5808 MAGAZINE STREET
NEW ORLEANS, LA 70115

PROJECT DESCRIPTION: NEW MIXED USE BUILDING, FIRST AND SECOND FLOOR COMMERCIAL (MERCANTILE) AND THIRD FLOOR LIVE / WORK UNIT

PROJECT DIRECTORY:

Owner: Edward L. Nickolaus Jr.
48 Chateau Haut Brion Drive
Kenner, LA 70065-2019
Cell: 504-415-6502
Email: ed@registerrealestate.net

PROJECT ADDRESS: 5808 MAGAZINE STREET , Units 1, 2 & 3
NEW ORLEANS, LA 70115

BOUNDED STREETS: Elenore Street, Nashville Ave., & Constance St.

PROPERTY DESCRIPTION: Square 24, Lot A2, Hurstville, Sixth District Uptown, Orleans Parish, Louisiana.

CONSTRUCTION TYPE: IBC, Type V, SLAB ON GRADE on Pilings.

GEOLOGICAL ZONE: Pile Zone GM-1, Orleans Parish allowable capacity: 6 tons for class 5, 35' longor refusal,* Pile Tip embedded in sand strata.

HU-B1 Historic Urban Neighborhood Business District

MINIMUM LOT AREA: 1,200 SF/DU
ACTUAL LOT AREA A1 4,068 SF A2 1,332 SF

MINIMUM LOT WIDTH: 25' ACTUAL LOT WIDTH 29.7.2'

MINIMUM FRONT YARD: See Section 11.3.A.2

MINIMUM SIDE YARD: 3'

MINIMUM REAR YARD: 15'

MAX. HEIGHT: 35', Non-Residential: 40' & no more than 3 stories
ACTUAL HEIGHT: 39' 5-5/16"

AREA BREAKDOWN:

FIRST FLOOR AREA:	1,116.0367 SF
SECOND FLOOR:	874.87 SF
THIRD FLOOR :	1,261.9794 SF
TOTAL INTERIOR NET AREA:	3,252.8861 SF
SECOND FLOOR BALCONY AREA:	160.3787 SF
THIRD FLOOR BALCONY AREA:	56.4922 SF
TOTAL BALCONY AREA:	216.8709 SF
TOTAL GROSS AREA:	3,470 SF

DRAWING INDEX

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH IBC 2015

I HEREBY CERTIFY THAT THE PROJECT MANUAL AND THE PROJECT DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF LOUISIANA. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK. I TAKE FULL RESPONSIBILITY FOR THESE PLANS.

BY:_____

ALFRED M. HAYES LICENSE NO. 4032

5212 ELMWOOD PARKWAY
METAIRIE, LOUISIANA 70003
504.251.5942
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5808 MAGAZINE STREET
NEW ORLEANS, LA 70115

Hayes Architects A.P.A.C.

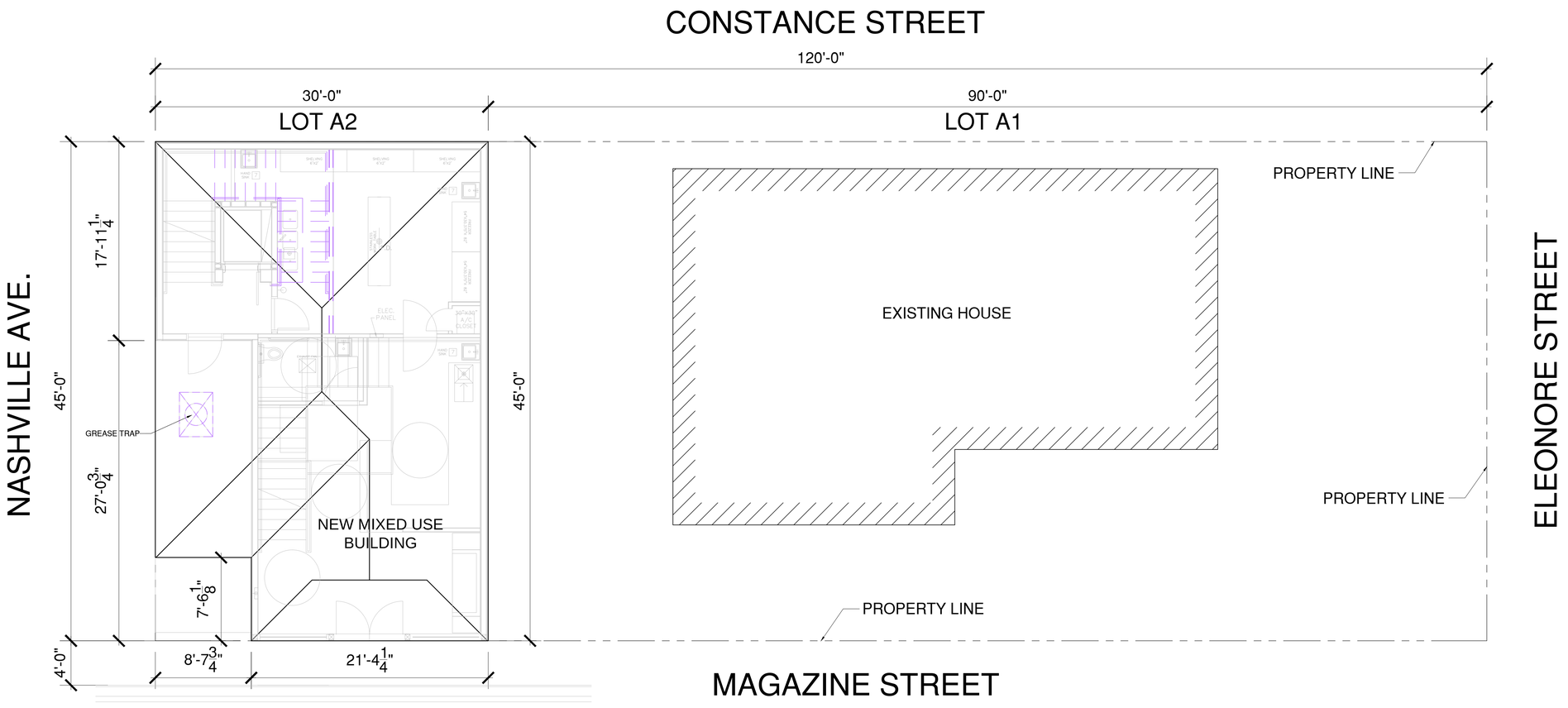
ALFRED M. HAYES LIC. NO. 4032 STATE OF LOUISIANA REGISTERED ARCHITECT

COVER SHEET

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/10/20

G-100

SHEET 1 OF 25



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BOUNDED STREETS: Elenore Street, Nashville Ave., & Constance St.
PROPERTY DESCRIPTION: Square 24, Lot A2, Hurstville, Sixth District
Uptown, Orleans Parish, Louisiana.

1 SITE PLAN / ROOF PLAN
3/16"=1'-0"

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5808 MAGAZINE STREET
NEW ORLEANS, LA 70115

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ALFRED M. HAYES
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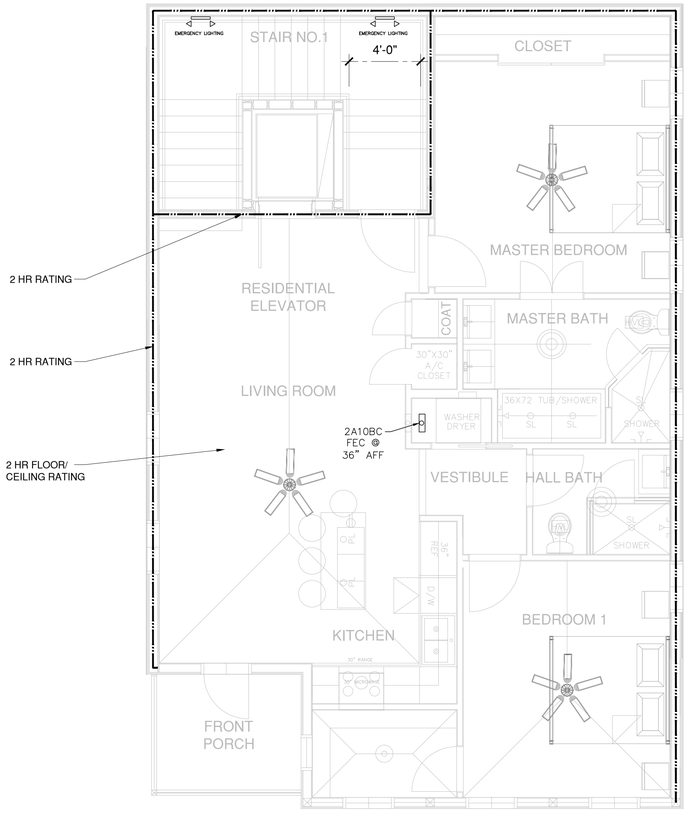
STATE OF LOUISIANA
REGISTERED ARCHITECT

SITE PLAN

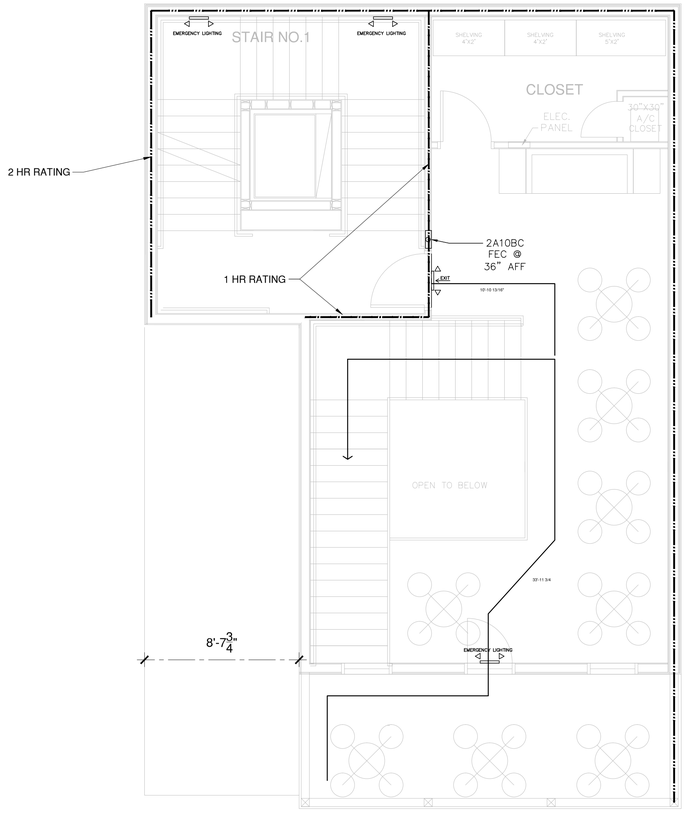
DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

C-100
SHEET 2 OF 25



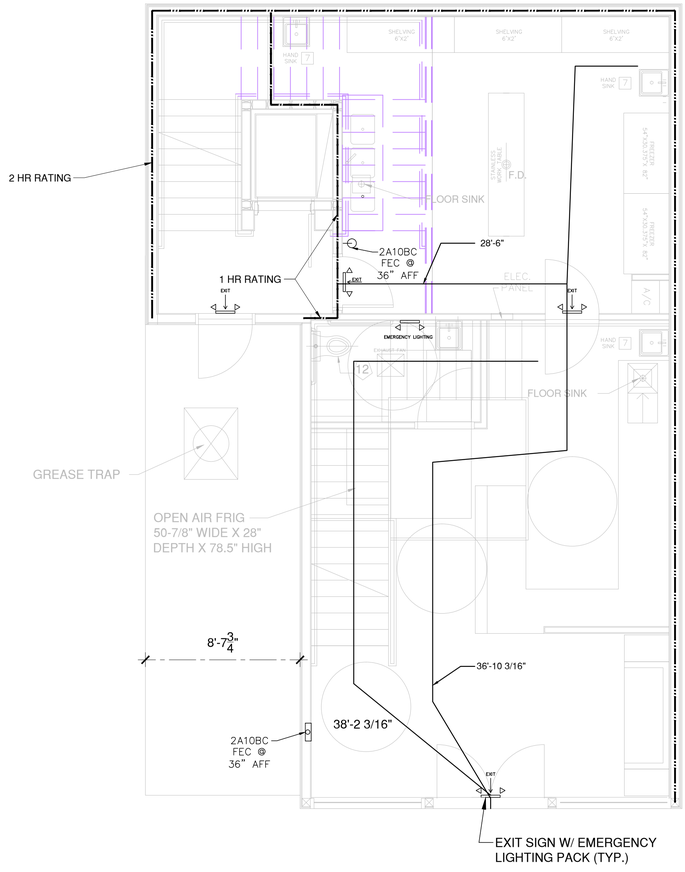
MAGAZINE STREET

1 THIRD FLOOR PLAN RESIDENTIAL UNIT
1/4"=1'-0" LIFE SAFETY PLAN



MAGAZINE STREET

2 SECOND FLOOR PLAN RETAIL
1/4"=1'-0" LIFE SAFETY PLAN



MAGAZINE STREET

1 FIRST FLOOR PLAN RETAIL
1/4"=1'-0" LIFE SAFETY PLAN

5212 ELMWOOD PARKWAY
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5808 MAGAZINE STREET
NEW ORLEANS, LA 70115

Hayes Architects A.P.A.C.

ALFRED M. HAYES ARCH. NO. 4032 STATE OF LOUISIANA REGISTERED ARCHITECT

LIFE SAFETY FLOOR PLANS

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

LS-100

SHEET 3 OF 25

ABBREVIATIONS

AVG.	AVERAGE
ALT.	ALTERNATE
A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECT
BALC.	BALCONY
BD.	BOARD
BLDG.	BUILDING
BDRM.	BEDROOM
BLK.	BLOCKING
BM.	BEAM
CIP.	CAST IN PLACE CONCRETE
C.J.	CONTROL JOINT
C.L.	CENTER LINE
C.O.	CASED OPENING
CLO.	CLOSET
CLG.	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUIOUS
C.T.	CERAMIC TILE
DECOR.	DECORATIVE
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWGS.	DRAWINGS
DN.	DOWN
D.S.	DOWN SPOUT
EA.	EACH
EB.	EYEBROW
E.W.	EACH WAY
ELEC.	ELECTRIC
EL.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FAB.	FABRICATE
FIN.	FINISH
F.C.	FIRE CODE
F.F.	FINISH FLOOR
F.P.	FIRE PLACE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FTG.	FOOTING
FDN.	FOUNDATION
F.B.O.	FURNISHED BY OTHERS
F.O.B.	FACE OF STUD
F.O.C.	FACE OF CONCRETE OR CMU
F.O.S.	FACE OF BRICK
GALV.	GALVANIZED
GC.	GENERAL CONTRACTOR
G.I.	GALVANIZED IRON
GA.	GAUGE
GEN.	GENERAL
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
HT.	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HDR.	HEADER
HORIZ	HORIZONTAL
HR.	HOUR
HD. HT.	HEADER HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAM.	LAMINATE
LT.	LIGHT
LW.	LIGHTWEIGHT CONCRETE
MFR.	MANUFACTURER
MAS.	MASONRY
M.D.	MASONRY DIMENSION
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP.	MECHANICAL, ELECTRICAL, AND PLUMBING
MED.	MEDIUM
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPG.	OPENING
OPP. H.	OPPOSITE HAND
O.S.B.	ORIENTED STRAND BOARD
O.H.D.	OVER HEAD DOOR
PVMT.	PAVEMENT
PL.	PLATE
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD OR O.S.B.
POL.	POLISHED
P.T.	PRESSURE TREATED
R.C.	RESILIENT CHANNEL
R.	RADIUS OR RISER
RECPT.	RECEPTACLE
REF.	REFERENCE TO
REFRIG.	REFRIGERATOR
REINF.	REINFORCING
REQ'D	REQUIRED
RM.	ROOM
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
SCOF	STATIC COEFFICIENT OF FRICTION
S.F.	SQUARE FOOT
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
S.A.B.	SOUND ATTENUATION BLANKET
SPEC.	SPECIFIED OR SPECIFICATIONS
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
STOR.	STORAGE
SQ.	SQUARE
THK.	THICK
T.	TREAD, TILE OR TOP
T.O.D.	TOP OF DECK
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W.W.M.	WELDED WIRE MESH
W/	WITH
WD.	WOOD
W.I.C.	WALK IN CLOSET
WT.	WEIGHT
W.R.B.	WEATHER RESISTANT BARRIER

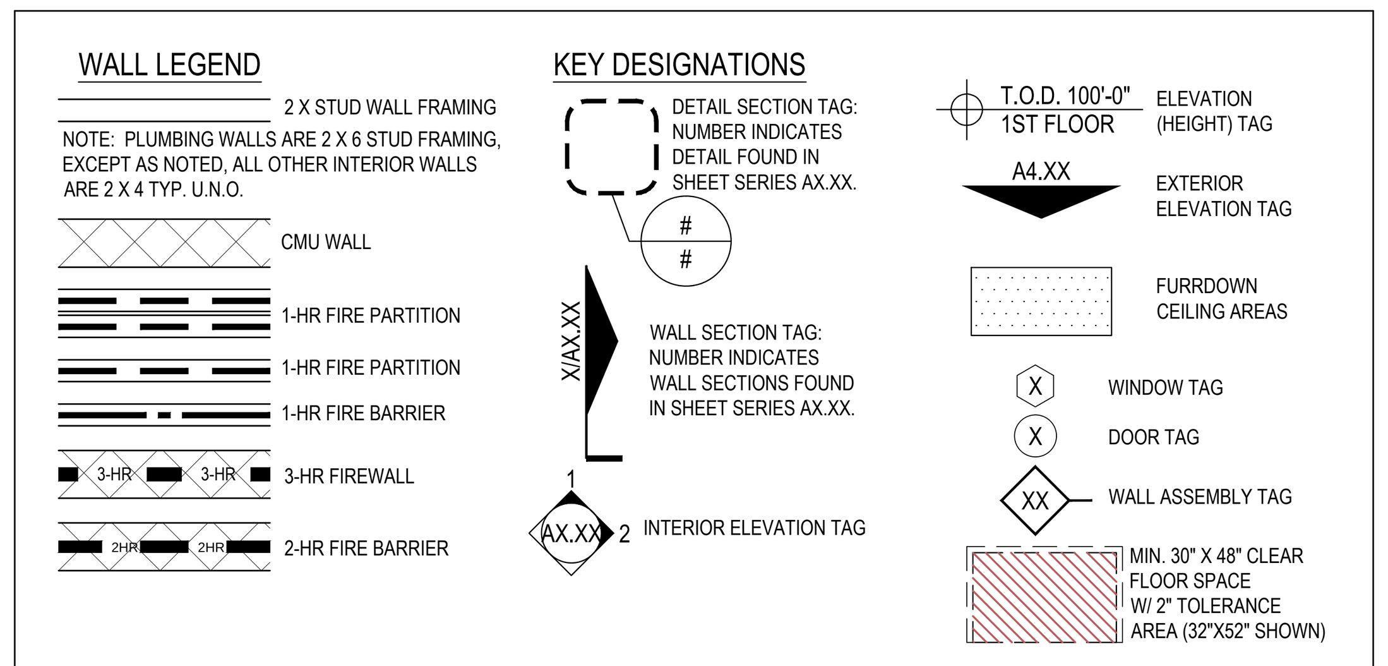
ABBREVIATION SYMBOLS

&	AND	'	FEET OR MINUTES
∠	ANGLE	"	INCH OR SECONDS
@	AT	℘	PLATE
<	CENTERLINE	±	PLUS OR MINUS
o	DEGREE	#	POUND OR NUMBER
—∿—	DRAWING CUT LINE	:	RATIO
=	EQUAL	~	ROUND
⊕	HT./F.F. LOCATION	⊞	SQUARE OR SQ. FOOT

GENERAL NOTES

1. ALL STUD WALLS ARE DIMENSIONED 3 1/2" (ACTUAL) U.N.O.
2. THE UNIT SEPARATION IS DIMENSIONED 8" (3 1/2" + 1" AIR SPACE + 3 1/2") FRAME TO FRAME UNLESS OTHERWISE NOTED.
3. UNIT-TO-UNIT ASSEMBLIES MEET THE FOLLOWING: FLOOR/CEILING ASSEMBLIES ARE RATED AT STC 50 MIN. (EST.); WALLS SEPARATING UNITS ARE RATED AT STC 50 MIN. (EST.). AS REQUIRED BY CODE.
4. ALL PLUMBING WALLS EXCEPT AS NOTED SHALL BE FRAMED WITH 2 X 6 STUDS (U.N.O.). REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2 X 4 STUDS UNLESS NOTED OTHERWISE ON UNIT PLANS.
5. STUD SPACING SHALL BE AS FOLLOWS: REFER TO STRUCTURAL FRAMING PLANS FOR ALL STUD SIZING AND SPACING OR AS CODE REQUIRES.
6. ATTIC ACCESSES TO BE NOT LESS THAN 20" X 30" (CLEAR OPENING) AS LOCATED ON THE ROOF PLANS AND RATED PER CODE.
7. ALL GYPSUM BOARD ASSEMBLIES TO ACHIEVE FIRE RESISTANCE RATINGS INDICATED ON DRAWINGS. ASTM C 36
8. ROOFING SHALL BE CLASS-A (MINIMUM).
9. DRAFT STOPS AT FLOOR CEILING ASSEMBLIES TO BE IN LINE WITH WALLS SEPARATING UNITS. ATTIC DRAFTSTOPS TO BE IN LINE WITH WALLS SEPARATING UNITS OR AS SHOWN ON ROOF PLANS.
10. ALL SILLS IN CONTACT WITH CONCRETE TO BE BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER ON ENTIRE PERIMETER OF BUILDING.
11. ALL HANDICAPPED RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. CONCTRACTOR MUST PROVIDE 0.8 SCOF ON ALL RAMPS. SLOPE RAMPS AT 1:12 (MAX.) REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS. ZERO TOLERANCE ALLOWED.
12. CABINET, CASEWORK & MILLWORK SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER FINISHES ARE APPLIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION.
13. CEMENT BACKER BOARD SHALL BE USED IN BOTH TUB AND SHOWER COMPARTMENTS, UNLESS NOTED OTHERWISE. ALL WET WALLS SHALL HAVE CEMENT BOARD PER CODE.
14. IF FLOOR FINISH IS NOT SPECIFIED, ALL FLOORING IN A/C AREAS SHALL BE VINYL PLANK OR CARPET WITH PAD. VERIFY FINISH WITH ARCHITECT.
15. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200
16. ALL EXPOSED MATERIALS FOR BALCONIES, SOFFITS, OVERHANGS, ETC, TO BE APPROVED EXTERIOR GRADE AND PER CODE
17. SUBMIT ENGINEERED SHOP DRAWINGS FOR PREFABRICATED WOOD TRUSSES AND FOR THE FIRE SUPPRESSION SYSTEM TO THE ARCHITECT FOR REVIEW PRIOR TO START OF GENERAL CONSTRUCTION.
18. FRAMING AT WINDOWS AND DOORS SHALL BE ADEQUATE TO MINIMIZE MOVEMENT AND LESSEN CRACKING OF EXTERIOR MATERIALS (DOUBLE STUDS REQUIRED IN SOME LOCATIONS).
19. ANY AND ALL PRECAUTIONS OVER AND ABOVE ANY SHOWN ON PLANS SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE EXTERIOR MATERIALS CRACKING.
20. INSULATE ALL EXTERIOR WALLS W/ UNFACED FIBERGLASS INSULATIONS STAPLED IN PLACE. R VALUE AS SHOWN ON DETAILS
21. CORRISION RESISTANT FLASHING IS REQUIRED AT THE HEAD, SILL, AND JAMBS OF ALL WINDOWS, ROOF OPENINGS, AND THE INTERSECTION OF ROOF AND FRAME WALLS. SEALANT TO BE USED AT THE TOP AND SIDES TO GUARANTEE LEAK-PROOF CONSTRUCTION.
22. ADD SEALANT TO ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL PANELS, AND TO ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. REF. TO LOCAL CODES (OR M.E.P.) FOR REQUIREMENTS.
23. PROVIDE SELF-ADHEREING BITUTHENE AT HEAD, JAMB AND SILL OF ALL DOORS AND WINDOWS.
24. WIND BRACE WALLS PER STRUCTURAL DRAWINGS OR AS REQUIRED BY CODE.
25. TYPICAL STAIR RISER HEIGHT SHALL NOT EXCEED 7" PER IBC 1009.7.2.
26. SMOKE DETECTORS ARE REQUIRED AND SHALL CONFORM TO IBC 907.2.11.2 AND LOCAL GOVERNMENTAL OR NATIONAL REQUIREMENTS INCLUDING NUMBER, LOCATION, ETC.
27. REFER TO STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS, LENGTHS, AND NAILING PATTERNS.
28. ALL PATIOS AND PORCHES TO SLOPE IN DIRECTION INDICATED ON FOUNDATION PLANS A TOTAL OF 2" FROM F.F., U.N.O..
29. REFER TO STRUCTURAL FOR LINTEL SCHEDULE.
30. REFER TO UNIT PLANS FOR LOCATION OF 2 X 6 WALLS. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
31. MINIMUM GUTTER SIZE TO BE 6" WITH 3" X 4" DOWNSPOUT LEADERS OFF GUTTERS.
32. INSTALL BLOCKING IN BATH AND KITCHEN WALL CAVITIES WHERE NEEDED TO SUPPORT CABINETS. PROVIDE ADEQUATE WOOD BLOCKING BETWEEN STUDS FOR ATTACHMENT OF STAIR HANDRAILS, BALCONY GUARDRAILS, LIGHT FIXTURES, ETC. MINIMUM SIZE BLOCKING TO BE 2X10.PROVIDE SOLID WOOD BLOCKING AT GRAB BARS AS INDICATED ON THE DRAWINGS.
33. DOWNSPOUTS WILL TIE INTO A ROOF DRAIN SYSTEM AROUND BUILDING PERIMETER. RE: CIVIL.
34. RAILING SUB-CONTRACTOR TO VERIFY POUND FORCE ON GUARD RAILING TO DETERMINE ADEQUATE NUMBER OF SUPPORT POSTS. NO MIDDLE SUPPORT PREFERRED.
35. FLASHING SHALL BE INSTALLED AROUND ALL WINDOW AND ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS, WOOD CONSTRUCTION, AND FRAME WALLS. CAULK AND MAKE WEATHER-TIGHT.
36. ALL TOWEL BARS AND TOILET PAPER HOLDERS ARE REQUIRED. PROPER BLOCKING IS REQUIRED FOR INSTALLATION.
37. PROVIDE 3 STUD MINIMUM AT ALL EXTERIOR CORNERS.
38. INSULATE ALL TUB AND WASHER WALLS ON EXTERIOR AND COMMON WALLS PER PLANS.
39. ALL DRYER VENT HOOKUP TO BE AT STANDARD HEIGHT. ALL EXHAUST HOODS SHALL BE MOUNTED ON EXT. WALLS AT CONSISTANT HEIGHTS.
40. PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPENDICULAR AND PARALLEL PARTITIONS AND AT FIREPLACE HEARTH AND STAIR OPENINGS.
41. ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL PAYMENT AND ACCEPTANCE.
42. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERSONALLY INSPECT THE WORK IN PROGRESS, AND AS A WHOLE, ASSURING HIMSELF THAT THE WORK ON ANY OR ALL OR PART OF THE PROJECT IS READY FOR PERIODIC AND/OR FINAL REVIEW, BEFORE CALLING UPON THE ARCHITECT AND OWNER TO MAKE THEIR SITE/PROJECT OBSERVATION VISIT OF THE WORK.
43. ALL UNITS SHALL HAVE DOOR VIEWER INSTALLED. ACCESSIBLE UNITS TO HAVE TWO DOOR VIEWERS.
44. WARP CONCRETE SLAB AT FIRST LEVEL UNIT ENTRY DOOR THRESHOLDS.
45. PROVIDE WOOD BLOCKING IN CEILING AT CENTER OF ALL BEDROOMS FOR CEILING FAN INSTALLATION
46. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
47. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
48. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
49. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED.
50. FIRE-RESISTANT JOINT SYSTEMS SHALL NOT BE REQUIRED FOR JOINTS IN ALL OF THE FOLLOWING LOCATIONS: FLOORS WITHIN A SINGLE DWELLING UNIT; FLOORS WHERE THE JOINT IS PROTECTED BY A SHAFT ENCLOSURE; FLOORS WITHIN OPEN PARKING STRUCTURES; MEZZANINE FLOORS; WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS; ROOFS WHERE OPENINGS ARE PERMITTED; CONTROL JOINTS NOT EXCEEDING A MAXIMUM WIDTH OF 0.625 INCH AND TESTED IN ACCORDANCE WITH ASTM E 119.
51. PROVIDE PLYWOOD PANELS IN ALL TELECOMMUNICATIONS ROOMS FOR MOUNTING OF EQUIPMENT.
52. MANUAL PULL FIRE ALARM NOT REQUIRED.
53. A MANUAL FIRE ALARM SYSTEM WILL BE INSTALLED IN RISER ROOMS.
54. ALL FIBERGLASS TUB/SHOWER SURROUNDS FOR TYPE A UNITS MUST HAVE FACTORY INSTALLED BLOCKING.
55. ALL GROUND FLOOR DWELLING UNITS MEET THE REQUIREMENTS OF THE 2012 IBC TYPE 'B' UNITS AND THE FEDERAL FAIR HOUSING ACT. 5% OF THE TOTAL PROJECT UNITS MEET THE REQUIREMENTS SET FORTH IN THE 2010 ADA GUIDELINES. SEE SHEETS A1.01, A1.01a & A1.01b FOR LOCATIONS OF THESE UNITS.
56. ALL BLDGS W / GARAGE OR FUEL BURNING APPLIANCES TO HAVE CARBON MONOXIDE DETECTORS IN UNITS.
57. ALL TUB/SHOWER VALVES IN FIRE RATED WALLS ARE TO BE PROTECTED THE SAME FIRE RATING AS THE WALL.
58. INSULATION FRICTION FIT NEEDS TO FIT SNUGLY. INSULATION SHOULD MECHANICALLY ADHERED TO THE TOP SO IT DOES NOT SAG.
59. ALL PRIMARY STRUCTURAL FRAME MEMBERS TO BE INDIVIDUALLY WRAP IN FIRE RESISTANT ASSEMBLY.

LEGEND



CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOW-LEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL AND LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. ANY ERRORS, OMMISIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
6. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
9. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDTIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
11. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
12. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO MAINTAIN CLEAN AND SAFE PROJECT.
13. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
14. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO ORDERING, FABRICATION AND INSTALLATION FOR ANY EQUIPMENT.
15. THE OWNER SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
16. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT, OR OWNER, ARCHITECT AND ENGINEER.
17. THE OWNER SHALL EMPLOY AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION, WELDING OF STEEL, SHEER NAILING, AND ROOFING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. ALSO PROVIDE WRITTEN RESULTS TO ARCHITECT FOR THEIR REVIEW.
18. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
19. ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS "MANUAL FOR HOUSE FRAMING."
20. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
21. ALL MATERIALS SHALL BE NEW AND OF PREFERRED DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. ANY CONFLICT FOUND BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE DRAWINGS OR SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT PRIOR TO INSTALLATION.
22. REFER TO STRUCTURAL DRAWINGS FOR GRADES OF ALL LUMBER.
23. REFER TO MEP AND LANDSCAPE DRAWINGS FOR EXTERIOR SITE LIGHTING.
24. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR LOCATION OF SIDEWALKS AND DETAILS.
25. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR LOCATION OF FENCES, POOL, RETAINING WALLS AND DETAILS.
26. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD.
27. CONTROL JOINT MINIMUM SPACING OF 20'-0" O.C. EACH WAY OR AS RECOMMENDED BY A.C.I.
28. LOCATION OF MECHANICAL UNITS ARE APPROXIMATE. INSTALL PER MANUFACTURER'S REQUIREMENTS.
29. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND ROUGH GRADING.
30. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
31. REFER TO CIVIL AND MEP AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
32. REFER TO CIVIL DRAWINGS FOR CURB CUTS.
33. REFER TO MEP DRAWINGS FOR LOCATION OF ELECTRICAL AND GAS METERS.
34. CONTRACTOR TO VERIFY WITH ARCHITECT FOR ANY CHASE AREA NOT SHOWN ON DRAWINGS. ALL SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY EQUIPMENT.
35. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL.
36. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.
37. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH MINIMUM QUALITIES.
38. EXIT CORRIDORS TO HAVE A MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER WITHIN A 75-FOOT TRAVEL DISTANCE AND MOUNTED ON THE WALL OR IN CABINETS SUCH THAT THE TOP IS NO MORE THAN 5-FEET ABOVE FLOOR LEVEL. REFER TO THE BUILDING PLANS FOR LOCATIONS. ONE FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT OF BUILDING TYPE I & II.
39. THE CONTRACTOR MUST PROVIDE ALL REQUIRED RATINGS FOR FIRE-RESISTIVE TENANT SEPARATION WALLS, FLOOR/CEILING ASSEMBLIES, IN ACCORDANCE WITH THE LATEST EDITION OF THE GOVERNING CODE AND LOCAL CODES.
40. (SCOF) SHALL BE A MINIMUM OF 0.1 FOR ALL RAMPS AND ALL ACCESSIBLE ROUTES (SIDEWALKS) 0.8 TO AVOID SLIPPERY FOOTING.
41. THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS.
42. CONTRACTOR TO PROVIDE MOCK-UP PANEL WITH ALL EXTERIOR MATERIALS, WINDOWS, ROOFING AND PAINT COLORS SHOWN.
43. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT SLIDING DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
44. EVERY EXIT WAY OR CHANGE OF DIRECTION IN A EXIT CORRIDOR SHALL BE MARKED WITH WELL-LIGHTED EXIT SIGNS HAVING LETTERS OF AT LEAST 5 INCHES IN HEIGHT.
45. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SUCH AS SPRINKLER SYSTEM, TRUSSES, POOL, ELEVATOR, ETC. SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. REFER TO IBC SECTION 107.3.4.1.
46. ANY FIRE PROTECTION PLANS SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL..
47. ALL WALL PENETRATIONS SHALL BE HORIZONTALLY ALIGNED AT EACH FLOOR LEVEL.
48. PROTRUDING OBJECTS ARE PROHIBITED ALONG ALL CIRCULATION PATHS INCLUDING ACCESSIBLE ROUTES AND STAIRS. A MAXIMUM PROJECTION OF 4" FOR OBJECTS GREATER THAN 27" ABOVE FLOOR IS ALLOWED. ANY PROTRUDING OBJECTS THAT EXTEND GREATER THAN 4" MUST BE MOUNTED WITH THEIR BOTTOM EDGE AT 80" A.F.F.

ACCESSIBILITY COMPLIANCE NOTES

ALL GROUND FLOOR DWELLING UNITS MUST MEET THE REQUIREMENTS SET FORTH IN THE N.C. ACCESSIBILITY CODE FOR TYPE 'B' DWELLING UNITS AND THE FEDERAL FAIR HOUSING ACT. IN ADDITION, 5% OF THE TOTAL NUMBER OF UNITS PROVIDED MUST MEET THE REQUIREMENTS SET FORTH IN THE N.C. ACCESSIBILITY CODE FOR TYPE 'A' DWELLING UNITS, SEE SHEET A1.00 FOR LOCATIONS.
THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE UTILIZED IN THE CONSTRUCTION OF THIS PROJECT. THE FOLLOWING NOTES ARE PROVIDED AS A GUIDE TO BUILDING THIS PROJECT. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THESE NOTES ARE CONTRADICTORY TO THE ACTUAL CONSTRUCTION.
ACCESSIBLE ROUTES THROUGHOUT THE SITE:
WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES AND BETWEEN BUILDINGS AND THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND THE APPLICABLE REQUIREMENTS INCLUDING BUT NOT LIMITED TO SIGNAGE, CURB RAMPS, CROSS SLOPE, WIDTH OF ROUTE, ETC.
PUBLIC USE FACILITIES:
BUILDINGS, MAIL SERVICES, TRASH REFUSE AREAS, RECREATIONAL AREAS, SWIMMING POOLS, ETC. SHALL BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES. REFER TO SHEET A1.04 FOR ADDITIONAL NOTES AND DIAGRAMS.
THE FAIR HOUSING ACT DESIGN MANUAL IS BEING INCLUDED AS PART OF THE PROJECTS CONTRACT DOCUMENTS AND IS BEING ISSUED UNDER SEPARATE COVER.

ROOM FINISH SCHEDULE

FINISH FLOOR : C: CARPET
V: VINYL (V.P. - VINYL PLANK)
T: TILE

MOULDING : BASE MOULDING & DOOR MOULDING AS SPECIFIED. REFER TO INTERIOR DESIGN FOR CROWN MOLDING LOCATIONS.

COUNTERTOPS : REF: INTERIOR DESIGN DRAWINGS

ALL MILLWORK TO BE FACTORY FINISHED.

WALL : LEVEL 4 PAINTED GYP. BOARD (TYP.)
USE MOISTURE RESISTANT GYP. BOARD AT ALL PLUMBING WALLS.
3' TALL FRP WAINSOAT W/ MATCHING TRIM AT JANITOR'S CLOSET.

CEILING : LEVEL 4 PAINTED GYP. BOARD (TYP.)

PAINT : DOORS,CASINGS, BASE MOULDING- SEMI-GLOSS FINISH.
WALLS, CEILINGS - FLAT FINISH.
BATHROOM, LAUNDRY, & KITCHEN WALLS & CEILINGS - SATIN FINISH. ALL COLORS TO BE SELECTED BY ARCHITECT.

CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR JEFFERSON PARISH

CODE	ADOPTED EDITION	CODE	ADOPTED EDITION
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE	FIRE CODE	2015 NFPA 101 LIFE SAFETY CODE
MECHANICAL CODE	2012 INTERNATIONAL MECHANICAL CODE	SPRINKLER CODE	2016 NFPA 13 / 2016 NFPA 13R
PLUMBING CODE	2012 INTERNATIONAL PLUMBING CODE	FIRE PUMP CODE	2016 NFPA 20
ELECTRICAL CODE	2011 NATIONAL ELECTRICAL CODE	ENERGY CODE	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL CODE	2012 INTERNATIONAL FUEL GAS CODE	ACCESSIBILITY CODES	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FAIR HOUSEING ACT DESIGN MANUAL

PROJECT SCOPE
NEW MIXED USE BUILDING: FIRST AND SECOND FLOOR COMMERCIAL (MERCANTILE) AND THIRD FLOOR LIVE / WORK UNIT

ZONING DISTRICT
HU-B1 HISTORIC URBAN NEIGHBORHOOD BUSINESS DISTRICT

BUILDING - CODE SUMMARY

OCCUPANCY CLASSIFICATION
MERCANTILE: GROUP M

CONSTRUCTION TYPE
TYPE V-B

FIRE ALARM SYSTEM
THE FIRE ALARM SYSTEM SHALL MEET ALL OF THE REQUIREMENTS OF NFPA 72 FIRE ALARM AND SIGNALING CODE.

ALLOWABLE BUILDING AREA / ACTUAL BUILDING AREA

	OCC. GROUP	ALLOWABLE AREA PER FLOOR	FRONTAGE INCREASE	NFPA 13 SPRINKLER INCREASE (200%)	MAXIMUM ALLOWABLE AREA PER FLOOR	TOTAL ALLOWABLE AREA PER BUILDING	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL GROSS: AREA PER BUILDING
MERCANTILE	M					9,000	1,116	875	1,262	3,253

**GROSS AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS INCLUDING STAIRWELLS, BALCONIES, PORCHES, MECHANICAL CLOSETS AND CHASES.

ACTUAL BUILDING HEIGHT*
MIXED USE BUILDING: 39' 5-5/16" (MIDPOINT OF MAIN ROOF)

ALLOWABLE BUILDING HEIGHT
40' FOR GROUP M (V-B)

EXIT WIDTHS
PER 2012IBC 1009.1: THE WIDTH OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1009.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES (1118 MM). EXCPT 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (914 MM).

NUMBER OF EXITS REQUIRED
ONE EXIT REQUIRED IN ALL UNITS; TWO EXITS REQUIRED PER FLOOR EXCEPT WITHIN DWELLING UNITS
REMOTENESS REQUIREMENTS FOR EXITING: EXITS MUST BE ONE THIRD THE DISTANCE OF THE MAXIMUM DIAGONAL DISTANCE OF THE AREA SERVED IF SPRINKLERED PER SECTION 1015.2.1 EXCEPTION#2
PER SECTION 1015.1 IF OCCUPANT LOAD ON R OCCUPANCIES IS LESS THAN 10 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 75' (PER SECTION 1014.3).

STAIRS
PER IBC 1026.6 EXCEPTION 4, STAIRS ARE NOT REQUIRED TO BE SEPARATED FROM THE INTERIOR OF THE BUILDINGS.

BUILDING AREA TABULATIONS

NEW MIXED USE BUILDING AREA BREAKDOWN:

FIRST FLOOR AREA (MERCANTILE):	1,116 SF
SECOND FLOOR AREA (MERCANTILE):	875 SF
THIRD FLOOR AREA (LIVE / WORK UNIT):	1,262 SF
TOTAL INTERIOR NET AREA:	3,253 SF
SECOND FLOOR BALCONY AREA:	160 SF
THIRD FLOOR BALCONY AREA:	57 SF
TOTAL BALCONY AREA:	217 SF
TOTAL GROSS AREA:	3,470 SF

ABBREVIATION SYMBOLS

&	AND	℘	PLATE
∠	ANGLE	±	PLUS OR MINUS
@	AT	#	POUND OR NUMBER
<	CENTERLINE	:	RATIO
o	DEGREE	~	ROUND
—∿—	DRAWING CUT LINE	⊞	SQUARE OR SQ. FOOT
=	EQUAL		
⊕	HT./F.F. LOCATION		
'	FEET OR MINUTES		
"	INCH OR SECONDS		

DRAWING INDEX

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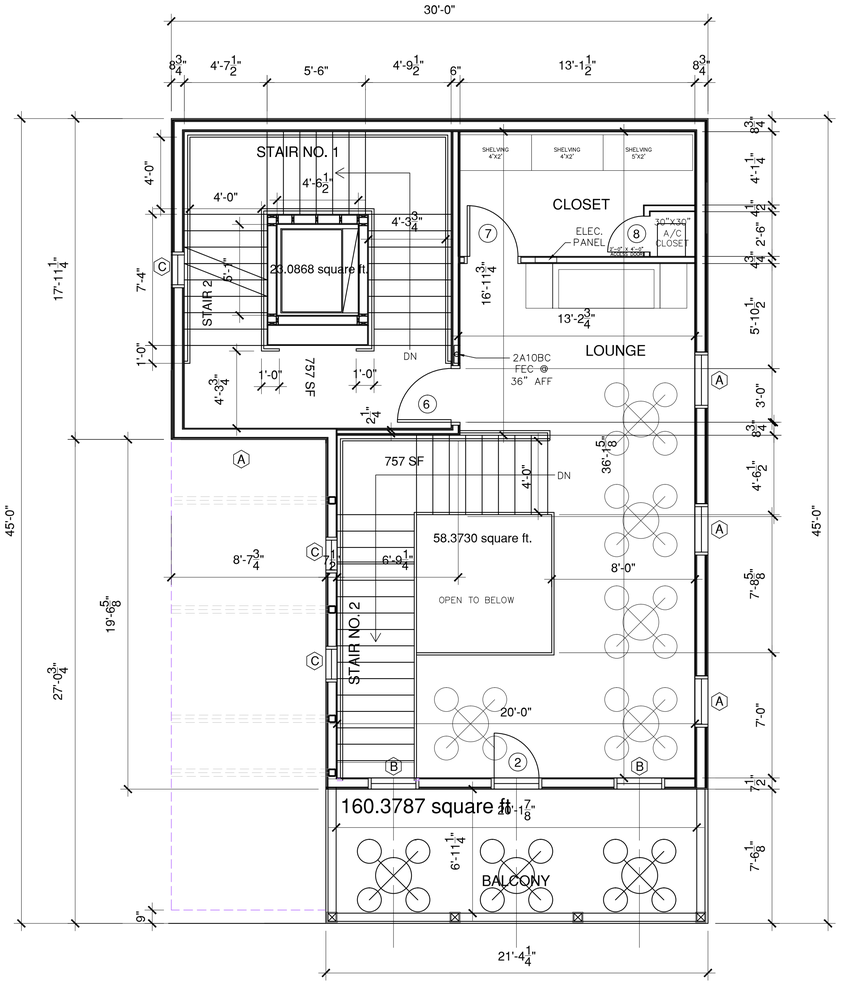
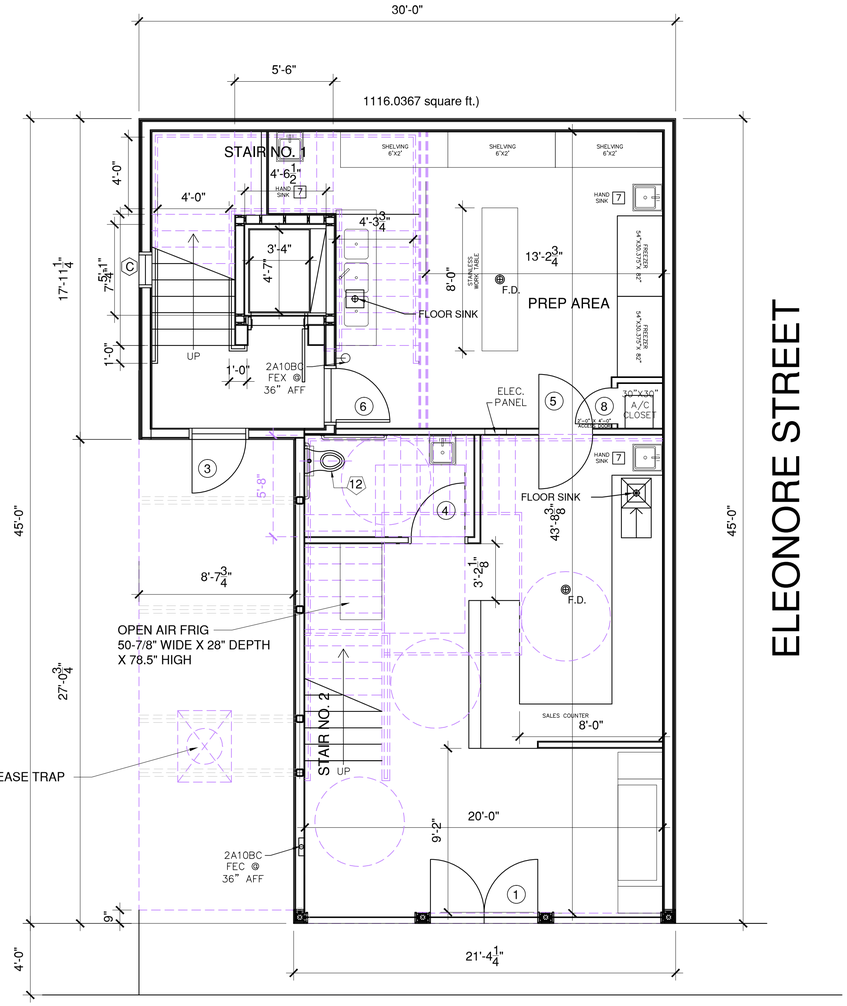
GENERAL NOTES, CODES, & TABULATIONS

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

A-001





STAIR NO. 1: (1ST FLOOR TO 2ND FL)

FIRST RUN
9 RISERS @ 6-15/16" = 5' 2-5/8"
8 TREADS @ 11" = 7'-4"

SECOND RUN
7 RISERS @ 6-15/16" = 4' 0-11/16"
6 TREADS @ 11" = 5'-6"

THIRD RUN
9 RISERS @ 6-15/16" = 5' 2-5/8"
8 TREADS @ 11" = 7'-4"

36" HANDRAIL HT. / 42" GUARDRAIL HT.
1.25" NOSING MAX.
4" MAX. OPENING IN HANDRAIL/ GUARDRAIL

STAIR NO. 1: (2ND FLOOR TO 3RD FL)

FIRST RUN
9 RISERS @ 6-7/8" = 5' 2-1/16"
8 TREADS @ 11" = 7'-4"

SECOND RUN
7 RISERS @ 6-7/8" = 4' 0-1/4"
6 TREADS @ 11" = 5'-6"

THIRD RUN
4 RISERS @ 6-7/8" = 2' 3-9/16"
3 TREADS @ 11" = 2'-9"

36" HANDRAIL HT. / 42" GUARDRAIL HT.
1.25" NOSING MAX.
4" MAX. OPENING IN HANDRAIL/ GUARDRAIL

STAIR NO. 2:

FIRST RUN
16 RISERS @ 6-15/16" = 9' 3-1/4"
15 TREADS @ 11" = 13'-9"

SECOND RUN
9 RISERS @ 6-15/16" = 5' 2-5/8"
8 TREADS @ 11" = 7'-4"

36" HANDRAIL HT. / 42" GUARDRAIL HT.
1.25" NOSING MAX.
4" MAX. OPENING IN HANDRAIL/ GUARDRAIL

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

1 FIRST FLOOR PLAN RETAIL
1/4"=1'-0"

NOTE: ALL EXTERIOR WALLS MIN. R-19

NOTE: ALL ROOF AREAS MIN. R-38

NOTE: ALL UNDERFLOOR AREAS MIN. R-19

NOTE: ALL WINDOWS INSULATED LOW-E

NOTE: PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS. AND WITHIN 24" OF ANY DOORS AND 18" OF ANY WALKING SURFACE.

NOTE: PROVIDE 1 HOUR FIRE RESISTIVE CONSTRUCTION ON ROOF OVERHANGS WITHIN 3' FROM PROPERTY LINES.

NOTE: PROVIDE BATHROOM VENTILATION IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2015 ED.

NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE R301.2.1.2 IRC 2015.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH IBC 2015 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".

NOTE: ALL WOOD BELOW BFE MUST BE TREATED WOOD.

NOTE: ALL STUDS AT EXTERIOR WALLS TO BE 2 X 6 AT 16" O.C.

NOTE: ALL STUDS AT INTERIOR WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED

NOTE: ALL DIMENSIONS ON ARCHITECTURAL FLOOR PLANS ARE TO FACE OF GYP. BD.

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ALFRED M. HAYES ARCHITECT NO. 4032 STATE OF LOUISIANA REGISTERED ARCHITECT

FIRST & SECOND FLOOR PLAN

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

A-100

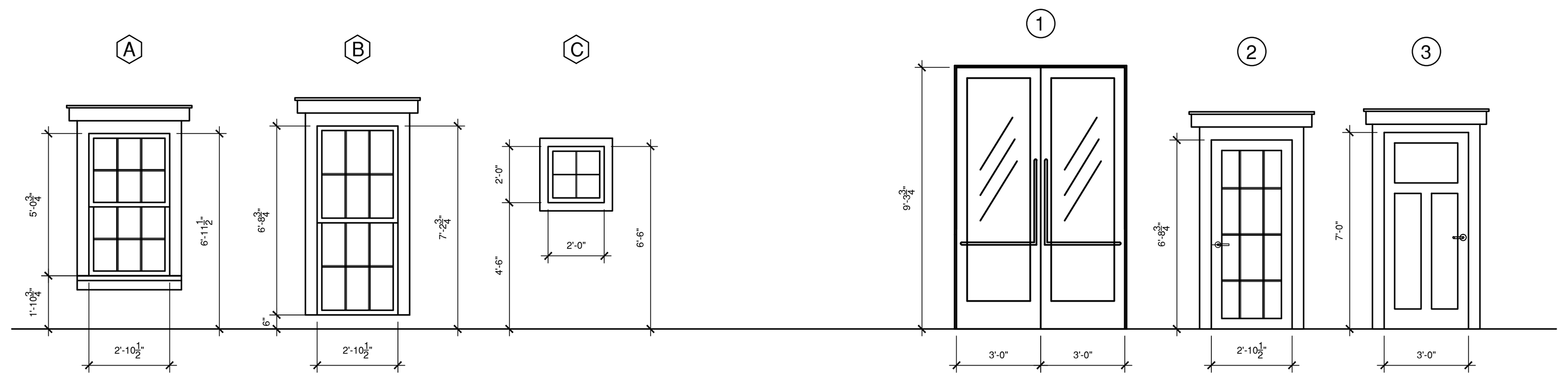
SHEET 5 OF 25

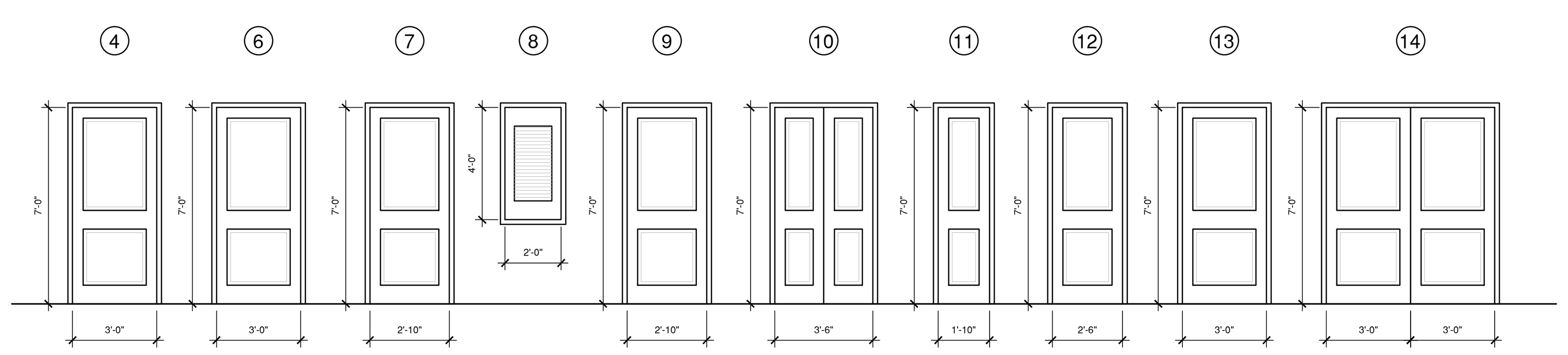
WINDOW SCHEDULE

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED LOW E GLAZING

MARK	SIZE	DESCRIPTION	REMARKS	HEAD HEIGHT
A	2' 10-1/2" X 5' 0-3/4"	VINYL SINGLE HUNG	6 LITES OVER 6 LITES	6' 11-1/2" AFF.
B	2' 10-1/2" X 6' 8-3/4"	VINYL SINGLE HUNG	6 LITES OVER 6 LITES	7' 2-3/4" AFF.
C	2'-0" X 2'-0"	VINYL FIXED	4 LITES	6'-6" AFF.

∗ SEE ELEVATIONS FOR 1ST FLOOR IMPACT GLAZING LOCATIONS & SIZES.





DOOR SCHEDULE

○ DENOTES DOOR

MARK	SIZE	THK	DESCRIPTION	REMARKS
1	(PAIR) 6'-0" X 9' 3-3/4"	1-3/4"	EXTERIOR SPANISH CEDAR	STOREFRONT
2	2' 10-1/2" X 6' 8-3/4"	1-3/4"	EXTERIOR SPANISH CEDAR	12 LITE
3	3'-0" X 7'-0"	1-3/4"	EXTERIOR SPANISH CEDAR	3 PANEL SQUARE RAISED PANEL
4	3'-0" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
5	3'-0" X 7'-0"	??	DOUBLE ACTING DOOR	
6	3'-0" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL 45 MINUTE RATING
7	3'-0" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
8	2'-0" X 4'-0"	1-3/4"	LOUVERED MASONITE	A/C CLOSET ACCESS DOOR
9	2'-10" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
10	(PAIR) 3'-6" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
11	1'-10" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
12	2'-6" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
13	3'-0" X 7'-0" POCKET DOOR	1-3/4"	SOLID CORE MASONITE POCKET DOOR	2 PANEL SQUARE RAISED PANEL
14	(PAIR) 6'-0" X 7'-0" BARN DOOR	1-3/4"	SOLID CORE MASONITE BARN DOOR	2 PANEL SQUARE RAISED PANEL

GENERAL NOTES UNLESS OTHERWISE STATED:

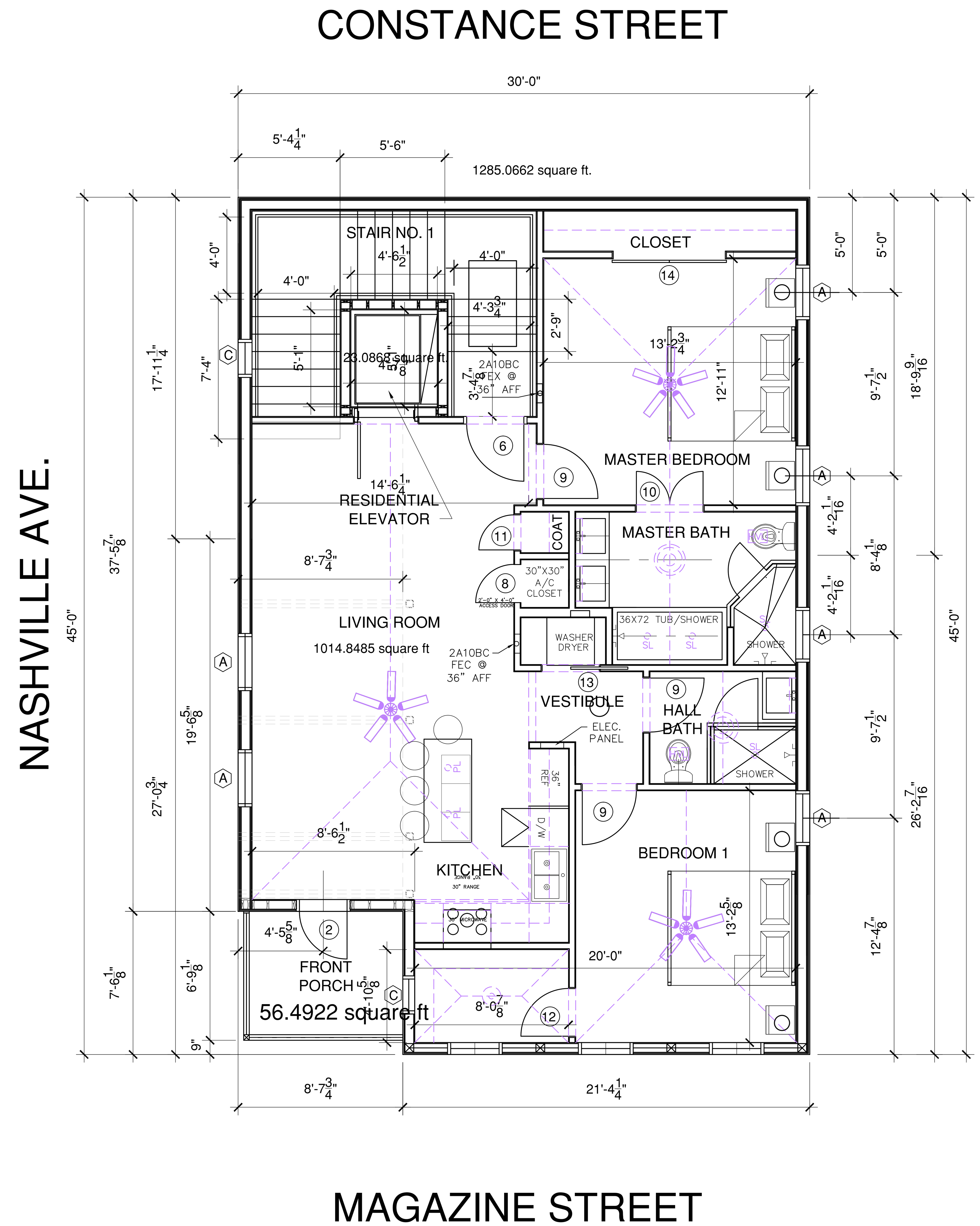
1. ALL DIMENSIONS ON ARCHITECTURAL FLOOR PLANS ARE TO FACE OF GYP. BD.
2. ALL FIRE EXTINGUISHERS SHALL BE 2A10BC AND MOUNTED AT 36" AFF
3. ALL STUDS AT EXTERIOR WALLS TO BE 2 X 6 AT 16" O.C. UNLESS OTHERWISE NOTED
4. ALL STUDS AT INTERIOR WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED
5. PROVIDE EMERGENCY LIGHTING IN ALL AREAS W/ EMERGENCY BACKUP FOR 90 MINUTES (SEE PLAN FOR LOCATIONS)
6. ALL WINDOWS INSULATED LOW-E.
6. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS. AND WITHIN 24" OF ANY DOORS AND 18" OF ANY WALKING SURFACE.
7. PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE R301.2.1.2 IRC 2015.
8. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH ASCE 07-10, BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".
9. INSULATION NOTES: ALL EXTERIOR WALLS MIN. R-19, ALL ROOF AREAS MIN. R-38, ALL UNDER-FLOOR AREAS MIN. R-19.
10. ALL WOOD BELOW BFE MUST BE TREATED WOOD.
11. MID-SPAN FIRE BLOCKING SHALL BE PROVIDED AT ALL INTERIOR & EXTERIOR WALLS OVER 8' IN HEIGHT (TYP.)
12. PROVIDE 1 HOUR FIRE RESISTIVE CONSTRUCTION ON ROOF OVERHANGS WITHIN 3' FROM PROPERTY LINES.
13. FOR ALL SIMPSON POST CAPS & POST BASES, INSTALL WITH STRONG-DRIVE® SD CONNECTOR SCREWS (TYP.)
14. ALARM SYSTEM PROVIDED BY OWNER.
15. IN CORRIDORS ALL FLOOR FINISHES SHALL BE CLASS 1, AND ALL OTHER AREAS FLOOR FINISH SHALL BE CLASS 2. ALL FLOOR COVERINGS SHALL COMPLY WITH DOCFF-1 (PILL TEST)
16. PROVIDE BLOCKING IN WALLS WHERE REQUIRED FOR ALL WALL MOUNTED EQUIPMENT & SHELVES.
17. PROVIDE BATHROOM VENTILATION IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2015 ED.

ELECTRICAL GENERAL NOTES:

7. ALL NEW ELECTRICAL WORK SHALL BE DONE WITH MC CABLE OR CONDUIT AND IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 2015 AND THE REQUIREMENTS OF ORLEANS PARISH.
8. PROVIDE PUTTY PACKS @ ALL OUTLETS AND SWITCHES IN FIRE RATED WALLS.

PLUMBING GENERAL NOTES:

1. ALL PLUMBING WORK SHALL BE SUBMITTED TO / AND SHALL BE DONE IN ACCORDANCE WITH ORLEANS PARISH PLUMBING CODE.
2. PROVIDE TRAP PRIMERS @ ALL FLOOR DRAINS.



1 THIRD FLOOR PLAN RESIDENTIAL UNIT
1/4"=1'-0"

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REGISTERED ARCHITECT

3RD FLOOR PLAN, SCHEDULES, & NOTES

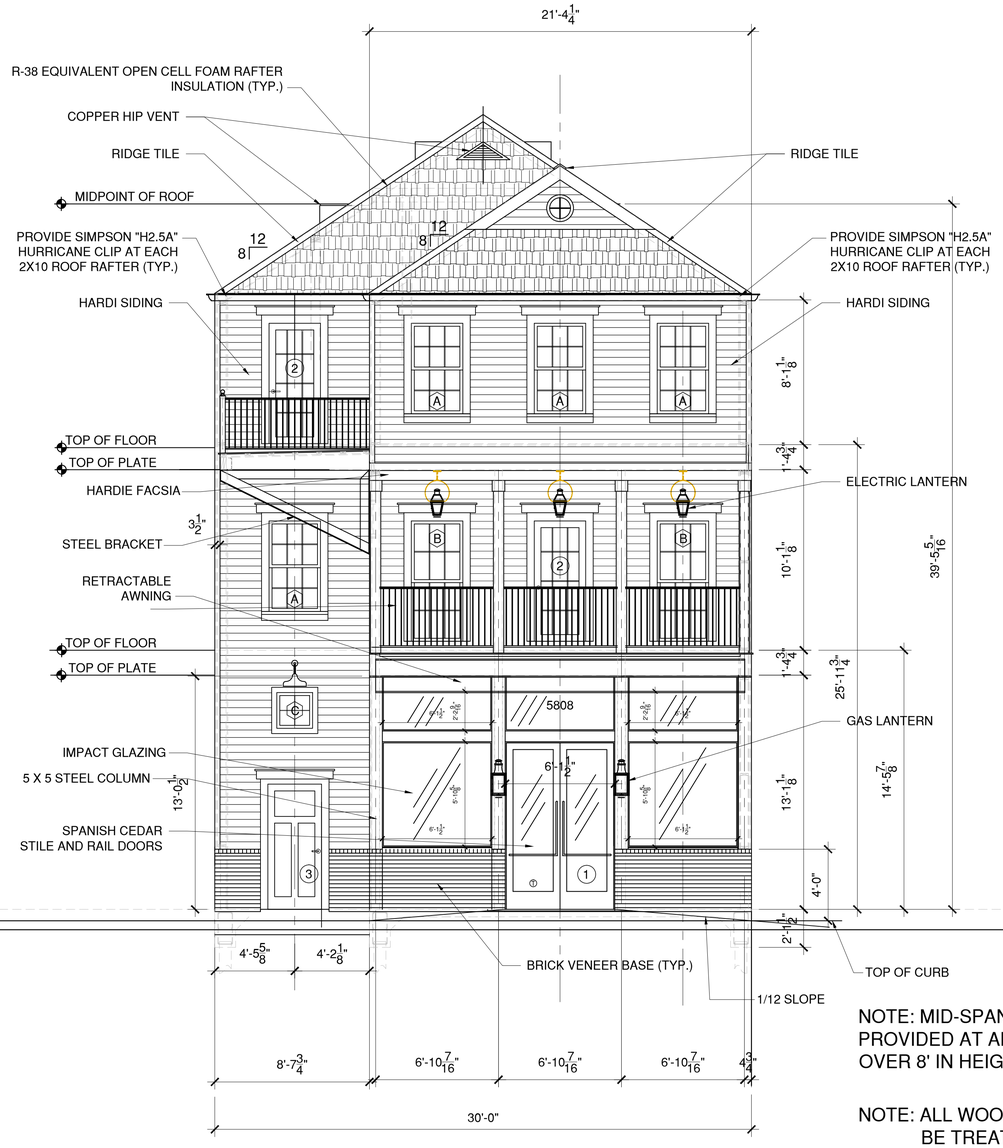
DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

A-101

NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE 1609.1.2 IBC 2015.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH IBC 2015 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".

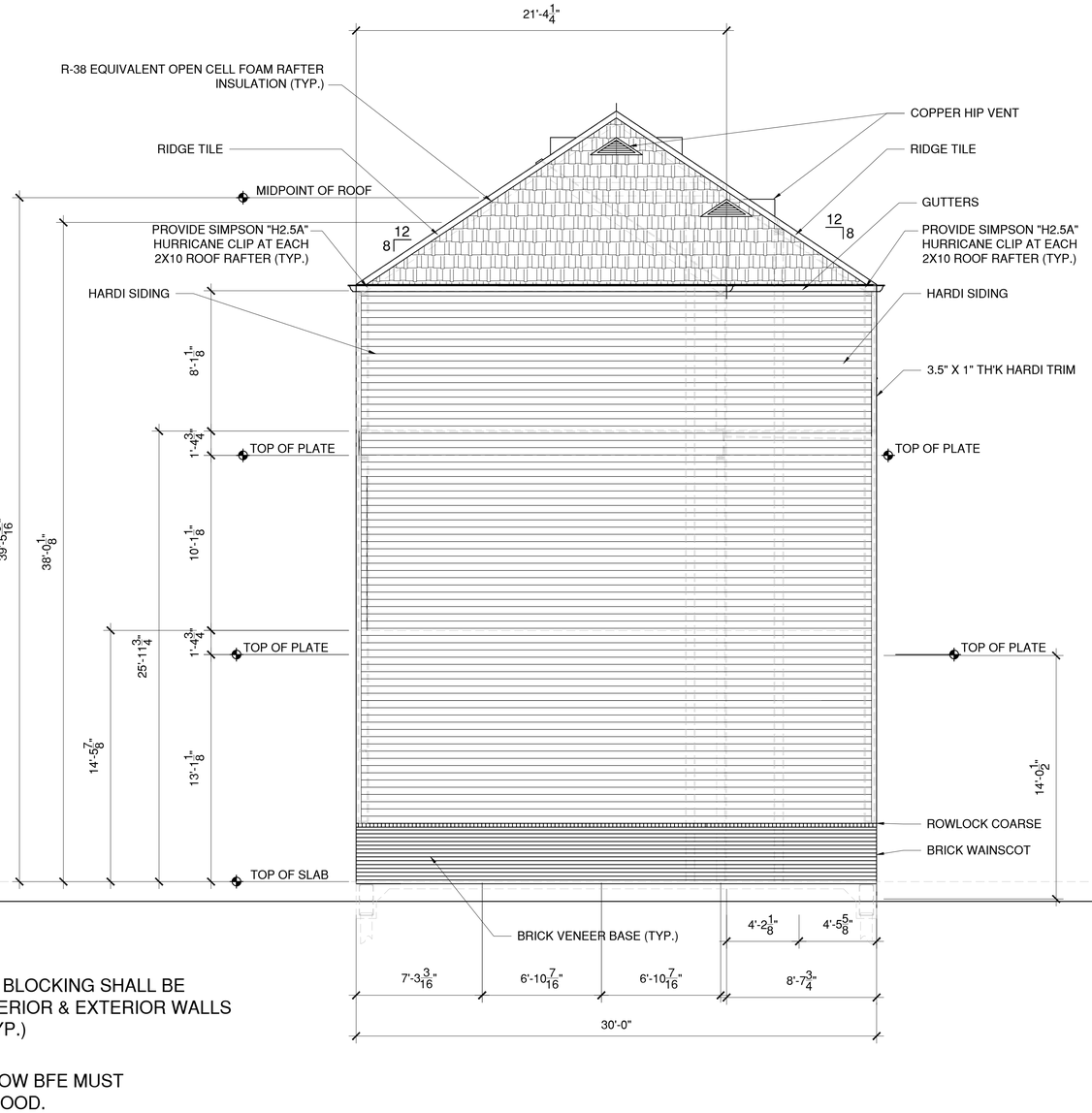
NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE 1609.1.2 IBC 2015.



NOTE: MID-SPAN FIRE BLOCKING SHALL BE PROVIDED AT ALL INTERIOR & EXTERIOR WALLS OVER 8' IN HEIGHT (TYP.)

NOTE: ALL WOOD BELOW BFE MUST BE TREATED WOOD.

1 FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"

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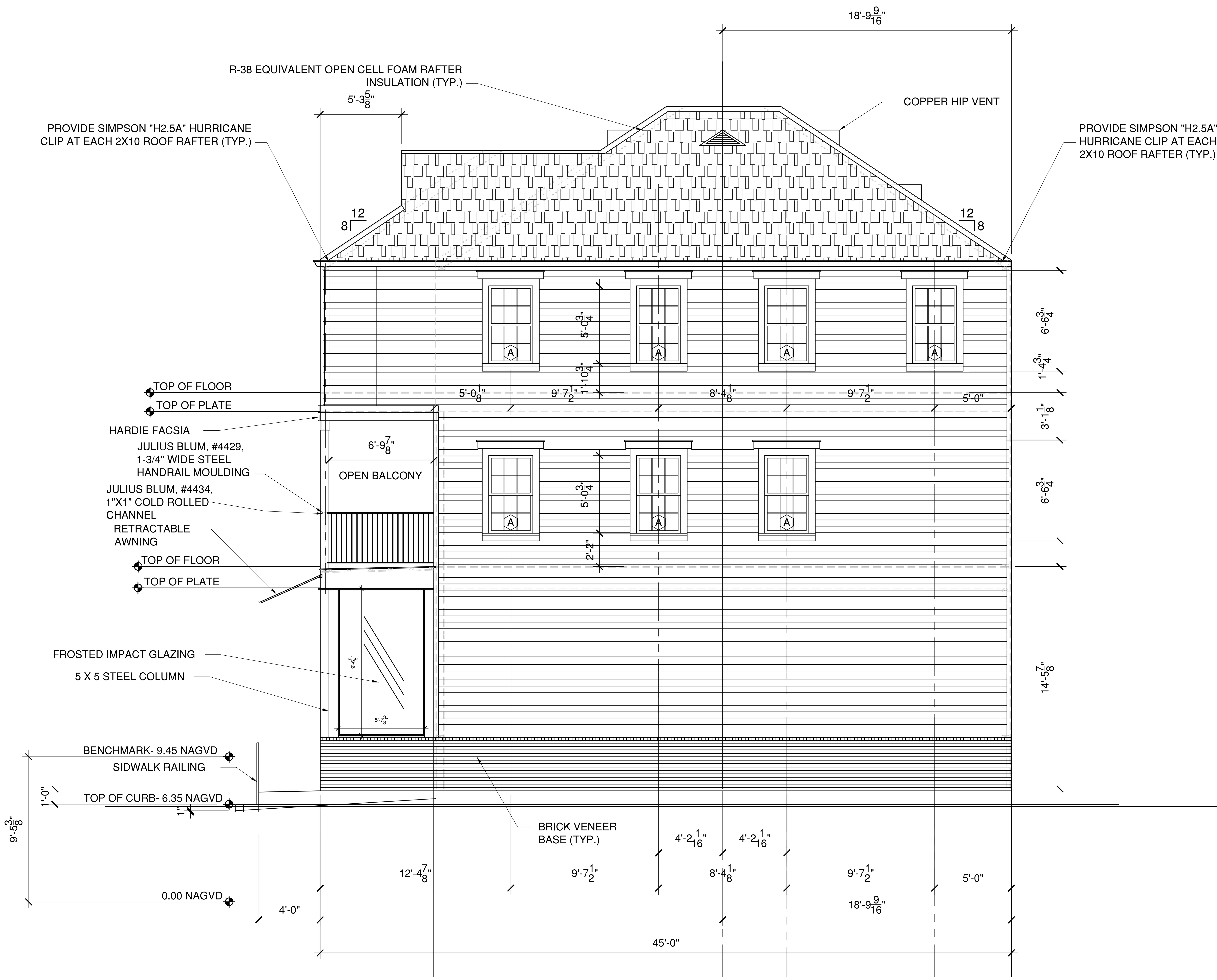
REGISTERED NO. 4033
STATE OF LOUISIANA
REGISTERED ARCHITECT

FRONT & REAR ELEVATIONS

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

A-200

SHEET 7 OF 25



1 RIGHT SIDE ELEVATION
1/4"=1'-0"

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RIDE SIDE ELEVATION

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CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

A-201

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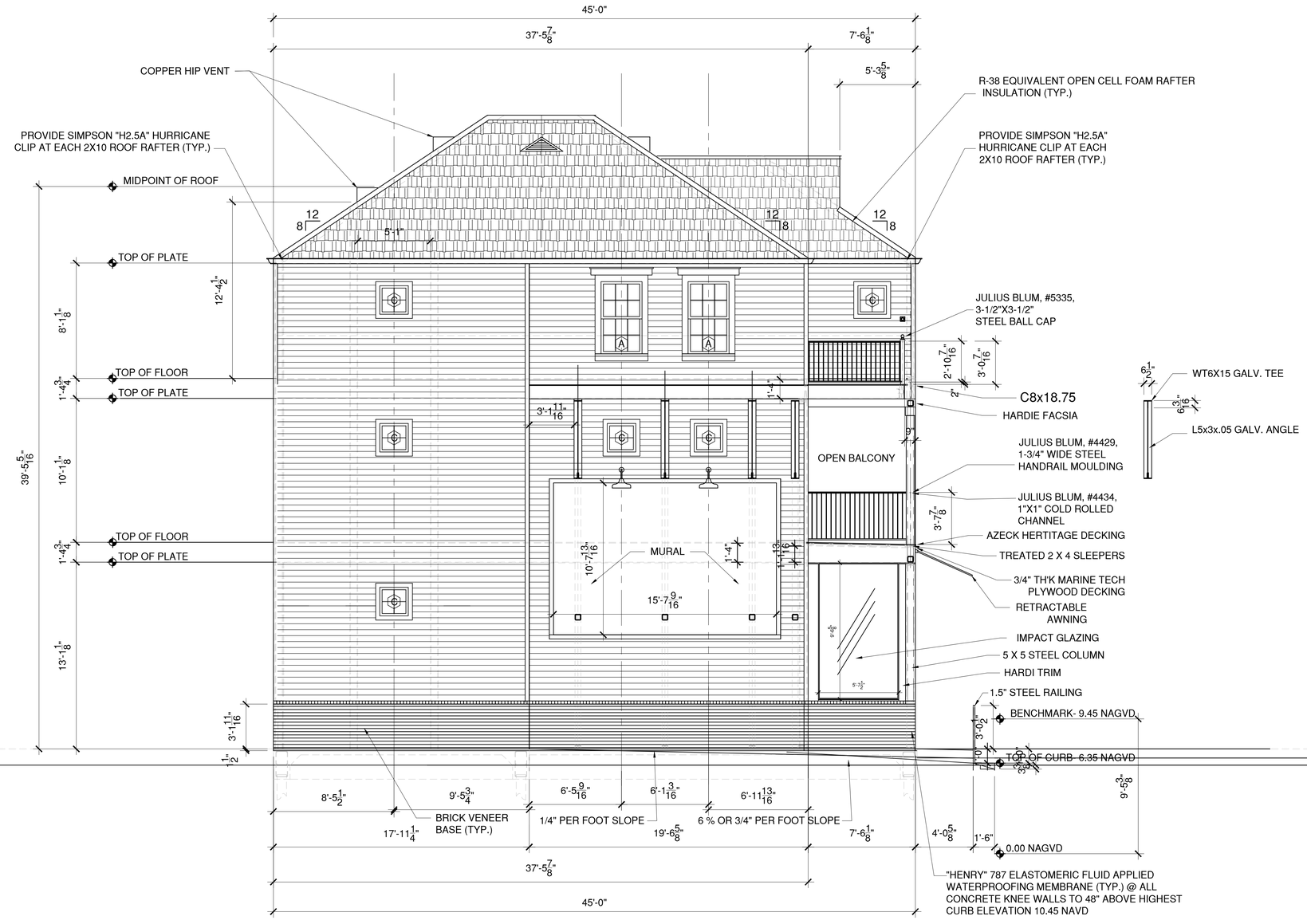

1 LEFT SIDE ELEVATION

1/4"=1'-0"

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LEFT SIDE ELEVATION

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
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A-202

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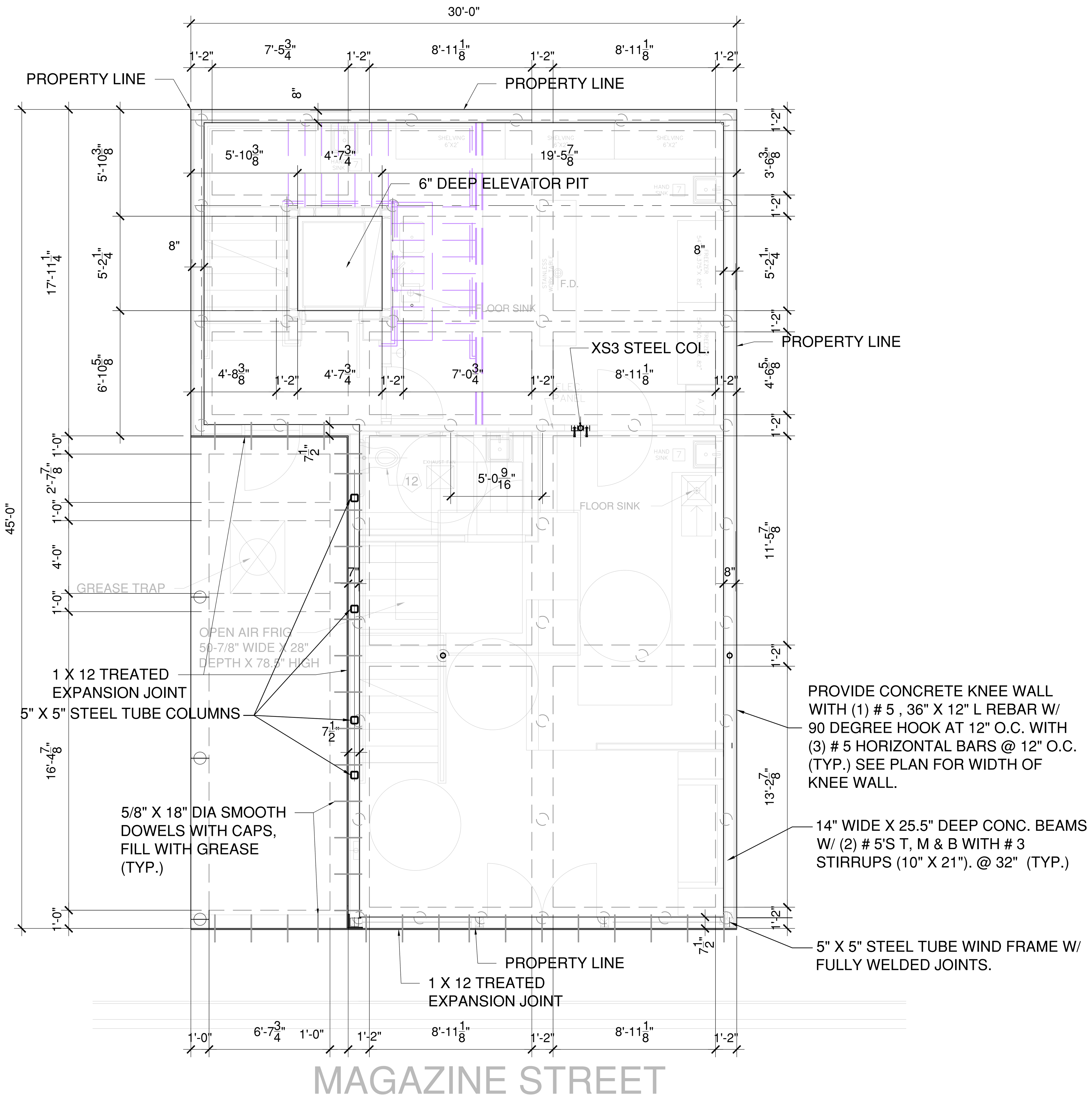
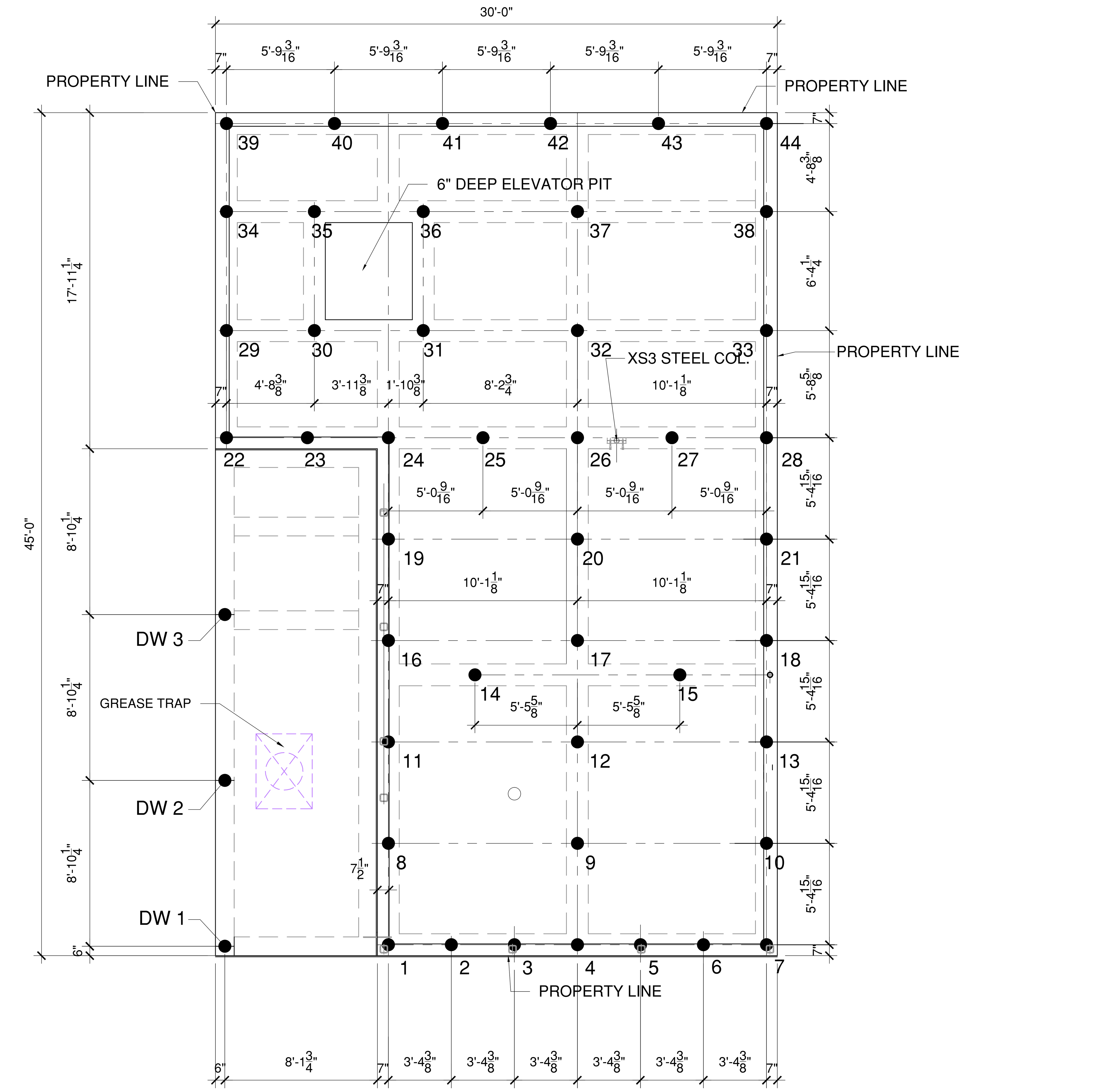


2 FOUNDATION PLAN
1/4"=1'-0"



NOTE: ALL WOOD BELOW BFE MUST
BE TREATED WOOD.

1 PILING PLAN
1/4"=1'-0"

SPECIFICATIONS - CONCRETE FOOTINGS AND SLABS ON GRADE
THE GOVERNING CODE FOR THE DESIGN IS THE IBC/IRC.

1. The concrete mix should yield a minimum compressive strength of 3000 p.s.i. at 28 days. Concrete design mix shall be in accordance with ACI-318 (latest version). No chlorides shall be allowed.
2. All conventional reinforcing steel shall meeet ASTM-A615 (Grade 60). Reinforcing steel shall be detailed and accessories provided in accordance with the latest ACI Manual of Standard Practice.
3. Unless noted otherwise, where continuous reinforcing is designated, lap bottom and top bars 24 dias. (12" min.). At non-continuous ends of all beams and slabs provide ACI recommended 90 degrees hook for all bars, horizontal top, bottom and all intermediate bars overlapping 24 dias. in each direction. All walls, see "typical wall details" in the ACI detailing manual for hooks and bars for the horizontal wall reinforcing.
4. Reinforcement shall have 3" cover in the grade beam bottoms, 1 1/2" cover in the beam sides and top, 1 1/2" cover in the slab top and bottoms, unless noted otherwise.
5. 1 layer of 6 MIL polyethylene vapor barrier shall be placed under all concrete.
6. The contractor shall verify all drops, off-sets, brick ledges, and block outs and Architectural plans and notify the Engineer of any discrepancies that may exist.
7. All subgrade fill shall be select granular material compacted to 90% standard Procter density in a maximum of 6" lifts.
8. A minimum of 4" of concrete will be maintained throughout the entire slab.
9. All trees within close proximity shall be removed to prevent the roots from extending under the slab.
10. Remove a minimum of 12" of existing soil and all unstable silt prior to placing any fill.
11. Maximum of 2 feet of fill may be placed on the site. Maximum differential fill shall not exceed 20%.
12. Exterior footings will have a minimum of 12" embedment below finished grade.
13. Provide termite treatment in accordance with Louisiana Pest Control and as required by Sec. R318 IRC 2015

PILE SPECIFICATIONS:

1. PILES ARE TO BE ASTM D25 AND SHALL HAVE MIN. 8" BOT./6.75" TIP WITH A MINIMUM 18-33 ft. EMBEDMENT BELOW NATURAL GRADE OR DRIVEN TO REFUSAL. (REFUSAL = 12 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET @ 15,000 FT-LBS PER BLOW)
2. DESIGN LOAD = 6 TONS PER PILE.
4. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED OF ANY MODIFICATION.
5. PILES MAY BE VIBRATED WHEN LOCATED NEXT TO EXISTING CONSTRUCTION.
6. PILES MUST MEET AWPA STANDARDS C3-92 FOR PRESERVATIVE RETENTION.

GEOLOGICAL ZONE: Pile Zone GM-1, Orleans Parish allowable capacity: 6 tons for class 5, 35' long r refusal,* Pile Tip embedded in sand strata.

1= PILE NO. CLASS 5 TREATED WOOD PILE COMPLYING WITH ASTM D-25

TOTAL NUMBER OF PILES: 44 + (3 for Driveway = 47 total)

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PILING PLAN & FOUNDATION PLAN

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CHECKED BY:	A.HAYES
PROJECT NO.	5820M
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SCALE:	
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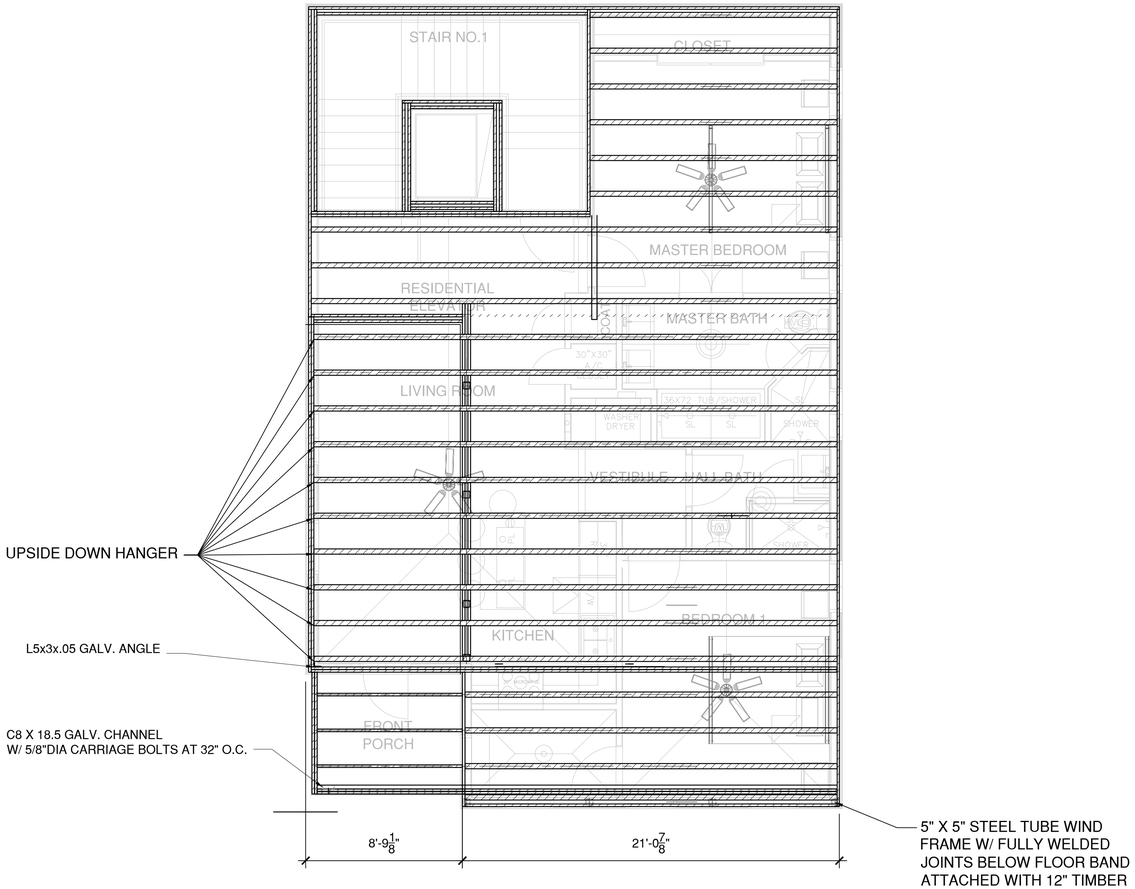
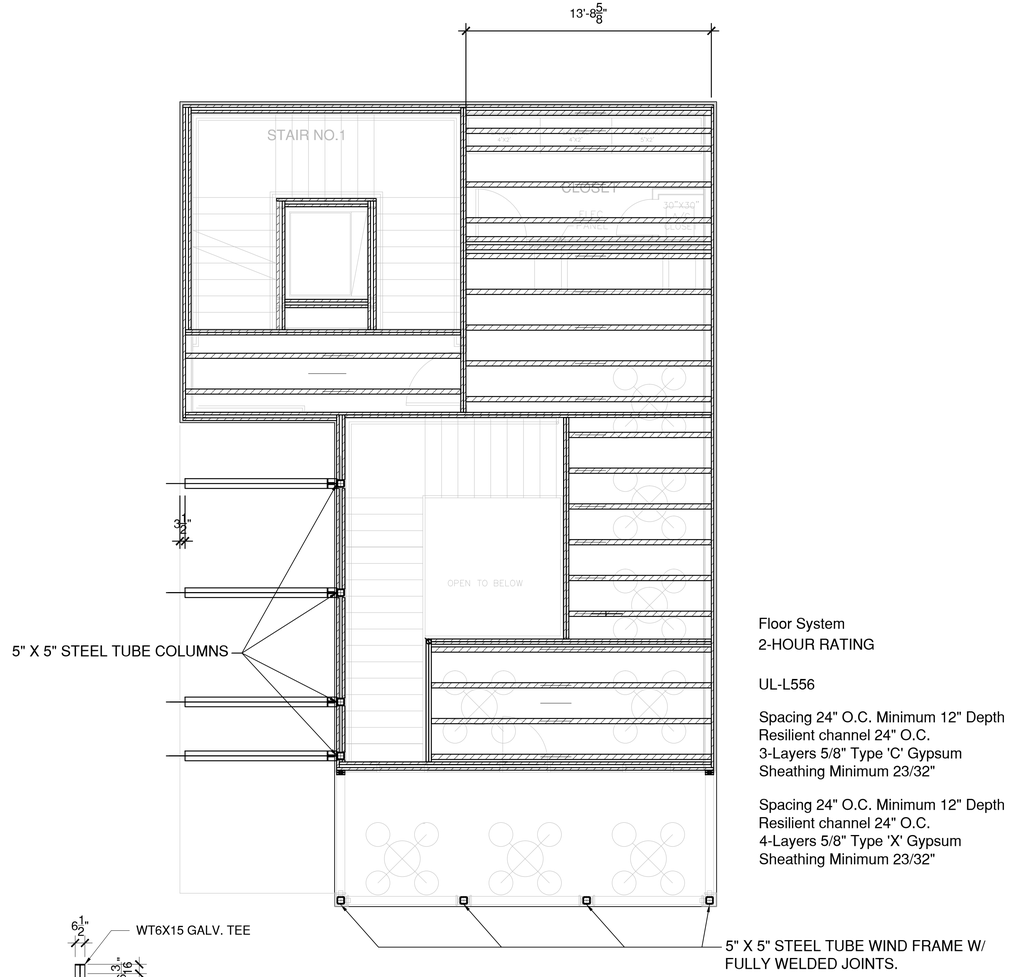


MAGAZINE STREET

2 THIRD FLOOR FRAMING PLAN

1/4"=1'-0"



MAGAZINE STREET

1 SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

Floor System
2-HOUR RATING

UL-L556

Spacing 24" O.C. Minimum 12" Depth
Resilient channel 24" O.C.
3-Layers 5/8" Type 'C' Gypsum
Sheathing Minimum 23/32"

Spacing 24" O.C. Minimum 12" Depth
Resilient channel 24" O.C.
4-Layers 5/8" Type 'X' Gypsum
Sheathing Minimum 23/32"

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2ND & 3RD FLOOR FRAMING PLANS

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DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

S-101

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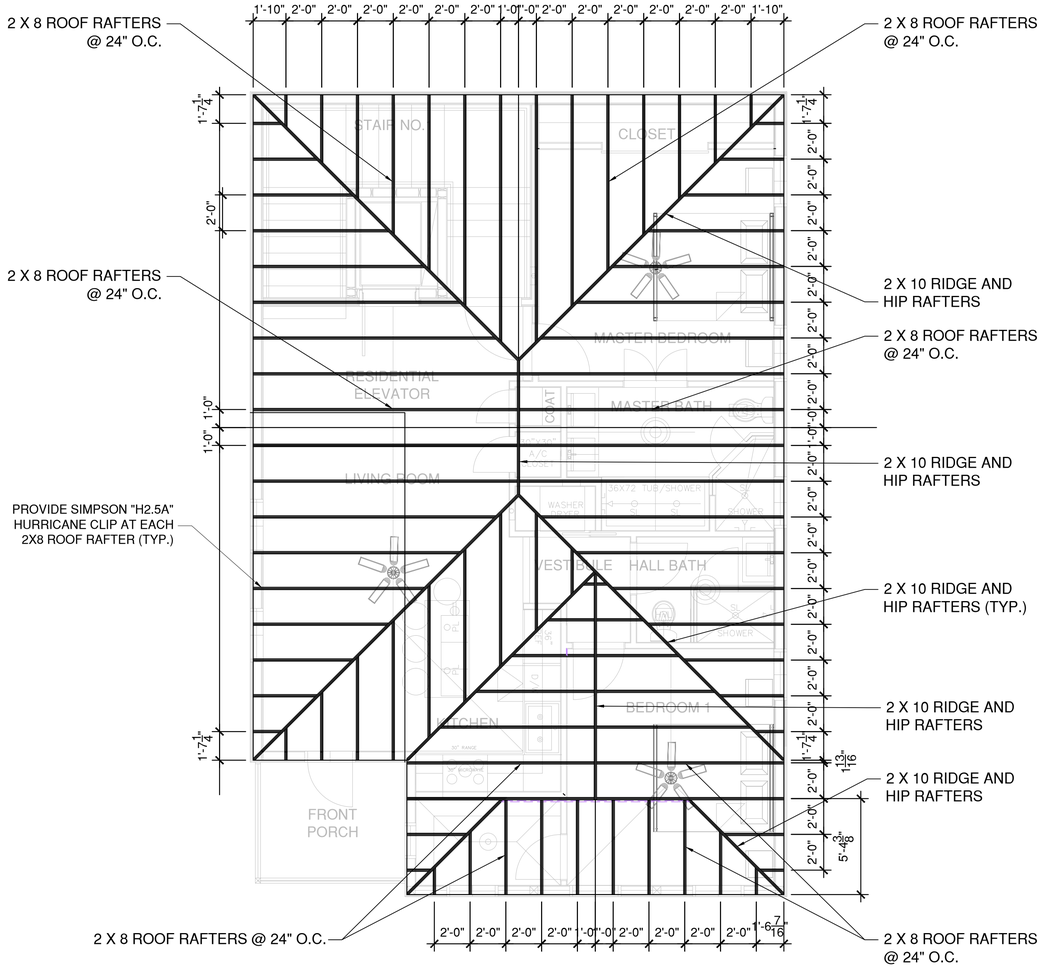


2 ROOF FRAMING PLAN

1/4"=1'-0"

NOTE: ROOF PITCH IS 8 / 12.

NOTE: INSTALL ARCHITECTURAL FIBERGLASS SHINGLES IN ACCORDANCE WITH HIGH WIND INSTALLATION REQUIREMENTS (135 MPH)

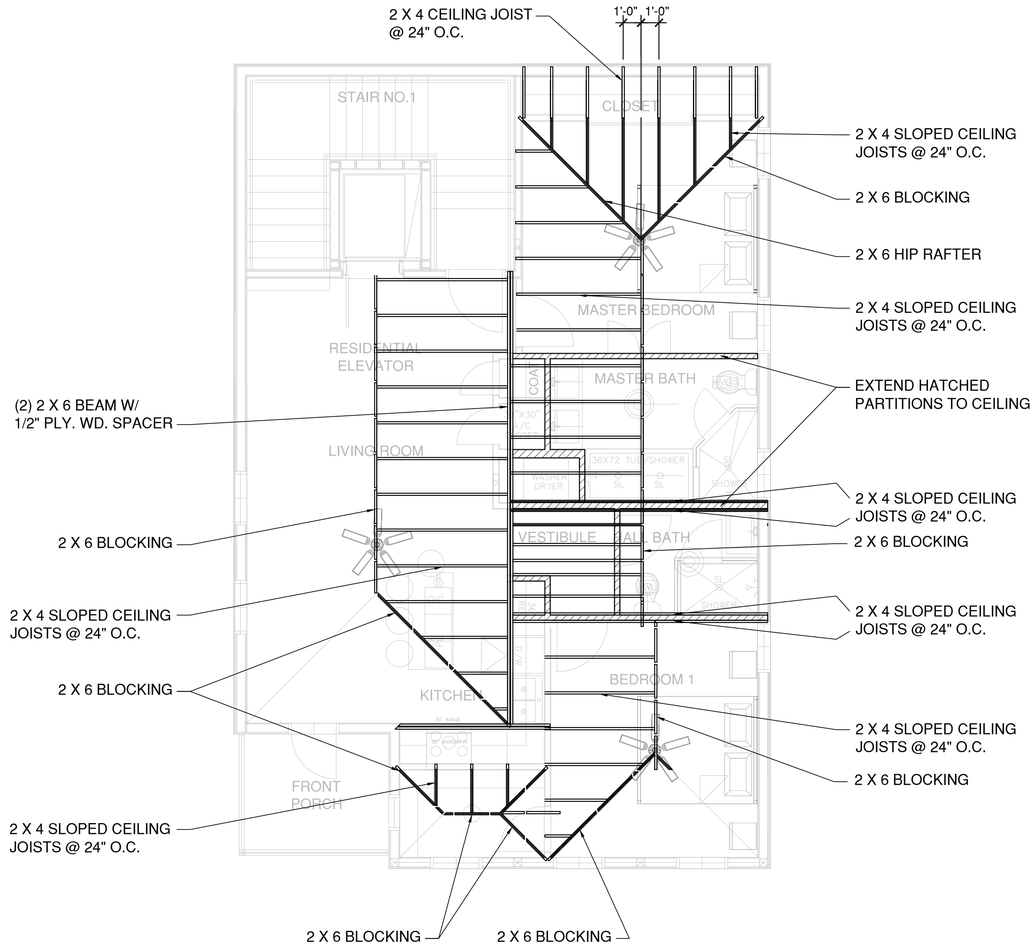
NOTE: ADD 2X6 COLLAR BRACES 4' MIN. @ EVERY OTHER ROOF RAFTER.

NOTE: FOIL FACED ROOF SHEATHING IS RECOMMENDED (FOIL FACING ATTIC).

NOTE: GABLE END WALLS TO BE FRAMED WITH TOP AN BOT. PLATE (TYP.)

NOTE: ALL DIMENSIONS ARE TO FACE OF FRAMING ON FRAMING PLANS.

NOTE: PROVIDE SIMPSON "H3" HURRICANE CLIP AT EACH ROOF RAFTER TO RAFTER PLATE (TYP.)



1 THIRD FLOOR CEILING FRAMING PLAN

1/4"=1'-0"

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LIC. NO. 4032
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REGISTERED ARCHITECT

3RD FLOOR CEILING & ROOF FRAMING PLANS

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PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

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MECHANICAL SPECIFICATIONS

GENERAL

WORK REQUIRED UNDER THIS SECTION CONSISTS OF ALL MECHANICAL WORK AND RELATED ITEMS NECESSARY TO DELIVER A COMP..ETE WORKING SYSTEM AS INDICATED ON THE DRAWINGS AND/OR DESCRIBED IN THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS, EQUIPMENT, LABOR, ETC. REQUIRED TO ACHIEVE A COMPLETE WORKING SYSTEM WHETHER SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS OR NOT.

WORK UNDER THIS DIVISION SHALL ONLY BE ACCOMPLISHED BY ENTITIES LICENSED UNDER PROVISION OF SECTION 2163 OF THE RULES AND REGULATIONS OF THE STATE OF LOUISIANA CONTRACTORS LICENSE LAW, R.S. 37:2150-2164.

VISIT AND EXAMINE JOB SITE AND CHECK WITH UTILITY AUTHORITIES CONCERNED IN ORDER TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PERTINENT TO WORK TO BE PERFORMED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO BE SO INFORMED.

SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW ON ALL ITEMS IN SCHEDULES TO INCLUDE CONTROLS, ETC. PRIOR TO RELEASING EQUIPMENT FOR MANUFACTURE OF SHIPMENT.

REGARDLESS OF TITLES AND SUBDIVISIONS HEREIN EMPLOYED, CONSIDER THESE SPECIFICATIONS AS ONE COMPLETE DCCUMENT WITH GENERAL S_____ECTION APPLYING TO ALL OTHER SECTIONS.

CHECK SPECIFICATIONS AND DRAWINGS WITH REMAINDER OF SET. AND BRING TO ARCHITECT'S ATTENTION ANY CONFLICTS OR VARIATIONS PRIOR TO SUBMITTING A BID. FAILURE TO OBTAIN CLARIFICATIONS FROM ARCHITECT PLACES RESPONSIBILITY FOR PROPER INSTALLATION ON THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.

ADEQUATE AND COMPETENT SUPERVISION SHALL BE PROVIDED BY THIS SECTION TO ASSURE THAT WORK IS DONE IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND WORKMANSHIP AND WITH INTENT OF DRAWINGS AND SPECIFICATIONS.

ACCOMPANYING DRAWINGS, INCLUDING PLANS, DETAILS, DIAGRAMS, NOTES, ETC., ARE SHOWN TO LIMIT AND EXPLAIN STRUCTURAL CONDITIONS, CONSTRUCTION REQUIREMENTS, SIZES, CAPACITIES AND METHODS OF INSTALLATION AND ERECTION. STRUCTURAL AND OTHER CONDITIONS MAY REQUIRE CERTAIN MODIFICATIONS AND ADJUSTMENTS FROM CONDITIONS SHOWN. SUCH DEVIATIONS ARE PERMISSIBLE; HOWEVER, SPECIFIED SIZES, CAPACITIES AND REQUIREMENTS AFFECTING SATISFACTORY PERFORMANCE AND OPERATION OF INSTALLATION SHALL REMAIN UNCHANGED. MAKE ALLOWANCE FOR NORMAL JOB CONDITIONS AND INTERFERENCES. IN EVENT OF CONFLICT, ANY ITEM EXPOSED TO VIEW IN FINISHED WORK SHALL TAKE PRECEDENCE OVER ITEMS, WHICH ARE CONCEALED, SUCH AS DUCTWORK, PIPING, ETC.

SECURE ALL PERMITS AND INSPECTIONS AND PAY ALL FEES, ASSESSMENTS AND TAXES NECESSARY FOR COMPLETION AND ACCEPTANCE OF WORK. NOTIFY ARCHITECT AND PROPER AUTHORITIES IN AMPLE TIME WHEN ANY WORK IS READY TO BE INSPECTED OR TESTED.

OBTAIN CERTIFICATES OF INSPECTION AND APPROVAL, AS APPLICABLE TO VARIOUS PORTIONS OF WORK, FROM INSPECTION AGENCY HAVING JURISDICTION.

ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL EXISTING LOCAL, PARISH AND STATE CODES AND ORDINANCES HAVING JURISDICTION, AND WITH RULES AND REGULATIONS OF NATIONAL FIRE PROTECTION ASSOCIATION (NFCPA) AND AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND NATIONAL BOARD OF BOILER AND PRESSURE VESSEL INSPECTORS (NBBPVI) FOR PRESSURE VESSEL AND BOILERS. ALL PIPING SYSTEMS, INCLUDING MATERIAL AND WORKMANSHIP, SHALL BE IN ACCORDANCE WITH THE LATEST GOVERNING ANSI, ASTM AND ASME CODES AND STANDARDS.

INSURE THAT ALL NECESSARY CHASES, OPENING FOR PIPES, DUCTS, ETC., ARE PROVIDED AT PROPER TIME AS WORK OF OTHER SECTIONS PROGRESSES; OTHERWISE, BE HELD RESPONSIBLE FOR ALL SUCH PROVISIONS AT OWN EXPENSE.

PROVIDE SLEEVES SET IN CONCRETE FLOORS AND WALLS OF 20 GAUGE GALVANIZED STEEL. CAULK BETWEEN SLEEVE AND PIPING IN CHASES AND EXTERIOR WALLS.

PROVIDE PROPERLY SIZED CHROME PLATED BRASS ESCUTCHEON PLATES TO CONCEAL OPENINGS WHERE PIPING OR HANGERS PASS EXPOSED THROUGH FLOORS, CEILINGS OR WALLS, TO INCLUDE BUILT-IN CABINETS.

INSTALL DRAINS FOR ALL RELIEF VALVES, PIPING AND EQUIPMENT REQUIRING IT AND RUN TO SUITABLE OUTLET.

PROVIDE ALL ACCESS PANELS NECESSARY FOR PROPER ACCESS TO DAMPERS, VALVES, TRAPS, CLEANOUTS, FIXTURE CONNECTIONS, MOTORS, DRIVES OR OTHER ITEMS INSTALLED, EXCEPT WHERE SUCH PANELS ARE SHOWN AND/OR SPECIFIED UNDER OTHER SECTIONS OF SPECIFICATIONS.

ALL EXPOSED EQUIPMENT, PIPES, GRILLES, LOUVERS, FAN HOUSINGS, ETC., SHALL BE FURNISHED WITH FACTORY APPLIED PRIMER AND FINAL COAT PAINT. WHERE COLOR OPTIONS ARE AVAILABLE OR REQUIRED BY CONTRACT DOCUMENT, OBTAIN SELECTION FROM ARCHITECT.

ALL SERVICE PIPING WHICH IS ACCESSIBLE FOR MAINTENANCE OPERATIONS SHALL BE IDENTIFIED WITH SEMI-RIGID PLASTIC (NOT PRESSURE-SENSITIVE) IDENTIFICATION MARKERS. DIRECTION OF FLOW ARROWS IS TO BE INCLUDED ON EACH MARKER, UNLESS OTHERWISE SPECIFIED.

PROVIDE STEEL SUPPORTS AND FRAMEWORK FOR EACH ITEM OF EQUIPMENT OR FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR AS DETAILED ON DRAWINGS. FRAME WORK AND SUPPORTING STRUCTURES USING MANUFACTURER METAL FRAMING SYSTEM COMPONENTS ARE ACCEPTABLE.

AFTER FINAL TESTING, CLEAN ALL FIXTURES, PIPES AND EXPOSED WORK. THOROUGHLY CLEAN AND POLISH PLATED AND OTHER FINISHED PRODUCTS. PIPING TO BE FREE OF ALL OBSTRUCTIONS. REMOVE ALL DEBRIS, SURPLUS AND WASTE MATERIALS COMPLETELY FORM THE JOB SITE.

PROPERLY LUBRICATE ALL MOTORS, PUMPS, COMPRESSORS, ETC., BEFORE STARTING AND UNTIL FINAL ACCEPTANCE OF WORK.

ARCHITECT WILL FURNISH A COMPLETE SET OF CONTRACT DRAWINGS IN ELECTRONIC PDF FORMAT WHICH SHALL BE MARKED UP BY CONTRACTOR AS WORK PROGRESSES TO REFLECT ALL ITEMS OF INSTALLATION WHICH DIFFER FROM WORK SHOWN ON CONTRACT DRAWINGS. FINAL PAYMENT WILL BE WITHHELD UNTIL MARKED UP DRAWINGS ARE FURNISHED. REPRODUCTION OF HARD COPIES OF THE FURNISHED ELECTRONIC DRAWINGS IS THE RESPONSIBILITY OF THE CONTRACTOR.

AT PROJECT COMPLETION, FURNISH TO ARCHITECT TWO COMPLETE SETS OF PARTS CATALOGS AND OPERATING INSTRUCTIONS BOUND IN LARGE BINDERS FOR USE OF MAINTENANCE AND SERVICE PERSONNEL. CONTRACTOR SHALL THOROUGHLY INSTRUCT OWNER OR OWNER'S REPRESENTATIVE IN OPERATION AND CARE OF CONTROLS, INDIVIDUAL EQUIPMENT AND ENTIRE MECHANICAL SYSTEM.

FURNISH TO OWNER ALL WARRANTIES FOR INSTALLED MECHANICAL EQUIPMENT. WARRANTIES SHALL BE MANUFACTURER'S STANDARD AND ISSUED BY THE MANUFACTURER FOR THAT PARTICULAR PIECE OF EQUIPMENT. MANUFACTURER WARRANTIES ARE REQUIRED FOR PACKAGED ROOFTOP AIR CONDITIONING UNITS, EXHAUST FANS, AND OUTDOOR AIR UNIT.

DELEGATED DESIGN SUBMITTAL: FOR EXTERIOR MOUNTED EQUIPMENT PROVIDE SUBMITTAL DETAILING TIE-DOWN REQUIREMENTS TO STRUCTURE TO WITHSTAND HURRICANE FORCE WINDS UP TO 130 MPH AND IN ACCORDANCE WITH IBC AND ASCE CRITERIA. SUBMITTAL SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA. SUBMITTAL SHALL INCLUDE DESIGN CALCULATIONS TO BE KEPT ON FILE BY THE OWNER.

GUARANTEE ALL MECHANICAL INSTALLATIONS AGAINST ALL DEFECTS IN EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OR FROM DATE OF BENEFICIAL USE BY OCCUPANCY OF OWNER. ACCEPTANCE OF BENEFICIAL USE BY OCCUPANCY OF OWNER OF INDIVIDUAL ITEMS OR SYSTEMS OF MECHANICAL EQUIPMENT SHALL START WARRANTY PERIOD OF EQUIPMENT OR SYSTEMS SO ACCEPTED OR BENEFICIALLY USED BY OCCUPANCY OF OWNER. DURING GUARANTEE PERIOD, CORRECT ANY DEFECTS IN NEW EQUIPMENT, MATERIALS OR WORKMANSHIP, WITHOUT COST TO OWNER.

AIR CONDITIONING

DUCTWORK SHALL BE G90 GALVANIZED STEEL. GAUGE AND CONSTRUCTION STANDARDS SHALL BE IN-ACCORDANCE WITH SMACNA MANUALS, 2005 EDITION.

DUCT SIZES INDICATED ON DRAWING ARE SHEET METAL SIZES - INSIDE CLEAR DIMENSIONS. CONCEALED SUPPLY AIR DUCTS, RETURN AIR DUCTS AND PLENUMS SHALL BE GALVANIZED STEEL, EXTERNALLY INSULATED WITH 2" THICK MINERAL FIBER ¾ PCF DENSITY INSULATION WITH FOIL FACING. FLEXIBLE DUCTWORK SHALL BE UL 181 LISTED, CLASS 1, PRE-INSULATED AND PROPERLY SUPPORTED TO PREVENT KINKS AND SHARP BENDS. PROVIDE SPIN IN FITTING WITH AIR SCOOP AND DAMPER AT EACH ROUND DUCT CONNECTION TO TRUNK DUCT. HARD ROUND DUCT SHALL BE DOUBLE WALL STAINLESS STEEL OR ALUMINUM SPIRAL WITH R-7 INSULATION. BATHROOM EXHAUST DUCTWORK SHALL BE UNLINED GALVANIZED STEEL. EXTERIOR OA DUCTORK SHALL BE STAINLES STEEL, LINED, SPIRAL ROUND DUCT. ALL DUCTWORK SEAMS SHALL BE SEALED WITH HARD CAST MASTIC. DUCT SIZES SHOWN ON PLANS ARE SHEET METAL DIMENSIONS. PROVIDE ALL DAMPERS AND REGULATORS REQUIRED FOR PROPER AIR DISTRIBUTION AND BALANCING OF THE SYSTEM.

REGISTERS, GRILLES AND DIFFUSERS SHALL BE TITUS. PRICE, CARNES, TUTTLE & BAILEY, METALAIR, MILLAIRE OR APPROVED EQUAL. MODEL NUMBERS INDICATED ARE PRICE NUMBERS UNLESS NOTED OTHERWISE.

CEILING DIFFUSERS SHALL BE INSULATED AS SPECIFIED FOR SHEET METAL DUCTS.

CEILING DIFFUSER - (LOUVER FACE) - AS SCHEDULED WITH FULLY ADJUSTABLE PATTERN CONTROL ELEMENTS. SQUARE NECK DIFFUSER SHALL BE FURNISHED WITH SQUARE TO ROUND TRANSITION WHERE REQUIRED (REFER TO PLANS). FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. FINISH SHALL BE OFF-WHITE BAKED ENAMEL.

CEILING RETURN GRILLE - ALUMINUM GRILLE WITH 35 BLADE SETTING. SINGLE SET OF BLADES PARALLES TO THE LOND DIMENSION. FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. FINISH SHALL BE OFF-WHITE BAKED ENAMEL.

CEILING RETURN FILTER GRILLE - PRICE MODEL 635FF ALUMINUM GRILLE WITH 35 BLADE SETTING. SINGLE SET OF BLADES PARALLEL TO THE LONG DIMENSION. DESIGNED TO ACCEPT 2" THICK THROW AWAY FILTERS. FURNISH WITH QUARTER TURN FASTENERS. FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. FINISH SHALL BE OFF-WHITE BAKED ENAMEL.

CEILING TRANSFER GRILLE - SAME AS EXHAUST GRILLE SCHEDULE. FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. FINISH SHALL BE OFF-WHITE BAKED ENAMEL.

CEILING EXHAUST REGISTER - AS SCHEDULED WITH OPPOSED BLADE DAMPER. FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. REGISTER SHALL BE MILL FINISHED ALUMINUM.

CONDENSATE PIPING SHALL BE TYPE "L" COPPER TUBING WITH WROUGHT COPPER SOLDER JOINT DRAINAGE TYPE FITTINGS. INSTALL PIPING WITH CLEANOUTS AT EACH CHANGE OF DIRECTION. PROVIDE ½" THICK ELASTOMERIC FOAM SLIP-ON TYPE ON ALL CONDENSATE DRAIN LINES.

INSTALL HVAC EQUIPMENT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND MANUFACTURER'S PRINTED INSTALLATION REQUIREMENTS. NO PIPING OR CONDUIT FOR WALL MOUNTED EQUIPMENT SHALL BE EXPOSED.

PROVIDE ALL FOUNDATIONS, SUPPORTS, ETC. NECESSARY FOR PROPERLY SUPPORTING WORK AND EQUIPMENT AND PROVIDE ALL ISOLATION MATERIALS TO PREVENT TRANSMISSION OF VIBRATION TO THE BUILDING STRUCTURE.

AUTOMATIC TEMPERATURE CONTROL SYSTEM SHALL BE LOW VOLTAGE ELECTRIC TYPE AS AVAILABLE FROM UNIT MANUFACTURER. UPON COMPLETION OF INSTALLATION, SYSTEM SHALL BE TESTED AND ADJUSTED BY CONTROL REPRESENTATIVE. HE SHALL COMPLETELY ADJUST READY FOR USE ALL THERMOSTATS, VALVES, OPERATORS, ETC. HE SHALL ALSO BE RESPONSIBLE FOR PROPER SEQUENCE OF CONTROL OF ALL EQUIPMENT WHICH INCLUDES HIGH VOLTAGE INTERLOCKING.

STANDARDS OF MATERIAL AND WORKMANSHIP AS REQUIRED BY NATIONAL ELECTRICAL CODE, SHALL APPLY TO ALL ELECTRICAL WORK REQUIRED AS PART OF THIS SECTION. IN ADDITION, ALL SPLICES IN LOW VOLTAGE CONTROL WIRING SHALL BE MADE AT TERMINAL BLOCKS FURNISHED FOR THE PURPOSE; ANY SPLICES NOT MADE AT TERMINAL BLOCKS SHALL BE SOLDERED.

PROVIDE SMOKE DETECTOR IN SUPPLY AND RETURN FROM EACH AIR HANDLING UNIT TO STOP FAN IF SMOKE IS DETECTED.

INDOOR HEAT PUMPS INSTALLED ON STAND - 24" AFF. HEAT PUMPS INSTALLED IN SAFE PAN PROVIDE OVERFLOW SWITCH IN PRIMARY CONDENSATE PAN. PROVIDE SMOKE DETECTOR IN RETURN AIR. POSITIVE INDICATION OF SMOKE OR CONDENSATE SHALL CAUSE THE UNIT TO DE-ENERGIZE. ROUTE INSULATED CONDENSATE PIPING DOWN TO OSD LOCATED WITHIN MECHANICAL CLOSET. TERMINATE DISCHARGE OF PIPING 1" ABOVE FLOOD RIM ELEVATION OF OPEN SITE DRAIN. PROVIDE DAMPER IN RETURN AIR DUCT IN ORDER TO PROPERLY BALANCE SYSTEM. PROVIDE INTEGRAL DISCONNECT WITH UNIT.

OUTDOOR HEAT PUMPS INSTALLED ON ANGLE IRON BRACKETS SIMILAR TO DUCTMATE - HURRICANE BRACKET(TYPE 304SS). MOUNT UNIT SO THAT LOWEST POINT OF BRACKET FALLS 6'8" ABOVE GRADE (TO ACCOMMODATE PARKING AND WALKING PATH). COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECT/OWNER AND LAYOUT OF WALL MURAL.

OUTDOOR AIR DUCTED TO RETURN AIR DUCT OF AIR HANDLER UNIT. PROVIDE TWO POSITION AUTOMATED DAMPER (OPEN/CLOSED), IN OA DUCT. DAMPER TO OPEN WHEN AHU IS IN OPERATION. SHOULD HUMIDITY RISE ABOVE 59%RH, SMART DAMPER SHALL CLOSE AND REMAIN CLOSED UNTIL HUMIDITY IS BELOW 50%RH. PROVIDE BIRDSCREEN @ INLET AND GREENHECK E635 LOUVER WITH NET FREE AREA AS NEEDED TO MAINTAIN VELOCITY LESS THAN 800FPM OR PER MANUFACTURER'S RECOMMENDATION.

OBTAIN THE SERVICES OF AN INDEPENDENT TEST AND BALANCE AGENCY THAT SPECIALIZES IN AND WHOSE BUSINESS IS LIMITED TO THE TESTING AND BALANCING OF AIR CONDITIONING SYSTEMS. ALL FINAL REPORTS SHALL BE SIGNED BY THIS CERTIFIED TEST AND BALANCE TECHNICIAN AND SHALL INCLUDE HIS OFFICIAL STAMP.

THE CONTRACTOR SHALL BALANCE ALL AIR SERVICES TO THE QUANTITIES SHOWN ON THE DRAWINGS, USING INSTRUMENTS ACCEPTABLE TO THE ARCHITECT. RECORDS OF ALL BALANCING READINGS, ON APPROVED FORMS, SHALL BE KEPT AND SHALL BE DELIVERED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. ON AIR SUPPLY SYSTEMS INDIVIDUAL OUTLETS SHALL BE BALANCED AND ADJUSTED UNTIL THE SPECIFIED AIR VOLUME IS OBTAINED WITHIN A TOLERANCE OF 10% AND ROOM TEMPERATURES EQUALIZED.

REFRIGERATION AND HEATING EQUIPMENT SHALL BE ADJUSTED TO PROVIDE THE TEMPERATURES AND CAPACITIES SPECIFIED. CUT-IN AND CUT-OUT POINTS OF ALL AUTOMATIC, PRESSURE, SAFETY AND LIMITS CONTROLS SHALL BE OBSERVED AND ADJUSTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ENTERING AND LEAVING COIL CONDITIONS SHALL BE RECORDED. SPACE TEMPERATURE AND HUMIDITY READING SHALL BE RECORDED. OTHER MEASUREMENTS TO INCLUDE INDOOR AND OUTDOOR CONDITIONS SHALL BE PROVIDED AS INDICATED ON NEBB, AABC, OR TABB STANDARD FORMS FOR ROOF TOP AIR CONDITIONING UNITS.

EXHAUST FANS

EF-1 & 2: BATHROOM EXHAUST FANS OPERATE INTERMITTENTLY VIA LIGHT SWITCH INTERLOCK. EXHAUST FANS SHALL REMAIN RUNNING UNTIL LIGHT IS DE-ENERGIZED VIA INTEGRAL TIMER. ROUTE DUCT TO WALLCAP WITH INTEGRAL BACKDRAFT DAMPER (DRYERWALLVENT OR APPROVED EQUAL). COORDINATE COLOR SELECTION WITH ARCHITECT. PROVIDE FIRE DAMPER AT PENETRATION THROUGH FIRE RATED EXTERIOR WALL. COORDINATE ACCESS PANEL LOCATION WITH ARCHITECT. PROVIDE FIRE RATED ACCESS PANEL WITHIN DUCT FOR PERIODIC INSPECTION.

AIR-COOLED HEAT PUMP SCHEDULE (OUTDOOR)

CU

EQUIP. NO.	SERVICE	COOLING CAPACITY, [MBH]	SEER	REFRIGERANT PIPING SIZE, [INCHES]		ELECTRICAL			MANUFACTURER/MODEL
				LIQUID	VAPOR	VOLTAGE/PH/HZ	MCA	MOCP	
1	1ST FLOOR	42.0	17	⅜"	1⅛"	220 / 1ϕ / 60	34.5	35	DAIKIN: DZ17VSA421A
2	2ND FLOOR	42.0	17	⅜"	1⅛"	220 / 1ϕ / 60	34.5	35	DAIKIN: DZ17VSA421A
3	3RD FLOOR	30.0	17	⅜"	1⅛"	220 / 1ϕ / 60	22.7	35	DAIKIN: DZ17VSA301A

NOTE:
PROVIDE 1 $\frac{1}{8}$" VAPOR LINE FOR 3.5-TON UNITS (CU-1&2). CONNECTION SIZE INDICATED ABOVE.

AIR-COOLED HEAT PUMP SCHEDULE (INDOOR)

AHU

EQUIP. NO.	SERVICE	LOCATION	OUTDOOR AIR, [CFM]	SUPPLY FAN		COOLING COIL				ELECTRICAL			MANUFACTURER/MODEL
				FLOW, [CFM]	E.S.P, [IN. W.C.]	TOTAL LOAD, [MBH]	SENSIBLE LOAD, [MBH]	EAT (DB/WB), [°F]	LAT (DB/WB), [°F]	VOLTAGE/PH/HZ	MCA	MOCP	
1	1ST FLOOR	MECHANICAL CLOSET	240	1400	0.5	39.5	28.4	77.0 / 66.3	57.9 / 57.0	220 / 1ϕ / 60	6.5	15	DAIKIN: DV42FECC14A
2	2ND FLOOR	MECHANICAL CLOSET	260	1400	0.5	28.9	16.8	80.7 / 70.4	58.0 / 57.6	220 / 1ϕ / 60	6.5	15	DAIKIN: DV42FECC14A
3	3RD FLOOR	MECHANICAL CLOSET	70	1000	0.5	25.9	20.5	75.1 / 65.1	58.7 / 57.8	220 / 1ϕ / 60	6.5	15	DAIKIN: DV36FECC14A

NOTE:
1. UNIT SHALL BE PROVIDED WITH MEANS TO DEHUMIDIFY.
2. OA INTAKE EQUIPPED WITH SMART DAMPER. DAMPER TO BE NORMALLY CLOSED AND OPEN ONLY WHEN AHU IS IN OPERATION. SHOULD HUMIDITY IN SPACE RISE ABOVE 59%RH, DAMPER SHALL CLOSE AND REMAIN CLOSED UNTIL RH FALLS BELOW 50%.
3. UNITS ARE HEAT PUMP TYPE. NO AUXILIARY ELECTRIC HEAT REQUIRED.
4. FAN MOTOR TO BE ECM TYPE.
5. SOME UNITS TOTAL CAPACITY IS OVERSIZED TO MEET LATENT CAPACITY INDICATED.

EXHAUST FAN SCHEDULE

EF

EQUIP. NO.	SERVICE	LOCATION	CFM	STATIC PRESS IN W.G.	MAX. SONES	MOTOR					REMARKS; NOTES
						WATTS	HP	VOLT.	Φ	HZ	
1	PUBLIC RESTROOM	IN-CEILING	70	0.25	0.9	23.3	---	120	1	60	GREENHECK MODEL SPA50-90-VG
2	PRIVATE RESTROOM	IN-CEILING	50	0.25	0.7	22.1	---	120	1	60	GREENHECK MODEL SPA50-90-VG

NOTES:

CONTROL SYMBOLS SCHEDULE	
T	TEMPERATURE SENSOR
T	THERMOSTAT/HUMIDISTAT

*** NOTE FOR CONSTRUCTION***

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STATE OF LOUISIANA
JONATHAN M. COATES
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REGISTERED PROFESSIONAL ENGINEER
03/09/2020
MECHANICAL ENGINEERING

HVAC SCHEDULES & NOTES

DESIGNED BY: J.COATES
DRAFTER: M.SCHANTZ
CHECKED BY: J.COATES
PROJECT NO. 5820M REV.
SCALE:
DATE: 3/9/20

M-001

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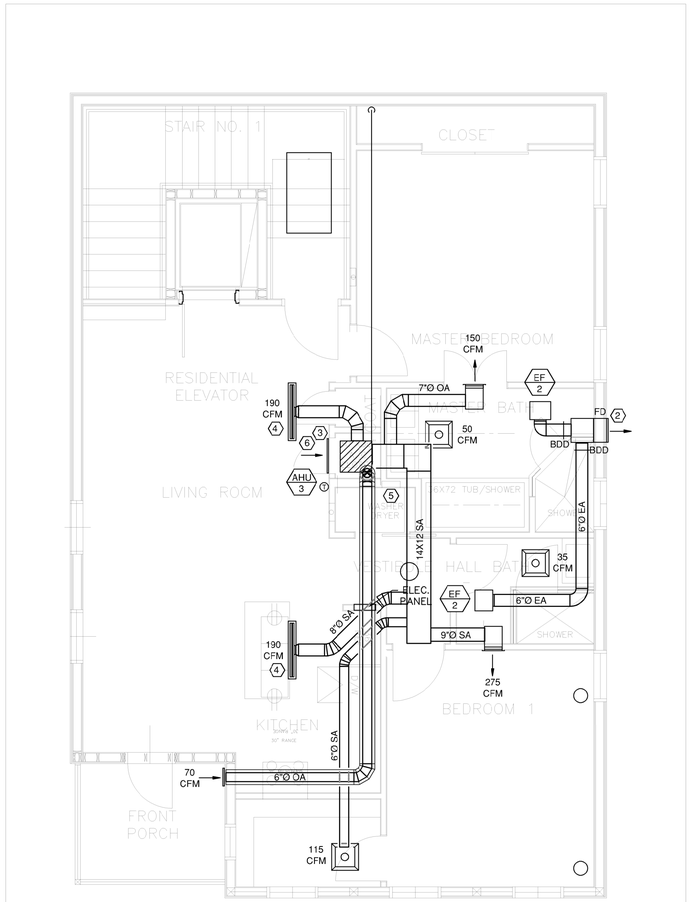
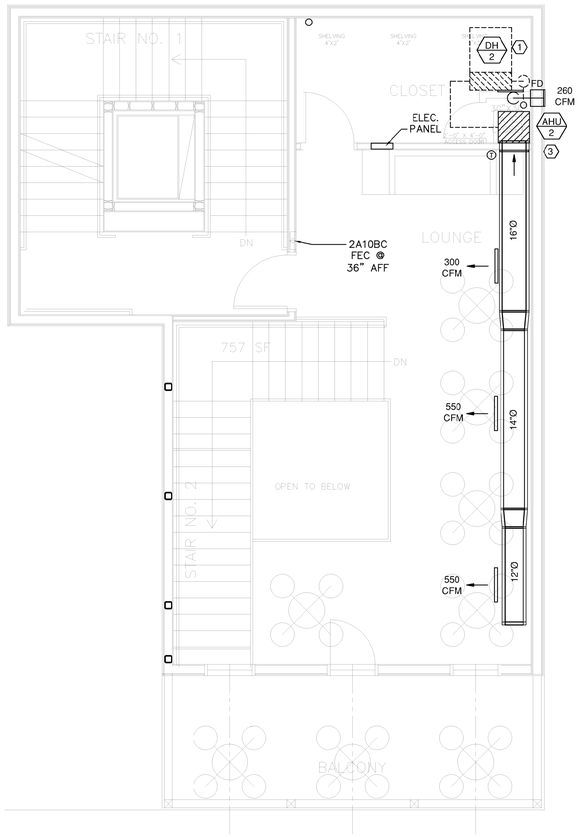
GENERAL NOTES:
1. COORDINATE FINAL DIFFUSER PLACEMENT WITH OWNER/ARCHITECT.
2. SEE M001 FOR SPECIFICATIONS.
3. SEE M400 FOR DETAILS.
4. INTAKE LOUVERS SIZED TO PROVIDE ENOUGH NET FREE AREA TO LIMIT MAXIMUM VELOCITY THROUGH LOUVER TO LESS THAN 800FPM.

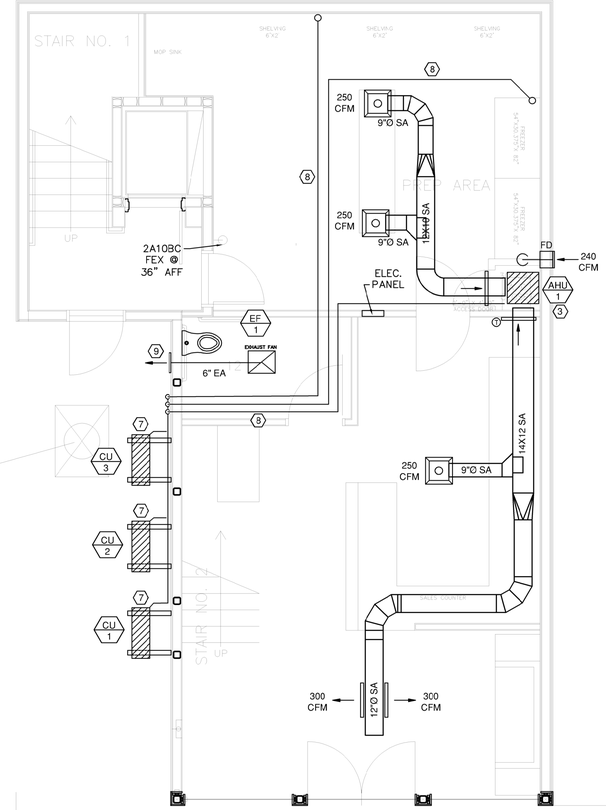
REFERENCE NOTES:
1. 1ST AND 2ND FLOOR RETAIL SPACES HAVE DOORS DIRECTLY TO THE EXTERIOR OF THE BUILDING. FREQUENT USE OF THE DOOR COUPLE WITH LACK OF BUILDING PRESSURIZATION MAY CAUSE UNWANTED HIGH LEVELS OF HUMIDITY WITHIN THE SPACE. AS AN ALTERNATE, A DEHUMIDIFIER MAY BE USED TO COMBAT THE ISSUE. IF DAY TO DAY OPERATION WARRANTS. PROVIDE DAIKIN DV098 DEHUMIDIFIER. WORK NOT UNDER BASE SCOPE OF WORK.
2. EA OUTLET LOUVER. PROVIDE BIRDSCREEN AND FIRE RATED DAMPER THROUGH FIRE RATED EXTERIOR WALL BEHIND LOUVER. PROVIDE FULL SIZE DUCT CONNECTION TO LOUVER TO CREATE PLENUM. CONNECT BRANCH DUCT FROM EF-2'S TO PLENUM AS SHOWN. PROVIDE BACKDRAFT DAMPER UPSTREAM OF POINT OF CONNECTION.
3. AHU INSTALLED WITHIN MECHANICAL CLOSET. SEE DETAILS SHEET AND SPECIFICATION SHEET FOR MORE INFORMATION AND REQUIREMENTS.
4. LINEAR SLOT DIFFUSERS LOCATED WITHIN VAULTED CEILING. ADJUST BLADES TO PROVIDE MIXING WITHIN SPACE AND PREVENT COLD SPOTS.
5. DRYER EXHAUST FLUE CONNECTED TO DRYERBOX LOCATED WITHIN WALL. ROUTE FLUE UP WALL THROUGH ROOF TO DRYERJACK WITH INTEGRAL BACKDRAFT DAMPER.
6. ARCHITECT TO PROVIDE LOUVERED DOOR TO WITH MINIMUM 0.5FT^2 NET FREE AREA. ALTERNATIVELY, PROVIDE TRANSFER GRILLE FROM CORRIDOR TO MECHANICAL CLOSET. 10X10 TRANSFER DUCT.
7. OUTDOOR HEAT PUMPS INSTALLED ON ANGLE IRON BRACKETS SIMILAR TO DUCTMATE - HURRICANE BRACKET(TYPE 304SS). MOUNT UNIT SO THAT LOWEST POINT OF BRACKET FALLS 6'8" ABOVE GRADE (TO ACCOMMODATE PARKING AND WALKING PATH). COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECT/OWNER AND LAYOUT OF WALL MURAL.
8. REFRIGERANT PIPING SHOWN AS SINGLE LINE FOR CLARITY.
9. EA OUTLET ,OUVER. PROVIDE BIRDSCREEN AND BACKDRAFT DAMPER BEHIND LOUVER. PROVIDE FULL SIZE DUCT CONNECTION TO LOUVER TO CREATE PLENUM. CONNECT BRANCH DUCT FROM EF-1'S TO PLENUM AS SHOWN.
10. OUTDOOR AIR DUCTED TO RETURN AIR DUCT OF AIR HANDLER UNIT. PROVIDE TWO POSITION AUTOMATED DAMPER (OPEN/CLOSED), IN OA DUCT. DAMPER TO OPEN WHEN AHU IS IN OPERATION. SHOULD HUMIDITY RISE ABOVE 59%RH, SMART DAMPER SHALL CLOSE AND REMAIN CLOSED UNTIL HUMIDITY IS BELOW 50%RH. PROVIDE BIRDSCREEN @ INLET AND GREENHECK E63S LOUVER WITH NET FREE AREA AS NEEDED TO MAINTAIN VELOCITY LESS THAN 800FPM OR PER MANUFACTURER'S RECOMMENDATION.



3 THIRD FLOOR PLAN – OVERALL – HVAC
1/4"=1'0"



2 SECOND FLOOR PLAN – OVERALL – HVAC
1/4"=1'0"



1 FIRST FLOOR PLAN – OVERALL – HVAC
1/4"=1'0"

*** NOTE FOR CONSTRUCTION***

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03/09/2020
MECHANICAL ENGINEERING

HVAC FLOORPLANS

DESIGNED BY:	J.COATES
DRAFTER:	M.SCHANTZ
CHECKED BY:	J.COATES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

M-200

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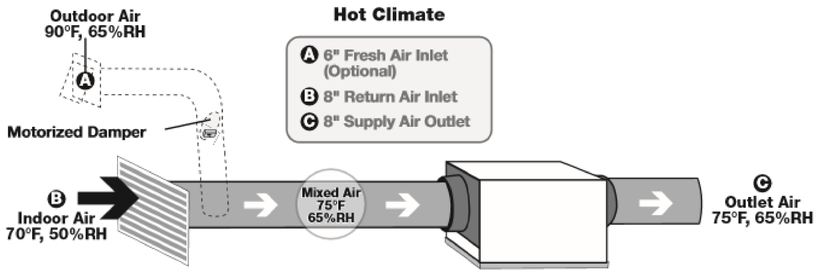
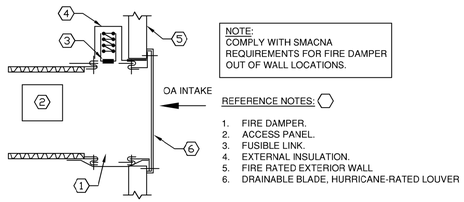
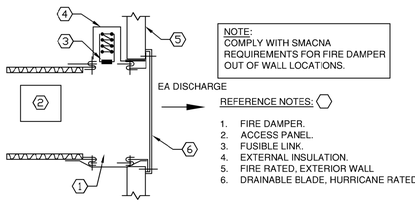


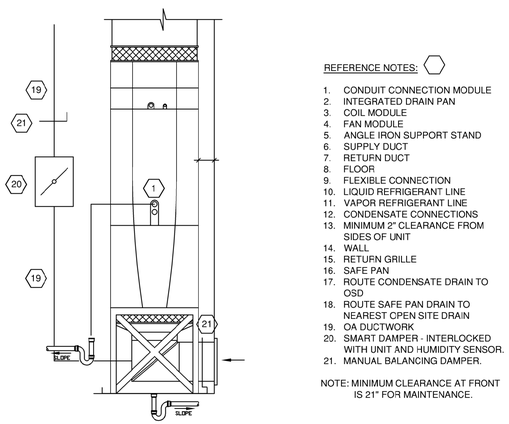
10 DEHUMIDIFIER INSTALLATION – DETAIL (FUTURE)
NO SCALE



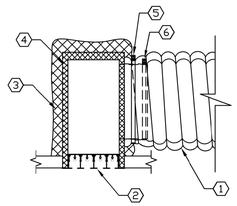
10 FIRE DAMPER AT OUTDOOR AIR INTAKE – DETAIL
NO SCALE



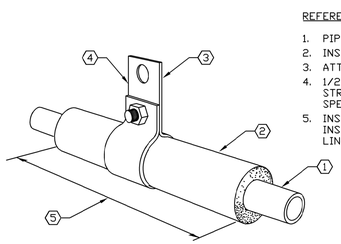
9 FIRE DAMPER AT EXHAUST LOUVER – DETAIL
NO SCALE



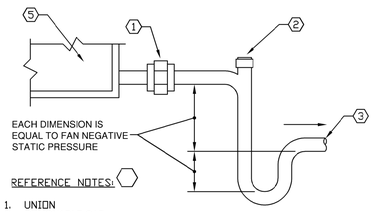
8 AHU INSTALLATION DETAIL
NO SCALE



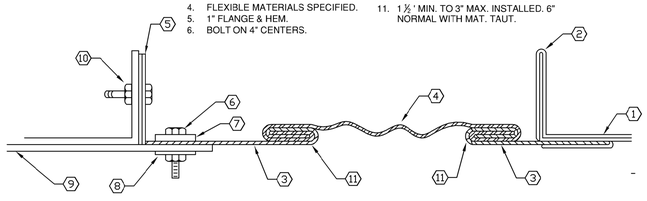
7 TYPICAL SLOT DIFFUSER – DETAIL
NO SCALE



6 REFRIGERANT PIPE HANGER – DETAIL
NO SCALE



5 CONDENSATE DRAIN TRAP DETAIL
NO SCALE



4 RECTANGULAR FLEXIBLE CONNECTION – DETAIL
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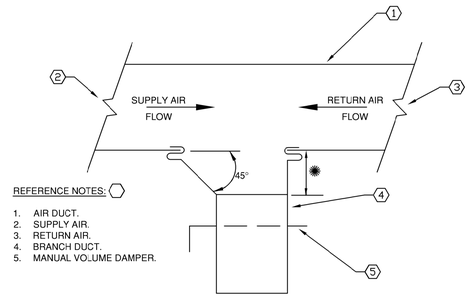
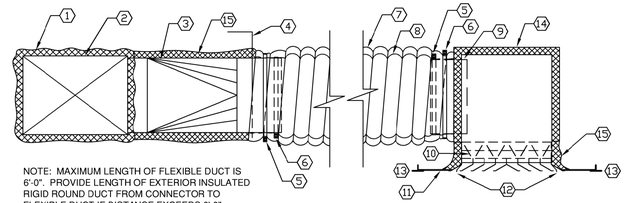
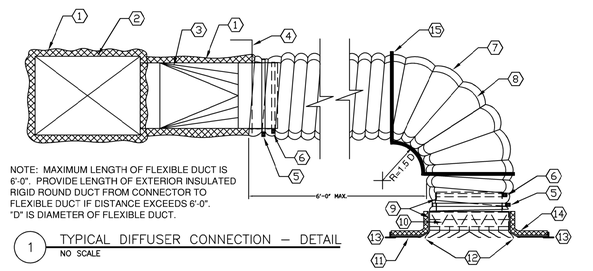


3 TYPICAL BRANCH DUCT TAKEOFF – DETAIL
NO SCALE



2 ALTERNATE DIFFUSER CONNECTION – DETAIL
NO SCALE



1 TYPICAL DIFFUSER CONNECTION – DETAIL
NO SCALE

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MECHANICAL ENGINEERING
03/09/2020

HVAC DETAILS

DESIGNED BY:	J.COATES
DRAFTER:	M.SCHANTZ
CHECKED BY:	J.COATES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

M-400

SHEET 15 OF 27

PLUMBING SPECIFICATIONS

PLUMBING GENERAL

WORK COVERED BY THIS DOCUMENT INCLUDES LABOR, MATERIAL, PRODUCTS AND SERVICES FOR, AND INCIDENTAL TO, INSTALLATION OF PLUMBING SYSTEMS DRAWN OR SPECIFIED.

WORK SHALL BE COMPLETE, TESTED, ADJUSTED AND READY FOR OPERATION.

REGULATIONS AND REQUIREMENTS

INSTALL WORK TO COMPLY WITH LOCAL, STATE AND FEDERAL APPLICABLE REGULATIONS. SECURE NECESSARY PERMITS AND INSPECTIONS, PAYING ALL COSTS AND FEES INVOLVED. MATERIALS AND INSTALLATION SHALL COMPLY WITH THE 2015 LOUISIANA STATE PLUMBING CODE.

PROVIDE MANUFACTURER'S WARRANTY FOR ALL PLUMBING FIXTURES, FAUCETS, FLUSH VALVES, AND WATER HEATER ON MANUFACTURER'S STANDARD WARRANTY SHEET PROPERLY FILLED IN TO IDENTIFY MAKE, MODEL NUMBER, AND SERIAL NUMBER OF EQUIPMENT UNDER THE WARRANTY ALONG WITH THE PERIOD OF THE WARRANTY, DATE-TO-DATE.

WORK UNDER THIS DIVISION SHALL ONLY BE ACCOMPLISHED BY ENTITIES LICENSED UNDER PROVISION OF SECTION 2163 OF THE RULES AND REGULATIONS OF THE STATE OF LOUISIANA CONTRACTORS L CENSE LAW, R.S. 37:2150-2164.

DRAWINGS

EXCEPT WHERE DIMENSIONS ARE SPECIFICALLY INDICATED, PLUMBING DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. HOWEVER, SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE WHERE POSSIBLE. DRAWINGS INDICATE REQUIRED SIZE AND ROUTES OF SYSTEM ELEMENTS. IT IS NOT THE INTENTION TO INDICATE ALL OFF-SETS, RISERS AND DROPS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SYSTEM ELEMENTS IN A MANNER TO CONFORM TO STRUCTURE AND AVOID OBSTRUCTIONS.

REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

REFER TO ELECTRICAL DRAWINGS FOR VOLTAGE AND SYSTEM CHARACTERISTICS SUPPLIED TO PLUMBING EQUIPMENT.

VISIT PROJECT SITE, SURVEY EXISTING CONDITIONS, AND COORDINATE WORK TO COMPLY WITH THE DOCUMENTS.

FIXTURES

REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE SCHEDULES

HANDICAPPED FIXTURES: INSULATION OF PIPES UNDER HANDICAPPED LAVATORIES AND SINK: INSULATE ANGLE STOP ASSEMBLIES AND DRAIN LINES WITH FOAM INSERT COVERED WITH A 1/8" MINIMUM ABRASIVE RESISTANT EXTERIOR COVER WITH FASTENERS LOCATED OUT OF SIGHT, BROCAR TRAP WRAP KIT 500R AND 500HS, OR EQUIVALENT.

TRAP PRIMER: PROVIDE AS DETAILED.

PIPING

SANITARY, WASTE AND VENT PIPE: SERVICE WEIGHT CAST IRON PIPE AND FITTING WITH HUBLESS JOINTS, HEAVY DUTY CLAMP. PVC MAY BE SUBSTITUTED IF APPROVED BY OWNER, BUT SHALL NOT BE USED IN AIR PLENUMS.

DOMESTIC WATER PIPE: TYPE L HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS, SOLDERED JOINTS, LEAD FREE SOLDER, ½" THICK FIBERGLASS INSULATION. PEX-A MAY BE SUBSTITUTED IF APPROVED BY OWNER. SUPPORT ALL PIPING AS REQUIRED TO PREVENT SAGGING.

TEST WATER SUPPLY PIPING BEFORE FIXTURES AND FAUCETS ARE CONNECTED BY APPLYING A HYDROSTATIC PRESSURE OF 125 PSI TEST PRESSURE FOR 1 HOUR. TESTING SHALL BE OBSERVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) OR THE ARCHITECT. TEST SANITARY WASTE PIPING BEFORE FIXTURES ARE INSTALLED AND UNDERGROUND PIPING COVERED BY APPLYING MINIMUM 10 FT. OF WATER PRESSURE TO PIPING SYSTEM. TESTING SHALL BE OBSERVED BY THE AHJ OR THE ARCHITECT.

ALL EQUIPMENT, FIXTURES, PIPE, VALVES AND FITTINGS SHALL BE CLEANED OF GREASE, OIL, PAINT SPOTS, METAL CUTTINGS, SLUDGE, AND CONSTRUCTION DEBRIS BEFORE FINAL INSPECTION.

UPON COMPLETION OF INSTALLATION AND TEST OF POTABLE WATER SUPPLY PIPING, ALL SUCH PIPING SHALL BE DISINFECTED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:
ALL POTABLE WATER PIPING SHALL BE DISINFECTED BY A MIXTURE CONTAINING NOT LESS THAN 0.6 POUNDS OF HIGH-TEST CALCIUM HYPOCHLORITE, OR 2 POUNDS OF CHLORINATED LIME TO EACH 1,000 GALLONS OF WATER TO PROVIDE NOT LESS THAN 50 PPM OF AVAILABLE CHLORINE. THE MIXTURE SHALL BE INJECTED INTO THE SYSTEM AND RETAINED FOR NOT LESS THAN TWENTY-FOUR (24) HOURS AT WHICH TIME THE CHLORINE LEVEL SHALL BE AT 10 PPM OR GREATER. THE SYSTEM SHALL THEN BE DRAINED, FLUSHED WITH POTABLE WATER UNTIL ONLY A NORMAL CHLORINE RESIDUAL REMAINS (2 PPM) AND PLACED IN SERVICE OR, IF LOCAL HEALTH AUTHORITY REQUIRED DIFFERENT AND/OR ADDITIONAL PROCEDURES, THESE REQUIREMENTS SHALL BE MET, AND A CERTIFICATE, OR LETTER CERTIFYING ACCEPTANCE BY THE HEALTH AUTHORITY SHALL BE SUBMITTED.

VALVES

VALVES SHALL BE JENKINS, KENNEDY, CRANE, NIBCO, HAMMOND, MILWAUKEE, OR STOCKHAM.

INSTALLATION

PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION AND MAINTENANCE LITERATURE.

COMPONENTS REQUIRING PERIODIC MAINTENANCE OR ADJUSTMENT SHALL BE LOCATED OR INSTALLED TO PERMIT ACCESS WITHOUT DAMAGE TO BUILDING STRUCTURE, FINISHES, OR OTHER EQUIPMENT.

GROUT/SEAL/CAULK FIXTURE CONTACT WITH WALL/FLOOR/COUNTER AS APPLICABLE. USE SEALANT SAME COLOR AS THE FIXTURE.

PROVIDE CHROME PLATED ESCUTCHEONS AROUND PIPES AT ALL WALL PENETRATIONS, INCLUDING THOSE PENETRATIONS IN BUILT-IN CABINETS.

REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF ALL FIRE RATED WALLS. PROVIDE FIRE CAULK, COLLARS AS NEEDED TO MAINTAIN UL RATED ASSEMBLY.

STANDARD PLUMBING SYMBOLS

	DOMESTIC COLD WATER	CW
	DOMESTIC HOT WATER	HW
	NATURAL GAS	NG
	SANITARY SEWER (WASTE)	W
	SANITARY VENT	V
	CIRCULATING PUMP	
	FLOW-IN DIRECTION OF ARROW	
	DRAIN WITH P-TRAP (SPECIFY TYPE)	
D	CONDENSATE DRAIN	D
	GATE VALVE	GV
	GLOBE VALVE	GLV
	BALL VALVE	BV
	BALANCING VALVE	
	CHECK VALVE	CV
	PLUG VALVE	PV
	PRESSURE-REDUCING VALVE	PRV
	PRESSURE-RELIEF VALVE	RV
	TEMPERATURE-PRESSURE-RELIEF VALVE	TPV
RPZBP	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY	RPBPA
	RISER DOWN (ELBOW)	
	RISER UP (ELBOW)	
	BRANCH-TOP CONNECTION	
CO	FLOOR CLEANOUT	FCO
CO	YARD CLEANOUT OR CLEANOUT TO GRADE	CO
	FLOOR DRAIN	FD
	FRENCH DRAIN	SD
	WATER HAMMER ARRESTER	WHA
	CONNECTION POINT	

PLUMBING FIXTURE SCHEDULE

FIXTURE NO.	NAME	MANUFACTURER	MODEL NO.	FLUSH VALVES & FAUCETS	PIPE CONNECTIONS						REMARKS
					SIZE	C.W.	H.W.	VENT	DRAIN	TRAP	
FD	ROUND STRAINER	JAY R. SMITH	2005-A	NA	NA	NA	NA	NOTE 4	NOTE 4	NOTE 4	CAST IRON FLOOR DRAIN
F-5	FLOOR SINK	JAY R. SMITH	3101-C	NA	NA	NA	NA	NOTE 4	NOTE 4	NOTE 4	WITH ½" GRATE
F-1B	CADET	AMERICAN STANDARD	2462.016.020	V-1	ELONG	¾"	NA	3"	4"	NA	FLOOR MOUNTED, ADA, PRESSURE ASSIST, WATER CLOSET. NOTE 1 & 2
F-3A	CADET	AMERICAN STANDARD	0419.111	EC-1	21" X 18"	½"	½"	2"	2"	1¼"	COUNTER MOUNTED LAVATORY, ADA, PROVIDE THERMOSTATIC MIXING VALVE
F-4A	HAND WASHUP	ELKAY	CHS1716	C-10	16"X15"	½"	½"	2"	2"	1 1/2"	STAINLESS STEEL, WALL HUNG, HAND WASH SINK
F-4B	LUSTERTONE	ELKAY	LRAD2521	C-3	25"X21"	½"	½"	2"	2"	1 1/2"	STAINLESS STEEL ONE COMPARTMENT SINK
F-4C	RIGIDBILT	ELKAY	RNSF83254	C-9	83"X30"	½"	½"	2"	2"	2"	STAINLESS STEEL THREE COMP. SCULLERY SINK WITH RIGHT DRAIN BOARD AND TWO C-9 FAUCETS
F-5	MOP SINK	FIAT	MSB-2424	C-8 NOTE 3	24" X 24"	½"	½"	2"	3"	3"	MOP SERVICE BASIN
S-1	SEAT COVER	CENTOCO	AMFR500STSCCSS	NA	NA	NA	NA	NA	NA	NA	ANTIMICROBIAL, FIRE RETARDENT, HEAVY DUTY, FRONTLESS COVER FOR ELONGATED WC BOWL
NOTE 1	INSTALL ADA WATER CLOSET FLUSH HANDLES TO THE WIDE SIDE OF EACH STALL.										
NOTE 2	BACK-TO-BACK WC RECEIVE 1¼" CW SUPPLY RISER, AND RECEIVE 3" COMBINED VENT RISER. PROVIDE SEAT WITH COVER, S-1.										
NOTE 3	PROVIDE MOP BRACKET MODEL 889 CC, VINYL BUMPER GUARDS MODEL E-77-AA, SS STRAINER MODEL 1453 BB, AND QUICK DRAIN CONNECTOR.										
NOTE 4	SEE FLOOR PLANS FOR DRAIN AND VENT SIZE. PROVIDE DEEP SEAL TRAPS WITH TRAP PRIMER CONNECTION.										
NOTE 5	SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT.										
NOTE 6	FIXTURES SHOWN ARE PRELIMINARY SELECTIONS AND HAVE NOT BEEN COMPARED TO MAIN SQUEEZE'S PROGRAM FOR COMPLIANCE. COORDINATE FINAL SELECTION WITH OWNER/ARCHITECT PRIOR TO ORDERING FIXTURES.										

PLUMBING FAUCET SCHEDULE

FIXTURE NO.	NAME	MANUFACTURER	MODEL NO.	REMARKS
EC-7	OPTIMA PLUS	SLOAN	EBF-85	FOR F-3A LAVATORIES
C-3	MONTERREY	AMERICAN STANDARD	6530	FOR F-4B STAINLESS STEEL SINK
C-8	SERVICE FAUCET	FIAT	830 AA	FOR F-5C MOP SERVICE SINK AND F-10 UTILITUB
C-9	WALL MOUNT 12" ARC TUBE	ELKAY	LK940AT08L2H	FOR F-4C STAINLESS STEEL 3 COMP. SCULLERY SINK
C-10	COMMERCIAL	ELKAY	LK940GN04L2H	FOR F-4A STAINLESS STEEL HAND WASH SINK

INSTANTANEOUS WATER HEATER SCHEDULE

WH

FIXTURE NO.	MANUFACTURER	MODEL NO.	MBH/EA	FUEL	ΔT	GPM	ELECTRICAL
1	RINNAI	RUR-199E	199	NG	50	10	120V/1Ø/60Hz

NOTE:
PROVIDE MC-195T CONTROLLER FOR RECIRCULATION CONTROL. PROVIDE NEUTRALIZATION KIT. PROVIDE CONCENTRIC KIT FOR VERTICAL PENETRATION THROUGH ROOF (INTERIOR MODEL ONLY)

***** NOTE FOR CONSTRUCTION*****

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JONATHAN M. COATES
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REGISTERED PROFESSIONAL ENGINEER
03/09/2020
MECHANICAL ENGINEERING

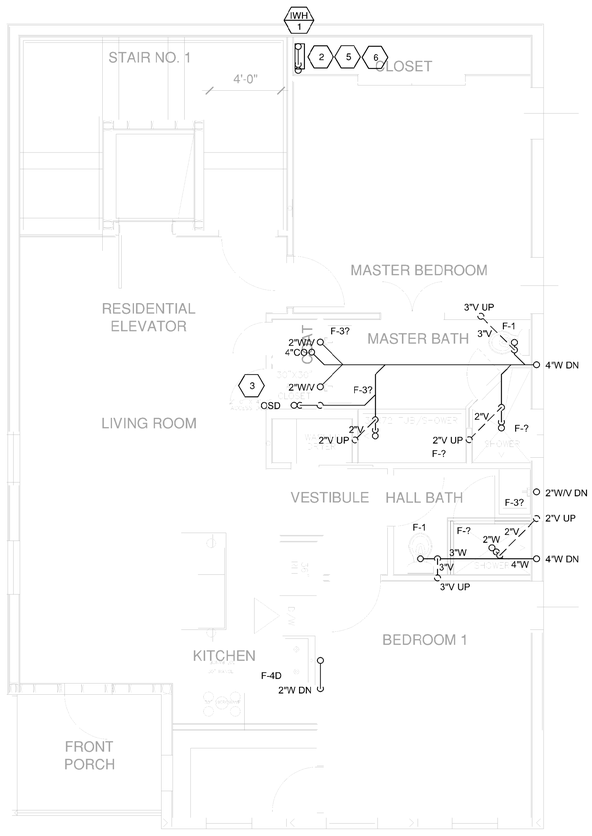
PLUMBING SCHEDULES & SPECIFICATIONS

DESIGNED BY: J.COATES
DRAFTER: M.SCHANTZ
CHECKED BY: J.COATES
PROJECT NO. 5820M REV.
SCALE:
DATE: 3/9/20

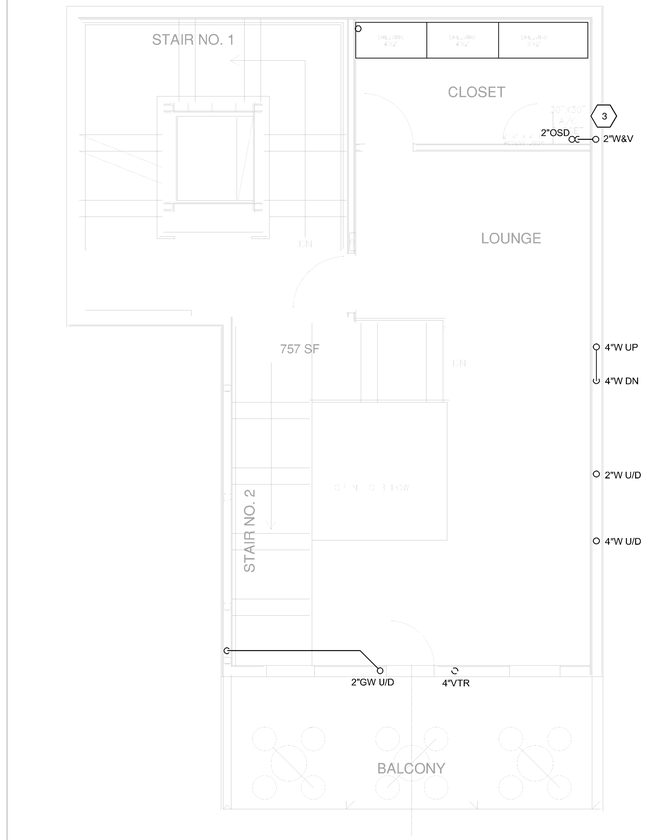
P-001

GENERAL NOTES:
1. SEE SHEETS P201 FOR DCW, DHW, AND DHWR.
2. SEE SHEET P300 FOR RISER DIAGRAMS.
3. SEE P4XX SHEET SERIES PLUMBING DETAILS.
4. OPEN SITE DRAINS FOR CONDENSATE DRAINS LOCATED WITHIN MECHANICAL CLOSET SERVING AIR HANDLER UNITS.
5. ALL GREASY WASTE PIPING ROUTED TO GREASE INTERCEPTOR PRIOR TO CONNECTING TO CITY MAIN.

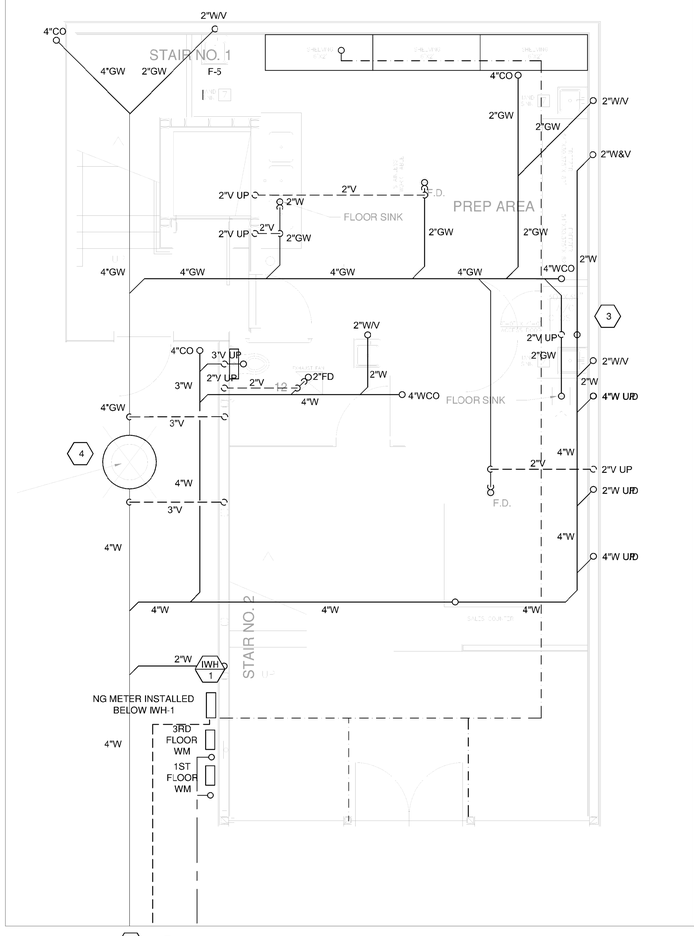
REFERENCE NOTES:
1. 4" SANITARY SEWER TO CITY CONNECTION.
2. INSTANTANEOUS WATER HEATER COMBUSTION AIR INTAKE AND EXHAUST FLUE UP CONCENTRIC ADAPTER SERVING VERTICAL PENETRATION THROUGH ROOF.
3. ROUTE CONDENSATE DRAIN PIPING DOWN TO OPEN SITE DRAIN. PROVIDE MINIMUM 1" AIR GAP BETWEEN DISCHARGE AND FLOOD RIM ELEVATION OF OSD.
4. GREASE INTERCEPTOR. PROVIDE ZURN PROCEPTOR Z-50H. COORDINATE HEIGHT WITH FINAL INVERT OF GREASY WASTE PIPING TO ENSURE PROPER INSTALLATION. PROVIDE CONCRETE RELIEVING SLAB RATED FOR AUTOMOBILE TRAFFIC. PROVIDE EXTENSION COLLAR UP TO MANHOLE COVER TO ACCOMMODATE FINAL DEPTH OF INSTALLATION. PROVIDE MINIMUM 6" SLAB AT UNITS BASE FOR ANCHORING. ADJUST DEPTH OF ANCHORING SLAB TO MITIGATE BUOYANCY ISSUES DUE TO HIGH WATER TABLE. FOR ADDITIONAL INSTALLATION TO PREVENT REQUIREMENTS, REFER TO MANUFACTURER'S INSTALLATION AND MAINTENANCE MANUAL.
5. ROUTE T&P RELIEF PIPING DOWN TO OSD. PROVIDE 1" AIR GAP BETWEEN DISCHARGE AND FLOOD RIM ELEVATION OF OSD.
6. WALL MOUNT CONDENSATE NEUTRALIZATION CHAMBER BELOW UNIT. ROUTE CONDENSATE TO OSD WITHIN CLOSET. PROVIDE 1" AIR GAP BETWEEN DISCHARGE AND FLOOD RIM ELEVATION OF OSD.



2 THIRD FLOOR PLAN – UNDERGROUND – PLUMBING
1/4"=1'0"



2 SECOND FLOOR PLAN – UNDERGROUND – PLUMBING
1/4"=1'0"



1 FIRST FLOOR PLAN – UNDERGROUND – PLUMBING
1/4"=1'0"

*** NOTE FOR CONSTRUCTION***

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PLUMBING FLOORPLANS - BELOW FLOOR

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PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

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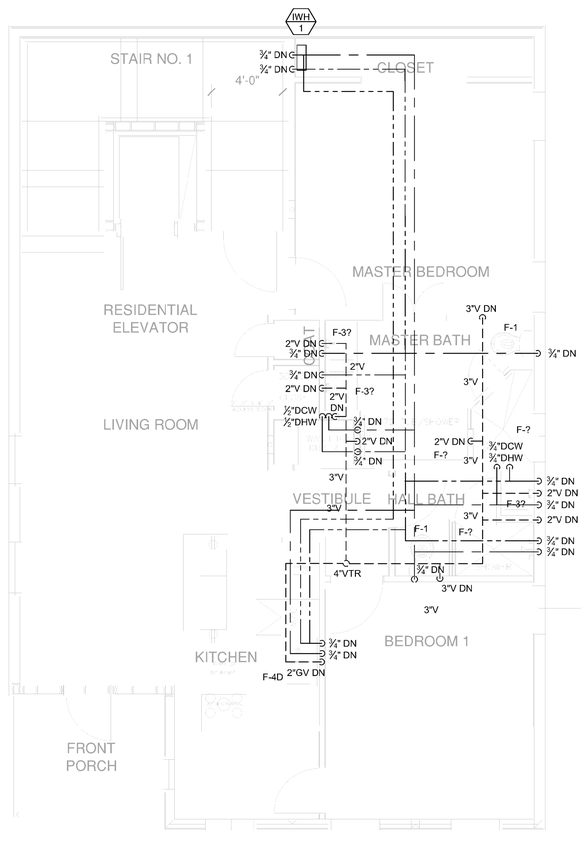
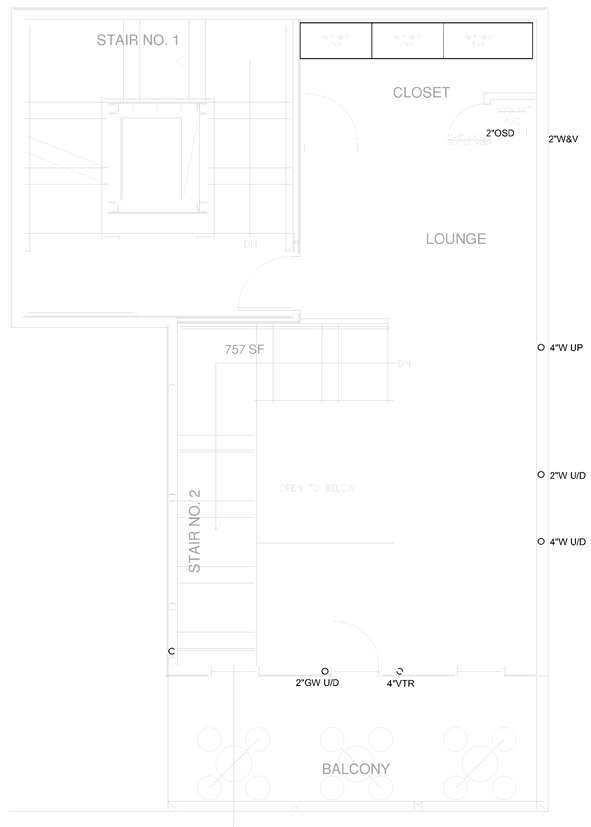
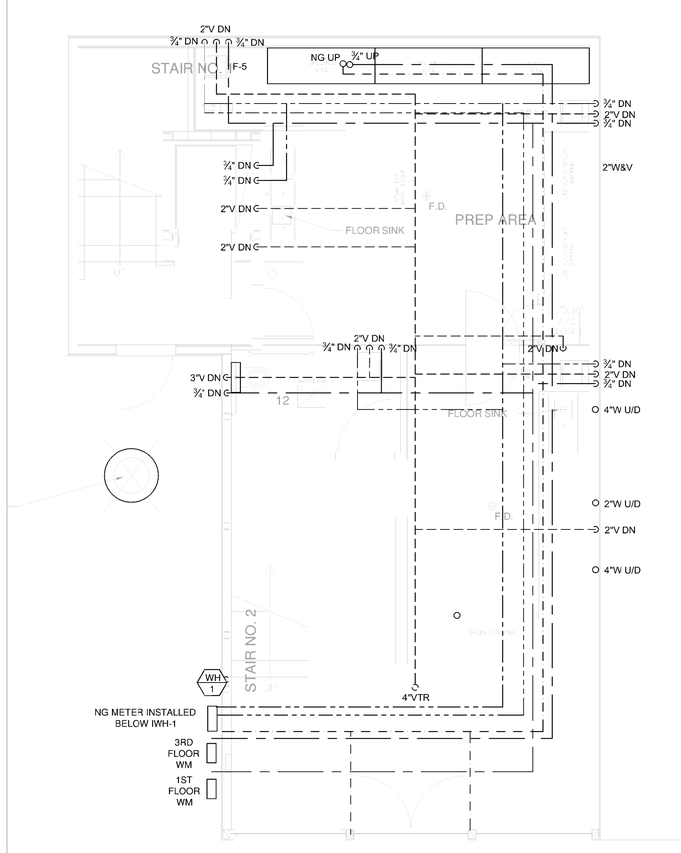
SHEET 17 OF 27



3 THIRD FLOOR PLAN – ABOVEGROUND – PLUMBING
1/4"=1'0"



2 SECOND FLOOR PLAN – ABOVEGROUND – PLUMBING
1/4"=1'0"



1 FIRST FLOOR PLAN – ABOVEGROUND – PLUMBING
1/4"=1'0"

*** NOTE FOR CONSTRUCTION***

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PLUMBING
FLOORPLANS -
BELOW FLOOR

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REV.	
SCALE:	
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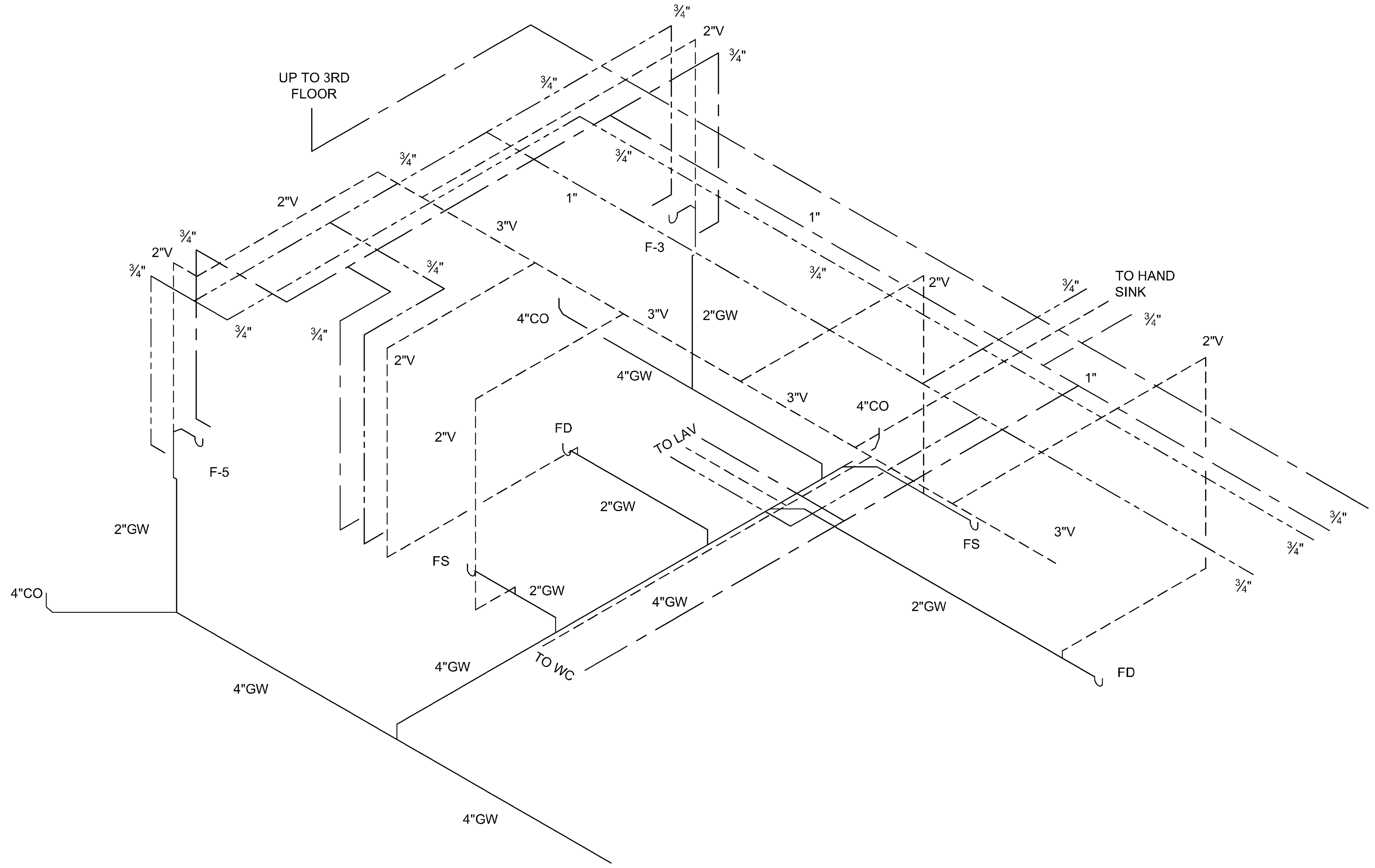
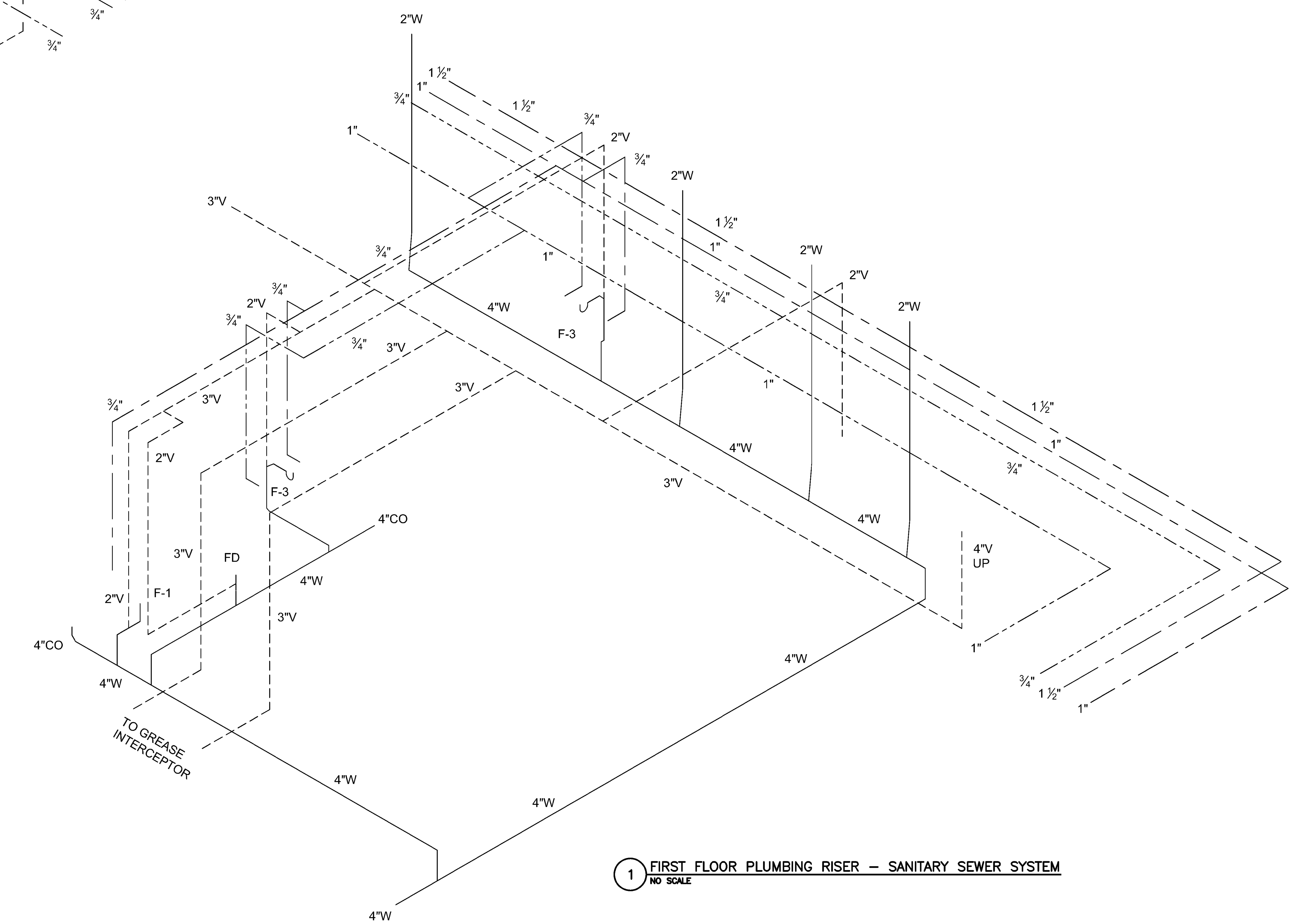
SHEET 18 OF 27



FIRST FLOOR PLUMBING RISER – GREASY WASTE (2)
NO SCALE



FIRST FLOOR PLUMBING RISER – SANITARY SEWER SYSTEM (1)
NO SCALE

*** NOTE FOR CONSTRUCTION***

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PLUMBING RISER DIAGRAMS

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PROJECT NO.	5820M
REV.	
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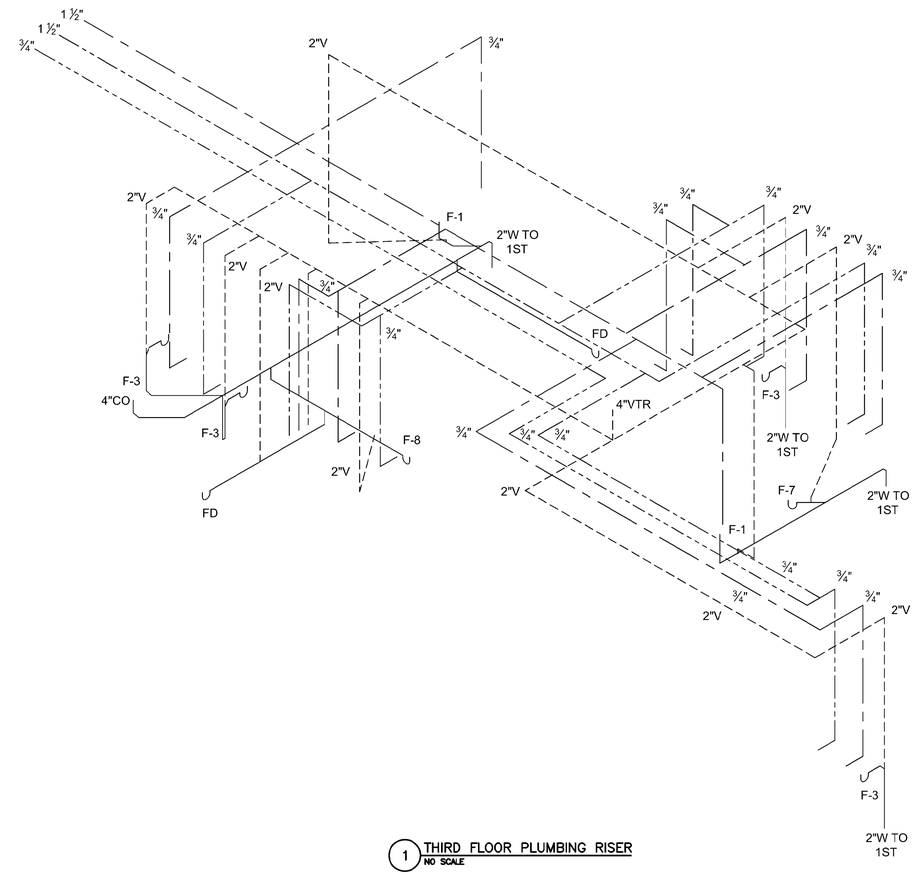
SHEET 19 OF 27



1 THIRD FLOOR PLUMBING RISER
NO SCALE

*** NOTE FOR CONSTRUCTION***

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PLUMBING RISER DIAGRAMS

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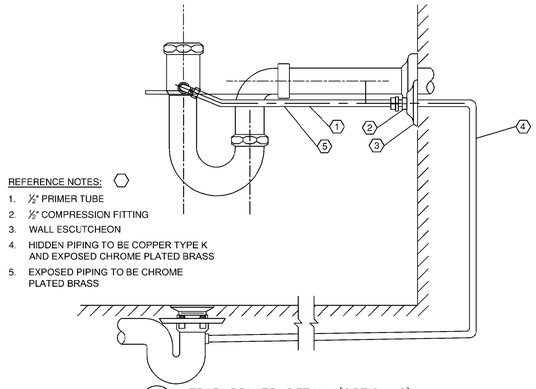
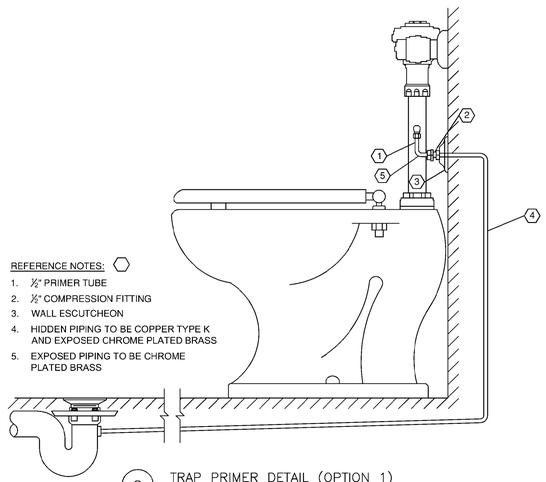
SHEET 20 OF 27



REFERENCE NOTES:
1. ½" PRIMER TUBE
2. ½" COMPRESSION FITTING
3. WALL ESCUTCHEON
4. HIDDEN PIPING TO BE COPPER TYPE K AND EXPOSED CHROME PLATED BRASS
5. EXPOSED PIPING TO BE CHROME PLATED BRASS

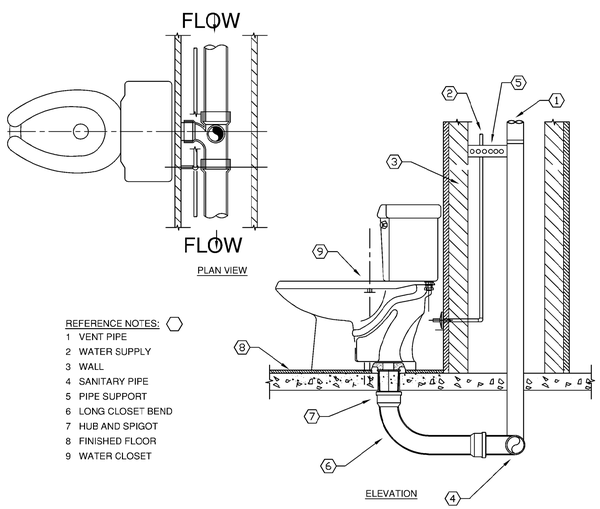
9 TRAP PRIMER DETAIL (OPTION 2)
NO SCALE

NO SCALE



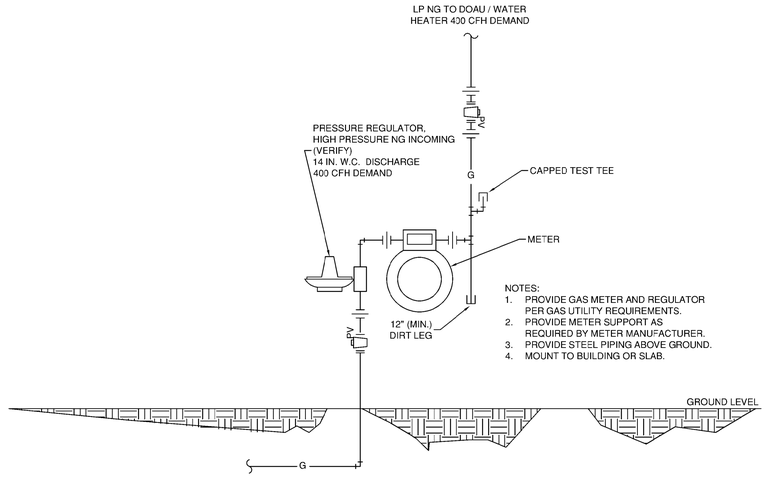
REFERENCE NOTES:
1. ½" PRIMER TUBE
2. ½" COMPRESSION FITTING
3. WALL ESCUTCHEON
4. HIDDEN PIPING TO BE COPPER TYPE K AND EXPOSED CHROME PLATED BRASS
5. EXPOSED PIPING TO BE CHROME PLATED BRASS

8 TRAP PRIMER DETAIL (OPTION 1)
NO SCALE



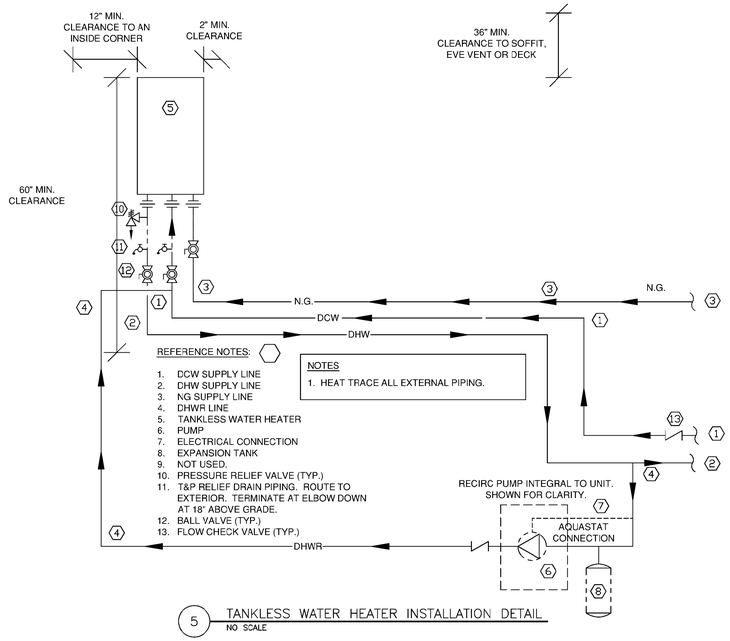
REFERENCE NOTES:
1 VENT PIPE
2 WATER SUPPLY
3 WALL
4 SANITARY PIPE
5 PIPE SUPPORT
6 LONG CLOSET BEND
7 HUB AND SPIGOT
8 FINISHED FLOOR
9 WATER CLOSET

7 FLOOR MOUNTED WATER CLOSET INSTALLATION DETAIL
NO SCALE



NOTES:
1. PROVIDE GAS METER AND REGULATOR PER GAS UTILITY REQUIREMENTS.
2. PROVIDE METER SUPPORT AS REQUIRED BY METER MANUFACTURER.
3. PROVIDE STEEL PIPING ABOVE GROUND.
4. MOUNT TO BUILDING OR SLAB.

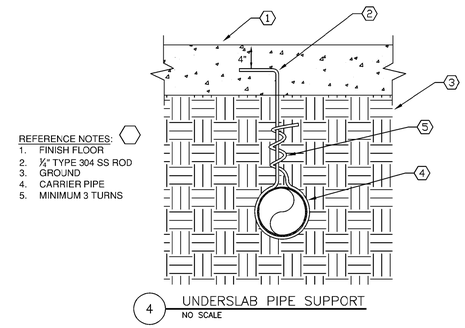
6 NATURAL GAS METER INSTALLATION DETAIL
NO SCALE



REFERENCE NOTES:
1. DCW SUPPLY LINE
2. DHW SUPPLY LINE
3. NG SUPPLY LINE
4. DHWR LINE
5. TANKLESS WATER HEATER
6. PUMP
7. ELECTRICAL CONNECTION
8. EXPANSION TANK
9. NOT USED.
10. PRESSURE RELIEF VALVE (TYP.)
11. T&P RELIEF DRAIN PIPING. ROUTE TO EXTERIOR. TERMINATE AT ELBOW DOWN AT 18" ABOVE GRADE.
12. BALL VALVE (TYP.)
13. FLOW CHECK VALVE (TYP.)

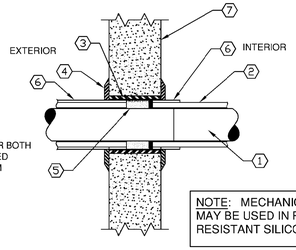
NOTES
1. HEAT TRACE ALL EXTERNAL PIPING.

5 TANKLESS WATER HEATER INSTALLATION DETAIL
NO SCALE



REFERENCE NOTES:
1. FINISH FLOOR
2. ¼" TYPE 304 SS ROD
3. GROUND
4. CARRIER PIPE
5. MINIMUM 3 TURNS

4 UNDERSLAB PIPE SUPPORT
NO SCALE

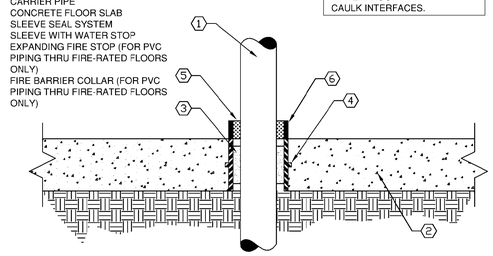


REFERENCE NOTES:
1. PIPE
2. PIPE INSULATION
3. PIPE SLEEVE
4. ESCUTCHEON PLATE ON ONE OR BOTH SIDES WHERE PIPING IS EXPOSED
5. FIRE RESISTANT SILICONE FOAM SEALER
6. METAL JACKET
7. POURED CONCRETE OR C.M.U. WALL

NOTE: MECHANICAL SLEEVE SEALS MAY BE USED IN PLACE OF FIRE RESISTANT SILICONE FOAM SEALER.

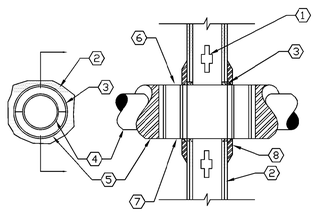
3 INSULATED PIPE SLEEVE THRU EXTERIOR WALL – DETAIL
NO SCALE

NOTE: TERMINATE INSULATION AT SILICONE FOAM SEALER AND WATERPROOF CAULK INTERFACES.



REFERENCE NOTES:
1. CARRIER PIPE
2. CONCRETE FLOOR SLAB
3. SLEEVE SEAL SYSTEM
4. SLEEVE WITH WATER STOP
5. EXPANDING FIRE STOP (FOR PVC PIPING THRU FIRE-RATED FLOORS ONLY)
6. FIRE BARRIER COLLAR (FOR PVC PIPING THRU FIRE-RATED FLOORS ONLY)

2 PIPING PENETRATION THROUGH FLOOR – DETAIL
NO SCALE



REFERENCE NOTES:
1. STUD
2. GYPSUM BOARD
3. FILL, VOID, OR CAVITY MATERIAL (CAULK OR SEALANT)
4. PIPE
5. INSULATION
6. METAL JACKET
7. CLAMPING BANDS
8. ESCUTCHEON PLATE

1 PIPING PENETRATION THROUGH WALL – DETAIL
NO SCALE

*** NOTE FOR CONSTRUCTION***

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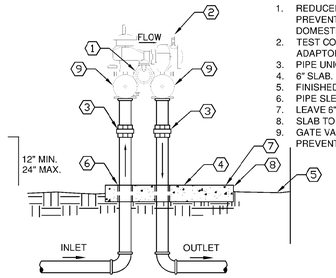
MECHANICAL ENGINEERING

PLUMBING DETAILS

DESIGNED BY:	J.COATES
DRAFTER:	M.SCHANTZ
CHECKED BY:	J.COATES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

P-400

SHEET 21 OF 27



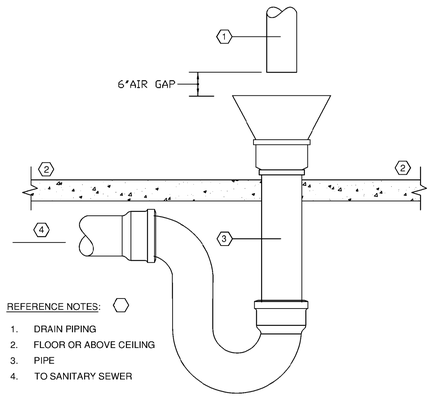
REFERENCE NOTES:

1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, FOR USE IN DOMESTIC WATER PIPING.
2. TEST COCKS WITH BRASS PLUGS OR ADAPTORS WITH CAPS INSTALLED (TYP).
3. PIPE UNION (TYP).
4. 6" SLAB.
5. FINISHED GRADE.
6. PIPE SLEEVE.
7. LEAVE 6" BETWEEN PIPE AND END OF SLAB.
8. SLAB TO BE 1" ABOVE GRADE.
9. GATE VALVE (FURNISHED WITH BACKFLOW PREVENTION ASSEMBLY (TYP).

NOTES:

1. PROVIDE GUARD POSTS FOR BACKFLOW PREVENTION ASSEMBLY. SEE DETAIL 6/P3.2.
2. SEE SITE CIVIL DRAWINGS FOR LOCATION OF BACKFLOW ASSEBLY.
3. SEE DIVISION 23 SPECIFICATIONS FOR HEAT TRACE AND INSULATION REQUIREMENTS.

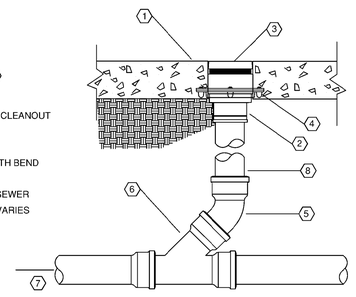
6 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY
NO SCALE



REFERENCE NOTES:

1. DRAIN PIPING
2. FLOOR OR ABOVE CEILING
3. PIPE
4. TO SANITARY SEWER

3 OPEN SITE DRAIN WITH FUNNEL – DETAIL
NO SCALE



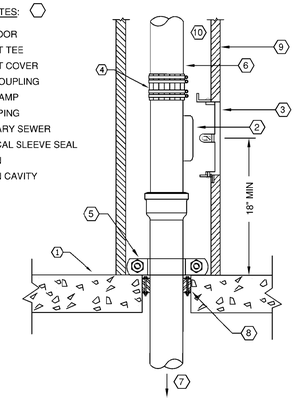
REFERENCE NOTES:

1. FINSIH FLOOR
2. GASKETED SLIP-ON CLEANOUT
3. CLEANOUT COVER
4. FLASHING CLAMP
5. HUB & SPIGOT EIGHTH BEND
6. HUB & SPIGOT WYE
7. TO SITE SANITARY SEWER
8. VERTICAL LENGTH VARIES

NOTES:

1. FOR CONTINUATION OF PIPING SEE PLUMBING SITE PLANS.
2. FOR END OF RUN LINES, REPLACE EIGHTH BEND AND WYE WITH QUARTER BEND.
3. SELECT CLEANOUT COVER STYLE FOR FLOOR FINISH IN WHICH INSTALLED.

5 TYPICAL IN-SLAB CLEANOUT – DETAIL
NO SCALE

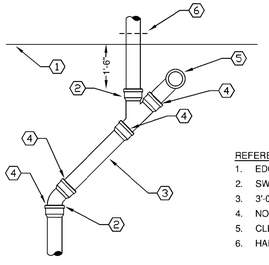


REFERENCE NOTES:

1. FINISH FLOOR
2. CLEANOUT TEE
3. CLEANOUT COVER
4. NO-HUB COUPLING
5. FLOOR CLAMP
6. WASTE PIPING
7. TO SANITARY SEWER
8. MECHANICAL SLEEVE SEAL
9. PARTITION
10. PARTITION CAVITY

2 WALL CLEANOUT DETAIL
NO SCALE

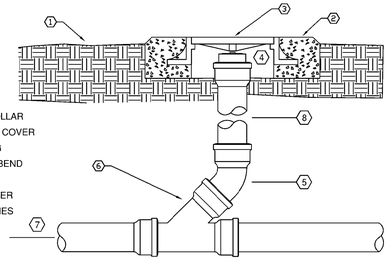
8 GREASE INTERCEPTOR INSTALLATION DETAIL
NO SCALE



REFERENCE NOTES:

1. EDGE OF STRUCT. SLAB
2. SWING JOINT
3. 3'-0"LENGTH OF PIPE
4. NOEPRENE GASKETS
5. CLEANOUT
6. HANGER PER SPECS

7 SWING JOINT INSTALLATION DETAIL
NO SCALE



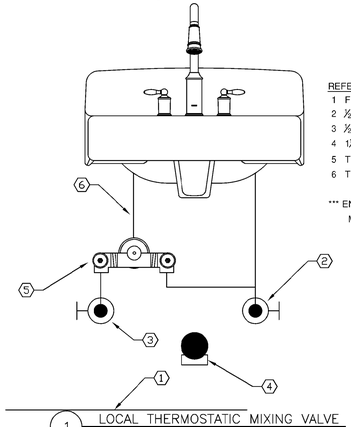
REFERENCE NOTES:

1. FINISH GRADE
2. 6" THICK CONCRETE COLLAR
3. C.I. CLEANOUT ACCESS COVER
4. C.I. FERRULE AND PLUG
5. HUB & SPIGOT EIGHTH BEND
6. HUB & SPIGOT WYE
7. TO SITE SANITARY SEWER
8. VERTICAL LENGTH VARIES

NOTES:

1. FOR CONTINUATION OF PIPING SEE PLUMBING FLOOR PLANS.
2. FOR END OF RUN LINES, REPLACE EIGHTH BEND AND WYE WITH QUARTER BEND.
3. CAST CONCRETE COLLAR AROUND C.I. CLEANOUT COVER FRAME. FINISH COLLAR SHALL BE 1" ABOVE SURROUNDING GRADE AND 6" WIDER THAN CLEANOUT COVER FRAME SIZE. PROVIDE A 1" CHAMFER AROUND COLLAR.

4 CLEANOUT TO GRADE – DETAIL
NO SCALE



REFERENCE NOTES:

1 FINISH FLOOR
2 ½" COLD WATER SUPPLY W/STOP
3 ½" HOT WATER SUPPLY W/STOP
4 1¼" TAILPIECE AND WASTE LINE
5 THERMOSTATIC MIXING VALVE; TM-1
6 TEMPERED WATER SUPPLY

*** ENSURE PROPER ADA CLEARANCES ARE MAINTAINED WHEN ROUGHING IN. ***

1 LOCAL THERMOSTATIC MIXING VALVE
NO SCALE

LOCAL THERMOSTATIC MIXING VALVE TYPICAL

***** NOTE FOR CONSTRUCTION*****

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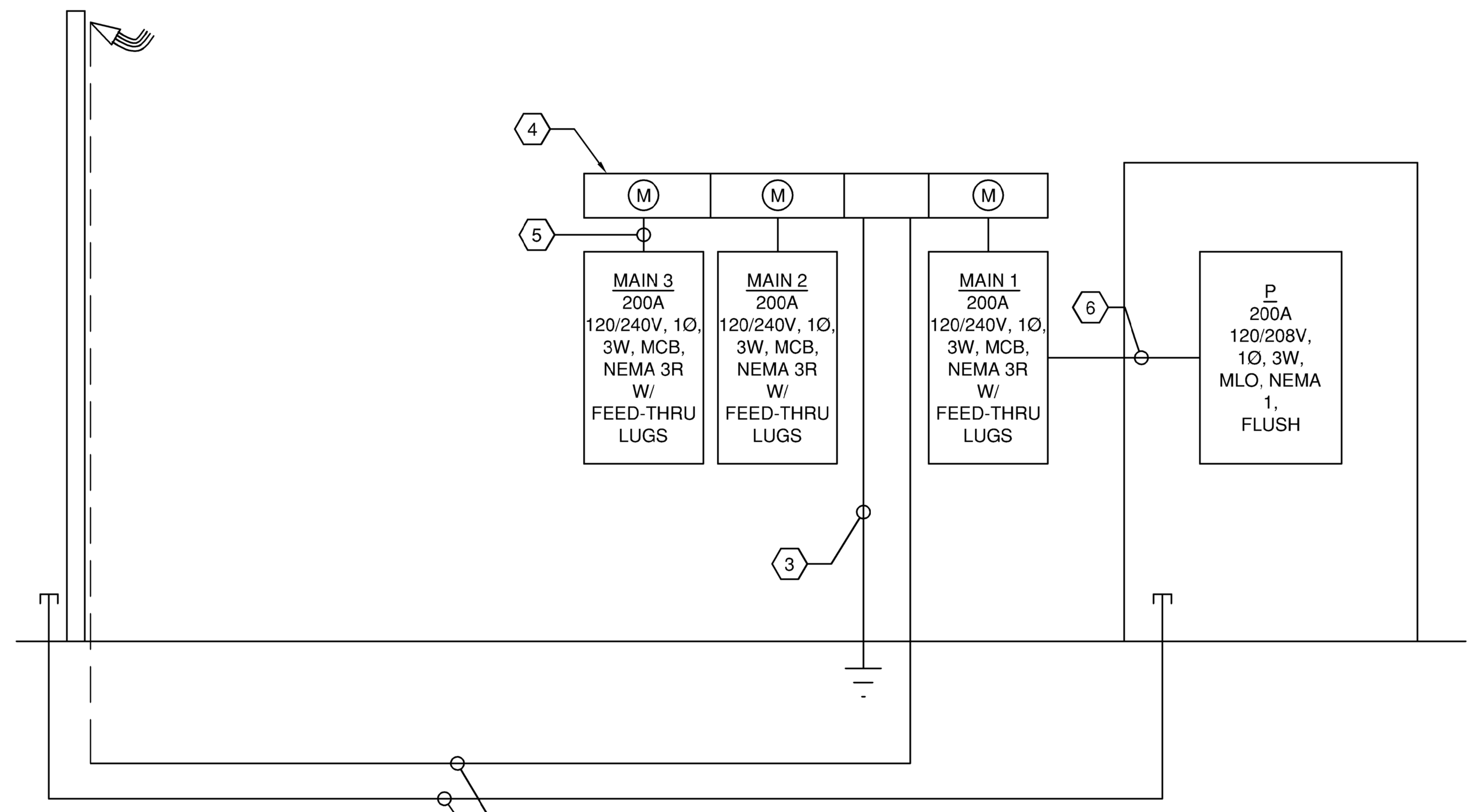
STATE OF LOUISIANA
JONATHAN M. COATES
REG. NO. 0037618
REGISTERED PROFESSIONAL ENGINEER
03/09/2020
MECHANICAL ENGINEERING

PLUMBING DETAILS

DESIGNED BY:	J.COATES
DRAFTER:	M.SCHANTZ
CHECKED BY:	J.COATES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/9/20

P-401

SHEET 22 OF 27



ELECTRICAL ONELINE DIAGRAM

NOT TO SCALE

SPECIFIC NOTES ⬡

1. PROVIDE (2) 2" PVC CONDUITS WITH PULLSTRING TO UTILITY POLE FOR CABLE TV AND TELEPHONE TO ELECTRICAL ROOM.
2. [2 SETS] 4" PVC CONDUITS WITH PULLSTRING; PROVIDE SCHEDULE 80 LAST 10' FROM UNDERGROUND; PROVIDE 30' SCHEDULE 80 PER CONDUIT WITH WEATHERHEAD FOR UTILITY CONNECTION; INSTALL PER UTILITY STANDARDS.
3. 1 #1/0 CU GROUNDING ELECTRODE CONDUCTOR IN 1"C TO MAIN COPPER WATER AND ONE 5/8" X 8' GROUND ROD; 1 #6 BARE CU TO SECONDARY 5/8" X 8' GROUND ROD; INSTALL GROUND BRIDGE FOR TELECOM UTILITIES.
4. 3-GANG 120/240V, SINGLE-PHASE, U/G, HORIZONTAL METER BANK, 200A EACH.
5. 3 #3/0 KCMIL AND 1 #6G IN 2"C, TYPICAL FOR EACH MAIN PANEL.
6. 3 #3/0 KCMIL AND 1 #6G IN 2"C, TYPICAL FOR EACH TENANT SUB-PANEL "P".

DIRECTORY	CKT. NO.	BKR. AMPS	L1 L2	BKR. AMPS	CKT. NO.	DIRECTORY
CU	1	35		20	2	
	3			20	4	
	5	20		20	6	
	7	20		20	8	

VOLTAGE: 120/240V 1 PHASE 3 WIRE SN 10KAIC		PANEL NO.	MAIN
MAIN BREAKER: 200A, MCB			
MOUNTING: SURFACE, NEMA 3R		LOCATION	METER
NOTE: TYPICAL MAIN PANEL FOR EACH FLOOR W/ FEED-THRU LUGS			

DIRECTORY	CKT. NO.	BKR. AMPS	L1 L2	BKR. AMPS	CKT. NO.	DIRECTORY
AHU	1	15		20	2	BLENDER*
	3			20	4	BLENDER*
P.O.S	5	20		20	6	BLENDER*
RESTROOM	7	20		20	8	BLENDER*
OPEN REFRIGERATOR	9	20		20	10	BLENDER*
FREEZER*	11	20		20	12	BLENDER*
FREEZER*	13	20		20	14	BLENDER*
WATER HEATER	15	20		20	16	BLENDER*
COUNTER REC	17	20		20	18	BLENDER*
TELE/COM	19	20		20	20	BLENDER*
USB RECEPTACLES	21	20		20	22	LIGHTING
SPARE	23	20		20	24	LIGHTING
SPARE	25	20		20	26	SPARE
SPARE	27	30		20	28	SPARE
SPARE	29	30		20	30	SPARE
SPARE	31	20		20	32	SPARE
SPARE	33	20		20	34	SPARE
SPARE	35	20		20	36	SPARE
SPARE	37	20		20	38	SPARE
SPARE	39	20		20	40	SPARE

VOLTAGE: 120/240V 1 PHASE 3 WIRE SN 10KAIC		PANEL NO.	P3
MAIN BREAKER: 200A, MLO			
MOUNTING: FLUSH, NEMA 1		LOCATION	SEE PLANS
NOTE: *GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION			

DIRECTORY	CKT. NO.	BKR. AMPS	L1 L2	BKR. AMPS	CKT. NO.	DIRECTORY
AHU	1	15		20	2	WATER HEATER
	3			20	4	STORAGE
LIGHTING	5	20		20	6	USB RECEPTACLES
LIGHTING	7	20		20	8	USB RECEPTACLES
SPARE	9	20		20	10	TV RECEPTACLE
SPARE	11	20		20	12	OUTDOOR RECEPTACLES
SPARE	13	20		20	14	SPARE
SPARE	15	20		20	16	SPARE
SPARE	17	20		20	18	SPARE
SPARE	19	20		20	20	SPARE
SPARE	21	20		20	22	SPARE
SPARE	23	20		20	24	SPARE
SPARE	25	20		20	26	SPARE
SPARE	27	30		20	28	SPARE
SPARE	29	30		20	30	SPARE

VOLTAGE: 120/240V 1 PHASE 3 WIRE SN 10KAIC		PANEL NO.	P2
MAIN BREAKER: 200A, MLO			
MOUNTING: FLUSH, NEMA 1		LOCATION	SEE PLANS
NOTE:			

SPECIFICATIONS

1. THIS DOCUMENT HAS BEEN PREPARED BY ME AND/OR UNDER MY SUPERVISION AND IT COMPLIES, TO THE BEST OF MY KNOWLEDGE AND BELIEF, WITH LOCAL AND STATE CODE REQUIREMENTS.
2. ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC 2014 EDITION), STATE AND CITY REGULATIONS AND ORDINANCES.
3. ALL ELECTRICAL SYSTEMS, EQUIPMENT, AND COMPONENTS SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR GRADE ELEVATION, WHICHEVER IS HIGHER, AS PER INTERNATIONAL 2012 ARTICLE 1612.1.
4. SHORT CIRCUIT CURRENT INTERRUPTING RATINGS OF ALL CIRCUIT BREAKERS AND FUSES SHALL COMPLY WITH NEC 2014 ARTICLES 110.9, 110.10, 225.52(B), 230.82(3), 230.205(B), 230.208, 240.12, AND 240.92(C)(1).
5. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL COMPLY WITH NEC 2014 ARTICLE 210.12.
6. MATERIALS SHALL BE NEW AND U.L. APPROVED, EXCEPT AS INDICATED.
7. CONTRACTOR SHALL APPLY FOR PERMITS AND PAY INSPECTION FEES. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTOR. UPON COMPLETION, FURNISH CERTIFICATE OF APPROVAL FROM DIVISION OF REGULATORY INSPECTION AS APPLICABLE.
8. CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION, AND SHALL BE #12 AWG OR LARGER.
9. WIRING CONCEALED IN WALLS, ATTICS, OR CRAWL SPACES SHALL BE NON-METALLIC SHEATHED CABLE.
10. WIRING INSTALLED OUTDOORS SHALL BE CONTAINED IN RIGID PVC CONDUIT, UNLESS INDICATED OTHERWISE; PROVIDE SCHEDULE 80 ABOVE GROUND.
11. WIRING INSTALLED EXPOSED IN DRY LOCATIONS SHALL BE CONTAINED IN ELECTRIC METALLIC TUBING WITH SET SCREW FITTINGS, UNLESS INDICATED OTHERWISE.
12. RACEWAYS AND CABLES SHALL BE CONCEALED UNLESS INDICATED OTHERWISE.
13. EACH BRANCH CIRCUIT AND FEEDER SHALL BE PROVIDED WITH A GROUND CONDUCTOR INSTALLED WITH THE CIRCUIT CONDUCTORS. EACH GROUND CONDUCTOR SHALL BE A GREEN INSULATED COPPER CONDUCTOR , SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE NATIONAL ELECTRICAL CODE NFPA 70. THESE GROUNDING CONDUCTORS ARE NOT SHOWN ON THE DRAWINGS.
14. AFTER COMPLETION OF BRANCH CIRCUIT WORK, NEW CORRECTED TYPEWRITTEN DIRECTORIES SHALL BE PROVIDED IN PANELBOARDS AND LOADCENTERS SERVING THE AREA. NEW TYPEWRITTEN DIRECTORIES SHALL ALSO BE PROVIDED FOR EXISTING ELECTRICAL PANELS.
15. WALL TOGGLE SWITCHES SHALL BE MOUNTED TO MATCH EXISTING HEIGHTS. STYLE (STANDARD TOGGLE OR DECORA) AND COLOR (WHITE, IVORY, OR LIGHT ALMOND) SHALL BE AS DIRECTED BY ARCHITECT OR OWNER.
16. ELECTRICAL CONTRACTOR SHALL INSTALL POWER WIRING REQUIRED FOR MECHANICAL SYSTEMS. CONTROL WIRING SHALL BE BY MECHANICAL CONTRACTOR.
17. SEQUENCE, COORDINATE, AND INTEGRATE INSTALLING ELECTRICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF THE WORK. COORDINATE ELECTRICAL EQUIPMENT AND DEVICES WITH OTHER BUILDING COMPONENTS.
18. COORDINATE CONNECTING ELECTRICAL SYSTEMS WITH EXTERIOR UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES. COMPLY WITH REQUIREMENTS OF GOVERNING REGULATIONS, FRANCHISED SERVICE COMPANIES, AND CONTROLLING AGENCIES.
19. PROVIDE BONDING AROUND CONCENTRIC AND ECCENTRIC KNOCKOUTS ON EQUIPMENT.
20. PROVIDE ADDITIONAL BOXES IN RACEWAYS AS NECESSARY. LOCATIONS SHALL MEET NFPA 70.
21. RECEPTACLES SHALL BE TAMPER-RESISTANT TYPE..

SYMBOL SCHEDULE

- LED FIXTURE, RECESSED.
- SURFACE MOUNTED, LINEAR LED LUMINAIRE.
- PENDANT LUMINAIRE OR SURFACE MOUNTED DOWN LIGHT.
- INTERIOR WALL MOUNTED LUMINAIRE.
- EXTERIOR WALL MOUNTED LUMINAIRE.
- EXTERIOR FLOOD.
- CEILING FAN.
- EXHAUST FAN.
- EXIT LIGHT.
- TWIN HEAD EMERGENCY BATTERY FIXTURE.
- COMBINATION EXIT AND TWIN HEAD EMERGENCY BATTERY FIXTURE.
- EXTERIOR REMOTE HEAD.
- S — 20A/1P WALL SWITCH.
- S_3 — 20A THREE-WAY WALL.
- S_D — 20A/1P DOOR OPERATED SWITCH.
- 20A, 3-WIRE, 125V, GROUNDING TYPE DUPLEX RECEPTACLE, NEMA 5-20R.
- SAME AS ⊖ EXCEPT MOUNTED ABOVE COUNTER AT HEIGHT AS DIRECTED.
- SAME AS ⊖ EXCEPT HALF OF YOKE IS SWITCHED.
- SAME AS ⊖ EXCEPT WITH TWO USB PORTS.
- GFI — SAME AS ⊖ EXCEPT WITH GROUND FAULT INTERRUPTER.
- WP — SAME AS GFI⊖ EXCEPT WEATHERPROOF.
- EWC — SAME AS GFI⊖ EXCEPTMOUNTED AS REQUIRED FOR ELECTRIC WATER COOLER.
- FLOOR RECEPTACLE, METAL, BRUSHED NICKEL PLATE.
- (J) — JUNCTION BOX 4-11/16" SQUARE OR LESS, LOCATED ABOVE ACCESSIBLE CEILING.
- [J] — SAME AS (J) EXCEPT PROVIDE WIRING IN RACEWAY TO EACH LIGHTING FIXTURE IN THIS ROOM USING OTHER OUTLET BOXES AS SPECIFIED.
- JUNCTION BOX OR WIREWAY, LARGER THAN 4-11/16".
- LOADCENTER OR PANELBOARD.
- LC — LIGHTING CONTACTOR, 4-POLE, 30A.
- TC — TIME CLOCK.
- PE — PHOTOELECTRIC SWITCH.
- DATA/TELEPHONE OUTLET. NUMERAL INDICATES THE NUMBER OF CAT5 DROPS TO LOCATION; PROVIDE CAT 5 TO TELEPHONE DEMARCATION.
- TV — TV LOCATION, PROVIDE COAX CABLE TO CATV DEMARCATION.
- SAFETY SWITCH.
- WIRING IN RACEWAY CONCEALED OVERHEAD OR IN WALLS. CROSSBARS INDICATE NUMBER OF CONDUCTORS IF MORE THAN TWO. REQUIRED GREEN EQUIPMENT GROUNDING CONDUCTOR IS NOT SHOWN AS A CROSSBAR. ARROWS INDICATE NUMBER OF CIRCUITS.

FAULT CURRENT FROM UTILITY

TRANSFORMER RATING (Kva) = 75

TRANSFORMER VOLTAGE 240
POWER FACTOR 100%
TRANSFORMER IMPEDANCE 2.20%

$$I_{FLA} = \frac{Kva \times 1000}{E} = \frac{75 \times 1000}{240} = 313$$

$$I_{SCA} = \frac{I_{FLA} \times pf}{Z} = \frac{313 \times 100\%}{2.20\%} = 14205$$

AIC FROM UTILITY AT TRANSFORMER IS 14205

FAULT CURRENT - AT MAIN CIRCUIT BREAKER

AVAILABLE FAULT CURRENT FROM UTILITY (I) = 14205

CONDUCTOR SIZE FROM UTILITY #4/0 AL
UTILITY FEED LENGTH (L) 240
CONDUCTOR C VALUE 11174
NUMBER OF CONDUCTORS PER PHASE 2

$$f = \frac{2 \times L \times I}{N \times C \times E_{L-L}} = \frac{2 \times 240 \times 14205}{2 \times 11174 \times 240} = 1.2713$$

$$M = \frac{1}{1+f} = \frac{1}{1 + 1.2713} = 0.4403$$

AIC AT BUILDING MAIN = $I_{SCA} = I \times M$

$$I_{SCA} = 14205 \times 0.4403 = 6254$$

MINIMUM AMPERE INTERRUPTING CAPACITY 10,000 AIC.

DIRECTORY	CKT. NO.	BKR. AMPS	L1 L2	BKR. AMPS	CKT. NO.	DIRECTORY
AHU	1	15		50	2	RANGE
	3				4	
ELEVATOR	5	30		30	6	DRYER
	7				8	
ELEVATOR	9	30		20	10	WASHER*
	11			20	12	MASTER BEDROOM*
MICROWAVE*	13	20		20	14	MASTER BATH
DISHWASHER**	15	20		20	16	MASTER HVL
CT RECPRACLES*	17	20		20	18	BEDROOM 1*
CT RECEPTACLES*	19	20		20	20	HALL BATH
REFRIGERATOR*	21	20		20	22	HALL BATH HVL
LIVING ROOM*	23	20		20	24	DINING*
SPACE	25	20		20	26	WATER HEATER
SPACE	27	30		20	28	SPACE
SPACE	29	30		20	30	SPACE

VOLTAGE: 120/240V 1 PHASE 3 WIRE SN 10KAIC		PANEL NO.	P3
MAIN BREAKER: 200A, MLO			
MOUNTING: FLUSH, NEMA 1		LOCATION	SEE PLANS
NOTE: *ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION, **DUAL FUNCTION GFC			

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RICKEY JOHN KASTNER, JR.
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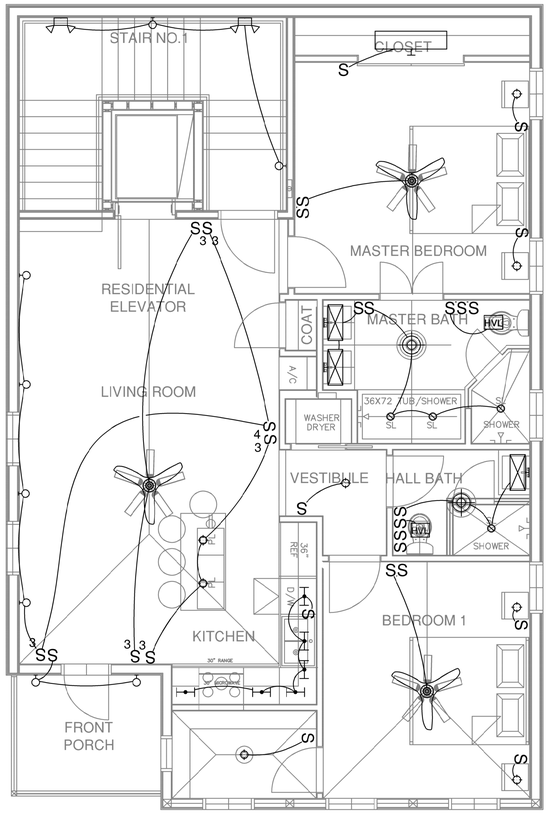
PROFESSIONAL ENGINEER
03/11/2020

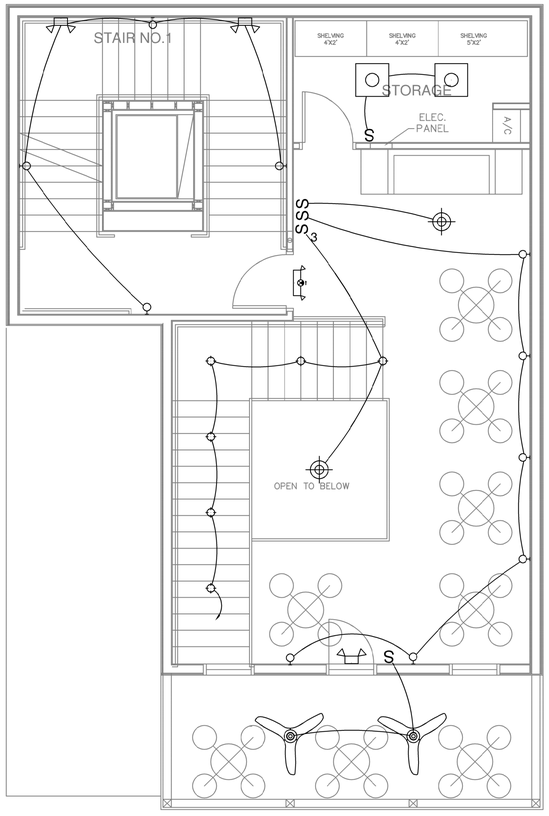
ELECTRICAL SCHEDULES

DESIGNED BY: A.HAYES
DRAFTER: R.KEMP
CHECKED BY: A.HAYES
PROJECT NO. 5820M REV.
SCALE:
DATE: 3/2/20

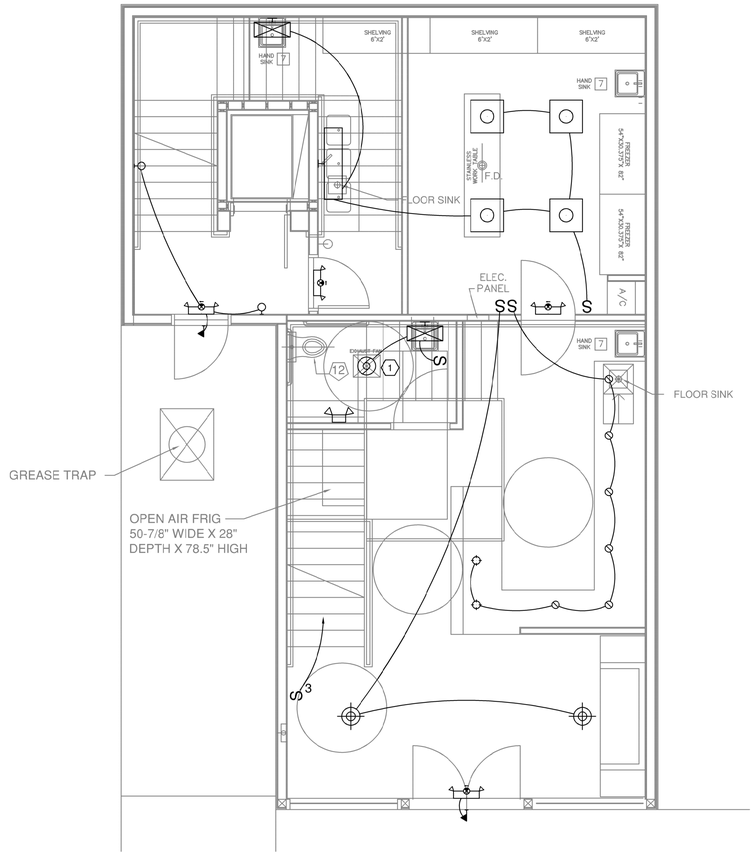
E-100



ELECTRICAL
THIRD FLOOR - LIGHTING PLAN
SCALE : 1/4" = 1'



ELECTRICAL
SECOND FLOOR - LIGHTING PLAN
SCALE : 1/4" = 1'



ELECTRICAL
FIRST FLOOR - LIGHTING PLAN
SCALE : 1/4" = 1'

SPECIFIC NOTES ⬡

1. INTERLOCK EXHAUST FAN WITH RESTROOM LIGHTING SWITCH.

NOTES

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3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EQUIPMENT LOCATIONS AND SPECIFICATIONS.

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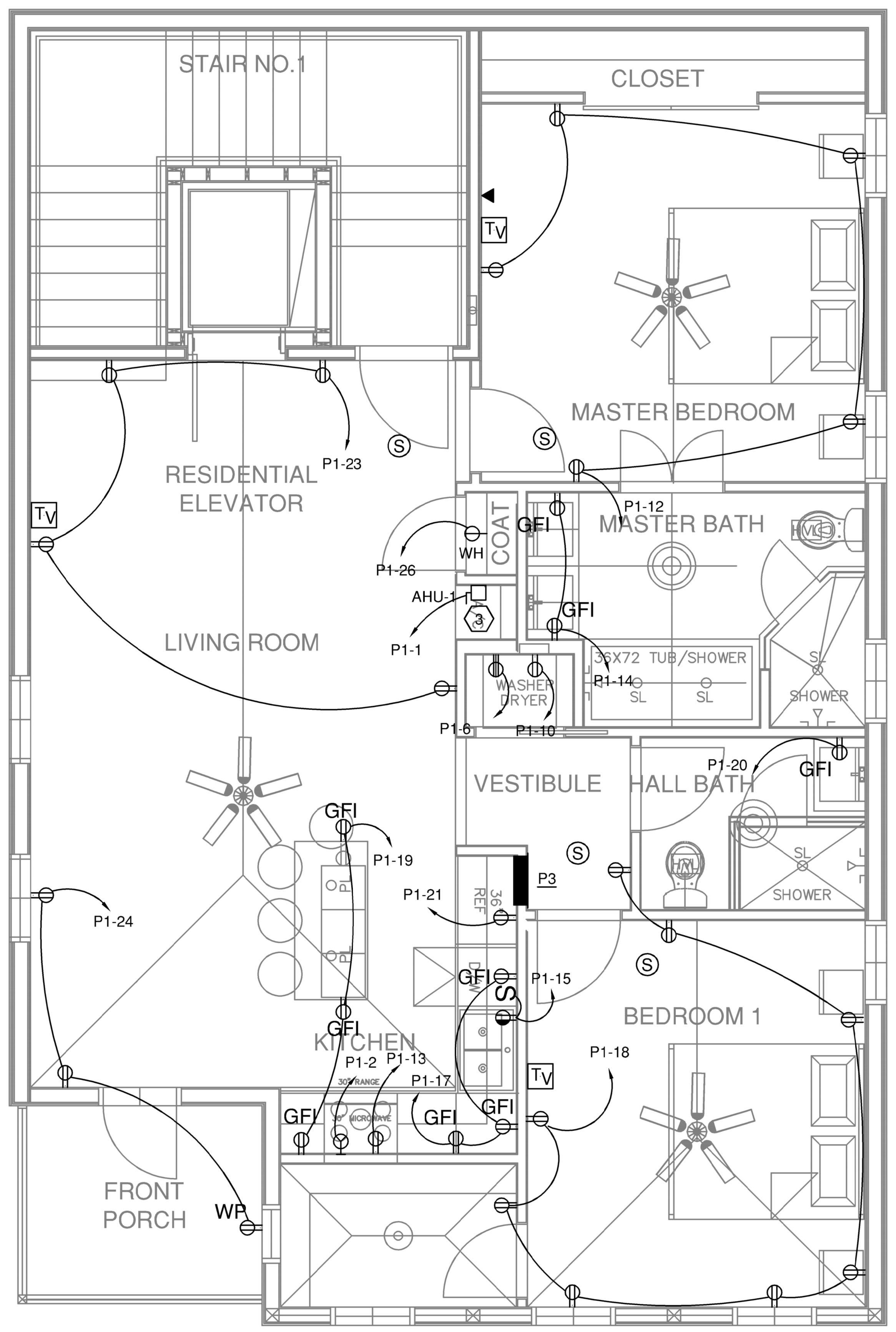
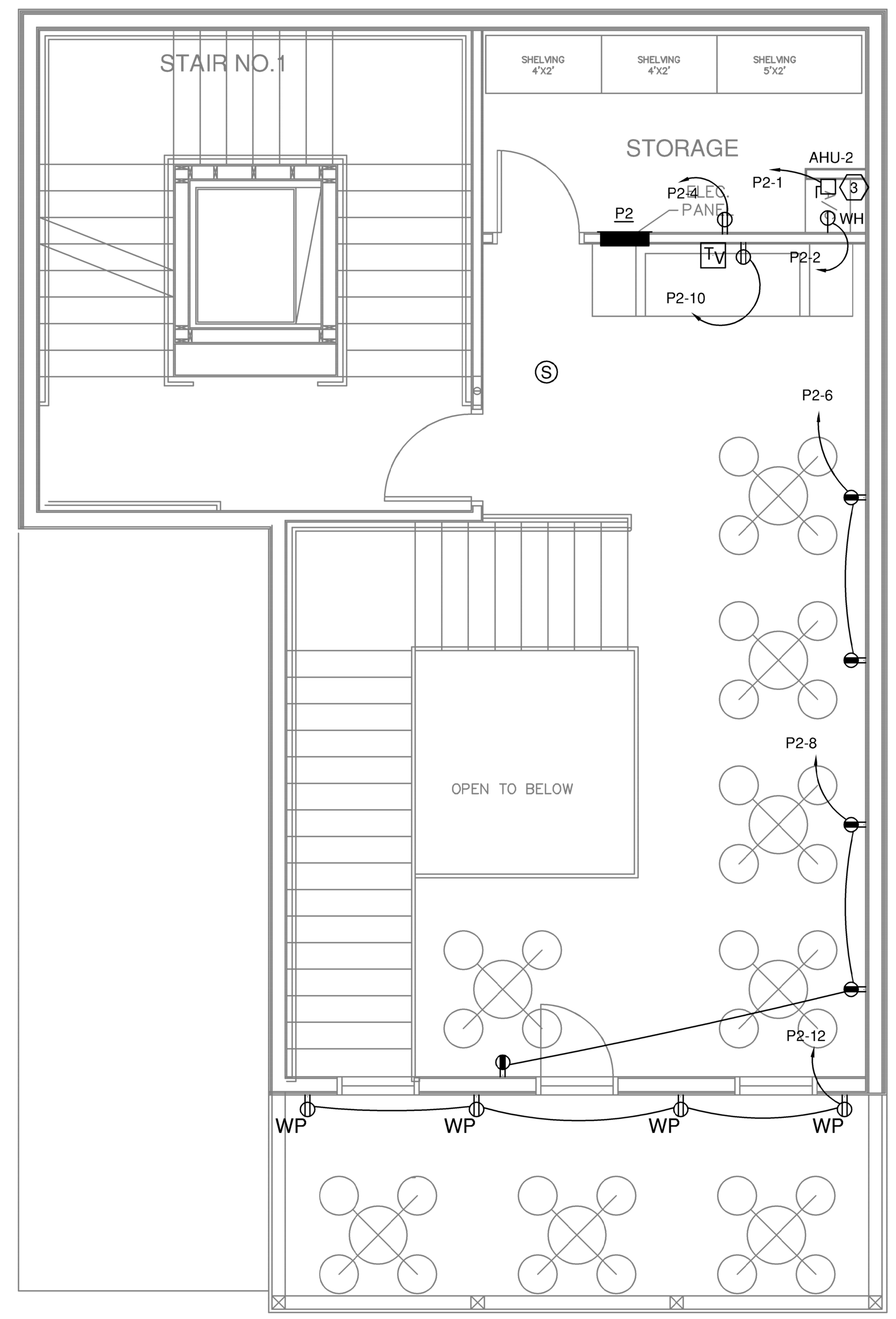
ELECTRICAL
LIGHTING PLAN

DESIGNED BY:	RJK
DRAFTER:	RJK
CHECKED BY:	RJK
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/2/20

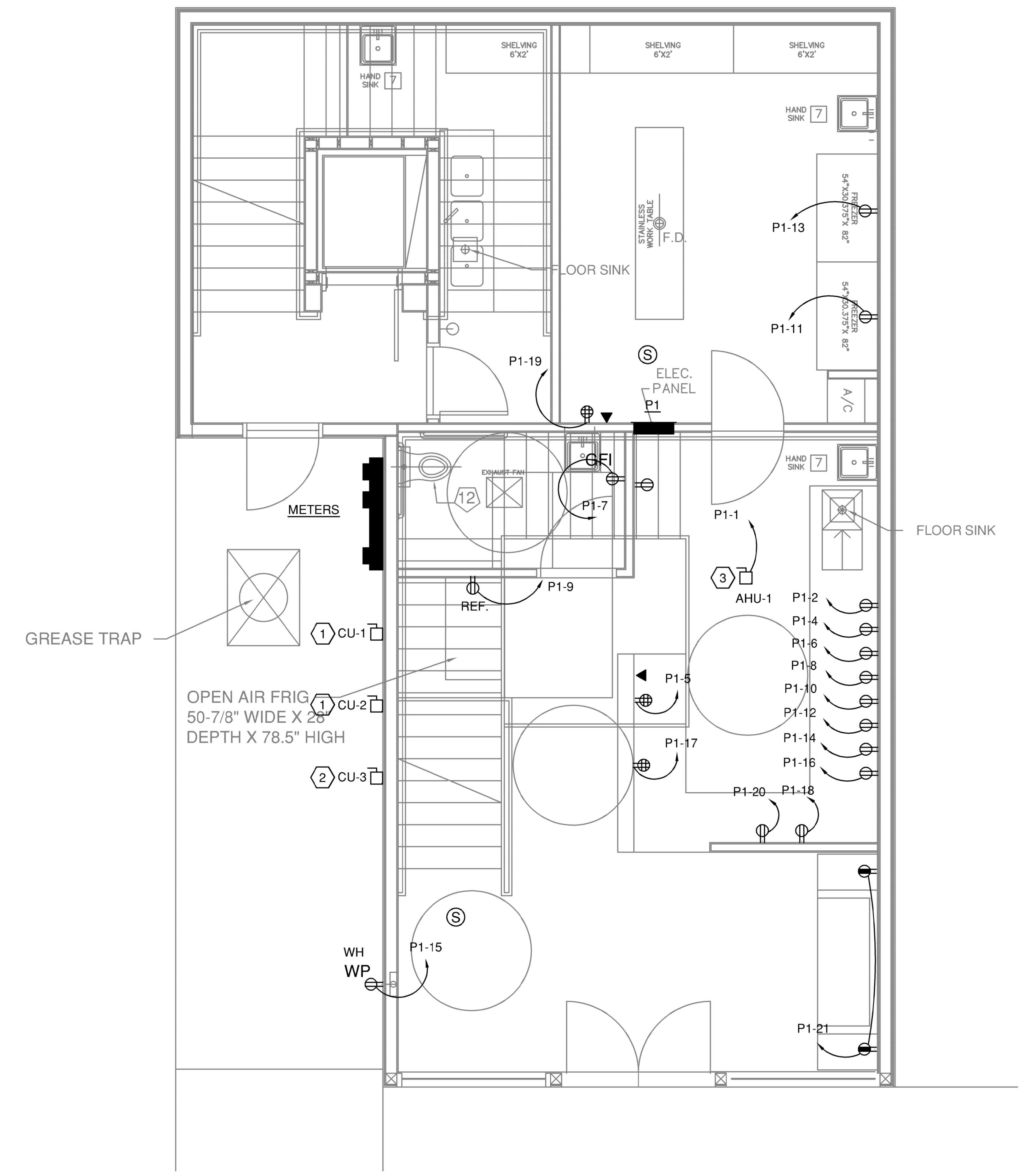
E-201
SHEET 24 OF 25



ELECTRICAL
THIRD FLOOR - LIGHTING PLAN
SCALE : 1/4" = 1'



ELECTRICAL
SECOND FLOOR - LIGHTING PLAN
SCALE : 1/4" = 1'



ELECTRICAL
FIRST FLOOR - LIGHTING PLAN
SCALE : 1/4" = 1'

SPECIFIC NOTES ⬡

1. CU1,2 - 60A, 240V, 2P, N3R FDS, FUSED AT 35A; 3 #8 THHN AND 1 #10G.
2. CU3 - 30A, 240V, 2P, N3R FDS, FUSED AT 25A; 2 #10 THHN AND 1 #10G.
3. AHU1,2,3 - 30A, 240V, 2P, N3R FDS, FUSED AT 15A; 2 #12 THHN AND 1 #12G.

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03/11/2020

ELECTRICAL POWER PLAN

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	
SCALE:	
DATE:	3/2/20

E-301

SHEET 25 OF 25