# RESIDENCES @ HIGHLAND

## Baton Rouge, LA

### HUD PROJECT # 064-35745

CHARACTER ELEVATION


ARCHITECT:

**HUMPHREYS & PARTNERS**

ARCHITECTS / LOUISIANA, LLC

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OWNER:

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MLANG@KEYREALESTATECO.COM


| ACCESSIBILITY | WATERPROOFING | INTERIORS | MEP | STRUCTURAL | LANDSCAPE | CIVIL | RADON | NGBS |
|---|---|---|---|---|---|---|---|---|
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## ISSUANCE RECORD

| DATE | REASON |
|---|---|
| 12/15/2023 | ISSUE FOR PRICING |

## PROJECT SCOPE

PROJECT CONSISTS OF A 224 UNIT, FOR RENT, MARKET RATE MULTIFAMILY COMMUNITY CONSISTING OF 4-STORY WOOD FRAME RESIDENTIAL BUILDING WITH INTERIOR CORRIDOR AND PRECAST STRUCTURED PARKING. THERE IS ONE RESIDENTIAL BUILDING TYPE, A 6.000 SQUARE FOOT INTEGRAL AMMENITY AREA, AND 9 MAIN RESIDENTIAL UNIT TYPES. RESIDENTIAL AMENITIES INCLUDES, FITNESS, RESIDENTIAL LOUNGE, GAME ROOM, DOG WASH, INTEGRAL MAIL AND PARCEL HANDLING AREAS,. AND OTHER TO BE DETERMINED MARKET RATE AMENITIES. PROJECT IS LOCATED ON 2.8 ACRES IN BATON ROUGE, LA.

## DEFERRED SUBMITTALS / SEPARATE PERMITS

ALL DEFERRED SUBMITTALS SHALL BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL, AS REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF CONSTRUCTION. ALL ITEMS THAT REQUIRE SEPARATE PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

1. PREFABRICATED FLOOR AND ROOF TRUSSES
2. FIRE ALARM (SEPARATE PERMIT)
3. FIRE SPRINKLER (SEPARATE PERMIT)
4. POOL AND POOL EQUIPMENT LAYOUT (SEPARATE PERMIT)
5. GUARDRAILS AND HANDRAILS
6. LOW VOLTAGE - ACCESS CONTROL AND SECURITY SYSTEMS (SEPARATE PERMIT)
7. SIGNAGE (SEPARATE PERMIT)
8. STAIRS
9. PRECAST CONCRETE GARAGE
10. STRUCTURAL STEEL
11. POST TENSION CABLE LAYOUT
12. PREMANUFACTURED AWNING/CANOPY
13. RADON MITIGATION SYSTEM

## PROJECT SIGNATORIES

**ARCHITECT**

**HUMPHREYS & PARTNERS ARCHITECTS/LOUISIANA, LLC**

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**COMPANY**

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phone

**MORTAGE COMPANY**

**COMPANY**

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**CIVIL ENGINEER**

**CSRS**

JOSEPH YARBROUGH — Date
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Designed by: MM
Drawn by: CG
Architect of Record: TD
Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.


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ISSUE FOR PRICING: 12/15/2023

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COVER SHEET

SHEET NO.

A0.00

21345

## ARCHITECTURAL

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| **A0.** | | GENERAL INFORMATION & PROJECT STANDARDS | | | - |
| A0.0 | 00 | Cover Sheet | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A0.0 | 01 | Index of Drawings | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A0.1 | 1 | General Information | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A0.1 | 2 | Project Information | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A0.2 | 1 | Dwelling Unit Accessibility Notes | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A0.2 | 2 | Public Spaces 2010 ADASAD ICC A117.1-2017 Standard | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| **A1.0** | | SITE PLANS | | | - |
| A1.0 | 1 | Architectural Site Plan | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A1.2 | 0 | 2ND Floor Life Safety Plan | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A1.3 | 0 | 3RD & 4TH Floor Life Safety Plan | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| **A2.** | | FRAMING ASSEMBLIES, DOORS & WINDOWS | | | - |
| A2.0 | 1 | Wall Assemblies | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A2.0 | 2 | Wall Assemblies | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A2.0 | 3 | Floor/ Ceiling / Roof Assemblies | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A2.1 | 1 | Window & Door Information & Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A2.1 | 2 | Door Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| | | | | | - |
| A2.2 | 1 | Window & Door Information & Schedules | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A2.2 | 2 | Window Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| **A3.** | | DWELLING UNIT PLANS | | | - |
| A3.0 | 1 | Dwelling Units Interior Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.0 | 1a | ADA Dwelling Units Interior Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.1 | 0 | Floor Plan Unit A0 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.1 | 0a | Floor Plan Unit A0 Ground Floor | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.1 | 1 | Floor Plan Unit A1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.1 | 1a | Floor Plan Unit A1 Ground Floor | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.1 | 2 | Floor Plan Unit A2 & A2-GF | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.1 | 3 | Floor Plan Unit A3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.1 | 3a | Floor Plan Unit A3 Alternates | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A3.2 | | 2 Bedroom Units | | | - |
| A3.2 | 1 | Floor Plan Unit B1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A3.2 | 2 | Floor Plan Unit B2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.2 | 2a | Floor Plan Unit B2 Alternates | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A3.2 | 4a | Floor Plan Unit B4 Alternates | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A3.4 | | **Accessible Units** | | | - |
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| A3.4 | 2 | Floor Plan Unit B2 ADA | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A3.4 | 2 | Floor Plan Unit B2 ADA | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A4.1 | 1 | Building Type I Ground Floor Plan | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A4.1 | 2 | Ground Floor Plan - Sector 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A4.1 | 3 | Ground Floor Plan - Sector 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A4.2 | 0 | 2nd Floor Plan- Overall | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A4.3 | 0 | 3rd & 4th Floor Plan- Overall | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A4.3 | 1 | 3rd & 4th Floor Plan- Sector 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A4.5 | 0 | Roof Plan- Overall | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A4.6 | 0 | Building Type I Exterior Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A4.7 | 0 | Building Type I Exterior Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A4.7 | 1 | Building Type I Exterior Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A4.7 | 2 | Building Type I Exterior Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A4.7 | 3 | Building Type I Exterior Elevations | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A5.1 | 2 | Exterior Wall Sections - Apartment BLDGS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A5.1 | 3 | Wall Sections | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A5.2 | 1 | Interior Wall Sections | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A5.2 | 2 | Interior Wall Sections | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A6.1 | 0 | Metal Pan Stair Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A6.1 | 1 | Stair Plans & Section | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A6.1 | 2 | Stair 4 Plans & Section | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A6.1 | 3 | Stair Plans & Section | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A6.1 | 4 | Stair Plans & Section | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A6.2 | 0 | Elevator Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A6.2 | 1 | Elevator 1 Plans & Section | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| A6.2 | 2 | Elevator 3 Plans & Section | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| | | | | | - |
| A6.3 | 1 | Trash Chute Plans, Section & Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |

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| A7.1 | 2 | Expansion & Control Joint Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A7.2 | 1 | Framing Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A7.4 | 1 | Balcony Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A7.5 | 1 | Roof Details | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| A9.0 | 1 | Garage Plans & Sections | I.F.PRICING | 12/15/2023 | 12/15/2023 |

## CIVIL

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| C3.0 | GRADING AND DRAINAGE | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| C4.0 | UTILITY LAYOUT | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| | ALTA SURVEY | I.F.PRICING | 12/15/2023 | 12/15/2023 |

## STRUCTURAL

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|---|---|---|---|---|
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| S1.11 | STRUCTURAL INFORMATION | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| S2.43 | FOURTH FLOOR FRAMING PLAN - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
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| S2.51 | ROOF FRAMING PLAN - SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S2.52 | ROOF FRAMING PLAN - SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S2.53 | ROOF FRAMING PLAN - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S3.10 | TYPICAL CONCRETE DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S3.11 | TYPICAL CONCRETE DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S3.20 | FOUNDATION DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S3.30 | SITE DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S4.10 | CMU DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S5.10 | TYPICAL STEEL DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S5.11 | STEEL LATERAL BRACING DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S6.10 | TYPICAL WOOD DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S6.11 | TYPICAL WOOD DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S6.12 | TYPICAL WOOD DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| S6.13 | FRAMING DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |

## MEP

| SHEET # | MECHANICAL | UPDATE | CURRENT | ORIGINAL ISSUE |
|---|---|---|---|---|
| M0.00 | MECHANICAL GENERAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M3.10 | FLOOR PLAN UNITS A0, A1, A2-MECHANICAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M3.11 | FLOOR PLAN UNITS A3, B1, B2-MECHANICAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M3.12 | FLOOR PLAN UNITS B3, B4, C1-MECHANICAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.10 | GROUND FLOOR MECHANICAL PLAN - OVERALLL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.11 | GROUND FLOOR MECHANICAL PLAN -SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.12 | GROUND FLOOR MECHANICAL PLAN - SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.13 | GROUND FLOOR MECHANICAL PLAN - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.20 | 2ND FLOOR MECHANICAL PLAN - OVERALL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.21 | 2ND FLOOR MECHANICAL PLAN - SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.22 | 2ND FLOOR MECHANICAL PLAN - SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.23 | 2ND FLOOR MECHANICAL PLAN - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.30 | 3RD AND 4TH FLOOR MECHANICAL PLANS - OVERALL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.31 | 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.32 | 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.33 | 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.50 | ROOF MECHANICAL PLAN - OVERALL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.51 | ROOF MECHANICAL PLAN - SECTOR | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.52 | ROOF MECHANICAL PLAN - 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M4.53 | ROOF MECHANICAL PLAN - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M6.01 | MECHANICAL SCHEDULES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M6.02 | MECHANICAL COMCHECK | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M6.03 | MECHANICAL DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| M6.04 | MECHANICAL DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| | | | | |
| | **ELECTRICAL** | | | |
| E0.00 | ELECTRICAL GENERAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E1.10 | ELECTRICAL SITE PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.11 | GROUND FLOOR LIGHTING - SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.12 | GROUND FLOOR LIGHTING - SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.13 | GROUND FLOOR LIGHTING - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.21 | SECOND FLOOR LIGHTING - SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.31 | TYPICAL FLOOR LIGHTING - SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.32 | TYPICAL FLOOR LIGHTING - SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.33 | TYPICAL FLOOR LIGHTING -SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.51 | FIFTH FLOOR PARKING DECK LIGHTING | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E2.61 | SIXTH FLOOR PARKING DECK LIGHTING | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.11 | GROUND FLOOR ELECTRICAL -SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.12 | GROUND FLOOR ELECTRICAL -SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.13 | GROUND FLOOR ELECTRICAL -SECOTR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.21 | SECOND FLOOR ELECTRICAL -SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.22 | SECOND FLOOR ELECTRICAL -SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.23 | SECOND FLOOR ELECTRICAL -SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.31 | TYPICAL FLOOR ELECTRICAL -SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.32 | TYPICAL FLOOR ELECTRICAL -SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E3.33 | TYPICAL FLOOR ELECTRICAL -SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E4.01 | ENLARGED UNIT PLANS - LIGHTING | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E4.02 | ENLARGED UNIT PLANS - LIGHTING | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E4.03 | ENLARGED UNIT PLANS -ELECTRICAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E4.04 | ENLARGED UNIT PLANS - ELECTRICAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E6.01 | RISER DIAGRAM | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E6.02 | ELECTRICAL SCHEDULES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E6.03 | ELECTRICAL SCHEDULES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E6.04 | ELECTRICAL SCHEDULES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E6.05 | ELECTRICAL SCHEDULES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| E7.01 | ELECTRICAL DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| | | | | |
| | **PLUMBING** | | | |
| P0.00 | PLUBMING GENERAL | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.11 | FIRST FLOOR SANITARY PLA SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.12 | FIRST FLOOR SANITARY PLA SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.13 | FIRST FLOOR SANITARY PLA SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.21 | SECOND FLOOR SANITARY SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.22 | SECOND FLOOR SANITARY SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.23 | SECOND FLOOR SANITARY SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.31 | TYPICAL FLOOR SANITARY P SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.32 | TYPICAL FLOOR SANITARY P SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.33 | TYPICAL FLOOR SANITARY P SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.51 | ROOF DRAINAGE PLAN SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.52 | ROOF DRAINAGE PLAN - SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P2.53 | ROOF DRAINAGE PLAN - SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.11 | FIRST FLOOR SUPPLY PLAN SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.12 | FIRST FLOOR SUPPLY PLAN SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.13 | FIRST FLOOR SUPPLY PLAN SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.21 | SECOND FLOOR SUPPLY PL SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.22 | SECOND FLOOR SUPPLY PL SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.23 | SECOND FLOOR SUPPLY PL SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.31 | TYPICAL FLOOR SUPPLY PL SECTOR 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.32 | TYPICAL FLOOR SUPPLY PL SECTOR 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P3.33 | TYPICAL FLOOR SUPPLY PL SECTOR 3 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P4.01 | ENLARGED UNIT PLUMBING PLANS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P4.02 | ENLARGED UNIT PLUMBING PLANS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P4.03 | ENLARGED UNIT PLUMBING PLANS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P4.04 | ENLARGED UNIT PLUMBING PLANS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P5.01 | ENLARGE PLUMBING PLANS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P6.01 | RISER DIAGRAMS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| P7.01 | PLUMBING DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |

## INTERIOR DESIGN

| SHEET # | ID | UPDATE | CURRENT | ORIGINAL ISSUE |
|---|---|---|---|---|
| ID-0.0 | COVER SHEET | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-0.1A | SCHEDULE OF MATERIALS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-0.1B | SCHEDULE OF MATERIALS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-0.2A | SCHEDULE OF MATERIALS UNITS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-0.3A | SCHEDULE OF MATERIALS-CORRIDORS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-1.0 | CONSTRUCTION AND FINISH PLAN-LEVEL 1 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-1.1 | CONSTRUCTION AND FINISH PLAN-LEVEL 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-2.0 | DECORATIVE REFLECTED CEILING PLAN-LEVEL 01 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-2.1 | DECORATIVE REFLECTED CEILING PLAN-LEVEL 02 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-3.0 | FLOOR FINISH PLAN-LEVEL 01 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-3.1 | FLOOR FINISH PLAN LEVEL 02 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-4.0 | FURNITURE PLAN-LEVEL 01 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-4.1 | FURNITURE PLAN-LEVEL 02 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-5.0 | POWER PLAN-LEVEL 01 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-5.1 | POWER PLAN-LEVEL 02 | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-8.0 | DECORATIVE REFECTED CEILING PLAN -UNITS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-8.1 | DECORATIVE REFLECTED CEILING PLANS-UNITS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-8.2 | FLOOR FINISH PLAN-UINITS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-8.3 | FLOOR FINISH PLAN-UNITS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-9.0 | CONSTRUCTION AND FINISH PLAN CORRIDOR | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-9.1 | DECORATIVE REFLECTED CEILING PLAN CORRIDOR | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| ID-9.2 | FLOOR FINISH PLAN CORRIDOR | I.F.PRICING | 12/15/2023 | 12/15/2023 |

## LANDSCAPE

| SHEET # | LANDSCAPE | UPDATE | CURRENT | ORIGINAL ISSUE |
|---|---|---|---|---|
| L0.00 | GENERAL NOTES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L1.00 | OVERALL SITE PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L1.01 | LAYOUT PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L1.02 | LAYOUT PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L1.03 | LAYOUT PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L2.01 | PLANTING PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L2.02 | PLANTING PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L2.03 | PLANTING PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L3.01 | IRRIGATION PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L3.02 | IRRIGATION PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L3.03 | IRRIGATION PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L5.00 | LIGHTING PRODUCTS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L5.01 | LIGHTING PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L5.02 | LIGHTING PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L5.03 | LIGHTING PLAN | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L7.00 | PRODUCT DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L7.01 | PLANTING DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L7.02 | IRRIGATION DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L7.03 | HARDSCAP & DRAINAGE DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L7.04 | MISCELLANEOUS DETAILS | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| L7.05 | MISCELLANEOUS DETAILS 2 | I.F.PRICING | 12/15/2023 | 12/15/2023 |

## POOL

| SHEET # | POOL | UPDATE | CURRENT | ORIGINAL ISSUE |
|---|---|---|---|---|
| SP1.00 | EQUIPMENT SCHEDULES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| SP1.01 | GENERAL NOTES | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| SP2.00 | SWIMMING POOL SITE LAYOUT | I.F.PRICING | 12/15/2023 | 12/15/2023 |
| SP3.00 | SWIMMING POOL PLUM

# DRAWING ABBREVIATIONS

| | |
|---|---|
| **A** | |
| AB | Anchor Bolt |
| ABV | Above |
| AC | Air Conditioning |
| AD | Area Drain |
| ADD | Addendum |
| ADJ | Adjacent |
| AFF | Above Finished Floor |
| AHU | Air Handler Unit |
| ALUM | Aluminum |
| ALT | Alternate |
| ANOD | Anodized |
| APPROX | Approximate |
| APC | Architectural Precast Panel |
| ARCH | Architect/ Architectural |
| AV | Audio Visual |
| AVG | Average |
| **B** | |
| BALC | Balcony |
| BB | Fiber Cement Board & Batten |
| BD | Board |
| BDRM | Bedroom |
| BF | Backface |
| BL | Building Line |
| BLDG | Building |
| BLK | Blocking |
| BLKG | Blocking |
| BM | Beam |
| BOM | Bottom Of Mullion |
| BOT | Bottom |
| BSMT | Basement |
| BUR | Built-Up Roof |
| BV | Brick Veneer |
| BW | Bearing Wall |
| **C** | |
| C | Compact Parking Space |
| CC | Concrete Construction |
| CDR | Card Reader |
| CEM | Cement |
| CER | Ceramic |
| CIP | Cast In Place |
| CJ | Control Joint |
| CJ | Construction Joint |
| CL | Center Line |
| CLO | Closet |
| CLG | Ceiling |
| CLR | Clear |
| CMU | Concrete Masonry Unit |
| CO | Cased Opening |
| COL | Column |
| COMM | Communications |
| CONC | Concrete |
| CONN | Connection |
| CONST | Construction |
| CONT | Continuous |
| COOR | Corridor |
| CPT | Carpet |
| CSR | Curved Shower Rod |
| CT | Ceramic Tile |
| CTD | Centered |
| CTR | Center |
| CW | Curtain Wall |
| **D** | |
| D | Clothes Dryer |
| DEC | Decorative |
| DIA | Diameter |
| DIM | Dimension |
| DN | Down |
| DS | Down Spout |
| DTL | Detail |
| DW | Dishwasher |
| DWGS | Drawings |
| DWLS | Dowels |
| **E** | |
| EA | Each |
| EB | Eyebrow |
| EIFS | Exterior Insulation and Finish System |
| EJ | Expansion Joint |
| EL | Elevation |
| ELEC | Electric |
| ELEV | Elevator |
| EOS | EDGE OF SLAB |
| EQ | Equal |
| EQUIP | Equipment |
| ESC | Escalator |
| EW | Each Way |
| EWC | Electric Water Cooler |
| EXIST | Existing |
| EXP | Expansion |
| EXT | Exterior |
| **F** | |
| F | Female |
| FAB | Fabricate |
| FB | Fire Barrier |
| F/C | Floor/Ceiling Assembly |
| FC | Fire Code |
| FD | Floor Drain |
| FDN | Foundation |
| FE | Fire Extinguisher |
| FEC | Fire Extinguisher Cabinet |
| FF | Finish Floor |
| FIN | Finish |
| FLASH | Flashing |
| FLR | Floor |
| FOB | Face of Brick |
| FOC | Face of Brick / or CMU |
| FOS | Face of Stud |
| FP | Fiber Cement Panel |
| FPL | Fireplace |
| FRTW | Fire Resistant Treated Wood |
| FS | Fiber Cement Lap Siding |
| FT | Foot |
| FTG | Footing |
| FV | Field Verify |
| FVC | Fire Valve Cabinet |
| FW | Firewall |
| **G** | |
| GA | Gauge |
| GALV | Galvanized |
| GB | Grade Beam |
| GC | General Contractor |
| GEN | General |
| GFRC | Glass-Fiber Reinforced Concrete |
| GI | Galvanized Iron |
| GRG | Glass-Reinforced Gypsum |
| GYP BD | Gypsum Board |
| **H** | |
| HB | Hose Bib |
| HD HT | Head Height |
| HDR | Header |
| HDW | Hardware |
| HDWD | Hardwood |
| HK | Hook |
| HM | Hollow Metal |
| HORIZ | Horizontal |
| HP | High Point |
| HR | Hour |
| HT | Height |
| HVAC | Heating, Ventillation & Air Conditioning |
| **I** | |
| IBC | International Building Code |
| ID | Inside Diameter |
| INSUL | Insulation |
| INT | Interior |
| **J** | |
| JAN | Janitor |
| JT | Joint |
| **K** | |
| KIT | Kitchen |
| KS | Knee Space |
| **L** | |
| LAM | Laminate |
| LAV | Lavatory |
| LIN CH | Linen Chute |
| LKRS | Lockers |
| LOC | Location |
| LP | Low Point |
| LT | Light |
| LVT | Luxury Vinyl Tile |
| LWC | Lightweight Concrete |
| **M** | |
| M | Male |
| MAS | Masonry |
| MATL | Material |
| MAX | Maximum |
| MC | Medicine Cabinet |
| MD | Masonry Dimension |
| MECH | Mechanical |
| MED | Medium |
| MEMB | Membrane |
| MEP | Mechanical, Electrical and Plumbing |
| MFG | Manufacturer |
| MIN | Minimum |
| MISC | Miscellaneous |
| MO | Masonry Opening |
| MOE | Means of Eress |
| MP | Metal Panel |
| MTL | Metal |
| MSV | Manufactured Stone Veneer |
| **N** | |
| N | North |
| NA | Not Available |
| NIC | Not in Contract |
| NOA | Notice of Acceptance by Florida Governing Authority |
| NOM | Nominal |
| N-R | Not Rated |
| NR | Not Required |
| NTS | Not to Scale |
| NWC | Normal Weight Concrete |
| **O** | |
| OC | On Center |
| OD | Outside Diam. |
| OD | Overflow Drain |
| OFCI | Owner Furnished, Contractor Installed |
| OFOI | Owner Furnished, Owner Installed |
| OH | Opposite Hand |
| OHD | Overhead Door |
| OPG | Opening |
| OPP | Opposite |
| OSB | Oriented Strand Board |
| **P** | |
| P | Fire Partition |
| P LAM | Plastic Laminate |
| PC | Precast Concrete |
| PCP | Portland Cement Plaster |
| PL | Property Line or Plate |
| PLUMB | Plumbing |
| PLYWD | Plywood or OSB |
| PP | Push Plate |
| POL | Polished |
| PORT CEM | Portland Cement |
| PR | Pair |
| PREFAB | Prefabricated |
| PSF | Pounds per Square Foot |
| PSI | Pounds per Square Inch |
| PT | Pressure Treated or Point |
| PTD | Painted |
| PVMT | Pavement |
| **R** | |
| R | Riser or Radius |
| RAF | Rubberized Asphalt Flashing |
| RAM | Rubberized Asphalt Membrane |
| RAU | Rubberized Asphalt Underlayment |
| R/C | Roof/Ceiling Assembly |
| RC | Resilient Channel |
| RCP | Reflected Ceiling Plan |
| RD | Roof Drain |
| REBAR | Reinforcing Bar |
| RECP | Receptacle |
| REF | Refer or Reference |
| REINF | Reinforcing |
| RELOC | Relocate/Relocated |
| REQD | Required |
| RFVC | Recessed Fire Valve Cabinet |
| RH | Robe Hook |
| RM | Room |
| RO | Rough Opening |
| **S** | |
| SAB | Sound Attenuation Blanket |
| SCHED | Schedule |
| SCOF | Static Coefficient of Friction |
| SECT | Section |
| S/H | Single Hung |
| SH | Shower Head |
| SHT | Sheet |
| SHWR | Shower |
| SIM | Similar |
| SO | Structural Opening |
| SOG | Slab on Grade |
| SP | Stand Pipe |
| SPEC | Specified or Specification |
| SQ | Square |
| SR | Shower Rod |
| SS | Stainless Steel |
| STC | Sound Transmission Class |
| STD | Standard |
| ST | Stair or Stucco |
| STO | Storage |
| STL | Steel |
| STRUC | Structural |
| SV | Stone Veneer |
| SYS | System |
| **T** | |
| T | Tread, Tile or Top |
| T&B | Top and Bottom |
| TB | Towel Bar |
| TEL | Telephone |
| TEMP | Temperature |
| THK | Thick |
| TLT | Toilet |
| TO | Top of |
| TOB | Top of Beam |
| TOC | Top of Concrete or Top of Curb |
| TOD | Top of Deck |
| TOH | Top of Heel |
| TOP | Top of Plate or Top of Parapet |
| TOS | Top of Slab |
| TP | Tilet Paper Dispenser |
| TR | Towel Ring |
| TRSH CH | Trash Chute |
| TYP | Typical |
| **U** | |
| U/C | Under counter |
| U/G | Underground |
| UNO | Unless Noted Otherwise |
| **V** | |
| V | Vinyl |
| VAR | Varies |
| VERT | Vertical |
| VEST | Vestibule |
| VP | Vinyl Plant |
| **W** | |
| W | Washing Machine or Width |
| W | With |
| WC | Wood Construction |
| W/O | Without |
| WP | Waterproof(ing) |
| WD | Wood |
| W/D | Washer & Dryer |
| WH | Water Heater |
| WIC | Walk In Closet |
| WP | Work Point |
| WRB | Weather Resistand Barrier |
| WS | Work Space |
| WT | Weight |
| WWF | Welded Wire Fabric |
| WWM | Welded Wire Mesh |

# GENERAL NOTES

## ACCESSIBILITY:

1. ALL RAMPS ON ACCESSIBLE ROUTE SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. SLOPE RAMPS AT 1:12 (MAX.) REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS. ZERO TOLERANCE ALLOWED.
2. ALL GROUND AND FLOOR SURFACES TO BE STABLE, FIRM AND SLIP RESISTANT IN ACCORDANCE WITH APPLICABLE CODES AND LAWS.
3. IF PROVIDED, FIBERGLASS TUB/SHOWER SURROUNDS FOR ACCESSIBLE, ANSI TYPE A OR ANSI TYPE B UNITS MUST HAVE FACTORY INSTALLED BLOCKING.
4. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT SLIDING DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
5. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR SHALL PROTRUDE A MAXIMUM OF 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. ANY OBJECTS PROTRUDING GREATER THAN 4" MUST BE MOUNTED WITH THEIR BOTTOM EDGE AT 80" A.F.F.
6. THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE UTILIZED IN THE CONSTRUCTION OF THIS PROJECT.
7. THE FAIR HOUSING ACT DESIGN MANUAL IS BEING INCLUDED AS PART OF THE PROJECTS CONTRACT DOCUMENTS AND WILL BE ISSUED UNDER A SEPARATE COVER.
8. ALL DWELLING UNITS MUST MEET THE REQUIREMENTS SET FORTH BY IIC ANSI A117.1-2009 ACCESSIBILITY CODE FOR TYPE 'B' DWELLING UNITS AND THE FEDERAL FAIR HOUSING ACT. IN ADDITION, 2% OF THE TOTAL NUMBER OF UNITS PROVIDED MUST MEET REQUIREMENTS FOR IIC ANSI A117.1 ACCESSIBILITY CODE FOR TYPE 'A' DWELLING UNITS.
9. WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO: ACCESSIBLE BUILDING ENTRANCES, BETWEEN BUILDINGS, AND TO THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND ADDITIONAL APPLICABLE REQUIREMENTS.

## LIFE SAFETY:

1. SMOKE ALARMS ARE REQUIRED AND SHALL CONFORM TO ALL APPLICABLE CODES INCLUDING NUMBER, LOCATION, ETC.
2. ALL BUILDINGS WITH GARAGES OR FUEL BURNING APPLIANCES TO HAVE CARBON MONOXIDE DETECTORS IN UNITS.
3. EVERY EXIT WAY OR CHANGE OF DIRECTION IN A EXIT CORRIDOR SHALL BE MARKED WITH WELL-LIGHTED EXIT SIGNS HAVING LETTERS OF AT LEAST 5 INCHES IN HEIGHT.

## RATED CONSTRUCTION:

1. ALL PRIMARY STRUCTURAL FRAME MEMBERS TO BE INDIVIDUALLY WRAPPED IN FIRE RESISTANT ASSEMBLY. THE PRIMARY STRUCTURAL FRAME INCLUDES ALL OF THE FOLLOWING:
   1.1. ALL COLUMNS
   1.2. STRUCTURAL MEMBERS HAVING DIRECT CONNECTIONS TO COLUMNS, INCLUDING GIRDERS, BEAMS, TRUSSES AND SPANDRELS.
   1.3. MEMBERS OF THE FLOOR CONSTRUCTION AND ROOF CONSTRUCTION HAVING DIRECT CONNECTION TO THE COLUMNS BRACING MEMBERS THAT ARE ESSENTIAL TO THE VERTICAL STABILITY OF THE PRIMARY STRUCTURAL UNDER GRAVITY LOADING SHALL BE CONSIDERED PART OF THE PRIMARY STRUCTURAL FRAME WHETHER OR NOT THE BRACING MEMBER CARRIES GRAVITY LOAD.
2. ALL GYPSUM BOARD ASSEMBLIES TO ACHIEVE FIRE RESISTANCE RATINGS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH ASTM C36.
3. ROOFING SHALL BE CLASS - A (MINIMUM).
4. DRAFT STOPS WHERE REQUIRED AT FLOOR CEILING ASSEMBLIES SHALL BE IN LINE WITH WALLS SEPARATING UNITS. ATTIC DRAFTSTOPS WHERE REQUIRED SHALL BE IN LINE WITH WALLS SEPARATING UNITS OR AS SHOWN ON ROOF PLANS.
5. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIREBLOCKING MATERIAL SHALL AS PRESCRIBED BY CODE.
6. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED.
7. FIRE-RESISTANT JOINT SYSTEMS SHALL NOT BE REQUIRED FOR JOINTS THE FOLLOWING LOCATIONS: FLOORS WITHIN A SINGLE DWELLING UNIT; FLOORS WHERE THE JOINT IS PROTECTED BY A SHAFT ENCLOSURE; FLOORS WITHIN OPEN PARKING STRUCTURES; MEZZANINE FLOORS; WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS; ROOFS WHERE OPENINGS ARE PERMITTED; CONTROL JOINTS NOT EXCEEDING A MAXIMUM WIDTH OF 0.625 INCH AND TESTED IN ACCORDANCE WITH ASTM E 119.
8. ALL TUB/SHOWER VALVES IN FIRE RATED WALLS ARE TO BE PROTECTED WITH THE SAME FIRE RATING AS THE WALL.

## STRUCTURAL:

1. FRAMING AT WINDOWS AND DOORS SHALL BE ADEQUATE TO MINIMIZE MOVEMENT AND LESSEN CRACKING OF EXTERIOR MATERIALS (DOUBLE STUDS REQUIRED IN SOME LOCATIONS).
2. REFER TO STRUCTURAL FRAMING PLANS FOR ALL STUD SPACING.
3. REFER TO STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS, LENGTHS, AND NAILING PATTERNS.
4. REFER TO STRUCTURAL FOR LINTEL SCHEDULE.
5. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
6. RAILING SUB-CONTRACTOR TO VERIFY POUND FORCE ON GUARD RAILING TO DETERMINE ADEQUATE NUMBER OF SUPPORT POSTS. NO MIDDLE SUPPORT PREFERRED.

## WALL NOTES:

1. ALL PLUMBING WALLS SHALL BE FRAMED WITH A MINIMUM 2 X 6 STUDS (REFER TO PLANS FOR ALTERNATE STUD SIZES). REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH A MINIMUM 2 X 4 STUDS UNLESS NOTED OTHERWISE ON UNIT PLANS.
2. ALL SILLS IN CONTACT WITH CONCRETE TO BE BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER ON ENTIRE EXTERIOR PERIMETER OF BUILDING.
3. MATERIALS USED AS A BASE FOR WALL TILE SHALL CONFORM TO ALL APPLICABLE CODES.
4. UNLESS NOTED OTHERWISE, ALL NON TILED WET WALLS SHALL HAVE MOISTURE AND MOLD RESISTANT GYPSUM WALLBOARD.
5. INSTALL BLOCKING IN BATH AND KITCHEN WALL CAVITIES WHERE NEEDED TO SUPPORT CABINETS. PROVIDE ADEQUATE WOOD BLOCKING BETWEEN STUDS FOR ATTACHMENT OF STAIR HANDRAILS, BALCONY GUARDRAILS, LIGHT FIXTURES, ETC. MINIMUM SIZE OF BLOCKING SHALL BE 2X10. ADDITIONAL SOLID WOOD BLOCKING AT GRAB BARS AS INDICATED ON THE DRAWINGS.
6. PROVIDE 3 STUD MINIMUM AT ALL EXTERIOR CORNERS.
7. INSULATE ALL TUB AND WASHER WALLS ON EXTERIOR AND COMMON WALLS PER PLANS.
8. BATT INSULATION SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS SO BATTS DO NOT SAG INSIDE OF WALL CAVITY.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENCED PRACTICES OR MANUFACTURER'S REQUIREMENTS. WHICHEVER IS MORE STRINGENT, FOR THICKNESS, NAILING, TAPING, CONTROL JOINTS, ETC.
10. WHEN WALLS, OR PORTIONS OF WALLS, CONTAINING MULTIPLE LAYERS OF SHEATHING OR GYPSUM BOARD ALIGN WITH WALLS CONTAINING A SINGLE LAYER OF SHEATHING OR GYPSUM BOARD, THE ADDITIONAL LAYERS OF SHEATHING OR GYPSUM BOARD SHALL EXTEND TO THE NEAREST INSIDE OR OUTSIDE CORNER SO AS TO CREATE A UNIFORM WALL PLANE.

## FLOOR / CEILING NOTES:

1. ALL PATIOS AND PORCHES TO SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 1/8" PER FOOT AND A MAXIMUM OF 1/4" PER FOOT. CONCRETE SHALL BE WARPED AS NEEDED TO ELIMINATE DAMMING OR PONDING OF WATER.
2. AT COVERED DWELLING UNITS, WARP CONCRETE AT DOOR THRESHOLDS TO PROVIDE REQUIRED ACCESSIBLE ROUTE SUCH THAT THE REQUIRED MANEUVERING CLEARANCE IS SLOPED NO MORE THAN 2% IN ANY DIRECTION.
3. PROVIDE WOOD BLOCKING AS NEEDED IN CEILING AT CENTER OF ALL BEDROOMS FOR CEILING FAN INSTALLATION.
4. UNDERWRITER LABORATORIES PLACES SPECIFIC REQUIREMENTS REGARDING INSULATION PLACEMENT IN FLOOR / CEILING ASSEMBLIES. CONTRACTOR SHALL REVIEW AND VERIFY ALL REQUIREMENTS ARE MET DEPENDING ON THE PLACED OF THE INSULATIONS IN THE ASSEMBLY.

## DOORS / WINDOWS / OPENINGS NOTES:

1. ATTIC ACCESSES TO BE NOT LESS THAN 20" X 30" (CLEAR OPENING) AS LOCATED ON THE ROOF PLANS AND RATED PER CODE.
2. CORRISION RESISTANT FLASHING IS REQUIRED AT THE HEAD, SILL, AND JAMBS OF ALL WINDOWS, ROOF OPENINGS, AND THE INTERSECTION OF ROOF AND FRAME WALLS. SEALANT TO BE USED AT THE TOP AND SIDES TO GUARANTEE LEAK-PROOF CONSTRUCTION.
3. ADD SEALANT TO ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL PANELS, AND TO ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. REF. TO LOCAL CODES (OR M.E.P.) FOR REQUIREMENTS.
4. PROVIDE SELF-ADHERING BITUTHENE AT HEAD, JAMB AND SILL OF ALL DOORS AND WINDOWS.
5. ALL WALL PENETRATIONS (i.e.VENT HOODS, INCLUDING BOTH EXHAUST AND INTAKE, LIGHT FIXTURES, ETC.) SHALL BE MOUNTED WITH THE CENTERLINES OF THE PENETRATION ALIGNED, VERTICALLY AND HORIZONTALLY, ON THE EXTERIOR WALL..
6. PRIMARY ENTRY DOOR TO UNITS SHALL HAVE VIEWER WITH MIN 180 DEGREE RANGE OF VIEW. 'ANSI TYPE A' OR ACCESSIBLE UNITS TO HAVE ONE VIEWER AT 56" A.F.F. AND A SECOND IDENTICAL VIEWER AT 48" A.F.F.

## DIMENSIONS:

1. DIMENSIONS ON THESE DRAWINGS ARE DIMENSIONED FROM FRAMING MEMBER TO FRAMING MEMBER NOT TO FINISH MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN WITH "CLR" OR "CLEAR" ARE DIMENSIONS FROM FINISH TO FINISH.
3. WHILE TOLERANCES HAVE BEEN BUILT INTO THE DRAWINGS TO ALLOW FOR FIELD DISCREPANCIES DURING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL "CLR" OR "CLEAR" DIMENSIONS AT EACH PHASE OF CONSTRUCTION TO ENSURE REQUIRED CLEARANCES ARE MET.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

## FINISH NOTES:

1. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
2. CABINET, CASEWORK & MILLWORK SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER FINISHES ARE APPLIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION.

## MISCELLANEOUS:

1. ALL EXPOSED MATERIALS FOR BALCONIES, SOFFITS, OVERHANGS, ETC, TO BE APPROVED EXTERIOR GRADE AND PER CODE.
2. ALL TOWEL BARS AND TOILET PAPER HOLDERS ARE REQUIRED. PROPER BLOCKING IS REQUIRED FOR INSTALLATION.
3. PROVIDE PLYWOOD PANELS IN ALL TELECOMMUNICATIONS ROOMS FOR MOUNTING OF EQUIPMENT.
4. STAIRS SHALL COMPLY WITH ALL APPLICABLE CODES. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. RISER HEIGHT SHALL BE UNIFORM AND SHALL BE 4" MINIMUM AND 7" MAXIMUM. RISERS SHALL BE SOLID. STAIRWAYS SHALL HAVE HANDRAILS ON BOTH SIDES AND EXTEND AT THE TOP AND BOTTOM AS REQUIRED BY CODE.
5. AREA CALCULATIONS:
   5.1. AREA CALCULATIONS TO DETERMINE OCCUPANT LOAD FOR FUNCTION OF SPACES WITH AN OCCUPANT LOAD FACTOR OF "GROSS" ARE PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "FLOOR AREA, GROSS".
   5.2. AREA CALCULATIONS TO DETERMINE OCCUPANT LOAD FOR FUNCTION OF SPACES WITH AN OCCUPANT LOAD FACTOR OF "NET" AREA PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "FLOOR AREA, NET".
   5.3. AREA CALCULATIONS TO DETERMINE ALLOWABLE BUILDING AREA PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "AREA, BUILDING"
   5.4. AREA CALCULATIONS FOR DWELLING UNITS ARE "MARKET NET AREA" WHICH PERTAINS TO THE AGGREGATE CONDITIONED SPACES WITHIN A SINGLE DWELLING UNIT. "MARKET NET AREA" INCLUDES THE THICKNESS OF THE UNIT PERIMETER WALLS AS WELL AS THE THICKNESS OF THE CORRIDOR WALL. IT DOES NOT INCLUDE BALCONY, EXTERIOR STORAGE CLOSETS, OR EXTERIOR MECHANICAL CLOSETS.
   5.5. AREA CALCULATIONS FOR DWELLING UNITS FOR HUD ARE CALCULATED PER THE HUD GUIDELINES.
      5.5.1. HUD NET AREA: MEASURED FROM THE INSIDE FACE OF THE PERIMETER WALLS.
      5.5.2. HUD GROSS AREA: INCLUDES THE THICKNESS OF THE UNIT PERIMETER WALLS AS WELL AS THE THICKNESS OF THE CORRIDOR WALL. THIS IS EQUAL TO THE MARKET NET AREA.
   5.6. AREAS RELATED TO TAX ASSESSOR'S REQUIREMENTS OR OTHER VARIOUS METHODS OF CALCULATING AREAS REMAIN THE RESPONSIBILITY OF THE OWNER.

## CONTRACTOR:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHALL BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. UNLESS NOTED OTHERWISE, ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL WORK IN PROGRESS AND ASSURE THAT ALL WORK SUBSTANTIALLY CONFORMS TO THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL HIRE SUB CONTRACTORS AND SUPPLIERS WITH PROVEN ABILITY TO PROVIDE/PERFORM QUALITY WORKMANSHIP ON THIS TYPE OF PROJECT.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
6. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BID THE GREATER ITEM IN QUALITY, QUANTITY, STABILITY, DURABILITY, ETC.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OR ERECTION. IF DISCREPANCIES BETWEEN THE FIELD DIMENSIONS AND THE CONTRACT DOCUMENTS OCCUR, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ALL TRADES ASSOCIATED WITH THE PROJECT.
9. THESE DRAWINGS CONTAIN LIMITED SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES TO THE PROJECT. CONTRACTOR SHALL OBTAIN ADDITIONAL INFORMATION FROM THE OWNER.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO A MAINTAIN CLEAN AND SAFE PROJECT.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE OWNER'S SATISFACTION BEFORE THE OWNER ACCEPTS THE BUILDING OR PORTION OF THE BUILDING.
12. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATIONS OR APPROVALS REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
13. THERE SHALL BE NO DEVIATION FROM THE SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER.
14. CONTRACTOR SHALL NOT SCALE DRAWINGS.

## BUILDINGS WITH A HEIGHT IN EXCESS OF THREE STORIES:

1. INTERIOR LOAD BEARING WALLS SHALL HAVE LSL PLATES ON ALL FLOORS TO MINIMIZE SHRINKAGE. REFER TO STRUCTURAL FOR LSL PLATE REQUIREMENTS. LSL PLATES CANNOT BE USED IN THE EXTERIOR WALL ASSEMBLY.
2. PLUMBING CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) EXPANSION JOINT IN EACH VERTICAL VENT STACK AND PLUMBING RISERS TO ALLOW FOR BUILDING COMPRESSION TO MINIMIZE PIPE BREAKAGE. REFER TO MEP DRAWINGS FOR LOCATION AND MATERIAL OF THE EXPANSION JOINT.
3. BORING FOR LATERAL PLUMBING LINES SHALL BE BORED IN SUCH A MANNER TO ALLOW FOR BUILDING COMPRESSION TO MINIMIZE PIPE BREAKAGE. REFER TO STRUCTURAL FOR STUD BORING ALLOWANCES.

# LEGEND

WALL LEGEND

- 2 X STUD WALL FRAMING
- NOTE: PLUMBING WALLS ARE 2 X 6 STUD FRAMING, EXCEPT AS NOTED, ALL OTHER INTERIOR WALLS ARE 2 X 4 TYP. U.N.O.
- CMU WALL
- 1-HR FIRE PARTITION
- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 2-HR FIRE WALL

KEY DESIGNATIONS

- T.O.D. 100'-0" 1ST FLOOR — ELEVATION (HEIGHT) TAG
- A4.XX — EXTERIOR ELEVATION TAG
- FURRDOWN CEILING AREAS
- GRADE 1 BLOWN INSULATION*
- BATT INSULATION*
- *AREAS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE TO BE INSULATED TO GRADE 1 INSTALLATION STANDARDS.
- DETAIL SECTION TAG: NUMBER INDICATES DETAIL FOUND IN SHEET SERIES AX.XX.
- WALL SECTION TAG: NUMBER INDICATES WALL SECTIONS FOUND IN SHEET SERIES AX.XX.
- 1 / AX.XX / 2 — INTERIOR ELEVATION TAG
- X — WINDOW TAG
- X — DOOR TAG
- XX — WALL ASSEMBLY TAG
- MIN. 30" X 48" CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA (32"X52" SHOWN)

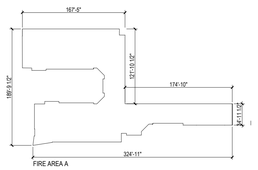
# APPLICABLE CODES

APPLICABLE CODES IN EFFECT FOR BATON ROUGE, LOUISIANA

| CODE | ADOPTED EDITION | CODE | ADOPTED EDITION |
|---|---|---|---|
| BUILDING | 2021 INTERNATIONAL BUILDING CODE, WITH AMENDMENTS | LIFE SAFETY | 2015 NFPA 101 LIFE SAFETY CODE |
| MECHANICAL | 2021 INTERNATIONAL MECHANICAL CODE, WITH AMENDMENTS | ELEVATORS | 2019 SAFETY CODE FOR ELEVATORS AND ESCALATORS, WITHOUT AMENDMENTS |
| PLUMBING | 2021 INTERNATIONAL PLUMBING CODE, WITH AMENDMENTS | | |
| ELECTRICAL | 2020 NATIONAL ELECTRICAL CODE | ACCESSIBILITY | FAIR HOUSING ACT - HUD FAIR HOUSING DESIGN MANUAL (SAFE HARBOR) |
| | | ACCESSIBILITY | 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN |
| | | | |
| FIRE | 2019 NATIONAL FIRE ALARM AND SIGNALING CODE | | |
| FUEL AND GAS | 2021 INTERNATIONAL FUEL GAS CODE | | |

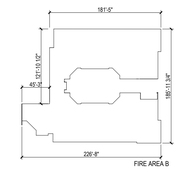
In addition to the codes listed on this sheet, HUD's 4910.1 Minimum Property Standards for Housing requirements have been reviewed and addressed for this project.

# FIRE AREA DIAGRAMS



FIRE AREA A

PARKING GARAGE



FIRE AREA B

# TYPE OF CONSTRUCTION

| ALLOWABLE BUILDING AREA | | | | | | | | ACTUAL BUILDING AREA | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING | OCC. GROUP | **TYPE of CONSTRUCTION** | PROVIDED SPRINKLER SYSTEM | ALLOW. AREA PER FLOOR AREA | FRONTAGE INCREASE PECENTAGE (SEE | FRONTAGE INCREASE | MAXIMUM ALLOW. AREA PER FLOOR | Actual Area of largest Floor | MAX. ALLOWABLE HEIGHT (FT) | MAX. ALLOWABLE HEIGHT (STORIES) | ACTUAL HEIGHT

# UNIT CALCULATIONS

| # BUILDINGS | UNIT MIX | | HUD DATA | | MARKET DATA | | | UNIT COUNT PER FLOOR LEVEL | | | | PROJECT DATA | | | HUD FLOOR LEVEL DATA | | | | | | | | TOTAL HUD PROJECT DATA | | TOTAL MARKET PROJECT DATA | | ACCESSIBLE UNIT CALCS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | GROUND FLOOR | | 2ND FLOOR | | 3RD FLOOR | | 4TH FLOOR | | | | | | | |
| 1 | DECRIPTION | BEDS | HUD NET AREA | HUD GROSS AREA | MARKET NET AREA | BALCONY / PATIOS/ STORAGE | MARKET GROSS (RENTALABLE AREA) | GROUND FLOOR | 2ND | 3RD | 4TH | TOTAL PER BUILDING | TOTAL UNIT COUNT | % | HUD NET | HUD GROSS | HUD NET | HUD GROSS | HUD NET | HUD GROSS | HUD NET | HUD GROSS | HUD NET | HUD GROSS | TOTAL MARKET NET AREA | TOTAL MARKET GROSS AREA | UNIT TYPE/ TOTAL | % TOTAL | ADA UNITS |
| | | | | | CONDITIONED | UNCONDITIONED | CONDITIONED + UNCONDITIONED | | | | | | | | | | | | | | | | | | | | | | 5% |
| A0 | 1BR/ 1BA | 1 | 512 | 562 | 562 | 47 | 609 | 0 | 9 | 9 | 9 | 27 | 27 | 12% | | | 4,608 | 5,058 | 4,608 | 5,058 | 4,608 | 5,058 | 13,824 | 15,174 | 15,174 | 16,443 | | | |
| A0-GF | 1BR/ 1BA | 1 | 512 | 562 | 562 | 47 | 609 | 9 | 0 | 0 | 0 | 9 | 9 | 4% | 4,608 | 5,058 | | | | | | | 4,608 | 5,058 | 5,058 | 5,481 | | | |
| A1 | 1BR/ 1BA | 1 | 607 | 653 | 653 | 60 | 713 | 0 | 7 | 7 | 7 | 21 | 21 | 9% | | | 4,249 | 4,571 | 4,249 | 4,571 | 4,249 | 4,571 | 12,747 | 13,713 | 13,713 | 14,973 | | | |
| A1-ALT | 1BR/ 1BA | 1 | 625 | 671 | 671 | 94 | 765 | 0 | 2 | 3 | 3 | 8 | 8 | 4% | | | 1,250 | 1,342 | 1,875 | 2,013 | 1,875 | 2,013 | 5,000 | 5,368 | 5,368 | 6,120 | | | |
| A1-GF | 1BR/ 1BA | 1 | 603 | 648 | 648 | 71 | 719 | 7 | 0 | 0 | 0 | 7 | 7 | 3% | 4,221 | 4,536 | | | | | | | 4,221 | 4,536 | 4,536 | 5,033 | | | |
| A2 | 1BR/ 1BA | 1 | 645 | 692 | 692 | 0 | 692 | 0 | 3 | 3 | 3 | 9 | 9 | 4% | | | 1,935 | 2,076 | 1,935 | 2,076 | 1,935 | 2,076 | 5,805 | 6,228 | 6,228 | 6,228 | | | |
| A2-GF | 1BR/ 1BA | 1 | 645 | 692 | 692 | 47 | 739 | 3 | | | | 3 | 3 | 1% | 1,935 | 2,076 | | | | | | | 1,935 | 2,076 | 2,076 | 2,217 | | | |
| A3 | 1BR/ 1BA | 1 | 706 | 758 | 758 | 93 | 851 | 0 | 9 | 11 | 11 | 31 | 31 | 14% | | | 6,354 | 6,822 | 7,766 | 8,338 | 7,766 | 8,338 | 21,886 | 23,498 | 23,498 | 26,381 | | | |
| A3-ALT | 1BR/ 1BA | 1 | 698 | 752 | 752 | 93 | 845 | 0 | 1 | 1 | 1 | 3 | 3 | 1% | | | 698 | 752 | 698 | 752 | 698 | 752 | 2,094 | 2,256 | 2,256 | 2,535 | | | |
| A3-ALT 2 | 1BR/ 1BA | 1 | 713 | 768 | 768 | 98 | 866 | 0 | 1 | 1 | 1 | 3 | 3 | 1% | | | 713 | 768 | 713 | 768 | 713 | 768 | 2,139 | 2,304 | 2,304 | 2,598 | | | |
| A3-GF | 1BR/ 1BA | 1 | 706 | 758 | 758 | 93 | 851 | 8 | 0 | 0 | 0 | 8 | 8 | 4% | 5,648 | 6,064 | | | | | | | 5,648 | 6,064 | 6,064 | 6,808 | | | |
| A3-GF-ALT | 1BR/ 1BA | 1 | 698 | 752 | 752 | 93 | 845 | 1 | 0 | 0 | 0 | 1 | 1 | 0% | 698 | 752 | | | | | | | 698 | 752 | 752 | 845 | | | |
| A3- ADA | 1BR/ 1BA | 1 | 706 | 758 | 758 | 93 | 851 | | 1 | 3 | 3 | 7 | 7 | 3% | | | 706 | 758 | 2,118 | 2,274 | 2,118 | 2,274 | 4,942 | 5,306 | 5,306 | 5,957 | | | 7 |
| A3-ADA-GF | 1BR/ 1BA | 1 | 706 | 758 | 758 | 93 | 851 | 1 | | | | 1 | 1 | 0% | 706 | 758 | | | | | | | 706 | 758 | 758 | 851 | | | 1 |
| TOTALS: TYPE A | | | | | | | | | | | | | | | | | | | | | | | | | | | 138 | 62% | 8 |
| B1 | 2BR/2BA | 2 | 999 | 1,060 | 1,060 | 0 | 1,060 | 0 | 2 | 2 | 2 | 6 | 6 | 3% | | | 1,998 | 2,120 | 1,998 | 2,120 | 1,998 | 2,120 | 5,994 | 6,360 | 6,360 | 6,360 | | | |
| B1-GF | 2BR/2BA | 2 | 963 | 1,024 | 1,024 | 115 | 1,139 | 2 | 0 | 0 | 0 | 2 | 2 | 1% | 1,926 | 2,048 | | | | | | | 1,926 | 2,048 | 2,048 | 2,278 | | | |
| B2 | 2BR/2 BA | 2 | 928 | 988 | 988 | 61 | 1,049 | 0 | 14 | 14 | 14 | 42 | 42 | 19% | | | 12,992 | 13,832 | 12,992 | 13,832 | 12,992 | 13,832 | 38,976 | 41,496 | 41,496 | 44,058 | | | |
| B2-GF | 2BR/2 BA | 2 | 914 | 971 | 971 | 87 | 1,058 | 12 | 0 | 0 | 0 | 12 | 12 | 5% | 10,968 | 11,652 | | | | | | | 10,968 | 11,652 | 11,652 | 12,696 | | | |
| B2-ALT | 2BR/2 BA | 2 | 964 | 1,022 | 1,022 | 54 | 1,076 | 1 | 1 | 1 | 1 | 4 | 4 | 2% | 964 | 1,022 | 964 | 1,022 | 964 | 1,022 | 964 | 1,022 | 3,855 | 4,088 | 4,088 | 4,304 | | | |
| B3 | 2BR/2BA | 2 | 1,081 | 1,178 | 1,178 | 0 | 1,178 | 0 | 1 | 1 | 1 | 3 | 3 | 1% | | | 1,081 | 1,178 | 1,081 | 1,178 | 1,081 | 1,178 | 3,243 | 3,534 | 3,534 | 3,534 | | | |
| B3-GF | 2BR/2BA | 2 | 1,060 | 1,158 | 1,158 | 0 | 1,158 | 1 | 0 | 0 | 0 | 1 | 1 | 0% | 1,060 | 1,158 | | | | | | | 1,060 | 1,158 | 1,158 | 1,158 | | | |
| B4 | 2BR/2BA | 2 | 1,081 | 1,142 | 1,142 | 113 | 1,255 | 0 | 1 | 1 | 1 | 3 | 3 | 1% | | | 1,081 | 1,142 | 1,081 | 1,142 | 1,081 | 1,142 | 3,243 | 3,426 | 3,426 | 3,765 | | | |
| B4-GF | 2BR/2BA | 2 | 1,034 | 1,094 | 1,094 | 124 | 1,218 | 1 | 0 | 0 | 0 | 1 | 1 | 0% | 1,034 | 1,094 | | | | | | | 1,034 | 1,094 | 1,094 | 1,218 | | | |
| B4-GF-ALT | 2BR/2BA | 2 | 1,068 | 1,129 | 1,129 | 126 | 1,255 | 1 | 0 | 0 | 0 | 1 | 1 | 0% | 1,068 | 1,129 | | | | | | | 1,068 | 1,129 | 1,129 | 1,255 | | | |
| B4-ALT | 2BR/2BA | 2 | 1,127 | 1,190 | 1,190 | 126 | 1,316 | 0 | 1 | 1 | 1 | 3 | 3 | 1% | | | 1,127 | 1,190 | 1,127 | 1,190 | 1,127 | 1,190 | 3,381 | 3,570 | 3,570 | 3,948 | | | |
| B2-GF-ADA | 2BR/2BA | 2 | 928 | 971 | 971 | 87 | 1,058 | 1 | | | | 1 | 1 | 0% | 928 | 971 | | | | | | | 928 | 971 | 971 | 1,058 | | | 1 |
| B2-ADA | 2BR/2BA | 2 | 928 | 988 | 988 | 61 | 1,049 | | 1 | 1 | 1 | 3 | 3 | 1% | | | 928 | 988 | 928 | 988 | 928 | 988 | 2,784 | 2,964 | 2,964 | 3,147 | | | 3 |
| TOTALS: TYPE B | | | | | | | | | | | | | | | | | | | | | | | | | | | 82 | 37% | 4 |
| C1 | 3BR/2BA | 3 | 1,242 | 1,332 | 1,332 | 0 | 1,332 | | 1 | 1 | 1 | 3 | 3 | 1% | | | 1,242 | 1,332 | 1,242 | 1,332 | 1,242 | | 3,726 | 3,996 | 3,996 | 3,996 | | | |
| C1-GF | 3BR/2BA | 3 | 1,261 | 1,307 | 1,307 | 100 | 1,407 | 1 | 0 | 0 | 0 | 1 | 1 | 0% | 1,261 | 1,307 | | | | | | | 1,261 | 1,307 | 1,307 | 1,407 | | | |
| TOTALS: TYPE C | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | 2% | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 12 |
| Qty per BUILDING | | | | | | | | 49 | 55 | 60 | 60 | 224 | | 100% | 37,025 | 39,625 | 41,926 | 44,951 | 45,375 | 48,654 | 45,375 | 47,322 | 169,701 | 181,884 | 181,884 | 196,652 | | 100% | 12 |
| Qty per PROJECT | | | | | | | | 49 | 55 | 60 | 60 | | 224 | | 37,025 | 39,625 | 41,926 | 44,951 | 45,375 | 48,654 | 45,375 | 47,322 | | | 181,884 | 196,652 | | | |

| | |
|---|---|
| 1st FLOOR | 18,456 |
| 2nd FLOOR | 25,513 |
| 3rd FLOOR | 25,513 |
| 4th FLOOR | 25,513 |
| 5th FLOOR | 25,513 |
| 6th FLOOR | 13,898 |
| GARAGE | 134,406 |

| | | |
|---|---|---|
| TOTAL MARKET NET AREA | 181,884 | |
| TOTAL GROSS RENTABLE | 193,505 | (GROSS RENTABLE ARE PER UNIT X NUMBER OF UNITS) |
| AMENITIES/CORRIDORS/MECH/ELEC/TELECOM | 54,390 | |
| GARAGE | 134,406 | |
| TOTAL GROSS PER BUILDING | 382,301 | 378,512 THE TOTAL GROSS AREA EXCLUDING GROUND FLOOR PATIOS |

DEFINITION OF TERMS:

| | |
|---|---|
| AREA | SQUARE FEET |
| NET AREA | AREA FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE UNIT SPACE INCLUDING PATIOS, BALCONIES, AND PATIO/BALCONY STORAGE. |
| MARKET NET AREA | AREA OF AIR CONDITIONED SPACE WITHIN THE UNIT - INCLUDING PERMITER & CORRIDOR WALL THICKNESS AND HALF WAY THROUGH THE PARTY WALL |
| HUD NET AREA | HUD NET RENTABLE SQUARE FEET IS DEFINED AS THE PAINT TO PAINT AREA OF THE INSIDE FACE OF THE PERMANENT WALLS OF THE APARTMENT, INCLUDING ALL INTERIOR WALLS OF PARTITIONS. |
| HUD GROSS AREA | HUD UNIT GROSS SQUARE FEET EXTENDS HALF WAY THROUGH THE PARTY WALLS AND TO THE EXTERIOR OF EXTERIOR WALLS AND WALLS LOCATED ALONG THE CORRIDOR |
| BALCONY/ PATIOS/ STORAGE | AREA OF UNAIR CONDITIONED SPACE DESIGNATED TO THIS SPECIFIC TENANT - INCLUDING BALCONY, PATIO, AND OUTDOOR STORAGE CLOSETS |
| GROSS RENTABLE AREA | SUM OF MARKET NET AREA & BALCONY/ PATIOS/ STORAGE PER UNIT |

# PLUMBING FIXTURE CALCULATIONS

**INDOOR CLUBHOUSE:**

It is our interpretation that the plumbing fixtures needs for the clubhouse are most aligned with the assembly areas identified as: exhibition halls, libraries, arcades, gymnasiums, etc. Using those guidelines, the total number of Plumbing Fixtures required for the clubhouse are calculated as follows:

| | INDOOR AREAS | Area Sq Ft | Occupant Load Factor | Occupant Load |
|---|---|---|---|---|
| 6% | Leasing Offices/ Mail Room | 2,600 | 200 | **13** |
| 22% | Gym | 2,433 | 50 | **49** |
| 73% | Club Areas | 2,447 | 15 | **164** |
| 100% | OCCUPANT LOAD | 7,480 | | **226** |

Fixtures Required to serve Indoor Clubhouse Area:

**2021 International Building Code**

| Toilets or Urinals | | LAVS | | Showers | | Water Fountains | Service Sink |
|---|---|---|---|---|---|---|---|
| MEN | WOMEN | MEN | WOMEN | MEN | WOMEN | | |
| Assembly Classification: Usage Description: motion pictures, art galleries, exhibition halls, museums, lecture halls, libraries, arcades, gymnasiums, etc. | | | | | | | |
| Fixture Load Factor per **Table 2902.1** 1 fixture per: | | | | | | | |
| 125 | 65 | 200 | 200 | | | 500 | |
| 113 | 113 | 113 | 113 | | | 226 | 226 |
| 1 | 2 | 1 | 1 | | | 1 | 1 |

**OUTDOOR POOL AREA:**

We have based the following calculations on the 2021 International Swimming Pool and Spa Code.

Minimum Plumbing Fixtures Required to serve Swimming Pool Area per 2021 International Swimming Pool and Spa Code
ISPSC Table 609.2

| | | Sq Ft | Toilets or Urinals | | LAVS | | Showers | | | Service Sink |
|---|---|---|---|---|---|---|---|---|---|---|
| Less than 7,500 Sq Ft | REF: 609.2.1 | | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| More than 7,500 Sq Ft | REF: 609.2.2 | Per Occupant: | 1.7 | 1 | 0.85 | 2 | 1 | SEE CODE | | 1 |
| Actual Swimming Pool Area & Fixtures Required: | | **1115** | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |

**FAMILY OR ASSISTED USE FACILITIES**

A family or assisted use toilet or bathing room is required when an aggregate of 6 or more male and female toilets are required. When provided, this fixture may be included in the calculation to satisfy the total fixture requirement.

It is our expectation that the single use facilities within the gym and/or the leasing center may be used to satisfy this requirement.

| | Family or Assisted Use Toilet Rooms |
|---|---|
| TOTAL REQUIRED FIXTURES: | 1 |

**TOTAL FIXTURE COUNT, INCLUDING VOLUNTARY POOL AREA ADDITIONS:**

IN SUMMARY, the number of plumbing fixtures to be provided for the clubhouse are calculated to be:

| | Family or Assisted Use Facilities | Toilets or Urinals | | LAVS | | Showers | | Water Fountains | Service Sink |
|---|---|---|---|---|---|---|---|---|---|
| | | MEN | WOMEN | MEN | WOMEN | MEN | WOMEN | | |
| TOTAL REQUIRED FIXTURES: | 1 | 3 | 4 | 2 | 2 | 1 | 1 | 1 | 2 |

**TOTAL FIXTURES PROVIDED**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Leasing Offices/ Mail Room | | | | | | | | |
| Gym | 2 | 2 | 1 | 1 | 0 | 0 | 2 | |
| Club Areas | 2 | 2 | 2 | 2 | 0 | 0 | 2 | 1 |
| Courtyard Area, ref Landscape | | | | | 1 | 1 | | |
| TOTAL REQUIRED FIXTURES: | 4 | 4 | 3 | 3 | 1 | 1 | 4 | 1 |
| NET FIXTURES ABOVE Requirement: | 1 | 0 | 1 | 1 | 0 | 0 | 3 | -1 |

**SUMMARY:**

Although the calculations indicate a deficit of one service sink, it is our understanding that the Janitorial Service Sink at the Club Areas will be capable of serving this entire ar

# NGBS BUILDING REQUIREMENTS

Insulation Installation Quality:

- Certification requires that all insulation in the building envelope meets Grade 1 installation quality
- Grade 1 is essentially perfect with less than 2% of the insulated area containing gaps or compressed up to a maximum of 30% of the insulation Batts must be cut precisely to the size of every cavity and cut or split carefully around all pipes, wires and other obstructions.
- Cavity insulation in roof and floor trusses must be blown or sprayed material. Batts cannot meet Grade 1 requirements in these locations.
- We strongly recommend installing unfaced batts to facilitate our inspections.
- Stud cavities with numerous pipes, wires, and other obstructions, truss floors over garages and unconditioned spaces, and rooflines are practically impossible to insulate effectively with fiberglass batts, therefore we strongly recommend blown or sprayed products in these areas.
- All insulation in the building envelope must be in contact with a rigid air barrier on all sides. Double thickness walls, walls framed against concrete parking garages, and CMU walls such as elevator shafts must be filled completely with insulation, making contact with the interior drywall and the concrete or CMU.
- Any walls between conditioned spaces and unconditioned attics, referred to as knee walls, must be fully insulated with a rigid air barrier, sealed at all seams and edges on the attic side.
- Truss roofs and floors must be insulated with blown or sprayed insulation. Batts will not meet Grade 1 requirements in these locations.
- NOTE: All exterior walls are expected to be insulated including walls against parking garages, concrete columns, stairwells, elevator shafts, trash chutes, and masonry or concrete pony walls below framed walls. If any of these areas are not intended to be insulated, project team must provide a COMcheck report showing that the building is in compliance with these conditions.

Air Sealing:

- All units must be compartmentalized by being 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.)
- Chases 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.

HVAC:

- Duct systems must be sealed with mastic at all collars to metal or ductboard, flex duct liner to collars and boots, seams in all metal ducts, and all seams in plenum, particularly at rear of air handler.
- All supply and return boots must be sealed to drywall prior to installation of registers

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
|---|---|---|
| | | |
| | | |
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| | | |

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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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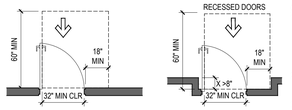
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
PROJECT INFORMATION

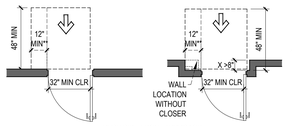
SHEET NO.
A0.12

21345

# ACCESSIBILITY DIAGRAMS FOR DWELLING UNITS PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



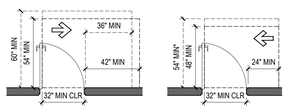

PULL SIDE FRONT APPROACH




PUSH SIDE FRONT APPROACH

CLEAR WIDTH:

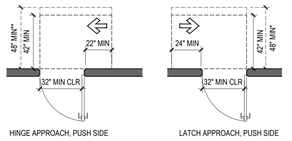
1. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 IN. MIN. OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
2. OPENINGS MORE THAN 24 IN. DEEP SHALL PROVIDE A CLEAR OPENING OF 36 IN. MIN.
3. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" A.F.F. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 IN. AND 80 IN. A.F.F. SHALL NOT EXCEED 4 IN. *EXCEPTION:* DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 IN. MIN. A.F.F.
4. MINIMUM MANEUVERING CLEARANCES AT DOORS (AND GATES) SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.




HINGE APPROACH, PULL SIDE — LATCH APPROACH, PULL SIDE

RECESSED DOORS:

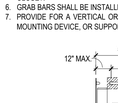
1. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 IN. OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 IN. BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR. *ADVISORY:* A DOOR CAN BE RECESSED DUE TO WALL THICKNESS OR THE PLACEMENT OF CASEWORK AND OTHER FIXED ELEMENTS ADJACENT TO THE DOOR. THIS PROVISION MUST BE APPLIED WHEREVER DOORS ARE RECESSED.




HINGE APPROACH, PUSH SIDE — LATCH APPROACH, PUSH SIDE

*WITH CLOSER
** WITH CLOSER AND LATCH

## 9 DOOR CLEARANCES




LAVATORIES:

A *C.F.S.* COMPLYING WITH 305, POSITIONED FOR A FORWARD APPROACH AND KNEE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.
IN RESIDENTIAL DWELLING UNITS, CABINETRY SHALL BE PERMITTED UNDER LAVATORIES PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

a. THE CABINETRY CAN BE REMOVED
b. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
c. THE WALLS BEHIND THE CABINETRY ARE FINISHED

LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 IN. MAX. A.F.F.
CONTROLS FOR FAUCETS SHALL COMPLY WITH 309.




W.C.:

THE REQUIRED CLEARANCE AROUND THE W.C.[56"x60"] SHALL BE PERMITTED TO OVERLAP THE W.C., GRAB BARS, DISPENSERS, ACCESSIBLE ROUTES, C.F.S., TURNING SPACE, AND CLEARANCES REQUIRED AT OTHER FIXTURES. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED W.C. CLEARANCE.




EXCEPTION:

IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED ON THE REAR WALL 18 IN. MIN. FROM THE W.C. CENTERLINE WHERE THE CLEARANCE AT THE W.C. IS 66 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.
*ADVISORY:* WHEN THE DOOR TO THE TOILET ROOM IS PLACED DIRECTLY IN FRONT OF THE W.C., THE W.C. CANNOT OVERLAP THE REQUIRED MANEUVERING CLEARANCE FOR THE DOOR INSIDE THE ROOM.




BATHTUBS:

1. CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 INCHES WIDE MIN. A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE.
2. A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH 610.
3. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE OPEN FACE OF THE BATHTUB.

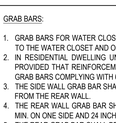
*ADVISORY:* ENSURE THAT HAND-HELD SHOWER SPRAY UNITS ARE CAPABLE OF DELIVERING WATER PRESSURE SUBSTANTIALLY EQUIVALENT TO FIXED SHOWER HEADS.




SHOWERS:

1. TRANSFER TYPE SHOWER COMPARTMENTS SHALL BE 36"x36" CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A 36 IN. WIDE MIN. ENTRY ON THE FACE OF THE SHOWER.
2. CLEARANCE OF 36"x48" MIN. MEASURED FROM THE CONTROL WALL SHALL BE PROVIDED.
3. A SHOWER SPRAY UNIT WITH A HOSE 59 IN. LONG MIN. (USED BOTH AS FIXED & HAND HELD) SHALL BE PROVIDED. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.

## 8 BATHROOM ELEMENTS




NOTE: FOR CHILDREN'S DIMENSIONS SEE FIG. 604.11.7 DISPENSER OUTLET LOCATION

DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. *MOUNT TOP OF DISPENSER 1 1/2 IN. MIN. BELOW GRAB BAR, OR BOTTOM OF DISPENSER 12" MIN. ABOVE GRAB BAR.

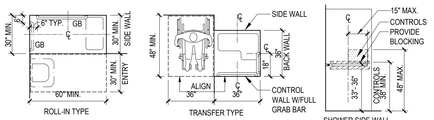
## 16 DISPENSER LOCATION @ WATER CLOSETS

GRAB BARS:

1. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH 609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.
2. IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH 604.5.
3. THE SIDE WALL GRAB BAR SHALL BE 42 IN. LONG MIN. LOCATED 12 IN. MAX. FROM THE REAR WALL AND EXTENDING 54 IN. MIN. FROM THE REAR WALL.
4. THE REAR WALL GRAB BAR SHALL BE 36 IN. LONG MIN. AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 IN. MIN. ON ONE SIDE AND 24 INCHES MIN. ON THE OTHER SIDE.
5. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 IN. LONG MIN., CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 IN. MIN DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.*
6. GRAB BARS SHALL BE INSTALLED 33 IN. MIN. AND 36 IN. MAX A.F.F. MEASURED TO THE TOP OF THE GRIPPING SURFACE.
7. PROVIDE FOR A VERTICAL OR HORIZONTAL FORCE OF 250 LBS. IF APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.




## 7 GRAB BAR REINFORCING AT TUBS & SHOWERS



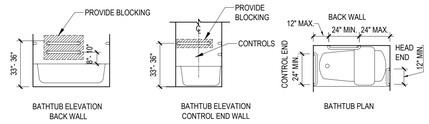

NOTE: INSIDE FINISHED DIMENSIONS ARE MEASURED AT THE CENTER POINTS OF SIDES

1. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND BACK WALL TO A POINT 18 IN. FROM THE CONTROL WALL.
2. GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS.
3. GRAB BAR REINFORCEMENT AT FIBERGLASS AND ACRYLIC TUB OR SHOWER SURROUND: IF TUB OR SHOWER SURROUND IS NOT EQUIPPED WITH PRE-MANUFACTURED GRAB BAR REINFORCEMENT, PROVIDE SOLID BLOCKING, CUT TO FIT INSTALLED INSIDE THE CAVITY BETWEEN THE TUB/SHOWER SURROUND AND THE WALL. THE BLOCKING MUST CONTACT THE TUB/SHOWER SURROUND OVER THE ENTIRE REINFORCED AREA.
4. A SHOWER SPRAY UNIT 59 IN. LONG MIN. THAT CAN BE USED FIXED OR HAND HELD, SHALL BE PROVIDED. *EXCEPTION:* A FIXED SHOWER HEAD INSTALLED AT 48 IN. MAX. A. F. F. SHALL BE PERMITTED IN FACILITIES OTHER THAN RESIDENTIAL, MEDICAL, TRANSIENT OR LONG TERM CARE.
5. WATER TEMPERATURE SHOULD BE 120° DEGREES MAX.
6. THE CONTROLS, FAUCET, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL OPPOSITE THE SEAT 38 IN. MIN. AND 48 IN. MAX ABOVE SHOWER FLOOR AND LOCATED ON THE CONTROL WALL 15 IN. MAX. FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING.

## 9 SHOWERS

BATHTUB:

1. CONTROLS SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB.
2. GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS.
3. BACK WALL - TWO GRAB BARS SHALL BE INSTALLED, ONE LOCATED IN ACCORDANCE WITH 609.4 AND THE OTHER LOCATED 8 IN. MIN. AND 10 IN. MAX. ABOVE THE RIM OF BATHTUB. EACH GRAB BAR WILL BE INSTALLED 15 IN. MAX. FROM THE HEAD END WALL AND 12 IN. MAX. FROM THE CONTROL END WALL.
4. CONTROL END WALL - A GRAB BAR 24 IN. LONG MIN. SHALL BE INSTALLED ON THE CONTROL END AT THE FRONT EDGE OF BATHTUB.
5. HEAD END WALL - A GRAB BAR 12 IN. LONG MIN.SHALL BE INSTALLED ON THE HEAD END AT THE FRONT EDGE OF THE BATHTUB.




## 6 GRAB BAR REINFORCING AT TUBS & SHOWERS

WASHING MACHINES AND CLOTHES DRYERS:

1. A CLEAR FLOOR OR GROUND SPACE POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE C.F.S. SHALL BE CENTERED ON THE APPLIANCE.
2. OPERABLE PARTS INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH 309.
3. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAX. A.F.F. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 IN. MIN. AND 36 IN. MAX A.F.F.




SINKS:

1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, WITH KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED UNDER KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
   a. CABINETRY CAN BE REMOVED WITHOUT REMOVING FIXTURE.
   b. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
   c. WALLS BEHIND & SURROUNDING THE CABINETRY ARE FINISHED
3. NO MORE THAN ONE BOWL IN DOUBLE BOWL SINKS SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE
4. THE HIGHEST RIM OF SINK/COUNTER SHALL BE 34" A.F.F. MAX.
5. WATER SUPPLY/DRAIN PIPES SHALL BE INSULATED.

DISHWASHER:

1. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR GROUND SPACE FOR THE DISHWASHER OR THE SINK.

*EXCEPTIONS TO APPLIANCE CONTROLS:*

2. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH 309.4
3. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH 309.3

REFRIGERATOR/FREEZER:

1. THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE C.F.S. OFFSET 24 IN. MAX. FROM THE CENTERLINE OF THE DEDICATED SPACE.
2. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 IN. MAX. A.F.F.

OVEN:

1. CLEAR FLOOR SPACE SHALL BE PROVIDED AT STOVE/OVEN.
2. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.
3. BOTTOM HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY 804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.

*EXCEPTIONS TO APPLIANCE CONTROLS:*

4. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH 309.4
5. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH 309.3

KITCHEN WORK SURFACE:

1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, WITH KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED UNDER WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
   a. CABINETRY CAN BE REMOVED
   b. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
   c. WALLS BEHIND & SURROUNDING THE CABINETRY ARE FINISHED
3. THE WORK SURFACE SHALL BE 34" A.F.F. MAX.

RANGE OR COOKTOP:

1. WHERE A FORWARD APPROACH IS PROVIDED, THE C.F.S. SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.
2. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

PASS THROUGH KITCHEN:

1. IN PASS THROUGH KITCHENS, WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE CONNECTORS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MIN. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.

U-SHAPED KITCHENS:

1. IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MIN.

## 5 CLEARANCE KITCHEN AND LAUNDRY ELEMENTS

# ADA ACCESIBILITY NOTES

ACCESSIBLE DWELLING UNITS

*DIMENSIONS ARE TO FINISH MATERIALS -*
*DIMENSIONS NOTED AS MIN. OR MAX. OR CLEAR*

DISTRIBUTION: ACCESSIBLE UNITS SHALL BE DISPERSED AMONG THE VARIOUS UNIT CLASSES. (REF. 233.5)

- AT LEAST 5 PERCENT (NOT LESS THAN ONE) OF THE TOTAL NUMBER OF DWELLING UNITS SHALL PROVIDE MOBILITY FEATURES COMPLYING WITH 809.2 THROUGH 809.4.
- AT LEAST 2 PERCENT (NOT LESS THAN ONE) OF THE TOTAL NUMBER OF DWELLING UNITS SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH 809.5.

1. ACCESSIBLE ROUTE: (REFER TO 402 AND DETAIL 1 THIS SHEET)
   AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING ENTRANCE.

2. GROUND AND FLOOR SURFACES: (REF. TO 302 AND DETAIL 2 THIS SHEET)
   - GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
   - VERTICAL- CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
   - BEVELED - CHANGES IN LEVEL BETWEEN 1/4" IN. HIGH MIN. AND 1/2 IN. HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
   - 4. WHERE AN INACTIVE LEAF OF DOUBLE LEAF DOORWAYS WITH OPERABLE PARTS MORE THAN 48 INCHES ABOVE THE FLOOR IS PROVIDED, THE ACTIVE LEAF SHALL PROVIDE A CLEAR OPENING OF 31 3/4 INCHES MIN.
   - CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. PILE HEIGHT SHALL BE 1/2 IN. MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. EDGE TRIM SHALL COMPLY WITH 303 (CHANGES IN LEVEL).

3. KITCHENS: (REFER TO 804 AND DETAIL 3 THIS SHEET)
   - PASS THROUGH - WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, THE CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN WORK AREAS SHALL BE 40 IN. MIN.
   - U-SHAPED - THE CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITH WORK AREAS SHALL BE 60 IN. MIN.
   - AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 811 (STORAGE).
   - A CLEAR FLOOR SPACE COMPLYING WITH 305 (CLEAR FLOOR OR GROUND SPACE) SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
   - ALL APPLIANCE CONTROLS SHALL COMPLY WITH 309 (OPERABLE PARTS).
   - IN RESIDENTIAL UNITS, AT LEAST ONE 30" MIN. WIDE SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE. A C.F.S. POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. THE C.F.S SHALL BE CENTERED ON THE WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE. SEE DETAIL 4 FOR EXCEPTIONS.

4. COOK TOP/STOVE AND WORK SPACE:
   IN RESIDENTIAL DWELLING UNITS, THE REQUIRED WORK SURFACE SHALL BE PLACED ADJACENT TO THE STOVE, REF. DETAIL 4 FOR REQUIREMENTS.

5. REFRIGERATOR: REF. TO DETAIL 5 FOR REQUIREMENTS

6. DISHWASHER: REF TO DETAIL 6 FOR REQUIREMENTS

7. SINK: REF TO DETAIL 7 FOR REQUIREMENTS

8. WASHING MACHINES AND DRYERS: REF TO DETAIL 8 FOR REQUIREMENTS

9. GRAB BARS AT BATHTUBS AND SHOWERS: (REF. 609 AND DETAIL 9)

10. GRAB BARS AT WATER CLOSETS: (REF. 609 AND DETAIL 10)
    - GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 IN. MIN. AND 2 IN. MAX
    - THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 IN. MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 IN. MIN.
    - GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 IN. MIN. AND 36 IN. MAX. A.F.F. MEASURED TO THE TOP O F THE GRIPPING SURFACE.
    - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
    - ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE

11. BATHTUBS AND SHOWERS: REF DETAIL 11 FOR REQUIREMENTS

12. WATER CLOSETS: REF. DETAIL 12 FOR REQUIREMENTS

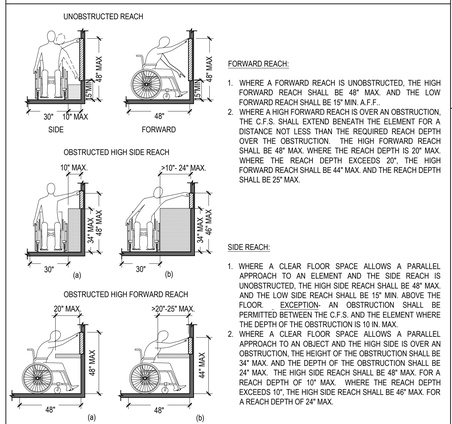
13. LAVATORIES: REF. DETAIL 13 FOR REQUIREMENTS

14. DOORS:
    - MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH DETAIL 6 (404.2).
    - MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
    - THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN. HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 (FLOOR AND GROUND SURFACES) AND 303 (CHANGES IN LEVEL).
    - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL COMPLY WITH 309.4 (OPERATION). OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 IN. MIN. AND 48 IN. MAX. A.F.F. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
    - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN.
    - THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5 LBS. MAX.
    - IN RESIDENTIAL DWELLING UNITS, A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED.
    - IN DOORS, PEEPHOLES SHOULD OFFER A WIDE-ANGLE VIEW OF THE EXTERIOR FOR BOTH STANDING PERSONS AND WHEELCHAIR USERS.

15. KNEE AND TOE CLEARANCE: (REF. 306 AND DETAIL 15)

16. REACH RANGES: (REF. 308 AND DETAIL 16)
    - REACH RANGES ARE GRAPHICALLY SHOWN IN DETAIL 16.
    - A CLEAR FLOOR SPACE IS REQUIRED FOR EACH REACH RANGE, EITHER PARALLEL OR FORWARD.
    - OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308.

17. OPERABLE PARTS: (REF 309)
    - OPERABLE PARTS ON ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH 309 (OPERABLE PARTS).
    - INCLUDE BUT ARE NOT LIMITED TO: LIGHTING SWITCHES, CIRCUIT BREAKERS, DUPLEXES AND OTHER CONVENIENT RECEPTACLES, ENVIRONMENTAL CONTROLS AND APPLIANCE CONTROLS, PLUMBING FIXTURE CONTROLS AND SECURITY AND INTERCOM SYSTEMS. *EXCEPTIONS:* PARTS INTENDED FOR USE BY MAINTENANCE PERSONNEL, ELECTRICAL OR COMMUNICATION RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, AND HVAC DIFFUSERS. (REF. 205.1)
    - EXCEPT FOR LIGHT SWITCHES, WHERE REDUNDANT CONTROLS ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH 309
    - WHERE TWO OR MORE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH 309.
    - WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS. (REF. 229)




FORWARD REACH:

1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. A.F.F..
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE C.F.S. SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.

SIDE REACH:

1. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. ABOVE THE FLOOR. EXCEPTION- AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE C.F.S. AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 IN. MAX.
2. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

## 4 REACH RANGES



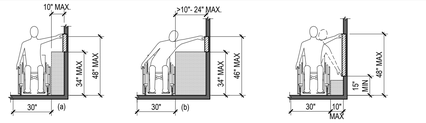

TOE CLEARANCE:

SPACE UNDER AN ELEMENT BETWEEN FINISH FLOOR AND 9 INCHES IS CONSIDERED TOE CLEARANCE. CLEARANCE SHALL EXTEND 25 IN. MAX. UNDER AN ELEMENT. IF TOE CLEARANCE IS PART OF CLEAR FLOOR SPACE, IT SHALL EXTEND A MIN. OF 17" UNDER THE ELEMENT.

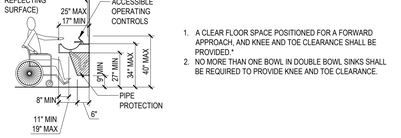
KNEE CLEARANCE:

SPACE UNDER AN ELEMENT BETWEEN 9 IN. AND 27 INCHES A.F.F. IS CONSIDERED KNEE CLEAR

# ACCESSIBILITY DIAGRAMS FOR PUBLIC SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, ICC A117.1-2017 STANDARD



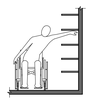

## 25 REACH RANGES




NOTE: FOR CHILDREN'S DIMENSIONS SEE FIG. 604.11.7 DISPENSER OUTLET LOCATION

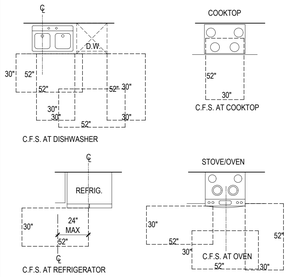
DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
*MOUNT TOP OF DISPENSER 1 1/2 IN. MIN. BELOW GRAB BAR, OR BOTTOM OF DISPENSER 12" MIN. ABOVE GRAB BAR.

## 16 DISPENSER LOCATION @ WATER CLOSETS



AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH ADASAD 811.
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH ADASAD 305 SHALL BE PROVIDED.
STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN ADASAD 308.
OPERABLE PARTS SHALL COMPLY WITH ADASAD 309.

## 15 STORAGE




A CLEAR FLOOR SPACE (C.F.S.) SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.

DISHWASHER - THE C.F.S. SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. OPEN DISHWASHER DOOR SHALL NOT ENCROACH INTO THE CFS FOR THE SINK.

REFRIGERATOR / FREEZER - AT LEAST 50% OF THE FREEZER SPACE SHALL BE 54" MAX. A.F.F., THE C.F.S. SHALL BE POSITIONED FOR A PARALLEL APPROACH WITH CENTERLINE OFFSET 24" MAX.

OVEN - THE C.F.S. SHALL BE POSITIONED FOR A PARALLEL APPROACH. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.

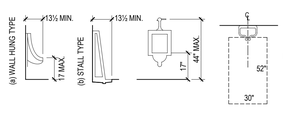
COOKTOP - WHEN A FORWARD APPROACH IS PROVIDED, THE C.F.S. SHALL PROVIDE KNEE AND TOE CLEARANCE. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED.

## 14 KITCHEN APPLIANCES




1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.*
2. NO MORE THAN ONE BOWL IN DOUBLE BOWL SINKS SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE.

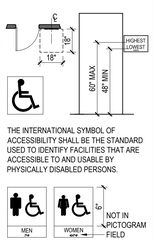
## 13 LAVATORIES AND SINKS (AND MIRRORS)




A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. FLUSH CONTROLS WILL COMPLY WITH REACH RANGES.

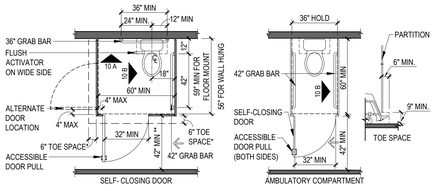
## 12 URINALS

LETTERS AND NUMERALS SHALL BE RAISED 1/32" MIN. IN UPPER CASE SANS SERIF TYPE, AND SHALL BE DUPLICATED WITH GRADE 2 BRAILLE BELOW CORRESPONDING TEXT.
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, SIGNS SHALL BE INSTALLED ON THE WALL AT THE LATCH SIDE OF THE DOOR. AT DOUBLE DOORS WITH ONE ACTIVE LEAF, SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT SIDE OF THE THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE A CLEAR FLOOR SPACE OF 18" X 18" CENTERED ON THE TACTILE CHARACTERS, AND BE PLACED BEYOND THE SWING OF THE DOOR.
RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". CHARACTERS SHOULD BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX. OF THE HEIGHT OF THE CHARACTER.
THE CHARACTERS AND BACKGROUND OF SIGNS SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHOULD CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN., WITH A NON GLARE FINISH AND CONTRAST WITH THEIR BACKGROUND. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS PLACED DIRECTLY BELOW THE PICTOGRAM.




THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.

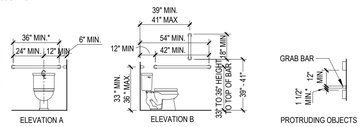
## 17 GENERAL SIGNAGE




*THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 IN. MINIMUM A.F.F AND EXTEND 6 IN. BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62 IN. DEPTH WITH A WALL-HUNG WATER CLOSET, OR GREATER THAN 65 IN. IN DEPTH WITH A FLOOR-MOUNTED WATER CLOSET. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 IN. IN WIDTH.
**ALL OTHER APPROACHES SHALL BE 48" MIN.

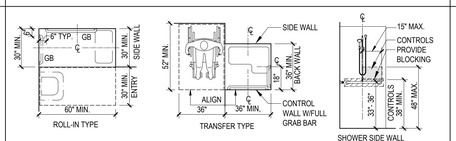
## 11 WATER CLOSETS

GRAB BAR LOCATION




*EXCEPTIONS:
1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 IN. MIN, CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 IN. MIN. DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

## 10 GRAB BARS IN WATER CLOSETS



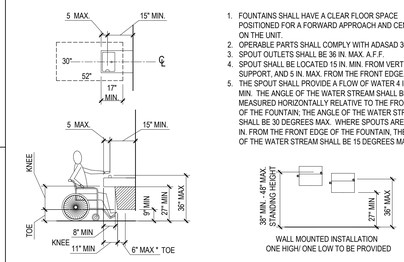

NOTE: INSIDE FINISHED DIMENSIONS ARE MEASURED AT THE CENTER POINTS OF SIDES
1. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND BACK WALL TO A POINT 18 IN. FROM THE CONTROL WALL.
2. GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS.
3. GRAB BAR REINFORCEMENT AT FIBERGLASS AND ACRYLIC TUB OR SHOWER SURROUND: IF TUB OR SHOWER SURROUND IS NOT EQUIPPED WITH PRE-MANUFACTURED GRAB BAR REINFORCEMENT, PROVIDE SOLID BLOCKING, CUT TO FIT INSTALLED INSIDE THE CAVITY BETWEEN THE TUB/SHOWER SURROUND AND THE WALL. THE BLOCKING MUST CONTACT THE TUB/SHOWER SURROUND OVER THE ENTIRE REINFORCED AREA.
4. A SHOWER SPRAY UNIT 59 IN. LONG MIN. THAT CAN BE USED FIXED OR HAND HELD, SHALL BE PROVIDED. *EXCEPTION:* A FIXED SHOWER HEAD INSTALLED AT 48 IN. MAX. A.F.F. SHALL BE PERMITTED IN FACILITIES OTHER THAN RESIDENTIAL, MEDICAL, TRANSIENT OR LONG TERM CARE.
5. WATER TEMPERATURE SHOULD BE 120° DEGREES MAX.
6. THE CONTROLS, FAUCET, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL OPPOSITE THE SEAT 38 IN. MIN. AND 48 IN. MAX ABOVE SHOWER FLOOR AND LOCATED ON THE CONTROL WALL 15 IN. MAX. FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING.

## 9 SHOWERS

TOILET ROOM:
1. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH ADASAD 304
2. DOORS SHALL BE ALLOWED TO SWING INTO THE TURNING SPACE.
3. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.
4. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE, EXCEPT AS NOTED IN ADASAD 604.3.2.

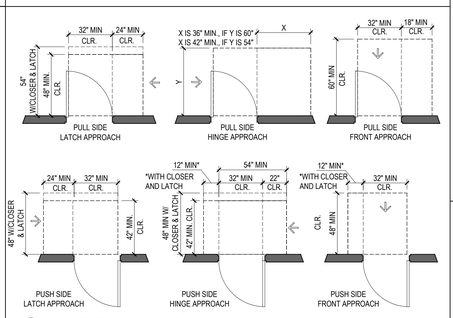
OPERABLE PARTS:
1. OPERABLE PARTS ON ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH ADASAD 309 (OPERABLE PARTS).
2. EXCEPT FOR LIGHT SWITCHES, WHERE REDUNDANT CONTROLS ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH ADASAD 309.
3. WHERE TWO OR MORE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ADASAD 309.
4. EXERCISE MACHINES AND EXERCISE EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH ADASAD 309.

## 8 TOILET RM, ON ACCESSIBLE ROUTE & OPERABLE PARTS

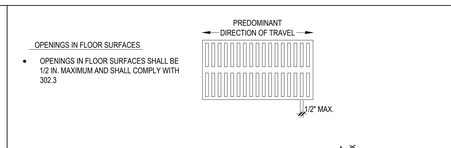



1. FOUNTAINS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT.
2. OPERABLE PARTS SHALL COMPLY WITH ADASAD 309.
3. SPOUT OUTLETS SHALL BE 36 IN. MAX. A.F.F.
4. SPOUT SHALL BE LOCATED 15 IN. MIN. FROM VERTICAL SUPPORT, AND 5 IN. MAX. FROM THE FRONT EDGE.
5. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 IN. HIGH MIN. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE FOUNTAIN. THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE 3 IN. TO 5 IN. FROM THE FRONT EDGE OF THE FOUNTAIN, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.

## 7 DRINKING FOUNTAINS



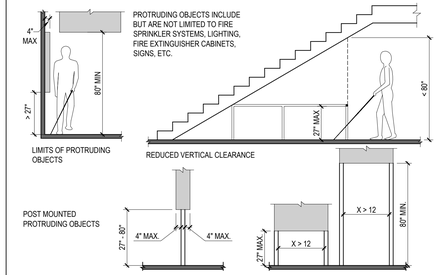

## 6 DOOR CLEARANCES



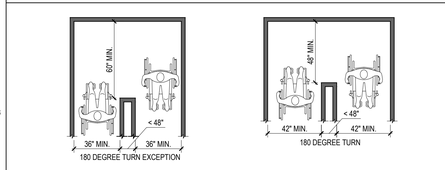

- OPENINGS IN FLOOR SURFACES SHALL BE 1/2 IN. MAXIMUM AND SHALL COMPLY WITH 302.3

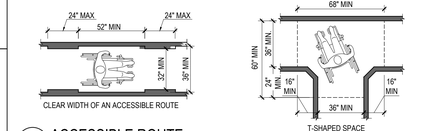
- CHANGES IN LEVEL GREATER THAN 1/2 IN. HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RUN, WITH A CLEAR LENGTH OF 60 IN. MIN. RAMP RUNS WITH A RISE GREATER THAN 6 IN. SHALL HAVE HANDRAILS COMPLYING WITH 505.

## 5 GROUND & FLOOR SURFACES

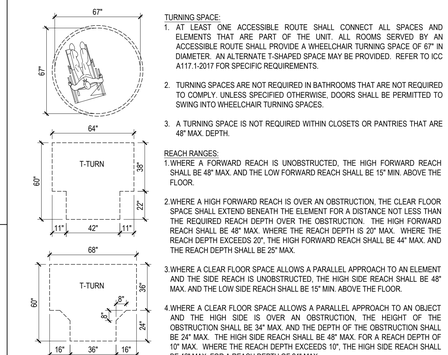



## 4 PROTRUDING OBJECTS



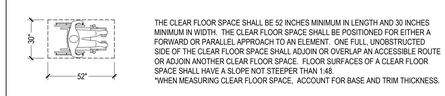

## 3 ACCESSIBLE ROUTE




TURNING SPACE:
1. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE PART OF THE UNIT. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 67" IN DIAMETER. AN ALTERNATE T-SHAPED SPACE MAY BE PROVIDED. REFER TO ICC A117.1-2017 FOR SPECIFIC REQUIREMENTS.
2. TURNING SPACES ARE NOT REQUIRED IN BATHROOMS THAT ARE NOT REQUIRED TO COMPLY. UNLESS SPECIFIED OTHERWISE, DOORS SHALL BE PERMITTED TO SWING INTO WHEELCHAIR TURNING SPACES.
3. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAX. DEPTH.

REACH RANGES:
1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.
3. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
4. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

## 2 TURNING SPACE




THE CLEAR FLOOR SPACE SHALL BE 52 INCHES MINIMUM IN LENGTH AND 30 INCHES MINIMUM IN WIDTH. THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER A FORWARD OR PARALLEL APPROACH TO AN ELEMENT. ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
*WHEN MEASURING CLEAR FLOOR SPACE, ACCOUNT FOR BASE AND TRIM THICKNESS.

## 1 CLEAR FLOOR SPACE

# ACCESSIBILITY NOTES

1. MEANS OF EGRESS:
THE MEANS OF EGRESS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE. EXCEPTION: WHERE MEANS OF EGRESS ARE PERMITTED BY LOCAL BUILDING OR LIFE SAFETY CODES TO SHARE A COMMON PATH OF EGRESS TRAVEL, ACCESSIBLE MEANS OF EGRESS SHALL BE PERMITTED TO SHARE A COMMON PATH OF EGRESS TRAVEL.

2. SITE ACCESSIBILITY: (REF. TO ADASAD 502)
AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL COMPLY WITH ADASAD 404 (DOORS, DOORWAYS, AND GATES).

3. ACCESSIBLE ROUTE: (REF. TO ADASAD 402 AND DETAIL 3 THIS SHEET)
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS, ELEVATORS, AND PLATFORM LIFTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36". *EXCEPTION:* THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 IN. MIN. FOR A LENGTH OF 24 IN. MAX. PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 52 IN. MIN. LONG AND 36 IN. MIN. WIDE. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 IN. SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAX. PASSING SPACES SHALL BE EITHER A SPACE 60 IN. MIN. BY 60 IN. MIN., OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE AS SHOWN IN DETAIL 2 (THIS SHEET). ON AN ACCESSIBLE ROUTE, CHANGES IN LEVEL GREATER THAN 1:20 SHALL BE RAMPED, AND COMPLY WITH ADASAD 405 (RAMPS) OR ADASAD 406 (CURB RAMPS).
ALL RAMPS ON ACCESSIBLE ROUTE SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. SLOPE RAMPS AT 1:12 (MAX.) REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS. ZERO TOLERANCE ALLOWED.
WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO: ACCESSIBLE BUILDING ENTRANCES, BETWEEN BUILDINGS, AND TO THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND ADDITIONAL APPLICABLE REQUIREMENTS.

4. PROTRUDING OBJECTS: (REF. TO ADASAD 307 AND DETAIL 4 THIS SHEET)
OBJECTS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" A.F.F. SHALL PROTRUDE NO MORE THAN 4" MAX. INTO THE CIRCULATION PATH. ELEMENTS LOCATED ON CIRCULATION PATHS, INCLUDING OPERABLE ELEMENTS, MUST COMPLY WITH REQUIREMENTS FOR PROTRUDING OBJECTS. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG CIRCULATION PATHS 4" MAX. WHEN LOCATED 27 IN. MIN. AND 80 IN. MAX. ABOVE THE GROUND OR A.F.F. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 IN., THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 IN. MAX., OR 80 IN. MIN. A.F.F. VERTICAL CLEARANCE SHALL BE 80 IN. HIGH MIN. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 IN. HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOADED 27 IN.MAX. A.F.F.

5. GROUND AND FLOOR SURFACES: (REF. TO ADASAD 302 AND DETAIL 5 THIS SHEET)
- GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
- VERTICAL- CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
- BEVELED - CHANGES IN LEVEL BETWEEN 1/4" IN. HIGH MIN. AND 1/2 IN. HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL EXCEEDING 1/2 IN. HEIGHT MUST COMPLY WITH ADASAD 405 (RAMPS) OR ADASAD 406 (CURB RAMPS).
- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. PILE HEIGHT SHALL BE 1/2 IN. MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. EDGE TRIM SHALL COMPLY WITH ADASAD 303 (CHANGES IN LEVEL).

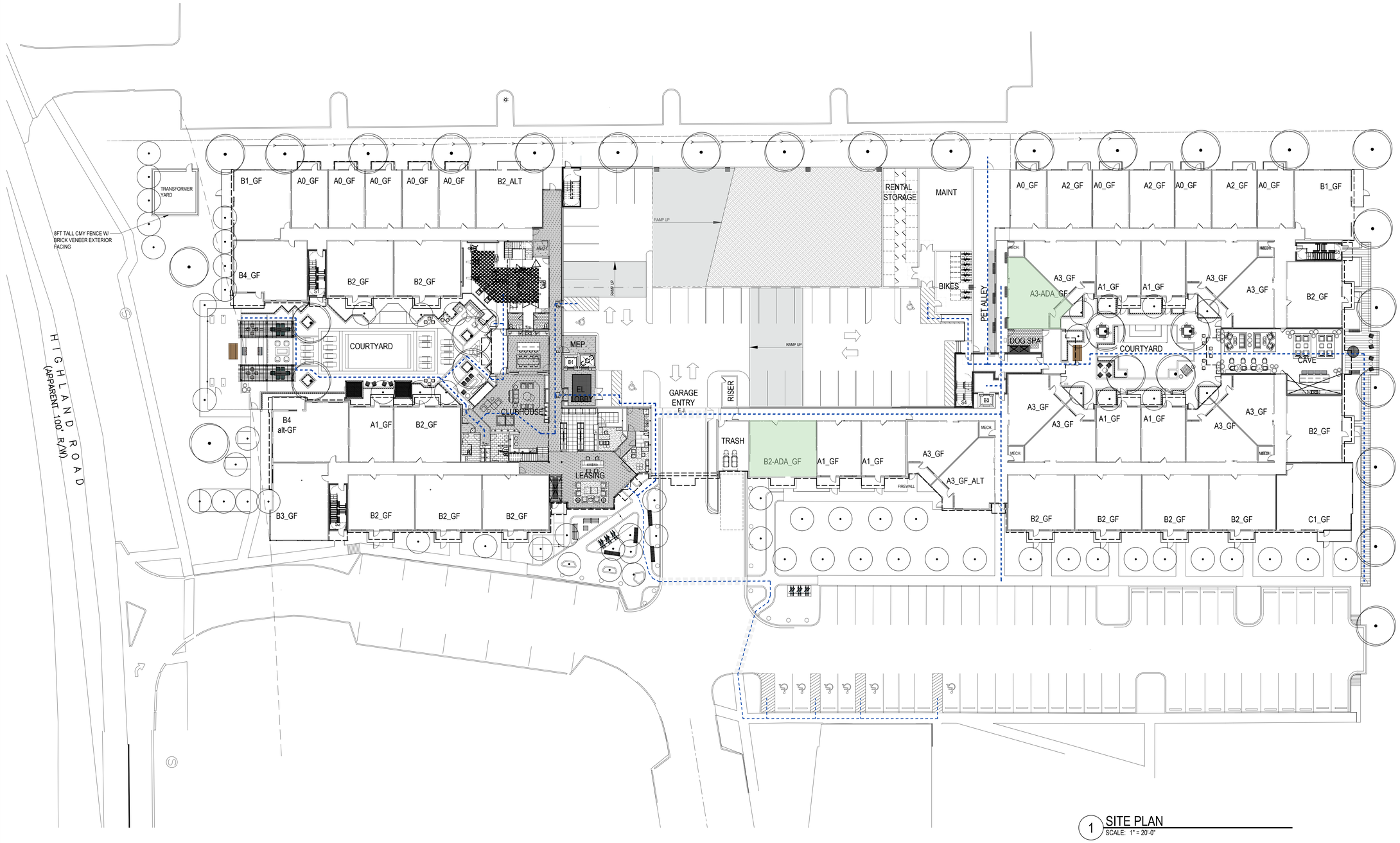
6. MANEUVERING CLEARANCES AT DOORS: (REF. TO ADASAD 404 AND DETAIL 6 THIS SHEET)
- MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH DETAIL 6 (404.2).
- MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
- THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN. HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH ADASAD 302 (FLOOR AND GROUND SURFACES) AND ADASAD 303 (CHANGES IN LEVEL).
- THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN A SERIES SHALL BE 48 IN. MIN. PLUS THE WIDTH OF DOORS SWINGING INTO THE SPACE, AND A MIN. 60 IN WIDTH .
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL COMPLY WITH ADASAD 309.4 (OPERATION). OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 IN. MIN. AND 48 IN. MAX. A.F.F. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN.
- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
(a) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
(b) OTHER DOORS: INTERIOR HINGED, SLIDING OR FOLDING DOORS - 5 LBS. MAX.
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

7. DRINKING FOUNTAINS AND WATER COOLERS - (REFER TO ADASAD 602 AND DETAIL 7 THIS SHEET)
- FOUNTAINS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH ADASAD 305 (CLEAR FLOOR OR GROUND SPACE), POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH ADASAD 306 (KNEE AND TOE CLEARANCE) SHALL BE PROVIDED.
- OPERABLE PARTS SHALL COMPLY WITH ADASAD 309 (OPERABLE PARTS)
- TWO DRINKING FOUNTAINS SHALL BE PROVIDED, ONE COMPLYING WITH ADASAD 602.1 - 602.6 AND ONE COMPLYING WITH ADASAD 602.7. (REF. 211.2).

8. CONTROLS AND OPERATING MECHANISMS: (REF. ADASAD 309 AND DETAIL 8 THIS SHEET)
- A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH ADASAD 305 (CLEAR FLOOR OR GROUND SPACE) SHALL BE PROVIDED.
- OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN ADASAD 308 (REACH RANGES).
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.

9. SHOWERS: (REF. ADASAD 608 AND DETAIL 9 THIS SHEET)
- TRANSFER TYPE SHOWERS SHALL BE 36 IN. BY 36 IN. CLEAR INSIDE DIM., *INCLUDING THE SHOWER PAN. WITH A 36 IN. x 52 IN. CLEARANCE ON OPEN SIDE MEASURED FROM CONTROL WALL.* A ROLL-IN SHOWER SHALL BE 30 IN. x 60 IN. MIN. CLEAR INSIDE WITH A 30 IN. x 60 IN. CLEAR SPACE ADJACENT TO OPEN SIDE.
- GRAB BARS SHALL COMPLY WITH 609.
- A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER TYPE SHOWER COMPARTMENTS.

10. GRAB BARS: (REF 609 AND DETA




1 SITE PLAN
SCALE: 1" = 20'-0"

## SYMBOLS LEGEND - SITE PLANS

- SETBACK LINE
- PROPERTY LINE
- LANDSCAPE SETBACK LINE
- LANDSCAPE BUFFER LINE
- ASSUMED PROPERTY LINE
- F.S.D. — FIRE SEPARATION DISTANCE
- II — BUILDING TYPE
- 1 — BUILDING NUMBER
- MIRRORED — MIRRORED BUILDING CONDITION
- ✳ — ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
- CONDENSER
- ACCESSIBLE UNIT
- ACCESSIBLE PATH

## SITE NOTES

1. THIS SITE PLAN IS FOR REFERENCE ONLY - REFER TO CIVIL FOR SITE ELEMENT AND BUILDING POSITION DIMENSIONAL CONTROL.
2. REFER TO CIVIL ENGINEERING:
   - CONSTRUCTION DRAWINGS FOR ALL SITE RELATED HANDICAPPED ACCESS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
   - CONSTRUCTION DOCUMENTS FOR WALK, GRADING AND FINISHED FLOOR ELEVATIONS.
   - DRAWINGS FOR ALL SITE PARKING CONFIGURATIONS AND FOR ALL PUBLIC WALK (DETAILS AND LAYOUTS), SCREENING, AND SIGN LOCATIONS.
3. REFER TO LANDSCAPE/ARCHITECT:
   - CONSTRUCTION DOCUMENTS FOR POOL DECK, POOL FENCING AND POOL AREA ENTRY GATE CONFIGURATION.
   - FOR SITE FENCING, GATE LOCATIONS AND DETAILS.
3. REFER TO LANDSCAPE/ELECTRICAL CONSTRUCTION DOCUMENTS FOR SCREEN WALL AND LANDSCAPE LIGHTING INFO.
4. REFER TO CIVIL/LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR CONDENSERS AND ELECTRICAL TRANSFORMER LOCATIONS.
6. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
8. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE, UNLESS REQUIRED BY LOCAL ORDINANCE TO BE MORE.
9. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED IN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
10. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
11. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
12. SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
13. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
14. FINISH FREE STANDING UTILITY EQUIPMENT BOXES TO MATCH THE ADJACENT BUILDING FIELD COLOR. DO NOT PAINT OVER WARNING DECALS OR IDENTIFIERS.
15. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING. PROVIDE METAL CONDUIT COVER FOR ELECTRIC METER FEED LINES, PAINT TO MATCH ADJACENT BUILDING FIELD COLOR.
16. REFER TO SHEET A1.03 FOR PARKING TABULATIONS.
17. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
18. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURAFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.

## FIRE DEPARTMENT NOTES

1. WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 OR 13R.
2. WHERE REQUIRED BY CODE, STANDPIPES TO BE PROVIDED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 150' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE CONNECTIONS.
3. FIRE APPARATUS ACCESS IS REQUIRED TO BE UNOBSTRUCTED, NOT LESS THAN 24'-0" IN WIDTH, 14'-0" CLEAR HEIGHT. NO FIXED OR MOVING GATE SECTION SHALL INTERFERE WITH MINIMUM FIRE DEPT. ACCESS WIDTH, TURNING RADII OR OTHERWISE IMPEDE APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC.
4. CENTRAL STATION MONITORING (OR THIRD PARTY MONITORING AS APPROVED BY FIRE DEPARTMENT) OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH ALL APPLICABLE CODES.
5. FIRE LANE STRIPING, PLAQUES, AND/ OR SIGNAGE SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
6. FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO FIRE SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL.
7. FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839 ROYCROFT COPPER RED OR SW 7582 SALUTE.
8. FIRE DEPARTMENT APPROVED SECURED KEY BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE REQUIRED BY THE FIRE DEPARTMENT. CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE INSPECTOR PRIOR TO INSTALLATION.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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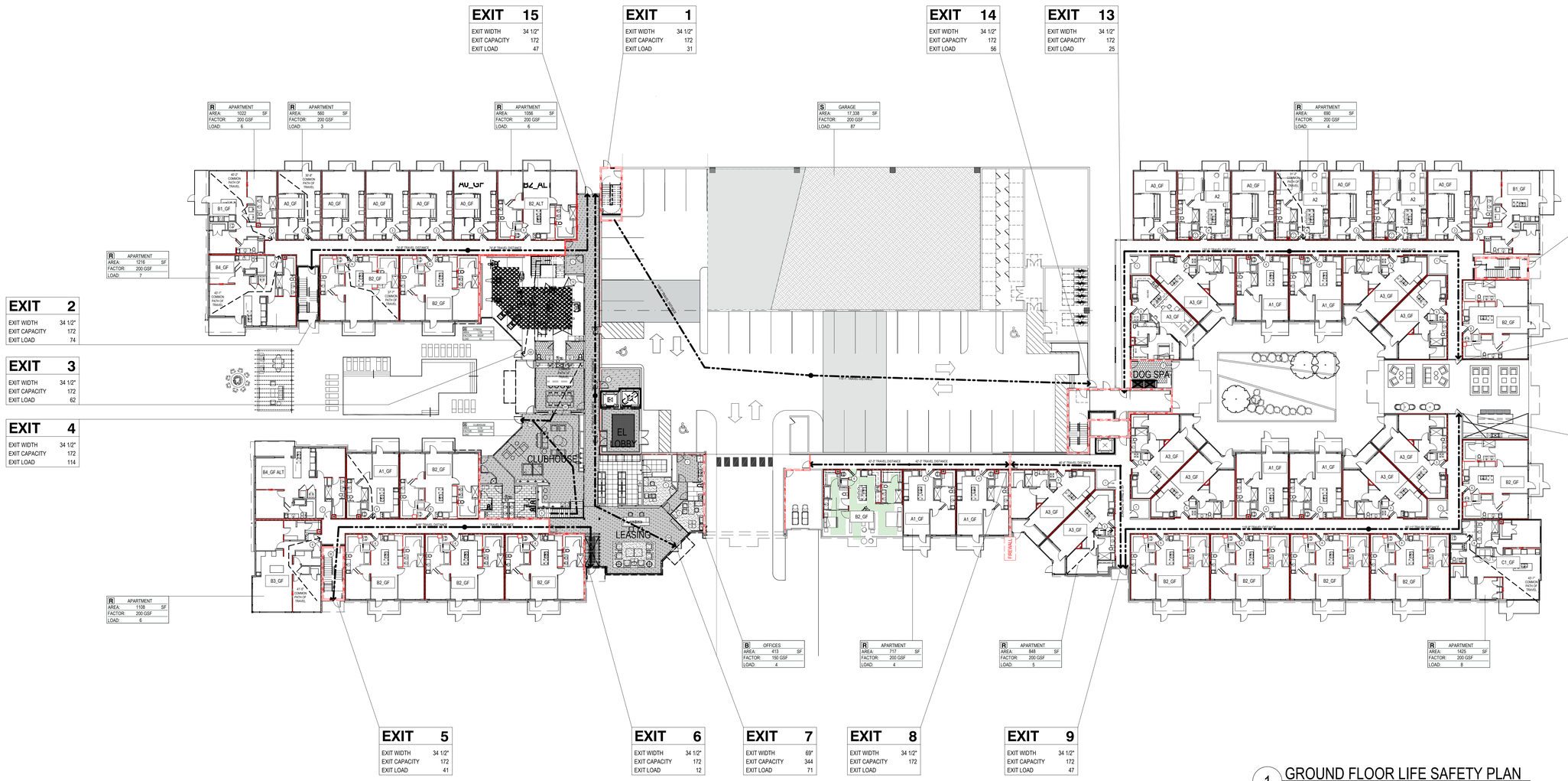
SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

SHEET NO.
A1.01

21345




1 GROUND FLOOR LIFE SAFETY PLAN
SCALE: 1" = 20'-0"

UNIT EGRESS REFERENCE

| UNIT TYPE | OCCUPANT LOAD | COMMON PATH OF TRAVEL DISTANCE |
|---|---|---|
| A0 | 4 | 30'-8" |
| A0-GF | 3 | 30'-8" |
| A1 | 4 | 30'-5" |
| A1-GF | 4 | 30'-5" |
| A2 | 4 | 31'-2" |
| A3 | 5 | 31'-5" |
| A3-GF | 5 | 31'-5" |
| B1 | 6 | 40'-2" |
| B1-GF | 6 | 40'-2" |
| B2 | 6 | 37'-7" |
| B2-GF | 6 | 37'-7" |
| B3 | 6 | 41'-5" |
| B3-GF | 6 | 41'-5" |
| B4 | 7 | 43'-1" |
| B4-GF | 7 | 43'-1" |
| C1 | 7 | 43'-1" |
| C1-GF | 7 | 43'-1" |

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- X.X — OCCUPANT LOAD PER SPACE
- XXX — ACTUAL LOAD PER EXIT
- AX — UNIT TYPE
- FDC — FIRE DEPARTMENT CONNECTION
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- 2HR HORIZONTAL ASSEMBLY OCCUPANCY SEPARATION - BETWEEN ASSEMBLY AND RESIDENTIAL OCCUPANCY
- EXIT 1 (WIDTH 34 1/2", CAPACITY 172) — EXIT DATA
- OCCUPANCY CLASS / USE
- R APARTMENT AREA: XXX,000 SF FACTOR: 200 GSF LOAD: XX — OCCUPANT LOAD CALCULATION
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- EXIT ROUTE
- AREA OF GARAGE RAMP
- 1/3 DIAGONAL DISTANCE — MEASURED DIAGONAL DISTANCE
- 0'-0" — TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL.
- 0'-0" — DEAD END TRAVEL DISTANCE

## LIFE SAFETY NOTES

BUILDING PLANNING - APARMENT BUILDINGS — REF:

| | | |
|---|---|---|
| OCCUPANCY CLASSIFICATION: | R-2 | |
| MIXED OCCUPANCY? | YES | |

FIRE SEPARATION

| ITEM | w/ SPRINKLER SYSTEM | REMARKS | REF: 709/ |
|---|---|---|---|
| CORRIDOR: | 0.5 | | 1020.2 |
| ELEVATOR LOBBY: | 1 | 4 OR MORE STORIES | 3006.3 / 708 |
| SHAFT ENCLOSURE: | 2HR | 4 OR MORE STORIES | 713.4 |
| | | | |
| EXIT ENCLOSURE: | 2HR | 4 OR MORE STORIES | 1022 |
| HORIZONTAL EXIT: | 2HR | | 1026 |
| ACCESSORY OCCUPANCIES: | | | |
| A3 | 1 | ASSEMBLY - UNCONCENTRATED | 508.4 |
| | | | |
| S-2 GARAGE | 1 | | 508.4 |
| FIREWALL: | 2HR * | | 706.4 (a) |

DOCUMENT LOCATOR NOTES

1. REFER TO A0.11 FOR APPLICABLE CODES AND BUILDING CODE SUMMARY.
2. REFER TO A4 SERIES (BUILDING PLANS) FOR WALL TAGS.
3. REFER TO A2.01 FOR WALL ASSEMBLIES.

FIRE RESISTANT CONSTRUCTION — TABLE: 601-602

| BUILDING ELEMENT | | TYPE V-A |
|---|---|---|
| PRIMARY STRUCTURAL FRAME: | | 1 |
| BEARING WALLS: | EXTERIOR | 1 |
| | INTERIOR | 1 |
| NON-BEARING WALLS: | EXTERIOR > 30 FT SEPARATION | 0 |
| | EXTERIOR < 30 FT SEPARATION | SEE TBL 602 |
| | INTERIOR | 0 |
| FLOOR CONSTRUCTION | | 1 |
| ROOF CONSTRUCTION | | 1 b. |

b. NOT REQUIRED WHERE EVERY PART OF THE ROOF IS > 20FT ABOVE THE IMMEDIATE FLOOR BELOW.

MEANS OF EGRESS

| | PER OCCUPANT | ACTUAL WIDTH | MAX OCCUPANCY EACH | REF: |
|---|---|---|---|---|
| MIN REQ'D DOOR WIDTH: | 0.2" | 34 1/2" | 172 | 1005.3.2 |
| MIN. REQ'D STAIR WIDTH: | 0.3" | 44" | 146 | 1005.3.1 |

| MAX. DISTANCE | OCCUPANCY: | w/out SPRINKLER | w/SPRINKLER | |
|---|---|---|---|---|
| DEAD END | R2 | | 50 FT | 1020.4 |
| COMMON PATH OF TRAVEL | R2<br>S2 | 75 FT | 125 FT<br>100 FT | 1006.2.1 |
| TRAVEL TO EXIT | R2 | | 250 FT | 1017.2 |
| | A-3 | | 250 FT | |
| | S2 | 300 FT | 400 FT | |

EXIT SEPARATION 1/3 DIAGONAL DISTANCE OF AREA SERVED — REF: 1007.1.1 EXC 2

MAX DOOR ENCROACHMENT ON EXIT REQUIRED MEANS OF EGRESS: 7" OR ⅛ REQ'D WIDTH

## FIRE EXTINGUISHER SCHEDULE

- PER 2018 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- ALL FIRE EXTINGUISHERS TO BE MULTIPURPOSE DRY CHEMICAL MEETING CLASS A, B & C FIRES U.N.O.
- ALL OCCUPANCIES ARE ORDINARY HAZARD
- MOUNT AT 5'-0" MAX. TO TOP OF CABINET WITH ALL CONTROLS WITHIN ACCESSIBLE REACH RANGE REQUIREMENTS (48" MAX. SIDE APPROACH, UNOBSTRUCTED) AND BOTTOM LEADING EDGE 27" MAX. IF PROTRUDING MORE THAN 4" FROM BACK WALL

NOTE: MAX AREA IS BASED ON FIRE EXTINGUISHER RATING. AREA OF COVERAGE WILL NEED TO BE REVISED IF DIFFERENT RATING IS USED.

| LOCATION | RATING / FIRE CLASSIFICATIONS | MAX. TRAVEL DISTANCE / LOCATION | MAX. AREA PER F.E. |
|---|---|---|---|
| DWELLING UNITS, INSIDE KITCHEN SINK CABINET | 2-A:10-B:C | WITHIN EACH UNIT | 3000 S.F. |
| RESIDENTIAL BUILDING COMMON CIRCULATION AREAS | 2-A / CLASS A | 75' | 11,250 S.F. |
| DETACHED GARAGES-OPTION 1 | 4-A / CLASS B | 50' / EXTERIOR TO GARAGE UNITS | 6000 S.F. |
| DETACHED GARAGES-OPTION 2 | 2-A:10-B:C / CLASS B | WITHIN EACH GARAGE UNIT | 3000 S.F. |
| PARKING GARAGES | 4-A / CLASS B | 50' / 1 AT EACH EXIT | 4000 S.F. |
| COMMERCIAL, COOKING, AMENITY GRILLING AREA | CLASS K | WITHIN 30' OF SOURCE | N/A |
| POOL CHEMICAL ROOM | WATER BASED F.E. | NEAR EXIT DOOR | N/A |
| BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED | 4-A / CLASS A | NEAR EXIT DOOR | N/A |
| CLUBHOUSES | 4-A / CLASS A | 75' | 11,250 S.F. |

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:
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Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
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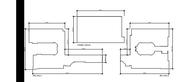
KEY REAL ESTATE

KEY PLAN



FIRE AREAS

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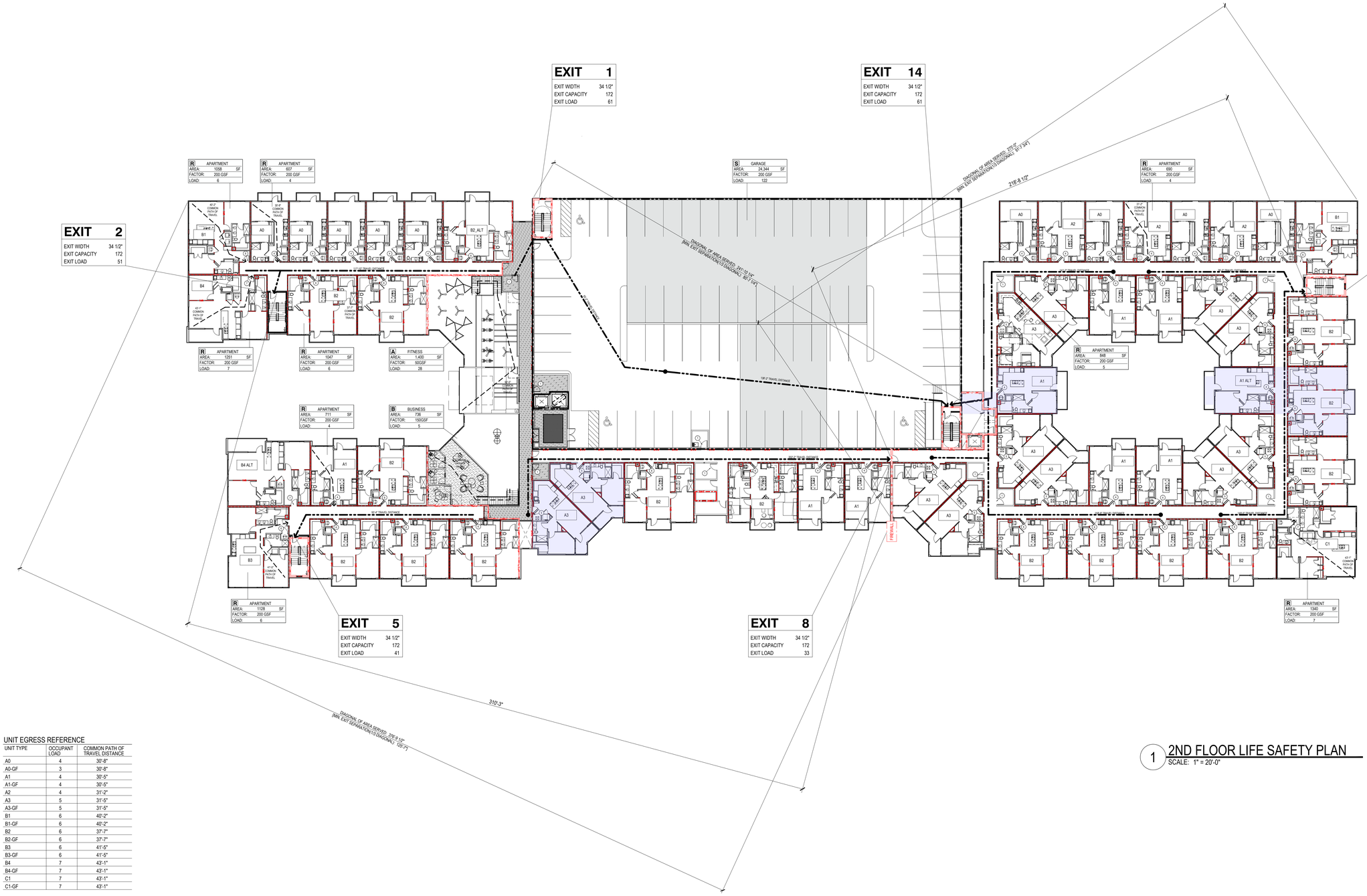
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
GROUND FLOOR LIFE SAFETY PLAN

SHEET NO.
A1.10

21345




1 2ND FLOOR LIFE SAFETY PLAN
SCALE: 1" = 20'-0"

UNIT EGRESS REFERENCE

| UNIT TYPE | OCCUPANT LOAD | COMMON PATH OF TRAVEL DISTANCE |
|---|---|---|
| A0 | 4 | 30'-8" |
| A0-GF | 3 | 30'-8" |
| A1 | 4 | 30'-5" |
| A1-GF | 4 | 30'-5" |
| A2 | 4 | 31'-2" |
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| A3-GF | 5 | 31'-5" |
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- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- 2HR HORIZONTAL ASSEMBLY OCCUPANCY SEPARATION - BETWEEN ASSEMBLY AND RESIDENTIAL OCCUPANCY
- EXIT 1 (WIDTH 34 1/2", CAPACITY 167) — EXIT DATA
- OCCUPANCY CLASS
- USE
- R APARTMENT AREA: XXX,000 SF FACTOR: 200 GSF LOAD: XX — OCCUPANT LOAD CALCULATION
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- EXIT ROUTE
- AREA OF GARAGE RAMP
- 1/3 DIAGONAL DISTANCE — MEASURED DIAGONAL DISTANCE
- 0'-0" — TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL.
- 0'-0" — DEAD END TRAVEL DISTANCE

## LIFE SAFETY NOTES

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| | | REF: |
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| OCCUPANCY CLASSIFICATION: | R-2 | |
| MIXED OCCUPANCY? | YES | |

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| FIREWALL: | 2HR * | | 706.4 (a) |

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| | INTERIOR | 1 |
| NON-BEARING WALLS: | EXTERIOR > 30 FT SEPARATION | 0 |
| | EXTERIOR < 30 FT SEPARATION | SEE TBL 602 |
| | INTERIOR | 0 |
| FLOOR CONSTRUCTION | | 1 |
| ROOF CONSTRUCTION | | 1 [b] |

b. NOT REQUIRED WHERE EVERY PART OF THE ROOF IS > 20FT ABOVE THE IMMEDIATE FLOOR BELOW.

MEANS OF EGRESS

| | PER OCCUPANT | ACTUAL WIDTH | MAX OCCUPANCY EACH | REF: |
|---|---|---|---|---|
| MIN REQ'D DOOR WIDTH: | 0.2" | 34 1/2" | 172 | 1005.3.2 |
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|---|---|---|---|---|
| DEAD END | R2 | | 50 FT | 1020.4 |
| COMMON PATH OF TRAVEL | R2 S2 | 75 FT | 125 FT 100 FT | 1006.2.1 |
| TRAVEL TO EXIT | R2 | | 250 FT | 1017.2 |
| | A-3 | | 250 FT | |
| | S2 | 300 FT | 400 FT | |

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MAX DOOR ENCROACHMENT ON EXIT REQUIRED MEANS OF EGRESS: 7" OR ½ REQ'D WIDTH

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| POOL CHEMICAL ROOM | WATER BASED F.E. | NEAR EXIT DOOR | N/A |
| BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED | 4-A / CLASS A | NEAR EXIT DOOR | N/A |
| CLUBHOUSES | 4-A / CLASS A | 75' | 11,250 S.F. |

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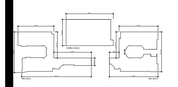
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



FIRE AREAS

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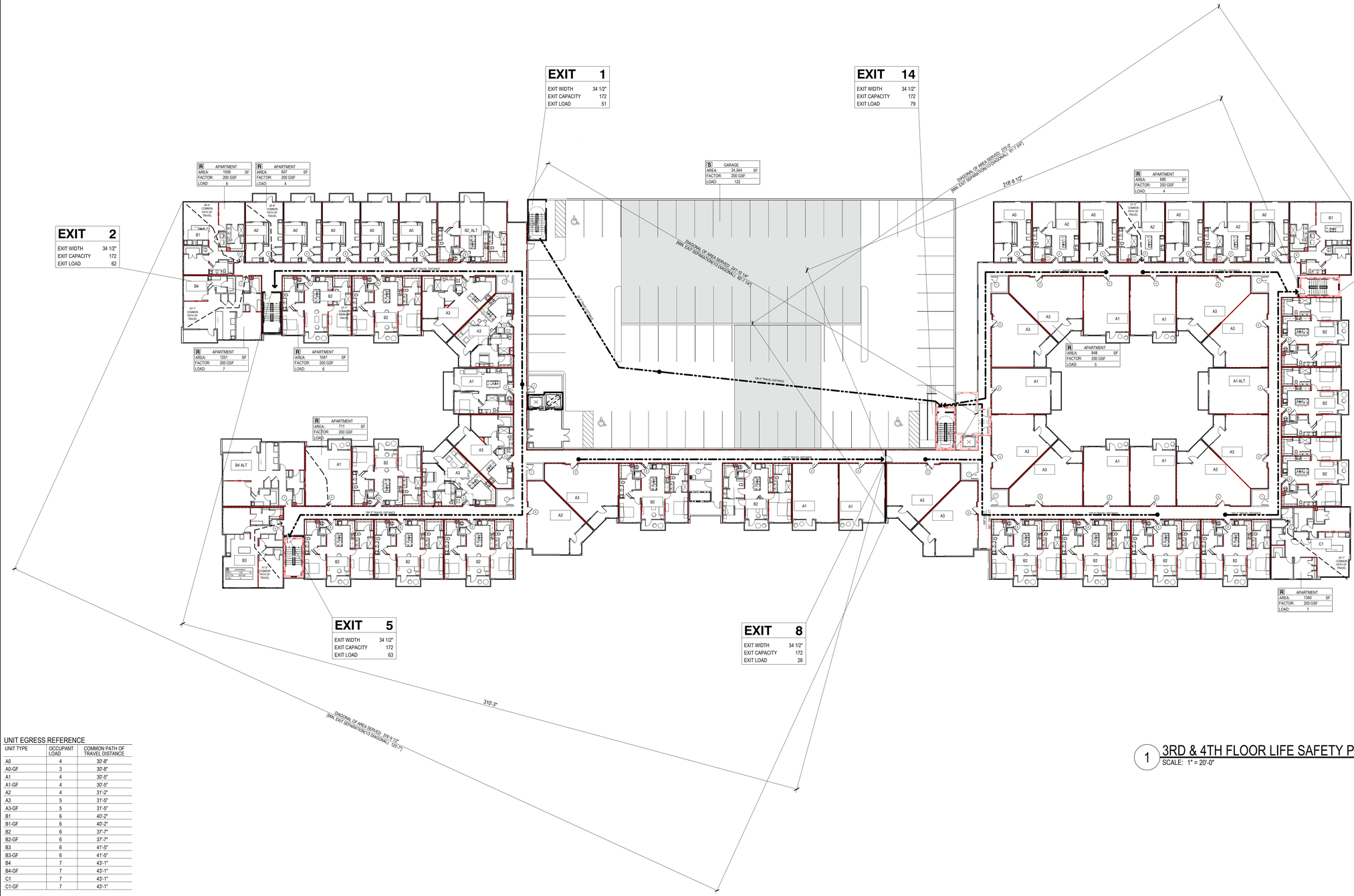
SHEET CONTENTS:
2ND FLOOR LIFE SAFETY PLAN

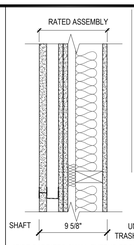
SHEET NO.
A1.20

ISSUE FOR PRICING: 12/15/2023

21345


EXIT 1
EXIT WIDTH 34 1/2"
EXIT CAPACITY 172
EXIT LOAD 51
EXIT 14
EXIT WIDTH 34 1/2"
EXIT CAPACITY 172
EXIT LOAD 79
EXIT 12
EXIT WIDTH 34 1/2"
EXIT CAPACITY 172
EXIT LOAD 83
EXIT 2
EXIT WIDTH 34 1/2"
EXIT CAPACITY 172
EXIT LOAD 62
EXIT 5
EXIT WIDTH 34 1/2"
EXIT CAPACITY 172
EXIT LOAD 63
EXIT 8
EXIT WIDTH 34 1/2"
EXIT CAPACITY 172
EXIT LOAD 26
R APARTMENT AREA: 1058 SF FACTOR: 200 GSF LOAD: 6
R APARTMENT AREA: 607 SF FACTOR: 200 GSF LOAD: 4
S GARAGE AREA: 24,344 SF FACTOR: 200 GSF LOAD: 122
R APARTMENT AREA: 690 SF FACTOR: 200 GSF LOAD: 4
R APARTMENT AREA: 1251 SF FACTOR: 200 GSF LOAD: 7
R APARTMENT AREA: 1047 SF FACTOR: 200 GSF LOAD: 6
R APARTMENT AREA: 711 SF FACTOR: 200 GSF LOAD: 4
R APARTMENT AREA: 848 SF FACTOR: 200 GSF LOAD: 5
R APARTMENT AREA: 1340 SF FACTOR: 200 GSF LOAD: 7
DIAGONAL OF AREA SERVED: 341'-0 1/4" (MIN. EXIT SEPARATION 1/3 DIAGONAL): 85'-1 1/4"
DIAGONAL OF AREA SERVED: 370'-0" (MIN. EXIT SEPARATION 1/3 DIAGONAL): 91'-7 3/4"
218'-9 1/2"
310'-3"
DIAGONAL OF AREA SERVED: 378'-9 1/2" (MIN. EXIT SEPARATION 1/3 DIAGONAL): 126'-71
150'-0" TRAVEL DISTANCE
200'-0" TRAVEL DISTANCE
250'-0" TRAVEL DISTANCE
250'-0" TRAVEL DISTANCE
250

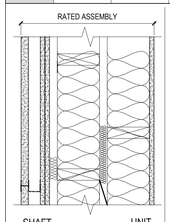
# INTERIOR WALL ASSEMBLIES




1. 1" GYPSUM LINER PANELS
2. 2 1/2" C-H 25 GA. GALV. STEEL STUDS @ 24" MIN. O.C.
3. (2) LAYERS 1/2" TYPE 'X' GYPSUM PANELS, FACE LAYER JOINTS FINISHED.
4. 1" AIRSPACE
5. INSULATION PER INSULATION CHART
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
7. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

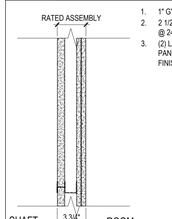
*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B08.2 | 2 HR | UL U415 | 55 | NRC TL 93-297 |




1. 1" GYPSUM LINER PANELS
2. 2 1/2" C-H 25 GA. GALV. STEEL STUDS @ 24" MIN. O.C.
3. (2) LAYERS 1/2" TYPE "X" GYPSUM PANELS, FACE LAYER JOINTS FINISHED.
4. 1" AIRSPACE
5. INSULATION PER INSULATION CHART
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. 6. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
8. 1" MIN. AIRSPACE
9. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
10. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
11. SOUND ATTENUATION BATT PER INSULATION CHART
12. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

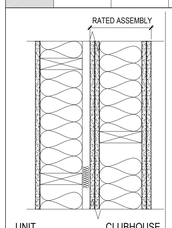
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B10.2 | 2 HR | UL U415 | 54 | NGC 2198 |




1. 1" GYPSUM LINER PANELS
2. 2 1/2" C-H 25 GA. GALV. STEEL STUDS @ 24" MIN. O.C.
3. (2) LAYERS 5/8" TYPE 'X' GYPSUM PANELS, FACE LAYER JOINTS FINISHED.

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

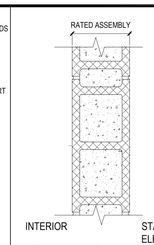
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B55.2 | 2 HR | UL U415 | 37 | - |




1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 2" MIN. AIRSPACE (BETWEEN STUDS)
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
7. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
8. SOUND ATTENUATION BATT PER INSULATION CHART
9. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

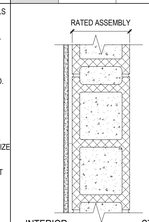
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B04.2 | 2 HR | UL U301 | EST. 56 | NRC-TL-93-266 |




1. PAINT WHERE EXPOSED
2. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
3. PAINT WHERE EXPOSED

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

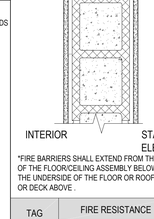
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B09.2 | 2 HR | UL U905 | NOT REQUIRED | - |




1. 5/8" EXTERIOR GYPSUM SHEATHING
2. FURRING CHANNELS
3. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
4. PAINT WHERE EXPOSED

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

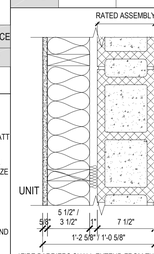
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B10.2 | 2 HR | UL U905 | NOT REQUIRED | - |




1. 5/8" EXTERIOR GYPSUM SHEATHING
2. FURRING CHANNELS
3. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
4. FURRING CHANNELS
5. 5/8" EXTERIOR GYPSUM SHEATHING

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

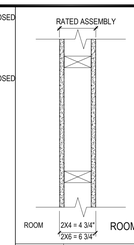
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B11.2 | 2 HR | UL U905 | NOT REQUIRED | - |




1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. RESILIENT CHANNELS
3. SOUND ATTENUATION BATT PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 1" MIN. AIRSPACE
6. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
7. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
8. PAINT WHERE EXPOSED

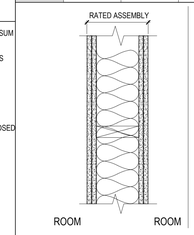
*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B13.2 | 2 HR | UL U905 | 55 | NCMA TEK 1-1C |




1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
3. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

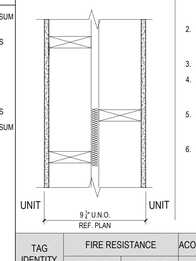
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| P11.0 | NON-RATED | - | NOT REQUIRED | - |
| P11.1 | 1 HOUR | UL U305 | NOT REQUIRED | - |




1. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

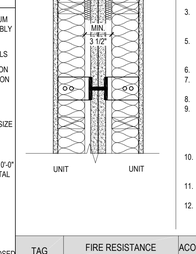
*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B05.2 | 2 HR | UL U301 | NOT REQ. | - |



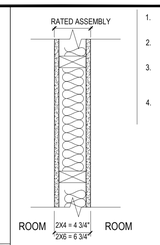

1. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
3. 1" MIN. AIRSPACE
4. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| P01.0 | NON-RATED | | | |



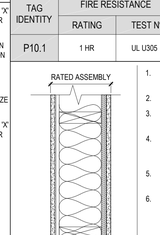

1. 5/8" TYPE 'X' GYPSUM BOARD, PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. 3/4" MIN. AIR SPACE
7. (2) 1"x24" PROPRIETARY SHAFTLINER
8. 3/4" MIN. AIR SPACE
9. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL & VERTICALALUM CLIPS SPACED PER MANUFACTURER
10. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
11. SOUND ATTENUATION BATT PER INSULATION CHART
12. 5/8" TYPE 'X' GYPSUM BOARD, PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| F01.2 | 2 HR | UL U347 | 57 | NGC 2012083 |



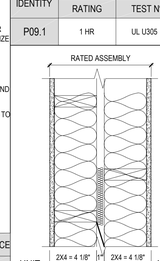

1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| P10.0 | NON-RATED | - | NOT REQUIRED | - |




1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. RESILIENT CHANNELS 1/2"
3. SOUND ATTENUATION BATT PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. SHEAR PANEL REFER TO STRUCTURAL
6. 5/8" TYPE 'X' SOUND DAMPENING GYPSUM BOARD PER ASSEMBLY LISTING

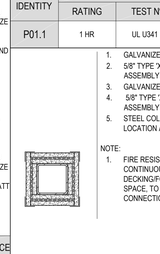
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| P10.1 | 1 HR | UL U305 | NOT REQUIRED | - |




1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 1" MIN. AIRSPACE
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. SOUND ATTENUATION BATT PER INSULATION CHART
8. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| P09.1 | 1 HR | UL U305 | 54 | NGC 2011066 |

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| P01.1 | 1 HR | UL U341 | 54 | NGC 2198 |

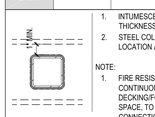


1. GALVANIZED STEEL CORNER BEADS
2. 5/8" TYPE 'X' GYPSUM BOARD (ALL SIDES) PER ASSEMBLY LISTING
3. GALVANIZED STEEL COLUMN COVER
4. 5/8" TYPE 'X' GYPSUM BOARD (ALL SIDES) PER ASSEMBLY LISTING
5. STEEL COLUMN (REFER TO STRUCTURAL) FOR LOCATION AND SIZE

NOTE:
1. FIRE RESISTANCE OF COLUMN SHALL BE CONTINUOUS FROM TOP OF DECKING/FOUNDATION, THROUGH CEILING SPACE, TO TOP OF THE COLUMN INCLUDING CONNECTIONS TO BEAMS OR GIRDERS.

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B32.1 | 1 HR | UL X526 | NOT REQUIRED | - |



1. INTUMESCENT PAINT - REFER TO UL LISTING FOR THICKNESS
2. STEEL COLUMN, REFER TO STRUCTURAL FOR LOCATION AND SIZE

NOTE:
1. FIRE RESISTANCE OF COLUMN SHALL BE CONTINUOUS FROM TOP OF DECKING/FOUNDATION, THROUGH CEILING SPACE, TO TOP OF THE COLUMN INCLUDING CONNECTIONS TO BEAMS OR GIRDERS.

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| B33.1 | 1 HR | UL X650 | NOT REQUIRED | - |
| B33.2 | 2 HR | UL X650 | | |

# GENERAL NOTES

NOTES:
1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRACTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**
3. CONTRACTOR TO PROVIDE AS AN ALTERNATE BID IMPACT AND MOISTURE RESISTANT GYPSUM BOARD AT ALL INTERIOR CORRIDOR/STAIR CONDITIONS.

# DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft² *F/Btu) [(M² * K)/W]*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft² *F) [(W/ M² * K)]*

# RATED WALL TYPES

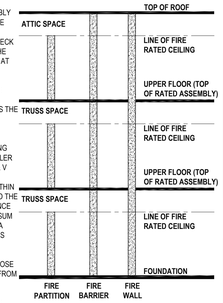
**FIRE PARTITIONS:** SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

**FIRE BARRIERS:** SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

**FIRE WALLS:** SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

**EXTERIOR WALLS:** ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.

FIREBLOCKING: IN COMBUSTILE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: CONCEALED WALL SPACES (10' O.C. BOTH VERTICALLY AND HORIZONTALLY), CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, STAIRWAYS, CEILING AND FLOOR OPENINGS, CEILING AND FLOOR OPENINGS, EXTERIOR WALL, AND CONCEALED SLEEPER SPACES.




FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. ONE-HALF-INCH GYPSUM BOARD
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

# FLOOR-CEILING ASSEMBLIES

1. FLOOR-CEILING ASSEMBLIES ARE MODELED AFTER THE UL OR GA ASSEMBLIES LISTED. THE GC SHALL BE RESPONSIBLE FOR REVIEWING AND BEING FAMILIAR WITH THE UL OR GA ASSEMBLIES LISTED IN THE CONTRACT DOCUMENTS. CHANGES OF A SINGLE COMPONENT IN THE ASSEMBLY MAY EFFECT OTHER COMPONENTS IN THE SAME ASSEMBLY. REFER TO SHEET AX.XXx FOR ASSEMBLY LISTINGS
   1.1. **AS AN EXAMPLE,** THE LOCATION AND THICKNESS OF INSULATION WITHIN THE LISTED FLOOR-CEILING ASSEMBLY MAY IMPACT THE MINIMUM REQUIRED SPACING OF RESILIENT CHANNELS.
2. ALL PRIMARY STRUCTURAL STEEL SHALL BE INDIVIDUALLY PROTECTED EVEN IF FULLY CONTAINED WITHIN THE FLOOR-CEILING ASSEMBLY.
3. REFER TO INTERIOR DESIGN FOR FLOOR FINISH LOCATIONS. IF NO FINISH IS INDICATED CONTACT ARCHITECT IMMEDIATELY.
4. REFER TO UL OR GA ASSEMBLIES FOR ALLOWABLE FACINGS OF INSULATION.
5. WHERE INSULATION IS MECHANICALLY FASTENED ABOVE SPRINKLERS, CONTRACTOR SHALL ENSURE INSULATION WILL NOT SAG, ESPECIALLY DIRECTLY ABOVE SPRINKLER HEADS, IN THE INTERSTITIAL SPACE EVEN IF THE INSULATION IS EXPOSED TO WATER IN THE EVENT THE SPRINKLERS DISCHARGE.

# PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2021 IBC
   1.1. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   1.2. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   1.3. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   1.4. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

# INSULATION CHART

| CLIMATE ZONE: 2A | | ALL GROUPS OTHER THAN R | GROUP R |
|---|---|---|---|
| ROOFS | INSULATION ABOVE ROOF DECK | R-25ci | R-25ci |
| | ATTIC | R-38 | R-38 |
| WALLS | WOOD FRAMED | R13 + R-3.8ci OR R-20 | R13 + R-3.8ci OR R-20 |
| | METAL FRAMED | R13 + R-7.5ci | R13 + R-7.5ci |
| | MASS | R-7.6ci | R-9.5ci |
| WALLS BELOW GRADE | MASS | NR | NR |
| FLOORS | JOIST/FRAMING WOOD | R-30 | R-30 |
| | MASS | R-10ci | R-10ci |
| SLAB ON GRADE FLOORS | UNHEATED SLABS | NR | NR |
| | HEATED SLABS | R-10 FOR 24" BELOW | R-10 FOR 24" BELOW |
| SOUND ATTENUATION BATT | INTERIOR WALLS | SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY | SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY |

R = R-VALUE (THERMAL RESISTANCE) ci = CONTINUOUS INSULATION NR = NO REQUIREMENT SAB = SOUND ATTENUATION BATT

*REFER TO LISTED ASSEMBLIES FOR FACING REQUIREMENTS ON BATT INSULATION.

# WALL ASSEMBLY LEGEND

NOTES:
1. MATERIALS IN ASSEMBLIES HAVE MATERIALS NUMBERED . WALL ASSEMBLIES ARE READ LEFT TO RIGHT AND HORIZONTAL ASSEMBLIES ARE READ TOP TO BOTTOM.
2. BASE NUMBER IS HPA INTERNAL CONTROL NUMBER.

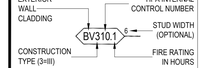
**EXTERIOR WALLS:**
BV = BRICK VENEER
SV = STONE VENEER
ST = STUCCO
MS = MANUFACTURED STONE VENEER
FS = FIBER CEMENT LAP SIDING
FP = FIBER CEMENT PANEL
BB = FIBER CEMENT BOARD AND BATTEN
MP = METAL PANEL

**INTERIOR WALL TYPE:**
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

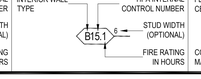
**HORIZONTAL ASSEMBLY:**
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

**CONSTRUCTION MATERIAL:**
C = CONCRETE CONSTRUCTION
W = WOOD CONSTRUCTION
M = METAL CONSTRUCTION

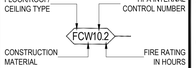
**EXTERIOR WALL TAG**




**INTERIOR WALL TAG**




**HORIZONTAL ASSEMBLY TAG**




# SOUND TRANSMISSION REQUIREMENTS

SECTION 1207.2 - AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS **(STC)** OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTME E90. PENTRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; GYPSUMS; OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
SECTION 1207.3 - STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS **(IIC)** RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: XXX
Architect of Record: TD
Date Plotted: XX/XX/XX

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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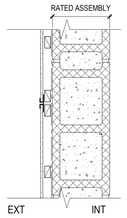
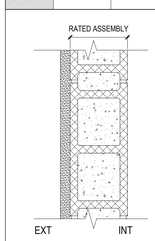
© by Hum

# EXTERIOR WALL ASSEMBLIES



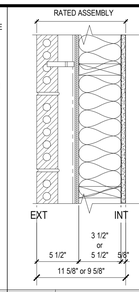

1. FIBER CEMENT PANEL
2. 3/8" MIN. DRAINAGE PLANE / FURRING STRIP
3. BITUMINOUS DAMPPROOFING
4. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
5. PAINT WHERE EXPOSED

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| FP513.2 | 2 HR | UL U905 | NOT REQUIRED | - |



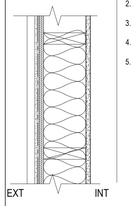

1. DIRECT APPLIED STUCCO SYSTEM
2. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
3. PAINT WHERE EXPOSED

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| CB513.2 | 2 HR | UL U905 | NOT REQUIRED | - |



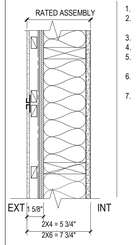

1. BRICK VENEER WITH 1" MIN. AIRSPACE AND WALL TIES
2. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
3. THERMAL INSULATION PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 5/8" TYPE 'X' GYPSUM BOARD

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| BV517.0 | NON-RATED | - | NOT REQUIRED | - |



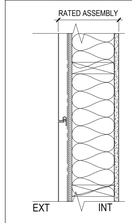

1. FIBER CEMENT LAP SIDING
2. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
3. THERMAL INSULATION PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 5/8" TYPE 'X' GYPSUM BOARD

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| FS517.0 | NON-RATED | - | NOT REQUIRED | - |



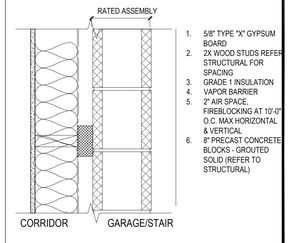

1. FIBER CEMENT PANEL
2. 3/8" MIN. DRAINAGE PLANE / FURRING STRIP
3. WATER-RESISTIVE BARRIER
4. EXTERIOR SHEATHING
5. THERMAL INSULATION PER INSULATION CHART
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. 5/8" TYPE 'X' GYPSUM BOARD

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| FP515.0 | NON-RATED | - | NOT REQUIRED | - |




1. METAL PANEL
2. WATER-RESISTIVE BARRIER
3. EXTERIOR SHEATHING
4. THERMAL INSULATION PER INSULATION CHART
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| MP501.1 | 1 HR | UL U356 | NOT REQUIRED | |




1. 5/8" TYPE "X" GYPSUM BOARD
2. 2X WOOD STUDS REFER STRUCTURAL FOR SPACING
3. GRADE 1 INSULATION
4. VAPOR BARRIER
5. 2" AIR SPACE, FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL & VERTICAL
6. 8" PRECAST CONCRETE BLOCKS - GROUTED SOLID (REFER TO STRUCTURAL)

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| F05.2 | 2 HR | IBC TABLE 722.3.2 | NOT REQUIRED | NGC 2012083 |

# GENERAL NOTES

NOTES:
1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRACTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**
3. CONTRACTOR TO PROVIDE AS AN ALTERNATE BID IMPACT AND MOISTURE RESISTANT GYPSUM BOARD AT ALL INTERIOR CORRIDOR/STAIR CONDITIONS.

# DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft² °F/Btu) [(M² * K)/W]*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft² °F) [(W/ M² * K)]*

# RATED WALL TYPES

**FIRE PARTITIONS:** SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

**FIRE BARRIERS:** SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

**FIRE WALLS:** SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

**EXTERIOR WALLS:** ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.

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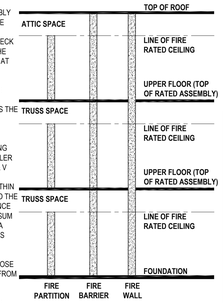


FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
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5. WHERE INSULATION IS MECHANICALLY FASTENED ABOVE SPRINKLERS, CONTRACTOR SHALL ENSURE INSULATION WILL NOT SAG, ESPECIALLY DIRECTLY ABOVE SPRINKLER HEADS, IN THE INTERSTITIAL SPACE EVEN IF THE INSULATION IS EXPOSED TO WATER IN THE EVENT THE SPRINKLERS DISCHARGE.

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   1.1. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   1.2. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   1.3. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814, OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   1.4. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

# INSULATION CHART

| CLIMATE ZONE: 2A | | ALL GROUPS OTHER THAN R | GROUP R |
|---|---|---|---|
| ROOFS | INSULATION ABOVE ROOF DECK | R-25ci | R-25ci |
| | ATTIC | R-38 | R-38 |
| WALLS | WOOD FRAMED | R13 + R-3.8ci OR R-20 | R13 + R-3.8ci OR R-20 |
| | METAL FRAMED | R13 + R-7.5ci | R13 + R-7.5ci |
| | MASS | R-7.6ci | R-9.5ci |
| WALLS BELOW GRADE | MASS | NR | NR |
| FLOORS | JOIST/FRAMING WOOD | R-30 | R-30 |
| | MASS | R-10ci | R-10ci |
| SLAB ON GRADE FLOORS | UNHEATED SLABS | NR | NR |
| | HEATED SLABS | R-10 FOR 24" BELOW | R-10 FOR 24" BELOW |
| SOUND ATTENUATION BATT | INTERIOR WALLS | SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY | SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY |

R = R-VALUE (THERMAL RESISTANCE) ci = CONTINUOUS INSULATION NR = NO REQUIREMENT SAB = SOUND ATTENUATION BATT

*REFER TO LISTED ASSEMBLIES FOR FACING REQUIREMENTS ON BATT INSULATION.

# WALL ASSEMBLY LEGEND

NOTES:
1. MATERIALS IN ASSEMBLIES HAVE MATERIALS NUMBERED . WALL ASSEMBLIES ARE READ LEFT TO RIGHT AND HORIZONTAL ASSEMBLIES ARE READ TOP TO BOTTOM.
2. BASE NUMBER IS HPA INTERNAL CONTROL NUMBER.

**EXTERIOR WALLS:**
BV = BRICK VENEER
SV = STONE VENEER
ST = STUCCO
MS = MANUFACTURED STONE VENEER
FS = FIBER CEMENT LAP SIDING
FP = FIBER CEMENT PANEL
BB = FIBER CEMENT BOARD AND BATTEN
MP = METAL PANEL

**INTERIOR WALL TYPE:**
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

**HORIZONTAL ASSEMBLY:**
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

**CONSTRUCTION MATERIAL:**
C = CONCRETE CONSTRUCTION
W = WOOD CONSTRUCTION
M = METAL CONSTRUCTION

| EXTERIOR WALL TAG | INTERIOR WALL TAG | HORIZONTAL ASSEMBLY TAG |
|---|---|---|
| EXTERIOR WALL CLADDING — HPA INTERNAL CONTROL NUMBER — BV310.1 — STUD WIDTH (OPTIONAL) — CONSTRUCTION TYPE (I=III) — FIRE RATING IN HOURS | INTERIOR WALL TYPE — HPA INTERNAL CONTROL NUMBER — B1.5.1 — STUD WIDTH (OPTIONAL) — FIRE RATING IN HOURS | FLOOR/ROOF/ CEILING TYPE — HPA INTERNAL CONTROL NUMBER — FCW10.2 — CONSTRUCTION MATERIAL — FIRE RATING IN HOURS |

# SOUND TRANSMISSION REQUIREMENTS

SECTION 1207.2 - AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS **(STC)** OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTME E90. PENTRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, GYPSUMS; OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
SECTION 1207.3 - STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS **(IIC)** RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: XXX
Architect of Record: TD
Date Plotted: XX/XX/XX

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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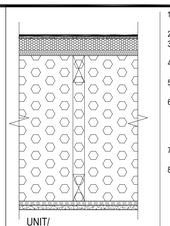
SHEET CONTENTS:
WALL ASSEMBLIES

SHEET NO.
A2.02

21345

# ROOF-CEILING ASSEMBLIES

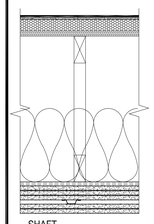


UNIT/ BREEZEWAY/ CORRIDOR

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION FOR ROOF DRAINAGE (MIN R-5)
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. ATTIC SPACE IS FILLED WITH GRADE 1 BLOWN INSULATION. THERMAL INSULATION PER INSULATION CHART
7. RESILIENT CHANNELS PER ASSEMBLY LISTING
8. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

VA CONSTRUCTION TYPE

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| RCW41.1 | 1 HR | UL P522 | NOT REQUIRED | - |

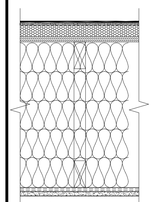


SHAFT

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. FIRE-RETARDANT ROOF DECKING (REFER TO STRUCTURAL)
5. FIRE-RETARDANT ROOF TRUSSES (REFER TO STRUCTURAL)
6. THERMAL INSULATION PER INSULATION CHART
7. (3) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
8. FURRING CHANNELS PER ASSEMBLY
9. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

IIA CONSTRUCTION TYPE

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| RCW51.2 | 2 HR | GA RC 2751 | NOT REQUIRED | - |

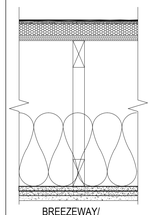


UNIT/ BREEZEWAY/ CORRIDOR

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. FIRE-RETARDANT ROOF DECKING (REFER TO STRUCTURAL)
5. FIRE-RETARDANT ROOF TRUSSES (REFER TO STRUCTURAL)
6. ATTIC SPACE IS FILLED WITH INSULATION. THERMAL INSULATION PER INSULATION CHART
7. RESILIENT CHANNELS PER ASSEMBLY LISTING
8. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

IIA CONSTRUCTION TYPE

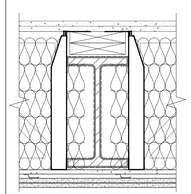
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| RCW52.1 | 1 HR | UL P522 | NOT REQUIRED | - |



BREEZEWAY/ BALCONY

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. THERMAL INSULATION PER INSULATION CHART
7. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
8. FIBER CEMENT SOFFIT BOARD

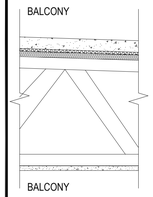
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| RCW33.1 | 1 HR | GA RC 2602 | NOT REQUIRED | - |



1. INTUMESCENT PAINT APPLIED TO ALL SIDES OF BEAM
2. STEEL BEAM (MAXIMUM SIZE W14x145) REFER STRUCTURAL
3. HANGERS TO SUPPORT FLOOR TRUSSES FROM BEAM (REFER TO STRUCTURAL)
4. REFER TO FLOOR-CEILING ASSEMBLY CONCEALING THE BEAM FOR ADDITIONAL INFORMATION

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW20.1 | 1 HR | ESR 1092 | NOT REQUIRED | - |
| FCW20.2 | 2 HR | ESR 1092 | NOT REQUIRED | - |

# FLOOR-CEILING ASSEMBLIES

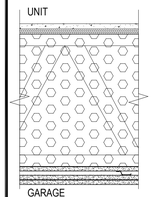


BALCONY

BALCONY

1. 1 1/2" MIN. LIGHTWEIGHT CONCRETE (REFER TO STRUCTURAL)
2. PRE-MOLDED DRAINAGE PANEL
3. SHEET WATERPROOFING MEMBRANE
4. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
5. MIN. 15" DEEP OPEN WEB FLOOR TRUSSES, TOP CHORD SLOPED TO PROVIDE POSITIVE DRAINAGE, SLOPE NOT TO EXCEED 2%. (REFER TO STRUCTURAL)
6. FIBER CEMENT SOFFIT BOARD

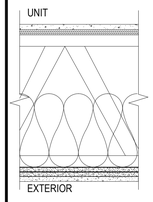
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW29.0 | NON RATED | - | NOT REQUIRED | - |



GARAGE

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. INTERSTITIAL SPACE IS FILLED WITH GRADE 1 BLOWN INSULATION
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW11.2 | 2 HR | UL L577 | EST. 55 IIC | MAXXON #12214-4 |
| | | | EST. 59 STC | MAXXON 121114-1STC |



EXTERIOR

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. THERMAL INSULATION PER INSULATION CHART
6. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM. BOARD, PER ASSEMBLY LISTING
7. FIBER CEMENT SOFFIT BOARD

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW06.1 | 1 HR | UL L542 | NOT REQUIRED | - |



CORRIDOR

CORRIDOR

1. GYPSUM UNDERLAYMENT
2. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
3. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
4. RESILIENT CHANNELS PER ASSEMBLY LISTING
5. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

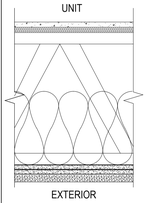
| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW02.1 | 1 HR | UL L550 | NOT REQUIRED | - |



UNIT

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. SOUND ATTENUATION BATT PER INSULATION CHART
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW01.1 | 1 HR | UL L550 | LVT - 55 | F8527.03-113- 11 |
| | | | CARPET - 73 | IN85-38 |

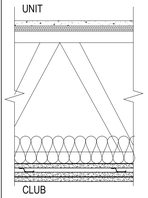


UNIT

EXTERIOR

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. SOUND ATTENUATION BATT PER INSULATION CHART
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING
8. (2) LAYERS OF 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW07.1 | 1 HR | UL L542 | NOT REQUIRED | - |

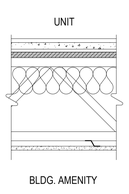


UNIT

CLUB

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. SOUND ATTENUATION BATT PER INSULATION CHART
6. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING
7. RESILIENT CHANNELS PER ASSEMBLY LISTING
8. (2) LAYERS OF 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | IIC | TEST Nº |
| FCW03.2 | 2 HR | UL L577 | EST. 55 IIC | MAXXON #12214-4 |
| | | | EST. 59 STC | MAXXON 121114-1STC |



UNIT

BLDG. AMENITY

1. FLOOR FINISH, REF. UNIT PLANS
2. 3/4" MIN. SELF-LEVELING FLOOR UNDERLAYMENT
3. 1/8" ACOUSTICAL MAT WITH REINFORCEMENT AT HARD SURFACE FLOORS ONLY
4. 23/32" T&G EXPOSURE 1 APA RATED SHEATHING, GLUED & NAILED WITH RING SHANK NAILS
5. 18" DEEP OPEN WEB WOOD FLOOR TRUSSES
6. R-11 BATT SOUND INSULATION
7. RESILIENT CHANNELS AT 16" O.C.
8. (1) LAYER 5/8" TYPE 'C' GYPSUM BOARD

| TAG IDENTITY | FIRE RESISTANCE | | ACOUSTICAL PERFORMANCE | |
|---|---|---|---|---|
| | RATING | TEST Nº | STC | TEST Nº |
| FCW3.1 | 1 HR | L546 | 63 - CPT 54 - VP | OT06-05 |

# GENERAL NOTES

NOTES:
1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRACTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**
3. CONTRACTOR TO PROVIDE AS AN ALTERNATE BID IMPACT AND MOISTURE RESISTANT GYPSUM BOARD AT ALL INTERIOR CORRIDOR/STAIR CONDITIONS.

# DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft² °F/Btu) [(M² * K)/W]*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft² °F) [(W/ M² * K)]*

# RATED WALL TYPES

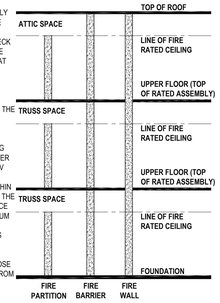
**FIRE PARTITIONS:** SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

**FIRE BARRIERS:** SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

**FIRE WALLS:** SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

**EXTERIOR WALLS:** ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.

FIREBLOCKING: IN COMBUSTILE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: CONCEALED WALL SPACES (10' O.C. BOTH VERTICALLY AND HORIZONTALLY), CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, STAIRWAYS, CEILING AND FLOOR OPENINGS, CEILING AND FLOOR OPENINGS, EXTERIOR WALL, AND CONCEALED SLEEPER SPACES.




FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. ONE-HALF-INCH GYPSUM BOARD
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

# FLOOR-CEILING ASSEMBLIES

1. FLOOR-CEILING ASSEMBLIES ARE MODELED AFTER THE UL OR GA ASSEMBLIES LISTED. THE GC SHALL BE RESPONSIBLE FOR REVIEWING AND BEING FAMILIAR WITH THE UL OR GA ASSEMBLIES LISTED IN THE CONTRACT DOCUMENTS. CHANGES OF A SINGLE COMPONENT IN THE ASSEMBLY MAY EFFECT OTHER COMPONENTS IN THE SAME ASSEMBLY. REFER TO SHEET AX.XXx FOR ASSEMBLY LISTINGS
   1.1. **AS AN EXAMPLE,** THE LOCATION AND THICKNESS OF INSULATION WITHIN THE LISTED FLOOR-CEILING ASSEMBLY MAY IMPACT THE MINIMUM REQUIRED SPACING OF RESILIENT CHANNELS.
2. ALL PRIMARY STRUCTURAL STEEL SHALL BE INDIVIDUALLY PROTECTED EVEN IF FULLY CONTAINED WITHIN THE FLOOR-CEILING ASSEMBLY.
3. REFER TO INTERIOR DESIGN FOR FLOOR FINISH LOCATIONS. IF NO FINISH IS INDICATED CONTACT ARCHITECT IMMEDIATELY.
4. REFER TO UL OR GA ASSEMBLIES FOR ALLOWABLE FACINGS OF INSULATION.
5. WHERE INSULATION IS MECHANICALLY FASTENED ABOVE SPRINKLERS, CONTRACTOR SHALL ENSURE INSULATION WILL NOT SAG, ESPECIALLY DIRECTLY ABOVE SPRINKLER HEADS, IN THE INTERSTITIAL SPACE EVEN IF THE INSULATION IS EXPOSED TO WATER IN THE EVENT THE SPRINKLERS DISCHARGE.

# PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2021 IBC
   1.1. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   1.2. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   1.3. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   1.4. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

# INSULATION CHART

| CLIMATE ZONE: 2A | | | |
|---|---|---|---|
| | | ALL GROUPS OTHER THAN R | GROUP R |
| ROOFS | INSULATION ABOVE ROOF DECK | R-25ci | R-25ci |
| | ATTIC | R-38 | R-38 |
| WALLS | WOOD FRAMED | R13 + R-3.8ci OR R-20 | R13 + R-3.8ci OR R-20 |
| | METAL FRAMED | R13 + R-7.5ci | R13 + R-7.5ci |
| | MASS | R-7.6ci | R-9.5ci |
| WALLS BELOW GRADE | MASS | NR | NR |
| FLOORS | JOIST/FRAMING WOOD | R-30 | R-30 |
| | MASS | R-10ci | R-10ci |
| SLAB ON GRADE FLOORS | UNHEATED SLABS | NR | NR |
| | HEATED SLABS | R-10 FOR 24" BELOW | R-10 FOR 24" BELOW |
| SOUND ATTENUATION BATT | INTERIOR WALLS | SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY | SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY |

R = R-VALUE (THERMAL RESISTANCE) ci = CONTINUOUS INSULATION NR = NO REQUIREMENT SAB = SOUND ATTENUATION BATT

*REFER TO LISTED ASSEMBLIES FOR FACING REQUIREMENTS ON BATT INSULATION.

# WALL ASSEMBLY LEGEND

**EXTERIOR WALLS:**
BV = BRICK VENEER
SV = STONE VENEER
ST = STUCCO
MS = MANUFACTURED STONE VENEER
FS = FIBER CEMENT LAP SIDING
FP = FIBER CEMENT PANEL
BB = FIBER CEMENT BOARD AND BATTEN
MP = METAL PANEL

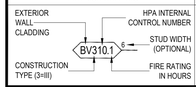
NOTES:
1. MATERIALS IN ASSEMBLIES HAVE MATERIALS NUMBERED . WALL ASSEMBLIES ARE READ LEFT TO RIGHT AND HORIZONTAL ASSEMBLIES ARE READ TOP TO BOTTOM.
2. BASE NUMBER IS HPA INTERNAL CONTROL NUMBER.

**INTERIOR WALL TYPE:**
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

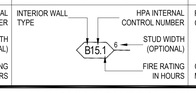
**HORIZONTAL ASSEMBLY:**
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

**CONSTRUCTION MATERIAL:**
C = CONCRETE CONSTRUCTION
W = WOOD CONSTRUCTION
M = METAL CONSTRUCTION

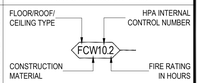
**EXTERIOR WALL TAG**




**INTERIOR WALL TAG**




**HORIZONTAL ASSEMBLY TAG**




# SOUND TRANSMISSION REQUIREMENTS

SECTION 1207.2 - AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS **(STC)** OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTME E90. PENTRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; GYPSUMS; OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
SECTION 1207.3 - STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS **(IIC)** RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
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key.

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KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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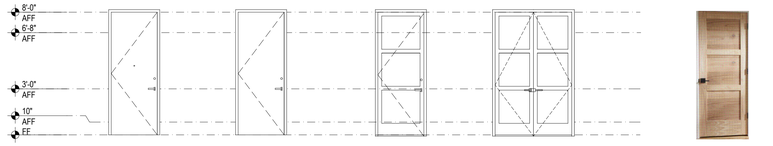
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
FLOOR/ CEILING/ ROOF ASSEMBLIES

SHEET NO.
A2.03

21345

## INTERIOR DOOR ELEVATIONS




**E1**
S/C WOOD
ENTRY DOOR
SEE NOTES RE: TYPICAL UNIT ENTRY DOOR

**F1**
@ STAIRWAL
SOLID WOOD @ CLOSETS

**P1**
PANELED
TYPICALLY AT UNIT BED/BATH/CLOSET

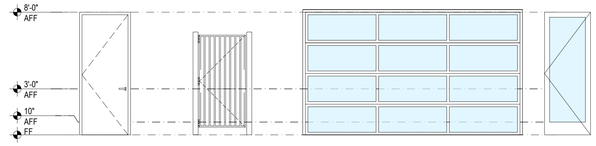
**P2**
PANELED
TYPICALLY AT UNIT LAUNDRY CLOSET



**CONCEPT IMAGE**
PANELED
ENTRY DOORS TO UNITS

## EXTERIOR DOOR ELEVATIONS

(T) TEMPERED GLASS




**XF1**
HOLLOWCORE
MAINTENACE ROOM, JANITOR,
BIKE STORAGE, RISER ROOM

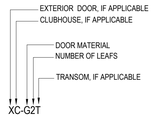
**XGA1**
ALUMINUM
ROOF ACCESS

**XGO**
ALUMINUM & GLASS
YOGA

**G1**
ALUMINUM & GLASS
GAME ROOM

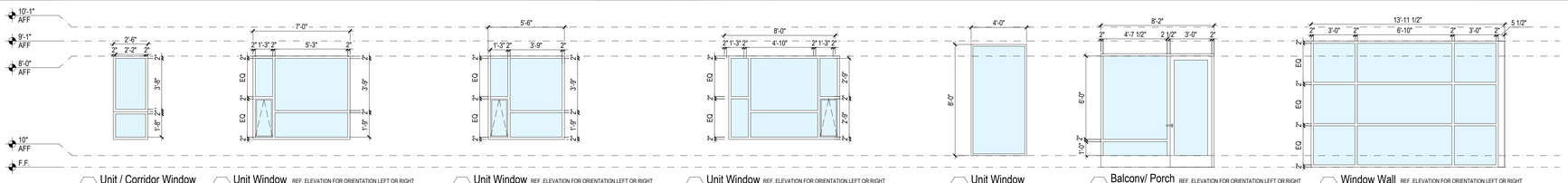
## DOOR TYPE NUMBERING SYSTEM

AT DD. DOORS ARE IDENTIFIED BY TYPE NOT NUMBER




## WINDOW WALL ELEVATIONS

(T) TEMPERED GLASS




**S1 Unit / Corridor Window** at Units B1-GF, B4, B4-GF

**S2 Unit Window** REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT
at Units A1, A1-GF, A2, A2-GF, B1, B1-GF, B2, B2-GF, B3, B3-GF, B4, B4-GF, B4-GF-ALT, B4-ALT, C1, C1-GF

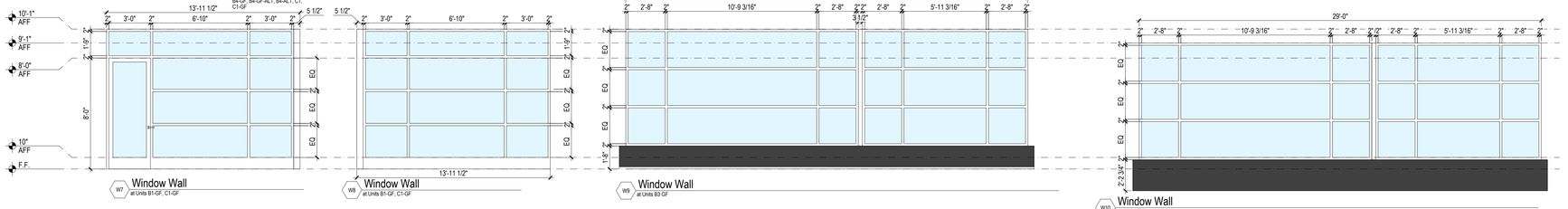
**S2a Unit Window** REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT
at Units A3, A3-ALT

**S3 Unit Window** REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT
at Units A0, A2, A2-GF

**S4 Unit Window**
at Units A3-ALT

**W5 Balcony/ Porch** REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT
at Units A0, A1, B2, A1-GF, A3

**W6 Window Wall** REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT
at Units B1, C1

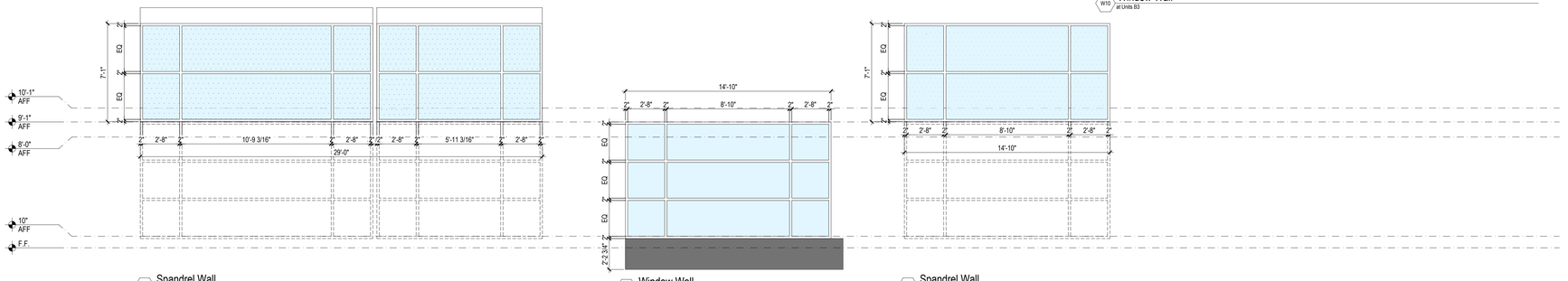



**W7 Window Wall**
at Units B1-GF, C1-GF

**W8 Window Wall**
at Units B1-GF, C1-GF

**W9 Window Wall**
at Units B3 GF

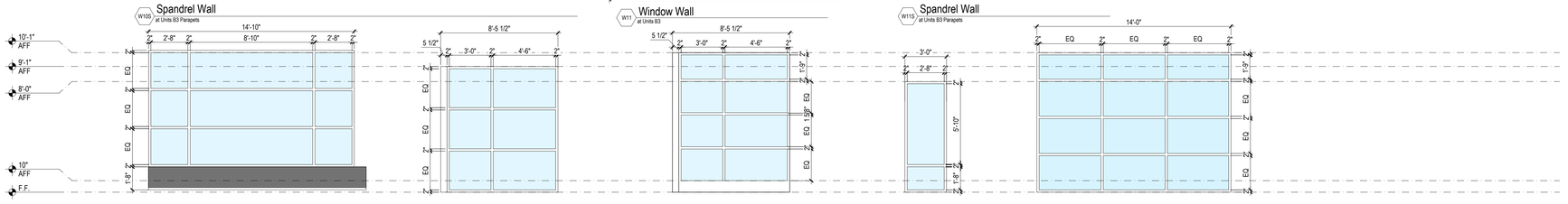
**W10 Window Wall**
at Units B3




**W105 Spandrel Wall**
at Units B3 Parapets

**W11 Window Wall**
at Units B3

**W115 Spandrel Wall**
at Units B3 Parapets



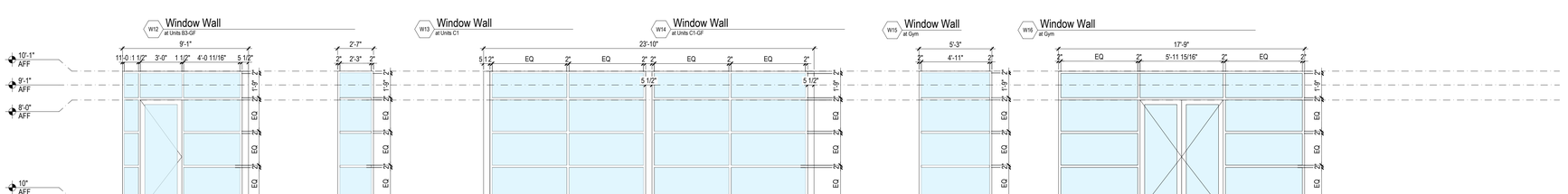

**W12 Window Wall**
at Units B3-GF

**W13 Window Wall**
at Units C1

**W14 Window Wall**
at Units C1-GF

**W15 Window Wall**
at Gym

**W16 Window Wall**
at Gym



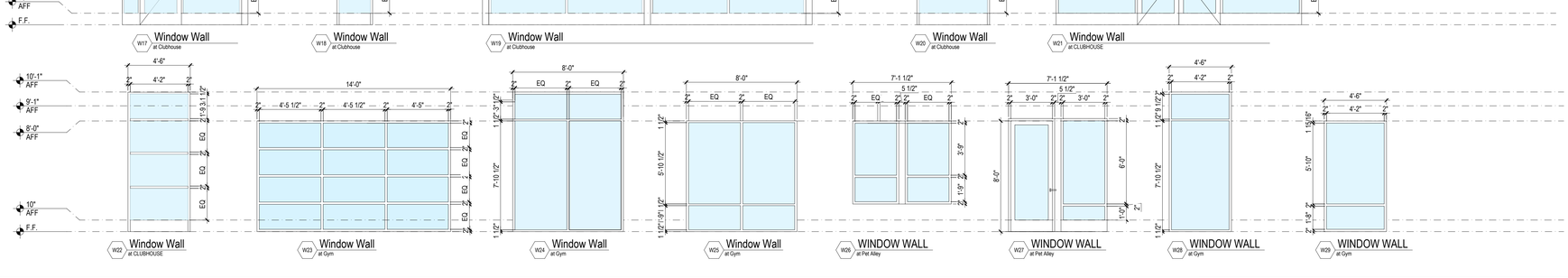

**W17 Window Wall**
at CLUBHOUSE

**W18 Window Wall**
at Clubhouse

**W19 Window Wall**
at Clubhouse

**W20 Window Wall**
at Clubhouse

**W21 Window Wall**
at CLUBHOUSE




**W22 Window Wall**
at CLUBHOUSE

**W23 Window Wall**
at Gym

**W24 Window Wall**
at Gym

**W25 Window Wall**
at Gym

**W26 WINDOW WALL**
at Pet Alley

**W27 WINDOW WALL**
at Pet Alley

**W28 WINDOW WALL**
at Gym

**W29 WINDOW WALL**
at Gym

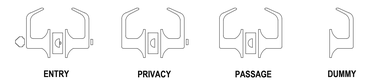
# DOORS

## DOOR SCHEDULE ABBREVIATIONS

| | | | |
|---|---|---|---|
| INT. SC. | INTERIOR SOLID CORE | HM 20 MIN. | HOLLOW METAL - 20 MINUTES FIRE RATED |
| INT. HC. | INTERIOR HOLLOW CORE | HM - NR | HOLLOW METAL - NON RATED |
| EXT. MTL. INSUL. | EXTERIOR METAL INSULATED | RF | REDIFRAME (WOOD CASING BY OTHERS) |
| INT. MTL. | INTERIOR HOLLOW METAL | FG | FIBERGLASS |
| WD - NR | WOOD - NON RATED | HM 45 MIN. | HOLLOW METAL - 45 MINUTES FIRE RATED |
| V | VINYL | | |

## DOOR HARDWARE TYPE

NOT ALL TYPES ARE USED



**ENTRY**
KEY OUTSIDE, PUSH BUTTON OR TURN ON INSIDE.

**PRIVACY**
PUSH BUTTON ON INSIDE AND EMERGENCY RELEASE ON OUTSIDE.

**PASSAGE**
NO KEY OR PUSH BUTTON ON EITHER SIDE, ALWAYS UNLOCKED.

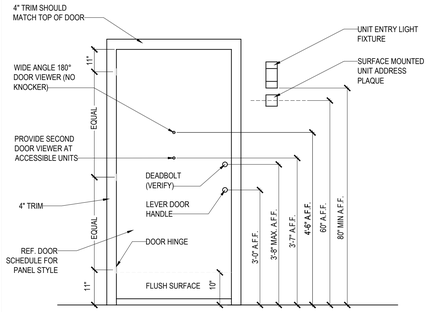
**DUMMY**
NON-OPERABLE HARDWARE ON OUTSIDE AND NO HARDWARE INSIDE.

**STOREROOM**
KEY OUTSIDE, NO BUTTON INSIDE. OUTSIDE ALWAYS LOCKED.

**EXIT**
EXIT ONLY, NO OUTSIDE LEVER. INSIDE ALWAYS UNLOCKED.

**CLASSROOM**
KEY OUTSIDE, NO BUTTON INSIDE. KEY UNLOCKS/LOCKS OUTSIDE. INSIDE ALWAYS UNLOCKED.

## TYPICAL UNIT ENTRY DOOR

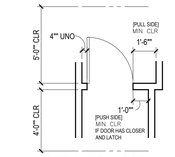



## ENTRY DOOR NOTES

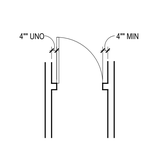
1. ALL UNIT ENTRY DOORS SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE
2. UNIT ADDRESSING MUST BE APPROVED BY GOVERNING AUTHORITIES PRIOR TO SIGN FABRICATION.
3. ENTRY DEAD BOLT LOCK TO COMPLY WITH MOST STRINGENT CODE REQUIRED FOR THIS PROJECT. CONTRACTOR TO VERIFY WITH CODE OFFICIALS.

## LOCATION OF DOOR OPENINGS

1. DOORS SHOWN ADJACENT TO A FLANKING WALL OR OTHER FIXED OBSTRUCTION, SHALL BE LOCATED AS SHOWN BELOW.
2. OTHER LOCATIONS SHALL BE ON CENTERLINE OF ROOM OR AS SPECIFICALLY DIMENSIONED.




**PUBLIC USE DOORS**




**INTERIOR UNIT DOORS**

## DOOR NOTES

1. HARDWARE:
   - 1.1. REFER TO SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE.
   - 1.2. REFER TO SPECIFICATIONS FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
   - 1.3. PROVIDE ACCESSIBLE HARDWARE AT ALL PUBLIC DOORS, UNIT ENTRY DOORS, AND TYPE 'A' ANSI UNIT INTERIOR DOORS.
   - 1.4. COMMON AREA EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE OR EFFORT.
2. ROUGH OPENINGS:
   - 2.1. CONTRACTOR SHALL COORDINATE ROUGH OPENINGS WITH DOOR MANUFACTURER.
   - 2.2. TOP OF DOOR OPG SHALL ALIGN VERTICALLY WITH TOP OF WINDOW, U.N.O.
3. EXTERIOR DOORS:
   - 3.1. TO BE SOLID CORE DOORS WITH PERIMETER SEALS OR AIRTIGHT WEATHER STRIPPING.
   - 3.2. ALL FRAMES AND SEALS TO BE THOROUGHLY CAULKED AND WEATHER STRIPPED TO PREVENT AIR LEAK AND SOUND TRANSMISSION.
4. GENERAL INFORMATION:
   - 4.1. REFER TO PLANS FOR DOOR SWING ORIENTATION AND SLIDING DIRECTION.
   - 4.2. ALL INTERIOR DOORS SHALL ALLOW ½" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
5. FLOOR FINISH AT DOOR:
   - 5.1. ALL PUBLIC AREA SWINGING DOORS, UNIT ENTRY DOORS, AND ALL PASSAGE DOORS FOR ACCESSIBLE AND ANSI TYPE 'A' UNITS: SURFACES WITHIN 10" OF THE FINISH FLOOR MEASURE VERTICALLY SHALL HAVE A FLUSH AND SMOOTH SURFACE THE FULL WIDTH OF THE DOOR.
   - 5.2. POSITIVE SLOPE AWAY FROM EXTERIOR DOOR SHALL NOT EXCEED (2%) SLOPE FOR 60" MIN. PERPENDICULAR TO DOOR.
   - 5.3. DOOR THRESHOLDS (COMMON AREAS AND UNITS) GREATER THAN 1/4" HIGH SHALL NOT EXCEED 1/2" IN HEIGHT WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT EXTERIOR SLIDING DOORS (UNITS) SHALL BE 3/4" MAX WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT UNIT ENTRY DOORS ARE TO BE FULL DEPTH OF JAMB WIDTH.
6. MATERIALS:
   - 6.1. ANY WOOD USED IN DOORS THAT IS SOURCED FROM TROPICAL REGIONS SHALL BE FSC (THE FOREST STEWARDSHIP COUNCIL) CERTIFIED. REFER TO SPECIFICATIONS FOR MORE INFORMATION REGARDING TROPICAL REGIONS.
7. GLAZING:
   - 7.3. EXTERIOR GLAZING TO BE 1 " INSULATED GLASS, CLEAR, TEMPERED, U.N.O.
   - 7.4. SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
   - 7.5. REFER TO "SAFETY GLASS LOCATIONS" FOR REQUIREMENTS FOR SAFETY GLASS.
   - 7.6. GLAZING IN EXTERIOR DOORS SHALL MEET COMCHECK REQUIREMENTS.
     - 7.6.1.U-FACTOR TO BE .35 OR BETTER
     - 7.6.2.SHGC TO BE .25 OR BETTER
     - 7.6.3.CONTRACTOR TO COORDINATE HOLLOW METAL DOOR LIGHT FRAME KIT WITH REQUIRED GLAZING TYPE AND THICKNESS.
8. SECURITY DEVICES:
   - 8.1. REFER TO LOW VOLTAGE DRAWINGS FOR ACCESS CONTROL DEVICES. SHOULD NO LOW VOLTAGE DRAWINGS BE PROVIDED, OWNER SHALL COORDINATE LOCATIONS WITH THE CONTRACTOR AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
   - 8.1. ALL ACCESS CONTROLLED DOORS SHALL BE FAIL SAFE UPON POWER LOSS OR A FIRE EVENT.
9. FIRE RATED DOORS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING REQUIREMENTS:
   - 9.1. NFPA 80 FOR FIRE PROTECTION GUIDELINES
   - 9.1. FIRE RATED DOOR CLASSIFICATION INCLUDING TESTING AND HOURLY RATING.
   - 9.2. HINGES SHALL BEAR RATED LISTING AND MAINTAIN THE SAME RATING AS THE DOOR.
   - 9.3. HARDWARE SHALL BE FIRE RATED AND MAINTAIN THE SAME RATING AS THE DOOR.
   - 9.2. GLASS LITES SHALL BEAR RATED LISTING AND MAINTAIN THE SAME RATING AS THE DOOR.
   - 9.3. FIRE RATED DOOR SHALL BE SELF-CLOSING AND SELF-LATCHING.
   - 9.4. SELF-CLOSING OR AUTOMATIC CLOSING HARDWARE MUST BE IN ACCORDANCE WITH NFPA 101 FBC 7.2.1.8

NFPA NOLA STANDARD SHEET 2020-12-03

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
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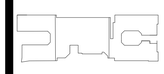
KEY REAL ESTATE

KEY PLAN



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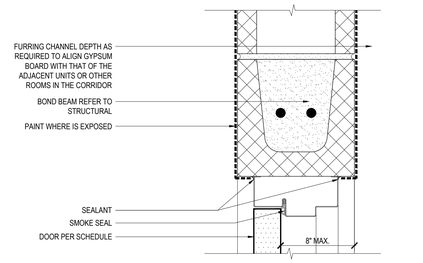
ISSUE FOR PRICING: 12/15/2023

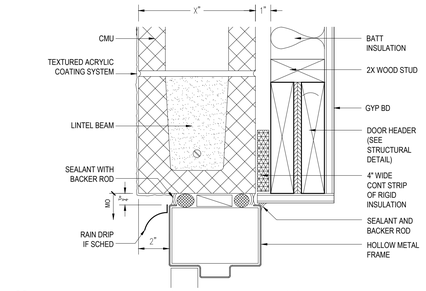
SHEET CONTENTS:
WINDOW & DOOR INFORMATION & ELEVATIONS

SHEET NO.
A2.11

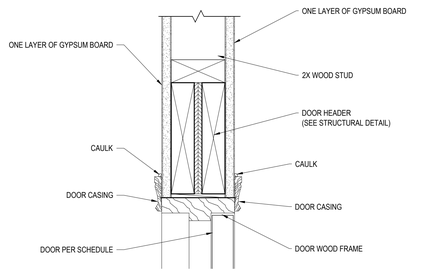
21345



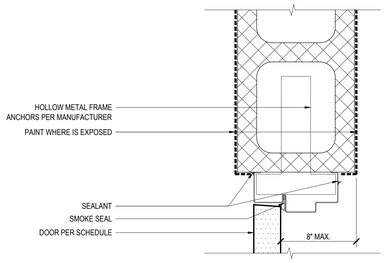

24 INTERIOR DOOR CMU
SCALE: 3" = 1'-0" — HEAD



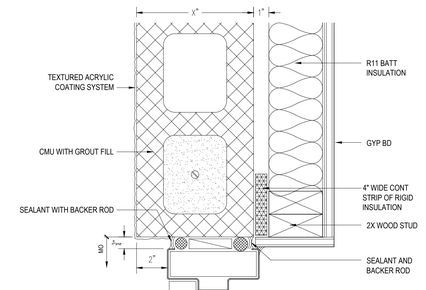

19 HEAD DETAIL AT HOLLOW METAL DOOR
SCALE: 3" = 1'-0" — HEAD



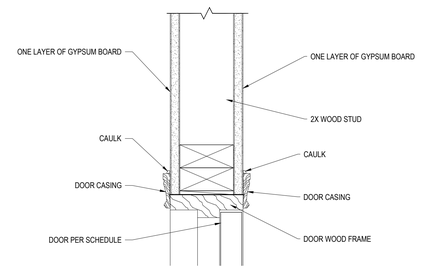

14 INTERIOR DOOR AT HEAD
SCALE: 3" = 1'-0" — INTERIOR CORRIDOR



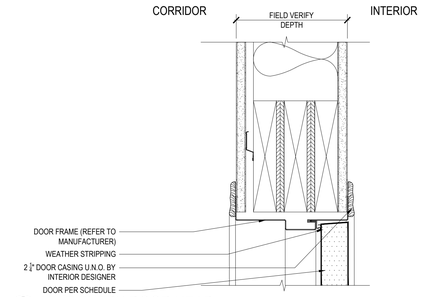

23 INTERIOR DOOR CMU
SCALE: 3" = 1'-0" — JAMB



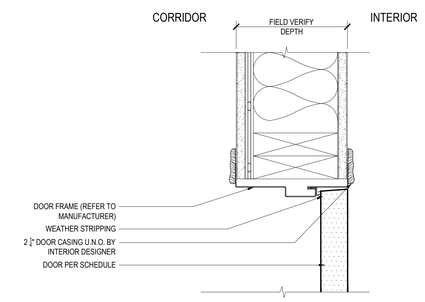

18 JAMB DETAIL AT HOLLOW METAL DOOR
SCALE: 3" = 1'-0" — JAMB



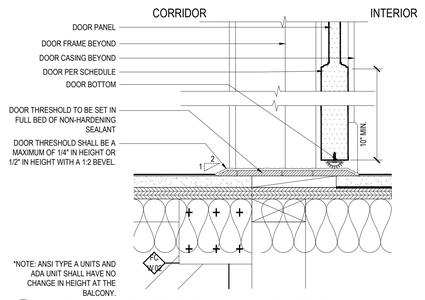

13 INTERIOR DOOR AT JAMB
SCALE: 3" = 1'-0" — INTERIOR CORRIDOR



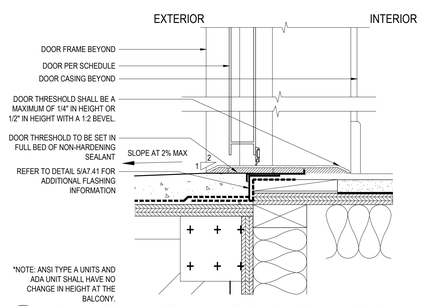

4 UNIT ENTRY DOOR HEAD
SCALE: 3" = 1'-0" — INTERIOR CORRIDOR



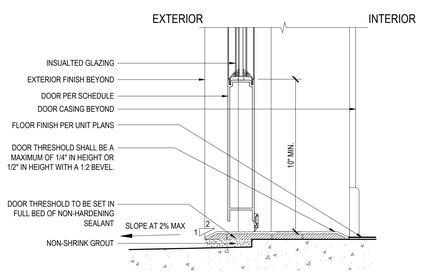

3 UNIT ENTRY DOOR JAMB
SCALE: 3" = 1'-0" — INTERIOR CORRIDOR



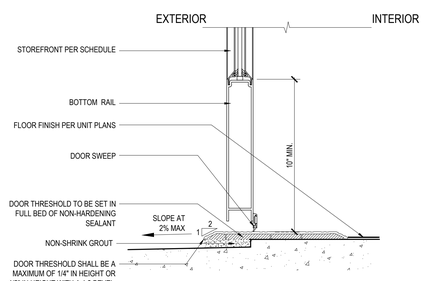

2 UNIT ENTRY DOOR THRESHOLD UPPER FLOOR
SCALE: 3" = 1'-0" — INTERIOR CORRIDOR




11 EXT. BALCONY DOOR THRESHOLD UPPER FLOOR
SCALE: 3" = 1'-0" — ADA




6 EXT. PATIO DOOR THRESHOLD FOUNDATION
SCALE: 3" = 1'-0" — FOUNDATION




1 ALUMINUM STOREFRONT DOOR THRESHOLD
SCALE: 3" = 1'-0" — FOUNDATION

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: LL
Architect of Record: TD

Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
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KEY PLAN

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SHEET CONTENTS:
DOOR DETAILS

SHEET NO.
A2.12

21345

# SAFETY GLASS LOCATIONS

## GLASS SCHEDULE

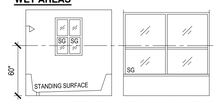
GLASS PRODUCT SCHEDULE FOR WALLS AND DOORS

NP - NOT PERMITTED
A - ACCEPTABLE
NR - NOT RECOMMENDED
* - NOT ALLOWED AT SHOWER ENCLOSURES

| | | ANEALED | WIRED | TEMPERED | LAMINATED | FIRE-RATED |
|---|---|---|---|---|---|---|
| FIRE-RATED | SAFETY NOT REQUIRED | NP | A | NP | NP | A |
| | SAFETY REQUIRED | NP | NP | NP | NP | A |
| NON-FIRE-RATED | SAFETY NOT REQUIRED | A | A | A | A | NR |
| | SAFETY REQUIRED | NP | NP | * | A | NR |

## SAFETY GLAZING (SG) IS REQUIRED FOR

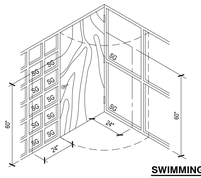
### WET AREAS




ANY GLASS AROUND THESE AREAS AT 60" OR LESS ABOVE THE STANDING SURFACE IS TO BE SAFETY GLASS

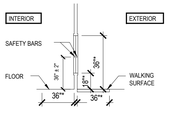
SAFETY GLASS IS TO BE USED FOR ALL DOORS AT HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS OR SHOWERS

### CLOSE PROXIMITY TO DOORS




### GLAZED OPENINGS IN DOORS

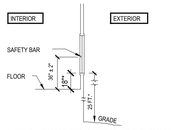
### GLAZED OPENINGS IN PARTITIONS




SAFETY GLASS IS REQUIRED WHEN ALL OF THE FOLOWING CONDITIONS ARE PRESENT

- TOP OF GLAZING ≥ 36" AFF
- AREA OF SINGLE PANE > 9 SF
- BOTTOM OF GLAZING ≤ 18" AFF
- WALKING SURFACE IS LOCATED WITHIN 36" OF ONE OR BOTH SIDES

EXCEPTION:
GLASS DOES NOT NEED TO BE SAFETY GLASS WHEN 1 1/2" SAFETY BAR IS INSTALLED WHERE WALKING SURFACE IS WITHIN 36" OF GLASS

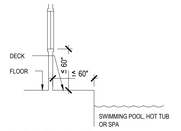



SAFETY GLASS IS REQUIRED AT INTERIOR LITE WHEN BOTTOM OF GLAZING ≤18" AFF

EXCEPTION:
INTERIOR LITE DOES NOT NEED TO BE SAFETY GLASS WHEN 1 1/2" SAFETY BAR IS INSTALLED

SAFETY GLASS IS REQUIRED FOR EXTERIOR LITE EXCEPT WHEN THE BOTTOM OF THE GLAZING IS ≥ 25 FT ABOVE GRADE

### SWIMMING POOLS, SPAS, AND HOT TUBS

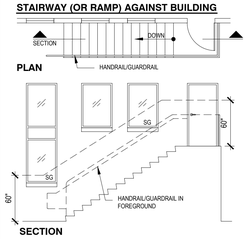



SAFETY GLASS IS REQUIRED IF:
THE BOTTOM OF GLASS IS ≤ 60" ABOVE FLOORING OR DECK

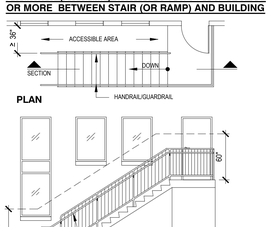
AND

GLAZING IS ≤ 60" FROM EDGE OF POOL, HOT TUB OR SPA

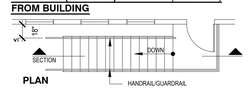
### STAIRWAY (OR RAMP) AGAINST BUILDING

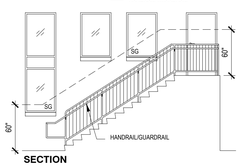



### STAIRWAY (OR RAMP) WITH ACCESSIBLE AREA OF 36" OR MORE BETWEEN STAIR (OR RAMP) AND BUILDING



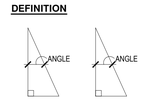

### STAIRWAY (OR RAMP) WITHIN 18", OR LESS, FROM BUILDING




## SLOPED SAFETY GLASS LOCATIONS

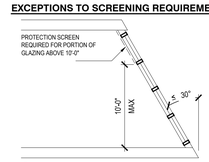
### DEFINITION



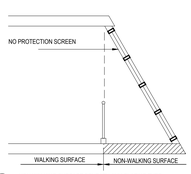

| GLAZING TYPE | PERMITTED WITHOUT REQUIRED PROTECTION SCREEN | PERMITTED WITH REQUIRED PROTECTION SCREEN | EXCEPTIONS TO SCREEN REQUIREMENT |
|---|---|---|---|
| ANNEALED GLASS | NP | NP | ○ 3 ○ |
| HEAT STRENGTHENED GLASS | NP | OK | ○ 3 ○ |
| FULLY TEMPERED GLASS | NP | OK | ○ 1 2 4 ○ |
| WIRE GLASS | OK | NA | |
| LAMINATED GLASS | OK | NA | |
| PLASTIC GLAZING | OK | NA | |
| LABELED UNIT SKYLIGHTS | OK | NA | |

NP = NOT PERMITTED NA = NOT APPLICABLE

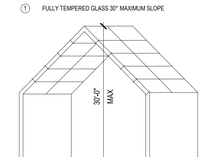
### EXCEPTIONS TO SCREENING REQUIREMENTS



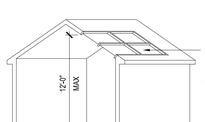

① FULLY TEMPERED GLASS 30° MAXIMUM SLOPE




② NON-WALKING SURFACE BENEATH ANY GLAZING TYPE




③ GREENHOUSE NOT OPEN TO PUBLIC




④ AT OCCUPANCIES R-2, R-3, R-4

# WINDOW NOTES

1. ALL WINDOWS MUST BE EQUIPPED WITH AN OPENING PROTECTION DEVICE IN COMPLIANCE WITH 2015 IBC SECTION 1015.8. OPENING PROTECTION DEVICES ARE TO LIMIT THE WINDOW OPENING TO NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING AND AFTER OPERATION TO RELEASE ALLOW THE WINDOW TO FULLY OPEN
   - 1.1. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
   - 1.2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOWS IS IN ITS LARGEST OPENED POSITION.
   - 1.3. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH A WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
   - 1.4. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
2. WHERE OPERABLE WINDOWS ARE PROVIDED, CONTROLS THAT ARE ACCESSIBLE IN CLEAR FLOOR SPACE, HEIGHT AND OPERATION SHALL COMPLY WITH ICC/ANSI SECTION 309 OF THE ADA.
3. ALL WINDOWS TO HAVE FACTORY INSTALLED LOCKING DEVICES.
4. ALL WINDOWS TO HAVE HALF SCREENS BY MANUFACTURER.
5. INSTALL TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS AS DEFINED IN THE 2020 FBC SECTION 2406. REFER TO UNIT PLANS FOR SPECIFIC LOCATIONS.
6. IN ADA UNITS, AT LEAST 1 OPERABLE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL COMPLY WITH SECTION 229 OF THE ADA.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
8. SHIM SPACES AROUND ROUGH OPENINGS SHALL BE FULL SEALED TO MAINTAIN AIR BARRIER REQUIREMENTS.
9. MULLED WINDOW UNITS SHALL HAVE CONTINUOUS TOP HEAD RAIL AND BE FULLY SEALED DURING ASSEMBLY. FACTORY MULLING IS PREFERRED.
10. CONTRACTOR SHALL REQUIRE WINDOW MANUFACTURER TO SEND REPRESENTATIVE TO ATTEND PRECON MEETING, MOCK UP INSTALLATION, AND WINDOW TESTING.
11. J-MOULD WINDOW PROFILES ARE NOT ACCEPTABLE.
12. ALL FIXED GLAZING TO HAVE A MAX. U-FACTOR OF .50 AND A MAX. SOLAR HEAT GAIN COEFICIENT (SHGC) OF .25. ALL OPERABLE GLAZING TO HAVE A MAX. U-FACTOR OF .65 AND A MAX SHGC OF .25
13. ALL OPENINGS TO BE IMPACT RESISTANT PER 2020 FBC SECTION 1609.1.2.

# INSTALLATION NOTES

A. INSTALLATION OF ALL EXTERIOR WINDOWS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE, ASTM E2112-07, AND ASTM E2266-04.
B. THE DRAWINGS MAY NOT ADDRESS ALL ISSUES RELATED TO EVERY POSSIBLE INSTALLATION SITUATION ONE MIGHT EXPERIENCE IN THE FIELD NOR DO THEY PURPORT TO PROVIDE FAIL-SAFE INSTALLATION METHODS, ASSURANCE OR PROTECTION AGAINST INSTALLATION DEFICIENCIES, OR A STANDARD THAT CAN ENSURE DELIVERED PERFORMANCE.
C. THE EFFECTIVE PERFORMANCE OF INSTALLED FENESTRATION PRODUCTS IS DEPENDENT IN PART UPON FOLLOWING PROPER INSTALLATION PROCEDURES AND APPROPRIATE WORKMANSHIP. THE COORDINATION OF TRADES AND PROPER SEQUENCING ARE ESSENTIAL FOR EFFECTIVE FENESTRATION INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY COORDINATION OF TRADES AND PROPER CONSTRUCTION SEQUENCING OF THE INSTALLED FENESTRATION PRODUCT.
D. IMPROPER INSTALLATION OF UNITS CONTRIBUTES TO EXCESSIVE AIR, WATER AND SOUND LEAKAGE, AND CONDENSATION WHICH MAY PROMOTE THE DETERIORATION OF WALL CONSTRUCTIONS, INSULATION, FENESTRATION PRODUCTS, AND THEIR RESPECTIVE FINISHES.
E. CONTINUITY SHALL BE MAINTAINED BETWEEN ELEMENTS IN THE FENESTRATION PRODUCT AND THE WEATHER RESISTANT BARRIER (W.R.B.) THAT PROVIDES WEATHER PROTECTION, AIR LEAKAGE CONTROL, AND RESISTANCE TO HEAT FLOW AND VAPOR DIFFUSION. THE GENERAL CONTRACTOR SHALL ENSURE THE PROPER CONTINUITY OF ALL ELEMENTS.
F. A W.R.B. SERVES TO PRECLUDE THE ENTRY OF WATER INTO THE FENESTRATION PRODUCT PERIMETER AREA, OR PROMPTLY DRAIN WATER THAT ENTERS THE FENESTRATION PRODUCT PERIMETER AREA, OR BOTH. IT SHALL BE INSTALLED IN A HORIZONTAL SHINGLE-LAP MANNER. THE INSTALLED W.R.B. SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO THE W.R.B. SHALL BE REPAIRED PRIOR TO COMPLETING THE INSTALLATION OF THE FENESTRATION PRODUCT AND SHALL MEET THE REQUIREMENTS OF THE W.R.B. MANUFACTURER.

FLASHING REQUIREMENTS:
A. PROPER FLASHING AND SEALING ARE NECESSARY TO PREVENT WATER FROM ENTERING BETWEEN THE W.R.B., THE FENESTRATION PRODUCT FRAME, AND THE ADJACENT CONSTRUCTION MATERIALS.
B. UNLESS OTHERWISE SPECIFIED, FLASHING MATERIAL SHALL PROVIDE TWENTY-FOUR (24) HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH TEST METHOD D 779.
C. THE FLASHING MEMBRANE SHALL BE SECURELY AFFIXED TO MINIMIZE ANY WEATHER DAMAGE PRIOR TO THE BUILDING'S EXTERIOR TREATMENT BEING APPLIED. THE FENESTRATION PRODUCT AND FLASHING SHALL BE INTEGRATED INTO THE OVERALL W.R.B. THE GENERAL CONTRACTOR SHALL CONSULT THE FENESTRATION AND FLASHING MANUFACTURERS FOR ANY SPECIAL FLASHING REQUIREMENTS UNIQUE TO THEIR PRODUCTS.
D. UNLESS OTHERWISE SPECIFIED, GALVANIZED METAL FLASHING SHALL BE NO LESS THAN 26 GAGE IN THICKNESS AND SHALL BE ZINC COATED ON BOTH SIDES BY EITHER HOT DIPPED GALVANIZED OR ELECTROPLATED. IT CAN BE SURFACE TREATED FOR PAINTING BY PHOSPHATIZING.
E. TO PROVIDE ADEQUATE PROTECTION AGAINST GALVANIC CORROSION, USE ONLY FASTENERS THAT ARE COMPATIBLE WITH THE MATERIALS JOINED AND THAT WILL NOT RESULT IN GALVANIC CORROSION.
F. FASTENER LENGTH SHALL BE SUFFICIENT TO PENETRATE THE SUBSTRATE TO A DEPTH DESIGNED TO MEET APPLICABLE BUILDING CODES, MANUFACTURER'S RECOMMENDATIONS, AND STRUCTURAL CALCULATIONS. NUMBER AND SPACING SHALL BE SUFFICIENT TO MEET LOADS.
G. THE INSTALLATION OF FASTENERS OR FASTENING SYSTEMS SHALL NOT CAUSE EXCESSIVE DISTORTION (+/- 1/16") OF ANY FRAME OR SASH MEMBER, NOR IN ANY WAY IMPEDE THE OPERATION OF THE UNIT. WHEN FASTENING WINDOWS TO THE BUILDING STRUCTURE THROUGH AN INTEGRAL NAILING FLANGE, THE FASTENERS SHALL PREVENT EXCESSIVE BUCKLING (+/- 1/16") OF THE FLANGE AND ENSURE CONTINUOUS AND POSITIVE COMPRESSION ON PERIMETER CAULKING BETWEEN FLANGE AND STRUCTURE. THE INTEGRAL NAILING FLANGE AT THE HEAD OF THE WINDOW SHALL BE FASTENED IN SUCH A MANNER AS TO INSURE THAT THE WINDOW HEAD WILL NOT BOW DOWNWARDS IF THE HEAD BEAM OVER THE WINDOW DEFLECTS. THIS CAN BE ACCOMPLISHED BY VERTICALLY ELONGATED INSTALLATION HOLES IN THE INTEGRAL NAILING FLANGE AT THE WINDOW HEAD OR SPECIAL FLANGE CLIPS THAT ALLOW MOVEMENT OF THEH FLANGE IN A VERTICAL DIRECTION.

INSTALLATION REQUIREMENTS:
A. ANCHORING OF WINDOW PRODUCTS SHOULD ALWAYS BE DONE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
B. WHEN REQUIRED, SHIMS SHALL BE INSTALLED IN A MANNER AND IN SUFFICIENT NUMBER TO MINIMIZE DEFLECTION, DISTORTION, OR ROTATION OF THE FRAME TO ACHIEVE PROPER OPERATION OF THE FENESTRATION PRODUCTS, OR AS RECOMMENDED BY THE FENESTRATION MANUFACTURER. DO NOT OVER-SHIM. PRODUCTS SHALL NOT BE RACKED MORE THAN 1/8" OUT OF SQUARE FOR DIMENSIONS UP TO 4 FEET OR MORE THAN 3/16" FOR DIMENSIONS GREATER THAN 4 FEET. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR UNIT SHIMMING REQUIREMENTS.
C. WINDOWS WITH PERIMETER MOUNTING FLANGES SHALL BE INSTALLED WITH FLASHING, WHICH SHALL BE APPLIED SO AS TO INTEGRATE WITH THE FLANGES ON THE WINDOW UNIT AND WITH THE W.R.B. MATERIALS IN A HORIZONTAL SHINGLE-LAP MANNER.
D. APPLY THE W.R.B. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL AND WORKING TOWARDS THE TOP. INSTALL THE W.R.B. TO THE FACE OF THE BUILDING SHEATHING FLUSH WITH THE ROUGH OPENING OF THE WINDOW HEAD, JAMBS, AND SILL.
E. REFER TO MANUFACTURERS FLASHING INSTALLATION SEQUENCE FOR MORE INFORMATION.
F. CONTRACTOR SHALL COORDINATE BRICK INSTALLATION AT WINDOW SILL TO MAINTAIN A MAXIMUM OF 1" GAP TO BOTTOM OF WINDOW. GAP SHALL BE SEALED WITH A BACKER ROD AND SEALANT.

# SAFETY GLAZING NOTES

REFER TO FBC 2020
2406.4 GLAZING/HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES (SEE 2406.4.4)
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH (610 MM) ARC OF EITHER THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE.
   EXCEPTIONS:
   - 6.1. GLAZING IN WALLS PERPENDICULAR TO THE PLANS OF THE DOOR IN A CLOSED POSITION IN ONE AND TWO FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN USE GROUP R-2.
   - 6.2. PANELS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M^2);
   - 7.2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR;
   - 7.3. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR;
   - 7.4. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES (915 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
   - 7.5. EXCEPTION: SAFETY GLAZING FOR CONDITION NUMBER 7 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS:
     - 7.5.1. A PROTECTIVE BAR 1-1/2 INCHES (38 MM) OR MORE IN HEIGHT, CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES TO 38 INCHES (864 MM TO 965 MM) ABOVE THE FLOOR.
     - 7.5.2. THE OUTBOARD PANE IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) (0.78 RAD) SURFACE ADJACENT TO THE GLASS EXTERIOR.
8. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   - 9.1. THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND
   - 9.2. THE GLAZING IS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE OF A SWIMMING POOL OR SPA.
10. GLAZING IS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WHERE THE FOLLOWING CONDITIONS ARE PRESENT:
    - 10.1. WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE;
    - 10.2. WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION; AND
    - 10.3. BOTTOM EDGE LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (OR STAIRWAYS, MEASURED FROM THE NOSE OF THE TREAD).
    - 10.4. EXCEPTION: SAFETY GLAZING FOR CONDITION NUMBER 10 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS WHERE:
      - 10.4.1. THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARD OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF 1015.2.1 AND 2407; AND
      - 10.4.2. THE PLANE OF THE GLASS IS 18 INCHES (457 MM) FROM THE RAILING.
11. 2406.4.1 EXCEPTIONS. THE FOLLOWING PRODUCTS, MATERIALS AND USES SHALL NOT BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS:
    - 11.1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
    - 11.2. DECORATIVE GLASS IN 2406.4, ITEM 1, 6 OR 7.
    - 11.3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS.
    - 11.4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.
    - 11.5. GLASS BLOCK PANELS COMPLYING WITH 2101.2.4.
    - 11.6. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF 2403.5.
    - 11.7. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.

# WINDOW SCHEDULES

NOTE: WINDOW ELEVATIONS ARE SHOWN FOR STYLE ONLY. REFER TO THE WINDOW SCHEDULE FOR WINDOW HEIGHTS AND WIDTHS.

| ELEVATION | WINDOW SIZE | | | MATERIAL | OPERATION | REMARKS |
|---|---|---|---|---|---|---|
| | WIDTH | HEIGHT | HEAD HEIGHT AFF<br>ALWAYS SAME AS EXTERIOR DOOR HEIGHT | A - ALUMINUM<br>V - VINYL<br>W - WOOD<br>AW - ALUM CLAD WOOD<br>VW - VINYL CLAD WOOD | SH - SINGLE HUNG<br>DH - DOUBLE HUNG<br>CA - CASEMENT<br>FX - FIXED<br>TL - TILT | |
| APARTMENT UNIT WINDOWS | | | | | | |
| S1 | 2'-6" | 6'-0" | 8'-0" | A | TL | |
| S2 | 7'-0" | 6'-0" | 8'-0" | A | TL | |
| S2a | 5'-6" | 6'-0" | 8'-0" | | | |
| S3 | 8'-0" | 6'-0" | 8'-0" | | | |
| S4 | 4'-0" | 6'-0" | 8'-0" | | | |
| W5 | 8'-2" | 8'-2" | 8'-2" | | | |
| W6 | 13'-11.5" | 9'-1" | 9'-1" | | | |
| W7 | 13'-11 1/2" | 10'-1" | 10'-1" | | | |
| W8 | 13'-11 1/2" | 10'-1" | 10'-1" | | | |
| W9 | 29'-0" | 10'-7 3/4" | 10'-1" | | | |
| W10 | 29'-0" | 10'-1" | 9'-1" | | | |
| W10S | 29'-0" | 7'-1" | - | | | Opaque spandrel glass |
| W11 | 14'-10" | 10'-7 3/4" | 9'-1" | | | |
| W11S | 14'-10" | 7'-1" | - | | | Opaque spandrel glass |
| W12 | 14'-10" | 10'-1" | 10'-1" | | | |
| W13 | 8'-5 1/2" | 9'-1" | 9'-1" | | | |
| W14 | 8'-5 1/2" | 10'-1" | 10'-1" | | | |
| W15 | 3'-0" | 8'-0" | 8'-0" | | | |
| W16 | 14'-0" | 10'-1" | 10'-1" | | | |
| W17 | 9'-1" | 10'-1" | 10'-1" | | | |
| W18 | 7'-7" | 10'-1" | 10'-1" | | | |
| W19 | 23'-2" | 10'-1" | 10'-1" | | | |
| W20 | 5'-3" | 10'-1" | 10'-1" | | | |
| W21 | 17'-9" | 10'-1" | 10'-1" | | | |
| W22 | 4'-6" | 10'-1" | 10'-1" | | | |
| W23 | 14'-0" | 8'-0" | 8'-0" | | | |
| W24 | 8'-0" | 9'-6" | 9'-6" | | | |
| W25 | 8'-0" | 8'-0" | 8'-0" | | | |
| W26 | 7'-1 1/2" | 6'-0" | 8'-0" | | | |
| W27 | 7'-1 1/2" | 8'-2" | 8'-2" | | | |

X DENOTES WINDOW

T - DENOTES TEMPERED GLASS
(REFER TO BLDG/UNIT PLANS FOR LOCATIONS)

# DOOR SCHEDULE

DOORS

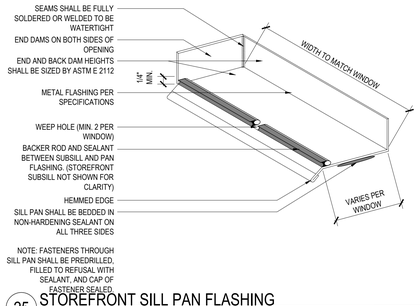
| DOOR NUMBER | DOOR LOCATION | INT - INTERIOR / EXT - EXTERIOR | DOOR STYLES | DOOR TYPE | REFER TO DOOR ELEVATIONS | OVERALL DOOR SIZE | | | DOOR THICKNESS (INCHES) | DOOR MATERIAL | FRAME TYPE | FRAME FIRE RATING IN MINUTES (INCLUDES SMOKE RATINGS) | HOSE QUANTITY | GLAZING | | | THRESHOLD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | HEIGHT | WIDTH | RATING (MIN) | | DOOR MATERIAL | FRAME | | | HEIGHT | WIDTH | RATING | |
| APARTMENT UNIT DOORS | | | | | | | | | | | | | | | | | |
| | EXT DEFAULT VALUE: | EXT | SW | | | 8'-0" | 3'-0" | | 1 3/4 | | | | 4 | - | - | | ADA |
| 1 | UNIT ENTRY | | | E1 | | | | 45 | | WD | WD | 45 | | - | - | | |
| 2 | PATIO/ BALCONY | | | G1 | | | | - | | AL | AL | - | | FULL | FULL | - | |
| | | | | | | | | 0 | | | | 0 | | | | | |
| | INT DEFAULT VALUE: | INT | SW | P1 | 8'-0" | | NONE * | 1 3/8 | | COM | WD | NONE * | 4 | | | | NONE |
| 10 | BEDROOM/ BATH | | | | | | 2'-10" | | | | | | | | | | |
| 11 | BEDROOM/ BATH | | | | | | 3'-0" | | | | | | | | | | |
| 12 | BEDROOM/ BATH | | BN | P1 | | | 3'-0" | | | | | | | | | | |
| 13 | BEDROOM/ BATH | | BN | P2 | | | 6'-0" | | | | | | | | | | |
| 20 | CLOSET | | | | | | 1'-6" | | | | | | | | | | |
| 21 | CLOSET | | | | | | 2'-0" | | | | | | | | | | |
| 22 | CLOSET | | | | | | 2'-4" | | | | | | | | | | |
| 23 | CLOSET | | | | | | 2'-6" | | | | | | | | | | |
| 23 | CLOSET | | | | | | 2'-10" | | | | | | | | | | |
| 24 | CLOSET | | | P2 | | | 4'-0" | | | | | | | | | | |
| 25 | CLOSET | | | | | | 3'-0" | | | | | | | | | | |
| 30 | UTILITY: WATER HEATER/ HVAC | | | | | | 2'-10" | | | | | | | | | | |
| 31 | UTILITY: W/D | | | | | | 3'-0" | | | | | | | | | | |
| 32 | UTILITY: W/D | | | P2 | | | 5'-4" | | | | | | | | | | |

* INTERIOR LOAD BEARING WALLS WITHIN THE UNITS SHALL BE FIRE RATED IN ACCORDANCE WITH TABLE 601. DOORS WITHIN SUCH WALLS ARE NOT REQUIRED TO BE RATED.

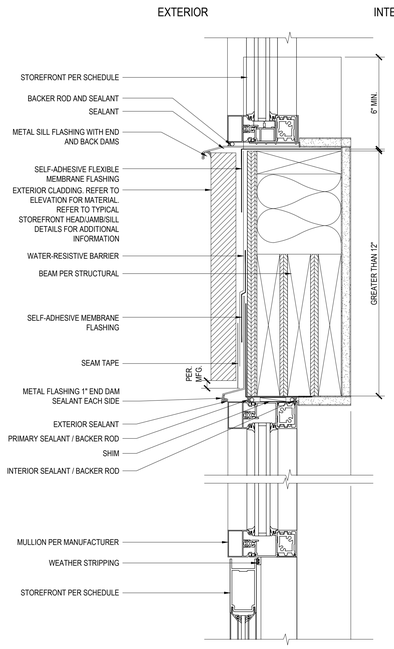
| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| APARTMENT BUILDING COMMON AREA DOORS | | | | | | | | | | | | | | | | | |
| | EXT DEFAULT VALUE: | EXT | SW | | 8'-0" | 3'-0" | | 1 3/4 | | AL | AL | 4 | - | - | | ADA |
| A1 | BUILDING LOBBY ENTRY | | | XG2 | | 6'-0" | - | | AL | AL | - | | FULL | FULL | - | |
| A2 | BUILDING CORRIDOR / CAVE | | | XG1 | | | - | | AL | AL | - | | FULL | FULL | - | |
| A3 | STAIRWELL | | | XP1 | | | 90 | | HM | HM | 90 | | | | - | |
| A4 | STAIRWELL | | | XP2 | | 6'-0" | 90 | | HM | HM | 90 | | | | - | |
| A5 | RESER ROOM/ TRASH/ DOG SPA | | | XP1 | | | - | | HM | HM | - | | | | - | |
| A6 | BIKES | | | XP1 | | | - | | HM | HM | - | | | | - | |
| A7 | ROOF ACCESS DOOR | | | XP1 | | | - | | HM | HM | | | | | - | |
| A8 | ROOF ACCESS GATE | | | XGA1 | | | - | | AL | AL | | | | | - | |
| | INT DEFAULT VALUE: | INT | SW | | 8'-0" | 3'-0" | | 1 3/8 | HM | HM | 4 | - | - | | ADA |
| A10 | STAIRWELL | | | F1 | | | 90 | | | | 90 | | | | - | |
| A11 | STAIRWELL - HOLD OPEN CORRIDOR | | | F1 | | | 90 | | | | 90 | | | | - | |
| A12 | ELEVATOR LOBBY | | | XP2 | | 6'-0" | 20 | | | | 20 | | | 20 | | |
| A13 | ELEVATOR LOBBY | | | F1 | | | 20 | | | | 20 | | | 20 | | |
| A14 | FIRE WALL/CORRIDOR | | | F1 | | | 90 | | | | 90 | | | | - | |
| A15 | SHAFT ACCESS DOOR | | | F1 | | | 90 | | | | 90 | | - | | - | |
| A16 | MECH/ ELEC / TELECOM ROOM/STOR | | | F1 | | | 20 | | | | 20 | | - | | - | |
| A17 | MECH/ ELEC / TELECOM ROOM | | | P2 | | 6'-0" | 20 | | | | 20 | | - | | - | |
| A18 | JANITOR/ DOG SPA | | | F1 | | | 20 | | | | 20 | | - | | - | |
| A19 | STORAGE CAGE GATE | | | | | | | | | | | | - | | - | |
| CLUBHOUSE - EXTERIOR | | | | | | | | | | | | | | | | | |
| | DEFAULT VALUE: | EXT | SW | XS1 | 8'-0" | 3'-0" | | 1 3/4 | AL | AL | 4 | FULL | FULL | | ADA |
| C1 | COURTYARD ACCESS | | | | | | | | | | | | | | | | |
| C2 | YOGA BALCONY | | OH | XGO | | 16'-0" | - | | | | | | | | | | |
| C3 | KITCHEN | | SL | XS2 | | 10'-0" | - | | | | | | NONE | NONE | | | |
| CLUBHOUSE - INTERIOR | | | | | | | | | | | | | | | | | |
| | INT DEFAULT VALUE: | INT | SW | | 8'-0" | 3'-0" | | 1 3/8 | COM | WD | | 4 | - | - | | ADA |
| C10 | MEP/ GARAGE/ CORRIDOR | | | P3 | | | 90 | | | HM | HM | 90 | | | 90 | |
| C11 | CORRIDOR | | | P1 | | | | | | HM | | | | | | |
| C12 | LEASING OFFICES/ CORRIDOR | | | S1 | | | | | AL | AL | | 4 | | | | |
| C13 | WORKROOM | | | P1 | | | | | | | | | | | | |
| C14 | LEASING RESTROOM | | | P1 | | | | | | | | | | | | |
| C15 | PACKAGES | | | P3 | | | | | | | | | | | | |
| C16 | KITCHEN | | PT | P2 | | 10'-0" | - | | | | | | NONE | NONE | | |
| C17 | JANITOR | | | P3 | | | | | | | | | | | | |
| C18 | RESTROOMS | | | P1 | | | | | | | | | | | | |

HARDWARE

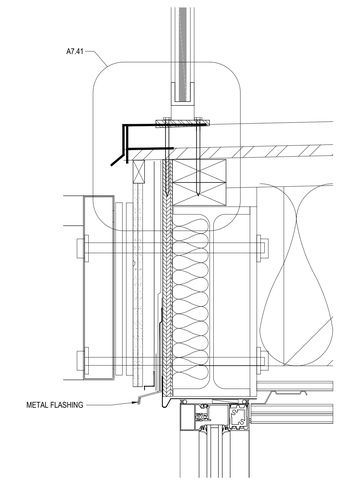
| | LOCKSET | DOOR CLOSERS: | EXIT DEVICES | MAGNETIC LOCKS |
|---|---|---|---|---|
| WS - WEATHERSTRIPPING<br>SS - SOUND SEAL<br>DS - DOOR SWEEP<br>SP - SPECIAL | EN - ENTRY<br>PR - PRIVACY<br>PA - PASS




25 STOREFRONT SILL PAN FLASHING
SCALE: NOT TO SCALE — AXONOMETRIC



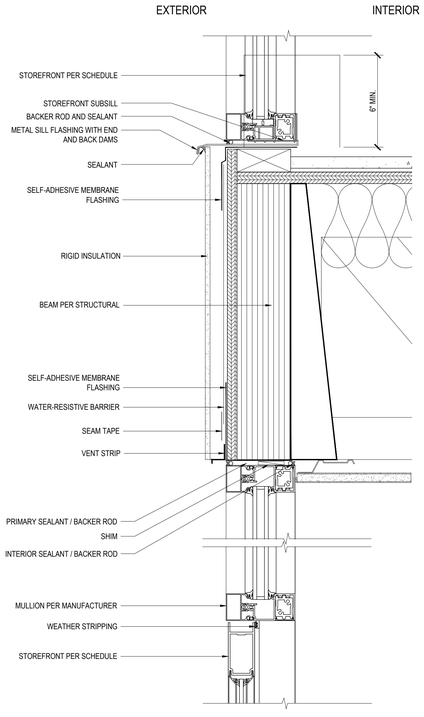

9 ALUMINUM STOREFRONT WITH TRANSOM
SCALE: 3" = 1'-0" — HEAD / SILL



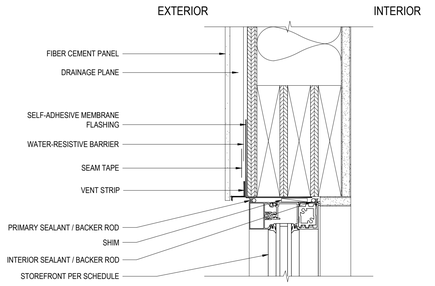

4 ALUMINUM STOREFRONT WITH AT CANOPY
SCALE: 3" = 1'-0" — HEAD



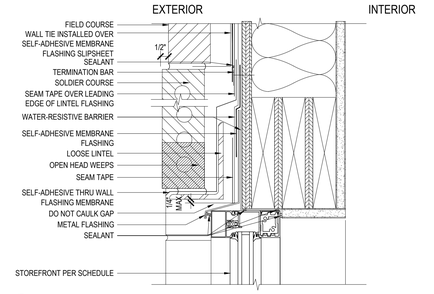

17 ALUMINUM STOREFRONT AT MECCO SHADE
SCALE: 3" = 1'-0" — HEAD



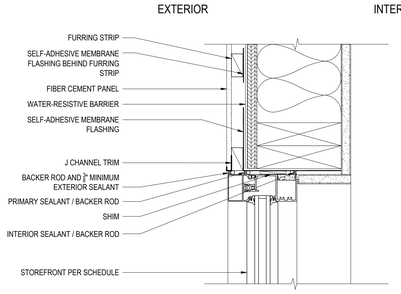

15 ALUMINUM STOREFRONT WITH TRANSOM
SCALE: 3" = 1'-0" — HEAD / SILL



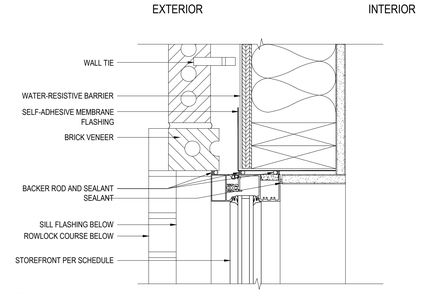

8 ALUMINUM STOREFRONT AT F.C. PANEL
SCALE: 3" = 1'-0" — HEAD



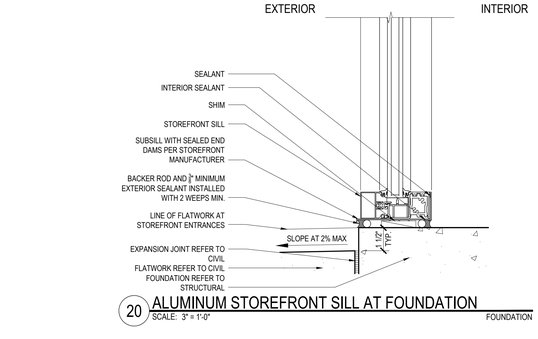

3 ALUMINUM STOREFRONT AT BRICK
SCALE: 3" = 1'-0" — HEAD



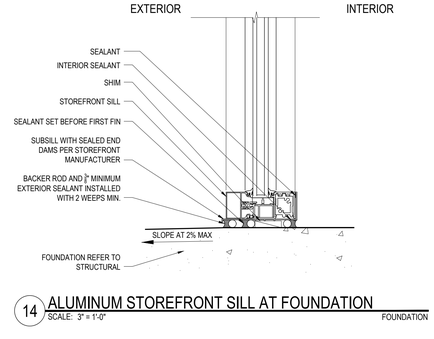

7 ALUMINUM STOREFRONT AT F.C. PANEL
SCALE: 3" = 1'-0" — JAMB



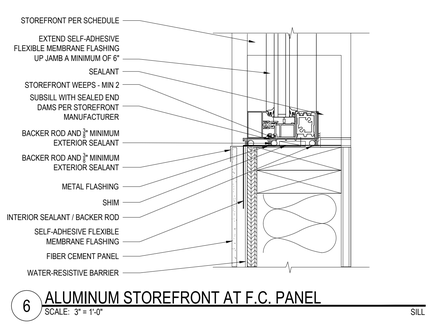

2 ALUMINUM STOREFRONT AT BRICK
SCALE: 3" = 1'-0" — JAMB



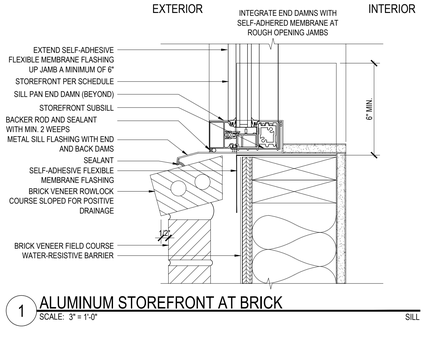

20 ALUMINUM STOREFRONT SILL AT FOUNDATION
SCALE: 3" = 1'-0" — FOUNDATION




14 ALUMINUM STOREFRONT SILL AT FOUNDATION
SCALE: 3" = 1'-0" — FOUNDATION




6 ALUMINUM STOREFRONT AT F.C. PANEL
SCALE: 3" = 1'-0" — SILL




1 ALUMINUM STOREFRONT AT BRICK
SCALE: 3" = 1'-0" — SILL

Designed by: MM
Drawn by: LL
Architect of Record: TD

Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

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ISSUE FOR PRICING: 12/15/2023

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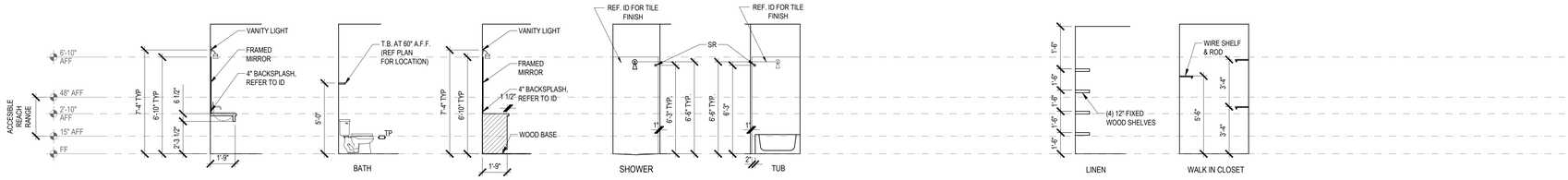
WINDOW DETAILS

SHEET NO.
A2.22

21345

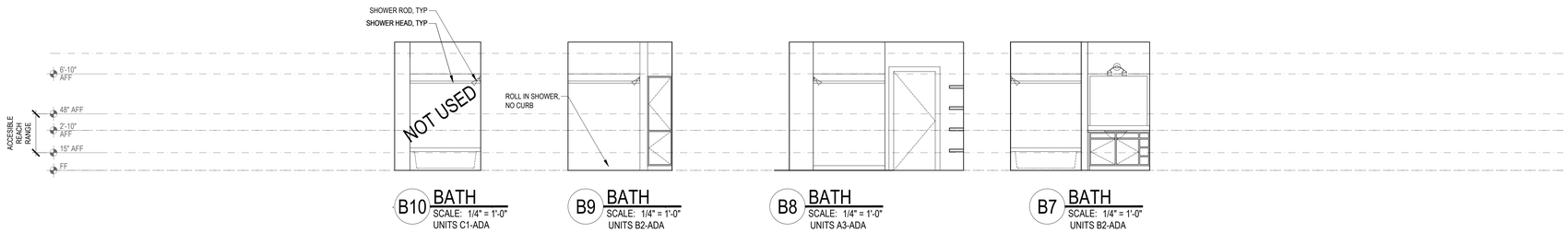
TYPICAL UNIT INTERIOR PROFILES AND NOTES

## ACCESSIBLE BATHROOM AND STORAGE PROFILES




**B5** FLOATING VANITY 1/4"=1'-0" | **B4** 1/4"=1'-0" | **B3** BATH VANITY CABINET 1/4"=1'-0" | **B2** 1/4"=1'-0" | **B1** 1/4"=1'-0" | **S2** 1/4"=1'-0" | **S1** 1/4"=1'-0"

## ACCESSIBLE BATHROOM AND STORAGE ELEVATIONS

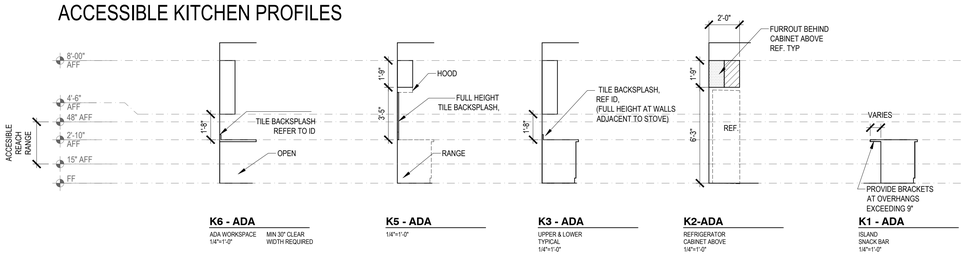



**B10** BATH SCALE: 1/4" = 1'-0" UNITS C1-ADA | **B9** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA | **B8** BATH SCALE: 1/4" = 1'-0" UNITS A3-ADA | **B7** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA

**B6** BATH SCALE: 1/4" = 1'-0" UNITS A3-ADA | **B5** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA | **B4** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA | **B3** BATH SCALE: 1/4" = 1'-0" UNIT A3, B3 | **B2** BATH SCALE: 1/4" = 1'-0" UNIT C1-ADA | **B1** BATH SCALE: 1/4" = 1'-0" UNIT C1-ADA

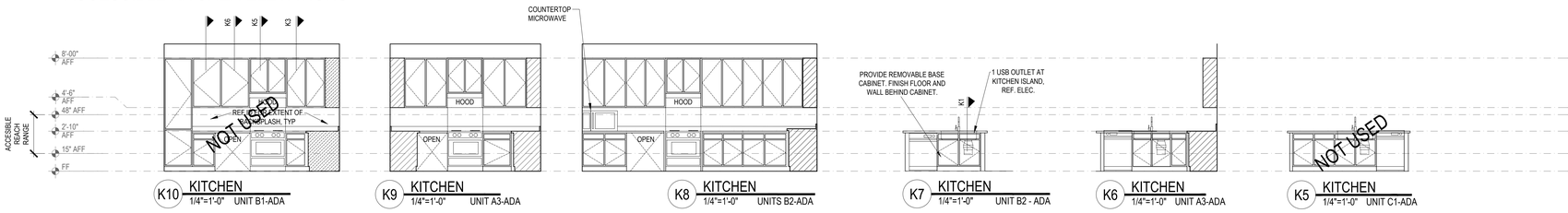
TYPICAL UNIT INTERIOR ELEVATIONS - KITCHENS

## ACCESSIBLE KITCHEN PROFILES




**K6 - ADA** ADA WORKSPACE 1/4"=1'-0" MIN 30" CLEAR WIDTH REQUIRED | **K5 - ADA** 1/4"=1'-0" | **K3 - ADA** UPPER & LOWER TYPICAL 1/4"=1'-0" | **K2-ADA** REFRIGERATOR CABINET ABOVE 1/4"=1'-0" | **K1 - ADA** ISLAND SNACK BAR 1/4"=1'-0"

## ACCESSIBLE KITCHEN ELEVATIONS




**K10** KITCHEN 1/4"=1'-0" UNIT B1-ADA | **K9** KITCHEN 1/4"=1'-0" UNIT A3-ADA | **K8** KITCHEN 1/4"=1'-0" UNITS B2-ADA | **K7** KITCHEN 1/4"=1'-0" UNIT B2 - ADA | **K6** KITCHEN 1/4"=1'-0" UNIT A3-ADA | **K5** KITCHEN 1/4"=1'-0" UNIT C1-ADA

**K4** KITCHEN 1/4"=1'-0" UNIT A3-ADA | **K3** KITCHEN 1/4"=1'-0" UNIT A1, B2 | **K2** KITCHEN 1/4"=1'-0" UNITS A3-ADA | **K1** KITCHEN 1/4"=1'-0" UNITS B2-ADA

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- X/A7.XX — DETAIL SECTION TAG
- X / A3.XX — REFERENCE TAG
- X A3.XX X — INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT 1
- ALIGN — ALIGN FINISH FACE

## GENERAL UNIT NOTES

1. REFER TO A0.21 FOR ALL FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
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3. PROFILE DIMENSIONS AND NOTES ARE TYPICAL AND APPLY TO ALL INTERIOR ELEVATIONS, U.N.O.
6. VANITY MIRRORS TO BE 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE MAX 40" A.F.F.
7. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL NOTES AND SPECIFICATIONS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN." "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. CABINET WIDTHS TO BE BASED ON MODULE INCREMENTS OF 3" UNO.
10. PROVIDE FILLER PANELS TO FINISH OUT TO SCRIBE CABINETS TO WALL.
11. PROVIDE FILLER PANELS AND TRIM WHERE EQUIPMENT IS LOCATED WITHIN CABINETS.
12. PROVIDE FINISHED END PANELS END RETURNS AT OPEN ENDED CABINETS, KNEE SPACES, AND ACCESSIBLE SINKS.
13. PROVIDE 1 1/2" THICK FINISHED END PANEL AT FREE STANDING END OF ACCESSIBLE SINKS AND KNEE SPACES.
14. WHEN FILLER PANELS ARE REQUIRED AT BOTH ENDS OF CASEWORK TERMINATION, BOTH FILLER PANELS SHALL BE EQUAL WIDTH.
15. PROVIDE WALL BRACKET SUPPORTS AT 36" OC MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE.
16. PROVIDE END SPLASH WHEN COUNTERTOP IS ADJACENT TO WALL AT SIDES.
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    - 17.1. BASE CABINET - 1 SHELF
    - 17.2. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED,
    - 17.3. WALL CABINET - 1 SHELF AT 24" HIGH, 2 SHELVES AT TALLER CABINETS
    - 17.4. SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" THICK FOR SPANS UP TO 36".
18. GLASS FRONTS TO BE 1/4" THICK CLEAR TEMPERED GLASS UNO
19. PROVIDE AN APRON AT ALL KNEE SPACES 30" OR HIGHER UNO
20. COUNTERTOP EDGE TO RECEIVE PVC EDGE BANDING, COLOR TO MATCH CABINET COLOR UNO
21. GYP. BD. FURRDOWNS TO OVERLAP CABINETS 1" INCLUDING END RETURNS OR OPEN ENDED CABINETS.
22. FULL HEIGHT CABINETS TO BE PROVIDED WITH FILLER AT TOP TO FLUSH WITH ADJACENT SUSPENDED WALL CABINETS OR CLOSE OFF TOP OF CABINET AT FURRDOWN.
23. REFER TO UNIT PLANS FOR LOCATIONS OF SINGLE OR DOUBLE LAVATORIES IN BATHROOMS.
24. LAVATORY TO BE 24" MINIMUM FROM ADJACENT PARTITION. NOTIFY ARCHITECT IF THE LAV MUST BE OFF-CENTER IN CABINET TO MAINTAIN THAT REQUIRED CLEARANCE.
25. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH MILLWORK
    - 25.1. ELECTRICAL CONTRATOR TO PROVIDE LAMPS AND FIXTURES
    - 25.2. CABINETRY SUB MUST PROVIDE NECESSARY CUT-OUTS FOR SWITCHES, OUTLETS, ETC.
    - 25.3. GC TO PROVIDE COORDINATED SUBMITTALS FOR ARCH REVIEW.
26. REF. A0.21 FOR GRAB BAR REINFORCMENT LOCATIONS AND DIMENSIONS
    - 26.1. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
27. TYPICAL UNITS ARE LOCATED THROUGHOUT THE BUILDING AS OPPOSITE HAND. REFER TO FLOOR PLAN TO DETERMINE WHERE CABINETRY LAYOUTS ARE OPPOSITE HAND.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
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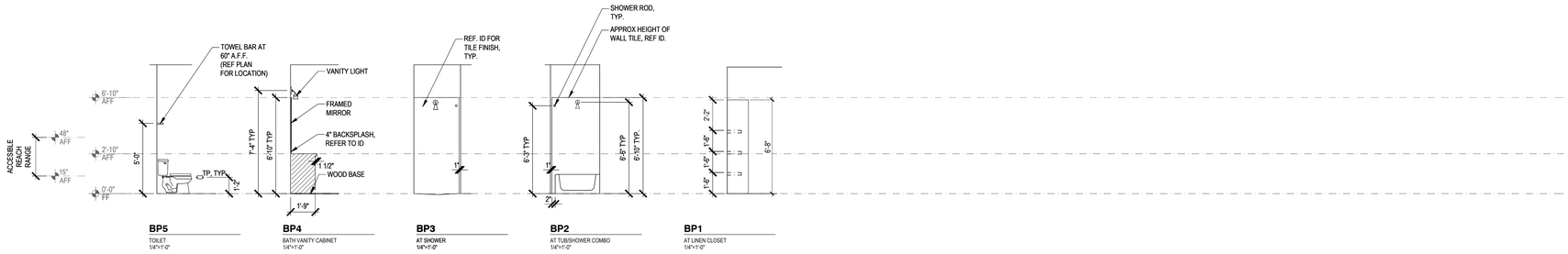
SHEET CONTENTS:
ADA DWELLING UNITS INTERIOR ELEVATIONS

SHEET NO.
A3.01a

ISSUE FOR PRICING: 12/15/2023

21345

# BATHROOM PROFILES




**BP5** TOILET 1/4"=1'-0"

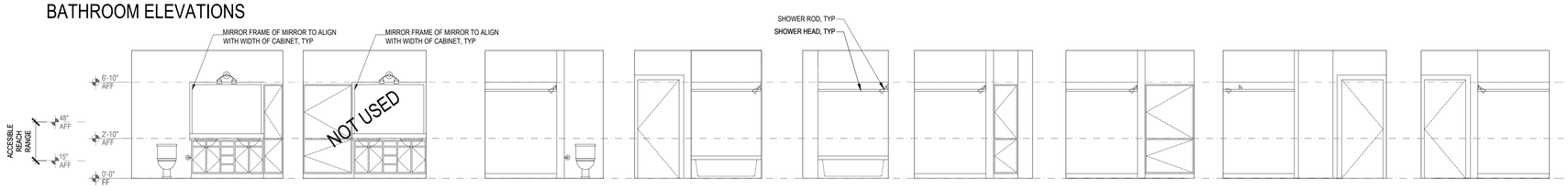
**BP4** BATH VANITY CABINET 1/4"=1'-0"

**BP3** AT SHOWER 1/4"=1'-0"

**BP2** AT TUB/SHOWER COMBO 1/4"=1'-0"

**BP1** AT LINEN CLOSET 1/4"=1'-0"

# BATHROOM ELEVATIONS




**B16** BATH SCALE: 1/4" = 1'-0" UNITS C1

**B15** BATH SCALE: 1/4" = 1'-0" UNITS B2

**B14** BATH SCALE: 1/4" = 1'-0" UNITS B1

**B13** BATH SCALE: 1/4" = 1'-0" UNITS B2, B4

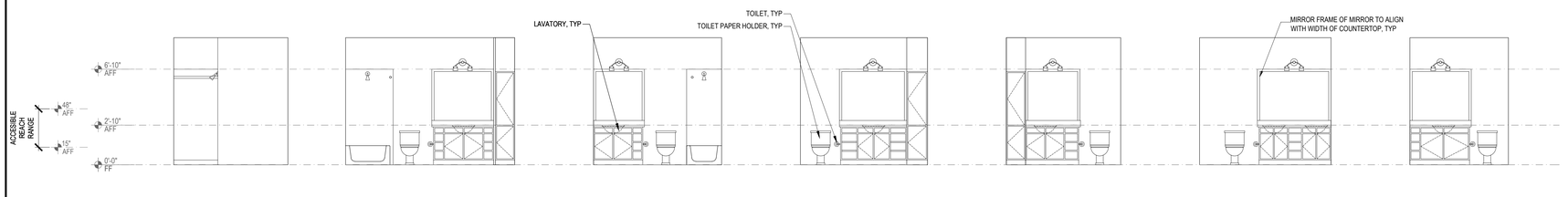
**B12** BATH SCALE: 1/4" = 1'-0" UNITS B1, C1, A3

**B11** BATH SCALE: 1/4" = 1'-0" UNITS B2, A3

**B10** BATH SCALE: 1/4" = 1'-0" UNITS A1, A2, B1, B4, B3, B2

**B9** BATH SCALE: 1/4" = 1'-0" UNITS C1

**B8** BATH SCALE: 1/4" = 1'-0" UNITS A1, A2




**B7** BATH SCALE: 1/4" = 1'-0" UNITS A0, B3

**B6** BATH SCALE: 1/4" = 1'-0" UNITS A2

**B5** BATH SCALE: 1/4" = 1'-0" UNITS C1

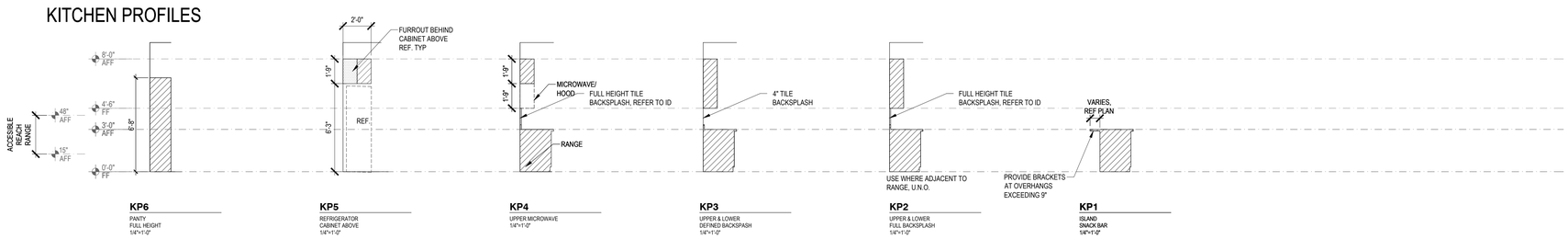
**B4** BATH SCALE: 1/4" = 1'-0" UNITS A2, B2, B4, B1

**B3** BATH SCALE: 1/4" = 1'-0" UNITS A0, A1

**B2** BATH SCALE: 1/4" = 1'-0" UNITS B1, B2, B3, B4

**B1** BATH SCALE: 1/4" = 1'-0" UNIT A3, B3, C1

# KITCHEN PROFILES




**KP6** PANTY FULL HEIGHT 1/4"=1'-0"

**KP5** REFRIGERATOR CABINET ABOVE 1/4"=1'-0"

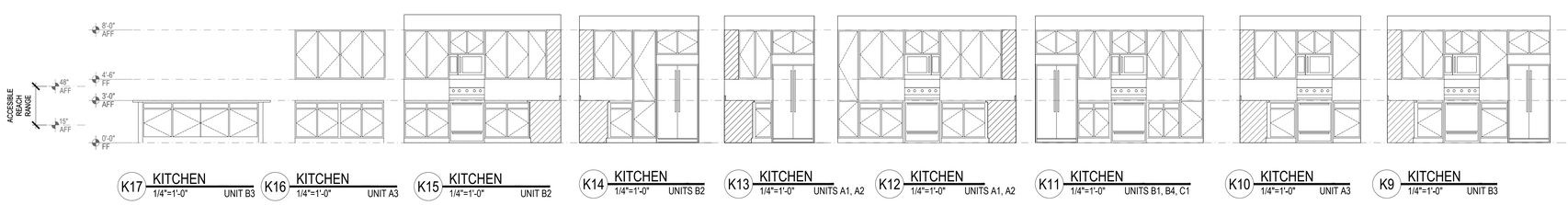
**KP4** UPPER MICROWAVE 1/4"=1'-0"

**KP3** UPPER & LOWER DEFINED BACKSPASH 1/4"=1'-0"

**KP2** UPPER & LOWER FULL BACKSPLASH 1/4"=1'-0"

**KP1** ISLAND SNACK BAR 1/4"=1'-0"

# KITCHEN ELEVATIONS




**K17** KITCHEN 1/4"=1'-0" UNIT B3

**K16** KITCHEN 1/4"=1'-0" UNIT A3

**K15** KITCHEN 1/4"=1'-0" UNIT B2

**K14** KITCHEN 1/4"=1'-0" UNITS B2

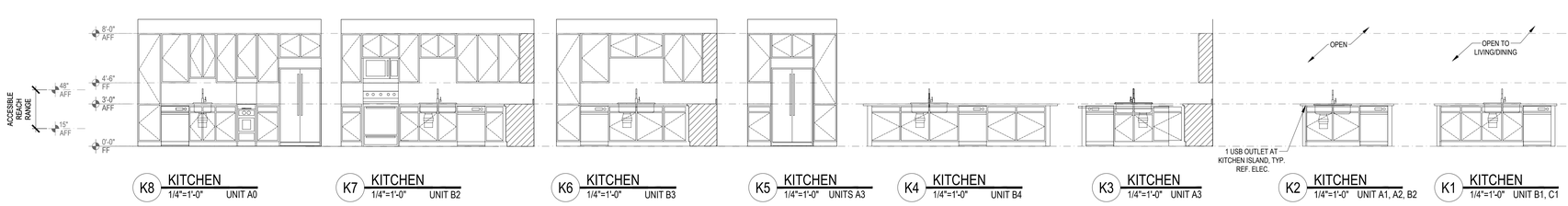
**K13** KITCHEN 1/4"=1'-0" UNITS A1, A2

**K12** KITCHEN 1/4"=1'-0" UNITS A1, A2

**K11** KITCHEN 1/4"=1'-0" UNITS B1, B4, C1

**K10** KITCHEN 1/4"=1'-0" UNIT A3

**K9** KITCHEN 1/4"=1'-0" UNIT B3




**K8** KITCHEN 1/4"=1'-0" UNIT A0

**K7** KITCHEN 1/4"=1'-0" UNIT B2

**K6** KITCHEN 1/4"=1'-0" UNIT B3

**K5** KITCHEN 1/4"=1'-0" UNITS A3

**K4** KITCHEN 1/4"=1'-0" UNIT B4

**K3** KITCHEN 1/4"=1'-0" UNIT A3

**K2** KITCHEN 1/4"=1'-0" UNIT A1, A2, B2

**K1** KITCHEN 1/4"=1'-0" UNIT B1, C1

# GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

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Date Plotted:
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Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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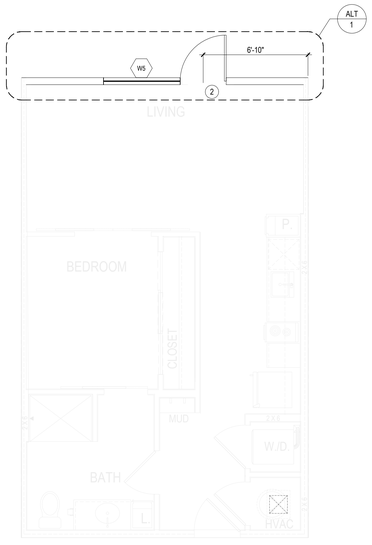
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
DWELLING UNITS INTERIOR ELEVATIONS

SHEET NO.
A3.01

21345




1 UNIT A0 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

# SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (1/8" / FT)
- ALIGN — ALIGN FINISH FACE

# GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS. REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

## DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;

3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

## DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

# FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

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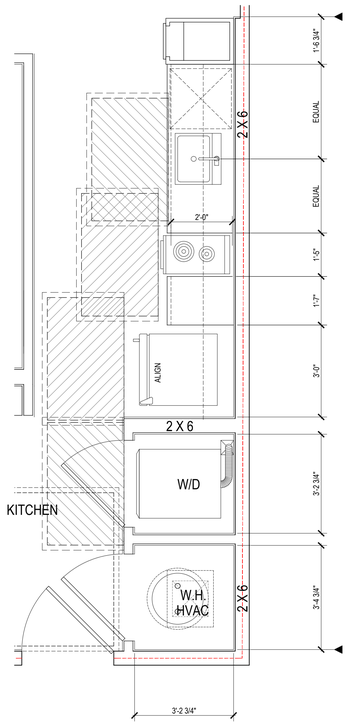
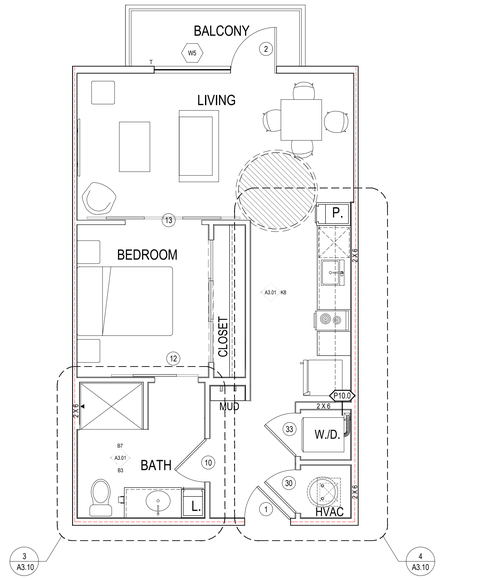
SHEET CONTENTS:
FLOOR PLAN
UNIT A0 GROUND FLOOR

SHEET NO.
A3.10a

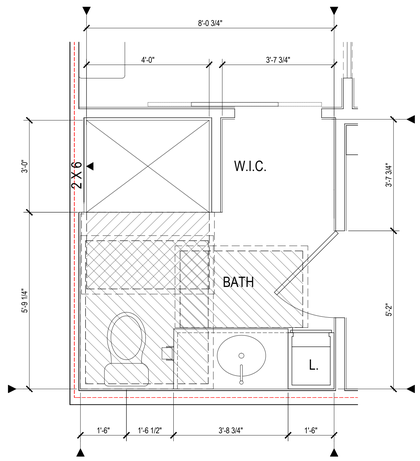
21345



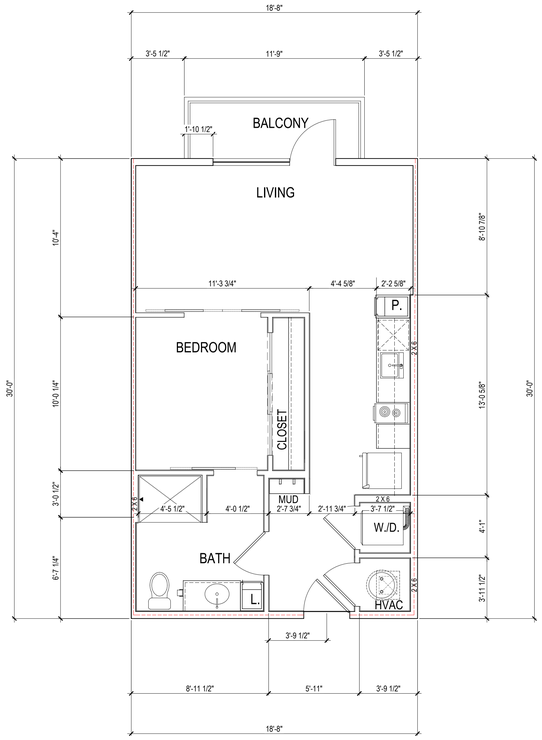

4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




2 UNIT A0 NOTES PLAN
SCALE: 1/4" = 1'-0"




3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




1 UNIT A0 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

## SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL (X)
- DOOR TAG SYMBOL (X)
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05 (XX)
- SLOPE 1/8" / FT
- ALIGN / ALIGN FINISH FACE

## GENERAL UNIT NOTES

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2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
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4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
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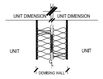
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 [5/8]" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

### DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 [5/8]" THICK AND PLUMBING WALLS AS 5 [1/2]" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45° A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

### DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

## FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
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5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

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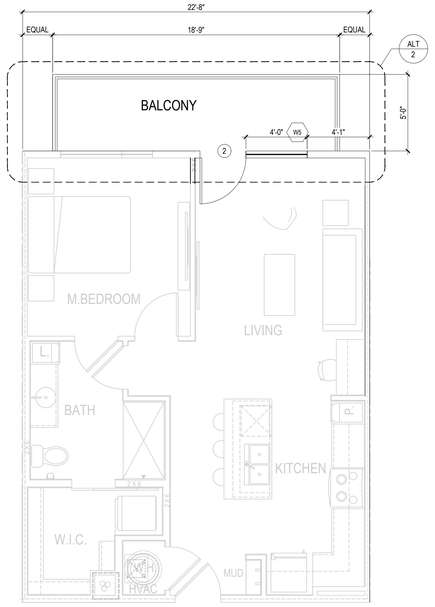
SHEET CONTENTS:
FLOOR PLAN
UNIT A0

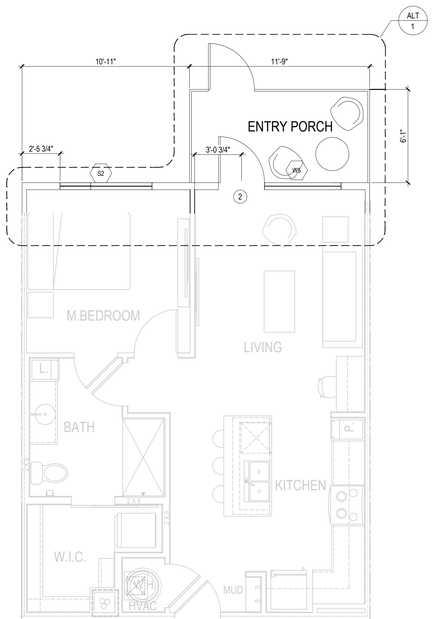
SHEET NO.
A3.10

21345




## 2 UNIT A1 ALTERNATE FLOOR PLAN

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




## 1 UNIT A1 GROUND FLOOR PLAN

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

# SYMBOL LEGEND - UNIT PLANS

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- X/A7.XX — DETAIL SECTION TAG
- X / A3.XX — REFERENCE TAG
- X A3.XX X — INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT 1
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- XX — PARTITION WALL TAG REF A1.05
- SLOPE 1/8" / FT — SLOPE
- ALIGN — ALIGN FINISH FACE

# GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
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7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 1/2" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

## DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;

3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

## DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
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6. REF A2. SERIES FOR
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   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

# FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

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Drawn by:
Architect of Record: TD
Date Plotted:
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Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

**HUMPHREYS & PARTNERS**
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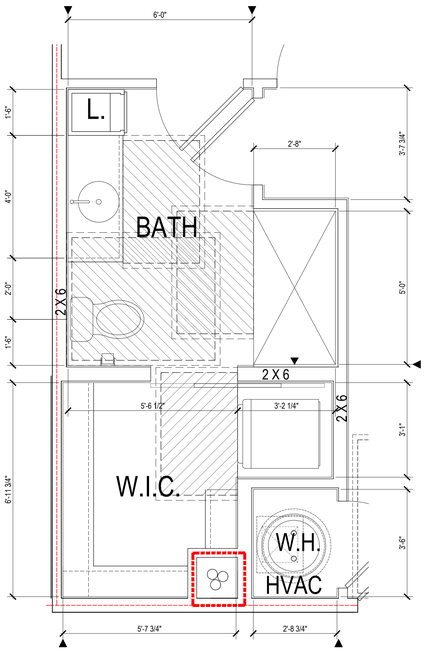
SHEET CONTENTS:
FLOOR PLAN
UNIT A1 GROUND FLOOR

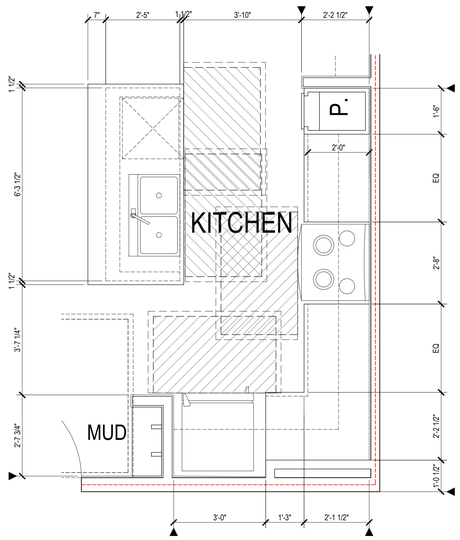
SHEET NO.

A3.11a

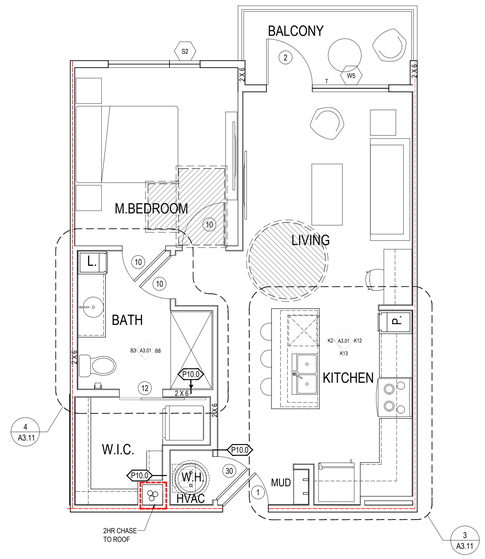
21345



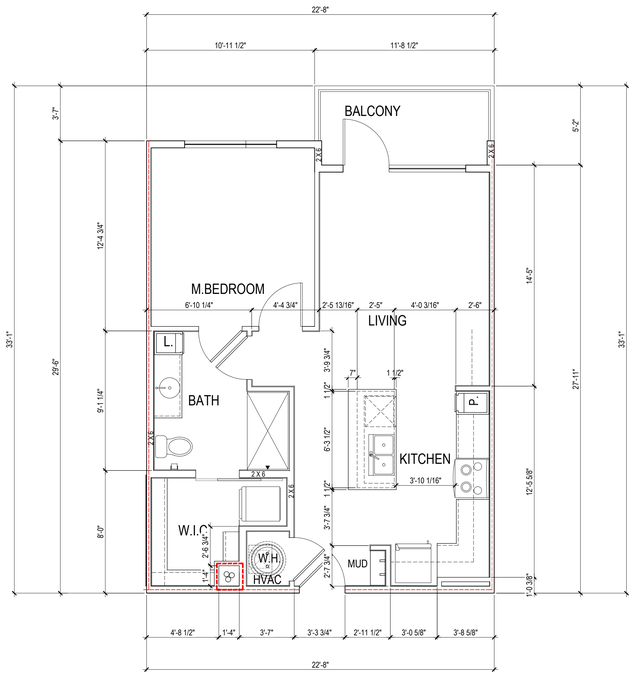

4 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




3 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




2 UNIT A1 NOTES PLAN
SCALE: 1/4" = 1'-0"




1 UNIT A1 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

## SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (SLOPE 1/8" / FT)
- ALIGN / ALIGN FINISH FACE

## GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
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Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

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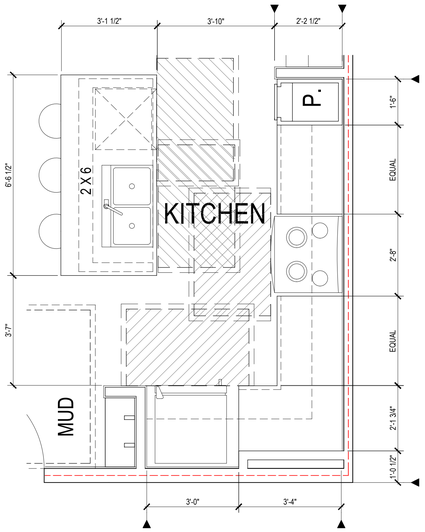
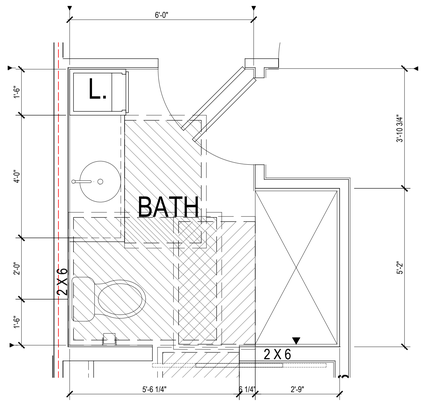
SHEET CONTENTS:
FLOOR PLAN
UNIT A1

SHEET NO.
A3.11

21345




5 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




4 C.F.S. BATH PLAN
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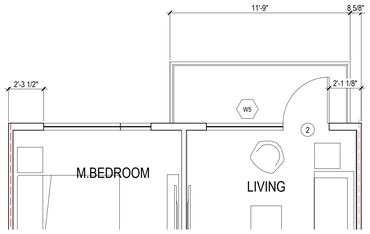
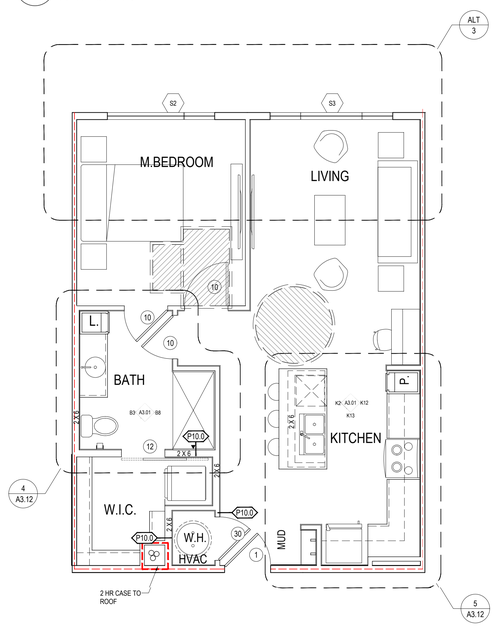
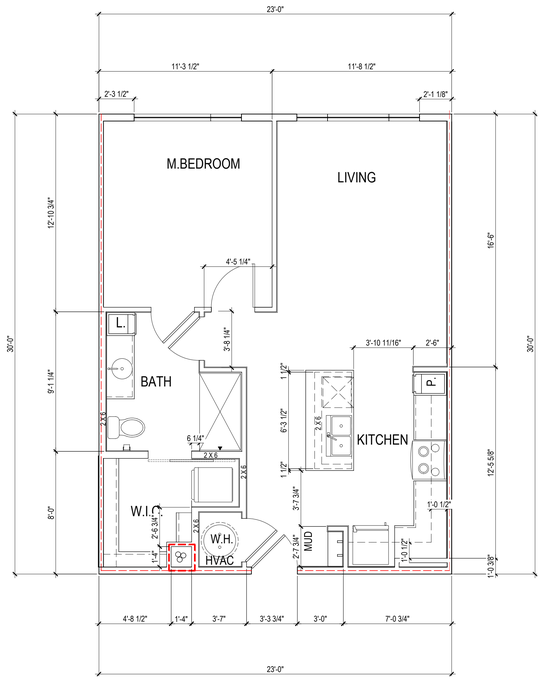



3 UNIT A2 GROUND FLOOR
SCALE: 1/4" = 1'-0"




2 UNIT A2 NOTES PLAN
SCALE: 1/4" = 1'-0"




1 UNIT A2 DIMENSION PLAN
SCALE: 1/4" = 1'-0"

## SYMBOL LEGEND - UNIT PLANS

| | |
|---|---|
| X — WINDOW TAG SYMBOL | 1-HR FIRE PARTITION AT UNIT SEPARATION |
| X — DOOR TAG SYMBOL | 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS |
| X/A7.XX — DETAIL SECTION TAG | 2HR FIRE WALL |
| X A3.XX — REFERENCE TAG | ACCESSIBLE PATH |
| X A3.XX X — INTERIOR ELEVATION SYMBOL | XX — PARTITION WALL TAG REF A1.05 |
| FACE OF PARTITION OR WALL | SLOPE 1/8" / FT — SLOPE |
| ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT 1 | ALIGN — ALIGN FINISH FACE |

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2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

## FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

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key.

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KEY REAL ESTATE

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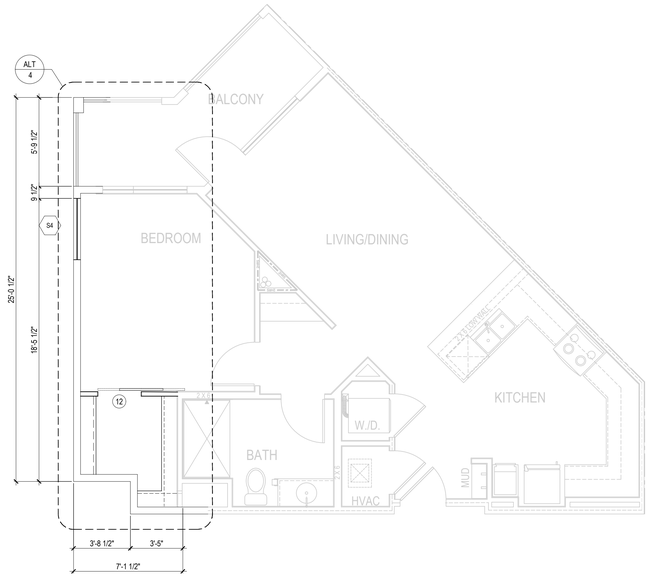
ISSUE FOR PRICING: 12/15/2023

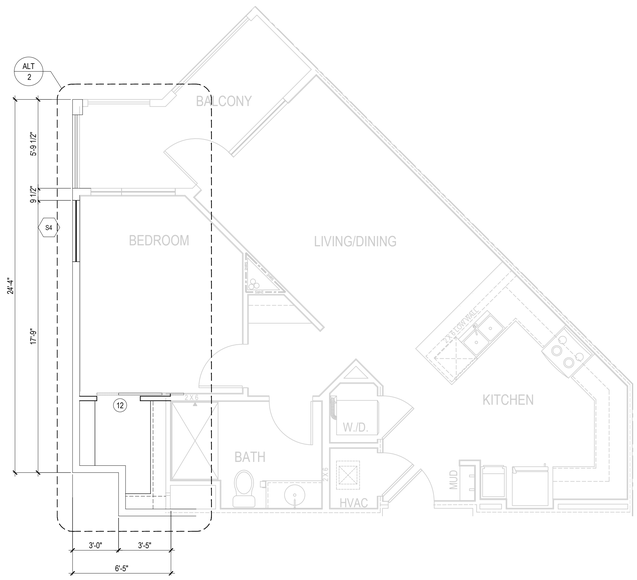
SHEET CONTENTS:
FLOOR PLAN
UNIT A2 & A2-GF

SHEET NO.
A3.12

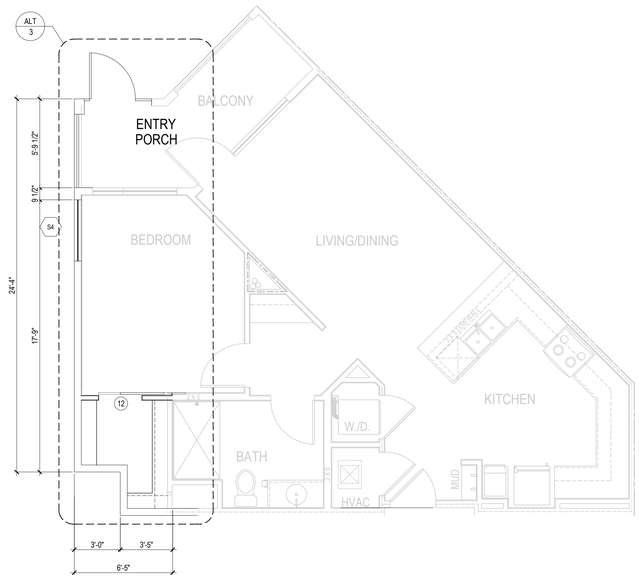
21345



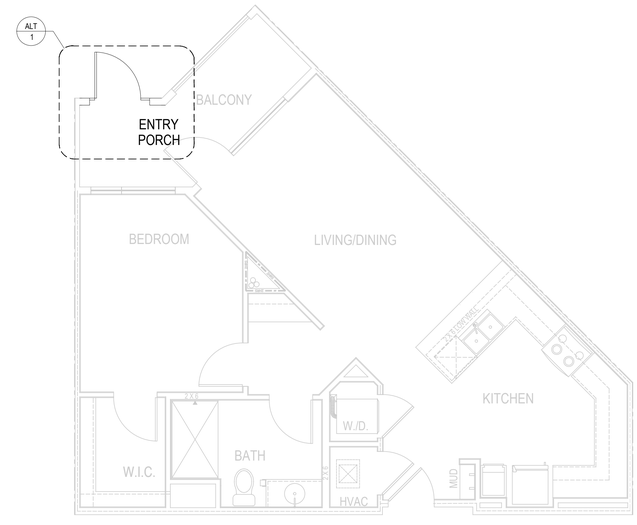

4 UNIT A3 ALTERNATE 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"




2 UNIT A3 ALTERNATE FLOOR PLAN
SCALE: 1/4" = 1'-0"




3 UNIT A3 GROUND FLOOR ALTERNATIVE PLAN
SCALE: 1/4" = 1'-0"




1 UNIT A3 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

## SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL (X)
- DOOR TAG SYMBOL (X)
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (1/8" / FT)
- ALIGN
- ALIGN FINISH FACE

## GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 1/2" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W./ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

### DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;

3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

### DOCUMENT LOCATOR NOTES

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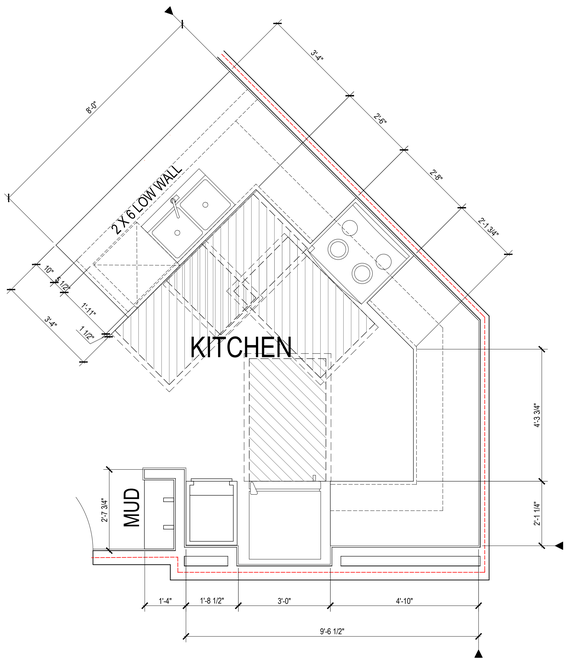
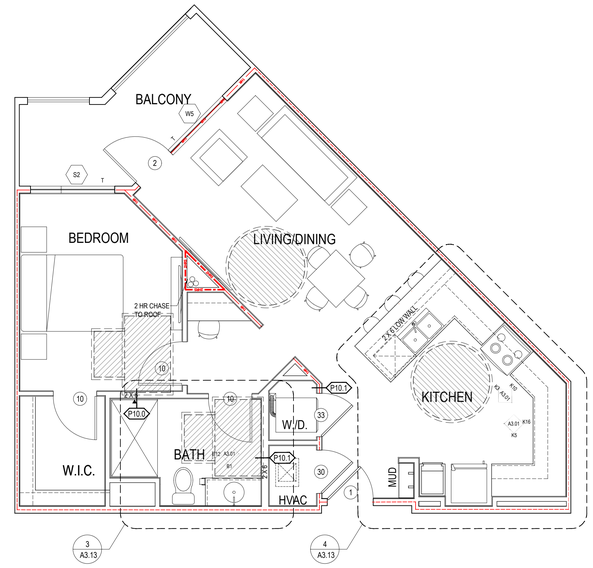
SHEET CONTENTS:
FLOOR PLAN
UNIT A3 Alternates

SHEET NO.
A3.13a

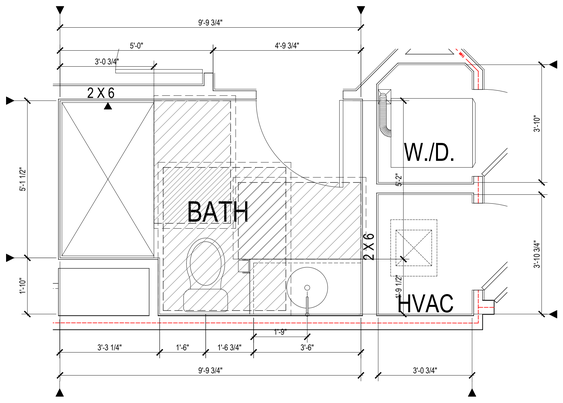
21345



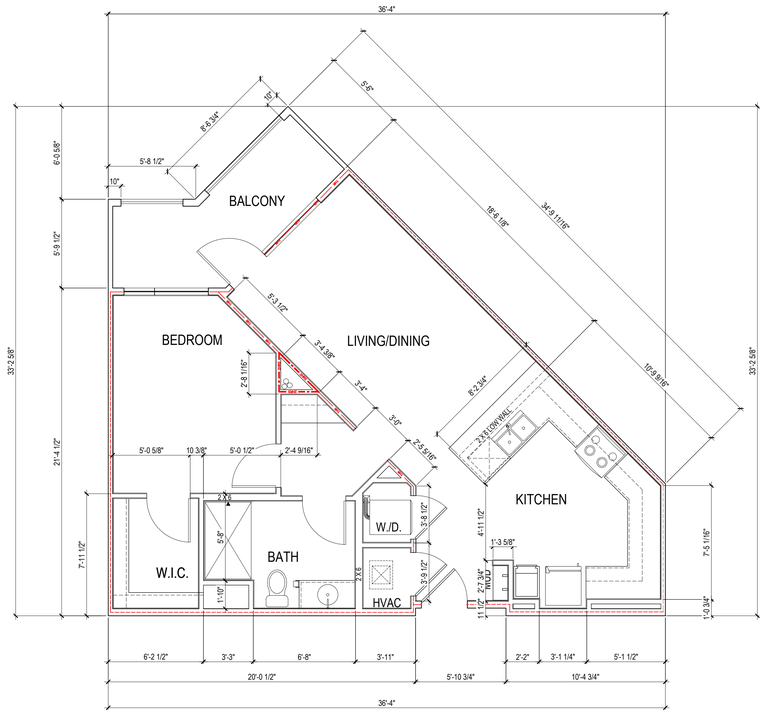

## 4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




## 2 UNIT A3 NOTES PLAN
SCALE: 1/4" = 1'-0"




## 3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




## 1 UNIT A3 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

# SYMBOL LEGEND - UNIT PLANS

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- X/A7.XX — DETAIL SECTION TAG
- X / A3.XX — REFERENCE TAG
- X A3.XX X — INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT 1
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- XX — PARTITION WALL TAG REF A1.05
- SLOPE 1/8" / FT — SLOPE
- ALIGN — ALIGN FINISH FACE

# GENERAL UNIT NOTES

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4. PROVIDE SOUND ATTENUATION BATTS IN
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   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
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key.

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KEY REAL ESTATE

KEY PLAN

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SHEET CONTENTS:
FLOOR PLAN
UNIT A3

SHEET NO.
A3.13

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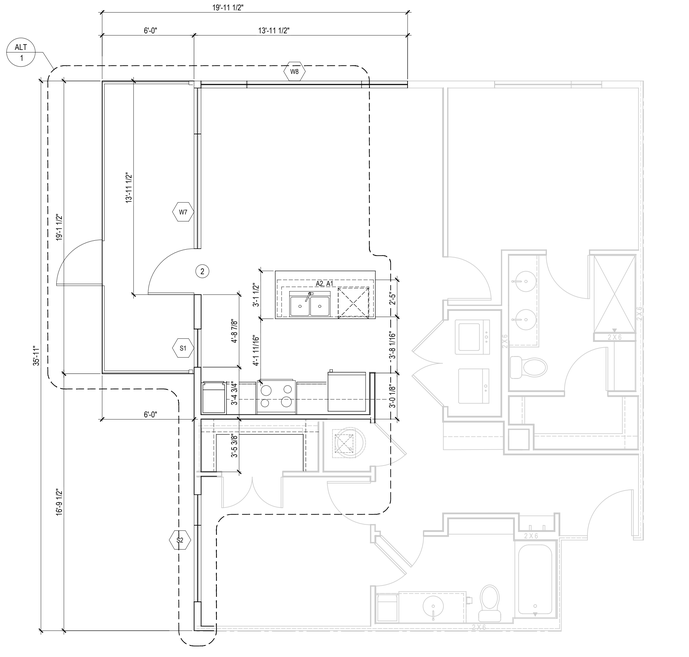


1 UNIT B1 GROUND FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

# SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL (X)
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- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (SLOPE 1/8" / FT)
- ALIGN FINISH FACE (ALIGN)

# GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    - LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    - DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    - DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    - 2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

## DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;

3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 4½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

## DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF AL5 SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2 SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

# FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
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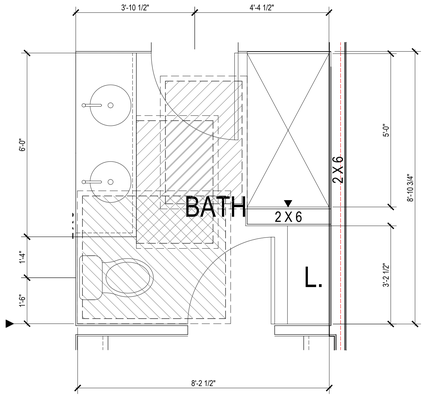
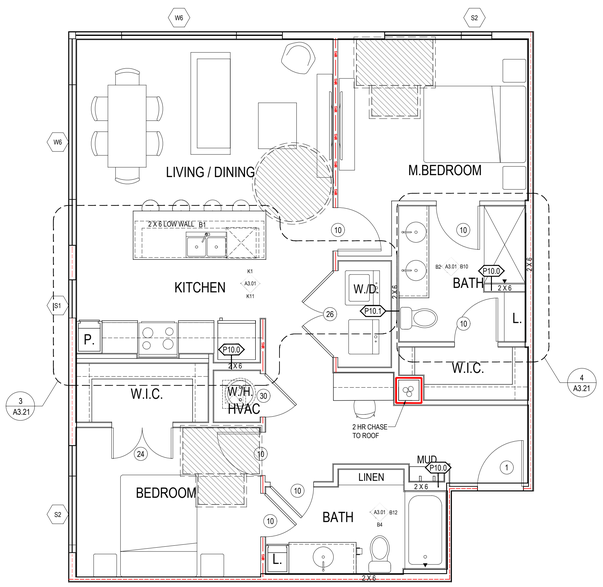
SHEET CONTENTS:
FLOOR PLAN
UNIT B1 ALTERNATES

SHEET NO.
A3.21a

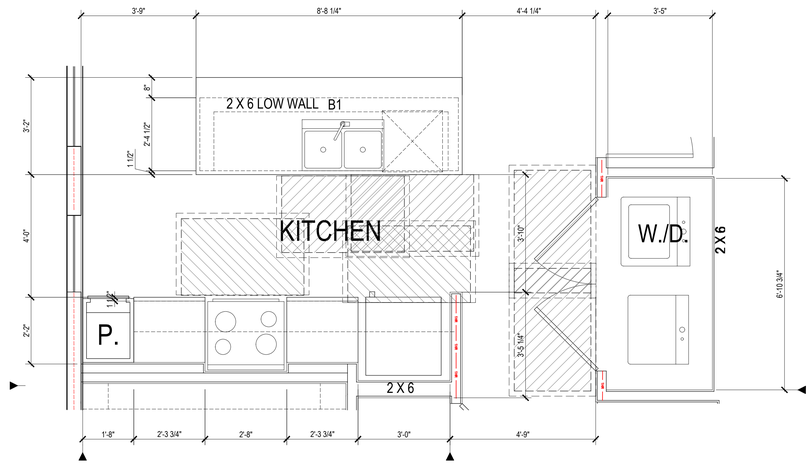
21345



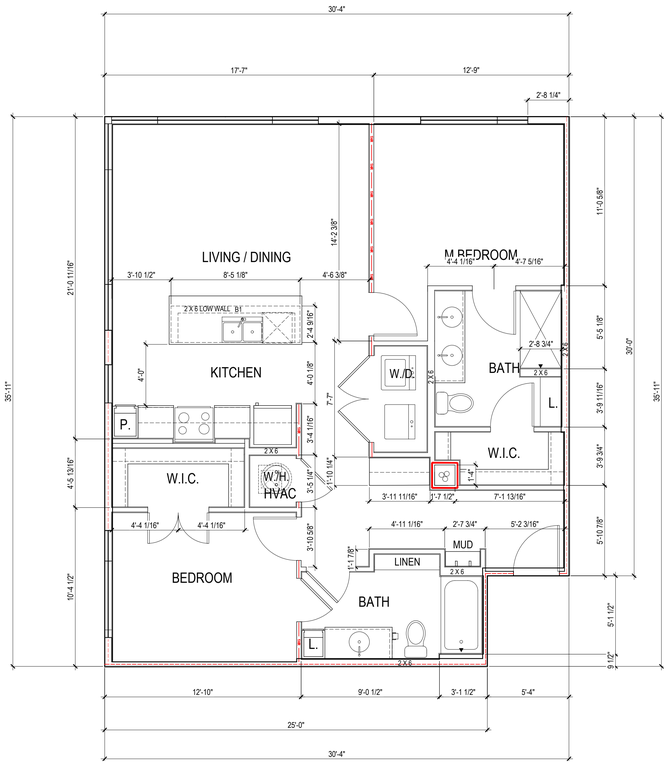

4 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




2 UNIT B1 NOTES PLAN
SCALE: 1/4" = 1'-0"




3 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




1 UNIT B1 DIMENSION PLAN
SCALE: 1/4" = 1'-0"

## SYMBOL LEGEND - UNIT PLANS

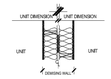
- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
- ALIGN FINISH FACE

## GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED, CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 1/2" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS, TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

### DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O, TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

### DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

## FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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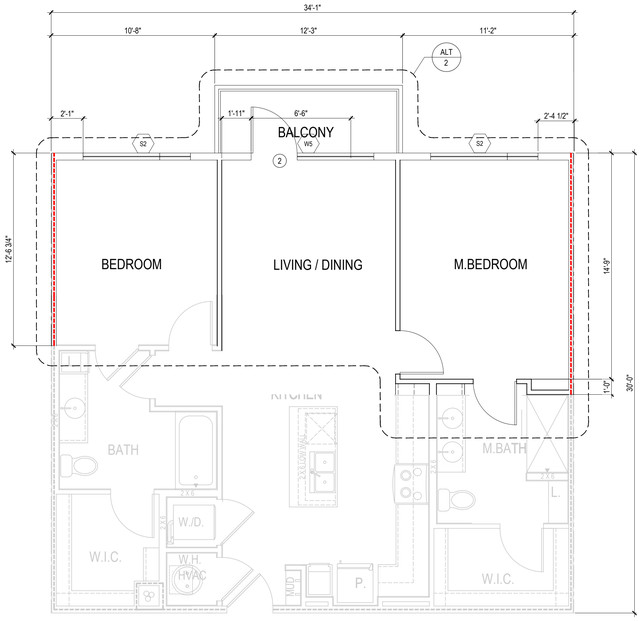
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
FLOOR PLAN
UNIT B1

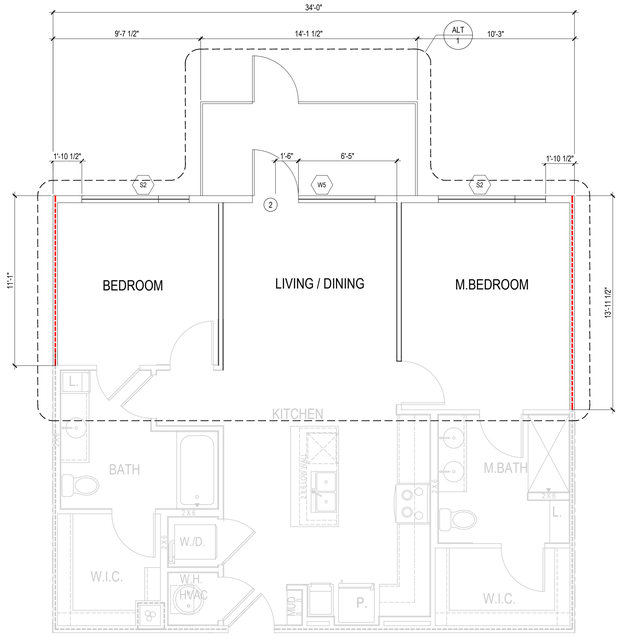
SHEET NO.
A3.21

21345




## 2 UNIT B2 ALTENATE FLOOR PLAN

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




## 1 UNIT B2 GROUND FLOOR PLAN

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

# SYMBOL LEGEND - UNIT PLAN

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR AT L
- 1-HR AT C BEA
- 2H
- ACCESSIB
- PARTITION REF A1.05
- SLOPE
- ALIGN
- ALIGN FINIS

# GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLIC DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTI
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   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
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   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAV ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CAN SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEA ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCK MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISE DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UN
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UN
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UN
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UN
    2HR RATED SHAFT WALLS SHALL BE 2 [2" CH STUD B55.2 UN
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHO BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITT
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIE GATE WHERE INDICATED ONLY.

## DIMENSION NOTES

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   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THI WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
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   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PER

# FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
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4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

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Drawn by:
Architect of Record: TD
Date Plotted:

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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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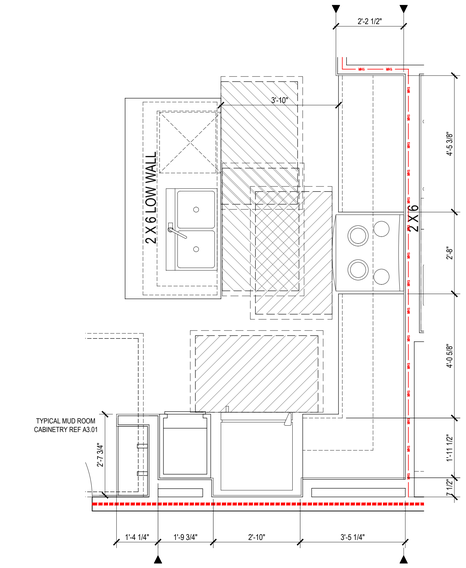
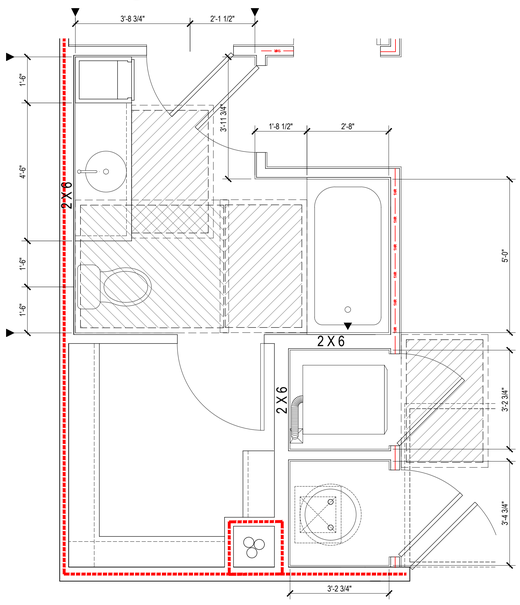
SHEET CONTENTS:
FLOOR PLAN
UNIT B2 Alternates

SHEET NO.
A3.22a

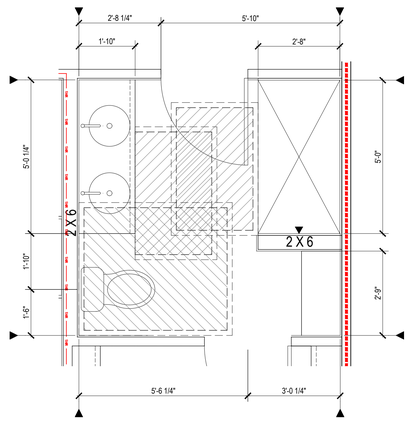
21345



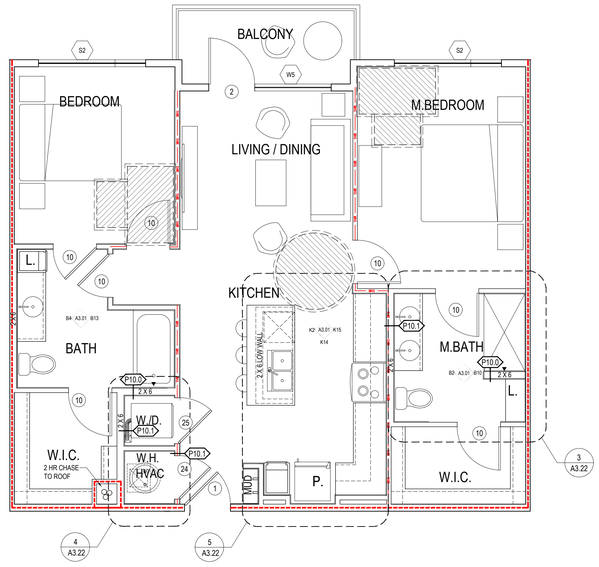

## 5 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



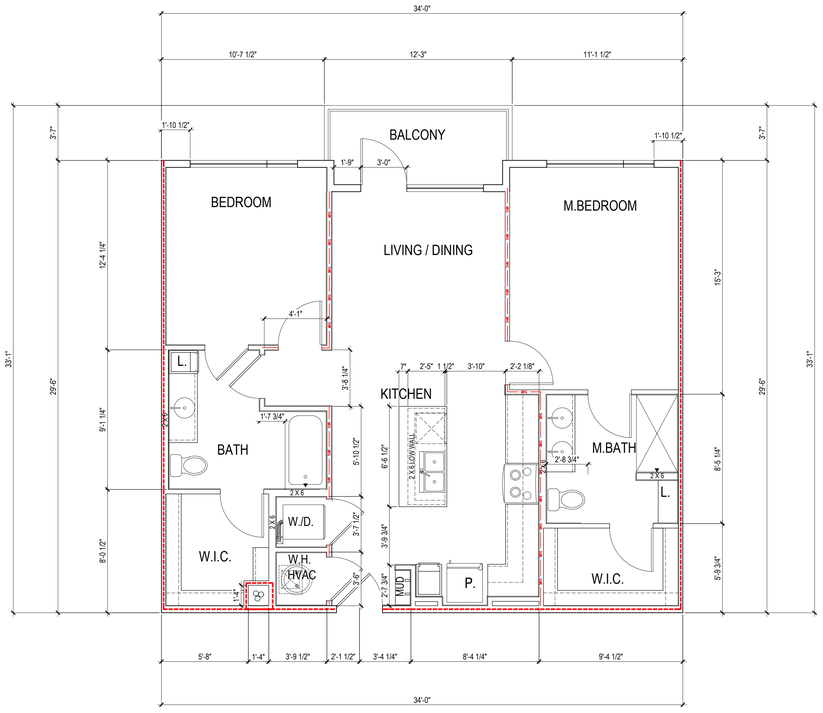

## 4 C.F.S.UTILITY PLAN
SCALE: 1/2" = 1'-0"




## 3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




## 2 UNIT B2 NOTES FLOOR PLAN
SCALE: 1/4" = 1'-0"




## 1 UNIT B2 DIMENSION FLOOR PLAN
SCALE: 1/4" = 1'-0"

# SYMBOL LEGEND - UNIT PLANS

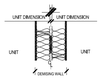
- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
- ALIGN
- ALIGN FINISH FACE

# GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES, REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 2/3" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS, TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

## DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL. DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F, U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

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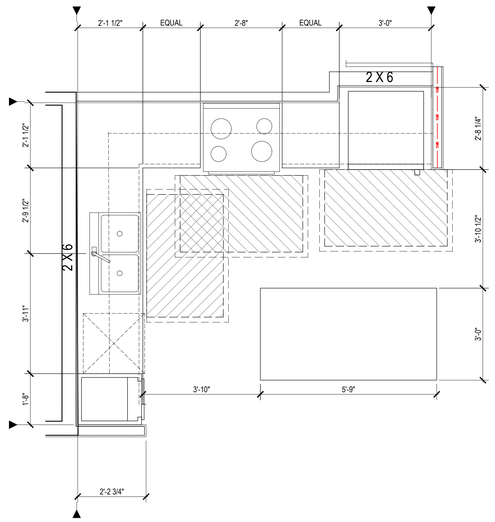
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
FLOOR PLAN
UNIT B2

SHEET NO.
A3.22

21345

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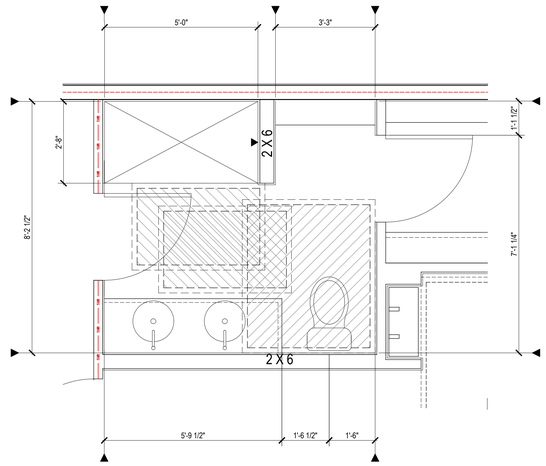


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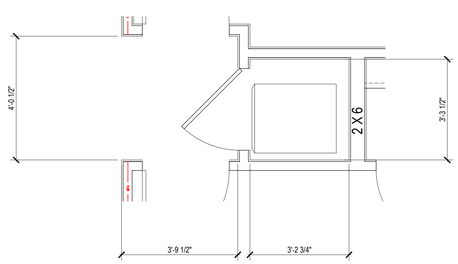


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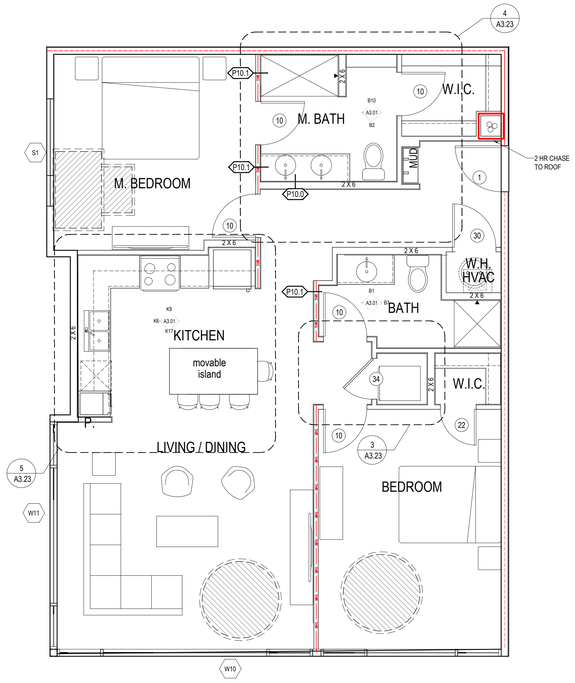
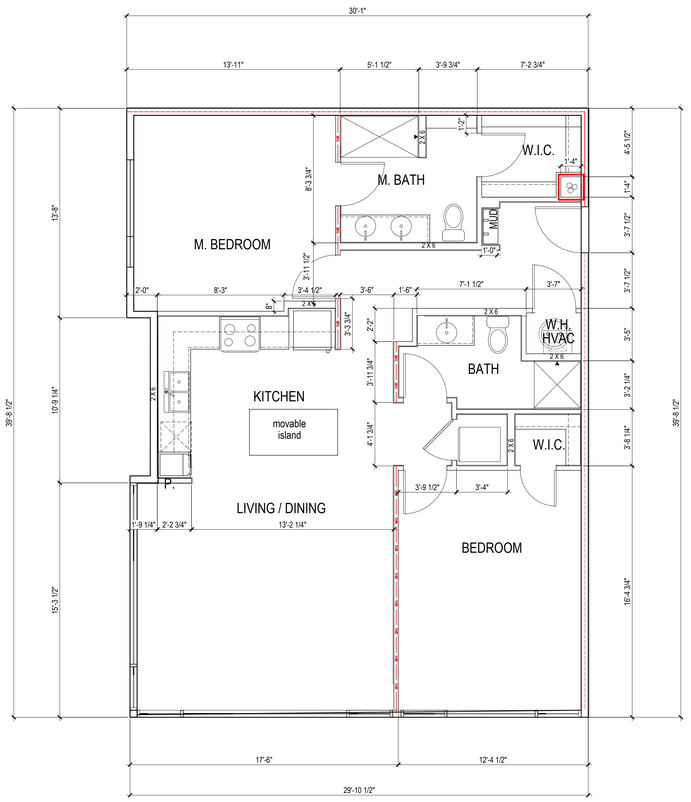



## 2 UNIT B3 NOTES PLAN
SCALE: 1/4" = 1'-0"

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

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- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
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- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
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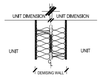


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KEY PLAN

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**HUMPHREYS & PARTNERS**
ARCHITECTS / LOUISIANA, LLC
603 JULIA STREET NEW ORLEANS LA 70130
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ISSUE FOR PRICING: 12/15/2023

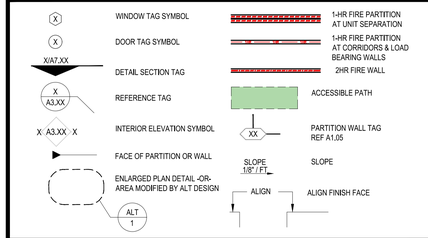
SHEET CONTENTS:
FLOOR PLAN
UNIT B3

SHEET NO.
A3.23

21345

1 UNIT B3 ALTERNATE GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

# SYMBOL LEGEND - UNIT PLANS

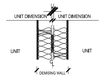



# GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED, CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

## DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O, TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

## DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF AL5 SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

# FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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RESIDENCES @ HIGHLAND

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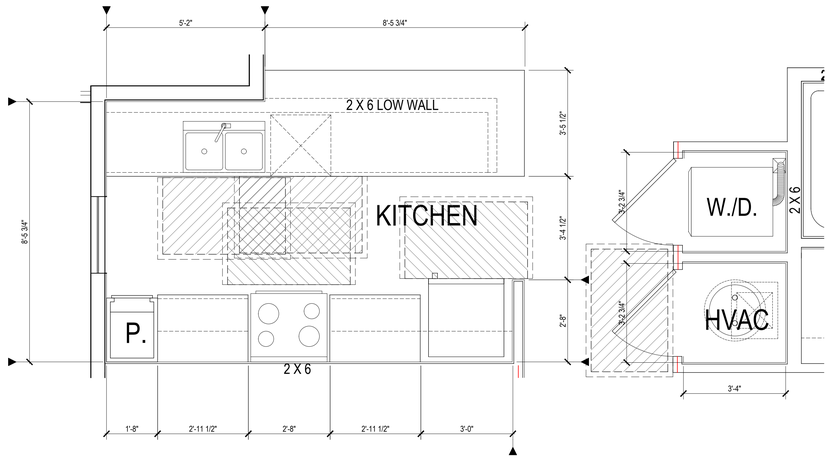
SHEET CONTENTS:
FLOOR PLAN
UNIT B3 ALTERNATES

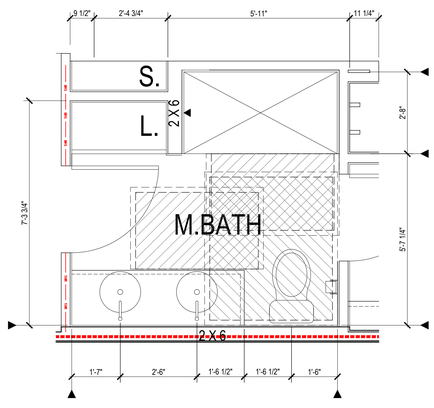
SHEET NO.
A3.23a

21345

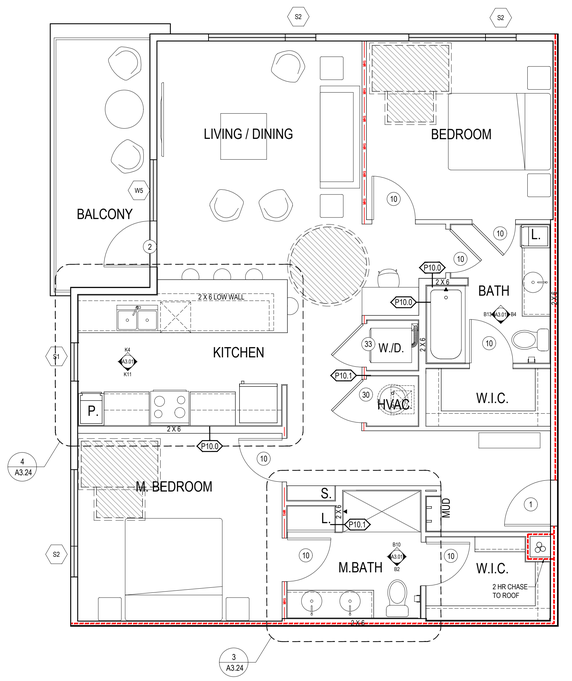
## 5 CONCEPT IMAGE - CORNER DETAIL AT BALCONY
SCALE: N.T.S.



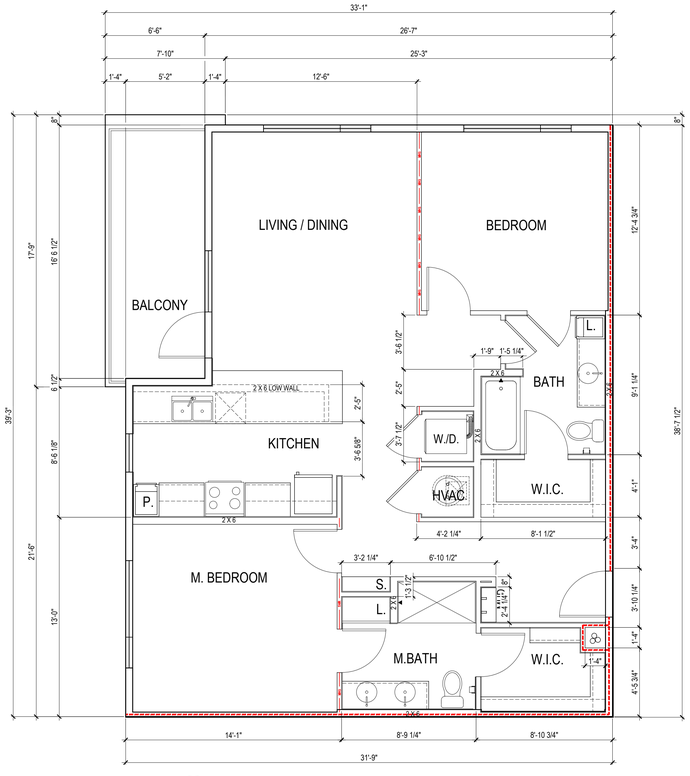

## 4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




## 3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




## 2 UNIT B4 NOTES PLAN
SCALE: 1/4" = 1'-0"




## 1 UNIT B4 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

# SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL (X)
- DOOR TAG SYMBOL (X)
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05 (XX)
- SLOPE 1/8" / FT
- ALIGN / ALIGN FINISH FACE

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2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

# FHA UNIT NOTES

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6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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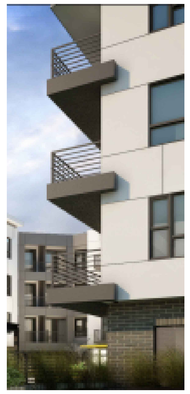
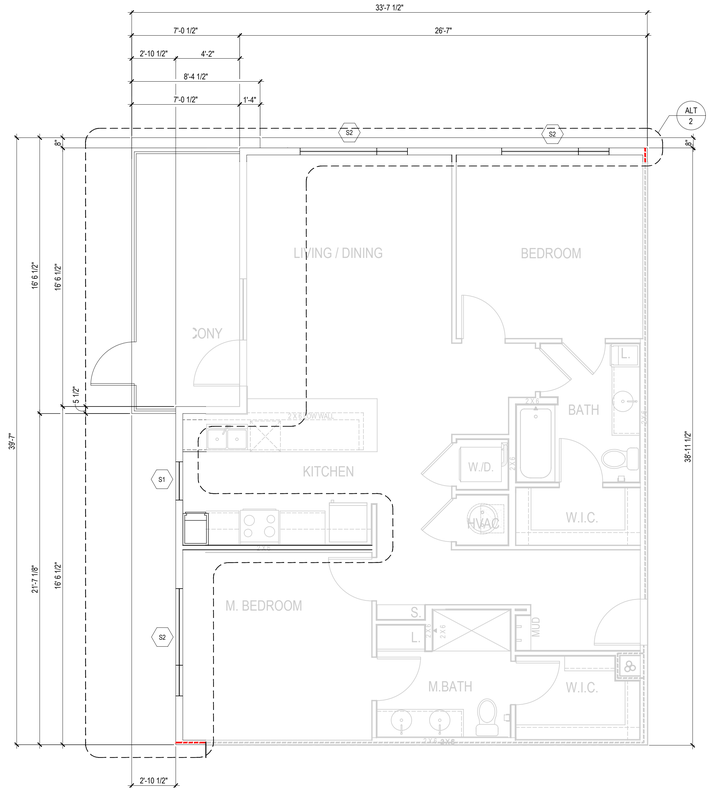
SHEET CONTENTS:
FLOOR PLAN
UNIT B4

SHEET NO.
A3.24

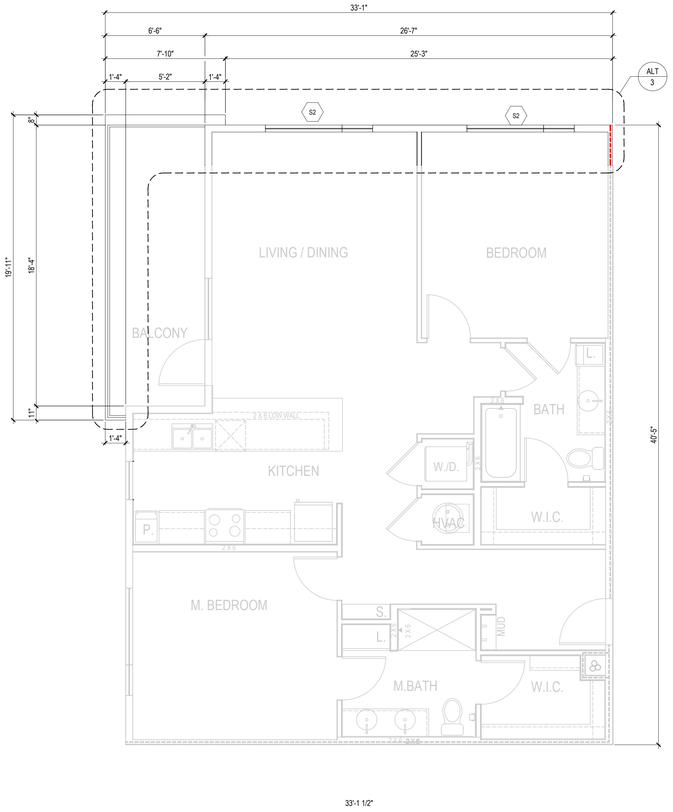
21345



## 4 CONCEPT IMAGE - CORNER DETAIL AT BALCONY
SCALE: N.T.S.




## 2 UNIT B4 ALTERNATE GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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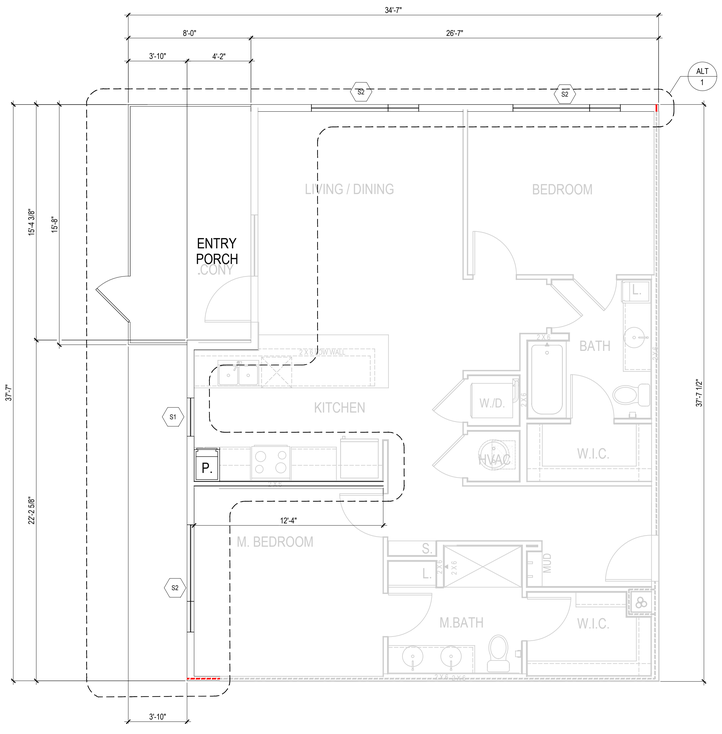


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# SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL (X)
- DOOR TAG SYMBOL (X)
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (SLOPE 1/8" / FT)
- ALIGN (ALIGN FINISH FACE)

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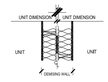
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    - LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    - DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    - DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    - 2HR RATED SHAFT WALLS SHALL BE 2 2/3" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

## DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

## DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
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   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF A5 SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2 SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

# FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

**HUMPHREYS & PARTNERS**
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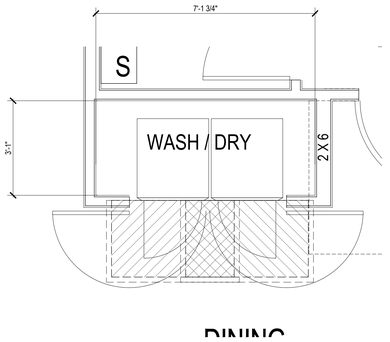
ISSUE FOR PRICING: 12/15/2023

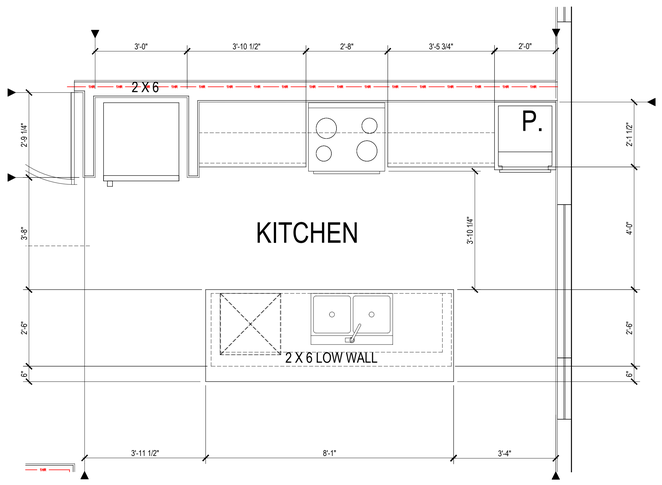
SHEET CONTENTS:
FLOOR PLAN
UNIT B4 Alternates

SHEET NO.
A3.24a

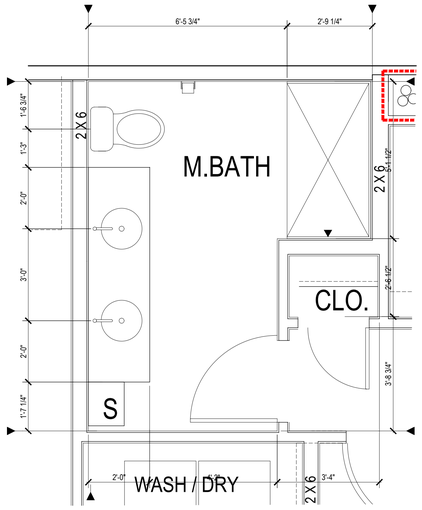
21345



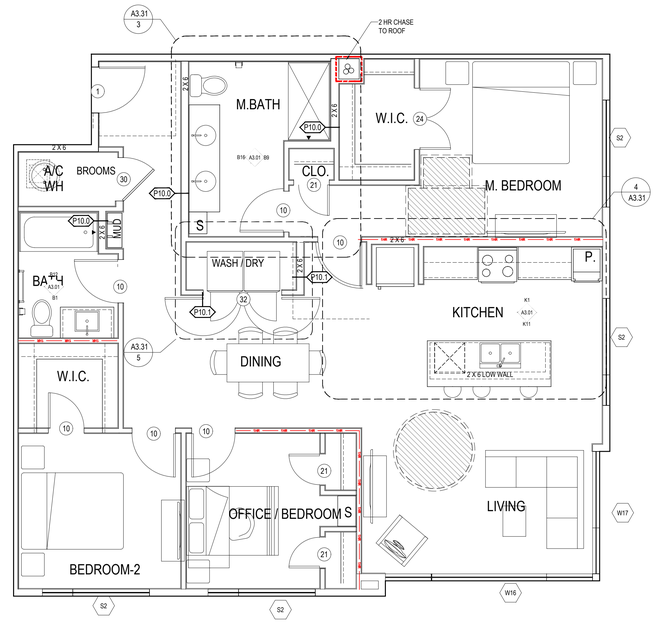

5 C.F.S. WASHER PLAN
SCALE: 1/2" = 1'-0"



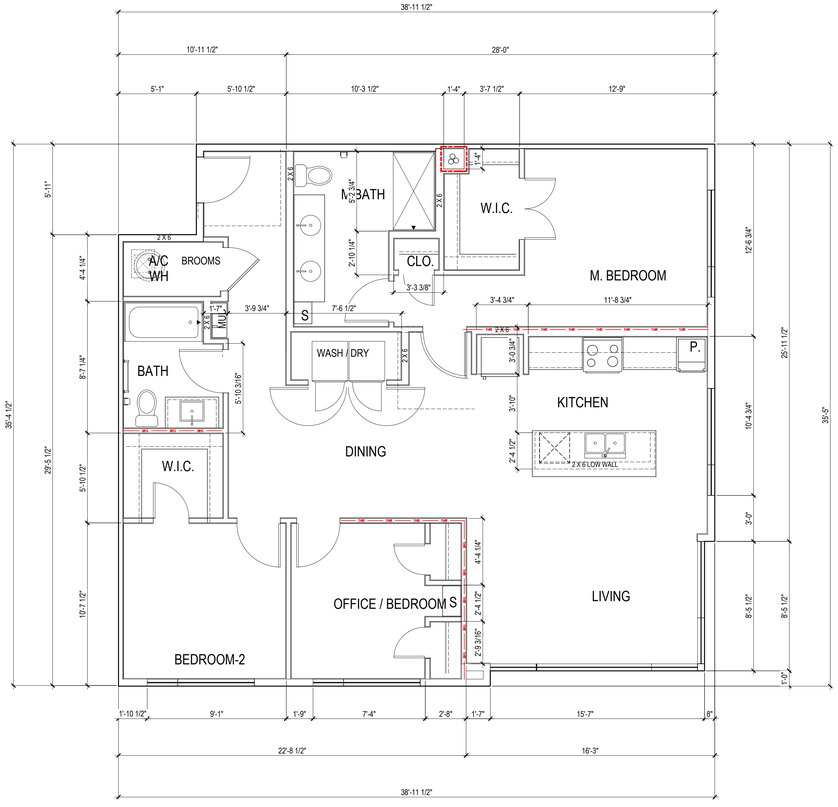

4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




2 UNIT C1 NOTES PLAN
SCALE: 1/4" = 1'-0"




1 UNIT C1 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

## SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
- ALIGN ALIGN FINISH FACE

## GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED, CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
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   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS, TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
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### DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
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7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 19" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

### DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
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4. REF A0 SERIES FOR
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   - 6.3. WINDOW SCHEDULE & DETAILS
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## FHA UNIT NOTES

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2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
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5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
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key.

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BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

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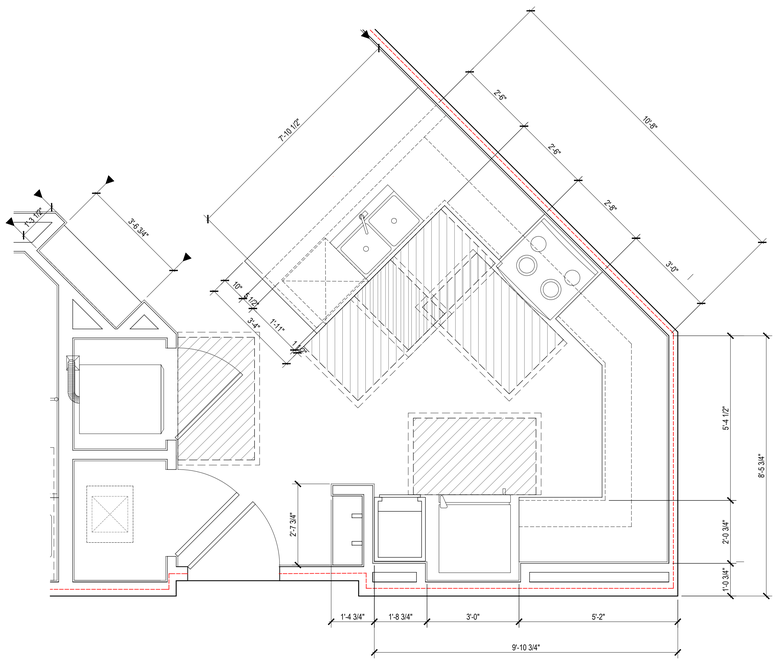
ISSUE FOR PRICING: 12/15/2023

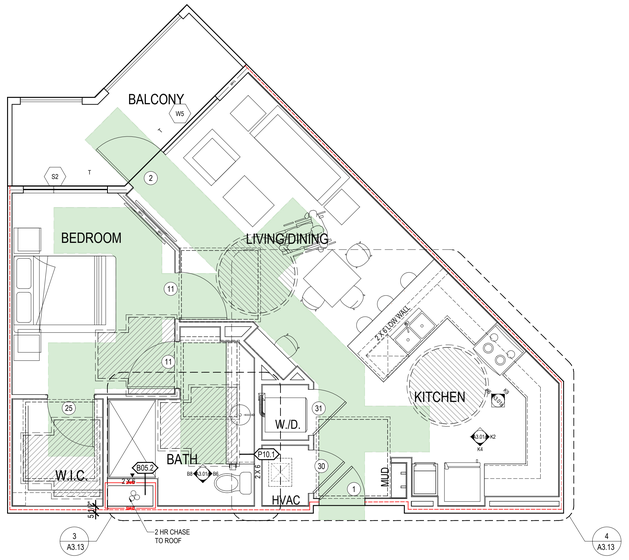
SHEET CONTENTS:
FLOOR PLAN
UNIT C1

SHEET NO.
A3.31

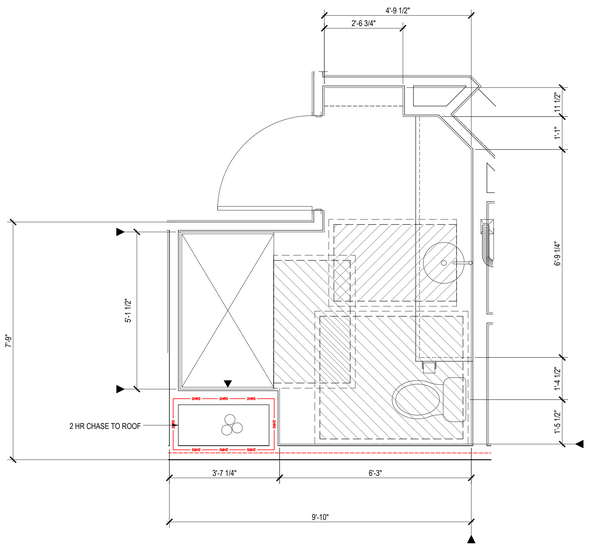
21345



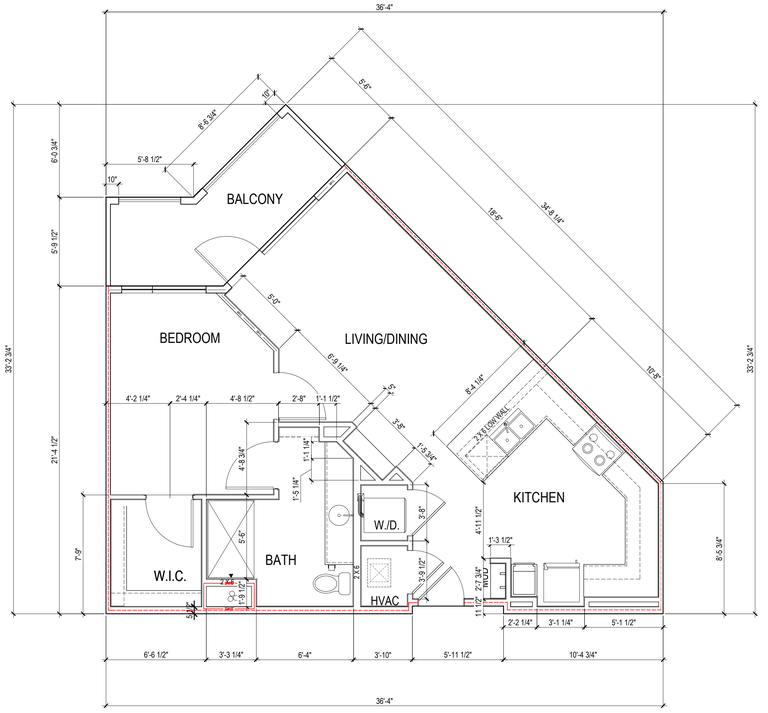

## 4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"




## 2 UNIT A3 NOTES PLAN
SCALE: 1/4" = 1'-0"




## 3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"




## 1 UNIT A3 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

# SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
- ALIGN FINISH FACE

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4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS,
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2, SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMSING AND PERMETER WALLS

# TYPE A / ADA UNIT NOTES

1. SCOPING REQUIREMENTS IN ACCORDANCE WITH 2010 ADA
   - 1.1. 5% OF ALL UNITS SHALL BE 2010 ADA FULLY ACCESSIBLE UNITS.
   - 1.2. IF MORE THAN ONE BEDROOM OR BATH IS PROVIDED, ONLY ONE IS REQUIRED TO COMPLY WITH THE STRICT FULLY ACCESSIBLE REGULATIONS OF 2010 ADA. OTHERS MAY COMPLY WITH FHA GUIDELINES.
   - 1.3. WALK-IN CLOSETS ARE REQUIRED TO PROVIDE TURNING CLEARANCES.
2. KITCHEN NOTES:
   - 2.1. PROVIDE 30" WIDE MINIMUM REMOVABLE BASE CABINETS AT WORK SURFACES.
   - 2.2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
   - 2.3. PROVIDE ADA COMPLIANT APPLIANCES AT TYPE A/ADA UNITS.
   - 2.4. INSTALL MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN REACH RANGE
   - 2.5. TOP OF BOTTOM SHELF OF UPPER KITCHEN CABINET SHALL NOT BE HIGHER THAN 3'-10" AFF.
3. KITCHEN OR BATH COUNTERTOP NOTES:
   - 5.1. MAX COUNTER HEIGHT IS 2'-10" MEASURED FROM THE TOP OF THE RIM OF SINK OR LAVATORY.
   - 5.2. OUTLETS, SWITCHES AND CONTROLS SHALL CONFORM WITH 24" MAX REACH RANGE AT ALL COUNTERTOPS.
   - 5.3. PROVIDE OUTLET EXTENDERS AT ABOVE COUNTER OUTLETS.
6. LAUNDRY NOTES:
   - 6.1. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN AND 34" MAX AFF.
   - 6.2. OPERABLE PARTS INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE LOCATED BETWEEN 15" MIN AND 48" MAX AFF.
   - 6.3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5LBS MAX.
   - 6.4. DOORS, LINT SCREENS AND DETERGENT AND BLEACH COMPARTMENTS MUST ALL COMPLY WITH 2010 ADA SECTION 309.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

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BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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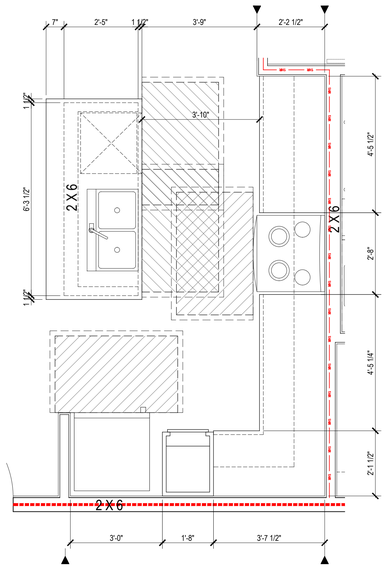
ISSUE FOR PRICING: 12/15/2023

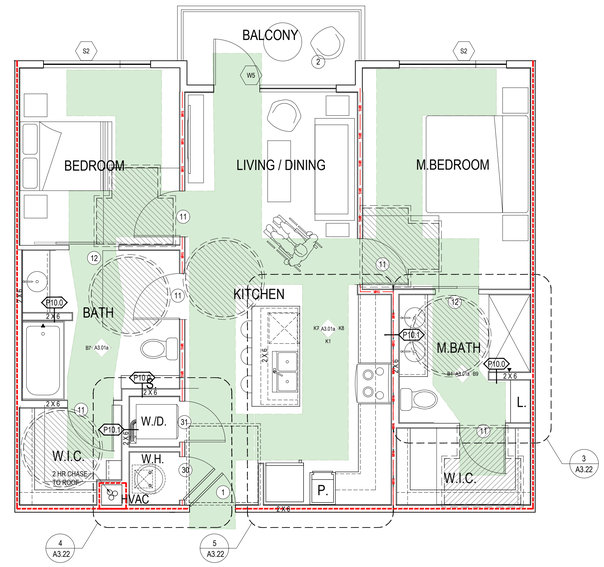
SHEET CONTENTS:
FLOOR PLAN
UNIT A3 ADA

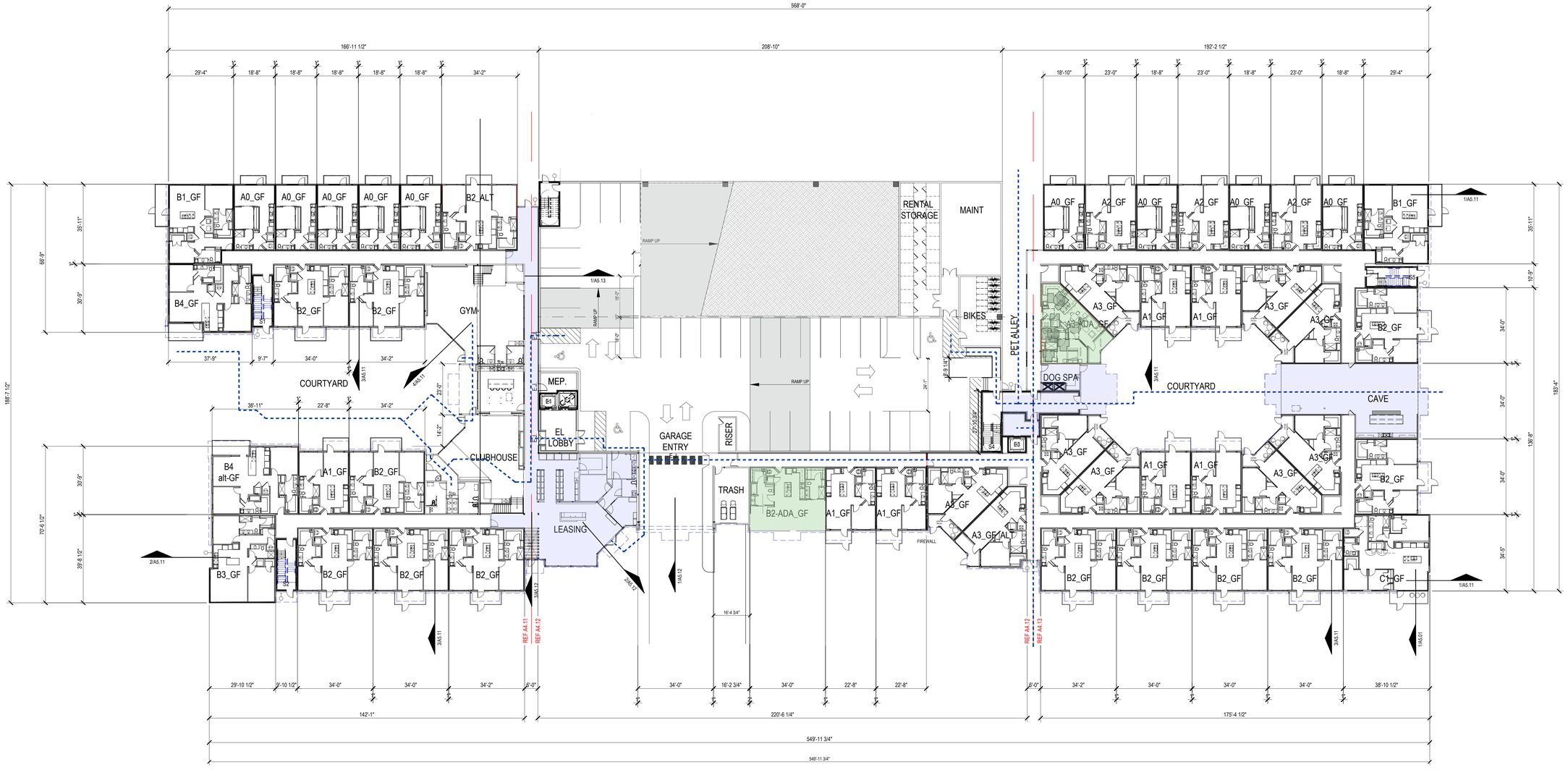
SHEET NO.
A3.41

21345




## 6 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"






1 GROUND FLOOR PLAN - OVERALL
SCALE: 1" = 20'-0"

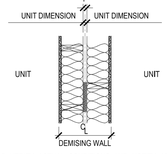
## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG (X/AX.XX)
- WALL SECTION TAG (X/AX.XX)
- DETAIL SECTION TAG (XX / AX.XX / ALT X) — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- CEILING HEIGHT (AFF+10'-0")
- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- ACCESSIBLE UNIT
- ROOF BEYOND
- METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE- LEADING EDGE MUST BE BELOW 27"
- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5:12 / 12 / 5 — SLOPE TAGS
- WALL MOUNTED LIGHT FIXTURE
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- KX1011 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK LEDGE
- 100'-0" — FINISHED FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE
- FOR UNITS SHOWN WITH DEMISING WALLS ONLY, REF FLOOR BELOW FOR UNIT LAYOUT

## FLOOR PLAN NOTES

1. UNIT LAYOUTS NOT SHOWN ARE IDENTICAL TO THE FLOOR BELOW.
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. 10. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
6. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
7. PROVIDE COATED GLASSMAT WATER RESISTANT GYPSUM BOARD AT STAIRWAYS, GARAGE AND GARAGE ENTRANCE AREAS.
8. DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN THE WALL, U.N.O.
9. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.
12. ALL CONDITIONED SPACE ABOVE UNCONDITIONED SPACE IS TO BE INSULATION TO GRADE 1 INSTALLATION QUALITY.
13. FOR DEMISING WALL PARTITION TYPE AT UNIT/CORRIDOR CONDITION REF. UNIT SHEET NOTES FOR PARTITION TYPE U.N.O.

### CEILING/SOFFIT NOTES

1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

### CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
   - 3.1. INSTALL CONTROL JOINTS:
     - 4.4.2. AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
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   - 5.2. AT FURRING JOINT

### UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN BY DEMISING WALLS ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

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   - 1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR..
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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
GROUND FLOOR PLAN OVERALL

SHEET NO.
A4.10

21345

1 GROUND FLOOR PLAN - SECTOR 1
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
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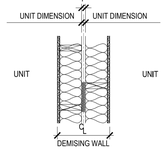


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Revisions:

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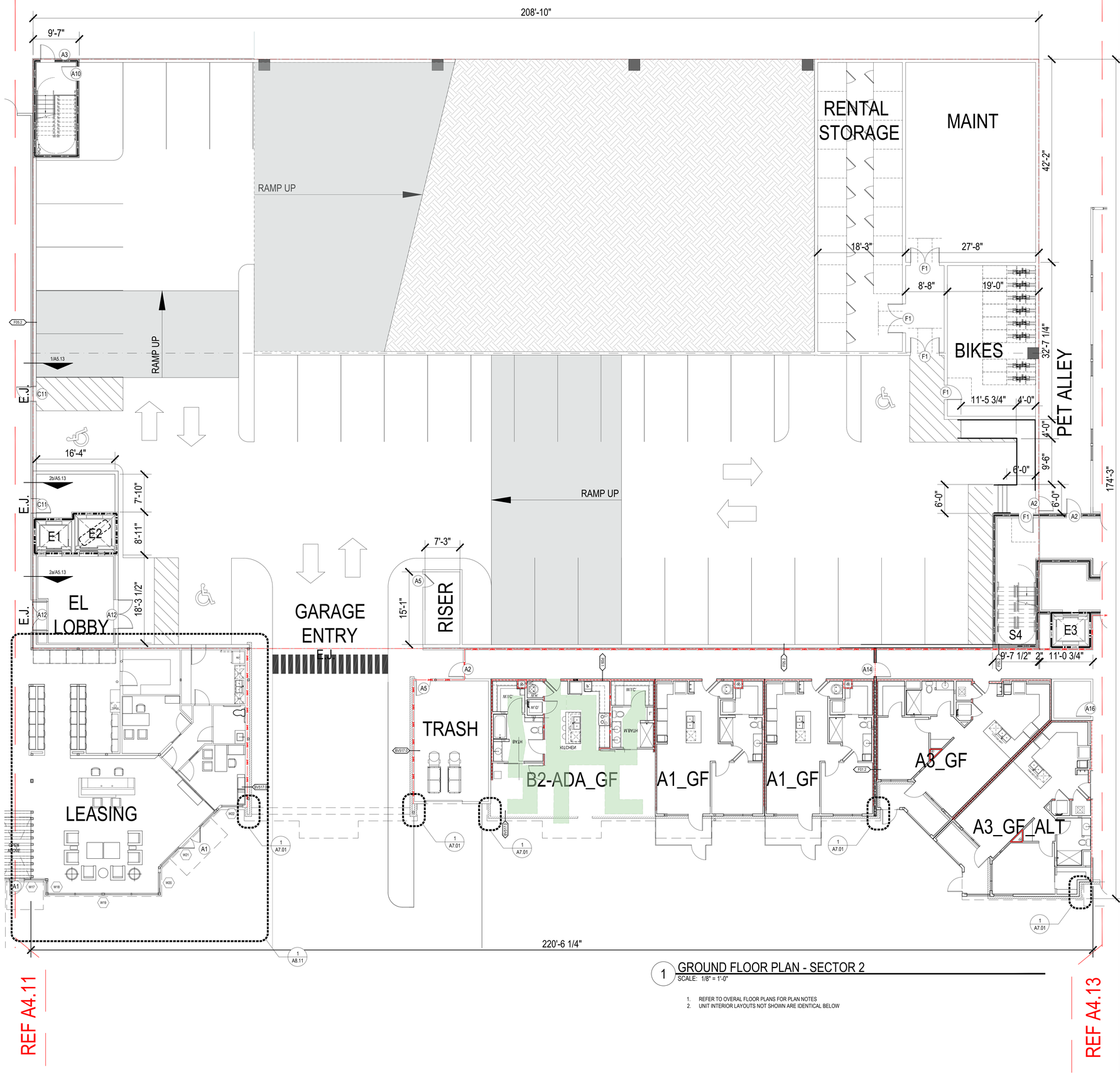
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
BUILDING TYPE I
GROUND FLOOR PLAN

SHEET NO.
A4.11

21345




## 1 GROUND FLOOR PLAN - SECTOR 2

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

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
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## GRAPHICS LEGEND

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- XX.101.1 — WALL TYPE SYMBOL
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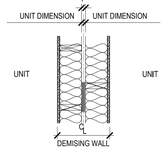
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. 10. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
6. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
7. PROVIDE COATED GLASSMAT WATER RESISTANT GYPSUM BOARD AT STAIRWAYS, GARAGE AND GARAGE ENTRANCE AREAS.
8. DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN THE WALL, U.N.O.
9. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.
12. ALL CONDITIONED SPACE ABOVE UNCONDITIONED SPACE IS TO BE INSULATION TO GRADE 1 INSTALLATION QUALITY.
13. FOR DEMISING WALL PARTITION TYPE AT UNIT/CORRIDOR CONDITION REF. UNIT SHEET NOTES FOR PARTITION TYPE U.N.O.

### CEILING/SOFFIT NOTES

1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

### CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
   - 3.1. INSTALL CONTROL JOINTS:
     - 4.4.2. AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
5. CEILINGS: LOCATE CONTROL JOINTS TO LIMIT CEILING EXPANSES TO 2,500 SQ FT -AND- 50'-0" IN EITHER DIRECTION.
   - 5.1. AT A CHANGE IN DIRECTION IN CEILING FRAMING
   - 5.2. AT FURRING JOINT

### UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN BY DEMISING WALLS ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

### DOCUMENT LOCATOR NOTES

1. REF A0 SERIES FOR ACCESSIBILITY STANDARDS.
   - 1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR PARKING GARAGE.

ISSUE FOR PRICING: 12/15/2023

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Drawn by: TT / LL
Architect of Record: TD
Date Plotted:
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Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
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KEY REAL ESTATE

KEY PLAN

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SHEET CONTENTS:
GROUND FLOOR PLAN SECTOR 2

SHEET NO.
A4.12

21345

## 1 GROUND FLOOR PLAN - SECTOR 3

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

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

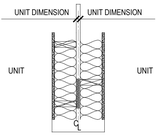
## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG (X/AX.XX)
- WALL SECTION TAG (X/AX.XX)
- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5/12 / 12 / 5 — SLOPE TAGS
- XX / AX.XX — DETAIL SECTION TAG — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN (ALT X)
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX101.1 — WALL TYPE SYMBOL
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- AFF+10'-0" — CEILING HEIGHT
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- FURRDOWN — 2HR FIRE BARRIER
- TYPE 'A' ANSI UNITS — 1HR FIRE BARRIER
- HEARING AND VISION IMPAIRED UNITS — 1-HR FIRE PARTITION AT UNIT SEPARATION
- BUILDING UNDER SEPARATE PERMIT — 1-HR FIRE PARTITION AT CORRIDORS
- ROOF BEYOND — ASSUMED PROPERTY LINE
- 5 1/2" BRICK LEDGE
- 100'-0" — FINISHED FLOOR ELEVATION REFER TO CIVIL
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP — ENTRANCE DOOR MANEUVERING CLEARANCE
- FEC — SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE- LEADING EDGE MUST BE BELOW 27" — FOR UNITS SHOWN WITH DEMISING WALLS ONLY, REF FLOOR BELOW FOR UNIT LAYOUT

## FLOOR PLAN NOTES

1. UNIT LAYOUTS NOT SHOWN ARE IDENTICAL TO THE FLOOR BELOW.
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
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11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.

### CEILING/SOFFIT NOTES

1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

### CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
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3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR ADDITIONAL ON SITE AMENTIES
9. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.

ISSUE FOR PRICING: 12/15/2023

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Revisions:

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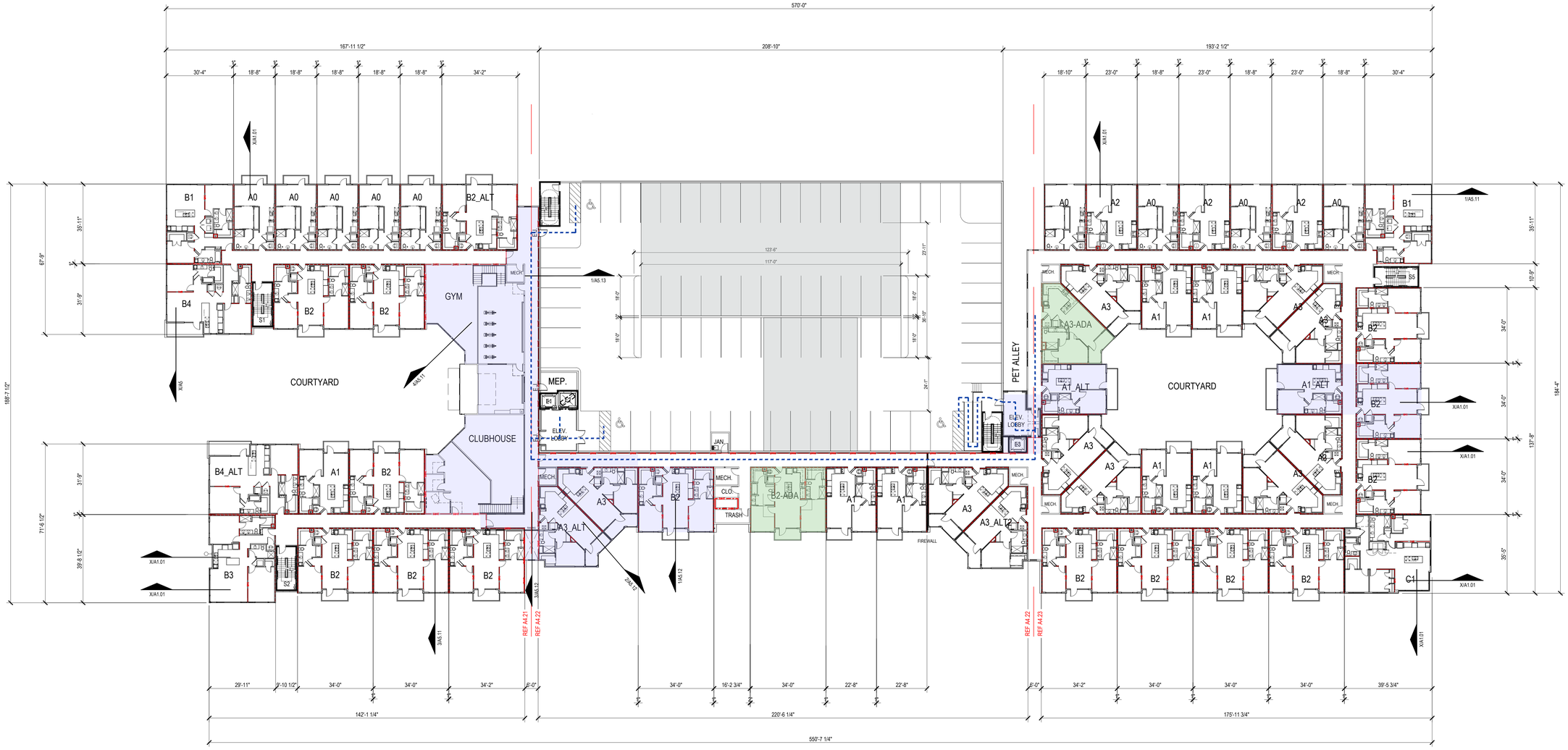
SHEET CONTENTS:
GROUND FLOOR PLAN SECTOR 3

SHEET NO.
A4.13

21345




1 2ND FLOOR PLAN - OVERALL
SCALE: 1" = 20'-0"

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- X/AX.XX — EXTERIOR ELEVATION TAG
- X/AX.XX — WALL SECTION TAG
- XX / AX.XX — DETAIL SECTION TAG
- ALT / X — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- AFF+10'-0" — CEILING HEIGHT
- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
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- TYPE 'A' ANSI UNITS
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- T.O.P. 100'-0" / XTH FLOOR — TARGET ELEVATION
- 5 1/2 : 12 : 5 — SLOPE TAGS
- WALL MOUNTED LIGHT FIXTURE
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX/01.1 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
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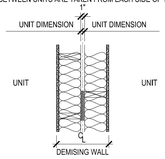


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Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:

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| Issue for Pricing / Bidding: | 12/15/23 |
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Revisions:

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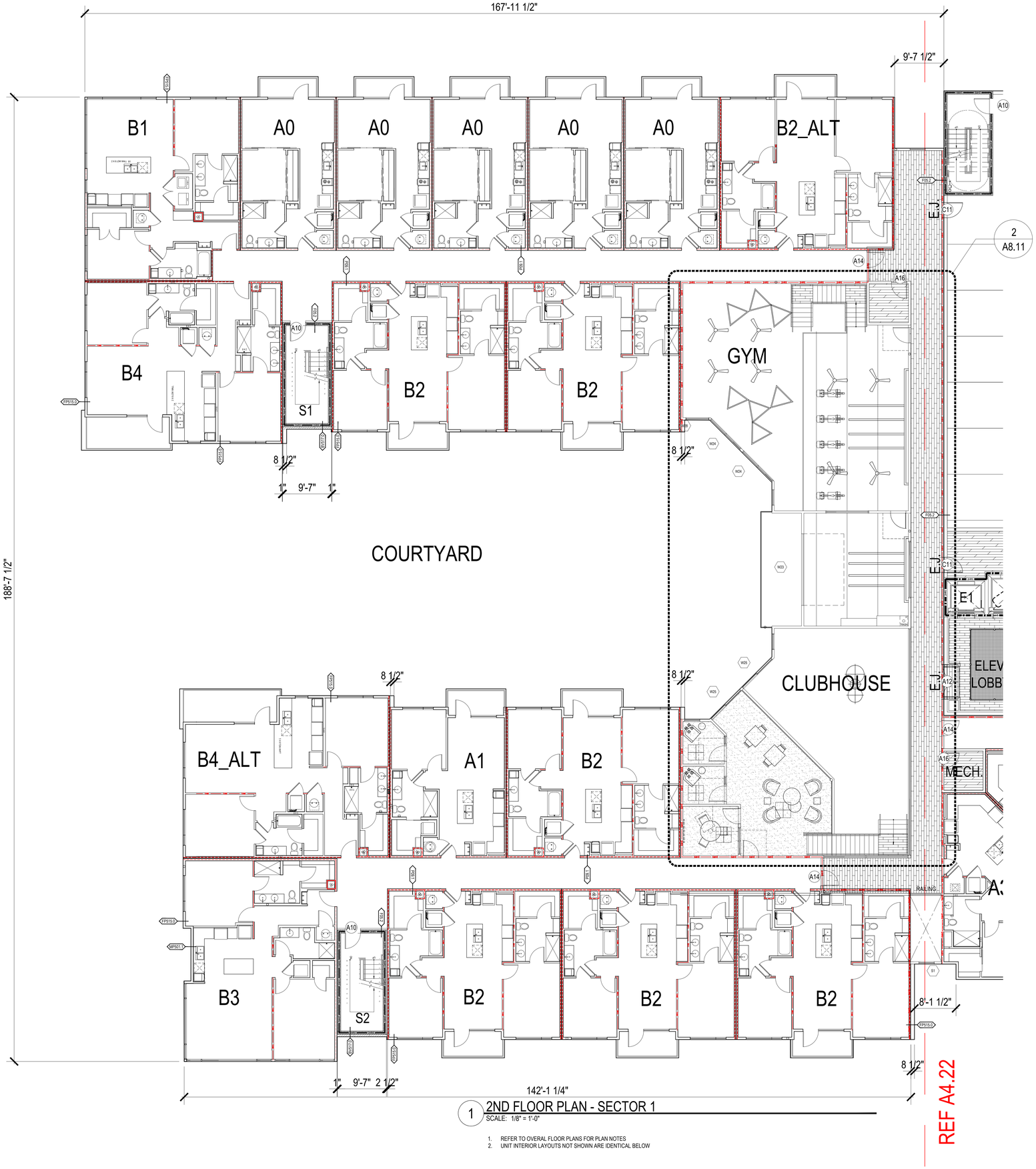
SHEET CONTENTS:
2ND FLOOR PLAN OVERALL

SHEET NO.

A4.20

21345


167'-11 1/2"
188'-7 1/2"
9'-7 1/2"
B1
A0
A0
A0
A0
A0
B2_ALT
B4
S1
B2
B2
GYM
COURTYARD
CLUBHOUSE
B4_ALT
A1
B2
B3
S2
B2
B2
B2
MECH
ELEV LOBB
RAILING
8 1/2"
1"
9'-7"
1"
8 1/2"
8 1/2"
8'-1 1/2"
8 1/2"
1"
9'-7"
2 1/2"
142'-1 1/4"
E.J.
E.J.
E.J.
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A8.11
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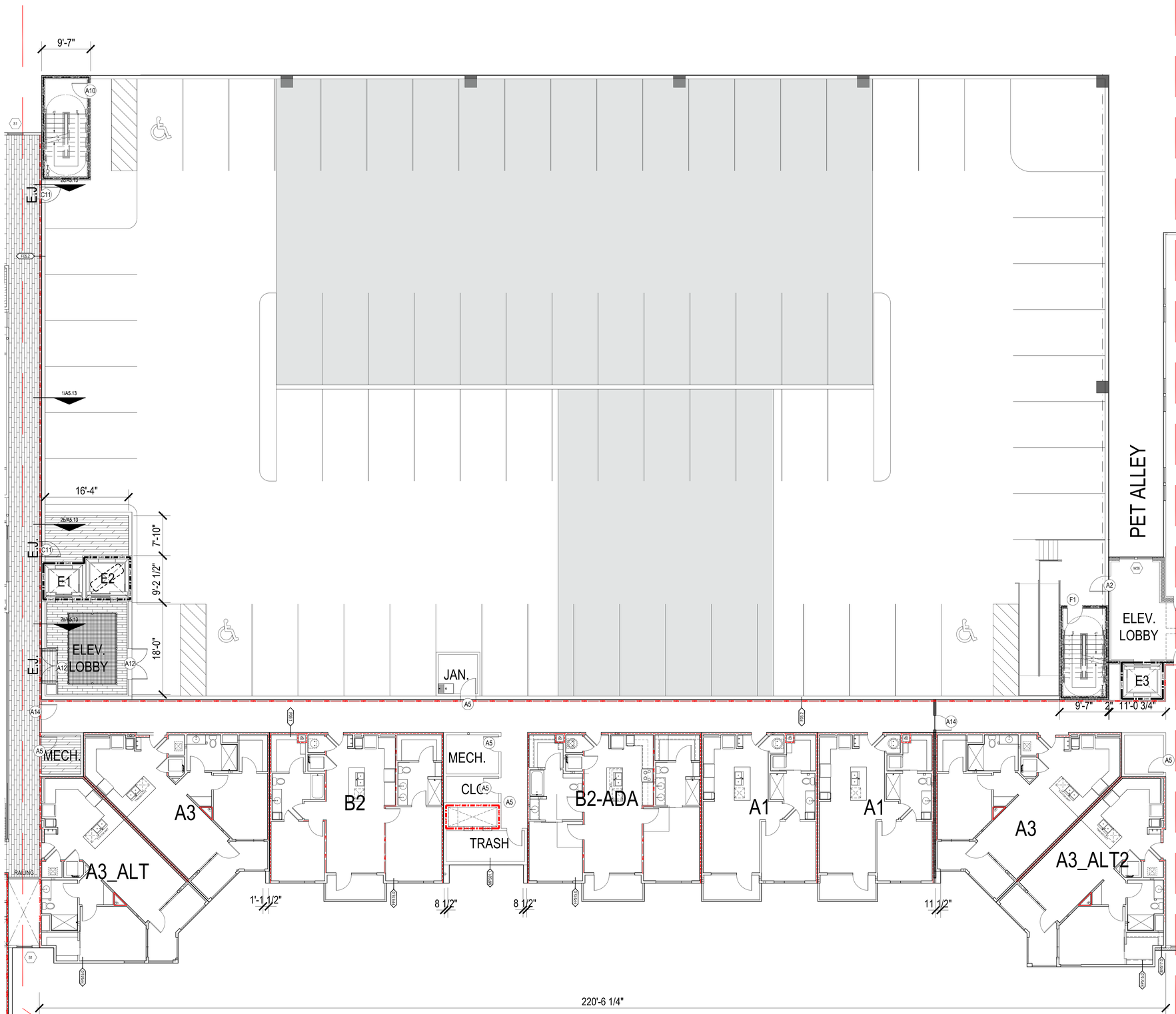


REF A4.21

REF A4.23

1 2ND FLOOR PLAN - SECTOR 2
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
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## GRAPHICS LEGEND

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- WALL SECTION TAG (X/AX.XX)
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- FINISH FACE OF WALL
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- CEILING HEIGHT (AFF+10'-0")
- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- ACCESSIBLE UNIT
- ROOF BEYOND
- METER
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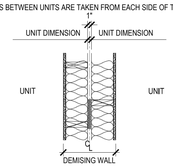
- FEC — SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE- LEADING EDGE MUST BE BELOW 27"
- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5:12 / 12 / 5 — SLOPE TAGS
- WALL MOUNTED LIGHT FIXTURE
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE SYMBOL (UNIT TYPE)
- WALL TYPE SYMBOL (XX.101.1)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK LEDGE
- 100'-0" — FINISHED FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE
- FOR UNITS SHOWN WITH DEMISING WALLS ONLY, REF FLOOR BELOW FOR UNIT LAYOUT

## FLOOR PLAN NOTES

1. UNIT LAYOUTS NOT SHOWN ARE IDENTICAL TO THE FLOOR BELOW.
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. 10. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
6. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
7. PROVIDE COATED GLASSMAT WATER RESISTANT GYPSUM BOARD AT STAIRWAYS, GARAGE AND GARAGE ENTRANCE AREAS.
8. DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN THE WALL, U.N.O.
9. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.
12. ALL CONDITIONED SPACE ABOVE UNCONDITIONED SPACE IS TO BE INSULATION TO GRADE 1 INSTALLATION QUALITY.
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1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

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1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
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     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
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3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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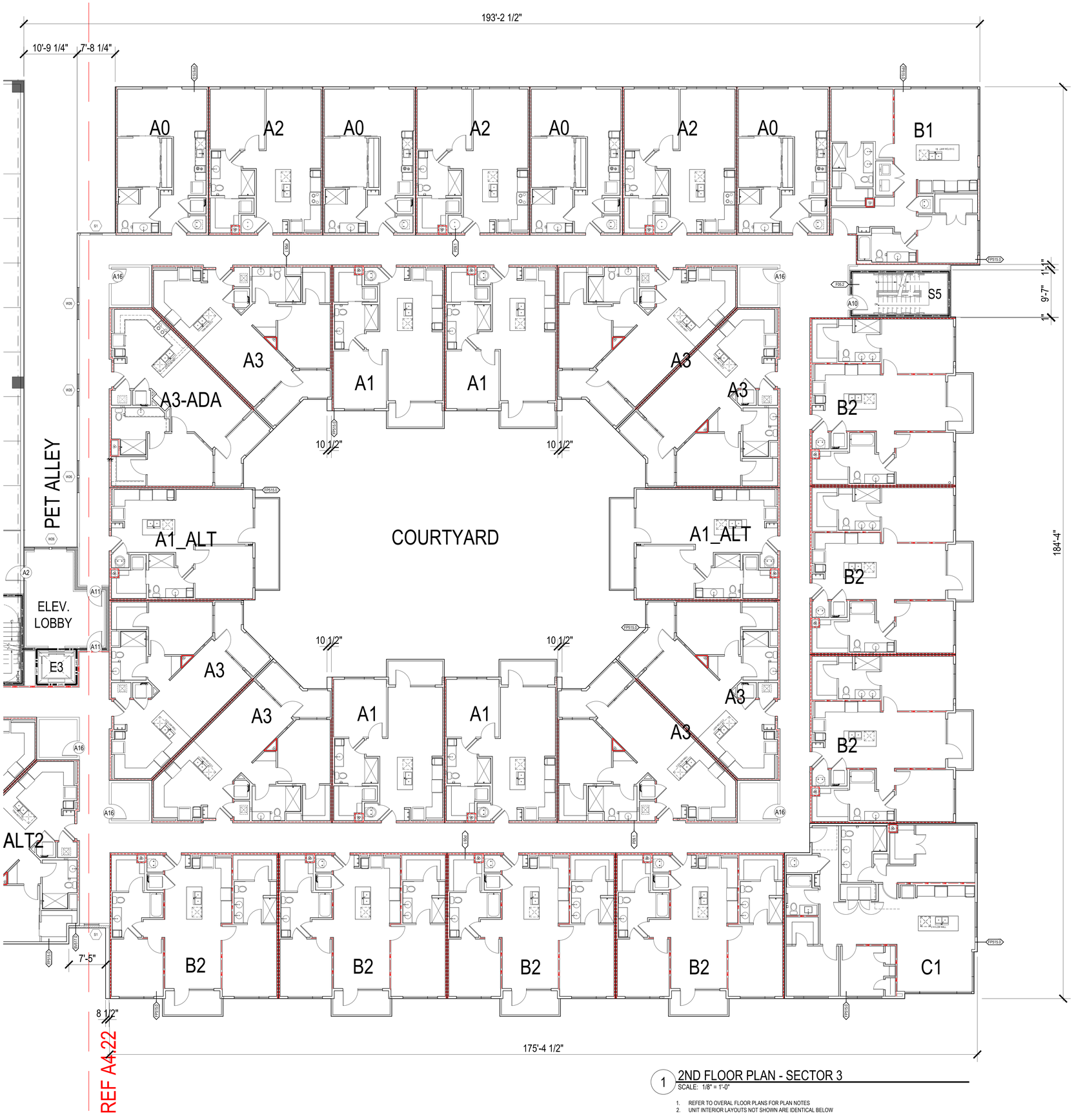
SHEET CONTENTS:
2ND FLOOR PLAN SECTOR 2

SHEET NO.
A4.22

21345




## 1 2ND FLOOR PLAN - SECTOR 3

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

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

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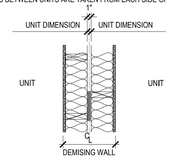


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ISSUE FOR PRICING: 12/15/2023

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Architect of Record: TD
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Revisions:

| # | DATE | COMMENTS |
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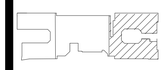

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2ND FLOOR PLAN
SECTOR 3

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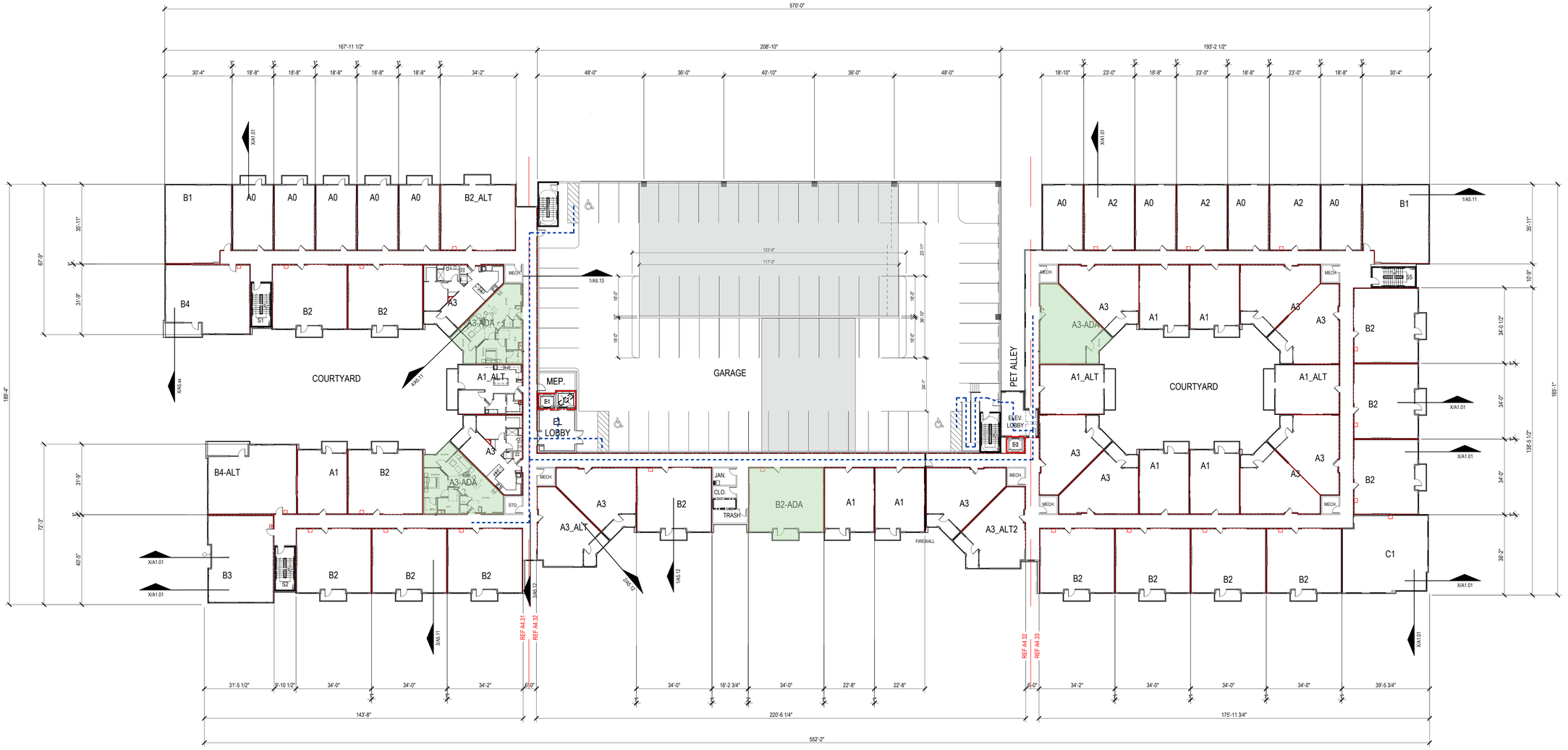


NOTE: UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL TO FLOOR BELOW. REF A4.20 FOR INTERIOR ORIENTATION.

1 3RD & 4TH FLOOR PLANS - OVERALL
SCALE: 1" = 20'-0"

## GRAPHICS LEGEND

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- UNIT TYPE — UNIT TYPE SYMBOL
- XX NOTES — WALL TYPE SYMBOL
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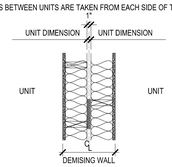


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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

**HUMPHREYS & PARTNERS**
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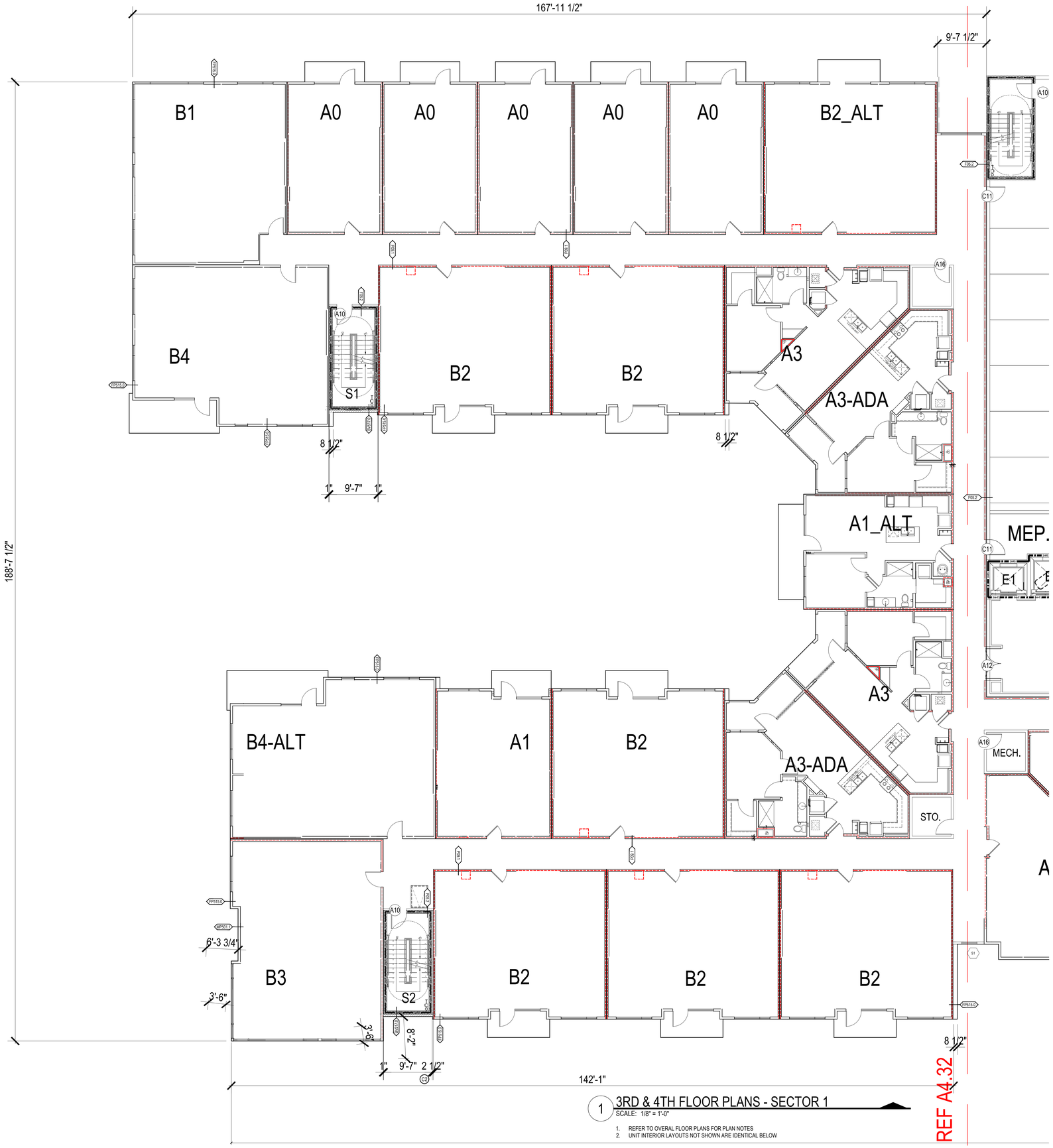
SHEET CONTENTS:
3RD & 4TH FLOOR PLANS OVERALL

SHEET NO.
A4.30

21345




1 3RD & 4TH FLOOR PLANS - SECTOR 1
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

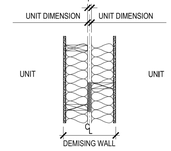
## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG
- WALL SECTION TAG
- DETAIL SECTION TAG — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- CEILING HEIGHT
- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- ACCESSIBLE UNIT
- ROOF BEYOND
- METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE- LEADING EDGE MUST BE BELOW 27"
- TARGET ELEVATION
- SLOPE TAGS
- WALL MOUNTED LIGHT FIXTURE
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE SYMBOL
- WALL TYPE SYMBOL
- DOOR TAG SYMBOL
- WINDOW TAG SYMBOL
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK LEDGE
- FINISHED FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE
- FOR UNITS SHOWN WITH DEMISING WALLS ONLY, REF FLOOR BELOW FOR UNIT LAYOUT

## FLOOR PLAN NOTES

1. UNIT LAYOUTS NOT SHOWN ARE IDENTICAL TO THE FLOOR BELOW.
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;




3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. 10. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
6. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
7. PROVIDE COATED GLASSMAT WATER RESISTANT GYPSUM BOARD AT STAIRWAYS, GARAGE AND GARAGE ENTRANCE AREAS.
8. DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN THE WALL, U.N.O.
9. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.
12. ALL CONDITIONED SPACE ABOVE UNCONDITIONED SPACE IS TO BE INSULATION TO GRADE 1 INSTALLATION QUALITY.
13. FOR DEMISING WALL PARTITION TYPE AT UNIT/CORRIDOR CONDITION REF. UNIT SHEET NOTES FOR PARTITION TYPE U.N.O.

### CEILING/SOFFIT NOTES

1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

### CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
   - 3.1. INSTALL CONTROL JOINTS:
     - 4.4.2. AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
5. CEILINGS: LOCATE CONTROL JOINTS TO LIMIT CEILING EXPANSES TO 2,500 SQ FT -AND- 50'-0" IN EITHER DIRECTION.
   - 5.1. AT A CHANGE IN DIRECTION IN CEILING FRAMING
   - 5.2. AT FURRING JOINT

### UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN BY DEMISING WALLS ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

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1. REF A0 SERIES FOR ACCESSIBILITY STANDARDS.
   - 1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. REF A1S SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR PARKING GARAGE.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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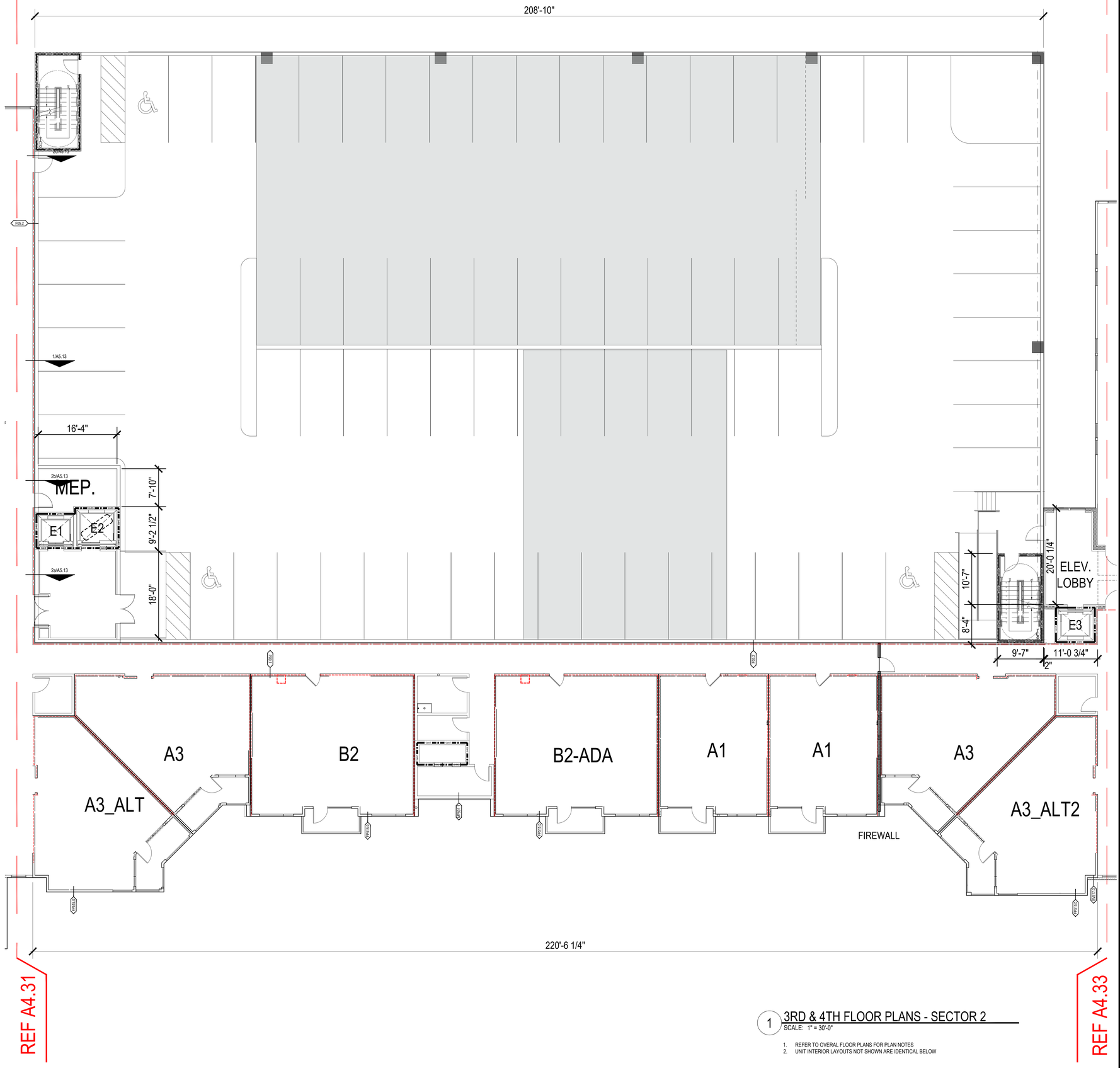
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
3RD & 4TH FLOOR PLANS SECTOR 1

SHEET NO.
A4.31

21345




1 3RD & 4TH FLOOR PLANS - SECTOR 2
SCALE: 1" = 30'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

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- WALL SECTION TAG (X/AX.XX)
- DETAIL SECTION TAG (XX / AX.XX; ALT X) — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- AFF+10'-0" CEILING HEIGHT
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- ROOF BEYOND
- M METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE- LEADING EDGE MUST BE BELOW 27"
- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5:12 / 12 | 5 — SLOPE TAGS
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX101 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK LEDGE
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- ENTRANCE DOOR MANEUVERING CLEARANCE
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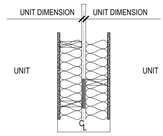
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;

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11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.

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1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

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1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
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     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
5. CEILINGS: LOCATE CONTROL JOINTS TO LIMIT CEILING EXPANSES TO 2,500 SQ FT -AND- 50'-0" IN EITHER DIRECTION.
   - 5.1. AT A CHANGE IN DIRECTION IN CEILING FRAMING
   - 5.2. AT FURRING JOINT

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SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

### DOCUMENT LOCATOR NOTES

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3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR ADDITIONAL ON SITE AMENTIES
9. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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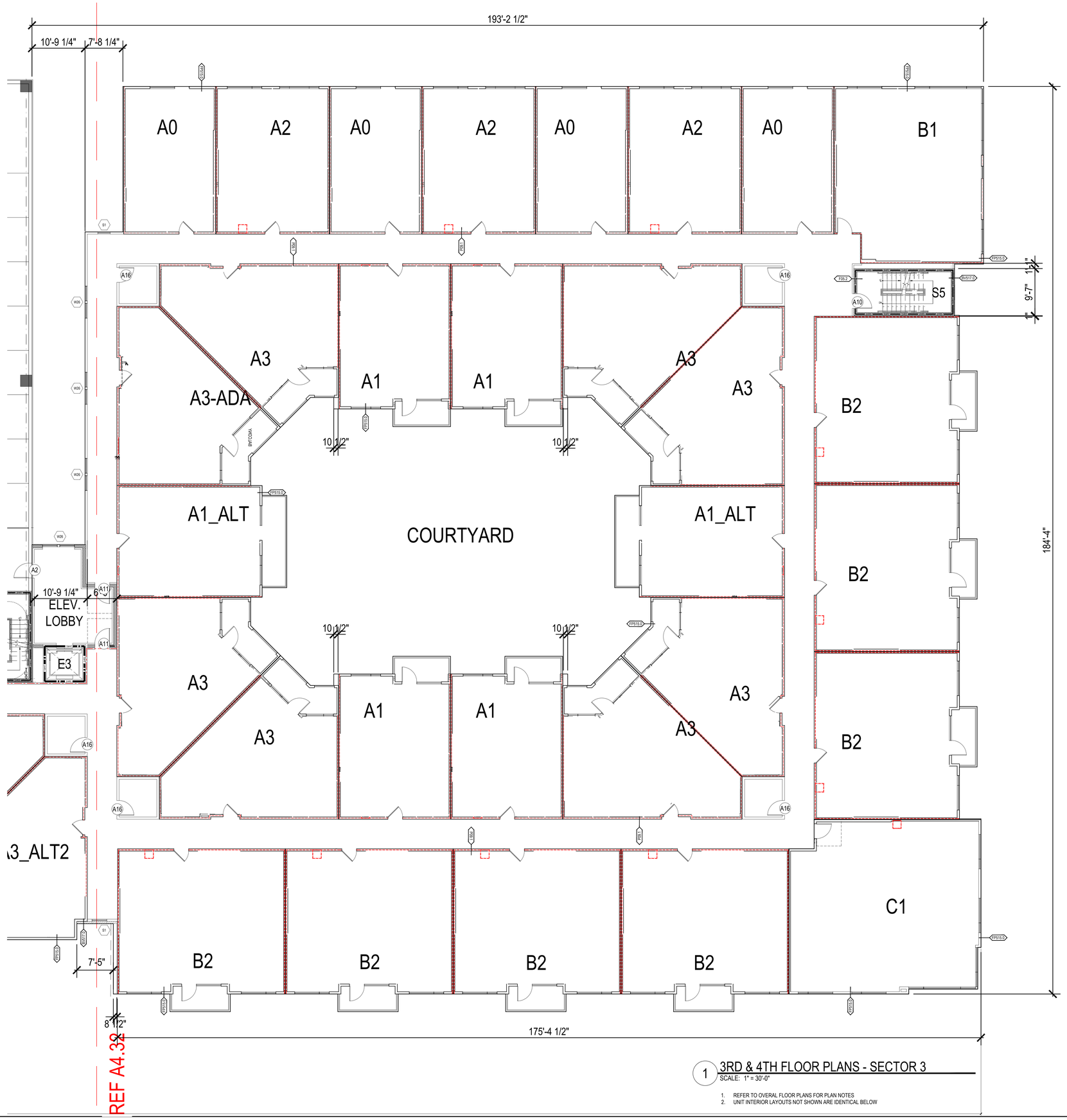
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
3RD & 4TH FLOOR PLANS SECTOR 2

SHEET NO.
A4.32

21345




1 3RD & 4TH FLOOR PLANS - SECTOR 3
SCALE: 1" = 30'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG (X/AX.XX)
- WALL SECTION TAG (X/AX.XX)
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- ALIGN FINISH FACE
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- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
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- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5/12 12 5 — SLOPE TAGS
- WALL MOUNTED LIGHT FIXTURE
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX1011 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
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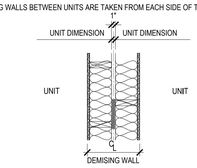


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   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR PARKING GARAGE.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

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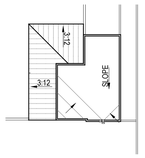
ISSUE FOR PRICING: 12/15/2023

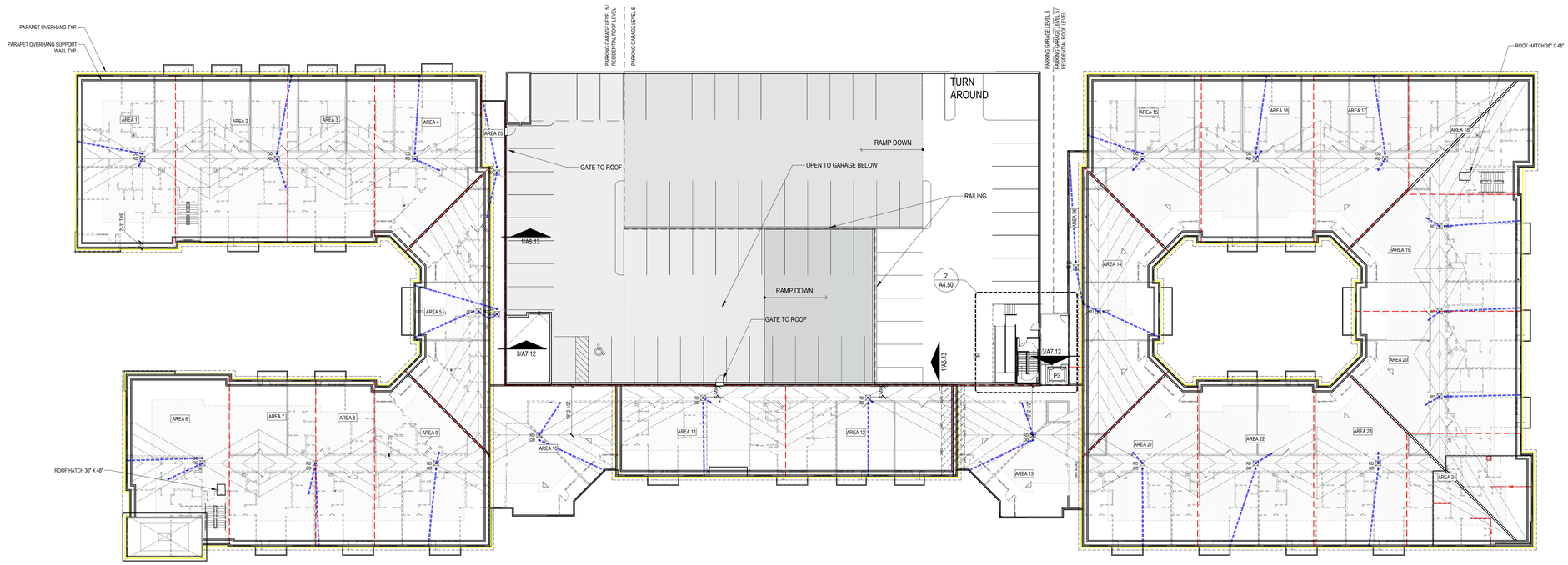
SHEET CONTENTS:
3RD & 4TH FLOOR PLANS SECTOR 3

SHEET NO.
A4.33

21345




## 2 ROOF PLAN - STAIR AND ELEVATOR TOWER
SCALE: 1" = 20'-0"




## 1 ROOF PLAN - OVERALL
SCALE: 1" = 20'-0"

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- DRAFTSTOP
- ROOF SIDE WALL
- 22" X 30" LOCKABLE ATTIC ACCESS REF: X/A7.XX
- ATTIC DRAFTSTOP ACCESS DOOR REF: X/A7.XX
- 1/4" / FT, X:12 — SLOPE DIRECTION
- X/A5.XX — WALL SECTION TAG
- X/A5.XX — EXTERIOR ELEVATION TAG
- 1/4" / FT, X:12 — SLOPE DIRECTION
- NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL
- 10' SETBACK AREA FROM EDGE WHERE MECHANICAL ROOF EQUIPMENT ALLOWED
- ICE DAM SHIELD
- CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUVB/4 18.8 SQ. IN. PER LINEAR FOOT
- 14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA BASIS OF DESIGN - AIR VENT B-144 ROOF VENT - REF 10/A7.03
- INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. - PV-14 144 SQ. IN. NET FREE AREA
- EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. - AV-14 144 SQ. IN. NET FREE AREA
- TRANSFER PIPING FROM ROOF DRAIN TO VERTICAL DOWN DRAIN
- LED LIGHTING
- ROOF BEYOND

### FOR USE AT FLAT ROOF CONDITIONS

- ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
- PARAPET
- PARAPET HT. 3'-0" — PARAPET HEIGHT FROM TOP OF PLATE
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LADEVIRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
- RD — ROOF DRAIN (RD)
- OD — OVERFLOW DRAIN (OD)
- OVF-S — OVERFLOW SCUPPER

## ROOF NOTES

1. ROOF DRAINS & DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM, U.N.O.
2. TOP OF PARAPET IS 5'-7" FROM ROOF T.O.P. U.N.O.
3. DRAFTSTOPS LOCATED PER APPLICABLE BUILDING CODE, REF CODE SUMMARY IN A0 SERIES.
   3.1. ATTIC DRAFT STOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFT STOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
4. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
5. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
6. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A MIN. 30" VERTICAL CLEARANCE. U.N.O

### FOR USE AT FLAT ROOF CONDITIONS

1. FOR LOW SLOPE ROOFS; SLOPES ARE TO BE MIN 1/4" PER FOOT, U.N.O.
2. PARAPET DIMENSIONS ARE FROM TOP OF PLATE TO TOP OF PARAPET.
3. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
4. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
5. ROOFTOP EQUIPMENT TO BE PLACED A MIN OF 10' FROM PARAPET.

## ROOF VENTING CALCULATION

| ROOF AREAS | | VENTILATION AREA REQUIRED SQ IN | | | UPPER VENTING PROVIDED | | | LOWER VENTING PROVIDED | | | | | | TOTAL VENTING AREA PROVIDED SQ IN |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | GRAVITY VENTS PROVIDED | | TOTAL | SOFFIT VENTS PORVIDED | | INTAKE VENTS PROVIDED | | TOTAL | | |
| NUMBER | AREA SQ.FT. | UPPER | LOWER | TOTAL | # | SQ IN | SQ IN | LINEAR FOOT | SQ IN | # | SQ IN | SQ IN | | |
| Area 1 | 2,617 | 628 | 628 | 1,256 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 2 | 2,871 | 689 | 689 | 1,378 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 3 | 2,230 | 535 | 535 | 1,070 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 4 | 2,399 | 576 | 576 | 1,152 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 5 | 2,458 | 590 | 590 | 1,180 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 6 | 2,824 | 678 | 678 | 1,355 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 7 | 2,217 | 532 | 532 | 1,064 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 8 | 1,531 | 367 | 367 | 735 | 3 | 432 | 432 | | | 3 | 432 | 432 | 864 | |
| Area 9 | 2,444 | 586 | 586 | 1,173 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 10 | 2,290 | 550 | 550 | 1,099 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 11 | 2,379 | 571 | 571 | 1,142 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 12 | 2,404 | 577 | 577 | 1,154 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 13 | 2,293 | 550 | 550 | 1,101 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |

| ROOF AREAS | | VENTILATION AREA REQUIRED SQ IN | | | UPPER VENTING PROVIDED | | | LOWER VENTING PROVIDED | | | | | | TOTAL VENTING AREA PROVIDED SQ IN |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | GRAVITY VENTS PROVIDED | | TOTAL | SOFFIT VENTS PORVIDED | | INTAKE VENTS PROVIDED | | TOTAL | | |
| NUMBER | AREA SQ.FT. | UPPER | LOWER | TOTAL | # | SQ IN | SQ IN | LINEAR FOOT | SQ IN | # | SQ IN | SQ IN | | |
| Area 14 | 2,535 | 608 | 608 | 1,217 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 15 | 2,523 | 605 | 605 | 1,211 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 16 | 2,877 | 690 | 690 | 1,381 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 17 | 2,218 | 532 | 532 | 1,065 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 18 | 2,227 | 534 | 534 | 1,069 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 19 | 2,795 | 671 | 671 | 1,342 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 20 | 2,886 | 693 | 693 | 1,385 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 21 | 2,475 | 594 | 594 | 1,188 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 22 | 2,994 | 719 | 719 | 1,437 | 5 | 720 | 720 | | | 5 | 720 | 720 | 1440 | |
| Area 23 | 2,113 | 507 | 507 | 1,014 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 24 | 2,106 | 505 | 505 | 1,011 | 4 | 576 | 576 | | | 4 | 576 | 576 | 1152 | |
| Area 25 | 774 | 186 | 186 | 372 | 2 | 288 | 288 | | | 2 | 288 | 288 | 576 | |
| Area 26 | 527 | 127 | 127 | 253 | 2 | 288 | 288 | | | 2 | 288 | 288 | 576 | |

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:

| | |
|---|---|
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BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

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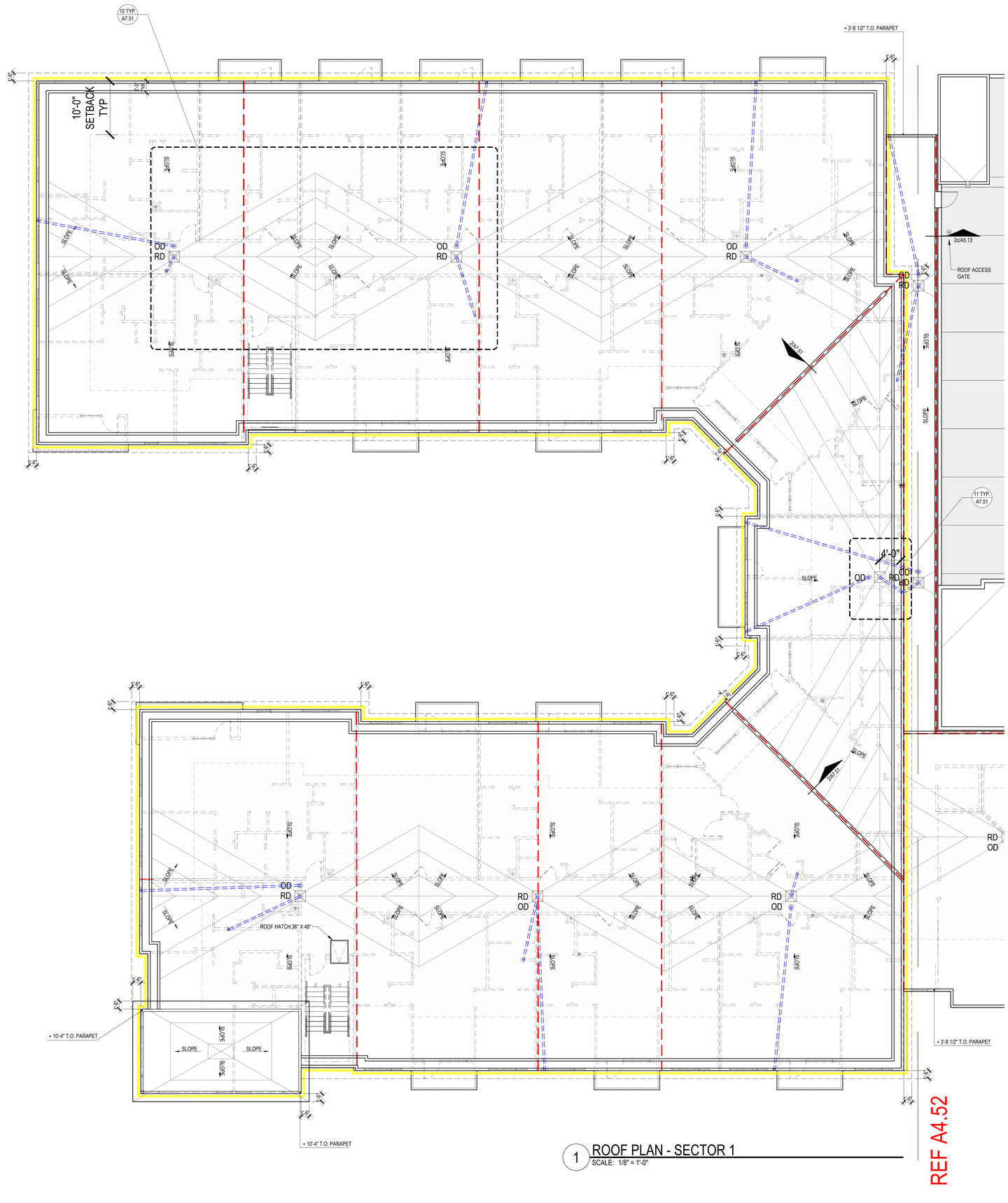
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
ROOF PLAN OVERALL

SHEET NO.
A4.50

21345




1 ROOF PLAN - SECTOR 1
SCALE: 1/8" = 1'-0"

REF A4.52

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- DRAFTSTOP
- ROOF SIDE WALL
- 22" X 30" LOCKABLE ATTIC ACCESS REF: X/A7.XX
- ATTIC DRAFTSTOP ACCESS DOOR REF: X/A7.XX
- 1/4" / FT, X:12 — SLOPE DIRECTION
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- ROOF DRAIN (RD)
- RD — OD — OVERFLOW DRAIN (OD)
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
- OVF-S — OVERFLOW SCUPPER

## ROOF NOTES

1. ROOF DRAINS & DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM, U.N.O.
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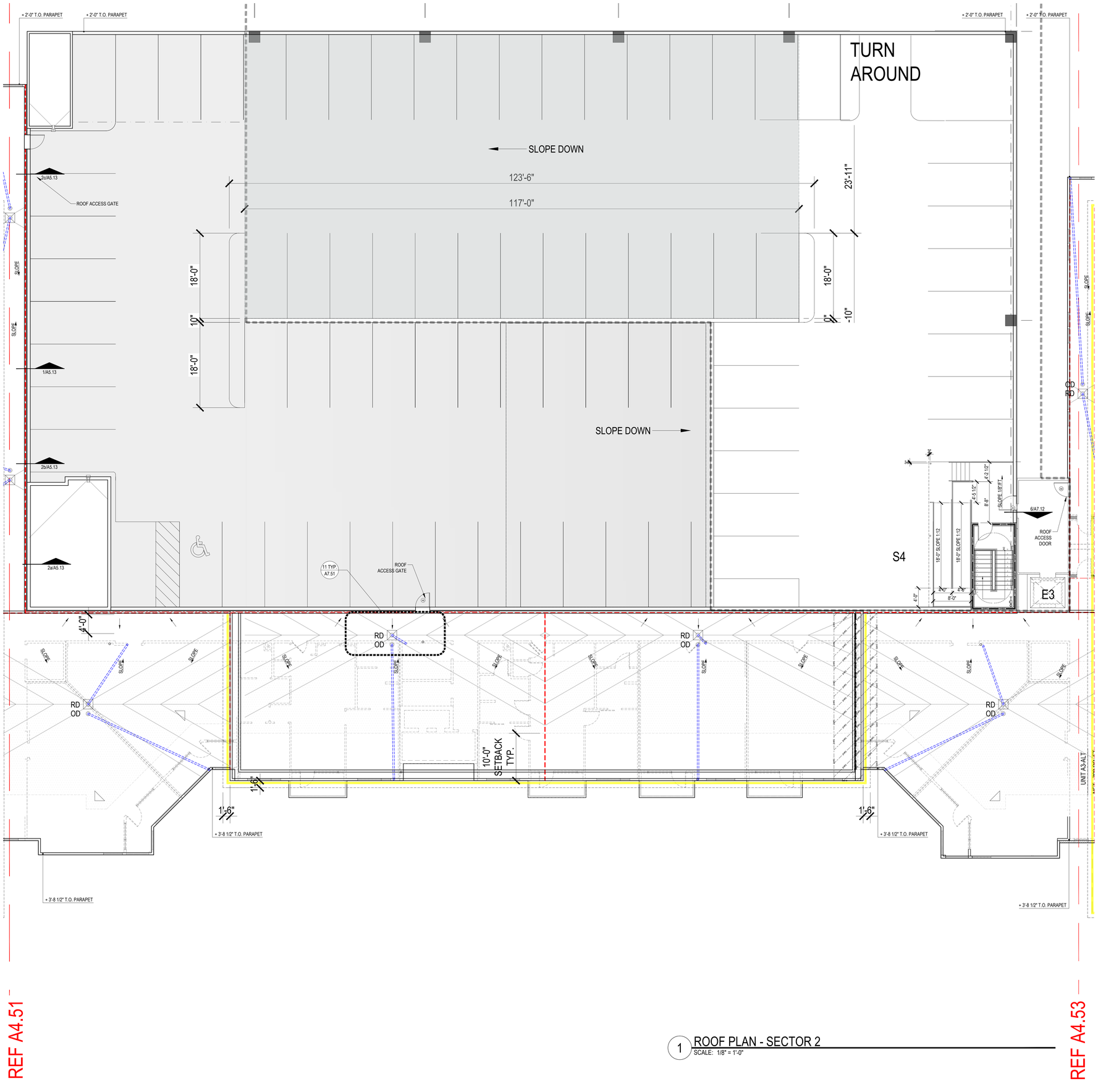
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
ROOF PLAN
SECTOR 1

SHEET NO.
A4.51

21345




REF A4.51

REF A4.53

1 ROOF PLAN - SECTOR 2
SCALE: 1/8" = 1'-0"

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- DRAFTSTOP
- ROOF SIDE WALL
- 22" X 30" LOCKABLE ATTIC ACCESS REF: X/A7.XX
- ATTIC DRAFTSTOP ACCESS DOOR REF: X/A7.XX
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- RD — OD — OVERFLOW DRAIN (OD)
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
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## ROOF NOTES

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BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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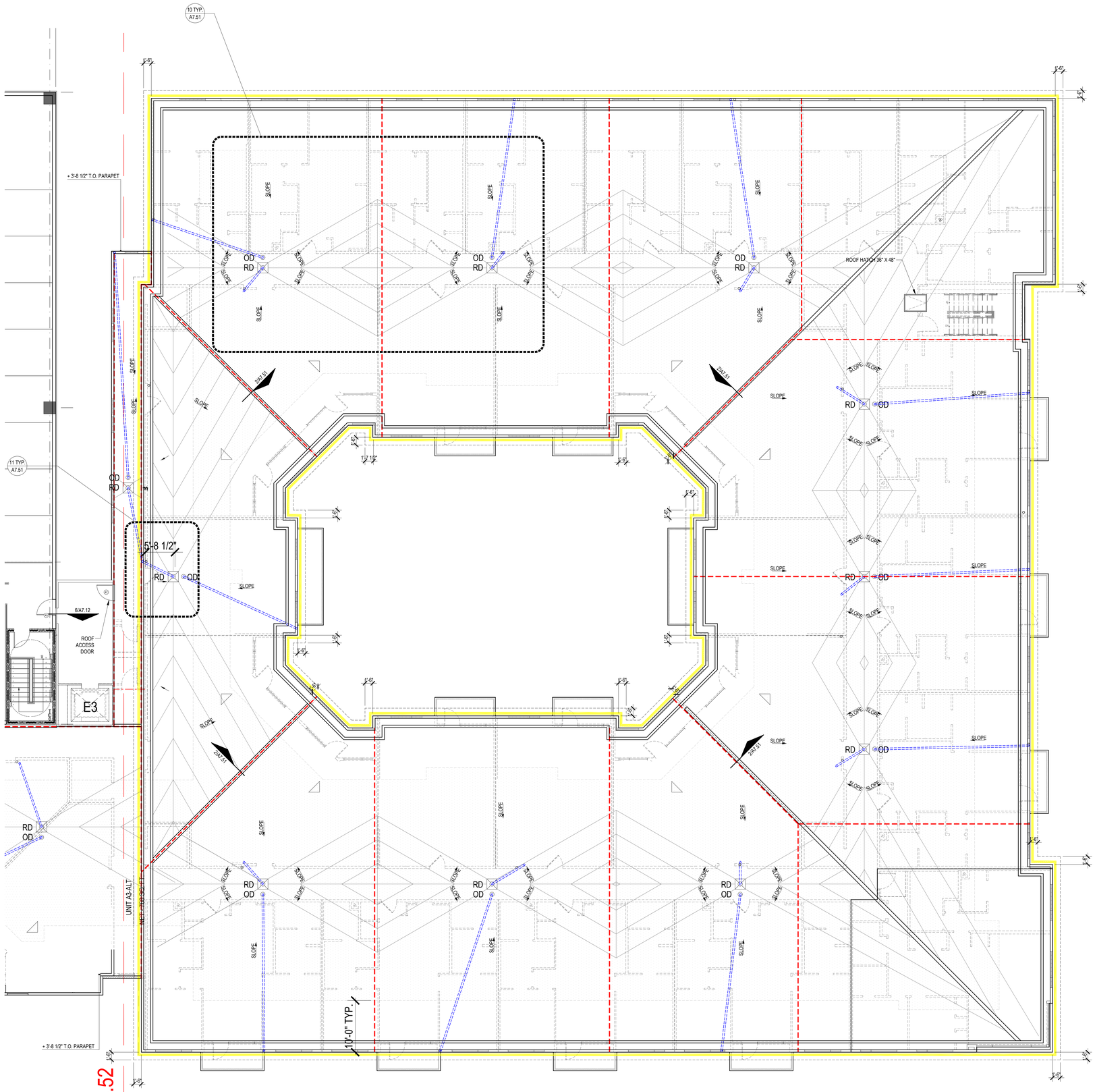
SHEET CONTENTS:
ROOF PLAN
SECTOR 2

SHEET NO.
A4.52

21345

ISSUE FOR PRICING: 12/15/2023




REF A4.52

1 ROOF PLAN - SECTOR 3
SCALE: 1" = 30'-0"

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

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- TRANSFER PIPING FROM ROOF DRAIN TO VERTICAL DOWN DRAIN
- 1/4" / FT X-12 — SLOPE DIRECTION
- NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL
- 10' SETBACK AREA FROM EDGE WHERE MECHANICAL ROOF EQUIPMENT ALLOWED
- ICE DAM SHIELD
- ROOF BEYOND

### FOR USE AT FLAT ROOF CONDITIONS

- ROOFTOP CONDENSING UNIT ON CONDENSING PADS. AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
- PARAPET — PARAPET HT. 3'-0" — PARAPET HEIGHT FROM TOP OF PLATE
- ROOF DRAIN (RD)
- OVERFLOW DRAIN (OD)
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
- OVF-S — OVERFLOW SCUPPER

## ROOF NOTES

1. ROOF DRAINS & DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM, U.N.O.
2. TOP OF PARAPET IS 5'-7" FROM ROOF T.O.P. U.N.O.
3. DRAFTSTOPS LOCATED PER APPLICABLE BUILDING CODE, REF CODE SUMMARY IN A0 SERIES.
   3.1. ATTIC DRAFT STOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFT STOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
4. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
5. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
6. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A MIN. 30" VERTICAL CLEARANCE. U.N.O

### FOR USE AT FLAT ROOF CONDITIONS

1. FOR LOW SLOPE ROOFS; SLOPES ARE TO BE MIN 1/4" PER FOOT, U.N.O.
2. PARAPET DIMENSIONS ARE FROM TOP OF PLATE TO TOP OF PARAPET.
3. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
4. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
5. ROOFTOP EQUIPMENT TO BE PLACED A MIN OF 10' FROM PARAPET.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
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Revisions:

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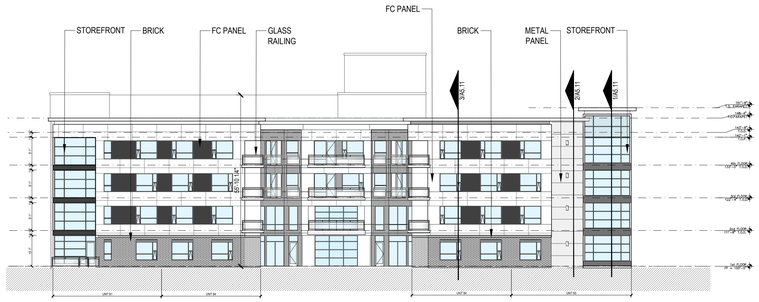
SHEET CONTENTS:
ROOF PLAN
SECTOR 3

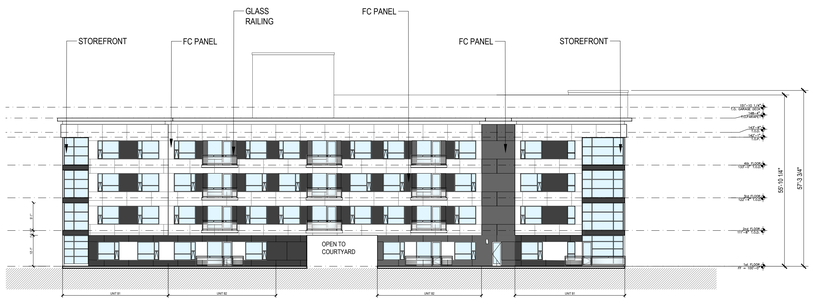
SHEET NO.
A4.53

ISSUE FOR PRICING: 12/15/2023

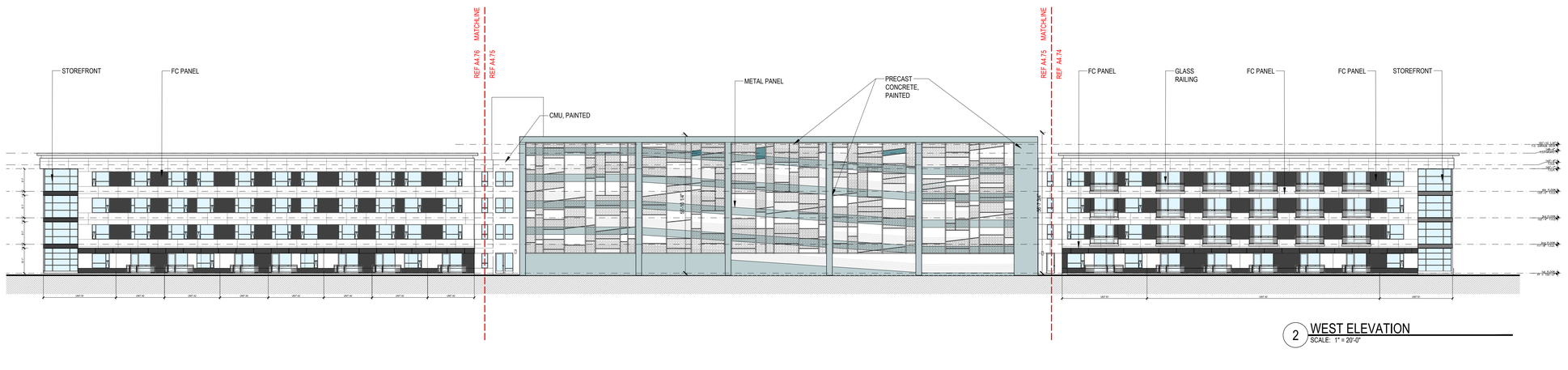
21345




4 SOUTH ELEVATION
SCALE: 1" = 20'-0"



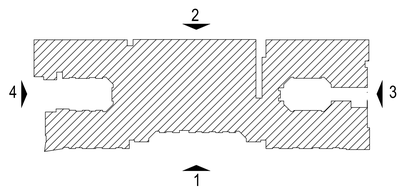

3 NORTH ELEVATION
SCALE: 1" = 20'-0"




2 WEST ELEVATION
SCALE: 1" = 20'-0"

1 EAST ELEVATION
SCALE: 1" = 20'-0"

## KEY PLAN

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2. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR
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BRICK

PT-1 PT-2 FIBER CEMENT PANELS

VISION GLASS

OPAQUE SPANDREL GLASS

METAL PANELS

GLASS-ALUMINUM BALCONY GUARDRAIL

COLOR PALLET

| | |
|---|---|
| XX | TRIM |
| PT1 | XX |
| PT2 | XX |
| PT3 | XX |
| PT4 | XX |
| PT5 | XX |

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

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XX — ELEVATION TAG

XX / AX.XX — DETAIL SECTION TAG

ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN

T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION

5:12 / 12 / 5 — SLOPE TAGS

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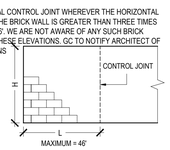
INSTALL VERTICAL CONTROL JOINT WHEREVER THE HORIZONTAL DIMENSION OF THE BRICK WALL IS GREATER THAN THREE TIMES ITS HEIGHT OR 46'. WE ARE NOT AWARE OF ANY SUCH BRICK WALLS WITHIN THESE ELEVATIONS. GC TO NOTIFY ARCHITECT OF SUCH CONDITIONS




ASPECT RATIO = L/H ≤ 3
CONTROL JOINT SPACING (L) = 3 X H

FOLD INDICATOR MARK, USED WHEN ELEVATION or DETAIL SHOWN "UNFOLDED" OR FLATTENED FOR CLARITY.

ACTUAL ANGLE IN PLAN

FOLD LINE

## ELEVATION NOTES

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## EXTERIOR MATERIALS - BASIS OF DESIGN

| CATEGORY / SUBCATEGORY | | SPEC SECTION | MANUFACTURER/PRODUCT | PRODUCT DESCRIPTION |
|---|---|---|---|---|
| WINDOWS & DOORS | | | | |
| | COMMERCIAL STOREFRONT | 08 41 13 | KAWNEER SOLUT WALL | EXTERIOR STOREFRONT |
| | RESIDENTIAL PUNCHED OPENINGS | 08 53 00 | INTUS SUPERA | POLYMER WINDOWS |
| | RESIDENTIAL WINDOW WALL SYSTEMS | 08 53 00 | INTUS SUPERA | POLYMER WINDOW WALL |
| EXTERIOR DOORS | | | | |
| | BALCONY DOOR | 08 53 00 | INTUS SUPERA | POLYMER WINDOW WALL |
| | ENTRANCE DOOR | 08 41 13 | KAWNEER SOLUT WALL | EXTERIOR STOREFRONT |
| | HOLLOW METAL DOOR | 08 11 13 | ALLEGION | COLD ROLLED STEEL |
| WALLS | | | | |
| | FIBER CEMENT PANELS | 07 46 46 | JAMES HARDIE | REVEAL PANELS |
| | METAL PANELS | 07 42 13 | CENTRIA - CONCEPT SERIES | |
| | SOFFITS | 07 46 46 | JAMES HARDIE | REVEAL PANELS |
| | BRICK | 04 20 00 | SIOUXCITY BRICK | EBONITE VELOUR |
| | CMU | 04 81 00 | | BX16 SMOOTH FINISH PT EXPOSED SURFACES |
| | PRE-CAST CONCRETE | | | |
| ROOFING PRODUCTS | | | | |
| | SINGLE PLY ROOF | 07 54 23 | FIRESTONE BUILDING PRODUCTS | TPO |
| | AWNINGS / CANOPY | 10 73 13 | KINGSPAN/HELIOS | SUSPENDED CANOPY |
| RAILINGS | | | | |
| | RAILING | | EGLASS | |

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: NR
Architect of Record: TD

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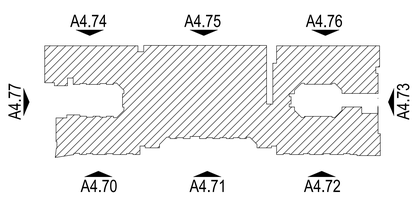
SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.60

21345

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

## KEY PLAN

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| | | COLOR PALLET | |
|---|---|---|---|
| | BRICK | | |
| PT-1 PT-2 | FIBER CEMENT PANELS | XX | TRIM |
| | VISION GLASS | PT1 | XX |
| | OPAQUE SPANDREL GLASS | PT2 | XX |
| | | PT3 | XX |
| | METAL PANELS | PT4 | XX |
| | GLASS-ALUMINUM BALCONY GUARDRAIL | PT5 | XX |

## GRAPHICS LEGEND

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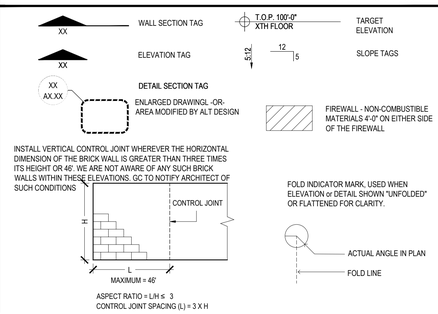


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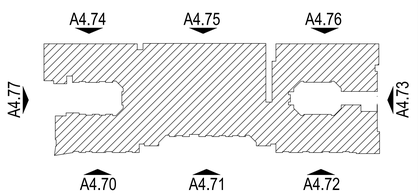
SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.70

21345

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

## KEY PLAN

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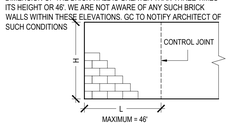


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| | ENTRANCE DOOR | 08 41 13 | KAWNEER 501UT WALL | EXTERIOR STOREFRONT |
| | HOLLOW METAL DOOR | 08 11 13 | ALLEGION | COLD ROLLED STEEL |
| **WALLS** | | | | |
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| | METAL PANELS | 07 42 13 | CENTRIA - CONCEPT SERIES | |
| | SOFFITS | 07 46 46 | JAMES HARDIE | REVEAL PANELS |
| | BRICK | 04 20 00 | SIOUXCITY BRICK | EBONITE VELOUR |
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| | SINGLE PLY ROOF | 07 54 23 | FIRESTONE BUILDING PRODUCTS | TPO |
| | AWNINGS / CANOPY | 10 73 13 | KINGSPAN/HELIOS | SUSPENDED CANOPY |
| **RAILINGS** | | | | |
| | RAILING | | EGLASS | |

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:
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key.

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KEY REAL ESTATE

KEY PLAN

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**HUMPHREYS & PARTNERS**
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603 JULIA STREET NEW ORLEANS, LA 70130
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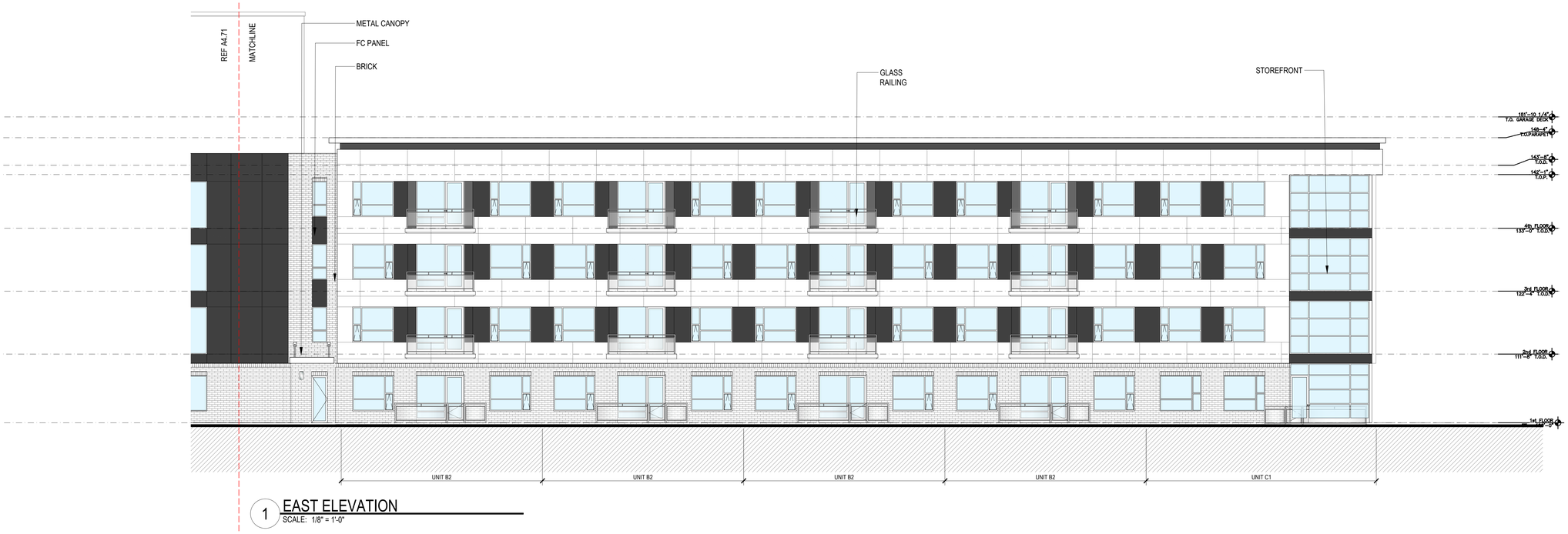
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

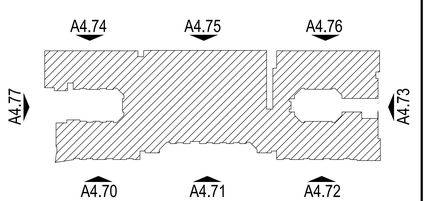
SHEET NO.
A4.71

21345




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

## KEY PLAN




## MATERIALS & FINISHES LEGEND

1. EXTERIOR MATERIALS & FINISHES TO BE THE SAME AT SIMILAR CONDITIONS OF THE SAME BUILDING.
2. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR
3. U.N.O. TRIM IS DEFINED AS FASCIA, LINTELS, HEADERS, SILLS, WINDOW FRAMES TO BE:

| | | COLOR PALLET | |
|---|---|---|---|
| | BRICK | | |
| PT-1 PT-2 | FIBER CEMENT PANELS | XX | TRIM |
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| | OPAQUE SPANDREL GLASS | PT2 | XX |
| | | PT3 | XX |
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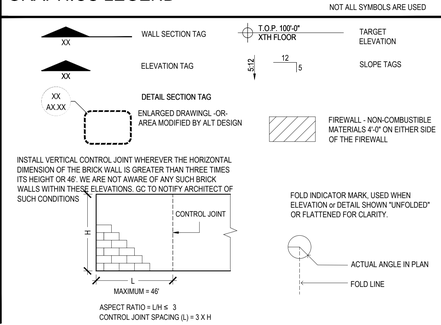
| | GLASS-ALUMINUM BALCONY GUARDRAIL | PT5 | XX |

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

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4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, SEALANTS, AND BACKER RODS SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
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7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER FBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
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## EXTERIOR MATERIALS - BASIS OF DESIGN

| CATEGORY / SUBCATEGORY | | SPEC SECTION | MANUFACTURER/PRODUCT | PRODUCT DESCRIPTION |
|---|---|---|---|---|
| **WINDOWS & DOORS** | | | | |
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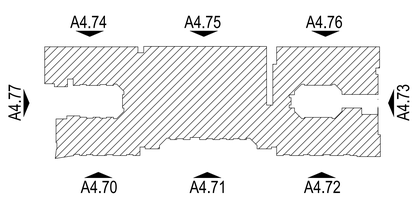
SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.72

21345

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

## KEY PLAN

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|---|---|---|---|
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| | VISION GLASS | PT2 | XX |
| | OPAQUE SPANDREL GLASS | PT3 | XX |
| | METAL PANELS | PT4 | XX |
| | GLASS-ALUMINUM BALCONY GUARDRAIL | PT5 | XX |

## GRAPHICS LEGEND

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XX — WALL SECTION TAG

T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION

XX — ELEVATION TAG

5:12 / 12 / 5 — SLOPE TAGS

XX / AX.XX — DETAIL SECTION TAG

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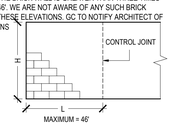


ASPECT RATIO = L/H ≤ 3
CONTROL JOINT SPACING (L) = 3 X H

FOLD INDICATOR MARK, USED WHEN ELEVATION or DETAIL SHOWN "UNFOLDED" OR FLATTENED FOR CLARITY.

ACTUAL ANGLE IN PLAN

FOLD LINE

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SHEET CONTENTS:
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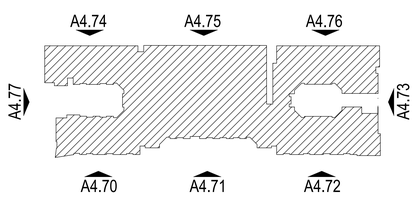
SHEET NO.
A4.73

21345

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

## KEY PLAN

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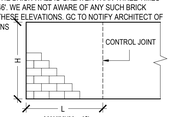


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BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

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**HUMPHREYS & PARTNERS**
ARCHITECTS / LOUISIANA, LLC
603 JULIA STREET NEW ORLEANS , LA 70130
504.717.4700 F: 504.558.7762

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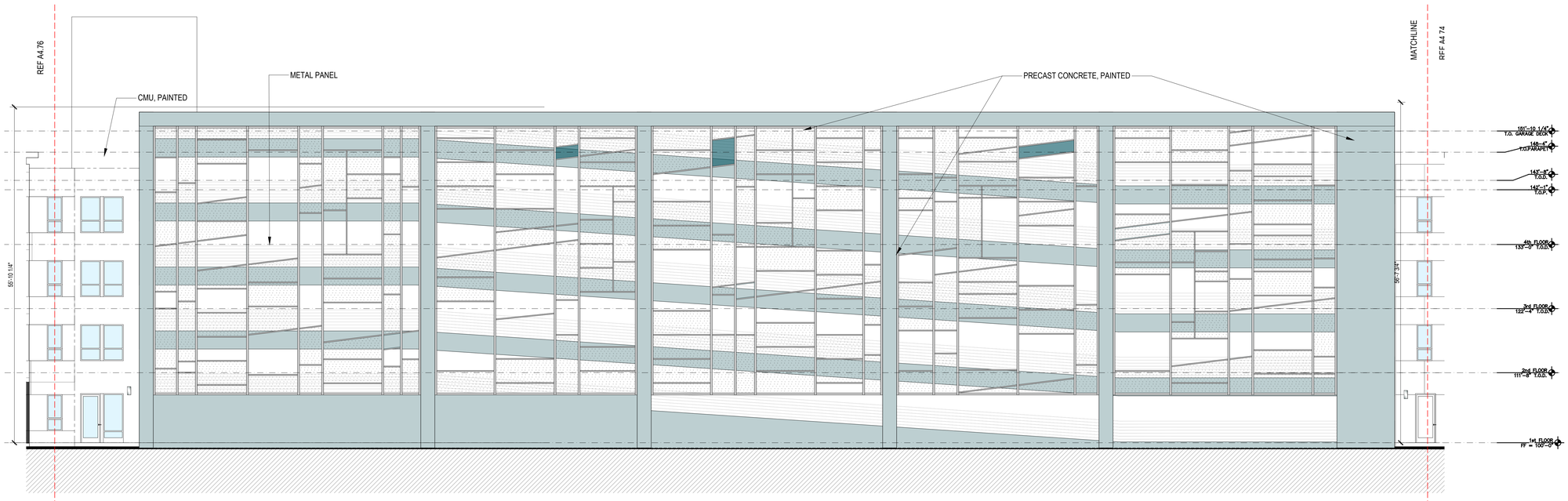
SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

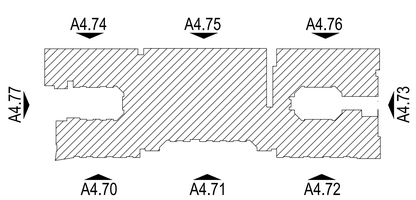
SHEET NO.
A4.74

21345




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

## KEY PLAN




## MATERIALS & FINISHES LEGEND

1. EXTERIOR MATERIALS & FINISHES TO BE THE SAME AT SIMILAR CONDITIONS OF THE SAME BUILDING.
2. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR
3. U.N.O. TRIM IS DEFINED AS FASCIA, LINTELS, HEADERS, SILLS, WINDOW FRAMES TO BE:

BRICK

PT-1 PT-2 FIBER CEMENT PANELS

VISION GLASS

OPAQUE SPANDREL GLASS

METAL PANELS

GLASS-ALUMINUM BALCONY GUARDRAIL

COLOR PALLET

| | |
|---|---|
| XX | TRIM |
| PT1 | XX |
| PT2 | XX |
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| PT4 | XX |
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## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

XX — WALL SECTION TAG

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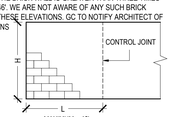
5:12 / 12 / 5 — SLOPE TAGS

FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

INSTALL VERTICAL CONTROL JOINT WHEREVER THE HORIZONTAL DIMENSION OF THE BRICK WALL IS GREATER THAN THREE TIMES ITS HEIGHT OR 48". WE ARE NOT AWARE OF ANY SUCH BRICK WALLS WITHIN THESE ELEVATIONS. GC TO NOTIFY ARCHITECT OF SUCH CONDITIONS




MAXIMUM = 48'

ASPECT RATIO = L/H ≤ 3
CONTROL JOINT SPACING (L) = 3 X H

FOLD INDICATOR MARK, USED WHEN ELEVATION or DETAIL SHOWN "UNFOLDED" OR FLATTENED FOR CLARITY.

ACTUAL ANGLE IN PLAN

FOLD LINE

## ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, SEALANTS, AND BACKER RODS SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER FT MINIMUM AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER FBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. SIGNAGE SHOWN FOR REFERENCE ONLY. GC TO PROVIDE IN WALL BLOCKING FOR STRUCTURAL SUPPORT OF FUTURE SIGNAGE AT ALL STAIRWAYS, BREEZEWAY ENTRANCES AND LOCATIONS INDICATED ON ELEVATIONS. SIGNAGE MANUFACTURER AND GC TO COORDINATE SPECIFIC CONTENT AND LOCATION OF SIGNAGE.
10. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
11. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

## EXTERIOR MATERIALS - BASIS OF DESIGN

| CATEGORY / SUBCATEGORY | | SPEC SECTION | MANUFACTURER/PRODUCT | PRODUCT DESCRIPTION |
|---|---|---|---|---|
| WINDOWS & DOORS | | | | |
| | COMMERCIAL STOREFRONT | 08 41 13 | KAWNEER 501UT WALL | EXTERIOR STOREFRONT |
| | RESIDENTIAL PUNCHED OPENINGS | 08 53 00 | INTUS SUPERA | POLYMER WINDOWS |
| | RESIDENTIAL WINDOW WALL SYSTEMS | 08 53 00 | INTUS SUPERA | POLYMER WINDOW WALL |
| EXTERIOR DOORS | | | | |
| | BALCONY DOOR | 08 53 00 | INTUS SUPERA | POLYMER WINDOW WALL |
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| | HOLLOW METAL DOOR | 08 11 13 | ALLEGION | COLD ROLLED STEEL |
| WALLS | | | | |
| | FIBER CEMENT PANELS | 07 46 46 | JAMES HARDIE | REVEAL PANELS |
| | METAL PANELS | 07 42 13 | CENTRIA - CONCEPT SERIES | |
| | SOFFITS | 07 46 46 | JAMES HARDIE | REVEAL PANELS |
| | BRICK | 04 20 00 | SOLIDCITY BRICK | EBONITE VELOUR |
| | CMU | 04 81 00 | | BX16 SMOOTH FINISH P1 EXPOSED SURFACES |
| | PRE-CAST CONCRETE | | | |
| ROOFING PRODUCTS | | | | |
| | SINGLE PLY ROOF | 07 54 23 | FIRESTONE BUILDING PRODUCTS | TPO |
| | AWNINGS / CANOPY | 10 73 13 | KINGSPAN/HELIOS | SUSPENDED CANOPY |
| RAILINGS | | | | |
| | RAILING | | EGLASS | |

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:

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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
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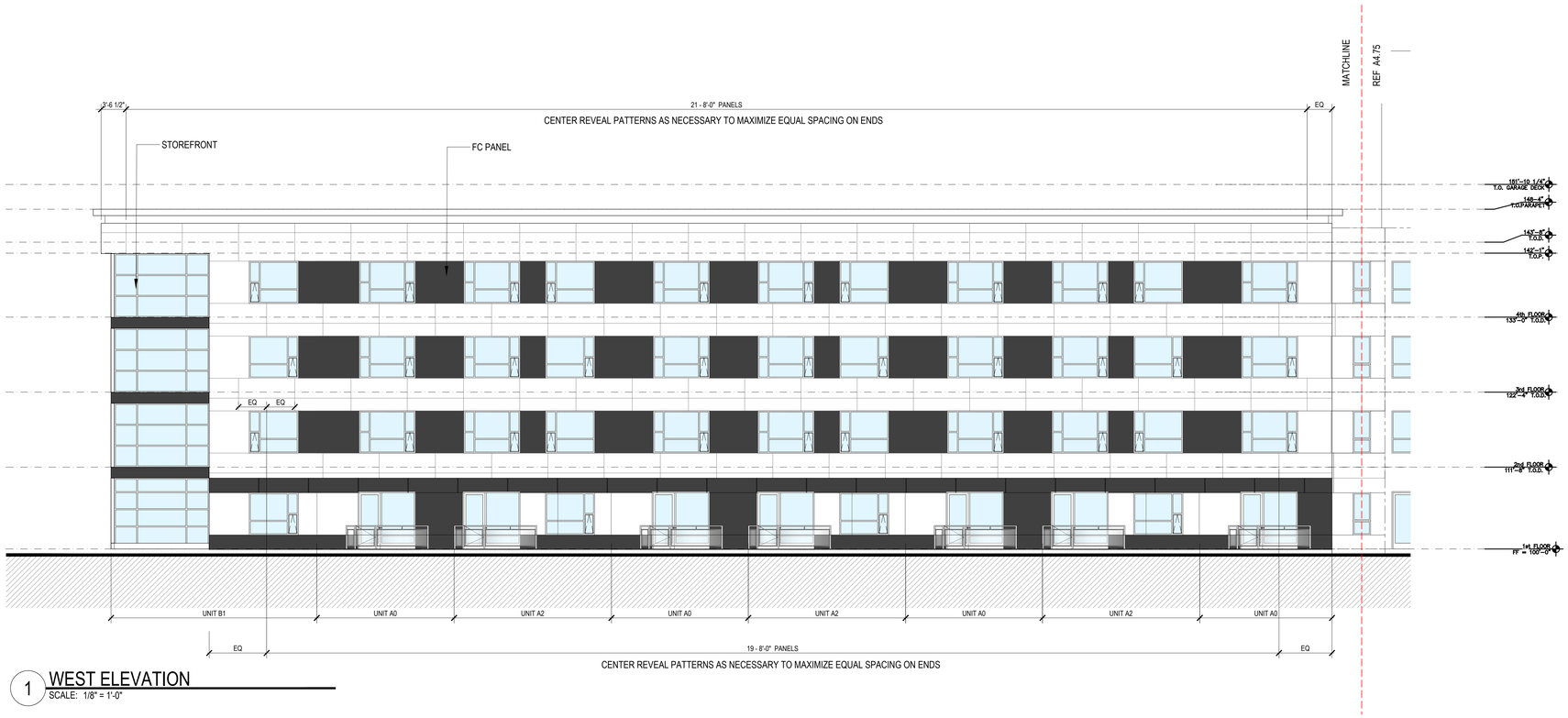
SHEET NO.
A4.75

21345

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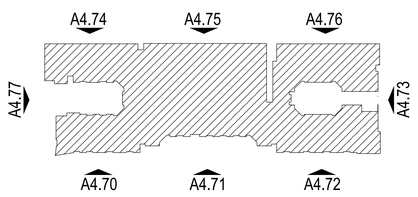


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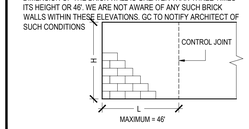


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Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

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Revisions:

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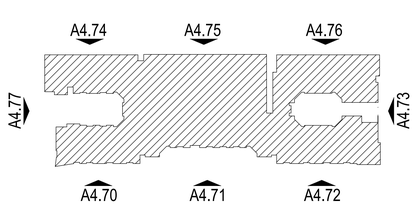
SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.76

21345

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

## KEY PLAN

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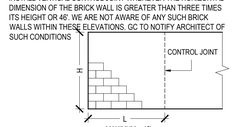


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ACTUAL ANGLE IN PLAN

FOLD LINE

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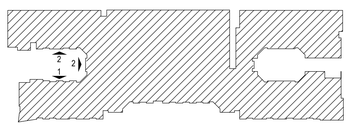
21345

2 SOUTH COURTYARD ELEVATIONS - UNFOLDED
SCALE: 1/8" = 1'-0"

1 SOUTH COURTYARD ELEVATIONS - UNFOLDED
SCALE: 1/8" = 1'-0"

## KEY PLAN



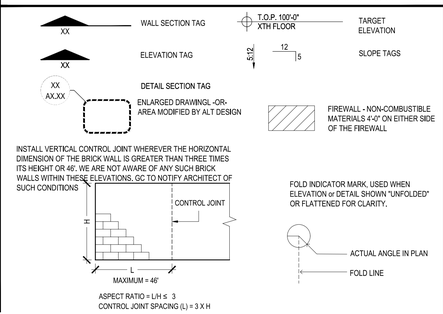

## MATERIALS & FINISHES LEGEND

1. EXTERIOR MATERIALS & FINISHES TO BE THE SAME AT SIMILAR CONDITIONS OF THE SAME BUILDING.
2. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR
3. U.N.O. TRIM IS DEFINED AS FASCIA, LINTELS, HEADERS, SILLS, WINDOW FRAMES TO BE:

| | | COLOR PALLET | |
|---|---|---|---|
| | BRICK | | |
| PT-1 PT-2 | FIBER CEMENT PANELS | XX | TRIM |
| | VISION GLASS | PT1 | XX |
| | OPAQUE SPANDREL GLASS | PT2 | XX |
| | | PT3 | XX |
| | METAL PANELS | PT4 | XX |
| | GLASS-ALUMINUM BALCONY GUARDRAIL | PT5 | XX |

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED




## ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, SEALANTS, AND BACKER RODS SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER FT MINIMUM AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER FBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. SIGNAGE SHOWN FOR REFERENCE ONLY. GC TO PROVIDE IN WALL BLOCKING FOR STRUCTURAL SUPPORT OF FUTURE SIGNAGE AT ALL STAIRWAYS, BREEZEWAY ENTRANCES AND LOCATIONS INDICATED ON ELEVATIONS. SIGNAGE MANUFACTURER AND GC TO COORDINATE SPECIFIC CONTENT AND LOCATION OF SIGNAGE.
10. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
11. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

## EXTERIOR MATERIALS - BASIS OF DESIGN

| CATEGORY / SUBCATEGORY | | SPEC SECTION | MANUFACTURER/PRODUCT | PRODUCT DESCRIPTION |
|---|---|---|---|---|
| **WINDOWS & DOORS** | | | | |
| | COMMERCIAL STOREFRONT | 08 41 13 | KAWNEER 501UT WALL | EXTERIOR STOREFRONT |
| | RESIDENTIAL PUNCHED OPENINGS | 08 53 00 | INTUS SUPERA | POLYMER WINDOWS |
| | RESIDENTIAL WINDOW WALL SYSTEMS | 08 53 00 | INTUS SUPERA | POLYMER WINDOW WALL |
| **EXTERIOR DOORS** | | | | |
| | BALCONY DOOR | 08 53 00 | INTUS SUPERA | POLYMER WINDOW WALL |
| | ENTRANCE DOOR | 08 41 13 | KAWNEER 501UT WALL | EXTERIOR STOREFRONT |
| | HOLLOW METAL DOOR | 08 11 13 | ALLEGION | COLD ROLLED STEEL |
| **WALLS** | | | | |
| | FIBER CEMENT PANELS | 07 46 46 | JAMES HARDIE | REVEAL PANELS |
| | METAL PANELS | 07 42 13 | CENTRIA - CONCEPT SERIES | |
| | SOFFITS | 07 46 46 | JAMES HARDIE | REVEAL PANELS |
| | BRICK | 04 20 00 | SIOUXCITY BRICK | EBONITE VELOUR |
| | CMU | 04 81 00 | | BX16 SMOOTH FINISH PT EXPOSED SURFACES |
| | PRE-CAST CONCRETE | | | |
| **ROOFING PRODUCTS** | | | | |
| | SINGLE PLY ROOF | 07 54 23 | FIRESTONE BUILDING PRODUCTS | TPO |
| | AWNINGS / CANOPY | 10 73 13 | KINGSPAN/HELIOS | SUSPENDED CANOPY |
| **RAILINGS** | | | | |
| | RAILING | | EGLASS | |

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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KEY REAL ESTATE

KEY PLAN

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SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.78

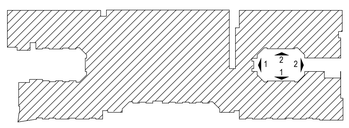
ISSUE FOR PRICING: 12/15/2023

21345

2 NORTH COURTYARD ELEVATIONS - UNFOLDED
SCALE: 1/8" = 1'-0"

1 NORTH COURTYARD ELEVATIONS - UNFOLDED
SCALE: 1/8" = 1'-0"

## KEY PLAN

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| | | COLOR PALLET | |
|---|---|---|---|
| | BRICK | | |
| PT-1 PT-2 | FIBER CEMENT PANELS | XX | TRIM |
| | VISION GLASS | PT1 | XX |
| | OPAQUE SPANDREL GLASS | PT2 | XX |
| | | PT3 | XX |
| | METAL PANELS | PT4 | XX |
| | GLASS-ALUMINUM BALCONY GUARDRAIL | PT5 | XX |

## GRAPHICS LEGEND

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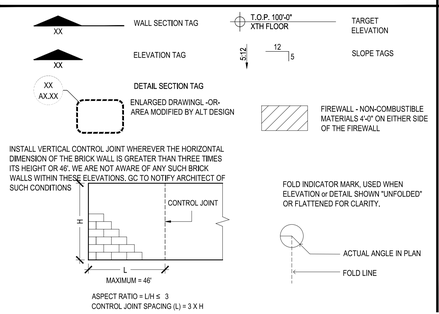


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| **ROOFING PRODUCTS** | | | | |
| | SINGLE PLY ROOF | 07 54 23 | FIRESTONE BUILDING PRODUCTS | TPO |
| | AWNINGS / CANOPY | 10 73 13 | KINGSPAN/HELIOS | SUSPENDED CANOPY |
| **RAILINGS** | | | | |
| | RAILING | | EGLASS | |

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

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|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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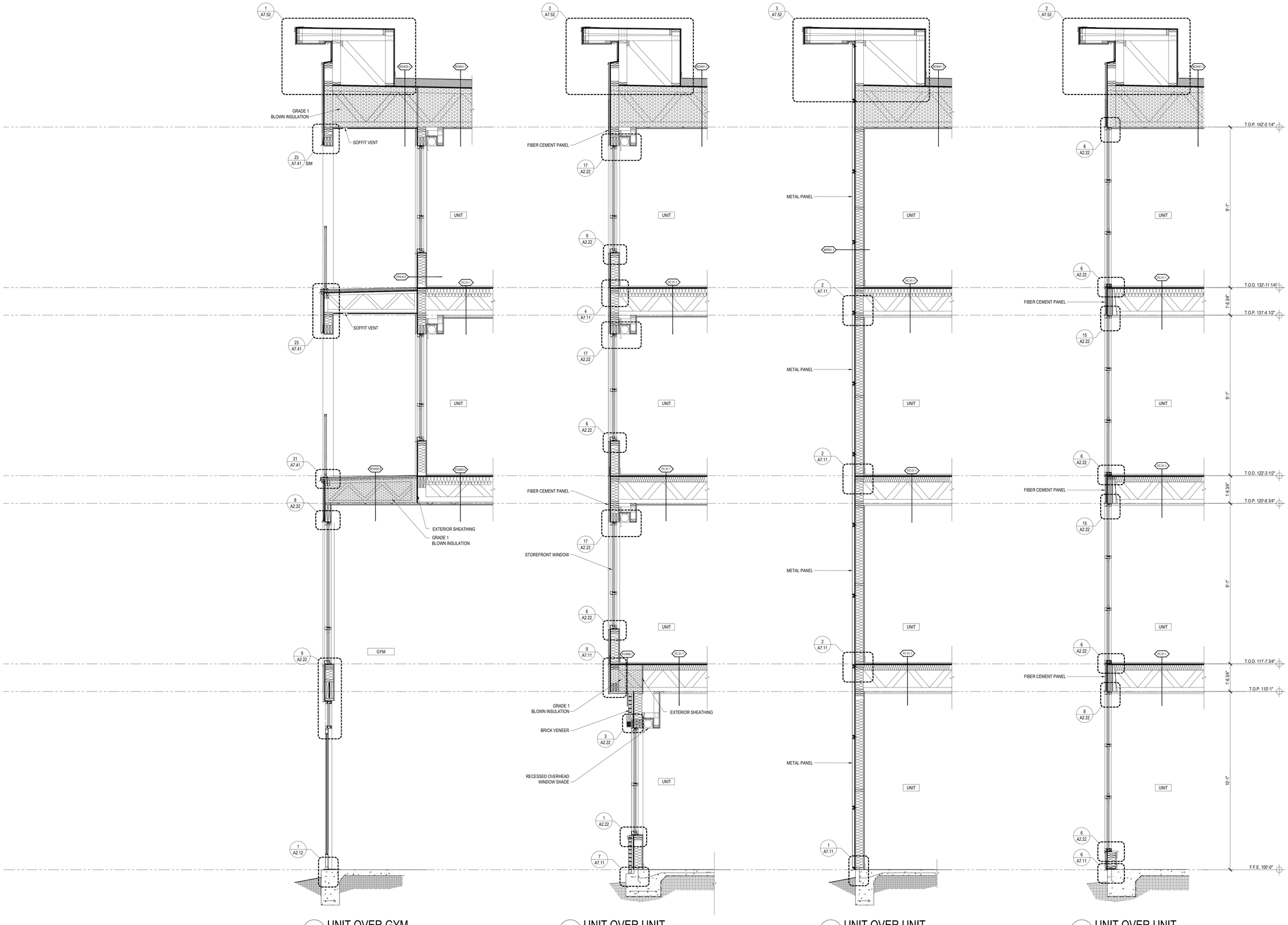
SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.79

21345




4 UNIT OVER GYM
SCALE: 1/2" = 1'-0"

3 UNIT OVER UNIT
SCALE: 1/2" = 1'-0"

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

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

Designed by: MM
Drawn by: LL
Architect of Record: TD

Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
EXTERIOR WALL SECTIONS
APARTMENT BUILDINGS

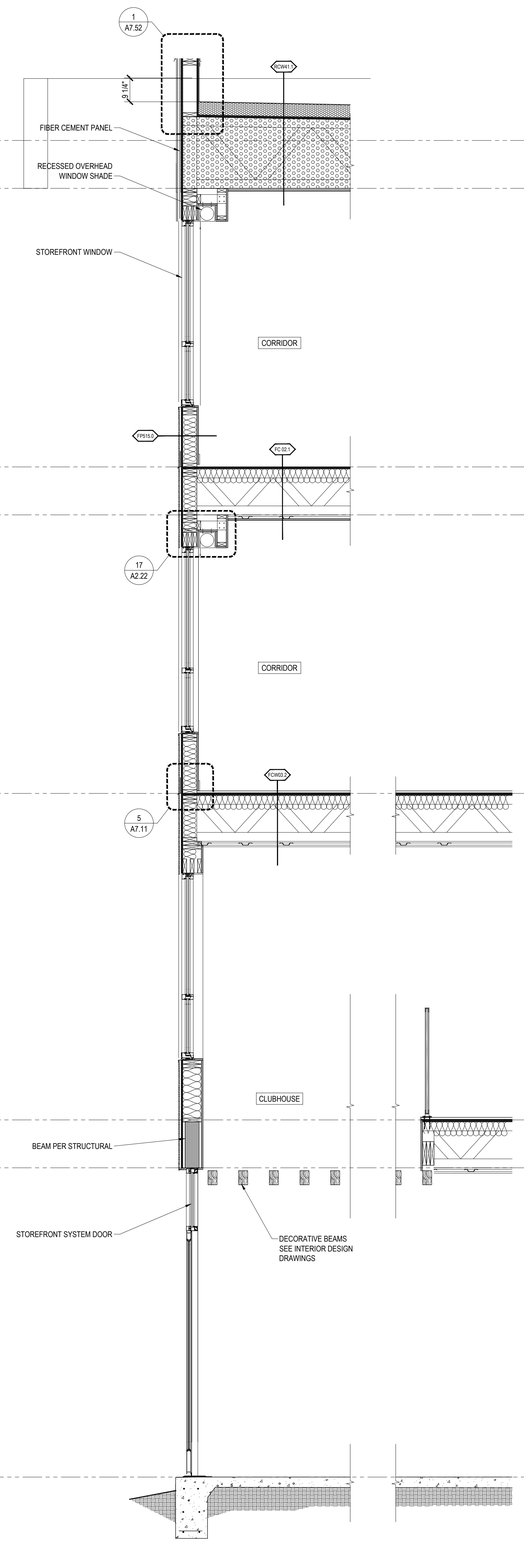
SHEET NO.

A5.11

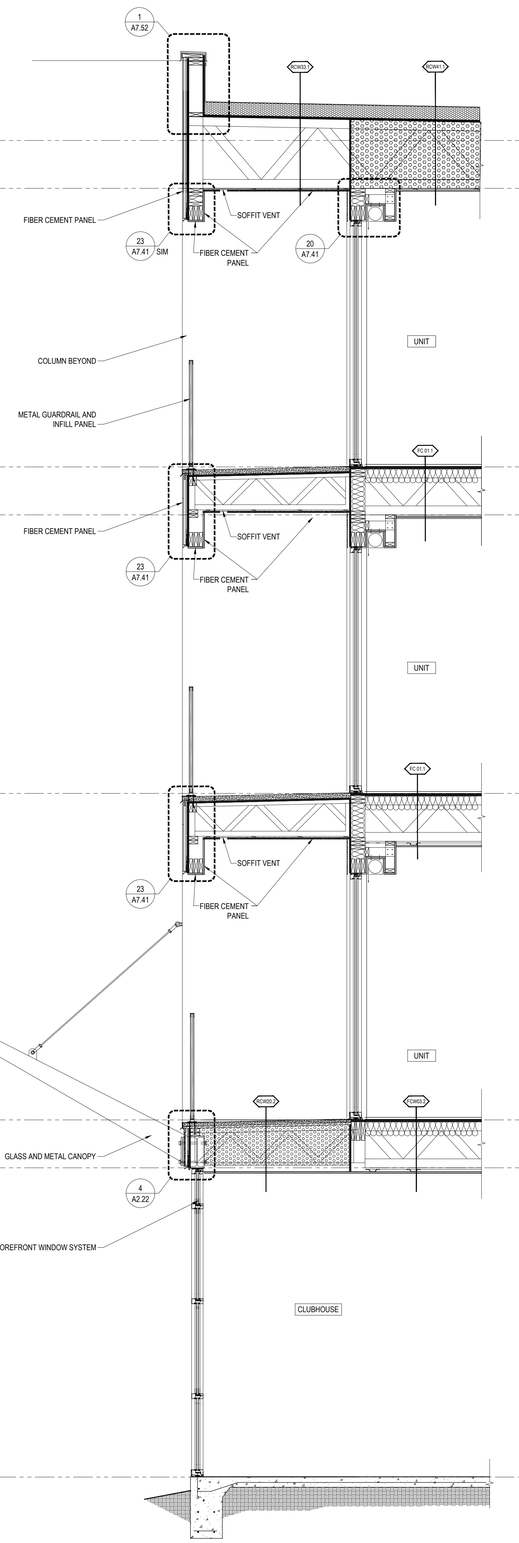
21345

NOTE COLOR TRANSITIONS AT CONTROL JOINTS

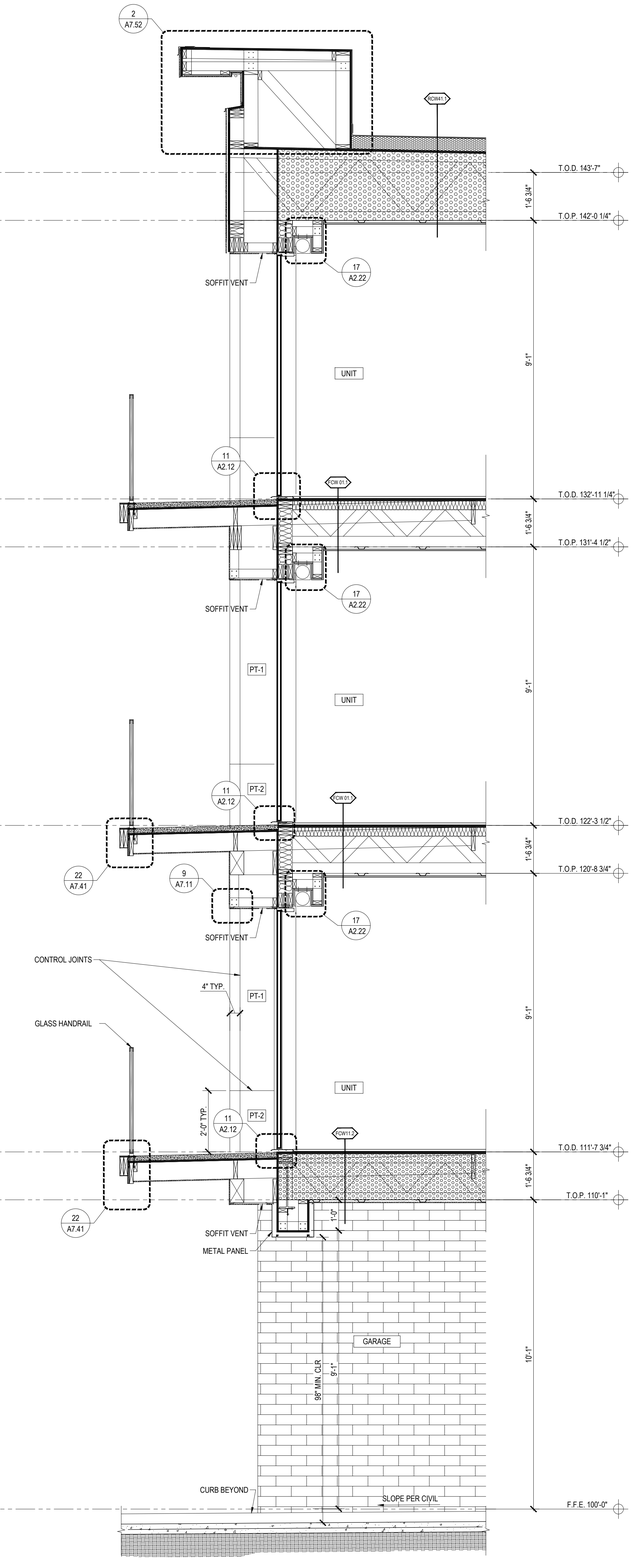
4 CONCEPT IMAGE OF BALCONY DETAIL
SCALE:




3 UNIT OVER CLUBHOUSE
SCALE: 1/2" = 1'-0"




2 UNIT OVER CLUBHOUSE AT BALCONY
SCALE: 1/2" = 1'-0"




1 UNIT OVER GARAGE AT BALCONY
SCALE: 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: LL
Architect of Record: TD

Date Plotted:

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| Issue for Permit Application: | XX/XX/XX |
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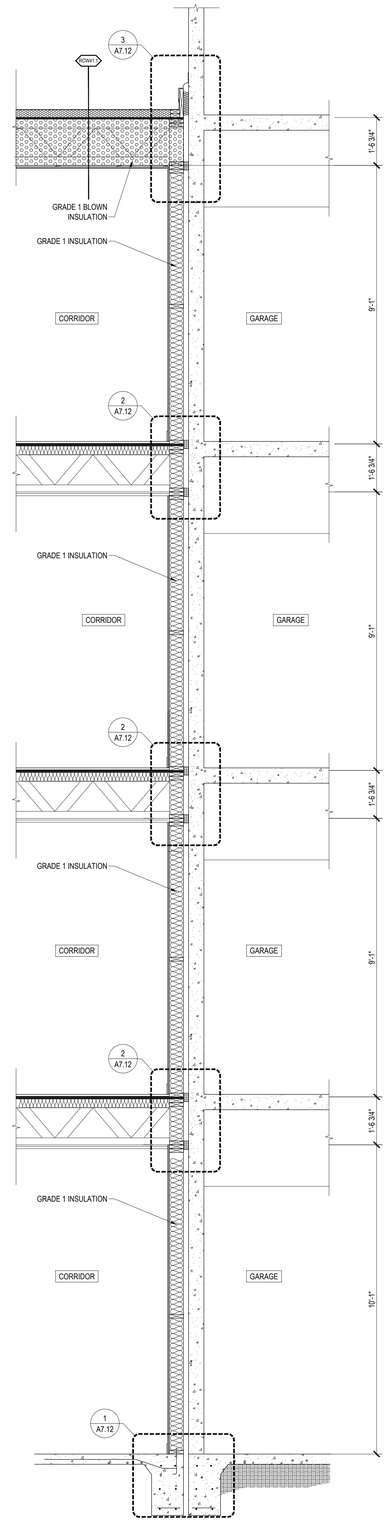
SHEET CONTENTS:
EXTERIOR WALL SECTIONS - APARTMENT BLDGS

SHEET NO.

A5.12

21345




1 CORRIDOR AT GARAGE
SCALE: 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: LL
Architect of Record: TD

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|---|---|
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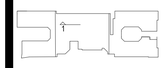

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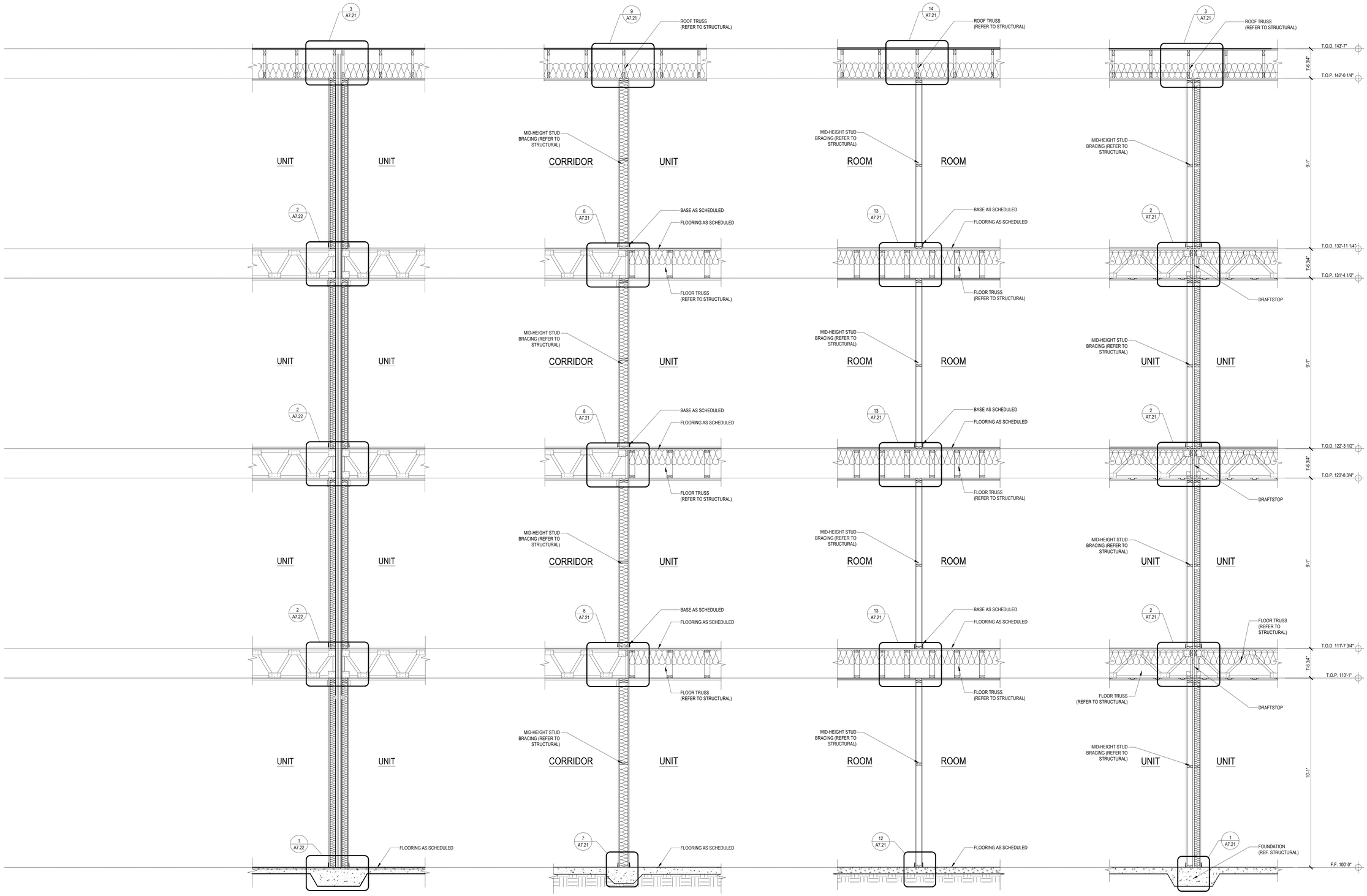
SHEET CONTENTS:
WALL SECTIONS

SHEET NO.

A5.13

21345




4 2 HR FIRE WALL AT UNIT TO UNIT
SCALE: 1/2" = 1'-0"

3 INTERIOR WALL CORRIDOR TO UNIT
SCALE: 1/2" = 1'-0"

2 INTERIOR WALL IN UNIT
SCALE: 1/2" = 1'-0"

1 1 HOUR UNIT/UNIT FIRE PARTITION
SCALE: 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:

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SHEET CONTENTS:
INTERIOR WALL SECTIONS

SHEET NO.
A5.21

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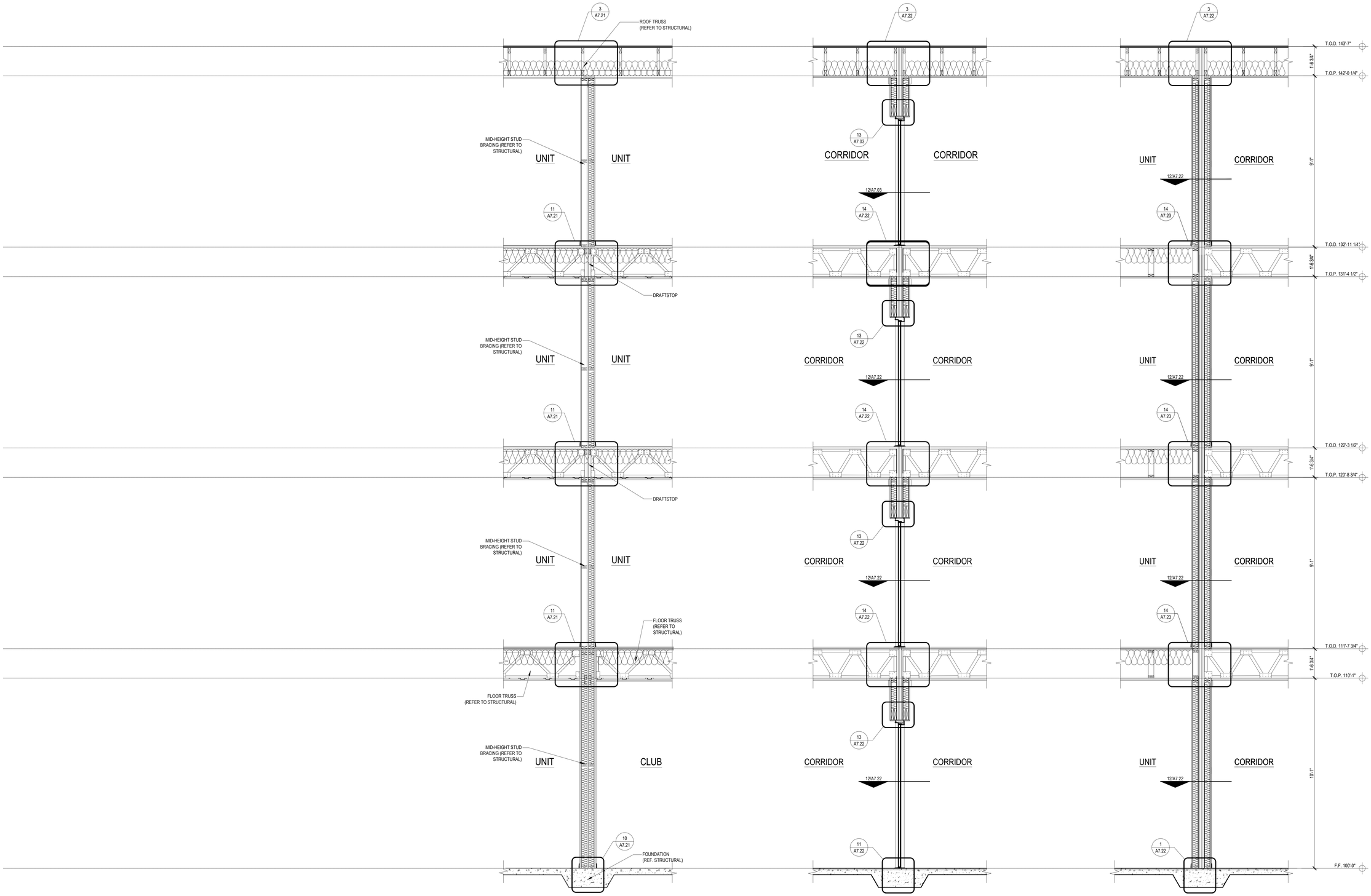


3 1 HR BARRIER UNIT TO CLUB
SCALE: 1/2" = 1'-0"

2 2 HR FIRE WALL AT CORRIDOR TO CORRIDOR
SCALE: 1/2" = 1'-0"

1 2 HR FIRE WALL AT UNIT TO CORRIDOR
SCALE: 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:

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| Issue for Construction | XX/XX/XX |

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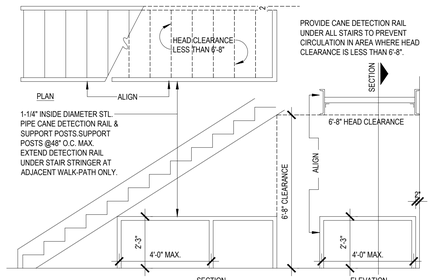
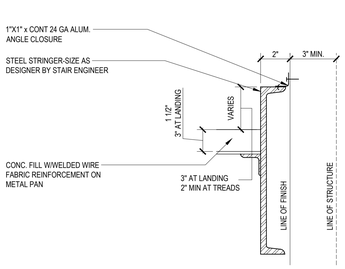
SHEET CONTENTS:
INTERIOR WALL SECTIONS

SHEET NO.
A5.22

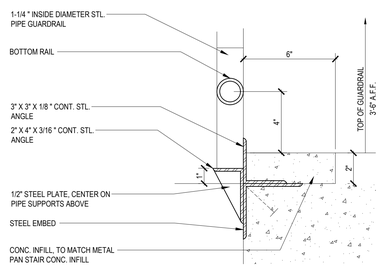
21345



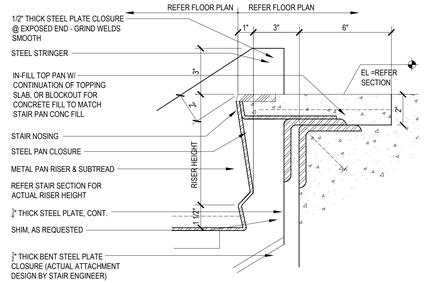

## 22 CANE DETECTION RAIL DIAGRAM
SCALE: 3/8"=1'-0"



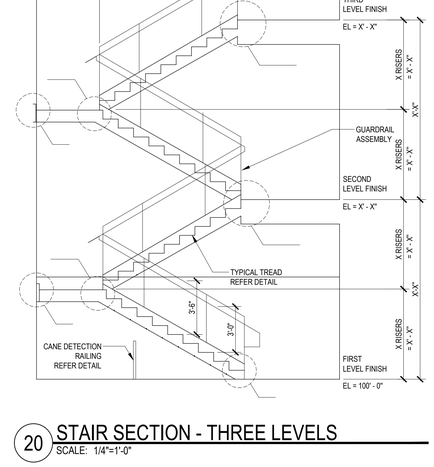

## 18 STAIR STRINGER/LANDING AT WALL
SCALE: 3"=1'-0"



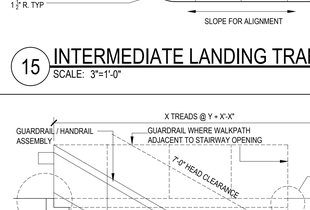

## 13 GUARDRAIL ATTACHMENT @ SLAB
SCALE: 3"=1'-0"



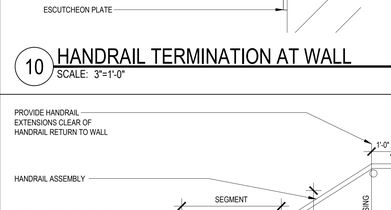

## 8 STAIR ASSEMBLY ATTACHMENT @ CONC.
SCALE: 3"=1'-0"



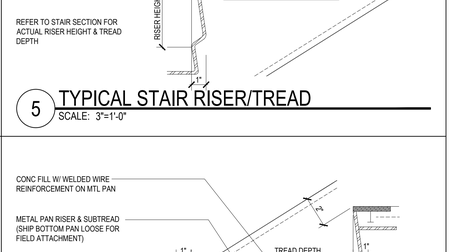

## 21 STANDPIPE AT INTERMEDIATE LANDING
SCALE: 3/4"=1'-0"



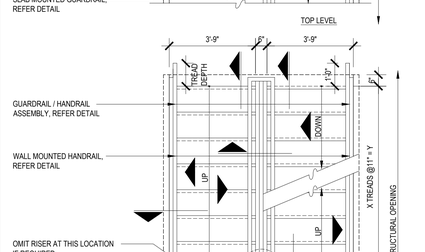

## 17 HANDRAIL SUPPORT @ STUD PARTITION
SCALE: 3"=1'-0"




## 12 HANDRAIL SUPPORT @ GUARDRAIL
SCALE: 3/4"=1'-0"




## 7 STAIR ASSEMBLY ATTACHMENT @ WOOD
SCALE: 3"=1'-0"




## 3 STANDARD LANDING CONFIGURATION
SCALE: 3/8"=1'-0"




## 20 STAIR SECTION - THREE LEVELS
SCALE: 1/4"=1'-0"




## 16 HANDRAIL SUPPORT @ CMU / CONCPARTITION
SCALE: 3"=1'-0"




## 11 HANDRAIL TRANSITIONS
SCALE: 1/2"=1'-0"




## 6 INTERMEDIATE LANDING TRANSITION
SCALE: 3"=1'-0"




## 2 GUARDRAIL/HANDRAIL @ OPEN SIDE STAIR
SCALE: 3/8"=1'-0"




## 19 STAIR SECTION - TWO LEVELS
SCALE: 1/4"=1'-0"




## 14 STRAIGHT RUN STAIRWAY (LESS THAN 12'-0" HEIGHT)
SCALE: 1/4"=1'-0"



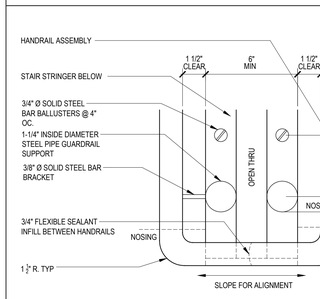

## 9 WALL MOUNTED HANDRAIL
SCALE: 3/8"=1'-0"



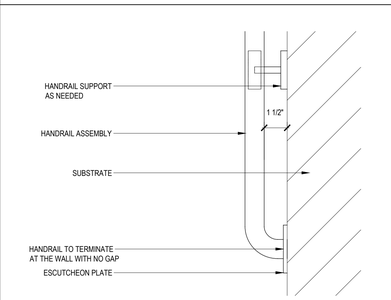

## 4 STAIR ASSEMBLY ATTACHMENT
SCALE: 3"=1'-0"



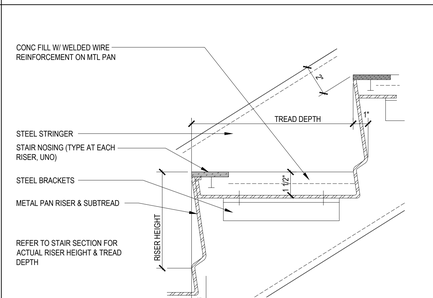

## 1 TYPICAL STAIRWAY LAYOUT
SCALE: 3/8"=1'-0"




## 15 INTERMEDIATE LANDING TRANSITION - 2
SCALE: 3"=1'-0"




## 10 HANDRAIL TERMINATION AT WALL
SCALE: 3"=1'-0"




## 5 TYPICAL STAIR RISER/TREAD
SCALE: 3"=1'-0"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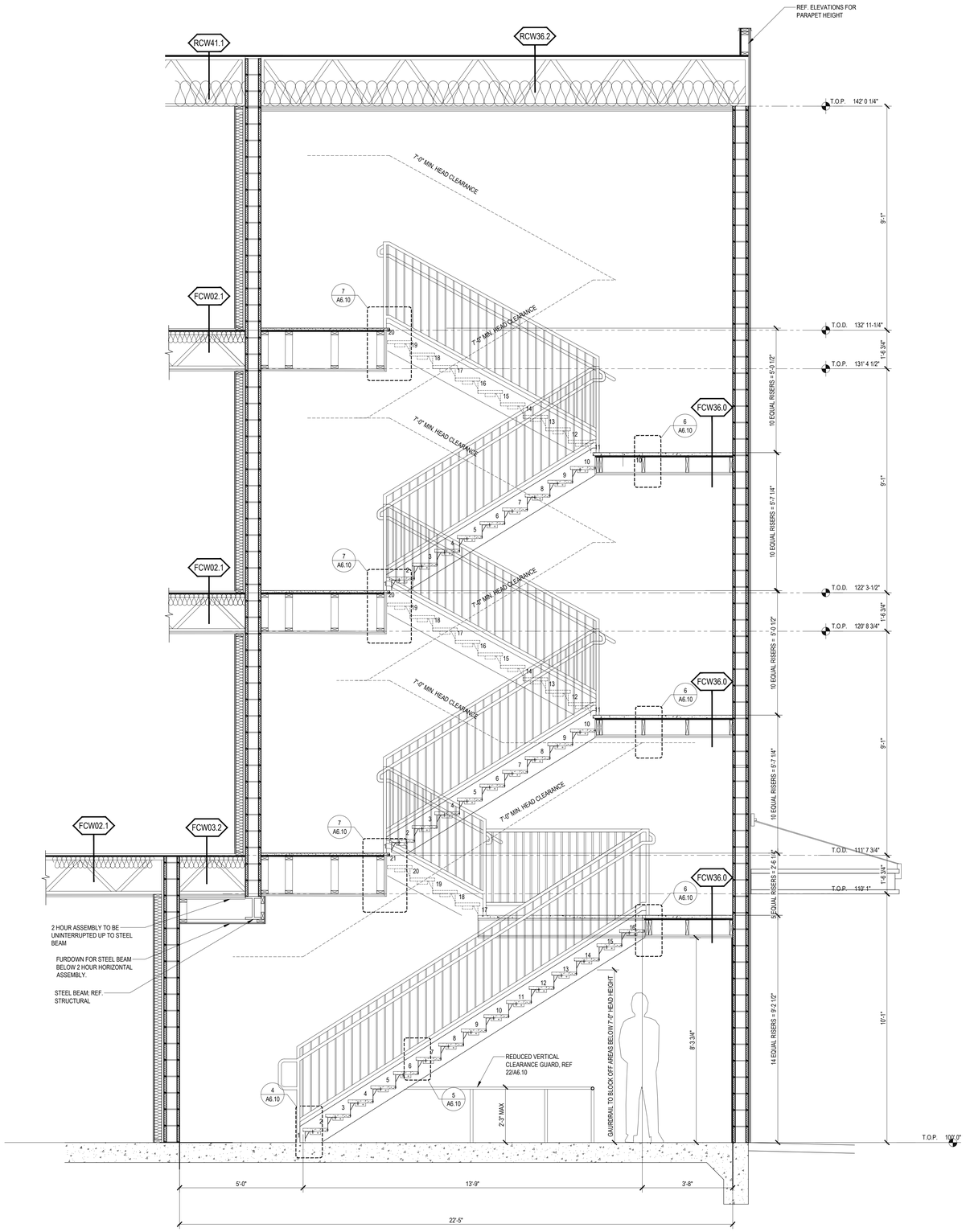
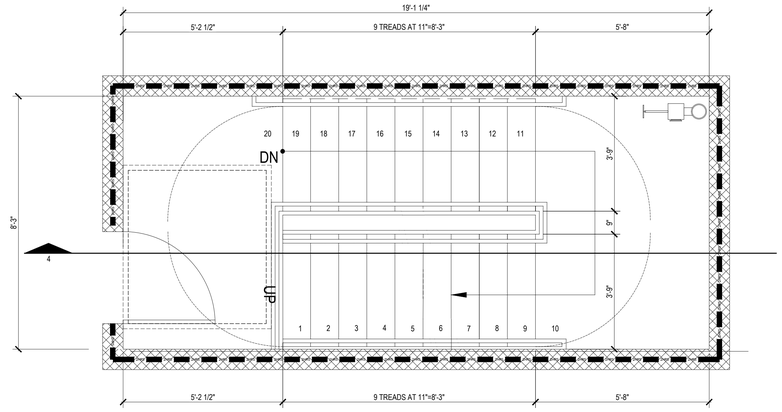
SHEET CONTENTS:
METAL PAN STAIR DETAILS

SHEET NO.
A6.10

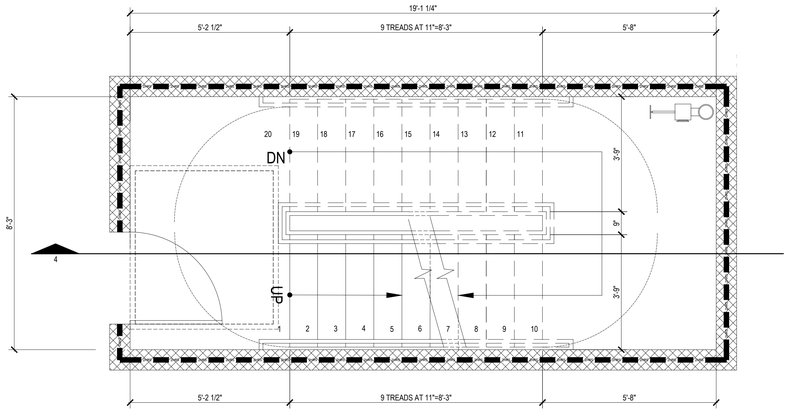
21345



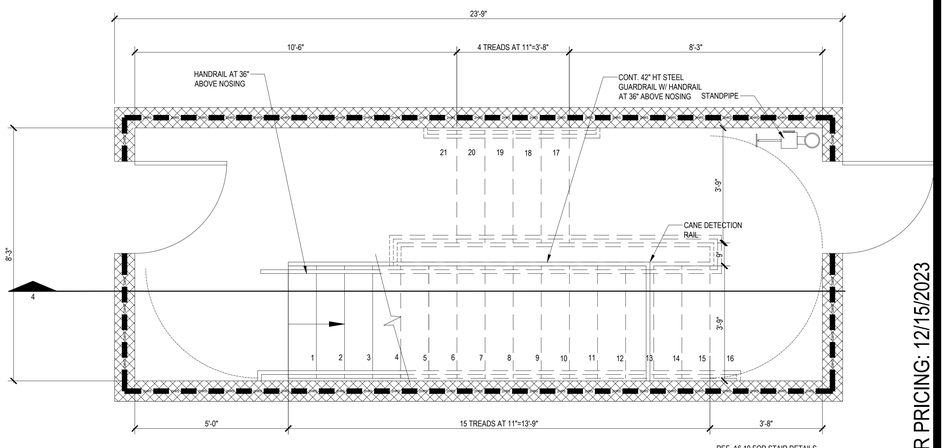

4 TYPICAL STAIR SECTION AT S1, S2, S5
SCALE: 1/2" = 1'-0"




3 STAIR PLAN - TOP FLOOR AT STAIR S1, S2, S5
SCALE: 1/2" = 1'-0"




2 STAIR PLAN - INTERMEDIATE FLOORS AT STAIR S1, S2, S5
SCALE: 1/2" = 1'-0"




1 STAIR PLAN - FIRST FLOOR AT STAIR S1, S2, S5
SCALE: 1/2" = 1'-0"

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:
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SHEET CONTENTS:
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SHEET NO.
A6.11

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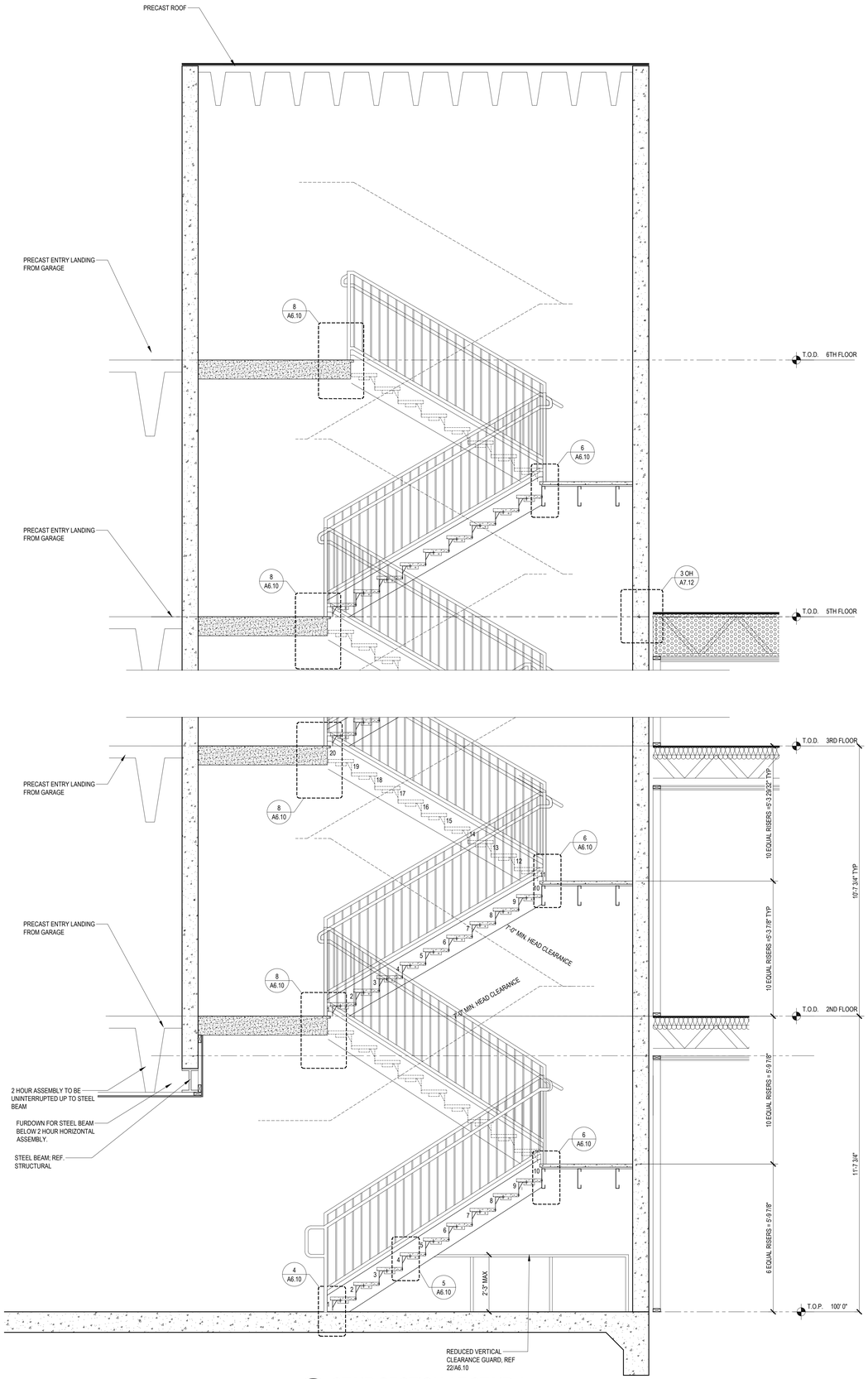
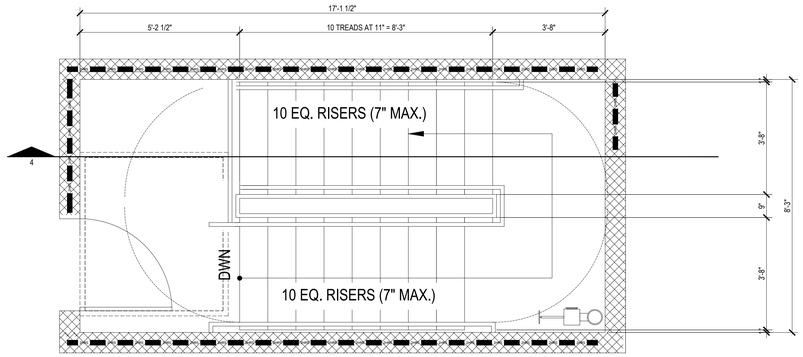
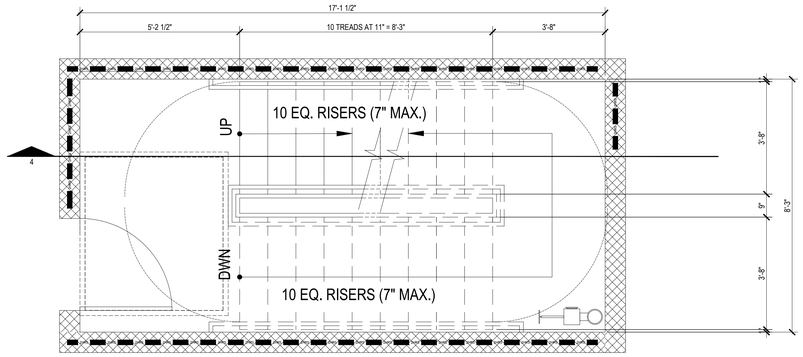


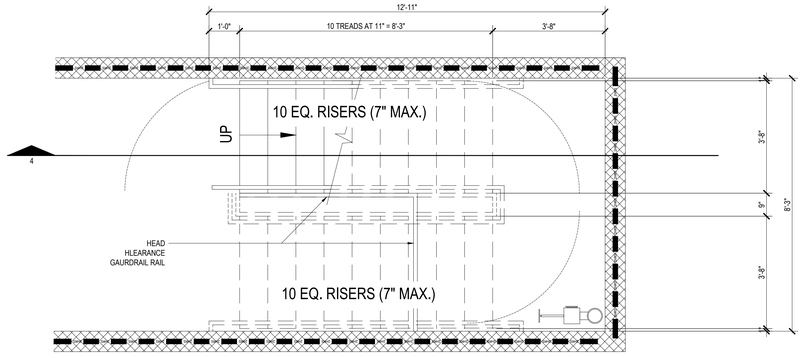

1 STAIR SECTION AT STAIR 4
SCALE: 1/2" = 1'-0"




3 STAIR PLAN - TOP FLOOR AT STAIR 4
SCALE: 1/2" = 1'-0"




2 STAIR PLAN - INTERMEDIATE FLOORS AT STAIR 4
SCALE: 1/2" = 1'-0"




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

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:

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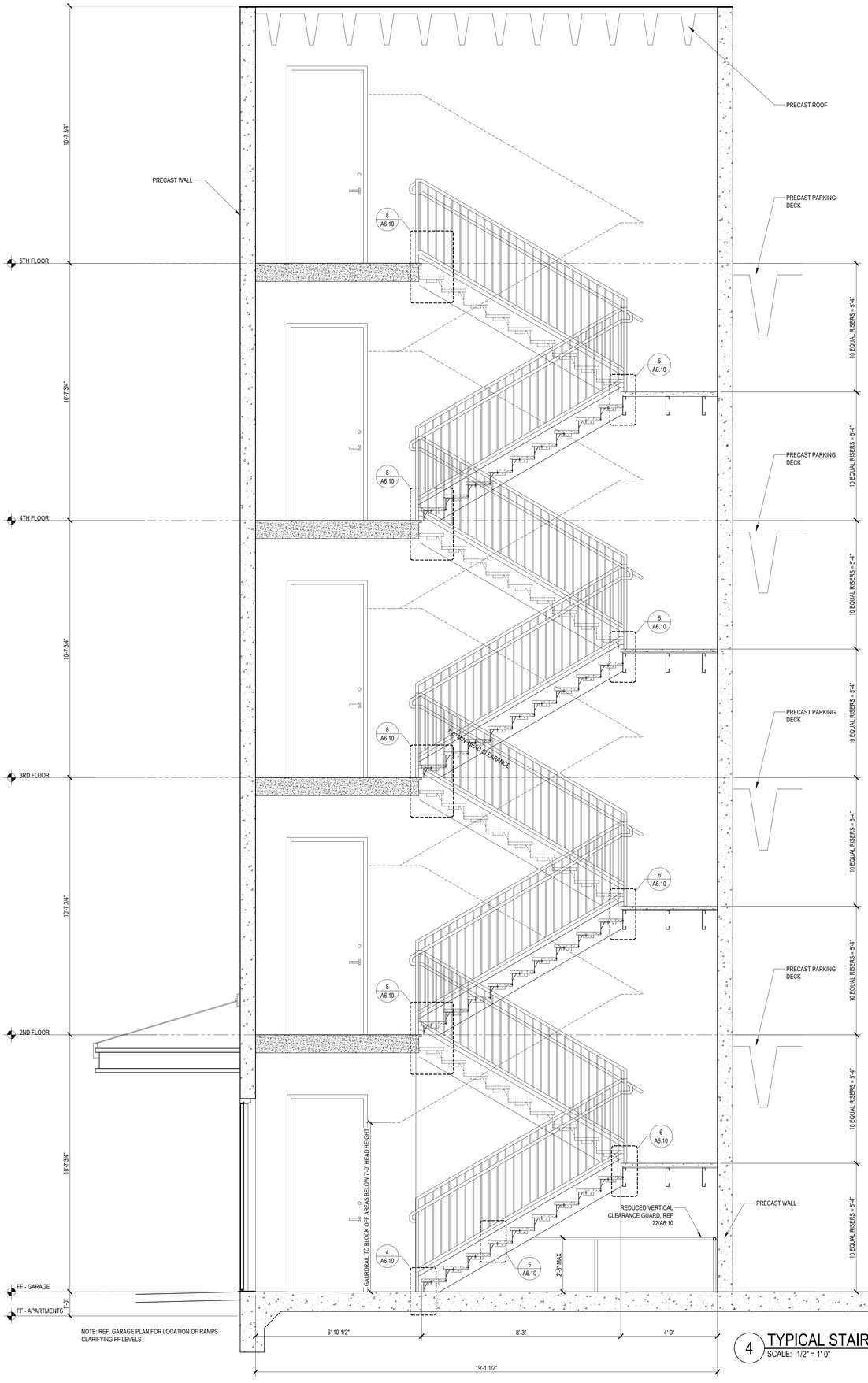
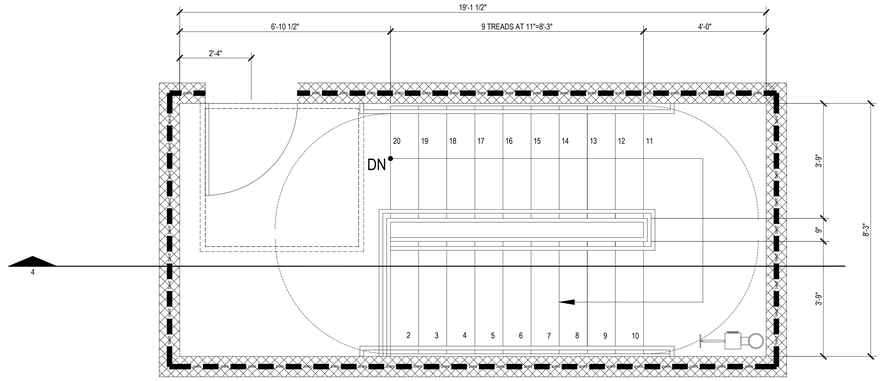
SHEET NO.
A6.12

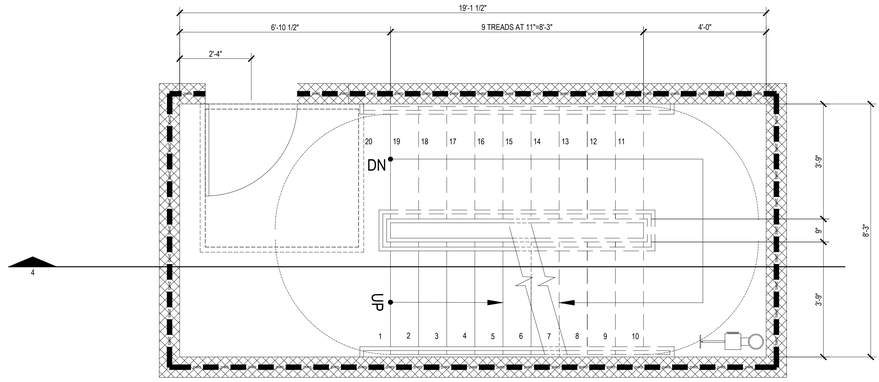
21345



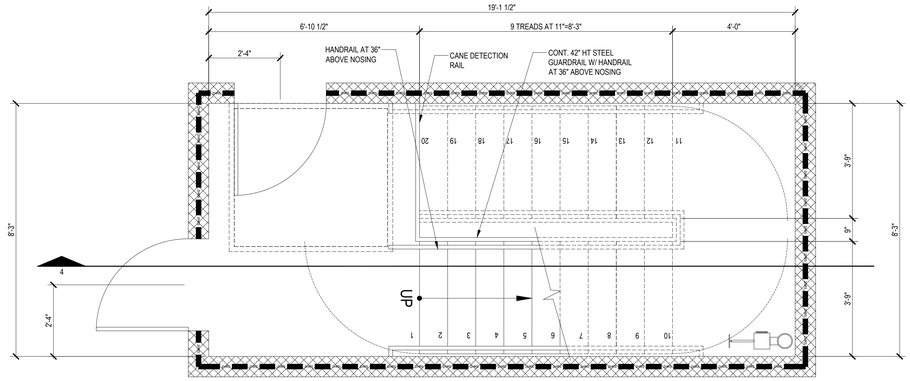

4 TYPICAL STAIR SECTION AT S3
SCALE: 1/2" = 1'-0"




3 STAIR PLAN - TOP FLOOR AT STAIR S3
SCALE: 1/2" = 1'-0"




2 STAIR PLAN - INTERMEDIATE FLOORS AT STAIR S3
SCALE: 1/2" = 1'-0"




REF. A6.10 FOR STAIR DETAILS

1 STAIR PLAN - FIRST FLOOR AT STAIR S3
SCALE: 1/2" = 1'-0"

Designed by: MM
Drawn by: NR
Architect of Record: TD

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|---|---|
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SHEET CONTENTS:
STAIR PLANS & SECTION

SHEET NO.
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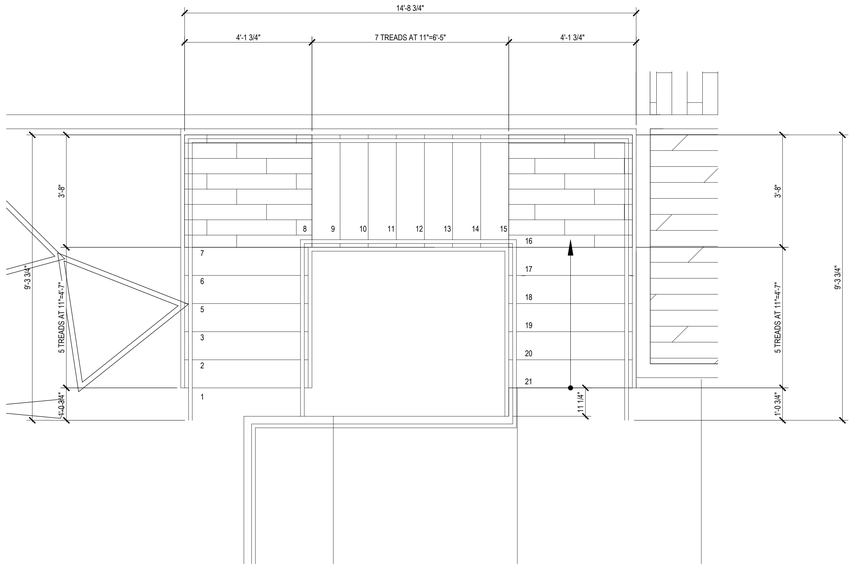
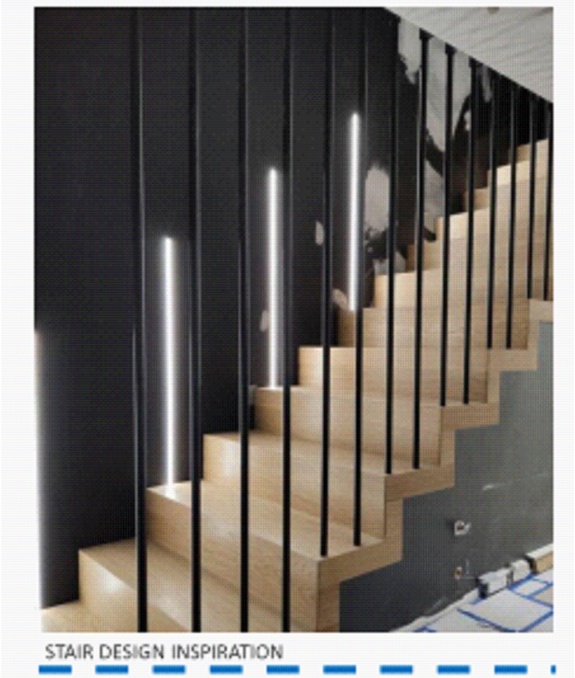
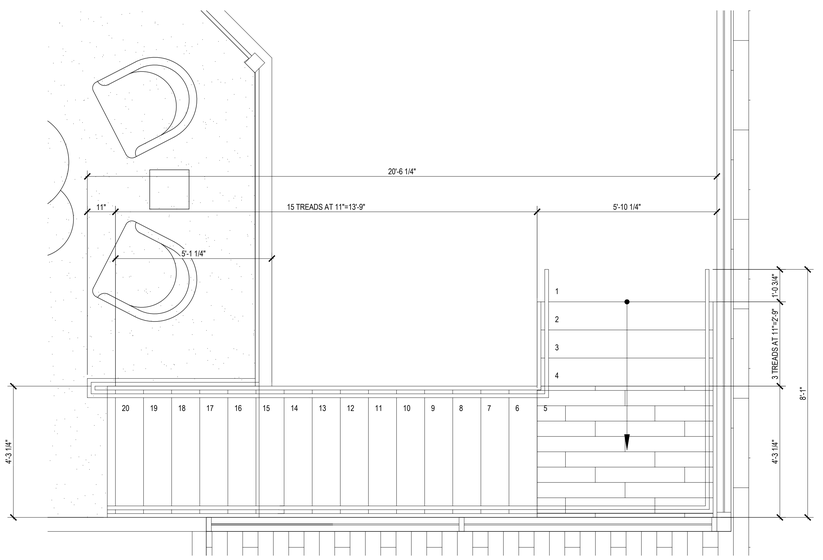



2 STAIR PLAN - CLUBHOUSE FITNESS STAIRS
SCALE: 1/2" = 1'-0"




3 CLUBHOUSE STAIR CONCEPT IMAGE
SCALE:




1 STAIR PLAN - CLUBHOUSE LOUNGE STAIRS
SCALE: 1/2" = 1'-0"

Designed by: MM
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KEY REAL ESTATE

KEY PLAN

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**HUMPHREYS & PARTNERS**
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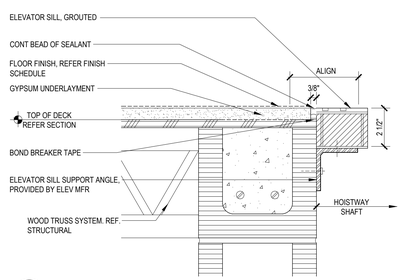
SHEET CONTENTS:
STAIR PLANS & SECTION

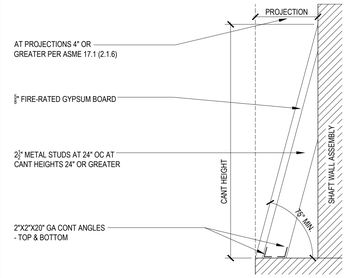
SHEET NO.
A6.14

ISSUE FOR PRICING: 12/15/2023

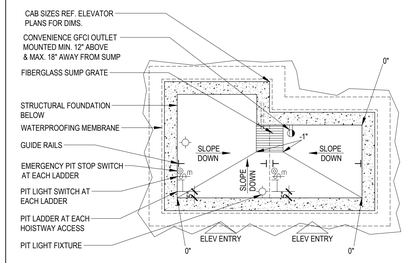
21345



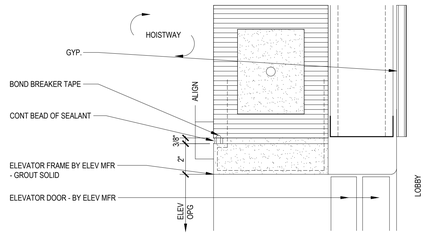

## 15 GROUTED ELEVATOR SILL @CMU/WOOD TRUSS
SCALE: 3"=1'-0"




## 10 HOISTWAY CANT
SCALE: 1 1/2"=1'-0"

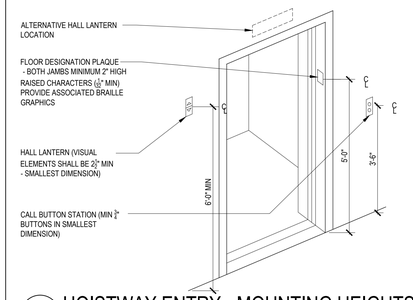



## 5 ELEVATOR PIT (2 CAB)
SCALE: 1/4"=1'-0"

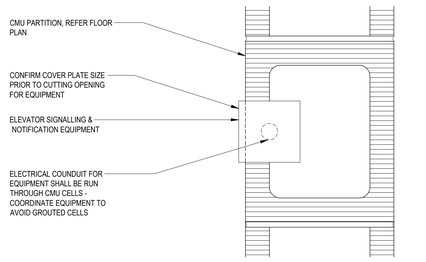



## 14 ELEVATOR FRAME HEAD-JAMB AT MASONRY
SCALE: 3"=1'-0"

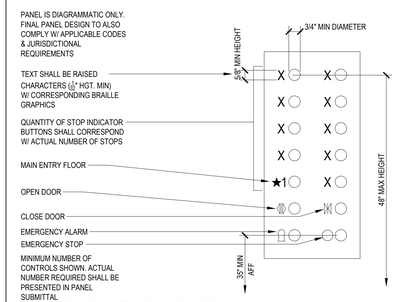
## 9 NOT USED
SCALE: 1 1/2"=1'-0"



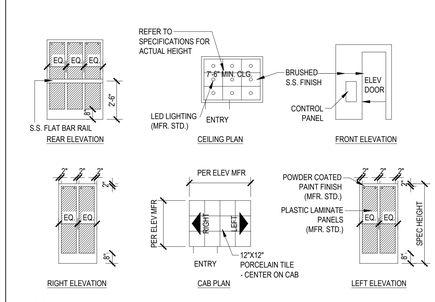

## 4 HOISTWAY ENTRY - MOUNTING HEIGHTS
SCALE: 1/2"=1'-0"



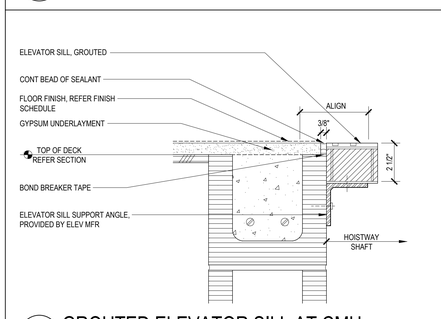

## 13 ELEVATOR BOX PENETRATION
SCALE: 3"=1'-0"



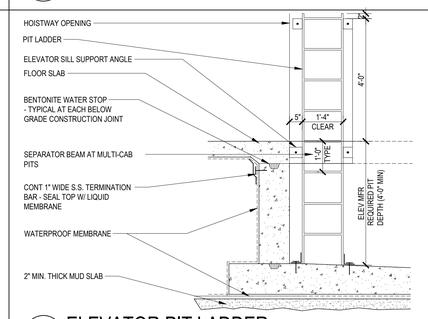

## 8 ELEVATOR CONTROL PANEL
SCALE: NO SCALE



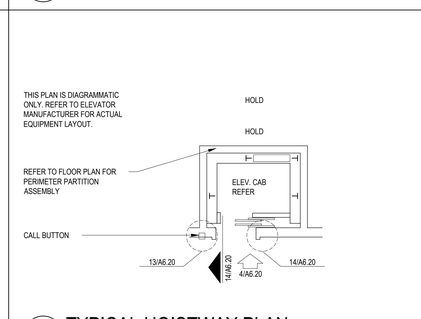

## 3 STANDARD ELEVATOR CAB FINISHES
SCALE: 1/4"=1'-0"



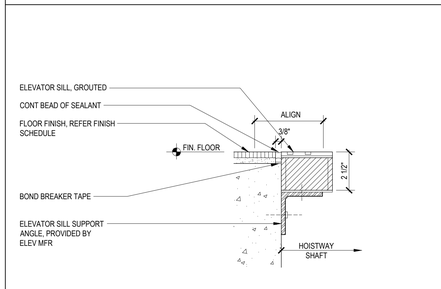

## 12 GROUTED ELEVATOR SILL AT CMU
SCALE: 3"=1'-0"



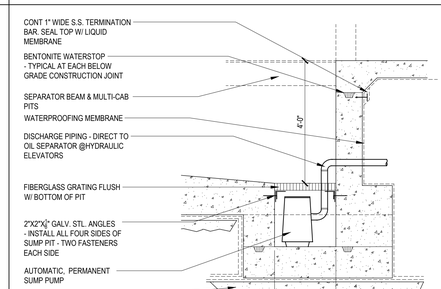

## 7 ELEVATOR PIT LADDER
SCALE: 1/2"=1'-0"



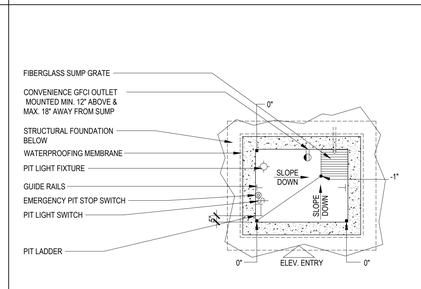

## 2 TYPICAL HOISTWAY PLAN
SCALE: 1/4"=1'-0"




## 11 GROUTED ELEVATOR SILL
SCALE: 3"=1'-0"




## 6 ELEVATOR SUMP PIT
SCALE: 1/2"=1'-0"




## 1 ELEVATOR PIT (1 CAB)
SCALE: 1/4"=1'-0"


Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
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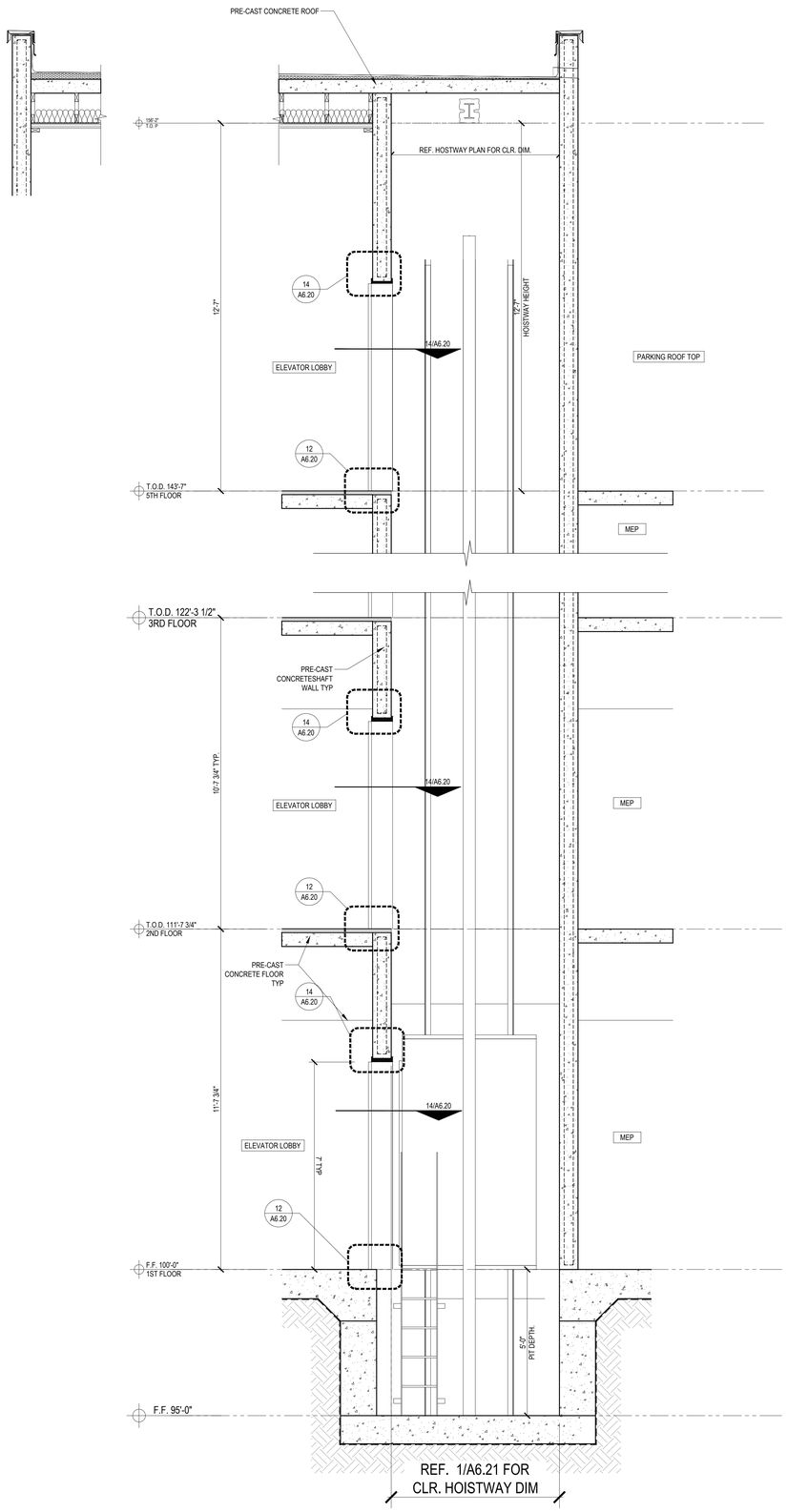
SHEET CONTENTS:
ELEVATOR DETAILS

SHEET NO.

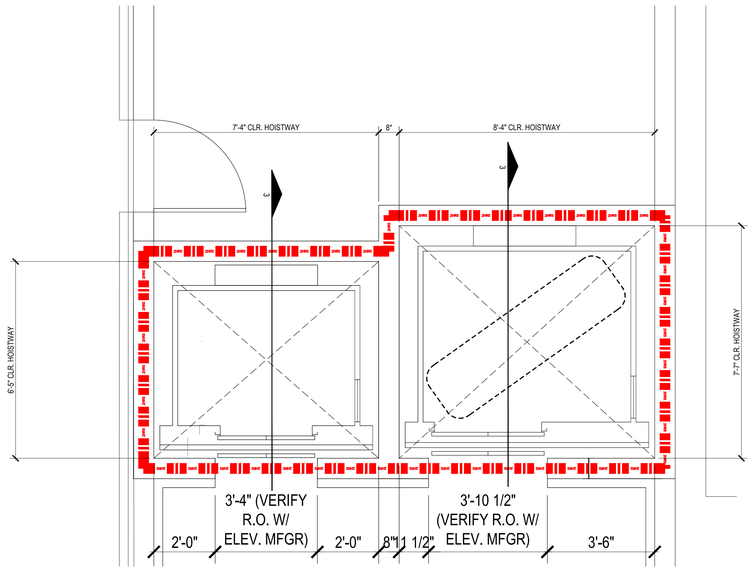
A6.20

21345


HPA STANDARD SHEET 2017-07-17




3 ELEVATOR 1 & 2 - HOISTWAY SECTION
SCALE: 1/2" = 1'-0"




1 ELEVATOR 1 & 2 - HOISTWAY PLAN
SCALE: 1/2" = 1'-0"

# SYMBOL LEGEND - ELEVATOR PLANS

X/AX.XX — EXTERIOR ELEVATION TAG

X/AX.XX
X/AX.XX — WALL SECTION TAG

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1A — PARTITION WALL TAG

X — DOOR TAG SYMBOL

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FEC — MINIMUM 2-A RATED FIRE EXTINGUISHER CABINETS SEMI-RECESSED AT WOOD FRAME WALLS & SURFACE MOUNT AT CMU/CONCRETE WALLS; MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 27" A.F.F TO BOTTOM OF CABINET, MAX. 75 FT. TRAVEL DISTANCE

8" CMU WALL

2-HR FIRE BARRIER

1-HR FIRE BARRIER

# ELEVATOR SOUND CONTROL

1. THE HOIST AND SHEAVES ( PRIMARY AND SECONDARY OR DEFLECTOR) ARE TO BE MOUNTED TO A SINGLE UNITIZED STRUCTURAL BASE WHICH IS RESILIENTLY MOUNTED TO THE BUILDING STRUCTURE. THE RESILIENT MOUNTS SHALL BE THE MOST EFFECTIVE ISOLATION SYSTEM PROVIDED BY THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 1" THICK SOLID OR LAYERED NEOPRENE PADS INSTALLED TO PROVIDE 0.10" STATIC DEFLECTION ( OR 10% OF TOTAL PAD THICKNESS.)

2. IF EQUIPPED WITH SCR CONTROLS, MOUNT THE SCR CONTROL UNIT(S) ON THE MOST EFFECTIVE ISOLATION SYSTEM AVAILABLE FROM THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 0.75" THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" DEFLECTION (MASON INDUSTRIES, TYPE 'SUPER W', 50 DUROMETER PADS UNIFORMLY LOADED AT 45 PSI). PROVIDE A TOP BEARING PLATE WHERE NECESSARY TO UNIFORMLY DISTRIBUTE LOAD.

3. PROVIDE AN ELECTRICAL FILTER/REACTOR BETWEEN ELECTRIC CONTROLS AND THE HOIST MOTOR. MOUNT THE REACTOR ON THE MOST EFFECTIVE ISOLATION PROVIDED BY THE MANUFACTURER, BUT NOT LESS THAT 0.75" (19 MM) THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" (2.5 MM) DEFLECTION.

4. ALL BOLTS THROUGH ISOLATION PADS SHALL HAVE RESILIENT WASHERS AND SLEEVES TO INSURE NO "SHORT-CIRCUIT" OF ISOLATION.

5. ALL CONNECTIONS TO EQUIPMENT ARE TO BE RESILIENT.

6. DOUBLE ROPED SYSTEMS SHALL TERMINATE ROPES ON THE UNITIZED RESILIENTLY MOUNTED BASE OF THE MACHINE.

7. PROVIDE THE MAXIMUM POSSIBLE DIAMETER NEOPRENE/RUBBER ( RESILIENT SLEEVED) ROLLER WHEELS. IN ADDITION, SPRING-LOADED ROLLERS ARE REQUIRED TO MAINTAIN STEADY PRESSURE AGAINST THE GUIDE RAILS.

8. GUIDE RAILS AND ROLLERS ARE TO BE PROPERLY ALIGNED TO OBTAIN THE "QUIETEST" OPERATION POSSIBLE. THE SPECIFICATION SHOULD SPECIFY A VERTICAL TOLERANCE OF 0.06 IN PER 98 FT DISTANCE.

# ELEVATOR NOTES

## BASIS OF DESIGN

SCHINDLER LOW RISE MRL TRACTION ELEVATOR 3300

1. ELEVATORS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE INCLUDING SECTIONS 402 AND 407.
2. ELEVATOR SHALL HAVE A CAPACITY OF 3,500 LBS.
3. PER 407.4.4 EACH CAR SHOULD HAVE A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO LANDING WITHIN 1/2" TOLERANCE.
4. ADJACENT TO THE CALL STATION (ALL LEVELS), PROVIDE SIGN TO READ - "IN FIRE EMERGENCY DO NOT USE ELEVATORS, USE EXIT STAIRS".
5. ELEVATOR CALL BUTTON W/ VISUAL SIGNAL. BUTTONS SHALL BE 3/4" MIN. DIMENSION. THE BUTTON THAT DESIGNATES UP SHALL BE ABOVE THE BUTTON THAT DESIGNATES DOWN PER SECTION 407.2.1.4. THE BUTTONS SHALL BE RAISED OR FLUSH.
6. PER 407.2.2.1, A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD 'UP' OR 'DOWN'. VISIBLE SIGNALS SHALL: (1) BE CENTERED AT 72" ABOVE LOBBY FLOOR; (2) BE 2 1/2" IN THE SMALLEST DIMENSION; (3) BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
7. PER 407.3.2, ELEVATOR DOORS SHALL OPEN/CLOSE AUTOMATICALLY. THEY SHALL BE PROVIDED WITH A REOPENING DEVICE THAT STOPS AND REOPENS IF THE DOOR SENSES AN OBSTRUCTION PASSING THROUGH THE OPENING BETWEEN 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN IN EFFECT FOR 20 SECONDS, MIN.
8. LOCATE ELEVATOR SIGNALS 72" AFF MIN. (7'-0" TYP.). VISIBLE AND AUDIBLE SIGNALS SHALL BE PROVIDED AT EACH ENTRANCE TO INDICATE THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR "DOWN". AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAX. THE AUDIBLE SIGNAL OR ANNUCIATOR SHALL BE 10 dBA MIN. ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 dBA MAX. VISIBLE SIGNALS SHALL BE 2 1/2" MIN. IN THEIR SMALLEST DIMENSION. VISIBLE SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
9. PER 407.2.3.1, TACTILE CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE 60" AFF FROM THE BASELINE OF THE CHARACTERS. SUCH CHARACTERS SHALL BE 2" HIGH AND BE RAISED 1/32". THEY MUST BE IN A SANS-SERIF OR SIMPLE SERIF TYPE AND BE ACCOMPANIED BY GRADE 2 BRAILLE.
10. PER 407.3.4, THE MINIMUM ACCEPTABLE NOTIFICATION TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE IS 5 SEC. THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR AT LEAST 3 SECONDS.
11. PER 407.3.5, THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR A LEAST 3 SECONDS.
12. PER 407.4.5, THE LEVEL OF ILLUMINATION AT CAR CONTROLS, PLATFORM, LANDING, AND THRESHOLD SHALL BE 5 FT. CANDLES, MIN.
13. PER 407.4.6, CONTROL PANELS WILL HAVE THE FOLLOWING FEATURES:
    - 407.4.6.2 THE SMALLEST DIMENSION ON CONTROL BUTTONS SHALL BE 3/4". CONTROL BUTTONS MAY BE RAISED, FLUSH, OR RECESSED. THE NUMBERED BUTTONS SHALL BE ARRANGED IN ASCENDING ORDER.
    - 407.4.7.1.3 THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A STAR. RAISED AND BRAILLE DESIGNATIONS FOR CONTROL BUTTON SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE BUTTON.
    - 407.4.6.1 FLOOR BUTTON SHALL BE LOCATED 54" MAX. FOR PARALLEL APPROACH AND 48" MAX. FOR FRONT APPROACH. EMERGENCY CONTROLS WILL BE GROUPED AT THE BOTTOM OF PANEL. EMERGENCY CONTROL BUTTON SHALL BE MOUNTED 35" TO CENTERLINE A.F.F.
14. PER 407.4.8, BOTH AUDIBLE AND VISIBLE CAR FLOOR LOCATIONS INDICATORS SHALL BE PROVIDED IN CARS.
    - 407.4.8.1 VISIBLE INDICATOR
    - 407.4.8.2 AUDIBLE INDICATOR
15. PER 407.4.8.1.1, CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED 1/32" MIN. RAISED CHARACTERS SHALL BE BE IN UPPERCASE CHARACTERS, 5/8" HIGH MIN, AND 2" HIGH MAX. RAISED CHARACTERS SHALL BE ACCOMPANIED BY BRAILLE (GRADE II).
16. PER FBC 2017- 907.3.3- AUTOMATIC FIRE DETECTORS INSTALLED FOR ELEVATOR EMERGENCY [RECALL] OPERATION SHALL BE INSTALLED IN ACCORDANCE WIT THE PROVISIONS OF ASME A17.1.
17. PER FBC 2017- 3002.3- AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: ***IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.***
18. PER FBC 2017, ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED.
19. AN AREA OF REFUGE IS NOT REQUIRED BY THE 2017 FLORIDA ACCESSIBILITY CODE.
20. ELEVATOR SHALL MEET ALL THE REQUIREMENTS FOR AN ACCESSIBLE MEANS OF EGRESS.
21. ELEVATOR SHALL HAVE STANDBY POWER.
22. ELEVATOR SHALL ACCOMMODATE A STRETCHER - 24"X84" IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SIGNS ADJACENT TO THE CALL STATION. THE SYMBOL SHALL BE NOT LESS THAN 3" HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME. ON THE DESIGNATED AND ALTERNATE LANDING FLOORS REQUIRED TO BE ESTABLISHED BY ASME A17.1 / FBC 2017 SECTION 3002.4.
23. ELEVATOR SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
24. PER SECTION 407.4.9 PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ABOVE THE STORY OF EXIT DISCHARGE AT ELEVATOR.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

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|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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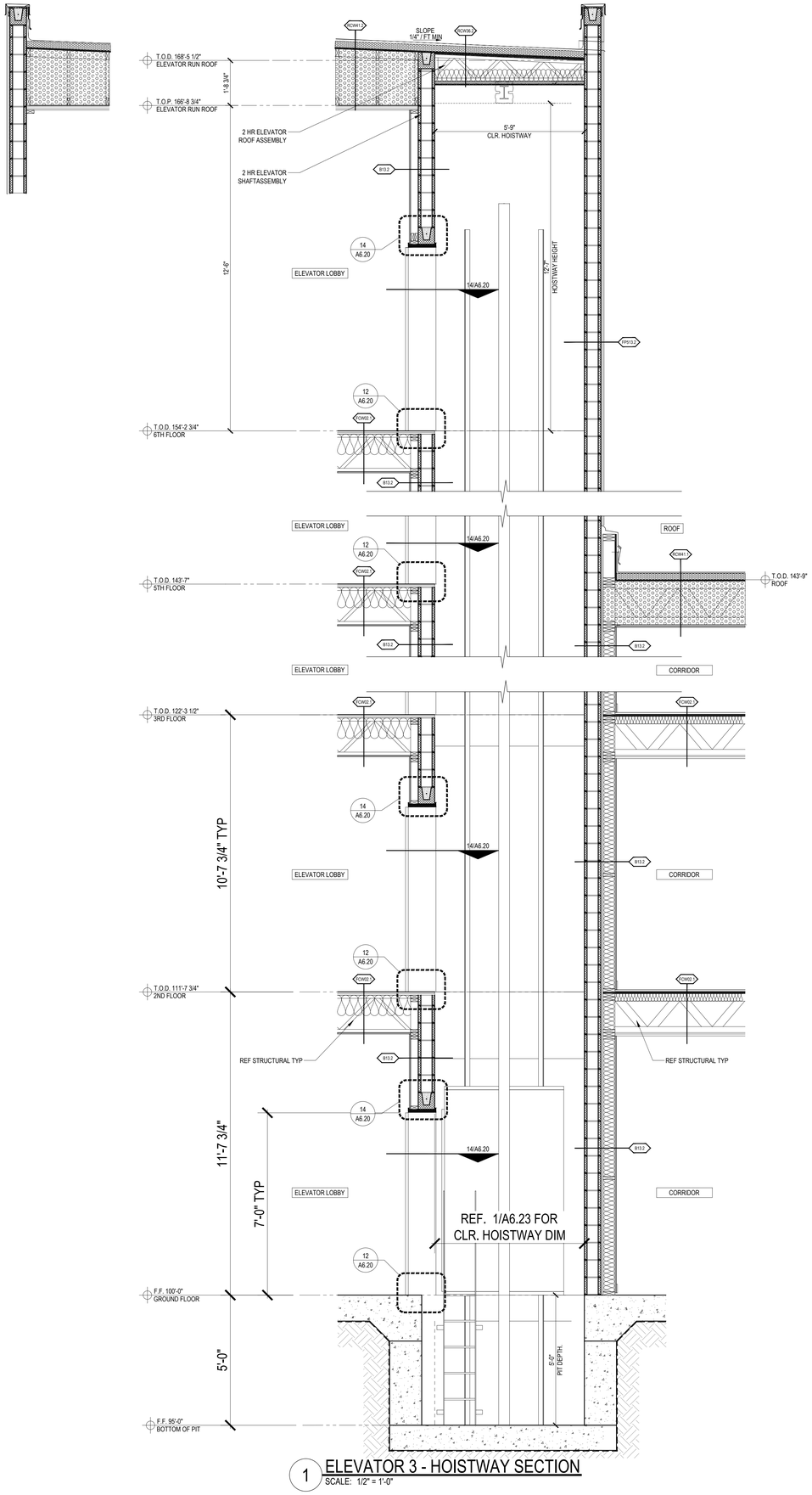
SHEET CONTENTS:

ELEVATOR 1 PLANS & SECTION

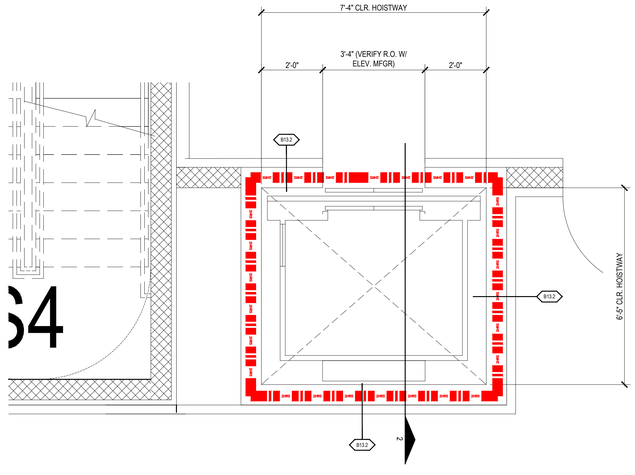
SHEET NO.

A6.21

21345




1 ELEVATOR 3 - HOISTWAY SECTION
SCALE: 1/2" = 1'-0"




1 ELEVATOR 3 - HOISTWAY PLAN
SCALE: 1/2" = 1'-0"

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8" CMU WALL

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3. PROVIDE AN ELECTRICAL FILTER/REACTOR BETWEEN ELECTRIC CONTROLS AND THE HOIST MOTOR. MOUNT THE REACTOR ON THE MOST EFFECTIVE ISOLATION PROVIDED BY THE MANUFACTURER, BUT NOT LESS THAT 0.75" (19 MM) THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" (2.5 MM) DEFLECTION.
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6. DOUBLE ROPED SYSTEMS SHALL TERMINATE ROPES ON THE UNITIZED RESILIENTLY MOUNTED BASE OF THE MACHINE.
7. PROVIDE THE MAXIMUM POSSIBLE DIAMETER NEOPRENE/RUBBER ( RESILIENT SLEEVED) ROLLER WHEELS. IN ADDITION, SPRING-LOADED ROLLERS ARE REQUIRED TO MAINTAIN STEADY PRESSURE AGAINST THE GUIDE RAILS.
8. GUIDE RAILS AND ROLLERS ARE TO BE PROPERLY ALIGNED TO OBTAIN THE 'QUIETEST' OPERATION POSSIBLE. THE SPECIFICATION SHOULD SPECIFY A VERTICAL TOLERANCE OF 0.06 IN PER 98 FT DISTANCE.

# ELEVATOR NOTES

## BASIS OF DESIGN

SCHINDLER LOW RISE MRL TRACTION ELEVATOR 3300

1. ELEVATORS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE INCLUDING SECTIONS 402 AND 407.
2. ELEVATOR SHALL HAVE A CAPACITY OF 3,500 LBS.
3. PER 407.4.4 EACH CAR SHOULD HAVE A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO LANDING WITHIN 1/2" TOLERANCE.
4. ADJACENT TO THE CALL STATION (ALL LEVELS), PROVIDE SIGN TO READ : "IN FIRE EMERGENCY DO NOT USE ELEVATORS, USE EXIT STAIRS".
5. ELEVATOR CALL BUTTON W/ VISUAL SIGNAL. BUTTONS SHALL BE 3/4" MIN. DIMENSION. THE BUTTON THAT DESIGNATES UP SHALL BE ABOVE THE BUTTON THAT DESIGNATES DOWN PER SECTION 407.2.1.4. THE BUTTONS SHALL BE RAISED OR FLUSH.
6. PER 407.2.2.1, A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD 'UP' OR 'DOWN'. VISIBLE SIGNALS SHALL: (1) BE CENTERED AT 72" ABOVE LOBBY FLOOR; (2) BE 2 1/2" IN THE SMALLEST DIMENSION; (3) BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
7. PER 407.3.2, ELEVATOR DOORS SHALL OPEN/CLOSE AUTOMATICALLY. THEY SHALL BE PROVIDED WITH A REOPENING DEVICE THAT STOPS AND REOPENS IF THE DOOR SENSES AN OBSTRUCTION PASSING THROUGH THE OPENING BETWEEN 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN IN EFFECT FOR 20 SECONDS, MIN.
8. LOCATE ELEVATOR SIGNALS 72" AFF MIN. (7'-0" TYP.). VISIBLE AND AUDIBLE SIGNALS SHALL BE PROVIDED AT EACH ENTRANCE TO INDICATE THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR "DOWN". AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAX. THE AUDIBLE SIGNAL OR ANNUCIATOR SHALL BE 10 dBA MIN. ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 dBA MAX. VISIBLE SIGNALS SHALL BE 2 1/2" MIN. IN THEIR SMALLEST DIMENSION. VISIBLE SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
9. PER 407.2.3.1, TACTILE CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE 60" AFF FROM THE BASELINE OF THE CHARACTERS. SUCH CHARACTERS SHALL BE 2" HIGH AND BE RAISED 1/32". THEY MUST BE IN A SANS-SERIF OR SIMPLE SERIF TYPE AND BE ACCOMPANIED BY GRADE 2 BRAILLE.
10. PER 407.3.4, THE MINIMUM ACCEPTABLE NOTIFICATION TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE IS 5 SEC. THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR AT LEAST 3 SECONDS.
11. PER 407.3.5, THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR A LEAST 3 SECONDS.
12. PER 407.4.5, THE LEVEL OF ILLUMINATION AT CAR CONTROLS, PLATFORM, LANDING, AND THRESHOLD SHALL BE 5 FT. CANDLES, MIN.
13. PER 407.4.6, CONTROL PANELS WILL HAVE THE FOLLOWING FEATURES:
    - 407.4.6.2 THE SMALLEST DIMENSION ON CONTROL BUTTONS SHALL BE 3/4". CONTROL BUTTONS MAY BE RAISED, FLUSH, OR RECESSED. THE NUMBERED BUTTONS SHALL BE ARRANGED IN ASCENDING ORDER.
    - 407.4.7.1.3 THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A STAR. RAISED AND BRAILLE DESIGNATIONS FOR CONTROL BUTTON SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE BUTTON.
    - 407.4.6.1 FLOOR BUTTON SHALL BE LOCATED 54" MAX. FOR PARALLEL APPROACH AND 48" MAX. FOR FRONT APPROACH. EMERGENCY CONTROLS WILL BE GROUPED AT THE BOTTOM OF PANEL. EMERGENCY CONTROL BUTTON SHALL BE MOUNTED 35" TO CENTERLINE A.F.F.
14. PER 407.4.8, BOTH AUDIBLE AND VISIBLE CAR FLOOR LOCATIONS INDICATORS SHALL BE PROVIDED IN CARS.
    - 407.4.8.1 VISIBLE INDICATOR
    - 407.4.8.2 AUDIBLE INDICATOR
15. PER 407.4.8.1.1, CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED 1/32" MIN. RAISED CHARACTERS SHALL BE BE IN UPPERCASE CHARACTERS, 5/8" HIGH MIN, AND 2" HIGH MAX. RAISED CHARACTERS SHALL BE ACCOMPANIED BY BRAILLE (GRADE II).
16. PER FBC 2017- 907.3.3- AUTOMATIC FIRE DETECTORS INSTALLED FOR ELEVATOR EMERGENCY [RECALL] OPERATION SHALL BE INSTALLED IN ACCORDANCE WIT THE PROVISIONS OF ASME A17.1.
17. PER FBC 2017- 3002.3- AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: ***IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.***
18. PER FBC 2017, ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED.
19. AN AREA OF REFUGE IS NOT REQUIRED BY THE 2017 FLORIDA ACCESSIBILITY CODE.
20. ELEVATOR SHALL MEET ALL THE REQUIREMENTS FOR AN ACCESSIBLE MEANS OF EGRESS.
21. ELEVATOR SHALL HAVE STANDBY POWER.
22. ELEVATOR SHALL ACCOMMODATE A STRETCHER - 24"X84" IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SIGNS ADJACENT TO THE CALL STATION. THE SYMBOL SHALL BE NOT LESS THAN 3" HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME. ON THE DESIGNATED AND ALTERNATE LANDING FLOORS REQUIRED TO BE ESTABLISHED BY ASME A17.1 / FBC 2017 SECTION 3002.4.
23. ELEVATOR SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
24. PER SECTION 407.4.9 PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ABOVE THE STORY OF EXIT DISCHARGE AT ELEVATOR.

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

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ISSUE FOR PRICING: 12/15/2023

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ELEVATOR 3 PLANS & SECTION

SHEET NO.
A6.22

21345

# TRASH CHUTE NOTES

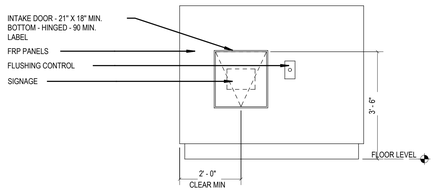
1. INSTALL THE TRASH CHUTE INTAKE SO THAT THE DOOR IS MOUNTED BETWEEN 15" MIN. AND 48" MAX. AFF

2. THE TRASH CHUTE HOPPER DOORS SHALL HAVE LEVER STYLE HARDWARE AND NOT REQUIRE MORE THAN 5 LBS. OF FORCES TO OPERATE.

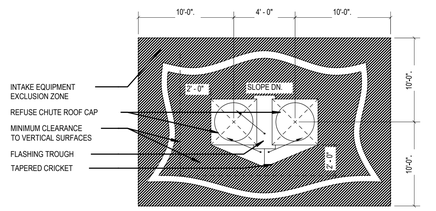
3. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF THE RUBBISH CHUTES, ALTERNATE FLOORS, AND IN THEIR TERMINAL ROOMS, PER SECTION 903.1.1.2

4. VALIANT PRODUCTS TRASH CHUTE BASIS OF DESIGN. GC TO VERIFY SIZE OF INTAKE DOOR FOR SPECIFIED TRASH CHUTE

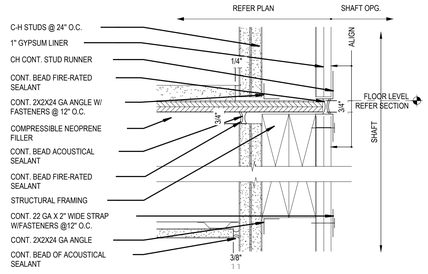
5. PROVIDE FINISH FLOOR TO BE SELECTED BY ID



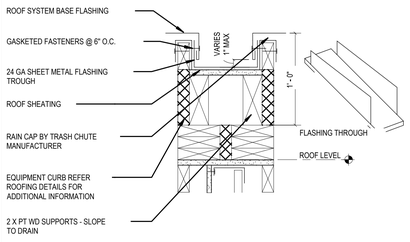

8 TYPICAL TRASH ROOM ELEVATION
SCALE: 1/2" = 1'-0"



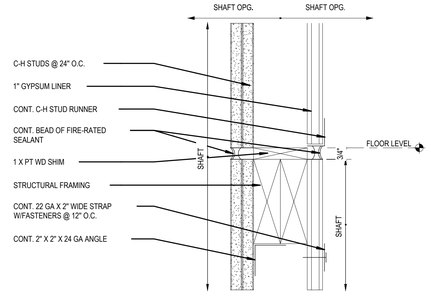

7 ROOF TERMINATION DIAGRAM
SCALE: 1/4" = 1'-0"




6 RATED SHAFT CONTINUATION
SCALE: 3" = 1'-0"




10 FLASHING THROUGH @ CHUTES
SCALE: 1 1/2" = 1'-0"




5 SHAFT SEPARATION SUPPORT
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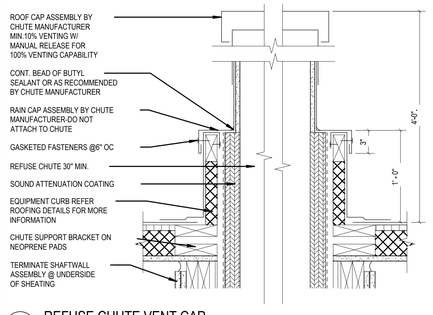
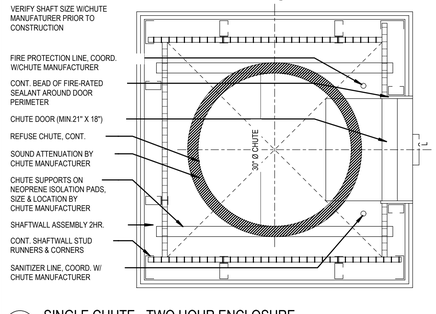
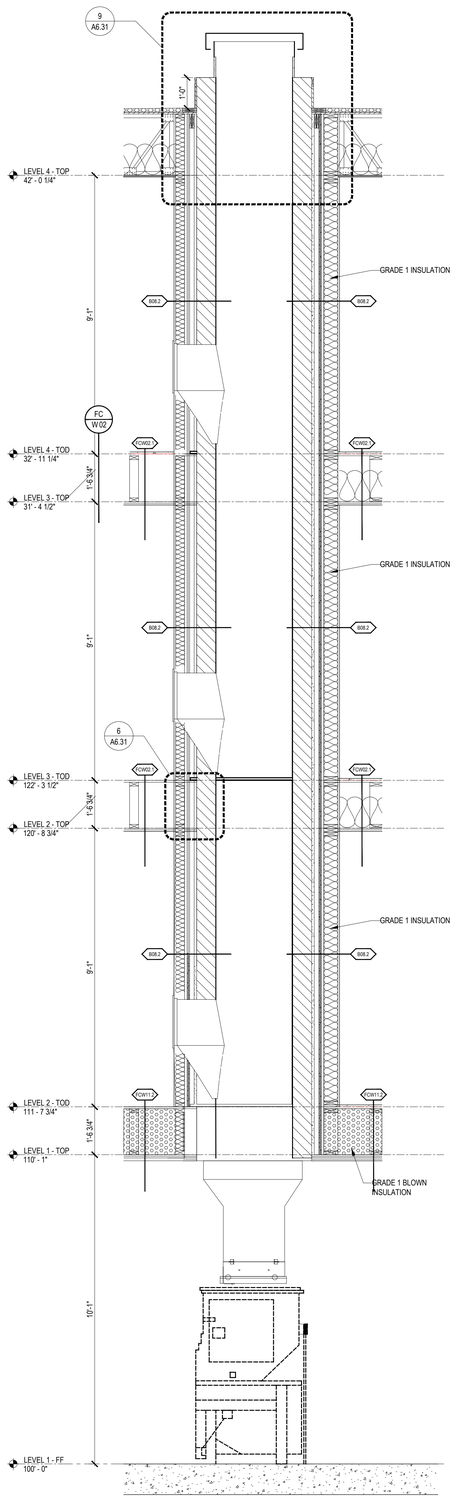


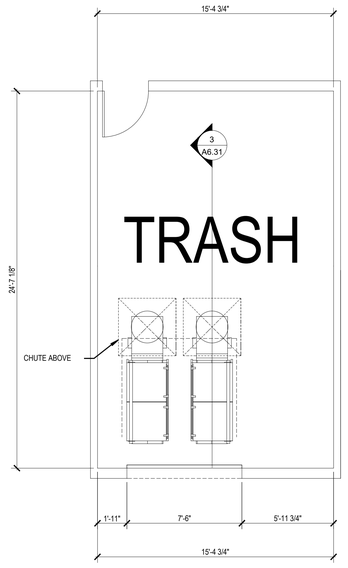

9 REFUSE CHUTE VENT CAP
SCALE: 1 1/2" = 1'-0"



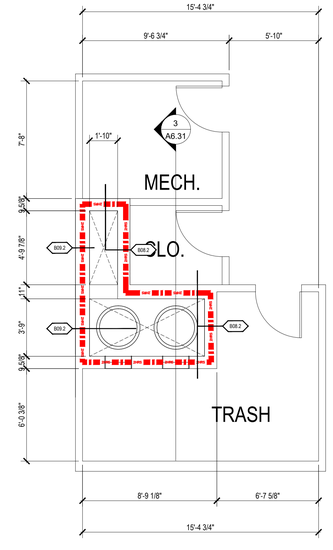

4 SINGLE CHUTE - TWO HOUR ENCLOSURE
SCALE: 1" = 1'-0"




3 TRASH CHUTE - SECTION
SCALE: 1/2" = 1'-0"




2 FIRST FLOOR TRASH CHUTE - PLAN
SCALE: 1/4" = 1'-0"




1 TYPICAL TRASH CHUTE - PLAN
SCALE: 1/4" = 1'-0"

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|---|---|
| Designed by: | MM |
| Drawn by: | TM |
| Architect of Record: | TD |
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TRASH CHUTE PLANS, SECTION, & DETAILS

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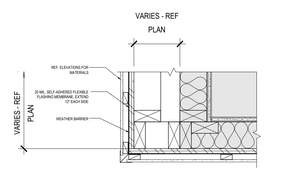
21345




1 PLAN DETAIL AT EXTERIOR FURR OUT
SCALE: 3" = 1'-0"

Designed by: MM
Drawn by: AC
Architect of Record: TD

Date Plotted:

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EXTERIOR DETAILS

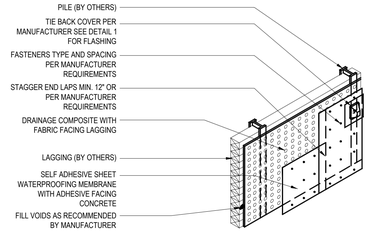
SHEET NO.
A7.01

21345

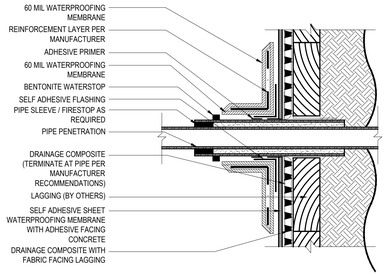
ISSUE FOR PRICING: 12/15/2023

# WATERPRROFING NOTES

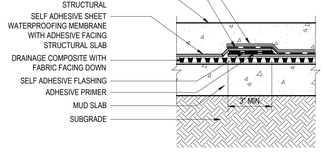
1. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW PRIOR TO INSTALLATION OF WATERPROOFING.
2. FOR BLIND SIDE WATERPROOFING CONTRACTOR SHALL PROVIDE ENGINEERED SOIL RETENTION SYSTEM TO ARCHITECT FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE WATERPROOFING TERMINATIONS WITH MANUFACTURER SELECTED TO ENSURE WARRANTY IS MAINTAINED.
4. WHERE BELOW GRADE WATERPROOFING TRANSITIONS TO ABOVE GRADE CONTRACTOR SHALL VERIFY COMPATIBILITY WITH DIFFERENT SYSTEMS.




4 PILES AND LAGGING ISOMETRIC
N.T.S.

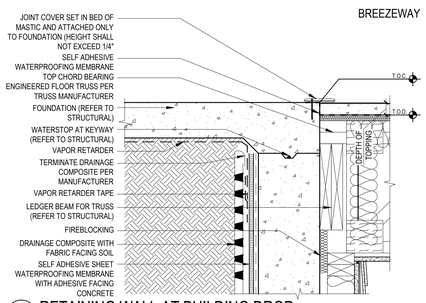



3 LAGGING WALL-PIPE SLEEVE PENETRATION
SCALE = 1-1/2" = 1'-0"



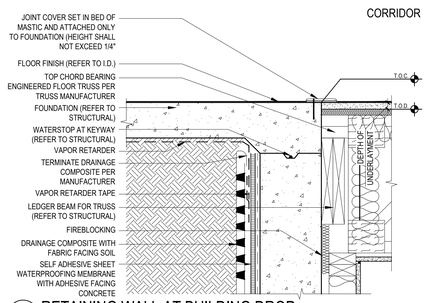

11 HORIZONTAL WATERPROOFING APPLICATION
SCALE = 1-1/2" = 1'-0"

BREEZEWAY

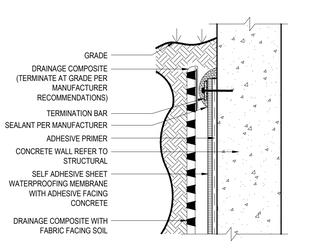



18 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOOR

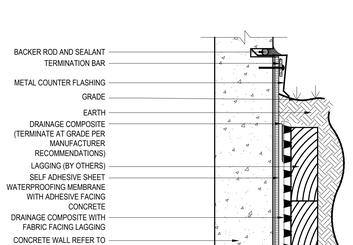
CORRIDOR




13 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOOR

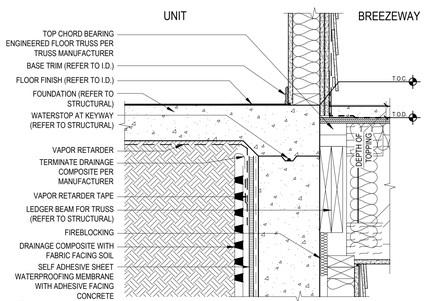



3 MECHANICAL TERMINATION FOR POSITIVE SIDE
SCALE = 1-1/2" = 1'-0"



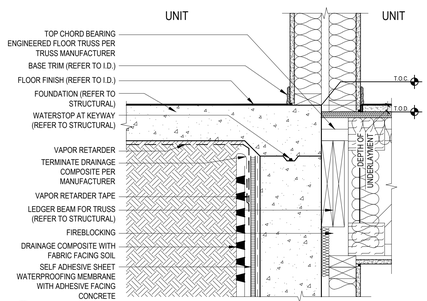

2 EXPOSED TERMINATION FOR BLINDSIDE
SCALE = 1-1/2" = 1'-0"

UNIT — BREEZEWAY

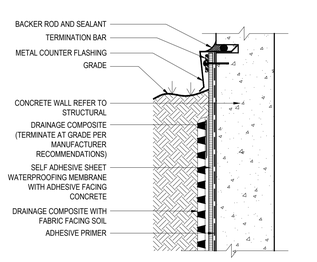



17 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOORS

UNIT — UNIT




12 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOOR




2 EXPOSED TERMINATION FOR POSITIVE SIDE
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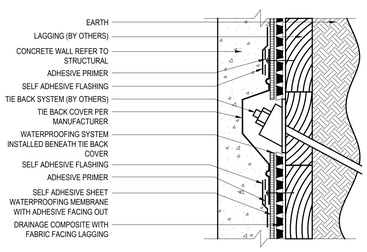
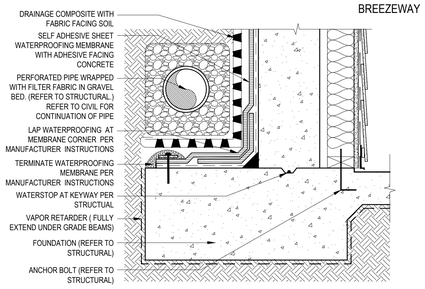
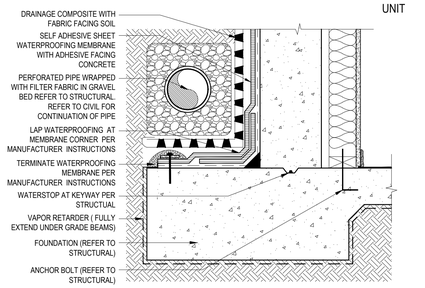



1 TIE BACK COVER AT BLINDSIDE WATERPROOFING
SCALE = 1-1/2" = 1'-0"

BREEZEWAY — UNIT




16 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — FOUNDATION




11 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — FOUNDATION

Designed by: MM
Drawn by: AC
Architect of Record: TD

Date Plotted:

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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KEY REAL ESTATE

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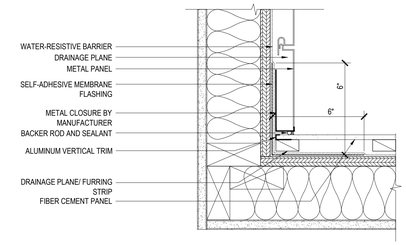
ISSUE FOR PRICING: 12/15/2023

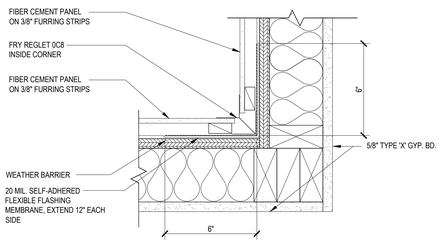
SHEET CONTENTS:
BELOW GRADE WATERPROOFING

SHEET NO.
A7.02

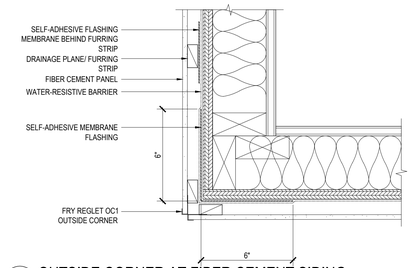
21345



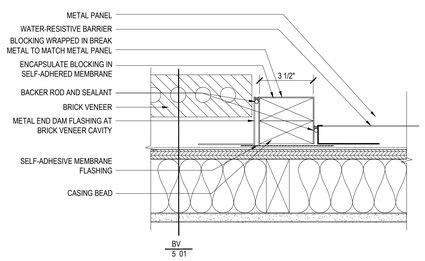

## 15 F.C. PANEL TO METAL PANEL INSIDE CORNER
SCALE: 3" = 1'-0" PLAN VIEW



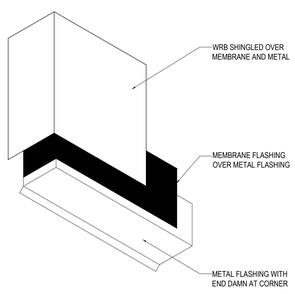

## 14 INSIDE CORNER AT FIBER CEMENT PANEL
SCALE: 3" = 1'-0" PLAN VIEW



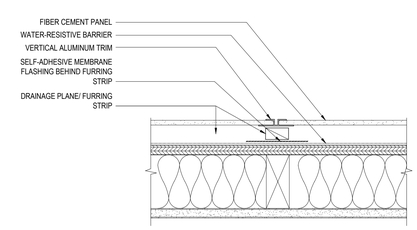

## 13 OUTSIDE CORNER AT FIBER CEMENT SIDING
SCALE: 3" = 1'-0" PLAN VIEW



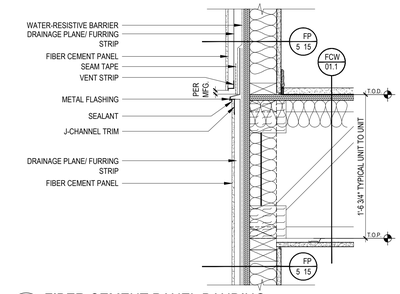

## 12 METAL PANEL AT BRICK VENEER
SCALE: 3" = 1'-0" PLAN VIEW



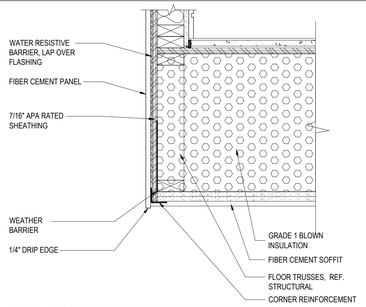

## 16 THROUGH-WALL/ TRANSITION FLASHING TERMINATION
ISOMETRIC VIEW



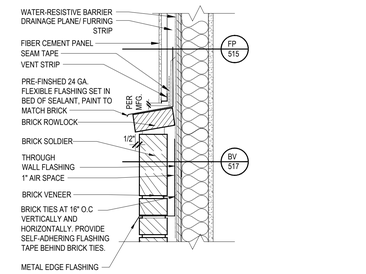

## 11 FIBER CEMENT PANEL JOINT
SCALE: 3" = 1'-0" PLAN VIEW



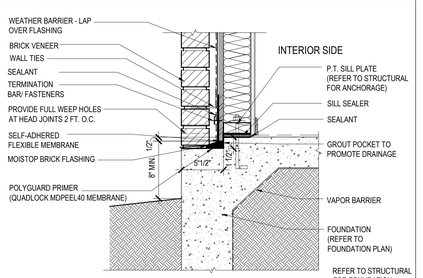

## 5 FIBER CEMENT PANEL BANDING
SCALE: 1 1/2"= 1'-0"



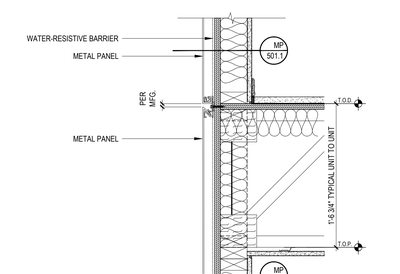

## 9 FLOOR ASSEMBLY AT UNIT OVERHANG
SCALE: 1 1/2" = 1'-0" FIBER CEMENT PANEL



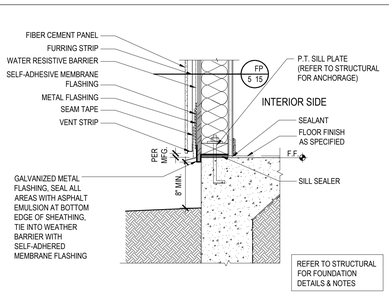

## 8 BANDING AT FIBER CEMENT PANEL ABOVE BRICK
SCALE: 1 1/2"= 1'-0"



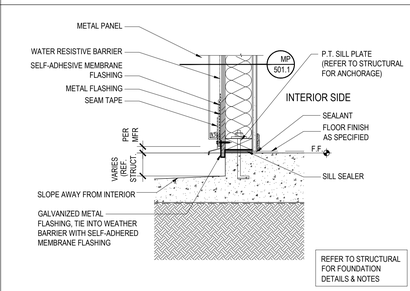

## 7 DETAIL AT FOUNDATION - BRICK
SCALE: 1 1/2" = 1'-0"




## 2 METAL PANEL FLOOR JOINT
SCALE: 1 1/2"= 1'-0"




## 6 EXTERIOR WALL AT FOUNDATION - FIBER CEMENT PANEL
SCALE: 1 1/2" = 1'-0"




## 1 DETAIL AT CONCRETE PATIO - METAL PANEL
SCALE: 1 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
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| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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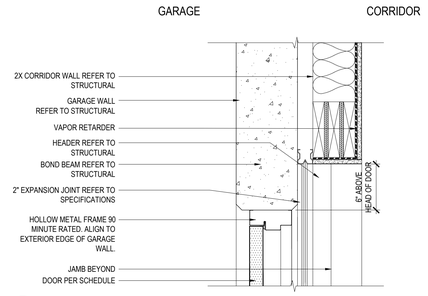
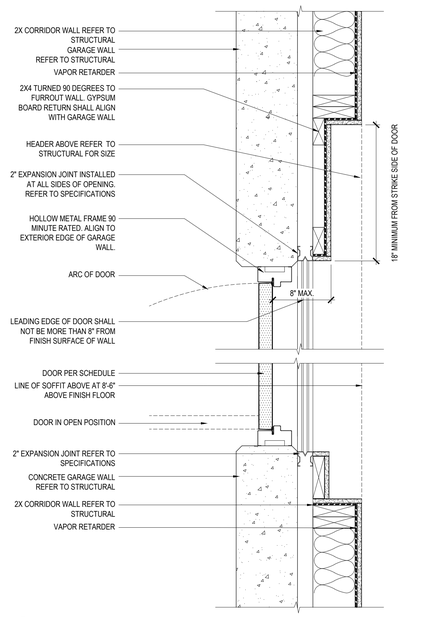
SHEET CONTENTS:
EXTERIOR MATERIAL TRANSITIONS

SHEET NO.
A7.11

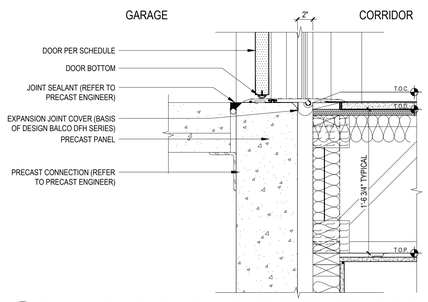
21345



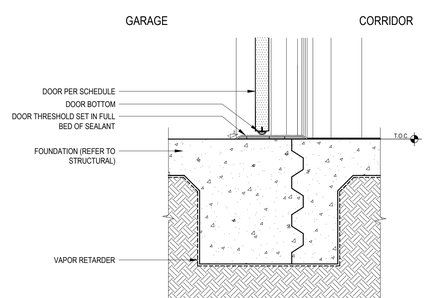

10 EXPANSION JOINT AT GARAGE/COORIDOR SEPARATION
SCALE: 1 1/2" = 1'-0" HEAD



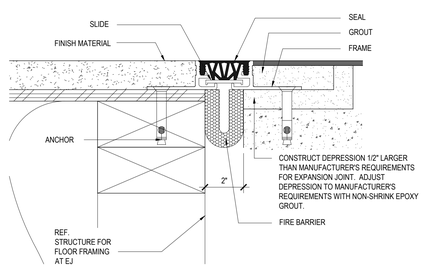

9 EXPANSION JOINT AT GARAGE/CORRIDOR SEPARATION
SCALE: 1 1/2" = 1'-0" JAMB



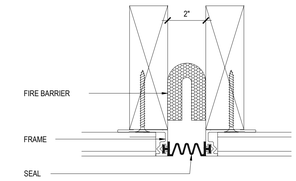

8 EXPANSION JOINT AT GARAGE/CORRIDOR SEPARATION
SCALE: 1 1/2" = 1'-0" UPPER FLOORS



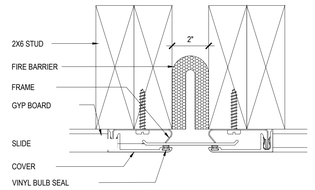

7 EXPANSION JOINT AT GARAGE/CORRIDOR SEPARATION
SCALE: 1 1/2" = 1'-0" FOUNDATION



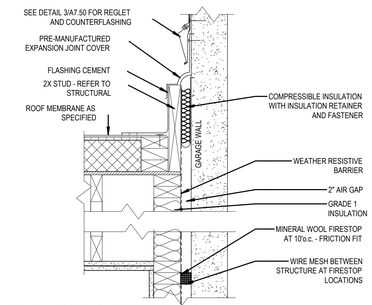

6 FLOOR TO FLOOR
SCALE: 6" = 1'-0"



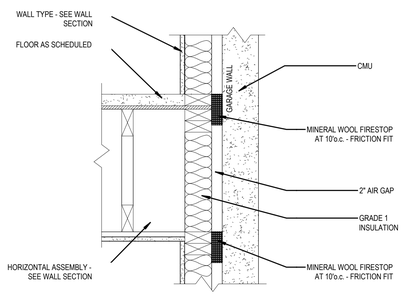

5 WALL TO WALL
SCALE: 6" = 1'-0"



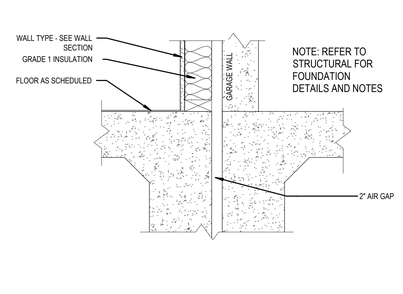

4 CEILING-TO-CEILING-GYPSUM BOARD
SCALE: 6" = 1'-0"




3 EXPANSION JOINT AT GARAGE
SCALE: 1 1/2" = 1'-0"




2 EXPANSION JOINT AT GARAGE
SCALE: 1 1/2" = 1'-0"




1 EXPANSION JOINT AT GARAGE
SCALE: 1 1/2" = 1'-0"

| | |
|---|---|
| Designed by: | MM |
| Drawn by: | TM |
| Architect of Record: | TD |
| Date Plotted: | 05/23/2019 |

| Issue for Pricing / Bidding: | 12/15/23 |
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| Issue for Construction | XX/XX/XX |

Revisions:

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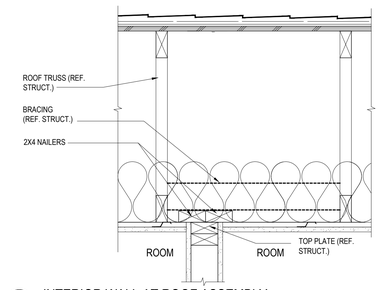
SHEET CONTENTS:
EXPANSION & CONTROL JOINT DETAILS

SHEET NO.

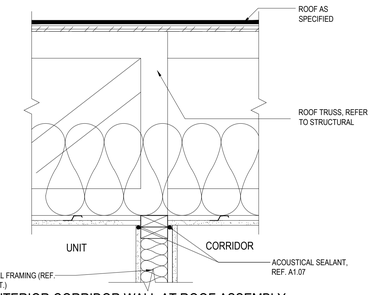
A7.12

21345

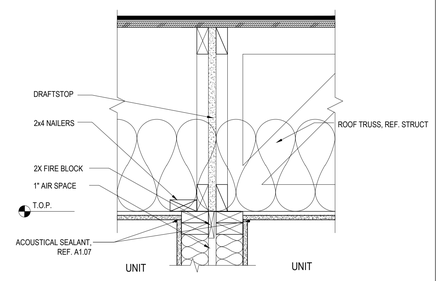
ISSUE FOR PRICING: 12/15/2023



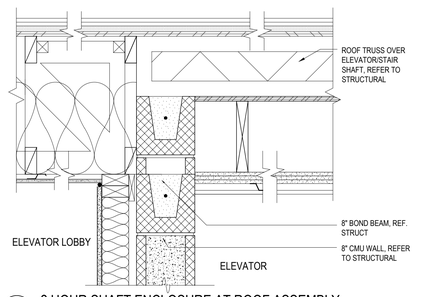

14 INTERIOR WALL AT ROOF ASSEMBLY
SCALE: 1 1/2" = 1'-0"



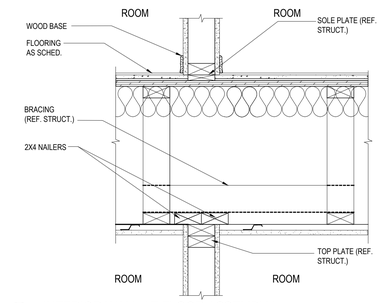

9 INTERIOR CORRIDOR WALL AT ROOF ASSEMBLY
SCALE: 1 1/2" = 1'-0"



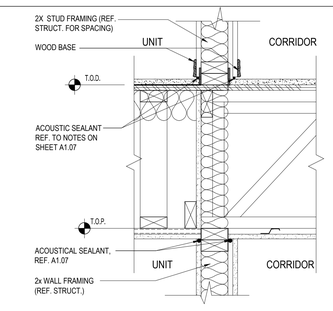

4 UNIT SEPARATION AT ROOF ASSEMBLY - FLAT ROOF
SCALE: 1 1/2" = 1'-0"



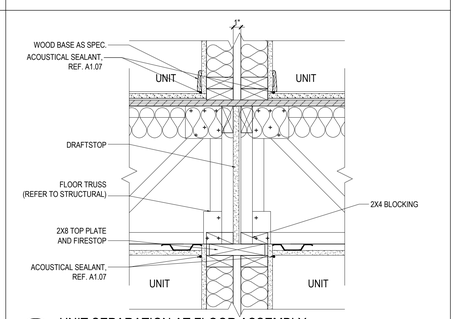

23 2 HOUR SHAFT ENCLOSURE AT ROOF ASSEMBLY
SCALE: 1 1/2" = 1'-0"



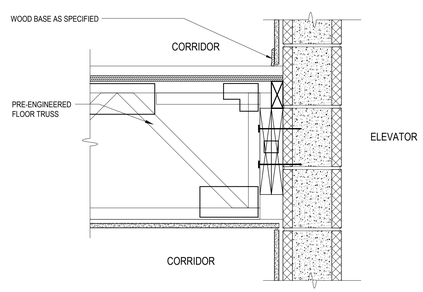

13 INTERIOR WALL AT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



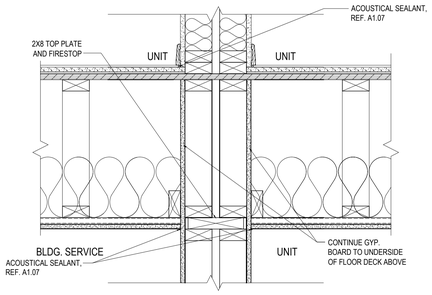

8 INTERIOR CORRIDOR WALL AT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



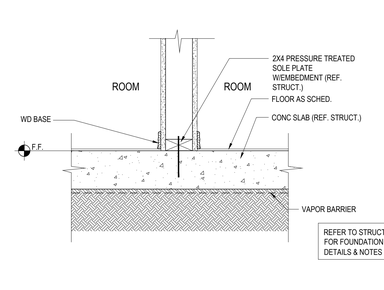

3 UNIT SEPARATION AT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



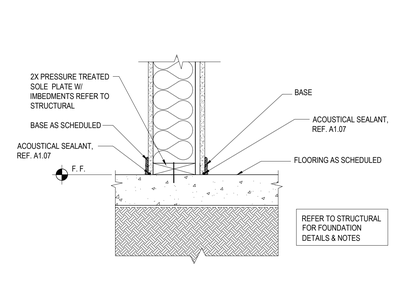

22 2 HOUR SHAFT ENCLOSURE AT CORRIDOR FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



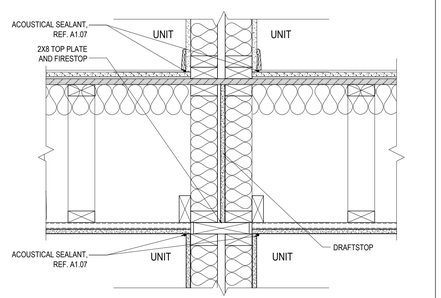

17 1 HOUR FIRE BARRIER AT UNIT / UTILITY FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



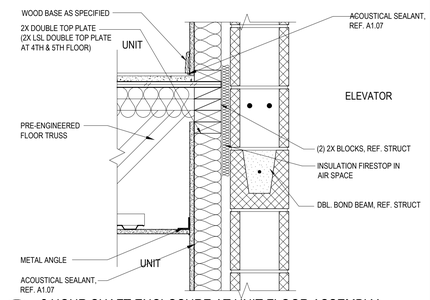

12 INTERIOR WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"



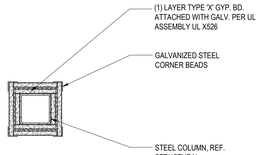

7 INTERIOR CORRIDOR WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"



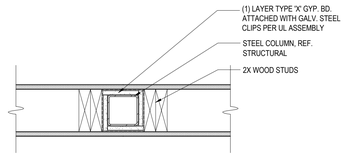

2 UNIT SEPARATION AT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



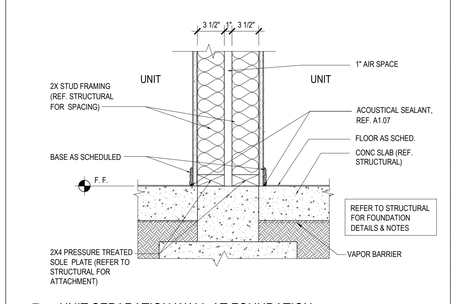

21 2 HOUR SHAFT ENCLOSURE AT UNIT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"




6 FREESTANDING INTERIOR COLUMN COVER
SCALE: 1 1/2" = 1'-0"




6 STEEL COLUMN IN WALL
SCALE: 1 1/2" = 1'-0"




1 UNIT SEPARATION WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
|---|---|---|
| 1 | 08/05/11 | ADDENDUM |

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key.

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BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

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ISSUE FOR PRICING: 12/15/2023

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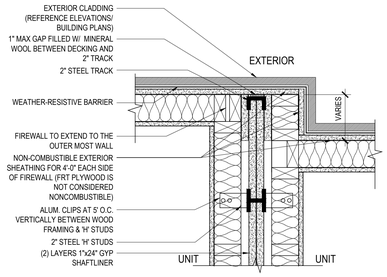
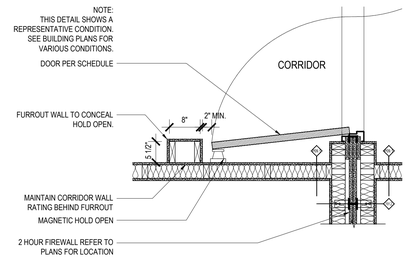
SHEET NO.
A7.21

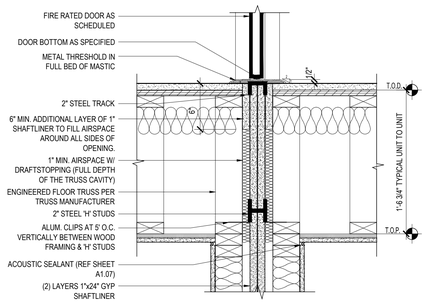
21345



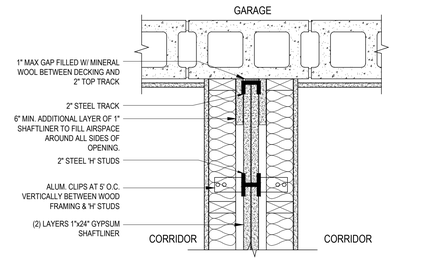

20 2 HR FIRE WALL AT EXTERIOR WALL (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



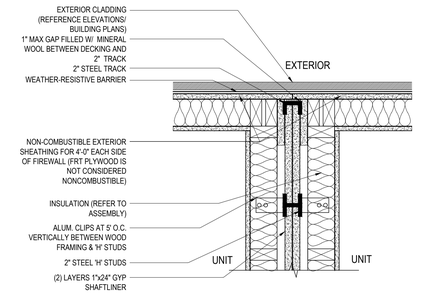

19 FIRE DOOR WITH HOLD OPEN (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



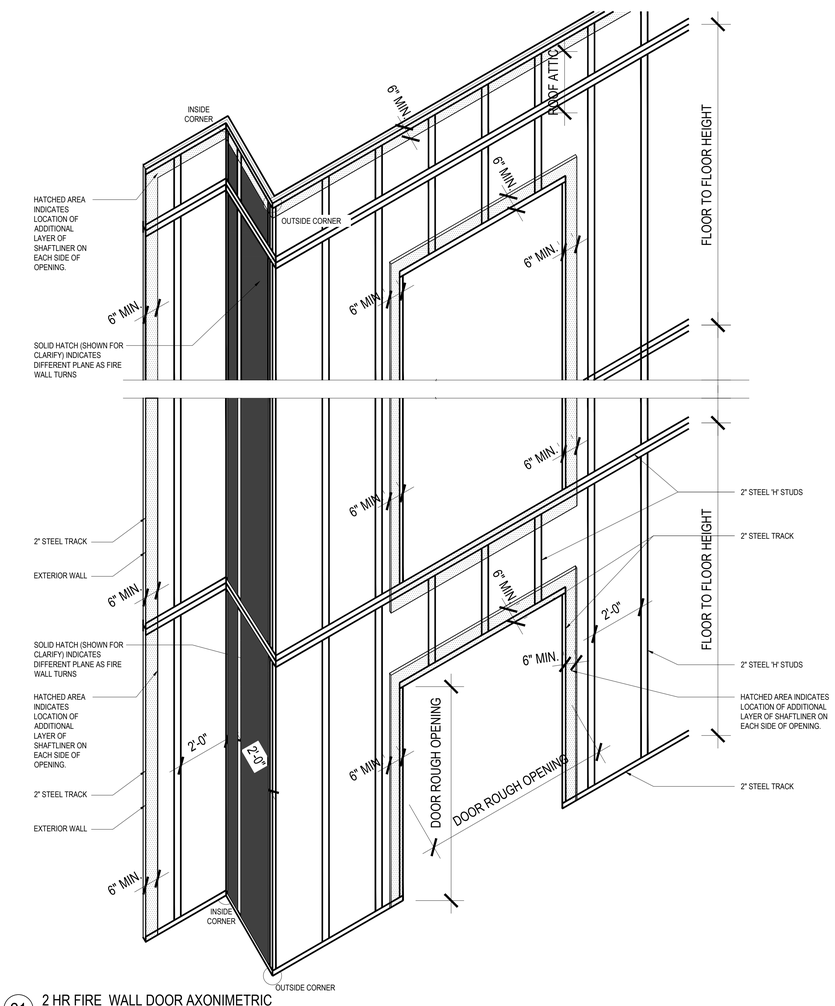

14 2 HR FIRE WALL DOOR AT FLR/CLG
SCALE: 1 1/2" = 1'-0"



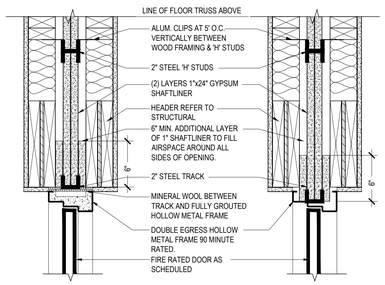

9 2 HR FIRE WALL SHAFTLINER/CMU TRANSITION (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



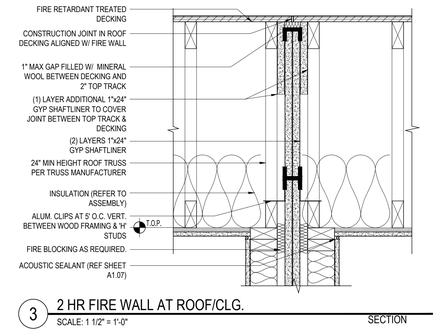

4 2 HR FIRE WALL AT EXTERIOR WALL (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



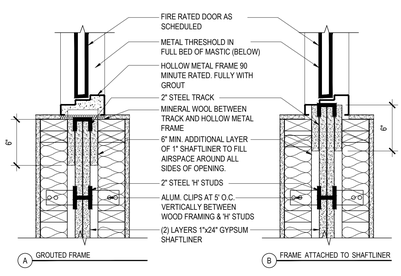

21 2 HR FIRE WALL DOOR AXONIMETRIC
SCALE: 1/2" = 1'-0"




13 2 HR FIRE WALL DOOR AT HEAD CONDITION
SCALE: 1 1/2" = 1'-0"




3 2 HR FIRE WALL AT ROOF/CLG.
SCALE: 1 1/2" = 1'-0"
SECTION




12 2 HR FIRE WALL AT DOOR JAMB (PLAN VIEW)
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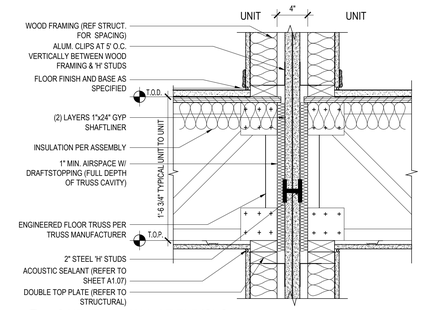
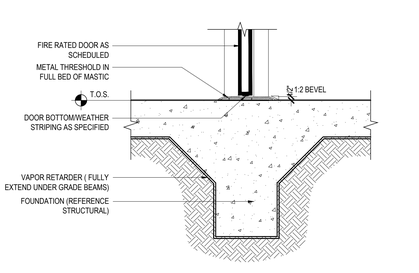
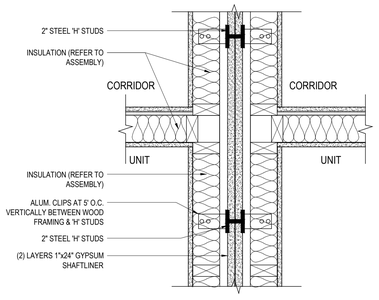



2 2 HR FIRE WALL AT FLR/CLG
SCALE: 1 1/2" = 1'-0"
SECTION




11 2 HR FIRE WALL DOOR AT FOUNDATION
SCALE: 1 1/2" = 1'-0"




6 2 HR FIRE WALL AT INTERIOR WALL (PLAN VIEW)
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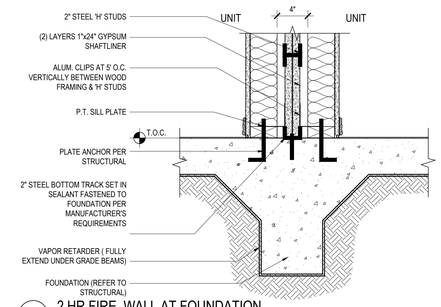


1 2 HR FIRE WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"
SECTION

## FIRE WALL GENERAL NOTES:

PER TABLE 706.4 - FIREWALL IN FIRE RESISTANCE RATING FOR R-2 OCCUPANCY SHALL BE 2 HOUR RATE PER EXCEPTION A. IN TYPE II OR 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 AND SHALL EXTEND AT LEAST 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.

EXCEPTION 3 - FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

706.6 VERTICAL CONTINUITY. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30 INCHES ABOVE BOTH ADJACENT ROOFS.

EXCEPTION 4 - IN BUILDINGS OF TYPE III, IV, AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE SHEATHING OR DECKS, PROVIDED:

4.1 THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,

4.2 THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND

4.3 THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH ½" TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 20 INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE IF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

706.8 OPENINGS. EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQUARE FEET. THE AGGREGATE WIDTH OF OPENING AT ANY FLOOR LEVEL SHALL NOT EXCEED 25 PERCENT OF THE LENGTH OF THE WALL.

EXCEPTION 2 - OPENINGS SHALL NOT BE LIMITED TO 156 SQUARE FEET WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

706.10 JOINTS. JOINTS MADE IN OR BETWEEN FIRE WALLS SHALL COMPLY WITH SECTION 715.

Designed by: MM
Drawn by: AC
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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FIREWALL DETAILS

SHEET NO.
A7.22

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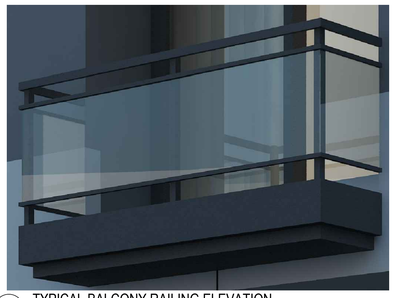
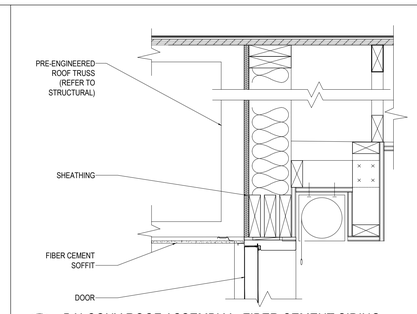
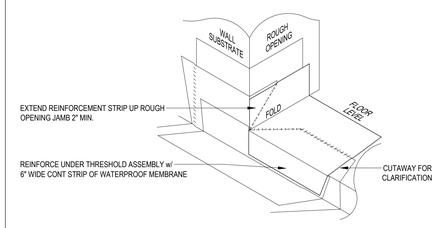
ISSUE FOR PRICING: 12/15/2023



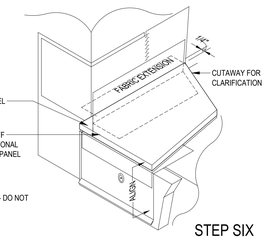
25 TYPICAL BALCONY RAILING ELEVATION
SCALE: 1" = 1'-0"




20 BALCONY ROOF ASSEMBLY - FIBER CEMENT SIDING
SCALE: 1 1/2" = 1'-0"




STEP THREE

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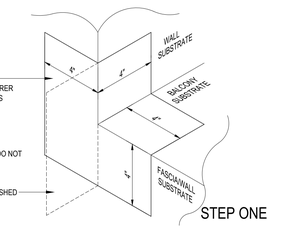


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5 BALCONY PERIMETER CONTAINMENT ASSEMBLY
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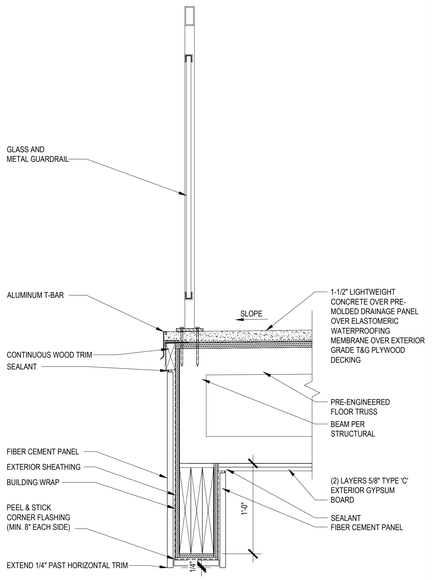
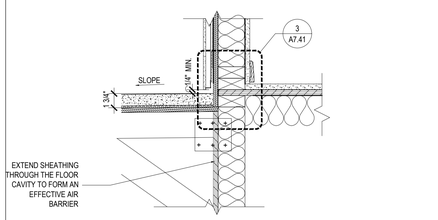
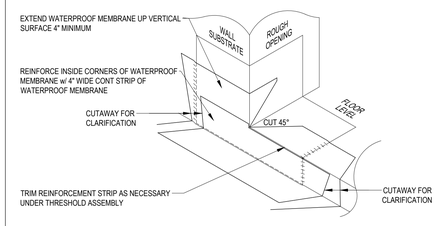



23 DETAIL AT BALCONY HEADER
SCALE: 1 1/2" = 1'-0"




19 BALCONY FLOOR ASSEMBLY - FIBER CEMENT PANEL
SCALE: 1 1/2" = 1'-0"

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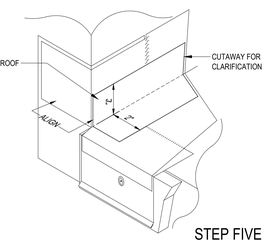


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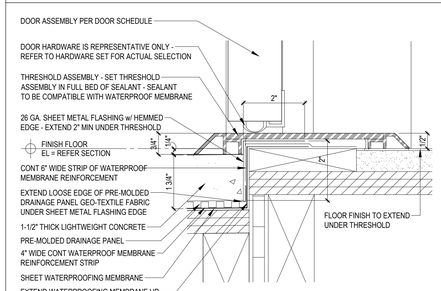


4 BALCONY EDGE AT THRESHOLD - OUTSWING DOOR
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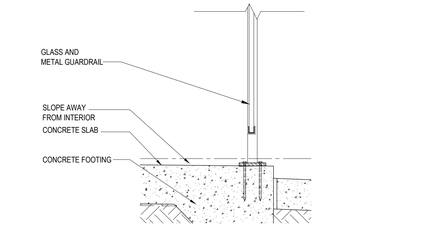


18 PATIO RAILING AT FOUNDATION
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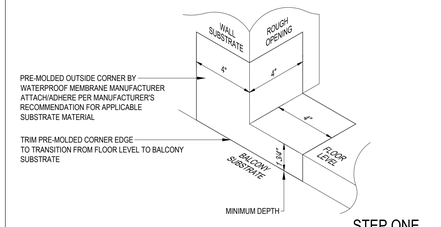


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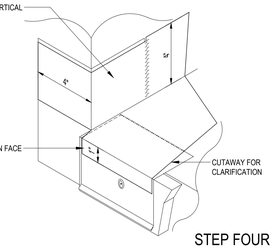


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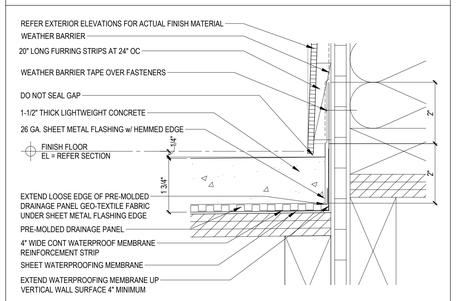
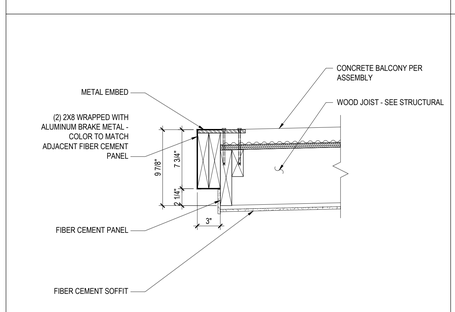
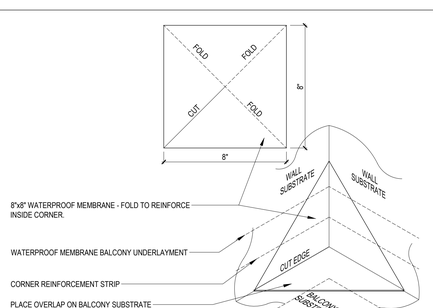



3 BALCONY PERIMETER EDGE
SCALE: 6" = 1'-0"




22 TYPICAL BALCONY EDGE DETAIL
SCALE: 3" = 1'-0"




17 INSIDE CORNER REINFORCEMENT
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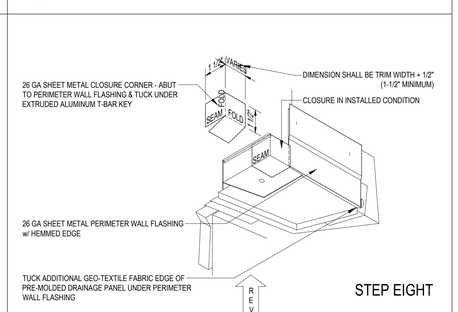


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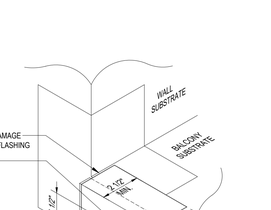


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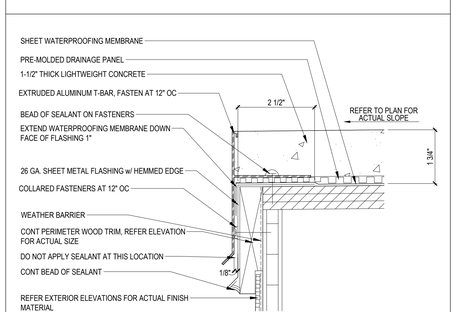


2 BALCONY EXPOSED EDGE
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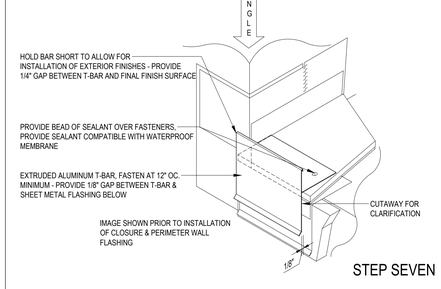


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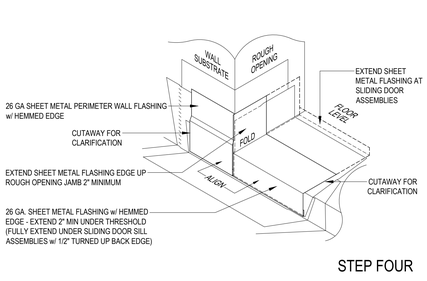


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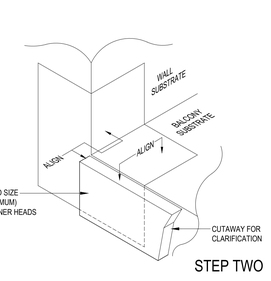
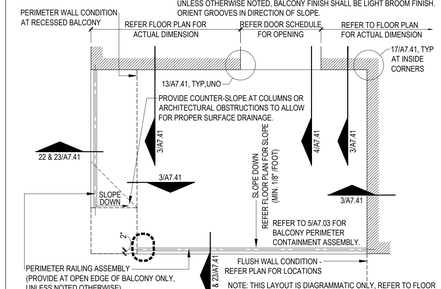



STEP TWO




1 BALCONY DETAIL DIAGRAM
SCALE: 3/8" = 1'-0"

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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key.

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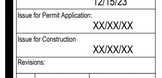
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



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ISSUE FOR PRICING: 12/15/2023

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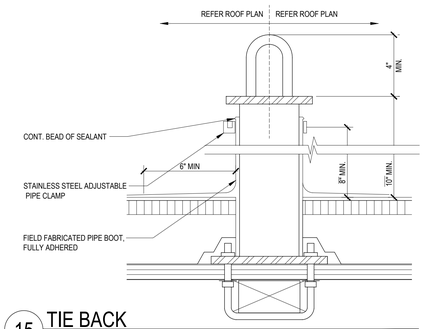
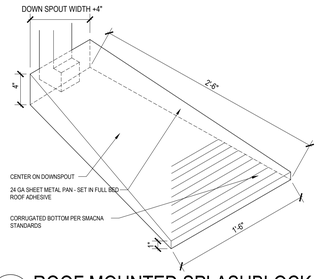
BALCONY DETAILS

SHEET NO.
A7.41

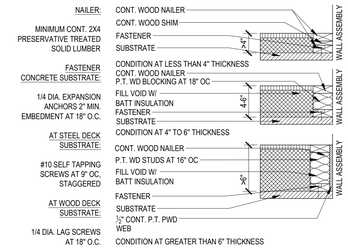
21345



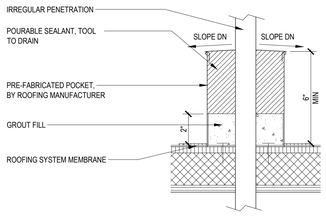

## 15 TIE BACK
SCALE: 3"=1'-0"



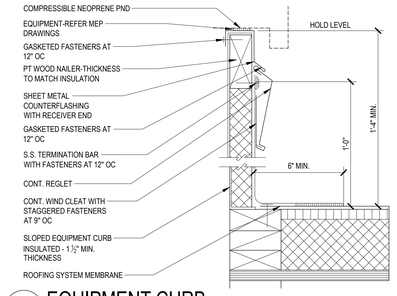

## 10 ROOF MOUNTED SPLASHBLOCK
SCALE: NO SCALE



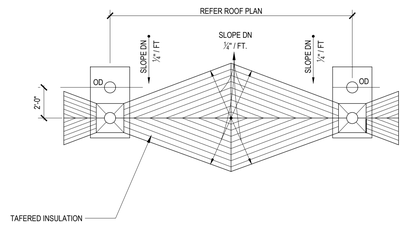

## 5 ROOFING SYSTEM PERIMETER NAILER CONFIGURATION
SCALE: 1 1/2"=1'-0"



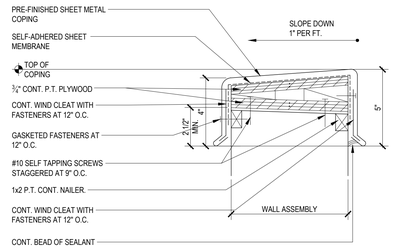

## 19 IRREGULAR PENETRATION SEALANT POCKET
SCALE: 3"=1'-0"



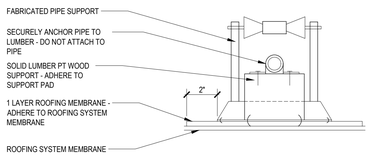

## 14 EQUIPMENT CURB
SCALE: 3"=1'-0"



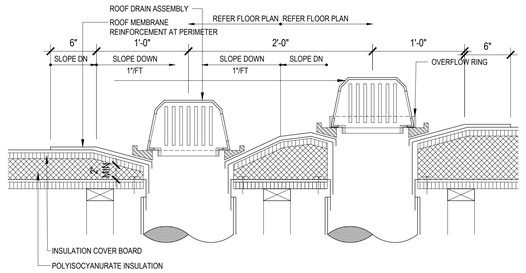

## 9 CRICKET CONFIGURATION
SCALE: 1/4"=1'-0"



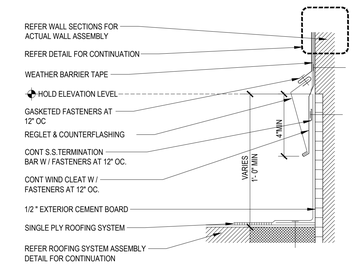

## 4 PARAPET COPING CAP
SCALE: 3"=1'-0"



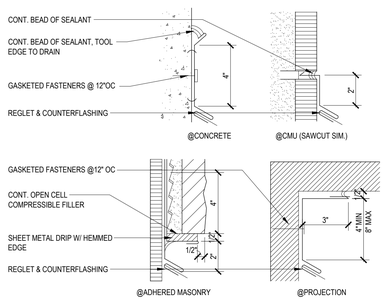

## 18 PIPE SUPPORT
SCALE: 3"=1'-0"



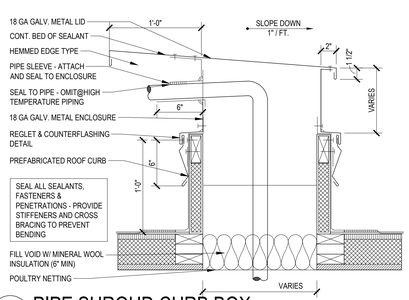

## 8 ROOF / OVERFLOW DRAIN ASSEMBLY
SCALE: 1 1/2"=1'-0"



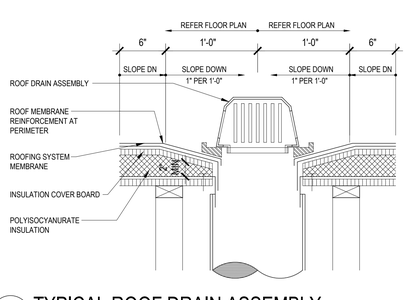

## 3 REGLET AND COUNTERFLASHING
SCALE: 3"=1'-0"



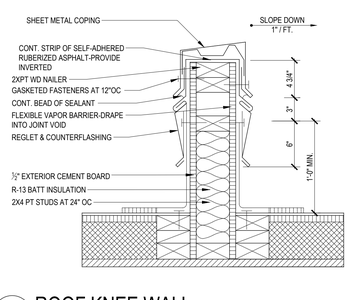

## 20 COUNTERFLASHING TRANSITIONS
SCALE: 3"=1'-0"



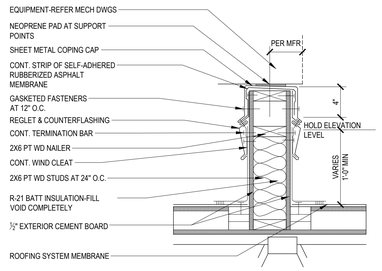

## 17 PIPE SHROUD CURB BOX
SCALE: 1 1/2"=1'-0"



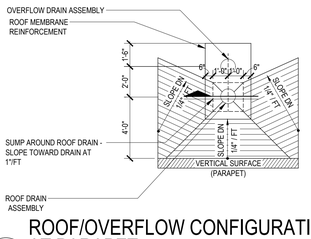

## 7 TYPICAL ROOF DRAIN ASSEMBLY
SCALE: 1 1/2"=1'-0"



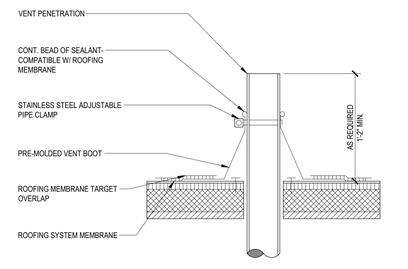

## 2 ROOF KNEE WALL
SCALE: 1 1/2"=1'-0"



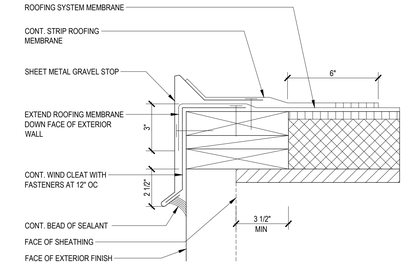

## 16 EQUIPMENT SUPPORT
SCALE: 1 1/2"=1'-0"




## 11 ROOF/OVERFLOW CONFIGURATION AT PARAPET
SCALE: 1/4"=1'-0"




## 6 VENT. PENETRATION FLASHING
SCALE: 1 1/2"=1'-0"




## 1 PERIMETER GRAVEL STOP
SCALE: 3"=1'-0"

HPA STANDARD SHEET 2017-07-17

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

| Issue for Pricing / Bidding: | 12/15/23 |
|---|---|
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| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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BATON ROUGE, LOUISIANA
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KEY PLAN

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ROOF DETAILS

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A7.51

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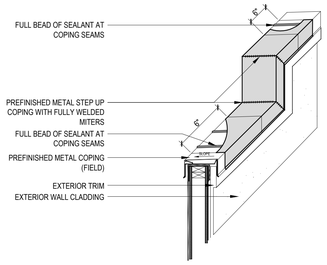


11 METAL COPING - STEP UP
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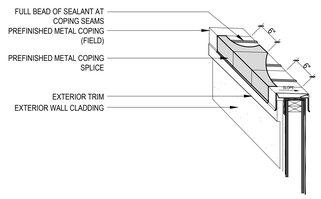


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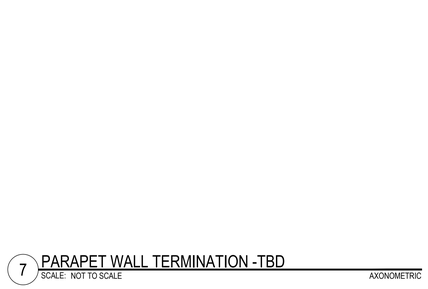


7 PARAPET WALL TERMINATION -TBD
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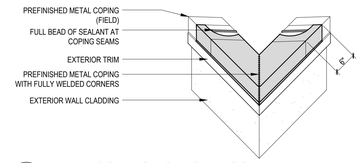


5 METAL COPING - OUTSIDE CORNER
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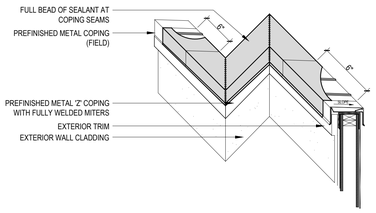


10 METAL COPING - 'Z' COPING MITER
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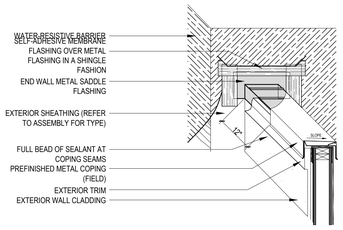


8 METAL COPING - END WALL FLASHING
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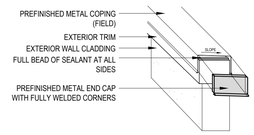
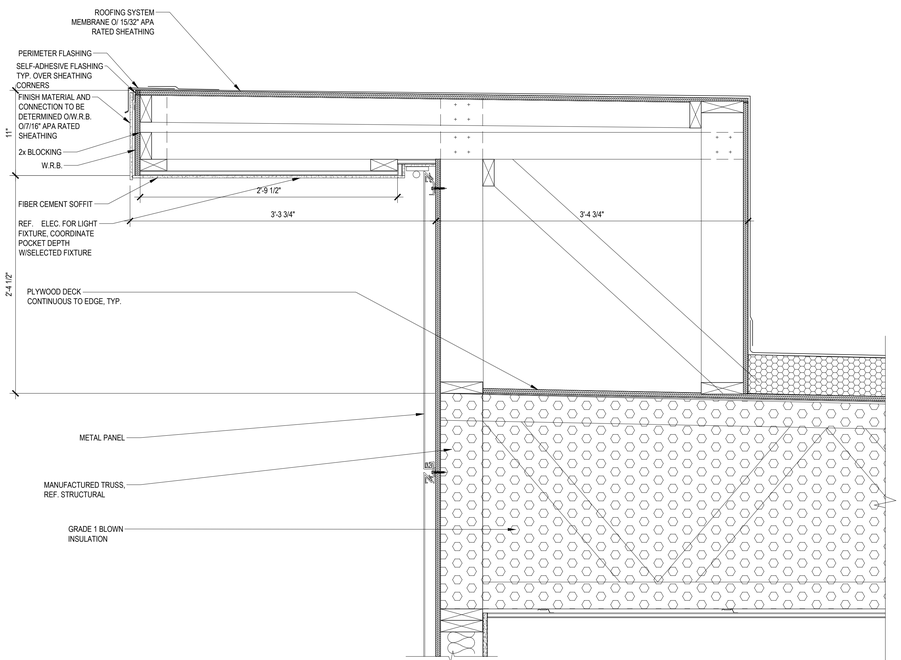
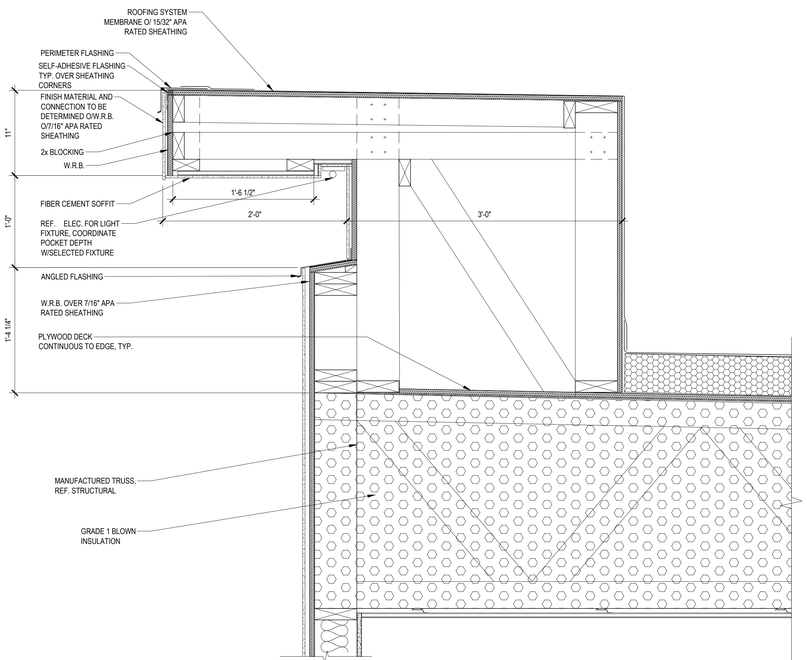



6 METAL COPING - PARAPET END CAP
SCALE: NOT TO SCALE AXONOMETRIC

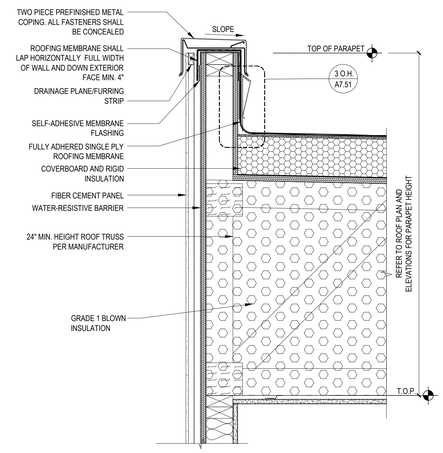
4 METAL COPING - DETAIL KEY
SCALE: NOT TO SCALE AXONOMETRIC




3 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0" SECTION DETAIL




2 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0" SECTION DETAIL




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

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
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| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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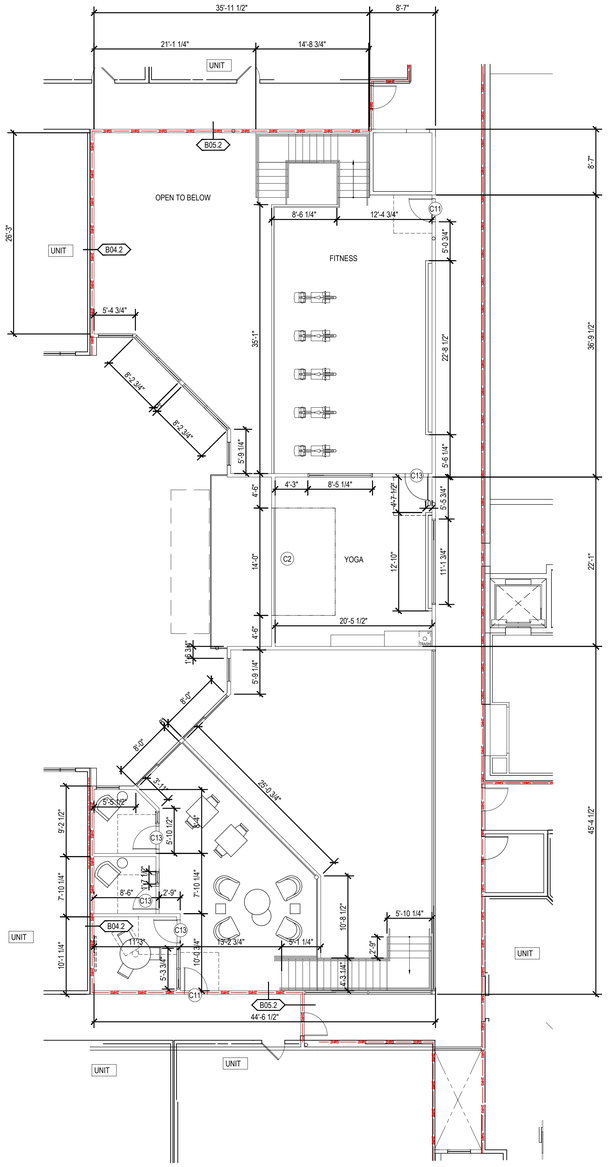
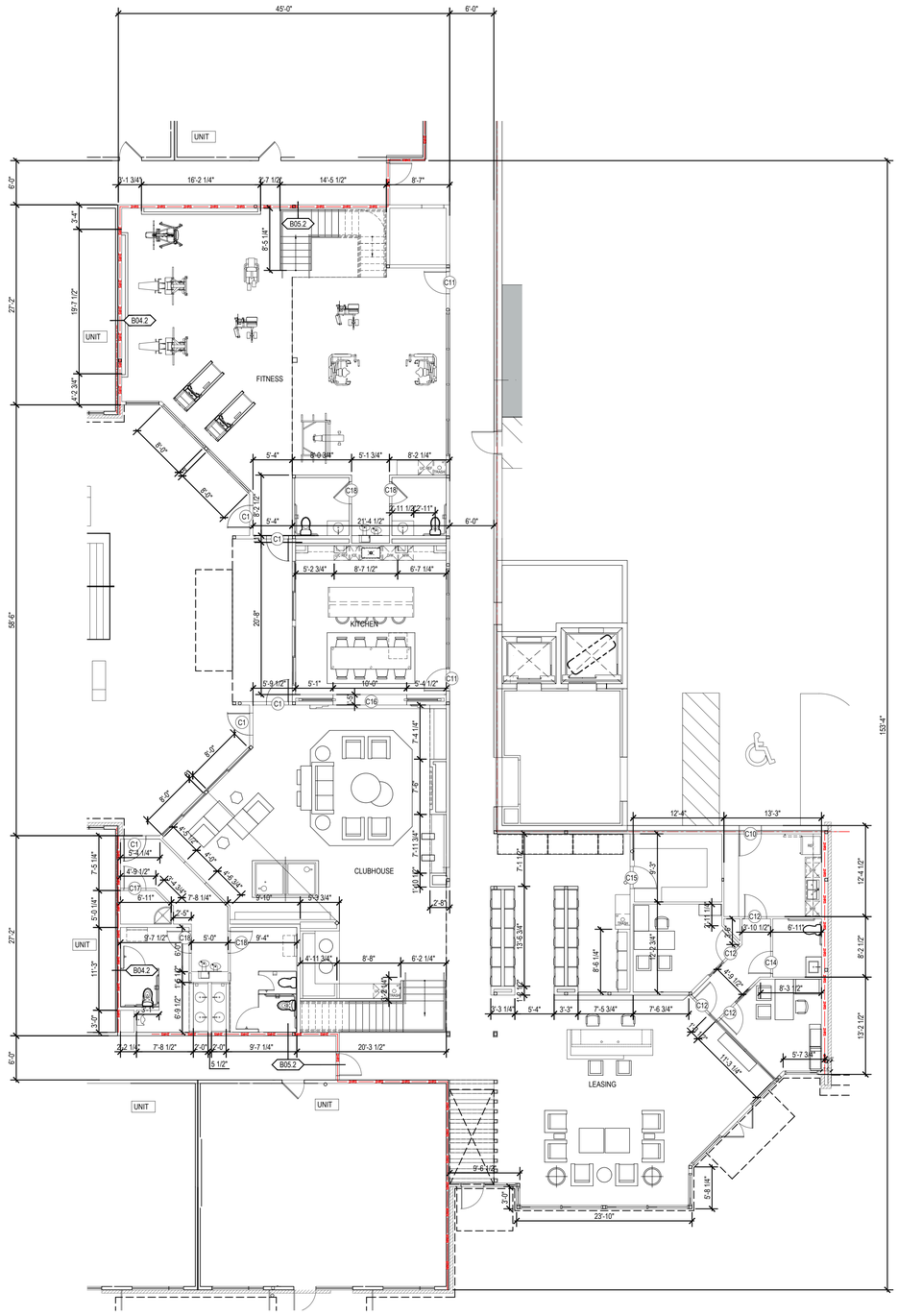
SHEET CONTENTS:
PARAPET DETAILS

SHEET NO.
A7.52

21345




2 CLUBHOUSE 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"




1 CLUBHOUSE GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

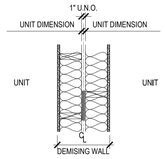
## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG (X/AX.XX)
- WALL SECTION TAG (X/AX.XX)
- DETAIL SECTION TAG (XX / AX.XX; ALT X) — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- AFF+10'-0" — CEILING HEIGHT
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- ROOF BEYOND
- METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE- LEADING EDGE MUST BE BELOW 27"
- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5:12 / 12:5 — SLOPE TAGS
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX1011 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- MATCHLINE
- PARAPET LIGHTING
- 100'-0" — FINISHED FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE
- FOR UNITS SHOWN WITH DEMISING WALLS ONLY, REF FLOOR BELOW FOR UNIT LAYOUT

## FLOOR PLAN NOTES

1. UNIT LAYOUTS NOT SHOWN ARE IDENTICAL TO THE FLOOR BELOW.
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE SHOWN AS SUCH: 1" U.N.O.




3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. ALL INTERIOR AND EXTERIOR STRUCTURAL BEARING WALLS TO BE 1-HR FIRE RATED IN ACCORDANCE WITH TABLE 601.
6. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
7. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
8. PROVIDE COATED GLASSMAT WATER RESISTANT GYPSUM BOARD AT STAIRWAYS, GARAGE AND GARAGE ENTRANCE AREAS.
9. DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN THE WALL, U.N.O.
10. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
11. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
12. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.
13. MAINTAIN POSITIVE DRAINAGE AT ALL EXTERIOR FLOOR SURFACES; SUCH AS BALCONY, PATIO, GARAGE, ETC. ( MIN ¼"/FT SLOPE AWAY FROM EXTERIOR WALL)

### CEILING/SOFFIT NOTES

1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

### CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
   - 3.1. INSTALL CONTROL JOINTS:
     - 4.4.2. AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
5. CEILINGS: LOCATE CONTROL JOINTS TO LIMIT CEILING EXPANSES TO 2,500 SQ FT -AND- 50'-0" IN EITHER DIRECTION.
   - 5.1. AT A CHANGE IN DIRECTION IN CEILING FRAMING
   - 5.2. AT FURRING JOINT

### UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN BY DEMISING WALLS ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

### DOCUMENT LOCATOR NOTES

1. REF A0 SERIES FOR ACCESSIBILITY STANDARDS.
   - 1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR ADDITIONAL ON SITE AMENTIES
9. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

| | |
|---|---|
| Issue for Pricing / Bidding: | 12/15/23 |
| Issue for Permit Application: | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

Revisions:

| # | DATE | COMMENTS |
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BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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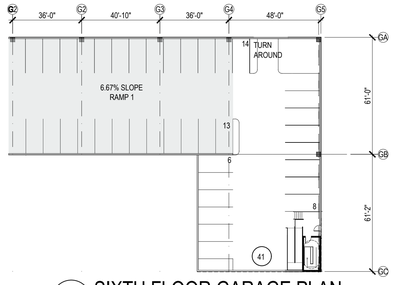
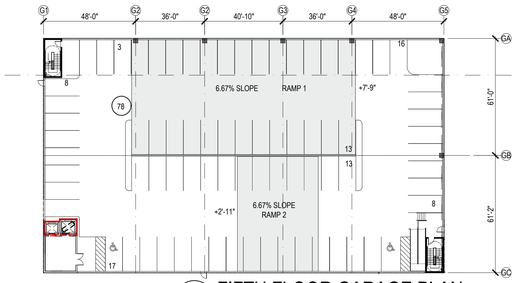
SHEET CONTENTS:
CLUBHOUSE
FLOOR PLANS

SHEET NO.
A8.11

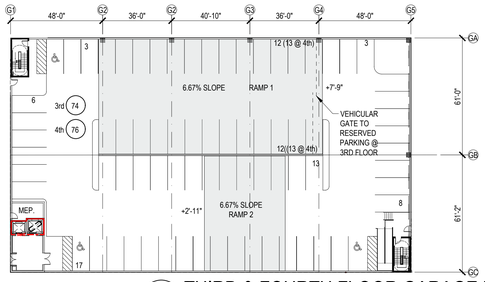
21345



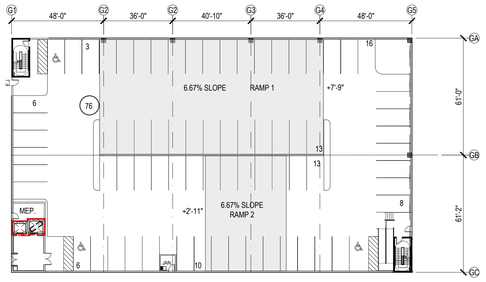

7 SIXTH FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



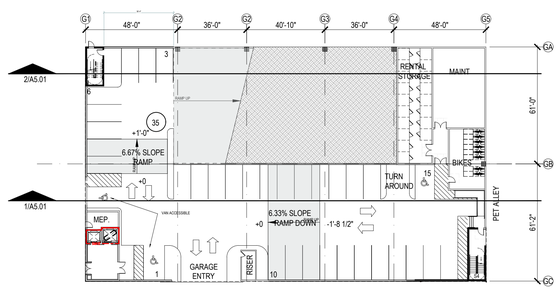

6 FIFTH FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



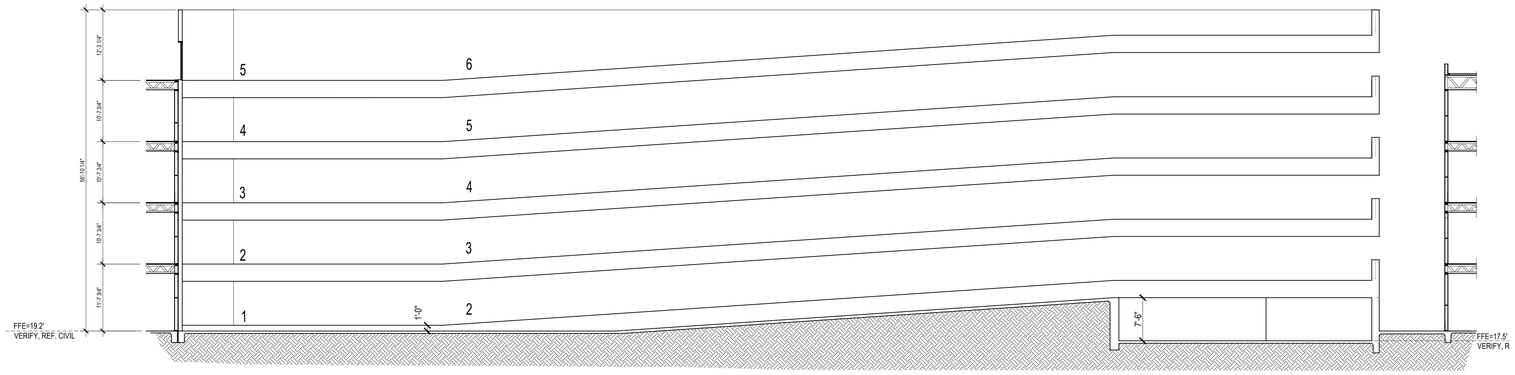

5 THIRD & FOURTH FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



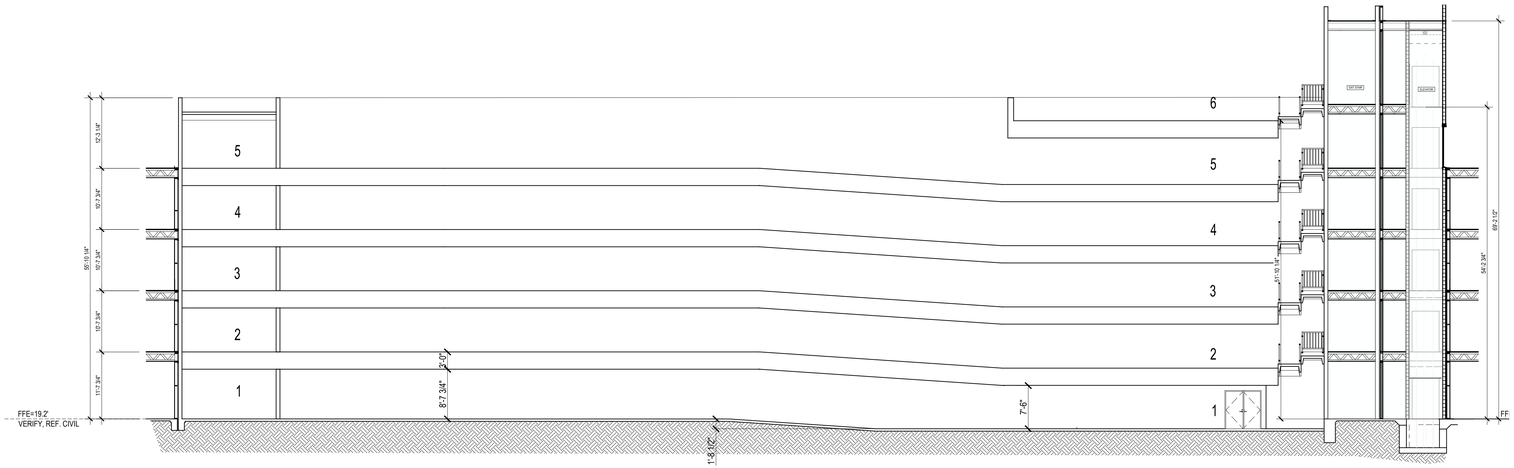

4 SECOND FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



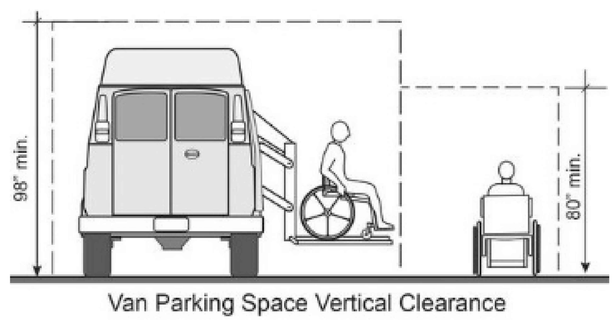

3 GROUND FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"




3 SECTION THRU RAMP 1 FACING WEST
SCALE: 3/32" = 1'-0"




3 SECTION THRU RAMP 2 FACING WEST
SCALE: 3/32" = 1'-0"




Van Parking Space Vertical Clearance

## PARKING CALCULATIONS

GARAGE PARKING ( COUNT FOR LEVEL BEFORE ENTERING 1ST RAMP UP)

| Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 | ROOF | TOTAL GARAGE | 2% ADA Parking Req'd / Provded |
|---|---|---|---|---|---|---|---|---|
| | 16 | 12 | 16 | 16 | 14 | | | |
| | 13 | 12 | 13 | 13 | 13 | | | |
| | | 3 | | | | | | |
| | 8 | 8 | 8 | 8 | 8 | | | |
| 15 | 13 | 13 | 13 | 13 | 6 | | | |
| 10 | 10 | | | | | | | |
| 1 | 6 | 17 | 17 | 17 | | | | |
| 6 | 6 | 6 | 6 | 8 | | | | |
| 3 | 3 | 3 | 3 | 3 | | | | |
| 35 | 75 | 74 | 76 | 78 | 41 | 0 | 379 | 7.58 |

Restricted Access Gate at top of ramp on Level 3 - for Reserved Residential Parking

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PUBLIC PARKING:** | | | | | | | | |
| Total Spaces | 35 | 75 | 15 | 0 | 0 | 0 | 125 | 2.50 |
| Accessible | 3 (2 vans) | 3 | | | | | Public ADA Spaces Provded | 6 |
| **RESERVED PARKING:** | | | | | | | | |
| Total Parking Spaces | | | 59 | 76 | 78 | 41 | 0 254 | 5.08 |
| Accessible Spaces | | | 3 | 3 | 2 | | Reserved ADA Spaces Provded | 8 |

| | |
|---|---|
| Total REQUIRED after Reduction | 497 |
| Existing to Remain | 63 |
| Surface | 60 |
| Needed in Garage | 374 |
| Desired RESERVED RESIDENTIAL ( 1 PER UNIT ) | 224 |

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

| | |
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KEY REAL ESTATE

KEY PLAN

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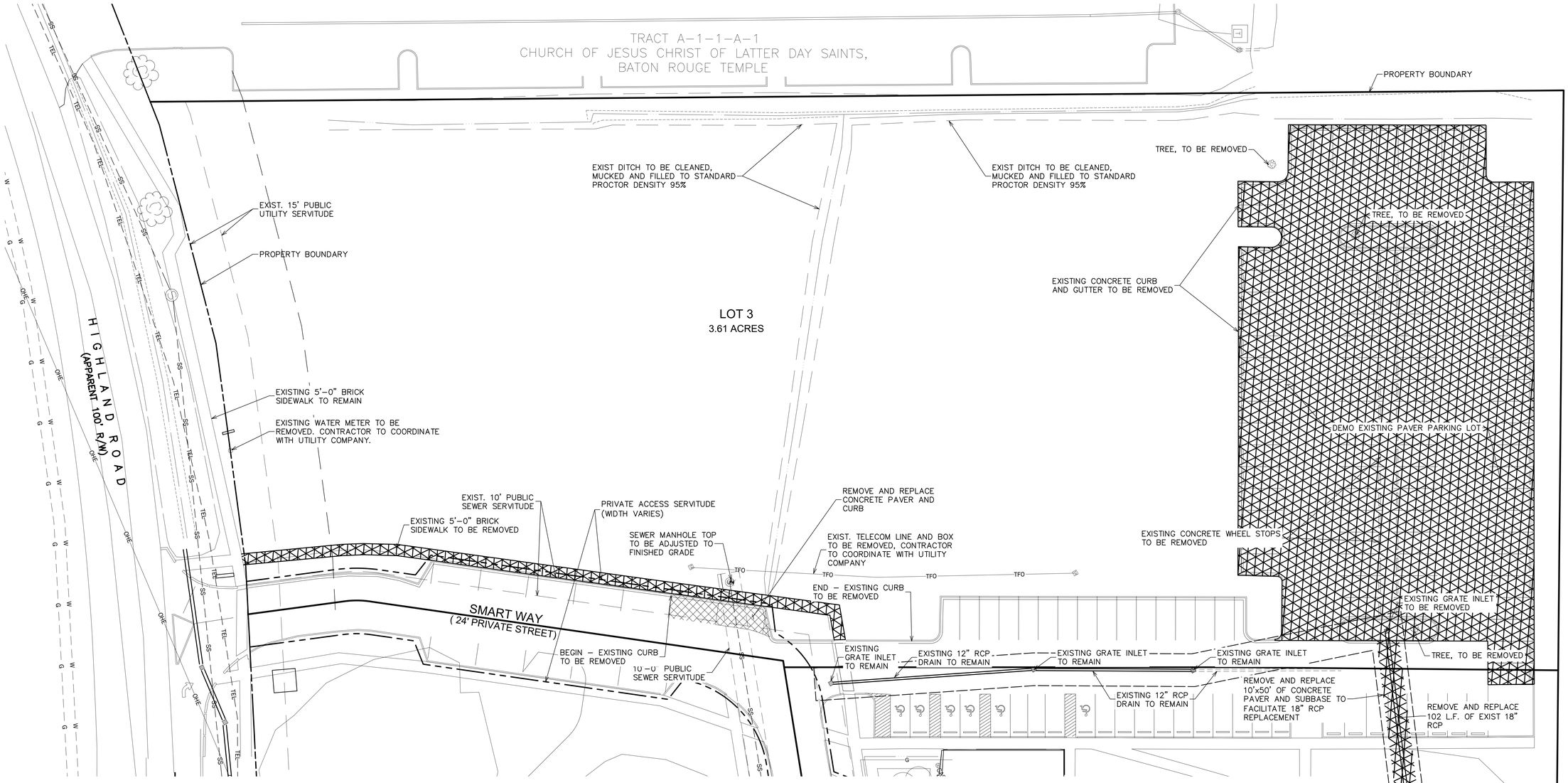
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
GARAGE PLANS & SECTIONS

SHEET NO.
A9.01

21345




## GENERAL DEMOLITION SPECIFICATIONS

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
2. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
3. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
4. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES/REGULATIONS.
5. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
6. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
7. USE WATER MIST, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.
8. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
9. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
10. DO NOT BURN DEMOLISHED MATERIALS, HAUL OFF AND DISPOSE. CONTRACTOR TO PAY ALL DUMP AND WASTE DISPOSAL FEES.
11. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS DURING DEMOLITION ACTIVITIES AND SHALL NOT DO ANYTHING TO INCREASE FLOODING TO SURROUNDING PROPERTIES.

## GENERAL DEMOLITION NOTES

1. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS TO COMPLETE ALL NEW WORK.
2. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL / DEMOLITION OF HAZARDOUS MATERIALS.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
6. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES..
7. DEMO CONTRACTOR IS REQUIRED TO VISIT SITE PRIOR TO BID AND NOTIFY ENGINEER OF ANY INCONSISTENCIES.
8. CONTRACTOR RESPONSIBLE TO COORDINATE AND ASSUME ANY FEES ASSOCIATED WITH REMOVAL OF UTILITIES. ALL ABANDONED UTILITIES TO BE REMOVED & CAPPED.
9. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.
10. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.

## LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | FOUND MONUMENT |
| | SET MONUMENT |
| | RIGHT OF WAY MON. TEMP. |
| | BENCH MARK DRAIN |
| | MANHOLE |
| | DROP INLET |
| | CATCH BASIN |
| | DRAIN |
| | SEWER MANHOLE |
| | SEWER CLEANOUT SEWER |
| | BLOWOUT VALVE |
| S | SEWER |
| | POWER POLE |
| | POWER POLE & GUY POWER |
| | DROP |
| T | POWER TRANSFORMER |
| P | POWER JUNCTION BOX |
| P | POWER VAULT |
| E | POWER LINE |
| | GAS METER |
| | GAS VALVE |
| | GAS VENT |
| G | GAS |
| | TELEPHONE MANHOLE |
| | TELEPHONE PEDESTAL |
| | TELE. CROSS CON. BOX |
| T | TELEPHONE |
| C | CABLE |
| | WATER METER |
| | WATER VALVE |
| | WATER CLEANOUT |
| | FIRE HYDRANT |
| W | WATER |
| | TRAFFIC CONTROL BOX |
| | TRAFFIC SIGN |
| 25 | SPOT ELEVATION CONTOUR LINE |
| | FENCE |
| | FLAG POLE |
| | MAILBOX |
| | LIGHT |
| | TREE |
| | SET 1/2" IRON ROD |
| | FOUND 1/2" IRON PIPE |
| | APPROX. SECTION LINE |
| | LOT LINE |
| | R/W LINE |
| | DEMOLITION LIMITS |

## CLEARING & GRUBBING NOTES

1. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND OBSTRUCTIONS AND GRUBBING ROOTS.
2. FILL DEPRESSION CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.

PRELIMINARY WORK

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Baton Rouge, LA

Client:

Key Real Estate Company

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Key Plan:

Sheet Title:

Existing Conditions & Demolition

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| Date: | DECEMBER, 2023 |
| Project Number: | 221023 |
| Drawn By: | CSRS |
| Checked By: | CSRS |

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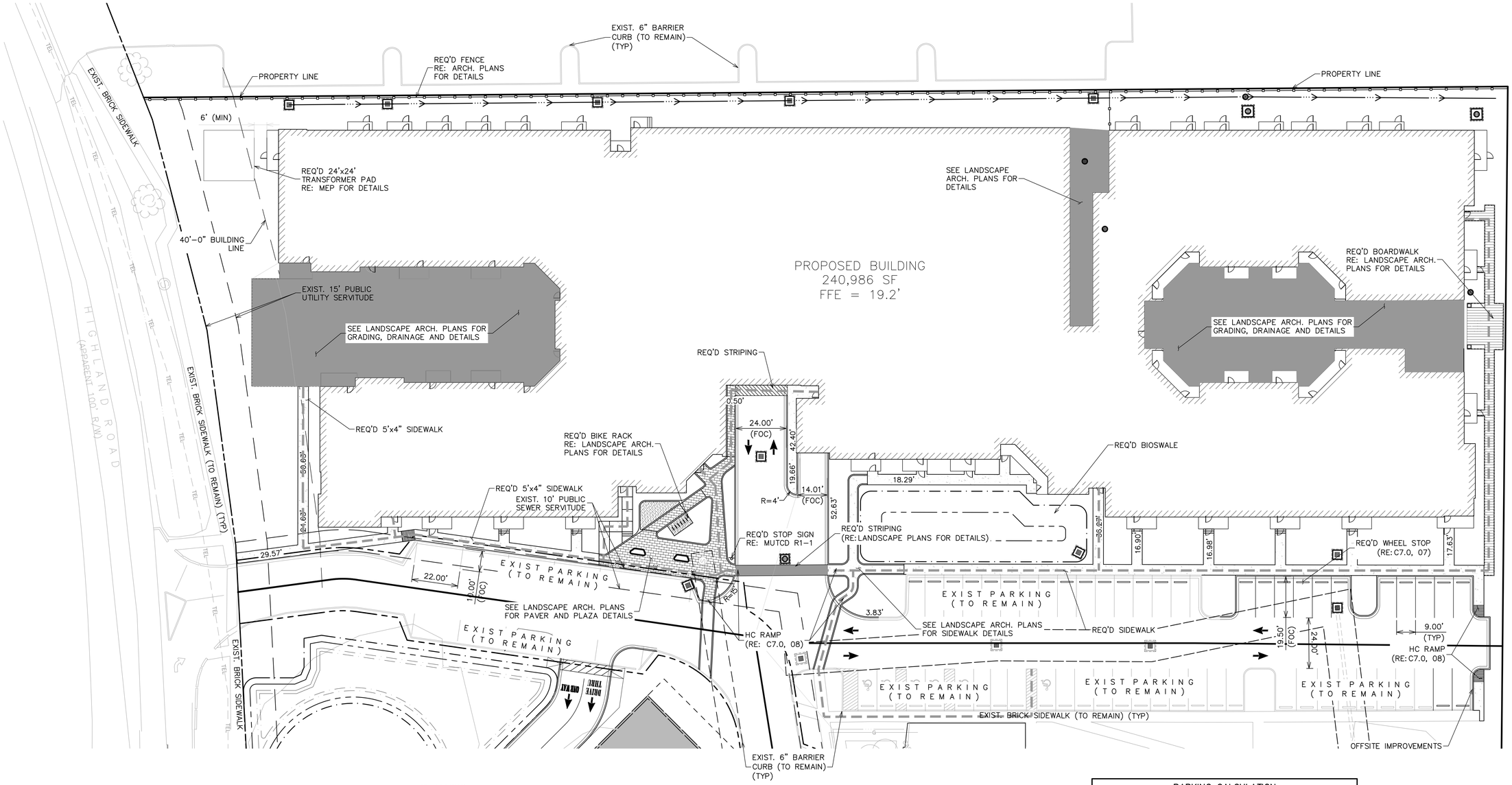


## GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
2. CONTRACTOR TO VERIFY BUILDING AND PARKING LOT LAYOUT WITH ENGINEER PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
3. ALL CURBS ARE BARRIER TYPE, UNLESS NOTED OTHERWISE.
4. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
5. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
6. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
7. ALL FILL AND COMPACTION SHALL BE EXECUTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT CONDUCTED BY TERRACON ON 11/12/2021 AND THE GRADING PLAN.
8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, LOADING DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN, INCLUDING SITE LIGHTING LOCATIONS, TYPES, CONDUITS, ETC.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED DURING CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING BENCHMARK. BENCHMARK INFORMATION CAN BE FOUND ON THE GRADING PLAN.
12. PARKING STALLS MUST BE STRIPED WITH A 4" CONTRASTING STRIPE (WHITE ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOTS).
13. CONTRACTOR SHALL COORDINATE WITH OWNER FOR SITE SIGNAGE.

## SETBACKS

FOR MULTIFAMILY USE:

| | |
|---|---|
| FRONT: | 10' |
| NORTH: | NONE |
| SOUTH: | NONE |
| REAR: | NONE |

## BUILDING STRUCTURE

PROPOSED NUMBER OF BUILDINGS: 1

BUILDING ROOF HEIGHT: 58'-11"

NUMBER OF STORIES: 5

## EXISTING LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | POWER POLE |
| | POWER POLE & GUY POWER |
| | CONDENSER |
| OHT | EXISTING OVERHEAD TELEPHONE |
| OHP | EXISTING OVERHEAD ELECTRICAL |
| | EXISTING DRAINAGE |
| S | EXISTING SEWER MANHOLE |

## PROPOSED LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | REQ'D 6' FENCE |
| | REQ'D ADA ROUTE |
| | REQ'D BOLLARD LIGHT POLE RE: LANDSCAPE ARCH. PLANS FOR DETAILS |
| | PROPOSED DROP INLET |
| | PROPOSED ROOF DRAIN |

## PARKING CALCULATION

| USE | FORMULA | SQ.FT./UNITS | SPACES |
|---|---|---|---|
| 1 BEDROOM/STUDIO | 1 PER UNIT | 138 | 138 |
| 2 BEDROOM | 2 PER UNIT | 82 | 164 |
| 3 BEDROOM | 2.5 PER UNIT | 4 | 10 |
| MULTI-FAMILY (TOTAL) | | 224 | 312 |
| REQUIRED TOTAL: | | | 312 |
| TREE PRESERVATION CREDITS[1] | SEE NOTE 1 | | -25 |
| STRUCTURED PARKING | 10% OF TOTAL | | -58 |
| REQUIRED TOTAL AFTER REDUCTION: | | | 229 |
| EXISTING PARKING TO REMAIN[2] | | | 53 |
| EXISTING SURFACE ADA PARKING | | | (6) |
| PROPOSED STRUCTURED PARKING | | | 379 |
| PROPOSED SURFACE PARKING | | | 13 |
| PROPOSED ADA PARKING[3] | | | (6) |
| PROPOSED TOTAL PARKING | | | 445 |
| PROPOSED BICYCLE PARKING[4] | | | 25 |

1-PARKING REDUCTION CREDITS FOR PRESERVED TREES, (DIAMETER AT BREAST HEIGHT)"=(PARKING SPACE CREDITS): 6" TO 11"=2, 12" TO 17"=3, 18" TO 23"=4, ≥24"=5 (5% MAX)
2-EXISTING OFFICE PARKING=159
3-2% OF TOTAL PARKING
4-1 BICYCLE SPOT FOR EVERY 20 PARKING SPOTS, MAX 50

PRELIMINARY WORK

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Key Plan:

Sheet Title:

Site Layout

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| Date: | DECEMBER, 2023 |
| Project Number: | 221023 |
| Drawn By: | CSRS |
| Checked By: | CSRS |

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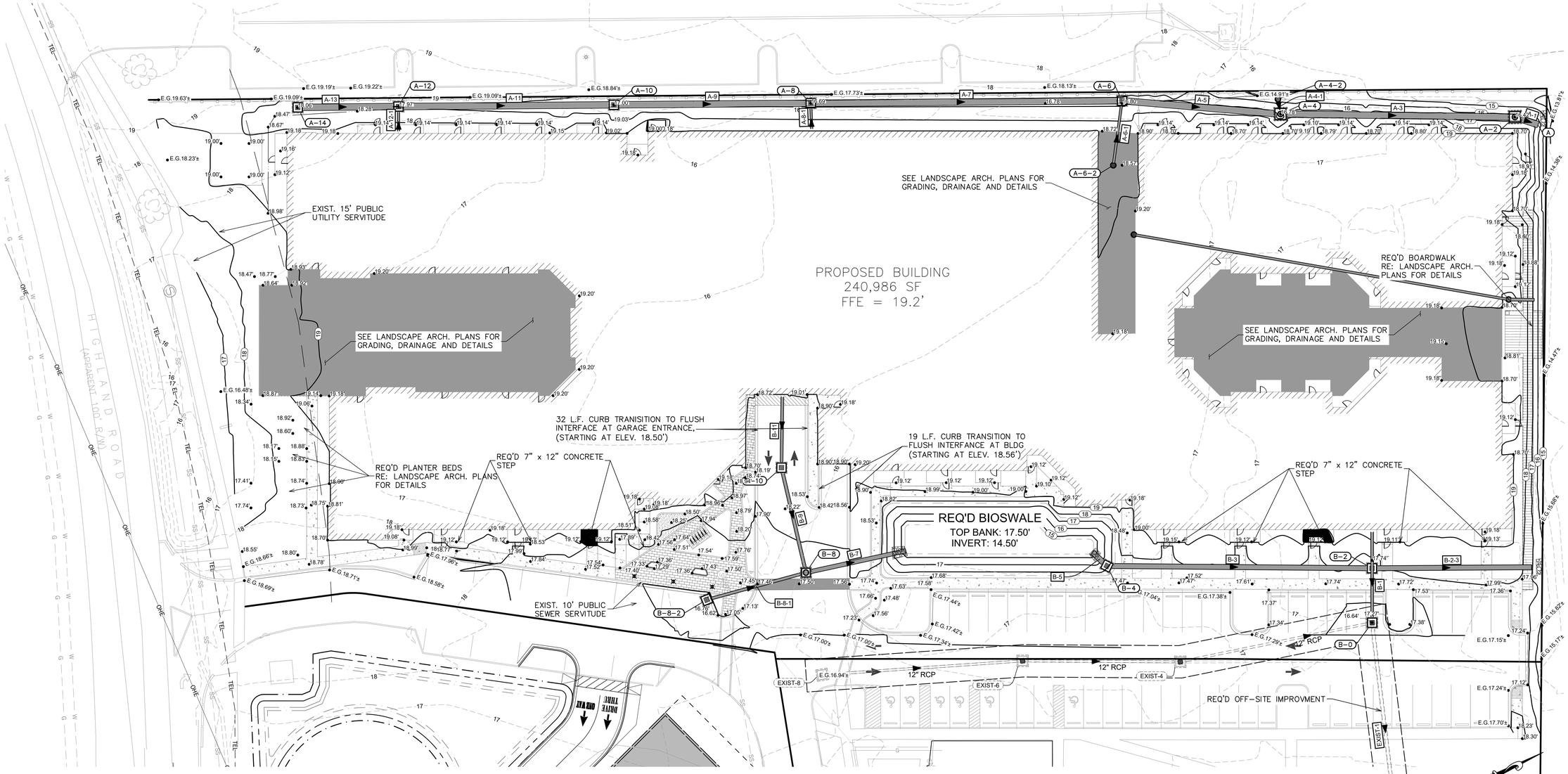


SCALE: 1"=20'

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GRADING NOTES:

1. LOUISIANA LAW REQUIRES A MINIMUM OF 48 HOURS NOTICE TO UNDERGROUND UTILITY OWNERS BEFORE YOU PERFORM ANY DIGGING OR DEMOLITION AS REQUIRED BY THE "LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW". CONTRACTORS SHALL LOUISIANA ONE CALL AT 1-800-272-3020.
2. CONTRACTOR SHALL VERIFY BUILDING AND PARKING LOT LAYOUT WITH THE ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
3. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
4. ALL PAVEMENT GRADES SHOWN ARE TOP OF CONCRETE UNLESS NOTED. TOP OF CURBS IS 6-INCHES HIGHER THAN ELEVATION SHOWN.
5. ALL MANHOLE AND INLET TOP ELEVATIONS LISTED ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL TOP ELEVATIONS FLUSH WITH FINISH GRADE AND SLOPED IF PAVEMENT IS TO BE SLOPED.
6. CONTRACTOR SHALL BACK FILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
7. SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE SPACES.
8. CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS & CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
9. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
10. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
12. ALL LANDSCAPED ISLANDS ARE TO BE GRADED TO DRAIN OVER CURB AND INTO PARKING AREA.
14. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL THE NEW DRAINAGE IS INSTALLED. THE CONTRACTOR SHALL NOT CAUSE ANY INCREASE IN RISK OF FLOODING TO ANY SURROUNDING PROPERTY OWNERS DURING THE COURSE OF CONSTRUCTION.
15. THE PIPE SHALL BE LAID, AS DIRECTED BY THE ENGINEER, ON FIRM SOIL UNLESS BEDDING IS REQUIRED ELSEWHERE IN THE PLANS ALLOWING FOR BEARING FULL FOR THE FULL LENGTH OF THE BARREL OF THE PIPE. ANY PART OF THE TRENCH EXCAVATED BELOW GRADE SHALL BE CORRECTED WITH THOROUGHLY COMPACTED MATERIAL APPROVED BY THE ENGINEER. ALL PIPE SHALL BE CAREFULLY LAID TO THE LINES AND GRADES SHOWN ON THE PLANS. ANY PIPE NOT TRUE IN ALIGNMENT OR WHICH SHOWS SETTLEMENT AFTER LAYING, SHALL BE REMOVED AND RE-LAID AT THE CONTRACTOR'S EXPENSE.
16. PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE. BEFORE BEING SET IN PLACE EACH SECTION OF PIPE SHALL BE THOROUGHLY CLEANED, AND FREE OF DIRT. ALL BELLS SHALL BE LAID ON THE UPSTREAM END. EACH JOINT SHALL BE WRAPPED WITH GEOTEXTILE FABRIC TO ENSURE SOIL-TIGHTNESS.
17. ALL INLET CONNECTION AT PIPE INTERFACES (EXISTING & PROPOSED) SHALL BE GROUTED WITH NON-SHRINK GROUT FOR AN AIR-TIGHT SEAL.
18. CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO THE ENGINEER. TESTING LAB SHOULD BE APPROVED BY ENGINEER. ALL TESTING TO BE PAID FOR BY OWNER AND DIRECTED BY ENGINEER.
19. UPON COMPLETION OF THE JOB, ALL ELEMENTS OF THE DRAIN SYSTEM SHALL BE CLEANED AND FREE OF ANY DIRT AND DEBRIS AND SHOULD BE IN PROPER WORKING CONDITION.
20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL INLETS, FITTINGS, SEWER PIPES, AND DRAINAGE PIPES TO ENGINEER FOR APPROVAL BEFORE ORDERING MATERIAL.
21. ALL PVC ROOF DRAIN PIPES UNDERNEATH PROPOSED PAVEMENT SHOULD CONFORM TO AASHTO H-20 LOADING.
22. DRAINAGE STRUCTURES WITH SNOUT DEVICES SHOULD HAVE A MINIMUM SUMP DEPTH OF 36" MINIMUM FOR UP TO A 12" ID PIPE OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID IS RECOMMENDED. FOR 24" ID PIPE A SUMP DEPTH OF 5' SHOULD BE USED.

BENCHMARK:
TBM A - NORTH RIM OF SEWER MANHOLE
ELEVATION = 17.06'

**FLOOD ZONE NOTES:**

| | |
|---|---|
| INUNDATION ELEVATION: (OBTAINED FROM DPW) | 16.0' |
| FLOOD ZONES: | "AE/SHADED X" |
| CALCULATED ADJACENT 100 YR BASE FLOOD ELEVATIONS (OBTAINED FROM DPW) | 16.0' |
| BASE FLOOD ELEVATION (PER FEMA F.I.R.M.) | N/A |
| COMMUNITY FLOOD ELEVATION (OBTAINED FROM DPW) | 18.02' |

LEGEND

- 28 — EXISTING CONTOURS
- 13 — PROPOSED CONTOURS
- +13.00 — EXISTING SPOT ELEVATION
- 25.95 — PROPOSED SPOT ELEVATION
- EXISTING DROP INLET
- PROPOSED DROP INLET
- A02 — PIPE NUMBER
- A01 — STRUCTURE NUMBER

DRAINAGE STRUCTURES NOTE:

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH LADOTD REQUIREMENTS AS FOLLOWS:
1. GRATE/DROP INLETS - CB-01 (PIPE SIZES 36" AND SMALLER)
2. YARD DRAINS - CB-04 (PIPE SIZES 15" AND SMALLER)

**DRAINAGE STRUCTURE TABLE**

| STRUCTURE DESIGNATION | STRUCTURE TYPE | STRUCTURE INVERT | TOP |
|---|---|---|---|
| A | OUTFALL | 13.98' | 16.32' |
| A-2 | DMH | 14.02' | 17.31' |
| A-4 | DMH | 14.24' | 17.53' |
| A-4-2 | YARD DRAIN | 14.25' | 15.77' |
| A-6 | GRATE INLET | 14.38' | 16.61' |
| A-6-2 | YARD DRAIN | 14.45' | 18.40' |
| A-8 | GRATE INLET | 14.67' | 16.69' |
| A-10 | GRATE INLET | 14.86' | 17.01' |
| A-12 | GRATE INLET | 15.06' | 17.97' |
| A-14 | GRATE INLET | 15.15' | 18.08' |

**DRAINAGE PIPE DATA**

| PIPE NO. | U.S. STRUCT | D.S. STRUCT | PIPE SIZE | PIPE LENGTH | MATERIAL | PIPE INV. UP | PIPE INV. DOWN |
|---|---|---|---|---|---|---|---|
| A-1 | A-2 | A | 28" | 11' | 24" ARCH EQUIV HDPE | 14.02' | 14.00' |
| A-3 | A-4 | A-2 | 28" | 109' | 24" ARCH EQUIV HDPE | 14.24' | 14.02' |
| A-4-1 | A-4-2 | A-4 | 12" | 7' | PVC | 14.25' | 14.24' |
| A-5 | A-6 | A-4 | 28" | 74' | 24" ARCH EQUIV HDPE | 14.38' | 14.24' |
| A-6-1 | A-6-2 | A-6 | 12" | 30' | PVC | 14.45' | 14.38' |
| A-7 | A-8 | A-6 | 28" | 144' | 24" ARCH EQUIV HDPE | 14.67' | 14.38' |
| A-8-1 | RD-A-8-2 | A-8 | 12" | 13' | PVC | 14.70' | 14.67' |
| A-9 | A-10 | A-8 | 28" | 91' | 24" ARCH EQUIV HDPE | 14.86' | 14.67' |
| A-11 | A-12 | A-10 | 28" | 100' | 24" ARCH EQUIV HDPE | 15.06' | 14.86' |
| A-12-1 | RD-A-12-2 | A-12 | 12" | 12' | PVC | 15.08' | 15.06' |
| A-13 | A-14 | A-12 | 28" | 47' | 24" ARCH EQUIV HDPE | 15.15' | 15.06' |

**DRAINAGE STRUCTURE TABLE**

| STRUCTURE DESIGNATION | STRUCTURE TYPE | STRUCTURE INVERT | TOP |
|---|---|---|---|
| B-0 | GRATE INLET | 13.61' | 16.64' |
| B-2 | CONFLICT BOX | 13.79' | 17.50' |
| B-4 | GRATE INLET | 14.04' | 16.69' |
| B-8 | DMH | 14.60' | 17.63' |
| B-8-2 | 702-10 | 14.70' | 16.84' |
| B-10 | GRATE INLET | 14.70' | 18.39' |

**DRAINAGE PIPE DATA**

| PIPE NO. | U.S. STRUCT | D.S. STRUCT | PIPE SIZE | PIPE LENGTH | MATERIAL | PIPE INV. UP | PIPE INV. DOWN |
|---|---|---|---|---|---|---|---|
| B-1 | RD-B-2-2 | B-0 | 15" | 43' | A2000 | 13.70' | 13.61' |
| B-2-3 | B-2 | | 24" | 74' | RCP | 13.79' | 13.64' |
| B-3 | B-4 | B-2 | 24" | 123' | PVC | 14.04' | 13.79' |
| B-5 | | B-4 | 24" | 9' | RCP | 14.05' | 14.04' |
| B-7 | B-8 | | 18" | 47' | Concrete Pipe | 14.60' | 14.50' |
| B-8-1 | B-8-2 | B-8 | 15" | 48' | A2000 | 14.70' | 14.60' |
| B-9 | B-10 | B-8 | 15" | 50' | A2000 | 14.70' | 14.60' |
| B-11 | RD-B-12 | B-10 | 15" | 34' | A2000 | 14.77' | 14.70' |
| EXIST-1 | B-0 | | 18" | 104' | Concrete Pipe | 13.61' | 13.37' |

**DRAINAGE PIPE DATA**

| PIPE NO. | U.S. STRUCT | D.S. STRUCT | PIPE SIZE | PIPE LENGTH | MATERIAL | PIPE INV. UP | PIPE INV. DOWN |
|---|---|---|---|---|---|---|---|
| C-1 | C-2 | C | 12" | 12' | RCP | 14.52' | 14.50' |

**DRAINAGE PIPE DATA**

| PIPE NO. | U.S. STRUCT | D.S. STRUCT | PIPE SIZE | PIPE LENGTH | MATERIAL | PIPE INV. UP | PIPE INV. DOWN |
|---|---|---|---|---|---|---|---|
| D-1 | D-2 | D | 12" | 7' | RCP | 13.00' | 12.97' |

PRELIMINARY WORK

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CSRS
8555 United Plaza Blvd.,
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Project:

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Baton Rouge, LA

Client:

Key Real Estate Company

J. SHAUN SHERROW
License No. 33651
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
STATE OF LOUISIANA

ISSUED FOR
PRICING ONLY
DECEMBER 15, 2023

Revisions:

| # | Date | Description |
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Key Plan:

Sheet Title:

Grading and Drainage

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| Date: | DECEMBER, 2023 |
| Project Number: | 221023 |
| Drawn By: | CSRS |
| Checked By: | CSRS |

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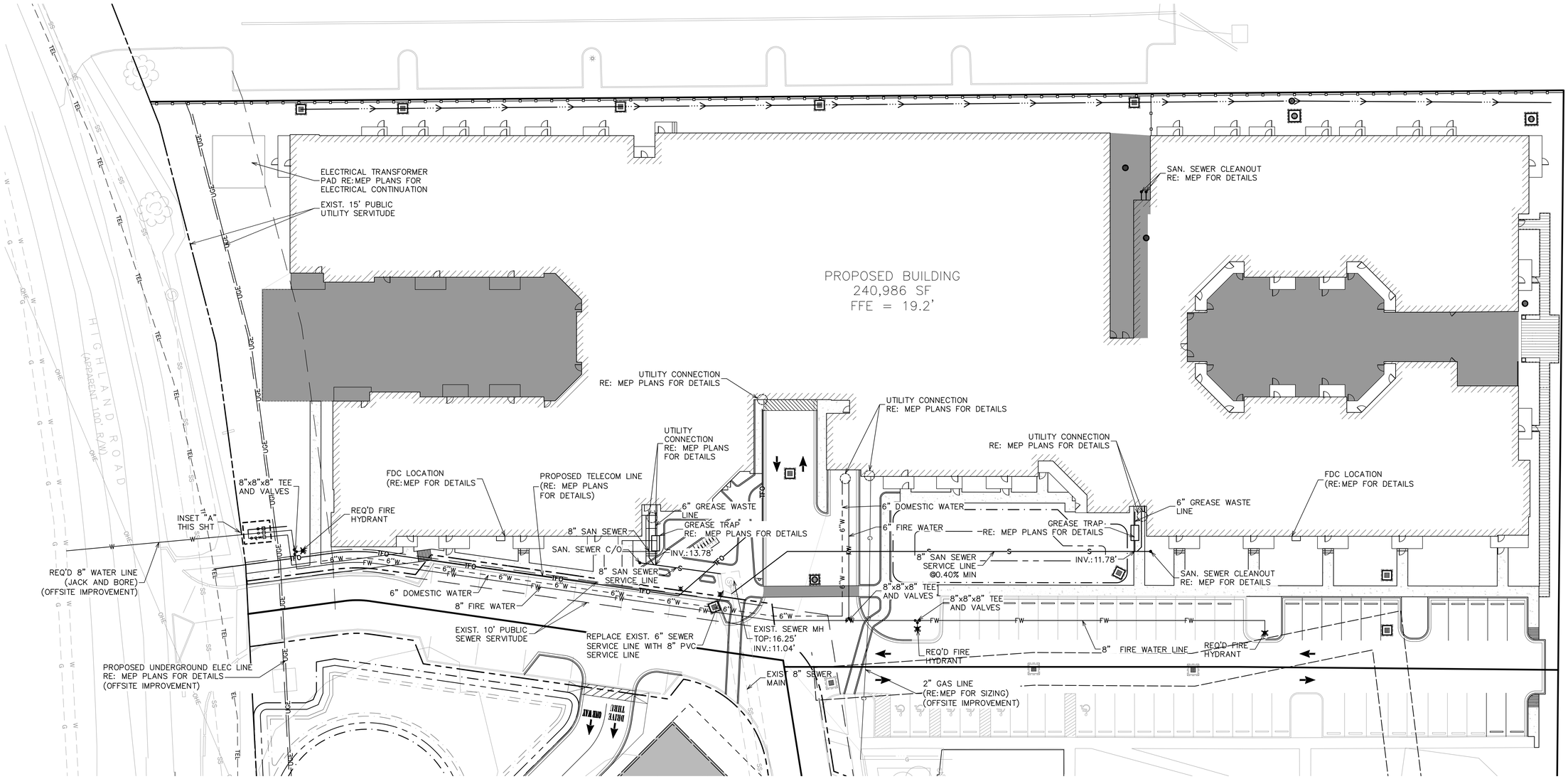



## GENERAL UTILITY NOTES

UTILITY NOTES:

1. LOUISIANA LAW REQUIRES A MINIMUM OF 48 HOURS NOTICE TO UNDERGROUND UTILITY OWNERS BEFORE YOU PERFORM ANY DIGGING OR DEMOLITION AS REQUIRED BY THE "LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW". CONTRACTORS SHALL CALL LOUISIANA ONE CALL AT 1-800-272-3020.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS, AND APPROVAL OF THE COMPLETED UTILITY WORK FROM ALL OF THE APPROVING AUTHORITIES AND EACH UTILITY COMPANY BEFORE BACK FILLING AND/OR PAVING OVER ANY OF THE UTILITY WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES FOR TEMPORARY CONNECTIONS. DEPOSITS AND ANY IMPACT FEES ISSUED BY UTILITY COMPANIES FOR UTILITY SERVICE WILL BE PAID BY OWNER.
4. THE EXISTING UTILITIES, BOTH ABOVE GROUND AND SUBSURFACE, ARE SHOWN ON THE PLANS AS DETERMINED FROM FIELD SURVEYS AND AVAILABLE FILES AND RECORDS. THE LOCATION, SIZE, EXISTENCE OR NONEXISTENCE OF UTILITIES IS NOT WARRANTED BY THE ENGINEER. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD, PRIOR TO CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL VERIFY UTILITY SERVICE ENTRANCE POINTS AND METER LOCATIONS WITH THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY SERVICE LINES.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER AND TELEPHONE COMPANIES FOR LOCATION AND HEIGHT OF MONUMENT SIGN BEFORE CONDUIT AND WIRING IS INSTALLED.
7. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE VERIFIED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND DEPTHS/CONNECTIONS TO THEIR FACILITIES.
8. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES AND WITH THIS ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACEMENT OF BASE COARSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
9. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS AND CONSTRUCTION OPERATIONS.
10. DO NOT ALLOW OR CAUSE ANY OF THE WORK PERFORMED OR INSTALLED TO BE COVERED UP OR ENCLOSED BY WORK OF THIS SECTION PRIOR TO ALL REQUIRED INSPECTIONS, TEST, AND APPROVALS. SHOULD ANY OF THE WORK BE SO ENCLOSED OR COVERED UP BEFORE IT HAS BEEN APPROVED, UNCOVER ALL SUCH WORK AT NO ADDITIONAL COST TO THE OWNER.
11. DOMESTIC WATER SERVICE LINES 3" OR LARGER TO BE PVC 120 SDR21 CLASS 200 WITH INTEGRAL BELL, RUBBER GASKETED JOINTS. FIRE WATER TO BE C900 PVC.

## UTILITY CONNECTION NOTES

1. ELECTRICAL TRANSFORMER LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION BEFORE CONSTRUCTION. CONTRACTOR SHALL COORDINATE CONNECTION WITH UTILITY PROVIDER.
2. SANITARY SEWER WYE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF SEWER WYE BEFORE CONSTRUCTION. CONTRACTOR SHALL COORDINATE CONNECTION WITH UTILITY PROVIDER.
3. WATER METER AND FIRE HYDRANT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION BEFORE CONSTRUCTION. CONTRACTOR SHALL COORDINATE CONNECTION WITH BR WATER.

## UTILITY PROVIDERS

WATER: BATON ROUGE WATER COMPANY
8755 GOODWOOD BLVD.
BATON ROUGE, LA 70806
TELE: (225) 925-2011

SEWER: BATON ROUGE SEWER DEPARTMENT
1100 LAUREL ST. BATON ROUGE, LA 70821
TELE: (225) 389-5378

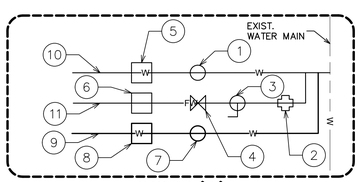
ELECTRIC: ENTERGY ELECTRIC
NORTH BLVD. BATON ROUGE, LA 70802
TELE: (800) 542-2668

TELECOM: AT&T
5550 S. SHERWOOD FOREST BLVD.
BATON ROUGE, LA
TELE: (225) 291-1878

GAS: ENTERGY GAS
577 CHOCTAW DR. BATON ROUGE, LA 70805
TELE: (800) 368-3749

## SEWER NOTES

1. SEWER SERVICE SHALL CONNECT TO THE EXISTING SEWER WITH REQUIRED SADDLE CONNECTION. FOR SEWER SERVICE ROUTING THROUGH BUILDING, REFER TO ARCHITECTURAL PLANS.
2. ALL SEWER MAINS SHALL BE LAMPED, LOW PRESSURE AIR TESTED DEFLECTION TESTED WITH AN APPROPRIATELY SIZED MANDREL, NO SOONER THAN THIRTY DAYS AFTER INSTALLATION OF THE PIPING.
3. ANSI/ASTM F1417 - LOW PRESSURE AIR TEST
4. MANDREL TEST - 10 STATE STANDARDS CHAPTER 30-33.85 a, b, & c.
5. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM C 1244.
6. MANHOLE TOP ELEVATIONS ARE APPROXIMATE. ALL TOPS SHOULD BE ADJUSTED AND FLUSH WTH FINAL GRADE




INSET 'A'
SCALE: N.T.S.

## UTILITY KEY NOTES:

1. 3" DOMESTIC WATER METER (INSTALLED BY WATER COMPANY)
2. WATER VALVE (INSTALLED BY WATER COMPANY)
3. FIRE SERVICE SINGLE DETECTOR (INSTALLED BY WATER COMPANY)
4. GATE VALVE (INSTALLED BY WATER COMPANY)
5. BACKFLOW PREVENTER WITH INSULATED COVER (INSTALLED BY CONTRACTOR)
6. FIRE PROTECTION DOUBLE CHECK BACKFLOW PREVENTER WITH INSULATED COVER (EQUIVALENT TO LINE SIZE) (INSTALLED BY CONTRACTOR)
7. IRRIGATION WATER METER (INSTALLED BY WATER COMPANY)
8. IRRIGATION BACKFLOW PREVENTER (INSTALLED BY CONTRACTOR)
9. IRRIGATION SERVICE LINE (RE: LANDSCAPING PLANS FOR SIZING)
10. 6" DOMESTIC WATER SERVICE LINE
11. 8" FIRE WATER SERVICE LINE

## LEGEND

- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- W — PROPOSED DOMESTIC WATER SERVICE LINE
- FW — PROPOSED FIRE WATER SERVICE LINE
- S — PROPOSED SANITARY SEWER SERVICE LINE
- T — PROPOSED TELECOM SERVICE LINE
- E — PROPOSED ELECTRICAL SERVICE LINE
- G — PROPOSED GAS SERVICE LINE
- T — PROPOSED TRANSFORMER LOCATION
- PROPOSED SANITARY SEWER MANHOLE
- X-1 — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT

PRELIMINARY WORK

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Client:

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Key Plan:

Sheet Title:

Utility Layout

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| Date: | DECEMBER, 2023 |
| Project Number: | 221023 |
| Drawn By: | CSRS |
| Checked By: | CSRS |

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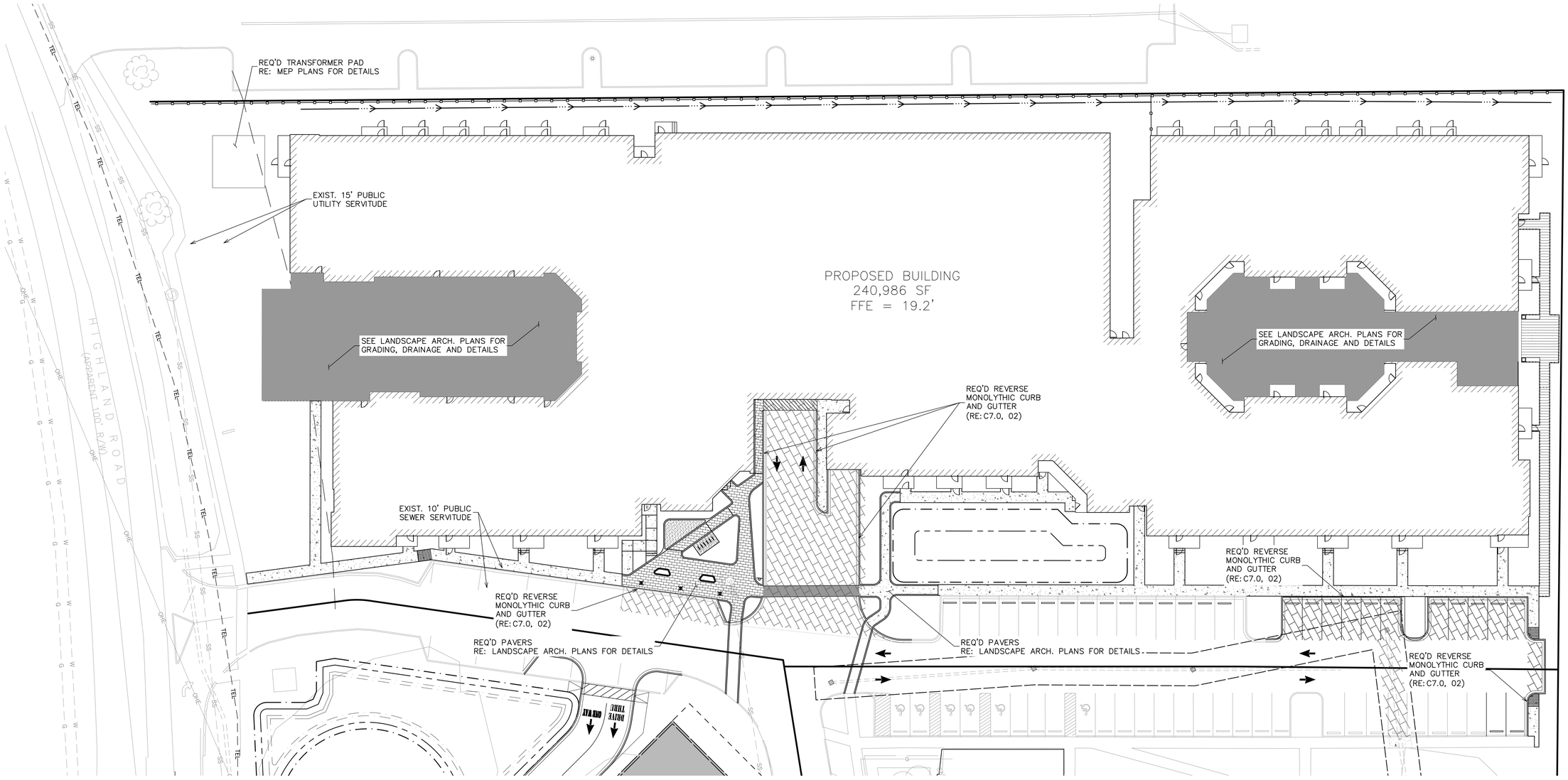


## GENERAL PAVING NOTES

1. CONTRACTOR SHALL EXTEND ALL PAVING JOINTS THROUGH CURBS. JOINTS SHALL BE PERPENDICULAR TO CURBS. EXPANSION JOINTS SHALL BE PLACED IN PINNED CURBS EVERY 20'.
2. CONTRACTOR SHALL VERIFY BUILDING AND PARKING LOT LAYOUT WITH THE ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
3. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL BACK FILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
5. SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE SPACES.
6. CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS & CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
7. CONTRACTOR TO PROVIDE ADDITIONAL JOINTING AROUND DRAINAGE STRUCTURES.
8. CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO ENGINEER. TESTING LAB SHALL BE APPROVED BY THE ENGINEER. ALL TESTING TO BE PAID FOR BY OWNER AND DIRECTED BY ENGINEER.
9. REFER TO GEOTECHNICAL REPORT FOR EXACT PAVING SPECIFICATIONS.

## BASE PREPARATION/GRADING NOTES

1. BLADE AND MINOR GRADING OF THE FILL SHALL BE REQUIRED TO LEVEL RUTS AND ROUGH AREAS. AFTER THE SITE HAS BEEN GRADED, THE ENTIRE BASE AREA SHALL BE PROOF ROLLED SUFFICIENTLY TO DETECT ANY SOFT SPOTS.
2. SOFT SPOTS SHALL BE REMOVED COMPLETELY TO THE SATISFACTION OF CSRS. EXCAVATED AREAS RESULTING FROM SOFT SPOTS SHALL BE BACKFILLED IN ACCORDANCE WITH RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT.
3. DO NOT PLACE, SPREAD, OR ROLL ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS. DO NOT RESUME OPERATIONS UNTIL MOISTURE CONTENT AND FILL DENSITY ARE SATISFACTORY TO CSRS.
4. PROVIDE BERMS OR CHANNELS TO PREVENT FLOODING OF SUBGRADE; PROMPTLY REMOVE ALL PONDING WATER.
5. WHERE SOIL HAS BEEN SOFTENED OR ERODED BY FLOODING OR PLACEMENT DURING UNFAVORABLE WEATHER, REMOVE ALL DAMAGED AREAS AND RE-COMPACT AS SPECIFIED FOR FILL AND COMPACTION.
6. PROVIDE AND MAINTAIN AT ALL TIMES DURING CONSTRUCTION, AMPLE MEANS AND DEVICES TO PROMPTLY REMOVE AND DISPOSE OF ALL WATER FROM EVERY SOURCE ENTERING THE EXCAVATIONS OR OTHER PARTS OF THE WORK.
7. IF REQUIRED TO REPLACE SOFT SPOTS OR OTHERWISE PLACE FILL, REFER TO GEOTECHNICAL REPORT FOR EXACT SPECIFICATIONS.
8. COMPACT EACH LAYER TO AT LEAST THE SPECIFIED MINIMUM DEGREE; REPEAT COMPACTION PROCESS UNTIL PLAN GRADE IS ATTAINED. TEST EACH LAYER FOR COMPLIANCE WITH THE GEOTECHNICAL SPECIFICATIONS BEFORE PLACING NEXT LAYER.
9. EACH LIFT SHALL BE COMPACTED, TESTED AND APPROVED BEFORE THE NEXT LIFT IS PLACED.
10. WET SOILS, SUBJECTED TO REPEATED STRESSES UNDER WHEEL LOADS, MAY DEVELOP PORE PRESSURES CAUSING LOCAL FAILURE AND LOSS OF COMPACTION, EVEN WHERE AN EXCELLENT COMPACTION HAS PREVIOUSLY BEEN OBTAINED. SUCH SOILS SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 6 INCHES, RE-COMPACTED AND RETESTED JUST BEFORE PLACING LOADS OR PAVING.
11. PERFORM ALL FINISH GRADING REQUIRED TO DRAIN PROPERLY. FINISHED SLOPES SHALL BE FREE FROM IRREGULARITIES, HOLLOWS AND DEPRESSIONS.
12. AFTER GRADING IS COMPLETED AND THE ENGINEER HAS FINISHED INSPECTION, NO FURTHER EXCAVATION, FILLING, OR GRADING WILL BE PERMITTED EXCEPT WITH THE APPROVAL OF THE ENGINEER.
13. TEST PROPOSED FILL MATERIAL AND PAVING FOR COMPLIANCE WITH PROJECT REQUIREMENTS. SUBMIT ALL REPORTS TO ENGINEER AND ARCHITECT FOR APPROVAL AND ACCEPTANCE

## PAVING LEGEND:

- CONCRETE PAVER
- 4" SIDEWALK RE: C7.0, 04
- BRICK PAVERS RE: LANDSCAPE ARCH. PLANS

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Key Plan:

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Paving Layout

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| Date: | DECEMBER, 2023 |
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| Drawn By: | CSRS |
| Checked By: | CSRS |

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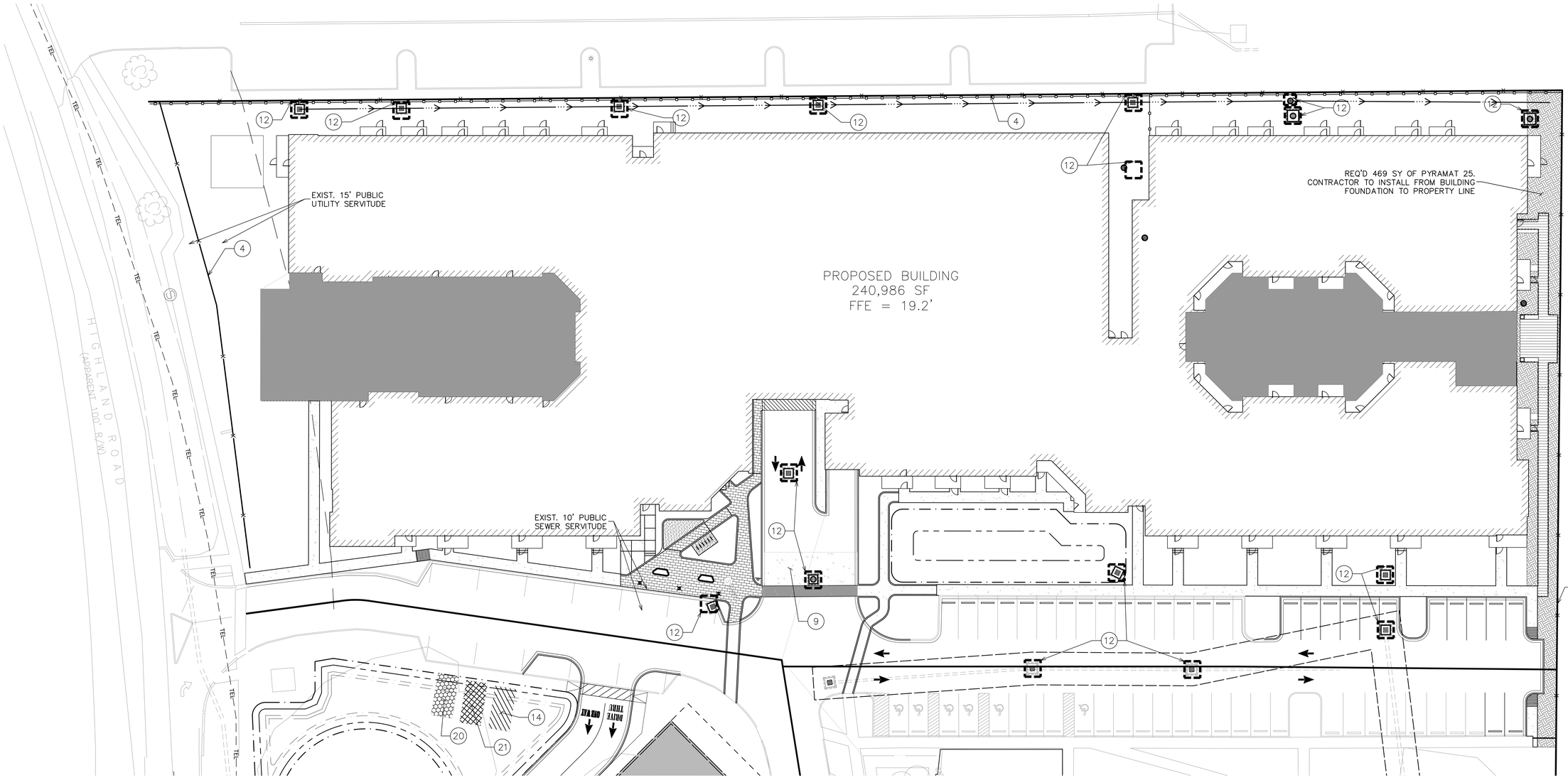



## EROSION CONTROL NOTES

1. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION PER PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAYBALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS DIRECTED BY THE ENGINEER. IF MAINTENANCE OF EROSION CONTROL IS NEEDED, IT SHALL BE DONE AS SOON AS POSSIBLE AND BEFORE THE NEXT STORM EVENT.
3. AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL PLACE HAYBALES WITH SILT FENCE ACROSS THE UPSTREAM SIDE OF THE NEWLY LAID PIPE. THE HAYBALES AND SILT FENCE SHALL REMAIN IN PLACE UNTIL THE NEXT SECTION OF PIPE IS READY TO BE LAID.
4. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT.

## LEGEND

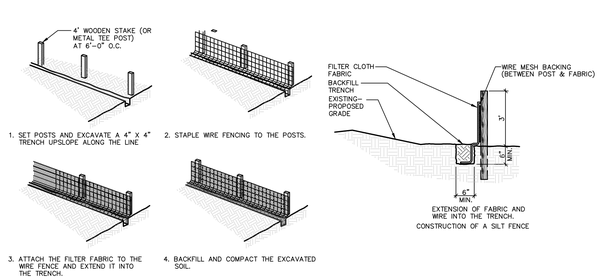
- INLET PROTECTION
- SILT FENCE (1236 TOTAL L.F.)
- REQ'D PYRAMAT 25 (OR APPROVED EQUAL)

**NPDES STORMWATER SOIL EROSION CONTROL BMP's SUMMARY**

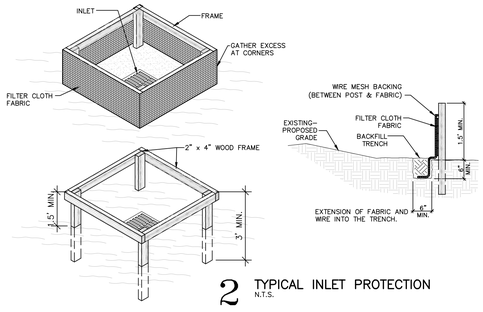
| BMP NUMBER | BMP NAME | QUANTITY | UNIT |
|---|---|---|---|
| 4 | SILT FENCE | 1170 | LINEAR FEET |
| 12 | INLET PROTECTION | 17 | LAMP |

**NPDES STORMWATER SOIL EROSION CONTROL BMP's**

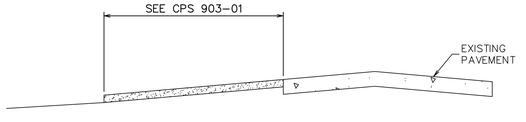
| MINIMUM REQ'D BMP'S | BMP NUMBER | BMP NAME |
|---|---|---|
| | 1 | MULCHING |
| | 2 | EROSION CONTROL MATS |
| | 3 | VEGETATION/SEEDING |
| X | 4 | SILT FENCE |
| | 5 | STRAW BALE DIKE |
| | 6 | TRIANGULAR SEDIMENT FILTER DIKE |
| | 7 | DIVERSION DIKE |
| | 8 | INTERCEPTOR SWALE |
| X | 9 | STABILIZED CONSTRUCTION ENTRANCE |
| | 10 | CHECK DAMS |
| | 11 | DUST CONTROL |
| X | 12 | INLET PROTECTION |
| | 13 | DEWATERING OPERATIONS |
| X | 14 | MATERIAL DELIVERY AND STORAGE |
| | 15 | SPILL PREVENTION AND CONTROL |
| | 16 | LIME STABILIZATION |
| | 17 | SAND BAG BERM |
| | 18 | SEDIMENT BASIN |
| | 19 | STONE OUTLET SEDIMENT TRAP |
| X | 20 | VEHICLE AND EQUIPMENT CLEANING |
| X | 21 | VEHICLE AND EQUIPMENT FUELING |
| | 22 | SOLID WASTE MANAGEMENT |
| | 23 | HAZARDOUS WASTE MANAGEMENT |
| | 24 | CONCRETE WASTE MANAGEMENT |
| | 25 | SANDBLASTING WASTE MANAGEMENT |
| | 26 | CONTAMINATED SOIL MANAGEMENT |
| | 27 | SANITARY/SEPTIC WASTE MANAGEMENT |
| | 28 | PIPE SLOPE DRAIN |
| | 29 | PERMANENT STRUCTURE CONTROLS |
| | 30 | TEMPORARY SEDIMENT TANK |




1 SILT FENCE DETAIL
N.T.S.




2 TYPICAL INLET PROTECTION
N.T.S.




3 TYPICAL STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

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SCALE: 1"=20'
0 20 40

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Sheet Title:

Erosion Control Plan & Details

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| Date: | DECEMBER, 2023 |
| Project Number: | 221023 |
| Drawn By: | CSRS |
| Checked By: | CSRS |

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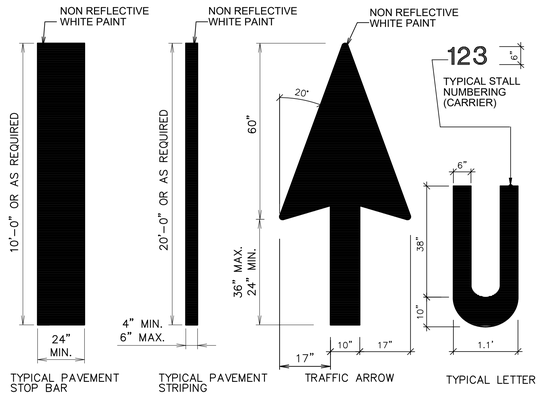
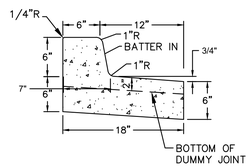



## 1 TYPICAL PAVEMENT MARKINGS

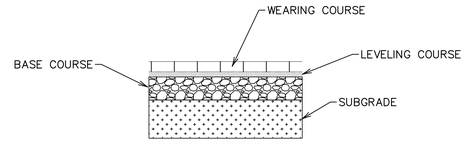
SCALE: N.T.S.




NOTE:
DUMMY JOINTS WILL BE MADE AT 10' INTERVALS EXPANSION JOINTS WILL BE MADE AT 30' INTERVALS AND PRECUT JOINT MATERIAL TEMPLATES WILL BE USED IN ALL EXPANSION JOINTS.

## 2 REVERSE MONOLITHIC BARRIER CURB AND GUTTER

SCALE: N.T.S.

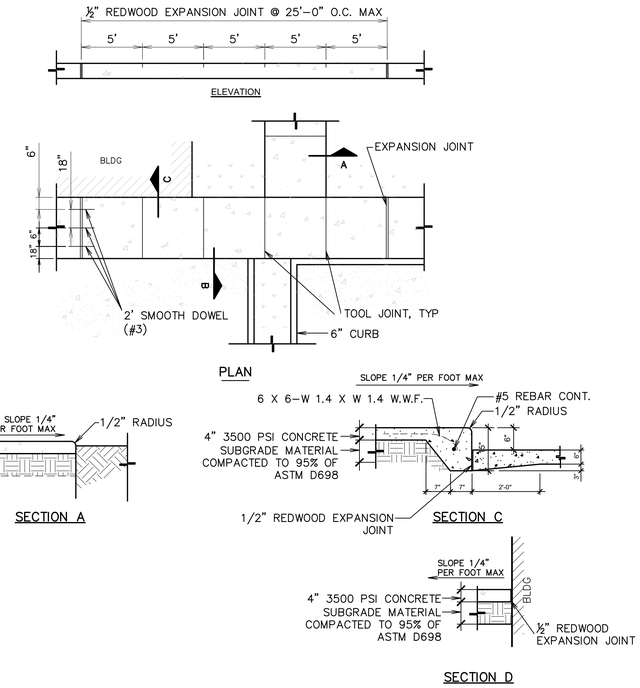



| | WEARING COURSE | LEVELING COURSE | BASE COURSE | SUBGRADE |
|---|---|---|---|---|
| PARKING STALLS AND DRIVEWAYS | 80MM CONCRETE PAVER | 1.5" SAND | 9" STONE | 8" LIME TREATMENT |

GENERAL NOTE:
INFORMATION ABOVE DERIVED FROM THE CONSTRUCTION DOCUMENTS PRODUCED BY GOTECH INC. DATED APRIL 23, 2017. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING PAVEMENT SECTION WITH GEOTECHNICAL ENGINEER. PAVEMENT AND BASE MATERIAL SHALL MEET REQUIREMENTS AS SPECIFIED IN THE GEOTECHNICAL REPORT.

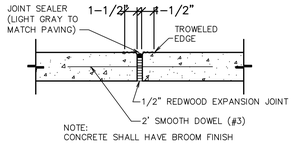
## 3 PAVER SECTION

SCALE: N.T.S.



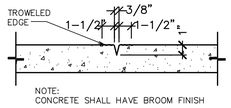

## 4 CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.



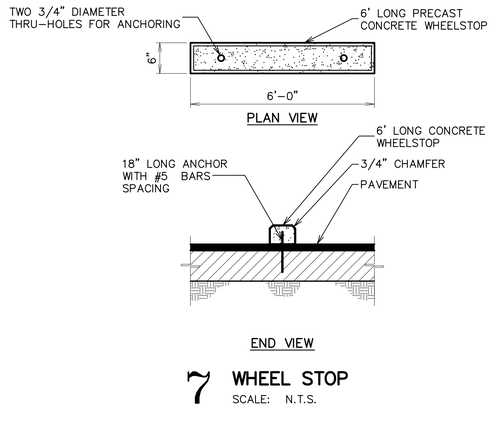

## 5 SIDEWALK EXPANSION JOINT

SCALE: N.T.S.



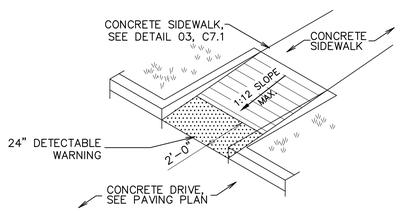

## 6 SIDEWALK TOOL JOINT

SCALE: N.T.S.




## 7 WHEEL STOP

SCALE: N.T.S.




## 8 HANDICAP RAMP DETAIL

SCALE: N.T.S.

PRELIMINARY WORK

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| Checked By: | CSRS |

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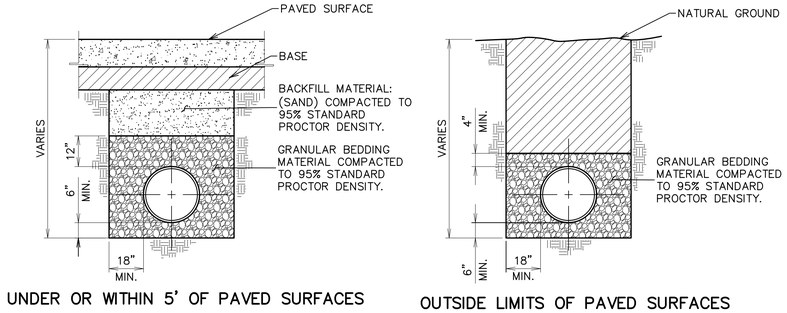


UNDER OR WITHIN 5' OF PAVED SURFACES

OUTSIDE LIMITS OF PAVED SURFACES

## 1 FLEXIBLE PIPE BEDDING (DRAINAGE)

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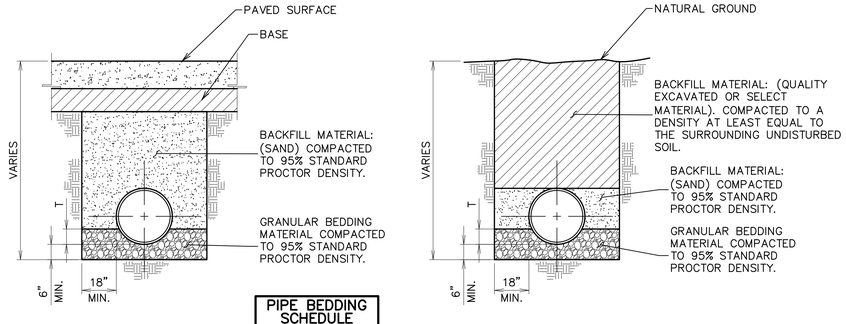


| PIPE BEDDING SCHEDULE | |
|---|---|
| PIPE SIZE | T |
| 12"–30" | 6" |
| 36"–60" | 12" |
| 66"–96" | 18" |

UNDER OR WITHIN 5' OF PAVED SURFACES

OUTSIDE LIMITS OF PAVED SURFACES

## 2 RIGID PIPE BEDDING (DRAINAGE)

SCALE: N.T.S.

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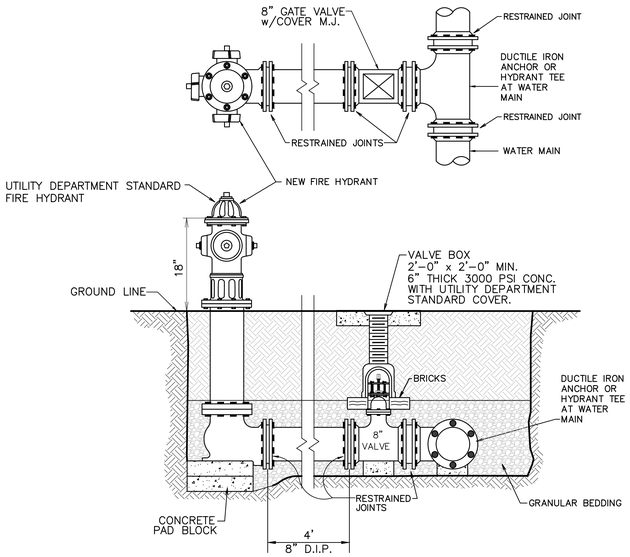
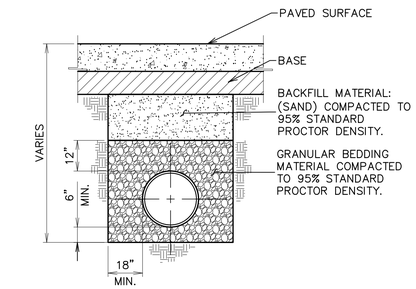
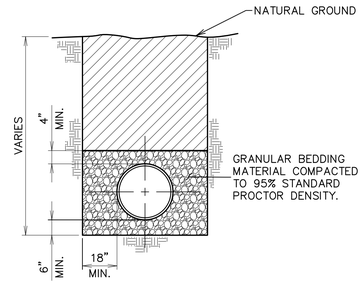



NOTE:
RESTRAINT TYPE JOINTS MAY BE MECHANICAL JOINT RESTRAINT GLAND, MECHANICAL JOINT ANCHORING FITTINGS AND PIPE, TIE RODS, OR GROOVED AND SHOULDERED JOINTS. ALL BOLTS SHALL BE CORROSION RESTRAINT LOW ALLOY OR STAINLESS.

## 1 FIRE HYDRANT
SCALE: N.T.S.

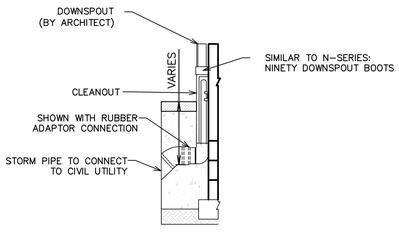



UNDER OR WITHIN 5' OF PAVED SURFACES




OUTSIDE LIMITS OF PAVED SURFACES

## 2 FLEXIBLE PIPE BEDDING
SCALE: N.T.S.




## 3 SUBSURFACE CONNECTION
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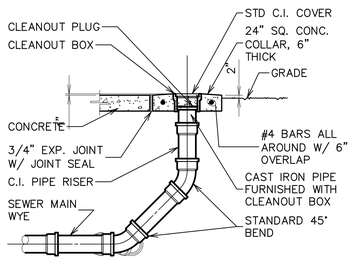
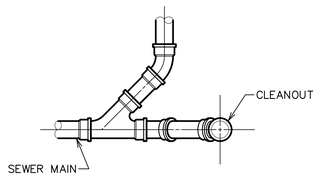
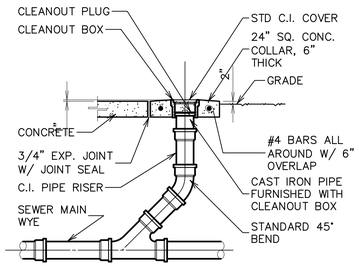



ELEVATION

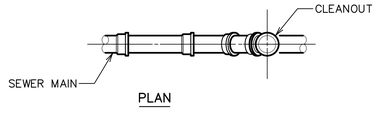



PLAN

## 4 CLEANOUT AT WYE
SCALE: N.T.S.




ELEVATION




PLAN

## 5 CLEANOUT IN LINE
SCALE: N.T.S.

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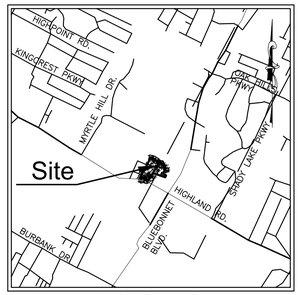
# PROPOSED TRACT 3-A , A 3.611 ACRE TRACT
# FHA PROJECT NO. _____-_____




**VICINITY MAP**
Scale: 1"=2000'±

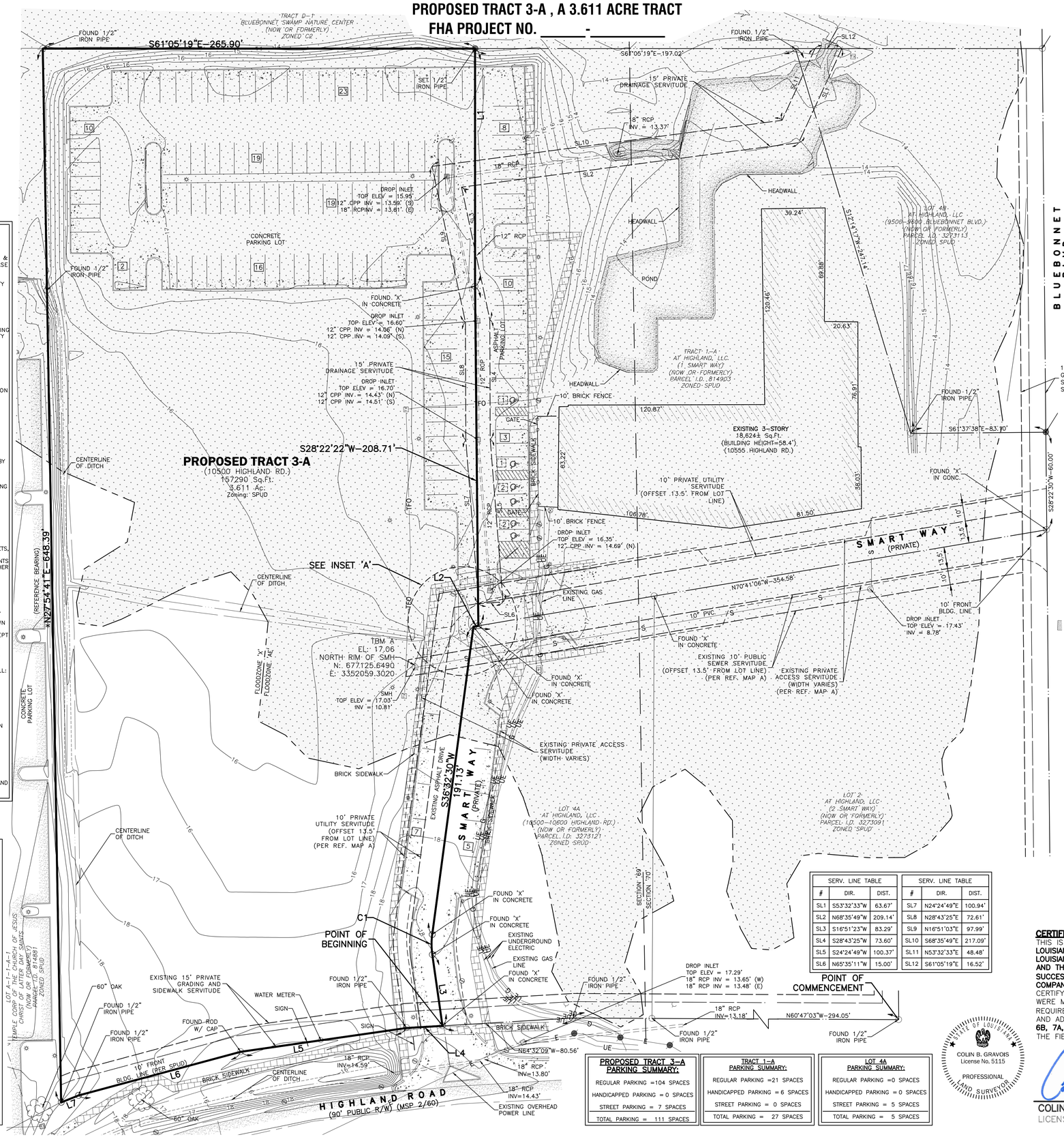
GENERAL NOTES:
1. FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 22033C0330E OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008 , THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" & "X", NEAREST BASE FLOOD ELEVATION =16' (NAVD 1983). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
2. ZONING:
SPUD (SMALL PLANNED UNIT DEVELOPMENT)
FRONT SETBACK 10' (PER SPUD)
ZONING INFORMATION WAS OBTAINED FROM http://gis.brgov.com/maps. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
3. EXISTING LAND USE: UND (UNDEVELOPED) (LOT 3-A)
FUTURE LAND USE: MU (MIXED-USE)
SCHOOL DISTRICT: EBR-8
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
CHARACTER AREA: SUBURBAN
4. REFERENCE DOCUMENTS:
A.) "FINAL PLAT FOR @ HIGHLAND, A COMMERCIAL SUBDIVISION BEING COMPRISED OF LOTS 1, 2, 3, 4A & 4B" BY ROBERT A. PRICE DATED DATED MAY 1, 2018.
B.) "MAP SHOWING RESUBDIVISION OF LOTS 1 AND 3 INTO TRACTS 1-A AND 3-A..." BY COLIN B. GRAVOIS, RESUB DRAFT SUBMITTED NOVEMBER 13, 2023.
5. NO ATTEMPT HAS BEEN MADE BY C S R S, LLC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
6. WETLANDS:
A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE, BY CSRS, LLC. AND IS NOT PART OF THIS SURVEY.
7. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
10. NO PROPOSED CHANGES IN RIGHT-OF-WAY LINES AT THE TIME OF THIS SURVEY.
11. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES, FENCES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES OTHER THAN SHOWN HEREON.
12. UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA. ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
13. LOUISIANA ONE CALL WAS CONTACTED FOR UTILITY LOCATIONS ON 11/22/2023; UTILITIES TO BE MARKED BY: 11/28/2023. TICKET NO.: 230728370
UTILITY COMPANIES TO BE CONTACTED BY LOUISIANA ONE CALL:
BATON ROUGE WATER – WATER (225) 928-1000
AT&T DISTRIBUTION – TELEPHONE (225) 924-2443
UNITI FIBER – FIBER (877) 652-2321
ENTERGY LOUISIANA, LLC – GAS (225) 354-4000
ENTERGY LOUISIANA, LLC – ELECTRIC (225) 354-4000
COX COMMUNICATION – CABLE (225) 663-6163
LEVEL 3 LUMEN – TELEPHONE (225) 706-0000
14. THE PROPERTY ABUTS AND HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM A PUBLIC ROADWAYS KNOWN AS HIGHLAND ROAD & BLUEBONNET ROAD.
15. ELEVATIONS AND TBMS WERE DERIVED FROM THE LEICA NETWORK SYSTEM USING TRIMBLE R8 DUAL FREQUENCY GPS UNITS AND NAVD 1988 DATUM, GEOID 18.
16. BEARINGS ARE BASED ON REFERENCE MAP "A". BASE BEARING DENOTED BY "*". DISTANCES ARE U.S. SURVEY FEET.
17. HORIZONTAL POSITIONS SHOWN HEREON ARE BASED ON NAD 1983 GPS DERIVED DATA REFERENCED TO THE LEICA NETWORK SYSTEM AND ARE IN STATE PLANE COORDINATES, LOUISIANA SOUTH ZONE, U.S. SURVEY FEET.

LEGAL DESCRIPTION PER TITLE COMMITMENT – PROPOSED TRACT 3-A

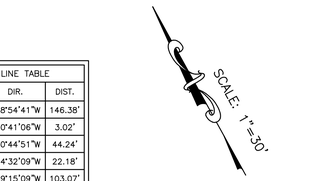
A CERTAIN TRACT OR PARCEL OF LAND, BEING DESIGNATED AS PROPOSED TRACT 3-A, BEING A PORTION OF THE AT HIGHLAND SUBDIVISION LOCATED IN SECTIONS 60 & 70, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BLUEBONNET BLVD, AND THE NORTHERN RIGHT OF WAY LINE OF HIGHLAND ROAD; THENCE, NORTH 60 DEGREES 47 MINUTES 03 SECONDS WEST, A DISTANCE OF 294.05 FEET TO A POINT AND CORNER; THENCE, NORTH 64 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.56 FEET TO A POINT, ALSO BEING THE POINT OF BEGINNING;

THENCE, NORTH 64 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 22.18 FEET TO A POINT AND CORNER; THENCE, NORTH 69 DEGREES 15 MINUTES 09 SECONDS WEST, A DISTANCE OF 103.07 FEET TO A POINT AND CORNER; THENCE, NORTH 76 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 103.39 FEET TO A POINT AND CORNER; THENCE, NORTH 83 DEGREES 02 MINUTES 27 SECONDS WEST, A DISTANCE OF 11.36 FEET TO A POINT AND CORNER; THENCE, NORTH 27 DEGREES 54 MINUTES 41 SECONDS EAST, A DISTANCE OF 648.39 FEET TO A POINT AND CORNER; THENCE, SOUTH 61 DEGREES 05 MINUTES 19 SECONDS EAST, A DISTANCE OF 265.90 FEET TO A POINT AND CORNER; THENCE, SOUTH 28 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 146.38 FEET TO A POINT AND CORNER; THENCE, SOUTH 28 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 208.71 FEET TO A POINT AND CORNER; THENCE, NORTH 70 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 3.02 FEET TO A POINT AND CORNER; THENCE, SOUTH 36 DEGREES 32 MINUTES 30 SECONDS WEST, A DISTANCE OF 191.13 FEET TO A POINT AND CORNER; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A DISTANCE OF 12.41 FEET, A CHORD DIRECTION OF SOUTH 28 DEGREES 38 MINUTES 41 SECONDS WEST AND CHORD LENGTH OF 12.37 FEET TO A POINT ON A LINE; THENCE, SOUTH 20 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 44.24 FEET TO A POINT, ALSO BEING
THE POINT OF BEGINNING; SAID TRACT CONTAINING 3.611 ACRES, 157290 SQUARE FEET, SAME AS SHOWN ON PROPOSED "MAP SHOWING SUBDIVISION OF LOTS 1 AND 3 INTO TRACTS 1-A AND 3-A BEING A PORTION OF AT HIGHLAND A COMMERCIAL SUBDIVISION-" DATED JANUARY 1, 2022 BY COLIN B. GRAVOIS, P.L.S.




| LINE TABLE | | |
|---|---|---|
| # | DIR. | DIST. |
| L1 | S28°54'41"W | 146.38' |
| L2 | N70°41'06"W | 3.02' |
| L3 | S20°44'51"W | 44.24' |
| L4 | N64°32'09"W | 22.18' |
| L5 | N69°15'09"W | 103.07' |
| L6 | N76°10'08"W | 103.39' |
| L7 | N83°02'27"W | 11.36' |




**INSET 'A'**
N.T.S.

15' PRIVATE GRADING AND SIDEWALK SERVITUDE

| CURVE TABLE | | | | |
|---|---|---|---|---|
| # | RAD. | ARC LENGTH | CHD. DIR. | CHD. LEN. |
| C1 | 45.00' | 12.41' | S28°38'41"W | 12.37' |

| SERV. LINE TABLE | | |
|---|---|---|
| # | DIR. | DIST. |
| SL1 | S53°32'33"W | 63.67' |
| SL2 | N68°35'49"W | 209.14' |
| SL3 | S16°51'23"W | 83.29' |
| SL4 | S28°43'25"W | 73.60' |
| SL5 | S24°24'49"W | 100.37' |
| SL6 | N65°35'11"W | 15.00' |

| SERV. LINE TABLE | | |
|---|---|---|
| # | DIR. | DIST. |
| SL7 | N24°24'49"E | 100.94' |
| SL8 | N28°43'25"E | 72.61' |
| SL9 | N16°51'03"E | 97.99' |
| SL10 | S68°35'49"E | 217.09' |
| SL11 | N53°32'33"E | 48.48' |
| SL12 | S61°05'19"E | 16.52' |

| PROPOSED TRACT 3-A PARKING SUMMARY: |
|---|
| REGULAR PARKING =104 SPACES |
| HANDICAPPED PARKING = 0 SPACES |
| STREET PARKING = 7 SPACES |
| TOTAL PARKING = 111 SPACES |

| TRACT 1-A PARKING SUMMARY: |
|---|
| REGULAR PARKING =21 SPACES |
| HANDICAPPED PARKING = 6 SPACES |
| STREET PARKING = 0 SPACES |
| TOTAL PARKING = 27 SPACES |

| LOT 4A PARKING SUMMARY: |
|---|
| REGULAR PARKING =0 SPACES |
| HANDICAPPED PARKING = 0 SPACES |
| STREET PARKING = 5 SPACES |
| TOTAL PARKING = 5 SPACES |

FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA
COMMITMENT DATE: NOVEMBER 9, 2023
ISSUING FILE NO. : 15403.51641
SCHEDULE B, PART II
ITEMS 1 THROUGH 8: **(NOT SURVEY RELATED)**

ITEM 9. COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT BY AND BETWEEN AT HIGHLAND LLC, SOARING OAKS LLC, AND TEMPLE CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, DATED AUGUST 8, 2022, FILED AUGUST 10, 2022, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 135 BUNDLE 13206. **(NOT SURVEY RELATED) (DOES NOT AFFECT SUBJECT PROPERTY)(NOT PLOTTABLE IN NATURE)**

ITEM 10. UNDERGROUND PLANT GENERAL PERMIT IN FAVOR OF SOUTH CENTRAL BELL TELEPHONE COMPANY, DATED OCTOBER 15, 1971, FILED NOVEMBER 12, 1971, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 97 BUNDLE 7777. **(SURVEY RELATED) (NOT ENOUGH INFORMATION TO PLOT)**

ITEM 11. OIL, GAS, AND MINERAL LEASE BY AND BETWEEN ERNEST L. CHANEY AND T.S. MABRY, DATED NOVEMBER 1, 1943, FILED NOVEMBER 16, 1943, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 49 BUNDLE 1594. **(NOT SURVEY RELATED) (AFFECTS SUBJECT PROPERTY) (NOT PLOTTABLE IN NATURE)**

ITEM 12. RIGHT OF WAY GRANT BY AND BETWEEN ERNEST L. CHANEY AND INTERSTATE NATURAL GAS COMPANY, DATED FEBRUARY 2, 1940, FILED FEBRUARY 23, 1940, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 39 BUNDLE 1277. **(NOT SURVEY RELATED) (DOES NOT AFFECT SUBJECT PROPERTY) (NOT ENOUGH INFORMATION TO PLOT)**

ITEM 13. RESERVATION OF MINERALS WITH WAIVER OF SURFACE RIGHTS CONTAINED IN THAT CASH SALE FROM METRAILER HB, L.L.C. AND THE ESTATE OF CHARLES METRAILER, JR. TO AT HIGHLAND LLC, DATED JULY 6, 2015, FILED JULY 8, 2015, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 569 BUNDLE 12665. **(NOT SURVEY RELATED) (AFFECTS SUBJECT PROPERTY) (NOT PLOTTABLE IN NATURE)**

ITEM 14. RESERVATION OF MINERALS WITH WAIVER OF SURFACE RIGHTS CONTAINED IN THAT CASH SALE FROM EDITH CHANEY HUDSON TO CHARLES E. METRAILER, JR. AND CHRISTINA CAPIEL METRAILER, DATED MARCH 25, 1983, FILED MARCH 25, 1983, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 348 BUNDLE 9561. **(NOT SURVEY RELATED) (AFFECTS SUBJECT PROPERTY) (NOT PLOTTABLE IN NATURE)**

ITEM 15. RESERVATION OF MINERALS WITHOUT WAIVER OF SURFACE RIGHTS CONTAINED IN THAT AFFIDAVIT BY CHARLES E. METRAILER, JR., CHRISTINA CAPIEL METRAILER, RICHARD R. METRAILER, PAMELA BERCEGEAY METRAILER, ROY ANDREW BERCEGEAY, LOIS COLLET BERCEGEAY, AND KEITH I. VINCENT, DATED MARCH 1, 1984, FILED OCTOBER 26, 1984, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 695 BUNDLE 9705, WHICH SAID AFFIDAVIT CORRECTED THAT CASH SALE FROM THE SUCCESSION OF ERNEST L. CHANEY, JR. TO CHARLES E. METRAILER, JR., CHRISTINA CAPIEL METRAILER, RICHARD R. METRAILER, PAMELA BERCEGEAY METRAILER, ROY ANDREW BERCEGEAY, LOIS COLLET BERCEGEAY, AND KEITH I. VINCENT, DATED AUGUST 9, 1983, FILED AUGUST 10, 1983, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 3 BUNDLE 9595. **(NOT SURVEY RELATED) (AFFECTS SUBJECT PROPERTY) (NOT PLOTTABLE IN NATURE)**

ITEM 16. RESERVATION OF MINERALS WITHOUT WAIVER OF SURFACE RIGHTS CONTAINED IN THAT CASH SALE FROM HARRIET S. DAGGETT, HENRY G. MCMAHON, AND THOMAS A. COWAN TO ERNEST L. CHANEY, DATED DECEMBER 6, 1943, FILED DECEMBER 7, 1943, AND REGISTERED IN THE CONVEYANCE RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA IN ORIGINAL 78 BUNDLE 1598. **(NOT SURVEY RELATED) (AFFECTS SUBJECT PROPERTY) (NOT PLOTTABLE IN NATURE)**

**CERTIFICATION:**
THIS IS TO CERTIFY TO **FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, ST. CHARLES TITLE CORPORATION, HIGHLANDS APARTMENTS, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, HIGHLAND COMMERCIAL MORTGAGE, LLC AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND/OR ASSIGNS, SOARING OAKS LLC, A LIMITED LIABILITY COMPANY AND AT HIGHLAND, LLC, A LOUISIANA LIMITED LIABILITY .**THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS **1, 2, 3, 4, 5, 6A, 6B, 7A, 8, 9, 10, 11A, 12, 13, 16, 17, 18 AND 19** OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2023.

STATE OF LOUISIANA
COLIN B. GRAVOIS
License No. 5115
PROFESSIONAL LAND SURVEYOR

11/29/2023
DATE

COLIN B. GRAVOIS, P.L.S.
LICENSE NO. 5115

## LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| ○ | FOUND MONUMENT |
| ● | SET MONUMENT |
| ⊠ | RIGHT OF WAY MON. |
| ⊕ | TEMP. BENCH MARK |
| Ⓓ | DRAIN MANHOLE |
| ▢ | DROP INLET |
| ▤ | CATCH BASIN |
| | DRAIN LINE |
| Ⓢ | SEWER MANHOLE |
| ⊠ | SEWER CLEANOUT |
| ◇ | SEWER BLOWOUT VALVE |
| S | SEWER LINE |
| ● | POWER POLE |
| ●— | POWER POLE & GUY |
| ● | POWER DROP |
| T | POWER TRANSFORMER |
| P | POWER JUNCTION BOX |
| P | POWER VAULT |
| E | POWER LINE |
| ⊗ | GAS METER |
| ⊗ | GAS VALVE |
| ⊗ | GAS VENT |
| G | GAS LINE |
| ⊗ | TELEPHONE MANHOLE |
| ▷ | TELEPHONE PEDESTAL |
| ⊠ | TELEPHONE CROSS CON. BOX |
| TFO | TELEPHONE FIBER OPTIC LINE |
| C | CABLE LINE |
| ○ | WATER METER |
| ⊗ | WATER VALVE |
| ⊠ | WATER CLEANOUT |
| ● | FIRE HYDRANT |
| W | WATER LINE |
| ▽ | TRAFFIC CONTROL BOX |
| ⊘ | TRAFFIC SIGN |
| 24.76' | SPOT ELEVATION |
| 25 | CONTOUR LINE |
| x | FENCE LINE |
| ⊖ | FLAG POLE |
| ▭ | MAILBOX |
| ☼ | LIGHT |
| | TREE |
| | TREELINE |
| | FLOODZONE |
| 2 | HANDICAPPED PARKING |
| 1 | STANDARD PARKING |

Revisions:


CSRS
8555 United Plaza Blvd. Baton Rouge, LA 70809
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsinc.com


# MAP SHOWING ALTA/NSPS LAND TITLE SURVEY

OF

## PROPOSED TRACT 3-A A 3.611 ACRE TRACT (10500 HIGHLAND RD.)

BEING A PORTION OF

## AT HIGHLAND, LLC, PHASE 2

LOCATED IN

SECTION 69
T-8-S R-1-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA

FOR

## AT HIGHLAND, LLC

| | |
|---|---|
| Date: | NOVEMBER 22, 2023 |
| Project Number: | 221023 |
| Drawn By: | dch |
| Checked By: | CBG |
| Sheet: | 1 |

Sheet No: 1 of 1

P:\221023\Survey\Drawings\ALTA\ 221023 – At Highland Alta.dwg Nov 30, 2023 – 8:23am

# Surveyor's Report

**U.S. Department of Housing and Urban Development**
Office of Housing
Federal Housing Commissioner

**Instructions:** Submit a completed, signed Surveyor's Report with all survey map/plat submissions.
See the Surveyor's Instructions for required map/plat submissions.
Identify pertinent observed and otherwise known conditions on the Surveyor's Report.

**I certify** that, on (date) 11/29/2023, I made a survey of the premises standing in the name of Proposed Tract 3-A

situated at (city, county, state): Baton Rouge, East Baton Rouge Parish, Louisiana

known as street numbers 10500 Highland Rd.

and shown on the accompanying survey entitled: "MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF PROPOSED TRACT 3-A A 3.611 ACRE TRACT (10500 HIGHLAND RD) BEING A PORTION OF AT HIGHLAND, LLC, PHASE 2..."

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again, on (date) 11/29/2023, and on such latter inspection, I found said premises to be standing in the name of: Proposed Tract 3-A

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premise, and I further certify that such conditions(s) are shown on the survey map/plat dated Novemer 29, 2023 or has/have been updated thereon under Revision Date None Available.

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises: At the time of this survey, I've observed there to be an existing Private Access servitude known as "Smart Way" along the eastern side of Proposed Tract 3-A. There were no old highways or abandoned roads, lanes or driveways observed. There is an underground telephone fiber optic line along the eastern side of Proposed Tract 3-A, an underground sewer line on the eastern side of Proposed Tract 3-A, as well as an underground storm drain observed along the north eastern property line of Proposed Tract 3-A.
2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises:
   There were no springs, no rivers or lakes running through Proposed Tract 3-A observed at the time of this survey. A pond for drainage was observed on the adjacent lot "Tract 1-A."
3. Cemeteries or family burying grounds located on said premises:
   To my knowledge, there are no cemeteries or family burying grounds located on Proposed Tract 3-A observed at the time of this survey.
4. Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhanging or crossing said premises: There are existing overhead electric lines running south of Proposed Tract 3-A along Highland Road located in the public right-of-way. There were no electromagnetic/communications signal, towers, antenna, lines or line supports observed on or within 2000 feet of Proposed Tract 3-A observed.
5. Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such): There are no disputed boundaries or encroachments observed on Proposed Tract 3-A. There are no buildings, projections, fences or indications of occupancy observed on Proposed Tract 3-A. A shared parking lot with drive isle is located on Proposed Tract 3-A.
6. Earth moving work, building construction, or building additions within recent months:
   No Earth moving work, no building construction and no building additions within recent months were observed on Proposed Tract 3-A.
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "Beam Rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise):
   There are no building or possession lines observed on Proposed Tract 3-A.
8. Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction:
   To my knowledge, no recent street or sidewalk construction or any changes in street lines completed or proposed by controlling jurisdiction.
9. Flood hazard.
   The nothern half of Proposed Tract 3-A is located within Floodzone AE.
10. Site used as a solid waste dump, sump, or sanitary landfill.
    To my knowledge, Proposed Tract 3-A is not used as a solid waste dumb, a sump or a sanitary landfill.

STATE OF LOUISIANA
COLIN B. GRAVOIS
License No. 5115
PROFESSIONAL
11-29-2023
LAND SURVEYOR

| Surveyor's Name: (print or type) | License Number: | Signature |
|---|---|---|
| Colin B. Gravois, P.L.S. | 5115 | X |

## STRUCTURAL STEEL

1. STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO THE FOLLOWING:

| ITEM | ASTM SPECIFICATION |
|---|---|
| WIDE FLANGE | A992, GRADE 50 |
| TUBE STEEL (HSS) | A500, GRADE B |
| STEEL PIPE | A53, GRADE B |
| CHANNEL | A36 |
| ANGLES, PLATES, MISC. STL. | A36 |

2. ALL BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOWING:

| ITEM | ASTM SPECIFICATION |
|---|---|
| ANCHOR BOLTS | F1554, GRADE 55 |
| CONNECTION BOLTS | ASTM F3125, GRADE A325 |
| EXPANSION ANCHORS | ESR-1917 & ESR-3785 (HILTI KB-TZ)<br>ESR-3037 & ER-240 (SIMPSON STRONG-BOLT 2) |
| ADHESIVE ANCHORS | ASTM F1554, GRADE 55 |

3. STEEL BEAMS SHALL BE ERECTED WITH NATURAL CAMBER UP.
4. WHERE CAMBER OF STEEL BEAMS IS SPECIFIED ON THE PLANS, CAMBER OF STEEL BEAMS MUST COMPLY WITHIN LIMITS SET BY AISC. SUPPORT CAMBERED STEEL MEMBERS IN A MANNER THAT WILL NOT RESULT IN ANY LOSS OF CAMBER DURING SHIPPING AND HANDLING. THE TESTING LAB SHALL VERIFY THE SPECIFIED BEAM CAMBERS AT THE JOBSITE WITH THE BEAMS LYING FLAT ON THE GROUND (WEBS PARALLEL TO THE GROUND). BEAMS WHOSE CAMBER FALLS OUTSIDE THE TOLERANCE SHALL BE RETURNED TO THE SHOP FOR CORRECTION.
5. STEEL MEMBERS SHALL NOT BE SPLICED EXCEPT WHERE INDICATED ON THE DRAWINGS UNLESS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
6. BOLTS FOR STEEL BEAM AND COLUMN CONNECTIONS SHALL BE ¾" DIAMETER ASTM F 3125, GRADE A325-N HIGH-STRENGTH WITH HARDENED WASHERS, UNLESS NOTED OTHERWISE. ALL BOLTED CONNECTIONS ARE BEARING TYPE. ALL BOLTS SHALL BE TIGHTENED SNUG TIGHT, UNLESS NOTED OTHERWISE.
7. THE DESIGN OF THE STRUCTURAL STEEL CONNECTIONS, WHICH ARE NOT FULLY DETAILED IN THESE DRAWINGS, IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE STEEL FABRICATOR. THE DESIGN OF THE CONNECTIONS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER WORKING FOR THE FABRICATOR IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE AISC 303 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
8. REFER TO THE SIMPLE SHEAR STEEL BEAM CONNECTION DETAIL FOR ADDITIONAL CONNECTION REQUIREMENTS AND INFORMATION.
9. UNLESS NOTED OTHERWISE, ALL MOMENT CONNECTIONS SHALL BE MADE WITH FULL PENETRATION WELDS AND SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE MEMBER.
10. PROVIDE DOUBLE NUTS AND DOUBLE WASHERS FOR STEEL COLUMN ANCHOR BOLTS TO ALLOW FOR ADJUSTMENT IN BASE PLATE ELEVATION. PROVIDE HIGH STRENGTH, NON SHRINK, NON METALLIC GROUT BELOW BASE PLATES.
11. ALL STRUCTURAL STEEL, EXCEPT EMBEDDED ITEMS, SHALL BE PAINTED WITH ONE SHOP COAT OF RUST INHIBITIVE PAINT. DO NOT PAINT TOP FLANGE OF COMPOSITE STEEL BEAMS OR SURFACE OF COLUMNS TO WHICH SHEAR STUD CONNECTORS WILL BE WELDED.
12. ALL STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED G-90 COATING. COOLING TOWER GRILLAGE SHALL BE GALVANIZED WITH G-135 COATING. ANY DAMAGE TO THE GALVANIC MATERIAL DURING WELDING SHALL BE TOUCHED UP WITH GALVANIZING REPAIR PAINT. HIGH-ZINC-DUST-CONTENT PAINT FOR REGALVANIZING WELDS AND REPAIR PAINTING GALVANIZED STEEL WITH DRY FILM CONSTRAINING NOT LESS THAN 93 PERCENT ZINC DUST BY WEIGHT, AND COMPLYING WITH DOD-P-21035A OR SSPC-PAINT 20.
13. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS): WHERE NOTED ON PLANS OR BY THE ARCHITECT SHALL CONFORM TO AISC 303, SECTION 10.
14. LEDGER ANGLE FOR FASCIA BRICK SUPPORT SHALL BE INSTALLED SUCH THAT THE SWEEP OR CAMBER DOES NOT EXCEED 1/8 INCH DEVIATION FROM STRAIGHT LINE.

## CONCRETE MASONRY UNITS

1. THE MASONRY DESIGN HAS BEEN BASED ON A PRISM STRENGTH, fm = 2,000 psi (TYP, U.N.O.) AND fm = 1,750 psi (TYP AT INTERIOR PARTITIONS).
2. HOLLOW CONCRETE MASONRY UNITS SHALL MEET ASTM C90, NORMAL WEIGHT, MINIMUM COMPRESSIVE STRENGTH OF 2,000 psi ON THE NET AREA OF THE BLOCK.
3. CMU MORTAR SHALL MEET ASTM C270. PROVIDE TYPE N MORTAR FOR INTERIOR PARTITIONS ONLY, TYPE S FOR ABOVE-GRADE EXTERIOR WALLS AND TYPE M FOR BELOW GRADE WALLS.
4. CMU GROUT SHALL MEET ASTM C476 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH THAT MEETS OR EXCEEDS fm AT 28 DAYS (2,000 psi MINIMUM). AGGREGATE SIZE SHALL NOT EXCEED 1/2 INCH.
5. HORIZONTAL JOINT REINFORCEMENT SHALL CONFORM TO ASTM A951.
6. REINFORCE CMU WALLS AND PROVIDE FOUNDATION DOWELS PER DETAILS. LAP VERTICAL BARS PER MASONRY LAP SCHEDULE UNLESS NOTED OTHERWISE. LAP HORIZONTAL JOINT REINFORCEMENT MIN. 12 INCHES AND PROVIDE CORNER AND TEE PIECES.
7. PLACE REINFORCEMENT PRIOR TO GROUTING, AND SECURE VERTICAL REINFORCEMENT WITH POSITIONERS.
8. GROUT VERTICAL CELLS, BOND BEAMS AND LINTELS AS DETAILED.
9. LOCATE VERTICAL CONTROL JOINTS IN CMU WALLS AT MAX. 20 ft. ON CENTER (COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR LOCATIONS). DISCONTINUE HORIZONTAL JOINT REINFORCEMENT AND BOND BEAM REINFORCEMENT AT CONTROL JOINTS. DO NOT DISCONTINUE LINTEL REINFORCING.

## REINFORCING STEEL

1. ALL CONCRETE REINFORCEMENT SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
2. REINFORCING STEEL THAT REQUIRES WELDING SHALL CONFORM TO ASTM A706, WITH GRADES AS SHOWN ABOVE.
3. ALL REINFORCING BARS SHALL BE LAPPED 40 BAR DIAMETERS (2'-0" MINIMUM) AT SPLICES UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. DEVIATIONS IN SPLICE LOCATIONS AND LENGTHS ARE NOT ALLOWED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. ALL LAPS IN WELDED WIRE FABRIC SHALL BE ONE MESH PLUS TWO INCHES.
5. CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI 315 AND ACI 318.
6. LAP SPLICES OF CONTINUOUS BEAM REINFORCEMENT SHALL BE MADE AT MIDSPAN FOR TOP BARS AND AT SUPPORTS FOR BOTTOM BARS.
7. PROVIDE CORNER BARS AT INTERSECTIONS OF WALLS, GRADE BEAMS AND STRIP FOOTINGS IN ACCORDANCE WITH THE TYPICAL DETAILS. BARS THAT HOOK AT DISCONTINUOUS ENDS SHALL HAVE THE HOOK PLACED HORIZONTALLY AT EXTERIOR CORNERS IN LIEU OF CORNER BARS.
8. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS NOTED BELOW. REFER TO ACI 318 SECTION 20.6 FOR CONDITIONS NOT NOTED:

| CONDITION | PROTECTION |
|---|---|
| FOOTINGS | 3 IN. |
| SLAB-ON-GROUND | MID-SLAB |
| GRADE BEAMS & WALLS | 2 IN. FORMED SIDES<br>3 IN. BACKFILLED SIDES |

## WELDING

1. WELDED CONSTRUCTION SHALL CONFORM TO THE FOLLOWING AMERICAN WELDING SOCIETY STANDARDS:

| ITEM | SPECIFICATION |
|---|---|
| STRUCTURAL STEEL | AWS D1.1 |
| METAL DECK | AWS D1.3 |
| REINFORCING STEEL | AWS D1.4 |

2. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE E70XX, U.N.O.
3. ELECTRODES FOR WELDING OF REINFORCING STEEL SHALL BE E80XX.
4. ELECTRODES FOR WELDING OF METAL DECK SHALL CONFORM TO AWS D1.3.
5. WHEN WELDS ARE NOT CALLED OUT ON THE DRAWINGS, THEY ARE MINIMUM SIZE FILLET WELDS PER AWS D1.1. FILLET WELDS NOT SPECIFIED AS TO LENGTH ARE CONTINUOUS.
6. ALL GROOVE WELDS ARE FULL PENETRATION UNLESS NOTED OTHERWISE.

## ELEVATOR FRAMING

1. SUBMIT ELEVATOR SHOP DRAWINGS WITH SHAFT AND SUPPORT REQUIREMENTS PRIOR TO FABRICATING AND CONSTRUCTING ANY PORTION OF THE SHAFT AND SUPPORTING STRUCTURE. THE SHAFT AND SUPPORTING STRUCTURE WAS DESIGNED BASED ON INFORMATION PROVIDED DURING THE DESIGN PHASE AND MUST BE VERIFIED TO HAVE ADEQUATE CAPACITY AND THE APPROPRIATE CONFIGURATION TO ACCOMMODATE THE SELECTED ELEVATOR MANUFACTURER'S EQUIPMENT.
2. ALL ELEVATOR PIT DIMENSIONS AND ROUGH FLOOR OPENINGS AND CLEAR HEIGHTS FOR ELEVATOR MUST BE COORDINATED WITH FINAL SHOP DRAWINGS. ANY CHANGES TO DIMENSIONS SHOWN ON PLANS MUST BE CLEARLY INDICATED ON THE STRUCTURAL SHOP DRAWINGS FOR APPROVAL.
3. THE ELEVATOR REACTIONS SHOWN ON THE PLANS MUST BE CONFIRMED WITH THE FINAL ELEVATOR AND THE SUPPORTING STEEL SHOP DRAWINGS. ANY CHANGES TO THE REACTIONS SHOWN MUST BE CLEARLY INDICATED ON THE STRUCTURAL SHOP DRAWINGS FOR APPROVAL.
4. ALL REQUIRED ELEVATOR EMBEDS MUST BE COORDINATED WITH THE ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL DETAILS FOR ELEVATOR SILL ANGLE CONDITIONS.

## CONCRETE MIX

1. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318). SAND AND COARSE AGGREGATES SHALL MEET THE REQUIREMENTS OF ASTM C-33 OR C-330. PORTLAND CEMENT SHALL BE TYPE I OR II AND SHALL MEET THE REQUIREMENTS OF ASTM C-150. IN ADDITION, CONCRETE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

| USAGE | 28-DAY STRENGTH (PSI) | SLUMP (IN.) | MAX. AGG. SIZE (IN.) |
|---|---|---|---|
| FOOTINGS | 4,000 | 4-6 | 1 1/2" |
| GRADE BEAMS | 4,000 | 3-5 | 1" |
| SLAB-ON-GROUND | 3,000 | 3-5 | 3/4" |

2. CONCRETE PROPORTIONS SHALL BE ESTABLISHED FROM CONCRETE COMPRESSIVE STRENGTH TEST RECORDS FROM THE FACILITY THAT WILL SUPPLY CONCRETE FOR THIS PROJECT. TEST RECORDS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318 AND THE SPECIFICATIONS AND SHALL BE REFLECTIVE OF THE PERIOD OF THE YEAR DURING WHICH THE CONCRETE IS TO BE PLACED. CHANGING MATERIAL PROPORTION, PROPERTIES, SOURCES, COMBINATIONS, ADDITIONS OR ANYTHING WHICH IS A CHANGE IN THE APPROVED MIX DESIGN REQUIRES A NEW MIX DESIGN SUBMITTAL.
3. SLUMP AT THE POINT OF PLACEMENT SHALL NOT EXCEED AMOUNT SPECIFIED. DO NOT PLACE CONCRETE WITH SLUMP AND TEMPERATURE OUTSIDE THE LIMITS PROVIDE ON THE APPROVED MIX DESIGNS. USE OF CHLORIDES IN ANY ADMIXTURE IS NOT PERMITTED. SLUMP RANGE DOES NOT APPLY TO SUPERPLASTICIZED CONCRETE.
4. FLY ASH SHALL NOT BE USED AS A CONSTITUENT IN ARCHITECTURALLY EXPOSED CONCRETE. FLY ASH IS ALLOWED IN ALL OTHER NON-ARCHITECTURALLY EXPOSED CONCRETE. FLY ASH SHALL MEET ASTM C618 CLASS F REQUIREMENTS. THE WEIGHT OF THE FLY ASH SHALL BE ADDED TO THE WEIGHT OF THE CEMENT IN THE CALCULATION OF WATER CEMENT RATIO. THE CONTRACTOR SHALL CONFIRM IN THE MIX DESIGN SUBMITTAL THAT THE USE OF FLY ASH WILL NOT INTERFERE WITH THE PERFORMANCE OF OTHER PRODUCTS AND MATERIALS THAT WILL BE IN CONTACT WITH THE CONCRETE.
5. AIR ENTRAINMENT IN NORMAL WEIGHT CONCRETE IS REQUIRED ONLY IN CONCRETE PERMANENTLY EXPOSED TO WEATHER CONDITIONS. AIR ENTRAINMENT IS REQUIRED FOR ALL EXPOSURE CONDITIONS FOR LIGHTWEIGHT CONCRETE. PERCENT AIR ENTRAINMENT SHALL BE ±.5% PLUS/MINUS 1.5%. DO NOT AIR-ENTRAIN INTERIOR FLOOR SLABS THAT RECEIVE HAND TROWEL FINISH OR POLISHED CONCRETE.
6. NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50 DEGREES FAHRENHEIT AT CONTRACTOR'S OPTION.
7. THE COMPRESSIVE STRENGTH OF GROUT BELOW BASE PLATES SHALL BE AT LEAST 7500 PSI.
8. CONTRACTOR MUST SUBMIT THE MIX DESIGN SUBMITTALS TO THE PROJECTS TESTING LABORATORY PRIOR TO SUBMITTING TO THE ARCHITECT AND/OR STRUCTURAL ENGINEER.

## CAST-IN-PLACE CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI STANDARD "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318).
2. MAINTAIN SCHEDULED STRUCTURAL DEPTH OF MEMBERS AS A MINIMUM WHILE FOLLOWING SLOPES AND GRADES SHOWN ON PLANS.
3. ALL CONCRETE THAT WILL BE COLORED OR STAINED MUST BE WET CURED.
4. ALL CONSTRUCTION JOINTS IN BEAMS, JOISTS, SLABS, AND WALLS SHALL BE PROVIDED WITH SHEAR KEYS AS SHOWN IN DETAILS. SUBMIT LOCATIONS OF ALL CONSTRUCTION JOINTS TO ENGINEER FOR REVIEW.
5. HOT WEATHER CONCRETING SHALL CONFORM TO ACI 305 AND COLD WEATHER CONCRETING SHALL CONFORM TO ACI 306.
6. FOUNDATION WALLS (INCLUDING LOADING DOCKS AND ELEVATOR PITS) SHALL HAVE TEMPORARY BRACING BEFORE BACKFILL IS PLACED AGAINST THEM. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL WALL IS PERMANENTLY BRACED BY FLOOR DIAPHRAGMS (SLAB-ON-GROUND OR STRUCTURED SLAB) THAT HAVE REACHED AT LEAST 75% OF DESIGN STRENGTH, UNLESS NOTED OTHERWISE.
7. GRADE BEAM DIMENSIONS AND/OR LOCATIONS MAY NOT BE ALTERED WITHOUT APPROVAL OF THE ENGINEER OF RECORD.
8. FOUNDATION PENETRATIONS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT/ENGINEER.
9. PROVIDE WATERSTOPS AT ALL BELOW GRADE CONSTRUCTION JOINTS IN CONCRETE ELEMENTS WHERE THERE IS EARTH SUBGRADE AT THE JOINT ON ONE SIDE OF THE CONCRETE MEMBER AND INTERIOR SPACE ON THE OTHER, REGARDLESS OF WHETHER THE WATERSTOP IS SPECIFICALLY INDICATED IN THE DETAIL. PROVIDE WATERSTOPS AT OTHER LOCATIONS INDICATED IN THE DOCUMENTS PRIOR TO CONSTRUCTION.
10. NO CONDUIT, SLEEVE, OR PIPE IS PERMITTED TO BE EMBEDDED IN THE CONCRETE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OR UNLESS SPECIFICALLY DETAILED OTHERWISE. ALL CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL COMPLY WITH THE SPACING AND SIZE REQUIREMENTS OF ACI 318.
11. REFER TO THE GEOTECHNICAL REPORT FOR RISK OF GROUNDWATER PRESENCE AND ITS POTENTIAL IMPACT ON NEW CONSTRUCTION. CONTRACTOR MUST CARRY AN APPROPRIATE ALLOWANCE IN THE BIDS FOR THE MEASURES SUCH AS SITE DEWATERING AND PIER CASINGS, ETC.

## SUBGRADE PREPARATION

1. ALL ORGANIC AND DELETERIOUS MATERIAL, AS WELL AS ANY EXISTING PAVING, FOUNDATIONS, OR EXISTING FILL SHALL BE REMOVED FROM THE BUILDING PAD AREA PRIOR TO PLACEMENT OF FILL.
2. ALL FILL SHALL BE EXIST. ON-SITE MATERIALS OR SELECT FILL HAVING A PI BETWEEN 4-15 AND ALL <:35.
3. FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 4 INCHES AND BE COMPACTED TO BETWEEN 98-100% OF STANDARD PROCTOR (ASTM D698) AT A MOISTURE CONTENT OF -2% TO +5% OF OPTIMUM.
4. TEST LABORATORY SHALL VERIFY THAT SOILS BELOW NEW FOOTINGS MEET THE MINIMUM ALLOWABLE BEARING PRESSURE SHOWN. IF NOT, CONTACT THE EOR FOR REVIEW.
5. VAPOR BARRIER SHALL BE PLACED AND LAPPED PER MANUFACTURER'S RECOMMENDATIONS.

## GEOTECHNICAL REPORT

1. FOUNDATION DESIGN AND SUBSURFACE INFORMATION IS BASED ON THE RECOMMENDATIONS GIVEN IN THE FOLLOWING GEOTECHNICAL INVESTIGATION REPORT:

   GEOTECHNICAL CONSULTANT: TERRACON CONSULTANTS, INC.
   REPORT NUMBER: EH215200
   REPORT DATE: NOVEMBER 12, 2021
   SYSTEM TYPE: SHALLOW AND DEEP FOUNDATIONS
   MOISTURE RETARDER: 15 MIL VAPOR BARRIER

2. THE CONTRACTOR MUST READ THE GEOTECHNICAL INVESTIGATION REPORT AND BE THOROUGHLY FAMILIAR WITH SITE AND SUBGRADE INFORMATION GIVEN THEREIN. ALL SUBGRADE PREPARATION AND FOUNDATION CONSTRUCTION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE STRUCTURAL DOCUMENTS AND THE GEOTECHNICAL REPORT, AND SHALL BE OBSERVED, TESTED, AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH FOUNDATION CONSTRUCTION.

## SUBGRADE PREPARATION

1. ALL ORGANIC AND DELETERIOUS MATERIAL, AS WELL AS ANY EXISTING PAVING, FOUNDATIONS, OR EXISTING FILL SHALL BE REMOVED FROM THE BUILDING PAD AREA PRIOR TO PLACEMENT OF FILL.
2. SOIL BELOW THE BUILDING PAD SHALL BE MOISTURE CONDITIONED AS NOTED BELOW:
   DEPTH OF MOISTURE CONDITIONING: 1 FOOT BELOW FFE
   EXTEND CONDITIONING BEYOND BUILDING BY: 10 feet
   EXTEND CONDITIONING BEYOND BUILDING FLATWORK BY: 10 feet
3. ALL FILL SHALL BE PLACED IN LOOSE LIFTS AND COMPACTED AT ELEVATED MOISTURE CONTENT AS DETAILED IN THE ABOVE REFERENCED GEOTECHNICAL REPORT. CARE SHALL BE EXERCISED IN PLACEMENT AND COMPACTION OF FILL IN ALL LEAVE-OUTS. VAPOR BARRIER SHALL BE PLACED AND LAPPED PER MANUFACTURER'S RECOMMENDATIONS.
4. THE FINAL BUILDING PAD SHALL BE APPROVED BY THE OWNER'S GEOTECHNICAL REPRESENTATIVE PRIOR TO POURING CONCRETE.

## SUBMITTALS

1. SHOP DRAWINGS SHALL BE PREPARED FOR ALL STRUCTURAL COMPONENTS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST CONSTRUCTION DOCUMENTS.
2. CONTRACTOR SHALL ALLOW TWO WEEKS FOR THE ENGINEER'S REVIEW OF EACH SUBMITTAL. SUBMITTALS WHICH DO NOT REFLECT THE CONTRACTOR'S APPROVAL, SIGNATURE AND DATE, OR DO NOT APPEAR TO HAVE BEEN REVIEWED BY THE CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELAYS CAUSED BY REJECTION OF INADEQUATE OR INCORRECT SHOP DRAWINGS.
3. OMISSION FROM THE SHOP DRAWINGS OF ANY REQUIREMENTS AND/OR CORRECTIONS/COMMENTS ON THE SHOP DRAWINGS DURING REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS EVEN IF THE SHOP DRAWINGS HAVE BEEN REVIEWED AND RETURNED. APPROVAL IS FOR GENERAL COMPLIANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS ONLY. APPROVAL ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES AND CONDITIONS THAT PERTAIN TO FABRICATION AND INSTALLATION OR FOR PROCESSES AND TECHNIQUES OF CONSTRUCTION. APPROVAL OF A SPECIFIC ITEM SHALL NOT INCLUDE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. CALCULATION REVIEW AND COMMENTS DO NOT INFER A DETAILED CHECK OF THE CALCULATIONS.
4. ALL ITEMS DEVIATING FROM THE STRUCTURAL DRAWINGS OR FROM PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL BE CLOUDED.
5. THE USE OF REPRODUCTIONS OR ELECTRONIC FILES OF THE STRUCTURAL DRAWINGS FOR THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE WITHOUT PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD. IF SUCH AUTHORIZATION IS OBTAINED, DO NOT SUBMIT SHOP DRAWINGS WITH THE CONTRACT DOCUMENTS TITLE BLOCK AND/OR THE SEAL OF THE REGISTERED ENGINEER OF RECORD AFFIXED. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION OF THE RESPONSIBLE ENGINEER IS AN OFFENSE OF THE ENGINEERING PRACTICING ACT.

## GENERAL NOTES

1. THE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL MEANS AND METHODS MEET THE REQUIREMENTS OF THE LATEST OSHA REGULATIONS.
2. ALL DETAILS AND SECTIONS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
3. RESPONSES TO QUESTIONS AND RFI'S, COMMENTS MADE DURING THE REVIEW OF SUBMITTALS, AND DIRECTIVES PROVIDED IN ANY FORM BY THE ENGINEER TO THE CONTRACTOR DURING THE CONSTRUCTION PROCESS ARE INTENDED TO BE CLARIFICATIONS OF THE CONTRACT DOCUMENTS AND ARE NOT INTENDED TO REPRESENT A CHANGE IN COST OF THE PROJECT TO THE OWNER UNLESS A CHANGE ORDER REQUEST IS PROVIDED WITH DETAILED PRICING INFORMATION TO THE ARCHITECT BEFORE PURCHASING, DETAILING, FABRICATING, OR INSTALLING ANY COMPONENT RELATED TO SUCH CLARIFICATIONS AND CORRECTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES IF APPLICABLE, INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSEMBLE AND COORDINATE THE REQUIREMENTS OF ALL COMPONENTS OF THE CONTRACT DOCUMENTS AND VERIFY EXISTING CONDITIONS OF THE SITE. REF. ARCHITECTURAL AND ALL OTHER TRADES DOCUMENTS FOR SIZE AND LOCATION OF PIPES, VENTS, CHASES, DUCTS, OPENINGS, DEPRESSIONS, RECESSES, SLOPES, BLOCKOUTS, CURBS, EMBEDMENTS, AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THOSE OF THE ARCHITECT AND ALL PROJECT CONSULTANTS OR ANY ERROR, OMISSION OR DIFFICULTY AFFECTING HIS WORK TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
6. THE DESIGN LOADS LISTED IN THE STRUCTURAL DESIGN CRITERIA SHALL NOT BE EXCEEDED DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION LOADS, MATERIAL STORAGE, TEMPORARY BRACING, SHORING AND FORMWORK AS REQUIRED TO KEEP ALL ELEMENTS OF THE STRUCTURE PLUMB AND IN TRUE ALIGNMENT DURING ALL PHASES OF CONSTRUCTION. DESIGN OF TEMPORARY BRACING AND SHORING SHOULD BE PROPERLY DESIGNED UNDER THE SUPERVISION OF A LICENSED STRUCTURAL ENGINEER. PERMANENT BRACING MEMBERS SHOWN ON STRUCTURAL DRAWINGS ARE REQUIRED FOR THE COMPLETED STRUCTURE AND MAY NOT BE ADEQUATE DURING CONSTRUCTION.
7. SPECIAL INSPECTIONS SHALL BE DONE BY A QUALIFIED, INDEPENDENT INSPECTION COMPANY. JOB SITE VISITS BY THE ENGINEER SHOULD BE CONSIDERED A PERIODIC CHECK TO INFORM THE OWNER OF DEFECTS IN THE WORK OF THE CONTRACTOR AND DO NOT CONSTITUTE, OR SUBSTITUTE, INSPECTIONS UNLESS SPECIFICALLY CONTRACTED FOR.
8. STRUCTURAL MEMBERS AND FOUNDATIONS SUPPORTING MECHANICAL EQUIPMENT HAVE BEEN DESIGNED FOR THE WEIGHT OF THE UNITS SHOWN IN THE STRUCTURAL DRAWINGS. ANY CHANGES IN SIZE, WEIGHT, OR QUANTITY OF UNITS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS OR RELATED MATERIALS.
9. NOTICE IN WRITING OF ANY PROPOSED SUBSTITUTIONS OR ANY PROPOSED DEVIATIONS TO THE STRUCTURE AS REQUIRED BY THESE DOCUMENTS SHALL BE SUBMITTED WITH A CURRENT ICC REPORT.
10. DIMENSIONS SHOWN IN STRUCTURAL PLANS, SECTIONS, AND DETAILS TAKE PRECEDENT OVER SCALE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED IN THE STRUCTURAL DRAWINGS.
11. THESE PLANS MUST BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL CONTRACT DOCUMENTS AND LATEST ADDENDA AND TO SUBMIT SUCH DOCUMENTS TO ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS, FABRICATION OF ANY STRUCTURAL MEMBERS, AND ERECTION IN THE FIELD.
13. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING PRECONSTRUCTION MEETINGS FOR THE FOUNDATION AND SUPERSTRUCTURE ELEMENTS WITH A MINIMUM OF TWO WEEKS OF NOTICE PRIOR TO START OF THE RELEVANT WORK. ATTENDEES SHALL INCLUDE THE CONTRACTORS, APPROPRIATE SUBCONTRACTORS, FABRICATORS, INSPECTORS, ARCHITECT/ENGINEERS. ON THE MEETING AGENDA SHALL BE REVIEW OF WORK SCOPE, PROJECT SCHEDULE OF THE ELEMENT IN QUESTION, CONTACT INFORMATION OF RESPONSIBLE PARTIES, INSPECTION POINTS, REVIEW OF MATERIALS AND ANY SPECIAL DESIGN ISSUES, CLARIFICATIONS TESTING AND ACCEPTANCE, AND ANY OTHER TOPICS DEEMED APPROPRIATE BY THE CONTRACTOR OR THE ARCHITECT.
14. THE ROOF STRUCTURE AND ITS SUPPORTING ELEMENTS HAVE BEEN DESIGNED WITH THE ASSUMPTION THAT SUFFICIENT DRAINAGE HAS BEEN PROVIDED TO PREVENT ANY PONDING OF WATER. IT IS THE RESPONSIBILITY OF THE BUILDING OWNER TO MAINTAIN THE ROOF DRAINAGE SYSTEM SUCH THAT IT

## FOOTINGS

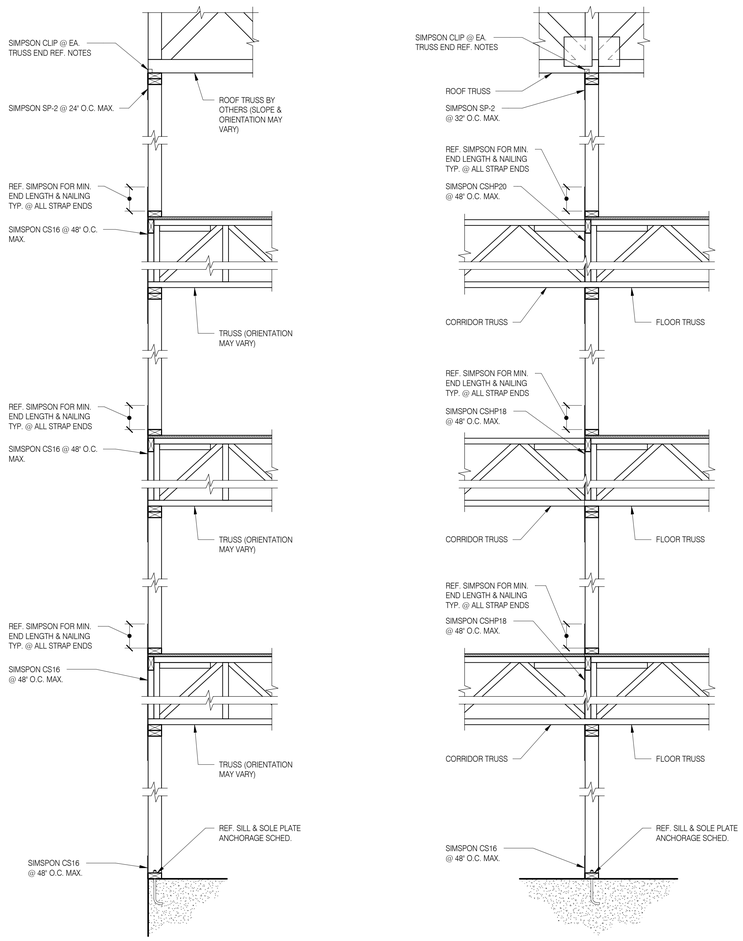
1. FOOTING DESIGNS ARE BASED UPON THE INFORMATION LISTED BELOW. REFER TO PLANS AND DETAILS FOR FOOTING DIMENSIONS AND REINFORCEMENT.

   ALLOWABLE BEARING PRESSURE: 3000 psf
   FOOTING BEARING DEPTH: 18" MINIMUN, REF. FOUNDATION PLANS

2. FOOTING CONSTRUCTION AND CONCRETING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. FILL FOOTING EXCAVATIONS WITH CONCRETE AS SOON AS PRACTICAL, BUT NO LONGER THAN 12 HOURS AFTER THE START OF EXCAVATION. IF THE BEARING SOILS ARE SOFTENED BY SURFACE WATER ABSORPTION OR EXPOSURE TO THE ENVIRONMENT, CONTACT THE GEOTECHNICAL ENGINEER REGARDING RECOMMENDATIONS FOR RE-WORKING BEARING MATERIAL BENEATH FOOTINGS.
3. ALL FOOTINGS SHALL BE INSPECTED BY A REPRESENTATIVE OF A QUALIFIED GEOTECHNICAL LABORATORY IN ORDER TO INSURE THAT THE PROPER BEARING MATERIAL IS PRESENT BENEATH THE FOOTINGS AND HAS BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT.
4. TEMPLATE SHALL BE UTILIZED TO SET DOWELS AND ANCHOR BOLTS IN FOOTINGS. DETAILS OF THE TEMPLATES SHALL BE PROVIDED IN THE FOOTING SHOP DRAWINGS.
5. THE EARTHWORK CONTRACT SHALL CONTAIN PROVISIONS FOR PENETRATION OR REMOVAL OF HARD ROCK AND OBSTRUCTIONS.
6. UTILITIES SHALL NOT BE LOCATED BELOW FOOTINGS AND SLEEVES ARE NOT PERMITTED THROUGH FOOTINGS.
7. FOOTING THICKNESS INDICATED IN THESE DRAWINGS ARE THE MINIMUM THICKNESSES REQUIRED FOR STRUCTURAL PERFORMANCE. IF ANY COLUMN ANCHOR BOLTS EXTEND WITHIN 3" OF BOTTOM OF FOOTING, THE CONTRACTOR SHALL LOWER THE BOTTOM OF FOOTING AS REQUIRED TO MAINTAIN 3" OF CONCRETE BELOW THE ANCHOR BOLTS.
8. THE CONTRACTOR SHALL VERIFY THAT NO UTILITIES ARE LOCATED WITHIN FOOTINGS UNLESSS SPECIFICALLY DETAILED IN THESE DRAWINGS.

## EXISTING CONDITIONS

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES FROM ASSUMED CONDITIONS SHOWN ON THE DRAWINGS TO THE ARCHITECT AND ENGINEER PRIOR TO THE FABRICATION AND ERECTION OF ANY MEMBER. DIFFERENCES SHALL BE CLOUDED IN THE SHOP DRAWINGS.
2. ANY MODIFICATIONS TO THE CONSTRUCTION DO




EXTERIOR CONDITION

INTERIOR CONDITION

2 UPLIFT CONNX DTL

3/4" = 1'-0"

# WOOD FRAMING NOTES

1. ALL WOOD FRAMING SHALL BE USED AT 19% MAXIMUM MOISTURE CONTENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS (ALLOWABLE STRESSES ARE UNFACTORED AND ARE BASED ON THE 2015 NATIONAL DESIGN SPECIFICATION (NDS) PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION):

| | | |
|---|---|---|
| 2x BEAMS, HEADERS, JOISTS, SILL PLATES | #2 S.Y.P. | Fb=1,100<br>Fv=175<br>E=1,400,000 |
| LAMINATED VENEER LUMBER (LVL) PARALLEL STRAND LUMBER (PSL) | | Fb=2,600<br>Fv=285<br>Fc=2,510<br>E=2,000,000 |
| GLUED LAMINATED TIMBER (GLULAM) | 24F-V1 (SP/SP) | Fb(+)=2,600<br>Fb(-)=1,450<br>Fv=210<br>Ft=775<br>$F_{CL}$=500<br>E=1,700,000 |
| BEARING PLATES, LEDGERS | #3 S.Y.P. | Fb=650<br>Fv=175<br>Ft=400<br>$F_{CL}$=565<br>E=1,300,000 |
| STUDS | STUD S.Y.P. | Fb=650<br>Fc=850<br>E=1,300,000 |
| POST COLUMNS | STUD S.Y.P. | Fb=650<br>Fc=850<br>E=1,300,000 |

2. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.
3. PREFABRICATED WOOD TRUSSES SHALL BE "GANG-NAIL, RAY FAB, OR APPROVED EQUAL AND SHALL BE DESIGNED, DETAILED, AND FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION' BY THE TRUSS PLATE INSTITUTE AND APPROVED BY THE CITY. WOOD TRUSS SHOP DRAWINGS SHALL INCLUDE FRAMING PLANS SHOWING ALL PREFABRICATED MEMBERS WITH MARK NUMBERS FOR EACH MEMBER TYPE. WOOD TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER FROM THE STATE OF WHERE THIS PROJECT IS LOCATED AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
4. COMPOSITE WOOD "I-BEAMS' SHALL BE TJI BY WEYERHAEUSER (BASIS OF DESIGN PRODUCT) AND SHALL MEET THE STRENGTH AND STIFFNESS REQUIREMENTS OF THE SPECIES INDICATED ON PLANS.
5. ALL BEAMS AND TRUSSES SHALL BE GRADE STAMPED PER W.C.L.B. RULES.
6. IF A RIGID CEILING MATERIAL SUCH AS GYPSUM BOARD IS NOT APPLIED DIRECTLY TO THE BOTTOM OF FLOOR OR ROOF FRAMING, PROVIDE THE FOLLOWING BRIDGING: LUMBER FRAMING - PROVIDE FULL-DEPTH BLOCKING AT 1/3 POINTS OF SPAN. PRE-ENGINEERED TRUSS FRAMING - PROVIDE BOTTOM CHORD BRIDGING PER TRUSS SUPPLIER.
7. RIGID CEILING MATERIALS NOT ATTACHED DIRECTLY TO THE BOTTOM OF FLOOR OR ROOF FRAMING
8. MEMBERS ARE TO BE SUPPORTED BY CEILING JOISTS AS FOLLOWS: SPANS LESS THAN 10 FT. - 2X4 @ 16" O.C. SPANS BETWEEN 10 FT. & 16 FT. - 2X6 @ 16" O.C. SPANS EXCEEDING 16 FT. - CONTACT ENGINEER.

FLOOR AND ROOF FRAMING

1. "HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES" (HIB-91) BY THE TRUSS PLATE INSTITUTE SHALL BE COMPLIED WITH DURING STORAGE AND INSTALLATION OF FLOOR AND ROOF TRUSSES.
2. NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE FOURTH OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. THE GENERAL CONTRACTOR SHALL COORDINATE THESE GUIDELINES WITH ALL TRADES.
3. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.
4. BEAMS COMPRISED OF TWO OR MORE MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT 12" O.C. BEAMS COMPRISED OF THREE OR MORE MEMBERS SUPPORTING LOAD THROUGH SIDE HANGERS SHALL BE NAILED PER ABOVE WITH ADDITIONAL 1/2" DIAMETER THRU BOLTS AT 18" O.C. STAGGERED TOP AND BOTTOM.
5. SPLICING OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.
6. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.

WALL FRAMING

1. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS @ 20" O.C. FOR THE FULL STUD HEIGHT. REFER TO PLAN FOR BUILT - UP STUD REQUIREMENTS. LOCATIONS OF BUILT - UP STUDS MUST BE COORDINATED WITH THE TRUSS LAYOUT PROVIDED BY THE TRUSS SUPPLIER.
2. DOUBLE TOP PLATES SHALL LAP A MINIMUM OF FOUR (4) FEET. SPLICES SHALL OCCUR AT CENTER OF SUPPORTING STUD.
3. REFERENCE SHEATHING NOTES BELOW AND ARCHITECTURAL DRAWINGS FOR SHEATHING TYPE AND NAILING REQUIREMENTS.
4. INSTALL CORNER BRACING IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AT OR ADJACENT TO EVERY EXTERIOR CORNER.
5. BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1-3/8" FOR LOAD-BEARING WALLS AND 2-1/8" FOR NON-LOAD-BEARING WALLS. BORED HOLES IN 2x6 STUDS SHALL NOT EXCEED 2-1/8" FOR LOAD-BEARING WALLS AND 3-1/4" FOR NON-LOAD-BEARING WALLS. IN NO CASE SHALL THE BORED HOLE BE NEARER THAN 5/8" OF THE EDGE OF THE STUD.
6. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION OF MATERIALS.

CONNECTORS

1. TRUSS TO TRUSS AND TRUSS HANGER CONNECTIONS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.
2. NAILS, SPIKES, STAPLES, BOLTS, NUTS WASHERS, ETC. SHALL BE GALVANIZED FOR EXTERIOR OR TREATED WOOD LOCATIONS; PLAIN FINISH FOR INTERIOR LOCATIONS.
3. FRAMING CONNECTORS SHALL BE SIMPSON 'STRONG-TIE' OR APPROVED EQUAL AND SHALL BE APPROVED BY THE GOVERNING BUILDING CODE FOR THE APPLICATION INDICATED.
4. SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE FOUNDATION WITH 1/2" DIAMETER F1554-36 ANCHOR BOLTS WITH 7" MIN. EMBED AND 1" HOOK @ 32" O.C. (MIN. TWO BOLTS PER SILL). INTERIOR SILL PLATES (EXCLUDING SHEAR WALLS) SHALL BE ANCHORED WITH 1/2" DIAMETER F1554-36 ANCHOR BOLTS @ 48" O.C. OR POWDER ACTUATED FASTENERS: HILTI X-C P8S/SIMPSON STRONG-TIE PDPAWL-287 @ 16" O.C. MAX.

SHEATHING AND DECKING

1. FLOOR DECKING TO BE NOMINAL 3/4" APA RATED EXPOSURE 1 SHEATHING WITH PANEL INDEX 48/24, NAILED WITH 8d NAILS @ 6" O.C. AT ALL EDGE SUPPORTS AND 8d NAILS @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE STANDARD EDGE CLIPS AT MID-SPAN BETWEEN ALL SUPPORTS.
2. ROOF DECKING TO BE NOMINAL 1/2" APA RATED EXPOSURE 1 OSB SHEATHING WITH PANEL INDEX 24/0, NAILED WITH 8d NAILS @ 6" O.C. AT ALL EDGE SUPPORTS AND 8d NAILS @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE STANDARD EDGE CLIPS AT MID-SPAN BETWEEN ALL SUPPORTS.
3. EXTERIOR WALL SHEATHING TO BE 1/2" OSB SHEATHING. INSTALLED W/ LONG DIMENSION HORIZONTAL OR VERTICAL, ATTACHED W/ 10d NAILS @ 6" O.C. AT ALL PANEL EDGES AND @ 6" O.C. AT INTERMEDIATE SUPPORTS.
4. INTERIOR WALL SHEATHING SHALL BE GYPSUM WALLBOARD AS SPECIFIED BY THE ARCHITECT.

# STANDARD FASTENING SCHEDULE

| | CONNECTION; LOCATION | FASTENING[a] |
|---|---|---|
| 1. | JOIST TO SILL OR GIRDER; TOENAIL | 3-8d |
| 2. | BRIDGING TO JOIST; TOENAIL EACH END | 2-8d |
| 3. | 1" x 6" SUBFLOOR OR LESS TO EACH JOIST; FACE NAIL | 2-8d |
| 4. | WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST; FACE NAIL | 3-8d |
| 5. | 2" SUBFLOOR TO JOIST OR GIRDER; BLIND AND FACE NAIL | 2-16d |
| 6. | SOLE PLATE TO JOIST OR BLOCKING; TYPICAL FACE NAIL | 16d @16" O.C. |
| | SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL; BRACED WALL PANELS | 3-16d PER 16' |
| 7. | TOP PLATE TO STUD; END NAIL | 2-16d |
| 8. | STUD TO SOLE PLATE | 4-8d TOENAIL OR 2-16d END NAIL |
| 9. | DOUBLE STUDS; FACE NAIL | 16d @ 24" O.C. |
| 10. | DOUBLE TOP PLATES; TYPICAL FACE NAIL | 16d @ 16" O.C. |
| | DOUBLE TOP PLATES; LAP SPLICE | 8-16d |
| 11. | BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE; TOENAIL | 3-8d |
| 12. | RIM JOIST TO TOP PLATE; TOENAIL | 8d @ 6" O.C. |
| 13. | TOP PLATES, LAPS AND INTERSECTIONS; FACE NAIL | 2-16d |
| 14. | CONTINUOUS HEADER, TWO PIECES; ALONG EDGE | 16" O.C. |
| 15. | CEILING JOISTS TO PLATE; TOENAIL | 3-8d |
| 16. | CONTINUOUS HEADER TO STUD; TOENAIL | 4-8d |
| 17. | CEILING JOISTS, LAPS OVER PARTITIONS; FACE NAIL | 3-16d |
| 18. | CEILING JOISTS TO PARALLEL RAFTERS; FACE NAIL | 3-16d |
| 19. | RAFTER TO PLATE; TOENAIL | 3-8d |
| 20. | 1" DIAGONAL BRACE TO EACH STUD AND PLATE; FACE NAIL | 2-8d |
| 21. | 1" x 8" SHEATHING TO EACH BEARING WALL; FACE NAIL | 2-8d |
| 22. | WIDER THAN 1" x 8" SHEATHING TO EACH BEARING; FACE NAIL | 3-8d |
| 23. | BUILT-UP CORNER STUDS | 24" O.C. |
| 24. | BUILT-UP GIRDER AND BEAMS; FACE NAIL | 20d @ 32" O.C. TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES<br>2-20d AT ENDS AND AT EACH SPLICE |
| 25. | 2" PLANKS; AT EACH BEARING | 16d |
| 26. | COLLAR TIE TO RAFTER; FACE NAIL | 3-10d |
| 27. | JACK RAFTER TO HIP | 3-10d TOENAIL OR 2-16d FACE NAIL |
| 28. | ROOF RAFTER TO 2x RIDGE BEAM | 2-16d TOENAIL OR 2-16d FACE NAIL |
| 29. | JOIST TO BAND JOIST; FACE NAIL | 3-16d |
| 30. | LEDGER STRIP; FACE NAIL | 3-16d |
| 31. | WOOD STRUCTURAL PANELS AND PARTICLE BOARD:[b] | |
| | SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): | |
| | 1/2" AND LESS | 6d[c] |
| | 19/32" TO 3/4" | 8d[c] OR 6d[e] |
| | 7/8" TO 1" | 8d |
| | 1-1/8" TO 1-1/4" | 10d[c] OR 8d[e] |
| | SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): | |
| | 3/4" AND LESS | 6d |
| | 7/8" TO 1" | 8d |
| | 1-1/8" TO 1-1/4" | 10d[c] OR 8d[e] |
| 32. | PANEL SIDING (TO FRAMING) | |
| | 1/2" | 6d[f] |
| | 5/8" | 8d[f] |
| 33. | FIBERBOARD SHEATHING:[g] | |
| | 1/2" | NO. 11 GA. ROOFING NAIL[h] OR 6d |
| | 25/32" | NO. 11 GA. ROOFING NAIL[h] OR 8d |
| 34. | INTERIOR PANELING | |
| | 1/4" | 4d |
| | 3/8" | 6d |

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED. REFER TO GOVERNING BUILDING CODE FOR ALLOWABLE STAPLE FASTENING ALTERNATIVES.
b. NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SHEARWALL NOTES. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
c. COMMON OR DEFORMED SHANK.
d. COMMON.
e. DEFORMED SHANK.
f. CORROSION-RESISTANT SIDING OR CASING NAIL.
g. FASTENERS SPACED 3" O.C. AT EXTERIOR EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
h. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1-1/2" LENGTH FOR 1/2" SHEATHING AND 1-3/4" LENGTH FOR 25/32" SHEATHING.
i. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
j. PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
k. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR STRUCTURAL PANELS.

WOOD SHRINKAGE CONSIDERATIONS

1. WOOD PLATE SHRINKAGE IS TO BE 1/8" PER STORY, TYPICAL.
2. ACCOUNT FOR ADDITIONAL 1/8" SETTLEMENT PER STORY ON FRAMING GAPS DUE TO CREEP AND GRAVITY LOADING.
3. 4-STORY BUILDINGS ARE ESTIMATED TO SETTLE UP TO 3/4" AT THE UPPERMOST LEVEL.
4. ROUGH OPENING HEIGHTS SHALL BE OVERSIZED TO ACCOUNT FOR THE ESTIMATED SETTLEMENT STATED ABOVE.

# SPECIAL INSPECTIONS & TESTING

SPECIAL INSPECTIONS ARE REQUIRED TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SECTIONS OR TABLES FROM THE 2021 INTERNATIONAL BUILDING CODE:

| IBC Section | SPECIAL INSPECTIONS | APPLICABLE | NON-APPLICABLE | QUALIFICATIONS OF SPECIAL INSPECTOR & FREQUENCY OF INSPECTION |
|---|---|---|---|---|
| 1704.2.5 | INSPECTION OF FABRICATORS (STRUCTURAL STEEL) | | X | Fabricator to provide documentation of certification per 1704.2.5.1 |
| 1705.2 | STEEL CONSTRUCTION | X | | City - approved agency; Inspect per IBC 1705.2.1 through 1705.2.4; ref AISC 360, chapter N |
| 1705.3 | CONCRETE CONSTRUCTION | X | | City - approved agency; continuous for placement, sampling, and prestressing; periodic for all other per table 1705.3 |
| 1705.4 | CMU MASONRY CONSTRUCTION | X | | City - approved agency; continuous for grout, welding or reinf. and post-installed anchors; periodic for all other per ACI 530 Section 3.1- Level B, Table 3.1.2 |
| 1705.5 | WOOD CONSTRUCTION | X | | City - approved agency; inspect high-load diaphragms & long-span plated trusses per IBC 1705.5.1 & 1705.5.2 |
| 1705.6 | SOILS | X | | City - approved agency; continuous during fill placement; periodic for all other, per table 1705.6 |
| 1705.7 | DRIVEN DEEP (PILE) FOUNDATIONS | X | | City - approved agency; continuous, per table 1705.7 |
| 1705.8 | CAST-IN-PLACE (PIER) FOUNDATIONS | | X | City - approved agency; continuous, per table 1705.8 |
| 1705.9 | HELICAL PILE FOUNDATIONS | | X | City - approved agency; inspect per IBC 1705.9 |
| 1705.11 | SPECIAL INSPECTIONS FOR WIND RESISTANCE | X | | City - approved agency; Inspect per IBC 1705.11.1 through 1705.11.3 |
| 1705.12 | SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE | | X | City - approved agency; Inspect per IBC 1705.12.1 through 1705.12.9 |
| 1705.1.1 | SPECIAL CASES (UNUSUAL IN NATURE) | | X | Inspection of below-slab moisture retarder installation to verify conformance to mfr's specifications; Inspection of post-installed conc. anchors per Table 1705.3 to verify conformance to mfr's installation procedures. |

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|
| | | |

DRAWING DESCRIPTION

STRUCTURAL INFORMATION

19.000.00 Project Number

S1.11 Sheet

Scale As indicated

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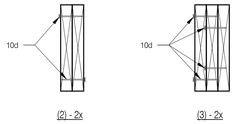



NOTES

1. GLUE TOGETHER INDIVIDUAL MEMBERS PRIOR TO NAILING.
2. ALL NAILS TO BE 10d (UNLESS NOTED OTHERWISE) @ 16" TOP & BOTTOM STAGGERED. PROVIDE AND INSTALL (2)-10d @ ENDS (TYP. EA. SIDE OF BEAM).

## 9 TYP. BUILT-UP WOOD BEAM — 1 1/2" = 1'-0"

| NON-STRUCTURAL WALL HEADER SCHEDULE | |
|---|---|
| SPAN | HEADER |
| 0'-3' | 2-2x4 |
| 3'-6' | 2-2x6 |
| 6'-9' | 2-2x8 |
| > 9' | 2-2x10 |

NOTES

1. REFER TO STRUCTURAL NOTES FOR HEADER SPECIES.
2. USE 1/2" PLYWOOD SPACER BETWEEN 2x MEMBERS.
3. PROVIDE (1) JACK STUD + (1) KING STUD @ EACH END OF HEADER.

## 8 NON-STRUCT. HEADER SCHEDULE — NTS

| STUDPACK/COLUMN SCHEDULE | |
|---|---|
| MARK | COLUMN |
| ST224 | (2) 2x4 STUDS |
| ST324 | (3) 2x4 STUDS |
| ST424 | (4) 2x4 STUDS |
| ST524 | (5) 2x4 STUDS |
| ST226 | (2) 2x6 STUDS |
| ST326 | (3) 2x6 STUDS |
| ST426 | (4) 2x6 STUDS |
| ST526 | (5) 2x6 STUDS |
| | |
| PSL44 | 3.5 x 3.5 PSL COLUMN |
| PSL46 | 3.5 x 5.5 PSL COLUMN |
| PSL48 | 3.5 x 7.25 PSL COLUMN |
| PSL66 | 5.5 x 5.5 PSL COLUMN |
| PSL68 | 5.5 x 7.25 PSL COLUMN |
| | |
| C1 | HSS3 1/2X3 1/2X3/8" STEEL COLUMN |
| C2 | HSS5X5X3/8" STEEL COLUMN |

NOTE

1. STUDS SHALL MATCH WALL STUDS IN DEPTH, SPECIES AND GRADE
2. COLUMN SHALL MATCH WALL WIDTH.
3. FLUSH BEAMS SHALL EXTEND FULLY ON TOP OF ENTIRE COLUMN.
4. COLUMN CALL OUTS ON FRAMING PLANS WITH '@" MARK INDICATES LEVEL AT WHICH COLUMNS IS PROVIDED.
5. ALL THE COLUMN TYPES ARE NOT USED, IF THEY ARE NOT MARKED ON PLANS.

## 7 STUDPACK/COLUMN SCHEDULE — NTS

| LOAD BEARING STUD SCHEDULE | | | | |
|---|---|---|---|---|
| LEVEL | EXTERIOR WALL | DEMISING WALL | INTERIOR WALL | CORRIDOR WALL |
| 4 | 2x6 @ 16" o.c. | 2x4 @ 16" o.c. | 2x4 @ 16" o.c. | 2x6 @ 16" o.c. |
| 3 | 2x6 @ 16" o.c. | (2) 2x4 @ 16" o.c. | (2) 2x4 @ 16" o.c. | 2x6 @ 16" o.c. |
| 2 | 2x6 @ 16" o.c.** | (2) 2x4 @ 12" o.c.** | (2) 2x4 @ 12" o.c.** | 2x6 @ 16" o.c. |
| 1 | 2x6 @ 12" o.c.** | (3) 2x4 @ 16" o.c.** | (3) 2x4 @ 16" o.c.** | 2x6 @ 16" o.c.** |

NOTES

1. ALL EXTERIOR AND CORRIDOR WALLS ARE CONSIDERED TO BE LOAD BEARING WALLS.
2. REFER TO SHEET **S1.11** FOR STUD SPECIES.
3. BALLOON FRAMED WALLS SHALL BE 2x6 @ 12" O.C.
4. NON LOAD BEARING WALLS SHALL BE 2Xs @ 16" O.C. MINIMUM.
5. ** DENOTES USE OF SYP # 2 GRADE. ALL OTHER STUDS ARE SYP STUD GRADE (No. 3)

## 6 STUD SCHEDULE — NTS

| HURRICANE TIE SCHEDULE | |
|---|---|
| UPLIFT REACTION* | SIMPSON TIE |
| < 500 LBS | H2.5A |
| 500 LBS - 750 LBS | H6 |
| 750 LBS - 1000 LBS | H10A OR H10A-2 FOR 2-PLY |
| 1000 LBS - 1750 LBS | LGT2 |
| 2000 LBS - 3000 LBS | LGT3 FOR 3-PLY<br>LGT4 FOR 4-PLY |
| 3000 LBS - 5000 LBS | (2) VGT |

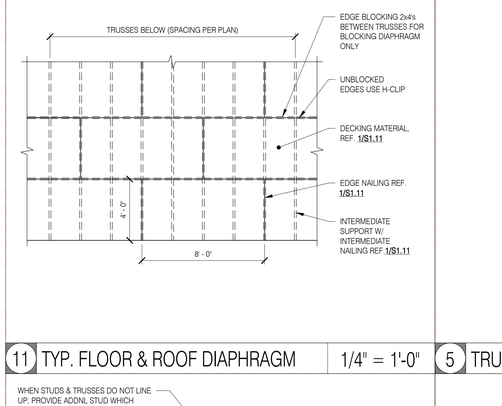
NOTES

1. * UPLIFT REACTION AS INDICATED IN THE TRUSS SUPPLIERS ROOF TRUSS SUBMITTAL (S). IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE APPROPRIATE HURRICANE TIE AT THE REQUIRED LOCATIONS.
2. VERIFY WIDTH OF TIE W/ WIDTH OF FRAMING MEMBER.
3. FOR REACTIONS EXCEEDING 5000 LBS, CONTACT EOR FOR UPLIFT TIE.

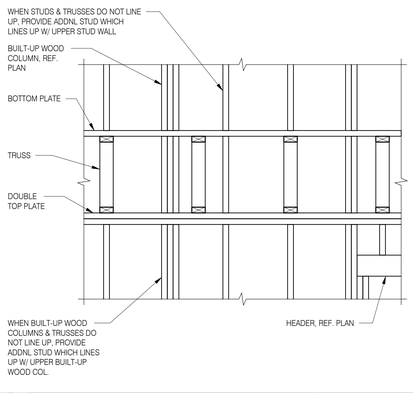
## 3 HURRICANE TIE SCHEDULE — NTS

| HOLDDOWN AND TENSION TIE SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| HD-X | PRODUCT | FASTENERS | ANCHOR | STUDPACK MIN. THICKNESS | ALLOWABLE CAPACITY | ANCHOR EMBEDMENT |
| 1 | CS20 | (14) 0.148x2 1/2 NAILS | N/A | (1) - 2x4 | 1030 | - |
| 2 | CS16 | (22) 0.148x2 1/2 NAILS | N/A | (1) - 2x4 | 1705 | - |
| 3 | CS14 | (30) 0.148x2 1/2 NAILS | N/A | (1) - 2x4 | 2490 | - |
| 4 | MST48 | (32) 0.162x2 1/2 NAILS | N/A | (2) - 2x4 | 3425 | - |
| 5 | MST60 | (46) 0.162x2 1/2 NAILS | N/A | (2) - 2x4 | 5405 | - |
| 6 | MST72 | (62) 0.162x2 1/2 NAILS | N/A | (2) - 2x4 | 6475 | - |
| 7 | LTTP2 | (12) 0.148x2 1/2 NAILS | 1/2" | (2) - 2x4 | 2230 | 6" |
| 8 | HTT4 | (18) 0.162x2 1/2 NAILS | 5/8" | (2) - 2x4 | 3640 | 6" |
| 9 | HTT5 | (26) 0.162x2 1/2 NAILS | 5/8" | (2) - 2x4 | 4375 | 6" |
| 10 | HDU8 | (20) 1/4x2 1/2 SDS | 7/8" | (3) - 2x4 | 5995 | 8" |
| 11 | HDU11 | (30) 1/4x2 1/2 SDS | 1" | (3) - 2x6 | 8030 | 9" |
| 12 | HDU14 | (36) 1/4x2 1/2 SDS | 1" | (3) - 2x6 | 9260 | 10" |
| 13 | HD12 | (4) 1" DIA BOLTS | 1.125" | (4) - 2x6 | 15510 | 16" |
| 14 | HD14 | (5) 1" DIA BOLTS | 1.25" | (6) - 2x6 | 19070 | 18" |

## 2 HOLDDOWN SCHEDULE — NTS




## 11 TYP. FLOOR & ROOF DIAPHRAGM — 1/4" = 1'-0"




## 10 TYP. BEARING WALL ELEVATION — NTS

| TRUSS LOADING SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESIGNATION | DEPTH | TOPPING | TCLL (PSF) | BCLL (PSF) | TCDL (PSF) | BCDL (PSF) | NOTES |
| FT1 | 18" | 3/4" GYPCRETE OVER 1/8" ACOUSTIMAT OVER SUBFLOOR | 40 | 0 | 17 | 6 | 1 & 3 |
| CT1 | 18" | 3/4" GYPCRETE OVER 1/8" ACOUSTIMAT OVER SUBFLOOR | 100 | 0 | 20 | 6 | 1 & 3 |
| RT1 | REF. ARCH. | ROOF ASSEMBLY OVER ROOF SHEATHING | 20 | 0 | 12 | 10 | 1, 2, & 3 |
| RT2 | REF. ARCH. | ROOF ASSEMBLY OVER ROOF SHEATHING | 20 | 0 | 40 | 10 | 1 & 3 |
| BT1 | 15" MAX, VARIES | 1 1/2" LW CONC OVER SUBFLOOR | 60 | 0 | 20 | 6 | 1,2 & 3 |

NOTES

1. SELF WT OF TRUSS AND SPRINKLER SYSTEM WEIGHTS ARE NOT INCLUDED.
2. TOP CHORD SLOPING TO PROVIDE POSITIVE DRAINAGE, REF. ARCH.
3. REFER TO STRUCTURAL NOTES FOR SUBFLOOR & ROOF SHEATHING INFORMATION.

LEGEND

FT = FLOOR TRUSS
BT = BALCONY TRUSS
CT = CORRIDOR TRUSS
TT = TERRACE TRUSS
RT = ROOF TRUSS

## 5 TRUSS SCHEDULE — NTS

| SHEARWALL SCHEDULE MAIN BUILDING | | | |
|---|---|---|---|
| LEVEL | EXTERIOR WALL | DEMISING WALL | CORRIDOR WALL |
| | SHEATHING | SHEATHING | SHEATHING |
| 4 | SW5 | SW3 | SW3 |
| 3 | SW5 | SW3 | SW3 |
| 2 | SW6 | SW4 | SW3 |
| 1 | SW7 | SW4 | SW4 |

NOTES

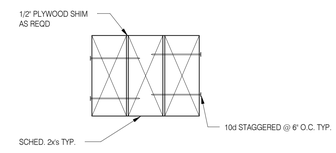
1. ALL SHEARWALL DESIGNATION APPLY TO EACH LOCATION UNLESS NOTED OTHERWISE ON PLAN.
2. REFER TO WOOD SHEARWALL SHEATHING AND ATTACHMENT SCHEDULE BELOW FOR MORE INFORMATION ON EACH SHEARWALL TYPE.
3. ** DENOTES SHEATHING REQUIRED ON BOTH SIDES OF SHEARWALL.
4. EXTERIOR WALL SHALL RECEIVE SHEATHING ON EXTERIOR SIDE OF THE WALL U.N.O.
5. DEMISING WALL SHALL RECEIVE SHEATHING ON UNIT SIDE OF THE WALL U.N.O.
6. CORRIDOR WALL SHALL RECEIVE SHEATHING ON CORRIDOR SIDE OF THE WALL U.N.O.

| WOOD SHEARWALL SHEATHING AND ATTACHMENT SCHEDULE | |
|---|---|
| SW # | DESCRIPTION |
| SW1 | 5/8" GYPSUM WALLBOARD UNBLOCKED AND FASTENED WITH WALLBOARD 6d NAILS @ 7" O.C. AT ALL PANEL EDGES. |
| SW2 | 5/8" GYPSUM WALLBOARD UNBLOCKED AND FASTENED WITH WALLBOARD 6d NAILS @ 4" O.C. AT ALL PANEL EDGES |
| SW3 | 5/8" GYPSUM WALLBOARD BLOCKED AND FASTENED WITH WALLBOARD 6d NAILS @ 4" O.C. AT ALL PANEL EDGES. |
| SW4 | 5/8" GYPSUM SHEATHING BLOCKED AND FASTENED WITH WALLBOARD 6d NAILS @ 4" O.C. AT EDGES AND @ 7" O.C. AT INTERMEDIATE SUPPORTS. |
| SW5 | 15/32" WOOD STRUCTURAL PANEL SHEATHING BLOCKED AND FASTENED WITH 8d NAILS @ 6" O.C AT ALL PANEL EDGES. |
| SW6 | 15/32" WOOD STRUCTURAL PANEL SHEATHING BLOCKED AND FASTENED WITH 10d NAILS @ 6" O.C AT ALL PANEL EDGES. |
| SW7 | 15/32" WOOD STRUCTURAL PANEL SHEATHING BLOCKED AND FASTENED WITH 10d NAILS @ 4" O.C AT ALL PANEL EDGES. |
| SW8 | 15/32" WOOD STRUCTURAL PANEL SHEATHING BLOCKED AND FASTENED WITH 10d NAILS @ 3" O.C AT ALL PANEL EDGES. |

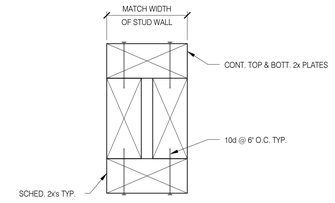
NOTES

1. ALL THE SHEARWALL TYPES ARE NOT USED, IF THEY ARE NOT MARKED ON SHEARWALL SCHEDULE OR ON PLANS.
2. "BLOCKED" SHEAR WALLS SHALL INCLUDE 2x BLOCKING AT ALL PANEL EDGES.
3. INTERMEDIATE SUPPORTS TO BE FASTENED @ 12" O.C. U.N.O.

## 4 SHEARWALL SCHEDULE — NTS




TRIPLE MEMBER




DOUBLE MEMBER

| BEAM/HEADER SCHEDULE | | | | |
|---|---|---|---|---|
| MARK | HEADER | JACK STUDS | KING STUDS*** | SIMPSON HANGER |
| WB1 | (2) 2x8 | (1) - 2x | (2) - 2x | HU28-2 |
| WB2 | (2) 2x10 | (1) - 2x | (2) - 2x | HU210-2 |
| WB3 | (2) 2x12 | (1) - 2x | (3) - 2x | HU212-2 |
| WB4 | (3) 2x8 | (2) - 2x | (3) - 2x | HU28-3 |
| WB5 | (3) 2x10 | (2) - 2x | (3) - 2x | HU210-3 |
| WB6 | (3) 2x12 | (2) - 2x | (3) - 2x | HU212-3 |
| LVL1 | 3 1/2" x 9 1/2" LVL | (1) - 2x | (3) - 2x | HGLTV 3.5/9.5 |
| LVL2 | 3 1/2" x 11 7/8" LVL | (1) - 2x | (3) - 2x | HGLTV 3.5/12 |
| LVL3 | 3 1/2" x 14" LVL | (2) - 2x | (4) - 2x | HGLTV 3.5/14 |
| LVL4 | 3 1/2" x 16" LVL | (2) - 2x | (4) - 2x | HGLTV 3.5/16 |
| LVL5 | 3 1/2" x 18" LVL | (2) - 2x | (4) - 2x | HGLTV 3.5/18 |
| LVL6 | 5 1/4" x 9 1/2" LVL | (2) - 2x | (4) - 2x | HGLTV 5.25/9.5 |
| LVL7 | 5 1/4" x 11 7/8" LVL | (2) - 2x | (4) - 2x | HGLTV 5.25/12 |
| LVL8 | 5 1/4" x 14" LVL | (2) - 2x | (4) - 2x | HGLTV 5.25/14 |
| LVL9 | 5 1/4" x 16" LVL | (2) - 2x | (4) - 2x | HGLTV 5.25/16 |
| LVL10 | 5 1/4" x 18" LVL | (2) - 2x | (4) - 2x | HGLTV 5.25/18 |
| LVL11 | 5 1/4" x 7 1/4" LVL | (2) - 2x | (4) - 2x | HU68 |

NOTES

1. REFER TO STRUCTURAL NOTES FOR HEADER SPECIES.
2. USE 1/2" PLYWOOD SPACER(S) BETWEEN 2x AND 3x MEMBERS.
3. * - (2) AT 2x4 WALLS AND (3) AT 2x6 WALLS.
4. ** - PROVIDE STUDS & BLOCKING BENEATH KING STUDS IN ORDER TO PROVIDE CONTINUOUS LOAD PATH TO FOUNDATION. NUMBER OF STUDS/BLOCKING TO EQUAL NUMBER OF KING STUDS.
5. *** - HANGERS OCCUR IF BEAM OR HEADER IS SUPPORTED BY ANOTHER BEAM IN LIEU OF STUD COLUMN SUPPORT.
6. PROVIDE SIMPSON HUS8 (BASIS OF DESIGN PRODUCT) FOR CONNX TO CMU.

## 1 BEAM/HEADER SCHEDULE — NTS

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WOOD SCHEDULES

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S1.12 Sheet

Scale As indicated

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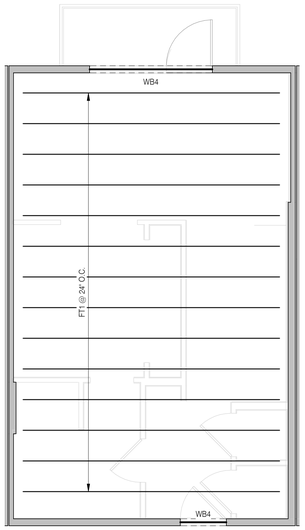
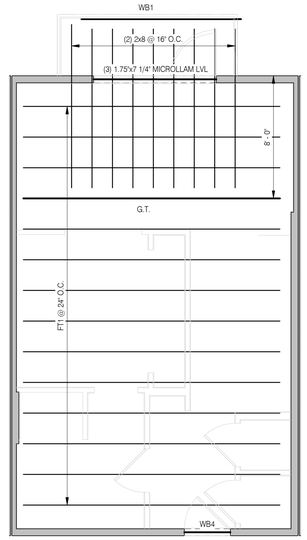
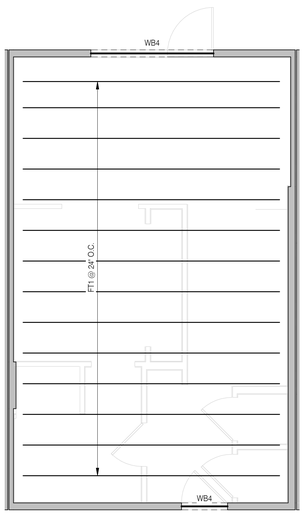


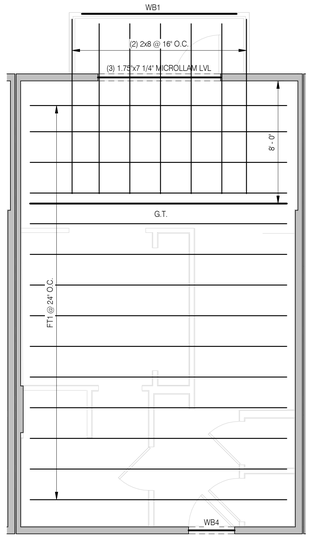

4 Unit A0-ALT-GF | 1/4" = 1'-0"




2 Unit A0-GF | 1/4" = 1'-0"




3 Unit A0-ALT | 1/4" = 1'-0"




1 Unit A0 | 1/4" = 1'-0"

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## UNIT FRAMING PLANS

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Scale 1/4" = 1'-0"

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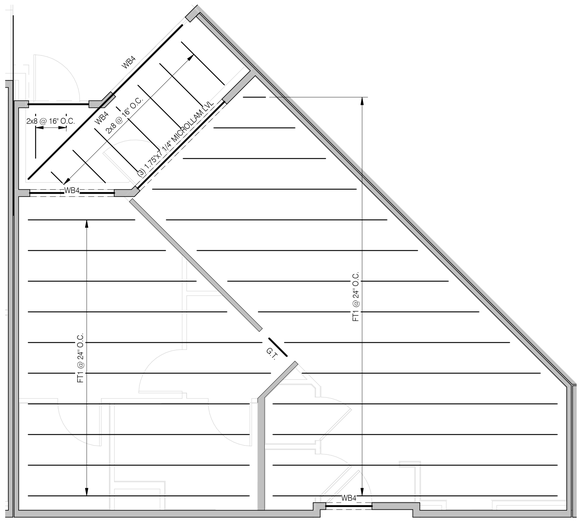
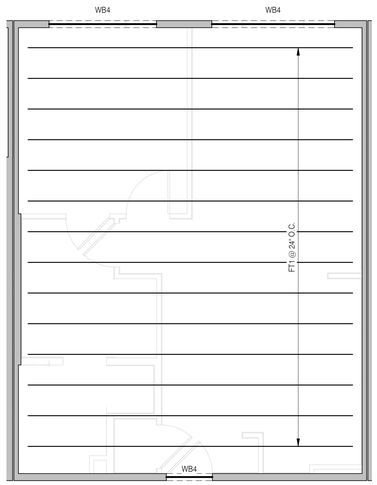
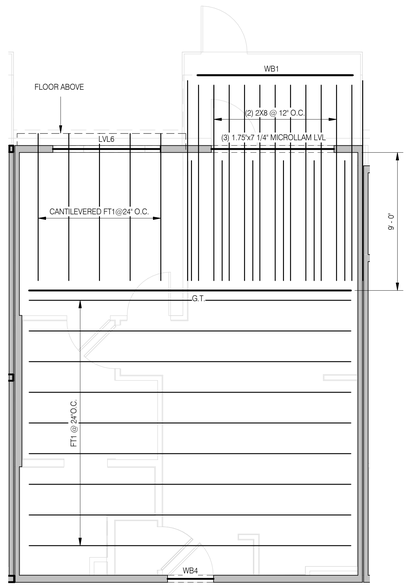



6 Unit A3-GF | 1/4" = 1'-0"

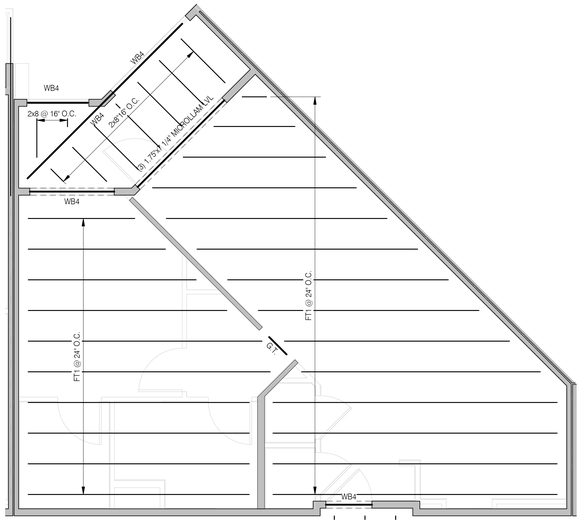



4 Unit A2 | 1/4" = 1'-0"

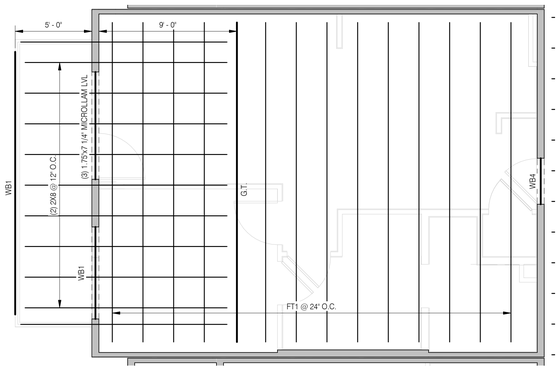



2 Unit A1-GF | 1/4" = 1'-0"

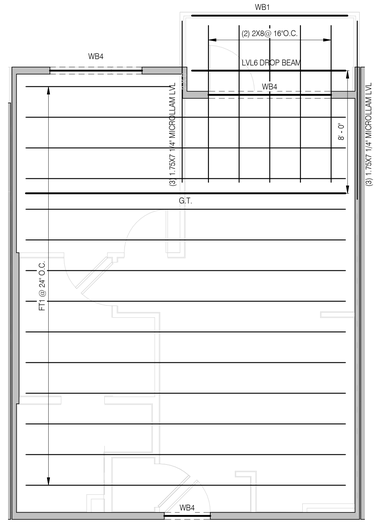
NOTE:
**DENOTES BEAM IS WITHIN FLOOR SYSTEM




5 Unit A3 | 1/4" = 1'-0"




3 Unit A1-ALT | 1/4" = 1'-0"




1 Unit A1 | 1/4" = 1'-0"

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UNIT FRAMING PLANS

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S1.21 Sheet

Scale 1/4" = 1'-0"

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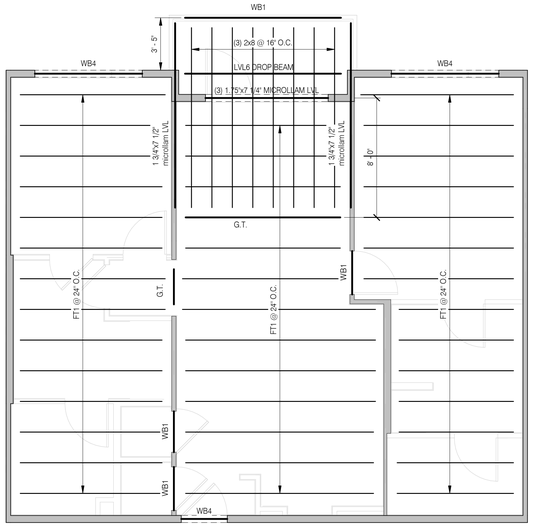
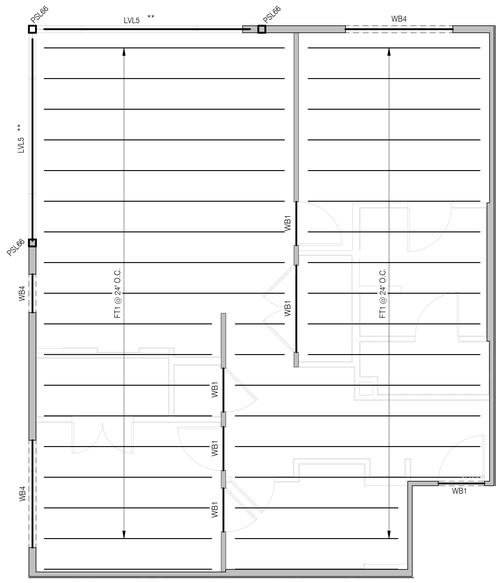
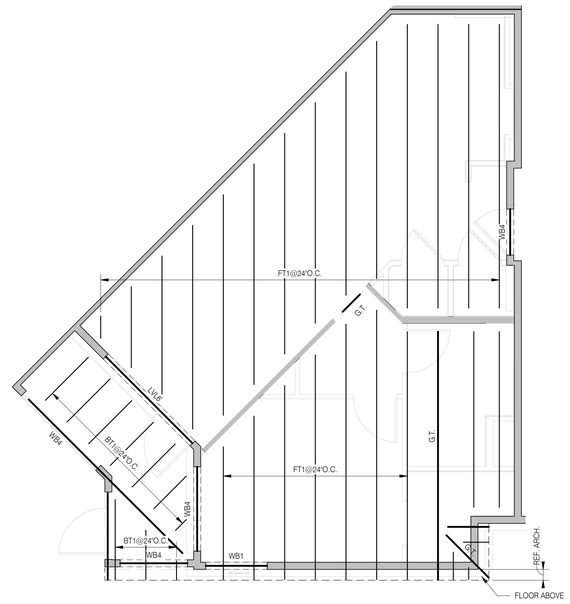



6 Unit B2 | 1/4" = 1'-0"

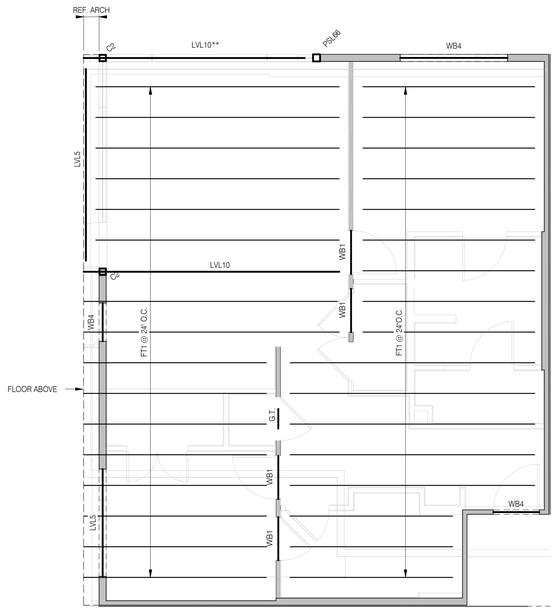



4 Unit B1 | 1/4" = 1'-0"

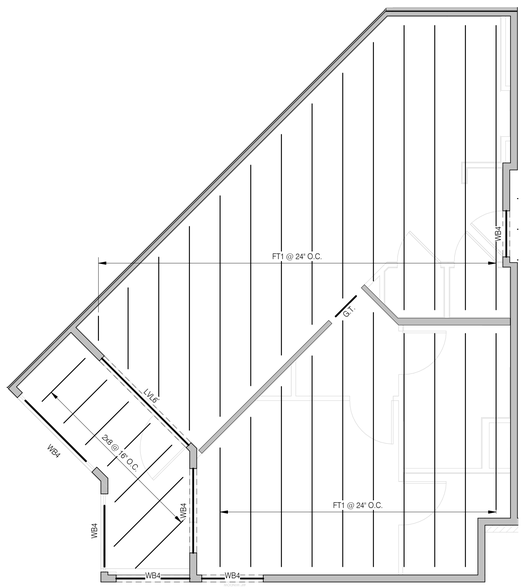



2 Unit A3-GF ALT-1 | 1/4" = 1'-0"

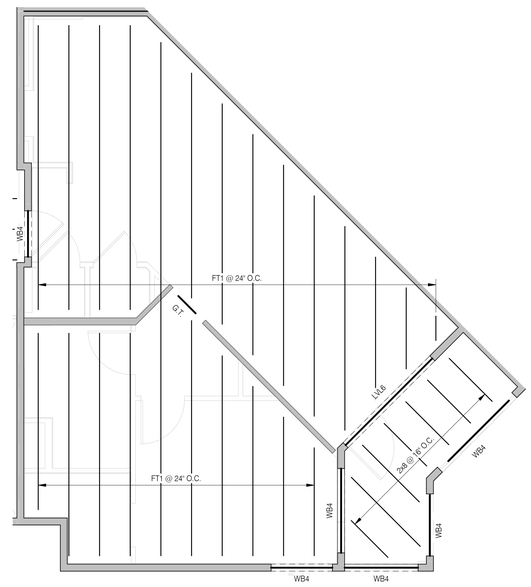
NOTE:
**DENOTES BEAM IS WITHIN FLOOR SYSTEM




5 Unit B1-GF | 1/4" = 1'-0"




3 Unit A3-ALT 2 | 1/4" = 1'-0"




1 Unit A3-ALT | 1/4" = 1'-0"

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## UNIT FRAMING PLANS

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Scale 1/4" = 1'-0"

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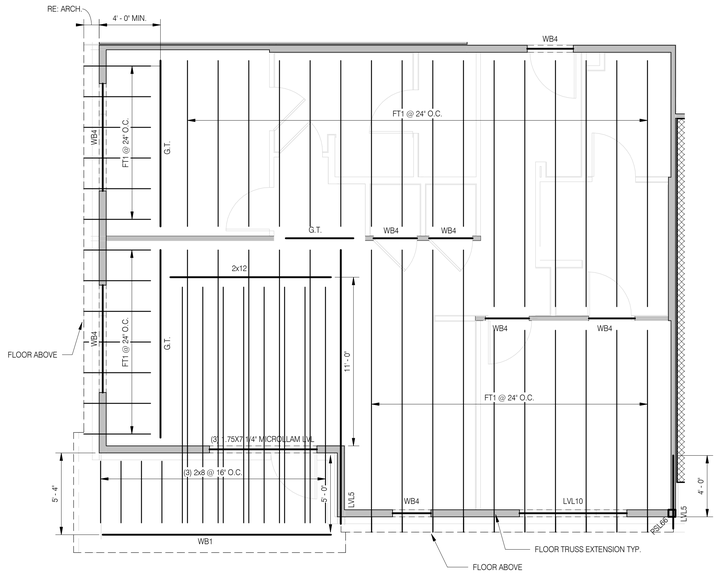
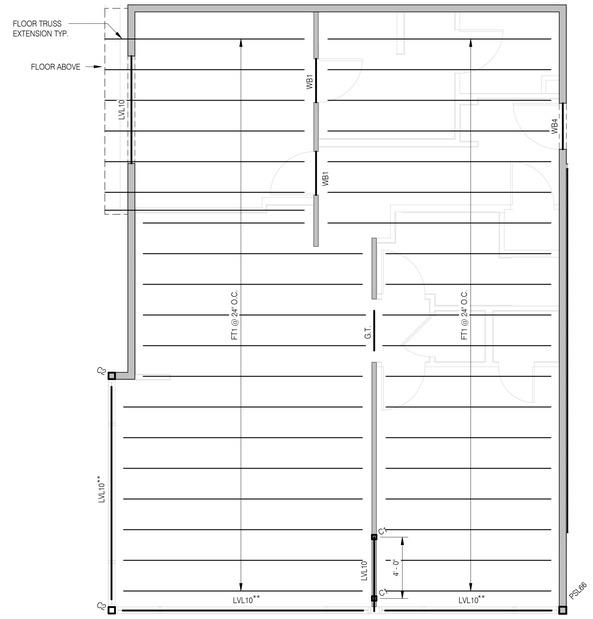
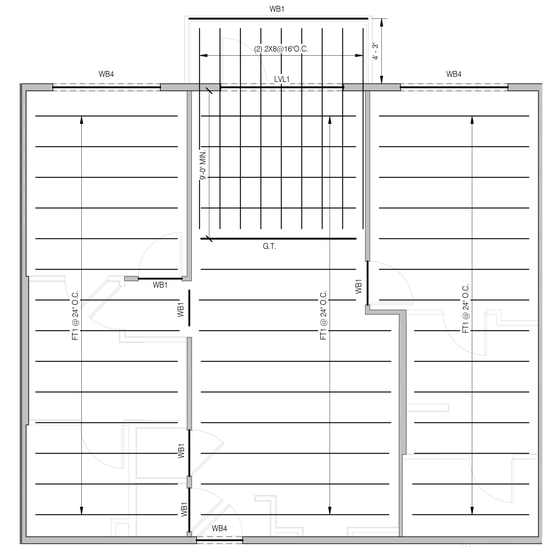



6 Unit B4-GF | 1/4" = 1'-0"

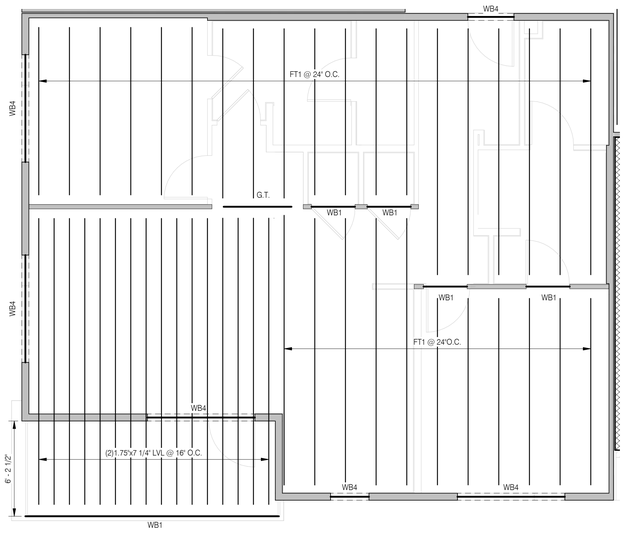



4 Unit B3-GF | 1/4" = 1'-0"

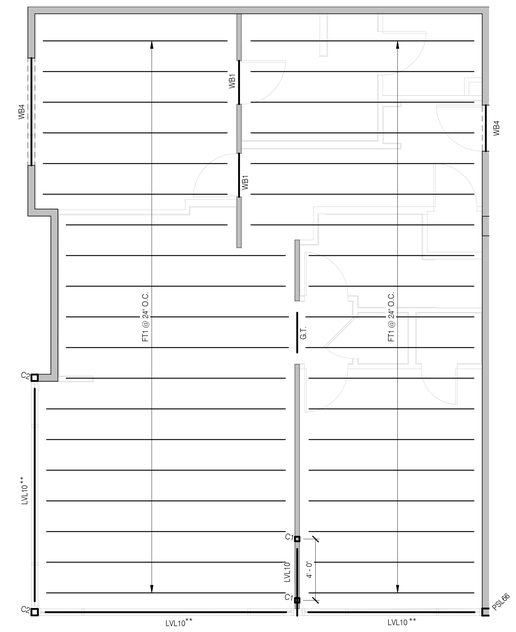



2 Unit B2-ALT | 1/4" = 1'-0"

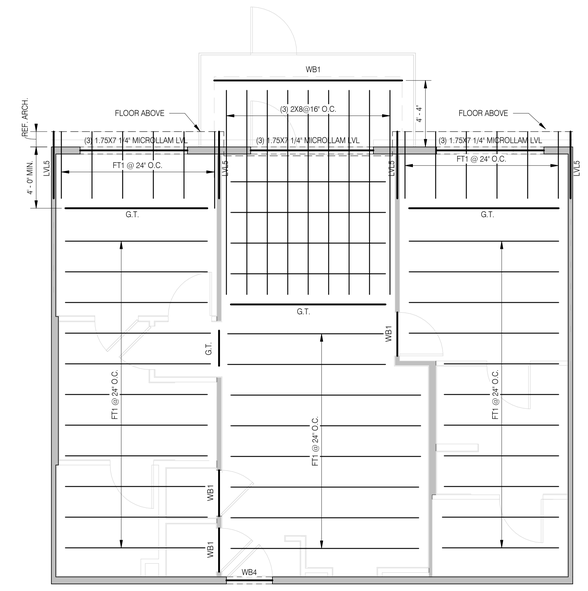
NOTE:
**DENOTES BEAM IS WITHIN FLOOR SYSTEM




5 Unit B4 | 1/4" = 1'-0"




3 Unit B3 | 1/4" = 1'-0"




1 Unit B2-GF | 1/4" = 1'-0"

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UNIT FRAMING PLANS

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S1.23 Sheet

Scale 1/4" = 1'-0"

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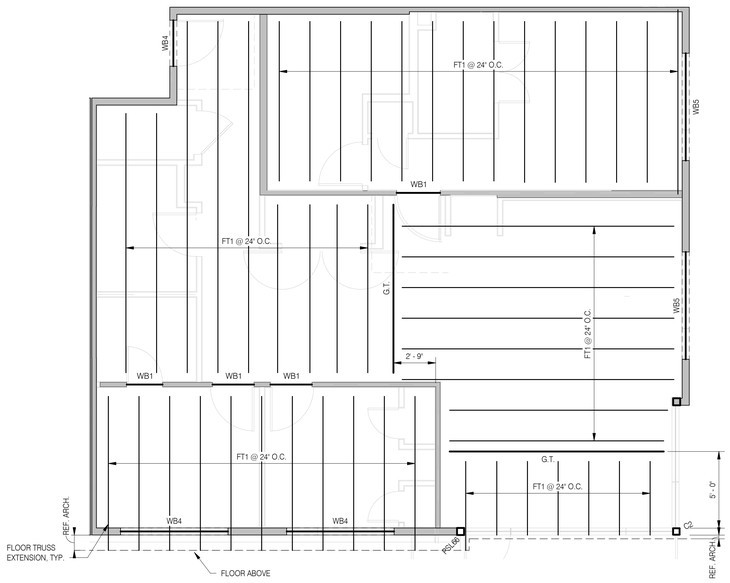
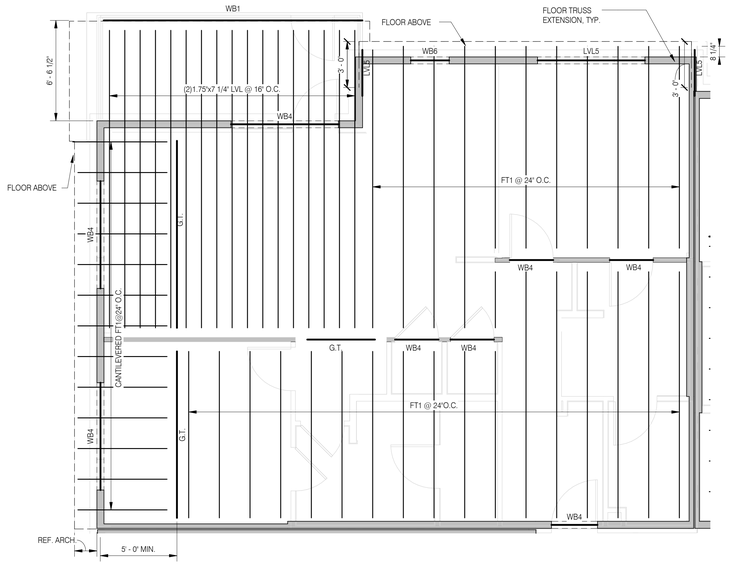
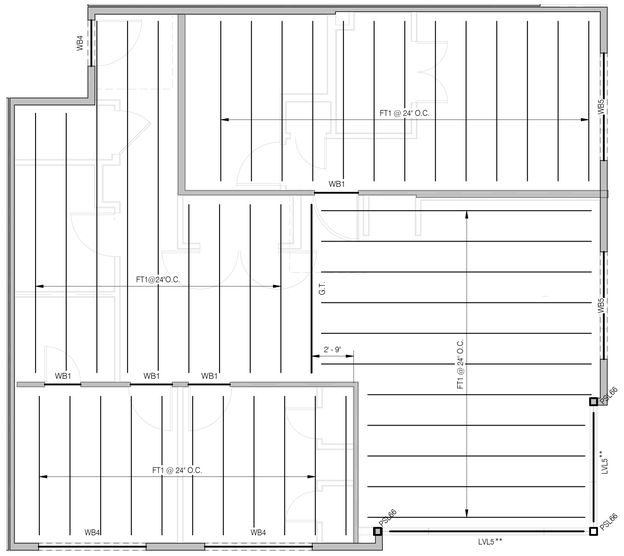



6 Unit C1-GF | 1/4" = 1'-0"

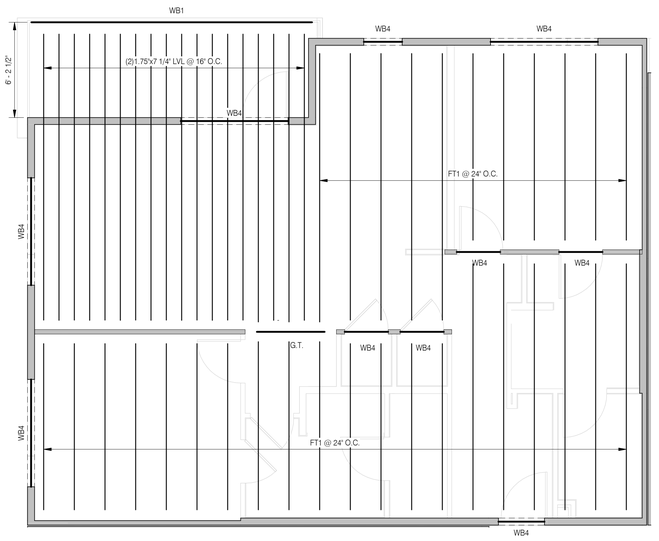



4 Unit B4-ALT-GF | 1/4" = 1'-0"

NOTE:
**DENOTES BEAM IS WITHIN FLOOR SYSTEM




5 Unit C1 | 1/4" = 1'-0"




3 Unit B4-ALT | 1/4" = 1'-0"

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UNIT FRAMING PLANS

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S1.24 Sheet

Scale 1/4" = 1'-0"

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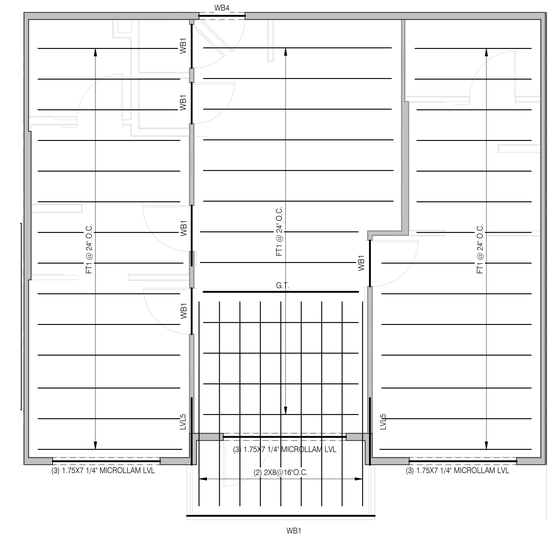
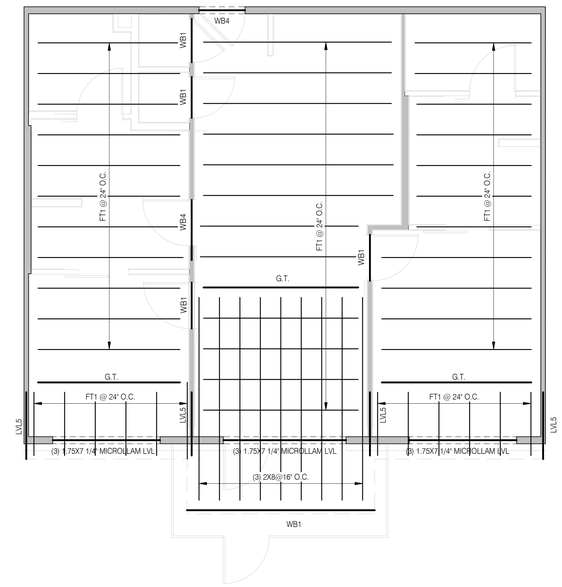



2 Unit B2-ADA | 1/4" = 1'-0"




1 Unit B2-ADA_GF | 1/4" = 1'-0"

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UNIT FRAMING PLANS

19.000.00 Project Number

S1.25 Sheet

Scale 1/4" = 1'-0"

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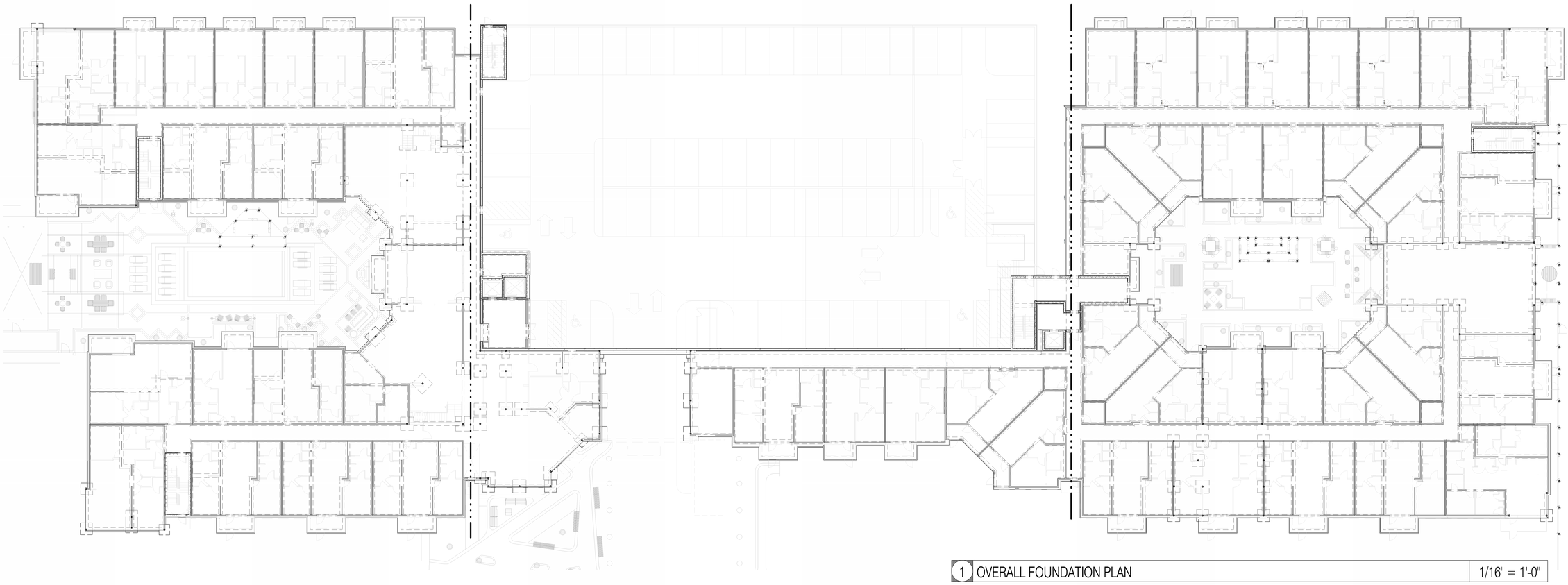

1 OVERALL FOUNDATION PLAN 1/16" = 1'-0"

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DRAWING DESCRIPTION

OVERALL FOUNDATION PLAN - LEVEL 1

19.000.00 Project Number

S2.10 Sheet

Scale 1/16" = 1'-0"

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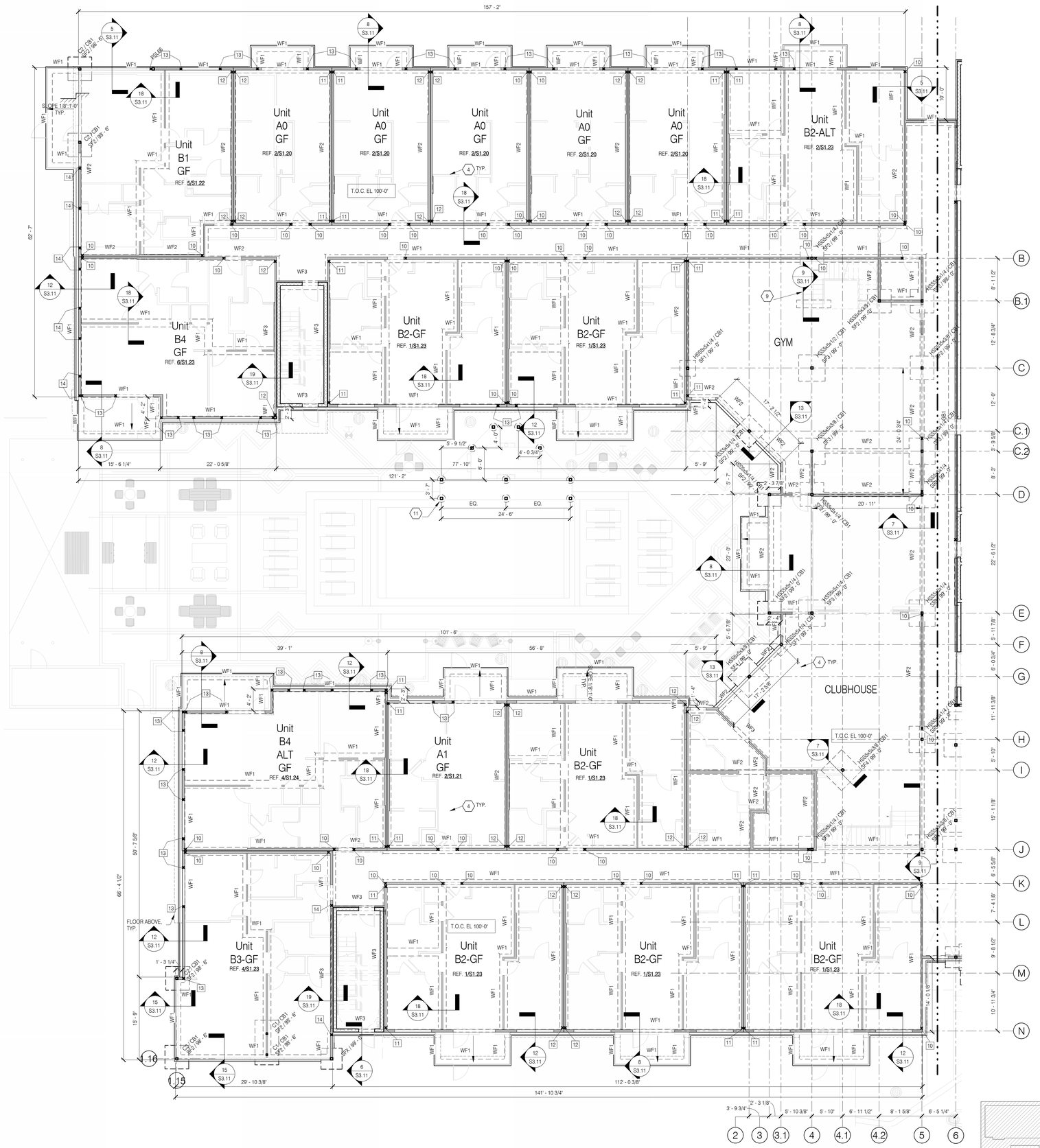


1 FOUNDATION PLAN - AREA A — 1/8" = 1'-0"

PLAN NOTES

1. FINISHED FLOOR ELEVATION = T.O. CONCRETE SLAB = EL 100'-0" U.N.O. REFER TO ARCHITECTURAL OR CIVIL DRAWINGS FOR DATUM ELEVATION.
2. COORDINATE FINISH FLOOR ELEVATION AND SLAB PROFILE WITH SLAB FORMING PLAN IF ANY AND ARCH DRAWINGS.
3. COORDINATE ALL WORK THIS SHEET WITH STRUCTURAL NOTES ON **S1** SHEET SERIES AND WITH THE PROJECT SPECIFICATIONS.
4. CONCRETE FLOOR SLAB OVER MOISTURE RETARDER PER GENERAL NOTES OVER IMPORTED AND IMPROVED SUBGRADE PER GEO TECHNICAL REPORT.

   SLAB THICKNESS: 5 INCHES

   CONCRETE SPECIFICATIONS: REFER TO **S1** SHEET SERIES AND SPECIFICATIONS

   SLAB REINFORCEMENT: #3 @ 12" O.C. EA. WAY MID-SLAB LAPPED AT SPLICES PER CHART ON **S3.10**
5. REFER TO SHEET **S5.10** FOR BASE PLATE DETAILS.
6. REFER TO **S3** SHEET SERIES FOR FOUNDATION DETAILS.
7. PROVIDE 3-#4 x 5'-0" CORER BARS TYP. @ RE-ENTRANT CORNERS.
8. GC TO VERIFY DIMENSION AND LOCATION OF SUMP PIT WITH WITH ELEVATOR MFR.
9. METAL STAIRS PROVIDED BY THE CONTRACTOR.
10. TOP OF INTERIOR AND EXTERIOR FOOTINGS = 98'-6" U.O.N.
11. 18" DIA. CONC SHAFT WITH 6X6 EMBEDDED POST, REF. SECTION

SYMBOL LEGEND

- LOAD-BEARING WALL BELOW (REF. **6/S1.12** FOR LOAD-BEARING WALL SCHEDULE)
- SHEARWALL BELOW (REF. **4/S1.12** FOR SHEARWALL SCHEDULE)
- HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. **2/S1.12** FOR HOLDDOWN/FLOOR TIE SCHEDULE)
- HOLDDOWN/FLOOR TIE — X — SWX — X — SHEATHING
- BEAM (REF. **1/S1.12** FOR BEAM SCHEDULE)
- X LBS DL/X LBS LL — POINT LOAD FROM ABOVE, SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN.
- xxplf DL/xxplf LL — LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN.

STRIP FOOTING SCHEDULE

| MARK | WIDTH | THICKNESS | REINFORCING | | NOTES |
|---|---|---|---|---|---|
| | | | LATERAL | LONGITUDINAL | |
| WF1 | 18" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |
| WF2 | 24" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |
| WF3 | 30" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |

SPREAD FOOTING SCHEDULE

| MARK | AxB | THICKNESS | REINFORCING | | NOTES |
|---|---|---|---|---|---|
| | | | TOP BARS | BOTT. BARS | |
| SF1 | 36"x36" | 16" | 4-#4 @ 12" O.C. | 4-#4 @ 12" O.C. | |
| SF2 | 54"x54" | 16" | 4-#5 @ 12" O.C. | 4-#5 @ 12" O.C. | |
| SF3 | 60"x60" | 16" | 5-#5 @ 12" O.C. | 5-#5 @ 12" O.C. | |
| SF4 | 66"x66" | 16" | 5-#6 @ 12" O.C. | 5-#6 @ 12" O.C. | |
| SF5 | 66"x66" | 16" | 6-#6 @ 12" O.C. | 6-#6 @ 12" O.C. | |

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

FOUNDATION PLAN - SECTOR 1

19.000.00 Project Number

S2.11 Sheet

Scale 1/8" = 1'-0"

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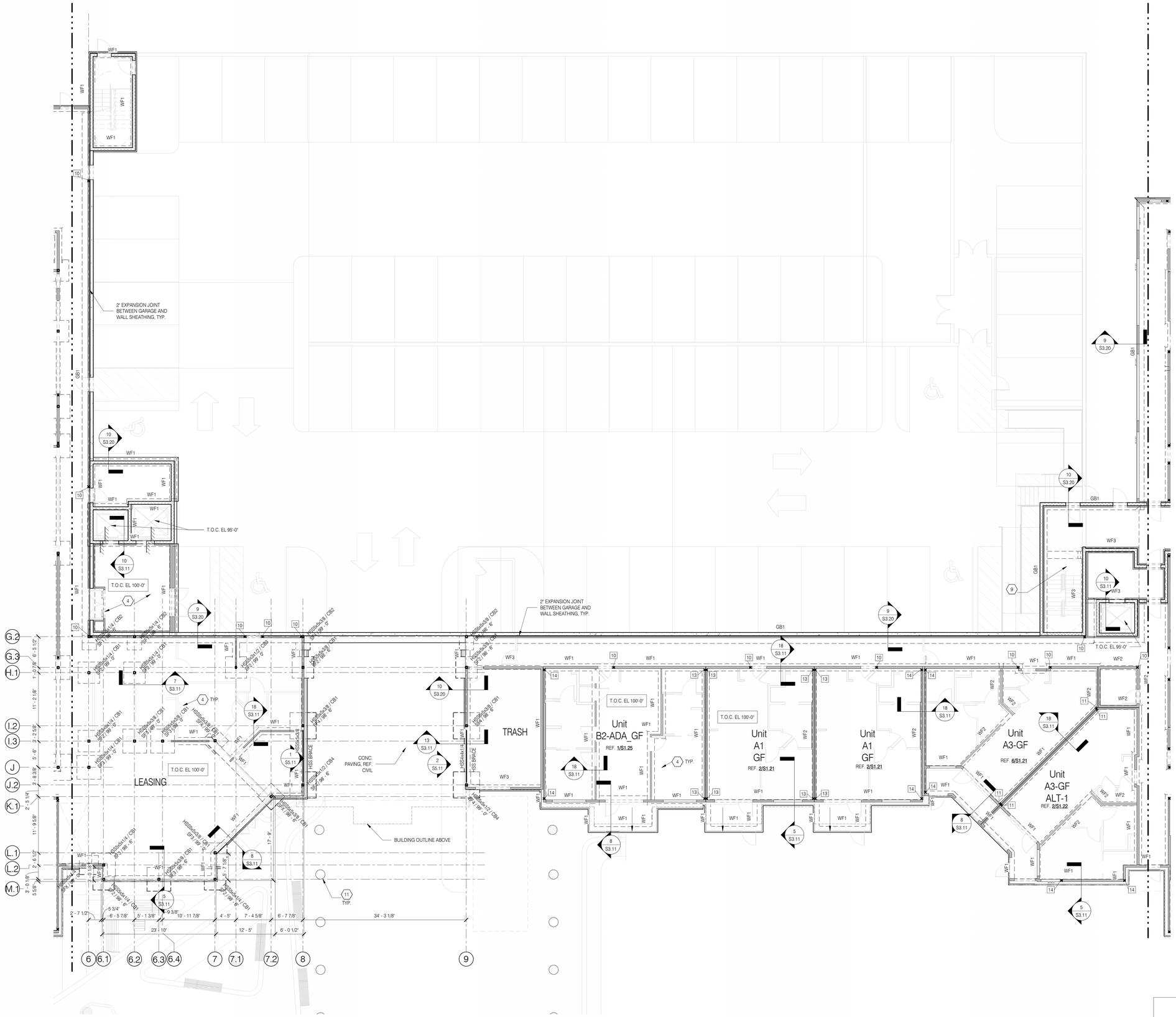



1 FOUNDATION PLAN - AREA B — 1/8" = 1'-0"

PLAN NOTES

1. FINISHED FLOOR ELEVATION = T.O. CONCRETE SLAB = EL 100'-0" U.N.O. REFER TO ARCHITECTURAL OR CIVIL DRAWINGS FOR DATUM ELEVATION.
2. COORDINATE FINISH FLOOR ELEVATION AND SLAB PROFILE WITH SLAB FORMING PLAN IF ANY AND ARCH DRAWINGS.
3. COORDINATE ALL WORK THIS SHEET WITH STRUCTURAL NOTES ON **S1** SHEET SERIES AND WITH THE PROJECT SPECIFICATIONS.
4. CONCRETE FLOOR SLAB OVER MOISTURE RETARDER PER GENERAL NOTES OVER IMPORTED AND IMPROVED SUBGRADE PER GEO TECHNICAL REPORT.

   SLAB THICKNESS: 5 INCHES

   CONCRETE SPECIFICATIONS: REFER TO **S1** SHEET SERIES AND SPECIFICATIONS

   SLAB REINFORCEMENT: #3 @ 12" O.C. EA. WAY MID-SLAB LAPPED AT SPLICES PER CHART ON **S3.10**
5. REFER TO SHEET **S5.10** FOR BASE PLATE DETAILS.
6. REFER TO **S3** SHEET SERIES FOR FOUNDATION DETAILS.
7. PROVIDE 3-#4 x 5'-0" CORER BARS TYP. @ RE-ENTRANT CORNERS.
8. GC TO VERIFY DIMENSION AND LOCATION OF SUMP PIT WITH WITH ELEVATOR MFR.
9. METAL STAIRS PROVIDED BY THE CONTRACTOR.
10. TOP OF INTERIOR AND EXTERIOR FOOTINGS = 98'-6" U.O.N.
11. BOLLARD, REF. SECTION AND LANDSCAPE ARCH. DWGS.

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. **6/S1.12** FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. **4/S1.12** FOR SHEARWALL SCHEDULE) |
| × | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. **2/S1.12** FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE; X; SWX; X; SHEATHING | |
| | BEAM (REF. **1/S1.12** FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE, SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| XXX P.L.F. DL/XXX P.L.L. | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |

STRIP FOOTING SCHEDULE

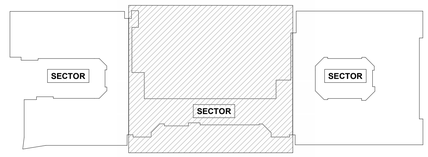
| MARK | WIDTH | THICKNESS | REINFORCING | | NOTES |
|---|---|---|---|---|---|
| | | | LATERAL | LONGITUDINAL | |
| WF1 | 18" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |
| WF2 | 24" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |
| WF3 | 30" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |

SPREAD FOOTING SCHEDULE

| MARK | AxB | THICKNESS | REINFORCING | | NOTES |
|---|---|---|---|---|---|
| | | | TOP BARS | BOTT. BARS | |
| SF1 | 36'x36" | 16" | 4-#4 @ 12" O.C. | 4-#4 @ 12" O.C. | |
| SF2 | 54'x54" | 16" | 4-#5 @ 12" O.C. | 4-#5 @ 12" O.C. | |
| SF3 | 60"x60" | 16" | 5-#5 @ 12" O.C. | 5-#5 @ 12" O.C. | |
| SF4 | 66'x66" | 16" | 5-#6 @ 12" O.C. | 5-#6 @ 12" O.C. | |
| SF5 | 66'x66" | 16" | 6-#6 @ 12" O.C. | 6-#6 @ 12" O.C. | |

GRADE BEAM SCHEDULE

| MARK | WIDTH | DEPTH | REINFORING | | NOTES |
|---|---|---|---|---|---|
| | | | TOP BARS | BOTT. BARS | |
| GB1 | 18" | 24" | (3) #7 | (3) #7 | |

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PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

FOUNDATION PLAN - SECTOR 2

19.000.00 Project Number

S2.12 Sheet

Scale 1/8" = 1'-0"

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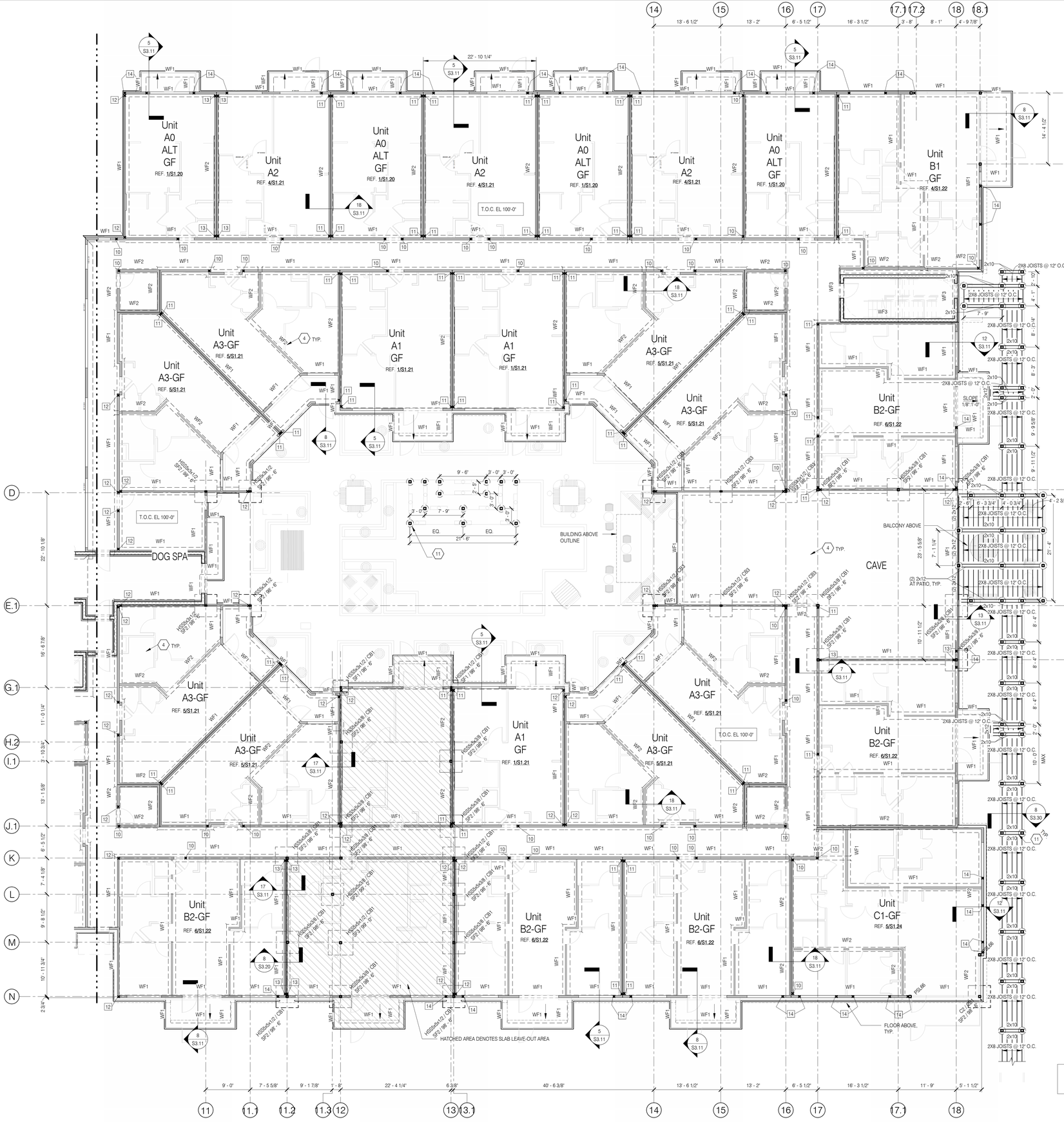
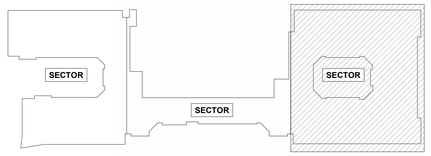



1 FOUNDATION PLAN - AREA C — 1/8" = 1'-0"




PLAN NOTES

1. FINISHED FLOOR ELEVATION = T.O. CONCRETE SLAB = EL 100'-0" U.N.O. REFER TO ARCHITECTURAL OR CIVIL DRAWINGS FOR DATUM ELEVATION.
2. COORDINATE FINISH FLOOR ELEVATION AND SLAB PROFILE WITH SLAB FORMING PLAN IF ANY AND ARCH DRAWINGS.
3. COORDINATE ALL WORK THIS SHEET WITH STRUCTURAL NOTES ON S1 SHEET SERIES AND WITH THE PROJECT SPECIFICATIONS.
4. CONCRETE FLOOR SLAB OVER MOISTURE RETARDER PER GENERAL NOTES OVER IMPORTED AND IMPROVED SUBGRADE PER GEO TECHNICAL REPORT.
   - SLAB THICKNESS: 5 INCHES
   - CONCRETE SPECIFICATIONS: REFER TO S1 SHEET SERIES AND SPECIFICATIONS
   - SLAB REINFORCEMENT: #3 @ 12" O.C. EA. WAY MID-SLAB LAPPED AT SPLICES PER CHART ON S3.10
5. REFER TO SHEET S5.10 FOR BASE PLATE DETAILS.
6. REFER TO S3 SHEET SERIES FOR FOUNDATION DETAILS.
7. PROVIDE 3-#4 x 5'-0" CORER BARS TYP. @ RE-ENTRANT CORNERS.
8. GC TO VERIFY DIMENSION AND LOCATION OF SUMP PIT WITH WITH ELEVATOR MFR.
9. METAL STAIRS PROVIDED BY THE CONTRACTOR.
10. TOP OF INTERIOR AND EXTERIOR FOOTINGS = 98'-6" U.O.N.
11. 18" DIA. CONC SHAFT WITH 6X6 EMBEDDED POST, REF. SECTION. SPACE POSTS AND SHAFTS 10'-0" O.C., MAX.
12. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED SYP

SYMBOL LEGEND

- LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE)
- SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE)
- HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE)
- HOLDDOWN/FLOOR TIE (X, SWX, X; SHEATHING)
- BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE)
- X LBS DL/X LBS LL — POINT LOAD FROM ABOVE, SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN.
- X#/LF DL/X#/LF LL — LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN.

STRIP FOOTING SCHEDULE

| MARK | WIDTH | THICKNESS | REINFORCING | | NOTES |
|---|---|---|---|---|---|
| | | | LATERAL | LONGITUDINAL | |
| WF1 | 18" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |
| WF2 | 24" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |
| WF3 | 30" | 12" | #5 @ 12" O.C. | #4 @ 12" O.C. | |

SPREAD FOOTING SCHEDULE

| MARK. | AxB | THICKNESS | REINFORCING | | NOTES |
|---|---|---|---|---|---|
| | | | TOP BARS | BOTT. BARS | |
| SF1 | 36"x36" | 16" | 4-#4 @ 12" O.C. | 4-#4 @ 12" O.C. | |
| SF2 | 54"x54" | 16" | 4-#5 @ 12" O.C. | 5-#5 @ 12" O.C. | |
| SF3 | 60"x60" | 16" | 5-#5 @ 12" O.C. | 5-#5 @ 12" O.C. | |
| SF4 | 66"x66" | 16" | 5-#6 @ 12" O.C. | 6-#6 @ 12" O.C. | |
| SF5 | 66"x66" | 16" | 6-#6 @ 12" O.C. | 6-#6 @ 12" O.C. | |

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
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DRAWING DESCRIPTION

FOUNDATION PLAN - SECTOR 3

19.000.00 Project Number

S2.13 Sheet

Scale 1/8" = 1'-0"

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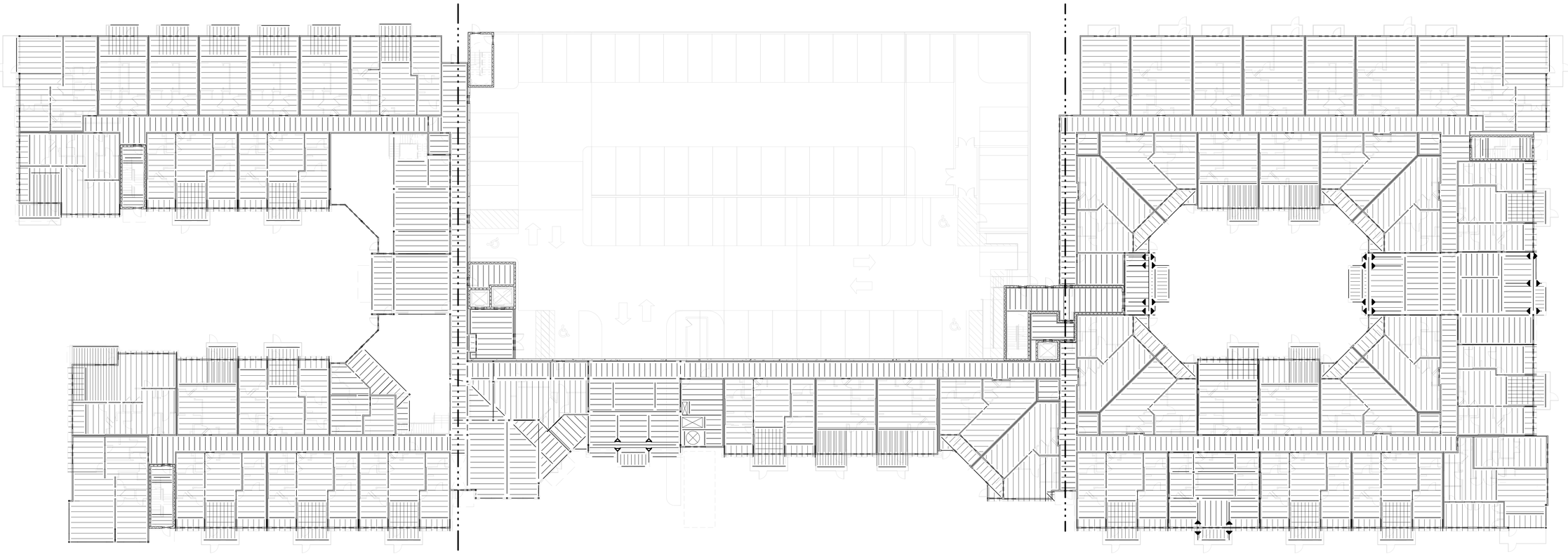

1 OVERALL FRAMING PLAN - LEVEL 2 — 1/16" = 1'-0"

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PROJECT DESCRIPTION

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BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

OVERALL FRAMING PLAN - LEVEL 2

19.000.00 Project Number

S2.20 Sheet

Scale 1/16" = 1'-0"

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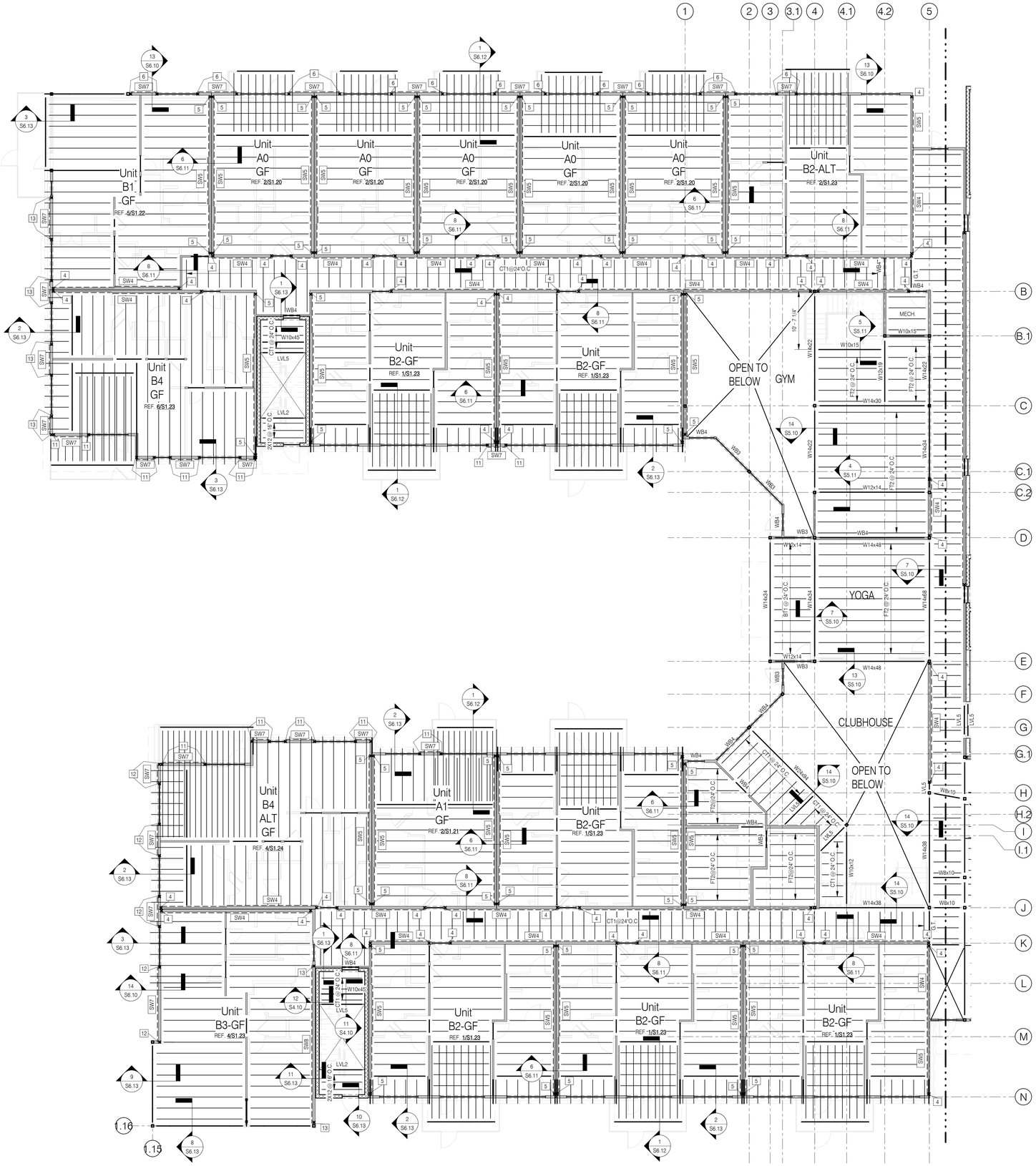


1 SECOND FLOOR FRAMING PLAN - SECTOR 1 — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

- LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE)
- SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE)
- HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE)
- HOLDDOWN/FLOOR TIE (X, SWX, X, SHEATHING)
- BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE)
- X LBS DL/X LBS LL — POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN.
- X#/LF DL/X#/LF LL — LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN.
- BEAM TO BEAM MOMENT CONNECTION. RE. TYP. DETAIL

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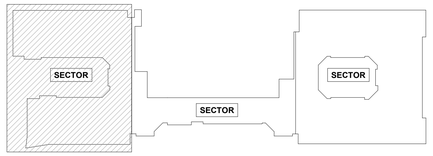
BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

SECOND FLOOR FRAMING PLAN - SECTOR 1




19.000.00 Project Number

S2.21 Sheet

Scale 1/8" = 1'-0"

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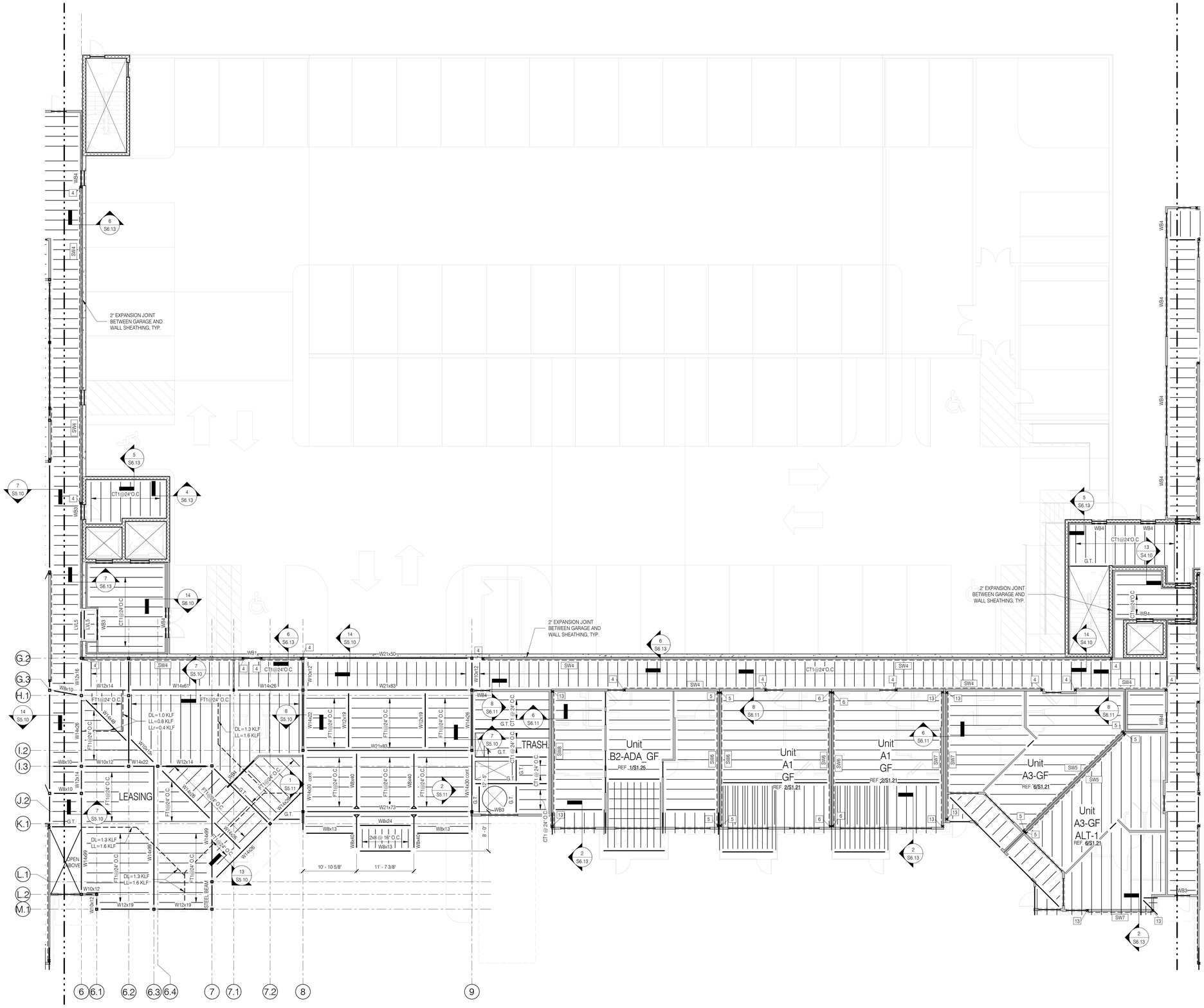


1 SECOND FLOOR FRAMING PLAN - SECTOR 2 — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| X | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE, X, SWX, X, SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| X#/LF DL/X#/LF LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| | BEAM TO BEAM MOMENT CONNECTION. RE. TYP. DETAIL |

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PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

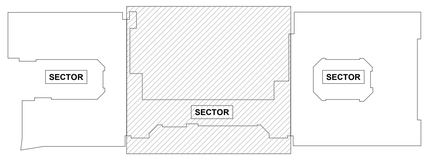
BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

SECOND FLOOR FRAMING PLAN - SECTOR 2




19.000.00 Project Number

S2.22 Sheet

Scale 1/8" = 1'-0"

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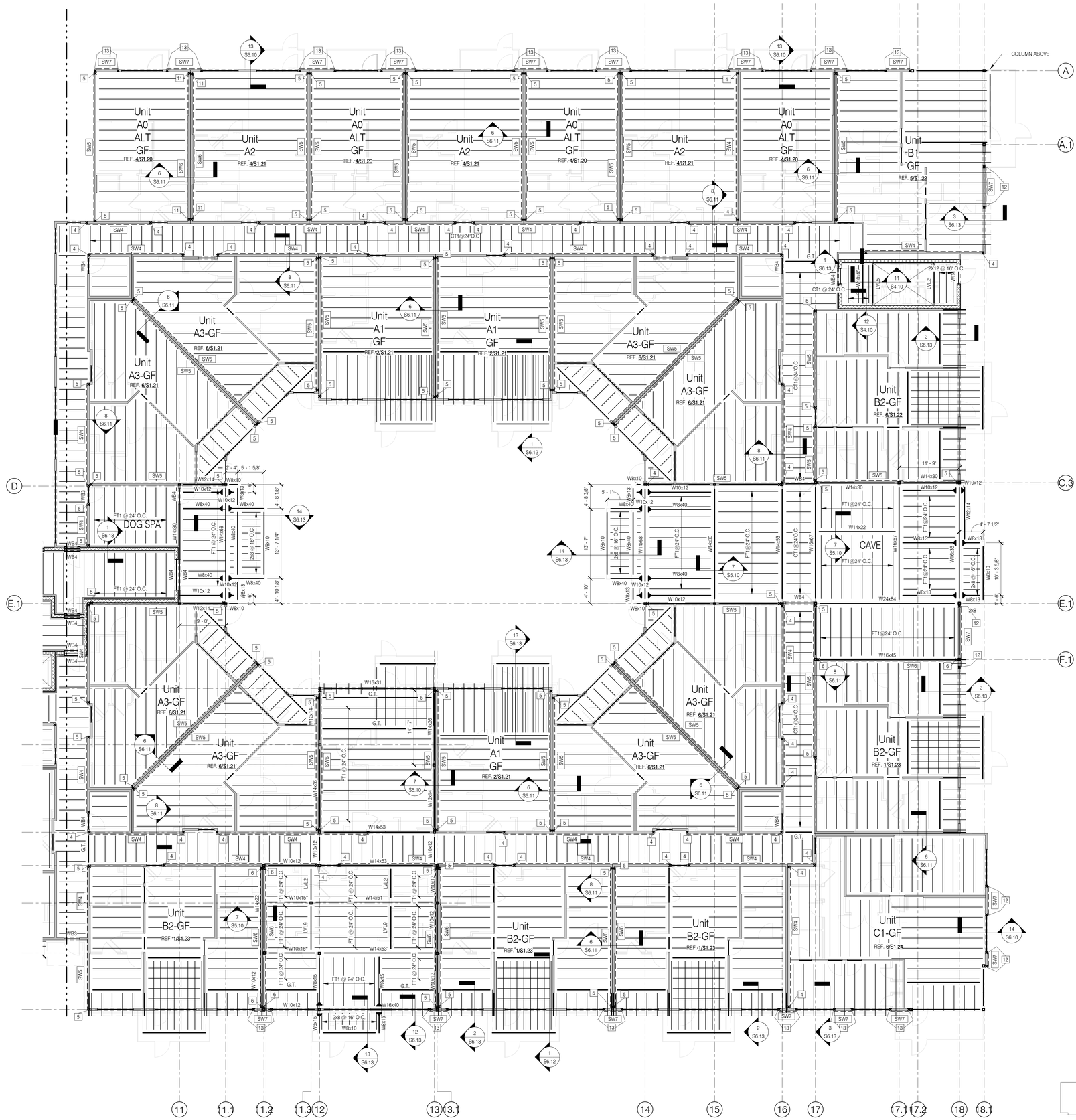


1 SECOND FLOOR FRAMING PLAN - SECTOR 3 — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| × | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE, X, SWX, X, SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| X#/LF DL/X#/LF LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| | BEAM TO BEAM MOMENT CONNECTION. RE. TYP. DETAIL |

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

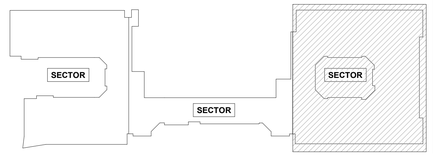
BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

SECOND FLOOR FRAMING PLAN - SECTOR 3

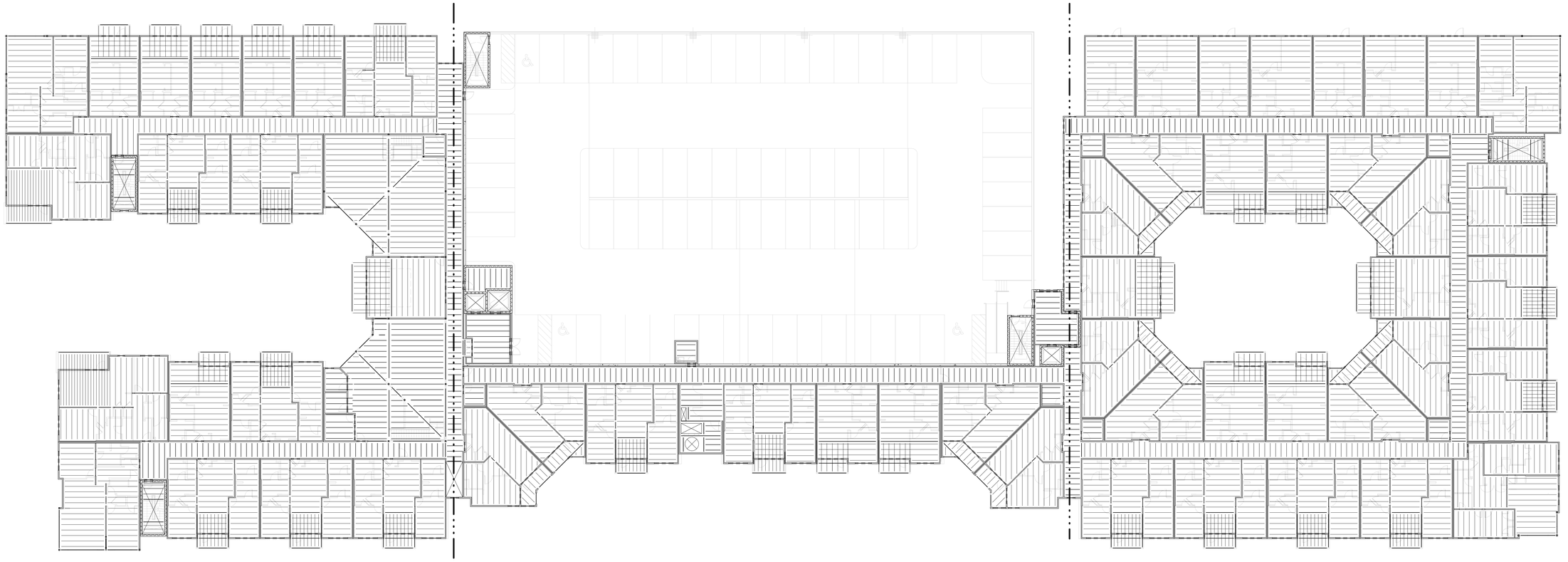



19.000.00 Project Number

S2.23 Sheet

Scale 1/8" = 1'-0"

1/4/2024 1:04:14 PM



1 OVERALL FRAMING PLAN - LEVEL 3 — 1/16" = 1'-0"

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PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

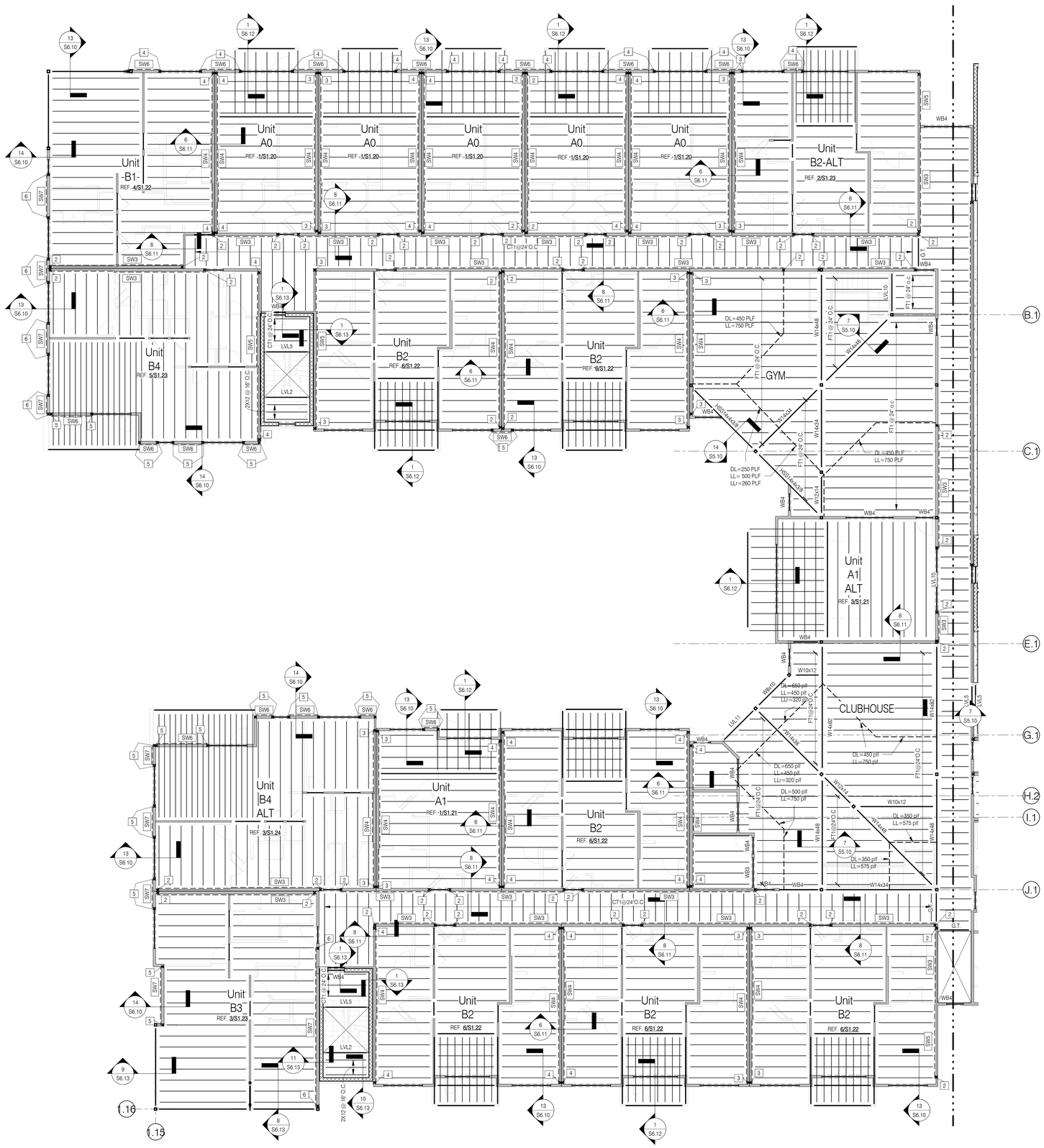
OVERALL FRAMING PLAN - LEVEL 3

19.000.00 Project Number

S2.30 Sheet

Scale 1/16" = 1'-0"

1/4/2024 1:04:19 PM




1 THIRD FLOOR FRAMING PLAN - AREA A — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

- LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE)
- SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE)
- HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE)
- HOLDDOWN/FLOOR TIE — X — SWX — X — SHEATHING
- BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE)
- X LBS DL/X LBS LL — POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN.
- X#/LF DL/X#/LF LL — LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN.

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PROJECT DESCRIPTION

# RESIDENCES @ HIGHLAND

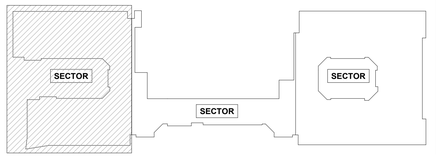
BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

## THIRD FLOOR FRAMING PLAN - SECTOR 1

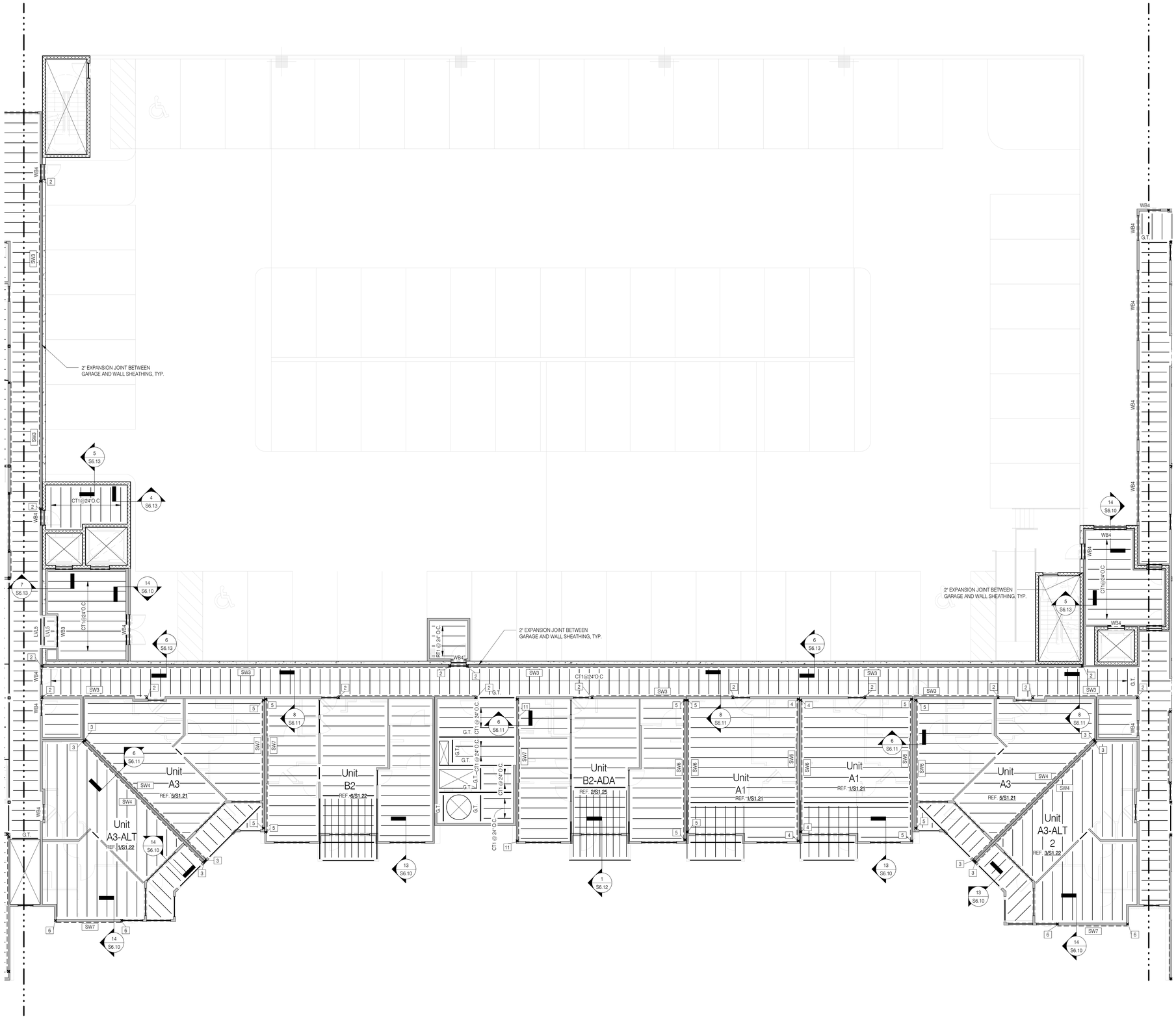



19.000.00 Project Number

S2.31 Sheet

Scale 1/8" = 1'-0"

1/4/2024 1:04:31 PM



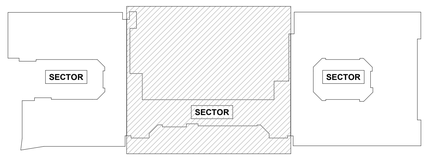

1 THIRD FLOOR FRAMING PLAN - AREA B — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| X | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE, X, SWX, X, SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| X#/LF DL/X#/LF LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

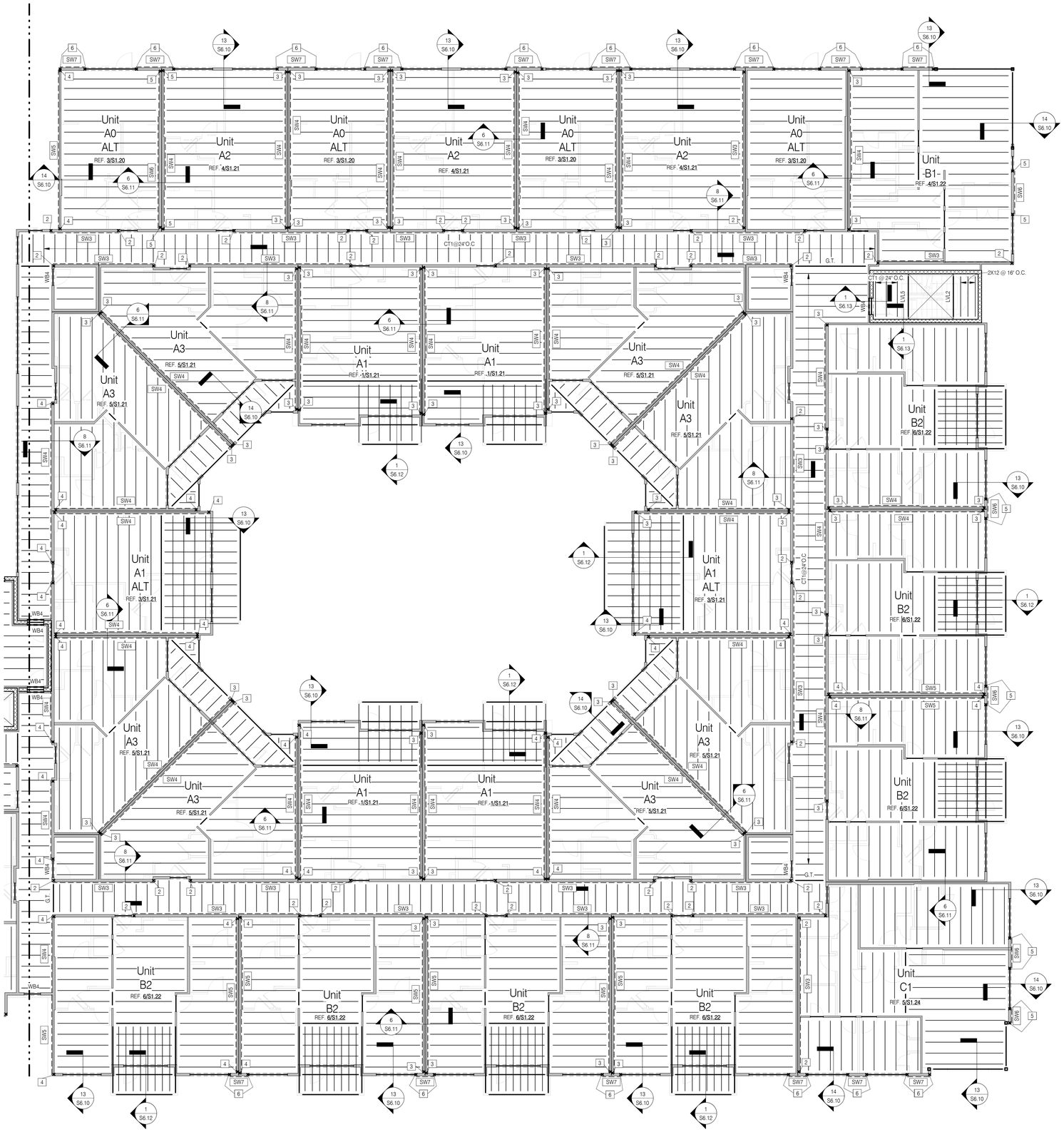
THIRD FLOOR FRAMING PLAN - SECTOR 2

19.000.00 Project Number

S2.32 Sheet

Scale 1/8" = 1'-0"

1/4/2024 1:04:43 PM




1 THIRD FLOOR FRAMING PLAN - AREA C — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

- LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE)
- SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE)
- HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE)
- HOLDDOWN/FLOOR TIE — SWX — SHEATHING
- BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE)
- X LBS DL/X LBS LL — POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN.
- X#/LF DL/X#/LF LL — LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN.

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PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
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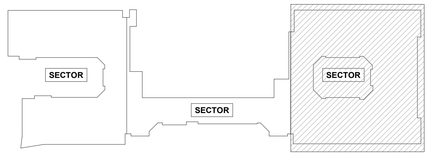
DRAWING DESCRIPTION

THIRD FLOOR FRAMING PLAN - SECTOR 3




19.000.00 Project Number

S2.33 Sheet

Scale 1/8" = 1'-0"

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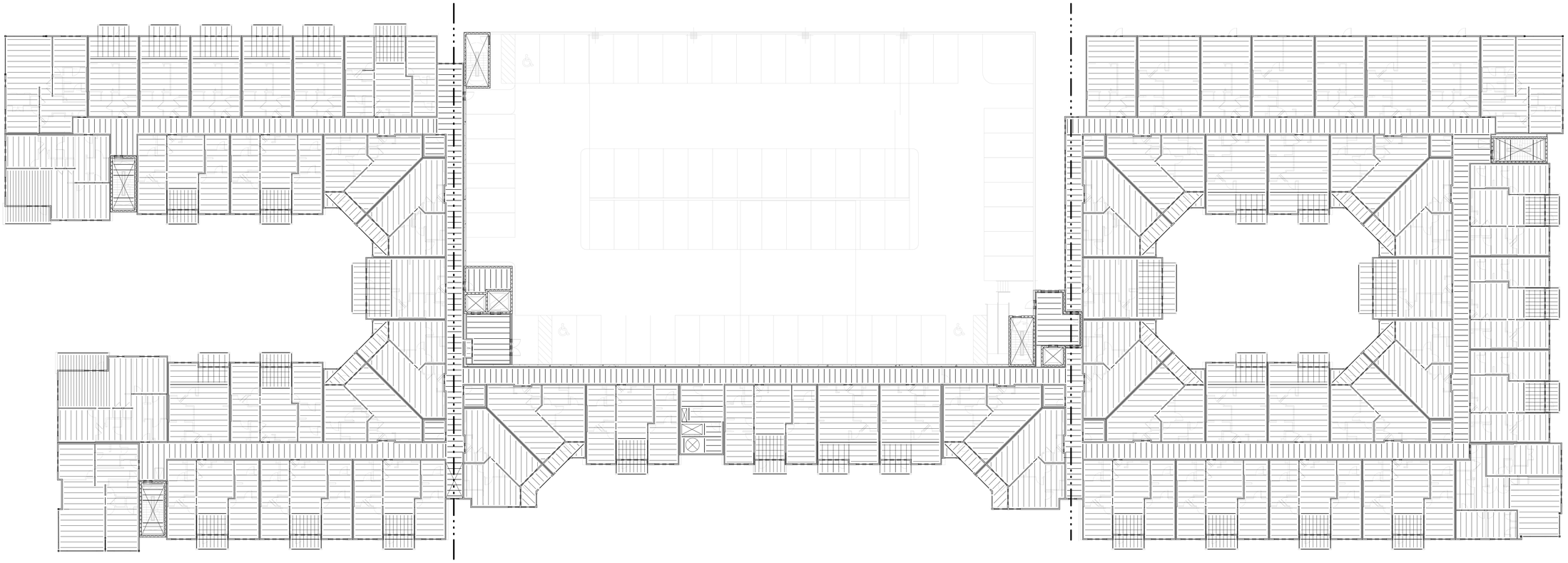

1 OVERALL FRAMING PLAN - LEVEL 4 — 1/16" = 1'-0"

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PROJECT DESCRIPTION

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| No. | Description | Date |
|---|---|---|
| | | |

DRAWING DESCRIPTION

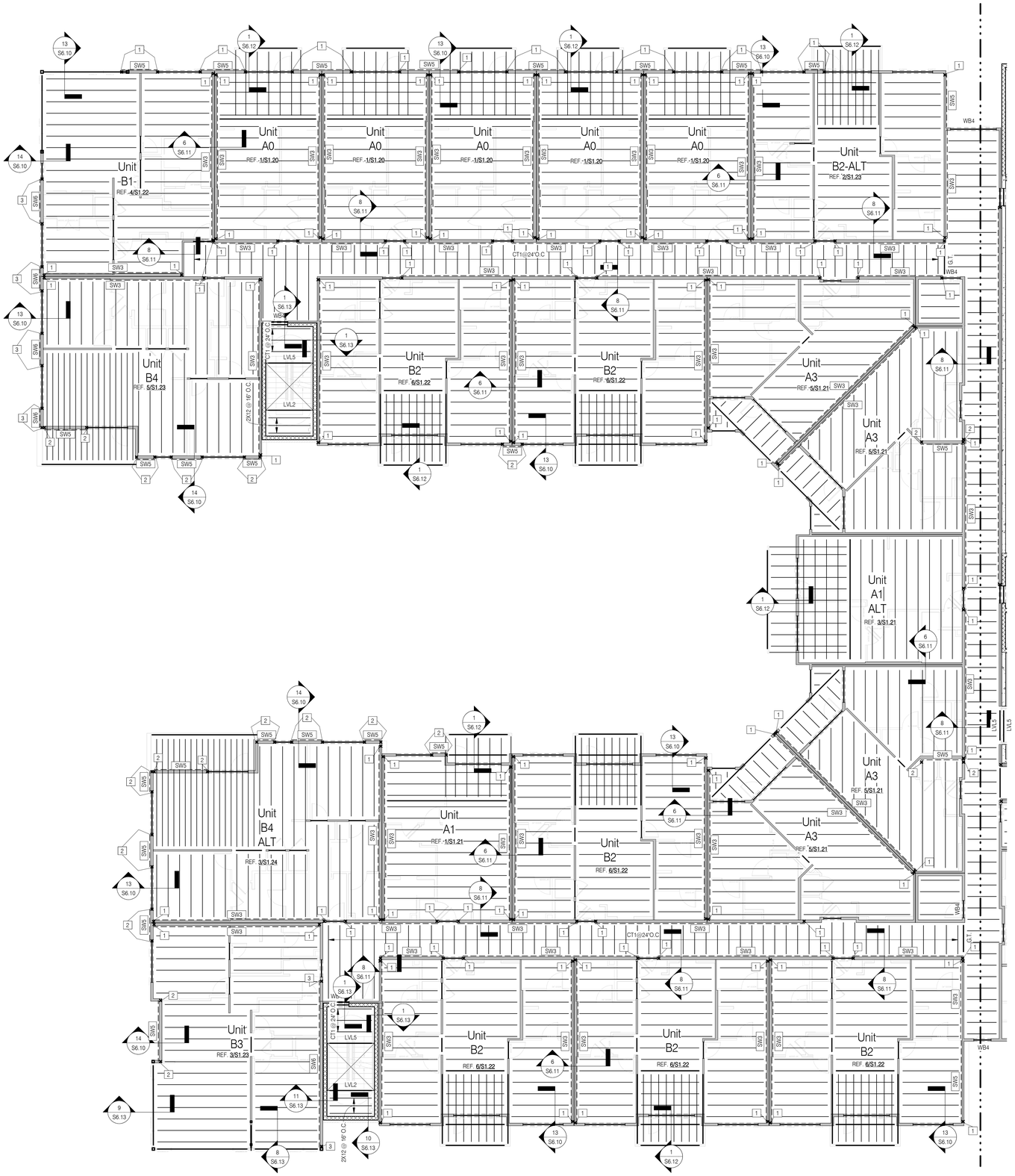
OVERALL FRAMING PLAN - LEVEL 4

19.000.00 Project Number

S2.40 Sheet

Scale 1/16" = 1'-0"

1/4/2024 1:05:00 PM




1 FOURTH FLOOR FRAMING PLAN - AREA A — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

- LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE)
- SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE)
- HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE)
- HOLDDOWN/FLOOR TIE — X — SWX — X — SHEATHING
- BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE)
- X LBS DL/X LBS LL — POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN.
- XXPLF DL/XXPLF LL — LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN.

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PROJECT DESCRIPTION

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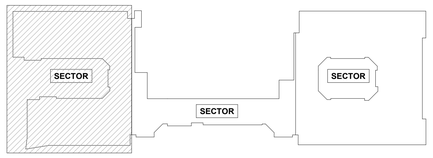
BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

FOURTH FLOOR FRAMING PLAN - SECTOR 1




19.000.00 Project Number

S2.41 Sheet

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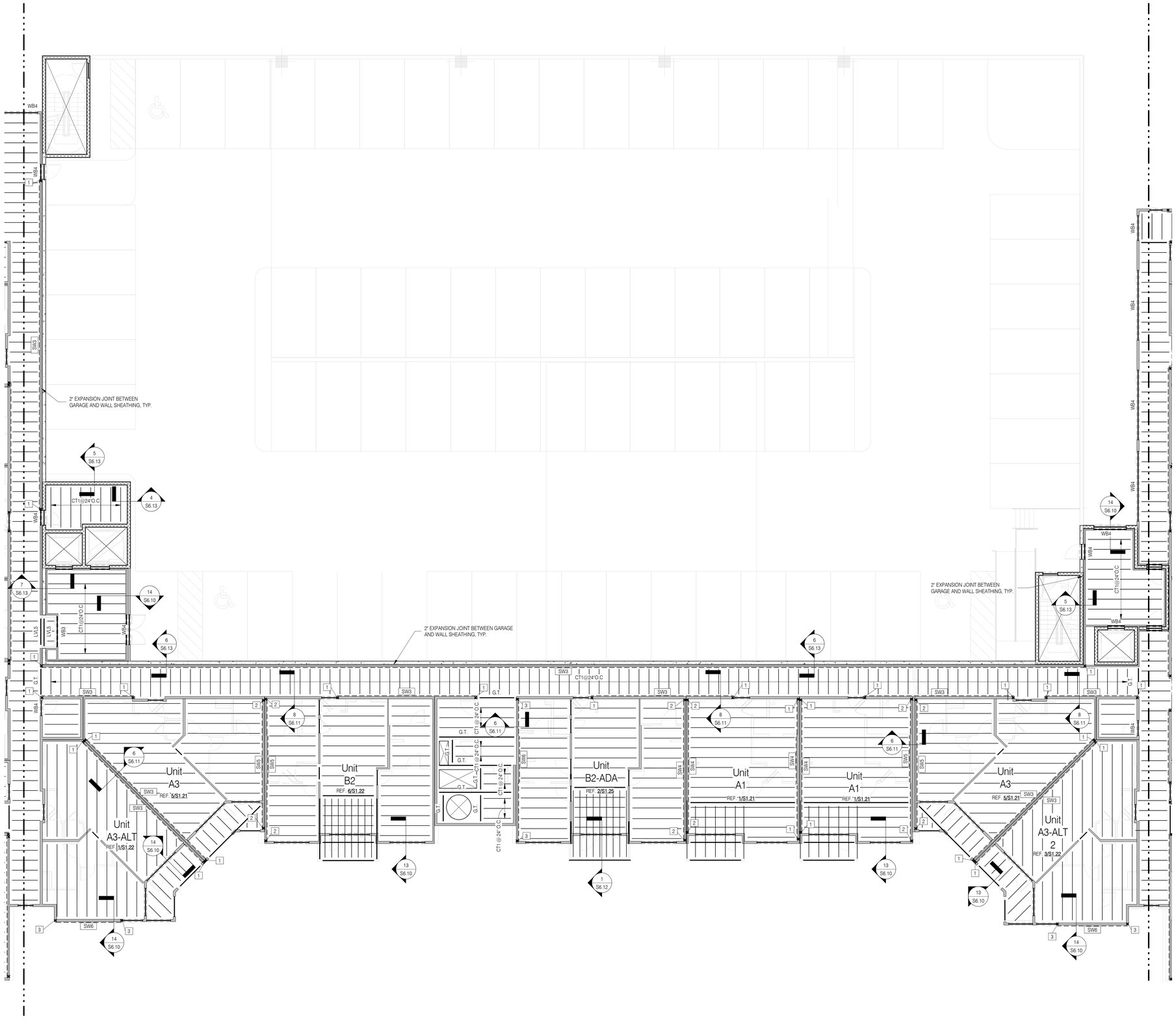


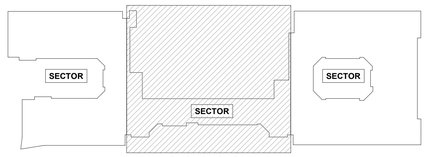

1 FOURTH FLOOR FRAMING PLAN - AREA B — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| X | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE, X, SWX, X, SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| XPLF DL/XPLF LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |

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PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

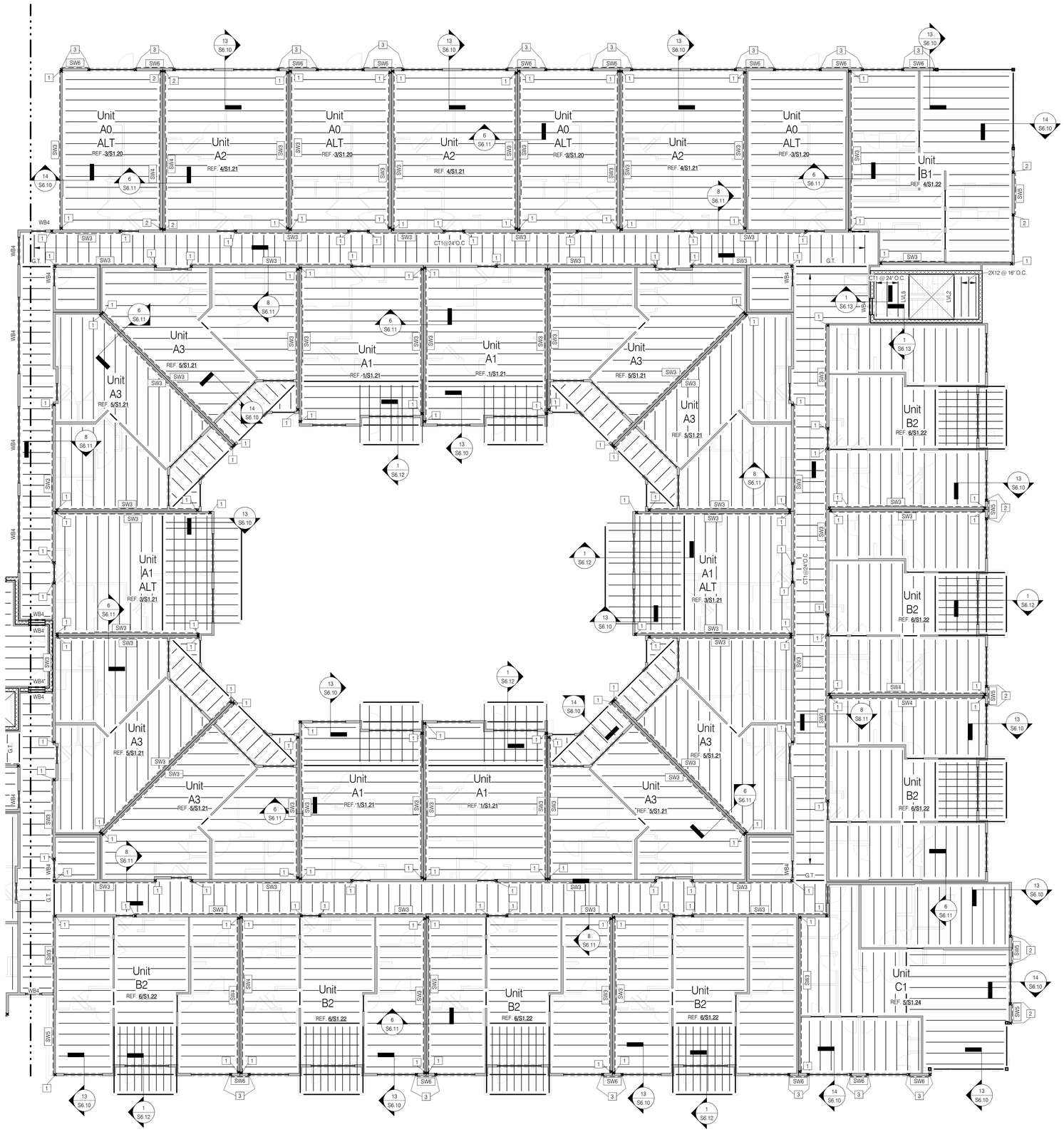
FOURTH FLOOR FRAMING PLAN - SECTOR 2

19.000.00 Project Number

S2.42 Sheet

Scale 1/8" = 1'-0"

1/4/2024 1:05:24 PM




1 FOURTH FLOOR FRAMING PLAN - AREA C — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. REFER TO SHEET S1 SERIES FOR STRUCTURAL INFORMATION, WOOD FRAMING NOTES AND WOOD SCHEDULES AND TYPICAL DETAILS.
2. THE BACKGROUND SHOWN ON THE PLAN IS FOR THE FLOOR BELOW.
3. FOR UNIT FRAMING AND/OR FOR UNIQUE CONDITIONS REFER TO OTHER FRAMING PLANS NOTED ON THE OVERALL FRAMING PLAN.
4. ALL EXTERIOR WALLS ARE CONSIDERED LOAD-BEARING WALLS REGARDLESS OF HATCHING.
5. REFER TO 8/S1.12 FOR NON STRUCTURAL HEADER SCHEDULE.
6. DRAG TRUSSES AND SHEARWALL BLOCKING MUST BE PROVIDED BY TRUSS MANUFACTURER ABOVE SHEAR WALLS. REFER TO TYP. TRUSS BLOCK DETAIL 2/S6.11 AND TYP. SHEARWALL FLOOR TIE DETAIL 7/S6.10
7. PROVIDE 3/4" FLOOR DECK PER WOOD FRAMING NOTES ON SHEET 1/S1.11 ON TOP OF PRE-ENGINEERED TRUSSES PROVIDED AS PER TRUSS SCHEDULE ON 5/S1.12
8. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
9. COORDINATE LEVEL ELEVATIONS WITH ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR TOP OF PLATE AND DECK ELEVATIONS.
10. TOP OF STEEL BEAM ELEVATIONS = 3" BELOW BOTTOM OF DECK, U.O.N.

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| × | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE, X, SWX, X, SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE. SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| X#/LF DL/X#/LF LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

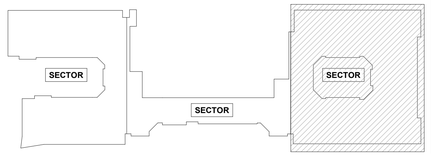
BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

FOURTH FLOOR FRAMING PLAN - SECTOR 3




19.000.00 Project Number

S2.43 Sheet

Scale 1/8" = 1'-0"

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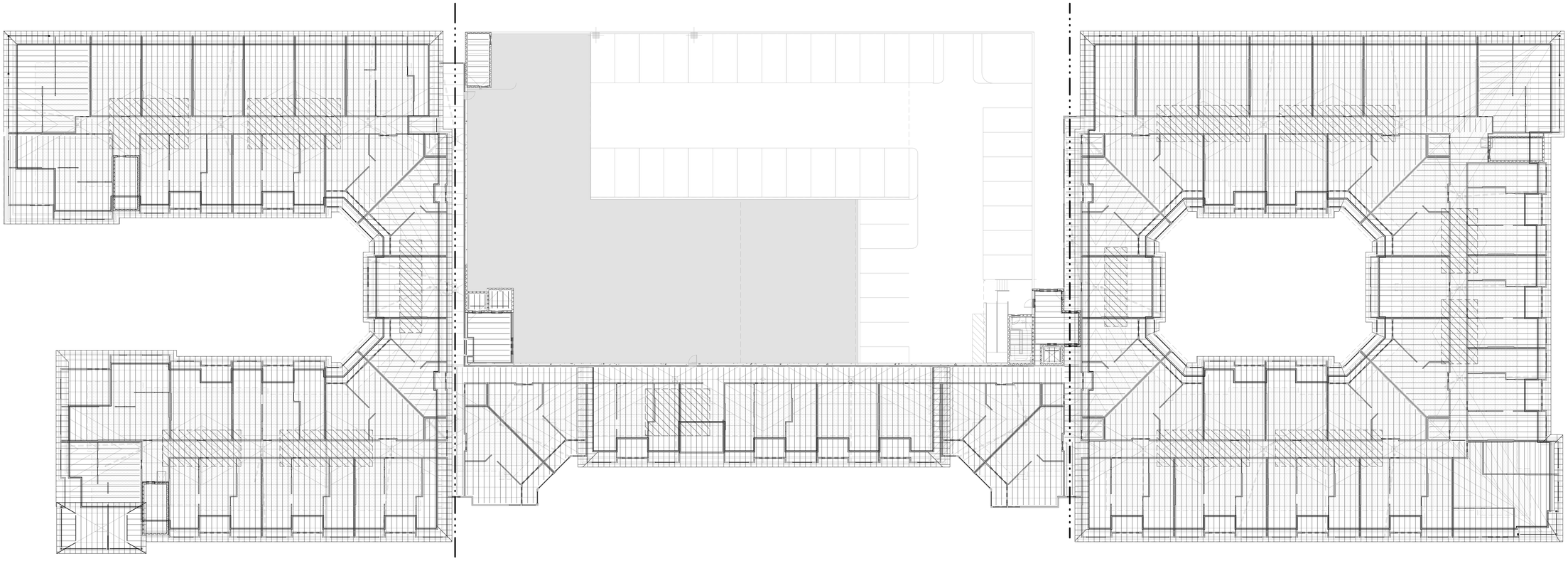

1 OVERALL ROOF FRAMING PLAN 1/16" = 1'-0"

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PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

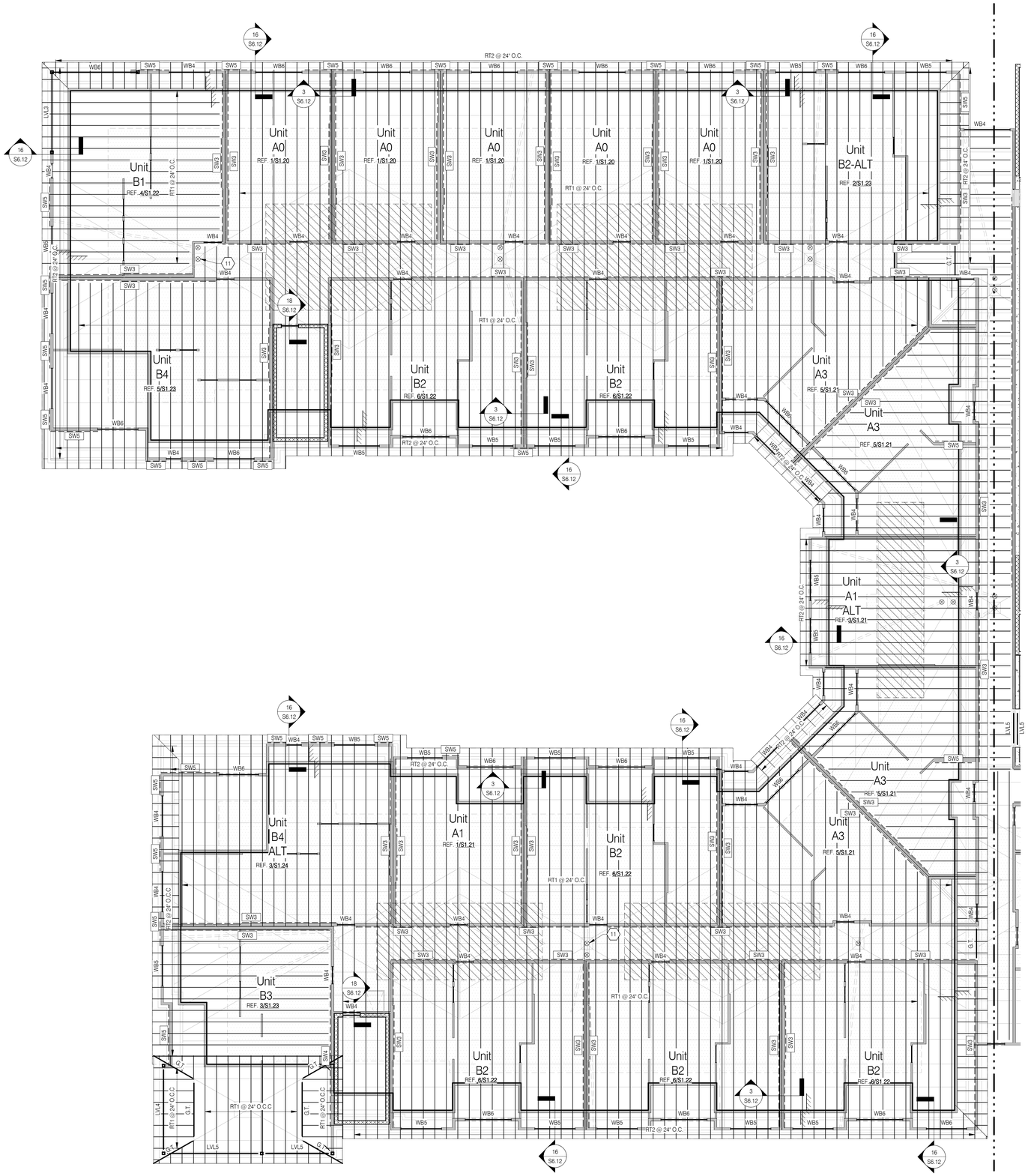
OVERALL ROOF FRAMING PLAN

19.000.00 Project Number

S2.50 Sheet

Scale 1/16" = 1'-0"

1/4/2024 1:05:41 PM




1 ROOF FRAMING PLAN - AREA A — 1/8" = 1'-0"

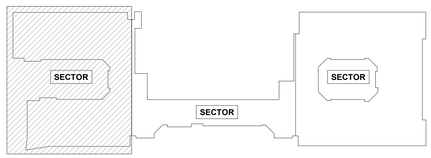
PLAN NOTES AND KEY

1. ROOF DECK PER WOOD NOTES ON S1.11 OVER PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C. TYP. U.N.O. REFER ARCH. FOR ROOF PROFILES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
3. COORDINATE LOCATIONS OF BUILT-UP STUD COLUMNS, CONTINUOUS THRU EACH FLOOR SYSTEM TO THE FOUNDATION, WITH THE FINAL TRUSS LAYOUT (PER THE TRUSS SUPPLIER) AND WITH BEAMS AND HEADERS LOCATIONS. REFER TO THE GENERAL NOTES & TO SHEET S1.11 FOR ADDITIONAL INFORMATION.
4. ROOF HATCH PER ARCH. COORDINATE LOCATIONS WITH ARCH. DWGS.
5. EACH END OF ALL ROOF TRUSSES SHALL BE ANCHORED TO WALL FRAMING WITH HURRICANE TIES PER 3/S1.12 .
6. PROVIDE TRUSS ABOVE SHEAR WALLS. PROVIDE BLOCKING BETWEEN TRUSSES WHERE SHEAR WALL RUNS PERPENDICULAR TO THE TRUSSES. REFER 2/S6.11 FOR ATTACHMENT.
7. HATCHED AREA REPRESENTS MECHANICAL EQUIPMENT ZONE. TRUSS MFR. TO COORDINATE W/MEP & ARCH. DWGS TO ACCOUNT FOR ADDITIONAL LOAD AT THESE AREAS FOR TRUSS DESIGN.
8. ALL EXTERIOR WALL AND CORRIDOR WALL HEADERS TO BE WB4 U.N.O. INTERIOR WALL HEADERS AND BEAMS NOT NOTED ON PLAN ARE TYPE WB2. REFER 1/S1.12 .
9. G.T. DESIGNATES PRE-FABRICATED GIRDER TRUSS.
10. PROVIDE ST326 OR ST424 STUD PACK AT LVL AND G.T. BEARING LOCATIONS TYP. FOLLOW THRU EACH FLOOR TO FOUNDATION. REFER TO 7/S1.12 FOR MORE INFORMATION.

11 ROOF DRAIN, REF ARCH AND MEP DWGS

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| × | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE; X, SWX, X, SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE, SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| X PLF DL/X PLF LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |

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PROJECT DESCRIPTION

# RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

ROOF FRAMING PLAN - SECTOR 1

19.000.00 Project Number

S2.51 Sheet

Scale 1/8" = 1'-0"

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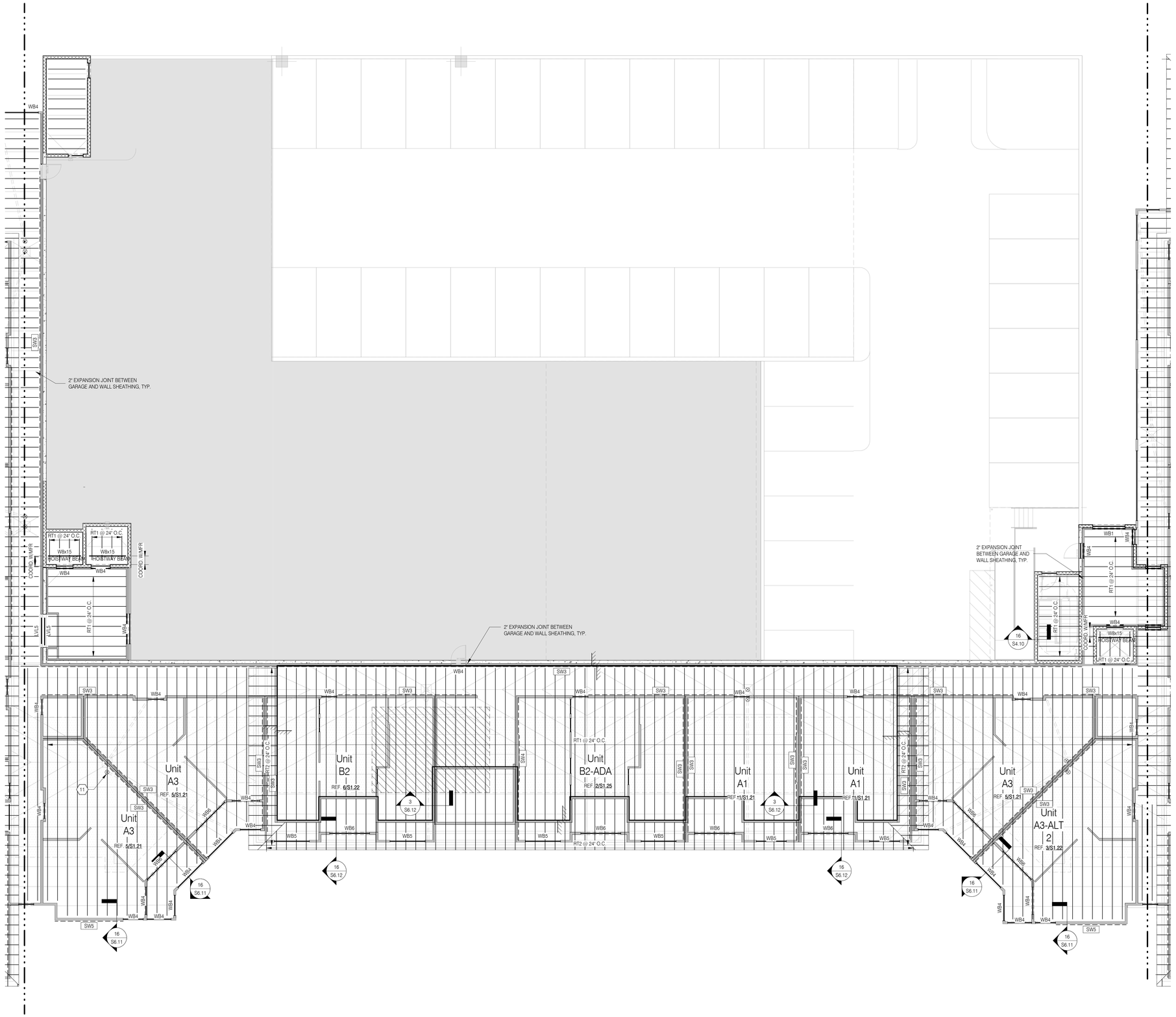


1 ROOF FRAMING PLAN - AREA B — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. ROOF DECK PER WOOD NOTES ON S1.11 OVER PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C. TYP. U.N.O. REFER ARCH. FOR ROOF PROFILES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
3. COORDINATE LOCATIONS OF BUILT-UP STUD COLUMNS, CONTINUOUS THRU EACH FLOOR SYSTEM TO THE FOUNDATION, WITH THE FINAL TRUSS LAYOUT (PER THE TRUSS SUPPLIER) AND WITH BEAMS AND HEADERS LOCATIONS. REFER TO THE GENERAL NOTES & TO SHEET S1.11 FOR ADDITIONAL INFORMATION.
4. ROOF HATCH PER ARCH. COORDINATE LOCATIONS WITH ARCH. DWGS.
5. EACH END OF ALL ROOF TRUSSES SHALL BE ANCHORED TO WALL FRAMING WITH HURRICANE TIES PER 3/S1.12 .
6. PROVIDE TRUSS ABOVE SHEAR WALLS. PROVIDE BLOCKING BETWEEN TRUSSES WHERE SHEAR WALL RUNS PERPENDICULAR TO THE TRUSSES. REFER 2/S6.11 FOR ATTACHMENT.
7. HATCHED AREA REPRESENTS MECHANICAL EQUIPMENT ZONE. TRUSS MFR. TO COORDINATE W/MEP & ARCH. DWGS TO ACCOUNT FOR ADDITIONAL LOAD AT THESE AREAS FOR TRUSS DESIGN.
8. ALL EXTERIOR WALL AND CORRIDOR WALL HEADERS TO BE WB4 U.N.O. INTERIOR WALL HEADERS AND BEAMS NOT NOTED ON PLAN ARE TYPE WB2. REFER 1/S1.12 .
9. G.T. DESIGNATES PRE-FABRICATED GIRDER TRUSS.
10. PROVIDE ST326 OR ST424 STUD PACK AT LVL AND G.T. BEARING LOCATIONS TYP. FOLLOW THRU EACH FLOOR TO FOUNDATION. REFER TO 7/S1.12 FOR MORE INFORMATION.

11 ROOF DRAIN, REF ARCH AND MEP DWGS

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| X | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE, X, SWX, X, SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE, SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| X PLF DL/X PLF LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |

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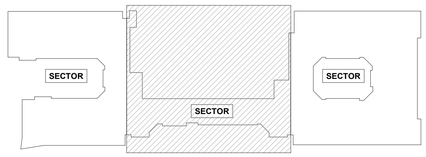
DRAWING DESCRIPTION

ROOF FRAMING PLAN - SECTOR 2




19.000.00 Project Number

S2.52 Sheet

Scale 1/8" = 1'-0"

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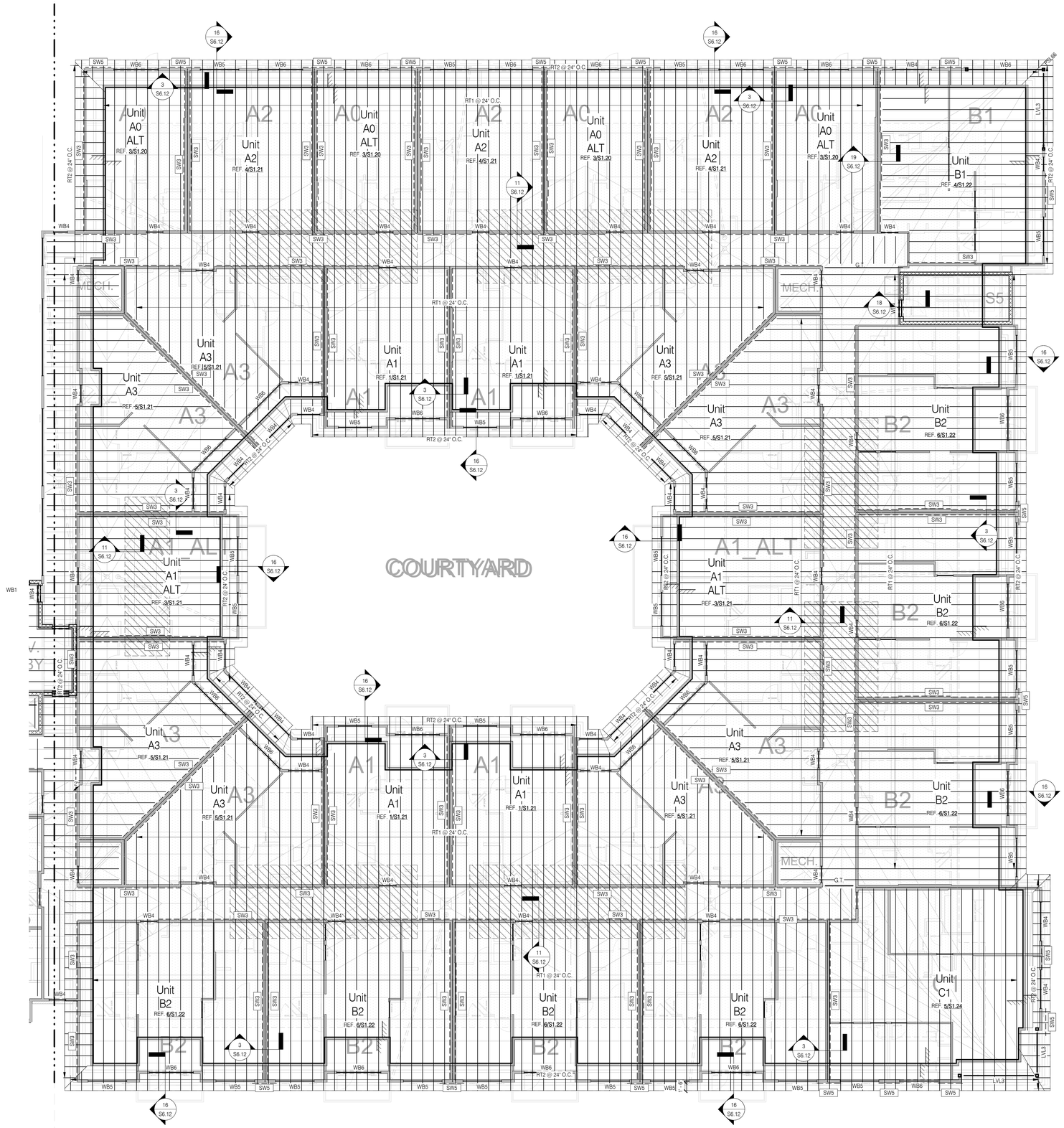


1 ROOF FRAMING PLAN - AREA C — 1/8" = 1'-0"

PLAN NOTES AND KEY

1. ROOF DECK PER WOOD NOTES ON S1.11 OVER PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C. TYP. U.N.O. REFER ARCH. FOR ROOF PROFILES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL.
3. COORDINATE LOCATIONS OF BUILT-UP STUD COLUMNS, CONTINUOUS THRU EACH FLOOR SYSTEM TO THE FOUNDATION, WITH THE FINAL TRUSS LAYOUT (PER THE TRUSS SUPPLIER) AND WITH BEAMS AND HEADERS LOCATIONS. REFER TO THE GENERAL NOTES & TO SHEET S1.11 FOR ADDITIONAL INFORMATION.
4. ROOF HATCH PER ARCH. COORDINATE LOCATIONS WITH ARCH. DWGS.
5. EACH END OF ALL ROOF TRUSSES SHALL BE ANCHORED TO WALL FRAMING WITH HURRICANE TIES PER 3/S1.12 .
6. PROVIDE TRUSS ABOVE SHEAR WALLS. PROVIDE BLOCKING BETWEEN TRUSSES WHERE SHEAR WALL RUNS PERPENDICULAR TO THE TRUSSES. REFER 2/S6.11 FOR ATTACHMENT.
7. HATCHED AREA REPRESENTS MECHANICAL EQUIPMENT ZONE. TRUSS MFR. TO COORDINATE W/MEP & ARCH. DWGS TO ACCOUNT FOR ADDITIONAL LOAD AT THESE AREAS FOR TRUSS DESIGN.
8. ALL EXTERIOR WALL AND CORRIDOR WALL HEADERS TO BE WB4 U.N.O. INTERIOR WALL HEADERS AND BEAMS NOT NOTED ON PLAN ARE TYPE WB2. REFER 1/S1.12 .
9. G.T. DESIGNATES PRE-FABRICATED GIRDER TRUSS.
10. PROVIDE ST326 OR ST424 STUD PACK AT LVL AND G.T. BEARING LOCATIONS TYP. FOLLOW THRU EACH FLOOR TO FOUNDATION. REFER TO 7/S1.12 FOR MORE INFORMATION.

SYMBOL LEGEND

| | |
|---|---|
| | LOAD-BEARING WALL BELOW (REF. 6/S1.12 FOR LOAD-BEARING WALL SCHEDULE) |
| | SHEARWALL BELOW (REF. 4/S1.12 FOR SHEARWALL SCHEDULE) |
| × | HOLDDOWN / FLOOR TIE APPROX. LOCATION PER SHEARWALL SCHEDULE ( REF. 2/S1.12 FOR HOLDDOWN/FLOOR TIE SCHEDULE) |
| HOLDDOWN/FLOOR TIE; X, SWX, X; SHEATHING | |
| | BEAM (REF. 1/S1.12 FOR BEAM SCHEDULE) |
| X LBS DL/X LBS LL | POINT LOAD FROM ABOVE, SUPPORTED BY THE TRUSS. TRUSS MFR TO INCLUDE THIS LOADING IN TRUSS DESIGN. |
| X#/FT DL/X#/FT LL | LINE LOAD FROM ABOVE,SUPPORTED BY THE TRUSS. PROVIDE TRUSS BLOCKING DIRECTLY BENEATH LOAD-BEARING WALL. TRUSS MANUFACTURER TO INCLUDE THIS LOADING IN TRUSS DESIGN. |

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BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

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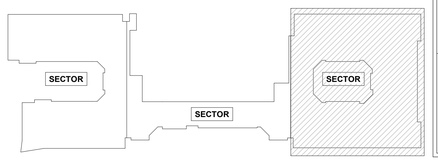
DRAWING DESCRIPTION

ROOF FRAMING PLAN - SECTOR 3




19.000.00 Project Number

S2.53 Sheet

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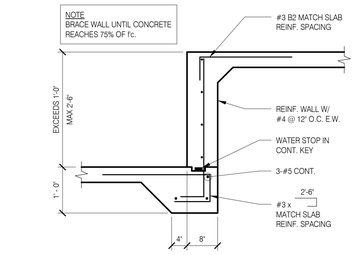
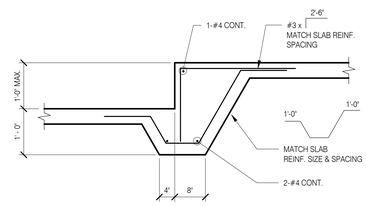
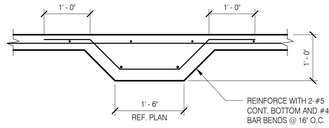


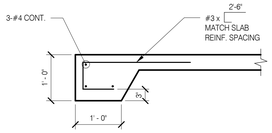

G. TYPICAL SLAB DROP - BTWN 1'-0" AND 5'-0"



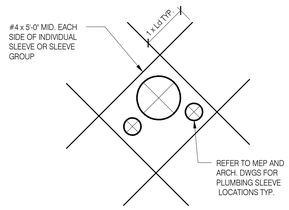

F. TYPICAL SLAB DROP - 1'-0" OR LESS



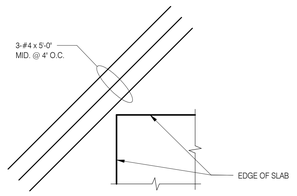

E. TYPICAL THICKENED SLAB



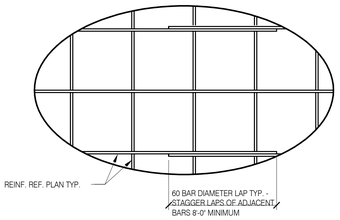

D. TYPICAL THICKENED SLAB EDGE




C. TYPICAL REINFORCEMENT AT SLAB PENETRATIONS

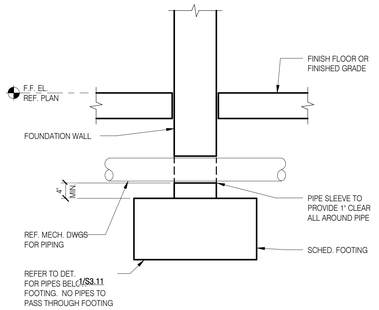



B. TYPICAL REINF. AT RE-ENTRANT CORNERS

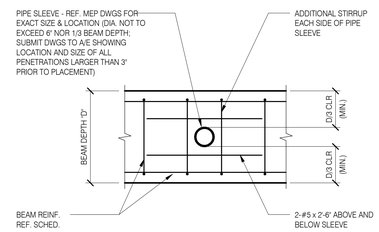



A. TYPICAL REINFORCEMENT

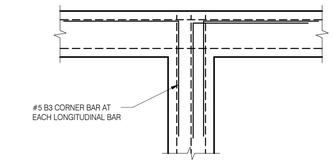
12 TYP. SLAB-ON-GROUND DETAILS | NTS



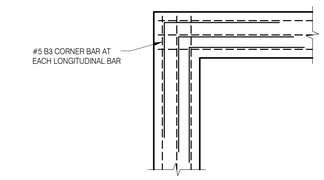

11 PIPE THROUGH FDN STEMWALL | NTS



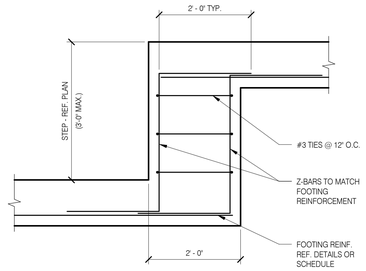

10 TYP. HORIZ. GR. BM PENETRATION | NTS




C. INTERSECTION REINFORCEMENT

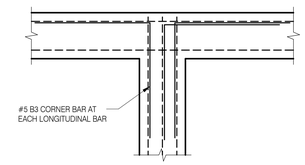



B. CORNER REINFORCEMENT

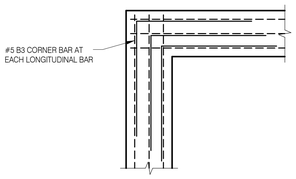



A. TYP. FOOTING STEP DETAIL (LESS THAN 3'-0")

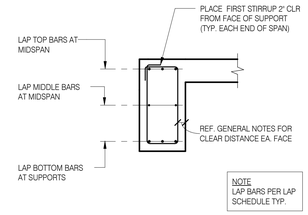
9 TYP. STRIP FOOTING REINF. DETAIL | NTS




C. GRADE BEAM INTERSECTION

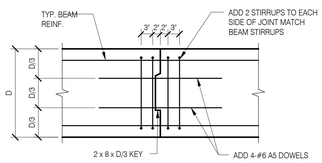



B. GRADE BEAM CORNER

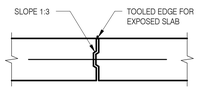



A. TYPICAL SECTION

8 TYP. GRADE BEAM REINF. DETAIL | NTS




NOTE: CONSTRUCTION JOINT SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN BETWEEN SUPPORTS. DO NOT LOCATE A CONSTRUCTION JOINT IN AN END SPAN

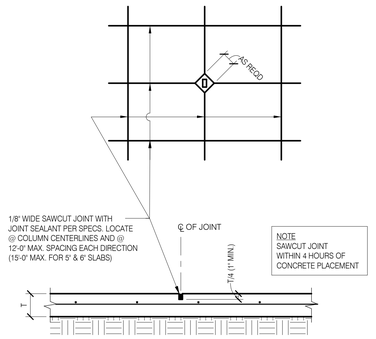



DOWELS
@ 4 1/2" SLAB: #4 @ 2'-0"
@ 18" O.C. IN ADDITION TO TYP. SLAB REINFORCING

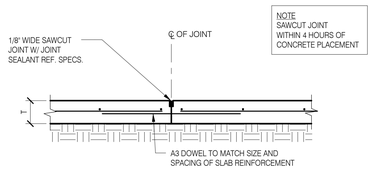
NOTES
1. PREFORMED 24 GA MIN. COLD KEY MAY BE USED.
2. CONSTRUCTION JOINT SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN BETWEEN SUPPORTS. DO NOT LOCATE SLAB CONSTRUCTION JOINT IN AN END SPAN.

7 TYP. BEAM CONSTR. JOINT | NTS

6 TYP. CONSTRUCTION JOINT DTL | NTS

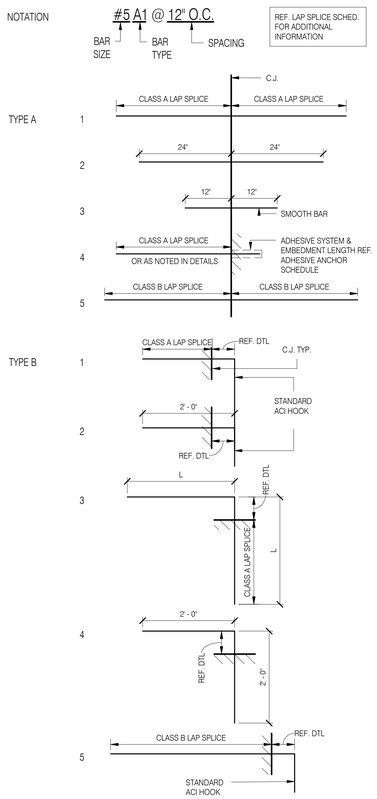



B. TYPICAL CONTROL JOINT

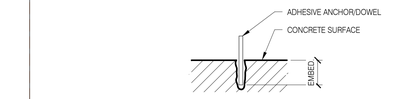



A. TYPICAL CONSTRUCTION JOINT

5 SLAB ON GRADE JOINTS | NTS




4 REBAR DOWEL SCHEDULE | NTS




| ADHESIVE ANCHORS | |
|---|---|
| DIAMETER SIZE | EMBEDMENT |
| 3/8" | 3 1/2" |
| 1/2" | 4 1/2" |
| 5/8" | 5 5/8" |
| 3/4" | 6 3/4" |
| 7/8" | 7 7/8" |
| 1" | 9" |

| ADHESIVE DOWELS | |
|---|---|
| REBAR SIZE | EMBEDMENT |
| #3 | 3 3/8" |
| #4 | 4 1/2" |
| #5 | 5 5/8" |
| #6 | 6 3/4" |
| #7 | 7 7/8" |
| #8 | 9" |

NOTES
1. ADHESIVE TO BE ONE OF THE FOLLOWING PRODUCTS:
   - HILTI HIT - HY 200 SAFE SET
   - SIMPSON SET - XP
2. ANCHOR RODS SHALL BE ONE OF FOLLOWING:
   - FOR HILTI SYSTEM: HILTI HAS RODS OR HIT-Z RODS
   - FOR SIMPSON SYSTEM: A36 THREADED RODS
3. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
4. EMBEDMENTS SHOWN ARE TYPICAL FOR EACH ANCHOR SIZE U.N.O.
5. SPECIAL INSPECTIONS ARE REQUIRED FOR ADHESIVE ANCHORS.

3 ADH. ANCHOR & DWL SCHEDULE | NTS

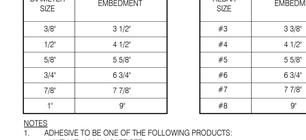
| f'c | SPLICE CLASS | BAR SIZE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
| psi | fy | 60ksi | 60ksi | 60ksi | 60ksi | 60ksi | 60ksi | 60ksi | 60ksi | 60ksi |
| 3000 | CLASS A 1.0 Ld | 17 | 22 | 28 | 33 | 48 | 55 | 62 | 70 | 78 |
| | CLASS B 1.3 Ld | 22 | 29 | 36 | 43 | 63 | 72 | 81 | 91 | 101 |
| 4000 | CLASS A 1.0 Ld | 15 | 19 | 24 | 29 | 42 | 48 | 54 | 61 | 67 |
| | CLASS B 1.3 Ld | 19 | 25 | 31 | 37 | 54 | 62 | 70 | 79 | 87 |
| 5000 | CLASS A 1.0 Ld | 13 | 17 | 22 | 26 | 38 | 43 | 48 | 54 | 60 |
| | CLASS B 1.3 Ld | 17 | 23 | 28 | 34 | 49 | 56 | 63 | 71 | 78 |
| 6000 | CLASS A 1.0 Ld | 12 | 16 | 20 | 24 | 34 | 39 | 44 | 50 | 55 |
| | CLASS B 1.3 Ld | 16 | 21 | 26 | 31 | 45 | 51 | 57 | 64 | 71 |
| 7000 | CLASS A 1.0 Ld | 12 | 15 | 18 | 22 | 32 | 36 | 41 | 46 | 51 |
| | CLASS B 1.3 Ld | 14 | 19 | 24 | 28 | 41 | 47 | 53 | 60 | 66 |

NOTES
1. TENSION DEVELOPMENT LENGTH = Ld. LENGTHS LISTED IN TABLE ARE IN INCHES.
2. USE THE ABOVE DEVELOPMENT LENGTH AND LAP SPLICE TABLE FOR BEAMS, JOISTS, COLUMNS, WALLS, SLABS, ETC. WHEN THE CLEAR SPACE BETWEEN BARS IS GREATER THAN OR EQUAL TO TWO BAR DIAMETERS AND CLEAR COVER IS NOT LESS THAN ONE BAR DIAMETER
3. WHEN THE CLEAR SPACE BETWEEN BARS IS LESS THAN TWO BAR DIAMETERS, MULTIPLY DEVELOPMENT AND SPLICE LENGTHS LISTED IN TABLE BY 1.50.
4. PROVIDE LAP SPLICE LENGTH BASED ON THE LARGER BAR BEING LAPPED WHEN BARS OF DIFFERENT SIZES ARE LAP SPLICED.
5. FOR TOP BARS, MULTIPLY THE DEVELOPMENT AND SPLICE LENGTHS BY 1.3. TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

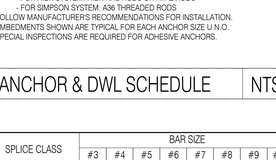
2 TENSION LAP SPLICE SCHEDULE | NTS



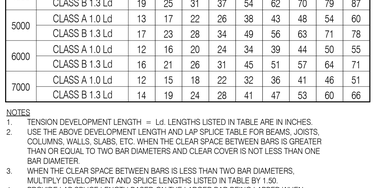

D. STRIP FOOTING PLAN LEGEND




C. TYPICAL STRIP FOOTING




B. FOOTING PLAN LEGEND




A. TYPICAL SPREAD FOOTING

1 TYP. FOOTING DETAILS | NTS

armstrong-douglass
A SAlasOBRIEN COMPANY
12655 North Central Expressway
Suite 720
Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
salasobrien.com

Scott R. Armstrong, P.E.
Texas License No. 83205

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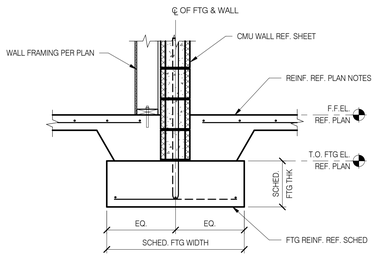
TYPICAL CONCRETE DETAILS

19.000.00 Project Number

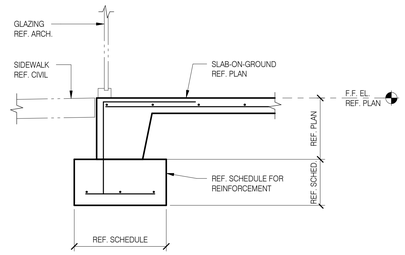
S3.10 Sheet

Scale NTS

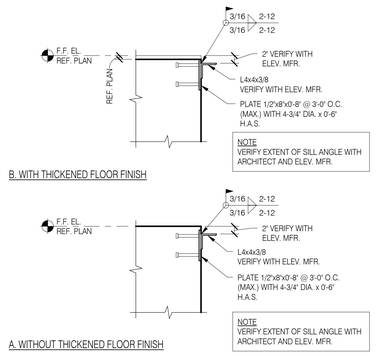
1/4/2024 1:06:10 PM



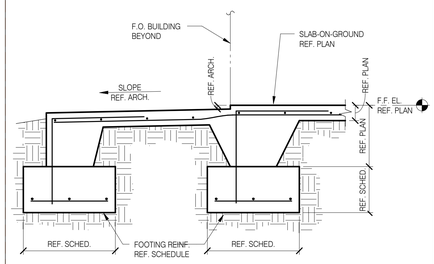

19 CMU WALL AT FTG — 3/4" = 1'-0"



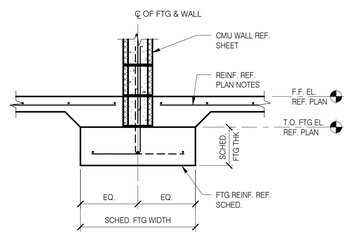

15 DETAIL @ GLAZING — 3/4" = 1'-0"



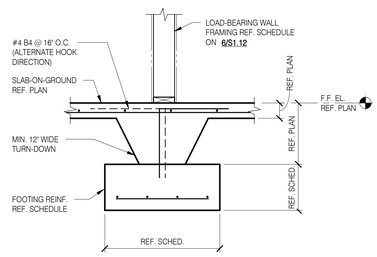

11 ELEVATOR PIT DETAILS — 3/4" = 1'-0"



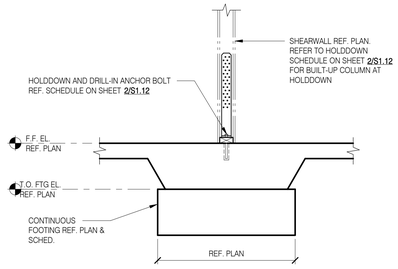

8 DETAIL @ PORCHES — NTS



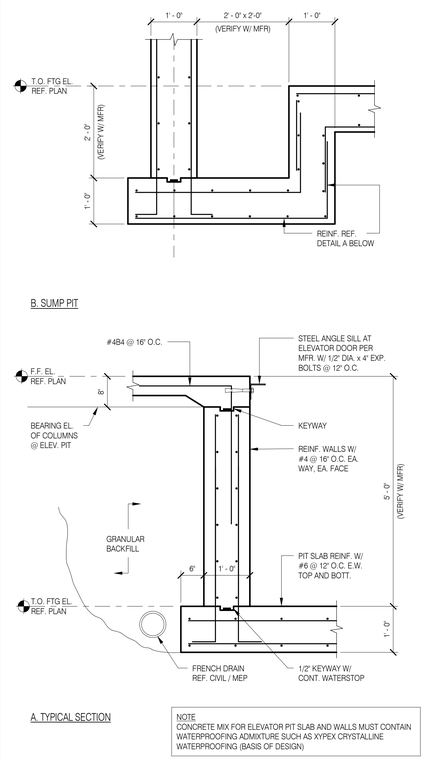

4 TYP. INTERIOR WALL FOOTING — NTS



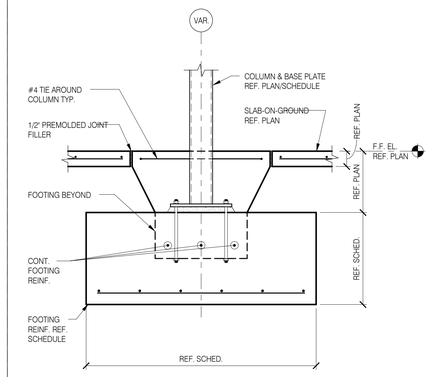

18 TYP. INTERIOR STRIP FOOTING — NTS



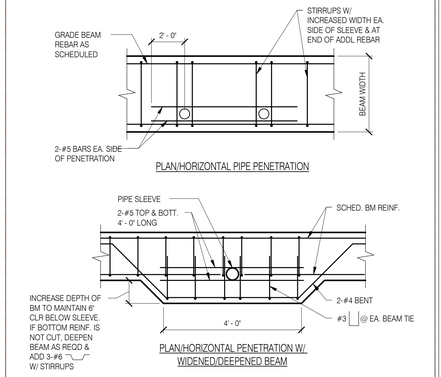

14 TYP. HOLDDOWN AT SLAB — 3/4" = 1'-0"




10 ELEVATOR PIT DETAILS — NTS




7 TYP. INTERIOR COLUMN FOOTING — NTS

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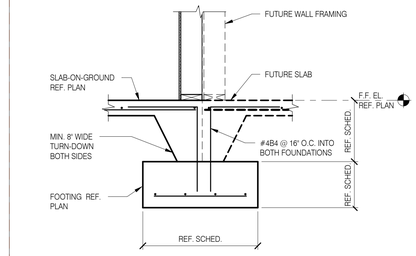
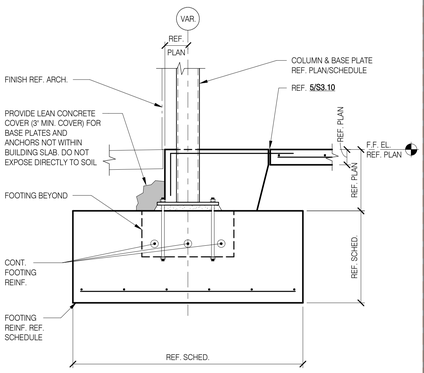


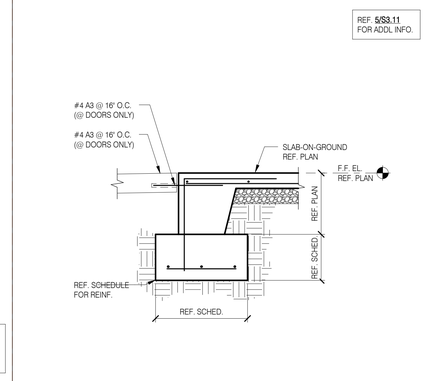

17 SECTION AT SLAB LEAVE OUT — NTS




13 TYP. PERIMETER COLUMN — NTS




10 ELEVATOR PIT DETAILS — NTS

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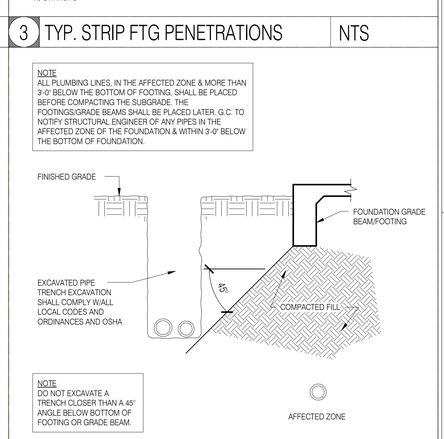


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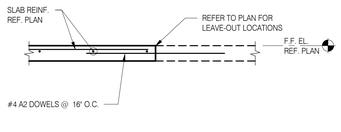
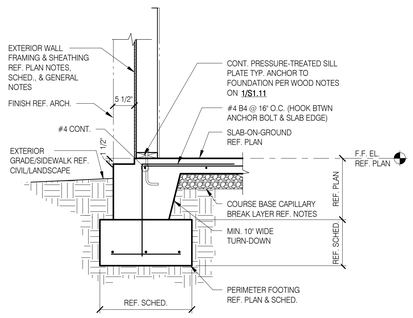
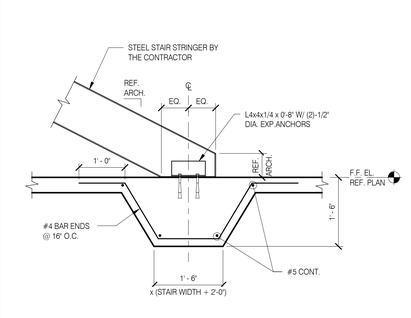



NOTE
COORDINATE EXTENTS WITH ENGINEER.

16 SLAB LEAVE-OUT — NTS




12 TYP. PERIMETER DETAIL @ B.L. — NTS

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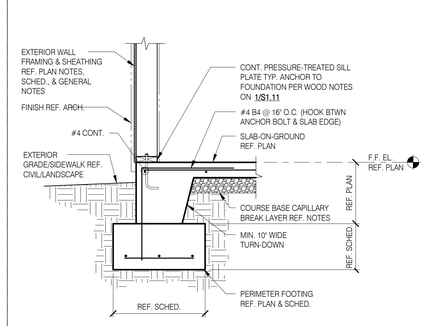


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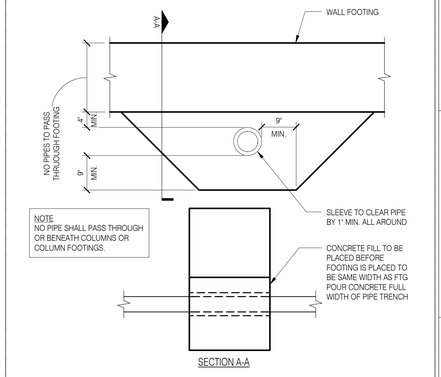


1 PIPE BELOW CONT. FTG — NTS

armstrong-douglass
A SALASOBRIEN COMPANY
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Dallas, Texas 75243
214.237.7022
Registration No. F-5635
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salasobrien.com

Scott R. Armstrong, P.E.
Texas License No. 83205

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## TYPICAL CONCRETE DETAILS

19.000.00 Project Number

S3.11 Sheet

Scale: As indicated

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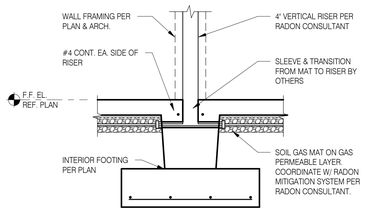
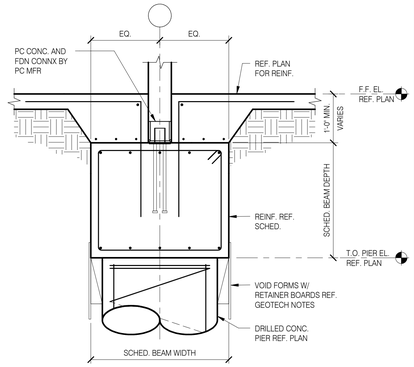
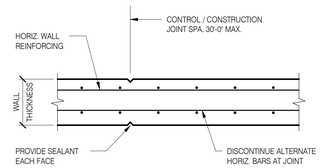


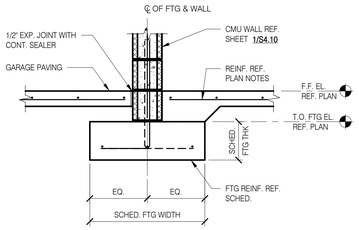

11 RADON RISER THRU BEAM | NTS



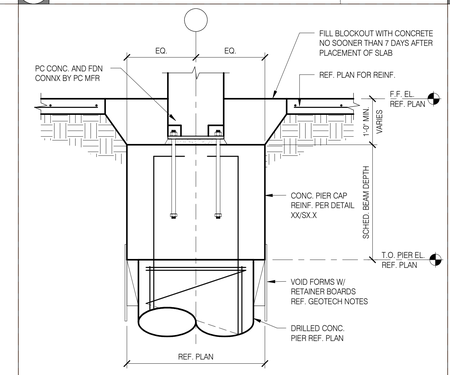

7 TYP. GR. BM @ INTER. PC WALL | 3/4" = 1'-0"



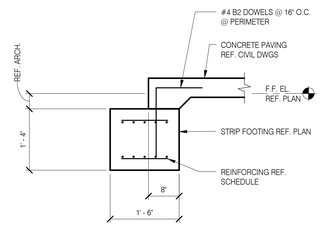

4 TYPICAL CONTROL JOINT | 3/4" = 1'-0"



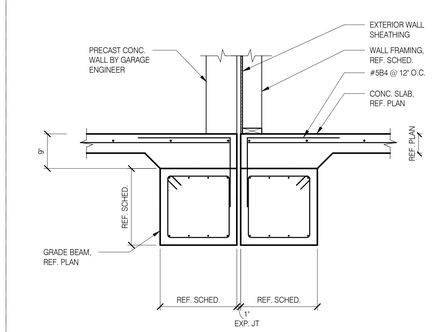

10 SECTION AT GARAGE | NTS



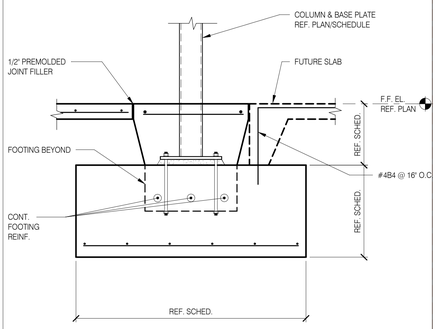

6 TYP. GR. BM @ INTER. PC COL. | 3/4" = 1'-0"



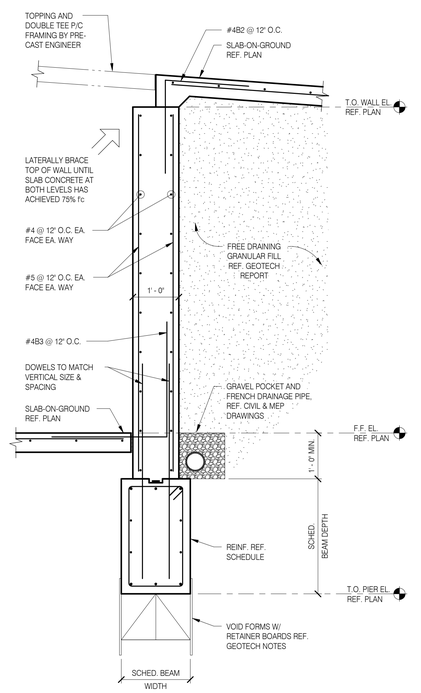

3 SECTION @ DUMPSTER ENTRY | 3/4" = 1'-0"



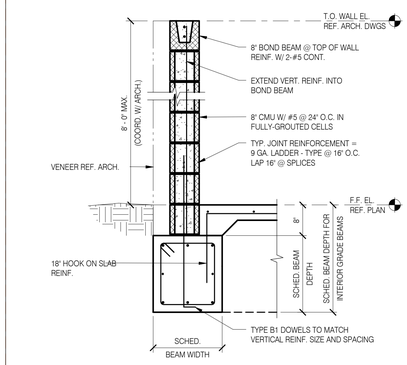

9 SECTION AT GARAGE | NTS



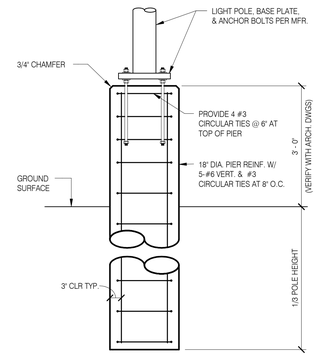

8 SECTION AT SLAB LEAVE OUT | NTS




5 DETAIL AT RAMP WALL | 3/4" = 1'-0"




2 SECTION AT CMU ENCLOSURE | 3/4" = 1'-0"




1 TYPICAL LIGHT POLE BASE | NTS

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
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Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
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|---|---|---|

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## FOUNDATION DETAILS

19.000.00 Project Number

S3.20 Sheet

Scale NTS

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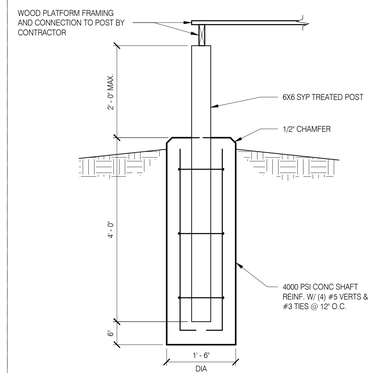
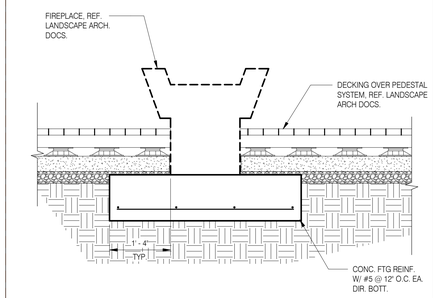
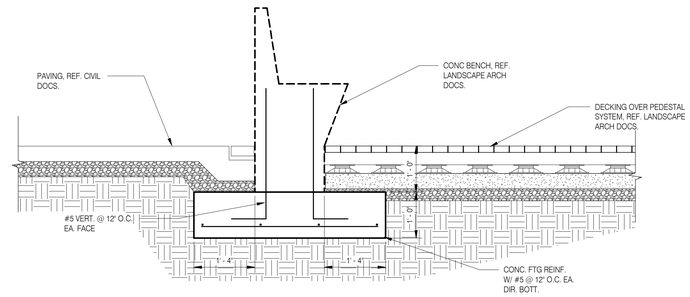


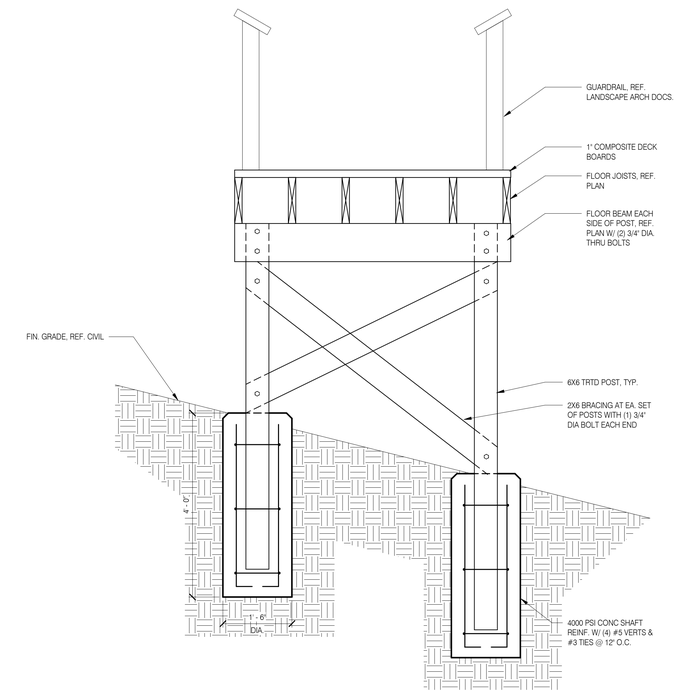

7 SECTION AT PLATFORM FDN — NTS



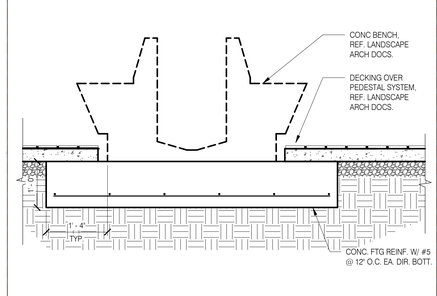

4 SECTION AT FIREPIT — NTS



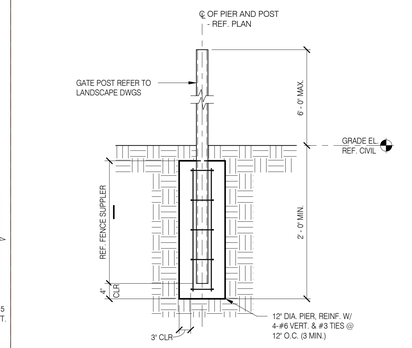

3 SECTION AT BENCH — NTS



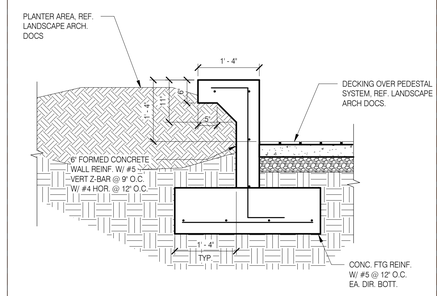

8 SECTION AT BOARDWALK — NTS



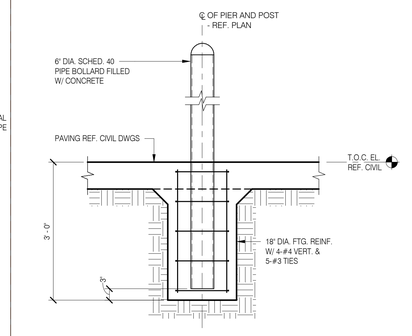

6 SECTION AT PLANTER W/ BENCH — NTS




2 FENCE POST DETAIL — NTS




5 SECTION AT PLANTER W/ BENCH — NTS




1 BOLLARD DETAIL — 3/4" = 1'-0"

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
Suite 720
Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
salasobrien.com

Scott R. Armstrong, P.E.
Texas License No. 83205

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

# RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

## SITE DETAILS

19.000.00 Project Number

S3.30 Sheet

Scale NTS

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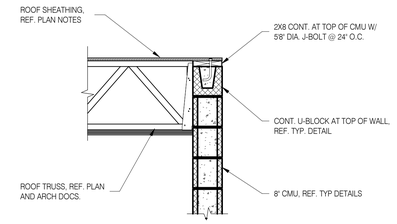
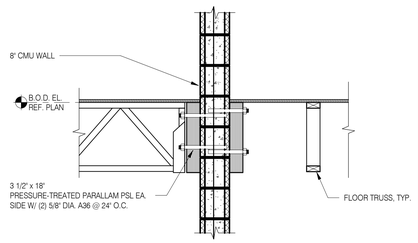
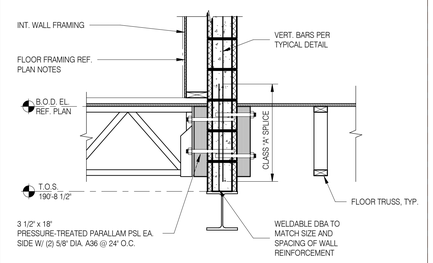


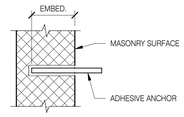

16 DETAIL AT ROOF TRUSS AT CMU — 3/4" = 1'-0"




13 DETAIL AT CMU — 3/4" = 1'-0"




11 DET. AT STEEL BEAM BENEATH CMU — 3/4" = 1'-0"




| CMU ANCHORS OR DOWELS | |
|---|---|
| ANCHOR DIA. | EMBEDMENT |
| 3/8" (OR #3 REBAR) | 3 3/8" |
| 1/2" (OR #4 REBAR) | 4 1/2" |
| 5/8" (OR #5 REBAR) | 5 5/8" |
| 3/4" (OR #6 REBAR) | 6 3/4" |

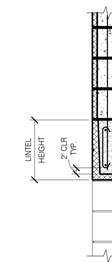
CMU NOTES
-MIN. EDGE DISTANCE = 4"
-MIN. SPACING = 8" (1 PER CELL)
-LOCATE ANCHORS IN SOLID GROUTED CELLS

| BRICK ANCHORS | |
|---|---|
| ANCHOR DIA. | EMBEDMENT |
| 1/4" | 3 1/8" |
| 5/16" | 3 1/8" |
| 3/8" | 3 1/8" |
| 1/2" | 3 1/8" |

BRICK NOTES
-MIN. EDGE DISTANCE = 8"
-MIN. SPACING = 8" (1 PER BRICK)
-LOCATE ANCHOR IN THE CENTER OF THE HOLLOW BRICK, NOT INTO MORTAR JOINTS OR SOLID PORTION OF BRICK

MASONRY ANCHOR NOTES
1. ADHESIVE TO BE HILTI HIT-HY 270.
2. ANCHOR RODS SHALL BE A36 THREADED RODS.
3. REBAR SHALL BE PER GENERAL NOTES.
4. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

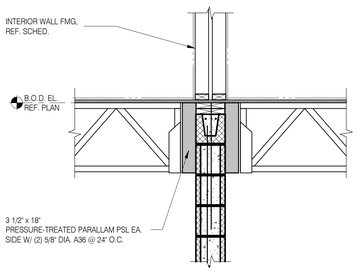
7 MASONRY ADHES. ANCH. SCHED. — 3/4" = 1'-0"



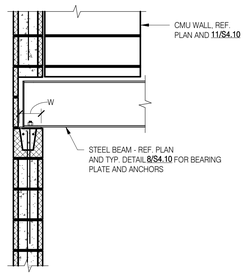

| 8" BOND BEAM LINTEL SCHEDULE | | |
|---|---|---|
| CLEAR SPAN | HEIGHT | REINFORCEMENT |
| 2 FT - 4 FT | 8" | 1-#4 TOP & BOTTOM |
| 4 FT - 6 FT | 16" | 1-#4 TOP & BOTTOM |
| 6 FT - 8 FT | 16" | 1-#5 TOP & BOTTOM #3 STIRRUPS @ 16" O.C. |
| 8 FT - 10 FT | 16" | 1-#6 TOP & BOTTOM #3 STIRRUPS @ 12" O.C. |
| 10 FT - 12 FT | 16" | 1-#7 TOP & BOTTOM #3 STIRRUPS @ 8" O.C. |

NOTE
1. EXTEND REBAR AND GROUND A MINIMUM OF 2'-0" BEYOND OPENING AT EACH END. HOOK IF 2'-0" CANNOT BE ACHIEVED

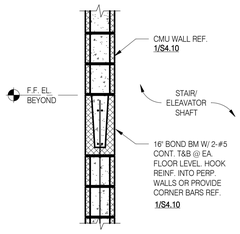
3 TYP. CMU WALL OPENING — NTS



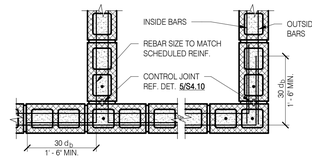

15 DETAIL AT CMU -2 — 3/4" = 1'-0"




12 DET. AT STEEL BEAM BENEATH CMU — 3/4" = 1'-0"

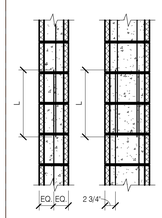



10 CMU WALL @ SHAFTS — 3/4" = 1'-0"




NOTES
1. PROVIDE CORNER/TEE PIECES FOR JOINT REINF.
2. TYPICAL WALL REINF. NOT SHOWN FOR CLARITY - REF. WALL SCHEDULE FOR SIZE AND SPACING.

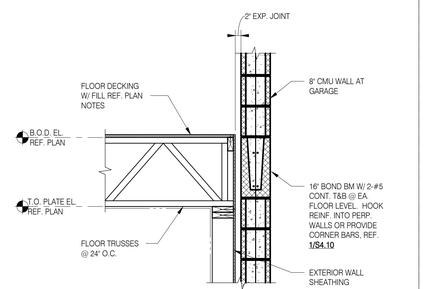
6 CMU CORNER DTL AT BOND BM — 3/4" = 1'-0"



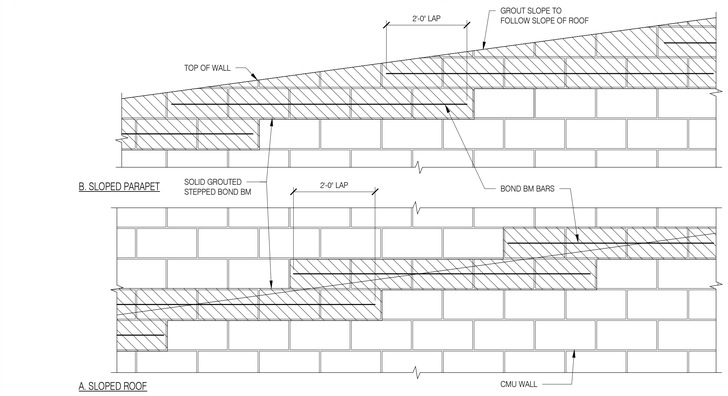

| BAR SIZE | LAP LENGTH, "L" NOMINAL CMU WIDTH, "W" 12" 1 BAR | 12" 2 BAR | 8" 1 BAR | 8" 2 BAR | 6" 1 BAR | HORIZ. 1 OR 2 BAR |
|---|---|---|---|---|---|---|
| #3 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-5" |
| #4 | 1'-1" | 1'-6" | 1'-1" | 1'-6" | 1'-6" | 2'-6" |
| #5 | 1'-8" | 2'-4" | 1'-8" | 2'-4" | 2'-4" | 3'-10" |
| #6 | 3'-2" | 4'-6" | 3'-2" | 4'-6" | 4'-5" | NOTE 3 |
| #7 | 4'-3" | 6'-4" | 4'-3" | 6'-4" | | |
| #8 | NOTE 3 | NOTE 3 | NOTE 3 | NOTE 3 | | |
| #9 | | | | | | |

NOTES
1. BARS SHALL BE SPACED W/ "DUR-O-WAL" VERTICAL BAR POSITIONER (BASIS OF DESIGN PRODUCT).
2. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES AT CONTRACTOR'S OPTION.
3. MECHANICAL SPLICE BASIS OF DESIGN PRODUCT = BARLOCK S-SERIES COUPLER SYSTEM

2 MASONRY LAP SCHEDULE — NTS

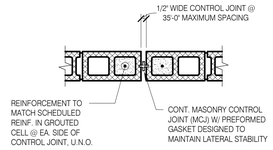



14 DETAIL AT CMU — 3/4" = 1'-0"

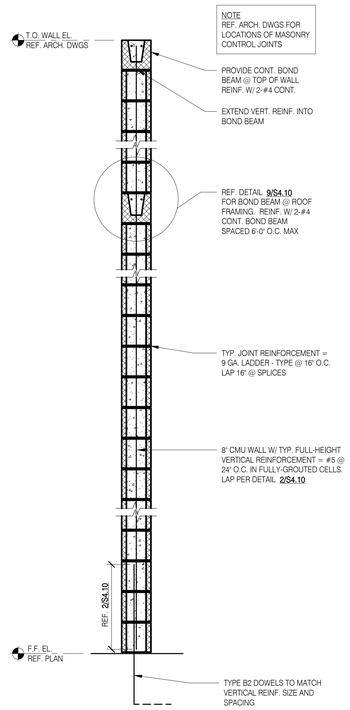



9 TYPICAL BOND BEAM STEP DETAIL — 3/4" = 1'-0"

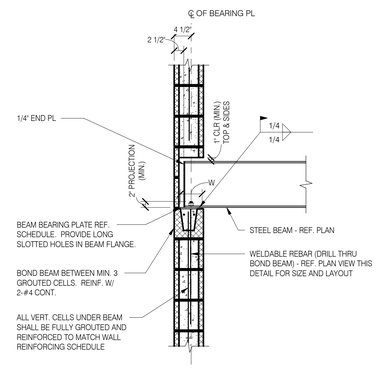
NOTES
1. DISCONTINUE JOINT AND BOND BEAM REINF. AT CONTROL JOINTS. DO NOT DISCONTINUE LINTEL REINFORCEMENT.
2. REFER TO ARCHITECTURAL FOR NON-REINFORCED WALL CONTROL JOINTS.

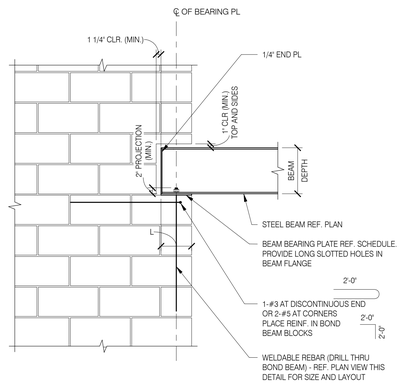


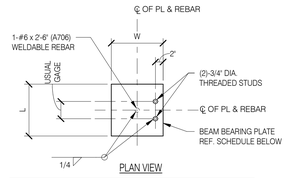

5 TYPICAL CONTROL JOINT — 3/4" = 1'-0"




1 TYP. 8" CMU WALL SECTION — 3/4" = 1'-0"



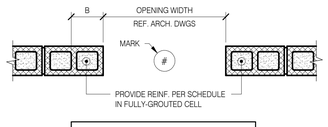




| BEAM BEARING PLATE SCHEDULE | | | | |
|---|---|---|---|---|
| BEAM SIZE | T (IN) | L (IN) | W (IN) | REMARKS |
| W8, W10, W12 | 1/2 | 8 | 6 | |
| W14, W16 | 1/2 | 10 | 6 | |
| W18, W21 | 5/8 | 12 | 6 | |
| W24, W27 | 5/8 | 14 | 6 | |
| HSS | 5/8 | 12 | 6 | |

NOTE
ALL CELLS UNDER BEAM SHALL BE FULLY GROUTED AND REINFORCED TO MATCH WALL REINFORCING SCHEDULE.

8 TYPICAL DETAILS FOR STEEL BEAM BEARING ON 8" CMU WALL — 3/4" = 1'-0"




| JAMB REINFORCEMENT SCHEDULE | | | |
|---|---|---|---|
| REINFORCEMENT AT EDGE OF OPENINGS | | | |
| MARK | PLAN OF REINFORCING | B | REINF. |
| 1 | • | 8 | 1-#6 |
| 2 | • • | 16 | 2-#6 |
| 3 | • • • | 24 | 3-#7 |
| 4 | • : | 16 | 4-#6 |
| 5 | • : • | 24 | 6-#6 |

NOTES
1. ALL REINFORCED CELLS SHOWN SHALL BE SOLID GROUTED.
2. ALL 8" CMU WALLS SHALL HAVE JAMB TYPE (1) AT EACH SIDE OF OPENINGS U.N.O. ON PLAN.

4 TYP. CMU WALL OPENING JAMBS — NTS

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
Suite 720
Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
salasobrien.com

Scott R. Armstrong, P.E.
Texas License No. 83205

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

CMU DETAILS

19.000.00 Project Number

S4.10 Sheet

Scale 3/4" = 1'-0"

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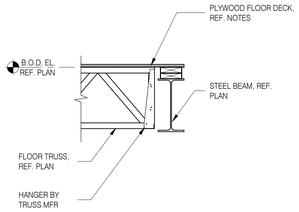
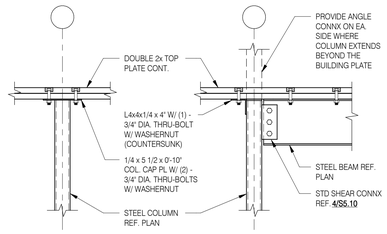


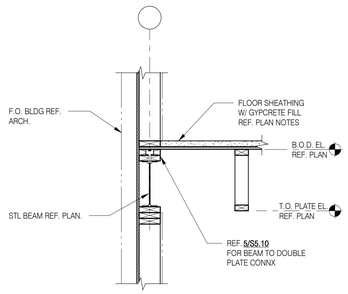

14 DETAIL AT STEEL BEAM — NTS



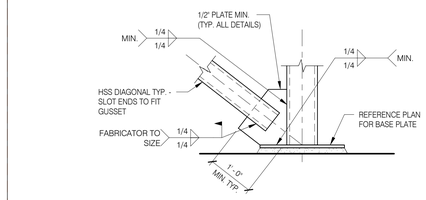

DETAIL A: COLUMN CONNX

DETAIL B: COLUMN & BEAM CONNX

10 STEEL COLUMN AT WOOD CONNX — NTS

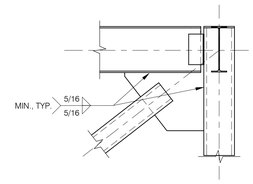



6 PERIMETER AT STEEL BEAM — NTS



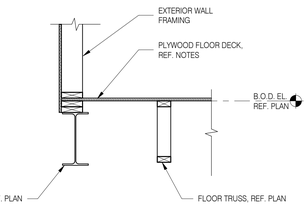

A. BRACE TO COLUMN AT BASE PLATE

NOTE
FABRICATOR TO SIZE THE BRACE CONNECTIONS FOR FORCES SHOWN ON BRACE FRAME ELEVATIONS.

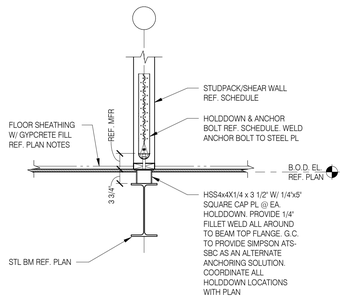



C. BRACE TO COL. AT ROOF

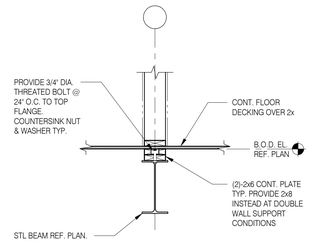
3 BRACED FRAME DETAILS — 3/4" = 1'-0"



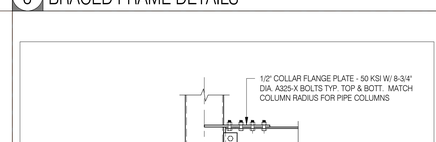

13 DETAIL AT STEEL BEAM — NTS



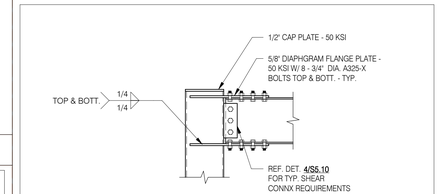

9 HOLDDOWN TO STEEL BEAM — NTS



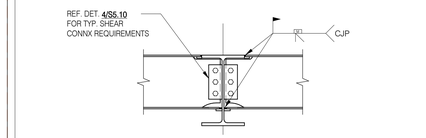

5 STEEL BEAM TO WOOD DECK — NTS



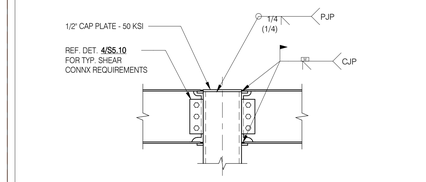

MC5: BOLTED BEAM - HSS/PIPE COLUMN MOMENT CONNECTION AT SIDE OF COLUMN



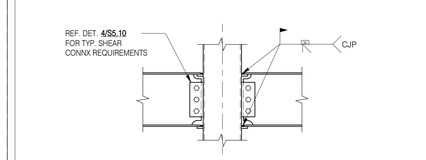

MC4: BEAM-HSS COLUMN MOMENT CONNECTION




MC3: BEAM-BEAM MOMENT CONNECTION

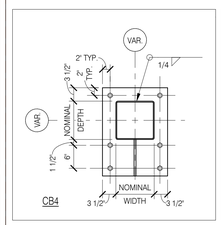



MC2: BEAM-HSS COLUMN MOMENT CONNECTION

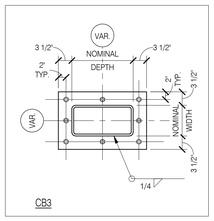



MC1: BEAM-HSS COLUMN MOMENT CONNECTION

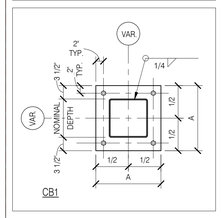
2 TYPICAL MOMENT CONNECTIONS — NTS




CB4




CB3

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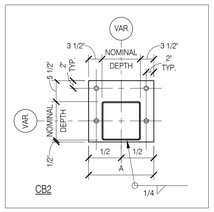
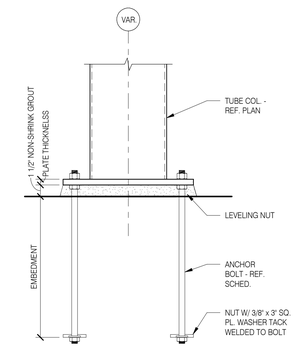



CB2

| COLUMN BASEPLATE SCHEDULE | | | | |
|---|---|---|---|---|
| BASEPLATE NAME | PLATE THICKNESS | BOLT DIAMETER | BOLT TYPE | EMBEDMENT |
| CB1: | 3/4" | 3/4" | STANDARD HEX | 1'-0" |
| CB2: | 3/4" | 3/4" | STANDARD HEX | 1'-0" |
| CB3: | 3/4" | 3/4" | STANDARD HEX | 1'-0" |
| CB4: | 3/4" | 3/4" | STANDARD HEX | 1'-0" |

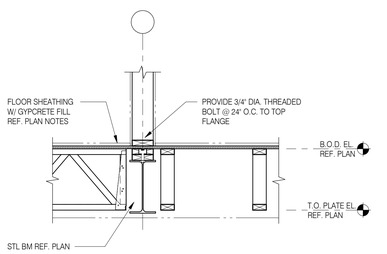
NOTES:
1. REF. GENERAL NOTES FOR PLATE GRADE AND BOLT SPECIFICATION.



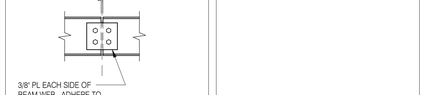

1 BASEPLATE AT HSS COL. — NTS



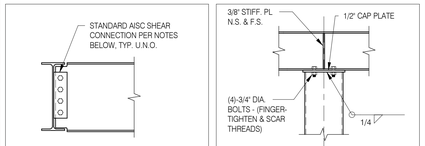

12 TYP. SECTION @ HSS COLUMN — 1 1/2" = 1'-0"




8 TYP. DETAIL AT STEEL BEAM — NTS

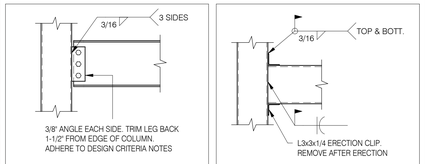



SC5: BEAM TO BEAM SPLICE




SC3: BEAM TO BEAM

SC4: BEAM OVER HSS COLUMN




SC1: BEAM TO HSS COLUMN

SC2: HSS BEAM TO HSS COLUMN

SHEAR CONNECTION DESIGN CRITERIA

A. DESIGN FOR UNFACTORED REACTIONS NOTED ON PLANS.

B. IF REACTIONS ARE NOT NOTED ON PLANS: DESIGN NON-COMPOSITE BEAM CONNECTIONS FOR 1/2 THE TOTAL DESIGN UNIFORM LOAD FOR THE BEAM SPAN FROM THE AISC - UNIFORM LOAD TABLES; DESIGN COMPOSITE BEAM CONNECTIONS FOR 1.7 TIMES THE NON-COMPOSITE REACTION AS DESCRIBED ABOVE.

C. DETAIL CONNECTIONS PER AISC - ASD 9TH EDITION SPECIFICATION USING MIN. 5/16" THICK DOUBLE CLIP ANGLES OR MIN. 3/8" SHEAR PLATE. USE 3/4" DIA. A 325-N BOLTS OR LARGER FOR ALL STRUCTURAL CONNECTIONS U.N.O.. SHEAR PLATE CONNECTIONS SHALL BE BOLTED @ BEAM AND WELDED @ SUPPORT. DOUBLE CLIP ANGLES CAN BE EITHER BOLTED OR WELDED PROVIDED THEY COMPLY WITH LOADING REQUIREMENTS AND AISC STANDARDS.

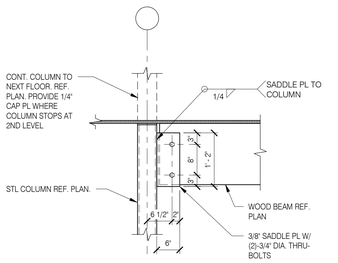
D. IN ADDITION TO SHEAR CONNECTION DESIGN CRITERIA PER NOTES A - C, PROVIDE A MINIMUM OF THE FOLLOWING NUMBER OF CONNECTION BOLTS AS FOLLOWS:

| | |
|---|---|
| W8 - W12 | 2 BOLTS |
| W14 - W16 | 3 BOLTS |
| W18 - W21 | 4 BOLTS |
| W24 | 5 BOLTS |

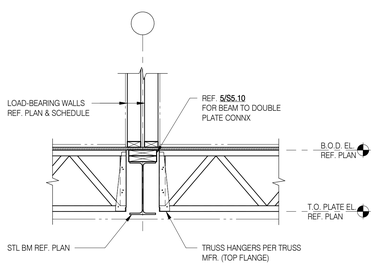
E. SUBMIT SEALED CALCULATIONS OF ALL NON-STANDARD CONNECTIONS FOR ENGINEER'S REVIEW .

F. SUBMIT SEALED CALCULATIONS OF BRACE CONNECTIONS FOR ENGINEERS REVIEW .

4 TYPICAL SHEAR CONNECTIONS — NTS




11 TYP. WOOD BEAM TO COLUMN — NTS




7 TYP. DETAIL AT STEEL BEAM — NTS

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
Suite 720
Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
salasobrien.com

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Texas License No. 83205

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

TYPICAL STEEL DETAILS

19.000.00 Project Number

S5.10 Sheet

Scale As indicated

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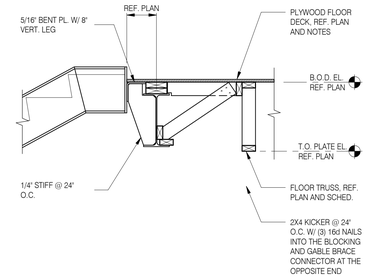
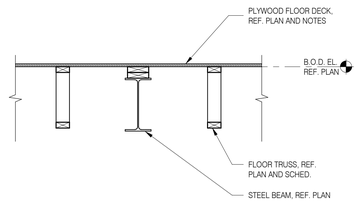
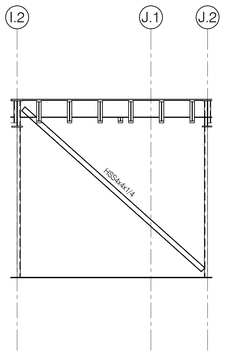


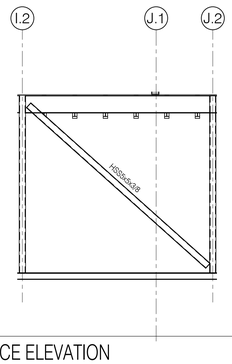

5 DETAIL AT TOP OF STAIR | NTS



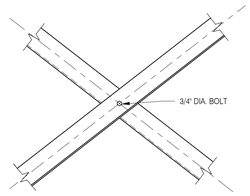

4 DETAIL AT STEEL BEAM | NTS



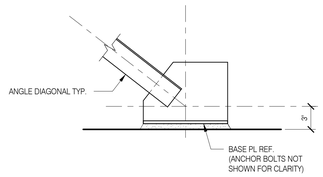

2 BRACE ELEVATION | 1/4" = 1'-0"



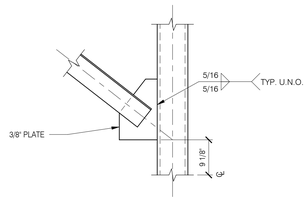

1 BRACE ELEVATION | 1/4" = 1'-0"



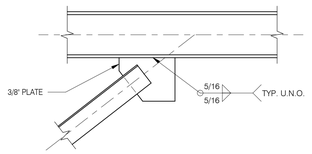

E. BRACE INTERSECTION



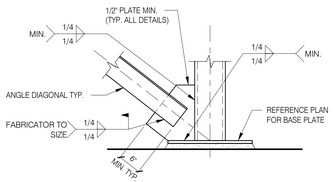

F. BRACE TO BASE PLATE W/O COLUMN



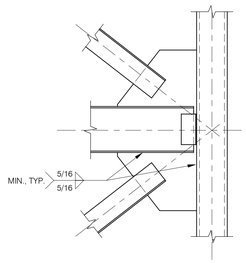

G. KNEE BRACE TO COLUMN FLANGE



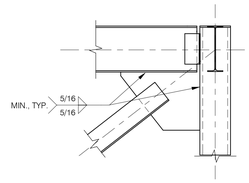

H. KNEE BRACE TO BEAM



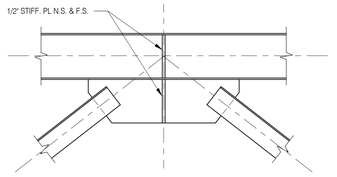

A. BRACE TO COLUMN AT BASE PLATE




B. BRACE TO COLUMN AT FLOOR OR ROOF




C. BRACE TO COL. AT ROOF




D. CHEVRON BRACE TO BEAM CONNECTION

NOTE
FABRICATOR TO SIZE THE BRACE CONNECTIONS FOR FORCES SHOWN ON BRACE FRAME ELEVATIONS.

3 BRACED FRAME DETAILS | 3/4" = 1'-0"

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
Suite 720
Dallas, Texas 75243
214.237.7022
Registration No. F-5635
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salasobrien.com

Scott R. Armstrong, P.E.
Texas License No. 83205

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PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

STEEL LATERAL BRACING DETAILS

19.000.00 Project Number

S5.11 Sheet

Scale As indicated

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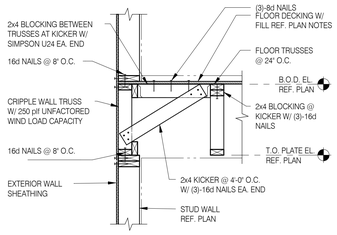
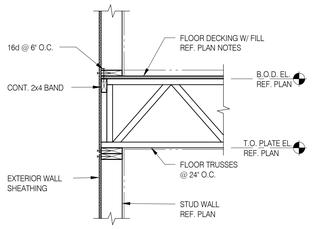
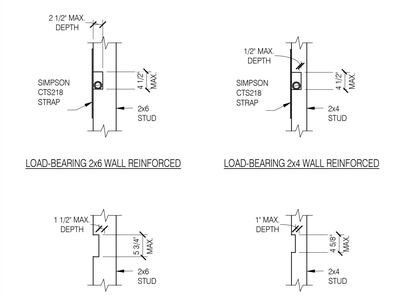
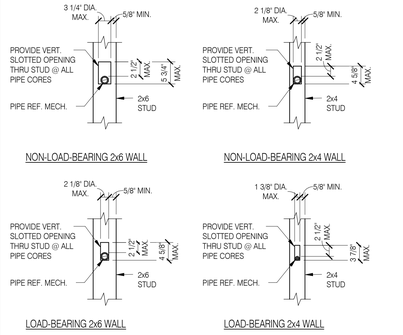



13 TYP. PERIMETER WALL DETAIL 3/4" = 1'-0"




14 TYP. PERIMETER WALL DETAIL 3/4" = 1'-0"



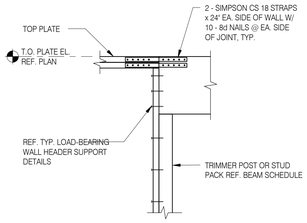




NOTES

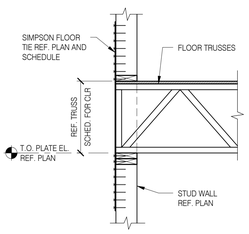
1. BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1 3/8" FOR LOAD-BEARING WALLS AND 2 1/8" IN NON-LOAD-BEARING WALLS.
2. BORED HOLES IN 2x6 STUDS SHALL NOT EXCEED 2 1/8" FOR LOAD-BEARING WALLS AND 3 1/4" FOR NON-LOAD-BEARING WALLS.
3. IN NO CASE SHALL THE EDGE OF THE BORED HOLE TO BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT CUTS OR NOTCHES IN THE STUD.

10 WALL BORING DETAILS 3/4" = 1'-0"

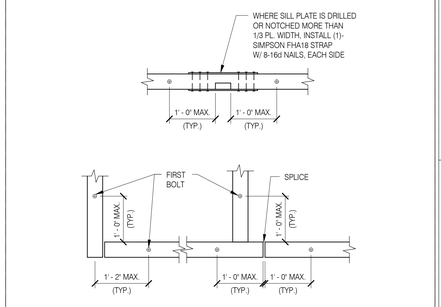
NOTE
IF TOP PLATE IS CONT. OVER TOP OF BEAM, STRAPPING MAY BE OMITTED




8 TYP. TOP PL STRAPPING TO HDR 3/4" = 1'-0"

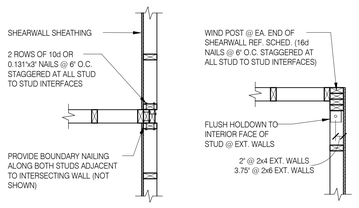



7 TYP. SHEARWALL FLR TIE DTL 3/4" = 1'-0"




4 TYP. SILL PLATE ANCHORAGE NTS

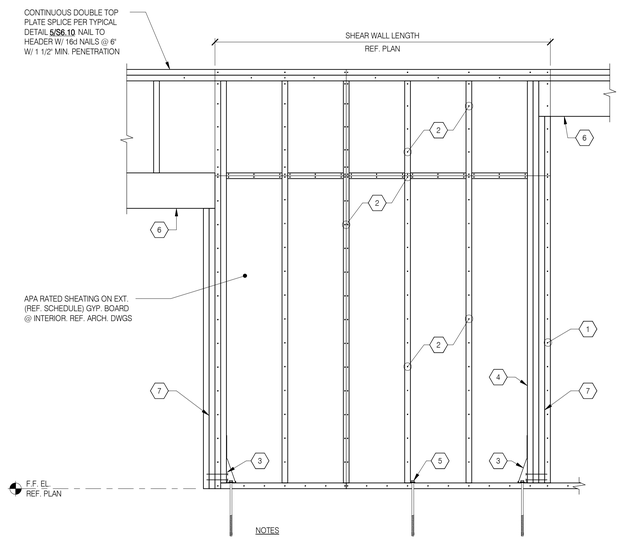
HD ANCHOR LOCATION MAY VARY UP TO 5% OF WALL LENGTH FROM MIN. REQD TO FIT SCHEDULE POST & HOLDDOWN AS SHOWN




CONT. SHEARWALL W/ INTERSECTING WALL

TYP. HOLDDOWN INSTALLATION REQUIREMENTS

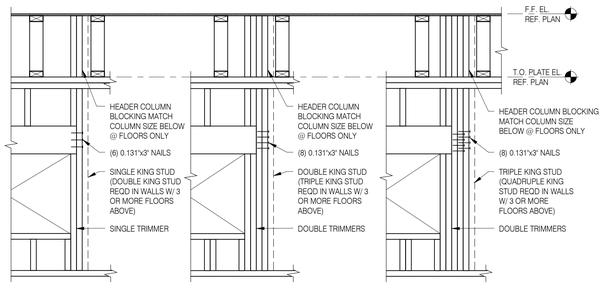
3 SHEATHING & HOLD DOWN @ SW 3/4" = 1'-0"




NOTES

1. PERIMETER NAILING: REF. SHEAR WALL SCHEDULE.
2. INTERMEDIATE NAILING: REF. SHEAR WALL SCHEDULE.
3. SHEAR WALL HOLDOWN/ANCHOR: REF. SHEAR WALL SCHEDULE.
4. SHEAR WALL END POST, SIZE PER SCHEDULE NAIL AS NOTED ON SCHEDULE.
5. SHEAR WALL ANCHORING: REF. SHEAR WALL SCHEDULE 4/S1.12
6. LINTEL OR HEADER: REF. SCHEDULE 1/S1.12
7. WOOD COLUMN-GLUE & NAIL TO SHEAR WALL CHORD: REF. 7/S1.12 TYPICAL BUILT-UP COLUMN DETAIL .
8. WINDOW OPENING - REF. ARCH. DRAWINGS FOR LOCATION. REF. 1/S1.12 DETAIL X.XX FOR SCHEDULE .

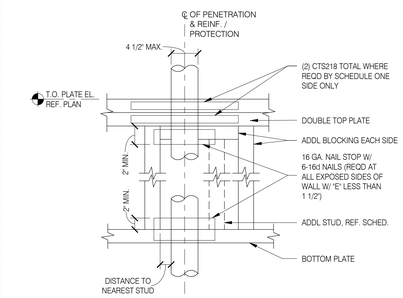
12 TYP. SHEAR WALL ELEVATION @ OPNG NTS




NOTES

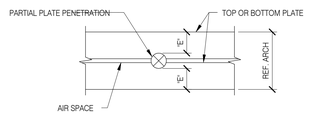
1. STUD PACKS SHOWN ARE THE MINIMUMS AND MAY BE LARGER REF. PLAN.
2. AT FLUSH BEAMS ALL STUDS TO BE FULL HEIGHT UNDER BEAM FULLY.
3. SHEARWALL ENDS MAY REQUIRE ADDITIONAL STUDS. REF. HOLDOWN SCHEDULE FOR MIN. FOR EACH HOLDOWN MODEL.
4. REF. STANDARD NAILING SCHEDULE, FOR STUD PACK PLY NAILING.
5. CONTACT EOR FOR OPENINGS 10' OR GREATER.

11 TYP. LOAD-BEARING WALL HEADER SUPPORT 3/4" = 1'-0"

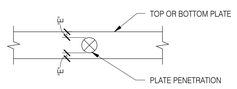



SIDE VIEW

| PLATE REINFORCEMENT SCHEDULE | | | |
|---|---|---|---|
| SINGLE WALLS | DOUBLE WALLS | TOP PLATE REINFORCEMENT/ PROTECTION | DISTANCE TO NEAREST STUD (MAX) |
| E 3/4" | E 1 1/2" | NONE | NONE STD. STUD SPACING APPLIES |
| E 3/4" | E 1 1/2" | (2) SIMPSON CTS218 | 4" |
| NOTE REF. ARCH/MEP FOR SEALING & FIRE PROTECTION REQUIREMENTS AT ALL PENETRATIONS | | | |

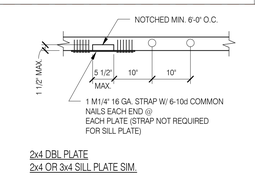



DOUBLE WALL TOP VIEW (REINF / PROTECTION NOT SHOWN)

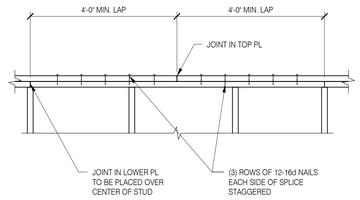



SINGLE WALL TOP VIEW (REINF / PROTECTION NOT SHOWN

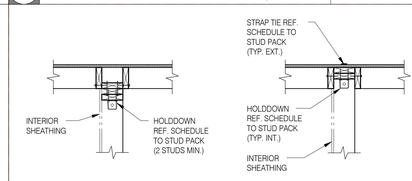
9 TYP. WALL PL. PENETRATION DTLS 3/4" = 1'-0"



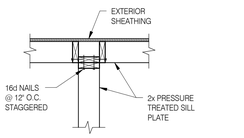

6 NOTCHES & BORINGS TOP, BOTT. NTS




5 TYP. TOP PLATE SPLICE NTS



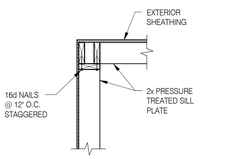

B. FLOOR-TO-FOUNDATION C. FLOOR-TO-FLOOR




A. TYP. CONNX

2 TYP. WALL INTERSECTION NTS

B. FLOOR-TO-FOUNDATION C. FLOOR-TO-FLOOR




A. TYP. CONNX

1 TYP. WALL INTERSECTION NTS

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
Suite 720
Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
salasobrien.com

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Texas License No. 83205

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DRAWING DESCRIPTION

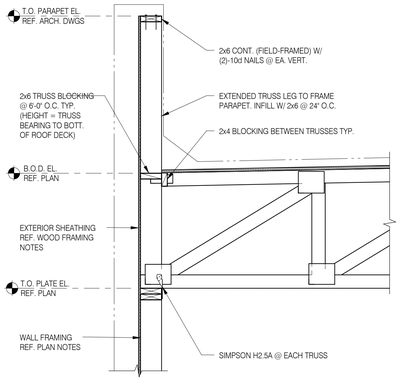
TYPICAL WOOD DETAILS

19.000.00 Project Number

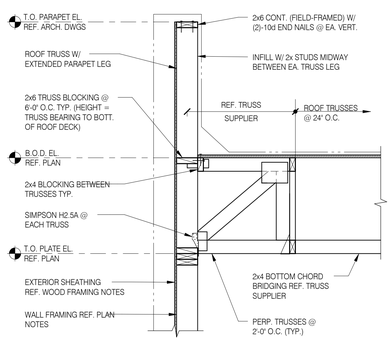
S6.10 Sheet

Scale 3/4" = 1'-0"

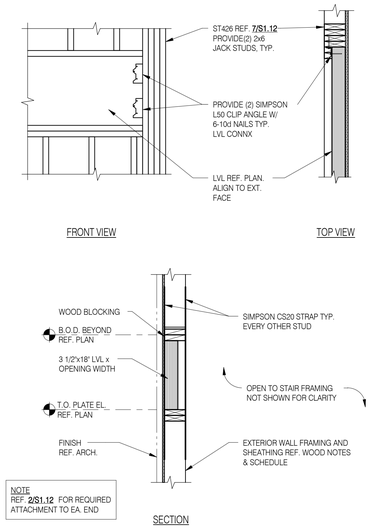
1/4/2024 1:06:41 PM



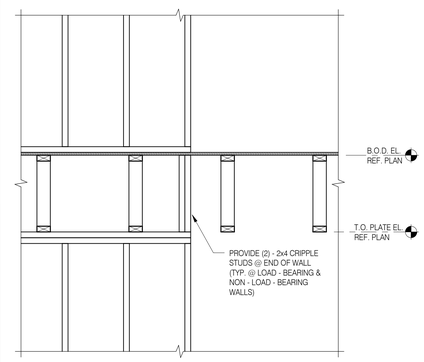

16 TRUSS BEARING DETAIL 3/4" = 1'-0"



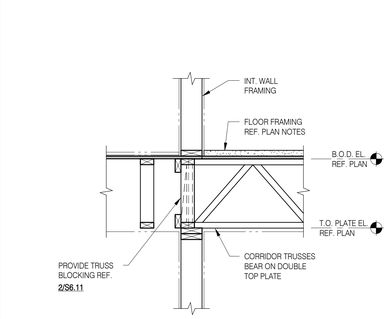

15 TRUSS BEARING - EXT. WALL 3/4" = 1'-0"



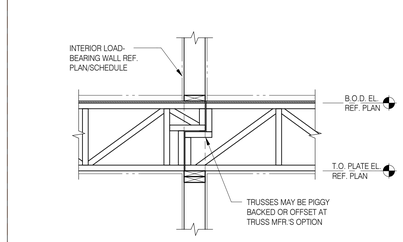

12 EXTERIOR WALL @ STAIR NTS



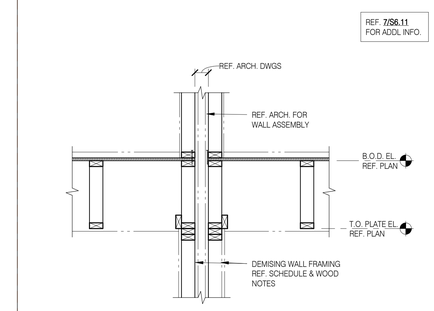

9 TYP. DETAIL @ END OF WALL NTS



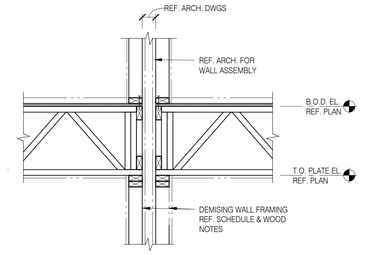

8 DETAIL AT CORRIDOR 3/4" = 1'-0"



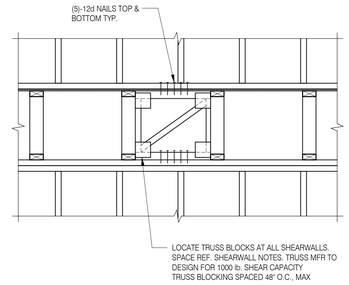

5 TYP. INT. LOAD-BEARING WALL 3/4" = 1'-0"



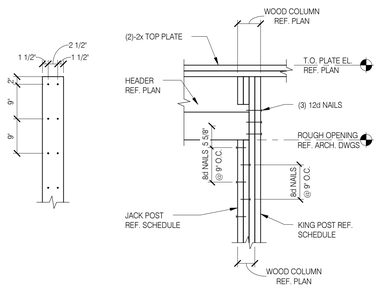

4 2-HOUR WALL 3/4" = 1'-0"



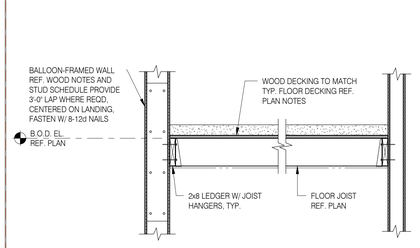

3 2-HOUR WALL 3/4" = 1'-0"



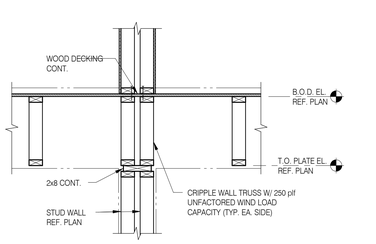

2 TYP. TRUSS BLOCK DETAIL 3/4" = 1'-0"



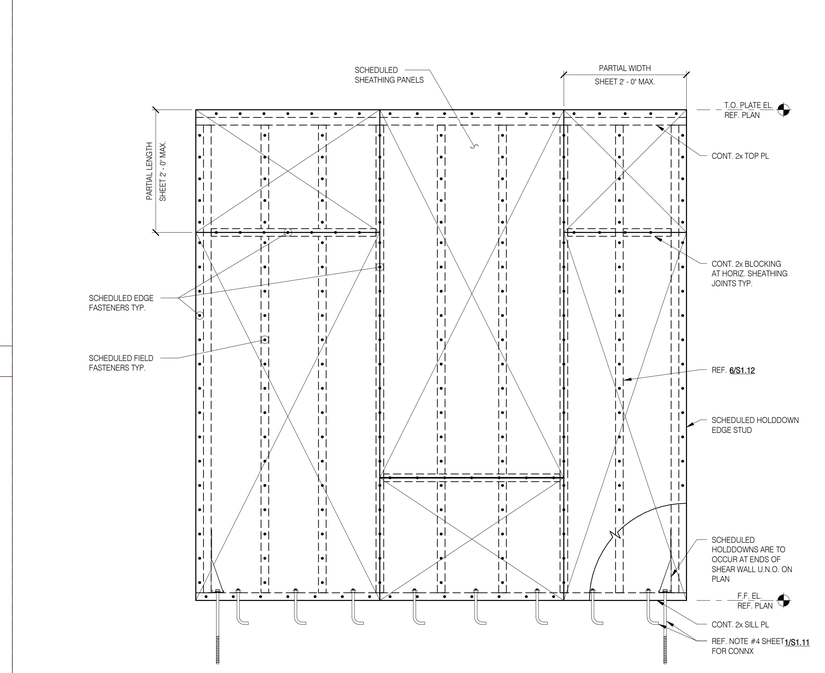

14 TYP. NAILING 2x6 BUILT UP COLUMN NTS



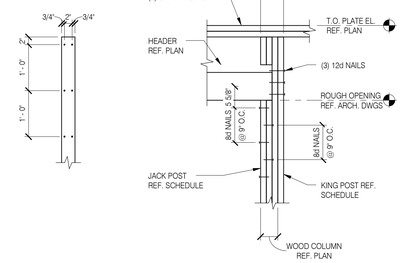

11 EXT. WALL AT INTERM. STAIR LDG 3/4" = 1'-0"



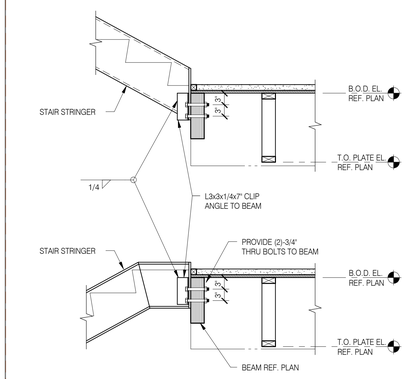

7 TYP. DEMISING WALL 3/4" = 1'-0"



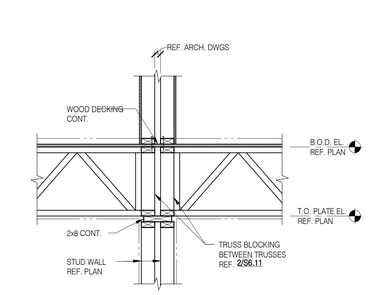

1 TYPICAL SHEAR WALL ELEVATION DETAIL NTS




13 TYP. NAILING 2x4 BUILT UP COLUMN NTS




10 DETAIL AT STAIR SUPPORT NTS




6 TYP. DEMISING WALL 3/4" = 1'-0"

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
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Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
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## TYPICAL WOOD DETAILS

19.000.00 Project Number

S6.11 Sheet

Scale As indicated

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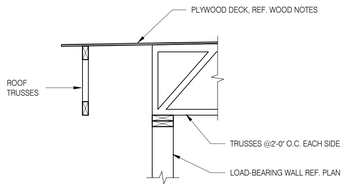
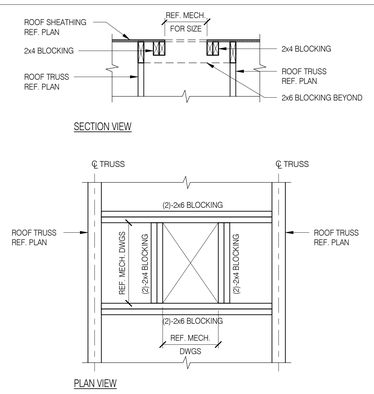
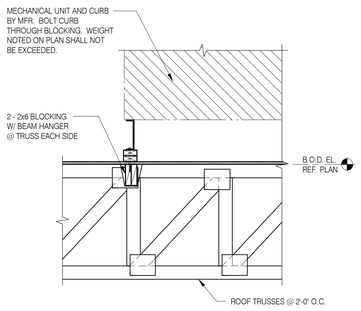


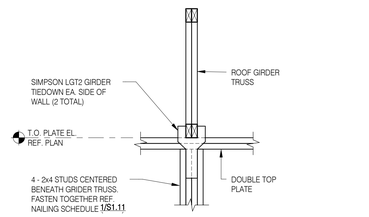

19 DETAIL AT ROOF TRUSS — 3/4" = 1'-0"



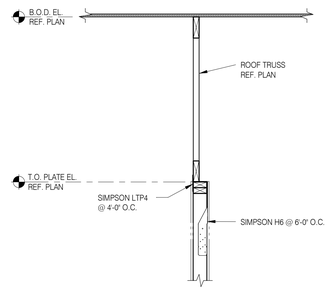

15 TYP. ROOF VENT OPG FRAMING — 3/4" = 1'-0"



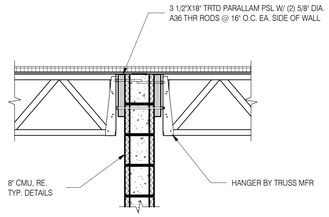

11 TYP. RTU SUPPORT DETAIL — 3/4" = 1'-0"




7 TYP. ROOF GIRDER TRUSS BRG — 3/4" = 1'-0"

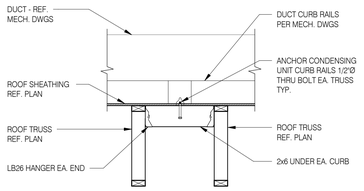



4 TYP. SW CONNX TO ROOF TRUSS — 3/4" = 1'-0"

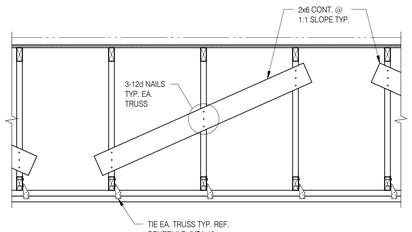



NOTE:
CELLS THAT CONTAIN ANCHORS MUST BE FULLY GROUTED

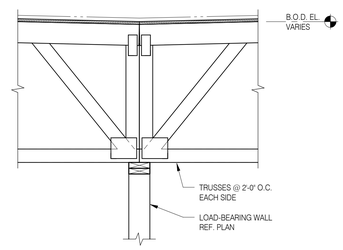
18 DETAIL AT CMU WALL — 3/4" = 1'-0"



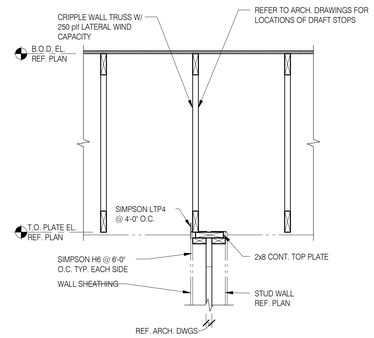

14 DUCT SUPPORT @ ROOF DETAIL — 3/4" = 1'-0"



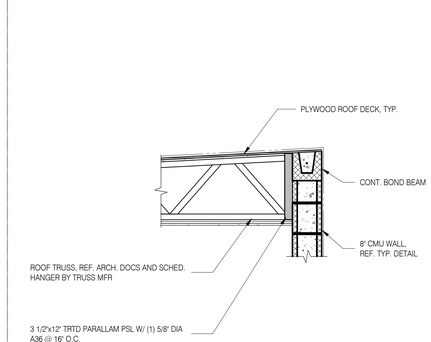

10 ROOF TRUSS BRACING DETAIL — 3/4" = 1'-0"



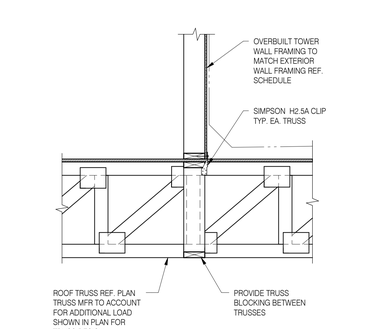

6 TYP. TRUSS - INT. WALL CONNX — NTS



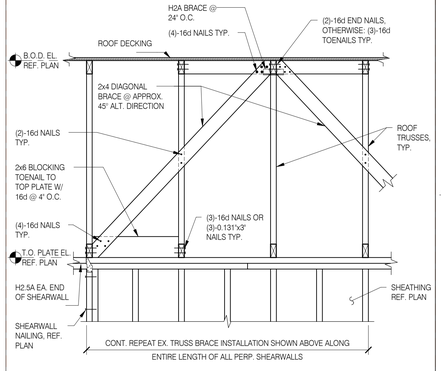

3 TYP. DEMISING WALL DETAIL — 3/4" = 1'-0"



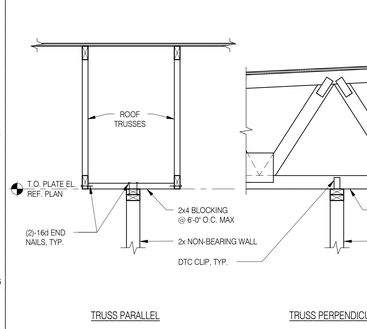

17 DETAIL AT ELEVATOR SHAFT — 3/4" = 1'-0"



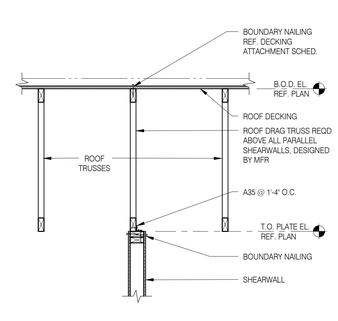

13 OVERBUILT TOWER FRAMING — NTS



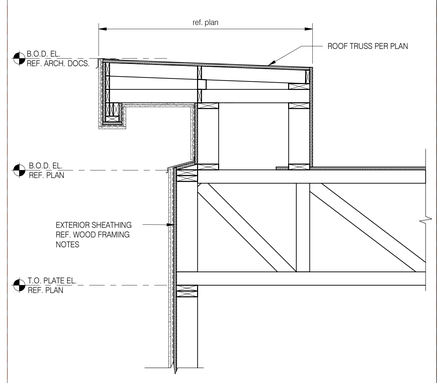

9 TRUSS BRACING @ PERP. SW — 3/4" = 1'-0"



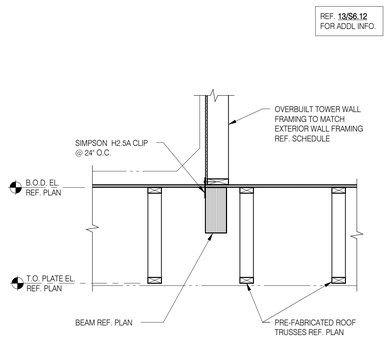

5 NON-BRG WALL TO TRUSS CONNX — 3/4" = 1'-0"



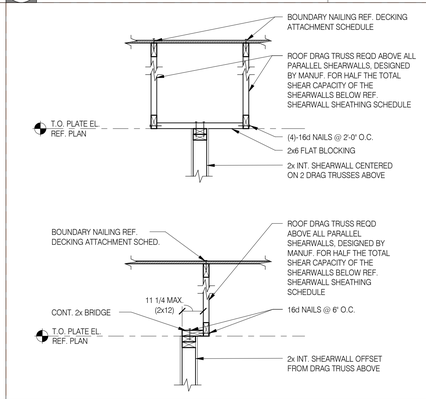

2 ROOF DRAG TRUSS CONNX — 3/4" = 1'-0"



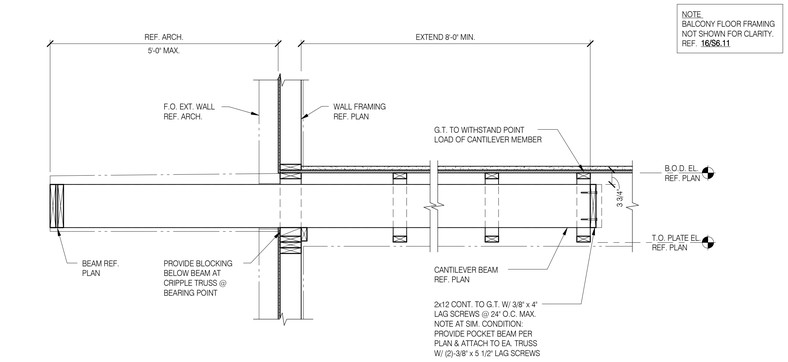

16 TRUSS BEARING DETAIL W/ OVERH. — 3/4" = 1'-0"




12 OVERBUILT TOWER FRAMING — NTS




8 OFFSET ROOF DRAG TRUSS — 3/4" = 1'-0"




1 DETAIL @ CANTILEVER BALCONY — 3/4" = 1'-0"

armstrong-douglass
A SALASOBRIEN COMPANY
12655 North Central Expressway
Suite 720
Dallas, Texas 75243
214.237.7022
Registration No. F-5635
armstrong-douglass.com
salasobrien.com

Scott R. Armstrong, P.E.
Texas License No. 83205

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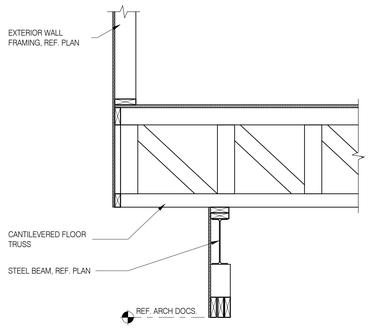
19.000.00 Project Number

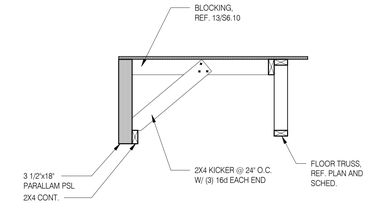
S6.12 Sheet

Scale 3/4" = 1'-0"

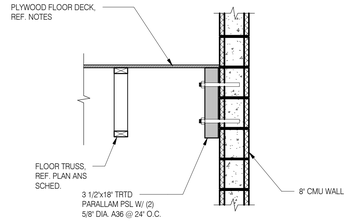
1/4/2024 1:06:51 PM



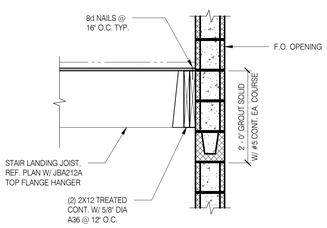

12 DETAIL AT CANTILEVER — NTS



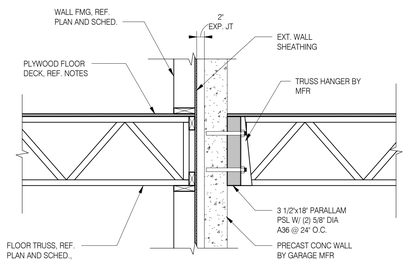

8 SECTION AT CURTAIN WALL — 3/4" = 1'-0"



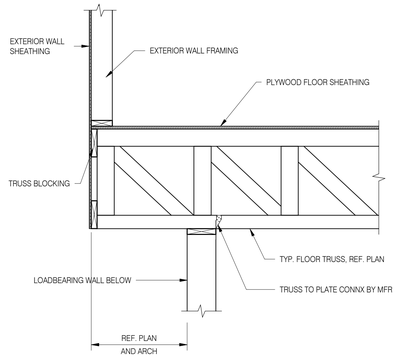

4 SECTION AT CMU — 3/4" = 1'-0"



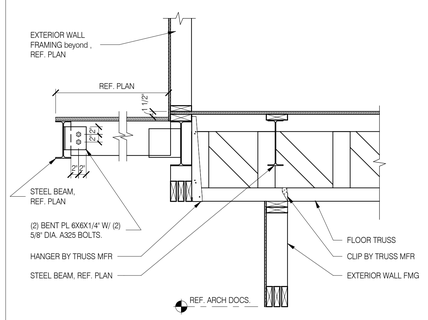

11 WOOD TO CMU CONNX — 3/4" = 1'-0"



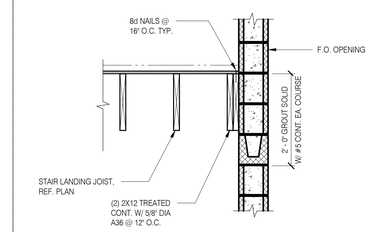

7 SECTION AT PARKING GARAGE — 3/4" = 1'-0"



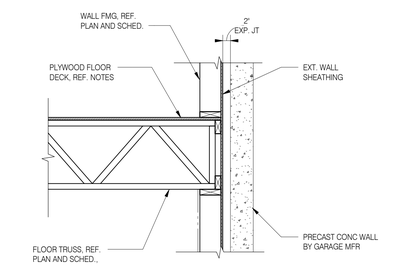

3 SECTION AT CANTILEVERED TRUSS — NTS



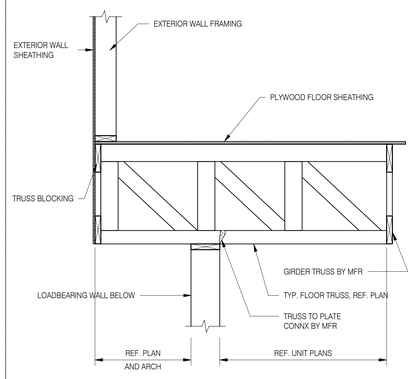

14 DETAIL AT BALCONY — NTS



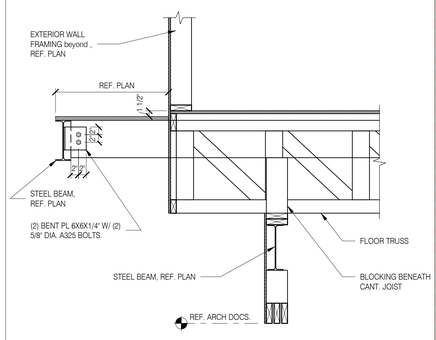

10 WOOD TO CMU CONNX — 3/4" = 1'-0"



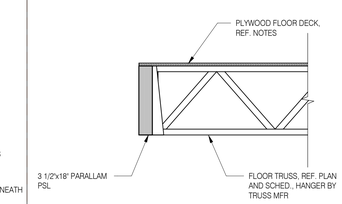

6 SECTION AT PARKING GARAGE — 3/4" = 1'-0"



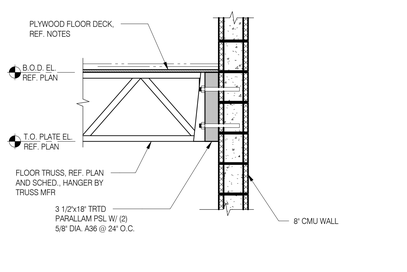

2 OVERBUILT TOWER FRAMING — NTS



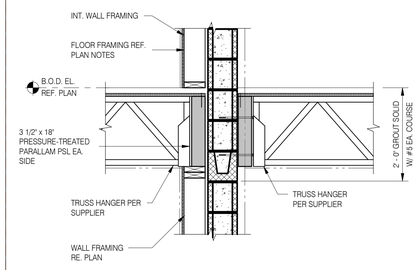

13 DETAIL AT CANTILEVER — NTS




9 SECTION AT CURTAIN WALL — 3/4" = 1'-0"




5 SECTION AT CMU — 3/4" = 1'-0"




1 WOOD TO CMU CONNX — 3/4" = 1'-0"

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ISSUE FOR PRICING 12/15/23

PROJECT DESCRIPTION

# RESIDENCES @ HIGHLAND

BATON ROUGE, LA

DOCUMENT SUBMISSION RECORD

| No. | Description | Date |
|---|---|---|

DRAWING DESCRIPTION

## FRAMING DETAILS

19.000.00 Project Number

S6.13 Sheet

Scale NTS

1/4/2024 1:06:55 PM

## HVAC LEGEND

| SYMBOLS | DESCRIPTION |
|---|---|
| | SUPPLY AIR DEVICE |
| | RETURN/EXHAUST AIR DEVICE |
| | LINED DUCTWORK |
| | FLEXIBLE DUCT CONNECTION |
| | EXISTING EQUIPMENT TO REMAIN |
| | EXISTING EQUIPMENT RELOCATED |
| | EXISTING EQUIPMENT TO BE REMOVED |
| I I | END CAP (PIPE OR DUCT) |
| R | DUCT RISE |
| D | DUCT DROP |
| M.D. | MANUAL DAMPER |
| FD FD | FIRE DAMPER (HORIZONTAL/VERTICAL) |
| FSD | MOTOR OPERATED FIRE SMOKE DAMPER |
| M | MOTOR OPERATED DAMPER |
| T S H | THERMOSTAT/SENSOR/HUMIDISTAT |
| SD | SMOKE DETECTOR |
| D | DRAIN |
| CWS CWR | CONDENSER WATER SUPPLY/CONDENSER WATER RETURN |
| CHWS CHWR | CHILLED WATER SUPPLY/CHILLED WATER RETURN |
| HWS HWR | HEATING WATER SUPPLY/HEATING WATER RETURN |
| RS RL | REFRIGERANT LINE (SUCTION/LIQUID) |
| | BALL VALVE |
| | BUTTERFLY VALVE (BV) |
| | GATE VALVE (GV) |
| | 3-WAY CONTROL VALVE |
| | NON-SLAM CHECK VALVE (CV) |
| | PRESSURE REDUCING VALVE |
| | STRAINER |
| | GAUGE COCK |
| | PRESSURE GAUGE |
| | THERMOMETER |
| OR | TEST WELL |
| | UNION |
| | FLANGE |
| | PUMP |

NOTE: THIS IS A STANDARD LEGEND. ALL ITEMS MAY NOT APPEAR ON DRAWINGS.

## HVAC ABBREVIATIONS

| ABBREVIATION/DEFINITION | | ABBREVIATION/DEFINITION | |
|---|---|---|---|
| A/C | ABOVE CEILING | MAX | MAXIMUM |
| AD | ACCESS DOOR | MBH | 1000 BTU/HOUR |
| ADJ | ADJUSTABLE | MD | MANUAL DAMPER |
| AFF | ABOVE FINISHED FLOOR | MIN | MINIMUM |
| ARCH | ARCHITECT | MOD | MOTOR OPERATED DAMPER |
| BEL | BELOW | MOV | MOTOR OPERATED VALVE |
| BD | BACKDRAFT DAMPER | MTD | MOUNTED |
| B/F | BELOW FLOOR | N/A | NOT APPLICABLE |
| BTUH | BRITISH THERMAL UNIT/HOUR | NC | NOISE CRITERIA |
| C | CONVECTOR | N.C. | NORMALLY CLOSED |
| CAP | CAPACITY | N.I.C. | NOT IN CONTRACT |
| CD | CEILING DIFFUSER | N.O. | NORMALLY OPEN |
| CF | CUBIC FEET | NO. | NUMBER OR DESIGNATION |
| CFM | CUBIC FEET PER MINUTE | NOM | NOMINAL |
| CLG | CEILING | NPSHA | NET POSITIVE SUCTION HEAD AVAIL |
| CO | CLEANOUT | OA | OUTSIDE AIR |
| CONC | CONCRETE | OBD | OPPOSED BLADE DAMPER |
| CONN | CONNECTION | OC | ON CENTERS |
| CONT | CONTINUATION | OPNG | OPENING |
| D | DRAIN | △P | PRESSURE DROP |
| DB | DRY BULB | PH | ELECTRICAL PHASE |
| DG | DOOR GRILLE | PIU | POWERED INDUCTION UNIT |
| DIA | DIAMETER (Ø) | PLBG | PLUMBING |
| DIFF | DIFFUSER | PRV | PRESSURE REDUCING VALVE |
| DN | DOWN | PSIA | POUNDS PER SQ. IN. ABSOLUTE |
| DWGS | DRAWINGS | PSIG | POUNDS PER SQ. IN. GAUGE |
| EA | EACH | RA | RETURN AIR |
| EAT | ENTERING AIR TEMPERATURE | RAG | RETURN AIR GRILLE |
| EG | EXHAUST GRILLE | RAR | RETURN AIR REGISTER |
| ELEC | ELECTRICAL | REG | REGISTER |
| ENG | ENGINEER | R/H | RELATIVE HUMIDITY |
| ER | EXHAUST REGISTER | RL | REFRIGERANT LIQUID |
| ESP | EXTERNAL STATIC PRESSURE (IN WG) | RPM | ROTATIONS PER MINUTE |
| EWT | ENTERING WATER TEMPERATURE | RS | REFRIGERANT SUCTION |
| EXH | EXHAUST | SA | SUPPLY AIR |
| FA | FREE AREA | SD | SMOKE DAMPER |
| FD | FIRE DAMPER | SF | SQUARE FEET |
| FLR | FLOOR | SG | SUPPLY GRILLE |
| FLEX | FLEXIBLE | SP | STATIC PRESSURE (IN. W.G.) |
| FOD | FACE OPERATED DAMPER | SQ | SQUARE |
| FPM | FEET PER MINUTE | SR | SUPPLY REGISTER |
| FSD | FIRE/SMOKE DAMPER | SS | STAINLESS STEEL |
| FT | FEET | STR | STRUCTURAL |
| GAL | GALLON(S) | TE | TOILET EXHAUST |
| GPM | GALLONS PER MINUTE | TG | TRANSFER GRILLE |
| GR | GRILLE | THRU | THROUGH |
| HD | HEAD (FT WC) | TRANS | TRANSITION |
| HP | HORSEPOWER | T'STAT | THERMOSTAT |
| HR | HOUR | TYP | TYPICAL |
| IN | INCHES | UC | UNDERCUT |
| KW | KILOWATT | UNO | UNLESS NOTED OTHERWISE |
| L&S | LOUVER & SCREEN | VAV | VARIABLE AIR VOLUME UNIT |
| LAT | LEAVING AIR TEMPERATURE | VEL | VELOCITY |
| LBG | LINEAR BAR GRILLE | W/ | WITH |
| LBS. | POUNDS | WB | WET BULB |
| LSD | LINEAR SLOT DIFFUSER | WC | WATER COLUMN |
| LF | LINEAR FEET | WG | WATER GAUGE |
| LWT | LEAVING WATER TEMPERATURE | °F | DEGREES FAHRENHEIT |

NOTE: THESE ARE STANDARD ABBREVIATIONS. ALL ITEMS MAY NOT APPEAR ON DRAWINGS.

## SHEET LIST



| Sheet Number | Sheet Name |
|---|---|
| M0.00 | MECHANICAL GENERAL |
| M3.10 | FLOOR PLAN UNITS A0, A1, A2 - MECHANICAL |
| M3.11 | FLOOR PLAN UNITS A3, B1, B2 - MECHANICAL |
| M3.12 | FLOOR PLAN UNITS B3, B4, C1 - MECHANICAL |
| M4.10 | GROUND FLOOR MECHANICAL PLAN - OVERALL |
| M4.11 | GROUND FLOOR MECHANICAL PLAN - SECTOR 1 |
| M4.12 | GROUND FLOOR MECHANICAL PLAN - SECTOR 2 |
| M4.13 | GROUND FLOOR MECHANICAL PLAN - SECTOR 3 |
| M4.20 | 2ND FLOOR MECHANICAL PLAN - OVERALL |
| M4.21 | 2ND FLOOR MECHANICAL PLAN - SECTOR 1 |
| M4.22 | 2ND FLOOR MECHANICAL PLAN - SECTOR 2 |
| M4.23 | 2ND FLOOR MECHANICAL PLAN - SECTOR 3 |
| M4.30 | 3RD AND 4TH FLOOR MECHANICAL PLANS - OVERALL |
| M4.31 | 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 1 |
| M4.32 | 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 2 |
| M4.33 | 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 3 |
| M4.50 | ROOF MECHANICAL PLAN - OVERALL |
| M4.51 | ROOF MECHANICAL PLAN - SECTOR 1 |
| M4.52 | ROOF MECHANICAL PLAN - SECTOR 2 |
| M4.53 | ROOF MECHANICAL PLAN - SECTOR 3 |
| M6.01 | MECHANICAL SCHEDULES |
| M6.02 | MECHANICAL COMCHECK |
| M6.03 | MECHANICAL DETAILS |
| M6.04 | MECHANICAL DETAILS |
| M8.01A | NOT USED |



# GENERAL NOTES:

1. FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND TOOLS REQUIRED TO COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM INCLUDING BUT NOT LIMITED TO DUCTWORK, PIPING, INSULATION, AIR DISTRIBUTION DEVICES, EQUIPMENT, CONTROLS, AND ALL OTHER WORK INDICATED ON THE DRAWINGS OR AS SPECIFIED HEREIN.
2. OBTAIN ALL PERMITS, INSPECTIONS, AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION AND DELIVER CERTIFICATE OF APPROVAL TO THE GENERAL CONTRACTOR. ALL ASSOCIATED FEES SHALL BE PAID BY THE CONTRACTOR.
3. CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS.
4. ALL MATERIALS AND EQUIPMENT OF THE MECHANICAL SYSTEMS NECESSARY TO ITS PROPER OPERATION, BUT NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, SHALL BE FURNISHED AND INSTALLED WITHOUT ADDITIONAL CHARGE.
5. THE CONTRACTOR SHALL FULFILL ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SHALL COMPLETE THE IMPROVEMENTS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES AND SPECIFICATIONS. ALL SYSTEMS SHALL BE FINISHED AND PROVEN TO BE FULLY OPERATIONAL AND USEABLE. PROVIDE TESTING, ADJUSTING, AND BALANCING FOR THE MECHANICAL AIR SYSTEMS BY AN AGENCY CERTIFIED BY "AABC" OR "NEBB".
6. VISIT SITE AND CAREFULLY EXAMINE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING SITE CONDITIONS. ANY ADJUSTMENTS IN DUCTWORK ROUTING SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
7. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE MECHANICAL SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES, AND CONTROLS COMPLETELY COORDINATED WITH ALL DISCIPLINES AND CONNECTED TO THE MECHANICAL SYSTEMS. ALL PARAMETERS INDICATED IN THESE CONTRACT DOCUMENTS SHALL BE STRICTLY CONFORMED TO AS SPECIFIED. ANY ITEMS AND LABOR REQUIRED FOR A COMPLETE MECHANICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND THESE CONTRACT DOCUMENTS, SHALL BE FURNISHED AND INSTALLED WITHOUT INCURRING ANY ADDITIONAL COST TO THE OWNER. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS AND WORK OF OTHER TRADES PRIOR TO THE PREPARATION OF SHOP DRAWING SUBMITTALS.
8. COORDINATE ALL WORK WITH ALL TRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL LOCATION OF EQUIPMENT, CONDUIT, PANELS, DUCTWORK, EQUIPMENT SUPPORTS, PIPING, ETC. AND COORDINATE THE INSTALLATION ACCORDINGLY. EXACT LOCATIONS FOR CONNECTIONS TO THE MECHANICAL SYSTEM SHALL BE FIELD VERIFIED.
9. ALL MATERIAL SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AND CLEARANCES AT BUILDING BEFORE COMMENCING WORK.
10. TRANSITION RECTANGULAR DUCTWORK ON BOTTOM AND SIDES. INSTALL DUCT AS HIGH AS POSSIBLE AND MAINTAIN TOP OF DUCTWORK LEVEL.
11. FLEXIBLE DUCT RUNOUTS TO CEILING DIFFUSERS SHALL BE AS STRAIGHT AS POSSIBLE AND FREE OF SAGS AND KINKS WITH PROPER STRAP SUPPORTS CONNECTED TO THE STRUCTURE.
12. DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
13. PORTIONS OF DUCTWORK VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK.
14. ALL FANS, DAMPERS, AND OTHER MECHANICAL ITEMS ABOVE CEILING SHALL BE ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL ACCESS PANELS IN CEILINGS OR WALLS, REFER TO THE PROJECT SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS.
15. CONTRACTORS SHALL COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
16. INSTALL THERMOSTATS AND TEMPERATURE SENSORS AT PROPER ELEVATIONS TO COORDINATE WITH LATEST ADA REQUIREMENTS WITH ASSOCIATED CONTROL WIRING AND CONDUIT, REFER TO SPECIFICATIONS.
17. COORDINATE DUCTWORK INSTALLATION WITH PLUMBING, FIRE PROTECTION AND ELECTRICAL SYSTEMS. MAKE OFFSETS AND TRANSITIONS TO COORDINATE WITH OTHER TRADES WITHOUT ADDITIONAL CHARGE.
18. INSTALL HVAC EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.
19. GUARANTEE ALL HVAC EQUIPMENT AND SYSTEMS FOR ONE YEAR AFTER OWNER ACCEPTANCE. ALL HVAC EQUIPMENT WITH COMPRESSORS SHALL INCLUDE EXTENDED PARTS WARRANTY TO COVER COMPRESSORS FOR 5 YEARS AFTER OWNER ACCEPTANCE.
20. AIR MOVING EQUIPMENT SHALL NOT BE OPERATED UNTIL 2" THICK TEMPORARY AIR FILTERS ARE IN PLACE. IF ANY EQUIPMENT IS OPERATED DURING ANY PART OF CONSTRUCTION, NEW CLEAN FILTERS SHALL BE PROVIDED AT LEAST WEEKLY. PROVIDE AN EXTRA SET OF CLEAN FILTERS AT THE TIME OF FINAL INSPECTION BY THE ENGINEER.
21. INSTALL RESTRAINTS AND FASTENERS TO MEET LOCAL SEISMIC AND WIND LOAD CRITERIA. PROVIDE EQUIPMENT AND CONSTRUCTION THAT MEET THESE REQUIREMENTS; INSTALL ADDITIONAL SUPPORTS, VIBRATION ISOLATION, SPECIALTY CONNECTIONS/FITTINGS, AND ATTACH ROOF CURBS TO STRUCTURE. PROVIDE RATIONAL ANALYSIS CALCULATIONS IF REQUIRED. COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER.
22. UNLESS NOTED OTHERWISE, ALL HVAC THERMOSTATS SHALL BE 7-DAY PROGRAMMABLE TYPE WITH THE FOLLOWING FEATURES: OCCUPIED/UNOCCUPIED SETPOINTS; HEATING/COOLING CROSSOVER PROTECTION; BATTERY BACKUP; OVERRIDE BUTTON (2 HR DURATION). PROGRAM EQUIPMENT SETPOINTS IN ACCORDANCE WITH CODE REQUIREMENTS, 75 DEGREES F (COOLING) AND 70 DEGREES F (HEATING) FOR OCCUPIED MODE; 85 DEGREES F (COOLING) AND 65 DEGREES F (HEATING) FOR UNOCCUPIED MODE.
23. PROVIDE MINIMUM OF 36" CLEARANCE DEPTH IN FRONT OF CONTROL PANELS, VFD'S AND OTHER ELECTRICAL COMPONENETS OF HVAC SYSTEM WITH ELECTRICAL CONNECTIONS UP TO 150V; INCREASE CLEARANCE TO 42" FOR EQUIPMENT WITH 151V-600V, PROVIDE 30" WIDTH AND 6.5 FT HEIGHT CLEARANCE. COMPLY WITH NEC REQUIREMENTS.
24. INSULATE ALL REFRIGERANT PIPING. SEAL ALL SEAMS WITH SELF-SEALING ADHESIVE LAP STRIPS, SEAL ALL JOINTS BETWEEN SECTIONS WITH SOLVENT ADHESIVE AND TAPE. FITTINGS SHALL BE FABRICATED FROM MITRED SECTIONS OF PREFORMED PIPE; TAPE AND SOLVENT SEAL ALL SEAMS AND JOINTS. ALL EXTERIOR REFRIGERANT PIPING SHALL BE COATED WITH A UV RESISTANT, WEATHER PROOF PAINT BY THE INSULATION MANUFACTURER. SEE MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25. PER CODE, ALL CABLING IN RETURN AIR PLENUMS SHALL BE PLENUM RATED, TO MEET 25/50 RATING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DEVELOPMENT.
26. GALVANIZED SHEET METAL SHALL BE MINIMUM 24 GAUGE (0.0276" THICK), EVEN IF THINNER ALLOWED BY SMACNA STANDARDS. SEE MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27. PROVIDE MINIMUM OF 36" CLEARANCE DEPTH IN FRONT OF CONTROL PANELS, VFD'S AND OTHER ELECTRICAL COMPONENTS OF HVAC SYSTEM WITH ELECTRICAL CONNECTIONS UP TO 150 V; INCREASE CLEARANCE TO 42" FOR EQUIPMENT WITH 151V-600V, PROVIDE 30" WIDTH AND 6.5 FT HEIGHT CLEARANCE. COMPLY WITH 2020 NEC 110.26 REQUIREMENTS OR NEC CODE VERSION BEING ENFORCED AT THE TIME OF PERMIT. EQUIPMENT MOUNTED ABOVE CEILING SHALL BE PROVIDED WITH MINIMUM 22" X 22" ACCESS PANEL OR REMOVABLE CEILING TILE. NO PERMANENT CONSTRUCTION OTHER THAN EQUIPMENT TO BE ACCESSED SHALL REQUIRE REMOVAL.


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| ISSUE DATE | DESCRIPTION |
|---|---|
| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

**CHECKED BY** DBS **DRAWN BY** SSL

**SHEET NAME**

MECHANICAL GENERAL

**SHEET NUMBER** M0.00 **REVISION**


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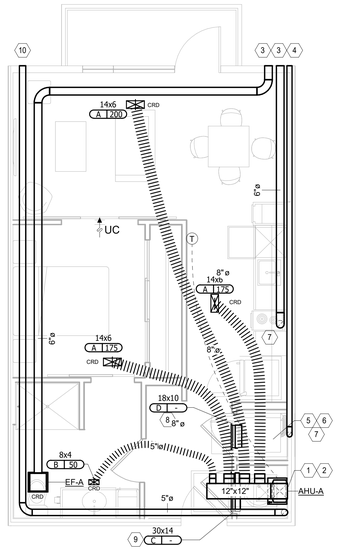
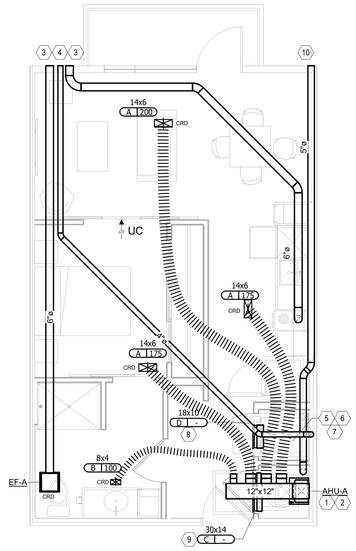



1 M3.10 UNIT A0 FLOOR PLAN. A0-GF SIMILAR.
1/4" = 1'-0"



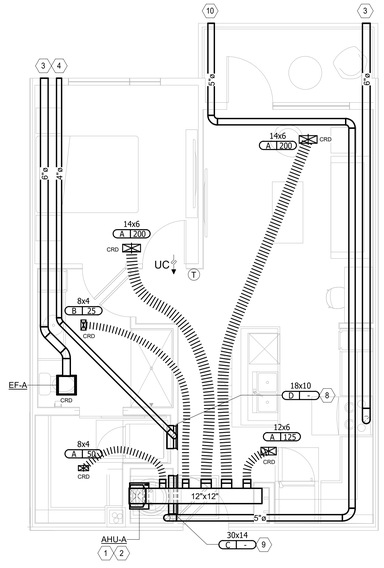

2 M3.10 UNIT A0 ALTERNATE FLOOR PLAN. A0-GF SIMILAR
1/4" = 1'-0"

## GENERAL NOTES:

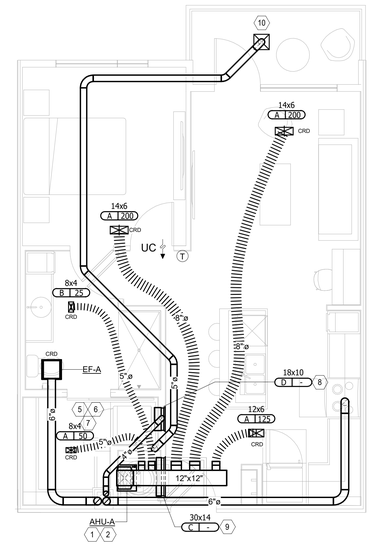
1. FLEXIBLE DUCTWORK ON RESIDENTIAL LEVELS NOT TO EXCEED 25 FEET.
2. BALANCE OA TO EACH UNIT AS SHOWN IN MECHANICAL VENTILATION SCHEDULES.
3. PROTECT ALL DUCT PENETRATIONS THROUGH CORRIDOR WALLS WITH A THROUGH-PENETRATION FIRE STOP SYSTEM.
4. DRYER VENTING INSTALLATION SHALL COMPY WITH THE LOUISIANA MECHANICAL CODE, SECTION 504. DRYERS SHALL BE LONG VENT TYPE, CAPABLE OF OVERCOMING THE RESISTANCE OF THE ACTUAL VENTING INSTALLATION AND RATED FOR MINIMUM OF 120 FEET WITH FOUR (4) 90-DEGREE ELBOWS.
5. WHERE THE DRYER EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT THE CONTRACTOR SHALL PROVIDE A PERMANENT LABEL OR TAG IDENTIFYING THE EQUIVALENT LENGTH OF THE EXHAUST DUCT FACTORING IN ELBOWS. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
6. PROVIDE MANUAL BALANCING DAMPERS WHERE OUTSIDE AIR DUCTS PENETRATE INTO INDIVIDUAL MECHANICAL CLOSETS.
7. ROUTE RS&L LINES FROM MECHANICAL CLOSET UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS TYPICAL.

KEY

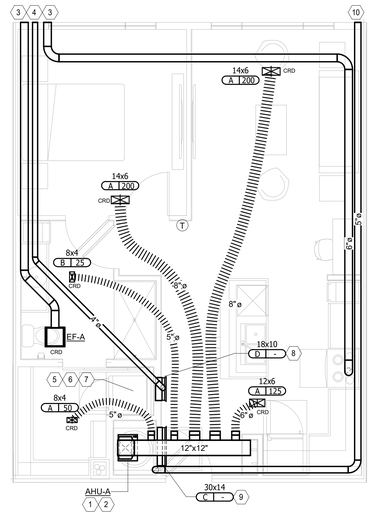
1. ROUTE INSULATED 3/4" CONDENSATE DRAIN WITH P-TRAP FROM AIR HANDLER TO HUB DRAIN LOCATED IN MECHANICAL CLOSET. SEE PLUMBING DRAWINGS FOR DRAIN LOCATION.
2. PROVIDE CEILING RADIATION DAMPER IN VERTICAL DUCTWORK AT CEILING PENETRATION.
3. FOR TOILET AND KITCHEN EXHAUST, FURNISH AND INSTALL SINGLE LOUVERED WALL CAP WITH BDD, EQUAL SIZE TO DRYER EXHAUST WALL CAP, COLLAR, TRANSITION, AND 4" DUCT. ALL WALL CAPS SHALL BE OF EQUAL SIZE AND MOUNTED AT THE SAME HEIGHTS. COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN. KEEP MINIMUM 10'-0" FROM ALL BUILDING INLETS. PROVIDE WITH INSECT SREEN.
4. FOR DRYER EXHAUST, FURNISH AND INSTALL HOODED WALL CAP, COLLAR, AND 4"ø DUCT. EXHAUST SHALL NOT BE OBSTRUCTED BY SCREENS OR FASTENERS EXTRUDING INTO THE PATH OF AIRFLOW.
5. UL LISTED DRYER BOX TO BE PROVIDED AND INSTALLED IN A 6" WALL FOR DRYER CONNECTION. COORDINATE EXHAUST MOUTING HEIGHT WITH DRYER DISCHARGE POINT PRIOR TO ROUGH-IN.
6. PROVIDE AND INSTALL WALL-MOUNTED DRYER SIGN. INDICATE LENGTH OF DRYER DUCT AND NUMBER OF ELBOWS. SEE DRYER VENT WARNING SIGN DETAIL.
7. FIRE STOP DRYER EXHAUST DUCT AT TOP PLATE PENETRATION. SEE DRYER EXHAUST ROUTING DETAIL.
8. 18x10 DRYER MAKEUP GRILL. LOCATE ABOVE DOOR.
9. RETURN AIR GRILLE. LOCATE ABOVE DOOR.
10. OUTSIDE AIR INTAKE. MOUNT AT SAME HEIGHT AS TOILET, KITCHEN, AND DRYER EXHAUST VENTS. COODINATE EXACT MOUTING HEIGHT AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
11. ROUTE TOILET, KITCHEN, AND DRYER EXHAUST UP THROUGH SHAFT TO GOOSENECK CAP ON ROOF. SEE ARCHITECTURAL DRAWINGS.




3 M3.10 UNIT A1 FLOOR PLAN. A1-ALT, A1-GF SIMILAR.
1/4" = 1'-0"




4 M3.10 UNIT A1 ALTERNATE FLOOR PLAN (FRONT-FACING UNITS). A1-ALT, A1-GF SIMILAR.
1/4" = 1'-0"




5 M3.10 UNIT A2 FLOOR PLAN. A2-GF SIMILAR.
1/4" = 1'-0"

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**Project Number**
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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**SHEET NAME**

## FLOOR PLAN UNITS A0, A1, A2 - MECHANICAL

**SHEET NUMBER** M3.10
**REVISION**

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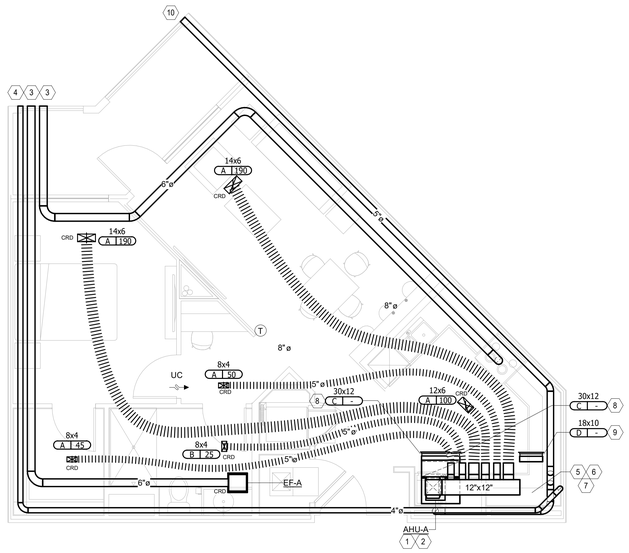
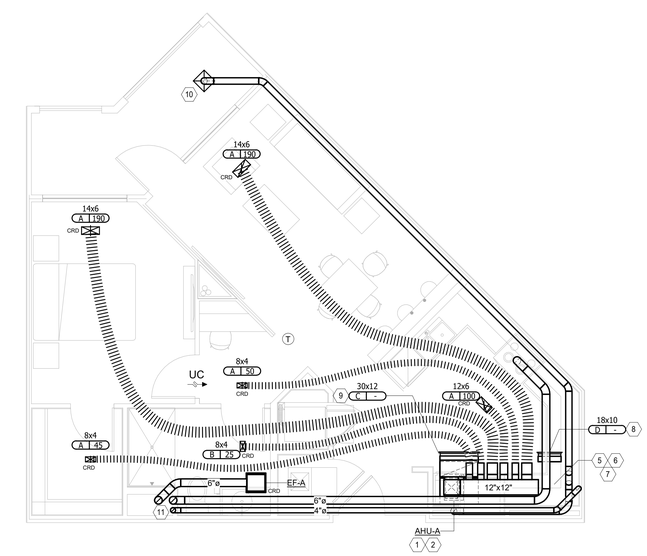



1 M3.11 UNIT A3 FLOOR PLAN. A3-ALT, A3-ALT2, A3-GF, A3-GF-ALT SIMILAR.
1/4" = 1'-0"



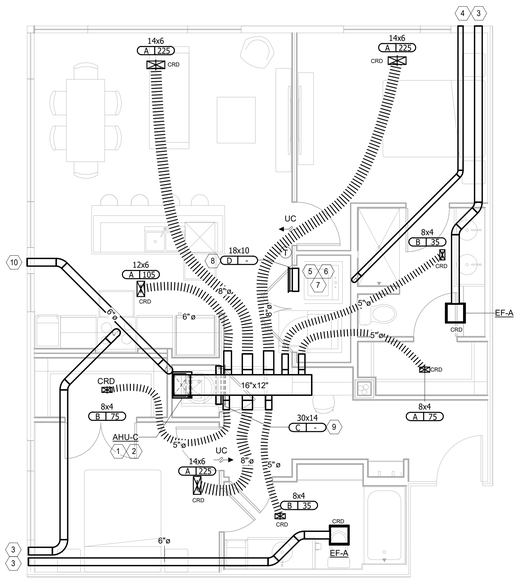

2 M3.11 UNIT A3 ALTERNATE FLOOR PLAN (FRONT-FACING UNITS). A3-ALT, A3-ALT2, A3-GF, A3-GF-ALT SIMILAR.
1/4" = 1'-0"

## GENERAL NOTES:

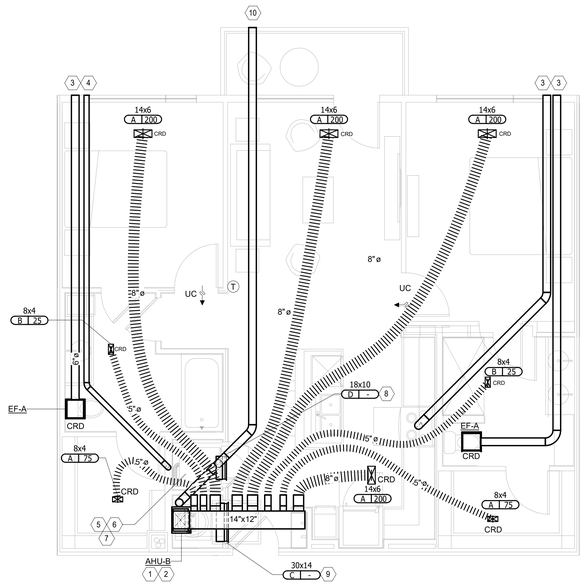
1. FLEXIBLE DUCTWORK ON RESIDENTIAL LEVELS NOT TO EXCEED 25 FEET.
2. BALANCE OA TO EACH UNIT AS SHOWN IN MECHANICAL VENTILATION SCHEDULES.
3. PROTECT ALL DUCT PENETRATIONS THROUGH CORRIDOR WALLS WITH A THROUGH-PENETRATION FIRE STOP SYSTEM.
4. DRYER VENTING INSTALLATION SHALL COMPY WITH THE LOUISIANA MECHANICAL CODE, SECTION 504. DRYERS SHALL BE LONG VENT TYPE, CAPABLE OF OVERCOMING THE RESISTANCE OF THE ACTUAL VENTING INSTALLATION AND RATED FOR MINIMUM OF 120 FEET WITH FOUR (4) 90-DEGREE ELBOWS.
5. WHERE THE DRYER EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT THE CONTRACTOR SHALL PROVIDE A PERMANENT LABEL OR TAG IDENTIFYING THE EQUIVALENT LENGTH OF THE EXHAUST DUCT FACTORING IN ELBOWS. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
6. PROVIDE MANUAL BALANCING DAMPERS WHERE OUTSIDE AIR DUCTS PENETRATE INTO INDIVIDUAL MECHANICAL CLOSETS.
7. ROUTE RS&L LINES FROM MECHANICAL CLOSET UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS TYPICAL.

### KEYNOTES:

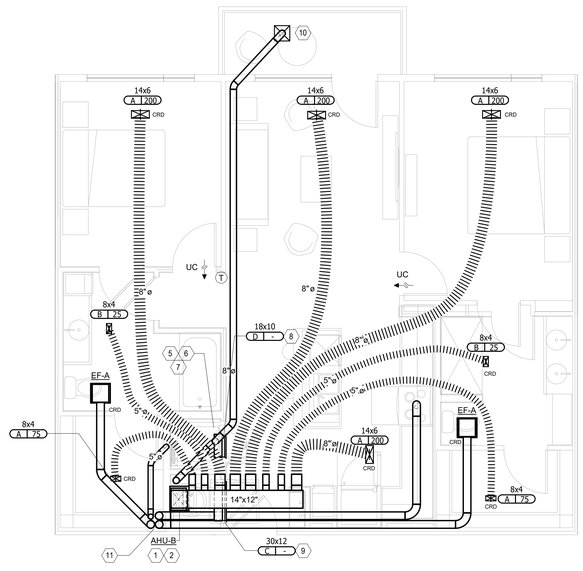
1. ROUTE 3/4" CONDENSATE DRAIN WITH P-TRAP FROM AIR HANDLER TO HUB DRAIN. SEE PLUMBING DRAWINGS FOR DRAIN LOCATION.
2. PROVIDE CEILING RADIATION DAMPER IN VERTICAL DUCTWORK AT CEILING PENETRATION.
3. FOR TOILET AND KITCHEN EXHAUST, FURNISH AND INSTALL SINGLE LOUVERED WALL CAP WITH BDD, EQUAL SIZE TO DRYER EXHAUST WALL CAP, COLLAR, TRANSITION, AND 4" DUCT. ALL WALL CAPS SHALL BE OF EQUAL SIZE AND MOUNTED AT THE SAME HEIGHTS. COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
4. FOR DRYER EXHAUST, FURNISH AND INSTALL HOODED WALL CAP, COLLAR, AND 4"ø DUCT. EXHAUST SHALL NOT BE OBSTRUCTED BY SCREENS OR FASTENERS EXTRUDING INTO THE PATH OF AIRFLOW.
5. UL LISTED DRYER BOX TO BE PROVIDED AND INSTALLED IN A 6" WALL FOR DRYER CONNECTION. COORDINATE EXHAUST MOUTING HEIGHT WITH DRYER DISCHARGE POINT PRIOR TO ROUGH-IN.
6. PROVIDE AND INSTALL WALL-MOUNTED DRYER SIGN. INDICATE LENGTH OF DRYER DUCT AND NUMBER OF ELBOWS. SEE DRYER VENT WARNING SIGN DETAIL.
7. FIRE STOP DRYER EXHAUST DUCT AT TOP PLATE PENETRATION. SEE DRYER EXHAUST ROUTING DETAIL.
8. 18x10 DRYER MAKEUP GRILL. LOCATE ABOVE DOOR.
9. RETURN AIR GRILLE. LOCATE ABOVE DOOR.
10. OUTSIDE AIR INTAKE. MOUNT AT SAME HEIGHT AS TOILET, KITCHEN, AND DRYER EXHAUST VENTS. COODINATE EXACT MOUTING HEIGHT AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
11. ROUTE TOILET, KITCHEN, AND DRYER EXHAUST UP THROUGH SHAFT TO GOOSENECK CAP ON ROOF. SEE ARCHITECTURAL DRAWINGS.




3 M3.11 UNIT B1 FLOOR PLAN. B1-GF SIMILAR
1/4" = 1'-0"




4 M3.11 UNIT B2 FLOOR PLAN. B2-GF SIMILAR.
1/4" = 1'-0"




5 M3.11 UNIT B2 ALTERNATE FLOOR PLAN (FRONT-FACING UNITS). B2-GF SIMILAR.
1/4" = 1'-0"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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

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## FLOOR PLAN UNITS A3, B1, B2 - MECHANICAL

**SHEET NUMBER** M3.11
**REVISION**

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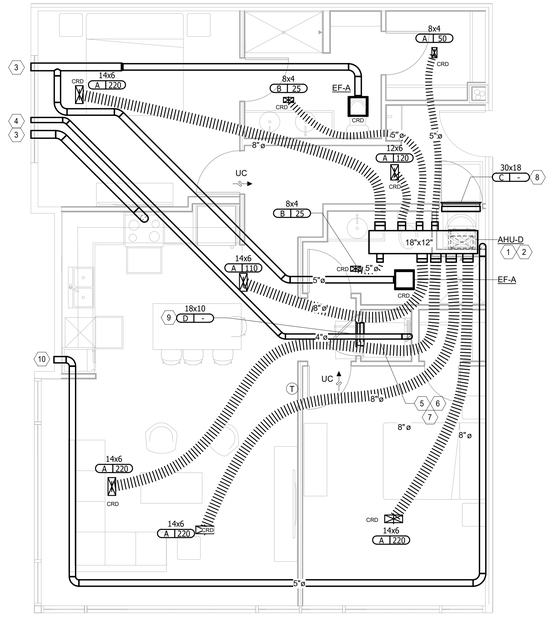
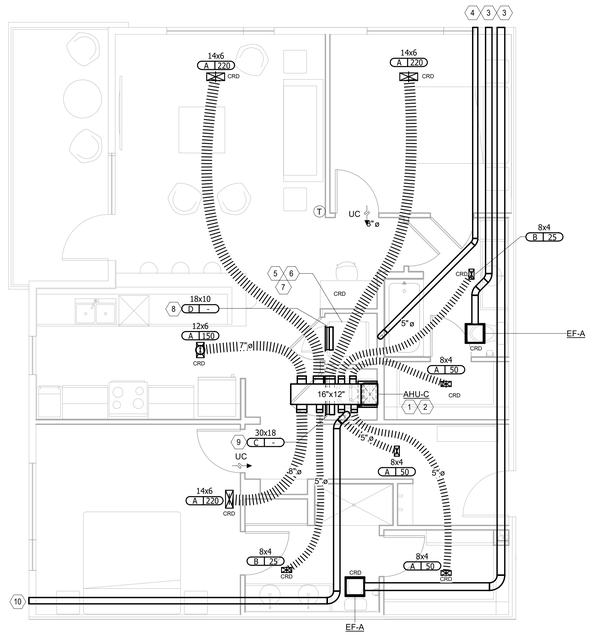
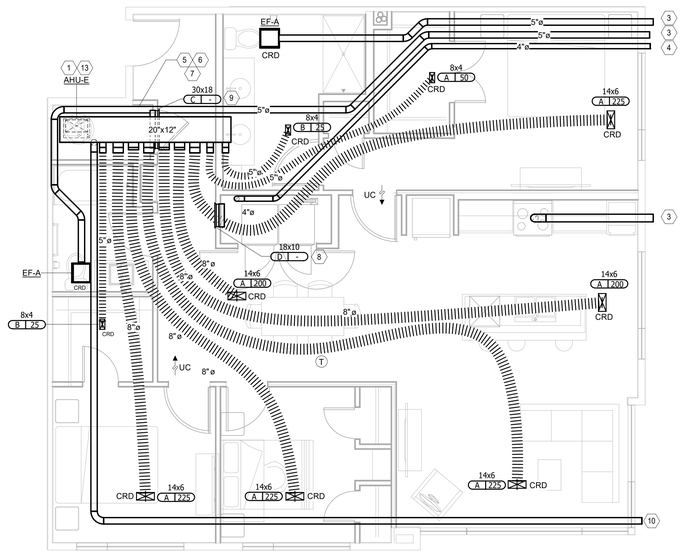



1 M3.12 UNIT B3 FLOOR PLAN. B3-GF SIMILAR
1/4" = 1'-0"




2 M3.12 UNIT B4 FLOOR PLAN. B4-ALT, B4-GF, B4-GF-ALT SIMILAR
1/4" = 1'-0"




3 M3.12 UNIT C1 FLOOR PLAN. C1-ALT SIMILAR.
1/4" = 1'-0"

## GENERAL NOTES:

1. FLEXIBLE DUCTWORK ON RESIDENTIAL LEVELS NOT TO EXCEED 25 FEET.
2. BALANCE OA TO EACH UNIT AS SHOWN IN MECHANICAL VENTILATION SCHEDULES.
3. PROTECT ALL DUCT PENETRATIONS THROUGH CORRIDOR WALLS WITH A THROUGH-PENETRATION FIRE STOP SYSTEM.
4. DRYER VENTING INSTALLATION SHALL COMPY WITH THE LOUISIANA MECHANICAL CODE, SECTION 504. DRYERS SHALL BE LONG VENT TYPE, CAPABLE OF OVERCOMING THE RESISTANCE OF THE ACTUAL VENTING INSTALLATION AND RATED FOR MINIMUM OF 120 FEET WITH FOUR (4) 90-DEGREE ELBOWS.
5. WHERE THE DRYER EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT THE CONTRACTOR SHALL PROVIDE A PERMANENT LABEL OR TAG IDENTIFYING THE EQUIVALENT LENGTH OF THE EXHAUST DUCT FACTORING IN ELBOWS. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
6. PROVIDE MANUAL BALANCING DAMPERS WHERE OUTSIDE AIR DUCTS PENETRATE INTO INDIVIDUAL MECHANICAL CLOSETS.
7. ROUTE RS&L LINES FROM MECHANICAL CLOSET UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS TYPICAL.

## KEYED NOTES:

1. ROUTE 3/4" CONDENSATE DRAIN WITH P-TRAP FROM AIR HANDLER TO HUB DRAIN. SEE PLUMBING DRAWINGS FOR DRAIN LOCATION.
2. PROVIDE CEILING RADIATION DAMPER IN VERTICAL DUCTWORK AT CEILING PENETRATION.
3. FOR TOILET AND KITCHEN EXHAUST, FURNISH AND INSTALL SINGLE LOUVERED WALL CAP WITH BDD, EQUAL SIZE TO DRYER EXHAUST WALL CAP, COLLAR, TRANSITION, AND 4" DUCT. ALL WALL CAPS SHALL BE OF EQUAL SIZE AND MOUNTED AT THE SAME HEIGHTS. COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
4. FOR DRYER EXHAUST, FURNISH AND INSTALL HOODED WALL CAP, COLLAR, AND 4"ø DUCT. EXHAUST SHALL NOT BE OBSTRUCTED BY SCREENS OR FASTENERS EXTRUDING INTO THE PATH OF AIRFLOW.
5. UL LISTED DRYER BOX TO BE PROVIDED AND INSTALLED IN A 6" WALL FOR DRYER CONNECTION. COORDINATE EXHAUST MOUTING HEIGHT WITH DRYER DISCHARGE POINT PRIOR TO ROUGH-IN.
6. PROVIDE AND INSTALL WALL-MOUNTED DRYER SIGN. INDICATE LENGTH OF DRYER DUCT AND NUMBER OF ELBOWS. SEE DRYER VENT WARNING SIGN DETAIL.
7. FIRE STOP DRYER EXHAUST DUCT AT TOP PLATE PENETRATION. SEE DRYER EXHAUST ROUTING DETAIL.
8. 18x10 DRYER MAKEUP GRILL. LOCATE ABOVE DOOR.
9. RETURN AIR GRILLE. LOCATE ABOVE DOOR.
10. OUTSIDE AIR INTAKE. MOUNT AT SAME HEIGHT AS TOILET, KITCHEN, AND DRYER EXHAUST VENTS. COODINATE EXACT MOUTING HEIGHT AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
11. MOUNT SIDEWALL REGISTER VERTICALLY. COORDINATE EXACT MOUTING HEIGHT AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
12. ROUTE TOILET, KITCHEN, AND DRYER EXHAUST UP THROUGH SHAFT TO GOOSENECK CAP ON ROOF. SEE ARCHITECTURAL DRAWINGS.
13. PROVIDE CEILING RADIATION DAMPER IN HORIZONTAL DUCTWORK IN CEILING. PROVIDE WITH ACCESS PANEL IN MECHANICAL CLOSET FOR ACCESS.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**SHEET NAME**

FLOOR PLAN UNITS B3, B4, C1 - MECHANICAL

**SHEET NUMBER** M3.12
**REVISION**


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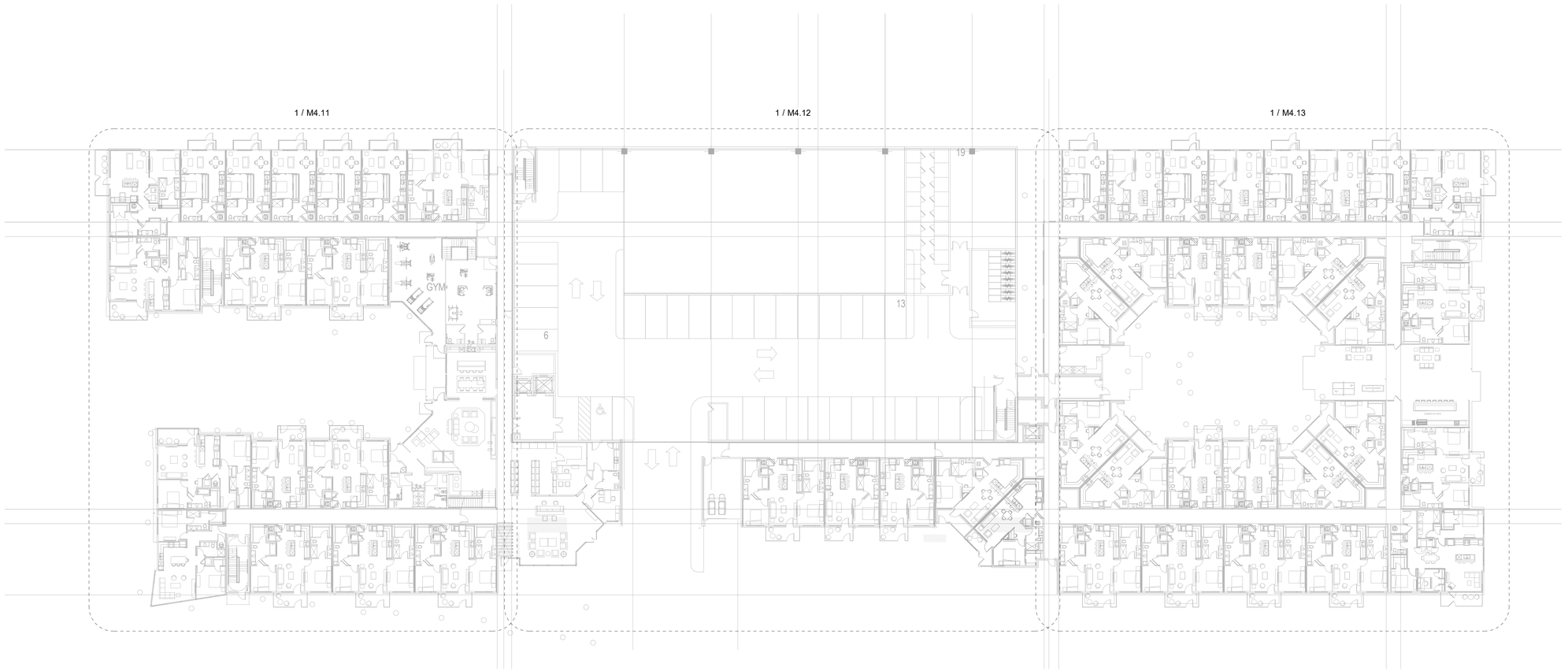


N

1 / M4.10 GROUND FLOOR OVERALL - MECHANICAL
1" = 20'-0"

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GROUND FLOOR MECHANICAL PLAN - OVERALL

**SHEET NUMBER** M4.10
**REVISION**

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1 M4.11 GROUND FLOOR MECHANICAL PLAN - SECTOR 1
1/8" = 1'-0"

## KEYED NOTES:

1. CONNECT RETURN GRILLE DIRECTLY TO BOTTOM OF RETURN AIR DUCT.
2. ROUTE SUPPLY AND RETURN DUCTWORK TO MECHANICAL ROOM. SEE DRAWING M4.12 FOR CONTINUATION.
3. 12x12 TRANSFER AIR GRILLE ABOVE DOOR.
4. PROVIDE WITH RETURN AIR DUCT MOUNTED SMOKE DETECTORS TIED TOGETHER FOR SHUT DOWN.
5. ROUTE CONDENSATE TO DRAIN WITHIN ROOM. TERMINATE WITH INDIRECT CONNECTION.
6. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.

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**SHEET NAME**

GROUND FLOOR MECHANICAL PLAN - SECTOR 1

**SHEET NUMBER** M4.11
**REVISION**

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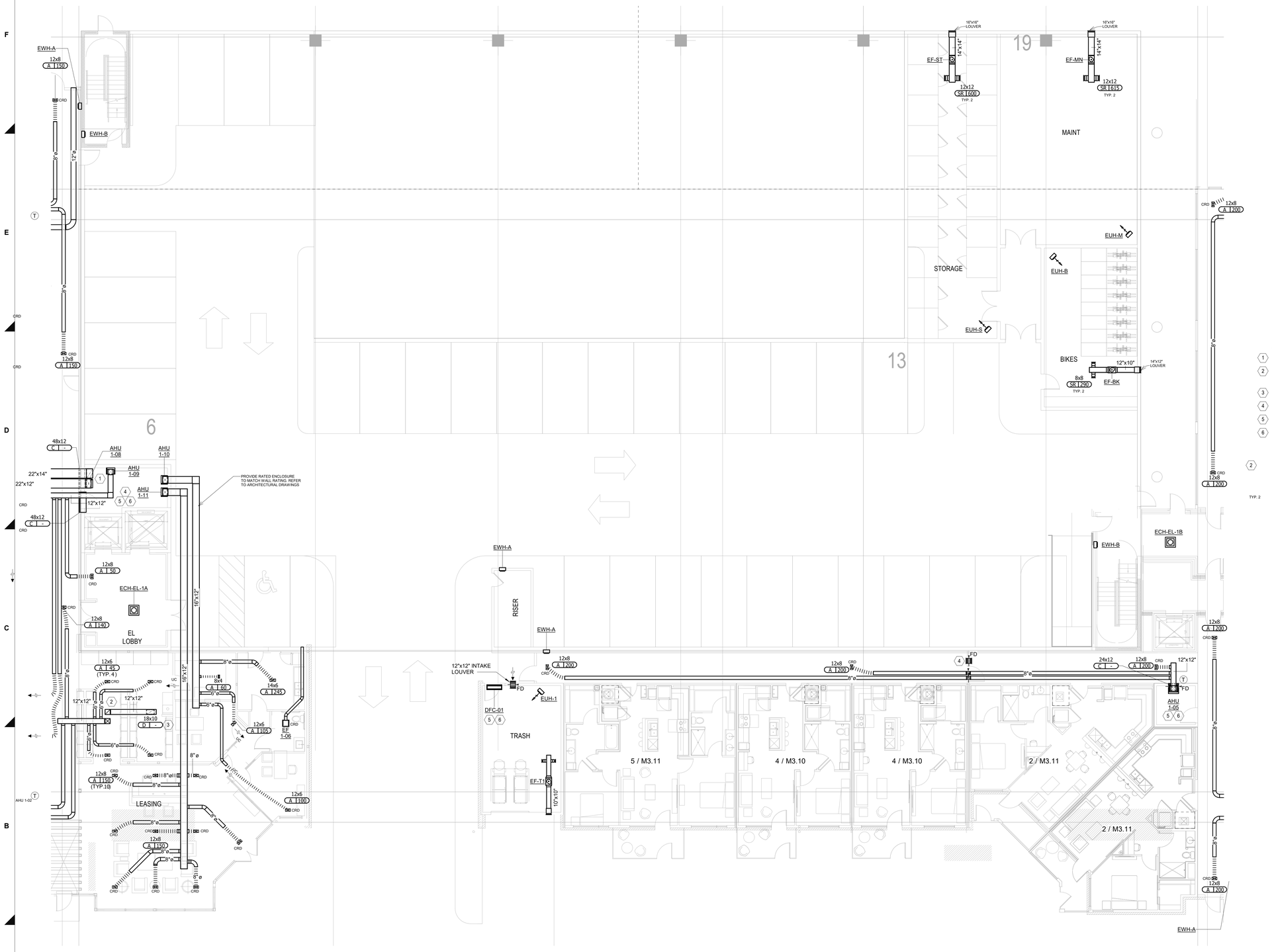


1 / M4.12 GROUND FLOOR MECHANICAL PLAN - SECTOR 2
1/8" = 1'-0"

## KEYED NOTES:

1. ROUTE RETURN AIR DUCT TO BOTTOM OF AHU. SEE DETAIL.
2. ROUTE SUPPLY AND RETURN DUCTWORK UP THROUGH DECK TO AHU 1-02. MECHANICAL ROOM. PROVIDE HORIZONTAL FIRE/SMOKE DAMPER AT PENTRATION. SEE DRAWING M4.22 FOR CONTINUATION.
3. CONNECT RETURN GRILLE DIRECTLY TO BOTTOM OF RETURN AIR DUCT.
4. 12x12 TRANSFER AIR GRILLE ABOVE DOOR.
5. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
6. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.


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GROUND FLOOR MECHANICAL PLAN - SECTOR 2

**SHEET NUMBER** M4.12
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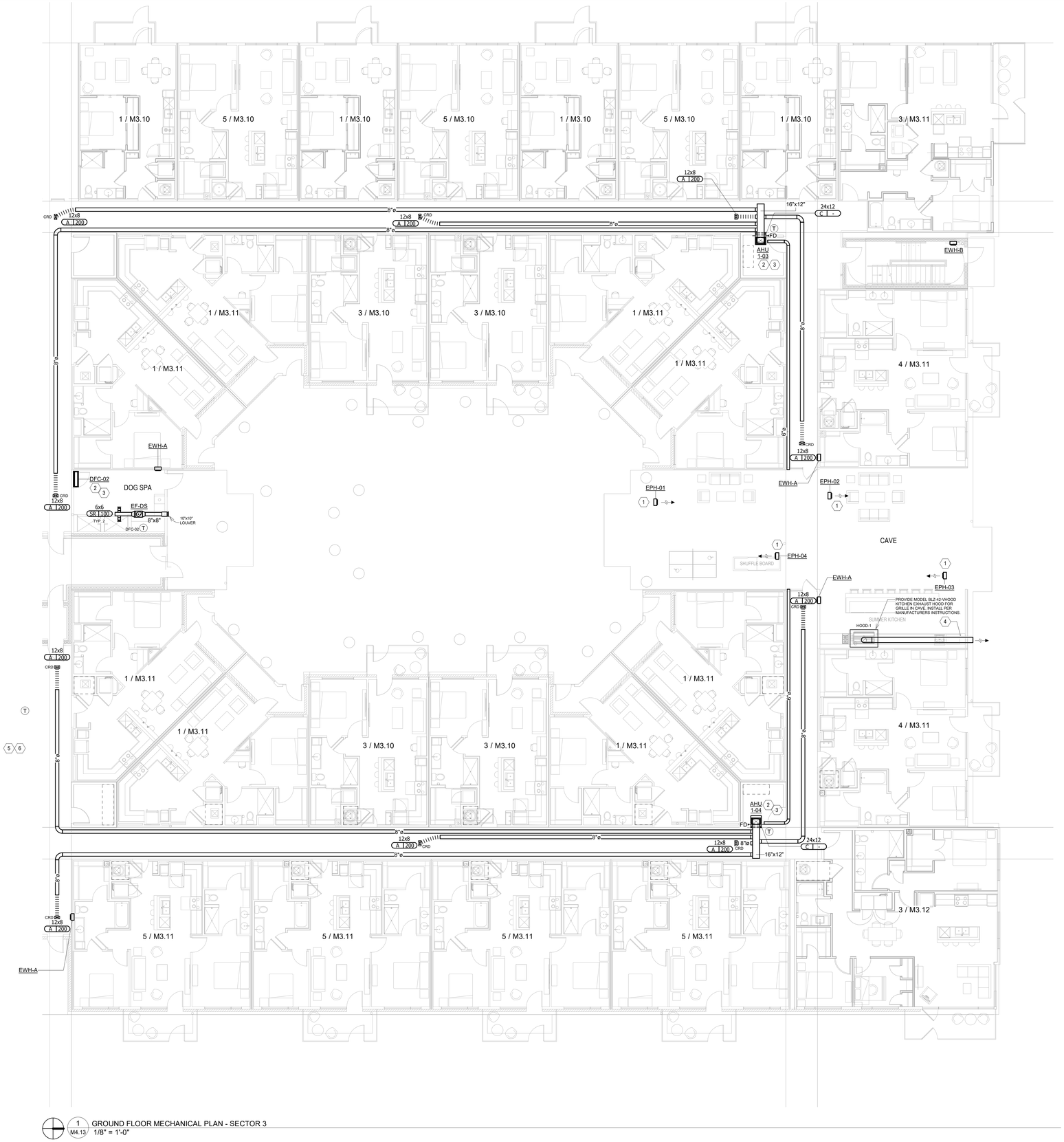


1 GROUND FLOOR MECHANICAL PLAN - SECTOR 3
M4.13 1/8" = 1'-0"

## KEYED NOTES:

1. ELECTRIC HEATER INSTALLED IN PLENUM ABOVE THIS AREA.
2. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
3. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.
4. HOOD EXHAUST DUCT, COORDINATE SIZE, MATERIAL AND OTHER REQUIREMENTS WITH HOOD MANUFACTURER'S REQUIREMENTS.


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2023-00687

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BATON ROUGE, LOUISIANA

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**SHEET NAME**

GROUND FLOOR MECHANICAL PLAN - SECTOR 3

**SHEET NUMBER** M4.13
**REVISION**


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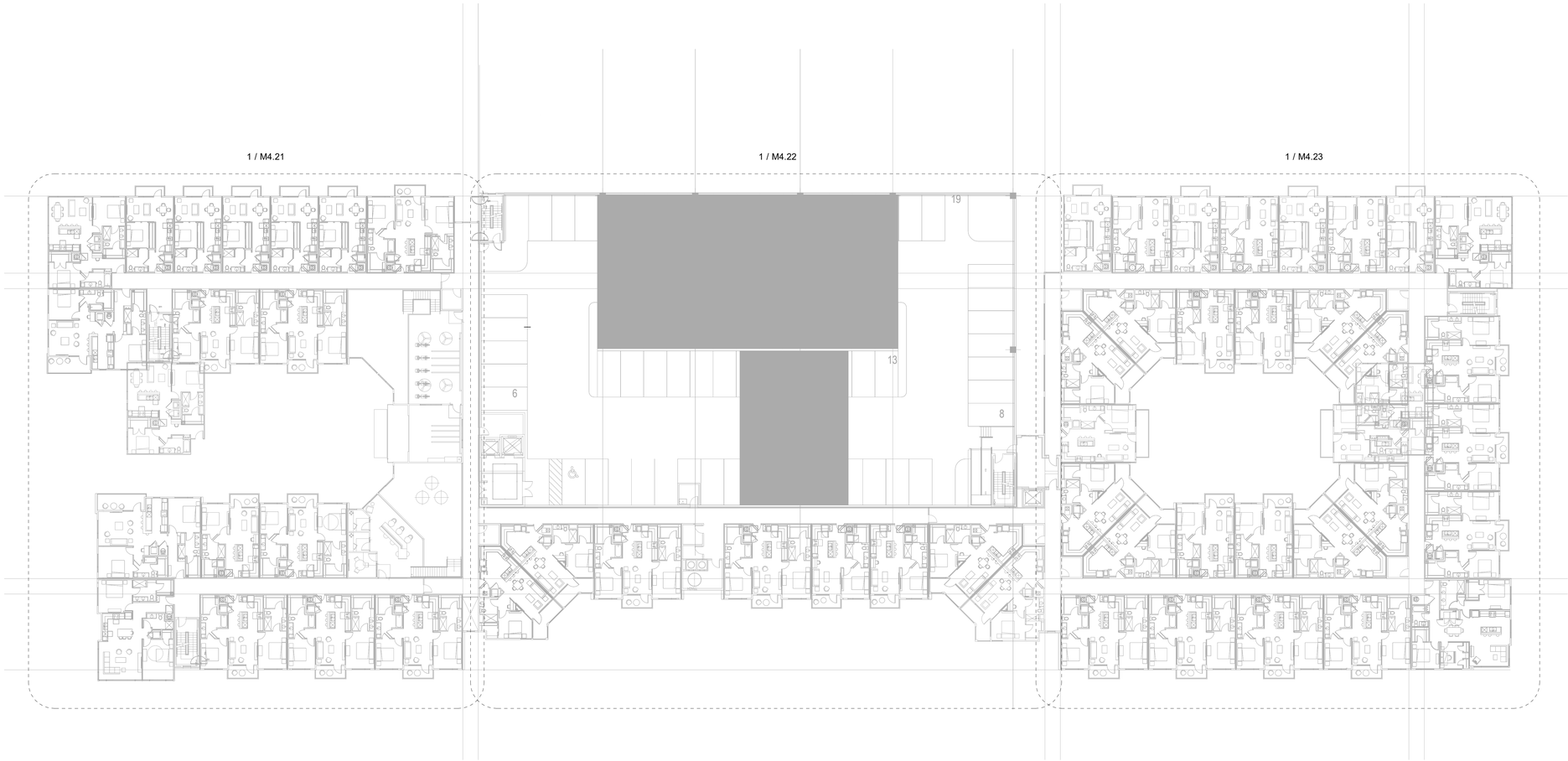


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1 / M4.20 2ND FLOOR MECHANICAL PLAN - OVERALL
1" = 20'-0"

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## 2ND FLOOR MECHANICAL PLAN - OVERALL

**SHEET NUMBER** M4.20
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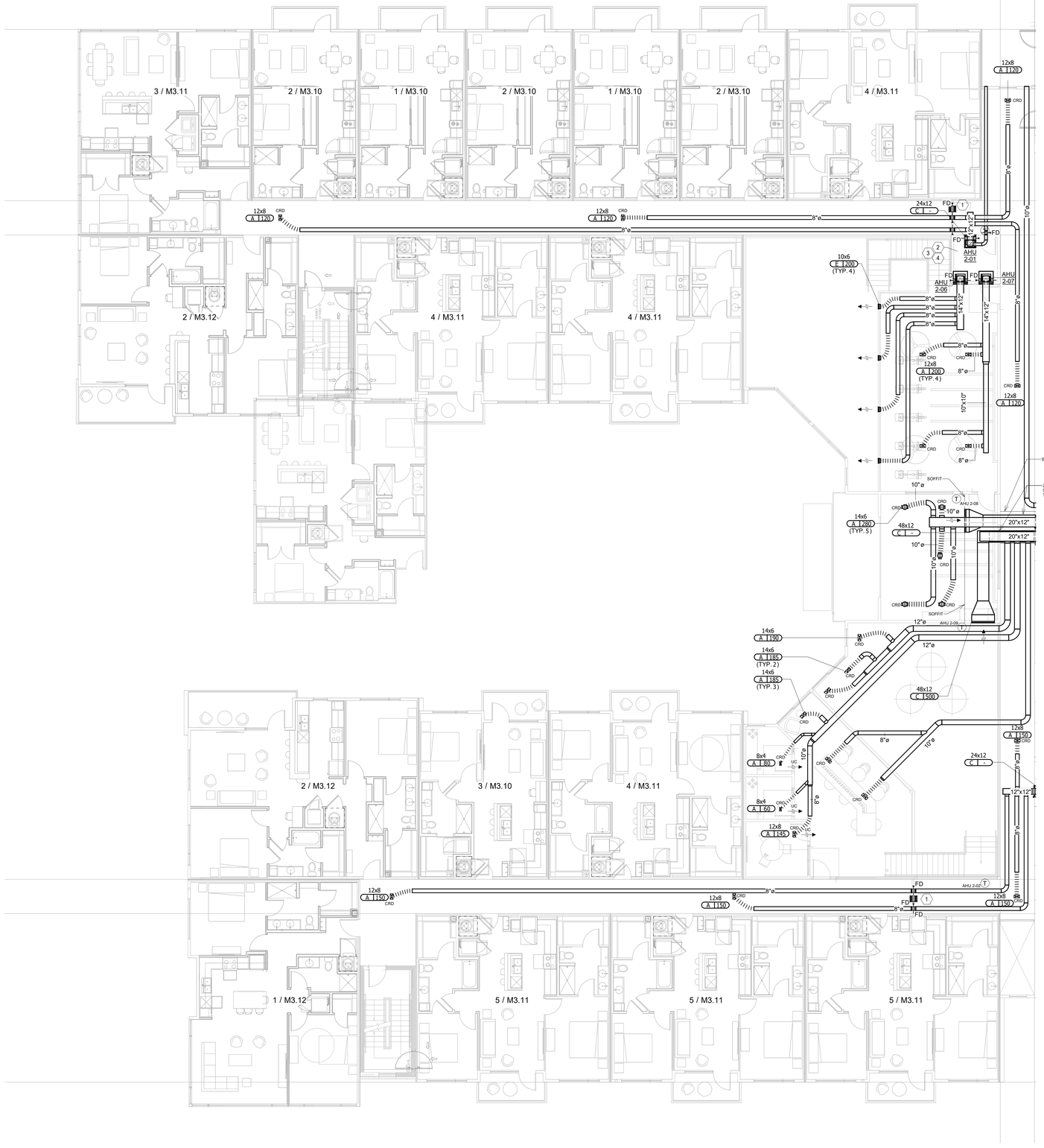


## KEYED NOTES:

1. 12x12 TRANSFER AIR GRILLE ABOVE DOOR.
2. PROVIDE WITH RETURN AIR DUCT MOUNTED SMOKE DETECTORS TIED TOGETHER FOR SHUT DOWN.
3. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
4. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.

1 / M4.21 2ND FLOOR MECHANICAL PLAN - SECTOR 1
1/8" = 1'-0"


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## 2ND FLOOR MECHANICAL PLAN - SECTOR 1

**SHEET NUMBER** M4.21
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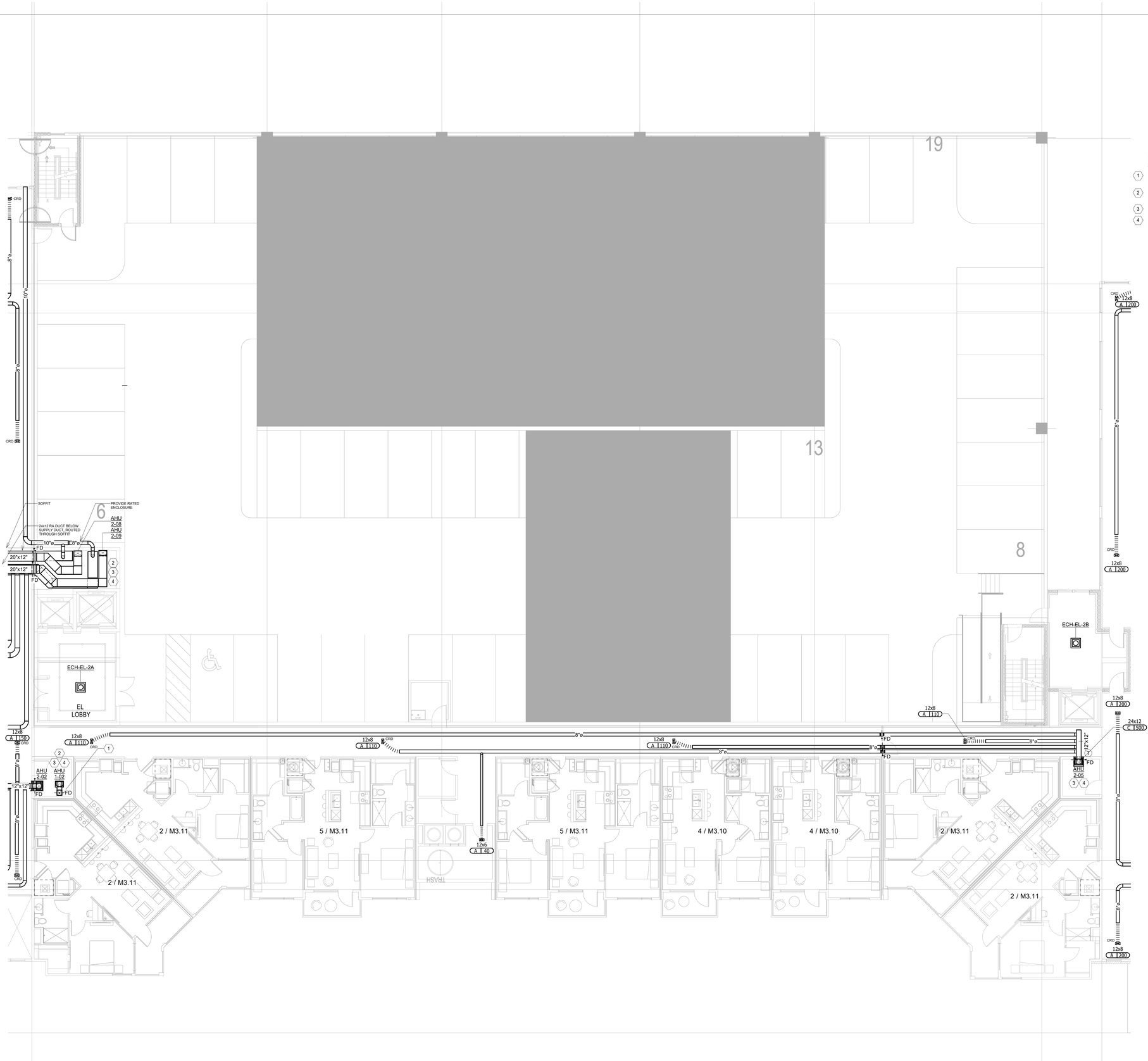


## KEYED NOTES:

1. ROUTE SUPPLY AND RETURN DUCTWORK DOWNWARD THROUGH DECK TO LEVEL BELOW. SEE DRAWING M4.21 FOR CONTINUATION.
2. PROVIDE WITH RETURN AIR DUCT MOUNTED SMOKE DETECTORS TIED TOGETHER FOR SHUT DOWN.
3. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
4. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.

1 M4.22 2ND FLOOR MECHANICAL PLAN - SECTOR 2
1/8" = 1'-0"

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2ND FLOOR MECHANICAL PLAN - SECTOR 2

**SHEET NUMBER** M4.22
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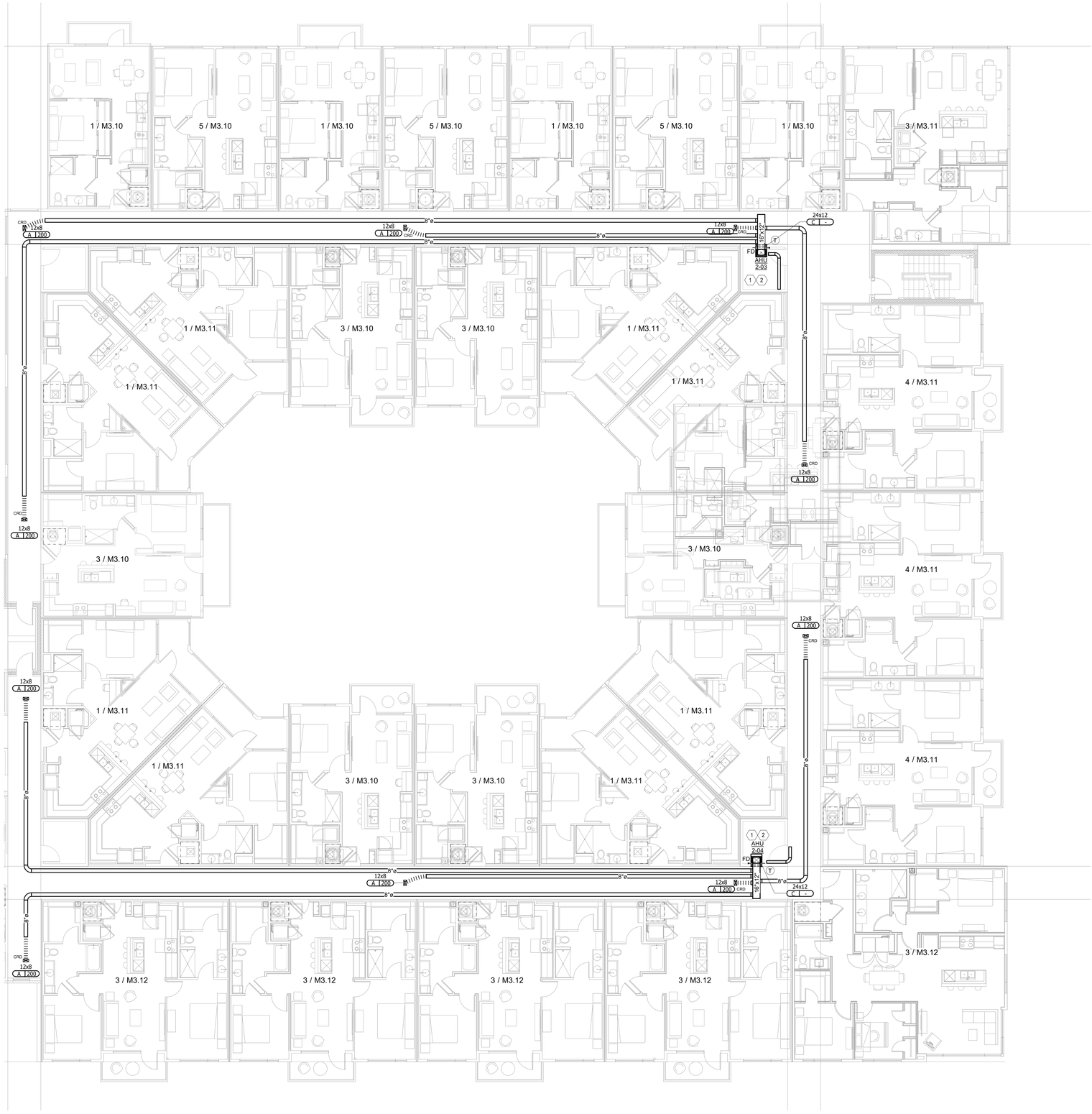


1 M4.23 2ND FLOOR MECHANICAL PLAN - SECTOR 3
1/8" = 1'-0"

## KEYED NOTES:

1. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
2. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.


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## 2ND FLOOR MECHANICAL PLAN - SECTOR 3

**SHEET NUMBER** M4.23
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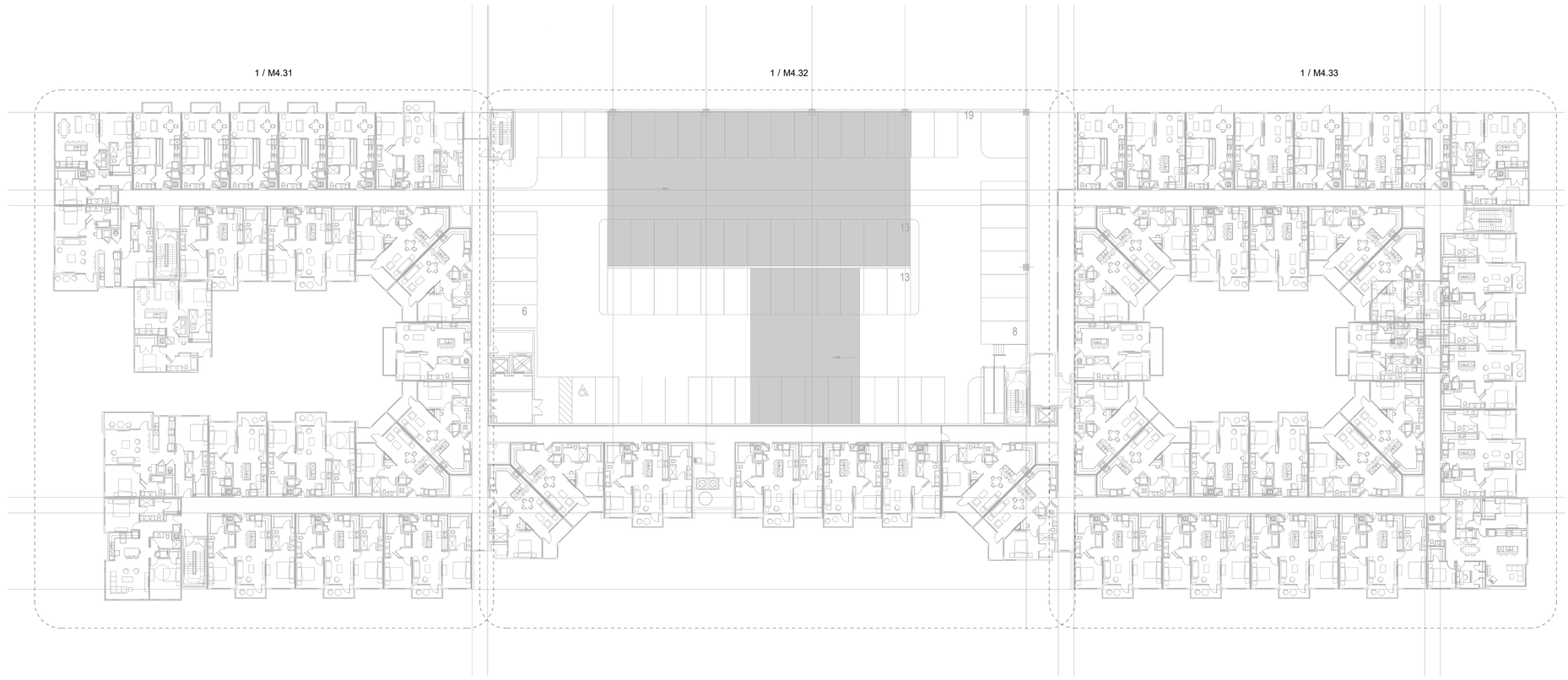


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1 / M4.30 3RD AND 4TH FLOOR MECHANICAL PLANS - OVERALL
1" = 20'-0"

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3RD AND 4TH FLOOR MECHANICAL PLANS - OVERALL

**SHEET NUMBER** M4.30
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1 / M4.31 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 1
1/8" = 1'-0"

## KEYED NOTES:

1. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
2. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.


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3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 1

**SHEET NUMBER** M4.31
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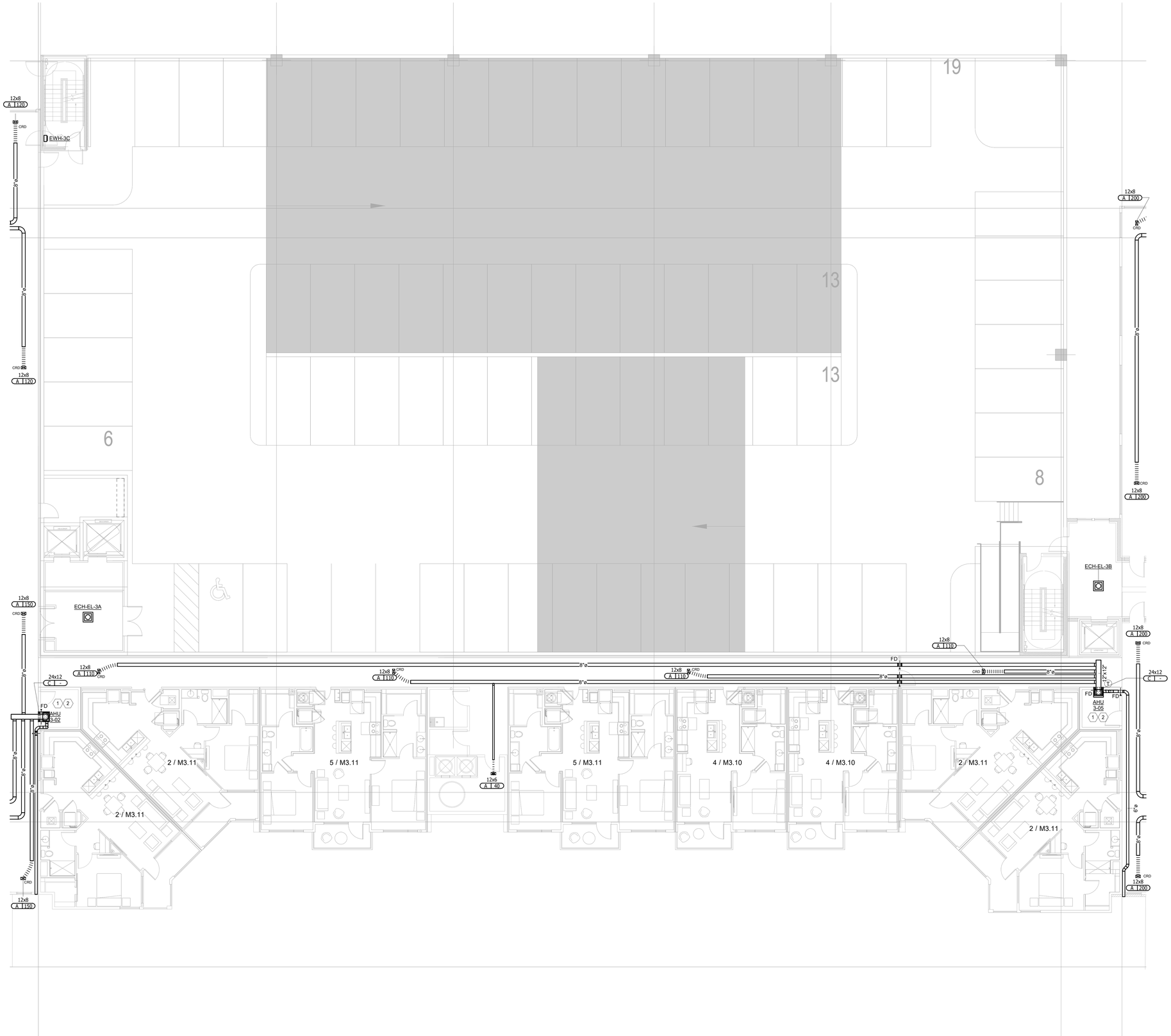


## KEYED NOTES:

1. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
2. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.

1 / M4.32 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 2
1/8" = 1'-0"


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3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 2

**SHEET NUMBER** M4.32
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1 M4.33 3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 3
1/8" = 1'-0"

## KEYED NOTES:

1. ROUTE CONDENSATE TO DRAIN WITHIN ROOM.
2. ROUTE RS&L LINES FROM MECHANICAL ROOM UP TO ROOF. SIZE REFRIGERANT PER MANUFACTURER'S SPECIFICATIONS.


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3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 3

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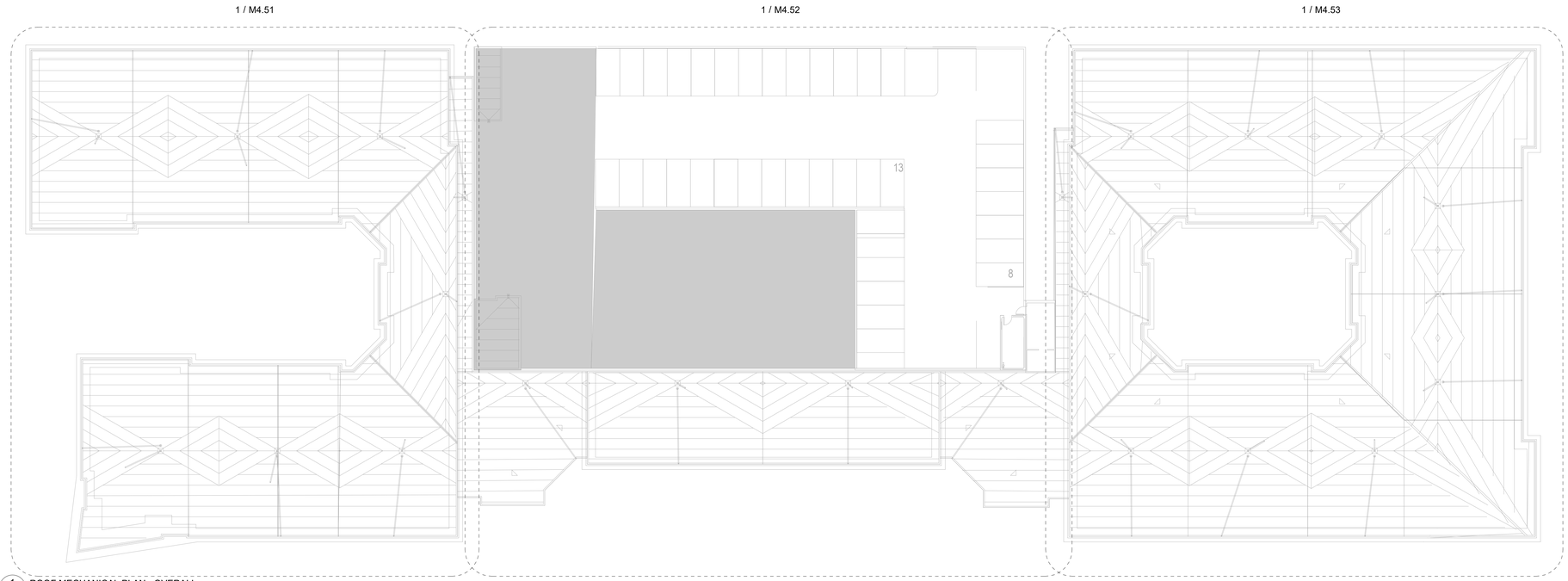


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1 / M4.50 ROOF MECHANICAL PLAN - OVERALL
1" = 20'-0"

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ROOF MECHANICAL PLAN - OVERALL

**SHEET NUMBER** M4.50
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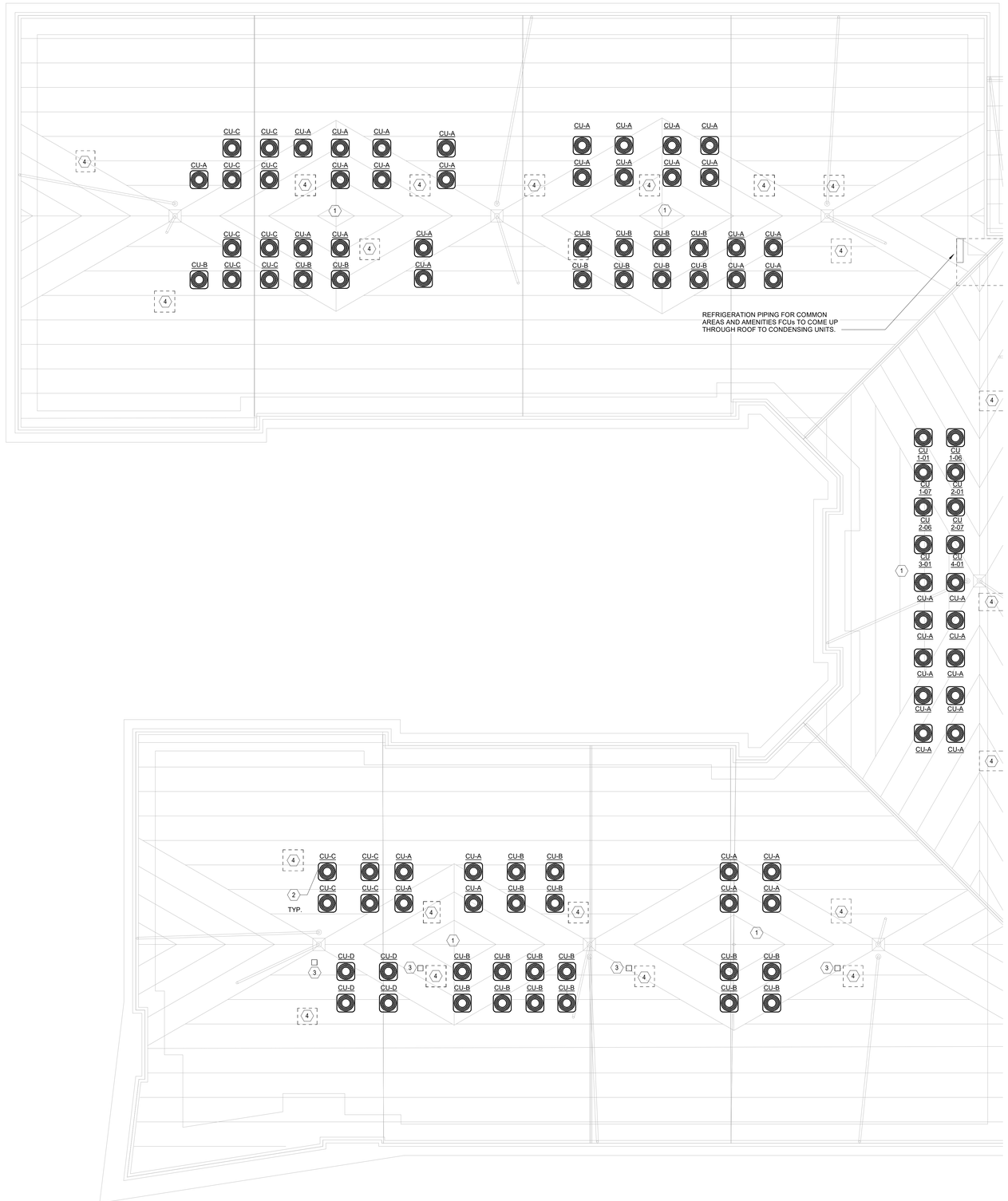


1 M4.51 ROOF MECHANICAL PLAN - SECTOR 1
NOT TO SCALE

## GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY COUNT OF UNITS PRIOR TO ORDERING.
2. PROVIDE BIG FOOT SYSTEMS MULTIFRAME B9720 OR SIMILAR FOR CONDENSING UNIT PLATFORM. CONTRACTOR SHALL REFER TO MANUFACTURERER'S RECOMMENDATIONS FOR INSTALLATION AND VIBRATION ISOLATION, SUPORTS SHALL BE SUBMITTED TO ARCHITECT AMD ENGINEER FOR REVIEW.

## KEYED NOTES:

1. FIELD ROUTE CONDENSING UNIT REFRIGERANT LINES DOWN INSIDE EXTERIOR WALL TO CEILING SPACE. SIZE REFRIGERANT LINES PER MANUFACTURER REQUEST. TYPICAL ALL CONDENSING UNITS.
2. PROVIDE WITH ROOF TOP MOUNTED EQUIPMENT SUPPORTING RACK WITH SPRING ISOLATION VIBRATION DAMPERS. TYPICAL ALL CONDENSING UNITS THIS AREA.
3. EXHAUST DUCTS UP TO ROOF FROM SHAFT TO TERMINATE IN ROOF HOOD. PROVIDE BACKDRAFT DAMPER ON DRYER VENT DUCT.
4. RS&L ROUTED FROM FCUs IN APARTMENTS BELOW TO CONDENSING UNITS ON ROOF. SIZE REFRIGERANT LINES PER MANUFACTURER REQUEST. TYPICAL ALL CONDENSING UNITS.
5. ROUTE SUPPLY AND RETURN DUCTWORK TO ELEVATOR SHAFT.

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ROOF MECHANICAL PLAN - SECTOR 1

**SHEET NUMBER** M4.51
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## GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY COUNT OF UNITS PRIOR TO ORDERING.
2. PROVIDE BIG FOOT SYSTEMS MULTIFRAME B9720 OR SIMILAR FOR CONDENSING UNIT PLATFORM. CONTRACTOR SHALL REFER TO MANUFACTURERER'S RECOMMENDATIONS FOR INSTALLATION AND VIBRATION ISOLATION, SUPORTS SHALL BE SUBMITTED TO ARCHITECT AMD ENGINEER FOR REVIEW.

## KEYED NOTES:

1. FIELD ROUTE CONDENSING UNIT REFRIGERANT LINES DOWN INSIDE EXTERIOR WALL TO CEILING SPACE. SIZE REFRIGERANT LINES PER MANUFACTURER REQUEST. TYPICAL ALL CONDENSING UNITS.
2. PROVIDE WITH ROOF TOP MOUNTED EQUIPMENT SUPPORTING RACK WITH SPRING ISOLATION VIBRATION DAMPERS. TYPICAL ALL CONDENSING UNITS THIS AREA.
3. EXHAUST DUCTS UP TO ROOF FROM SHAFT TO TERMINATE IN ROOF HOOD. PROVIDE BACKDRAFT DAMPER ON DRYER VENT DUCT.
4. RS&L ROUTED FROM FCUs IN APARTMENTS BELOW TO CONDENSING UNITS ON ROOF. SIZE REFRIGERANT LINES PER MANUFACTURER REQUEST. TYPICAL ALL CONDENSING UNITS.
5. ROUTE SUPPLY AND RETURN DUCTWORK TO ELEVATOR SHAFT.

1 / M4.52 ROOF MECHANICAL PLAN - SECTOR 2
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ROOF MECHANICAL PLAN - SECTOR 2

**SHEET NUMBER** M4.52
**REVISION**


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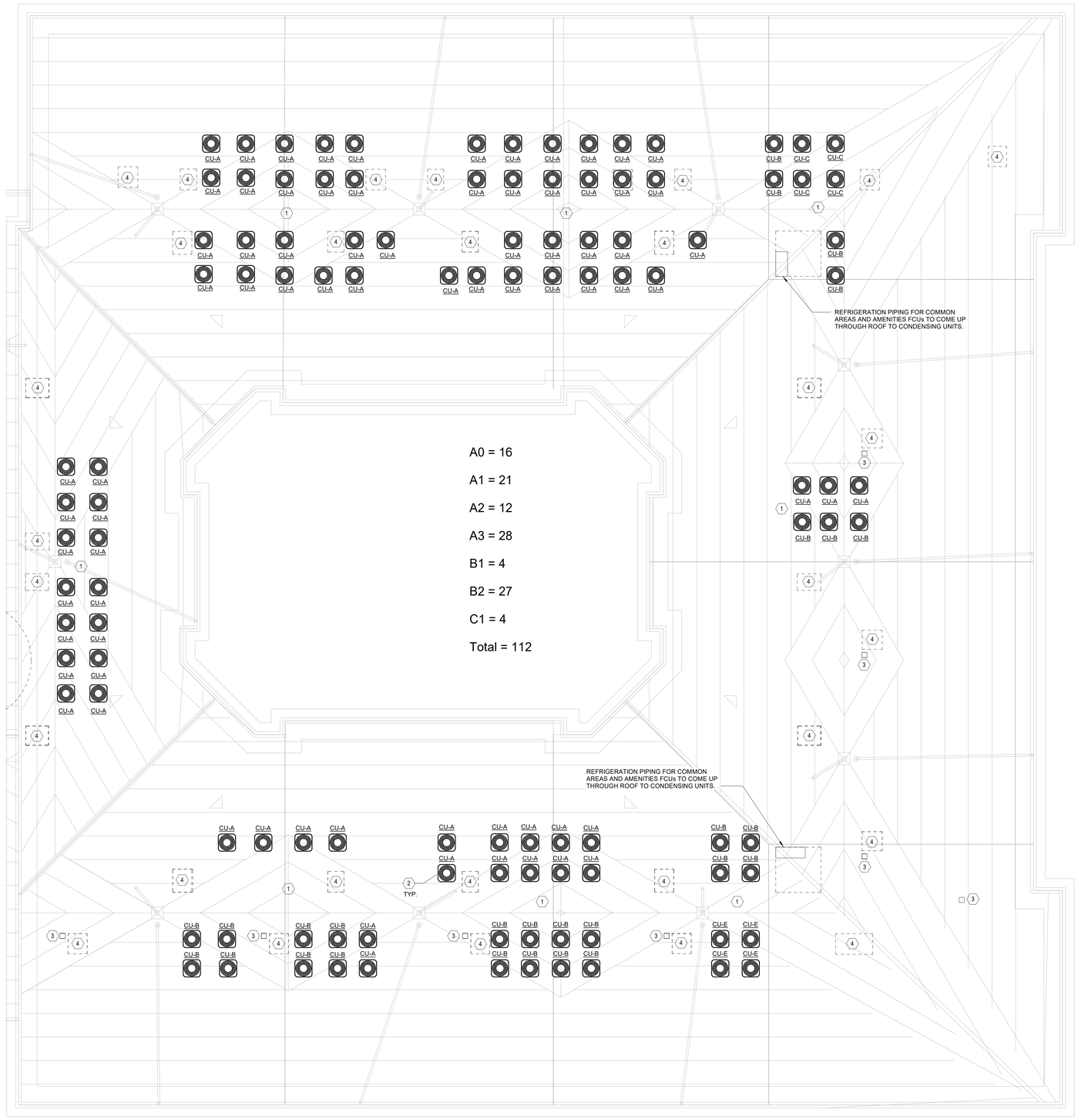


1 M4.53 ROOF MECHANICAL PLAN - SECTOR 3
NOT TO SCALE

## GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY COUNT OF UNITS PRIOR TO ORDERING.
2. PROVIDE BIG FOOT SYSTEMS MULTIFRAME B9720 OR SIMILAR FOR CONDENSING UNIT PLATFORM. CONTRACTOR SHALL REFER TO MANUFACTURERER'S RECOMMENDATIONS FOR INSTALLATION AND VIBRATION ISOLATION. SUPORTS SHALL BE SUBMITTED TO ARCHITECT AMD ENGINEER FOR REVIEW.

## KEYED NOTES:

1. FIELD ROUTE CONDENSING UNIT REFRIGERANT LINES DOWN INSIDE EXTERIOR WALL TO CEILING SPACE. SIZE REFRIGERANT LINES PER MANUFACTURER REQUEST. TYPICAL ALL CONDENSING UNITS.
2. PROVIDE WITH ROOF TOP MOUNTED EQUIPMENT SUPPORTING RACK WITH SPRING ISOLATION VIBRATION DAMPERS. TYPICAL ALL CONDENSING UNITS THIS AREA.
3. EXHAUST DUCTS UP TO ROOF FROM SHAFT TO TERMINATE IN ROOF HOOD. PROVIDE BACKDRAFT DAMPER ON DRYER VENT DUCT.
4. RS&L ROUTED FROM FCUs IN APARTMENTS BELOW TO CONDENSING UNITS ON ROOF. SIZE REFRIGERANT LINES PER MANUFACTURER REQUEST. TYPICAL ALL CONDENSING UNITS.
5. ROUTE SUPPLY AND RETURN DUCTWORK TO ELEVATOR SHAFT.


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| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**SHEET NAME**

ROOF MECHANICAL PLAN - SECTOR 3

**SHEET NUMBER** M4.53
**REVISION**


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## SPLIT SYSTEM AIR CONDITIONING UNITS - COMMON AREAS

| UNIT NUMBER | AREA SERVED | FAN COIL UNIT | | CAPACITY | | | BASIS OF DESIGN INDOOR/OUTDOOR | SINGLE POINT POWER CONNECTION | | FAN MOTOR POWER (W) | SEER2 | APPROX WEIGHT (LBS) INDOOR/OUTDOOR | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | TYPE | CFM | SENSIBLE CAPACITY (MBH) | TOTAL CAPACITY (MBH) | AUXILIARY HEAT (KW) | | VOLTS | PHASE | | | | |
| AHU 1-01/CU 1-01 | NW CORRIDOR | V | 600 | 13.5 | 18.0 | 3.8 | CARRIER FX4D/24ACC4 | 208 | 1 | -- | 14.0 | 31/97 | 1 2 3 4 |
| AHU 1-02/CU 1-02 | SW CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-03/CU 1-03 | NE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-04/CU 1-04 | SE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-05/CU 1-05 | CENTER CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-06/CU 1-06 | FITNESS | V | 1,200 | 27.0 | 36.0 | 6 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-07/CU 1-07 | FITNESS | V | 800 | 18.0 | 24.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-08/CU 1-08 | CLUBHOUSE | V | 1,600 | 36.0 | 48.0 | 3.8 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-09/CU 1-09 | CLUBHOUSE | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-10/CU 1-10 | LEASING BREAK | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 1-11/CU 1-11 | LEASING | V | 1,600 | 36.0 | 48.0 | 6 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-01/CU 2-01 | NW CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-02/CU 2-02 | SW CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-03/CU 2-03 | NE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-04/CU 2-04 | SE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-05/CU 2-05 | CENTER CORRIDOR | V | 1,000 | 22.5 | 30.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-06CU 2-06 | GYM | V | 800 | 18.0 | 24.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-07/CU 2-07 | GYM | V | 800 | 18.0 | 24.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-08/CU 2-08 | CLUBHOUSE | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 2-09/CU 2-09 | CLUBHOUSE | V | 800 | 18.0 | 24.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 3-01/CU 3-01 | NW CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 3-02/CU 3-02 | SW CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 3-03/CU 3-03 | NE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 3-04/CU 3-04 | SE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 3-05/CU 3-05 | CENTER CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 4-01/CU 4-01 | NW CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 4-02/CU 4-02 | SW CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 4-03/CU 4-03 | NE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 4-04/CU 4-04 | SE CORRIDOR | V | 1,000 | 22.5 | 30.0 | 5 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| AHU 4-05/CU 4-05 | CENTER CORRIDOR | V | 600 | 13.5 | 18.0 | 3 | CARRIER FX4D/24ACC4 | 208 | 1 | | 14.0 | | 1 2 3 4 |
| | | | | | | | | | | | | | |

1. PROVIDE WIRED WALL MOUNT UNIT CONTROLLER.
2. PROVIDE INTEGRAL CONDENSATE PUMP AND SAFETY SWITCH.
3. SIZE REFRIGERANT PIPING PER MANUFACTURER'S REQUIREMENTS.
4. PROVIDE LOW AMBIENT OPERATION KIT.

## SPLIT SYSTEM AIR CONDITIONING UNITS - DWELLING UNITS

| UNIT NUMBER | FAN COIL UNIT | | | | | CAPACITY | | | BASIS OF DESIGN INDOOR/OUTDOOR | SINGLE POINT POWER CONNECTION | | FAN MOTOR POWER (W) | SEER2 | APPROX WEIGHT (LBS) INDOOR/OUTDOOR | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TYPE | CFM | OA CFM | MAX. FAN HP | ESP (IN. WC) | SENSIBLE CAPACITY (MBH) | TOTAL CAPACITY (MBH) | AUXILIARY HEAT (KW) | | VOLTS | PHASE | | | | |
| AHU-A/CU-A | W | 600 | 50 | 1/6 | 0.40 | 13.5 | 18.0 | 3.0 | CARRIER FMA4/24SCA | 208 | 1 | -- | 15 | 79/113 | 1 2 3 4 |
| AHU-B/CU-B | W | 800 | 60 | 1/4 | 0.40 | 18.0 | 24.0 | 3.0 | CARRIER FMA4/24SCA | 208 | 1 | -- | 14.3 | 79/123 | 1 2 3 4 |
| AHU-C/CU-C | W | 1000 | 65 | 1/3 | 0.40 | 22.5 | 30.0 | 5.0 | CARRIER FMA4/24SCA | 208 | 1 | -- | 14.3 | 97/144 | 1 2 3 4 |
| AHU-D/CU-D | W | 1200 | 85 | 1/2 | 0.40 | 27.0 | 36.0 | 6.0 | CARRIER FMA4/24SCA | 208 | 1 | -- | 15 | 97/151 | 1 2 3 4 |
| AHU-E/CU-E | W | 1400 | 105 | 1/2 | 0.40 | 31.5 | 42.0 | 6.0 | CARRIER FJ4D/24SCA | 208 | 1 | -- | 15 | -/182 | 1 2 3 4 |
| | | | | | | | | | | | | | | | |

1. PROVIDE WIRED WALL MOUNT UNIT CONTROLLER.
2. PROVIDE INTEGRAL CONDENSATE PUMP AND SAFETY SWITCH.
3. SIZE REFRIGERANT PIPING PER MANUFACTURER'S REQUIREMENTS.
4. PROVIDE LOW AMBIENT OPERATION KIT.

## PACKAGED ROOFTOP UNIT SCHEDULE

| UNIT NUMBER | LOCATION | OUTDOOR AIR (CFM) | FAN DATA | | | DIRECT EXPANSION COOLING COIL | | | | GAS HEAT | | | COMPRESSOR DATA | | SINGLE POINT POWER CONNECTION | | SEER | IEER | SELECTION BASED ON | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | CFM | EXTERNAL S.P. (IN. W.G.) | FAN MOTOR HP | TOTAL (MBH) | SENSIBLE (MBH) | EAT (°F) DB | EAT (°F) WB | INPUT (MBH) | OUTPUT (MBH) | EFFICIENCY | NO. | NO. OF STAGES | VOLTS | PHASE | | | | |
| RTU-01 | ROOF | -- | 1200 | 0.2 | 3/4 | 37.1 | 29.9 | 80 | 67 | -- | -- | -- | 1 | 1 | 208 | 1 | 15 | -- | TRANE THC36 | 1 2 3 4 5 6 7 8 |
| RTU-02 | ROOF | -- | 1200 | 0.2 | 3/4 | 37.1 | 29.9 | 80 | 67 | -- | -- | -- | 1 | 1 | 208 | 1 | 15 | -- | TRANE THC36 | 1 2 3 4 5 6 7 8 |

1. PROVIDE UNIT MANUFACTURERS 14" ROOF CURB.
2. PROVIDE POWERED CONVENIENCE OUTLET.
3. PROVIDE HAIL GUARD.
4. PROVIDE 7-DAY DIGITAL, PROGRAMMABLE THERMOSTAT WITH LOCK-OUT CAPABILITY.
5. PROVIDE INTEGRAL DISCONNECT BY MANUFACTURER
6. PROVIDE THRU-BASE ELECTRICAL CONNECTIONS.
7. OR EQUAL BY TRANE, CARRIER, JCI
8. PROVIDE SMOKE DETECTOR IN RETURN DUCT.

## FAN SCHEDULE

| UNIT NUMBER | LOCATION | SERVICE | FAN TYPE | CFM | STATIC PRESSURE (IN. W.G.) | FAN RPM | DRIVE | SONES | MOTOR DATA AT 60HZ | | | SELECTION BASED ON | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | POWER | VOLTS | PHASE | | |
| EF-A | BATHROOM | -- | CEILING MOUNTED | 50 | 0.1 | 567 | DIRECT | 0.3 | -- | 120 | 1 | GREENHECK SP-A90 | 1 2 3 4 5 |
| EF-DS | DOG SPA | -- | INLINE | 203 | 0.1 | 691 | DIRECT | 1.0 | -- | 208 | 1 | GREENHECK SQ-95-VG | 1 2 3 4 5 |
| EF-BK | BIKE STORAGE | -- | INLINE | 575 | 0.33 | 1035 | DIRECT | 4.6 | -- | 208 | 1 | GREENHECK SQ-100-VG | 1 2 3 4 5 |
| EF-MN | MAINTENANCE | -- | INLINE | 1230 | 0.39 | 1140 | DIRECT | 6.8 | -- | 208 | 1 | GREENHECK SQ-130 | 1 2 3 4 5 |
| EF-ST | STORAGE | -- | INLINE | 1200 | 0.42 | 1140 | DIRECT | 6.7 | -- | 208 | 1 | GREENHECK SQ-130 | 1 2 3 4 5 |
| EF-1-01,02,03,06 | AMENITIES BATHROOM | -- | CEILING MOUNTED | 50 | 0.1 | 808 | DIRECT | 0.3 | -- | 120 | 1 | GREENHECK SP-A50-90-VG | 1 2 3 4 5 |
| EF-1-04,05 | AMENITIES BATHROOM | -- | CEILING MOUNTED | 100 | 0.1 | 900 | DIRECT | 0.3 | -- | 120 | 1 | GREENHECK SP-A90 | 1 2 3 4 5 |
| EF-2-01 | JANITOR'S CLOSET | -- | CEILING MOUNTED | 150 | 0.1 | 705 | DIRECT | 1.2 | -- | 208 | 1 | GREENHECK SP-A390-VG | 1 2 3 4 5 |
| TEF-1 | TRASH CHUTE | -- | UPBLAST | 1450 | 0.33 | 985 | DIRECT | 8.6 | -- | 208 | 1 | GREENHECK CUE-140-VG | 1 2 3 4 |
| EF-CAVE | CAVE | -- | INLINE | | | | DIRECT | | | | | | 1 2 3 4 5 |

1. PROVIDE UNIT MANUFACTURER'S SPEED CONTROLLER. FAN SPEED CONTROLLER SHALL BE FACTORY MOUNTED IN MOTOR COMPARTMENT OR FIELD MOUNTED ON FAN.
2. PROVIDE UNIT MANUFACTURER'S MANUFACTURER'S FAN MOUNTED DISCONNECT SWITCH.
3. POWERED BACKDRAFT DAMPER.
4. EC TYPE MOTOR.
5. FAN OPERATION TIED TO LIGHT SWITCH WITHIN ROOM.

## AIR DISTRIBUTION DEVICE SCHEDULE

| UNIT NUMBER | SERVICE | TYPE | NECK SIZE | MATERIAL | ACCESSORIES | SELECTION BASED ON | REMARKS |
|---|---|---|---|---|---|---|---|
| A | SUPPLY | CEILING DIFFUSER | SEE PLANS | STEEL | OPPOSED BLADE DAMPER, MODEL AG-15 | TITUS, MODEL 250 | 1 3 |
| B | SUPPLY | CEILING DIFFUSER | SEE PLANS | ALUMINUM | OPPOSED BLADE DAMPER, MODEL AG-15-AA | TITUS, MODEL 250-AA | 1 3 |
| C | RETURN | CEILING/SIDEWALL REGISTER | SEE PLANS | STEEL | OPPOSED BLADE DAMPER, MODEL AG-15 | TITUS, MODEL 350ZRL | 1 |
| D | DRYER MAKEUP | CEILING/SIDEWALL REGISTER | 18x10 | ALUMINUM | OPPOSED BLADE DAMPER, MODEL AG-15-AA | TITUS, MODEL 350ZFL | 1 |
| E | SUPPLY | SIDEWALL REGISTER | SEE PLANS | STEEL | OPPOSED BLADE DAMPER, MODEL AG-15 | TITUS, MODEL 272 | |
| | | | | | | | |

1. PROVIDE FRAME TO MATCH EITHER LAY-IN OR SURFACE MOUNT CEILING DIFFUSER, REFER TO ARCHITECTURAL RCP.
2. 24X24 CEILING MODULE.
3. PROVIDE ROUND DIFFUSER NECK. DUCT RUNOUT SHALL BE SAME DIAMETER AS DIFFUSER NECK.

## ELECTRIC HEATER SCHEDULE

| UNIT NUMBER | TYPE | MOUNTING | ELECTRIC HEATING COIL | | | SELECTION BASED ON | MOUNTING HEIGHT AFF | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | | | KW | VOLTS | PHASE | | | |
| EWH-A | WALL HEATER | WALL | 3 | 208 | 1 | RAYWALL AFA | 12" | 1 2 3 |
| EWH-B | WALL HEATER | WALL | 5 | 208 | 1 | RAYWALL AFA | 12" | 1 2 3 |
| ECH-EL-__ | CEILING HEATER | CEILING | 4 | 208 | 1 | F3386D-RP | CEILING | 1 2 3 |
| EPH-01,02,03,04 | PLENUM RATED HEATER | - | 2.5 | 208 | 1 | HF5705T | 10' | 1 2 3 |
| EUH-1,B,S,M | UNIT HEATER | - | 5 | 208 | 1 | F1F5105N | 10' | 1 2 3 |
| | | | | | | | | |

1. PROVIDE UNIT MANUFACTURER'S POWER DISCONNECT SWITCH
2. INTEGRAL TAMPERPROOF THERMOSTAT
3. SURFACE MOUNTING KIT


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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**SHEET NAME**

MECHANICAL SCHEDULES

**SHEET NUMBER** M6.01
**REVISION**


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# Mechanical Compliance Certificate

## Project Information

| | |
|---|---|
| Energy Code: | 2021 IECC |
| Project Title: | Residence Highland |
| Location: | Baton Rouge, Louisiana |
| Climate Zone: | 2a |
| Project Type: | New Construction |

Construction Site: Baton Rouge, Louisiana

Owner/Agent:

Designer/Contractor:

## Additional Efficiency Package(s)

Credits: 10.0 Required 0.0 Proposed

## Mechanical Systems List

**Quantity** **System Type & Description**

1 AHU-A/CU-A (1.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 12 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 15.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 1.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
1.5 Tons Supply, Constant Volume, 600 CFM, 0.2 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

1 AHU-B/CU-B (2 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 12 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 24 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.30 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 2 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 6 Supply, Constant Volume, 800 CFM, 0.3 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

1 AHU-C/CU-C (2.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 19 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 30 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.30 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 2.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 7 Supply, Constant Volume, 1000 CFM, 0.3 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

1 AHU-D/CU-D (3 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 19 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 36 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 15.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 3 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes



**Quantity** **System Type & Description**

Fans:
FAN 8 Supply, Constant Volume, 1200 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

1 AHU-E/CU-E (3.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 19 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 42 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 15.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 3.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 9 Supply, Constant Volume, 1600 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

3 AHU 1-1,2,5/CU 1-1,2,5 (1.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 12 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 1.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
1.5 Tons Supply, Constant Volume, 600 CFM, 0.2 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

2 AHU 1-3,4/CU 1-3,4 (2.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 19 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 30 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 2.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 7 Supply, Constant Volume, 1000 CFM, 0.3 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

2 AHU 2-1,2/CU 2-1,2 (1.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 12 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 1.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
1.5 Tons Supply, Constant Volume, 600 CFM, 0.2 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

3 AHU 2-3,4,5/CU 2-3,4,5 (2.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 19 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 30 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 2.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 7 Supply, Constant Volume, 1000 CFM, 0.3 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

3 AHU 3-1,2,5/CU 3-1,2,5 (1.5 Tons) (Single Zone):

Heating: 1 each - Central Furnace, Electric, Capacity = 12 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2



**Quantity** **System Type & Description**

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 1.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
1.5 Tons Supply, Constant Volume, 600 CFM, 0.2 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

2 AHU 3-3,4/CU 3-3,4 (2.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 19 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 30 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 2.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 7 Supply, Constant Volume, 1000 CFM, 0.3 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

3 AHU 4-1,2,5/CU 4-1,2,5 (1.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 12 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 1.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
1.5 Tons Supply, Constant Volume, 600 CFM, 0.2 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

2 AHU 4-3,4/CU 4-3,4 (2.5 Tons) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 19 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 30 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 2.5 Tons -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 7 Supply, Constant Volume, 1000 CFM, 0.3 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

2 RTU-01 & 02 (Single Zone):
Cooling: 1 each - Single Package DX Unit, Capacity = 36 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.10 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: RTU 3-TONS -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 6 Supply, Constant Volume, 1200 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Fan array <= 5 total HP or <= 4.1 kW

## Mechanical Compliance Statement

*Compliance Statement:* The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title | Signature | Date



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CHECKED BY: DBS
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SHEET NAME

MECHANICAL COMCHECK

SHEET NUMBER: M6.02
REVISION:

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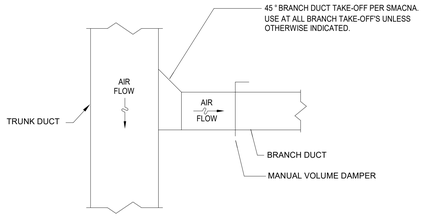
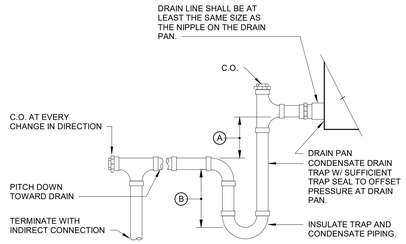



NOTES:

1. REFER TO PLANS FOR DUCT SIZES.

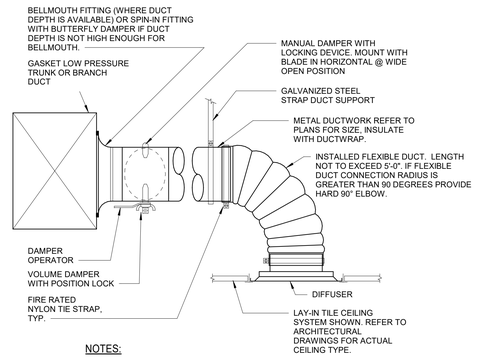
1 M6.03 BRANCH DUCT TAKEOFF DETAIL
NOT TO SCALE




NOTES:

1. HEIGHT OF FALL SHALL BE A MINIMUM OF 1/2" GREATER THAN THE TOTAL STATIC PRESSURE OF THE AIR HANDLING UNIT.
2. HEIGHT OF TRAP SHALL BE A MINIMUM OF 1/2" GREATER THAN THE TOTAL STATIC PRESSURE OF THE AIR HANDLING UNIT.

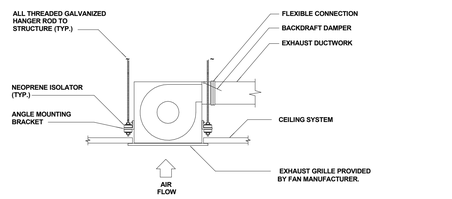
2 M6.03 CONDENSATE DRAIN TRAP DETAIL
NOT TO SCALE



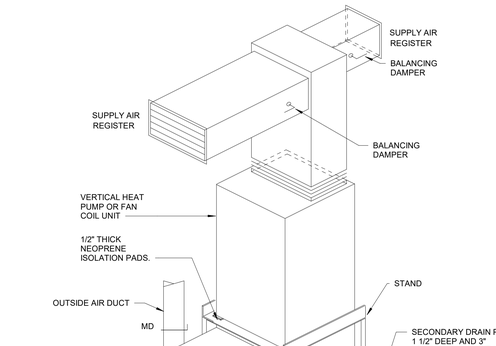

NOTES:

1. RUNOUT TO DIFFUSER SHALL BE SAME SIZE AS AIR DISTRIBUTION DEVICE NECK UNLESS OTHERWISE NOTED ON PLANS

3 M6.03 DIFFUSER/DUCTWORK DETAILS
NOT TO SCALE



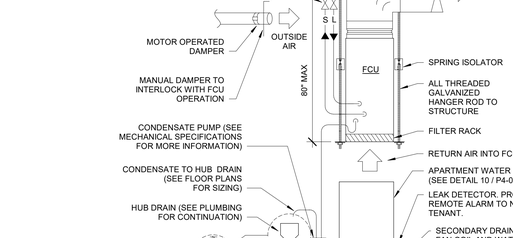

4 M6.03 FAN DETAIL
NOT TO SCALE




NOTES:

1. INSTALL ALL FIRE DAMPERS PER U.L. LISTING AND MANUFACTURER'S RECOMMENDATIONS.

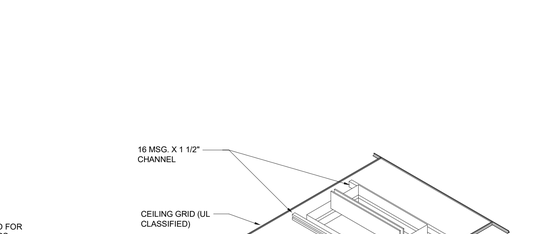
5 M6.03 VERTICAL FIRE DAMPER
NOT TO SCALE




NOTES:

1. INSTALL ALL FIRE/SMOKE DAMPERS PER U.L. LISTING AND MANUFACTURER'S RECOMMENDATIONS.

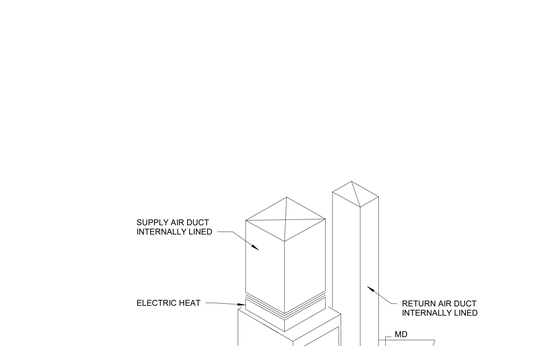
6 M6.03 VERTICAL FIRE/SMOKE DAMPER DETAIL
NOT TO SCALE




NOTES:

1. INSTALL ALL FIRE DAMPERS PER U.L. LISTING AND MANUFACTURERS RECOMMENDATIONS.

7 M6.03 HORIZONTAL FIRE DAMPER DETAIL
NOT TO SCALE




NOTES:

1. INSTALL ALL FIRE/SMOKE DAMPERS PER U.L. LISTING AND MANUFACTURER'S RECOMMENDATIONS.

8 M6.03 HORIZONTAL FIRE/SMOKE DAMPER DETAIL
NOT TO SCALE




9 M6.03 INLINE FAN MOUNTING DETAIL
NOT TO SCALE




10 M6.03 ROOF HOOD MOUNTING DETAIL
NOT TO SCALE




NOTES:

1. VERIFY DX COIL PIPING AND VALVING REQUIREMENTS FOR INSTALLATION WITH UNIT MANUFACTURER.

11 M6.03 DIRECT EXPANSION FAN COIL UNIT W/ RETURN PLENUM & OA DUCT PIPING/DUCTWORK DETAIL
NOT TO SCALE




NOTES:

1. OVERALL SIZE OF OPENING SHOULD BE 1/4" GREATER IN BOTH DIRECTIONS THAN SIZE OF LOUVER.
2. LOUVER BLADES SHOULD NOT EXCEED 5 FT. IN WIDTH. USE MULLION CONNECTED SECTIONS FOR GREATER WIDTHS.
3. CAULKING AS SPECIFIED.

12 M6.03 LOUVER MOUNTING DETAIL
NOT TO SCALE




13 M6.03 VERTICAL FAN COIL OR HP UNIT WITH DRIAN PAN
NOT TO SCALE




NOTES:
1. VERIFY DX COIL PIPING AND VALVING REQUIREMENTS FOR SPECIFIC INSTALLATION WITH UNIT MANUFACTURER.
2. INSTALL REFRIGERANT PIPING BY MANUFACTURER FOR INTENDED ROUTING COORDINATED IN FIELD. WHERE LINE LENGTHS DICTATE ALTERNATE PIPE SIZES, ACCESSORIES, AND OTHER PARTICULARL INSTALLATION REQUIREMENTS, INSTALL PER MANUFACTUERER'S RECOMMENDATIONS.

14 M6.03 DIRECT EXPANSION VERTICAL FAN COIL UNIT W/ OA DUCT PIPING/DUCTWORK DETAIL
NOT TO SCALE




RADIATION DAMPER DETAIL

15 M6.03 CEILING RADIATION DAMPER DETAIL
NOT TO SCALE




16 M6.03 VERTICAL AIR HANDLING UNIT DETAIL
NOT TO SCALE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2023-00687

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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

CHECKED BY: DBS
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SHEET NAME

MECHANICAL DETAILS

SHEET NUMBER: M6.03
REVISION:

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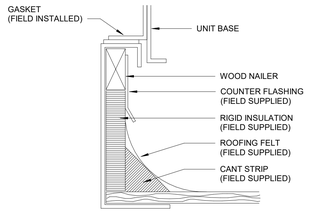


6 M6.04 CURB SECTION DETAIL
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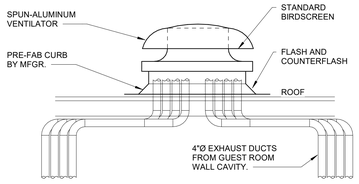
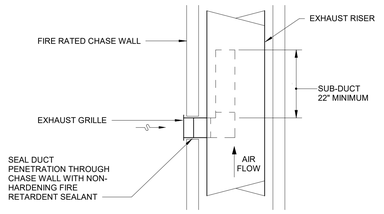


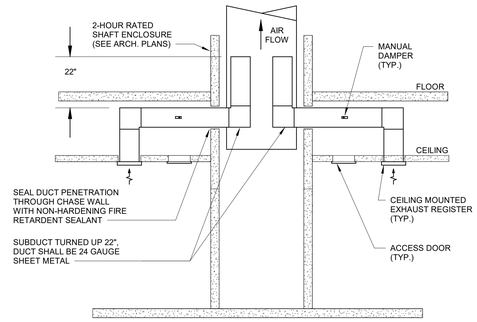

2 M6.04 EXHAUST DUCTS UP TO ROOF HOOD DETAIL
NOT TO SCALE




**NOTES:**
1. SEE PLANS FOR RISER AND SUB-DUCT SIZES.

2. SUB-DUCT DETAIL TYPICAL FOR ALL EXHAUST RISERS. WHERE THERE IS INSUFFICIENT HEIGHT FOR 22" SUB- DUCT, A FIRE DAMPER MUST BE PROVIDED IN THE FIRE RATED WALL; REFER TO FIRE DAMPER DETAILS.

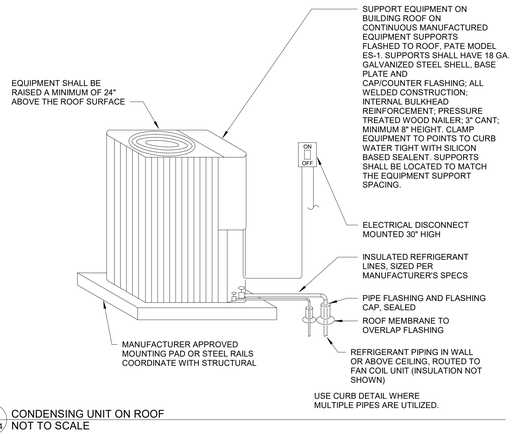
3 M6.04 EXHAUST RISER SUB-DUCT DETAIL
NOT TO SCALE



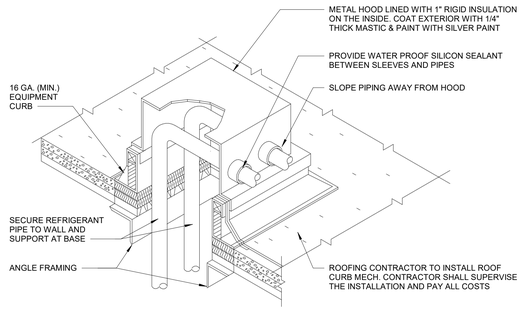

**NOTES:**
1. SEE PLANS FOR RISER AND SUB-DUCT SIZES

2. SUB-DUCT DETAIL TYPICAL FOR ALL EXHAUST RISERS. WHERE THERE IS INSUFFICIENT HEIGHT FOR 22" SUB- DUCT, A FIRE DAMPER MUST BE PROVIDED IN THE FIRE RATED WALL; REFER TO FIRE DAMPER DETAILS.

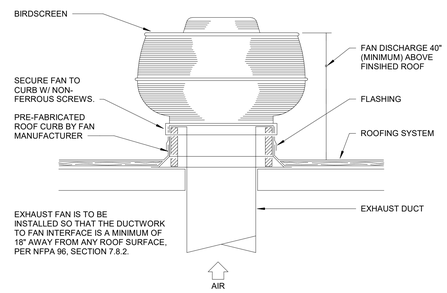
4 M6.04 EXHAUST RISER SUB-DUCT DETAIL 2
NOT TO SCALE



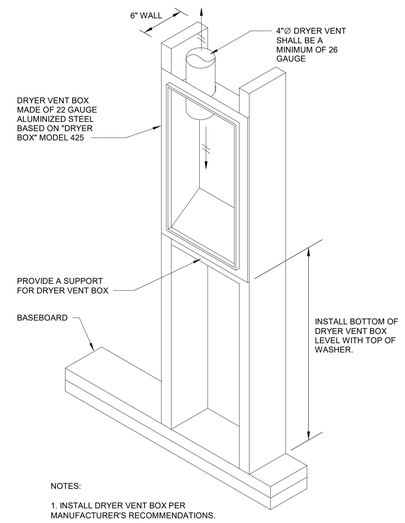

1 M6.04 CONDENSING UNIT ON ROOF
NOT TO SCALE




8 M6.04 ROOF PIPE PENETRATION DETAIL
NOT TO SCALE




5 M6.04 CENTRIFUGAL UPBLAST EXHAUST FAN DETAIL
NOT TO SCALE

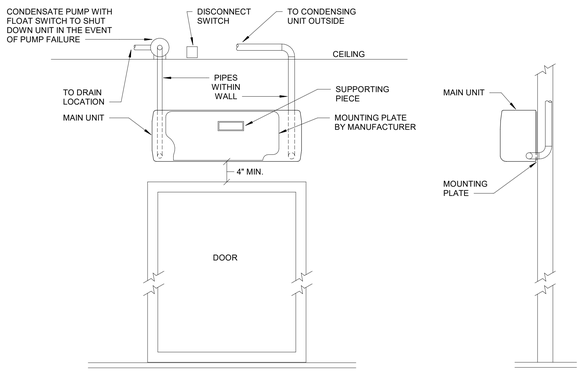



NOTES:

1. INSTALL DRYER VENT BOX PER MANUFACTURER'S RECOMMENDATIONS.

2. DRYER BOX IS NOT RATED AND CANNOT BE INSTALLED IN RATED WALLS. USE FIRE-RATED VERSION IN FIRE-RATED WALLS.

7 M6.04 DRYER VENT BOX FOR STACKED WASHER/DRYER DETAIL
NOT TO SCALE




9 M6.04 DUCTLESS SPLIT SYSTEM DETAIL
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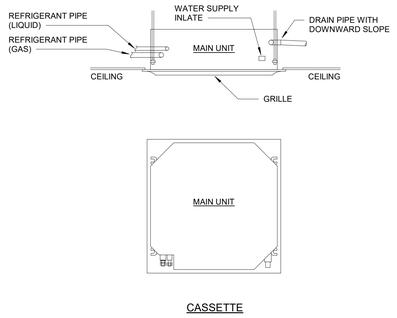


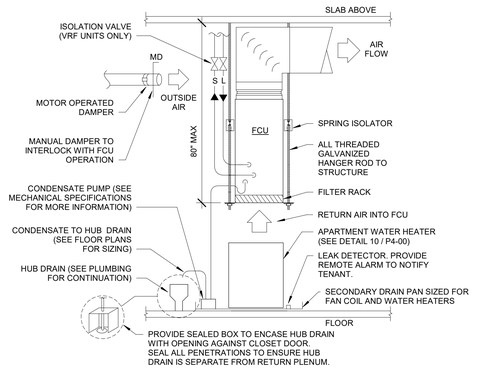


NOTES:
1. VERIFY DX COIL PIPING AND VALVING REQUIREMENTS FOR SPECIFIC INSTALLATION WITH UNIT MANUFACTURER.
2. INSTALL REFRIGERANT PIPING BY MANUFACTURER FOR INTENDED ROUTING COORDINATED IN FIELD. WHERE LINE LENGTHS DICTATE ALTERNATE PIPE SIZES, ACCESSORIES, AND OTHER PARTICULARL INSTALLATION REQUIREMENTS, INSTALL PER MANUFACTUERER'S RECOMMENDATIONS.

10 M6.04 DIRECT EXPANSION VERTICAL FAN COIL UNIT W/ PLENUM RETURN
NOT TO SCALE

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**SHEET NAME**

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**SHEET NUMBER** M6.04
**REVISION**

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## LIGHTING CONTROL LEGEND

| SYMBOL | DESCRIPTION | HEIGHT |
|---|---|---|
| $ | BASIC SINGLE-POLE, SINGLE-THROW SWITCH / ABOVE-COUNTER | 46" |
| $3 / $4 | THREE-WAY / FOUR-WAY SWITCH - GENERAL NOTE #6 | 46" |
| $D | WALL-MOUNTED DIMMER SWITCH | 46" |
| $8 | WATTSTOPPER #DW-301 DUAL TECH WALL SWITCH | 46" |
| $8D | WATTSTOPPER #DW-311 DUAL TECH DIMMABLE WALL SWITCH | 46" |
| | WATTSTOPPER #WT-2250/BZ-50 TWO WAY CEILING SENSOR | |
| OS | WATTSTOPPER #WT-2200/BZ-50 DUAL TECH TWO WAY CEILING SENSOR | |
| DS | WATTSTOPPER #LMLS-500-U CEILING PHOTO SENSOR | |

GENERAL NOTES:

1. COORDINATE QUANTITY AND LOCATION OF SENSORS, SWITCHPACKS, AND/OR ROOM CONTROLLERS WITH MANUFACTURER'S FACTORY REPRESENTATIVE.
2. PROVIDE SUBMITTAL LAYOUT DRAWINGS FROM SUCCESSFUL BIDDER.
3. OCCUPANCY SENSOR LOCATIONS SHOWN ON THE LIGHTING DRAWINGS.
4. QUANTITIES AND LOCATIONS OF SWITCHPACKS AND/OR ROOM CONTROLLERS SHALL BE DETERMINED BY THE CONTRACTOR FOR A COMPLETE AND OPERABLE SYSTEM.
5. ALL NEW LED FIXTURES SHALL BE PROVIDED WITH 0-10V DIMMING. CONTROL DEVICES SHALL BE COMPATIBLE.

OCCUPANCY SENSOR NOTES:

1. OCCUPANCY SENSOR CONTROLS SHALL BE MANUAL ON (VACANCY MODE) OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50% OUTPUT.
2. PROVIDE ROOM CONTROLLER(S) CAPABLE OF RECEIVING INPUT FROM SWITCH AND OCCUPANCY SENSOR.
3. ALL SENSORS SHOULD BE SET AT THE CODE-MAXIMUM SETTING OF 30 MINUTES. DISABLE AUTO ADAPTING TIME DELAY, WHERE APPLICABLE.
4. ALL ENCLOSED OFFICES AND ROOMS SHALL HAVE OCCUPANCY SENSOR COVERAGE.
5. ALL SENSOR WALL SWITCHES SHALL FUNCTION AS VACANCY SENSORS (MANUAL-ON, AUTO-OFF).
6. DEVICES TO BE SHIPPED FROM THE FACTORY WITH THE CORRECT TIME DELAY (30 MINUTES) AND VACANCY MODE SETTINGS.

DAYLIGHTING CONTROL NOTES:

1. PROVIDE A ROOM CONTROLLER CAPABLE OF ACCEPTING INPUT FROM SWITCH, OCCUPANCY SENSORS AND PHOTOSENSOR.
2. LIGHTS SHALL TURN ON WHEN SWITCH IS PRESSED. LIGHTS SHALL SHUT OFF VIA VACANCY SENSOR CONTROL. PHOTOSENSOR SHALL PROVIDE AUTOMATIC DIMMING BASED ON AMBIENT LIGHT IN THE SPACE.

COMMISSIONING NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING LIGHTING SYSTEM FUNCTIONAL TESTING IN ACCORDANCE WITH THE REQUIREMENTS OF IECC C408.3. AUTOMATIC LIGHT REDUCTIONS CONTROLS (VIA OCCUPANCY SENSORS AND/OR TIME-SWITCH CONTROLS) AND DAYLIGHT RESPONSIVE CONTROLS SHALL BE TESTED AS REQUIRED. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO CERTIFY THAT THE INSTALLED LIGHTING CONTROLS MEET THE REQUIREMENTS OF C405.

## POWER RECEPTACLES NOTE

- ALL RECEPTACLES IN PUBLIC AREAS AND UNITS TO BE TAMPER-RESISTANT.
- IN SERVICE AREAS, THE COLOR SHALL BE WHITE WITH STAINLESS STEEL COVERPLATES, UNLESS NOTED OTHERWISE.
- IN PUBLIC AREAS, THE RECEPTACLE AND COVERPLATE COLORS SHALL BE COORDINATED WITH THE COLORS OF THE SURROUNDINGS. ARCHITECT TO PROVIDE FINAL APPROVAL BEFORE INSTALLATIONS

## SYSTEMS LOW VOLTAGE INFORMATION

**VOICE/DATA SYSTEMS:**
PROVIDE OUTLET BOXES AND CONDUIT STUB-UPS WITH PULL STRING ONLY.

**SECURITY / ACCESS CONTROL SYSTEMS:**
PROVIDE OUTLET BOXES AND CONDUIT STUB-UPS WITH PULL STRINGS ONLY.

## ELECTRICAL CONTRACTOR UTILITY REQUIREMENTS

- CONFIRM SERVICE ENTRY LOCATIONS, ROUTING, AND OTHER REQUIREMENTS WITH UTILITY PROVIDER.
- COORDINATE AND PROVIDE TEMPORARY POWER FOR THE COMPLETION OF THIS PROJECT.

## ADDITIONAL SCOPE OF WORK FOR HEARING IMPAIRED UNITS

FEATURES TO INCLUDE DOORBELL COVERPLATE AT ENTRY, DOORBELL HORN AND STROBE IN UNIT BATHS, DOORBELL HORN AND STROBE IN THE SLEEPING AREAS WITHIN VIEW OF THE BED, AND DOORBELL HORN AND STROBE IN ANY OTHER SEPARATE ROOMS OR AREAS WITHIN UNIT. ADDITIONALLY, AN ADA APPROVED SWITCH SHALL BE INSTALLED CAPABLE OF TURNING DOORBELL 'OFF', AS NECESSARY. THESE ITEMS ARE IN ADDITION TO AUDIO HORN AND VISUAL STROBE FOR FIRE/SMOKE.

IN ACCORDANCE WITH NFPA, ALL FIRE/SMOKE ALARMS SHALL ANNUNCIATE AT THE FIRE ALARM CONTROL UNIT AND SHALL INITIATE OCCUPANT NOTIFICATION UPON ACTIVATION. FOR THOSE ROOMS WITH MORE THAN ONE SMOKE DETECTOR, ACTIVATION OF ANY ONE DETECTOR SHALL ACTIVE THE SOUNDER BASE OF ALL DETECTORS WITHIN THE ROOM. ACTIVATION OF ANY ONE DETECTOR MUST ALSO ACTIVATE ALL VISUAL STROBES PRESENT WITHIN THE ROOM.

## GENERAL NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCES AND CONFLICTS. REFER TO THE DRAWINGS OF THE RESPECTIVE SYSTEMS PRIOR TO SUBMISSION OF BIDS FOR ADDITIONAL WORK WHICH MAY BE REQUIRED AS PART OF THIS WORK. NO ALLOWANCES WILL BE MADE FOR THE LACK OF COORDINATION BETWEEN DISCIPLINES OR SYSTEMS AND EQUIPMENT.
2. THE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS FOR THE EXACT LOCATION OF LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC. TO ASSURE PROPER PLACEMENT OF SAID DEVICES AND EQUIPMENT. SWITCHES SHALL BE PLACED ON LATCH SIDE OF ALL DOOR OPENINGS. WHERE A CONFLICT EXISTS BETWEEN ANY TWO DOCUMENTS, NOTIFY THE ARCHITECT PRIOR TO ANY INSTALLATION FOR RESOLUTION.
3. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT BEING INSTALLED PRIOR TO INSTALLATION TO ASSURE THAT THE FEEDER, DISCONNECT, STARTER, OVERCURRENT PROTECTION, ETC. MATCHES THE ACTUAL NAMEPLATE DATA AS SUPPLIED BY THE MANUFACTURER. FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
4. CONDUIT HOMERUNS MAY BE COMBINED TO INCLUDE UP TO FOUR (4) CIRCUITS. PROVIDE QUANTITY OF NEUTRALS INDICATED FOR EACH CIRCUIT.
5. SPECIFIC REQUIREMENTS REGARDING MATERIALS, WORKMANSHIP AND THE WORK TO BE DONE ARE COVERED BY THE SPECIFICATIONS WHICH COMPLEMENT THE PLANS. WORK CALLED FOR BY THE SPECIFICATIONS OR THE PLANS IS REQUIRED THE SAME AS IF REQUIRED BY BOTH. WHERE A CONFLICT EXISTS BETWEEN THE PLANS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS OF THE TWO SHALL APPLY UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
6. COORDINATE ALL CUSTOM RECEPTACLES AND CIRCUITS WITH EQUIPMENT FURNISHED BY OWNER. PROVIDE OUTLETS COMPATIBLE WITH EQUIPMENT REQUIREMENTS.
7. SUPPORT ALL ELECTRICAL CONDUIT, RACEWAY, OUTLET AND JUNCTION BOXES VIA THREADED ROD OR DEDICATED INDEPENDENT #12 GA GALVANIZED TIE WIRE. **DO NOT** SECURE ANY ITEM EXCEPT LIGHT FIXTURES TO CEILING CONSTRUCTION OR SUPPORT WIRES. SUPPORT MULTIPLE CONDUITS FROM ADDITIONAL WIRES COMPLYING WITH NEC ART. 300.11. LIGHT FIXTURES SHALL BE SUPPORTED VIA INDEPENDENT SUPPORT WIRES.
8. ALL CONDUIT PENETRATIONS OF FIRE RATED WALLS, FLOORS, AND PARTITIONS SHALL BE FIRESTOPPED WITH A U.L. RECOGNIZED PRODUCT RESTORING THE INTEGRITY OF THE BARRIER PENETRATED. UTILIZE NELSON "FSP" FIRESTOP PUTTY, "PCS" PIPE CLAMP SYSTEM, OR "CLK" FIRESTOP CAULK TO PROVIDE A U.L. LISTED ASSEMBLY, OR APPROVED ALTERNATE.
9. **CONTRACTOR SHALL TEST EACH AND EVERY WIRING DEVICE AND LIGHT FIXTURE FOR CORRECT OPERATION AND DOCUMENT PROJECT VOLTAGE READINGS. PROVIDE COPY OF LIGHTING AND POWER FLOOR PLANS WITH DEVICES AND FIXTURES HIGHLIGHTED TO INDICATE SUCCESSFUL TESTING AND OPERATION. SUBMIT TO THE ARCHITECT PRIOR TO REQUEST FOR FINAL CONSTRUCTION REVIEW.**
10. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS OF ALL FLOOR CORES SHOWN ON PLANS. LOCATIONS SHALL BE COORDINATED WITH STRUCTURE BELOW. NOTIFY ARCHITECT OF ANY FIELD CONFLICTS FOR DIRECTION.
11. REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGH IN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS OF ALL EQUIPMENT.
12. CONTRACTOR SHALL COORDINATE ELEVATIONS AND PIPING SYSTEM SLOPES SUCH THAT DUCTWORK, PIPING, RACEWAY, CABLE TRAY, AND ASSOCIATED EQUIPMENT IS INSTALLED AT UNIFORM ELEVATIONS WITH MINIMAL OFFSET. PROVIDE COORDINATION DRAWING TO ENGINEER FOR REVIEW PRIOR TO EQUIPMENT ORDERS AND ROUGH-IN.
13. COORDINATE WITH SPECIALTY SYSTEMS VENDORS TO PROVIDE RACEWAY AND CABLING, POWER AND CONTROL INTERFACES FOR COMPLETE, OPERABLE SYSTEMS.
14. ALL ELECTRICAL EQUIPMENT SHALL BE MARKED WITH ARC FLASH HAZARD WARNING LABELS IN ACCORDANCE WITH THE REQUIREMENTS OF NEC 110.16.
15. AFTER INSTALLATION OF ALL NEW DISTRIBUTION EQUIPMENT, THE CONTRACTOR SHALL CONDUCT A FULL SHORT CIRCUIT COORDINATION STUDY TO CONFIRM REQUIRED CIRCUIT BREAKER ADJUSTABLE SETTINGS AND FUSE RATINGS FOR ALL EQUIPMENT TO BE PROVIDED. PROVIDE REPORT INDICATING RECOMMENCED SETTINGS AND TRIP CURVES.
16. PROVIDE FIRE ALARM CONTROL PANEL AT LOCATION SHOWN IN ACCORDANCE WITH NFPA 72. PROVIDE ADEQUATE ALARM RECEIVING AND OUTPUT MODULES TO ACCOMMODATE DEVICES SHOWN ON PLANS. ALL COMPONENTS OF THE FIRE ALARM SYSTEM SHALL CONFORM TO ADA GUIDELINES.
17. FOR 120V AND 277V RUNS OVER 100' AND 200' RESPECTIVELY, PROVIDE #10AWG CONDUCTORS.
18. EXPANSION FITTINGS SHALL BE INSTALLED AT CONDUIT PENETRATIONS THRU, AROUND, OR WITHIN EXPANSIONS JOINTS.
19. FIRE ALARM VISUAL SIGNALING DEVICES SHALL BE 75cd STROBES MINIMUM AND SHALL COMPLY WITH UL 1368.
20. ALL ELECTRICAL EQUIPMENT SHALL BE MARKED WITH ARC FLASH HAZARD WARNING LABELS IN ACCORDANCE WITH THE REQUIREMENTS OF NEC 110.16.
21. CONTRACTOR SHALL INCLUDE PRICING FOR EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM.
22. PROVIDE NEMA 5-20R FOR ALL DEDICATED RECEPTACLES. 5-15R SHALL BE ACCEPTABLE WHERE MULTIPLE RECEPTACLES ARE ON A CIRCUIT.

## ELECTRICAL SYMBOL LEGEND

| SYMBOL | DESCRIPTION | MTG HT UNO |
|---|---|---|
| | ARROWHEAD INDICATES HOMERUN. X-1,3, AND 5 ADJACENT TO HOMERUN ARROWHEADS INDICATES HOMERUN TO PANEL X, CIRCUIT NUMBERS 1, 3, AND 5. | |
| | INDICATES CIRCUIT CONTINUATION OF CIRCUITS 3 AND 5 OF PANEL X. | |
| | MARKS ACROSS RACEWAY SYMBOLS INDICATE THE NUMBER OF #12 CONDUCTORS, UNLESS OTHERWISE NOTED. NO MARKS INDICATE TWO #12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE NOT INDICATED BY MARKS, BUT ARE REQUIRED. | |
| | RACEWAY INSTALLED CONCEALED IN WALL OR ABOVE CEILING / CONCEALED BELOW FLOOR | |
| | DUPLEX RECEPTACLE OUTLET | 18" |
| WP | WEATHERPROOF DUPLEX RECEPTACLE OUTLET | 18" |
| | QUADRUPLEX RECEPTACLE OUTLET | 18" |
| D / D | DUPLEX OR QUAD ON DEDICATED CIRCUIT - NOTE 5 | 18" |
| | GFCI DUPLEX RECEPTACLE OUTLET | 18" |
| | SWITCH RECEPTACLE OUTLET | 18" |
| U | DUPLEX RECEPTACLE OUTLET WITH USB-C PORTS | 18" |
| | COMBINATION DATA/TELEPHONE OUTLET | 18" |
| | SPECIAL PURPOSE RECEPTACLE OUTLET, NEMA CONFIGURATION AS NOTED ON THE PLANS. | 18" |
| Q | DOORBELL | |
| | DOORBELL TRANSFORMER | |
| | TELEVISION OUTLET - NOTE 4 | |
| FB | FLUSH POKE-THRU QUADRAPLEX DEVICE WITH DATA - NOTE 7 | |
| | PANEL AS NOTED | |
| | FUSIBLE / NON-FUSED DISCONNECT SWITCH | |
| CR | BADGE READER BY TENANT'S VENDOR | |
| J / J | JUNCTION BOX - CEILING MOUNTED / WALL MOUNTED | |
| | TELEPHONE BACKBOARD | |
| | CEILING MOUNTED EXIT SIGN - NOTE 6 | |
| H / F | FIRE ALARM AUDIO/VISUAL SIGNALING DEVICE - WALL MOUNTED / CEILING MOUNTED- NOTE 3 | 80" TO BOTTOM |
| S | FIRE ALARM VISUAL SIGNALING DEVICE - NOTE 3 | 80" TO BOTTOM |
| F | FIRE ALARM PULSATION DEVICE - NOTE 3 | 46" |
| | FIRE ALARM AUDIO DEVICE - NOTE 3 | 82" |
| | TWO-WAY COMMUNICATION INTERCOM | 48" |
| W | WATER FLOW SWITCH | |
| V | VALVE TAMPER SWITCH | |

## LEGEND NOTES:

1. UNLESS NOTED OTHERWISE, MOUNTING HEIGHT DIMENSIONS ARE TO THE CENTERLINE OF THE DEVICE OR OUTLET ABOVE GRADE OR FINISHED FLOOR.
2. ALL SYMBOLS INDICATED IN THE LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.
3. EXTEND AND CONNECT TO BUILDING FIRE ALARM SYSTEM. DEVICE MOUNTING HEIGHT SHALL COMPLY WITH NFPA 72.
4. PROVIDE AND INSTALL RECESSED 2-GANG TV BOX (LEGRAND #TV2MW) WITH (1) DUPLEX RECEPTACLE FOR TENANT PROVIDED, WALL MOUNTED TELEVISION. PROVIDE 1-1/4"C FOR COMMUNICATIONS, EXTENDING FROM TV BOX TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE INSULATING BUSHING AND PULL STRING FOR USE BY TENANT'S LOW VOLTAGE VENDOR.
5. LABEL COVERPLATES OF ALL DEVICES ON DEDICATED CIRCUITS "DEDICATED."
6. FACE QUANTITY AND DIRECTIONAL ARROWS AS INDICATED.
7. PROVIDE WIREMOLD RC4 SERIES QUAD DEVICE WITH CAPACITY FOR FOUR (4) CAT5 JACKS. JACKS SHALL BE PROVIDED BY TEL/DATA VENDOR.

## LIGHT FIXTURE SCHEDULE

| ITEM | DESCRIPTION | MANUFACTURER | MODEL | VOLTAGE | WATTAGE | NOTES |
|---|---|---|---|---|---|---|
| A | 4" RECESSED DOWNLIGHT | INTENSE LIGHTING | MXTG2-RT-RD300-SN-SFW-L3-309-50 | UNV | 26 | LIGHTING OF THIS TYPE IN THE CORRDIOR IS TO BE CONTINOUSLY ON FOR 24 HOURS. |
| AE | SAME AS ABOVE EXCEPT WITH EMERGENCY BATTERY | | | UNV | 26 | |
| B | 6" RECESSED DONWLIGHT | INTENSE LIGHTING | SD6DRL2358-IC630C | 120V | 14 | |
| BE | SAME AS ABOVE EXCEPT WITH EMERGENCY BATTERY | | | 120V | 14 | |
| F | STRIP FIXTURE LED | ACUITY | CLX-L48-5000LM-SEF-RDL-MVOLT-GZ10-35K-80CRI | 120/277 | 33 | |
| FE | SAME AS ABOVE EXCEPT WITH EMERGENCY BATTERY | | | 120/277 | 33 | |
| G | GARAGE FIXTURE LED | ACUITY | FEM-L48-6000LM-LPPFL-PGD-MVOLT-GZ10-35K-80CRI-SB0R10 | 120/277 | 38 | END MOUNT IR OCC SENSOR FOR ON/OFF SWITCHING |
| GE | SAME AS ABOVE EXCEPT WITH EMERGENCY BATTERY | | | 120/277 | 38 | SAME AS ABOVE EXCEPT WITHOUT OCC SENSOR |
| J | LINEAR PENDANT-MOUNT LIGHT | LUMENWERX | VIA4PDI-HLO-FH-WIO2-SW-90-750-350-30-4'-UNV-S1 | UNV | 35 | |
| JE | LINEAR PENDANT-MOUNT LIGHT | LUMENWERX | VIA4PDI-HLO-FH-WIO2-SW-90-750-350-30-4'-UNV-S1 | UNV | 35 | |
| P | LED POLE MOUNTED AREA LIGHT | ACUITY | DSX0 LED P4 40K 80CRI T2M MVOLT RPA PIR-?? | MVOLT | 94 | MOTION SENSOR CONTROLLED WITH INTEGRAL PHOTOCELL.POLE MOUNTED AT 20' |
| S | LED WALL BRACKET FIXTURE | ACUITY | WL4-30L-EZ1-LP835-MSD7-DIM50 | 120V | 28 | END MOUNT IR OCC SENSOR FOR HI/LO (100%/50%) SWITCHING |
| X | EXIT SIGN, LED, THERMOPLASTIC, GREEN STENCIL LETTERS | ACUITY | LQW-S-W-3-G-120/277 | 120/277 | 5 | |

## UNIT LIGHT FIXTURE SCHEDULE

| ITEM | DESCRIPTION | MANUFACTURER | MODEL | VOLTAGE | WATTAGE |
|---|---|---|---|---|---|
| AU | RECESSED DOWNLIGHT | DMF LIGHTING | DRD2M-10-9-30 | UNV | 13 |
| BU | SURFACE-MOUNTED DOWNLIGHT | DMF LIGHTING | DRD5S-8-R-15-9-30 | UNV | 17 |
| CU | VANITY SCONCE | LITHONIA LIGHTING | FMVCSL-MVOLT-30K-90CRI-BN | UNV | 26 |
| DU | | | | | 26 |
| GU | BALCONY SCONCE | WAC LIGHTING | WS-W29118-30 | 120V | 16 |

## LANDSCAPE LIGHT FIXTURE SCHEDULE

| ITEM | DESCRIPTION | VOLTAGE | WATTAGE | NOTES |
|---|---|---|---|---|
| L1 | POLE LIGHT | 120V | 174 | REFER TO LANDSCAPE SUBMITTAL FOR LIGHTING FIXTURE SPECIFICATIONS |
| L6 | SMALL VLO UPLIGHT | 12V | 20 | REFER TO LANDSCAPE SUBMITTAL FOR LIGHTING FIXTURE SPECIFICATIONS. PROVIDE A 120V:12V STEP DOWN TRANSFORMER |

## SHEET LIST


| Sheet Number | Sheet Name |
|---|---|
| E0.00 | ELECTRICAL GENERAL |
| E1.10 | ELECTRICAL SITE PLAN |
| E2.11 | GROUND FLOOR LIGHTING - SECTOR 1 |
| E2.12 | GROUND FLOOR LIGHTING - SECTOR 2 |
| E2.13 | GROUND FLOOR LIGHTING - SECTOR 3 |
| E2.21 | SECOND FLOOR LIGHTING - SECTOR 1 |
| E2.31 | TYPICAL FLOOR LIGHTING - SECTOR 1 |
| E2.32 | TYPICAL FLOOR LIGHTING - SECTOR 2 |
| E2.33 | TYPICAL FLOOR LIGHTING - SECTOR 3 |
| E2.51 | FIFTH FLOOR PARKING DECK LIGHTING |
| E2.61 | SIXTH FLOOR PARKING DECK LIGHTING |
| E3.11 | GROUND FLOOR ELECTRICAL - SECTOR 1 |
| E3.12 | GROUND FLOOR ELECTRICAL - SECTOR 2 |
| E3.13 | GROUND FLOOR ELECTRICAL - SECOTR 3 |
| E3.21 | SECOND FLOOR ELECTRICAL - SECTOR 1 |
| E3.22 | SECOND FLOOR ELECTRICAL - SECTOR 2 |
| E3.23 | SECOND FLOOR ELECTRICAL - SECTOR 3 |
| E3.31 | TYPICAL FLOOR ELECTRICAL - SECTOR 1 |
| E3.32 | TYPICAL FLOOR ELECTRICAL - SECTOR 2 |
| E3.33 | TYPICAL FLOOR ELECTRICAL - SECTOR 3 |
| E4.01 | ENLARGED UNIT PLANS - LIGHTING |
| E4.02 | ENLARGED UNIT PLANS - LIGHTING |
| E4.03 | ENLARGED UNIT PLANS - ELECTRICAL |
| E4.04 | ENLARGED UNIT PLANS - ELECTRICAL |
| E6.01 | RISER DIAGRAM |
| E6.02 | ELECTRICAL SCHEDULES |
| E6.03 | ELECTRICAL SCHEDULES |
| E6.04 | ELECTRICAL SCHEDULES |
| E6.05 | ELECTRICAL SCHEDULES |
| E7.01 | ELECTRICAL DETAILS |



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BATON ROUGE, LOUISIANA

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SHEET NAME

ELECTRICAL GENERAL

SHEET NUMBER E0.00
REVISION


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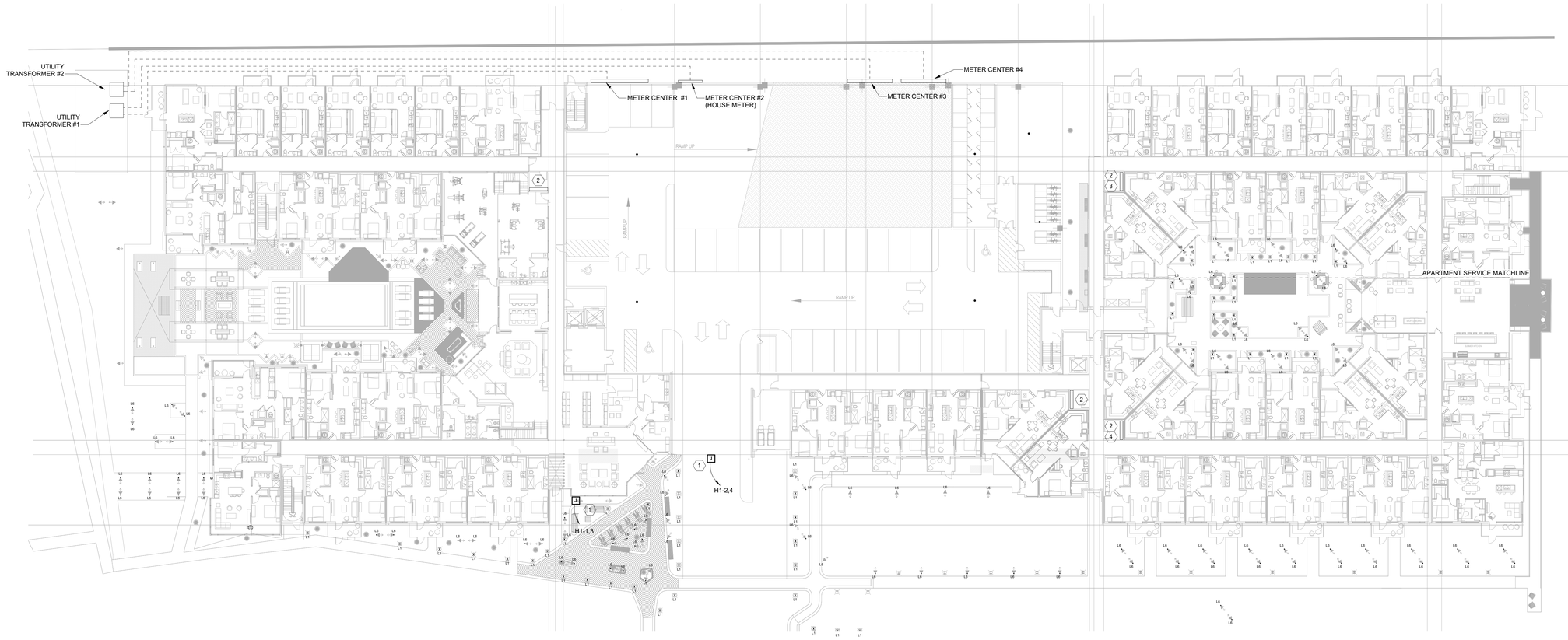


1 E1.10 ELECTRICAL SITE PLAN
1" = 20'-0"

## KEY NOTES

1. PROVIDE JUNCTION BOX FOR SIGNAGE. SIGNAGE IS TO BE CONTROLLED THROUGH TIMECLOCK PROVIDED IN MAIN ELECTRICAL ROOM. COORDINATE POWER REQUIREMENTS WITH MANUFACTURER.
2. PROVIDE A VERTICAL CHASE IN ROOM AS SHOWN TO HOUSE FEEDERS FOR APARTMENT UNITS.
3. VERTICAL CHASE PROVIDED IS TO FEED ALL APARTMENTS ABOVE MATCHLINE SHOWN.
4. VERTICAL CHASE PROVIDED IS TO FEED ALL APARTMENTS BELOW MATCHLINE SHOWN.

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**SHEET NAME**

ELECTRICAL SITE PLAN

**SHEET NUMBER** E1.10
**REVISION**

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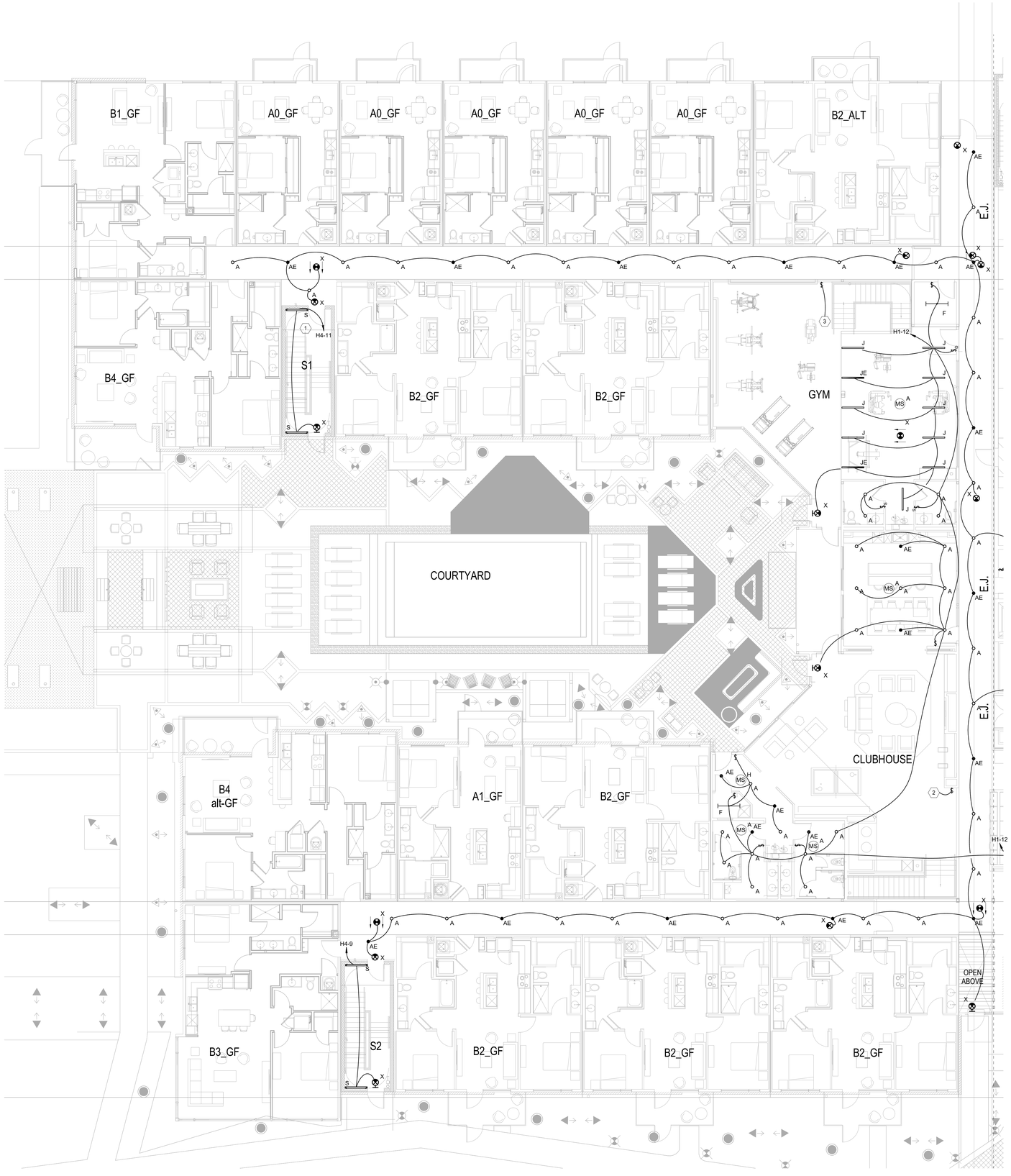
## GENERAL NOTES:

1. REFER TO INTERIOR DESIGN'S REFLECTED CEILING PLAN FOR EXACT PLACEMENT OF ALL LIGHTING FIXTURES SHOWN.
2. REFER TO LIGHTING FIXTURE SCHEDULE ON E0.00.
3. ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE. WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER FROM LOCAL LIGHTING BRANCH CIRCUIT.
4. PROVIDE 24-HOUR, UNSWITCHED POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. TYPE "G" FIXTURES ARE EQUIPPED WITH INTEGRAL OCCUPANCY SENSORS FOR AUTOMATIC CONTROLS.
7. LIGHTING IN APARTMENT CORRIDORS ARE TO BE ON 24 HOURS.
8. PROVIDE 3#12 - 1/2"C OR LOW VOLTAGE WIRING AS APPROPRIATE BETWEEN CORRESPONDING 3-WAY SWITCHES SHOWN ON THE FLOOR PLAN.

## KEY NOTES

1. EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE.
2. SWITCH TO CONTROL LIGHTS IN CLUBHOUSE SHOWN ON 1/E2.21.
3. SWITCH TO CONTROL LIGHTS IN HIGH CEILING IN THE GYM SHOWN ON 1/E2.21.




1 / E2.11 GROUND FLOOR LIGHTING - SECTOR 1
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## GROUND FLOOR LIGHTING - SECTOR 1

| SHEET NUMBER | REVISION |
|---|---|
| E2.11 | |


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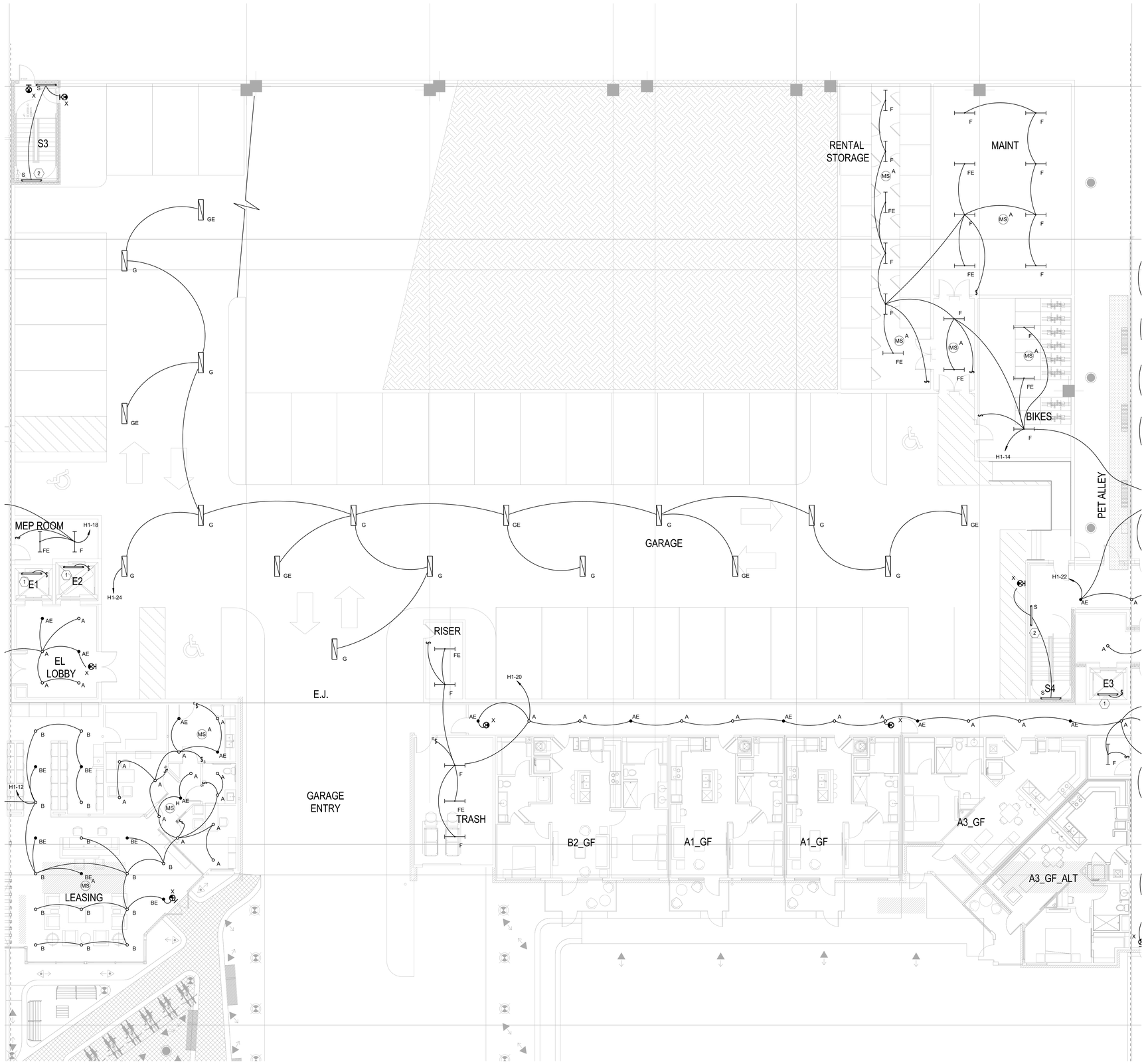
## GENERAL NOTES:

1. REFER TO INTERIOR DESIGN'S REFLECTED CEILING PLAN FOR EXACT PLACEMENT OF ALL LIGHTING FIXTURES SHOWN.
2. REFER TO LIGHTING FIXTURE SCHEDULE ON E0.00.
3. ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE. WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER FROM LOCAL LIGHTING BRANCH CIRCUIT.
4. PROVIDE 24-HOUR, UNSWITCHED POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. TYPE "G" FIXTURES ARE EQUIPPED WITH INTEGRAL OCCUPANCY SENSORS FOR AUTOMATIC CONTROLS.
7. LIGHTING IN APARTMENT CORRIDORS ARE TO BE ON 24 HOURS.
8. PROVIDE 3#12 - 1/2"C OR LOW VOLTAGE WIRING AS APPROPRIATE BETWEEN CORRESPONDING 3-WAY SWITCHES SHOWN ON THE FLOOR PLAN.

## KEY NOTES

1. PROVIDE LED STRIP LIGHT WITH WIREGUARD AT EACH ACCESSIBLE LEVEL OF THE ELEVATOR PIT. PROVIDE LIGHT SWITCH NEAR ELEVATOR CONTROL ACCESS.
2. EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE.




1 E2.12 GROUND FLOOR LIGHTING - SECTOR 2
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BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**DRAWN BY** MVC

**SHEET NAME**

GROUND FLOOR LIGHTING - SECTOR 2

**SHEET NUMBER** E2.12
**REVISION**


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## GENERAL NOTES:

1. REFER TO INTERIOR DESIGN'S REFLECTED CEILING PLAN FOR EXACT PLACEMENT OF ALL LIGHTING FIXTURES SHOWN.
2. REFER TO LIGHTING FIXTURE SCHEDULE ON E0.00.
3. ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE. WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER FROM LOCAL LIGHTING BRANCH CIRCUIT.
4. PROVIDE 24-HOUR, UNSWITCHED POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. TYPE "G" FIXTURES ARE EQUIPPED WITH INTEGRAL OCCUPANCY SENSORS FOR AUTOMATIC CONTROLS.
7. LIGHTING IN APARTMENT CORRIDORS ARE TO BE ON 24 HOURS.
8. PROVIDE 3#12 - 1/2"C OR LOW VOLTAGE WIRING AS APPROPRIATE BETWEEN CORRESPONDING 3-WAY SWITCHES SHOWN ON THE FLOOR PLAN.

## KEY NOTES

(1) EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE.

1 / E2.13 GROUND FLOOR LIGHTING - SECTOR 3
NOT TO SCALE


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## GROUND FLOOR LIGHTING - SECTOR 3

**SHEET NUMBER** E2.13
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## KEY NOTES

1. EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE AND BELOW.
2. LIGHTS TO BE CONTROLLED WITH SWITCH SHOWN ON LEVEL 1 OF CLUBHOUSE ON 1/E2.11
3. LIGHTS TO BE CONTROLLED WITH SWITCH SHOWN ON LEVEL 1 OF GYM ON 1/E2.11

1 E2.21 SECOND FLOOR LIGHTING - SECTOR 1
NOT TO SCALE


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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

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**SHEET NAME**

SECOND FLOOR LIGHTING - SECTOR 1

| SHEET NUMBER | REVISION |
|---|---|
| E2.21 | |


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## GENERAL NOTES:

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8. PROVIDE 3#12 - 1/2"C OR LOW VOLTAGE WIRING AS APPROPRIATE BETWEEN CORRESPONDING 3-WAY SWITCHES SHOWN ON THE FLOOR PLAN.

## KEY NOTES

1. EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE AND BELOW.

1 E2.31 TYPICAL FLOOR LIGHTING - SECTOR 1 (TYPICAL OF LEVELS 3-4)
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**SHEET NAME**

TYPICAL FLOOR LIGHTING - SECTOR 1

**SHEET NUMBER** E2.31
**REVISION**


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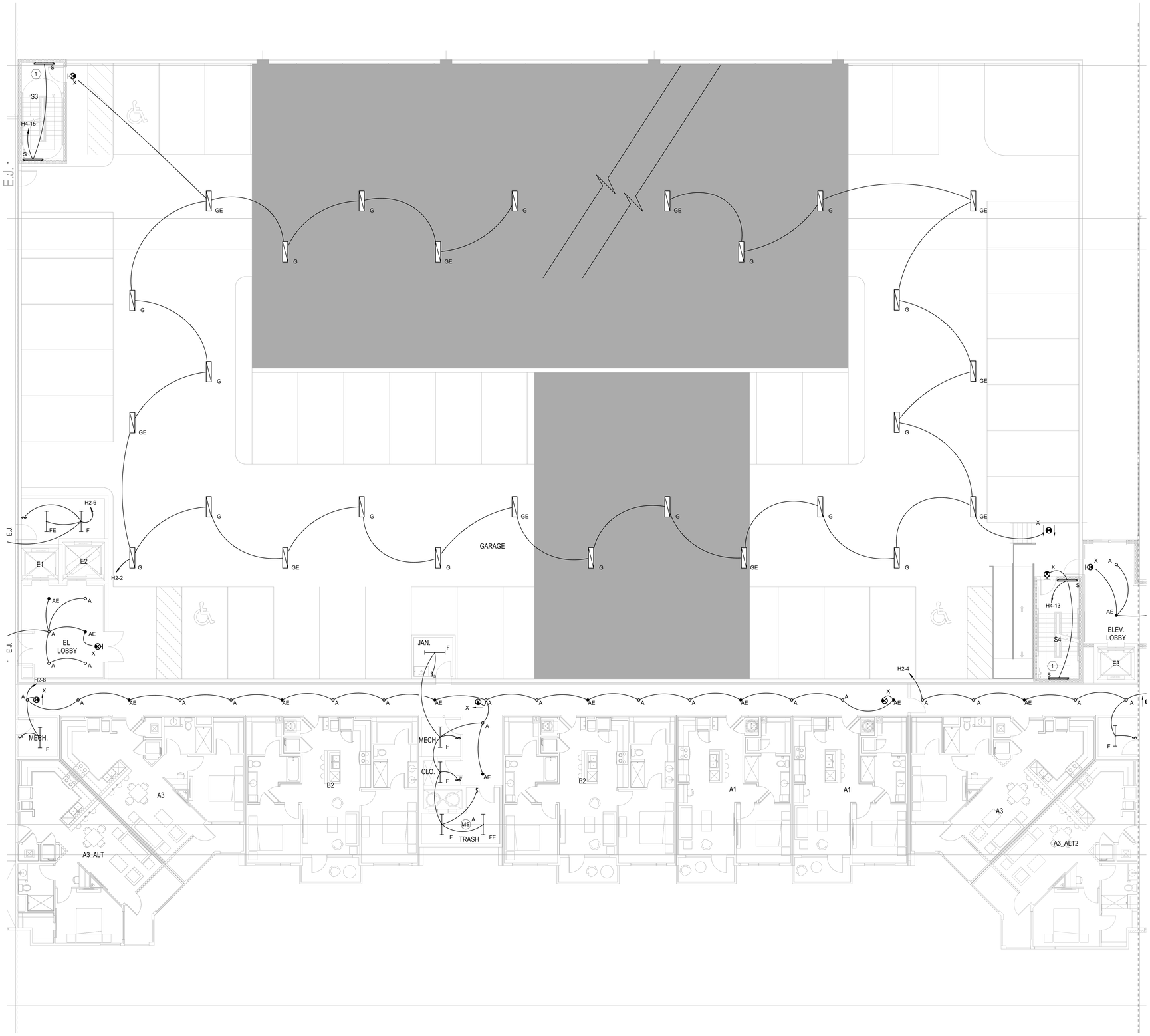
## KEY NOTES

(1) EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE AND BELOW.




1 E2.32 TYPICAL FLOOR LIGHTING - SECTOR 2 (TYPICAL OF LEVELS 2-4)
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BATON ROUGE, LOUISIANA

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**DRAWN BY** MVC

**SHEET NAME**

TYPICAL FLOOR LIGHTING - SECTOR 2

**SHEET NUMBER** E2.32
**REVISION**


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## KEY NOTES

1 EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE AND BELOW.

1 / E2.33 TYPICAL FLOOR LIGHTING - SECTOR 3 (TYPICAL FOR LEVELS 2-4)
NOT TO SCALE


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TYPICAL FLOOR LIGHTING - SECTOR 3

**SHEET NUMBER** E2.33
**REVISION**


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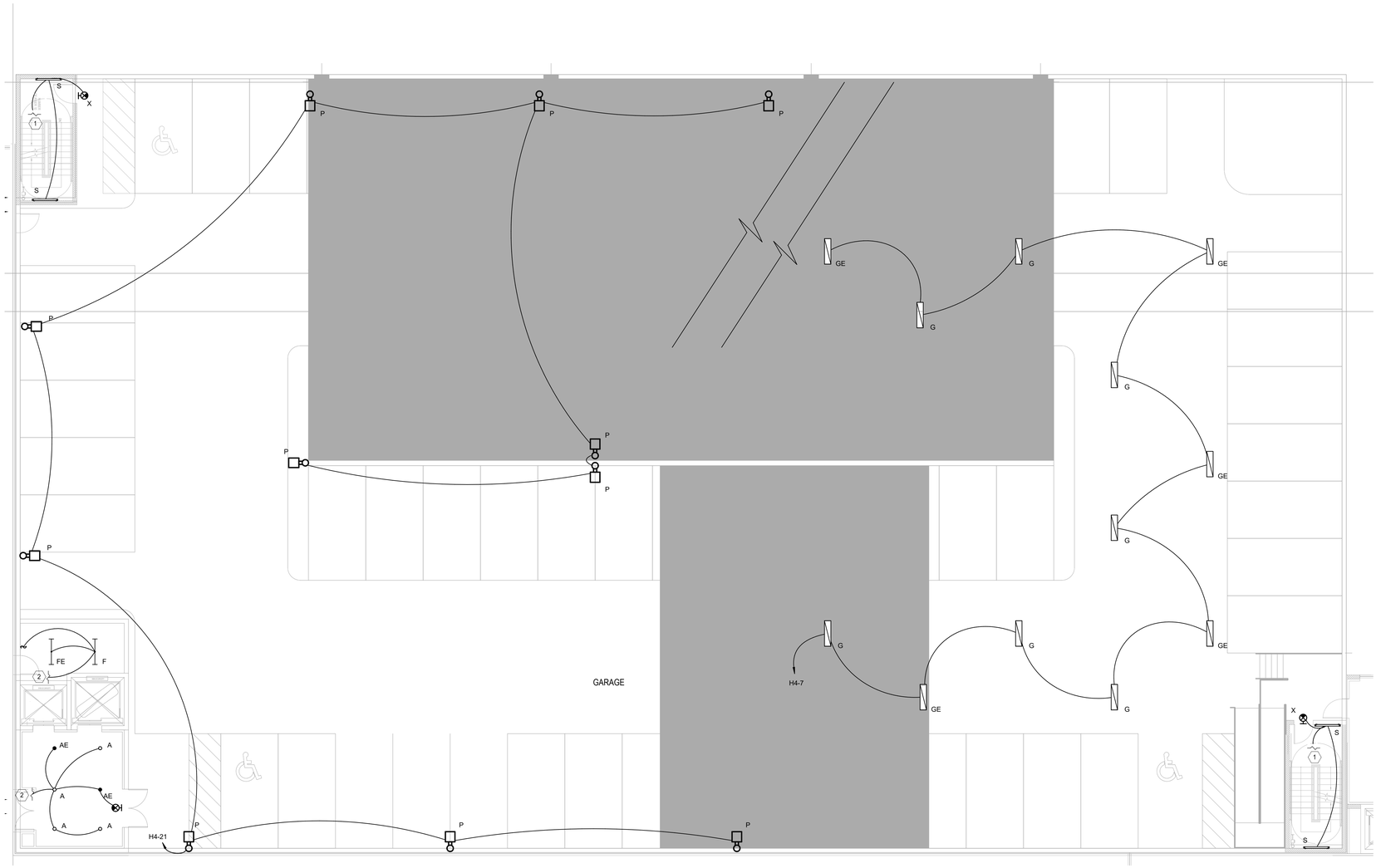
## KEY NOTES

1. EXTEND AND CONNECT TO ALL LIGHTING AT STAIRWELL LANDINGS ABOVE AND BELOW.
2. EXTEND AND CONNECT TO LIGHTING CIRCUIT SERVING CORRIDOR.




1 E2.51 FIFTH FLOOR PARKING DECK LIGHTING
1/8" = 1'-0"

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BATON ROUGE, LOUISIANA

**REVISIONS**

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**SHEET NAME**

FIFTH FLOOR PARKING DECK LIGHTING

**SHEET NUMBER** E2.51
**REVISION**

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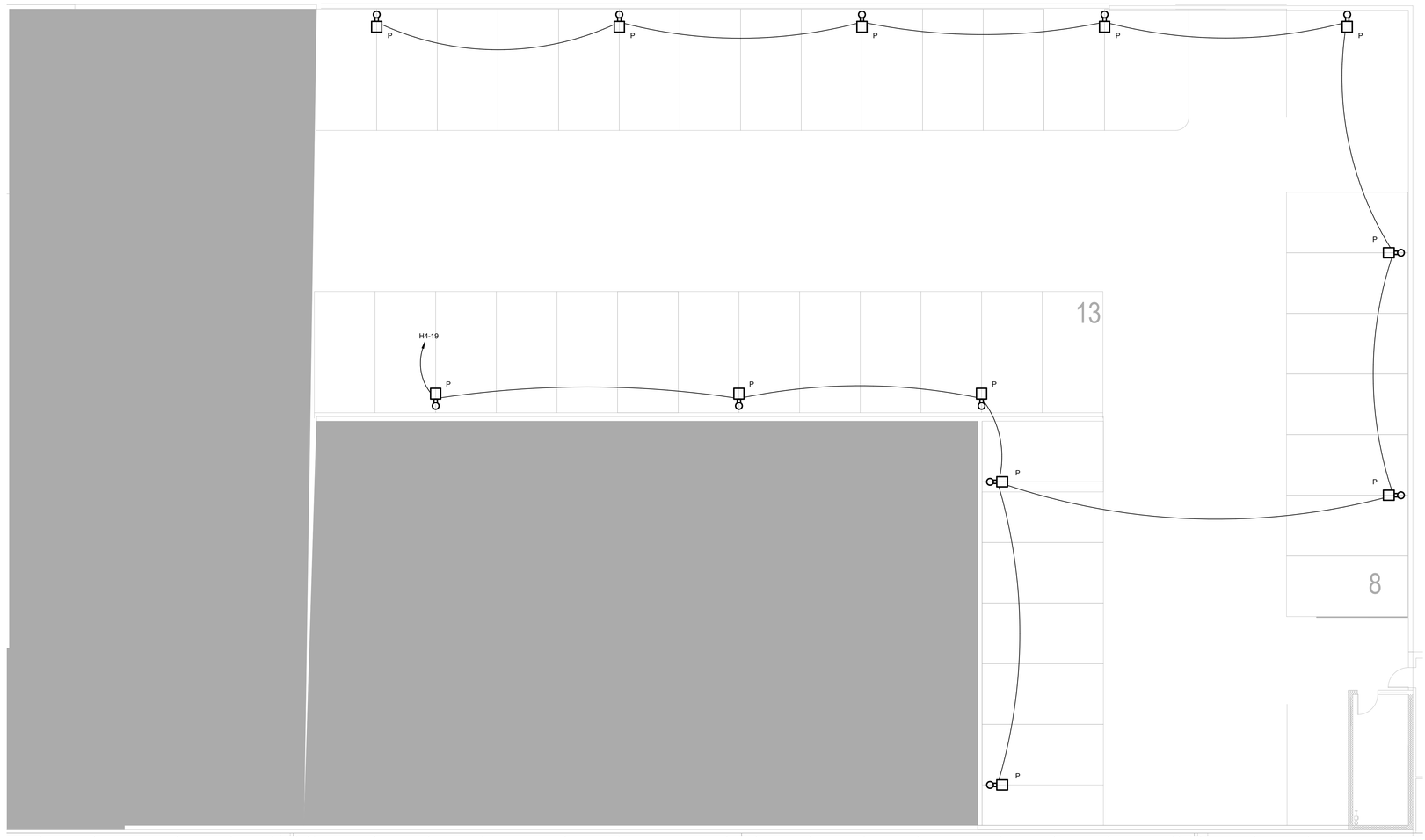


1 E2.61 SIXTH FLOOR PARK DECK LIGHTING
NOT TO SCALE

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BATON ROUGE, LOUISIANA

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**SHEET NAME**

SIXTH FLOOR PARKING DECK LIGHTING

**SHEET NUMBER** E2.61
**REVISION**

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## GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH NAMEPLATE DATA OF ACTUAL EQUIPMENT PROVIDED.
2. SPECIFIC REQUIREMENTS REGARDING MATERIALS, WORKMANSHIP AND THE WORK TO BE DONE ARE COVERED BY THE SPECIFICATIONS WHICH COMPLEMENT THE PLANS. WORK CALLED FOR BY THE SPECIFICATIONS OR THE PLAN IS REQUIRED THE SAME AS IF REQUIRED BY BOTH. WHERE A CONFLICT EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS OF THE TWO SHALL APPLY UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. PROVIDE UL LISTED JUNCTION BOXES FOR NEW POWER AND COMMUNICATION OUTLETS WITHIN FIRE RATED ASSEMBLIES.
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. CARD READER. PROVIDE JUNCTION BOX WHERE SHOWN. INTERFACE WITH DOOR HARDWARE. PROVIDE ALL NECESSARY POWER/LOW-VOLTAGE TRANSFORMERS.
2. FLUSH FLOOR BOX FOR POWER. DOUBLE GANG WITH CAPACITY FOR ONE (1) DUPLEX RECEPTACLE AND TWO (2) CAT5 JACKS TRENCHED IN SLAB. PROVIDE WIREMOLD #RFB4 OR EQUAL.
3. RECEPTACLES ARE TO BE MOUNTED ON MILLWORK. COORDINATE LOCATION WITH VENDOR PRIOR TO INSTALLATION.
4. PROVIDE (61) CONDUITS GOING UP VERTICAL CHASE TO 2ND FLOOR TO FEED UNITS ON FLOORS ABOVE.
5. CONFIRM LAYOUT OF EQUIPMENT WITH OWNER AND VENDOR PRIOR TO INSTALLATION OF EQUIPMENT.

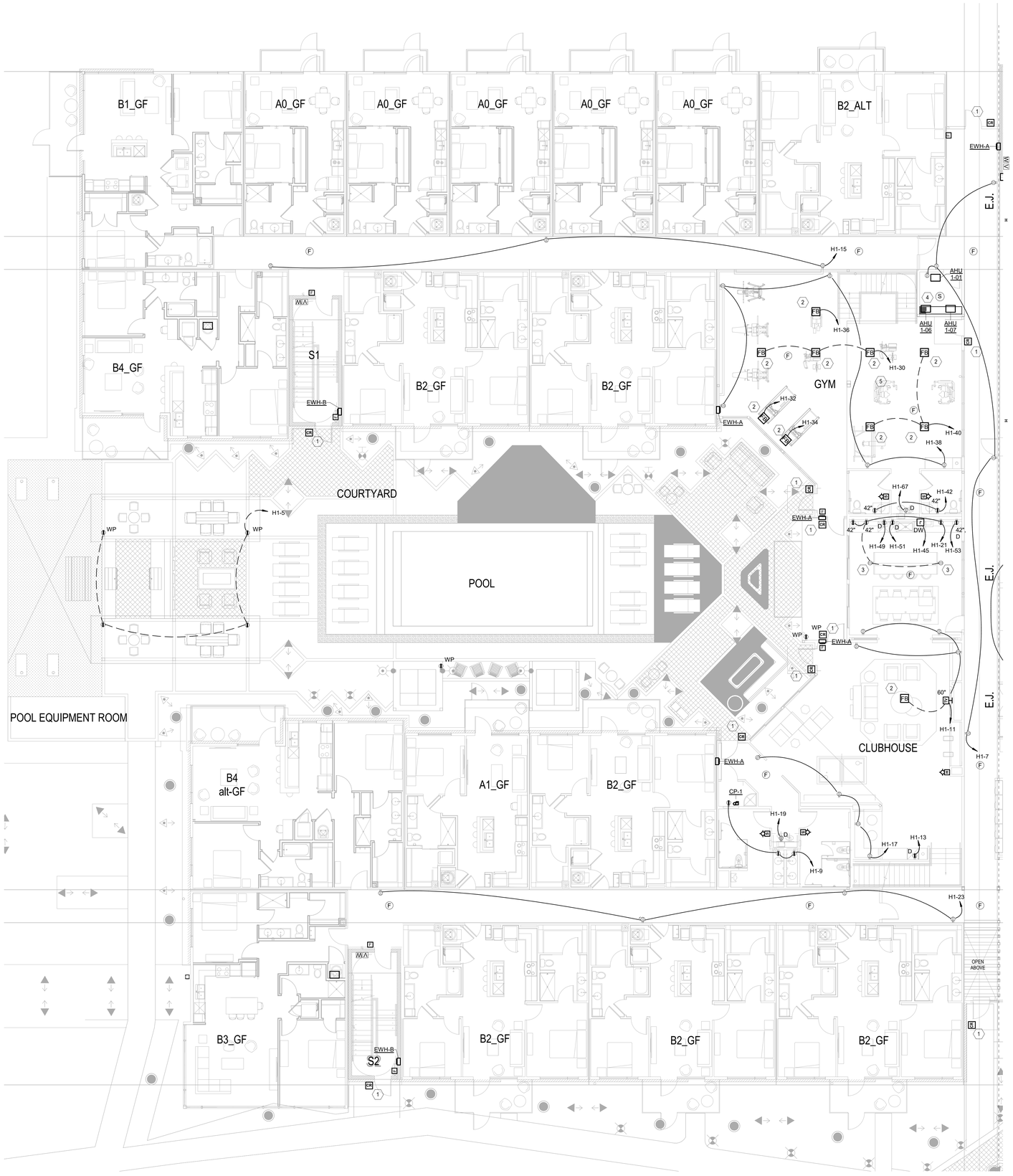
**POOL EQUIPMENT ROOM**

PROVIDE CONNECTIONS TO THE FOLLOWING IN POOL EQUIPMENT RM:

| EQUIPMENT | CONNECTION | BREAKER |
|---|---|---|
| POOL FILTER PUMP, 208V, 1ø | (SWITCH) | 40/2 GFCI |
| POOL HEATER, 120V, 1ø | (SWITCH) | 20/1 GFCI |
| POOL CHEM EQUIP, 120V, 1ø | (RECEPTACLE) | 20/1 GFCI |
| POOL LTS, 120V, 1ø | (TIMER) | 20/1 GFCI |
| SPILL AWAY PUMP, 208V, 1ø | (SWITCH) | 20/1 GFCI |

COORDINATE LOCATIONS W/POOL EQUIP VENDOR

ALL EQUIPMENT IN THE POOL AREA & POOL EQUIPMENT ROOM SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 680. PROVIDE EQUIPOTENTIAL BONDING SYSTEM WITH SOLID #8 CU FOR ALL METALLIC OBJECTS INCLUDING REINFORCING STEEL.




1 E3.11 GROUND FLOOR ELECTRICAL - SECTOR 1
1/8" = 1'-0"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| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**SHEET NAME**

GROUND FLOOR ELECTRICAL - SECTOR 1

**SHEET NUMBER** E3.11
**REVISION**


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## GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH NAMEPLATE DATA OF ACTUAL EQUIPMENT PROVIDED.
2. SPECIFIC REQUIREMENTS REGARDING MATERIALS, WORKMANSHIP AND THE WORK TO BE DONE ARE COVERED BY THE SPECIFICATIONS WHICH COMPLEMENT THE PLANS. WORK CALLED FOR BY THE SPECIFICATIONS OR THE PLAN IS REQUIRED THE SAME AS IF REQUIRED BY BOTH. WHERE A CONFLICT EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS OF THE TWO SHALL APPLY UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. PROVIDE UL LISTED JUNCTION BOXES FOR NEW POWER AND COMMUNICATION OUTLETS WITHIN FIRE RATED ASSEMBLIES.
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. FIRST FLOOR BASE BUILDING ELECTRICAL ROOM.
2. CARD READER. PROVIDE JUNCTION BOX WHERE SHOWN. INTERFACE WITH DOOR HARDWARE. PROVIDE ALL NECESSARY POWER/LOW-VOLTAGE TRANSFORMERS.
3. PROVIDE 2" CONDUIT WITH PULLSTRING AT TELEPHONE BACKBOARD SHOWN TO BASE BUILDING TELEPHONE ROOM. PROVIDE GROUND BAR WITH #6 GROUND TO PANEL SERVING EQUIPMENT IN THIS ROOM.
4. ELEVATOR DISCONNECT SWITCH. CONNECT 208V/3ø POWER FEED TO ELEVATOR. CONNECT AUX CONTACT TO ELEVATOR. COORDINATE FINAL LOCATION AND POWER REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO ROUGH-IN.
5. PROVIDE AND CONNECT 3/4" TELEPHONE FEED TO ELEVATOR. COORDINATE CONNECTION LOCATION WITH EQUIPMENT PRIOR TO ROUGH-IN.
6. FIRE ALARM RELAYS CONNECT TO ELEVATOR CONTROLLER FOR:
   A. RECALL TO PRIMARY LEVEL.
   B. RECALL TO ALTERNATE LEVEL.
   C. WARNING TO ELEVATOR CAB - HOISTWAY.
   D. WARNING TO ELEVATOR CAB - ELEVATOR MACHINE ROOM.
7. PROVIDE 20A/1P ENCLOSED CIRCUIT BREAKER FOR ELEVATOR CAB LIGHT AND MAKE FINAL CONNECTIONS AS REQUIRED.
8. PROVIDE ELEVATOR MAINTENANCE RECEPTACLE AT EACH LEVEL OF ELEVATOR PIT.
9. PROVIDE TWO (2) 208V/1ø, 60A BRANCH CIRCUITS TO SINGLE ELECTRIC VEHICLE CHARGING STATION. EACH SET OF CONDUCTORS SHALL CONSIST OF 2#4, #10G - 1 1/4"C BRANCH CIRCUIT WIRING. COORDINATE ALL REQUIREMENTS WITH EQUIPMENT PROVIDER.
10. FLUSH FLOOR BOX FOR POWER. DOUBLE GANG WITH CAPACITY FOR TWO (2) DUPLEX RECEPTACLES TRENCHED IN SLAB. PROVIDE WIREMOLD #RFB2 OR EQUAL.
11. TRASH COMPACTOR - PROVIDE 208V/3ø CONNECTION WITH 3#10, #10G - 3/4"C. COORDINATE EXACT ELECTRICAL CONNECTIONS WITH MANUFACTURER.
12. PROVIDE (24) CONDUITS GOING UP VERTICAL CHASE TO 2ND FLOOR TO FEED UNITS ON FLOORS ABOVE.

1 E3.12 GROUND FLOOR ELECTRICAL - SECTOR 2
1/8" = 1'-0"


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2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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## GROUND FLOOR ELECTRICAL - SECTOR 2

**SHEET NUMBER** E3.12
**REVISION**


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3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. PROVIDE UL LISTED JUNCTION BOXES FOR NEW POWER AND COMMUNICATION OUTLETS WITHIN FIRE RATED ASSEMBLIES.
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. CARD READER. PROVIDE JUNCTION BOX WHERE SHOWN. INTERFACE WITH DOOR HARDWARE. PROVIDE ALL NECESSARY POWER/LOW-VOLTAGE TRANSFORMERS.
2. PROVIDE (51) CONDUITS GOING UP VERTICAL CHASE TO 2ND FLOOR TO FEED UNITS ON FLOORS ABOVE.
3. PROVIDE (39) CONDUITS GOING UP VERTICAL CHASE TO 2ND FLOOR TO FEED UNITS ON FLOORS ABOVE.

1 E3.13 GROUND FLOOR ELECTRICAL - SECTOR 3
1/8" = 1'-0"


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**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

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|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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GROUND FLOOR ELECTRICAL - SECOTR 3

**SHEET NUMBER** E3.13
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## GENERAL NOTES:

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3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. PROVIDE UL LISTED JUNCTION BOXES FOR NEW POWER AND COMMUNICATION OUTLETS WITHIN FIRE RATED ASSEMBLIES.
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. CARD READER. PROVIDE JUNCTION BOX WHERE SHOWN. INTERFACE WITH DOOR HARDWARE. PROVIDE ALL NECESSARY POWER/LOW-VOLTAGE TRANSFORMERS.
2. FLUSH FLOOR BOX FOR POWER. DOUBLE GANG WITH CAPACITY FOR ONE (1) DUPLEX RECEPTACLE AND TWO (2) CAT5 JACKS TRENCHED IN SLAB. PROVIDE WIREMOLD #RFB4 OR EQUAL.
3. PROVIDE (44) CONDUITS GOING UP VERTICAL CHASE TO 3RD FLOOR TO FEED UNITS ON FLOORS ABOVE.
4. CONFIRM LAYOUT OF EQUIPMENT WITH OWNER AND VENDOR PRIOR TO INSTALLATION OF EQUIPMENT.

1 E3.21 SECOND FLOOR ELECTRICAL - SECTOR 1
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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

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SECOND FLOOR ELECTRICAL - SECTOR 1

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## GENERAL NOTES:

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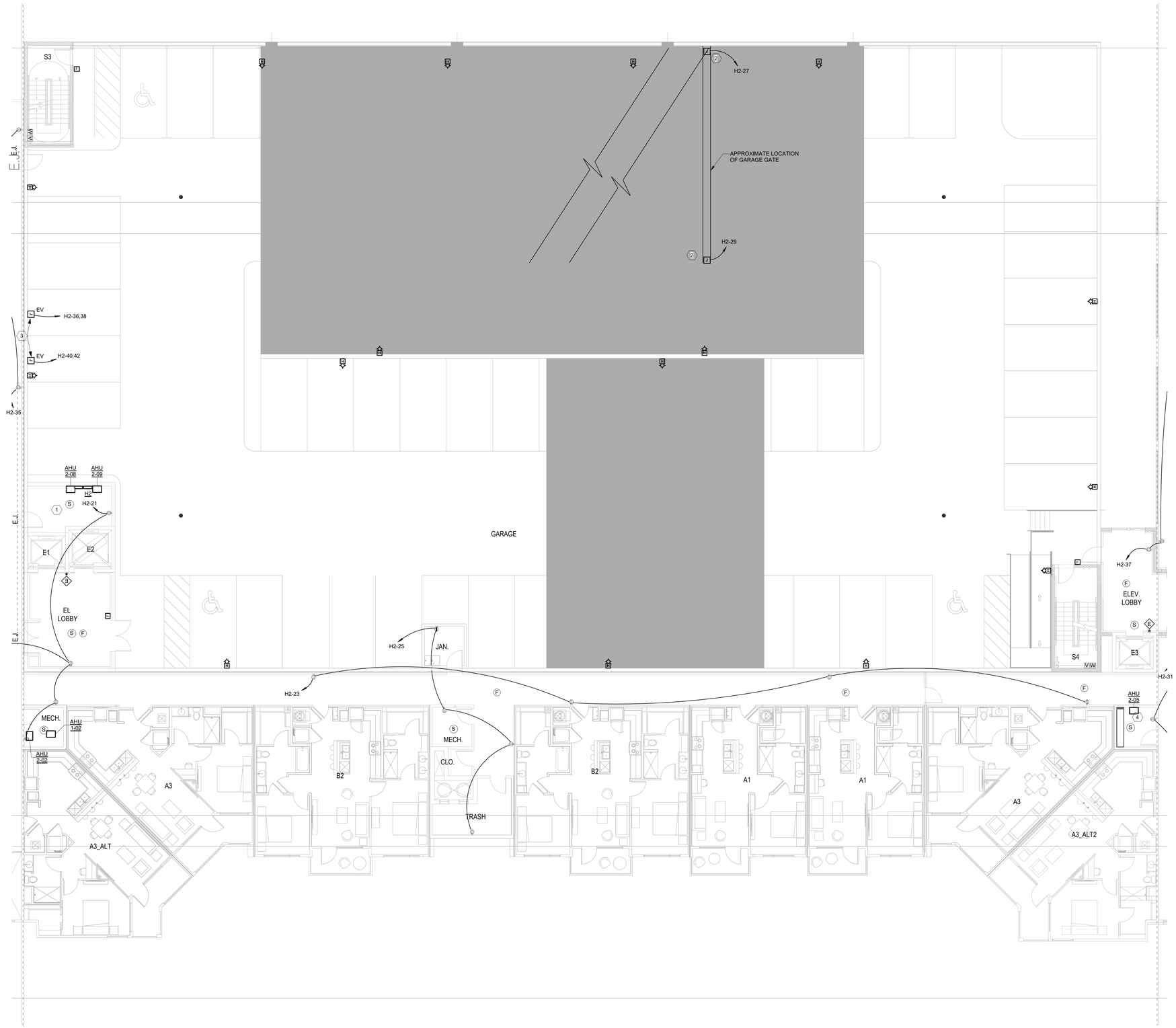
6. PROVIDE UL LISTED JUNCTION BOXES FOR NEW POWER AND COMMUNICATION OUTLETS WITHIN FIRE RATED ASSEMBLIES.
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. SECOND FLOOR BASE BUILDING ELECTRICAL ROOM.
2. PROVIDE POWER FOR MOTORIZED GATES. COORDINATE EXACT LOCATION WITH OWNER AND ARCHITECT.
3. PROVIDE TWO (2) 208V/1Φ, 60A BRANCH CIRCUITS TO SINGLE ELECTRIC VEHICLE CHARGING STATION. EACH SET OF CONDUCTORS SHALL CONSIST OF 2#4, #10G - 1 1/4"C BRANCH CIRCUIT WIRING. COORDINATE ALL REQUIREMENTS WITH EQUIPMENT PROVIDER.
4. PROVIDE (16) CONDUITS GOING UP VERTICAL CHASE TO 3RD FLOOR TO FEED UNITS ON FLOORS ABOVE.




1 / E3.22 SECOND FLOOR ELECTRICAL - SECTOR 2
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# RESIDENCES @ HIGHLAND

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SECOND FLOOR ELECTRICAL - SECTOR 2

**SHEET NUMBER** E3.22
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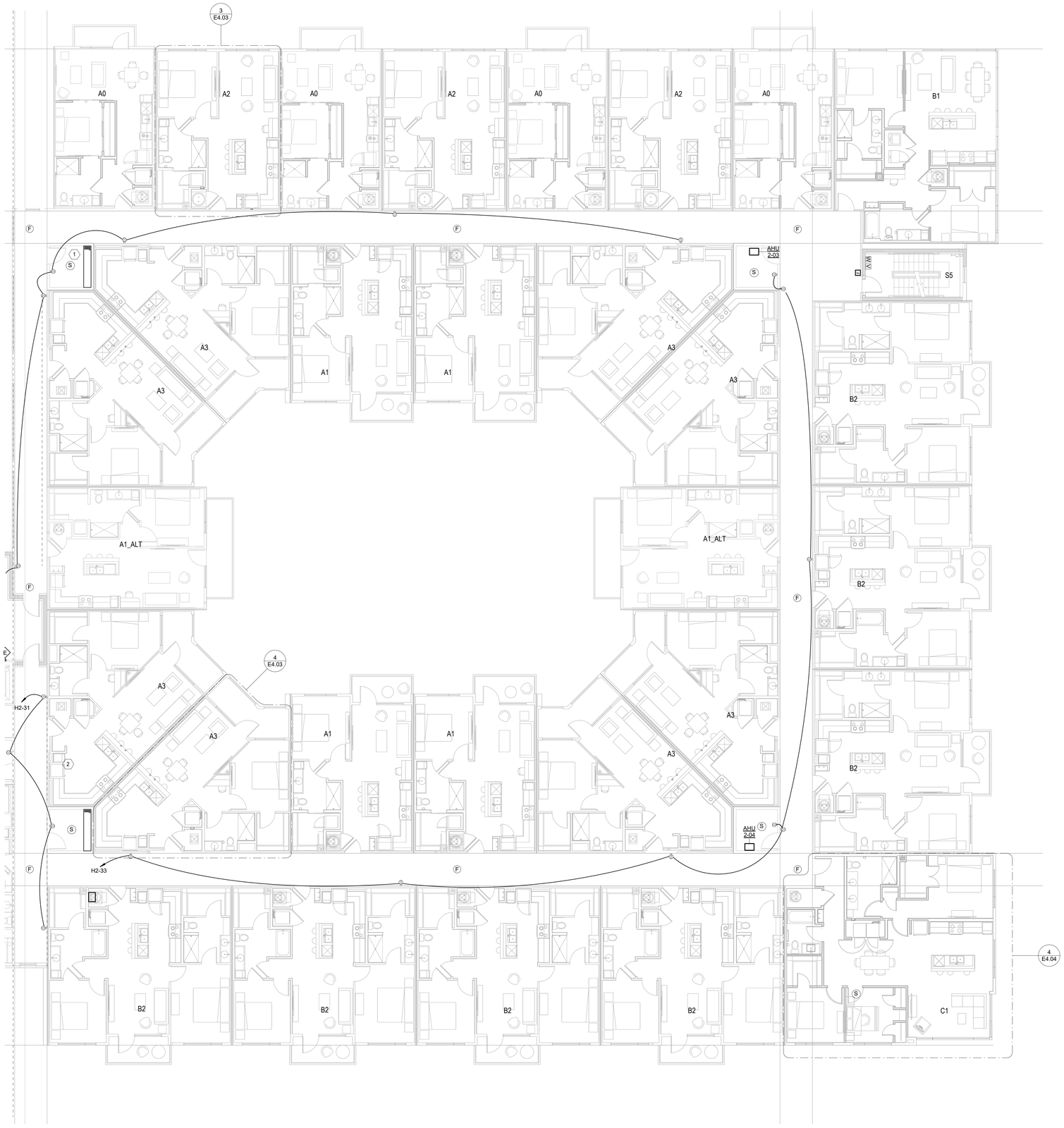
6. PROVIDE UL LISTED JUNCTION BOXES FOR NEW POWER AND COMMUNICATION OUTLETS WITHIN FIRE RATED ASSEMBLIES.
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. PROVIDE (34) CONDUITS GOING UP VERTICAL CHASE TO 3RD FLOOR TO FEED UNITS ON FLOORS ABOVE.
2. PROVIDE (26) CONDUITS GOING UP VERTICAL CHASE TO 3RD FLOOR TO FEED UNITS ON FLOORS ABOVE.




1 E3.23 SECOND FLOOR ELECTRICAL - SECTOR 3
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BATON ROUGE, LOUISIANA

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SECOND FLOOR ELECTRICAL - SECTOR 3

**SHEET NUMBER** E3.23
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## KEY NOTES

(1) PROVIDE (22) CONDUITS GOING UP VERTICAL CHASE TO 3RD FLOOR TO FEED UNITS ON FLOORS ABOVE.

1 E3.31 TYPICAL FLOOR ELECTRICAL - SECTOR 1 (TYPICAL OF LEVELS 3-4)
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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

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TYPICAL FLOOR ELECTRICAL - SECTOR 1

**SHEET NUMBER** E3.31
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3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
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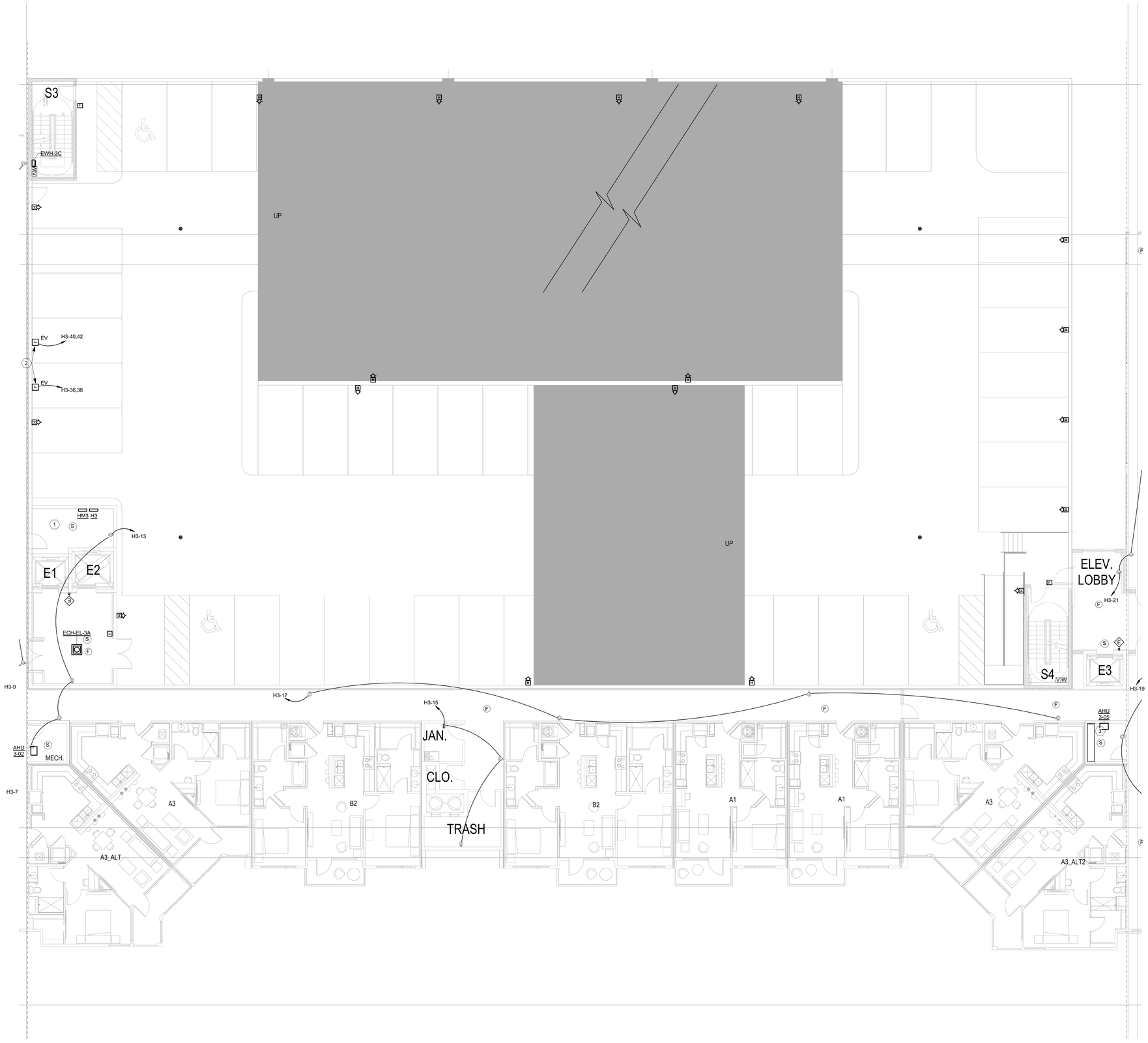
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. TYPICAL FLOOR BASE BUILDING ELECTRICAL ROOM. PANEL **H4** PROVIDED ON THE 4TH FLOOR. SEE PANEL SCHEDULE ON SHEET E6.03
2. PROVIDE TWO (2) 208V/1ø, 60A BRANCH CIRCUITS TO SINGLE ELECTRIC VEHICLE CHARGING STATION. EACH SET OF CONDUCTORS SHALL CONSIST OF 2#4, #10G - 1 1/4"C BRANCH CIRCUIT WIRING. COORDINATE ALL REQUIREMENTS WITH EQUIPMENT PROVIDER. PROVIDE A NEMA 3R RATING ENCLOSURE FOR THE CHARGING STATIONS ON THE 4TH FLOOR PARKING DECK.
3. PROVIDE (8) CONDUITS GOING UP VERTICAL CHASE TO 4TH FLOOR TO FEED UNITS ON FLOORS ABOVE.




1 E3.32 TYPICAL FLOOR ELECTRICAL - SECTOR 2 (TYPICAL OF LEVELS 3-4)
NOT TO SCALE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| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**SHEET NAME**

TYPICAL FLOOR ELECTRICAL - SECTOR 2

**SHEET NUMBER** E3.32 **REVISION**


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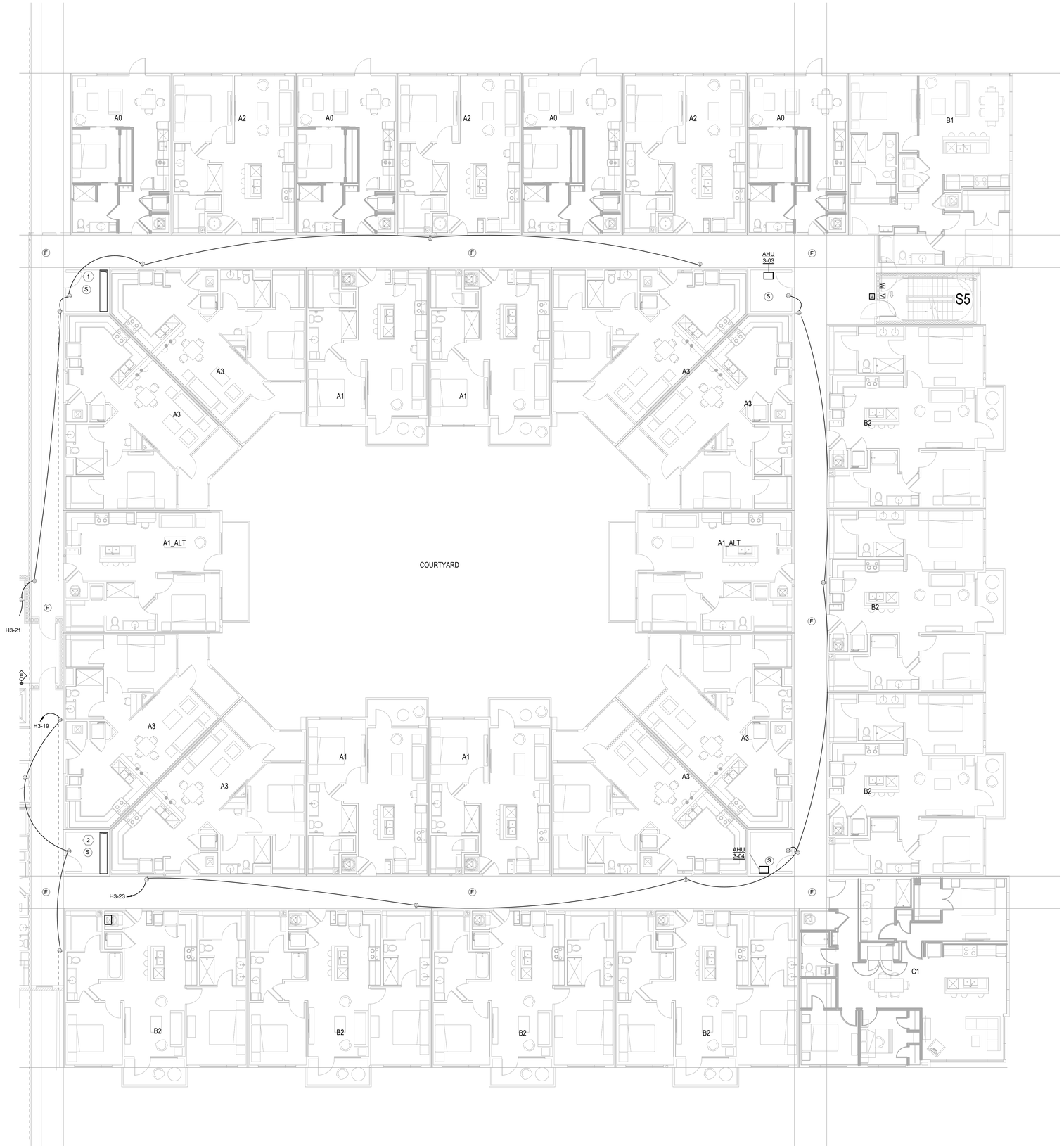
## GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH NAMEPLATE DATA OF ACTUAL EQUIPMENT PROVIDED.
2. SPECIFIC REQUIREMENTS REGARDING MATERIALS, WORKMANSHIP AND THE WORK TO BE DONE ARE COVERED BY THE SPECIFICATIONS WHICH COMPLEMENT THE PLANS. WORK CALLED FOR BY THE SPECIFICATIONS OR THE PLAN IS REQUIRED THE SAME AS IF REQUIRED BY BOTH. WHERE A CONFLICT EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS OF THE TWO SHALL APPLY UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. ALL OVERHEAD CONDUIT WHERE CEILING IS OPEN TO STRUCTURE SHALL BE TYPE EMT AND ROUTED IN A NEAT, WORKMANLIKE MANNER AT 90 DEGREE ANGLES. ENSURE COORDINATION WITH OTHER TRADES TO MINIMIZE CONFLICT AND APPEARANCE.
6. PROVIDE UL LISTED JUNCTION BOXES FOR NEW POWER AND COMMUNICATION OUTLETS WITHIN FIRE RATED ASSEMBLIES.
7. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.

## KEY NOTES

1. PROVIDE (17) CONDUITS GOING UP VERTICAL CHASE TO 4TH FLOOR TO FEED UNITS ON FLOORS ABOVE.
2. PROVIDE (13) CONDUITS GOING UP VERTICAL CHASE TO 4TH FLOOR TO FEED UNITS ON FLOORS ABOVE.




1 E3.33 TYPICAL FLOOR ELECTRICAL - SECTOR 3 (TYPICAL OF LEVELS 3-4)
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**SHEET NAME**

TYPICAL FLOOR ELECTRICAL - SECTOR 3

**SHEET NUMBER** E3.33
**REVISION**


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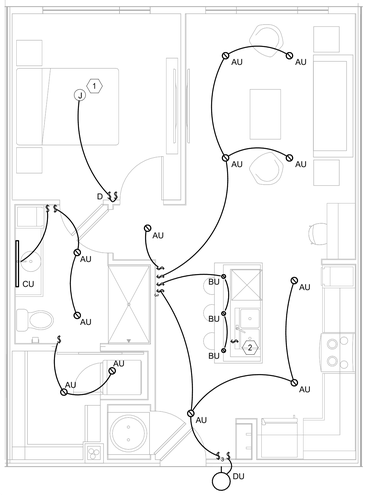
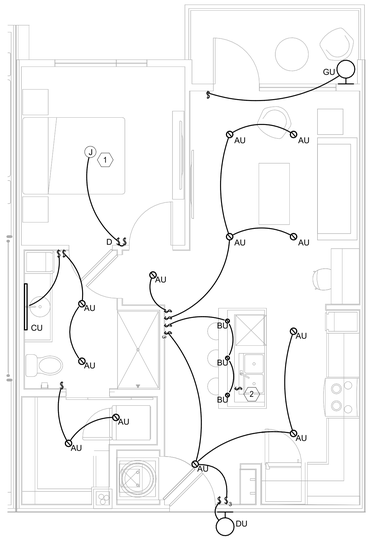
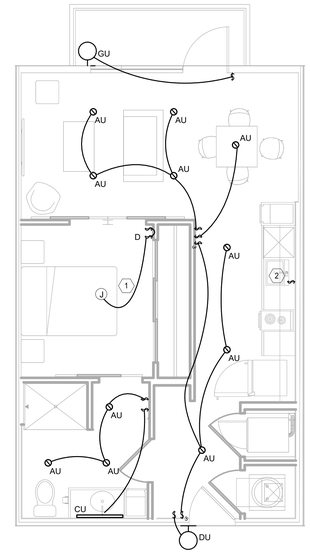



3 E4.01 UNIT A2 - LIGHTING
1/4" = 1'-0"




2 E4.01 UNIT A1 - LIGHTING
1/4" = 1'-0"




1 E4.01 UNIT A0 - LIGHTING
1/4" = 1'-0"

## GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH NAMEPLATE DATA OF ACTUAL EQUIPMENT PROVIDED.
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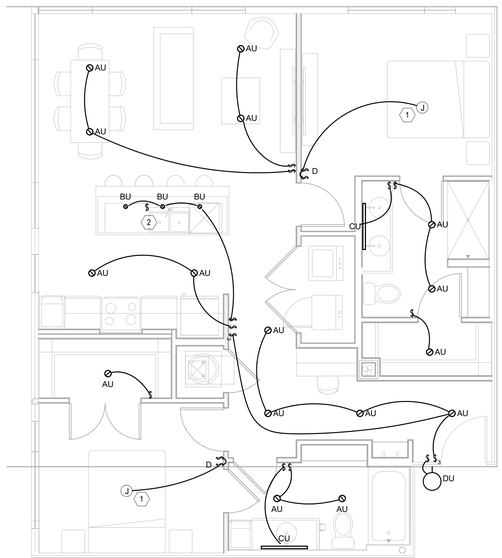
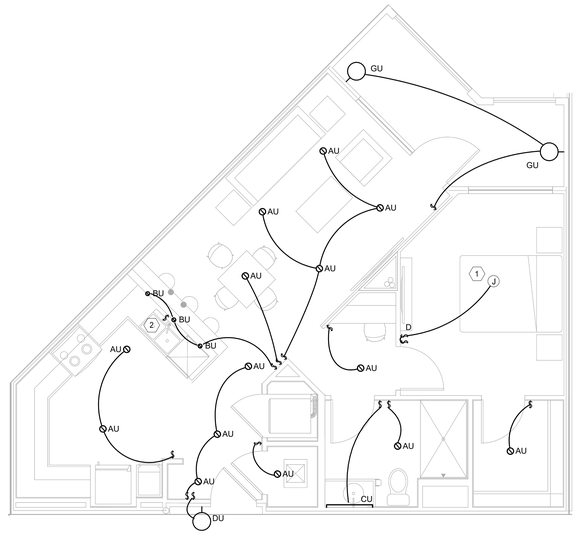
3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. PROVIDE TYPEWRITTEN PANEL SCHEDULES IN ALL PANELBOARDS.
6. CONTRACTOR SHALL EXTRAPOLATE THE ELECTRICAL AND LIGHTING LAYOUT FOR EACH UNIT SHOWN AND APPLY THEM TO THE UNIT ALT TYPES.
7. ALL LIGHTS WITHIN UNITS TO BE WIRED TO 20A/1ø CIRCUIT, "21" SERVING THE INDIVIDUAL UNITS UNLESS NOTED OTHERWISE. SEE PANEL SCHEDULES ON SHEET E6.04 FOR MORE INFORMATION.

## KEY NOTES

1. PROVIDE JUNCTION BOX FOR CEILING FAN/LIGHT COMBO. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
2. COUNTER-TOP MOUNTED AIR SWITCH FOR GARBAGE DISPOSAL. COORDINATE ELECTRICAL CONNECTIONS WITH MANUFACTURER.




5 E4.01 UNIT B1 - LIGHTING
NOT TO SCALE




4 E4.01 UNIT A3 - LIGHTING
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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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# ENLARGED UNIT PLANS - LIGHTING

**SHEET NUMBER** E4.01
**REVISION**

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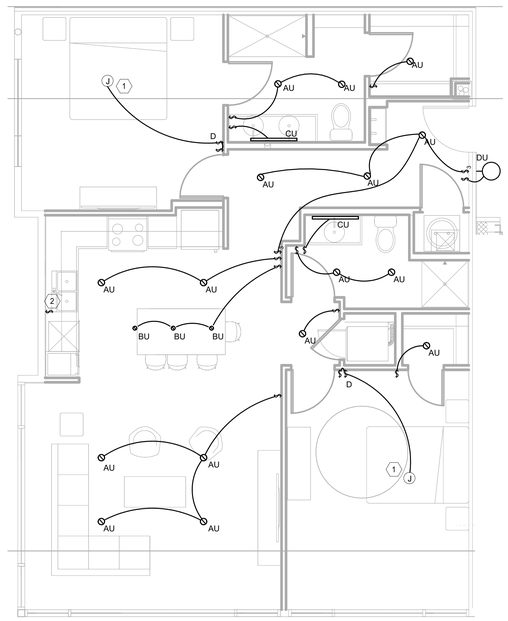
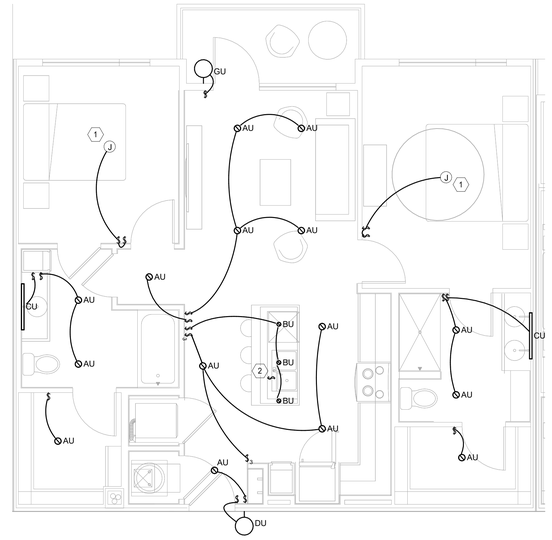



2 E4.02 UNIT B3 - LIGHTING
1/4" = 1'-0"




1 E4.02 UNIT B2 - LIGHTING
1/4" = 1'-0"

## GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH NAMEPLATE DATA OF ACTUAL EQUIPMENT PROVIDED.
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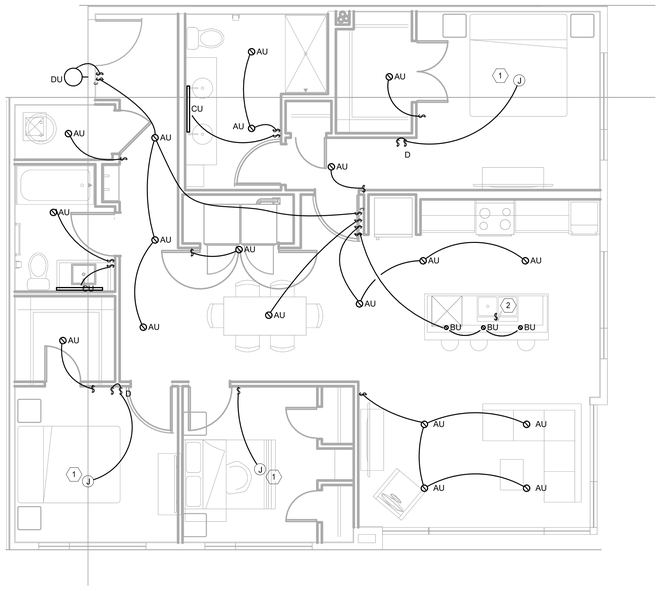
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. PROVIDE TYPEWRITTEN PANEL SCHEDULES IN ALL PANELBOARDS.
6. CONTRACTOR SHALL EXTRAPOLATE THE ELECTRICAL AND LIGHTING LAYOUT FOR EACH UNIT SHOWN AND APPLY THEM TO THE UNIT ALT TYPES.
7. ALL LIGHTS WITHIN UNITS TO BE WIRED TO 20A/1ø CIRCUIT, "J1" SERVING THE INDIVIDUAL UNITS UNLESS NOTED OTHERWISE. SEE PANEL SCHEDULES ON SHEET E6.04 FOR MORE INFORMATION.

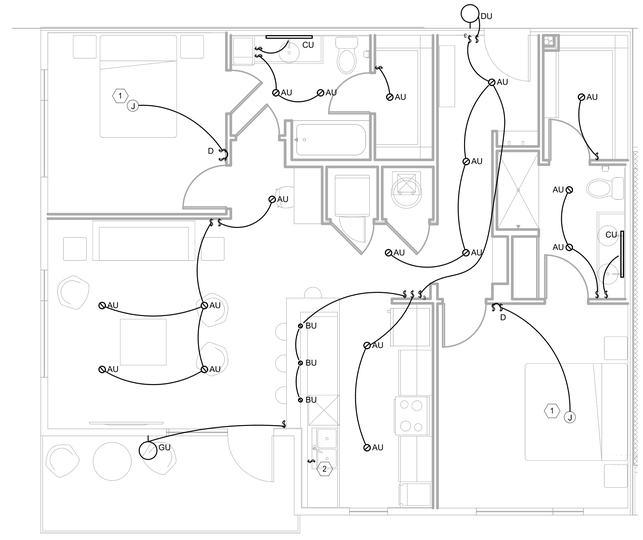
## KEY NOTES

1 PROVIDE JUNCTION BOX FOR CEILING FAN/LIGHT COMBO. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.

2 COUNTER-TOP MOUNTED AIR SWITCH FOR GARBAGE DISPOSAL. COORDINATE ELECTRICAL CONNECTIONS WITH MANUFACTURER.




4 E4.02 UNIT C1 - LIGHTING
1/4" = 1'-0"




3 E4.02 UNIT B4 - LIGHTING
1/4" = 1'-0"

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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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# ENLARGED UNIT PLANS - LIGHTING

**SHEET NUMBER** E4.02
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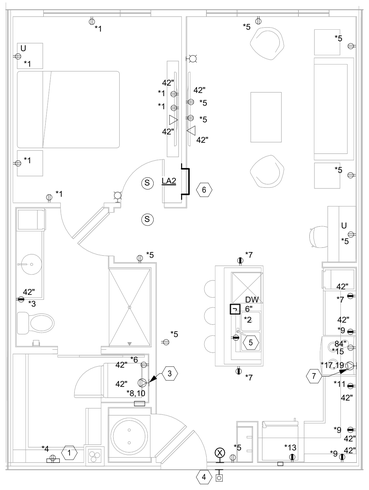
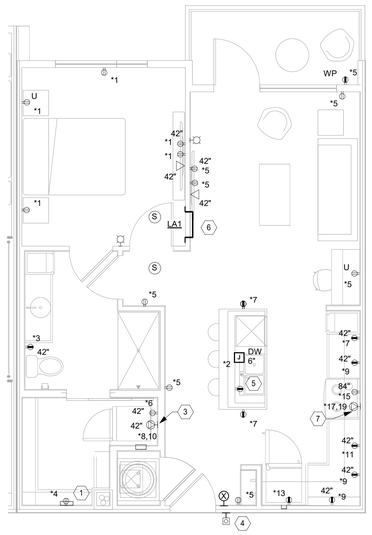
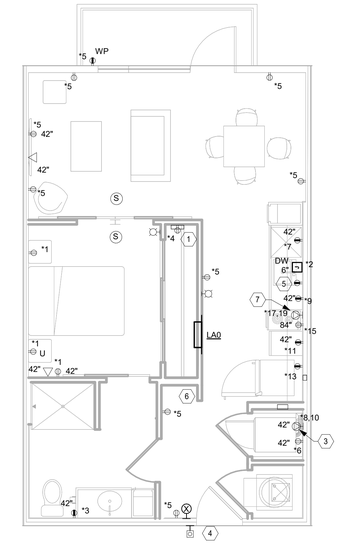



3 E4.03 UNIT A2 - ELECTRICAL
1/4" = 1'-0"




2 E4.03 UNIT A1 - ELECTRICAL
1/4" = 1'-0"



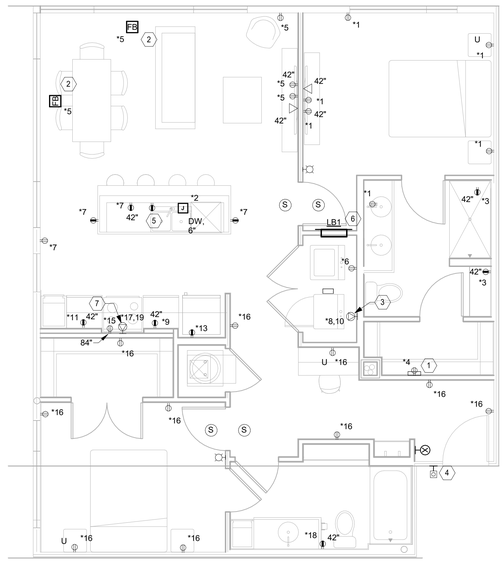

1 E4.03 UNIT A0 - ELECTRICAL
1/4" = 1'-0"

## GENERAL NOTES:

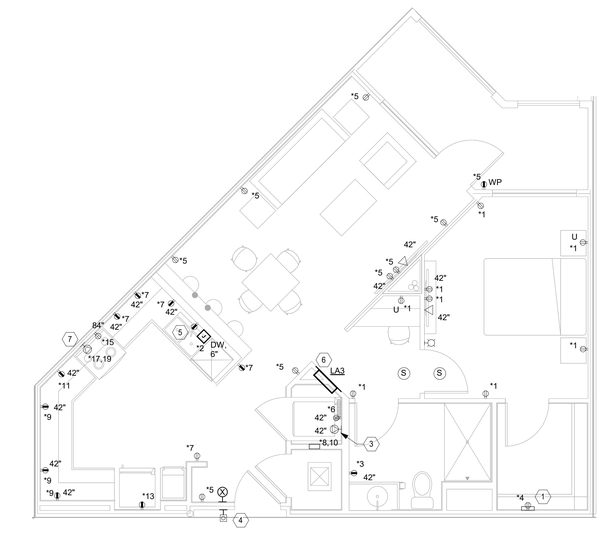
1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH NAMEPLATE DATA OF ACTUAL EQUIPMENT PROVIDED.
2. SPECIFIC REQUIREMENTS REGARDING MATERIALS, WORKMANSHIP AND THE WORK TO BE DONE ARE COVERED BY THE SPECIFICATIONS WHICH COMPLEMENT THE PLANS. WORK CALLED FOR BY THE SPECIFICATIONS OR THE PLAN IS REQUIRED THE SAME AS IF REQUIRED BY BOTH. WHERE A CONFLICT EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS OF THE TWO SHALL APPLY UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
3. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR OF ALL COVER PLATES AND OUTLET DEVICES.
4. ELECTRICAL ROUGH-IN BOXES SHALL NOT BE LOCATED BACK-TO-BACK. ELECTRICAL BOXES ON OPPOSITE SIDE OF THE SAME WALL SHALL NOT BE PLACED WITHIN THE SAME STUD BAY.
5. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.
6. PROVIDE TYPEWRITTEN PANEL SCHEDULES IN ALL PANELBOARDS.
7. ALL 120V RECEPTACLES SHOWN IN THE UNIT PLANS SHALL BE TAMPER PROOF.
8. CEILING MOUNTED SMOKE DETECTORS IN UNITS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH OF SUPPLY REGISTERS OR CEILING FAN BLADE TIPS.
9. CONTRACTOR SHALL EXTRAPOLATE THE ELECTRICAL AND LIGHTING LAYOUT FOR EACH UNIT SHOWN AND APPLY THEM TO THE UNIT ALT TYPES.
10. "*XX" NEXT TO DEVICES TO DESIGNATE CIRCUIT NUMBER. REFER TO TYPICAL ROOM PANEL SCHEDULES LOCATED ON E6.03.

## KEY NOTES

1. PROVIDE A 120V RECEPTACLE, MOUNTED IN PRE-FABRICATED CUT-OUT AT MEDIA CONSOLIDATION PANEL. COORDINATE EXACT LOCATION AND HEIGHT REQUIREMENTS WITH LOW-VOLTAGE.
2. RESIDENTIAL FLOOR BOX, SINGLE GANG, ONE TAMPER RESISTANT DUPLEX RECEPTACLE, ROUND BRUSHED ALUMINUM COVER WITH HINGED DOOR. HUBBELL #RF406ALU
3. PROVIDE 3#10, #10G BRANCH CIRCUIT AND (1) NEMA 14-30R RECEPTACLE FOR 208V/1 ELECTRICAL DRYER.
4. PROVIDE DOORBELL AND TRANSFORMER IN ALL ACCESSIBLE/HEARING IMPAIRED UNITS. COORDINATE UNIT TYPES WITH ARCHITECT.
5. RECEPTACLE FOR GARBAGE DISPOSAL. EXTEND AND CONNECT TO AIR SWITCH SHOWN ON THE UNIT LIGHTING PLAN.
6. TYPICAL LOAD CENTER FOR UNIT TYPE.
7. PROVIDE 2#6, #10G BRANCH CIRCUIT AND (1) NEMA 6-50R RECEPTACLE FOR 208V/1 ELECTRIC RANGE.




5 E4.03 UNIT B1 - ELECTRICAL
1/4" = 1'-0"




4 E4.03 UNIT A3 - ELECTRICAL
1/4" = 1'-0"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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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**DRAWN BY** MVC

**SHEET NAME**

ENLARGED UNIT PLANS - ELECTRICAL

**SHEET NUMBER** E4.03
**REVISION**


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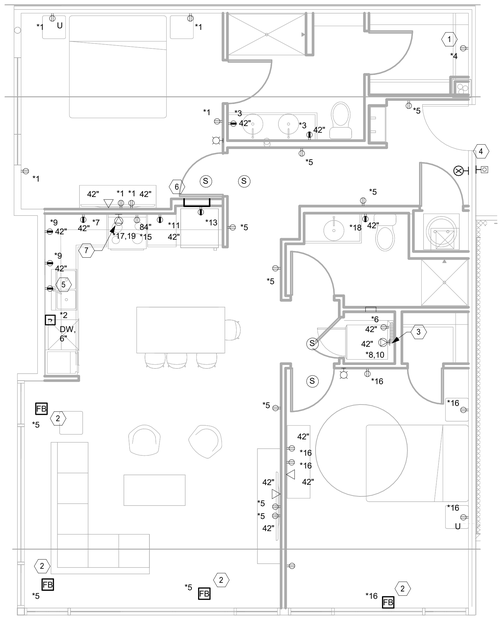


2 E4.04 UNIT B3 - ELEC
1/4" = 1'-0"

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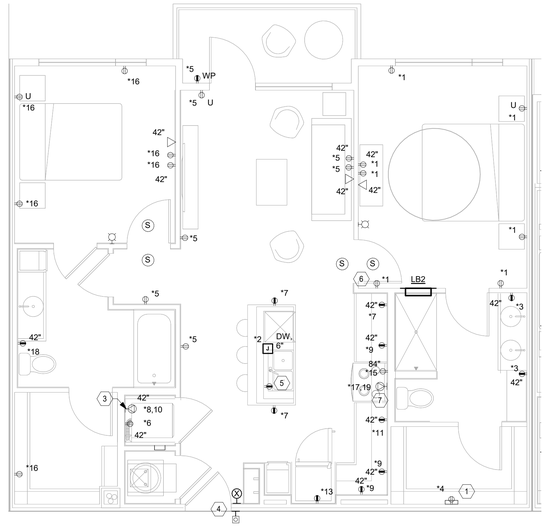
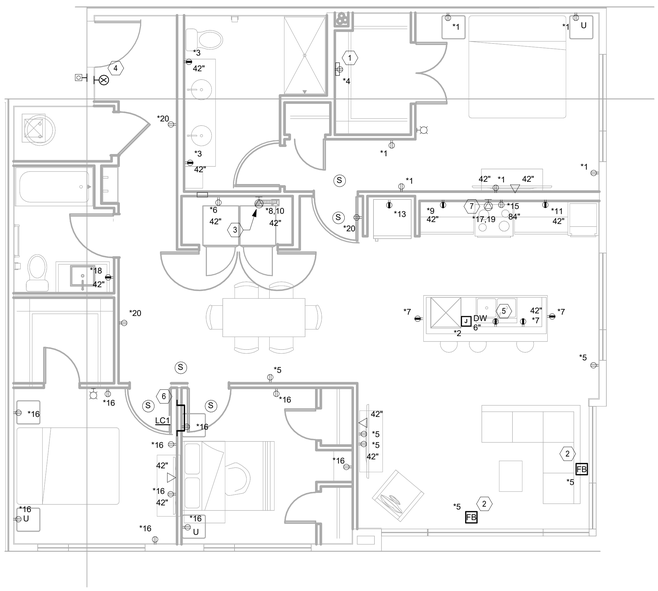
5. ALL AV AND LOW VOLTAGE BACKBOX LOCATIONS SHOWN SHALL BE COORDINATED WITH EQUIPMENT VENDORS PRIOR TO INSTALLATION.
6. PROVIDE TYPEWRITTEN PANEL SCHEDULES IN ALL PANELBOARDS.
7. ALL 120V RECEPTACLES SHOWN IN THE UNIT PLANS SHALL BE TAMPER PROOF.
8. CEILING MOUNTED SMOKE DETECTORS IN UNITS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH OF SUPPLY REGISTERS OR CEILING FAN BLADE TIPS.
9. CONTRACTOR SHALL EXTRAPOLATE THE ELECTRICAL AND LIGHTING LAYOUT FOR EACH UNIT SHOWN AND APPLY THEM TO THE UNIT ALT TYPES.
10. "XX" NEXT TO DEVICES TO DESIGNATE CIRCUIT NUMBER. REFER TO TYPICAL ROOM PANEL SCHEDULES LOCATED ON E6.03.

## KEY NOTES

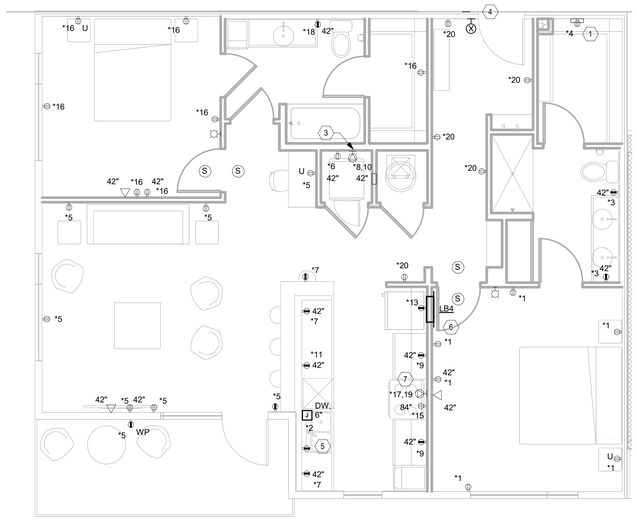
1. PROVIDE A 120V RECEPTACLE, MOUNTED IN PRE-FABRICATED CUT-OUT AT MEDIA CONSOLIDATION PANEL. COORDINATE EXACT LOCATION AND HEIGHT REQUIREMENTS WITH LOW-VOLTAGE.
2. RESIDENTIAL FLOOR BOX, SINGLE GANG, ONE TAMPER RESISTANT DUPLEX RECEPTACLE, ROUND BRUSHED ALUMINUM COVER WITH HINGED DOOR. HUBBELL #RF406ALU
3. PROVIDE 3#10, #10G BRANCH CIRCUIT AND (1) NEMA 14-30R RECEPTACLE FOR 208V/1 ELECTRICAL DRYER.
4. PROVIDE DOORBELL AND TRANSFORMER IN ALL ACCESSIBLE/HEARING IMPAIRED UNITS. COORDINATE UNIT TYPES WITH ARCHITECT.
5. RECEPTACLE FOR GARBAGE DISPOSAL. EXTEND AND CONNECT TO AIR SWITCH SHOWN ON THE UNIT LIGHTING PLAN.
6. TYPICAL LOAD CENTER FOR UNIT TYPE.
7. PROVIDE 2#6, #10G BRANCH CIRCUIT AND (1) NEMA 6-50R RECEPTACLE FOR 208V/1 ELECTRIC RANGE.




1 E4.04 UNIT B2 - ELECTRICAL
1/4" = 1'-0"




4 E4.04 UNIT C1 - ELECTRICAL
1/4" = 1'-0"




3 E4.04 UNIT B4 - ELECTRICAL
1/4" = 1'-0"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| ISSUE DATE | DESCRIPTION |
|---|---|
| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**SHEET NAME**

## ENLARGED UNIT PLANS - ELECTRICAL

**SHEET NUMBER** E4.04
**REVISION**


11/10/2023 5:33:18 PM C:\Users\marco.cando\OneDrive - Salas OBrien\Documents\2023-00687 - ELEC_ marco.cando.rvt

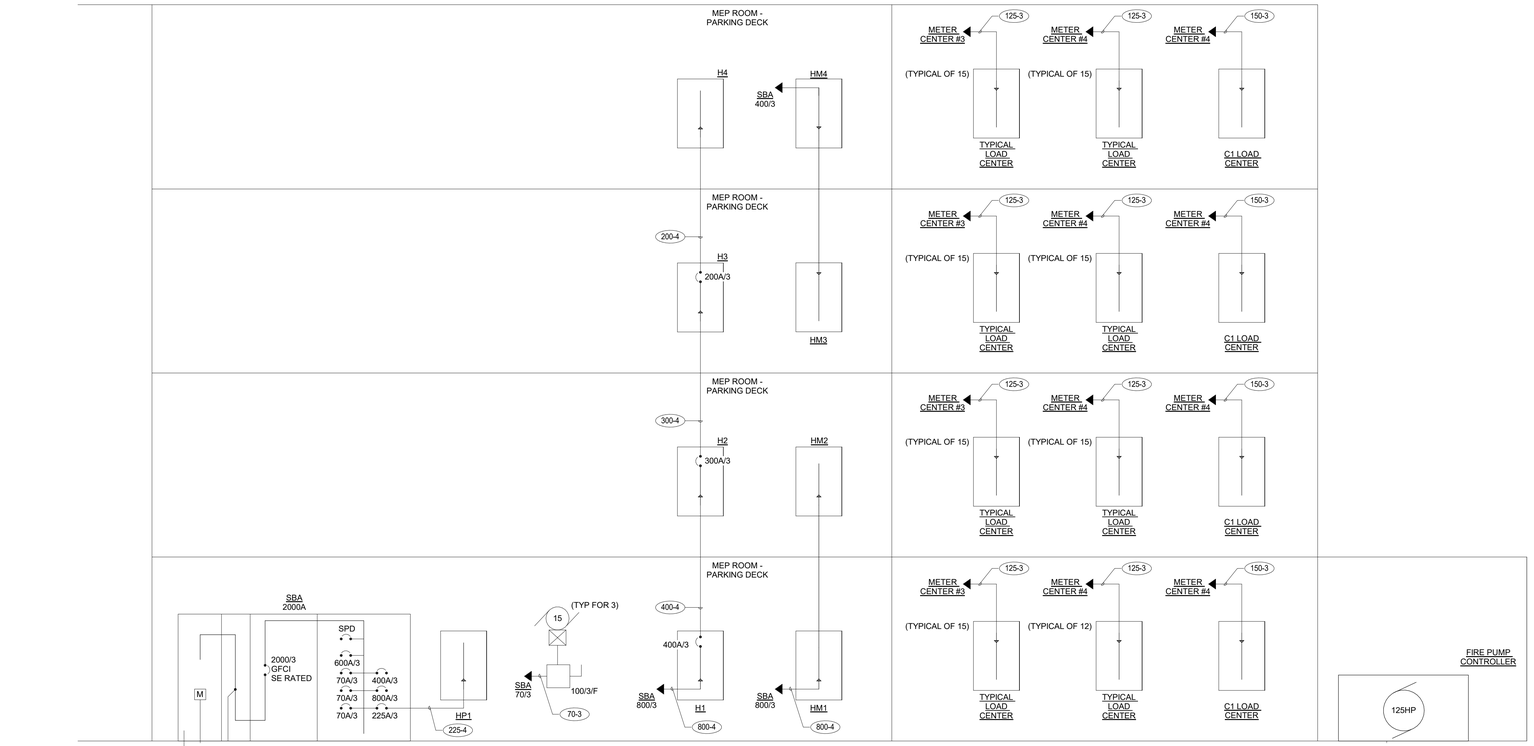
## FEEDER SCHEDULE

| | | COPPER | | |
|---|---|---|---|---|
| SYMBOL | SETS | HOT / NEUT | GND | COND |
| 4000-4 | 11 | 4#500 | 1#500 | 3-1/2" |
| 4000-3 | 11 | 3#500 | 1#500 | 3" |
| 3000-4 | 8 | 4#500 | 1#500 | 3-1/2" |
| 3000-3 | 8 | 3#500 | 1#500 | 3" |
| 2500-4 | 7 | 4#500 | 1#350 | 3-1/2" |
| 2500-3 | 7 | 3#500 | 1#350 | 3" |
| 2000-4 | 6 | 4#400 | 1#250 | 3" |
| 2000-3 | 6 | 3#400 | 1#250 | 2-1/2" |
| 1600-4 | 5 | 4#400 | 1#4/0 | 3" |
| 1600-3 | 5 | 3#400 | 1#4/0 | 2-1/2" |
| 1200-4 | 4 | 4#350 | 1#3/0 | 3" |
| 1200-3 | 4 | 3#350 | 1#3/0 | 2-1/2" |
| 1000-4 | 4 | 4#400 | 1#2/0 | 3" |
| 1000-3 | 4 | 3#400 | 1#2/0 | 2-1/2" |
| 800-4 | 3 | 4#300 | 1#1/0 | 2-1/2" |
| 800-3 | 3 | 3#300 | 1#1/0 | 2-1/2" |
| 600-4 | 2 | 4#350 | 1#1 | 3" |
| 600-3 | 2 | 3#350 | 1#1 | 2-1/2" |
| 450-4 | 2 | 4#4/0 | 1#2 | 2-1/2" |
| 450-3 | 2 | 3#4/0 | 1#2 | 2" |
| 400-4 | 1 | 4#500 | 1#3 | 2" |
| 400-3 | 1 | 3#500 | 1#3 | 2" |
| 300-4 | 1 | 4#350 | 1#4 | 3" |
| 300-3 | 1 | 3#350 | 1#4 | 2-1/2" |
| 250-4 | 1 | 4#250 | 1#4 | 2-1/2" |
| 250-3 | 1 | 3#250 | 1#4 | 2-1/2" |
| 225-4 | 1 | 4#4/0 | 1#4 | 2-1/2" |
| 225-3 | 1 | 3#4/0 | 1#4 | 2" |
| 200-4 | 1 | 4#3/0 | 1#6 | 2" |
| 200-3 | 1 | 3#3/0 | 1#6 | 2" |
| 150-4 | 1 | 4#1/0 | 1#6 | 2" |
| 150-3 | 1 | 3#1/0 | 1#6 | 1-1/2" |
| 125-4 | 1 | 4#1 | 1#6 | 1-1/2" |
| 125-3 | 1 | 3#1 | 1#6 | 1-1/4" |
| 100-4 | 1 | 4#3 | 1#8 | 1-1/4" |
| 100-3 | 1 | 3#3 | 1#8 | 1-1/4" |
| 80-4 | 1 | 4#3 | 1#8 | 1-1/4" |
| 80-3 | 1 | 3#3 | 1#8 | 1-1/4" |
| 70-4 | 1 | 4#4 | 1#8 | 1-1/4" |
| 70-3 | 1 | 3#4 | 1#8 | 1" |
| 60-4 | 1 | 4#4 | 1#10 | 1-1/4" |
| 60-3 | 1 | 3#4 | 1#10 | 1" |
| 50-4 | 1 | 4#6 | 1#10 | 1" |
| 50-3 | 1 | 3#6 | 1#10 | 3/4" |
| 40-4 | 1 | 4#8 | 1#10 | 3/4" |
| 40-3 | 1 | 3#8 | 1#10 | 3/4" |
| 30-4 | 1 | 4#10 | 1#10 | 1/2" |
| 30-3 | 1 | 3#10 | 1#10 | 1/2" |
| 20-4 | 1 | 4#12 | 1#12 | 1/2" |
| 20-3 | 1 | 3#12 | 1#12 | 1/2" |
| | | | | |
| GA | 1 | | 1#3/0 | 3/4" |
| GB | 1 | | 1#2/0 | 3/4" |
| GC | 1 | | 1#1/0 | 1/2" |
| GD | 1 | | 1#2 | 1/2" |
| GE | 1 | | 1#4 | 1/2" |
| GF | 1 | | 1#6 | 1/2" |
| GG | 1 | | 1#8 | 1/2" |

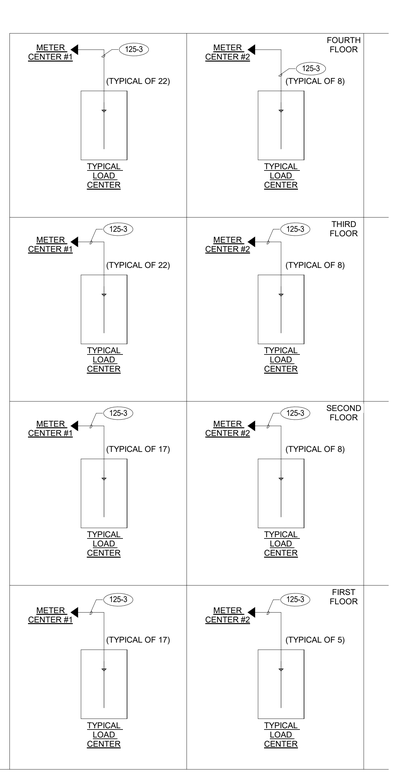
NOTES:
1. METAL CLAD CABLE (MC) IS ACCEPTABLE IN LIEU OF WIRE IN CONDUIT.

## UNIT FEEDER SCHEDULE

| TOTAL COND. LENGTH | MINIMUM FEEDER & CONDUIT REQUIRED FOR 125A DWELLING UNITS (CU) |
|---|---|
| 0' - 125' 0" | 3#1, #6G - 1 1/4"C |
| 125' 1" - 200' 0" | 3#1/0, #6G - 1 1/2"C |
| 200' 1" - 300' 0" | 3#3/0, #6G - 2"C |
| 300' 1" + | 3#4/0, #4G - 2"C |




2 RISER DIAGRAM CONT. (E6.01) NOT TO SCALE







1 RISER DIAGRAM (E6.01) NOT TO SCALE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**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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**SHEET NAME**

RISER DIAGRAM

**SHEET NUMBER** E6.01
**REVISION**


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# Branch Panel: HM1

**SUPPLY FROM:** SBA
**MOUNTING:** Surface
**ENCLOSURE:** Indoor
**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4
**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 800 A

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | | B | | C | | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | AHU 1-01 | 30 | 2 | 2172 | 1500 | | | | | 2 | 20 | EWH-A | 2 |
| 3 | -- | -- | -- | | | 2172 | 1500 | | | -- | -- | -- | 4 |
| 5 | AHU 1-02 | 30 | 2 | | | | | 2172 | 1500 | 2 | 20 | EWH-A | 6 |
| 7 | -- | -- | -- | 2172 | 1500 | | | | | -- | -- | -- | 8 |
| 9 | AHU 1-03 | 50 | 2 | | | 3436 | 1500 | | | 2 | 20 | EWH-A | 10 |
| 11 | -- | -- | -- | | | | | 3436 | 1500 | -- | -- | -- | 12 |
| 13 | AHU 1-04 | 50 | 2 | 3436 | 1500 | | | | | 2 | 20 | EWH-A | 14 |
| 15 | -- | -- | -- | | | 3436 | 1500 | | | -- | -- | -- | 16 |
| 17 | AHU 1-05 | 30 | 2 | | | | | 2172 | 1500 | 2 | 20 | EWH-A | 18 |
| 19 | -- | -- | -- | 2172 | 1500 | | | | | -- | -- | -- | 20 |
| 21 | AHU 1-06 | 60 | 2 | | | 4200 | 1500 | | | 2 | 20 | EWH-A | 22 |
| 23 | -- | -- | -- | | | | | 4200 | 1500 | -- | -- | -- | 24 |
| 25 | AHU 1-07 | 30 | 2 | 2172 | 2400 | | | | | 2 | 30 | EWH-B | 26 |
| 27 | -- | -- | -- | | | 2172 | 2400 | | | -- | -- | -- | 28 |
| 29 | AHU 1-08 | 50 | 2 | | | | | 3436 | 2400 | 2 | 30 | EWH-B | 30 |
| 31 | -- | -- | -- | 3436 | 2400 | | | | | -- | -- | -- | 32 |
| 33 | AHU 1-09 | 50 | 2 | | | 3436 | 2400 | | | 2 | 30 | EWH-B | 34 |
| 35 | -- | -- | -- | | | | | 3436 | 2400 | -- | -- | -- | 36 |
| 37 | AHU 1-10 | 30 | 2 | 2172 | 2400 | | | | | 2 | 30 | EWH-B | 38 |
| 39 | -- | -- | -- | | | 2172 | 2400 | | | -- | -- | -- | 40 |
| 41 | AHU 1-11 | 60 | 2 | | | | | 4400 | 2400 | 2 | 30 | EWH-B | 42 |
| 43 | -- | -- | -- | 4400 | 2400 | | | | | -- | -- | -- | 44 |
| 45 | EF-BK | 20 | 2 | | | 217 | 2000 | | | 2 | 30 | ECH-EL-1A | 46 |
| 47 | -- | -- | -- | | | | | 217 | 2000 | -- | -- | -- | 48 |
| 49 | EF-ST | 20 | 2 | 333 | 2000 | | | | | 2 | 30 | ECH-EL-1B | 50 |
| 51 | -- | -- | -- | | | 333 | 2000 | | | -- | -- | -- | 52 |
| 53 | EF-MN | 20 | 2 | | | | | 333 | 3000 | 2 | 40 | EPH-01, EPH-02 | 54 |
| 55 | -- | -- | -- | 333 | 3000 | | | | | -- | -- | -- | 56 |
| 57 | EF-DS | 20 | 2 | | | 217 | 5000 | | | 2 | 70 | EUH-1, EUH-M | 58 |
| 59 | -- | -- | -- | | | | | 217 | 5000 | -- | -- | -- | 60 |
| 61 | EWH-A | 20 | 2 | 1500 | 5000 | | | | | 2 | 70 | EUH-B, EUH-S | 62 |
| 63 | -- | -- | -- | | | 1500 | 5000 | | | -- | -- | -- | 64 |
| 65 | EWH-A | 20 | 2 | | | | | 1500 | 1498 | 2 | 30 | DFC-01 | 66 |
| 67 | -- | -- | -- | 1500 | 1498 | | | | | -- | -- | -- | 68 |
| 69 | EWH-A | 20 | 2 | | | 1500 | 916 | | | 2 | 30 | DFC-02 | 70 |
| 71 | -- | -- | -- | | | | | 1500 | 916 | -- | -- | -- | 72 |
| 73 | EWH-A | 20 | 2 | 1500 | 5546 | | | | | 3 | 60 | DBP-1 | 74 |
| 75 | -- | -- | -- | | | 1500 | 5546 | | | -- | -- | -- | 76 |
| 77 | EWH-A | 20 | 2 | | | | | 1500 | 5546 | -- | -- | -- | 78 |
| 79 | -- | -- | -- | 1500 | -- | | | | | 1 | -- | Space | 80 |
| 81 | EWH-A | 20 | 2 | | | 1500 | -- | | | 1 | -- | Space | 82 |
| 83 | -- | -- | -- | | | | | 1500 | -- | 1 | -- | Space | 84 |
| | **TOTAL LOAD (VA):** | | | 61442 VA | | 61453 VA | | 61179 VA | | | | | |
| | **FEED THRU LOAD (VA):** | | | 21594 VA | | 19594 VA | | 21616 VA | | | | | |
| | **PANEL TOTALS (VA):** | | | 83036 VA | | 81047 VA | | 82795 VA | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Cooling | 4828 VA | 100.00% | 4828 VA | | |
| Heating | 223200 VA | 100.00% | 223200 VA | **TOTAL CONNECTED LOAD...** | 247 |
| Motor | 18849 VA | 122.07% | 23009 VA | **TOTAL DEMAND LOAD (KVA):** | 251 |
| | | | | **TOTAL CONNECTED LOAD (A):** | 685 |
| | | | | **TOTAL DEMAND LOAD (A):** | 697 |

**NOTES:**

# Branch Panel: HM2

**SUPPLY FROM:** HM1
**MOUNTING:** Surface
**ENCLOSURE:** Type 1
**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4
**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 800 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | | B | | C | | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | AHU 2-01 | 30 | 2 | 2172 | 2000 | | | | | 2 | 30 | ECH-EL-2A | 2 |
| 3 | -- | -- | -- | | | 2172 | 2000 | | | -- | -- | -- | 4 |
| 5 | AHU 2-02 | 30 | 2 | | | | | 2172 | 2000 | 2 | 30 | ECH-EL-2B | 6 |
| 7 | -- | -- | -- | 2172 | 2000 | | | | | -- | -- | -- | 8 |
| 9 | AHU 2-03 | 50 | 2 | | | 3436 | -- | | | 1 | -- | Space | 10 |
| 11 | -- | -- | -- | | | | | 3436 | -- | 1 | -- | Space | 12 |
| 13 | AHU 2-04 | 50 | 2 | 3436 | -- | | | | | 1 | -- | Space | 14 |
| 15 | -- | -- | -- | | | 3436 | -- | | | 1 | -- | Space | 16 |
| 17 | AHU 2-05 | 50 | 2 | | | | | 3436 | -- | 1 | -- | Space | 18 |
| 19 | -- | -- | -- | 3436 | -- | | | | | 1 | -- | Space | 20 |
| 21 | AHU 2-06 | 30 | 2 | | | 2172 | -- | | | 1 | -- | Space | 22 |
| 23 | -- | -- | -- | | | | | 2172 | -- | 1 | -- | Space | 24 |
| 25 | AHU 2-07 | 30 | 2 | 2172 | -- | | | | | 1 | -- | Space | 26 |
| 27 | -- | -- | -- | | | 2172 | -- | | | 1 | -- | Space | 28 |
| 29 | AHU 2-08 | 60 | 2 | | | | | 4200 | -- | 1 | -- | Space | 30 |
| 31 | -- | -- | -- | 4200 | -- | | | | | 1 | -- | Space | 32 |
| 33 | AHU 2-09 | 60 | 2 | | | 4200 | -- | | | 1 | -- | Space | 34 |
| 35 | -- | -- | -- | | | | | 4200 | -- | 1 | -- | Space | 36 |
| 37 | EF 2-01 | 20 | 2 | 6 | -- | | | | | 1 | -- | Space | 38 |
| 39 | -- | -- | -- | | | 6 | -- | | | 1 | -- | Space | 40 |
| 41 | Space | -- | 1 | | | | | -- | -- | 1 | -- | Space | 42 |
| | **TOTAL LOAD (VA):** | | | 21594 | | 19594 | | 21616 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Heating | 62792 VA | 100.00% | 62792 VA | | |
| Motor | 11 VA | 125.00% | 14 VA | **TOTAL CONNECTED LOAD...** | 63 |
| | | | | **TOTAL DEMAND LOAD (KVA):** | 63 |
| | | | | **TOTAL CONNECTED LOAD (A):** | 174 |
| | | | | **TOTAL DEMAND LOAD (A):** | 174 |

**NOTES:**

# BRANCH PANEL: H2

**SUPPLY FROM:** H1
**MOUNTING:** Surface
**ENCLOSURE:** Type 1
**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4
**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 400 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | | B | | C | | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | LIGHTING - AMENITY | 20 | 1 | 1349 | 1036 | | | | | 1 | 20 | LIGHTING - PARKING DECK | 2 |
| 3 | RECEP - UPPER GYM | 20 | 1 | | | 900 | 1787 | | | 1 | 20 | LIGHTING - CORRIDOR LVL 2 | 4 |
| 5 | GYM BIKE | 20 | 1 | | | | | 800 | 1402 | 1 | 20 | LIGHTING - CORRIDOR LVL 2 | 6 |
| 7 | GYM BIKE | 20 | 1 | 800 | 721 | | | | | 1 | 20 | LIGHTING - CORRIDOR LVL 2 | 8 |
| 9 | GYM BIKE | 20 | 1 | | | 800 | 0 | | | 1 | 20 | Spare | 10 |
| 11 | GYM BIKE | 20 | 1 | | | | | 800 | 0 | 1 | 20 | Spare | 12 |
| 13 | GYM BIKE | 20 | 1 | 800 | 0 | | | | | 1 | 20 | Spare | 14 |
| 15 | RECEP - COLLAB | 20 | 1 | | | 900 | 0 | | | 1 | 20 | Spare | 16 |
| 17 | RECEP - PODCAST | 20 | 1 | | | | | 720 | 0 | 1 | 20 | Spare | 18 |
| 19 | RECEP - CORRDIOR | 20 | 1 | 720 | 0 | | | | | 1 | 20 | Spare | 20 |
| 21 | RECEP - ELECTRICAL RM | 20 | 1 | | | 900 | 0 | | | 1 | 20 | Spare | 22 |
| 23 | RECEP - CORRDOR | 20 | 1 | | | | | 720 | 0 | 1 | 20 | Spare | 24 |
| 25 | RECEP - CORRIDOR | 20 | 1 | 720 | 0 | | | | | 1 | 20 | Spare | 26 |
| 27 | GARAGE GATE | 20 | 1 | | | 800 | -- | | | 1 | -- | Space | 28 |
| 29 | PAARKING DECK GARAGE GATE | 20 | 1 | | | | | 800 | -- | 1 | -- | Space | 30 |
| 31 | RECEP - CORRIDOR | 20 | 1 | 720 | -- | | | | | 1 | -- | Space | 32 |
| 33 | RECEP - CORRIDOR | 20 | 1 | | | 1440 | -- | | | 1 | -- | Space | 34 |
| 35 | RECEP - CORRIDOR | 20 | 1 | | | | | 1260 | 5750 | 2 | 80 | ELECTRIC VEHICHLE CHARGER | 36 |
| 37 | RECEP - CORRIDOR | 20 | 1 | 1260 | 5750 | | | | | -- | -- | -- | 38 |
| 39 | Space | -- | 1 | | | -- | 5750 | | | 2 | 80 | ELECTRIC VEHICHLE CHARGER | 40 |
| 41 | Space | -- | 1 | | | | | -- | 5750 | -- | -- | -- | 42 |
| 43 | DO NOT USE | -- | 1 | -- | 19296 | | | | | 3 | 300 | H3 (SUBFEED BREAKER) | 44 |
| 45 | DO NOT USE | -- | 1 | | | -- | 17780 | | | -- | -- | -- | 46 |
| 47 | DO NOT USE | -- | 1 | | | | | -- | 28532 | -- | -- | -- | 48 |
| | **TOTAL LOAD (VA):** | | | 33122 | | 31056 | | 46534 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Motor | 1600 VA | 112.50% | 1800 VA | | |
| Other | 0 VA | 0.00% | 0 VA | **TOTAL CONNECTED LOAD...** | 111 |
| Receptacle | 21820 VA | 72.91% | 15910 VA | **TOTAL DEMAND LOAD (KVA):** | 127 |
| Lighting | 18306 VA | 125.00% | 22882 VA | **TOTAL CONNECTED LOAD (A):** | 307 |
| ELECTRIC VEHICHLE CHARGER | 69000 VA | 125.00% | 86250 VA | **TOTAL DEMAND LOAD (A):** | 352 |

**NOTES:**

# BRANCH PANEL: H3

**SUPPLY FROM:** H2
**MOUNTING:** Surface
**ENCLOSURE:** Type 1
**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4
**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 300 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | | B | | C | | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | LIGHTING - CORRIDOR LVL 3 | 20 | 1 | 1371 | 1036 | | | | | 1 | 20 | LIGHTING - PARKING DECK | 2 |
| 3 | LIGHTING - CORRIDOR LVL 3 | 20 | 1 | | | 1787 | 0 | | | 1 | 20 | Spare | 4 |
| 5 | LIGHTING - CORRIDOR LVL 3 | 20 | 1 | | | | | 721 | 0 | 1 | 20 | Spare | 6 |
| 7 | RECEP - CORRIDOR | 20 | 1 | 900 | 0 | | | | | 1 | 20 | Spare | 8 |
| 9 | RECEP - CORRIDOR | 20 | 1 | | | 720 | 0 | | | 1 | 20 | Spare | 10 |
| 11 | RECEP - CORRIDOR | 20 | 1 | | | | | 540 | 0 | 1 | 20 | Spare | 12 |
| 13 | RECEP - CORRIDOR | 20 | 1 | 720 | 0 | | | | | 1 | 20 | Spare | 14 |
| 15 | RECEP - CORRIDOR | 20 | 1 | | | 540 | 0 | | | 1 | 20 | Spare | 16 |
| 17 | RECEP - CORRIDOR | 20 | 1 | | | | | 720 | 0 | 1 | 20 | Spare | 18 |
| 19 | RECEP - CORRIDOR | 20 | 1 | 720 | 0 | | | | | 1 | 20 | Spare | 20 |
| 21 | RECEP - CORRIDOR | 20 | 1 | | | 1260 | 0 | | | 1 | 20 | Spare | 22 |
| 23 | RECEP - CORRIDOR | 20 | 1 | | | | | 1440 | 0 | 1 | 20 | Spare | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | | | 1 | 20 | Spare | 26 |
| 27 | Spare | 20 | 1 | | | 0 | 0 | | | 1 | 20 | Spare | 28 |
| 29 | Spare | 20 | 1 | | | | | 0 | 0 | 1 | 20 | Spare | 30 |
| 31 | Spare | 20 | 1 | 0 | 0 | | | | | 1 | 20 | Spare | 32 |
| 33 | Spare | 20 | 1 | | | 0 | 0 | | | 1 | 20 | Spare | 34 |
| 35 | Spare | 20 | 1 | | | | | 0 | 5750 | 2 | 80 | ELECTRIC VEHICHLE CHARGER | 36 |
| 37 | Spare | 20 | 1 | 0 | 5750 | | | | | -- | -- | -- | 38 |
| 39 | Spare | 20 | 1 | | | 0 | 5750 | | | 2 | 80 | ELECTRIC VEHICHLE CHARGER | 40 |
| 41 | Spare | 20 | 1 | | | | | 0 | 5750 | -- | -- | -- | 42 |
| | **TOTAL LOAD (VA):** | | | 8800 | | 7723 | | 13612 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Lighting | 7141 VA | 125.00% | 8927 VA | | |
| ELECTRIC VEHICHLE CHARGER | 23000 VA | 125.00% | 28750 VA | **TOTAL CONNECTED LOAD...** | 30 |
| | | | | **TOTAL DEMAND LOAD (KVA):** | 38 |
| | | | | **TOTAL CONNECTED LOAD (A):** | 84 |
| | | | | **TOTAL DEMAND LOAD (A):** | 105 |

**NOTES:**

# BRANCH PANEL: H4

**SUPPLY FROM:** H3
**MOUNTING:** Surface
**ENCLOSURE:** Indoor
**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4
**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 200 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | | B | | C | | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | LIGHTING - CORRIDOR LVL 4 | 20 | 1 | 1371 | 0 | | | | | 1 | 20 | Spare | 2 |
| 3 | LIGHTING - CORRIDOR LVL 4 | 20 | 1 | | | 721 | 0 | | | 1 | 20 | Spare | 4 |
| 5 | LIGHTING - CORRIDOR LVL 4 | 20 | 1 | | | | | 1787 | 0 | 1 | 20 | Spare | 6 |
| 7 | LIGHTING - PARKING DECK | 20 | 1 | 456 | 0 | | | | | 1 | 20 | Spare | 8 |
| 9 | LIGHTING - WEST STAIRWELL | 20 | 1 | | | 117 | 0 | | | 1 | 20 | Spare | 10 |
| 11 | LIGHTING - WEST STAIRWELL | 20 | 1 | | | | | 224 | 0 | 1 | 20 | Spare | 12 |
| 13 | LIGHTING - PARKING STAIRWELL | 20 | 1 | 122 | 0 | | | | | 1 | 20 | Spare | 14 |
| 15 | LIGHTING - PARKING STAIRWELL | 20 | 1 | | | 112 | 0 | | | 1 | 20 | Spare | 16 |
| 17 | LIGHTING - STAIRWELL EAST | 20 | 1 | | | | | 117 | 0 | 1 | 20 | Spare | 18 |
| 19 | LIGHTING - PARKING DECK - LEVEL 6 | 20 | 1 | 1128 | 0 | | | | | 1 | 20 | Spare | 20 |
| 21 | LIGHTING - PARKING DECK - LEVEL 5 | 20 | 1 | | | 1034 | 0 | | | 1 | 20 | Spare | 22 |
| 23 | Spare | 20 | 1 | | | | | 0 | 0 | 1 | 20 | Spare | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | | | 1 | 20 | Spare | 26 |
| 27 | Spare | 20 | 1 | | | 0 | 0 | | | 1 | 20 | Spare | 28 |
| 29 | Spare | 20 | 1 | | | | | 0 | 0 | 1 | 20 | Spare | 30 |
| 31 | Spare | 20 | 1 | 0 | 0 | | | | | 1 | 20 | Spare | 32 |
| 33 | Spare | 20 | 1 | | | 0 | 0 | | | 1 | 20 | Spare | 34 |
| 35 | Spare | 20 | 1 | | | | | 0 | 5750 | 2 | 80 | ELECTRIC VEHICHLE CHARGER | 36 |
| 37 | Spare | 20 | 1 | 0 | 5750 | | | | | -- | -- | -- | 38 |
| 39 | Spare | 20 | 1 | | | 0 | 5750 | | | 2 | 80 | ELECTRIC VEHICHLE CHARGER | 40 |
| 41 | Spare | 20 | 1 | | | | | 0 | 5750 | -- | -- | -- | 42 |
| | **TOTAL LOAD (VA):** | | | 8800 | | 7723 | | 13612 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Lighting | 7141 VA | 125.00% | 8927 VA | | |
| ELECTRIC VEHICHLE CHARGER | 23000 VA | 125.00% | 28750 VA | **TOTAL CONNECTED LOAD...** | 30 |
| | | | | **TOTAL DEMAND LOAD (KVA):** | 38 |
| | | | | **TOTAL CONNECTED LOAD (A):** | 84 |
| | | | | **TOTAL DEMAND LOAD (A):** | 105 |

**NOTES:**

# Switchboard: SBA

**SUPPLY FROM:**
**MOUNTING:**
**ENCLOSURE:**
**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4
**A.I.C. RATING:**
**MAINS TYPE:** MCB
**MAINS RATING:** 2000 A
**MCB RATING:** 2000 A

| CKT | Circuit Description | # of Poles | Trip Rating | Load | Remarks |
|---|---|---|---|---|---|
| 1 | H1 | 3 | 800 A | 201213 | |
| 2 | HP1 | 3 | 225 A | 0 | |
| 3 | HM | 3 | 800 A | 246877 | |
| 4 | HM4 | 3 | 400 A | 139498 | |
| 5 | ELEVATOR | 3 | 70 A | 14500 | |
| 6 | ELEVATOR | 3 | 70 A | 14500 | |
| 7 | ELEVATOR | 3 | 70 A | 14500 | |
| 8 | Space | 1 | -- | -- | |
| 9 | Space | 1 | -- | -- | |
| 10 | Space | 1 | -- | -- | |
| | **TOTAL CONN LOAD (VA):** | | | 631085 VA | |

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals | |
|---|---|---|---|---|---|
| Cooling | 73706 VA | 100.00% | 73706 VA | | |
| Elevator | 43500 VA | 90.00% | 39150 VA | **TOTAL CONNECTED LOAD (KVA):** | 631085 VA |
| Heating | 292752 VA | 100.00% | 292752 VA | **TOTAL DEMAND LOAD (KVA):** | 644243 VA |
| Motor | 23575 VA | 117.64% | 27735 VA | **TOTAL CONNECTED LOAD (A):** | 1752 A |
| Other | 0 VA | 0.00% | 0 VA | **TOTAL DEMAND LOAD (A):** | 1788 A |
| Receptacle | 54720 VA | 59.14% | 32360 VA | | |
| Lighting | 27863 VA | 125.00% | 34828 VA | | |
| ELECTRIC VEHICHLE CHARGER | 115000 VA | 125.00% | 143750 VA | | |

**Notes:**

# BRANCH PANEL: H1

**SUPPLY FROM:** SBA
**MOUNTING:** Surface
**ENCLOSURE:** Indoor
**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4
**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 800 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | | B | | C | | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | EXTERIOR SIGANGE | 20 | 2 | 500 | 500 | | | | | 2 | 20 | EXTERIOR SIGANGE | 2 |
| 3 | -- | -- | -- | | | 500 | 500 | | | -- | -- | -- | 4 |
| 5 | RECEP - EXTERIOR | 20 | 1 | | | | | 720 | 667 | 3 | 30 | TRASH COMPACTOR | 6 |
| 7 | RECEP - CORRIDOR | 20 | 1 | 720 | 667 | | | | | -- | -- | -- | 8 |
| 9 | RECEP - CLUBHOUSE | 20 | 1 | | | 580 | 667 | | | -- | -- | -- | 10 |
| 11 | RECEP - CLUBHOUSE | 20 | 1 | | | | | 1020 | 1809 | 1 | 20 | LIGHTING - AMENITIES | 12 |
| 13 | REFRIDGERATOR - BREAKROOM | 20 | 1 | 1000 | 680 | | | | | 1 | 20 | LIGHTING - BIKE ROOM | 14 |
| 15 | RECEP - CORRIDOR | 20 | 1 | | | 540 | 500 | | | 1 | 20 | ELEVATOR CAB LIGHTING | 16 |
| 17 | RECEP - CLUBHOUSE | 20 | 1 | | | | | 720 | 1366 | 1 | 20 | LIGHTING - CORRIDOR | 18 |
| 19 | DRINKING FOUNTAIN (GFCI) | 20 | 1 | 800 | 1317 | | | | | 1 | 20 | LIGHTING CORRIDOR | 20 |
| 21 | RECEP - CLUBHOUSE KITCHEN | 20 | 1 | | | 900 | 888 | | | 1 | 20 | LIGHTING - CORRIDOR | 22 |
| 23 | RECEP - CORRIDOR | 20 | 1 | | | | | 720 | 646 | 1 | 20 | LIGHTING - PARKING DECK | 24 |
| 25 | ELEVATOR CAB LIGHTING | 20 | 1 | 400 | 1260 | | | | | 1 | 20 | RECEP - CORRIDOR | 26 |
| 27 | RECEP - ELEVATOR PIT | 20 | 1 | | | 360 | 540 | | | 1 | 20 | RECEP - RENTAL STORAGE | 28 |
| 29 | RECEP - MAIL ROOM | 20 | 1 | | | | | 1260 | 1080 | 1 | 20 | RECEP - FITNESS CENTER | 30 |
| 31 | RECEP - OFFICE | 20 | 1 | 1260 | 800 | | | | | 1 | 20 | TREADMILL | 32 |
| 33 | MICROWAVE | 20 | 1 | | | 1000 | 800 | | | 1 | 20 | TREADMILL | 34 |
| 35 | RECEP - CORRIDIOR | 20 | 1 | | | | | 540 | 360 | 1 | 20 | ELLIPTICAL | 36 |
| 37 | RECEP - DOG ALLEY | 20 | 1 | 540 | 900 | | | | | 1 | 20 | RECEP - FITNESS CENTER | 38 |
| 39 | TELEPHONE BACKBOARD RECEP | 20 | 1 | | | 1200 | 2400 | | | 1 | 20 | RECEP - FITNESS CENTER | 40 |
| 41 | REFRIDGERATOR | 20 | 1 | | | | | 1000 | 372 | 1 | 20 | RECEP - FITNESS CENTER RR | 42 |
| 43 | RECEP - ELEVATOR PIT | 20 | 1 | 180 | 906 | | | | | 1 | 20 | RECEP - ELECTRICAL RM | 44 |
| 45 | DISHWASHER - BREAKROOM (GFCI) | 20 | 1 | | | 1000 | 0 | | | 1 | 20 | Spare | 46 |
| 47 | RECEP - CORRIDOR | 20 | 1 | | | | | 720 | 0 | 1 | 20 | Spare | 48 |
| 49 | REFRIDGERATOR - BREAKROOM | 20 | 1 | 180 | 0 | | | | | 1 | 20 | Spare | 50 |
| 51 | ICE MACHINE - BREAKROOM | 20 | 1 | | | 1000 | 0 | | | 1 | 20 | Spare | 52 |
| 53 | MICROWAVE - BREAKROOM | 20 | 1 | | | | | 1000 | 0 | 1 | 20 | Spare | 54 |
| 55 | RECEP - MAINT | 20 | 1 | 900 | 0 | | | | | 1 | 20 | Spare | 56 |
| 57 | FACP | 20 | 1 | | | 180 | 0 | | | 1 | 20 | Spare | 58 |
| 59 | RECEP - CORRIDOR | 20 | 1 | | | | | 900 | 0 | 1 | 20 | Spare | 60 |
| 61 | RECEP - CORRIDOR | 20 | 1 | 1080 | 0 | | | | | 1 | 20 | Spare | 62 |
| 63 | RECEP - DOG SPA | 20 | 1 | | | 360 | 0 | | | 1 | 20 | Spare | 64 |
| 65 | RECEP - DOG SPA | 20 | 1 | | | | | 360 | 0 | 1 | 20 | Spare | 66 |
| 67 | DRINKING FOUNTAIN (GFCI) | 20 | 1 | 800 | 0 | | | | | 1 | 20 | Spare | 68 |
| 69 | Spare | 20 | 1 | | | 0 | -- | | | 1 | -- | Space | 70 |
| 71 | Spare | 20 | 1 | | | | | 0 | -- | 1 | -- | Space | 72 |
| 73 | Spare | 20 | 1 | 0 | -- | | | | | 1 | -- | Space | 74 |
| 75 | Spare | 20 | 1 | | | 0 | -- | | | 1 | -- | Space | 76 |
| 77 | ELECTRIC VEHICHLE CHARGER | 80 | 2 | | | | | 5750 | 5750 | 2 | 80 | EV CHARGER | 78 |
| 79 | -- | -- | -- | 5750 | 5750 | | | | | -- | -- | -- | 80 |
| 81 | ELECTRIC VEHICHLE CHARGER | 80 | 2 | | | 5750 | 5750 | | | 2 | 80 | EV CHARGER | 82 |
| 83 | -- | -- | -- | | | | | 5750 | 5750 | -- | -- | -- | 84 |
| 85 | DO NOT USE | -- | 1 | -- | 33122 | | | | | 3 | 400 | H2 (SUBFEED BREAKER) | 86 |
| 87 | DO NOT USE | -- | 1 | | | -- | 31056 | | | -- | -- | -- | 88 |
| 89 | DO NOT USE | -- | 1 | | | | | -- | 46534 | -- | -- | -- | 90 |
| | **TOTAL LOAD (VA):** | | | 59982 | | 56471 | | 84762 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Motor | 3658 VA | 113.67% | 4158 VA | | |
| Other | 0 VA | 0.00% | 0 VA | **TOTAL CONNECTED LOAD...** | 201 |
| Receptacle | 54720 VA | 59.14% | 32360 VA | **TOTAL DEMAND LOAD (KVA):** | 215 |
| Lighting | 27863 VA | 125.00% | 34828 VA | **TOTAL CONNECTED LOAD (A):** | 559 |
| ELECTRIC VEHICHLE CHARGER | 115000 VA | 125.00% | 143750 VA | **TOTAL DEMAND LOAD (A):** | 597 |

**NOTES:**


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| ISSUE DATE | DESCRIPTION |
|---|---|
| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

REVISIONS

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

**CHECKED BY** TLE
**DRAWN BY** MVC

**SHEET NAME**

ELECTRICAL SCHEDULES

**SHEET NUMBER** E6.02
**REVISION**


11/10/2023 5:33:22 PM
C:\Users\marco.cando\OneDrive - Salas OBrien\Documents\2023-00687 - ELEC_ marco.cando.rvt

## Branch Panel: HP1

**SUPPLY FROM:** SBA
**MOUNTING:** Surface
**ENCLOSURE:** Indoor

**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 400 A

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | B | C | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | | | | | | | | | 2 |
| 3 | | | | | | | | | | 4 |
| 5 | | | | | | | | | | 6 |
| 7 | | | | | | | | | | 8 |
| 9 | | | | | | | | | | 10 |
| 11 | | | | | | | | | | 12 |
| 13 | | | | | | | | | | 14 |
| 15 | | | | | | | | | | 16 |
| 17 | | | | | | | | | | 18 |
| 19 | | | | | | | | | | 20 |
| 21 | | | | | | | | | | 22 |
| 23 | | | | | | | | | | 24 |
| 25 | | | | | | | | | | 26 |
| 27 | | | | | | | | | | 28 |
| 29 | | | | | | | | | | 30 |
| 31 | | | | | | | | | | 32 |
| 33 | | | | | | | | | | 34 |
| 35 | | | | | | | | | | 36 |
| 37 | | | | | | | | | | 38 |
| 39 | | | | | | | | | | 40 |
| 41 | | | | | | | | | | 42 |
| | **TOTAL LOAD (VA):** | | | 0 VA | 0 VA | 0 VA | | | | |
| | **FEED THRU LOAD (VA):** | | | 0 VA | 0 VA | 0 VA | | | | |
| | **PANEL TOTALS (VA):** | | | 0 VA | 0 VA | 0 VA | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | **TOTAL CONNECTED LOAD...** | 0 |
| | | | | **TOTAL DEMAND LOAD (KVA):** | 0 |
| | | | | **TOTAL CONNECTED LOAD (A):** | 0 |
| | | | | **TOTAL DEMAND LOAD (A):** | 0 |

**NOTES:**

## Branch Panel: HM4

**SUPPLY FROM:** SBA
**MOUNTING:** Surface
**ENCLOSURE:** Indoor

**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 400 A

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | B | C | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | AHU 4-01 | 30 | 2 | 2172 | 1174 | | 2 | 20 | CU 2-06 | 2 |
| 3 | -- | -- | -- | | 2172 | 1174 | -- | -- | -- | 4 |
| 5 | AHU 4-02 | 30 | 2 | | | 2172 | 1174 | 2 | 20 | CU 2-07 | 6 |
| 7 | -- | -- | -- | 2172 | 1174 | | -- | -- | -- | 8 |
| 9 | AHU 4-03 | 50 | 2 | | 3436 | 1398 | 2 | 30 | CU 2-08 | 10 |
| 11 | -- | -- | -- | | | 3436 | 1398 | -- | -- | 12 |
| 13 | AHU 4-04 | 50 | 2 | 3436 | 1174 | | 2 | 20 | CU 2-09 | 14 |
| 15 | -- | -- | -- | | 3436 | 1174 | -- | -- | -- | 16 |
| 17 | AHU 4-05 | 30 | 2 | | | 2172 | 974 | 2 | 20 | CU 3-01 | 18 |
| 19 | -- | -- | -- | 2172 | 974 | | -- | -- | -- | 20 |
| 21 | CU 1-01 | 20 | 2 | | 974 | 974 | 2 | 20 | CU 3-02 | 22 |
| 23 | -- | -- | -- | | | 974 | 974 | -- | -- | 24 |
| 25 | CU 1-02 | 20 | 2 | 974 | 1398 | | 2 | 30 | CU 3-03 | 26 |
| 27 | -- | -- | -- | | 974 | 1398 | -- | -- | -- | 28 |
| 29 | CU 1-03 | 30 | 2 | | | 1398 | 1398 | 2 | 30 | CU 3-04 | 30 |
| 31 | -- | -- | -- | 1398 | 1398 | | -- | -- | -- | 32 |
| 33 | CU 1-04 | 30 | 2 | | 1398 | 1398 | 2 | 30 | CU 3-05 | 34 |
| 35 | -- | -- | -- | | | 1398 | 1398 | -- | -- | 36 |
| 37 | CU 1-05 | 20 | 2 | 974 | 42 | | 2 | 20 | CU 4-01 | 38 |
| 39 | -- | -- | -- | | 974 | 42 | -- | -- | -- | 40 |
| 41 | CU 1-06 | 30 | 2 | | | 1506 | 42 | 2 | 20 | CU 4-02 | 42 |
| 43 | -- | -- | -- | 1506 | 42 | | -- | -- | -- | 44 |
| 45 | CU 1-07 | 20 | 2 | | 1174 | 78 | 2 | 30 | CU 4-03 | 46 |
| 47 | -- | -- | -- | | | 1174 | 78 | -- | -- | 48 |
| 49 | CU 1-08 | 30 | 2 | 1398 | 78 | | 2 | 30 | CU 4-04 | 50 |
| 51 | -- | -- | -- | | 1398 | 78 | -- | -- | -- | 52 |
| 53 | CU 1-09 | 30 | 2 | | | 1398 | 78 | 2 | 30 | CU 4-05 | 54 |
| 55 | -- | -- | -- | 1398 | 78 | | -- | -- | -- | 56 |
| 57 | CU 1-10 | 20 | 2 | | 974 | 217 | 2 | 15 | TEF-1 | 58 |
| 59 | -- | -- | -- | | | 974 | 217 | -- | -- | 60 |
| 61 | CU 1-11 | 35 | 2 | 1739 | 2000 | | 2 | 30 | ECH-EL-4A | 62 |
| 63 | -- | -- | -- | | 1739 | 2000 | -- | -- | -- | 64 |
| 65 | CU 2-01 | 20 | 2 | | | 974 | 2000 | 2 | 30 | ECH-EL-4B | 66 |
| 67 | -- | -- | -- | 974 | 2000 | | -- | -- | -- | 68 |
| 69 | CU 2-02 | 20 | 2 | | 974 | 1664 | 2 | 30 | RTU-01 | 70 |
| 71 | -- | -- | -- | | | 974 | 1664 | -- | -- | 72 |
| 73 | CU 2-03 | 30 | 2 | 1398 | 1664 | | 2 | 30 | RTU-02 | 74 |
| 75 | -- | -- | -- | | 1398 | 1664 | -- | -- | -- | 76 |
| 77 | CU 2-04 | 30 | 2 | | | 1398 | -- | 1 | -- | Space | 78 |
| 79 | -- | -- | -- | 1398 | -- | | -- | -- | Space | 80 |
| 81 | CU 2-05 | 30 | 2 | | 1398 | -- | 1 | -- | Space | 82 |
| 83 | -- | -- | -- | | | 1398 | -- | 1 | -- | Space | 84 |
| | **TOTAL LOAD (VA):** | | | 36304 VA | 35678 VA | 32741 VA | | | | |
| | **FEED THRU LOAD (VA):** | | | 11952 VA | 13044 VA | 9780 VA | | | | |
| | **PANEL TOTALS (VA):** | | | 48256 VA | 48722 VA | 42521 VA | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Cooling | 68878 VA | 100.00% | 68878 VA | | |
| Heating | 69552 VA | 100.00% | 69552 VA | **TOTAL CONNECTED LOAD...** | 139 |
| Motor | 1068 VA | 110.16% | 1177 VA | **TOTAL DEMAND LOAD (KVA):** | 140 |
| | | | | **TOTAL CONNECTED LOAD (A):** | 387 |
| | | | | **TOTAL DEMAND LOAD (A):** | 388 |

**NOTES:**

## BRANCH PANEL: HM3

**SUPPLY FROM:** HM4
**MOUNTING:** Surface
**ENCLOSURE:** Type 1

**VOLTS:** 120/208 Wye
**PHASES:** 3
**WIRES:** 4

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 400 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POL... | A | B | C | POL... | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | AHU 3-01 | 30 | 2 | 2172 | -- | | 1 | -- | Space | 2 |
| 3 | -- | -- | -- | | 2172 | -- | 1 | -- | Space | 4 |
| 5 | AHU 3-02 | 30 | 2 | | | 2172 | -- | 1 | -- | Space | 6 |
| 7 | -- | -- | -- | 2172 | -- | | 1 | -- | Space | 8 |
| 9 | AHU 3-03 | 50 | 2 | | 3436 | -- | 1 | -- | Space | 10 |
| 11 | -- | -- | -- | | | 3436 | -- | 1 | -- | Space | 12 |
| 13 | AHU 3-04 | 50 | 2 | 3436 | -- | | 1 | -- | Space | 14 |
| 15 | -- | -- | -- | | 3436 | -- | 1 | -- | Space | 16 |
| 17 | AHU 3-05 | 30 | 2 | | | 2172 | -- | 1 | -- | Space | 18 |
| 19 | -- | -- | -- | 2172 | -- | | 1 | -- | Space | 20 |
| 21 | ECH-EL-3A | 30 | 2 | | 2000 | -- | 1 | -- | Space | 22 |
| 23 | -- | -- | -- | | | 2000 | -- | 1 | -- | Space | 24 |
| 25 | ECH-EL-3B | 30 | 2 | 2000 | -- | | 1 | -- | Space | 26 |
| 27 | -- | -- | -- | | 2000 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | | | -- | -- | 1 | -- | Space | 30 |
| 31 | Space | -- | 1 | -- | -- | | 1 | -- | Space | 32 |
| 33 | Space | -- | 1 | | | -- | -- | 1 | -- | Space | 34 |
| 35 | Space | -- | 1 | | | | -- | -- | 1 | -- | Space | 36 |
| 37 | Space | -- | 1 | -- | -- | | 1 | -- | Space | 38 |
| 39 | Space | -- | 1 | | | -- | -- | 1 | -- | Space | 40 |
| 41 | Space | -- | 1 | | | | -- | -- | 1 | -- | Space | 42 |
| | **TOTAL LOAD (VA):** | | | 11952 | 13044 | 9780 | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| Heating | 34776 VA | 100.00% | 34776 VA | | |
| | | | | **TOTAL CONNECTED LOAD...** | 35 |
| | | | | **TOTAL DEMAND LOAD (KVA):** | 35 |
| | | | | **TOTAL CONNECTED LOAD (A):** | 97 |
| | | | | **TOTAL DEMAND LOAD (A):** | 97 |

**NOTES:**

| A0 | | A1 | | A2 | | A3 | | B1 | | B2 | | B3 | | B4 | | C1 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| (sf/ea unit) | 560 | (sf/ea unit) | 669 | (sf/ea unit) | 690 | (sf/ea unit) | 766 | (sf/ea unit) | 1058 | (sf/ea unit) | 1020 | (sf/ea unit) | 1145 | (sf/ea unit) | 1187 | (sf/ea unit) | 1307 |
| Small appliance ckts | | Small appliance ckts | | Small appliance ckts | | Small appliance ckts | | Small appliance ckts | | Small appliance ckts | | Small appliance ckts | | Small appliance ckts | | Small appliance ckts | |
| (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 | (min 2@1500 VA ea.) | 3000 |
| Dishwasher | 1200 | Dishwasher | 1200 | Dishwasher | 1200 | Dishwasher | 1200 | Dishwasher | 1200 | Dishwasher | 1200 | Dishwasher | 1200 | Dishwasher | 1200 | Dishwasher | 1200 |
| Microwave | 1000 | Microwave | 1000 | Microwave | 1000 | Microwave | 1000 | Microwave | 1000 | Microwave | 1000 | Microwave | 1000 | Microwave | 1000 | Microwave | 1000 |
| Disposal | 800 | Disposal | 800 | Disposal | 800 | Disposal | 800 | Disposal | 800 | Disposal | 800 | Disposal | 800 | Disposal | 800 | Disposal | 800 |
| Laundry | 1500 | Laundry | 1500 | Laundry | 1500 | Laundry | 1500 | Laundry | 1500 | Laundry | 1500 | Laundry | 1500 | Laundry | 1500 | Laundry | 1500 |
| Sub-total | 7500 | Sub-total | 7500 | Sub-total | 7500 | Sub-total | 7500 | Sub-total | 7500 | Sub-total | 7500 | Sub-total | 6940 | Sub-total | 7500 | Sub-total | 7500 |
| Lights/Recep (3w/sf) | 1680 | Lights/Recep (3w/sf) | 2007 | Lights/Recep (3w/sf) | 2070 | Lights/Recep (3w/sf) | 2298 | Lights/Recep (3w/sf) | 3174 | Lights/Recep (3w/sf) | 3060 | Lights/Recep (3w/sf) | 3435 | Lights/Recep (3w/sf) | 3561 | Lights/Recep (3w/sf) | 3921 |
| Large appliance | | Large appliance | | Large appliance | | Large appliance | | Large appliance | | Large appliance | | Large appliance | | Large appliance | | Large appliance | |
| Range | 8000 | Range | 8000 | Range | 8000 | Range | 8000 | Range | 8000 | Range | 8000 | Range | 8000 | Range | 8000 | Range | 8000 |
| Electric dryer | 5000 | Electric dryer | 5000 | Electric dryer | 5000 | Electric dryer | 5000 | Electric dryer | 5000 | Electric dryer | 5000 | Electric dryer | 5000 | Electric dryer | 5000 | Electric dryer | 5000 |
| Electric water heater | 4500 | Electric water heater | 4500 | Electric water heater | 4500 | Electric water heater | 4500 | Electric water heater | 4500 | Electric water heater | 4500 | Electric water heater | 4500 | Electric water heater | 4500 | Electric water heater | 4500 |
| | 17500 | | 17500 | | 17500 | | 17500 | | 17500 | | 17500 | | 17500 | | 17500 | | 17500 |
| HVAC | | HVAC | | HVAC | | HVAC | | HVAC | | HVAC | | HVAC | | HVAC | | HVAC | |
| Heating (1.5 tons) | 3767 | Heating | 3767 | Heating | 3767 | Heating | 3767 | Heating | 7575 | Heating | 5808 | Heating | 7575 | Heating | 7575 | Heating | 8769 |
| **Unit Total VA** | 30447 | **Unit Total VA** | 30774 | **Unit Total VA** | 30837 | **Unit Total VA** | 31065 | **Unit Total VA** | 35749 | **Unit Total VA** | 33868 | **Unit Total VA** | 35450 | **Unit Total VA** | 36136 | **Unit Total VA** | 37690 |
| Diverse total | 26680 | Diverse total | 27007 | Diverse total | 27070 | Diverse total | 27298 | Diverse total | 28174 | Diverse total | 28060 | Diverse total | 27875 | Diverse total | 28561 | Diverse total | 28921 |
| 10k @ 100% | 10000 | 10k @ 100% | 10000 | 10k @ 100% | 10000 | 10k @ 100% | 10000 | 10k @ 100% | 10000 | 10k @ 100% | 10000 | 10k @ 100% | 10000 | 10k @ 100% | 10000 | 10k @ 100% | 10000 |
| 40% > 10k | 6672 | 40% > 10k | 6802.8 | 40% > 10k | 6828 | 40% > 10k | 6919.2 | 40% > 10k | 7269.6 | 40% > 10k | 7224 | 40% > 10k | 7150 | 40% > 10k | 7424.4 | 40% > 10k | 7568.4 |
| HVAC @ 100% | 3767 | HVAC @ 100% | 3767 | HVAC @ 100% | 3767 | HVAC @ 100% | 3767 | HVAC @ 100% | 7575 | HVAC @ 100% | 5808 | HVAC @ 100% | 7575 | HVAC @ 100% | 7575 | HVAC @ 100% | 8769 |
| **Unit Total VA** | 20439 | **Unit Total VA** | 20569.8 | **Unit Total VA** | 20595 | **Unit Total VA** | 20686.2 | **Unit Total VA** | 24844.6 | **Unit Total VA** | 23032 | **Unit Total VA** | 24725 | **Unit Total VA** | 24999.4 | **Unit Total VA** | 26337.4 |
| **Amps @ 208v/1ph** | 98.26 | **Amps @ 208v/1ph** | 98.89 | **Amps @ 208v/1ph** | 99.01 | **Amps @ 208v/1ph** | 99.45 | **Amps @ 208v/1ph** | 119.45 | **Amps @ 208v/1ph** | 110.73 | **Amps @ 208v/1ph** | 118.87 | **Amps @ 208v/1ph** | 120.19 | **Amps @ 208v/1ph** | 126.62 |


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| ISSUE DATE | DESCRIPTION |
|---|---|
| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

**CHECKED BY** Checker
**DRAWN BY** MVC

**SHEET NAME**

ELECTRICAL SCHEDULES

**SHEET NUMBER** E6.03
**REVISION**


11/10/2023 5:33:24 PM C:\Users\marco.cando\OneDrive - Salas OBrien\Documents\2023-00687 - ELEC_marco.cando.rvt

## BRANCH PANEL: LA2

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 2 | 20 | CU-A | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | -- | -- | -- | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 2 | 30 | AHU-A | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | -- | -- | -- | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | 1 | 20 | Spare | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | 1 | 20 | Spare | 26 |
| 27 | Spare | 20 | 1 | | | 0 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LA1

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 2 | 20 | CU-A | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | -- | -- | -- | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 2 | 30 | AHU-A | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | -- | -- | -- | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | 1 | 20 | Spare | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | 1 | 20 | Spare | 26 |
| 27 | Spare | 20 | 1 | | | 0 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LA0

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 2 | 20 | CU-A | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | -- | -- | -- | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 2 | 30 | AHU-A | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | -- | -- | -- | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | 1 | 20 | Spare | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | 1 | 20 | Spare | 26 |
| 27 | Spare | 20 | 1 | | | 0 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LB2

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDRROM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 1 | 20 | RECEP - BEDROOM / ENTRY | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | 1 | 20 | RECEP - RESTROOM | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 2 | 30 | CU-B | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | -- | -- | -- | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | 2 | 50 | AHU-B | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | -- | -- | -- | 26 |
| 27 | Spare | 20 | 1 | | | 0 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LB1

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDRROM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 1 | 20 | RECEP - BEDROOM / ENTRY | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | 1 | 20 | RECEP - RESTROOM | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 2 | 30 | CU-C | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | -- | -- | -- | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | 2 | 50 | AHU-C | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | -- | -- | -- | 26 |
| 27 | Spare | 20 | 1 | | | 0 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LA3

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 2 | 20 | CU-A | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | -- | -- | -- | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 2 | 30 | AHU-A | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | -- | -- | -- | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | 1 | 20 | Spare | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | 1 | 20 | Spare | 26 |
| 27 | Spare | 20 | 1 | | | 0 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LC1

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 150 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 1 | 20 | RECEP - BEDROOM / DEN | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | 1 | 20 | RECEP - RESTROOM | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 1 | 20 | RECEP - ENTRY | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | 2 | 40 | CU-E | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | -- | -- | -- | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | 2 | 50 | AHU-E | 26 |
| 27 | Spare | 20 | 1 | | | 0 | 0 | -- | -- | -- | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LB4

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 1 | 20 | RECEP - BEDRROM | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | 1 | 20 | RECEP - RESTROOM | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 1 | 20 | RECEP - ENTRY | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | 2 | 30 | CU-C | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | -- | -- | -- | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | 2 | 50 | AHU-C | 26 |
| 27 | Spare | 20 | 1 | | | 0 | 0 | -- | -- | -- | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12

## BRANCH PANEL: LB3

**SUPPLY FROM:**
**MOUNTING:** RECESSED
**ENCLOSURE:** TYPE 1

**VOLTS:** 120/208 Single
**PHASES:** 1
**WIRES:** 3

**A.I.C. RATING:**
**MAINS TYPE:** MLO
**MAINS RATING:** 125 A
**FEED THRU LUGS:** NO

| CKT | CIRCUIT DESCRIPTION | TRIP | POLES | A | | B | | POLES | TRIP | CIRCUIT DESCRIPTION | CKT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RECEP - BEDROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | DISHWASHER (GFCI) | 2 |
| 3 | RECEP - RESTROOM | 20 | 1 | | | 0 | 0 | 1 | 20 | MEDIA PANEL | 4 |
| 5 | RECEP - LIVING ROOM | 20 | 1 | 0 | 0 | | | 1 | 20 | WASHING MACHINE (GFCI) | 6 |
| 7 | RECEP - KITCHEN | 20 | 1 | | | 0 | 0 | 2 | 30 | DRYER | 8 |
| 9 | RECEP - KITCHEN | 20 | 1 | 0 | 0 | | | -- | -- | -- | 10 |
| 11 | MICROWAVE | 20 | 1 | | | 0 | 0 | 2 | 30 | WATER HEATER | 12 |
| 13 | REFRIGERATOR | 20 | 1 | 0 | 0 | | | -- | -- | -- | 14 |
| 15 | KITCHEN HOOD | 20 | 1 | | | 0 | 0 | 1 | 20 | RECEP - BEDROOM/ENTRY | 16 |
| 17 | ELECTRIC RANGE | 50 | 2 | 0 | 0 | | | 1 | 20 | RECEP - RESTROOM | 18 |
| 19 | -- | -- | -- | | | 0 | 0 | 2 | 30 | CU-D | 20 |
| 21 | LIGHTING | 20 | 1 | 0 | 0 | | | -- | -- | -- | 22 |
| 23 | Spare | 20 | 1 | | | 0 | 0 | 2 | 60 | AHU-D | 24 |
| 25 | Spare | 20 | 1 | 0 | 0 | | | -- | -- | -- | 26 |
| 27 | Spare | 20 | 1 | | | 0 | -- | 1 | -- | Space | 28 |
| 29 | Space | -- | 1 | -- | -- | | | 1 | -- | Space | 30 |
| | | | TOTAL LOAD (VA): | 0 | | 0 | | | | | |

| LOAD CLASSIFICATION | CONNECTED LOAD | DEMAND FACTOR | ESTIMATED... | PANEL TOTALS | |
|---|---|---|---|---|---|
| | | | | TOTAL CONNECTED LOAD... | 0 |
| | | | | TOTAL DEMAND LOAD (KVA): | 0 |
| | | | | TOTAL CONNECTED LOAD (A): | 0 |
| | | | | TOTAL DEMAND LOAD (A): | 0 |

**NOTES:**
1. PROVIDE ARC-FAULT BREAKERS FOR ALL KITCHEN, LIVING ROOM, DINING ROOM, BEDROOM, HALLWAY AND LIGHTING BRANCH CIRCUITS PER NEC 210.12


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| ISSUE DATE | DESCRIPTION |
|---|---|
| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

**CHECKED BY** TLE
**DRAWN BY** MVC

**SHEET NAME**

ELECTRICAL SCHEDULES

**SHEET NUMBER** E6.04
**REVISION**


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## MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE - APARTMENTS

| ITEM# | DESCRIPTION | WIRING | VOLTAGE/ PHASE | HP/FLA/KW | PANEL | CIRCUIT # | DISCONNECT/FUSES | LOCATION | NOTES | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| UNIT A0 | | | | | | | | | | |
| AHU-A | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 23.6 MCA | | | 30A/2P/F | MECH CLOSET | 1 | UNIT A0 |
| CU-A | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 13.4 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT A0 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT A0 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT A0 |
| UNIT A1 | | | | | | | | | | |
| AHU-A | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 23.6 MCA | | | 30A/2P/F | MECH CLOSET | 1 | UNIT A1 |
| CU-A | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 13.4 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT A1 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT A1 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT A1 |
| UNIT A2 | | | | | | | | | | |
| AHU-A | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 23.6 MCA | | | 30A/2P/F | MECH CLOSET | 1 | UNIT A2 |
| CU-A | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 13.4 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT A2 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT A2 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT A2 |
| UNIT A3 | | | | | | | | | | |
| AHU-A | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 23.6 MCA | | | 30A/2P/F | MECH CLOSET | 1 | UNIT A3 |
| CU-A | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 13.4 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT A3 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT A3 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT A3 |
| UNIT B1 | | | | | | | | | | |
| AHU-C | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 35.5 MCA | | | 60A/2P/F | MECH CLOSET | 1 | UNIT B1 |
| CU-C | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 18.2 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT B1 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT B1 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT B1 |
| UNIT B2 | | | | | | | | | | |
| AHU-B | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 23.9 MCA | | | 30A/2P/F | MECH CLOSET | 1 | UNIT B2 |
| CU-B | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 14.5 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT B2 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT B2 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT B2 |
| UNIT B3 | | | | | | | | | | |
| AHU-D | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 36.2 MCA | | | 60A/2P/F | MECH CLOSET | 1 | UNIT B3 |
| CU-D | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 20.3 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT B3 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT B3 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT B3 |
| UNIT B4 | | | | | | | | | | |
| AHU-C | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 35.5 MCA | | | 60A/2P/F | MECH CLOSET | 1 | UNIT B4 |
| CU-C | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 18.2 MCA | | | 30A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT B4 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT B4 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT B4 |
| UNIT C1 | | | | | | | | | | |
| AHU-E | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 43.3 MCA | | | 60A/2P/F | MECH CLOSET | 1 | UNIT C1 |
| CU-E | FAN COIL UNIT | 2#8, #10G - 3/4"C | 208V/1 | 24.7 MCA | | | 60A/2P/F/3R | MECH CLOSET | 1,2,4 | UNIT C1 |
| EF-A | BATHROOM EXHAUST FAN | 2#12, #12G - 1/2"C | 120V/1 | 4 W | | | SEE NOTE 3 | DWELLING UNIT BATHROOM | 1,3,5,6 | UNIT C1 |
| EWH | WATER HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.5 KW | | | MOTOR RATED SWITCH | MECH CLOSET | 1 | UNIT C1 |

APARTMENT MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE NOTES:

1. INSTALL OVERCURRENT PROTECTION AND BRANCH CIRCUITS PER UL LISTED REQUIREMENTS FOR EQUIPMENT SERVED. REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGHIN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS FOR ALL EQUIPMENT. PROVIDE DISCONNECT SWITCH (NON-FUSED, UNLESS NOTED OTHERWISE). COORDINATE EXACT NAMEPLATE DATA OF EQUIPMENT TO BE USED WITH MECHANICAL CONTRACTOR. PROVIDE HACR CIRCUIT BREAKER OR FUSIBLE SWITCH FOR ALL MECHANICAL EQUIPMENT.
2. PROVIDE WP DEVICES (NEMA 3R RATING) IN ALL EXTERIOR OR DAMP LOCATIONS.
3. DISCONNECT PROVIDED WITH EQUIPMENT OR BY MECHANICAL CONTRACTOR.
4. PROVIDE DUPLEX RECEPTACLE ON ROOF PER REQUIREMENTS OF NEC 210.63. EXTEND AND CONNECT TO COMMON 120V BRANCH CIRCUIT.
5. EXTEND AND CONNECT TO LOCAL 120V/20A RECEPTACLE BRANCH CIRCUIT.
6. PROVIDE COMBINATION STARTER/DISCONNECT ABOVE CEILING. PROVIDE SWITCH WITHIN RESTROOM NEAR LIGHT SWITCH TO CONTROL EXHAUST FAN.

## MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE

| ITEM# | DESCRIPTION | WIRING | VOLTAGE/ PHASE | HP/FLA/KW | PANEL | CIRCUIT # | DISCONNECT/FUSES | LOCATION | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| 1ST FLOOR | | | | | | | | | |
| AHU 1-01 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM1 | 1,3 | 30A/2P/F | NW CORRIDOR (SECTOR 1) | 1 |
| AHU 1-02 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM1 | 5,7 | 30A/2P/F | SW CORRIDOR (SECTOR 1) | 1 |
| AHU 1-03 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM1 | 9,11 | 60A/2P/F | NE CORRIDOR (SECTOR 3) | 1 |
| AHU 1-04 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM1 | 13,15 | 60A/2P/F | SE CORRIDOR (SECTOR 3) | 1 |
| AHU 1-05 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM1 | 17,19 | 30A/2P/F | CENTER CORRIDOR (SECTOR 2) | 1 |
| AHU 1-06 | FAN COIL UNIT | 2#4, #10G - 1 1/4"C | 208V/1 | 50.4 MCA | HM1 | 21,23 | 60A/2P/F | GYM 1ST FLOOR | 1 |
| AHU 1-07 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM1 | 25,27 | 30A/2P/F | GYM 1ST FLOOR | 1 |
| AHU 1-08 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM1 | 29,31 | 60A/2P/F | CLUBHOUSE 1ST FLOOR | 1 |
| AHU 1-09 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM1 | 33,35 | 60A/2P/F | CLUBHOUSE 1ST FLOOR | 1 |
| AHU 1-10 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM1 | 37,39 | 30A/2P/F | AMENITY AREA 1ST FLOOR | 1 |
| AHU 1-11 | FAN COIL UNIT | 2#4, #10G - 1 1/4"C | 208V/1 | 52.8 MCA | HM1 | 41,43 | 60A/2P/F | AMENITY AREA 1ST FLOOR | 1 |
| DBP-1 | DOMESTIC BOOST PUMP | 3#4, #10G - 1 1/4"C | 208V/3 | 15 HP | HM1 | 74,76,78 | SEE NOTE 4 | RISER ROOM | 1,4 |
| DFC-01 | DUCTLESS SPLIT SYSTEM | 2#10, #10G - 3/4"C | 208V/1 | 18 MCA | HM1 | 66,68 | 30A/2P/F | TRASH ROOM | 1,9 |
| DFC-02 | DUCTLESS SPLIT SYSTEM | 2#8, #8G - 3/4"C | 208V/1 | 11 MCA | HM1 | 70,72 | 30A/2P/F | DOG WASH | 1,9 |
| ECH-EL-1A | CEILING HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4 KW | HM1 | 46,48 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| ECH-EL-1B | CEILING HEATER | 2#8, #8G - 3/4"C | 208V/1 | 4 KW | HM1 | 50,52 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| EF 1-01 | TOILET EXHAUST | 2#12, #12G - 1/2"C | 120V/1 | 6 W | H1 | 42 | SEE NOTE 4 | GYM RESTROOM | 1,4,7,8 |
| EF 1-02 | TOILET EXHAUST | 2#12, #12G - 1/2"C | 120V/1 | 6 W | H1 | 42 | SEE NOTE 4 | GYM RESTROOM | 1,4,7,8 |
| EF 1-03 | JAN EXHAUST | 2#12, #12G - 1/2"C | 120V/1 | 6 W | H1 | 9 | SEE NOTE 4 | JANITOR'S CLOSET | 1,4,7 |
| EF 1-04 | TOILET EXHAUST | 2#12, #12G - 1/2"C | 120V/1 | 17 W | H1 | 9 | SEE NOTE 4 | CLUBHOUSE RESTROOM | 1,4,7,8 |
| EF 1-05 | TOILET EXHAUST | 2#12, #12G - 1/2"C | 120V/1 | 17 W | H1 | 9 | SEE NOTE 4 | CLUBHOUSE RESTROOM | 1,4,7,8 |
| EF 1-06 | TOILET EXHAUST | 2#12, #12G - 1/2"C | 120V/1 | 6 W | H1 | 44 | SEE NOTE 4 | LEASING AREA RESTROOM | 1,4,7,8 |
| EF-BK | EXHAUST | 2#12, #12G - 1/2"C | 208V/1 | 2.6 MCA | HM1 | 45,47 | SEE NOTE 4 | BIKE STORAGE | 1,4 |
| EF-DS | EXHAUST | 2#12, #12G - 1/2"C | 208V/1 | 2.6 MCA | HM1 | 57,59 | SEE NOTE 4 | DOG WASH | 1,4 |
| EF-MN | EXHAUST | 2#12, #12G - 1/2"C | 208V/1 | 4 MCA | HM1 | 53,55 | SEE NOTE 4 | STORAGE | 1,4 |
| EF-ST | EXHAUST | 2#12, #12G - 1/2"C | 208V/1 | 4 MCA | HM1 | 49,51 | SEE NOTE 4 | STORAGE | 1,4 |
| EPH-01 | PLENUM-RATED HEATER | 2#10, #10G - 3/4"C | 208V/1 | 3 KW | HM1 | 54,56 | 30A/2P/F/3R | "CAVE" PLENUM | 1,2 |
| EPH-02 | PLENUM-RATED HEATER | 2#10, #10G - 3/4"C | 208V/1 | 3 KW | HM1 | 54,56 | 30A/2P/F/3R | "CAVE" PLENUM | 1,2 |
| EUH-1 | UNIT HEATER | 2#10, #10G - 3/4"C | 208V/1 | 5 KW | HM1 | 58,60 | MOTOR RATED SWITCH | TRASH ROOM | 1 |
| EUH-B | UNIT HEATER | 2#8, #8G - 3/4"C | 208V/1 | 5 KW | HM1 | 62,64 | MOTOR RATED SWITCH | BIKE STORAGE | 1 |
| EUH-M | UNIT HEATER | 2#10, #10G - 3/4"C | 208V/1 | 5 KW | HM1 | 58,60 | MOTOR RATED SWITCH | TRASH ROOM | 1 |
| EUH-S | UNIT HEATER | 2#8, #8G - 3/4"C | 208V/1 | 5 KW | HM1 | 62,64 | MOTOR RATED SWITCH | STORAGE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 61,63 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 65,67 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 69,71 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 73,75 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 77,79 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 81,83 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 2,4 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 6,8 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 10,12 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 14,16 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 18,20 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-A | WALL HEATER | 2#12, #12G - 1/2"C | 208V/1 | 3 KW | HM1 | 22,24 | MOTOR RATED SWITCH | BUILDING ENTRANCE | 1 |
| EWH-B | WALL HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.8 KW | HM1 | 26,28 | MOTOR RATED SWITCH | STAIRWELL | 1 |
| EWH-B | WALL HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.8 KW | HM1 | 30,32 | MOTOR RATED SWITCH | STAIRWELL | 1 |
| EWH-B | WALL HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.8 KW | HM1 | 34,36 | MOTOR RATED SWITCH | STAIRWELL | 1 |
| EWH-B | WALL HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.8 KW | HM1 | 38,40 | MOTOR RATED SWITCH | STAIRWELL | 1 |
| EWH-B | WALL HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4.8 KW | HM1 | 42,44 | MOTOR RATED SWITCH | STAIRWELL | 1 |
| 2ND FLOOR | | | | | | | | | |
| AHU 2-01 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM2 | 1,3 | 30A/2P/F | NW CORRIDOR (SECTOR 1) | 1 |
| AHU 2-02 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM2 | 5,7 | 30A/2P/F | SW CORRIDOR (SECTOR 1) | 1 |
| AHU 2-03 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM2 | 9,11 | 60A/2P/F | NE CORRIDOR (SECTOR 3) | 1 |
| AHU 2-04 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM2 | 13,15 | 60A/2P/F | SE CORRIDOR (SECTOR 3) | 1 |
| AHU 2-05 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM2 | 17,19 | 60A/2P/F | CENTER CORRIDOR (SECTOR 2) | 1 |
| AHU 2-06 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM2 | 21,23 | 30A/2P/F | GYM 2ND FLOOR | 1 |
| AHU 2-07 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM2 | 25,27 | 30A/2P/F | GYM 2ND FLOOR | 1 |
| AHU 2-08 | FAN COIL UNIT | 2#4, #10G - 1 1/4"C | 208V/1 | 50.4 MCA | HM2 | 29,31 | 60A/2P/F | CLUBHOUSE 2ND FLOOR | 1 |
| AHU 2-08 | FAN COIL UNIT | 2#4, #10G - 1 1/4"C | 208V/1 | 50.4 MCA | HM2 | 33,35 | 60A/2P/F | CLUBHOUSE 2ND FLOOR | 1 |
| ECH-EL-2A | CEILING HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4 KW | HM2 | 2,4 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| ECH-EL-2B | CEILING HEATER | 2#8, #8G - 3/4"C | 208V/1 | 4 KW | HM2 | 6,8 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| EF 2-01 | JAN EXHAUST | 2#12, #12G - 1/2"C | 208V/1 | 11W | HM2 | 37,39 | SEE NOTE 4 | 2ND FLOOR JANITOR'S CLOSET | 1,4 |
| 3RD FLOOR | | | | | | | | | |
| AHU 3-01 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM3 | 1,3 | 30A/2P/F | NW CORRIDOR (SECTOR 1) | 1 |
| AHU 3-02 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM3 | 5,7 | 30A/2P/F | SW CORRIDOR (SECTOR 1) | 1 |
| AHU 3-03 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM3 | 9,11 | 60A/2P/F | NE CORRIDOR (SECTOR 3) | 1 |
| AHU 3-04 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM3 | 13,15 | 60A/2P/F | SE CORRIDOR (SECTOR 3) | 1 |
| AHU 3-05 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM3 | 17,19 | 30A/2P/F | CENTER CORRIDOR (SECTOR 2) | 1 |
| ECH-EL-3A | CEILING HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4 KW | HM3 | 21,23 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| ECH-EL-3B | CEILING HEATER | 2#8, #8G - 3/4"C | 208V/1 | 4 KW | HM3 | 25,27 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| 4TH FLOOR | | | | | | | | | |
| AHU 4-01 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM4 | 1,3 | 30A/2P/F | NW CORRIDOR (SECTOR 1) | 1 |
| AHU 4-02 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM4 | 5,7 | 30A/2P/F | SW CORRIDOR (SECTOR 1) | 1 |
| AHU 4-03 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM4 | 9,11 | 60A/2P/F | NE CORRIDOR (SECTOR 3) | 1 |
| AHU 4-04 | FAN COIL UNIT | 2#6, #10G - 1"C | 208V/1 | 41.3 MCA | HM4 | 13,15 | 60A/2P/F | SE CORRIDOR (SECTOR 3) | 1 |
| AHU 4-05 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 26.1 MCA | HM4 | 17,19 | 30A/2P/F | CENTER CORRIDOR (SECTOR 2) | 1 |
| ECH-EL-4A | CEILING HEATER | 2#10, #10G - 3/4"C | 208V/1 | 4 KW | HM4 | 62,64 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| ECH-EL-4B | CEILING HEATER | 2#8, #8G - 3/4"C | 208V/1 | 4 KW | HM4 | 66,68 | SEE NOTE 4 | ELEVATOR LOBBY | 1,4 |
| ROOF | | | | | | | | | |
| CU 1-01 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 21,23 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-02 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 25,27 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-03 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 29,31 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-04 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 33,35 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-05 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 37,39 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-06 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 18.1 MCA | HM4 | 41,43 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-07 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 14.1 MCA | HM4 | 45,47 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-08 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 49,51 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-09 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 53,55 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-10 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 57,59 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 1-11 | FAN COIL UNIT | 2#8, #10G - 3/4"C | 208V/1 | 20.9 MCA | HM4 | 61,63 | 60A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-01 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 65,67 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-02 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 69,71 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-03 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 73,75 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-04 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 77,79 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-05 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 81,83 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-06 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 14.1 MCA | HM4 | 2,4 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-07 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 14.1 MCA | HM4 | 6,8 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-08 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 10,12 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 2-09 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 14.1 MCA | HM4 | 14,16 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 3-01 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 18,20 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 3-02 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 22,24 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 3-03 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 26,28 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 3-04 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 30,32 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 3-05 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 34,36 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 4-01 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 38,40 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 4-02 | FAN COIL UNIT | 2#12, #12G - 1/2"C | 208V/1 | 11.7 MCA | HM4 | 42,44 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 4-03 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 46,48 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 4-04 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 50,52 | 30A/2P/F/3R | ROOF | 1,2,5 |
| CU 4-05 | FAN COIL UNIT | 2#10, #10G - 3/4"C | 208V/1 | 16.8 MCA | HM4 | 54,56 | 30A/2P/F/3R | ROOF | 1,2,5 |
| RTU-01 | ROOFTOP UNIT | 2#10, #10G - 3/4"C | 208V/1 | 20 MCA | HM4 | 70,72 | 30A/2P/F/3R | ROOF ABOVE ELEVATOR SHAFT | 1,2,5 |
| RTU-02 | ROOFTOP UNIT | 2#8, #8G - 3/4"C | 208V/1 | 20 MCA | HM4 | 74,76 | 30A/2P/F/3R | ROOF ABOVE ELEVATOR SHAFT | 1,2,5 |
| TEF-1 | TRASH EXHAUST | 2#12, #12G - 1/4"C | 208V/1 | 2.6 MCA | HM4 | 58,60 | SEE NOTE 4 | ROOF | 1,2,4,5 |

MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE NOTES:

1. INSTALL OVERCURRENT PROTECTION AND BRANCH CIRCUITS PER UL LISTED REQUIREMENTS FOR EQUIPMENT SERVED. REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGHIN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS FOR ALL EQUIPMENT. PROVIDE DISCONNECT SWITCH (NON-FUSED, UNLESS NOTED OTHERWISE). COORDINATE EXACT NAMEPLATE DATA OF EQUIPMENT TO BE USED WITH MECHANICAL CONTRACTOR. PROVIDE HACR CIRCUIT BREAKER OR FUSIBLE SWITCH FOR ALL MECHANICAL EQUIPMENT.
2. PROVIDE WP DEVICES (NEMA 3R RATING) IN ALL EXTERIOR OR DAMP LOCATIONS.
3. COORDINATE AND CONNECT DUCT SMOKE DETECTORS AND ASSOCIATED WIRING WHERE REQUIRED BY CODE. DETECTORS SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR, AND WIRED BY ELECTRICAL CONTRACTOR.
4. DISCONNECT PROVIDED WITH EQUIPMENT OR BY MECHANICAL CONTRACTOR.
5. PROVIDE DUPLEX RECEPTACLE ON ROOF PER REQUIREMENTS OF NEC 210.63. EXTEND AND CONNECT TO COMMON 120V BRANCH CIRCUIT.
6. INTEGRAL DUCT SMOKE DETECTOR PROVIDED IN RETURN. INTERLOCK WITH FIRE ALARM SYSTEM.
7. EXTEND AND CONNECT TO LOCAL 120V/20A RECEPTACLE BRANCH CIRCUIT.
8. PROVIDE COMBINATION STARTER/DISCONNECT ABOVE CEILING. PROVIDE DOUBLE-POLE, SINGLE-THROW SWITCHES AT EACH BATHROOM FOR COMMON CONTROL OF THIS FAN. EXTEND BRANCH CIRCUIT SWITCHLEG SUCH THAT EITHER SWITCH TURNS FAN "ON" WHEN LIGHT IS TURNED "ON".
9. INDOOR UNIT SHALL BE POWERED FROM CORRESPONDING OUTDOOR UNIT. PROVIDE RACEWAY AND CONDUCTORS BETWEEN UNITS.


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| ISSUE DATE | DESCRIPTION |
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| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

Project Number
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

REVISIONS

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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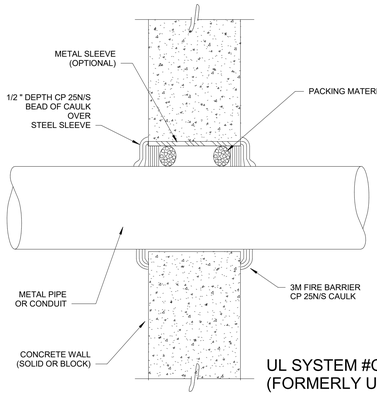
SHEET NAME

ELECTRICAL SCHEDULES

SHEET NUMBER: E6.05
REVISION:




UL SYSTEM #C-AJ-1001
(FORMERLY UL #49)

## SYSTEM DETAILS:

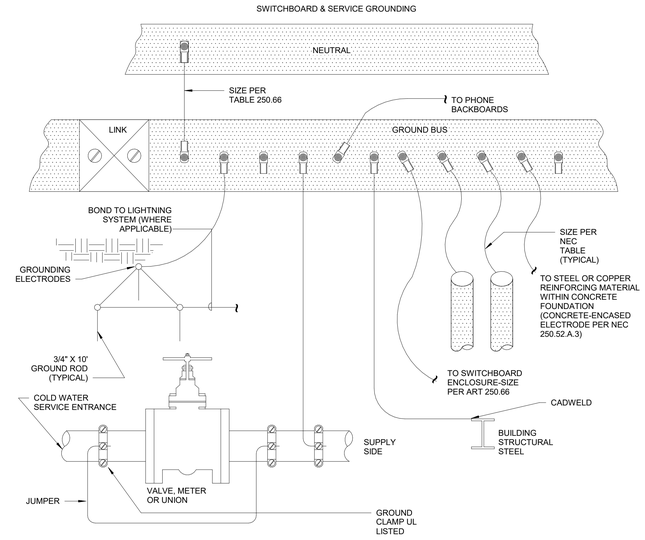
1. ASSEMBLY: MINIMUM THICKNESS OF SOLID CONCRETE WALL IS 4 1/2 ". OR MAY BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS.
2. RATINGS: F-3 HOUR, T-0 HOUR. WHEN STEEL VENT DUCT IS USED, THE F RATING IS 2 HOUR MAXIMUM.
3. PENETRATING ITEMS:
   - NOMINAL 20" DIA. (OR SMALLER) SCH. 10 (OR HEAVIER) STEEL PIPE.
   - NOMINAL 6" DIA. (OR SMALLER) RIGID STEEL CONDUIT.
   - NOMINAL 6" DIA. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE.
   - NOMINAL 4" DIA. (OR SMALLER) CAST IRON PIPE OR STEEL EMT CONDUIT.
4. STEEL SLEEVE:
   - NOMINAL 12" DIA. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO CONCRETE FLOOR OR WALL. SLEEVE TO BE FLUSH WITH OR PROJECT MAX. 2" FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

## APPLICATION DETAILS:

1. INSTALL THE FIRESTOP SYMMETRICALLY ON BOTH SIDES OF THE WALL ASSEMBLY.
2. MINIMUM ANNULAR SPACE REQUIREMENT IS ZERO, POINT CONTACT. MAXIMUM ANNULAR SPACE ALLOWABLE IS 1" FOR MAX. 10" DIA. PIPE AND 2-1/2" FOR MAXIMUM 20" DIA. PIPE. THE 28 GAUGE STEEL SLEEVE IS OPTIONAL.
3. RECESS PACKING MATERIAL (BACKEROD, MINERAL WOOL, ETC.) 1/2 " FROM TOP SURFACE OF FLOOR OR BOTH SIDES OF THE WALL.
4. FILL THE ANNULAR SPACE AROUND THE PIPE WITH A MINIMUM 1/2 " DEPTH OF CP 25 N/S CAULK TO BOTH SIDES OF THE WALL.
5. THE FIRE RATING OF THE CP 25 CAULK IS BASED ON THE WET INSTALLED DEPTH. SHRINKAGE MAY BE EXPECTED AFTER INSTALLATION.

2
E7.01

PENETRATION FIRESTOP FOR METAL PIPE/CONDUIT THROUGH A CONCRETE FLOOR OR WALL (3 HOUR RATING)
NOT TO SCALE




1
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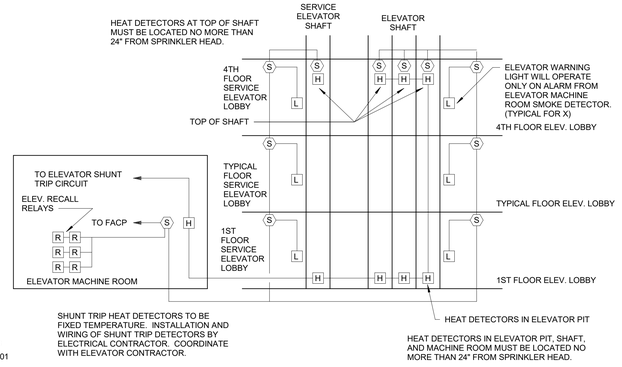
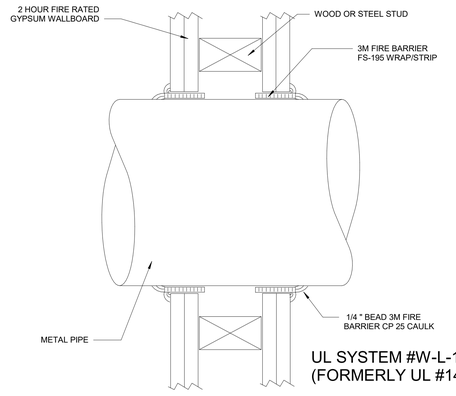
ALL GROUNDING CABLES SIZE 4/0
UNLESS OTHERWISE SPECIFIED

GROUND SYSTEM DETAIL
NOT TO SCALE




3
E7.01

ELEVATOR FIRE ALARM DETAIL
NOT TO SCALE




UL SYSTEM #W-L-1002
(FORMERLY UL #147-B)

## SYSTEM DETAILS:

1. ASSEMBLY: 2 HOUR FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY. NOMINAL 4" DIA OR SMALLER STEEL PIPES OR CONDUITS MAY ONLY BE USED.
2. RATINGS: F-2 HOUR, T-2 HOUR ON 1" DIAMETER (OR SMALLER) FLEXIBLE STEEL CONDUIT. T RATING IS 0 HOUR ON OTHER ITEMS LISTED.
3. PENETRATING ITEMS:
   - NOMINAL 4" DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE; STEEL CONDUIT, OR TYPE L (OR HEAVIER) COPPER TUBING. A MAXIMUM OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM

## APPLICATION DETAILS:

1. INSTALL THE FIRESTOP SYMMETRICALLY ON BOTH SIDES OF THE WALL ASSEMBLY.
2. ANNULAR SPACE REQUIREMENTS : 1/4" TO 3/8".
3. SLIDE ONE FS-195 WRAP/STRIP INTO THE OPENING, LEAVING A MAXIMUM 3/4" EXPOSED WRAP BEYOND THE WALL SURFACE. IF THE ANNULAR SPACE IS GREATER THAN 1/4" ADD ADDITIONAL WRAPS OF FS-195 WRAP/STRIP UNTIL THE ANNULAR SPACE IS LESS THAN 1/4". FS-195 WRAP/STRIP MAY BE FRICTION FIT INTO THE OPENING OR SECURED WITH FOIL TAPE OR 16-GAUGE STEEL TIE WIRE.
4. APPLY A MINIMUM 1/4" DIAMETER CONTINUOUS BEAD OF CP 25 CAULK TO THE WRAP/STRIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP/STRIP LAYER APPROXIMATELY 3/4" FROM THE WALL SURFACE.

4
E7.01

PENETRATION FIRESTOP FOR 4" MAX DIAMETER METAL PIPE/CONDUIT THROUGH A GYPSUM WALLBOARD ASSEMBLY (1 & 2 HOUR RATING)
NOT TO SCALE

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**Project Number**
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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

**CHECKED BY** TLE
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**SHEET NAME**

ELECTRICAL DETAILS

**SHEET NUMBER** E7.01
**REVISION**

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## PLUMBING GENERAL NOTES:

1. COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL TRADES. PIPE ROUTING SHOWN IS DIAGRAMMATIC, PROVIDE ALL OFFSETS, ETC., TO AVOID INTERFERENCES WITH EQUIPMENT, PIPING, DUCTWORK, LIGHTS, CONDUIT, ETC..
2. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL DRAWINGS. SET SLEEVES IN FLOORS AND WALLS AND ATTACHMENTS FOR HANGERS AS CONSTRUCTION PROGRESSES. ALL PENETRATIONS MUST BE SEALED AND HELD AS TIGHT TO COLUMNS OR WALLS AS POSSIBLE.
3. ALL PIPING SHALL BE CONCEALED INSIDE WALLS, BELOW FLOORS OR ABOVE CEILINGS UNLESS INDICATED OTHERWISE. REMOVE ALL EXISTING WATER PIPING NOT IN USE.
4. ALL PIPING SHALL BE SLOPED AS PER AT THE MINIMUM GRADE REQUIRED BY CODE (UNLESS NOTED OTHERWISE) FOR EACH PARTICULAR PIPE SIZE.
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES. EXACT LOCATION OF ALL FIXTURES MUST BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION. FINAL LOCATION SHALL BE AS DIRECTED BY ARCHITECT.
6. DO NOT RUN PLUMBING PIPING THROUGH ELECTRICAL/COMPUTER ROOMS OR DIRECTLY ABOVE ELECTRICAL PANELS.
7. INSTALL WATER HAMMER ARRESTORS (PDI'S) ON DOMESTIC COLD & HOT WATER LINES AS INDICATED ON THE DRAWINGS, IN ACCORDANCE WITH THE LOCAL PLUMBING CODE, AND/OR STANDARD PDI-WH201. ARRESTORS SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.
8. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL COORDINATION AND INFORMATION.
9. ALL FIXTURES SHALL BE FURNISHED WITH QUARTER-TURN STOP VALVES. VALVES MAY BE IN SUPPLY PIPES OR INTEGRAL WITH SUPPLY FITTINGS.
10. PLUMBING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL COSTS INVOLVED.
11. INSULATE SUPPLY PIPES, STOPS AND DRAIN AT EACH ADA SINK WITH FIRE RESISTANT MOLDED FOAM INSULATING DEVICE TRUEBRO ADA LAV GUARD.
12. MINIMUM FIXTURE CONNECTION SIZES SHALL BE MADE IN ACCORDANCE WITH THE PLUMBING FIXTURE SCHEDULE.
13. ALL EQUIPMENT, PIPING, APPURTENANCES SHALL BE PROTECTED FROM DEBRIS AND DAMAGE. SENSITIVE EQUIPMENT SHALL NOT BE DELIVERED TO THE JOB SITE UNTIL SUCH TIME AS IT IS TO BE INSTALLED. PIPING ENDS SHALL BE CLOSED BY TEMPORARY MEANS WHEN PORTIONS OF THE SYSTEM ARE NOT COMPLETE.
14. LOCATE ALL VALVES WHERE THEY ARE ACCESSIBLE FOR SERVICE AND USE. WHERE ACCESS PANELS ARE REQUIRED COORDINATE SELECTION AND LOCATION WITH ARCHITECT.
15. PROVIDE TRAP PRIMER AND CONNECTION FOR ANY FLOOR DRAIN, FLOOR SINK OR HUB DRAIN NOT SUBJECT TO REGULAR FLOW.
16. ALL PIPES DROPPING AT COLUMNS SHALL BE INSTALLED WITHIN THE ENCLOSURE DETAILED ON THE ARCHITECTURAL DRAWINGS SUCH THAT THE DIMENSIONS OF THE ENCLOSURE ARE NOT ALTERED.
17. INSULATE ALL NEW HOT AND COLD WATER PIPING. SIZE PER SPECIFICATIONS.
18. ALL PENETRATIONS AT FLOORS AND RATED PARTIONS SHALL HAVE A UL CLASSIFIED FIRE STOP SYSTEM TESTED TO ASTM E814 AND UL 1479 BY UNDERWRITERS LABORATORIES. FIRE STOP SYSTEMS SHALL BE PROSET SYSTEMS, PENSIL FIRESTOP SYSTEMS OR 3M COMPANY.
19. ALL MATERIAL SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AND CLEARANCES AT BUILDING BEFORE COMMENCING WORK.
20. EXPOSED PIPING IN CONNECTION WITH PLUMBING FIXTURES SHALL BE CHROMIUM PLATED. WHERE PIPES PASS THROUGH WALLS, PROVIDE CHROMIUM PLATES ESCUTCHEONS AND FIRMLY SECURE IN PLACE.
21. PROVIDE APPROVED FLANGES FOR CONNECTIONS BETWEEN DRAINAGE PIPING AND FLOOR OUTLET PLUMBING FIXTURES.
22. DEFECTIVE WORK IF INSPECTION OR TESTS SHOW DEFECTS, SUCH DEFECTIVE WORK OR MATERIAL SHALL BE REPLACED AND INSPECTION AND TESTS SHALL BE REPEATED. ALL REPAIRS TO PIPING SHALL BE MADE WITH NEW MATERIAL. NO CAULKING OF SCREWED JOINTS OR HOLES WILL BE ACCEPTABLE.
23. CONTRACTOR TO SUBMIT ADDITIONAL SET OF GAS DRAWINGS TO HVAC PLANS REVIEWER. NOTE: SEE PLUMBING DRAWINGS FOR ANY ADDITIONAL PLUMBING SPECIFICATIONS.
24. ALL SANITARY/WASTE PIPING SHALL BE SLOPED AT 1/8" PER FOOT AND ALL GREASE WASTE PIPING SHALL BE SLOPED AT 1/4" PER FOOT UNLESS NOTED OTHERWISE.

## FIRE PROTECTION GENERAL NOTES:

1. THE ARCHITECTURAL AND MEP DRAWINGS TO BE REFERENCED FOR COORDINATION ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO INDICATE ALL POSSIBLE CONDITION. IT IS INTENDED THAT COMPLETE FIRE PROTECTION SYSTEMS BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES, AND INTERFACES COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL PARAMETERS INDICATED IN THESE CONTRACT DOCUMENTS SHALL BE STRICTLY CONFORMED TO AS SPECIFIED. ANY ITEMS AND LABOR REQUIRED FOR A COMPLETE FIRE PROTECTION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND THESE CONTRACT DOCUMENTS, SHALL BE FURNISHED AND INSTALLED WITHOUT INCURRING ANY ADDITIONAL COST TO THE OWNER. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND WORK OF OTHER TRADES PRIOR TO THE PREPARATION OF SHOP DRAWING SUBMITTALS.
2. ALL MATERIAL SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AND CLEARANCES AT BUILDING BEFORE COMMENCING WORK.
3. THE CONTRACTOR SHALL FULFILL ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SHALL COMPLETE THE WORK INDICATED ON THE DRAWINGS. ALL SYSTEMS SHALL BE FINISHED, TESTED, AND ADJUSTED, AND PROVEN TO BE FULLY OPERATIONAL AND USEABLE.
4. GUARANTEE ALL EQUIPMENT AND SYSTEMS FOR ONE YEAR AFTER OWNER ACCEPTANCE.
5. COORDINATE ALL WORK WITH EXISTING CONDITIONS AND ALL TRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL LOCATION OF EQUIPMENT, CONDUIT, PANELS, DUCTWORK, EQUIPMENT SUPPORTS, PIPING, ETC. AND COORDINATE THE INSTALLATION ACCORDINGLY.
6. THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 13, LATEST EDITION AND THE LOCAL AUTHORITIES HAVING JURISDICTION. SUBMIT FLOW TEST RESULTS, SHOP DRAWINGS, DETAILS, HYDRAULIC CALCULATIONS, ETC. AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION. OBTAIN FLOW TEST INFORMATION AS REQUIRED TO PROPERLY ANALYZE THE STREET WATER PRESSURE AVAILABLE FOR THE SYSTEM. REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. PREPARE A REFLECTED CEILING PLAN INDICATING THE SPRINKLER HEAD LOCATIONS AND SUBMIT THIS TO THE ARCHITECT FOR REVIEW (NOT FOR ENGINEER REVIEW). COORDINATE THE SPRINKLER HEAD LOCATIONS WITH THE LIGHTING AND DIFFUSER / GRILLE LAYOUT. SPRINKLER HEADS SHALL BE LOCATED AT THE CENTER POINT OF CEILING TILES OR AN ORGANIZED PATTERN FOR GYPSUM BOARD TYPE CEILINGS.
8. ALL NEW SPRINKLERS SHALL MATCH TEMPERATURE AND RTI (RESPONSE TIME INDEX) OF EXISTING SPRINKLERS 10. AREAS WHERE GLASS IS USED IN A 1 HOUR RATED PARTITION AND GLASS IS NOT SPECIFIED BY ARCHITECT TO MEET THIS RATING. "GLASS WASH" SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE AT 6'-0" ON CENTER WITHIN 12" OF GLASS.
9. SCOPE
   - A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND TOOLS REQUIRED TO COMPLETE INSTALLATION OF THE FIRE PROTECTION SYSTEMS INCLUDING BUT NOT LIMITED TO PIPING, INSULATION, EQUIPMENT, SPRINKLER HEADS, AND ALL OTHER WORK INDICATED ON THE DRAWINGS OR AS SPECIFIED.
   - B. OBTAIN ALL PERMITS, INSPECTIONS, AND APPROVALS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION AND DELIVER CERTIFICATE OF APPROVAL TO THE GENERAL CONTRACTOR. ALL ASSOCIATED FEES SHALL BE PAID BY THE CONTRACTOR.
   - C. CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS.
   - D. ALL MATERIALS AND EQUIPMENT OF THE FIRE PROTECTION SYSTEMS NECESSARY TO ITS PROPER OPERATION, BUT NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, SHALL BE FURNISHED AND INSTALLED WITHOUT ADDITIONAL CHARGE.
   - E. VISIT SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS. ANY ADJUSTMENTS IN PIPE ROUTING SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
   - F. WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AND CURRENT BUILDING CODE, FIRE PROTECTION CODE, NFPA 13, AND LOCAL AUTHORITIES HAVING JURISDICTION.

## PLUMBING LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | WASTE (SOIL PIPE) |
| | VENT |
| | COLD WATER |
| | HOT WATER |
| | HOT WATER RETURN |
| | PIPING BELOW SLAB/FLOOR |
| | TRAP |
| | RISER DOWN (ELBOW) |
| | RISER UP (ELBOW) |
| | RISE OR DROP |
| | BRANCH - BOTTOM CONNECTION |
| | BRANCH - TOP CONNECTION |
| | BRANCH - SIDE CONNECTION |
| | CLEANOUT |
| | POINT OF CONN. BETWEEN NEW & EXIST. |
| | VALVE |
| | BALANCING VALVE (CIRCUIT SETTER) |

NOTE: THIS IS A STANDARD LEGEND. ALL ITEMS MAY NOT APPEAR ON DRAWINGS.

## ADA COMPLIANCE

1. VERIFY FIXTURES THAT ARE INTENDED FOR HANDICAP USE WITH CURRENT ARCHITECTURAL DRAWINGS.
2. PLUMBING FIXTURES DESIGNATED FOR HANDICAP USE SHALL COMPLY WITH ADA AND ALL STATE, CITY, AND LOCAL REQUIREMENTS PERTAINING TO HANDICAP ACCESSIBILITY.
3. FIXTURE INSTALLATION SHALL COMPLY WITH ADA AND ANY STATE, CITY, AND LOCAL REQUIRMENTS PERTAINING TO HANDICAP ACCESSIBILITY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ADA AND ALL STATE, CITY, AND LOCAL REQUIREMENTS PERTAINING TO PLUMBING FIXTURES AND PLUMBING FIXTURE INSTALLATION FOR USE BY THE HANDICAPPED.

## PLUMBING ABBREVIATIONS

| ABBR. | DESCRIPTION |
|---|---|
| A/C | ABOVE CEILING |
| AAV | AIR ADMITTANCE VALVE |
| AFF | ABOVE FINISHED FLOOR |
| AFG | ABOVE FINISHED GRADE |
| B/F | BELOW FLOOR |
| B/G | BELOW GRADE |
| C_L | CENTER LINE |
| CO | CLEANOUT |
| CLG | CEILING |
| CW | COLD WATER |
| DN | DOWN |
| EWC | ELECTRIC WATER COOLER |
| FCO | FLOOR CLEANOUT |
| FD | FLOOR DRAIN |
| GCO | GRADE CLEANOUT |
| GT | GREASE TRAP |
| GV | GATE VALVE |
| GW | GREASE WASTE |
| HD | HUB DRAIN |
| HW | HOT WATER |
| INV EL | INVERT ELEVATION |
| LV | LAVATORY |
| N/A | NOT APPLICABLE |
| O/H | OVERHEAD |
| OD | OVERFLOW DRAINAGE |
| ORD | OVERFLOW ROOF DRAIN |
| RD | ROOF DRAIN |
| SAN | SANITARY |
| SK | SINK |
| SS | SANITARY SEWER |
| ST | STORM |
| TYP. | TYPICAL |
| UR | URINAL |
| V | VENT |
| VTR | VENT THRU ROOF |
| WC | WATER CLOSET |
| WCO | WALL CLEANOUT |
| W | WASTE |
| TP | TRAP PRIMER |
| U/C | UNDER COUNTER |

NOTE: THESE ARE STANDARD ABBREVIATIONS. ALL ITEMS MAY NOT APPEAR ON DRAWINGS.

## WATER HAMMER ARRESTER SCHEDULE

| CHART A - FOR GROUPED FIXTURES | | CHART B - FOR LONG PIPE RUNS | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | P.D.I. WATER HAMMER ARRESTERS | | | | | | |
| P.D.I. SIZE | FIXTURE UNITS | LENGTH OF PIPE | NOMINAL PIPE DIAMETER | | | | | |
| | | | 1/2" | 3/4" | 1" | 1 1/4" | 1 1/2" | 2" |
| A | 1-11 | 25' | A | A | B | C | D | E |
| B | 12-32 | 50' | A | B | C | D | E | F |
| C | 33-60 | 75' | B | C | D | AE | F | EF |
| D | 61-113 | 100' | C | D | E | F | CF | FF |
| E | 114-154 | 125' | C | D | F | AF | EF | EFF |
| F | 155-330 | 150' | D | E | F | DF | FF | FFF |

NOTES:
1. WATER HAMMER ARRESTERS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD PDI-WH201.

## SHEET LIST

| Sheet Number | Sheet Name |
|---|---|
| P0.00 | PLUBMING GENERAL |
| P2.11 | FIRST FLOOR SANITARY PLAN - SECTOR 1 |
| P2.12 | FIRST FLOOR SANITARY PLAN - SECTOR 2 |
| P2.13 | FIRST FLOOR SANITARY PLAN - SECTOR 3 |
| P2.21 | SECOND FLOOR SANITARY PLAN - SECTOR 1 |
| P2.22 | SECOND FLOOR SANITARY PLAN - SECTOR 2 |
| P2.23 | SECOND FLOOR SANITARY PLAN - SECTOR 3 |
| P2.31 | TYPICAL FLOOR SANITARY PLAN - SECTOR 1 |
| P2.32 | TYPICAL FLOOR SANITARY PLAN - SECTOR 2 |
| P2.33 | TYPICAL FLOOR SANITARY PLAN - SECTOR 3 |
| P2.51 | ROOF DRAINAGE PLAN - SECTOR 1 |
| P2.52 | ROOF DRAINAGE PLAN - SECTOR 2 |
| P2.53 | ROOF DRAINAGE PLAN - SECTOR 3 |
| P3.11 | FIRST FLOOR SUPPLY PLAN - SECTOR 1 |
| P3.12 | FIRST FLOOR SUPPLY PLAN - SECTOR 2 |
| P3.13 | FIRST FLOOR SUPPLY PLAN - SECTOR 3 |
| P3.21 | SECOND FLOOR SUPPLY PLAN - SECTOR 1 |
| P3.22 | SECOND FLOOR SUPPLY PLAN - SECTOR 2 |
| P3.23 | SECOND FLOOR SUPPLY PLAN - SECTOR 3 |
| P3.31 | TYPICAL FLOOR SUPPLY PLAN - SECTOR 1 |
| P3.32 | TYPICAL FLOOR SUPPLY PLAN - SECTOR 2 |
| P3.33 | TYPICAL FLOOR SUPPLY PLAN - SECTOR 3 |
| P4.01 | ENLARGED UNIT PLUMBING PLANS |
| P4.02 | ENLARGED UNIT PLUMBING PLANS |
| P4.03 | ENLARGED UNIT PLUMBING PLANS |
| P4.04 | ENLARGED UNIT PLUMBING PLANS |
| P5.01 | ENLARGE PLUMBING PLANS |
| P6.01 | RISER DIAGRAMS |
| P7.01 | PLUMBING DETAILS |

## PLUMBING FIXTURE SCHEDULE

| MARK | DESCRIPTION | MAKE/MODEL | FIXTURE SUPPORT | MIN. CONNECTION SIZE | | | MINIMUM VENT SIZE | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | | | | CW | HW | WASTE | | |
| BT-1 | BATHTUB/SHOWER | --- | FLOOR | 1/2" | 1/2" | 2" | SEE PLANS | --- |
| CD-1 | COURTYARD DRAIN | MIFAB / F1100-C-N | FLOOR | --- | --- | SEE PLANS | --- | COURTYARD DRAIN WITH TRACTOR GRATE. COORDINATE ALL DRAIN LOCATION WITH LANDSCAPE PLANS |
| FD-1 | FLOOR DRAIN | MIFAB / F1103-C-TS | FLOOR | **1/2" | --- | SEE PLANS | SEE PLANS | --- |
| HD-1 | HUB DRAIN | --- | --- | **1/2" | --- | 3"X2" | SEE PLANS | --- |
| IMB-1 | ICE MAKER BOX | OATEY / 37385 | WALL | 1/2" | --- | --- | --- | FIRE RATED ICE MAKER SUPPLY BOX WITH INTEGRAL WATER HAMMER ARRESTORS AND QUARTER-TURN STOP VALVE. OATEY MODEL 37687 TO BE USED IN LIEU OF MODEL SPECIFIED FOR ANY IMB INSTALLED IN NON-FIRE RATED ASSEMBLIES. |
| LV-1 | LAVATORY | --- | COUNTER | 1/2" | 1/2" | 2" | 2" | --- |
| OD-1 | OVERFLOW DRAIN | ZURN / Z100F-89 | ROOF | --- | --- | SEE PLANS | --- | HIGH FLOW OVERFLOW DRAIN WITH 2" DAM. |
| PD-1 | PLANTER DRAIN | MIFAB / C4POD | FLOOR | --- | --- | SEE PLANS | --- | PLANTER DRAIN WITH TRACTOR GRATE. COORDINATE ALL DRAIN LOCATION WITH LANDSCAPE PLANS |
| PDD-1 | PARKING DECK DRAIN | MIFAB / F1320-C | FLOOR | --- | --- | SEE PLANS | --- | HEAVY DUTY PARKING DRAIN WITH TRACTOR GRATE. |
| RD-1 | ROOF DRAIN | ZURN / Z100F | ROOF | --- | --- | SEE PLANS | --- | HIGH PERFORMANCE ROOF DRAIN. COORDINATE ALL DRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTRUAL DRAWINGS. |
| SH-1 | SHOWER | --- | FLOOR | 1/2" | 1/2" | 2" | 2" | --- |
| SK-1 | SINK | --- | COUNTER | 1/2" | 1/2" | 2" | 2" | --- |
| TD-1 | TRENCH DRAIN | MIFAB / T1700-PB-13 | FLOOR | --- | --- | SEE PLANS | --- | COORDINATE EXACT LOCATIONS WITH STRUCTURAL AND CIVIL PLANS. TRENCH DRAINGE TO BE AT ENTRY OF GARAGE. CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAIL WHICH IS MECHANICALLY EMBEEDED IN THE CHANNEL. |
| WMB-1 | WASHING MACHINE BOX | OATEY / 37357 | WALL | 1/2" | 1/2" | 2" | SEE PLANS | FIRE RATED WASHING MACHING SUPPLY BOX WITH QUARTER-TURN STOP VALVES AND INTEGRAL WATER HAMMER ARRESTORS. OATEY MODEL 37609 TO BE USED IN LIEU OF MODEL SPECIFIED FOR ANY WMB IN NON-RATED ASSEMBLIES. |

## PUMP SCHEDULE

| MARK | SERVICE | MAKE/MODEL | CAPACITY (GPM) | DISCHARGE HEAD (FT) | HP | ELECTRICAL | REMARKS |
|---|---|---|---|---|---|---|---|
| CP-1 | RECIC. PUMP | BELL & GOSSET / ECOCIRC+ 20-18 | 2 | 5 | (70 W) | 115V/1PH | |
| ESP-1 | ELEVATOR SUMP PUMP | STANCOR / SE-50 | 50 | 15 | 1/2 | 115V/1PH | OIL MINDER SUMP PUMP |

## ELECTRIC WATER HEATER SCHEDULE

| MARK | TYPE | STORAGE CAPACITY (GAL) | KW | RECOVERY @ 80°F TEMP RISE (GPH) | MAKE/MODEL | ELECTRICAL | LOCATION | REMARKS |
|---|---|---|---|---|---|---|---|---|
| EWH-1 | TANK TYPE | 50 | 4.5 | 23 | A.O. SMITH / ENLB 50 | 208V/1PH | TYPICAL UNITS | SEE ELECTRICAL DRAWINGS FOR EXACT POWER REQUIREMENTS.<br>STORAGE TEMPERATURE TO BE SET AT 125°F. |
| EWH-2 | TANK TYPE | 50 | 4.5 | 23 | A.O. SMITH / DEL 50 | 208V/1PH | PUBLIC AREAS | SEE ELECTRICAL DRAWINGS FOR EXACT POWER REQUIREMENTS.<br>STORAGE TEMPERATURE TO BE SET AT 125°F. |
| EWH-3 | TANKLESS | --- | 3.6 | --- | EEMAX / AM0208T | 208V/1PH | PUBLIC AREAS | WITH INTEGRAL, ASSE 1070 LISTED, MIXING VALVE. 0.3 GPM TURN ON. SET DISCHARGE TEMPERATURE AT 105°F. SEE ELECTRICAL DRAWINGS FOR EXACT POWER REQUIREMENTS. |
| EWH-4 | TANKLESS | --- | 16.6 | --- | EEMAX / EX1608TC | 208V/1PH | PUBLIC AREAS | 0.7 GPM TURN ON. SEE ELECTRICAL DRAWINGS FOR EXACT POWER REQUIREMENTS. |


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**Project Number**
2023-00687

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BATON ROUGE, LOUISIANA

**REVISIONS**

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**SHEET NAME**

PLUBMING GENERAL

**SHEET NUMBER** P0.00
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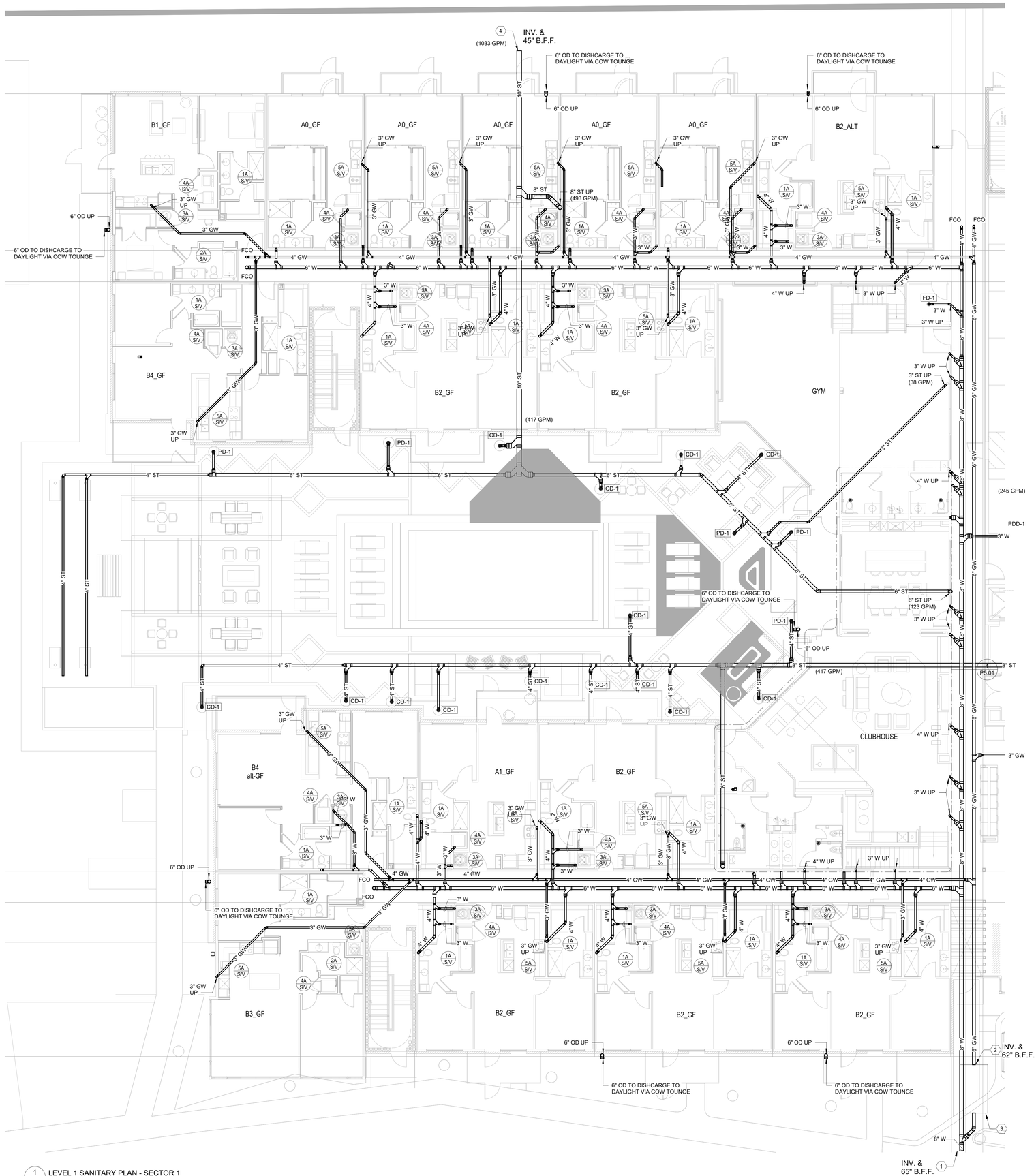


1 P2.11 LEVEL 1 SANITARY PLAN - SECTOR 1
NOT TO SCALE

KEYED NOTES

1. 8" SANITARY WASTE LINE - SEE SITE CIVIL FOR CONTINUATION.
2. 6" GREASE WASTE LINE TO 1000 GALLON GREASE INTERCEPTOR. - SEE SITE CIVIL FOR CONTINUATION.
3. 1000 GALLON GREASE INTERCEPTOR. MIFAB MODEL SUPER 1000.
4. 10" STORM LINE - SEE SITE CIVIL FOR CONTINUATION.


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FIRST FLOOR SANITARY PLAN - SECTOR 1

**SHEET NUMBER** P2.11
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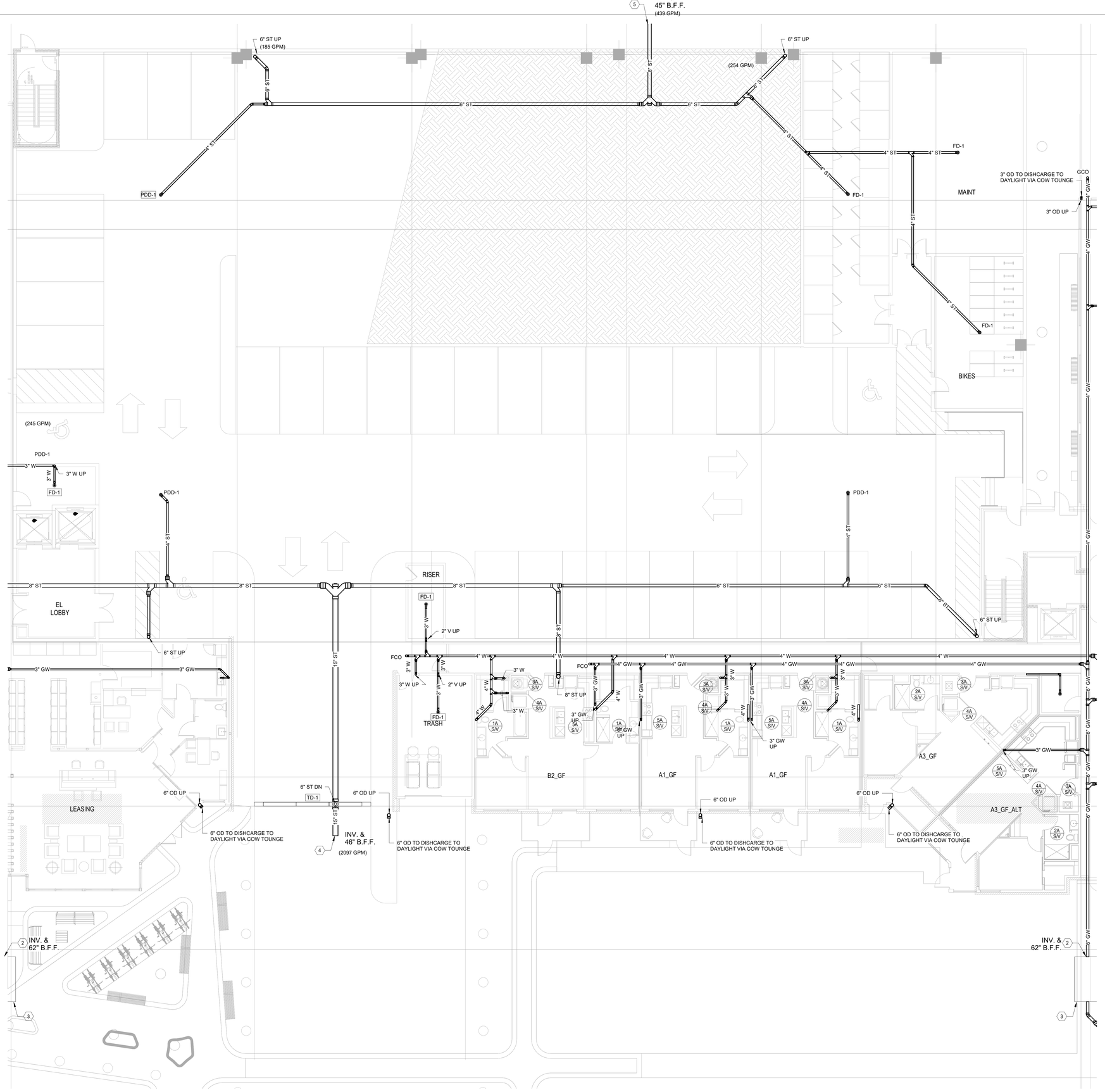


## KEYED NOTES

1. 8" SANITARY WASTE LINE - SEE SITE CIVIL FOR CONTINUATION.
2. 6" GREASE WASTE LINE TO 1000 GALLON GREASE INTERCEPTOR. - SEE SITE CIVIL FOR CONTINUATION.
3. 1000 GALLON GREASE INTERCEPTOR. MIFAB MODEL SUPER 1000.
4. 15" STORM LINE - SEE SITE CIVIL FOR CONTINUATION.

1 LEVEL 1 SANITARY PLAN - SECTOR 2
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## FIRST FLOOR SANITARY PLAN - SECTOR 2

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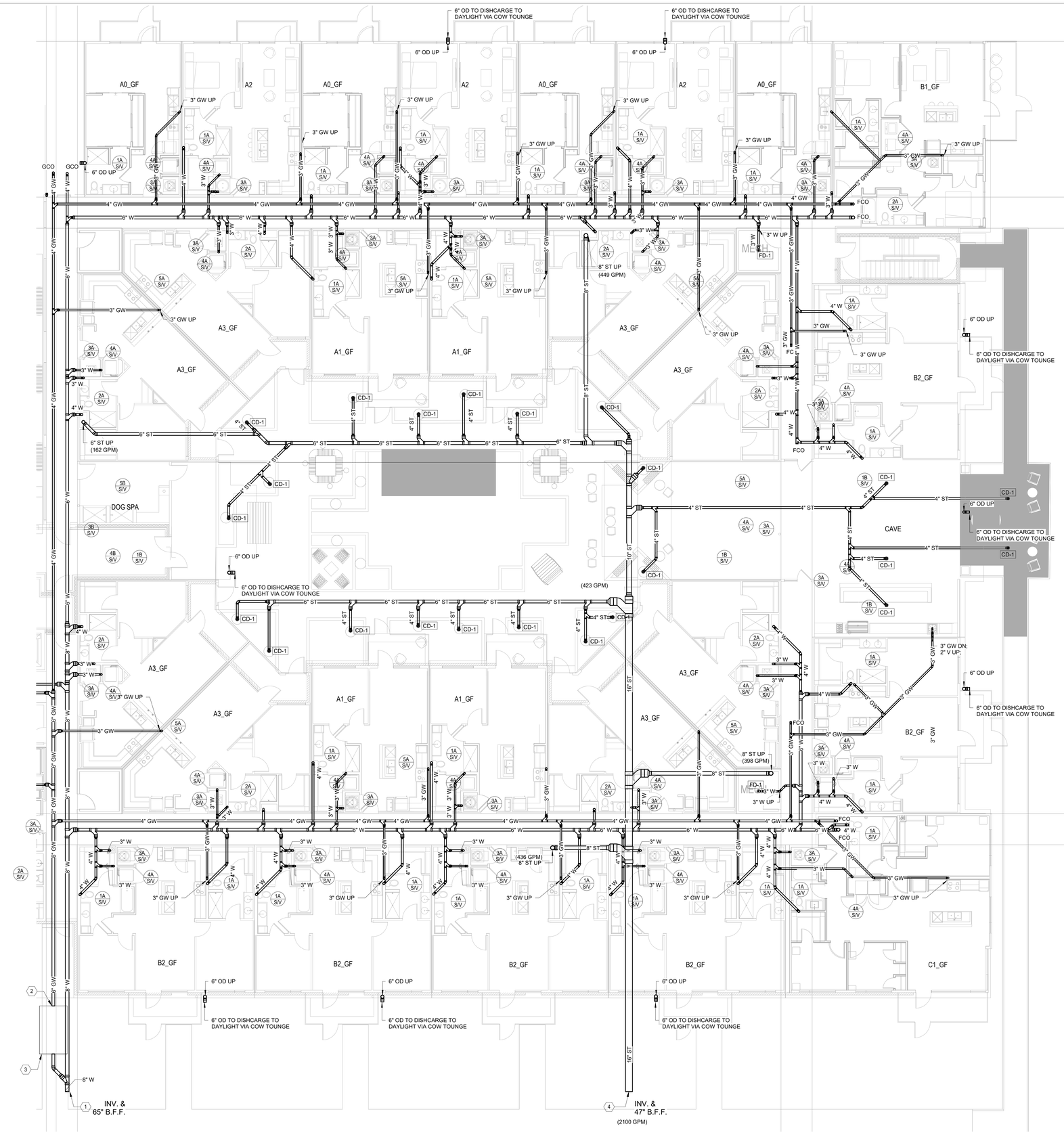


1 P2.13 LEVEL 1 SANITARY PLAN - SECTOR 3
1/8" = 1'-0"

## KEYED NOTES

1. 8" SANITARY WASTE LINE - SEE SITE CIVIL FOR CONTINUATION.
2. 6" GREASE WASTE LINE TO 1000 GALLON GREASE INTERCEPTOR. - SEE SITE CIVIL FOR CONTINUATION.
3. 1000 GALLON GREASE INTERCEPTOR. MIFAB MODEL SUPER 1000.
4. 15" STORM LINE - SEE SITE CIVIL FOR CONTINUATION.


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## FIRST FLOOR SANITARY PLAN - SECTOR 3

**SHEET NUMBER** P2.13
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1 / P2.21 LEVEL 2 SANITARY PLAN - SECTOR 1
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BATON ROUGE, LOUISIANA

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**DRAWN BY** GDL

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## SECOND FLOOR SANITARY PLAN - SECTOR 1

**SHEET NUMBER** P2.21
**REVISION**

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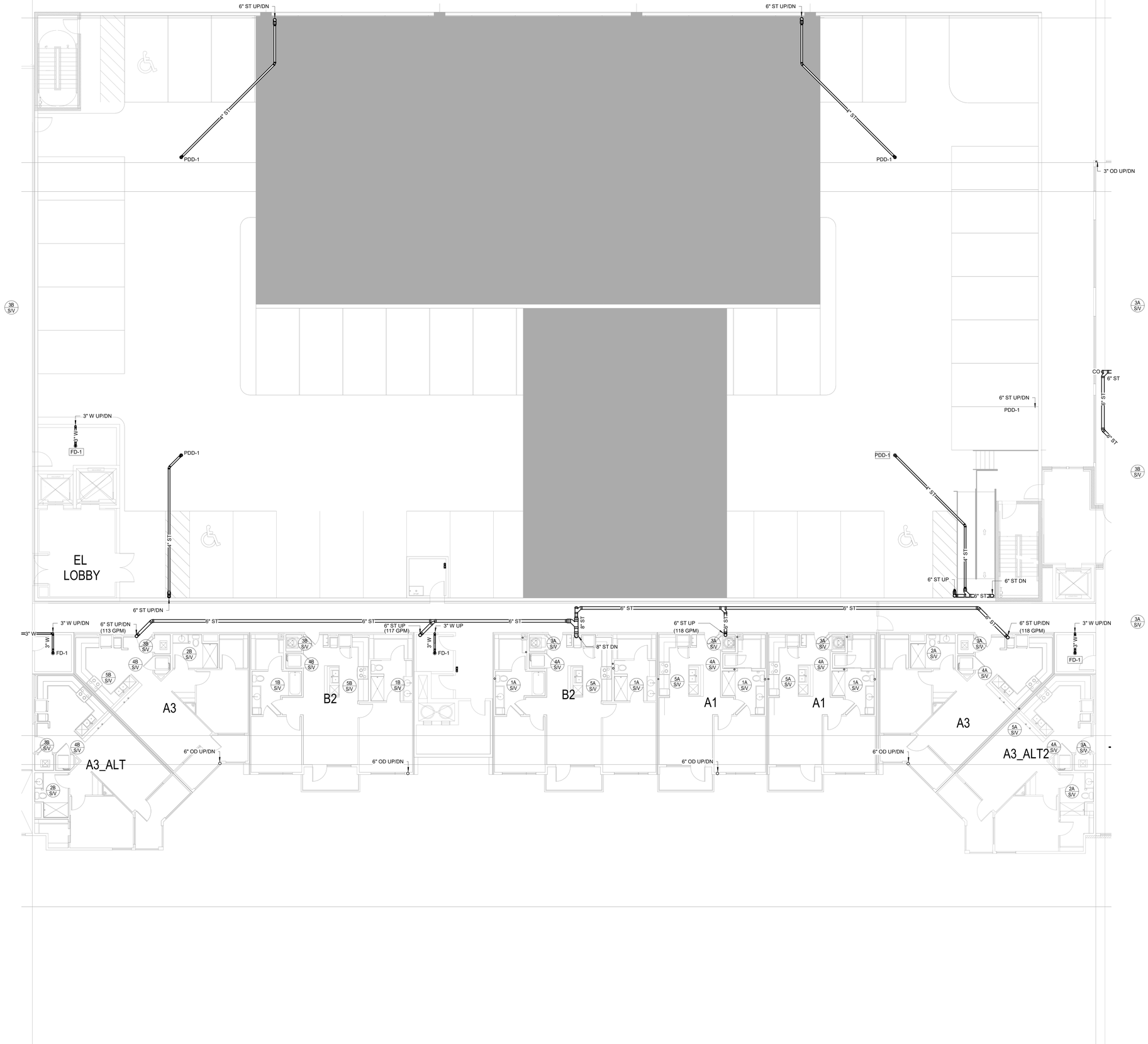
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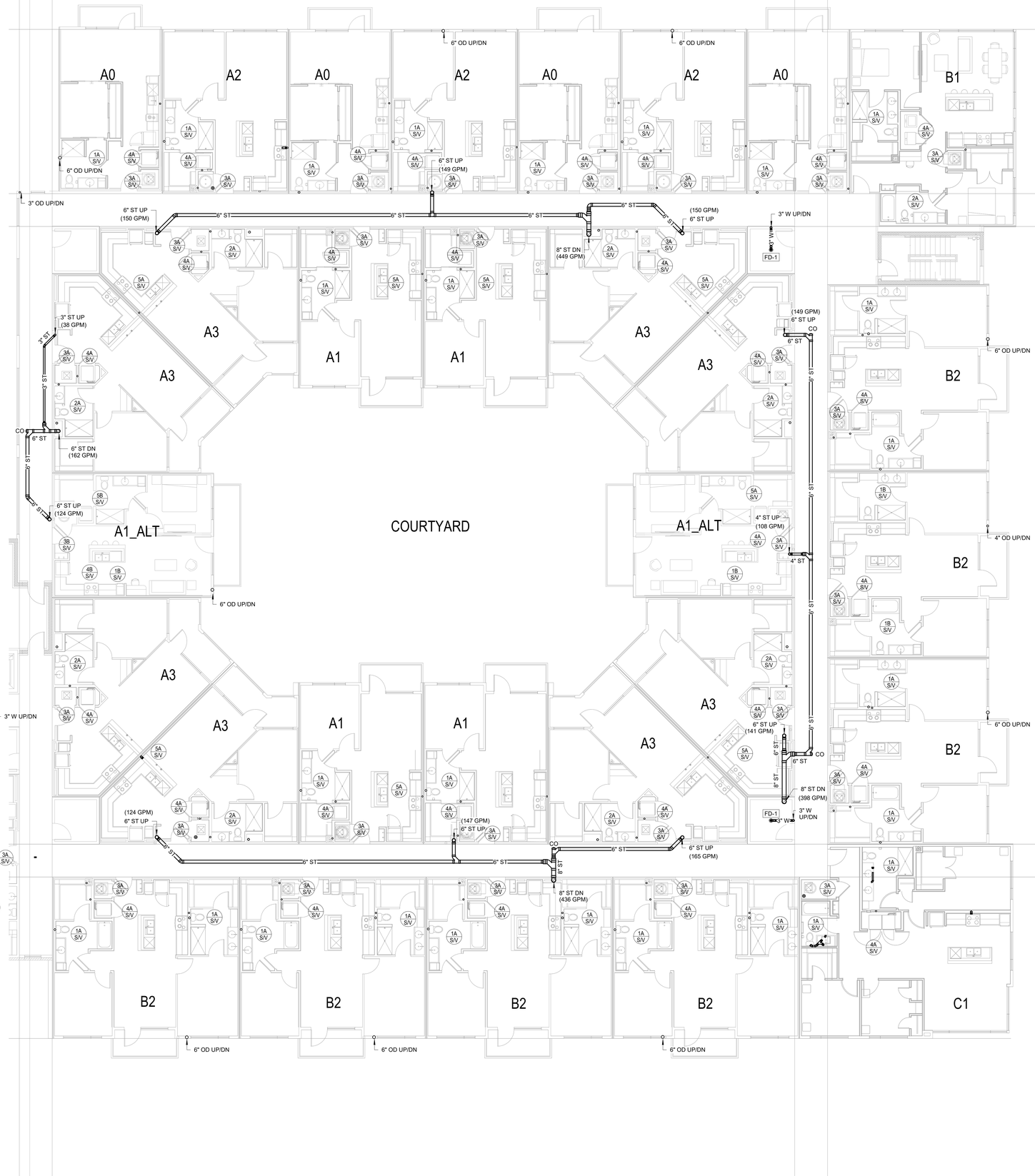
6" ST UP/DN
6" ST
PDD-1
PDD-1
6" ST
3" OD UP/DN
3B S/V
3A S/V
CO
6" ST
6" ST UP/DN
PDD-1
3" W UP/DN
3" W
FD-1
PDD-1
6" ST
6" ST
6" ST
6" ST UP
6" ST DN
EL
LOBBY
6" ST UP/DN
6" ST
6" ST
6" ST
6" ST




1 P2.23 LEVEL 2 SANITARY PLAN - SECTOR 3
1/8" = 1'-0"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SECOND FLOOR SANITARY PLAN - SECTOR 3

**SHEET NUMBER** P2.23
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1 P2.31 TYPICAL LEVEL SANITARY PLAN - SECTOR 1
1/8" = 1'-0"


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TYPICAL FLOOR SANITARY PLAN - SECTOR 1

| SHEET NUMBER | REVISION |
|---|---|
| P2.31 | |


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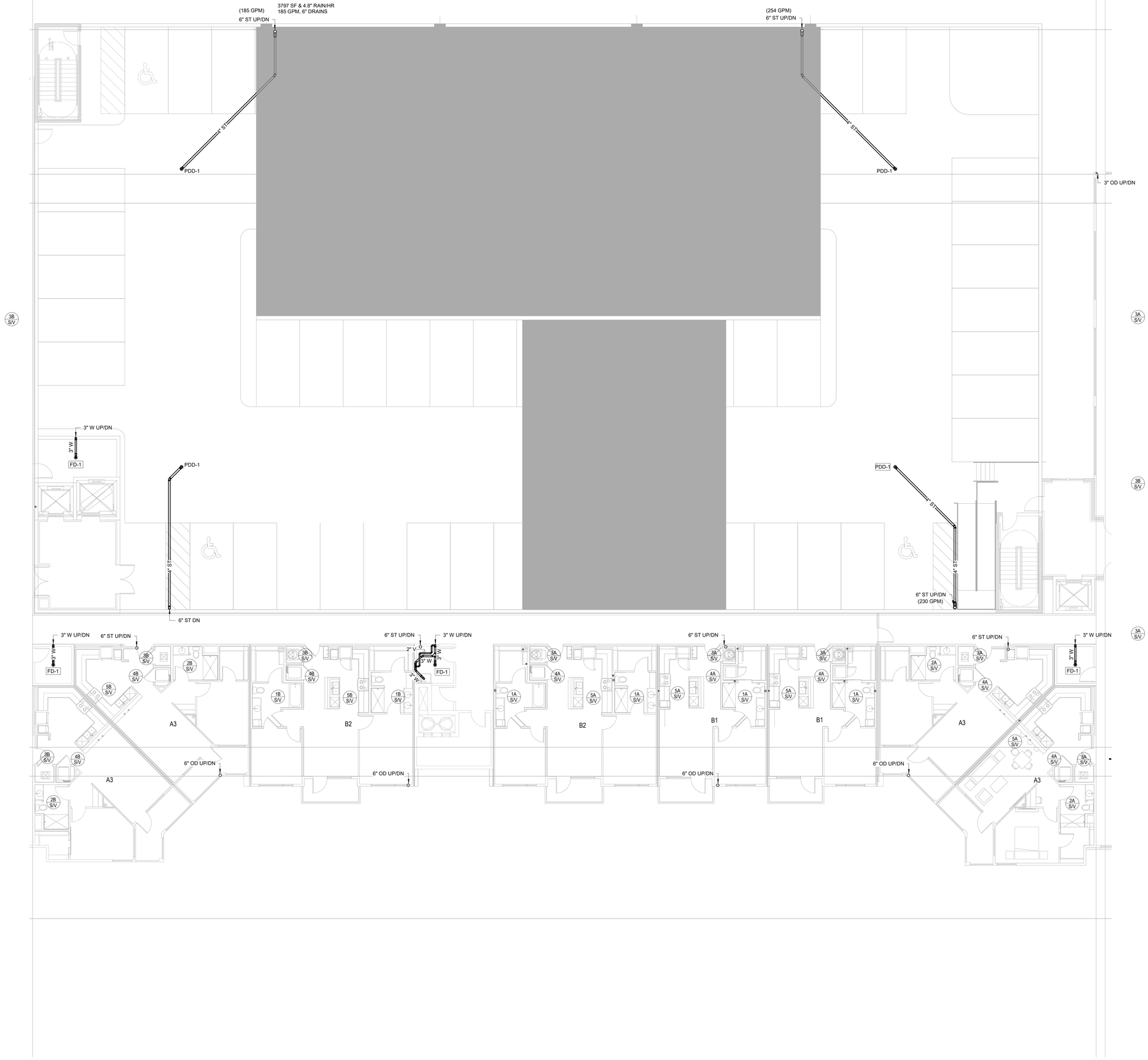


1 P2.32 TYPICAL LEVEL SANITARY PLAN - SECTOR 2
1/8" = 1'-0"


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## TYPICAL FLOOR SANITARY PLAN - SECTOR 2

**SHEET NUMBER** P2.32
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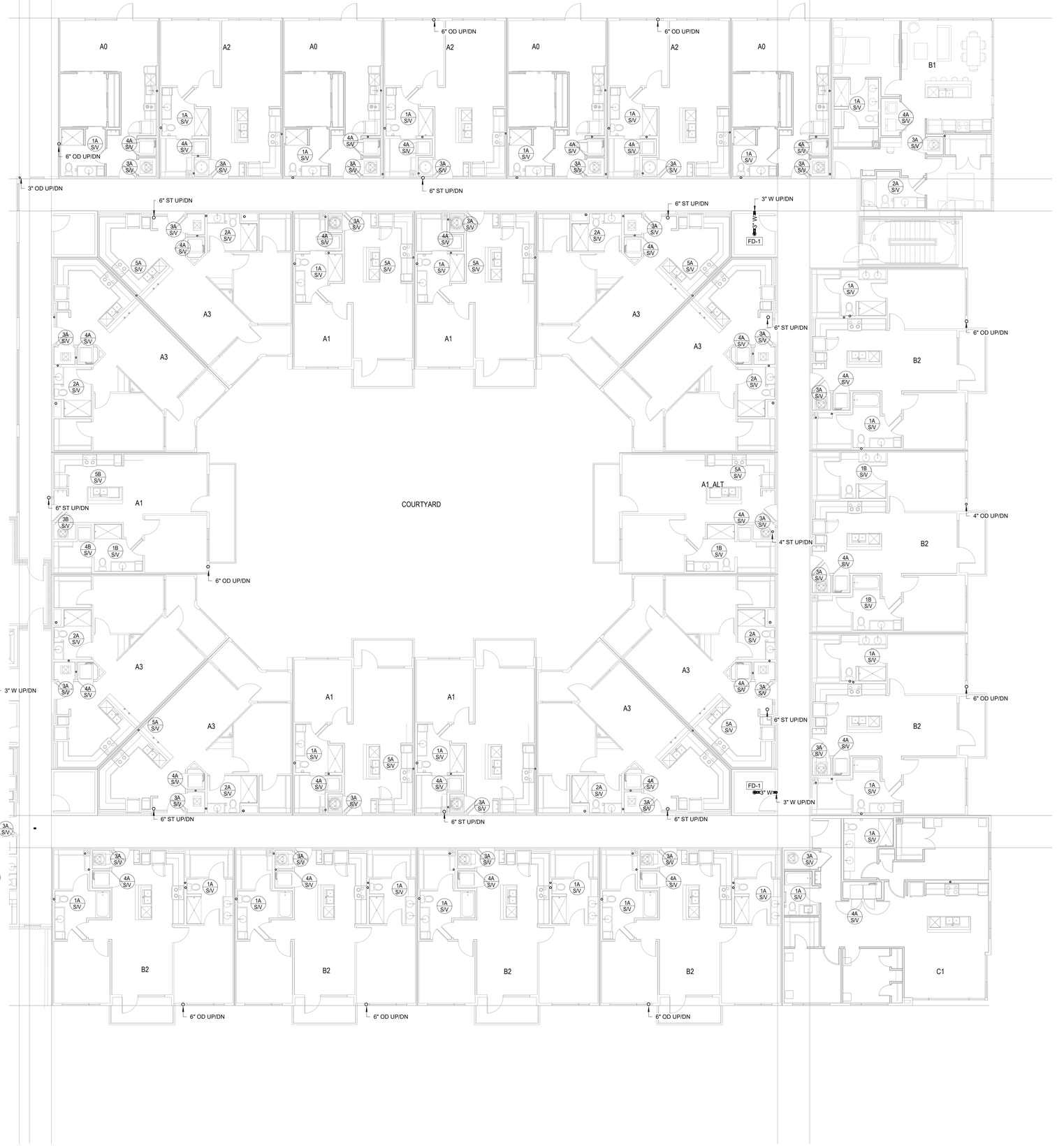


1 P2.33 TYPICAL LEVEL SANITARY PLAN - SECTOR 3
1/8" = 1'-0"


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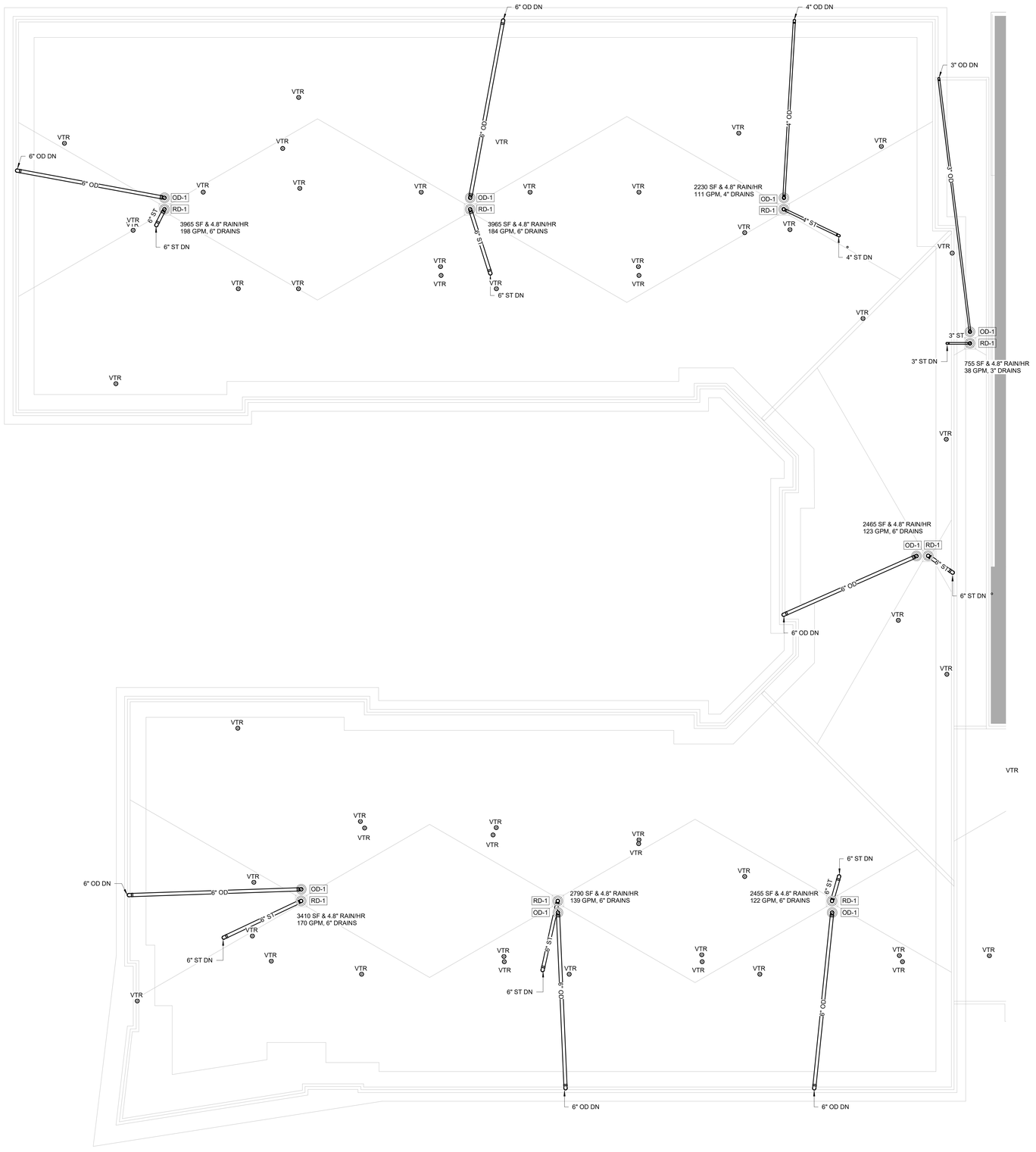


1 P2.51 ROOF DRAINAGE PLAN - SECTOR 1
1/8" = 1'-0"


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ROOF DRAINAGE PLAN - SECTOR 1

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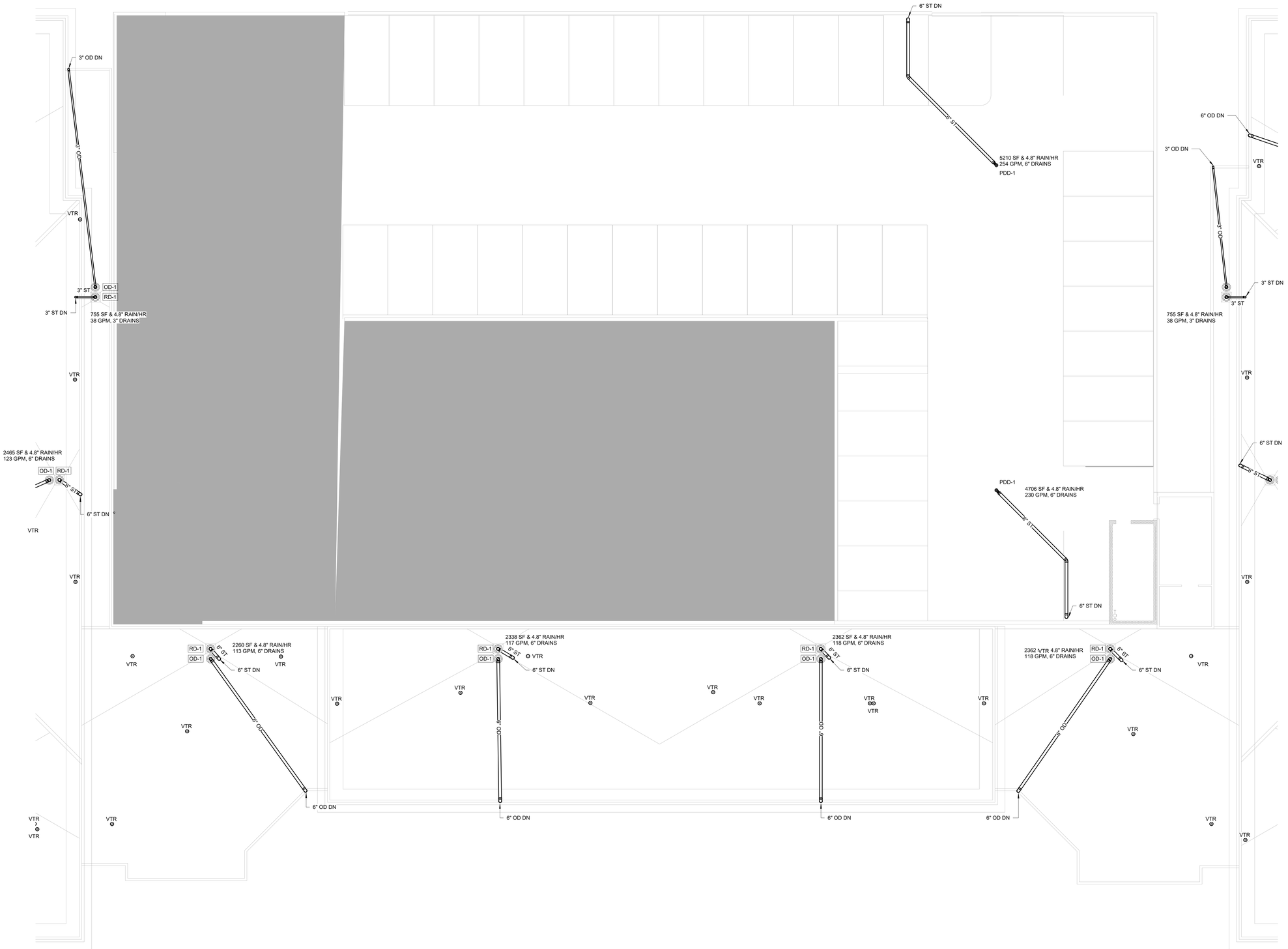


1 P2.52 ROOF DRAINAGE PLAN - SECTOR 2
1/8" = 1'-0"


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ROOF DRAINAGE PLAN - SECTOR 2

**SHEET NUMBER** P2.52
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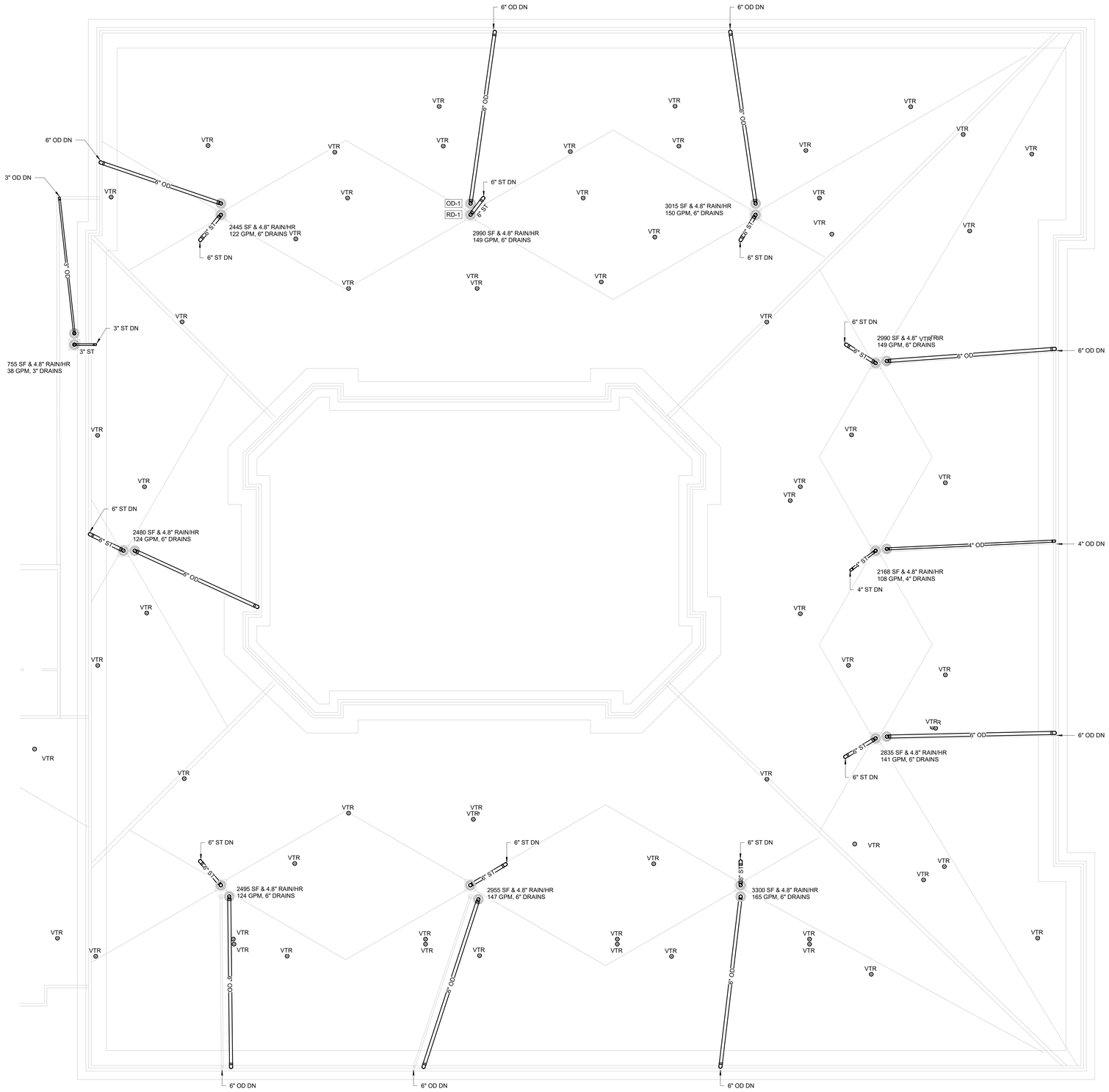


1 P2.53 ROOF DRAINAGE PLAN - SECTOR 3
1/8" = 1'-0"


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ROOF DRAINAGE PLAN - SECTOR 3

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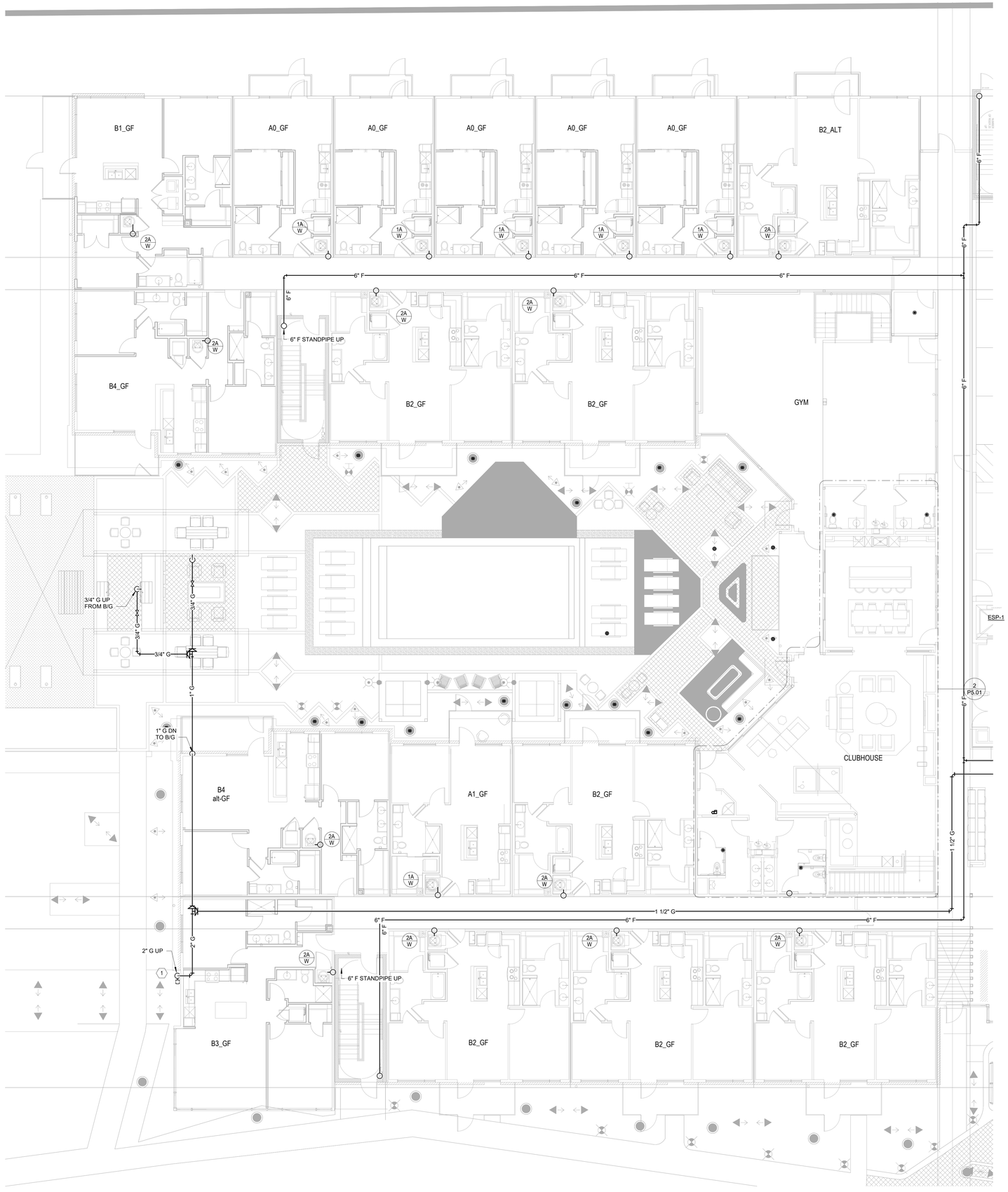


1 P3.11 LEVEL 1 SUPPLY PLAN - SECTOR 1
1/8" = 1'-0"

KEYED NOTES

1 NEW GAS METER TO BE PROVIDED BY LOCAL GAS COMPANY. SEE SITE CIVIL FOR CONTINUATION.


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FIRST FLOOR SUPPLY PLAN - SECTOR 1

**SHEET NUMBER** P3.11
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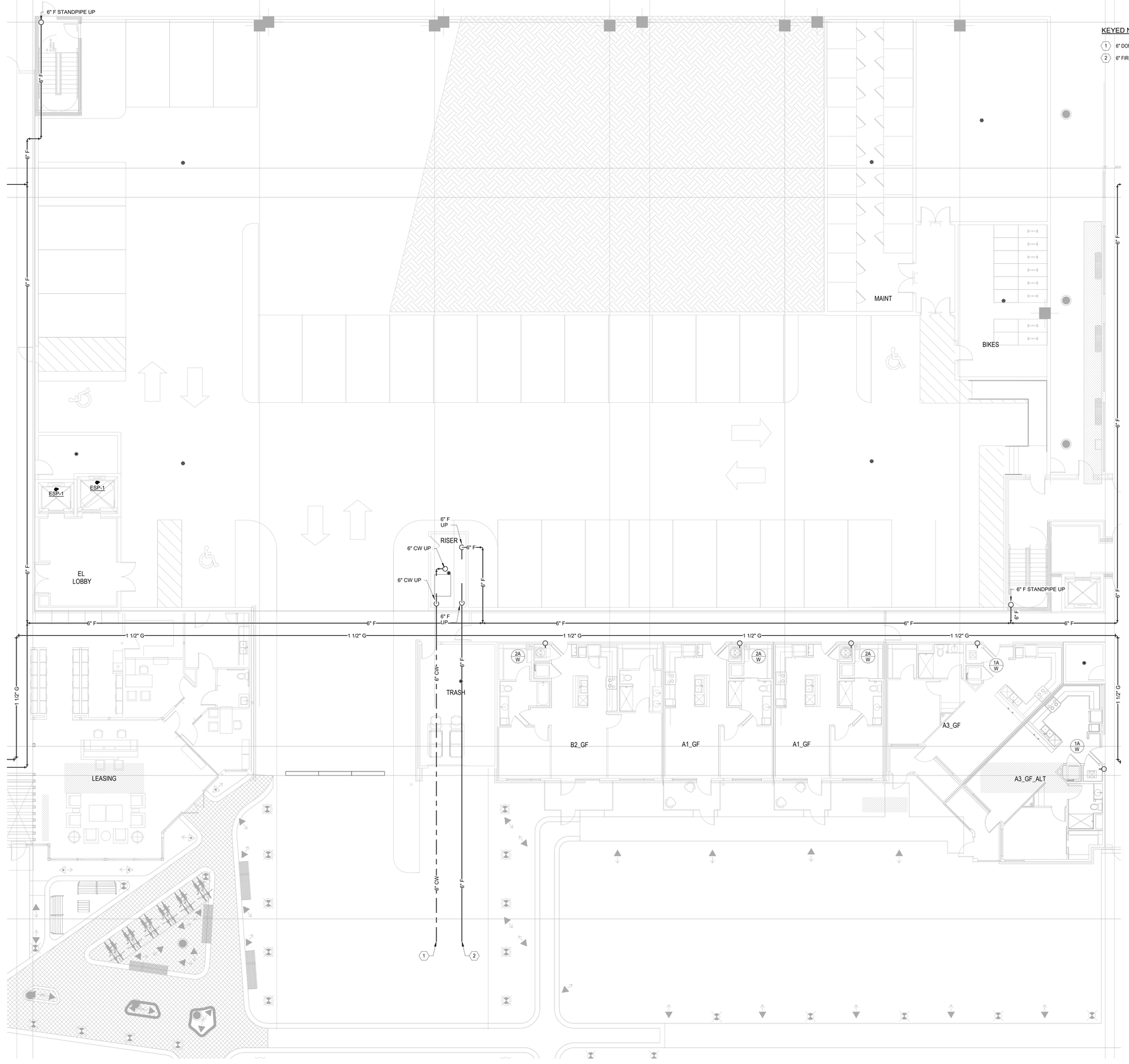
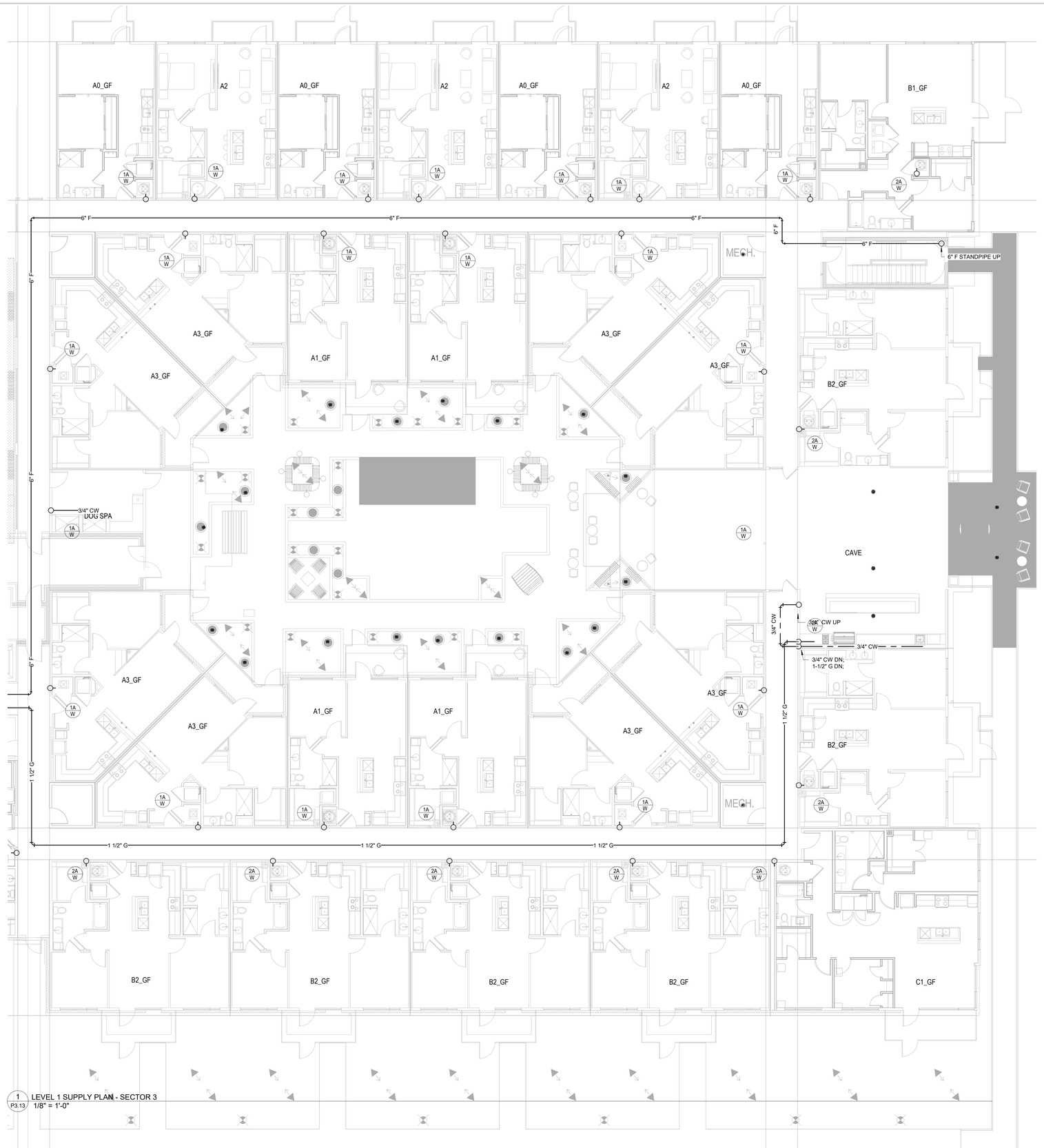

6" F STANDPIPE UP
6" F
6" F
6" F
6" F
ESP-1
ESP-1
EL
LOBBY
6" F
6" F
6" F
6" F




1 P3.13 LEVEL 1 SUPPLY PLAN - SECTOR 3
1/8" = 1'-0"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## FIRST FLOOR SUPPLY PLAN - SECTOR 3

| SHEET NUMBER | REVISION |
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| P3.13 | |


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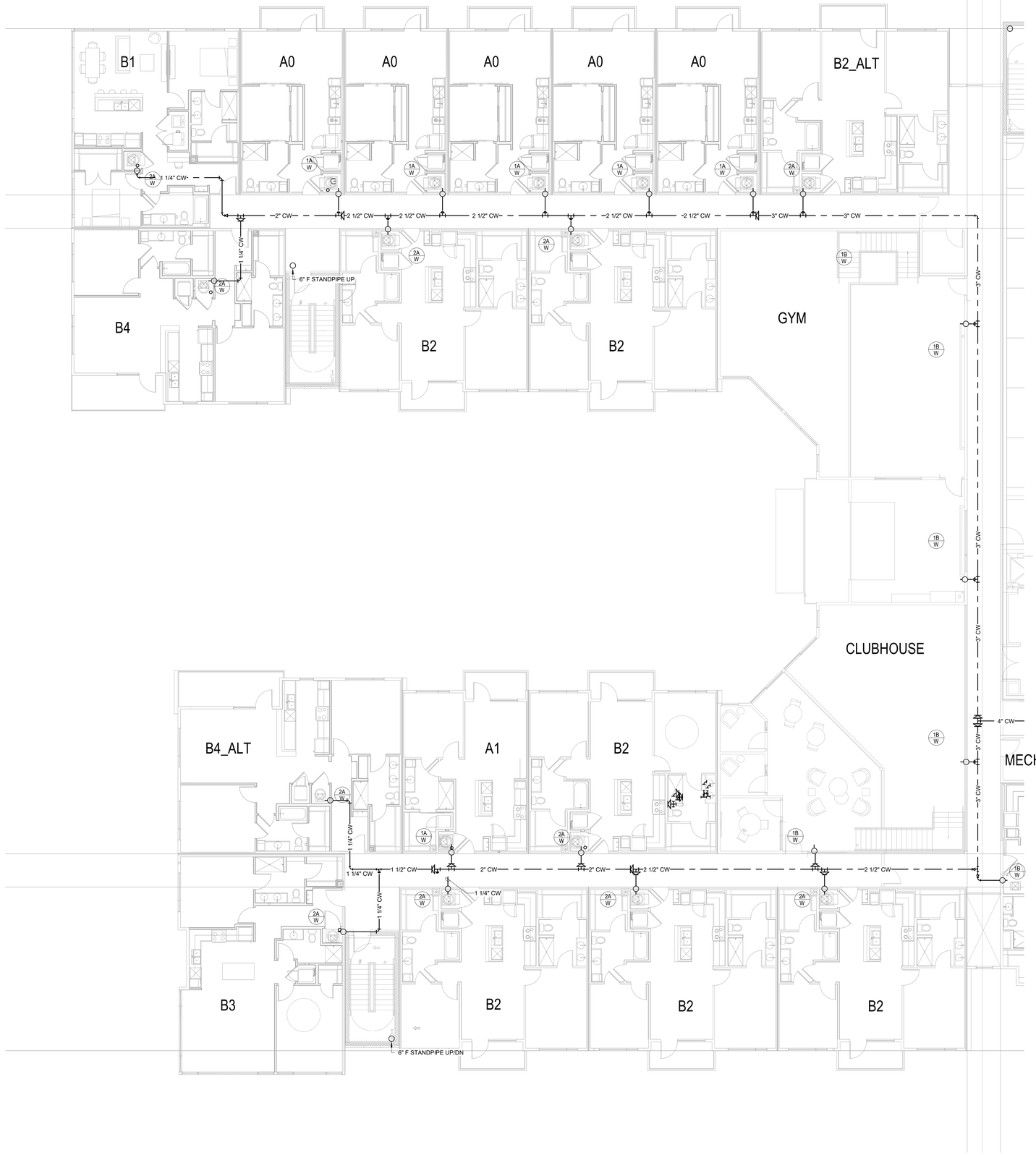


1 P3.21 LEVEL 2 SUPPLY PLAN - SECTOR 1
1/8" = 1'-0"


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SECOND FLOOR SUPPLY PLAN - SECTOR 1

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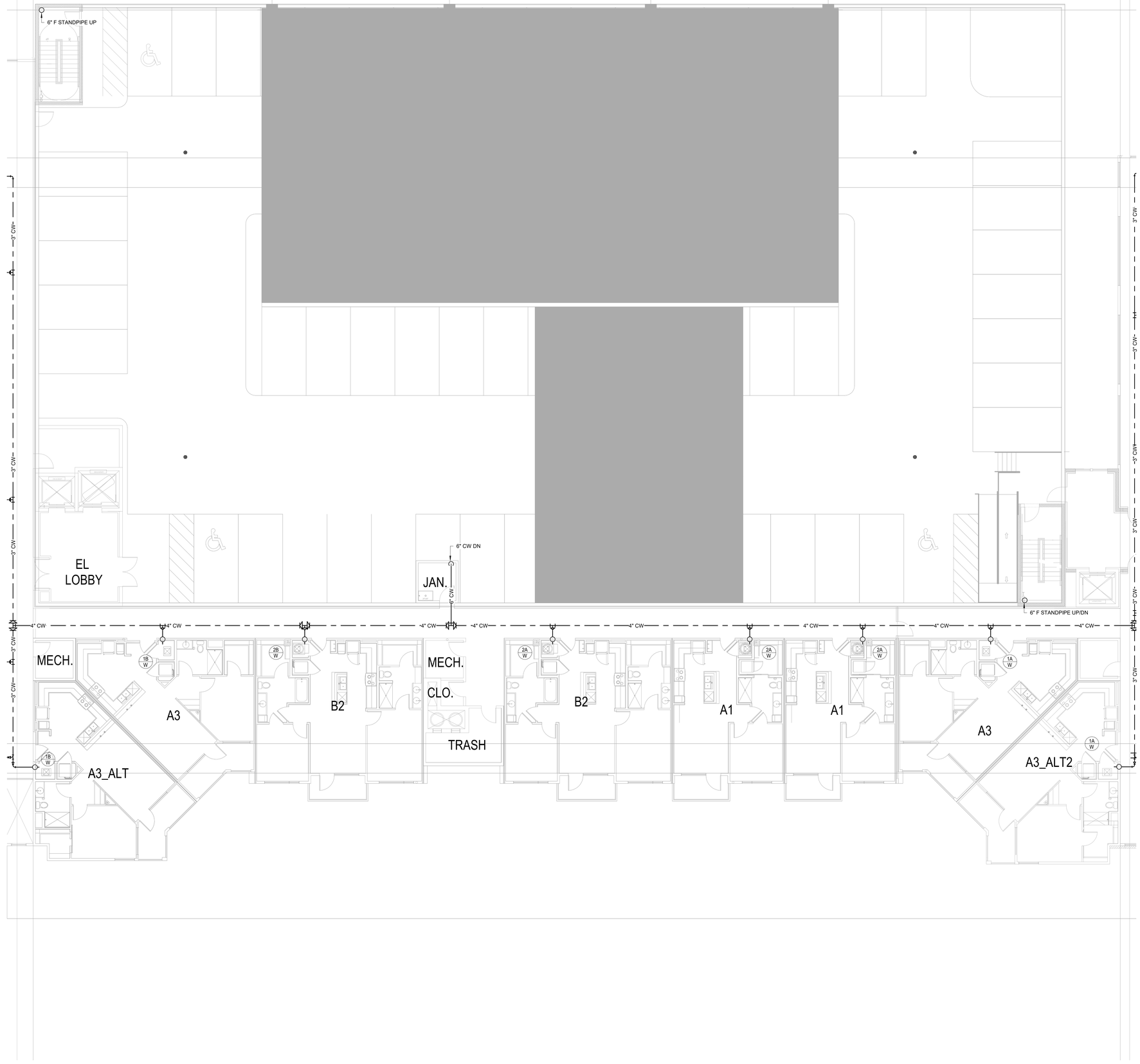


1 P3.22 LEVEL 2 SUPPLY PLAN - SECTOR 2
1/8" = 1'-0"


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SECOND FLOOR SUPPLY PLAN - SECTOR 2

**SHEET NUMBER** P3.22
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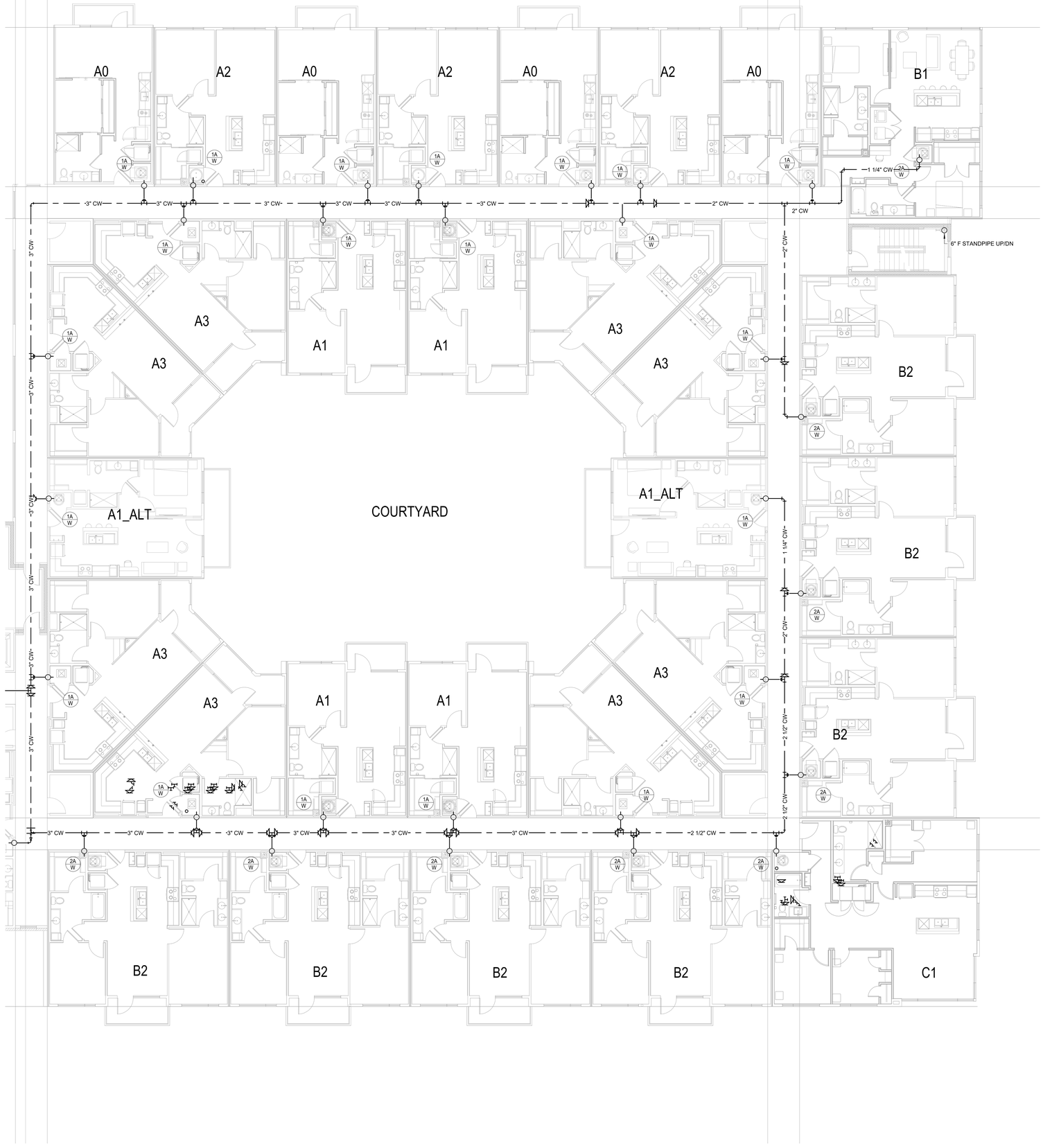


1 P3.23 LEVEL 2 SUPPLY PLAN - SECTOR 3
1/8" = 1'-0"


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| DECEMBER 15, 2023 | ISSUE FOR PRICING / BIDDING |

**Project Number**
2023-00687

# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

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| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

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|---|---|
| MBB | GDL |

**SHEET NAME**

SECOND FLOOR SUPPLY PLAN - SECTOR 3

| SHEET NUMBER | REVISION |
|---|---|
| P3.23 | |


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1 P3.31 LEVEL 3 SUPPLY PLAN - SECTOR 1
1/8" = 1'-0"


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**SHEET NAME**

## TYPICAL FLOOR SUPPLY PLAN - SECTOR 1

**SHEET NUMBER** P3.31
**REVISION**


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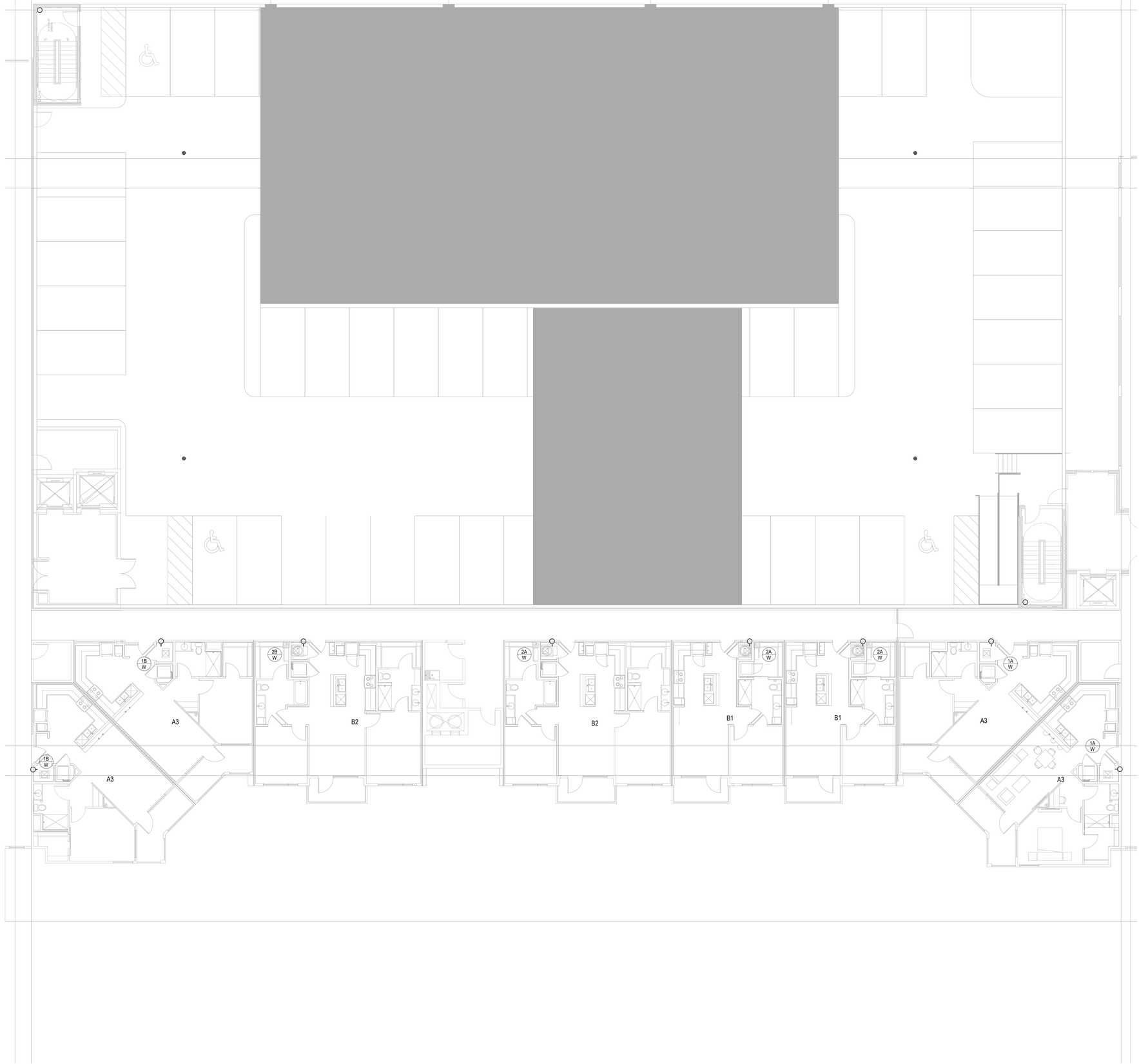


1 P3.32 LEVEL 3 SUPPLY PLAN - SECTOR 2
1/8" = 1'-0"

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**SHEET NAME**

## TYPICAL FLOOR SUPPLY PLAN - SECTOR 2

| SHEET NUMBER | REVISION |
|---|---|
| P3.32 | |

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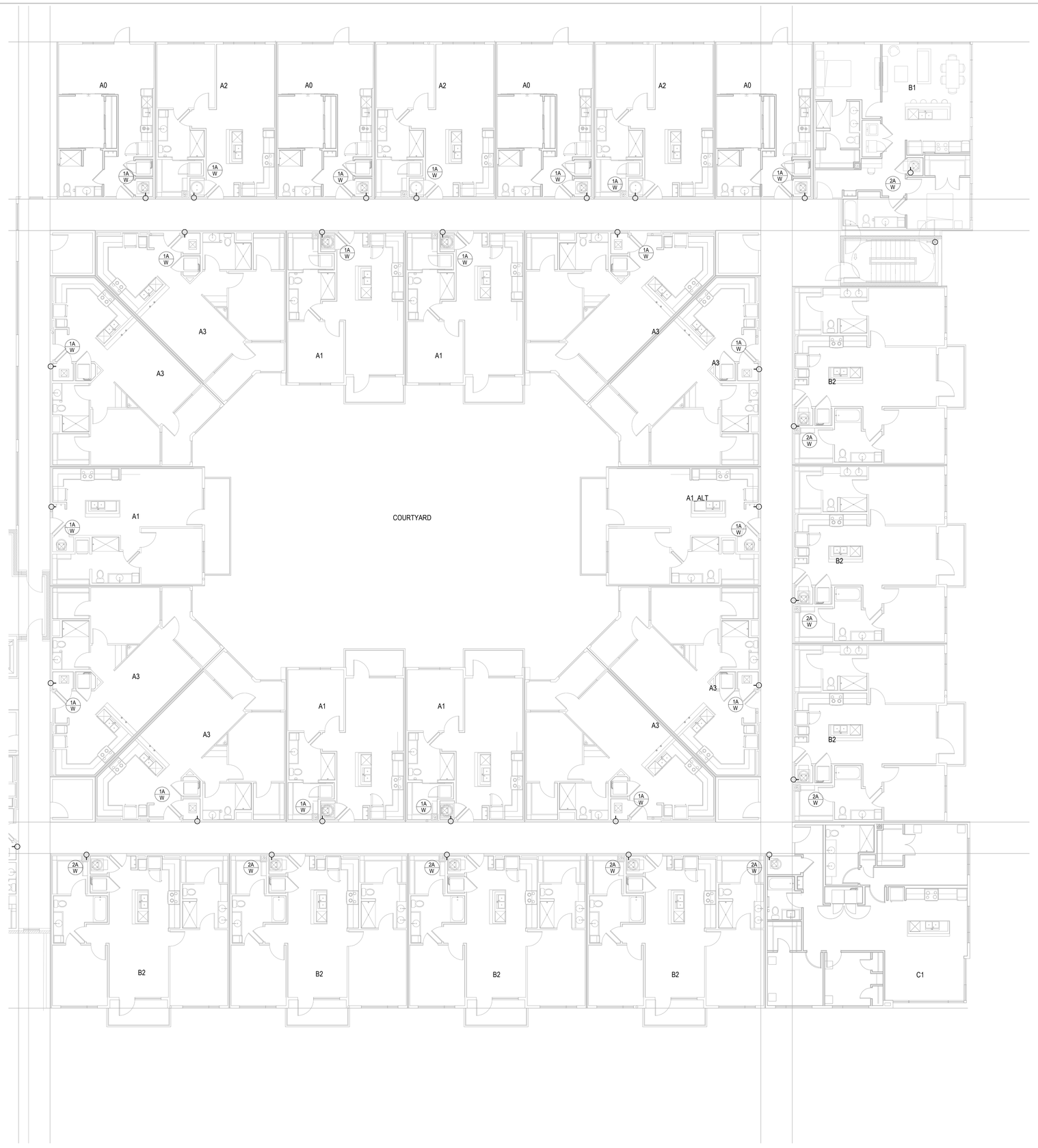


1 P3.33 LEVEL 3 SUPPLY PLAN - SECTOR 3
1/8" = 1'-0"

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TYPICAL FLOOR SUPPLY PLAN - SECTOR 3

**SHEET NUMBER** P3.33
**REVISION**

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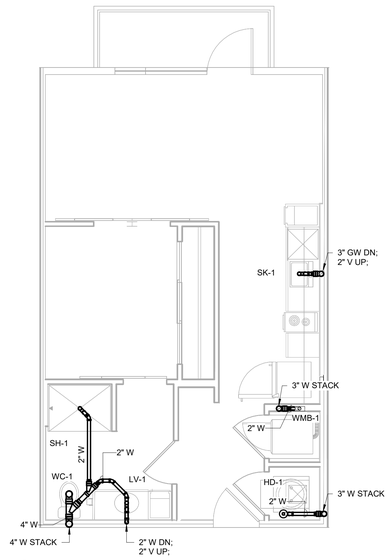
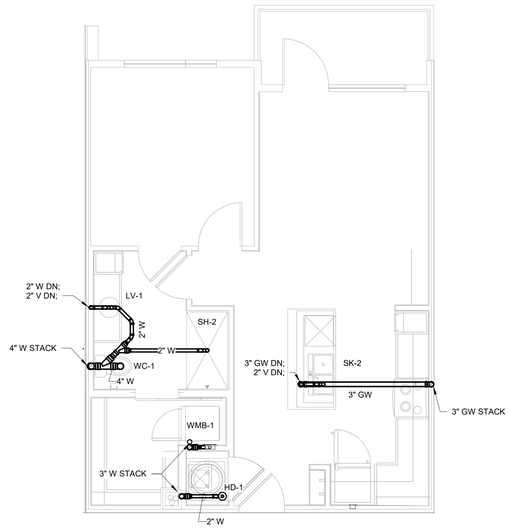
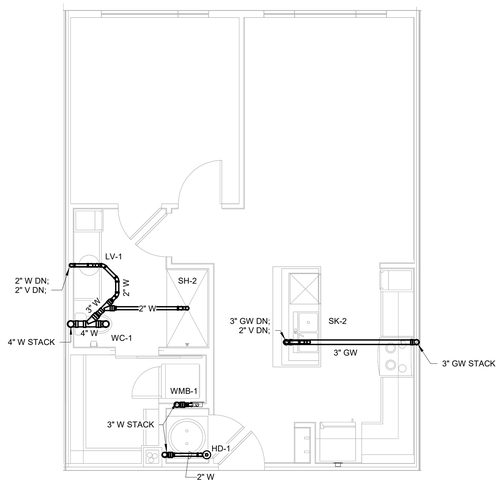



1 P4.01 UNIT A0 SANITARY PLAN
1/4" = 1'-0"




3 P4.01 UNIT A1 SANITARY PLAN
1/4" = 1'-0"




5 P4.01 UNIT A2 SANITARY PLAN
1/4" = 1'-0"

GENERAL NOTES:

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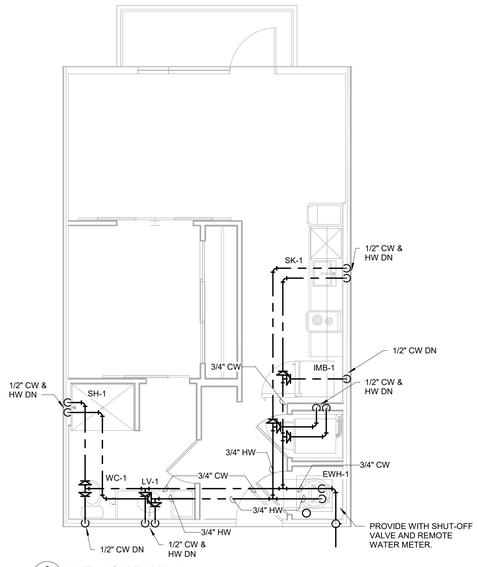
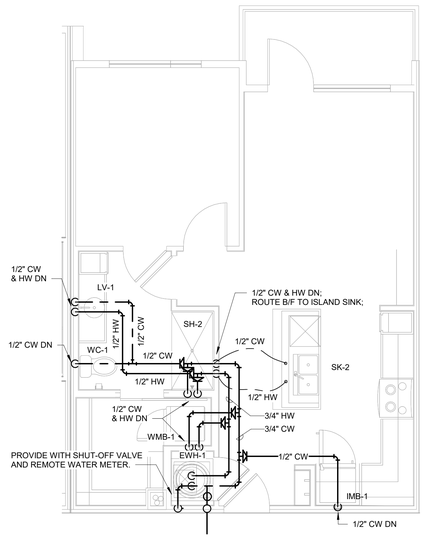
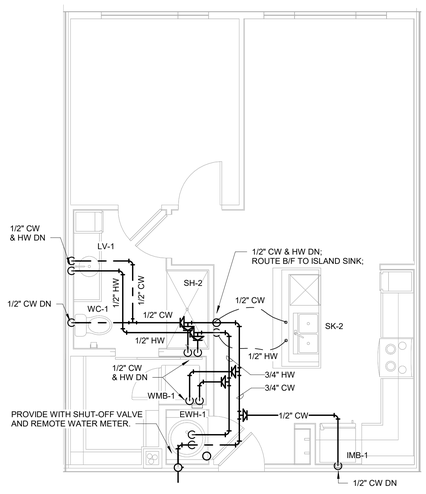
6. ALL VENT PIPNG SHALL BE 2" UNLESS SPECIFIED OTHERSWISE.




2 P4.01 UNIT A0 SUPPLY PLAN
1/4" = 1'-0"




4 P4.01 UNIT A1 SUPPLY PLAN
1/4" = 1'-0"




6 P4.01 UNIT A2 SUPPLY PLAN
1/4" = 1'-0"

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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

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**SHEET NAME**

ENLARGED UNIT PLUMBING PLANS

**SHEET NUMBER** P4.01
**REVISION**

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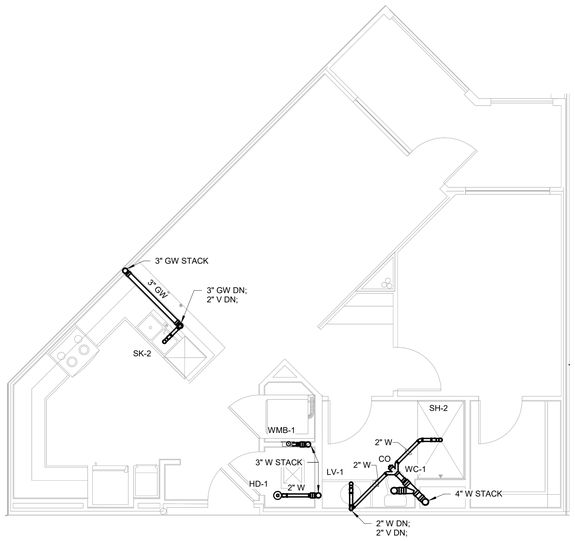
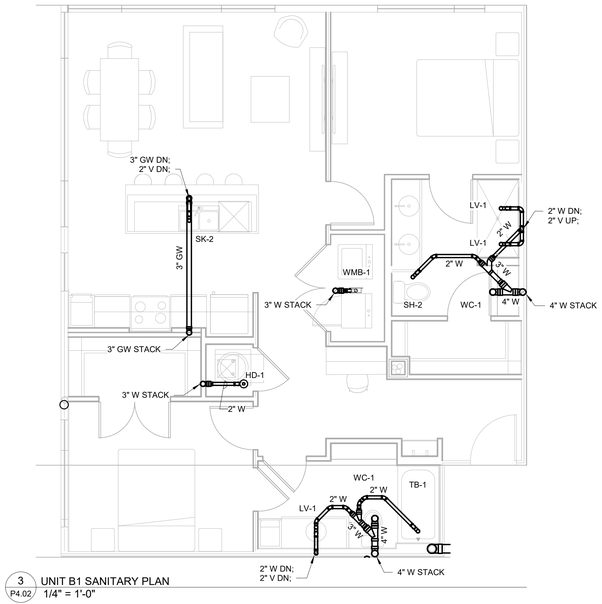
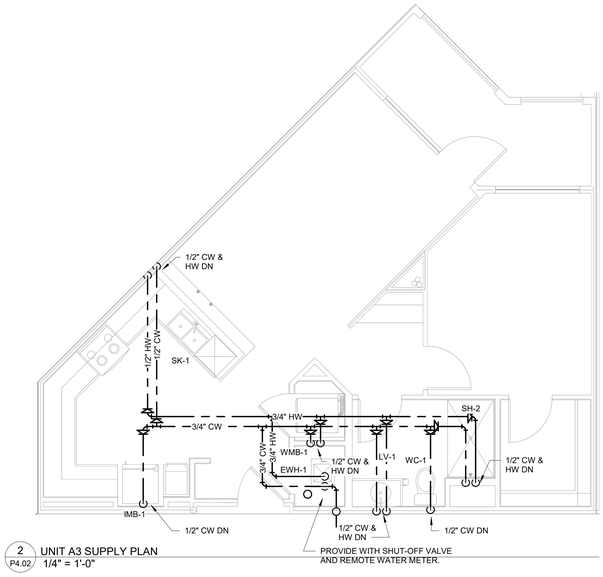


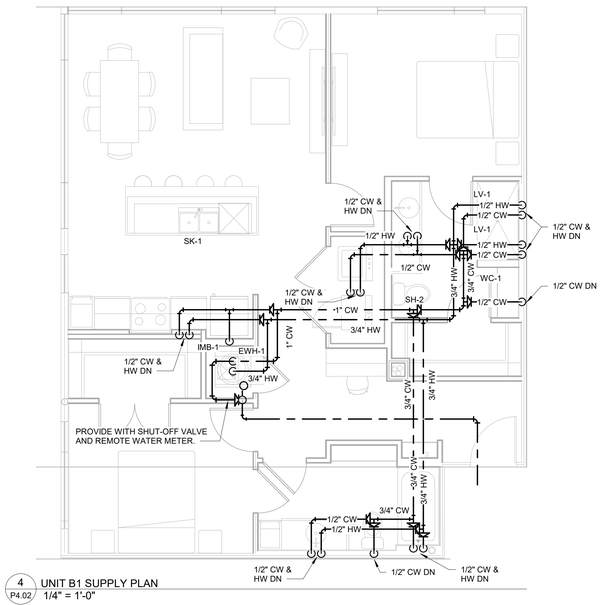

1 P4.02 UNIT A3 SANITARY PLAN
1/4" = 1'-0"




3 P4.02 UNIT B1 SANITARY PLAN
1/4" = 1'-0"




2 P4.02 UNIT A3 SUPPLY PLAN
1/4" = 1'-0"




4 P4.02 UNIT B1 SUPPLY PLAN
1/4" = 1'-0"

GENERAL NOTES:

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6. ALL VENT PIPNG SHALL BE 2" UNLESS SPECIFIED OTHERSWISE.

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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

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## ENLARGED UNIT PLUMBING PLANS

**SHEET NUMBER** P4.02
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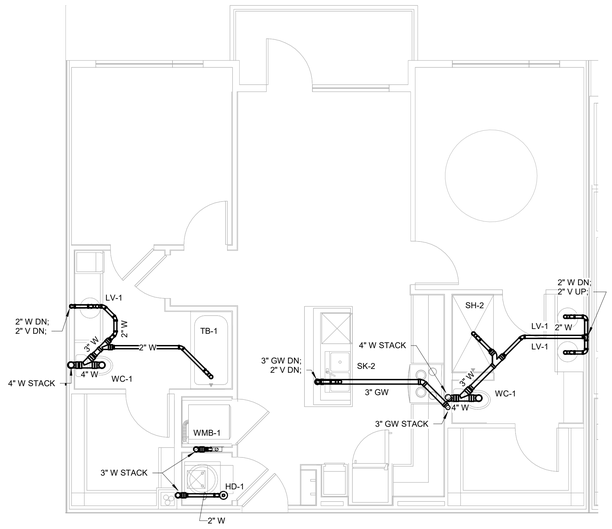
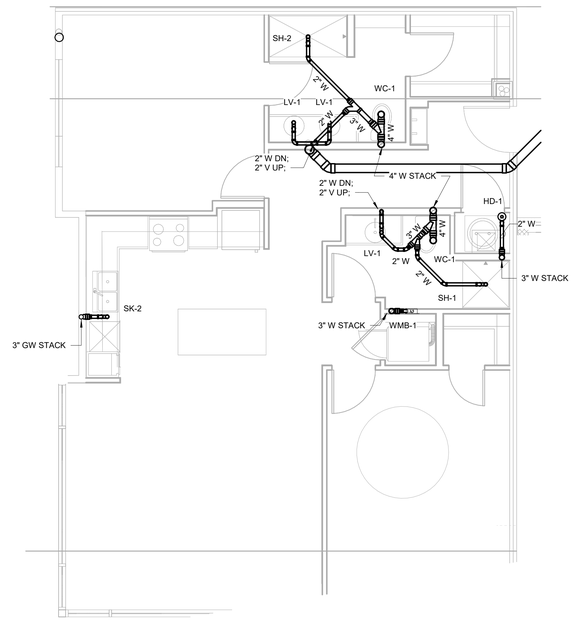
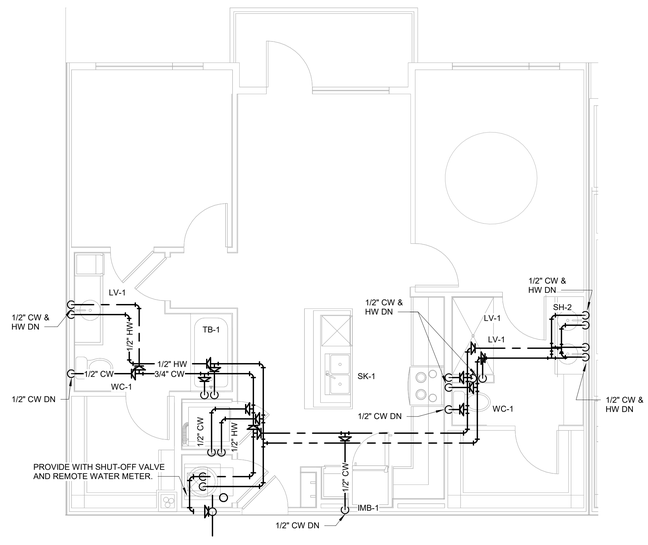


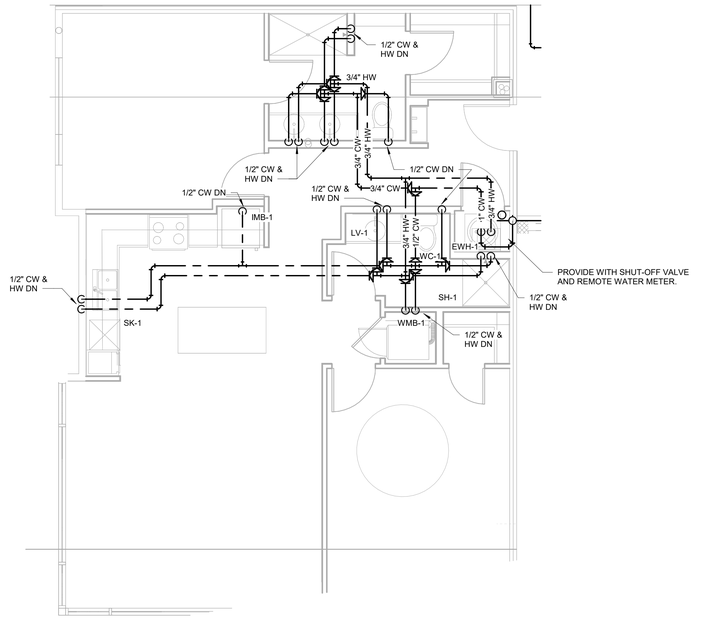

1 P4.03 UNIT B2 SANITARY PLAN
1/4" = 1'-0"




3 P4.03 UNIT B3 SANITARY PLAN
1/4" = 1'-0"




2 P4.03 UNIT B2 SUPPLY PLAN
1/4" = 1'-0"




4 P4.03 UNIT B3 SUPPLY PLAN
1/4" = 1'-0"

GENERAL NOTES:

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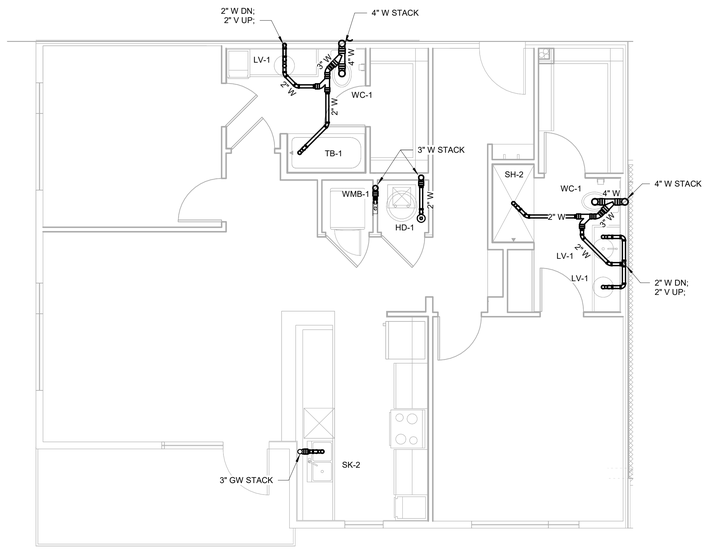
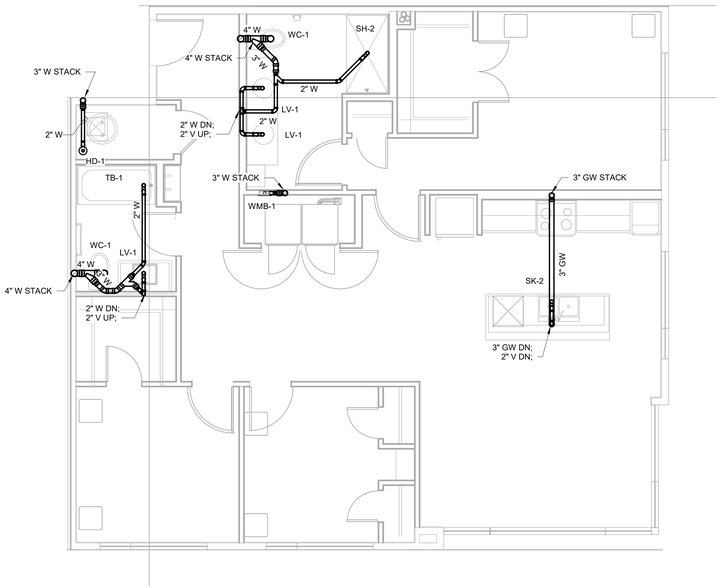



1 P4.04 UNIT B4 SANITARY PLAN
1/4" = 1'-0"




3 P4.04 UNIT C1 SANITARY PLAN
1/4" = 1'-0"

GENERAL NOTES:

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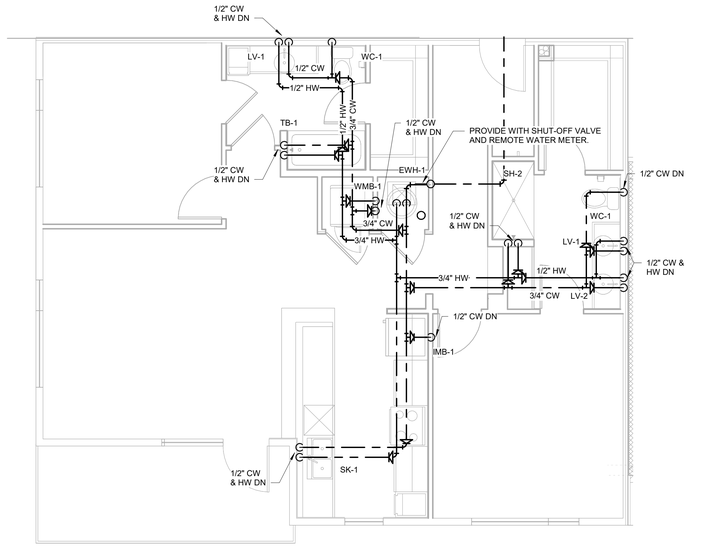
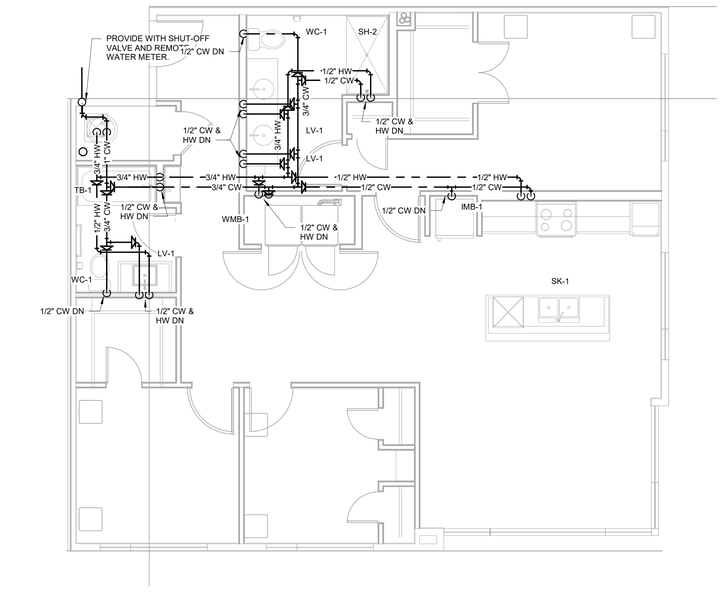



2 P4.04 UNIT B4 SUPPLY PLAN
1/4" = 1'-0"




4 P4.04 UNIT C1 SUPPLY PLAN
1/4" = 1'-0"

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# RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

**REVISIONS**

| Δ | DESCRIPTION | DATE |
|---|---|---|
| | ISSUE FOR PRICING / BIDDING | 12/15/2023 |

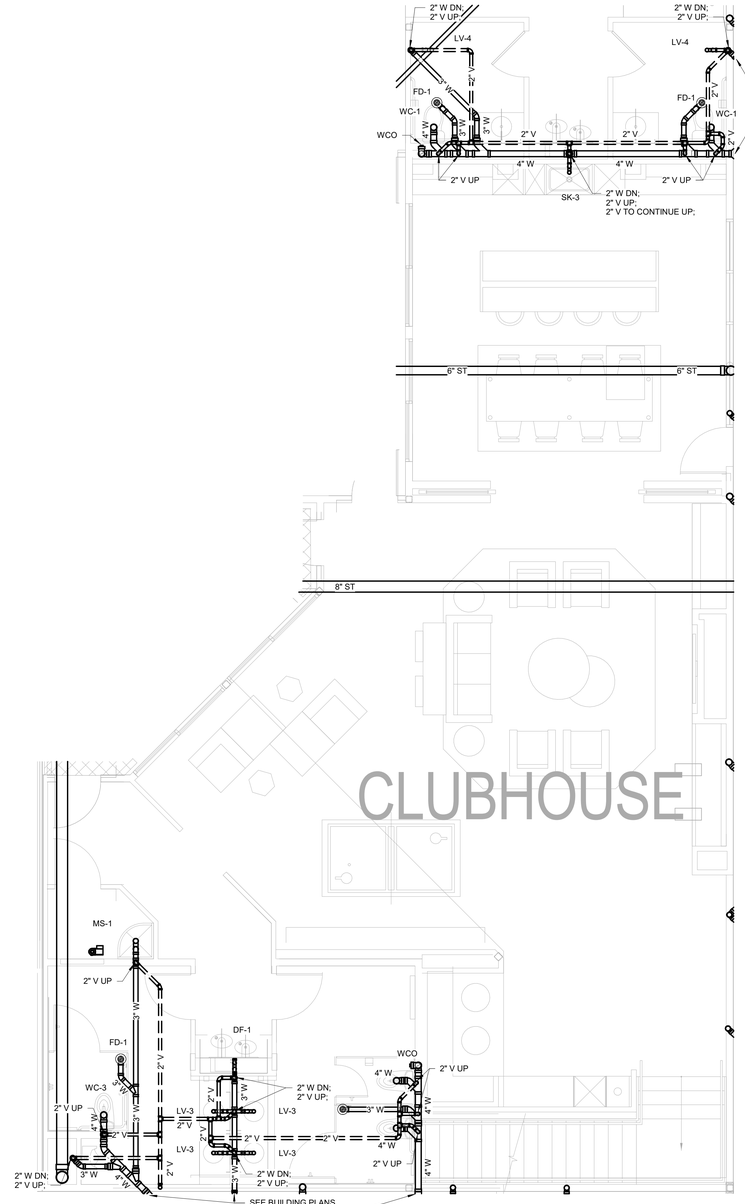
**CHECKED BY** MBB
**DRAWN BY** GDL

**SHEET NAME**

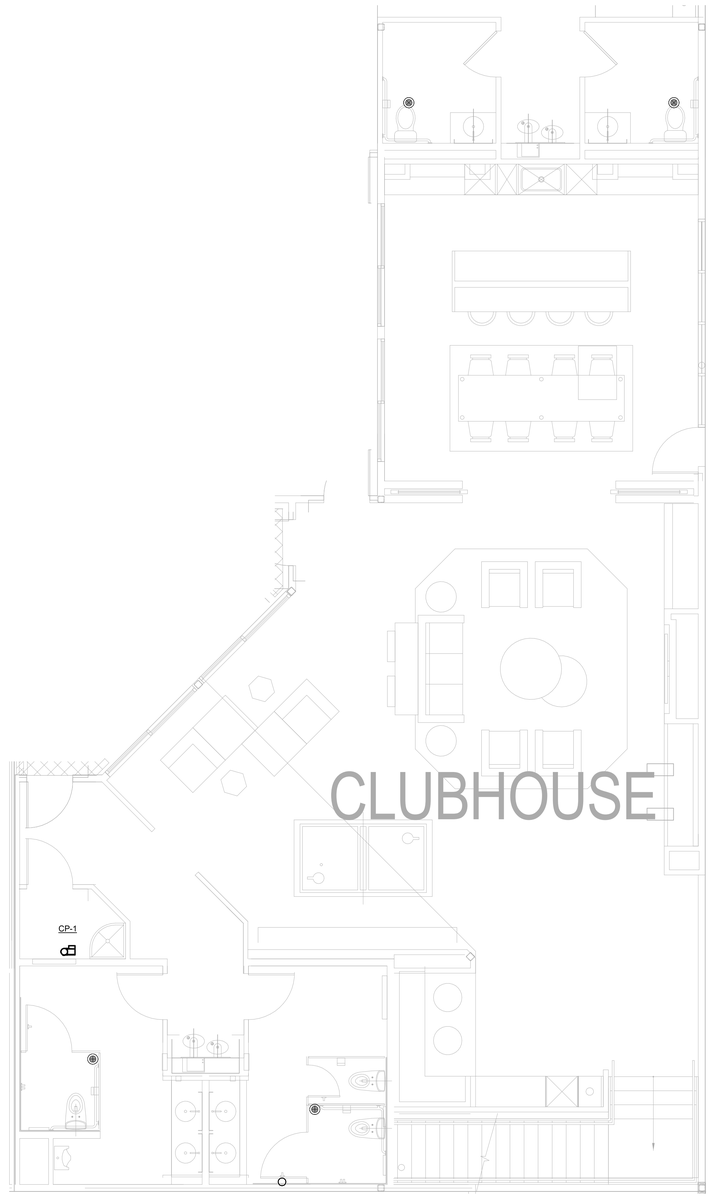
## ENLARGED UNIT PLUMBING PLANS

**SHEET NUMBER** P4.04
**REVISION**

11/10/2023 5:12:55 PM C:\Users\george.lironis\OneDrive - Salas OBrien\Documents\2023-00687 - PLUM_george.lironis.rvt



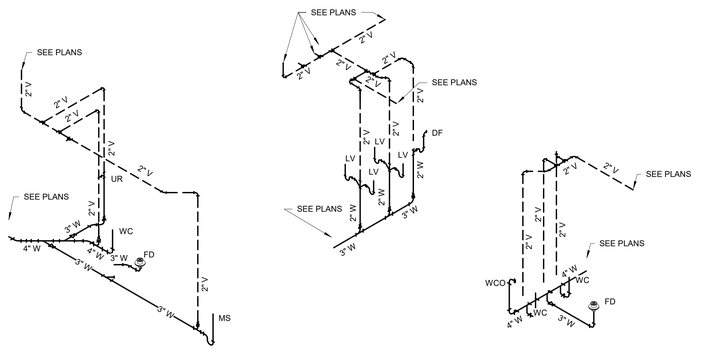

1 P5.01 CLUBHOUSE SANITARY PLAN
1/4" = 1'-0"



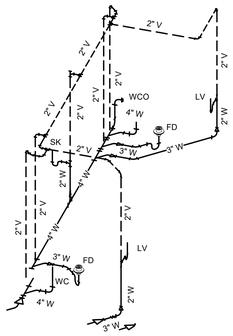

2 P5.01 CLUBHOUSE SUPPLY PLAN
1/4" = 1'-0"

KEYED NOTES

1 CONTRACTOR TO PROVIDE TRAP PRIMER TO FLOOR DRAIN. CONNECT TRAP PRIMER TO CLOSEST LAVATORY SINK.




3 P5.01 CLUBHOUSE SANITARY & VENT ISOMETRIC
NOT TO SCALE




6 P5.01 GYM/FITNESS RESTROOM SANITARY & VENT ISOMETRIC
NOT TO SCALE

Salas O'Brien
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Atlanta, GA 30339

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ENLARGE PLUMBING PLANS

**SHEET NUMBER** P5.01
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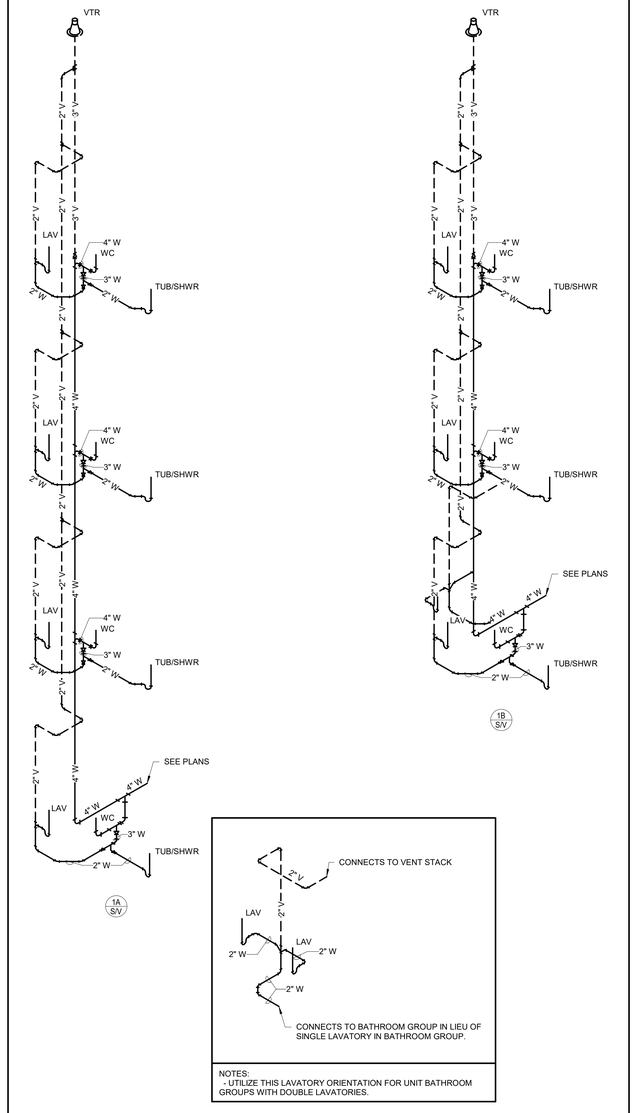
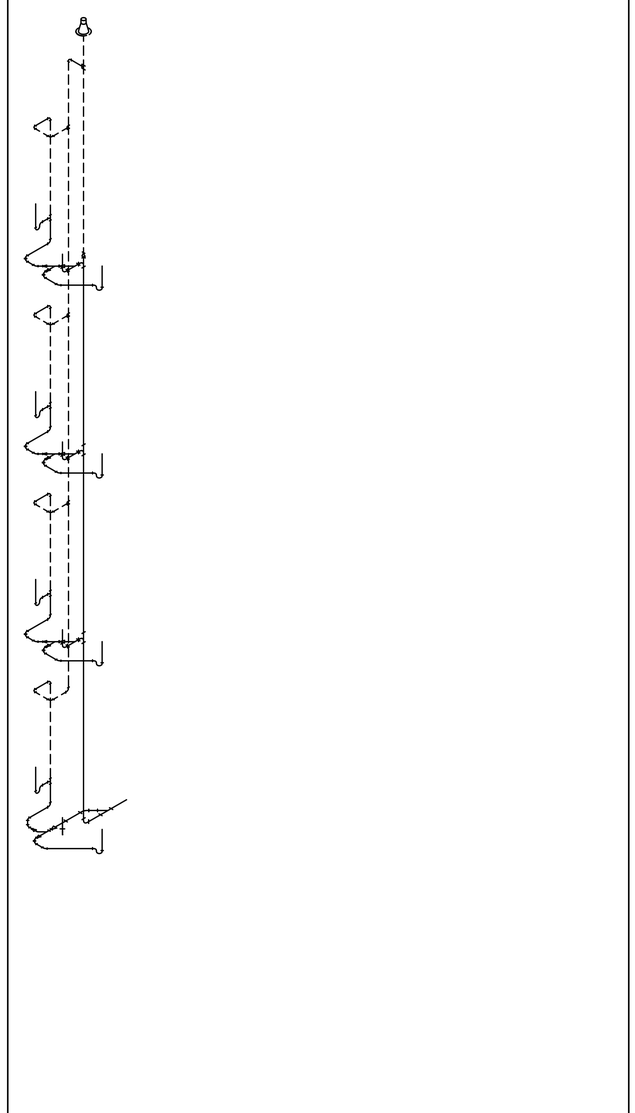



1 P6.01 TYPICAL TYPE 1 BATHROOM GROUP SANITARY & VENT ISOMETRIC
NOT TO SCALE



3 P6.01 TYPICAL TYPE 2 BATHROOM GROUP SANITARY & VENT ISOMETRIC
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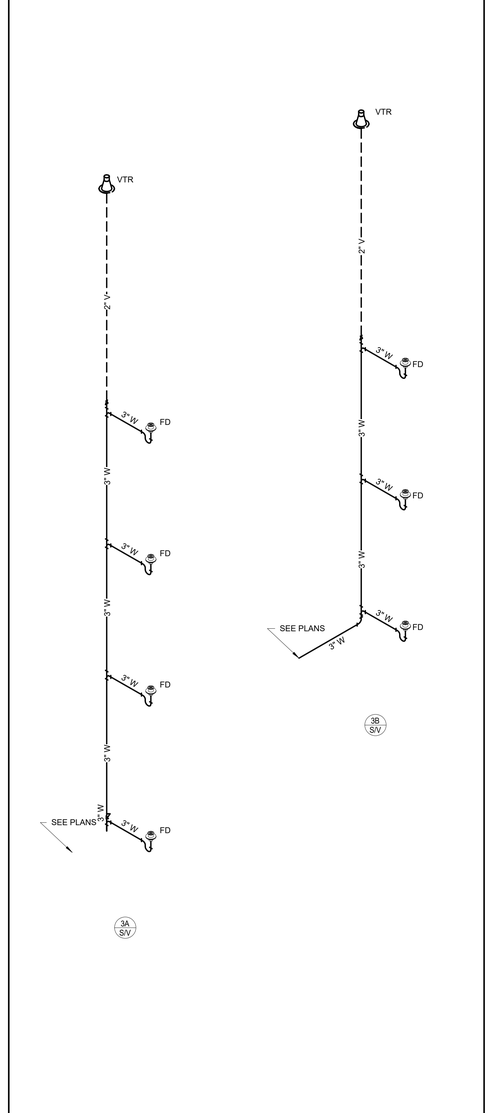
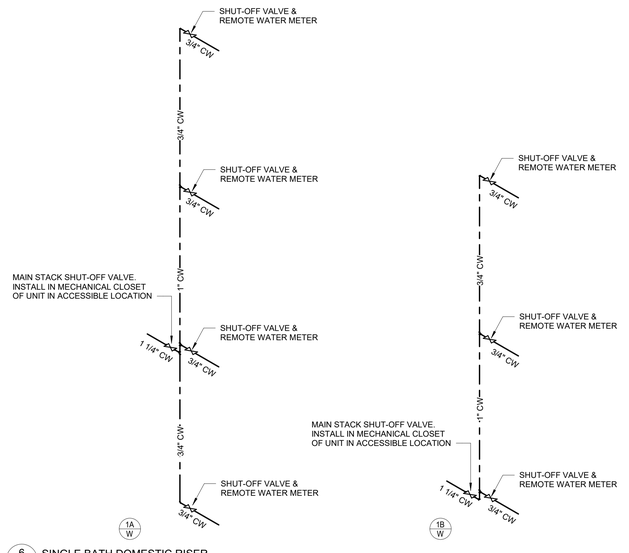
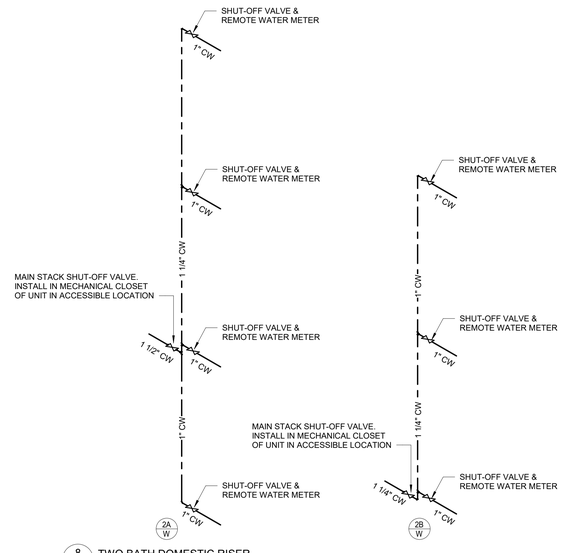



4 P6.01 MECHANICAL CLOSET SANITARY & VENT ISOMETRIC
NOT TO SCALE




6 P6.01 SINGLE BATH DOMESTIC RISER
NOT TO SCALE




8 P6.01 TWO BATH DOMESTIC RISER
NOT TO SCALE

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BATON ROUGE, LOUISIANA

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| MBB | GDL |

**SHEET NAME**

RISER DIAGRAMS

**SHEET NUMBER** P6.01

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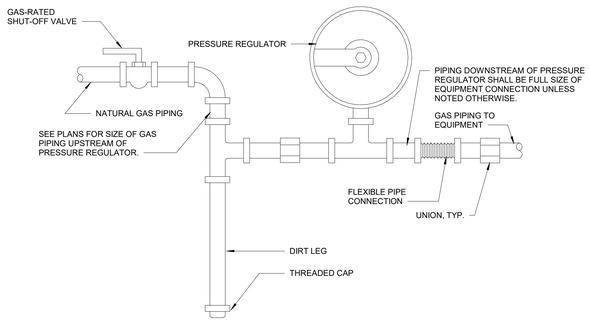
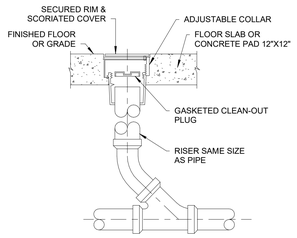



NOTES:

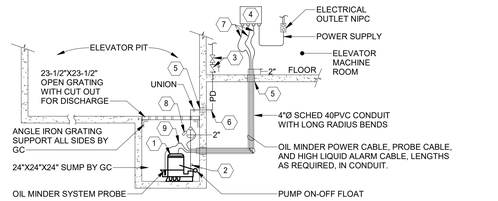
1. PRESSURE REGULATING VALVE VENT SHALL EXTEND TO BUILDING EXTERIOR OR HAVE VENT LIMITING MEANS.

1 P7.01 GAS PIPING DETAIL
NOT TO SCALE




2 P7.01 FLOOR CLEAN OUT
NOT TO SCALE

1. ELEVATOR SUMP PUMP. SEE PUMP SCHEDULE FOR ADDITIONAL INFORMATION.
2. BLEED HOLE 3/16"Ø.
3. CHECK VALVE AND FULL OPEN PORT SHUT-OFF VALVE.
4. ELEVATOR SUMP PUMP CONTROL PANEL WITH BUILT IN AUDIBLE AND VISUAL ALARM WHEN PUMP DOES NOT RUN DUE TO OIL IN PIT OR HIGH LIQUID ALARM. PROVIDE SILENCING BUTTON FOR AUDIBLE ALARM BUILT INTO PANEL. PANEL SHALL HAVE ADDITIONAL CONTACT FOR A REMOTE ALARM LOCATION.
5. WATER-TIGHT SLEEVE.
6. ALL BURIED PUMP PRESSURE DISCHARGE PIPING SHALL BE PROTECTED WITH TAPECOAT CT CORROSION PROTECTION TAPE.
7. OIL MINDER POWER CABLE, PROBE CABLE AND HIGH LIQUID ALARM CABLE.
8. HIGH LIQUID ALARM FLOAT WITH CLAMP DEVICE TO MOUNT TO PUMP DISCHARGE PIPING.
9. PROVIDE A MINIMUM OF 5 FEET EXTRA OF EACH CABLE (SLACK) ROLLED AND CLAMPED TO THE DISCHARGE PIPE TO ALLOW FOR THE REMOVAL OF THE PUMP FROM THE PIT.



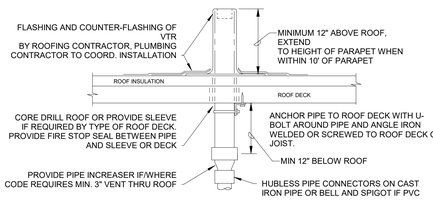

3 P7.01 ELEVATOR SUMP DETAIL
NOT TO SCALE




## KEYNOTES: (THIS DETAIL ONLY)

1. CAST IRON FLOOR DRAIN BODY WITH 1/2" TRAP PRIMER TAP AND 3" OUTLET.
2. CAST IRON INVERTIBLE CLAMPING COLLAR.
3. POLISHED NICKEL BRONZE 2-PIECE ADJUSTABLE STRAINER.
4. PUSH-ON NEOPRENE COMPRESSION GASKET.
5. WATERPROOF MEMBRANE CLAMPED TIGHTLY TO DRAIN BODY.
6. 1/2" DOMESTIC COLD WATER SUPPLY. CONCEAL IN WALL, ABOVE CEILING OR BELOW FLOOR.
7. 3" DEEP SEAL P-TRAP
8. PRESSURE ACTIVATED TRAP PRIMER VALVE. INSTALL MINIMUM 12" A.F.F. FOR EVERY 20' OF PRIMER LINE. IF DISTRIBUTION UNIT DU-4 IS USED, UP TO FOUR FLOOR DRAINS MAY BE SERVED FROM ONE TRAP PRIMER VALVE. INSTALL IN ACCESSIBLE LOCATION OR PROVIDE ACCESS PANEL FOR SERVICE.

4 P7.01 FLOOR DRAIN WITH TRAP PRIMER DETAIL
NOT TO SCALE




5 P7.01 VENT THRU ROOF DETAIL
NOT TO SCALE




6 P7.01 ELECTRIC WATER HEATER ON FLOOR (NO CP)
NOT TO SCALE




7 P7.01 ROOF DRAIN
NOT TO SCALE




8 P7.01 INSTANTANEOUS PIPING DETAIL
NOT TO SCALE




NOTES:

1. ANY ALTERNATIVE PRETREATMENT SYSTEM TO BE APPROVED BY WATER & POLLUTION CONTROL SECTION PRIOR TO INSTALLATION
2. USE MIFAB SUPER 1000 TANKS
3. SAMPLING MANHOLE TO BE INSTALLED UNLESS EXCLUDED BY W&PC.

9 P7.01 1000 GALLON GREASE INTERCEPTOR DETAIL
NOT TO SCALE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**SHEET NAME**

PLUMBING DETAILS

**SHEET NUMBER** P7.01
**REVISION**


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11/10/2023 5:13:12 PM

# RESIDENCE AT HIGHLANDS

## KEY REAL ESTATE

### BATON ROUGE, LA

PROJECT NO. 222205

## GENERAL NOTES

1. WALL LOCATIONS ARE FOR DESIGN INTENT ONLY. IT IS THE RESPONSIBILITY OF THE DEVELOPER/ BUILDER/ ARCHITECT TO ENSURE THAT ALL WORK IS IN COMPLIANCE WITH APPLICABLE CITY LAWS AND REGULATIONS, FEDERAL STATE AND LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.

2. DEVELOPER/ BUILDER/ ARCHITECT SHALL CHECK AND VERIFY THAT ALL MATERIALS AND FINISHES SPECIFIED CONFORM WITH LOCAL BUILDING, PLUMBING AND ELECTRICAL AND/ OR LIFE SAFETY CODES AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SUCH CODES.

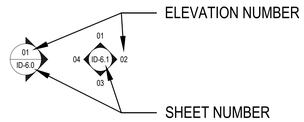
3. THIS IS A DESIGN INTENT DRAWING, NOT INTENDED FOR ARCHITECTURAL, ENGINEERING, OR CONSTRUCTION USE. SHOP DRAWINGS MUST BE PROVIDED TO THE DESIGNER FOR APPROVAL.

4. CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS IN THIS PACKAGE ARE TO BE ASSUMED FROM FINISH FACE TO FINISH FACE.

5. CONTRACTOR TO SUBMIT SAMPLE OF ALL FINISH SUBSTITUTIONS FOR DESIGNER APPROVAL PRIOR TO COMMENCING CONSTRUCTION.

6. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E E 84 OR UL 723. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS TO BE OF CLASS III MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253.

## GRAPHIC SYMBOLS

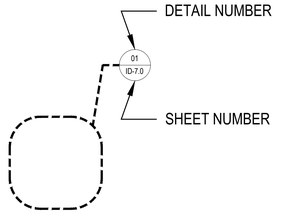



ELEVATION NUMBER

SHEET NUMBER

P-XXX

FINISH TYPE

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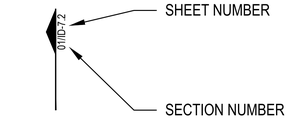
SHEET NUMBER

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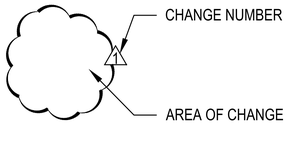
SECTION NUMBER




CHANGE NUMBER

AREA OF CHANGE

## ABBREVIATION INDEX

| | | | |
|---|---|---|---|
| A | ACCESSORIES | MT | METAL |
| AFF | ABOVE FINISH FLOOR | MW | MICROWAVE |
| AP | APPLIANCES | NIS | NOT IN SCOPE |
| ARCH | ARCHITECTURAL | NTS | NOT TO SCALE |
| ASST | ASSISTANT | OH | OPPOSITE HAND |
| BLDG | BUILDING | P | PAINT |
| BO | BOTTOM OF | PAN | PANTRY |
| BS | BACKSPLASH | PB | PLUMBING FIXTURE |
| C | CARPET | PKG | PACKAGE |
| CB | CABINETRY | PL | PLASTIC LAMINATE |
| CO | CONCRETE | PMS | PANTONE MATCHING SYSTEM |
| CONF | CONFERENCE | | |
| CORR | CORRIDOR | PWDR | POWDER |
| CK | CORK | QTY | QUANTITY |
| CLG | CEILING | REF | REFRIGERATOR |
| CP | CEILING PLUG | RF | RUBBER FLOORING |
| CLO | CLOSET | RM | ROOM |
| CL | CENTER LINE | RP | RESIN PANEL |
| CNTR | COUNTERTOP | RR | RESTROOM |
| CTR | CENTER | SG | SIGNAGE |
| ℄ | CENTERLINE | SIM | SIMILAR CONDITION |
| D | DOOR | SOM | SCHEDULE OF MATERIALS |
| DF | DRINKING FOUNTAIN | | |
| DRCP | DECORATIVE REFLECTED CEILING PLAN | SP | SPECIALTIES |
| | | ST | STONE |
| DW | DISHWASHER | STO | STORAGE |
| ELEC | ELECTRICAL | STRCT | STRUCTURAL |
| ELEV | ELEVATOR | SS | SOLID SURFACE |
| EQ | EQUAL | T | TILE |
| ETR | EXISTING TO REMAIN | TS | TRANSITION STRIP |
| FP | FLOOR PLUG | TRANS | TRANSITION |
| FV | FIELD VERIFY | TYP | TYPICAL |
| GL | GLASS | TV | TELEVISION |
| H | HARDWARE | UC | UNDER-COUNTER |
| HDR | HEADER | UNO | UNLESS NOTED OTHERWISE |
| HPAD | HPA DESIGN GROUP | | |
| HVAC | HEATING, VENTILATION & AIR CONDITIONING | UTL | UTILITY |
| | | V | VENEER |
| ICE | ICE MAKER | VEND | VENDING MACHINE |
| ID | INTERIOR DESIGN | VIF | VERIFY IN FIELD |
| INT | INTERIOR | VP | VINYL PLANK |
| JAN | JANITOR | WC | WALLCOVERING |
| L | DECORATIVE LIGHTING | WD | WOOD |
| LIN | LINEN CLOSET | W/D | WASHER / DRYER |
| M | MOULDING | WH | WATER HEATER |
| MECH | MECHANICAL | WIC | WALK-IN CLOSET |
| MEP | MECHANICAL, ELECTRICAL AND PLUMBING | WMD | WARMING DRAWER |
| | | WP | WALL PANEL |
| MGR | MANAGER | WS | WOOD STAIN |
| MIN | MINIMUM | WV | WOVEN VINYL |
| MIR | MIRROR | | |
| MSTR | MASTER | | |

## INDEX OF DRAWINGS

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| ID-0.1B | SCHEDULE OF MATERIALS - AMENITY | ● |
| ID-0.2A | SCHEDULE OF MATERIALS - UNITS | ● |
| ID-0.3A | SCHEDULE OF MATERIALS - CORRIDORS | ● |
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| ID-1.0 | CONSTRUCTION AND FINISH PLAN- LEVEL 01, CAVE, & DOG SPA | ● |
| ID-1.1 | CONSTRUCTION AND FINISH PLAN- LEVEL 02 | ● |
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| ID-2.0 | DECORATIVE REFLECTED CEILING PLAN- LEVEL 01, CAVE, & DOG SPA | ● |
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| ID-4.0 | FURNITURE PLAN- LEVEL 01, CAVE, & DOG SPA | ● |
| ID-4.1 | FURNITURE PLAN- LEVEL 02 | ● |
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| ID-5.0 | POWER PLAN- LEVEL 01, CAVE, & DOG SPA | ● |
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| ID-9.0 | CONSTRUCTION AND FINISH PLAN - TYP. CORRIDORS | ● |
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| ID-9.2 | FLOOR FINISH PLAN - TYP. CORRIDORS | ● |
| | | |


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RESIDENCES AT HIGHLANDS
BATON ROUGE, LA
KEY REAL ESTATE

INTERIOR DESIGN SET
ISSUE: ISSUE FOR PRICING
DATE: 12.15.2023
SCALE: NONE
REVISIONS:

| # | DATE | COMMENTS |
|---|---|---|
| | | |

SHEET TITLE: COVER SHEET

SHEET NO.
ID-0.0

222205

# SCHEDULE OF MATERIALS - RESIDENCE AT HIGHLANDS - AMENITY

| MATERIAL | AREA/ LOCATION | VENDOR | PATTERN NAME / NUMBER | COLOR | FINISH / SIZE | PRICE | MISCELLANEOUS / NOTES |
|---|---|---|---|---|---|---|---|
| **Appliances** | | | | | | | |
| AP-100 | Break Room Refrigerator | GE Appliances<br>1.800.626.2005 | 19.2 Cu.Ft. Energy Star® Top-Freezer Refrigerator<br>GTE19JSNRSS | Stainless Steel | 29-3/4"W x 66-3/8"H x 34-1/2"D | $1279 MSRP | Energy Star Certified, ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-101 | Break Room and Kitchen Dishwasher | GE Appliances<br>1.800.626.2005 | ADA Compliant Stainless Steel Interior Dishwasher with Sanitize Cycle<br>GDT225SSLSS | Stainless Steel | 23-3/4"W x 32-1/4"H x 23-1/2"D | $999 MSRP | ADA Compliant, Energy Star Qualified. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-102 | Break Room and Kitchen Warming Drawer | GE Appliances<br>1.800.626.2005 | GE Profile 27" Warming Drawer<br>PJ7000SFSS | Stainless | 26-3/4"W x 10-1/2"H<br>x 23-3/4"D | $1629 MSRP | ADA Compliant. Mount in compliance with ADA Requirements. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-103 | Coffee Bar, Kitchen Undercounter Refrigerator | Marvel<br>800-223-3900<br>www.agamarvel.com/marvel/ | 24" Low Profile Built-In Refrigerator<br>MARE224-SS41A Right Swing<br>MARE224-SS51A Left Swing | Stainless Steel | 24"W x 24"D x31.25"H | $2799 MSRP | ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-104 | Kitchen Ice Maker | Marvel<br>800-223-3900<br>www.agamarvel.com/marvel/ | 15" Low Profile Built-in Crescent Ice Machine<br>MACR215-SS01B | Stainless Steel | 32"W x 23.72"D x 32"H | $3299 MSRP | ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-105 | Cave Undercounter Refrigerator | Summit Appliances<br>718.893.3900 | Shallow Depth, 24" Wide Outdoor Commercial All-Refrigerator<br>SPR618OSADA | Stainless Steel | 23.38"W x 17.75"D x32"H | $986 MSRP | ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-106 | Cave Undercounter Ice | Summit Appliances<br>718.893.3900 | Built-In Outdoor 50lb Clear Commercial Icemaker<br>BIM470SADA | Stainless Steel | 14.5"W x 32.38"H x 23.25"D | $1693 MSRP | ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Cabinetry** | | | | | | | |
| CB-100 | Break Room & Mail Room Cabinetry | Per GC | Shaker Style<br>Paint Grade Maple | P-100 | Varies | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| CB-101 | Leasing Desk, Fitness & Pet Spa Cabinetry | Per GC | Shaker Style<br>Stain Grade Maple | Stain to match T-100 | Varies | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| CB-102 | Coffee Bar Cabinetry | Per GC | Shaker Style<br>Stain Grade Maple | P-105 | Varies | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| CB-103 | Kitchen Cabinetry | Per GC | Shaker Style<br>Stain Grade Maple | P-104 | Varies | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| CB-104 | Cave Cabinetry | Per GC | Shaker Style<br>Stain Grade Maple | P-104 | Varies | Per GC | Marine Grade cabinetry to be used for exterior spaces. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Carpet** | | | | | | | |
| C-100 | Leasing Lounge Carpet Inset | FLOR<br>Matt Bradley<br>Matt.Bradley@interface.com | Chasing Pavment | Chalk/Silver | 18" x18" | $70-75 / sqyd | Quarter Turn Installation. Refer to sheet ID-3.0 Series, Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| C-101 | Office Carpet | FLOR<br>Matt Bradley<br>Matt.Bradley@interface.com | On the Square | Eggnog | 18" x18" | $60-65 / sqyd | Quarter Turn Installation. Refer to sheet ID-3.0 Series, Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| C-102 | Level 2 Media, Lounge, and Phone Carpet | Interface<br>Matt Bradley<br>Matt.Bradley@interface.com | Look Both Ways<br>Step it Up | 106338 Azure | 20" x 20" | $23-25 / sqyd | Quarter Turn Installation. Refer to sheet ID-3.0 Series, Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Note: If carpet pad is required for installation, it must meet manufacturer's warranty requirements.** | | | | | | | |
| **Decorative Lighting** | | | | | | | |
| L-100 | Leasing Pendant Light | Visual Comfort & Co.<br>www.visualcomfort.com | Nyra 60 Linear Suspension | Nightshade Black | Length 60"<br>Width 10"<br>Height 11.4" | $2,778.00 MSRP | Lamp Source: LED<br>Bulb: Integrated LED 90 CRI 3000K 120V<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 8'-0" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-101 | Leasing Lounge Column Recessed Light, Kitchen Entry Recessed Light | PureEdge Lighting<br>https://www.pureedgelighting.com/ | TruLine .5A 5W 24VDC RGB Plaster-In LED System | N/A | 168"L x 2.45"W x 0.63"D | Per GC | Lamp Source: LED<br>Bulb: Integrated LED 90 CRI 3000K 120V<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-102 | Office Restroom | Kuzco Lighting<br>kuzcolighting.com | Chute Wall Sconce | Black | 23.5"W x 4.75"H x 1.88"D | $168.00 MSRP | Lamp Source: LED<br>Bulb:1 x LED/12W/120V LED<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 7'-8" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-103 | Mailroom Pendant | Kuzco Lighting<br>kuzcolighting.com | Cursive Linear Pendant | Black | 54"L x 5.25"W x 13.12"H | $588.00 MSRP | Lamp Source: LED<br>Bulb: 1 x LED/28W/120V LED<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 8'-6" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-104 | Elevator Lobby Pendant | PureEdge Lighting<br>https://www.pureedgelighting.com/ | Lazer Line Direct / Indirect Suspended Lighting System<br>24VDC | White<br>3000K | Varies | $966.00 MSRP | Lamp Source: LED<br>Bulb: 10 x LED/6W/24V LED<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 8'-6" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-105 | Coffee Bar Niche & Club room Sconce | Schwung Home<br>www.schwung.design/lighting | Odyssey Wall Sconce | Brass | 4.1"W x 9.1"H x 5.6"D | $495.00 MSRP | Lamp Source: LED<br>Bulb: 1 x B10/Candelabra (E12)/5W/120V LED<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 6'-6" to center of J-Box<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-106 | Clubroom Restroom LED Mirror | Mirror Image<br>Jerilyn Bennett<br>jerilyn@jerilynandco.com | Custom | Black Frame | See ID-6.0 Series for Dimensions | Quote QUO5778 | Lamp Source: LED<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceilng Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-107 | Kitchen Wall Sconce | Savoy House<br>savoyhouse.com | Fulton Sconce | English Bronze & Glass | 5.5"W x 24.5"H x 7"D | $234.00 MSRP | Lamp Source: Incandescent<br>Bulb: 1 x T6/Candelabra (E12)/60W/120V Incandescent<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 7'-6" to center of J-Box<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-108 | Clubroom Chandelier | Sonneman<br>https://sonnemanlight.com/ | Suspenders® 24"/32"/40" 3-Bar Offset Ring<br>S1T01K-RC066828-RP16 | Black | Overall:<br>86"W x 40"H x 42"D | $13,270.00 MSRP | Lamp Source: LED<br>Bulb: Etched Rod, 120VAC 3000K<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 10'-0" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-109 | Clubroom Banquette Sconce | Lark<br>larklighting.com | Simon Plug In Sconce | Navy | 8"W x 13.25"H x 18"D | $169.99 MSRP | Lamp Source: Incandescent<br>Bulb:1 x A19/Medium (E26)/100W/120V Incandescent<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 7'-6" to center of J-Box<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-110 | Fitness Ceiling Pendants | Amy Reiman<br>amy@reimansco.com | Custom | White LED | Triangular Tube Light<br>55" x 4" Dia | Quote 6350 | Lamp Source: LED<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 9'-0" A.F.F. & 11'-0" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-111 | Fitness Ceiling Fan | Minka Aire<br>minkaaire.com | Simple Ceiling Fan | Coal | 52"W x 12.75"H | $389.95 MSRP | GC to use LED equivalent / retro fit bulbs.<br>To be installed at 9'-0" A.F.F & 12'-6" AFF<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-112 | Level 1 Fitness Restroom Neon Sign | Amy Reiman<br>amy@reimansco.com | Custom | White Neon Lettering | 36"W x 30"H | Quote 9981 | GC to use LED equivalent / retro fit bulbs.<br>To be installed at 7'-10" to center of J-Box<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-113 | Level 2 Fitness & Yoga/Spin Wall Mirror to Ceiling LED Light | Fry Reglet<br>https://fryreglet.com/ | Drywall Reveal Molding | Black | 5/8" reveal depth<br>4" reveal width | Per GC | Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan & ID-6.0 Series Interior Elevations for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-114 | Level 2 Phone Room Pendant | Tala<br>talalighting.com | Voronoi II Pendant | Brass | 6.49"W x 12.2"H | $180.00 MSRP | Lamp Source: Incandescent<br>Bulb:1 x A19/Medium (E26)/100W/120V Incandescent<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 7'-0" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-115 | Dog Spa Neon Sign | Amy Reiman<br>amy@reimansco.com | Custom | Orange Neon Lettering | 58" x 12" | Quote 9981 | GC to use LED equivalent / retro fit bulbs.<br>To be installed at 80" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-116 | Cave Kitchen Linear LED light | PureEdge Lighting<br>pureedgelighting.com | Saber Tunable White 0.8 Inch Round Outdoor Suspension | White | 60"L x 0.75"W x 1.12"H<br>Segments | $$488.70 MSRP | Lamp Source: LED<br>Bulb:5 x LED/5W/24V LED<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 8'-0" A.F.F.<br>Refer to Sheets ID-2.0 Series Decorative Reflected Ceiling Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Door** | | | | | | | |
| D-100 | Interior Door | Per GC | Horizontal 5 Panel Door | P-100 | Per Architect | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Hardware** | | | | | | | |
| H-100 | Amenity Typical Interior Door Lever Hardware | Emtek<br>emtek.com | Helios Lever | Flat Black | 5" | Per GC | With Square Rosette. GC to ensure all required hardware and coordinating locks are supplied as needed. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| H-101 | Amenity Cabinetry Pull | Emtek<br>emtek.com | Freestone Extended Cabinet Pull | Flat Black | 6" to center | Per GC | Cabinet door and drawer pulls. Pulls to be installed HORIZONTALLY on drawers and VERTICALLY on doors. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| H-102 | Amenity Trash Grommet | Mockett<br>800.523.1269 | TM10B Trash Grommet | Satin Stainless Steel SSS | 10"Dia x 3"D | $118.65 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| H-103 | Amenity Cord Grommet | Mockett<br>800.523.1269 | 1-7/8" MM3 Solid Brass Desk Grommet - Cap & Liner Set | Satin Chrome (26D) | 1-7/8" | Per G.C. | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| H-104 | Amenity Restroom Door Foot Pull | Restoom Direct<br>704.937.2673 | FootPull Hands-Free Door Opener<br>Item: FP03 | 356 Aluminum Silver Textured Finish | 8"W x 7"H | $66.50 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| H-105 | Amenity Undercounter Brackets | The Granite Bracket Store | Hidden L-Bracket | Painted to match adjacent finish | 9" Bracket | $33.95 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Metal** | | | | | | | |
| MT-100 | Stair & Lounge Railing | Per GC | Hollow Metal Tubing | Black | 2"<br>See ID drawings | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Mirror** | | | | | | | |
| MIR-100 | Office & Fitness Restroom Mirror | Joss & Main<br>jossandmain.com | Savina Metal Mirror | Black | 30" X 48" | $180.00 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| MIR-101 | Fitness, Yoga/Spin Mirror | Per GC | Min. 1/4" Plate Glass Mirror w/ safety film | 1" Bevel | See ID-6.0 Series for Size | Per G.C. | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| MIR-102 | Kitchen Backsplash | Bendheim<br>amber jones<br>amberjones@pgp-usa.com | Antique Mirrors | Antique Distressed | See ID-6.0 Series for Size | $46 / sqft | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Moulding** | | | | | | | |
| M-100 | Overall Base | Per GC | Paint Grade Flat Stock | P-101 | 6"H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-101 | Overall Casing, Fitness & TV Frame | Per GC | Paint Grade Flat Stock | P-101 | 3"H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-102 | Office Moulding | Per GC | Paint Grade Flat Stock | P-100 | 1" H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-103 | Clubroom Accent & & Level 2 Media/Phone Accent Moulding | Per GC | Paint Grade Flat Stock | P-103 | 1" H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-104 | Mailbox Moulding | Per GC | Paint Grade Flat Stock | P-104 | 3"H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-105 | Club Room & 2nd level phone room Base | Per GC | Paint Grade Flat Stock | P-103 | 6"H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-106 | Coffee Bar Moulding | Per GC | Paint Grade Flat Stock | P-105 | 2" H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Paint** | | | | | | | |
| P-100 | Overall Wall and Ceiling Paint | Sherwin Williams<br>Princess J Carter<br><princess.j.carter@sherwin.com> | SW 7004 | Snowbound | Walls: Eggshell<br>Ceiling: Flat | Per GC | Refer to Sheet ID-1.0 Series, Construction and Finish Plans and ID-2.0 Series Decorative Reflected Ceiling Plans for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-101 | Overall Trim, Casing, Break Room Cabinets and Baseboard Paint | Sherwin Williams<br>Princess J Carter<br><princess.j.carter@sherwin.com> | SW 7641 | Colonnade Gray | Trim & Millwork: Semi-Gloss | Per GC | Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-102 | Office Ceiling, Fitness Mirror Wall & Level 2 Media & Phone Room Ceiling Paint | Sherwin Williams<br>Princess J Carter<br><princess.j.carter@sherwin.com> | SW 6213 | Halcyon Green | Walls: Eggshell<br>Ceiling: Flat | Per GC | Refer to Sheet ID-1.0 Series, Construction and Finish Plans and ID-2.0 series, Decorative Reflected Ceiling Plans, ID-6.0 Series, Interior Elevations for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-103 | Club Game Lounge, Club Feature Wall Accent, & Phone Room/Media Wall & Ceiling Paint | Sherwin Williams<br>Princess J Carter<br><princess.j.carter@sherwin.com> | SW 6215 | Rocky River | Walls: Eggshell<br>Ceiling: Flat<br>Trim & Millwork: Semi-Gloss | Per GC | Refer to Sheet ID-1.0 Series, Construction and Finish Plans and ID-6.0 Series, Interior Elevations for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-104 | Kitchen Cabinetry Paint | Sherwin Williams<br>Princess J Carter<br><princess.j.carter@sherwin.com> | SW 6258 | Tricorn Black | Trim & Millwork: Semi-Gloss | Per GC | GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-105 | Coffee Bar Cabinetry & Moulding Paint | Sherwin Williams<br>Princess J Carter<br><princess.j.carter@sherwin.com> | SW 7076 | Cyberspace | Trim & Millwork: Semi-Gloss | Per GC | Refer to Sheet ID-1.0 Series, Construction and Finish Plans and ID-2.0 series, Decorative Reflected Ceiling Plans for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Plastic Laminate** | | | | | | | |
| PL-100 | Leasing Desk, Overall Restroom Apron Front & Amenity Restroom Wood Accent | Wilsonart<br>Jamie Borger<br>Jamie.Borger@wilsonart.com | HPL | Y0637<br>Fawn Walnut | Varies | $3.60/sqft | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PL-101 | Kitchen Apron | Wilsonart<br>Jamie Borger<br>Jamie.Borger@wilsonart.com | HPL | 1595 Black | Varies | $3.60/sqft | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PL-102 | Break Room Apron | Wilsonart<br>Jamie Borger<br>Jamie.Borger@wilsonart.com | HPL | D427-60 Linen Matte | Varies | $3.60/sqft | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Plumbing Fixtures** | | | | | | | |
| PB-100 | Break Room Faucet | Kohler<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Simplice Kitchen sink faucet<br>K-597-CP | Polished Chrome | 15.375"H x 8"D 3-15/16"W | $286.99 MSRP | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |


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INTERIOR DESIGN
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RESIDENCES AT HIGHLANDS
BATON ROUGE, LA
KEY REAL ESTATE

INTERIOR DESIGN SET

ISSUE: ISSUE FOR PRICING

DATE: 12.15.2023

SCALE: NONE

REVISIONS:

| # | DATE | COMMENTS |
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SHEET TITLE:
SCHEDULE OF MATERIALS - AMENITY

SHEET NO.
ID-0.1A

222205

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|---|---|---|---|---|---|---|---|
| PB-109 | Pet Spa / Hand Dryer | Pet Pro Supply<br>855.PET.PRO1 | Air Force Wall Mount 2 Speed Dryer<br>#MV-114-141884 | Stainless | 22"x8"x11" | $329.99 MSRP | GC to spec all required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-110 | Pet Spa / Hand Shower | Plumbingsupply.com | Caprea<br>#CAP-B3120-V2-114-ADS Cold Water Wall Mount Pet Shower Hand Spray with Single Supply Line (Cold Pre-mixed Water) | Stainless Steel | N/A | $611.74 MSRP | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Rubber Flooring** | | | | | | | |
| RF-100 | Second Level Fitness & Yoga/Spin Flooring | Lonseal<br>Victoria Vanderwoude<br>victoria@bostinc.com | Lonwood Performa | Silver Lake W549 | Roll Width: 6 ft. (1.8 m)<br>Roll Length: 60 ft. (18.3 m)<br>Overall Thickness: 0.220 in. (5.5 mm) | $5.75 / sqft | Roll Good Installation. Refer to sheet ID-3.0 Series Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Solid Surface** | | | | | | | |
| SS-100 | Break Room, Leasing Desk, Office Restroom, Coffee Bar, Drink Ledge, Kitchen, & Dog Spa Countertop | Daltile<br>Emily Orr<br>emily.orr@daltile.com | One Quartz Surfaces | Calacatta Odyssey OQ83 | 3CM | $34.95/ sqft | Eased Edge Profile. Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| SS-101 | Mailroom, Clubroom Restroom, Fitness, Yoga/Spin Countertop | Daltile<br>Emily Orr<br>emily.orr@daltile.com | One Quartz Surfaces | Broadway Black | 3CM | $33.95 / sqft | Eased Edge Profile. Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| SS-102 | Cave Countertop | Cosentino<br>Jenny Goodson jennyg@cosentino.com | Dekton | Victorian Silver | 3CM | $51/sqft | Eased Edge Profile. Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Specialties** | | | | | | | |
| SP-100 | Coffee Bar Niche Banquette base | Scuffmaster / Wolf Gordon<br>April Willis<br>april.willis@wolfgordon.com<br>214-394-4369 | Scuffmaster Scrubtough | GOH 33499129<br>Eggshell | 1 Gallon covers approx. 350 sq ft<br>Sprayed, brushed or roll application | $0.28 / sqft | LEAD TIME: 10-12 Weeks. Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| SP-101 | Clubroom Banquette Base | Scuffmaster / Wolf Gordon<br>April Willis<br>april.willis@wolfgordon.com<br>214-394-4369 | Scuffmaster Scrubtough | GOH 33499130<br>Eggshell | 1 Gallon covers approx. 350 sq ft<br>Sprayed, brushed or roll application | $0.28 / sqft | LEAD TIME: 10-12 Weeks. Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| SP-102 | Coffee Bar Niche Banquette Cushion | Base Per GC<br>Cushion Per HPAD | Banquette | Base: SP-100<br>Cushions: Justin David, Venice Metro Blue | Refer to ID Drawings | Per GC | LEAD TIME: 10-12 Weeks. Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| SP-103 | Clubroom Banquette Cushion | Base Per GC<br>Cushion Per HPAD | Banquette | Base: SP-101<br>Cushions: Wolf Gordon, Normandy, Limestone | Refer to ID Drawings | Per GC | LEAD TIME: 10-12 Weeks. Refer to Sheet ID-6.0 Series, Interior Elevations for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Tile** | | | | | | | |
| T-100 | Overall Floor Tile | Daltile<br>Emily Orr<br>emily.orr@daltile.com | Saddlebrook-Oak Trail Plank | Oak Trail SD13 | 6x36 | $3.00 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #186 Khaki, Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-101 | Leasing Lounge Accent & Elevator Lobby Accent Floor Tile | Daltile<br>Emily Orr<br>emily.orr@daltile.com | Keystone SP8132 | 67% - D148 Spa<br>33% - D452 Cypress | 12" x 12" Mosaic Sheet | $10.90 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #335 Winter Gray. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-102 | Office Restroom Floor Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Kenridge Chevron | Black | 24" x 48" | $7.60 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #60 Charcoal. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-103 | Office Restroom Wall Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Manchester | Bianco White | 4" x 8" Hexagon | $6.70 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #642 Ash. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-104 | Mailroom & Package Floor Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Rizo | Taupe Terrazzo Matte | 24" x 24" | $7.00 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #335 Winter Gray. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-105 | Coffee Bar Wall Tile | Trinity Surfaces<br>Brittany Belote<br>bbelote@trinitysurfaces.com | Silva | Dark Sea | 6" x 6" | $5.50 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #645 Steel Blue. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-106 | Club Restroom Floor Tile & Drinking Fountain Wall Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Dreamstone | Carpaccio Matte | 12" x 24" | $4.89 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans, Sheet ID-3.0 Series, Floor Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #542 Graystone. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-107 | Club Restroom Wall Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Color play Fluted | Emerald Green | 4.5" x 18" | $11.25 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #543 Driftwood. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-108 | Club Fireplace Wall & Kitchen Portal Tile | Daltile<br>Emily Orr<br>emily.orr@daltile.com | Panoramic Porcelain Surfaces | Calacatta Topaz CM82 | 63" x 126" glossy | $14.50 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #542 Graystone. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-109 | Kitchen Island Bar Front Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Kenridge Ribbon | Black Matte | 24" x 48" | $9.00 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #60 Charcoal. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-110 | Kitchen Faux Column Wall Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Portmore | White Glazed | 3" x 8" | $6.75 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #642 Ash. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-111 | Level 1 Fitness Wall Tile | Crossville Tile<br>Emily Nolan<br>enolan@crossvilletudios.com | Sweet Bars SB | Fern | 5" x 10" | $13.30 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #642 Ash. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-112 | Fitness Restroom Wall Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Curve Fluted | White 3D | 6" x 12" | $7.15 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #642 Ash. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-113 | Fitness Restroom Floor Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Ava Deco | Sabbia Charcoal | 8" Hexagon | $7.87 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #60 Charcoal. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-114 | Dog Spa Bathing front and side Wall tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | Portmore | White Glazed | 4" x 4" | $6.75 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #642 Ash. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-115A | Dog Spa Floor Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | HexArt | Gris Matte | 8" Hexagon | $8.25 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #09 Natural Gray. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-115B | Dog Spa Floor Tile | Tilebar<br>Kelly Ryan<br>kryan@tilebar.com | HexArt | Deco Gris Matte | 8" Hexagon | $8.95 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #09 Natural Gray. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-116 | Dog Spa Bathing Floor Tile | Daltile<br>Emily Orr<br>emily.orr@daltile.com | 1" x 1" Mosaic | D148 Spa | 12" x 12" Mosaic Sheet | $5.60 / sqft | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations and pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #335 Winter Gray. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Toilet, Bath & Laundry Accessories** | | | | | | | |
| A-100 | Amenity Restrooms 18" ADA Grab Bar | Kohler<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Purist<br>K-11892-BL | Matte Black | 18" | $249.08 MSRP | Mount in compliance with ADA Requirements. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-101 | Amenity Restrooms 36" ADA Grab Bar | Kohler<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Purist<br>K-11895-BL | Matte Black | 36" | $342.45 MSRP | Mount in compliance with ADA Requirements. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-102 | Amenity Restrooms 42" ADA Grab Bar | Kohler<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Purist<br>K-11896-BL | Matte Black | 42" | $373.58 MSRP | Mount in compliance with ADA Requirements. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-103 | Amenity Restrooms Paper Towel Dispenser, Waste Receptacle | Bobrick<br>Jeff Resek<br>214-340-6400 | Recessed Paper Towel Dispenser & Waste Receptacle/ Clubhouse Restrooms B-38034.MCLK | Matte Black | N/A | Per G.C. | Mount in accordance with ADA. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-104 | Amenity Restroom Changing Table | Restoom Direct<br>704.937.2673 | Saniflow BabyMedi Surface Mount Stainless Steel Cover Changing Table w/ BioCote Antimicrobial Additive & Liners CP0016HCS-ASTM | 304 Stainless Steel w/ Satin Finish | Open: 33-7/8"W x 18-7/8"H x 22-1/2"D<br>Closed: 33-7/8"W x 22-1/2"H x 3-7/8"D | $1300.00 MSRP | Mount in accordance with ADA. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-105 | Amenity Restroom Toilet Paper Holder | Bobrick<br>Jeff Resek<br>214-340-6400 | Surface-Mounted Toilet Tissue Dispenser<br>B-3588.MBLK | Matte Black | N/A | $268.75 MSRP | Mount in compliance with ADA Requirements. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-106 | Amenity Restroom Soap Dispenser | Bobrick<br>Jeff Resek<br>214-340-6400 | Automatic Wall-Mounted Soap Dispenser<br>B-2012 | Stainless Steel w/ Satin Finish | 4-3/16"W x 9-9/16"H x 4-7/32" | Per G.C. | Mount in compliance with ADA Requirements. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-107 | Amenity Restroom Sanitary Napkin | Bobrick<br>Jeff Resek<br>214-340-6400 | Recessed Sanitary Napkin Disposal w/ Self-Closing Door<br>B-4353 | Stainless Steel w/ Satin Finish | 11-1/4"W x 9-1/2"H x 4"D | $262.43 MSRP | Mount in compliance with ADA Requirements. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Transition Strip** | | | | | | | |
| TS-100 | Floor Transition / Same Height Materials | Schluter Systems<br>John Allsbury<br>405.641.0318<br>jallsbury@schluter.com | Schluter®<br>SCHEINE | Brushed Stainless Steel | Per G.C. | Per G.C. | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| TS-101 | Floor Transition / Varying Height Materials | Schluter Systems<br>John Allsbury<br>405.641.0318<br>jallsbury@schluter.com | Schluter®<br>RENO-TK | Brushed Stainless Steel | Per G.C. | Per G.C. | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| TS-102 | Floor Transition / Tile to Concrete or Vinyl Plank | Schluter Systems<br>John Allsbury<br>405.641.0318<br>jallsbury@schluter.com | Schluter®<br>RENO-U | Brushed Stainless Steel | Per G.C. | Per G.C. | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| TS-103 | Wall Transition / Exposed Tile Edges | Schluter Systems<br>John Allsbury<br>405.641.0318<br>jallsbury@schluter.com | Schluter®<br>JOLLY | Brushed Stainless Steel | Per G.C. | Per G.C. | GC to verify height needed. Refer to Sheet ID-6.0 Series, Interior Elevations for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| TS-104 | Wall Transition / Outside Tile Corners | Schluter Systems<br>John Allsbury<br>405.641.0318<br>jallsbury@schluter.com | Schluter®<br>FINEC | Brushed Stainless Steel | Per G.C. | Per G.C. | Refer to Sheet ID-6.0 Series Interior Elevations for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| TS-105 | NOT USED | NOT USED | NOT USED | NOT USED | NOT USED | NOT USED | NOT USED |
| TS-106 | Stair Nosing Profile | Schluter Systems<br>John Allsbury<br>405.641.0318<br>jallsbury@schluter.com | Schluter<br>Trep-B | Brushed Stainless Steel | Per G.C. | Per G.C. | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| TS-107 | Restroom & Drinking Fountain Floor/Wall Cove Transition | Schluter Systems<br>John Allsbury<br>405.641.0318<br>jallsbury@schluter.com | Dilex AHK | Brushed Stainless Steel | Per G.C. | Per G.C. | Refer to Sheet ID-3.0 Series, Floor Finish Plans for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Vinyl Plank** | | | | | | | |
| VP-100 | MECH, Janitor, Electrical Closets | Shaw Contract<br>Kathleen Grief<br>kathleen.grief@shawcontract.com | Surface<br>0515V | Gravel<br>15530 | 18"x36" | $3.00 / sqft | Refer to sheet ID-3.0 Series, Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Wall Covering** | | | | | | | |
| WC-100 | Leasing Shelving Accent Wallcovering | Grand Image<br>Tracy A. Kaiser<br>tracy@kaiserhospitality.com | Custom<br>Type II | Custom | Refer to Elevations | Quote 63770 | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WC-101 | Leasing Lounge Wallcovering | Innovations<br>Jose Dones jdones@innovationsusa.com | Iberian Stripe | IBS-03<br>Meadow | 36" Width | $79.95 / LY | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WC-102 | Mailroom Accent Wallcovering | SUPPLY Showroom<br>Sydney Beckham<br>Dallas@supplyshowroom.com | Stream | Deep Peacock | 33"Width | $150 / yd | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WC-103 | Elevator Feature Wall | Grand Image<br>Tracy A. Kaiser<br>tracy@kaiserhospitality.com | Custom | Custom | Refer to Elevations | Quote 63770 | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WC-104 | Coffee Bar Niche Accent Wallcovering | Mitchell Black<br>Marcy Swerdlow<br>marcy@mitchellblackhome.com | Jandaya | Black Starling | 48" W | $62.40 / yd | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WC-105 | Club Shelving Accent Wallcovering | Wolf Gordon<br>April Willis april.willis@wolfgordon.com | Digital Rose | DROS 643 | 54" Width | $9.55 / sqft | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WC-106 | Kitchen Ceiling Wallcovering | Bradley Wallcovering<br>Nina Petras<br>nina@bradleyusa.com | Contour | Gold<br>Type II | 27" Width | $130 / roll | Refer to Sheet ID-2.0 Series Decorative Reflected Ceiling Plans for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WC-107 | Level 2 Phone Room Wallcovering | Mitchell Black<br>Marcy Swerdlow<br>marcy@mitchellblackhome.com | Clark Plaid | Lake Shore Blue | 2' x 10' Roll | $62.40 / yd | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Wall Panel** | | | | | | | |
| WP-100 | Media Room Acoustic Wall Panel | Wolf Gordon<br>April Willis april.willis@wolfgordon.com | Gather<br>Transporter | TSPR 711<br>Snow | 48" Panel | $315.00 / Panel | Refer to Sheet ID-1.0 Series, Construction and Finish Plans for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Wood** | | | | | | | |
| WD-100 | Leasing shelving, Package Overflow Shelving, Club & Kitchen Shelving, & Yoga & Dog Spa Cubbies | Per GC | Stain Grade Maple | Stain to match T-100 | 2" Thick | Per GC | Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WD-101 | Leasing Lounge Faux Column & Beam | Per GC | Stain Grade Maple | Stain to match T-100 | 1" x 6" x Length Varies | Per GC | Refer to Sheet ID-1.0 Series, Construction and Finish Plans, Sheets ID-2.0 Series Decorative Reflected Ceiling Plan & ID-6.0 Series, Interior Elevations for locations and pattern. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WD-102 | Cave Shelving | Per GC | Stain Grade Maple | Stain to match T-100 | 2" Thick | Per GC | Marine Grade wood to be used for exterior spaces. Refer to Sheet ID-1.0 Series, Construction and Finish Plans & ID-6.0 Series, Interior Elevations for locations and pattern. Marine Grade wood to be used for exterior spaces. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Woven Vinyl** | | | | | | | |
| WV-100 | Overall Fitness Flooring | Bolon<br>Victoria Vanderwoude<br>victoria@bostinc.com | Bolon by Patricia Urquiola | Sage Sashiko | roll only 6'-7" W X 82' L | $10.80 / sqft | Roll installation. Refer to sheet ID-3.0 Series, Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WV-101 | Accent Fitness Flooring | Bolon<br>Victoria Vanderwoude<br>victoria@bostinc.com | Bolon Studio<br>Link | Artisan Fresh | Link Shape Tile<br>12.09" | $10.50 / sqft | Refer to sheet ID-3.0 Series, Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| WV-102 | Accent Fitness Flooring | Bolon<br>Victoria Vanderwoude<br>victoria@bostinc.com | Bolon Studio<br>Link | Now Brass | Link Shape Tile<br>12.09" | $11.35 / sqft | Refer to sheet ID-3.0 Series, Floor Finish Plans for location and pattern. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |

| | |
|---|---|
| NOTE: | 1. All materials listed above to be supplied and installed by General Contractor. |
| | 2. Contractor to submit 8X10 sample of each specified sample to the Designer for approval prior to installation and/or fabrication. |
| | 3. All specified materials to be installed per manufacturers recommended installation methods. |
| | 4. Any Manufacturers specified above that are not approved by the Owner and require a substitution must be submitted with an 8x10 sample to HPA Design Group for approval. |
| | 5. If any specifications are unclear please contact HPA Design Group, L.P. at 972-596-1700 |
| | 6. All Kitchen appliances to be Stainless Steel |
| | 7. All Door Hardware to be Black |

HPA DESIGN GROUP
INTERIOR DESIGN
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RESIDENCES AT HIGHLANDS
BATON ROUGE, LA
KEY REAL ESTATE

INTERIOR DESIGN SET
ISSUE: ISSUE FOR PRICING
DATE: 12.15.2023
SCALE: NONE
REVISIONS:

| # | DATE | COMMENTS |
|---|---|---|
| | | |

SHEET TITLE:
SCHEDULE OF MATERIALS - AMENITY

SHEET NO.
ID-0.1B

222205

# SCHEDULE OF MATERIALS - RESIDENCE AT HIGHLANDS - UNITS

| MATERIAL | AREA/ LOCATION | VENDOR | PATTERN NAME / NUMBER | COLOR | FINISH / SIZE | PRICE | MISCELLANEOUS / NOTES |
|---|---|---|---|---|---|---|---|
| **Appliances** | | | | | | | |
| AP-200 | Standard & ADA Kitchen / Refrigerator | GE Appliances<br>1-800-626-2005 | 19.2 Cu.Ft. Energy Star® Top-Freezer Refrigerator<br>GTE19JSNRSS | Stainless | 29-3/4"W x 66-3/8"H x 34-1/2"D | $1148 MSRP | Energy Star Certified & ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-201 | Kitchen / Dishwasher | GE Appliances<br>1-800-626-2005 | Top Control with Plastic Interior Dishwasher with Sanitize Cycle & Dry Boost<br>GDT530PSPSS | Stainless | 34"H x 23-3/4"W x 24"D | $609 MSRP | Energy Star Certified. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-202 | ADA Kitchen / Dishwasher | GE Appliances<br>1-800-626-2005 | ADA Compliant Stainless Steel Interior Dishwasher with Sanitize Cycle<br>GDT225SSLSS | Stainless | 23-3/4"W x 32-1/4"H x 23-1/2"D | $899 MSRP | Energy Star Efficient & ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-203 | Kitchen / Microwave | GE Appliances<br>1-800-626-2005 | 1.6 Cu.Ft. Over the Range Microwave Oven<br>JVM3162RJSS | Stainless | 16-7/16"H x 29-7/8"W x 15-7/8"D | $249 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-204 | ADA Kitchen / Microwave | GE Appliances<br>1-800-626-2005 | 2.2 Cu. Ft. Countertop Sensor Microwave Oven<br>PES7227SLSS | Stainless | 24-1/8"W x 14"H x 19-3/4"D | $426 MSRP | ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-205 | Kitchen / Range | GE Appliances<br>1-800-626-2005 | 30" Free-Standing Electric Range,<br>JBS60RKSS | Stainless | 47"H x 29-7/8"W x 28"D | $758 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-206 | ADA Kitchen / Range | GE Appliances<br>1-800-626-2005 | 30" Free-Standing Electric Range,<br>JB4805MSS | Stainless | 30"W x 47"H x 29"D | $1118 MSRP | ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-207 | Utility / Combo Washer and Dryer | GE Appliances<br>1-800-626-2005 | GE Unitized Spacemaker 3.8 Cu.Ft. Washer with Stainless Steel Basket and 5.9 Cu.Ft. Electric Dryer<br>GUD27ESSNWW | White | 75-7/8"H x 26-3/4"W x 30-7/8"D | $1484 MSRP | Energy Star Effecient, GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-208 | Utility / Washer and Dryer | GE Appliances<br>1-800-626-2005 | GE 4.5 Cu.Ft. Top load Washer with Stainless Steel Basket<br>GTW685BSLWS/ 7.4 Cu.Ft. Frontload Dryer with Sensor Dry<br>GTD65EBSJWS | White | 44"H x 27"W x 27"D Washer<br>46"H x 27"W x 30-1/2"D Dryer | $578 MSRP Washer<br>$578 MSRP Dryer | Energy Star Efficient. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-209 | ADA Utility / Washer and Dryer | GE Appliances<br>1-800-626-2005 | GE 4.8 Cu.Ft. Frontload Energy Star® Washer with Ultrafresh Vent System with OdorBlock™<br>GFW550SSNWW/ 7.8 Cu.Ft. Frontload Dryer with Sanitize Cycle<br>GFD56ESSNWW | White | 39-3/4"H x 28"W x 32"D Washer<br>39-3/4"H x 28"W x 32"D Dryer | $899 MSRP Washer<br>$899 MSRP Dryer | Energy Star Efficient. & ADA Compliant. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-210 | ADA Kitchen / Hood | GE Appliances<br>1-800-626-2005 | GE 30" Under The Cabinet Hood<br>JVX5305SJSS | Stainless | 29-7/8"W x 5-1/2"H x 20"D | $409.00 MSRP | ADA Compliant. Energy Star Efficient. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| AP-211 | Kitchen / Garbage Disposal | GE Appliances<br>1-800-626-2005 | 1/3 HP Continuous Feed Garbage Disposal- Corded, GFC325N | N/A | 12-11/16"H x 5-3/16"D x 5-1/2"W | $129 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Cabinetry** | | | | | | | |
| CB-200 | Kitchen Upper, Lower & Island Cabinets & Bathroom Cabinets | Leedo<br>leedo.com | Sorano | White Satin | Thermofoil | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Decorative Lighting** | | | | | | | |
| L-200 | Living Room & Bedroom Ceiling Fan w/ Light Kit | Minka Aire<br>minkafans.com | Aretor III Ceiling Fan with Light | Matte Black | 54"W x 14.5"H | $157.43 MSRP | Refer to Unit Reflected Ceiling Plans for Locations.<br>1 x LED/16W/120V LED<br>GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-201 | Overall Puck Light | Value Lighting<br>https://valuelightingnc.com/ | Ultra Thin Eclipse Round Surface Mount LED<br>#900511 | White | 7" Dia x .82" | Per GC | Lamp Source: LED, Wet, Energy Star<br>Bulb: 15W, 30K, 90 CRI<br>Surface Mounted. Energy Star Rated.<br>Refer to Unit Reflected Ceiling Plans for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-202 | Kitchen Pendant | Z-lite<br>zlite.com | Willow Pendant | Black | 6"W x 6.5"H | $98.99 MSRP | Refer to Unit Reflected Ceiling Plans for Locations.<br>To be installed 3'-0" above finished counter<br>1 x A19/Medium (E26)/100W/120V Incandescent<br>GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-203 | Bathroom Wall Sconce | Z-lite<br>zlite.com | Willow bathroom vanity light | Black | 24"W x 8"H x 6"D | $180.00 MSRP | Refer to Unit Reflected Ceiling Plans for Locations.<br>3 x A19/Medium (E26)/100W/120V Incandescent<br>GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Door** | | | | | | | |
| D-200 | Unit Interior Door | Per GC | 5 Panel Square MDF Door<br>Paint Grade | P-200 | Refer to Arch for sizes | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Hardware** | | | | | | | |
| H-200 | Overall Interior Door Levers | Emtek<br>emtek.com | Helios Lever | Black | 1-1/2" Clearance<br>2-1/8" Projection | Per GC | With Square Rosette. GC to ensure all required hardware and coordinating locks are supplied as needed. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| H-201 | Overall Cabinetry Pulls | Emtek<br>emtek.com | Freestone Extended Cabinet Pull | Black | 7" Overall Length | Per GC | Cabinet door and drawer pulls. Pulls to be installed HORIZONTALLY on drawers and VERTICALLY on doors. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Moulding** | | | | | | | |
| M-200 | Unit Baseboard | Per GC | Flat Stock | P-201 | 6" | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-201 | Unit Casing & Trim | Per GC | Flat Stock | P-201 | 3" | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Paint** | | | | | | | |
| P-200 | Unit Wall and Ceiling Paint | Sherwin Williams<br>Princess J Carter<br>princess.j.carter@sherwin.com | SW 7004 | Snowbound | Walls: Eggshell<br>Ceiling: Flat | Per GC | GC to submit a physical sample via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-201 | Unit Casing, Baseboard, & Trim | Sherwin Williams<br>Princess J Carter<br>princess.j.carter@sherwin.com | SW 7641 | Colonnade Gray | Trim & Millwork: Semi-Gloss | Per GC | GC to submit a physical sample via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Plumbing Fixtures** | | | | | | | |
| PB-200 | Unit Standard & ANSI Kitchen Faucet | Kohler<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | 596<br>Simplice Pull-Down Kitchen Sink Faucet | Matte Black | 9" x 16-5/8" | $325.00 MSRP | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-201 | Unit Standard & ANSI Bathroom Faucet | Kohler<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | SKU# 97093-4-BL<br>Hint® Widespread bathroom sink faucet, 1.2 gpm | Matte Black | 8" x 4-3/4" | $200.00 | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-202 | Unit Standard & Ansi Kitchen Sink | AmeriSink<br>516.667.9998 | Single Bowl Undermount Legend Stainless Steel Kitchen Sink w/ Rear Drain #AS3336 | 18G Stainless Steel | 31.25" x 18" x 5.5" | Per G.C. | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-203 | Unit Standard & Ansi Restroom Sink | Kohler<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Caxton® Rectangle Under-mount Bathroom Sink<br>K-20000-0 | White | 17-5/8"L x 13-1/8"W | $111.26 MSRP | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-204 | Unit<br>Tub & Shower Head/Trim | Sterling<br>Kohler Company<br>Sean Morris<br>208.949.0928<br>sean.morris@kohler.com | SKU# TS28127-4G-BL<br>Venzati® Rite-Temp® bath and shower trim kit, 1.75 gpm | Matte Black | 5-3/16" Spout Reach<br>1.75 gal/min | $87.50 | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-205 | Unit<br>Shower Head/Trim | Sterling<br>Kohler Company<br>Sean Morris<br>208.949.0928<br>sean.morris@kohler.com | SKU# TS28127-4G-BL<br>Venzati® Rite-Temp® shower trim kit, 1.75 gpm | Matte Black | Varies | $93.18 | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-206 | Unit ANSI<br>Hand Shower | Sterling<br>Kohler Company<br>Sean Morris<br>208.949.0928<br>sean.morris@kohler.com | Awaken® G110 Multifunction Handshower 1.5gpm<br>with ADA Non-Positive Shut-off<br>72415-BL<br>To be used with Awaken® 24" Slidebar<br>98341-BL &<br>Awaken® 60" Smooth Shower Hose<br>98309-BL | Matte Black | Varies | $49.67 Handshower<br>$63.41 Slidebar<br>$34.22 Hose | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-207 | Unit<br>Shower Base | Sterling<br>Kohler Company<br>Sean Morris<br>208.949.0928<br>sean.morris@kohler.com | GUARD+<br>60" x 36" shower base, center drain<br>95080-0 | White | 60" x 36" | $282.95 | GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-208 | Unit<br>Shower Base | Sterling<br>Kohler Company<br>Sean Morris<br>208.949.0928<br>sean.morris@kohler.com | Accord<br>48" x 36" Vikrell shower base, center drain 72261100 | White | 48" x 36" | $183.24 | GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-209 | Unit ANSI<br>Shower Base | Freedom Showers<br>877.947.7769 | Freedom ADA Shower Pan, Center Drain<br>APF6238BFPANC | White | 62-3/8"x38-1/4"<br>3/4" Barrier Free Threshold<br>Inside Dimension: 60"x36" | $1022.00 MSRP | ADA Compliant. Refer to Arch Plans; GC to select appropriate size, drain location and required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-210 | Unit ANSI<br>Shower Base | Freedom Showers<br>877.947.7769 | Freedom ADA Shower Pan, Center Drain<br>APF6232BFPANC | White | 62-7/16"x32-1/4"<br>3/4" Barrier Free Threshold<br>Inside Dimension: 60"x30" | $858.00 MSRP | ADA Compliant. Refer to Arch Plans; GC to select appropriate size, drain location and required components. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-211 | Unit Shower Base | Sterling<br>A Kohler Company<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | ENSEMBLE™<br>60" x 32" Vikrell® shower base, left drain<br>72181110-0 | White | 60" x 32" | $579.10 MSRP | GC to spec all required components and verify drain locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-212 | Unit Shower Base | Sterling<br>A Kohler Company<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | ENSEMBLE™<br>36" x 36" Vikrell® shower base, center drain<br>72161100-0 | White | 36" x 36" | $392.00 MSRP | GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-213 | Unit ANSI<br>ADA Shower Seat | Bobrick<br>Jeff Resek<br>www.bobrick.com<br>469-688-1104 | Reversible Folding Shower Seat - B5181 | Antique White Melamine | 33"W x 22-5/16"D | $363.98 MSRP | ADA Compliant. Mount in compliance with ADA Requirements. Refer to Arch Plans; GC to select appropriate size, drain location and required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-214 | Unit<br>Shower/Tub | Sterling<br>Kohler Company<br>Sean Morris<br>208.949.0928<br>sean.morris@kohler.com | SKU# 71100110-0<br>Ensemble™ Tile 60" x 36" Vikrell bath/shower, left drain | White | 60" x 30" | $996.99 | GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-215 | Unit<br>Shower/Tub | Sterling<br>A Kohler Company<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Ensemble™ 60"x32" Bath<br>71121110-0 | White | 60-1/4"L x 32-1/8"W x 23"H | $636.05 MSRP | GC to spec all required components and verify drain locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-216 | Unit Toilet | Sterling<br>A Kohler Company<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Valton™ 12" 12" Rough-in Elongated Toilet with Pro Force® Technology 1.28gpf<br>402312-RA-0<br>To be used with Kohler Cachet Elongated Toilet Seat<br>K-4636-0 | White | 30-1/8"L x 14-7/8"W x 29-11/16"H | $274.50 MSRP Toilet<br>$58.35 MSRP Seat | GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| PB-217 | ANSI Unit Toilet | Sterling<br>A Kohler Company<br>Sean Morris<br>208.949.0928<br>Sean.Morris@kohler.com | Valton™ Comfort Height 12" Rough-in Elongated Toilet with Pro Force® Technology 1.28gpf<br>402313-RA-0<br>To be used with Kohler Cachet Elongated Toilet Seat<br>K-4636-0 | White | 30-1/8"L x 14-7/8"W x 30-15/16"H | $388.55 MSRP Toilet<br>$58.35 MSRP Seat | ADA Compliant. GC to spec all required components. GC to submit a submittal via HPAD submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Solid Surface** | | | | | | | |
| SS-200 | Overall Countertop | Dattile<br>Emily Orr<br>emily.orr@dattile.com | One Quartz<br>Monochromatic | Simply White<br>NQ76 | 2CM (Bathroom)<br>3CM (Kitchen) | $23/sqft<br>$27//sqft | Eased Edge. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Tile** | | | | | | | |
| T-200 | Unit Kitchen Backsplash Tile | Dattile<br>Emily Orr<br>emily.orr@dattile.com | Mythology | Wave Crest<br>Olympus | 4" x 12" | $4.00/sqft | To be Installed: Horizontal Stacked Pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #545 Bleached Wood. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| T-201 | Unit Bathroom Tub/Shower Surround Tile | Dattile<br>Emily Orr<br>emily.orr@dattile.com | Bishope Arts | Timeless White<br>polished | 12" x 24" | $2.50/sqft | To be Installed to ceiling: Brick Pattern. Grout: Custom Building Products; Polyblend with MoldGard Technology; Color: #545 Bleached Wood. Grout Joint: Smallest Joint Applicable. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Toilet, Bath & Laundry Accessories** | | | | | | | |
| A-200 | Unit Bathroom 24" Towel Bar | Taymor<br>Patrick Ingram<br>pingram@taymor.com | Astral<br>04-2824 | Black | 24" | 28.68 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-201 | Unit Bathroom Toilet Paper Holder | Taymor<br>Patrick Ingram<br>pingram@taymor.com | Astral<br>04-2848 | Black | N/A | $22.78 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| A-202 | Unit Bathroom Robe Hook | Taymor<br>Patrick Ingram<br>pingram@taymor.com | Astral<br>04-2801 | Black | N/A | 1$2.65 MSRP | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Vinyl Plank** | | | | | | | |
| VP-200 | Overall Unit Flooring | Mohawk<br>Joe Jefferson<br>joe_jefferson@mohawkind.com | Driftwood | Driftwood | 167 Driftwood | 6" x 36" | $1.19/sqft | Refer to Unit Floor Finish Plan for locations. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |

NOTE:

1. All materials listed above to be supplied and installed by General Contractor.
2. Contractor to submit 8X10 sample of each specified sample to the Designer for approval prior to installation and/or fabrication.
3. All specified materials to be installed per manufacturers recommended installation methods.
4. Any Manufacturers specified above that are not approved by the Owner and require a substitution must be submitted with an 8x10 sample to HPA Design Group for approval.
5. If any specifications are unclear please contact HPA Design Group, L.P. at 972-596-1700
6. All Kitchen appliances to be Stainless Steel
7. All Door Hardware to be Matte Black


HPA DESIGN GROUP
INTERIOR DESIGN
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RESIDENCES AT HIGHLANDS
BATON ROUGE, LA
KEY REAL ESTATE

INTERIOR DESIGN SET
ISSUE: ISSUE FOR PRICING
DATE: 12.15.2023
SCALE: NONE
REVISIONS:

| # | DATE | COMMENTS |
|---|---|---|
| | | |

SHEET TITLE: SCHEDULE OF MATERIALS - UNITS

SHEET NO.

ID-0.2A

222205

## SCHEDULE OF MATERIALS - RESIDENCE AT HIGHLANDS - CORRIDORS

| MATERIAL | AREA/ LOCATION | VENDOR | PATTERN NAME / NUMBER | COLOR | FINISH / SIZE | PRICE | MISCELLANEOUS / NOTES |
|---|---|---|---|---|---|---|---|
| **Carpet** | | | | | | | |
| C-300 | Carpet at Unit Entry | Shaw Contract<br>Kathleen Grief kathleen.grief@shawcontract.com | Present Tile<br>573661 | Graphite<br>58510 | 18" x 36" | $25sy cost/<br>$30sy material | Monolithic Installation. Refer to sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| C-301 | Accent Carpet at Unit Entry | Shaw Contract<br>Kathleen Grief kathleen.grief@shawcontract.com | Present Tile<br>573661 | Brush<br>58516 | 18" x 36" | $25sy cost/<br>$30sy material | Monolithic Installation. Refer to sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| C-302 | Overall Corridor Carpet | Shaw Contract<br>Kathleen Grief kathleen.grief@shawcontract.com | Present Tile<br>573662 | Lacquer<br>58496 | 18" x 36" | $25sy cost/<br>$30sy material | Monolithic Installation. Refer to sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Note: If carpet pad is required for installation, it must meet manufacturer's warranty requirements.** | | | | | | | |
| **Decorative Lighting** | | | | | | | |
| L-300 | Unit Entry Sconce | Visual Comforts<br>https://www.visualcomfort.com/ | Syll Wall Sconce | Black | 5"W x 8.5"H x 3.88"D | $80.74 MSRP | Lamp Source: LED<br>Bulb:1 x B10/Candelabra (E12)/3.5W/120V LED<br>GC to use LED equivalent / retro fit bulbs.<br>To be installed at 6'-8" A.F.F.<br>Refer to Sheets ID-9.0 Series Corridor Typicals Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| L-301 | Corridor In-LED Ceiling System | PureEdge Lighting<br>https://www.pureedgelighting.com/ | TRULINE TRUQUAD .5A<br>24VDC PLASTER-IN LED SYSTEM | White | 2.65"W x 0.63"H<br>Refer to ID-9.1 for lengths | Per GC | Lamp Source: LED<br>Bulb: Integrated LED/5W/24V LED<br>Bulb Not Included<br>GC to use LED equivalent / retro fit bulbs.<br>Refer to Sheets ID-9.0 Series Corridor Typicals Plan for location. GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Door** | | | | | | | |
| D-300 | Unit Entry Door | Per GC | Horizontal 3 Panel Door | P-302 | Per Architect | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Moulding** | | | | | | | |
| M-300 | Overall Base | Per GC | Paint Grade Flat Stock | P-301 | 6"H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| M-301 | Overall Casing & Trim | Per GC | Paint Grade Flat Stock | P-301 | 3"H | Per GC | GC to submit a submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Paint** | | | | | | | |
| P-300 | Overall Wall and Ceiling Paint | Sherwin Williams<br>Princess J Carter<br>princess.j.carter@sherwin.com | SW 7004 | Snowbound | Walls: Eggshell<br>Ceiling: Flat | Per GC | Refer to Sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-301 | Overall Trim, Casing, Baseboard Paint | Sherwin Williams<br>Princess J Carter<br>princess.j.carter@sherwin.com | SW 7641 | Colonnade Gray | Trim & Millwork: Semi-Gloss | Per GC | Refer to Sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| P-302 | Unit Entry Door Paint | Sherwin Williams<br>Princess J Carter<br>princess.j.carter@sherwin.com | SW 6461 | Isle of Pines | Trim & Millwork: Semi-Gloss | Per GC | Refer to Sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Vinyl Plank** | | | | | | | |
| VP-300 | MECH, Janitor, Electrical Closets | Shaw Contract<br>Kathleen Grief kathleen.grief@shawcontract.com | Surface<br>0515V | Gravel<br>15530 | 18"x36" | $3.00 / sqft | Refer to Sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |
| **Wood** | | | | | | | |
| WD-300 | Unit Entry Wall Accent | Per GC | Stain Grade Maple | Stain to match T-100 | 1" Thick X 12" | Per GC | Refer to Sheet ID-9.0 Series Corridor Typicals Plan for location. GC to submit a physical sample for submittal via HPA submittal process to DESIGNER for approval prior to installation and/or fabrication. |

NOTE:

1. All materials listed above to be supplied and installed by General Contractor.
2. Contractor to submit 8X10 sample of each specified sample to the Designer for approval prior to installation and/or fabrication.
3. All specified materials to be installed per manufacturers recommended installation methods.
4. Any Manufacturers specified above that are not approved by the Owner and require a substitution must be submitted with an 8x10 sample to HPA Design Group for approval.
5. If any specifications are unclear please contact HPA Design Group, L.P. at 972-596-1700

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KEY REAL ESTATE

INTERIOR DESIGN SET

ISSUE: ISSUE FOR PRICING

DATE: 12.15.2023

SCALE: NONE

REVISIONS:

| # | DATE | COMMENTS |
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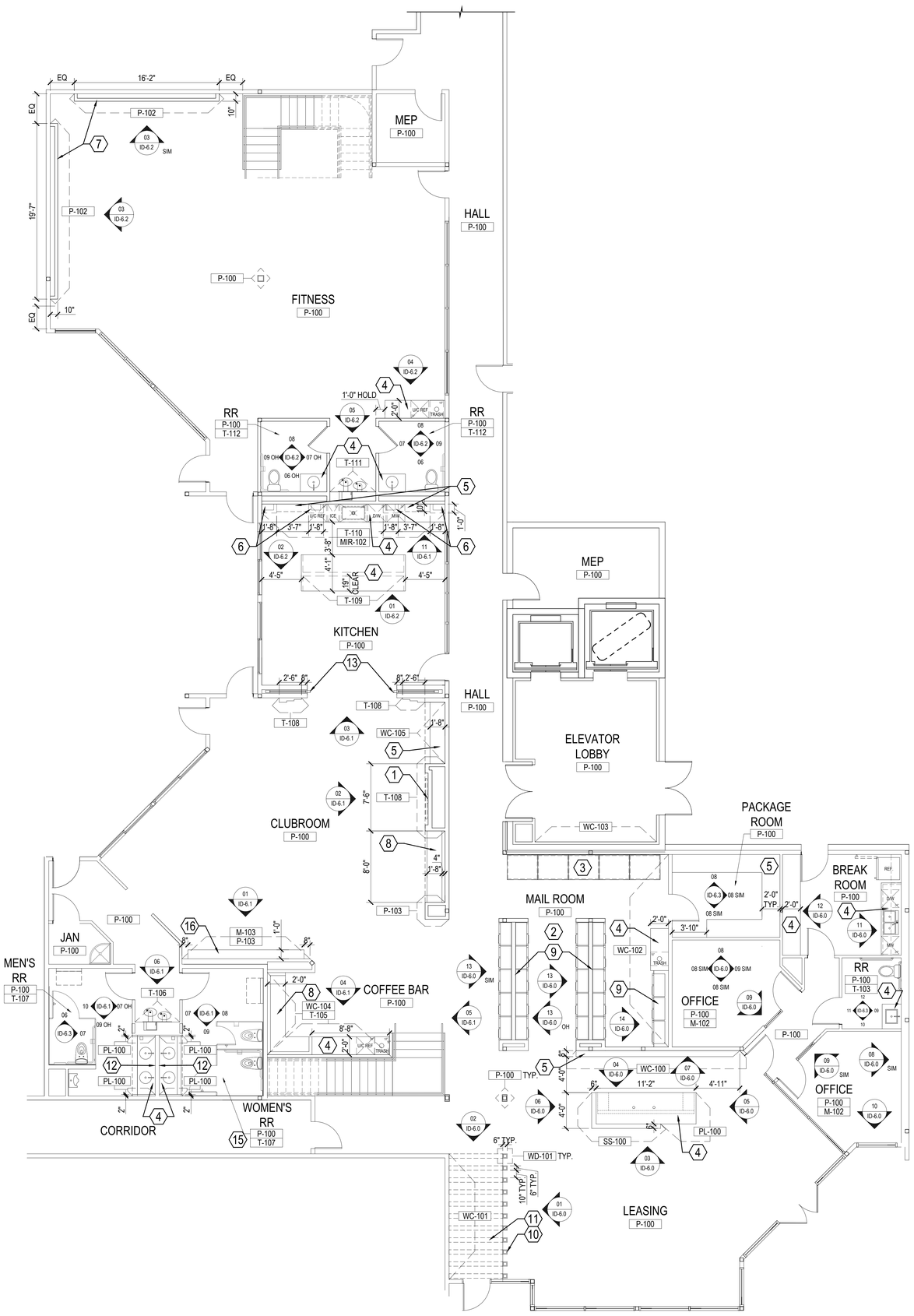
SHEET TITLE: SCHEDULE OF MATERIALS - CORRIDORS

SHEET NO.

ID-0.3A

222205



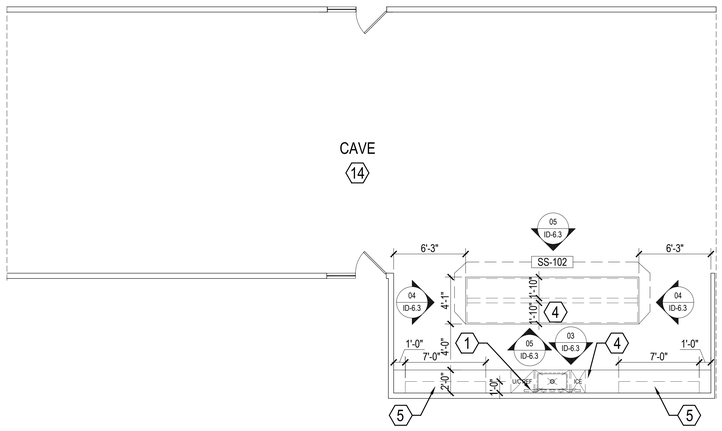

01 CONSTRUCTION AND FINISH PLAN- LEVEL 01

ID CONSTRUCTION KEY NOTES:

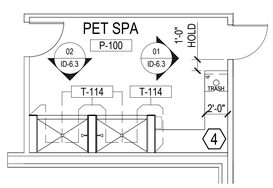
1. TV'S SPECIFIED BY OWNER, INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE BLOCKING IN WALL.
2. MAILBOX SPECIFICATION PROVIDED BY ARCHITECT
3. PACKAGE LOCKERS PROVIDED BY OWNER
4. COUNTERTOP WITH MILLWORK BELOW
5. BUILT-IN SHELVING
6. TILED WALLS OUT 12" ABOVE COUNTERTOP
7. WALL MOUNTED MIRROR; GC TO PROVIDE BLOCKING
8. BUILT-IN BANQUETTE
9. MAILBOXES IN LOW WALL; ARCHITECT TO VERIFY MAILBOX COUNTERTOP HEIGHT
10. FLOOR TO CEILING FAUX COLUMN WRAPPED IN MATERIAL SPECIFIED. GC TO PROVIDE BLOCKING
11. FAUX BEAM WRAPPED IN MATERIAL SPECIFIED. GC TO PROVIDE BLOCKING
12. MOUNTED LED MIRROR; GC TO PROVIDE BLOCKING. REFERENCE ELEVATION FOR SIZING
13. METAL & GLASS POCKET DOORS PER ARCHITECT
14. FINISHES PER ARCHITECT; GC TO VERIFY MATERIALS ARE MARINE GRADE/OUTDOOR RATED WITH PROPER WATERPROOFING
15. SEE ID-9.0 FOR CORRIDOR FINISHES
16. COUNTERTOP/WORK SPACE OPEN BELOW

GENERAL NOTES:

1. REFER TO ELEVATIONS AND SCHEDULE OF MATERIALS FOR PLUMBING AND APPLIANCE SPECIFICATIONS
2. REFER TO SCHEDULE OF MATERIALS FOR DOOR AND CABINET HARDWARE SPECIFICATIONS
3. PAINT DESIGNATION LISTED UNDER ROOM NAMES ARE OVERALL WALL PAINT COLOR UNLESS OTHERWISE NOTED ON CONSTRUCTION PLAN
4. STORAGE AND MECHANICAL CLOSET DOORS TO BE PAINTED TO MATCH ADJACENT WALL COLOR
5. COFFEE MACHINE SPECIFICATIONS AND LOCATIONS PER CLIENT. CONFIRM COFFEE MACHINE SPECIFICATION WITH CLIENT PRIOR TO MILLWORK FABRICATION TO ENSURE ADA COMPLIANCE. LOCATIONS TO BE PLUMBED WITH WATER SUPPLY SUITABLE FOR COFFEE MACHINE
6. GC TO VERIFY TELEVISION SIZE WITH OWNER PRIOR TO BUILDING TELEVISION WALL NICHES
7. REFER TO SCHEDULE OF MATERIALS FOR RECOMMENDED GROMMET SIZE. GC TO VERIFY LOCATION AND SIZE PRIOR TO INSTALLATION

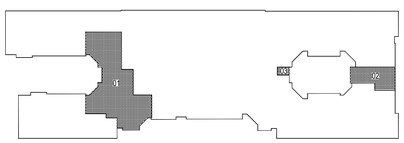



02 CONSTRUCTION AND FINISH PLAN- LEVEL 01 CAVE




03 CONSTRUCTION AND FINISH PLAN- LEVEL 01 PET SPA

KEY PLAN



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INTERIOR DESIGN SET
ISSUE: ISSUE FOR PRICING
DATE: 12.15.2023
SCALE: 3/16" = 1'-0"
REVISIONS:

| # | DATE | COMMENTS |
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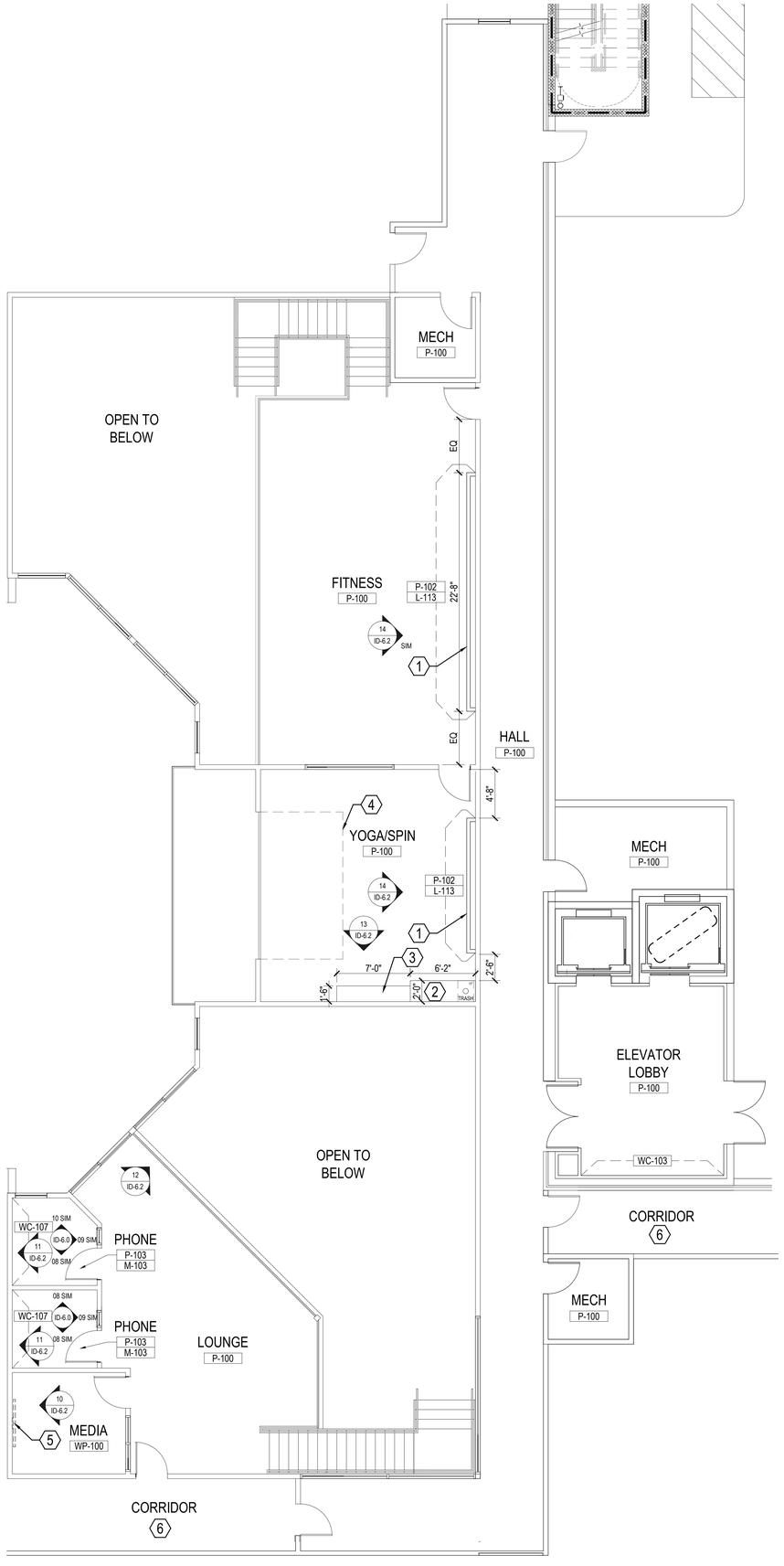
SHEET TITLE: CONSTRUCTION AND FINISH PLAN- LEVEL 01

SHEET NO.

ID-1.0

222205

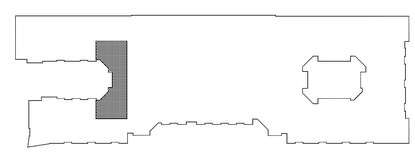



GENERAL NOTES:

1. REFER TO ELEVATIONS AND SCHEDULE OF MATERIALS FOR PLUMBING AND APPLIANCE SPECIFICATIONS
2. REFER TO SCHEDULE OF MATERIALS FOR DOOR AND CABINET HARDWARE SPECIFICATIONS
3. PAINT DESIGNATION LISTED UNDER ROOM NAMES ARE OVERALL WALL PAINT COLOR UNLESS OTHERWISE NOTED ON CONSTRUCTION PLAN
4. STORAGE AND MECHANICAL CLOSET DOORS TO BE PAINTED TO MATCH ADJACENT WALL COLOR
5. COFFEE MACHINE SPECIFICATIONS AND LOCATIONS PER CLIENT. CONFIRM COFFEE MACHINE SPECIFICATION WITH CLIENT PRIOR TO MILLWORK FABRICATION TO ENSURE ADA COMPLIANCE. LOCATIONS TO BE PLUMBED WITH WATER SUPPLY SUITABLE FOR COFFEE MACHINE
6. GC TO VERIFY TELEVISION SIZE WITH OWNER PRIOR TO BUILDING TELEVISION WALL NICHES
7. REFER TO SCHEDULE OF MATERIALS FOR RECOMMENDED GROMMET SIZE. GC TO VERIFY LOCATION AND SIZE PRIOR TO INSTALLATION

ID CONSTRUCTION KEY NOTES:

1. WALL MOUNTED MIRROR WITH EMBEDDED LED LIGHT; GC TO PROVIDE BLOCKING AND ELECTRICAL.
2. COUNTERTOP WITH MILLWORK BELOW
3. BENCH SEATING
4. ROLL UP DOOR PER ARCHITECT
5. TV'S SPECIFIED BY OWNER, INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE BLOCKING IN WALL.
6. SEE ID-9.0 SERIES FOR CORRIDOR SERIES



KEY PLAN

01 CONSTRUCTION AND FINISH PLAN- LEVEL 02

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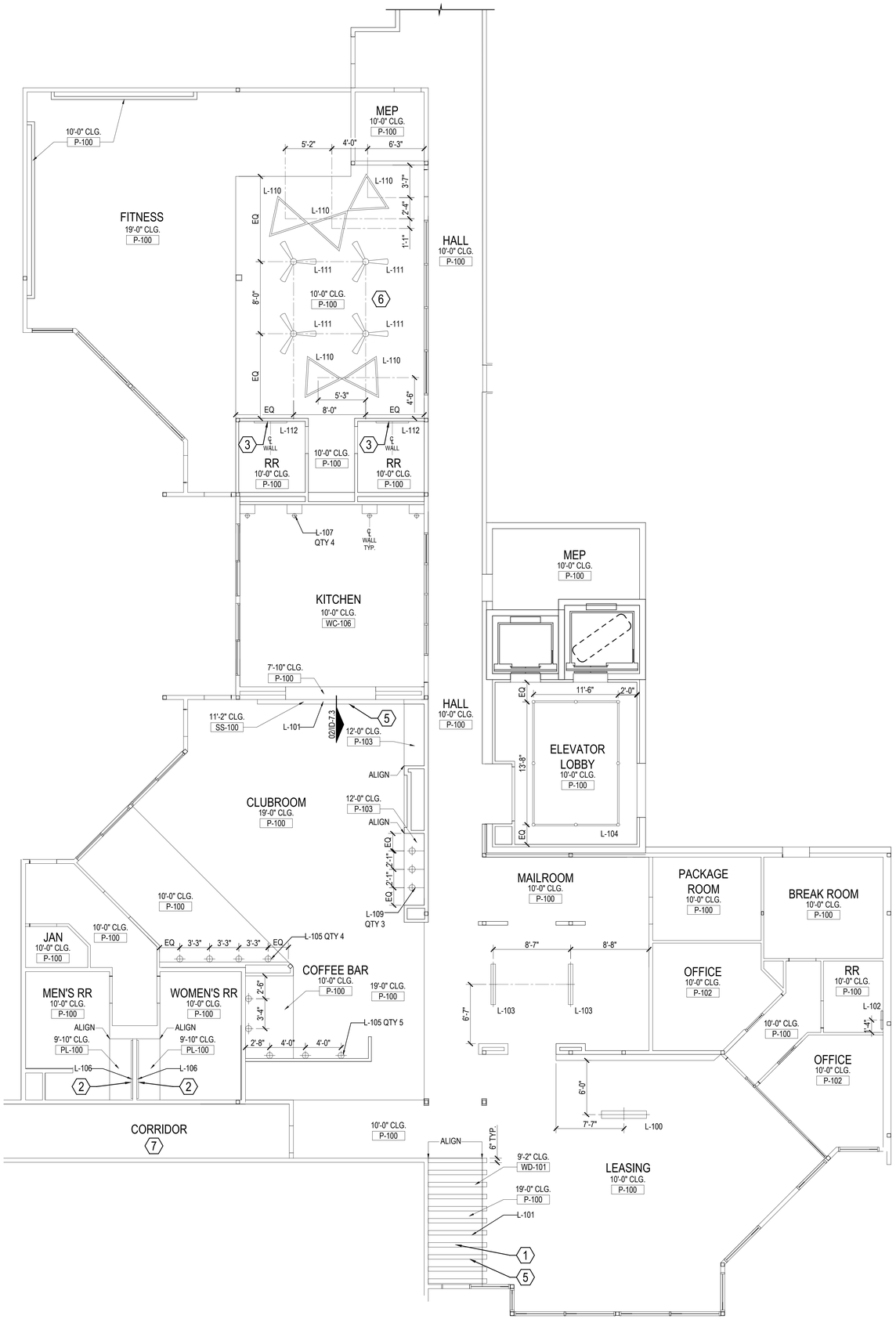
SHEET TITLE: CONSTRUCTION AND FINISH PLAN- LEVEL 02

SHEET NO.
ID-1.1

222205



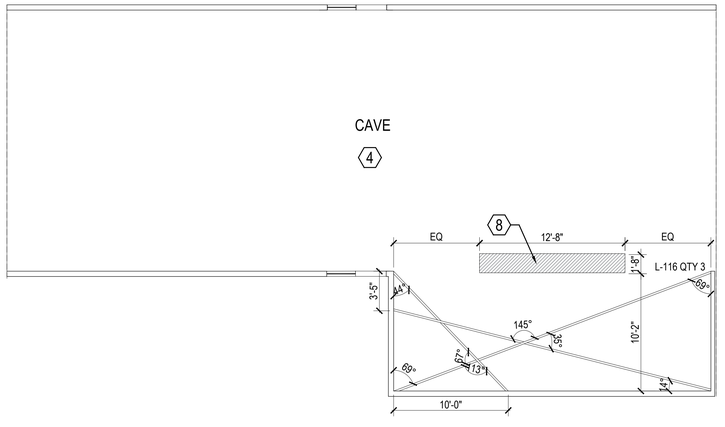

01 DECORATIVE REFLECTED CEILING PLAN- LEVEL 01

ID CONSTRUCTION KEY NOTES:

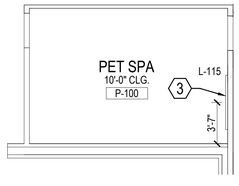
1. FAUX BEAM WRAPPED IN MATERIAL SPECIFIED. GC TO PROVIDE BLOCKING.
2. MOUNTED LED MIRROR; GC TO PROVIDE BLOCKING. REFERENCE ELEVATION FOR SIZING
3. NEON LIGHT INSTALLATION; GC TO PROVIDE ELECTRICAL
4. FINISHES PER ARCHITECT; GC TO VERIFY MATERIALS ARE MARINE GRADE/OUTDOOR RATED WITH PROPER WATERPROOFING.
5. LIGHT COVE
6. FIXTURES INSTALLED AT 9'-0" AFF
7. SEE ID-9.0 SERIES FOR CORRIDOR FINISHES
8. GC TO PROVIDE BLOCKING IN CEILING FOR HANGING CHAIRS, SEE NOTE ON 4.0

GENERAL NOTES:

1. REFER TO MEP PACKAGE FOR ALL GENERAL LIGHTING
2. REFER TO SCHEDULE OF MATERIALS FOR DECORATIVE LIGHTING FIXTURE SPECIFICATIONS
3. LOUDSPEAKERS, BAFFLES, AIR GRILLES, SLOT DIFFUSERS, ACCESS PANELS, COVER PLATES, SPRINKLER HEAD ESCUTCHEONS, AND VENTS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE.
4. MEP AND ARCHITECT TO BE AWARE OF DECORATIVE CEILING ELEMENTS SHOWN IN PLAN. SPRINKLER LOCATIONS TO COMPLY WITH THE MUNICIPALITY AND/OR JURISDICTION HAVING AUTHORITY. SHOULD ANY CONFLICT BE IDENTIFIED, NOTIFY DESIGNER FOR PLAN COORDINATION.
5. PAINT DESIGNATION LISTED UNDER ROOM NAME IS OVERALL CEILING PAINT COLOR UNLESS OTHER WISE NOTED

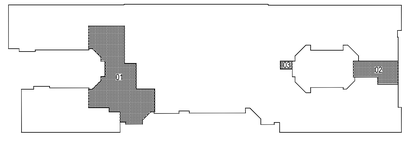



02 DECORATIVE REFLECTED CEILING PLAN- LEVEL 01 CAVE




03 DRCP- LEVEL 01 PET SPA

KEY PLAN

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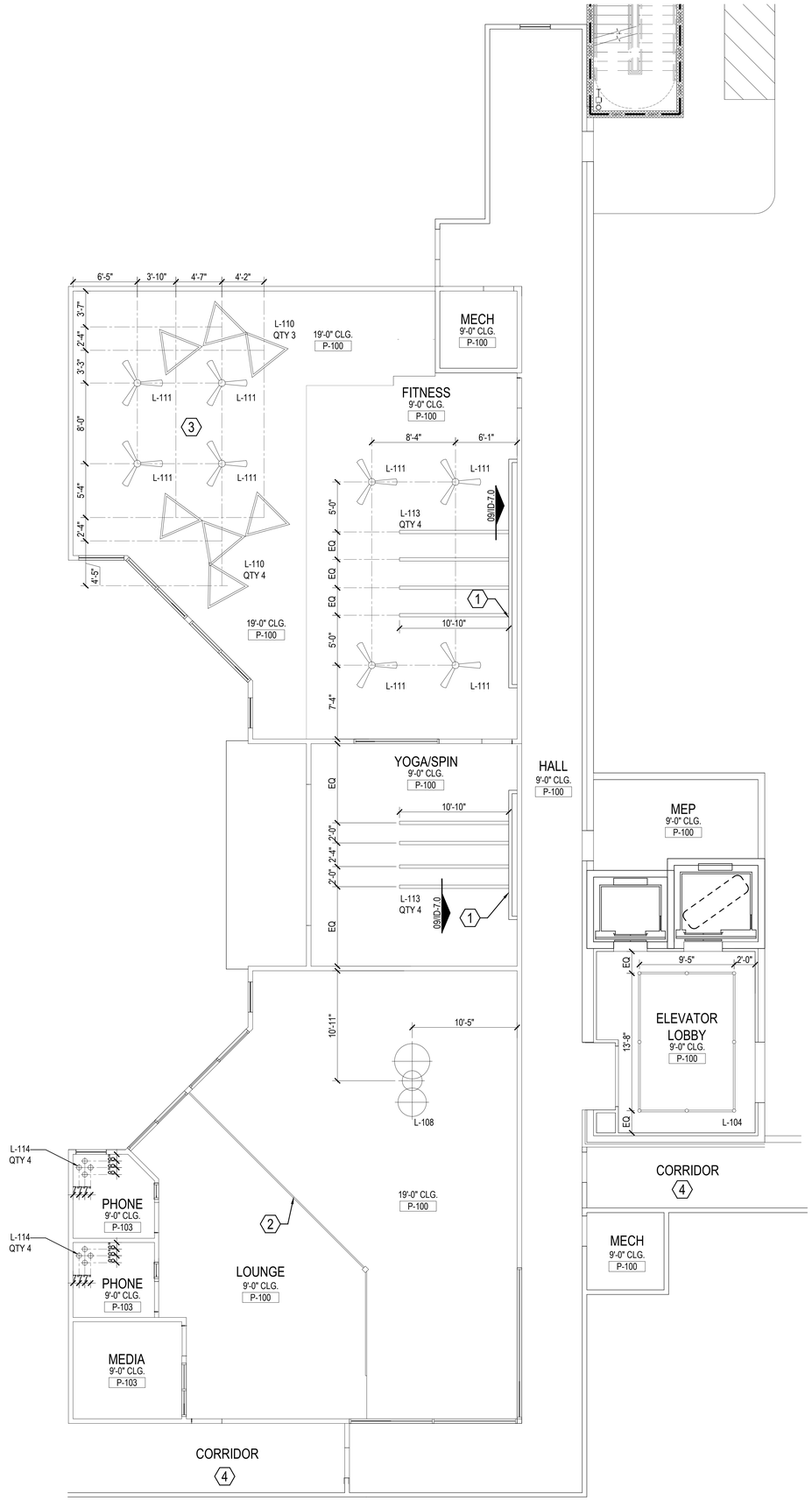
SHEET TITLE: DECORATIVE REFLECTED CEILING PLAN- LEVEL 01

SHEET NO.

ID-2.0

222205




01 DECORATIVE REFLECTED CEILING PLAN- LEVEL 02

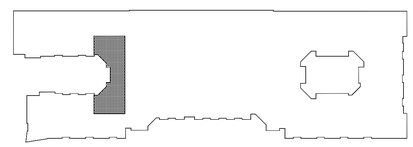
GENERAL NOTES:

1. REFER TO MEP PACKAGE FOR ALL GENERAL LIGHTING
2. REFER TO SCHEDULE OF MATERIALS FOR DECORATIVE LIGHTING FIXTURE SPECIFICATIONS
3. LOUDSPEAKERS, BAFFLES, AIR GRILLES, SLOT DIFFUSERS, ACCESS PANELS, COVER PLATES, SPRINKLER HEAD ESCUTCHEONS, AND VENTS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE.
4. MEP AND ARCHITECT TO BE AWARE OF DECORATIVE CEILING ELEMENTS SHOWN IN PLAN. SPRINKLER LOCATIONS TO COMPLY WITH THE MUNICIPALITY AND/OR JURISDICTION HAVING AUTHORITY. SHOULD ANY CONFLICT BE IDENTIFIED, NOTIFY DESIGNER FOR PLAN COORDINATION.
5. PAINT DESIGNATION LISTED UNDER ROOM NAME IS OVERALL CEILING PAINT COLOR UNLESS OTHER WISE NOTED

ID CONSTRUCTION KEY NOTES:

1. EMBEDDED LED LIGHT FIXTURE; GC TO PROVIDE ELECTRICAL. REFER TO DETAILS
2. LINE OF RAILING
3. FIXTURES INSTALLED AT 11'-0" AFF
4. SEE ID-9.0 SERIES FOR CORRIDOR FINISHES

KEY PLAN



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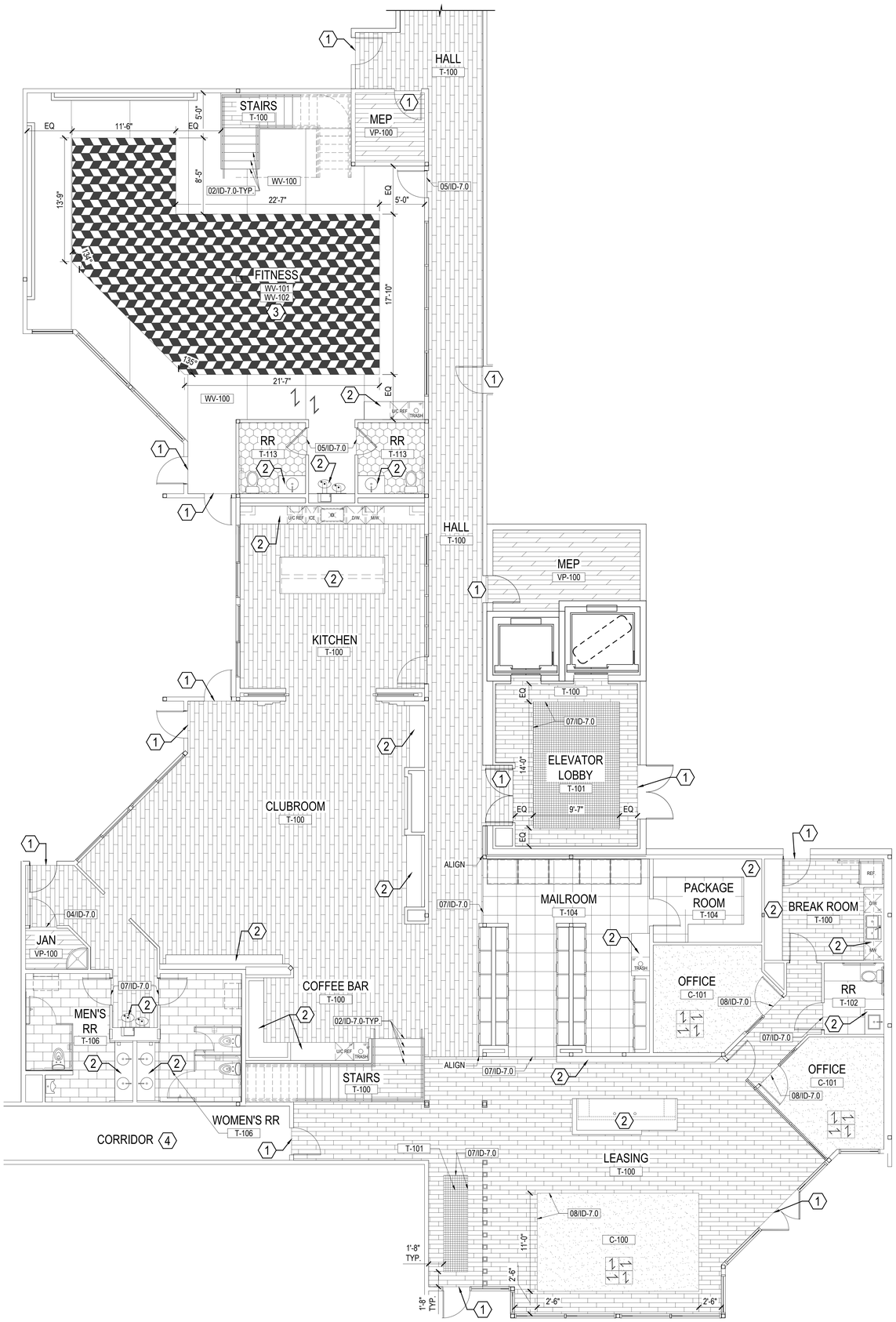
SHEET TITLE: DECORATIVE REFLECTED CEILING PLAN- LEVEL 02

SHEET NO. ID-2.1

222205

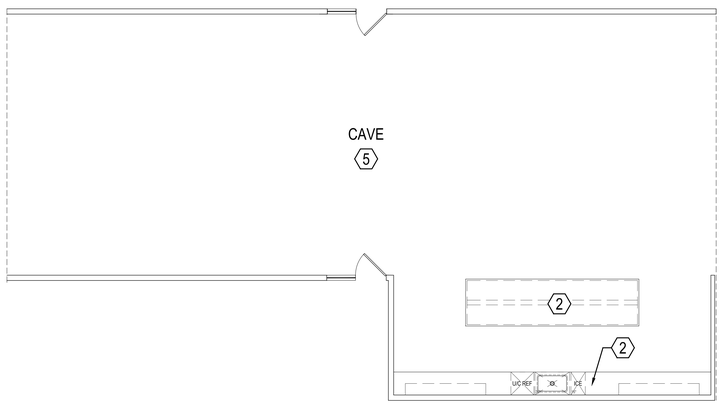



01 FLOOR FINISH PLAN- LEVEL 01

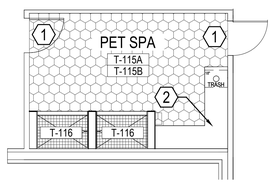
GENERAL NOTES:
1. REFER TO SCHEDULE OF MATERIALS FOR ALL FLOORING SPECIFICATIONS
2. FLOORING TO CONTINUE UNDER MILLWORK NOT SHOWN FOR CLARITY.
3. ALL MECHANICAL, MOP, A/V CLOSETS TO BE CONCRETE UNLESS OTHERWISE NOTED
4. INSTALL FLOORING PATTERN AS SHOWN UNLESS VENDOR INSTRUCTS OTHERWISE

ID CONSTRUCTION KEY NOTES:

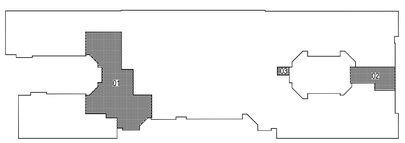
1. FLOOR TRANSITION PER ARCHITECT; GC TO VERIFY FIRE-RATED ASSEMBLY IF APPLICABLE
2. FLOOR FINISH TO CONTINUE UNDER COUNTER/FIXTURE/MILLWORK/BANQUETTE
3. FITNESS CONSULTANT TO VERIFY WITH FITNESS FLOORING SPECIFICATION IF WEIGHT MATS ARE REQUIRED
4. SEE ID-9.0 SERIES FOR CORRIDOR SERIES
5. FLOOR FINISH PER ARCHITECT




02 FLOOR FINISH PLAN- LEVEL 01 CAVE




03 FLOOR FINISH PLAN- LEVEL 01 PET SPA



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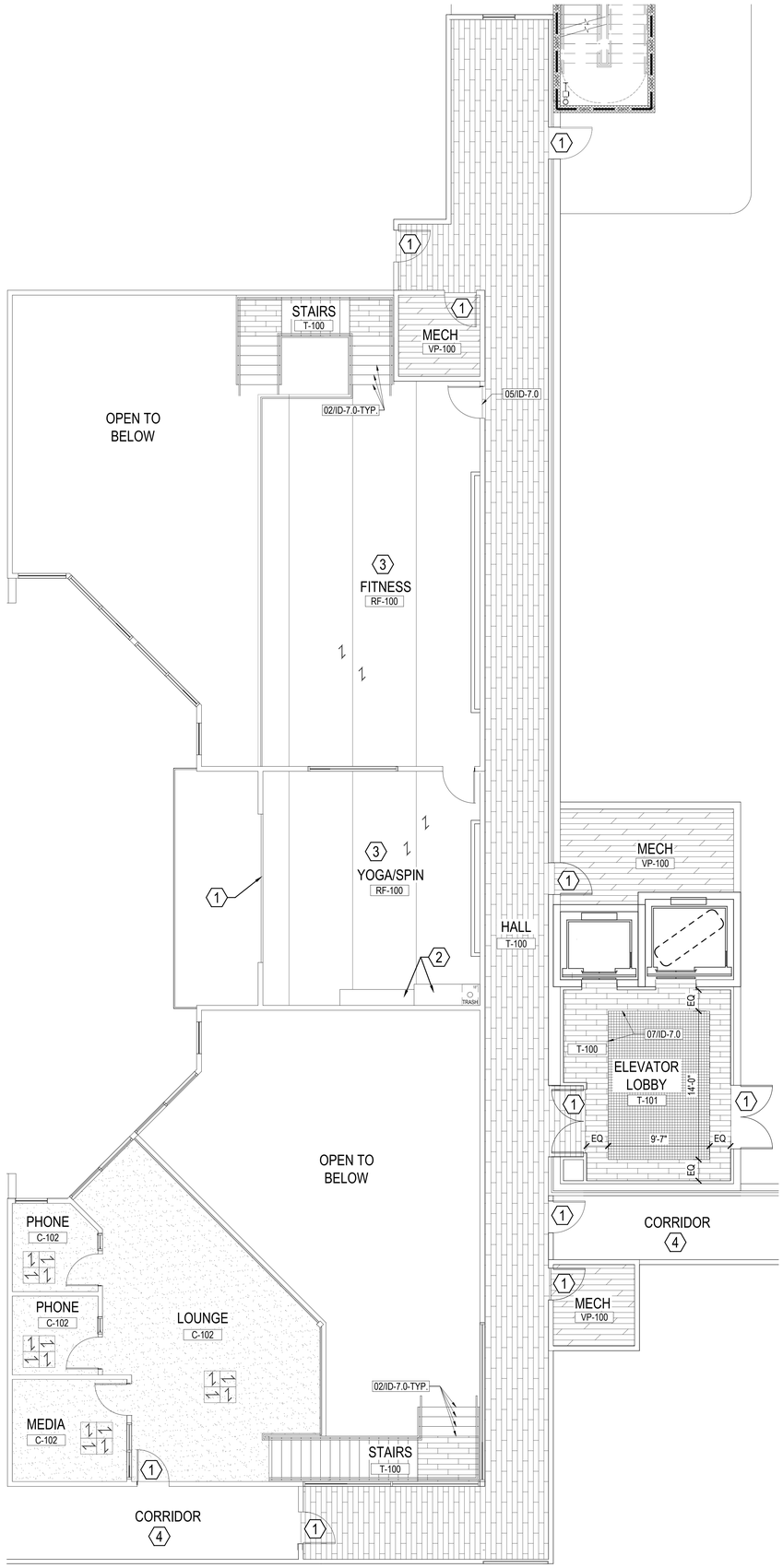
SHEET TITLE: FLOOR FINISH PLAN- LEVEL 01
SHEET NO. ID-3.0
222205




GENERAL NOTES:
1. REFER TO SCHEDULE OF MATERIALS FOR ALL FLOORING SPECIFICATIONS
2. FLOORING TO CONTINUE UNDER MILLWORK NOT SHOWN FOR CLARITY.
3. ALL MECHANICAL, MOP, A/V CLOSETS TO BE CONCRETE UNLESS OTHERWISE NOTED
4. INSTALL FLOORING PATTERN AS SHOWN UNLESS VENDOR INSTRUCTS OTHERWISE

ID CONSTRUCTION KEY NOTES:

1. FLOOR TRANSITION PER ARCHITECT; GC TO VERIFY FIRE-RATED ASSEMBLY IF APPLICABLE
2. FLOOR FINISH TO CONTINUE UNDER COUNTER/FIXTURE/MILLWORK/BANQUETTE
3. FITNESS CONSULTANT TO VERIFY WITH FITNESS FLOORING SPECIFICATION IF WEIGHT MATS ARE REQUIRED
4. SEE ID-9.0 SERIES FOR CORRIDOR SERIES

01 FLOOR FINISH PLAN- LEVEL 02

KEY PLAN

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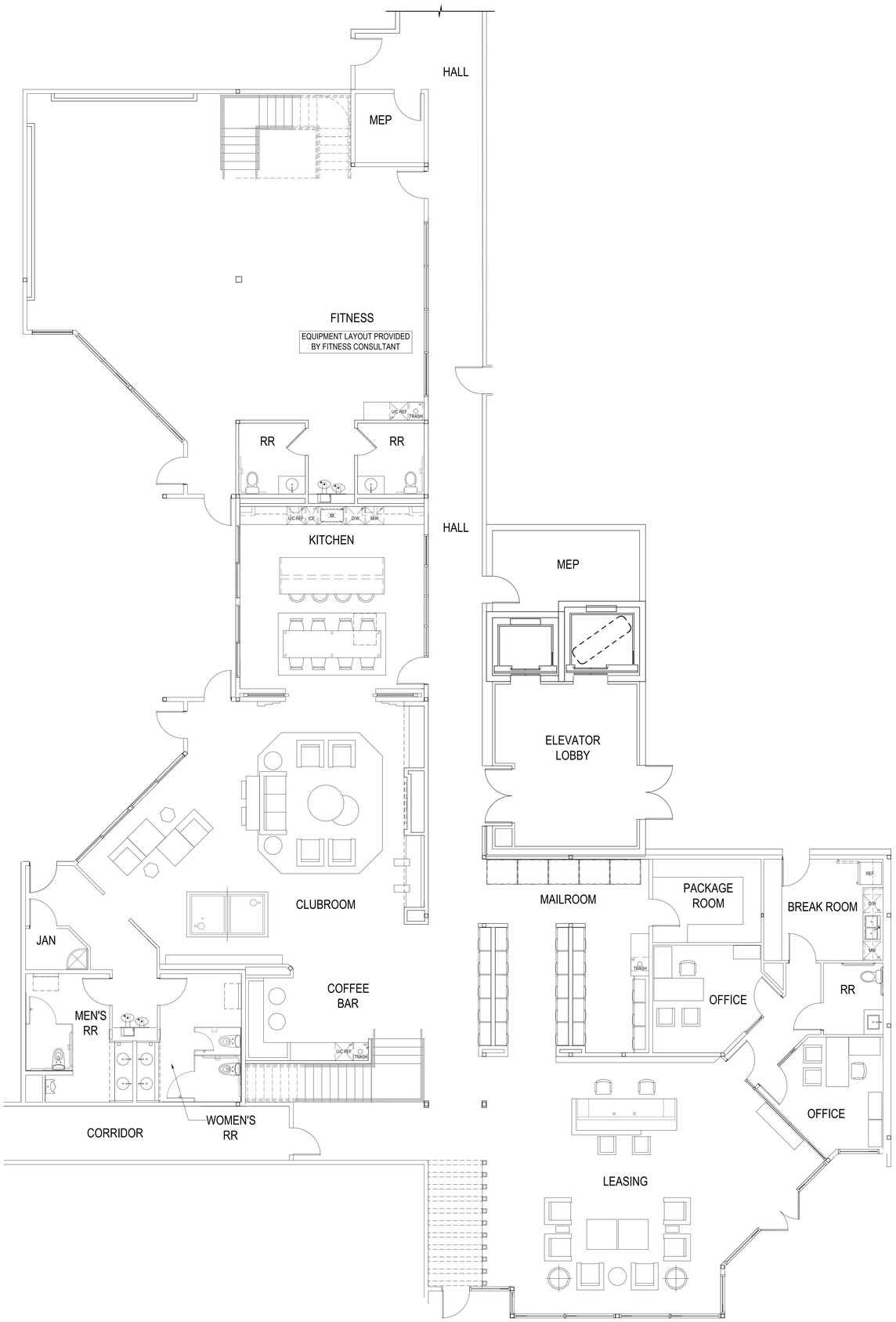
SHEET TITLE: FLOOR FINISH PLAN- LEVEL 02

SHEET NO.
ID-3.1

222205

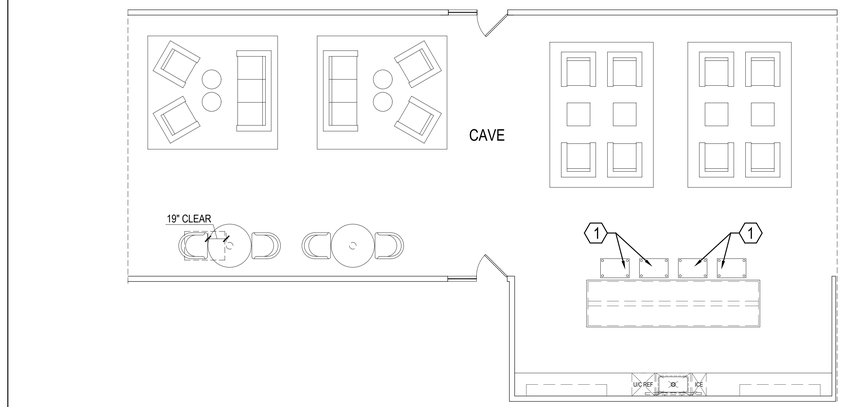



01 FURNITURE PLAN- LEVEL 01

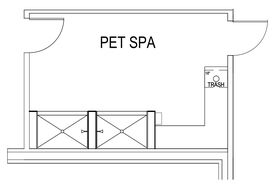
GENERAL NOTES:
1. IF WALL MOUNTED TV'S PROVIDED PROJECT MORE THAN 4" FROM FINISH WALLS MUST HAVE CANE DETECTION DEVICE, OR MUST BE MOUNTED MIN. 80" AFF TO BOTTOM OF TV.
2. MINIMUM ONE OF EACH TYPE OF SEATING TABLE NOT TO EXCEED MAX. 34"H WITH MIN. 30"W X 27"H X 19"D KNEE SPACE FOR FORWARD APPROACH.
3. WALL ART MOUNTED HIGHER THAN 27" AFF MAY NOT PROJECT MORE THAN 4" FROM FACE OF FINISHED WALL.
4. MINIMUM ONE OF EACH TYPE OF FITNESS EQUIPMENT TO HAVE 36"W ACCESSIBLE ROUTE FOR PARALLEL APPROACH.
5. WIPE DISPENSER CONTROLS/ SLOTS MUST NOT EXCEED MAX. 48" AFF, AND IF PROJECTING 4" FROM WALL, MUST HAVE BASE NOT EXCEEDING 27" AFF OR HAVE CANE DETECTION DEVICES.
6. ANY AREA RUG AND PADS ARE TO BE SECURED TO THE FLOOR WITH TAPE DOTS.
7. HPAD TO PROVIDE ALL FREESTANDING FURNITURE

ID CONSTRUCTION KEY NOTES:

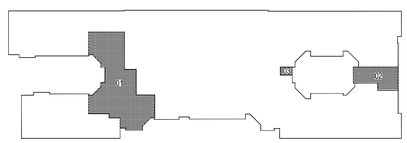
(1) GC TO PROVIDE BLOCKING IN CEILING FOR HANGING CHAIRS, REFER TO 2.0




02 FURNITURE PLAN- LEVEL 01 CAVE




03 FURNITURE PLAN- LEVEL 01 PET SPA



KEY PLAN

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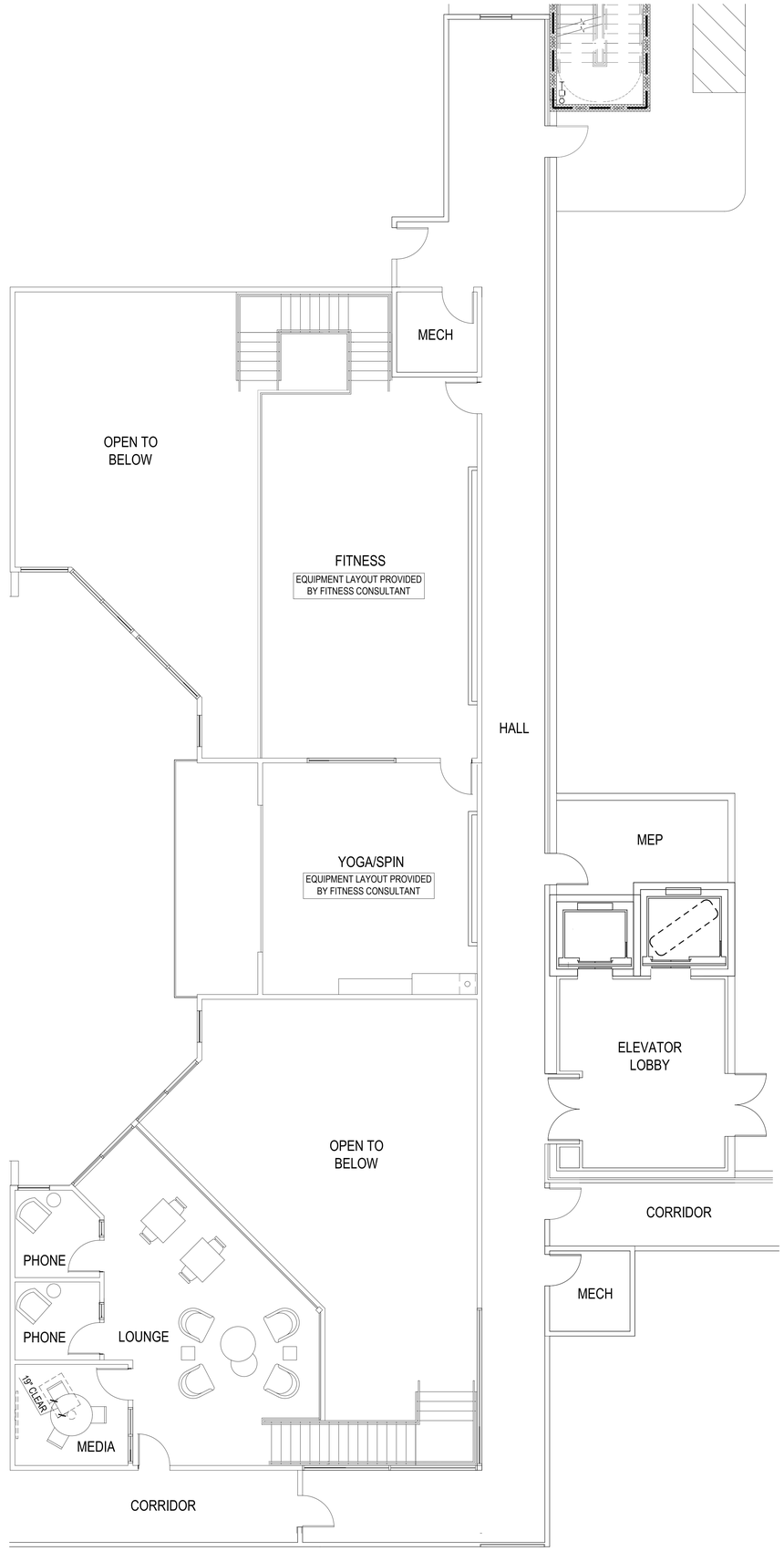
SHEET TITLE: FURNITURE PLAN- LEVEL 01

SHEET NO.
ID-4.0

222205

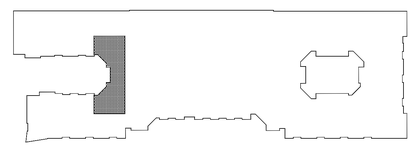



GENERAL NOTES:

1. IF WALL MOUNTED TV'S PROVIDED PROJECT MORE THAN 4" FROM FINISH WALLS MUST HAVE CANE DETECTION DEVICE, OR MUST BE MOUNTED MIN. 80" AFF TO BOTTOM OF TV.
2. MINIMUM ONE OF EACH TYPE OF SEATING TABLE NOT TO EXCEED MAX. 34"H WITH MIN. 30"W X 27"H X 19"D KNEE SPACE FOR FORWARD APPROACH.
3. WALL ART MOUNTED HIGHER THAN 27" AFF MAY NOT PROJECT MORE THAN 4" FROM FACE OF FINISHED WALL.
4. MINIMUM ONE OF EACH TYPE OF FITNESS EQUIPMENT TO HAVE 36"W ACCESSIBLE ROUTE FOR PARALLEL APPROACH.
5. WIPE DISPENSER CONTROLS/ SLOTS MUST NOT EXCEED MAX. 48" AFF, AND IF PROJECTING 4" FROM WALL, MUST HAVE BASE NOT EXCEEDING 27" AFF OR HAVE CANE DETECTION DEVICES.
6. ANY AREA RUG AND PADS ARE TO BE SECURED TO THE FLOOR WITH TAPE DOTS.
7. HPAD TO PROVIDE ALL FREESTANDING FURNITURE

01 FURNITURE PLAN- LEVEL 02

KEY PLAN



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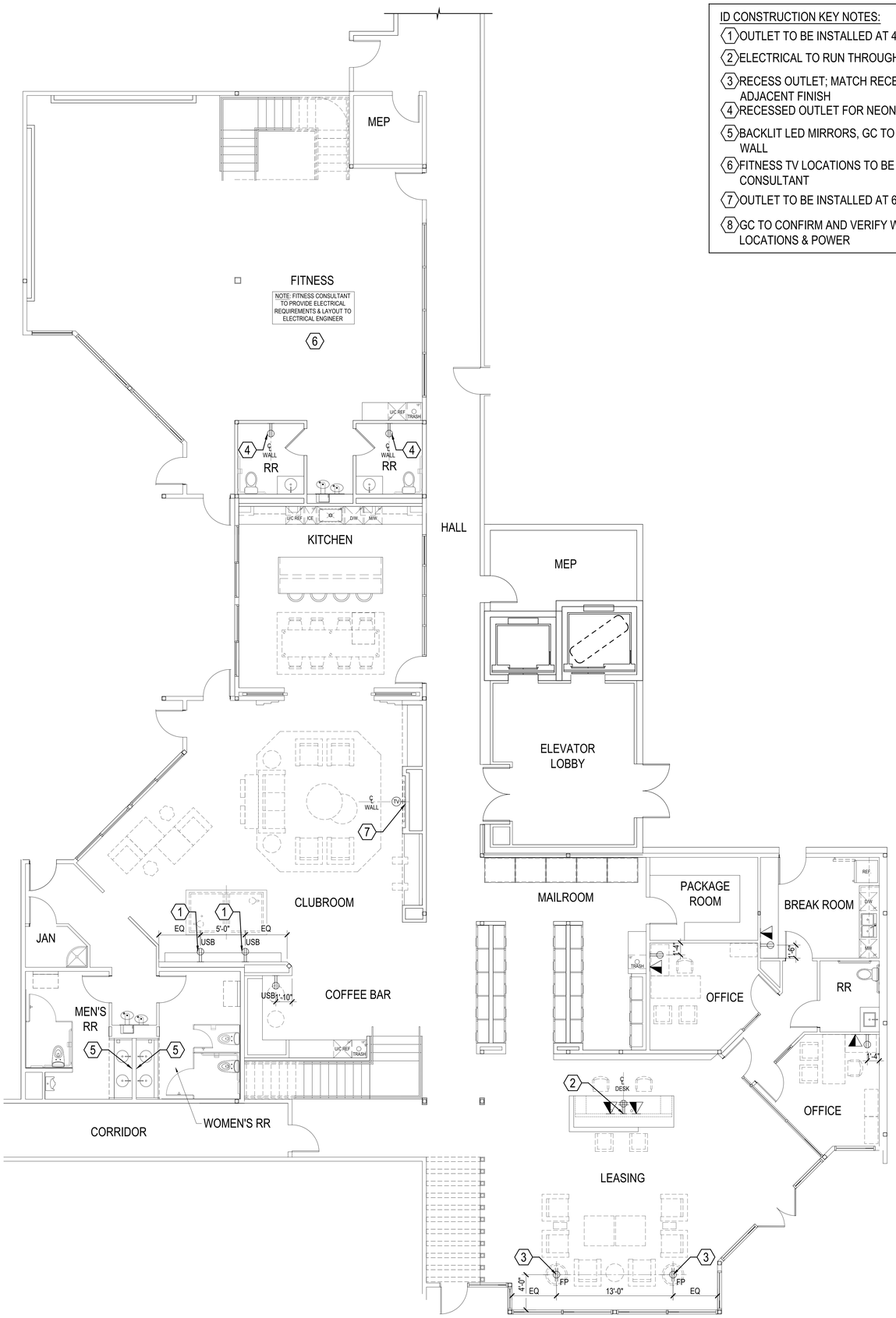



01 POWER PLAN- LEVEL 01

ID CONSTRUCTION KEY NOTES:

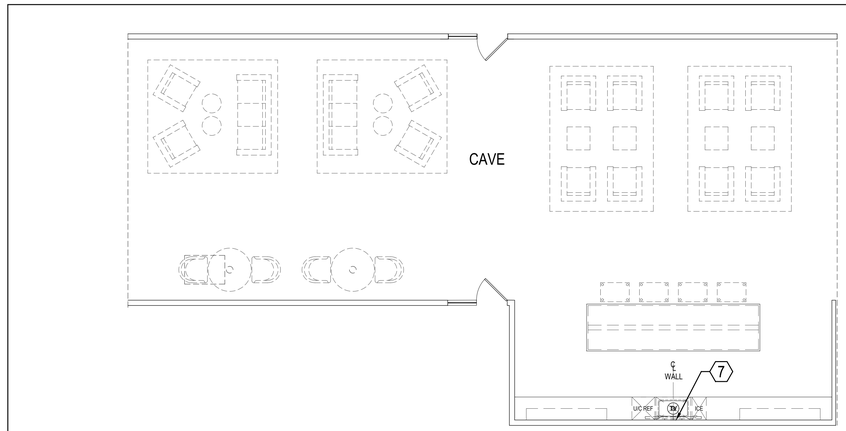
1. OUTLET TO BE INSTALLED AT 44" AFF
2. ELECTRICAL TO RUN THROUGH KNEE WALL
3. RECESS OUTLET; MATCH RECEPTACLE AND COVER TO ADJACENT FINISH
4. RECESSED OUTLET FOR NEON SIGN AT 80" AFF
5. BACKLIT LED MIRRORS, GC TO PROVIDE ELECTRICAL IN WALL
6. FITNESS TV LOCATIONS TO BE DETERMINED BY FITNESS CONSULTANT
7. OUTLET TO BE INSTALLED AT 6'-0" AFF
8. GC TO CONFIRM AND VERIFY WITH MEP DRYER LOCATIONS & POWER

GENERAL NOTES:

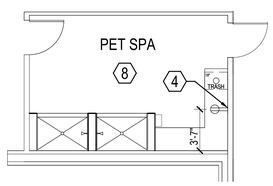
1. ELECTRICAL DEVICES SHOWN IN ID DRAWINGS ARE ONLY THOSE THAT REQUIRE COORDINATION WITH FURNITURE AND APPLIANCE ELEMENTS AND ARE FOR DIMENSIONAL PURPOSES ONLY. REFER TO ENGINEER'S DRAWINGS FOR ALL GENERAL DEVICES AND REQUIREMENTS.
2. ALL ELECTRICAL OUTLET TYPES AND LOCATIONS IN FITNESS CENTER TO BE DETERMINED BY M.E.P. ONCE FITNESS EQUIPMENT IS SELECTED.
3. ALL PLATE COVERS TO BE WHITE, UNO.
4. FLOOR OUTLETS TO BE RECESSED IN TO SLAB TO ACCOMMODATE PLUG.
5. FITNESS EQUIPMENT POWER REQUIREMENTS TO BE COORDINATED WITH FITNESS CONSULTANT.
6. MEP TO CONFIRM LOCATIONS AND ELECTRICAL REQUIREMENTS OF ALL SPECIFIED APPLIANCES
7. TV'S SHALL PROJECT NO MORE THAN 4" FROM FACE OF WALL AS INSTALLED PER ADA.
8. OUTLETS TO BE INSTALLED AT STANDARD ADA-ACCESSIBLE HEIGHT UNO
9. LOW VOLTAGE CONSULTANT TO CONFIRM AND SPECIFY ALL POWER AND DATA REQUIREMENTS FOR EACH TV LOCATION

ELECTRICAL SYMBOL LEGEND

| SYMBOL & DESCRIPTION | SYMBOL & DESCRIPTION |
|---|---|
| SINGLE DUPLEX WALL OUTLET | SINGLE DUPLEX W/USB WALL & USB-C OUTLET |
| SINGLE DUPLEX FLOOR OUTLET | SINGLE DUPLEX CEILING OUTLET |
| QUADPLEX WALL OUTLET | QUADPLEX WALL OUTLET W/ USB & USB-C |
| QUADPLEX FLOOR OUTLET | QUADPLEX CEILING OUTLET |
| DATA WALL OUTLET | DATA CEILING OUTLET |
| DATA FLOOR OUTLET | TV DATA CEILING OUTLET |
| TELEPHONE WALL OUTLET | TV DATA WALL OUTLET |
| TELEPHONE FLOOR OUTLET | J-BOX |
| PHONE & DATA WALL OUTLET | PHONE & DATA FLOOR OUTLET |

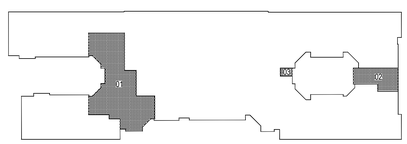



02 POWER PLAN- LEVEL 01 CAVE




03 POWER PLAN- LEVEL 01 PET SPA

KEY PLAN



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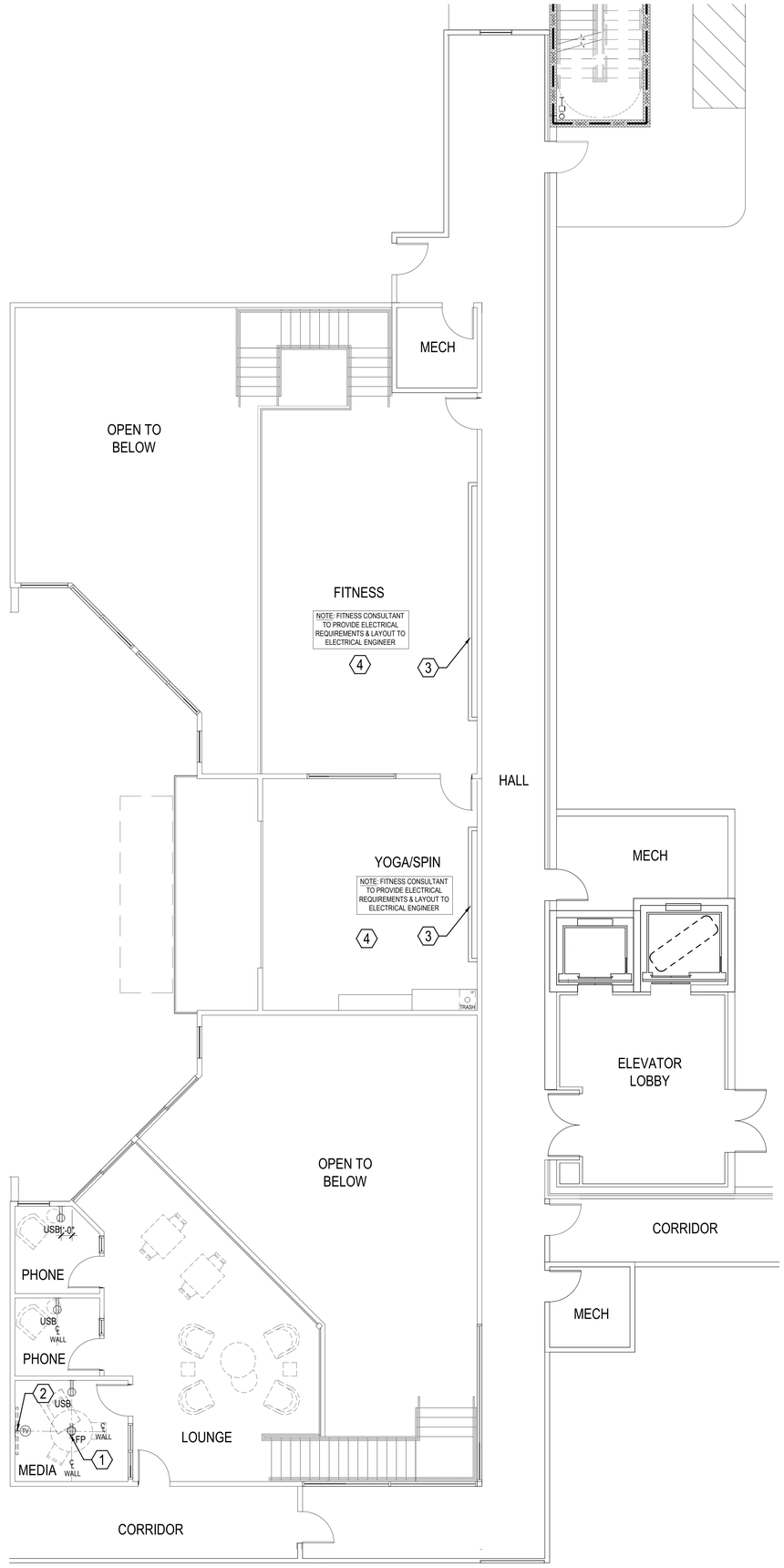
SHEET TITLE: POWER PLAN- LEVEL 01

SHEET NO. ID-5.0

222205




01 POWER PLAN- LEVEL 02

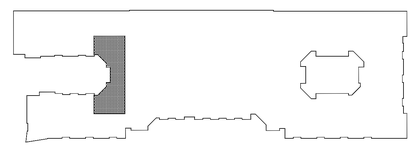
## ELECTRICAL SYMBOL LEGEND

| SYMBOL & DESCRIPTION | SYMBOL & DESCRIPTION |
|---|---|
| SINGLE DUPLEX WALL OUTLET | SINGLE DUPLEX W/USB WALL & USB-C OUTLET |
| SINGLE DUPLEX FLOOR OUTLET | SINGLE DUPLEX CEILING OUTLET |
| QUADPLEX WALL OUTLET | QUADPLEX WALL OUTLET W/ USB & USB-C |
| QUADPLEX FLOOR OUTLET | QUADPLEX CEILING OUTLET |
| DATA WALL OUTLET | DATA CEILING OUTLET |
| DATA FLOOR OUTLET | TV DATA CEILING OUTLET |
| TELEPHONE WALL OUTLET | TV DATA WALL OUTLET |
| TELEPHONE FLOOR OUTLET | J-BOX |
| PHONE & DATA WALL OUTLET | PHONE & DATA FLOOR OUTLET |

GENERAL NOTES:
1. ELECTRICAL DEVICES SHOWN IN ID DRAWINGS ARE ONLY THOSE THAT REQUIRE COORDINATION WITH FURNITURE AND APPLIANCE ELEMENTS AND ARE FOR DIMENSIONAL PURPOSES ONLY. REFER TO ENGINEER'S DRAWINGS FOR ALL GENERAL DEVICES AND REQUIREMENTS.
2. ALL ELECTRICAL OUTLET TYPES AND LOCATIONS IN FITNESS CENTER TO BE DETERMINED BY M.E.P. ONCE FITNESS EQUIPMENT IS SELECTED.
3. ALL PLATE COVERS TO BE WHITE, UNO.
4. FLOOR OUTLETS TO BE RECESSED IN TO SLAB TO ACCOMMODATE PLUG.
5. FITNESS EQUIPMENT POWER REQUIREMENTS TO BE COORDINATED WITH FITNESS CONSULTANT.
6. MEP TO CONFIRM LOCATIONS AND ELECTRICAL REQUIREMENTS OF ALL SPECIFIED APPLIANCES
7. TV'S SHALL PROJECT NO MORE THAN 4" FROM FACE OF WALL AS INSTALLED PER ADA.
8. OUTLETS TO BE INSTALLED AT STANDARD ADA-ACCESSIBLE HEIGHT UNO
9. LOW VOLTAGE CONSULTANT TO CONFIRM AND SPECIFY ALL POWER AND DATA REQUIREMENTS FOR EACH TV LOCATION

ID CONSTRUCTION KEY NOTES:
1. RECESS OUTLET; MATCH RECEPTACLE AND COVER TO ADJACENT FINISH
2. OUTLET LOCATED AT 5'-6" AFF
3. EMBEDDED LED MIRRORS, GC TO PROVIDE ELECTRICAL IN WALL
4. FITNESS TV LOCATIONS TO BE DETERMINED BY FITNESS CONSULTANT

KEY PLAN



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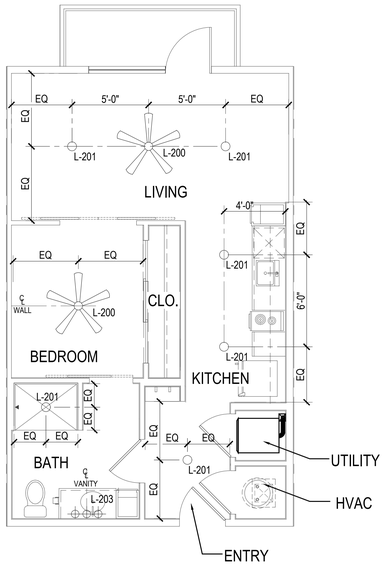


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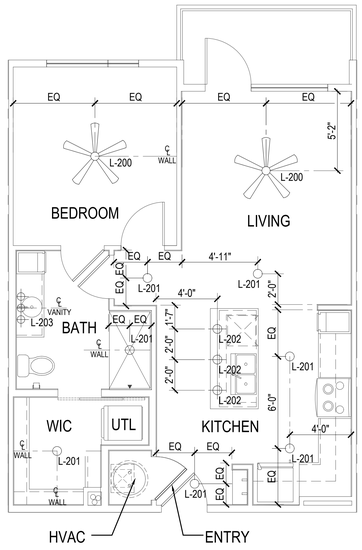


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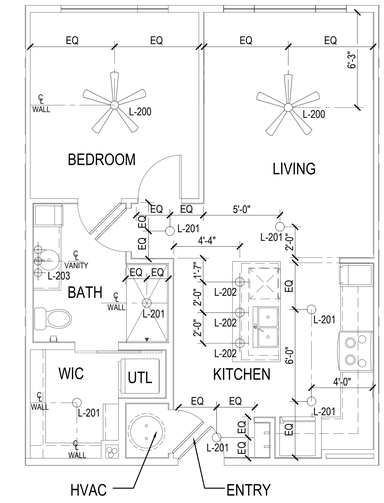


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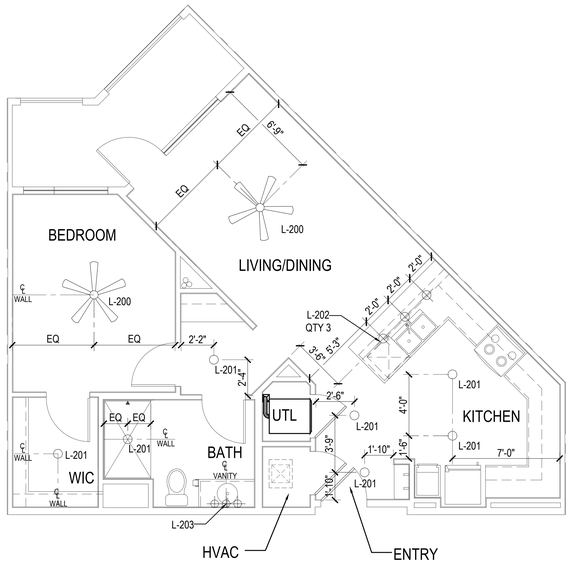


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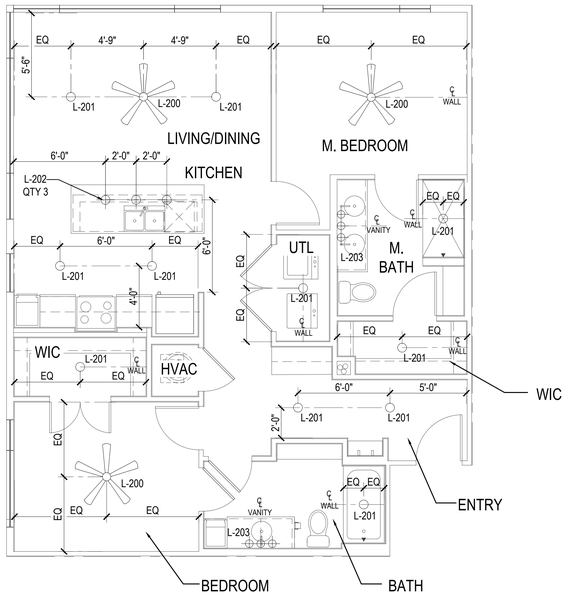


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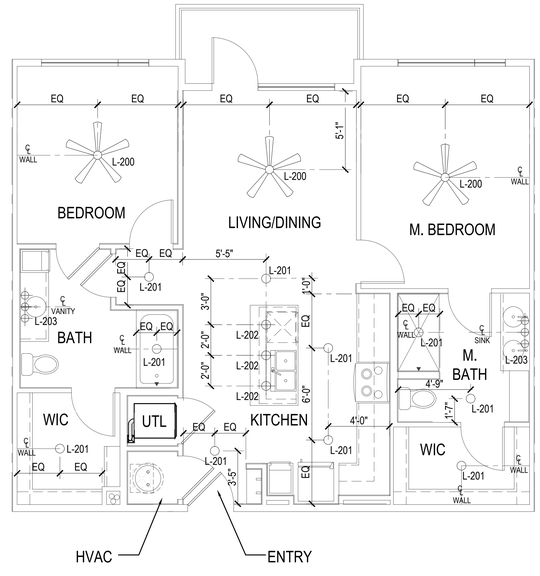


06 DRCP- UNIT B2 ANSI

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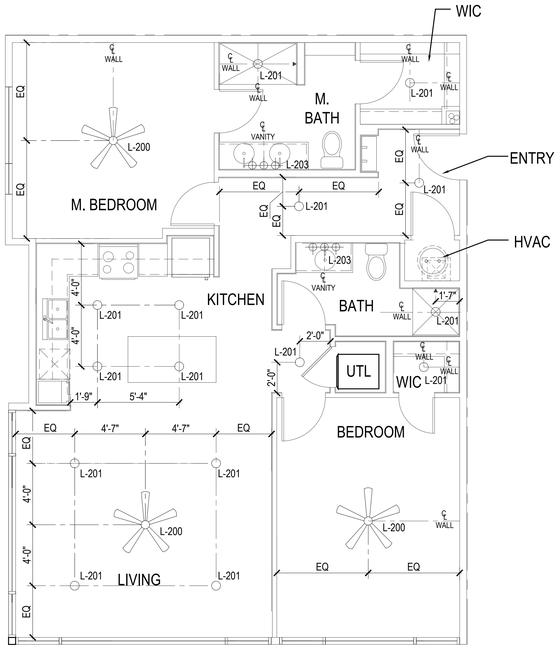
DECORATIVE REFLECTED CEILING PLANS- UNITS

SHEET NO.
ID-8.0

222205

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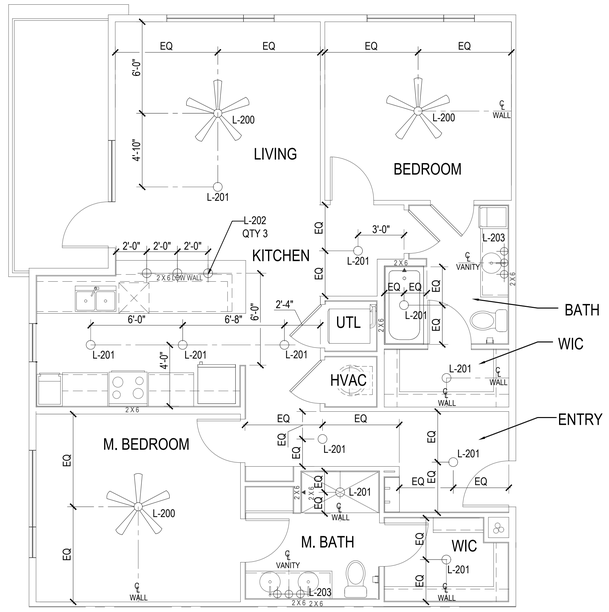


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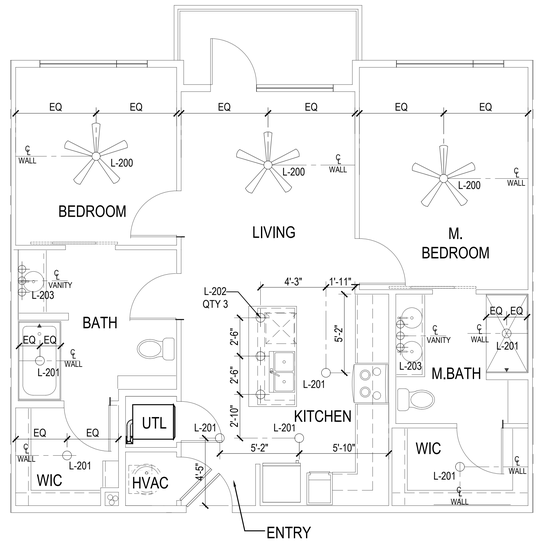


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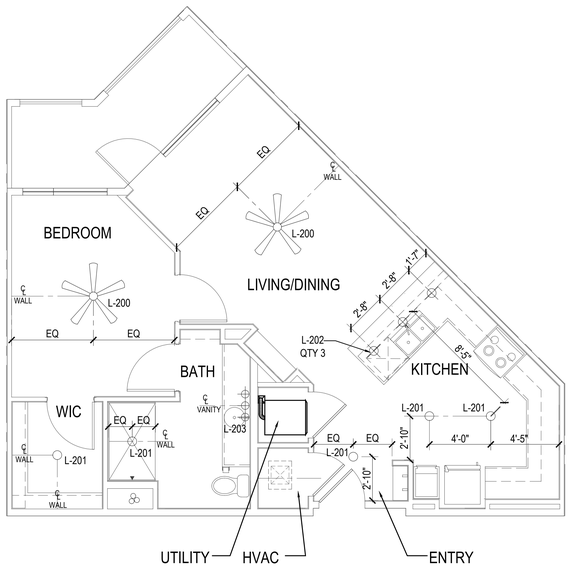


04 DRCP- UNIT A3 - ADA

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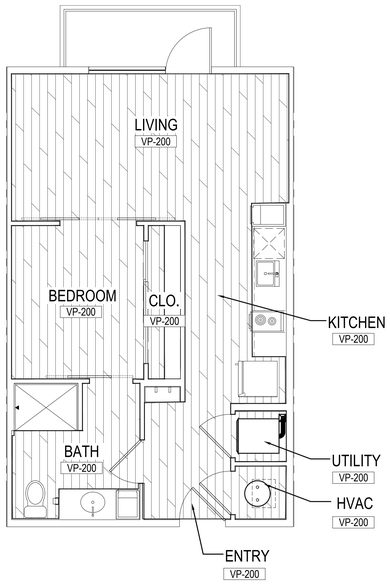
ID-8.1

222205

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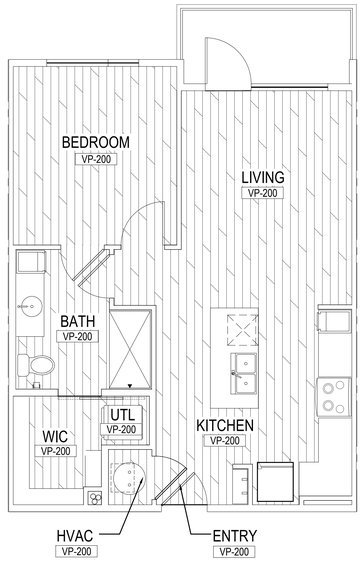


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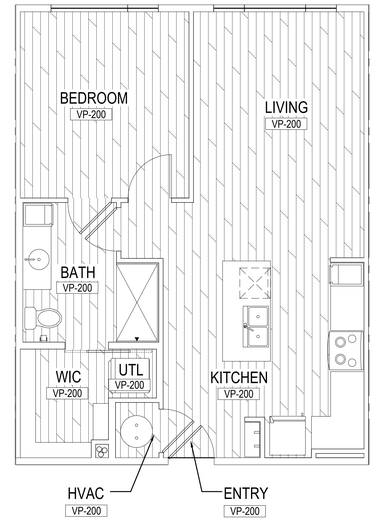


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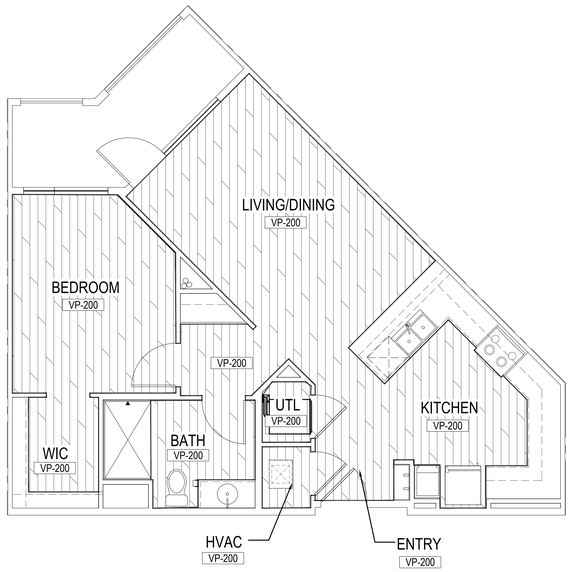


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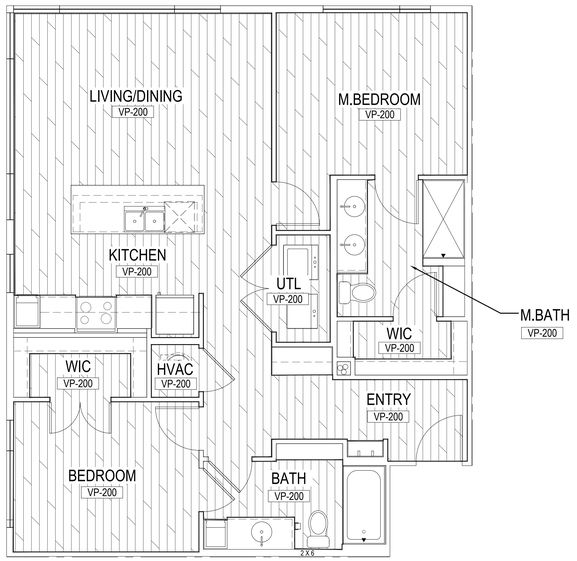


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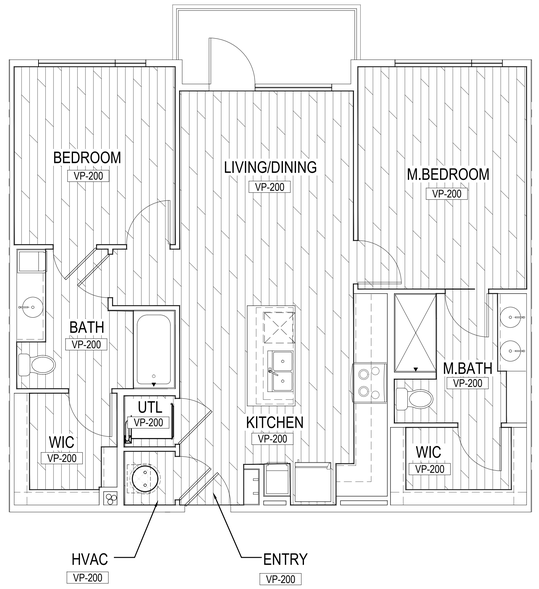


06 FFP- UNIT B2 ANSI

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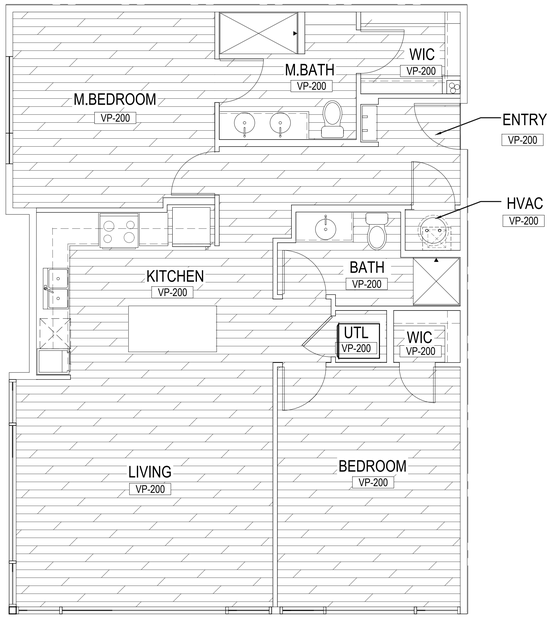
SHEET TITLE: FLOOR FINISH PLAN- UNITS

SHEET NO.
ID-8.2

222205

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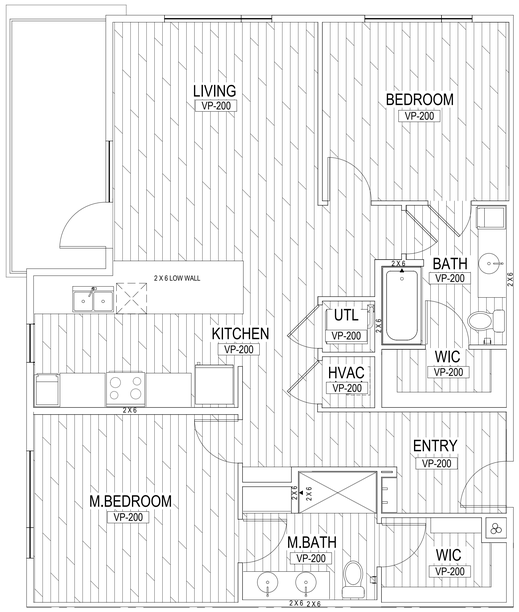


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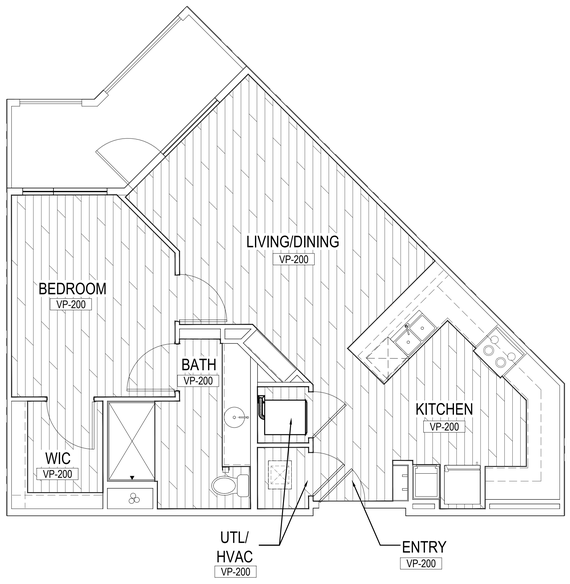


04 FFP- UNIT A3 - ADA

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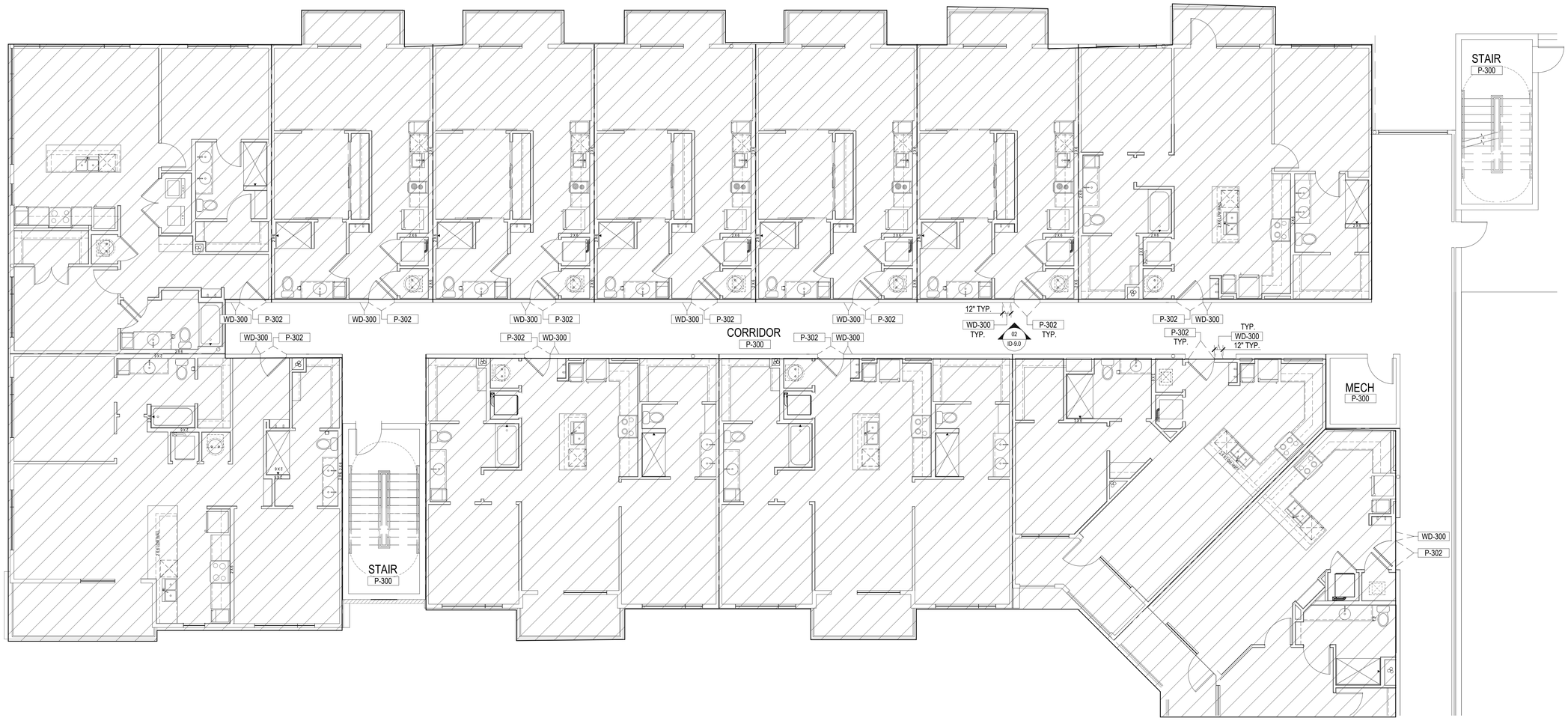
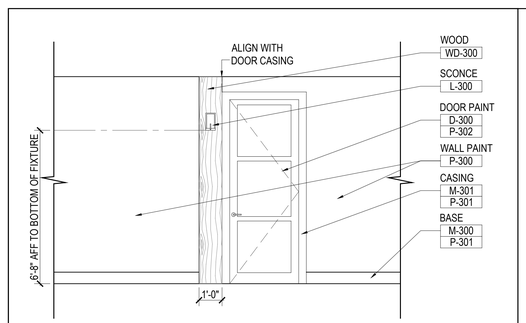
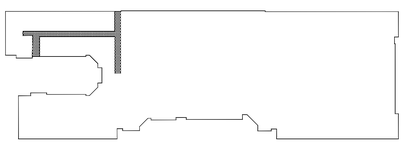
ID-8.3

222205

GENERAL NOTES:
1. REFER TO SCHEDULE OF MATERIALS FOR DOOR HARDWARE SPECIFICATIONS
2. PAINT DESIGNATION LISTED UNDER ROOM NAMES ARE OVERALL WALL PAINT COLOR UNLESS OTHERWISE NOTED ON CONSTRUCTION PLAN
3. PLAN SHOWN IS TYPICAL; APPLY FINISHES CONSISTENTLY THROUGHOUT PROJECT



01 CONSTRUCTION AND FINISH PLAN - TYP. CORRIDORS SCALE: 1/4" = 1'-0"

02 INTERIOR ELEVATION- TYPICAL UNIT ENTRY SCALE: 3/8" = 1'-0"

KEY PLAN


HPA DESIGN GROUP
INTERIOR DESIGN
5339 ALPHA ROAD SUITE 250
DALLAS, TEXAS 75240
p: 972.596.1700 f: 972.596.1720
hpadesigngroup.com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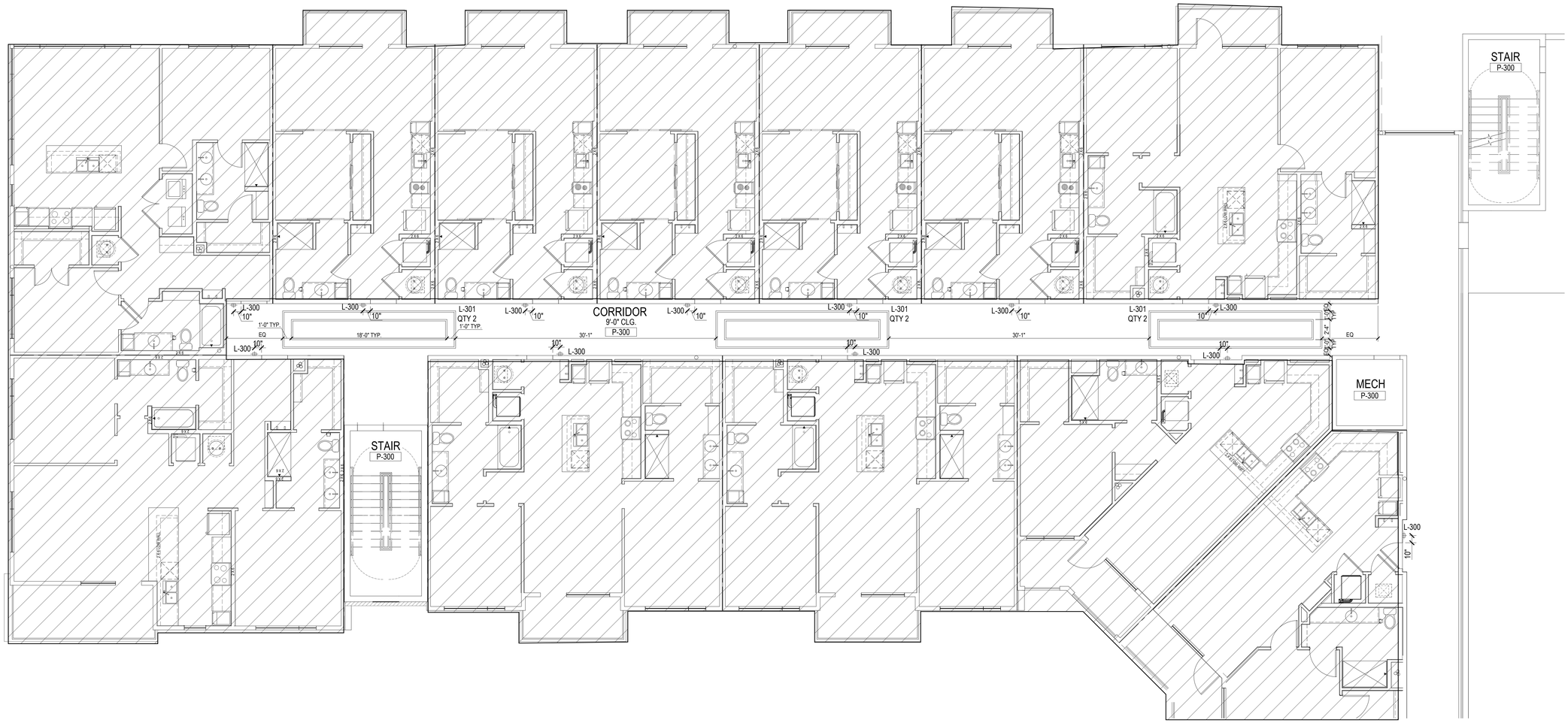
RESIDENCES AT HIGHLANDS
BATON ROUGE, LA
KEY REAL ESTATE

INTERIOR DESIGN SET
ISSUE: ISSUE FOR PRICING
DATE: 12.15.2023
SCALE: VARIES
REVISIONS:

| # | DATE | COMMENTS |
|---|---|---|
| | | |

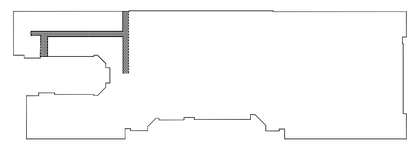
SHEET TITLE: CONSTRUCTION AND FINISH PLAN- CORRIDOR
SHEET NO. ID-9.0
222205

GENERAL NOTES:
1. REFER TO MEP PACKAGE FOR ALL GENERAL LIGHTING
2. REFER TO SCHEDULE OF MATERIALS FOR DECORATIVE LIGHTING FIXTURE SPECIFICATIONS
3.LOUDSPEAKERS, BAFFLES, AIR GRILLES, SLOT DIFFUSERS, ACCESS PANELS, COVER PLATES, SPRINKLER HEAD ESCUTCHEONS, AND VENTS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE.
4. PLAN SHOWN IS TYPICAL; APPLY FINISHES CONSISTENTLY THROUGHOUT PROJECT




01 DECORATIVE REFLECTED CEILING PLAN - TYP. CORRIDORS

KEY PLAN



HPA DESIGN GROUP
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5339 ALPHA ROAD SUITE 250
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RESIDENCES AT HIGHLANDS
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KEY REAL ESTATE

INTERIOR DESIGN SET
ISSUE: ISSUE FOR PRICING
DATE: 12.15.2023
SCALE: 1/4" = 1'-0"
REVISIONS:

| # | DATE | COMMENTS |
|---|---|---|
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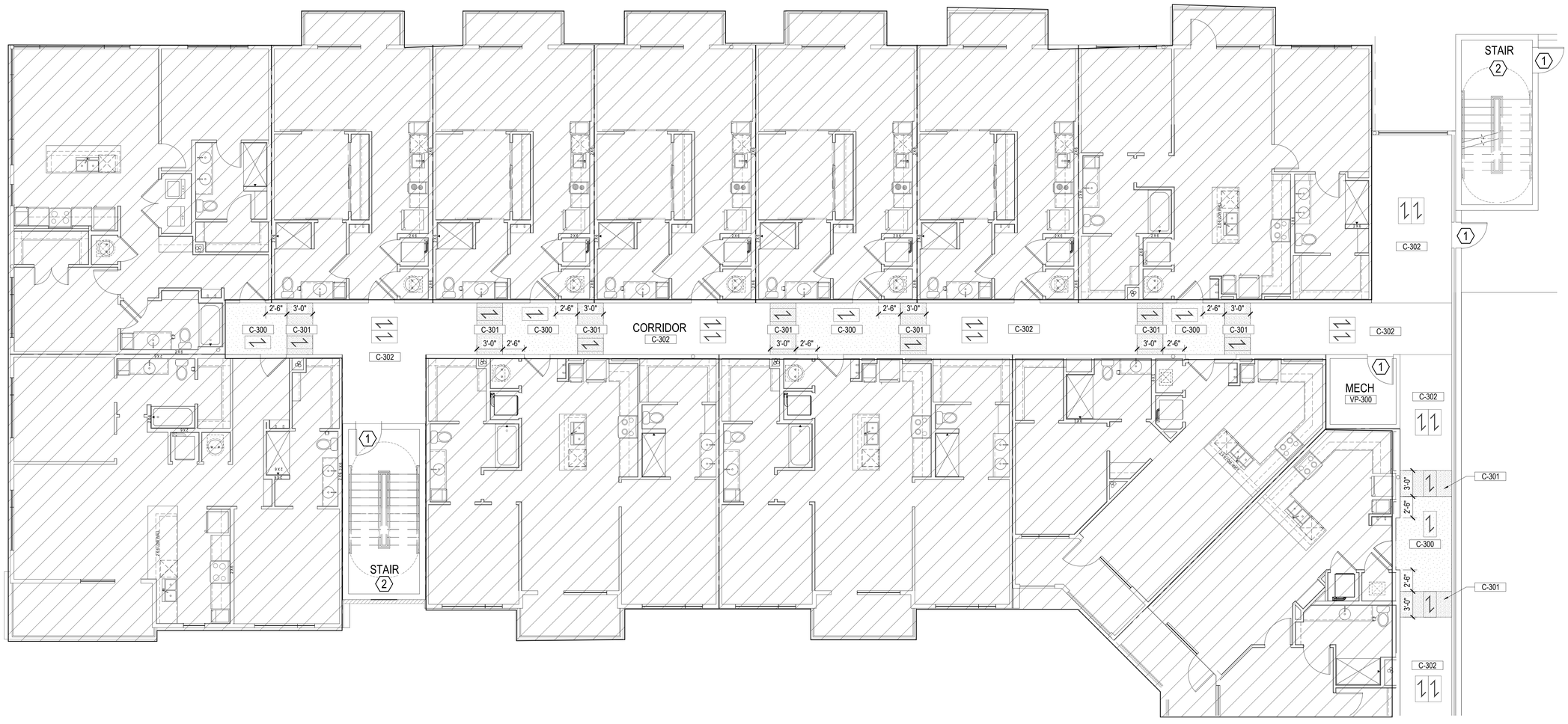
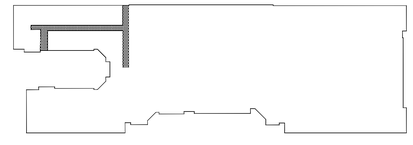
SHEET TITLE: DECORATIVE REFLECTED CEILING PLAN- CORRIDORS
SHEET NO. ID-9.1
222205

GENERAL NOTES:
1. REFER TO SCHEDULE OF MATERIALS FOR ALL FLOORING SPECIFICATIONS
2. ALL RATED DOOR TRANSITION AND THRESHOLDS PER ARCHITECT. GC TO VERIFY RATED ASSEMBLY.
3. PLAN SHOWN IS TYPICAL; APPLY FINISHES CONSISTENTLY THROUGHOUT PROJECT

ID CONSTRUCTION KEY NOTES:
1. FLOOR TRANSITION PER ARCHITECT; GC TO VERIFY FIRE-RATED ASSEMBLY IF APPLICABLE
2. FLOOR FINISH PER ARCHITECT



01 FLOOR FINISH PLAN - TYP. CORRIDORS

KEY PLAN

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5339 ALPHA ROAD SUITE 250
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RESIDENCES AT HIGHLANDS
BATON ROUGE, LA
KEY REAL ESTATE

INTERIOR DESIGN SET
ISSUE: ISSUE FOR PRICING
DATE: 12.15.2023
SCALE: 1/4" = 1'-0"
REVISIONS:

| # | DATE | COMMENTS |
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SHEET TITLE: FLOOR FINISH PLAN- CORRIDOR

SHEET NO.
ID-9.2

222205

# 00 SHEET LIST
SCALE: N.T.S.

| Sheet Number | Sheet Title |
|---|---|
| General | |
| L0.00 | GENERAL NOTES |
| Layout | |
| L1.00 | OVERALL SITE PLAN |
| L1.01 | LAYOUT PLAN |
| L1.02 | LAYOUT PLAN |
| L1.03 | LAYOUT PLAN |
| Planting | |
| L2.01 | PLANTING PLAN |
| L2.02 | PLANTING PLAN |
| L2.03 | PLANTING PLAN |
| Irrigation | |
| L3.01 | IRRIGATION PLAN |
| L3.02 | IRRIGATION PLAN |
| L3.03 | IIRRIGATION PLAN |
| | |
| Lighting | |
| L5.01 | LIGHTING PLAN |
| L5.02 | LIGHTING PLAN |
| L5.03 | LIGHTING PLAN |
| Details | |
| L7.00 | PRODUCT DETAILS |
| L7.01 | |
| L7.02 | IRRIGATION DETAILS |
| L7.03 | HARDSCAPE & DRAINAGE DETAILS |
| L7.04 | MISCELLANEOUS DETAILS |
| L7.05 | MISCELLANEOUS DETAILS 2 |

# 01 GENERAL NOTES:
SCALE: N.T.S.

1. LOCATE ALL UTILITIES ON THE SITE PRIOR TO COMMENCING ANY WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
2. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
3. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
4. CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
5. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
7. PROVIDE PHOTOGRAPHS WITH SCALE FIGURES FOR TREES AND LARGE SHRUBS OR SAMPLE TREES FROM NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
8. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
9. LANDSCAPE CONTRACTOR SHALL FINE GRADE AND SOD ALL AREAS DAMAGED BY CONSTRUCTION. SEE PLANT LIST FOR OTHER SOD REQUIREMENTS.
10. ALL TREES ARE TO BE STAKED AND PLANTED AS SHOWN IN DETAILS.
11. TREES SPECIFIED TO BE CONTAINER GROWN, TREES WHICH HAVE BEEN GROWN IN FIELD CONDITIONS AND PLACED IN CONTAINERS WILL BE NOT ACCEPTED. TREES GROWN IN GROW BAGS WILL BE NOT ACCEPTED.
12. PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
13. THE 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 CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE 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.
14. CONTRACTOR SHALL EXCAVATE ALL CONTAMINATED OR STRUCTURALLY ENGINEERED SOILS PRIOR TO PLANTING (CONCRETE, REBAR, DEBRIS, ETC.)
15. ALL TREES SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST AND ARE MINIMUM ACCEPTABLE SIZE. DIMENSIONS FOR HEIGHT AND SPREAD IN THE PLANT LIST REFER TO THE MAIN BODY OF THE TREE AND NOT FROM THE BRANCH TIP TO BRANCH TIP.
16. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.
17. PLANTS MEETING THE REQUIREMENTS IN THE PLANT LIST, BUT NOT POSSESSING NORMAL BALANCE BETWEEN HEIGHT AND SPREAD, HAVE DAMAGED BARK AND DAMAGED LIMBS WILL BE NOT ACCEPTED.
18. ALL TREES SHALL RECIEVE A 3" LAYER OF MULCH.
19. WATER MANAGEMENT GEL SHALL BE MIXED WITH SOIL FOR EACH TREE AS PER MANUFACTURER'S RECOMMENDATIONS. THE GEL SHALL CONSIST OF A POLYMER WITH THE ABILITY TO RETAIN AND RELEASE AVAILABLE WATER TO THE ROOT ZONE.
20. FERTILIZER SHALL BE 10-12-12 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 BE NOT ACCEPTED.
21. ALL TREE PITS MUST BE LOOSENED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. ALL TREES SHALL BE SET PLUMB ON UNDISTURBED SUB GRADE. 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 CONTRACTOR'S EXPENSE. ALL TREES MUST BE WATERED AT TIME OF PLANTING TO POINT OF SATURATION. BACKFILL AROUND ROOTBALL IN LAYERS TO PREVENT AIR POCKETS. DO NOT PACK THE SOIL TIGHTLY. USE LIGHT FOOT PRESSURE AND WATER TO GENTLY PACK THE SOIL. COMPLETELY REMOVE ALL WIRE BINDINGS AND TIES. COMPLETELY REMOVE BURLAP OR PEEL PACK BURLAP ON TOP 1/3 OF ROOT BALL AND CUT SIX 5 TO 10 INCH SLICES IN BURLAP, EVENLY SPACED AROUND ROOTBALL. PRUNE LOWER BRANCHES OF TREES WITH 1.5" TRUNK CALIPER OR GREATER, TO A MIN. HEIGHT OF 4'-0" ABOVE GROUND. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IMMEDIATELY OF ALL SUBSURFACE DRAINAGE OR SOIL CONDITIONS WHICH THE CONTRACTOR CONSIDERS TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF THE PLANT MATERIAL.
22. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 1 MONTH OF SODDING SHALL BE RE-SODDED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
23. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
24. FINAL ACCEPTANCE OF ALL TREES BY THE LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

# 02 SODDING NOTES:
SCALE: N.T.S.

1. CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS ON SITE DEPENDING ON TREATMENT/MATERIAL SURROUNDING.
2. GRASS SOD SHALL BE BERMUDA SOD AND SHALL BE FULL MATTED WITH GRASS ROOTS. THE SOD SHALL BE TAKEN UP IN RECTANGLES, PREFERABLY 12" x 14", SHALL BE A MINIMUM OF 2" IN THICKNESS, AND SHALL BE FREE OF WEEDS AND OTHER GRASSES AND SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. ALL SOD SHALL BE SHADED AND KEPT MOIST UNTIL PLANTED. REPLANTING SHALL BE DONE WITHIN 48 HOURS OF HARVESTING.
3. SODDING SCHEDULE: a) SOFT SPOTS AND INEQUALITIES IN GRADE SHALL BE CORRECTED BEFORE STARTING SOD WORK. b) GROUND SHALL BE SUFFICIENTLY MOISTENED PRIOR TO LAYING OF SOD. c) LAY SOD WITHOUT VOIDS, TAMP OR ROLL. SOD SHALL BE THOROUGHLY WATERED. THE SURFACE SHALL BE TRUE TO FINISHED GRADE, LINES EVEN AND FIRM AT ALL POINTS. d) PLACE SOD WITH STAGGERED JOINTS CLOSELY BUTTED, TAMPED OR ROLLED TO AN EVEN SURFACE TO THE REQUIRED FINISH GRADE. AVOID CONTINUOUS SEAM ALONG LINE OF WATER FLOW IN SWALES OR DEPRESSED AREAS. PLACE SOD IN ROWS AT RIGHT ANGLES TO SLOPE. e) FERTILIZE WITH A BALANCED FERTILIZER PER APPLICATION INSTRUCTIONS.
4. ALL SURFACES SHALL BE SLOPED FOR POSITIVE DRAINAGE. THERE SHALL BE NO STANDING WATER ON SITE.
5. GRADE ENTIRE SITE PRIOR TO SODDING.
6. ALL PLANT MATERIAL (INCLUDING TURF GRASSES) SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER

# 03 IRRIGATION NOTES:
SCALE: N.T.S.

1. ALL PLANTING AND SOD AREAS SHALL BE IRRIGATED FOR COMPLETE COVERAGE.
2. ALL DRIP IRRIGATION TUBING SHALL BE SECURED WITH SOIL STAPLES.
3. EXCEPT AS OTHERWISE PROVIDED, THE CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES & FEES AND GIVE ALL NOTICE NECESSARY & INCIDENTAL TO THE DUE LAWFUL PROSECUTION OF THE WORK.
4. CONTRACTOR SHALL NOTIFY PERTINENT UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION FOR CURRENT UTILITY LOCATIONS. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION & CONDITION OF ALL UTILITIES & BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES.
5. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE & THEFT & REPLACE ALL DAMAGED OR STOLEN PARTS UNTIL THE WORK IS ACCEPTED IN WRITING BY OWNER.
6. THE 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 AREAS DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.CONTRACTOR SHALL CLEARLY MARK ALL EXPOSED EXCAVATIONS, MATERIALS AND EQUIPMENT. COVER ALL BARRICADE TRENCHES WHEN CONTRACTOR IS NOT ON SITE.
7. CONTRACTOR SHALL ZONE PLANTING BED AREAS, AND TURF AREAS SEPARATELY.
8. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT FOR CONTROLLER LOCATION. CONTROLLER SHALL BE CONNECTED TO POWER AS PART OF THIS CONTRACT.
9. CONTRACTOR TO PROVIDE COMPLETE AS-BUILT DOCUMENTS FROM MANUFACTURER.
10. CONTRACTOR TO PROVIDE IRRIGATION CUT SHEETS ON ALL IRRIGATION COMPONENTS INCLUDING : WIRE,VALVES,CONTROLLER,PVB,PVC PIPE, FITTINGS, VALVE BOXES,WIRE CONNECTORS, ETC...TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
11. CONTACTOR SHALL CONFIRM GPM AND PSI FROM CITY WATER SUPPLY IS EQUAL TO OR EXCEEDS DESIGN ASSUMPTIONS CALCULATED IN IRRIGATION SERIES

# 04 GENERAL LAYOUT NOTES:
SCALE: N.T.S.

1. THE LAYOUT OF THE PROPOSED DESIGN SHALL BE UNDERTAKEN BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER USING THE AUTOCAD FILE PROVIDED TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL COORDINATE ON SITE WITH LANDSCAPE ARCHITECT (REICH LANDSCAPE ARCHITECTS, 225-336-5890) PRIOR TO LAYOUT OF ALL LANDSCAPE COMPONENTS. SEE LANDSCAPE PLANS, LANDSCAPE DETAILS AND SPECIFICATIONS FOR ALL LAYOUT INFORMATION.
3. ALL RADII SHALL BE FORMED AS SMOOTH CIRCULAR ARCS WITH NO KINKS, FACETS OR TANGENTS.
4. CONTRACTOR TO FIELD STAKE LOCATIONS OF WALKS, CURBLINE, LIGHT FIXTURES AND SITE AMENITIES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL SEEK LAYOUT AND FURNISHING PLACEMENT APPROVAL PRIOR TO INSTALLATION. IF FEATURES ARE LOCATED OR BUILT INCORRECTLY, THE CONTRACTOR SHALL REDO WORK AT NO COST TO THE OWNER OR REICH LANDSCAPE ARCHITECTURE

# 05 DRAINAGE NOTES:
SCALE: N.T.S.

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SET ALL NEW CATCH BASIN ELEVATIONS AND SLOPES ON NEW DRAIN LINES SO THAT POSITIVE DRAINAGE WILL OCCUR.
2. ALL PERFORATED SUBSURFACE DRAIN LINES SHALL BE WRAPPED WITH GEOTEXTILE FABRIC IN ACCORDANCE WITH DETAILS IN THESE PLANS.
3. CONTRACTOR SHALL NOT WILLFULLY INSTALL DRAINAGE AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREAS DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE DRAINAGE THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

# 06 LIGHTING NOTES:
SCALE: N.T.S.

1. ALL LIGHTING TO BE INSTALLED BY LICENSED ELECTRICIAN AND IN ACCORDANCE WITH LOCAL CODES.
2. ELECTRIC SUPPLY TO BE PROVIDED FROM SERVICE PANEL. CONTRACTOR TO COORDINATE CONDUIT FROM TRANSFORMER TO SERVICE PANEL LOCATION. SEE ELECTRICAL FOR SERVICE PANEL LOCATION.
3. CONTRACTOR TO SUBMIT MANUFACTURER SHOP DRAWINGS FOR ALL WIRING SIZES AND SUPPLY REQUIREMENTS TO LANDSCAPE ARCHITECT AND ELECTRICAL ENGINEER.
4. CONTRACTOR TO COORDINATE ALL ACTUAL FIXTURE MOUNTING LOCATIONS WITH LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL NOT TRENCH THROUGH PROPOSED TREE LOCATION ROOT BALLS. COORDINATE TRENCHING WITH LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL PROVIDE A LOAD ANALYSIS AND CONDUIT ROUTING PLAN MEETING ALL THE REQUIREMENTS OF THE LOCAL AUTHORITY.
7. THE CONTRACTOR SHALL FURNISH, INSTALL, AND WIRE ALL LIGHTING EQUIPMENT (CONTROLLERS, FIXTURES, PANELS, ETC.) AS DETAILED BY THE CONTRACT DOCUMENTS, MANUFACTURER SPECIFICATIONS, AND SHOP DRAWINGS.
8. CONTRACTOR SHALL PROVIDE PROPERLY SIZED ENCLOSURES OR ADDITIONAL WIREWAYS AS REQUIRED FOR ALL WIRING. CONTRACTOR SHALL MAKE ALL REQUIRED ALLOWANCES BEFORE BIDDING TO PROVIDE AND INSTALL.
9. ALL CONDUIT INSTALLED IN THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE MANUFACTURERS SPECIFICATIONS AND LOCAL CODES.
10. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL LIGHTING FIXTURES WITH THE LIGHTING PLAN AND BE LAID OUT FOR LANDSCAPE ARCHITECT'S APPROVAL. SHOULD CONFLICTS ARISE, THE CONTRACTOR SHALL CALL THESE CONFLICTS TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE PROCEEDING.
11. THE USE OF THE TERM 'PROVIDE' SHALL MEAN TO "FURNISH, INSTALL AND WIRE THE ASSOCIATED DEVICE OR EQUIPMENT, COMPLETE AND READ FOR THE INTENDED USE'.
12. FINAL LOCATION OF ALL EQUIPMENT SHALL BE FIELD VERIFIED BY THE LANDSCAPE ARCHITECT TO INSTALLATION.
13. ALL LOW VOLTAGE LIGHTS SHALL BE DIMMABLE.
14. CONTRACTOR TO SUBMIT COMPLETE MANUFACTURERS' SHOP DRAWINGS FOR ALL LOW VOLTAGE LIGHTING, INCLUDING TRANSFORMER QUANTITY AND LOCATIONS.
15. LIGHTING SEEN IN THIS PACKAGE IS FOR PHYSICAL AESTHETIC PLACEMENT ONLY. FINAL PHOTOMETRIC CALCULATIONS, CONSTRUCTION DETAILS, AND VERIFICATIONS OF CODE MINIMUMS BY MEP.

# 07 BEST MANAGEMENT PRACTICES NOTES:
SCALE: N.T.S.

1. CONTRACTOR SHALL BE REQUIRED TO KEEP STREET AND PARKING LOT FREE OF DIRT, MUD, AND DEBRIS.
2. SILT FENCING SHALL BE INSTALLED AS NECESSARY AND REMAIN FOR DURATION OF PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SILT FENCE AT ALL TIMES.
3. TO REDUCE SEDIMENTS IN RUNOFF, EROSION CONTROL STRUCTURES SHALL BE INSTALLED PROMPTLY DURING ALL CONSTRUCTION PHASES.
4. TO INSURE EROSION CONTROL STRUCTURES WORK PROPERLY, IT IS IMPERATIVE THE SEDIMENTS BE REMOVED; THEREFORE "INSPECTION" AND "MAINTENANCE" OF STRUCTURES ARE TO BE PERFORMED ON A REGULAR BASIS BY THE CONTRACTOR.
5. DURING SEDIMENT REMOVAL, THE CONTRACTOR SHALL TAKE CARE TO INSURE THAT STRUCTURAL COMPONENTS OF EROSION CONTROL STRUCTURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGE DOES OCCUR, THE CONTRACTOR SHALL REPAIR THE STRUCTURES AT THE CONTRACTOR'S EXPENSE.
6. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE LANDSCAPE ARCHITECT. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUNOFF.
7. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED SO THAT IT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENT.
8. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT THE TIME OF ACCEPTANCE OF THE PROJECT.
9. UPON COMPLETE REMOVAL OF EROSION CONTROL STRUCTURES, IF NEEDED, THE AREA WHERE THEY WERE CONSTRUCTED IS TO GRADED, SEEDED AND MULCHED.
10. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUNOFF WILL NOT CONTAMINATE SURROUNDING AREA OR ENTER NEARBY DRAINAGE STRUCTURES.
11. WATER IS NOT TO BE PUMPED DIRECTLY INTO EXISTING DRAINAGE STRUCTURES BUT IS TO BE PUMPED INTO SEDIMENT TRAPS ONLY.
12. EXCAVATED AREAS WILL BE PROMPTLY STABILIZED AGAINST EROSION USING TEMPORARY SEEDING AND MULCH, HYDRO-MULCH OR RE-VEGETATIVE MATTING/SILTATION MEASURES SHALL BE IMPLEMENTED PROMPTLY TO REDUCE SEDIMENT IN RUNOFF FROM CONSTRUCTION INTO STREAMS OR DRAINAGE DITCHES BY THE USE OF EROSION CONTROL STRUCTURES.
13. SECONDARY CONTAINMENT OF HAZARDOUS MATERIAL USED BY THE CONTRACTOR (FUEL, OIL, GREASE, ETC.) IN COMPLIANCE WITH REGULATORY AGENCIES IS REQUIRED.

REICH
LANDSCAPE ARCHITECTURE
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225.336.5890 | www.reichla.com

**@highland**
**BATON ROUGE, LA 70810**

| REVISION | DATE |
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**NOT FOR CONSTRUCTION**

DECEMBER 15, 2023

ISSUE
**FOR PRICING**

SHEET TITLE
GENERAL NOTES

SHEET NO.
**L0.00**

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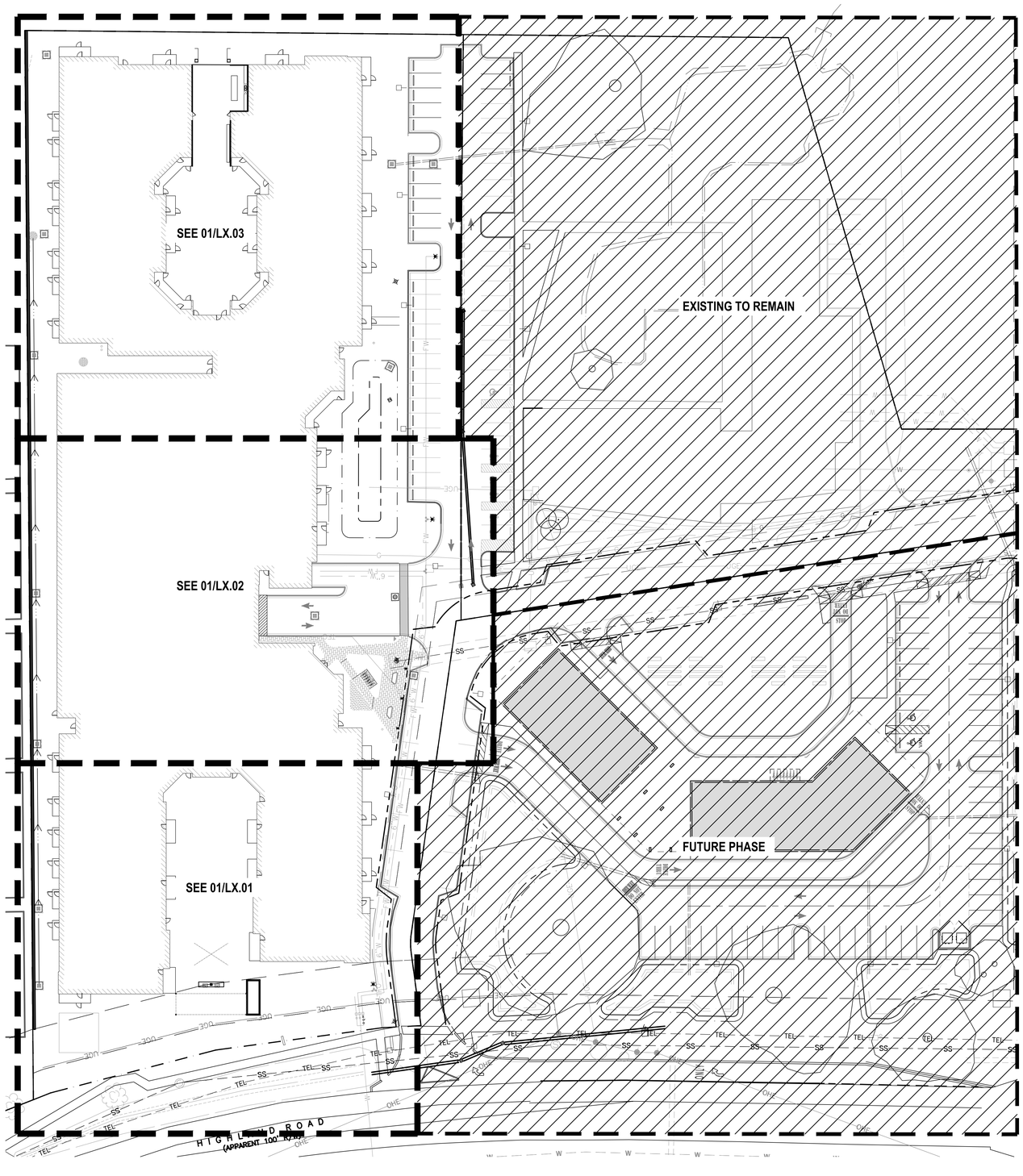


## 01 OVERALL SITE PLAN
SCALE: 1"=30'-0"

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DECEMBER 15, 2023

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SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
**L1.00**

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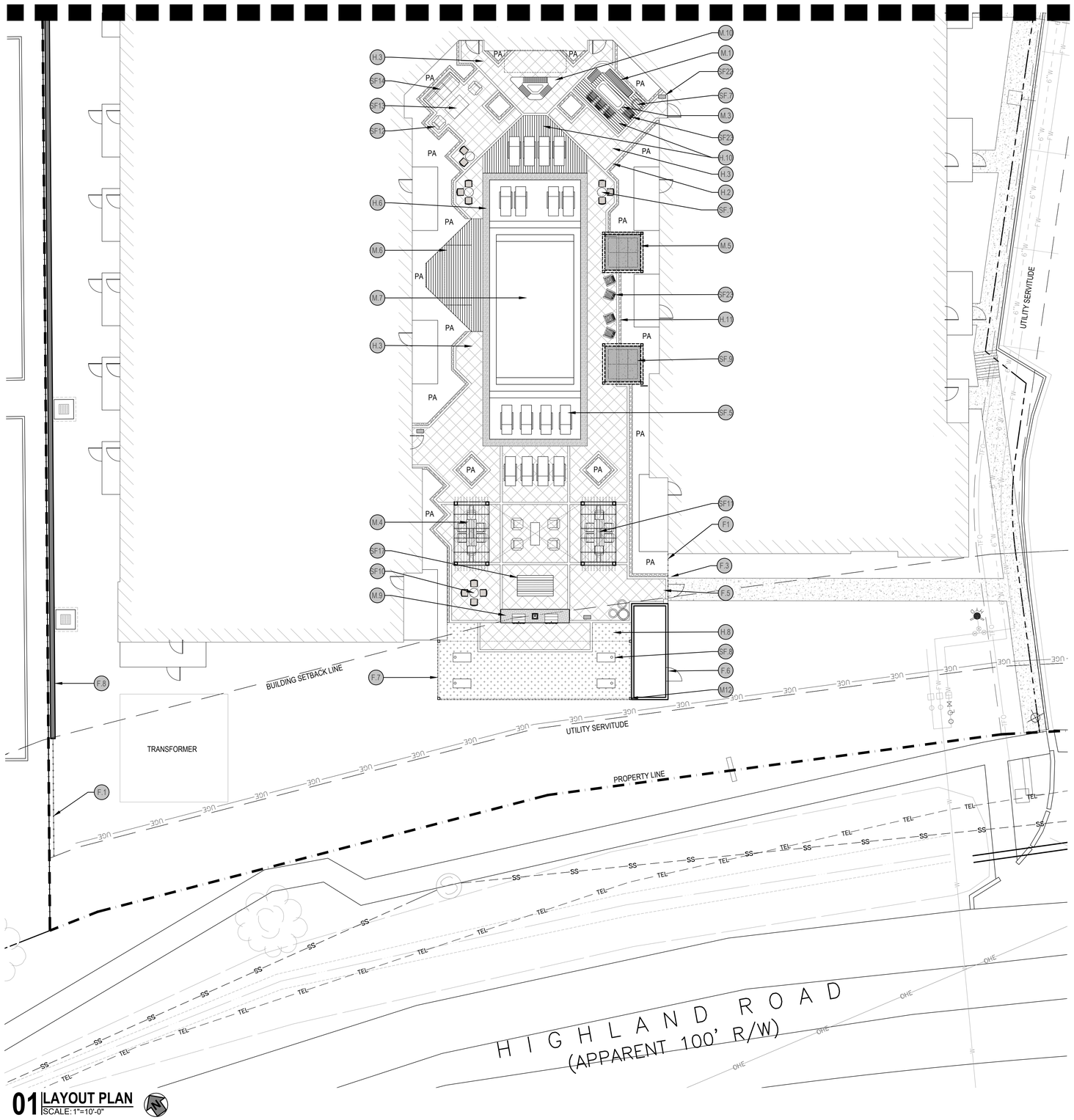
MATCHLINE 01/L1.02




## 01 LAYOUT PLAN
SCALE: 1"=10'-0"

## 02 HARDSCAPE SCHEDULE
SCALE: NTS

| KEY | SYMBOL | NAME | DETAIL |
|---|---|---|---|
| H.1 | | STANDARD CONCRETE | 01/L7.03 |
| H.2 | | PORCELAIN BAND | P1/L7.00 |
| H.3 | | PORCELAIN TILE | P1/L7.00 |
| H.4 | | CONCRETE PAVER | 11/L7.03 |
| H.5 | | CONCRETE PAVER BAND | 04/L.04 |
| H.6 | | POOL COPING | P1/L7.00 |
| H.7 | | DECOMPOSED GRANITE (DG) | 12/L7.03 |
| H.8 | | ARTIFICIAL TURF | 02/L7.03 |
| H.9 | | CONCRETE PAVER | 11/L7.03 |
| H.10 | | WOOD DECK | 04/L7.03 |
| H.11 | | MEXICAN BEACH PEBBLE | 14/L7.03 |
| H.12 | | BOARDWALK | 13/L7.03 |

## 03 FENCING SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| F.1 | 6' STEEL FENCE | 07/L7.04 |
| ~~F.2~~ | ~~ANGULAR STEEL GARDEN WALL~~ | ~~04/L7.05~~ |
| F.3 | KEYPAD COLUMN | 7/L7.05 |
| F.5 | PEDESTRIAN GATE | 8/L7.04 |
| F.6 | POOL EQUIPMENT SCREEN | 09/L7.04 |
| F.7 | POOL FENCE | 7/L7.04 |
| F.8 | PRECAST CONCRETE FENCE | 03/L7.05 |
| F.9 | KEYPAD ENTRY/FOB GATE | 07/L7.05 |

## 04 AMENITY SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| M.1 | CUSTOM SOFA | 03/L7.04 |
| M.2 | DOG PARK | 04/L7.04 |
| M.3 | CUSTOM FIRE PIT | 04/L7.04 |
| M.4 | MAIN ARBOR | 02/L7.05 |
| M.5 | DAYBED CABANA | 01/L7.05 |
| M.6 | TAN TERRACE | 01/L7.04 |
| M.7 | POOL | SEE STRUCT. |
| M.9 | GAS GRILL | 06/L7.05 |
| M.10 | CUSTOM SEAT WALL PLANTER | 05/L7.04 |
| M.11 | PREFABRICATED FIRE PIT | P18/L7.00 |
| M.12 | STRING LIGHTS | 04/L7.05 |

## 05 SITE FURNISHING SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| SF.1 | 2 TOP BISTRO SET | P6/L7.00 |
| SF.2 | BENCH | P7/L7.00 |
| SF.3 | BIKE RACK | P8/L7.00 |
| SF.4 | BOLLARD | L8/L5.00 |
| SF.5 | CHAISE LOUNGE | SEE FF&E |
| SF.6 | CIRCULAR BENCH | P9/L7.00 |
| SF.7 | CONCRETE PLANTER | P10/L7.00 |
| SF.8 | CORNHOLE BOARDS | SEE FF&E |
| SF.9 | DAYBED | SEE FF&E |
| SF.10 | DINING TABLE - 4 TOP | SEE FF&E |
| SF.11 | DINING TABLE - 6 TOP | SEE FF&E |
| SF.12 | OUTDOOR CLUB CHAIR | SEE FF&E |
| S.13 | OUTDOOR COFFEE TABLE | SEE FF&E |
| SF.14 | OUTDOOR SOFA | SEE FF&E |
| SF.15 | OUTDOOR WORK STATION | P16/L7.00 |
| SF.16 | PET WASTE STATION | P2/L7.00 |
| SF.17 | PICNIC TABLE | P11/L7.00 |
| SF.18 | SUN BENCH | P12/L7.00 |
| SF.19 | SUN BENCH OTTOMAN | P12/L7.00 |
| SF.20 | SUN BENCH SOFA | P13/L7.00 |
| SF.21 | VROOM MODULAR BENCH | P17/L7.00 |
| SF.22 | WASTE BIN | P14/L7.00 |
| SF.23 | ADIRONDACK CHAIR | P15/L7.00 |

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REVISION DATE

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SHEET TITLE
LAYOUT PLAN

SHEET NO.
**L1.01**

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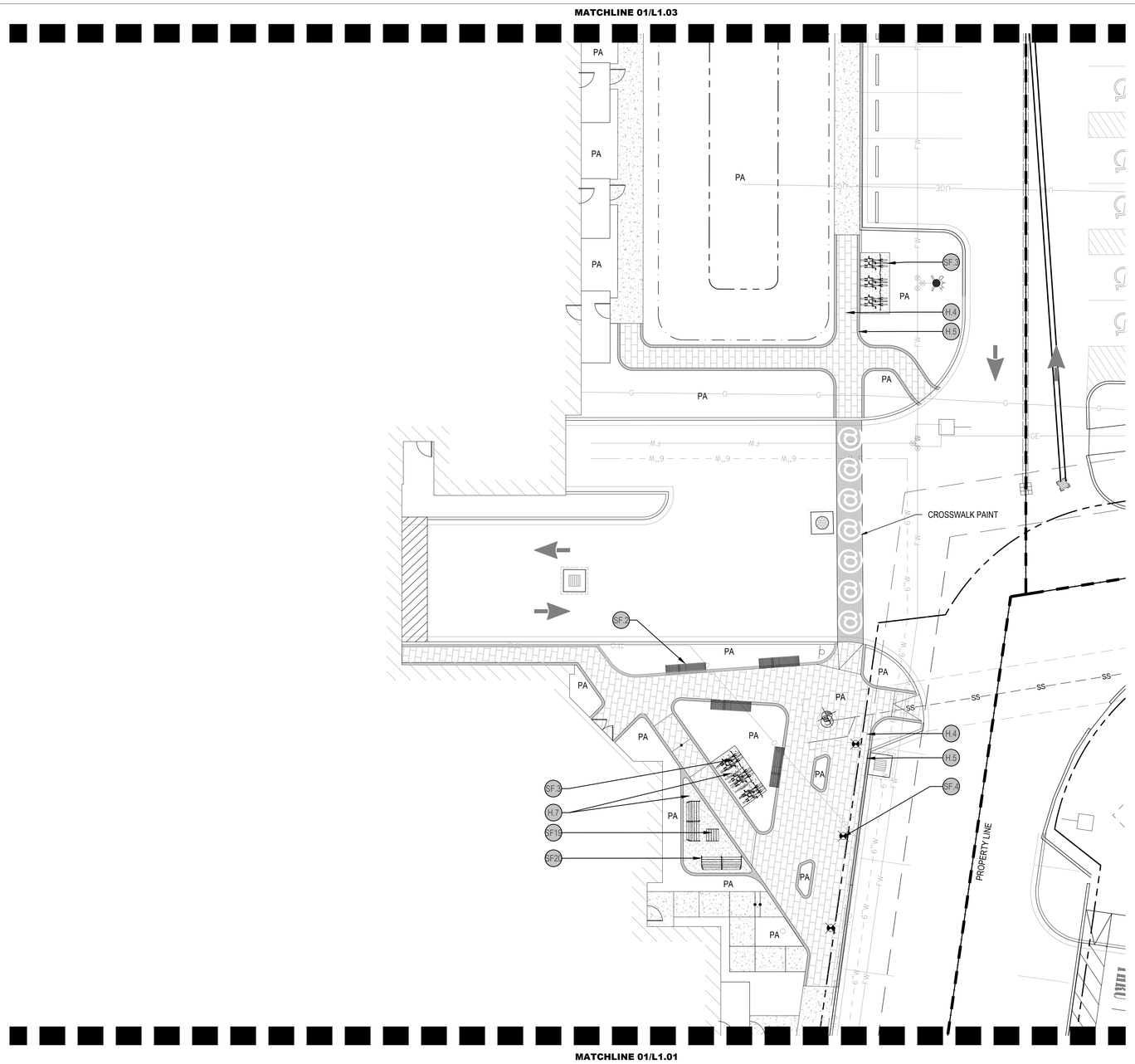


## 01 LAYOUT PLAN
SCALE: 1"=10'-0"

## 02 HARDSCAPE SCHEDULE
SCALE: NTS

| KEY | SYMBOL | NAME | DETAIL |
|---|---|---|---|
| H.1 | | STANDARD CONCRETE | 01/L7.03 |
| H.2 | | PORCELAIN BAND | P1/L7.00 |
| H.3 | | PORCELAIN TILE | P1/L7.00 |
| H.4 | | CONCRETE PAVER | 11/L7.03 |
| H.5 | | CONCRETE PAVER BAND | 04/L.04 |
| H.6 | | POOL COPING | P1/L7.00 |
| H.7 | | DECOMPOSED GRANITE (DG) | 12/L7.03 |
| H.8 | | ARTIFICIAL TURF | 02/L7.03 |
| H.9 | | CONCRETE PAVER | 11/L7.03 |
| H.10 | | WOOD DECK | 04/L7.03 |
| H.11 | | MEXICAN BEACH PEBBLE | 14/L7.03 |
| H.12 | | BOARDWALK | 13/L7.03 |

## 03 FENCING SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| F.1 | 6' STEEL FENCE | 07/L7.04 |
| ~~F.2~~ | ~~ANGULAR STEEL GARDEN WALL~~ | ~~04/L7.05~~ |
| F.3 | KEYPAD COLUMN | 7/L7.05 |
| F.5 | PEDESTRIAN GATE | 8/L7.04 |
| F.6 | POOL EQUIPMENT SCREEN | 09/L7.04 |
| F.7 | POOL FENCE | 7/L7.04 |
| F.8 | PRECAST CONCRETE FENCE | 03/L7.05 |
| F.9 | KEYPAD ENTRY/FOB GATE | 07/L7.05 |

## 04 AMENITY SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| M.1 | CUSTOM SOFA | 03/L7.04 |
| M.2 | DOG PARK | 04/L7.04 |
| M.3 | CUSTOM FIRE PIT | 04/L7.04 |
| M.4 | MAIN ARBOR | 02/L7.05 |
| M.5 | DAYBED CABANA | 01/L7.05 |
| M.6 | TAN TERRACE | 01/L7.04 |
| M.7 | POOL | SEE STRUCT. |
| M.9 | GAS GRILL | 06/L7.05 |
| M.10 | CUSTOM SEAT WALL PLANTER | 05/L7.04 |
| M.11 | PREFABRICATED FIRE PIT | P18/L7.00 |
| M.12 | STRING LIGHTS | 04/L7.05 |

## 05 SITE FURNISHING SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| SF.1 | 2 TOP BISTRO SET | P6/L7.00 |
| SF.2 | BENCH | P7/L7.00 |
| SF.3 | BIKE RACK | P8/L7.00 |
| SF.4 | BOLLARD | L8/L5.00 |
| SF.5 | CHAISE LOUNGE | SEE FF&E |
| SF6 | CIRCULAR BENCH | P9/L7.00 |
| SF7 | CONCRETE PLANTER | P10/L7.00 |
| SF8 | CORNHOLE BOARDS | SEE FF&E |
| SF9 | DAYBED | SEE FF&E |
| SF10 | DINING TABLE - 4 TOP | SEE FF&E |
| SF11 | DINING TABLE - 6 TOP | SEE FF&E |
| SF12 | OUTDOOR CLUB CHAIR | SEE FF&E |
| S.13 | OUTDOOR COFFEE TABLE | SEE FF&E |
| SF14 | OUTDOOR SOFA | SEE FF&E |
| SF15 | OUTDOOR WORK STATION | P16/L7.00 |
| SF16 | PET WASTE STATION | P2/L7.00 |
| SF17 | PICNIC TABLE | P11/L7.00 |
| SF18 | SUN BENCH | P12/L7.00 |
| SF19 | SUN BENCH OTTOMAN | P12/L7.00 |
| SF20 | SUN BENCH SOFA | P13/L7.00 |
| SF21 | VROOM MODULAR BENCH | P17/L7.00 |
| SF22 | WASTE BIN | P14/L7.00 |
| SF23 | ADIRONDACK CHAIR | P15/L7.00 |

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SHEET TITLE
LAYOUT PLAN

SHEET NO.
**L1.02**

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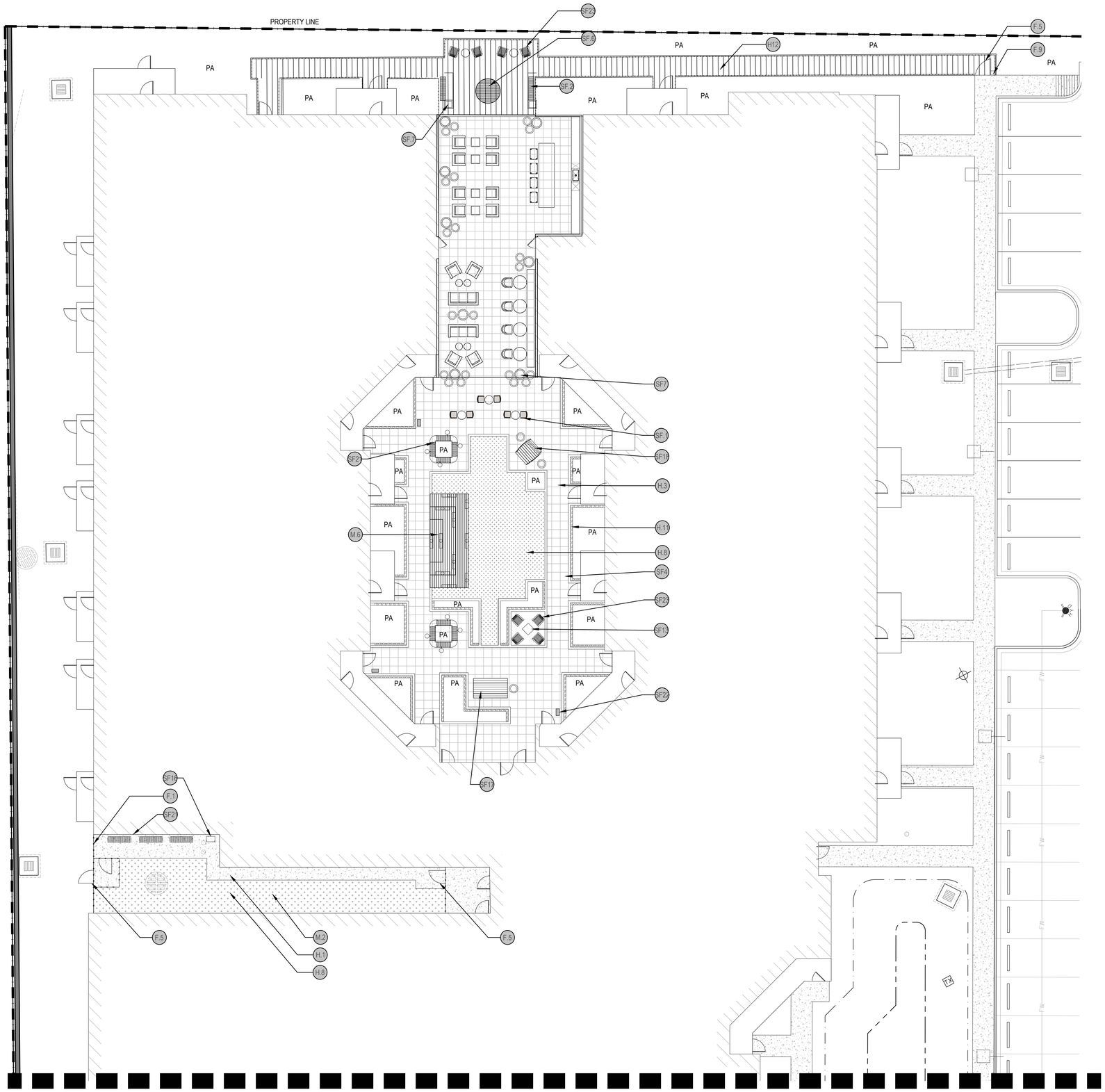


## 01 LAYOUT PLAN
SCALE: 1"=10'-0"

## 02 HARDSCAPE SCHEDULE
SCALE: NTS

| KEY | SYMBOL | NAME | DETAIL |
|---|---|---|---|
| H.1 | | STANDARD CONCRETE | 01/L7.03 |
| H.2 | | PORCELAIN BAND | P1/L7.00 |
| H.3 | | PORCELAIN TILE | P1/L7.00 |
| H.4 | | CONCRETE PAVER | 11/L7.03 |
| H.5 | | CONCRETE PAVER BAND | 04/L.04 |
| H.6 | | POOL COPING | P1/L7.00 |
| H.7 | | DECOMPOSED GRANITE (DG) | 12/L7.03 |
| H.8 | | ARTIFICIAL TURF | 02/L7.03 |
| H.9 | | CONCRETE PAVER | 11/L7.03 |
| H.10 | | WOOD DECK | 04/L7.03 |
| H.11 | | MEXICAN BEACH PEBBLE | 14/L7.03 |
| H.12 | | BOARDWALK | 13/L7.03 |

## 03 FENCING SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| F.1 | 6' STEEL FENCE | 07/L7.04 |
| ~~F.2~~ | ~~ANGULAR STEEL GARDEN WALL~~ | ~~04/L7.05~~ |
| F.3 | KEYPAD COLUMN | 7/L7.05 |
| F.5 | PEDESTRIAN GATE | 8/L7.04 |
| F.6 | POOL EQUIPMENT SCREEN | 09/L7.04 |
| F.7 | POOL FENCE | 7/L7.04 |
| F.8 | PRECAST CONCRETE FENCE | 03/L7.05 |
| F.9 | KEYPAD ENTRY/FOB GATE | 07/L7.05 |

## 04 AMENITY SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| M.1 | CUSTOM SOFA | 03/L7.04 |
| M.2 | DOG PARK | 04/L7.04 |
| M.3 | CUSTOM FIRE PIT | 04/L7.04 |
| M.4 | MAIN ARBOR | 02/L7.05 |
| M.5 | DAYBED CABANA | 01/L7.05 |
| M.6 | TAN TERRACE | 01/L7.04 |
| M.7 | POOL | SEE STRUCT. |
| M.9 | GAS GRILL | 06/L7.05 |
| M.10 | CUSTOM SEAT WALL PLANTER | 05/L7.04 |
| M.11 | PREFABRICATED FIRE PIT | P18/L7.00 |
| M.12 | STRING LIGHTS | 04/L7.05 |

## 05 SITE FURNISHING SCHEDULE
SCALE: NTS

| KEY | NAME | DETAIL |
|---|---|---|
| SF.1 | 2 TOP BISTRO SET | P6/L7.00 |
| SF.2 | BENCH | P7/L7.00 |
| SF.3 | BIKE RACK | P8/L7.00 |
| SF.4 | BOLLARD | L8/L5.00 |
| SF.5 | CHAISE LOUNGE | SEE FF&E |
| SF6 | CIRCULAR BENCH | P9/L7.00 |
| SF7 | CONCRETE PLANTER | P10/L7.00 |
| SF8 | CORNHOLE BOARDS | SEE FF&E |
| SF9 | DAYBED | SEE FF&E |
| SF10 | DINING TABLE - 4 TOP | SEE FF&E |
| SF11 | DINING TABLE - 6 TOP | SEE FF&E |
| SF12 | OUTDOOR CLUB CHAIR | SEE FF&E |
| S.13 | OUTDOOR COFFEE TABLE | SEE FF&E |
| SF14 | OUTDOOR SOFA | SEE FF&E |
| SF15 | OUTDOOR WORK STATION | P16/L7.00 |
| SF16 | PET WASTE STATION | P2/L7.00 |
| SF17 | PICNIC TABLE | P11/L7.00 |
| SF18 | SUN BENCH | P12/L7.00 |
| SF19 | SUN BENCH OTTOMAN | P12/L7.00 |
| SF20 | SUN BENCH SOFA | P13/L7.00 |
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LAYOUT PLAN

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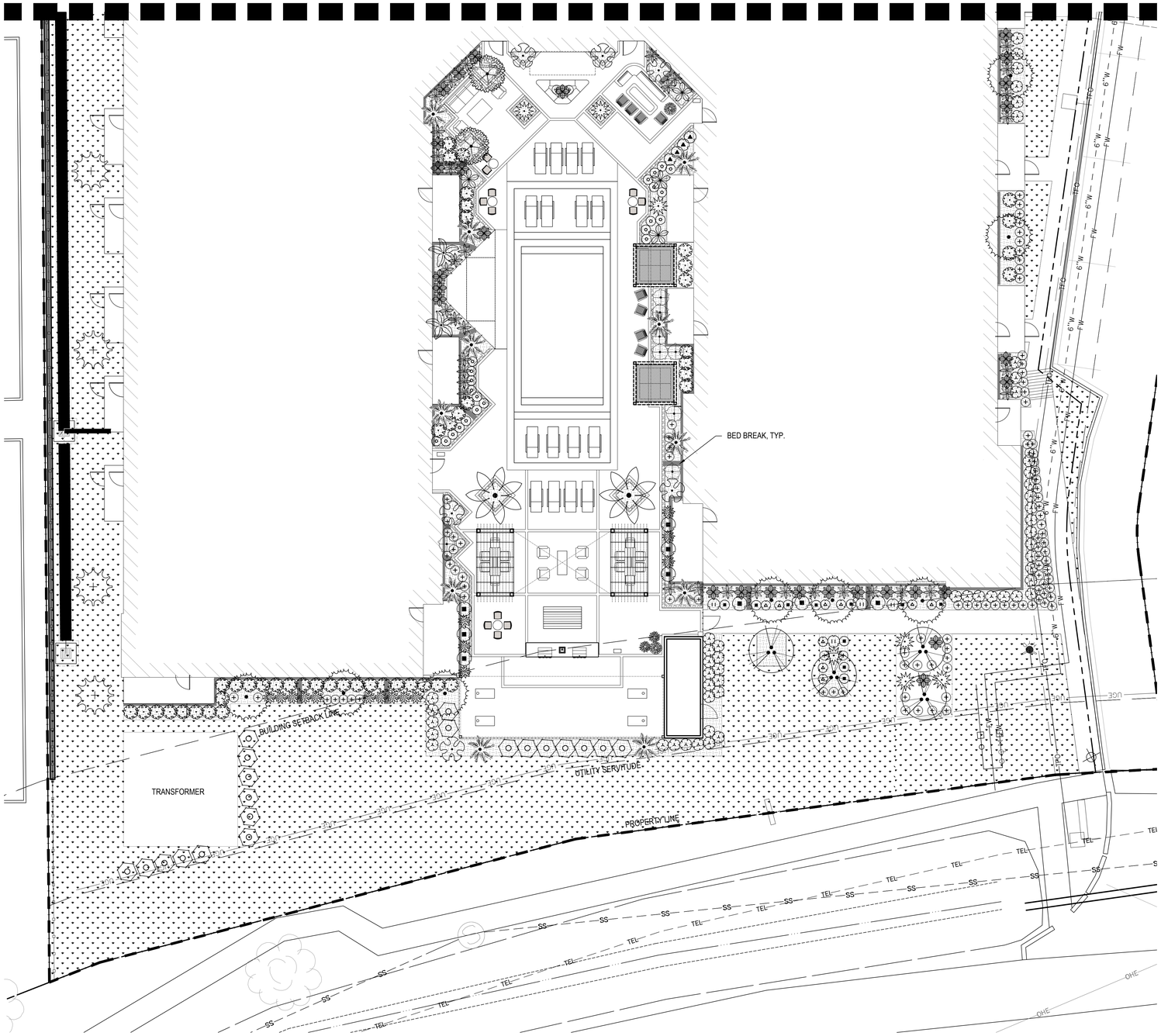


## 01 PLANTING PLAN
SCALE: 1"=10'-0"

## 02 PLANTING PLAN
SCALE: 1"=10'-0"

PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| | AB | 10 | Acer buergerianum<br>Trident Maple | 30 gal. | 1.25" cal | 6`-7` HT |
| | BN | 9 | Betula nigra<br>River Birch Multi-Trunk | 30 gal. | 1.5" per trunk | 5-6` H x 3-4` W |
| | EJ | 2 | Eriobotrya japonica<br>Loquat | 30 gal. | 1" | 5-6` H x 3-4` W |
| | IE | 24 | Ilex x attenuata 'Eagleston'<br>Eagleston Holly Standard | Cont/B&B | 2" | 7-8` H x 3-4` W |
| | LS2 | 14 | Liquidambar styraciflua 'Slender Silhouette'<br>Slender Silhouette Sweet Gum | 30 gal. | 1" | 6`-7` HT |
| | MB | 11 | Musa basjoo<br>Japanese Fiber Banana | 15 gal | | 5-6` H x 3-4` W |
| | NW | 18 | Nyssa sylvatica `Wildfire`<br>Wildfire Tupelo | 30 gal. | 1.5" cal. | 5-6` H x 3-4` W |
| | PS | 2 | Phoenix sylvestris<br>Wild Date Palm | B&B | 14` TALL | 10-12` H x 4-6` W |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | |
| SHRUBS | | | | | | |
| | AA | 6 | Agave attenuata 'Arboleda Blue'<br>Arboleda Blue Foxtail Agave | 10 gal. | 2-3` H X 3` W | |
| | AT | 14 | Alocasia x `Portora`<br>Portora Alocasia | 5 gal. | 18"-21"H x 18"-21"W | |
| | AV | 43 | Alpinia zerumbet<br>Shell Ginger | 7 gal. | 2-5` H x 3` W | |
| | AA2 | 10 | Asclepias tuberosa 'Hello Orange'<br>Hello Orange Butterfly Milkweed | 3 gal. | 1` H x 1.5` W | |
| | CD | 65 | Colocasia esculenta 'Diamond Head'<br>Diamond Head Taro | 5 gal. | 3-4` H x 3` W | |
| | CM | 32 | Container Mix<br>Container Mix | 1 gal. | | |
| | DI | 34 | Dianella x 'DP401'<br>Clarity Blue™ Flax Lily | 1 gal. | 1` H x 1.5` W | |
| | DC | 99 | Distylium x `PIIDIST-III` TM<br>Coppertone Distylium | 5 gal. | 15-18" H x 15-18" W | |
| | DX | 20 | Distylium x 'PIIDIST-IV'<br>Linebacker™ Distylium | 15 gal. | 3-4` H x 3` W | |
| | HR2 | 8 | Hibiscus x 'Robert Fleming'<br>Robert Fleming Hibiscus | 7 gal. | 2-3` | |
| | HR | 84 | Hydrangea arborescens 'NCHA8'<br>Invincibelle Limetta® Hydrangea | 10 gal. | 2-3` H X 3` W | |
| | IX | 181 | Iris x 'Louisiana'<br>Louisiana Iris | 1 gal. | 1-1.5` | |
| | LA | 305 | Lantana montevidensis 'Spreading White'<br>White Trailing Lantana | 2.5 Qt. | 1-1.5` | |
| | LS | 9 | Liatris spicata<br>Blazing Star | 3 gal. | 1-1.5` | |
| | LB | 22 | Liriope muscari 'Big Blue'<br>Big Blue Lilyturf | 1 gal. | 1` H x 1.5` W | |
| | MT | 248 | Morella cerifera 'Tom's Dwarf'<br>Tom's Dwarf Wax Myrtle | 5 gal. | 2-3 | |
| | PS2 | 2 | Philodendron selloum<br>Selloum Philodendron | 30 gal. | 3`-4` TALL | |
| | RX | 4 | Rosmarinus x lavandulaceus<br>Prostrate Rosemary | 5 gal. | 1-1.5` | |
| | RA | 186 | Rumohra adiantiformis<br>Leather Leaf Fern | 5 gal. | 1-1.5` | |
| | SM | 23 | Sabal minor<br>Dwarf Palmetto | 10 gal. | 15-18" H x 15-18" W | |
| SYMBOL | CODE | | BOTANICAL / COMMON NAME | CONT | | |
| GROUND COVERS | | | | | | |
| | B3 | | Bed Prep<br>Bed Prep | none | | |
| | TH | | Turf Hydroseed<br>Drought Tolerant Fescue Blend | TURF | | |

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SHEET TITLE
PLANTING PLAN

SHEET NO.
**L2.01**

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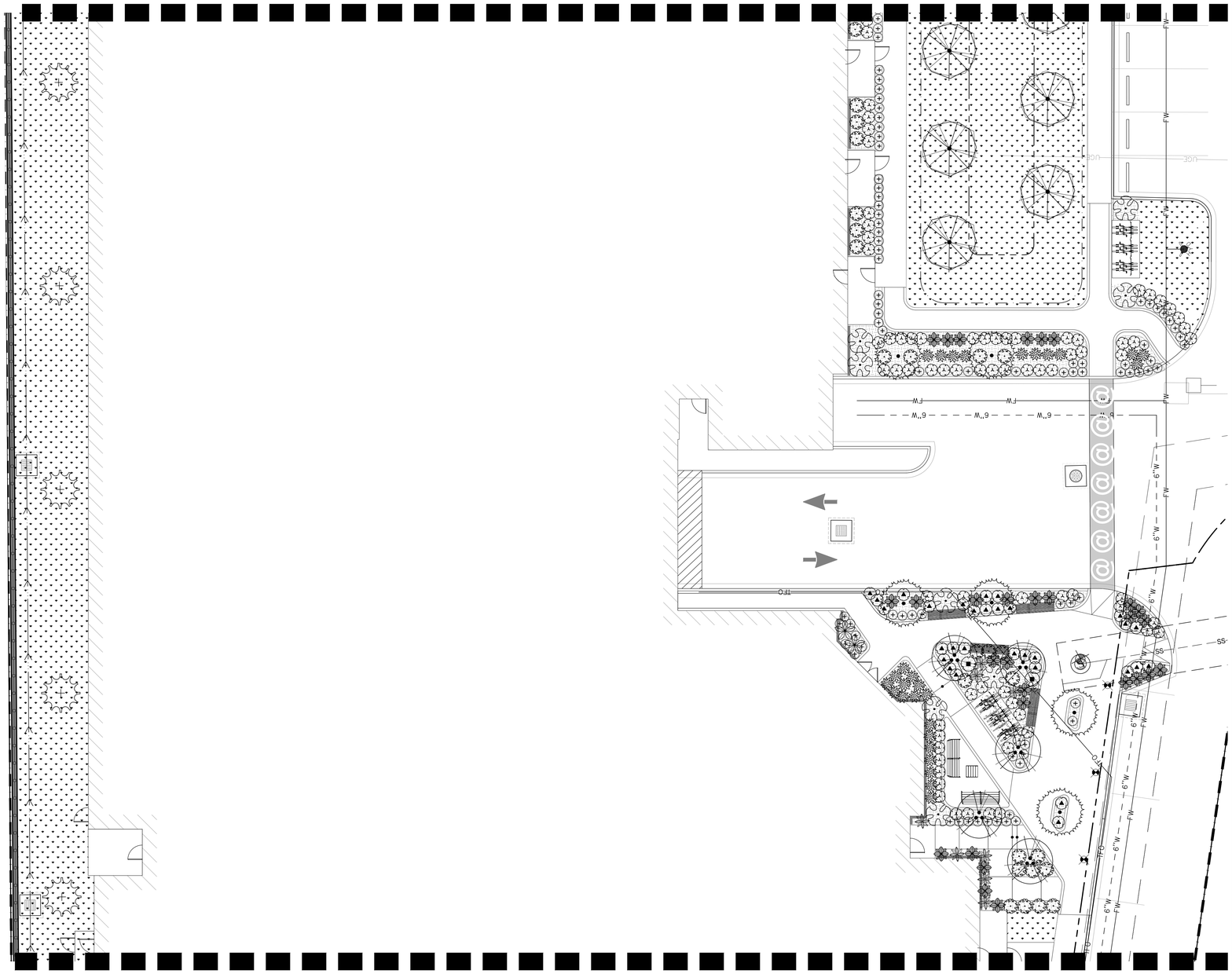
MATCHLINE 01/L2.03




MATCHLINE 01/L2.01

## 01 PLANTING PLAN
SCALE: 1"=10'-0"

## 02 PLANTING PLAN
SCALE: 1"=10'-0"

### PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|
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| | EJ | 2 | Eriobotrya japonica<br>Loquat | 30 gal. | 1" | 5-6` H x 3-4` W |
| | IE | 24 | Ilex x attenuata 'Eagleston'<br>Eagleston Holly Standard | Cont/B&B | 2" | 7-8` H x 3-4` W |
| | LS2 | 14 | Liquidambar styraciflua 'Slender Silhouette'<br>Slender Silhouette Sweet Gum | 30 gal. | 1" | 6`-7` HT |
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| | NW | 18 | Nyssa sylvatica `Wildfire`<br>Wildfire Tupelo | 30 gal. | 1.5" cal. | 5-6` H x 3-4` W |
| | PS | 2 | Phoenix sylvestris<br>Wild Date Palm | B&B | 14` TALL | 10-12` H x 4-6` W |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | |
| SHRUBS | | | | | | |
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| | AT | 14 | Alocasia x `Portora`<br>Portora Alocasia | 5 gal. | 18"-21"H x 18"-21"W | |
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| | AA2 | 10 | Asclepias tuberosa 'Hello Orange'<br>Hello Orange Butterfly Milkweed | 3 gal. | 1` H x 1.5` W | |
| | CD | 65 | Colocasia esculenta 'Diamond Head'<br>Diamond Head Taro | 5 gal. | 3-4` H x 3` W | |
| | CM | 32 | Container Mix<br>Container Mix | 1 gal. | | |
| | DI | 34 | Dianella x 'DP401'<br>Clarity Blue™ Flax Lily | 1 gal. | 1` H x 1.5` W | |
| | DC | 99 | Distylium x `PIIDIST-III` TM<br>Coppertone Distylium | 5 gal. | 15-18" H x 15-18" W | |
| | DX | 20 | Distylium x 'PIIDIST-IV'<br>Linebacker™ Distylium | 15 gal. | 3-4` H x 3` W | |
| | HR2 | 8 | Hibiscus x 'Robert Fleming'<br>Robert Fleming Hibiscus | 7 gal. | 2-3` | |
| | HR | 84 | Hydrangea arborescens 'NCHA8'<br>Invincibelle Limetta® Hydrangea | 10 gal. | 2-3` H X 3` W | |
| | IX | 181 | Iris x 'Louisiana'<br>Louisiana Iris | 1 gal. | 1-1.5` | |
| | LA | 305 | Lantana montevidensis 'Spreading White'<br>White Trailing Lantana | 2.5 Qt. | 1-1.5` | |
| | LS | 9 | Liatris spicata<br>Blazing Star | 3 gal. | 1-1.5` | |
| | LB | 22 | Liriope muscari 'Big Blue'<br>Big Blue Lilyturf | 1 gal. | 1` H x 1.5` W | |
| | MT | 248 | Morella cerifera 'Tom's Dwarf'<br>Tom's Dwarf Wax Myrtle | 5 gal. | 2-3 | |
| | PS2 | 2 | Philodendron selloum<br>Selloum Philodendron | 30 gal. | 3`-4` TALL | |
| | RX | 4 | Rosmarinus x lavandulaceus<br>Prostrate Rosemary | 5 gal. | 1-1.5` | |
| | RA | 186 | Rumohra adiantiformis<br>Leather Leaf Fern | 5 gal. | 1-1.5` | |
| | SM | 23 | Sabal minor<br>Dwarf Palmetto | 10 gal. | 15-18" H x 15-18" W | |
| SYMBOL | CODE | | BOTANICAL / COMMON NAME | CONT | | |
| GROUND COVERS | | | | | | |
| | B3 | | Bed Prep<br>Bed Prep | none | | |
| | TH | | Turf Hydroseed<br>Drought Tolerant Fescue Blend | TURF | | |

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**BATON ROUGE, LA 70810**

| REVISION | DATE |
|---|---|

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DECEMBER 15, 2023

ISSUE
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SHEET TITLE
PLANTING PLAN

SHEET NO.
**L2.02**

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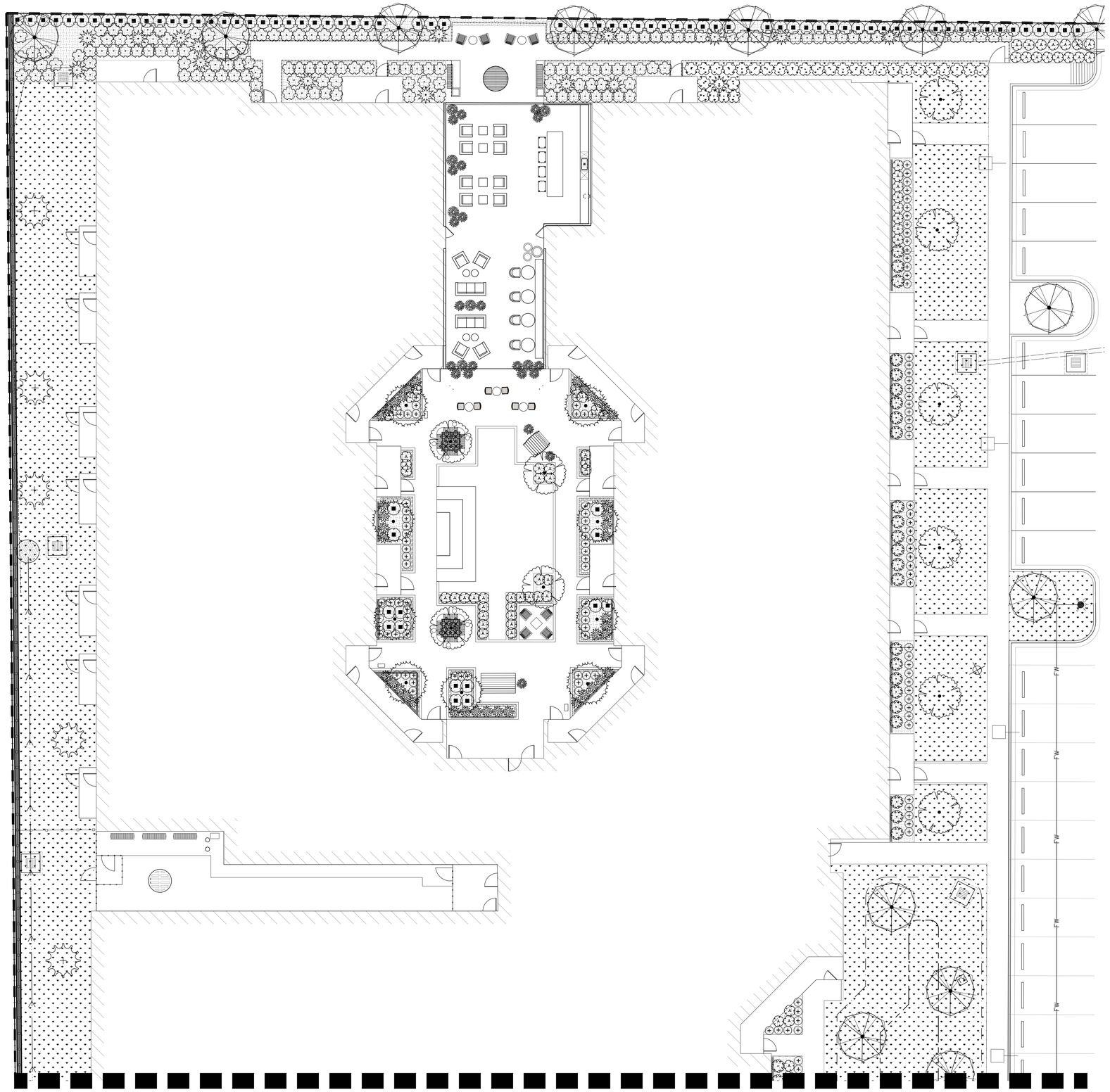


MATCHLINE 01/L2.02

## 01 PLANTING PLAN
SCALE: 1"=10'-0"

## 02 PLANTING PLAN
SCALE: 1"=10'-0"

PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| | AB | 10 | Acer buergerianum<br>Trident Maple | 30 gal. | 1.25" cal | 6`-7` HT |
| | BN | 9 | Betula nigra<br>River Birch Multi-Trunk | 30 gal. | 1.5" per trunk | 5-6` H x 3-4` W |
| | EJ | 2 | Eriobotrya japonica<br>Loquat | 30 gal. | 1" | 5-6` H x 3-4` W |
| | IE | 24 | Ilex x attenuata 'Eagleston'<br>Eagleston Holly Standard | Cont/B&B | 2" | 7-8` H x 3-4` W |
| | LS2 | 14 | Liquidambar styraciflua 'Slender Silhouette'<br>Slender Silhouette Sweet Gum | 30 gal. | 1" | 6`-7` HT |
| | MB | 11 | Musa basjoo<br>Japanese Fiber Banana | 15 gal | | 5-6` H x 3-4` W |
| | NW | 18 | Nyssa sylvatica `Wildfire`<br>Wildfire Tupelo | 30 gal. | 1.5" cal. | 5-6` H x 3-4` W |
| | PS | 2 | Phoenix sylvestris<br>Wild Date Palm | B&B | 14` TALL | 10-12` H x 4-6` W |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | |
| SHRUBS | | | | | | |
| | AA | 6 | Agave attenuata 'Arboleda Blue'<br>Arboleda Blue Foxtail Agave | 10 gal. | 2-3` H X 3` W | |
| | AT | 14 | Alocasia x `Portora`<br>Portora Alocasia | 5 gal. | 18"-21"H x 18"-21"W | |
| | AV | 43 | Alpinia zerumbet<br>Shell Ginger | 7 gal. | 2-5` H x 3` W | |
| | AA2 | 10 | Asclepias tuberosa 'Hello Orange'<br>Hello Orange Butterfly Milkweed | 3 gal. | 1` H x 1.5` W | |
| | CD | 65 | Colocasia esculenta 'Diamond Head'<br>Diamond Head Taro | 5 gal. | 3-4` H x 3` W | |
| | CM | 32 | Container Mix<br>Container Mix | 1 gal. | | |
| | DI | 34 | Dianella x 'DP401'<br>Clarity Blue™ Flax Lily | 1 gal. | 1` H x 1.5` W | |
| | DC | 99 | Distylium x `PIIDIST-III` TM<br>Coppertone Distylium | 5 gal. | 15-18" H x 15-18" W | |
| | DX | 20 | Distylium x 'PIIDIST-IV'<br>Linebacker™ Distylium | 15 gal. | 3-4` H x 3` W | |
| | HR2 | 8 | Hibiscus x 'Robert Fleming'<br>Robert Fleming Hibiscus | 7 gal. | 2-3` | |
| | HR | 84 | Hydrangea arborescens 'NCHA8'<br>Invincibelle Limetta® Hydrangea | 10 gal. | 2-3` H X 3` W | |
| | IX | 181 | Iris x 'Louisiana'<br>Louisiana Iris | 1 gal. | 1-1.5` | |
| | LA | 305 | Lantana montevidensis 'Spreading White'<br>White Trailing Lantana | 2.5 Qt. | 1-1.5` | |
| | LS | 9 | Liatris spicata<br>Blazing Star | 3 gal. | 1-1.5` | |
| | LB | 22 | Liriope muscari 'Big Blue'<br>Big Blue Lilyturf | 1 gal. | 1` H x 1.5` W | |
| | MT | 248 | Morella cerifera 'Tom's Dwarf'<br>Tom's Dwarf Wax Myrtle | 5 gal. | 2-3 | |
| | PS2 | 2 | Philodendron selloum<br>Selloum Philodendron | 30 gal. | 3`-4` TALL | |
| | RX | 4 | Rosmarinus x lavandulaceus<br>Prostrate Rosemary | 5 gal. | 1-1.5` | |
| | RA | 186 | Rumohra adiantiformis<br>Leather Leaf Fern | 5 gal. | 1-1.5` | |
| | SM | 23 | Sabal minor<br>Dwarf Palmetto | 10 gal. | 15-18" H x 15-18" W | |
| SYMBOL | CODE | | BOTANICAL / COMMON NAME | CONT | | |
| GROUND COVERS | | | | | | |
| | B3 | | Bed Prep<br>Bed Prep | none | | |
| | TH | | Turf Hydroseed<br>Drought Tolerant Fescue Blend | TURF | | |

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PLANTING PLAN

SHEET NO.
**L2.03**

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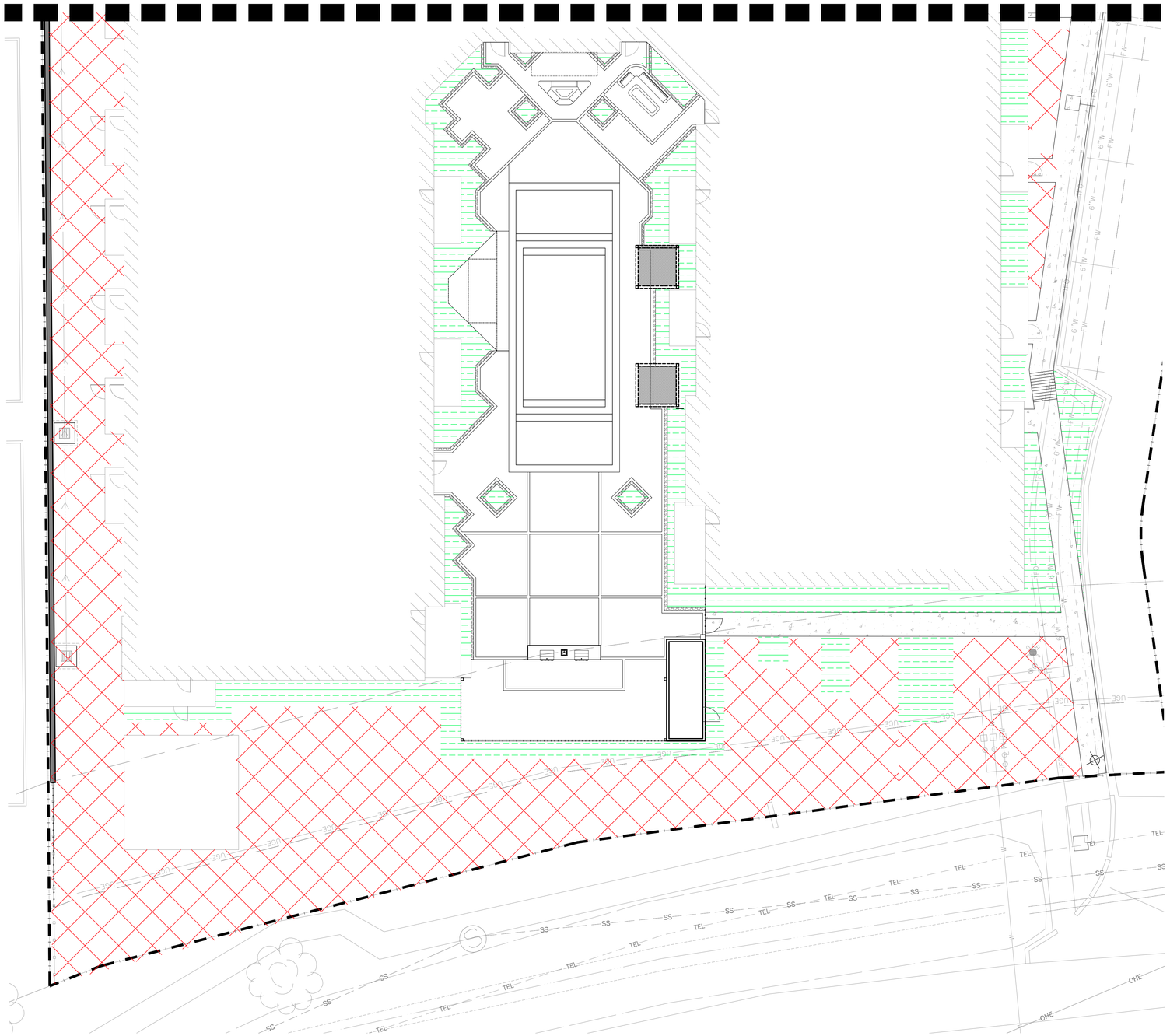
MATCHLINE 01/L3.02




## 01 IRRIGATION PLAN
SCALE: 1"=10'-0"

## 02 IRRIGATION SCHEDULE
SCALE: N.T.S.

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| EST LCS RCS CST SST | Rain Bird 1806 15 Strip Series<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |
| SST | Rain Bird 1806 15 Strip Series<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |
| 12 15 18 | Rain Bird 1806 ADJ<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| 12 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 10 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 15 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 20 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 30 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 40 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| | Rain Bird XCZ-075-PRF<br>Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm. | 03/L7.02 |
| | Rain Bird XCZ-100-PRF<br>Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm. | 03/L7.02 |
| | Rain Bird XCZ-150-PRB-COM<br>High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm. | 04/L7.02 |
| | Area to Receive Dripline<br>Rain Bird XFCV-06-18<br>XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings. | 08/L7.02 |
| | Area to Receive Head to Head Coverage | |
| QC | Quick Connect Valve | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| | Rain Bird PGA Globe<br>1", 1-1/2", 2" Electric Remote Control Valve, Globe. | 01/L7.02 |
| BF | Febco 825Y 1-1/2"<br>Reduced Pressure Backflow Preventer | 07/L7.02 |
| C | Rain Bird ESP-LXD-LXMMPED w/ (1) ESPLXD-SM75<br>Flow sensing Two-Wire Decoder Commercial Controller. 125 Stations, UV-Resistant, Outdoor-Rated, Powder-Coated Metal Pedestal Case. Available in the US market, International, European, or Australian Markets. | |
| RS | Rain Bird RSD-BEx<br>Rain Sensor, with metal latching bracket, extension wire. | |
| M | Water Meter 1.5" | |
| | Irrigation Lateral Line: PVC Schedule 40 | |
| | Irrigation Mainline: PVC Schedule 40 | |
| | Pipe Sleeve: PVC Schedule 40 | |

Valve Callout

# = Valve Number
#" = Valve Size
# = Valve Flow

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**L3.01**

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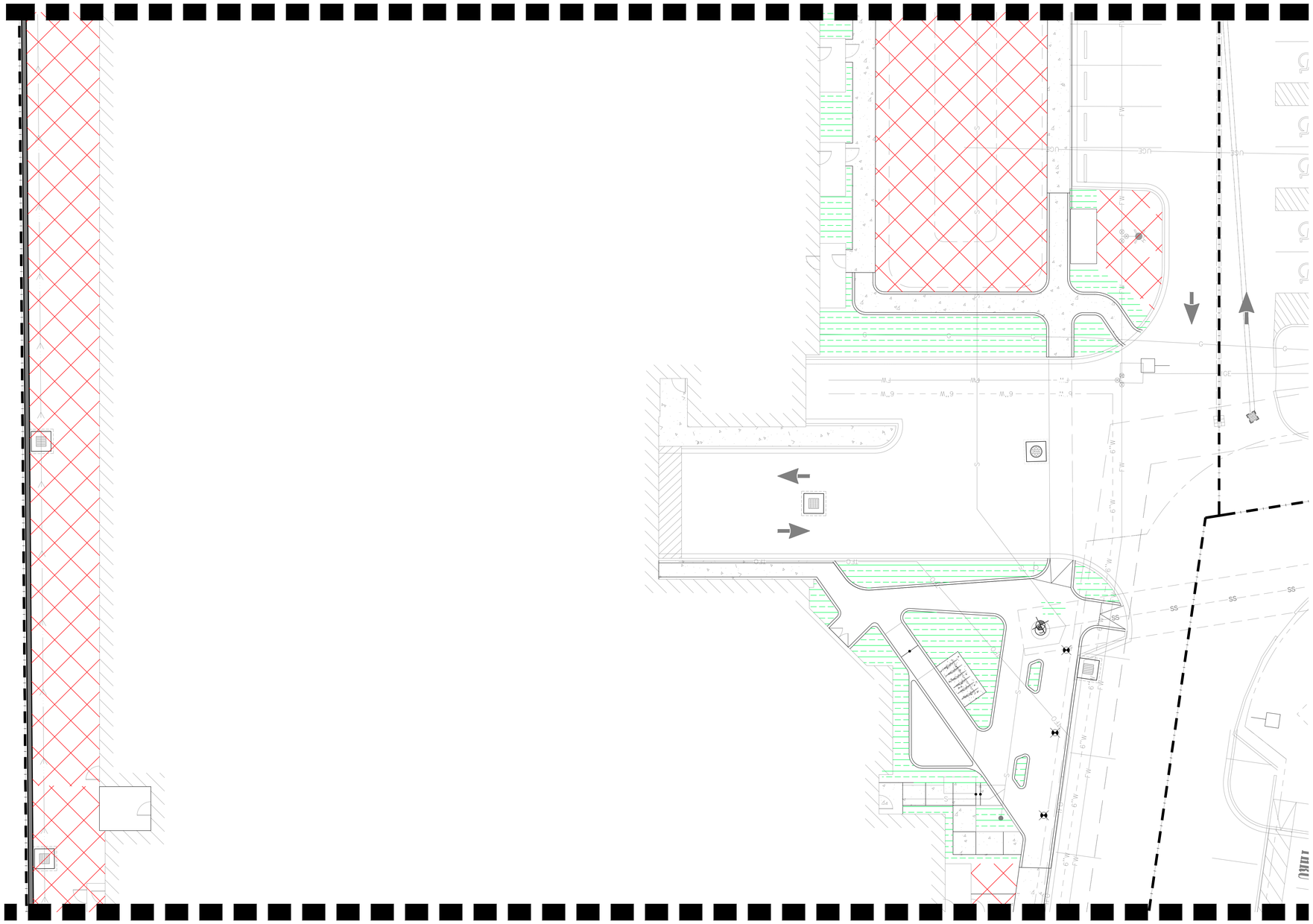
MATCHLINE 01/L3.03



MATCHLINE 01/L3.01

## 01 IRRIGATION PLAN
SCALE: 1"=10'-0"

## 02 IRRIGATION SCHEDULE
SCALE: N.T.S.

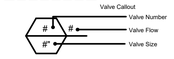
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| EST LCS RCS CST SST | Rain Bird 1806 15 Strip Series<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |
| SST | Rain Bird 1806 15 Strip Series<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |
| T2 T5 T8 T10 T12 T15 T18 | Rain Bird 1806 ADJ<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| T7 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| T9 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| T11 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| T13 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| T17 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| T19 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| | Rain Bird XCZ-075-PRF<br>Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm. | 03/L7.02 |
| | Rain Bird XCZ-100-PRF<br>Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm. | 03/L7.02 |
| | Rain Bird XCZ-150-PRB-COM<br>High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm. | 04/L7.02 |
| | Area to Receive Dripline<br>Rain Bird XFCV-06-18<br>XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings. | 08/L7.02 |
| | Area to Receive Head to Head Coverage | |
| QC | Quick Connect Valve | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| | Rain Bird PGA Globe<br>1", 1-1/2", 2" Electric Remote Control Valve, Globe. | 01/L7.02 |
| BF | Febco 825Y 1-1/2"<br>Reduced Pressure Backflow Preventer | 07/L7.02 |
| C | Rain Bird ESP-LXD-LXMMPED w/ (1) ESPLXD-SM75<br>Flow sensing Two-Wire Decoder Commercial Controller. 125 Stations. UV-Resistant, Outdoor-Rated, Powder-Coated Metal Pedestal Case. Available in the US market, International, European, or Australian Markets. | |
| RS | Rain Bird RSD-BEx<br>Rain Sensor, with metal latching bracket, extension wire. | |
| M | Water Meter 1.5" | |
| | Irrigation Lateral Line: PVC Schedule 40 | |
| | Irrigation Mainline: PVC Schedule 40 | |
| | Pipe Sleeve: PVC Schedule 40 | |

Valve Callout

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IRRIGATION PLAN

SHEET NO.
**L3.02**

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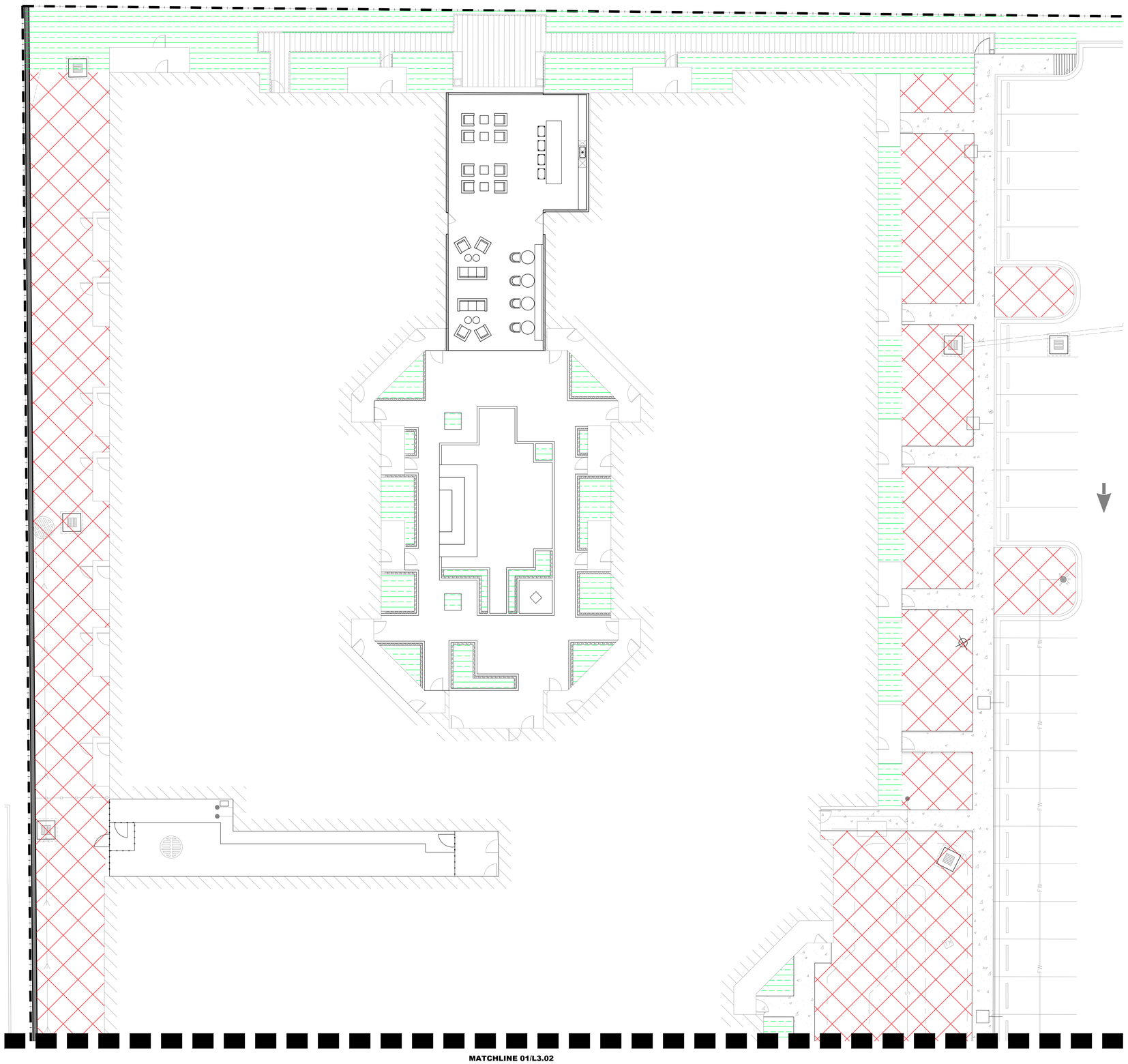


## 01 IRRIGATION PLAN
SCALE: 1"=10'-0"

## 02 IRRIGATION SCHEDULE
SCALE: N.T.S.

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
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| SST | Rain Bird 1806 15 Strip Series<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |
| 8 9 10 12 15 18 | Rain Bird 1806 ADJ<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 05/L7.02 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| 7.0 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 10 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 13 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 20 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 33 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |
| 46 | Rain Bird 3504-PC<br>Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle. | 06/L7.02 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|---|---|---|
| | Rain Bird XCZ-075-PRF<br>Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm. | 03/L7.02 |
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| | Area to Receive Head to Head Coverage | |
| QC | Quick Connect Valve | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
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| BF | Febco 825Y 1-1/2"<br>Reduced Pressure Backflow Preventer | 07/L7.02 |
| C | Rain Bird ESP-LXD-LXMMPED w/ (1) ESPLXD-SM75<br>Flow sensing Two-Wire Decoder Commercial Controller. 125 Stations. UV-Resistant, Outdoor-Rated, Powder-Coated Metal Pedestal Case. Available in the US market, International, European, or Australian Markets. | |
| RSD | Rain Bird RSD-BEx<br>Rain Sensor, with metal latching bracket, extension wire. | |
| M | Water Meter 1.5" | |
| | Irrigation Lateral Line: PVC Schedule 40 | |
| | Irrigation Mainline: PVC Schedule 40 | |
| | Pipe Sleeve: PVC Schedule 40 | |

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

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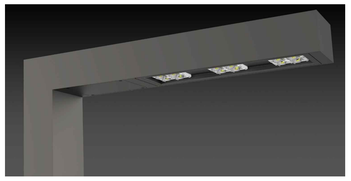

**POLE LIGHT**
**MANUFACTURER:** NLS LIGHTING
**MODEL:** TRAC 3
**CONTACT**: MICHAEL ROSENTHAL
225-753-1903
miker@wkalighting.com
**COLOR**: BLACK
**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE MOCKUP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

## L1 POLE LIGHT
SCALE: NTS

**PENDANT LIGHT**
**MANUFACTURER:** WAC LIGHTING
**MODEL:** CUBE ARCH 5" PENDANT
**CONTACT**: AMANDA WOOD - LFP LIGHTING
214-271-0570
**COLOR**: BLACK

**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE MOCKUP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION
3. PROVIDE RECESSED J-BOX FOR WET LISTED
4. PENDANTS TO HAVE RHEOSTATS

## L2 PENDANT LIGHTS
SCALE: NTS

**FLUSH CAN LIGHT**
**MANUFACTURER:** NATURALED
**MODEL:** DOWNLIGHT CRI 90
**CONTACT**: AMANDA WOOD - LFP LIGHTING
214-271-0570
**COLOR:** BLACK

**NOTE**: INSTALL PER MANUFACTURER'S SPECIFICATIONS

## L3 CAN LIGHTS
SCALE: NTS

**OUTDOOR CELING FAN**
**MANUFACTURER:** ADORA
**MODEL**: 52" WET FAN
**CONTACT:** MICHAEL ROSENTHAL
225-753-1903
miker@wkalighting.com
**COLOR**: COAL

**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS
2. FANS TO HAVE VARIABLE SPEED SWITCHES.

## L4 OUTDOOR CEILING FAN
SCALE: N.T.S.

**STRING LIGHT SYSTEM**
**MANUFACTURER: PRIMUS**
**MODEL:** LED DECOSTRING SERIES
**CONTACT**: MICHAEL ROSENTHAL
225-753-1903
miker@wkalighting.com
**COLOR:** BLACK

**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS
2. PROVIDE STEEL CATENARY CABLE

## L5 STRING LIGHT
SCALE: N.T.S.

**UPLIGHT**
**MANUFACTURER:** LUMARK
**MODEL:** TCRS TRACER
**COLOR**: BLACK
**CONTACT**: MICHAEL ROSENTHAL
225-753-1903
miker@wkalighting.com

**NOTE**:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS

## L6 UPLIGHT
SCALE: NTS

**WALL LIGHT**
**MANUFACTURER:** LIGMAN
**MODEL:** ULE-40621
**COLOR:** BLACK
**CONTACT**: MICHAEL ROSENTHAL
225-753-1903
miker@wkalighting.com

**NOTE**:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS
2. PROVIDE MANUFACTURER SHOP DRAWINGS

## L7 WALL LIGHT
SCALE: NTS

**BOLLARD LIGHT**

**MANUFACTURER:** FORMS & SURFACES
**MODEL:** LIGHT COLUMN BOLLARD
**SHIELD DESIGN:** SCALE
**COLOR**: DARK GREY METALLIC
**CONTACT**: WWW.FORMS-SURFACES.COM

**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE MOCKUP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

## L8 BOLLARD LIGHT
SCALE: NTS

**TAPE LIGHT**
**MANUFACTURER:** DIODELED
**MODEL:** BLAZE X WET LOCATION
**CONTACT**: MICHAEL ROSENTHAL
225-753-1903
miker@wkalighting.com

**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS
2. PROVIDE STEEL CATENARY CABLE

## L9 TAPE LIGHT
SCALE: N.T.S.

REICH
LANDSCAPE ARCHITECTURE
301 TJ Jemison Blvd., Baton Rouge, LA 70802
225.336.5890 | www.reichla.com

**@highland**
**BATON ROUGE, LA 70810**

REVISION DATE

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SHEET TITLE
LIGHTING PRODUCTS

SHEET NO.
**L5.00**

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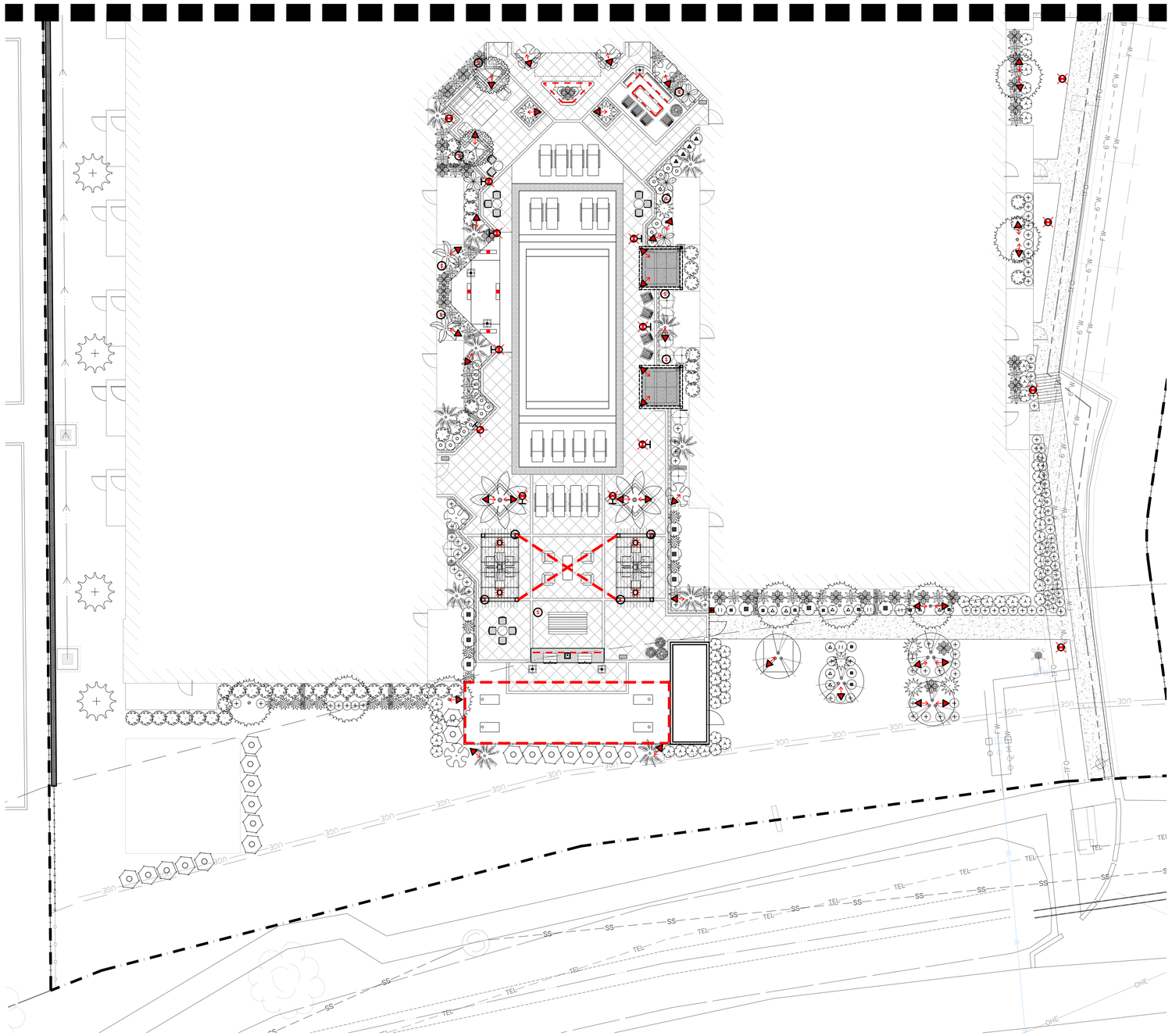
MATCHLINE 01/L5.02




## 01 LIGHTING PLAN
SCALE: 1"=10'-0"

## 02 LIGHTING LEGEND
SCALE:

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| S | Speaker | 33 | BY MEP |
| | LV Tree Uplight | 86 | L6/L5.00 |
| | Light Bollard | 39 | L8/L5.00 |
| | Pendant Light | 18 | L2/L5.00 |
| | Wall Down Light | 15 | L7/L5.00 |
| | Pole Light | 10 | L1/L5.00 |
| | FOB/Key Pad | 2 | BY MEP |
| | GFCI Outlet | 8 | BY MEP |
| | Outdoor Fan | 5 | L4/L5.00 |
| | String Lights | 3 | L5/L5.00 |
| | Tape Lights | 8 | L9/L5.00 |

NOTE:
THESE LIGHTING PLANS ARE FOR DESIGN INTENT ONLY.FINAL PHOTOMETRIC CALCULATIONS AND CODE COMPLIANCE BY MEP.

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SHEET TITLE
LIGHTING PLAN

SHEET NO.
**L5.01**

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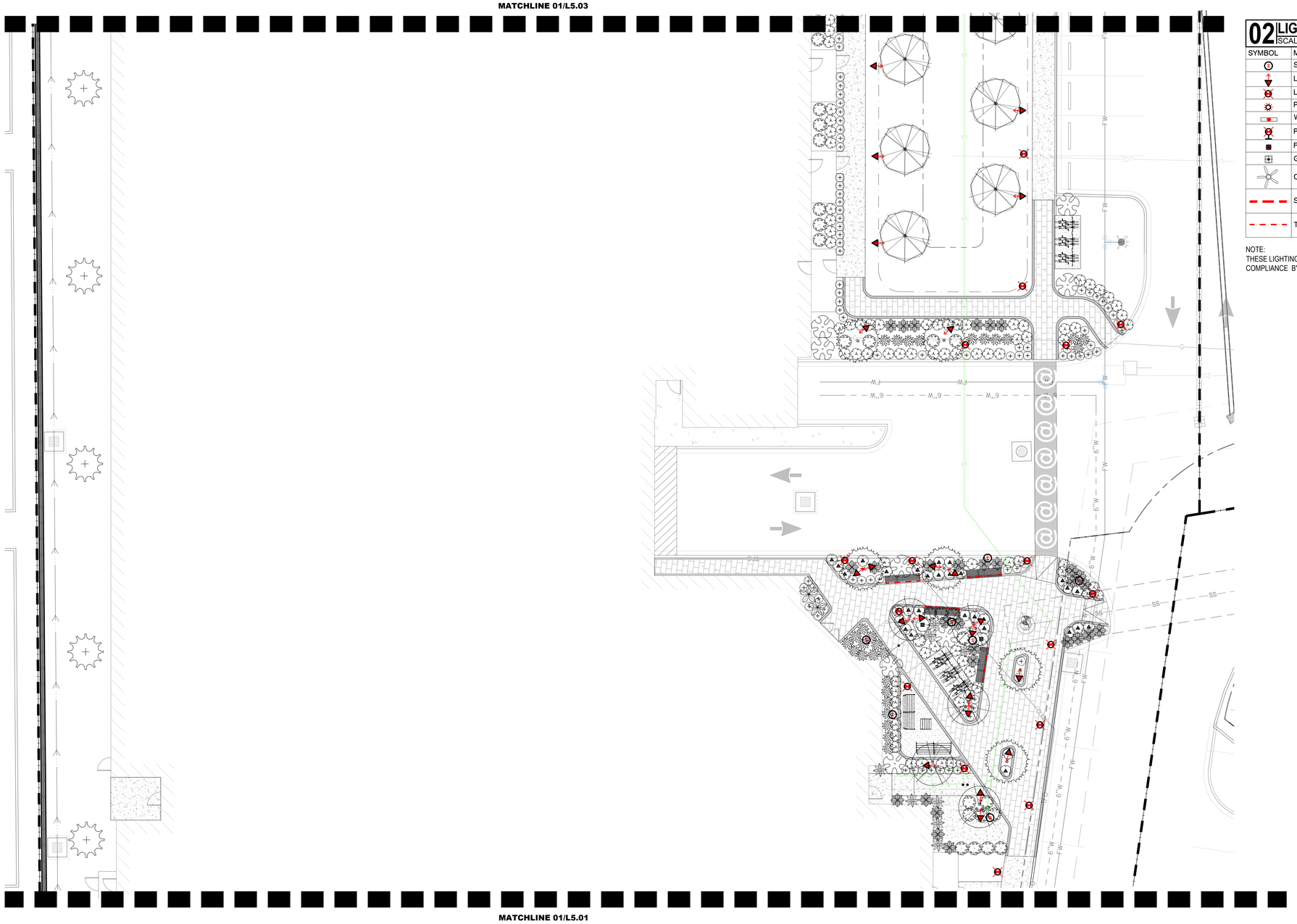
MATCHLINE 01/L5.03



MATCHLINE 01/L5.01

## 01 LIGHTING PLAN
SCALE: 1"=10'-0"

## 02 LIGHTING LEGEND
SCALE:

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| | Speaker | 33 | BY MEP |
| | LV Tree Uplight | 86 | L6/L5.00 |
| | Light Bollard | 39 | L8/L5.00 |
| | Pendant Light | 18 | L2/L5.00 |
| | Wall Down Light | 15 | L7/L5.00 |
| | Pole Light | 10 | L1/L5.00 |
| | FOB/Key Pad | 2 | BY MEP |
| | GFCI Outlet | 8 | BY MEP |
| | Outdoor Fan | 5 | L4/L5.00 |
| | String Lights | 3 | L5/L5.00 |
| | Tape Lights | 8 | L9/L5.00 |

NOTE:
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SHEET TITLE
LIGHTING PLAN

SHEET NO.
**L5.02**

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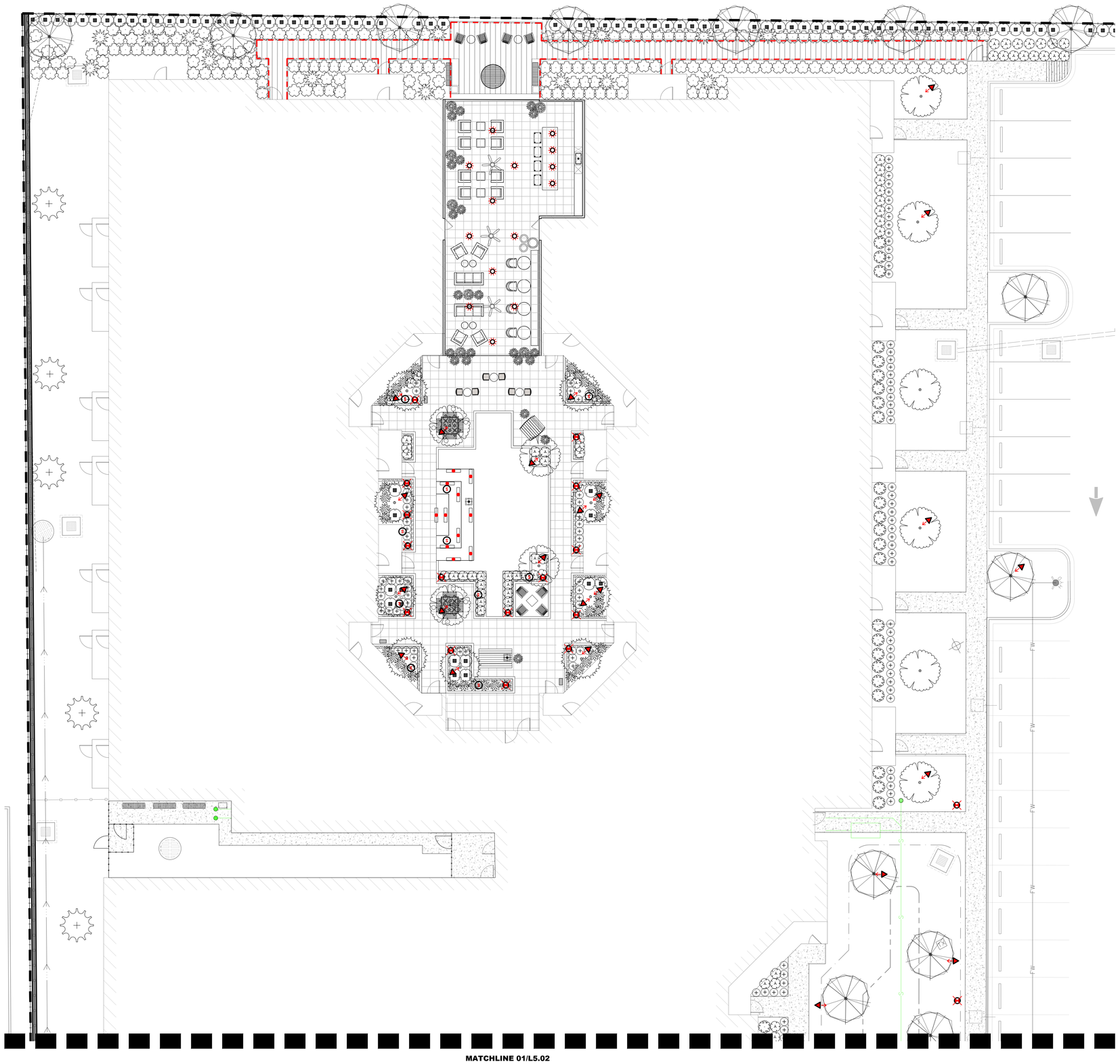


## 01 LIGHTING PLAN
SCALE: 1"=10'-0"

## 02 LIGHTING LEGEND
SCALE:

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| | Speaker | 33 | BY MEP |
| | LV Tree Uplight | 86 | L6/L5.00 |
| | Light Bollard | 39 | L8/L5.00 |
| | Pendant Light | 18 | L2/L5.00 |
| | Wall Down Light | 15 | L7/L5.00 |
| | Pole Light | 10 | L1/L5.00 |
| | FOB/Key Pad | 2 | BY MEP |
| | GFCI Outlet | 8 | BY MEP |
| | Outdoor Fan | 5 | L4/L5.00 |
| | String Lights | 3 | L5/L5.00 |
| | Tape Lights | 8 | L9/L5.00 |

NOTE:
THESE LIGHTING PLANS ARE FOR DESIGN INTENT ONLY.FINAL PHOTOMETRIC CALCULATIONS AND CODE COMPLIANCE BY MEP.

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LIGHTING PLAN

SHEET NO.
**L5.03**

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**BELGARD GLOCAL PORCELAIN PAVER**

**BANDING COLOR: IDEAL**
**SIZE: 24" X 6"**

**FIELD COLOR: CLEAR**
**SIZE: 24" X 24"**

**POOL COPING: IDEAL**
**SIZE: 24" X 12"**

**CONTACT**: BELGARD
WWW.BELGARD.COM
1-877-BELGARD

**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS

## P1 POOL DECK
SCALE:NTS

**METAL DELUXE PET WASTE STATION:**
**MODEL**: RKPAW3A
**COLOR/MATERIAL**: GREEN W/ SIGN
**CONTACT**: https://www.gabpproperty.com/kpaw3a.html
**NOTE**: INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## P2 PET WASTE STATION
SCALE:NTS

**BULL OUTDOOR GRILL - ANGUS 30"**
**ITEM:** # NG 47629
**COLOR/MATERIAL**: STAINLESS STEEL
**CONTACT**: 1.800.332.3973

**NOTE**: INSTALL PER MANUFACTURER'S SPECIFICATIONS. TO INCLUDE ALL WEATHER ELECTRICAL STARTERS AND SHUT OFF- SAFETY TIMER.

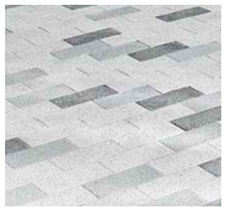
## P3 STAINLESS STEEL GAS GRILL
SCALE:NTS

**FOREVER LAWN**

**MODEL:** K9 TURF
**CONTACT**: 985-414-4003
**REP:** RIDGE GONSOULIN

**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE MOCKUP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

## P4 ARTIFICIAL TURF
SCALE:NTS



**TECHNO-BLOC CONCRETE PAVERS**

**STYLE: INDUSTRIA GRANITEX**

**BANDING:**
**SIZE**: 450 X 150
**COLOR**: ONYX BLACK
**CONTACT**: TBD
PATTERN: IN-LINE

**FIELD:**
SIZE: 600 X 200
COLOR: 10% ONYX BLACK
60% GREYED NICKEL
30% SHALE GREY
PATTERN: RUNNING BOND

**CONTACT**: WWW.TECHNO-BLOC.COM
**NOTE**:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE MOCKUP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

## P5 CONCRETE PAVERS
SCALE:NTS

**VESTRE MUNCH BISTRO SET**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLO AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PIC FROM MANUFACTURER'S FULL RANGE OF COLORS

## P6 2 TOP BISTRO SET
SCALE:NTS

**VESTRE PORTO BENCH**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P7 BENCH
SCALE:N.T.S.

**VESTRE VROOM BIKE RACK**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P8 BIKE RACK
SCALE:N.T.S.

**VESTRE STRIPES SMALL CIRCLE BENCH**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P9 CIRCULAR BENCH
SCALE:N.T.S.

**QCP CAIPOS CONCRETE PLANTER**
**CONTACT**: QCP-CORP.COM

**MODEL 3030: QTY. 8**
**MODEL 2418: QTY. 16**
**COLOR:** LATTE'
**FINISH:** SANDSTONE

**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P10 CONCRETE PLANTER
SCALE:N.T.S.

**VESTRE BERG PICNIC TABLE**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P11 PICNIC TABLE
SCALE:NTS

**VESTRE BLOC SUN BENCH & OTTOMAN**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P12 SUN BENCH AND OTTOMAN
SCALE:NTS

**VESTRE BLOC SOFA**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P13 BLOC SOFA
SCALE:NTS

**VESTRE BLOC WASTE BIN**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P14 WASTE BIN
SCALE:NTS

**VESTRE KINN CHAIR**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P15 ADIRONDACK CHAIR
SCALE:NTS

**LANDSCAPE FORMS GO TABLE**
**CONTACT**: MALLORY MORVANT
**269-276-4422**

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P16 OUTDOOR WORK STATION
SCALE:NTS

**VESTRE VROOM BENCH**
**CONTACT**: JOHN PATTERSON
512 554 1041

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P17 VROOM MODULAR BENCH
SCALE:NTS

**PALOFORM ROBATA 72 FIRE PIT**
**CONTACT**: stephanie@paloform.com

COLOR: TBD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

## P18 PALOFORM FIRE PIT
SCALE:NTS

**BULL OUTDOOR STAINLESS STEEL SINK W/ FAUCET**

MODEL# 12389

**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.

## P19 OUTDOOR SINK
SCALE:NTS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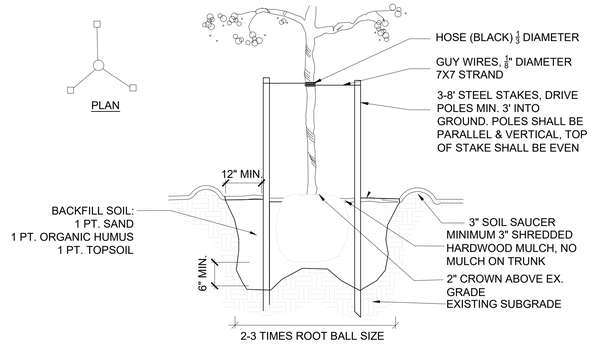
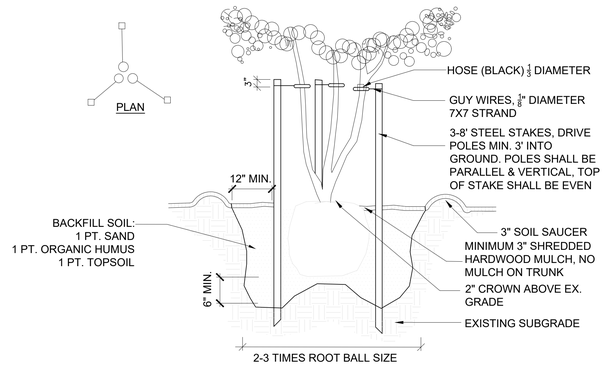
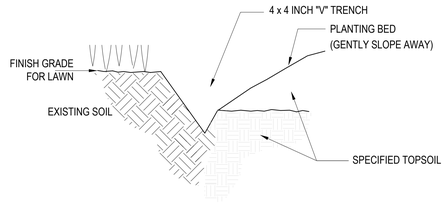


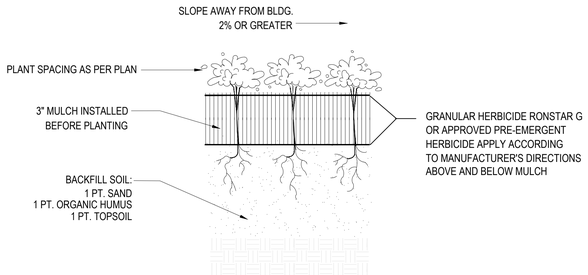

## 01 TREE PLANTING DETAIL
SCALE: N.T.S.



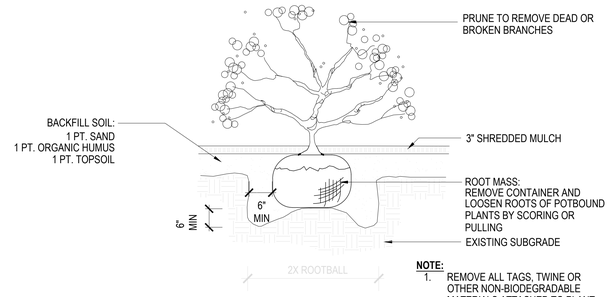

## 02 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.




## 03 TRENCH DETAIL
SCALE: N.T.S.

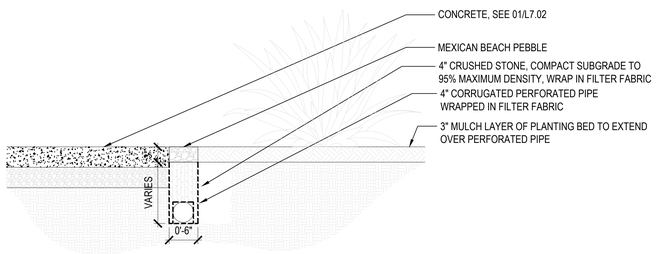



## 04 ANNUALS AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.




## 05 SHRUB PLANTING DETAIL
SCALE: N.T.S.

**NOTE:**
1. REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS
2. CANOPY TREES TO BE 6' FROM ANY HARDSCAPE OR OBSTRUCTION
3. UNDERSTORY TREES TO BE 4' FROM HARDSCAPE OR OBSTRUCTION
4. ALL TREES TO BE PLANTED 12' FROM ANY OTHER TREE




## 09 PERIMETER BED FRENCH DRAIN
SCALE: 1"=1'-0"

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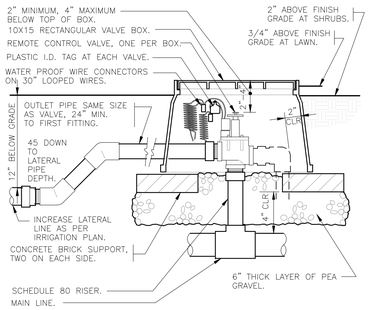
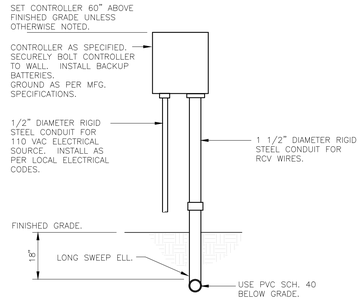
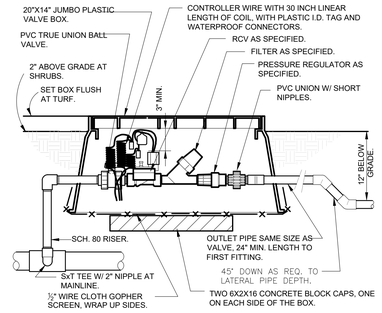


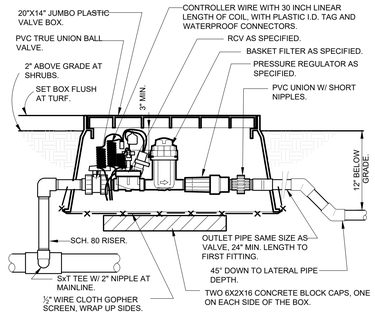

## 01 ELECTRIC REMOTE CONTROL VALVE
SCALE: 1 1/2"=1'-0"



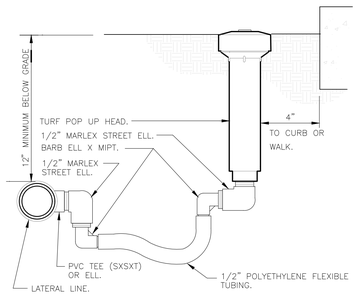

## 02 WALL MOUNT CONTROLLER
SCALE: 1"=1'-0"



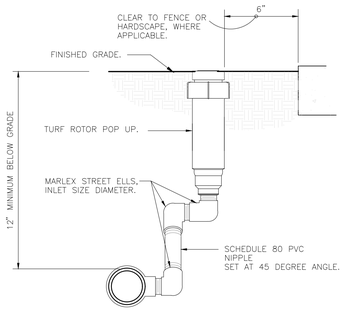

## 03 1" DRIP VALVE/FILTER/REGULATOR
SCALE: 1 1/2"=1'-0"



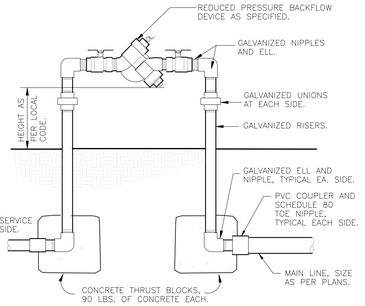

## 04 1 1/2" DRIP VALVE W/ BASKET FILTER
SCALE: 1 1/2"=1'-0"



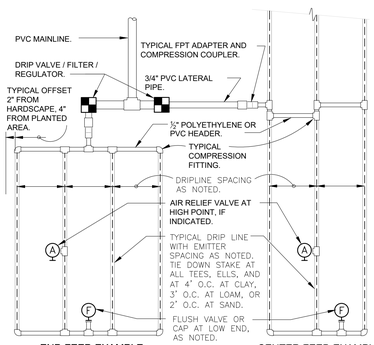

## 05 TURF SPRAY FLEX ASSEMBLY
SCALE: 3"=1'-0"




## 06 TURN ROTOR MARLEX ASSEMBLY
SCALE: 3"=1'-0"




## 07 REDUCED PRESSURE BACKFLOW DEVICE
SCALE: 1"=1'-0"



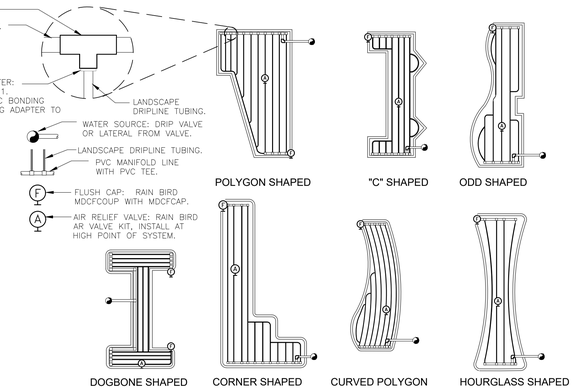

| MAXIMUM LATERAL LENGTH (FEET) | | | | | | |
|---|---|---|---|---|---|---|
| | EMITTER FLOW RATE GPH | | | | | |
| | 12" SPACING | | 18" SPACING | | 24" SPACING | |
| PSI | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 10 | 125 | 96 | 175 | 135 | 218 | 171 |
| 20 | 249 | 191 | 350 | 171 | 442 | 340 |
| 30 | 307 | 236 | 434 | 333 | 550 | 422 |
| 40 | 350 | 268 | 495 | 380 | 627 | 171 |
| 50 | 125 | 96 | 175 | 135 | 218 | 171 |
| 60 | 125 | 96 | 175 | 135 | 218 | 171 |

| GRID PRECIPITATION RATES (IN/HR) | | | |
|---|---|---|---|
| | | EMITTER FLOW RATE | |
| EMITTER SPACING | LATERAL SPACING | 0.6 | 0.9 |
| 12 | 12 | 0.96 | 1.44 |
| 18 | 18 | 0.69 | 1.03 |
| 24 | 24 | 0.28 | 0.41 |

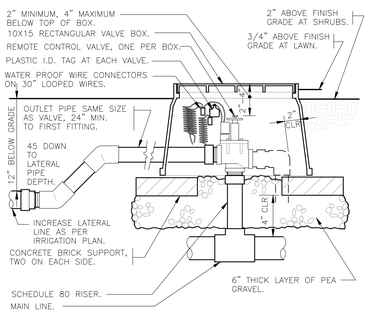
| LATERAL FLOW PER 100 FT (GPM) | | | |
|---|---|---|---|
| EMITTER FLOW | 12" SPACING | 18" SPACING | 24" SPACING |
| 0.6 GPH | 1.0 GPM | 0.67 GPM | 0.50 GPM |
| 0.9 GPH | 1.5 GPM | 1.0 GPM | 0.75 GPM |

| MAXIMUM FLOW PER ZONE | | |
|---|---|---|
| | MAX GPM | PSI LOSS |
| SCHEDULE 40 PVC HEADER SIZE | | |
| 1/2" | 4.7 GPM | 7.7 PSI |
| 3/4" | 8.3 GPM | 5.6 PSI |
| 1" | 13.5 GPM | 4.2 PSI |
| 1-1/2" | 33.9 GPM | 2.9 PSI |
| 2" | 52.4 GPM | 1.9 PSI |
| POLY PIPE HEADER SIZE | | |
| 1/2" | 4.7 GPM | 8.8 PSI |
| 3/4" | 8.3 GPM | 6.3 PSI |
| 1" | 13.5 GPM | 4.8 PSI |
| 1-1/2" | 31.8 GPM | 2.9 PSI |
| 2" | 52.4 GPM | 2.2 PSI |

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.




## 08 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
SCALE: 3"=1'-0"




## 09 MAINLINE WITH SAND BEDDING
SCALE: 1-1/2"=1'-0"

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SHEET NO.
**L7.02**

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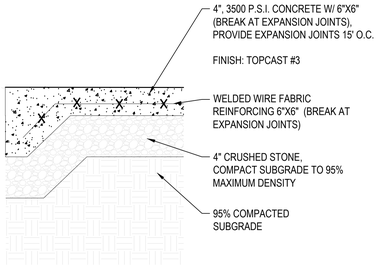
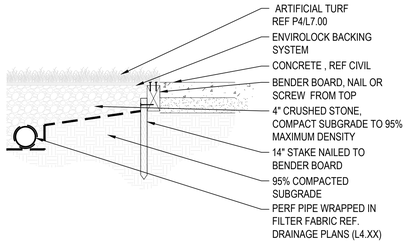
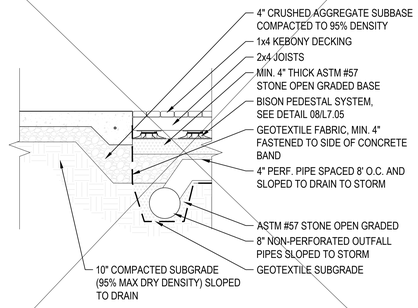


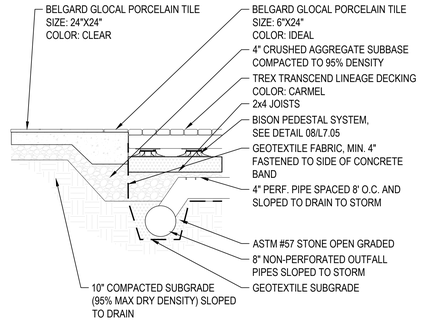

## 01 CONCRETE WALK
SCALE: 1 1/2" = 1'-0"



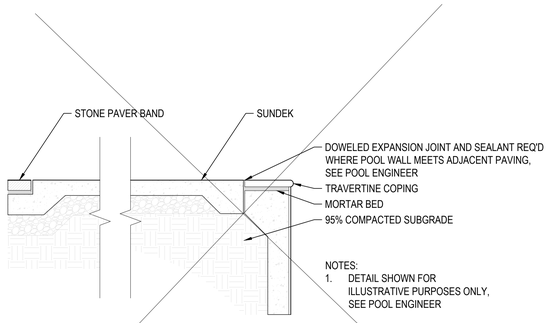

## 02 ARTIFICIAL TURF
SCALE: 3/4" = 1'-0"



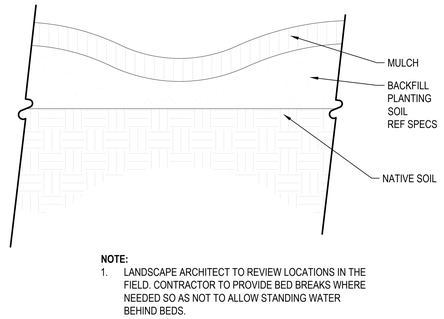

## 03 SUNDEK AT WOOD DECK
SCALE: 3/4" = 1'-0"




## 04 PORCELAIN TILE BAND AT WOOD DECK
SCALE: 3/4" = 1'-0"

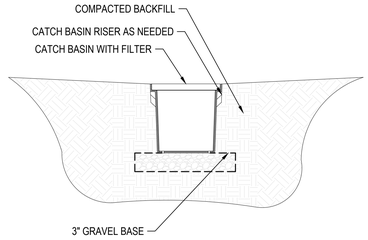



## 05 SUNDEK AT POOL COPING AND CONCRETE BAND
SCALE: 3/4" = 1'-0"

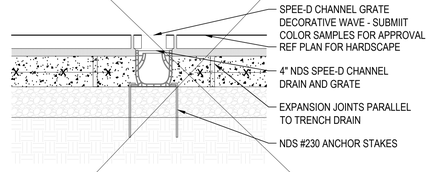



**NOTE:**
1. LANDSCAPE ARCHITECT TO REVIEW LOCATIONS IN THE FIELD. CONTRACTOR TO PROVIDE BED BREAKS WHERE NEEDED SO AS NOT TO ALLOW STANDING WATER BEHIND BEDS.

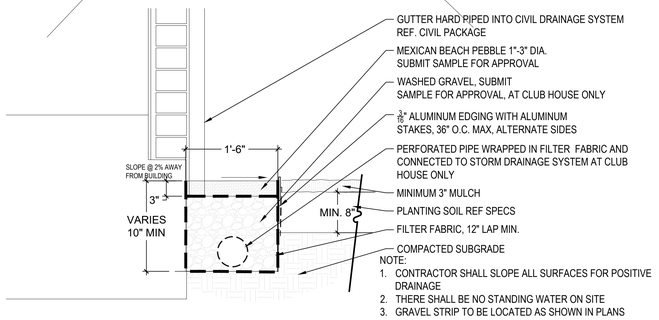
## 06 BED BREAK
SCALE: 1 1/2" = 1'-0"




## 07 CATCH BASIN TYP.
SCALE: 1 1/2" = 1'-0"

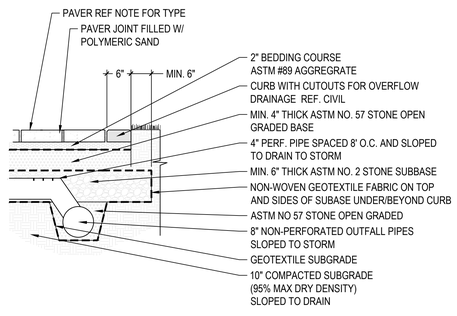



## 08 TRENCH DRAIN TYP.
SCALE: 1 1/2" = 1'-0"

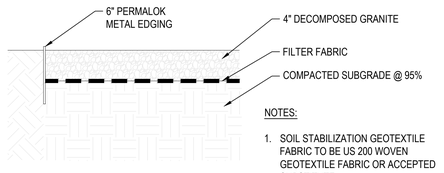



NOTE:
1. CONTRACTOR SHALL SLOPE ALL SURFACES FOR POSITIVE DRAINAGE
2. THERE SHALL BE NO STANDING WATER ON SITE
3. GRAVEL STRIP TO BE LOCATED AS SHOWN IN PLANS
4. GRAVEL STRIP AT CLUBHOUSE TO INCLUDE DRAINAGE ALL OTHER BUILDINGS PROVIDE 3" OF DECORATIVE GRAVEL
5. ALL GRAVEL DRAINAGE CHUTES SHALL BE INSTALLED AS DEPICTED IN LANDSCAPE PLANS AND PER DETAIL (3" DECORATIVE GRAVEL AND ALUMINUM EDGING ON BOTH SIDES W/ FILTER FABRIC)

## 09 GRAVEL MAINTENANCE STRIP
SCALE: 1" = 1'-0"

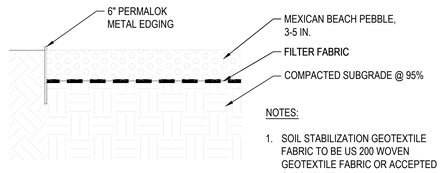



## 10 CONCRETE PAVERS @ ENTRY
SCALE: 3/4" = 1'-0"



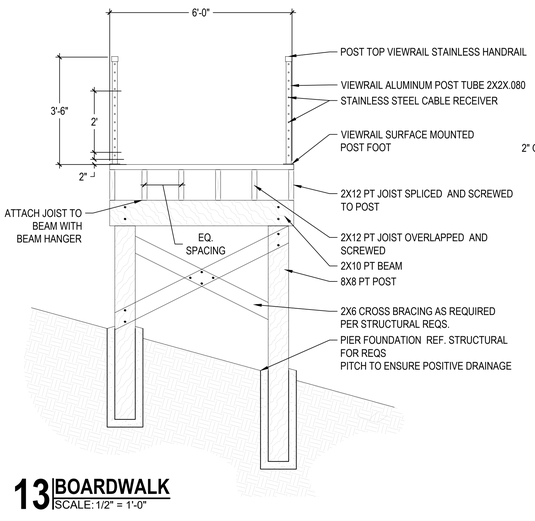

NOTES:
1. SOIL STABILIZATION GEOTEXTILE FABRIC TO BE US 200 WOVEN GEOTEXTILE FABRIC OR ACCEPTED SUBSTITUTE.

## 11 DECOMPOSED GRANITE
SCALE: 1 1/2" = 1'-0"

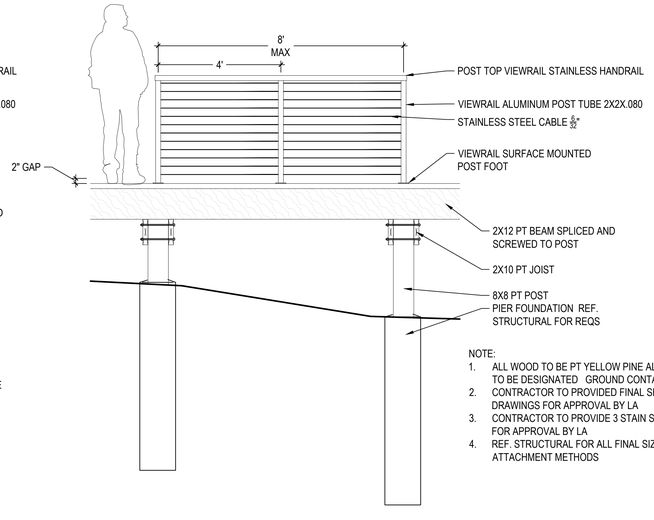



NOTES:
1. SOIL STABILIZATION GEOTEXTILE FABRIC TO BE US 200 WOVEN GEOTEXTILE FABRIC OR ACCEPTED SUBSTITUTE.

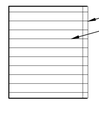
## 12 MEXICAN BEACH PEBBLE
SCALE: 1 1/2" = 1'-0"




## 13 BOARDWALK
SCALE: 1/2" = 1'-0"




NOTE:
1. ALL WOOD TO BE PT YELLOW PINE ALL POST TO BE DESIGNATED GROUND CONTACT
2. CONTRACTOR TO PROVIDED FINAL SHOP DRAWINGS FOR APPROVAL BY LA
3. CONTRACTOR TO PROVIDE 3 STAIN SAMPLES FOR APPROVAL BY LA
4. REF. STRUCTURAL FOR ALL FINAL SIZES AND ATTACHMENT METHODS




**NOTE:**
1. ALL SCREWS TO BE COUNTERSUNK AND FILLED WITH WOOD FILLER

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**L7.03**

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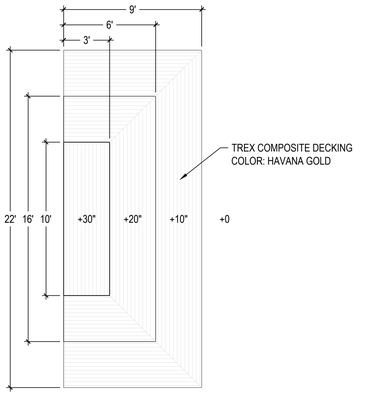
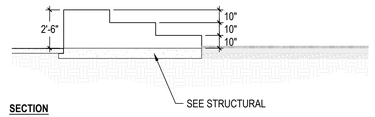



PLAN

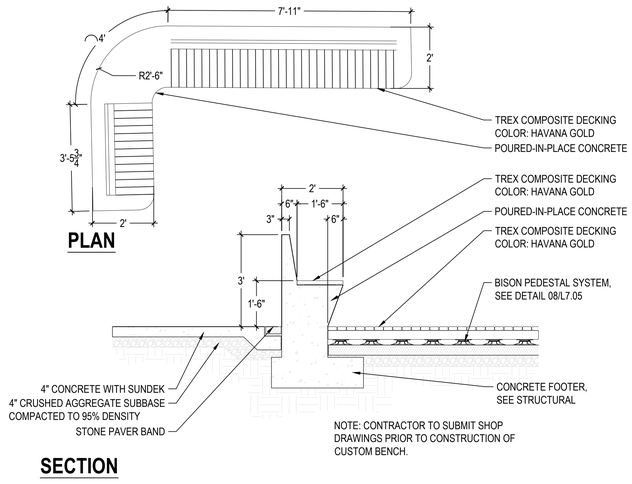



SECTION

PERSPECTIVE

# 01 MOVIE TERRACE

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



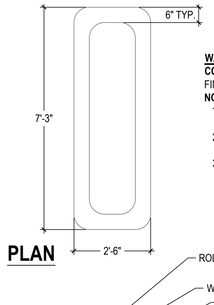

PLAN

SECTION

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION OF CUSTOM BENCH.

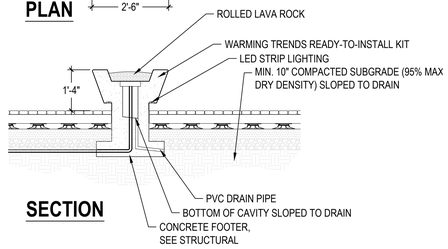
# 02 TERRACED WOOD TANNING SHELF

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

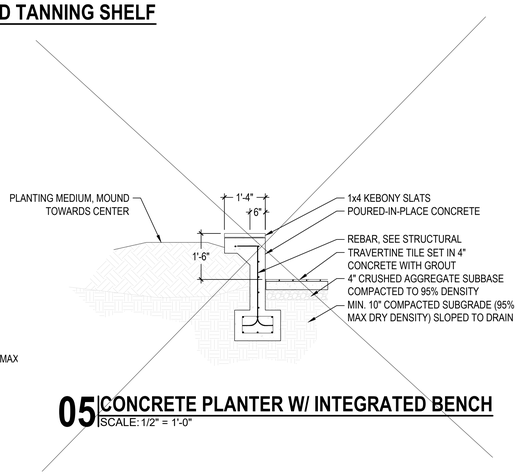



PLAN

**WARMING TRENDS CUSTOM FIRE PIT**
**CONTACT**: 303-346-2224
FINISH: STUCCO OVER CONCRETE BOARD
**NOTE**:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

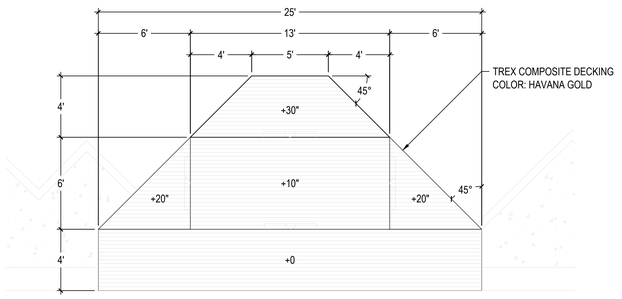



SECTION

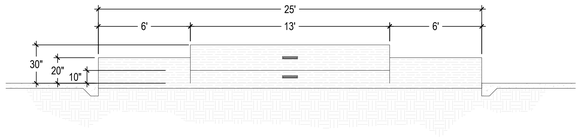



# 05 CONCRETE PLANTER W/ INTEGRATED BENCH

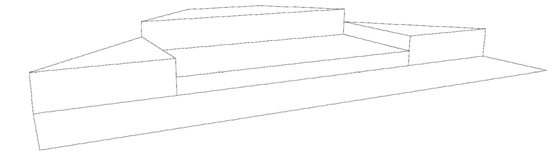
SCALE: 1/2" = 1'-0"



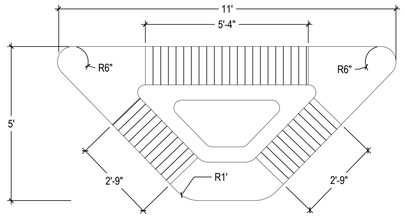

PLAN



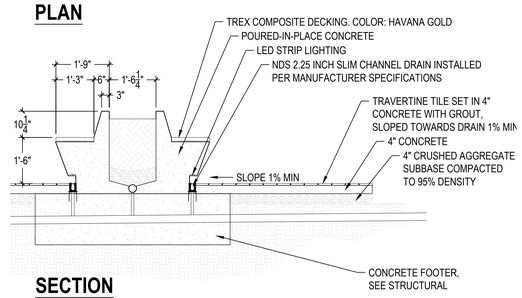

ELEVATION



PERSPECTIVE



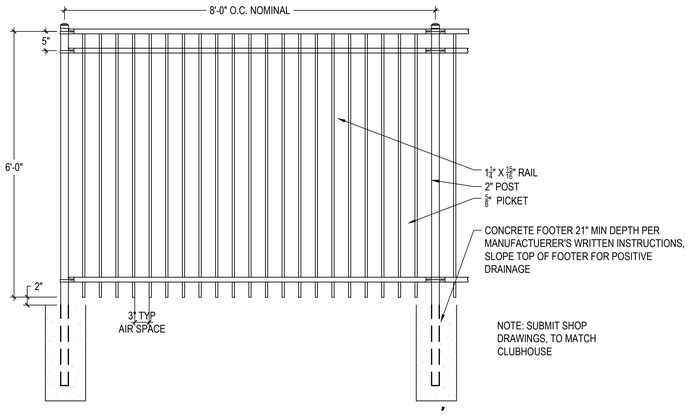

PLAN




SECTION

# 06 CUSTOM POLYGON SEAT/PLANTER

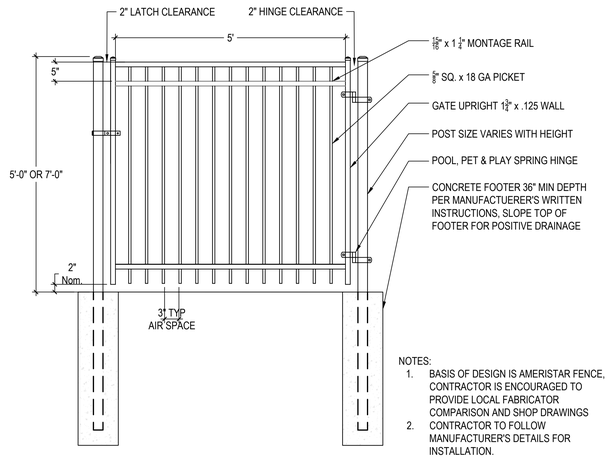
SCALE: 1/2" = 1'-0"




NOTE: SUBMIT SHOP DRAWINGS, TO MATCH CLUBHOUSE

# 07 6' METAL FENCE

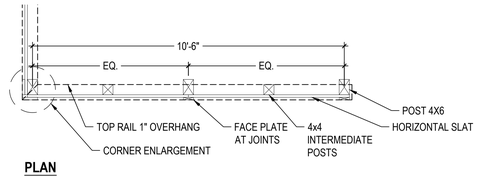
SCALE: 3/4" = 1'-0"



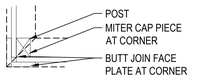

NOTES:
1. BASIS OF DESIGN IS AMERISTAR FENCE, CONTRACTOR IS ENCOURAGED TO PROVIDE LOCAL FABRICATOR COMPARISON AND SHOP DRAWINGS
2. CONTRACTOR TO FOLLOW MANUFACTURER'S DETAILS FOR INSTALLATION.

# 08 PEDESTRIAN GATE

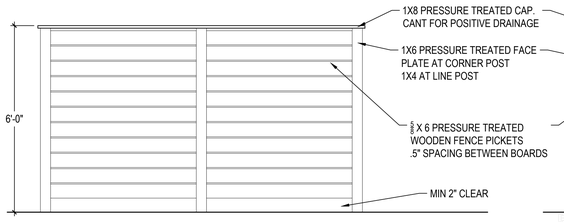
SCALE: 3/4" = 1'-0"




PLAN

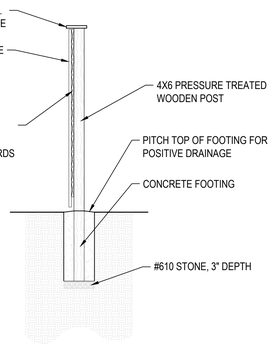



CORNER ENLARGEMENT




ELEVATION

NOTES:
1. SUBMIT SHOP DRAWINGS FOR HORIZONTAL GATE FOR LA APPROVAL




SECTION

# 09 POOL EQUIPMENT ENCLOSURE

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

NOTE:
1. CONTRACTOR TO SUBMIT THREE STAINS TO LANDSCAPE ARCHITECT FOR APPROVAL
2. CONTRACTOR TO STAIN FENCE WITH APPROVED COLOR

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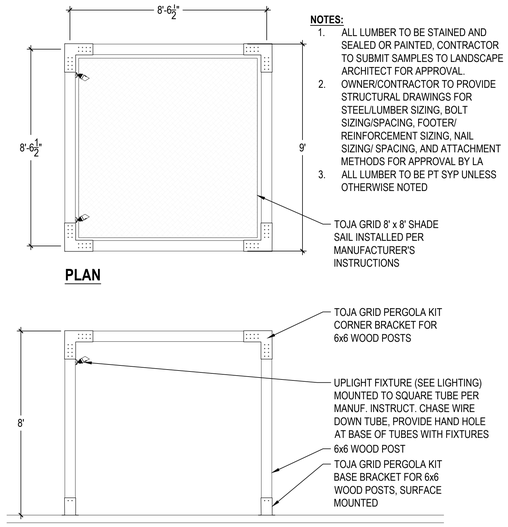


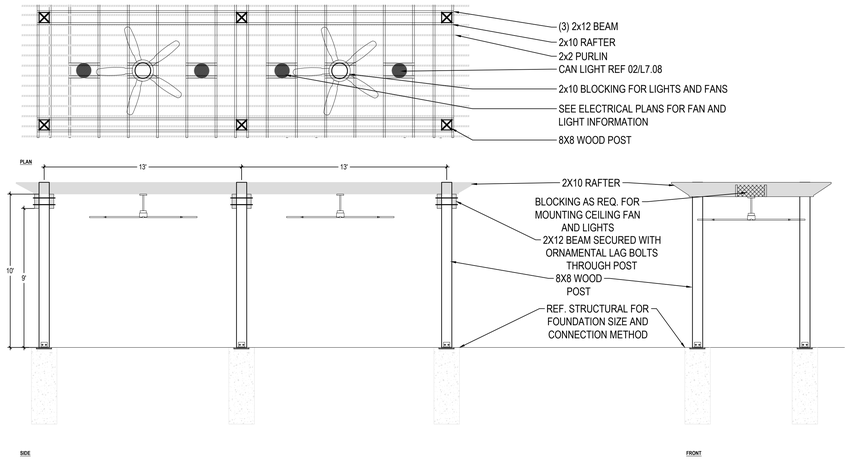

**NOTES:**

1. ALL LUMBER TO BE STAINED AND SEALED OR PAINTED, CONTRACTOR TO SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
2. OWNER/CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS FOR STEEL/LUMBER SIZING, BOLT SIZING/SPACING, FOOTER/ REINFORCEMENT SIZING, NAIL SIZING/ SPACING, AND ATTACHMENT METHODS FOR APPROVAL BY LA
3. ALL LUMBER TO BE PT SYP UNLESS OTHERWISE NOTED

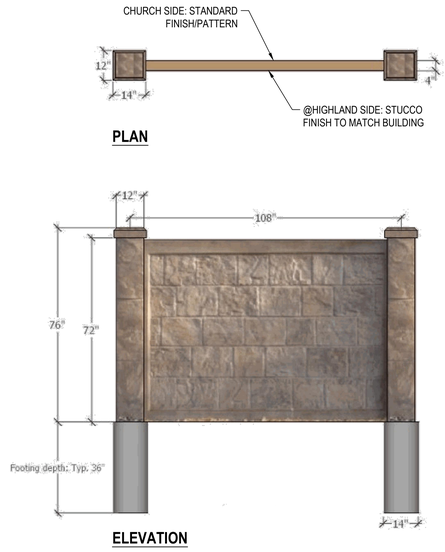
**PLAN**

**ELEVATION**

## 01 CUSTOM DAYBED TRELLIS
SCALE: 3/8" = 1'-0"




## 02 BBQ TRELLIS
SCALE: 1/4" = 1'-0"



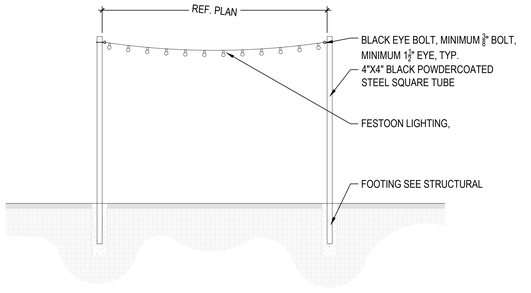

**RHINOROCK CONCRETE WALL**
**CONTACT:** RHINOROCK CONCRETE FENCING
ADAM ANDERSON
(801) 836-7792

**NOTE:**

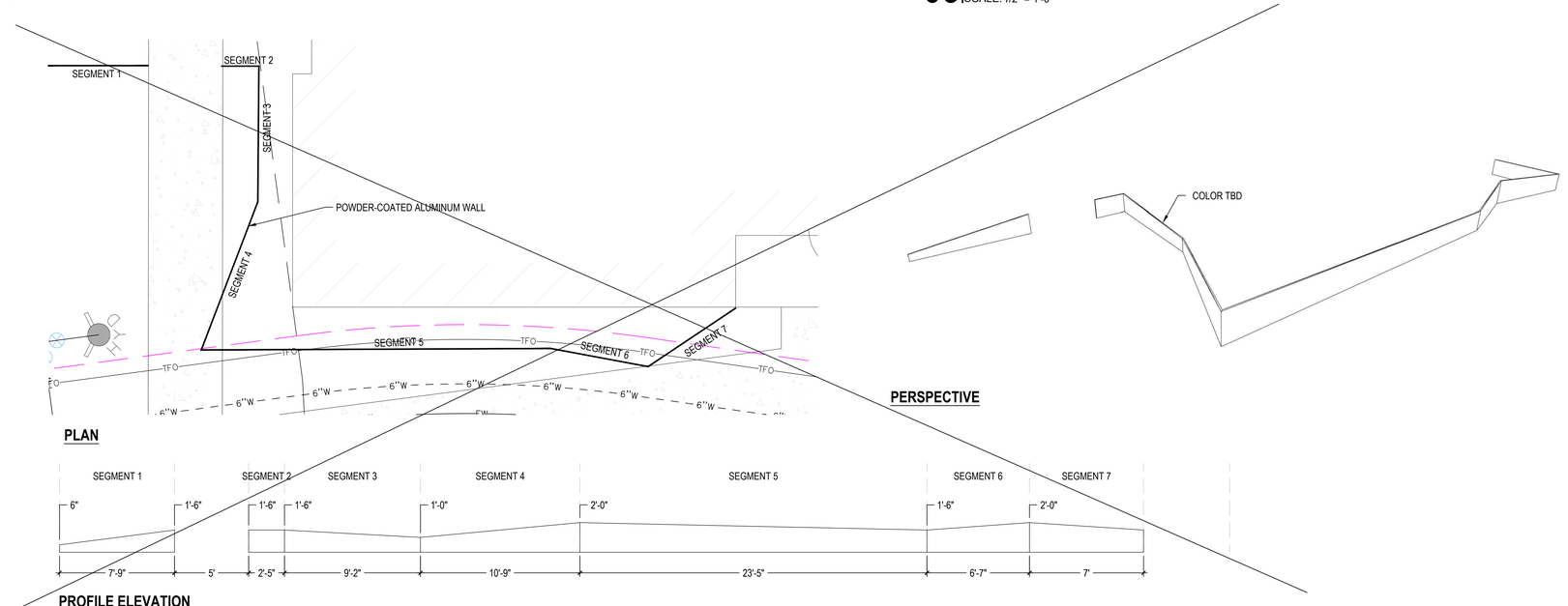
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT COLOR AND FINISH OPTIONS
3. LANDSCAPE ARCHITECT TO PICK FROM MANUFACTURER'S FULL RANGE OF COLORS

**ELEVATION**

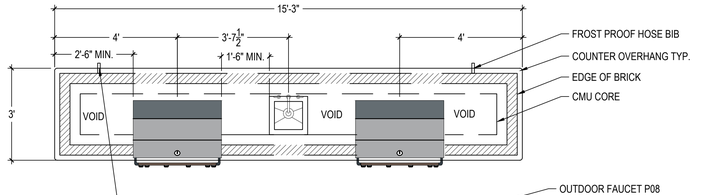
## 03 CONCRETE FENCE/WALL BY RHINO ROCK
SCALE: 1/2" = 1'-0"




## 04 STRING LIGHTS
SCALE: 1/4" = 1'-0"

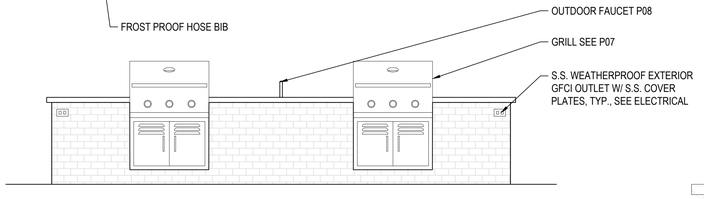



## 05 METAL ANGULAR FEATURE WALL
SCALE: 1/4" = 1'-0"

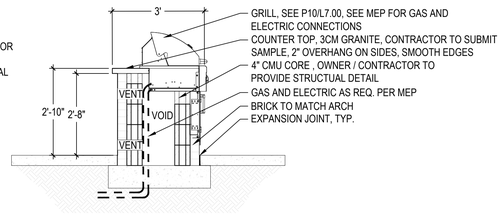


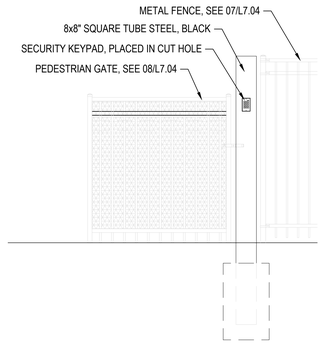

NOTE:

1. CONTRACTOR TO PROVIDE GAS CONNECTION TO GRILLS
2. GRILLS SHALL BE EQUIPPED WITH ELECTRIC IGNITION AND AUTOMATIC SHUT OF TIMER
3. PROVIDE VENTING AS REQ. PER GRILL MANF
4. CONTRACTOR TO LEAVE ADA WHEELCHAIR ACCESS AS REQUIRED. COORDINATE IN FIELD WITH LA

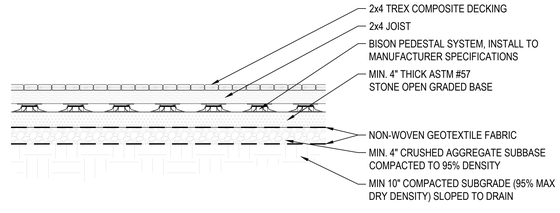



## 06 OUTDOOR GRILL
SCALE: 1/2" = 1'-0"




## 07 PEDESTRIAN GATE KEYPAD
SCALE: 1/2" = 1'-0"




## 08 BISON PEDESTAL SYSTEM
SCALE: 3/4" = 1'-0"

REICH
LANDSCAPE ARCHITECTURE
301 TJ Jemison Blvd., Baton Rouge, LA 70802
225.336.5890 | www.reichla.com

**@highland**
**BATON ROUGE, LA 70810**

| REVISION | DATE |
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**NOT FOR CONSTRUCTION**

DECEMBER 15, 2023

ISSUE
**HUD REVISIONS**

SHEET TITLE
MISCELLANEOUS DETAILS 2

SHEET NO.
**L7.05**

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| INDEX OF SHEETS | |
|---|---|
| Sheet Number | Sheet Name |
| SP1.00 | EQUIPMENT SCHEDULES |
| SP1.01 | GENERAL NOTES |
| SP2.00 | SWIMMING POOL SITE LAYOUT |
| SP3.00 | SWIMMING POOL PLUMBING PLAN |
| SP4.00 | SWIMMING POOL SECTION VIEWS |
| SP5.00 | SWIMMING POOL DETAILS |
| SP5.01 | SWIMMING POOL DETAILS |
| SP5.02 | SWIMMING POOL DETAILS |
| SP5.03 | POOL STRUCTURAL DETAILS |
| SP6.00 | POOL EQUIPMENT ROOM |

# @ HIGHLAND SWIMMING POOL

## 1 SMART WAY, BATON ROUGE, LA 70810

**PUMP SCHEDULE**

| MARK | DESCRIPTION | MAXIMUM CAPACITY | | OPERATING POINT | | HORSEPOWER | NSF LISTED | VOLTAGE | FREQUENCY | SPEED | PUMP MODEL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FLOWRATE (GPM) | TDH (FT) | FLOWRATE (GPM) | TDH (FT) | | | | | | |
| P-1 | RECIRCULATION PUMP | 170 | 25 | 77 | 29 | 3.0 | YES | 208-230V - 1P | 50-60 Hz | 3450 RPM | PENTAIR INTELLIFLO3 |
| NOTE: FURNISH RS-485 AUTOMATION WIRING KIT (P/N 356324Z - BLACK) AND A 4-20mA FLOWMETER (P/N 97014-4203KIT) FOR EACH PUMP TO OPERATE PUMPS IN CONSTANT FLOW MODE | | | | | | | | | | | |

**FILTER SCHEDULE**

| MARK | NO. OF FILTERS | CONFIGURATION | FILTER AREA SF | MAXIMUM FLOWRATE (GPM) | NSF LISTED | FILTER MODEL |
|---|---|---|---|---|---|---|
| SF-1 | 1 | SINGLE | 7.06 | 140 | YES | PENTAIR TR-140C |
| **NOTE:** EACH FILTER SHALL BE PROVIDED WITH INFLUENT AND EFFLUENT PRESSURE GAUGES WITH 2" FACE DIAMETER READING 0-60 PSI AND A SITE GLASS ON THE BACKWASH LINE. | | | | | | |

**CHLORINATOR SCHEDULE**

| MARK | CAPACITY (LB) | MAXIMUM OUTPUT (LB/HR) | NSF LISTED | MODEL |
|---|---|---|---|---|
| CF-1 | 25 | 1.5 | YES | VERSA-CHLOR SYSTEM I(a) |
| **NOTE:** POOL MAINTENANCE CONTRACTOR SHALL MAINTAIN CYANURIC ACID LEVELS FOR CHLORINE STABILIZER. | | | | |

**ACID FEEDER SCHEDULE**

| MARK | CAPACITY (LB) | MAXIMUM OUTPUT (GAL/DAY) | NSF LISTED | MODEL |
|---|---|---|---|---|
| CF-1 | N/A | 22 | YES | STENNER 45M3 |

**CHEMICAL CONTROLLER/TANK SCHEDULE**

| MARK | NSF LISTED | MODEL |
|---|---|---|
| CC-1 | YES | HAYWARD CAT2000 OR CHEMTROL 250 |
| CT-1 | YES | STENNER STS30 GRAY |

**MAIN DRAIN SCHEDULE**

| MARK | MAXIMUM FLOWRATE (GPM) | DISCHARGE LINE SIZE (DIA. IN.) | MINIMUM SUMP DEPTH | OPEN AREA (SQ.IN.) | SUMP MODEL NUMBER | APPROVALS | DRAIN COVER MODEL |
|---|---|---|---|---|---|---|---|
| D-1 | 230 | 3" | 3" | 90.8 | FIELD BUILT | ANSI/APSP 16-2017 | AQUASTAR WAV12WR101 |

**AUTOFILL DEVICE SCHEDULE**

| MARK | WATERLINE SIZE | CONFIGURATION | MODEL |
|---|---|---|---|
| AF-1 | 1" | DISCHARGE TO STAND PIPE VIA AIR GAP | JANDY LEVOLOR K1100 |
| **NOTES:** AUTOFILL DEVICE REQUIRED FOR EACH BODY OF WATER. | | | |

**POOL FINISH SCHEDULE**

| DESCRIPTION | SIZE | MODEL/COLOR | NOTES |
|---|---|---|---|
| WATERLINE TILE | 6" X 6" | OWNER SELECTED | GLAZED |
| TILE EDGES OF STEPS, BENCHES, AND TANNING LEDGES | 2" X 2" | OWNER SELECTED | SLIP-RESISTANT, DARK AND CONTRASTING COLOR |
| SWIMMING POOL PLASTER | N/A | OWNER SELECTED | MUNSELL COLOR GREATER THAN 6.5 |

**MISC. EQUIPMENT SCHEDULE**

| DESCRIPTION | MODEL |
|---|---|
| WALL INLETS (3/4" ADJUSTABLE) | PENTAIR 540035 |
| FLOOR INLETS (ADJUSTABLE) | PENTAIR 08417 |
| SURFACE SKIMMERS | PENTAIR BERMUDA |
| EQUALIZER COVER | AQUASTAR 6HP101 |
| UNDERWATER POOL LIGHTS | PENTAIR GLOBRITE (WHITE LED) |
| PVC PIPING | SCHEDULE 40 NSF 61 |
| ADA CHAIRLIFT | AXS2 CHAIRLIFT |
| HANDRAILS | S.R. SMITH 2-BEND 1.90" O.D. |

**LIFE SAVING EQUIPMENT SCHEDULE**

| DESCRIPTION | MODEL |
|---|---|
| SHEPERD'S HOOK WITH 16'-0" POLE | 1 - BY CONTRACTOR |
| 18" ø RING WITH 50'-0" WITH 1/4"ø ROPE | 1 - BY POOL CONTRACTOR |
| POOL RULES SIGN | 2 - BY OWNER EACH ENTRANCE |
| EMERGENCY TELEPHONE | 1 - BY GENERAL CONTRACTOR |
| EMERGENCY CUT-OFF BUTTON | 1 - BY GENERAL CONTRACTOR |

**NOTES:**

ALL LIFE-SAVING EQUIPMENT SHALL BE LOCATED IN A CONSPICUOUS AREA WITHIN THE POOL AREA ENCLOSURE. EMERGENCY CUTOFF SHALL BE INTERLOCKED WITH SWIMMING POOL EQUIPMENT PANEL AND SHALL KILL POWER TO ALL POOL EQUIPMENT ROOM WHEN ACTIVATED.

EMERGENCY TELEPHONE WITH CONTACT NUMBERS FOR EMERGENCY SERVICES SHALL BE PROVIDED IN THE POOL AREA ENCLOSURE.

SOUTHEAST ENGINEERS
4880 BLUEBONNET BLVD STE A | BATON ROUGE, LA
225.295.1880 | WWW.SEENGINEERS.COM

@ HIGHLAND SWIMMING POOL

1 SMART WAY,
BATON ROUGE, LA 70810

| No. | Description | Date |
|---|---|---|
| | Issued for Pricing | 12.15.2023 |

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@ HIGHLAND SWIMMING POOL

EQUIPMENT SCHEDULES

| | |
|---|---|
| Project number | SE-23-915 |
| Date | 12.15.2023 |
| Drawn by | RD |
| Checked by | RD |

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**GENERAL**

THE SWIMMING POOL CONTRACTOR SHALL FURNISH COMPLETE SWIMMING POOL TO CONFORM TO THE BASIC SHAPE OF THE POOL SHOWN ON THE PLANS. THE POOL CONTRACTOR SHALL MAKE THE NECESSARY SUBMITTALS AND SECURE APPROVAL FROM ALL REGULATORY AGENCIES. THE CONTRACTOR SHALL PAY ALL APPLICABLE SERVICE CHARGES, FEES, PERMITS, ROYALTIES, TAXES AND INSURANCE OR OTHER COSTS AS REQUIRED FOR THE WORK TO BE PERFORMED UNDER THIS SECTION.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, COUNTY AND CITY CODES, LAWS AND ORDINANCES, RULES AND REGULATIONS OF THE HEALTH DEPARTMENT AND THE INTERPRETATION OF SAME BY THE ADMINISTRATIVE AND REGULATORY AUTHORITIES HAVING JURISDICTION. BRING TO THE ATTENTION OF THE ENGINEER DISCREPANCIES BETWEEN THE DRAWINGS AND APPLICABLE CODES PRIOR TO BID. EXTRAS WILL NOT BE ALLOWED FOR SUCH DISCREPANCIES AFTER BID. FURNISH ALL LABOR, TOOLS, EQUIPMENT, APPLIANCES, TRANSPORTATION, SCAFFOLDING, SERVICES, SUPERVISION, INSTRUCTIONS AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE ALL SWIMMING POOL WORK IN ACCORDANCE WITH INTENT OF THE PLANS AND SPECIFICATIONS.

**SCOPE**

WORK UNDER THIS SECTION INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

- TRENCHING, EXCAVATION AND BACK FILL REQUIRED FOR SWIMMING POOL WORK.
- FILTRATION PLANT COMPLETE WITH ALL DEVICES.
- ALL POOL FITTINGS AND DECK EQUIPMENT.
- ALL PIPING CONNECTING THE FILTER PLANT WITH THE APPROPRIATE FITTINGS, REDUCERS, AND VALVING.
- POOL SHELL, INCLUDING INTERIOR FINISH, COPING, OR GUTTER AS REQUIRED ON THE DRAWINGS.
- LIFESAVING EQUIPMENT AS SPECIFIED HEREIN.
- DEPTH MARKERS ON DECK AND WALLS OF POOL AS SPECIFIED.
- EVERYTHING NECESSARY FOR A COMPLETE AND SATISFACTORY SWIMMING POOL INSTALLATION, INCLUDING ANY NECESSARY PARTS, DEVICES AND ACCESSORIES THAT MAY BE REQUIRED TO SATISFACTORILY COMPLETE THE INSTALLATION. SPECIAL EXTENSIONS OF UTILITIES REQUIRED BY POOL CONTRACTOR WILL BE PROVIDED BY THE GENERAL CONTRACTOR.
- ALL POOL CIRCULATION AND DISINFECTION EQUIPMENT AS SPECIFIED HEREIN PERTAINING TO THE CONSTRUCTION OF A CODE COMPLIANT SWIMMING POOL. THIS INCLUDES ALL ADDITIONAL ITEMS REQUIRED FOR THE SATISFACTORY INSTALLATION AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.

**WORK BY PLUMBING CONTRACTOR**

THE MECHANICAL CONTRACTOR WILL PROVIDE DOMESTIC WATER EXTENSION TO POOL EQUIPMENT ROOM FOR POOL CONTRACTOR CONNECTION UP TO SLOW CLOSING SOLENOID VALVE LOCATED AT THE POOL EQUIPMENT ROOM.

**PORTABLE EQUIPMENT**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PORTABLE AND DETACHABLE PORTIONS OF THE INSTALLATION UNTIL COMPLETION OF THE WORK AND SHALL THEN TURN THEM OVER TO THE OWNER.

**EXCAVATION AND FILL**

ELEVATIONS AND DEPTHS INDICATED ON THE PLANS SHALL BE USED IN COMPUTING THE QUANTITIES OF EXCAVATION OR FILL REQUIRED OF THE CONTRACTOR, AND IS BASED ON HAND PLACED CONCRETE FOR THE POOL SHELL. REMOVE ALL SURPLUS MATERIALS FROM THE SITE OR DISPOSE OF AS DIRECTED BY THE OWNERS REPRESENTATIVE. ALL EXCAVATIONS SHALL BE ADEQUATELY BRACED AND SHORED AND SHALL BE KEPT DRY. USE CLEAN, SHARP SAND OR COMPACTED STRUCTURAL FILL FOR BACKFILLING IF EARTH FORMING IS NOT PERFORMED.

**SUPPORTS**

PROVIDE ALL STEEL FRAME SUPPORTS, INSERTS, ANCHOR BOLTS, SLEEVES, HANGER MATERIALS, ETC., FOR THE ADEQUATE AND SAFE SUPPORT OF PIPING AND EQUIPMENT TO PROTECT AGAINST VIBRATION AND WATER HAMMER.

**BASE**

PROVIDE VIBRATION ISOLATION BASES AND ELEMENTS FOR EQUIPMENT AS NECESSARY.

**CONCRETE**

THE CONCRETE MIX SHALL BE DESIGNED TO PRODUCE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS FOR THE SWIMMING POOL SHELL. SHOTCRETE OF EQUAL STRENGTH IS PERMITTED. REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 40 FOR ALL POOL REINFORCEMENT.

**PREP CONCRETE**

THE CONTRACTOR SHALL INSTALL ALL SPECIAL POOL AND DECK FITTINGS, DECK RECEPTACLES AND MOUNTING RINGS FOR UNDERWATER LIGHT AND ANCHORS PRIOR TO BEGINNING CONCRETING OPERATIONS.

**NO SPECIAL TOPPINGS**

NO SPECIAL CONCRETE OR CEMENT MORTAR TOPPING COURSE SHALL BE USED FOR THE FLOOR FINISH. THE FLOOR SHALL BE BROUGHT TO A TRUE AND EVEN SURFACE BY HAND FLOATING. CARE SHALL BE TAKEN THAT NO EXCESS WATER IS PRESENT DURING FINISHING.

**FINISH PREP**

CLEAN INTERIOR SURFACES OF THE POOL OF DUST, OIL, PAINT, OR OTHER LOOSE MATERIAL BEFORE APPLICATION OF FINISH COATS.

**PROTECTION**

NO PLASTER COAT SHALL BE APPLIED DURING RAIN OR HIGH WIND AND ANY SUCH MATERIAL THAT HAS BEEN NEWLY PLACE SHALL BE PROTECTED BY CANVAS OR OTHER COVERING UNTIL THE SURFACE HAS SET.

**FILL POOL**

AFTER THE FINISH COAT HAS DRIED SUFFICIENTLY, THE POOL SHALL BE GRADUALLY FILLED WITH WATER, FLOWING CONTINUOUSLY TO ELIMINATE DIRT RINGS. DURING EXTREMELY HOT WEATHER, THE POOL WALLS SHALL BE KEPT CONTINUOUSLY WET WHILE THE POOL IS FILLING.

**TILE**

ONE ROW OF 6" CERAMIC TILE, OR MULTIPLE ROWS EQUALING A MINIMUM HEIGHT OF 6", SHALL BE INSTALLED ON THE POOL WALL AT THE WATER LEVEL AS SHOWN ON THE CONSTRUCTION PLANS.

**DEPTH MARKERS**

PERMANENT DEPTH MARKERS SHALL BE PROVIDED ON THE POOL DECK AND WALLS AT CHANGE IN DEPTH AS SHOWN ON THE DRAWINGS. DEPTH SHALL BE IN FEET-INCHES AND PLAINLY CONSPICUOUSLY MARKED AT OR ABOVE THE WATERLINE ON THE VERTICAL POOL WALL AND ON TOP OF THE COPING OR DECK. MARKERS IN DECK SHALL BE POSITIONED TO BE READ WHILE STANDING FACING THE WATER. MARKERS SHALL BE WITHIN 18" OF THE WATERS EDGE. MARKERS SHALL BE SLIP-RESISTING. MARKERS SHALL BE INSTALLED AT THE MAXIMUM AND MINIMUM WATER DEPTH AND AT ALL SLOPE CHANGES. MARKERS SHALL BE INSTALLED AT INTERMEDIATE INCREMENTS OF WATER DEPTH NOT TO EXCEED 2', NOR SPACED AT DISTANCES GREATER THAN 25' INTERVALS. MARKERS SHALL BE ARRANGED UNIFORMLY ON BOTH SIDES AND ENDS OF POOL. MARKERS SHALL HAVE A 4" MINIMUM HEIGHT. NUMBERS SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND ON WHICH THEY ARE APPLIED AND COLOR SHALL BE OF A PERMANENT NATURE.

**POOL FILL**

POOL AUTOMATIC FILLER SHALL BE AS SHOWN ON THESE DRAWINGS AND SHALL BE INSTALLED SUCH AS NOT TO REQUIRE A BACK FLOW PREVENTER. PROVIDE APPROPRIATE AIR GAP.

**POOL PIPING**

PIPING AND FITTINGS USED IN VACUUM LINES, RECALCULATING LINES AND DRAIN LINES FOR THE POOL SHALL BE SCHEDULE 40 PVC APPROVED BY THE NATIONAL SANITATION FOUNDATION FOR POTABLE WATER SERVICE (NSF 60).

**FILTER PLANT**

FURNISH AND INSTALL THE COMPLETE FILTER PLANT CONSISTING OF COMPLETE FILTER TANK, FILTER MEDIA,CIRCULATING PUMP AND MOTOR, DISINFECTING MEDIA, FACE PIPING, NECESSARY GAUGES, VALVES, AND ALL OTHER APPURTENANCES AND DEVICES NECESSARY FOR A COMPLETE SYSTEM. THE FILTRATION SYSTEM SHALL BE OF THE SAND TYPE TO BE TIED INTO A BACKWASH LINE. THE FILTRATION SYSTEM SHALLBE CAPABLE OF A COMPLETE WATER VOLUME TURNOVER IN 6 HOURS OR LESS OR BETTER AS REQUIRED BY LOCAL CODES.

**PUMP**

THE POOL PUMP SHALL BE OF CENTRIFUGAL, END SUCTION, TOP DISCHARGE, SELF PRIMING TYPE. THE PUMP SHALL HAVE MECHANICAL SEALS. PUMP SIZING AS PER PLANS. THE MOTOR FRAME SHALL BE NAME TYPE C WITH DRIP PROOF ENCLOSURE FOR CLOSE COUPLED MOUNTING DIRECTLY TO THE PUMP. THIS STARTER SHALL BE PROPERLY SIZED AND SHALL BE OF MAGNETIC, FULL VOLTAGE, SINGLE SPEED, NON-REVERSING TYPE WITH PUSH BUTTON CONTROL. THE STARTER SHALL PROVIDE BOTH LOW VOLTAGE AND OVERLOAD PROTECTION FOR EACH PHASE. THE STARTER SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. THE PUMP MUST BE EQUIPPED WITH A BOLT-ON HAIR AND LINT STRAINER THAT COMPLIES WITH THE SPECIFICATIONS THAT FOLLOW. ISOLATION VALVES MUST BE INSTALLED TO ALLOW THE STRAINER TO BE OPENED WITHOUT LOSING PRIME TO THE PUMP.

**VALVES**

VALVES FOR POOL PIPING SHALL BE OF THE BALL OR BUTTERFLY TYPE SUITABLE FOR 150 PSI WORKING WATER PRESSURE AND SUITED TO THE PIPING MATERIAL IN WHICH IT IS INSTALLED. ALL VALVES SHALL BE TAGGED WITH PERMANENT NUMBERED IDENTIFICATION TAGS THAT RELATE TO OPERATING INSTRUCTIONS.

**FINISH COAT**

FINISH COAT FOR THE POOL SHALL BE FINISHED WITH A WHITE PLASTER OR AN ALTERNATE COLOR WITH A MUNSELL VALUE GREATER THAN 6.5 SELECTED BY LANDSCAPE ARCHITECT/OWNER.

**FINISH COAT**

FINISH COAT FOR THE POOL SHALL BE FINISHED WITH A WHITE PLASTER OR AN ALTERNATE COLOR WITH A MUNSELL VALUE GREATER THAN 6.5 SELECTED BY LANDSCAPE ARCHITECT/OWNER.

**MAIN DRAINS**

THE MAIN DRAINS SHALL BE PLACED IN THE DEEPEST PART OF THE POOL. THE DRAIN SHALL BE CYCOLAC CONSTRUCTION, WITH A HYDROSTATIC RELIEF VALVE BUILT IN WITH AN ANSI/APSP 16-2011 CERTIFICATION.

**INLETS**

THE INLET FITTINGS SHALL BE OF CYCOLAC CONSTRUCTION, WITH ADJUSTABLE DIRECTION NOZZLE.

**UNDER WATER LIGHTING**

THE POOL LIGHTS SHALL BE FOR UNDER WATER OPERATION ONLY AND SHALL BE LED RETURN INLET FITTING TYPE A MINIMUM 18" BELOW THE STATIC WATER ELEVATION. THE LENS SHALL BE SEALED WITH HEAT AND AGE RESISTING SYNTHETIC RUBBER GASKETS. ALL LIGHTING SHALL BE 500 W INCANDESCENT EQUIVALENT LED FIXTURES.

JUNCTION BOX SHALL BE OF THE INVERTED COVER DESIGN ALL BRASS CONSTRUCTION. THE TRANSFORMER SHALL BE 120 V TO 12V WITH 13 AND 14 VOLT TAPS. THE TRANSFORMERS SHALL BE UL APPROVED FOR UNDERWATER LIGHTS. ALL MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF N.E.C. ARTICLE 680. LIGHTING LEVEL TO BE MINIMUM OF 0.5 WATTS PER SQUARE FOOT OF POOL SURFACE AREA. FINAL LOCATION OF JUNCTION BOXES SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.

**CHEMICAL FEED**

ALL OUTDOOR POOLS SHALL BE TREATED WITH CHLORINE. THE BROMINE/CHLORINE FEED APPARATUS SHALL BE AS LISTED IN THE EQUIPMENT SCHEDULE AND SHALL BE INSTALLED ON A BYPASS LOOP WITH FLOW ADJUSTMENT PERFORMED AUTOMATICALLY BY A SOLENOID VALVE OPERATED BY THE CHEMICAL CONTROLLER.

**TEST EQUIPMENT**

A COMPLETE TEXT KIT SHALL BE FURNISHED TO TEST BROMINE/CHLORINE RESIDUAL (SEE CHEMICAL FEED SECTION), PH LEVEL, CYANURIC ACID LEVEL, CALCIUM HARDNESS AND TOTAL ALKALINITY. TEST KIT SHALL USE DPD METHOD AND ALLOW FOR FREE AND AVAILABLE CHLORINE TESTING.

**TEST**

THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, INSTRUMENTS OR OTHER SERVICES REQUIRED FOR THE COMPLETE AND SATISFACTORY TEST AND ADJUSTMENT OF ALL SWIMMING POOL EQUIPMENT. TEST ALL PIPING WITH WATER PRESSURE 24 HOURS, REPAIR ANY LEAKS, TEST AGAIN BEFORE BURIAL OR CONCEALMENT.

**CERTIFICATE OF INSPECTION**

THE CONTRACTOR SHALL DELIVER TO THE ENGINEER A CERTIFICATE OF INSPECTION AND ACCEPTANCE OF THE WORK BY THE APPROPRIATE AUTHORITIES FOR THE SYSTEMS INVOLVED.

**RULE SIGN**

THE OWNER SHALL PROVIDE A CUSTOM POOL RULES SIGN TO BE POSTED WITHIN THE POOL AREA IN ACCORDANCE WITH LOUISIANA ADMINISTRATIVE CODE TITLE 51 XXIV.

**INSTRUCTIONS TO OWNER**

THIS CONTRACTOR SHALL SUPPLY THREE COPIES OF PRINTED INSTRUCTIONS FOR THE OPERATION OF THE SWIMMING POOL EQUIPMENT. TWO COPIES SHALL BE GIVEN TO THE OWNER FOR HIS USE IN THE MAINTENANCE MANUAL AND THE OTHER COPY SHALL BE POSTED IN A CONSPICUOUS LOCATION IN THE FILTER ROOM. A QUALIFIED REPRESENTATIVE OF THE POOL CONTRACTOR SHALL VISIT EQUIPMENT INTO OPERATION, AND HALL ASSIST AND INSTRUCT THE OWNER IN THE OPERATION OF ALL SUCH EQUIPMENT.

SOUTHEAST ENGINEERS

4880 BLUEBONNET BLVD STE A | BATON ROUGE, LA
225.295.1880 | WWW.SEENGINEERS.COM

@ HIGHLAND SWIMMING POOL

1 SMART WAY,
BATON ROUGE, LA 70810

| No. | Description | Date |
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@ HIGHLAND SWIMMING POOL

GENERAL NOTES

| | |
|---|---|
| Project number | SE-23-915 |
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| Drawn by | RD |
| Checked by | RD |

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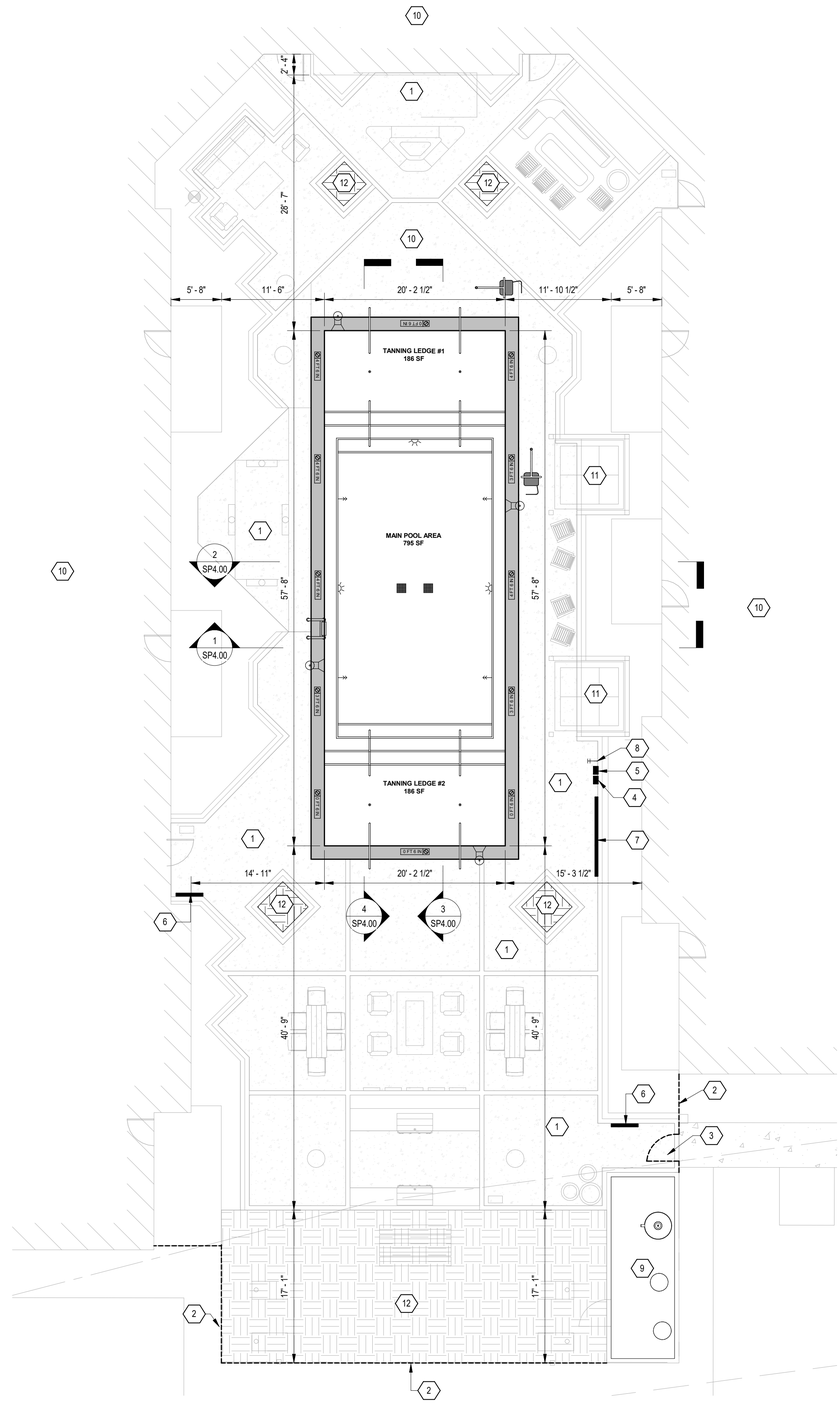


1 SWIMMING POOL SITE LAYOUT
1/8" = 1'-0"

## # KEYNOTE LEGEND

1. SLIP-RESISTANT/EASILY CLEANABLE POOL DECK. SLOPE 2% MAX. AWAY FROM POOL. RE: LANDSCAPE
2. MINIMUM 4'-0" TALL FENCE TO FULLY ENCLOSE POOL AREA BY OTHERS. RE: LANDSCAPE
3. GATE WITH SELF-CLOSING AND SELF-LATCHING MECHANISM. RE: LANDSCAPE
4. EMERGENCY PHONE WITH POSTED NAMES AND NUMBERS OF EMERGENCY SERVICES. PROVIDED BY GENERAL CONTRACTOR.
5. EMERGENCY STOP BUTTON. POOL CONTRACTOR TO PROVIDE AND GENERAL CONTRACTOR TO WIRE AND TERMINATE.
6. SWIMMING POOL RULES AND HOURS SIGN PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
7. SWIMMING POOL SAFETY EQUIPMENT MOUNTING LOCATION. REFER TO SP1.00 FOR SCHEDULE OF EQUIPMENT.
8. HOSE BIB WITH VACUUM BREAKER FOR DECK CLEANING.
9. POOL EQUIPMENT AREA. RE: SP6.00 FOR DETAILED LAYOUT.
10. BUILDING. REF: ARCHITECTURAL
11. PAVILION/ARBOR STRUCTURE. RE: LANDSCAPE
12. GREENSPACE. RE: LANDSCAPE

**GENERAL POOL NOTES:**

SWIMMING POOL DECK FOR THIS PROJECT SHALL BE SLIP-RESISTANT AND EASILY CLEANABLE. REFER TO ARCHITECTURAL/LANDSCAPE DRAWINGS FOR SPECIFICATIONS.

ALL POOL DECKS SHALL SLOPE 2% AWAY FROM THE POOL IN ALL DIRECTIONS TO PREVENT STANDING WATER.

MINIMUM OF 4'-0" OF UNOBSTRUCTED DECK AREA SHALL BE MAINTAINED AROUND THE ENTIRE PERIMETER OF THE POOL.

WALKWAYS SHALL BE PROVIDED TO ALL ACCESSIBLE SANITARY FACILITIES.

MAXIMUM VERTICAL CLEARANCE OF 7'-0" REQUIRED FOR ALL PORTIONS OF THE SWIMMING POOL DECK.

REFER TO CIVIL/LANDSCAPE DRAWINGS FOR GRADING AND SUBSURFACE DRAINAGE ROUTING.

LAYOUT SHOWN FOR GENERAL DESIGN INTENT AND CODE COMPLIANCE ONLY. CONTRACTOR SHALL COORDINATE THE SWIMMING POOL DRAWINGS WITH ALL OTHER DRAWINGS.

SWIMMING POOL RULES SIGN SHALL BE PROVIDED IN THE IMMEDIATE POOL VICINITY.

EDGE OF SWIMMING POOL DECK SHALL BE TAPERED OR ROUNDED TO PREVENT SHARP CORNERS.

HOSE BIBS WITH VACUUM BREAKERS SHALL BE PROVIDED AROUND THE DECK AREA FOR PROPER WASHING AND GENERAL CLEANING OF THE SWIMMING POOL DECK AREA.

ALL JOINTS IN THE SWIMMING POOL DECK SHALL BE WATER-TIGHT.

A COMPLETELY EQUIPPED FIRST AID KIT SHALL BE PROVIDED WITH THE POOL AREA, TO BE CLEARLY IDENTIFIED AND ACCESSIBLE AT ALL TIMES.

DECK, TO BE DESIGNED BY OTHERS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI STANDARD 302.1R-80 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION. SAW-CUT CONTROL JOINTS SHALL BE MADE AT A MAXIMUM SPACING OF 10'-0" X 10'-0". ALL JOINTS SHALL BE CUT TO 25% THE DEPTH OF THE SLAB.

THE MAXIMUM VOIDS BETWEEN ADJOINING CONCRETE SHALL BE 3/16" OF HORIZONTAL CLEARANCE WITH MAXIMUM DIFFERENTIAL ELEVATION OF 1/4".

ALL CONSTRUCTION JOINTS SHALL BE SEALED WITH A WATERPROOF SEALANT.

SEALED ISOLATION JOINT SHALL BE PROVIDED BETWEEN POOL AND ADJOINING DECK.

ALL DECK EDGES SHALL HAVE AN EASED OR RADIUSED EDGE.

**LIGHTING NOTES:**

SWIMMING POOL WATER SURFACE AND DECK AREA SHALL BE ILLUMINATED WITH 10 HORIZONTAL FOOT-CANDLES OF ILLUMINATION WHEN NIGHT SWIMMING IS PERMITTED..

**EQUIPMENT PAD NOTES:**

MINIMUM OF 1 HOSE BIB REQUIRED AT ALL POOL EQUIPMENT PADS FOR CLEANING/MAINTENANCE.

| SITE PLAN SCHEDULE | | |
|---|---|---|
| MAIN POOL AREA | 795 | SF |
| TOTAL POOL AREA | 1,167 | SF |
| TOTAL DECK SURFACE AREA | 3,151 | SF |
| SHALLOW AREA USER LOAD | 8 | SF/USER |
| MAXIMUM USER LOAD | 145 | USERS |
| UNDERWATER LIGHTING REQUIRED | 584 | WATTS |
| DECK LIGHTING REQUIRED | 1,891 | WATTS |

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SWIMMING POOL SITE LAYOUT

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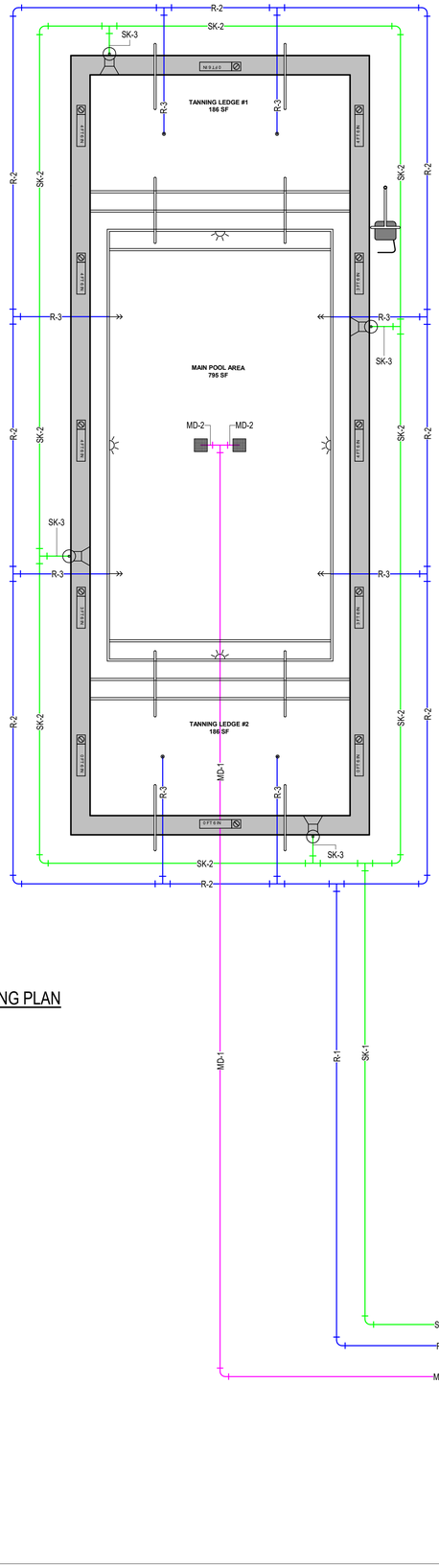


1 SWIMMING POOL PLUMBING PLAN
3/16" = 1'-0"

| SWIMMING POOL LEGEND | |
|---|---|
| | 1.90" O.D. HANDRAIL |
| | RECESSED SKIMMER |
| | 12X12 MAIN DRAIN |
| | WALL INLET |
| | UNDERWATER LED POOL LIGHT |
| | POOL LADDER |
| | ADA LIFT |
| | ADJUSTABLE FLOOR INLET |

**POOL GENERAL NOTES:**

ELECTRICAL DISCONNECT SWITCH SHALL BE PROVIDED IN ACCORDANCE WITH 5.6.1. AND 5.6.1.1 OF ANSI/NSPI-2.

SWIMMING POOL HAS BEEN DESIGNED TO TURNOVER A MINIMUM OF ONCE EVERY 6 HOURS.

ALL CIRCULATION SYSTEM PIPING SHALL BE SUBJECTED TO AN INDUCED STATIC HYDRAULIC PRESSURE TEST AT 25 PSI FOR 30 MINUTES. THIS TEST SHALL BE PERFORMED PRIOR TO DECK CONCRETE PLACEMENT AND SHALL BE MAINTAINED THROUGHOUT THE DECK POUR, WHERE APPLICABLE.

ALL PVC PIPING LAYOUTS ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL ENSURE GENERAL COMPLIANCE TO THESE DIAGRAMS; HOWEVER, PERMANENT PLACEMENT OF PIPING IN COORDINATION WITH ON-SITE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FINAL PLUMBING LAYOUT TO ENGINEER PRIOR TO INSTALLATION OF PIPING, IF MODIFIED IN FIELD.

**CHEMICAL NOTES:**

DISINFECTING AGENT FOR THE SWIMMING POOL SHALL BE TABLET CHLORINE, UNSTABILIZED.

**WATER QUALITY REQUIREMENTS:**

THE CYANURIC ACID LEVEL IN ALL AQUATIC VENUES SHALL REMAIN AT OR BELOW 90 PPM. CYANURIC ACID SHOULD BE TESTED MONTHLY. IF THE TESTS INDICATE A CYANURIC ACID LEVEL GREATER THAN 90 PPM, THE SWIMMING POOL SHALL BE PARTIALLY DRAINED AND REFILLED WITH FRESH WATER UNTIL THE CONCENTRATION IS TESTED BELOW THE 90 PPM LIMIT.

pH SHALL BE MAINTAINED BETWEEN 7.2 AND 7.8.

FREE AVAILABLE CHLORINE CONCENTRATIONS (FAC) SHALL BE MAINTAINED AS FOLLOWS AT ALL TIMES:

AQUATIC VENUES NOT USING CYANURIC ACID FOR STABILIZATION SHALL MAINTAIN A MINIMUM FAC CONCENTRATION OF 1.0 PPM.

AQUATIC VENUES USING CYANURIC ACID FOR STABILIZATION SHALL MAINTAIN A MINIMUM FAC CONCENTRATION OF 2.0 PPM.

SPAS SHALL MAINTAIN A MINIMUM FAC CONCENTRATION OF 3.0 PPM.

MAXIMUM FAC CONCENTRATIONS SHALL NOT EXCEED 10.0 PPM IN ANY AQUATIC VENUE UNDER ANY CIRCUMSTANCE.

TOTAL ALKALINITY AT ALL AQUATIC VENUES SHALL BE MAINTAINED IN THE RANGE OF 60 TO 180 PPM AT ALL TIMES.

**METER NOTES:**

FLOW METERS, ACCURATE TO 10% OF THE TOTAL FLOW RATE SHALL BE INSTALLED ON THE INFLUENT LINE OF EACH FILTER.

PRESSURE GAUGES SHALL BE INSTALLED BY THE POOL CONTRACTOR ON THE INFLUENT AND EFFLUENT LINE OF EACH FILTER OR PRESSURE GAUGES WITH CLEAN OPERATING PRESSURE AND BACKWASH LEVELS SHALL BE PROVIDED.

**ELECTRICAL NOTES:**

THE LATEST NATIONAL ELECTRIC CODE OF THE NFPA SHALL BE STRICTLY ADHERED TO FOR ALL ELECTRICAL REQUIREMENTS.

| RECIRCULATION SYSTEM DATA | | |
|---|---|---|
| MAIN POOL AREA | 795 | SF |
| TANNING LEDGE AREA | 372 | SF |
| TOTAL POOL AREA | 1,167 | SF |
| TANNING LEDGE #1 VOLUME | 812 | GALLONS |
| TANNING LEDGE #1 INLET FLOW RATE | 21 | GPM |
| TANNING LEDGE #1 TURNOVER TIME | 0.644 | HR |
| TANNING LEDGE #2 VOLUME | 812 | GALLONS |
| TANNING LEDGE #2 INLET FLOW RATE | 21 | GPM |
| TANNING LEDGE #2 TURNOVER TIME | 0.644 | HR |
| TOTAL WATER VOLUME | 25,410 | GALLONS |
| TURNOVER TIME | 5 | HR |
| FLOWRATE AT OPERATING POINT | 85 | GPM |
| TOTAL DYNAMIC HEAD AT OPERATING POINT | 46 | FT |

| RECIRCULATION SYSTEM PLUMBING SCHEDULE | | | | | |
|---|---|---|---|---|---|
| **MARK** | **DESCRIPTION** | **DIAMETER (IN)** | **FLOWRATE (GPM)** | **VELOCITY (FPS)** | **APPROXIMATE LENGTH (FT)** |
| SK-1 | TRUNK LINE TO PUMP | 3 | 85 | 3.69 | 92 |
| SK-2 | LOOP FROM SK-3 TO SK-1 | 2 | 43 | 4.07 | 270 |
| SK-3 | BRANCH LINE FROM SKIMMER TO SK-2 LOOP | 1 1/2 | 21 | 3.35 | 28 |
| MD-1 | TRUNK LINE TO PUMP | 3 | 85 | 3.69 | 140 |
| MD-2 | BRANCH FROM MAIN DRAIN TO MD-1 | 3 | 43 | 1.85 | 3 |
| R-1 | TRUNK LINE FROM PUMP | 3 | 85 | 3.69 | 92 |
| R-2 | LOOP FROM R-1 TO R-3 | 2 | 42.5 | 4.07 | 270 |
| R-3 | BRANCH FROM R-2 LOOP TO WALL/FLOOR INLET | 1 1/2 | 10.6 | 1.68 | 165 |

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SWIMMING POOL PLUMBING PLAN

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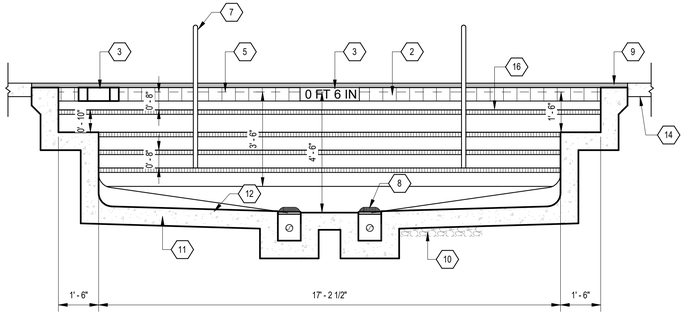
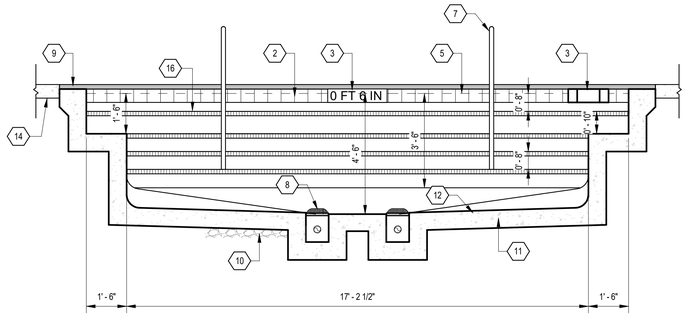
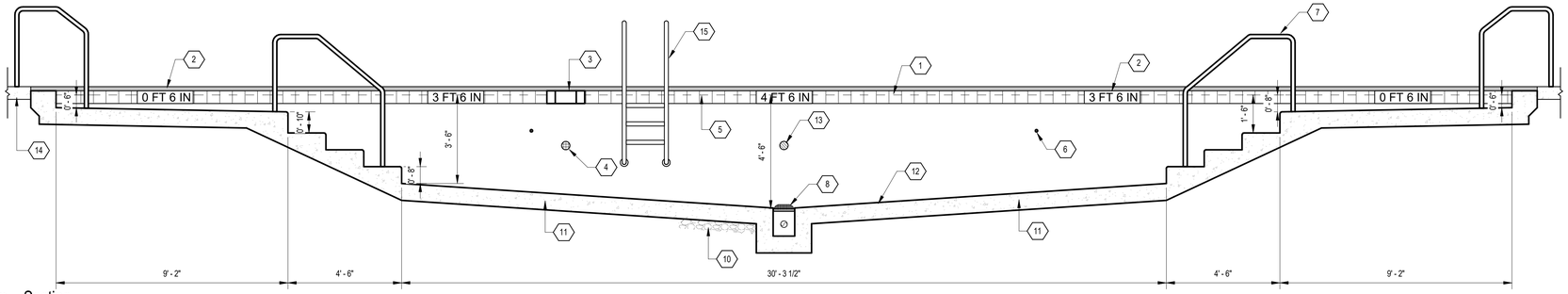



1 Section
3/8" = 1'-0"

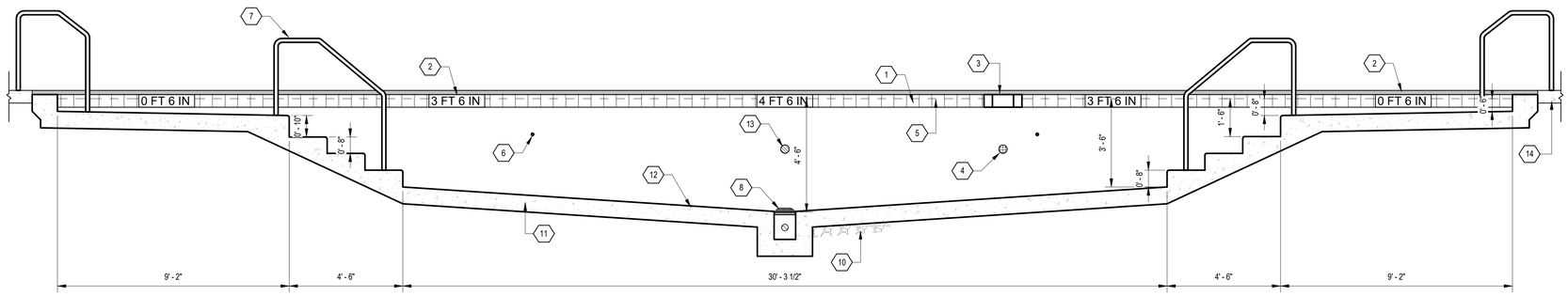



2 Section
3/8" = 1'-0"

| # | KEYNOTE LEGEND |
|---|---|
| 1 | 6" GLAZED WATERLINE TILE. |
| 2 | DEPTH MARKER, POOL CONTRACTOR TO PLACE A CORRESPONDING DEPTH MARKER ON POOL DECK WITHIN 18" OF POOL EDGE. |
| 3 | RECESSED AUTOMATIC SURFACE SKIMMER. |
| 4 | SKIMMER EQUALIZER COVER PER EQUIPMENT SCHEDULE. |
| 5 | STATIC WATERLINE, 2" BELOW BOTTOM OF COPING. |
| 6 | 3/4" ADJUSTABLE EYEBALL RETURN INLET FITTING. |
| 7 | 1.90" O.D. 3-BEND STAINLESS STEEL HANDRAIL BY S.R. SMITH OR EQUAL, TYPICAL. |
| 8 | ANSI/APSP 16 APPROVED MAIN DRAIN COVER WITH SUMP. CONTRACTOR TO PROVIDE PERMANENT DARK RING AROUND ALL MAIN DRAIN COVERS. |
| 9 | BULLNOSE COPING, TO BE SELECTED BY OWNER/LANDSCAPE ARCHITECT. |
| 10 | 6" COMPACTED GRAVEL BASE OVER GEOTEXTILE FABRIC. |
| 11 | REINFORCED GUNITE SHELL. REFER TO STRUCTURAL SECTIONS FOR ADDITIONAL INFORMATION. |
| 12 | SLOPE POOL FLOOR MAXIMUM 1:10. |
| 13 | UNDERWATER LED POOL LIGHT (NICHELESS) |
| 14 | ADJACENT SLIP-RESISTANT CONCRETE DECK BY OTHERS. |
| 15 | S.R. SMITH CROSS-BRACED STAINLESS STEEL POOL LADDER. |
| 16 | 2" SLIP RESISTANT AND DARK CONTRASTING TILE BAND ON VERTICAL AND HORIZONTAL PLANE OF TANNING LEDGERS AND STEPS. PROVIDE MINIMUM 1" RADII AT EDGE. |




3 Section
3/8" = 1'-0"




4 Section
3/8" = 1'-0"

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SWIMMING POOL SECTION VIEWS

| | |
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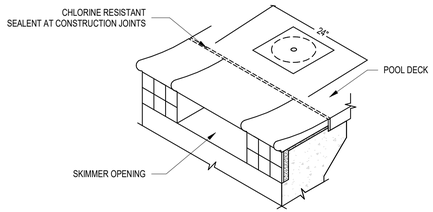


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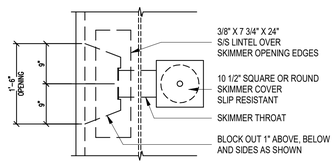
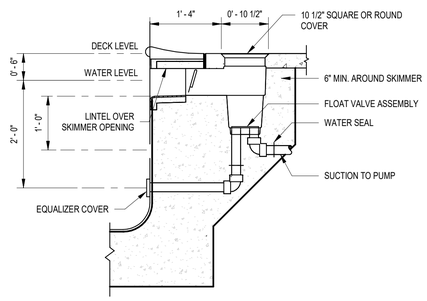
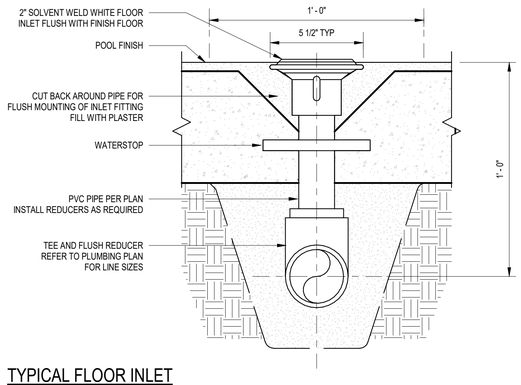



PLAN VIEW

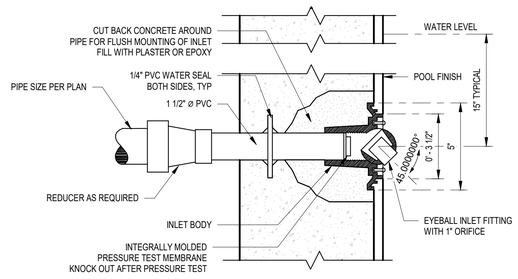



SECTION

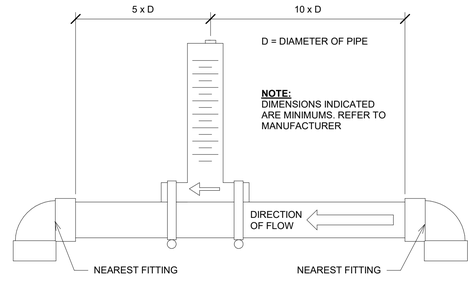
## 1 TYPICAL SKIMMER DETAIL
3/4" = 1'-0"




## 2 TYPICAL FLOOR INLET
3" = 1'-0"



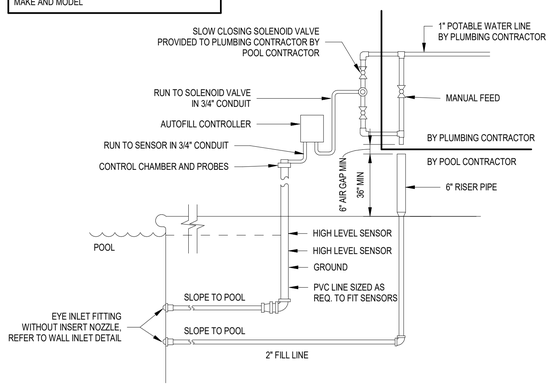

## 3 TYPICAL WALL INLET
3" = 1'-0"



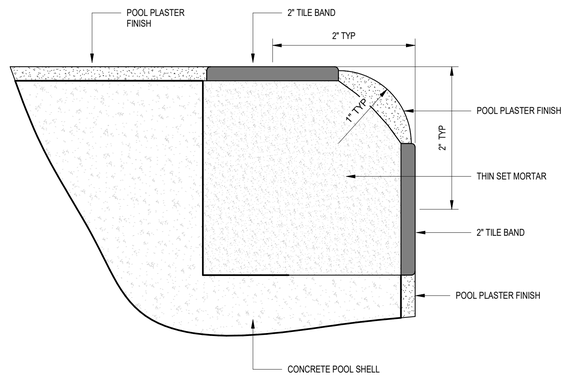

## 4 IMPACT FLOW METER
3/4" = 1'-0"

**NOTE:**

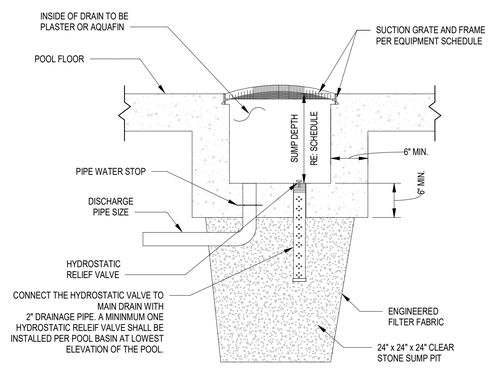
REFER TO THE INSTALLATION AND OPERATING INSTRUCTIONS FROM THE MANUFACTURER ON THE AUTOFILL CONTROLLER. SEE EQUIPMENT LIST FOR MAKE AND MODEL




## 5 TYPICAL AUTOFILL DETAIL
3/4" = 1'-0"




## 6 EDGE OF STEPS, TANNING LEDGE, AND BENCH TILE DETAIL
1" = 1'-0"




SECTIONAL VIEW

## 7 TYPICAL MAIN DRAIN
1" = 1'-0"

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SWIMMING POOL DETAILS

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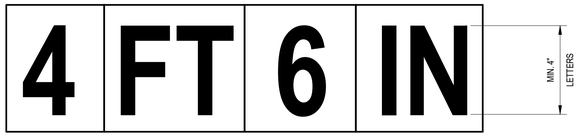



*DEPTH MARKERS*

*NO DIVING SYMBOL*

**DEPTH MARKER REQUIREMENTS:**

DEPTH MARKERS SHALL DISPLAY FEET AND INCHES

"NO DIVING" SYMBOL MARKER SHALL BE LOCATED AT EACH DECK DEPTH MARKER

**MARKING GENERAL NOTES:**

DEPTH MARKERS SHALL BE PLACED ON THE DECK WITH SPACING NOT TO EXCEED 25'-0", POINTS OF CHANGE IN SLOPE.

ALL DECK MARKERS SHALL HAVE A CORRESPONDING MARKER LOCATED AT THE WATERLINE TILE.

DECK TILES TO BE PLACED WITHIN 18" OF THE POOL WATER SURFACE.

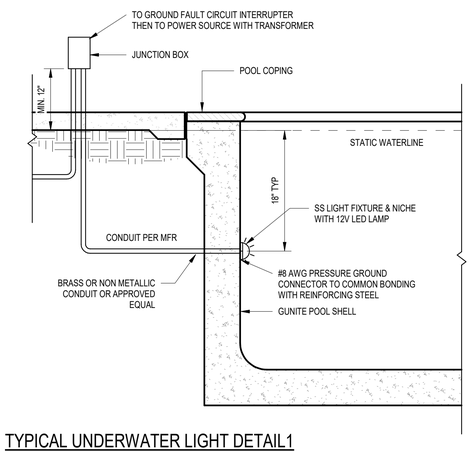
DECK TILES TO BE POSITIONED TO BE READ WHILE STANDING ON THE DECK FACING THE WATER.

DEPTH MARKERS TO BE IN IMPERIAL UNITS.

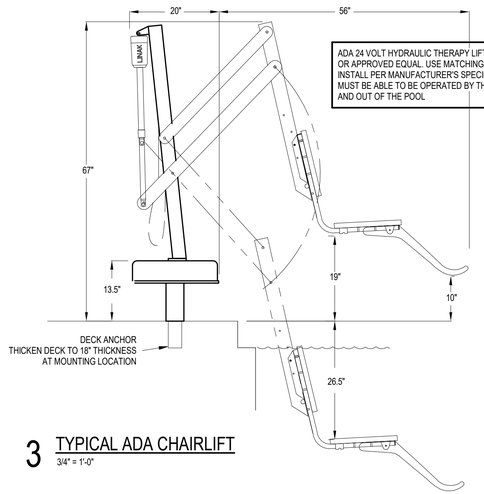
NUMERICAL COLOR OF LETTERING TO BE CONTRASTING TEXT.

"NO DIVING" INTERNATIONAL SYMBOL MARKER TO BE PLACED AT ALL LOCATIONS OF DECK DEPTH MARKERS.

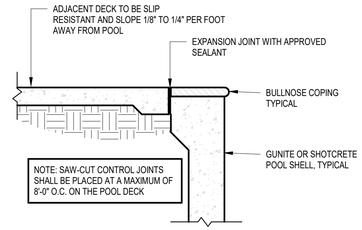
## 1 DEPTH MARKER DETAIL
3/4" = 1'-0"




## 2 TYPICAL UNDERWATER LIGHT DETAIL1
3/4" = 1'-0"




## 3 TYPICAL ADA CHAIRLIFT
3/4" = 1'-0"




## 4 TYPICAL POOL JOINT DETAIL
3/4" = 1'-0"

**NOTES:**

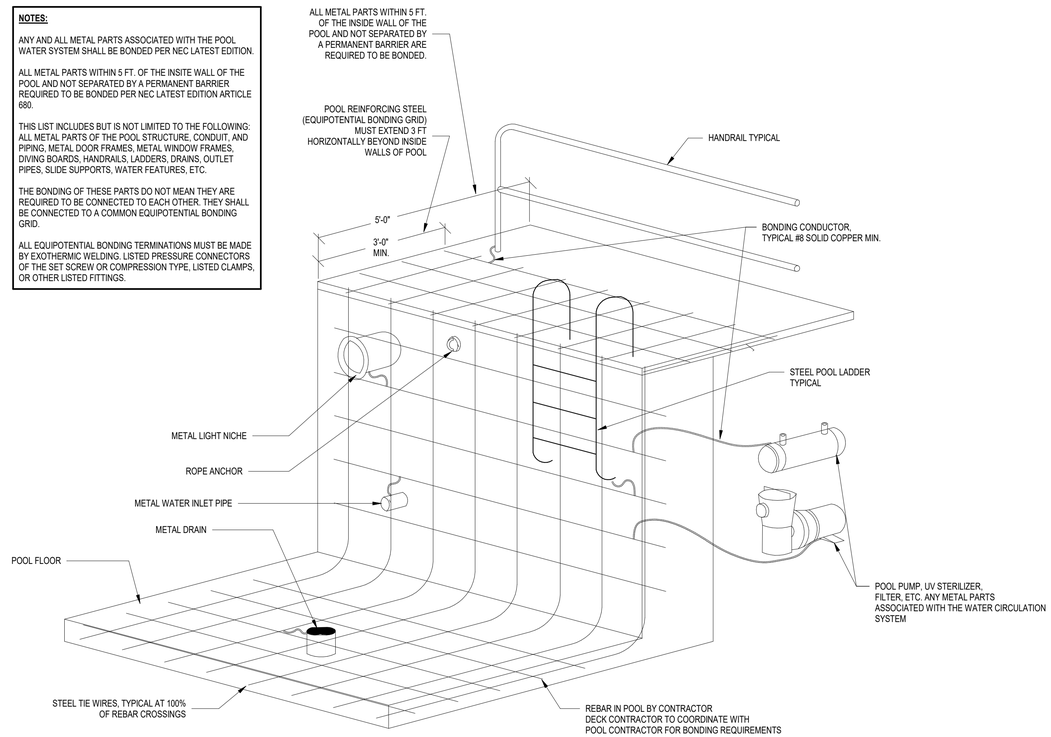
ANY AND ALL METAL PARTS ASSOCIATED WITH THE POOL WATER SYSTEM SHALL BE BONDED PER NEC LATEST EDITION.

ALL METAL PARTS WITHIN 5 FT. OF THE INSITE WALL OF THE POOL AND NOT SEPARATED BY A PERMANENT BARRIER REQUIRED TO BE BONDED PER NEC LATEST EDITION ARTICLE 680.

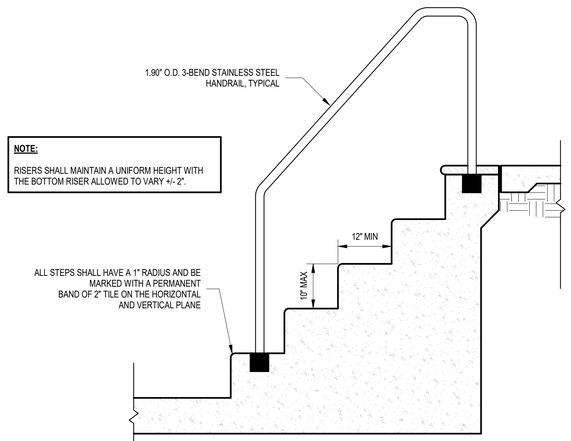
THIS LIST INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: ALL METAL PARTS OF THE POOL STRUCTURE, CONDUIT, AND PIPING, METAL DOOR FRAMES, METAL WINDOW FRAMES, DIVING BOARDS, HANDRAILS, LADDERS, DRAINS, OUTLET PIPES, SLIDE SUPPORTS, WATER FEATURES, ETC.

THE BONDING OF THESE PARTS DO NOT MEAN THEY ARE REQUIRED TO BE CONNECTED TO EACH OTHER. THEY SHALL BE CONNECTED TO A COMMON EQUIPOTENTIAL BONDING GRID.

ALL EQUIPOTENTIAL BONDING TERMINATIONS MUST BE MADE BY EXOTHERMIC WELDING. LISTED PRESSURE CONNECTORS OF THE SET SCREW OR COMPRESSION TYPE, LISTED CLAMPS, OR OTHER LISTED FITTINGS.




## 5 TYPICAL POOL BONDING DETAIL
3/4" = 1'-0"




## 6 TYPICAL POOL STEPS DETAIL
3/4" = 1'-0"

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SWIMMING POOL DETAILS

| | |
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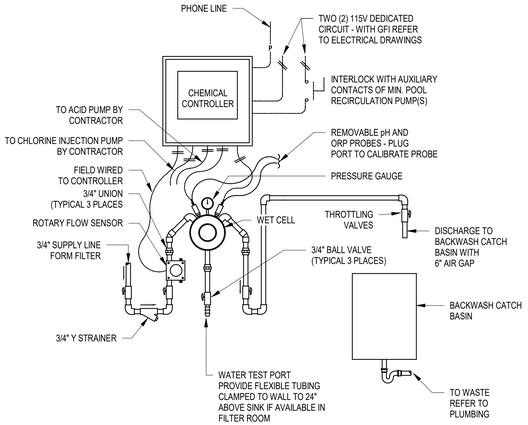
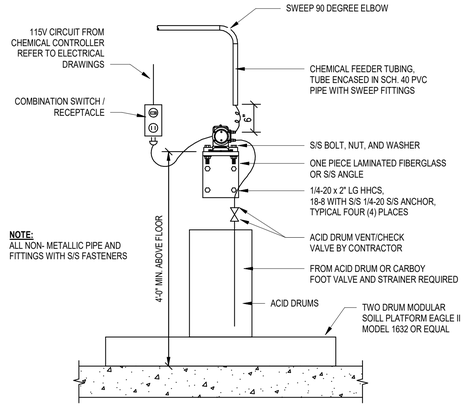
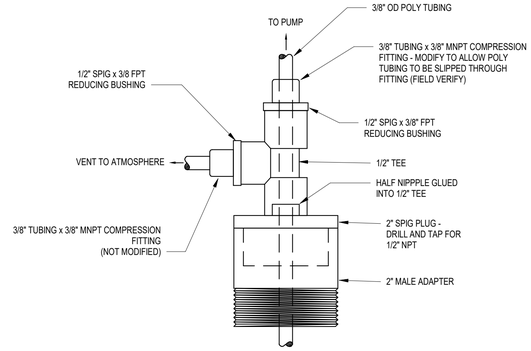


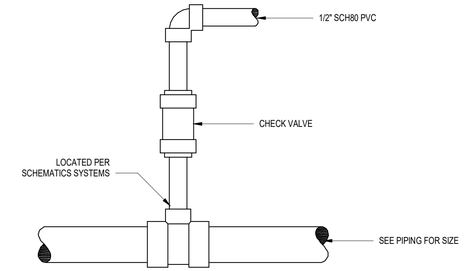

1 CHEMICAL CONTROLLER
1/2" = 1'-0"



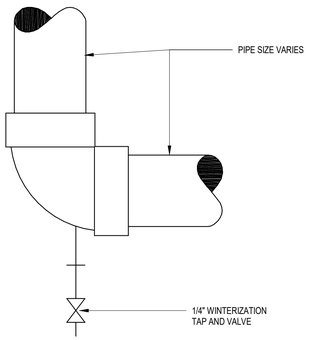

2 ACID PUMP
3/4" = 1'-0"



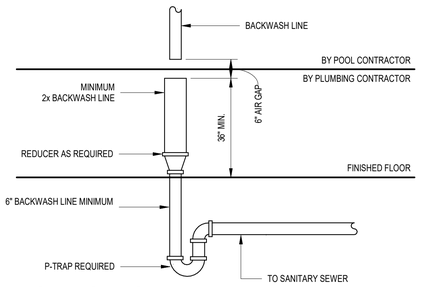

3 ACID VENT PIPING
3/4" = 1'-0"



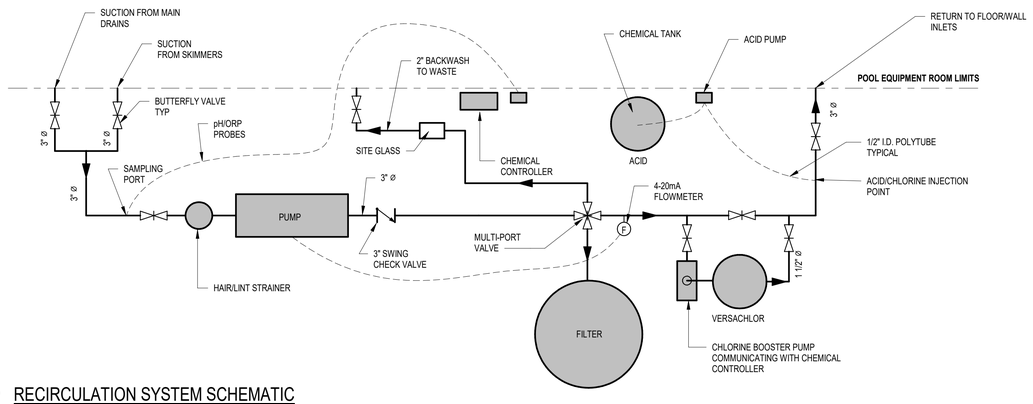

4 CHEMICAL TAP & VALVE
1 1/2" = 1'-0"




5 WINTERIZATION TAP & VALVE
1 1/2" = 1'-0"




8 TYPICAL BACKWASH DETAIL
1" = 1'-0"




7 RECIRCULATION SYSTEM SCHEMATIC
3/4" = 1'-0"

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@ HIGHLAND SWIMMING POOL

1 SMART WAY,
BATON ROUGE, LA 70810

| No. | Description | Date |
|---|---|---|
| | Issued for Pricing | 12.15.2023 |

SEAL

@ HIGHLAND SWIMMING POOL

SWIMMING POOL DETAILS

| | |
|---|---|
| Project number | SE-23-915 |
| Date | 12.15.2023 |
| Drawn by | Author |
| Checked by | Checker |

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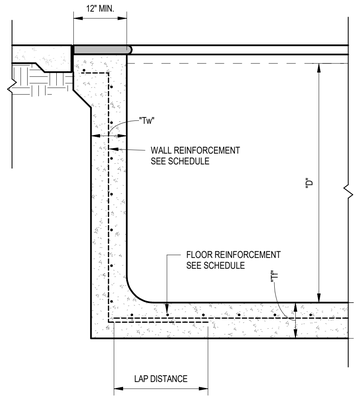
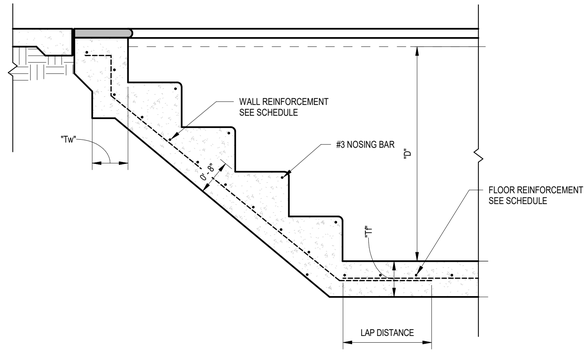
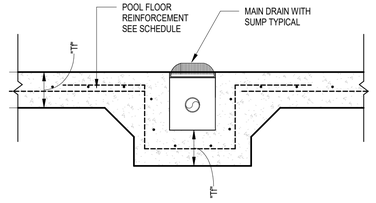


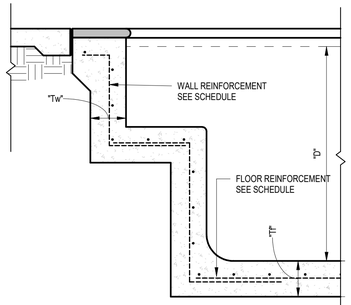

1 TYPICAL POOL STRUCTURAL SECTION
3/4" = 1'-0"



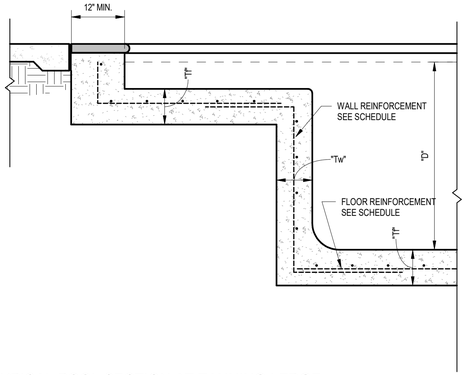

2 TYPICAL STRUCTURAL SECTION AT STEPS
3/4" = 1'-0"




3 TYPICAL STRUCTURAL SECTION AT MAIN DRAIN
3/4" = 1'-0"




4 TYPICAL UNDERWATER BENCH STRUCTURAL SECTION
3/4" = 1'-0"




5 TYPICAL POOL SECTION AT TANNING LEDGE
3/4" = 1'-0"

**REINFORCED GUNITE SCHEDULE**

| POOL MAXIMUM DEPTH "D" | POOL WALL THICKNESS "Tw" | POOL FLOOR THICKNESS "Tf" | POOL WALL REINFORCEMENT | POOL FLOOR REINFORCEMENT | MINIMUM REINFORCEMENT LAP |
|---|---|---|---|---|---|
| 4'-6" | 8" | 8" | #4 BARS @ 10" O.C. E.W. CENTERED | #4 BARS @ 10" O.C. E.W. CENTERED | 24" |

**TENSION DEVELOPMENT/SPLICE LENGTHS**

| BAR SIZE | BAR GRADE | f'c = 3,000 psi | | | | f'c = 4,000 psi | | | | f'c = 5,000 psi | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | CLASS A (1.0"Ld) | | CLASS B (1.3"Ld) | | CLASS A (1.0"Ld) | | CLASS B (1.3"Ld) | | CLASS A (1.0"Ld) | | CLASS B (1.3"Ld) | |
| | | CASE 1 | CASE 2 | CASE 1 | CASE 2 | CASE 1 | CASE 2 | CASE 1 | CASE 2 | CASE 1 | CASE 2 | CASE 1 | CASE 2 |
| #3 | 60 | 25 | 17 | 33 | 22 | 22 | 15 | 28 | 19 | 20 | 13 | 25 | 17 |
| #4 | 60 | 33 | 22 | 43 | 29 | 29 | 19 | 37 | 25 | 26 | 17 | 34 | 23 |
| #5 | 60 | 42 | 28 | 54 | 36 | 36 | 24 | 47 | 31 | 32 | 26 | 42 | 28 |
| #6 | 60 | 50 | 33 | 65 | 43 | 43 | 29 | 56 | 37 | 39 | 26 | 50 | 34 |
| #7 | 60 | 72 | 48 | 94 | 63 | 63 | 42 | 81 | 54 | 56 | 38 | 73 | 49 |
| #8 | 60 | 83 | 55 | 107 | 73 | 72 | 48 | 93 | 62 | 64 | 43 | 83 | 56 |
| #9 | 60 | 93 | 62 | 121 | 81 | 81 | 54 | 105 | 70 | 72 | 48 | 94 | 63 |
| #10 | 60 | 105 | 70 | 136 | 91 | 91 | 61 | 118 | 79 | 81 | 54 | 106 | 71 |
| #11 | 60 | 116 | 78 | 151 | 101 | 101 | 67 | 131 | 87 | 90 | 60 | 117 | 78 |

**NOTES:**

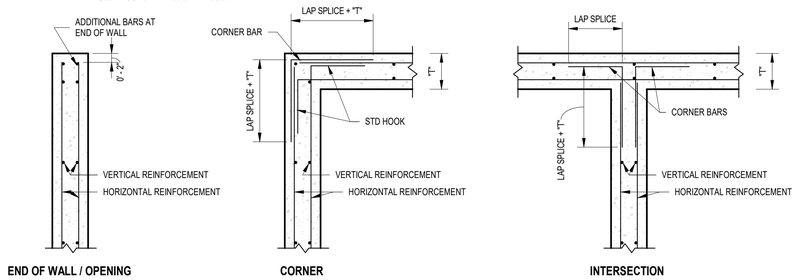
1. THIS TABLE SHALL ONLY BE USED FOR DEVELOPMENT AND SPLICE LENGTHS FOR CONCRETE SLABS ONLY.
2. ALL DEVELOPMENT/SPLICE LENGTHS ARE IN INCHES.
3. Ld = TENSION DEVELOPMENT LENGTH PER CHAPTER 25 OF ACI 318.
4. CASE 1 SHALL APPLY WHEN THE CONCRETE COVER > 2"db
5. CASE 2 SHALL APPLY WHEN THE CONCRETE COVER > 1.5"db AND CENTER TO CENTER BAR SPACING IS > 4"db
6. FOR BARS WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW THE DEVELOPMENT LENGTH OR SPLICE, DEVELOPMENT LENGTH/SPLICE LENGTHS TABULATED ABOVE SHALL BE MULTIPLIED BY 1.3.
7. WHEN LAP SPLICING BARS OF DIFFERENT SIZES, THE LAP LENGTHS DETERMINED BY THE SMALL BAR, BUT SHALL NOT BE LESS THAN THE CLASS A SPLICE LENGTH OF THE LARGER BAR.
8. FOR EPOXY COATED BARS, MULTIPLY DEVELOPMENT/SPLICE LENGTH BY 1.5 (THE PRODUCT OF THE TOP BAR MULTIPLIER AND THE EPOXY COATED BAR MULTIPLIER NOT BE MORE THAN 1.7).

**NOTES:**

AL HOOKS SHALL BE STD 90 DEGREE HOOKS.

CORNER BARS TO BE THE SAME SIZE AND SPACING AS HORIZONTAL BARS.

MAINTAIN CLEAR COVER AT ALL LAP SPLICES.




6 TYPICAL WALL INTERSECTION DETAIL
3/4" = 1'-0"

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@ HIGHLAND SWIMMING POOL

1 SMART WAY,
BATON ROUGE, LA 70810

| No. | Description | Date |
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| | Issued for Pricing | 12.15.2023 |

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@ HIGHLAND SWIMMING POOL

POOL STRUCTURAL DETAILS

| | |
|---|---|
| Project number | SE-23-915 |
| Date | 12.15.2023 |
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| Checked by | RD |

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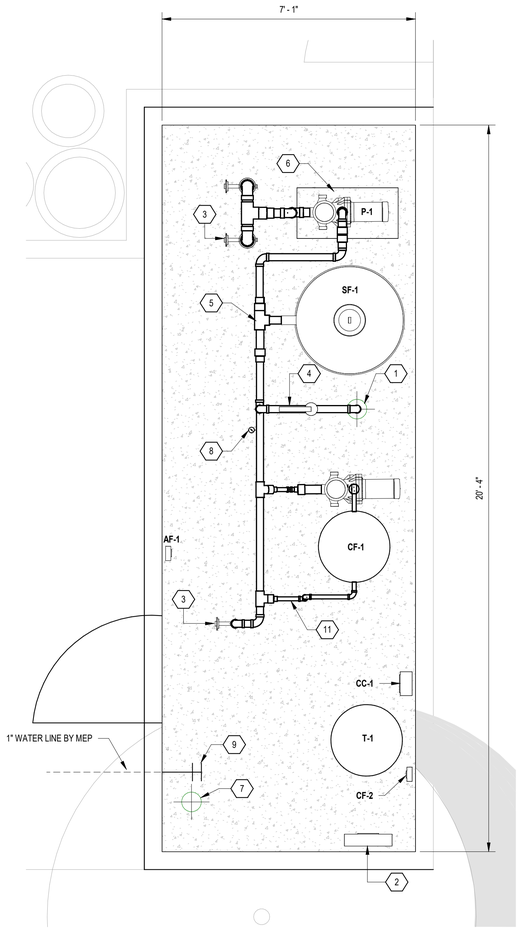


**POOL EQUIPMENT NOTES:**

SWIMMING POOL EQUIPMENT LAYOUT SHOWN IS DIAGRAMMATIC ONLY. SWIMMING POOL CONTRACTOR REQUIRED TO SUBMIT FINAL POOL EQUIPMENT LAYOUT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

CONTRACTOR SHALL PRACTICE BEST MANAGEMENT TO LIMIT THE AMOUNT OF EXPOSED RUNS, ROUTE PIPES BELOW SLAB WHERE POSSIBLE.

ALL PIPING TO BE PROPERLY STRAPPED/ANCHORED AGAINST WATER HAMMER AND VIBRATIONS.

FLOW METERS, ACCURATE TO 10% OF THE TOTAL FLOW RATE SHALL BE INSTALLED ON THE INFLUENT LINE OF EACH FILTER. ADDITIONAL FLOW METERS SHALL BE PROVIDED FOR ALL RETURN LINES FOR FLOW ADJUSTMENT.

BUTTERFLY VALVES SHALL BE INSTALLED ON ALL SUCTION AND DISCHARGE LINES FOR FLOW ADJUSTMENT.

ALL SWIMMING POOL PIPING SHALL BE SIZED WITH THE LARGEST POOL EQUIPMENT TIE-IN SIZE. INSTALL REDUCERS WHERE NECESSARY FOR ADDITIONAL EQUIPMENT TIE-INS.

VALVES SHALL NOT BE INSTALLED UNDERNEATH CONCRETE UNDER ANY CIRCUMSTANCE.

ALL CHLORINE TABLET FEEDERS TO BE INSTALLED ON A BYPASS LOOP WITH WITH FEED GENERATED BY A CHLORINE INJECTION PUMP OPERATED BY CHEMICAL CONTROLLER.

POOL CONTRACTOR PROVIDE ALL PUMP STARTERS, TIMERS, ETC. FOR PUMP OPERATIONS.

ADDITIONAL EQUIPMENT MAY BE REQUIRED FOR SATISFACTORY OPERATIONS. CONTRACTOR TO PROVIDE ALL MISCELLANEOUS EQUIPMENT NOT SHOWN HERE FOR CLARITY.

INDOOR EQUIPMENT ROOMS REQUIRE VENTILATION DESIGNED BY OTHERS. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.

**KEYNOTE LEGEND**

1. 6" STAND PIPE TO SANITARY SEWER FOR FILTER BACKWASH. REFER TO MEP FOR CONTINUATION.
2. ELECTRICAL SUBPANEL/TIMER BOX BY OTHERS. LOCATED PER ELECTRICAL DRAWINGS.
3. BUTTERFLY VALVE, TYPICAL ALL SUCTION AND RETURN LINES FOR FLOW ADJUSTMENT.
4. 2" BACKWASH LINE WITH 4" AIR GAP TO CATCH BASIN.
5. PENTAIR MULTI-PORT VALVE.
6. 4" CONCRETE HOUSE KEEPING PAD FOR POOL PUMP MOUNTING.
7. BYPASS LOOP FOR CHEMICAL FEEDER. BYPASS LINE TO BE SIZED FOR CHEMICAL FEEDER PORT SIZES. RE: TYPICAL POOL SCHEMATIC.
8. BLUE WHITE F30300P FLOWMETER.
9. HOSE BIB WITH VACUUM BREAKER FOR MAINTENANCE.
10. STANDPIPE FOR AUTOFILL DEVICE TO POOL. REFER TO DETAIL ON SP5.00.
11. ACID INJECTION POINT.
12. FILL FUNNEL TO POOL. REFER TO DETAILON SP5.00

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POOL EQUIPMENT ROOM

| | |
|---|---|
| Project number | SE-23-915 |
| Date | 12.15.2023 |
| Drawn by | RD |
| Checked by | RD |

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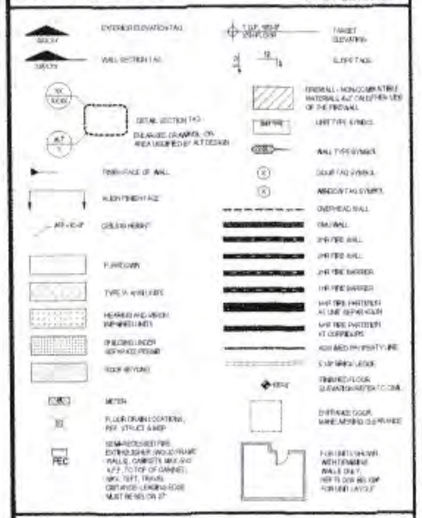
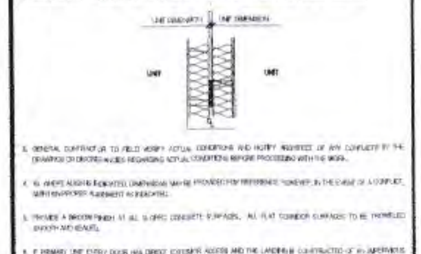
1 GROUND FLOOR PLAN - SECTOR 1
SCALE: 1/8" = 1'-0"

● = RISER

## GRAPHICS LEGEND



## FLOOR PLAN NOTES



1. UNIT LAYOUTS NOT SHOWN ARE IDENTICAL TO THE FLOOR BELOW.
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE FURRING. (U.O.N.)
3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS BY THE DRAWINGS OR DIMENSIONS REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. ALL HEIGHTS ALIGN AT DOOR HEADS. DIMENSIONS MAY BE PROVIDED FOR REFERENCE. HOWEVER, IN THE EVENT OF A CONFLICT, WORK SHALL PROCEED AS DIRECTED BY ARCHITECT.
5. PROVIDE A SMOOTH FINISH AT ALL SLOPING CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND LEVEL.
6. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO 2" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF 2" PER 1'-0".
7. PROVIDE CONCEALED GUTTERWAY WATER PROOFING BEHIND ALL STAIRWAYS, GARAGE AND GARAGE ENTRANCE WALLS.
8. CAULK TO BE LOCATED AT FLOOR ADJACENT WALL OR CENTERED IN THE WALL SPACE.
9. METER, RISER AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND RISER SIZES AND LOCATIONS.
10. WHERE AN ELEVATION OR OTHER CUT IS WITHIN 12'-0" OF AN ALCOVE, CORNER OR OTHER PROJECTION, REFER TO PLANS FOR WALL PROJECTIONS REQUIRED TO ALLOW CONCEPTUAL IN THE EVENT DOORWAY TO UNDERRUN IN THE AREA IN THE VERY AREA AND THE CORNER OR ABOVE THE ALCOVE THAT IS ADJACENT TO THE DOORWAY.
11. PROVIDE SHAFT DIMENSIONS INDICATED ARE CLEAR OPENINGS AT INTERIOR FACE OF SHAFT WALLS.

### CEILINGS/SOFFIT NOTES

1. CEILING HEIGHT IN OTHER AREAS TO BE AS PLANS.

### CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES. WHERE LARGE AREAS ARE TO BE ASSEMBLED BY GC, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO AS LIMIT SHOWN OR
   3.1. INSTALL CONTROL JOINTS
      3.1.1. AT DOOR FRAME, EXTENDED FROM DOOR HEAD TO CEILING.
      3.1.2. AT STRUCTURAL CONSTRUCTION JOINTS.
      3.1.3. AT TOP AND BOTTOM AT ALL INTERIOR FRAMES.
4. CEILINGS: LOCATE CONTROL JOINTS TO LIMIT CEILING EXPANSES TO 2,500 SQFT AND 50'-0" IN EITHER DIRECTION.
   4.1. AT A CHANGE IN DESIGN OR CEILING FRAMING.
   4.2. AT PLANNED JOINT.

### UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN IN DARKER HATCH LINE ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

### DOCUMENT LOCATOR NOTES

1. REF AS SERIES FOR ACCESSIBILITY STANDARDS.
   1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   1.2. ALL ADJUSTABLE SHELVING IN SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 36" PERPENDICULAR TO THE EDGE.
2. REF ALL SERIES FOR FIRE STOPPING IN HIGH SCHEDULE.
3. REF AS SERIES FOR APARTMENT UNIT INFORMATION.
4. REF AS SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND.
5. REF AS SERIES FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
6. REF AS SERIES FOR CLUBHOUSE INFORMATION.
7. REF AS SERIES FOR ADDITIONAL ON-SITE AMENITIES.
8. REF AS SERIES FOR APARTMENT UNIT INFORMATION.

| Designed by: | MN |
|---|---|
| Drawn by: | TT / LL |
| Checked by: | TD |
| Date Plotted: | |
| Issue for Pricing / Bidding | XX/XX/XXX |
| Issue for Permit Application | XX/XX/XXX |
| Issue for Construction | XX/XX/XXX |

| # | DATE | COMMENTS |
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KEY REAL ESTATE

KEY PLAN

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SHEET CONTENTS:
GROUND FLOOR PLAN SECTOR 1

SHEET NO.
A4.11

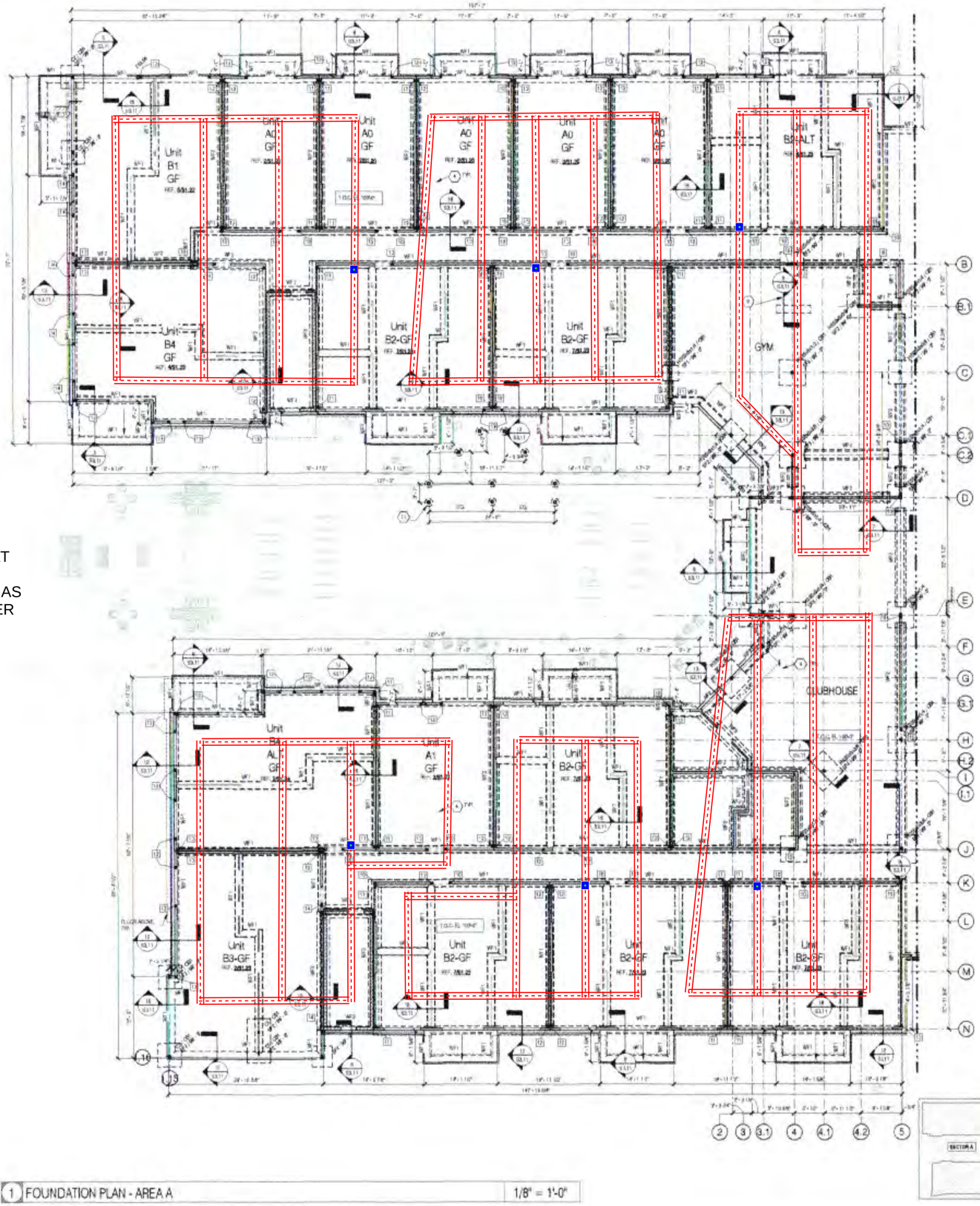
12/15/2023

21345

= RISER

= SOIL GAS COLLECTOR MAT

= TRANSITION FROM SOIL GAS COLLECTOR MAT TO RISER




1 FOUNDATION PLAN - AREA A 1/8" = 1'-0"

DWR RADONVOC, LLC
6341 SOLONA CIR N
FORT WORTH, TEXAS 76117
817-759-2808

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

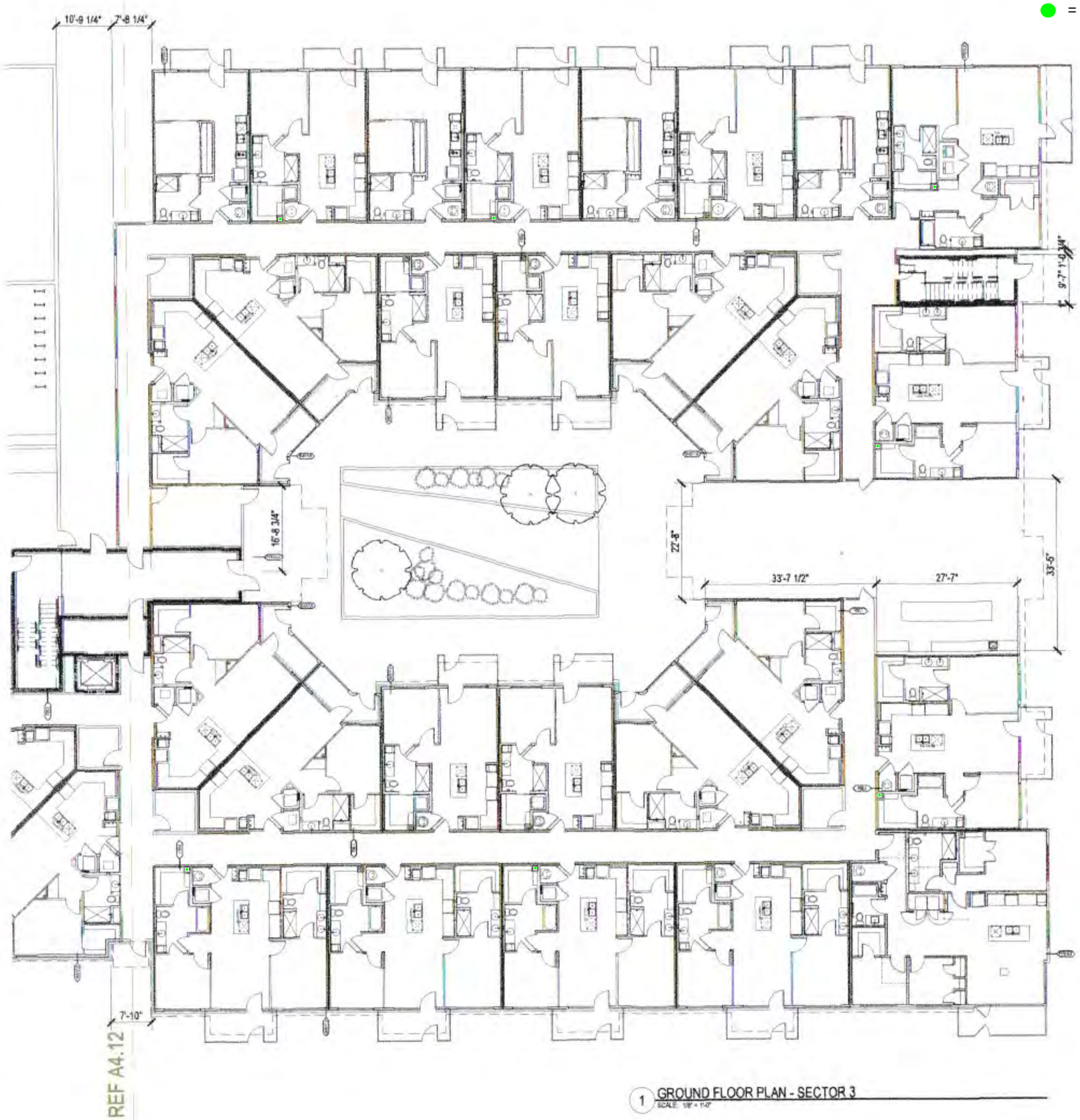
BATON ROUGE, LA

12/15/2023

FOUNDATION PLAN - SECTOR 1

RA-01

= RISER




1 GROUND FLOOR PLAN - SECTOR 3
SCALE: 1/8" = 1'-0"

## GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

## FLOOR PLAN NOTES

## CEILING/SOFFIT NOTES

## CONTROL JOINTS IN GYPSUM BOARD

## UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

## DOCUMENT LOCATOR NOTES

key.

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KEY PLAN

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SHEET CONTENTS:
GROUND FLOOR PLAN SECTOR 3

SHEET NO.
A4.13

12/15/2023

21345

= RISER

= SOIL GAS COLLECTOR MAT

= TRANSITION FROM SOIL GAS COLLECTOR MAT TO RISER

1 FOUNDATION PLAN - AREA C 1/8" = 1'-0"

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FORT WORTH, TEXAS 76117
817-759-2808

PROJECT DESCRIPTION

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BATON ROUGE, LA

12/15/2023

DRAWING DESCRIPTION

FOUNDATION PLAN - SECTOR 3

RC-01

= RISER

RENTAL STORAGE

MAINT

BIKES

PET ALLEY

GARAGE

GARAGE ENTRY

TRASH

RISER

EL LOBBY

LEASING

B2_GF

A1_GF

A1_GF

A3_GF

A3_GF_ALT

S3

S4

E1

E2

E3

E.J.

9'-7"

16'-4"

7'-10"

8'-11"

18'-3 1/2"

7'-3"

15'-1"

21'-10 3/4"

21'-11 1/4"

31'-4"

9'-7 1/2"

11'-0 3/4"

REF A4.11

REF A4.13

1 GROUND FLOOR PLAN - SECTOR 2
SCALE: 1/8" = 1'-0"

## GRAPHICS LEGEND

## FLOOR PLAN NOTES

CEILING/SOFFIT NOTES

CONTROL JOINTS IN GYPSUM BOARD

UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

DOCUMENT LOCATOR NOTES

| Drawn by | MV |
|---|---|
| Checked by | TT / LL |
| Approved by | TD |
| Date Plotted | |
| Issue for Pricing / Bidding | XX/XX/XX |
| Issue for Permit Application | XX/XX/XX |
| Issue for Construction | XX/XX/XX |

| # | DATE | COMMENTS |
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BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
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SHEET CONTENTS:
GROUND FLOOR PLAN SECTOR 2

SHEET NO.
A4.12

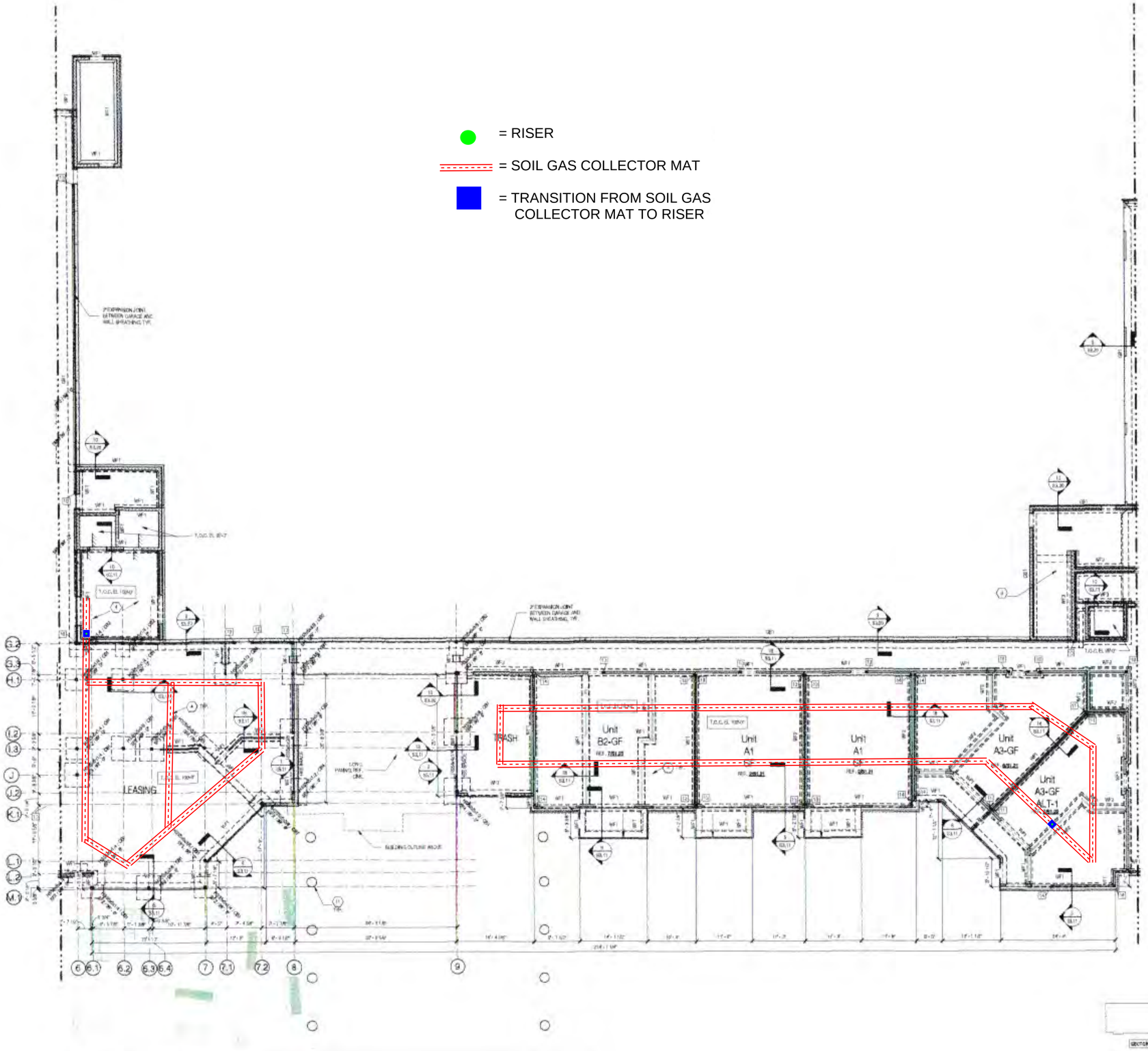
12/15/2023

21345

= RISER

= SOIL GAS COLLECTOR MAT

= TRANSITION FROM SOIL GAS COLLECTOR MAT TO RISER




1 FOUNDATION PLAN - AREA B — 1/8" = 1'-0"

DWR RADONVOC, LLC
6341 SOLONA CIR N
FORT WORTH, TEXAS 76117
817-759-2808

PROJECT DESCRIPTION

RESIDENCES @ HIGHLAND

BATON ROUGE, LA

12/15/2023

FOUNDATION PLAN - SECTOR 2

RB-01

## PROJECT SIGNATORIES

**ARCHITECT**

**HUMPHREYS & PARTNERS ARCHITECTS/LOUISIANA, LLC**

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Date

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504-267-9820

Date

**CONTRACTOR**

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Jace Kuhlmann
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504.620.8022

Date

**BONDING COMPANY**

**COMPANY**

NAME
email
phone

Date

**MORTAGE COMPANY**

**COMPANY**

NAME
email
phone

Date

**CIVIL ENGINEER**

**CSRS**

JOSEPH YARBROUGH
joseph.yarbrough@csrsinc.com
225-923-7180

Date

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: CG
Architect of Record: TD

Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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KEY PLAN

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SHEET CONTENTS:

PROJECT SIGNATORIES

SHEET NO.

AZ0.00

21345