6/30/2025 3:23:18 PM



The images included on this sheet are to convey the general design intent of the project and may not be totally accurate, therefore, should not be considered part of the contract documents

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

ARCHITECT
EskewDumezRipple

CIVIL / STRUCTURAL ENGINEER
FOX-NESBIT ENGINEERING, LLC

MEP ENGINEER
SALAS O'BRIEN

LANDSCAPE ARCHITECT
SPACKMAN MOSSOP MICHEALS

FOOD SERVICE CONSULTANT
FUTCH DESIGN ASSOCIATES, INC.

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

COVER SHEET

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT
PROJECT ISSUE DATE | 01 JULY 2025
EDR PROJECT NO. | 24041

1.1

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:20 PM

PROJECT DIRECTORY

OWNER/USER

TRINITY CHURCH, A LOUISIANA NONPROFIT COPORATION
1329 JACKSON AVENUE
NEW ORLEANS, LOUISIANA 70130

ALLISON STOUSE, PROJECT MANAGEMENT CONSULTANT
allisonstouse@me.com
(504) 874-7489

ARCHITECT

ESKEW DUMEZ RIPPLE

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LA 70130
(504) 561-8686

1701 RHODE ISLAND AVENUE NW
WASHINGTON, DC 20036
(202) 967-3150

STEVE DUMEZ, PRINCIPAL-IN-CHARGE
sdumez@eskewdumezripple.com

CYNTHIA DUBBERLEY, PROJECT MANAGER
cdubberley@eskewdumezripple.com

JOAN DECLET, PROJECT ARCHITECT
jdeclet@eskewdumezripple.com

LANDSCAPE ARCHITECT

SPACKMAN MOSSOP MICHAELS
1824 SOPHIE WRIGHT PL
NEW ORLEANS, LOUISIANA 70130

STRUCTURAL/CIVIL ENGINEER

FOX-NESBIT ENGINEERING, LLC
1515 POYDRAS STREET, SUITE 1012
NEW ORLEANS, LOUISIANA 70112
(504) 500-9640

MATT R. HARMON, PE
mharmon@fox-nesbit.com

MECHANICAL / ELECTRICAL ENGINEER

SALAS O'BRIEN
541 JULIA STREET, SUITE 200
NEW ORLEANS, LOUISIANA 70130
(504) 930-4080

JOE STARRING, PE
joe.starring@salasobrien.com

FOOD SERVICE CONSULTANT

FUTCH DESIGN ASSOCIATETS, INC.
7948 GOODWOOD BLVD.
BATON ROUGE, LOUISIANA 70806

GREG FUTCH
greg@futchdesign.com

BUILDING INFORMATION

PROJECT ADDRESS

1315 JACKSON AVENUE, NEW ORLEANS, LOUISIANA 70130

PROJECT DESCRIPTION

NEW CONSTRUCTION OF ONE-STORY DINING HALL ADDITION WITH RESTROOMS AND KITCHEN.

BUILDING AREA

9,868 SF

PARKING

N/A

MAJOR APPLICABLE CODES AND REGULATIONS
(NOT LIMITED TO THE FOLLOWING)

INTERNATIONAL BUILDING CODE, 2021 EDITION WITH THE CITY OF NEW ORLEANS AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2021 EDITION
INTERNATIONAL FUEL GAS CODE, 2021 EDITION
NATIONAL ELECTRIC CODE, 2021 EDITION
LOUISIANA STATE PLUMBING CODE, 2021 EDITION
NFPA LIFE SAFETY CODE, 2015 EDITION
AMERICANS WITH DISABILITIES ACT/ ADAAG 2010

ZONING CLASSIFICATION

HU-RD2

BOUNDING STREETS

JACKSON AVENUE, COLISEUM STREET, JOSEPHINE STREET, CAMP STREET

SITE AREA

36,662 SF

FLOOD ZONE/FIRE ZONE

FLOOD ZONE X (PROTECTED BY LEVEE)
NOT A FIRE ZONE

OCCUPANCY CLASSIFICATION
(IBC) (E) EDUCATIONAL
(NFPA) EDUCATIONAL

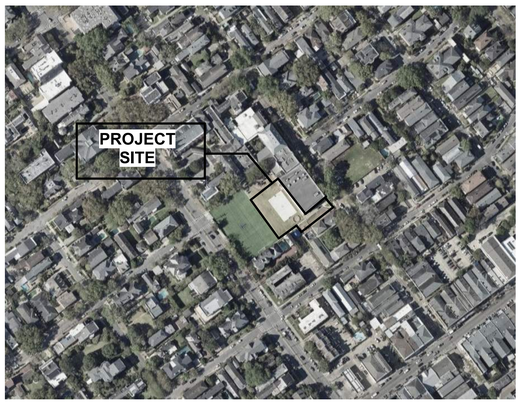
CONSTRUCTION TYPE
(IBC) TYPE IIB

FIRE PROTECTION

STRUCTURAL FRAME	0 HR
BEARING WALLS EXTERIOR	0 HR
INTERIOR	0 HR
NONBEARING WALLS AND PARTITIONS EXTERIOR	0 HR (>10')
0 HR (≤10')	
INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

HAZARD OF CONTENTS (NFPA)
ORDINARY

LOCATION MAP



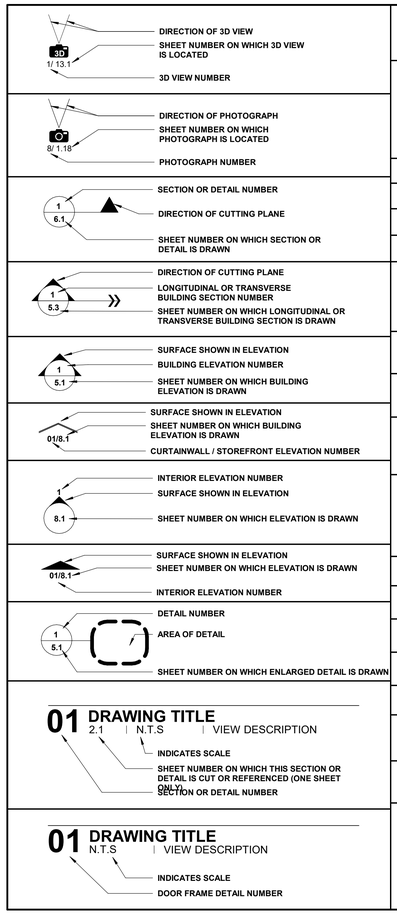
TRUE NORTH
N

THESE DRAWINGS AND PROJECT MANUAL HAVE BEEN REVIEWED BY OUR OFFICE AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY REQUIREMENTS. WE SHALL OBSERVE THE WORK.

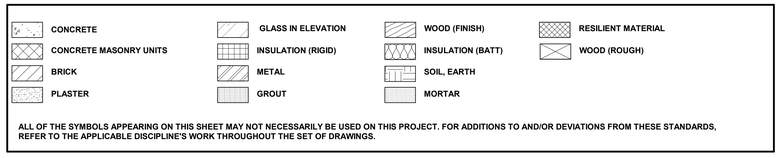
BY: NO. 0000

NAME OF SIGNATORY LICENSE NUMBER

DRAFTING SYMBOLS



MATERIALS



ALL OF THE SYMBOLS APPEARING ON THIS SHEET MAY NOT NECESSARILY BE USED ON THIS PROJECT. FOR ADDITIONS TO AND/OR DEVIATIONS FROM THESE STANDARDS, REFER TO THE APPLICABLE DISCIPLINE'S WORK THROUGHOUT THE SET OF DRAWINGS.

INDEX OF DRAWINGS

1.1	COVER SHEET	S4.2	FRAMING DETAILS
1.2	INFORMATION SHEET	S4.3	FRAMING DETAILS
1.5	STANDARDS	S4.4	FRAMING DETAILS
		S5.1	BRACED FRAME ELEVATIONS
EXHIBIT C	SITE SURVERY (FOR REFERENCE ONLY. NOT PART OF CONTRACT DOCUMENTS.	S5.2	BRACED FRAME ELEVATIONS
		S9.1	GENERAL NOTES
		S9.2	SCHEDULES
C1.1	CIVIL SITE PLAN		
C2.1	DRAINAGE AND GRADING PLAN	P1.1	PLUMBING NOTES, ABBREVIATIONS, AND SYMBOLS
C3.1	CIVIL DETAILS	P1.2	SITE PLAN - PLUMBING
C3.2	CIVIL DETAILS	P1.3	UNDER THE FIRST FLOOR PLAN - PLUMBING
		P2.1	FIRST FLOOR PLAN - PLUMBING
1.10	SITE PLAN	P2.2	ENLARGED FLOOR PLANS - PLUMBING
1.11	SITE DETAILS	P2.3	ENLARGED FLOOR PLANS - PLUMBING
1.20	SITE PLAN - DEMOLITION	P4.1	ROOF PLAN - PLUMBING
2.1	FIRST FLOOR PLAN	P5.1	PLUMBING DETAILS
3.1	FINISH SCHEDULE & INTERIOR PARTITION TYPES	P5.2	PLUMBING DETAILS
3.5	FRAME AND DOOR SCHEDULE	P6.1	PLUMBING SCHEDULES
4.1	ROOF PLAN		
5.1	EXTERIOR ELEVATIONS	M1.1	MECHANICAL NOTES, ABBREVIATIONS, AND SYMBOLS
5.2	EXTERIOR ELEVATIONS	M2.1	FIRST FLOOR PLAN - HVAC
5.10	CROSS SECTIONS	M4.1	ROOF PLAN - HVAC
6.1	WALL SECTIONS AT DINING HALL	M4.2	ROOF PLAN - SECTIONS
6.2	WALL SECTIONS AT RESTROOMS AND LOBBY	M5.1	MECHANICAL DETAILS
6.3	WALL SECTIONS AT SERVERY	M6.1	MECHANICAL SCHEDULES
6.4	WALL SECTIONS AT KITCHEN		
6.5	WALL SECTIONS AT KITCHEN	E1.1	ELECTRICAL NOTES, ABBREVIATIONS, AND SYMBOLS
8.1	INTERIOR ELEVATIONS	E1.2	SITE PLAN - POWER
8.2	INTERIOR ELEVATIONS	E1.20	SITE PLAN - DEMOLITION - POWER
9.1	TOILET ROOMS	E2.1	FIRST FLOOR PLAN - POWER
9.11	FIRST FLOOR PLAN - FINISHES	E2.2	ENLARGED KITCHEN FLOOR PLAN - POWER
10.1	FIRST FLOOR PLAN - REFLECTED CEILING	E4.1	ROOF PLAN - POWER
12.1	FIRST FLOOR PLAN - FURNISHINGS	E5.1	ELECTRICAL DETAILS & SCHEDULES
13.1	PICTORAL VIEWS		
13.2	PICTORAL VIEWS	EL2.1	FIRST FLOOR PLAN - LIGHTING
L5.00	PLANTING PLAN	FS1.1	FOOD SERVICE EQUIPMENT PLAN
L5.10	IRRIGATION PLAN	FS2.1	FOOD SERVICE EQUIPMENT DETAILS
L5.50	PLANT SCHEDULE	FS3.1	FOOD SERVICE EQUIPMENT SLAB REQUIREMENTS PLAN
L5.90	PLANTING DETAILS	FS4.1	FOOD SERVICE EQUIPMENT PLUMBING / MECHANICAL ROUGH-INS PLAN
S1.1	FOUNDATION PLAN	FS5.1	FOOD SERVICE EQUIPMENT ELECTRICAL ROUGH-INS PLAN
S1.2	SLAB PLAN	FS6.1	FOOD SERVICE EQUIPMENT MEP ROUGH-INS PLAN
S2.0	OVERALL ROOF FRAMING PLAN	TOTAL NUMBER OF SHEETS : 80	
S2.1	LOW ROOF FRAMING PLAN		
S2.2	HIGH ROOF FRAMING PLAN		
S3.1	FOUNDATION DETAILS		
S3.2	FOUNDATION DETAILS		
S4.1	FRAMING DETAILS		

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

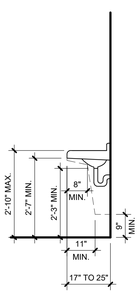
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

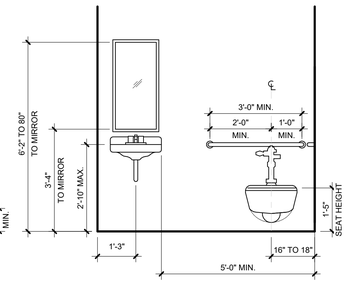
REVISIONS

INFORMATION SHEET

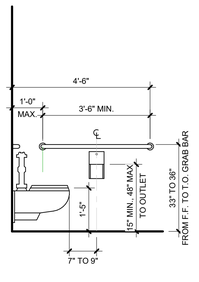
Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

STANDARD MOUNTING HEIGHTS

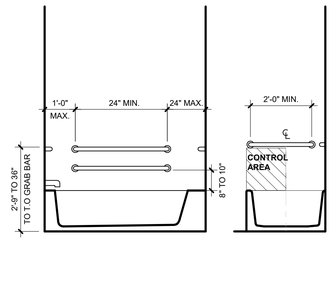




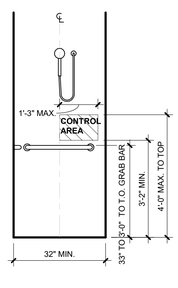
LAVATORY, GRAB BAR, MIRROR AND WATER CLOSET
ADA COMPLIANT MOUNTING HEIGHTS.



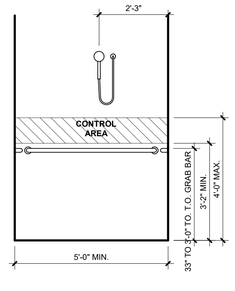
WATER CLOSET, GRAB BAR AND TOILET PAPER DISPENSER
ADA COMPLIANT MOUNTING HEIGHTS



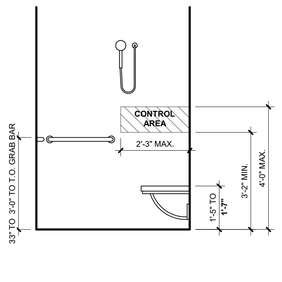
BATHTUB WITHOUT PERMANENT SEATING, GRAB BARS
ADA COMPLIANT MOUNTING HEIGHTS



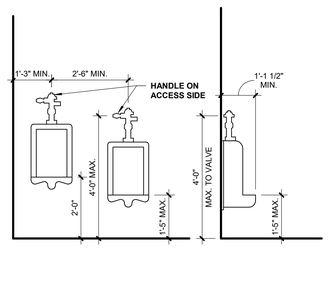
TRANSFER TYPE SHOWER COMPARTMENT
CONTROL LOCATION



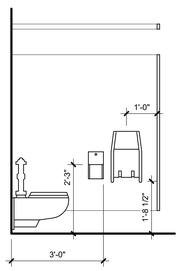
STANDARD ROLL-IN-TYPE SHOWER
COMPARTMENT CONTROL LOCATION



STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT WITH SEAT
CONTROL LOCATION



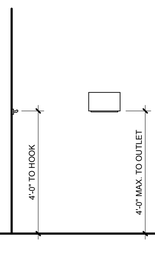
URINALS
STANDARD AND ADA MOUNTING HEIGHTS



WATER CLOSET, FOLDING CHILD PROTECTION
SEAT AND TOILET PAPER DISPENSER
STANDARD MOUNTING HEIGHTS

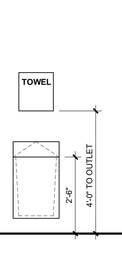


SOAP
DISPENSER

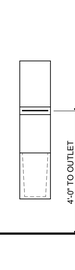


ROBE
HOOK

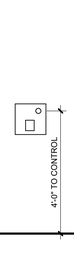
PAPER TOWEL
DISPENSER



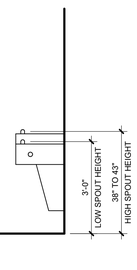
LARGE PAPER TOWEL
DISPENSER AND RECEPTACLE



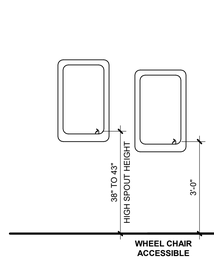
PAPER TOWEL
DISPENSER/
RECEPTACLE



ELECTRIC
HAND DRYER

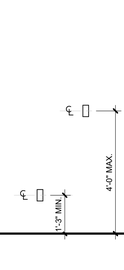


ADA COMPLIANT WATER COOLERS
FRONT OR SIDE APPROACH, SURFACE



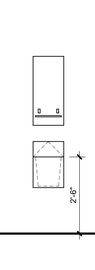
ADA COMPLIANT WATER COOLERS
SIDE APPROACH, RECESSED

WHEEL CHAIR
ACCESSIBLE

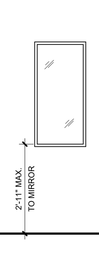


ELECTRICAL
OUTLET

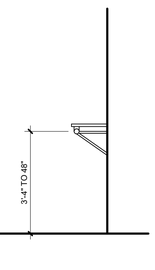
THERMOSTAT
OR LIGHT
SWITCH



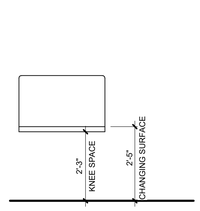
SANITARY NAPKIN
DISPENSER AND
RECEPTACLE



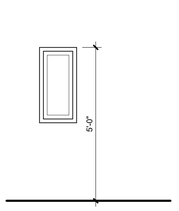
ADA
FULL LENGTH MIRROR



SHELF



ADA COMPLIANT FOLDING DIAPER CHANGING
DECK STANDARD MOUNTING HEIGHT



(EXTINGUISHERS LESS THAN 40 POUNDS WEIGHT)

FIRE EXTINGUISHER
CABINET

STANDARD ABBREVIATIONS

T/D	Telephone/Data
TEL	Telephone
THERM	Thermal
THK	Thick(ness)
TOB	Top of Beam
TOC	Top of Curb, Top of Concrete
TOD	Top of Deck
TOF	Top of Footing
TOP	Top of Pier
TOS	Top of Steel
TOW	Top of Wall
TOSL	Top of Slab
TV	Television
TYP	Typical
TER	Terrazzo
UL	Underwriters Laboratories
UNF	Unfinished
UNO	Unless Noted Otherwise
UTIL	Utility
V	Volt
VAL	Valve
VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIF	Verify In Field
VIN	Vinyl
VOL	Volume
VWC	Vinyl Wall Covering
W	West
W	Wide, Width
W/	With
W/O	Without
WB	Wood Base
WC	Water closet
WD	Wood
WF	Wide Flange
WH	Water Heater or Wall Hung
WSCT	Wainscot
WWF	Welded Wire Fabric
YD	Yard
PRELIM	Preliminary
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Post-tensioned
PVC	Polyvinyl Chloride
PVMT	Pavement
QT	Quarry Tile
R	Riser
R or RAD	Radius
RA	Return Air
RB	Rubber Base
RBR	Rubber
RBT	Rubber Tile
RD	Roof drain
RE or REF	Reference
REBAR	Reinforcing Bar
RECT	Rectangular
REF	Reference
REFRIG	Refrigerator
REINF	Reinforc(ing)(ed)
REQD	Required
REV	Revision
RH	Right hand
RM	Room
RO	Rough Opening
S	South
SA	Supply Air
SC	Solid Core
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
SQ FT or SF	Square Foot
SS	Stainless Steel
STC	Sound Transmission Coefficient
STD	Standard
STL	Steel
SIM	Similar
SYM	Symmetry(ical)
T	Tread
T & G	Tongue and Groove
LLV	Long Leg Vertical
LONG	Longitudinal
LVR	Louver
LWC	Lightweight Concrete
MTL FUR	Metal Furring
MEZZ	Mezzanine
MDF	Medium Density Fiber Board
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MIN	Minute
MISC	Miscellaneous
MIX	Mixture
MM	Millimeter
MTL	Metal
N	North
NA	Not Applicable
NE	Northeast
NIC	Not In Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale
NW	Northwest
OC	On center
OFF	Office
OFCI	Owner Furnished Contractor Installed
OFOI	Owner Furnished Owner Installed
OH	Overhead
OPP	Opposite
ORIG	Original
PCF	Pounds per Cubic Foot
PED	Pedestal
PERF	Perforated
P/LF	Pounds per Lineal Foot
PL	Plate
PLAM	Plastic Laminate
PLAS	Plaster
PLUMB	Plumbing
PLY WD	Plywood
PNL	Panel
PNT	Paint or Painted
HB	Hose Bib
HC	Hollow Core
HD	Head
HGT	Height
HM	Hollow Metal
HORIZ	Horizontal
HP	Horsepower
HR	Hour
HT	Height
HVAC	Heating, Ventilating, Air Conditioning
HW	Hot Water
HWH	Hot Water Heater
HWY	Highway
HYD	Hydrant
ILLUM	Illumination
IN	Inches
INCL	Include(d)(ing)
INFO	Information
INSUL	Insulation
INT	Interior
INV	Invert
INV EL	Invert Elevation
JAN	Janitor
JAN CLO	Janitor's Closet
JB	Junction Box
JST	Joist
JT	Joint
K	Kips
KD	Knocked Down
KIT	Kitchen
KW	Kilowatts
L	Length
LAB	Laboratory
LAM	Laminated
LAV	Lavatory
LB	Lag Bolt
LG	Large
LH	Left Hand
LIN	Linear
LL	Live Load
LLH	Long Leg Horizontal
E	East
EA	Each
EF	Exhaust Fan
EG	Exhaust Grille
EIFS	Ext. Insulation & Finish System
EJ	Expansion Joint
EL or ELEV	Elevation
ELAS	Elastomeric
ELEC	Electrical
ELEV	Elevator
EMER	Emergency
ENTR	Entrance
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
EQUIP	Equipment
EXT	Exterior
F	Fahrenheit
FA	Fire Alarm
FAB	Fabric
FB	Face Brick
FBD	Fiberboard
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finished Floor
FF&E	Furniture, Fixtures & Equip.
FHC	Fire Hose Cabinet
FIN	Finish
FIX	Fixture
FLR	Floor
FO	Face Of
FP	Fireproof
FT	Foot, Feet
FTG	Footing
FURN	Furnish
GA	Gage or Gauge
GALV	Galvanized
GC	General Contract(or)
GEN	Generator
GLU-LAM	Glued-Laminated
GWB	Gypsum Wallboard
GYP	Gypsum
GYP BD	Gypsum Board
CFOI	Contractor Furnished Owner Installed
CFM	Cubic Feet Per Minute
CG	Corner Guard
CHAM	Chamfer
CHEM	Chemical, Chemistry
CIP	Cast-In-Place
CIR	Circle
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CH	Ceiling Height
CLR	Clear or Clearance
CM	Centimeter(s)
CM	Construction Manager
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
COND	Condenser or Condensate
CONF	Conference
CONT	Continuous
COORD	Coordinate
CORR	Corrugated
CPT	Carpet(ed)
CF	Cubic Foot (feet)
CY	Cubic Yard
CW	Cold Water
DRN	Drain
DBL	Double
DBL ACT	Double Acting
DC	Direct Current
DEG	Degree
DEMO	Demolish, Demolition
DEPT	Department
DF	Drinking Fountain (Non-electric)
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DIV	Division
DN	Down
DS	Downspout
DTL	Detail
DWG	Drawing(s)
&	And
@	At
#	Pound or Number
ABV	Above
A/C	Air Conditioning
AD	Area Drain
ADD	Addendum
ADJ	Adjacent
AFF	Above finished floor
AHU	Air Handling Unit
ALUM	Aluminum
ALT	Alternate
ANOD	Anodized
APPROX	Approximate
APT	Apartment
ARCH	Architect (ural)
AUTO	Automatic
AVE	Avenue
AVG	Average
BAL	Balance
BD	Board
BEL	Below
BFE	Base Flood Elevation
BIT	Bituminous
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Bench Mark
BO	By Others/Owner
BR	Bedroom
BRK	Brick
BRZ	Bronze
BUR	Built-up Roofing
BYND	Beyond
C	Celsius, Degree
CH	Channel
C to C	Center to Center
CAB	Cabinet
CB	Catch Basin
CCTV	Closed Circuit Television
CEM	Cement
CF	Cubic Foot
CFCI	Contractor Furnished Contractor Installed

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

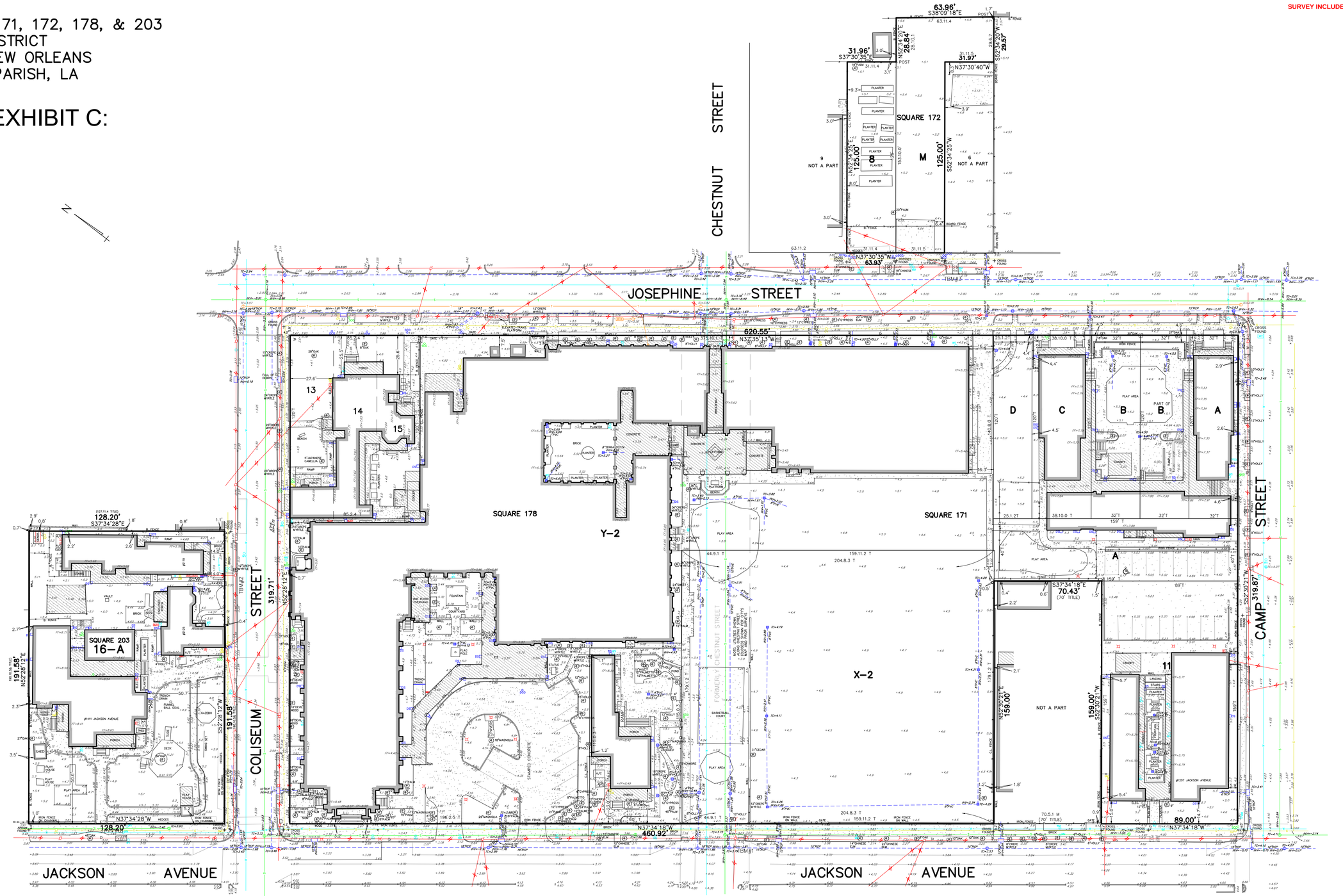
REVISIONS

STANDARDS

SQUARES 171, 172, 178, & 203
FOURTH DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LA

EXHIBIT C:

SURVEY INCLUDED FOR REFERENCE ONLY



LEGEND

- OVERHEAD UTILITY LINES
- SEWER LINE
- GAS LINE
- WATER LINE
- COMMUNICATION LINE
- DRAIN LINE
- DRAIN MANHOLE
- SQUARE DRAIN INLET
- ROUND DRAIN INLET
- CATCH BASIN
- DOWNSPOUT
- DRAIN CLEANOUT
- GAS METER
- GAS VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- TELEPHONE BOX
- TELEPHONE MANHOLE
- POWER POLE
- ANCHOR/GUY WIRE
- LIGHT POLE
- ELECTRIC BOX
- ELECTRIC METER
- ROUND FENCE POST
- SQUARE FENCE POST
- SIGN

30 15 0 30
SCALE IN FEET

The locations of underground and other nonvisible utilities shown hereon have been determined from data either furnished by the agencies controlling such data and/or extracted from records made available to us by the agencies controlling such records. Where found, the surface features of locations are shown. The actual nonvisible locations may vary from those shown hereon. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown hereon, including prior to excavation and digging.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE:
-SURVEY BY GILBERT, KELLY & COUTURIE DATED FEBRUARY 14, 2017
-SURVEY OF LOT 9, SQUARE 172 BY GILBERT, KELLY & COUTURIE DATED NOVEMBER 28, 1978
-SURVEY OF LOT A, SQUARE 172 BY GILBERT, KELLY & COUTURIE DATED AUGUST 25, 1941
-SURVEY OF LOT 8, SQUARE 172 BY GILBERT, KELLY & COUTURIE DATED JUNE 12, 1987
-SURVEY OF LOT 6, SQUARE 172 BY GILBERT, KELLY & COUTURIE DATED DECMBER 10, 1976
-SURVEY OF LOT A, SQUARE 203 BY GILBERT, KELLY & COUTURIE DATED JULY 30, 1941
-RESUBDIVISION PLAN BY GILBERT, KELLY & COUTURIE DATED MAY 7, 2007

ALL ELEVATIONS ARE IN FEET NAVD88
THIS PROPERTY IS IN FEMA ZONE X, BFE= N/A
COMMUNITY NO. 225203, PANEL NO. 0237F
FIRM DATE: SEPTEMBER 30, 2016

TBM#1: 60d NAIL SET IN ABANDONED POWER POLE AT CORNER OF CHESTNUT STREET AND JACKSON AVENUE
ELEV.: 7.00 NAVD

TBM#2: 60d NAIL SET IN POWER POLE AT NO. 2119 COLISEUM STREET
ELEV.: 7.00 NAVD

TBM#3: 60d NAIL SET IN POWER POLE ON JOSEPHINE IN FRONT OF LOT 6, SQUARE 172
ELEV.: 7.00 NAVD

REFERENCE BENCH MARK BASED ON GPS OBSERVATIONS

JANUARY 19, 2021

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY, MADE AT THE REQUEST OF TRINITY EPISCOPAL CHURCH & SCHOOL.

STATE OF LOUISIANA
JONATHAN P. DUFRENE
License No. 5158
PROFESSIONAL

DUFRENE SURVEYING & ENGINEERING INC.
1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-368-6390 PH
504-368-6394 FAX
dufrene@dufrenesurveying.com

T-6043-L
20-0858 fourth/trinity.dwg

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com
© 2025 24777 R-24

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

EXISTING CONDITIONS LEGEND:

- OVERHEAD UTILITY LINES
- SEWER LINE
- GAS LINE
- WATER LINE
- COMMUNICATION LINE
- DRAIN LINE
- DRAIN MANHOLE
- SQUARE DRAIN INLET
- ROUND DRAIN INLET
- CATCH BASIN
- DOWNSPOUT
- DRAIN CLEANOUT
- GAS METER
- GAS VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER MANHOLE
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- TELEPHONE BOX
- TELEPHONE MANHOLE
- POWER POLE
- ANCHOR/GUY WIRE
- LIGHT POLE
- ELECTRIC BOX
- ELECTRIC METER
- ROUND FENCE POST
- SQUARE FENCE POST
- SIGN

ALL ELEVATIONS ARE IN FEET NAVD88
THIS PROPERTY IS IN FEMA ZONE X, BFE= N/A
COMMUNITY NO. 225203, PANEL NO. 0237F
FIRM DATE: SEPTEMBER 30, 2016

TBM#1: 60d NAIL SET IN ABANDONED POWER POLE AT CORNER OF CHESTNUT STREET AND JACKSON AVENUE
ELEV.: 7.00 NAVD

TBM#2.: 60d NAIL SET IN POWER POLE AT NO. 2119 COLISEUM STREET
ELEV.: 7.00 NAVD

TBM#3.: 60d NAIL SET IN POWER POLE ON JOSEPHINE IN FRONT OF LOT 6, SQUARE 172
ELEV.: 7.00 NAVD

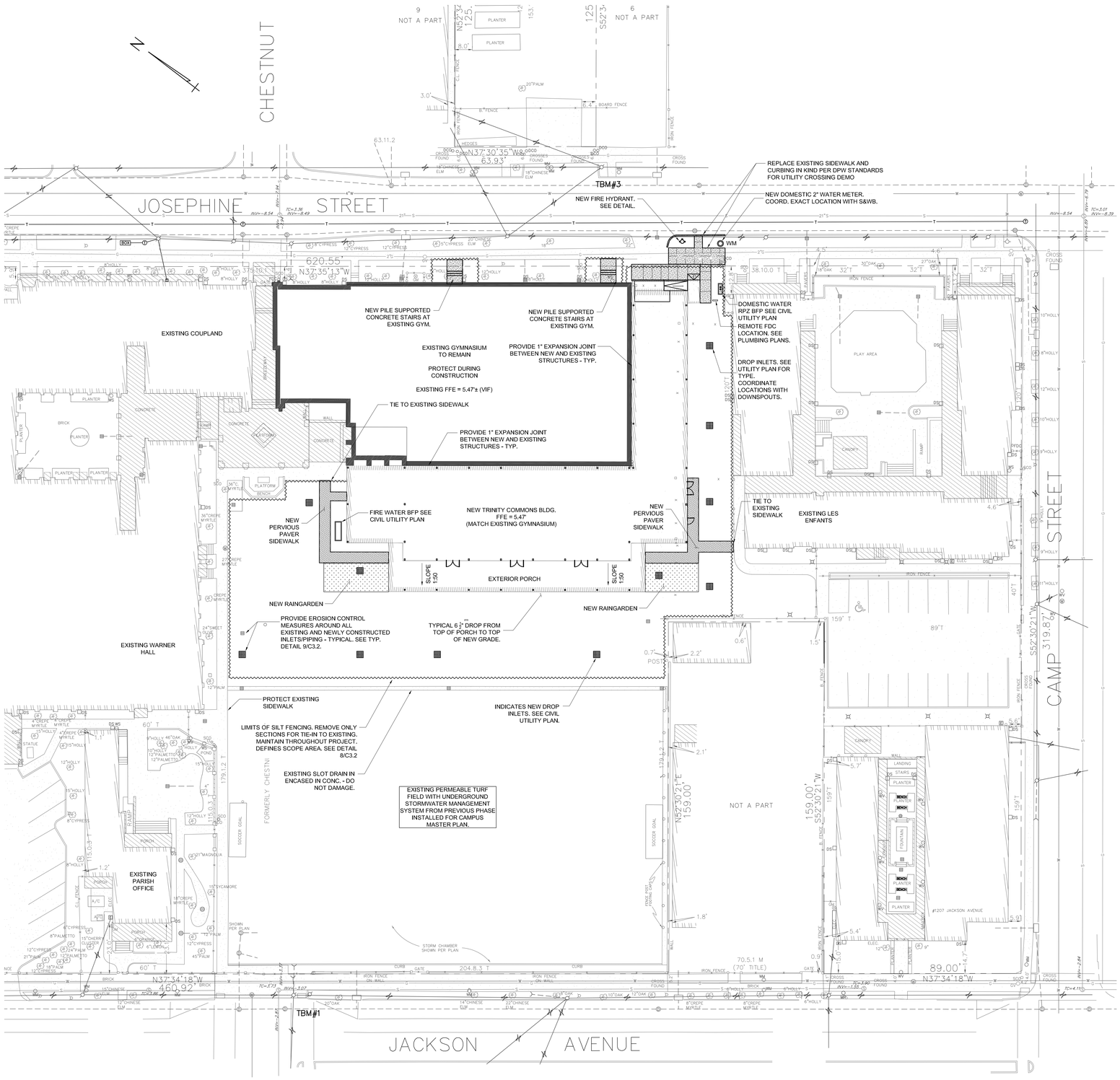
REFERENCE BENCH MARK BASED ON GPS OBSERVATIONS

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOORS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN. REFER TO LANDSCAPING.
3. TOPOGRAPHIC SURVEY USED WAS PREPARED BY OTHERS AND NOT BY THIS OFFICE. FOX-NESBIT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS.
5. PRIOR TO THE START OF CONSTRUCTION GC IS RESPONSIBLE FOR CONTACTING 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE THE UTILITIES MARKED.
6. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
7. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFIC GEOTECHNICAL REPORT.
8. COORDINATE ALL WITH THE AHJ AND SCHEDULE ALL REQUIRED INSPECTIONS PRIOR TO COVERING ANY WORK.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS RELATED TO THE CONTROL OF EROSION & PROTECTION OF RECEIVING STORMWATER SYSTEMS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING & MAINTAINING PROVISIONS OF THE STORMWATER POLLUTION PREVENTION PLAN.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER IS ESTABLISHED.
4. STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY OTHER CONSTRUCTION OR DEMOLITION ACTIVITIES, AND SHALL REMAIN IN-PLACE UNTIL SUCH TIME THAT THE PAVED SURFACE IS CONSTRUCTED.
5. SILT FENCE INSTALLATION SHALL PRECEDE ANY CLEARING, DEMOLITION, OR CONSTRUCTION ACTIVITIES.
6. WITH THE EXCEPTION OF AREAS THAT ARE DESIGNATED TO BE FINISHED WITH PAVEMENT OR SOD, ALL DISTURBED AREAS SHALL BE SEEDED WITHIN SEVEN (7) DAYS AFTER THE COMPLETION OF CLEARING ACTIVITIES.
7. ALL EROSION & SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED WEEKLY (AT A MINIMUM) AND AFTER EACH RAINFALL. DEFICIENT AREAS SHALL BE REPAIRED BY CONTRACTOR IMMEDIATELY.
8. PROVIDE SILT FENCE AROUND SOIL STOCKPILES THAT WILL NOT BE USED WITHIN THREE (3) DAYS FROM PLACEMENT, OR THAT SHED RUNOFF TOWARDS UNPROTECTED DRAINAGE SYSTEMS.



01 CIVIL SITE PLAN
- | 1" = 20' |

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

CIVIL SITE PLAN

C1.1

2/27/2025 9:21:26 AM

EXISTING CONDITIONS LEGEND:

- OVERHEAD UTILITY LINES
- SEWER LINE
- GAS LINE
- WATER LINE
- COMMUNICATION LINE
- DRAIN LINE
- DRAIN MANHOLE
- SQUARE DRAIN INLET
- ROUND DRAIN INLET
- CATCH BASIN
- DOWNSPOUT
- DRAIN CLEANOUT
- GAS METER
- GAS VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER MANHOLE
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- TELEPHONE BOX
- TELEPHONE MANHOLE
- POWER POLE
- ANCHOR/GUY WIRE
- LIGHT POLE
- ELECTRIC BOX
- ELECTRIC METER
- ROUND FENCE POST
- SQUARE FENCE POST
- SIGN

ALL ELEVATIONS ARE IN FEET NAVD88
THIS PROPERTY IS IN FEMA ZONE X, BFE= N/A
COMMUNITY NO. 225203, PANEL NO. 0237F
FIRM DATE: SEPTEMBER 30, 2016

TBM#1: 60d NAIL SET IN ABANDONED POWER POLE AT CORNER OF CHESTNUT STREET AND JACKSON AVENUE
ELEV.: 7.00 NAVD

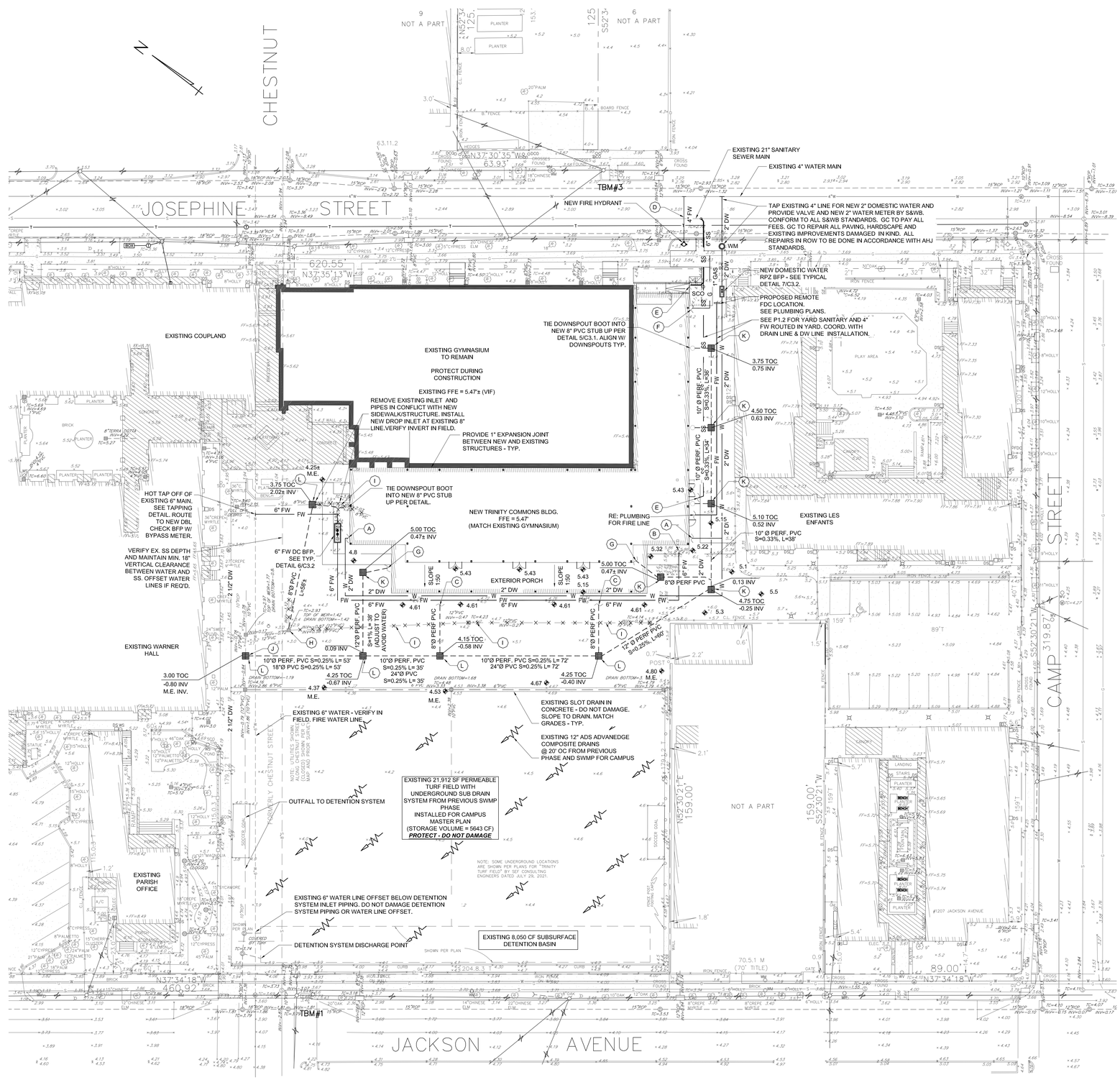
TBM#2: 60d NAIL SET IN POWER POLE AT NO. 2119 COLISEUM STREET
ELEV.: 7.00 NAVD

TBM#3: 60d NAIL SET IN POWER POLE ON JOSEPHINE IN FRONT OF LOT 6, SQUARE 172
ELEV.: 7.00 NAVD

REFERENCE BENCH MARK BASED ON GPS OBSERVATIONS

UTILITY NOTES:

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION TO HAVE THEIR UTILITIES LOCATED IN THE FIELD. CONTRACTOR SHALL MAKE REQUEST THROUGH LOUISIANA ONE CALL (811).
2. INFORMATION REGARDING THE EXISTING CONDITIONS DEPICTED HEREON WAS TAKEN FROM A "PLAT SHOWING TOPOGRAPHIC SURVEY OF SQUARES 171, 172, 178, & 203, FOURTH DISTRICT, CITY OF NEW ORLEANS, ORLEANS PARISH, LA PERFORMED BY DUFRENE SURVEYING & ENGINEERING, INC. WITH A REVISED DATE OF AUGUST 7, 2024. FOX-NESBIT ENGINEERING, LLC HAS NOT FIELD-VERIFIED THE ITEMS IDENTIFIED ON THIS SURVEY.
3. WHERE PROPOSED WATER MAINS & SEWER MAINS CROSS, A MINIMUM VERTICAL SEPARATION OF 18" (MEASURED EDGE TO EDGE) SHALL BE PROVIDED BETWEEN THE MAINS.
4. WATER MAINS & SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10' (MEASURED EDGE TO EDGE).
5. ALL UTILITY CONNECTIONS TO THE BUILDINGS SHALL BE VERIFIED WITH THE M.E.P. PLANS.
6. COORDINATE UTILITY RUNS WITH CROSSING UTILITIES. GRAVITY UTILITIES WILL CONTROL. OFFSET OR DEEPEN WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH GRAVITY LINES. COORDINATE PRIOR TO CONSTRUCTION.
7. ALL WATER LINES 3" IN DIAMETER & LARGER SHALL HAVE RESTRAINED JOINTS.
8. REFER TO M.E.P. DRAWINGS FOR LOCATION & ROUTING OF SITE ELECTRICAL FEEDS.
9. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING SANITARY SEWER SYSTEM WITH THE SEWERAGE AND WATER BOARD OF NEW ORLEANS (S&WB).
10. CONNECTION TO EXISTING SANITARY SEWER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT S&WB STANDARDS.
11. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING WATER MAINS WITH THE SEWERAGE AND WATER BOARD OF NEW ORLEANS (S&WB). COORDINATE INSTALLATION OF HYDRANTS WITH THE S&WB AND THE LOCAL FIRE DEPARTMENT. NEW HYDRANT TO CONFORM TO LOCAL AND PARISH STANDARDS.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENTS, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. REPAIRS IN THE ROW HAS BE IN ACCORDANCE WITH THE AHJ.
14. CONTRACTOR ON ALL UTILITIES , SHALL COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
15. COORDINATE ALL UTILITY INTERRUPTIONS, IF REQUIRED. IN ADVANCE WITH ARCHITECT AND OWNER FOR PERMISSION.
16. ALL NECESSARY INSPECTIONS &/OR CERTIFICATIONS REQUIRED BY CODES &/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION & THE FINAL CONFECTION OF SERVICES.
17. CONTRACTOR TO PAY ALL LINE, SERVICE AND METER FEES AND INCLUDE THESE COSTS IN HIS BID.



01 CIVIL UTILITY AND GRADING PLAN
- | 1" = 20' |

FOX-NESBIT

BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

UTILITY KEYNOTES

(A) 2" DOMESTIC WATER LINE EXITING BUILDING. REFER TO PLUMBING PLANS. ROUTE 2" SITE LINE TO NEW 2" RPZ BACKFLOW PREVENTER ON 4" CONCRETE PAD WITH HOT BOX. PROVIDE NEW 2" METER BY S&WB, AND TAP INTO EXISTING 4" LINE COORDINATED WITH S&WB. GC TO PAY ALL METER AND TAP FEES.

(B) 6" FIRE WATER LINE EXITING THE BUILDING. REFER TO PLUMBING PLANS. COORDINATE ROUTING WITH DOMESTIC LINE AND MAINTAIN CLEARANCE TO NOT INTERFERE WITH THRUST BLOCKS OR BLOCKING, VALVES, ANGLES, TEES, ETC. ROUTE 6" SITE LINE TO DISCHARGE SIDE OF NEW DOUBLE DETECTOR CHECK BACKFLOW PREVENTER WITH BYPASS METER ON 4" PAD WITH HOT BOX.

(C) 4" STORM DRAIN/ROOF DRAINS. COORDINATE LOCATIONS WITH PLUMBING PLANS. EXTEND 4" MINIMUM SCHEDULE 40 PVC LINE OUT PAST WATER LINES AND PROVIDE 4" TO 8" REDUCER TO 8" PERFORATED PVC LINE IN STONE BEDDING PER TYPICAL BEDDING DETAIL. TIE TO NEW INLET AT MIN. SLOPE OF 1%.

(D) 4" HYDRANT LEADER WITH VALVE PER DETAIL. COORDINATE WITH S&WB FOR TIE TO EXISTING 4" MAIN. GC TO PAY ALL FEES FOR TAP. REPAIR STREET, CURB AND WALKS IN KIND AND AS PER DPW STANDARDS. HYDRANT CONSTRUCTION SHALL CONFIRM TO S&WB AND LOCAL FIRE DISTRICT REQUIREMENTS AND STANDARDS.

(E) 6" SANITARY SEWER FROM GREASE INTERCEPTOR AND EXTERIOR PIPE RUN AS SHOWN ON PLUMBING PLAN P1.2. PROVIDE SEWER CLEANOUT AT EXIT. COORDINATE DISCHARGE LOCATIONS WITH PLUMBING AND TIE IN NEW 6" PVC SITE LINE AND YARD RUN TO EXISTING 21" SEWER MAIN ON JOSEPHINE STREET PER S&WB STANDARDS. PROVIDE 45° PVC TO D.I. PIPE SADDLE ADAPTER AT TIE IN. IF EXISTING MAIN IS PVC USE FERNCO COUPLING 445-401 SADDLE OR APPROVED EQUAL WITH S.S. CLAMPS FOR TIE IN. IF EXISTING MAIN IS V.C.P. OR D.I. USE GENECO E40 SADDLE OR EQUAL WITH 24 GA. C304L S.S. STRAP AND C304 S.S. BOLTS OR AS PER S&WB DIRECTION. COORDINATE ALL WORK WITH S&WB. GC TO PAY ALL FEES FOR TIE-IN AND IS RESPONSIBLE FOR ALL STREET, CURB, AND SIDEWALK REPAIRS PER DPW STANDARDS.

(F) 1" ESTIMATED GAS LINE EXITING BUILDING. COORDINATE WITH PLUMBING PLANS. ESTIMATED SIZE 1" AT 5 PSI. ROUTE TO EXISTING 2" GAS MAIN. GC TO COORDINATE WITH LOCAL GAS UTILITY ON LINE RUN AND METER INSTALLATION. REPAIR ALL SIDEWALKS, CURBS, AND PAVING IN KIND PER DPW STANDARDS. GC TO PAY ALL FEES FOR GAS HOOK UP AND METER.

(G) TIE 6" DIAMETER UNDERGROUND ROOF DRAIN LEADER INTO NEW NYLOPLAST YARD DRAIN IN RAINGARDEN. COORDINATE RAIN LEADER LOCATION AND DISCHARGE POINT WITH PLUMBING PLANS AND ARCHITECTURAL.

(H) EXISTING DROP INLET TO REMAIN. TWO PIPES REMOVED FROM SOUTHEAST END TO BE PLUGGED WITH BRICK AND GROUT AND SKIM COATED (BOTH SIDES). REMOVE AND REPLACE 8" PVC AT SAME INVERT.

(I) REMOVE EXISTING PVC PIPE RUN AND INLETS, BACK FILL WITH COMPACTED RIVERSAND FILL. GRADE AS REQUIRED FOR POSITIVE DRAINAGE.

(J) 10" PERFORATED PIPE TO TIE TO INLET MAINTAINING SLOPE AS NOTED. TERMINATE STONE BED 3' FROM INLET AND TRANSITION PERFORATED PIPE TO SOLID PIPE IN LAST 5' FOR TIE IN TO INLET. PROVIDE ¼" GALV. STEEL RESTRICTOR PLATE WITH CIRCULAR OPENING OF 8" AT INVERT OF 18" PVC ON INSIDE OF INLET. FASTEN WITH HILTI EXPANSION BOLTS. TIE IN EXISTING PVC DRAIN LINES TO NEW INLET. PROVIDE ADDITIONAL PIPE SECTION TO MATCH EXISTING SECTIONS IF REQUIRED FOR TIE-IN.

(K) DRAIN BASINS/INLETS SHALL BE ADS/NYLOPLAST 24" DRAIN BASIN MODEL NUMBER 2824AG WITH ADAPTERS AS REQUIRED AND STANDARD H-20 GRATE. PROVIDE 8" THICK 3000 PSI CONCRETE PAD ALL AROUND TOP 18" CLEAR AROUND PERIMETER OF GRATE IN SQUARE PATTERN IF NOT IN PAVING AREAS. SEE TYPICAL DETAIL 2/C3.1.

(L) PRECAST OR SITE BUILT BRICK DROP INLET PER DETAIL 1/C3.1.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

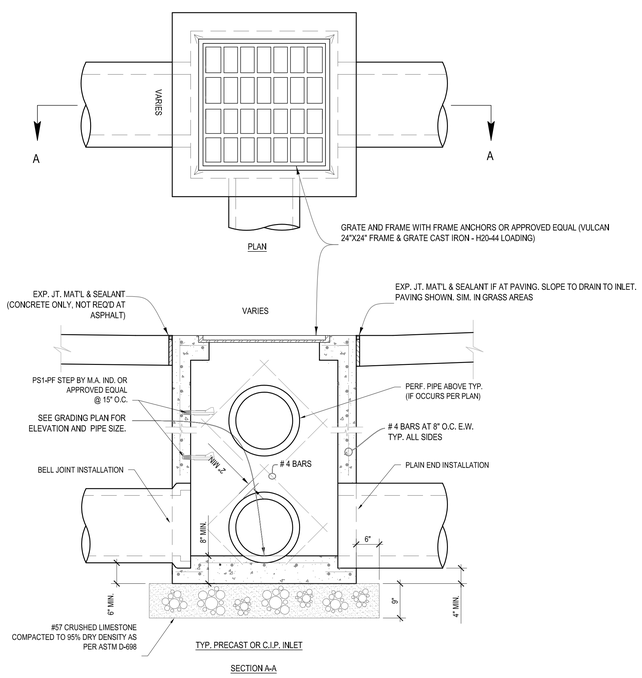
CIVIL UTILITY AND GRADING PLAN

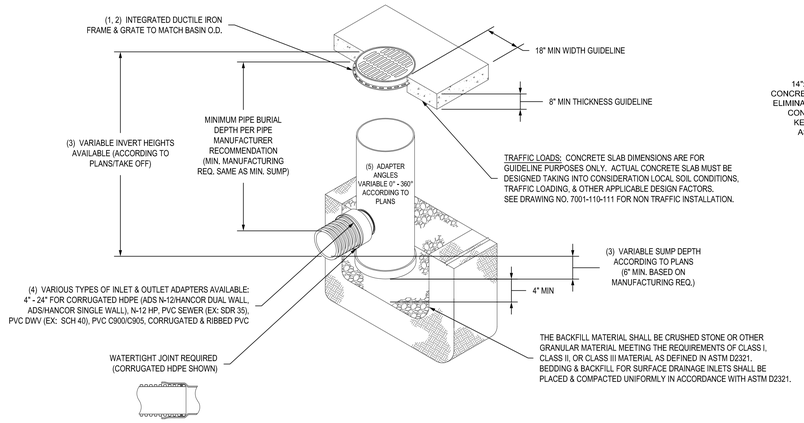
C2.1

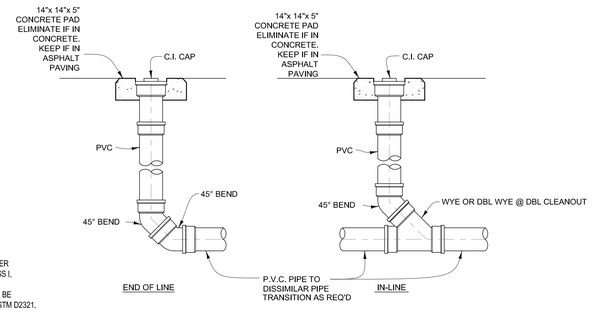
24041_ARCH_R24_central_detached.rvt

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com
© 2025 24777 R-24

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

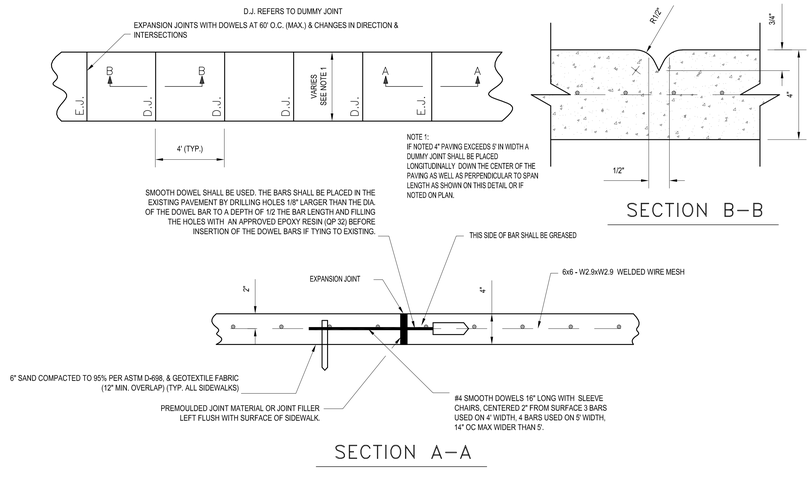






1 C3.1 TYPICAL PRECAST DROP INLET DETAIL

SCALE: NTS

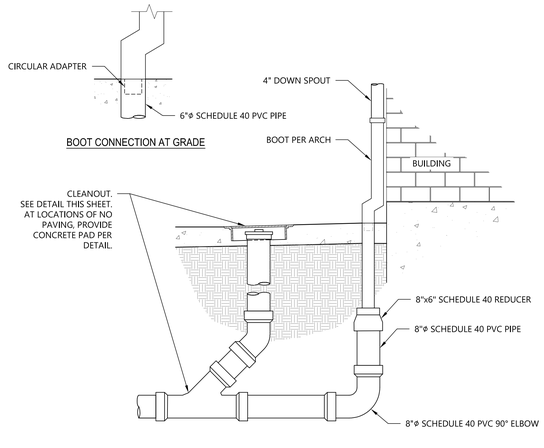


4 C3.1 TYPICAL SIDEWALK DETAIL

SCALE: NTS

2 C3.1 NYLOPLAST 24" DRAIN BASIN/INLET

SCALE: NTS

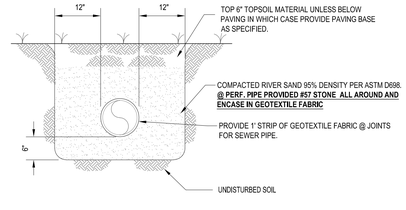


5 C3.1 TYPICAL DOWNSPOUT DRAIN TIE IN DETAIL

SCALE: NTS

3 C3.1 TYPICAL EXTERIOR CLEANOUT DETAIL

SCALE: NTS



6 C3.1 TYPICAL PIPE BEDDING DETAIL

SCALE: NTS

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

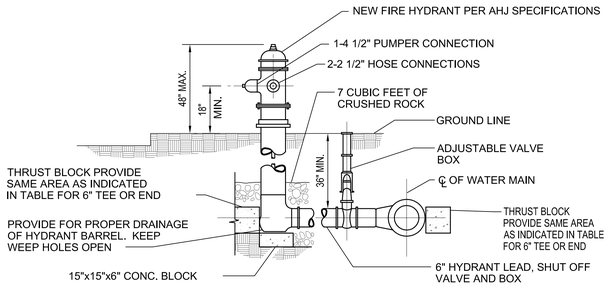
CIVIL DETAILS

C3.1

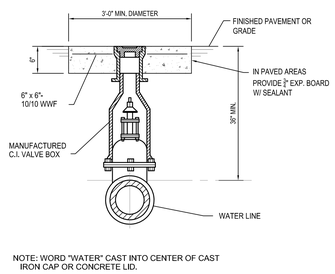
2/27/2025 9:21:26 AM

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com
© 2025 24777 R-24

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

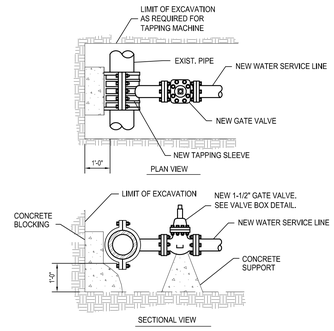


1 C3.2 NEW FIRE HYDRANT DETAIL
SCALE: NTS

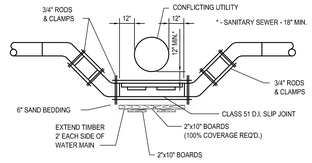


NOTE: WORD "WATER" CAST INTO CENTER OF CAST IRON CAP OR CONCRETE LID.

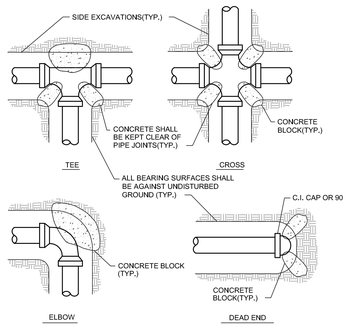
2 C3.2 TYPICAL DETAIL - VALVE BOX
SCALE: NTS



3 C3.2 TAPPING SLEEVE & VALVE INSTALLATION DETAIL
SCALE: NTS



4 C3.2 TYPICAL OFFSET IN WATER MAIN
SCALE: NTS



BEARING AREAS EACH DIRECTION OF THRUST IN SQUARE FEET				
PIPE SIZE	TEES & DEADENDS	90° ELBOWS	45° ELBOW CROSSES IN DIRECTION OF FLOW	22-1/2° ELBOWS
6"	4.0	5.5	3.0	2.0
8"	7.0	9.5	5.0	3.0
10"	9.5	13.5	7.0	4.0
12"	13.5	19.0	10.0	5.0

5 C3.2 TYPICAL DETAIL THRUST BLOCK INSTALLATION
SCALE: NTS

LEGEND *

A- MJ RESILIENT GATE VALVE AND BOX (INSTALLATION VARIES): TAPPING VALVE/SLEEVE-M&H (M&H/MUELLER H615; GATE VALVE/ANCHOR TEE-M&H (AWWA C-509) /MJ DUCTILE IRON (350 PSI) (AWWA C-110/C-153) BOX/TYLER 5-14.

B- AWWA CLASS 150, C-900, SCR 18, PVC PIPE.

C- 90° MJ DUCTILE IRON (350 PSI) FITTING (AWWA C-110/ C-153) WITH RETAINER GLANDS (FORD UFR 1500/UFR 1400).

D- DUCTILE IRON FLANGED BY PLAIN END PIPE (AWWA C-151).

E- 90° FLANGED DUCTILE IRON (350 PSI) FITTING (AWWA C-110/C-153).

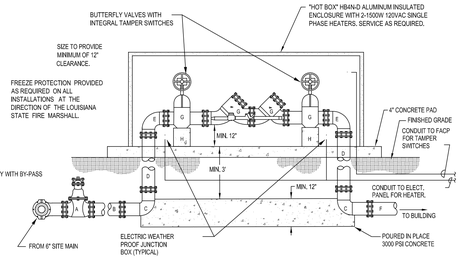
F- AWWA CLASS 200, C-900, PVC PIPE.

G- AMES COLT LFC 300 BFG SERIES OR WILKINS 350 ASTDA ASSEMBLY WITH BY-PASS METER, OS&Y VALVES, AND BY-PASS DOUBLE CHECK VALVE.

H- CONCRETE SUPPORT.

I- ALL FITTINGS/JOINTS/VALVES/APPURTENANCES MUST BE RESTRAINED. TWO VALVES WILL BE REQUIRED WHERE THE EXISTING MAIN IS EXTENDED (IE: PUBLIC ROADWAY CROSSING).

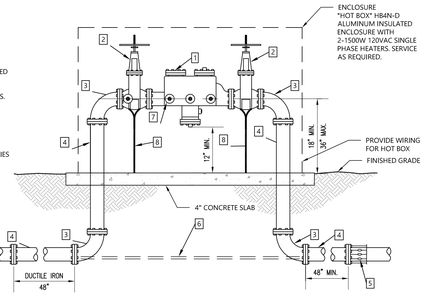
* OR PRIOR APPROVED BY AUTHORITIES OF JURISDICTION.



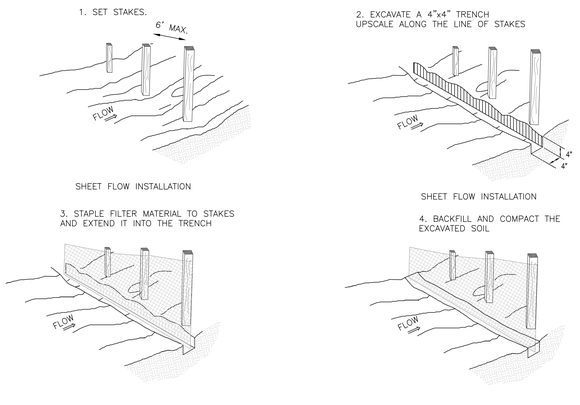
6 C3.2 FIRE LINE DOUBLE CHECK DETECTOR W/ BUTTERFLY VALVES IN HOT BOX
SCALE: NTS

LIST OF MATERIALS

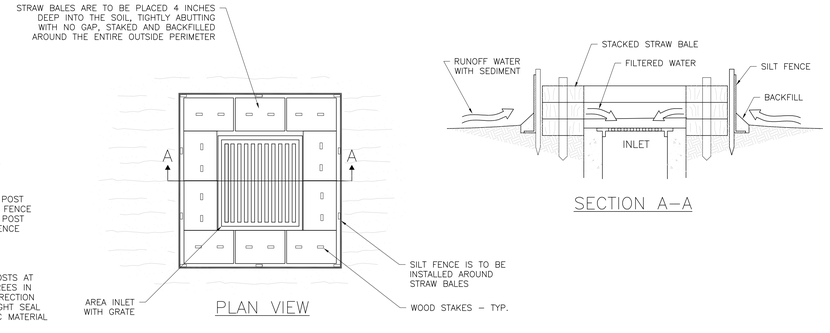
1. APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY.
2. RESILIENT SEATED GATE VALVE, O.S. & Y. (FIRE LINE CONNECTION). N.R.S. (NON FIRE LINE)
3. 90° ELL. FLANGED D.I.P. 3" THRU 10", MEGA LUG OR APPROVED EQUAL MAY BE USED ON UNDERGROUND JOINTS.
4. PIPE SPOOL, FLANGED D.I.P. 3" THRU 10", MEGA LUG OR APPROVED EQUAL MAY BE USED ON UNDERGROUND JOINTS.
5. FLANGED ADAPTER (WHEN REQUIRED)
6. 3/4" ZINC COATED THREADED ROD, (5/8" ROD ON 3" TO 4" SIZES), BOLT TO FLANGES AS SHOWN, TYPICAL BOTH SIDES.
7. TEST COCKS WITH BRASS PLUGS OR ADAPTORS WITH CAPS INSTALLED. (4 REQUIRED)
8. ADJUSTABLE METAL PIPE SUPPORTS AND CONCRETE BLOCK SUPPORTS WITH 1" ADJUSTING ROD AND NUT ON ASSEMBLIES 4" AND LARGER. INSTALL ABOVE GRADE.



7 C3.2 DOMESTIC LINE REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY WITH HOT BOX
SCALE: NTS



8 C3.2 TYPICAL FILTER FABRIC SILT FENCE INSTALLATION
SCALE: NTS



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS STREET OR HIGHWAY MEDIANS.

9 C3.2 TEMPORARY HAY BALE SEDIMENT BARRIER AT DROP INLET
SCALE: NTS

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

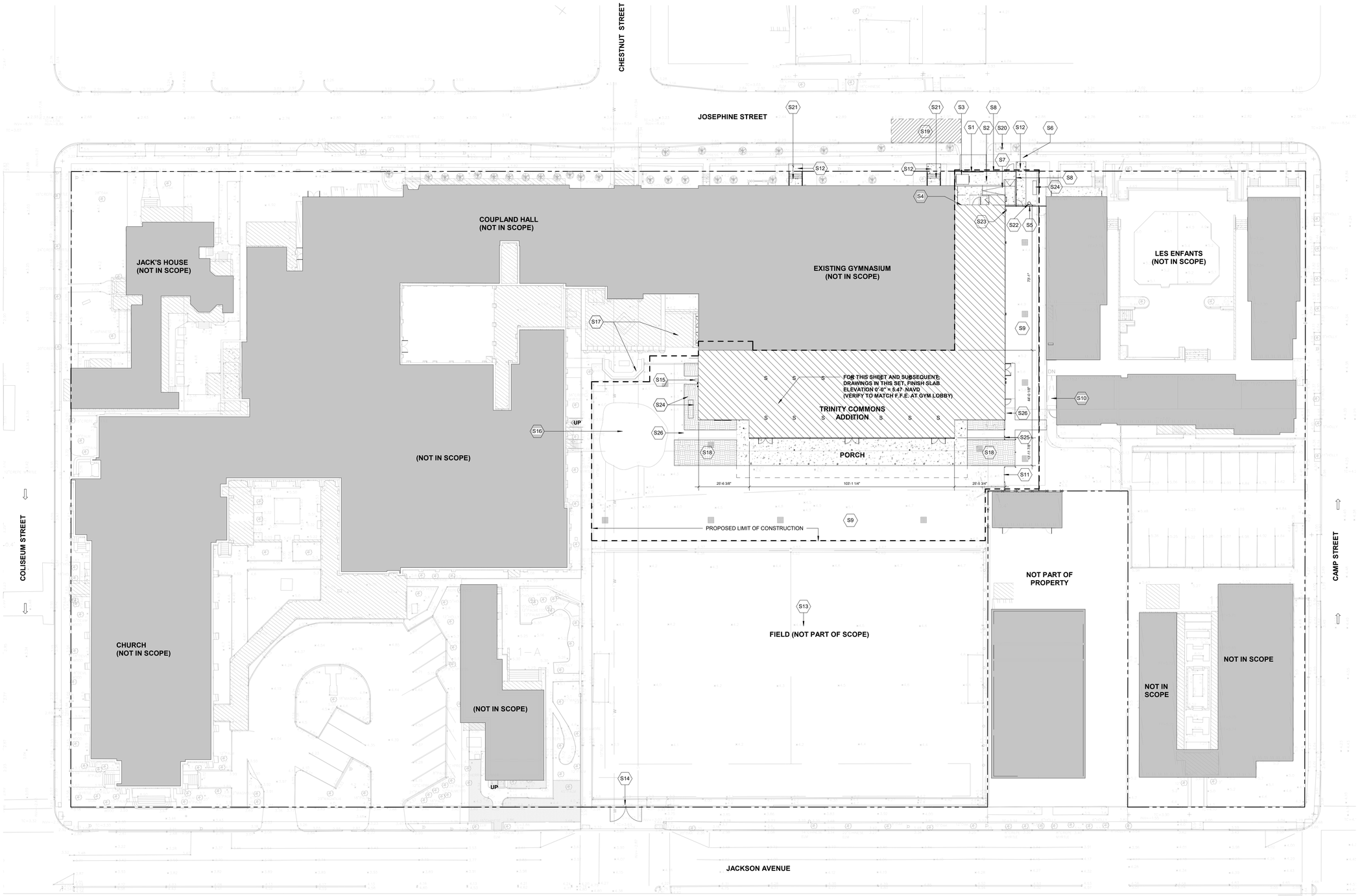
REVISIONS

CIVIL DETAILS

C3.2

24041_ARCH_R24_central_detached.rvt

6/30/2025 3:23:23 PM



01 SITE PLAN
1.11 | 1" = 20'-0" |

S1	8' WIDE OPAQUE METAL MOTORIZED ROLLING GATE WITH ACCESS CONTROL
S2	PAVED SERVICE YARD (SEE CIVIL)
S3	ROLLING DUMPSTER BY OWNER
S4	HOSE BIBB AND CAN WASH (SEE PLUMBING AND FOOD SERVICE)
S5	7' HIGH OPAQUE METAL FENCING WITH 4' WIDE GATE WITH KEYPAD ENTRY
S6	REPLACE SIDEWALK AT CUTS FOR UTILITIES
S7	CONCRETE RAMP (SEE CIVIL)
S8	7' HIGH OPAQUE METAL FENCING
S9	SOD GRASS
S10	EXISTING RAMP TO REMAIN
S11	LOW PICKET FENCING (SALVAGE AND REUSE EXISTING)
S12	CONCRETE SIDEWALK (SEE CIVIL)
S13	PROVIDE PROTECTION FOR EXISTING PLAYFIELD TO REMAIN
S14	16' WIDE EXISTING GATE AND EXISTING FENCING TO REMAIN
S15	BOTTLE FILLER (SEE PLUMBING)
S16	REPLACE PLAYGROUND EQUIPMENT AND PLAY SURFACE (N.I.C.)
S17	EXISTING PAVING AND BENCH TO REMAIN
S18	RAIN GARDEN (SEE CIVIL AND LANDSCAPE)
S19	LOADING AREA
S20	NEW FIRE HYDRANT (SEE CIVIL)
S21	CONCRETE STEPS WITH PAINTED METAL HANDRAIL (SEE CIVIL)
S22	REMOTE FDC (SEE PLUMBING)
S23	GAS METER (SEE PLUMBING)
S24	BACKFLOW PREVENTERS IN HOTBOX (SEE CIVIL)
S25	EXISTING GATE WITH APPROVED HARDWARE, RELOCATED
S26	PERMEABLE PAVERS (SEE CIVIL)

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

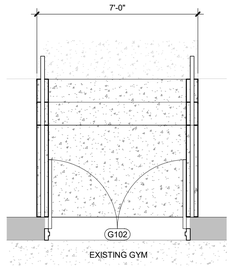
REVISIONS

SITE PLAN

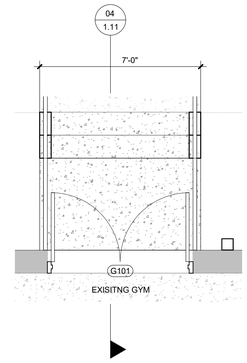
Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:24 PM

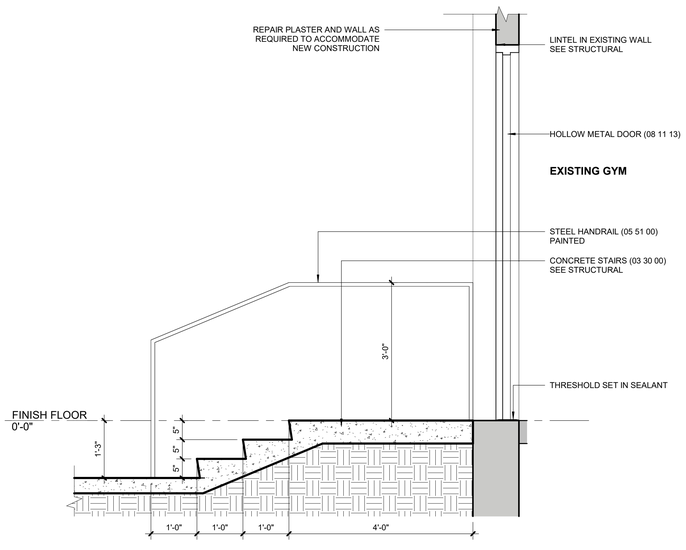
EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC



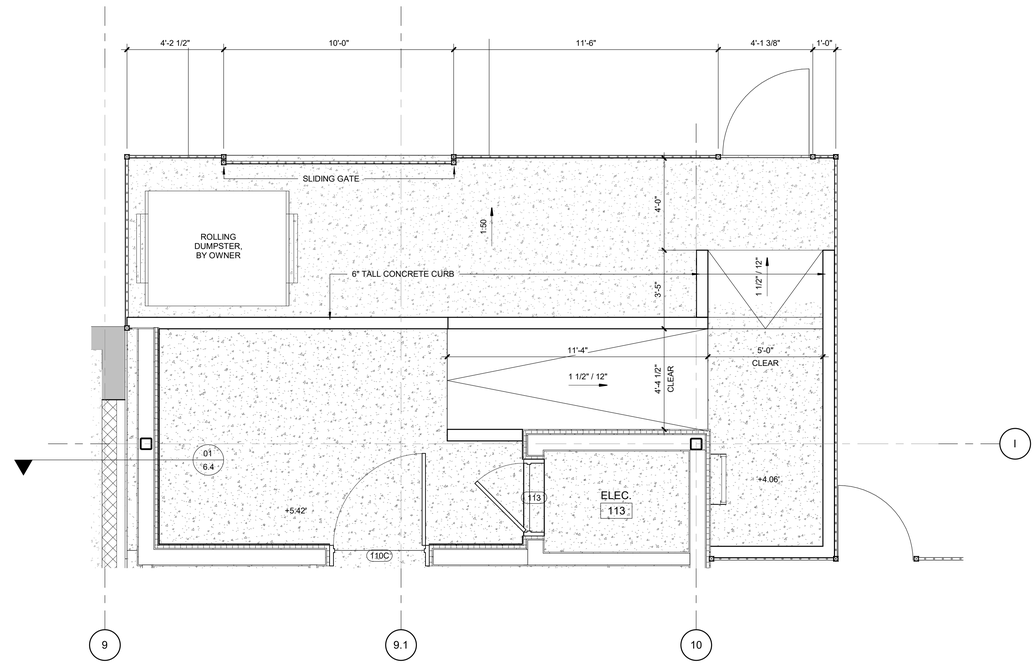
03 ENLARGED PLAN - NEW GYM DOOR B
2.1 | 3/8" = 1'-0" |



02 ENLARGED PLAN - NEW GYM DOOR A
2.1 | 3/8" = 1'-0" |



04 SITE - STAIR LANDING AT NEW GYM DOORS
1.11 | 3/4" = 1'-0" |



01 ENLARGED PLAN - SERVICE YARD
2.1 | 3/8" = 1'-0" |

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

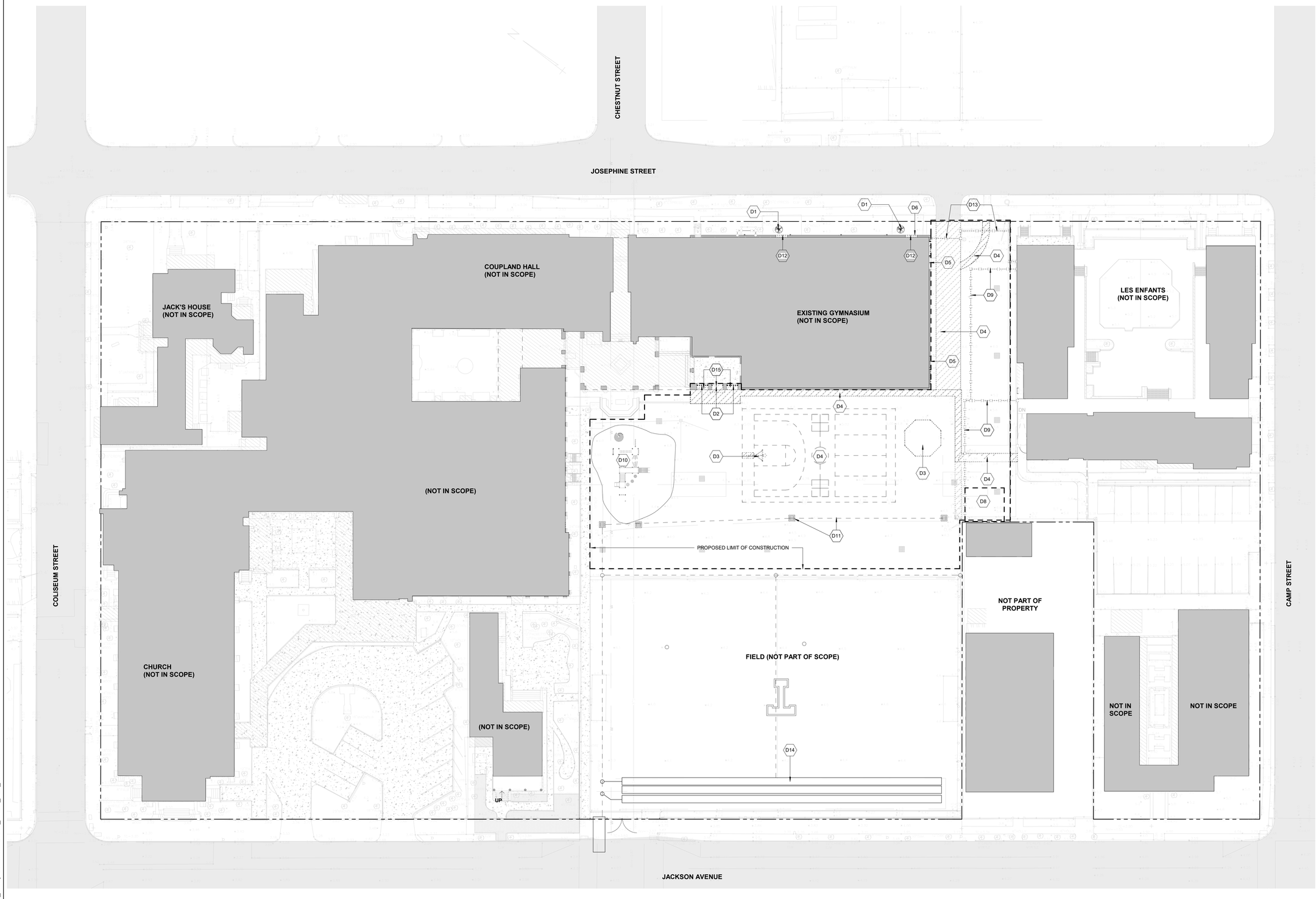
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

SITE DETAILS

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:27 PM



NOTE: WORK SHALL BE SEQUENCED TO PROVIDE THREE REMOTE EXITS FROM OCCUPIED GYM AT ALL TIMES

01 SITE PLAN - DEMOLITION
1.11 | 1" = 20'-0" |

D1	DEMOLISH EXISTING HOLLY TREE, PROTECT TREES TO REMAIN (SEE LANDSCAPE)
D2	DEMOLISH EXISTING STOREFRONT AND DOORS AT 1ST FLOOR, PROVIDE PROTECTION FOR OPENINGS
D3	REMOVE AND SALVAGE EXISTING PLAY EQUIPMENT, RETURN TO OWNER
D4	DEMOLISH EXISTING PAVING
D5	REMOVE EXISTING LOUVERS, DOORS, AND FRAMES, PROVIDE PROTECTION FOR OPENINGS
D6	REMOVE AND CAP EXISTING WATER SPIGOT
D8	REMOVE AND SALVAGE SHADE STRUCTURE
D9	REMOVE AND SALVAGE LOW FENCING FOR REUSE
D10	EXISTING PLAYGROUND AND PLAY SURFACE TO BE REPLACED (N.I.C.)
D11	PORTION OF EXISTING STORM DRAINAGE TO BE REMOVED AND REPLACED, SEE CIVIL
D12	REMOVE PORTION OF EXISTING EXTERIOR WALL FOR NEW OPENING, PROVIDE PROTECTION FOR OPENING, SEE STRUCTURAL FOR LINTEL
D13	DEMOLISH EXISTING TALL METAL FENCING
D14	EXISTING UNDERGROUND STORMWATER MANAGEMENT SYSTEM TO REMAIN
D15	REMOVE EXISTING BRICK PAVING AT EXTERIOR SIDE OF OPENINGS

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

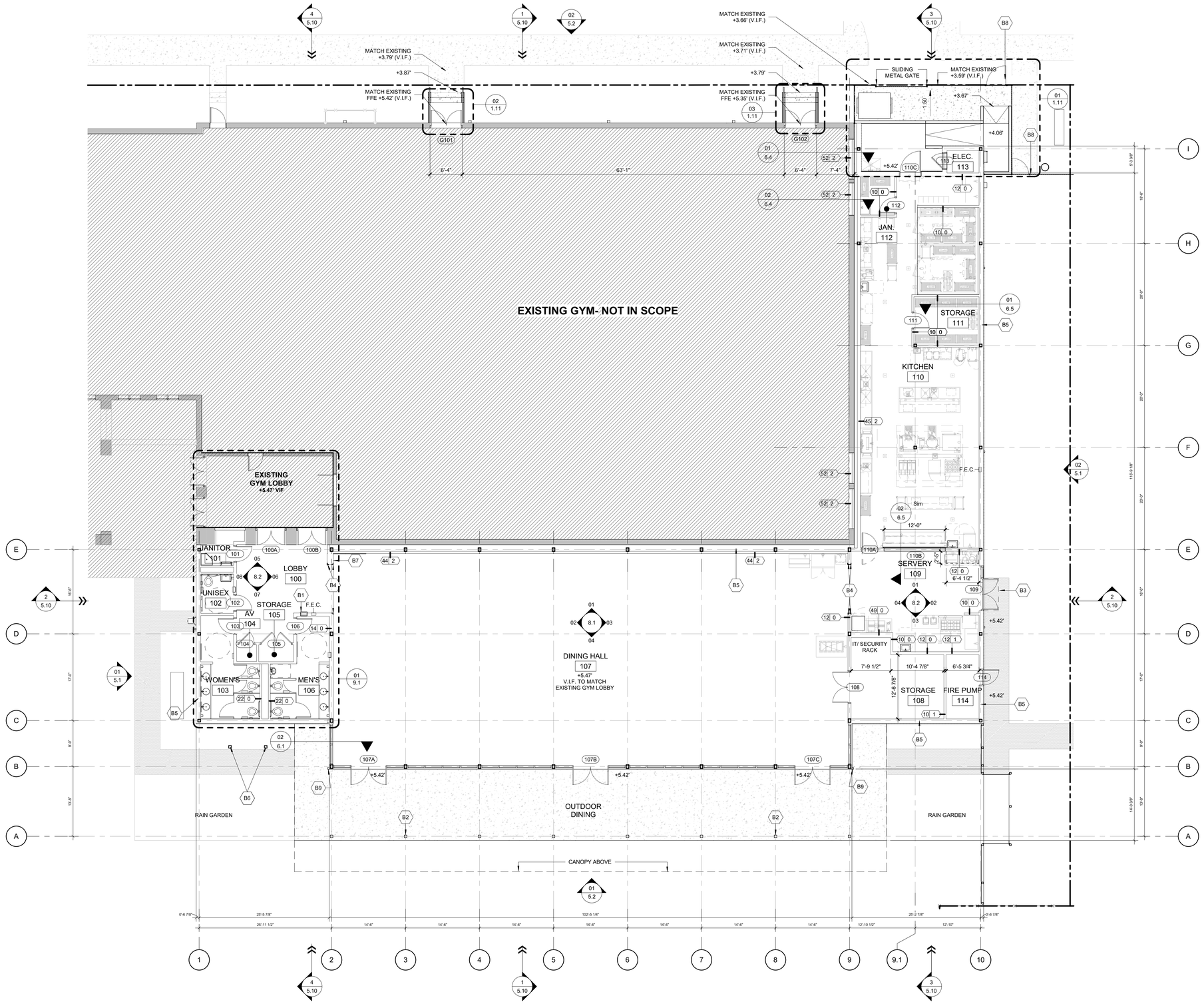
REVISIONS

SITE PLAN - DEMOLITION

1.20

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:30 PM



01 FIRST FLOOR PLAN
1.11 | 1/8" = 1'-0" |

TRUE NORTH

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C	RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
F.E.C	SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
F.E.C	SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)
F.E	WALL HUNG FIRE EXTINGUISHER (10 44 00)

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON FLOOR PLANS(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0"
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.

CLARIFICATION OF REFERENCE DESIGNATIONS

B1	AED
B2	4" DOWNSPOUT LEADER WITHIN COLUMN
B3	CANOPY ABOVE
B4	CORNER GUARDS
B5	CROSS-BRACING IN WALL (SEE STRUCTURAL)
B6	EXTERIOR UPLIGHTING FOR SIGNAGE
B7	A/V CONTROL PANEL
B8	GATE WITH KEYPAD ACCESS
B9	STEEL DOWNSPOUT PIPE, PAINT TO MATCH STOREFRONT

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FIRST FLOOR PLAN

Autodesk Docs://24041_ Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:30 PM

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALL	CEILING	COMMENTS
100	LOBBY	RF-1	WB-1	P-1	ACP-3	ABUSE RESISTANT GYP BD BELOW 8'-0"
101	JANITOR	SC-1	B-1	WP-1	EXPOSED TO ABOVE	
102	UNISEX	TL-2	TL-1	TL-1, P-1	P-1	
103	WOMEN'S	TL-2	TL-1	TL-1, P-1	P-1	
104	AV	RF-1	B-1	P-1	ACP-3	
105	STORAGE	RF-1	B-1	P-1	ACP-3	
106	MEN'S	TL-2	TL-1	TL-1, P-1	P-1	
107	DINING HALL	RF-1	WB-1, WB-2	P-1, P-2, WC-1	ACP-1	ABUSE RESISTANT GYP BD BELOW 8'-0"
108	STORAGE	SC-1	B-1	P-1	EXPOSED TO ABOVE	
109	SERVERY	RF-1	WB-1	P-1	ACP-2	ABUSE RESISTANT GYP BD BELOW 8'-0"
110	KITCHEN	TL-3	TL-3	P-1, WP-1	ACP-2	
111	STORAGE	SC-1	B-1	WP-1	EXPOSED TO ABOVE	
112	JAN.	SC-1	B-1	WP-1	EXPOSED TO ABOVE	
113	ELEC.	SC-1	-	P-1	EXPOSED TO ABOVE	
114	FIRE PUMP	SC-1	-	P-1	EXPOSED TO ABOVE	

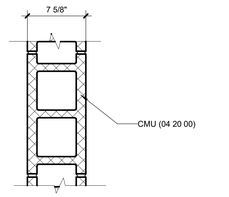
FINISH LEGEND

MARK	MATERIAL	SPEC. REF	MANUFACTURER	MODEL #	COLOR	DIMENSIONS	PATTERN	NOTES
ACP-1	ACOUSTICAL CEILING PANEL - WOOD LOOK	09 51 00	CERTAINTEED	CONCEALED ACCESS WOOD PANELS, RONDOLO MICRO-PERFORATED	WHITE OAK FINISH	30"X60" PANELS	SEE RCP	ACP TILE - WOOD LOOK
ACP-2	ACOUSTICAL CEILING PANEL - VINYL FACED	09 51 00	ARMSTRONG	KITCHEN ZONE	WHITE	2'X2'	-	SUSPENSION SYSTEM 15/16" PRELUDE, WHITE
ACP-3	ACOUSTICAL CEILING PANEL - 2X2	09 51 00	ARMSTRONG	ULTIMA - SQUARE	WHITE	2'X2'	-	SUSPENSION SYSTEM 15/16" PRELUDE, WHITE
B-1	RESILIENT BASE	09 65 13	TARKETT	RUBBER BASE	TBD	4"H	-	GENERAL RUBBER BASE
P-1	PAINT	09 91 23	SHERWIN WILLIAMS	ECO SELECT	ORIGAMI WHITE 7636	-	-	GENERAL WALL PAINT
P-2	PAINT	09 91 23	SHERWIN WILLIAMS	ECO SELECT	TBD	-	-	ACCENT PAINT
PL-1	PLASTIC LAMINATE	06 41 16	WILSONART	STANDARD LAMINATE	ATLANTIS D25-60	-	MATTE FINISH	PLAM @ TOILET PARTITIONS
RF-1	RESILIENT FLOORING	09 65 00	FORBO	MARMOLEUM CONCRETE	3704 SATELLITE	78.74"W ROLL	-	GENERAL MARMOLEUM FLOORING
SC-1	SEALED CONCRETE	03 35 11	BY GC	-	-	-	-	SLIP RESISTANT FINISH
SSF-1	SOLID SURFACE	12 36 00	HANWHA SURFACES	HANSTONE QUARTZ	SWAN COTTON RS301	2CM		QUARTZ @ RESTROOMS
SSF-2	SOLID SURFACE	12 36 00	CAESARSTONE	QUARTZ	2141 BLIZZARD	2CM		QUARTZ @ MILLWORK
TL-1	CERAMIC TILE	09 30 00	DALTILE	COLOR WHEEL 0148 SPA SEMI-GLOSS FIELD TILE	SPA	3"X6"	VERTICAL STACKED	WALL TILE @ RESTROOMS
TL-2	PORCELAIN TILE	09 30 00	HORIZON TILE	BUILT	DAM NATURAL	24"X24"	MATTE FINISH	FLOOR TILE @ RESTROOMS
TL-3	QUARRY TILE	09 30 00	DALTILE	QUARRY TILE	ARID GRAY 0Q42	6"X6"	ABRASIVE FINISH	QUARRY TILE @ KITCHEN
WB-1	WOOD BASE	06 20 00	SOLID WOOD	-	PAINTED P-1	8"H	-	PAINTED WOOD BASE, PAINTED P-1
WB-2	WOOD BASE	06 20 00	SOLID WOOD	-	PAINTED P-2	8"H	-	PAINTED WOOD BASE, PAINTED P-2
WC-1	WALL COVERING	09 72 00	KOROSEAL	WALLTALKERS TAC-WALL	HARBOR 06	48" WIDTH	-	TACKBOARD
WD-1	WOOD	06 41 00	VENEER	WHITE OAK	STAINED TO MATCH ARCHITECT'S SAMPLE, SATIN FINISH, RIFT CUT	3/4" THICK	-	GENERAL WOOD VENEER
WP-1	WALL PANEL	06 83 16	MARLITE	PEBBLED FRP	P 100 WHITE	4'X10' SHEETS	-	FRP WALL PANELING

GENERAL NOTES PERTAINING TO INTERIOR PARTITIONS

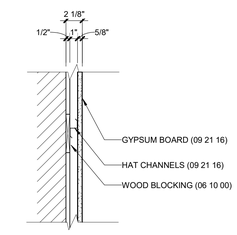
UNLESS OTHERWISE INDICATED IN THE FOLLOWING "CLARIFICATION OF REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS" OR OTHERWISE INDICATED ELSEWHERE ON THE "DRAWINGS", ALL INTERIOR PARTITIONS ARE GYPSUM BOARD AND METAL STUDS AND ARE TO BE CONSTRUCTED AS LISTED BELOW.

1. ALL METAL STUDS SHALL BE 3 5/8" DEEP AND MINIMUM 25 GAUGE. (FOR PARTITIONS REQUIRING HEAVIER GAUGE STUDS, SEE SPECIFICATION SECTION 09 21 16 OR DESCRIPTION BELOW).
2. ALL METAL STUDS SHALL BE SPACED 16" O.C.
3. ALL METAL STUDS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
4. ALL METAL STUDS SHALL HAVE ONE LAYER OF GYPSUM BOARD ON EACH SIDE OF STUD.
5. ALL GYPSUM BOARD SHALL BE MOLD-RESISTANT, TYPE X AND 5/8" THICK.
6. ALL GYPSUM BOARD, ON WALLS, SHALL TERMINATE AT THE UNDERSIDE OF GYPSUM BOARD CEILINGS AND MINIMUM OF 6" ABOVE OTHER TYPE CEILINGS. WHERE CEILINGS DO NOT OCCUR, GYPSUM BOARD SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
7. ALL COMPONENTS OF FIRE RATED, SMOKE BARRIER, OR STC RATED PARTITION SYSTEMS SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
8. PARTITION SYSTEMS INDICATED TO HAVE STC-RATINGS SHALL INCORPORATE SOUND ATTENUATION BLANKETS AND ACOUSTIC SEALANT TO ACHIEVE THE REQUIRED RATING. REFERENCE SPECIFICATION SECTION 09 21 16
9. IF CONCRETE MASONRY UNITS ARE INDICATED, UNITS SHALL BE 7 5/8" THICK AND SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
10. THE THICKNESS OF PARTITIONS SHOWN ARE FINISH SURFACE TO FINISH SURFACE EXCLUDING THIN-SET CERAMIC TILE.
11. REFER TO SPECIFICATION SECTION 09 21 16 FOR GLASS MAT-FACED GYPSUM BOARD REQUIREMENTS IN WET AREAS.
12. WET AREAS WILL BE DEFINED AS: WALLS SUPPORTING SINKS, TOILETS AND URINALS, AND SHOWER AND TUB SURROUNDS, INCLUDING SHOWER CEILING.
13. WHERE A REFERENCE DESIGNATION IS NOT INDICATED ON THE FLOOR PLANS, THE PARTITION TYPE SHALL BE TYPE 10.0.



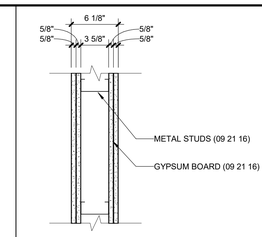
8" NOMINAL CONCRETE MASONRY UNIT

52.2 UL# U906; TYPE D-2



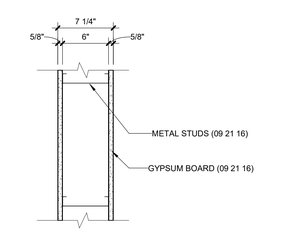
ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF 1" Z METAL FURRING CHANNEL, 1/2" SHIM SPACE

33.0 ACOUSTIC TEST: XXXX



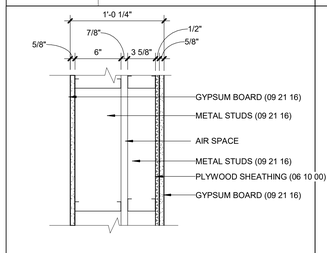
TWO LAYERS OF GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS

15.2 UL# U419



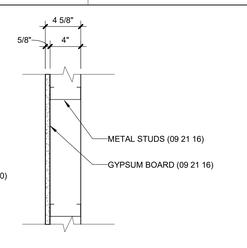
ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 6" METAL STUD

12.0



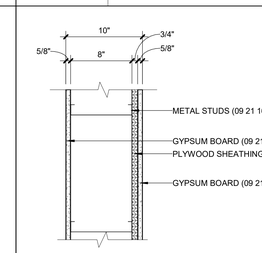
ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF 6" METAL STUD, 7/8 AIR GAP, AND 3 5/8" METAL STUD. ONE LAYER OF PLYWOOD SHEATHING AND GYPSUM BOARD ON THE OTHER.

49.0 ACOUSTIC TEST: XXXX



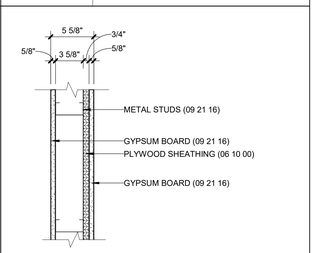
ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF 4" METAL STUDS, EXPOSED STUDS THE OTHER SIDE

23.0 ACOUSTIC TEST: XXXX



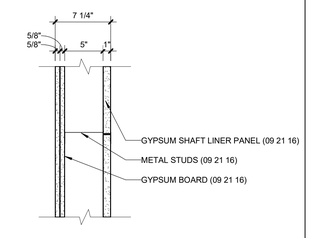
ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 4" METAL STUDS

14.0



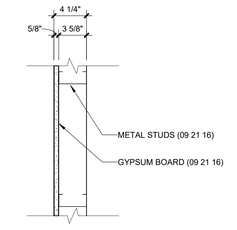
ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 4" METAL STUDS

11.0



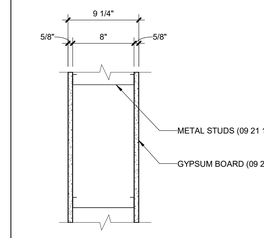
TWO LAYERS OF GYPSUM BOARD ON ONE SIDE, ONE LAYER OF 1" GYPSUM SHAFT LINER PANEL ON OTHER SIDE OF 4" METAL C-H STUDS

45.2 UL# U415; SYTEM B



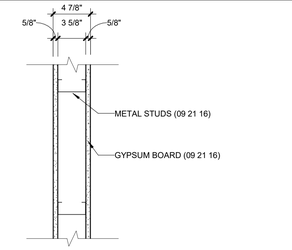
ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF 3 5/8" METAL STUDS, EXPOSED STUDS THE OTHER SIDE

22.0



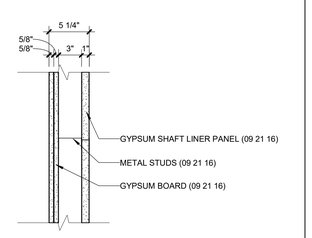
ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 8" METAL STUDS

13.0



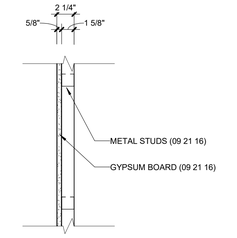
ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS

10.1 UL# U419
ACOUSTIC TEST: XXXX



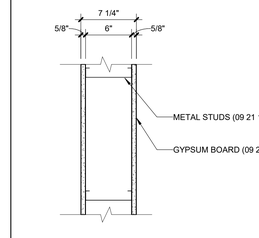
TWO LAYERS OF GYPSUM BOARD ON ONE SIDE, ONE LAYER OF 1" GYPSUM SHAFT LINER PANEL ON OTHER SIDE OF 4" METAL C-H STUDS

44.2 UL# U415; SYTEM B
ACOUSTIC TEST: XXXX



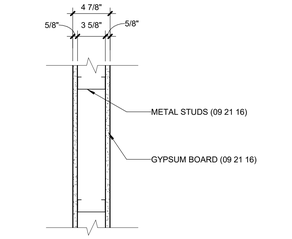
ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF 1 5/8" METAL STUDS, EXPOSED STUDS THE OTHER SIDE

20.0 NON RATED PARTITION
ACOUSTIC TEST: XXXX



ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 6" METAL STUDS

12.1 UL# U419
ACOUSTIC TEST: XXXX



ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS

10.0

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

REFERENCE DESIGNATIONS FOR FINISH TYPES

ACP-1

ACP-1	ACOUSTICAL CEILING PANEL - WOOD LOOK	09 51 00
ACP-2	ACOUSTICAL CEILING PANEL - VINYL FACED	09 51 00
ACP-3	ACOUSTICAL CEILING PANEL - 2X2	09 51 00
B-1	RESILIENT BASE	09 65 13
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
PL-1	PLASTIC LAMINATE	06 41 16
RF-1	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	PORCELAIN TILE	09 30 00
TL-3	QUARRY TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WP-1	WALL PANEL	06 83 16

PARTITION TYPES



TYPE	FIRE RATING	STC RATING	DEPTH
			1/8"
10	0		4 7/8"
10	1		4 7/8"
11	0		5 5/8"
12	0		7 1/4"
12	1		7 1/4"
14	0		9 3/4"
15	2		6 1/8"
20	0		2 1/4"
22	0		<varies>
33	0		2 1/8"
44	2		5 1/4"
45	2		7 1/4"
49	0		12 1/4"
52	2		7 5/8"

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FINISH SCHEDULE & INTERIOR PARTITION TYPES

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

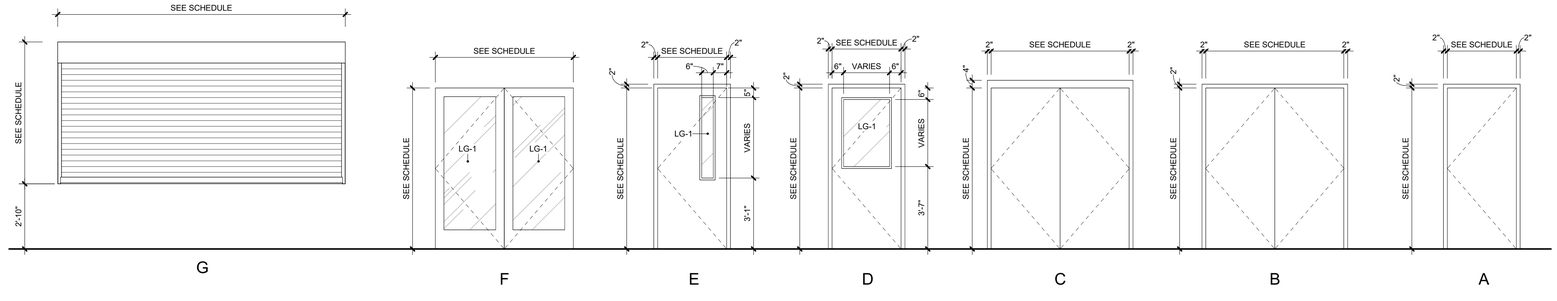
6/30/2025 3:23:33 PM



FRAME AND DOOR SCHEDULE

NOTES:
1. UNLESS OTHERWISE NOTED, ALL DOORS SHALL BE 1-3/4" THICK AND ALL FRAMES SHALL BE HOLLOW METAL.
2. FOR UNDERCUTTING AND/OR DOOR GRILLS, REFER TO HVAC FLOOR PLANS.
3. FIRE RATING FOR OPENING IS INDICATED IN MINUTES.
4. REFER TO SPECIFICATION SECTION 08 11 13 FOR INFORMATION REGARDING HM (HOLLOW METAL) FRAMES AND DOORS.

DOOR NUMBER	TYPE	FRAME					DOOR			FIRE RATING	STC RATING	HARDWARE SET	REMARKS
		OPENING				DETAIL NUMBER	DOOR (OR OPENING) DESCRIPTION	MATERIAL	FINISH				
		WIDTH	HEIGHT	MATERIAL	FINISH								
100A	B	5'-6"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED	60 MIN			CLOSER, ELECTROMAGNETIC HOLD-OPEN TIED TO FIRE ALARM SYSTEM, KEYED LOCK
100B	B	5'-6"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED	60 MIN			CLOSER, ELECTROMAGNETIC HOLD-OPEN TIED TO FIRE ALARM SYSTEM, KEYED LOCK
101	A	3'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				CLOSER
102	A	3'-0"	8'-0"	HM	PAINTED		FLUSH SOLID CORE WOOD	WD	CLEAR				CLOSER
103	A	3'-0"	8'-0"	HM	PAINTED		FLUSH SOLID CORE WOOD	WD	CLEAR				CLOSER
104	A	3'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				UNDERCUT
105	B	6'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				
106	A	3'-0"	8'-0"	HM	PAINTED		FLUSH SOLID CORE WOOD	WD	CLEAR				CLOSER
107A	F	6'-9 1/2"	8'-0"	ALUM	KYNAR		ALUMINUM AND GLASS ENTRANCE	ALUMN/GLASS	KYNAR				CLOSER, PANIC HARDWARE, KEYED LOCK, ELONGATED PULL
107B	F	6'-9 1/2"	8'-0"	ALUM	KYNAR		ALUMINUM AND GLASS ENTRANCE	ALUMN/GLASS	KYNAR				CLOSER, PANIC HARDWARE, KEYED LOCK, ELONGATED PULL
107C	F	6'-9 1/2"	8'-0"	ALUM	KYNAR		ALUMINUM AND GLASS ENTRANCE	ALUMN/GLASS	KYNAR				CLOSER, PANIC HARDWARE, KEYED LOCK, ELONGATED PULL
108	B	6'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				KEYED LOCK
109	F	6'-0"	8'-0"	ALUM	KYNAR		ALUMINUM AND GLASS ENTRANCE	ALUMN/GLASS	KYNAR				CLOSER, PANIC HARDWARE, KEYED LOCK
110A	E	3'-0"	8'-0"	HM	WHITE		TRAFFIC DOOR	ABS	POWDER COATED				DOUBLE-ACTING KITCHEN DOOR WITH VIEW LITEL INCLUDE LOCKING HARDWARE
110B	G	12'-0"	4'-11"	STEEL	POWDER COATED		COUNTER SHUTTER , PUSH UP alls. Can fully close to the floor.	STEEL	POWDER COATED				OVERHEAD COILING
110C	A	4'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				CLOSER, KEYPAD ENTRY
111	A	3'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				KEYED LOCK
112	A	3'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				
113	A	3'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				
114	A	3'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				KEYED LOCK
G101	C	6'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				CLOSER, PANIC HARDWARE, NO EXTERIOR PULLS, KEYED LOCK
G102	C	6'-0"	8'-0"	HM	PAINTED		FLUSH HOLLOW METAL	HM	PAINTED				CLOSER, PANIC HARDWARE, NO EXTERIOR PULLS, KEYED LOCK



01 FRAME AND DOOR TYPES
3/8" = 1'-0"

REFERENCE DESIGNATIONS FOR GLASS TYPES (08 80 00)

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

IG-1	CLEAR INSULATING GLASS
LG-1	CLEAR LAMINATED GLASS

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

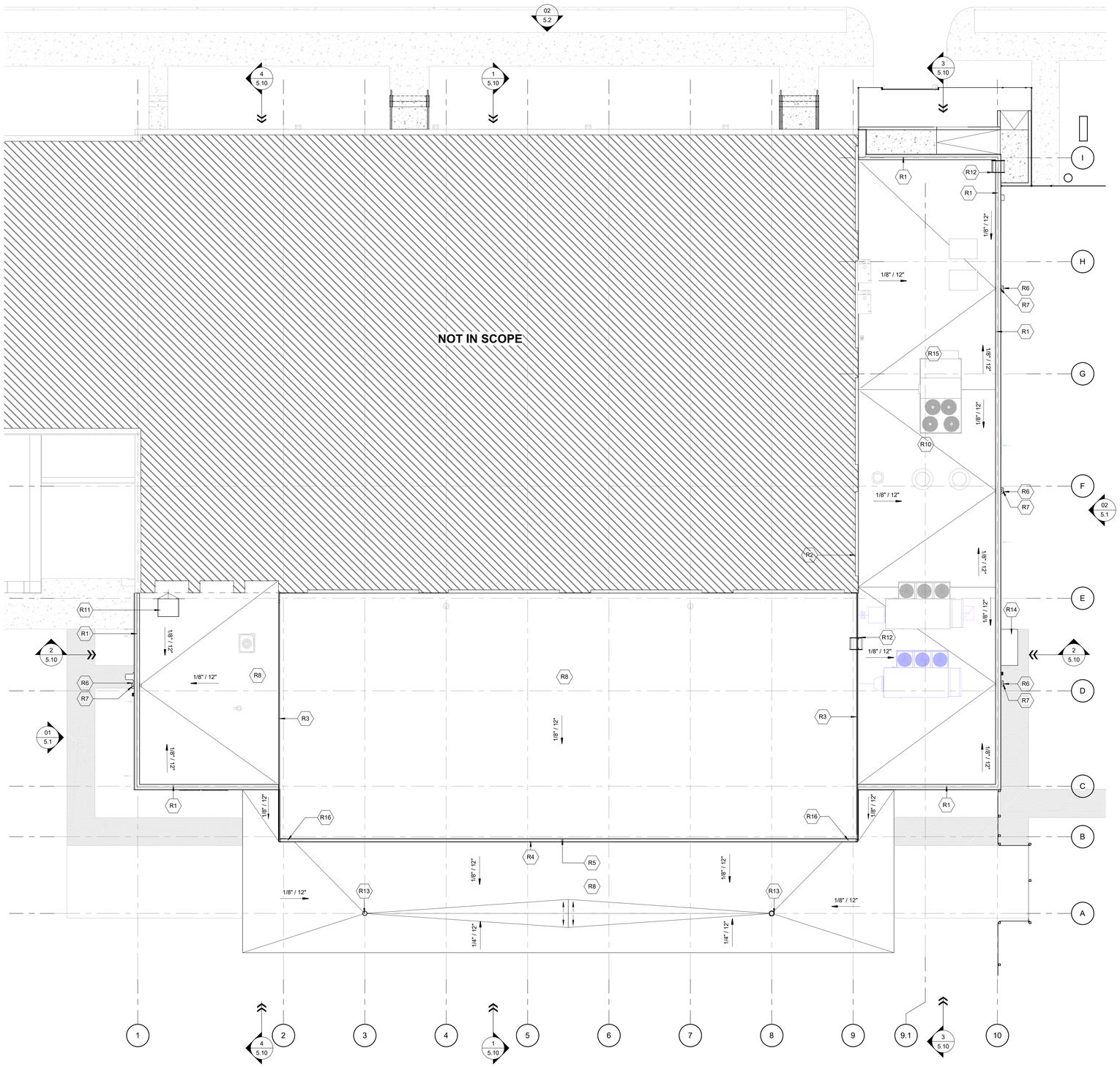
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FRAME AND DOOR SCHEDULE

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:35 PM



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

R1	PRE-FINISHED ALUMINUM COPING
R2	EXPANSION JOINT FLASHING
R3	PREFINISHED ALUMINUM EDGE FLASHING
R4	PRE-FINISHED ALUMINUM GUTTER
R5	EXPANSION JOINT IN GUTTER
R6	PRE-FINISHED ALUMINUM DOWNSPOUT WITH DOWNSPOUT BOOT
R7	SCUPPER WITH PROTECTIVE MESH COVER
R8	TPO ROOFING WITH INSULATION
R10	2-PLY MODIFIED BITUMEN ROOFING WITH INSULATION
R11	ROOF ACCESS HATCH
R12	FIXED LADDER TO ROOF
R13	ROOF DRAIN (ROOF DRAIN LEADER WITHIN COLUMN)
R14	CANOPY WITH TPO ROOFING
R15	8" HIGH CURB MOUNTED EQUIPMENT, TYP. (SEE MECHANICAL AND FOOD SERVICE)
R16	DOWNSPOUT WITHIN ARCHITECTURAL ENCLOSURE

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

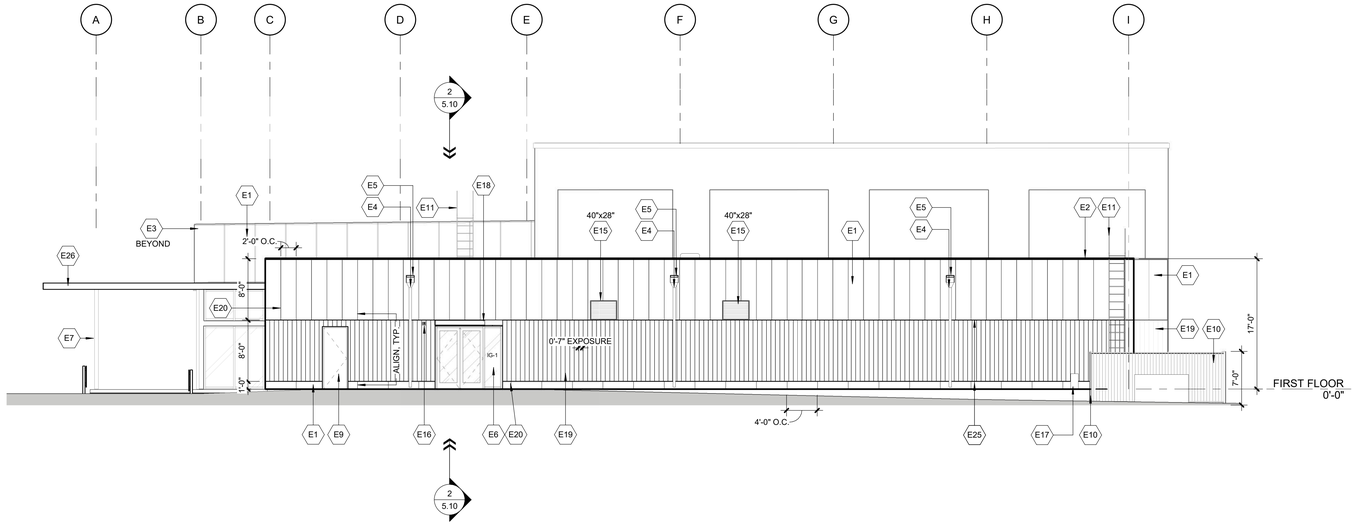
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

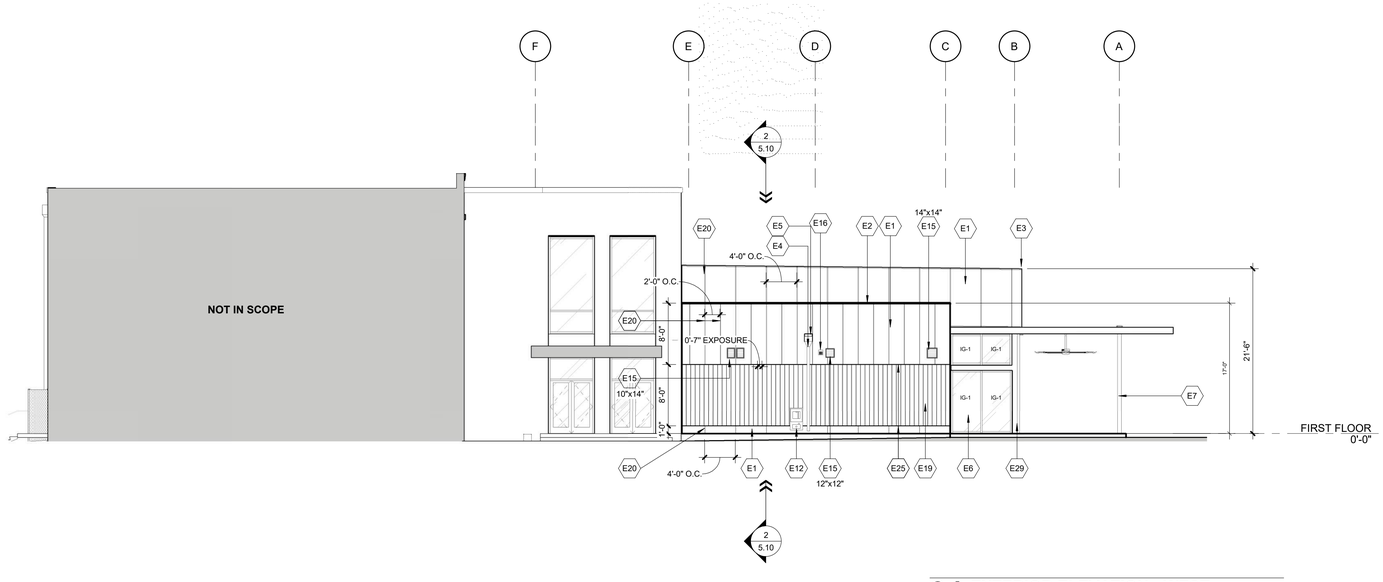
ROOF PLAN

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:38 PM



02 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

CLARIFICATION OF REFERENCE DESIGNATIONS

E1	ARCHITECTURAL FIBER CEMENT PANEL, PAINTED
E2	PRE-FINISHED ALUMINUM COPING
E3	CONCEALED PRE-FINISHED ALUMINUM GUTTER
E4	PRE-FINISHED ALUMINUM DOWNSPOUT WITH DOWNSPOUT BOOT
E5	SCUPPER
E6	PRE-FINISHED ALUMINUM STOREFRONT WITH MATCHING ALUMINUM TRIM
E7	STEEL POSTS WITH HIGH PERFORMANCE COATING
E9	HOLLOW METAL DOOR AND FRAME, PAINTED
E10	OPAQUE METAL FENCING AND GATE, PAINTED
E11	FIXED LADDER TO ROOF (SECURED ACCESS)
E12	BOTTLE FILLER AND DRINKING FOUNTAIN
E15	MECHANICAL LOUVER, TO MATCH EXTERIOR FINISH
E16	WALLPACK LIGHT (SEE ELECTRICAL)
E17	GAS METER, SEE PLUMBING
E18	CANOPY
E19	FIBER CEMENT V-GROOVE SIDING, APPLIED VERTICALLY
E20	FRY REGLET 1/2" REVEAL FCP-V2, VERTICAL
E25	FRY REGLET 1/2" FCP-H2 REVEAL, HORIZONTAL
E26	PREFINISHED ALUMINUM FASCIA
E29	STEEL DOWNSPOUT PIPE, PAINT TO MATCH STOREFRONT

REFERENCE DESIGNATIONS FOR GLASS TYPES (08 80 00)

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

IG-1	CLEAR INSULATING GLASS
LG-1	CLEAR LAMINATED GLASS

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

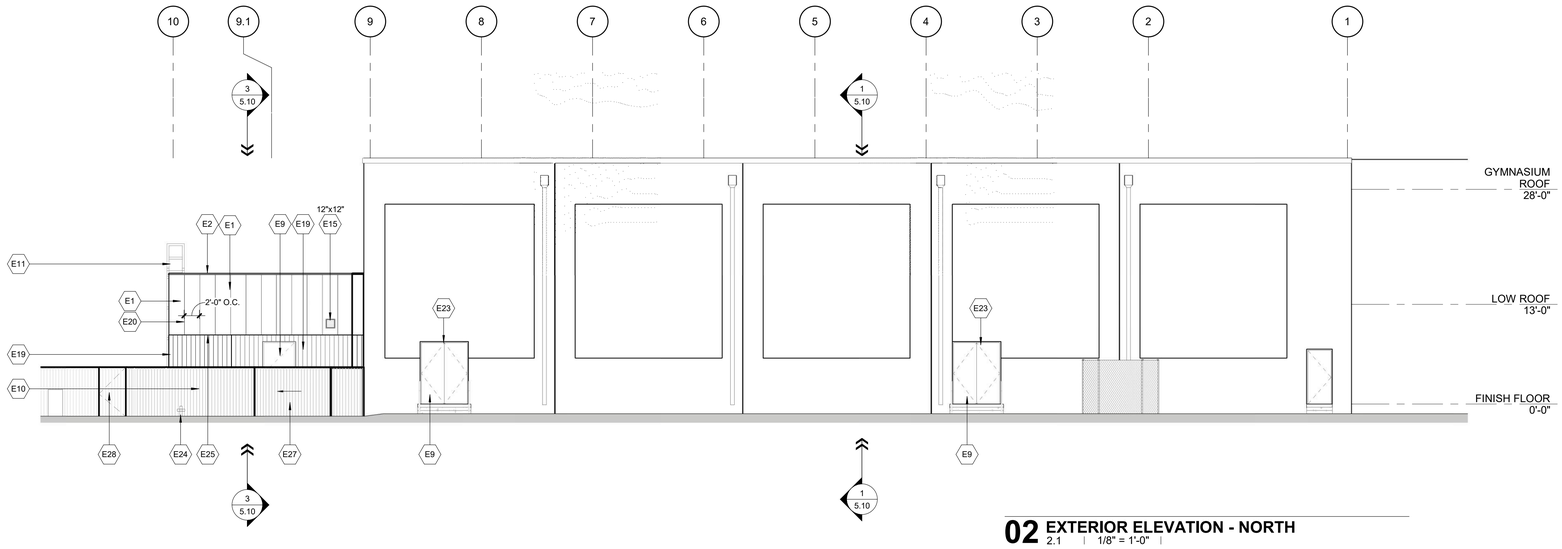
© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

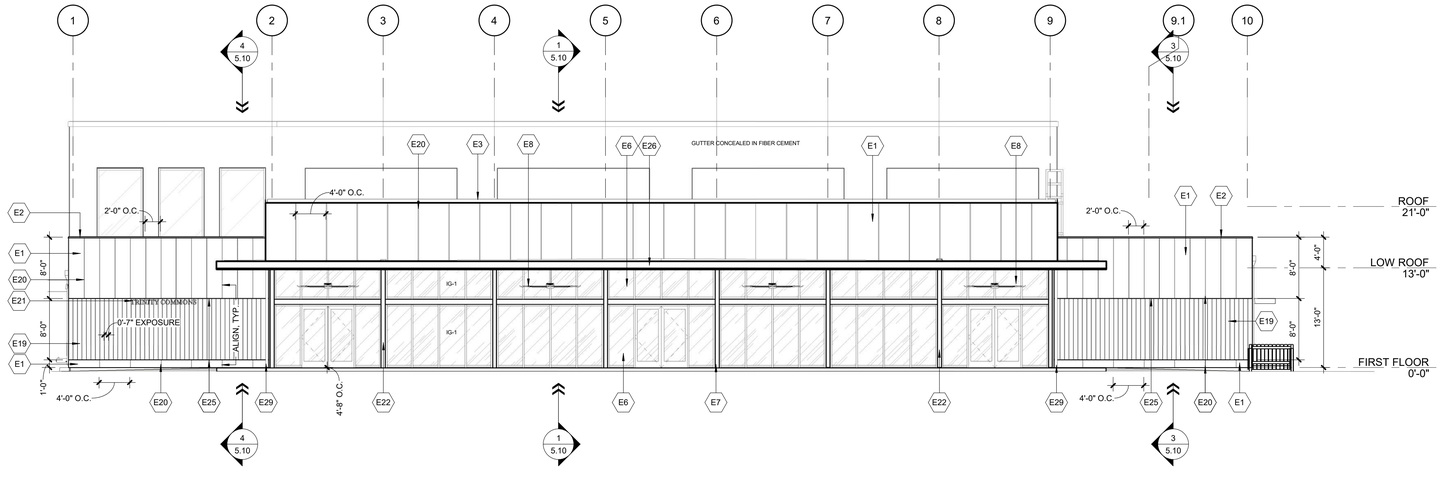
REVISIONS

EXTERIOR ELEVATIONS

6/30/2025 3:23:42 PM



02 EXTERIOR ELEVATION - NORTH
2.1 | 1/8" = 1'-0" |



01 EXTERIOR ELEVATION - SOUTH
2.1 | 1/8" = 1'-0" |

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

CLARIFICATION OF REFERENCE DESIGNATIONS

E1	ARCHITECTURAL FIBER CEMENT PANEL, PAINTED
E2	PRE-FINISHED ALUMINUM COPING
E3	CONCEALED PRE-FINISHED ALUMINUM GUTTER
E6	PRE-FINISHED ALUMINUM STOREFRONT WITH MATCHING ALUMINUM TRIM
E7	STEEL POSTS WITH HIGH PERFORMANCE COATING
E8	EXTERIOR CEILING FAN
E9	HOLLOW METAL DOOR AND FRAME, PAINTED
E10	OPAQUE METAL FENCING AND GATE, PAINTED
E11	FIXED LADDER TO ROOF (SECURED ACCESS)
E15	MECHANICAL LOUVER, TO MATCH EXTERIOR FINISH
E19	FIBER CEMENT V-GROOVE SIDING, APPLIED VERTICALLY
E20	FRY REGLET 1/2" REVEAL FCP-V2, VERTICAL
E21	METAL CUT LETTER SIGNAGE
E22	ROOF DRAIN LEADER CONCEALED WITHIN COLUMN
E23	REPAIR EXISTING STUCCO AT NEW OPENINGS
E24	REMOTE FDC
E25	FRY REGLET 1/2" FCP-H2 REVEAL, HORIZONTAL
E26	PREFINISHED ALUMINUM FASCIA
E27	SLIDING METAL GATE
E28	SWINGING METAL GATE WITH KEYPAD ACCESS
E29	STEEL DOWNSPOUT PIPE, PAINT TO MATCH STOREFRONT

REFERENCE DESIGNATIONS FOR GLASS TYPES (08 80 00)

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

IG-1	CLEAR INSULATING GLASS
LG-1	CLEAR LAMINATED GLASS

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

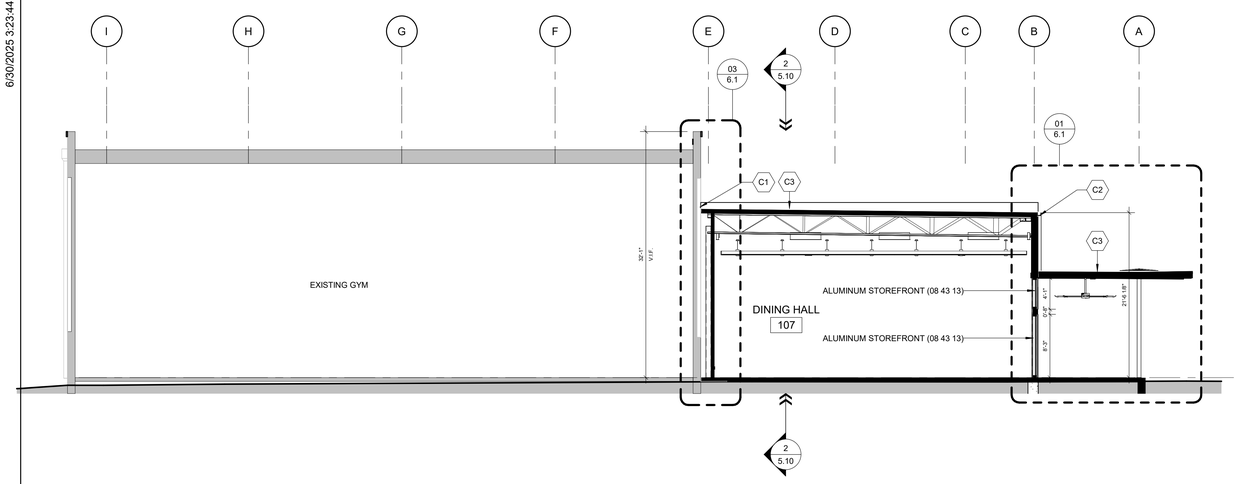
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

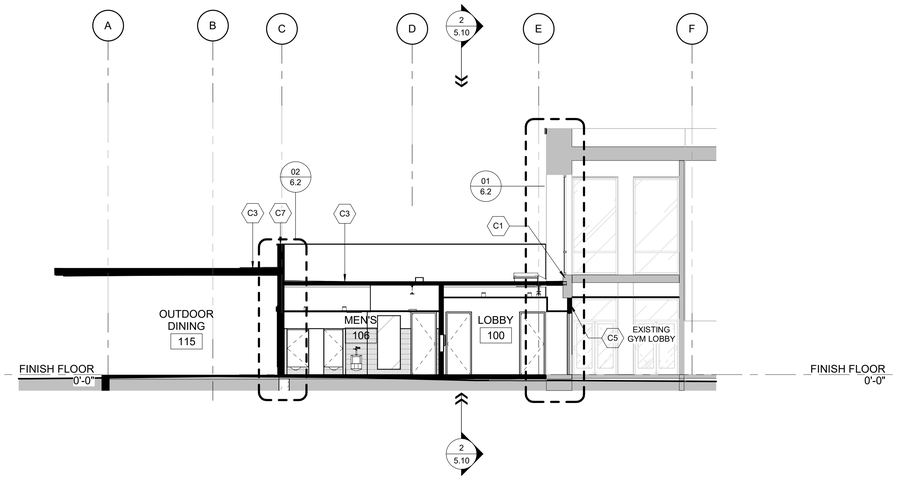
EXTERIOR ELEVATIONS

5.2

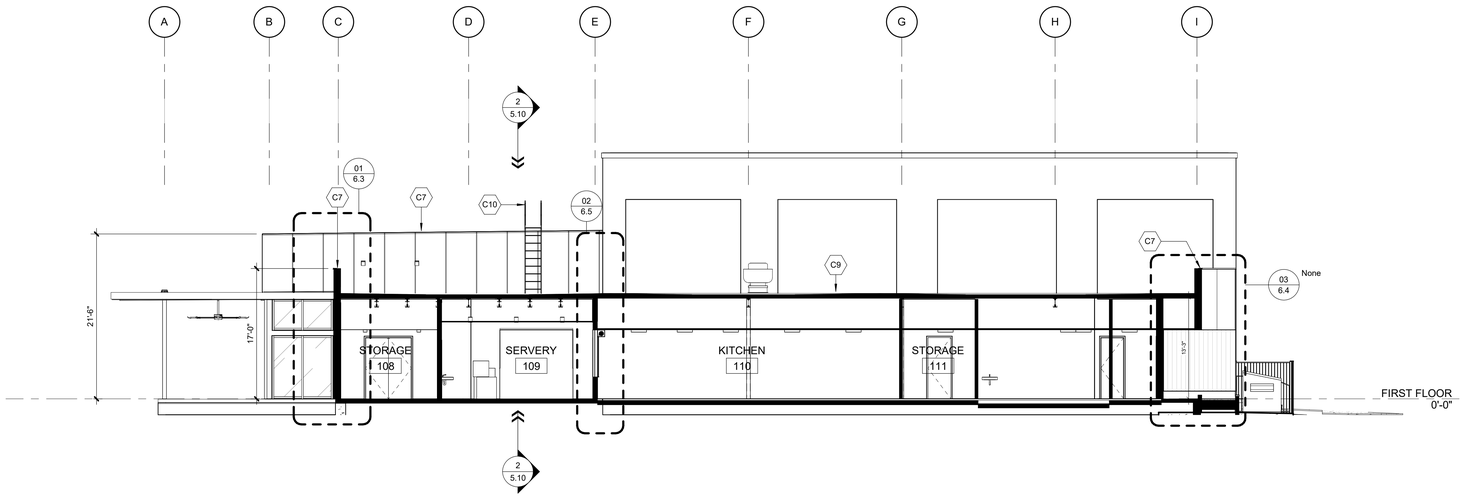
Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt



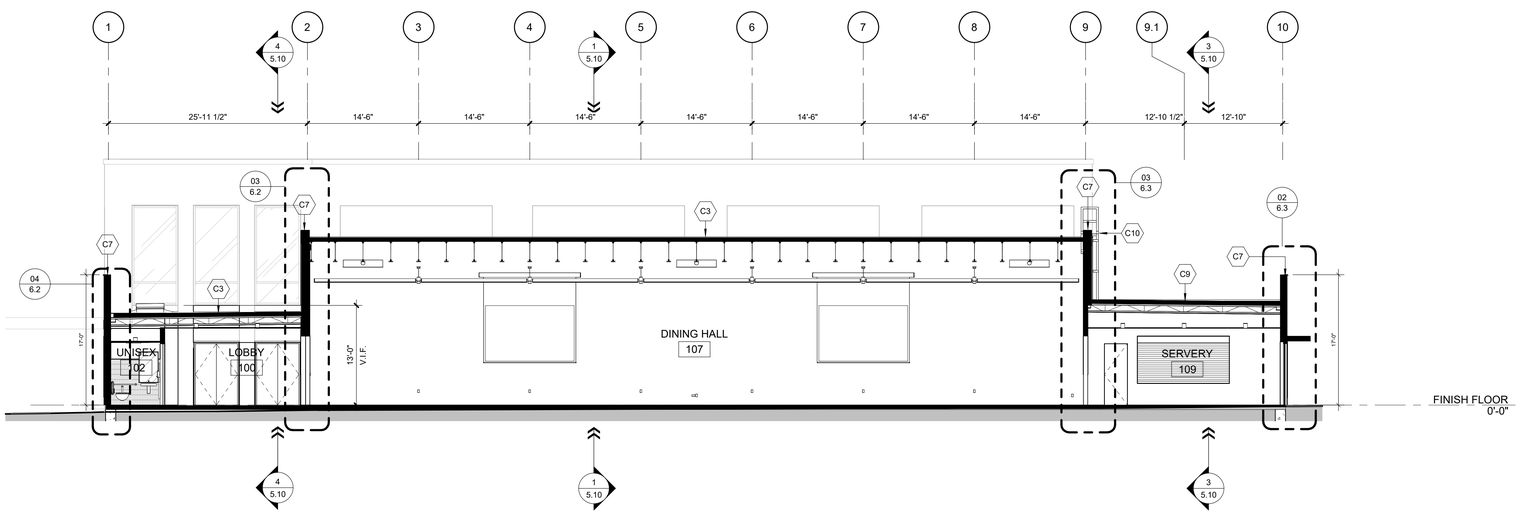
1 5.10 **CROSS SECTION THROUGH DINING**
SCALE: 1/8" = 1'-0"



4 5.10 **CROSS SECTION THROUGH RESTROOM**
SCALE: 1/8" = 1'-0"



3 5.10 **LONGITUDINAL SECTION THROUGH SERVERY & KITCHEN**
SCALE: 1/8" = 1'-0"



2 5.10 **LONGITUDINAL SECTION THROUGH RESTROOMS, DINING, & SERVERY**
SCALE: 1/8" = 1'-0"

C1	EXPANSION JOINT FLASHING
C2	CONCEALED PRE-FINISHED ALUMINUM GUTTER
C3	TPO ROOFING WITH INSULATION
C5	2-HOUR RATED FIRE WALL
C7	PRE-FINISHED ALUMINUM COPING
C9	2-PLY MODIFIED BITUMEN ROOFING WITH INSULATION
C10	FIXED ACCESS LADDER

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

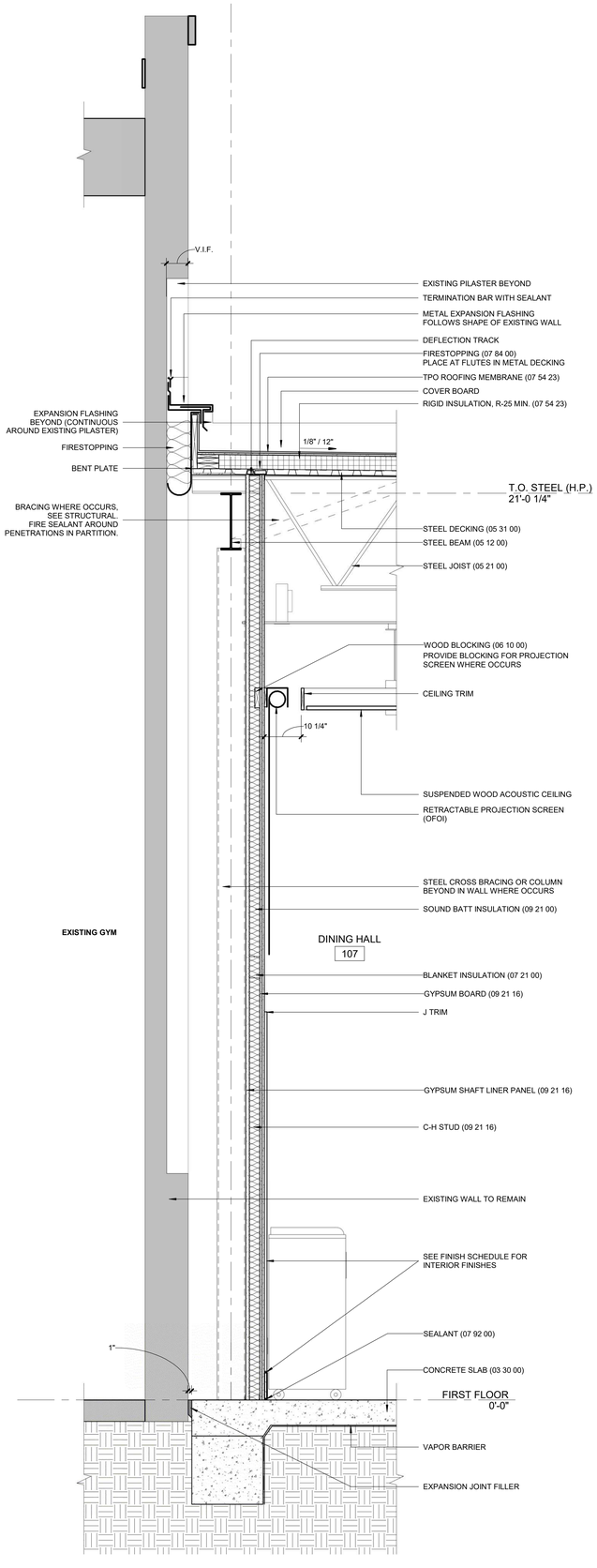
© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

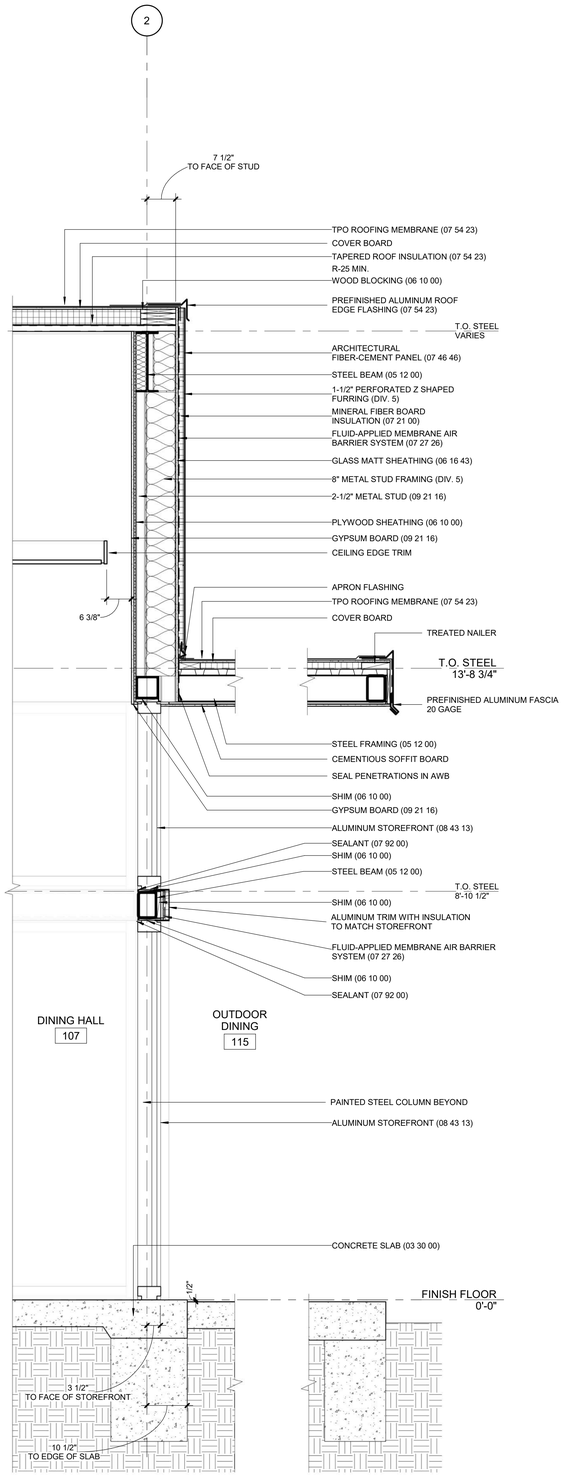
CROSS SECTIONS

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt



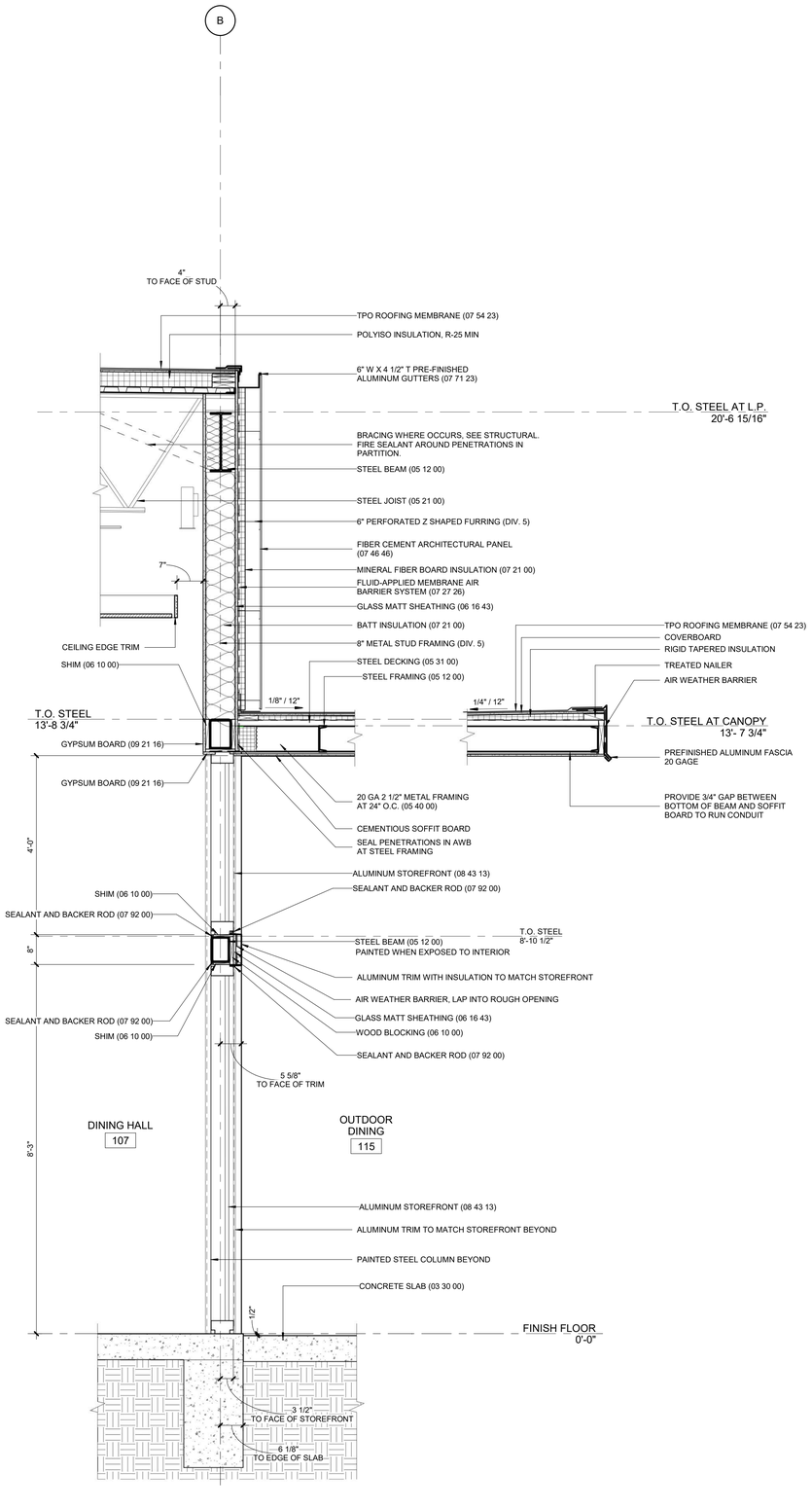
03 WALL SECTION THROUGH GYM WALL AT DINING HALL

5.10 | 3/4" = 1'-0" |



02 WALL SECTION THROUGH STOREFRONT AND CANONY AT PORCH

2.1 | 3/4" = 1'-0" |



01 WALL SECTION THROUGH STOREFRONT AND CANOPY AT DINING HALL

5.10 | 3/4" = 1'-0" |

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

GENERAL NOTES

1. FOR CLARITY OF DETAILING CONNECTIONS, FIREPROOFING ON STRUCTURAL STEEL MEMBER IS NOT SHOWN ON WALL SECTIONS AND MISCELLANEOUS DETAILS. REFER TO SECTION 07 81 00 AND INFORMATION SHEET FOR U.L DESIGN REQUIREMENTS.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

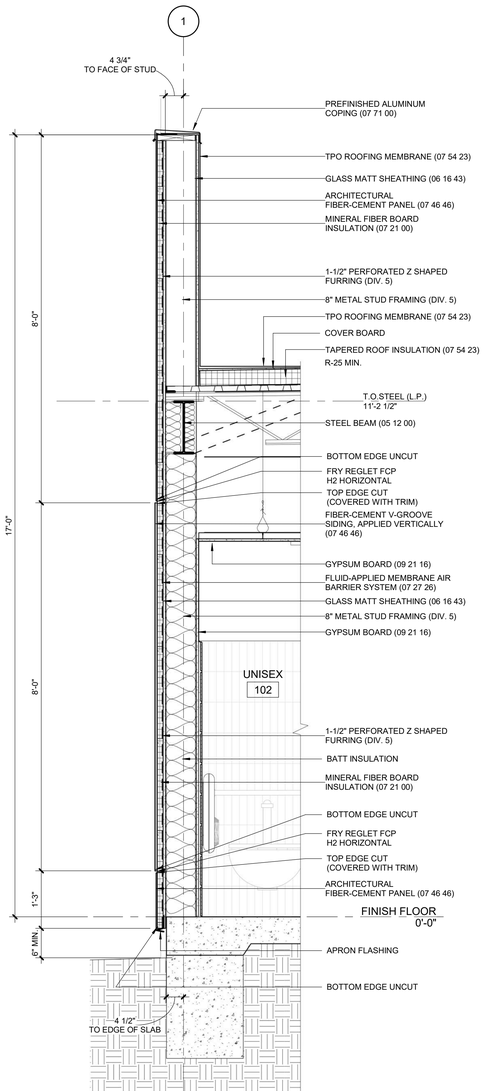
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

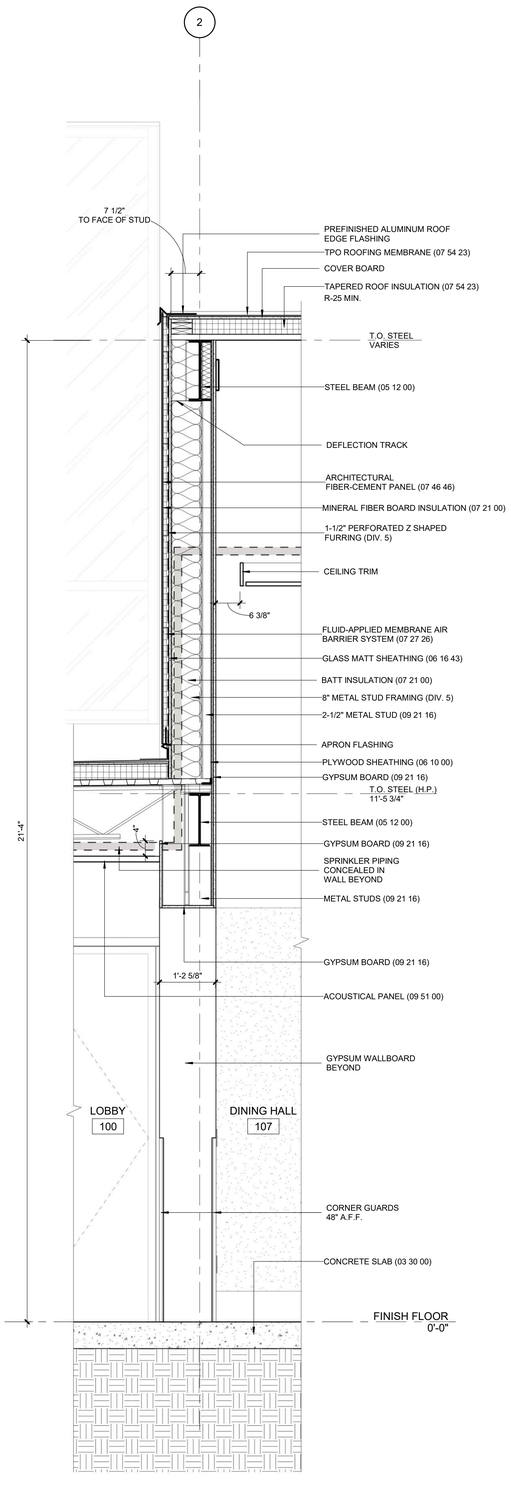
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

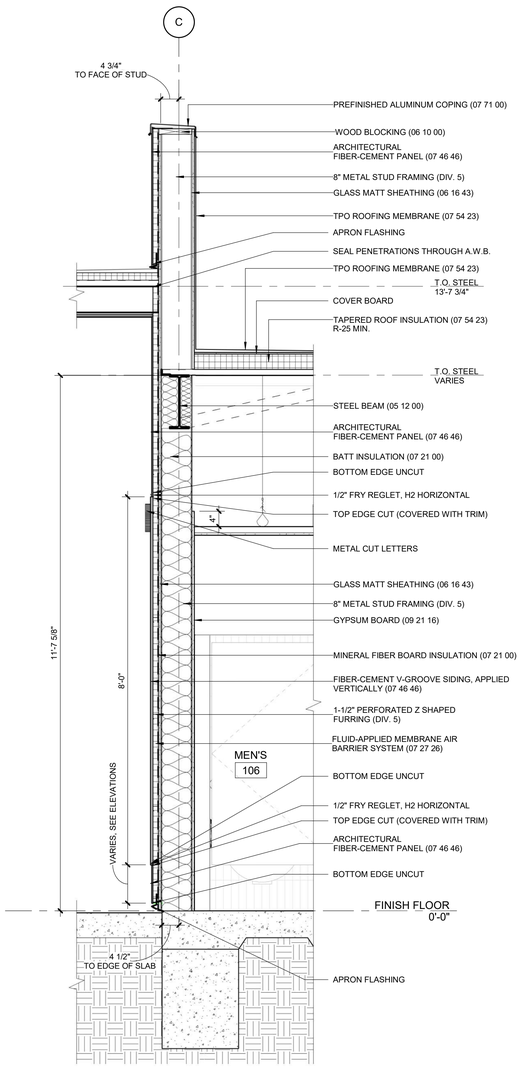
WALL SECTIONS AT DINING HALL



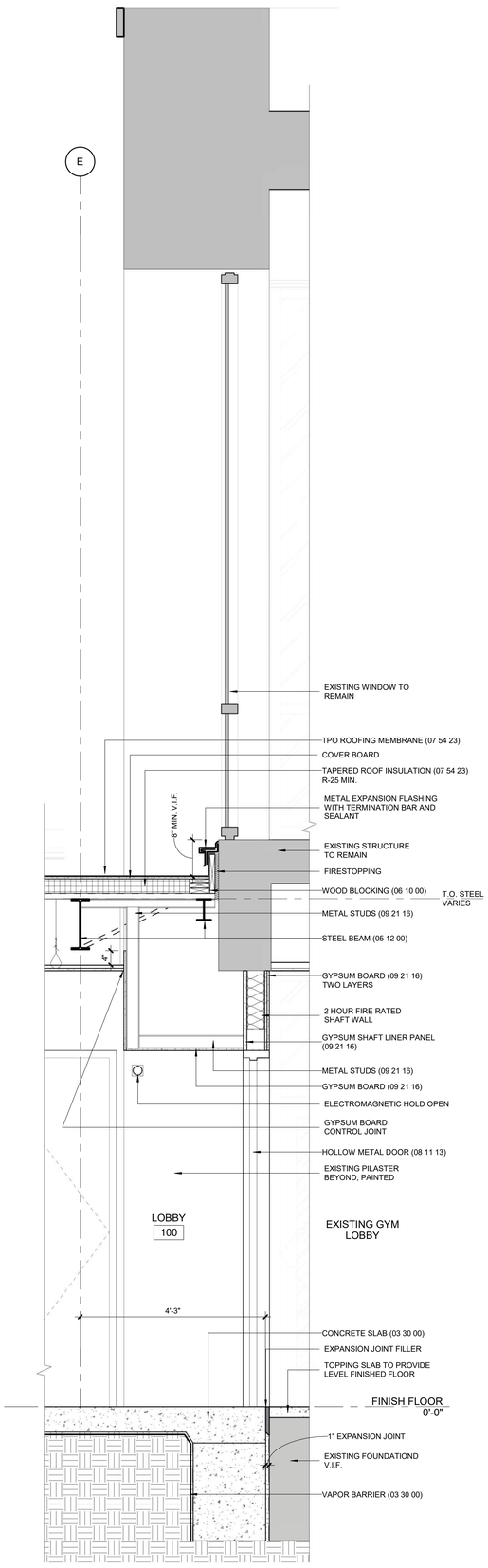
04 WALL SECTION THROUGH LOW ROOF AT RESTROOM
5.10 | 3/4" = 1'-0" |



03 WALL SECTION THROUGH LOW ROOF TO HIGH ROOF AT LOBBY
5.10 | 3/4" = 1'-0" |



02 WALL SECTION THROUGH LOW ROOF AT CANOPY
5.10 | 3/4" = 1'-0" |



01 WALL SECTION THROUGH LOW ROOF AT EXISTING WINDOW
5.10 | 3/4" = 1'-0" |

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

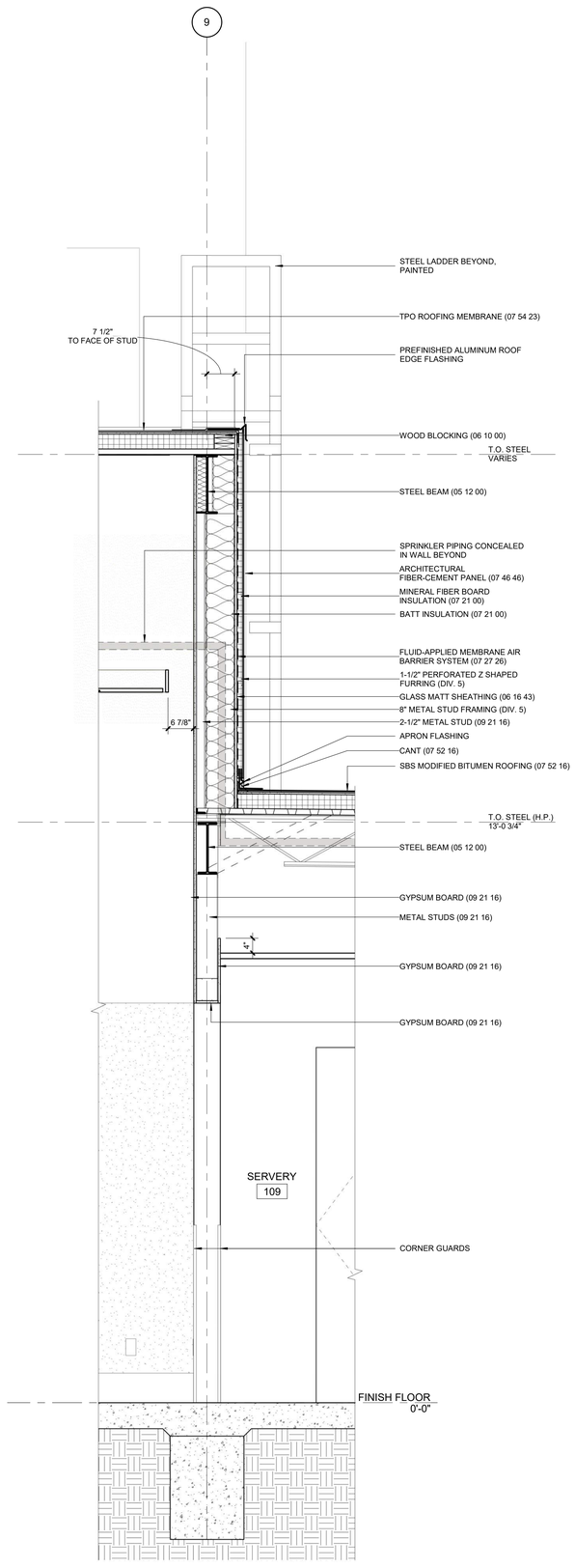
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

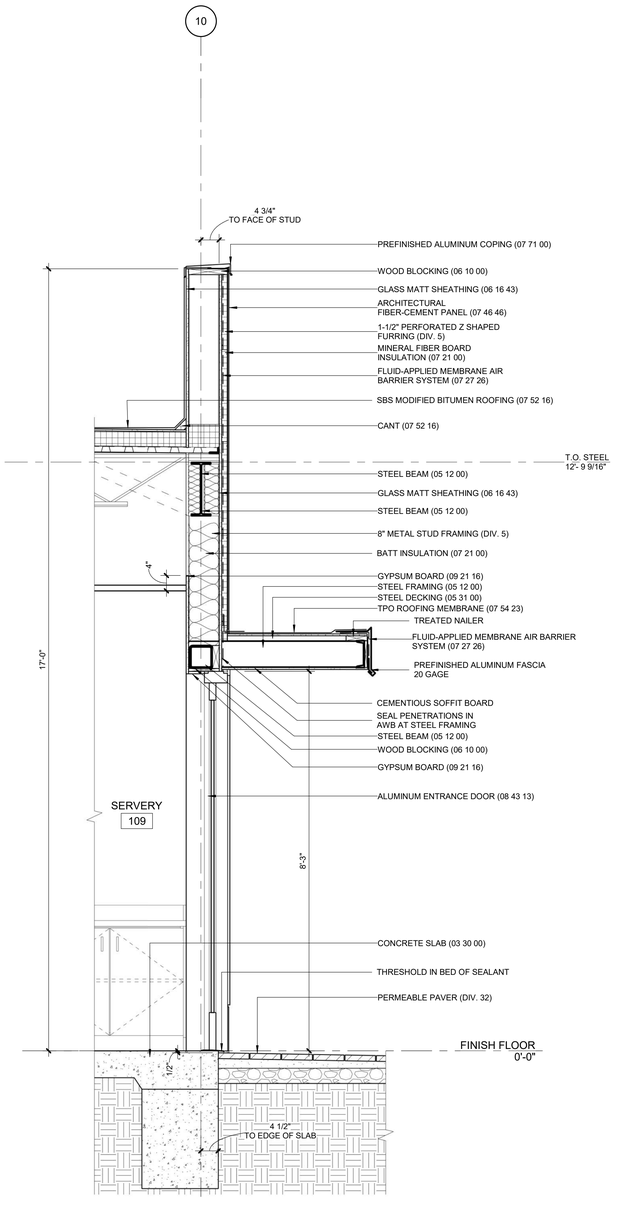
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

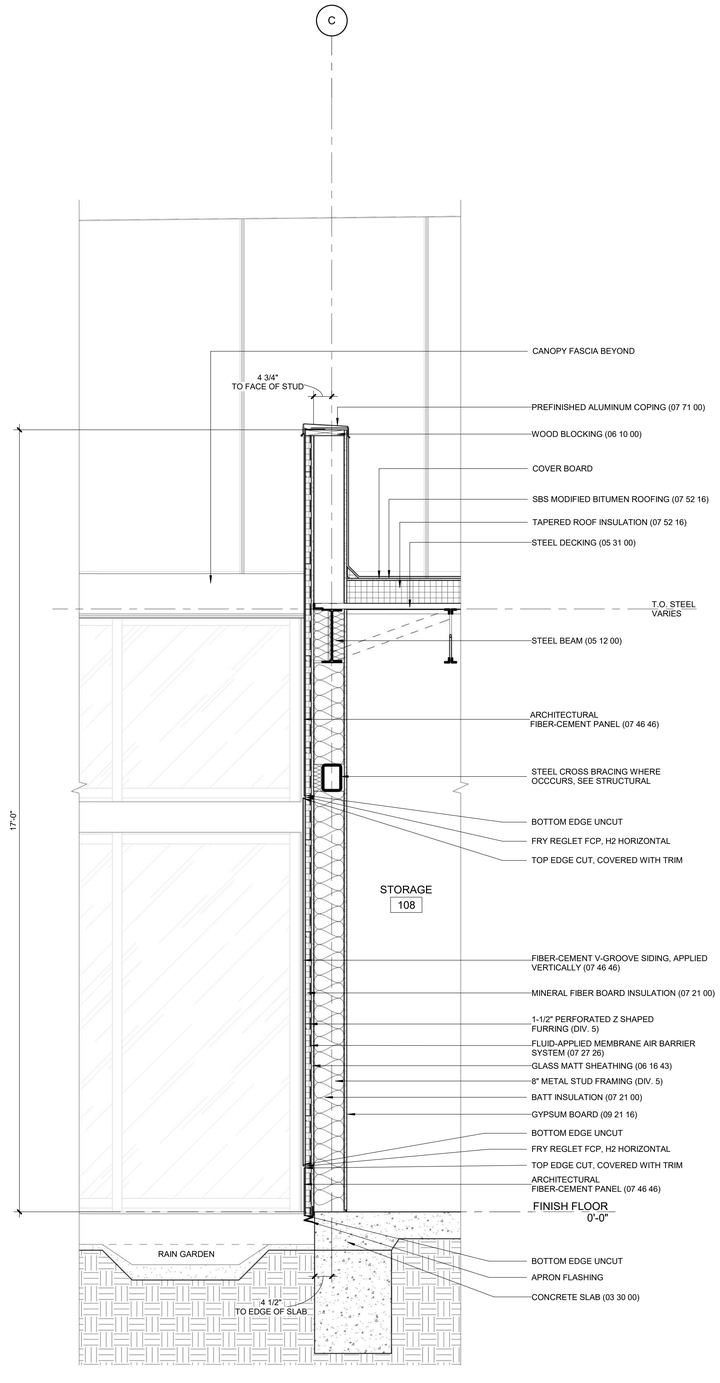
WALL SECTIONS AT RESTROOMS AND LOBBY



03 WALL SECTION THROUGH LOW ROOF TO HIGH ROOF AT SERVERY
5.10 | 3/4" = 1'-0" |



02 WALL SECTION THROUGH LOW ROOF AT SERVERY
5.10 | 3/4" = 1'-0" |



01 WALL SECTION THROUGH LOW ROOF AT STORAGE
5.10 | 3/4" = 1'-0" |

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

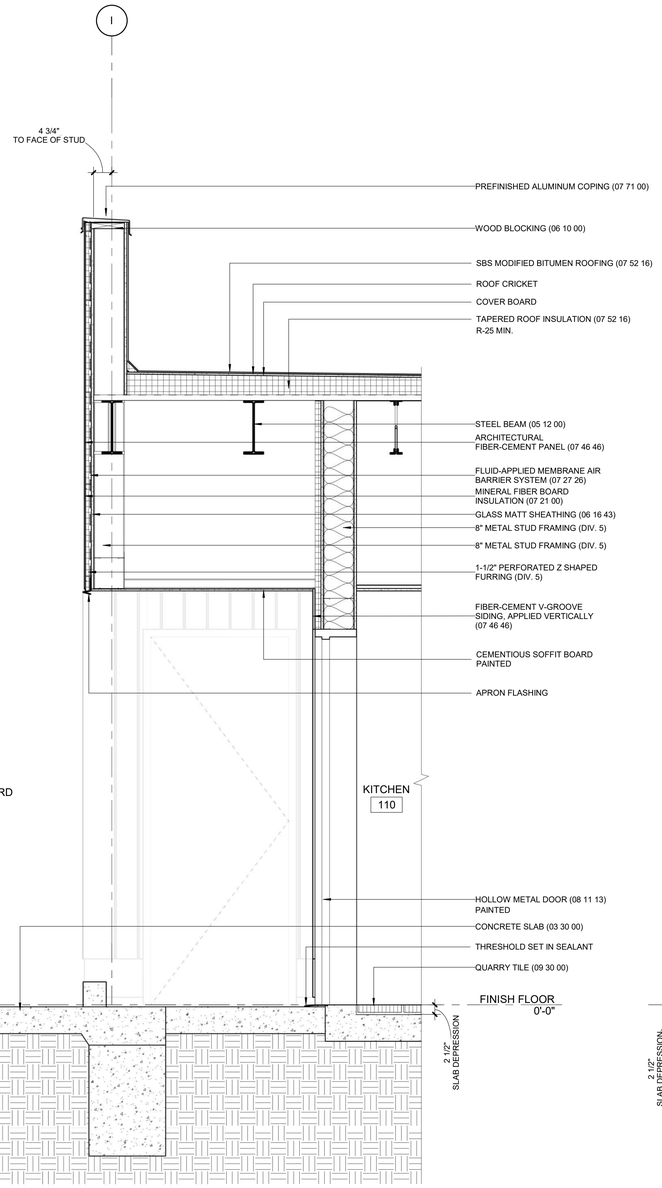
© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

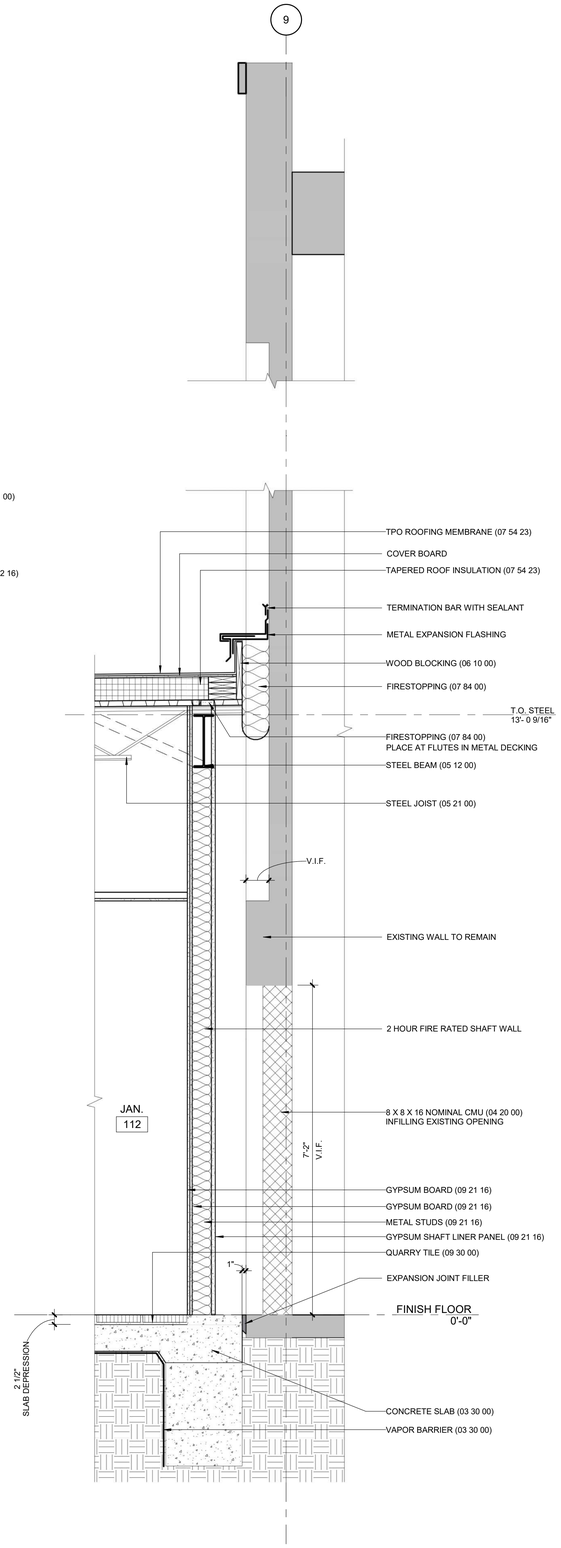
REVISIONS

WALL SECTIONS AT SERVERY

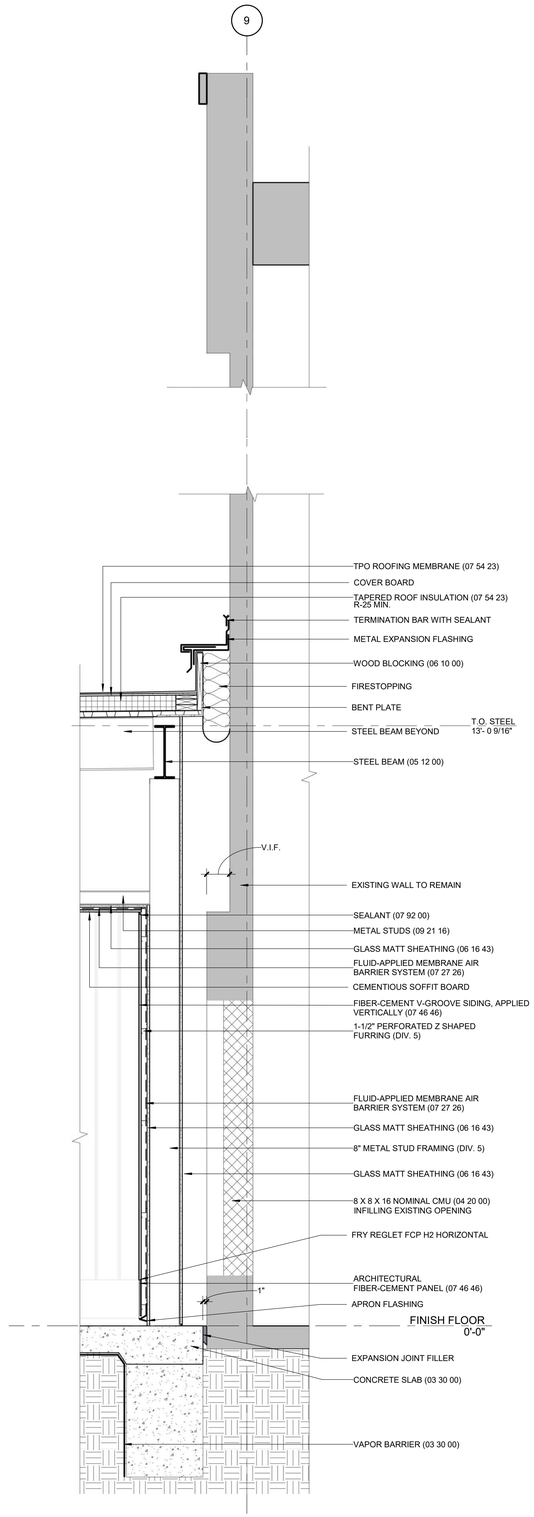
Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt



03 WALL SECTION THROUGH SERVICE YARD
5.10 | 3/4" = 1'-0" |



WALL SECTION THROUGH LOW ROOF AT GYM WALL AT JANITOR CLOSET
02 2.1 | 3/4" = 1'-0" |



01 WALL SECTION SECTION THROUGH EXTERIOR WING WALL
1.11 | 3/4" = 1'-0" |

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

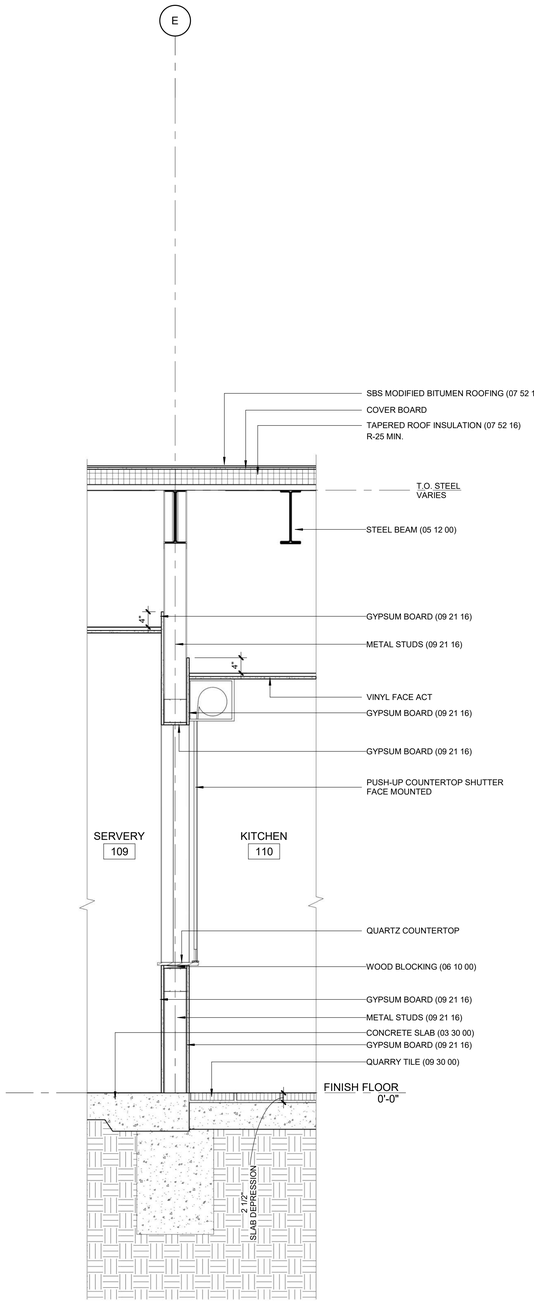
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

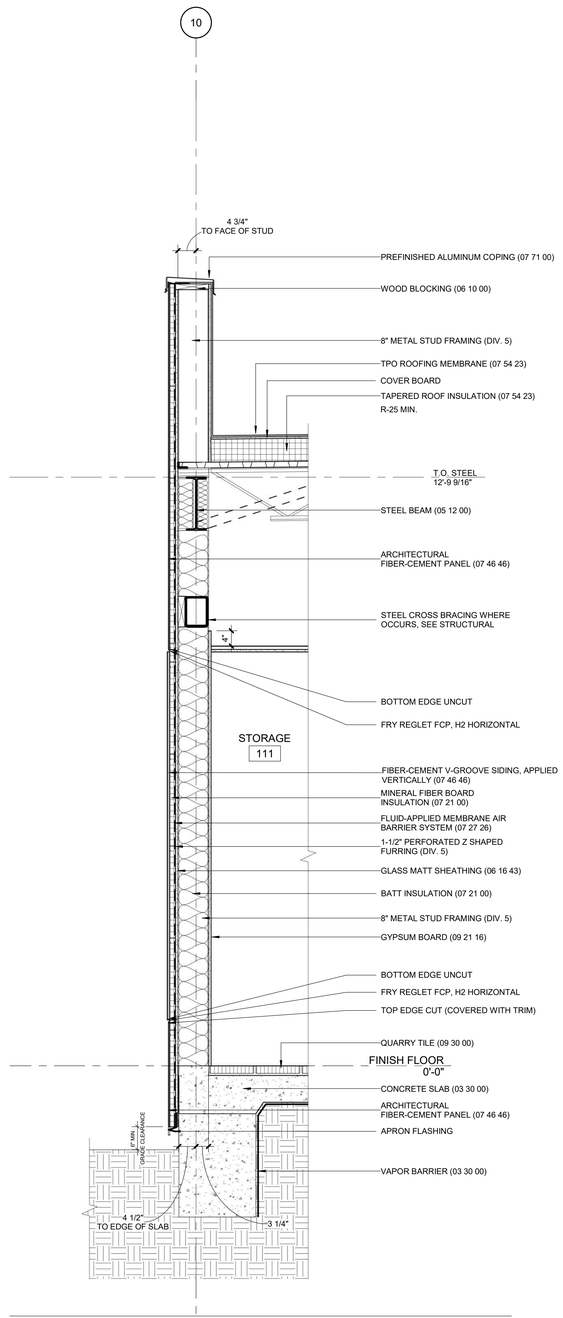
WALL SECTIONS AT KITCHEN

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:55 PM



02 WALL SECTION THROUGH COILING DOOR AT SERVERY
2.1 | 3/4" = 1'-0"



01 WALL SECTION THROUGH WALL AT KITCHEN
2.1 | 3/4" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

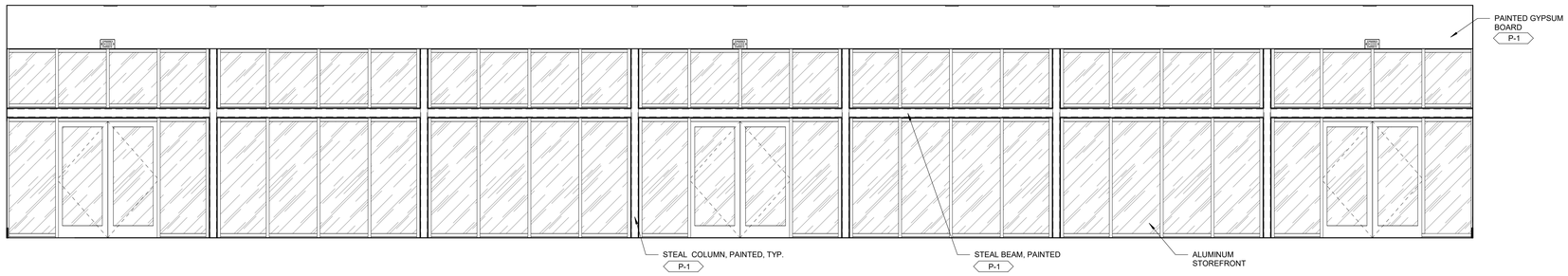
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

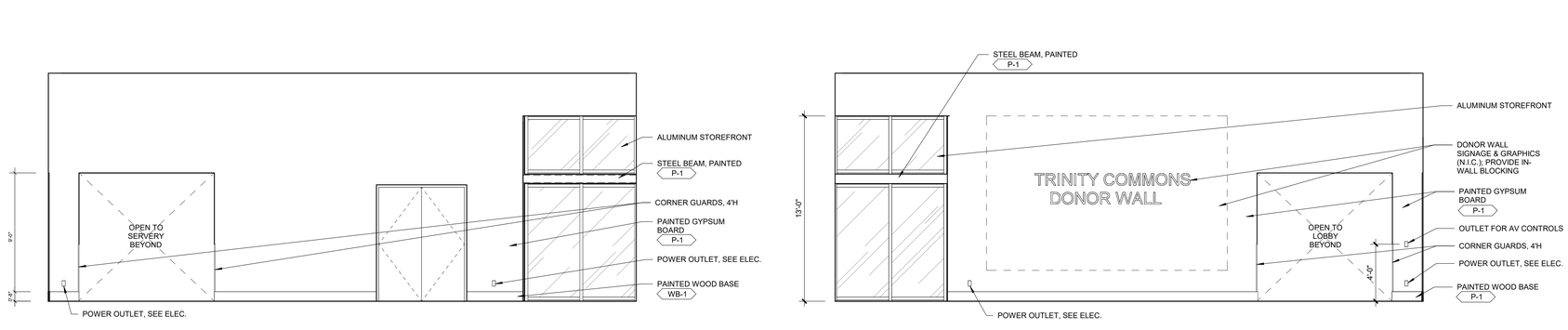
WALL SECTIONS AT KITCHEN

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:23:57 PM

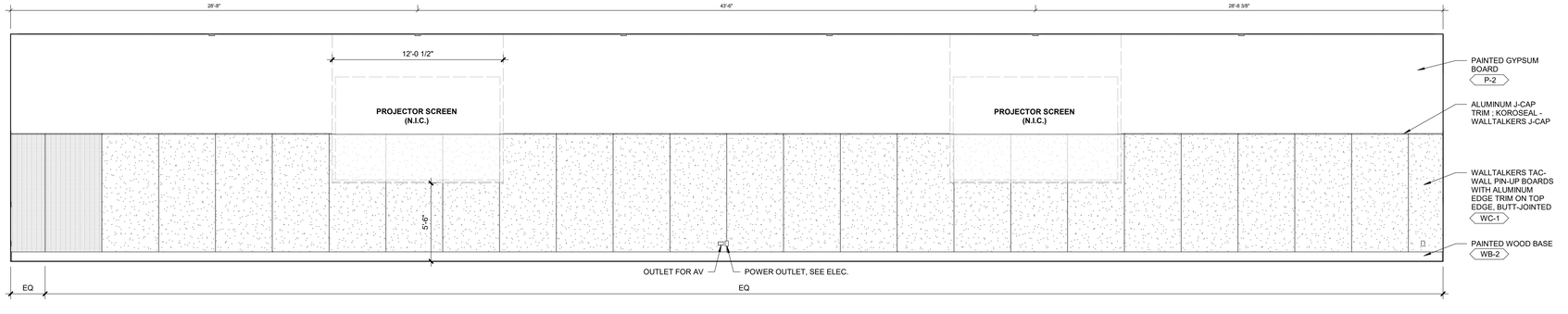


04 INTERIOR ELEVATION - DINING HALL - PLAN SOUTH
2.1 | 1/4" = 1'-0" |



03 INTERIOR ELEVATION - DINING HALL - PLAN EAST
2.1 | 1/4" = 1'-0" |

02 INTERIOR ELEVATION - DINING HALL - PLAN WEST
2.1 | 1/4" = 1'-0" |



01 INTERIOR ELEVATION - DINING HALL - PLAN NORTH
2.1 | 1/4" = 1'-0" |

REFERENCE DESIGNATIONS FOR FINISH TYPES

ACP-1	ACOUSTICAL CEILING PANEL - WOOD LOOK	09 51 00
ACP-2	ACOUSTICAL CEILING PANEL - VINYL FACED	09 51 00
ACP-3	ACOUSTICAL CEILING PANEL - 2X2	09 51 00
B-1	RESILIENT BASE	09 65 13
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
PL-1	PLASTIC LAMINATE	06 41 16
RF-1	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	PORCELAIN TILE	09 30 00
TL-3	QUARRY TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WP-1	WALL PANEL	06 83 16

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

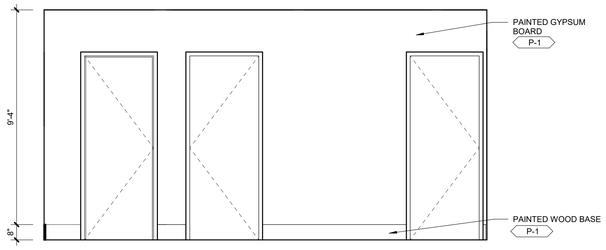
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

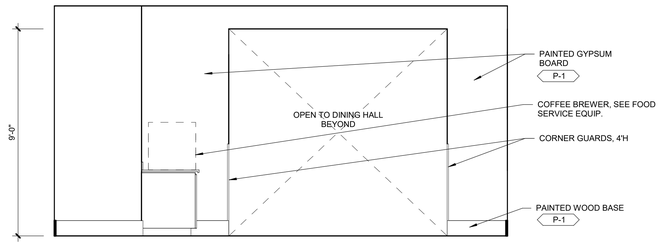
INTERIOR ELEVATIONS

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

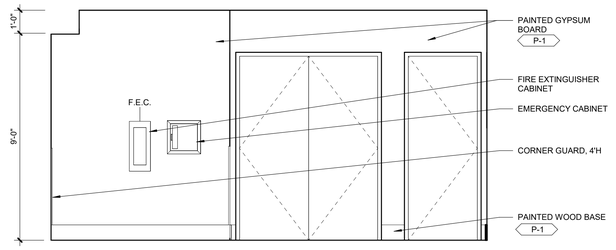
6/30/2025 3:23:59 PM



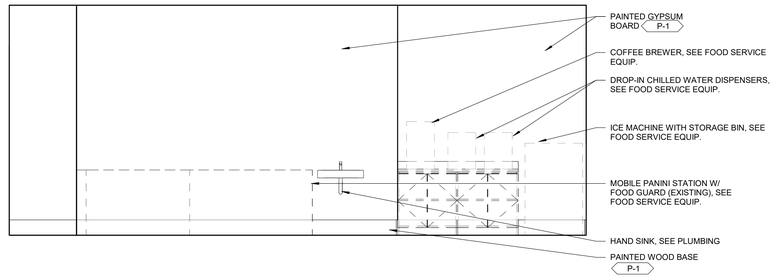
08 INTERIOR ELEVATION - LOBBY - PLAN WEST
2.1 | 3/8" = 1'-0" |



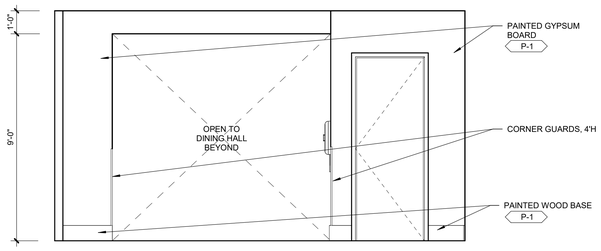
04 INTERIOR ELEVATION - SERVERY - PLAN WEST
2.1 | 3/8" = 1'-0" |



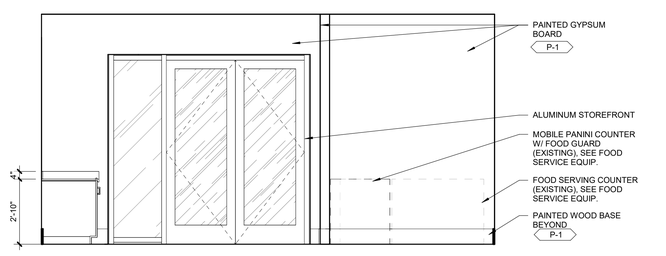
07 INTERIOR ELEVATION - LOBBY - PLAN NSOUTH
2.1 | 3/8" = 1'-0" |



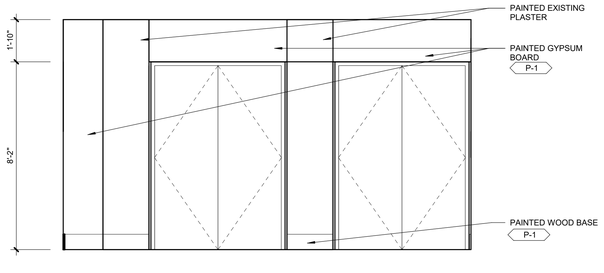
03 INTERIOR ELEVATION - SERVERY - PLAN SOUTH
2.1 | 3/8" = 1'-0" |



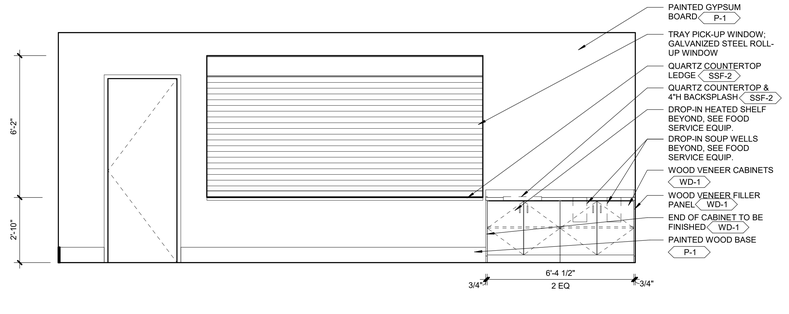
06 INTERIOR ELEVATION - LOBBY - PLAN EAST
2.1 | 3/8" = 1'-0" |



02 INTERIOR ELEVATION - SERVERY - PLAN EAST
2.1 | 3/8" = 1'-0" |



05 INTERIOR ELEVATION - LOBBY - PLAN NORTH
2.1 | 3/8" = 1'-0" |



01 INTERIOR ELEVATION - SERVERY - PLAN NORTH
2.1 | 3/8" = 1'-0" |

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

REFERENCE DESIGNATIONS FOR FINISH TYPES
ACP-1

ACP-1	ACOUSTICAL CEILING PANEL - WOOD LOOK	09 51 00
ACP-2	ACOUSTICAL CEILING PANEL - VINYL FACED	09 51 00
ACP-3	ACOUSTICAL CEILING PANEL - 2X2	09 51 00
B-1	RESILIENT BASE	09 65 13
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
PL-1	PLASTIC LAMINATE	06 41 16
RF-1	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	PORCELAIN TILE	09 30 00
TL-3	QUARRY TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WP-1	WALL PANEL	06 83 16

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

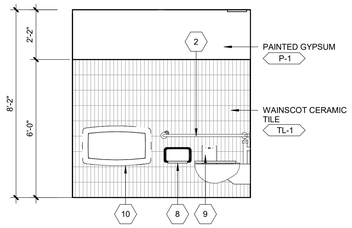
INTERIOR ELEVATIONS

6/30/2025 3:24:03 PM

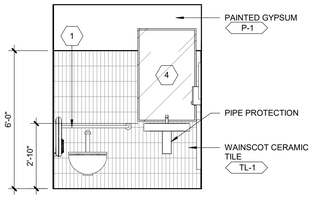
TOILET ROOM ACCESSORY SCHEDULE (10 28 00)

NOTES: UNLESS OTHERWISE NOTED BELOW, SEE SHEET 1.5 AND RESTROOM DETAILS FOR MOUNTING HEIGHTS

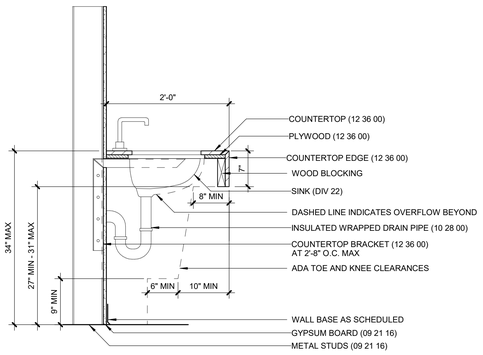
REFERENCE NUMBER	ITEM DESCRIPTION	MANUFACTURER	
		NAME	MODEL NUMBER
1	36" GRAB BAR STAINLESS STEEL	BOBRICK	B-5806 Series
2	42" GRAB BAR STAINLESS STEEL	BOBRICK	B-5806 Series
3	WALL MOUNTED SOAP DISPENSER	BOBRICK	
4	MIRROR	BOBRICK	
5	MIRROR, FULL LEGNTH	BOBRICK	B-1658 Series
6	MIRROR	BOBRICK	
7	SEMI RECESSED PAPER TOWEL DISPENSER & DISPOSAL	BOBRICK	B-3942
8	BATH TISSUE DISEPNSER, TWIN	TORK	T24
9	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270
10	BABY CHANGING STATION	KOALA KARE	KB300-00



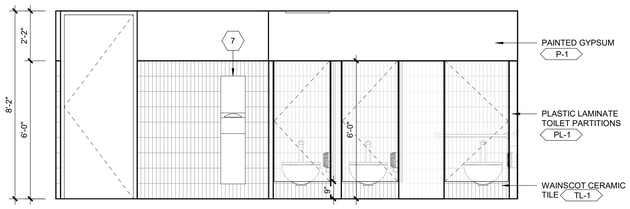
05 INTERIOR ELEVATION - UNISEX - PLAN WEST
9.1 | 3/8" = 1'-0"



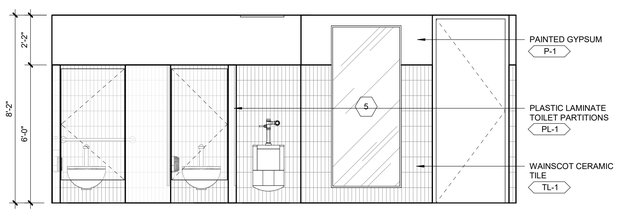
04 INTERIOR ELEVATION - UNISEX - PLAN NORTH
9.1 | 3/8" = 1'-0"



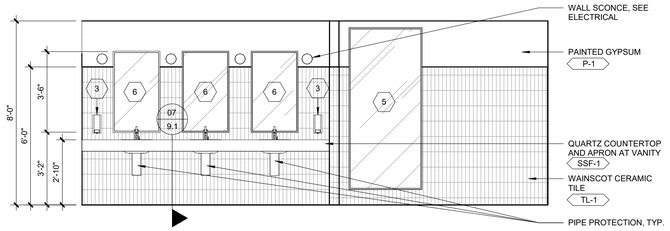
07 SECTION THRU RESTROOM COUNTER
9.1 | 1" = 1'-0"



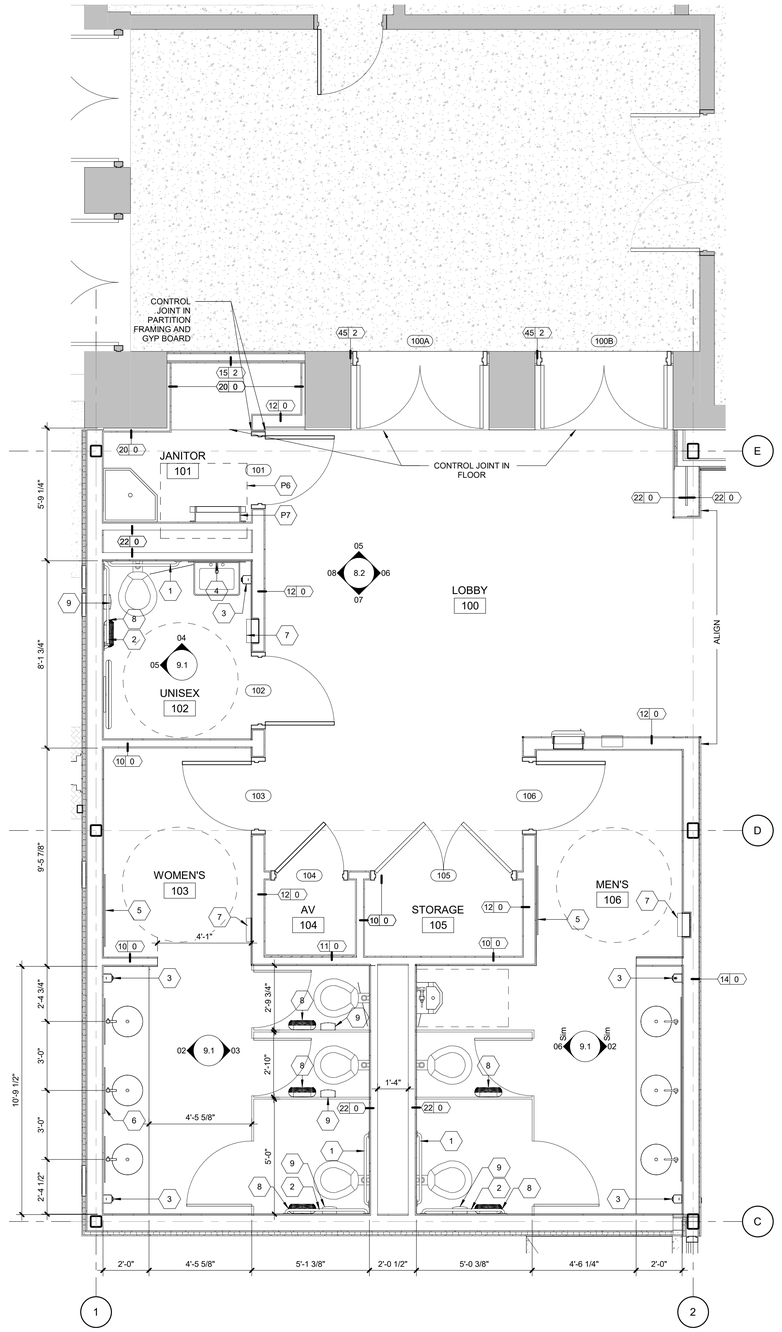
03 INTERIOR ELEVATION - WOMENS - PLAN EAST
9.1 | 3/8" = 1'-0"



06 INTERIOR ELEVATION - MENS - PLAN WEST
9.1 | 3/8" = 1'-0"



02 INTERIOR ELEVATION - WOMENS - PLAN WEST
9.1 | 3/8" = 1'-0"



01 ENLARGED PLAN - TOILET ROOMS
2.1 | 3/8" = 1'-0"

REFERENCE DESIGNATIONS FOR FINISH TYPES

ACP-1

ACP-1	ACOUSTICAL CEILING PANEL - WOOD LOOK	09 51 00
ACP-2	ACOUSTICAL CEILING PANEL - VINYL FACED	09 51 00
ACP-3	ACOUSTICAL CEILING PANEL - 2X2	09 51 00
B-1	RESILIENT BASE	09 65 13
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
PL-1	PLASTIC LAMINATE	06 41 16
RF-1	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	PORCELAIN TILE	09 30 00
TL-3	QUARRY TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WP-1	WALL PANEL	06 83 16

CLARIFICATION OF REFERENCE DESIGNATIONS

P6	ROOF ACCESS HATCH ABOVE
P7	LADDER TO ROOF

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

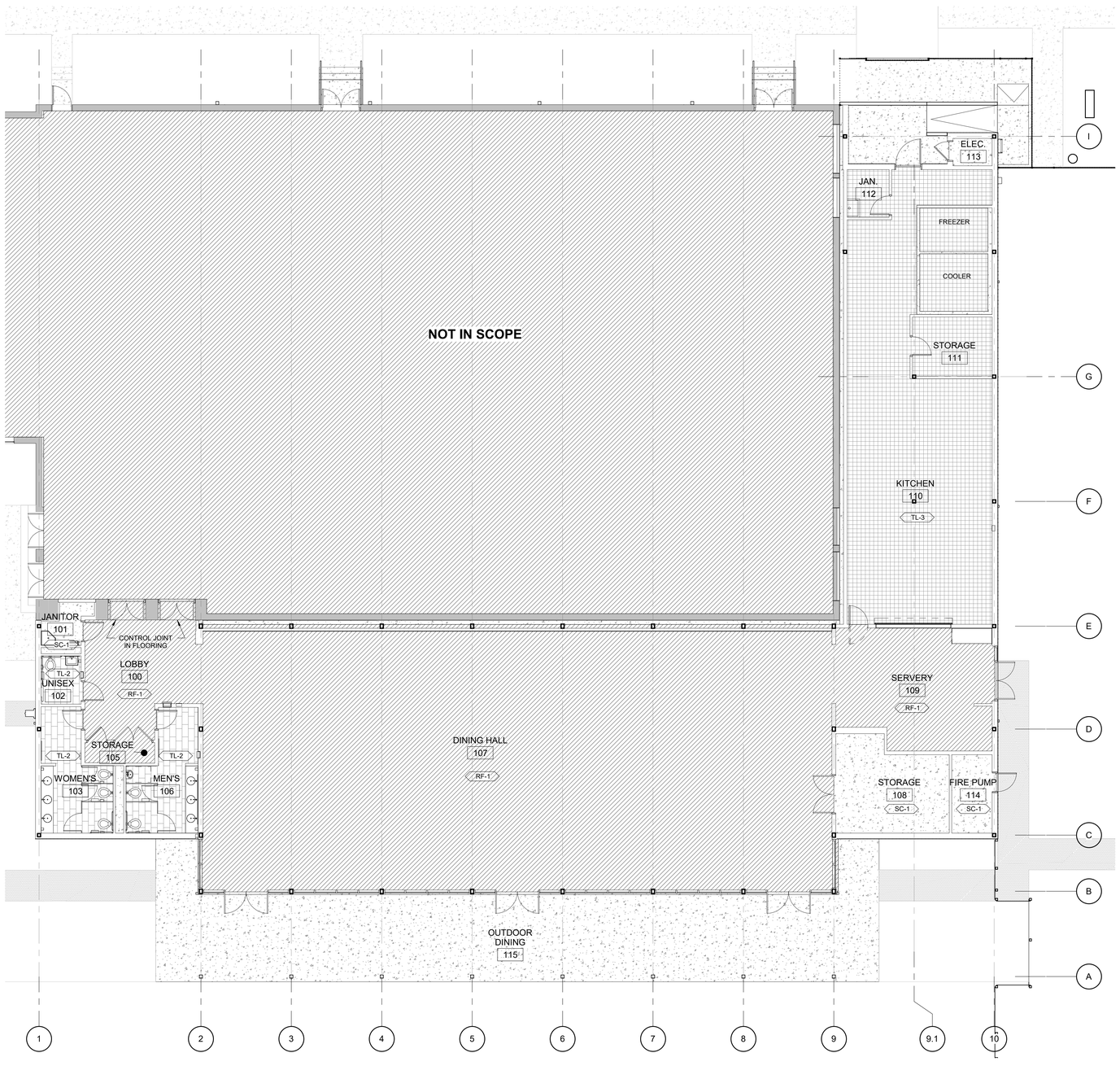
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

TOILET ROOMS

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:24:04 PM



01 FIRST FLOOR PLAN FINISHES
1.11 | 1/8" = 1'-0"

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

CLARIFICATION OF SYMBOLS
FLOOR PLAN - FINISHES

DIRECTION OF FINISH

REFERENCE DESIGNATIONS FOR FINISH TYPES (ACP-1)

ACP-1	ACOUSTICAL CEILING PANEL - WOOD LOOK	09 51 00
ACP-2	ACOUSTICAL CEILING PANEL - VINYL FACED	09 51 00
ACP-3	ACOUSTICAL CEILING PANEL - 2X2	09 51 00
B-1	RESILIENT BASE	09 65 13
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
PL-1	PLASTIC LAMINATE	06 41 16
RF-1	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	PORCELAIN TILE	09 30 00
TL-3	QUARRY TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WP-1	WALL PANEL	06 83 16

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

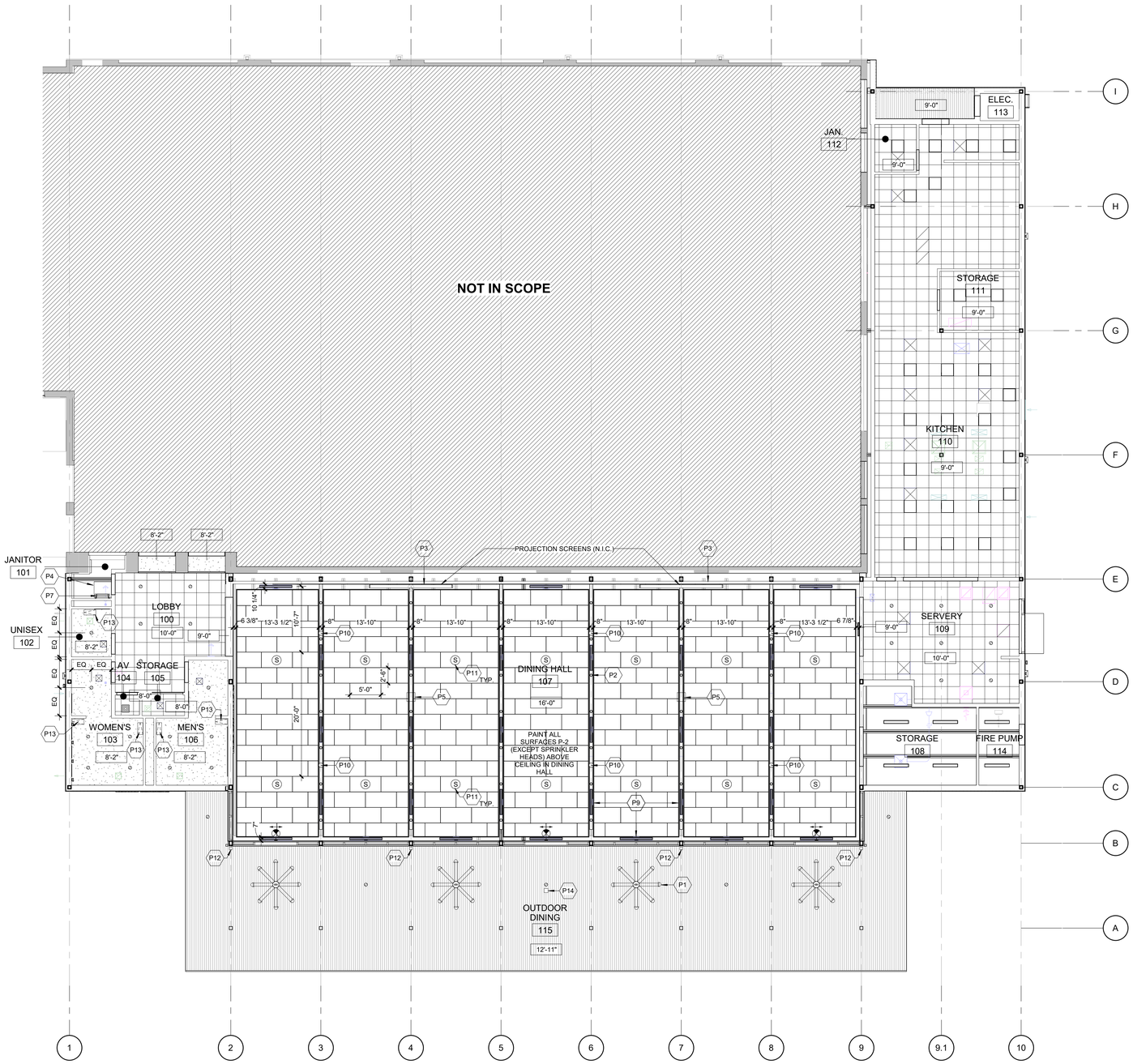
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FIRST FLOOR PLAN - FINISHES

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:24:05 PM



01 FIRST FLOOR - REFLECTED CEILING PLAN
1/8" = 1'-0"

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

CLARIFICATION OF SYMBOLS
REFLECTED CEILING PLAN

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL FIXTURES/ DEVICES INDICATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ALARM AND SPECIAL DEVICES. NOTIFY ARCHITECT OF DISCREPENCIES/ CONFLICTS.
2. THE LOCATION OF ALL DEVICES TO BE INSTALLED IN FLOORS, ON WALLS AND CEILINGS, ASSOCIATED WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION, SECURITY, AND OTHER SUCH SYSTEMS INLCUDING ACCESS PANELS, NOT SPECIFICALLY INDICATED ON THE DRAWINGS BUT PART OF THE CONSTRUCTION CONTRACT, SHALL BE APPROVED BY THE ARCHITECT. FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.
3. ALL SYMBOLS APPEARING IN THIS LISTING MAY NOT NECESSARILY BE SHOWN ON REFLECTED CEILING PLAN OR BE APPLICABLE TO THIS PROJECT.

- GYPSUM BOARD CEILING
- ACOUSTICAL CEILING TILE
- ACOUSTICAL CEILING PANEL
- CEMENTITIOUS SOFFIT
- LINEAR LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE
- LINEAR WALL WASHER
- RECESSED LIGHTING FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- 6" RECESSED DOWNLIGHT
- RETURN VENT
- SUPPLY VENT

CLARIFICATION OF REFERENCE DESIGNATIONS

P1	LARGE EXTERIOR CEILING FANS
P2	SUSPENDED DOWN LIGHTS
P3	PROJECTOR SCREEN
P4	ROOF ACCESS HATCH
P5	CEILING MOUNTED PROJECTOR
P7	LADDER TO ROOF
P8	PROJECTION SCREENS (N.I.C.)
P9	2" TALL WOOD CEILING PERIMETER TRIM TO MATCH CEILING FINISH, TYP.
P10	FIRE ALARM STROBE, SEE ELECTRICAL
P11	RECESSED CEILING SPEAKERS (N.I.C.)
P12	EXTERIOR SPEAKERS, SURFACE MOUNTED (N.I.C.)
P13	CEILING ACCESS PANELS
P14	WAP (N.I.C.)

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

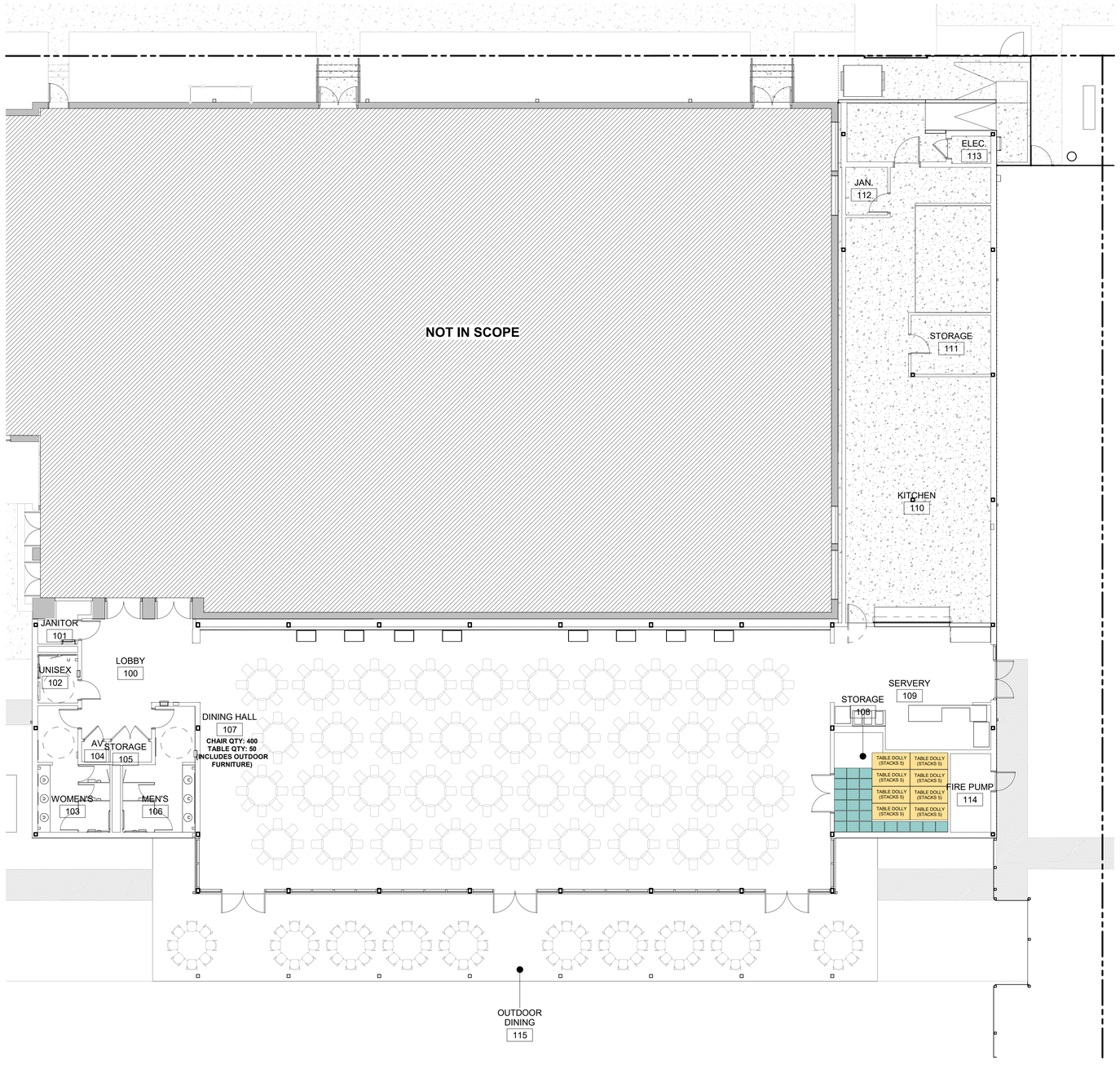
REVISIONS

FIRST FLOOR PLAN - REFLECTED CEILING

10.1

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:24:07 PM



01 FIRST FLOOR - FURNITURE PLAN
1.11 | 1/8" = 1'-0" |

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

GENERAL NOTES

THE FURNISHINGS INCLUDED ON THIS SHEET ARE FOR INFORMATION ONLY AND ARE NOT IN CONTRACT.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

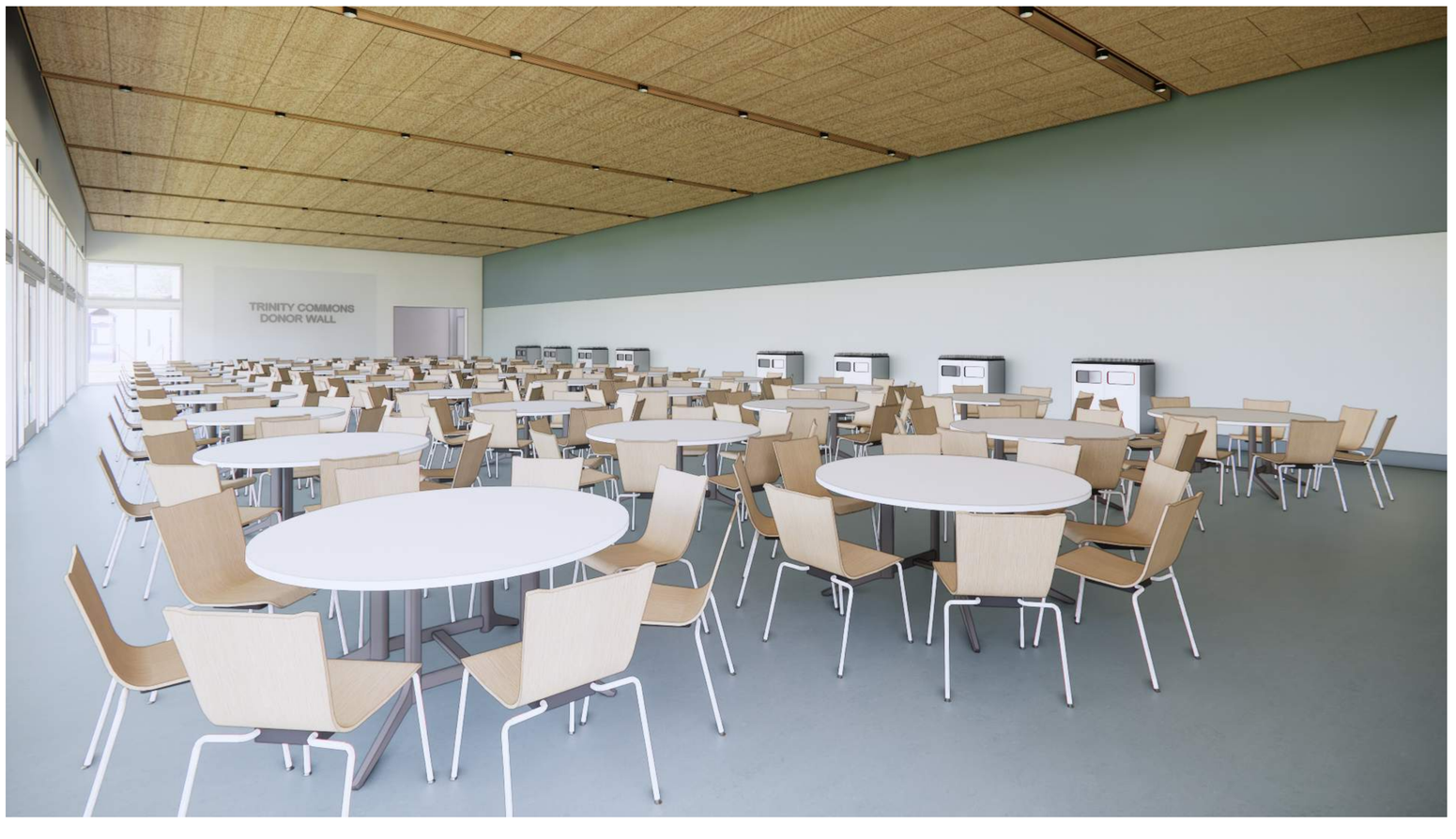
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FIRST FLOOR PLAN - FURNISHINGS

6/30/2025 3:24:07 PM





NOTE: The images included on this sheet are to convey the general design intent of the project and may not be totally accurate, therefore, should not be considered part of the contract documents

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

PICTORAL VIEWS

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

6/30/2025 3:24:08 PM





Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

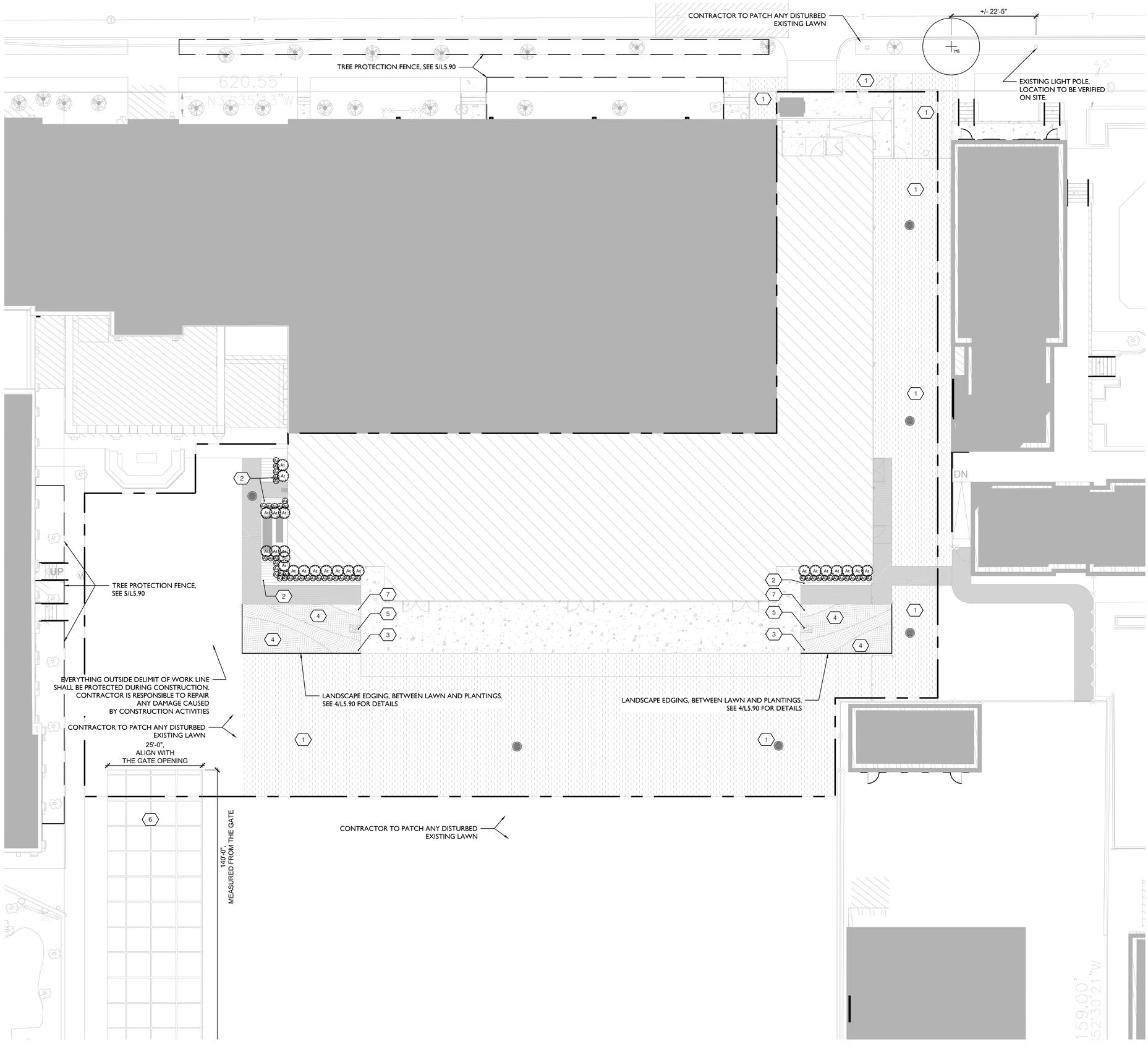
© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

PICTORAL VIEWS

6/2/2025 11:18:54 AM



1 PLANTING PLAN
Scale: 1"=10'-0"

Plan N
0 5' 10' 20'
Scale: 1"=10'-0"

24041_ARCH_R24_central_detached.rvt

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

smm
LANDSCAPE ARCHITECTS
1824 Sophie Wright Place, New Orleans | LA | 70130

LEGEND

- LIMIT OF WORK
- + PROPOSED TREE
- 1 LAWN - SOD
- 2 LIRIOPE
- 3 SWAMP LILY
- 4 JUNCUS
- 5 ONE LAYER OF RIVER STONE, AVERAGE 24", COLOR: LIGHT GRAY. LAYER BOTTOM TO BE COVERED BY A LAYER OF FILTER FABRIC.
- 6 MATRIX TURF PROTECTION TILE, BY SUNBULT OR SIMILAR. TO COVER THE WHOLE EXISTING ARTIFICIAL TURF AREA. SEE NOTE
- 7 LOUISIANA IRIS HYBRIDS

PLANTING NOTES

1. ALL TURF PROTECTION TILES TO PROTECT THE EXISTING ARTIFICIAL TURF PAVING TO BE INSTALLED BEFORE CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION.
2. ALL TREE PROTECTION FENCES TO PROTECT VEGETATION ARE TO BE INSTALLED BEFORE CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION.
3. NO PAINT SHALL BE APPLIED TO VEGETATION TO REMAIN. THE CONTRACTOR SHALL REVIEW THE METHOD OF MARKING VEGETATION TO REMAIN WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
4. IMPACTS ON VEGETATION TO REMAIN DURING CONSTRUCTION ARE TO BE KEPT TO A MINIMUM. TREE PROTECTION FENCES SHALL BE ERECTED AT THE EDGE OF THE TREE CANOPIES PRIOR TO THE START OF CONSTRUCTION. THE FENCES SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION (USE ORANGE CONSTRUCTION FENCING) - SEE DRAWINGS AND SPECIFICATIONS
5. SEE L5.50 FOR PLANTING SCHEDULE.
6. SEE L5.90 FOR PLANTING DETAILS.
7. SEE L5.10 FOR IRRIGATION PLAN.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 27 JUNE 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

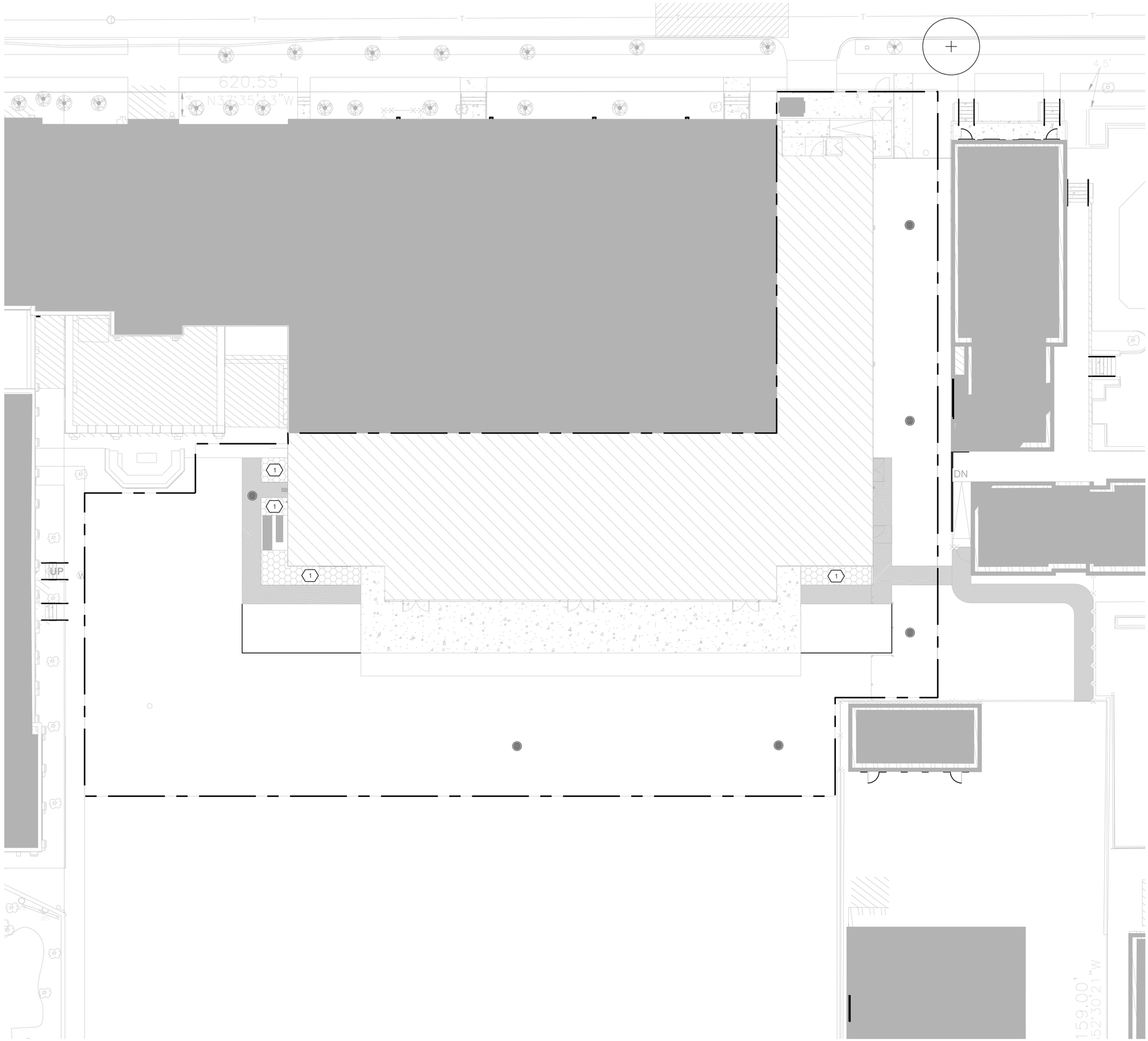
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

PLANTING PLAN

L5.00

6/2/2025 11:18:54 AM



1 IRRIGATION PLAN
Scale: 1"=10'-0"

Plan N
0 5' 10' 20'
Scale: 1"=10'-0"

24041_ARCH_R24_central_detached.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SMM
LANDSCAPE ARCHITECTS
1824 Sophie Wright Place, New Orleans | LA | 70130

LEGEND

- LIMIT OF WORK
- PROPOSED TREE
- AREA TO BE IRRIGATED(342 SF)

IRRIGATION NOTES

1. SEE L5.00 FOR PLANTING
2. ANY PLANT MATERIAL NOT SHOWN SHALL BE HAND WATERED DURING ESTABLISHMENT.
3. ALL TREES NOT SHOWN AS IRRIGATED SHALL HAVE SLOW RELEASE WATERING BAGS (32 93 00) AND SHALL BE HAND WATERED DURING ESTABLISHMENT.
4. TIE TO THE EXISTING IRRIGATION CONTROLLER AND WATER METER.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 27 JUNE 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION DESIGN DEVELOPMENT

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

IRRIGATION PLAN

L5.10

6/2/2025 11:18:54 AM

PLANT SCHEDULE							
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
TREES							
	MS	Magnolia virginiana / Sweetbay Magnolia	45 gal.	Pot		1	MULTI-TRUNK, 3 TO 5 TRUNKS. 12'-0" TALL MIN.
SHRUBS							
Aa	Aa	Agapanthus africanus / African Lily	1 gal.	Pot		47	
At	At	Azalea x 'George L. Taber' / George L. Taber Southern Indica Azalea	7 gal.	Pot		24	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
SHRUB AREAS							
	Ca	Crinum americanum / Swamp Lily	1 gal.	Pot	15" o.c.	141	
	Ix	Iris x 'Louisiana' / Louisiana Iris Hybrids	1 gal.	Pot	14" o.c.	27	
	Jb	Juncus inflexus 'Blue Arrows' / Blue Arrows Juncus	1 gal.	Pot	18" o.c.	214	
GROUND COVERS							
	Cd	Cynodon dactylon / Bermudagrass	sod			8,920 sf	
	Lm	Liriope muscari / Lilyturf	1 gal.		12" o.c.	132	

NOTES:

1. UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONTRACTOR SHALL ALWAYS USE THE STRICTER REQUIREMENT WHEN PLACING DIFFERENT SPECIES NEXT TO EACH OTHER.
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ANY PLANT THAT IS LESS THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 6 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES. ANY PLANT THAT IS EQUAL OR LARGER THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 12 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES.
3. PLANTS SHALL BE PACED EVENLY PER PLANTING SCHEDULE. ANY INCORRECT SPACING WILL NOT BE ACCEPTED.
4. UNLESS OTHERWISE NOTED ON THE DRAWINGS, PLANTING SOIL FINISH GRADE SHALL BE 3" BELOW THE SURROUNDING PLANTING BED/PLANTER EDGE. MULCH FINISH GRADE SHALL BE FLUSH WITH THE SURROUNDING PLANTING BED/PLANTER EDGE.
5. CONTRACTOR SHALL ARRANGE POTTED PLANTS PER PLANTING PLAN AND NOTIFY LANDSCAPE ARCHITECT 72 HOURS AHEAD TO APPROVE PLANTING LAYOUT ON SITE PRIOR TO PLANTS INSTALLATION.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

smm
LANDSCAPE ARCHITECTS
1824 Sophie Wright Place, New Orleans | LA | 70130

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 27 JUNE 2025

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

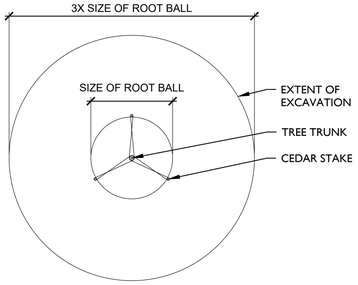
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

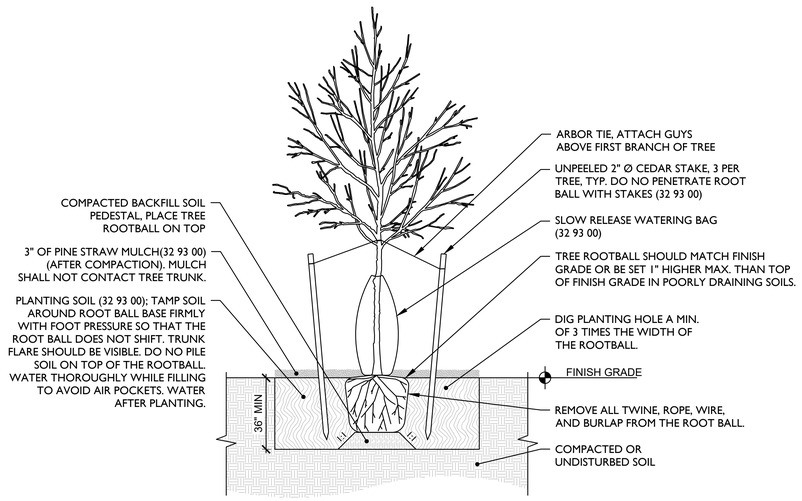
PLANT SCHEDULE

L5.50

24041_ARCH_R24_central_detached.rvt

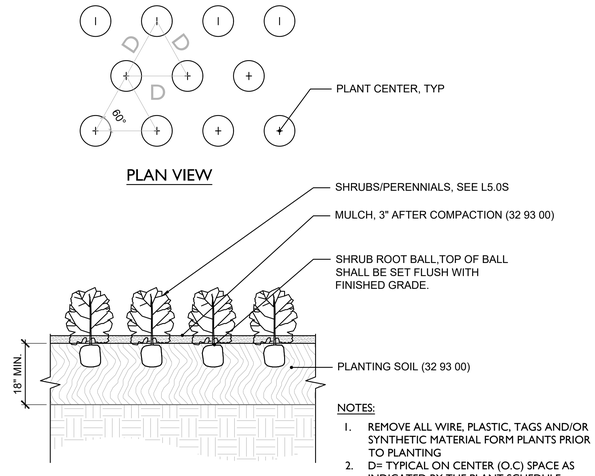


A PLAN
Scale: 1/2" = 1'-0"



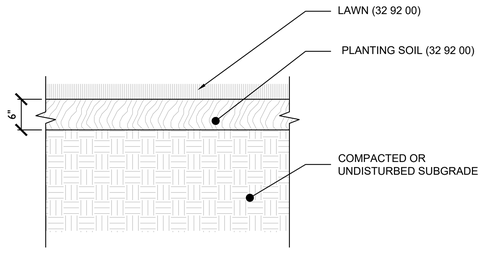
B SECTION
Scale: 1/2" = 1'-0"

1 TREE PLANTING, TYP. Detail
Scale: 1/2" = 1'-0"

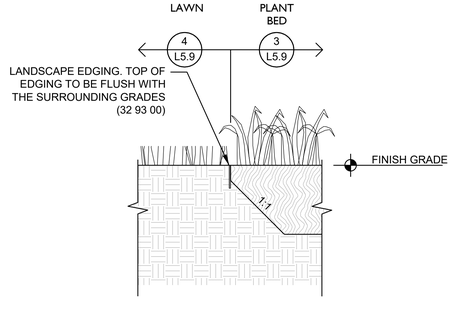


NOTES:
1. REMOVE ALL WIRE, PLASTIC, TAGS AND/OR SYNTHETIC MATERIAL FORM PLANTS PRIOR TO PLANTING
2. D= TYPICAL ON CENTER (O.C) SPACE AS INDICATED BY THE PLANT SCHEDULE

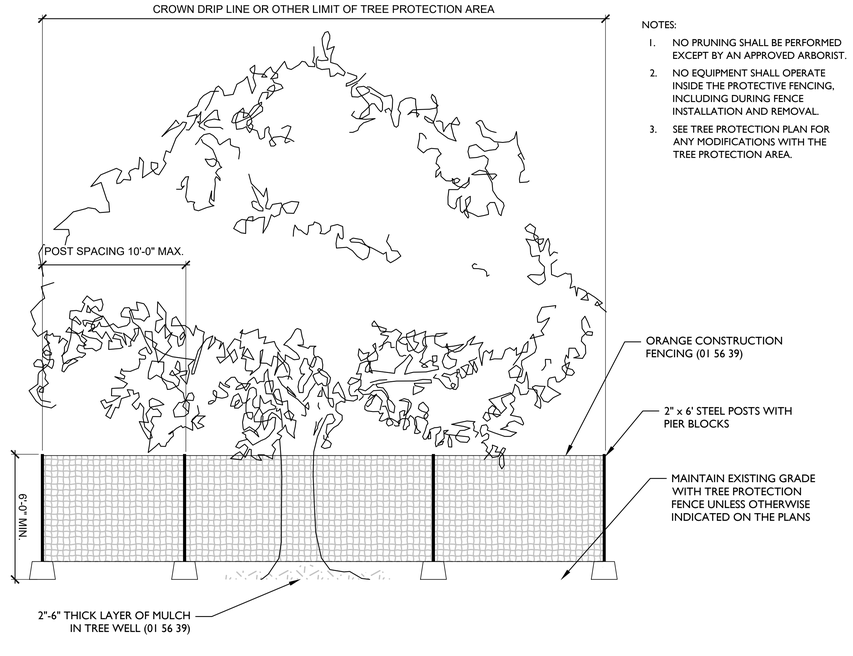
2 SHRUB/PERENNIAL PLANTING, TYP. Detail
Scale: 1/2"=1'-0"



3 LAWN Detail
Scale: 1" = 1'-0"



4 LANDSCAPE EDGING Detail
Scale: 3/4" = 1'-0"



NOTES:
1. NO PRUNING SHALL BE PERFORMED EXCEPT BY AN APPROVED ARBORIST.
2. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
3. SEE TREE PROTECTION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

5 TREE PROTECTION FENCING DETAIL
Scale: N.T.S

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SMM
LANDSCAPE ARCHITECTS
1824 Sophie Wright Place, New Orleans | LA | 70130

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 27 JUNE 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

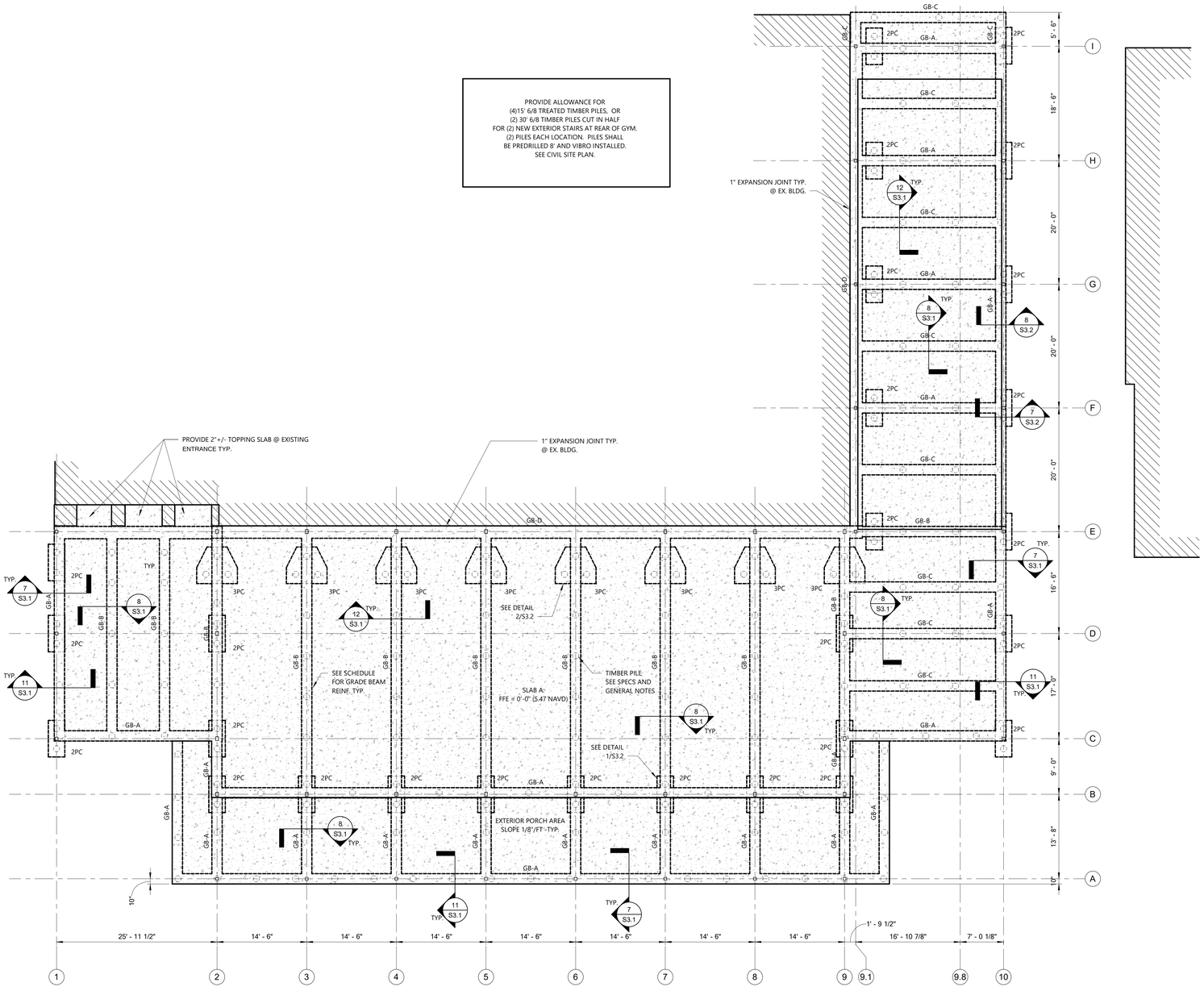
PLANTING DETAILS

L5.90

6/27/2025 10:24:37 AM

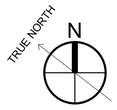
GRADE BEAM SCHEDULE					
Mark	Width	Depth	Top Bars	Bottom Bars	Ties
GB-A	1' - 8"	2' - 4"	(2)-#7 CONT	(2)-#7 CONT	#3 TIES AT 14" O.C.
GB-B	1' - 8"	2' - 4"	(3)-#7 CONT	(2)-#7 CONT	#3 TIES AT 12" O.C.
GB-C	1' - 8"	2' - 4"	(2)-#7 CONT	(2)-#6 CONT	#3 TIES AT 14.5" O.C.
GB-D	2' - 0"	2' - 4"	(2)-#7 CONT	(2)-#7 CONT	#3 TIES AT 14" O.C.

PROVIDE ALLOWANCE FOR
(4)15' 6/8 TREATED TIMBER PILES, OR
(2) 30' 6/8 TIMBER PILES CUT IN HALF
FOR (2) NEW EXTERIOR STAIRS AT REAR OF GYM.
(2) PILES EACH LOCATION. PILES SHALL
BE PREDRILLED 8' AND VIBRO INSTALLED.
SEE CIVIL SITE PLAN.



1 FOUNDATION PLAN

1/8" = 1'-0"



EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FOUNDATION PLAN

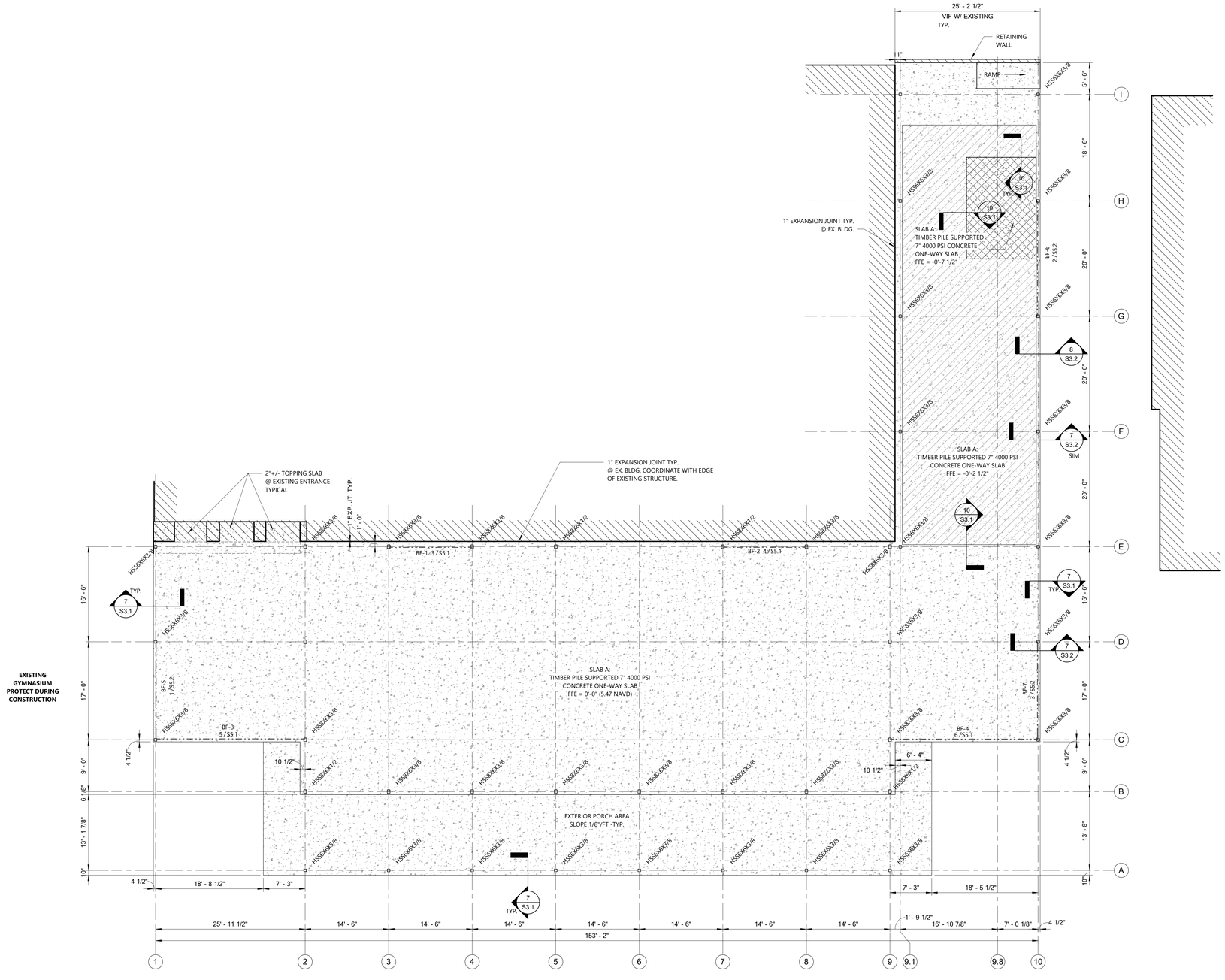
FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

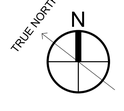
S1.1

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 10:24:37 AM



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



SLAB PLAN NOTES AND LEGEND:

SLAB A = 7" THICK CONCRETE SLAB ON 15 MIL VAPOR RETARDER WITH TAPED JOINTS. REINFORCE WITH #4 BARS AT 10" OCEW BOTTOM AND #4 BARS @ 9" OC TOP PERP. TO GRADE BEAMS. USE CONCRETE BLOCKS TO SUPPORT RESTEEL.

CORNER BARS = PROVIDE (3)-#4 BARS 5'-0" LONG CENTERED IN SLAB AT ALL RE-ENTRANT (INSIDE) CORNERS OF SLAB.

SEE DETAIL 10/S3.2 FOR ADDITIONAL REINFORCEMENT AT SLAB OPENINGS.

SLOPE SLAB AT ALL FLOOR DRAINS (NOT SHOWN) . RE: MECHANICAL/PLUMBING DRAWINGS FOR LOCATIONS OF FLOOR DRAINS. SEE GENERAL NOTES FOR MORE INFORMATION.

SLAB BLOCKOUT MAY BE USED AT COLUMNS AT CONTRACTOR'S OPTION. EDGE/CORNER COLUMN BLOCKOUT SHAPE SHALL BE RECTANGULAR AND INTERIOR COLUMN BLOCKOUT SHAPE SHALL BE CIRCULAR. EXACT SIZE AND SHAPE SHALL BE APPROVED BY STRUCTURAL ENGINEER. PROVIDE A SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL. ALL SLAB REINFORCEMENT SHALL EXTEND CONTINUOUS THROUGH THE BLOCKOUTS AND ADDITIONAL #5 x 6'-0" LONG BARS SHALL BE PROVIDED ALONG ALL EDGES OF BLOCKOUT, UNLESS NOTED OTHERWISE. INCREASE SIZE OF BLOCKOUT AT DIAGONAL BRACE LOCATIONS TO ENSURE BRACE CAN BE ERECTED AND WELDS CAN BE MADE AT BRACE ATTACHMENT TO COLUMN WITHOUT REMOVAL OF SLAB. SEE SIM DETAIL 9/S3.2.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

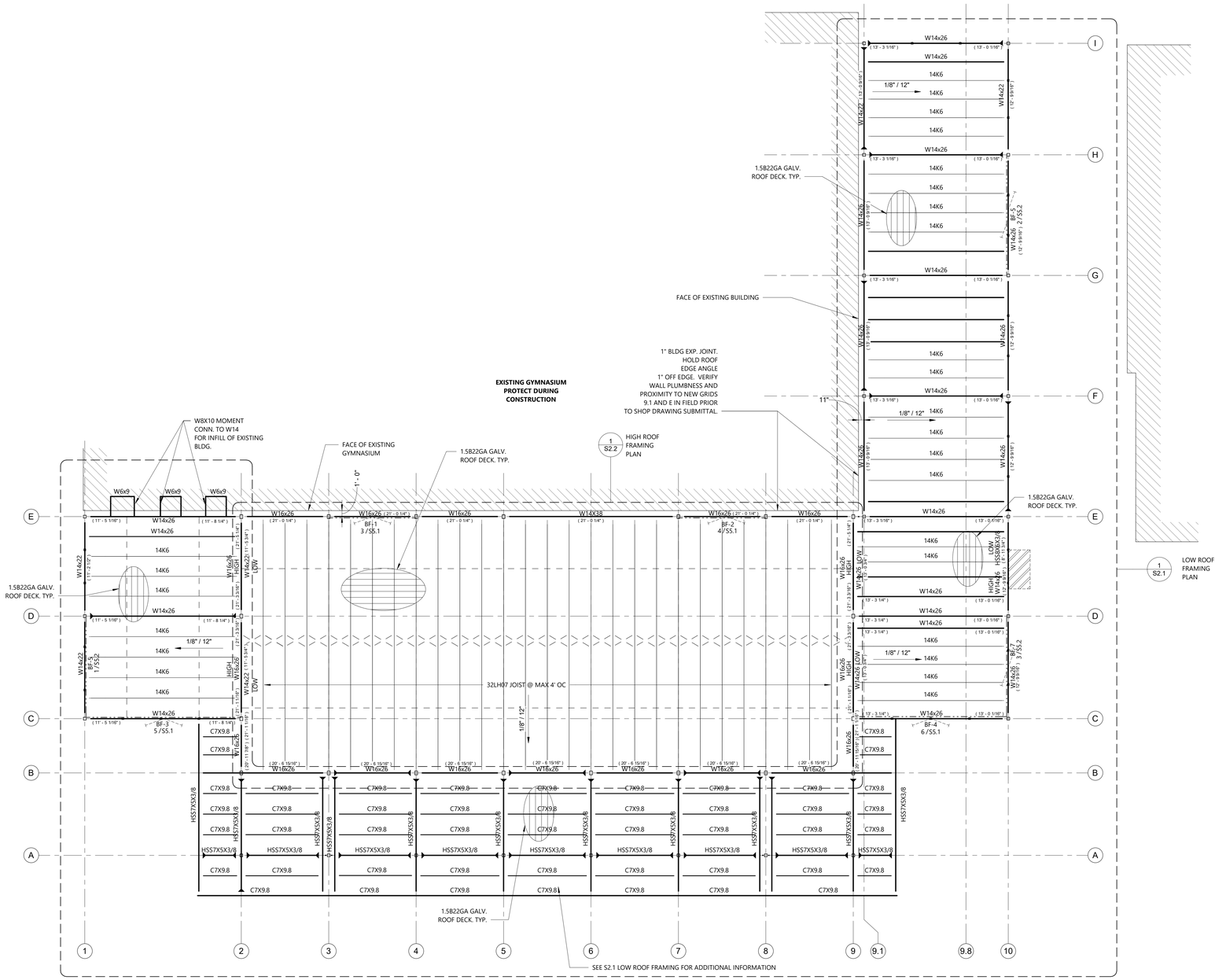
SLAB PLAN

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com
© 2025 24777 R-24

S1.2

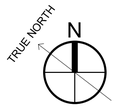
Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 10:24:38 AM



1 OVERALL ROOF FRAMING PLAN

1/8" = 1'-0"



ROOF FRAMING PLAN NOTES AND LEGEND:

ROOF DECK = 1.5B 22 GAGE GALV. METAL ROOF DECK.

E.O.A. = EDGE OF ANGLE. PROVIDE CONTINUOUS EDGE ANGLE ALONG EDGES WHERE THIS DIMENSION IS INDICATED. SEE DETAIL 2/S4.2 FOR MORE INFORMATION.

E.O.D. = EDGE OF DECK. EDGE ANGLE IS NOT REQUIRED ALONG EDGES WHERE THIS DIMENSION IS INDICATED.

RTU = MECHANICAL ROOF TOP UNIT. ROOF JOIST SUPPLIER SHALL DESIGN JOISTS AT ROOF TOP UNITS OF WEIGHT OF MECHANICAL UNIT IN ADDITION TO A ROOF DEAD LOAD OF 20 PSF AND ROOF LIVE LOAD OF 20 PSF. GC TO COORDINATE EXACT SIZE, WEIGHT, AND LOCATIONS OF UNITS, AS WELL AS DISTRIBUTION OF LOAD WITHIN UNITS. ESTIMATED TOTAL WEIGHT OF UNIT IS PROVIDED ON PLAN.

FOR ALL MECHANICAL ROOF TOP UNITS, PROVIDE SUPPORT FRAMING AT EDGES AND OPENINGS PER DETAILS ON SHEET S4.3.

ROOF JOISTS SHALL BE EQUALLY SPACED IN FRAMING BAYS - UNLESS NOTED OTHERWISE. SEE DETAIL 4/S4.3 FOR REQUIRED STAGGERING OF JOISTS.

SEE DETAILS SHEET S4.4 FOR TYPICAL REQUIREMENTS AT ROOF PENETRATIONS.

ALL OVERFLOW DRAINS ON ROOF SHALL BE SET NO MORE THAN TWO INCHES ABOVE PRIMARY DRAINS.

[A] = PROVIDE HSS COLLECTORS MEMBERS PER X/SX.XX ON TOP OF BEAM BETWEEN JOISTS AT BEAM INDICATED.

[B] = AT FACE OF COLUMN INDICATED, PROVIDE L6x4x1/4 LLH x 3'-0" LONG SHELF ANGLE SHOP WELDED ALL AROUND TO COLUMN. SET TOP OF HORZ. ANGLE LEG AT BOTTOM OF METAL ROOF DECK. VERTICAL LEG OF ANGLE SHALL POINT DOWNWARD. FASTEN DECK FLUTE OF METAL DECK TO ANGLE WITH #12 TEK SCREWS AT 3'-0" O.C.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

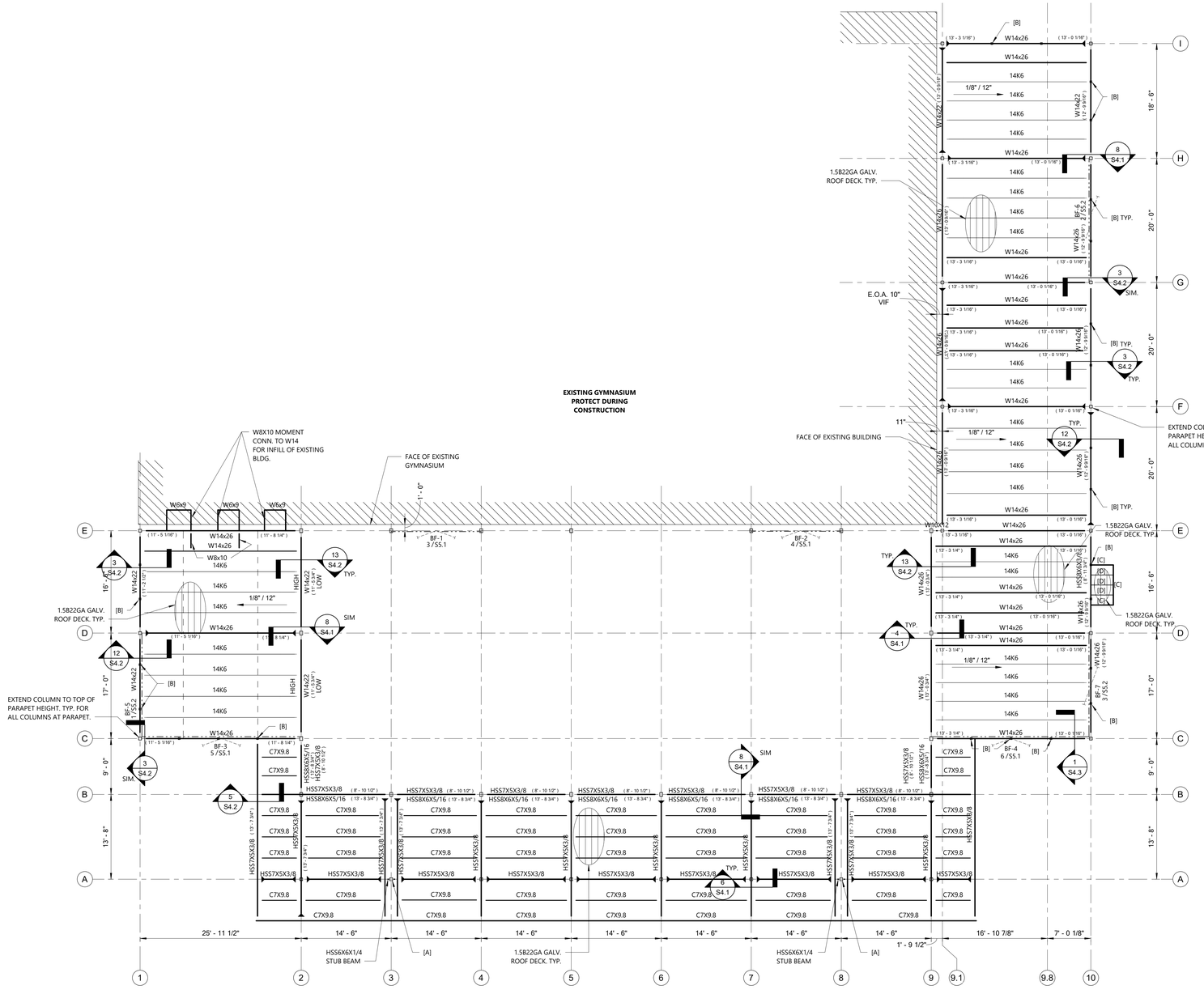
OVERALL ROOF FRAMING PLAN

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com
© 2025 24777 R-24

S2.0

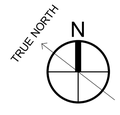
Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_CentLvt

6/27/2025 10:24:38 AM



1 LOW ROOF FRAMING PLAN

1/8" = 1'-0"



ROOF FRAMING PLAN NOTES AND LEGEND:

[A] = EXCLUDE CAP ON COLUMN TOP FOR ROOF DRAINAGE. RE: PLUMBING AND ARCH FOR ROOF DRAIN COORDINATION.

[B] = HSS4X4X1/4" @8' O.C. WELDED TO TOP OF PERIM. BEAM TYPICAL AT PARAPET. INFILL WITH LIGHT GAUGE FRAMING. DESIGNED BY COLD-FORMED METAL FRAMING SUPPLIER. SEE DETAIL 3/S4.2

[C] = HSS6X2X1/4" FILLET WELD TO CANOPY MEMBERS

[D] = C6X8.2 FILLET WELD TO CANOPY MEMBERS

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

LOW ROOF FRAMING PLAN

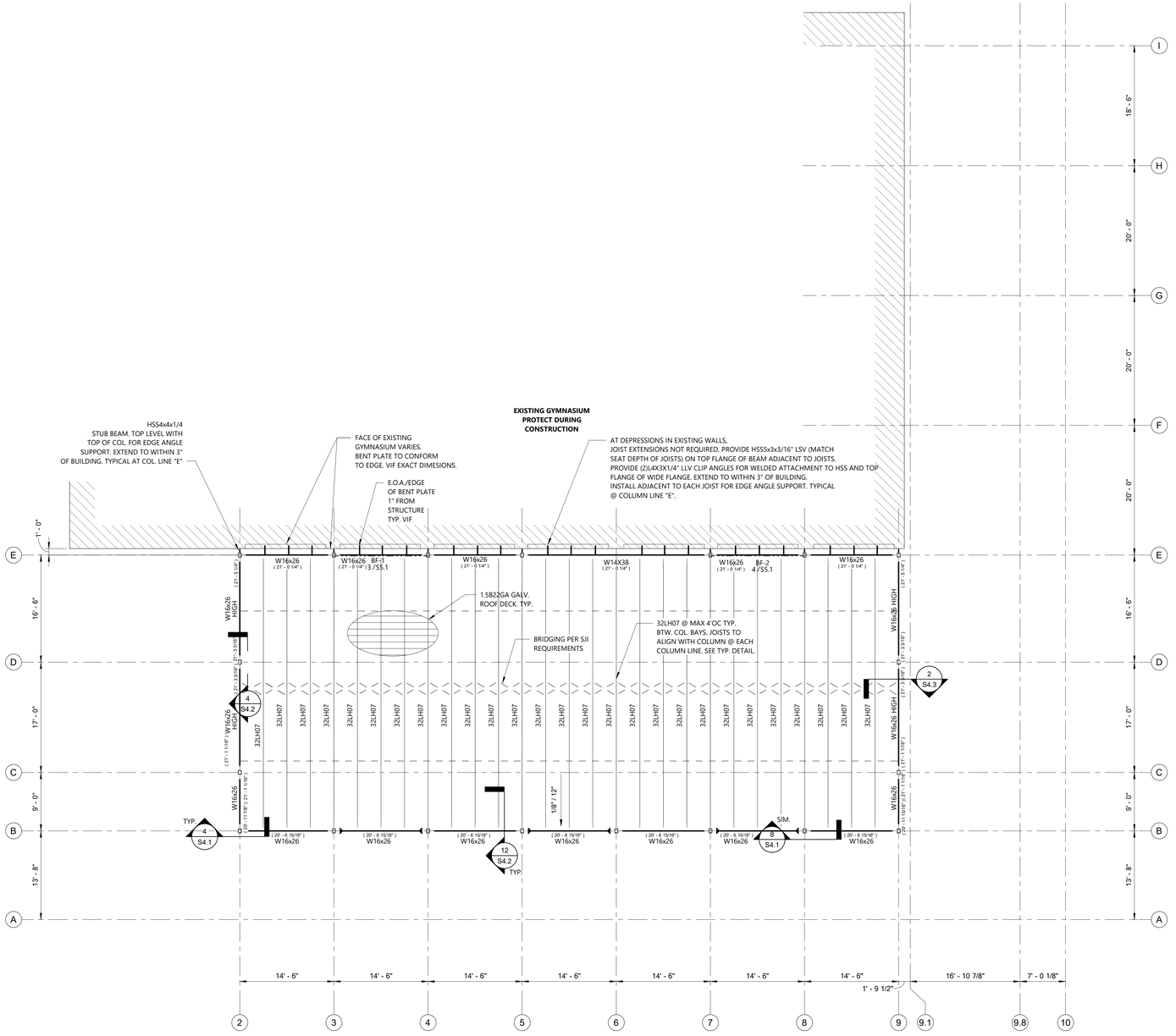
FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

S2.1

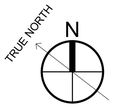
Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_CentLrvt

6/27/2025 10:24:38 AM



1 HIGH ROOF FRAMING PLAN

1/8" = 1'-0"



EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

HIGH ROOF FRAMING PLAN

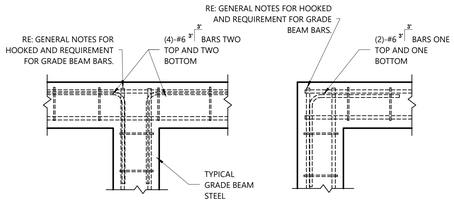
FOX NESBIT
BATON ROUGE 225.293.6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

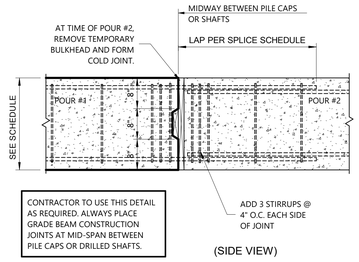
S2.2

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

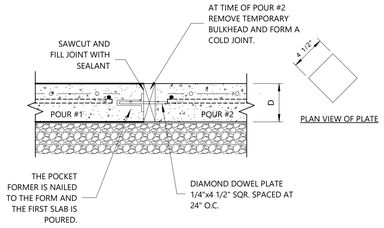
6/27/2025 10:24:39 AM



1 Grade Beam Intersection Details
3/4" = 1'-0"



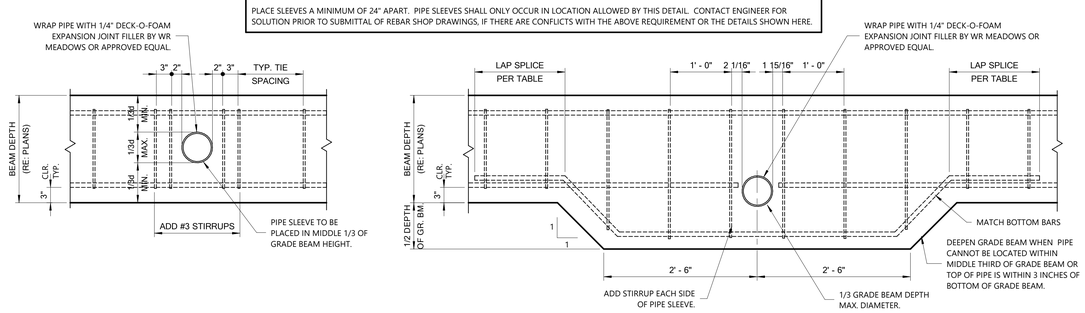
2 Grade Beam Construction Joint
3/4" = 1'-0"



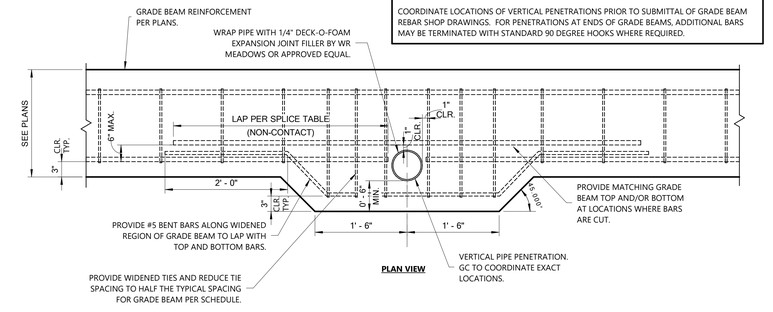
3 Slab Construction Joint
1 1/2" = 1'-0"

Keynote Legend

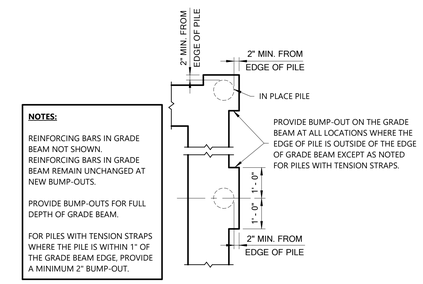
1 SEE NOTE ON FOUNDATION PLAN FOR TYPICAL SLAB TO GRADE BEAM DOWELS. STAGGER SIDE TO SIDE AT INTERIOR GRADE BEAM.
2 GRADE BEAM - SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
3 PILE SUPPORTED REINFORCED CONCRETE SLAB WITH 15 MIL VAPOR RETARDER WITH TAPED JOINTS ON STRUCTURAL FILL. SEE SLAB/FOUNDATION PLAN FOR MORE INFORMATION.
4 TIMBER PILE - SEE PLAN FOR INFORMATION.
5 PROVIDE 2" DRY BOTTOM CONCRETE UNDER ALL GRADE BEAMS AND SPREAD FOOTINGS. SEE FOUNDATION PLAN NOTES FOR MORE INFORMATION.
6 PROVIDE A 4" DEEP x 24" LONG DISHOUT AT EACH PILE. AT PILES WITH TENSION STRAPS, INCREASE DEPTH OF DISHOUT TO 12".



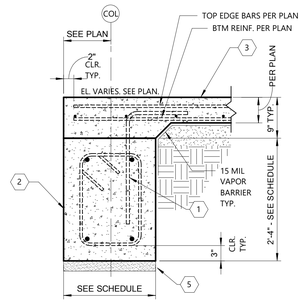
4 Typical Sleeve Detail in Grade Beam (Horizontal Penetration)
1" = 1'-0"



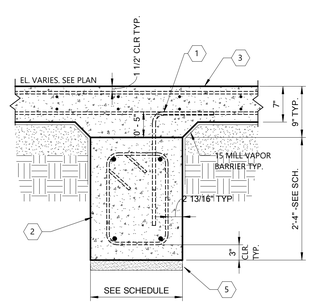
5 Vertical Penetration In Grade Beam
1" = 1'-0"



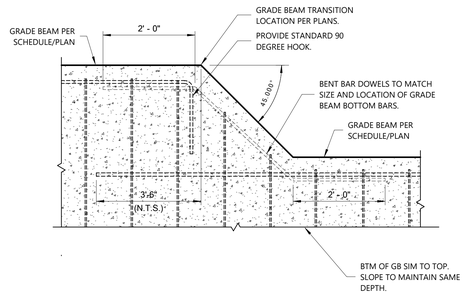
6 Grade Beam Bump-Out
1/2" = 1'-0"



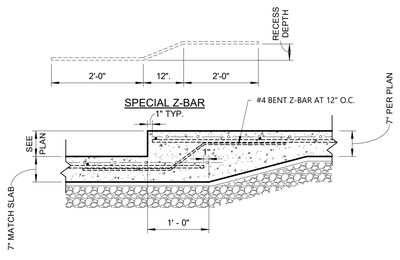
7 Exterior Grade Beam Detail
1" = 1'-0"



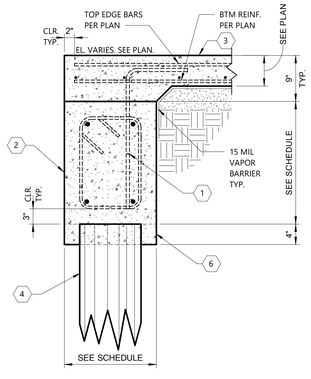
8 Typical Interior Grade Beam
1" = 1'-0"



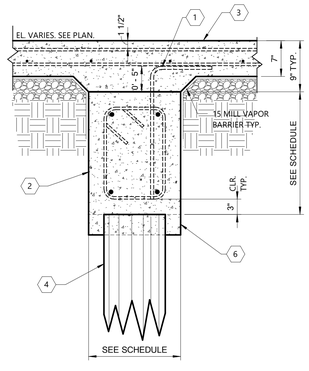
9 Grade Beam Transition Detail at Recess
3/4" = 1'-0"



10 Slab Recess Detail
1" = 1'-0"



11 Exterior Grade Beam At Pile
1" = 1'-0"



12 Typical Interior Grade Beam at Pile
1" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

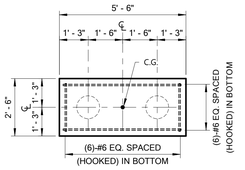
FOUNDATION DETAILS

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com
© 2025 24777 R-24

S3.1

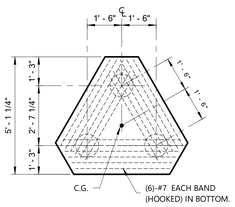
Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 10:24:39 AM



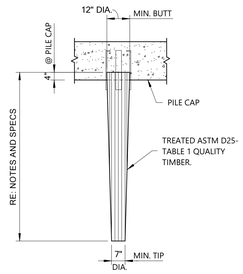
TWO PILE CAP
THICKNESS = 30"

1 2 Pile Cap
3/8" = 1'-0"



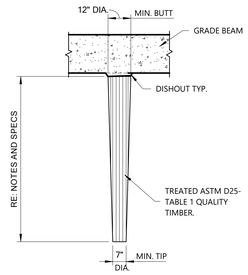
THREE PILE CAP
THICKNESS = 30"

2 3 Pile Cap
3/8" = 1'-0"



AT PILE CAP

3 Timber Pile Elevations
3/8" = 1'-0"



AT GRADE BEAM

4 Typical Timber Pile Profile @ Grade Beam
3/8" = 1'-0"

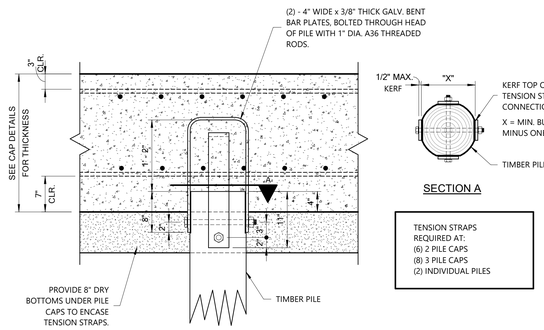
TIMBER PILE NOTES:

TIMBER PILES SHALL BE TREATED WITH A PRESSURE PRESERVATION TREATMENT IN ACCORDANCE WITH AWPA STANDARD C3 FOR FOUNDATION PILES. TREAT FIELD CUTS PER AWPA.

PILE DESIGN LOAD (AT CAPS) = 10 TONS. (FS=2.0)

PILE ORDER LENGTHS WILL BE VERIFIED BY ENGINEER ONCE PROBE PILE INVESTIGATION AND TEST RESULTS ARE COMPLETED.

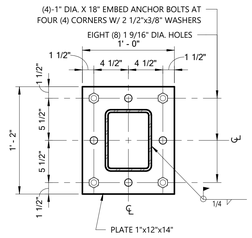
ALL PILES SHALL BE DRIVEN TO REFUSAL OR FULL PILE LENGTH. SEE SPECIFICATIONS FOR REFUSAL CRITERIA.



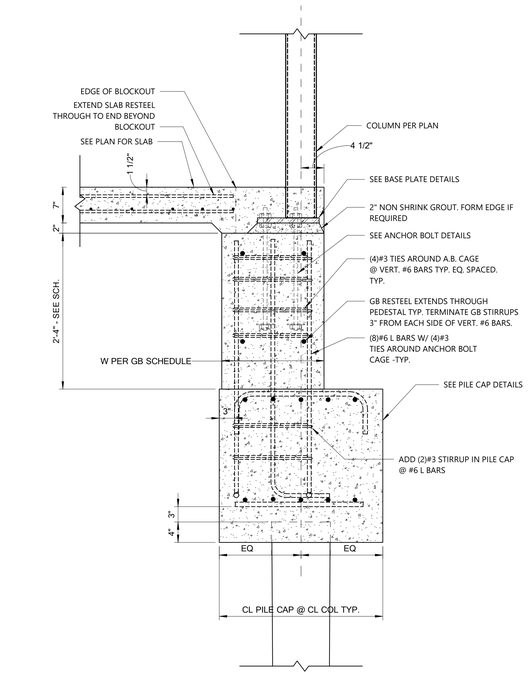
SECTION A

TENSION STRAPS
REQUIRED AT:
(6) 2 PILE CAPS
(8) 3 PILE CAPS
(2) INDIVIDUAL PILES

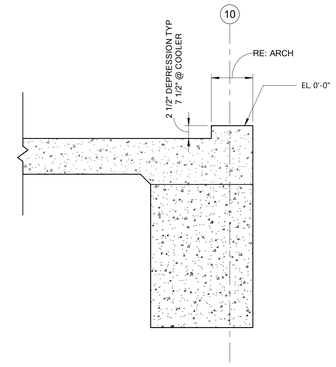
5 Pile Plate Tension Strap 2-Bolt
1" = 1'-0"



6 HSS8x6 Base Plate
1 1/2" = 1'-0"



7 TYPICAL FOUNDATION SECTION AT PERIMETER COLUMN AT PILE CAP
1" = 1'-0"

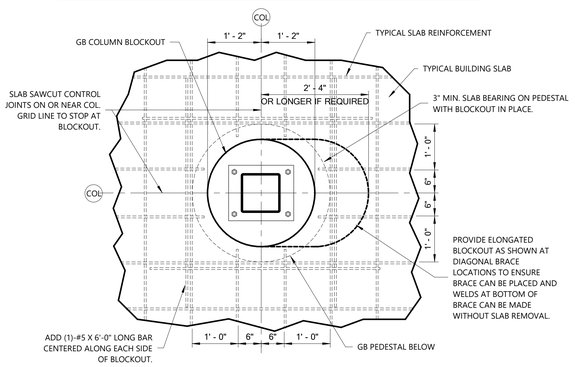


8 TYPICAL PERIMETER GRADE BEAM @ KITCHEN
1" = 1'-0"

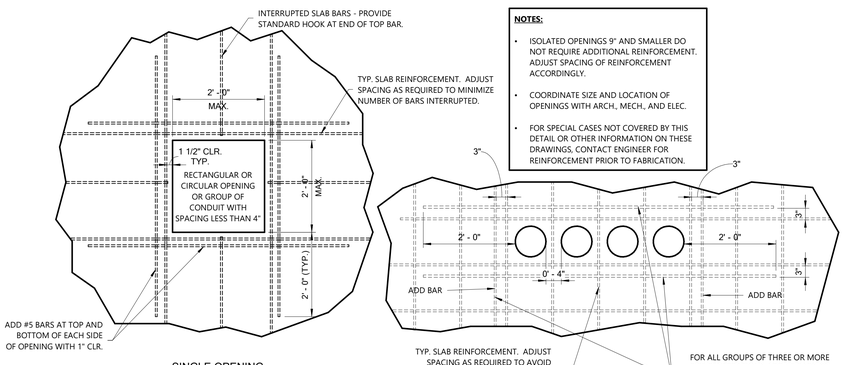
COLUMN BLOCKOUTS IN SLAB:

CIRCULAR SLAB BLOCKOUTS SHALL BE USED AT COLUMNS. SEE DETAIL BELOW FOR INTERIOR CASE. ALONG BUILDING EDGES, CIRCULAR BLOCKOUTS SHALL INTERSECT SLAB EDGES TO FORM 90 DEGREE CORNER IN ORDER TO AVOID POURING OF A FRAGILE CONCRETE SLIVER.

EDGE CASE CORNER CASE



9 Slab Blockout At Interior Column - Rebar Reinf.
3/4" = 1'-0"



SINGLE OPENING

PIPE PENETRATIONS THRU SLAB

NOTES:

- ISOLATED OPENINGS 9" AND SMALLER DO NOT REQUIRE ADDITIONAL REINFORCEMENT. ADJUST SPACING OF REINFORCEMENT ACCORDINGLY.
- COORDINATE SIZE AND LOCATION OF OPENINGS WITH ARCH., MECH., AND ELEC.
- FOR SPECIAL CASES NOT COVERED BY THIS DETAIL OR OTHER INFORMATION ON THESE DRAWINGS, CONTACT ENGINEER FOR REINFORCEMENT PRIOR TO FABRICATION.

10 Typical Openings in Concrete Slab
3/4" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FOUNDATION DETAILS

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com

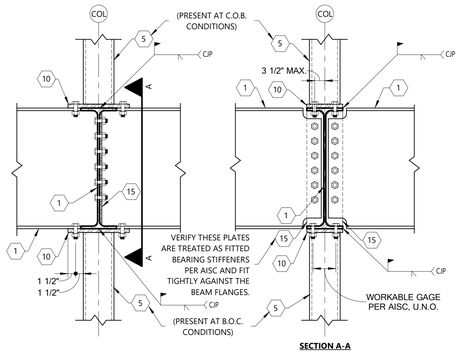
2025 24777 R-24

S3.2

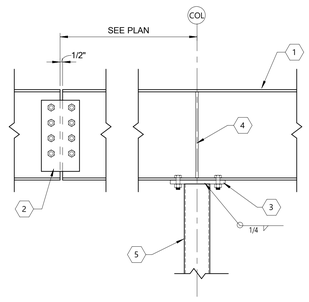
Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 10:24:40 AM

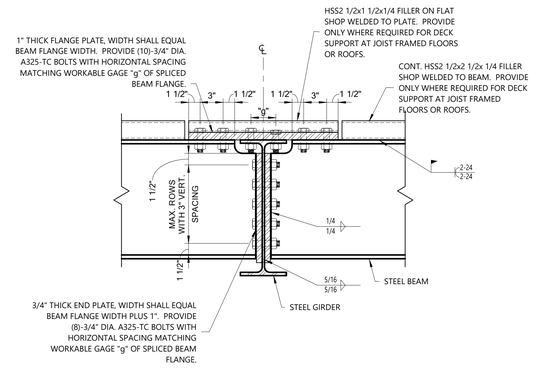
EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC



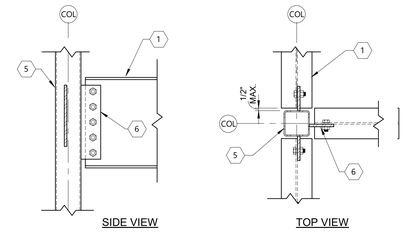
1 B.O.C./C.O.B. Moment Connx.
1" = 1'-0"



2 Beam Over Column
1" = 1'-0"



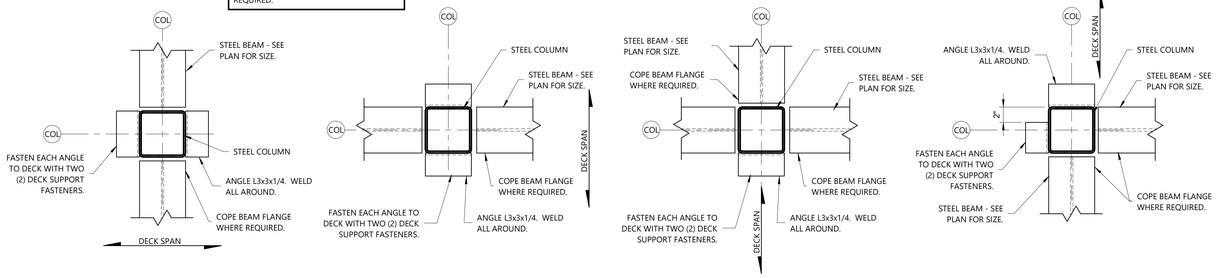
3 Beam To Beam Moment Connection
1 1/2" = 1'-0"



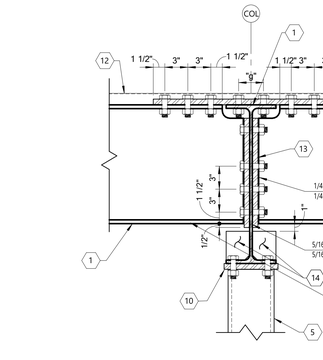
4 Beam To HSS Column
1" = 1'-0"

NOTE:

PROVIDE ANGLES AS REQUIRED WHERE BEAMS DO NOT FRAME TO COLUMNS. CONTRACTOR TO SEAL ANY CAVITIES AS REQUIRED.



5 Metal Deck Support At HSS Column
1 1/2" = 1'-0"



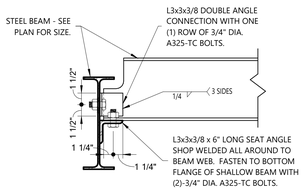
6 Moment Connx. At Roof (B.O.C.)
1 1/2" = 1'-0"

Keynote Legend

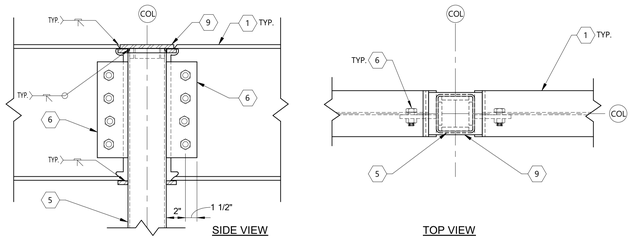
1 STEEL BEAM - SEE PLAN FOR SIZE.
2 3/8" WEB PLATE CONNECTION EACH SIDE OF WEB.
3 3/4" CAP PLATE WITH (4)-3/4" DIA. BOLTS.
4 3/8" STIFFENER PLATE EACH SIDE OF BEAM WEB. WELD BOTH SIDES CONTINUOUS WITH 1/4" FILLET WELD.
5 STEEL COLUMN - SEE PLAN FOR SIZE.
6 STANDARD SINGLE PLATE BEAM CONNECTION. RE: TYPICAL BEAM TO HSS COLUMN CONNECTION SCHEDULE AND DETAIL.
7 1/2" THICK GRADE 50 CAP/FLANGE PLATE WITH (6)-3/4" DIA. A325-TC BOLTS. WIDTH OF PLATE SHALL BE WIDTH OF COLUMN PLUS ONE-INCH, CENTERED ON COLUMN.
8 1/2" THICK GRADE 50 FLANGE PLATE WITH (6)-3/4" DIA. A325-TC BOLTS. WIDTH OF PLATE SHALL MATCH WIDTH OF COLUMN. PROVIDE COMPLETE JOINT PENETRATION WELD TO COLUMN.
9 1/2" CAP PLATE.
10 3/4" THICK BEARING PLATE WITH (4)-3/4" DIA. A325 TENSION CONTROL BOLTS. INCREASE THICKNESS OF PLATE TO 1" AT BEAMS WITH DEPTH GREATER THAN 18 INCHES, OR AT COLUMNS WITH A WIDTH GREATER THAN 6 INCHES. SHOP WELD PLATE ALL AROUND TO COLUMN/POST WITH 1/4" FILLET WELD.
11 3/4" THICK COVER PLATE, WIDTH SHALL EQUAL BEAM FLANGE WIDTH. PROVIDE (24)-3/4" DIA. BOLTS WITH HORIZONTAL SPACING MATCHING WORKABLE GAGE "g" OF SPLICED BEAM FLANGE.
12 GALVANIZED METAL ROOF DECK. RE: PLANS AND DECK FASTENER TABLE FOR INFORMATION.
13 3/4" THICK X 8" PLATE EACH SIDE OF BEAM WEB. FASTEN WITH (8)-3/4" DIA. A325-N BOLTS WITH 4" GAGE SPACING.
14 3/8" STIFFENER/SHEAR PLATE. SHOP WELD BOTH SIDES CONTINUOUS TO BEAM WITH 1/4" FILLET WELD. PROVIDE MAXIMUM NUMBER OF 3/4" DIA. A325-TC BOLTS TO BEAM WEB. COPE BEAM FLANGE AS REQUIRED.
15 1/2" STIFFENER/SHEAR PLATE. SHOP WELD BOTH SIDES CONTINUOUS TO BEAM WITH 1/4" FILLET WELD. INCREASE THICKNESS OF PLATE TO 1" AND SIZE OF WELD TO 5/16" FOR BEAMS WITH DEPTH GREATER THAN 18 INCHES, OR AT COLUMNS WITH A WIDTH GREATER THAN 6 INCHES. PROVIDE MAXIMUM NUMBER OF 3/4" DIA. A325-TC BOLTS TO BEAM WEB. COPE BEAM FLANGE AS REQUIRED.

NOTE:

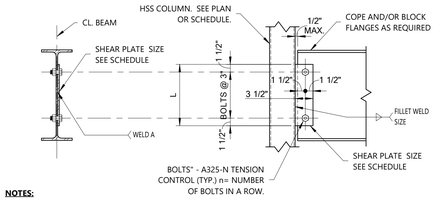
THIS DETAIL SHALL BE USED AT SHALLOW BEAM CONNECTIONS WHERE GEOMETRY DOES NOT PERMIT USAGE OF STANDARD DOUBLE ANGLE CONNECTIONS.



7 Shallow Beam Connection
1 1/2" = 1'-0"



8 Typ. Moment Connection Beam To Hss Column
1 1/2" = 1'-0"

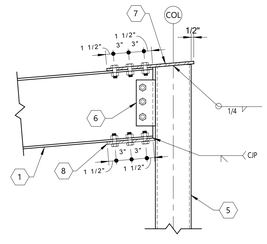


NOTES:

1. WHERE BEAM FRAMES INTO FLAT FACE OF HSS COLUMN ON A SKEW 10 DEGREES OR LESS FROM PERPENDICULAR, PLATE SHALL BE WELDED TO COLUMN WITH FILLET WELD AS INDICATED IN TABLE BELOW.
2. WHERE BEAM FRAMES INTO FLAT FACE OF HSS COLUMN ON A SKEW GREATER THAN 10 DEGREES FROM PERPENDICULAR, PLATE SHALL BE FULL PEN WELDED TO COLUMN.
3. FOR PLATES ATTACHING TO THE RADIUSED CORNER OF AN HSS COLUMN USE COMPLETE JOINT PENETRATION WELD.
4. SLOTTED BOLT HOLES SHALL NOT BE USED, UNLESS NOTED OTHERWISE, EXCEPT AT LOCATIONS APPROVED BY ENGINEER VIA THE RFI PROCESS.

BEAM SIZE	PLATE SIZE (inches)	L (inches)	n	WELD (TYP.) EA. SIDE (inches)	BOLTS (TYP.)
W8's	5/16	6	2	1/4	3/4"
W10's	5/16	6	2	1/4	3/4"
W12's	5/16	9	3	1/4	3/4"
W14's	5/16	9	3	1/4	3/4"
W16's	5/16	12	4	1/4	3/4"
W18's	5/16	15	5	1/4	3/4"
W21's	5/16	18	6	1/4	3/4"
W24's	5/16	18	6	1/4	3/4"
W27's	5/16	21	7	1/4	3/4"

9 Typical Beam To HSS Column Connection Schedule And Detail
1" = 1'-0"



10 HSS Column Moment At Top
1" = 1'-0"

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FRAMING DETAILS

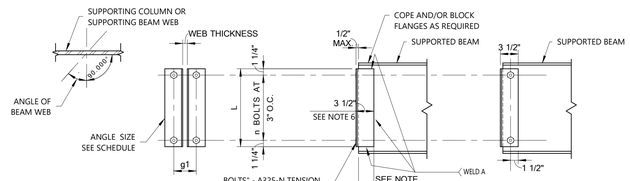
FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

S4.1

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 10:24:40 AM



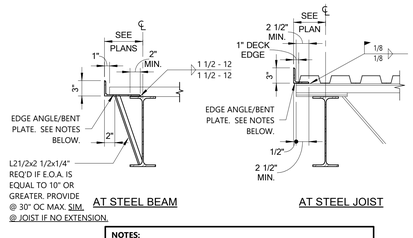
OPTION 1 - SUPPORTED BEAM WELDED **OPTION 2 - SUPPORTED BEAM BOLTED**

NOTES:

1. WHERE BEAMS AND GIRDERS FRAME INTO A W8 COLUMN OR THE WEB OF A W10 COLUMN, ANGLE SIZE 3x3 1/2xSAME THICKNESS SHALL BE USED AND g1 SHALL BE DECREASED BY 2" TYPICALLY.
2. FOR CHANNEL CONNECTIONS, USE ANGLE AND BOLTS FOR SIMILAR DEPTH BEAM SHOWN BELOW.
3. FOR ANGLES 0 DEGREES TO 14 DEGREES FROM PERPENDICULAR, ANGLES SHALL BE BENT.
4. FOR ANGLES 14 DEGREES TO 33.7 DEGREES FROM PERPENDICULAR, PROVIDE (2) BENT PLATES 3/8" X AS REQUIRED BY GEOMETRY (PROVIDE MIN. 3/16" WELD ALL AROUND).
5. FOR ANGLES 33.7 DEGREES TO 71.6 DEGREES FROM PERPENDICULAR, PROVIDE (1) BENT PLATE 3/8" X AS REQUIRED BY GEOMETRY (PROVIDE MIN. 3/16" WELD ALL AROUND). AT W24's AND DEEPER PROVIDE 1/2" THICK BENT PLATE.
6. LEG SHALL BE ADJUSTED WHERE REQUIRED BY GEOMETRY.
7. AT ALL BEAM CONNECTIONS TO DIAGONAL BRACED FRAME COLUMNS IN WHICH BEAM IS PARALLEL TO THE DIAGONAL BRACED FRAME, THE CONNECTION ANGLE THICKNESS SHALL BE INCREASED TO 1/2" AND "WELD A" SHALL BE 1/4".
8. AT DOUBLE BEAM CONNECTIONS AT COLUMNS, INCREASE ANGLE LEG AND ADD BOLTS AS REQUIRED TO MEET OSHA STANDARDS.
9. FOR BEAM TO BEAM CONNECTIONS, PROVIDE CONNECTION PER THE SHALLOWER MEMBER AND COPE SUPPORTED BEAM AS REQUIRED.
10. CONNECTION TO WEB OF SUPPORTED BEAM MAY BE WELDED OR BOLTED.

BEAM SIZE	ANGLE SIZE	L (inches)	n	g1	WELD A	BOLTS
W8's & W10's	L4x3 1/2x5/16	5 1/2	2	5 1/2	3/16	3/4"
W12's	L4x3 1/2x5/16	8 1/2	3	5 1/2	3/16	3/4"
W14's	L4x3 1/2x5/16	8 1/2	3	5 1/2	3/16	3/4"
W16's	L4x3 1/2x5/16	11 1/2	4	5 1/2	3/16	3/4"
W18's	L4x3 1/2x5/16	14 1/2	5	5 1/2	3/16	3/4"
W21's	L4x3 1/2x5/16	17 1/2	6	5 1/2	3/16	3/4"
W24's	L4x3 1/2x5/16	20 1/2	7	5 1/2	1/4	3/4"
W27's	L4x3 1/2x5/16	23 1/2	8	5 1/2	1/4	3/4"
W30's	L4x3 1/2x5/16	26 1/2	9	5 1/2	1/4	3/4"

1 Typical Beam Connection Schedule And Detail
1" = 1'-0"



NOTES:

PROVIDE CONTINUOUS EDGE MEMBER (ANGLE OR BENT PLATE) AT ALL ROOF EDGES, UNLESS NOTED OTHERWISE.

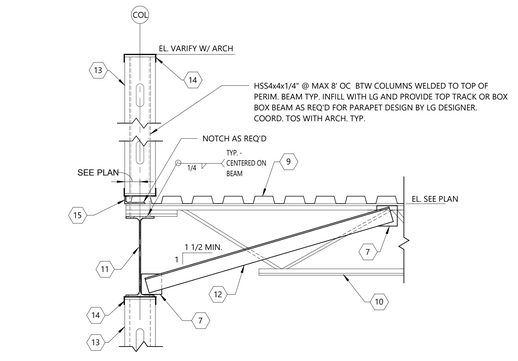
MINIMUM THICKNESS OF EDGE MEMBER IS 1/4".

PROVIDE 4"x2"x1/4" SPLICE PLATE AT ALL JOINTS IN THE EDGE MEMBER. CENTER SPLICE PLATE ON JOINT AND WELD BOTH SIDES.

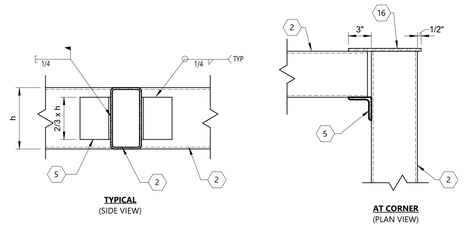
ALL EDGE MEMBER SPLICES SHALL OCCUR CENTERED ON A JOIST OR A COLUMN.

SPLICE PLATE

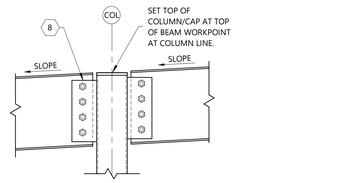
2 Typical Edge Angle/Bent Plate At Roof
1" = 1'-0"



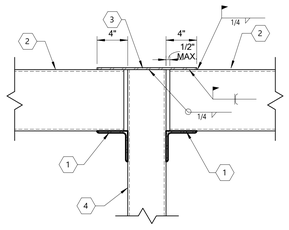
3 Typ. Edge Beam Detail At Parapet
1" = 1'-0"



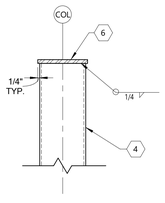
5 HSS Beam To HSS Beam
1 1/2" = 1'-0"



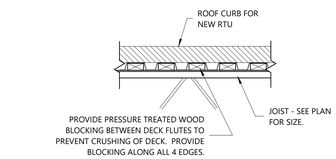
4 Top Of Col. At Sloped Framing
1" = 1'-0"



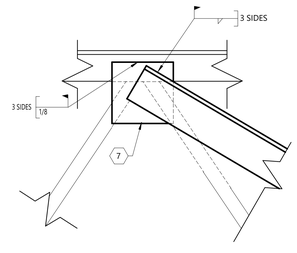
6 HSS Beam To HSS Column
1 1/2" = 1'-0"



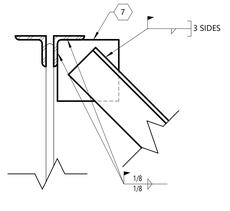
7 HSS Column Cap Plate Detail
1 1/2" = 1'-0"



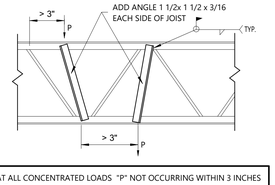
8 Blocking At RTU Curb
1" = 1'-0"



9 Brace To Joist - Parallel
3" = 1'-0"



10 Brace To Joist - Perpendicular
3" = 1'-0"

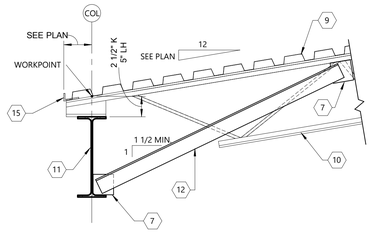


FIELD INSTALL ANGLE AT ALL CONCENTRATED LOADS "P" NOT OCCURRING WITHIN 3 INCHES OF A JOIST PANEL POINT.

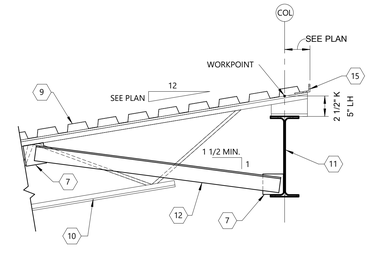
ANGLES ARE NOT REQUIRED AT POINT LOADS OF 100 POUNDS OR SMALLER IF THE SUM OF ALL POINTS LOADS BETWEEN PANEL POINTS IS 100 POUNDS OR SMALLER.

ALL ATTACHMENTS SHALL BE MADE CONCENTRIC TO THE CHORD. (I.E., DO NOT INDUCE TWISTING INTO CHORD.)
POINT LOADS SHALL NOT EXCEED 300 POUNDS UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS (E.G. MECHANICAL UNIT LOADINGS)

11 Joist Point Load Detail
1" = 1'-0"



12 Sloped Joist Roof Edge (Low End)
1" = 1'-0"



13 Sloped Joist Roof Edge (High End)
1" = 1'-0"

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

Keynote Legend

1 L4x4x1/2, SAME LENGTH AS WIDTH OF COLUMN OR BEAM, WHICHEVER IS GREATER. SHOP WELD EACH ANGLE ALL AROUND TO COLUMN WITH 1/4" FILLET WELD TOP AND BOTTOM AND FLARE BEVEL GROOVE WELD ON SIDES. FIELD WELD 3 SIDES OF EACH ANGLE TO BEAM WITH 1/4" FILLET WELD AND FLARE BEVEL GROOVE WELD. DO NOT SHOP WELD EITHER ANGLE TO BEAM.

2 HSS BEAM - SEE PLAN FOR SIZE AND ELEVATION.

3 3/8" CAP PLATE SHOP WELDED ALL AROUND TO COLUMN WITH 1/4" FILLET WELD. WIDTH OF PLATE SHALL BE WIDTH OF COLUMN PLUS ONE INCH OR WIDTH OF BEAM, WHICHEVER IS GREATER. FIELD WELD 3 SIDES OF PLATE TO BEAM WITH 1/4" FILLET WELD AND FLARE BEVEL GROOVE WELD.

4 STEEL COLUMN - SEE PLAN FOR SIZE.

5 L4x4x3/8 CONNECTION ANGLE OR EQUIVALENT BENT PLATE AT SKEWED CONNECTIONS.

6 1/2" CAP PLATE.

7 4"x4"x1/4" GUSSET PLATE. FIELD WELD TO BEAM OR JOIST TOP CHORD AT PANEL POINT LOCATION. PROVIDE CONTINUOUS 1/8" FILLET WELD ON ALL SIDES OF GUSSET PLATE.

8 STANDARD SINGLE PLATE BEAM CONNECTION. RE: TYPICAL BEAM TO HSS COLUMN CONNECTION SCHEDULE AND DETAIL.

9 GALVANIZED METAL ROOF DECK. RE: PLANS AND DECK FASTENER TABLE FOR INFORMATION.

10 STEEL JOIST - SEE PLAN FOR SIZE.

11 STEEL BEAM - SEE PLAN FOR SIZE.

12 BRACE ALL ROOF EDGE BEAMS TO EVERY JOIST USING AN L2 1/2x2 1/2x3/16 KICKER BRACE. FIELD WELD 3 SIDES EACH END. JOIST SUPPLIER SHALL DESIGN EACH JOIST FOR A 1700 POUND ASD-FACTORED BRACE FORCE (TENSION OR COMPRESSION) DUE TO WIND. ATTACHMENT TO JOIST SHALL BE AT PANEL POINT.

13 COLD-FORMED METAL WALL STUDS DESIGNED BY COLD-FORMED METAL FRAMING SUPPLIER. RE: ARCH. DRAWINGS FOR STUD DEPTH. SEE SPECIFICATION 05 4000 FOR MORE INFORMATION.

14 COLD-FORMED METAL STRUCTURAL TOP TRACK OR BOX BEAM AS REQUIRED FOR PARAPET DESIGN BETWEEN STRUCTURAL HSS PARAPET SUPPORT COLUMNS. CONNECTION DESIGNED AND PROVIDED BY COLD-FORMED METAL FRAMING SUPPLIER. ATTACH TO STRUCTURE AS SHOWN AND PROVIDE VERTICAL SLIP PER SPECIFICATIONS (BOTTOM OR TOP).

15 CONTINUOUS EDGE MEMBER PER "TYPICAL EDGE ANGLE/BENT PLATE AT ROOF" DETAIL.

16 3/8" CAP PLATE WITH HEIGHT MATCHING BEAM DEPTH. SHOP WELD BOTH SIDES TO END OF BEAM WITH 1/4" FILLET WELD. FIELD WELD 3 SIDES TO CONNECTING BEAM WITH 1/4" FILLET WELD OR FLARE BEVEL GROOVE WELD.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

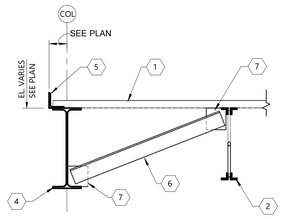
FRAMING DETAILS

FOX NESBIT
BATON ROUGE 225.293.6595
NEW ORLEANS www.fox-nesbit.com

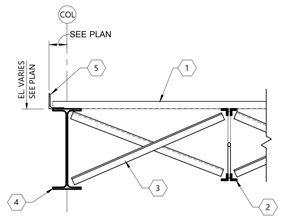
© 2025 24777 R-24

S4.2

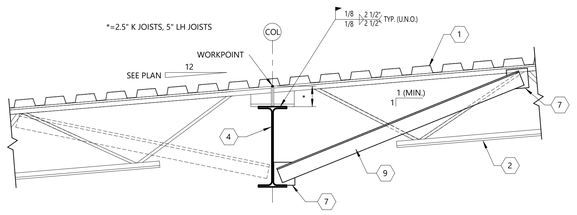
6/27/2025 10:24:41 AM



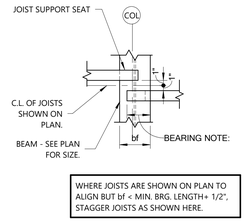
1 Edge Beam At Bracing
1" = 1'-0"



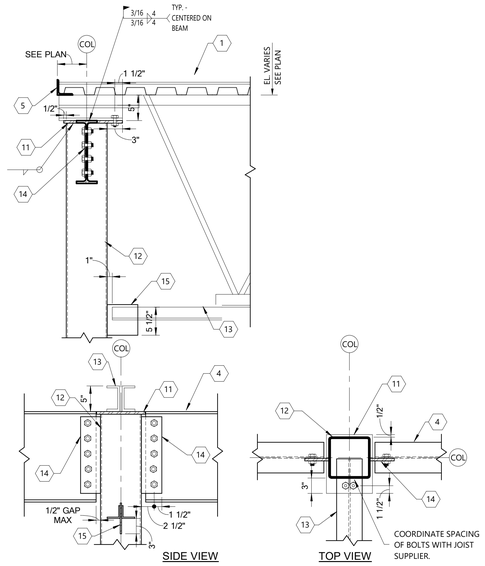
2 Edge Beam At Bridging
1" = 1'-0"



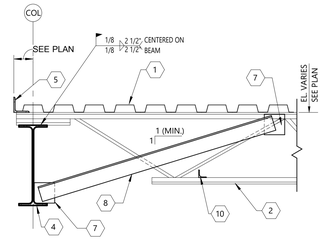
3 Interior Roof Beam At Sloped Joists
1" = 1'-0"



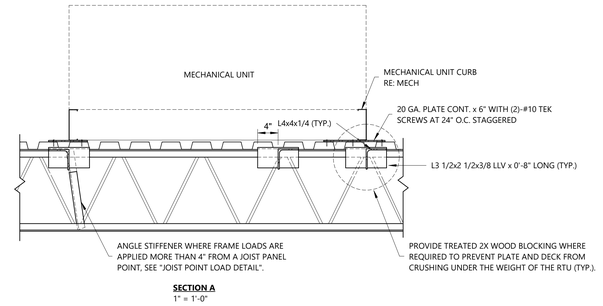
4 Staggered Joist Plan
1" = 1'-0"



5 Long-Span Joist To HSS Column
1" = 1'-0"

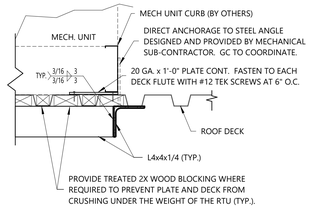


6 Typical Roof Edge Detail At Sides
1" = 1'-0"



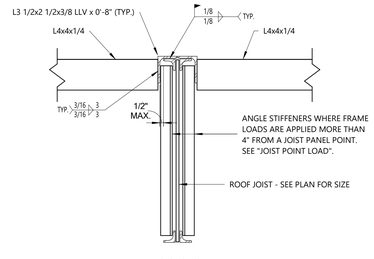
SECTION A
1" = 1'-0"

7 MECH DET A
1" = 1'-0"



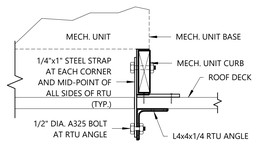
SECTION B
1 1/2" - 1'-0"

8 MECH DET B
1 1/2" = 1'-0"



SECTION C
1 1/2" = 1'-0"

9 MECH DET C
1 1/2" = 1'-0"



TYP. HOLD-DOWN DETAIL
1 1/2" = 1'-0"

10 MECH DET D
1 1/2" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

Keynote Legend

1 GALVANIZED METAL ROOF DECK. RE: PLANS AND DECK FASTENER TABLE FOR INFORMATION.
2 STEEL JOIST - SEE PLAN FOR SIZE.
3 X-BRACING - SEE GENERAL NOTES FOR INFORMATION.
4 STEEL BEAM - SEE PLAN FOR SIZE.
5 CONTINUOUS EDGE MEMBER PER "TYPICAL EDGE ANGLE/BENT PLATE AT ROOF" DETAIL.
6 BRACE ALL ROOF BEAMS PARALLEL TO JOIST WITH L2 1/2x2 1/2x3/16 AT 8'-0" O.C. MAX. SPACING. FIELD WELD EACH END 3 SIDES TO GUSSET PLATE. STAGGER BRACE SIDE TO SIDE OF BEAM AT INTERIOR BEAMS.
7 4"x4"x1/4" GUSSET PLATE. FIELD WELD TO BEAM OR JOIST TOP CHORD AT PANEL POINT LOCATION. PROVIDE CONTINUOUS 1/8" FILLET WELD ON ALL SIDES OF GUSSET PLATE.
8 BRACE ALL EDGE BEAMS TO EVERY OTHER JOIST USING AN L2 1/2x2 1/2x3/16. FIELD WELD EACH END 3 SIDES.
9 BRACE ALL INTERIOR BEAMS TO JOISTS WITH L2 1/2x2 1/2x3/16 BRACE. BRACE AT EVERY OTHER JOIST LINE. STAGGER BRACES SIDE TO SIDE OF EACH BRACED JOIST LINE. FIELD WELD EACH END 3 SIDES.
10 CONTINUOUS UPLIFT BRIDGING BY JOIST SUPPLIER AS REQUIRED.
11 1/2" CAP PLATE WITH (2)-1/2" DIA. ERECTION BOLTS AT EACH STRUT JOIST IF REQUIRED PER OSHA.
12 STEEL COLUMN - SEE PLAN FOR SIZE.
13 STRUT JOIST - SEE PLAN FOR SIZE.
14 STANDARD SINGLE PLATE BEAM CONNECTION. RE: TYPICAL BEAM TO HSS COLUMN CONNECTION SCHEDULE AND DETAIL.
15 6"x6"x1/4" (MIN.) STEEL JOIST STABILIZER PLATE SHOP WELDED ALL AROUND TO COLUMN. DO NOT WELD JOIST TO PLATE. COORDINATE WITH JOIST SUPPLIER.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FRAMING DETAILS

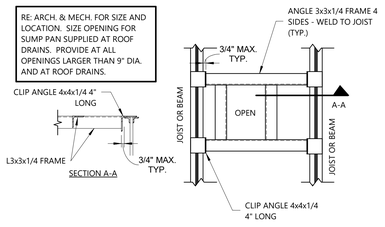
FOX NESBIT
BATON ROUGE 225.293.6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

S4.3

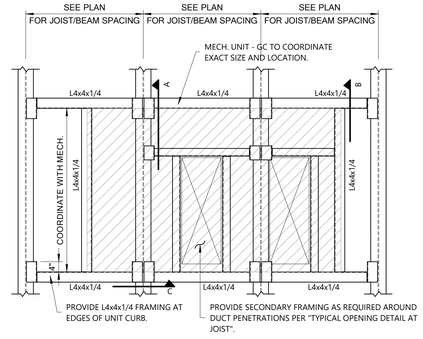
Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 10:24:41 AM



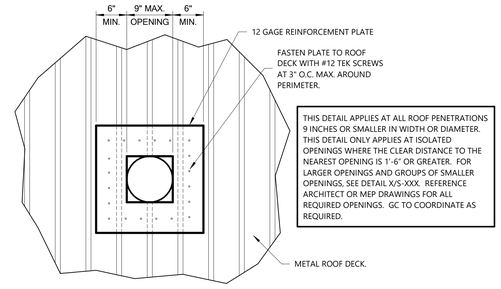
1 Typical Opening Detail At Joist

3/4" = 1'-0"



2 Typ. Mech. Support Unit

1/2" = 1'-0"



3 Small Reinforced Roof Deck Opening

1" = 1'-0"

4 Column On Beam Detail

1" = 1'-0"

Keynote Legend

1 STEEL COLUMN - SEE PLAN FOR SIZE.
2 STEEL BEAM - SEE PLAN FOR SIZE.
3 3/8" STIFFENER PLATE EACH SIDE OF BEAM WEB. WELD BOTH SIDES CONTINUOUS WITH 1/4" FILLET WELD.
4 3/4" PLATE WITH (4)- 3/4" DIA. A325-TC BOLTS.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FRAMING DETAILS

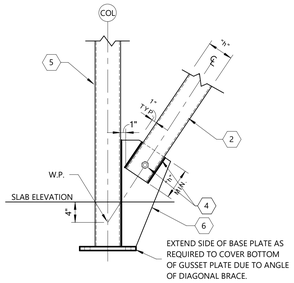
FOX NESBIT
BATON ROUGE 225.293.6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

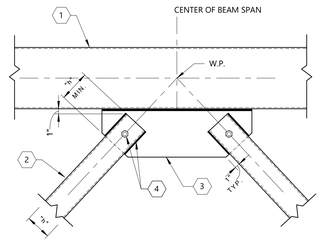
S4.4

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

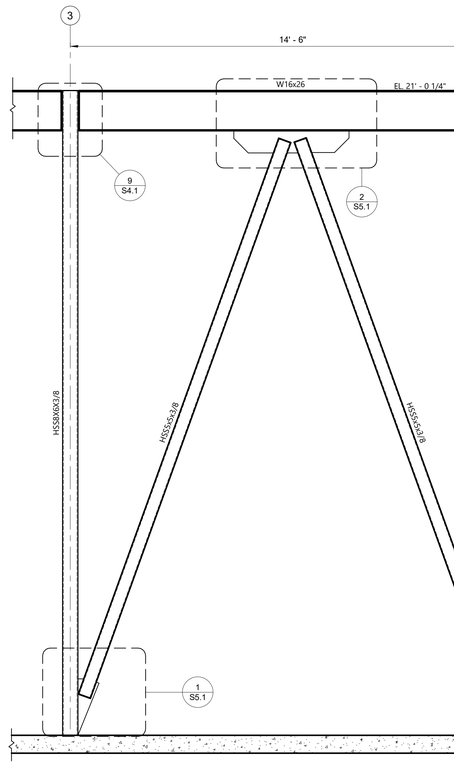
6/27/2025 10:24:41 AM



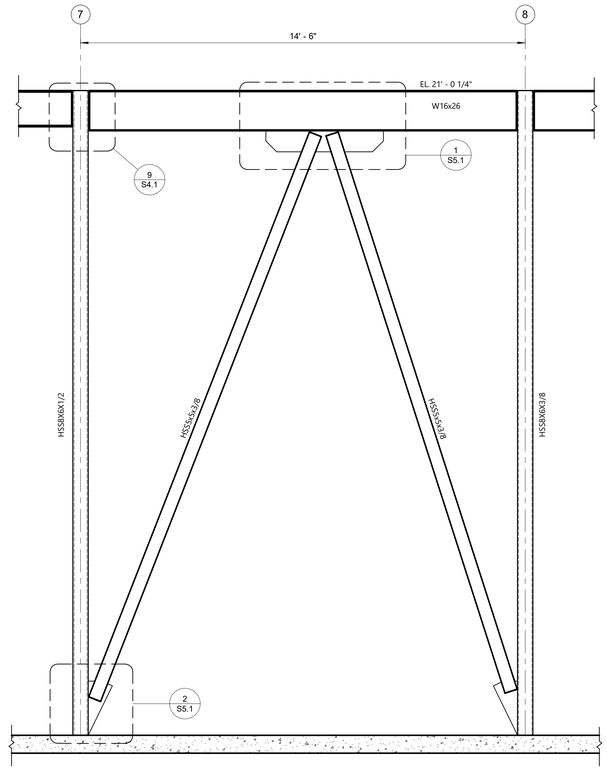
1 Brace Detail At Base
1" = 1'-0"



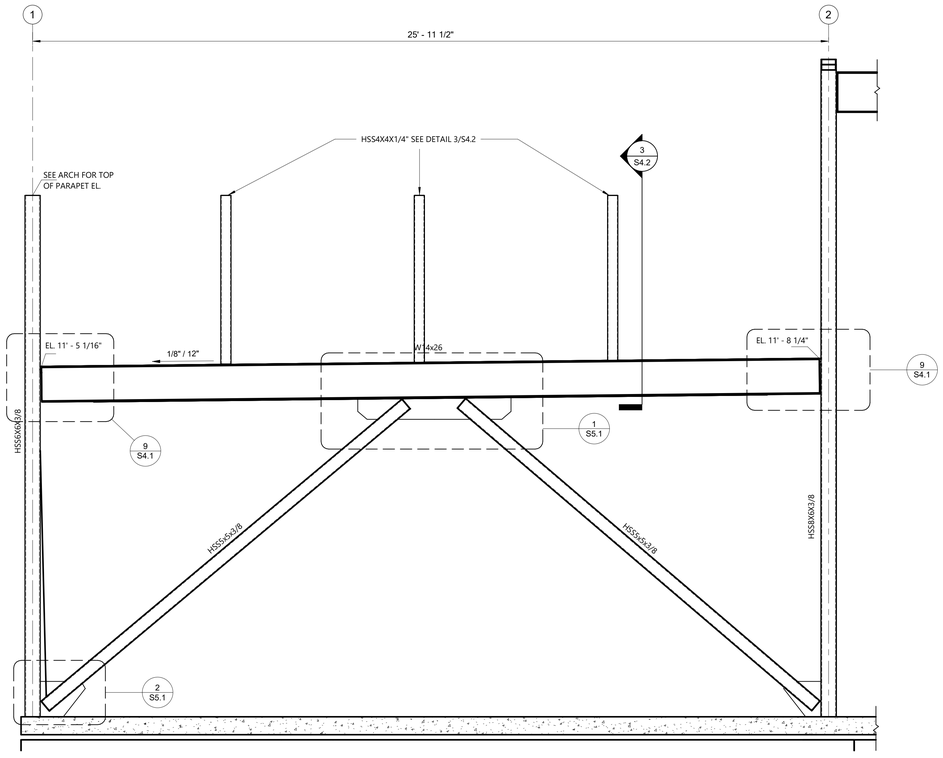
2 Brace To HSS Beam
1" = 1'-0"



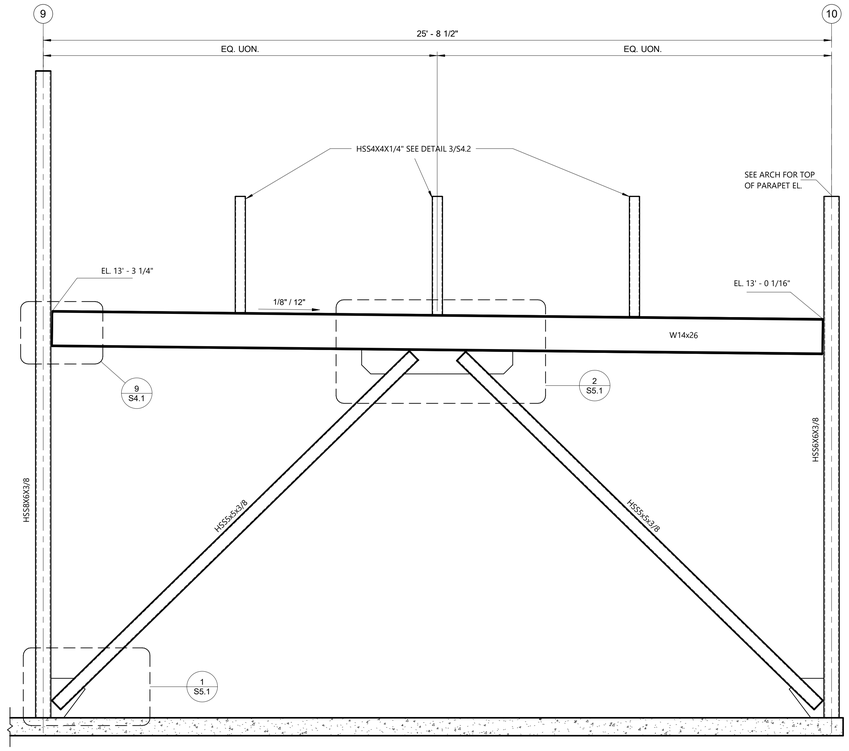
3 BF-1 (3 TO 4 @ E)
1/2" = 1'-0"



4 BF-2 (7 TO 8 @ E)
1/2" = 1'-0"



5 BF-3 (1 TO 2 @ C)
1/2" = 1'-0"



6 BF-4 (9 TO 10 @ C)
1/2" = 1'-0"

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

Keynote Legend

1 HSS BEAM - SEE PLAN FOR SIZE AND ELEVATION.
2 DIAGONAL BRACE MEMBER - SEE ELEVATIONS FOR SIZE.
3 3/4" THICK GUSSET PLATE SHOP WELDED TO BEAM WITH CONTINUOUS 5/16" FILLET WELD EACH SIDE OF PLATE.
4 (1)-3/4" DIA. A325-N BOLT FOR ERECTION. FIELD WELD TUBE TO PLATE ALL AROUND ON BOTH SIDES OF PLATE WITH 1/4" FILLET WELD. PROVIDE 15/16" DIA. HOLES IN BRACE AND GUSSET PLATE.
5 STEEL COLUMN - SEE PLAN FOR SIZE.
6 3/4" THICK GUSSET PLATE SHOP WELDED TO COLUMN AND BASE PLATE WITH CONTINUOUS 5/16" FILLET WELD EACH SIDE OF PLATE.

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

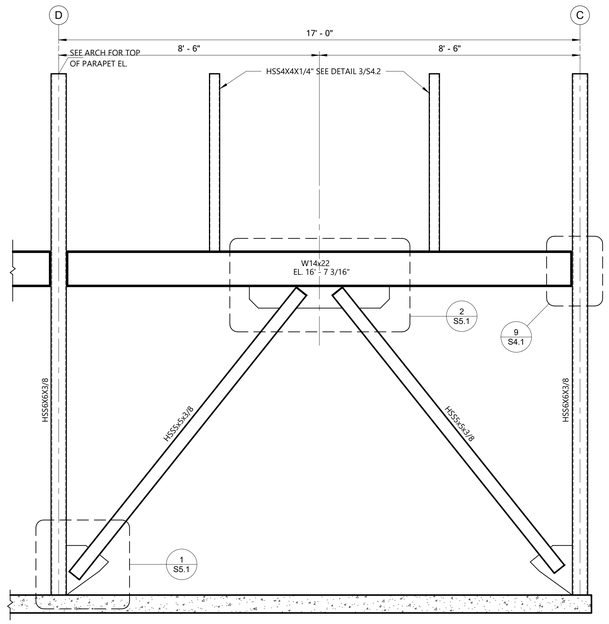
REVISIONS

BRACED FRAME ELEVATIONS

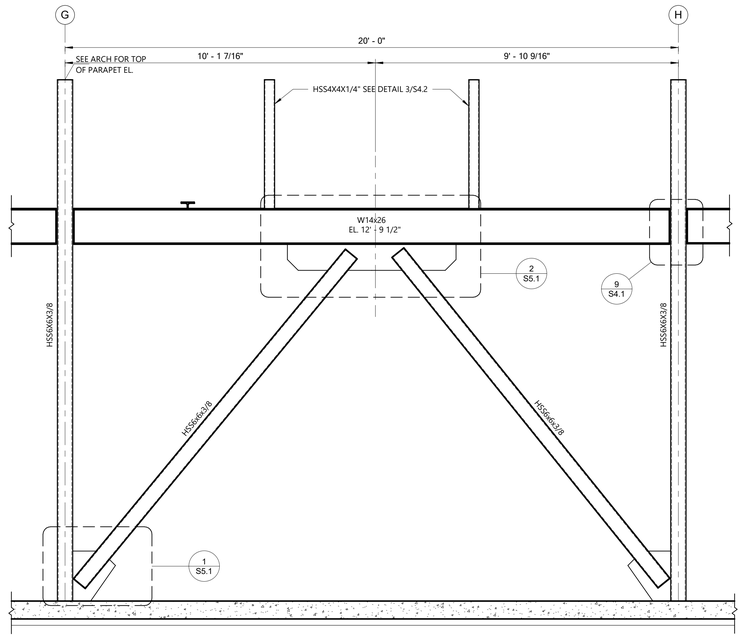
FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com
© 2025 24777 R-24

S5.1

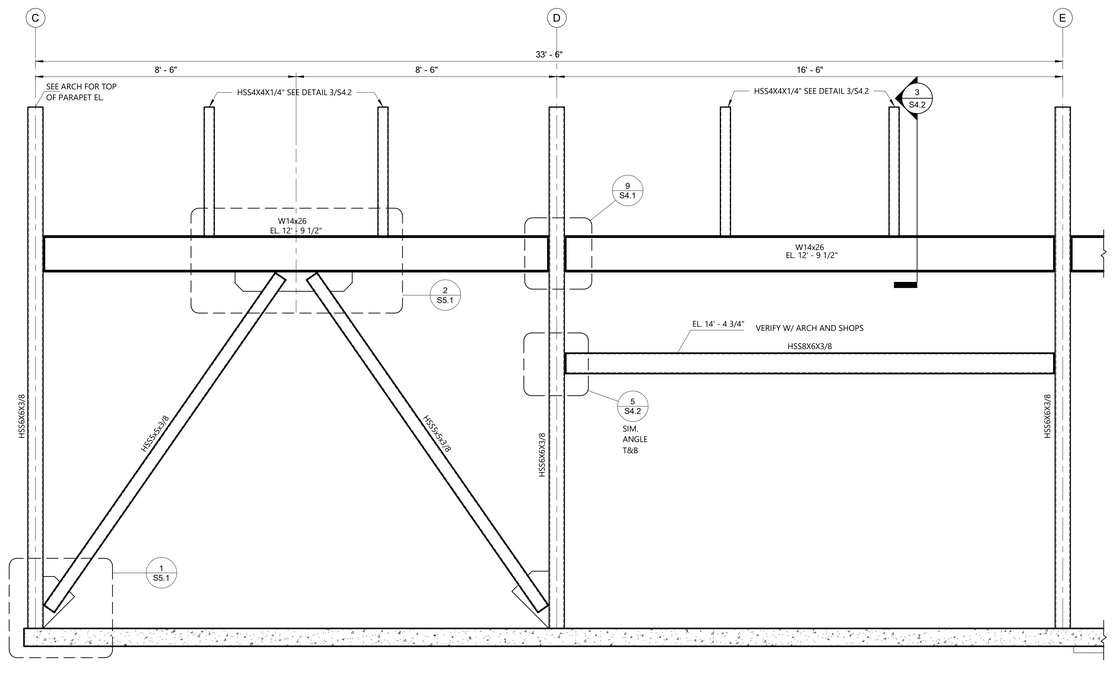
6/27/2025 10:24:42 AM



1 BF-5 (C TO D @ 1)
1/2" = 1'-0"



2 BF-6 (G TO H @ 10)
1/2" = 1'-0"



3 BF-7 (C TO D @ 10) AND ADJACENT BAY
1/2" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

BRACED FRAME ELEVATIONS

FOX NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

S5.2

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 10:24:42 AM

A. APPLICABLE DESIGN CODES & MISCELLANEOUS

INTERNATIONAL BUILDING CODE 2021
AMERICAN CONCRETE INSTITUTE 318
AMERICAN INSTITUTE OF STEEL CONSTRUCTION

IBC CHAPTER 17 SPECIAL INSPECTIONS:
THE OWNER OR THE OWNER'S REPRESENTATIVE IS REQUIRED TO PROVIDE SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF IBC 2021. THE GENERAL CONTRACTOR IS REQUIRED TO ENGAGE AND ACCOMMODATE THE REQUIRED SPECIAL INSPECTIONS BY PROVIDING ACCESS TO ELEMENTS REQUIRED FOR INSPECTION AND BY NOTIFYING THE TESTING AGENCY 48 HOURS PRIOR TO A REQUIRED INSPECTION EVENT. THE CONTRACTOR SHALL PROVIDE REPORTS FROM THE TESTING AGENCY INDICATING COMPLIANCE WITH THE IBC REQUIREMENTS FOR:

- STEEL CONSTRUCTION (IBC 1705.2)
- CONCRETE CONSTRUCTION (IBC 1705.3)
- MASONRY CONSTRUCTION (IBC 1705.4)
- SOILS (IBC 1705.6)
- DRIVEN PILES (IBC 1705.7)
- DRILLED SHAFTS, AUGER C.I.P. PILES (IBC 1705.8)
- HELICAL PILES (IBC 1705.9)
- WIND RESISTANCE (IBC 1705.12) (IN APPLICABLE WIND SPEEDS ONLY)
- SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)
- MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (IBC 1705.15)

STRUCTURAL OBSERVATIONS:
STRUCTURAL OBSERVATIONS SHALL BE CONDUCTED BY THE ENGINEER OF RECORD TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THESE OBSERVATIONS WILL NOT TAKE THE PLACE OF THE CODE REQUIRED SPECIAL INSPECTIONS LISTED ABOVE OR ANY OTHER INSPECTIONS REQUIRED BY THE LOCAL BUILDING OFFICIAL. NOTIFY ENGINEER OF RECORD AND ARCHITECT FOR STRUCTURAL OBSERVATION VIA EMAIL A MINIMUM OF 72 HOURS PRIOR TO ANY OF THE FOLLOWING EVENTS:

- INSTALLATION OF PILES AND /OR DRILLED SHAFTS
- ALL CONCRETE/GROUT POURS (WITH IDENTIFICATION OF SPECIFIC ELEMENTS TO BE POURED).
- COMMENCEMENT OF MASONRY WORK
- NEAR COMPLETION OF STRUCTURAL STEEL ERECTION.
- PLACEMENT OF INTERIOR SHEATHING OR INSULATION COVERING WOOD FRAMING OR COLD-FORMED METAL FRAMING.
- PLACEMENT OF ROOFING COVERING ROOF DECK.

FAILURE TO NOTIFY MAY REQUIRE REMOVAL OF COMPLETED WORK.

PROVIDE COMPREHENSIVE ELECTRONICALLY TRANSMITTED PHOTOS OF ANY REQUESTED WORK TO ENGINEER PRIOR TO ANY OF THE ABOVE EVENTS IN LIEU OF OBSERVATION IF DEEMED ACCEPTABLE BY ENGINEER.

B. DESIGN LOADS AND REQUIREMENTS SECTION

(1) FIRST FLOOR DESIGN LOADS
LIVE LOAD ---------- 100 PSF (REDUCIBLE)
LIVE LOAD ---------- 2000 LB (CONCENTRATED)
PARTITION LIVE LOAD ------- 15 PSF (NON-REDUCIBLE)

(2) ROOF DESIGN LOADS
LIVE LOAD ----------20 PSF (REDUCIBLE)
LIVE LOAD ----------300 LB (CONCENTRATED)
GROUND SNOW LOAD ---------- 0 PSF

(3) LATERAL DESIGN - WIND
ASCE 7-16
ULTIMATE DESIGN WIND SPEED (V_{ult})------- 131 MPH
NOMINAL DESIGN WIND SPEED (V_{asd})------- 101.5 MPH
EXPOSURE CATEGORY ---------- B
RISK CATEGORY ---------- II
INTERNAL PRESSURE COEFFICIENT ---------- +/-0.18
MWFRS - DIRECTIONAL PROCEDURE

(5) LATERAL DESIGN -SEISMIC
ASCE 7-16
IMPORTANCE FACTOR ---------- 1.0
S_s ---------- 0.088g
S_1 ---------- 0.055g
SITE CLASS ---------- D
S_{ds} ---------- 0.094g
S_{d1} ---------- 0.088g
SEISMIC DESIGN CATEGORY--------- B
C_s ---------- 0.038
DESIGN BASE SHEAR ---------- 0.038*W
R ---------- 3
EQUIVALENT LATERAL-FORCE ANALYSIS METHOD. STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE.

C. GEOTECHNICAL

THE FOUNDATION AND SLAB DESIGN WAS BASED ON THE GEOTECHNICAL INVESTIGATION BY SOUTHERN EARTH SCIENCES, INC DATED 01/24/2025. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT PRIOR TO BIDDING. A COPY OF THE GEOTECHNICAL REPORT IS AVAILABLE AT THE ARCHITECT'S OFFICE FOR REVIEW.

SEE SPECIFICATIONS FOR TIMBER PILE INFORMATION AND DETAIL 3 & 4/S3.2 FOT TYP. TIMBER PILE DETAILS.

PILE TYPE: CLASS B TREATED TIMBER PILE
SIZE BASIS: 12" BUTT, 7" TIP
LENGTH: 40' MEASURED FROM GROUND SURFACE. ALL TIP ELEVATIONS SHALL BE THE SAME THROUGHOUT THE PROJECT.
DESIGN COMPRESSION CAPACITY: 10 TONS
DESIGN TENSION CAPACITY: 9.5 TONS

ONE LOAD TEST IN COMPRESSION REQUIRED. SEE SPECIFICATIONS.

D. CONCRETE AND GROUT

CONCRETE MIXING, HANDLING, PLACING, AND CURING SHALL BE IN ACCORDANCE WITH ACI 301.

SEE THE "CONCRETE MIX REQUIREMENTS" TABLE FOR DESCRIPTIONS AND REQUIREMENTS OF CONCRETE TYPES.

FLY ASH IS NOT PERMITTED IN ANY CONCRETE FOR THIS PROJECT.

SLAG IS NOT PERMITTED IN ANY CONCRETE FOR THIS PROJECT.

ALL GROUT SHALL BE NON-SHRINK GROUT. THERE SHALL BE 2" NON-SHRINK GROUT BENEATH ALL COLUMN BASE PLATES.

ALL FLOOR DRAINS, DROPS, CURBS, ETC. SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

SEE PLUMBING DRAWINGS FOR LOCATIONS OF ALL FLOOR DRAINS. SLOPE GROUND FLOOR SLAB AND ELEVATED SLABS AT ALL FLOOR DRAINS AWAY FROM WALLS IN ROOM TO LOW POINT AT FLOOR DRAIN WHICH SHALL BE SET 1/2" BELOW FINISHED FLOOR OF SLAB, UNLESS NOTED OTHERWISE.

ALL GRADE BEAMS, AND OTHER CONCRETE FOUNDATION EDGES SHALL BE FULLY PLYWOOD FORMED.

THE TOP 5" OF BOTH SIDES OF ALL GRADE BEAMS SHALL BE WOOD FORMED. ALL SPREAD FOOTINGS SHALL BE EARTH FORMED - UNLESS NOTED OTHERWISE.

ALL EXPOSED SURFACES OF CONCRETE WALLS, FOUNDATION EDGES, AND SLAB EDGES SHALL BE PLYWOOD FORMED AND COATED WITH A REPAIR MORTAR.

RANDOM TRAFFIC FLOOR FINISH TOLERANCES (F_F AND F_L) FOR SLABS ARE TO MEET SPECIFIED OVERALL FLATNESS OF SOF_F = 35 AND SPECIFIED OVERALL LEVELNESS OF SOF_L = 25 WITH MINIMUM LOCAL VALUES OF MLF_F = 21 AND MLF_L = 15, AS EXPRESSED IN ACI 117, SECTION 4, AND MEASURED WITHIN 72 HOURS IN ACCORDANCE WITH ASTM E 115.

COORDINATE ALL DEVIATIONS IN FLATNESS/LEVELNESS WITH ARCHITECT TO COMPLY WITH AESTHETIC AND FLOOR FINISH REQUIREMENTS.

ALL INTERIOR SAWED JOINTS TO BE 1/8" WIDE X 1/3 OF DEPTH OF SLAB. FILL WITH EUCLID EUCO 700 SEMI-RIGID EPOXY JOINT FILLER OF APPROVED EQUAL COMPLIANT TO ACI 302 RECOMMENDATIONS REGARDING CONTROL AND CONSTRUCTION JOINTS.

ALL EXTERIOR SAWED JOINTS TO BE 1/8" WIDE X 1/3 OF DEPTH OF SLAB. FILL WITH EUCLID EUCOLASTIC 1 ONE PART URETHANE JOINT FILLER OR APPROVED EQUAL COMPLIANT TO ASTM C920 GRADE P, CLASS 25.

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COMPLETE COST OF AN ADDITIONAL 10 CUBIC YARDS OF UNSCHEDULED 4000 PSI STRUCTURAL FOUNDATION/SLAB CONCRETE FOR MISCELLANEOUS USE TO BE DELIVERED, PLACED, FORMED, AND FINISHED AS DIRECTED BY STRUCTURAL ENGINEER.

VERIFY ALL SLAB EDGE DIMENSIONS AT DOORS AND FULL-HEIGHT WINDOWS WITH ARCHITECTURAL DRAWINGS PRIOR TO SETTING OF GROUND FLOOR SLAB EDGE FORMS. AT LOCATIONS WHERE SLAB EDGE EXTENDS PAST OUTSIDE EDGE OF DOOR OR FULL-HEIGHT WINDOW, SLOPE SLAB DOWN 1/4" FROM OUTSIDE FACE OF DOOR WINDOW TO SLAB EDGE, UNLESS NOTED OTHERWISE.

E. CONCRETE REINFORCEMENT

ALL REBARS SHALL BE GRADE 60 (FY = 60,000 PSI MIN.)

VAPOR RETARDER AT GROUND FLOOR SLABS TO BE 15 MIL WITH TAPED JOINTS. REFERENCE SPECIFICATIONS FOR CAST-IN-PLACE CONCRETE FOR ADDITIONAL INFORMATION.

HOOK ALL GRADE BEAM TOP BARS AT THE END OF THE GRADE BEAM.

PROVIDE (2)-#6 L BARS (a=36";b=36") ONE TOP AND ONE BOTTOM AT THE OUTSIDE FACE OF ALL GRADE BEAM CORNERS.

PROVIDE (4)-#6 L BARS (a=36";b=36") TWO TOP AND TWO BOTTOM AT ALL GRADE BEAM INTERSECTIONS.

PROVIDE #5 L BARS (a=18";b=18") AT CORNER OF ELEVATOR PIT WALLS. SPACE BARS WITH ALL HORIZONTAL WALL REINFORCEMENT.

PROVIDE HORIZONTAL #4 (a=24", b=24") CORNER BARS AT ALL CONCRETE WALL CORNERS TO LAP WITH WALL REINFORCING BARS, U.N.O.

ALL WELDED WIRE MESH SHALL HAVE 12" MIN. LAP BETWEEN SHEETS.

PLACE AND SECURE ALL EMBEDDED ITEMS INCLUDING REINFORCING DOWELS, ANCHOR BOLTS, FORM SAVER DOWELS AND EMBED PLATES PRIOR TO PLACING OF CONCRETE. DO NOT WET STICK ANY OF THESE ITEMS, UNLESS NOTED OTHERWISE HEREIN OR PERMITTED BY ENGINEER OF RECORD IN WRITING. THIS DOES NOT APPLY TO SINGLE-BAR REINFORCEMENT IN DRILLED SHAFTS.

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COMPLETE COST OF AN ADDITIONAL 200 POUNDS OF UNSCHEDULED ASTM A615 GRADE 60 REBAR FOR MISCELLANEOUS USE TO BE FABRICATED, DELIVERED, PLACED, AND TIED AS DIRECTED BY STRUCTURAL ENGINEER.

F. STRUCTURAL STEEL

STRUCTURAL STEEL MEMBERS SHALL BE MADE USING THE FOLLOWING GRADES:

WIDE FLANGE SHAPES ----------	ASTM A-992
HSS ----------	ASTM A500, GRADE C
PIPES ----------	ASTM A53, TYPE E OR S
PLATE, BARS, & ANGLES ----------	ASTM A36

ALL STRUCTURAL STEEL SHALL BE FABRICATED, COATED, AND ERECTED AS PER THE AISC SPECIFICATIONS.

ALL WELDS SHALL BE WITH E70XX ELECTRODES AND IN ACCORDANCE WITH AWS STANDARDS. MINIMUM FILLET WELD SIZE SHALL BE 1/4" - U.N.O. FOULING ELEMENTS SUCH AS PAINT, OIL, GREASE, OR OTHER CONTAMINANTS SHALL BE REMOVED AT ALL WELDED CONNECTIONS PRIOR TO WELDING.

ALL FRAMING CONNECTIONS SHALL BE MADE WITH THE MAXIMUM NUMBER OF ROWS OF 3/4" A325-N TENSION CONTROL BOLTS FOR GIVEN BEAM DEPTH. - U.N.O.

ALL TUBULAR STEEL COLUMNS SHALL HAVE 1/2" CAP PLATES - U.N.O.

PROVIDE CONTINUOUS 5/16" THICK BENT PLATE OR ANGLE AROUND PERIMETER OF ALL FLOOR EDGES INCLUDING STAIRS, ELEVATORS, MECH. PENETRATIONS, ETC.

THE CONTRACTOR SHALL ASSURE THAT THE STRUCTURE HAS BEEN ERECTED TRUE AND SUITABLE TEMPORARY BRACING AND GUYS SHALL BE INSTALLED TO MAINTAIN SAID TRUENESS. THE STRUCTURAL STEEL FRAMEWORK SHALL BE BRACED OR GUYED UNTIL FINAL ERECTION IS COMPLETE AND DECKING AND PERMANENT BRACES HAVE BEEN ERECTED.

THE STEEL FABRICATOR SHALL PROVIDE AN ALLOWANCE IN HIS BASE BID FOR A TOTAL OF FOUR TONS OF ADDITIONAL ERECTED MISCELLANEOUS STEEL AS DEEMED NECESSARY BY STRUCTURAL ENGINEER. THIS ALLOWANCE SHALL COVER ALL DETAILING, FABRICATION, MATERIALS, PAINTING, DELIVERY, ERECTION, COATINGS, AND OTHER ASSOCIATED COSTS. THE EXACT SIZE AND QUANTITY OF STEEL MATERIAL SHALL BE SELECTED BY THE STRUCTURAL ENGINEER AS REQUIRED. DEDUCTIONS FROM STEEL ALLOWANCE SHALL BE MADE IN TERMS OF WEIGHT OF MATERIAL ADDED. ANY UNUSED PORTIONS OF THIS ALLOWANCE SHALL BE CREDITED BACK TO THE OWNER AT THE RATE OF $8,000.00 PER TON.

CONTRACTOR TO PROVIDE GALVANIZED STEEL LINTELS AS REQUIRED TO SUPPORT BRICK AND/OR MASONRY VENEER ABOVE ALL OPENINGS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (UNLESS NOTED OTHERWISE):

CLEAR OPENING	ANGLE SIZE
0 TO 4'	L4x4x1/4 LLV
4' TO 9'	L6x4x3/8 LLV
9' TO 12'	L7x4x3/8 LLV

LINTEL ANGLES SUPPORTING BRICK AND/OR MASONRY VENEER SHALL HAVE A MINIMUM BEARING SUPPORT LENGTH OF 8".

ANY STEEL NOT SHOWN ON DRAWINGS THAT IS REQUIRED FOR ELEVATORS SHALL BE PROVIDED BY THE CONTRACTOR.

ANY STEEL NOT SHOWN ON DRAWINGS THAT IS REQUIRED FOR BASKETBALL GOALS SHALL BE DESIGNED, FURNISHED, AND INSTALLED (OR COORDINATED) BY THE GOAL SUPPLIER.

ALL STRUCTURAL STEEL INDICATED ON PLANS AS GALVANIZED (OR GALV.) SHALL BE HOT-DIP GALVANIZED PER THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. TOUCH UP ALL BREAKS IN GALVANIZE WITH A ZINC RICH COLD GALVANIZE COMPOUND PER 051200 SPECIFICATIONS.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL:
AESS = ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, COMPLY WITH SECTION 10 OF 2016 AISC CODE OF STANDARD PRACTICE (ANSI/AISC 303-16).

ALL AESS SHALL BE CATEGORY AESS 1 (MIN.), UNLESS NOTED OTHERWISE.

ALL FABRICATION/MILL MARKS SHALL BE REMOVED OR NOT APPARENT ON AESS.

ALL WELDS SHALL BE UNIFORM AND SMOOTH ON AESS.

G. OPEN WEB STEEL "BAR" JOISTS

ALL JOISTS SHALL BE CONNECTED TO SUPPORTS BY WELDING AS PER THE STEEL JOIST INSTITUTE REQUIREMENTS.

FABRICATION, COATING AND ERECTION OF ALL JOISTS SHALL BE IN ACCORDANCE WITH SJI SPECIFICATIONS.

ALL ROOF JOISTS AND THEIR CONNECTIONS TO SUPPORTING STRUCTURE SHALL BE DESIGNED FOR A NET UPLIFT ACCORDING TO THE ROOF WIND PRESSURE TABLE ON THIS SHEET. SEE NOTE 6 IN PRESSURE TABLE. 5 PSF MAY BE ASSUMED FOR 0.6D TERM IN ASD LOAD COMBINATIONS.

THE JOIST SEAT AND CONNECTION TO SUPPORTING STRUCTURE OF ALL JOISTS AND JOIST GIRDERS SHALL BE DESIGNED TO TRANSMIT AN ASD-FACTORED LATERAL ROLLOVER FORCE OF 1500 POUNDS FROM THE DECK TO THE SUPPORTING STRUCTURE.

BRIDGING FOR BAR JOISTS SHALL BE AS REQUIRED BY SJI, UNLESS NOTED OTHERWISE.

ONE BAY OF X-BRIDGING (ANGLE 1 1/2"x 1 1/2" x 7/64") SHALL BE PROVIDED AT EACH END OF ALL BRIDGING ROWS UNLESS NOTED OTHERWISE ON PLANS. BRIDGING SHALL BE PROVIDED BY JOIST SUPPLIER AND IS IN ADDITION TO SJI-REQUIRED BRIDGING.

ALL MECHANICAL EQUIPMENT SUSPENDED FROM OR RESTED ON BAR JOISTS AT POINT LOCATIONS SHALL BE DONE AT A PANEL POINT LOCATION OF THE JOIST. THE STEEL SUPPLIER SHALL PROVIDE ADDITIONAL 1 1/2 x 1 1/2 x 3/16 ANGLES (EACH SIDE OF JOIST WEB) FROM THE POINT OF LOADING TO THE NEAREST PANEL POINT AT LOCATIONS WHERE CONCENTRATED LOADS OCCUR MORE THAN 3" OFF OF PANEL POINTS.

ALL ROOF JOISTS (AND JOIST CONNECTIONS) BEARING ON ROOF EDGE BEAMS SHALL BE DESIGNED TO TRANSFER AN ASD-FACTORED LATERAL AXIAL FORCE PARALLEL TO JOIST OF 1500 POUNDS (DUE TO WIND ON EXTERIOR WALL) FROM THE TOP OF THE EDGE BEAM TO THE ROOF DECK DIAPHRAGM.

ALL ATTACHMENTS MADE TO JOISTS SHALL BE MADE IN A CONCENTRIC MANNER SUCH THAT TWISTING IS NOT INDUCED INTO THE JOIST. (E.G. ONE-SIDED CLAMP CONNECTIONS ARE NOT ACCEPTABLE).

FOR JOIST SUPPORT OF MEP PIPES 4" IN DIAMETER OR GREATER RUNNING PERPENDICULAR TO JOISTS, PROVIDE PIPE SUPPORT ATTACHMENTS AT EVERY JOISTS ALONG THE PIPE RUN.

FOR JOIST SUPPORT OF MEP PIPES 4" IN DIAMETER OR GREATER RUNNING PARALLEL TO JOISTS, PROVIDE A UNISTRUT TYPE TRAPEZE HANGER ASSEMBLY WHICH ENGAGES A MINIMUM OF TWO JOISTS AT EACH SUPPORT LOCATION. PROVIDE SUPPORTS FOR PIPES AT 48" ON CENTER MAXIMUM SPACING ALONG EACH JOIST.

H. METAL DECKING

ALL METAL DECK SHALL BE FABRICATED AND ERECTED AS PER THE STEEL DECK INSTITUTE'S STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS.

SEE THE "METAL DECKING REQUIREMENTS" TABLE FOR DESCRIPTION OF METAL DECKING.

PUDDLE WELDS (IF SPECIFIED) THAT BURN THROUGH DECKING ARE NOT ACCEPTABLE, AND SHALL BE REPAIRED.

ALL FLOOR AND ROOF OPENINGS AND OTHER SUCH REQUIREMENTS SHALL BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.AT ALL ROOF DECK RIDGES, VALLEYS, OR DECK DIRECTION CHANGES, PROVIDE CONTINUOUS 20 GAGE X 9" WIDE PLATE (WITH 4-1/2" LONG LEGS AT RIDGES AND VALLEYS). FASTEN EACH SIDE OF PLATE TO EACH DECK WITH #12 TEK SCREWS AT 6" O.C.

AT ALL ROOF DECK RIDGES, VALLEYS, OR DECK DIRECTION CHANGES, PROVIDE CONTINUOUS 20 GAGE X 9" WIDE PLATE (WITH 4-1/2" LONG LEGS AT RIDGES AND VALLEYS). FASTEN EACH SIDE OF PLATE TO EACH DECK WITH #12 TEK SCREWS AT 6" O.C.

I. COLD-FORMED METAL FRAMING

COLD-FORMED METAL FRAMING IS A DELEGATED DESIGN. SEE SPECIFICATION 05 4000 FOR MORE INFORMATION. THE NOTES BELOW ONLY APPLY TO ELEMENTS WITHIN THE SCOPE INDICATED BY SPECIFICATION 05 4000.

COLD-FORMED METAL FRAMING MEMBER SIZING DESIGNATIONS ARE PER THE NOMENCLATURE ESTABLISHED BY THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA). SEE THE FOLLOWING EXAMPLE:

800S200-43

800 = MEMBER DEPTH TO TWO DECIMAL PLACES = 8.00"
S = MEMBER TYPE, STUD OR JOIST
200 = FLANGE WIDTH TO TWO DECIMAL PLACES = 2.00"
43 = MINIMUM DESIGN THICKNESS OF THE METAL IN MILS

ALL COLD-FORMED METAL FRAMING MEMBERS SHALL HAVE MINIMUM THICKNESS OF 43 MILS, U.N.O.

PROVIDE CONTINUOUS 12 GAGE BENT PLATE (2"x2" MIN. U.N.O.) AROUND PERIMETER OF ROOF FORMED BY PRE-ENGINEERED ROOF TRUSSES AND COLD-FORMED METAL FRAMING ROOF JOISTS INCLUDING MECH. PENETRATIONS, ROOF EDGES, ETC.

PROVIDE BRIDGING AND END BLOCKING FOR ALL JOIST SPANS. SIZE AND SPACING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

ALL CONDUIT AND OTHER PENETRATIONS IN WALL STUDS SHALL BE MADE THRU THE TYPICAL OVAL PUNCHOUT IN THE STUD. IF LARGER OPENINGS ARE REQUIRED, THE GENERAL CONTRACTOR SHALL COORDINATE BETWEEN MECHANICAL/ELECTRICAL SUBCONTRACTORS AND THE COLD-FORMED METAL FRAMING ENGINEER TO ENSURE THAT THE OPENINGS ARE PROPERLY CONSIDERED IN DESIGN.

COLD-FORMED METAL FRAMING SUPPLIER SHALL DESIGN AND PROVIDE STUD FRAMING AS REQUIRED TO SUPPORT PRE-MANUFACTURED ALUMINUM CANOPIES AT EXTERIOR. GENERAL CONTRACTOR TO COORDINATE WITH CANOPY SUPPLIER TO PROVIDE LOADING AND ASSURE PROPER CONNECTIVITY. CONNECTION OF CANOPIES TO COLD-FORMED METAL FRAMING SHALL BE SHOWN ON BOTH ALUMINUM CANOPY SHOP DRAWINGS AND COLD-FORMED METAL FRAMING SHOP DRAWINGS.

NO SPLICES IN STUDS, JOISTS, BEAMS, HEADERS, OR OTHER LOAD CARRYING MEMBERS MAY BE MADE WITHOUT PRIOR ENGINEERING REVIEW AND SPECIFIC DETAILS FOR ANY SUCH REVISION TO THE ORIGINAL DESIGN.

ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS. STUD ENDS MUST SEAT TIGHTLY INTO TRACKS IN ALL BEARING APPLICATIONS.

J. POST-INSTALLED ANCHORS

IF SPECIFIC POST-INSTALLED ANCHOR IS NOT INDICATED ON DRAWINGS, THEN THE FOLLOWING POST-INSTALLED ANCHORS OR ADHESIVE SHALL BE USED FOR THIS PROJECT UNLESS EQUAL SUBSTITUTIONS ARE SUBMITTED AND APPROVED.

EXPANSION ANCHORS
- STRONG BOLT 2 BY SIMPSON STRONG TIE
- KWIK BOLT-TZ BY HILTI
- DEWALT STUD SD1

CONCRETE OR MASONRY SCREWS
- TITEN TURBO BY SIMPSON STRONG TIE
- DEWALT ULTRACON+
- KWIK-CON II BY HILTI

EPOXY ADHESIVE
- SET-3G BY SIMPSON STRONG TIE
- HIT-RE 500v3 BY HILTI
- DEWALT PURE 220+

HEAVY DUTY SCREW ANCHORS
- TITEN HD BY SIMPSON STRONG-TIE
- KH-EZ BY HILTI
- DEWALT SCREW BOLT+

ALL POST-INSTALLED ANCHORS SHALL BE INSTALLED WITH STRICT ADHERENCE TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

FOR ALL POST INSTALLED ANCHOR APPLICATIONS, HOLES SHALL BE DRILLED WITH A HAMMER DRILL, U.N.O.

ALL DRILLED HOLES FOR ADHESIVE ANCHORS SHALL BE BRUSHED AND BLOWN CLEAN WITH COMPRESSED AIR AS SPECIFIED BY THE MANUFACTURER.

ALL ADHESIVE ANCHORS SHALL BE INSTALLED IN DRY CONCRETE, U.N.O.

DO NOT INSTALL POST-INSTALLED ANCHORS INTO NEW CONCRETE UNTIL DESIGN 28-DAY COMPRESSIVE STRENGTH HAS BEEN ACHIEVED AND IN NO CASE LESS THAN 7 DAYS.

ALL POST-INSTALLED ANCHORS AND ACCESSORIES EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED (OR HAVE APPROVED EQUAL CORROSION RESISTANCE).

K. RENOVATIONS

EXISTING CONDITIONS:
ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE EXACT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. FIRST SUBMITTAL OF SHOP DRAWINGS MUST CONTAIN CORRECT CONDITIONS AND DIMENSIONS OBTAINED FROM THE FIELD. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PREPARATION OF SHOP DRAWINGS.

SHORING:
SHORE AND BRACE ALL EXISTING FRAMING AS REQUIRED IN ORDER TO ACCOMPLISH WORK SHOWN ON DRAWINGS. DESIGN OF ALL SHORING SHALL BE PROVIDED BY THE CONTRACTOR. SHORING SHALL BE PROVIDED AT OR IMMEDIATELY ADJACENT TO LOCATION OF EXISTING SUPPORT REMOVAL.

DEMOLITION OF EXISTING CONSTRUCTION:
PRIOR TO THE START OF DEMOLITION OR EXPLORATORY WORK, THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO SURVEY THE EXISTING SITE CONDITIONS FOR THE PRESENCE OF HAZARDOUS MATERIALS SUCH AS, BUT NOT LIMITED TO, LEAD-BASED PAINT, ASBESTOS, MOLD, ETC. IF THE TESTS RESULTS ARE POSITIVE FOR ANY HAZARDOUS MATERIALS, THE OWNER SHALL EMPLOY A REMEDIATION FIRM TO REMOVE THE HAZARDOUS MATERIALS IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL, STATE, AND FEDERAL GOVERNMENTS BEFORE DEMOLITION OR EXPLORATORY WORK MAY COMMENCE.

DAMAGE TO EXISTING CONSTRUCTION:
ALL WORK SHALL BE DONE IN A MANNER WHICH WILL NOT DAMAGE ADJACENT EXISTING CONSTRUCTION WHICH IS TO REMAIN.

PATCHING MATERIALS AND INSTALLATION:
ALL MATERIALS USED FOR PATCHING SHALL MATCH EXISTING MATERIALS IN APPEARANCE AND QUALITY. WORKMANSHIP SHALL BE IN CONFORMANCE WITH TODAY'S STANDARDS BUT SHALL BE NO LESS IN QUALITY THAN ANY OF THE ADJACENT WORKMANSHIP IN THE AREA BEING PATCHED.

PENETRATIONS IN EXISTING MASONRY/BRICK WALLS:
ALL NEW PENETRATIONS THROUGH EXISTING MASONRY WALLS OR CONCRETE SLAB GREATER THAN 3" AND NOT SHOWN HEREIN THESE DRAWINGS SHALL BE APPROVED BY FOX-NESBIT IN WRITING.

PRICING/BIDDING:
ALL ELEMENTS SHALL BE CONSIDERED NEW FOR PRICING/BIDDING UNLESS SPECIFICALLY IDENTIFIED AS EXISTING.

WELDING IN ENCLOSED SPACES:
WELDING IS TO BE PERFORMED IN ENCLOSED SPACES AND PROXIMITY TO EXISTING MATERIALS. TAKE NECESSARY VENTILATION, FIRE AND SAFETY PRECAUTIONS THAT ARE IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL STATE, AND FEDERAL GOVERNMENTS INCLUDING AWS AND OSHA REQUIREMENTS BEFORE WORK MAY COMMENCE.

L. NOTICE

THE USE OF REPRODUCTION OF THESE CONTRACT DRAWINGS BY THE CONTRACTOR, SUB-CONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARED SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING FROM ANY ERRORS THAT MAY BE PRESENT HEREON.

IN THE EVENT OF CONFLICTING OR DIFFERING REQUIREMENTS INDICATED ON THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS THAT HAVE NOT BEEN CLARIFIED OR CHANGED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY, GREATER QUANTITY, OR MORE STRINGENT UNLESS DIRECTED OTHERWISE BY ARCHITECT/ENGINEER.

THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, EXCEPT WHERE SPECIFIC REQUIREMENTS ARE PROVIDED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUE, PROCEDURES, OR SEQUENCES OF CONSTRUCTION.

FIELD VERIFICATIONS

CONTRACTOR TO FIELD MEASURE ALL NEEDED DIMENSIONS PRIOR TO ORDERING MATERIAL.

CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DETAILS, GEOMETRY, DIMENSIONS, AND ELEVATIONS PRIOR TO ORDERING/FABRICATION OF MATERIALS. CONTACT ARCHITECT AND ENGINEER IMMEDIATELY IF ANY DIMENSIONS, DETAILS, OR ELEVATIONS ARE NOT FOUND TO MATCH THOSE SHOWN ON THE PLANS.

ABBREVIATIONS

@ ---------- AT
A/E ---------- ARCHITECT/ENGINEER
A.F.F. ---------- ABOVE FINISHED FLOOR
ARCH. ---------- ARCHITECTURAL
BF ---------- BRACED FRAME
BM. ---------- BEAM
B.O.C. ---------- BEAM ON COLUMN
B.O.S. ---------- BOTTOM OF STEEL
BOT. ---------- BOTTOM
BTM. ---------- BOTTOM
B/W ---------- BETWEEN
BTWN. ---------- BETWEEN
C.F.M.F. OR CFMF --- COLD-FORMED METAL FRAMING
C.I.P. ---------- CAST-IN-PLACE
C.G OR CG ---------- CENTER OF GRAVITY
CJP ---------- COMPLETE JOINT PENETRATION
C.L. OR CL ---------- CENTER LINE
C.O.B. ---------- COLUMN ON BEAM
COL. ---------- COLUMN
CONT ---------- CONTINUOUS
CONNX. ---------- CONNECTION
EL. ---------- ELEVATION
ELEV. ---------- ELEVATION
ELEC. ---------- ELECTRICAL
E.O.A. ---------- EDGE OF ANGLE
E.O.R. ---------- ENGINEER OF RECORD
E.O.S. ---------- EDGE OF SLAB
EXIST. ---------- EXISTING
F.F. ---------- FINISH FLOOR
FIN. FLR. ---------- FINISH FLOOR
GA. ----------GAGE
GC ---------- GENERAL CONTRACTOR
GL ----------GLUE-LAMINATED
GR. BM. ----------GRADE BEAM
HI ---------- DETAIL APPLIES HIGH
H.S.A. OR HSA --------HEADED STUD ANCHOR
H.S.A.S.---------- HEADED STUD ANCHORS
HSS ----------HOLLOW STRUCTURAL SECTION
LO ----------DETAIL APPLIES LOW
M.B.S.----------METAL BUILDING SUPPLIER
MECH. ---------- MECHANICAL
MEP---------- MECHANICAL, ELECTRICAL, PLUMBING
O.C. ---------- ON CENTER
O.C.E.W. ---------- ON CENTER EACH WAY
OPP. ---------- OPPOSITE
PEMBS ---------- PRE-ENGINEERED METAL BUILDING SUPPLIER
PL. ----------PLATE
P.T. ----------POST TENSION OR POST-TENSIONED
POST-TENS ---------- POST TENSION OR POST-TENSIONED
REINF. ---------- REINFORCEMENT
RTU ---------- ROOF TOP UNIT
SIM. ---------- SIMILAR
STR. ---------- STRENGTH
T.O. ---------- TOP OF
T.O.C. ---------- TOP OF CONCRETE
T.O.J. ---------- TOP OF JOIST
T.O.S. ----------TOP OF SLAB
U.N.O. ----------UNLESS NOTED OTHERWISE
V.O.J. ----------VERIFY ON JOBSIT

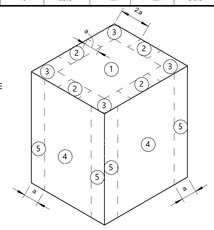
6/27/2025 10:24:42 AM

COMPONENTS & CLADDING DESIGN WIND PRESSURES (PSF)

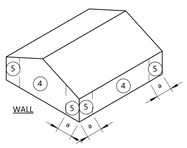
ZONE / EWA (SF)	ROOF						WALLS			OVERHANG				PARAPET			
	NEGATIVE				POSITIVE		NEGATIVE		POSITIVE	NEGATIVE			POSITIVE	NEGATIVE		POSITIVE	
	1	1'	2	3	1&1'	2&3	4	5	4&5	1&1'	2	3	2&3	2	3	2	3
≤10	-89.3	-51.3	-117.8	-117.8	22.8	33.8	-55.6	-68.4	51.3	-55.6	-68.4	-68.4	51.3	-90.2	-103.1	152.7	152.7
20	-83.4	-51.3	-110.2	-110.2	21.4	32.3	-53.3	-63.8	49.0	-53.3	-63.8	-63.8	49.0	-85.6	-96.2	142.8	142.8
50	-75.6	-51.3	-100.2	-100.2	19.5	30.3	-50.3	-57.8	46.0	-50.3	-57.8	-57.8	46.0	-79.6	-87.2	129.7	129.7
100	-69.7	-51.3	-92.6	-92.6	18	28.8	-48.0	-53.3	43.7	-48.0	-53.3	-53.3	43.7	-75.0	-80.3	119.8	119.8
200	-63.8	-44.1	-85.0	-85.0	18	27.3	-45.7	-48.7	41.5	-45.7	-48.7	-48.7	41.5	-70.4	-73.5	109.9	109.9
≥500	-56.0	-34.7	-75.0	-75.0	18	25.3	-42.7	-42.7	38.5	-42.7	-42.7	-42.7	38.5	-64.4	-64.4	96.9	96.9

NOTES:

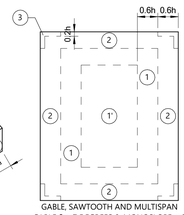
1. EWA IS EFFECTIVE WIND AREA OF A STRUCTURAL COMPONENT.
2. FOR ZONE DEFINITIONS, SEE ASCE 7-16 FIGURES 30.4 – (AS APPLICABLE).
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACE RESPECTIVELY.
4. EDGE WIDTH DIMENSION "a"=8.0 FT.
5. LINEAR INTERPOLATION MAY BE USED BETWEEN EWA VALUES PROVIDED IN THE ABOVE TABLE.
6. PRESSURES IN THE ABOVE TABLE ARE ULTIMATE LEVEL PRESSURES BASED ON LATERAL DESIGN WIND PARAMETERS IN GENERAL NOTES.



ROOFS w/ θ < 10° and all walls
h > 60'



Walls h ≤ 60' & alt design h < 90'



GABLE, SAWTOOTH AND MULTISPAN GABLE θ ≤ 7 DEGREES & MONOSLOPE ≤ 3 DEGREES
H ≤ 60' & ALT DESIGN H<90'

REBAR LAP SPLICE REQUIREMENTS (MIN.)

LOCATION	BEAMS AND FOUNDATIONS		WALLS AND SLABS	
BAR \ f'c	3000 PSI	4000 PSI	3000 PSI	4000 PSI
#3	22"	19"	16"	16"
#4	29"	25"	17"	16"
#5	36"	31"	26"	22"
#6	36"	36"	36"	36"
#7	42"	42"	42"	42"
#8	42"	42"	42"	42"

GENERAL NOTES:

LAP SPLICE LENGTHS ABOVE APPLY TO ALL REINFORCING BARS FOR THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE IN THESE PLANS.

LAP SPLICE LENGTHS IN TABLE ABOVE DO NOT PERTAIN TO REINFORCING IN MASONRY CONSTRUCTION. REFER TO GENERAL NOTES FOR SPLICE REQUIREMENTS IN MASONRY CONSTRUCTION.

ALL LAP SPLICES PROVIDED ABOVE ARE FOR NORMAL WEIGHT CONCRETE AND GRADE 60 REINFORCING BARS IN TENSION. SPLICES FOR WALL AND SLAB BARS ARE BASED ON A MINIMUM OF 1" CLEAR COVER.

FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.

LAP SPLICES FOR GRADE BEAM TOP BARS SHALL BE PLACED IN THE CENTER OF THE SPAN BETWEEN DRILLED SHAFTS (OR PILES). LAP SPLICES FOR GRADE BEAM BOTTOM BARS SHALL BE PLACED DIRECTLY ABOVE A DRILLED SHAFT (OR PILE).

CONCRETE MIX REQUIREMENTS

USAGE	AGGREGATE	MIN. CEMENT (lb/yd³)	SLUMP (inches)	7 DAY STR. (psi)	28 DAY STR. (psi)	WATER REDUCER	REMARKS
PILE CAPS	(1)	583	4	2700	4000	(B)	
GRADE BEAMS	(1)	489	4	2700	4000	(B)	
PEDESTALS	(1)	489	4	2700	4000	(B)	
SLABS	(1)	545	7	2700	4000	(A)	NATURAL AIR ONLY, Wc=0.45 MAX
DRY BOTTOMS					1500		
ALL OTHERS	(1)	545	7	2700	4000	(A)	

(1) REGULAR SAND AND GRAVEL (145 pcf)
(2) LIGHT WEIGHT CONCRETE (114 TO 120 pcf)
(3) REGULAR SAND AND PEA GRAVEL (145 pcf)
(4) REGULAR SAND (145 pcf)

(A) MID-RANGE WATER REDUCER
(B) CONTRACTOR'S OPTION - IF WATER REDUCER IS USED, THEN SLUMP SHALL BE 7".
(C) SUPER PLASTICIZER

NOTES:

THE SLUMP IN THE TABLE ABOVE IS GIVEN AT POINT OF PLACEMENT. THE ALLOWABLE TOLERANCE FOR SLUMP IS PLUS OR MINUS ONE INCH FROM THE VALUES GIVEN IN THE TABLE.

IF SUPER PLASTICIZER IS USED, THE SLUMP SHALL BE 3" PRIOR TO ADDITION OF THE SUPER PLASTICIZER. DO NOT USE SUPER PLASTICIZER IN SLABS.

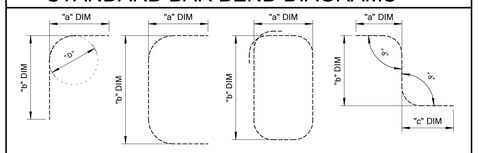
CONCRETE NOT MEETING THE SPECIFIED SEVEN DAY STRENGTH SHALL EITHER BE REMOVED OR CONSTRUCTION MUST BE STOPPED IN THE QUESTIONABLE AREA UNTIL THE 28 DAY TEST VALUES HAVE BEEN APPROVED.

SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

REFERENCE SPECIFICATION SECTION 03 3000- FOR PROPORTIONING AND DESIGN OF MIXES.

REFERENCE SPECIFICATION SECTION 04 2200- FOR PROPORTIONING AND DESIGN OF MIXES FOR CMU FILL ONLY.

STANDARD BAR BEND DIAGRAMS



L BAR | U BAR | TIES AND HOOPS | Z BAR ("d" = 90 DEGREES IF NOT PROVIDED)

NOTES:

SEE DETAILS AND KEYNOTES FOR DIMENSIONS OF ALL BARS AND TIES.

WHERE "a" AND "b" DIMENSIONS ARE NOT GIVEN, BASE DIMENSIONS ON CLEAR COVER DIMENSIONS FROM OUTER EDGE OF CONCRETE.

UNLESS NOTED OTHERWISE, ALL BAR BEND DIAMETERS ("D") SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI 318.

METAL DECKING REQUIREMENTS

TYPE	DECKING	FASTENER LAYOUT		FASTENER METHOD		REMARKS
		SUPPORT	SIDE LAPS	SUPPORT	SIDE LAPS	
ROOF	1.5B 22 GA.	36/4	4	(1)	(2)	B

(1) #12 TEK SCREWS
(2) #10 TEK SCREWS

A ATTACH DECK TO PERIMETER ANGLES/SUPPORTS AT 6" O.C. MAX.

B ATTACH DECK TO PERIMETER ANGLES/SUPPORTS AND 6' IN FROM EDGE OF ROOF AT 6" O.C. MAXIMUM. ALSO ATTACH DECK IN 8' x 8' CORNERS OF BUILDING @ 6" O.C. MAXIMUM.

NOTES:

- DO NOT USE WELDING FOR ROOF DECK ATTACHMENT.
- INCREASE SIZE OF SCREWS IF REQUIRED FOR ATTACHMENT TO THICKER STEEL ELEMENTS.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

SCHEDULES

FOX NESBIT
BATON ROUGE 225.293.6595
NEW ORLEANS www.fox-nesbit.com

© 2025 24777 R-24

S9.2

Autodesk Docs://24041_Trinity Commons/STRUCT_Trinity Commons_Cent.rvt

6/27/2025 11:45:26 AM

PLUMBING PIPING LEGEND

SYMBOLS	DESCRIPTION
SAN	SANITARY OR WASTE PIPING ABOVE GRADE (SAN)
SAN	SANITARY OR WASTE PIPING BELOW GRADE (SAN)
GW	GREASE WASTE PIPING (GW)
GW	GREASE WASTE PIPING BELOW GRADE (GW)
SD	STORM DRAIN PIPING (SD)
SD	STORM DRAIN PIPING BELOW GRADE (GW)
SSD	SUB-SOIL DRAIN OR FOOTING DRAIN (SSD)
CD	CONDENSATE DRAIN PIPING (CD)
	VENT PIPING (V)
CW	COLD WATER PIPING (CW)
HW	HOT WATER PIPING (HW)
HWR	HOT WATER RETURN PIPING (HWR)
TP	TRAP PRIMER LINE (TP)
F	FIRE PROTECTION PIPING (F)
GAS	NATURAL GAS PIPING (G)
GV	GAS VENT PIPING (GV)
	FLOW DIRECTIONAL ARROW
	SHUT-OFF VALVE
	BALANCING VALVE (BV)
	SOLENOID VALVE (SV)
	HORIZONTAL SWING CHECK
	UNION
	HORIZONTAL SWING CHECK
	REDUCER OR INCREASER
	REDUCED PRESSURE BACKFLOW PREVENTER (RPBFP)
	PIPING DOWN
	RISE OR DROP PIPING
	PIPING UP -OR- PIPING UP & DOWN
	CAP ON END OF PIPE
	CLEANOUT (WALL OR CEILING) (CO)
	FLOOR CLEANOUT (FCO)
	EXTERIOR CLEANOUT WITH 18"x18"x4" CONCRETE PAD (ECO)
	TWO-WAY CLEANOUT (PROVIDE 18"x24"x4" CONCRETE PAD OUTSIDE)
	FIRE DEPARTMENT VALVE AT RISER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	PRESSURE REDUCING VALVE (PRV)
	BRANCH CONNECTION OUT OF TOP
	BRANCH CONNECTION OUT OF BOTTOM
	BRANCH CONNECTION OUT OF SIDE
	WYE & 1/8TH BEND BRANCH CONNECTION
	WYE BRANCH CONNECTION
	HOSE BIBB
	PRESSURE GAUGE WITH COCK
	THERMOMETER
	GAS PRESSURE REGULATOR
	TEST COCK
	GAS METER
	WALL HYDRANT
	VALVE IN RISE
	ASME TEMPERATURE & PRESSURE RELIEF VALVE
	VACUUM RELIEF VALVE
	ANGLE VALVE
	OS&Y VALVE
	ROOF DRAIN
1	REFER TO KEYED NOTE
FS	FLOW SWITCH
	FLOOR SINK (FS)
	FLOOR DRAIN (FD)
	FLOOR DRAIN WITH P-TRAP (FD)
	HUB DRAIN (HD)
	ACCESS PANEL FOR TRAP PRIMER OR SHOCK ABSORBER
A	SHOCK ABSORBER
(E)	EXISTING
(N)	NEW
VTR	VENT THRU ROOF
B.F.F.	BELOW FINISHED FLOOR
A.F.F.	ABOVE FINISHED FLOOR
	NEW CONNECTION
IE=100.00'	INVERT ELEVATION
1	DELTA CHANGE SYMBOL

PLUMBING GENERAL NOTES

1. FIELD VERIFY EXACT LOCATION, SIZE, DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF EXISTING WASTE PIPING ON SITE PRIOR TO BEGINNING CONSTRUCTION. ENSURE THAT PROPER CONNECTIONS TO AND EXTENSION OF SUCH UTILITIES CAN BE MADE.
2. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.
3. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
4. CONTRACTOR TO COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES TO AVOID CONFLICTS AND TO MINIMIZE INTERRUPTION OF SERVICES.
5. COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO ANY ROUGH-INS.
6. DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
7. CONTRACTOR TO FIELD VERIFY AS NECESSARY THE EXACT ROUTING AND SIZES OF ALL PIPING.
8. ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE, INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
9. THE PROPER INSTALLATION OF NEW FIXTURES SHALL DETERMINE THE EXTENT AND NATURE OF PLUMBING REMODEL WORK.
10. EACH VENT SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE ROOF, MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES, AND A MINIMUM 5'-0" FROM ANY EXTERIOR WALL.
11. PRIOR TO BEGINNING CONSTRUCTION, COORDINATE BUILDING BACKFLOW PREVENTION REQUIREMENTS WITH THE LOCAL AUTHORITY HAVING JURISDICTION AND PROVIDE AS DIRECTED.

FIRE SPRINKLER SYSTEM NOTES

A. DESIGN AND FURNISH LABOR AND MATERIALS FOR THE COMPLETE INSTALLATION OF A HYDRAULICALLY CALCULATED AUTOMATIC WET PIPE FIRE SPRINKLER SYSTEM WITH THE ATTENDANT ACCESSORIES FOR ENTIRE AREA.

B. STUDY THE GENERAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS, IN ORDER TO BECOME FAMILIAR WITH THE BUILDING AND DETAILS AS THEY APPLY TO THE WORK OF THIS SECTION. COOPERATE WITH OTHERS SO THAT THERE WILL BE NO CONFLICT OF SPACE REQUIRED. DUCTWORK AND ELECTRICAL WORK SHALL TAKE PRECEDENCE OVER OTHER WORK, EXCEPT WHERE IT IS ABSOLUTELY NECESSARY TO MAINTAIN COVERAGE PROTECTION.

C. THE INSTALLATION OF THE ENTIRE SPRINKLER SYSTEMS SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STANDARD BUILDING CODE, REQUIREMENTS OF NFPA PAMPHLET 13, AND OTHER LOCAL AUTHORITIES EXERCISING JURISDICTION.

D. IT SHALL BE THE FIRE PROTECTION INSTALLERS RESPONSIBILITY, PRIOR TO BID, TO VERIFY PRESSURE AT THE PROJECT SITE BY PERFORMING A FLOW TEST. DETERMINE IF THE AVAILABLE STATIC AND RESIDUAL PRESSURE WILL ADEQUATELY PROVIDE THE FIRE EXTINGUISHING SYSTEM WITH THE NECESSARY PRESSURE OR IF A FIRE PUMP, BREAK TANK AND NECESSARY APPURTENANCES ARE REQUIRED.

E. REFER TO SPECIFICATIONS FOR PIPE MATERIALS.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

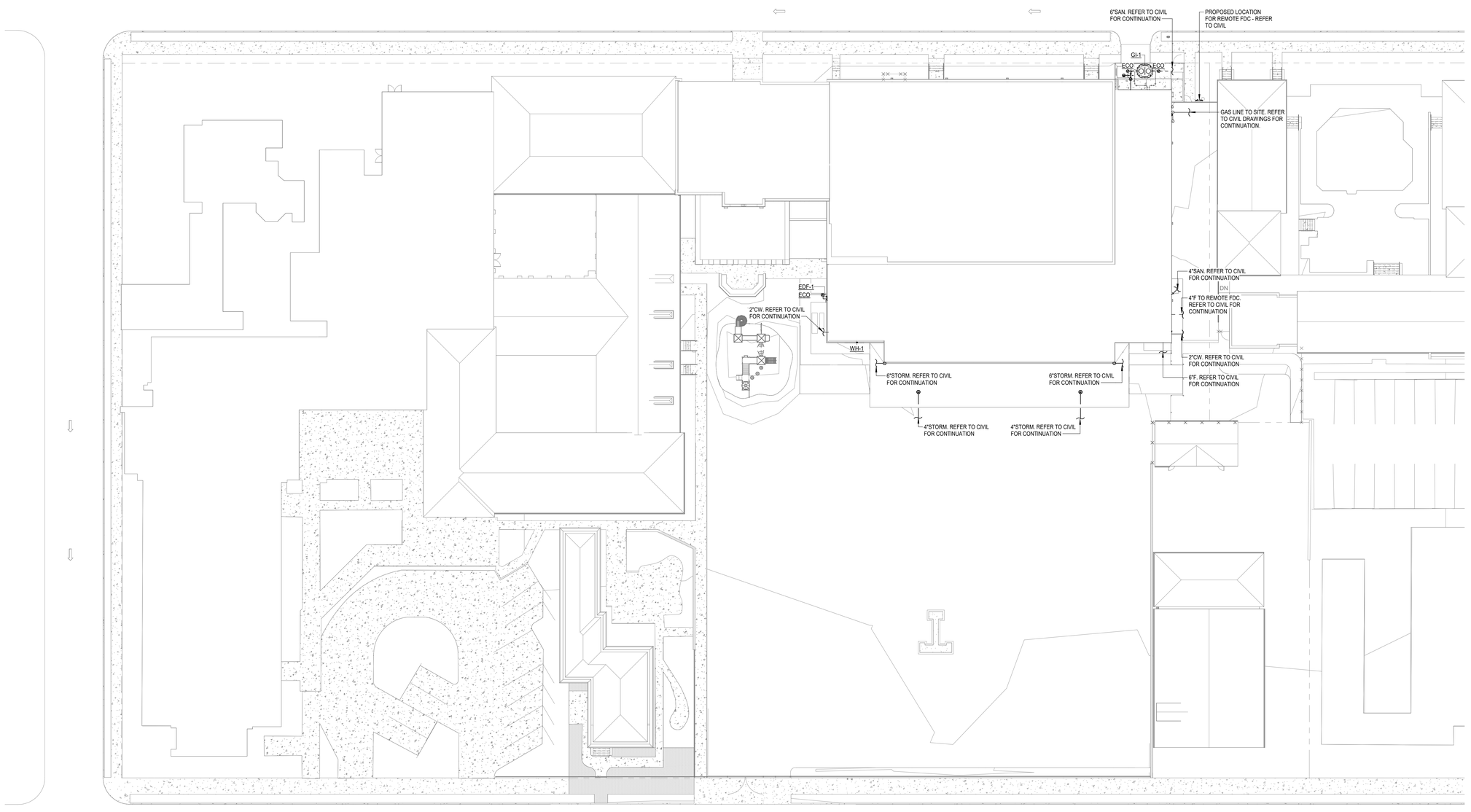
PLUMBING NOTES, ABBREVIATIONS, AND SYMBOLS

DRAWN BY | Author

P1.1

Autodesk Docs://24041_Trinity Commons/24450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 11:45:28 AM



N

1 **SITE PLAN - PLUMBING**
Scale: 1" = 20'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

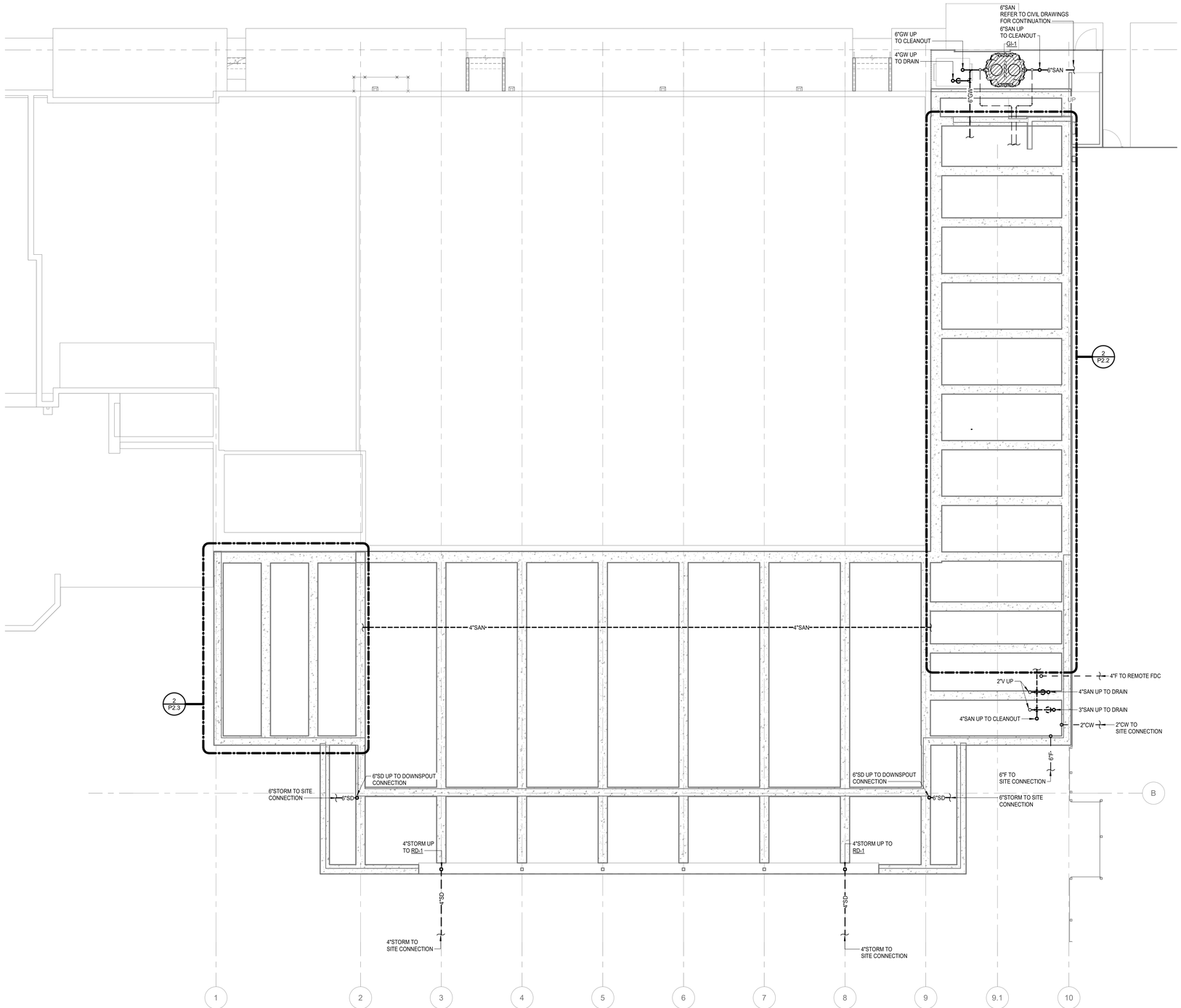
SITE PLAN - PLUMBING

DRAWN BY | USE LAST NAME ONLY

P1.2

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 11:45:30 AM



N

1 PLUMBING UNDERFLOOR PLAN - LEVEL 0

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

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

UNDER THE FIRST FLOOR PLAN - PLUMBING

DRAWN BY | USE LAST NAME ONLY

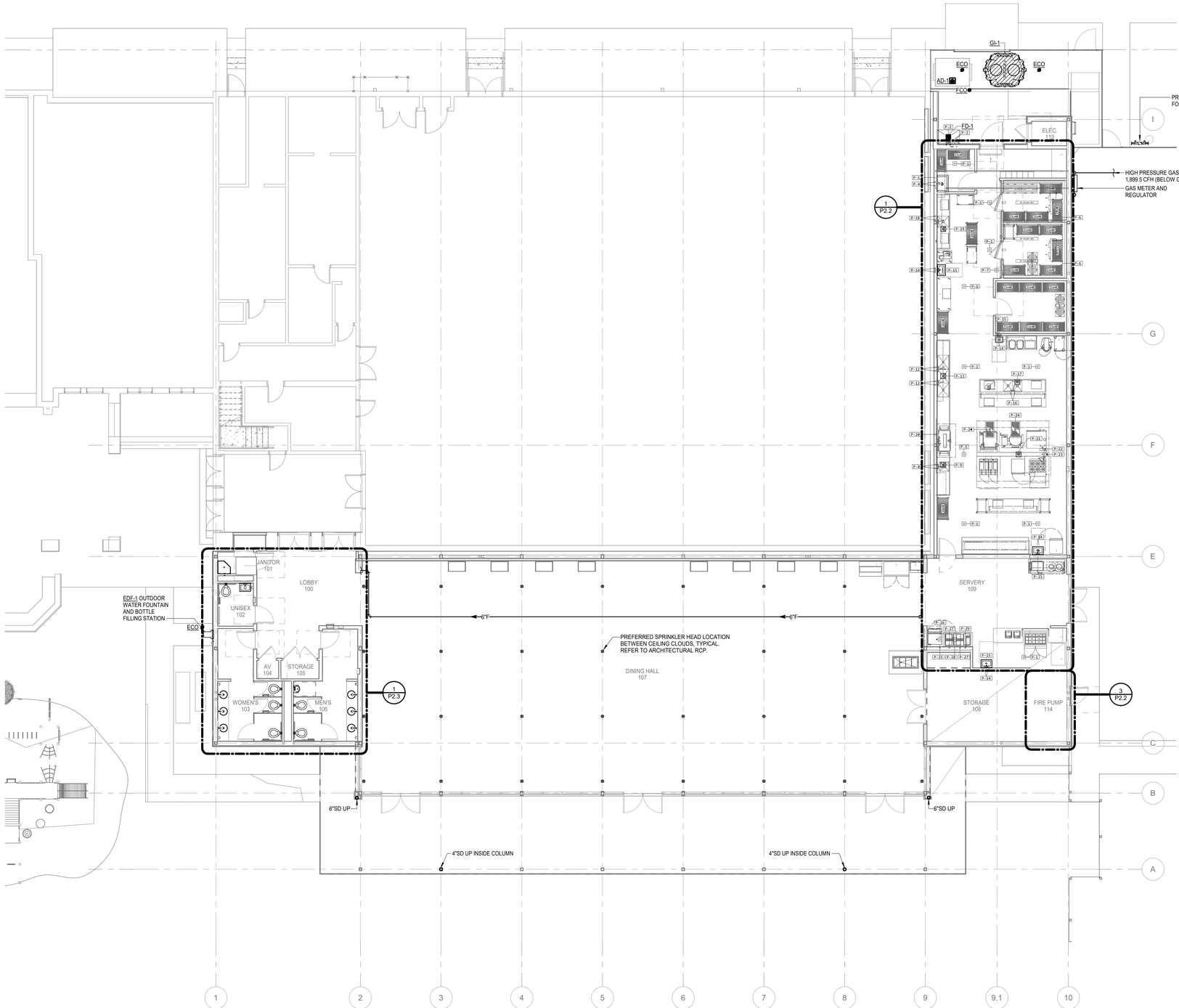
P1.3

6/27/2025 11:45:32 AM

FIRE SPRINKLER SYSTEM NOTE

LICENSED SPRINKLER CONTRACTOR SHALL PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM TO INCLUDE NEW ADDITION. LICENSED SPRINKLER ENGINEER OR LICENSED SPRINKLER CONTRACTOR, TO PROVIDE DRAWINGS AND CALCULATIONS FOR UP TO DATE CHANGES TO EXISTING SYSTEM AND TO COMPLY WITH SPACE LAYOUT, NFPA 13, ALL STATE AND LOCAL CODE REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

IN DINING HALL, CONTRACTOR SHALL PROVIDE UPRIGHT SPRINKLER HEADS ABOVE CLOUD CEILING AND PENDENT SPRINKLER BELOW AS REQUIRED BY NFPA-13. SPRINKLER HEADS BETWEEN CLOUDS ARE SHOWN ON FLOOR PLAN ARE FOR REFERENCE AND PREFERED LOCATION. REFER TO ARCHITECTURAL RCP DRAWINGS FOR ADDITIONAL INFORMATION.



N

1 **FIRST FLOOR PLAN - PLUMBING**
Scale: 1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

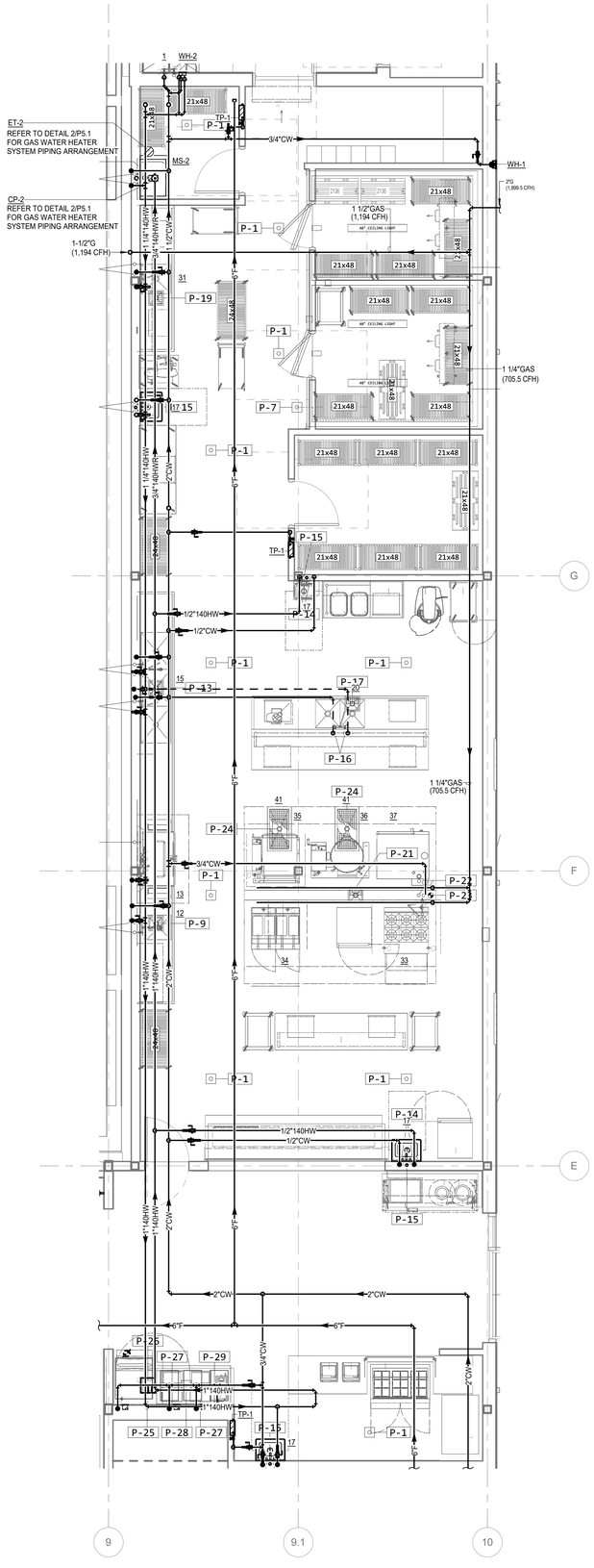
FIRST FLOOR PLAN - PLUMBING

USE LAST
DRAWN BY | NAME ONLY

P2.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

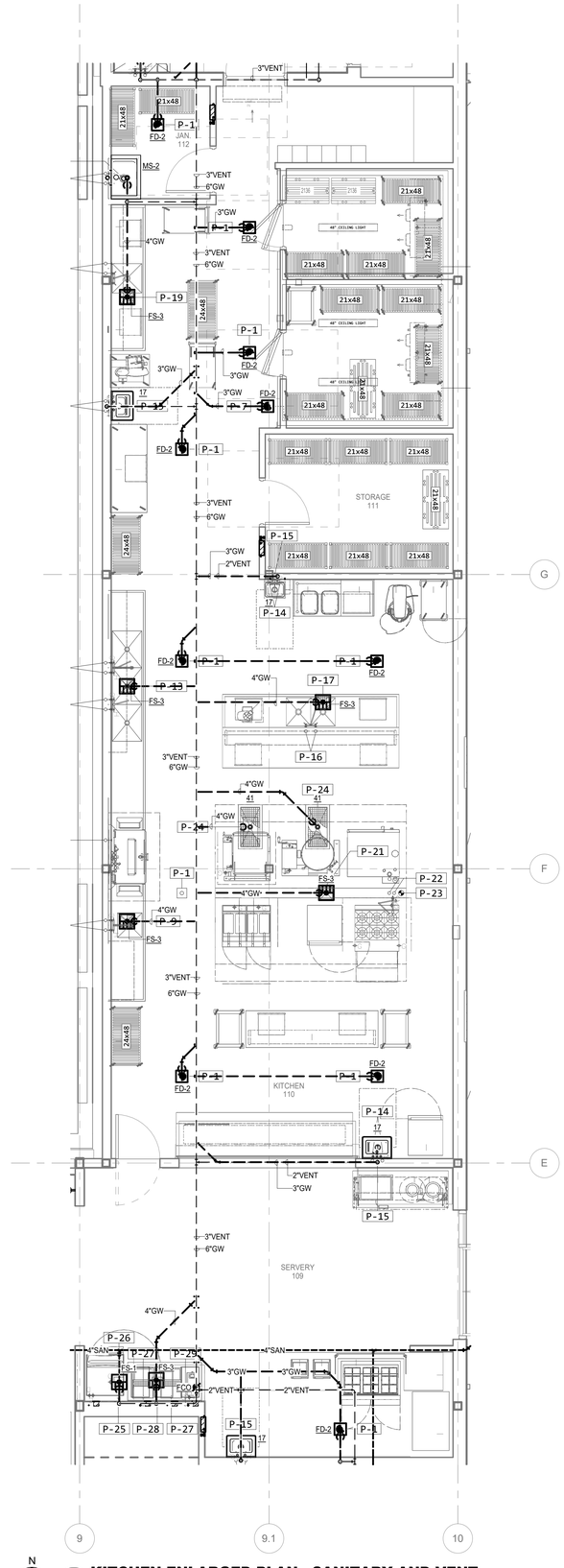
6/27/2025 11:45:37 AM



N

1 KITCHEN ENLARGED PLAN - WATER

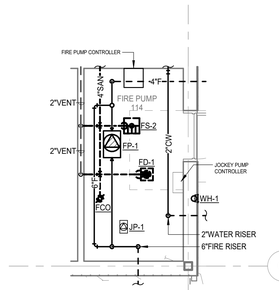
Scale: 1/4" = 1'-0"



N

2 KITCHEN ENLARGED PLAN - SANITARY AND VENT

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



N

3 FIRE PUMP ROOM ENLARGED PLAN

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

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN

5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

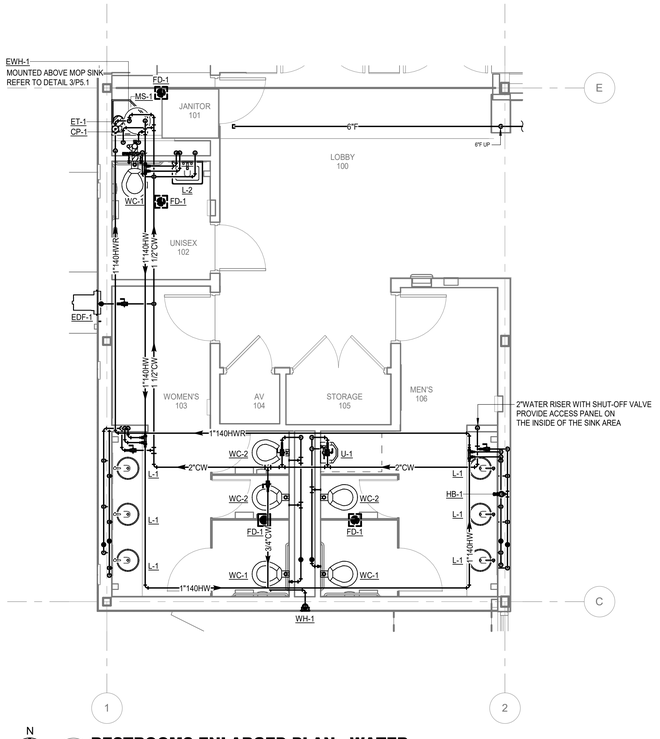
REVISIONS

ENLARGED FLOOR PLANS - PLUMBING

DRAWN BY | USE LAST NAME ONLY

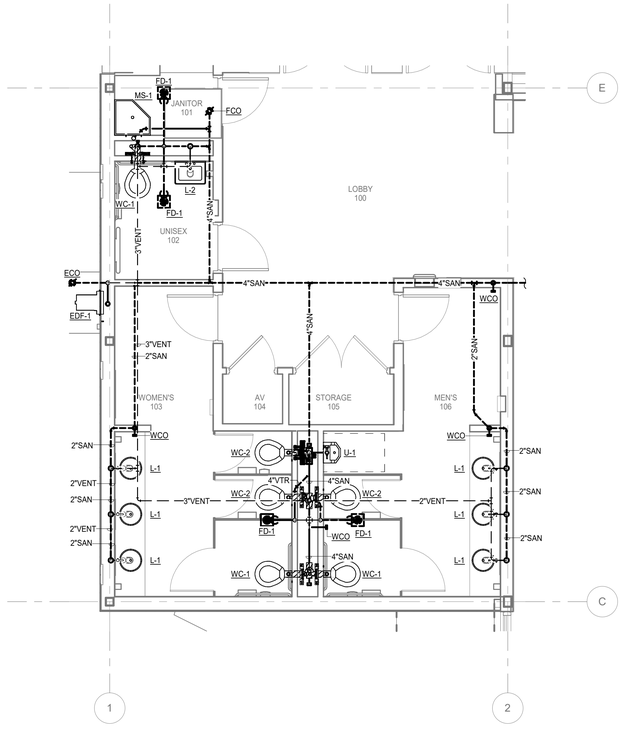
P2.2

6/27/2025 11:45:39 AM



N

1 RESTROOMS ENLARGED PLAN - WATER
Scale: 1/4" = 1'-0"



N

2 RESTROOMS ENLARGED PLAN - SANITARY WASTE AND VENT
Scale: 1/4" = 1'-0"

Autodesk Docs://24041_Trinity Commons/24450-70648_TRINITY COMMONS_MEP_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

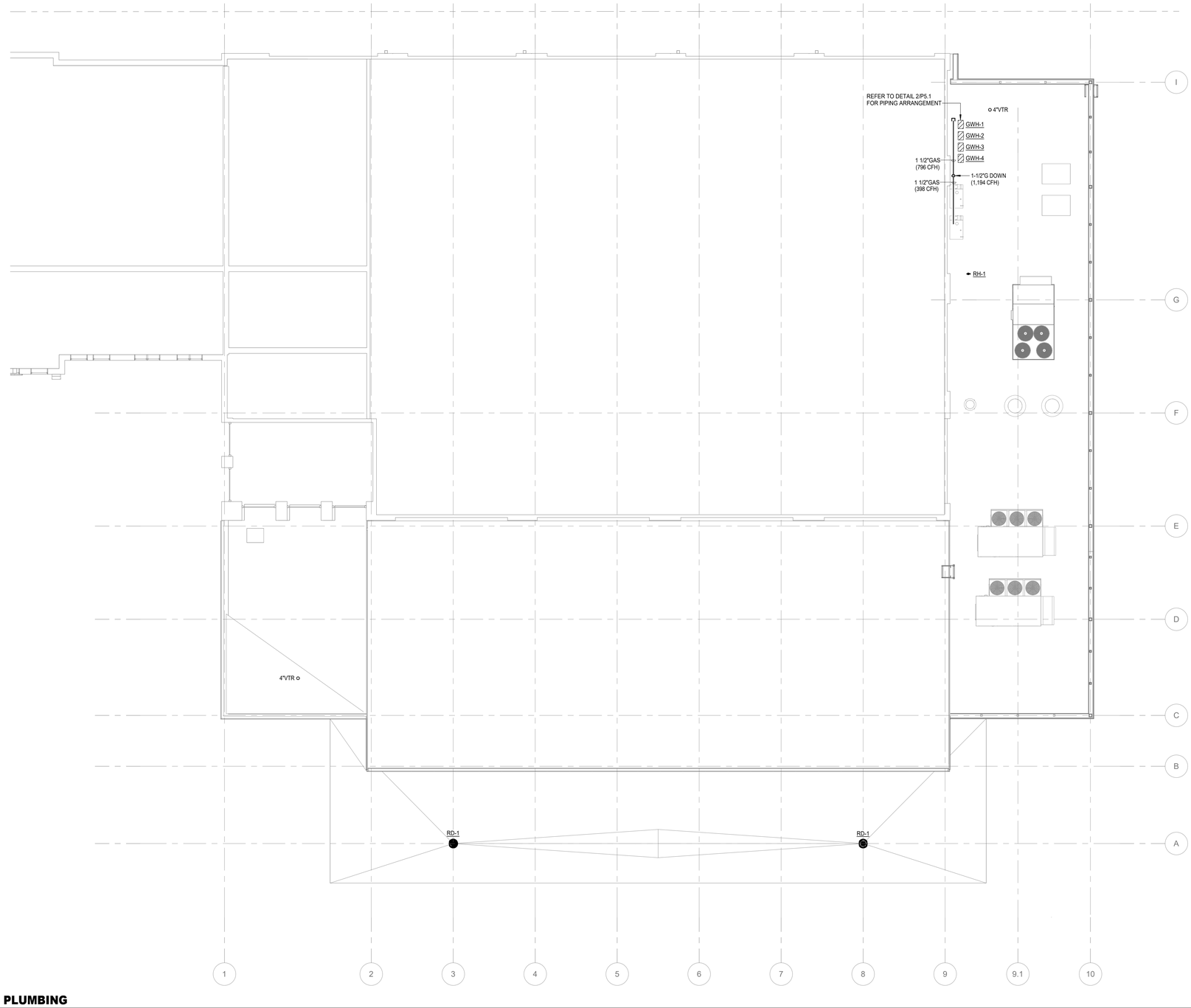
REVISIONS

ENLARGED FLOOR PLANS - PLUMBING

DRAWN BY | USE LAST NAME ONLY

P2.3

6/27/2025 11:45:41 AM



N

1 **ROOF PLAN - PLUMBING**
Scale: 1/8" = 1'-0"

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

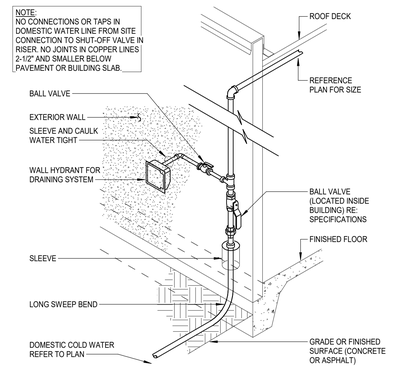
REVISIONS

ROOF PLAN - PLUMBING

DRAWN BY | USE LAST NAME ONLY

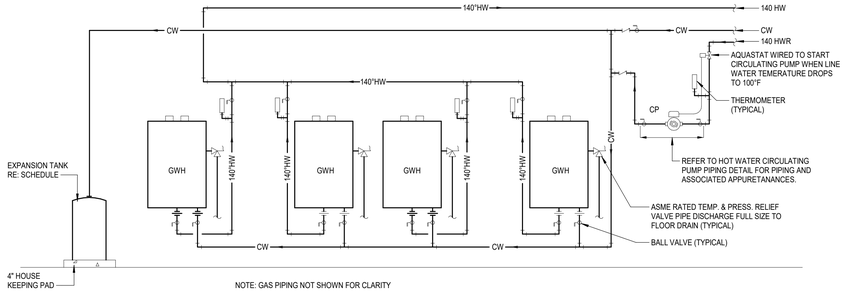
P4.1

6/27/2025 11:45:41 AM



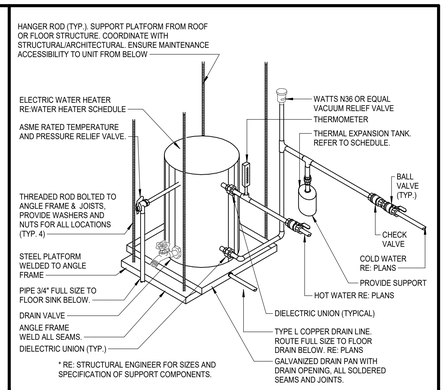
1 DOMESTIC WATER ENTRY

SCALE: NONE



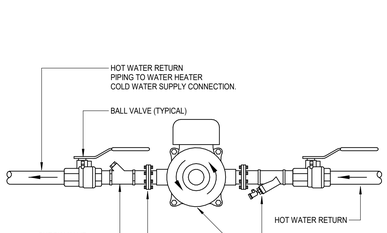
2 TANKLESS GAS WATER HEATER PIPING

SCALE: NONE



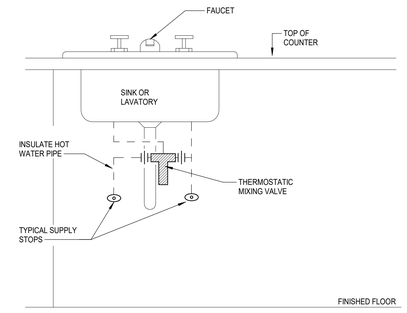
3 ELECTRIC WATER HEATER PIPING

SCALE: NONE



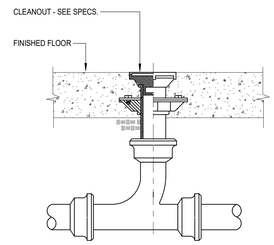
4 HOT WATER CIRCULATING PUMP PIPING

SCALE: NONE



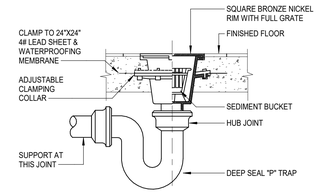
5 THERMOSTATIC MIXING VALVE AT SINK/LAVATORY DUAL TEMPERATURE

SCALE: NONE



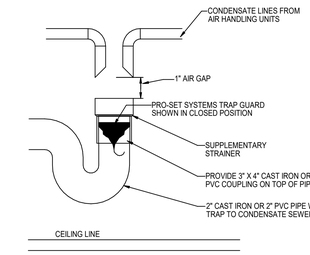
6 FLOOR CLEANOUT

SCALE: NONE



7 FLOOR SINK

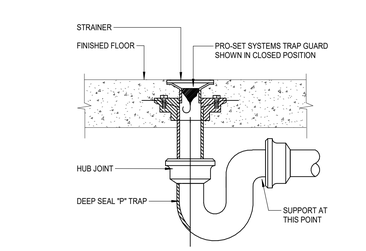
SCALE: NONE



NOTES:
1. TRAP GUARD SHALL BE FACTORY FITTED TO MATCH EACH HUB DRAIN BY SIZE, MODEL, AND MANUFACTURER.
2. INSTALLATION OF TRAP GUARD TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. INSERT TRAP GUARD ONLY AFTER FINAL RODDING OF DRAINS. INSTALL TRAP GUARD WITH CLEAR SILICONE CAULK FOR GAS TITE SEAL. FOR DRAIN RODDING AFTER INSTALLATION, INSERT SEWER TAPE THROUGH LIGHTLY GREASED 1-1/2" PVC PIPE TO PROTECT TRAP GUARD.

8 HUB DRAIN DETAIL

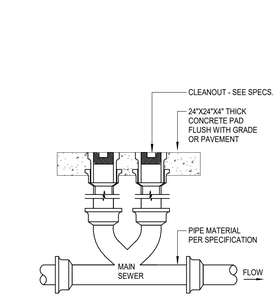
SCALE: NONE



NOTES:
1. TRAP GUARD SHALL BE FACTORY FITTED TO MATCH EACH FLOOR DRAIN (AND FLOOR SINK) BY SIZE, MODEL, AND MANUFACTURER.
2. CONTACT LOCAL REP OR MANUFACTURER FOR CORRECT MODEL NUMBER.
3. FLOOR SINK TRAP GUARD INSTALLATION IS SIMILAR.
4. INSTALLATION OF TRAP GUARD TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. INSERT TRAP GUARD ONLY AFTER FINAL RODDING OF DRAINS. INSTALL TRAP GUARD WITH CLEAR SILICONE CAULK FOR GAS TITE SEAL. FOR DRAIN RODDING AFTER INSTALLATION, INSERT SEWER TAPE THROUGH LIGHTLY GREASED 1-1/2" PVC PIPE TO PROTECT TRAP GUARD.

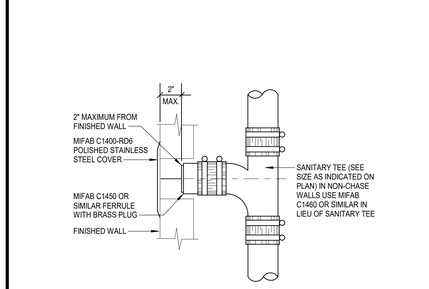
9 TRAP SEAL PROTECTION

SCALE: NONE



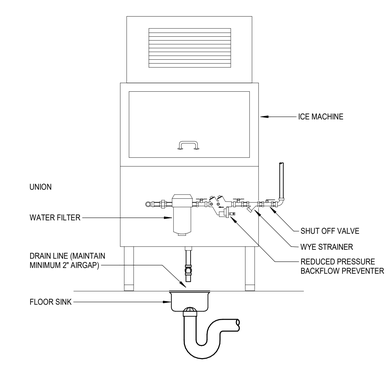
10 TWO-WAY EXTERIOR CLEANOUT

SCALE: NONE



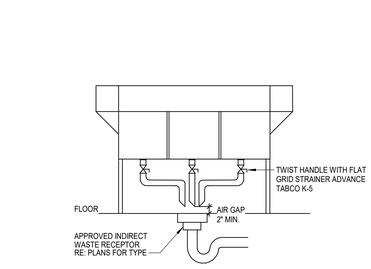
11 WALL CLEANOUT

SCALE: NONE



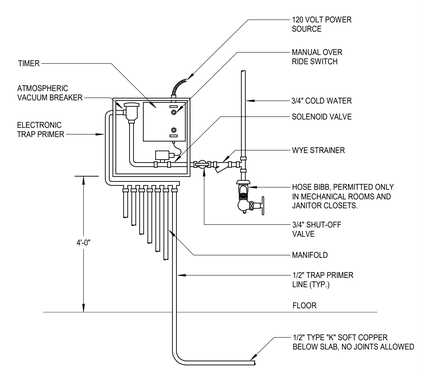
12 ICE MACHINE CONNECTION

SCALE: NONE



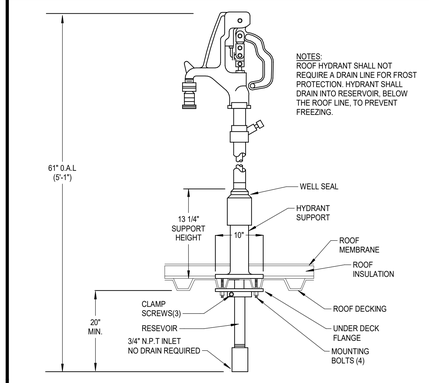
13 THREE COMPARTMENT SINK

SCALE: NONE



14 ELECTRONIC TRAP PRIMER

SCALE: NONE



15 ROOF HYDRANT DETAIL

SCALE: NONE

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN

5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

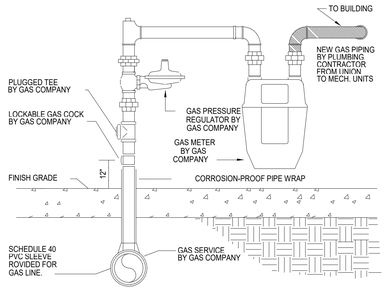
PLUMBING DETAILS

USE LAST
DRAWN BY | NAME ONLY

P5.1

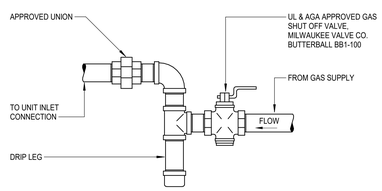
Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 11:45:42 AM



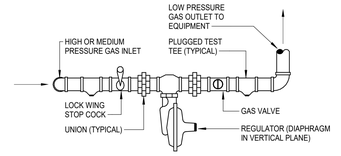
1 GAS SERVICE DETAIL

SCALE: NONE



2 GAS CONNECTION

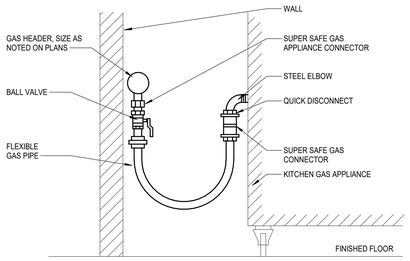
SCALE: NONE



NOTE: PROVIDE A MINIMUM 10-FEET LENGTH OF PIPE DOWNSTREAM OF REGULATOR TO ANY APPLIANCE OR EQUIPMENT. REFERENCE DRAWINGS FOR PIPE SIZES.

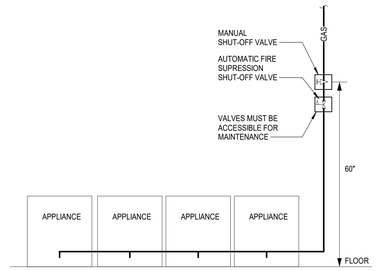
3 GAS PRESSURE REGULATOR PIPING

SCALE: NONE



4 KITCHEN EQUIPMWNT GAS PIPING

SCALE: NONE



NOTE: ALL CONNECTIONS TO EQUIPMENT FROM MANIFOLD TO BE 1" PIPING UNLESS NOTED OTHERWISE.

5 KITCHEN APPLIANCE MANIFOLD DETAIL

SCALE: NONE

SPECIFICATIONS:

SCHIER GREAT BASIN MODEL GB-1000

GREASE INTERCEPTOR SHALL BE LIFETIME GUARANTEED AND MADE IN USA OF SEAMLESS, ROTATIONALLY-MOLDED POLYETHYLENE. INTERCEPTOR SHALL BE FURNISHED FOR ABOVE OR BELOW GRADE INSTALLATION. INTERCEPTOR SHALL BE CERTIFIED TO ASME A112.14.3 (TYPE D FOR 100 GPM, TYPE C FOR 200 GPM) AND CSA B481.1.

1. 6" PLAIN END INLET/OUTLET (STRAIGHT-THROUGH) WITH DUAL PUMPOUT PORT CONNECTIONS.
2. UNIT WEIGHT - WITH CAST IRON COVERS: 824 LBS. (FOR WET WEIGHT ADD 8,413 LBS.)
3. MAXIMUM OPERATING TEMPERATURE: 150°F CONTINUOUS.
4. CAPACITIES - LIQUID: 1,000 GALLONS @100 GPM - GREASE: 5,495 LBS. @200 GPM - GREASE: 4,959 LBS. SOLIDS: 211 GALLONS
5. THIS UNIT DOES NOT REQUIRE FLOW CONTROL.
6. FOR GRAVITY DRAINAGE APPLICATIONS ONLY.
7. VENT NOT REQUIRED UNLESS PER LOCAL CODE.
8. INTEGRAL AIR RELIEF / ANTI-SIPHON / SAMPLING ACCESS.
9. DESIGNED FOR BELOW-GRADE, OUTDOOR INSTALLATION.
10. SAFETY STAR, ACCESS RESTRICTOR BUILT INTO EACH COVER ADAPTER, PREVENTS ACCIDENTAL ENTRY TO TANKS (450 LBS. RATING).
11. COVER: CAST IRON COVERS, PICKABLE 24" GAS/WATER TIGHT, H-20 RATED, MINIMUM 16,000 LBS LOAD CAPACITY.

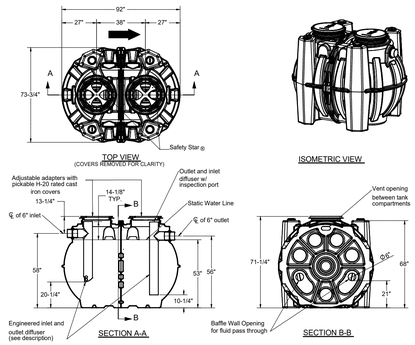
NOTES:

HYDROMECHANICAL INTERCEPTOR SHALL COMPLY WITH A THIRD PARTY CERTIFIED SEAL BY A LISTING AGENCY (ACCREDITED ASSESSMENT BODY).

GREASE INTERCEPTOR SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS.

WHEN NECESSARY PROVIDE AND INSTALL FIELD CUT RISERS PER MANUFACTURES INSTRUCTIONS TO BRING ACCESS TO GRADE.

SECURE COVER ADAPTERS. COVER ADAPTERS MUST BE SECURED TO BASE UNITS IN ABOVE GRADE INSTALLATIONS WITH INCREASED HEAD PRESSURE CONDITIONS. USE COVER ADAPTER TIE-DOWN KIT MODEL ATD1.



6 GREASE INTERCEPTOR

SCALE: NONE

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

PLUMBING DETAILS

DRAWN BY | USE LAST NAME ONLY

P5.2

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 11:45:44 AM

GAS EQUIPMENT SCHEDULE

EQUIPMENT NUMBER	DESCRIPTION	BTU PER HOUR LOAD	TOTAL BTU PER HOUR	TOTAL CFH
GWH-1	TANKLESS GAS WATER HEATER	199,000 BTUH	199,000 BTUH	199 CFH
GWH-2	TANKLESS GAS WATER HEATER	199,000 BTUH	199,000 BTUH	199 CFH
GWH-3	TANKLESS GAS WATER HEATER	199,000 BTUH	199,000 BTUH	199 CFH
GWH-4	TANKLESS GAS WATER HEATER	199,000 BTUH	199,000 BTUH	199 CFH
B-1	MECHANICAL BOILER	199,000 BTUH	199,000 BTUH	199 CFH
B-2	MECHANICAL BOILER	199,000 BTUH	199,000 BTUH	199 CFH
33	6-BURNER RANGE	255,000 BTUH	255,000 BTUH	255 CFH
34	FRYER	140,000 BTUH	140,000 BTUH	140 CFH
35	30-GAL BRAISING PAN	104,000 BTUH	104,000 BTUH	104 CFH
36	40-GAL KETTLE	100,000 BTUH	100,000 BTUH	100 CFH
37	COMBI-OVEN / STEAMER	106,500 BTUH	106,500 BTUH	106.5 CFH
TOTALS:			1,899,500 BTUH	1,899.5 CFH

INTERNATIONAL FUEL CODE TABLE 402.4(3) SCHEDULE 40 METALLIC PIPE.
INLET PRESSURE LESS THAN 2 PSI. PRESSURE DROP 3.0 IN WC. WITH AN OVERALL DEVELOPED DISTANCE OF 97'-0".

SHOCK ARRESTOR SCHEDULE

P.D.I. SYMBOLS:	FIXTURE UNITS:	THREADED CONNECTION	CERTIFICATION
A	1 - 11	1/2"	ASSE 1010
B	12 - 32	3/4"	ASSE 1010
C	33 - 60	1"	ASSE 1010
D	61 - 113	1"	ASSE 1010
E	114 - 154	1"	ASSE 1010
F	155 - 330	1"	ASSE 1010

ELECTRIC WATER HEATER SCHEDULE

MARK	BASIS OF DESIGN: MANUFACTURER	MODEL	STORAGE CAPACITY	KW	WH GALS. PER HR. RECOVERY RATE 100°F RISE	STORED WATER TEMP	ELECTRICAL CHAR.: V	P	MOCP	REMARKS
EWH-1	AO SMITH	DEL-30	30 GAL	4.5	18	140	208	3	20	

* IF THE MAXIMUM FUSE SIZE OF THE EQUIPMENT PROVIDED EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COSTS RELATED TO INCREASED FUSE SIZE / WIRE SIZE.

DOMESTIC HW EXPANSION TANK SCHEDULE

MARK	BASIS OF DESIGN: MANUFACTURER	MODEL	DESCRIPTION	MAX WORK PRESSURE (PSI)	TANK VOLUME GALLONS	MAX. ACCEPT. GALLONS	DIAMETER (INCHES)
ET-1	WATTS	DETA 5	HOT WATER EXPANSION TANK	150	3.5	2.3	10"
ET-2	WATTS	DETA 5	HOT WATER EXPANSION TANK	150	3.5	2.3	10"

1 PROVIDE ASME POTABLE WATER EXPANSION TANK ON THE COLD WATER SUPPLY LINE, DOWNSTREAM OF THE CHECK VALVE.
2 PROVIDE HOUSEKEEPING PAD.
3 PROVIDE UNION CONNECTION.

CIRCULATION PUMP SCHEDULE

MARK	BASIS OF DESIGN: MANUFACTURER	MODEL	DESCRIPTION	TYPE	GPM	HEAD FEET	HP MIN	ELECTRICAL CHAR.: V	P	F
CP-1	GRUNDFOS	UP 15-10 B7	CIRCULATION PUMP	INLINE BRONZE	3	2.84	1/25	115	1	60
CP-2	GRUNDFOS	UP 15-10 B7	CIRCULATION PUMP	INLINE BRONZE	3	3.50	1/25	115	1	60

FIRE PUMP SYSTEM

MARK	BASIS OF DESIGN: MANUFACTURER	MODEL	SERVICE	TYPE	GPM	PRESSURE (PSI)	MAXIMUM RPM	MOTOR HORSEPOWER	ELECTRICAL CHAR.: V	P	F
FP-1	PENTAIR	4-383-7B	FIRE	VERTICAL INLINE	370	70.0	3500	30.00 hp	208	3	60
JP-1	PENTAIR	PVM1-8	FIRE PROTECTION	VERTICAL CENTRIFUGAL	0.5	90.0	3500	1.00 hp	208	3	60

1 PUMP IS TO HAVE A NON-OVERLOADING MOTOR.
2 MINIMUM RECOMMENDED CLEARANCE AROUND A PUMP IS 24 INCHES. MAINTAIN MINIMUM CLEARANCES AS REQUIRED FOR SERVICE, MAINTENANCE, AND INSPECTION.
3 FIRE PROTECTION PUMP SYSTEM SHALL BE A COMPLETE SINGLE SOURCE PACKAGE AND SHALL INCLUDE FIRE PUMP WITH MOTOR CONTROLLER, JOCKEY PUMP WITH CONTROLLER, AND ALL REQUIRED APPURTENANCES FOR A COMPLETE OPERATING SYSTEM.

TANKLESS GAS WATER HEATER SCHEDULE

MARK	BASIS OF DESIGN: MANUFACTURER	MODEL	STORAGE CAPACITY (GAL)	BTU/HR. INPUT	WH GALS. PER HR. RECOVERY RATE 100°F RISE	STORED WATER TEMP	ELECTRICAL CHAR.: V	P	MOCP	REMARKS
GWH-1	AO SMITH	ACT-199O-N	TANKLESS	199,000	3.8	140 °F	120	1	20	
GWH-2	AO SMITH	ACT-199O-N	TANKLESS	199,000	3.8	140 °F	120	1	20	
GWH-3	AO SMITH	ACT-199O-N	TANKLESS	199,000	3.8	140 °F	120	1	20	
GWH-4	AO SMITH	ACT-199O-N	TANKLESS	199,000	3.8	140 °F	120	1	20	

1 PROVIDE HEATERS WITH MANUFACTURER'S CONDENSATE NEUTRALIZER, INLET AND OUTLET MANIFOLD KIT
2 PROVIDE HEATERS WITH CONCENTRIC VENT KIT.
3 WATER HEATERS SPECIFIED SHALL HAVE AN EFFICIENCY OF 95%.
4 WATER HEATERS TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
5 WATER HEATERS TO BE INSTALLED WITH CONCENTRIC VENT KIT. MAINTAIN MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKE AND 5'-0" FROM ANY EXTERIOR WALL.
6 WATER HEATERS SHALL BE LOW NOX AND THE ENTIRE SYSTEM SHALL BE PIPED WITH AN EXPANSION TANK. SEE EXPANSION TANK SCHEDULE.

KITCHEN EQUIPMENT SCHEDULE

EQUIPMENT NUMBER	DESCRIPTION	INDIRECT WASTE	DIRECT DRAIN	CW	HW	GAS: SIZE	GAS: BTUH	GAS: PRESSURE
1	MIXING FAUCET W/HOSE THREAD	-	-	-	-	-	-	-
3	MOP SINK	-	-	-	-	-	-	-
12	PRE-RINSE SINK	-	-	-	-	-	-	-
13	DISHWASHER	-	-	-	-	-	-	-
15	3-COMP SINK	-	-	-	-	-	-	-
17	HAND SINK	-	-	-	-	-	-	-
20	PREP-COUNTER W/SINK	-	-	-	-	-	-	-
31	PREP-COUNTER WITH SINK	-	-	-	-	-	-	-
33	6-BURNER RANGE	-	-	-	-	1"	255,000	7" W.C.
34	FRYER	-	-	-	-	3/4"	140,000	7" W.C.
35	30-GAL BRAISING PAN	-	-	-	-	1/2"	104,000	7" W.C.
36	40-GAL KETTLE	-	-	-	-	1/2"	100,000	7" W.C.
37	DOUBLE STACK COMBI-OVEN/STEAMER	2"	-	3/4"	-	3/4"	106,500	7" W.C.
38	UTILITY DISTRIBUTION SYSTEM	-	-	-	-	-	-	-
41	FLOOR TROUGHS	-	-	-	-	-	-	-
42	ICE MACHINE	-	-	-	-	-	-	-
53	CHILLED WATER DISPENSERS	-	-	-	-	-	-	-

NOTES:
1. REFER TO FOOD SERVICE DRAWINGS FOR ROUGH-IN NOTES.
2. ALL EQUIPMENT REQUIRING WATER CONNECTIONS SHALL BE PROVIDED WITH CHROME PLATED BRASS SUPPLY STOPS WITH LOOSE KEYS, WALL ESCUTCHEONS AND CHROME PLATED FLEXIBLE RISERS AND/OR ANY OTHER ACCESSORIES OF SIZE REQUIRED TO HAVE A PROPERLY OPERATIONAL FIXTURE.
3. ALL INDIRECT DRAINS SHALL BE PROVIDED WITH A 2" AIR GAP.

GREASE INTERCEPTOR SIZING (FIXTURE UNIT METHOD)

FIXTURE TYPE:	TRAP ARM SIZE	FIXTURE UNITS	QUANITY	CREDIT FACTOR	SUM
3 COMPARTMENT SINK - 2" ARM	2"	4	1	1.00	4
2 COMPARTMENT SINK - 1-1/2" ARM	1-1/2"	2	1	1.00	2
DISHWASHER	2"	4	1	1.00	4
1 COMPARTMENT SINK - 1-1/2" ARM	1-1/2"	4	2	1.00	8
HAND SINK	1-1/2"	3	4	1.00	12
FLOOR SINK OR FLOOR DRAIN - 4"	4"	6	14	1.00	84
TRENCH DRAIN	4"	4	2	1.00	8
MOP SINK	3"	6	1	1.00	6
		TOTAL FIXTURE UNITS			128
		GPM PER FIXTURE UNIT			X 3
		RETENTION TIME			X 2.5
		MINIMUM GREASE TRAP CAPACITY (GALLONS)			960

GREASE INTERCEPTOR SCHEDULE

MODEL NO.	CAPACITY USGal	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
SCHIER GB-1000	1,000	5,495	824	92"	73-3/4"	71-1/4"	58"	56"

NOTES:
1. PROVIDE GREASE INTERCEPTOR WITH ANTI-FLOTATION ANCHOR KIT SCHIER AK3.
2. COVERS SHALL BE PROVIDED WITH WATER/GAS TIGHT SEAL AND TRAFFIC RATED COVERS.

PLUMBING FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION
DRAINAGE FIXTURE (AD, CO, FD, FS, HD, TD)	
AD-1	DESCRIPTION: PAINTED CAST IRON DECK DRAIN BODY WITH FLANGE, SQUARE ROTATABLE PROMENADE FRAME WITH SEPAGE OPENINGS, FRAME CLAMP AND DUCTILE IRON GRATE. WADE 3121 TRAP SEAL: PROVIDE PRO-SET SYSTEMS, INC. TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR SINK BY SIZE, MODEL, AND MANUFACTURER. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL / KITCHEN CONSULTANT DRAWINGS.
ECO	DESCRIPTION: EXTERIOR CLEANOUT TO GRADE, CAST IRON BODY WITH ADJUSTABLE TOP ASSEMBLY WITH GASKET SEAL, AND ROUND SCORIATED VANDAL RESISTANT DUCTILE IRON TRACTOR TYPE COVER. IF LOCATED IN ASPHALT OR DIRT PROVIDE 18"X18"X12" CONCRETE PAD. WADE 6000-Z.
FCO	DESCRIPTION: FLOOR CLEANOUT, CAST IRON BODY AND ADJUSTABLE TOP ASSEMBLY WITH GASKET SEAL, AND ROUND SCORIATED STAINLESS STEEL COVER. WADE 6000-153. FOR CARPETED FLOORS PROVIDE WADE 6000-CM.
FD-1	DESCRIPTION: FLOOR DRAIN, CAST IRON BODY, ADJUSTABLE 6" DIAMETER STAINLESS STEEL STRAINER WITH VANDAL PROOF SCREWS, INTEGRAL CLAMPING DEVICE, BOTTOM OUTLET. WADE 1100-MR6. TRAP SEAL: PROVIDE PRO-SET SYSTEMS, INC. TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION AND INSTALLATION WITH ARCHITECTURAL DRAWINGS / FLOOR CONSTRUCTION.
FD-2	DESCRIPTION: FLOOR DRAIN, CAST IRON BODY, 8" DIAMETER STAINLESS STEEL STRAINER, 6" DEEP SUMP, A.R.E. INTERIOR, SEDIMENT BUCKET. WADE 9010-27-SS. TRAP SEAL: PROVIDE TRAP PRIMER TP-1. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL / KITCHEN CONSULTANT DRAWINGS.
FS-1	DESCRIPTION: CAST IRON 8" SQUARE FLOOR SINK WITH 6" DEEP SUMP, A.R.E. INTERIOR, ALUMINUM DOME BOTTOM STRAINER, 1/2 STAINLESS STEEL TOP, CLAMPING DEVICE. WADE 9110-15026-27-SS. TRAP SEAL: PROVIDE TRAP PRIMER TP-1. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL DRAWINGS / EQUIPMENT PLACEMENT.
FS-2	DESCRIPTION: A.R.E. COATED CAST IRON BODY 12" SQUARE FLOOR SINK WITH 8" DEEP SUMP, BOTTOM OUTLET, LOOSE SET CAST IRON SECONDARY STRAINER, CLAMPING DEVICE, AND HALF TOP GRATE. WADE 9140-8-15-26-64. TRAP SEAL: PROVIDE PRO-SET SYSTEMS, INC. TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR SINK BY SIZE, MODEL, AND MANUFACTURER. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH EQUIPMENT PLACEMENT.
FS-3	DESCRIPTION: CAST IRON 12" SQUARE FLOOR SINK WITH 8" DEEP SUMP, A.R.E. INTERIOR, ALUMINUM DOME BOTTOM STRAINER, STAINLESS STEEL TOP, AND CLAMPING DEVICE. WADE 9140-15-27-26-SS. TRAP SEAL: PROVIDE TRAP PRIMER TP-1. ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL / KITCHEN CONSULTANT DRAWINGS.
RD-1	DESCRIPTION: ROOF DRAIN, CAST IRON BODY WITH FLANGE, FLASHING RING WITH GRAVEL STOP, ALUMINUM DOME, UNDERDECK CLAMP AND ADJUSTABLE EXTENSION AS REQUIRED FOR ROOF CONSTRUCTION. WADE 3000-46-52-53 ROUGH-IN: REFER TO FLOOR PLANS FOR SIZES.
WCO	DESCRIPTION: WALL CLEANOUT, CAST IRON CLEANOUT FERRULE WITH DUCTILE IRON COMBINED COVER/PLUG AND ROUND STAINLESS COVER PLATE WITH CENTER SECURING SCREW. MIFAB C1460 WITH C1400-R06. PROVIDE MIFAB C1460 CAST IRON CLEANOUT TEE IN LIEU OF FERRULE AS REQUIRED FOR WALL CONSTRUCTION.
DRINKING FOUNTAIN (EDF)	
EDF-1	DESCRIPTION: OUTDOOR WALL HUNG, ADA COMPLIANT, SINGLE ELECTRIC DRINK FOUNTAIN WITH ELECTRONIC BOTTLE FILLER SENSOR AND VANDEL-RESISTANT BUBBLER. 8 GPH OF 50 DEGREE WATER AT 90 DEGREE AMBIENT AND 80 DEGREE INLET WATER. ELKAY LVRCB9NSK. P-TRAP: 1-1/4" CHROME PLATED CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON. MCGUIRE 8872. SUPPLIES: 1/2" I.P.S. X 3/8" O.D.CHROME PLATED STOP VALVE WITH ESCUTCHEON AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISER. MCGUIRE 2165. CARRIER: RECTANGULAR STEEL TUBING UPRIGHTS WITH WELDED 3" X 4-1/2" BASE ANCHORED TO CONCRETE SLAB WITH (4) 1/2" BOLTS. ADJUSTABLE SLEEVE FOR CONNECTION TO HANGER PLATE PROVIDED BY FIXTURE MANUFACTURER. MIFAB MC-31. ROUGH-IN: 2" WASTE, 2" VENT, 1/2" COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR HEIGHT REQUIREMENTS.
GREASE INTERCEPTOR (GI)	
GI-1	DESCRIPTION: HYDROMECHANICAL GREASE INTERCEPTOR, MOLDED POLYETHYLENE, ADJUSTABLE COVER ADAPTER AND SAFETY STAR ACCESS RESTRICTOR. SCHIER GB-1000. REFER TO GREASE INTERCEPTOR SIZING SCHEDULE.
HYDRANTS (HB, RH, WH)	
HB-1	DESCRIPTION: HOSE BIBB. EXPOSED TYPE, MILD CLIMATE, WALL-MOUNTED FAUCET WITH 3/4" F.P.T. INLET, 3/4" MALE HOSE THREAD OUTLET AND SELF-DRAINING ANTI-SIPHON VACUUM BREAKER. CHROME PLATED BRASS FINISH WITH REMOVABLE TEE HANDLE. CHICAGO 952-CP. ROUGH-IN: 3/4" COLD WATER. INSTALL WITH OUTLET AT 18" A.F.F. OR AS DIRECTED BY ARCHITECT/OWNER.
RH-1	DESCRIPTION: FREEZELESS ROOF HYDRANT, NO DRAIN LINE REQUIRED, HOSE CONNECTION BACKFLOW PREVENTER, PROVIDE WITH MOUNTING SYSTEM. WOODFORD #SRH-MS ROUGH-IN: 3/4" COLD WATER
WH-1	DESCRIPTION: ENCASED WIT OPERATING KEY, LEAD-FREE, NON-FREEZE AUTOMATIC DRAINING, BACKFLOW PREVENTER WITH ANTI-SIPHON TECHNOLOGY. WADE 8701 ROUGH-IN: 3/4" COLD WATER
WH-2	DESCRIPTION: WALL HYDRANT, CONCEALED BOX TYPE, 3/4" NON-FREEZE, DUAL CHECK BACKFLOW PREVENTOR, CHROME PLATED BRASS FINISH WITH ANTI-SIPHON VACUUM BREAKER AND LOOSE TEE KEY. INSTALL WITH BOTTOM OF BOX 24" A.F.F. WADE 8609HC-8B. ROUGH-IN: 3/4" HOT AND COLD WATER
LAVATORY (L)	
L-1	DESCRIPTION: ADA COMPLIANT LAVATORY, DROP-IN, VITREOUS CHINA, 17" X 20" X 8" BOWL WITH FRONT OVERFLOW, FAUCET HOLES ON 4" CENTERS. SLOAN SS-3002 FAUCET: ADA COMPLIANT, CHROME PLATED BRASS LAVATORY FAUCET, 1.5 GPM, SINGLE LEVER ON 4" CENTERS VANDAL RESISTANT AERATOR. MOEN 8439. STRAINER: 1-1/4" 17 GAUGE OFFSET WHEELCHAIR STRAINER, CHROME PLATED BRASS GRID DRAIN WITH ELBOW AND 17 GAUGE OFFSET TAILPIECE. MCGUIRE 155WC. GRAVITY FED TRAP PRIMER TAILPIECE, 1/2" NOMINAL BRANCH CONNECTION. SIOUX CHIEF" 213-092. P-TRAP: 1-1/4" 17 GAUGE CHROME PLATED HEAVY CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. MCGUIRE 8872. SUPPLIES: 1/2" I.P.S. X 3/8" O.D.CHROME PLATED LOOSE KEY STOP VALVE WITH ESCUTCHEON AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. MCGUIRE 2165LK. TMV: THERMOSTATIC MIXING VALVE, 140 DEGREES IN, 110 DEGREES OUT, BRONZE FINISH, UNION CONNECTION, 5PSI PRESSURE DIFFERENTIAL, 0.5GPM MIN FLOW/4GPM MAX FLOW. SYMMONS "MAXLINE" 7-22S-CK-W. ROUGH-IN: 2" WASTE, 2" VENT, 1/2" HOT AND COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR HEIGHT REQUIREMENTS.
L-2	DESCRIPTION: ADA COMPLIANT LAVATORY, WALL HUNG, VITREOUS CHINA, 18-1/4" X 20-3/4" X 12-1/4" BOWL WITH FRONT OVERFLOW, FAUCET HOLES ON 4" CENTERS. SLOAN SS-3003 FAUCET: ADA COMPLIANT, CHROME PLATED BRASS LAVATORY FAUCET, 1.5 GPM, SINGLE LEVER ON 4" CENTERS VANDAL RESISTANT AERATOR. MOEN 8439. STRAINER: 1-1/4" 17 GAUGE OFFSET WHEELCHAIR STRAINER, CHROME PLATED BRASS GRID DRAIN WITH ELBOW AND 17 GAUGE OFFSET TAILPIECE. MCGUIRE 155WC. GRAVITY FED TRAP PRIMER TAILPIECE, 1/2" NOMINAL BRANCH CONNECTION. SIOUX CHIEF" 213-092. P-TRAP: 1-1/4" 17 GAUGE CHROME PLATED HEAVY CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. MCGUIRE 8872. SUPPLIES: 1/2" I.P.S. X 3/8" O.D.CHROME PLATED LOOSE KEY STOP VALVE WITH ESCUTCHEON AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. MCGUIRE 2165LK. TMV: THERMOSTATIC MIXING VALVE, 140 DEGREES IN, 110 DEGREES OUT, BRONZE FINISH, UNION CONNECTION, 5PSI PRESSURE DIFFERENTIAL, 0.5GPM MIN FLOW/4GPM MAX FLOW. SYMMONS "MAXLINE" 7-22S-CK-W. CARRIER: RECTANGULAR STEEL TUBING UPRIGHTS WITH WELDED 4" SQUARE BASE ANCHORED TO CONCRETE WITH (4) 1/2" BOLTS, ADJUSTABLE SLEEVE, THREADED CONCEALED ARMS, ALIGNMENT BAR, LOCKING DEVICE, AND LEVELING SCREWS. WADE 520-M36. ROUGH-IN: 2" WASTE, 2" VENT, 1/2" HOT AND COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR HEIGHT REQUIREMENTS.

PLUMBING FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION
SINK (HS, SK)	
17	DESCRIPTION: SPECIFIED BY FOOD SERVICE CONSULTANT. FAUCET: SPECIFIED BY FOOD SERVICE CONSULTANT. TMV: THERMOSTATIC MIXING VALVE, 140 DEGREES IN, 110 DEGREES OUT, BRONZE FINISH, UNION CONNECTION, 5PSI PRESSURE DIFFERENTIAL, 0.5GPM MIN FLOW/4GPM MAX FLOW. SYMMONS "MAXLINE" 7-22S-CK-W. STRAINER: HEAVY DUTY STEEL BASKET STRAINER WITH 1-1/2" TAILPIECE AND LOCK NUTS. MCGUIRE 151A. P-TRAP: 1-1/2" 17 GAUGE CHROME PLATED CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. MCGUIRE 8912. SUPPLIES: 2" I.P.S. X 3/8" O.D. WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. MCGUIRE 2165. ROUGH-INS: 2" WASTE, 2" VENT, 1/2" HOT AND COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT.
MS-1	DESCRIPTION: MOP SINK BASIN, 36" X 36" X 12" HIGH CORNER TYPE, PRECAST TERRAZZO WITH 6" DROPPED FRONT, STAINLESS STEEL THRESHOLD CAP, AND DOUBLE STAINLESS STEEL WALL GUARDS. STERN-WILLIAMS "CORLOW" SBC-1750. FUCET:CHROME PLATED BRASS WALL MOUNTED FITTING WITH CHECK IN STOPS, ADJUSTABLE SUPPLY ARMS, VACUUM BREAKER SPOUT WITH PAIL HOOK AND WALL BRACE, 2-1/2" INDEXED LEVER HANDLES ON 8" CENTERS. QUARTER TURN CARTRIDGES, 3/4" MALE HOSE THREAD OUTLET. CHICAGO 445-897-CP. ROUGH-IN: 3" WASTE, 2" VENT, 1/2" HOT AND COLD WATER.
MS-2	DESCRIPTION: SPECIFIED BY FOOD SERVICE CONSULTANT. FUCET: SPECIFIED BY FOOD SERVICE CONSULTANT. ROUGH-IN: 3" WASTE, 2" VENT, 1/2" HOT AND COLD WATER.
TRAP PRIMER (TP)	
TP-1	DESCRIPTION: ELECTRONIC TRAP PRIMER, FLUSH MOUNT. PROVIDE WITH REQUIRED MANIFOLD OPENINGS PER AMOUNT OF FLOOR DRAINS BEING SERVED. PPP PRIME-TIME (PT SERIES). ELECTRICAL REQUIREMENTS: 120V/60
URINAL (U)	
U-1	DESCRIPTION: URINAL, ADA COMPLIANT, WALL HUNG, WHITE VITREOUS CHINA, 1.0 GALLON PER FLUSH, VANDAL RESISTANT. SLOAN URINAL AND FLUSOMETER COMBO WEUS-1006.1001 (URINAL SU-1009) FLUSH VALVE: 1.0 GALLON FLUSH CYCLE, EXPOSED. SLOAN URINAL AND FLUSHOMETER COMBO WEUS-1006-1001 (FLUSHOMETER ROYAL 186) CARRIER: RECTANGULAR STEEL TUBING UPRIGHTS WITH WELDED 3" X 4-1/2" BASE ANCHORED TO CONCRETE WITH (4) 1/2" BOLTS, ADJUSTABLE SLEEVE, UPPER AND LOWER BEARING PLATES WITH THREADED STUDS. MIFAB MC-32. ROUGH-IN: 2" WASTE, 2" VENT, 3/4" COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT.
VALVE BOX (IMC)	
IMC-1	DESCRIPTION: ICE MACHINE CONNECTION, WATER SUPPLY VALVED AT WALL. PROVIDE DOUBLE CHECK VALVE TYPE BACKFLOW PREVENTER AND WATER FILTER. WATTS 1/2" 007-S BACKFLOW PREVENTER AND AQUA-PURE AP510 FILTER ROUTE BACKFLOW PREVENTER DISCHARGE TO FLOOR SINK SERVING ICE MACHINE. ROUGH-INS: 3/4" COLD WATER. COORDINATE ROUGH-IN LOCATION/HEIGHT, FINAL CONNECTION WITH EQUIPMENT BEING INSTALLED AND WITH ARCHITECT/CASEWORK DRAWINGS.
WATER CLOSET (WC)	
WC-1	DESCRIPTION: WATER CLOSET (A.D.A. COMPLIANT), WALL HUNG, 1.28 GALLON PER FLUSH, VITREOUS CHINA, ELONGATED BOWL WITH 1-1/2" TOP SPUD INLET. SLOAN WATER CLOSET AND FLUSHOMETER COMBO WETS-2450.2003 (WATER CLOSET ST-2459) SEAT: ELONGATED OPEN FRONT WHITE PLASTIC SEAT WITH SELF-SUSTAINING CHECK HINGES. CHURCH 9500SSCT. FLUSH VALVE: 1.28 GALLON FLUSH CYCLE, EXPOSED, MANUAL. SLOAN WATER CLOSET AND FLUSHOMETER COMBO WETS-2450-2003 (FLUSHONMETER ROYAL 111) CARRIER: MIFAB MC-10 HORIZONTAL, MC-10D BACK TO BACK OR MC-12,13 VERTICAL. SUPPLIES: 1/2" I.P.S. X 3/8" O.D. WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. MCGUIRE 2165LK. ROUGH-INS: 4" WASTE, 3" VENT, 1" COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT.
WC-2	DESCRIPTION: WATER CLOSET, WALL HUNG, 1.28 GALLON PER FLUSH, VITREOUS CHINA, ELONGATED BOWL WITH 1-1/2" TOP SPUD INLET. SLOAN WATER CLOSET AND FLUSHOMETER COMBO WETS-2450.2003 (WATER CLOSET ST-2459) SEAT: ELONGATED OPEN FRONT WHITE PLASTIC SEAT WITH SELF-SUSTAINING CHECK HINGES. CHURCH 9500SSCT. FLUSH VALVE: 1.28 GALLON FLUSH CYCLE, EXPOSED, MANUAL. SLOAN WATER CLOSET AND FLUSHOMETER COMBO WETS-2450-2003 (FLUSHONMETER ROYAL 111) CARRIER: MIFAB MC-10 HORIZONTAL, MC-10D BACK TO BACK OR MC-12,13 VERTICAL. SUPPLIES: 1/2" I.P.S. X 3/8" O.D. WITH ESCUTCHEONS AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. MCGUIRE 2165LK. ROUGH-INS: 4" WASTE, 3" VENT, 1" COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED HEIGHT.
12 15 20 31	DESCRIPTION: SPECIFIED BY KITCHEN CONSULTANT. FAUCET: SPECIFIED BY KITCHEN CONSULTANT. STRAINER: ROTARY LEVER OPERATED DRAIN FITTINGS, EACH WITH STAINLESS STEEL PERFORATED GRID STRAINER AND 2" IPS DRAIN OUTLET. (3) ADVANCE TABCO K-5. SUPPLIES: 1/2" I.P.S. X 3/8" O.D.CHROME PLATED LOOSE KEY STOP VALVE WITH ESCUTCHEON AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISERS. MCGUIRE 2165LK. ROUGH-IN: 1/2" HOT AND COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR HEIGHT REQUIREMENTS. REFER TO PLUMBING PLANS FOR LOCATION AND TYPE OF INDIRECT DRAINAGE RECEPTOR, SPECIFIED SEPARATELY.

ALL LAVATORIES AND SINKS SHALL BE SUPPLIED WITH HOT AND COLD WATER (UNLESS NOTED TO BE COLD WATER ONLY) TO FAUCETS AS INDICATED ON PLANS AND FIXTURE SCHEDULE. PROVIDE CHROME PLATED BRASS SUPPLY STOPS WITH LOOSE KEYS AND WALL ESCUTCHEONS. PROVIDE CHROME PLATED FLEXIBLE RISERS OF SIZE REQUIRED TO PROPERLY CONNECT FIXTURES. PROVIDE 17 GAUGE CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON (UNLESS NOTED TO BE AN ACID WASTE FIXTURE). REFER TO FIXTURE SCHEDULE FOR MINIMUM SIZES OF PLUMBING FIXTURE ROUGH-INS.

INSULATION KITS AT ALL LAVATORIES AND SINKS REQUIRED TO BE T.A.S. ACCESSIBLE (MCGUIRE OR TRUEBRO). ALL SUCH FIXTURES AND FINAL INSTALLATIONS SHALL COMPLY WITH THE STATE ACCESSIBILITY STANDARDS REQUIREMENTS.

INSERT TRAP GUARDS AFTER FINAL RODDING OF DRAINS. INSTALL TRAP GUARD WITH CLEAR SILICONE CAULK FOR GAS-TIGHT SEAL. FOR DRAIN RODDING AFTER INSTALLATION. INSERT SEWER TAPE THROUGH LIGHTLY GREASED 1-1/2" PVC PIPE TO PROTECT TRAP GUARD.

REFER TO BOOK SPECIFICATION FOR A LIST OF APPROVED EQUAL MANUFACTURERS THAT CAN BE SUBMITTED IN LIEU OF THE MANUFACTURERS AND MODEL NUMBERS OF THE FIXTURES AND EQUIPMENT LISTED IN THE ABOVE FIXTURE SCHEDULE.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

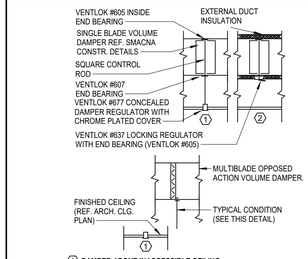
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and

6/27/2025 12:35:45 PM

MECHANICAL GENERAL NOTES

1. ALL DUCT SIZES SHOWN ARE INSIDE CLEAR, INCREASE ACCORDINGLY WHERE INTERIOR LINER IS SHOWN OR SPECIFIED.
2. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED GRILLES AND DIFFUSERS WITH LIGHT FIXTURES AND (ARCHITECT'S) REFLECTED CEILING PLAN.
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. REFER TO ARCHITECTURAL FOR ALL SOFFIT GRILLE MOUNTING LOCATIONS.
6. ALL CONDENSATE DRAINS TO BE FULL SIZED UNLESS NOTED OTHERWISE.
7. GENERAL CONTRACTOR TO VERIFY THE FINAL LOCATION OF ALL THERMOSTATS, TEMPERATURE SENSORS, PANELS AND CONTROL INSTRUMENTS WITH THE ARCHITECT AND OWNER PRIOR TO ROUGH-IN.
8. GENERAL CONTRACTOR TO VERIFY WALL OPENINGS WITH STRUCTURE, LOCATIONS OF NEW AND EXISTING EQUIPMENT AND ROUTE OF DUCTWORK WITH EXISTING CONDITIONS PRIOR TO ROUGH-IN.
9. REFER TO ARCHITECTURAL, STRUCTURAL AND ELECTRICAL DRAWINGS TO COORDINATE THE EXACT LOCATIONS OF DIFFUSERS, REGISTERS, GRILLES, PIPING AND OTHER MECHANICAL EQUIPMENT WITH CEILING GRID, LIGHTS, BEAMS AND OTHER BUILDING COMPONENTS.
10. CEILING GRID AND OTHER ITEMS SHALL NOT BE SUPPORTED FROM OR IN CONTACT WITH MECHANICAL EQUIPMENT. CONDUIT, WIRING, PIPING AND SUPPORTS SHALL NOT BE LOCATED IN FRONT OF FAN COIL ACCESS PANELS.
11. DUCTWORK AND PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING WITH ELECTRICAL PANELS WHEN SHOWN NEAR PANELS OR OVER ELECTRICAL ROOMS.
12. MATERIAL AND INSTALLATION SHALL COMPLY WITH LOCAL CODES, APPLICABLE PROVISIONS OF LATEST EDITION OF NATIONAL FIRE PROTECTION ASSOCIATION, LOCAL UTILITY REGULATIONS AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
13. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL SUPPORTS REQUIRED TO MOUNT MECHANICAL EQUIPMENT, PIPING AND DUCTWORK. EQUIPMENT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
14. ALL DUCTWORK TRANSITIONS AND PIPING INCREASERS/REDUCERS SHALL BE PROVIDED AS REQUIRED FOR EQUIPMENT CONNECTIONS. SEE MANUFACTURERS DATA FOR ACTUAL DUCTWORK AND PIPING CONNECTION SIZES AND LOCATIONS.
15. PROVIDE AIR DEFLECTORS IN ALL SUPPLY AIR DUCTWORK SQUARE ELBOWS.
16. DUCTWORK AND PIPING LAYOUTS ARE FOR DIAGRAMMATICAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING AND COORDINATING ALL DUCTWORK AND PIPING PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL OFFSETS AS REQUIRED TO MEET THE INTENT OF THE DESIGN DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.
17. THE GENERAL CONTRACTOR SHALL SEAL AND FLASH ALL WALL, ROOF, AND FLOOR PENETRATIONS AIRTIGHT AND WATERTIGHT AT EACH PIPE, DUCTWORK, AND CONDUIT PENETRATION. PROVIDE AIRTIGHT SEAL BETWEEN AT ALL FIRE PARTITION AND OR WALL PENETRATIONS WITH UL APPROVED FIRE-RESISTANT MATERIAL MATCHING OR EXCEEDING THE PENETRATED FIRE PARTITION AND OR WALLS RATING.
18. PROVIDE FLEXIBLE DUCT CONNECTIONS BETWEEN THE SUPPLY AND RETURN DUCTS FROM ALL AIR UNITS AND AT BUILDING EXPANSION JOINTS. FLEXIBLE CONNECTIONS SHALL BE WEATHERTIGHT WHEN EXPOSED.
19. COORDINATE EXACT LOCATION OF ROOF MOUNTED EQUIPMENT WITH ARCHITECTURAL ROOF PLAN AND STRUCTURAL DRAWINGS PRIOR TO ROUGH-IN.
20. VERIFY SERVICE CLEARANCE FOR AIR FILTER, COIL, AND FAN SHAFT REMOVAL WITH EQUIPMENT MANUFACTURER. COORDINATE WITH ALL TRADES NOT TO OBSTRUCT. (TYPICAL OF ALL UNITS)
21. CONTRACTOR SHALL PROVIDE A BALANCING DAMPER IN EACH VERTICAL DUCT. BALANCING DAMPERS NOT SHOWN ON UNDERSIDE OF SUPPLY AIR DUCTWORK FOR CLARITY.
22. WHERE DUCTWORK IS CONCEALED ABOVE CEILING, PROVIDE RECTANGULAR DUCTWORK WITH EXTERNALLY WRAPPED MINERAL FIBER INSULATION. WHERE VISIBLE TO VIEW, PROVIDE ROUND SPIRAL DUCTWORK WITH INTERNALLY LINED FLEXIBLE ELASTOMERIC INSULATION AND PAINT GRIP GALVANIZED SHEET METAL. DO NOT INSTALL FLEX DUCT IN VISIBLE LOCATIONS. PAINT OR FINISH DUCTWORK AND AIR DEVICES AS DIRECTED BY ARCHITECT.

DUCTWORK CONSTRUCTION DETAILS



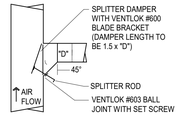
1 **DAMPER ABOVE INACCESSIBLE CEILING**

2 **DAMPER ABOVE LIFT-OUT CEILING**

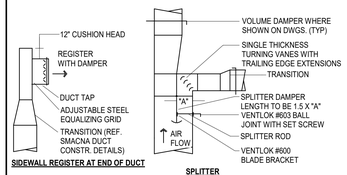


NOTES:
1. MAX. WIDTH OF DUCT TAP SHALL BE 48". PROVIDE BOTTOM BRACKET FOR SUPPORT WHERE EXTRACTOR EXCEEDS 16".
2. MAX. HEIGHT OF DUCT TAP SHALL BE 12" (MIN.= 4")

EXTRACTOR SIDEWALL REGISTER

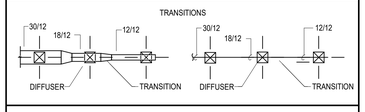


DUCT TAP

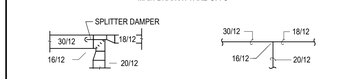


SIDEWALL REGISTER AT END OF DUCT **SPLITTER**

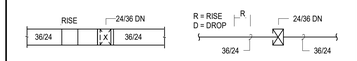
DUCTWORK SYMBOLS LEGEND



MAIN BRANCH TAKE-OFFS



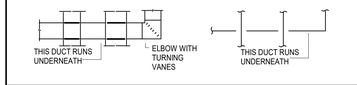
RISERS



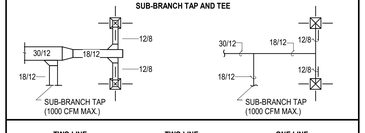
SIDEWALL REGISTERS

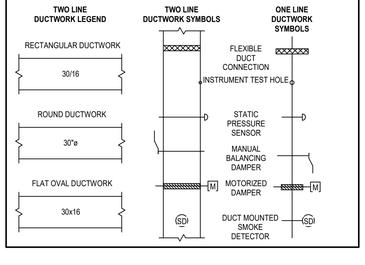


DUCT CROSSOVERS



SUB-BRANCH TAP AND TEE





SYMBOL LEGEND

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
GENERAL	
(#)	KEY NOTE TAG
#/	REVISION TAG
	NEW EQUIPMENT
DUCTWORK	
	SUPPLY AIR DUCTWORK
	RETURN AIR AND OUTSIDE AIR DUCTWORK
	EXHAUST AIR DUCTWORK
	FLEXIBLE DUCTWORK
	SUPPLY AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	RETURN AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	EXHAUST AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	FIRE DAMPER (VERTICAL)
	FIRE DAMPER (HORIZONTAL)
S	SMOKE DAMPER (VERTICAL)
S	SMOKE DAMPER (HORIZONTAL)
FS	COMBINATION FIRE & SMOKE DAMPER (VERTICAL)
FS	COMBINATION FIRE & SMOKE DAMPER (HORIZONTAL)
	MANUAL BALANCING DAMPER (SEE DAMPER SCHEDULE)
M	MOTORIZED DAMPER (SEE DAMPER SCHEDULE)
SENSORS	
T	THERMOSTAT AND TEMPERATURE SENSOR
H	HUMIDISTAT
SDI	SMOKE DETECTOR
HDI	HEAT DETECTOR
AIR DEVICES	
(-)	GRILLE SIZE TAG (REFER TO GRILLE SIZE LEGEND)
	SUPPLY AIR GRILLE WITH FOUR-WAY THROW
	SUPPLY AIR GRILLE WITH THREE-WAY THROW
	SUPPLY AIR GRILLE WITH TWO-WAY THROW
	SUPPLY AIR GRILLE WITH TWO-WAY CORNER THROW
	SUPPLY AIR GRILLE WITH ONE-WAY THROW
	RETURN AIR GRILLE
	RETURN AIR GRILLE WITH SOUND BOOT
	EXHAUST AIR GRILLE
	SUPPLY AIR SIDEWALL GRILLE
	RETURN AIR SIDEWALL GRILLE
20X12	RETURN AIR OPENING ABOVE CEILING
PIPING	
HWS&R	HOT WATER FOR HYDRONIC HEATING SUPPLY & RETURN (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
HWS	HOT WATER FOR HYDRONIC HEATING SUPPLY
HWR	HOT WATER FOR HYDRONIC HEATING RETURN
D	CONDENSATE DRAIN LINE
AD	AUXILIARY CONDENSATE DRAIN LINE
RLR	REFRIGERANT LIQUID & GAS RECIRCULATION LINE (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
RL	REFRIGERANT LIQUID LINE
HG	REFRIGERANT HOT GAS LINE
RS	REFRIGERANT SUCTION LINE
	ELBOW UP
	ELBOW DOWN
	90° ELBOW
	45° ELBOW
	TEE
	TEE DOWN
	TEE UP
	TOP BRANCH CONNECTION
	BOTTOM BRANCH CONNECTION
	FLANGE
	CAP
	CONTINUATION
	FLOOR DRAIN (REFER TO PLUMBING DRAWINGS)
	GATE VALVE
	GLOBE VALVE
	CHECK VALVE
	BUTTERFLY VALVE
	BUTTERFLY VALVE WITH OPERATOR
	PLUG VALVE
	TWO-WAY CONTROL VALVE
	THREE-WAY CONTROL VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	BALL VALVE
	STRAINER
	UNION
	THERMOMETER WELL
	PETE'S PLUG
	PRESSURE GAUGE
	TEMPERATURE SENSOR IN PIPE
	VENTURI FLOW METER
	FLOW SWITCH
FM	FLOW MEASURING STATION
	EXPANSION JOINT
	FLEXIBLE CONNECTION
G.C.	GAUGE COCK
	SITE GLASS
	DIFFERENTIAL PRESSURE SENSOR
	TURBINE FLOW METER
	ANCHOR
	PIPE GUIDE
SUBSCRIPTS AND ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
BBS	BELOW BOTTOM OF STRUCTURE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
CA	COMBUSTION AIR
CFM	CUBIC FEET PER MINUTE
EA	EXHAUST AIR
FPM	FEET PER MINUTE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
RENOVATIONS	
	POINT OF CONNECTION FROM NEW TO EXISTING
	ITEM TO REMAIN
	ITEM TO BE REMOVED

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

MECHANICAL NOTES, ABBREVIATIONS, AND SYMBOLS

DRAWN BY | BRULL

M1.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

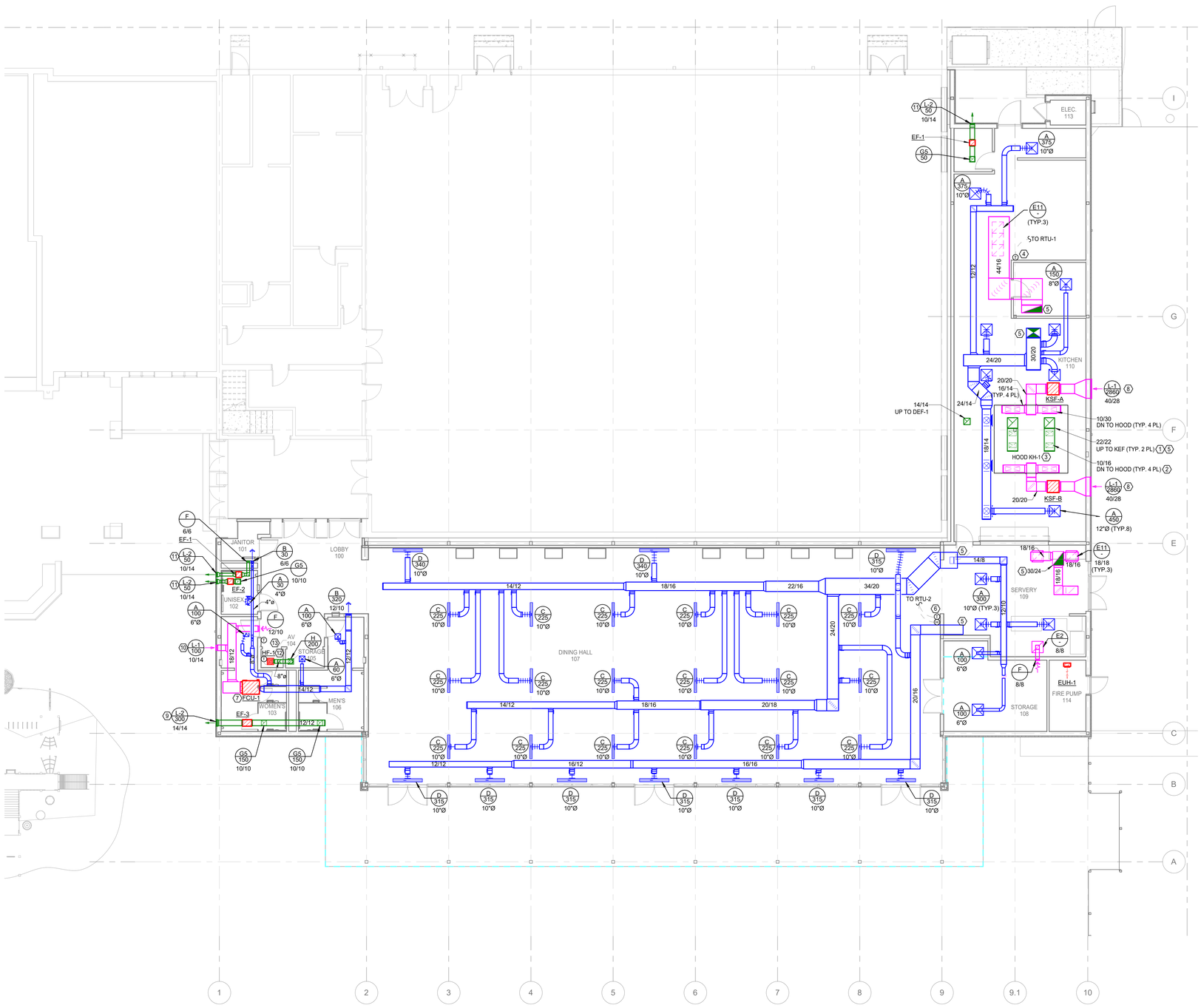
6/27/2025 12:35:46 PM

MECHANICAL KEYED NOTES

KEYED NOTE	Description
1	KITCHEN GREASE EXHAUST DUCT SHALL BE WELDED BLACK STEEL CONSTRUCTION. SLOPE DUCT TOWARDS HOOD. PROVIDE CLEANOUTS IN EACH CHANGE OF DIRECTION AND EVERY 20 FEET MAXIMUM. PROVIDE WITH 2-HOUR RATED FIREWRAPPING.
2	PROVIDE DUCT CONNECTION(S) TO NEW KITCHEN HOOD. PROVIDE COLLARS, TRANSITIONS, OFFSETS, AND INSULATION AS REQUIRED.
3	MECHANICAL CONTRACTOR TO INSTALL WRAPPER PANELS ON ALL EXHAUST HOODS. FIELD VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN ON EXACT HEIGHT OF WRAPPER PANELS. PROVIDE NON-COMBUSTIBLE CEILING GRID MATERIAL WITHIN 18" OF HOODS.
4	PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH AUTO CHANGEOVER AND AUTO SET BACK. MOUNT THERMOSTAT 48" ABOVE FINISHED FLOOR. PROVIDE WITH CLEAR ACRYLIC LOCKING COVER.
5	ROUTE DUCT (SIZES SHOWN) UP TO ROOF. SEE M4.1 FOR CONTINUATION.
6	PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT AND HUMIDISTAT WITH AUTO CHANGEOVER AND AUTO SET BACK. MOUNT SENSORS 48" ABOVE FINISHED FLOOR. PROVIDE WITH CLEAR ACRYLIC LOCKING COVER.
7	PROVIDE AND INSTALL 1.5-TON DX SPLIT SYSTEM WITH HORIZONTAL FAN COIL UNIT. PROVIDE AUXILIARY DRAIN PAIN AND CONDENSATE DRAIN LINE FOR FAN COIL UNIT. PROVIDE MOUNTING HARDWARE TO SUSPEND FROM STRUCTURE.
8	PROVIDE AMCA-500L RAIN RESISTANT OUTSIDE AIR INTAKE LOUVER WITH MINIMUM FREE AREA OF 3.8 SF. COORDINATE LOCATION AND FINISH WITH ARCHITECT.
9	PROVIDE AMCA-500L RAIN RESISTANT EXHAUST AIR LOUVER WITH MINIMUM FREE AREA OF 0.4 SF. COORDINATE LOCATION AND FINISH WITH ARCHITECT.
10	PROVIDE AMCA-500L RAIN RESISTANT OUTSIDE AIR INTAKE LOUVER WITH MINIMUM FREE AREA OF 0.4 SF. COORDINATE LOCATION AND FINISH WITH ARCHITECT.

MECHANICAL KEYED NOTES (CONTINUED)

KEYED NOTE	Description
11	PROVIDE AMCA-500L RAIN RESISTANT EXHAUST AIR LOUVER WITH MINIMUM FREE AREA OF 0.2 SF. COORDINATE LOCATION AND FINISH WITH ARCHITECT.
12	PROVIDE HEAT REJECTION FAN WITH LINE VOLTAGE THERMOSTAT. SET TO 90 DEGREES FARHENHEIT.
13	UNDERCUT AV 104 ROOM DOOR WITH 3/4" UNDERCUT. COORDINATE WITH ARCHITECT.



N

1 **FIRST FLOOR PLAN - HVAC**
Scale: 1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FIRST FLOOR PLAN - HVAC

DRAWN BY | BRULL

M2.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 12:35:51 PM

MECHANICAL KEYED NOTES

KEYED NOTE	Description
1	PROVIDE REFRIGERANT LINES ROOF PENETRATION COVER.
2	PROVIDE EQUIPMENT STAND FOR REFRIGERATION CONDENSING UNIT. REFRIGERATION CONDENSING UNIT SHOWN FOR REFERENCE ONLY. REFER TO FOOD SERVICES DRAWINGS FOR ADDITIONAL INFORMATION.
3	PROVIDE EXHAUST FAN AND INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH MANUFACTURER PREFABRICATED ROOF CURB.
4	PROVIDE REFRIGERANT LINES ROOF PENETRATION COVER.
5	PROVIDE EQUIPMENT STAND FOR REFRIGERATION CONDENSING UNIT. REFRIGERATION CONDENSING UNIT SHOWN FOR REFERENCE ONLY. REFER TO FOOD SERVICES DRAWINGS FOR ADDITIONAL INFORMATION.
6	PROVIDE AND INSTALL 1.5-TON DX SPLIT SYSTEM CONDENSING UNIT. PROVIDE ROOF STAND AND FASTENING HARDWARE FOR CONDENSING UNIT.
7	PROVIDE AND INSTALL GAS FIRED WALL-MOUNT TANKLESS BOILER.
8	ROUTE DUCT (SIZES SHOWN) TO FIRST FLOOR. REFER TO M2.1 FOR CONTINUATION.



N

1 **ROOF PLAN - HVAC**
Scale: 1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

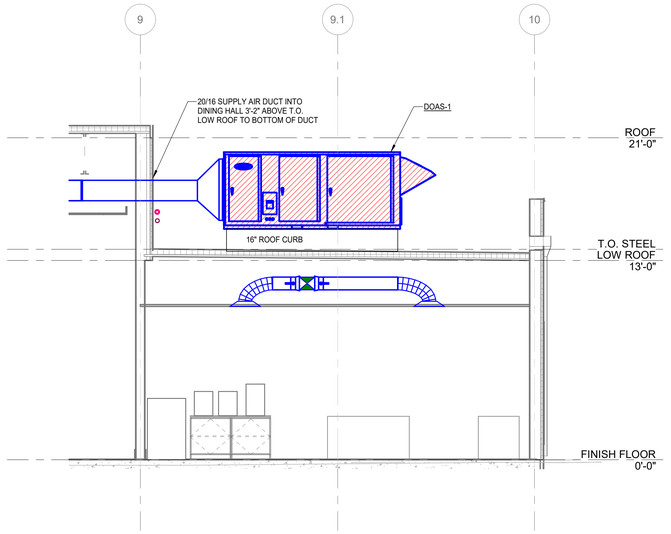
ROOF PLAN - HVAC

DRAWN BY | BRULL

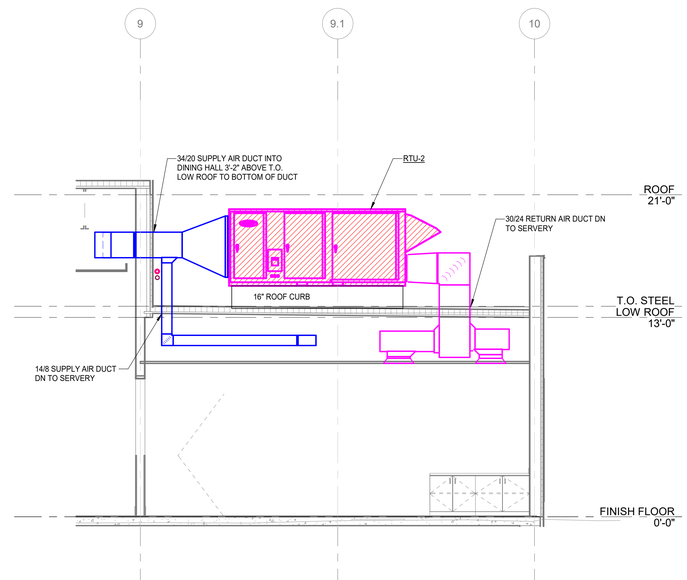
M4.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 12:35:51 PM



2 **SECTION 2 - DOAS-1**
Scale: 1/4" = 1'-0"



1 **SECTION 1 - RTU-2**
Scale: 1/4" = 1'-0"

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

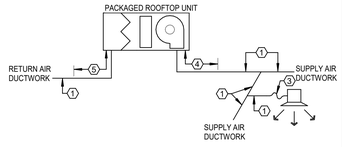
ROOF PLAN - SECTIONS

DRAWN BY | BRULL

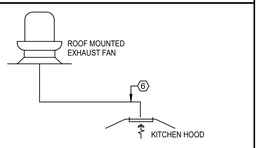
M4.2

6/27/2025 12:35:51 PM

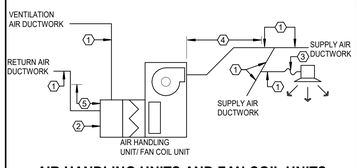
DUCT LINER AND INSULATION



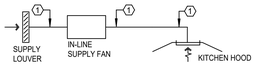
PACKAGED ROOFTOP UNIT



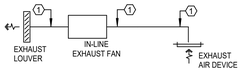
KITCHEN HOOD EXHAUST AIR SYSTEMS



AIR HANDLING UNITS AND FAN COIL UNITS



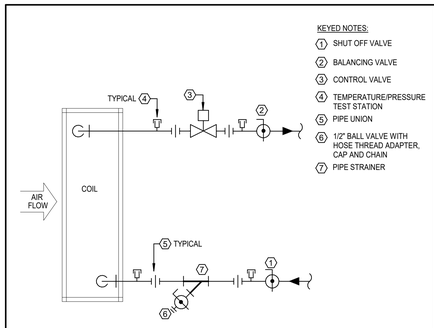
MAKE-UP/VENTILATION AIR SYSTEMS



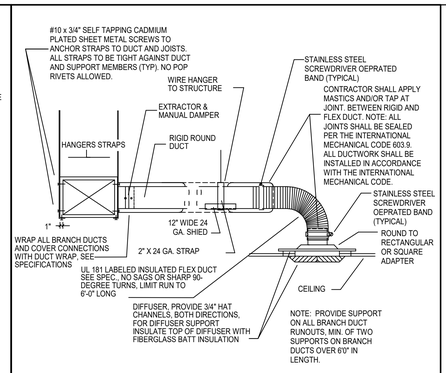
EXHAUST AIR SYSTEMS

KEYED NOTES:

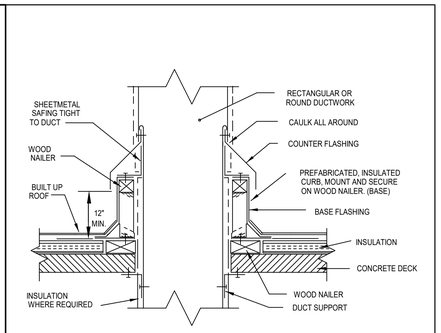
1. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
2. SHEETMETAL DUCTWORK RETURN AIR PLENUM WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
3. FLEXIBLE DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
4. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1-1/2 LB LINER AS SPECIFIED FROM AIR HANDLING UNIT DISCHARGE TO 10'-0" DOWNSTREAM.
5. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1-1/2 LB LINER AS SPECIFIED FROM AIR HANDLING UNIT INLET TO 10'-0" UPSTREAM.
6. EXHAUST DUCTWORK AS SPECIFIED WITH FIREBOARD INSULATION AS SPECIFIED.
7. SHEETMETAL DUCTWORK ONLY. NO INSULATION REQUIRED.



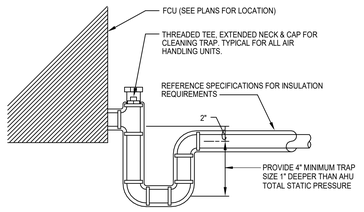
12 PIPING AT HOT WATER COIL 2-WAY
SCALE: NONE



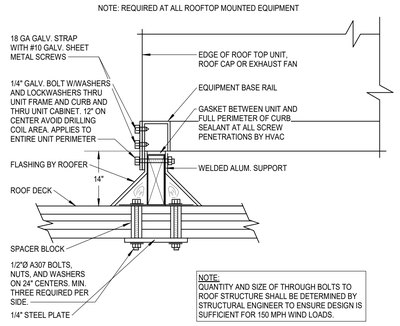
8 DIFFUSER CONNECTION
SCALE: NONE



4 DUCT PENETRATION THRU ROOF
SCALE: NONE



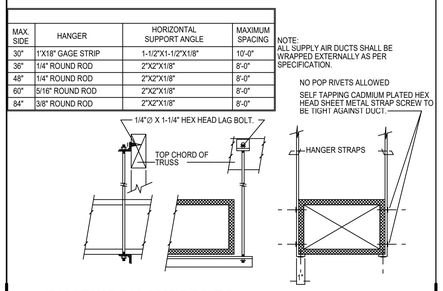
11 CONDENSATE DRAIN PIPING AT FCU
SCALE: NONE



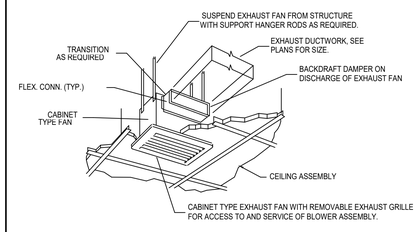
7 WIND RESISTANT EQUIPMENT SUPPORT
SCALE: NONE

MAX. SIDE	HANGER	HORIZONTAL SUPPORT ANGLE	MAXIMUM SPACING
30"	1"X18" GAGE STRIP	1-1/2"X1-1/2"X1/8"	10'-0"
36"	1/4" ROUND ROD	2"X2"X1/8"	8'-0"
48"	1/4" ROUND ROD	2"X2"X1/8"	8'-0"
60"	5/16" ROUND ROD	2"X2"X1/8"	8'-0"
84"	3/8" ROUND ROD	2"X2"X1/8"	8'-0"

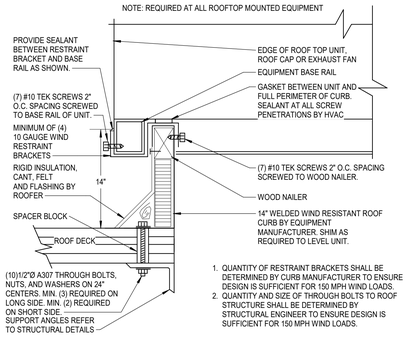
NOTE: ALL SUPPLY AIR DUCTS SHALL BE WRAPPED EXTERNALLY AS PER SPECIFICATION.



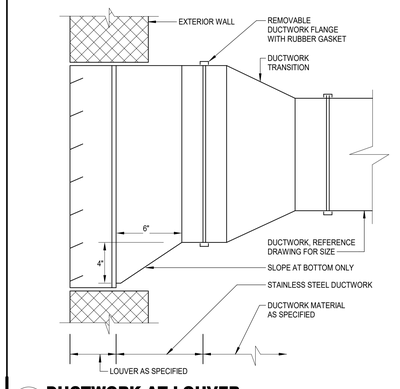
3 DUCTWORK SUPPORTS
SCALE: NONE



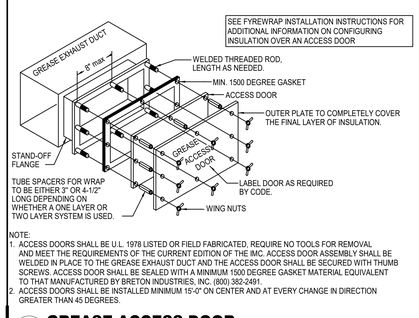
10 CEILING MOUNTED EXHAUST FAN
SCALE: NONE



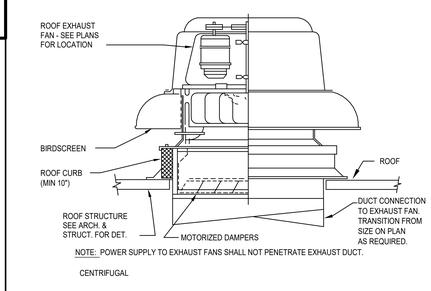
6 WIND RESISTANT ROOF CURB
SCALE: NONE



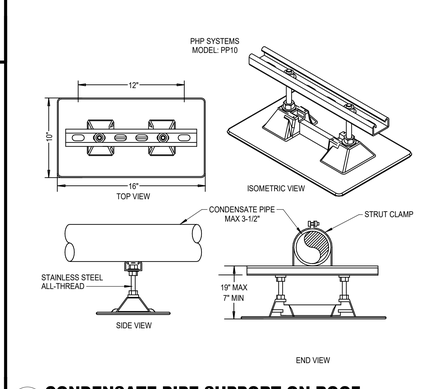
9 DUCTWORK AT LOUVER
SCALE: NONE



5 GREASE ACCESS DOOR
SCALE: NONE



2 ROOF EXHAUST FAN
SCALE: NONE



1 CONDENSATE PIPE SUPPORT ON ROOF
SCALE: NONE

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

MECHANICAL DETAILS

DRAWN BY | BRULL

M5.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 12:35:51 PM

PRESSURIZATION CALCULATION

MARK	EXHAUST AIR CFM	OUTSIDE AIR CFM	MAKE-UP AIR CFM
RTU-1		675	
DOAS-1		2500	
RTU-2		300	
FCU-1		100	
KSF-1			2860
KSF-2			2860
KEF-1	3575		
KEF-2	3575		
DEF-1	600		
EF-3	300		
EF-2	70		
EF-1	50		
EF-1	50		
TOTALS	- 8220	+ 3575	+ 5720
			+ 1,075

KITCHEN VENTILATION CALCULATIONS

(2015 INTERNATIONAL MECHANICAL CODE)

OCCUPANCY CLASSIFICATION	EXHAUST AIRFLOW RATE CFM PER SQ. FT.
KITCHEN (COOKING)	@ 0.70 X 1,700 = 1,190 CFM

EXHAUST AIRFLOW PROVIDED:
KEF-1 = 3,575 CFM
KEF-2 = 3,575 CFM
DEF-1 = 600 CFM
TOTAL = 7,750 CFM

EXHAUST AIRFLOW REQUIRED = 1,190 CFM
EXHAUST AIRFLOW PROVIDED = 7,750 CFM

GRILLE SIZING SCHEDULE

STANDARD GRILLE

ALL GRILLES SHOWN SHALL BE FOUR-WAY THROW UNLESS OTHERWISE SHOWN.

REGISTER OR NONSTANDARD GRILLE

ALL GRILLES SHOWN SHALL BE FOUR-WAY THROW UNLESS OTHERWISE SHOWN. ALL REGISTERS SHALL HAVE A 45° HORIZONTAL DEFLECTION UNLESS OTHERWISE SHOWN.

GRILLE SIZE DESIGNATION	GRILLE NECK SIZE	GRILLE SIZE DESIGNATION	GRILLE NECK SIZE
1	6" x 6"	7	15" x 15"
2	8" x 8"	8	16" x 16"
3	9" x 9"	9	18" x 18"
4	10" x 10"	10	20" x 20"
5	12" x 12"	11	22" x 22"
6	14" x 14"	12	24" x 24"

GRILLE

MARK	SERVICE	TYPE	DAMPER	CONSTRUCTION MATERIAL	FINISH COLOR	MANUFACTURER	MODEL NUMBER	DESCRIPTION
A	SUPPLY AIR	DIFFUSER	AT TAP	STEEL	BY ARCH.	TITUS	OMNI	EXPOSED T-BAR CEILING FRAME STYLE WITH 24"X24" OR 12"X12" FACE.
B	SUPPLY AIR	DIFFUSER	IN DUCT	STEEL	BY ARCH.	TITUS	300RL	DOUBLE DEFLECTION SIDEWALL GRILLE WITH HORIZONTAL FRONT BARS. SURFACE MOUNTED (1)
C	SUPPLY AIR	SLOT DIFFUSER	AT TAP	STEEL	BY ARCH.	PRICE	SDS	LINEAR SLOT CEILING DIFFUSER. 2 SLOT DIFFUSER WITH 1" SPACING, 48" LENGTH. MANUFACTURER SDB PLENUM.
D	SUPPLY AIR	SLOT DIFFUSER	AT TAP	STEEL	BY ARCH.	PRICE	SDS	LINEAR SLOT CEILING DIFFUSER. 3 SLOT DIFFUSER WITH 1" SPACING, 60" LENGTH. MANUFACTURER SDB PLENUM.
E	RETURN AIR	GRILLE	-	STEEL	BY ARCH.	TITUS	PAR	EXPOSED T-BAR CEILING FRAME STYLE WITH A 24"X24" FACE. PERFORATED.
F	RETURN AIR	GRILLE	-	STEEL	BY ARCH.	TITUS	350RL	DOUBLE DEFLECTION SIDEWALL GRILLE WITH HORIZONTAL FRONT BARS. SURFACE MOUNTED (1)
G	EXHAUST AIR	GRILLE	-	STEEL	BY ARCH.	TITUS	50F	EXPOSED T-BAR CEILING FRAME STYLE WITH A 24"X24" OR 12"X12" FACE. PERFORATED FACE.
H	EXHAUST AIR	GRILLE	-	STEEL	BY ARCH.	TITUS	50F	SURFACE MOUNT CEILING FRAME STYLE WITH 18"X18" OR 12"X12" FACE. PERFORATED FACE.

GENERAL NOTES:
1. DAMPERS NOTED AS U.L. SHALL BE A 'U.L.' CLASSIFIED CEILING RADIATION DAMPER WITH THERMAL BLANKET.
2. COORDINATE FINAL AIR DEVICE LOCATION AND FINISH COLOR WITH ARCHITECT.

REMARKS:
1. N/A

UNIT HEATER - ELECTRIC

MARK	MINIMUM CAPACITY (BTUH)	KW	NUMBER OF STAGES	CURRENT CHAR. V	P	F	CFM	MANUFACTURER	MODEL	REMARKS
EUH-1	10,236	3	1	208	1	60	300	REZNOR	EUH	1

REMARKS:
1. PROVIDE WITH PENDANT MOUNTED THERMOSTAT.

GAS BOILER

MARK	TYPE	MINIMUM GAS INPUT (BTUH)	MINIMUM HEAT OUTPUT (BTUH)	PRESSURE DROP (FT.H20)	GPM	FLUE SIZE	ELECTRICAL CURRENT V	P	F	MANUFACTURER	MODEL NUMBER	REMARKS
B-1	CONDENSING	199,000	165,000	5.0	17.0	4	120	1	60	LOCHINVAR	WHB199N	1,2
B-2	CONDENSING	199,000	165,000	5.0	17.0	4	120	1	60	LOCHINVAR	WHB199N	1,2

GENERAL NOTES:
1. PROVIDE WITH MANUFACTURER'S CONDENSATE NEUTRALIZER, INLET AND OUTLET MANIFOLD KIT.
2. BOILER SPECIFIED SHALL HAVE A MINIMUM EFFICIENCY OF 95%
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. MAINTAIN A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKE OR OPERABLE OPENING.
5. BOILER SHALL BE LOW NOX. PROVIDE WITH EXPANSION TANK.

REMARKS:
1. PROVIDE SEALED COMBUSTION BOILER.
2. BOILER SHALL BE COMPATIBLE WITH EXISTING BUILDING CONTROLS.
3. PROVIDE WITH WALL MOUNTING KIT.
4. BOILER SHALL BE RATED FOR OUTDOOR USE.
5. PROVIDE LOCK WING VALVE AND ISOLATION VALVE ON GAS SUPPLY PIPING TO BOILER.

PUMP

TAG	SERVICE	TYPE	GPM	HEAD (FT.)	MOTOR HP	MAX. RPM	CURRENT CHARAC. V	P	F	MANUFACTURER	MODEL NUMBER	REMARKS
HWP-1	B-1, B-2	INLINE CIRCULATOR	38	22.00	5	1150	208	3	60	BELL & GOSSETT	TBD	1, 2

GENERAL NOTES:
1. PUMP IS TO HAVE A NON-OVERLOADING MOTOR.
2. MINIMUM RECOMMENDED CLEARANCE AROUND A PUMP IS 24 INCHES. MAINTAIN MINIMUM CLEARANCES AS REQUIRED FOR SERVICE, MAINTENANCE, AND INSPECTION.

REMARKS:
1. PROVIDE SUCTION DIFFUSER AT PUMP INLET.
2. PUMP SHALL BE SELECTED BY BOILER MANUFACTURER, WITH DISCONNECT AND STARTER BY ELECTRICAL CONTRACTOR AND CONTROLLED BY BOILER.

FAN SCHEDULE

TAG	LOCATION	CFM	EXT. STATIC PRESSURE (IN.W.C.)	MAX RPM	HORSE POWER	CURRENT CHAR V	P	F	LOCALLY SWITCHED	INTERLOCK WITH	FAN TYPE	DRIVE TYPE	MANUFACTURER	MODEL NUMBER	REMARKS
EF-1	JAN	50	0.35	1550	0.1	120	1	60	-	LIGHTS	INLINE	DIRECT	GREENHECK	SQ	1,4,5
EF-2	RR-2	70	0.40	1550	0.1	120	1	60	-	LIGHTS	INLINE	DIRECT	GREENHECK	SQ	1,4,5
EF-3	RR-1	300	0.35	1300	0.1	120	1	60	CONTINUOUS	-	INLINE	DIRECT	GREENHECK	SQ	1,4,5
HF-1	AV 104	200	0.30	825	0.1	120	1	60	THERMOSTAT	-	CEILING CABINET	DIRECT	GREENHECK	CSP	1,5,6
KSF-A	KITCHEN	2860	0.85	1244	2	208	3	60	-	KH-1	INLINE	DIRECT	GREENHECK	SQ	1,3,4
KSF-B	KITCHEN	2860	0.85	1244	2	208	3	60	-	KH-1	INLINE	DIRECT	GREENHECK	SQ	1,3,4
DEF-1	ROOF	600	0.50	1272	0.25	208	3	60	-	DISHWASHER	ROOF MOUNTED	BELT	GREENHECK	CUBE	1,2,4
KEF-A	ROOF	3575	1.00	1159	2	208	3	60	-	KH-1	ROOF MOUNTED	BELT	GREENHECK	CUBE	1,2,4
KEF-B	ROOF	3575	1.00	1159	2	208	3	60	-	KH-1	ROOF MOUNTED	BELT	GREENHECK	CUBE	1,2,4

GENERAL NOTES:
1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES, DAMPERS, AND DUCT MOUNTED HOT WATER COILS WHERE APPLICABLE. DIRTY FILTER AND UNIT CASING MUST BE ADDED TO EXTERNAL STATIC PRESSURE TO OBTAIN TOTAL PRESSURE LOSS. INCREASE HORSEPOWER AS REQUIRED TO MEET YOUR TOTAL PRESSURE LOSS. COORDINATE WITH ELECTRICIAN.
2. MINIMUM RECOMMENDED CLEARANCE AROUND UNIT IS 12 INCHES ON NON-SERVICE SIDES AND 30 INCHES ON SERVICE SIDES. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. PROVIDE WITH DISCONNECT.
2. PROVIDE WITH ROOF CURB AND BIRD SCREEN.
3. PROVIDE WITH FILTER BOX AND BIRD SCREEN.
4. PROVIDE WITH MOTORIZED DAMPER.
5. PROVIDE WITH SPEED CONTROLLER.
6. PROVIDE WITH LINE VOLTAGE THERMOSTAT.

AIR COOLED CONDENSING UNIT

MARK	COOLING MIN. TOTAL CAPACITY (BTUH)	OUTDOOR AIR TEMP (°F)	MINIMUM SEER2	CURRENT CHAR. V	P	F	RELATED UNIT MARK	BASIS OF DESIGN MANUFACTURER	MODEL	MCA	MOCP	REMARKS
CU-1	18,000	95	16	208	1	60	FCU-1	CARRIER	26SCA	10	15	1,2,3,4

GENERAL NOTES:
A. MINIMUM RECOMMENDED CLEARANCE AROUND UNIT IS 12 INCHES ON NON-SERVICE SIDES AND 30 INCHES ON SERVICE SIDES. MAINTAIN MINIMUM CLEARANCE FOR CONDENSER AIR FLOW AS RECOMMENDED BY UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. PROVIDE WITH LOW AMBIENT CONTROL DOWN TO 20°F.
2. PROVIDE WITH DISCONNECT SWITCH.
3. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
4. PROVIDE WITH HAIL GUARD.

DX FAN COIL UNIT

MARK	FAN SUPPLY AIR CFM	OUTSIDE AIR CFM	EXT.STATIC PRESSURE (IN. W.C.)	HORSE POWER	CURRENT CHAR V	P	F	AIR TEMPERATURE (°F) ENTERING DRY BULB	ENTERING WET BULB	COOLING NOM. TOTAL CAPACITY	NOM. SENS. CAPACITY	MINIMUM EER/ SEER	NUMBER OF STAGES	HEATING ENTERING AIR TEMP (°F)	MINIMUM CAPACITY (BTUH)	KW	BASIS OF DESIGN MANUFACTURER	MODEL	MCA	MOCP	REMARKS
FCU-1	640	100	0.50	0.50	208	1	60	77.0	64.0	18,000	13,500	16	1	60.00	17,000	5.00	CARRIER	FG5A	30	40	1,2,3,4

GENERAL NOTES:
1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES, DAMPERS, AND DUCT MOUNTED HOT WATER COILS WHERE APPLICABLE. DIRTY FILTER AND UNIT CASING MUST BE ADDED TO EXTERNAL STATIC PRESSURE TO OBTAIN TOTAL PRESSURE LOSS. INCREASE HORSEPOWER AS REQUIRED TO MEET YOUR TOTAL PRESSURE LOSS. COORDINATE WITH ELECTRICIAN.
2. MAINTAIN MINIMUM CLEARANCE FOR COIL PULL AS RECOMMENDED BY UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. UNIT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. CONTROLLED BY PROGRAMMABLE WIRED THERMOSTAT.
3. REFRIGERANT LINES TO BE SIZED PER MANUFACTURER'S REQUIREMENTS.
4. PROVIDE HORIZONTAL UNIT.

PACKAGED ROOFTOP UNIT - HYDRONIC HEAT

MARK	FAN SUPPLY AIR CFM	OA CFM	EXT. STATIC PRESSURE (IN. W.C.)	HORSE POWER	CURRENT CHAR V	P	F	COOLING AIR TEMPERATURE (°F) ENTERING DRY BULB	ENTERING WET BULB	AMBIENT TEMP	MIN. TOTAL CAPACITY (BTUH)	MIN. SENS. CAPACITY (BTUH)	MINIMUM SEER	NUMBER OF STAGES	HEATING ENTERING AIR TEMP (°F)	CAPACITY (BTUH)	FLOW (GPM)	EWT (°F)	LWT (°F)	BASIS OF DESIGN MANUFACTURER	MODEL	MCA	MOCP	REMARKS
DOAS-1	2,500	2500	1.00	5.0	208	3	60	95.0	80.0	95 °F	221,200	108,000	-	2	30	148,500	14.9	140	120	AAON	RNA-018-C	86	110	1-8, 10
RTU-1	4,500	675	1.00	2.0	208	3	60	75.5	63.0	95 °F	180,800	118,800	-	2	68	105,700	10.6	140	120	JCI	LV15C	74	90	1-9, 11
RTU-2	6,500	300	1.15	5.0	208	3	60	73.1	60.9	95 °F	217,300	145,900	-	2	68	119,300	12.0	140	120	AAON	RNA-018-C	86	110	1-10, 11

GENERAL NOTES:
1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES, DAMPERS, AND DUCT MOUNTED HOT WATER COILS WHERE APPLICABLE. DIRTY FILTER AND UNIT CASING MUST BE ADDED TO EXTERNAL STATIC PRESSURE TO OBTAIN TOTAL PRESSURE LOSS. INCREASE HORSEPOWER AS REQUIRED TO MEET YOUR TOTAL PRESSURE LOSS. COORDINATE WITH ELECTRICIAN.
2. MAINTAIN MINIMUM CLEARANCE FOR COIL PULL AS RECOMMENDED BY UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:
1. PROVIDE UNIT WITH DISCONNECT SWITCH, ROOF CURB AND MOTORIZED OUTSIDE AIR DAMPER.
2. PROVIDE UNIT WITH FACTORY MOUNTED GFCI RECEPTACLE FOR ELECTRICIAN TO WIRE TO SEPARATE CIRCUIT.
3. PROVIDE UNIT WITH LOW AMBIENT CONTROL.
4. PROVIDE UNIT WITH TEMPERATURE AND HUMIDITY SENSOR.
5. PROVIDE A WATER LEVEL SENSING DEVICE (FLOW SWITCH) IN THE PRIMARY DRAIN PAN. THIS DEVICE SHALL SHUT OFF THE APPLIANCE IN THE EVENT THE PRIMARY DRAIN LINE BECOMES RESTRICTED.
6. PROVIDE LOW LEAK ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF DAMPER.
7. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL COSTS IF ALTERNATE UNIT IS PROVIDED WITH GREATER ELECTRICAL CHARACTERISTICS THAN SHOWN.
8. PROVIDE UNIT WITH HYDRONIC HEATING COOL AND HEATING WATER CONTROL VALVE.
9. PROVIDE UNIT WITH BIPOLAR IONIZATION.
10. PROVIDE UNIT WITH MODULATING HOT GAS REHEAT.
11. PROVIDE WITH DUCT SMOKE DETECTORS ON SUPPLY AND RETURN DUCTWORK.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

MECHANICAL SCHEDULES

DRAWN BY | BRULL

M6.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:07:55 AM

LIGHTING CONTROL SCHEDULE

SYMBOL	DESCRIPTION AND PROGRAMMING (DISREGARD ITEMS NOT SHOWN ON PLANS)
SWITCHES AND CONTROLS	
$	WALL SWITCH WITH MANUAL ON/OFF OVERRIDE AND MANUAL UP/DOWN DIMMING CONTROL. INTERFACE WITH CEILING-MOUNTED OCCUPANCY OR VACANCY SENSORS WITHIN THE SAME ZONE OF CONTROL.
$ 1	WALL SWITCH FOR MANUAL ON/OFF CONTROL, NO DIMMING FUNCTIONALITY REQUIRED.
$ O	WALL-MOUNTED OCCUPANCY SENSOR WITH MANUAL ON/OFF OVERRIDE AND MANUAL UP/DOWN DIMMING CONTROL. PROGRAM FOR AUTOMATIC ON TO 50% POWER UPON SPACE OCCUPANCY, AUTOMATIC OFF WITHIN 15 MINUTES OF SPACE VACANCY.
$ V	WALL-MOUNTED VACANCY SENSOR WITH MANUAL ON/OFF OVERRIDE AND MANUAL UP/DOWN DIMMING CONTROL. PROGRAM FOR MANUAL ON TO 100% POWER, AUTOMATIC OFF WITHIN 15 MINUTES OF SPACE VACANCY.
◇S	CEILING OR SURFACE MOUNTED OCCUPANCY SENSOR. PROGRAM FOR AUTOMATIC ON TO 50% POWER UPON SPACE OCCUPANCY, AUTOMATIC OFF WITHIN 15 MINUTES OF SPACE VACANCY. INTERFACE WITH WALL-MOUNTED SWITCHES IN THE SPACE FOR MANUAL CONTROL.
◇S C	CEILING OR SURFACE MOUNTED OCCUPANCY SENSOR. PROGRAM FOR 100% POWER UPON SPACE OCCUPANCY, DIM TO 50% WITHIN 15 MINUTES OF SPACE VACANCY. INTERFACE WITH WALL-MOUNTED SWITCHES IN THE SPACE FOR MANUAL CONTROL.
◇V	CEILING OR SURFACE MOUNTED VACANCY SENSOR. PROGRAM FOR MANUAL ON TO 100% POWER VIA THE ASSOCIATED WALL SWITCH, AUTOMATIC OFF WITHIN 15 MINUTES OF SPACE VACANCY. INTERFACE WITH WALL-MOUNTED SWITCHES IN THE SPACE FOR MANUAL CONTROL.
◇D	CEILING OR SURFACE MOUNTED DAYLIGHT SENSOR, REFER TO LIGHTING PLANS FOR DAYLIGHT ZONES. THE DAYLIGHT SENSOR SHALL LIMIT THE POWER LEVELS OF LIGHT FIXTURES WITHIN THE ASSOCIATED PRIMARY OR SECONDARY DAYLIGHT ZONE BASED ON THE SENSOR CALIBRATION. LAYER WITH OTHER MANUAL AND AUTOMATIC LIGHTING CONTROLS SHOWN.
◇P	BUILDING-MOUNTED PHOTOCELL. INTERFACE WITH THE ASSOCIATED TIMECLOCK OR LIGHTING CONTROL PANEL FOR AUTOMATIC ON/OFF OF EXTERIOR LIGHT FIXTURES WHEN SUFFICIENT DAYLIGHT IS PRESENT.
TC	TIMECLOCK FOR CONTROL OF ZONES AND CIRCUITS AS INDICATED ON LIGHTING PLANS AND PANEL SCHEDULES. THE TIMECLOCK SHALL BE CAPABLE OF BEING PROGRAMMED FOR SEVEN DAYS AND SEVEN DIFFERENT DAY TYPES PER WEEK, SHALL INCORPORATE AN AUTOMATIC HOLIDAY SETBACK FEATURE, AND SHALL HAVE PROGRAM BACKUP CAPABILITIES THAT PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS UPON POWER INTERRUPTION.
$ T	WALL SWITCH FOR MANUAL ON/OFF OVERRIDE OF THE INDICATED TIMECLOCK ZONE
924	PROVIDE UL924 DEVICE FOR THE INDICATED CONTROL ZONE. CIRCUIT THE EMERGENCY DESIGNATED LIGHT FIXTURES ON THE CONTROL ZONE WITH THE UNSWITCHED INDICATED GENERATOR OR INVERTER CIRCUIT THROUGH THE UL924 DEVICE TO OVERRIDE THE ON/OFF STATE OF THE NORMAL LIGHTING CONTROLS DURING AN EMERGENCY POWER CONDITION.
1008	PROVIDE UL1008 DEVICE FOR THE INDICATED CONTROL ZONE. CIRCUIT THE EMERGENCY DESIGNATED LIGHT FIXTURES ON THE CONTROL ZONE WITH THE UNSWITCHED INDICATED GENERATOR OR INVERTER CIRCUIT AND THE NORMAL POWER/LIGHTING CONTROLS CIRCUIT THROUGH THE UL1008 DEVICE TO TRANSFER BETWEEN THE TWO CIRCUITS.
SUBSCRIPTS AND ABBREVIATIONS	
WP	THE INDICATED SWITCH SHALL BE WEATHERPROOF
K	THE INDICATED SWITCH SHALL BE KEYED
HB	THE INDICATED SENSOR SHALL BE RATED FOR HIGH-BAY APPLICATIONS
NL	LIGHT FIXTURE SHALL BE DESIGNATED AS A NIGHT-LIGHT AND HARD-WIRED AHEAD OF ANY LIGHTING CONTROLS SHOWN IN THE SPACE

LIGHTING PLAN NOTES:

1. ALL LIGHTING CONTROL DEVICES AND PROGRAMMING SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE ENERGY CODE ADOPTED BY THE LOCAL JURISDICTION.
2. CIRCUIT LIGHT FIXTURES TO THE CIRCUIT SHOWN ADJACENT TO LIGHTING CONTROLS.
3. IT IS INTENDED THAT LIGHTING CONTROLS SHOWN IN EACH SPACE ARE TO CONTROL LIGHT FIXTURES WITHIN THAT SPACE. WHERE IT IS INTENDED THAT THERE ARE MULTIPLE CONTROL ZONES IN A SPACE, OR WHERE CONTROL ZONES MAY NOT BE AS OBVIOUS DUE TO THE SIZE OR SHAPE OF THE SPACE, REFER TO LOWERCASE CONTROL ZONE LETTERS SUCH AS 'a', ARCS, OR VERBIAGE FOR FURTHER CLARIFICATION.
4. WHEN MULTIPLE OCCUPANCY OR VACANCY SENSORS ARE SHOWN IN A SINGLE SPACE OR CONTROL ZONE, IT IS INTENDED THAT THEY ARE INTERFACED TOGETHER SUCH THAT IF ANY INDIVIDUAL CONTROL DEVICE PROGRAMMING CONDITIONS ARE MET IT SHALL ACTIVATE OR DEACTIVATE THE ENTIRE CONTROL ZONE OR SPACE.
5. ALL LIGHTING CONTROLS WITH DIMMING FUNCTIONALITY FURNISHED SHALL BE COMPATIBLE WITH THE DIMMING TECHNOLOGY OF THE ASSOCIATED LIGHT FIXTURES. PROVIDE ADDITIONAL CABLING FOR 0-10V DIMMING LIGHT FIXTURES AS REQUIRED. IN THE EVENT THAT THERE ARE FIXTURES WITH DIFFERENT DIMMING TECHNOLOGIES ON THE SAME CONTROL ZONE, PROVIDE ADDITIONAL CONTROL ZONES AS REQUIRED FOR EACH DIMMING TYPE.
6. IN ANY APPLICATION WHERE DIMMING IS REQUIRED, THE CONTROLS SHALL BE CAPABLE OF ALLOWING THE USER TO DIM ON THE FULL RANGE OF MAXIMUM OUTPUT TO THE MINIMUM OUTPUT RATING OF THE FIXTURE DRIVER (0.1%, 1%, ETC.)
7. PRIOR TO PASSING FINAL INSPECTION, AN APPROVED AGENCY SHALL PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS. FUNCTIONAL TESTING SHALL BE AS REQUIRED IN CONFORMANCE WITH THE ENERGY CODE ADOPTED BY THE LOCAL JURISDICTION.
8. PROVIDE THE BUILDING OWNER AND OPERATIONS STAFF A MINIMUM OF 8 HOURS OF LIGHTING CONTROL SYSTEM OPERATION AND PROGRAMMING TRAINING PRIOR TO PROJECT COMPLETION.

FIRE ALARM SYMBOL SCHEDULE

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
FACP	FIRE ALARM SYSTEM CONTROL PANEL
VEP	FIRE ALARM SYSTEM VOICE EVACUATION PANEL
ANNC	FIRE ALARM SYSTEM ANNUNCIATOR PANEL
F	FIRE ALARM SYSTEM MANUAL PULL STATION
F	FIRE ALARM SYSTEM AUDIBLE/VISUAL NOTIFICATION APPLIANCE. AUDIBLE SIGNAL SHALL BE PROVIDED TO MATCH THE REQUIRE FIRE ALARM OR VOICE EVACUATION SYSTEM
V	FIRE ALARM SYSTEM VISUAL NOTIFICATION APPLIANCE
LF	FIRE ALARM SYSTEM LOW FREQUENCY SOUNDER
W	WATERFLOW SWITCH
SP	FIRE SPRINKLER SUPERVISORY/TAMPER SWITCH
H	DOOR HOLD DEVICE, RELEASE BY FIRE ALARM SYSTEM ACTIVATION, PROVIDE 120V POWER AND FIRE ALARM RELAY MODULES AS REQUIRED BY THE SPECIFIED DEVICE
SD	FIRE ALARM SYSTEM SMOKE DETECTOR
SD LF	FIRE ALARM SYSTEM SMOKE DETECTOR WITH LOW FREQUENCY SOUNDER BASE
SD	DUCT MOUNTED SMOKE DETECTOR
H	FIRE ALARM SYSTEM HEAT DETECTOR

FIRE ALARM GENERAL NOTES:

1. THE FIRE ALARM SYSTEM FOR THIS BUILDING SHALL BE A VOICE EVACUATION SYSTEM WITH A VOICE EVACUATION PANEL AND AUDIBLE SPEAKER NOTIFICATION APPLIANCES FOR RECORDED AND LIVE EVACUATION INSTRUCTIONS.
2. PROVIDE FIRE SPRINKLER SUPERVISORY/TAMPER SWITCHES AT ALL LOCATIONS AS REQUIRED BY THE DELEGATED DESIGN SPRINKLER SYSTEM. NOT ALL OF THESE LOCATIONS ARE DEPICTED ON THE FIRE ALARM DRAWINGS.

GENERAL DEMOLITION NOTES (APPLIES TO ALL DEMO SHEETS):

1. ELECTRICAL CONTRACTOR SHALL REMOVE ELECTRICAL EQUIPMENT AS INDICATED BY KEY NOTES, AND AS REQUIRED BY SCOPE OF DEMOLITION WORK. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALLS DESIGNATED FOR REMOVAL AND PHASING OF THIS PROJECT AS TO TEMPORARY POWER ETC. TO MAINTAIN BUILDING OPERATIONS DURING DEMO AND CONSTRUCTION.
2. BEFORE ANY ELECTRICAL EQUIPMENT REMOVAL, IDENTIFY AND DISCONNECT POWER SUPPLY TO DEVICE.
3. REMOVE ALL RELATED LINE SIDE AND LOAD SIDE FEEDERS (RACEWAYS AND ELECTRICAL CABLES) IN THEIR ENTIRETY OF ANY EQUIPMENT INDICATED.
4. REMOVE OVERCURRENT PROTECTION DEVICE FOR EQUIPMENT INDICATED TO BE REMOVED UNLESS NOTED OTHERWISE.
5. ALL REMOVED EQUIPMENT IS PROPERTY OF OWNER AND SHALL BE STORED AT OWNER DESIGNATED LOCATION FOR INSPECTION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF EQUIPMENT OWNER DOES NOT INTEND TO KEEP, STORE, OR REUSE.
6. REMOVE ALL ELECTRICAL, TELEPHONE, AND DATA OUTLETS/DEVICES IN WALLS DESIGNATED FOR DEMOLITION ON ARCHITECTURAL AND/OR ELECTRICAL PLANS. DEVICES AND OUTLETS MAY OR MAY NOT BE SHOWN ON DRAWINGS. REMOVE RELATED DEVICE AND FEEDER SERVING THE DEVICE.
7. WHERE EXISTING OUTLETS AND DEVICES (RECEPTACLES OR LIGHT FIXTURES) ARE TO REMAIN ACTIVE AND IN SERVICE SHARING SAME BRANCH CIRCUITS AS OUTLET (RECEPTACLE OR LIGHT FIXTURES) TO BE REMOVED, ELECTRICAL CONTRACTOR SHALL PULL NEW BRANCH CIRCUITS TO FEED EXISTING DEVICES AS NEEDED. THIS CONDITION HAS NOT BEEN IDENTIFIED ON ELECTRICAL DEMOLITION DRAWINGS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY SUCH CONDITIONS.
8. LIGHT FIXTURES SHALL BE REMOVED AS INDICATED ON ARCHITECTURAL REFLECTED CEILING OR ARCHITECTURAL DEMOLITION PLANS. STORE ALL REMOVED FIXTURES AT OWNER DESIGNATED LOCATION. DISPOSE OF ALL FIXTURES AND LAMPS OWNER DOES NOT INTEND TO REUSE OR KEEP. REMOVE ALL RELATED BRANCH CIRCUITING, WIRING, SWITCHES, OVER CURRENT PROTECTION DEVICES, AND ALL OTHER RELATED ELECTRICAL ITEMS AS REQUIRED WHERE NOT REUSED.
9. COORDINATE ARCHITECTURAL REQUIREMENTS FOR EXISTING CEILING GRID SYSTEM. ELECTRICAL CONTRACTOR SHALL PRESERVE AND PROTECT CEILING TILES AND SUPPORTING T'S WHILE REMOVING ELECTRICAL COMPONENTS FROM ABOVE ANY LAY-IN CEILING AS REQUIRED.
10. REMOVE ALL EXISTING ABANDONED FEEDERS (CONDUITS AND WIRING) IN THEIR ENTIRETY IN AREA OF CONSTRUCTION.
11. ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL FEEDERS INDICATED TO REMAIN IN SERVICE AND BE REUSED. CONTRACTOR SHALL PERFORM CONDUCTOR INSULATION TESTING ON ALL MAIN FEEDERS INTENDED TO BE REUSED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS. ALL CONDUCTORS FAILING TEST SHALL BE REPLACED WITH SAME SIZE AS EXISTING.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING CONDITIONS AND QUANTITIES BEFORE THE FINALIZATION OF BIDS.
13. ALL POWER, DATA, ETC. LOCATED BETWEEN FLOORS AND NOT RELATED TO THIS PROJECT SHALL REMAIN AND/OR SHALL BE RELOCATED AS REQUIRED. COORDINATE WITH USER AGENCY.

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
LIGHTING (LETTER DENOTES TYPE - SEE LIGHT FIXTURE SCHEDULE)	
	LIGHT FIXTURE
	FIXTURE ON EMERGENCY CIRCUIT
○	DOWNLIGHT FIXTURE
⊢○	LIGHT FIXTURE - WALL MOUNTED
◕	DOWNLIGHT FIXTURE ON EMERGENCY CIRCUIT
⊢◕	LIGHT FIXTURE - WALL MOUNTED ON EMERGENCY CIRCUIT
⊠	EXIT LIGHT-CEILING MTD WITH DIRECTIONAL ARROWS AS REQUIRED
⊢⊠	EXIT LIGHT-WALL MTD WITH DIRECTIONAL ARROWS AS REQUIRED
SWITCHES	
$	LINE VOLTAGE SINGLE POLE SWITCH
$2	LINE VOLTAGE 2-POLE SWITCH
$3	LINE VOLTAGE 3-WAY SWITCH
$4	LINE VOLTAGE 4-WAY SWITCH
$K	LINE VOLTAGE KEYED SWITCH
$3K	LINE VOLTAGE KEYED 3-WAY SWITCH
$D	LINE VOLTAGE WALL DIMMER SWITCH, SIZE AND TYPE AS REQUIRED
$VD	LINE VOLTAGE WALL MOUNTED DIMMER SWITCH WITH VACANCY SENSOR. MANUAL ON / AUTO OFF.
$V	LINE VOLTAGE WALL MOUNTED SWITCH WITH VACANCY SENSOR. MANUAL ON / AUTO OFF.
$OC	LINE VOLTAGE WALL MOUNTED SWITCH WITH VACANCY SENSOR. AUTO ON / AUTO OFF.
$P	LINE VOLTAGE SWITCH WITH PILOT LIGHT
$MC	MOMENTARY CONTACT SWITCH
B	PUSH BUTTON
$TH	6-HOUR TIMER SWITCH WITH HOLD
$T	6-HOUR TIMER SWITCH WITH NO HOLD
◈	20 AMP GENERATOR TRANSFER DEVICE
LOW VOLTAGE LIGHTING CONTROLS	
$R	LOW VOLTAGE LIGHTING CONTROLLER WALL SWITCH
$B	BMCS TIMER LOCAL OVERRIDE SWITCH
◇P	CEILING MOUNTED PHOTO SENSOR
◇	CEILING MOUNTED VACANCY SENSOR, MANUAL ON / AUTO OFF
◇	CEILING MOUNTED OCCUPANCY SENSOR, AUTO ON / AUTO OFF
R	LIGHTING CONTROLLER WITH GTD. ZONES AS REQUIRED.
RECEPTACLES AND OUTLETS	
⊖	SIMPLEX RECEPTACLE
⊖	DUPLEX RECEPTACLE
⊠	POWER POLE
⊜	125/250 VOLT, 1 PHASE, 3-WIRE, 20 AMPS UNLESS NOTED OTHERWISE
⊜	CEILING MOUNTED RECEPTACLE
⊕	DOUBLE DUPLEX IN 2-GANG BOX WITH SINGLE COVER PLATE
⊞	DOUBLE DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE IN 2-GANG BOX WITH SINGLE COVER PLATE
⊟	DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
⊠	FLUSH FLOOR CONCEALED SERVICE DUPLEX RECEPTACLE OUTLET
⊞	FLUSH FLOOR CONCEALED SERVICE DOUBLE DUPLEX RECEPTACLE OUTLET
MUFA	CONCEALED SERVICE MULTI-ACCESS FLOOR BOX WITH WIRING DEVICES AS INDICATED ON DRAWINGS. SIZE TO MATCH DEVICE QUANTITIES.
R	REMOTE BLANK FACE GFCI DEVICE.
⊖ U	PROVIDE DUPLEX RECEPTACLE WITH (2) USB CHARGING PORTS.
CR	E.C. TO PROVIDE ROUGH-IN FOR CARD READER JUNCTION BOX. REFER TO TECHNOLOGY SHEETS FOR ADDITIONAL INFORMATION.
C	CAMERA PROVIDED BY OTHERS, PROVIDE 2-GANG BACKBOX WITH (2) BLUE CAT6 CABLES WIRED BACK TO THE TELECOM CLOSET.
WAP	WIRELESS ACCESS POINT PROVIDED BY OTHERS, INSTALLED BY THE CONTRACTOR. PROVIDE 2-GANG BACKBOX WITH (2) CAT6 CABLES WIRED BACK TO THE TELECOM CLOSET. CABLE COLOR SHALL BE DETERMINED BY FACILITY PERSONNEL.
◁D#	PROVIDE (#) PORT COVERPLATE WITH 1" CONDUIT TO AN ACCESSIBLE PLACE ABOVE CEILING. PROVIDE (#) CAT6 CABLES WIRED BACK TO THE TELECOM CLOSET. CABLE COLOR SHALL BE DETERMINED BY FACILITY PERSONNEL.
⊖ SR	SWITCH CONTROLLED RECEPTACLE WITH THE TOP RECEPTACLE LOAD CONTROLLED VIA PLUG LOAD SWITCH MEETING 2021 IECC 405.11 REQUIREMENTS. SPLIT LOAD-CONTROLLED RECEPTACLES SHALL BE PERMANENTLY FACTORY MARKED AS CONTROLLED.
S	SPEAKER PROVIDED BY OTHERS, PROVIDE 2-GANG BACKBOX WITH (1) 1" CONDUIT BACK TO THE TELECOM CLOSET.
DC	DPDT MAGNETIC DOOR CONTACT/DOOR POSITION SENSOR FLUSH MOUNTED IN DOOR FRAME.

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
MISCELLANEOUS EQUIPMENT	
FACP	FIRE ALARM CONTROL PANEL
ANNC	FIRE ALARM REMOTE ANNUCIATOR
T	TRANSFORMER FOR DOOR BELL/BUZZER
Y	CHIME/BUZZER
MOTOR CONTROLLERS AND EQUIPMENT	
	MOTOR, MAKE FINAL MOTOR CONNECTION
	3-PHASE MOTOR, MAKE FINAL MOTOR CONNECTION
	DISCONNECT SWITCH AS REQUIRED
F	FUSED DISCONNECT SWITCH AS REQUIRED
CB	COMBINATION MOTOR STARTER/DISCONNECT SWITCH AS REQUIRED
	MOTOR STARTER
$M	MANUAL MOTOR SWITCH AS REQUIRED
	PREWIRED DEVICE, MAKE ELECTRICAL FINAL CONNECTIONS
	VARIABLE FREQUENCY DRIVE MOTOR CONTROLLER FURNISHED BY DIVISION 23 AND INSTALLED BY DIVISION 26
ELECTRICAL EQUIPMENT	
	ELECTRICAL DISTRIBUTION OR PANELBOARD
	DRY TYPE TRANSFORMER
CIRCUITING	
———	CONDUIT
– – –	CONDUIT BELOW FLOOR, SLAB, OR GRADE
SUBSCRIPTS AND ABBREVIATIONS	
WP	INDICATES WEATHERPROOF
WG	INDICATES WIREGUARD
H	INDICATES HORIZONTAL
TL	INDICATES TWIST LOCK
NL	LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH
1-L	REFER TO ONE-LINE DIAGRAM
⊢	INDICATES WALL MOUNTED DEVICE
•	NEXT TO ANY SYMBOL INDICATES FINAL ROUGH-IN FIELD COORDINATION BY CONTRACTOR WITH ARCHITECTURAL MILLWORK DRAWINGS AND OTHER TRADES

GENERAL NOTES:

-ALL EXTERIOR BUILDING ELECTRICAL EQUIPMENT TO BE WEATHERPROOF NEMA-3R MINIMUM.

FIRE DETECTION AND ALARM REQUIREMENTS:

THE DEVICE LOCATIONS AND QUANTITIES SHOWN ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. SEE THE PROJECT SPECIFICATIONS FOR A COMPLETE DESCRIPTION AND LOCATION OF REQUIRED NOTIFICATION AND INITIATION APPLIANCES. ADDITIONAL CODE REQUIRED DEVICES SHALL BE INCLUDED IN THE PROJECT BID AS DETERMINED BY THE CERTIFIED FIRE ALARM PLANNING SUPERINTENDENT.

FIRE ALARM DESIGN PLANS SHALL BE SUBMITTED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION AND THE INSTALLATION MUST BE APPROVED BEFORE THE CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

A LICENSED FIRE ALARM PLANNING SUPERINTENDENT CERTIFIED TO A MINIMUM LEVEL III IN THE SUBFIELD OF FIRE ALARM SYSTEMS THROUGH THE NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET) SHALL PROVIDE PLANS AND CALCULATIONS FOR A MANUAL AND AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO COMPLY WITH THE BUILDING SPACE LAYOUT, BUILDING OCCUPANCY, NFPA 72, NFPA 101, IBC 2015 EDITION, LOCAL AND STATE CODE REQUIREMENTS, AND THE FIRE ALARM AND DETECTION SYSTEM SPECIFICATIONS.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

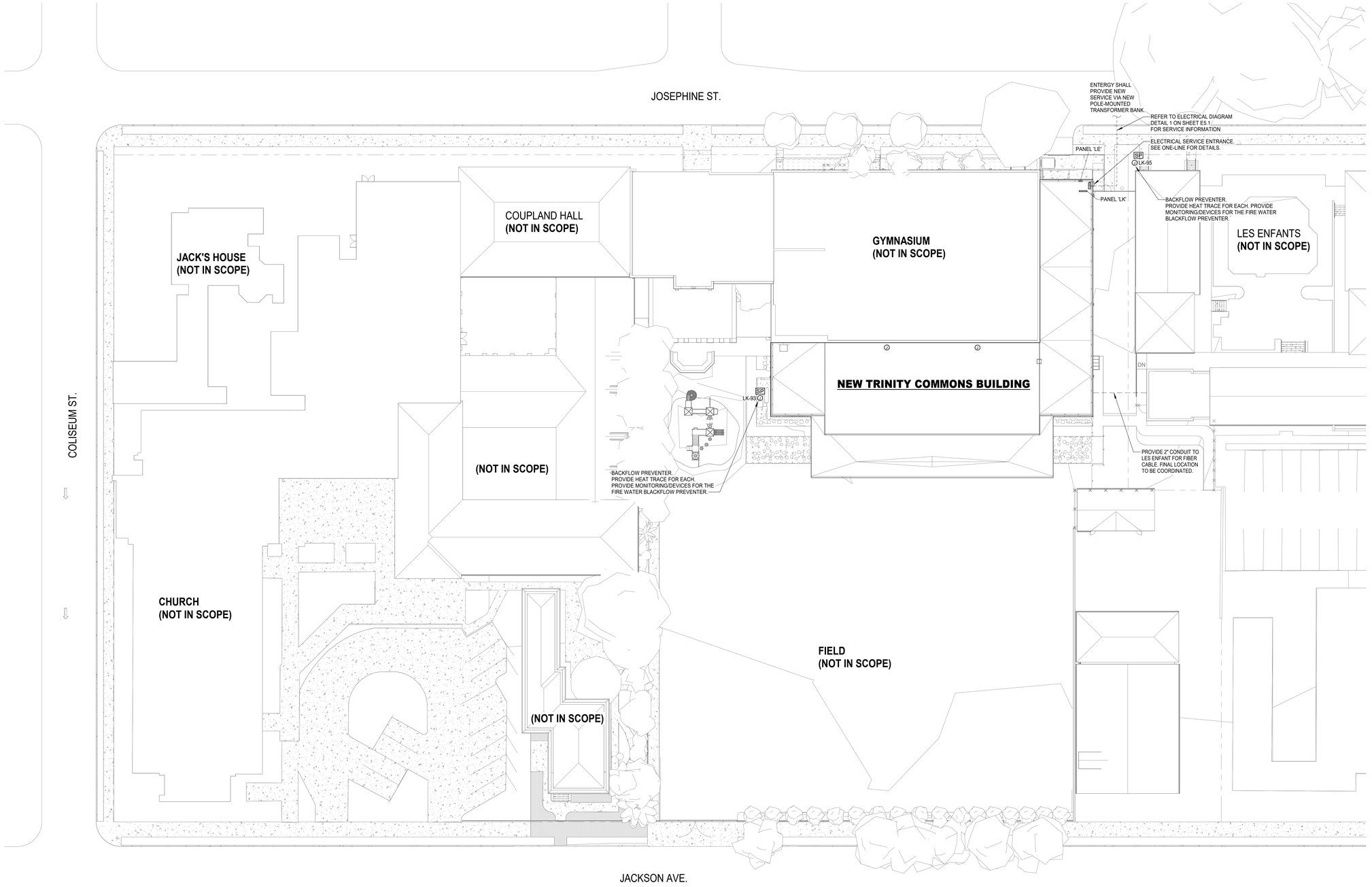
ELECTRICAL NOTES, ABBREVIATIONS, AND SYMBOLS

DRAWN BY | VANDERCRAKE

E1.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:07:58 AM



N

1 **SITE PLAN - ELECTRICAL**
Scale: 1" = 20'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

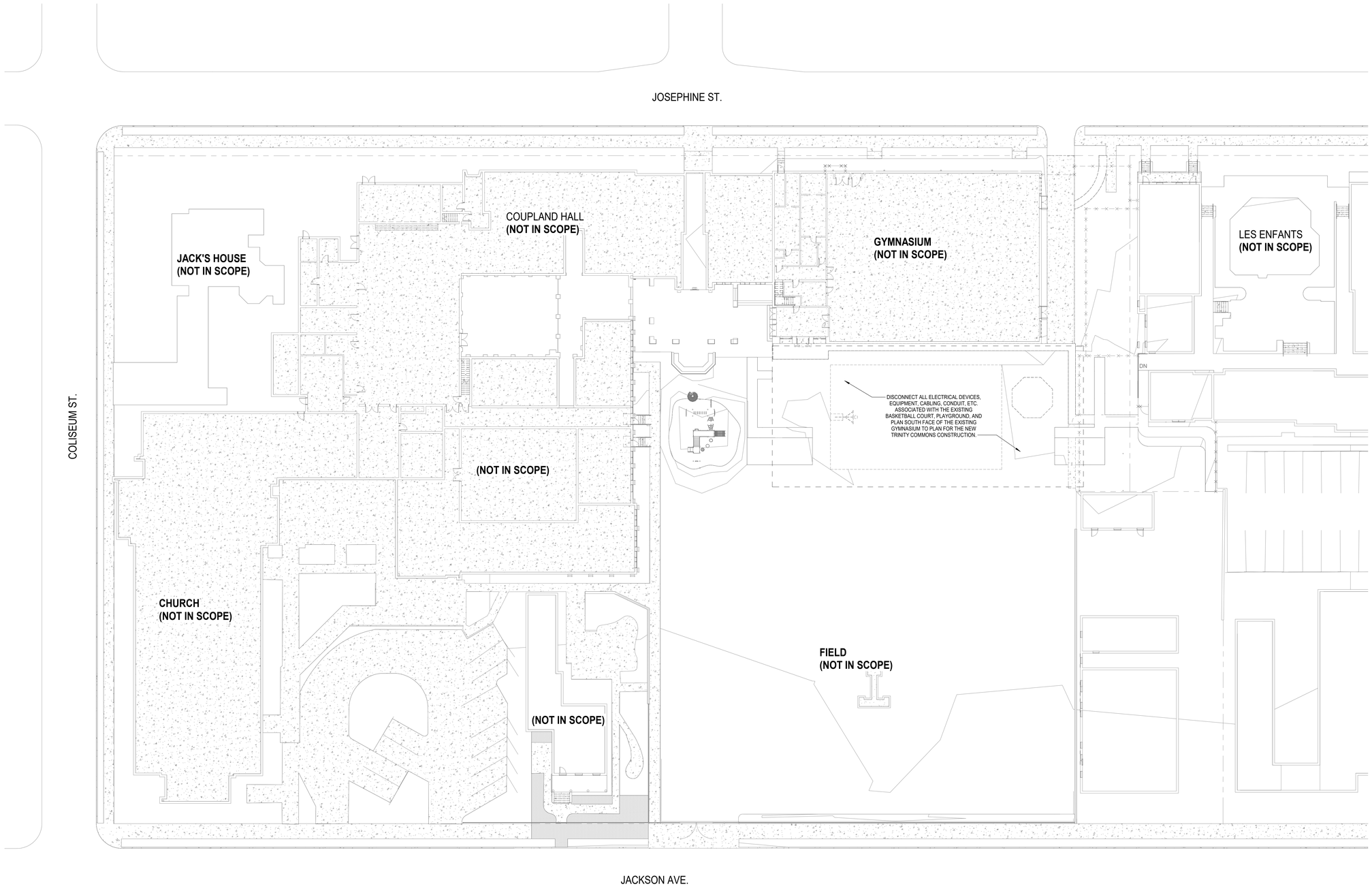
SITE PLAN - POWER

DRAWN BY | VANDERCRAKE

E1.2

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:07:59 AM



N

1 **SITE PLAN - DEMOLITION - ELECTRICAL**
Scale: 1" = 20'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

SITE PLAN - DEMOLITION - POWER

DRAWN BY | VANDERCRAKE

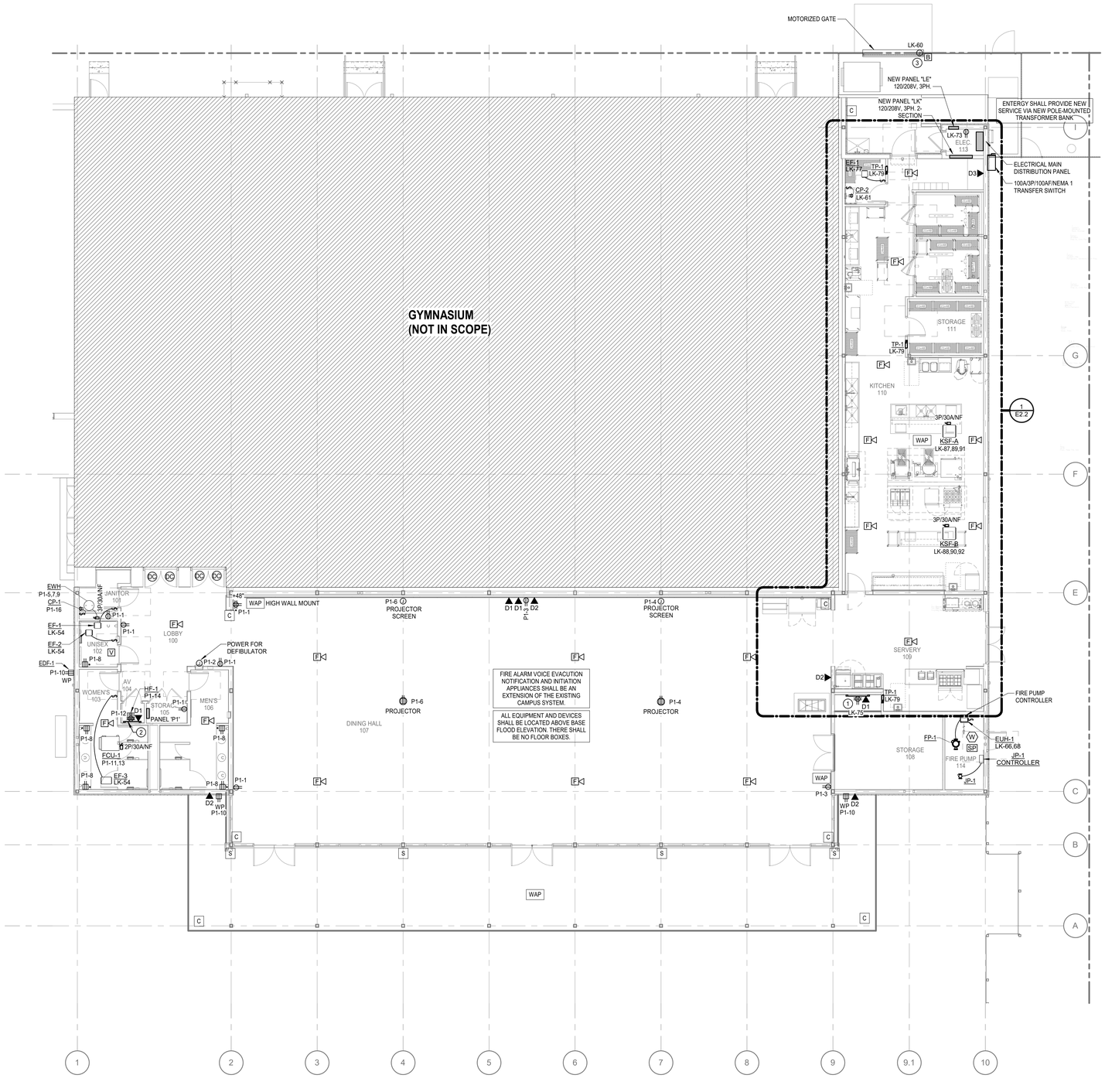
E1.20

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:08:01 AM

ELECTRICAL KEYED NOTES

1	PROVIDE 4' x 4' PLYWOOD BACKBOARD FOR THE TELECOM EQUIPMENT MOUNTING.
2	PROVIDE 3' x 4' PLYWOOD BACKBOARD FOR THE TELECOM EQUIPMENT MOUNTING.
3	PROVIDE POWER FOR MOTORIZED GATE. PROVIDE PUSHBUTTON AND ALL REQUIRED INTERCONNECTIONS FOR A COMPLETE INSTALLATION.



N

1 **FIRST FLOOR PLAN - POWER**
Scale: 1/8" = 1'-0"

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

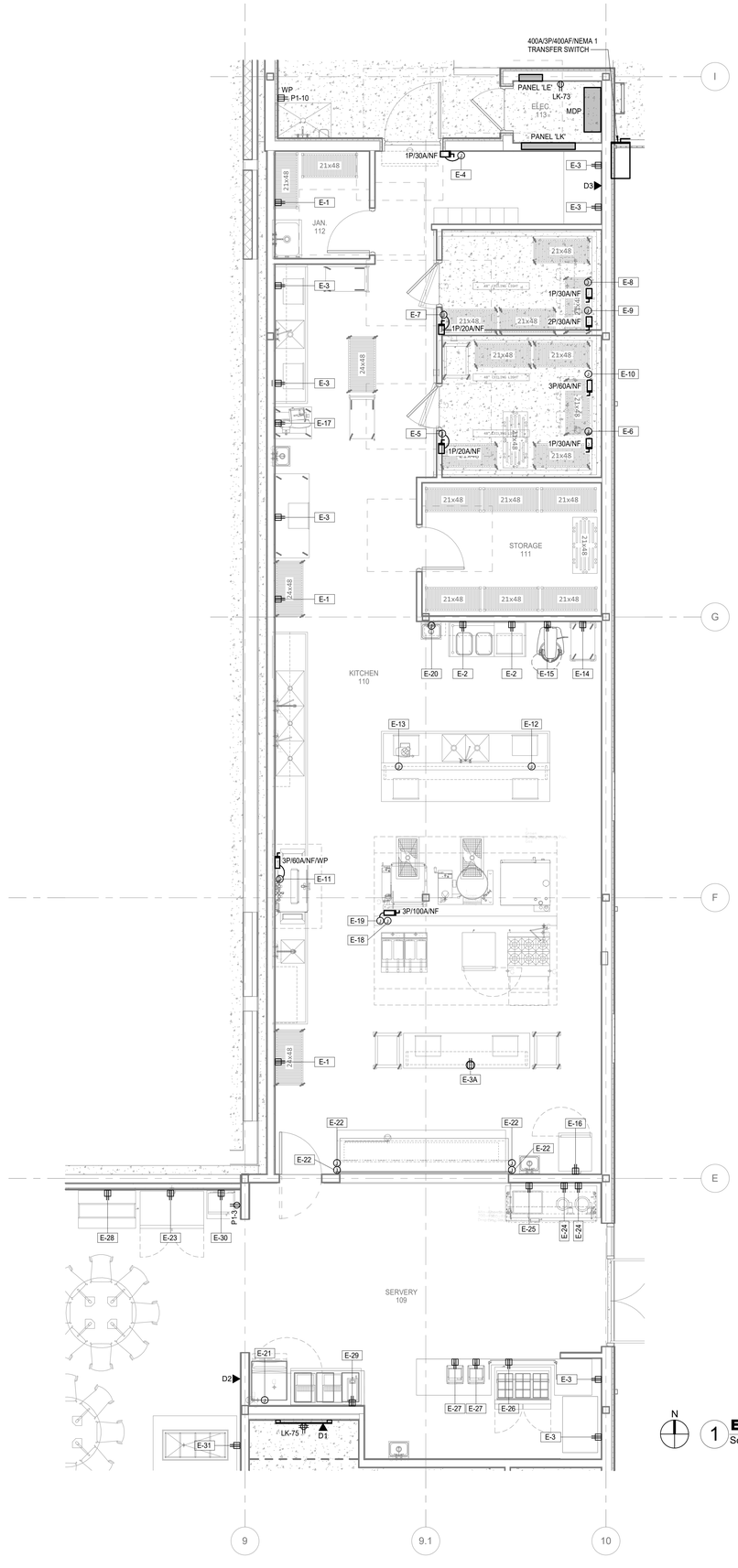
FIRST FLOOR PLAN - POWER

DRAWN BY | VANDERCRAKE

E2.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:08:02 AM



E-KITCHEN EQUIPMENT SCHEDULE

KITCHEN-ID	EQUIPMENT	Circuit Number	Panel	Comments
E-1	CONVENIENCE OUTLET	4	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-1	CONVENIENCE OUTLET	7	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-1	CONVENIENCE OUTLET	10	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-2	CONVENIENCE OUTLET	8	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 46" AFF
E-2	CONVENIENCE OUTLET	9	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 46" AFF
E-3	CONVENIENCE OUTLET	2	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-3	CONVENIENCE OUTLET	3	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-3	CONVENIENCE OUTLET	5	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-3	CONVENIENCE OUTLET	6	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-3	CONVENIENCE OUTLET	11	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-3	CONVENIENCE OUTLET	12	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-3	CONVENIENCE OUTLET	20	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-3A	CONVENIENCE OUTLET	48	LK	RETRACTABLE CEILING MOUNT RECEPTACLE
E-4	AIR DOOR	1	LK	90" A.F.F.
E-5	GENERAL WALK-IN COOLER	1	LE	LIGHTS, DOOR HEATER, HEATED PRESSURE RELIEF PORT, TEMPERATURE ALARM SYSTEM OF GENERAL WALK-IN COOLER
E-6	GENERAL COOLER EVAPORATOR	2	LE	
E-7	GENERAL WALK-IN FREEZER	3	LE	LIGHTS, DOOR HEATER, HEATED PRESSURE RELIEF PORT, TEMPERATURE ALARM SYSTEM OF GENERAL WALK-IN FREEZER
E-8	WALK-IN FREEZER CONDENSATE HEATER	4	LE	
E-9	GENERAL FREEZER EVAPORATOR	5,7	LE	
E-10	WALK-IN COOLER/FREEZER CONDENSER	6,8,10	LE	ABOVE ROOF PAD FOR REMOTE REFRIGERATION SYSTEM
E-11	DISHWASHER	42,44,46	LK	65" AFF FOR SINGLE POINT CONNECTION OF ELECTRIC TANK HEAT, MOTORS & CONTROLS, AND ELECTRIC BOOSTER HEATER OF DISHWASHER
E-12	PREPARATION COUNTER OUTLET	22	LK	6" ABOVE FINISHED FLOOR
E-13	FOOD PROCESSOR	21	LK	6" ABOVE FINISHED FLOOR
E-14	EXISTING PROOFER/WARMER	30	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-15	30-QUART MIXER	31	LK	PROVIDE NEMA L5-20R GFCI RECEPTACLE AT 50" AFF
E-16	MOBILE HOT FOOD CABINET	29	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-17	EXISTING SLICER	19	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-18	UTILITY DISTRIBUTION SYSTEM	43,45,47	LK	100A/3P FEEDER FOR UTILITY DISTRIBUTION SYSTEM. PROVIDE ALL ELECTRICAL INTERCONNECTIONS AS REQUIRED PER MANUFACTURER DOCUMENTS INCLUDING INTEGRAL LOAD CENTER WIRING, KILL SWITCH, INDICATOR LIGHTS, APPLIANCE WIRING, FUEL/SHUNT CONTROL, ETC.
E-19	EXHAUST HOOD CONTROL PANEL	18	LK	
E-20	FIRE SUPPRESSION SYSTEM	23	LK	MAKE NTERCONNECTION TO BUILDING FIRE ALARM SYSTEM
E-21	ICE MACHINE	13	LK	72" ABOVE FINISHED FLOOR
E-22	HEAT LAMP	14,16	LK	60" ABOVE FINISHED FLOOR
E-22	HEAT LAMP	15,17	LK	60" ABOVE FINISHED FLOOR
E-22	HEAT LAMP	35,37	LK	60" ABOVE FINISHED FLOOR
E-22	HEAT LAMP	36,38	LK	60" ABOVE FINISHED FLOOR
E-23	EXISTING REACH-IN REFRIGERATOR	40	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-24	DROP-IN SOUP WELL	26	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-24	DROP-IN SOUP WELL	27	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-25	DROP-IN HEATED SHELF	28	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-26	EXISTING SALAD TOP REFRIGERATOR	34	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 4" AFF
E-27	EXISTING PANINI SANDWICH WARMER	32	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 4" AFF
E-27	EXISTING PANINI SANDWICH WARMER	33	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 4" AFF
E-28	MOBILE MILK COOLER	41	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF
E-29	COFFEE BREWER	24	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-30	MICROWAVE OVEN	25	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 50" AFF
E-31	EXISTING MOBILE SALAD BAR	39	LK	PROVIDE NEMA 5-20R GFCI RECEPTACLE AT 24" AFF

N

1 **ENLARGED KITCHEN FLOOR PLAN - POWER**
Scale: 1/4" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

ENLARGED KITCHEN FLOOR PLAN - POWER

DRAWN BY | VANDERCRAKE

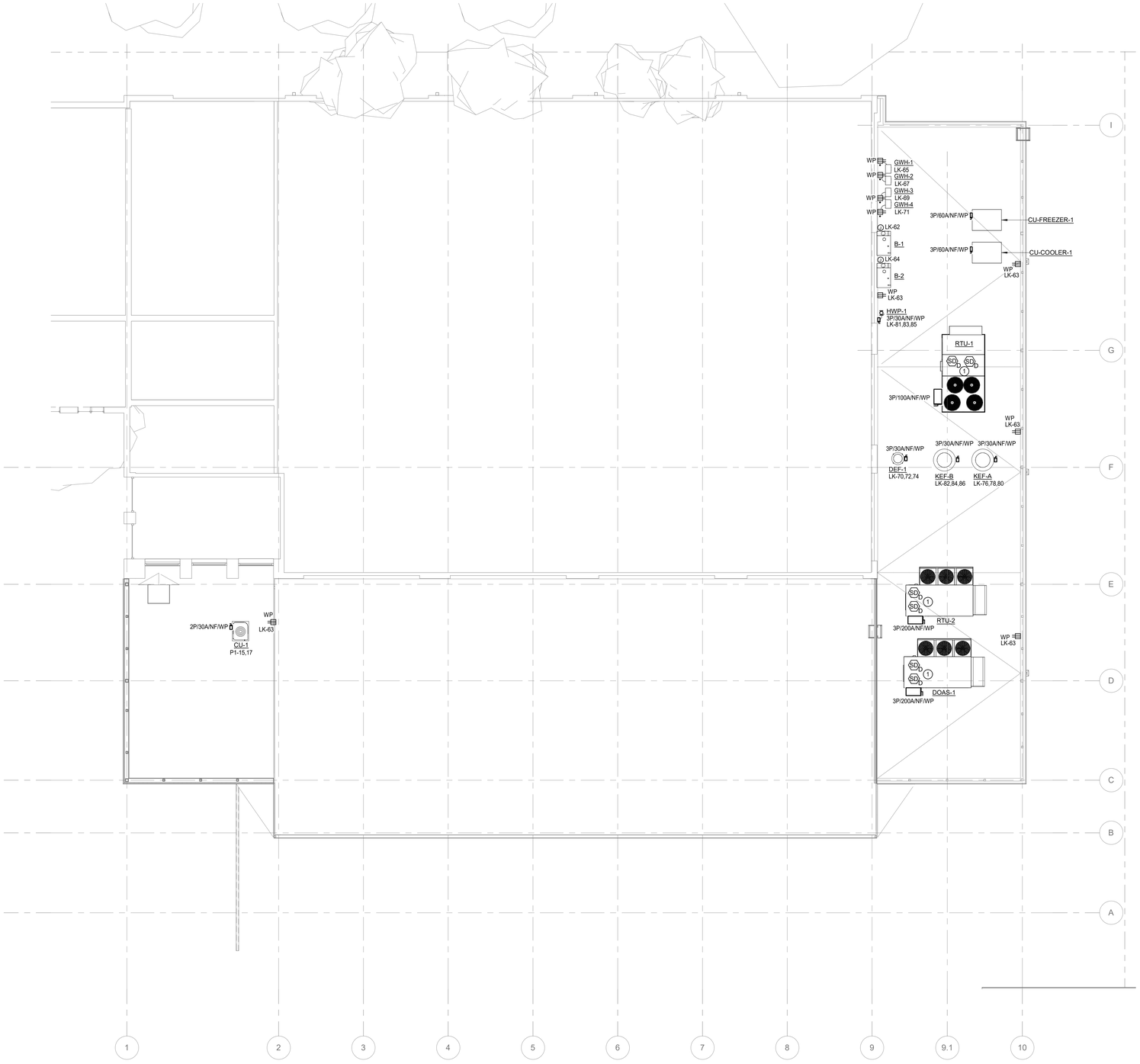
E2.2

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:08:04 AM

ELECTRICAL KEYED NOTES

1	PROVIDE FIRE ALARM INTERCONNECTION FOR DUCT SMOKE DETECTORS. DETECTORS SHALL ACTUATE SHUT DOWN OF THE UNIT UPON SMOKE DETECTION.



N

1 **ROOF PLAN - POWER**
Scale: 1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

ROOF PLAN - POWER

DRAWN BY | VANDERCRAKE

E4.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:08:06 AM

Branch Panel: MDP

Location: ELEC. 113 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 1000A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1				4.1 / 44.9						2	
	3	PANEL 'LE'	#3	100	3	3.9 / 40.8		3	400	#3/0 PANEL 'LK'	4	
	5						3.3 / 43.4				6	
	7				4.4 / 8.9						8	
	9	PANEL 'P1'	#3	100	3	4.6 / 8.9		3	90	#2 RTU-1	10	
	11						3.6 / 8.9				12	
	13				10.3 / 10.3						14	
	15	RTU-2	#1	110	3	10.3 / 10.3		3	110	#1 DOAS-1	16	
	17						10.3 / 10.3				18	
--	19	SPARE	--	20	1	0.0 / 0.1					20	
--	21	SPARE	--	20	1		0.0 / 0.1	3	20	#12 JOCKEY PUMP (JP-1)	22	
--	23	SPARE	--	20	1			0.0 / 0.1			24	
--	25	SPARE	--	20	1	0.0 / 0.0			1	20 -- SPARE	26	--
--	27	SPARE	--	20	1		0.0 / 0.0		1	20 -- SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0	1	20 -- SPARE	30	--
			Total Load:		83.1 kVA	79.0 kVA	79.9 kVA					
			Total Amps:		694 A	658 A	667 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	17.6 kVA	100.00%	17.6 kVA		
Heating	3.0 kVA	100.00%	3.0 kVA	**Total Conn. Load:**	242.1 kVA
Lighting	4.7 kVA	125.00%	5.8 kVA	**Total Est. Demand:**	232.2 kVA
Miscellaneous	184.6 kVA	100.00%	184.6 kVA	**Total Conn. Current:**	672 A
Receptacles	32.2 kVA	65.55%	21.1 kVA	**Total Est. Demand Current:**	644 A

Notes:

Abbreviations:
G - PROVIDE GFCI CIRCUIT BREAKER
LF - PROVIDE PERMANENT LOCK-OFF DEVICE
LO - PROVIDE PERMANENT LOCK-ON DEVICE

Branch Panel: LE

Location: ELEC. 113 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: MDP | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Recessed | **Wires:** 4 | **Mains:** 100A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	GENERAL WALK-IN COOLER	#12	20	1	0.7 / 0.2		1	20	#12 GENERAL COOLER EVAPORATOR	2	
	3	GENERAL WALK-IN FREEZER	#12	20	1		0.7 / 0.2	1	20	#12 WALK-IN FREEZER CONDENSATE HEATER	4	
	5	GENERAL FREEZER EVAPORATOR	#12	20	2		0.3 / 3.0				6	
	7					0.3 / 3.0		3	35	#8 WALK-IN COOLER/FREEZER CONDENSER	8	
--	9	SPARE	--	20	1		0.0 / 3.0				10	
--	11	SPARE	--	20	1			0.0 / 0.0	1	20 -- SPARE	12	--
--	13	SPARE	--	20	1	0.0 / 0.0			1	20 -- SPARE	14	--
--	15	SPARE	--	20	1		0.0 / 0.0		1	20 -- SPARE	16	--
--	17	SPARE	--	20	1			0.0 / 0.0	1	20 -- SPARE	18	--
			Total Load:		4.1 kVA	3.9 kVA	3.3 kVA					
			Total Amps:		35 A	33 A	27 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Miscellaneous	11.3 kVA	100.00%	11.3 kVA		
				Total Conn. Load:	11.3 kVA
				Total Est. Demand:	11.3 kVA
				Total Conn. Current:	31 A
				Total Est. Demand Current:	31 A

Notes:

Abbreviations:
G - PROVIDE GFCI CIRCUIT BREAKER
LF - PROVIDE PERMANENT LOCK-OFF DEVICE
LO - PROVIDE PERMANENT LOCK-ON DEVICE
M - PROVIDE METERING DEVICE

Branch Panel: LK

Location: ELEC. 113 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: MDP | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Recessed | **Wires:** 4 | **Mains:** 400A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	AIR DOOR	#12	20	1	0.6 / 0.2		1	20	#12 CONVENIENCE OUTLET	2	
	3	CONVENIENCE OUTLET	#12	20	1		0.2 / 0.2	1	20	#12 CONVENIENCE OUTLET	4	
	5	CONVENIENCE OUTLET	#12	20	1			0.2 / 0.2	1	20 #12 CONVENIENCE OUTLET	6	
	7	CONVENIENCE OUTLET	#12	20	1	0.2 / 0.2			1	20 #12 CONVENIENCE OUTLET	8	
	9	CONVENIENCE OUTLET	#12	20	1		0.2 / 0.2		1	20 #12 CONVENIENCE OUTLET	10	
	11	CONVENIENCE OUTLET	#12	20	1			0.2 / 0.2	1	20 #12 CONVENIENCE OUTLET	12	
	13	ICE MACHINE	#12	20	1	1.8 / 1.6					14	
	15	HEAT LAMP	#12	20	2		1.6 / 1.6		2	20 #12 HEAT LAMP	16	
	17							1.6 / 2.4	1	20 #12 EXHAUST HOOD CONTROL PANEL	18	
	19	EXISTING SLICER	#12	20	1	2.4 / 0.2			1	20 #12 CONVENIENCE OUTLET	20	
	21	FOOD PROCESSOR	#12	20	1		1.4 / 0.2		1	20 #12 PREPARATION COUNTER OUTLET	22	
	23	FIRE SUPPRESSION SYSTEM	#12	20	1			0.2 / 1.4	1	20 #12 COFFEE BREWER	24	
	25	MICROWAVE OVEN	#12	20	1	2.4 / 0.5			1	20 #12 DROP-IN SOUP WELL	26	
	27	DROP-IN SOUP WELL	#12	20	1		0.5 / 0.5		1	20 #12 DROP-IN HEATED SHELF	28	
	29	MOBILE HOT FOOD CABINET	#12	20	1			2.4 / 1.9	1	20 #12 EXISTING PROOFER/WARMER	30	
	31	30-QUART MIXER	#12	20	1	1.1 / 2.4			1	20 #12 EXISTING PANINI SANDWICH WARMER	32	
	33	EXISTING PANINI SANDWICH WARMER	#12	20	1		2.4 / 2.4		1	20 #12 EXISTING SALAD TOP REFRIGERATOR	34	
	35	HEAT LAMP	#12	20	2			1.6 / 1.6			36	
	37					1.6 / 1.6			2	20 #12 HEAT LAMP	38	
	39	EXISTING MOBILE SALAD BAR	#12	20	1		0.4 / 2.4		1	20 #12 EXISTING REACH-IN REFRIGERATOR	40	
	41	MOBILE MILK COOLER	#12	20	1			0.4 / 7.2			42	
	43					12.0 / 7.2			3	60 #4 DISHWASHER	44	
ST	45	UTILITY DISTRIBUTION SYSTEM	#3	100	3		12.0 / 7.2				46	
	47							12.0 / 0.2	1	20 #12 CONVENIENCE OUTLET	48	
--	49	SHUNT TRIP	--	--	1	0.0 / 0.6			1	20 #12 LTG - SERVERY/STORAGE/FP	50	
	51	LTG - DINNING HALL	#12	20	1		0.6 / 0.6		1	20 #12 LTG - DINNING HALL	52	
	53	LTG - DINNING HALL	#12	20	1			0.6 / 1.1	1	20 #12 LTG - LOBBY/RESTROOMS	54	
	55	LTG - CANOPY	#12	20	1	0.2 / 1.0			1	20 #12 CANOPY FANS	56	
	57	LTG - EXTERIOR LIGHTS	#12	20	1		0.1 / 0.5		1	20 #12 LTG - EXTERNAL SIGNAGE	58	
	59	CANOPY FANS	#12	20	1			1.0 / 0.5	1	20 #12 MOTORIZED GATE	60	
	61	CP-2	#12	20	1	0.1 / 0.5			1	20 #12 B-1	62	
	63	REC - ROOF RECEPTACLES	#12	20	1		0.9 / 0.5		1	20 #12 B-2	64	
	65	GWH-1	#12	20	1			0.2 / 1.5	2	20 #12 EUH-1	66	
	67	GWH-2	#12	20	1	0.2 / 1.5					68	
	69	GWH-3	#12	20	1		0.2 / 0.1				70	
	71	GWH-4	#12	20	1			0.2 / 0.1	3	30 #10 DEF-1	72	
	73	REC - ELECTRICAL ROOM	#12	20	1	0.2 / 0.1					74	
	75	REC - IT	#12	20	1		0.4 / 0.5				76	
	77	LTG - KITCHEN	#12	20	1			1.1 / 0.5	3	20 #12 KEF-A	78	
	79	TRAP PRIMER	#12	20	1	1.5 / 0.5					80	
	81						1.2 / 0.5				82	
	83	HWP-1	#12	20	3			1.2 / 0.5	3	20 #12 KEF-B	84	
	85					1.2 / 0.5					86	
	87						0.5 / 0.5				88	
	89	KSF-A	#12	20	3			0.5 / 0.5	3	20 #12 KSF-B	90	
	91					0.5 / 0.5					92	
	93	HEAT TRACE	#12	20	1		0.5 / 0.0		1	20 -- SPARE	94	--
	95	HEAT TRACE	#12	20	1			0.5 / 0.0	1	20 -- SPARE	96	--
--	97	SPARE	--	20	1	0.0 / 0.0			1	20 -- SPARE	98	--
--	99	SPARE	--	20	1		0.0 / 0.0		1	20 -- SPARE	100	--
--	101	SPARE	--	20	1			0.0 / 0.0	1	20 -- SPARE	102	--
--	103	SPARE	--	20	1	0.0 / 0.0			1	20 -- SPARE	104	--
--	105	SPARE	--	20	1		0.0 / 0.0		1	20 -- SPARE	106	--
--	107	SPARE	--	20	1			0.0 / 0.0	1	20 -- SPARE	108	--
			Total Load:		44.9 kVA	40.8 kVA	43.4 kVA					
			Total Amps:		378 A	340 A	365 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	10.3 kVA	100.00%	10.3 kVA		
Heating	3.0 kVA	100.00%	3.0 kVA	**Total Conn. Load:**	129.2 kVA
Lighting	4.7 kVA	125.00%	5.8 kVA	**Total Est. Demand:**	121.4 kVA
Miscellaneous	83.2 kVA	100.00%	83.2 kVA	**Total Conn. Current:**	359 A
Receptacles	28.0 kVA	67.84%	19.0 kVA	**Total Est. Demand Current:**	337 A

Notes:

Abbreviations:
G - PROVIDE GFCI CIRCUIT BREAKER
ST - SHUNT TRIP BREAKER, INTERFACE WITH HOOD FIRE SUPPRESSION SYSTEM

LIGHTING FIXTURE SCHEDULE

Type Mark	CATALOG NUMBER MANUFACTURER	MODEL	MOUNTING	LAMP TYPE	CCT	CRI	VOLTAGE	LOAD	REMARKS
A1	LITHONIA	EPANL 2X2 4000LM 80CRI 40K [MIN1, MIN10] [BLANK, ZT, EZT, NLIGHT] [MVOLT, 120, 277] [ALL OPTIONS]	SURFACE	4000L LED	4000 K	80	120 V	37 W	2'X2' LED FLAT PANEL
A1E	LITHONIA	EPANL 2X2 4000LM 80CRI 40K [MIN1, MIN10] [BLANK, ZT, EZT, NLIGHT] [MVOLT, 120, 277] [ALL OPTIONS]	SURFACE	4000L LED	4000 K	80	120 V	37 W	2'X2' LED FLAT PANEL WITH INTEGRAL BATTERY BACKUP.
B1	LITHONIA	CSS L48 4000LM MVOLT 40K 80CRI	SURFACE	4298L LED	4000 K	80	120 V	35 W	1'X4' LED WITH 0-10V DIMMING DRIVER WITH DRYWALL KIT
B1E	LITHONIA	CSS L48 4000LM MVOLT 40K 80CRI	SURFACE	4298L LED	4000 K	80	120 V	35 W	1'X4' LED WITH 0-10V DIMMING DRIVER WITH DRYWALL KIT AND INTEGRAL BATTERY BACKUP.
C1	RBD	S10-AA01-27-10_TRIAC_120V-IP20	WALL	870L LED	3500 K	80	120 V	9 W	CRISP LED INDOOR/OUTDOOR WALL/FLUSHMOUNT.
D1	LITHONIA	LDN6 STATIC WHITE	RECESSED	4008L LED	4000 K	80	120 V	44 W	6" OPEN AND WALLWASH LED
D1E	LITHONIA	LDN6 STATIC WHITE	RECESSED	4008L LED	4000 K	80	120 V	44 W	6" OPEN AND WALLWASH LED WITH INTEGRAL BATTERY BACKUP.
G1	GOTHAM	IVO 4" ROUND CYLINDERS PENDANT MOUNT	PENDANT	3796L LED	4000 K	80	120 V	42 W	4" CYLINDER PENDANT
G1E	GOTHAM	IVO 4" ROUND CYLINDERS PENDANT MOUNT	PENDANT	3796L LED	4000 K	80	120 V	42 W	4" CYLINDER PENDANT WITH INTEGRAL BATTERY BACKUP.
W1	LITHONIA	ARC2 LED	WALL	3747L LED	4000 K	80	120 V	30 W	ARCHITECTURAL WALL LUMINAIR.
X	LITHONIA	Thin Die-Cast Aluminum Exit	WALL	LED	NA	0	120 V	10 W	UNIVERSAL LED EXIT SIGN WITH WHITE HOUSING, GREEN LETTERING WITH INTEGRAL BATTERY BACKUP.
X	LITHONIA	Thin Die-Cast Aluminum Exit	SURFACE	LED	NA	0	120 V	10 W	UNIVERSAL LED EXIT SIGN WITH WHITE HOUSING, GREEN LETTERING WITH INTEGRAL BATTERY BACKUP.

1 FIXTURES SHOWN ON THE FLOORPLAN HAVING A DESIGNATION OF "E" FOLLOWING THE BASE DESIGNATION (I.E. - A FIXTURE TYPE "AE, C2E, FE") AND/OR A HALF SHADED REGION SHALL BE THE BASE FIXTURE TYPE EQUIPPED WITH THE APPROPRIATE BATTERY BACK-UP. BATTERY BACK-UPS SHALL BE INTEGRAL TO THE FIXTURE AND REMOTE SHALL BE SELECTED ONLY IN INSTANCES WHERE IT IS SPECIFIED OR WHEN IT IS THE ONLY AVAILABLE EMERGENCY OPTION. THE LOCATION OF REMOTE BATTERY BACKUPS SHALL BE SELECTED BY THE OWNER/ARCHITECT PRIOR TO INSTALLATION BY THE CONTRACTOR.
2 ALL REQUIRED TEST SWITCHES FOR THE BATTERY BACK-UPS SHALL BE INTEGRAL TO THE FIXTURE.
3 REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT INDICATED IN THE LIGHTING FIXTURE SCHEDULE. WHERE THERE IS AN INCONSISTENCY BETWEEN THE LIGHTING FIXTURE SCHEDULE AND THE SPECIFICATIONS, THE GREATER QUANTITY OR HIGHER QUALITY OF WORK SHALL BE INCLUDED IN THE PROPOSAL.
4 UNLESS OTHERWISE INDICATED ON THE SCHEDULE ABOVE, THE ARCHITECT/OWNER SHALL SELECT ALL FINISHES, COLORS, AND TRIMS.
5 ALL LED FIXTURE BOARDS AND DRIVERS SHALL BE OF THE LATEST GENERATION, BASED UPON THE INDIVIDUAL MANUFACTURER'S STATED LITERATURE. IF A "GEN 5" IS AVAILABLE, "GEN 4" FIXTURES ARE NOT ACCEPTABLE.
6 EXIT SIGNS AND EMERGENCY BATTERY BACK-UPS SHALL BE CONNECTED TO THE NEAREST LIGHTING CIRCUIT AHEAD OF ALL SWITCHING AS REQUIRED TO MAINTAIN THE BATTERIES AT FULL CHARGE. THE CONTRACTOR SHALL PROVIDE ALL ADDITIONAL WIRING AS REQUIRED.
7 LIGHTING FIXTURE MANUFACTURERS OTHER THAN THOSE LISTED IN THE LIGHTING FIXTURE SCHEDULE AND DESIRING TO BID THIS PROJECT SHALL REQUEST PRIOR APPROVAL OF THE FIXTURES THEY WISH TO SUBSTITUTE. PRIOR APPROVAL REQUEST SHALL INCLUDE FIXTURE CUT SHEETS.
8 FOR PRIOR APPROVALS AND SUBMITTALS THAT DEVIATE FROM NOMINAL WATTAGE AND/OR DELIVERED LUMENS, IT SHALL BE UP THE ENGINEER'S SOLE DISCRETION TO APPROVE OR DECLINE THESE FIXTURES BASED ON ANY AND ALL FACTORS INCLUDING BUT NOT LIMITED TO INTENDED LIGHTING LEVELS FOR EACH SPACE AND IMPACT ON THE OVERALL ELECTRICAL POWER SYSTEM.
9 ALL LIGHTING SPECIFIED SHALL BE 4000K INTERIOR UNLESS NOTED OTHERWISE.
10 THE CONTRACTOR SHALL PROVIDE ALL HARDWARE AND ACCESSORIES AS REQUIRED TO INSTALL FIXTURES IN LOCATIONS AS ILLUSTRATED WITH MOUNTING METHODS DESIRED.
11 WHEN A UNIVERSAL (120-277V) VOLTAGE OPTION IS AVAILABLE, IT SHALL BE PROVIDED. OTHERWISE PROVIDE AS INDICATED IN SCHEDULE.
12 FOR ALL SUSPENDED FIXTURES, COORDINATE THE EXACT MOUNTING ELEVATION ABOVE FINISHED FLOOR WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE SUSPENSION HARDWARE IN LENGTHS AS REQUIRED.
13 FIXTURES SHOWN ON THE FLOORPLAN HAVING A DESIGNATION OF "X" FOLLOWING THE BASE DESIGNATION (I.E. - A FIXTURE TYPE "AX, C2X, FX") SHALL BE THE BASE FIXTURE TYPE CONNECTED TO EMERGENCY LIGHTING INVERTER SYSTEM. REFER TO DETAIL 3 SHEET 10.42 FOR ADDITIONAL INFORMATION.
14 FIXTURES SHOWN ON THE FLOORPLAN HAVING A DESIGNATION OF "A" FOLLOWING THE BASE DESIGNATION (I.E. - A FIXTURE TYPE "AYA, C2A, FA") SHALL BE THE BASE FIXTURE TYPE EXCEPT SUITABLE FOR GYPSUM CEILING INSTALLATION AND EQUIPPED WITH THE APPROPRIATE BATTERY BACK-UP. BATTERY BACK-UPS SHALL BE INTEGRAL TO THE FIXTURE AND REMOTE SHALL BE SELECTED ONLY IN INSTANCES WHERE IT IS SPECIFIED OR WHEN IT IS THE ONLY AVAILABLE EMERGENCY OPTION. THE LOCATION OF REMOTE BATTERY BACKUPS SHALL BE SELECTED BY THE OWNER/ARCHITECT PRIOR TO INSTALLATION BY THE CONTRACTOR.
15 ALL EXTERIOR LIGHT FIXTURES RECESSED IN A CANOPY OR SURFACED MOUNTED DIRECTLY TO THE BOTTOM OF A CANOPY SHALL BE UL OR ETL LISTED AS WET LOCATION. WHERE SPECIFICALLY STATED IN THE LIGHTING FIXTURE SCHEDULE AS "DAMP LOCATION" FIXTURES AND PROTECTED BY THE BUILDING STRUCTURE FROM FALLING OR WIND DRIVEN RAIN OR SNOW, THEY MAY BE EITHER DAMP OR WET LOCATION LISTED.
16 ALL EXTERIOR LIGHT FIXTURES NOT RECESSED IN A CANOPY OR SURFACED MOUNTED DIRECTLY TO THE BOTTOM OF A CANOPY SHALL BE UL OR ETL LISTED AS WET FROM ABOVE LOCATION.

Branch Panel: P1

Location: STORAGE 105 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000
Supply From: MDP | **Phases:** 3 | **Enclosure:** Type 1
Mounting: Surface | **Wires:** 4 | **Mains:** 100A MLO
Phase in kVA

Note	CKT	Circuit Description	Wire	Breaker	A	B	C	Breaker	Wire	Circuit Description	CKT	Note
	1	REC - GENERAL RECEPTACLE	#12	20	1	1.3 / 0.5		1	20	#12 DEFIBULATOR	2	
	3	REC - GENERAL RECEPTACLE	#12	20	1		0.5 / 0.7	1	20	#12 REC - OVERHEAD PROJECTOR	4	
	5						1.5 / 0.7	1	20	#12 REC - OVERHEAD PROJECTOR	6	
	7	EWH	#12	20	3	1.5 / 0.9		1	20	#12 REC - RESTROOM RECEPTACLES	8	
	9						1.5 / 0.7	1	20	#12 REC - GENERAL EXTERIOR RECEPTACLE	10	
	11	FCU-1	#10	30	2			0.0 / 0.4	1	20 #12 REC - IT	12	
	13					0.0 / 0.3			1	20 #12 HF-1	14	
	15	CU-1	#12	15	2		1.0 / 0.1		1	20 #12 CP-1	16	
	17							1.0 / 0.0	1	20 -- SPARE	18	--
--	19	SPARE	--	20	1	0.0 / 0.0			1	20 -- SPARE	20	--
--	21	SPARE	--	20	1		0.0 / 0.0		1	20 -- SPARE	22	--
--	23	SPARE	--	20	1			0.0 / 0.0	1	20 -- SPARE	24	--
--	25	SPARE	--	20	1	0.0 / 0.0			1	20 -- SPARE	26	--
--	27	SPARE	--	20	1		0.0 / 0.0		1	20 -- SPARE	28	--
--	29	SPARE	--	20	1			0.0 / 0.0	1	20 -- SPARE	30	--
			Total Load:		4.4 kVA	4.6 kVA	3.6 kVA					
			Total Amps:		38 A	39 A	30 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	6.9 kVA	100.00%	6.9 kVA		
Miscellaneous	1.5 kVA	100.00%	1.5 kVA	**Total Conn. Load:**	12.6 kVA
Receptacles	4.1 kVA	100.00%	4.1 kVA	**Total Est. Demand:**	12.6 kVA
				Total Conn. Current:	35 A
				Total Est. Demand Current:	35 A

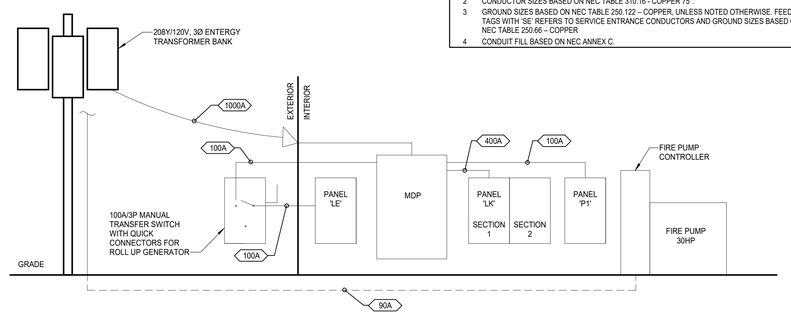
Notes:

Abbreviations:
G - PROVIDE GFCI CIRCUIT BREAKER
LF - PROVIDE PERMANENT LOCK-OFF DEVICE
LO - PROVIDE PERMANENT LOCK-ON DEVICE
M - PROVIDE METERING DEVICE

FEEDER SCHEDULE

AMPERAGE	# SETS	CONDUCTOR (QTY.)/SIZE	GROUND (QTY.)/SIZE	CONDUIT
90A	1	(4) #2	#8	1-1/4"C
100A	1	(4) #3	#8	1-1/4"C
400A	2	(4) #3/0	#2	2"C
1000A	3	(4) #400KCMIL	#2/0	3"C

1 CONDUIT SIZE AND QUANTITIES ARE BASED ON 3-PHASE 4-WIRE SYSTEMS. CONDUIT SIZE IS PERMITTED TO BE REDUCED BY THE CONTRACTOR AS PREMITTED BY THE NEC FOR THE REDUCED NUMBER OF CONDUCTORS THAT ARE TYPICAL FOR EQUIPMENT THAT IS SINGLE PHASE OR EQUIPMENT THAT DOES NOT REQUIRE A NEUTRAL CONDUCTOR.
2 CONDUCTOR SIZES BASED ON NEC TABLE 310.16 - COPPER 75°.
3 GROUND SIZES BASED ON NEC TABLE 250.122 – COPPER, UNLESS NOTED OTHERWISE. FEEDER TAGS WITH 'SE' REFERS TO SERVICE ENTRANCE CONDUCTORS AND GROUND SIZES BASED ON NEC TABLE 250.66 – COPPER
4 CONDUIT FILL BASED ON NEC ANNEX C.



1 **ONE LINE DIAGRAM**
Scale: N.T.S.

UTILITY CONTACT INFORMATION

NAME: RALPH JAMES

EMAIL: rjames7@entergy.com

FIRE DETECTION AND FIRE ALARM NOTE:

A LICENSED FIRE ALARM PLANNING SUPERINTENDENT CERTIFIED TO A MINIMUM LEVEL III. IN THE SUB FIELD OF FIRE ALARM SYSTEMS THROUGH THE NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLIGIES (NICET) SHALL PROVIDE PLANS AND CALCULATIONS FOR A MANUAL AND AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO COMPLY WITH THE BUILDING SPACE LAYOUT, BUILDING OCCUPANCY, NFPA 72, LOCAL AND STATE CODE REQUIREMENTS. FURNISH AND INSTALL ALL REQUIRED FIRE ALARM DEVICES, AS REQUIRED BY CODE. VERIFY EXACT REQUIREMENTS IN THE FIELD. COORDINATE ALL LOCATIONS WITH DRAWINGS APPROVED BY AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION. ALL WORK SHALL BE INCLUDED WITHIN BASE BID.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

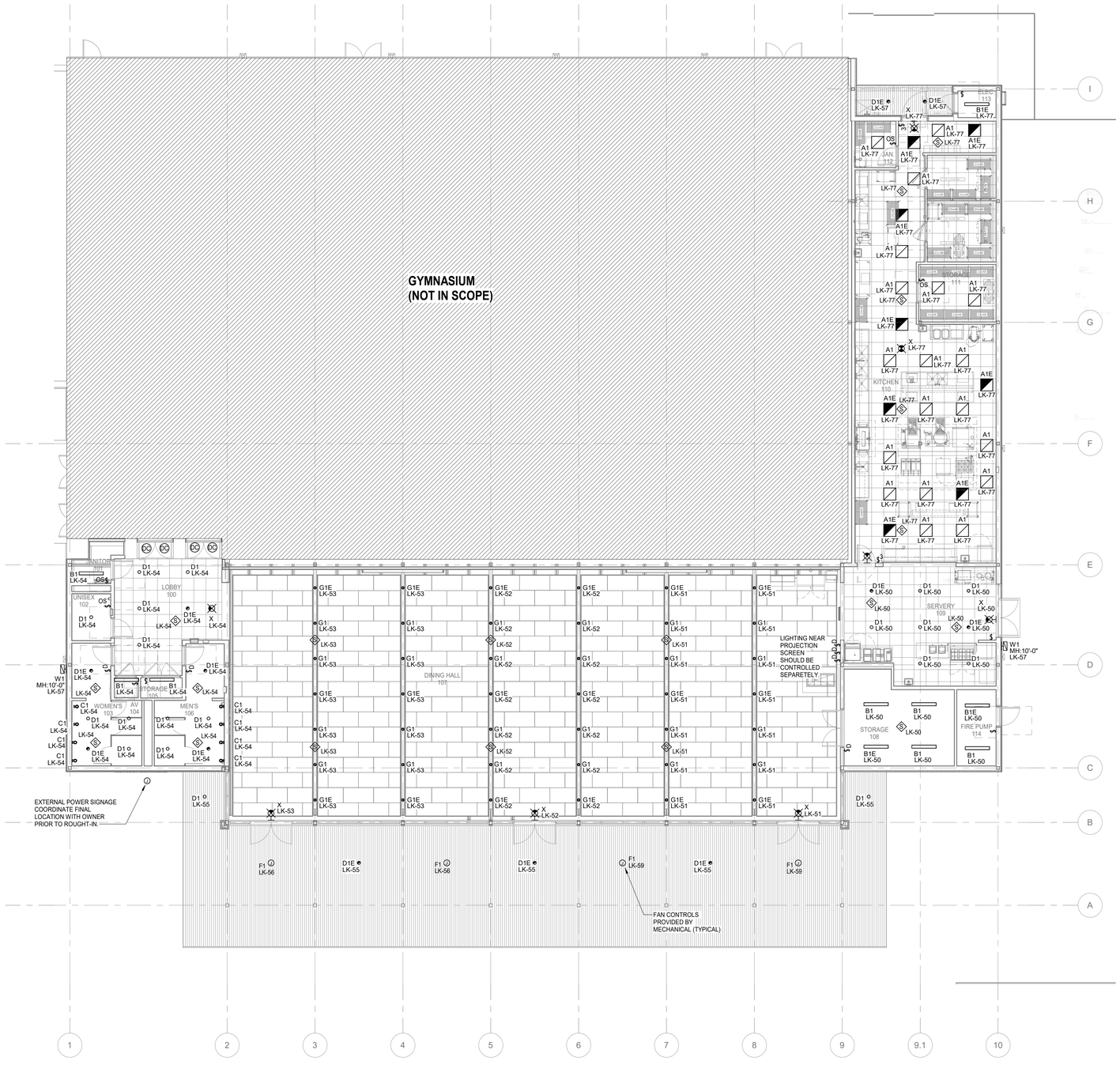
ELECTRICAL DETAILS & SCHEDULES

DRAWN BY | VANDERCRAKE

E5.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

6/27/2025 9:08:09 AM



N

1 **FIRST FLOOR PLAN - LIGHTING**
Scale: 1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 01 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 20YY
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

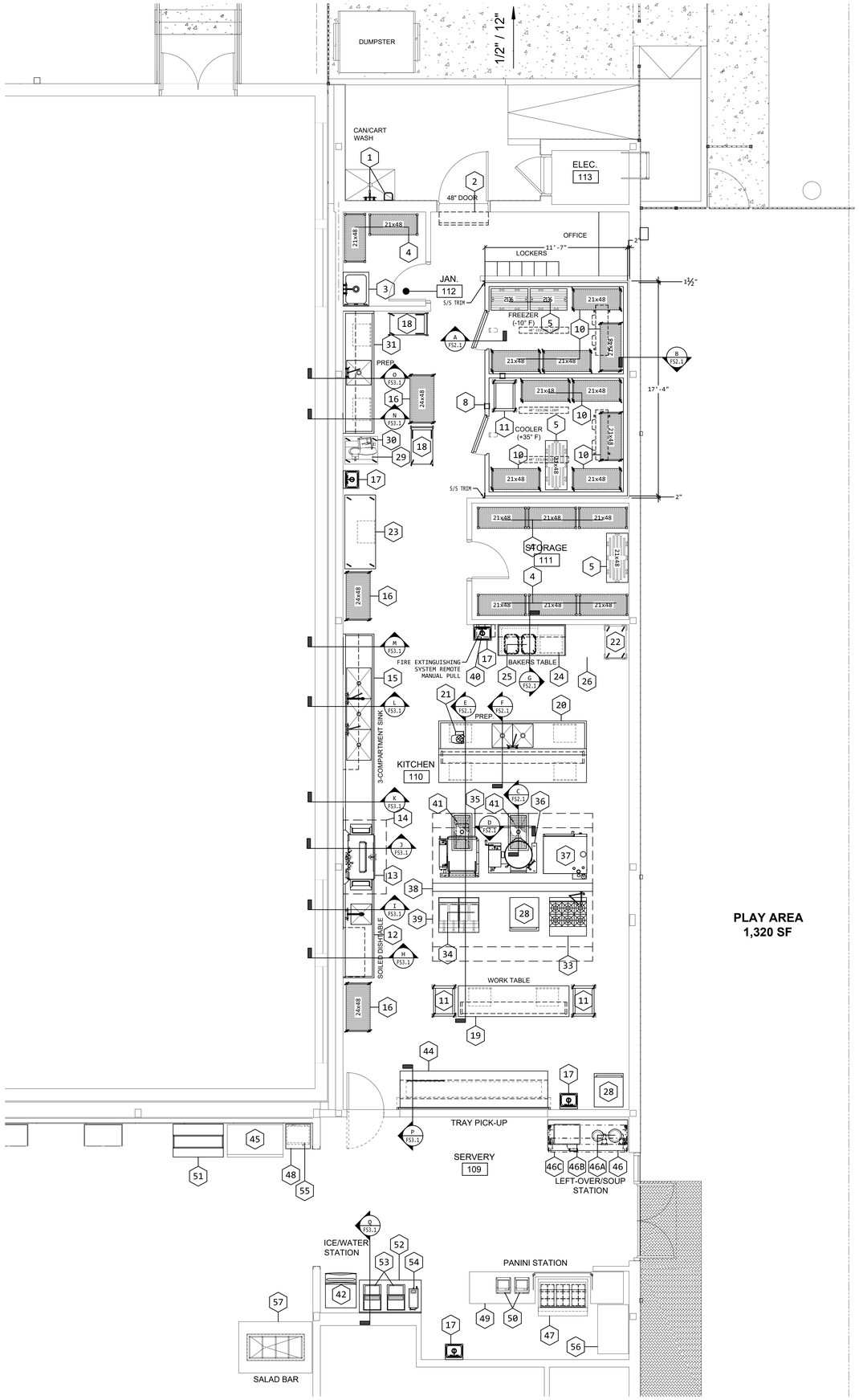
FIRST FLOOR PLAN - LIGHTING

DRAWN BY | VANDERCRAKE

EL2.1

Autodesk Docs://24041_Trinity Commons/2450-70648_TRINITY COMMONS_MEP_R24.rvt

5/9/2025 5:05:32 PM



01 FOOD SERVICE EQUIPMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOOD SERVICE EQUIPMENT SCHEDULE

ITEM NO.	QTY.	DESCRIPTION	EQUIP. CLASS.
1.	1	MIXING FAUCET W/HOSE THREAD	B
2.	1	AIR DOOR	B
3.	1	STAINLESS STEEL FLOOR MOP SINK	B
4.	8	STORAGE SHELVING UNITS	A
5.	4	DUNNAGE RACKS	A
6.	--	SPARE NUMBER	--
7.	--	SPARE NUMBER	--
8.	1	WALK-IN COOLER/FREEZER	A
9.	1	REMOTE REFRIGERATION SYSTEM (LOCATED ON BLDG. ROOF)	A
10.	9	MOBILE SHELVING UNITS	A
11.	3	MOBILE PAN RACKS	A
12.	1	SOILED DISHTABLE W/CUP & GLASS RACK & PRE-RINSE SINK	A
13.	1	DISHWASHER (BY VENDOR)	D
14.	1	CONDENSATE EXHAUST HOOD	B
15.	1	DISHTABLE W/3-COMPARTMENT SINK & OVERSHELF	A
16.	3	MOBILE UTENSIL SHELVING UNITS	A
17.	4	HAND SINKS	A
18.	2	UTILITY CARTS	A
19.	1	WORK TABLE W/OVERHEAD POT RACK	A
20.	1	PREPARATION COUNTER W/SINKS, OVERSHELF & OVERHEAD POT RACK	A
21.	1	FOOD PROCESSOR	A
22.	1	PROOFER/WARMER (EXISTING)	C
23.	1	MOBILE WORK TABLE	A
24.	1	BAKER'S TABLE W/SPICE SHELF	A
25.	2	MOBILE INGREDIENT BINS	A
26.	1	30-QUART MIXER	A
27.	--	SPARE NUMBER	--
28.	2	MOBILE HOT FOOD CABINETS	A
29.	1	SLICER (EXISTING)	C
30.	1	MOBILE EQUIPMENT STAND (EXISTING)	C
31.	1	PREPARATION COUNTER W/SINK & OVERSHELF	A
32.	--	SPARE NUMBER	--
33.	1	6-BURNER RANGE W/OVEN BASE	A
34.	2	FRYERS	A
35.	1	30-GALLON TILTING BRAISING PAN	A
36.	1	40-GALLON TILING KETTLE	A
37.	1	DOUBLE STACK COMBI-OVEN/STEAMER	A
38.	1	UTILITY DISTRIBUTION SYSTEM	B
39.	1	EXHAUST HOOD	B
40.	1	FIRE SUPPRESSION SYSTEM	B
41.	2	STAINLESS STEEL FLOOR TROUGHS	B
42.	1	ICE MACHINE W/STORAGE BIN	A
43.	--	SPARE NUMBER	--
44.	1	WORK TABLE W/OVERSHELVES AND HEAT LAMPS	A
45.	1	REACH-IN REFRIGERATOR (EXISTING)	C
46.	1	MOVEABLE FARMHOUSE COUNTER (MILLWORK)	D
46A.	2	DROP-IN SOUP WELLS	A
46B.	1	DROP-IN HEATED SHELF	A
47.	1	SALAD TOP REFRIGERATOR (EXISTING)	C
48.	1	MOBILE EQUIPMENT STAND	A
49.	1	MOBILE PANINI COUNTER W/FOOD GUARD (EXISTING)	C
50.	2	PANINI SANDWICH WARMERS (EXISTING)	C
51.	1	MOBILE MILK COOLER	A
52.	1	SERVING COUNTER	A
53.	2	DROP-IN CHILLED WATER DISPENSERS	A
54.	1	COFFEE BREWER	A
55.	1	MICROWAVE (OWNER FURNISHED)	D
56.	1	SERVING COUNTER (EXISTING)	C
57.	1	MOBILE SALAD BAR (EXISTING)	C

LEGEND:
A. FOOD SERVICE EQUIPMENT - OWNER FURNISHED, CONTRACTOR INSTALLED
B. DIVISION 11 (FOOD SERVICE EQUIPMENT) - CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C. EXISTING EQUIPMENT, RELOCATED AND INSTALLED BY CONTRACTOR
D. BY OTHER DIVISIONS, BY VENDOR OR NOT IN FSE CONTRACT

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

FUTCH DESIGN ASSOCIATES, INC. SINCE 1966
FOOD FACILITIES DESIGNERS & CONSULTANTS
7948 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
PH: 225.923.1289
WEB: WWW.FUTCHDESIGN.COM
1525

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION DRAFT PACKAGE

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

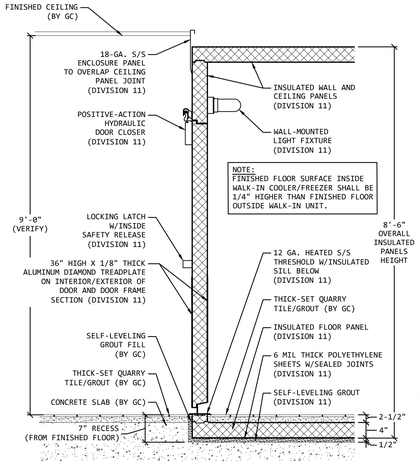
TRUE NORTH
N

FOOD SERVICE EQUIPMENT FLOOR PLAN

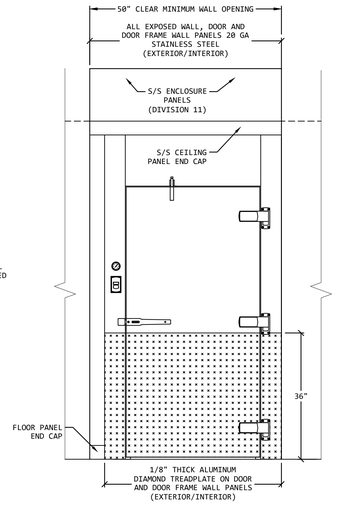
FS1.1

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

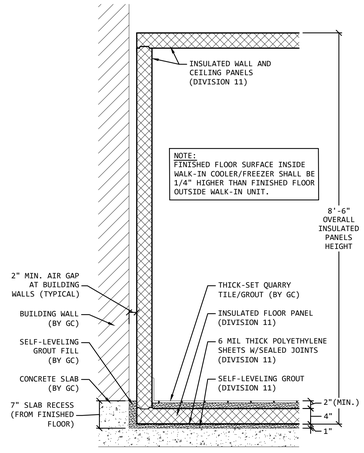
5/9/2025 5:05:32 PM



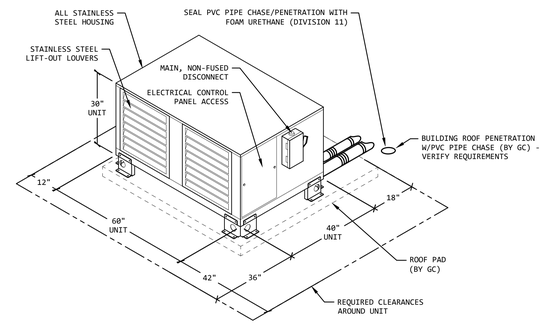
A WALK-IN COOLER/FREEZER AT COOLER ROOM DOOR
REF: FS1.1 SCALE: 3/4"=1'-0"



D1 WALK-IN COOLER/FREEZER DOOR SECTION FINISH DETAIL
REF: FS1.1 SCALE: NONE



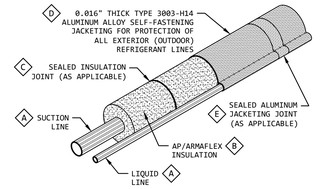
B WALK-IN COOLER/FREEZER AT BUILDING WALLS
REF: FS1.1 SCALE: 3/4"=1'-0"



DETAIL NOTES

- SPECIFIED REFRIGERATION RACK WEIGHT = 500 LBS.
- FLANGED FEET OF REFRIGERATION RACK SHALL BE ANCHORED TO CONCRETE PAD BY DIVISION 11. INDICATED DIMENSIONS ARE FOR HOUSING ONLY - FLANGED FEET ADD A TOTAL OF 3¼" TO OVERALL LENGTH AND WIDTH PLUS 5" HEIGHT TO UNIT.
- EXACT SIZE AND QUANTITY OF REFRIGERANT LINES REQUIRED ARE PROJECT SPECIFIC AND SHALL BE VERIFIED. REFER TO DETAILS D3 AND D4, THIS SHEET FOR ADDITIONAL INSTALLATION REQUIREMENTS.

D2 REMOTE REFRIGERATION SYSTEM - OPERATIONAL & INSTALLATION REQUIREMENTS
REF: SCALE: NONE



◇ DETAIL KEYNOTES

A. ALL REFRIGERANT LINES SHALL BE RIGID REFRIGERANT GRADE TYPE "L" COPPER.

B. ALL REFRIGERANT LINES SUBJECT TO SWEATING SHALL BE FULLY INSULATED WITH AP/ARMAFLEX AS FOLLOWS:

- 3/4" (MINIMUM) FOR COOLER LINES; 1-1/2" FOR POORLY VENTILATED AREAS.
- 1" (MINIMUM) FOR FREEZER LINES; 2" FOR POORLY VENTILATED AREAS.

C. ALL JOINTS SHALL BE SEALED WITH GLUE IN ACCORDANCE WITH INSULATION MANUFACTURER'S RECOMMENDATIONS. DUCT TAPE AT JOINTS IS NOT ACCEPTABLE.

D. FURNISH AND INSTALL MATCHING ALUMINUM JACKETING ELBOW COVERS AT ALL EXTERIOR (OUTDOOR) REFRIGERANT PIPING ANGLES AND BENDS.

E. FURNISH AND INSTALL MATCHING ALUMINUM JACKETING STRAPPING AND SEALS AT ALL JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

D3 REFRIGERANT LINE INSULATION & JACKETING
REF: FS2.1 SCALE: NONE

◇ DETAIL KEYNOTES

A. MOUNTING TO INSULATED CEILING PANELS NOT ALLOWED FOR OUTDOOR COOLER/FREEZER INSTALLATIONS AND SHALL BE AVOIDED WHENEVER POSSIBLE FOR INDOOR INSTALLATIONS. WHEN MOUNTING TO INSULATED WALL OR CEILING PANELS, HARDWARE SHALL NOT PENETRATE MORE THAN HALFWAY THROUGH PANEL DEPTH -- PENETRATIONS SHALL BE FILLED AND SEALED WITH USDA GRADE SILICONE TO PREVENT MOISTURE INTRUSION.

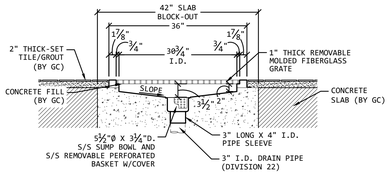
B. BUILDING ROOF PENETRATIONS SHALL BE FILLED AND SEALED UTILIZING BEST INDUSTRY PRACTICES AND IN ACCORDANCE WITH LOCAL BUILDING CODES.

C. STANDARD PIPE CLAMPS MAY BE UTILIZED ON OUTDOOR ALUMINUM-JACKETED AND INSULATED REFRIGERANT LINES.

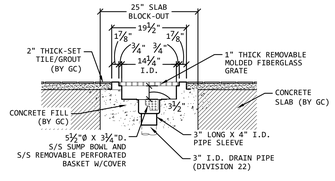
D. HARDWARE (NUTS, BOLTS) SHOWN FOR REFERENCE ONLY. FURNISH AND INSTALL NECESSARY STAINLESS STEEL HARDWARE IN A WORKMANLIKE MANNER AND IN COMPLIANCE WITH LOCAL BUILDING CODES TO MEET PROJECT REQUIREMENTS.

D4 REFRIGERANT LINE SUPPORT
REF: FS2.1 SCALE: NONE

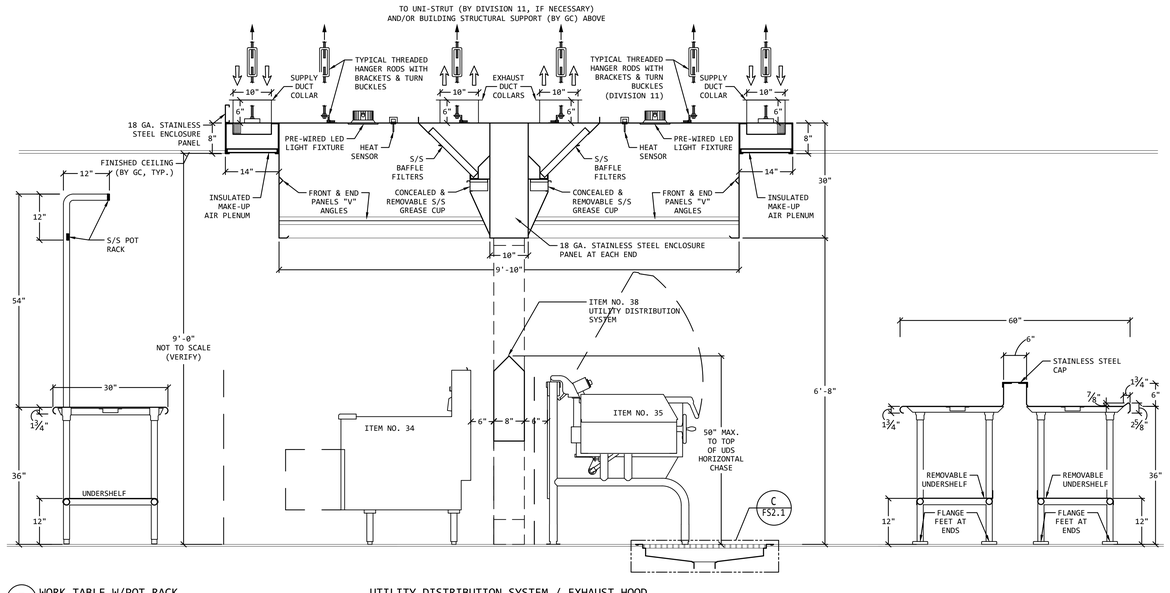
NOTE:
BLOCK-OUT CONCRETE SLAB DURING INITIAL POUR AS INDICATED ON FOOD SERVICE EQUIPMENT SLAB REQUIREMENTS PLAN (THIS SHEET) FOR PROPER INSTALLATION OF FLOOR TROUGH. TROUGH SHALL BE INSTALLED WITH TOP OF PERIMETER FLANGE FLUSH WITH BUILDING FLOOR.



C STAINLESS STEEL FLOOR TROUGH W/GRATE
REF: FS1.1 SCALE: 3/4"=1'-0"

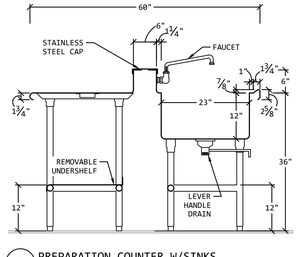


D STAINLESS STEEL FLOOR TROUGH W/GRATE
REF: FS1.1 SCALE: 3/4"=1'-0"

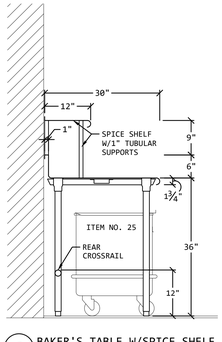


E WORK TABLE W/POT RACK
REF: FS1.1

UTILITY DISTRIBUTION SYSTEM / EXHAUST HOOD
SCALE: 3/4"=1'-0"



F PREPARATION COUNTER W/SINKS
REF: FS1.01 SCALE: 3/4"=1'-0"



G BAKER'S TABLE W/SPICE SHELF
REF: FS1.01 SCALE: 3/4"=1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

FUTCH DESIGN ASSOCIATES, INC. SINCE 1966
FOOD FACILITIES DESIGNERS & CONSULTANTS
7948 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
PH: 225.923.1289
WEB: WWW.FUTCHDESIGN.COM
1525

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
DRAFT PACKAGE

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

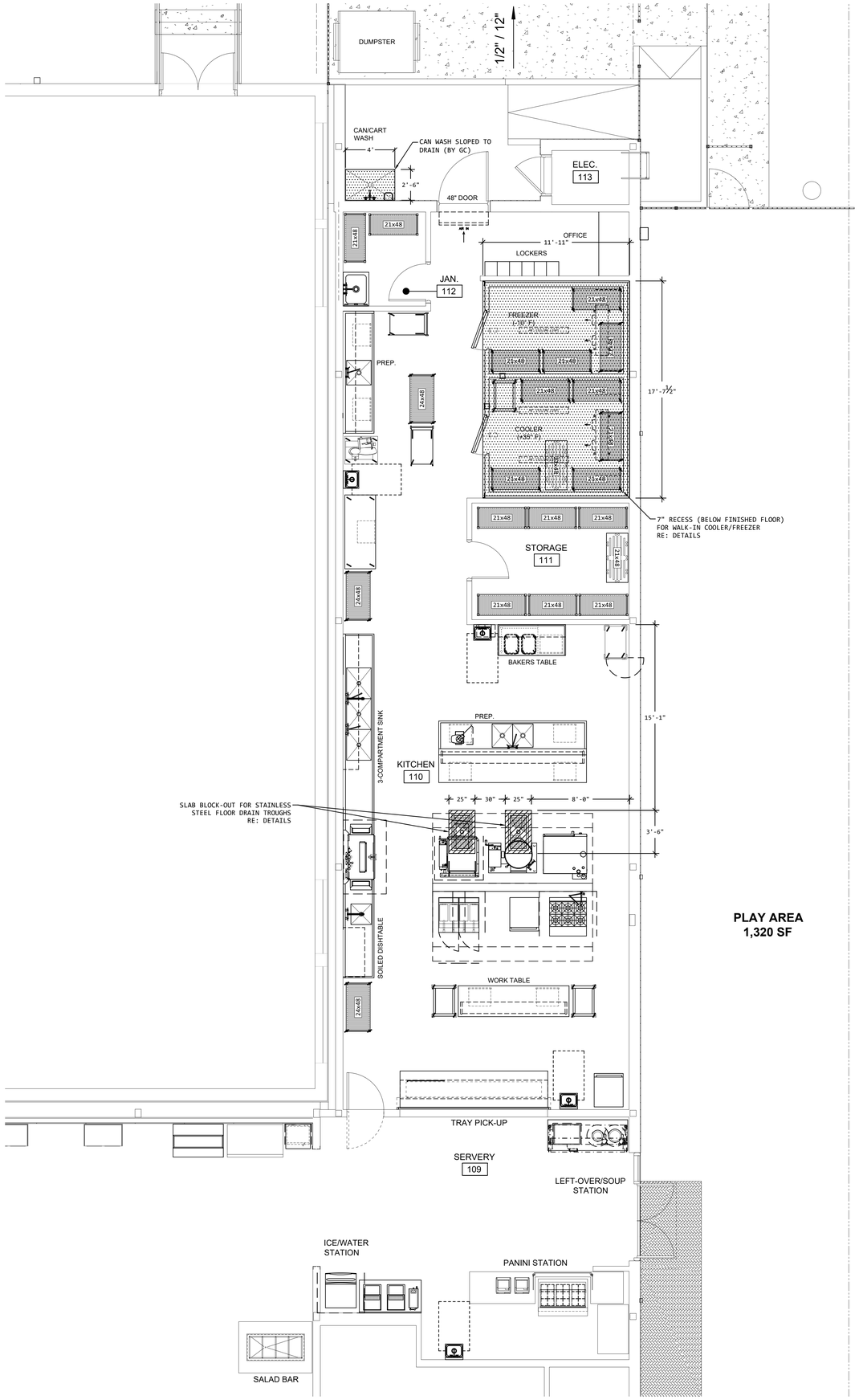
REVISIONS

FOOD SERVICE EQUIPMENT DETAILS

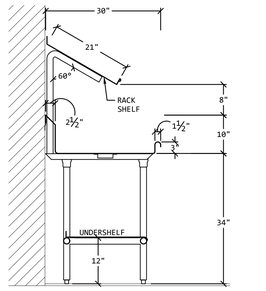
FS2.1

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

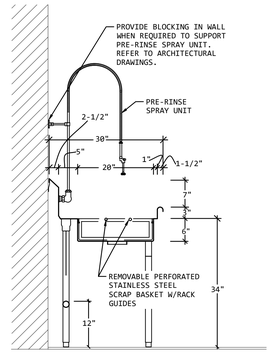
5/9/2025 5:05:32 PM



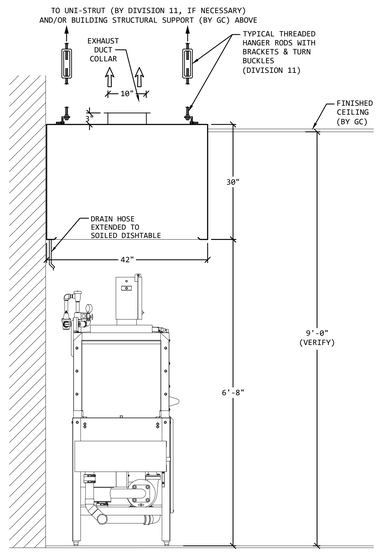
PLAY AREA
1,320 SF



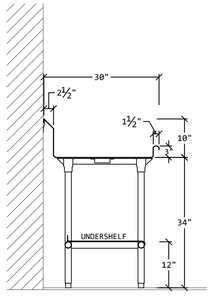
H SOILED DISHTABLE AT RACK SHELF
REF: FS1.01 SCALE: 3/4"=1'-0"



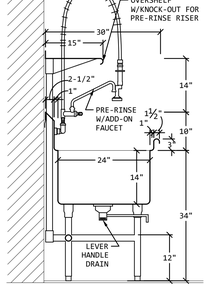
I SOILED DISHTABLE AT PRE-RINSE SINK
REF: FS1.01 SCALE: 3/4"=1'-0"



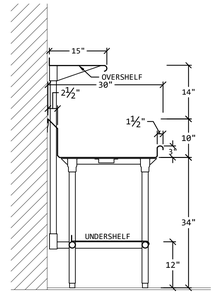
J CONDENSATE EXHAUST HOOD
REF: FS1.01 SCALE: 3/4"=1'-0"



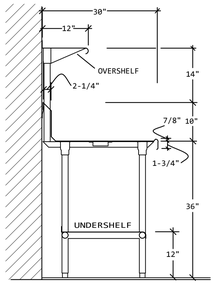
K CLEAN DISHTABLE
REF: FS1.01 SCALE: 3/4"=1'-0"



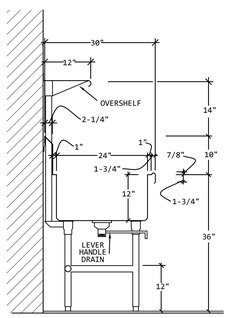
L POT/PAN SINK W/OVERSHELF
REF: FS1.01 SCALE: 3/4"=1'-0"



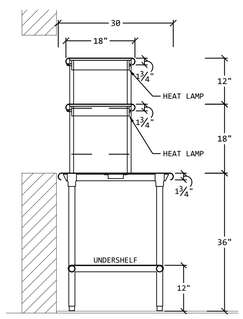
M POT/PAN SINK W/OVERSHELF
REF: FS1.01 SCALE: 3/4"=1'-0"



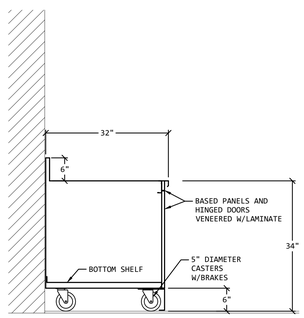
N PREPARATION COUNTER
REF: FS1.1 SCALE: 3/4"=1'-0"



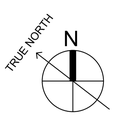
O PREPARATION COUNTER AT SINK
REF: FS1.1 SCALE: 3/4"=1'-0"



P WORK TABLE W/OVERSHELF AND HEAT LAMP
REF: FS1.1 SCALE: 3/4"=1'-0"



Q MOBILE CONDIMENT COUNTER
REF: FS1.1 SCALE: 3/4"=1'-0"



01 FOOD SERVICE EQUIPMENT SLAB REQUIREMENTS PLAN
SCALE: 1/4" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

FUTCH DESIGN ASSOCIATES, INC. SINCE 1966
FOOD FACILITIES DESIGNERS & CONSULTANTS
7948 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
PH: 225.923.1289
WEB: WWW.FUTCHDESIGN.COM
1525

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION DRAFT PACKAGE

© Eskew+Dumez+Ripple 2025
A Professional Corporation

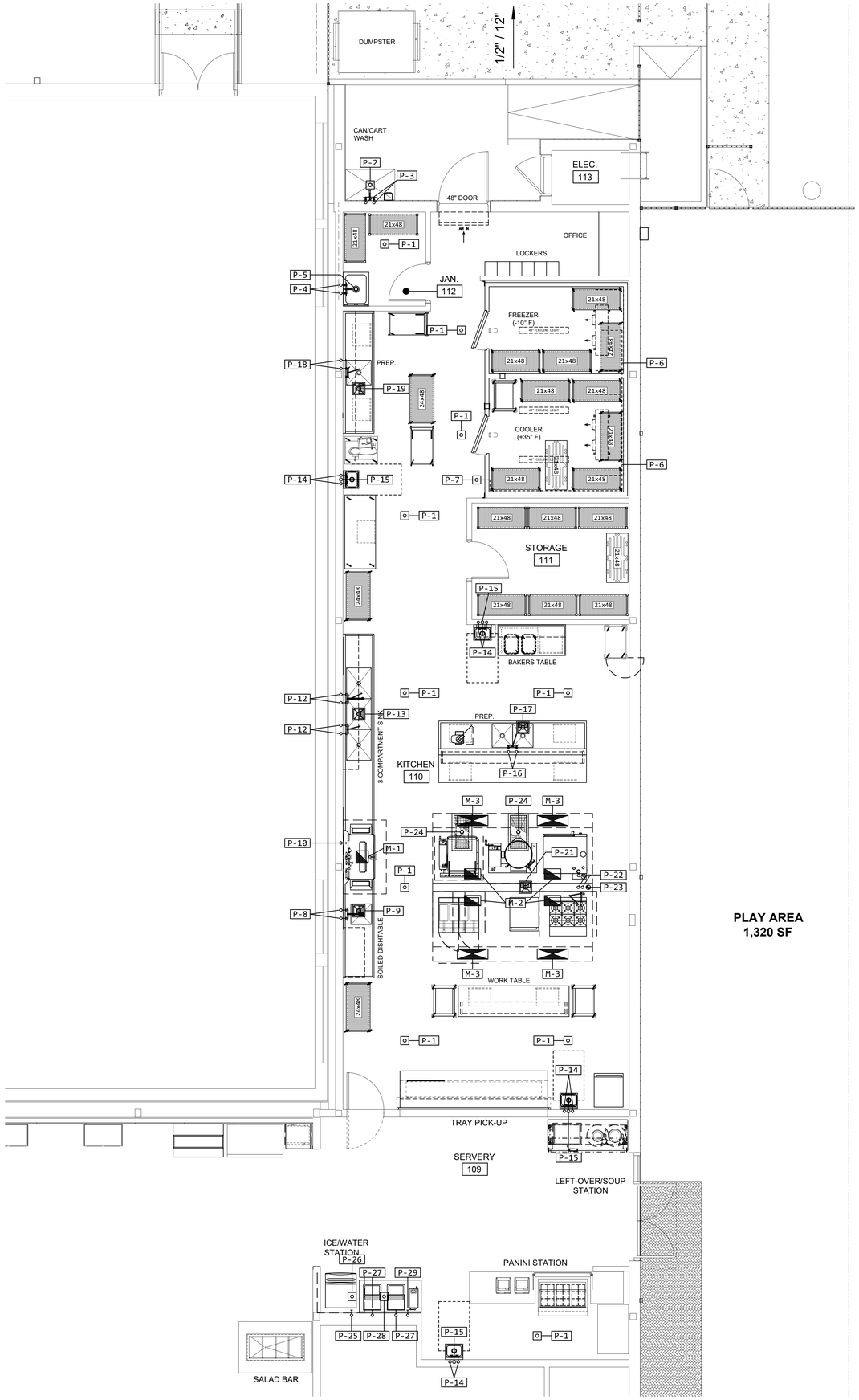
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FOOD SERVICE EQUIPMENT SLAB REQUIREMENTS PLAN

FS3.1

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt



PLAY AREA
1,320 SF

01 FOOD SERVICE EQUIPMENT PLUMBING / MECHANICAL ROUGH-IN PLAN

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

PLUMBING/MECHANICAL ROUGH-IN DATA NOTES

1. ROUGH-IN PLAN SHOWS APPROXIMATE LOCATIONS FOR UTILITY REQUIREMENTS OF FOOD SERVICE EQUIPMENT SPECIFIED (INCLUDING EXISTING AND FUTURE EQUIPMENT) PLUS AREA CLEAN-UP FLOOR DRAINS. CONTRACTOR SHALL FURNISH DIMENSIONED LOCATIONS FROM FINISHED WALLS AND/OR CENTER-LINE OF COLUMNS FOR ALL UTILITIES SHOWN ON CONTRACT DOCUMENT ROUGH-IN DRAWINGS.
2. WHERE POSSIBLE, ALL PLUMBING LINES SHALL EXTEND UP THROUGH AND OUT OF BUILDING WALLS.
3. EXTEND AND CONNECT ALL PLUMBING LINES TO CONNECTION POINTS OF FOOD SERVICE EQUIPMENT - DIVISION 15.
4. FURNISH AND INSTALL LINE SHUT-OFF VALVES ON ALL PLUMBING LINES AT EACH FIXTURE - DIVISION 15.
5. EXTEND WATER LINES THROUGH VACUUM BREAKERS (FURNISHED BY DIVISION 11) WHERE INLETS ARE SUBJECT TO SUBMERSION - DIVISION 15.
6. FURNISH WATER INLET VALVES, TEMPERATURE GAUGES, PRESSURE REDUCING VALVES (FOR LOWER PRESSURES THAN INDICATED ON DRAWINGS), MIXING VALVES, AND ACCESSORIES REQUIRED FOR OPERATION OF EQUIPMENT - DIVISION 11.
7. INSTALL WALL-MOUNTED MIXING FAUCET WITH VACUUM BREAKER AND HOSE THREADS (FURNISHED BY DIVISION 11) - DIVISION 22.
8. FURNISH SINK FAUCETS, TAIL PIECES, LEVER HANDLE DRAINS AND VACUUM BREAKERS - DIVISION 11.
9. SPARE NUMBER.
10. FURNISH AND INSTALL 2" DRAIN LINE EXTENSIONS FROM SINK REQUIRING OPEN SITE DRAINS TO BUILDING FLOOR SINK - DIVISION 15. 2" AIR-GAP REQUIRED. DO NOT MANIFOLD DRAINS OF MULTI-COMPARTMENT SINKS.
11. SLOPE CONDENSATE DRAIN LINES GENEROUSLY (1/2" PER LINEAL FOOT MINIMUM) FROM WALK-IN COOLER AND FREEZER COILS TO 6" ABOVE WALK-IN FLOOR AND EXTEND THROUGH WALK-IN PANELS AND BUILDING WALLS (WHERE APPLICABLE) TO FLOOR DRAIN - DIVISION 11. DRAIN LINE TRAP AND 2" AIR-GAP REQUIRED.
12. WALK-IN PANEL PENETRATIONS FOR REFRIGERANT PIPING AND DRAIN LINES SHALL BE SEALED WITH FOAM URETHANE.
13. FURNISH AND INSTALL 2" DRAIN LINE FROM DISHWASHER TO FLOOR SINK - DIVISION 15. 2" AIR-GAP REQUIRED.
14. DISHWASHER SPECIFIED INCLUDES INTEGRALLY CONNECTED ELECTRIC WATER BOOSTER HEATER.
15. SPARE NUMBER.
16. FURNISH AND INSTALL 2" DRAIN LINES FROM EACH COMPARTMENT OF DOUBLE-STACKED COMBI-OVEN/STEAMER TO FLOOR SINK - DIVISION 15. 2" AIR-GAP REQUIRED.
17. TEST INTERNAL WATER PIPING OF UDS (FURNISHED BY DIVISION 11) FOR LEAKS CAUSED BY SHIPPING AND TIGHTEN AS REQUIRED - DIVISION 22.
18. CONNECT WATER QUICK-DISCONNECT HOSE ASSEMBLIES (FURNISHED BY DIVISION 11) TO COOKING EQUIPMENT - DIVISION 22.
19. APPLICABLE BRANCH WATER CONNECTION(S) FROM UDS SHALL BE PIPED THROUGH WATER FILTRATION SYSTEM(S) (FURNISHED BY DIVISION 11) TO FILTERED WATER CONNECTION OF DOUBLE-STACKED COMBI-OVEN/STEAMER (ITEM NO. 37) - DIVISION 22. WATER FILTRATION SYSTEM SHALL BE MOUNTED/INSTALLED IN EASILY VISIBLE AND ACCESSIBLE LOCATIONS FOR MAINTENANCE AND IN FULL COMPLIANCE WITH EQUIPMENT WARRANTIES - DIVISIONS 11/22.
20. FURNISH AND INSTALL PRESSURE REGULATOR ON INCOMING GAS LINE TO UDS FOR PRESSURE EXCEEDING THE INDICATED 7" WATER COLUMN PRESSURE REQUIREMENT - DIVISION 22.
21. INSTALL MECHANICAL GAS SHUT-OFF VALVE (FURNISHED BY DIVISION 11) OF FIRE SUPPRESSION SYSTEM ON INCOMING GAS LINE TO UDS - DIVISION 22.
22. CONNECT GAS QUICK-DISCONNECT HOSE ASSEMBLIES (FURNISHED BY DIVISION 11) TO COOKING EQUIPMENT - DIVISION 22.
23. INSTALL STAINLESS STEEL FLOOR DRAIN TROUGH (FURNISHED BY DIVISION 11) WITH TOP OF PERIMETER FLANGE FLUSH WITH SURROUNDING FINISHED BUILDING FLOOR - DIVISIONS 11/22.
24. WATER LINE SHALL BE PIPED THROUGH WATER FILTER (FURNISHED BY DIVISION 11) TO EQUIPMENT - DIVISION 15.
25. FURNISH AND INSTALL 1/2" AND 3/4" DRAIN LINES FROM ICE MACHINE AND STORAGE BIN TO FLOOR DRAIN - DIVISION 15. 2" AIR-GAP REQUIRED.
26. FURNISH AND INSTALL 1/2" INSULATED DRAIN LINE FROM EACH CHILLED WATER DISPENSER TO FLOOR DRAIN - DIVISION 15. 2" AIR-GAP REQUIRED.
27. DUCT ABOVE FINISHED CEILING SHALL BE WATER-TIGHT AND SLOPED SO THAT CONDENSATE FORMED WITHIN DUCT WILL DRAIN BACK INTO DISHWASHER.
28. FURNISH AND INSTALL ALL-WELDED 18-GAUGE STAINLESS STEEL DUCT FROM TOP OF DISHWASHER TO 6" ABOVE FINISHED CEILING - DIVISION 11.
29. FURNISH AND INSTALL EXHAUST/SUPPLY FANS AND DUCTWORK (INDEPENDENT OF BUILDING HVAC SYSTEM) TO MEET REQUIREMENTS INDICATED. EXHAUST/SUPPLY FAN PACKAGE SHALL BE FURNISHED WITH MAGNETIC STARTERS - DIVISION 23.
30. EXHAUST/SUPPLY FAN CONTROL PANELS AND SWITCHES FOR EXHAUST HOODS SHALL BE FURNISHED BY DIVISION 11, THEREFORE NOT REQUIRED BY MANUFACTURER OF EXHAUST/SUPPLY FAN PACKAGE.
31. EXHAUST DUCTS SHALL BE WELDED TO DUCT COLLARS OF EXHAUST HOODS ABOVE COOKING EQUIPMENT IN ACCORDANCE WITH LATEST EDITIONS OF NFPA 96 - DIVISION 23.
32. FURNISH AND INSTALL AUTOMATIC WET CHEMICAL FIRE EXTINGUISHING SYSTEM FOR EXHAUST HOOD OVER COOKING EQUIPMENT TO MEET UL STANDARD 300, LATEST EDITIONS OF NFPA PAMPHLET NOS. 96 AND 17A, AND ALL OTHER APPLICABLE FIRE CODES - DIVISION 11.
33. TEMPERING OF SUPPLY AIR SHALL BE IN ACCORDANCE WITH HVAC DESIGN REQUIREMENTS - DIVISION 23.
34. ALL HVAC CEILING REGISTERS ARE TO BE DIRECTED AWAY FROM EXHAUST HOOD IN ACCORDANCE WITH CHAPTER 31 KITCHEN VENTILATION OF ASHRAE APPLICATIONS HANDBOOK, DATED 2007 - DIVISION 23.
35. PRIOR TO ROUGH-IN INSTALLATION, VERIFY EXACT REQUIREMENTS WITH SUPPLIER OF EQUIPMENT NOTED AS "FURNISHED BY VENDOR, BY OWNER, OR BY OTHERS" - DIVISIONS 22/23.

PLUMBING/MECHANICAL ROUGH-IN DATA SCHEDULE

CONN. NO.	ITEM NO.	DESCRIPTION OF UTILITY REQUIREMENTS	NOTES
P-1	--	FD-A (AREA CLEAN-UP)	
P-2	--	FD-A (WITHIN CAN WASH AREA)	
P-3	1	1/2" HW & CW 36" AFF FOR MIXING FAUCET W/HOSE THREADS	7
P-4	3	1/2" HW & CW 36" AFF FOR WALL-MOUNTED FAUCET OF STAINLESS STEEL FLOOR MOP SINK	7
P-5	3	2" IPS DRAIN 2-3/4" AFF FOR DRAIN ASSEMBLY OF STAINLESS STEEL FLOOR MOP SINK	8
P-6	8	3/4" TYPE "L" COPPER CONDENSATE DRAIN LINE FROM WALK-IN COOLER/FREEZER EVAPORATOR COILS TO FLOOR DRAIN	11,12
P-7	8	FD-B FOR CONDENSATE DRAIN LINE OF WALK-IN COOLER/FREEZER EVAPORATOR COILS	
P-8	12	1/2" HW & CW 18" AFF FOR PRE-RINSE SPRAY UNIT OF SOILED DISHTABLE	8
P-9	12/13	FS (2-CONNECTIONS) FOR DRAIN LINES OF SOILED DISHTABLE PRE-RINSE SINK AND DISHWASHER	8,10,13
P-10	13	3/4" HW (120°F MINIMUM) 18" AFF FOR DISHWASHER - 120 GPH AT 20 PSI FLOW PRESSURE	14
P-11	--	SPARE NUMBER	
P-12	15	1/2" HW & CW 18" AFF FOR EACH FAUCET OF 3-COMPARTMENT SINK	8
P-13	15	FS (3-CONNECTIONS) FOR DRAIN LINES OF 3-COMPARTMENT SINK	8,10
P-14	17	1/2" HW & CW 18" AFF FOR FAUCET OF EACH HAND SINK	8
P-15	17	1-1/2" DR 24-1/2" AFF FOR EACH HAND SINK	8
P-16	20	1/2" HW & CW 6" AFF FOR FAUCET OF PREPARATION COUNTER SINKS	8
P-17	20	FS (2-CONNECTIONS) FOR DRAIN LINES OF PREPARATION COUNTER SINKS	8,10
P-18	31	1/2" HW & CW 6" AFF FOR FAUCET OF PREPARATION COUNTER SINK	8
P-19	31	FS (1-CONNECTION) FOR DRAIN LINE OF PREPARATION COUNTER SINK	8,10
P-20	--	SPARE NUMBER	
P-21	37	FS (1-CONNECTION) FOR DRAIN LINES OF DOUBLE-STACKED COMBI-OVEN/STEAMER	16
P-22	38	3/4" HW & CW DFA FOR UTILITY DISTRIBUTION SYSTEM	17-19
P-23	38	2" NATURAL GAS LINE DFA FOR UTILITY DISTRIBUTION SYSTEM - 952,000 BTU/HR AT 7" WC PRESSURE	20-22
P-24	41	3" PIPE DRAIN (WITHIN SLAB BLOCK-OUT) FOR EACH STAINLESS STEEL FLOOR TROUGH - RE:	
		DETAILS	23
P-25	42	3/8" CW 60" AFF FOR ICE MACHINE	24
P-26	42	FD-B FOR DRAIN LINES OF ICE MACHINE AND STORAGE BIN	25
P-27	52/53	3/8" CW 18" AFF FOR EACH DROP-IN CHILLED WATER DISPENSER OF SERVING COUNTER	24
P-28	52/53	FD-B FOR DRAIN LINES OF EACH DROP-IN CHILLED WATER DISPENSER OF SERVING COUNTER	26
P-29	54	3/8" CW 46" AFF FOR COFFEE BREWER	24
M-1	14	12" X 12" CONDENSATE EXHAUST DUCT CONNECTION 6" ABOVE FINISHED CEILING FOR DISHWASHER CONDENSATE EXHAUST	
		HOOD - 600 CFM	27-29
M-2	39	10" X 16" EXHAUST DUCT CONNECTION 9'-6" AFF FOR EXHAUST HOOD - 1,787.5 CFM EACH AT 0.70" SP (7,150 CFM	
		HOOD TOTAL)	29-32
M-3	39	10" X 30" SUPPLY DUCT CONNECTION 9'-6" AFF FOR SUPPLY PLENUM OF EXHAUST HOOD - 1,430 CFM EACH AT	
		0.25" SP (5,720 CFM HOOD TOTAL)	29,30,33,34

PLUMBING/MECHANICAL ROUGH-IN SYMBOLS & ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FS	FLOOR SINK W/DOME STRAINER
DFA	DOWN FROM ABOVE	BTU/HR	BRITISH THERMAL UNIT PER HOUR
UDS	UTILITY DISTRIBUTION SYSTEM	WC	WATER COLUMN GAS PRESSURE
CW	COLD WATER	AFF	ABOVE FINISHED FLOOR
HW	HOT WATER	DFA	DOWN FROM ABOVE
GPM	GALLONS PER MINUTE	CFM	CUBIC FEET PER MINUTE
GPH	GALLONS PER HOUR	SP	STATIC PRESSURE
PSI	POUNDS PER SQUARE INCH	UDS	UTILITY DISTRIBUTION SYSTEM
DR	DIRECT CONNECTED DRAIN		EXHAUST DUCT OPENING
FD-A	FLOOR DRAIN W/FLUSH MOUNTED GRATE		SUPPLY DUCT OPENING
FD-B	FLOOR DRAIN W/RECESSED GRATE		

TRUE NORTH

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

FUTCH DESIGN ASSOCIATES, INC. SINCE 1966
FOOD FACILITIES DESIGNERS & CONSULTANTS
7948 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
PH: 225.923.1289
WEB: WWW.FUTCHDESIGN.COM
1525

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION DRAFT PACKAGE

© Eskew+Dumez+Ripple 2025
A Professional Corporation

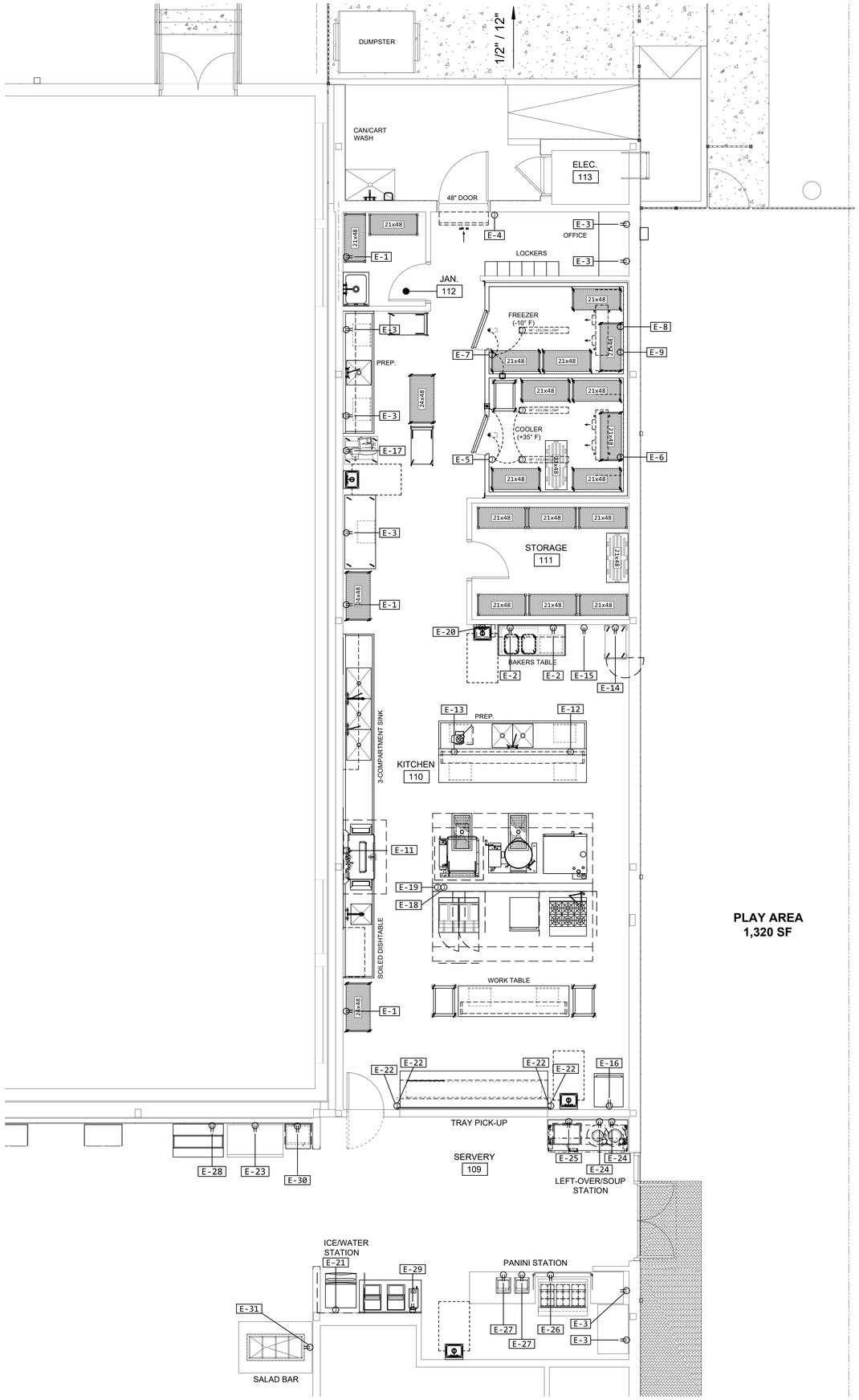
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FOOD SERVICE EQUIPMENT PLUMBING / MECHANICAL ROUGH-INS PLAN

FS4.1

5/9/2025 5:05:32 PM



PLAY AREA
1,320 SF

01 FOOD SERVICE EQUIPMENT ELECTRICAL ROUGH-INS PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL ROUGH-IN NOTES

1. ROUGH-IN PLAN SHOWS APPROXIMATE LOCATIONS FOR UTILITY REQUIREMENTS OF FOOD SERVICE EQUIPMENT SPECIFIED (INCLUDING FUTURE EQUIPMENT) PLUS ELECTRICAL CONVENIENCE OUTLETS. CONTRACTOR SHALL FURNISH DIMENSIONED LOCATIONS FROM FINISHED WALLS AND/OR CENTER-LINE OF COLUMNS FOR ALL UTILITIES SHOWN ON CONTRACT DOCUMENT ROUGH-IN DRAWINGS.
2. WHERE POSSIBLE, ALL ELECTRICAL CONDUIT/WIRING SHALL BE EXTENDED UP THROUGH AND OUT OF BUILDING WALLS.
3. EXTEND AND CONNECT WIRING FROM JUNCTION BOXES TO CONNECTION POINTS ON FOOD SERVICE EQUIPMENT - DIVISION 26.
4. WALL-MOUNTED JUNCTION BOXES SHALL BE RECESSED IN BUILDING WALL SO THAT EQUIPMENT CAN BE INSTALLED AGAINST WALLS.
5. FURNISH AND INSTALL ALL NECESSARY LINE DISCONNECT SWITCHES, UNLESS SPECIFIED OTHERWISE - DIVISION 26.
6. INSTALL MICRO-SWITCH (FURNISHED BY MANUFACTURER) AT DOOR OPENING FOR ON/OFF OPERATION - DIVISION 26.
7. FURNISH AND INSTALL CONDUIT, JUNCTION BOXES, AND FIELD WIRING FOR COILS, CEILING-MOUNTED LIGHT FIXTURES, PRESSURE RELIEF PORTS, AND FREEZER DRAIN LINE HEATERS (FURNISHED BY DIVISION 11) OF WALK-IN COOLERS/AND FREEZERS - DIVISION 26.
8. HORIZONTAL RUNS OF CONDUIT FOR CEILING-MOUNTED LIGHT FIXTURES SHALL BE MOUNTED ON TOP OF WALK-IN CEILING PANELS - DIVISION 26.
9. ELECTRICAL CONDUIT WITHIN WALK-IN SHALL BE FILLED (INSIDE CONDUIT) WITH FOAM URETHANE TO PREVENT CONDENSATION - DIVISION 26.
10. PENETRATIONS OF WALK-IN CEILING/WALL PANELS SHALL BE SEALED WITH USDA-APPROVED SEALANT.
11. FURNISH AND INSTALL JUNCTION BOX ON TOP OF WALK-IN COOLER/FREEZER FOR POWER SOURCE OF TEMPERATURE ALARM SYSTEM (FURNISHED BY DIVISION 11) - DIVISION 26.
12. FURNISH AND INSTALL 18 GAUGE WIRING AND TEMPERATURE SENSORS OF TEMPERATURE ALARM SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS - DIVISION 11.

12A. REFER TO DIAGRAMS D8, & D9 SHEET FS2.2 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

13. WALK-IN FREEZER EVAPORATOR COIL SPECIFIED INCLUDES PRE-WIRED ON-DEMAND DEFROST CONTROLLER.
14. REMOTE REFRIGERATION SYSTEM SHALL INCLUDE PRE-WIRED UL-LISTED CIRCUIT BREAKERS AND LINE DISCONNECT SWITCH - DIVISION 11.
15. FURNISH AND INSTALL MAIN SERVICE FEEDERS AND OVERLOAD PROTECTION DEVICES FOR CONTINUOUS OPERATING LOAD OF UTILITY DISTRIBUTION SYSTEM (UDS) - DIVISION 26. LOADS (INCLUDING RESERVE POWER) INDICATED ON DRAWINGS ARE CALCULATED AT 125% OF CONTINUOUS OPERATING LOAD OF EQUIPMENT.
16. INSPECT UDS FOR LOOSE CONNECTIONS (CAUSED BY SHIPPING) AND TIGHTEN AS REQUIRED - DIVISION 26.
17. INTERCONNECT ELECTRICAL FIELD JOINT OF UDS BY BOLTING BUS BARS AND/OR CABLE BUS WIRING TOGETHER - DIVISION 26. FITTINGS, BOLTS, QUICK-DISCONNECT DEVICES, ETC. SHALL BE SUPPLIED AND PRE-FITTED WITH UDS.
18. UDS SHALL BE EQUIPPED WITH SINGLE-POINT CONNECTIONS, MAIN ELECTRICAL DISCONNECT, POINT-OF-USE CIRCUIT BREAKERS, AND POWER SHUT-OFF DEVICE (SHUNT TRIP BREAKER). POWER TO COOKING EQUIPMENT SHALL SHUT OFF WHEN ACTIVATED BY FIRE EXTINGUISHING AND/OR BUILDING FIRE ALARM SYSTEMS.
19. FURNISH AND INSTALL THREE (3) 120-VOLT WIRES FROM PRE-WIRED LIGHT SWITCH MOUNTED ON END RISER OF UDS TO JUNCTION BOX(ES) (2-LOCATIONS) LOCATED ON TOP OF EXHAUST HOOD FOR PRE-WIRED EXHAUST HOOD LIGHTS - DIVISION 26.
20. CONNECT UL-LISTED CORD/PLUG ASSEMBLIES (FURNISHED BY DIVISION 11) TO COOKING EQUIPMENT -DIVISION 26.
21. WIRING OF EXHAUST AND SUPPLY FANS FOR EXHAUST HOOD SHALL BE INTERLOCKED TO MAINTAIN PROPER AIR BALANCE IN KITCHEN - DIVISION 26.
22. FURNISH AND INSTALL FOUR (4) 120-VOLT CONTROL WIRES FROM EXHAUST HOOD CONTROL PANEL (MOUNTED ON UDS) TO MAGNETIC STARTERS OF EXHAUST/SUPPLY FANS (FURNISHED BY DIVISION 23) - DIVISION 26.
23. FURNISH AND INSTALL TWO (2) CONTROL WIRES FROM EXHAUST HOOD CONTROL PANEL TO EACH OF FOUR (4) HEAT SENSORS MOUNTED IN EXHAUST HOOD - DIVISION 26.
24. MAGNETIC STARTERS/VFD'S OF EXHAUST/SUPPLY FANS SHALL BE FURNISHED BY DIVISION 23 AND INSTALLED BY DIVISION 26.
25. EXHAUST/SUPPLY FAN CONTROL PANELS AND SWITCHES FOR EXHAUST HOODS SHALL BE FURNISHED BY DIVISION 11, THEREFORE NOT REQUIRED BY MANUFACTURER OF EXHAUST/SUPPLY FAN PACKAGE.
26. FURNISH AND INSTALL THREE (3) 120-VOLT CONTROL WIRES FROM TERMINAL BLOCK OF FIRE EXTINGUISHING SYSTEM TO FIRE SYSTEM INTERFACE OF EXHAUST HOOD CONTROL PANEL - DIVISION 26. EXHAUST FANS SHALL BE ACTIVATED AND SUPPLY FANS SHALL BE DE-ACTIVATED IN THE EVENT OF A FIRE.
27. REFER TO DIAGRAM __, SHEET FS_._ FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
28. VERIFY EXACT REQUIREMENTS WITH EQUIPMENT PROVIDER FOR ALL EQUIPMENT INDICATED AS "BY OTHER DIVISIONS", "NOT IN CONTRACT", AND/OR "BY OTHERS" - DIVISION 26.
29. EXTEND AND CONNECT WIRING FROM JUNCTION BOX TO COUNTER RECEPTACLE (FURNISHED BY DIVISION 11) - DIVISION 26
30. FURNISH AND INSTALL CONTROL WIRING FROM DISHWASHER CONDENSATE EXHAUST FAN (FURNISHED BY DIVISION 23) TO DISHWASHER CONTROL PANEL FOR VENT FAN CONTROL - DIVISION 26.

ELECTRICAL ROUGH-IN DATA SCHEDULE

CONN. NO.	ITEM NO.	DESCRIPTION OF UTILITY REQUIREMENTS	NOTES
E-1		20A 120V CIRCUIT 24" AFF FOR CO - NEMA 5-20R RECEPTACLE REQUIRED	
E-2		20A 120V CIRCUIT 46" AFF FOR CO - NEMA 5-20R RECEPTACLE REQUIRED	
E-3		20A 120V CIRCUIT 50" AFF FOR CO - NEMA 5-20R RECEPTACLE REQUIRED	
E-4	2	5.1A 120V 90" AFF FOR AIR DOOR	6
E-5	8	5.4A 120V DFA FOR LIGHTS, DOOR HEATER, PRESSURE RELIEF PORT, AND TEMPERATURE ALARM SYSTEM OF COOLER ROOM	7-12,12A
E-6	8,9	1.8A 120V DFA FOR EVAPORATOR COIL OF COOLER ROOM	7,9,10
E-7	8	5.4A 120V DFA FOR LIGHTS, DOOR HEATER, PRESSURE RELIEF PORT, AND TEMPERATURE ALARM SYSTEM OF FREEZER ROOM	7-12,12A
E-8	8	2A 120V DFA FOR CONDENSATE DRAIN LINE HEATER INSIDE FREEZER ROOM	7,9,10
E-9	8,9	13.7A 208V 1-PH DFA FOR EVAPORATOR COIL OF FREEZER ROOM	7,9,10,13
E-10	9	25.0A (28.0 MCA / 35 MOPD) 208V 3-PH 12" ABOVE ROOF PAD FOR REMOTE REFRIGERATION SYSTEM	14
E-11	13	60A 208V 3-PH CIRCUIT 72" AFF FOR ELECTRIC TANK HEAT, MOTORS & CONTROLS OF VENDOR FURNISHED DISHWASHER	30
E-12	20	20A 120V CIRCUIT 6" AFF FOR CONVENIENCE OUTLETS OF PREPARATION COUNTER	29
E-13	21	12A 120V 6" AFF FOR FOOD PROCESSOR	29
E-14	22	16A 120V 24" AFF FOR EXISTING PROOFER/WARMER - NEMA 5-20R RECEPTACLE REQUIRED	
E-15	26	9.5A 120V 50" AFF FOR EACH 30-QUART MIXER - NEMA L5-20R REQUIRED	
E-16	28	20A 120V CIRCUIT 50" AFF FOR MOBILE HOT FOOD CABINET - NEMA 5-20R RECEPTACLE REQUIRED	
E-17	29	20A 120V CIRCUIT 24" AFF FOR EXISTING SLICER - NEMA 5-20R RECEPTACLE REQUIRED	
E-18	38	100A 120/208V 3-PH (4-WIRES + GROUND) CIRCUIT DFA FOR UTILITY DISTRIBUTION SYSTEM	15-20
E-19	39	20A 120V CIRCUIT (DEDICATED 24-HOUR SERVICE) DFA FOR EXHAUST/SUPPLY FAN CONTROL PANEL	21-27
E-20	40	TERMINAL BLOCK DFA FOR FIRE SUPPRESSION SYSTEM	26,27
E-21	42	15A 120V MAXIMUM FUSE SIZE (11.5 MCA) 72" AFF FOR ICE MACHINE	
E-22	44	15A 208V 1-PH 60" AFF FOR EACH OF FOUR HEAT LAMPS	
E-23	45	20A 120V CIRCUIT 24" AFF FOR EXISTING REACH-IN REFRIGERATOR - NEMA 5-20R RECEPTACLE REQUIRED	
E-24	46A	4.2A 120V 24" AFF FOR EACH OF TWO DROP-IN SOUP WELL - NEMA 5-20R RECEPTACLE REQUIRED	
E-25	46B/46C	4.5A 120V 24" AFF FOR DROP-IN HEATED SHELF AND LED LIGHTS OF FOOD GUARD - NEMA 5-20R RECEPTACLE REQUIRED	
E-26	47	20A 120V CIRCUIT 4" AFF FOR EXISTING SALAD TOP REFRIGERATOR - NEMA 5-20R RECEPTACLE REQUIRED	
E-27	50	20A 120V CIRCUIT 4" AFF FOR EACH OF TWO EXISTING PANINI SANDWICH WARMERS - NEMA 5-20R RECEPTACLE REQUIRED	
E-28	51	3.2A 120V 24" AFF FOR MOBILE MILK COOLER - NEMA 5-20R RECEPTACLE REQUIRED	
E-29	54	11.4A 120V 50" AFF FOR COFFEE BREWER - NEMA 5-20R RECEPTACLE REQUIRED	
E-30	55	20A 120V CIRCUIT 50" AFF FOR MICROWAVE OVEN - NEMA 5-20R RECEPTACLE REQUIRED	
E-31	57	3.1A 120V 24" AFF FOR EXISTING MOBILE SALAD BAR - NEMA 5-20R RECEPTACLE REQUIRED	

ELECTRICAL ROUGH-IN SYMBOLS & ABBREVIATIONS

	JUNCTION BOX
	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	DATA RECEPTACLE
V	VOLTS
PH	PHASE
KW	KILOWATT
MCA	MINIMUM CIRCUIT AMPACITY
HPM	HORSEPOWER MOTOR
CO	CONVIENCE OUTLET
AFF	ABOVE FINISHED FLOOR
DFA	DOWN FROM ABOVE
UDS	UTILITY DISTRIBUTION SYSTEM

TRUE NORTH N

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

FUTCH DESIGN ASSOCIATES, INC. SINCE 1966
FOOD FACILITIES DESIGNERS & CONSULTANTS
7948 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
PH: 225.923.1289
WEB: WWW.FUTCHDESIGN.COM
1525

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION
DRAFT PACKAGE

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

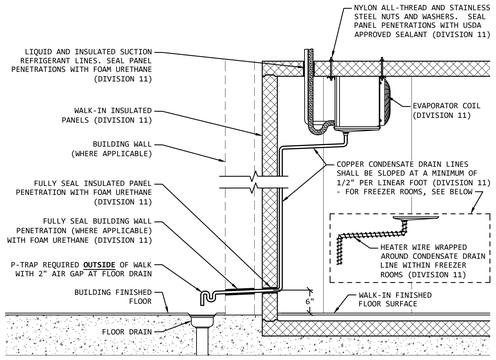
REVISIONS

FOOD SERVICE EQUIPMENT ELECTRICAL ROUGH-INS PLAN

FS5.1

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt

5/9/2025 5:05:32 PM



1 WALK-IN COOLER/FREEZER CONDENSATE DRAIN & COIL INSTALLATION DETAIL
REF: FS3.1 NOT TO SCALE

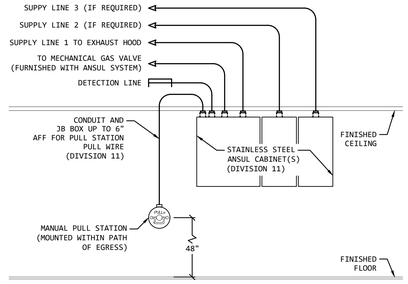
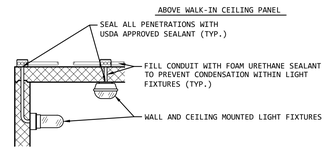


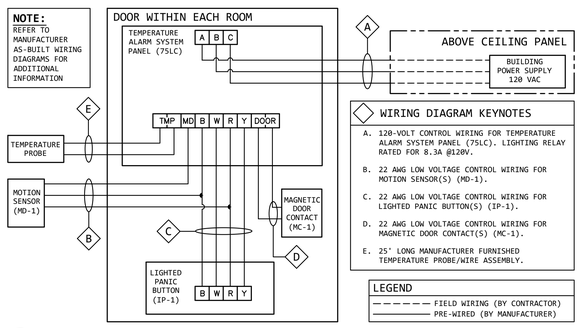
DIAGRAM GENERAL NOTES

- REFER TO FLOOR PLAN FOR LOCATION OF ANSUL CABINETS AND MANUAL PULL STATION.
- NUMBER OF ANSUL CABINETS REQUIRED SHALL BE DETERMINED BY SUPPLIER.
- CONTRACTOR SHALL FURNISH AND INSTALL CLASS K FIRE EXTINGUISHER WITH WALL BRACKET.

2 EXHAUST HOOD FIRE SUPPRESSION SYSTEM DIAGRAM
REF: SCALE: NONE



3 COOLER/FREEZER LIGHT FIXTURE INSTALLATION



WIRING DIAGRAM KEYNOTES

A. 120-VOLT CONTROL WIRING FOR TEMPERATURE ALARM SYSTEM PANEL (75LC). LIGHTING RELAY RATED FOR 8.3A @120V.

B. 22 AWG LOW VOLTAGE CONTROL WIRING FOR MOTION SENSOR(S) (MD-1).

C. 22 AWG LOW VOLTAGE CONTROL WIRING FOR LIGHTED PANIC BUTTON(S) (IP-1).

D. 22 AWG LOW VOLTAGE CONTROL WIRING FOR MAGNETIC DOOR CONTACT(S) (MC-1).

E. 25' LONG MANUFACTURER FURNISHED TEMPERATURE PROBE/WIRE ASSEMBLY.

LEGEND
- FIELD WIRING (BY CONTRACTOR)
- PRE-WIRED (BY MANUFACTURER)

4 WALK-IN COOLER/FREEZER TEMPERATURE ALARM & LIGHT CONTROL SYSTEM WIRING DIAGRAM
SCALE: NONE

WIRING DIAGRAM KEYNOTES

A. 20A 120V 3-WIRE POWER INPUT (DEDICATED) TO EXHAUST/SUPPLY FAN CONTROL PANEL.

B. FURNISH/INSTALL (4) 120-VOLT CONTROL WIRES FOR MAGNETIC STARTERS OF EXHAUST/SUPPLY FANS - DIVISION 26.

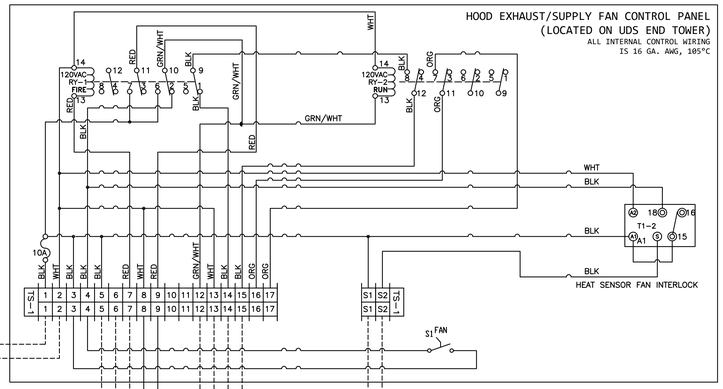
C. EXHAUST/SUPPLY FANS AND MAGNETIC STARTERS FURNISHED BY DIVISION 23.

D. FURNISH/INSTALL (2) CONTROL WIRES FOR HOOD-MOUNTED HEAT SENSORS - DIVISION 26. VERIFY QUANTITY OF HEAT SENSORS.

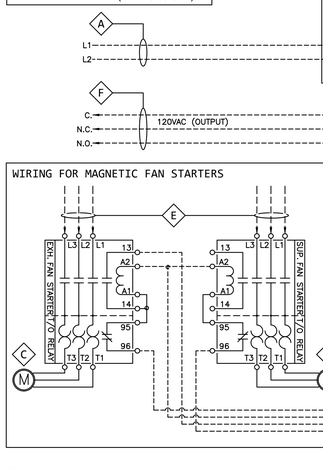
E. 3-PHASE POWER THRU STARTERS TO EXHAUST/SUPPLY FANS - DIVISION 26.

F. FURNISH/INSTALL (3)-WIRE CIRCUIT FROM ALARM ACTIVATED, C-FORM, DRY CONTACTS (LOCATED IN FIRE SUPPRESSION SYSTEM CABINET) TO FIRE SYSTEM INTERFACE OF EXHAUST/SUPPLY FAN CONTROL PANEL - DIVISION 26.

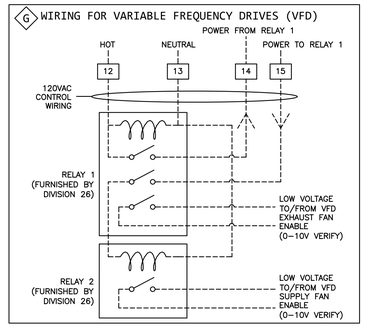
G. REFER TO VFD WIRING INSERT AT LOWER RIGHT OF DIAGRAM WHEN FAN PACKAGE IS FURNISHED WITH VARIABLE FREQUENCY DRIVES - DIVISION 26.



LEGEND
- FIELD WIRING (BY DIVISION 26)
- PRE-WIRED (BY MANUFACTURER)



G WIRING FOR VARIABLE FREQUENCY DRIVES (VFD)



1 ITEM NO. 37 EXHAUST HOOD CONTROL PANEL WIRING DIAGRAM
REF: SCALE: NONE

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

FUTCH DESIGN ASSOCIATES, INC. SINCE 1966
FOOD FACILITIES DESIGNERS & CONSULTANTS
7948 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
PH: 225.923.1289
WEB: WWW.FUTCHDESIGN.COM
1525

TRINITY COMMONS

1315 JACKSON AVENUE
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 24041

PROJECT ISSUE DATE | 1 JULY 2025

DESIGN DEVELOPMENT — NOT FOR CONSTRUCTION DRAFT PACKAGE

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

FOOD SERVICE EQUIPMENT MEP ROUGH-IN DIAGRAMS

FS6.1

Autodesk Docs://24041_Trinity Commons/24041_ARCH_R24_central.rvt