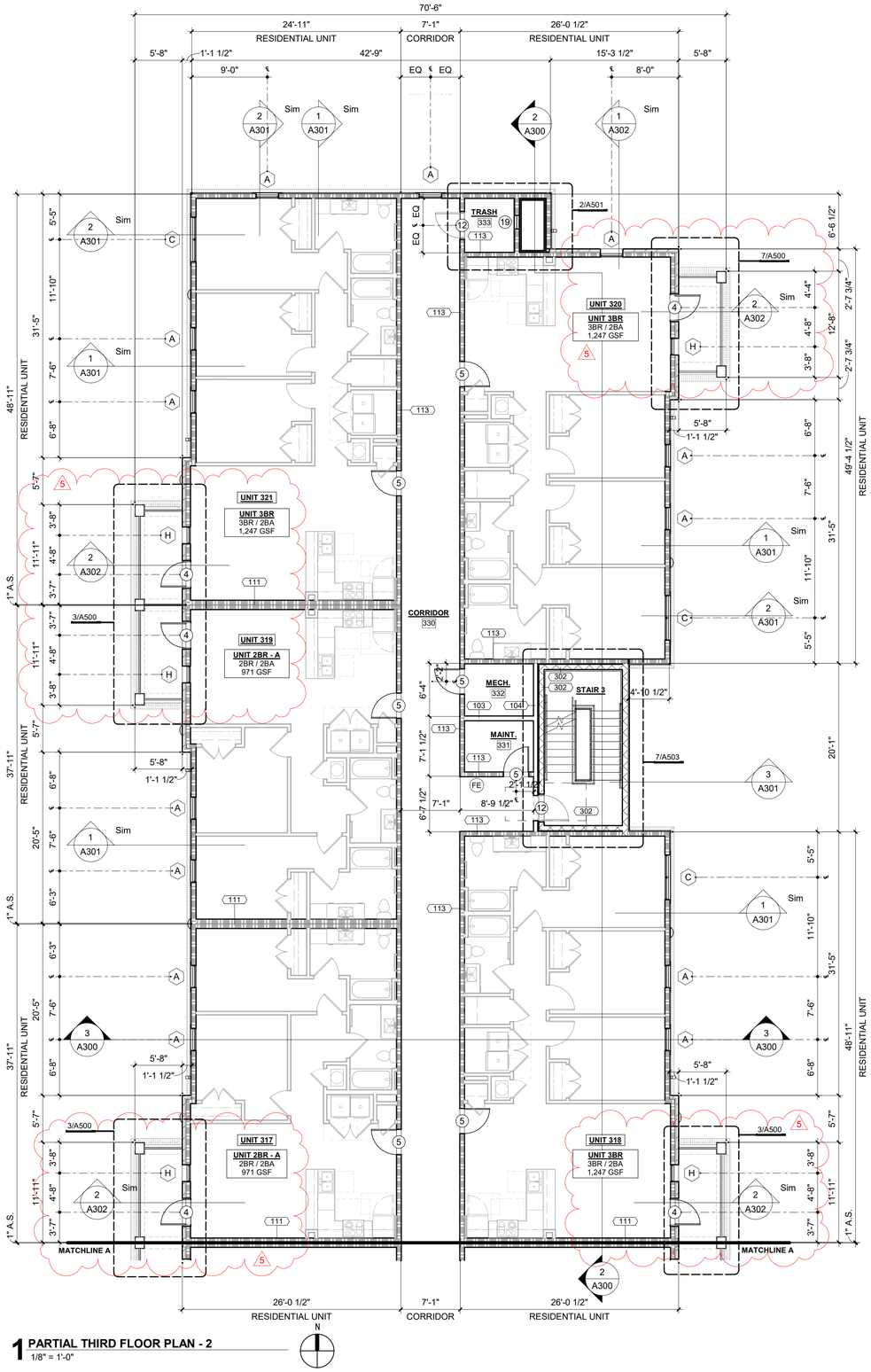
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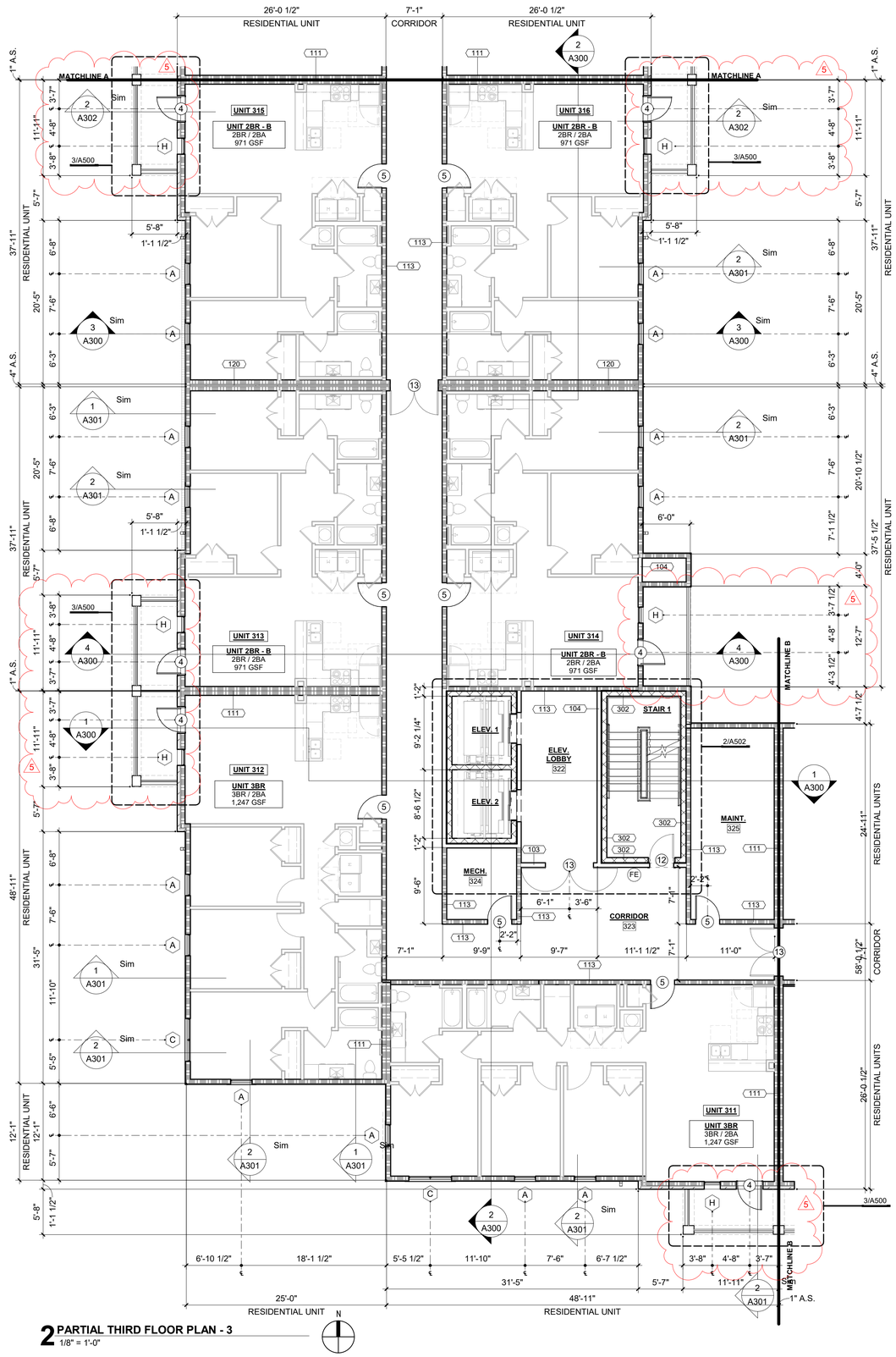
PARTIAL THIRD FLOOR PLAN-1

A107

PHASE: PERMIT



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



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

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REVISIONS

5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

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ISSUED FOR:

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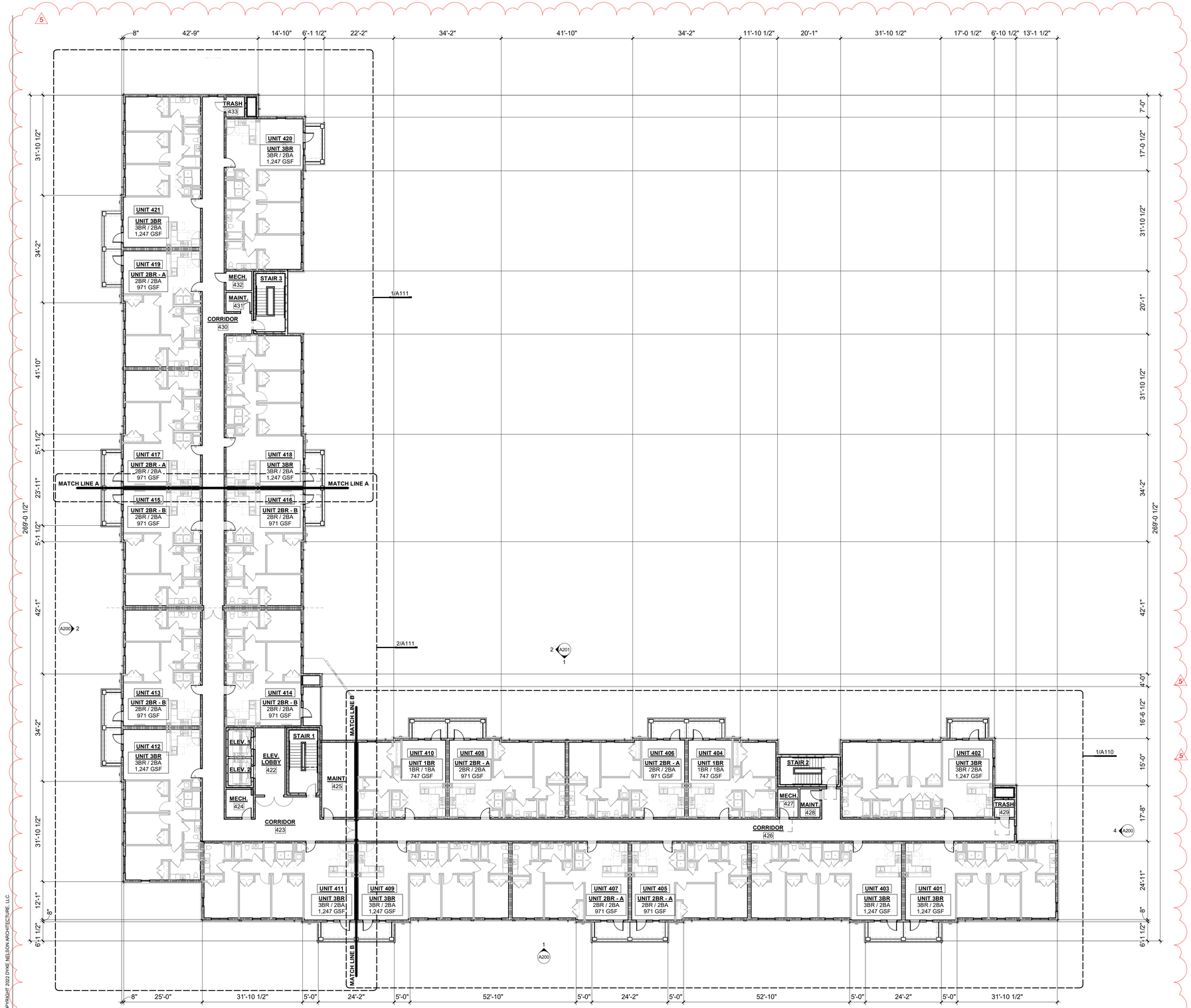
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JOSEPH DYKE NELSON LIC. NO. 41788 STATE OF LOUISIANA REGISTERED ARCHITECT

PARTIAL THIRD FLOOR PLAN-2

A108

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1 OVERALL FOURTH FLOOR PLAN
1/16" = 1'-0"

N

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GENERAL BUILDING PLAN NOTES:

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

GENERAL NOTES - OVERALL FLOOR PLAN

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

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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

AUDIBLE/VISUAL AND ACCESSIBLE UNITS

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

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

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

OVERALL FOURTH FLOOR PLAN

A109

PHASE: PERMIT

WALL RATING LEGEND

	1HR FIRE RATED WALL
	2HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

FE — FIRE EXTINGUISHER **

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

GENERAL NOTES - ENLARGED FLOOR PLAN

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

GENERAL BUILDING PLAN NOTES:

1. REFERENCE SITE PLAN FOR BUILDING ORIENTATION. ORIENTATION OF BUILDING MAY DIFFER FROM ILLUSTRATED ORIENTATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNLESS NOTED OTHERWISE. REFERENCE WINDOW AND DOOR MANUFACTURERS FOR ROUGH OPENING DIMENSIONS AND INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN THE CASE OF CONFLICTS, CONTRACTOR TO NOTIFY ARCHITECT.
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   B. WASHABLE, DRAINABLE, DRYABLE ASSEMBLIES. FOR EXAMPLE, SEE FEMA WET FLOOD PROOFING PUBLICATION, LAHOUSE RESOURCE CENTER WEBSITE "FLOOD RECOVERY" PAGE.

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

AIR SEALING NOTES

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

ARCHITECTURAL GENERAL NOTES

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

UNIT NOTES

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

INSULATION NOTES

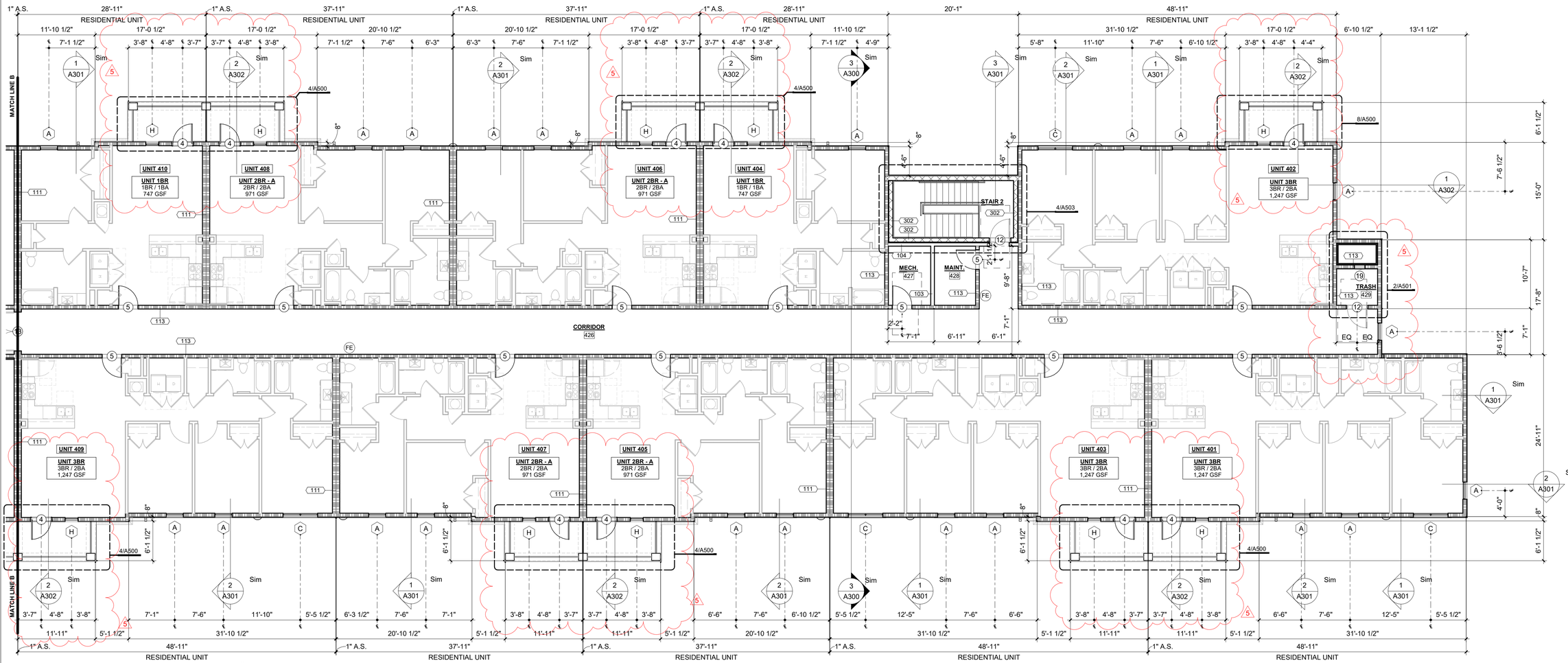
1. ECO BATT IS TO BE USED AT EXTERIOR WALLS, DO NOT INSET STAPLE. STAPLE DIRECTLY TO THE FACE OF THE STUD.
2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES,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

PLAN NOTES

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

FRAMING NOTES

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



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

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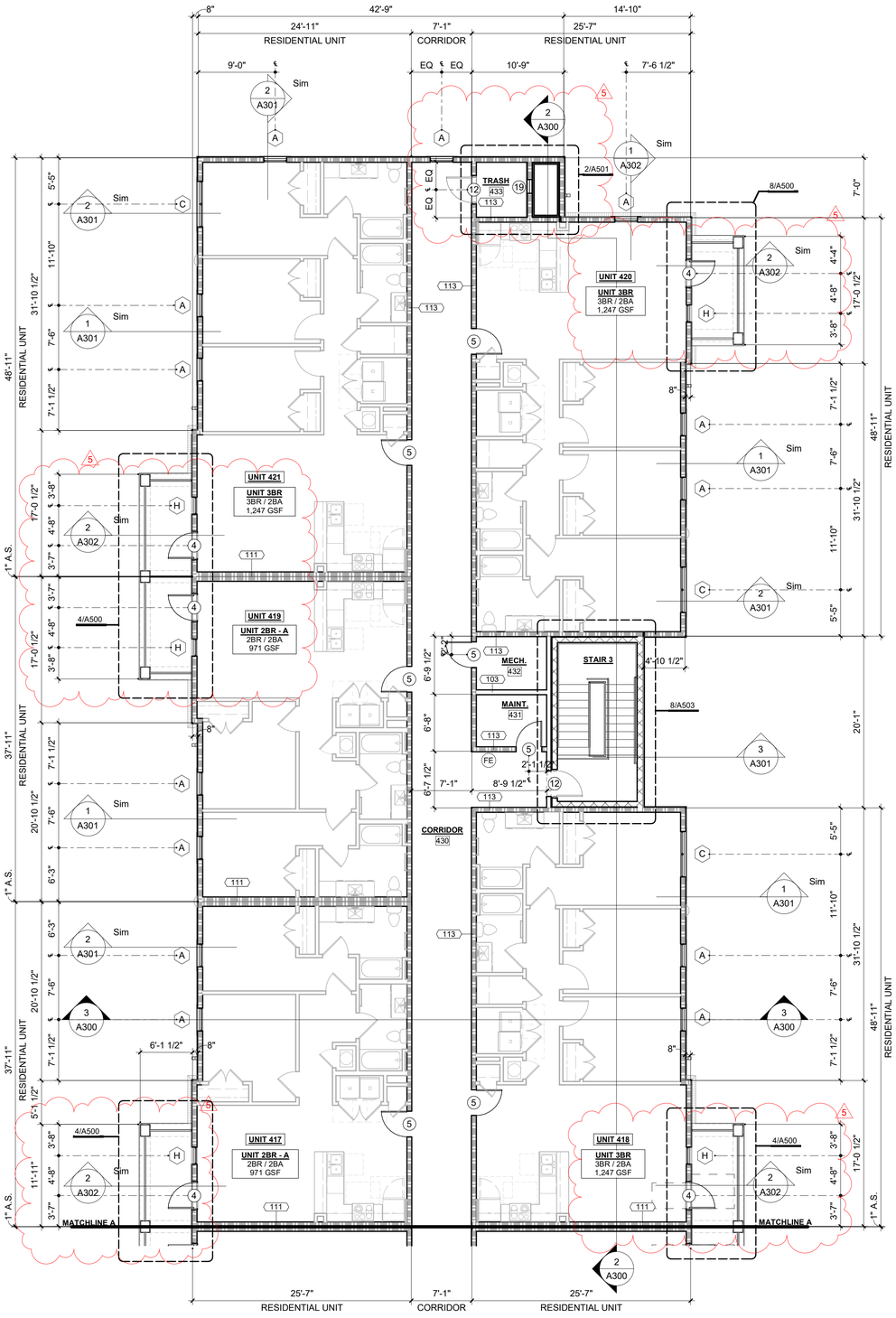
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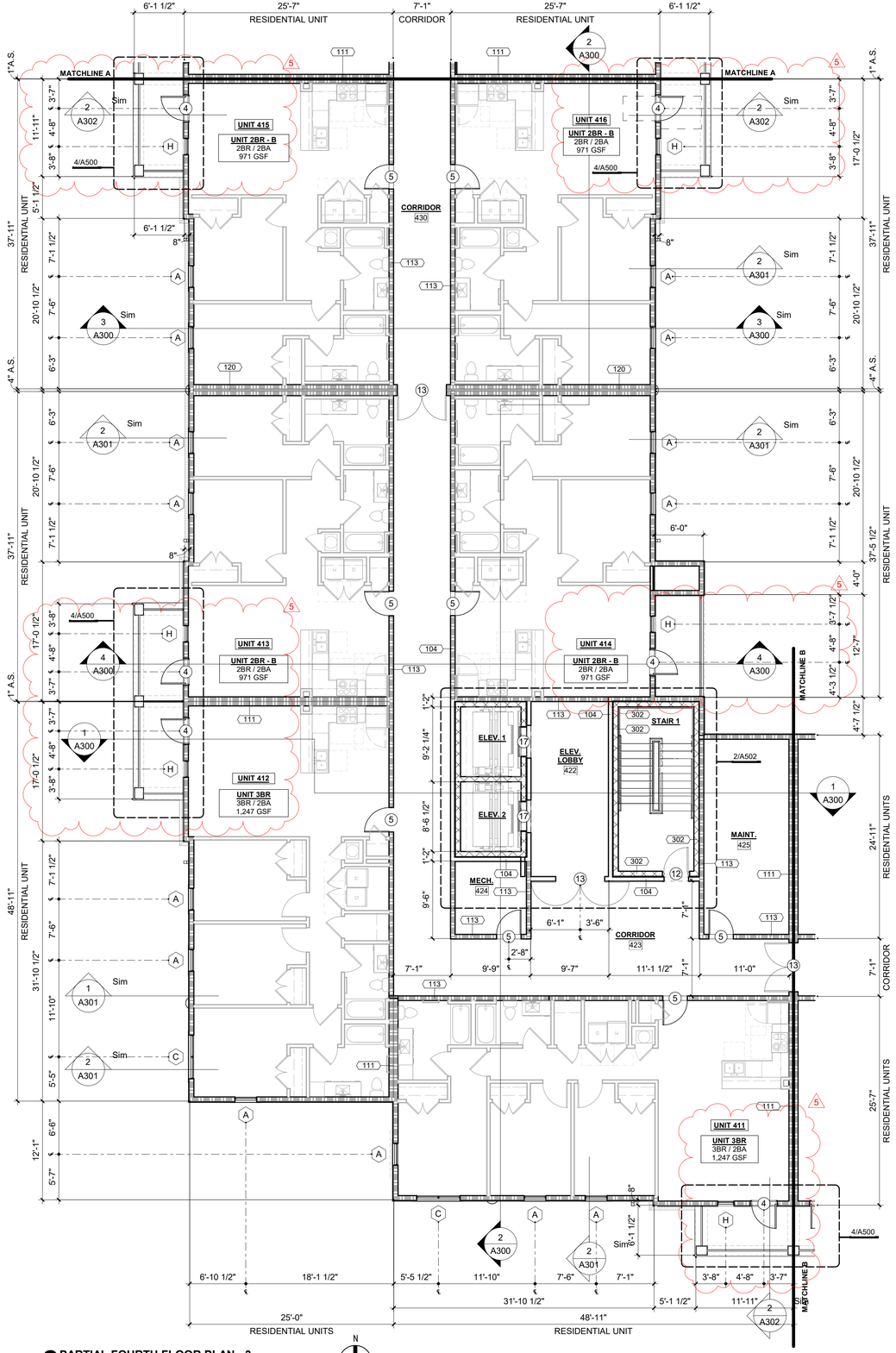
PARTIAL FOURTH FLOOR PLAN-1

A110

PHASE: PERMIT



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



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

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CAPSTONE AT COVINGTON PLACE

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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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REVISIONS		
5	07/17/25	ADDEND. #4

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

ISSUED FOR:

BIDDING

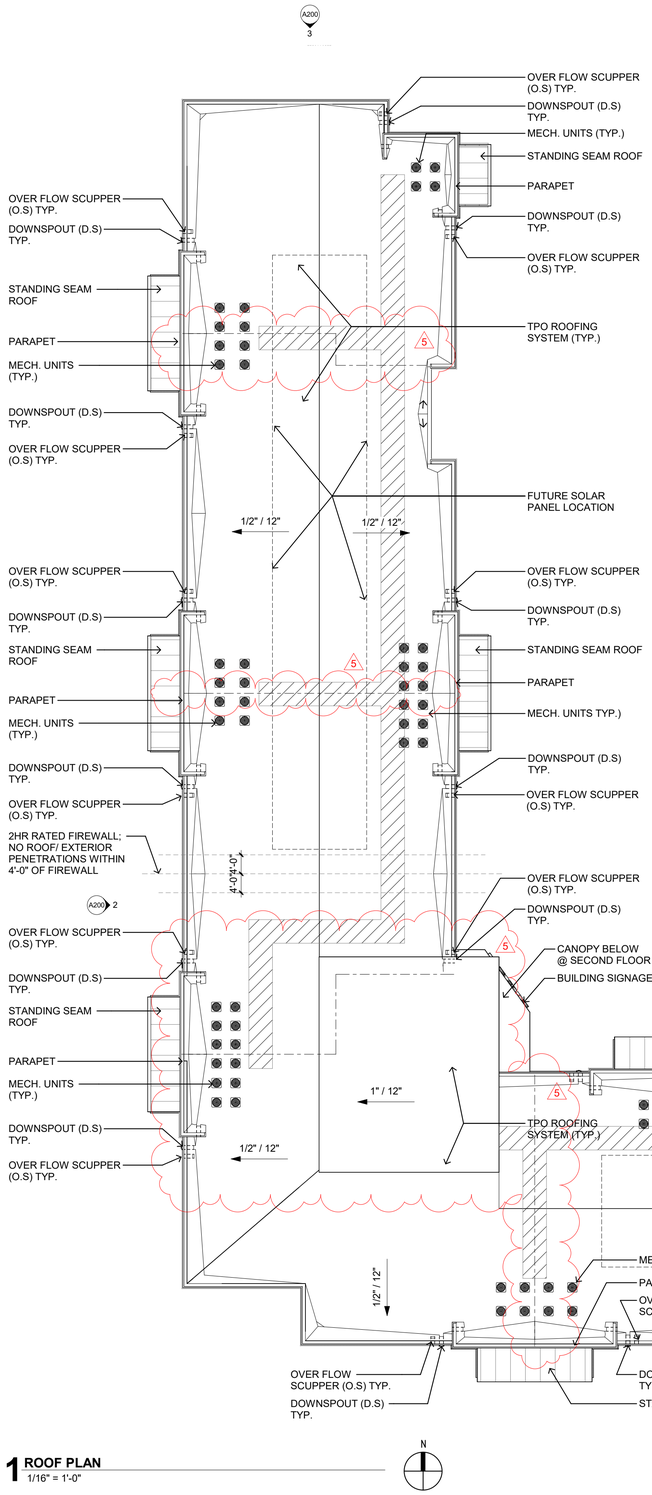
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JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

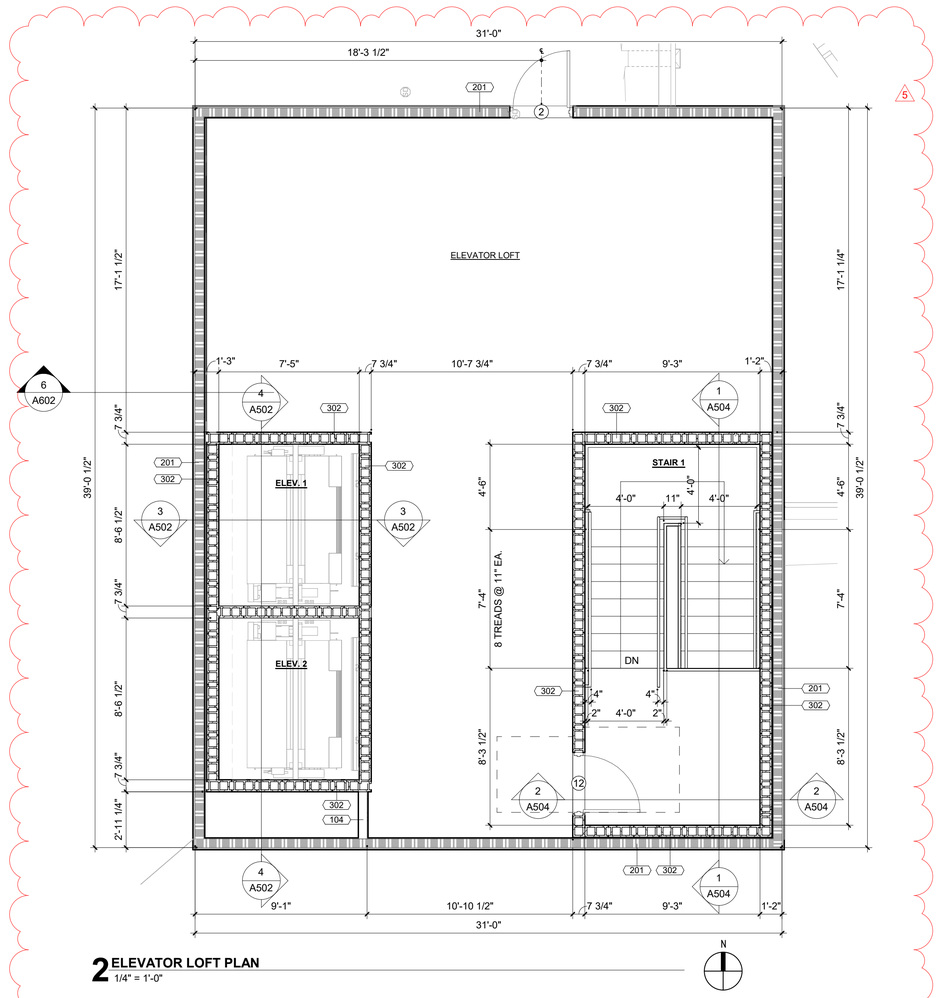
PARTIAL FOURTH FLOOR PLAN-2

A111

PHASE: PERMIT



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



2 ELEVATOR LOFT PLAN
1/4" = 1'-0"

GENERAL ROOF NOTES

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

ROOF PLAN LEGEND

- ROOF MOUNTED CONDENSING UNIT; RE: MECHANICAL
- 30" WIDE WALKWAY ROOF TRAFFIC PADS; RE: SPECS
- O.S. — 8" x 8" ALUMINUM EMERGENCY OVERFLOW SCUPPER, TYP.
- D.S. — 8" x 8" ALUMINUM SCUPPER AND 4" x 4" DOWNSPOUT. CONNECT TO SUBSURFACE DRAINAGE; RE: CIVIL
- "/12" — DIRECTION OF SLOPE
- DRAFT STOP IN ATTIC

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2

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REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

BIDDING

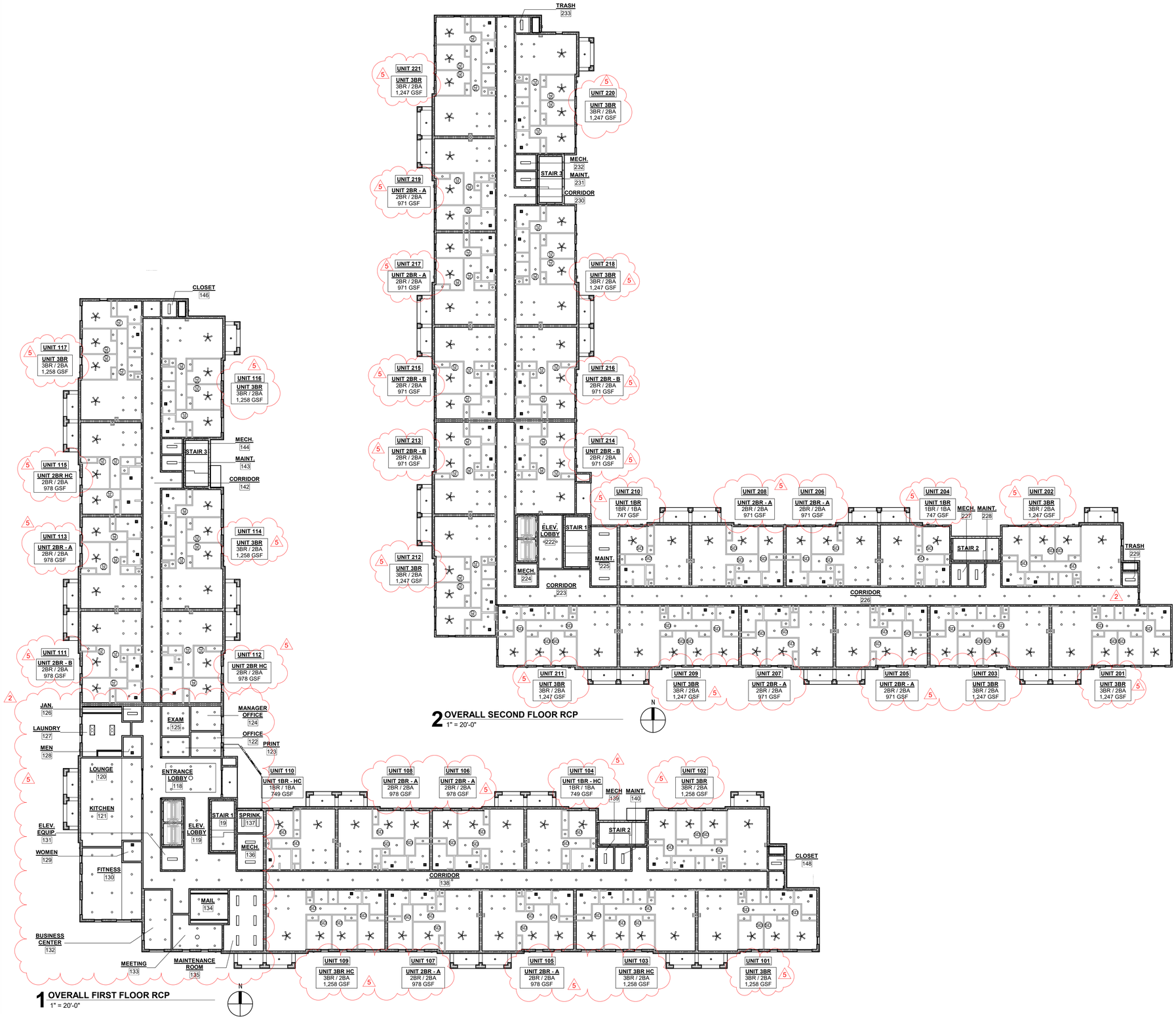
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

OVERALL ROOF PLAN

A120

PHASE: PERMIT



GENERAL BUILDING PLAN NOTES:

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

WALL RATING LEGEND

1 HOUR RATED PARTION

2 HOUR RATED PARTITION

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

RCP LEGEND:

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

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REVISIONS

2	5/23/25	ADDEND. #2
4	6/16/25	SFM REV #1
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

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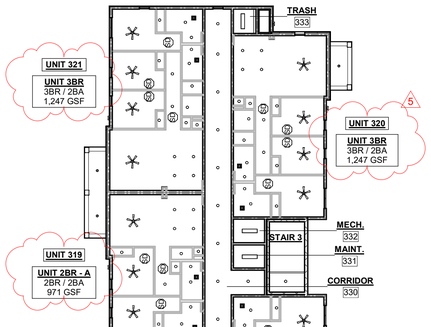
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JOSEPH DYKE NELSON
LIC. NO. 6118
STATE OF LOUISIANA
REGISTERED ARCHITECT

OVERALL FIRST FLOOR AND SECOND FLOOR RCP

A130

PHASE: PERMIT



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



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

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

GENERAL BUILDING PLAN NOTES:

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WALL RATING LEGEND

1 HOUR RATED PARTION

2 HOUR RATED PARTITION

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

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REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

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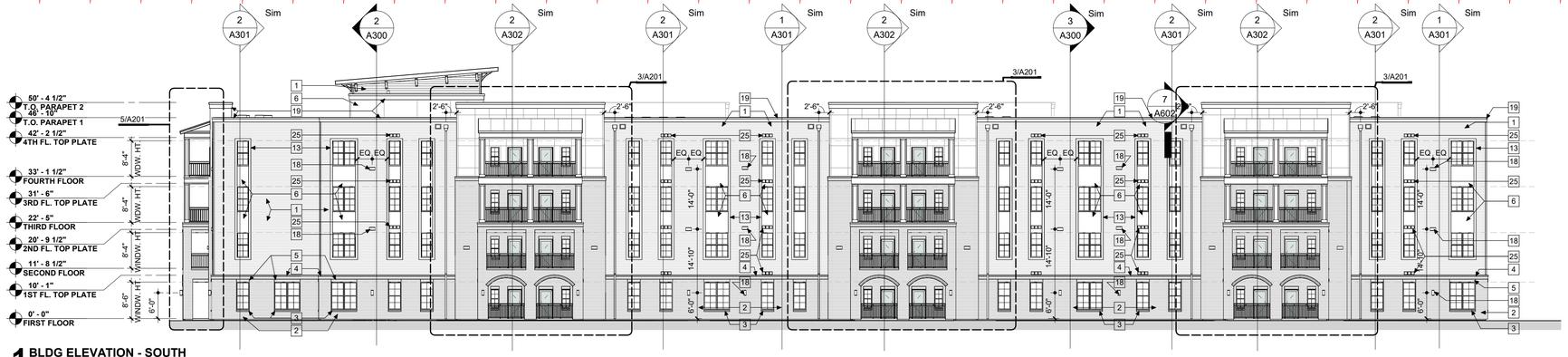
JOSEPH DYKE NELSON
LIC. NO. 31518
STATE OF LOUISIANA
REGISTERED ARCHITECT

OVERALL THIRD FLOOR AND FOURTH FLOOR RCP

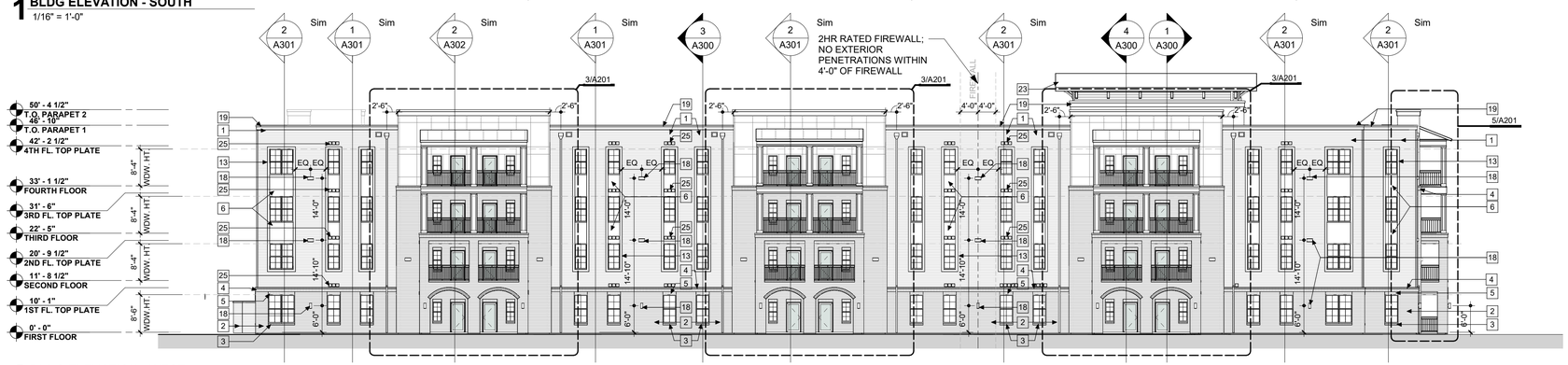
A131

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



2HR RATED FIREWALL: NO EXTERIOR PENETRATIONS WITHIN 4'-0" OF FIREWALL

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



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



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

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ELEVATION KEYNOTES

1	PAINTED FIBER CEMENT 6" LAP SIDING; (COLOR: TBD)
2	BRICK VENEER
3	BRICK ROWLOCK SILL
4	BRICK ROWLOCK CAP WITH 8" BRICK SOLDIER COURSE UNDERNEATH
5	8" BRICK SOLDIER COURSE
6	FIBER CEMENT PANELS
7	ALUMINUM DOWNSPOUT
8	BLIND MTL. FLASHING
9	42" HIGH STEEL GUARDRAIL
10	STANDING SEAM METAL ROOFING
11	ALUMINUM STOREFRONT SYSTEM
12	CANOPY
13	5/4" X 6" FIBER CEMENT TRIM
14	BOXED PAINTED WOOD COLUMN
15	BOXED PAINTED WOOD BEAM
16	ALUMINUM CONDUCTOR HEAD
17	OVERFLOW SCUPPER
18	EXTERIOR LIGHT
19	WALL CAP
20	12" BRICK JACK HEADER; NOT USED
21	8" BRICK ARCH SOLDIER COURSE
22	NOT USE
23	TPO ROOFING
24	FRESH AIR INTAKE
25	EXHAUST FAN
26	ELEC. METER BANK

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2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

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BIDDING

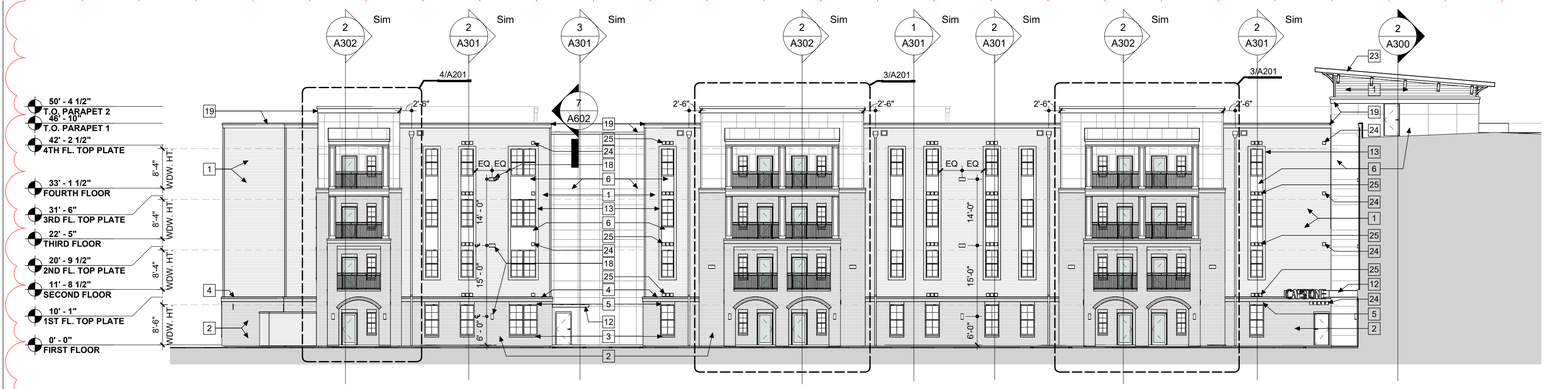
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JOSEPH DYKE NELSON LIC. NO. 37118 STATE OF LOUISIANA REGISTERED ARCHITECT

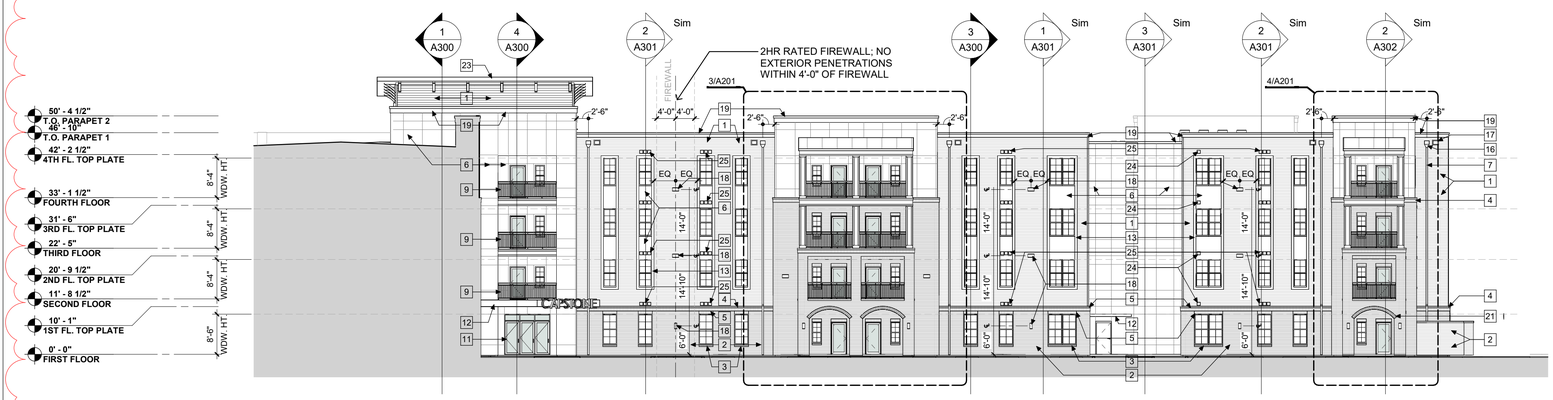
EXTERIOR BUILDING ELEVATIONS

A200

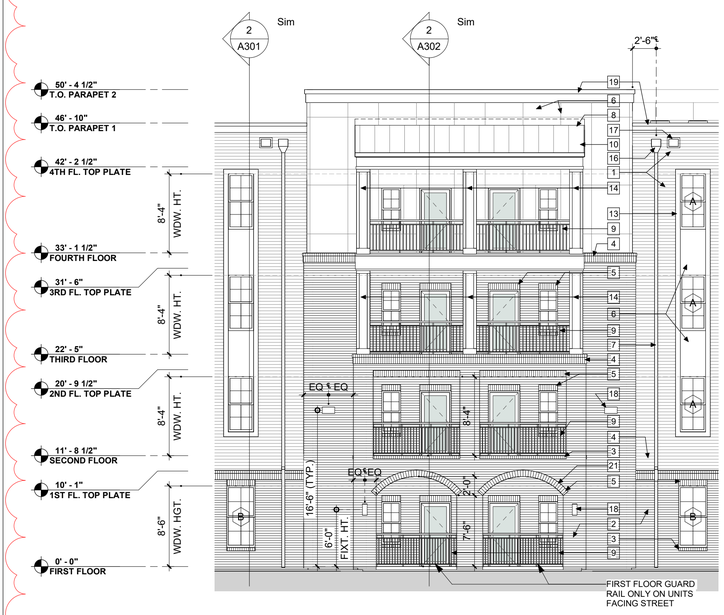
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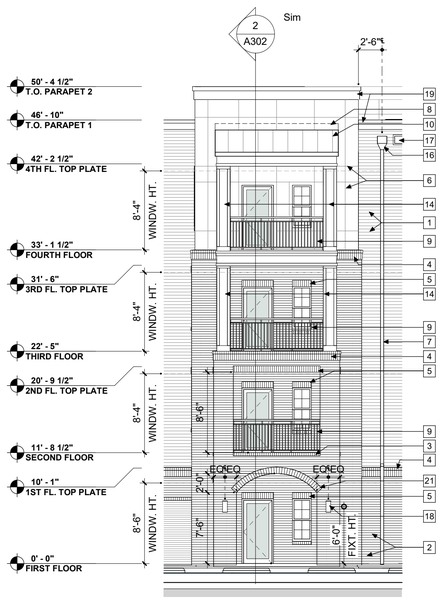
1 BLDG ELEVATION - PARTIAL NORTH
1/16" = 1'-0"



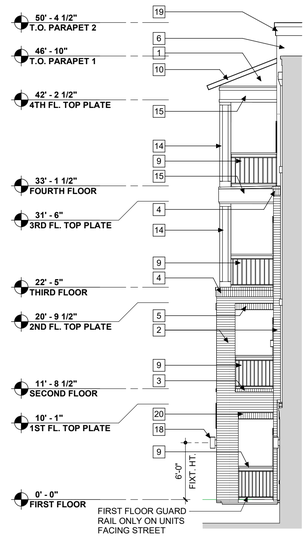
2 BLDG ELEVATION - PARTIAL EAST
1/16" = 1'-0"



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



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



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

ELEVATION KEYNOTES

1	PAINTED FIBER CEMENT 6" LAP SIDING; (COLOR: TBD)
2	BRICK VENEER
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REVISIONS

2	5/23/25	ADDEND. #2
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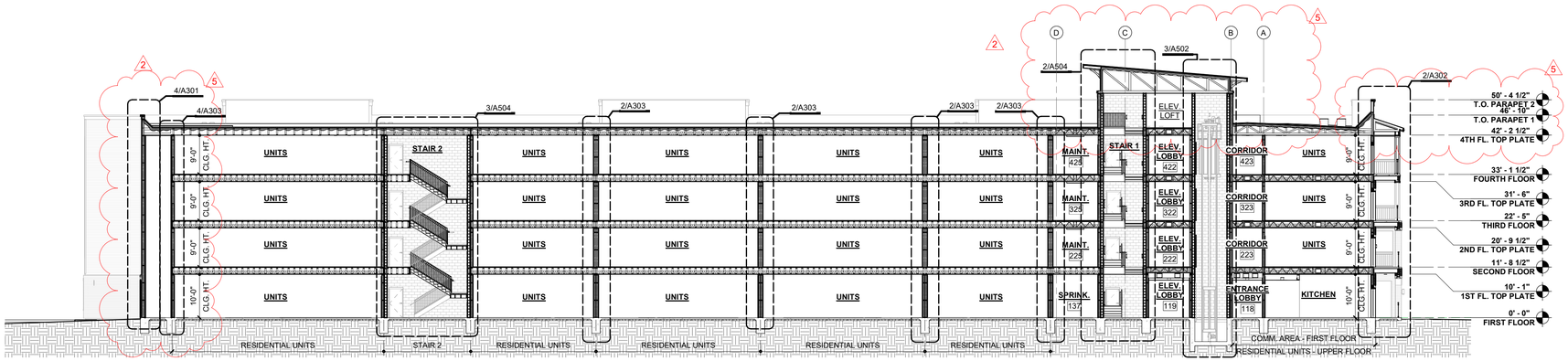
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JOSEPH DYKE NELSON JR. LIC. NO. 01768 STATE OF LOUISIANA REGISTERED ARCHITECT

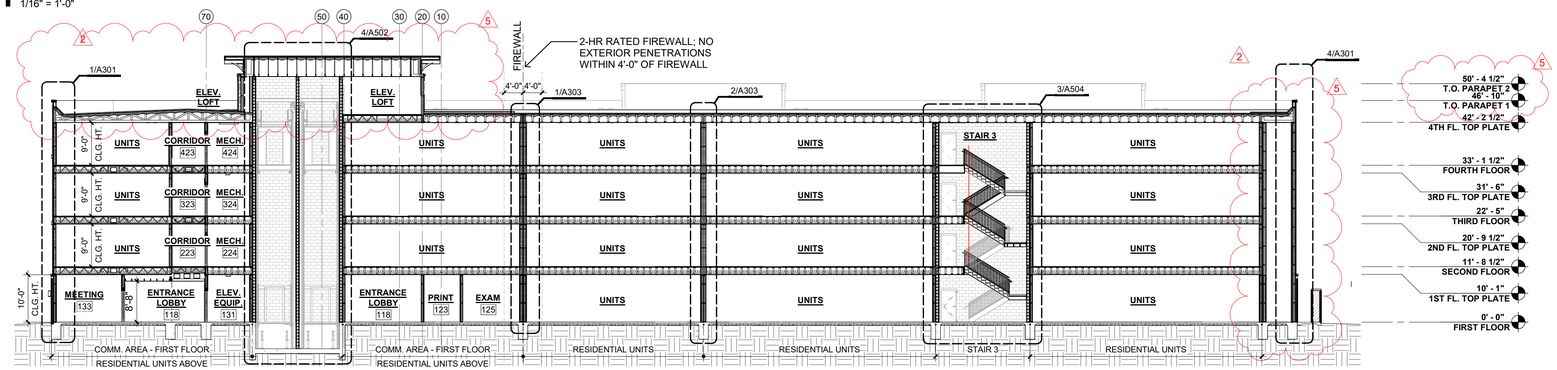
EXTERIOR BUILDING ELEVATIONS

A201

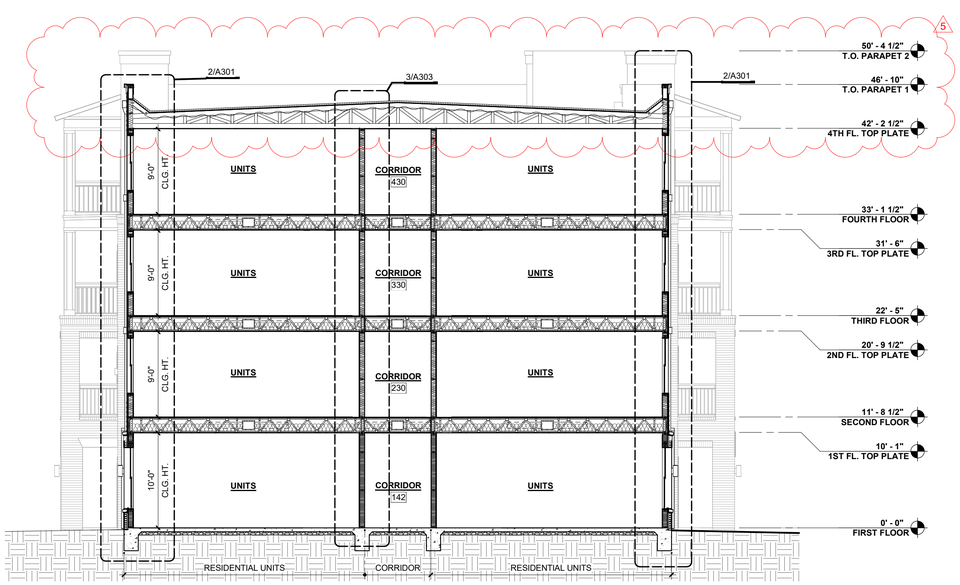
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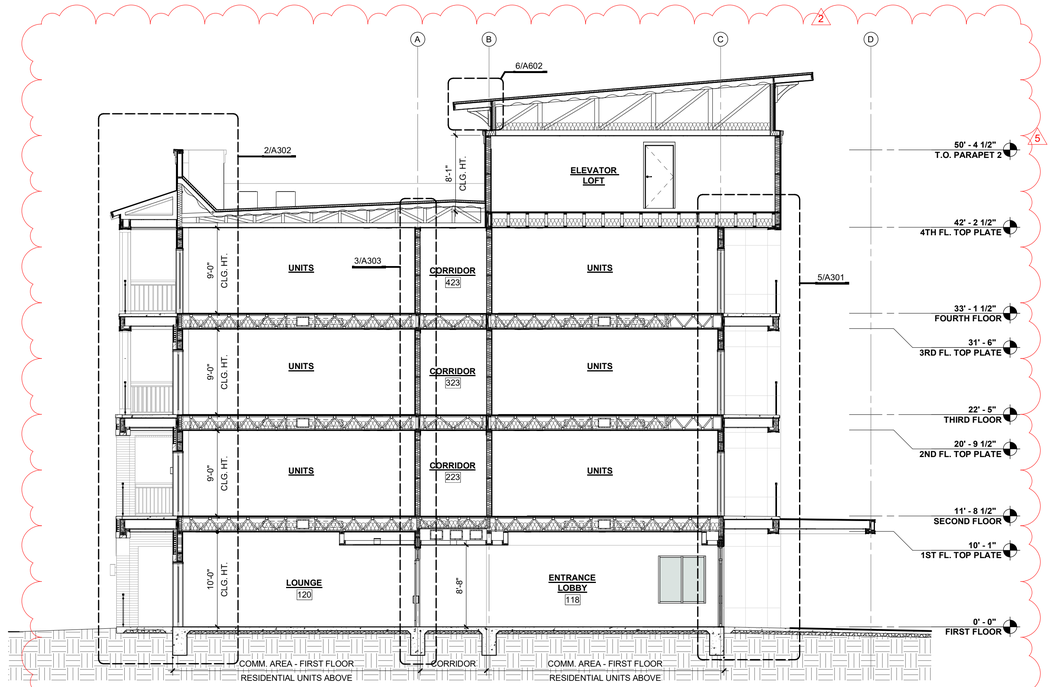
1 BUILDING SECTION
1/16" = 1'-0"



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



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



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

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441 FALCONER DR, COVINGTON, LA 70433

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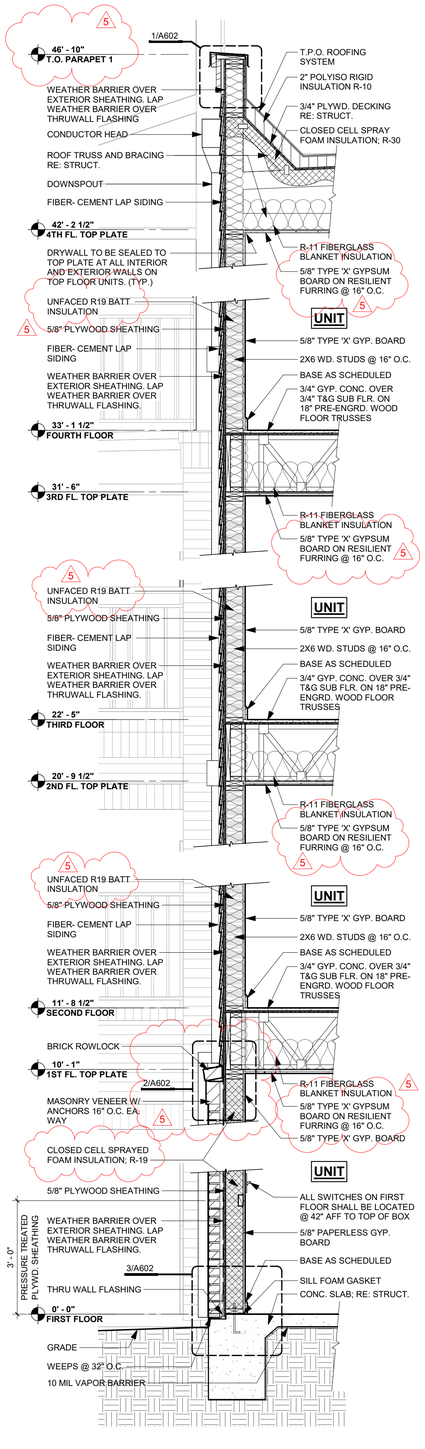
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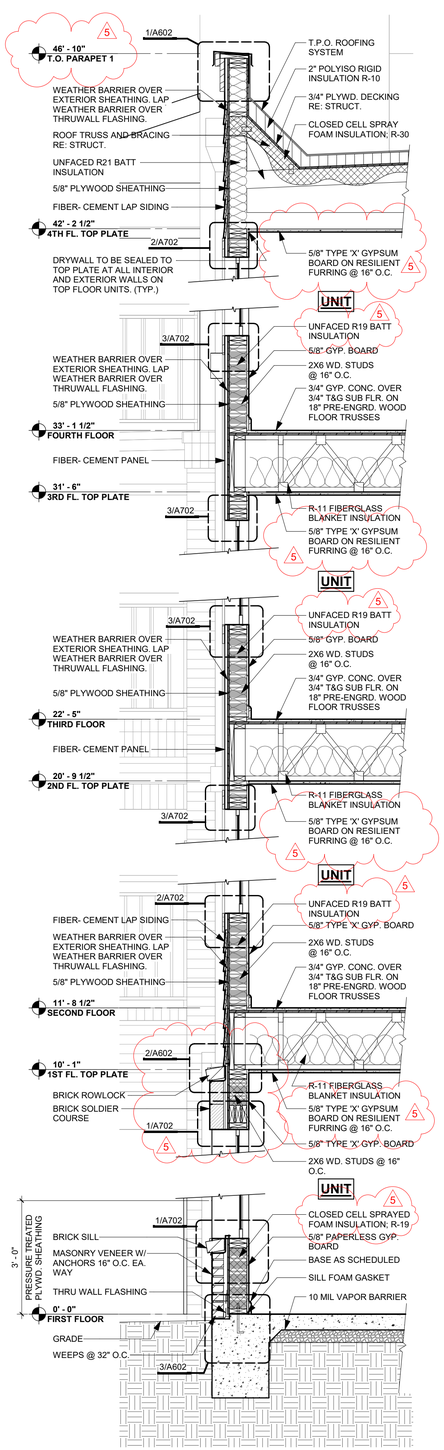
BUILDING SECTIONS

A300

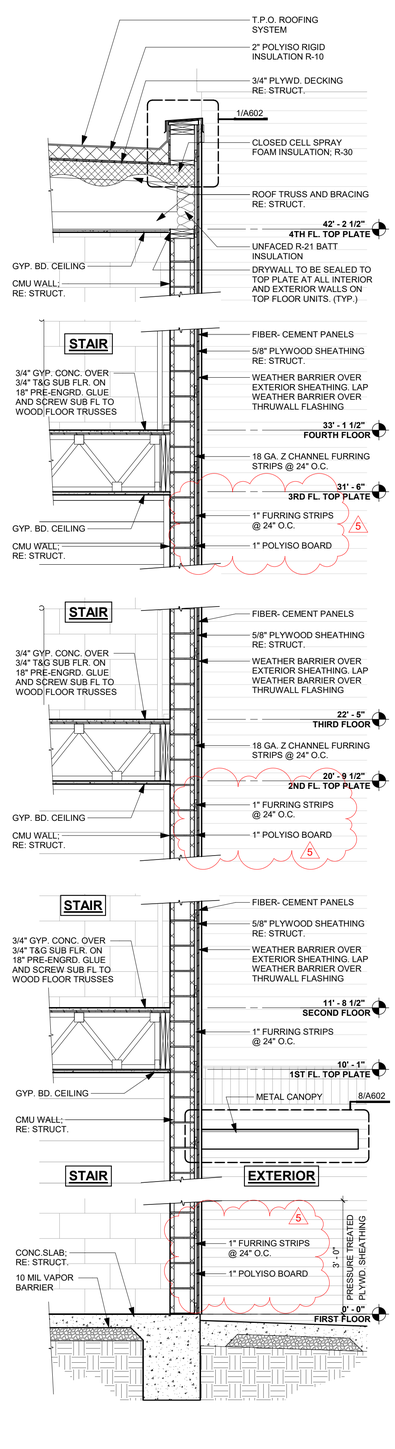
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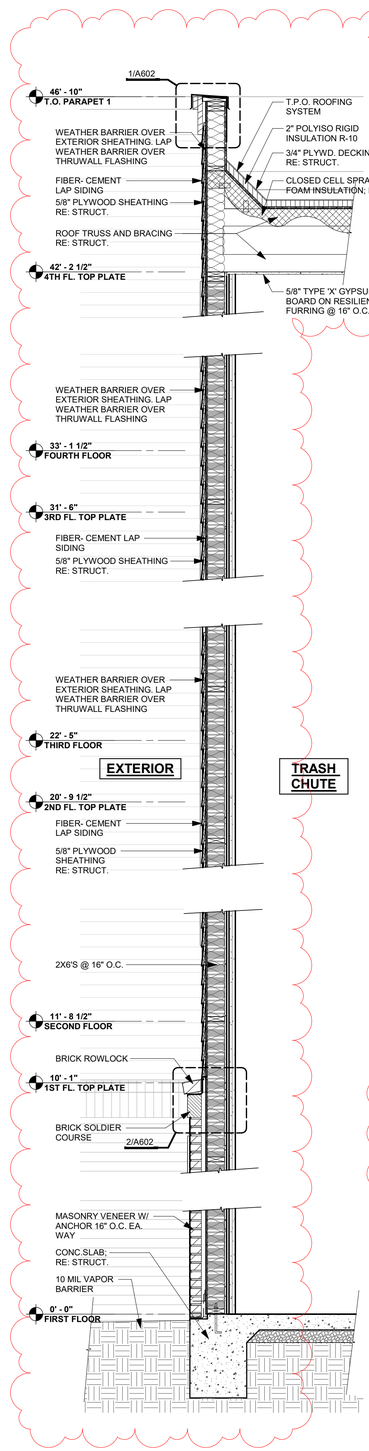
1 TYP. WALL SECTION @ BRICK AND SIDING
1/2" = 1'-0"



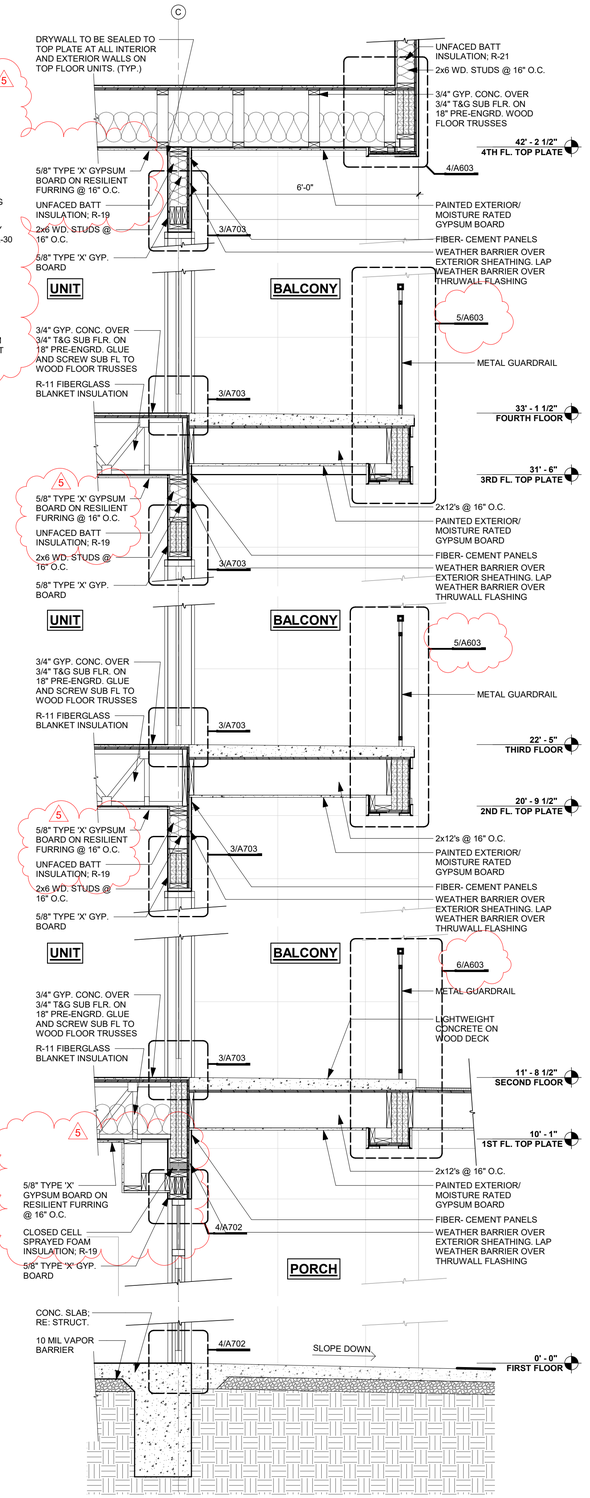
2 WALL SECTION @ WINDOWS
1/2" = 1'-0"



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



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



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

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

REVISIONS		
2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

ISSUED FOR:
BIDDING

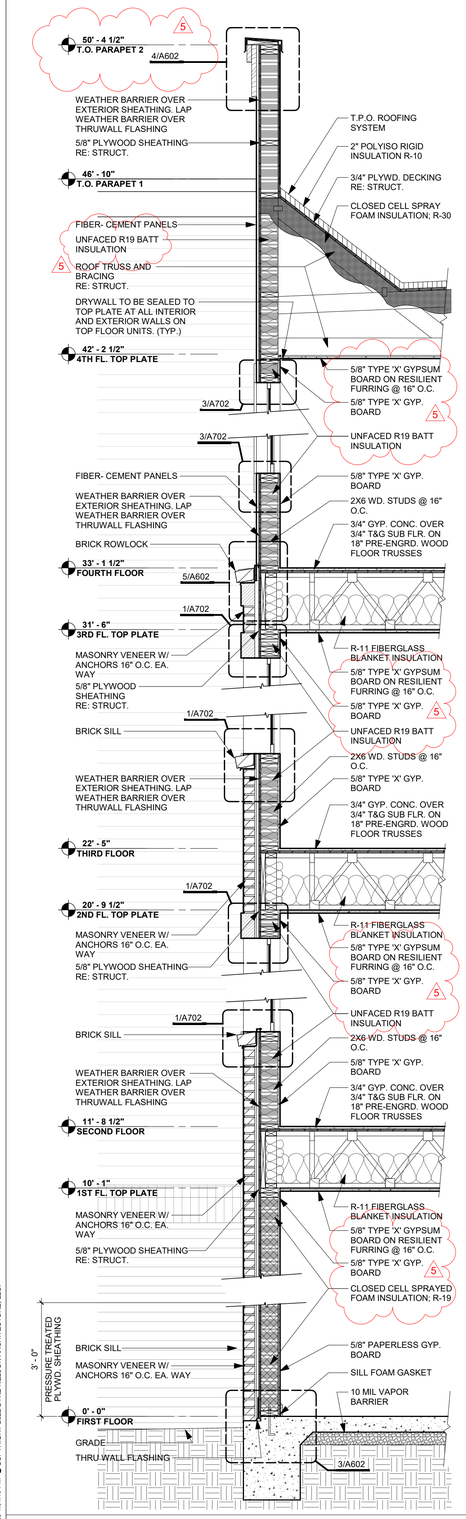
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

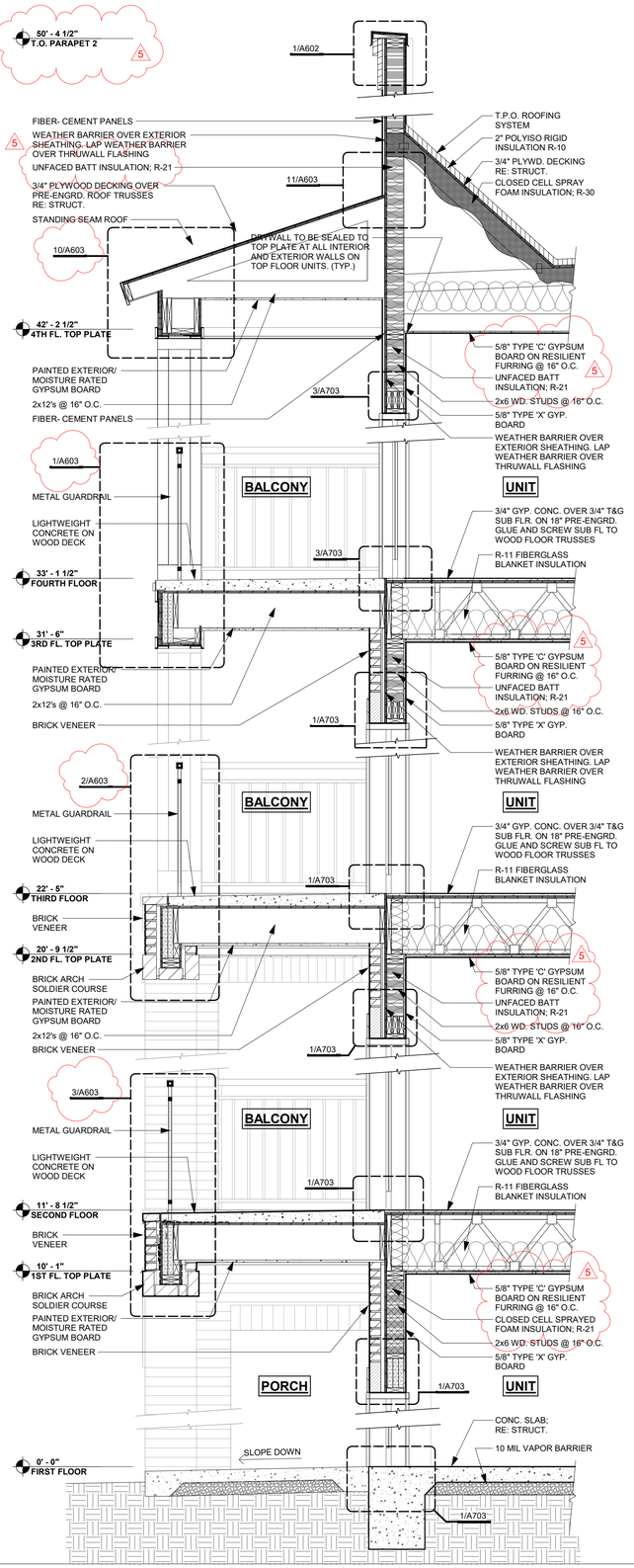
WALL SECTIONS

A301

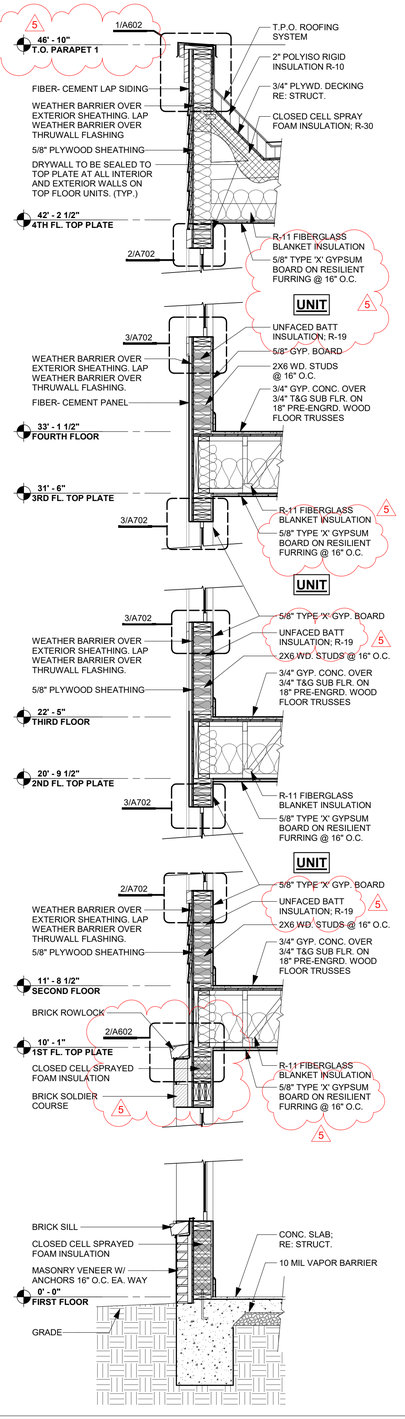
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1 WALL SECTION @ WINDOWS THRU PARAPET
1/2" = 1'-0"



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



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

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REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

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BIDDING

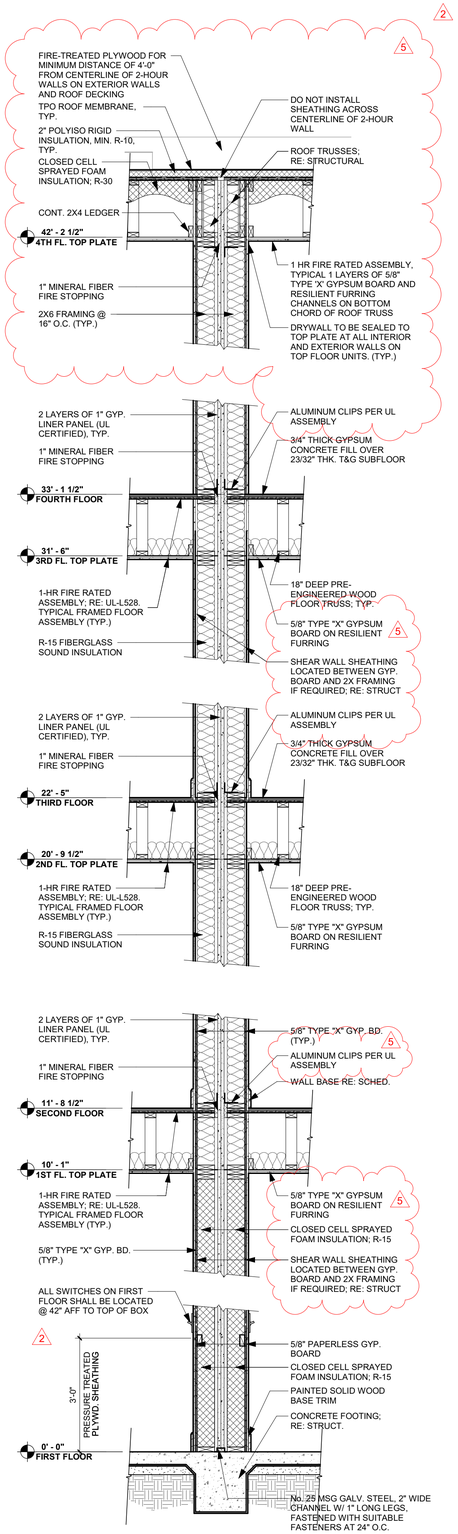
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

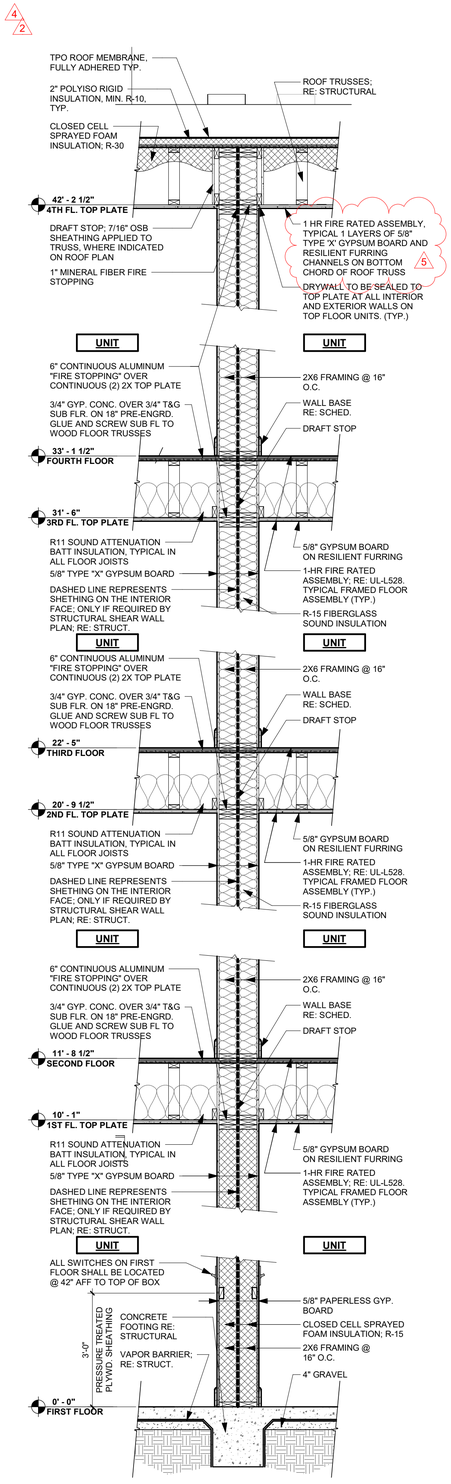
WALL SECTIONS

A302

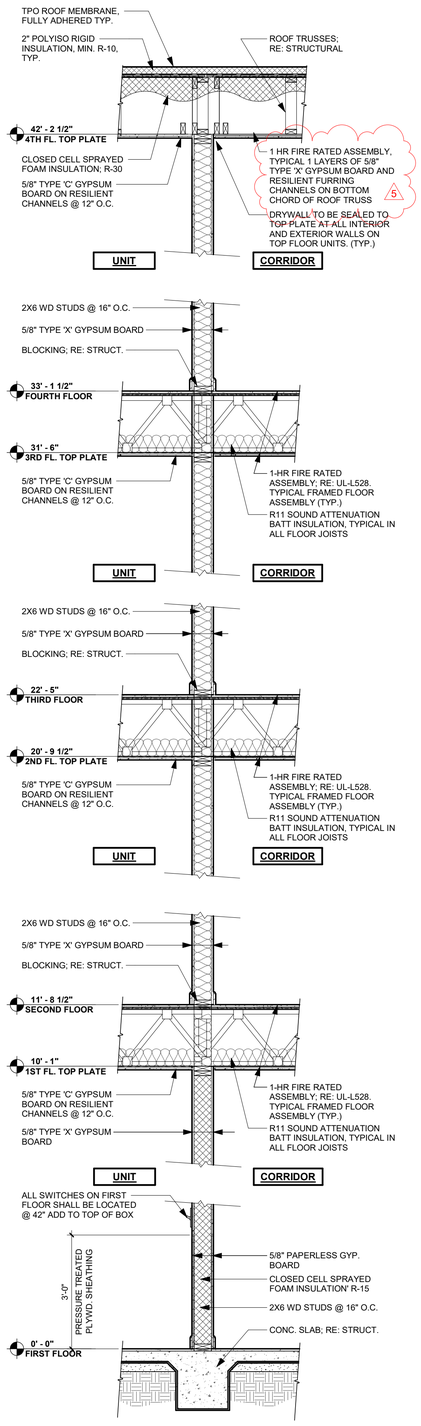
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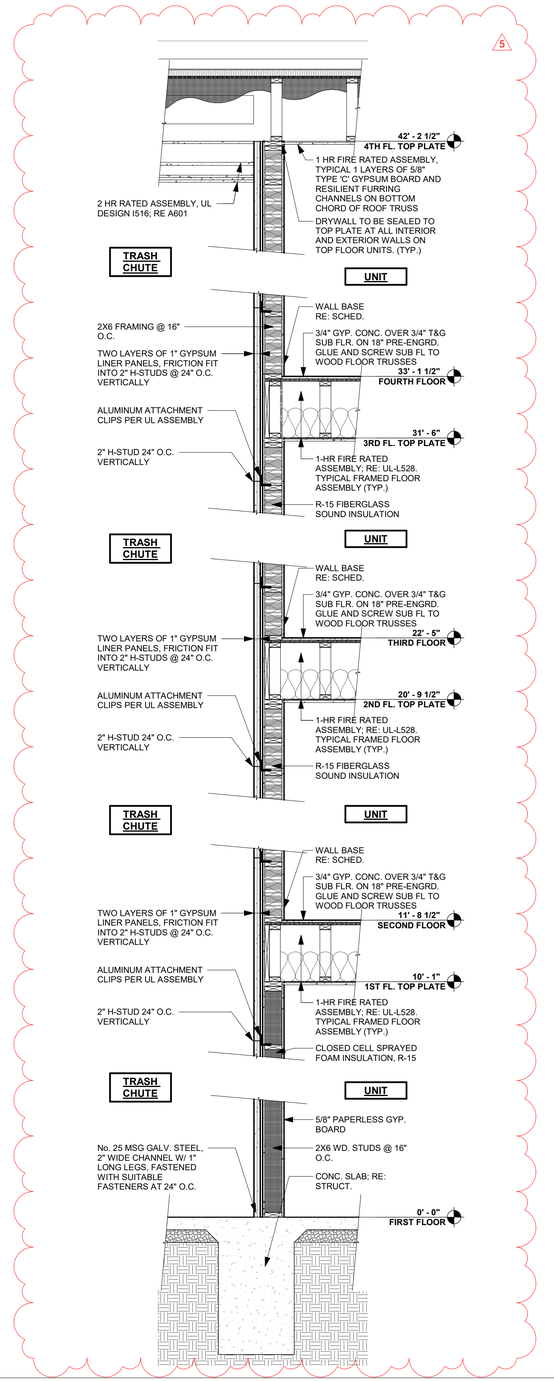
1 INTERIOR FIRE WALL SECTION (2HR)
1/2" = 1'-0"



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



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



4 INTERIOR 2HR RATED WALL @ TRASH CHUTE
1/2" = 1'-0"

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REVISIONS

2	5/23/25	ADDEND. #2
4	6/16/25	SFM REV #1
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:
BIDDING

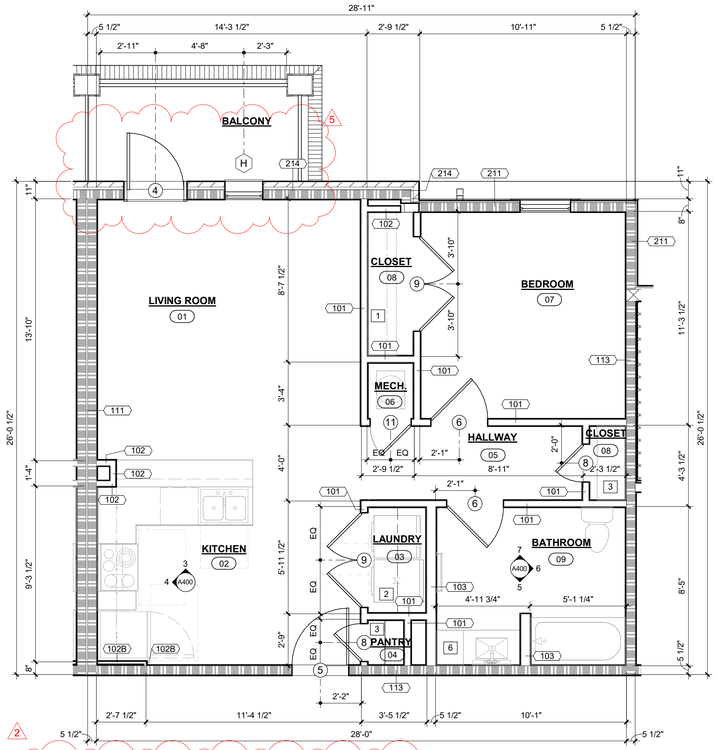
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INTERIOR WALL SECTIONS

A303

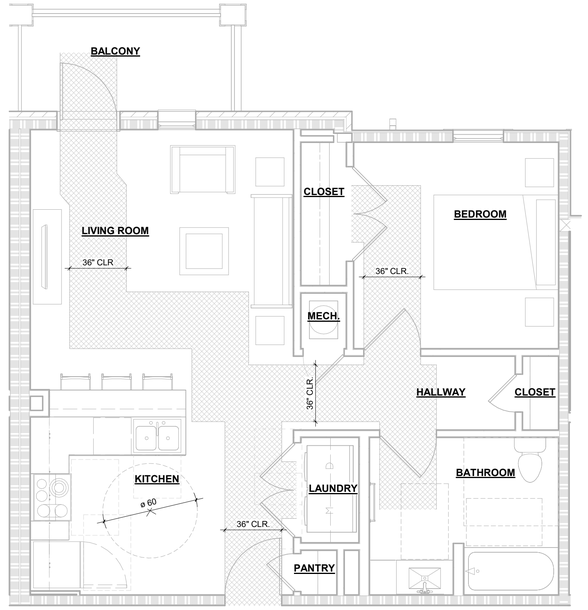
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1 UNIT TYPE 1BR - 681 NSF

1/4" = 1'-0"

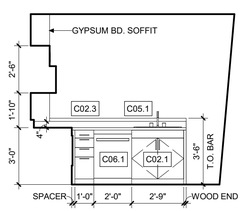
SPEC "B" FHA DWELLING UNIT - 681 SF NET



2 ACCESSIBILITY PLAN UNIT TYPE - 1BR

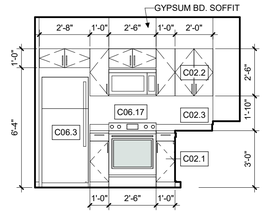
1/4" = 1'-0"

SPEC "B" FHA DWELLING UNIT - 681 SF NET



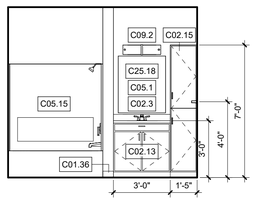
3 UNIT 1BR - KITCHEN INT. ELE.

1/4" = 1'-0"



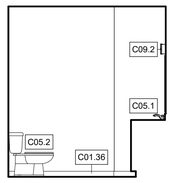
4 UNIT 1BR - KITCHEN INT. ELE.

1/4" = 1'-0"



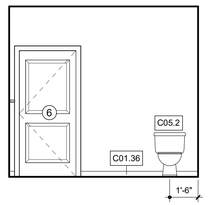
5 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"



6 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"



7 UNIT 1BR - BATH INT. ELE.

1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

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

UNIT NOTES

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

INSULATION NOTES

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

PLAN NOTES

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

FRAMING NOTES

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

UNIT 1BR	
GROSS	**747 SF**
NET	**681 SF**

AIR SEALING NOTES

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

KEYED NOTES - NEW CONSTRUCTION

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

KEYNOTES

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

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DYKE NELSON ARCHITECTURE

REVISIONS		
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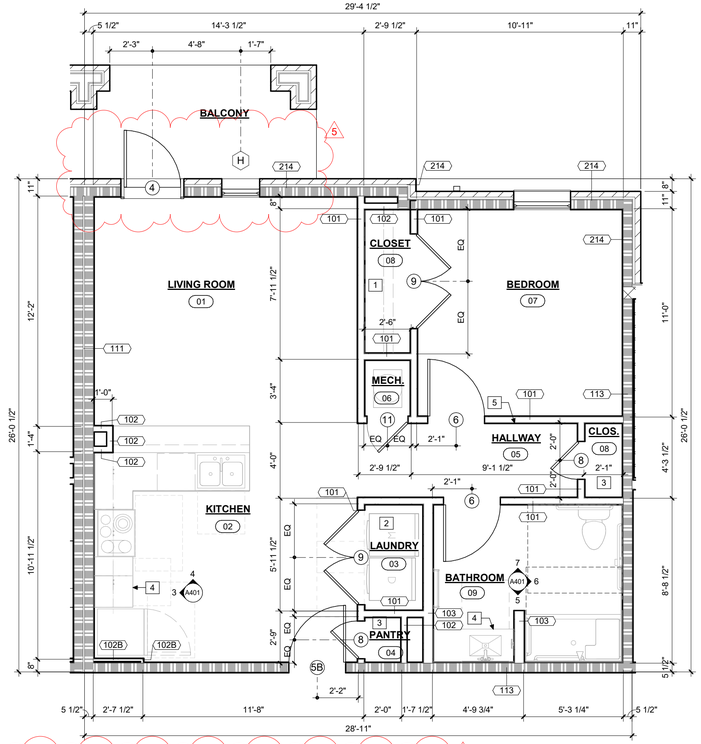
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ENLARGED 1BR UNIT - PLAN AND ELEVATIONS

A400

PHASE: PERMIT

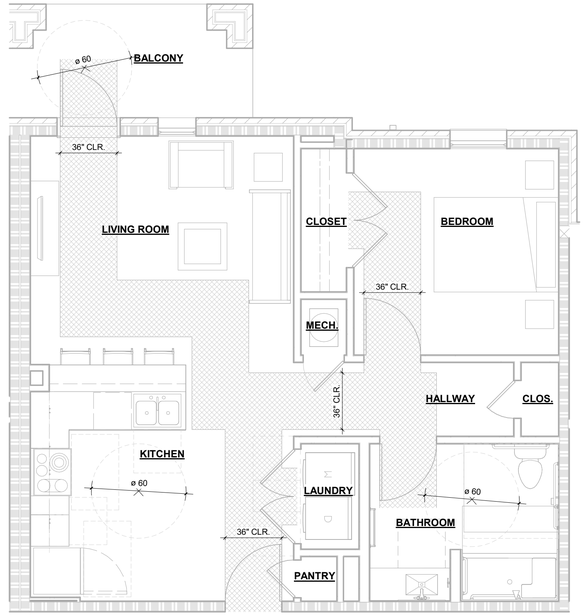
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1 UNIT TYPE 1BR - HC - 681 NSF

1/4" = 1'-0"

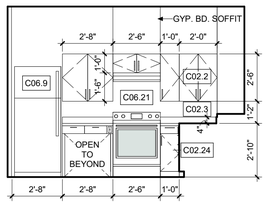
SPEC "B" FHA DWELLING UNIT - 681 SF NET



2 ACCESSIBILITY PLAN UNIT TYPE - 1BR HC

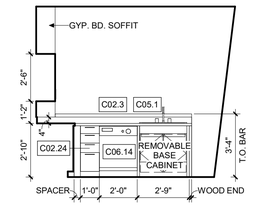
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SPEC "B" FHA DWELLING UNIT - 681 SF NET



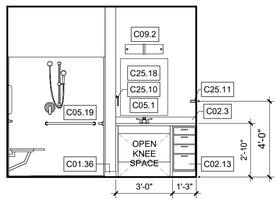
3 UNIT 1BR HC - KITCHEN INT. ELE.

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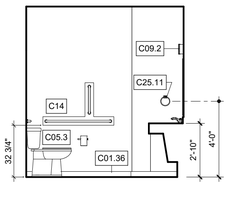
4 UNIT 1BR HC - KITCHEN INT. ELE.

1/4" = 1'-0"



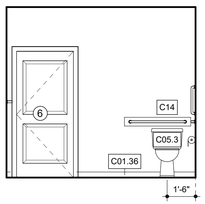
5 UNIT 1BR HC - BATH INT. ELE.

1/4" = 1'-0"



6 UNIT 1BR HC - BATH INT. ELE.

1/4" = 1'-0"



7 UNIT 1BR HC - BATH INT. ELE.

1/4" = 1'-0"

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22. ALL CHASES MUST BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.
23. INTERIOR FACE OF CHASES MUST HAVE A RIGID AIR SEAL OR BE COMPLETELY FILLED WITH INSULATION, AND BE CAPPED AT CEILING LINE WITH A RIGID AIR BARRIER (SK), TYP.

UNIT NOTES

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

FRAMING NOTES

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

UNIT 1BR - HC	
GROSS	749 SF
NET	681 SF

KEYED NOTES - NEW CONSTRUCTION

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

INSULATION NOTES

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

PLAN NOTES

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

AIR SEALING NOTES

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

KEYNOTES

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

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

CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

REVISIONS	
2	5/23/25 ADDEND. #2
5	07/17/25 ADDEND. #4

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

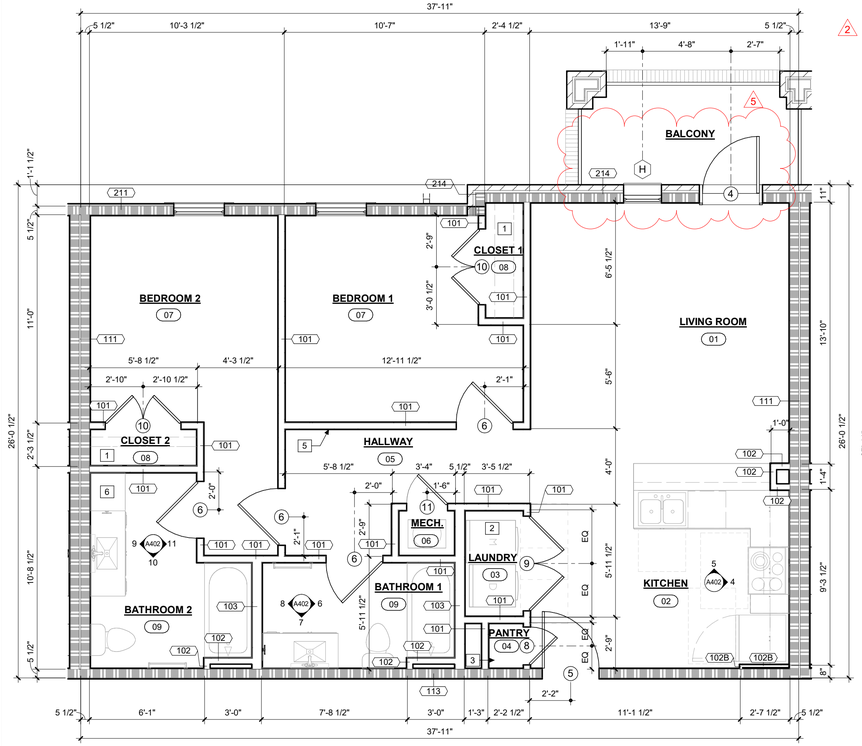
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JOSEPH DYKE NELSON LIC. NO. 37618 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 1BR HC UNIT - PLAN AND ELEVATIONS

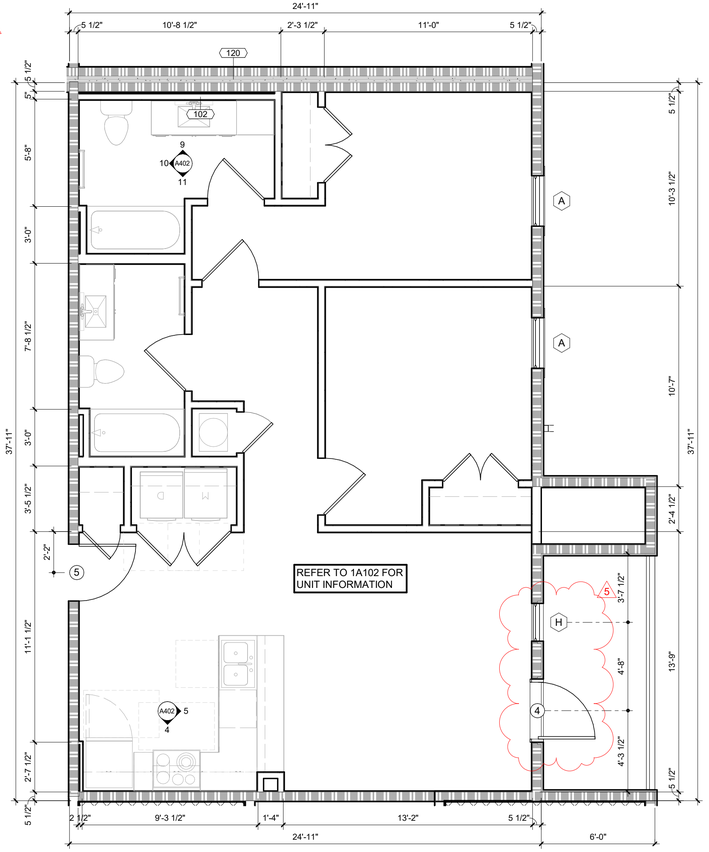
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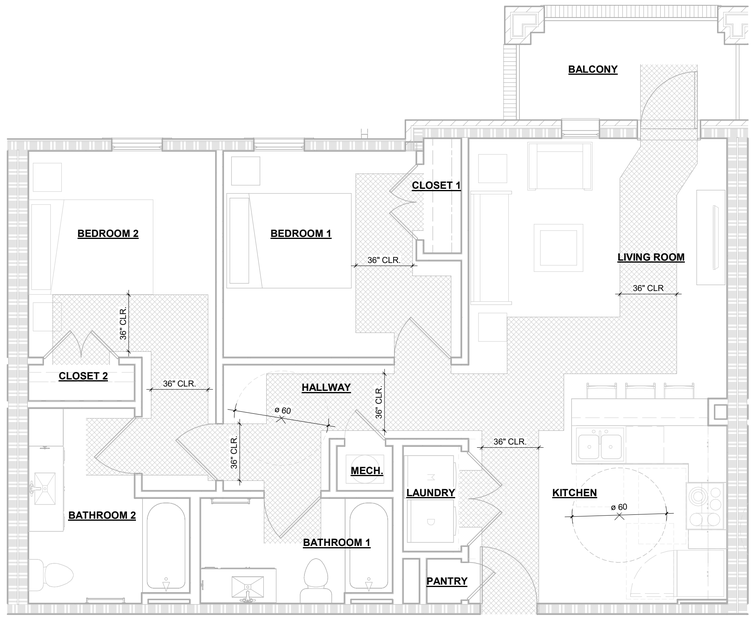
1 UNIT TYPE 2BR - A - 899 NSF
1/4" = 1'-0"

SPEC "B" FHA DWELLING UNIT - 899 SF NET

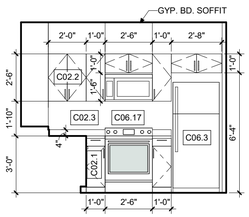


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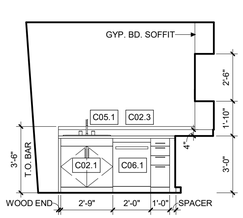
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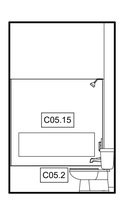
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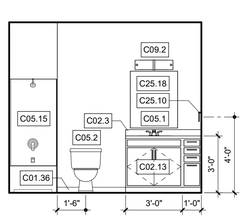
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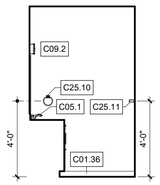
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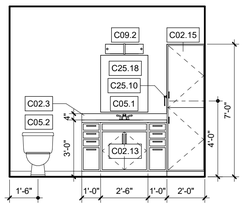
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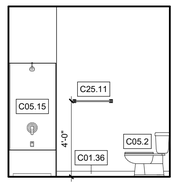
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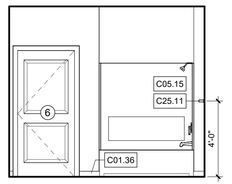
8 UNIT 2BR - BATH 1 INT. ELE.
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3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
4. BATHROOMS & UNITS ARE TO HAVE LOW FLOW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

FRAMING NOTES

1. SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE & TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR & PARTY WALLS, & THROUGH ALL FLOORS & CEILINGS USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTWORK, SHAFTS, & LIGHT FIXTURES. USE FIRE RATED CAULK &/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATINGS.
2. CAULK PERIMETER & PARTY WALL SILL & TOP PLATES TO PREVENT AIR LEAKAGE.
3. PROPERLY SEAL AIR GAPS IN EXTERIOR & FLOOR FRAMING PRIOR TO INSTALLATION OF INSULATION.
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5. GRAB BAR BLOCKING FOR WATER CLOSET AND BATHTUB SHALL BE REQUIRED AT ALL UNIT.

UNIT 2BR	
GROSS	971 SF
NET	899 SF

INSULATION NOTES

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2. INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR AND ZERH REQUIREMENTS. BATTS MUST BE CUT PRECISELY TO THE SIZE OF EVERY CAVITY AND CUT OR SPLIT CAREFULLY AROUND ALL PIPES, WIRES, AND OTHER OBSTRUCTIONS.
3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. FLOOR AND ROOF TRUSSES AT 24" O.C. DO NOT PLACE TRUSSES OVER PLUMBING WALLS OR SUCH THAT THEY OBSTRUCT THE PLUMBING ROUGH-IN IN ANY WAY. PROVIDE NECCESSARY CLEARANCE ABOVE FURNACE ROOM FROM FLUES AND PLENUM
4. IN ALL BATHROOMS, PROVIDE BLOCKING AS REQUIRED TO SECURE TOWEL BARS.
5. IN ALL FIRST FLOOR UNIT BATHROOMS, PROVIDE WOOD BLOCKING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS.
6. SEE UNIT SHEETS FOR INTERIOR ELEVATION OF BATHROOMS AND KITCHENS.
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3. DEAD SPACES AND AT EXTERIOR WALLS MUST EITHER BE FILLED COMPLETELY WITH INSULATION, OR A LAYER OF DRYWALL OR OTHER AIR-IMPERMEABLE MATERIAL INSTALLED ON THE INTERIOR FACE OF EXTERIOR WALLS, INSIDE CHASES, AND THE TOPS OF ALL CHASES MUST BE SEALED TO TOP PLATES.
4. CONCRETE COLUMNS THAT CANNOT BE INSULATED AT THE EXTERIOR MUST HAVE INSULATION ON THE INTERIOR EXPOSED FACES.
5. DRYWALL MUST BE SEALED AT TOP AND BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR WALLS ON ALL FLOORS. THIS CAN BE ACCOMPLISHED WITH DRYWALL ADHESIVE, CAULK, OR A GASKET SUCH AS SILL SEAL.
6. ALL UNIT DOORS TO EXTERIOR AND BOTH CONDITIONED AND UNCONDITIONED CORRIDORS MUST HAVE AN EFFECTIVE AIR SEAL SUCH AS WEATHERSTRIPPING AND DOOR SWEEPS.

KEYNOTES

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

KEYED NOTES - NEW CONSTRUCTION

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

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441 FALCONER DR, COVINGTON, LA 70433

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

REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

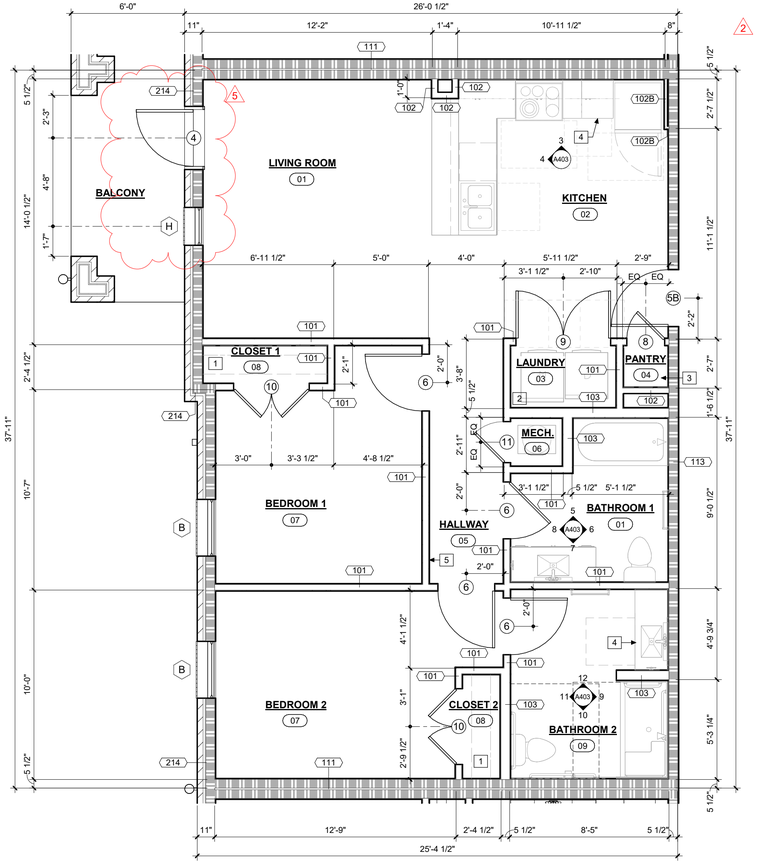
THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS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

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

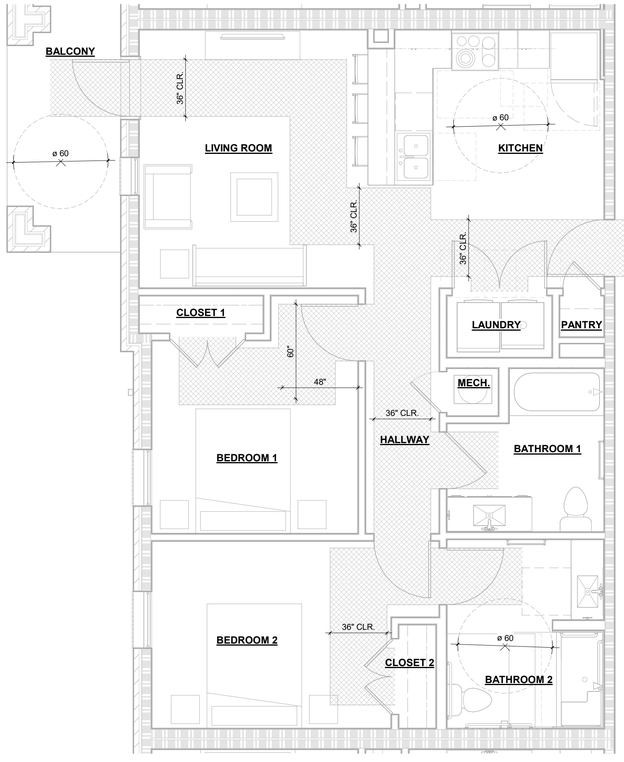
ENLARGED 2BR UNIT - PLAN AND ELEVATIONS

A402

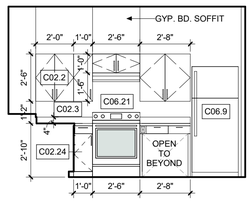
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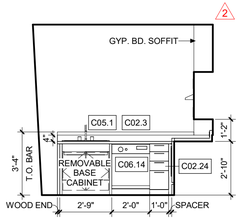
1 UNIT TYPE 2BR HC - 899 NSF
1/4" = 1'-0"
SPEC B FHA DWELLING UNIT - 899 SF NET



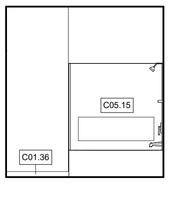
2 ACCESSIBILITY PLAN UNIT TYPE - 2BR HC
1/4" = 1'-0"
SPEC B FHA DWELLING UNIT - 899 SF NET



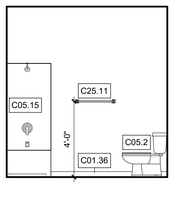
3 UNIT 2BR HC - KITCHEN INT. ELE.
1/4" = 1'-0"



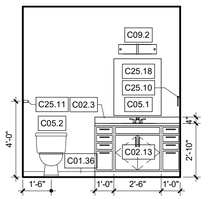
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1/4" = 1'-0"



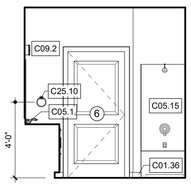
5 UNIT 2BR HC - BATH 1 INT. ELE.
1/4" = 1'-0"



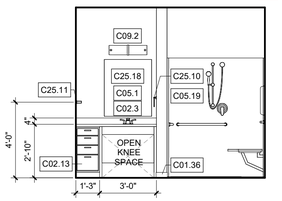
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1/4" = 1'-0"



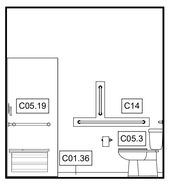
7 UNIT 2BR HC - BATH 1 INT. ELE.
1/4" = 1'-0"



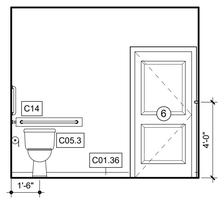
8 UNIT 2BR HC - BATH 1 INT. ELE.
1/4" = 1'-0"



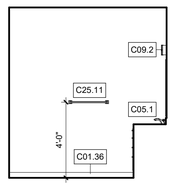
9 UNIT 2BR HC - BATH 2 INT. ELE.
1/4" = 1'-0"



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



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



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

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ARCHITECTURAL GENERAL NOTES

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

UNIT NOTES

1. BATHROOMS TO HAVE PAPERLESS DRYWALL OR CEMENT BD. (FIBERGLASS BACKED) ON ALL SHOWER WALLS.
2. ALL WASHERS TO HAVE PAN & DRAIN.
3. BATHROOM FANS TO BE FITTED W/ AUTOMATIC DELAY TIMER TO CONTINUE RUNNING THE EXHAUST FAN IN THE FULL BATH FOR A SET TIME AFTER FAN IS TURNED OFF. SEE MEP PLANS FOR MORE INFO.
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UNIT 2BR HC	5
GROSS	978 SF
NET	899 SF

KEYED NOTES - NEW CONSTRUCTION

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

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3. STUD CAVITIES WITH NUMEROUS PIPES, WIRES, AND OTHER OBSTRUCTIONS, TRUSS FLOORS, AND ROOFLINES ARE TO HAVE BLOWN OR SPRAYED INSULATION.
4. CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS & ALL SEPARATION WALLS.

PLAN NOTES

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3	(5) 16" SHELVES.
4	CLEAR KNEE SPACE IN ADA UNITS
5	ELECTRICAL PANEL
6	LINEN CABINET

CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

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

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REVISIONS		
2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

ISSUED FOR:
BIDDING

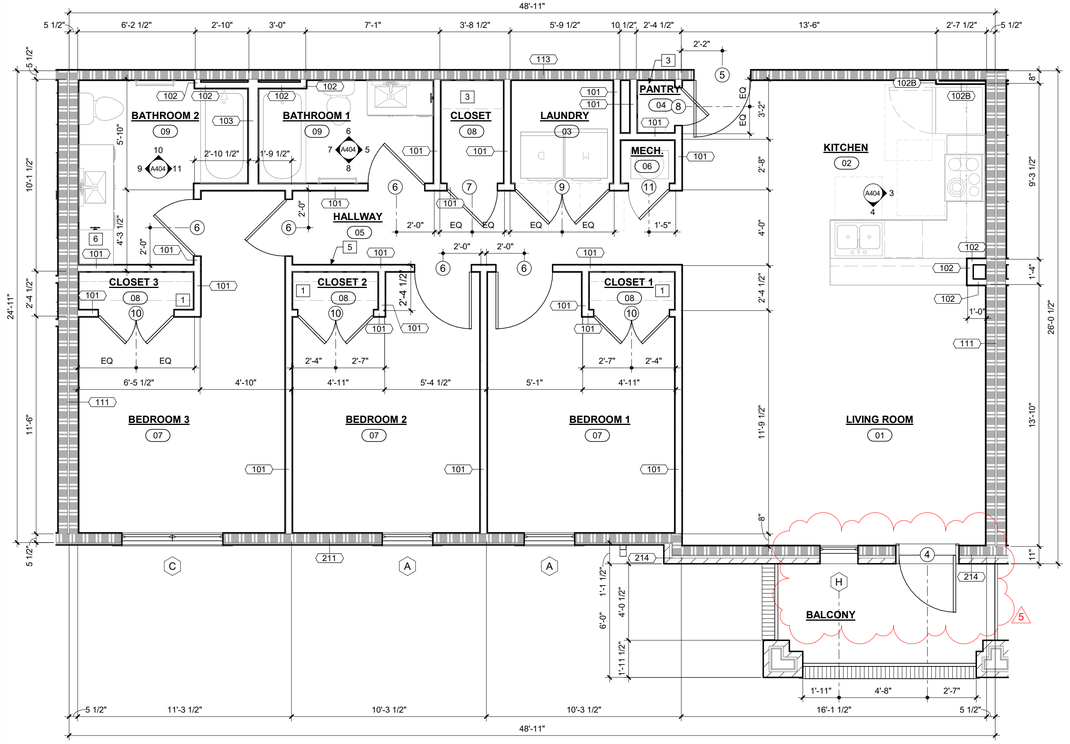
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JOSEPH DYKE NELSON LIC. NO. 41718 STATE OF LOUISIANA REGISTERED ARCHITECT

ENLARGED 2BR HC UNIT - PLAN AND ELEVATIONS

A403

PHASE: PERMIT



1 UNIT TYPE 3BR - 1163 NSF

1/4" = 1'-0"

SPEC B FHA DWELLING UNIT - 1163 SF NET 2



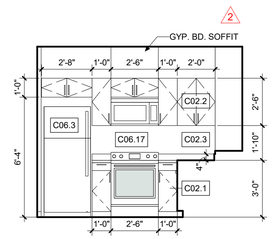
2 ACCESSIBILITY PLAN UNIT TYPE - 3BR

1/4" = 1'-0"

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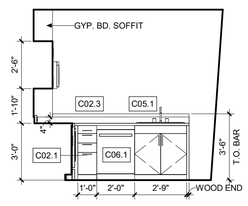
KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.1	NEW BASE CABINET
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.13	NEW VANITY BASE CABINET
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C06.17	NEW RANGE AND OVER- THE- RANGE MICROWAVE
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
C25.10	NEW TOWEL RING
C25.11	NEW TOWEL BAR
C25.18	NEW WOOD FRAMED VANITY MIRROR



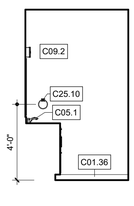
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1/4" = 1'-0"



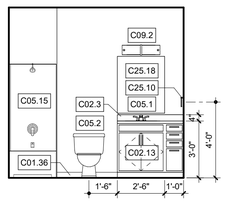
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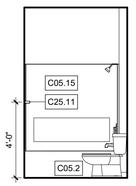
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1/4" = 1'-0"



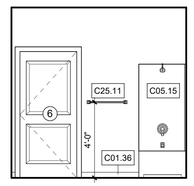
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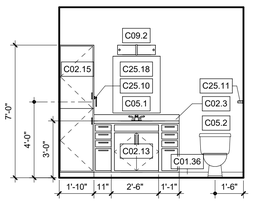
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1/4" = 1'-0"



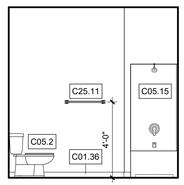
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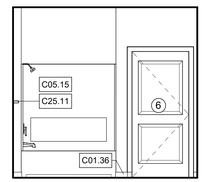
9 UNIT 3BR - BATH 2 INT. ELE.

1/4" = 1'-0"



10 UNIT 3BR - BATH 2 INT. ELE.

1/4" = 1'-0"



11 UNIT 3BR - BATH 2 INT. ELE.

1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

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

UNIT NOTES

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

FRAMING NOTES

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

INSULATION NOTES

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

PLAN NOTES

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

AIR SEALING NOTES

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

KEYNOTES

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

UNIT 3BR	
GROSS	1,247 SF
NET	1,163 SF

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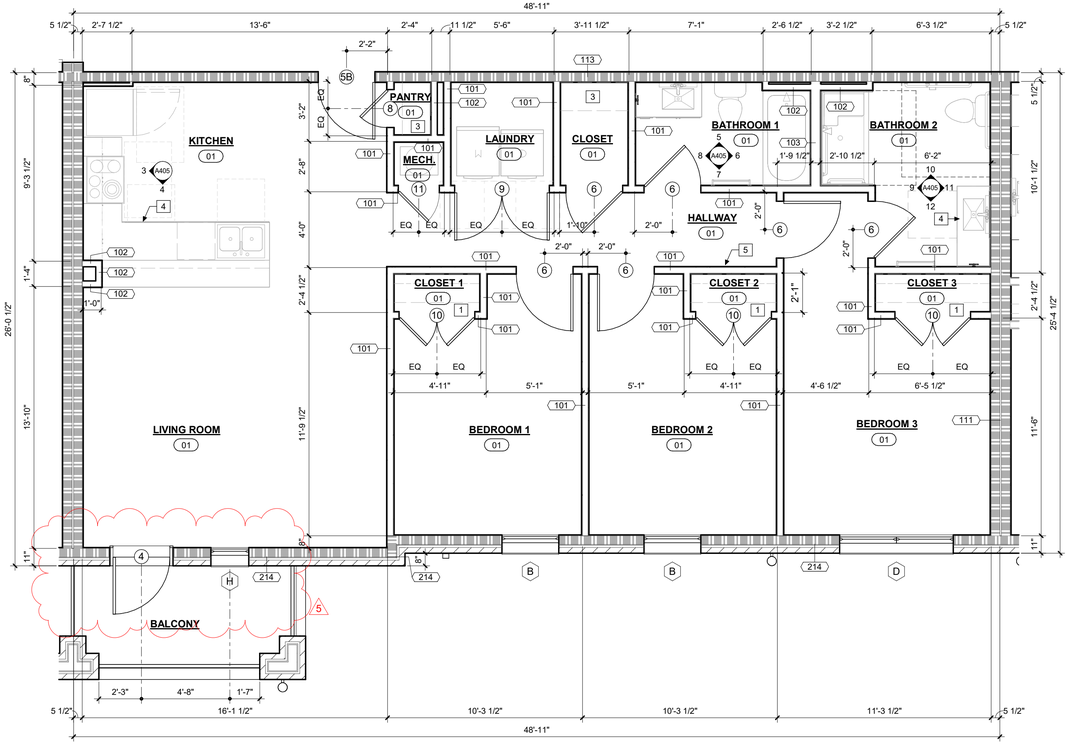
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ENLARGED 3BR UNIT - PLAN AND ELEVATIONS

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SPEC "B" FHA DWELLING UNIT - 1163 SF NET



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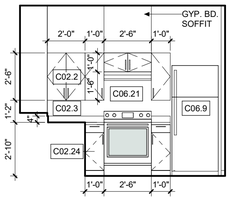
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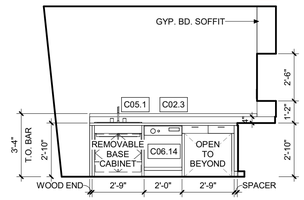
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C02.24	NEW ADA COMPLIANT BASE CABINET
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C05.2	NEW 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.3	NEW ADA 1.28 GPF WATER EFFICIENT TOILET WITH SEAT
C05.15	NEW TUB WITH SHOWERHEAD AND CONTROL VALVES
C05.19	NEW ADA ROLL-IN SHOWER AND SURROUND WITH FOLDING SEAT, TO MEET ICC/ ANSI A117.1, VERIFY DIMENSIONS WITH MANUFACTURER
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C09.2	NEW ENERGY STAR LED LIGHT FIXTURE, RE: ELECTRICAL
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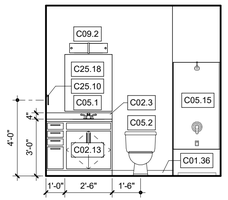
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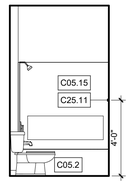
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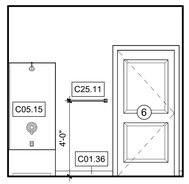
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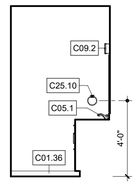
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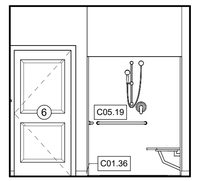
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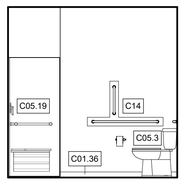
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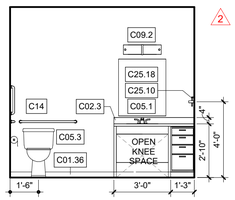
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1/4" = 1'-0"



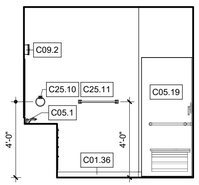
10 UNIT 3BR HC - BATH 2 INT. ELE.

1/4" = 1'-0"



11 UNIT 3BR HC - BATH 2 INT. ELE.

1/4" = 1'-0"



12 UNIT 3BR HC - BATH 2 INT. ELE.

1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

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

UNIT NOTES

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

FRAMING NOTES

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

INSULATION NOTES

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

PLAN NOTES

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

AIR SEALING NOTES

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

KEYNOTES

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

UNIT 3BR - HC	
GROSS	1,258 SF
NET	1,163 SF

CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

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

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REVISIONS		
2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

BIDDING

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

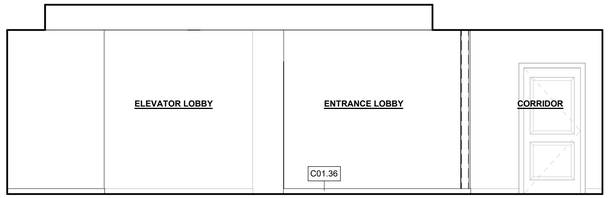
ENLARGED 3BR HC UNIT - PLAN AND ELEVATIONS

A405

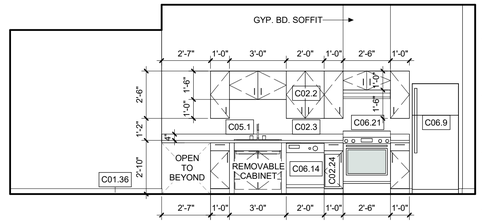
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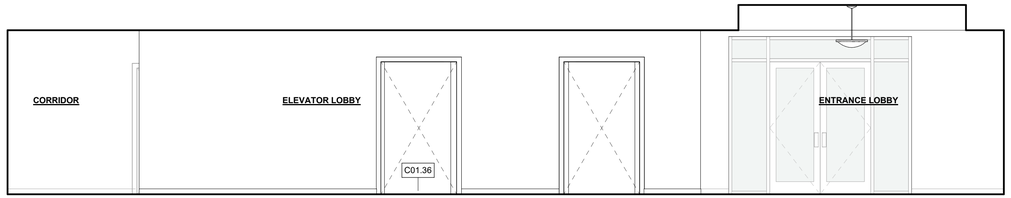
1 ELEVATION - ENTRANCE/ ELEV. LOBBY
1/4" = 1'-0"



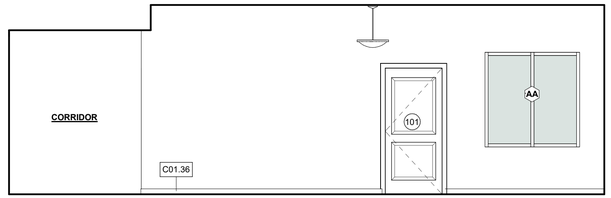
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1/4" = 1'-0"



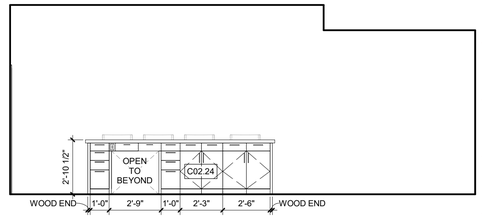
7 ELEVATION - KITCHEN INT. ELE.
1/4" = 1'-0"



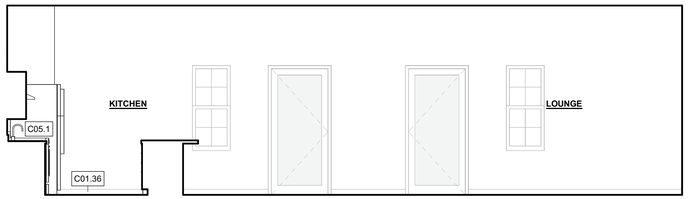
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1/4" = 1'-0"



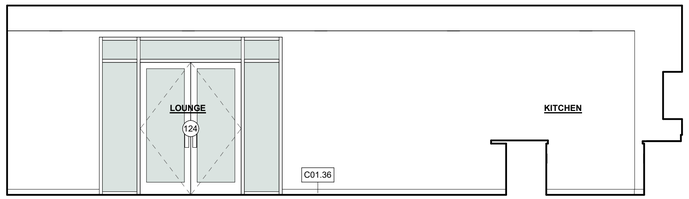
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1/4" = 1'-0"



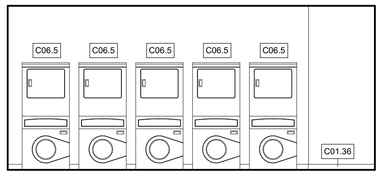
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1/4" = 1'-0"



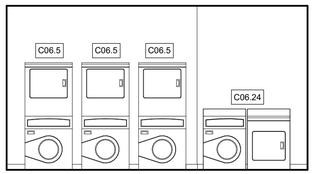
5 ELEVATION - LOUNGE
1/4" = 1'-0"



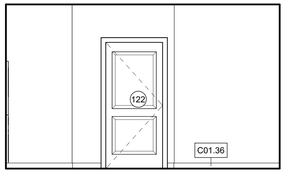
6 ELEVATION - LOUNGE
1/4" = 1'-0"



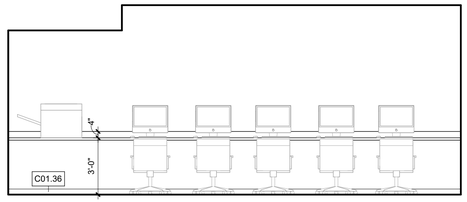
9 ELEVATION - LAUNDRY ROOM
1/4" = 1'-0"



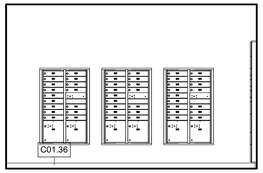
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1/4" = 1'-0"



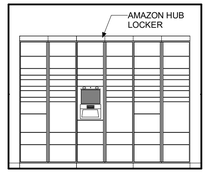
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1/4" = 1'-0"



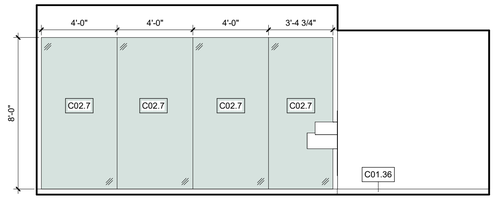
12 ELEVATION - COMP. CENTER
1/4" = 1'-0"



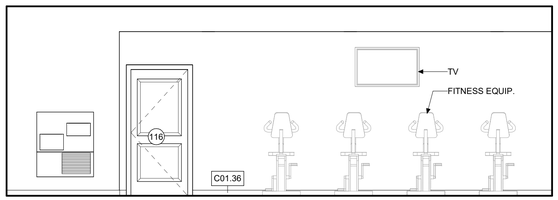
13 ELEVATION - MAIL ROOM
1/4" = 1'-0"



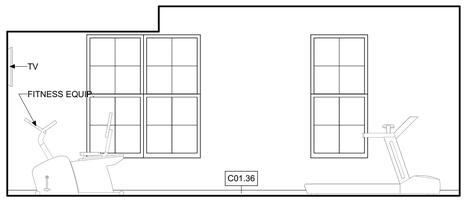
14 ELEVATION - MAIL ROOM
1/4" = 1'-0"



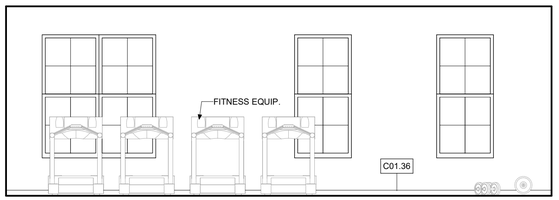
15 ELEVATION - FITNESS CENTER
1/4" = 1'-0"



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



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



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

KEYED NOTES - NEW CONSTRUCTION

C01.36	NEW PAINTED 3 1/2" WALL BASE
C02.2	NEW UPPER CABINET
C02.3	NEW PLASTIC-LAMINATE COUNTERTOP AND BACKSPLASH
C02.7	NEW MIRROR
C02.24	NEW ADA COMPLIANT BASE CABINET
C05.1	NEW SINK AND FAUCET
C06.5	NEW STACKABLE ENERGY STAR RATED WASHER/ DRYER
C06.9	NEW ADA COMPLIANT REFRIGERATOR
C06.14	NEW ADA COMPLIANT, ENERGY STAR RATED DISHWASHER
C06.21	NEW ADA COMPLIANT RANGE WITH HOOD
C06.24	NEW ADA COMPLIANT, ENERGY STAR RATED WASHERS AND DRYERS

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

ACTIVITY CENTER - INTERIOR ELEVATIONS

A406

PHASE: PERMIT

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

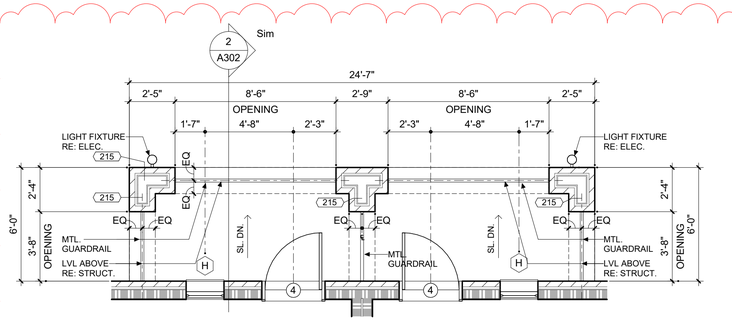
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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

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5	07/17/25	ADDEND. #4

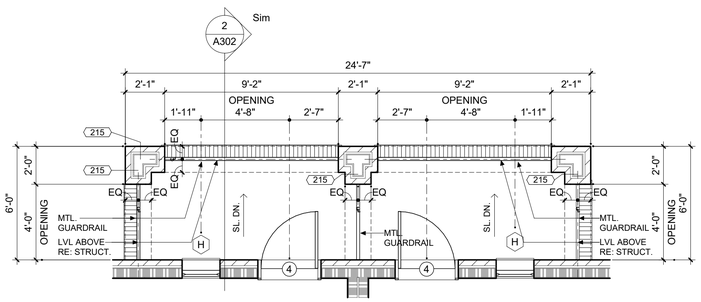
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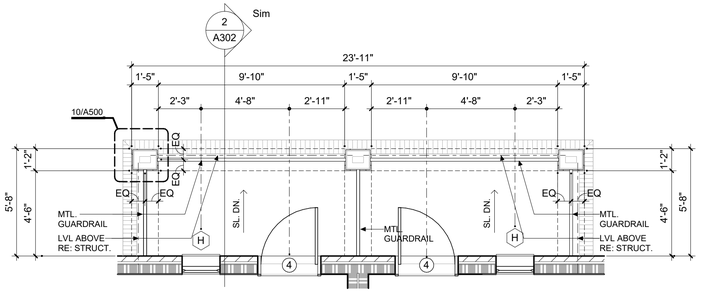


1 DOUBLE PATIO PLAN - FIRST FLOOR
1/4" = 1'-0"

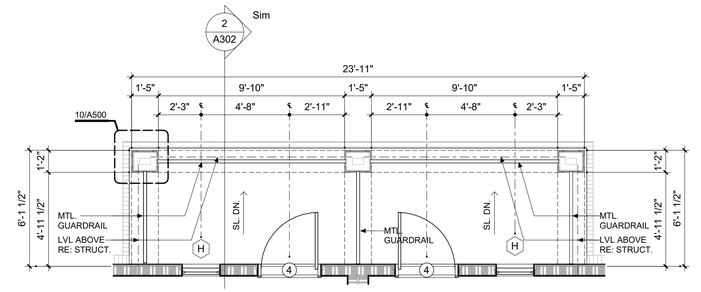
NOTE: FIRST FLOOR GUARDRAILS ON PATIOS FACING STREET ONLY.



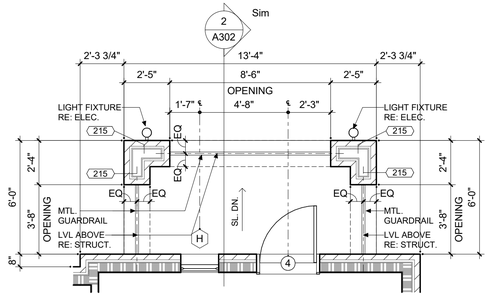
2 DOUBLE BALCONY PLAN - SECOND FLOOR
1/4" = 1'-0"



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

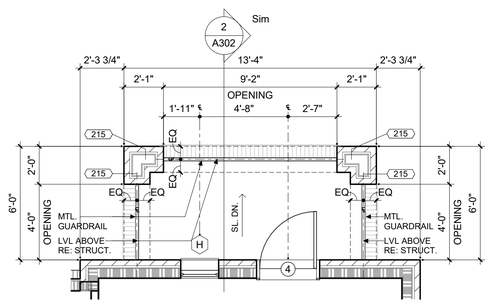


4 DOUBLE BALCONY PLAN - FOURTH FLOOR
1/4" = 1'-0"

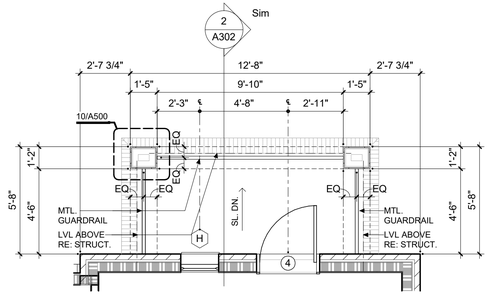


5 SINGLE PATIO PLAN - FIRST FLOOR
1/4" = 1'-0"

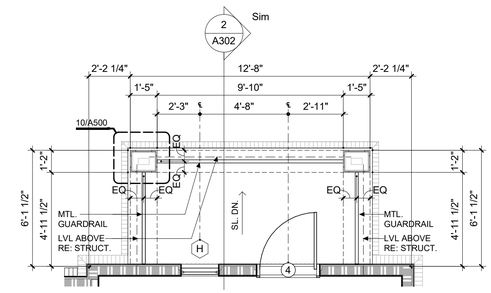
NOTE: FIRST FLOOR GUARDRAILS ON PATIOS FACING STREET ONLY.



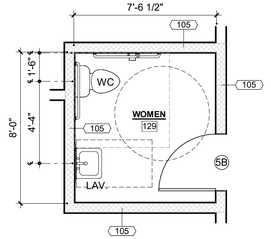
6 SINGLE BALCONY PLAN - SECOND FLOOR
1/4" = 1'-0"



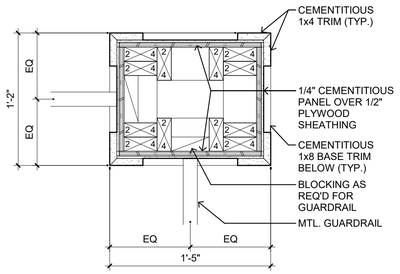
7 SINGLE BALCONY PLAN - THIRD FLOOR
1/4" = 1'-0"



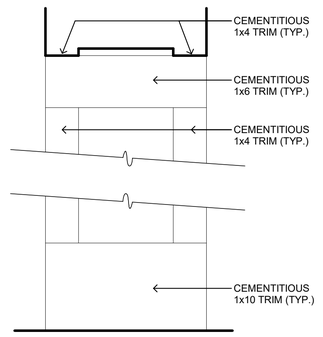
8 SINGLE BALCONY PLAN - FOURTH FLOOR
1/4" = 1'-0"



9 ENLARGED MEN 128 / WOMEN 129 PLAN
1/4" = 1'-0"



10 COLUMN PLAN DETAIL
1 1/2" = 1'-0"



11 COLUMN ELEVATION DETAIL
1 1/2" = 1'-0"

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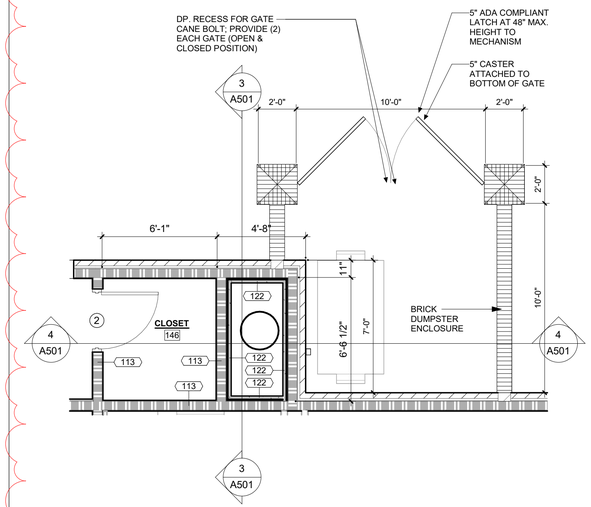
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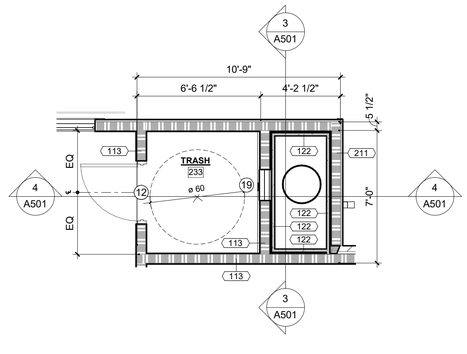
ENLARGED BALCONY PLANS & DETAILS

A500

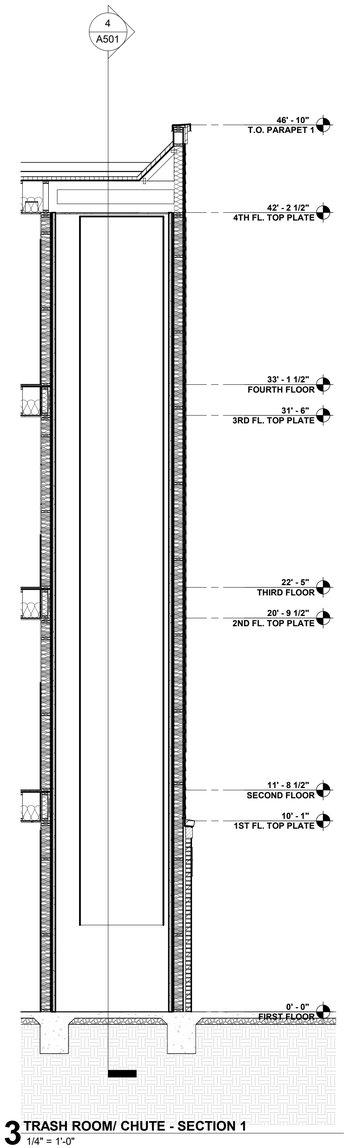
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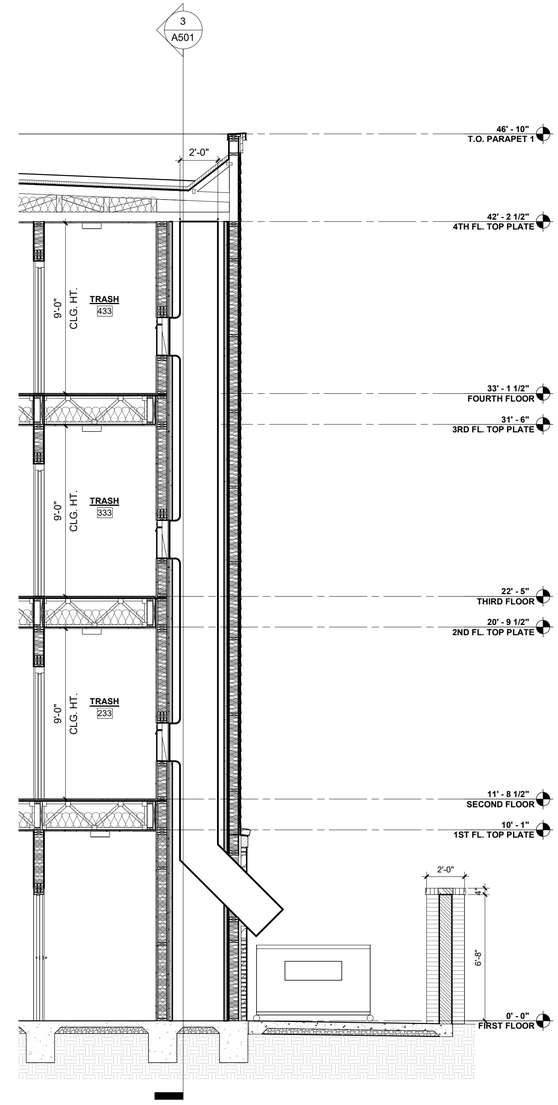
1 ENLARGED TRASH ROOM - FIRST FLOOR PLAN
1/4" = 1'-0"



2 ENLARGED TRASH ROOM - SECOND, THIRD, FOURTH FLOOR PLAN
1/4" = 1'-0"



3 TRASH ROOM/ CHUTE - SECTION 1
1/4" = 1'-0"



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

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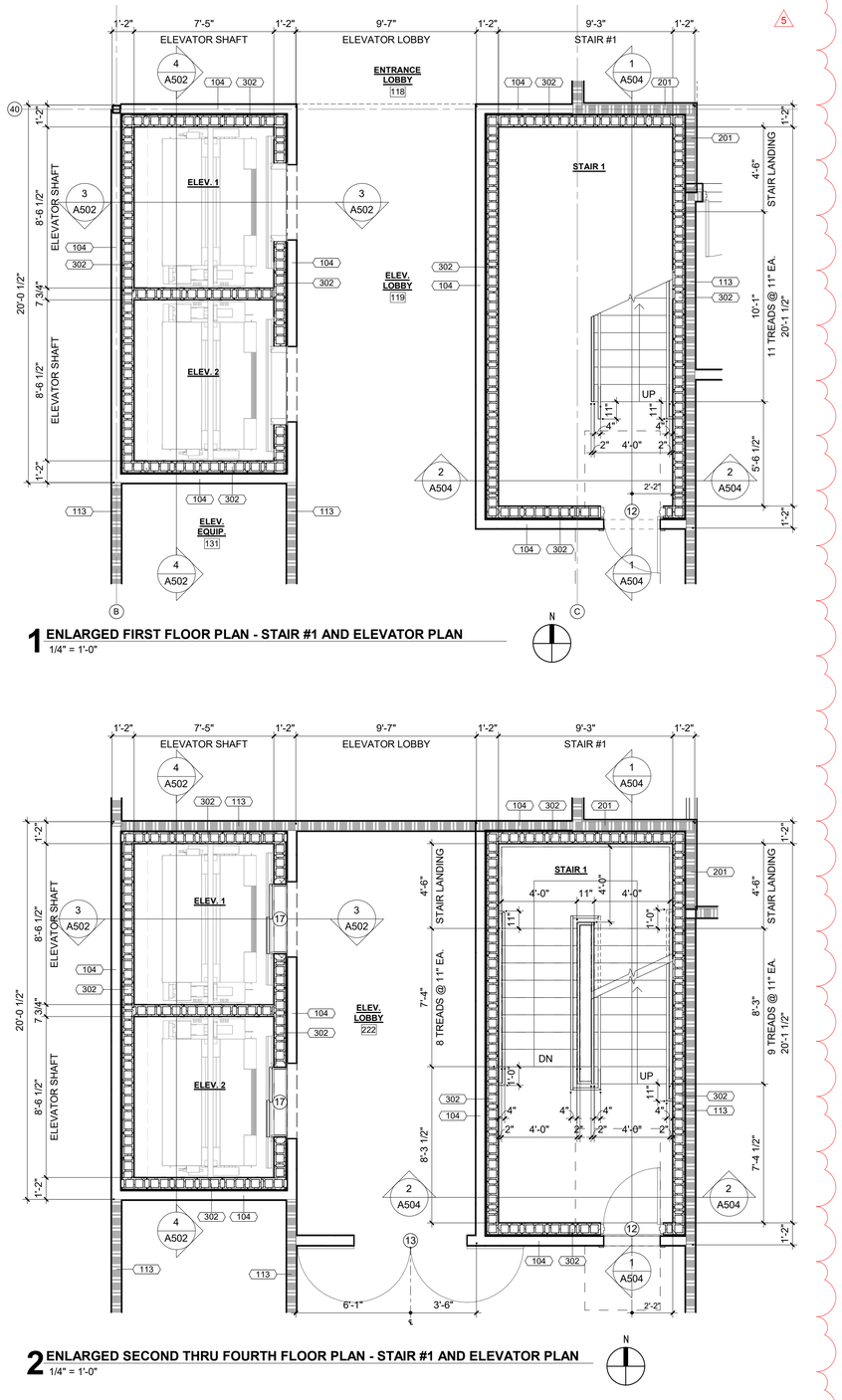
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ENLARGED TRASH ROOM PLANS AND TRASH CHUTE DETAILS

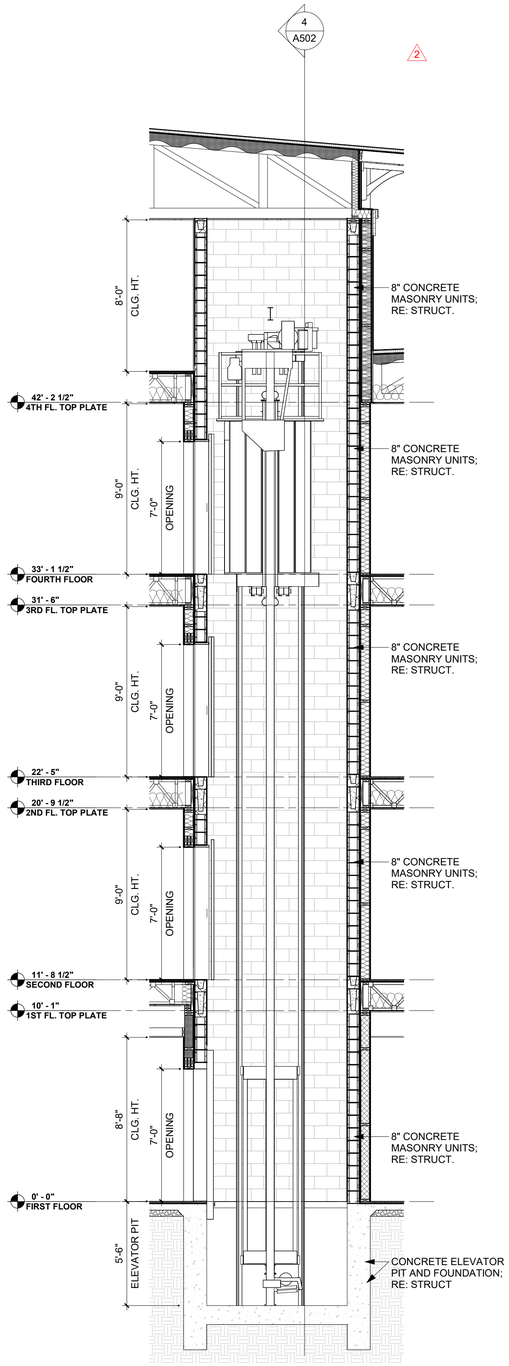
A501

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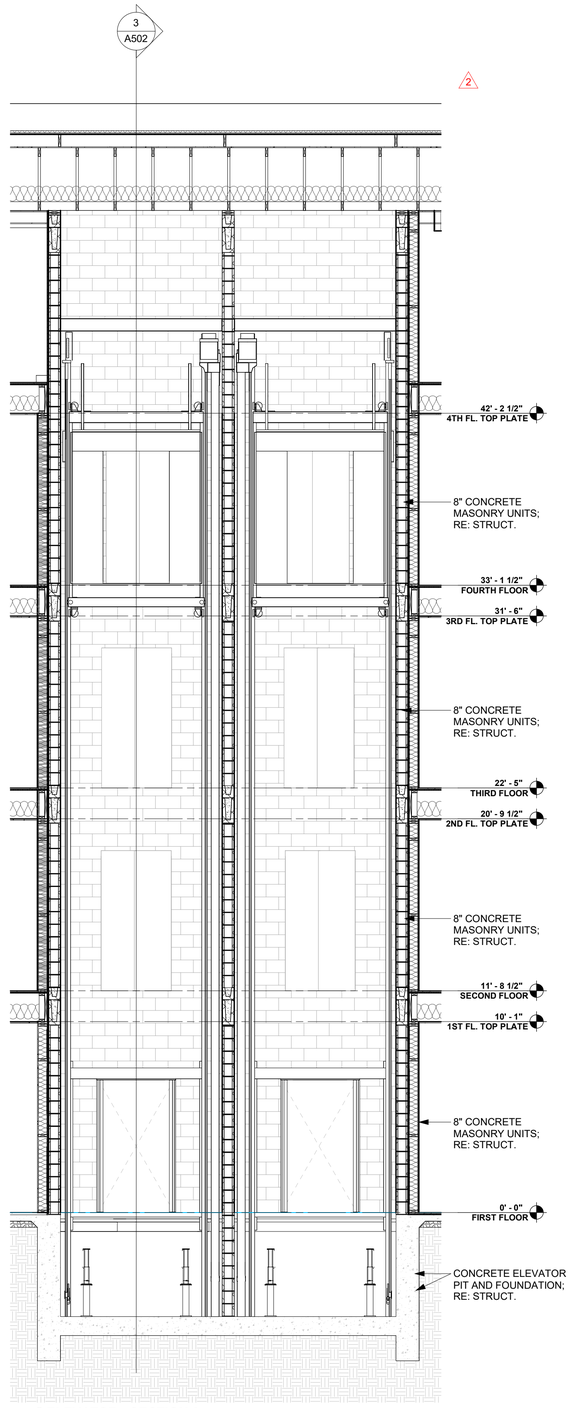


1 ENLARGED FIRST FLOOR PLAN - STAIR #1 AND ELEVATOR PLAN
1/4" = 1'-0"

2 ENLARGED SECOND THRU FOURTH FLOOR PLAN - STAIR #1 AND ELEVATOR PLAN
1/4" = 1'-0"



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



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

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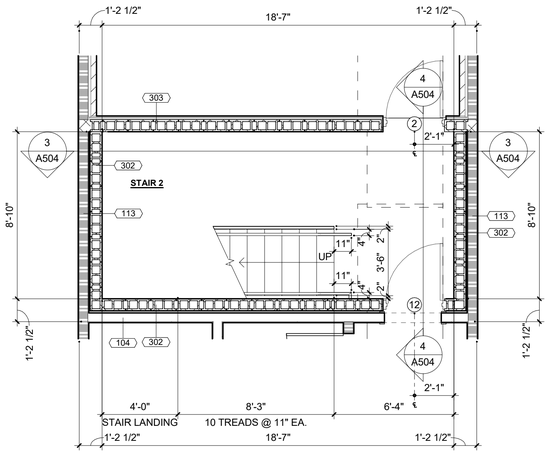
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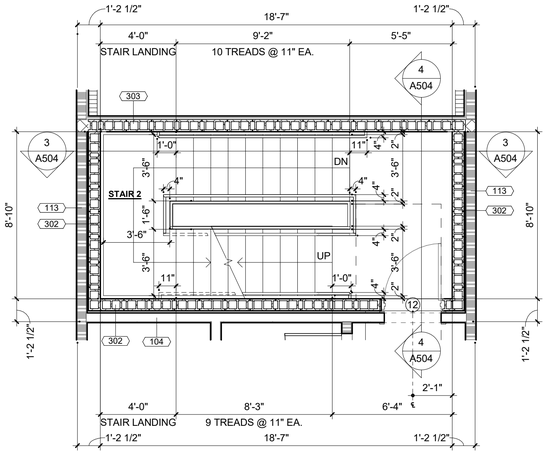
ENLARGED ELEVATOR & STAIR PLAN AND SECTIONS

A502

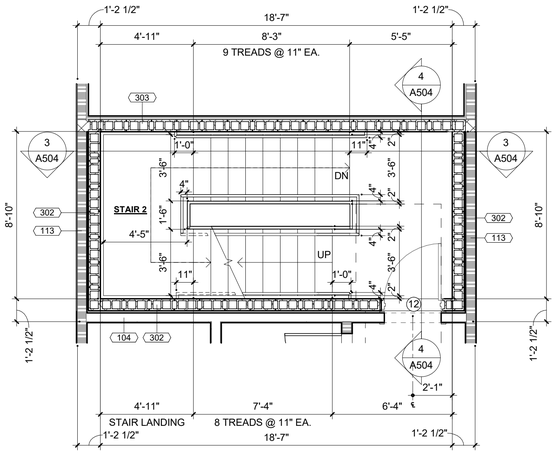
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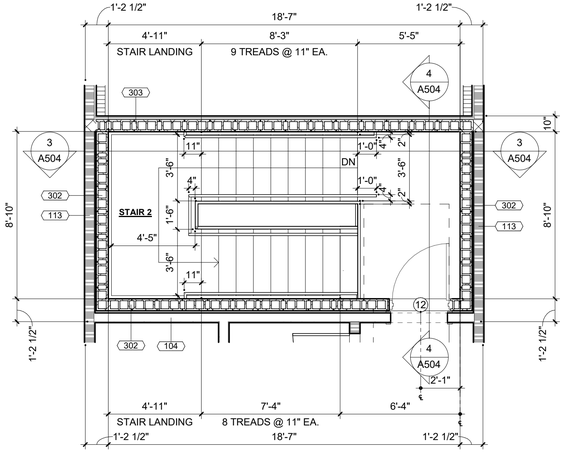
1 ENLARGED FIRST FLOOR PLAN - STAIR #2
1/4" = 1'-0"



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



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



4 ENLARGED STAIR PLAN - 4TH FLOOR - STAIR #2
1/4" = 1'-0"

5 ENLARGED FIRST FLOOR PLAN - STAIR #3
1/4" = 1'-0"

6 ENLARGED SECOND FLOOR PLAN - STAIR #3
1/4" = 1'-0"

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

8 ENLARGED FOURTH FLOOR PLAN - STAIR #3
1/4" = 1'-0"

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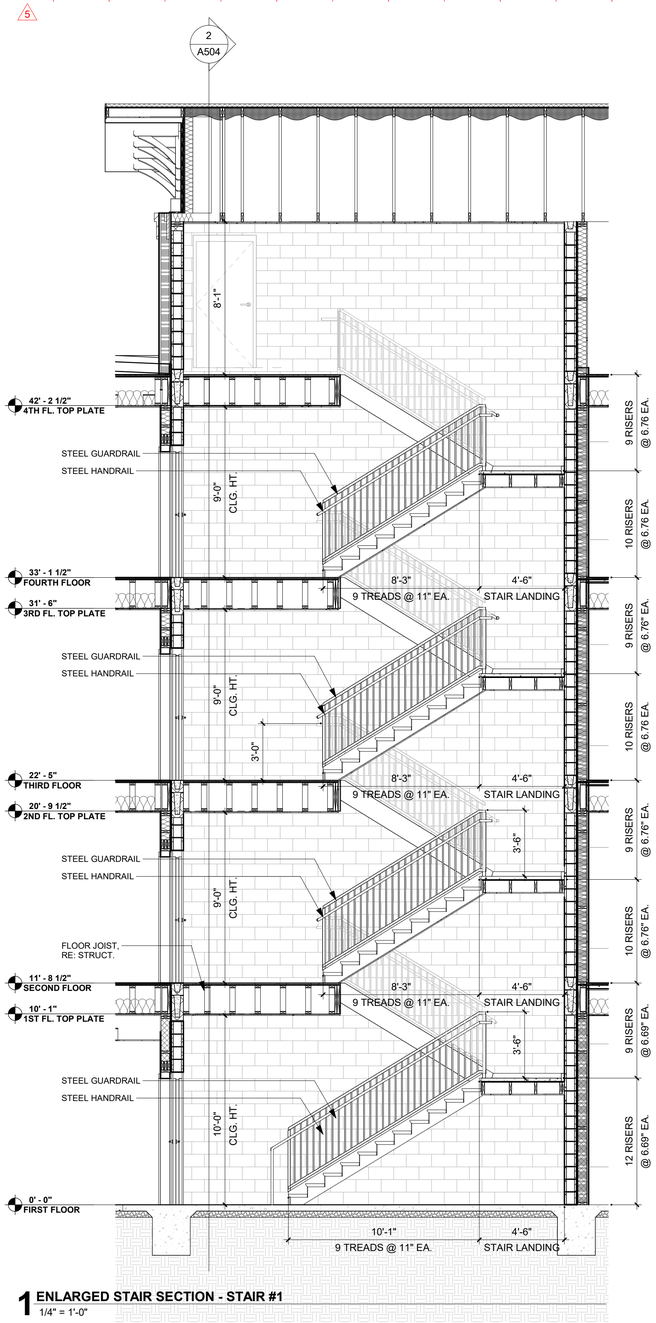
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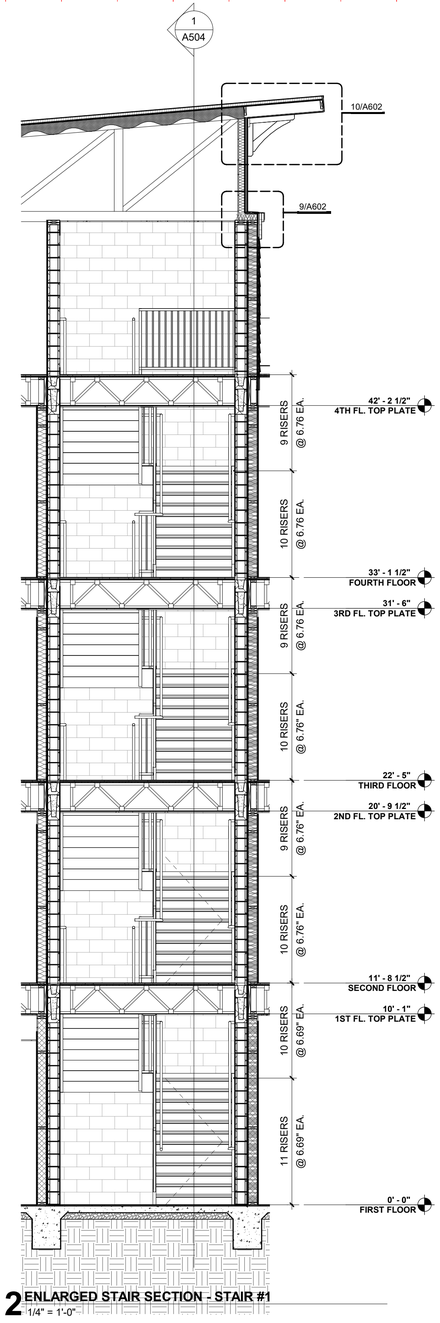
ENLARGED STAIR PLAN AND SECTIONS

A503

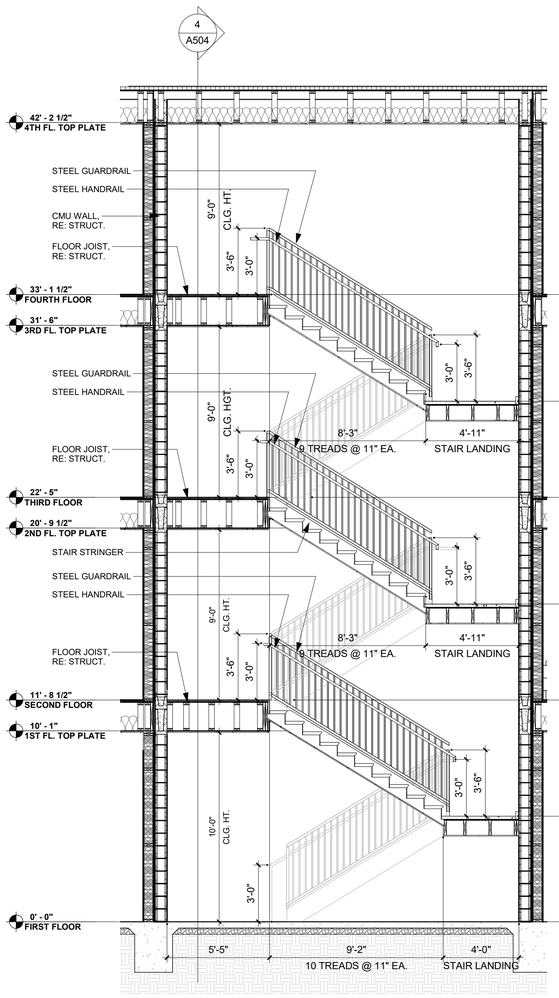
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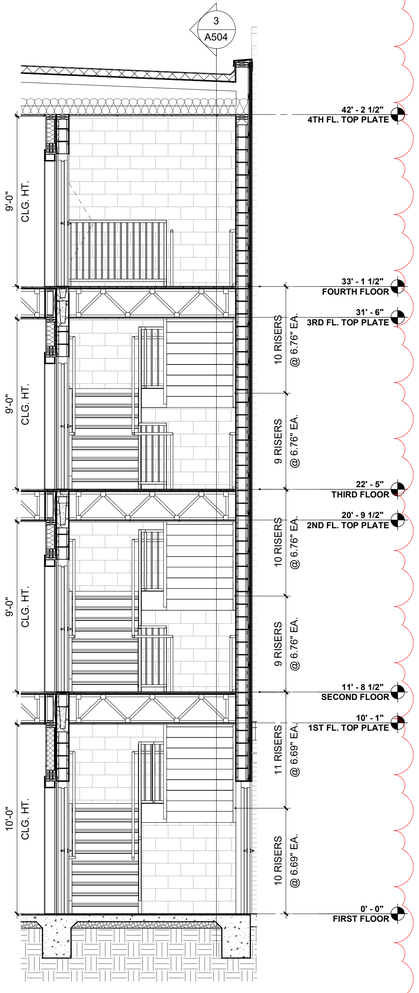
1 ENLARGED STAIR SECTION - STAIR #1
1/4" = 1'-0"



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



3 ENLARGED STAIR SECTION - STAIR #2 AND STAIR #3
1/4" = 1'-0"



4 ENLARGED STAIR SECTION - STAIR #2 AND STAIR #3
1/4" = 1'-0"

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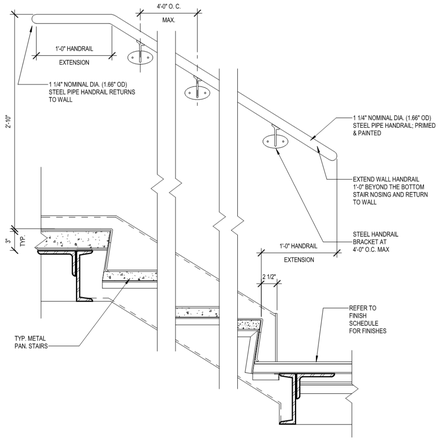
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LIC. NO. 31760
STATE OF LOUISIANA
REGISTERED ARCHITECT

ENLARGED STAIR PLAN AND SECTIONS

A504

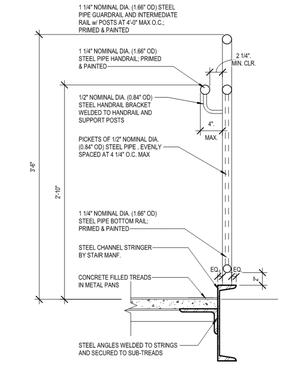
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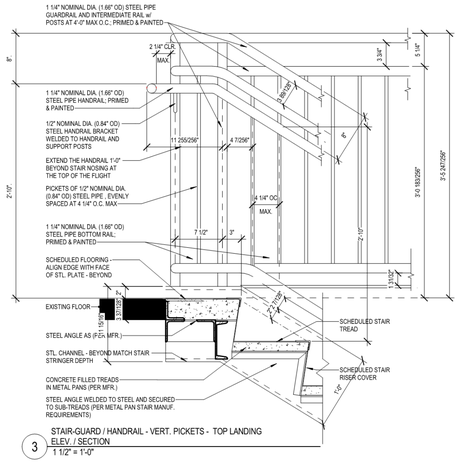
11 STAIR - HANDRAIL - WALL MOUNTED ELEV. / SECTION
1 1/2" = 1'-0"

TYPICAL METAL STAIR, GUARDRAIL AND HANDRAIL NOTES:

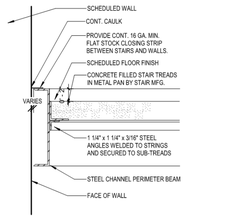
1. REFERENCE METAL FABRICATIONS AND METAL STAIR SPECIFICATIONS WHICH INDICATES THAT THE METAL STAIR, GUARDRAIL AND HANDRAIL SHALL HAVE DESIGN DATA AND CALCULATIONS SHOP DRAWINGS SUBMITTED WHICH SAHLL INDICATE COMPLIANCE WITH THE SPECIFIED AND CODE REQUIRED LOADINGS. SUCH CALCULATIONS SHALL BE SIGNED AND SEALED WITH THE STAMP AND SIGNATURE OF THE (DOP) DELEGATED DESIGN PROFESSIONAL.
2. ALL GUARDRAILS SHALL HAVE PICKETS OF 1/2" NOMINAL DIA. (0.84" OD) STEEL PIPE , EVENLY SPACED AT 4 1/4" O.C. MAX WHETHER SHOWN ON THE DRAWINGS OR NOT. PICKETS MIGHT NOT BE SHOWN TYPICALLY FOR CLARITY
3. PROVIDE CONT. 16 GA MIN. FLAT STOCK SHT. MTL. PUDDLE WELDED TO STAIR AND LANDING STRINGERS AT 12" O.C., DRESSED SMOOTH TO SEAL GAPS BETWEEN STAIRS AND WALLS.
4. ALL WELDS ON THE GUARDRAIL AND HANDRAILS SHALL BE DONE IN THE SHOP AND GROUN SMOOTH, AND SHALL BE WITH CONTINUOUS WELDS AND FREE OF VOIDS.
5. ALL CONCRETE FOR THE STAIR PANS AND LANDINGS SHALL BE MINIMUM 4,000 PSI REGULAR WEIGHT CONCRETE WITH 1.5% FIBERGLAS MESH ADDITIVE. FINISH CONCRETE SURFACES TO RECEIVE FLOOR SURFACES; REF. ID DRAWINGS FOR FLOOR AND WALL FINISHES.
6. FOR WALLS OF STAIR ENCLOSURES WHERE IT IS FOUND THAT CMU WALLS ARE EXISTING, FILL CELLS IN THE CMU WALLS WITH CEMENT GROUT FOR ANCHORING HANDRAIL BRACKETS.
7. ALL PROJECTING THREADS FOR WALL RAILING BRACKET ANCHORS SHALL BE TRIMMED SMOOTH FLUSH WITH FACE OF NUT.
8. ALL EXPOSED STEEL FRAMING MEMBERS, METAL DECK AND UNDERSIDE OF STAIRS TO BE PRIMED & PAINTED.
9. IT IS THE INTENT OF THESE DOCUMENTS THAT WHERE THE EXISTING FLOORING SYSTEM IS TO BE MODIFIED TO INSTALL THESE NEW STAIRS, THAT NEW WOOD BULLNOSE TRIM & A WOOD FASCIA BE APPLIED TO CLOSE OFF THE EXISTING FLOORING SYSTEM. THE TRIM SHALL BE PRIMED & PAINTED



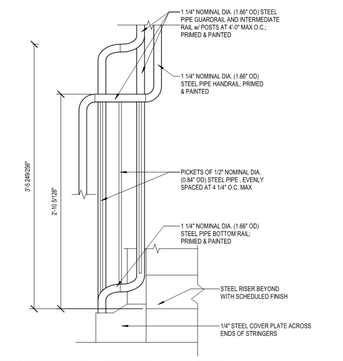
6 STAIR-GUARD / HANDRAIL - VERT. PICKETS - CHANNEL STRINGER - SECTION
1 1/2" = 1'-0"



3 STAIR-GUARD / HANDRAIL - VERT. PICKETS - TOP LANDING ELEV. / SECTION
1 1/2" = 1'-0"

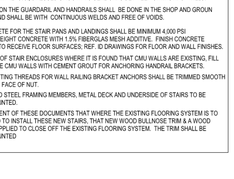


9 STAIR TREADS @ WALL DETAIL
1 1/2" = 1'-0"

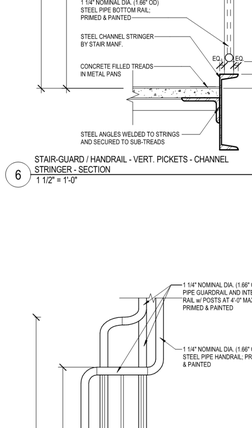


5 STAIR-GUARD / HANDRAIL - VERT. PICKETS - LANDING RETURN ELEV. / SECTION
1 1/2" = 1'-0"

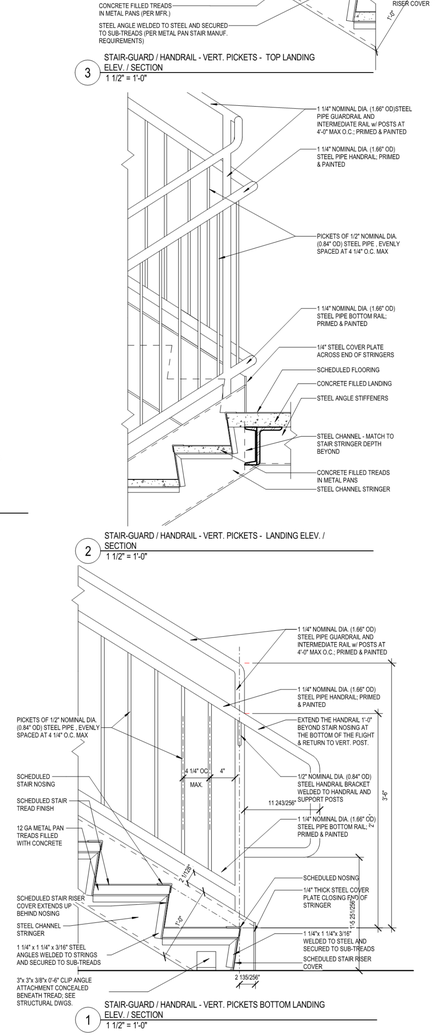
2 STAIR-GUARD / HANDRAIL - VERT. PICKETS - LANDING ELEV. / SECTION
1 1/2" = 1'-0"



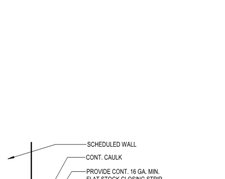
8 STAIR - HANDRAIL - WALL MOUNTED @ WALL
1 1/2" = 1'-0"



4 STAIR-GUARDRAIL - VERT. PICKETS - CHANNEL STRINGER
1 1/2" = 1'-0"



1 STAIR-GUARD / HANDRAIL - VERT. PICKETS BOTTOM LANDING ELEV. / SECTION
1 1/2" = 1'-0"



7 STAIR - STEEL PAN NOSING DETAIL
6" = 1'-0"

GENERAL GUARDRAIL AND HANDRAIL NOTES

TREAD AND RISER

1. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND SHALL BE UNIFORM SIZE AND SHAPE. STAIR TREAD DEPTHS SHALL BE 11" MINIMUM.
2. THE RADIUS AT THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NOT GREATER THAN 1/2". BEVELING OF NOSINGS SHALL NOT EXCEED 1/2".
3. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.
4. THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW AND ALL PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.

HANDRAILS

1. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE AT A UNIFORM HEIGHT OF 34" TO 38" ABOVE STAIR TREAD NOSINGS.
2. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES.
3. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCHES.
4. HANDRAILS SHALL RETURN TO A WALL AND SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
5. CLEAR BETWEEN A HANDRAIL AND A WALL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT AND SHALL NOT BE LESS THAN 1.5 INCHES.

WIDTH

1. STAIRWAY WIDTH SHALL NOT BE LESS THAN 44" CLEAR.

HEADROOM

1. STAIRWAYS SHALL HAVE A MINIMUM HEAD ROOM CLEARANCE OF 80 INCHES MEASURES VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ON TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

BIDDING

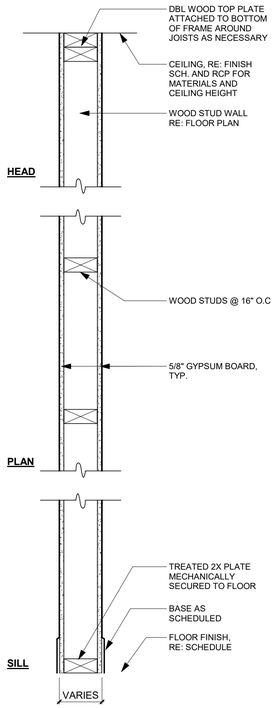
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JOSEPH DYKE NELSON LIC. NO. 41518 STATE OF LOUISIANA REGISTERED ARCHITECT

STAIR DETAILS

A505

PHASE: PERMIT



INTERIOR PARTITIONS

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" OC WITH (2) 2X4 TOP AND (1) 2X4 BOTTOM PLATES; OR NOM. 2 BY 6 IN. SPACED 16" O.C. WITH (2) 2X6 TOP AND (1) 2X6 BOTTOM PLATES

2. GYPSUM BOARD: ONE LAYER OF 1/2" THICK OR 5/8" THICK TYPE "X" GYPSUM WALLBOARD WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY, VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. PANELS ATTACHED TO WOOD STUDS, TOP PLATE AND BTM. PLATE WITH 1-1/4" LONG TYPE W COURSE THREAD STEEL SCREWS SPACED 8" O.C.

3. JOINT TAPE AND COMPOUND: VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

INTERIOR NON-BEARING WALLS: NON-RATED

101 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

102 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

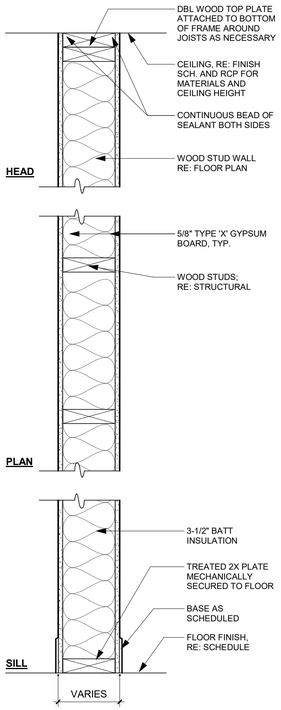
102B AS ABOVE WITH 2X4 WOOD STUDS ON FLAT @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

103 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, NO BATT INSULATION

104 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE, NO BATT INSULATION

105 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, WITH SOUND BATT INSULATION

2



1 HR INTERIOR RATED PARTITION
FIRE TEST PER UL DESIGN # U305

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" O.C.. WITH TWO 2X4" TOP AND ONE 2X4" BOTTOM PLATES. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5). WHEN MINERAL AND FIBER BOARDS ARE CONSIDERED AS BRACING FOR THE STUDS, THE LOAD IS RESTRICTED TO 76% OF ALLOWABLE AXIAL LOAD. WALLS EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND, AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

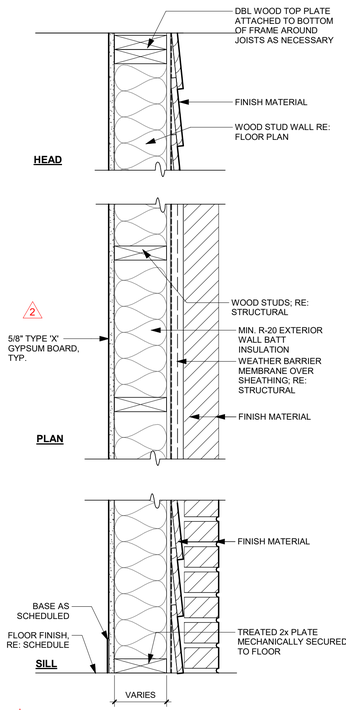
4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE UNFACED AND HAVE A MIN DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING).

1 HR INTERIOR NON-BEARING WALL

112 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

113 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

2



2

EXTERIOR 1 HR-RATED PARTITION
FIRE TEST PER UL DESIGN # U348

1. WOOD STUDS: NOM. 2 BY WITH (2) 2x TOP AND (1) 2x BOTTOM PLATES. REFERENCE STRUCTURAL FOR FRAMING SIZES, SPACING, BRACING, AND ADDITIONAL INFORMATION. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF.

5. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD FIRE-RATED STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

6. EXTERIOR FACINGS: INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

A. VINYL SIDING - MOLDED PLASTIC: CONTOURED RIGID VINYL SIDING HAVING A FLAME SPREAD VALUE OF 20 OR LESS.

B. PARTICLE BOARD SIDING: HARDBOARD EXTERIOR SIDINGS INCLUDING PATTERNED PANEL OR LAP SIDING.

C. WOOD STRUCTURAL PANEL OR LAP SIDING: APA RATED SIDING, EXTERIOR, PLYWOOD, ORB OR COMPOSITE PANELS WITH VENEER FACES AND STRUCTURAL WOOD CORE PER PS 1 OR APA STANDARD PRP - 108, INCLUDING TEXTURED, ROUGH SAWN, MEDIUM DENSITY OVERLAY, BRUSHED, GROOVED AND LAP SIDING.

D. FIBER- CEMENT PANELS: FIBER CEMENT EXTERIOR PANELS INCLUDING SMOOTH AND PATTERNED PANEL.

E. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): NOM. "A" FOAMED PLASTIC INSULATION BEARING THE UL CLASSIFICATION MARKING, ATTACHED OVER SHEATHING AND FINISHED WITH COATING SYSTEM, OR PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

F. SIDING: ALUMINUM OR STEEL SIDING ATTACHED OVER SHEATHING TO STUDS.

G. FIBER CEMENT SIDING: FIBER CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

H. BRICK VENEER: ANY TYPE NOM. 4" WIDE BRICK VENEER. WHEN BRICK VENEER IS USED. THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER FASTENED WITH CURRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8D NAIL PER TIE, TIES SPACED NOT MORE THAN EACH SIZTH COURSE OF BRICK AND MAX 32" O.C. HORIZONTALLY. ONE INCH AIR SPACE PROVIDED BETWEEN BRICK AND SHEATHING.

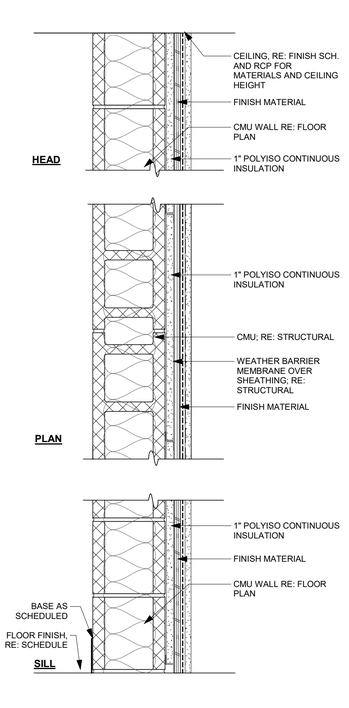
EXTERIOR WALLS:

211 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; 6" LAP HORIZONTAL SIDING EXTERIOR FACING; RE: ELEVATIONS.

212 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; FIBER-CEMENT PANEL EXTERIOR FACING; RE: ELEVATIONS.

213 AS ABOVE WITH 2X6 WOOD STUDS; RE: STRUCTURAL FOR SPACING; BRICK VENEER; RE: ELEVATIONS.

2



2 HR - RATED CMU PARTITION
FIRE TEST PER UL DESIGN # U905

1. CONCRETE MASONRY UNITS: REFERENCE STRUCTURAL FOR CMU BLOCK INFILL.

2. MORTAR: BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8" THICK, OF NOT LESS THAN 2 1/4" AND NOT MORE THAN 3 1/2" PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUMN). VERTICAL JOINTS STAGGERED.

3. LOOSE MASONRY FILL: FILL ALL CORE SPACES WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELIANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION.

4. EXTERIOR FACINGS: INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

A. VINYL SIDING - MOLDED PLASTIC: CONTOURED RIGID VINYL SIDING HAVING A FLAME SPREAD VALUE OF 20 OR LESS.

B. PARTICLE BOARD SIDING: HARDBOARD EXTERIOR SIDINGS INCLUDING PATTERNED PANEL OR LAP SIDING.

C. WOOD STRUCTURAL PANEL OR LAP SIDING: APA RATED SIDING, EXTERIOR, PLYWOOD, ORB OR COMPOSITE PANELS WITH VENEER FACES AND STRUCTURAL WOOD CORE PER PS 1 OR APA STANDARD PRP - 108, INCLUDING TEXTURED, ROUGH SAWN, MEDIUM DENSITY OVERLAY, BRUSHED, GROOVED AND LAP SIDING.

D. FIBER- CEMENT PANELS: FIBER CEMENT EXTERIOR PANELS INCLUDING SMOOTH AND PATTERNED PANEL.

E. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): NOM. "A" FOAMED PLASTIC INSULATION BEARING THE UL CLASSIFICATION MARKING, ATTACHED OVER SHEATHING AND FINISHED WITH COATING SYSTEM, OR PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

F. SIDING: ALUMINUM OR STEEL SIDING ATTACHED OVER SHEATHING TO STUDS.

G. FIBER CEMENT SIDING: FIBER CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

H. FURRING CHANNEL: 18 GA. Z-CHANNEL FURRING STRIPS

I. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

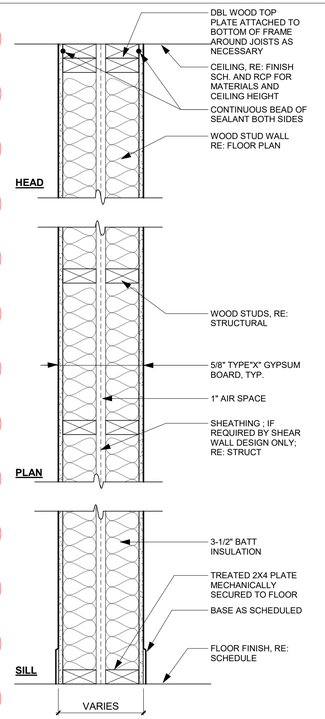
EXTERIOR WALLS: 2HR - RATED

301 AS ABOVE WITH 8" CMU BLOCK WITH 18 GA. Z-CHANNEL FURRING STRIPS @ 24" O.C. VERTICALLY, WOOD SHEATHING WITH FIBER- CEMENT PANELS EXTERIOR FACING; RE: ELEVATIONS.

303 AS ABOVE WITH 8" CMU BLOCK WITH 1" FURRING STRIPS @ 24" O.C. AND 1" POLYISO BOARD ON THE EXTERIOR SIDE. VERTICALLY, WOOD SHEATHING WITH FIBER- CEMENT PANELS EXTERIOR FACING; RE: ELEVATIONS.

INTERIOR WALLS: 2HR - RATED

302 AS ABOVE WITH 8" CMU BLOCK



1 HR TENANT SEPARATION WALL
FIRE TEST PER UL DESIGN # U341

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OR WALL. NO MIN. AIR SPACE BETWEEN STUD ROWS EXCEPT TO ACCOMODATE ATTACHMENT OF SHEATHING, WHERE REQUIRED. SEE ITEMS 4 & 5.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND NAILHEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND, AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

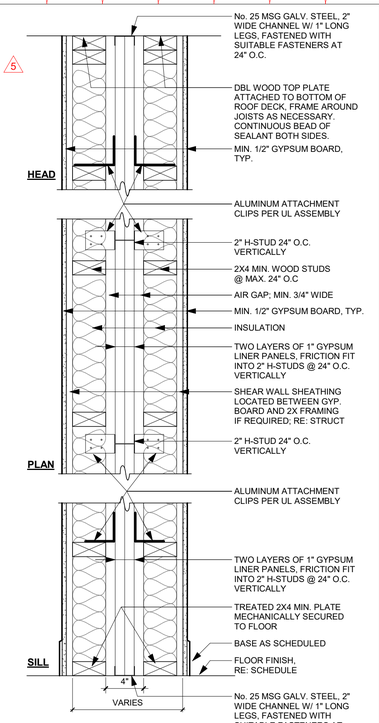
4. SHEATHING - (OPTIONAL): SEPTUM MAY BE SHEATHED WITH MIN. 7/16" THICK WOOD STRUCTURAL PANELS MIN GRADE "C-D" OR "SHEATHING" OR MIN. 1/2" THICK MINERAL AND FIBER BOARDS.

5. BATTS AND BLANKETS: 3-1/2" MAX. THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL WHEN SHEATHING (ITEM 4) IS USED ON BOTH HALVES OF WALL.

1 HR TENANT SEPARATION WALL

110 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

111 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING



2 HR - RATED FIREWALL
FIRE TEST PER UL DESIGN # U366
STC RATING = 60-64
SOUND TEST: RAL-TL20-180

1. FLOOR, INTERMEDIATE OR TOP WALL: 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV STEEL, SECURED WITH SUITABLE FASTENERS SPACED 24" O.C.

2. STEEL STUDS: STEEL MEMBERS FORMED FROM NO. 25 MSG GALV STEEL HAVING "H - SHAPED FLANGED SPACE 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".

3. GYPSUM BOARD*: TWO LAYERS OF 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" - SHAPED STUDS.

4. WOOD STUDS: NOM. 2 BY 4" MAX.SPACING 24" O.C. STUDS CROSS-BRACED AT MIDHEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND AREA SEPARATION WALL.

5. GYPSUM BOARD: CLASSIFIED OR UNCLASSIFIED - MIN. 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS OR SCREWS SPACED 8' O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERD WITH PAPER TAPE AND JOINT COMPOUD. NAIL HEADS COVERED WITH JOINT COMPOUND. WALLBOARD ATTACHED TO STEEL STUDS (ITEMS 4A OR 4B) WITH 1" LONG TYPE S STEEL SCREWS SPACED 12" O.C.. VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. AS AN OPTION, JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. AS AN OPTION, SCREW HEADS COVERED WITH JOINT COMPOUND.

5E. BATTS AND BLANKETS*: (NOT SHOWN, OPTIONAL) USED IN ADDITION TO ITEMS 5, PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION, MAX 3.0 PCF DENSITY, BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

6. ATTACHMENT CLIPS: ALUMINUM ANGLE, 0.063" THICK, MIN. 2" WIDE WITH MIN. 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS AND WITH TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACES A MAX OF 10FT O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23FT HIGH. FOR SEPARATION WALLS UP TO 44FT HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24'-0" AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.

JOINT TAPE AND COMPOUND: VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM. 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

2 HR RATED FIREWALL

120 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

121 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

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REVISIONS

2	5/23/25	ADDEND. #2
4	6/16/25	SFM REV #1
5	07/17/25	ADDEND. #4

JOB NUMBER: 24-064

ISSUED: 04/25/25

ISSUED FOR:

BIDDING

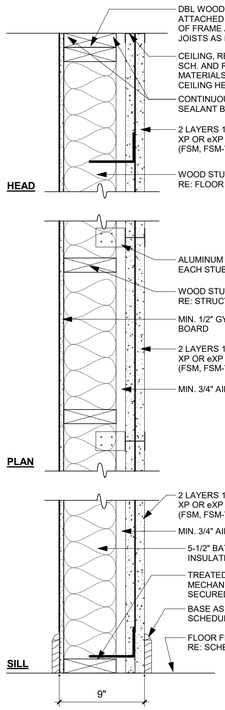
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

WALL TYPES

A600

PHASE: PERMIT



2 HR H-STUD SHAFT ENCLOSURE
FIRE TEST PER UL DESIGN # U347

1. WOOD STUDS: NOM. 2 BY 4 IN. SPACED 16" O.C.. WITH TWO 2X4" TOP AND ONE 2X4" BOTTOM PLATES. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5). WHEN MINERAL AND FIBER BOARDS ARE CONSIDERED AS BRACING FOR THE STUDS, THE LOAD IS RESTRICTED TO 76% OF ALLOWABLE AXIAL LOAD. WALLS EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD: ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512, OR U305. NOM. 5/8" THICK 4FT WIDE. GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY, UNLESS SPECIFIED BELOW, AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK DIAMETER AND 1/4" DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENTR COATED NAILS.

3. JOINTS AND FASTENER HEADS: GYPSUM BOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE.

4. BATTS AND BLANKETS: MINERAL FIBER OR GLASS FIBER INSULATION, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE UNFACED AND HAVE A MIN DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING).

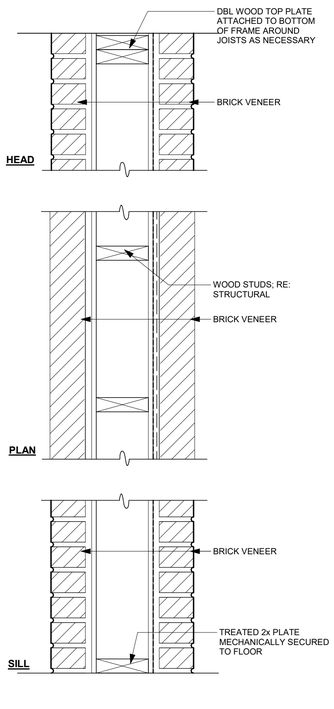
5. RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

2 HR RATED FIREWALL

122 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

1 2HR RATED WALL
1/2" = 1' - 0"

2



EXTERIOR NON-RATED BRICK VENEER WALL

1. WOOD STUDS: NOM. 2 BY WITH (2) 2x TOP AND (1) 2x BOTTOM PLATES. REFERENCE STRUCTURAL FOR FRAMING SIZES, SPACING, BRACING, AND ADDITIONAL INFORMATION. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. WOOD STRUCTURAL PANEL SHEATHING: MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING", INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2x4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

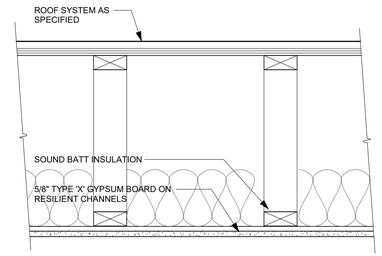
3. JOINTS AND NAILHEADS: WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

4. **BRICK VENEER:** ANY TYPE NOM. 4" WIDE BRICK VENEER. WHEN BRICK VENEER IS USED. THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER FASTENED WITH CURRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8D NAIL PER TIE, TIES SPACED NOT MORE THAN EACH SIZTH COURSE OF BRICK AND MAX 32" O.C. HORIZONTALLY. ONE INCH AIR SPACE PROVIDED BETWEEN BRICK AND SHEATHING.

NON-RATED BRICK VENEER WALL

220 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C. MAX SPACING; RE: STRUCTURAL FOR SPACING

2 DOUBLE SIDE BRICK VENEER
1/2" = 1' - 0"



ROOF/CEILING ASSEMBLY - ONE HOUR
FIRE TEST PER UL DESIGN #P522

ROOFING SYSTEM*: ANY UL CLASS A,B OR C ROOFING SYSTEM OR PREPARED ROOF COVERING ACCEPTABLE FOR USE OVER NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". NOM 15/32" THICK WOOD STRUCTURAL PANELS SECURED TO TRUSSES WITH NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS. CONSTRUCTION ADHESIVE MAY BE USED WITH EITHER THE NAILS OR STAPLES.

TRUSSES: PITCHED OR PARALLEL CHORD WOOD TRUSSES, SPACED A MAX OF 24" O.C, FABRICATED FROM NOM 2X4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY. TRUSS STEEL PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFENS. THE PAIRS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROXIMATELY 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS. THE MIN TRUSS DEPTH SHALL BE 5 1/4" WITH A MIN ROOF SLOPE OF 3/12 AND A MIN. AREA IN THE PLANE OF THE TRUSS OF 21 SQFT. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS.

BATTS AND BLANKETS: GLASS FIBER INSULATION, SECURED TO THE WOOD STRUCTURAL PANELS WITH STAPLES SPACED 12" O.C. OR TO THE TRUSSES WITH 0.090" DIAM GALV STEEL WIRES SPACED 12" O.C. AS AN OPTION, THE INSULATION MAY BE FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

AIR DUCT: ANY UL CLASS - OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.

CEILING DAMPERS: MAX NOM AREA, 324 SQ IN. MAX SQUARE SIZE, 18"X18" RECTANGULAR SIZES NOT TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18" MAX DAMPER HEIGHT IS 14" INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAX DAMPER OPENINGS NOT TO EXCEED 162 SQ IN. PER 100 SQFT OF CEILING AREA. ALTERNATE CEILING DAMPER - MAX NOM AREA, 196 SQ IN. MAX SQUARE SIZE, 14 IN. BY 14IN. RECTANGULAR SIZES NOT TO EXCEED 196 SQ IN. WITH A MAX WIDTH OF 26" MAX. OVERALL DAMPER HEIGHT IS 7 IN. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED BY THE DAMPER. MAX DAMPER OPENING S NOT TO EXCEED 98 SQ IN. PER 100 SQ FT OF CEILING AREA.

RESILIENT CHANNELS: RESILIENT CHANNELS. NOM 1/2" DEEP BY 2-3/8" WIDE AT THE BASE AND 1-3/8" WIDE AT THE FACE, FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX OF 16" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S SCREWS.

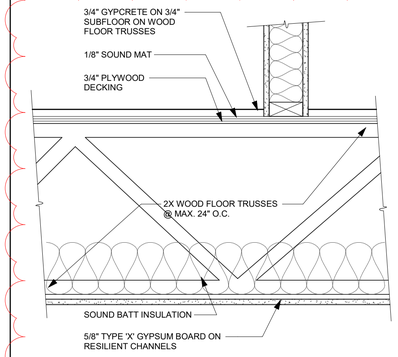
GYPSUM BOARD: ONE LAYER OF NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED WITH LONG DIMENSION PARALLEL TO TRUSSES. ATTACHED TO THE RESILIENT CHANNELS USING 1" LONG TYPE S BUGLE-HEAD SCREWS. SCREWS SPACED A MAX OF 12" O.C. ALONG BUTTED END-JOINTS AND IN THE FIELD WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACED, OR A MAX OF 8" O.C. ALONG IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE.

JOINT TAPE AND COMPOUND: VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINT AND A SCREW-HEADS; PAPER TAPE 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

TYPICAL ROOF/CEILING ASSEMBLY

2 ROOF ASSEMBLY
1/2" = 1' - 0"

5



FLOOR/CEILING ONE HOUR ASSEMBLY
FIRE TEST PER UL DESIGN #L521
STC RATING = 59
ICC RATING = 48
SOUND TEST = G9876.01

SUBFLOORING: MIN 3/4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING: FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

SOUND MAT: 1 LAYER 1/8" THICK SOUND ATTENUATION MAT.

OPEN-WEB WOOD JOIST: PARALLEL CHORD TRUSSES, SPACED A MAX OF 24" O.C, FABRICATED FROM NOMINAL 2X4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OF HORIZONTALLY. MIN TRUSS DEPTH IS 18: TRUSS MEMBER SECURED TOGETHER WITH MIN 0.036" THICK GALVANIZED STEEL PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLACE. EACH TOOL HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THERE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROX. 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH.

AIR DUCT: ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIS DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTION PROVIDED BY THE DAMPER MANUFACTURER.

CEILING DAMPER: MAXIMUM NOMINAL AREA SHALL BE 324 SQ IN. MAXIMUM SQUARE SIZE SHALL BE 18 IN. RECTANGULAR SIZES NO TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18 IN. MAX HEIGHT OF DAMPER SHALL BE 14 IN. AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 324 SQ IN. PER 100 SO FT OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTION PROVIDED WITH THE DAMPER. A STEEL GRILLE SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

BATTS AND BLANKETS: MAX 3-1/2" THICKNESS OF GLASS FIBER INSULATION. INSULATION DRAPED OVER THE RESILIENT CHANNELS AND GYPSUM BOARD CEILING MEMBRANE. INSULATION MAY ALTERNATELY BE SECURED TO PLYWOOD SUBFLOOR WITH STAPLES SPACED 12 IN. O.C. OR TO THE TRUSSES WITH 0.090 IN. DIAM GALV STEEL WIRES SPACED 12 IN. O.C. ANY GLASS FIBER INSULATION BEARING THE UL CLASSIFICATION MARKING FOR SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE AND HAVING A MIN DENSITY OF 0.5 PCF MAY BE USED. THE FINISHED RATING HAS ONLY BEEN DETERMINED WHEN THE INSULATION IS SECURED TO THE SUBFLOOR.

LOOSE FILL MATERIAL: LOOSE FILL MATERIAL MAY BE USED AS AN ALTERNATE TO BATT INSULATION ANY LOOSE FILL MATERIAL BEARING THE UL CLASSIFICATION MARKING FOR SURFACE BURNING CHARACTERISTICS, HAVING MIN DENSITY OF 0.5 PCF AND INSTALLED AT A MAX THICKNESS OF 3-1/2" MAY BE USED.

RESILIENT CHANNELS: RESILIENT CHANNELS, IN 3/8" DEEP BY MIN 2" WISE AT THE BASE AND MIN 1-1/4" WIDE AT THE FACE, FORMED FROM MIN 0.020 IN. THICK GALV STEEL, SPACED 12" O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" LONG TYPE S BUGLE HEAD STEEL SCREWS. CHANNELS OVERLAPPED 4" AT SPLICES. TWO CHANNELS, SPACED 6" O.C, ORIENTED OPPOSITE EACH GYPSUM BOARD END JOINT. ADDITIONAL CHANNELS SHALL EXTEND MIN 6" BEYOND EACH SIDE EDGE OF BOARD.

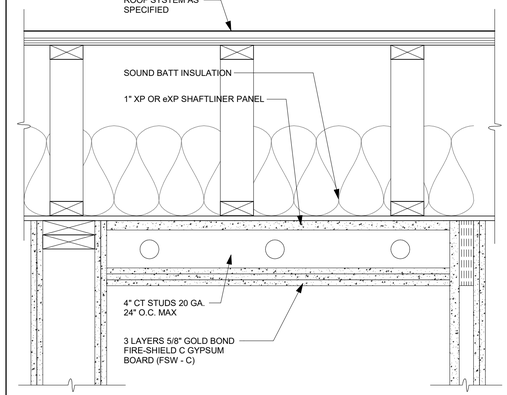
GYPSUM BOARD: ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD 48" WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM BOARD SECURED WITH 1-1/8" LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 8" O.C. AND LOCATED A MIN OF 1/2" FROM SIDE JOINTS AND 3" FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS.

FINISHED SYSTEM: VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO BOATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

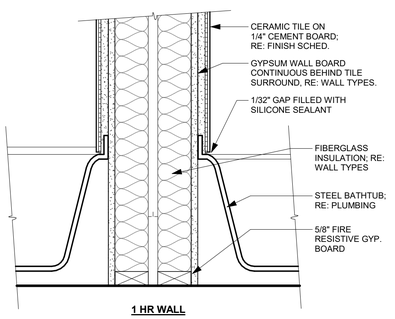
FLOOR/CEILING ONE HOUR RATED ASSEMBLY.

3 FLOOR ASSEMBLY
1/2" = 1' - 0"

2

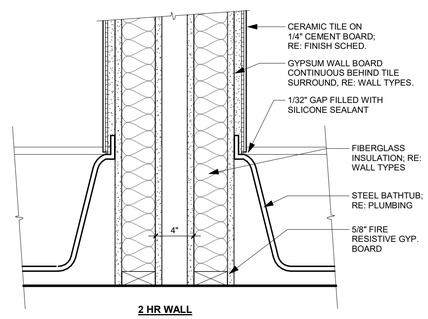


2 HR SHAFT ENCLOSURE CEILING ASSEMBLY
FIRE TEST PER UL DESIGN #I516



1 HR WALL

5 TUB AT ONE HOUR WALL DETAIL
1/2" = 1' - 0"



2 HR WALL

6 TUB AT TWO HOUR WALL DETAIL
1/2" = 1' - 0"

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

REVISIONS

2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

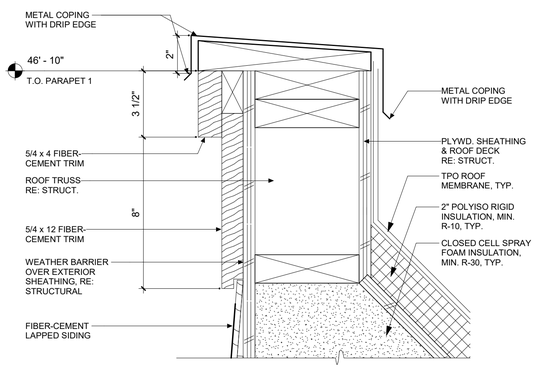
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JOSEPH DYKE NELSON LIC. NO. 6758 STATE OF LOUISIANA REGISTERED ARCHITECT

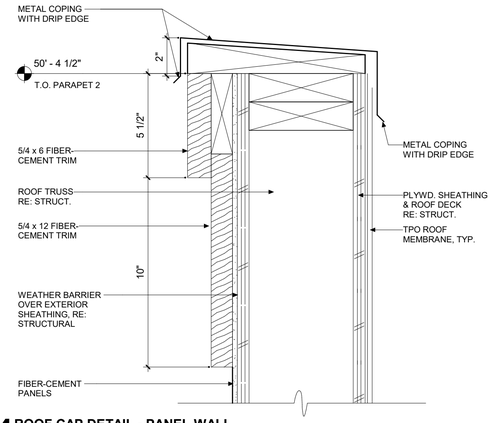
WALL TYPES & FLOOR / CEILING ASSEMBLIES

A601

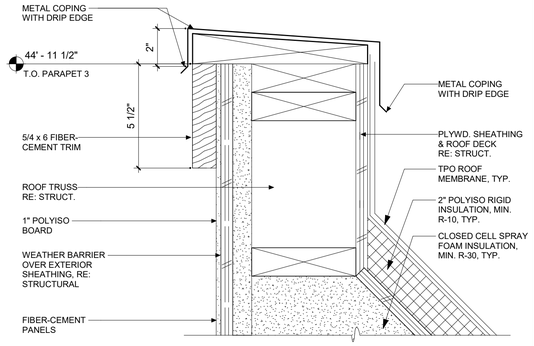
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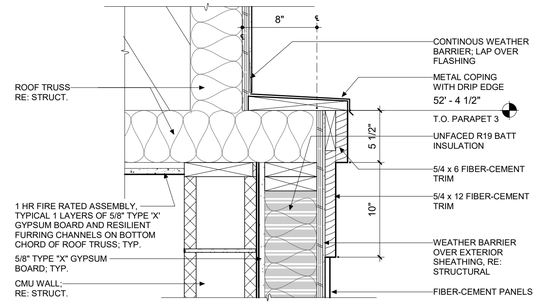
1 ROOF CAP DETAIL
3" = 1'-0"



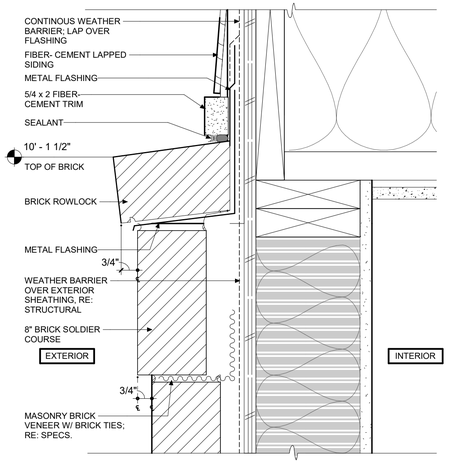
4 ROOF CAP DETAIL - PANEL WALL
3" = 1'-0"



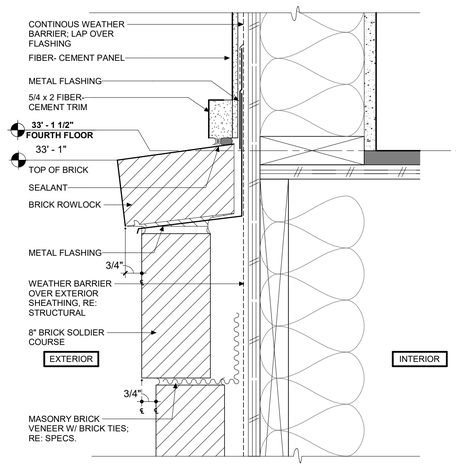
7 WALL CAP DETAIL - PANEL BOARD 2
3" = 1'-0"



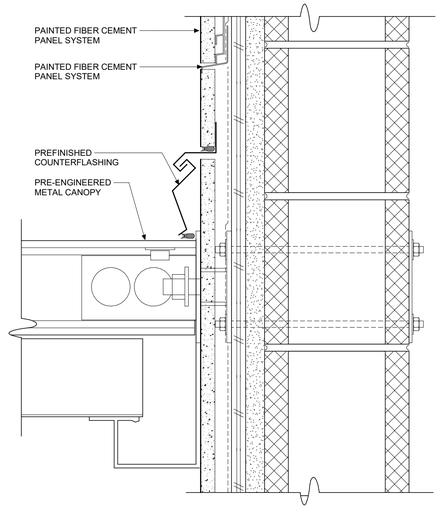
9 WALL SECTION @ ELEVATOR LOFT Copy 1
1 1/2" = 1'-0"



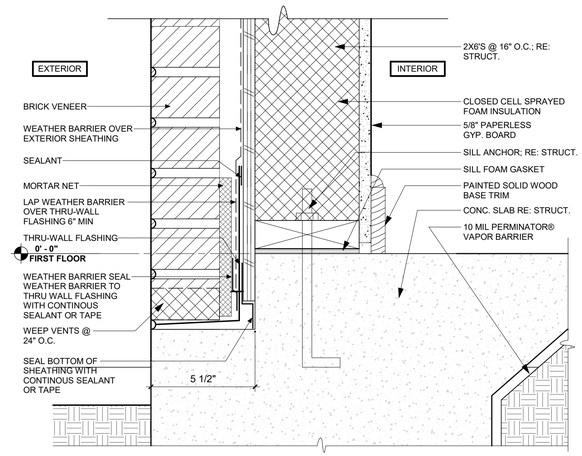
2 WALL DETAILS - LAP SIDING @ BRICK
3" = 1'-0"



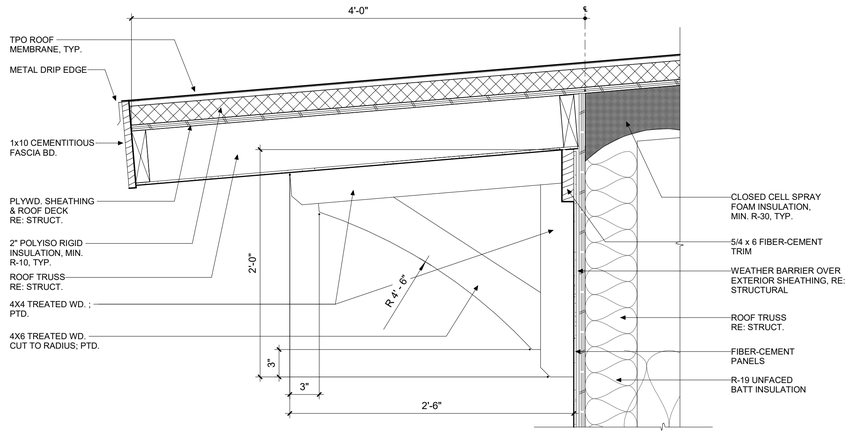
5 WALL SECTION - FIBER CEMENT PANELS @ BRICK
3" = 1'-0"



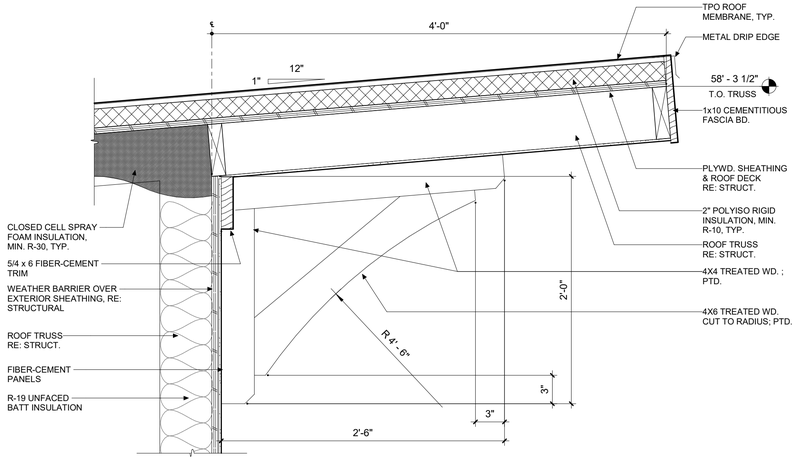
8 CANTILEVERED METAL CANOPY DETAILS
3" = 1'-0"



3 FOUNDATION DETAIL @ BRICK
3" = 1'-0"



6 WALL DETAIL @ ELEVATOR LOFT Copy 1
1 1/2" = 1'-0"



10 WALL SECTION @ ELEVATOR LOFT
1 1/2" = 1'-0"

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CAPSTONE AT COVINGTON PLACE

441 FALCONER DR, COVINGTON, LA 70433

DYKE NELSON ARCHITECTURE

REVISIONS		
2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

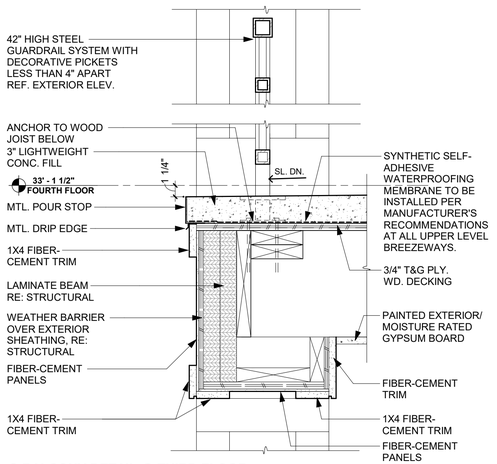
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JOSEPH DYKE NELSON LIC. NO. 6114 STATE OF LOUISIANA REGISTERED ARCHITECT

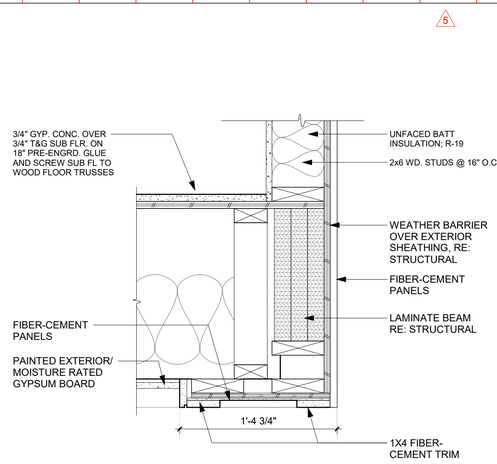
WALL DETAILS

A602

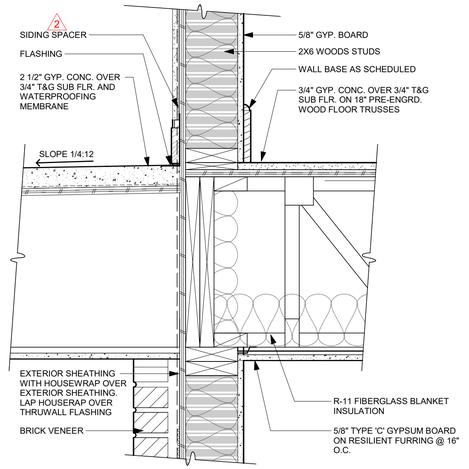
PHASE: PERMIT



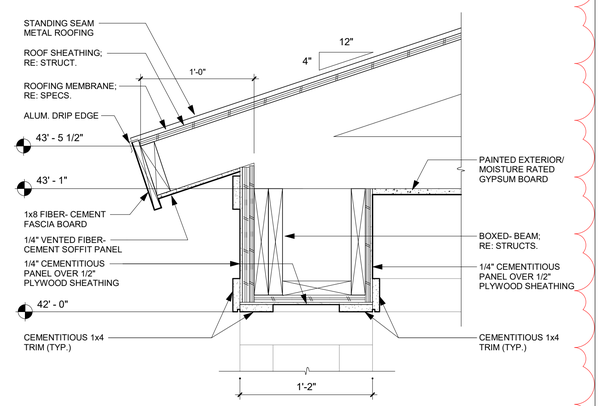
1 BALCONY DETAIL @ THIRD FLOOR
1 1/2" = 1'-0"



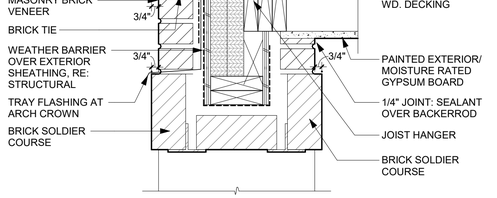
4 WALL/ FLOOR DETAILS - BOX BEAM
1 1/2" = 1'-0"



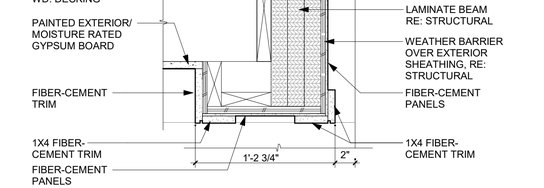
7 BALCONY EDGE DETAIL
1 1/2" = 1'-0"



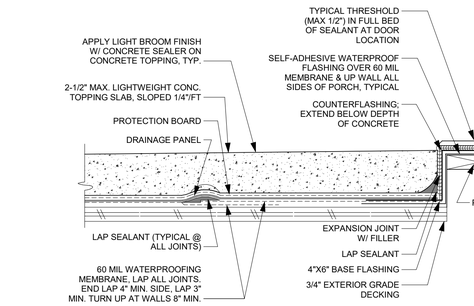
10 ROOF EDGE DETAIL - BALCONY
1 1/2" = 1'-0"



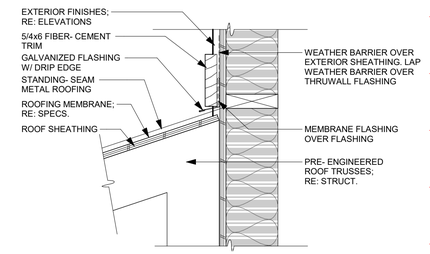
2 BALCONY DETAIL @ SECOND FLOOR
1 1/2" = 1'-0"



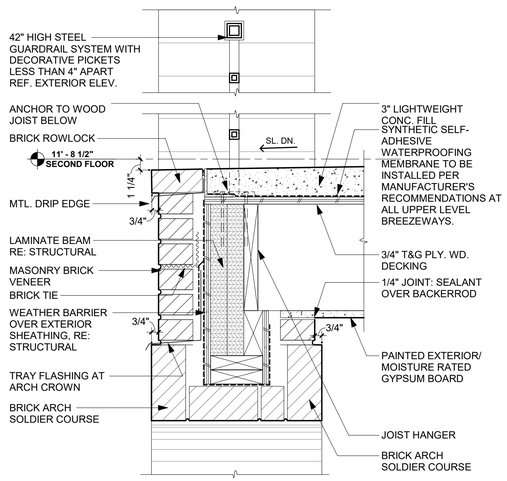
5 BALCONY DETAIL @ SECOND AND THIRD FLOOR
1 1/2" = 1'-0"



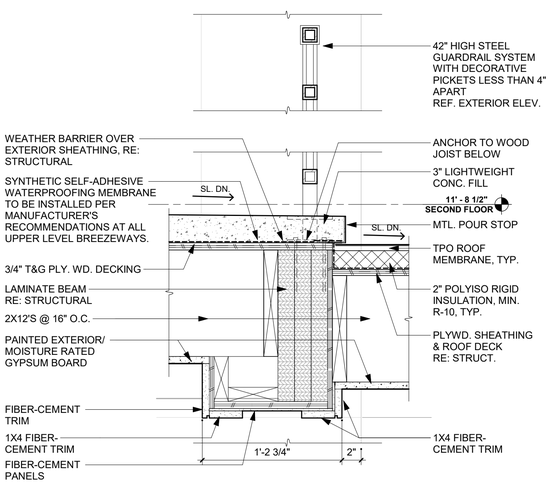
8 BALCONY SECTION TOPCOAT THRESHOLD
3" = 1'-0"



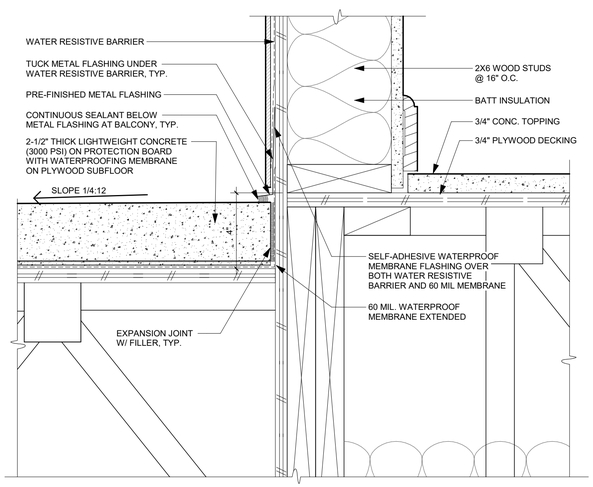
11 ROOF DETAIL - TYP. @ TRIM
1 1/2" = 1'-0"



3 BALCONY DETAIL @ FIRST FLOOR
1 1/2" = 1'-0"



6 BALCONY DETAIL @ ENTRANCE CANOPY
1 1/2" = 1'-0"



9 FLASHING DETAIL AT BALCONY
3" = 1'-0"

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

REVISIONS		
2	5/23/25	ADDEND. #2
5	07/17/25	ADDEND. #4

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

ISSUED FOR:
BIDDING

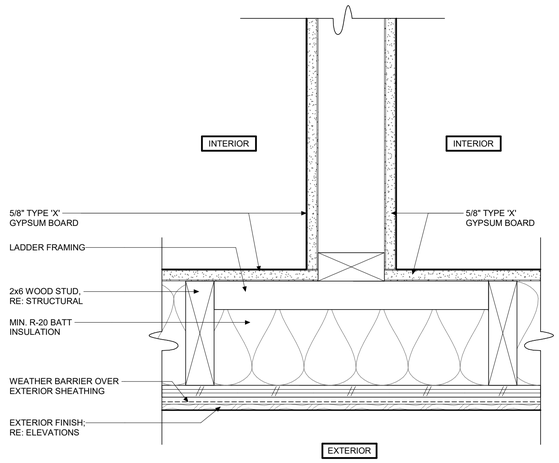
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

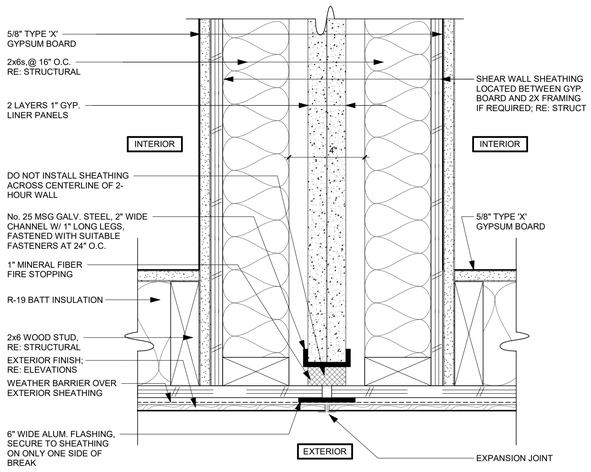
WALL DETAILS

A603

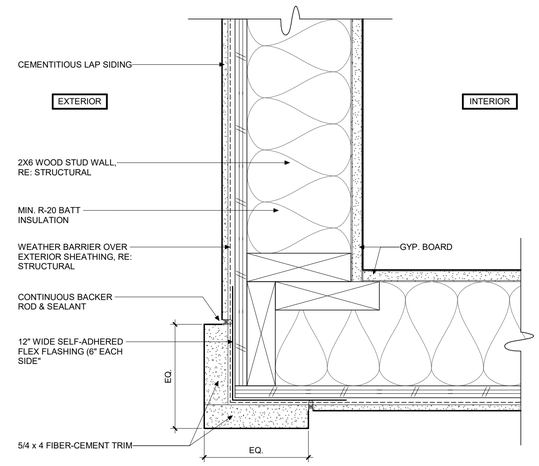
PHASE: PERMIT



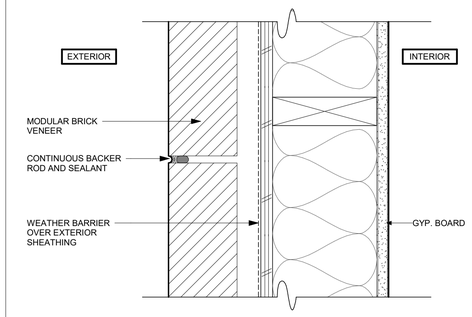
1 DETAIL @ EXTERIOR WALL INTERSECTION
3" = 1'-0"



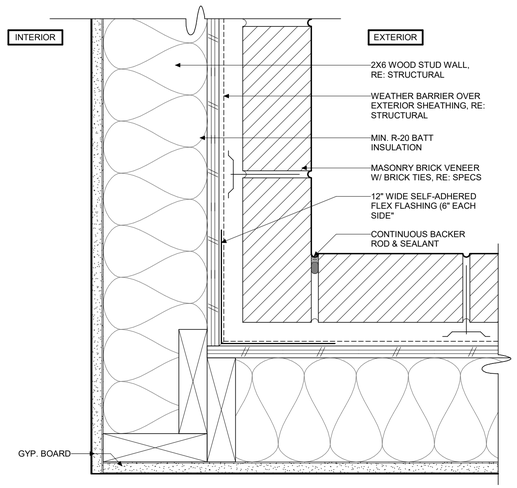
2 DETAIL @ FIREWALL/ EXTERIOR WALL INTERSECTION
3" = 1'-0"



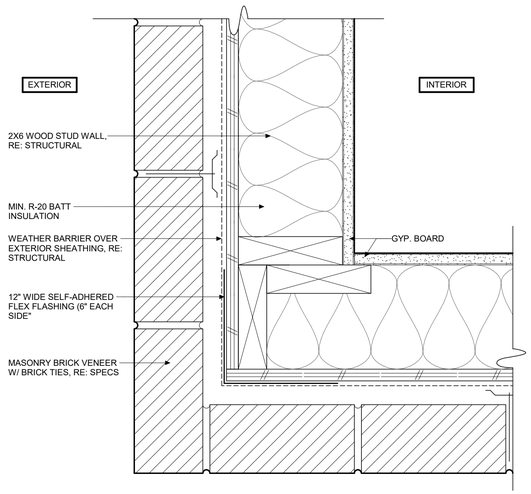
3 DETAIL @ OUTSIDE CORNER HORIZONTAL SIDING
3" = 1'-0"



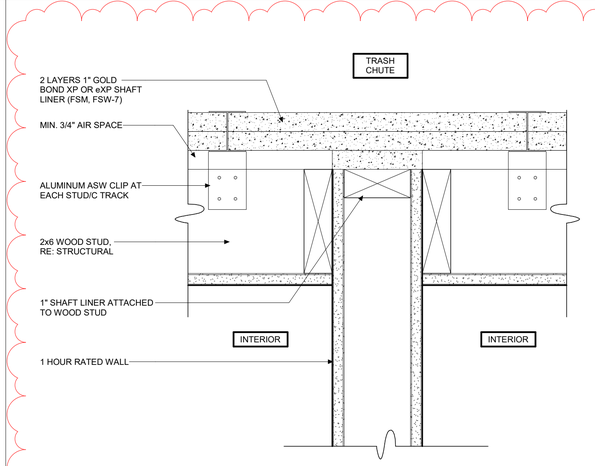
4 DETAIL @ BRICK EXPANSION JOINT
3" = 1'-0"



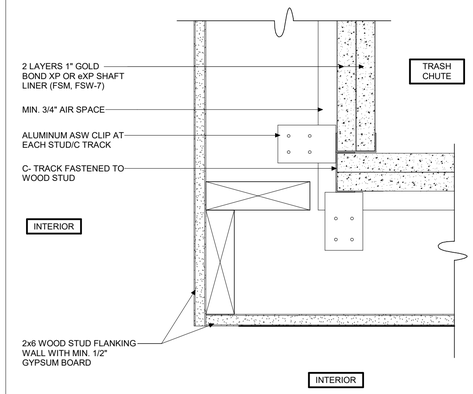
5 DETAIL @ INSIDE CORNER BRICK
3" = 1'-0"



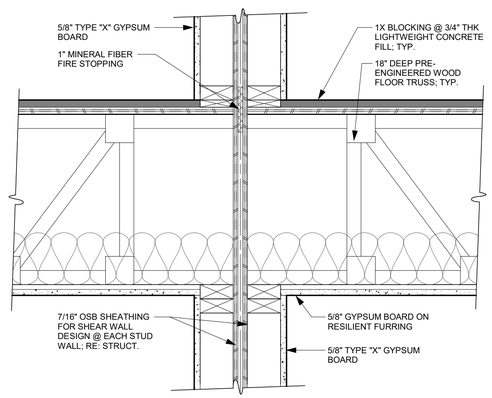
6 DETAIL @ OUTSIDE CORNER BRICK
3" = 1'-0"



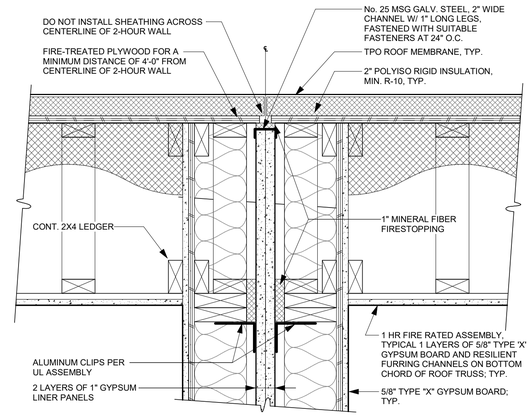
7 DETAIL @ 2HR H-STUD SHAFT WALL INTERSECTION
3" = 1'-0"



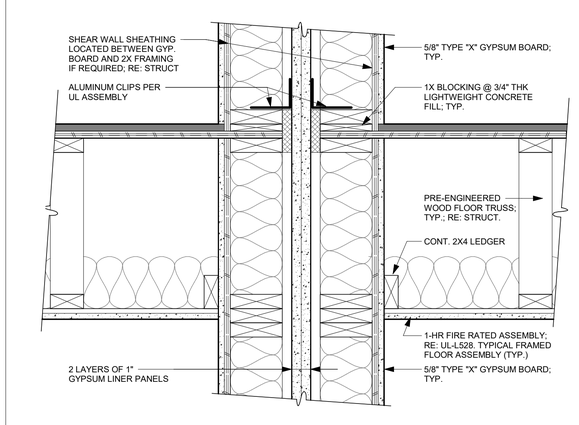
8 DETAIL @ 2HR H-STUD SHAFT WALL CORNER
3" = 1'-0"



9 TYPICAL BEARING WALL DETAIL
1 1/2" = 1'-0"



10 TYP. ROOF/CEILING FRAMING AT 2-HOUR FIRE WALL SEPARATION
1 1/2" = 1'-0"



11 TYP. FLOOR FRAMING AT 2-HOUR FIRE WALL SEPARATION
1 1/2" = 1'-0"

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REVISIONS

2	5/23/25	ADDEND. #2
4	6/16/25	SFM REV #1
5	07/17/25	ADDEND. #4

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

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

WALL DETAILS - PLAN DETAILS

A604

PHASE: PERMIT

ROOM FINISH SCHEDULE - RESIDENTIAL UNITS

ROOM		FLOOR				BASE				WALL										CEILING				REMARKS
										MATERIAL				FIN.						MATL.		FIN.		
										1	5/8" GYP.			1	PAINT									
										1	5/8" W.R. GYP. BD.													
NO.	NAME	LUXURY VINYL TILE	EXPOSED CONC.			WOOD	VINYL	NONE		N	E	S	W							GYP. BD.		TEXTURED		
01	LIVING ROOM	●				●				1	1	1	1	1	1	1	1			●		●		SEE PLAN FOR FLOOR FINISH LOCATIONS
02	KITCHEN	●				●				1	1	1	1	1	1	1	1			●		●		SEE PLAN FOR FLOOR FINISH LOCATIONS
03	LAUNDRY	●					●			2	2	2	2	1	1	1	1			●		●		
04	PANTRY	●				●				1	1	1	1	1	1	1	1			●		●		
05	HALL	●				●				1	1	1	1	1	1	1	1			●		●		SEE PLAN FOR FLOOR FINISH LOCATIONS
06	MECH.	●					●			1	1	1	1	1	1	1	1			●		●		
07	BEDROOM	●				●				1	1	1	1	1	1	1	1			●		●		
08	CLOSET	●				●				1	1	1	1	1	1	1	1			●		●		
09	BATH	●				●				2	2	2	2	1	1	1	1			●		●		USE 5/8" W.R. GYP. BD @ TUBS/SHOWER

1 ROOM FINISH - RESIDENTIAL UNIT
12" = 1'-0"

ROOM FINISH SCHEDULE - COMMON AREAS

ROOM		FLOOR						BASE				WALL								CEILING				
												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	●		●		8'-8"
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	●		●		8'-8"
128	MEN						●				●	1	1	1	1	1	1	1	1	●		●		8'-8"
129	WOMEN						●				●	1	1	1	1	1	1	1	1	●		●		8'-8"
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"
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"
146	CLOSET				●					●		1	1	1	1	1	1	1	1	●		●		10'-0"
147	PORCH				●					●		1	1	1	1	1	1	1	1	●		●		10'-0"
148	CLOSET				●					●		1	1	1	1	1	1	1	1	●		●		10'-0"
149	PORCH				●					●		1	1	1	1	1	1	1	1	●		●		10'-0"
222	ELEV. LOBBY					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
223	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
224	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
225	MAINT. ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
226	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
227	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
228	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
229	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
230	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
231	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
232	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
233	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
322	ELEV. LOBBY					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
323	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
324	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
325	MAINT. ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
326	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
327	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
328	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
329	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
330	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
331	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
332	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
333	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
422	ELEV. LOBBY					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
423	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
424	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
425	MAINT. ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
426	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
427	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
428	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
429	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
430	CORRIDOR					●		●				1	1	1	1	1	1	1	1	●		●		9'-0"
431	MAINTENANCE				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
432	MECHANICAL				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"
433	TRASH ROOM				●					●		1	1	1	1	1	1	1	1	●		●		9'-0"

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

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DNAworkshop

REVISIONS

2	5/23/25	ADDEND. #2
3	6/4/25	ADDEND. #3
5	07/17/25	ADDEND. #4

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

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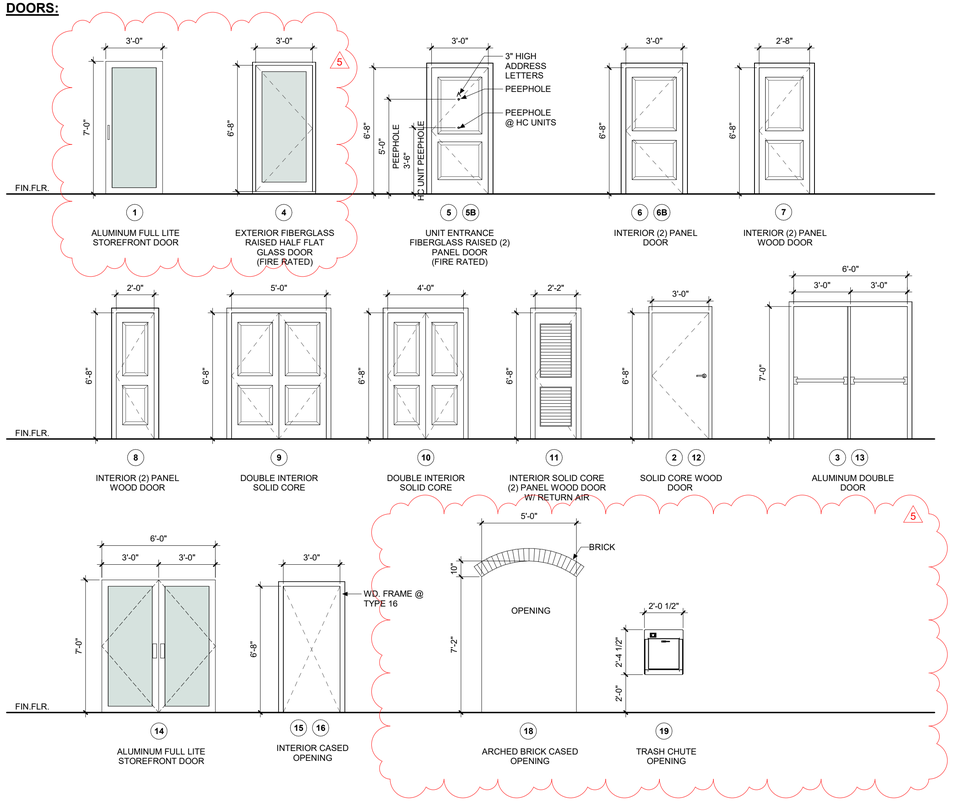
JOSEPH DYKE NELSON LIC. NO. 6118 STATE OF LOUISIANA REGISTERED ARCHITECT

ROOM FINISH SCHEDULES

A700

PHASE: PERMIT

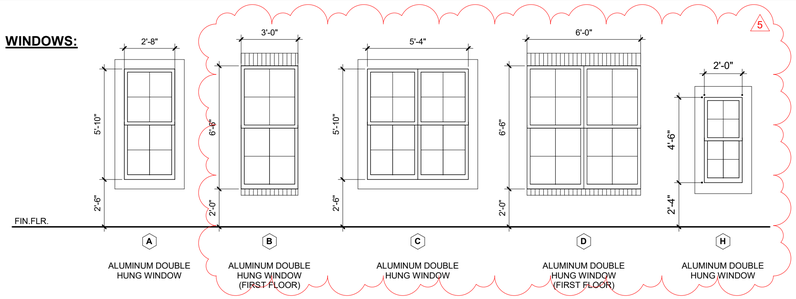
DOORS:



DOOR SCHEDULE

ELEV.	DOOR SIZE W	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
4	3' - 0"	6' - 8"	0' - 1 3/4"	PTD.	SC WD.	MTL		Y	THERMATRU SOLID CORE DOOR W/ METAL SKIN AND 1" TEMPERED INSULATED GLASS
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	5' - 0"	8' - 6"							
19	2' - 0 1/2"	4' - 1 1/2"			STEEL	STL.	90 MIN.		TRASH CHUTE OPENING

WINDOWS:



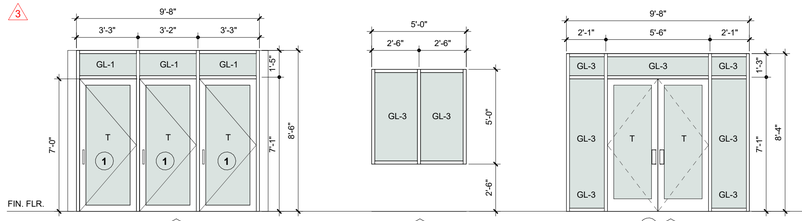
WINDOW SCHEDULE

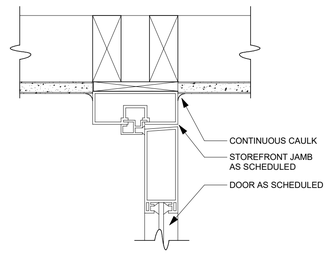
TYPE	WINDOW SIZE W	H	MATERIAL	FINISH	GLAZING TYPE	DESCRIPTION
A	2' - 8"	5' - 10"	VINYL	WHITE	INSUL.	
B	3' - 0"	6' - 6"	VINYL	WHITE	INSUL.	
C	5' - 4"	5' - 10"	VINYL	WHITE	INSUL.	
D	6' - 0"	6' - 6"	VINYL	WHITE	INSUL.	
H	2' - 0"	4' - 6"	VINYL	WHITE	INSUL.	
E	10'-7"	8'-6"	ALUM.		INSUL.	ENTRANCE STOREFRONT WITH TEMPERED INSULATED GLASS AND FULL LITE GLASS DOOR
F	11'-6"	8'-6"	ALUM.		INSUL.	EXTERIOR STOREFRONT; NOT USE
G	5'-10"	8'-6"	ALUM.		INSUL.	EXTERIOR STOREFRONT; NOT USE
AA	5'-0"	5'-0"	ALUM.		INSUL.	INTERIOR WINDOW WITH TEMPERED GLASS
BB	9'-8"	8'-4"	ALUM.		INSUL.	INTERIOR STOREFRONT WITH FULL LITE GLASS DOOR

GLAZING LEGEND

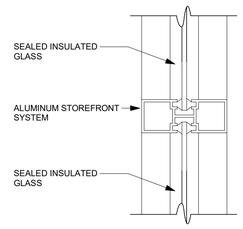
GL-1	1" INSULATED ARGON/KRYPTON
GL-3	CLEAR TEMPERED SAFETY GLASS
GL-4	1" INSULATED ARGON/KRYPTON SAFETY GLASS
T	TEMPERED GLASS

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

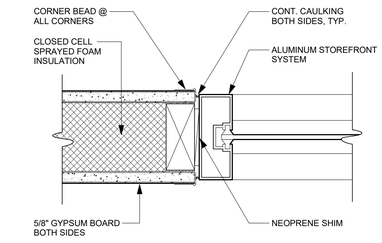




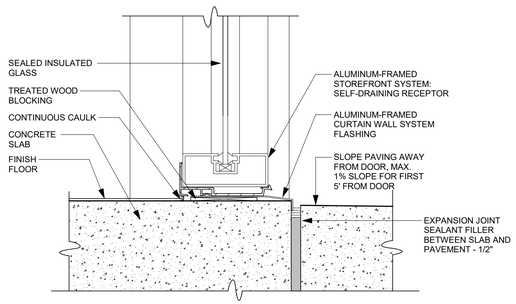
4 STOREFRONT DOOR JAMB @ WALL DETAIL
3" = 1'-0"



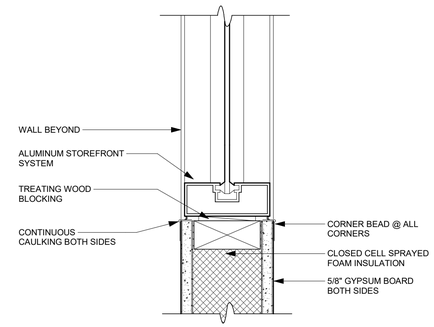
5 STOREFRONT MULLION DETAIL
3" = 1'-0"



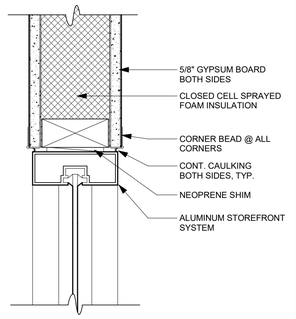
6 STOREFRONT WINDOW JAMB DETAIL
3" = 1'-0"



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



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



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

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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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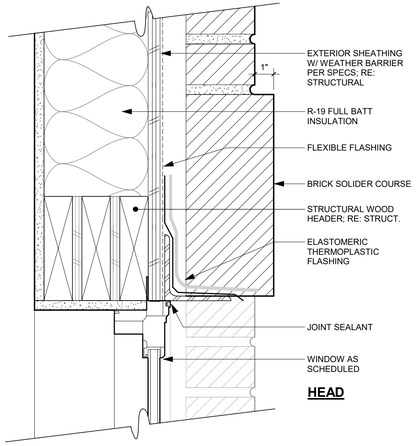
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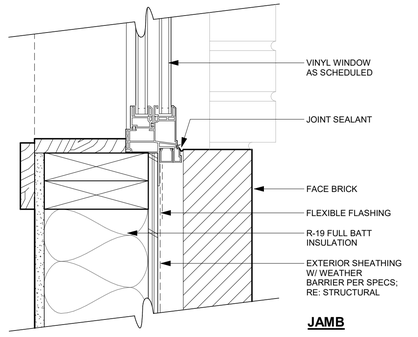
DOORS/ WINDOWS SCHEDULES & TYPES

A701

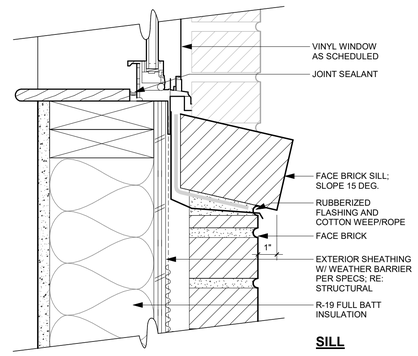
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HEAD

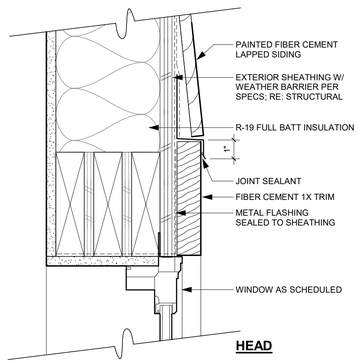


JAMB

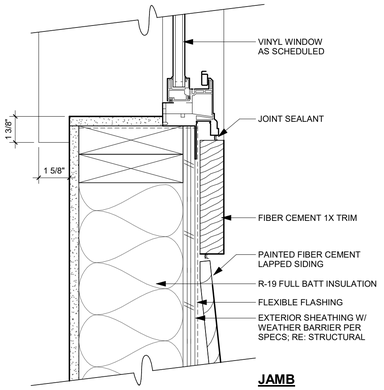


SILL

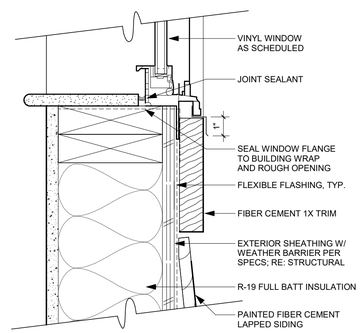
1 HJS DETAILS - WINDOW @ BRICK
3" = 1'-0"



HEAD

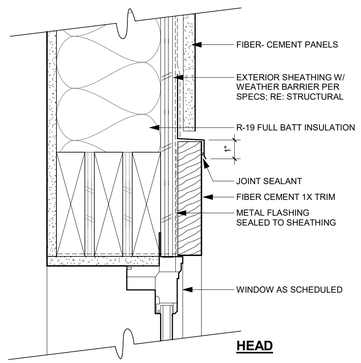


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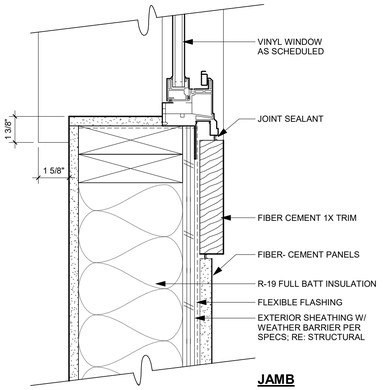


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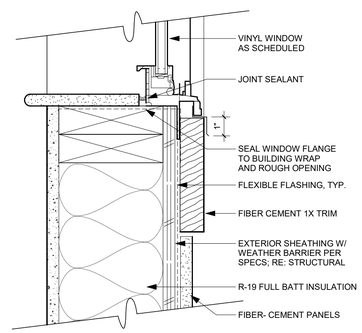
2 HJS DETAILS - WINDOW @ LAPPED SIDING
3" = 1'-0"



HEAD

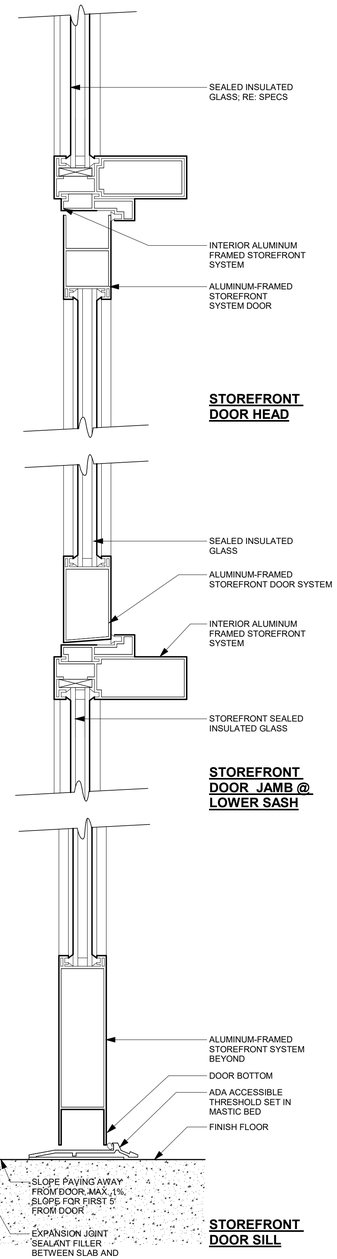


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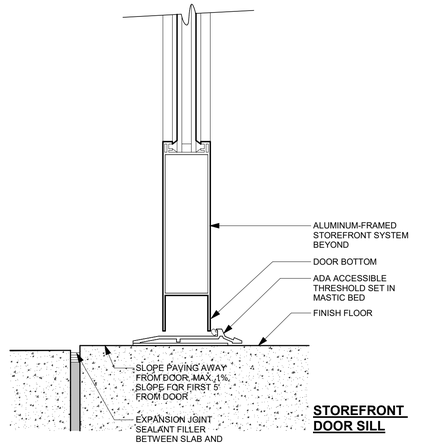
SILL

3 HJS DETAILS - WINDOW @ FIBER- CEMENT PANEL
3" = 1'-0"



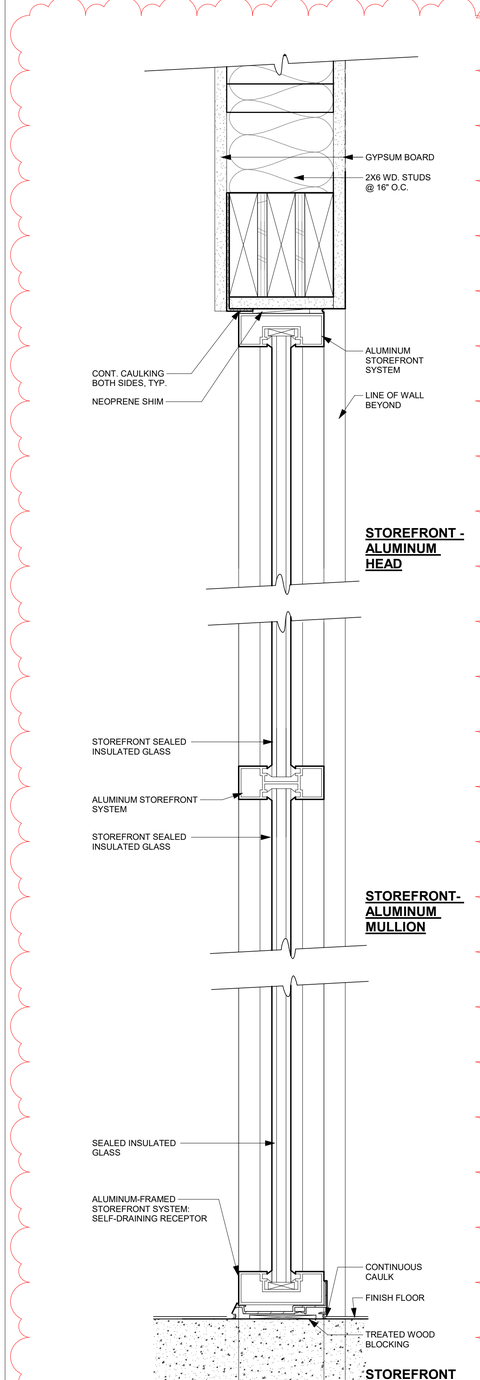
STOREFRONT DOOR HEAD

STOREFRONT DOOR JAMB @ LOWER SASH



STOREFRONT DOOR SILL

4 HJS DETAILS - STOREFRONT DOOR
3" = 1'-0"



STOREFRONT - ALUMINUM HEAD

STOREFRONT- ALUMINUM MULLION

STOREFRONT -ALUMINUM SILL

5 HJS DETAILS - INTERIOR STOREFRONT
3" = 1'-0"

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REVISIONS

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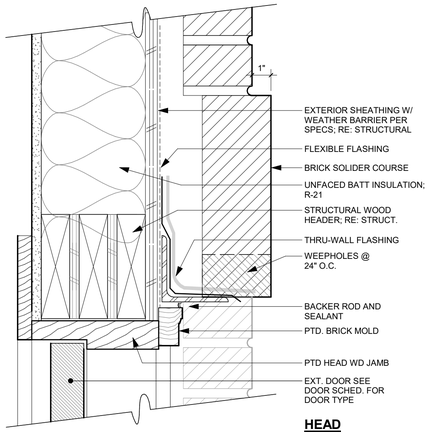
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JOSEPH DYKE NELSON LIC. NO. 37178 STATE OF LOUISIANA REGISTERED ARCHITECT

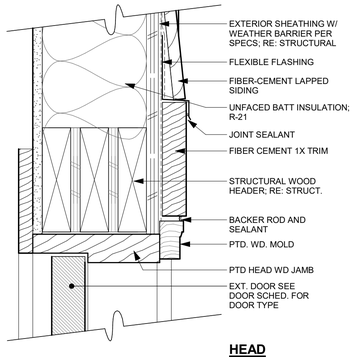
WINDOW - HEAD, JAMB, & SILL DETAILS

A702

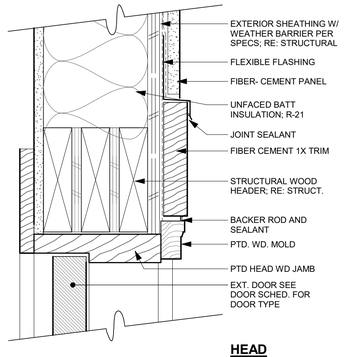
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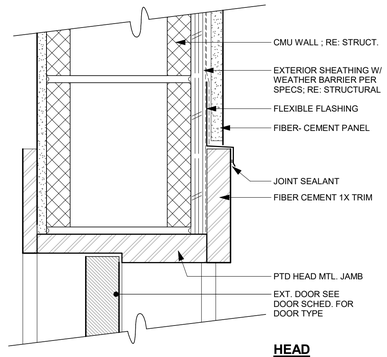
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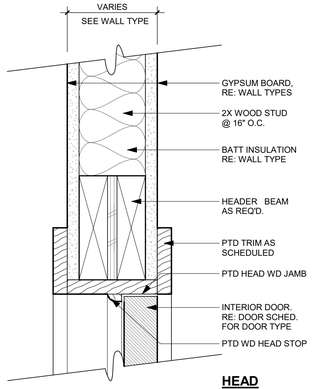
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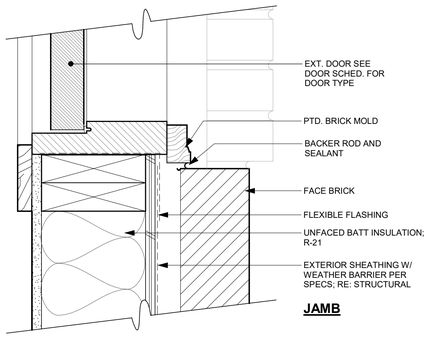
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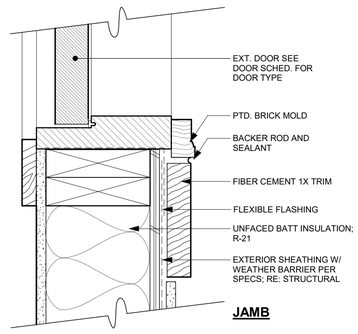
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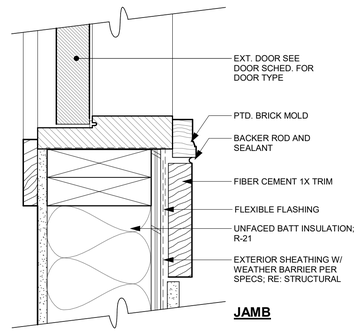
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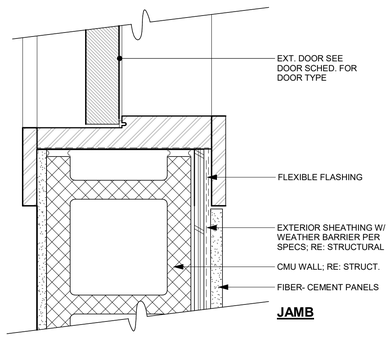
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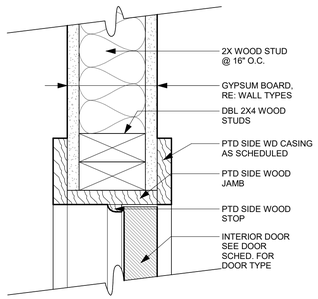
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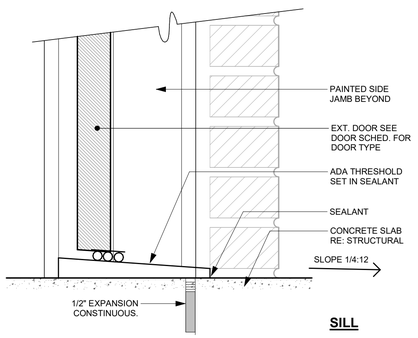
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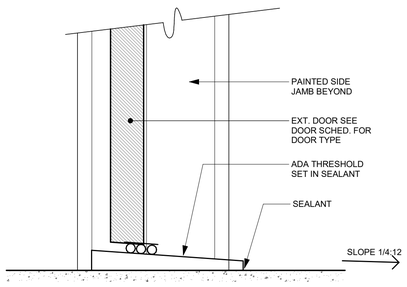
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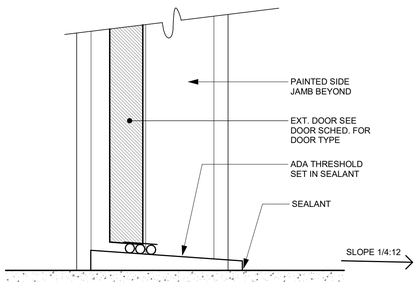
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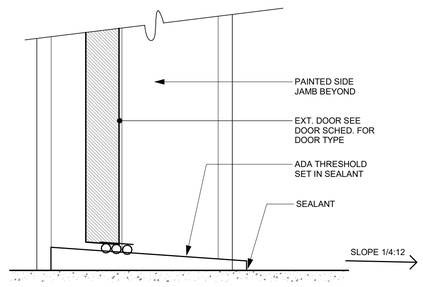
SILL



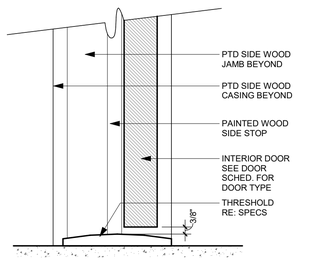
SILL



SILL



SILL



SILL

1 HJS DETAILS - DOOR @ BRICK
3" = 1'-0"

2 HJS DETAILS - DOOR @ LAPPED SIDING
3" = 1'-0"

3 HJS DETAILS - DOOR @ FIBER-CEMENT PANEL
3" = 1'-0"

4 HJS DETAILS - DOOR @ CMU WALL
3" = 1'-0"

5 HJS DETAILS - DOOR @ INTERIOR WALLS
3" = 1'-0"

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064

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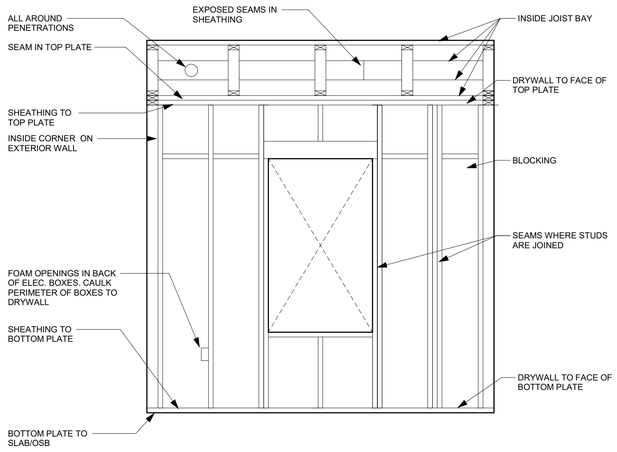
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JOSEPH DYKE NELSON LIC. NO. 6718 STATE OF LOUISIANA REGISTERED ARCHITECT

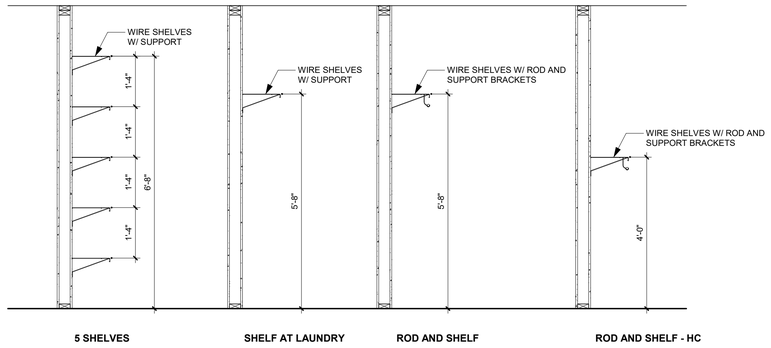
DOOR - HEAD, JAMB, & SILL DETAILS

A703

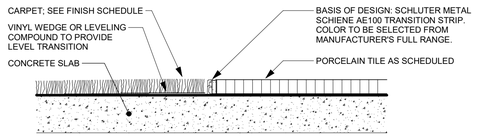
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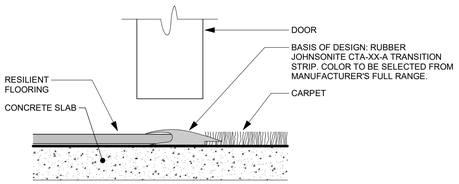
1 CAULKING DETAILS
1/2" = 1'-0"



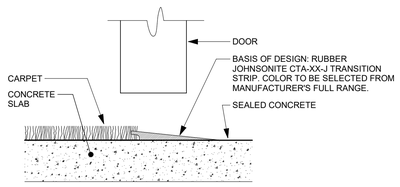
2 SHELVING AND ROD DETAILS
1/2" = 1'-0"



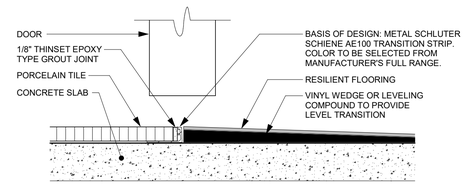
3 INTERIOR FINISH DETAIL - CARPET TO PORCELAIN TILE
6" = 1'-0"



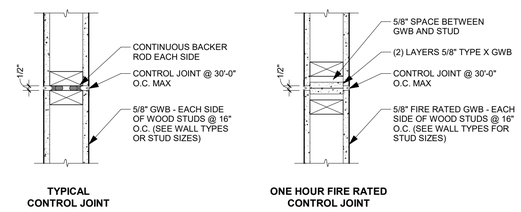
4 INTERIOR FINISH DETAIL - CARPET TO RESILIENT FLOORING
6" = 1'-0"



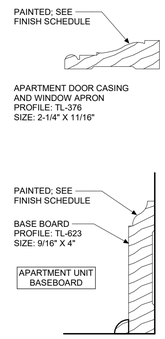
5 INTERIOR FINISH DETAIL - CARPET TO SEALED CONCRETE
6" = 1'-0"



6 INTERIOR FINISH DETAIL - PORCELAIN TILE TO RESILIENT FLOORING
6" = 1'-0"



7 TYPICAL CONTROL JOINTS
1 1/2" = 1'-0"



8 TYPICAL TRIMWORK DETAILS
6" = 1'-0"

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2

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

INTERIOR SCHEDULES & DETAILS

A704

PHASE: PERMIT

GENERAL NOTES: AIR SEALING

BEFORE DRYWALL:
1. SEAL INSIDE EDGE OF BOTTOM PLATE WITH CAULK AFTER WALLS ARE UP.
2. FOR BATH TUBS ON OUTSIDE WALLS, INSULATE THE EXTERIOR WALL AND AIR SEAL BEHIND TUB WITH DURO ROCK BEFORE TUB IS INSTALLED. AFTER THE DRAIN IS INSTALLED, SEAL THE TUB DRAIN PENETRATION WITH CAULK.
3. FOR DROPPED CEILINGS OR SOFFITS, DUCTS, FLUE CHASES, AND OPEN PARTITION WALLS, USE SHEET GOODS AND SEALANT TO STOP AIR LEAKAGE INTO THE SOFFIT AND THEN INSULATE. ALTERNATELY, INSTALL FRAMING AND DRYWALL FOR THE SOFFITS AFTER THE TAPED CEILING DRYWALL IS INSTALLED.
4. SEAL ALL ELECTRICAL WIRE, PLUMBING, AND HVAC PENETRATIONS BETWEEN ANY CONDITIONED AND UNCONDITIONED SPACES WITH CAULK.
5. SEAL WIRING AND KNOCKOUTS IN ELECTRICAL BOXES WITH CAULK. ALSO SEAL OUTDOOR MOUNTED BOXES TO THE EXTERIOR SHEATHING.

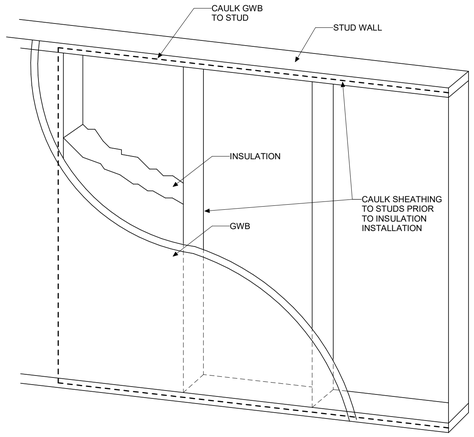
DURING DRYWALL:
1. SEAL DRYWALL TO TOP AND BOTTOM PLATES USING GASKETS, ADHESIVE, OR CAULK.
2. SEAL ELECTRICAL SWITCH, OUTLET, AND CIRCUIT BREAKER BOXES TO DRYWALL WITH CAULK.
3. SEAL LIGHT FIXTURES BOXES, MEDICINE CABINETS, AND BATH AND KITCHEN VENTILATION FANS TO DRYWALL WITH CAULK.
4. SEAL ALL DUCT BOOT TO FLOOR OR DRYWALL WITH CAULK OR MASTIC.
5. SEAL ANY PLUMBING OR ELECTRICAL WIRE PENETRATIONS THROUGH DRYWALL WITH CAULK. WHERE FIRE-RATED WALLS OCCUR, SEAL PER UL SYSTEM NO. W-L-1041 OR W-L-3035.

AIR SEAL FROM EXTERIOR:
1. REPAIR ANY DAMAGED SHEATHING PIECES.
2. SEAL ALL EXTERIOR PENETRATIONS, SUCH AS PHONE, SECURITY, CABLE AND ELECTRICAL SERVICES HOLES, WITH CAULK.

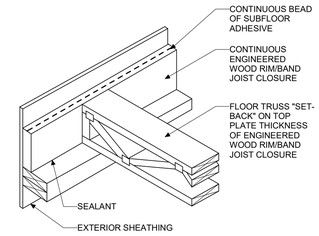
AIR SEALING MATERIALS:
1. CAULK: SEAL GAPS OF LESS THAN 1/2" SELECT GRADE (INTERIOR, EXTERIOR, HIGH TEMPERATURE) BASE ON APPLICATION.
2. BACKER ROD: CLOSED-CELL FOAM OR ROPE CAULK. PRESS INTO CRACK OR GAP WITH SCREWDRIVER OR PUTTY KNIFE. USE CAULK AROUND WINDOW AND DOOR ROUGH OPENINGS.
3. GASKETS: APPLY UNDER THE BOTTOM PLATE BEFORE AN EXTERIOR WALL IS RAISED OR USE TO SEAL DRYWALL TO FRAMING AS AN ALTERNATE TO CAULK OR ADHESIVE
4. SHEET GOODS: (PLYWOOD, DRYWALL): THESE MATERIALS FORM THE AIR BARRIER. AIR LEAKS ONLY AT UNSEALED SEAMS OR PENETRATIONS.
5. SHEET METAL: USED WITH HIGH-TEMPERATURE CAULK FOR SEALING HIGH TEMPERATURE COMPONENTS TO FRAMING.
6. WEATHERSTRIPPING: USED TO SEAL MOVEABLE COMPONENTS, SUCH AS DOORS, WINDOWS, AND ATTIC ACCESSES.
7. MASTIC: SEALS AIR HANDLERS AND ALL DUCT CONNECTIONS AND JOINTS.
8. UL 181 OR FOIL-FACED TAPE: TEMPORARILY SEALS THE AIR HANDLER.

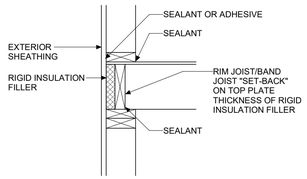
STANDARDS FOR LOW-E ADHESIVES AND SEALANTS

ARCHITECTURAL APPLICATIONS	APPLICABLE STANDARDS (VOC CONTENT)
1. INDOOR CARPET ADHESIVES	50
2. CARPET PAD ADHESIVES	50
3. WOOD FLOORING ADHESIVES	100
4. RUBBER FLOOR ADHESIVES	60
5. SUBFLOOR ADHESIVES	50
6. VCT AND ASPHALT ADHESIVES	50
7. DRYWALL AND PANEL ADHESIVES	50
8. COVE BASE ADHESIVES	50
9. MULTIPURPOSE CONSTRUCTION ADHESIVES	70
10. STRUCTURAL GLAZING ADHESIVES	100
SPECIALTY APPLICATIONS	
1. PVC WELDING	510
2. CPVC WELDING	490
3. ABS WELDING	325
4. PLASTIC CEMENT WELDING	250
5. ADHESIVE PRIMER FOR PLASTIC	550
6. CONTACT ADHESIVE	80
7. SPECIAL PURPOSE CONTACT ADHESIVE	250
8. STRUCTURAL WOOD MEMBER ADHESIVES	140
9. SHEET-APPLIED RUBBER LINING OPERATIONS	850
10. TOP AND TRIM ADHESIVE	250
SUBSTRATE-SPECIFIC APPLICATIONS	
1. METAL TO METAL	30
2. PLASTIC FOAMS	50
3. POROUS MATERIALS (EXCEPT WOOD)	50
4. WOOD	30
5. FIBERGLASS	80
SEALANTS	
1. ARCHITECTURAL	250
2. NON-MEMBRANE ROOF	300
3. ROADWAY	250
4. SINGLE-PLY ROOF MEMBRANE	450
5. OTHER	420
SEALANT PRIMERS	
1. ARCHITECTURAL NONPOROUS	220
2. ARCHITECTURAL POROUS	775
3. OTHER	750



1 SIX SIDED AIR BARRIER AT EXTERIOR AND TENANT STUD WALLS
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.





2 FLOOR TRUSS RIM CLOSURE
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

3 EXTERIOR AIR SEALING DETAIL
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

- USE CAUTION WHEN INSTALLING DRYWALL AT GASKETS OR OVER POLYETHYLENE SO THAT GASKETS ARE NOT MOVED OUT OF POSITION OR POLYETHYLENE IS NOT CUT OR TORN.
- GASKET CAN BE USED IN PLACE OF SEALANTS OR ADHESIVES

4 INTERIOR AIR SEALING DETAIL
NTS
NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

5 ADVANCED FRAMING DETAIL - LADDER T-WALL
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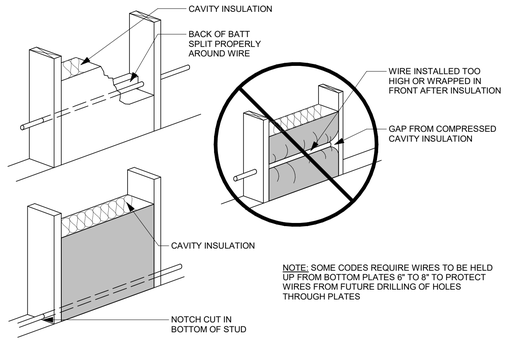
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COMPARTMENTAL DETAILS

A705

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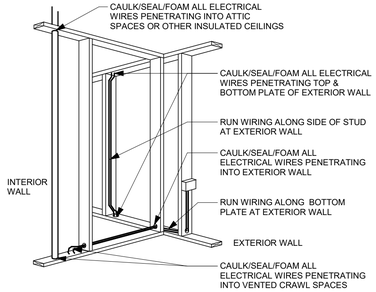


NOTE: SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATES 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATES

1 BATT INSULATION IN CAVITY WITH ELECTRICAL WIRING

NTS

NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.

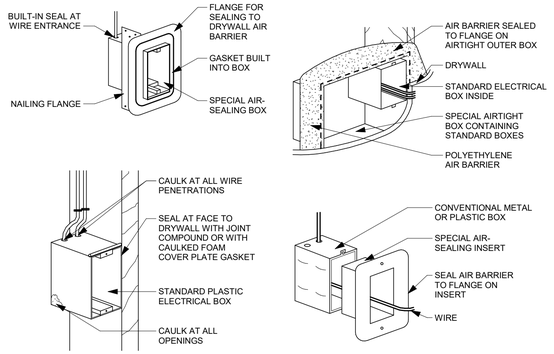


SEALING ELECTRICAL WIRES
- RUN LOW VOLTAGE WIRES IN PLASTIC CONDUIT TO ALLOW FOR FUTURE UPGRADE OR SERVICE
- SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATES 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATES

2 ELECTRICAL WIRE SEALING

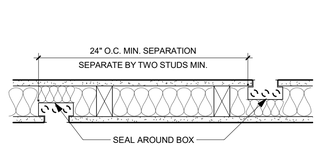
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NOTE: DETAILS DEPICT AIR SEALING ONLY. MATERIALS AND CONSTRUCTION SHOULD BE REFERENCED ON PARTITION TYPES.



3 ELECTRICAL BOX DETAIL

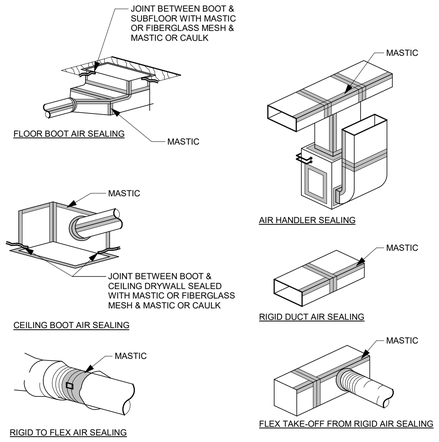
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4 ELECTRICAL BOX SEPARATION

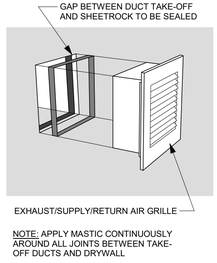
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NOTE: REFER TO PARTITION TYPES AND WALL ASSEMBLIES FOR ADDITIONAL INFORMATION ON WALL CONSTRUCTION



5 DUCT SEALING DETAIL

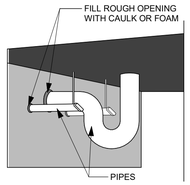
NTS



NOTE: APPLY MASTIC CONTINUOUSLY AROUND ALL JOINTS BETWEEN TAKE-OFF DUCTS AND DRYWALL

6 GAP BETWEEN TAKE-OFF DUCT & GYPSUM BOARD

NTS

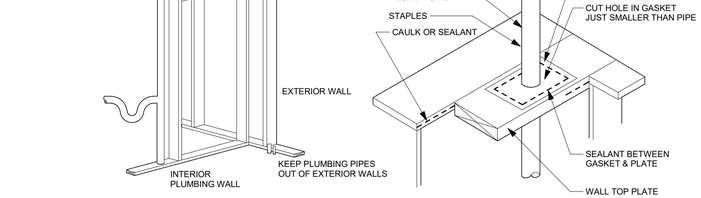


PLUMBING PENETRATIONS:
- FILL ROUGH OPENING WITH CAULK OR FOAM TO SEAL PLUMBING PENETRATIONS BEFORE INSTALLATION OF ESCUTCHEON
- AREAS INCLUDE AROUND SHOWER HEADS, AND UNDER BATHROOM AND KITCHEN SINKS, INCLUDING AROUND DRAIN LINES.

SPRINKLER, GAS LINE, AND WIRING PENETRATIONS:
- FILL OPENING WITH CAULK OR FOAM TO SEAL AROUND ALL PENETRATIONS THROUGH DRYWALL

7 PLUMBING, VENT, SPRINKLER & GAS PIPE LINE PENETRATIONS

NTS



LOCATING PLUMBING PIPES:
- WHERE CONNECTIONS ARE MADE TO TOILETS, PEDESTAL SINKS & EXPOSED PIPING, CHROME PLATED OR OTHER SURFACE FINISHED MATERIALS SHOULD BE CONSIDERD FOR AESTHETIC REASONS
- SEALANTS SHOULD BE FLEXIBLE, NON-HARDENING
- PREFABRICATED ROOF VENT PIPE FLASHINGS CAN BE ADAPTED TO USE AS AIR-SEALING GASKETS

8 PLUMBING PIPE DETAIL

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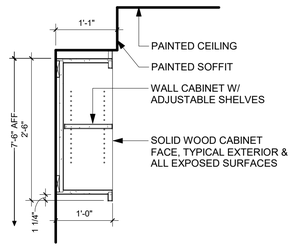
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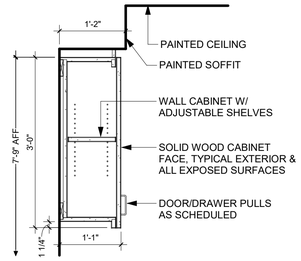
COMPARTMENTAL DETAILS

A706

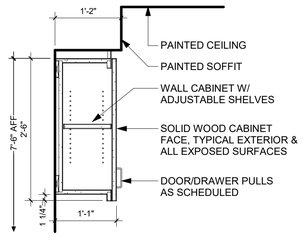
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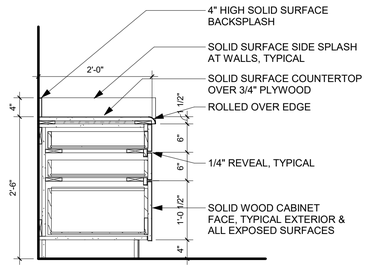
1 UPPER CABINET
3/4" = 1'-0"



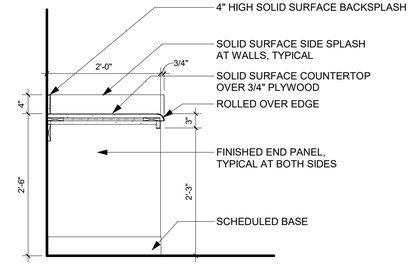
2 UPPER CABINET
3/4" = 1'-0"



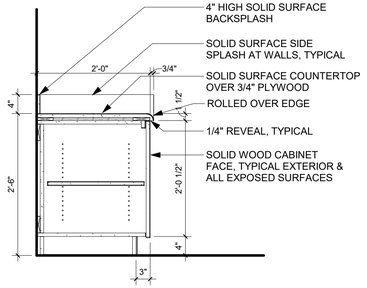
3 UPPER CABINET
3/4" = 1'-0"



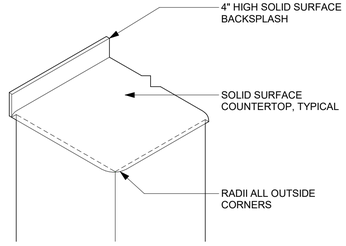
4 BASE CABINET
3/4" = 1'-0"



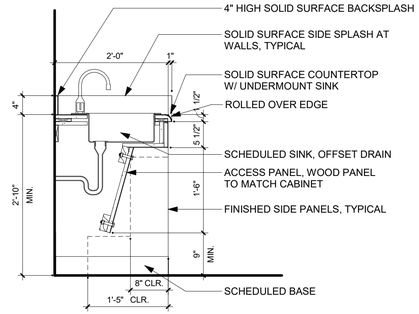
5 OPEN KNEE SPACE
3/4" = 1'-0"



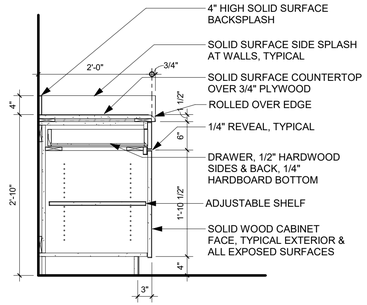
6 BASE CABINET
3/4" = 1'-0"



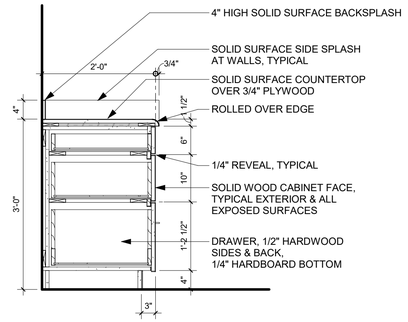
7 TYPICAL COUNTERTOP AT OPEN CORNER
3/4" = 1'-0"



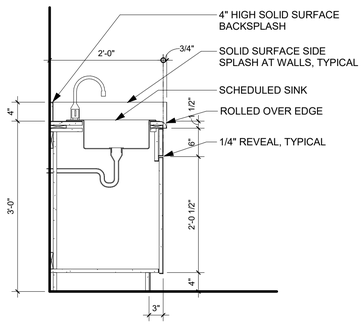
8 ACCESSIBLE SINK BASE
3/4" = 1'-0"



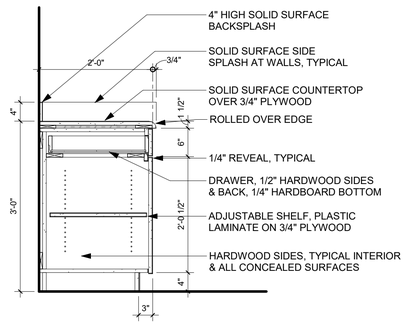
9 ACCESSIBLE BASE CABINET
3/4" = 1'-0"



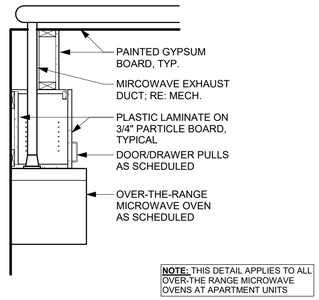
10 BASE CABINET
3/4" = 1'-0"



11 BASE CABINET - SINK FRONT
3/4" = 1'-0"



12 BASE CABINET
3/4" = 1'-0"



NOTE: THIS DETAIL APPLIES TO ALL OVER-THE RANGE MICROWAVE OVENS AT APARTMENT UNITS

13 UPPER CABINET @ MICROWAVE OVEN
3/4" = 1'-0"

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REVISIONS

2	5/23/25	ADDEND. #2

JOB NUMBER: 24-064
ISSUED: 04/25/25
ISSUED FOR:
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JOSEPH DYKE NELSON LIC. NO. 6178 STATE OF LOUISIANA REGISTERED ARCHITECT

MILLWORK DETAILS

A801

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.

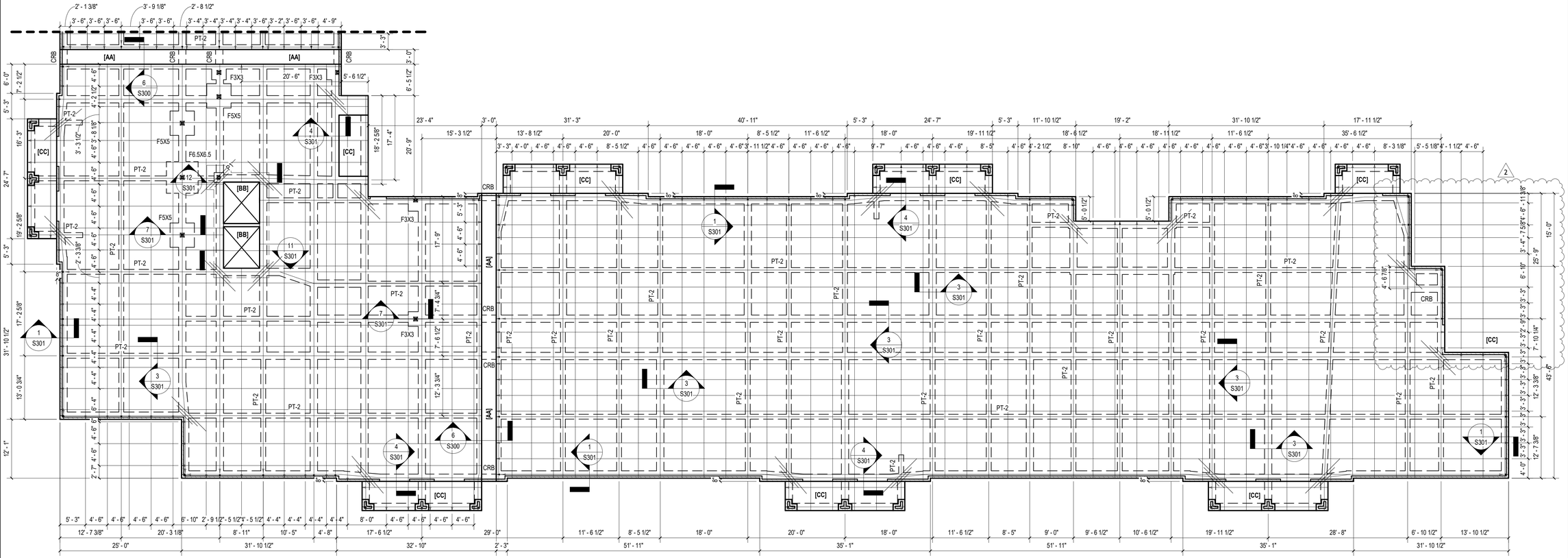
POST TENSION CONTRACTOR SHALL COORDINATE POUR-STOP LOCATIONS WITH SEOR.

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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REVISIONS

1	6/4/2025	Addendum 03
2	7/17/2025	Addendum 04

JOB NUMBER: 25-0278

ISSUED: 3.28.2025

ISSUED FOR:

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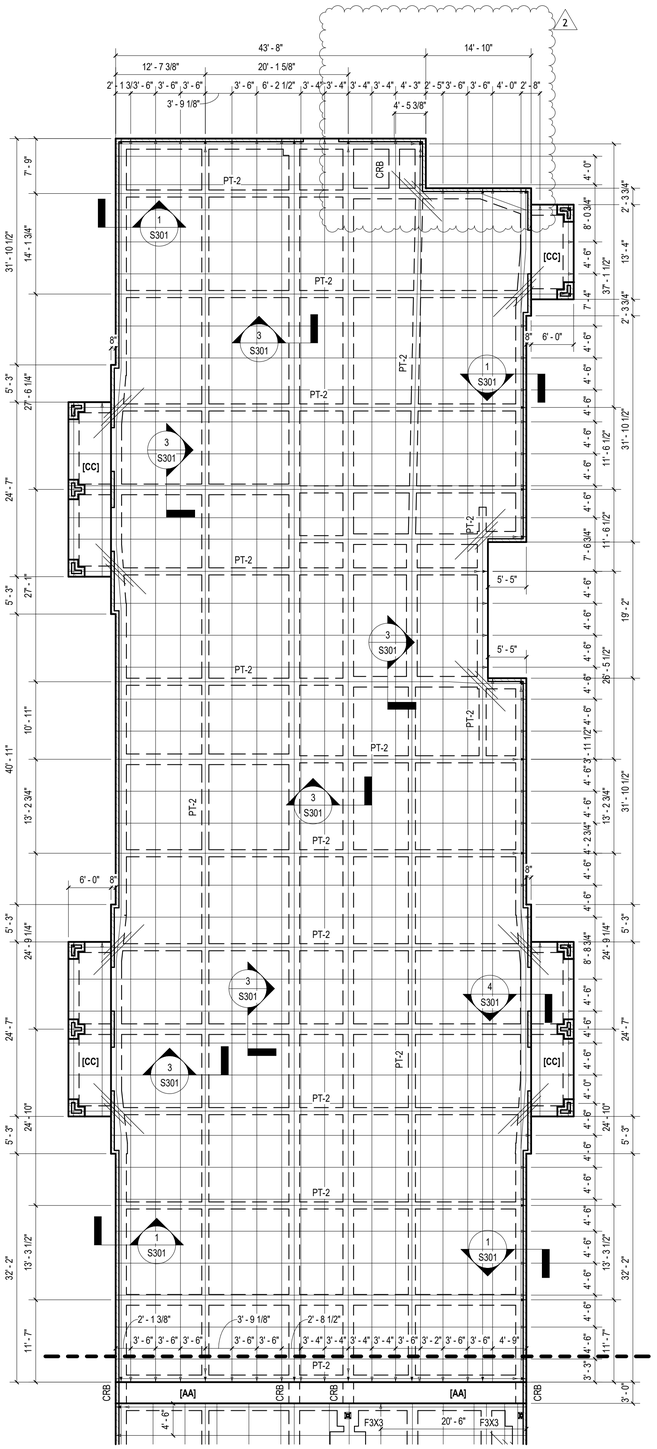
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7/17/2025
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PARTIAL FOUNDATION PLAN - 1

S100

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1 FOUNDATION PLAN - 2

3/32" = 1'-0"

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

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REVISIONS		
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2	7/17/2025	Addendum 04

JOB NUMBER: 25-0278

ISSUED: 03/27/25

ISSUED FOR:

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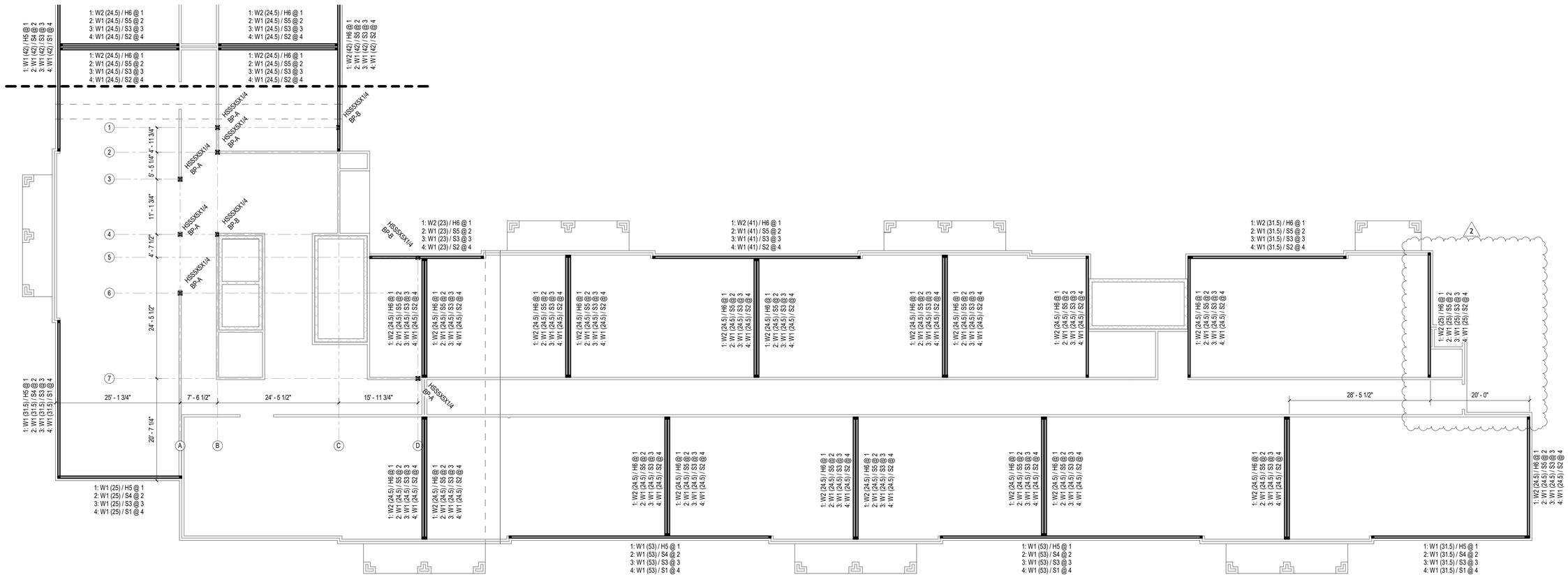
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CIVIL ENGINEERING

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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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ISSUED: 03/27/25

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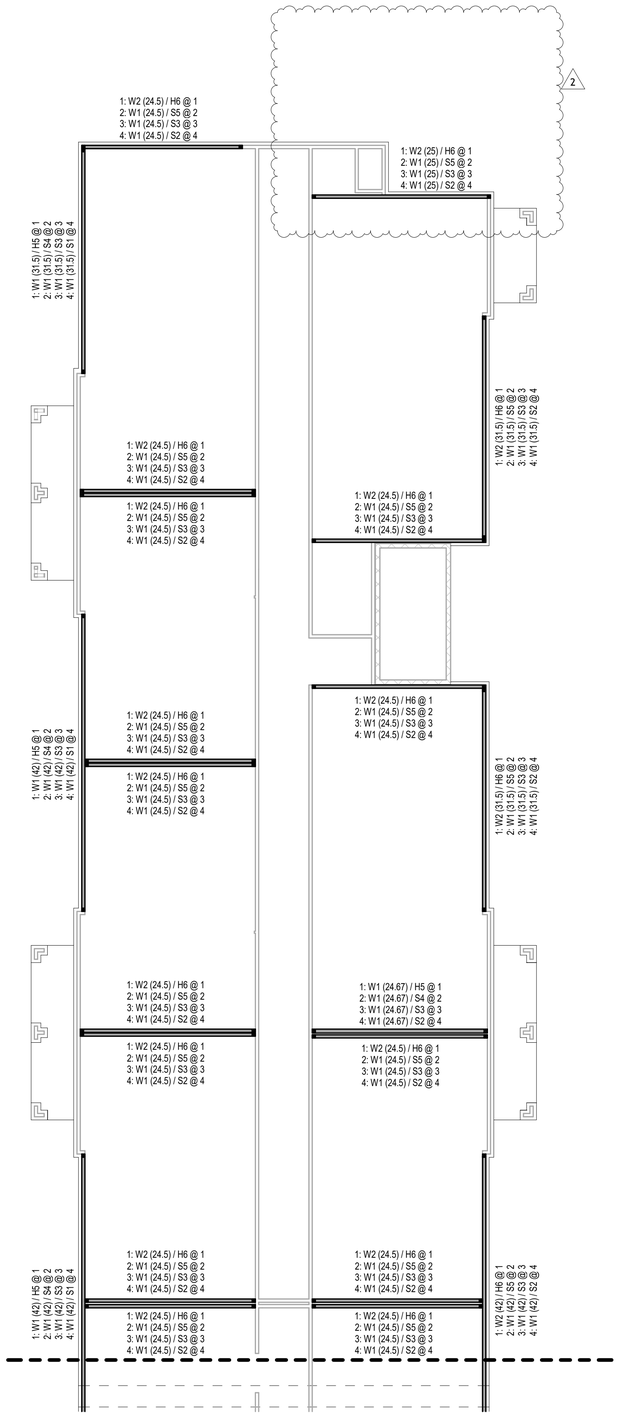
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PARTIAL SHEARWALL PLAN - 1

S110

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1 PARTIAL SHEARWALL PLAN - 2

3/32" = 1'-0"

SHEARWALL NOTES:

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2	7/17/2025	Addendum 04

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7/17/2025
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PARTIAL SHEARWALL PLAN - 2

S111

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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.

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

ALL FLOOR TRUSSES SHALL BE DESIGNED AS FT-1 @ 24" O.C. AS PER THE TRUSS LOADING SCHEDULES, U.N.O.

ALL ROOF TRUSSES SHALL BE DESIGNED AS RT-1 @ 24" O.C. AS PER THE TRUSS LOADING SCHEDULES, U.N.O.

BEAMS AND MULTI-PLY TRUSSES SHALL BE SUPPORTED BY GANGED STUDS EQUIVALENT TO THE WIDTH OF THE BEAM SUPPORTED PLUS ONE ADDITIONAL PLY, U.N.O.

FLOOR AND ROOF DRAG TRUSSES OR TRUSS MFR DESIGNED DRAG BLOCKING IS REQUIRED ABOVE ALL SHEARWALLS. REFER TO STRUCTURAL SCHEDULES FOR DRAG TRUSS AND BLOCKING SCHEDULE.

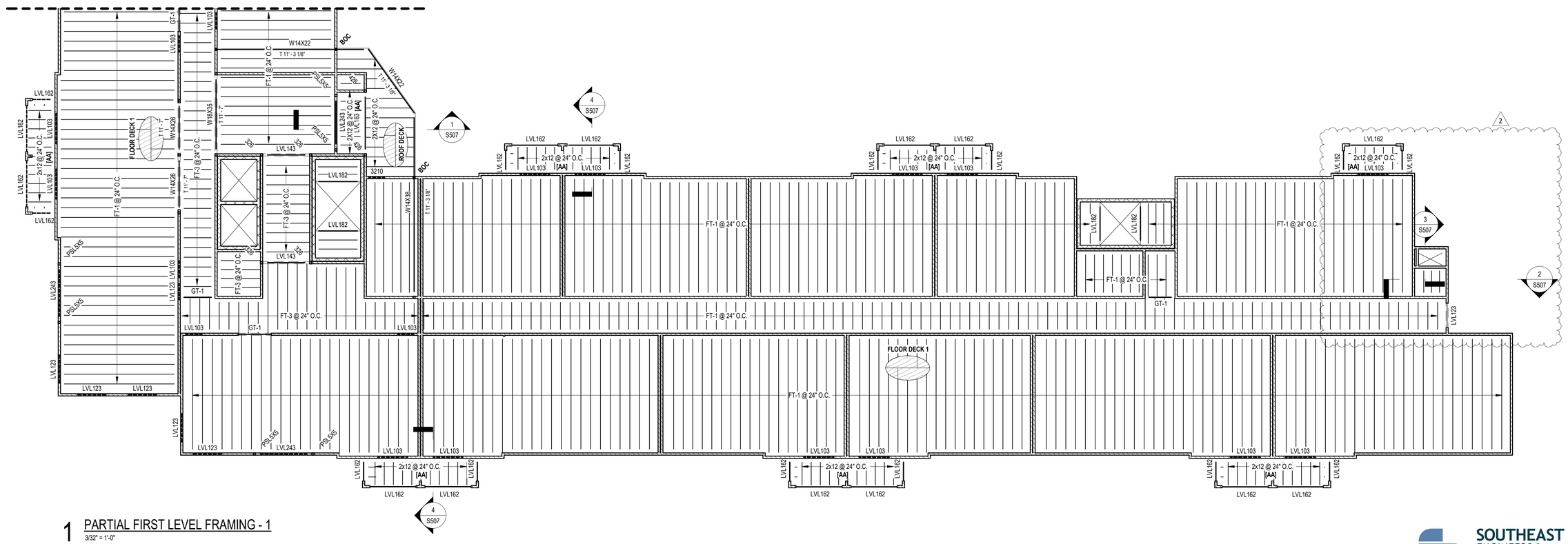
UNLESS OTHERWISE INDICATED ON THE STRUCTURAL PLANS, HEADERS FOR LOAD BEARING WALLS SHALL CONFORM TO THE FOLLOWING:

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

ALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE THE QUANTITY OF JACK AND KING STUDS INDICATED IN THE DETAILS.

ALL NON-RATED LOAD BEARING WALLS SHALL BE FRAMED WITH FIRE-RETARDANT TREATED LUMBER AND SHEATHING.

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



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

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JOB NUMBER: 25-0278

ISSUED: 03/27/25

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CIVIL ENGINEERING
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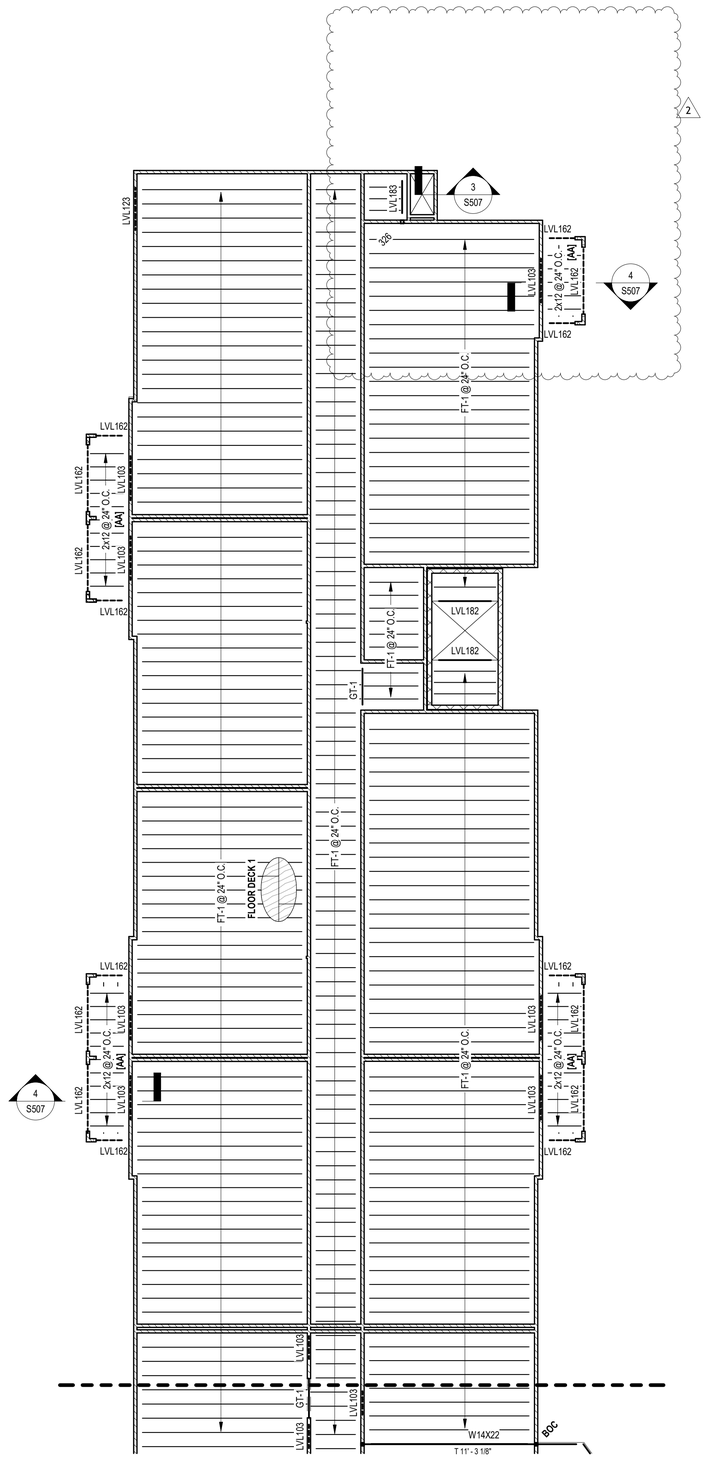
PARTIAL FIRST LEVEL FRAMING - 1

S200

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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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REVISIONS		
1	6/4/2025	Addendum 03
2	7/17/2025	Addendum 04

JOB NUMBER: 25-0278

ISSUED: 03/27/25

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STATE OF LOUISIANA
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
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7/17/2025

PARTIAL FIRST LEVEL FRAMING - 2

S201

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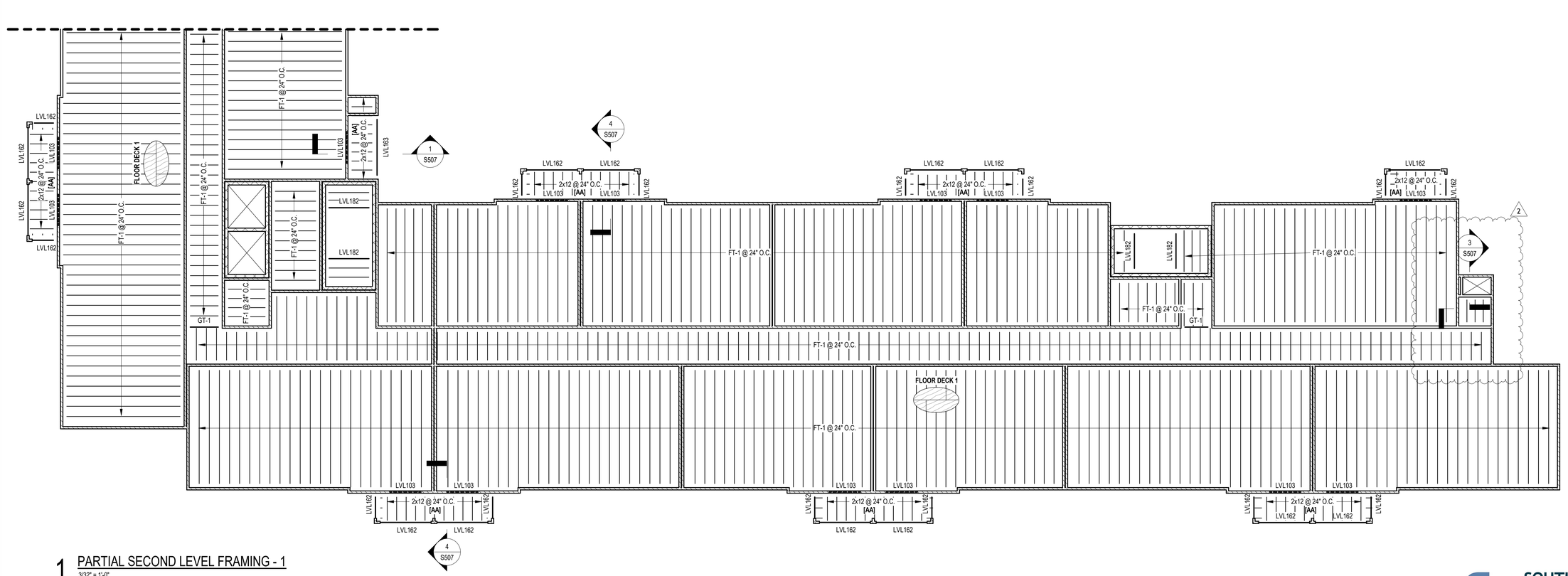
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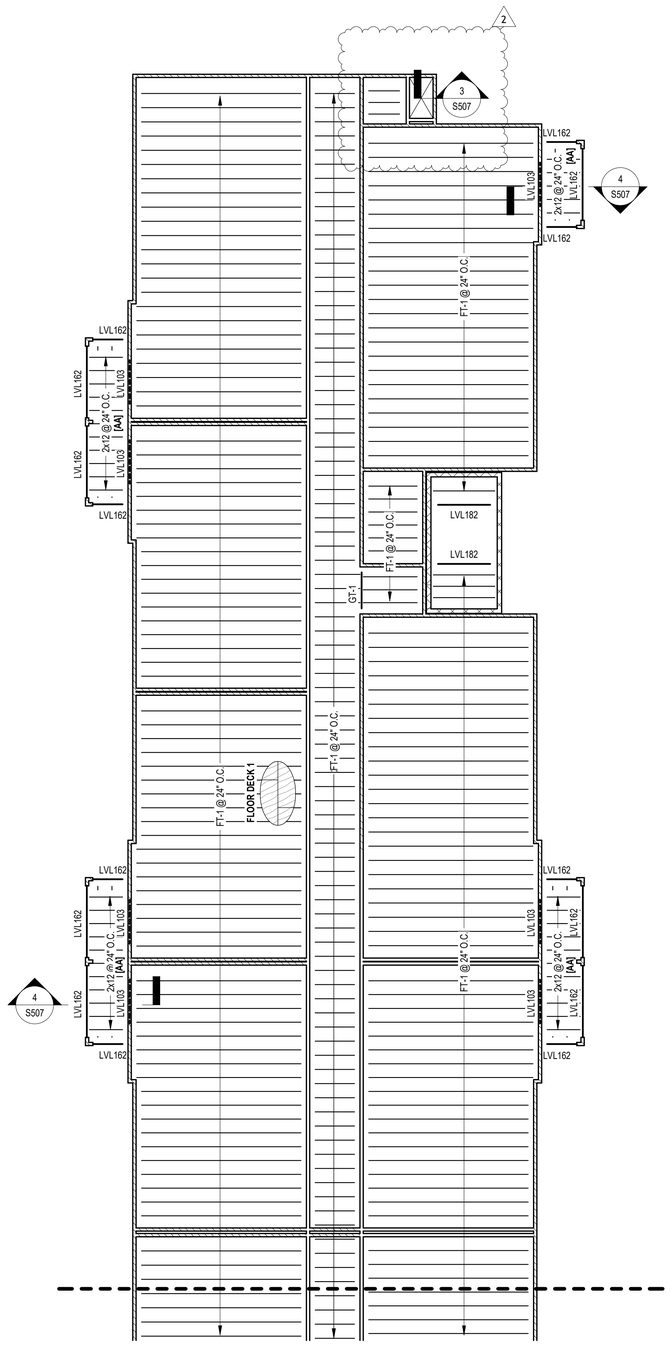
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GREATHER THAN 10'-0"	VERIFY WITH SEOR

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ALL NON-RATED LOAD BEARING WALLS SHALL BE FRAMED WITH FIRE-RETARDANT TREATED LUMBER AND SHEATHING.

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


FT-1 @ 24" O.C.
FT-1 @ 24" O.C.
FT-1 @ 24" O.C.



1 PARTIAL SECOND 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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SOUTHEAST ENGINEERS & LAND SURVEYORS
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19036 19TH AVENUE, COVINGTON, LA

REVISIONS

1	6/4/2025	Addendum 03
2	7/17/2025	Addendum 04

JOB NUMBER: 25-0278

ISSUED: 03/27/25

ISSUED FOR:

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STATE OF LOUISIANA
7/17/2025
RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PARTIAL SECOND LEVEL FRAMING - 2

S211

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

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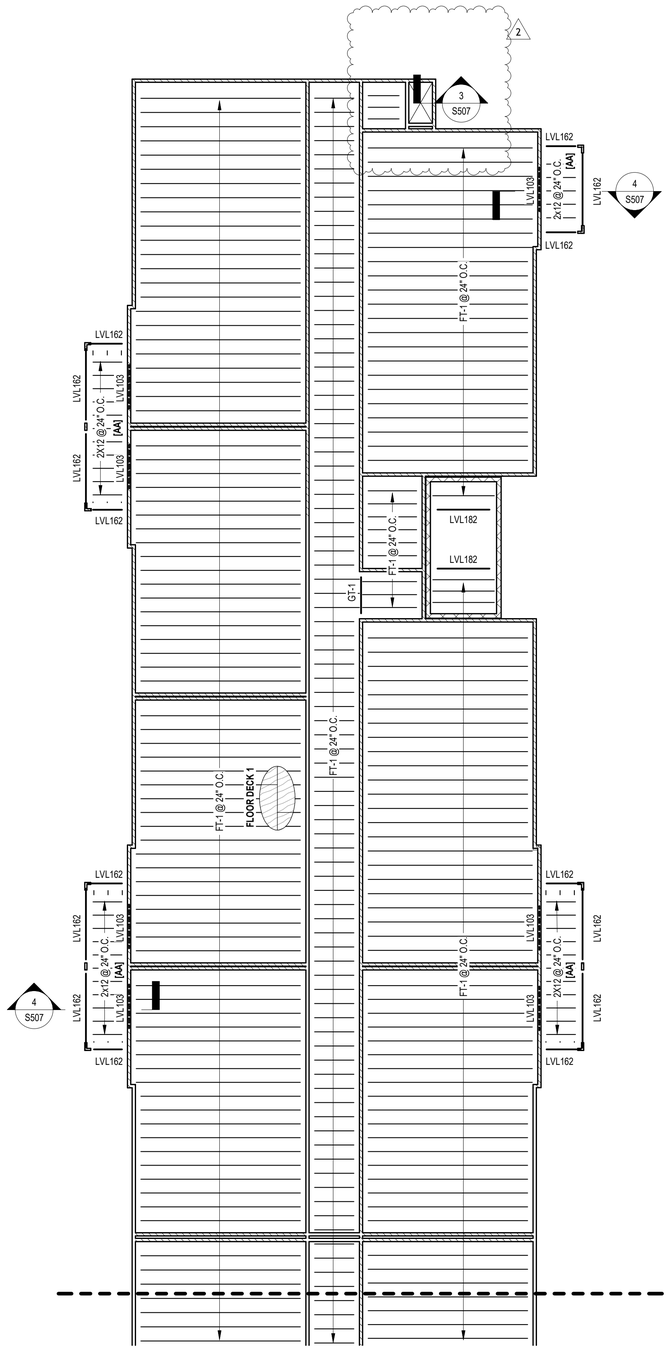
STATE OF LOUISIANA
RYAN C. DUNLEVY
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PROFESSIONAL ENGINEER
CIVIL ENGINEERING
7/17/2025

PARTIAL THIRD LEVEL FRAMING - 1

S220

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



1 PARTIAL THIRD LEVEL FRAMING - 2

3/32" = 1'-0"

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STATE OF LOUISIANA
7/17/2025
RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PARTIAL THIRD LEVEL FRAMING - 2

S221

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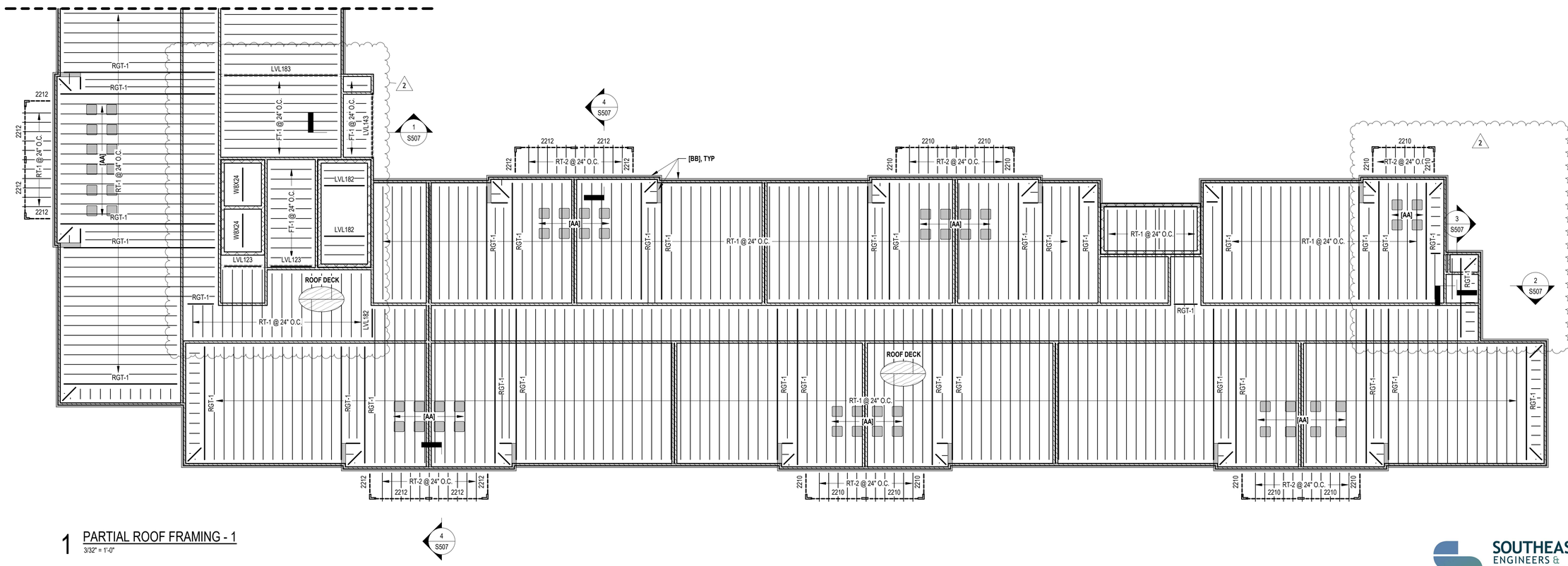
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NOTE [BB]: PARAPET INTEGRAL WITH TRUSS PROFILE.



1 PARTIAL ROOF FRAMING - 1

3/32" = 1'-0"

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BATON ROUGE, LOUISIANA 70809

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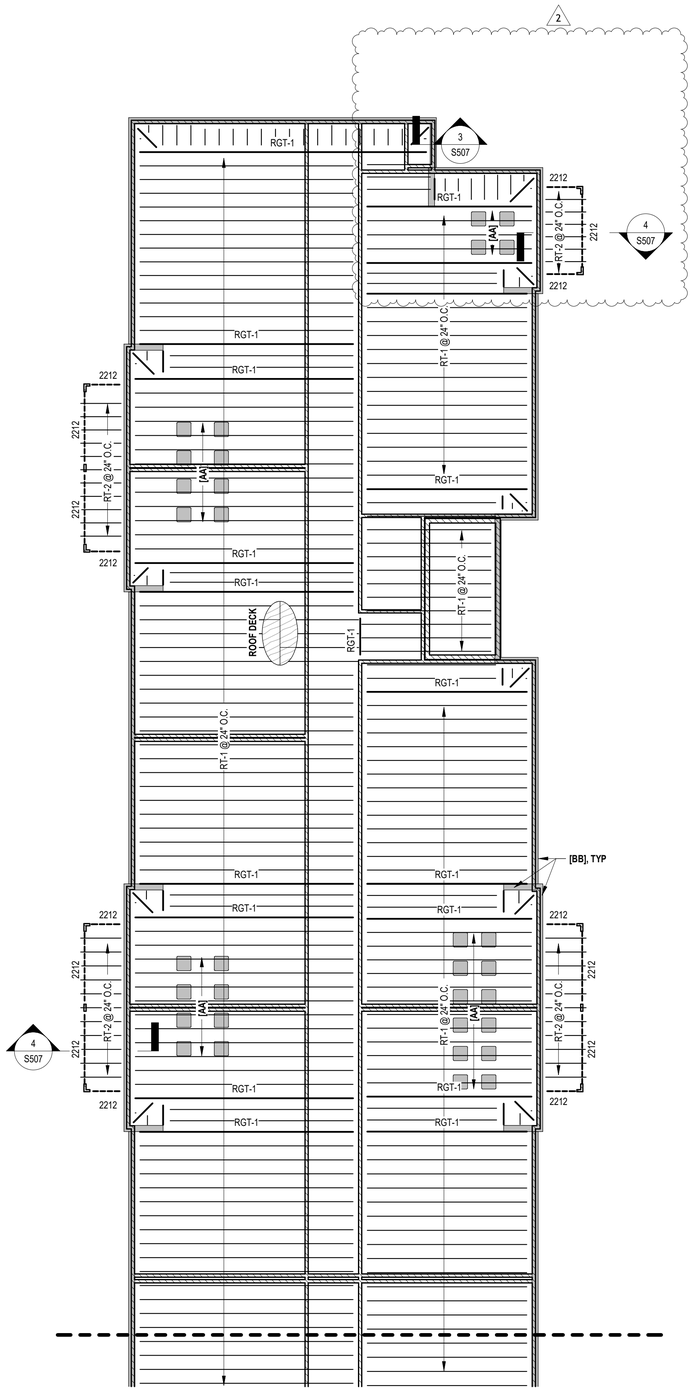
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RYAN C. DUNLEVY
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PARTIAL ROOF FRAMING - 1

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1 PARTIAL ROOF FRAMING - 2

3/32" = 1'-0"

GENERAL WOOD FRAMING NOTES:

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7/17/2025

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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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BATON ROUGE, LOUISIANA 70809

PENTHOUSE ROOF FRAMING

S240

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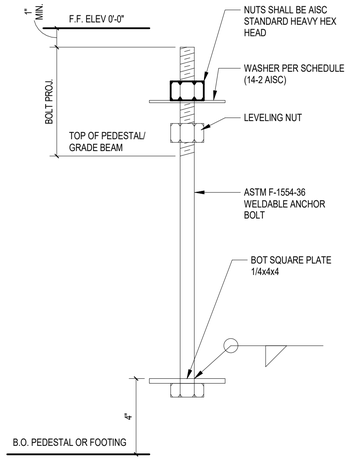
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POST-TENSION FOUNDATION GRADE BEAM SCHEDULE				
MARK	GRADE BEAM WIDTH	GRADE BEAM DEPTH	NUMBER OF GRADE BEAM TENDONS	NOTES
PT-1	18"	24"	1	TYPICAL U.N.O.
PT-2	12"	24"	1	STIFFENING BEAM
PLAN LEGEND				
BRICK LEDGE, RE: ARCH				
CONVENTIONALLY REINFORCED 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.				

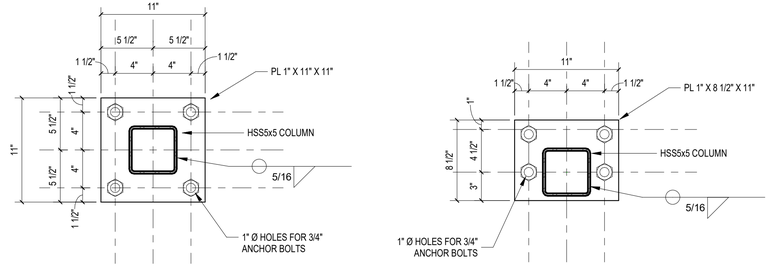
SPREAD FOOTING SCHEDULE					
MARK	FOOTING WIDTH	FOOTING LENGTH	FOOTING THICKNESS	TOP REINFORCEMENT	BOTTOM REINFORCEMENT
F5x5	5'-0"	5'-0"	18"	#5 BARS @ 8" O.C. E.W.	#5 BARS @ 8" O.C. E.W.
F6.5X6.5	6'-6"	6'-6"	18"	#5 BARS @ 8" O.C. E.W.	#5 BARS @ 8" O.C. E.W.

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.

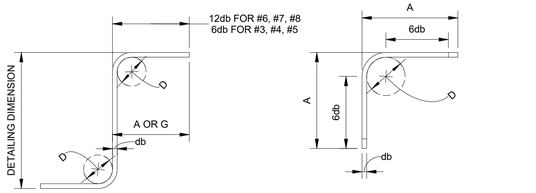


ALL WASHERS SHALL BE PLAIN HARDENED STEEL FABRICATED IN ACCORDANCE WITH ASTM F436-04 STANDARD SPECIFICATION FOR HARDENED STEEL WASHERS.

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

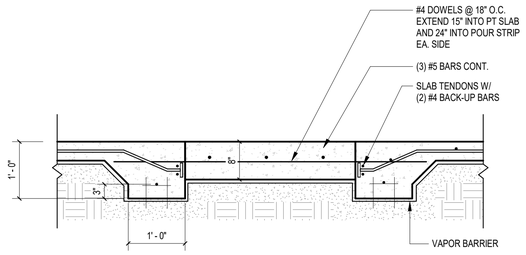


4 BASE PLATE DETAILS
1 1/2" = 1'-0"



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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REVISIONS

JOB NUMBER: 25-0278
ISSUED: 09/16/24
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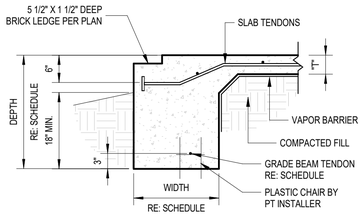
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6/3/2025
RYAN C. DUNLEY
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PROFESSIONAL ENGINEER
CIVIL ENGINEERING

FOUNDATION DETAILS

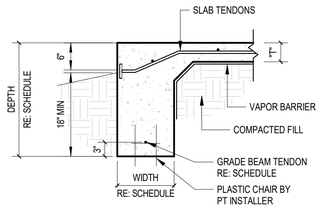
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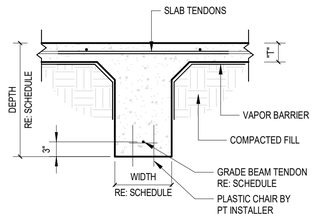
SOUTHEAST ENGINEERS & LAND SURVEYORS
4880 BLUEBONNET BOULEVARD, SUITE A
BATON ROUGE, LOUISIANA 70809



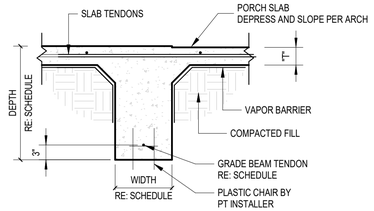
1 EXTERIOR GRADE BEAM AT BRICK LEDGE
3/4" = 1'-0"



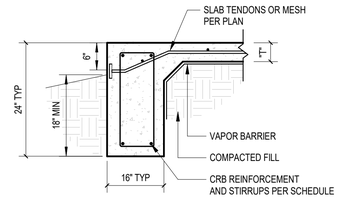
2 TYPICAL EXTERIOR GRADE BEAM
3/4" = 1'-0"



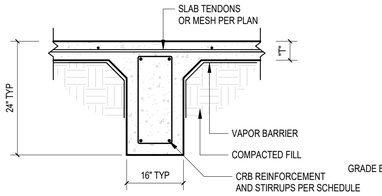
3 TYPICAL INTERIOR GRADE BEAM
3/4" = 1'-0"



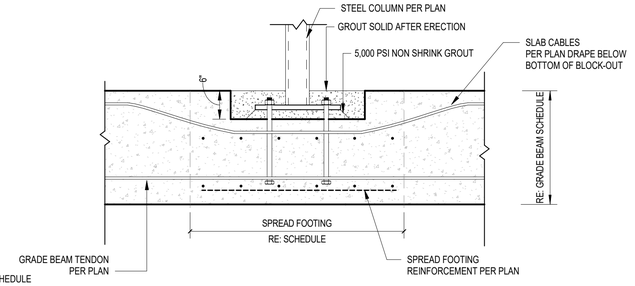
4 TYPICAL INTERIOR GRADE BEAM AT PORCH
3/4" = 1'-0"



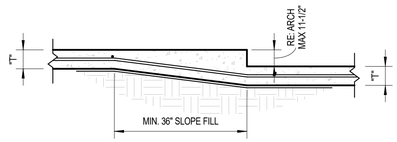
5 TYPICAL EXTERIOR CRB
3/4" = 1'-0"



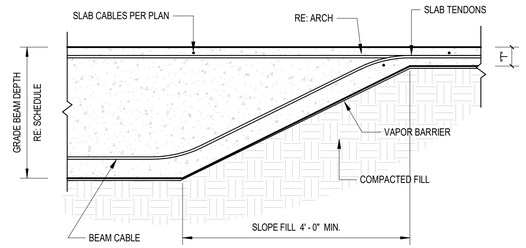
6 TYPICAL INTERIOR CRB
3/4" = 1'-0"



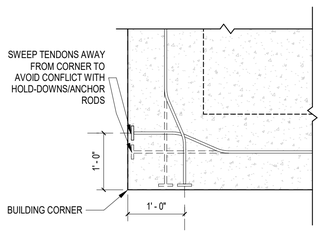
7 FOOTING DETAIL AT STEEL COLUMN
3/4" = 1'-0"



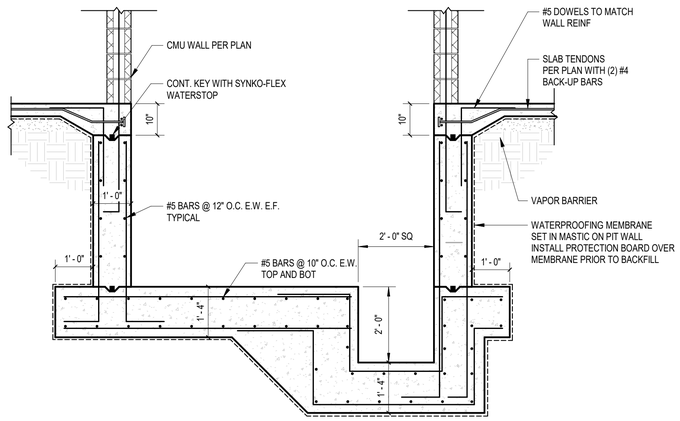
8 TYPICAL SLAB DEPRESSION
3/4" = 1'-0"



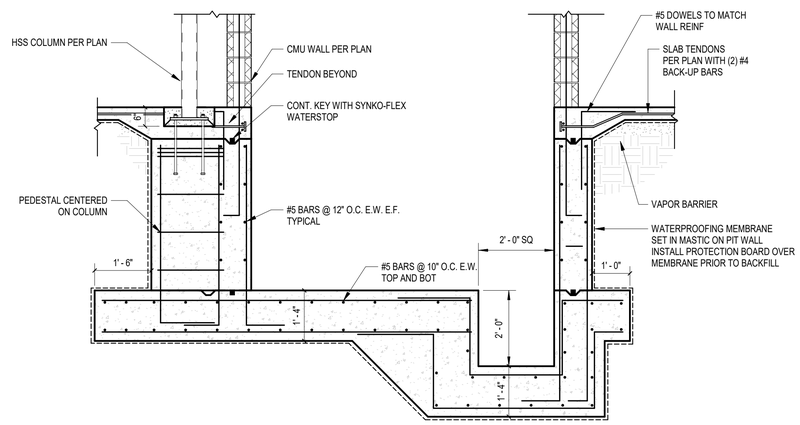
9 TYPICAL GRADE BEAM TRANSITION
3/4" = 1'-0"



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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STATE OF LOUISIANA
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6/3/2025

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

FOUNDATION DETAILS

S301

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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

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

PLAN LEGEND

TRUSS MARK — FT-1 @ 24" — TRUSS SPACING

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.

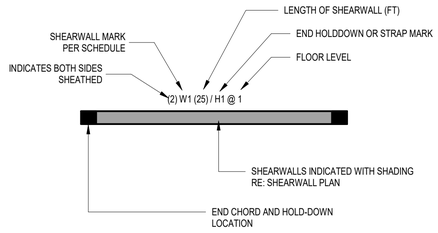
SEE PLAN FOR POSSIBLE EXCEPTIONS TO THIS SCHEDULE.

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



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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ISSUED: 08/30/24

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6/3/2025
RYAN C. DUNLEY
License No. 42707
PROFESSIONAL ENGINEER
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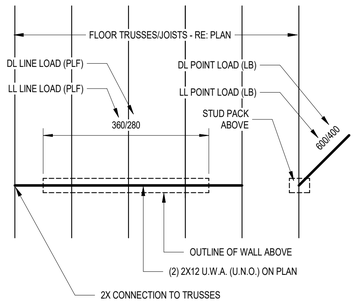
SCHEDULES AND LEGENDS

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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

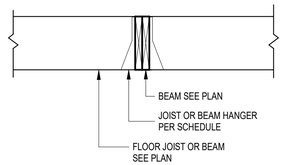
BEAM OR JOIST SIZE	SIMPSON HANGER	BEAM OR JOIST SIZE	SIMPSON HANGER
2x6	LUS26	226	HHUS26-2
2x8	LUS28	228	HHUS28-2
2x10	LUS210	2210	HHUS210-2
2x12	LUS210	2212	HHUS212-2
328	LUS28-3	LVL122	HGUS410
3210	LUS210-3	LVL123	HGUS410
3212	LUS210-3	LVL182	HGUS414
LVL242	HGU3.63-SDS	LVL183	HGUS5.50/14
LVL243	HGU5.50/SDS		

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.

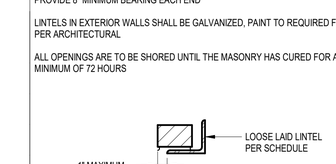
LAP SPLICE REQUIREMENTS:
#6 BARS OR LESS - 44 BAR DIAMETERS
#7 BAR OR GREATER - 55 BAR DIAMETERS

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

COLUMN DESIGNATION

NOTES:

REFER TO DETAILS FOR GANGED STUD FASTENING.

MASONRY VENEER LOOSE LINTEL SCHEDULE

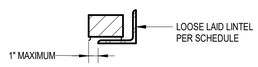
CLEAR SPAN	ANGLE SIZE (LLV)
UP TO 4'-0"	L4x3.5x5/16
4'-1" TO 6'-1"	L6x3.5x5/16
6'-1" TO 8'-0"	L6x4x3/8

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.

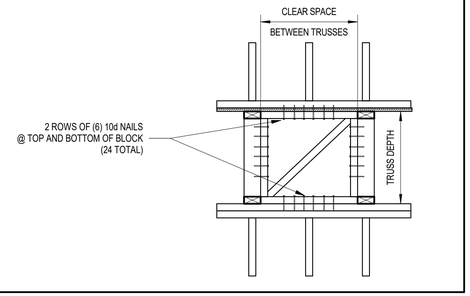
A MINIMUM OF 2 SHEAR BLOCKS SHALL BE PROVIDED ABOVE EVERY SHEARWALL.

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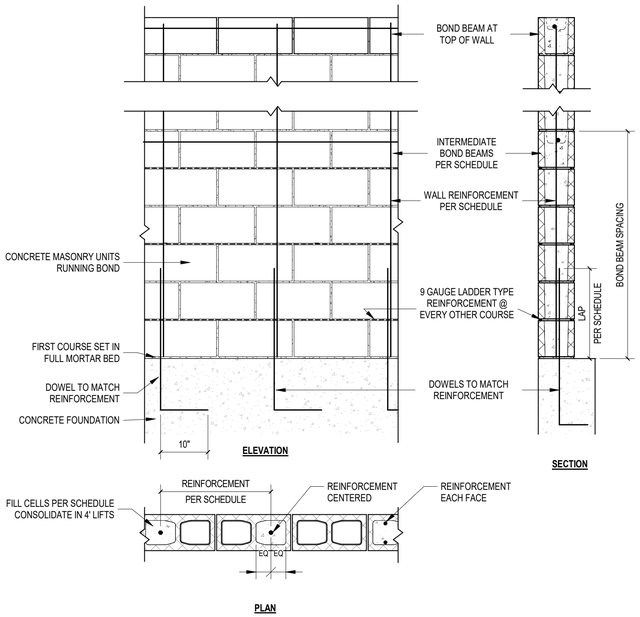
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6/3/2025
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License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

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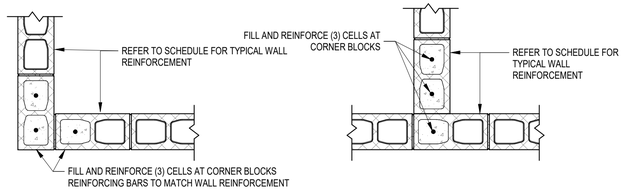
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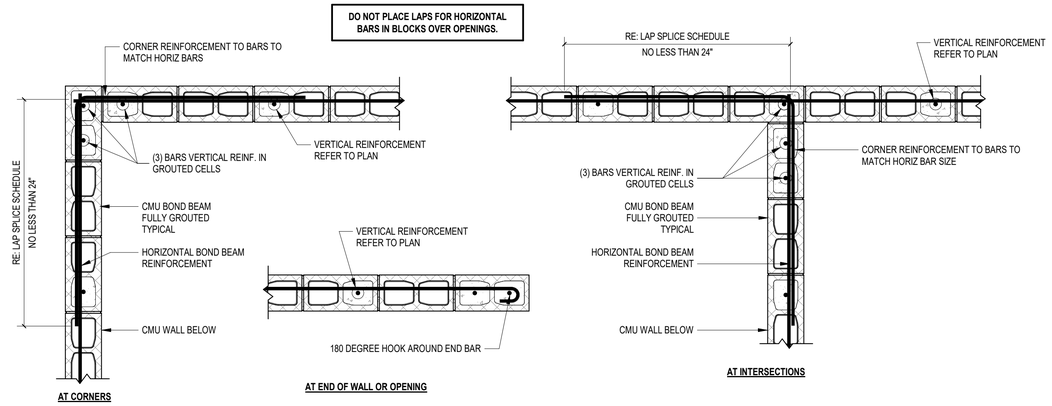
1 TYPICAL CMU WALL CONSTRUCTION

3/4" = 1'-0"



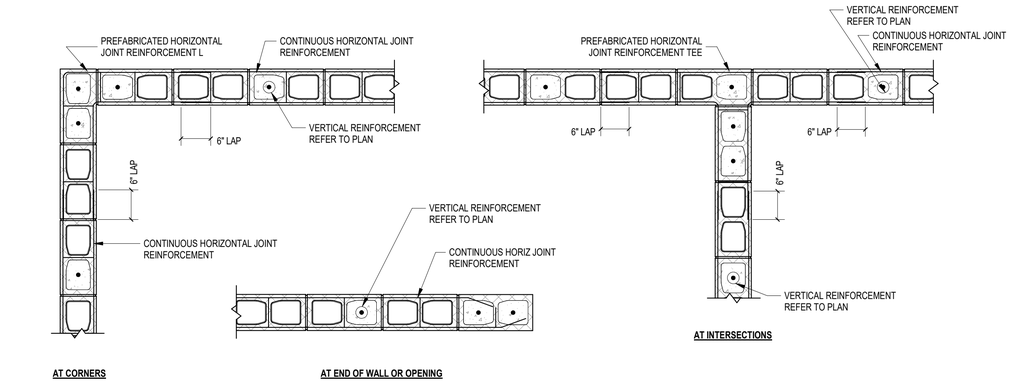
4 TYPICAL CMU WALL INTERSECTION

3/4" = 1'-0"



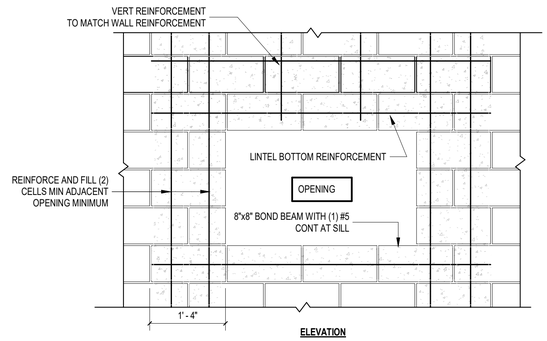
2 TYPICAL CMU BOND BEAM

3/4" = 1'-0"



3 TYPICAL HORIZONTAL JOINT REINFORCEMENT

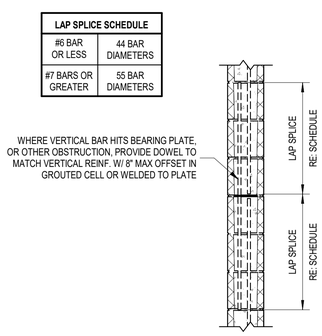
3/4" = 1'-0"



5 TYPICAL CMU OPENING

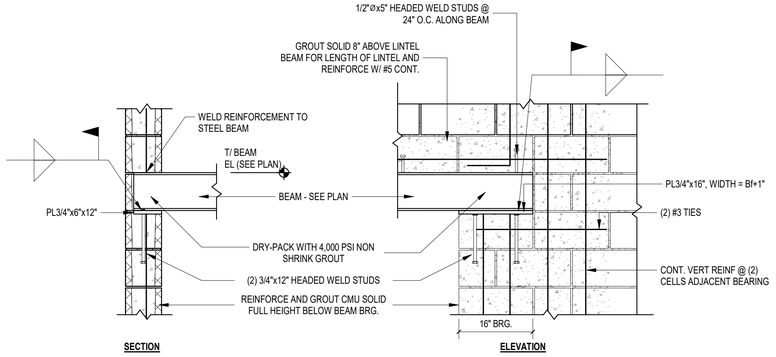
3/4" = 1'-0"

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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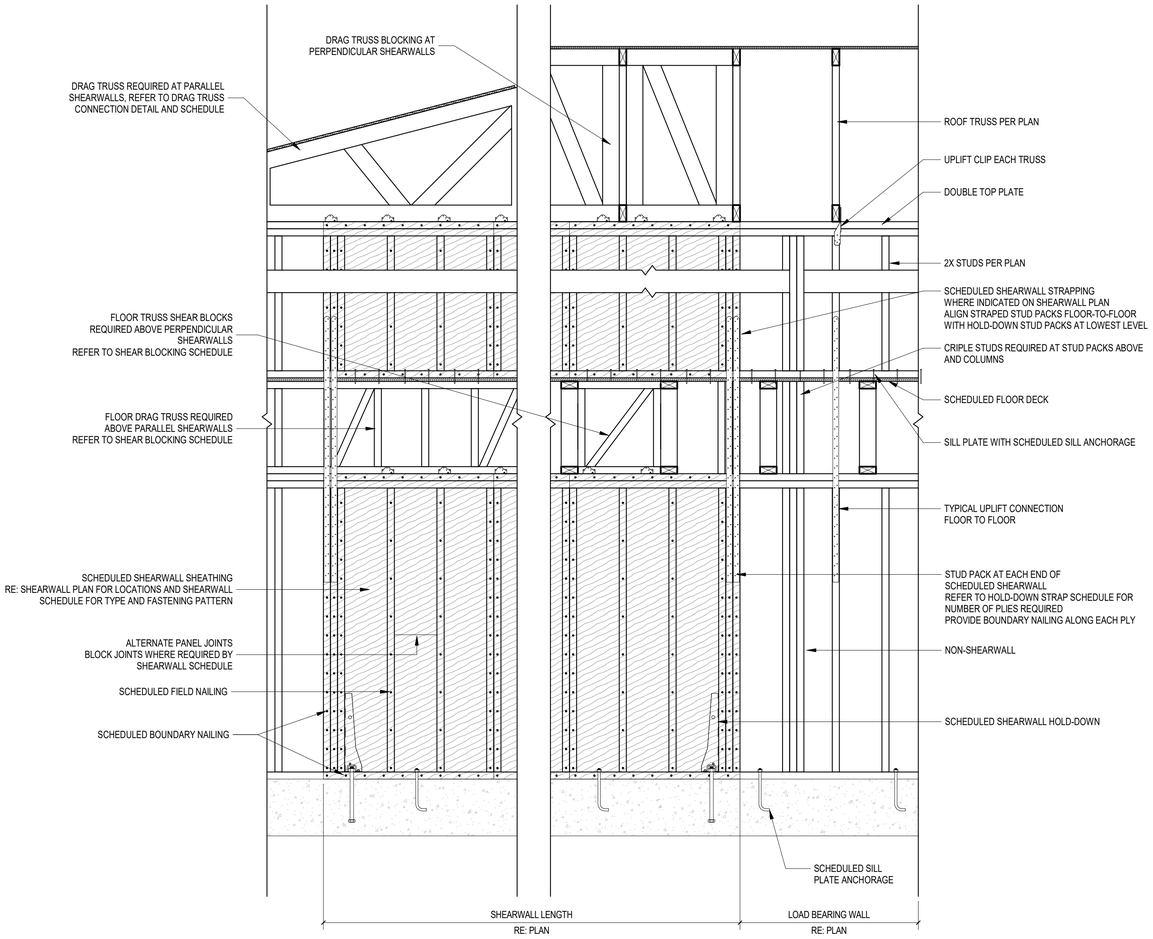
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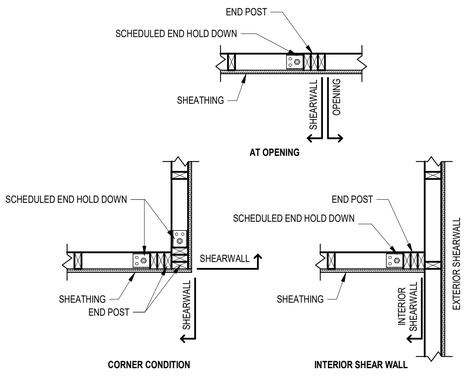
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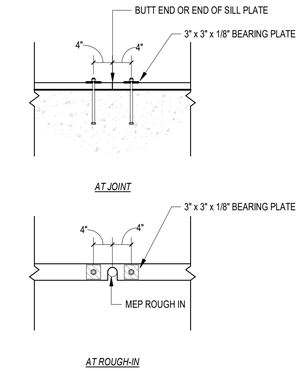
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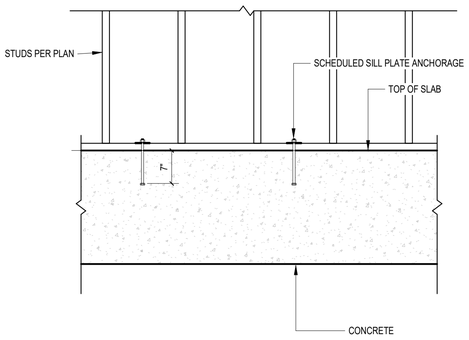
1 TYPICAL MULTI-STORY SHEARWALL
3/4" = 1'-0"



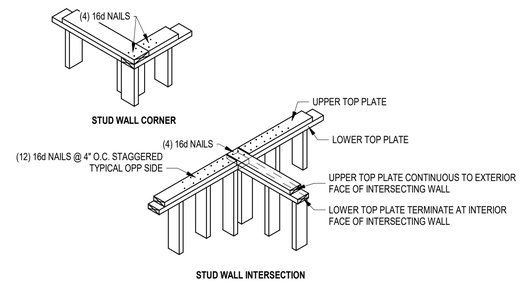
2 TYPICAL SHEARWALL CONDITIONS
3/4" = 1'-0"



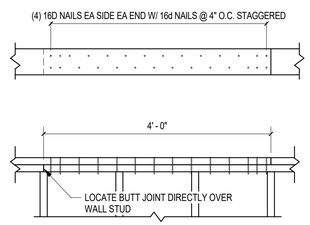
3 TYPICAL SILL ANCHORAGE AT JOINT
3/4" = 1'-0"



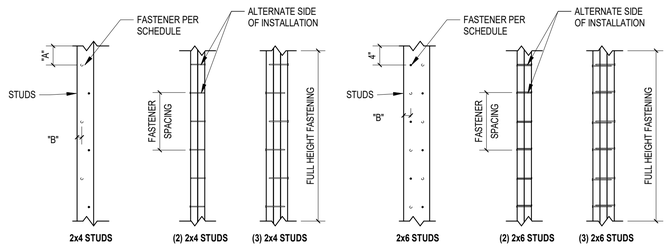
4 TYPICAL SILL ANCHORAGE
3/4" = 1'-0"



5 TYPICAL TOP PLATE CONDITIONS
3/8" = 1'-0"

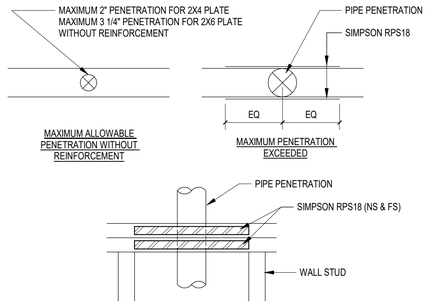


6 TYPICAL TOP PLATE SPLICE
3/4" = 1'-0"



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"



8 TYPICAL TOP PLATE PENETRATION
1 1/2" = 1'-0"

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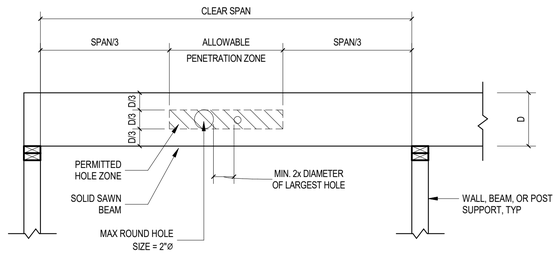
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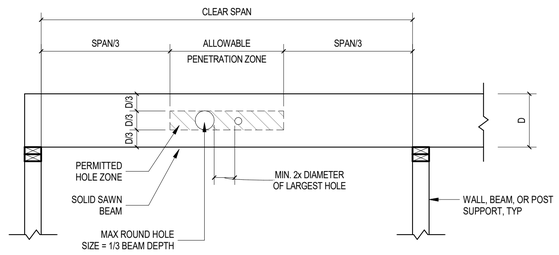


NOTES:

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:

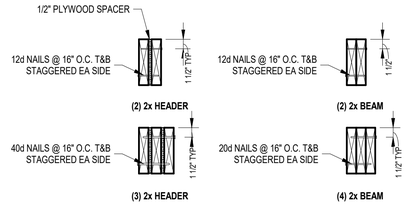
1. DETAIL APPLIES TO SOLID SAWN HEADERS OR BEAMS WITH DEPTHS GREATER THAN 7 1/4".
2. ALLOWABLE HOLES INDICATED ARE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADING ONLY.
3. HOLES MUST BE ROUND. SQUARE HOLES NOT PERMITTED.
4. HOLES ARE PERMITTED TO BE PLACED IN THE MIDDLE 1/3 OF THE SPAN IN THE MIDDLE 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"

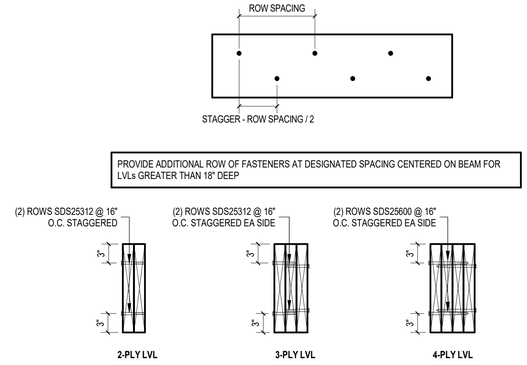
3 TYPICAL BUILT-UP HEADER/BEAM

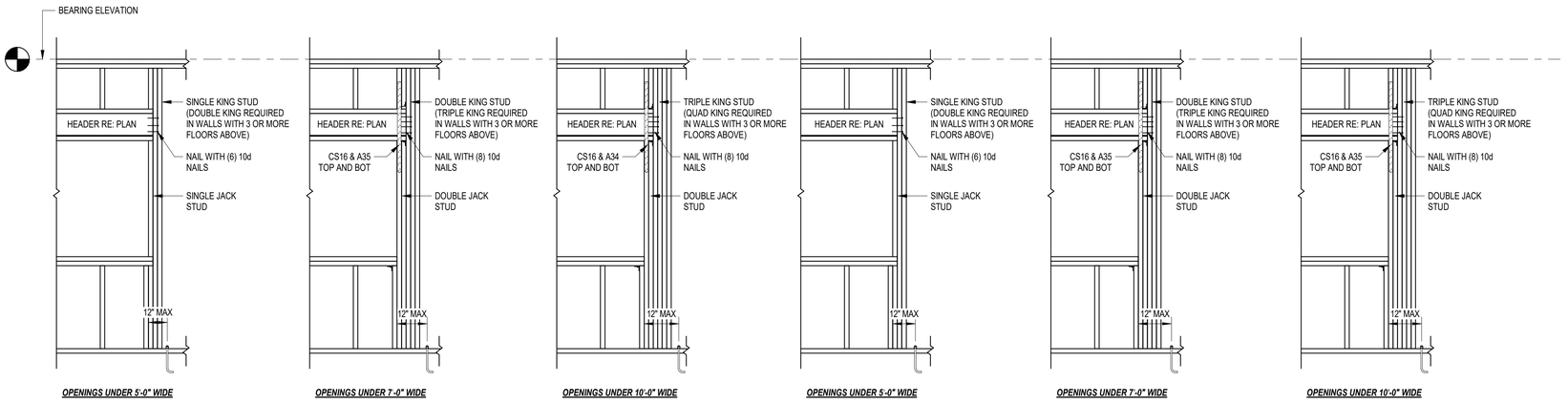
1" = 1'-0"



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

5 TYPICAL JACK AND KING STUD DETAIL

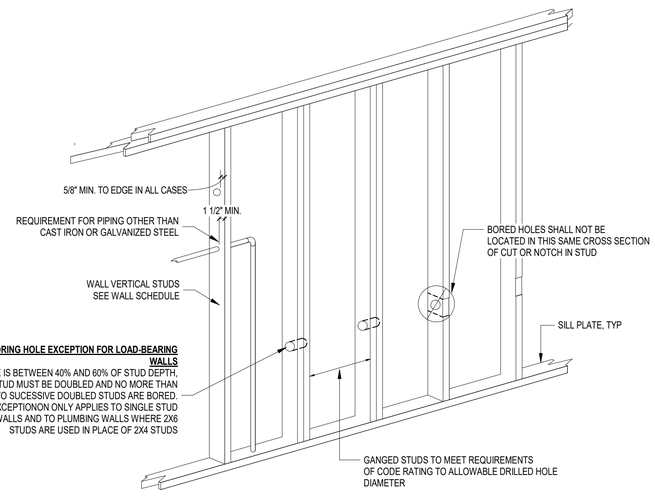
1/2" = 1'-0"

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.

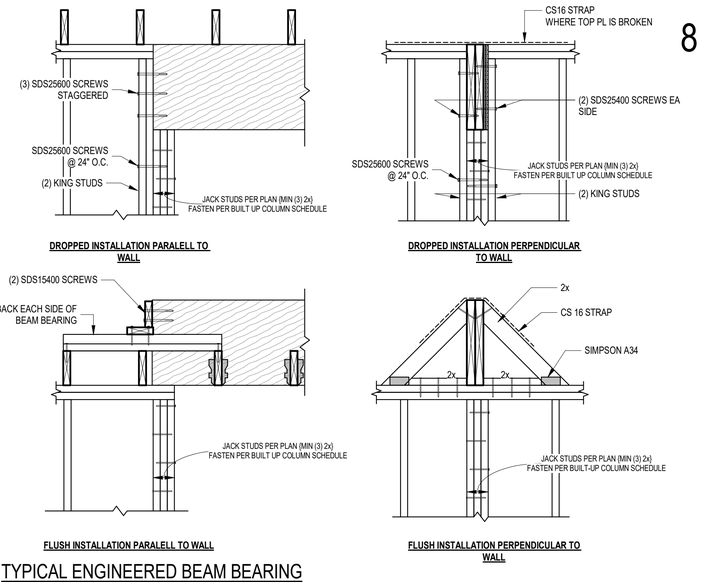


BORING HOLE EXCEPTION FOR LOAD-BEARING WALLS

IF HOLE IS BETWEEN 40% AND 60% OF STUD DEPTH, THEN STUD MUST BE DOUBLED AND NO MORE THAN TWO SUCESSIVE 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"

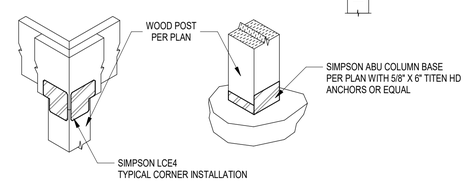


7 TYPICAL ENGINEERED BEAM BEARING

3/4" = 1'-0"

8 TYPICAL STAND ALONE POST DETAIL

3/4" = 1'-0"



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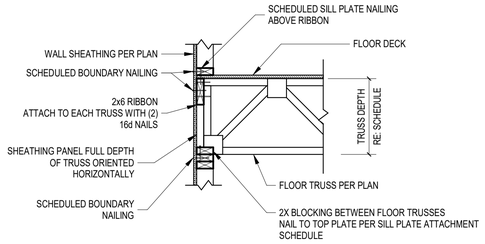
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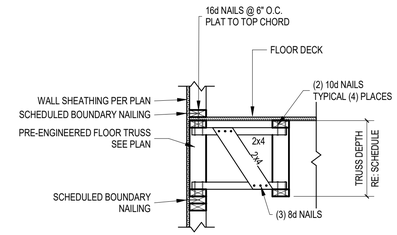
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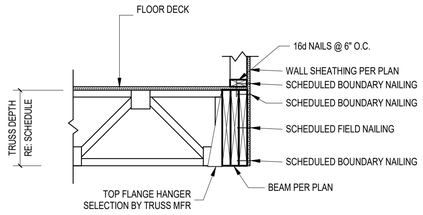
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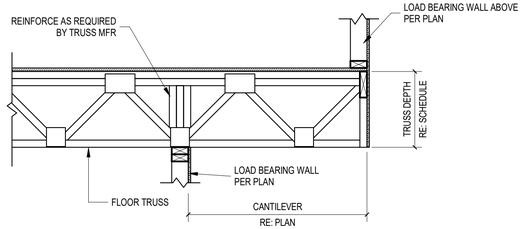
1 FLOOR TRUSS BEARING AT EXTERIOR WALL
3/4" = 1'-0"



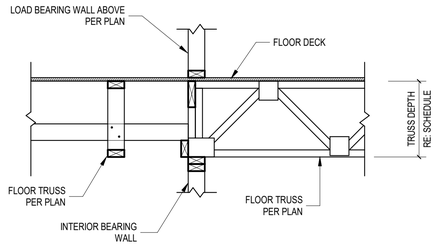
2 TYPICAL FLOOR TRUSS PARALLEL TO WALL
3/4" = 1'-0"



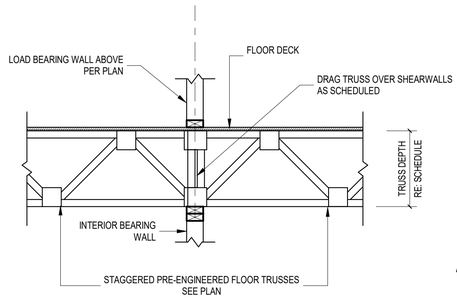
3 TYPICAL FLOOR TRUSS AT EXTERIOR BEAM
3/4" = 1'-0"



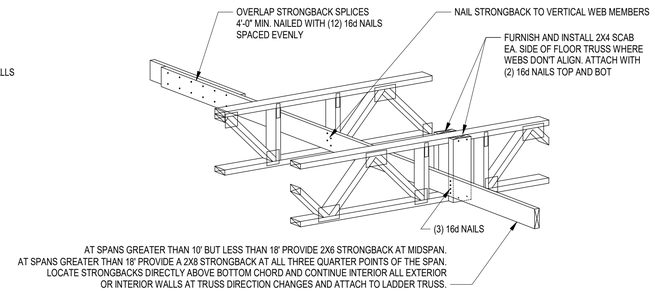
4 TYPICAL CANTILEVERED FLOOR TRUSS
3/4" = 1'-0"



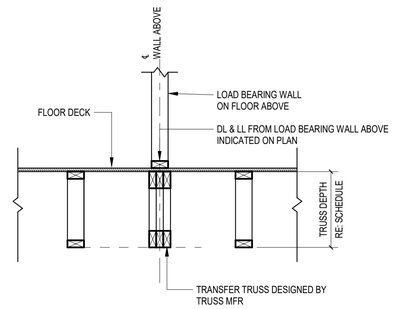
5 TYPICAL FLOOR TRUSS AT DIRECTION CHANGE
3/4" = 1'-0"



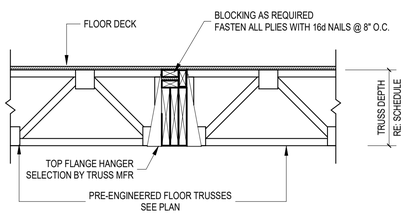
6 TYPICAL FLOOR TRUSS AT INTERIOR WALL
3/4" = 1'-0"



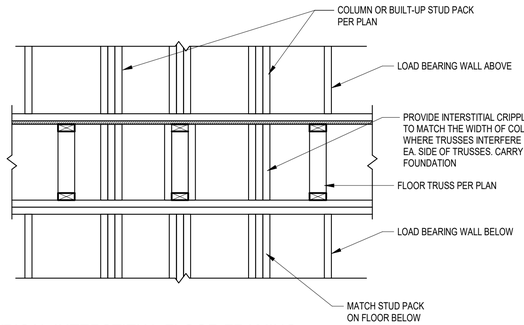
7 TYPICAL FLOOR TRUSS STRONGBACK
1/2" = 1'-0"



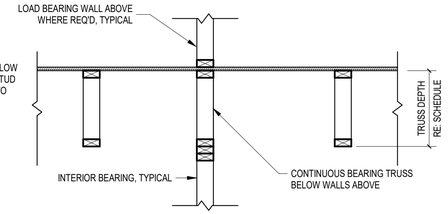
8 TYPICAL TRANSFER TRUSS
3/4" = 1'-0"



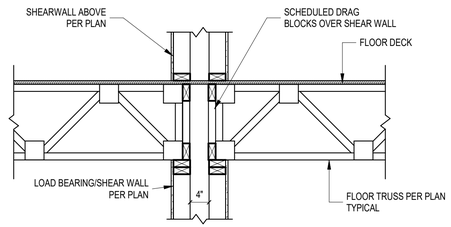
9 TYPICAL FLOOR TRUSS AT BEAM
3/4" = 1'-0"



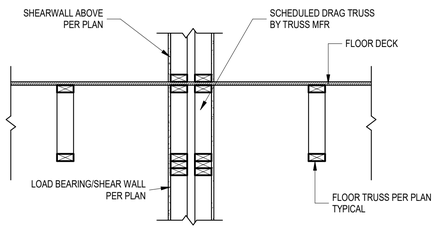
10 TYPICAL INTERSTITIAL FLOOR FRAMING
3/4" = 1'-0"



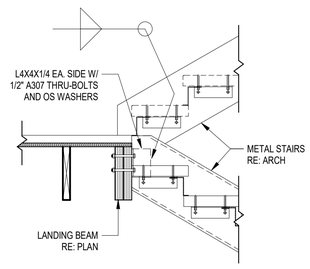
11 TYPICAL CONTINUOUS BEARING TRUSS
3/4" = 1'-0"



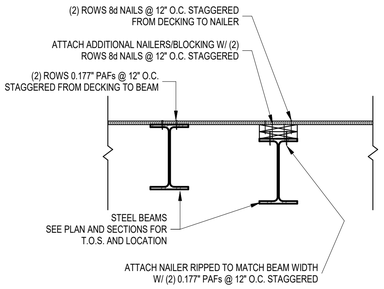
12 FLOOR TRUSS BEARING AT INTERIOR SHEARWALL
3/4" = 1'-0"



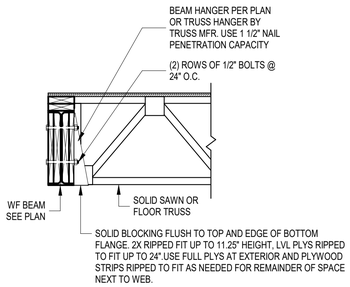
13 TYPICAL FLOOR TRUSS PARALLEL TO INTERIOR SHEARWALL
3/4" = 1'-0"



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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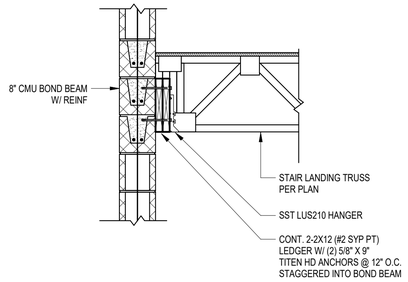
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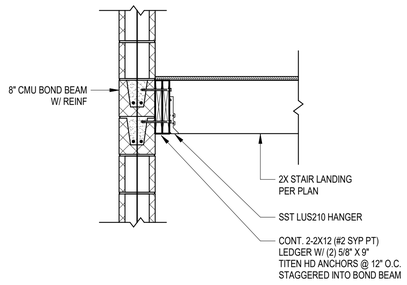
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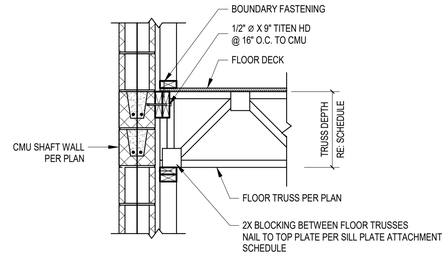
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BATON ROUGE, LOUISIANA 70809



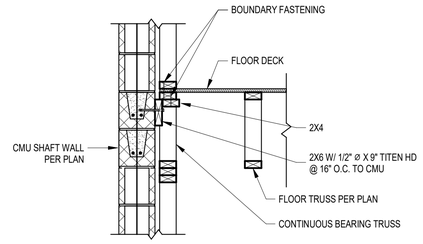
1 TYPICAL SECTION AT FLOOR LANDING
3/4" = 1'-0"



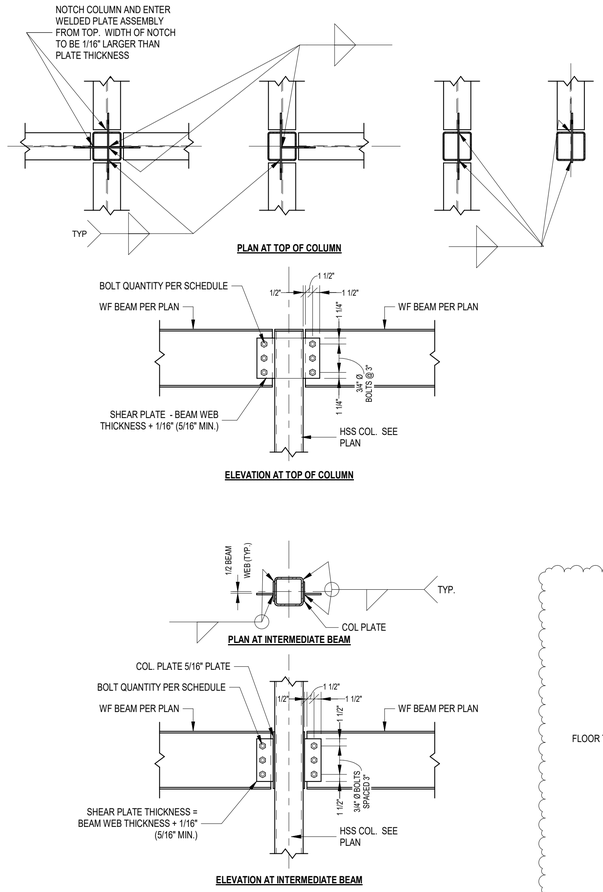
2 TYPICAL SECTION AT MID LANDING
3/4" = 1'-0"



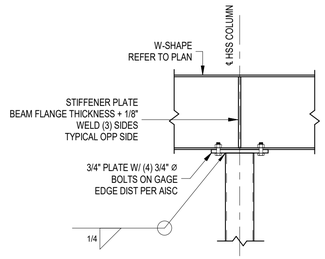
3 TYPICAL FLOOR TRUSS BEARING AT SHAFTWALL
3/4" = 1'-0"



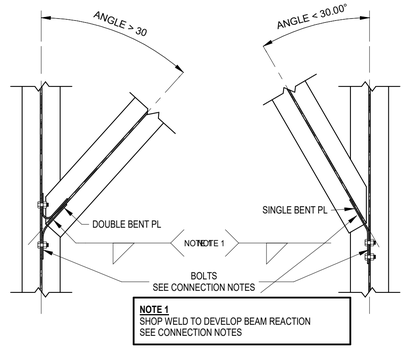
4 TYPICAL FLOOR TRUSS PARALELL TO SHAFTWALL
3/4" = 1'-0"



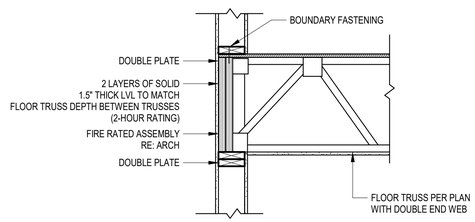
5 TYPICAL WIDE FLANGE TO HSS SHEAR CONNECTION
3/4" = 1'-0"



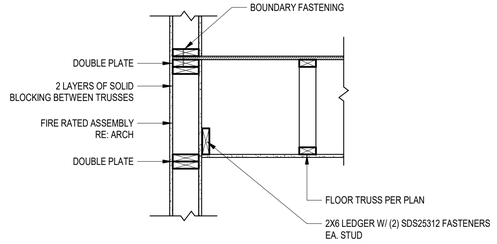
6 TYPICAL BEAM OVER COLUMN - PINNED
3/4" = 1'-0"



7 TYPICAL SKEWED BEAM TO BEAM SHEAR CONNECTION
3/4" = 1'-0"



9 FLOOR LEVEL SECTION AT CHUTE
3/4" = 1'-0"



10 FLOOR LEVEL SECTION PARALLEL TO CHUTE
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.

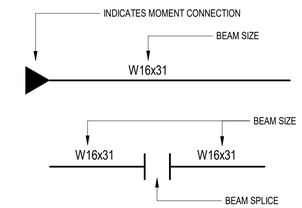
ALL CONNECTIONS ON DRAWINGS SHALL DEVELOP AT MINIMUM ONE-HALF OF THE TOTAL ALLOWABLE UNIFORM LOAD CAPACITY OF THE BEAM FOR THE GIVEN SPAN IN THE AISC MANUAL OF STEEL CONSTRUCTION BEAM TABLES. GREATER LOADINGS WILL BE INDICATED ON DRAWINGS.

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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REVISIONS
2 7/17/2025 Addendum 04

JOB NUMBER: 25-0278
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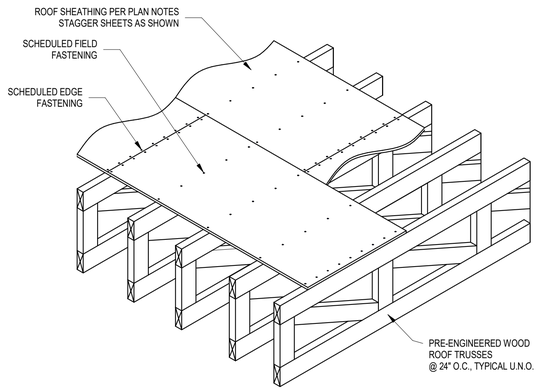
STATE OF LOUISIANA
RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
7/17/2025

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

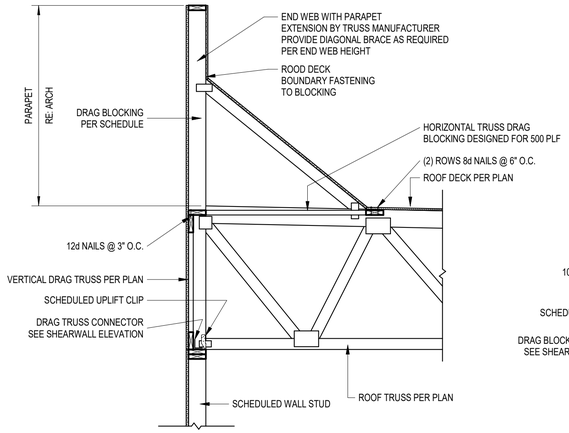
DETAILS

S504

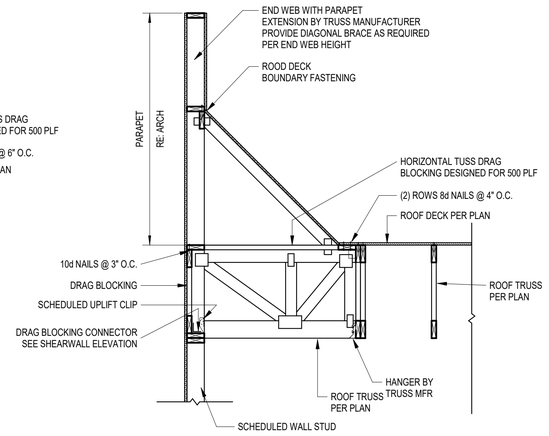
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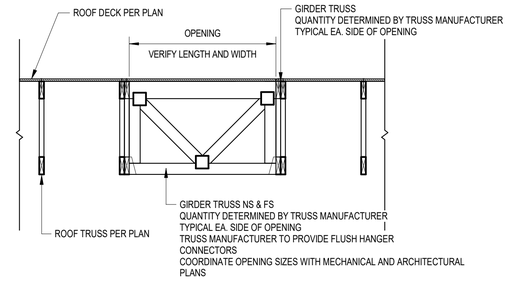
1 TYPICAL ROOF SHEATHING DETAIL
3/4" = 1'-0"



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"

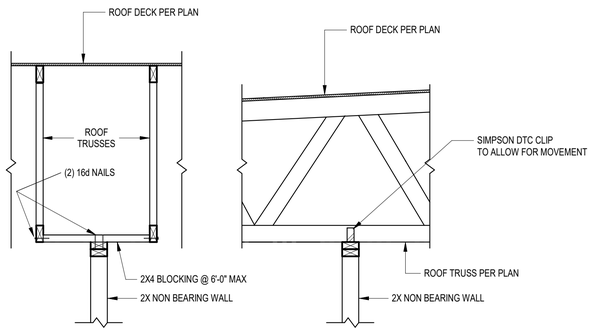
SHEARWALL TYPE	A35 ANCHOR SPACING
G1 & G2	60" O.C.
G3 & W1	18" O.C.
W2 & W3	12" O.C.
W4	10" O.C.

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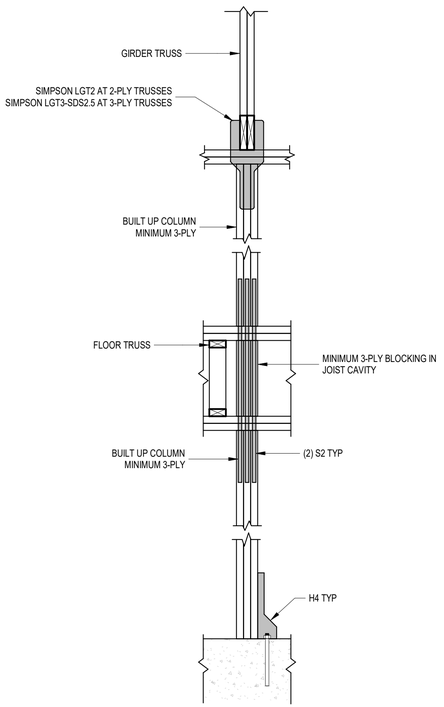
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License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

DETAILS

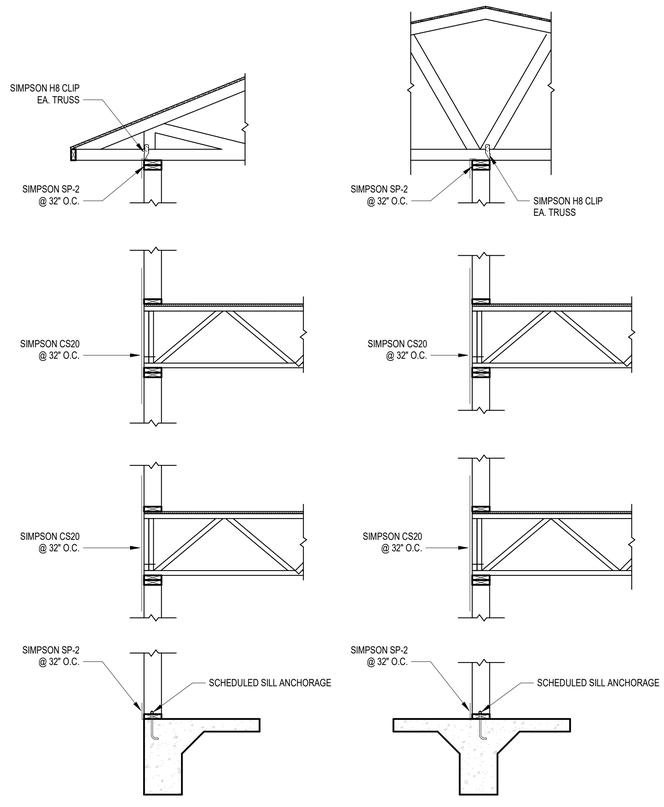
S505

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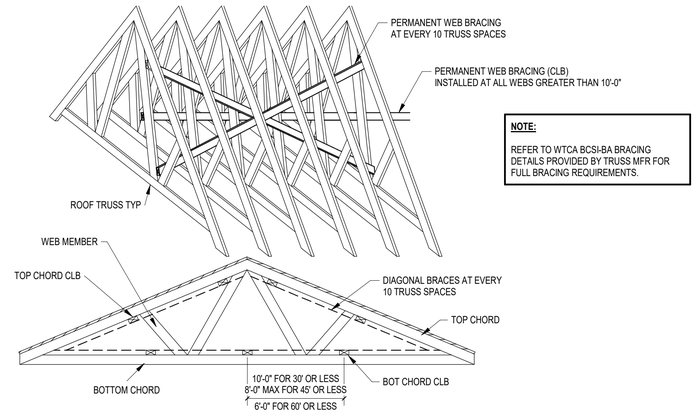
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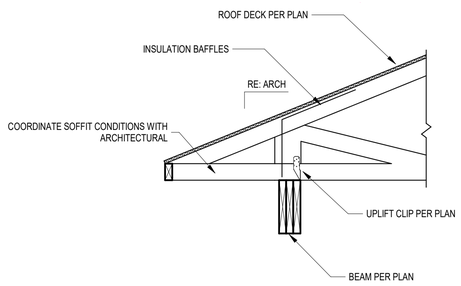
1 TYPICAL GIRDER TRUSS HOLDDOWN
3/4" = 1'-0"



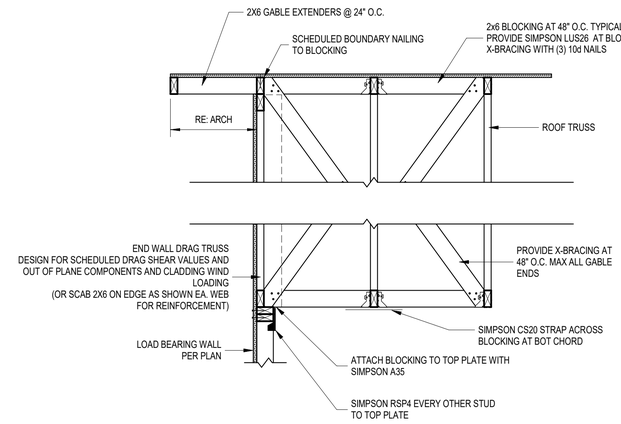
2 UPLIFT STRAP CONNECTIONS AT ROOF BEARING WALLS (MULTI-STORY)
1/2" = 1'-0"



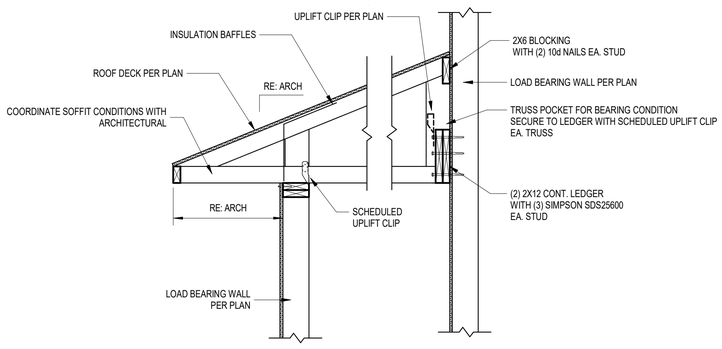
3 TYPICAL ROOF TRUSS BRACING
3/4" = 1'-0"



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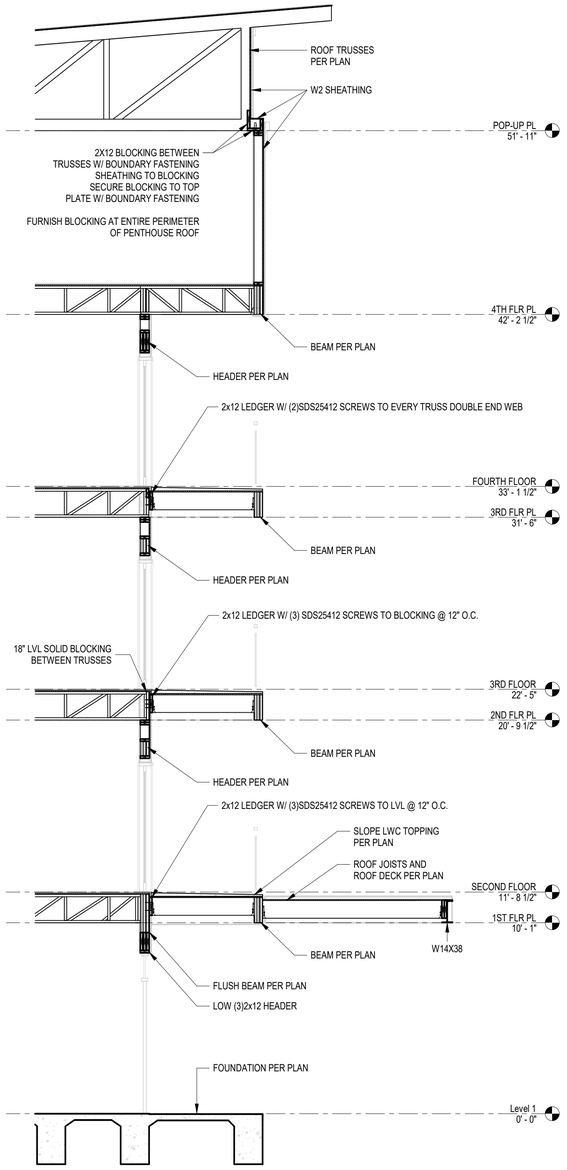
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License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
6/3/2025

DETAILS

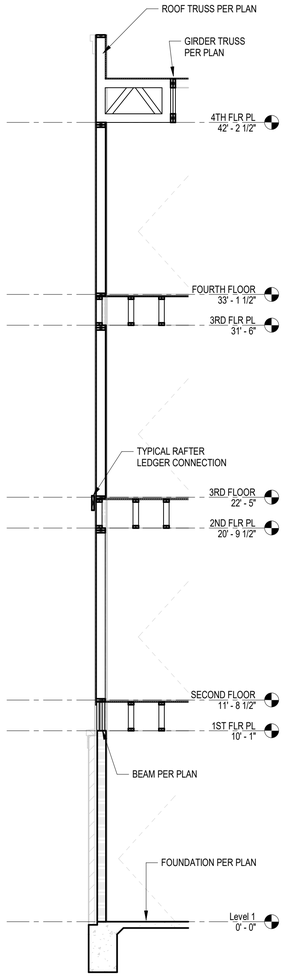
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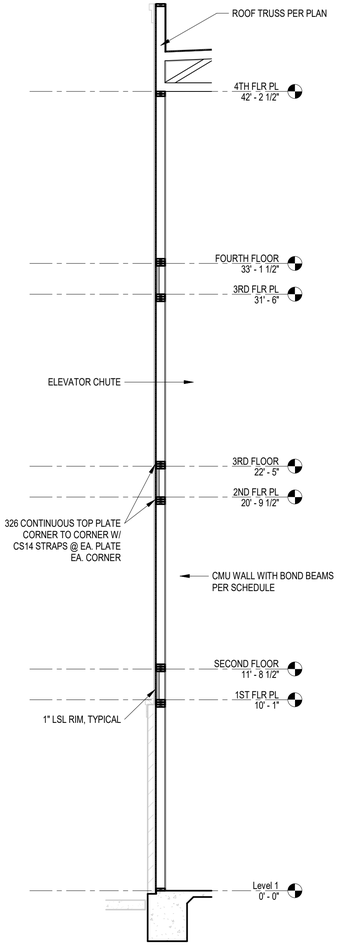
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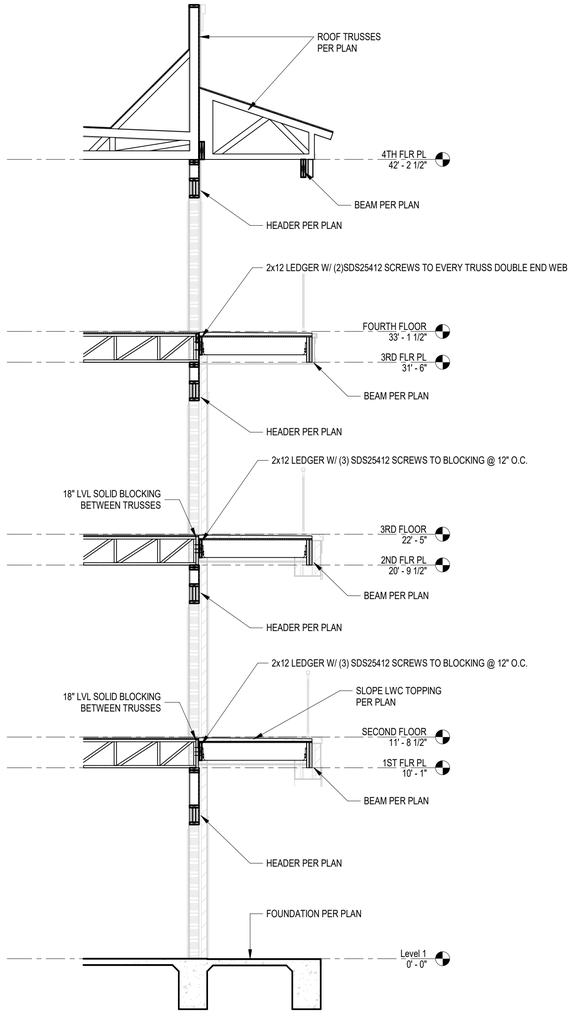
1 SECTION
1/4" = 1'-0"



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



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



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

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1	6/4/2025	Addendum 03
2	7/17/2025	Addendum 04

JOB NUMBER: 25-0278
ISSUED: 04/24/25

PRELIMINARY
NOT FOR CONSTRUCTION

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RYAN C. DUNLEVY
License No. 42707
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
7/17/2025

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*

*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.

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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

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.

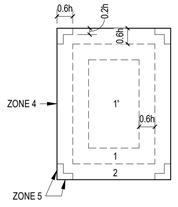
CONCRETE FOR POST-TENSIONED FOUNDATIONS SHALL ACHIEVE A MINIMUM STRENGTH OF 1,500 PSI PRIOR TO FULL TENDON ELONGATIONS. TENDONS SHALL BE STRESSED AS EARLY AS POSSIBLE AFTER THIS STRENGTH HAS BEEN OBTAINED TO REDUCE SHRINKAGE CRACKING.

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.

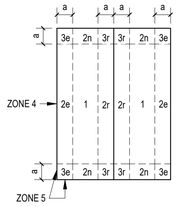
EACH TENDON ELONGATION SHALL BE MEASURED AND COMPARED TO THE REQUIRED ELONGATIONS. AN ELONGATION REPORT SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CUTTING AND GROUTING LIVE ENDS.

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.

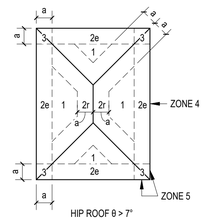
CONTRACTOR SHALL SUBMIT POST-TENSION LAYOUT SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CABLE FABRICATION. DRAWINGS SHALL SHOW ALL TENDON LOCATIONS AND IDENTIFY THE FORM TO FORM CABLE LENGTH FOR ELONGATION VERIFICATION, AS WELL AS FABRICATION LENGTH INCLUDING ALL NECESSARY ADJUSTMENTS 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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ISSUED: 09/19/24
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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 DCCUM	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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STATE OF LOUISIANA
RYAN C. DUNLEY
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SPECIAL INSPECTIONS

S700

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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.

44. DUCTBOARD SHALL BE USED FOR RECTANGULAR DUCTWORK WHERE FEASIBLE. (2)

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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.

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Drawn By: NO Checked By: GY

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FALCONER DR, COVINGTON, LA

REVISIONS

1	06/04/25	Addendum #3
2	07/14/25	Addendum #4

JOB NUMBER: 24-064
ISSUED: 04/25/2025
ISSUED FOR:
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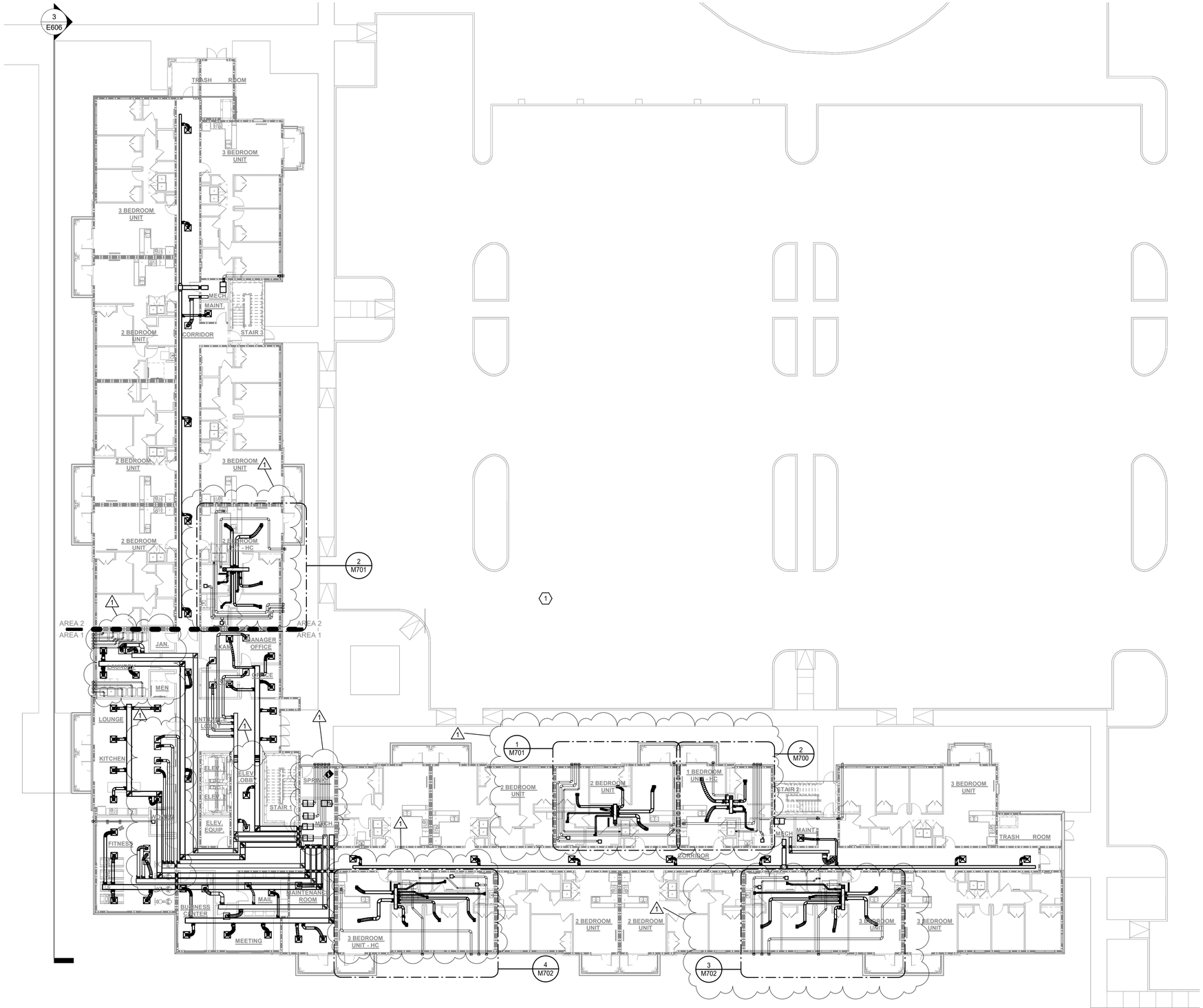
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STATE OF LOUISIANA
GENE YENARI
REG. No. 28528
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

MECHANICAL LEGEND & NOTES

M000

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1 OVERALL 1ST FLOOR MECHANICAL PLAN
1/16" = 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. 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.

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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

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

OVERALL 1ST FLOOR MECHANICAL PLAN

M200

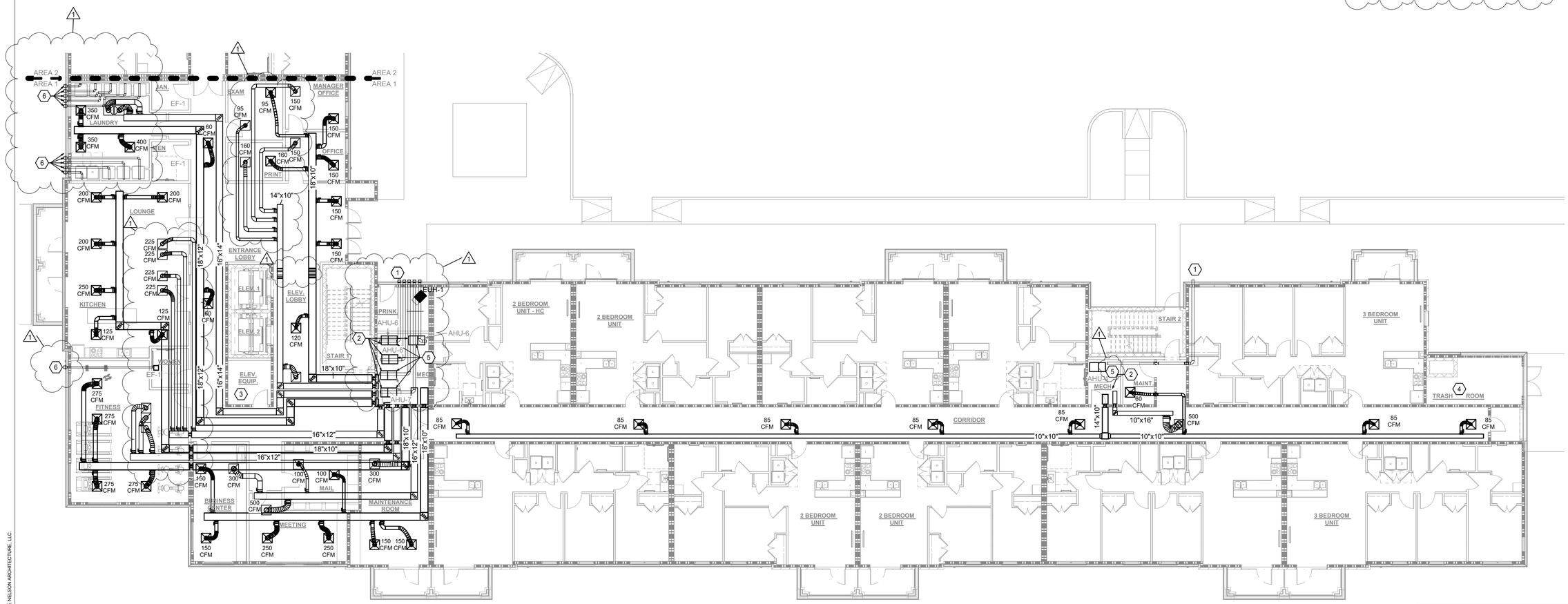
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3. COORDINATE ALL SHUTDOWNS WITH OWNER A MINIMUM OF 1 WEEK IN ADVANCE.

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.



N

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

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Drawn By: NO Checked By: GY

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REVISIONS

1	06/04/25	Addendum #3

JOB NUMBER: 24-064
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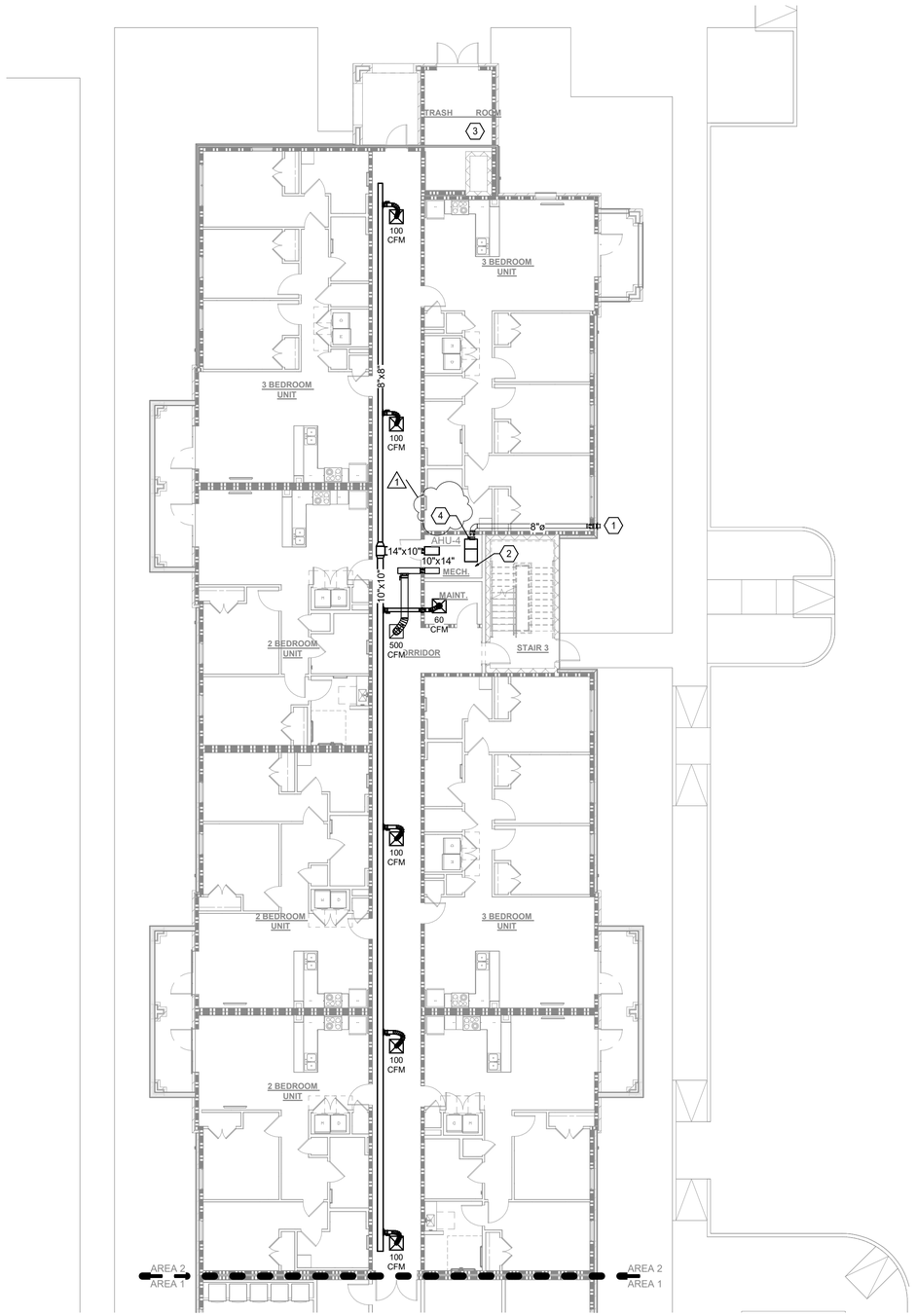
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REG. No. 28503
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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

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

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.
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.

1

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

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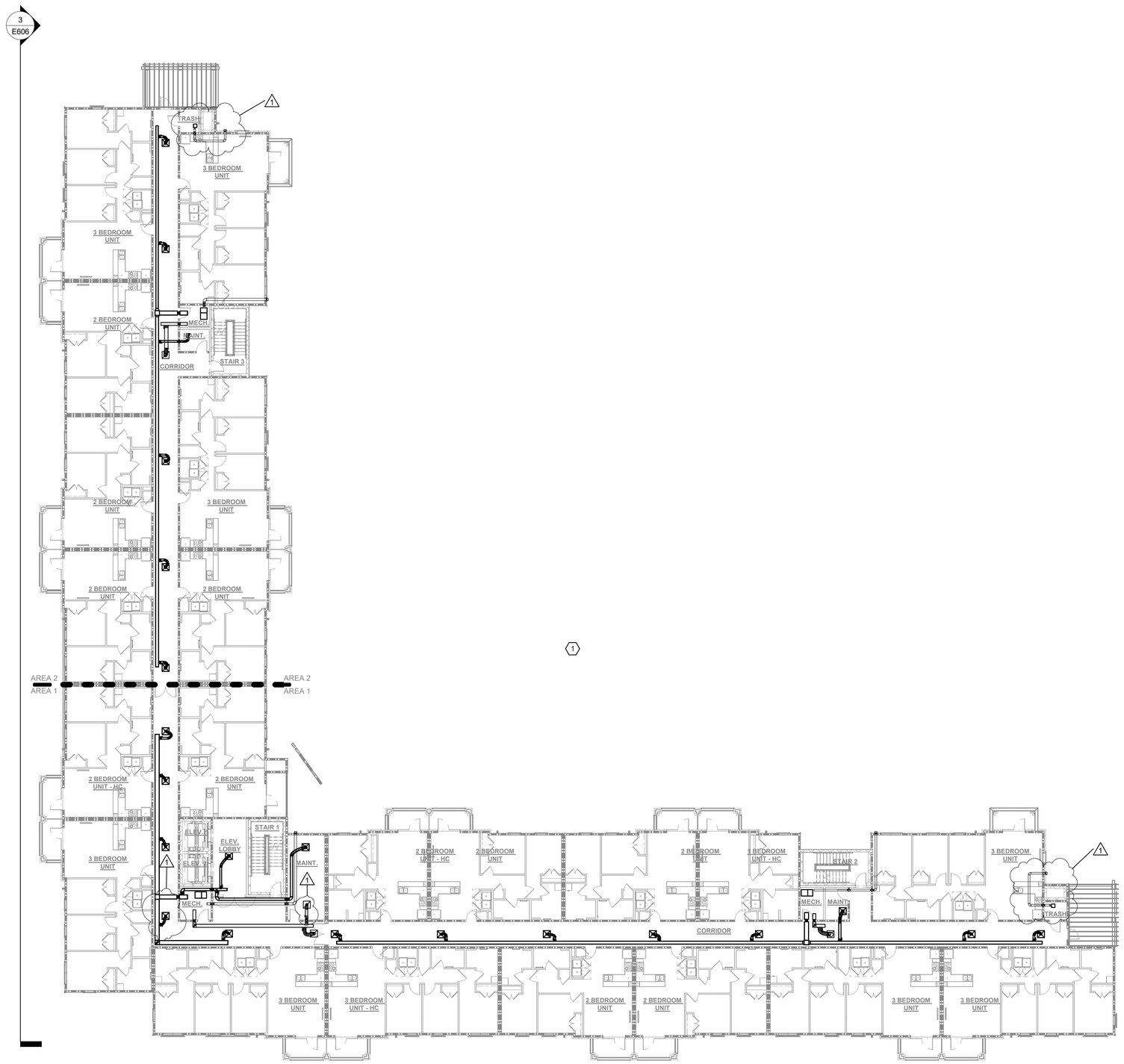
Job No.: 2505201 Designed By: LK
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PARTIAL 1ST FLOOR MECHANICAL PLAN - AREA 2

M202

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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.

1 OVERALL 2ND 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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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 2ND FLOOR MECHANICAL PLAN

M203

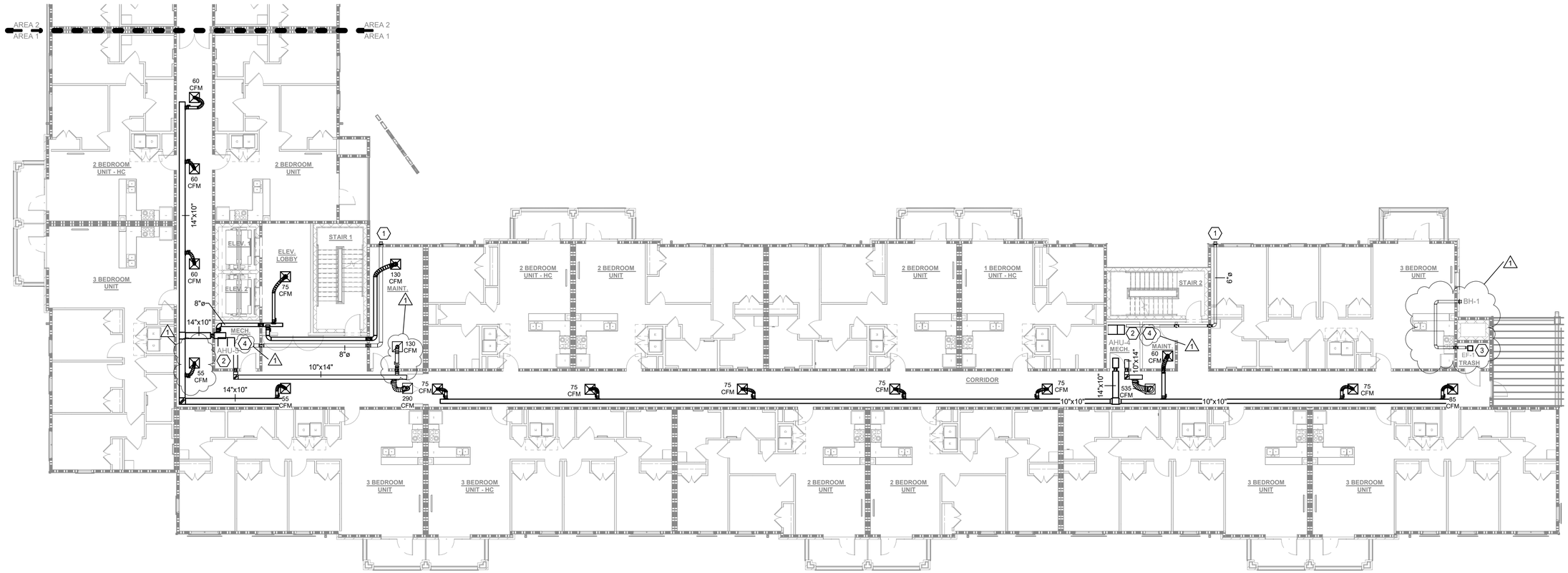
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GENERAL NOTES

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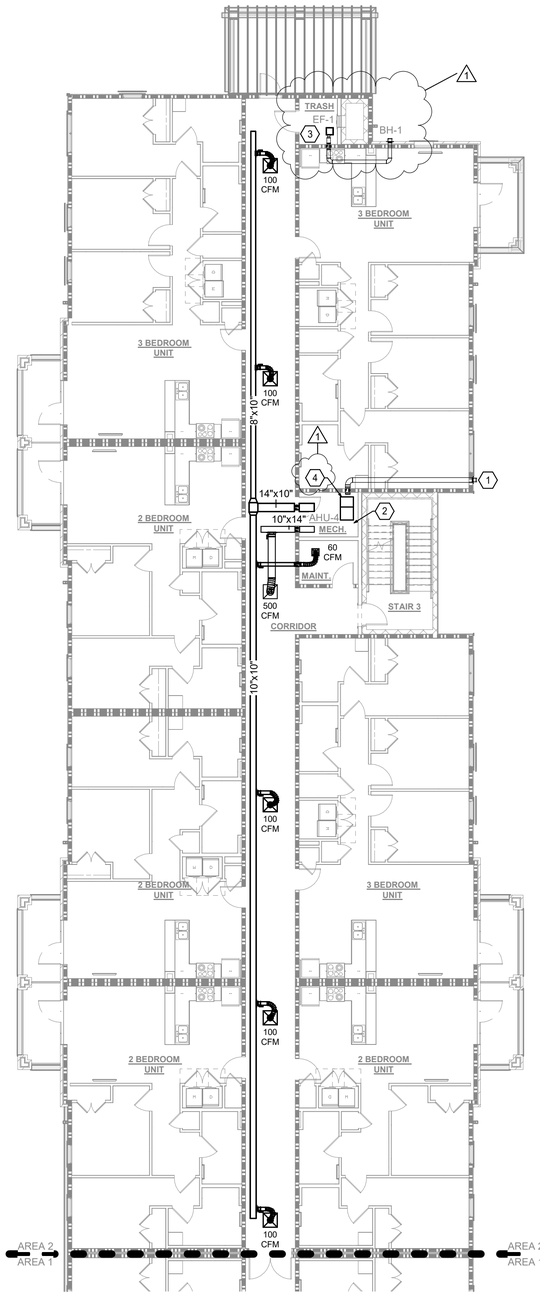
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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 1

M204

PHASE: PERMIT



N

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

GENERAL NOTES

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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.

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

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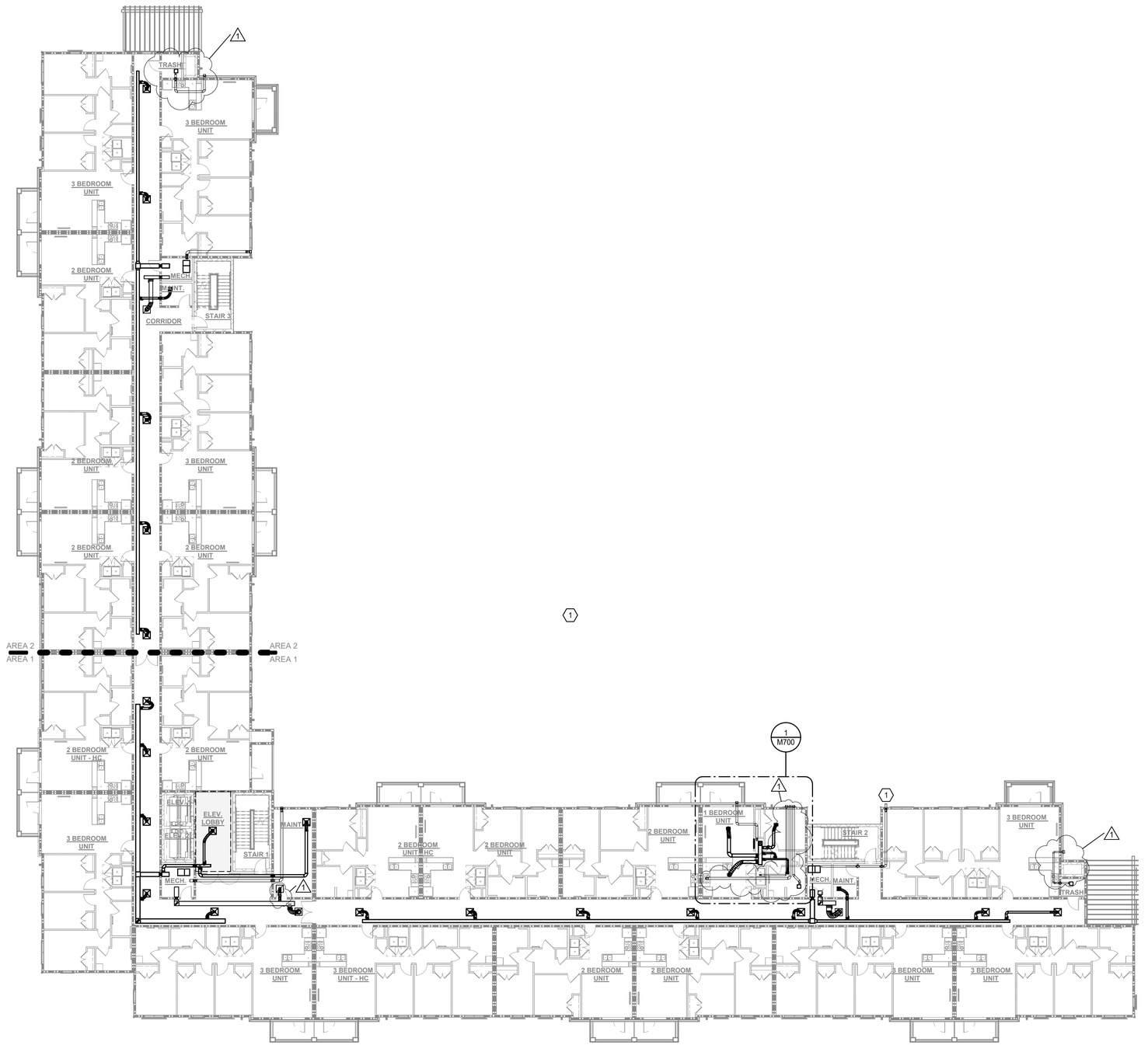
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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

PARTIAL 2ND FLOOR MECHANICAL PLAN - AREA 2

M205

PHASE: PERMIT



N

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

GENERAL NOTES

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SPECIFIC NOTES

1. SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

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MECHANICAL ENGINEERING
04.25.2025

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

OVERALL 3RD FLOOR MECHANICAL PLAN

M206

PHASE: PERMIT

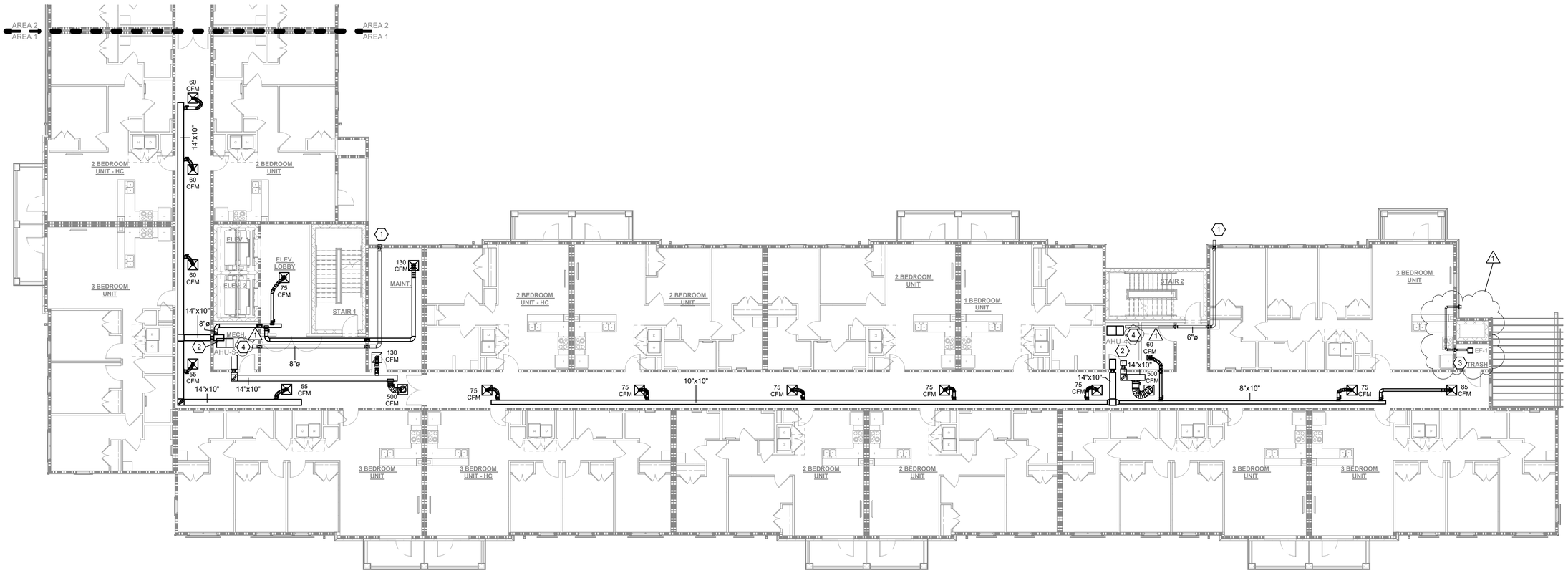
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N

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

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

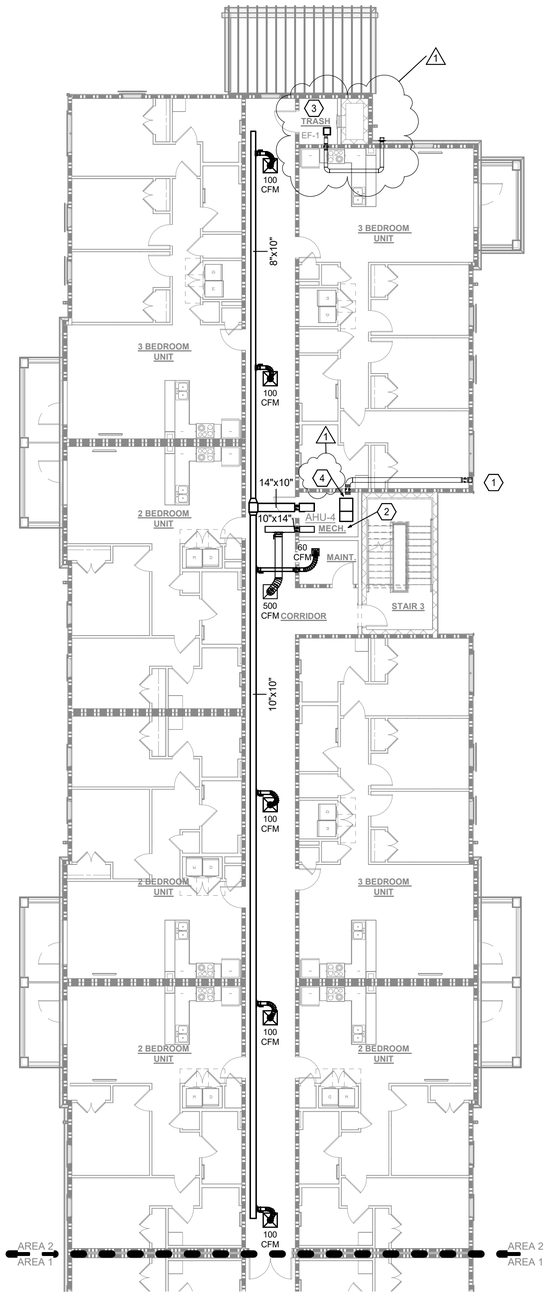
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

PARTIAL 3RD FLOOR MECHANICAL PLAN - AREA 1

M207

PHASE: PERMIT



N

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

GENERAL NOTES

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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

CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

REVISIONS

1	06/04/25	Addendum #3

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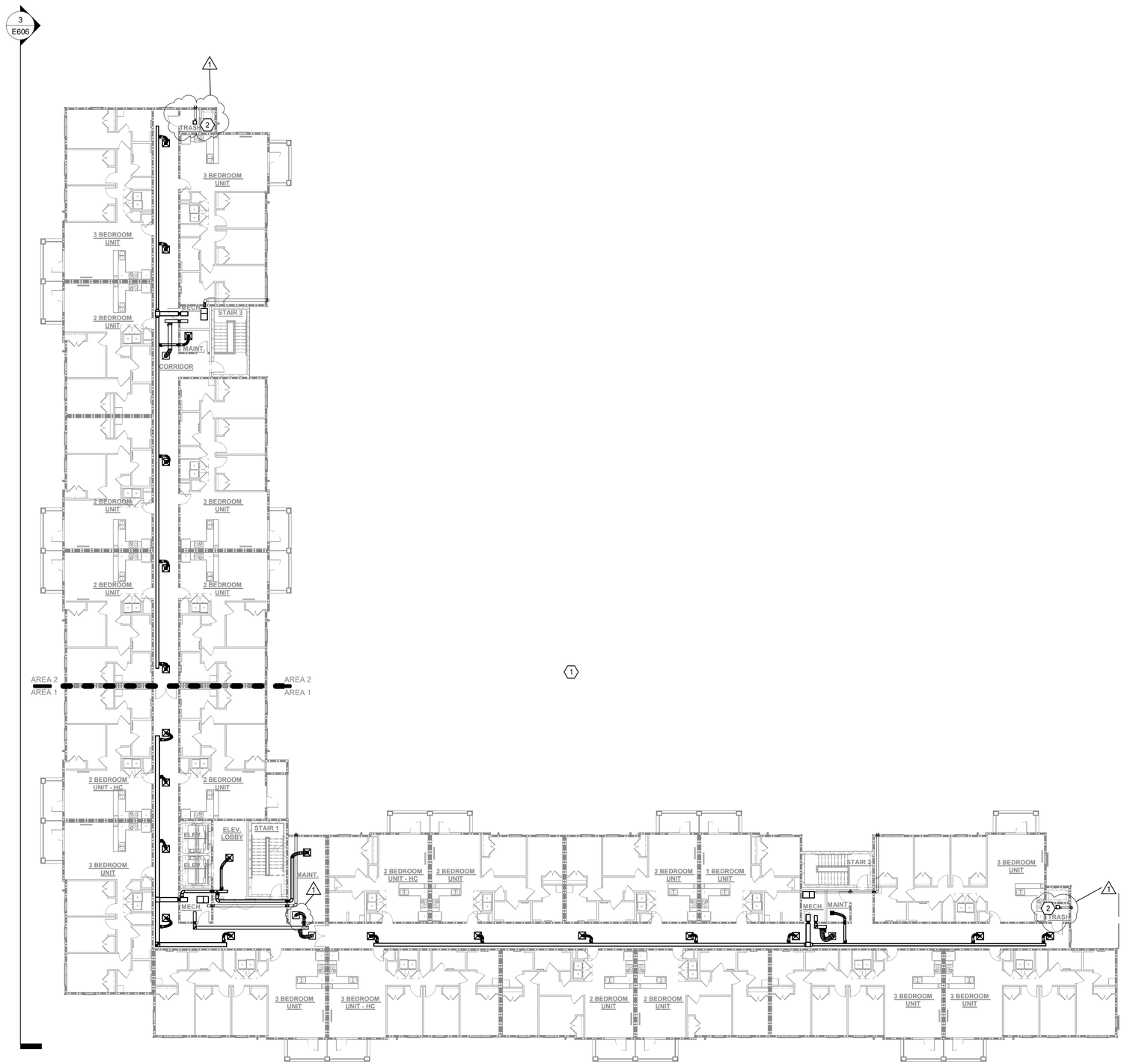
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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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 YENARI
REG. No. 28523
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 4TH FLOOR MECHANICAL PLAN

M209

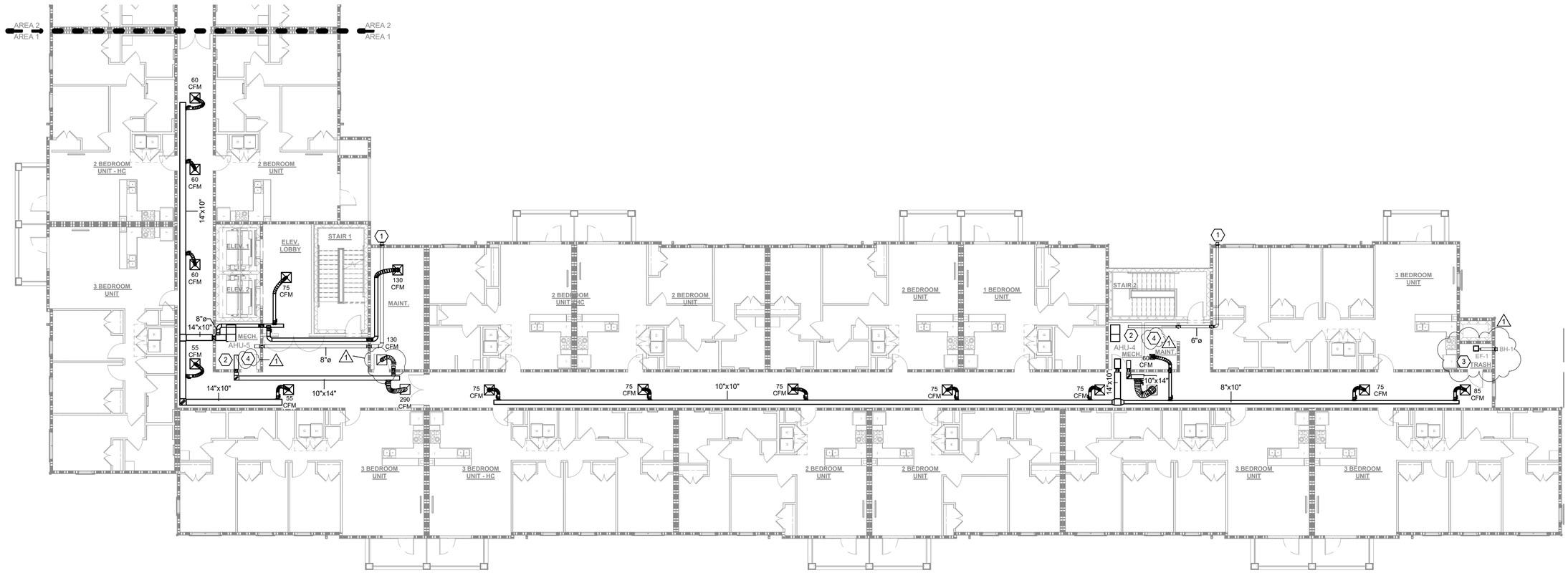
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N

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

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CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

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

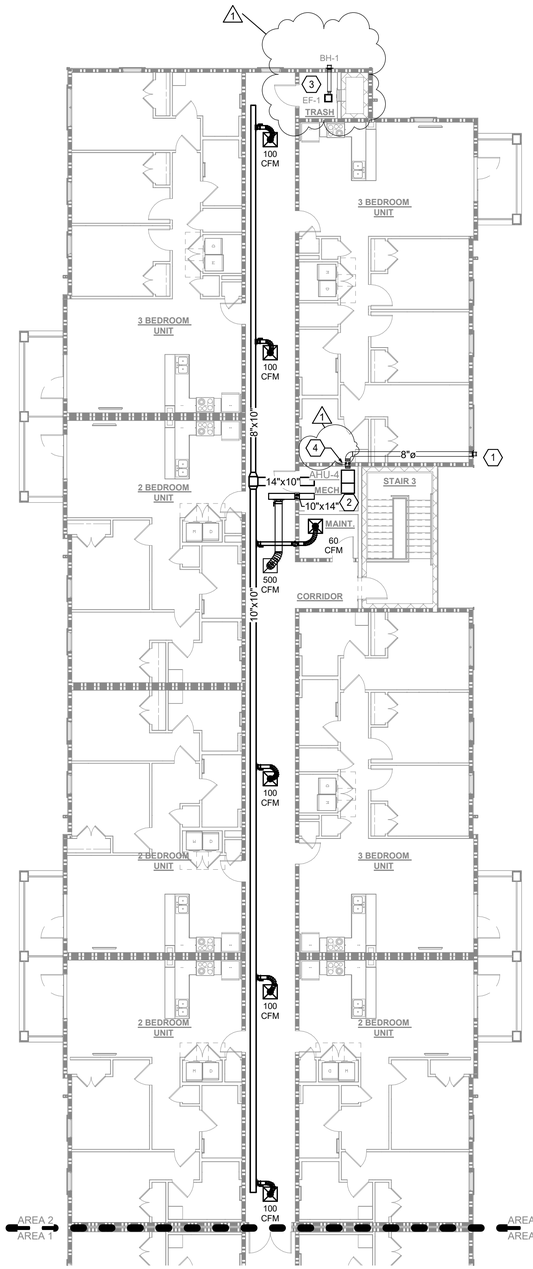
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3701 Hessmer Ave., Metairie, LA. 70002
ykhconsulting.com 504.264.5111

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

PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 1

M210

PHASE: PERMIT

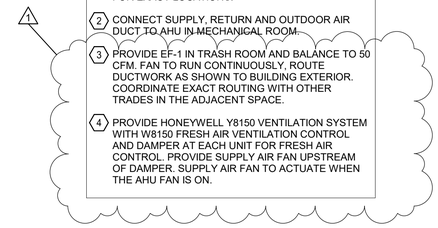


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3/32" = 1'-0"

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MECHANICAL ENGINEERING
04.25.2025

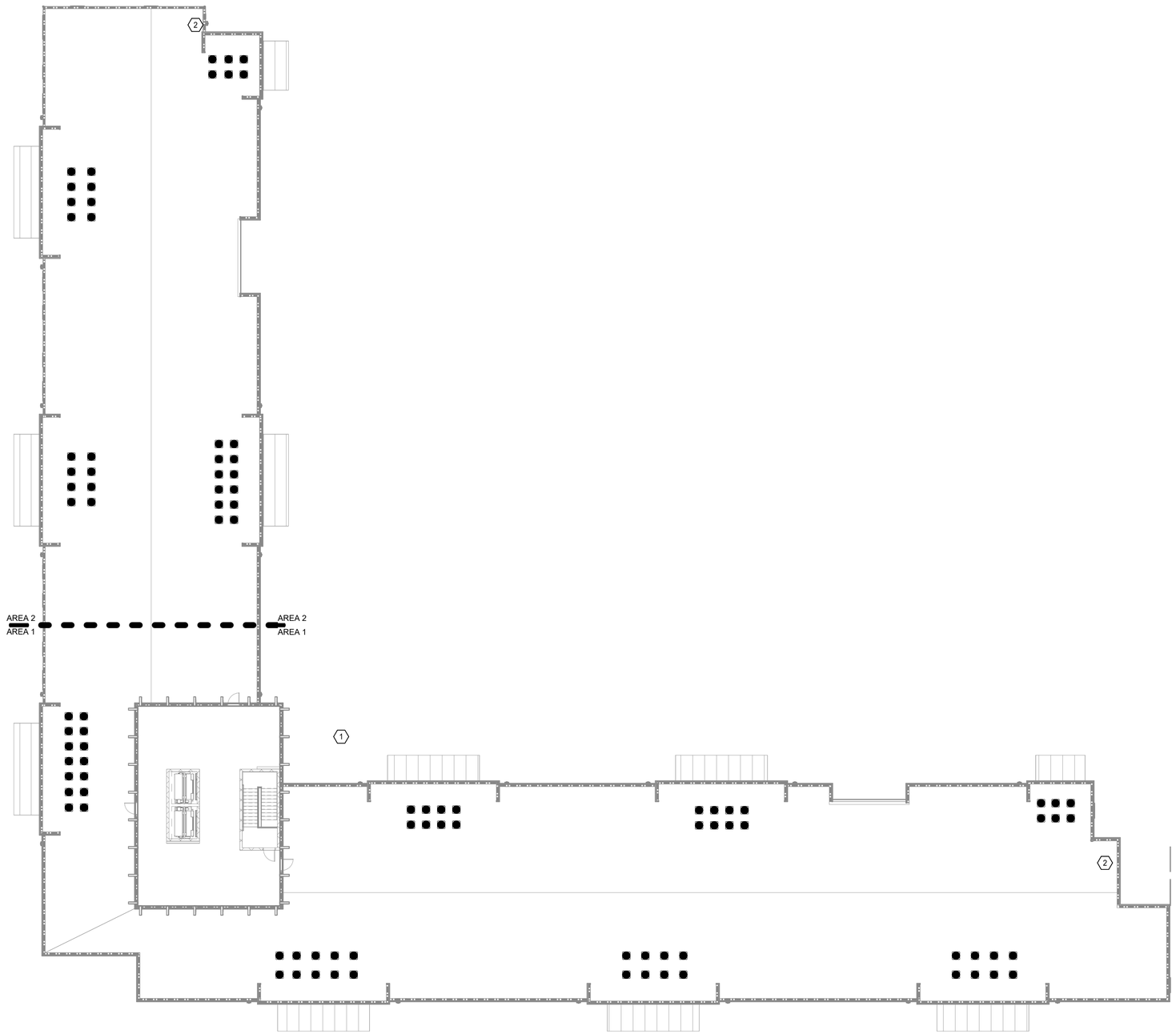
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Job No.:	2505201	Designed By:	LK
Drawn By:	NO	Checked By:	GY

PARTIAL 4TH FLOOR MECHANICAL PLAN - AREA 2

M211

PHASE: PERMIT



1 OVERALL ROOF MECHANICAL PLAN
1/16" = 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. 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.

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

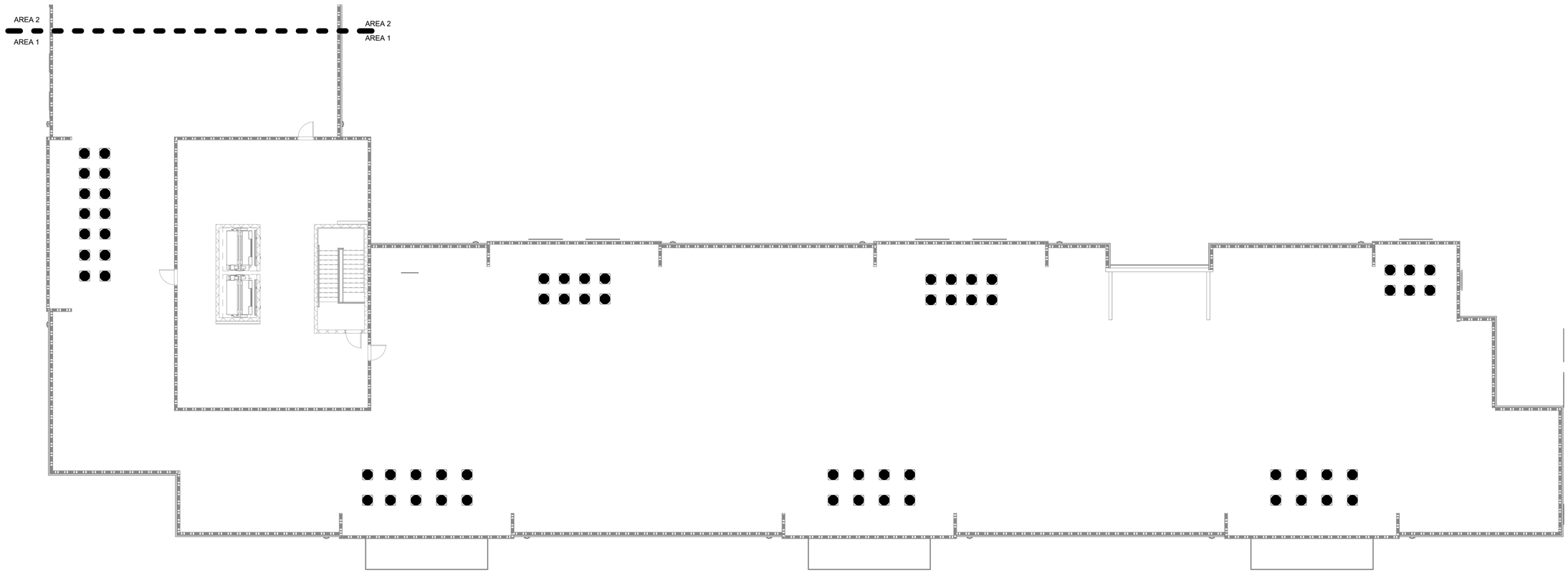
OVERALL ROOF MECHANICAL PLAN

M212

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N

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

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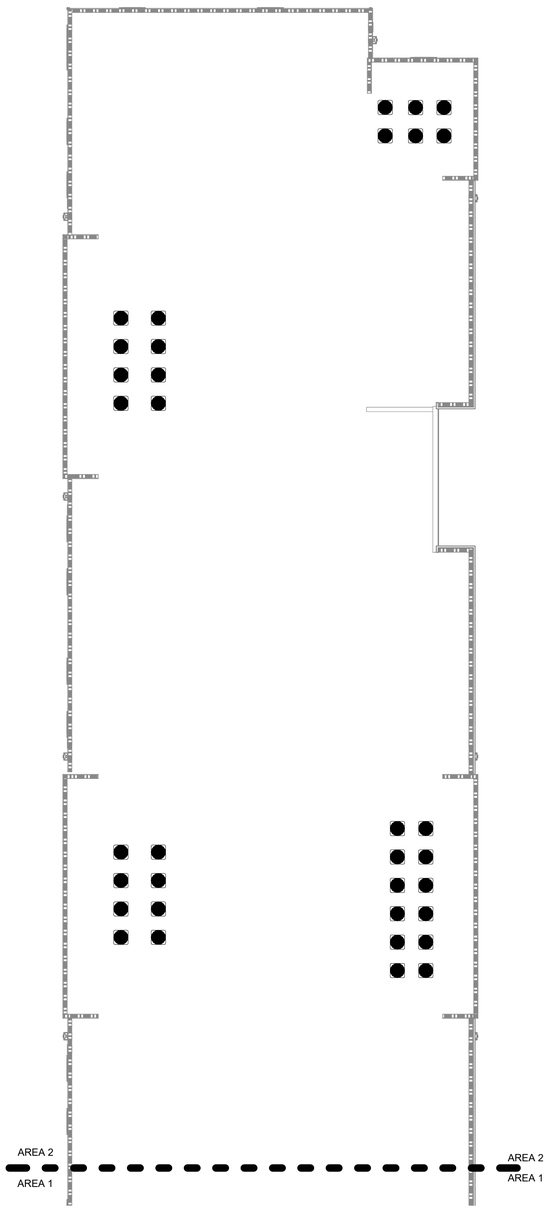
PARTIAL ROOF MECHANICAL PLAN - AREA 1

M213

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

N

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Drawn By: NO Checked By: GY

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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FALCONER DR, COVINGTON, LA

REVISIONS

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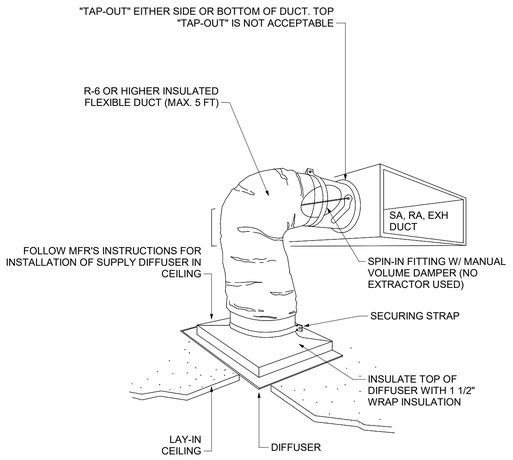
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MECHANICAL SCHEDULES

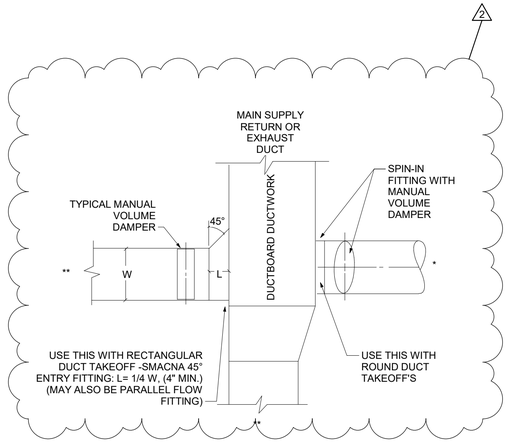
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1 DUCTWORK CONNECTION TO SQUARE FACE SUPPLY, RETURN OR EXHAUST CONNECTION

1/8" = 1'-0"

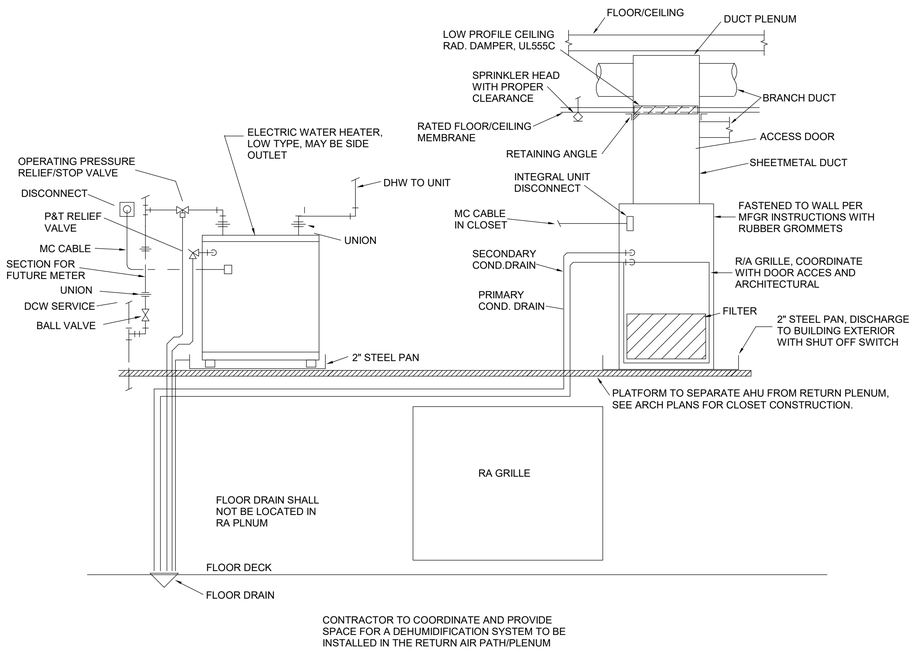


* = BRANCH TO INDIVIDUAL DIFFUSER OR GRILLE

** = 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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REVISIONS

2	07/14/25	Addendum #4

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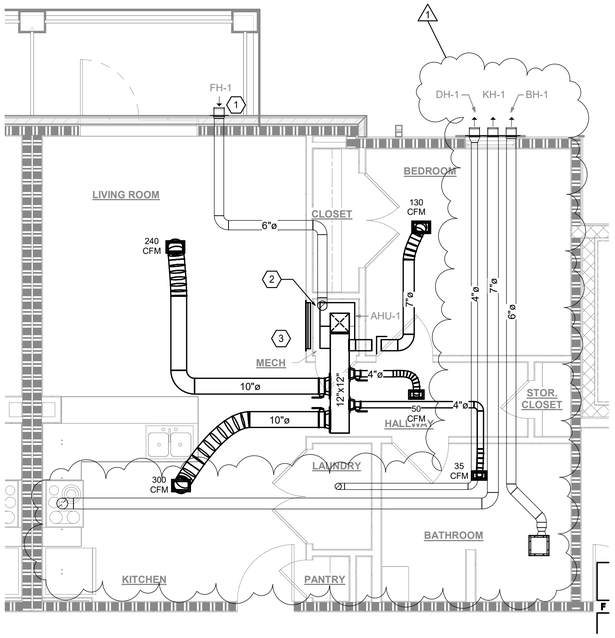
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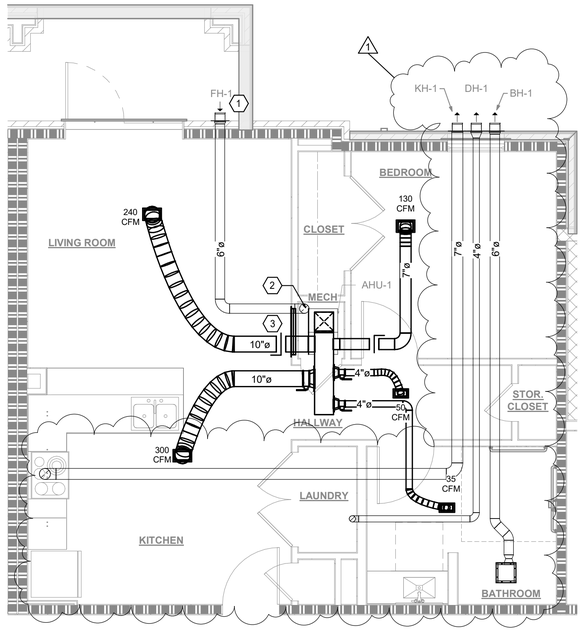
MECHANICAL DETAILS

M600

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



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

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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.

N

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

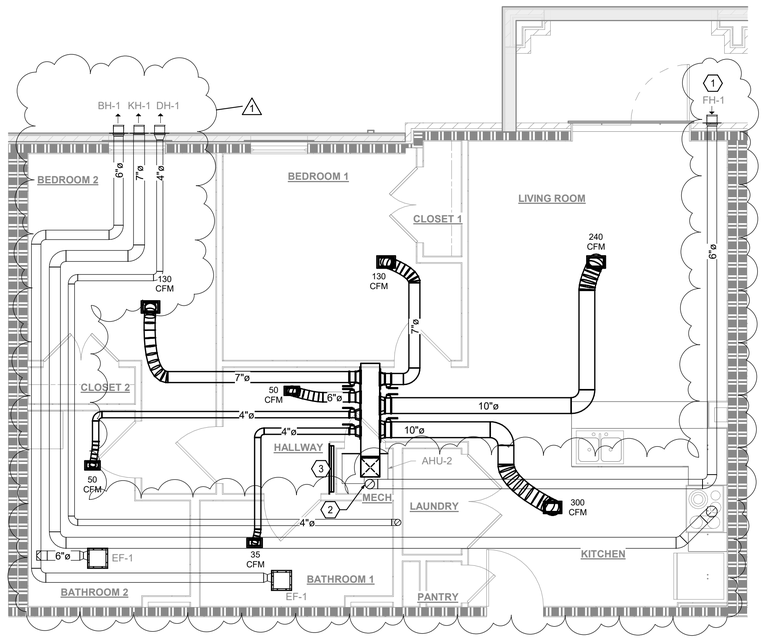
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

ENLARGED MECHANICAL PLAN - 1BR

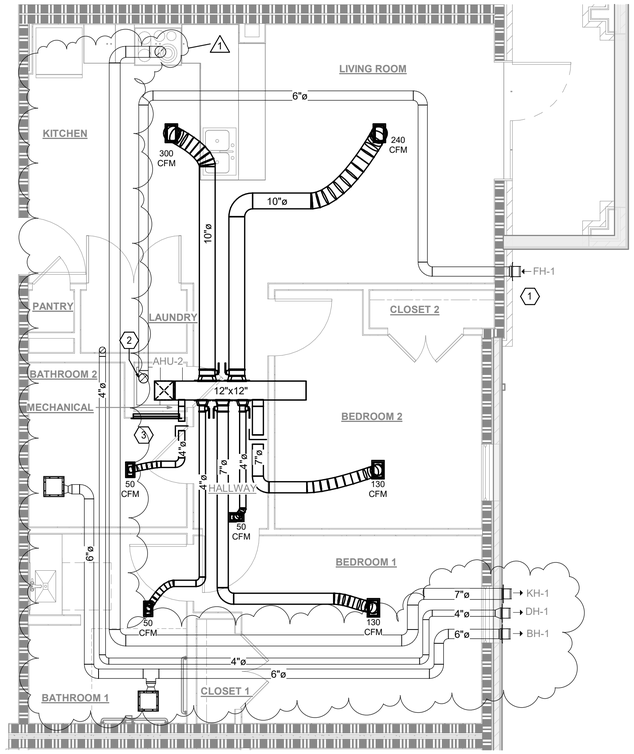
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1 ENLARGED MECHANICAL PLAN - 2BR

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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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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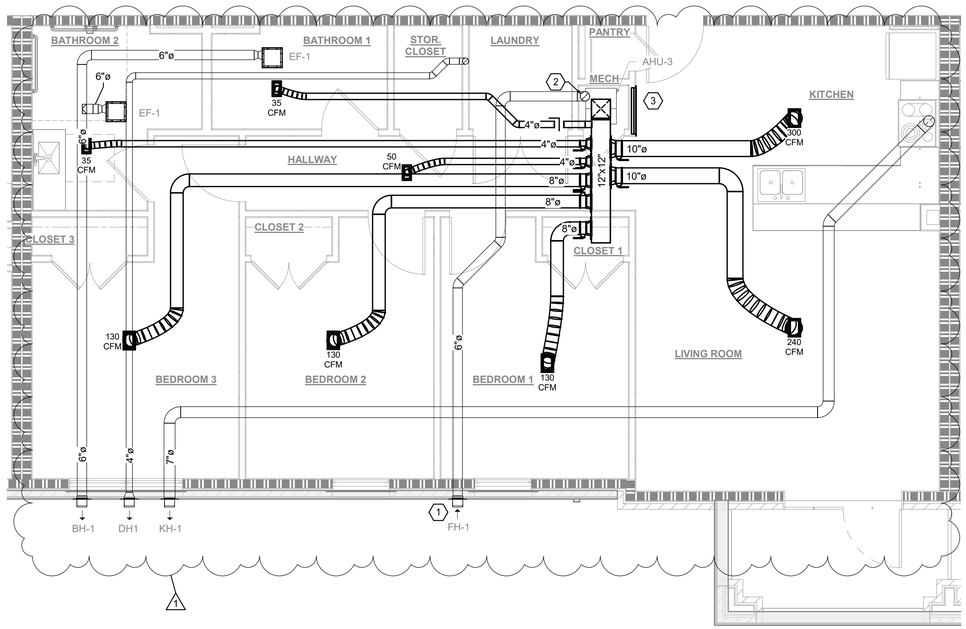
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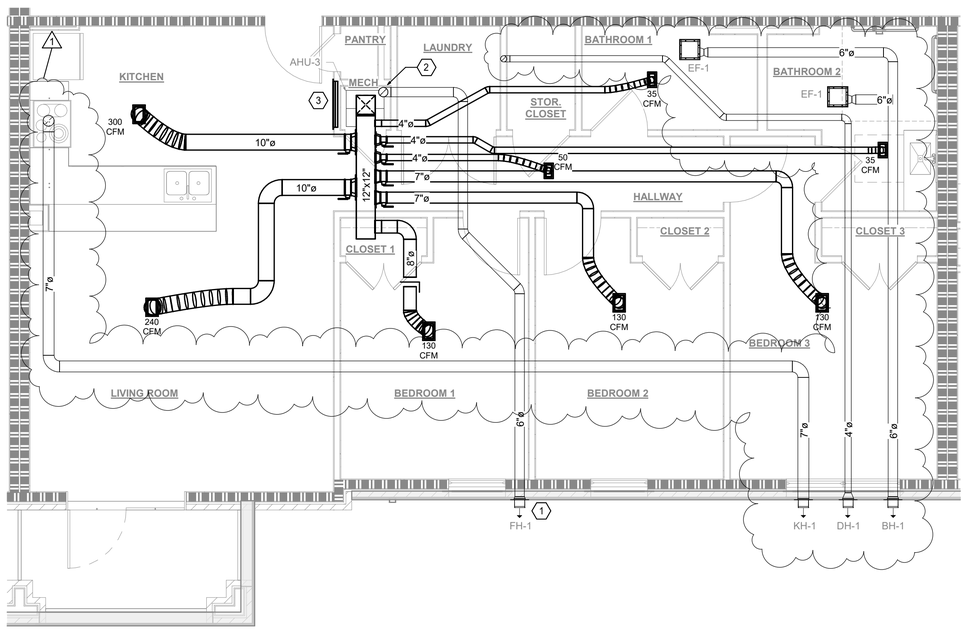
ENLARGED MECHANICAL PLAN - 2BR

M701

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3 ENLARGED MECHANICAL PLAN - 3 BR
1/4" = 1'-0"



4 ENLARGED MECHANICAL PLAN - 3 BR HC
1/4" = 1'-0"

N

GENERAL NOTES

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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 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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Drawn By: NO Checked By: GY

ENLARGED MECHANICAL PLAN - 3BR

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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

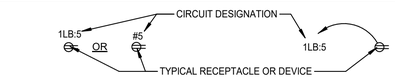
ELECTRICAL LEGEND

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
C/S	SMOKE & CARBON MONOXIDE DETECTOR
C/S 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

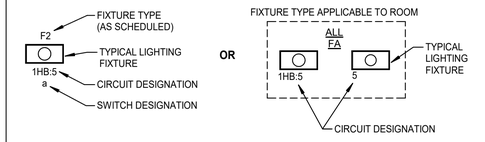
SYMBOL	DESCRIPTION
INTERCOM AND SOUND REINFORCEMENT SYSTEMS	
IC	MAIN INTERCOM EQUIPMENT RACK
$ IC	CALL-IN SWITCH, PUSHBUTTON
IC	INTERCOM TELEPHONE OUTLET
S WALL / SS CEILING	SOUND REINFORCEMENT SYSTEM SPEAKER
P WALL / PS CEILING	INTERCOM/PAGING SYSTEM SPEAKER
V	SOUND SYSTEM SPEAKER VOLUME CONTROL
MIC	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

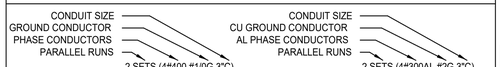
CIRCUIT AND TYPE DESIGNATIONS



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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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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REVISIONS
1 06/04/25 Addendum #3

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

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ELECTRICAL NOTES

E002

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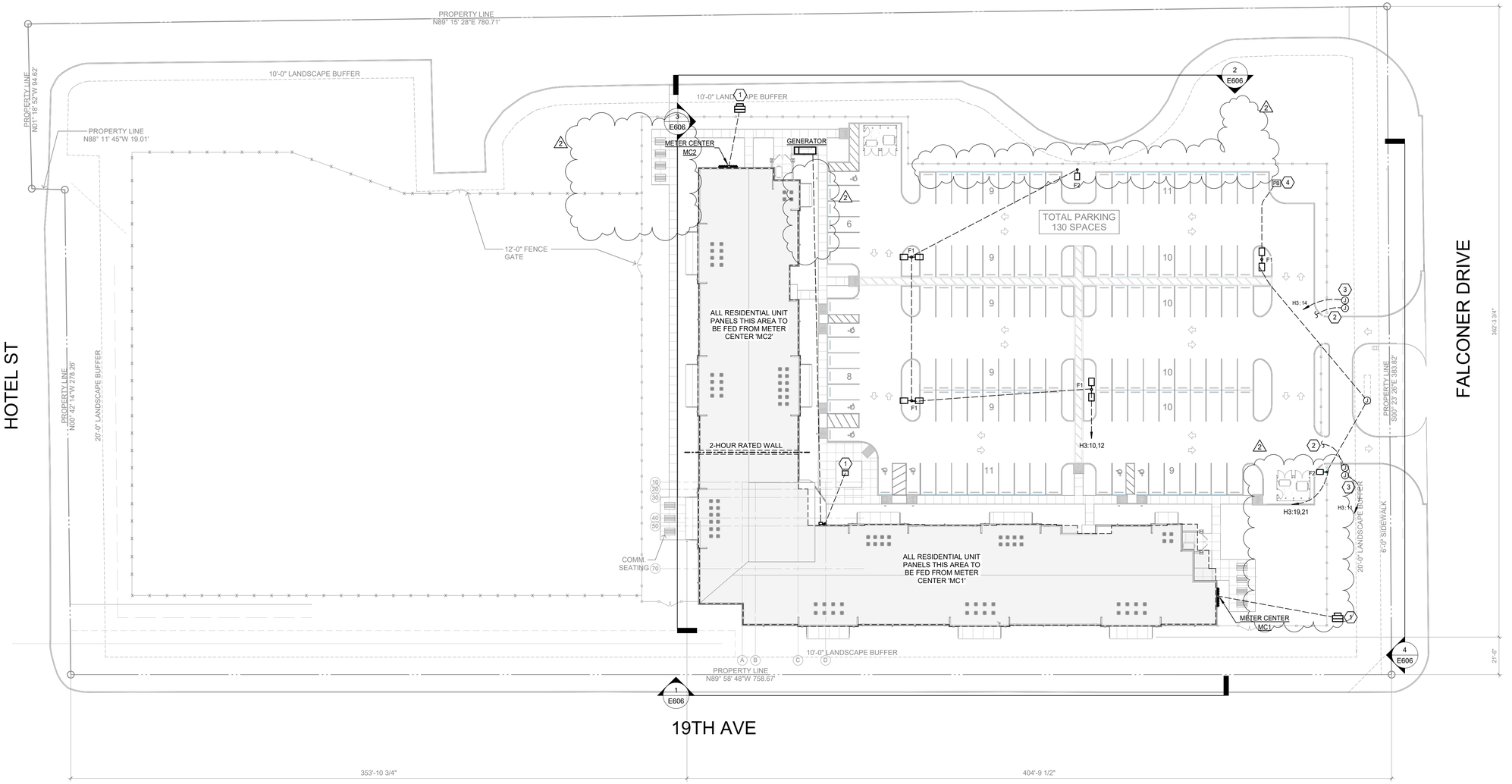
SHEET GENERAL NOTES

A. CONTRACTOR TO COORDINATE ALL UTILITY SERVICE REQUIREMENTS WITH OWNER AND LOCAL UTILITY SERVICE PROVIDER FOR ALL UTILITIES 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 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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REVISIONS

1	06/04/25	Addendum #3
2	07/14/25	Addendum #4

JOB NUMBER: 24-064
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ELECTRICAL SITE PLAN

E100

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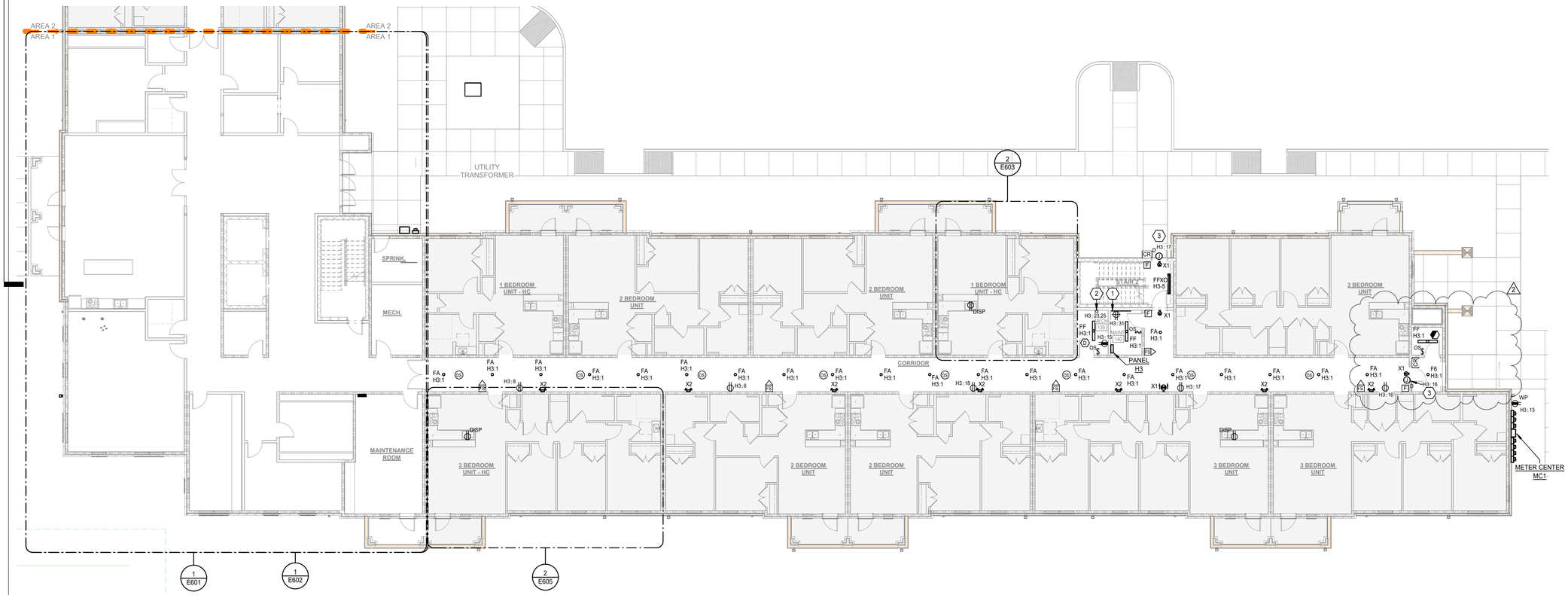
SHEET GENERAL NOTES

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. 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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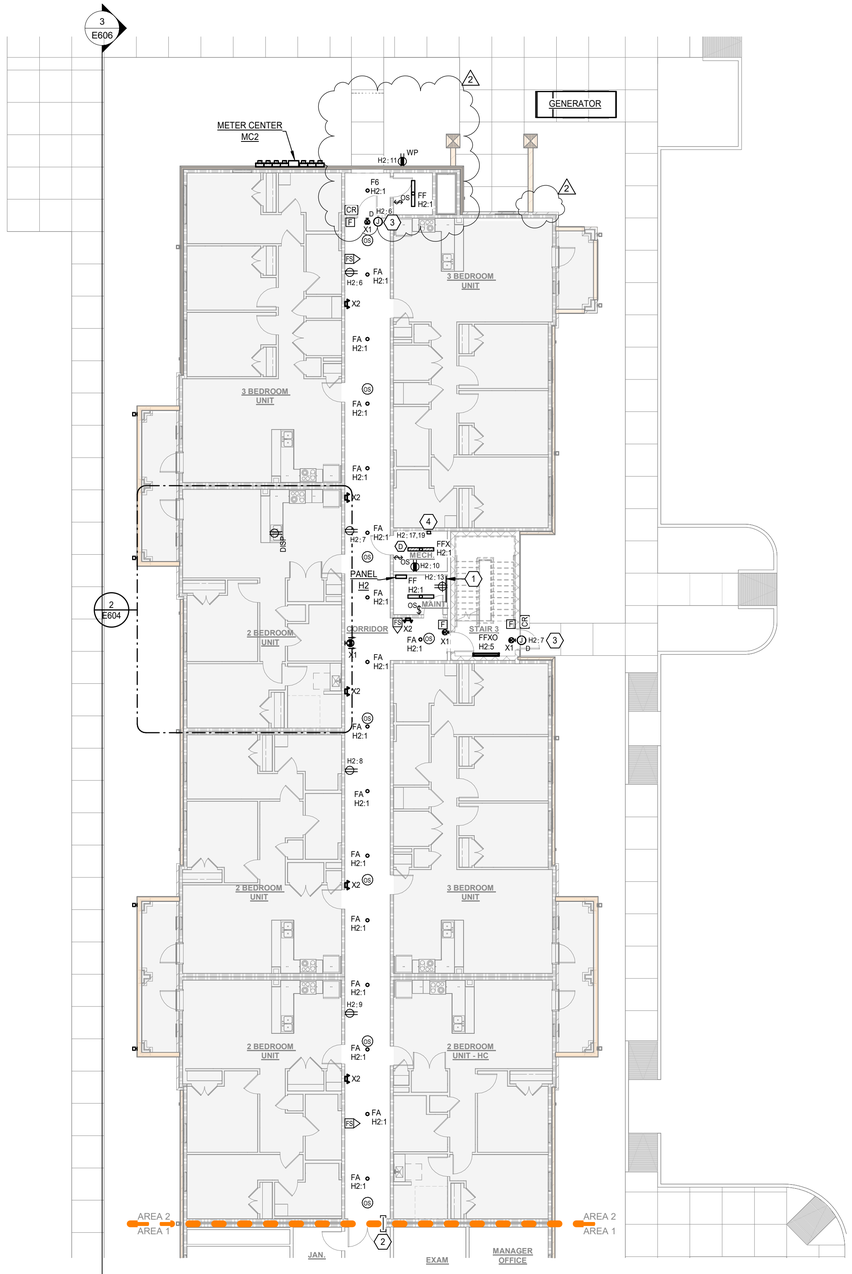
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1ST FLOOR ELECTRICAL PLAN - AREA 1

E101

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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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1	06/04/25	Addendum #3
2	07/14/25	Addendum #4

JOB NUMBER: 24-064

ISSUED: 04/25/2025

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

1ST FLOOR ELECTRICAL PLAN - AREA 2

E102

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.

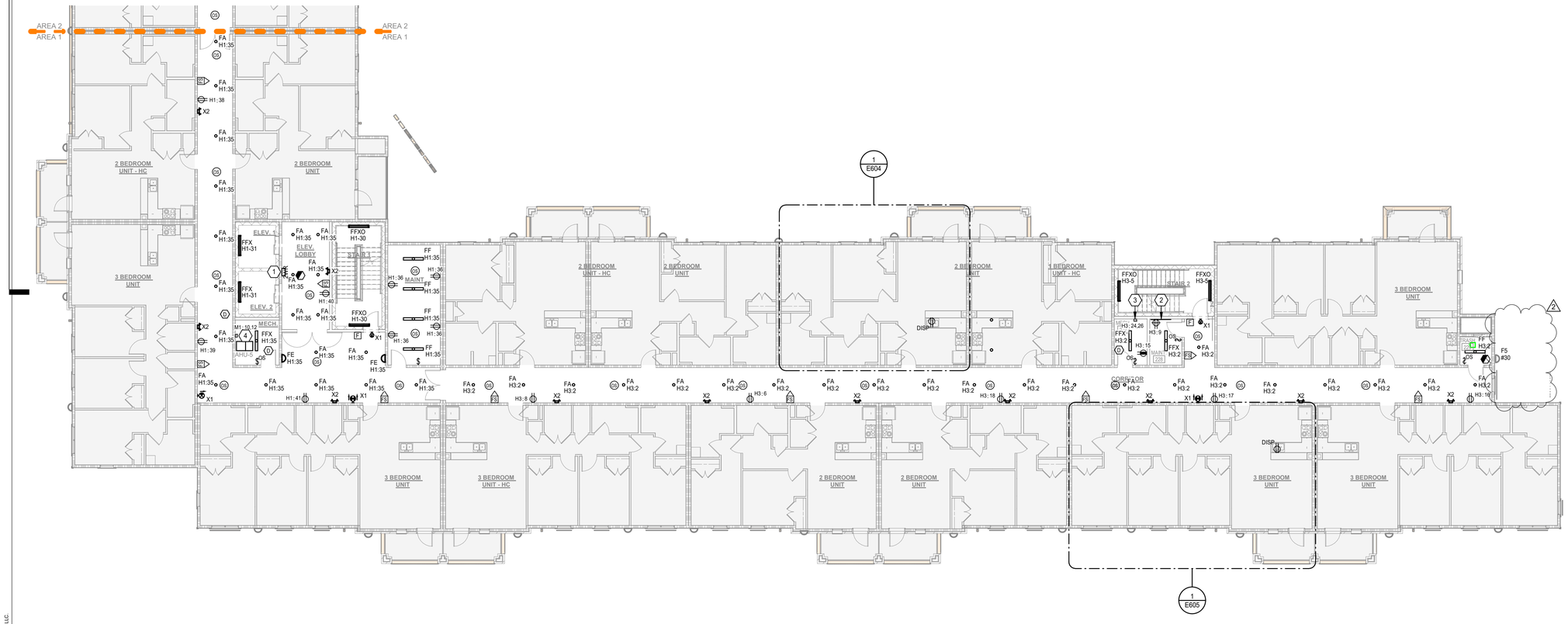
SHEET REFERENCE NOTES

1 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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Drawn By: MR Checked By: JL

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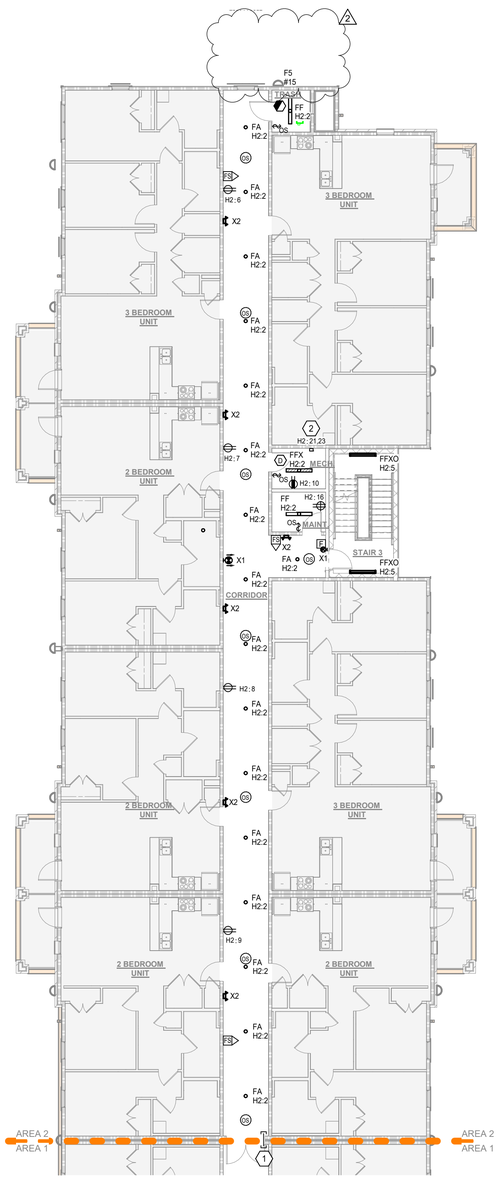
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2ND FLOOR ELECTRICAL PLAN - AREA 1

E201

PHASE: PERMIT



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

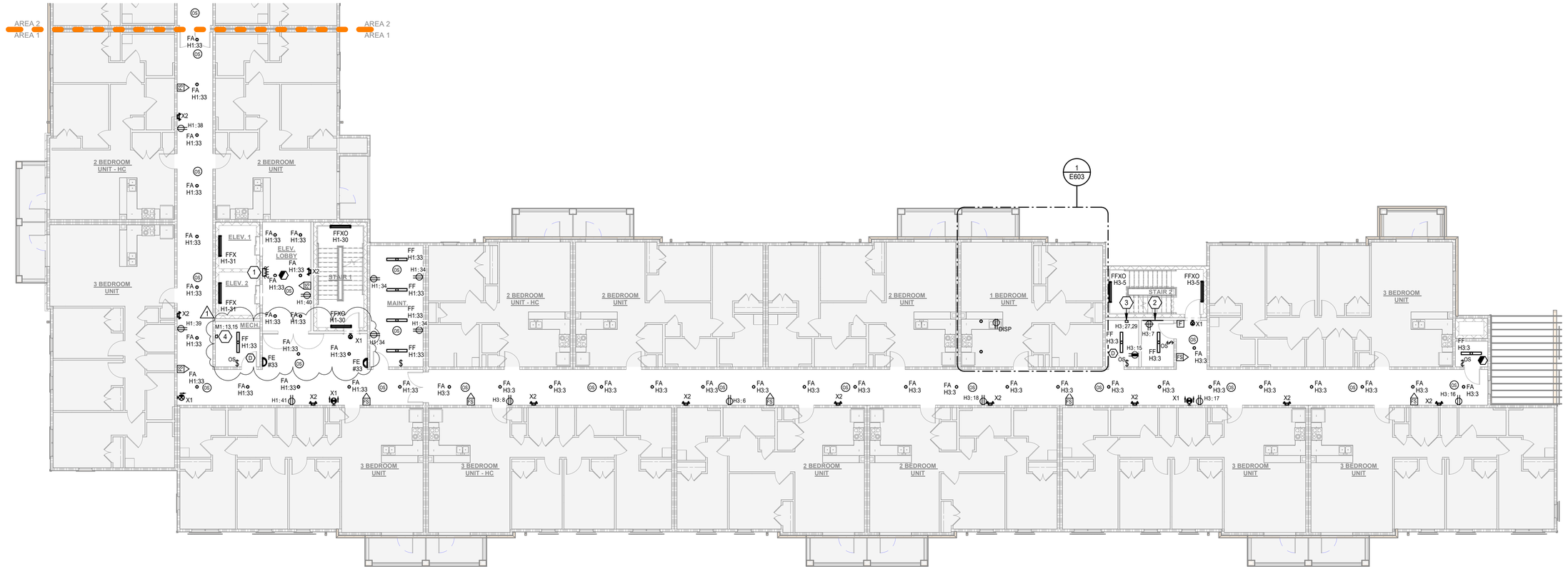
A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

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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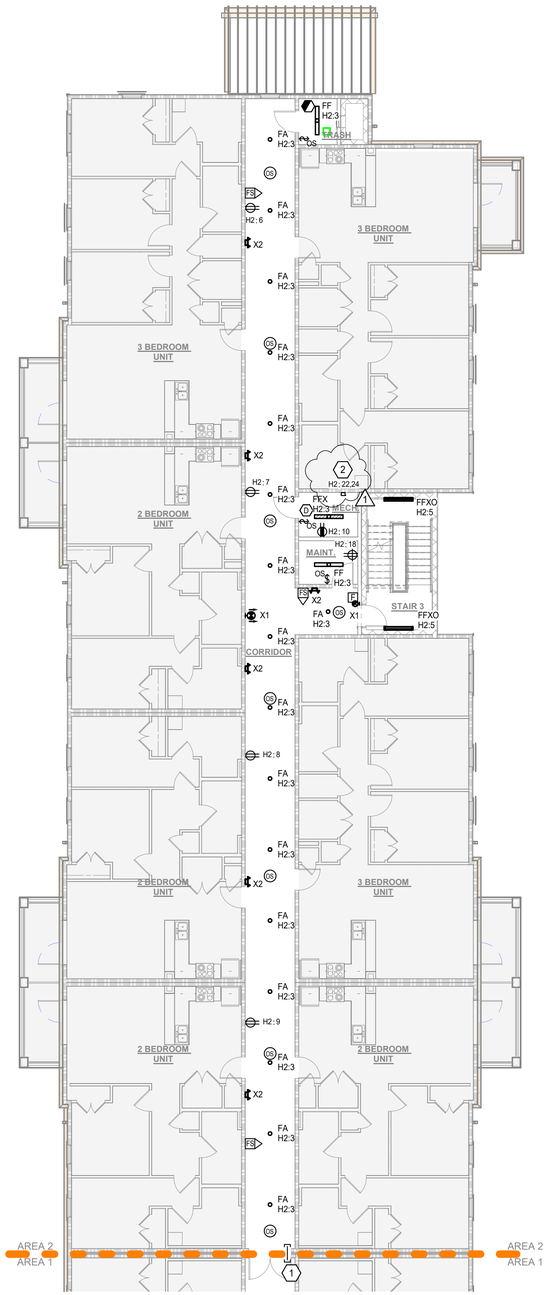
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3RD FLOOR ELECTRICAL PLAN - AREA 1

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.

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

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3RD FLOOR ELECTRICAL PLAN - AREA 2

E302

PHASE: PERMIT

SHEET GENERAL NOTES

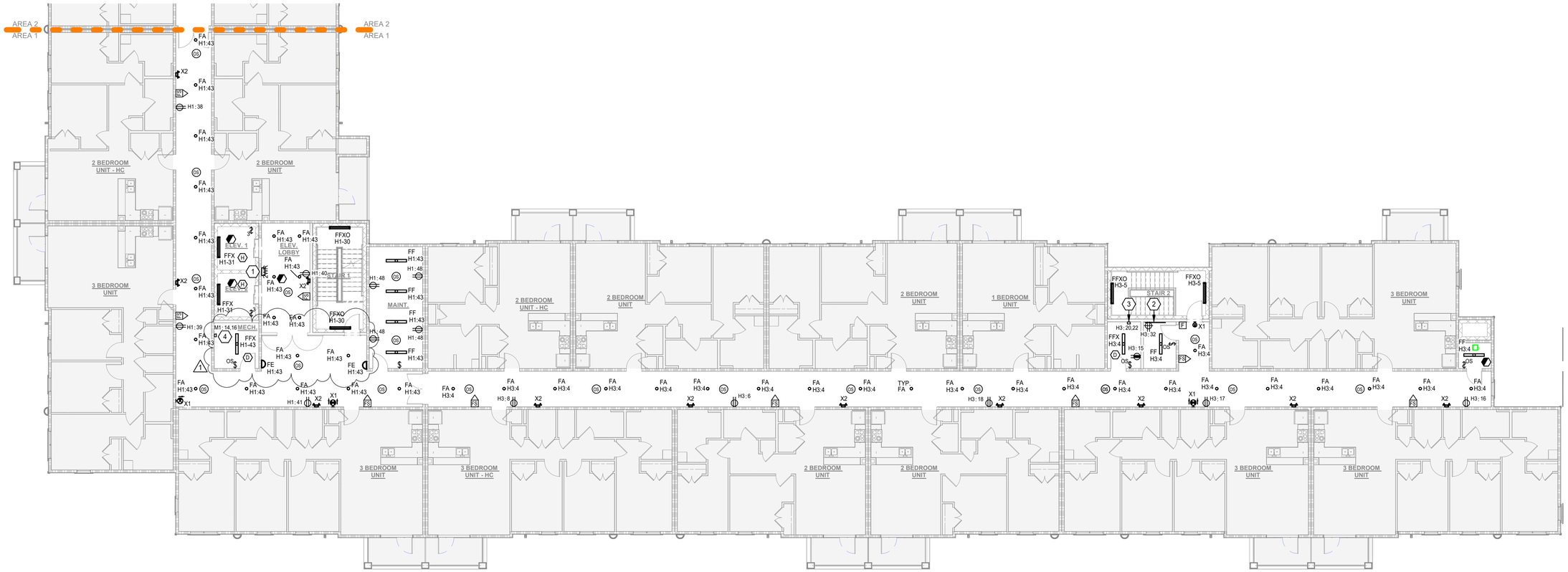
A. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA LIGHTING CONTACTOR WITH PHOTOCELL OVERRIDE.

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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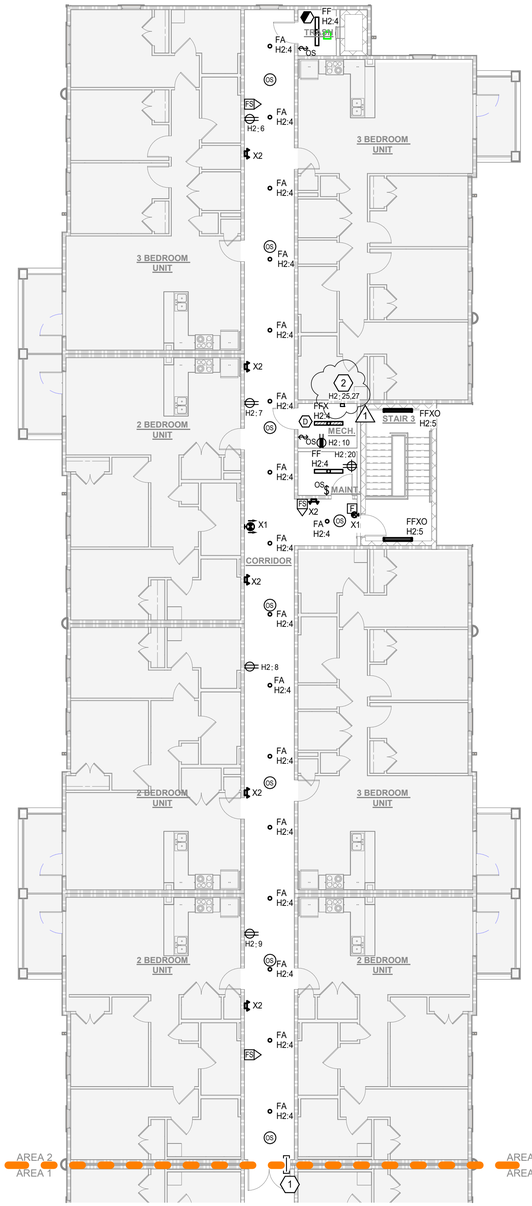
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4TH FLOOR ELECTRICAL PLAN - AREA 1

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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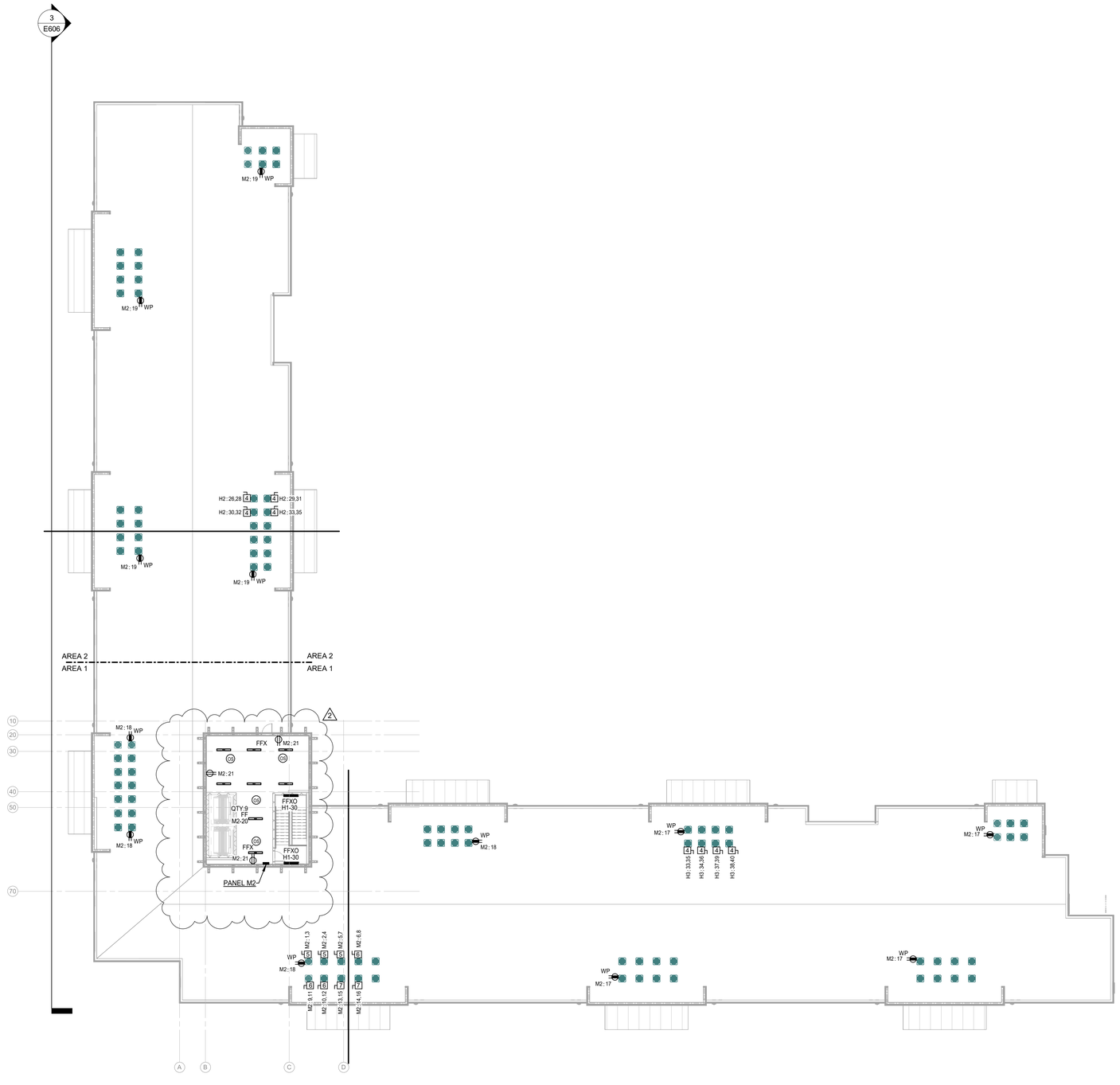
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Drawn By: MR Checked By: JL

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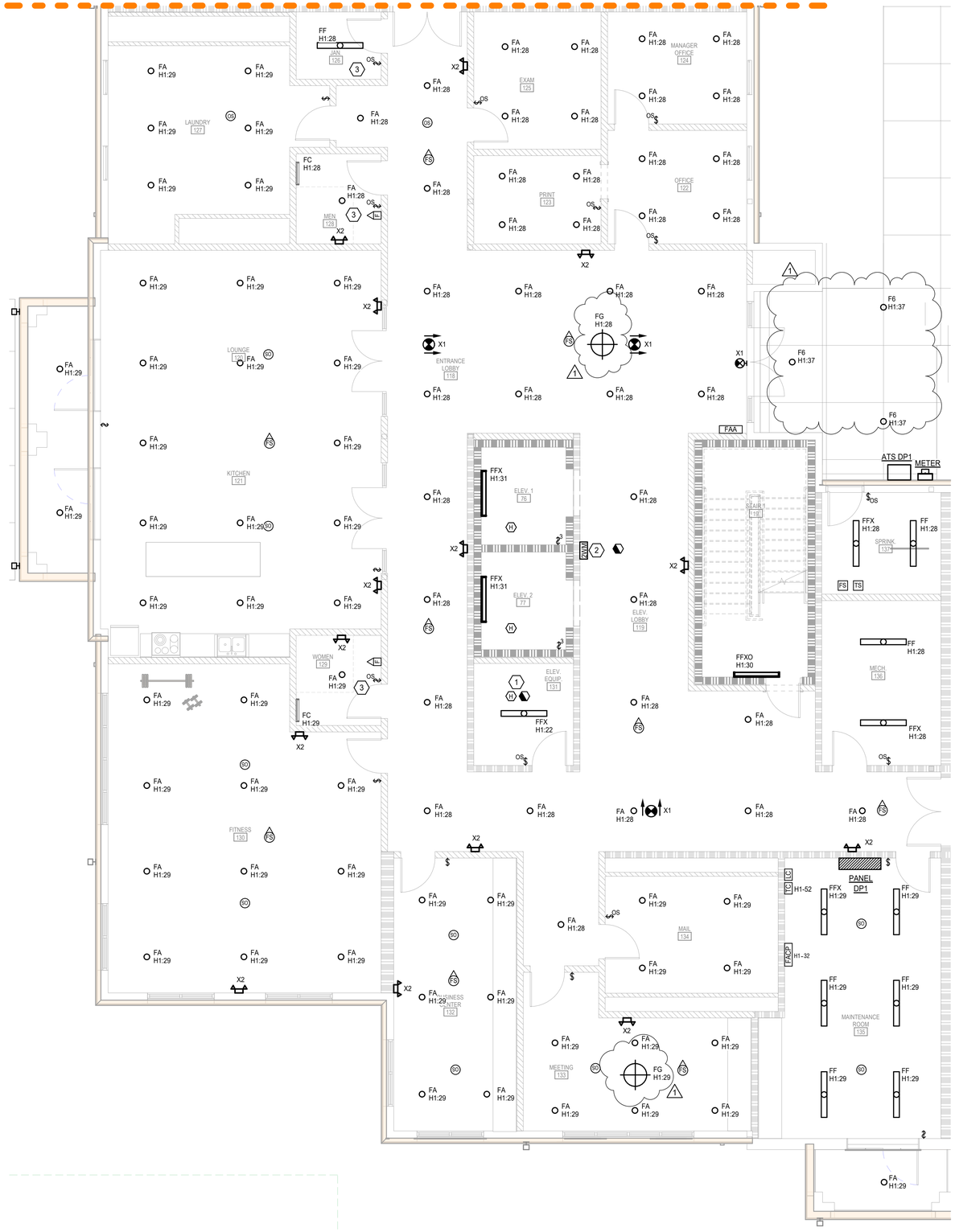
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Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

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

1ST FLOOR COMMUNITY AREA - LIGHTING & FIRE ALARM PLAN

E601

PHASE: PERMIT



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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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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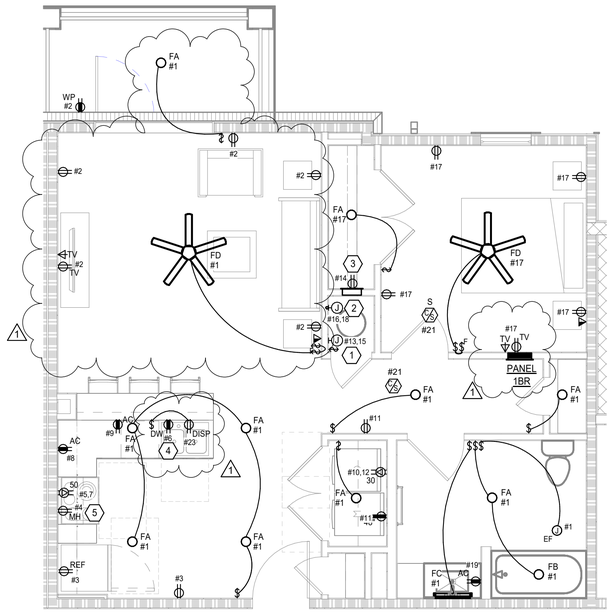
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ykhconsulting.com 504.264.5111

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

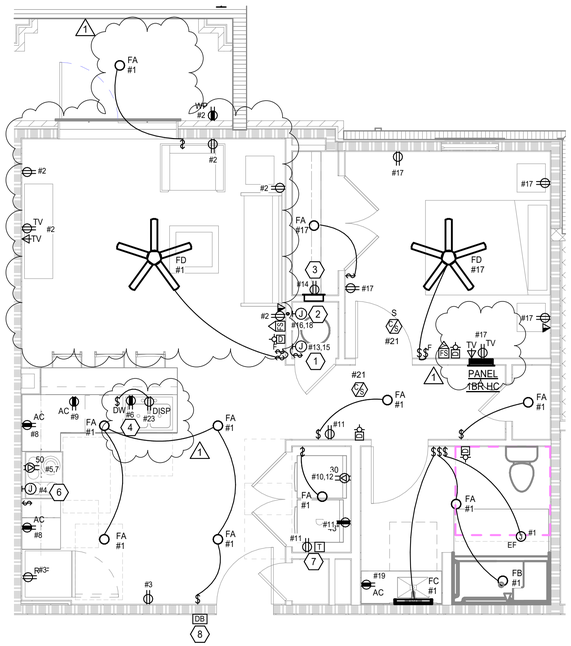
1ST FLOOR COMMUNITY AREA - POWER & DATA PLAN

E602

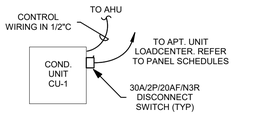
PHASE: PERMIT



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.
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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:
PERMITTING

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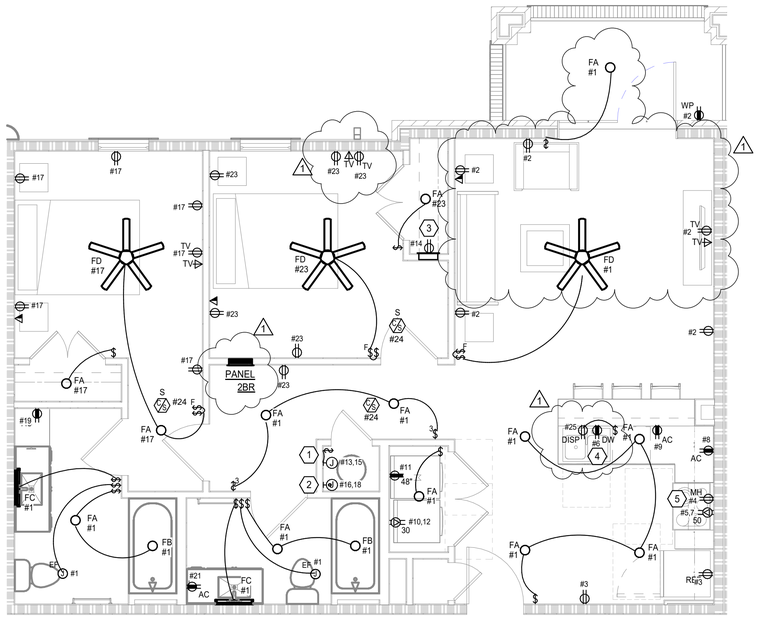
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Mechanical • Electrical • Plumbing
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ykhconsulting.com 504.264.5111

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

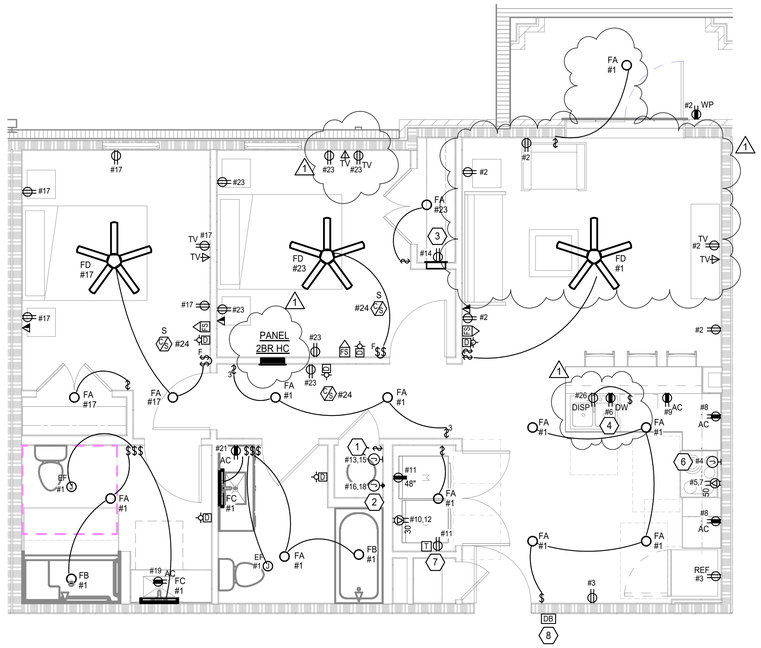
ENLARGED ELECTRICAL PLAN -1BR

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.

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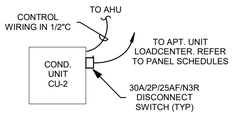
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HVAC SERVICE LOCATIONS, OUTDOOR OUTLETS, AND WITHIN 6 FOOT OF ALL SINKS, IN LANUNDRY, UTILITY OR WET BAR LOCATIONS.

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.

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(#) SHEET REFERENCE NOTES

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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.
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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.
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1 06/04/25 Addendum #3

JOB NUMBER: 24-064
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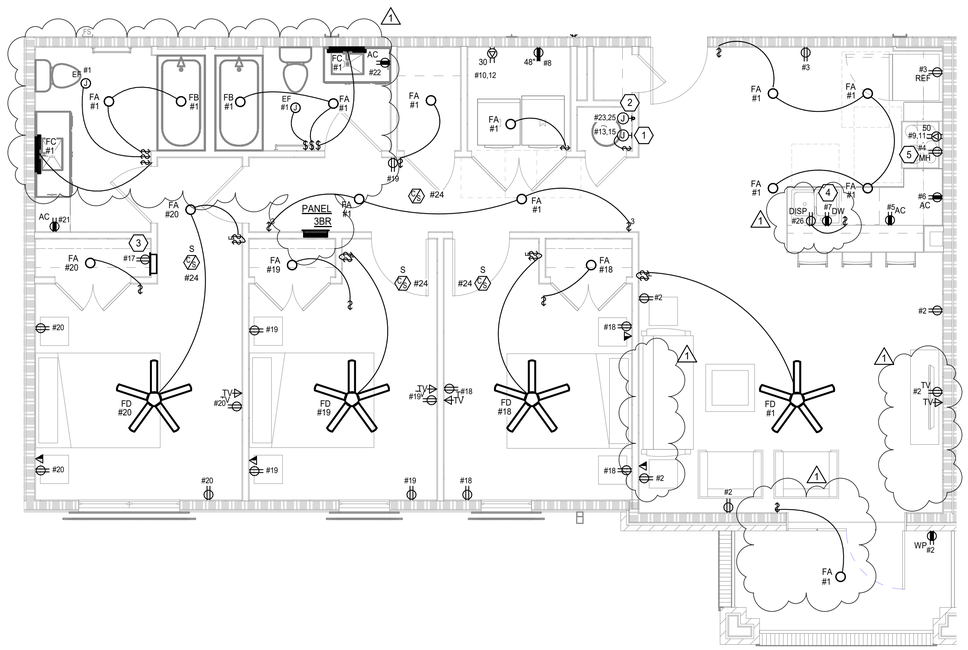
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Drawn By: MR Checked By: JL

ENLARGED ELECTRICAL PLAN -2BR

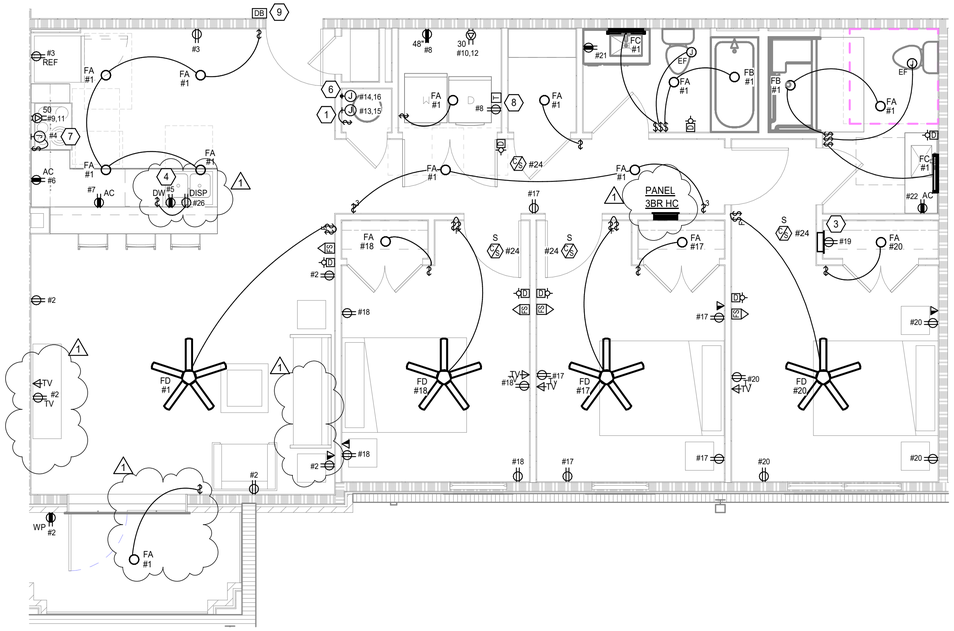
E604

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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
13	WATER HEATER	2-#10, 1-#10, 1-#10	30 A	2	2250	3137			2	40 A	2-#8, 1-#8, 1-#10	AHU-3	14
15	--	--	--	--			2250	3137	--	--	--	--	16
17	BEDROOM LTS/REC	1-#12, 1-#12, 1-#12	20 A	1	984	804			1	20 A	1-#12, 1-#12, 1-#12	BEDROOM LTS/REC	18
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
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	CU-3	2-#10, 1-#10, 1-#10	25 A	2			1281	0	1	20 A	1-#12, 1-#12, 1-#12	CARBON MONOXIDE...	24
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:

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.

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.

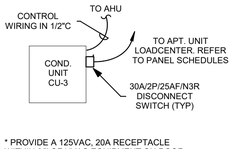
E. IN DWELLING UNITS PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS TYPE RECEPTACLES FOR ALL 15 AND 20 AMPERE, 120 VOLT, CONVENIENCE RECEPTACLES IN BATHROOMS, OUTLETS ABOVE THE KITCHEN COUNTER,
HVAC SERVICE LOCATIONS, OUTDOOR OUTLETS, AND WITHIN 6 FOOT OF ALL SINKS, IN LANUNDRY, UTILITY OR WET BAR LOCATIONS.

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. 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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ykhconsulting.com 504.264.5111

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

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FALCONER DR, COVINGTON, LA

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ENLARGED ELECTRICAL PLAN -3BR

E605

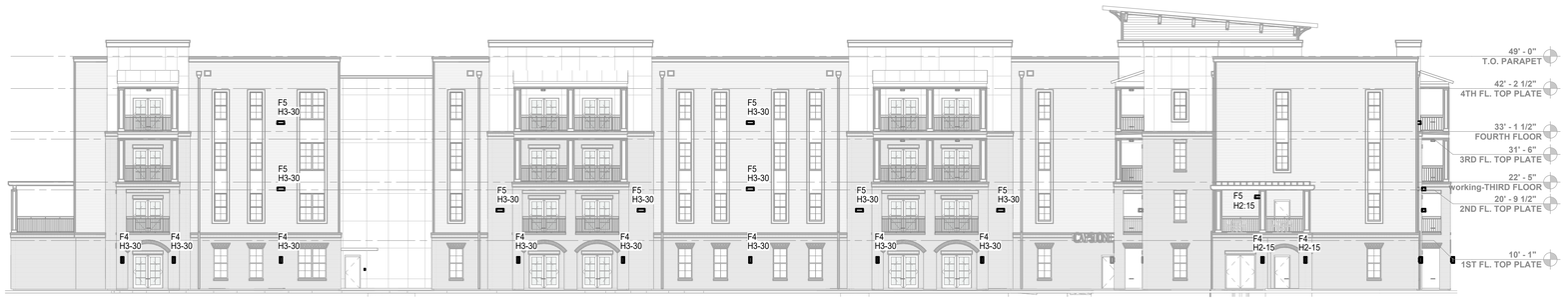
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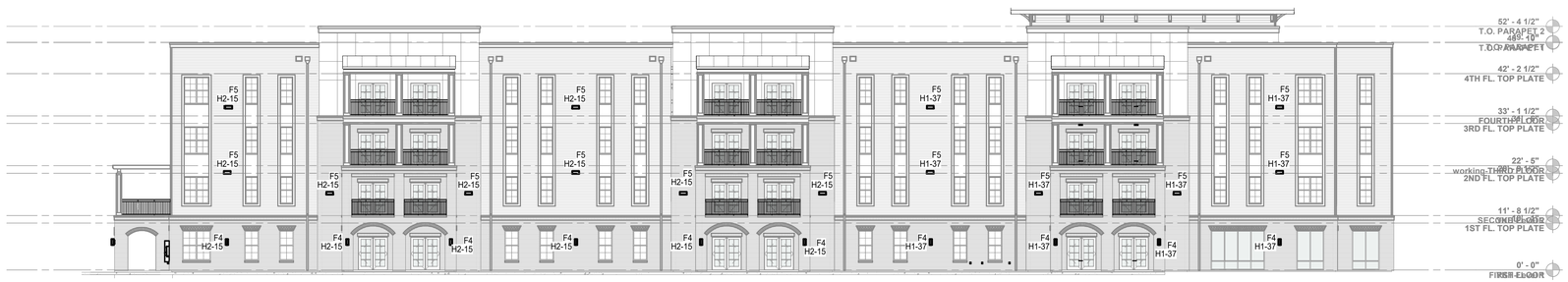
1 LIGHTING ELEVATION - PLAN NORTH

1/16" = 1'-0"



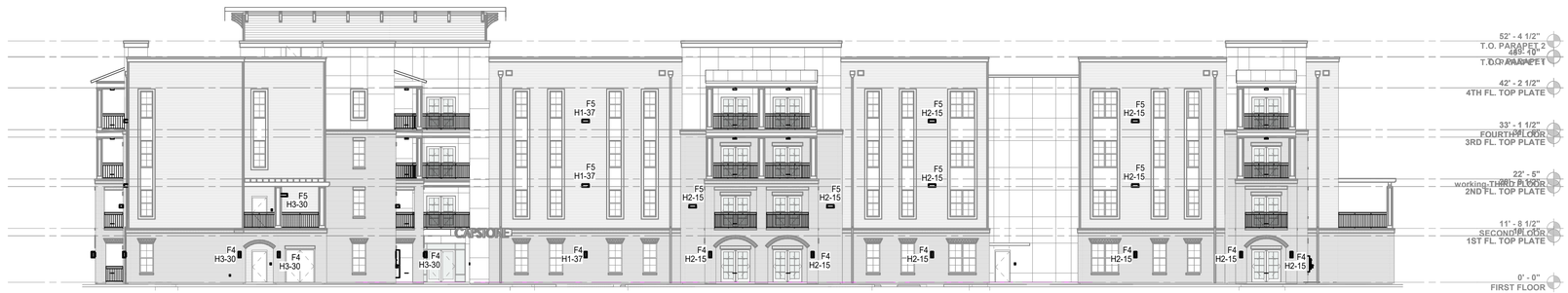
2 LIGHTING ELEVATION - PLAN SOUTH

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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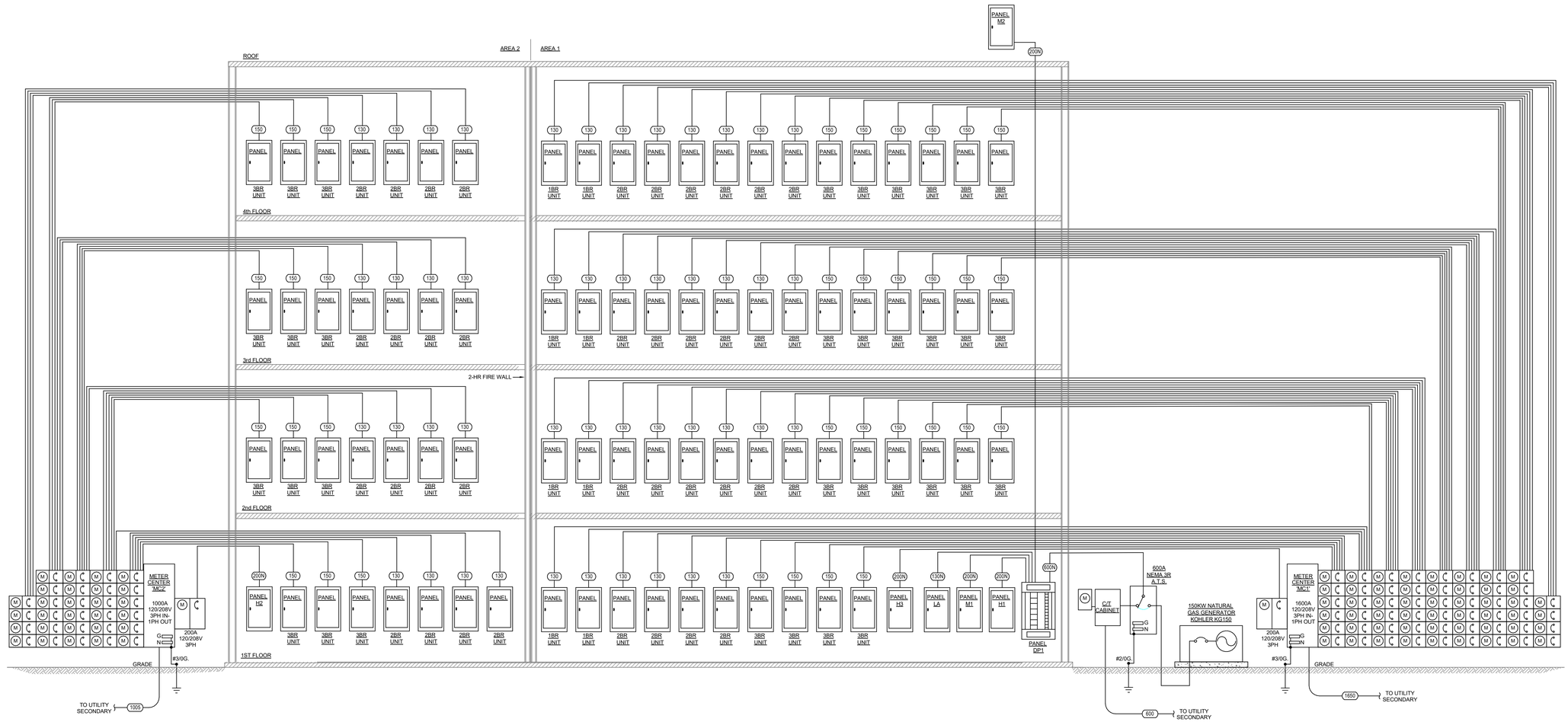
Job No.: 2505201 Designed By: MR

Drawn By: MR Checked By: JL

1 EXTERIOR LIGHTING ELEVATION

E606

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1 POWER RISER DIAGRAM
NO SCALE

2

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REVISIONS

1	06/04/25	Addendum #3
2	07/14/25	Addendum #4

JOB NUMBER: 24-064
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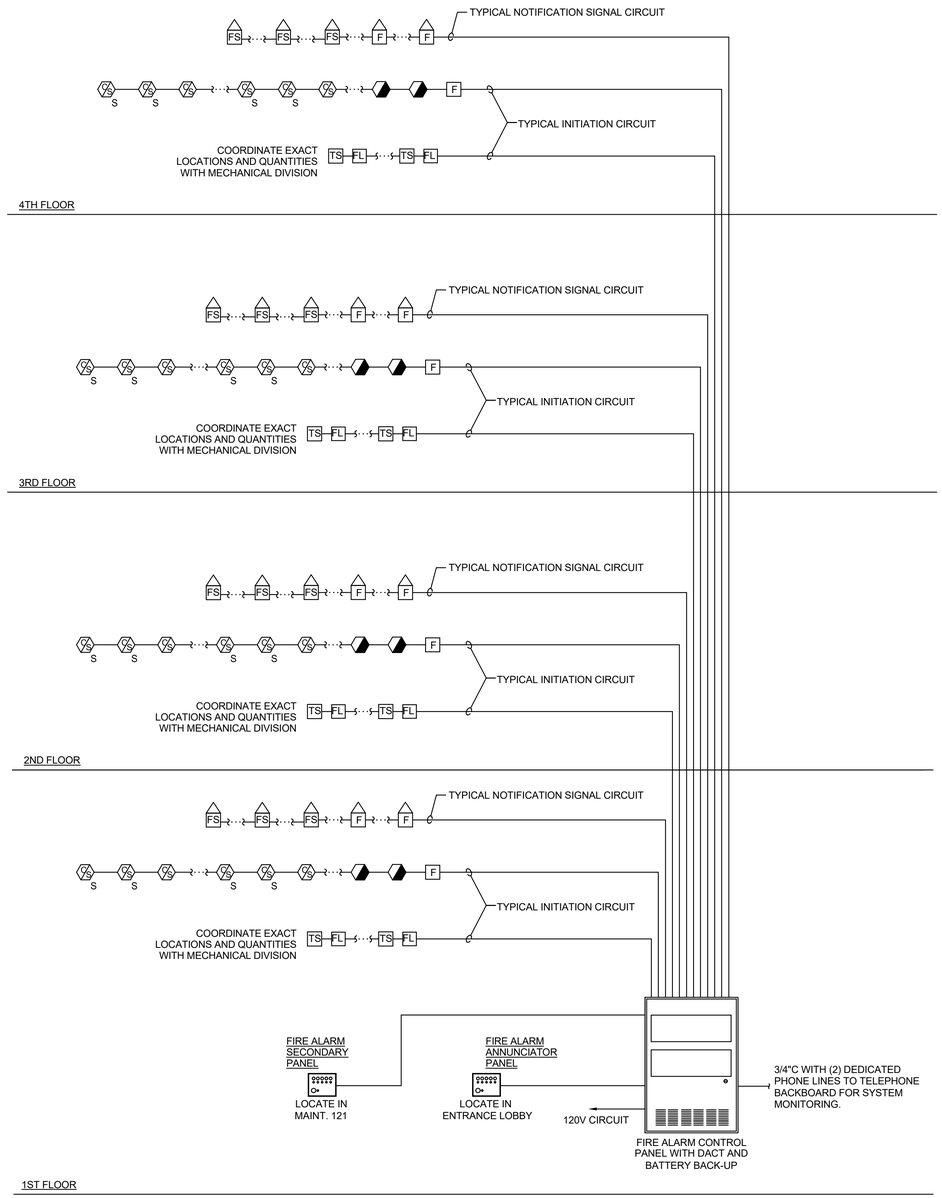
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Job No.: 2505201 Designed By: MR
Drawn By: MR Checked By: JL

POWER RISER DIAGRAM

E700

PHASE: PERMIT



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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CAPSTONE AT COVINGTON PLACE
FALCONER DR, COVINGTON, LA

REVISIONS

JOB NUMBER: 24-064

ISSUED: 04/25/2025

ISSUED FOR:

PERMITTING

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FIRE ALARM RISER DIAGRAM

E701

PHASE: PERMIT

PANEL DP1

LOCATION: MAINTENANCE ROOM 135
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	8008					3	200 A	3-#3/0, 1-#3/0, 1-#6	PANEL M2	14
15	--	--	--	--			12454	8177			--	--	--	--	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):			79457		68209		57514						
		TOTAL CURRENT (A):			676		582		479						

TOTAL CONNECTED LOAD: 205178 VA
TOTAL CONNECTED CURRENT: 570 A
ESTIMATED DEMAND LOAD: 167824 VA
ESTIMATED DEMAND CURRENT: 466 A

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

PANEL H1

LOCATION: MAINTENANCE ROOM 135
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:

X 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	375	375					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					180	0	1	20 A	--	SPARE	12
13	MAINT. QUAD RECEPT	1-#12, 1-#12, 1-#12	20 A	1	360	0					1	20 A	--	SPARE	14
15	EXTERIOR LIGHTING	1-#10, 1-#10, 1-#10	20 A	1			1094	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):			13786		16602		15910						
		TOTAL CURRENT (A):			115		141		135						

TOTAL CONNECTED LOAD: 46296 VA
TOTAL CONNECTED CURRENT: 129 A
ESTIMATED DEMAND LOAD: 37506 VA
ESTIMATED DEMAND CURRENT: 104 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	450	450					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	180	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	503	3494					2	45 A	2-#8, 1-#8, 1-#10	4TH FLOOR AHU-4	20
21	--	--	--	--			503	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	697	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):			17127		16390		17278						
		TOTAL CURRENT (A):			144		137		145						

TOTAL CONNECTED LOAD: 50793 VA
TOTAL CONNECTED CURRENT: 141 A
ESTIMATED DEMAND LOAD: 42415 VA
ESTIMATED DEMAND CURRENT: 118 A

NOTES:

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REVISIONS

1	06/04/25	Addendum #3
2	07/14/25	Addendum #4

JOB NUMBER: 24-064
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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			--	--					--	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:

2

PANEL M1

LOCATION: MAINTENANCE ROOM 135
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 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	200					1	20 A	1-#12, 1-#12, 1-#12	ROOFTOP LIGHTING	20
21	RECEPTACLES	1-#12, 1-#12, 1-#12	20 A	1			540								22
23															24
25															26
27															28
29															30
		TOTAL LOAD (VA):			8008		8177		6715						
		TOTAL CURRENT (A):			68		70		56						

TOTAL CONNECTED LOAD: 22899 VA
TOTAL CONNECTED CURRENT: 64 A
ESTIMATED DEMAND LOAD: 17949 VA
ESTIMATED DEMAND CURRENT: 50 A

NOTES:

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Drawn By: MR Checked By: JL

PANEL SCHEDULES

E703

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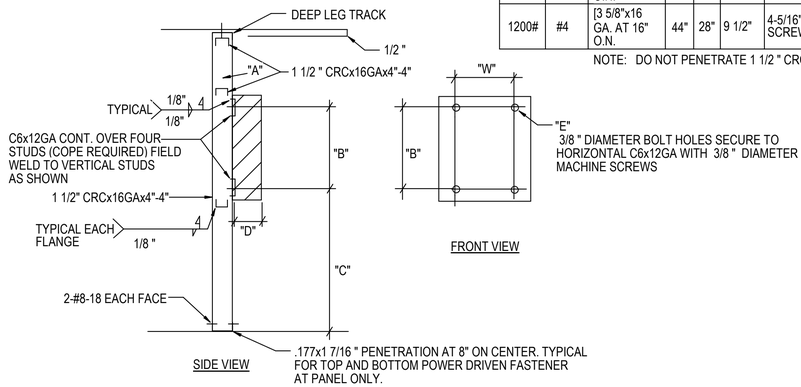
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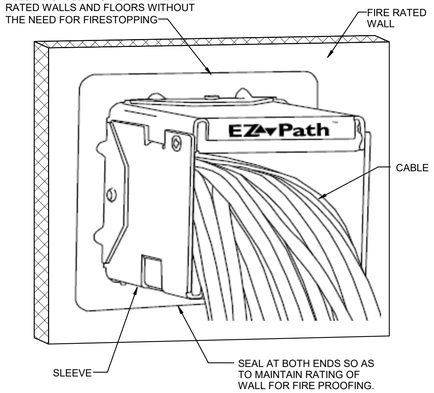
MAX. UNIT WEIGHT	PANEL TYPE	"A"	"B"	"C"	"D"	"E"	"W"
120#	#1	[3 5/8"x16 GA. AT 16" O.N.	20"	52"	5 3/4"	4-5/16" DIAMETER MACHINE SCREWS	16"
300#	#2	[3 5/8"x16 GA. AT 16" O.N.	26"	42"	6 1/2"	4-5/16" DIAMETER MACHINE SCREWS	22"
600#	#3	[3 5/8"x16 GA. AT 16" O.N.	32"	40"	8 1/4"	4-5/16" DIAMETER MACHINE SCREWS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



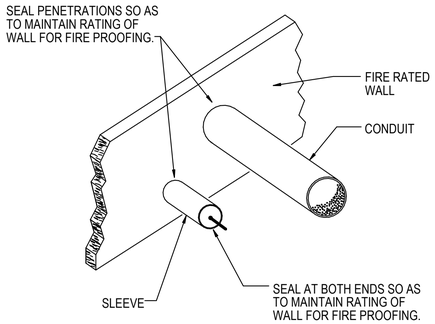
ELECTRICAL PANEL ANCHORAGE DETAIL — 1

EZ PATH FIRE RATED PATHWAY - ALLOWS CABLES TO PENETRATE FIRE RATED WALLS AND FLOORS WITHOUT THE NEED FOR FIRESTOPPING



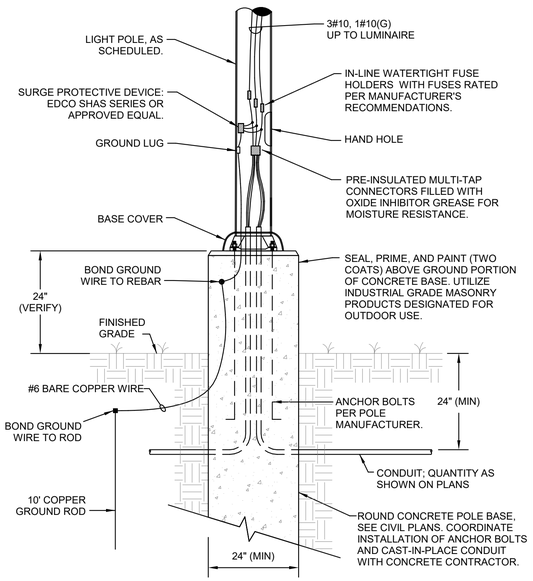
EZ-PATH IS UL TESTED AND CERTIFIED IN ACCORDANCE WITH ASTM E814 (UL1479) AND CAN/ULC-S115. SYSTEMS ARE AVAILABLE FOR COMMON FLOOR AND WALL CONSTRUCTIONS WITH RATINGS UP TO AND INCLUDING 4 HOURS.

RATED WALL PENETRATIONS FOR COMMUNICATION WIRING — 2



SEE DIVISION 7 SECTION "THROUGH-PENETRATION FIRESTOP SYSTEMS"

RATED WALL PENETRATIONS — 3

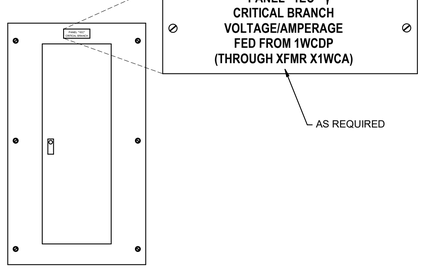


LIGHT POLE BASE GENERAL NOTES:

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

TYPICAL LIGHT POLE BASE DETAIL — 4

FOR HOSPITALS LABEL BRANCH SYSTEM TYPE (NORMAL, CRITICAL, LIFE SAFETY, OR EQUIPMENT) AS INDICATED ON DRAWINGS.



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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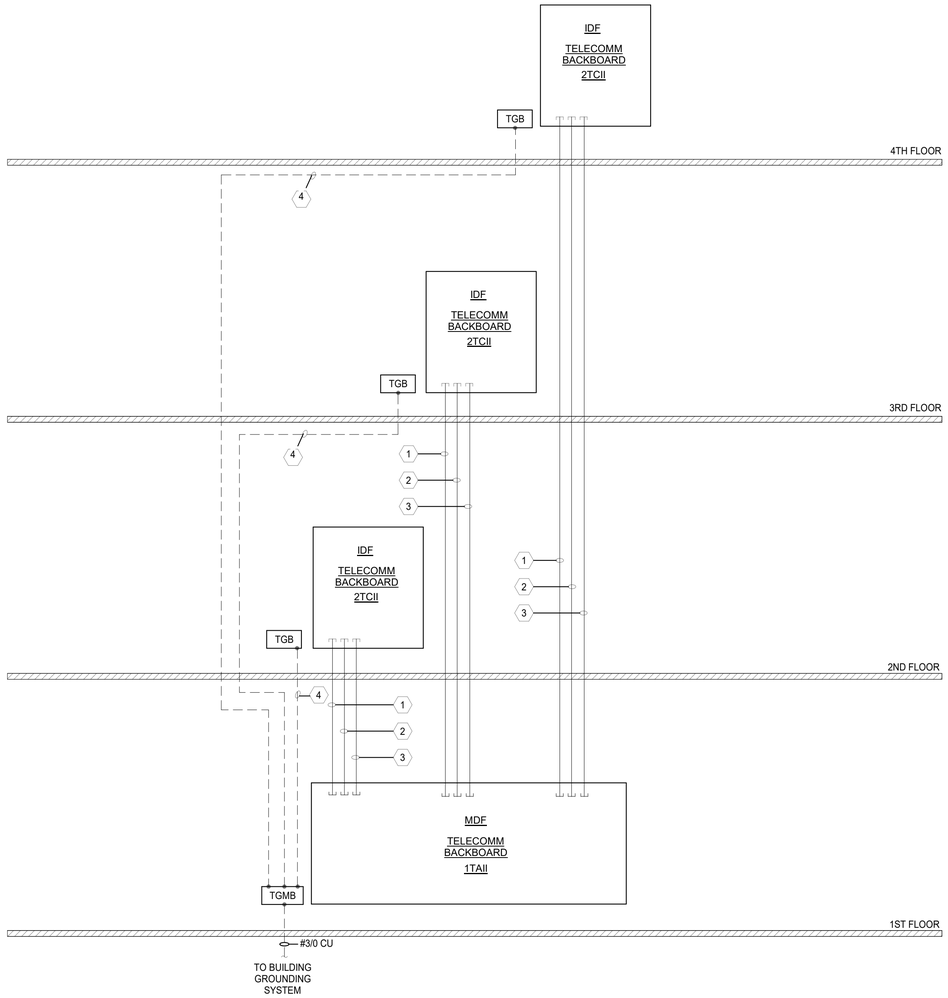
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Drawn By: MR Checked By: JL

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)

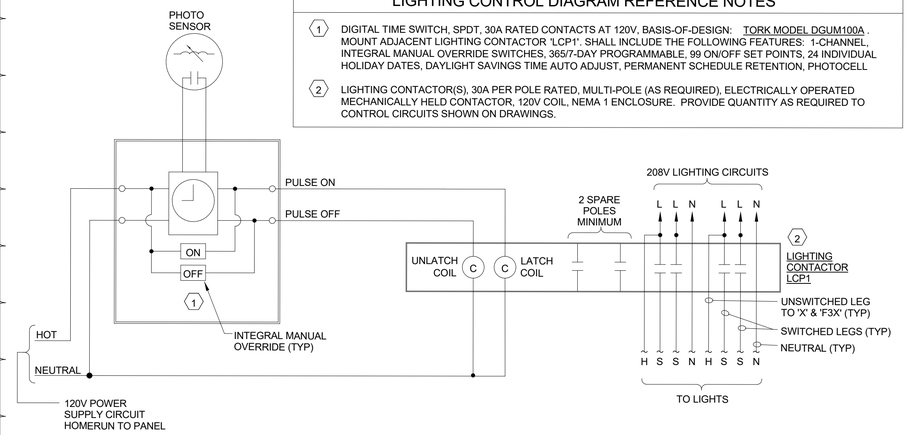
MAXIMUM TMGBB (PBB) to TGBB (SBB) LENGTH (L) IN FEET	COPPER CONDUCTOR SIZE (AWG)
L ≤ 13	#6
14 < L ≤ 20	#4
21 < L ≤ 26	#3
27 < L ≤ 33	#2
34 < L ≤ 41	#1
42 < L ≤ 52	1/0
53 < L ≤ 66	2/0
67 < L ≤ 84	3/0
85 < L ≤ 105	4/0
106 < L ≤ 125	250 kcmil
126 < L ≤ 150	300 kcmil
151 < L ≤ 175	350 kcmil
176 < L ≤ 250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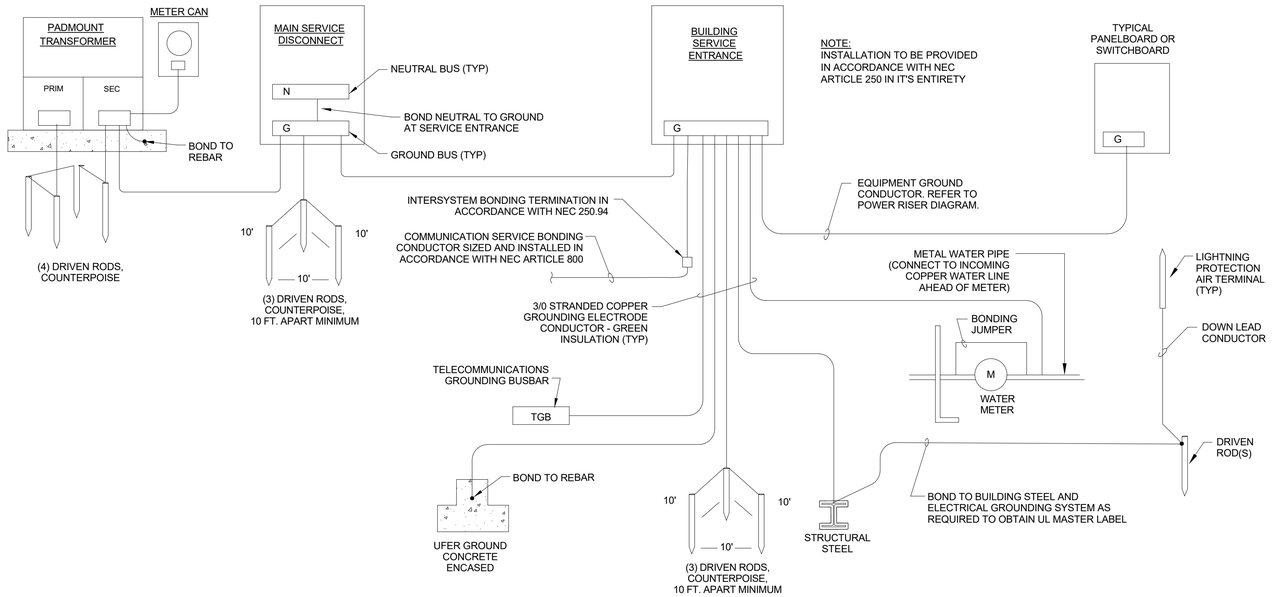
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ELECTRICAL DETAILS

E801

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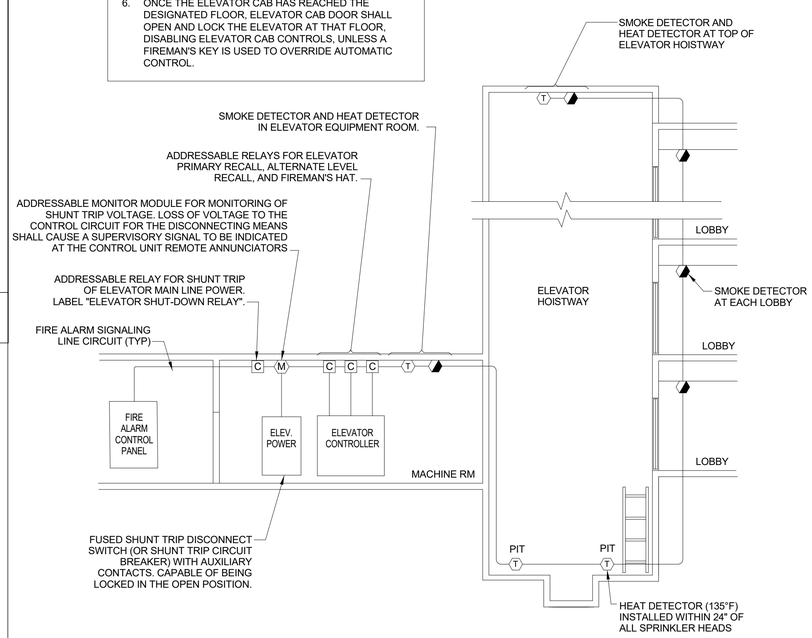
GROUNDING DETAIL | 8

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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REVISIONS

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ISSUED: 04/25/2025
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ELECTRICAL DETAILS

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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
DETAIL NO. / # / X###	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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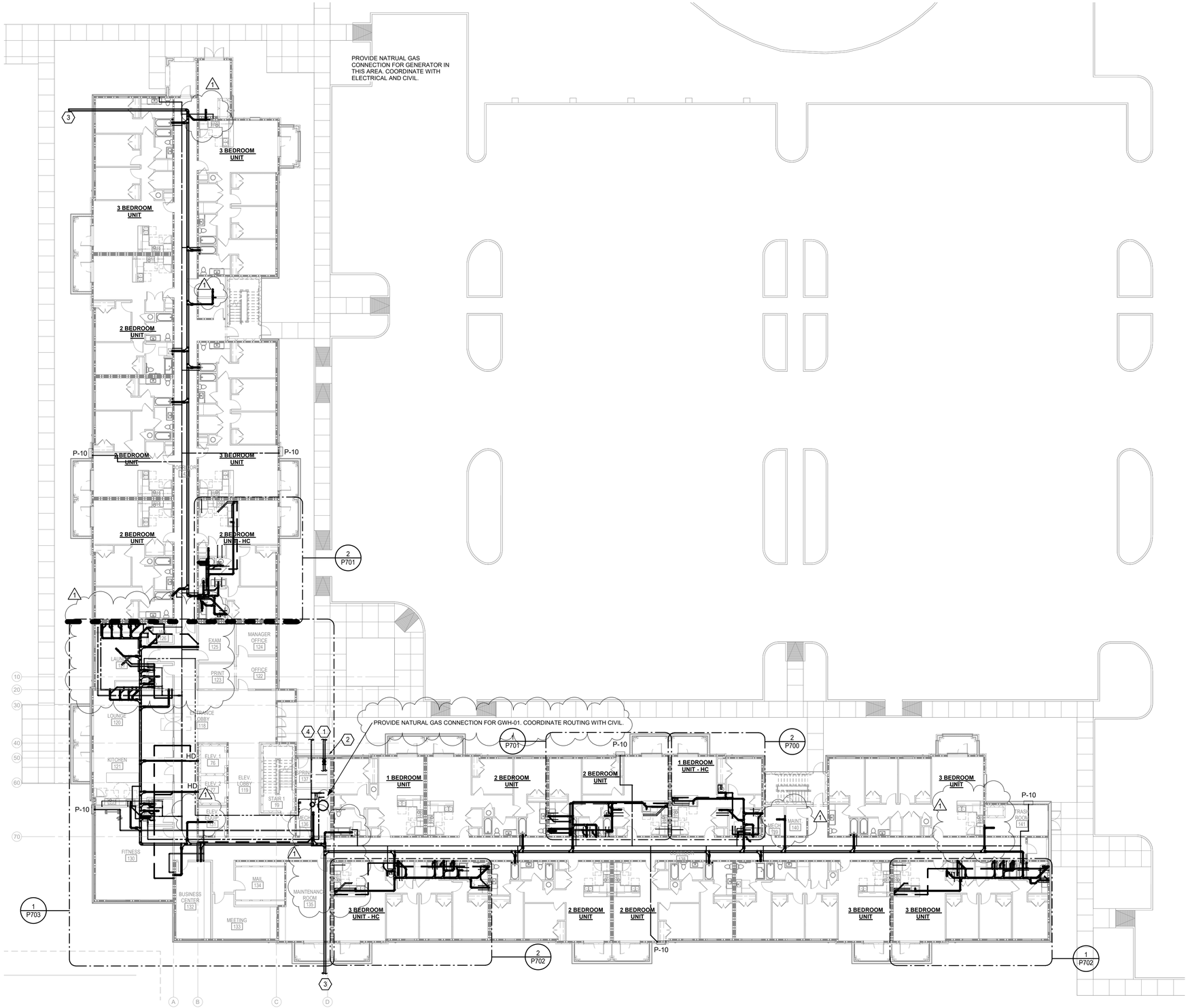
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Drawn By: NO Checked By: GY

PLUMBING LEGEND & NOTES

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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.

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

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OVERALL 1ST FLOOR PLUMBING PLAN

P200

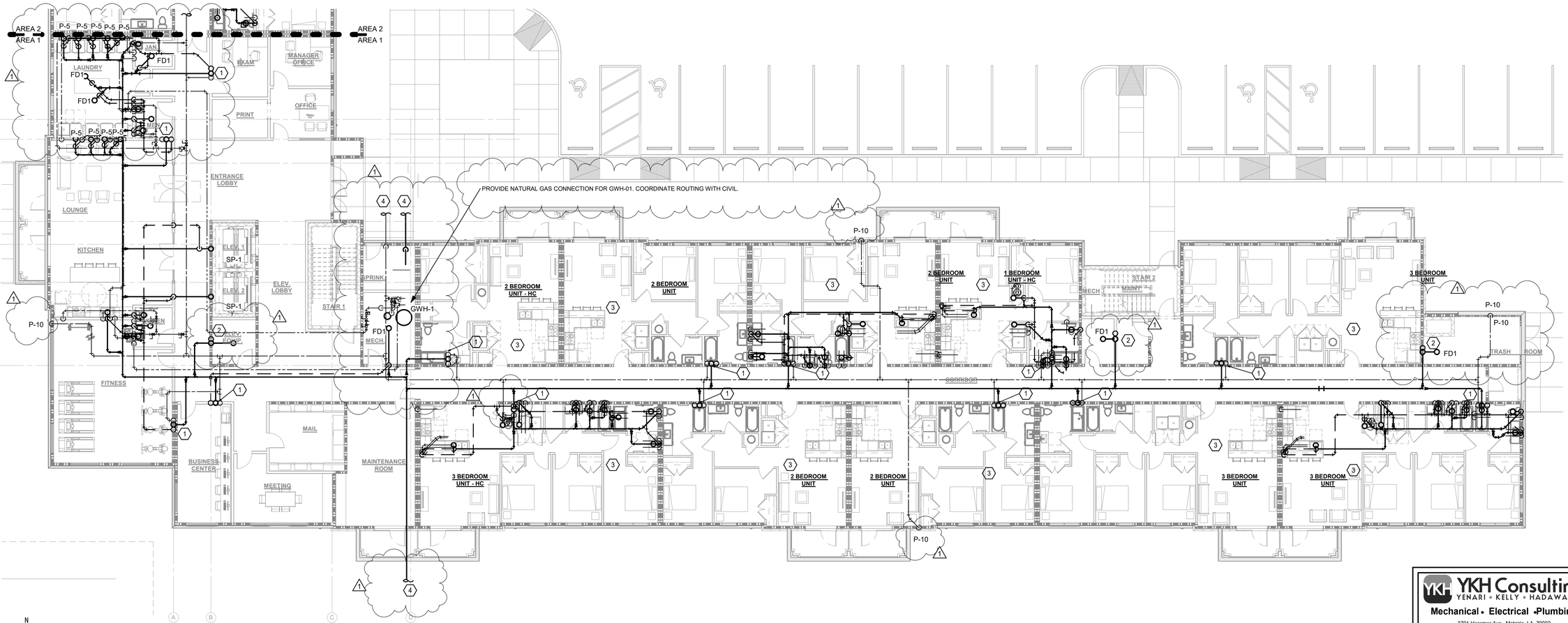
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1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
3. PROVIDE TRAP PRIMER AT ALL FLOOR AND HUB DRAIN LOCATIONS.

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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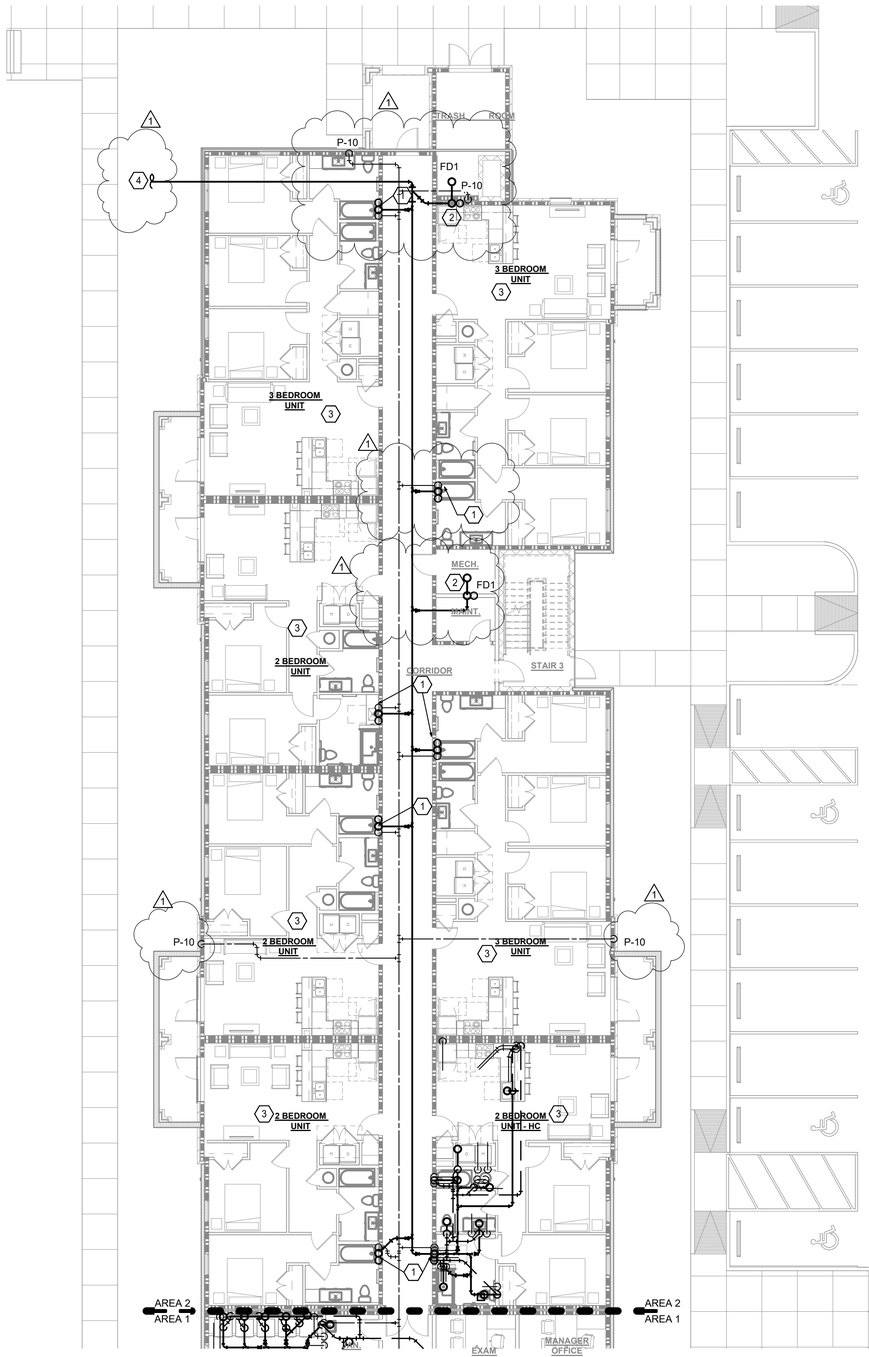
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MECHANICAL ENGINEERING
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PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 1

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

N

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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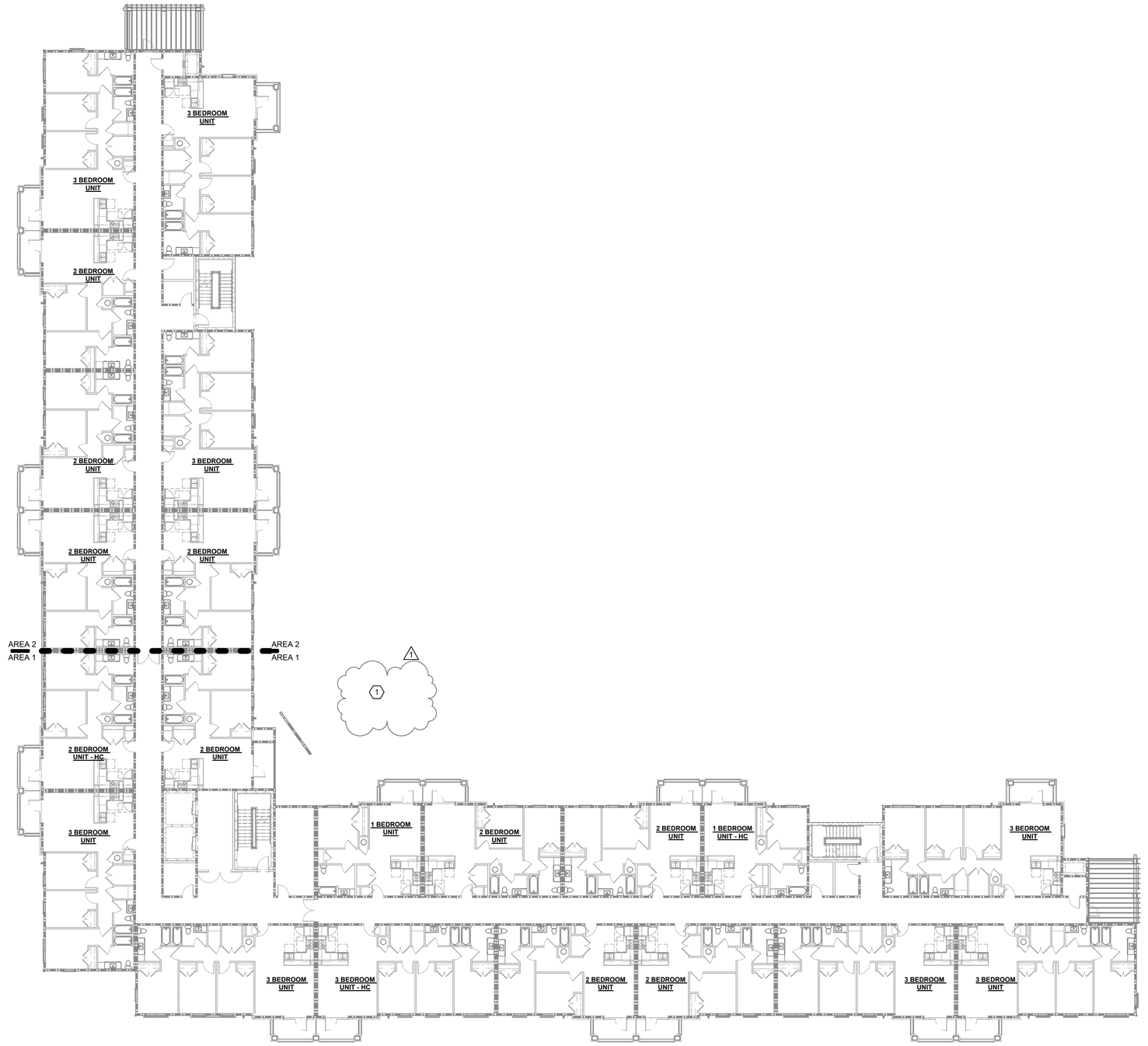
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PARTIAL 1ST FLOOR PLUMBING PLAN - AREA 2

P202

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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.

N

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

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GENE YENARI
REG. No. 28523
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MECHANICAL ENGINEERING
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 2ND FLOOR PLUMBING PLAN

P203

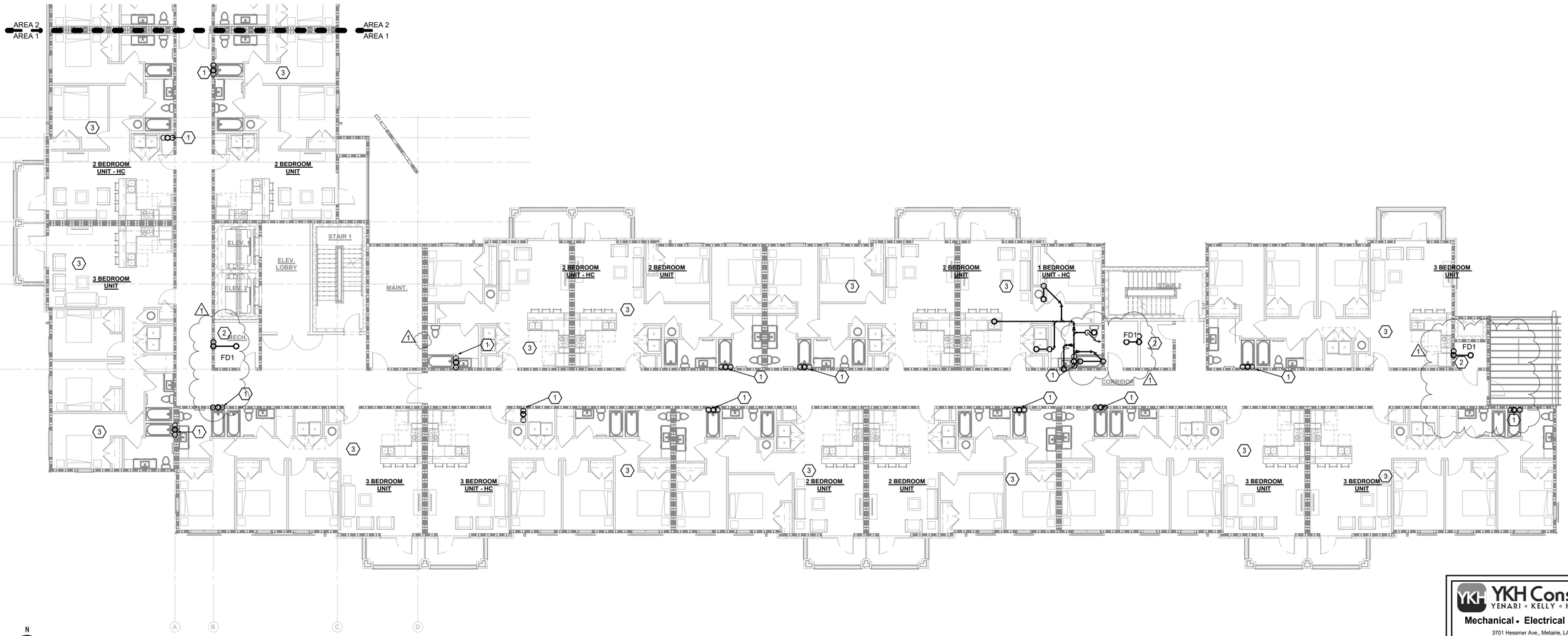
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GENERAL NOTES

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.



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

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1	06/04/25	Addendum #3

JOB NUMBER: 24-064

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REG. No. 28523
PROFESSIONAL ENGINEER
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04.25.2025

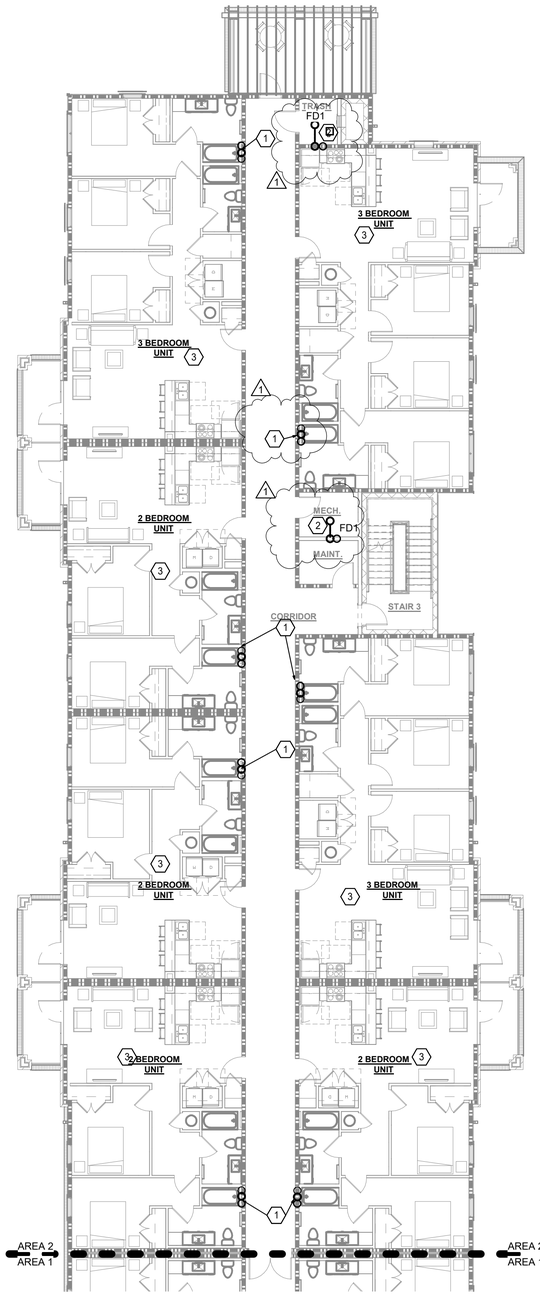
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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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MECHANICAL ENGINEERING
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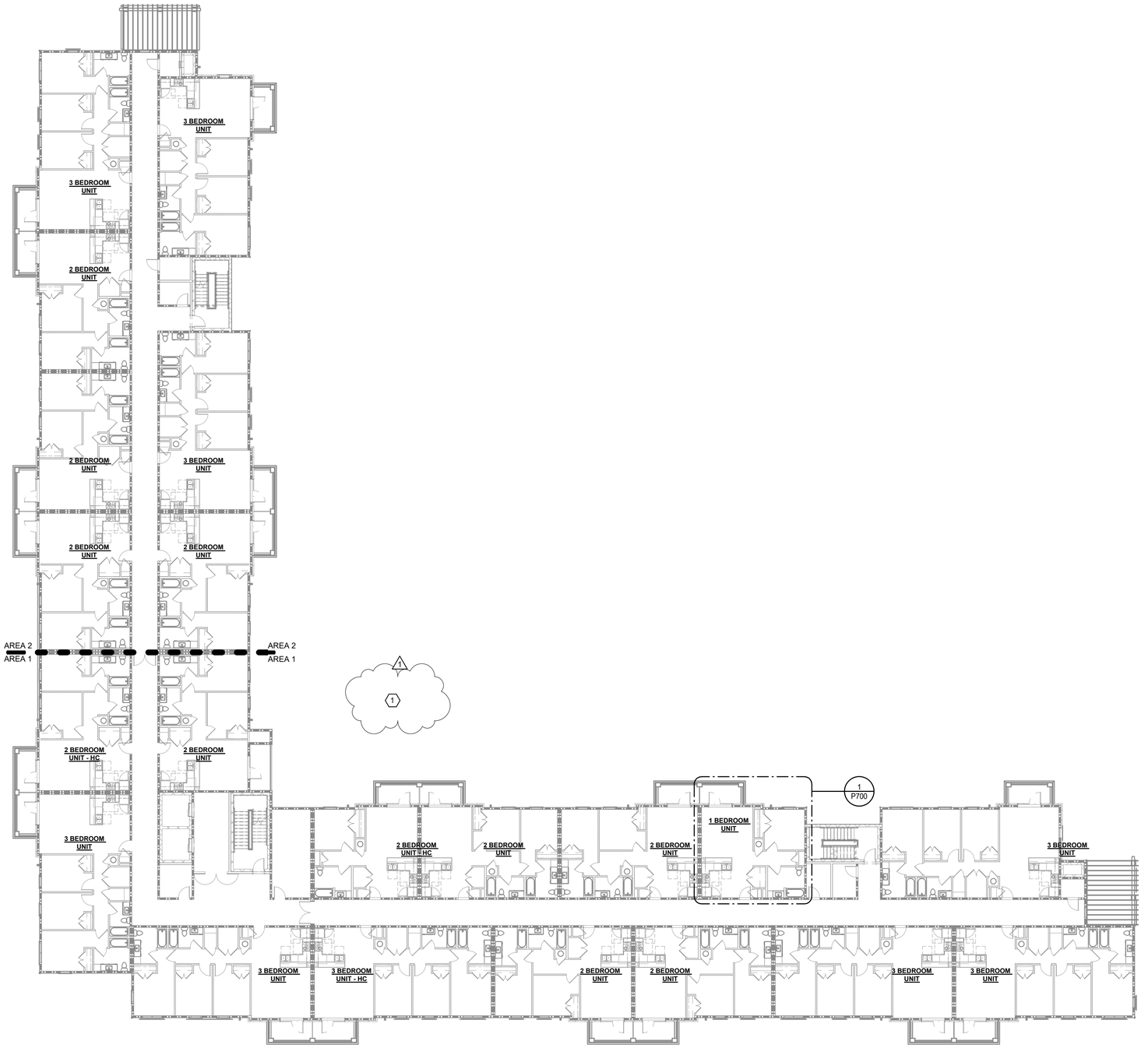
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PARTIAL 2ND FLOOR PLUMBING PLAN - AREA 2

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.

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REG. No. 28503
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MECHANICAL ENGINEERING
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 3RD FLOOR PLUMBING PLAN

P206

PHASE: PERMIT

GENERAL NOTES

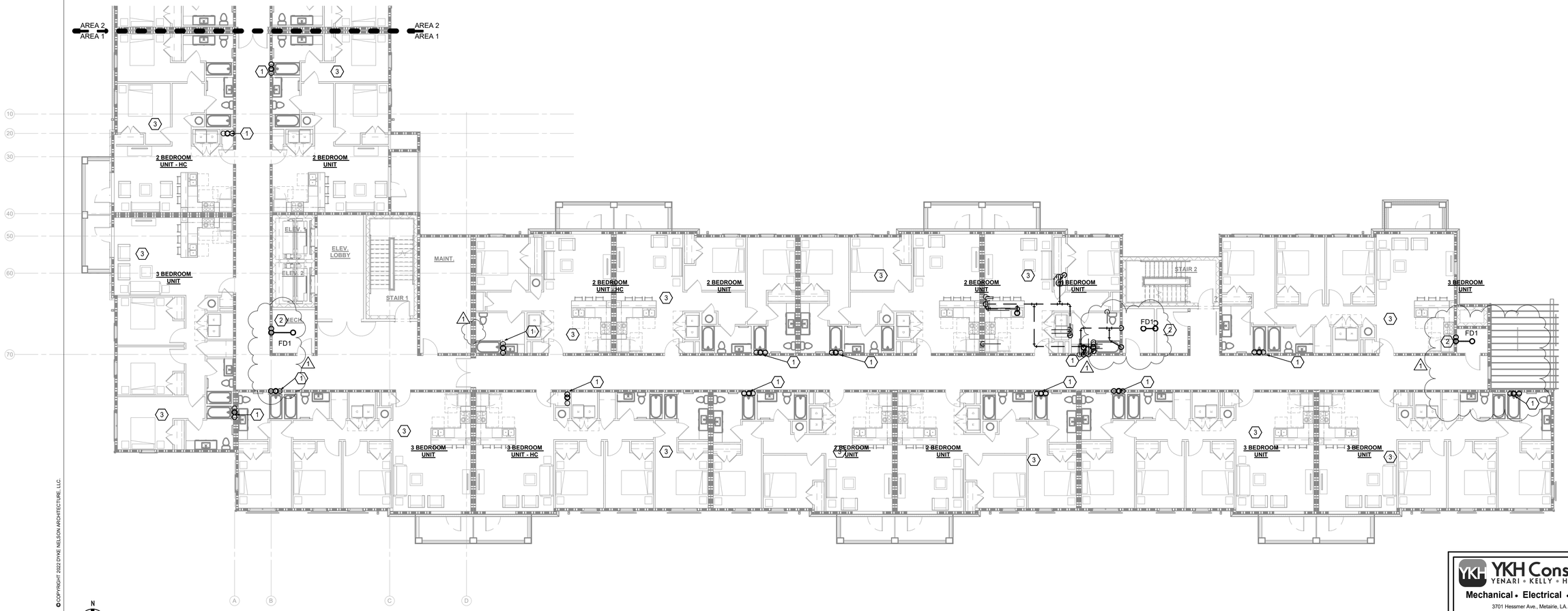
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2. ALL NEW UNDERGROUND WASTE PIPING TO BE A MINIMUM 3".
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SPECIFIC NOTES

(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 1
3/32" = 1'-0"

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JOB NUMBER: 24-064

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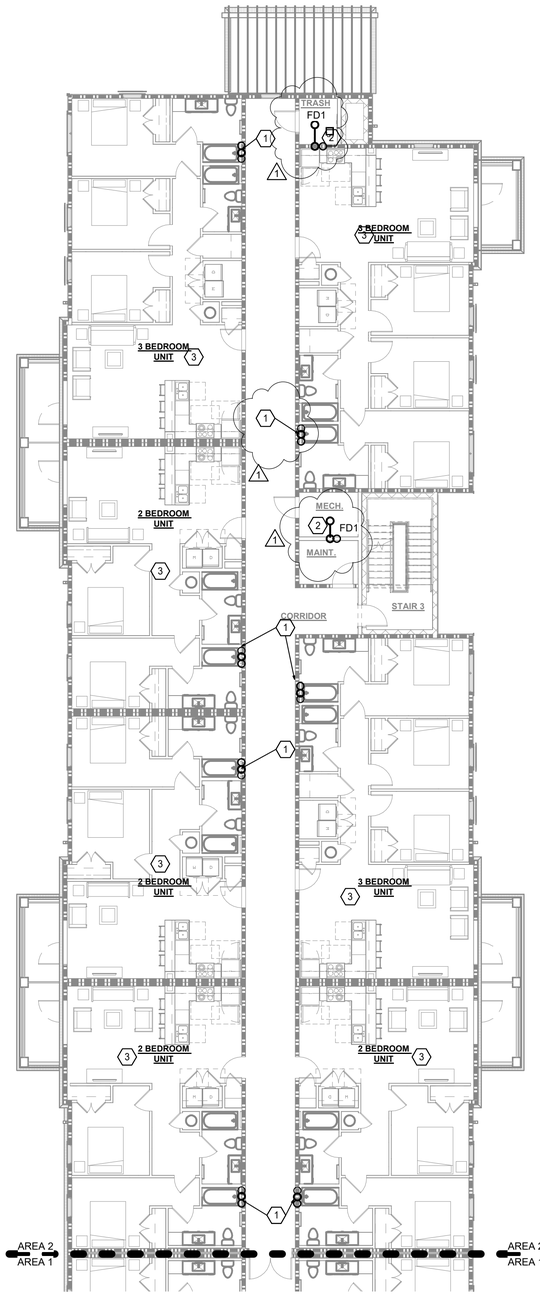
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REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
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PARTIAL 3RD FLOOR PLUMBING PLAN - AREA 1

P207

PHASE: PERMIT



N

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

GENERAL NOTES

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SPECIFIC NOTES

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REG. No. 28523
PROFESSIONAL ENGINEER
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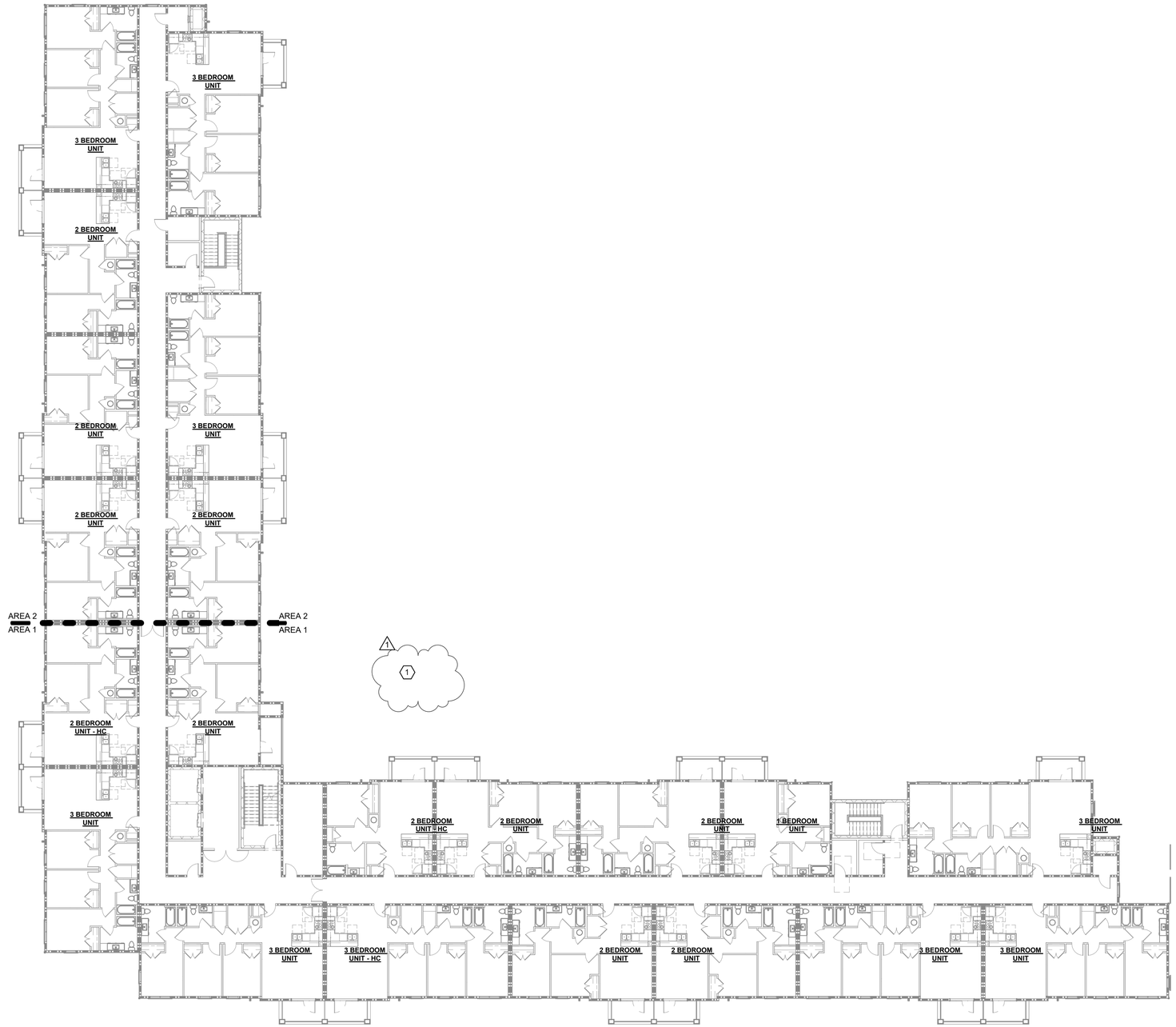
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

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

1 SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION.

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REG. No. 28523
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Job No.: 2505201 Designed By: LK
Drawn By: NO Checked By: GY

OVERALL 4TH FLOOR PLUMBING PLAN

P209

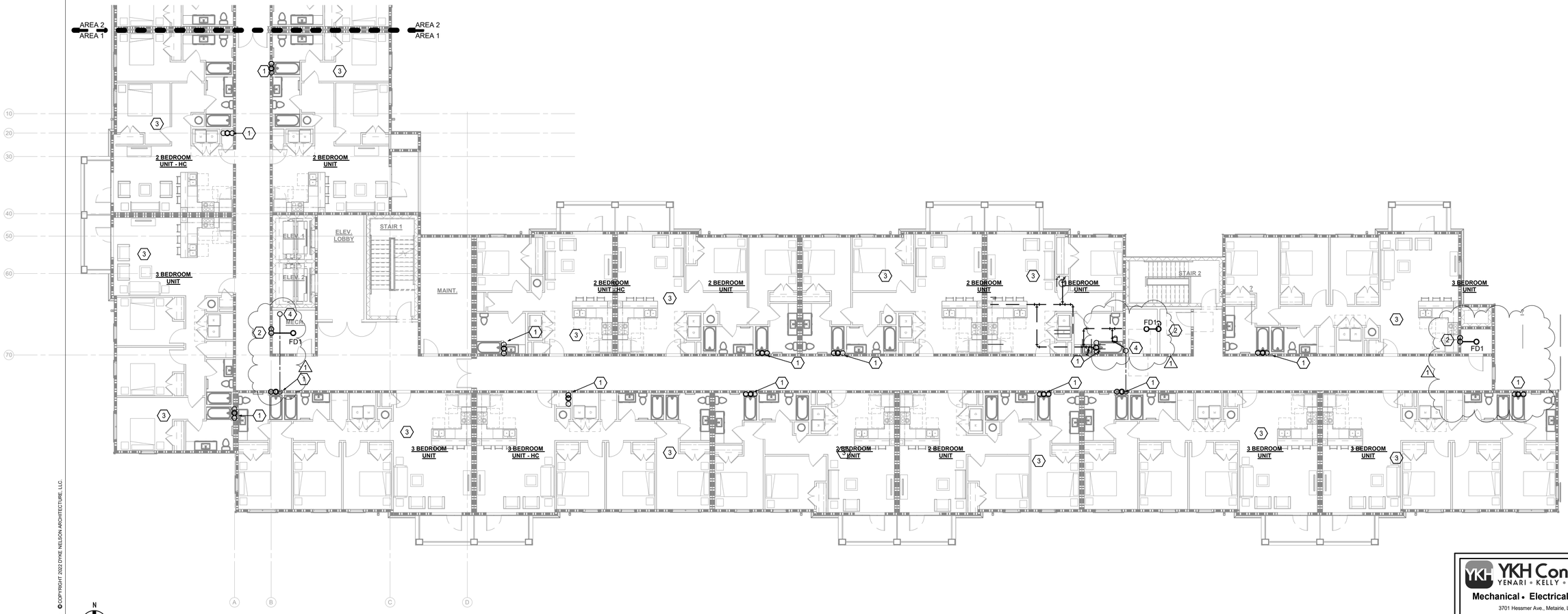
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SPECIFIC NOTES

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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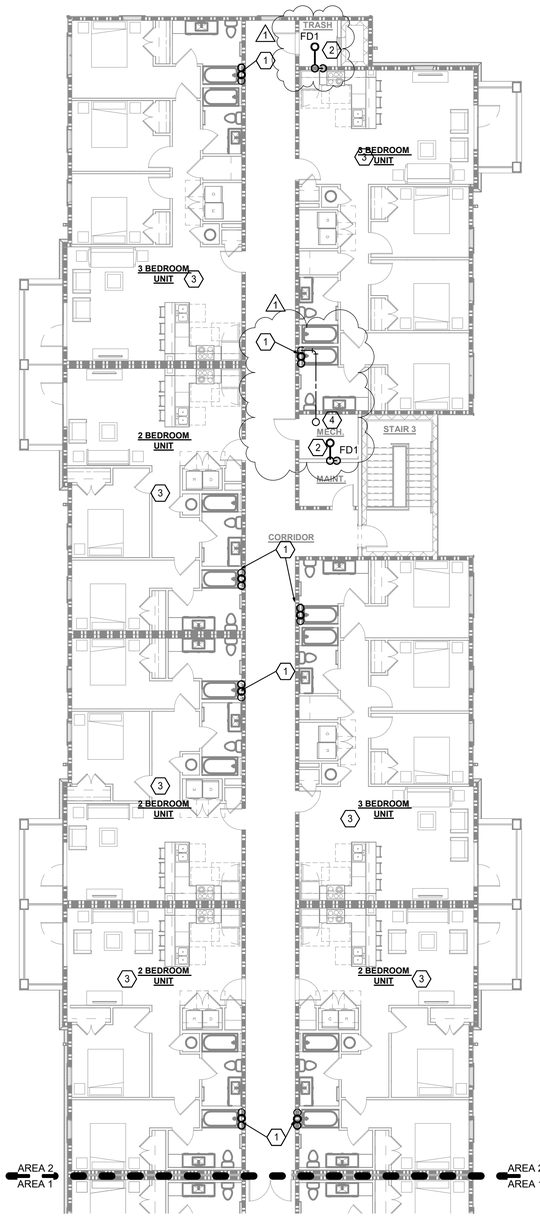
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Drawn By: NO Checked By: GY

PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 1

P210

PHASE: PERMIT



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

N

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND VERIFYING EXISTING CONDITIONS PRIOR TO BIDDING OF PROJECT.
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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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Drawn By: NO Checked By: GY

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1	06/04/25	Addendum #3

JOB NUMBER: 24-064
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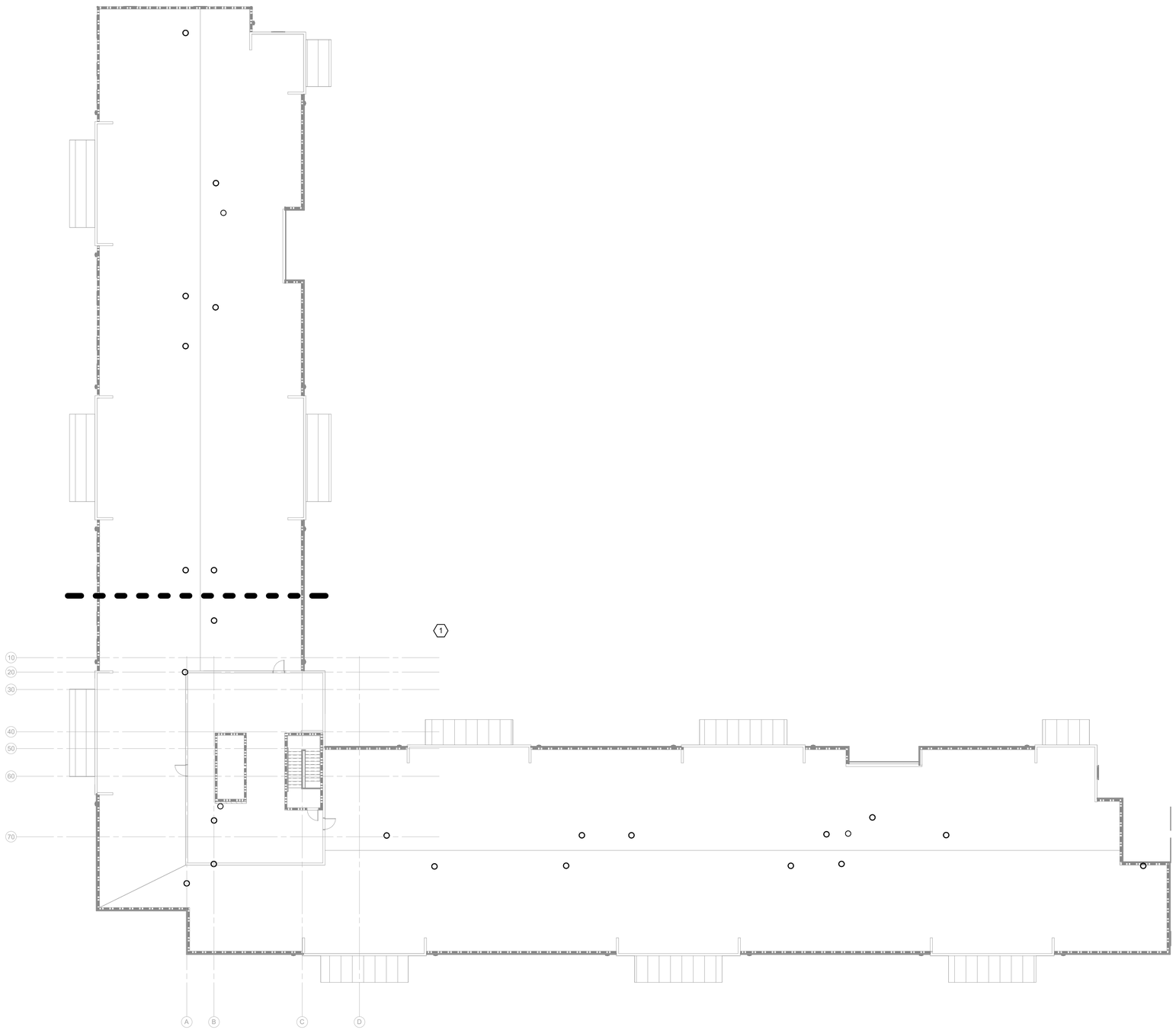
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STATE OF LOUISIANA
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REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
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PARTIAL 4TH FLOOR PLUMBING PLAN - AREA 2

P211

PHASE: PERMIT



1 YKH-Level 5
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.

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

OVERALL ROOF PLUMBING PLAN

1 **P212**

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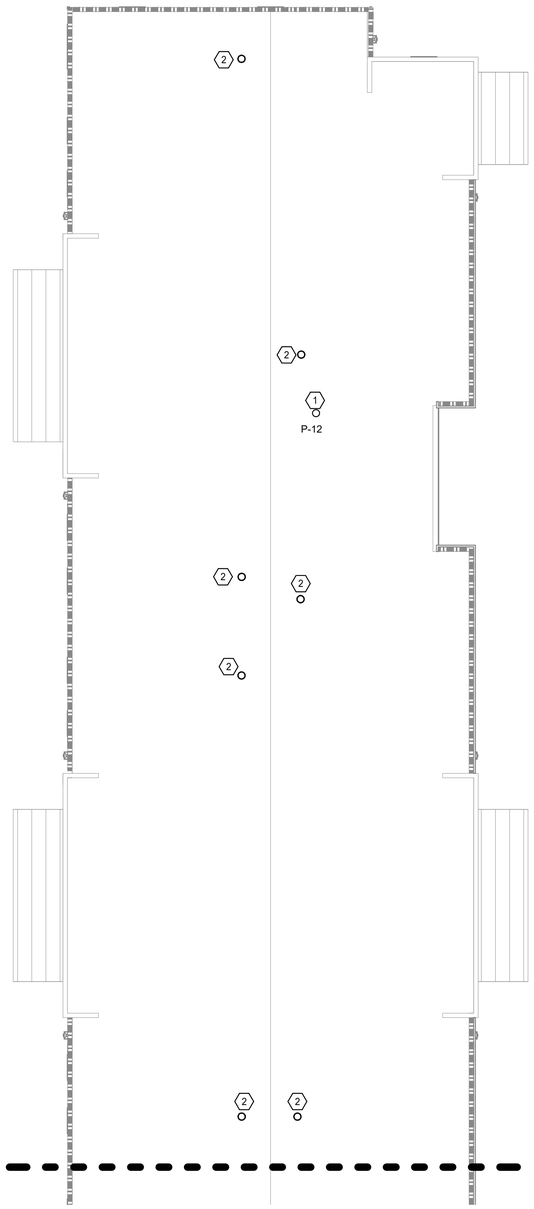
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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

PARTIAL ROOF PLUMBING PLAN - AREA 1

1 P213

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N

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

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MECHANICAL ENGINEERING
04.25.2025

PARTIAL ROOF PLUMBING PLAN - AREA 2

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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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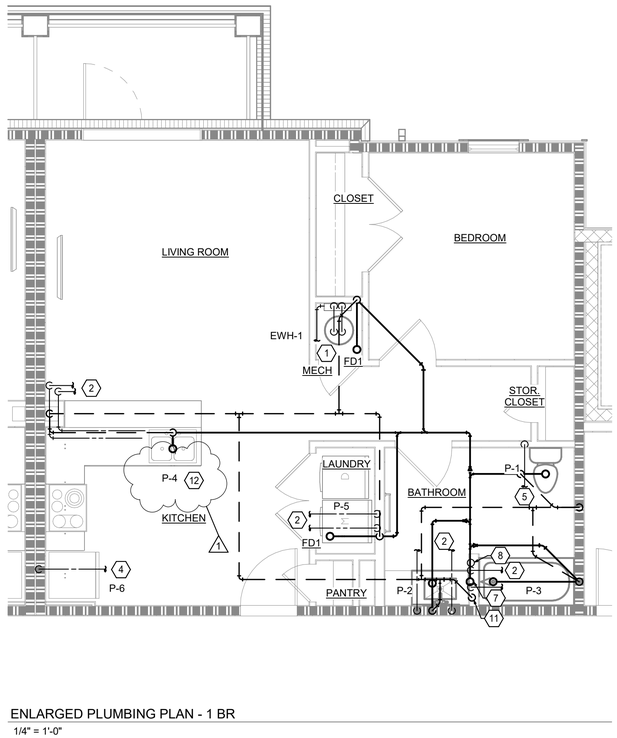
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PLUMBING SCHEDULES

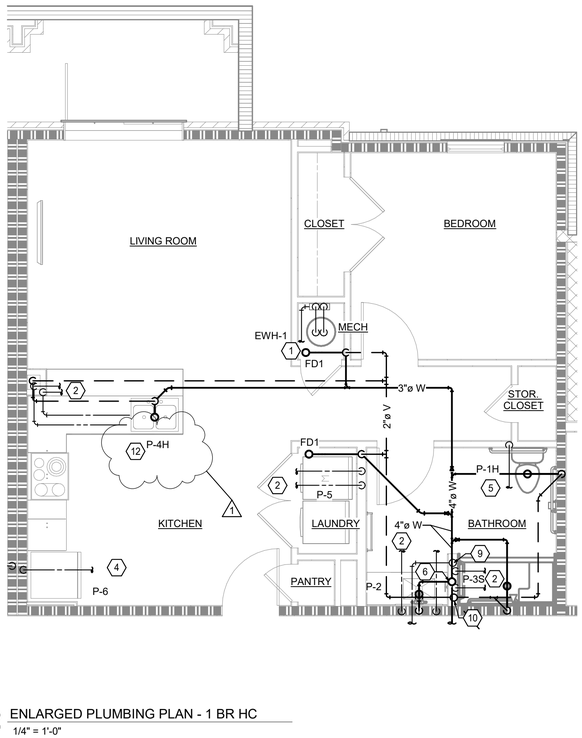
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1 ENLARGED PLUMBING PLAN - 1 BR
1/4" = 1'-0"



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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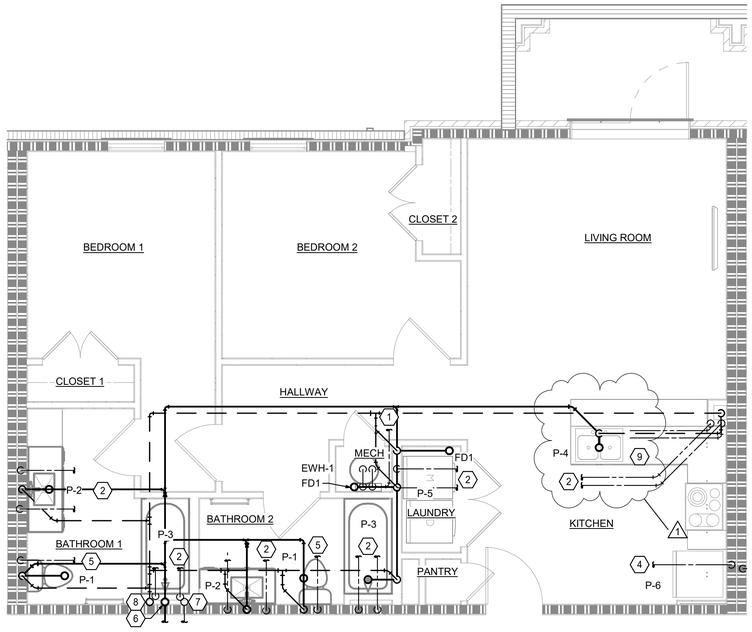
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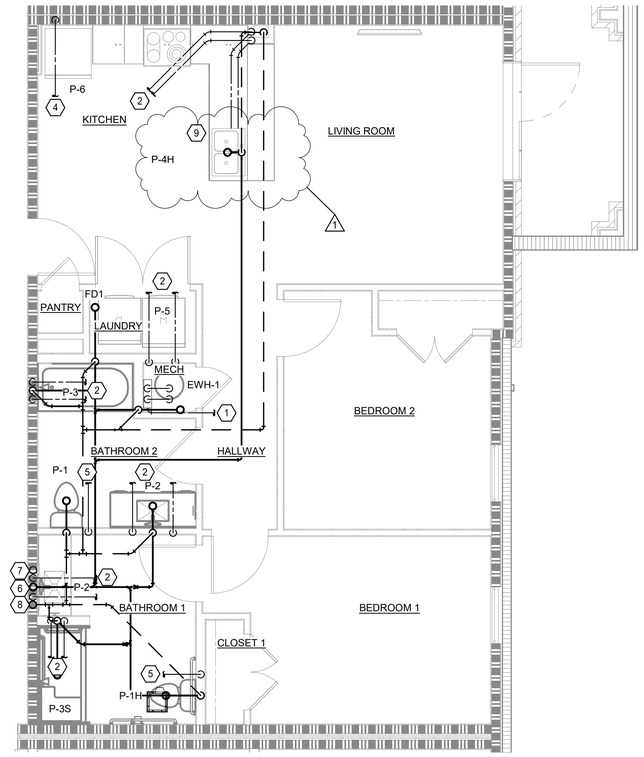
ENLARGED PLUMBING PLAN - 1BR

P700

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1 ENLARGED PLUMBING PLAN - 2 BR
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2 ENLARGED PLUMBING PLAN - 2 BR HC
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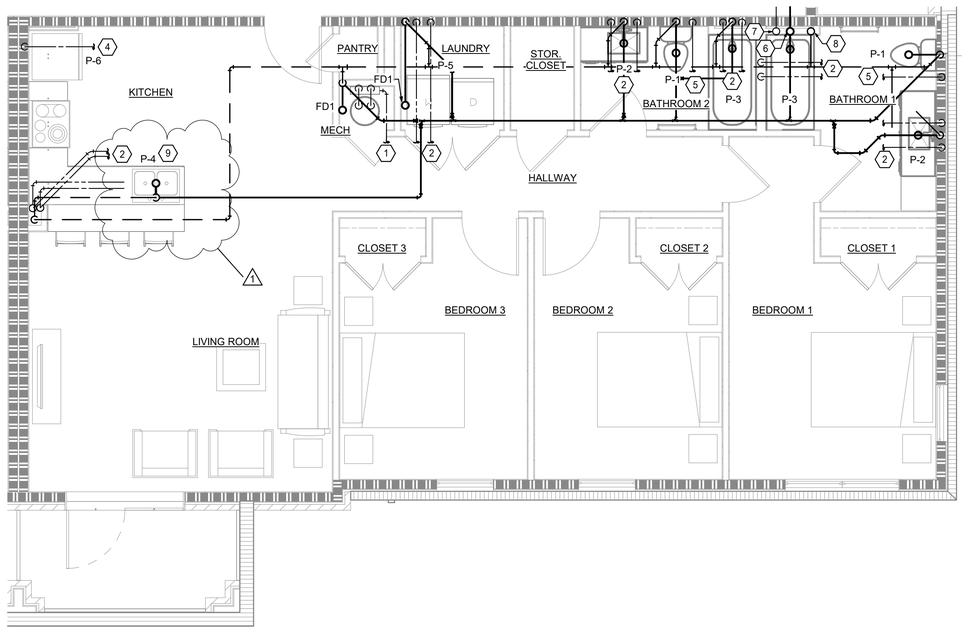
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04.25.2025

ENLARGED PLUMBING PLAN - 2BR

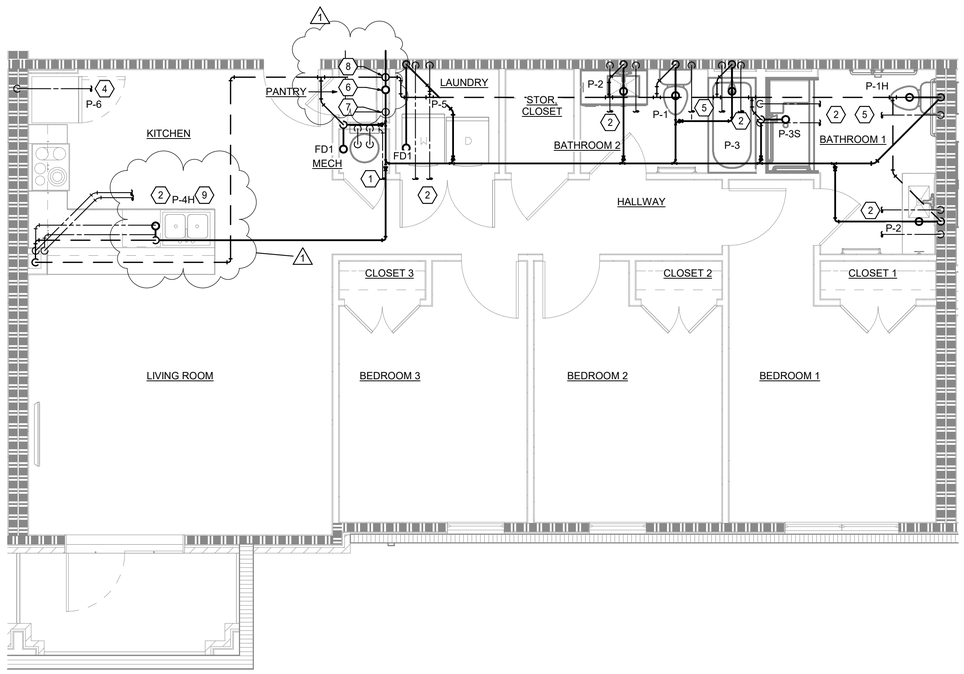
P701

PHASE: PERMIT



1 ENLARGED PLUMBING PLAN - 3 BR

1/4" = 1'-0"



2 ENLARGED PLUMBING PLAN - 3 BR HC

1/4" = 1'-0"

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. 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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N

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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

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

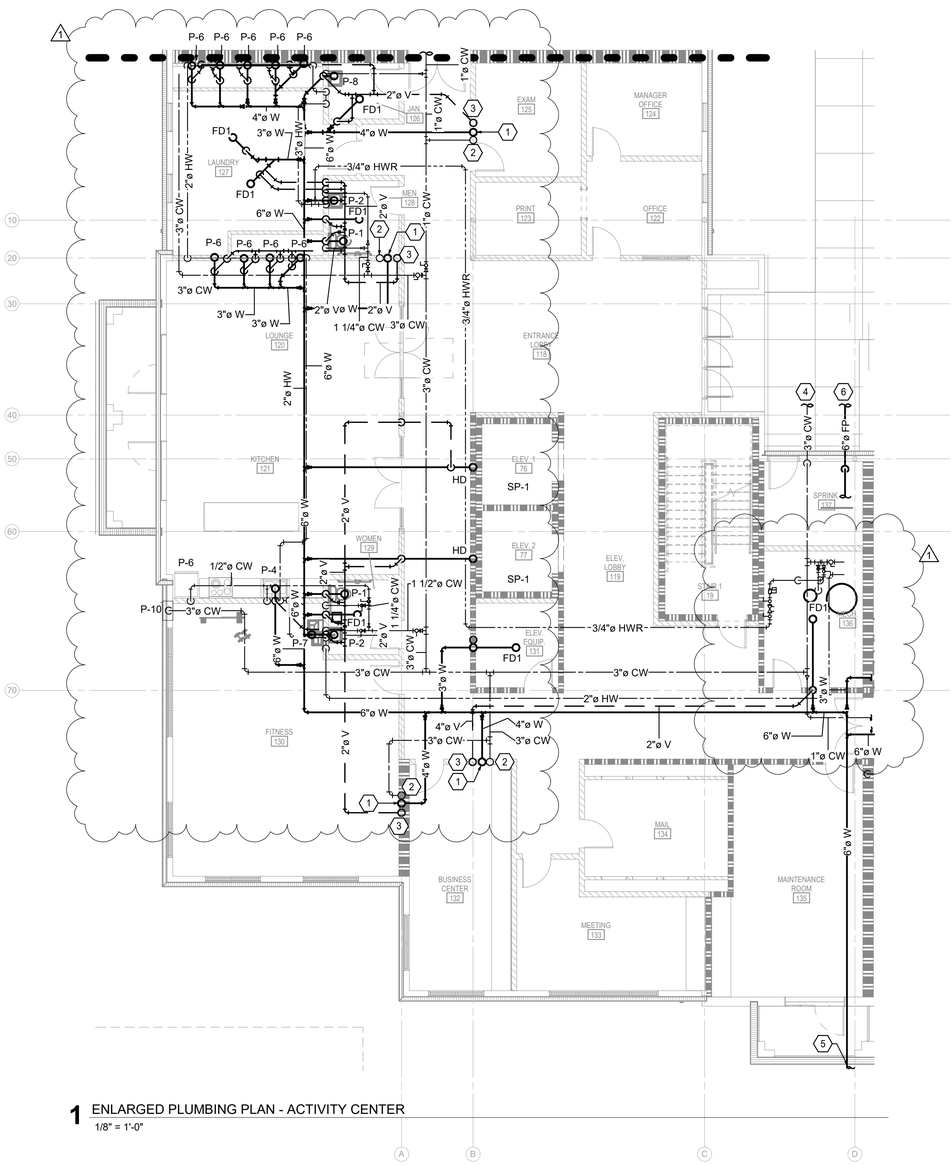
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STATE OF LOUISIANA
GENE YENARI
REG. No. 28523
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

ENLARGED PLUMBING PLAN - 3BR

P702

PHASE: PERMIT



1 ENLARGED PLUMBING PLAN - ACTIVITY CENTER

1/8" = 1'-0"

N

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. 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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STATE OF LOUISIANA
GENE YENARI
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PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
04.25.2025

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ykhconsulting.com 504.264.5111

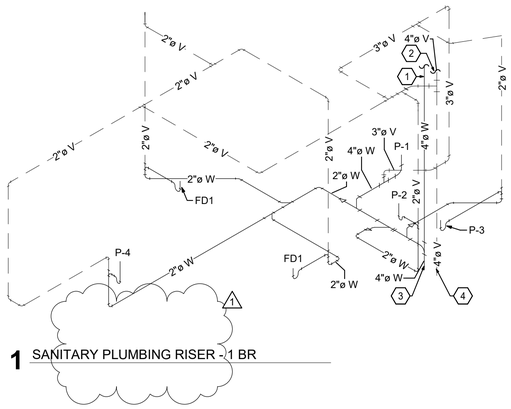
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Drawn By: Author Checked By: Checker

ENLARGED PLUMBING PLAN - ACTIVITY CENTER

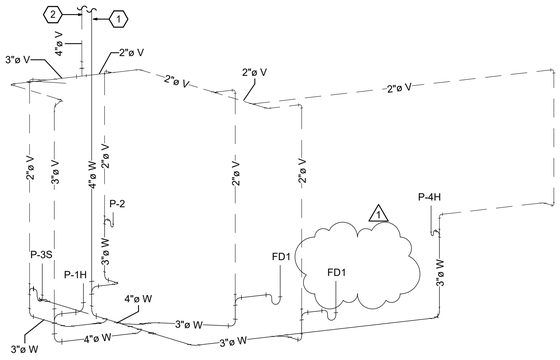
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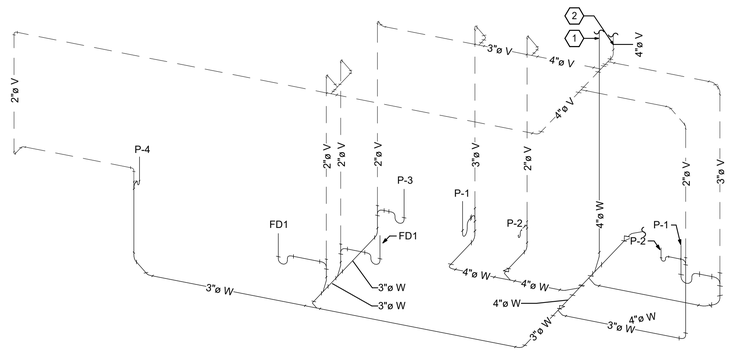
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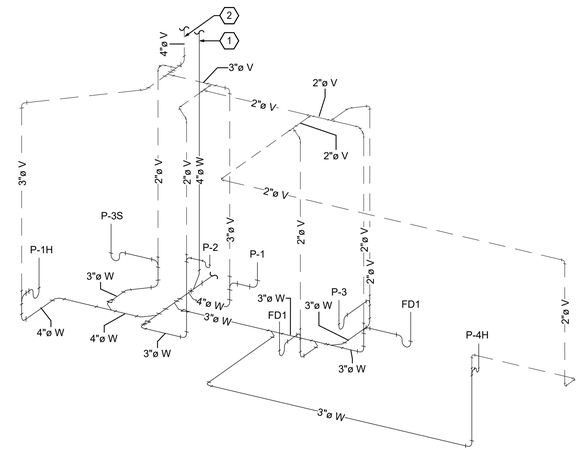
1 SANITARY PLUMBING RISER - 1 BR



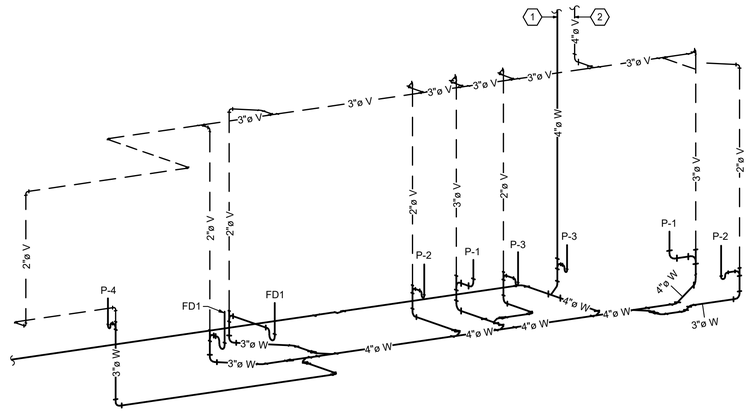
2 SANITARY PLUMBING RISER - 1 BR HC



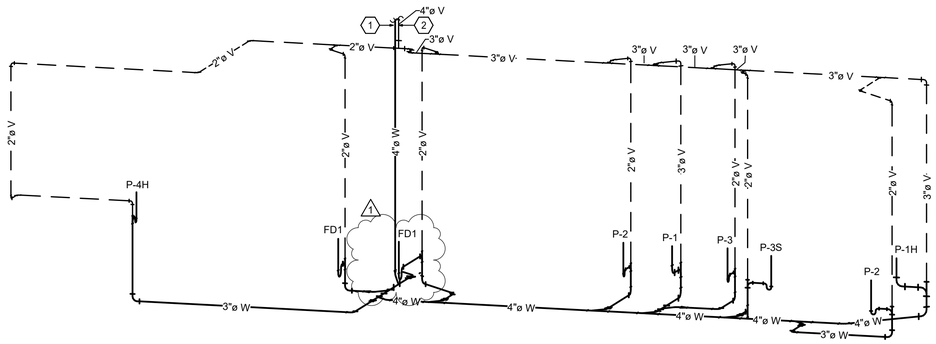
3 SANITARY PLUMBING RISER - 2 BR



4 SANITARY PLUMBING RISER - 2 BR HC



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

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

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ykhconsulting.com 504.264.5111

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

PLUMBING RISERS

P800

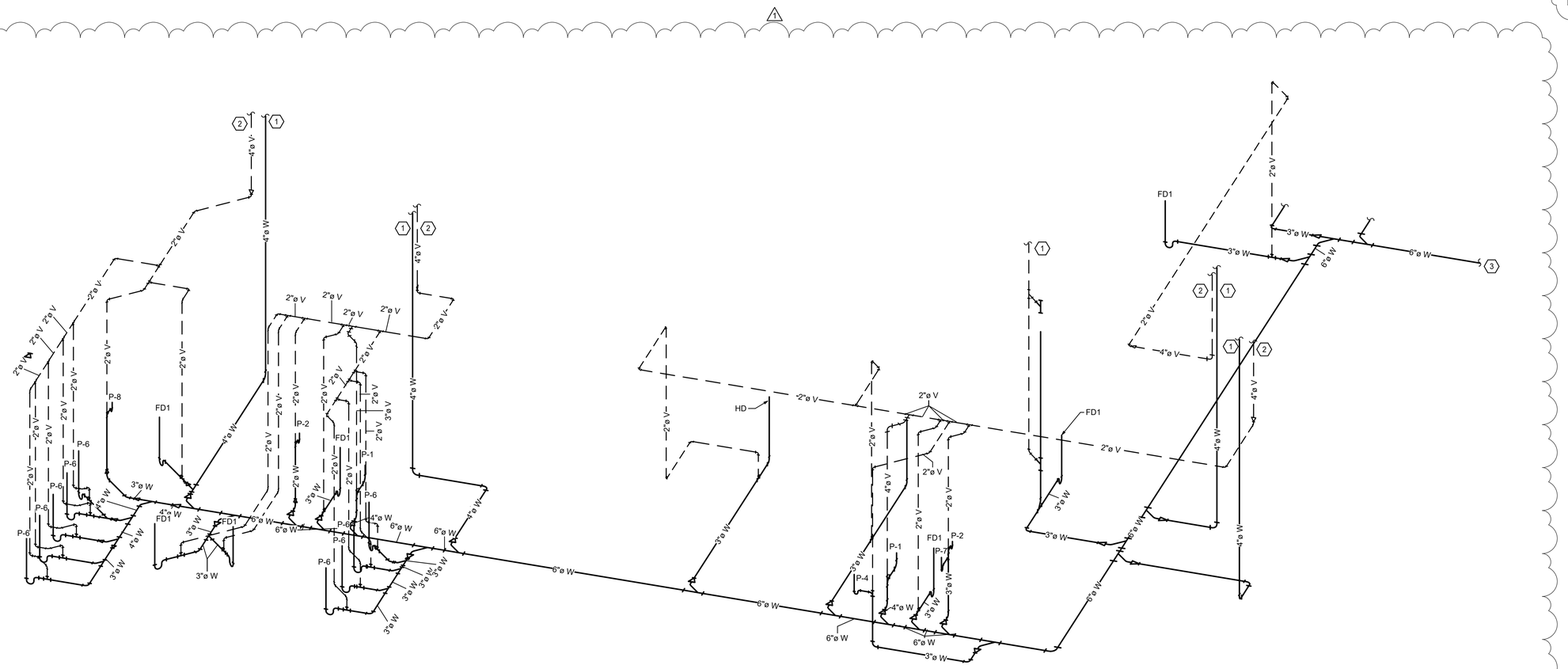
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SPECIFIC NOTES

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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STATE OF LOUISIANA
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MECHANICAL ENGINEERING
04.25.2025

YKH Consulting
YENARI • KELLY • HADAWAY
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ykhconsulting.com 504.264.5111

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

PLUMBING RISER

P801

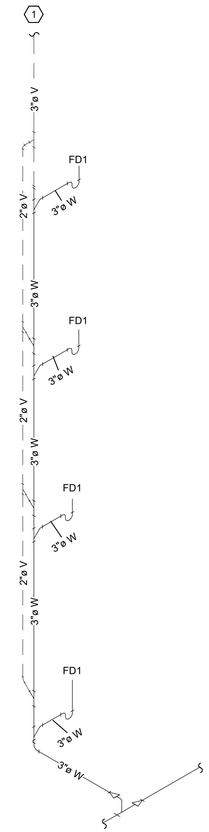
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GENERAL NOTES

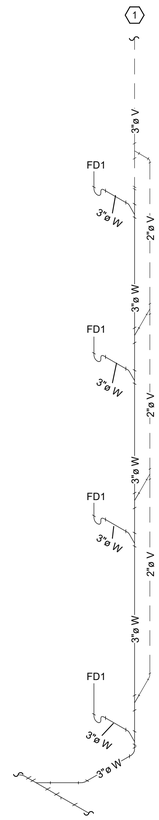
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SPECIFIC NOTES

(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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STATE OF LOUISIANA
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04.25.2025

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ykhconsulting.com 504.264.5111

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

PLUMBING RISER

P802

PHASE: PERMIT