



## **ADDENDUM NO. ONE TO THE CONSTRUCTION DOCUMENTS FOR:**

**PROJECT:** Cypress River Lofts, 1381, 1382, 1385, & 1389 Duane Street,  
Baton Rouge, LA 70802

**NUMBER:** 75-01-17

**DATE:** March 17, 2021

This Addendum (consisting of **33** letter size pages, **14** 24x36 size page shall be attached to and shall become a part of the Contract Documents. The original Contract Documents shall be modified by this Addendum only to extent specifically stated herein.

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### **CLARIFICATIONS / REVISIONS TO THE DRAWINGS:**

#### **Architectural:**

1. Sheet G0.00: Delete and replace with the attached.
2. Sheet A0.10: Delete and replace with the attached.
3. Sheet A2.00: Delete and replace with the attached.
4. Sheet A2.01: Delete and replace with the attached.
5. Sheet A2.02: Delete and replace with the attached.
6. Sheet A4.00: Delete and replace with the attached.
7. Sheet A4.01: Delete and replace with the attached.
8. Sheet A4.02: Delete and replace with the attached.
9. Sheet A5.01: Delete and replace with the attached.
10. Sheet A5.02: Delete and replace with the attached.

#### **Structural:**

1. Sheet S1.20: Delete and replace with the attached.
2. Sheet S2.01: Delete and replace with the attached.

## **PLUMBING**

1. Sheet P1.00: Delete and replace with the attached.
2. Sheet P1.02: Delete and replace with the attached.

## **CLARIFICATIONS / REVISIONS TO THE SPECIFICATIONS:**

### **Architectural:**

1. Sheet Table of Contents:
  - a. After "03 30 00 Cast-In-Place" add "03 35 13 Polished Concrete Floor Finishing".
2. Section 06 40 00 Interior Architectural Woodwork Replace with attached revised Specification.
3. Section 06 41 00 Pre-fabricated Cabinets Replace with attached revised Specification.
4. Section 06 60 00 Plastic Fabrications Replace with attached revised Specification.
5. Section 08 11 13 Steel Doors and Frames:
  - a. Part 1.01.A.
    - i. Delete "some with integral transom lite; borrow lite frame; non-related and"
    - ii. Add to the end ", and entry doors".
  - b. Part 1.02.A. Replace "08 21 10 – Flush Wood Doors" with "08 14 23 – Molded Interior Doors".
  - c. Part 1.07.C. Delete "in Section 08 80 00".
  - d. Part 1.07.D. Replace "09 91 00" with "09 90 00".
  - e. Part 2.03.B. Delete note 19.
  - f. Part 2.04.B. Replace "Project Manager" with "Architect".
6. Section 08 14 23 Molded Interior Doors:
  - a. Part 2.02.A.:
    - i. Replace "raised panel" with "flush"
    - ii. Add to the end "manufacturer/Model: Masonite HD Steel Edge Steel Entry Door (Basis of Design) with peep hole.
  - b. Part 2.02.B. Replace "raised panel" with "flush".
7. Section 10 14 00 Signage:
  - a. Part 3.06.A. Replace "18" with "24"
  - b. Part 3.06.B. Replace "9" with "12"
8. Section 10 28 00 Toilet and Bath Accessories Replace with attached revised Specification.
9. Section 10 55 00 Postal Specialties:

- a. Part 2.01.A.:
  - i. Replace "9040 Series" with "Versatile 4C06D-05-SM (24 7/16" high x 32 3/8" width x 17 11/16" deep), surface mounted".
  - ii. Replace "Bommer" with "Florence".
- b. Part 2.01.C. Replace "5" with "6 (5 tenant, 1 parcel)
- 10. Section 11 30 00 Residential Appliance Replace with attached revised Specification.
- 11. Section 12 21 13 Horizontal Louver Blinds:
  - a. Part 2.01.A.1. Replace "Model CL62" with "H200, 2" Aluminum Blinds"
  - b. Delete Part 2.01.A.2.
  - c. Part 2.01.A.3.:
    - i. Replace "BALI" with "Heritage"
    - ii. Replace "Customizer" with "2" Aluminum Blinds"
  - d. Part 2.02.B. Add "3. Width: 2 inches"
  - e. Part 2.02.C. Delete "[; height."

**END OF ADDENDUM NO. ONE**

## **BIDDING REQUIREMENTS, CONTRACT FORMS**

00 01 01	Instruction to Bidders
00 01 05	General Conditions
00 01 10	Supplementary Conditions

## **DIVISION ONE – GENERAL CONDITIONS**

01 00 00	General Requirements
01 10 00	Summary of Work
01 25 00	Substitutions
01 30 90	Coordination and Meetings
01 31 00	Coordination Drawings
01 31 19	Project Meetings
01 32 00	Project Scheduling
01 33 00	Submittals
01 70 00	Contract Closeout
01 78 39	Project Record Documents

## **DIVISION TWO – EXISTING CONDITIONS – SECTION NOT USED**

## **DIVISION THREE – CONCRETE**

03 35 13	Polished Concrete Floor Finishing
03 54 00	Gypsum Cementitious Underlayment

## **DIVISION FOUR – MASONRY**

04 20 00	Concrete Masonry Units
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## **DIVISION FIVE – METALS**

05 50 00	Architectural Metal Fabrications
05 51 00	Metal Stairs

## **DIVISION SIX – WOODS, PLASTICS AND COMPOSITES**

06 00 00	Exterior Treated Wood Composite Trim
06 10 00	Rough Carpentry
06 17 53	Wood Trusses
06 40 00	Interior Architectural Woodwork
06 41 00	Pre-fabricated Cabinets
06 60 00	Plastic Fabrications

## **DIVISION SEVEN – THERMAL AND MOISTURE PROTECTION**

07 18 13	Pedestrian Traffic Coating
07 21 00	Building Insulation
07 26 16	Under-Slab Vapor Barrier
07 27 00	Weather Barriers
07 42 13	Metal Wall Panels
07 46 46	Cementitious Siding
07 54 23	TPO Membrane Roofing
07 60 00	Flashing and Sheet Metal
07 71 00	Roof Specialties
07 72 33	Roof Hatches
07 84 00	Firestopping
07 92 00	Joint Sealers

## **DIVISION EIGHT – DOORS AND WINDOWS**

08 11 13	Steel Doors and Frames
08 14 23	Molded Interior Doors
08 26 00	Fiberglass Doors
08 56 00	Vinyl Windows
08 71 00	Door Hardware Schedule

## **DIVISION NINE – FINISHES**

09 21 16	Gypsum Board Systems
09 31 00	Tile

09 65 00 Resilient Flooring  
09 90 00 Painting

## **DIVISION TEN – SPECIALTIES**

10 14 00 Signage  
10 28 00 Toilet and Bath Accessories  
10 44 00 Fire Extinguishers and Cabinets  
10 55 00 Postal Specialties  
10 73 16 Aluminum Canopies

## **DIVISION ELEVEN – EQUIPMENT**

11 30 00 Residential Appliances

## **DIVISION TWELVE – FURNISHINGS**

12 21 13 Horizontal Louver Blinds

## **DIVISION TWENTY-ONE – FIRE PROTECTION**

21 05 00 Fire Protection General Provisions  
21 10 13 NFPA 13R Fire Sprinkler Systems

## **DIVISION TWENTY-TWO – PLUMBING**

22 05 00 Plumbing General Provisions  
22 10 00 Plumbing Piping & Fixtures  
22 33 30 Electric Water Heater  
22 63 11 Gas Piping & Appurtenances

## **DIVISION TWENTY-THREE – MECHANICAL**

23 05 00 Mechanical General Provisions  
23 31 13 Ductwork and Devices  
23 60 00 HVAC Equipment

## **DIVISION TWENTY-SIX – ELECTRICAL**

26 05 00 Electrical General Provisions  
26 05 10 Utility Coordination and Service Entrance  
26 05 18 Dwelling Unit Cables, Connectors, & Wall Boxes  
26 05 19 Conductors and Connectors  
26 05 26 Electrical Grounding  
26 05 33 Conduit Systems  
26 05 37 Electrical Boxes and Fittings  
26 24 00 Electrical Gear  
26 24 15 Load Centers for Dwelling Units  
26 27 13 Residential Metering Systems  
26 27 73 Wiring Devices  
26 29 00 Miscellaneous Electrical Controls & Control Wiring (no FMCS)  
26 51 13 Lighting Fixtures and Lamps

## **DIVISION TWENTY-EIGHT – SAFETY & SECURITY**

28 31 00 Fire Alarm & Smoke Detection System

## **DIVISION THIRTY-ONE – EARTHWORK**

31 31 16 Termite Control

## **DIVISION THIRTY-TWO – EXTERIOR IMPROVEMENTS**

32 10 00 Driveway and Parking Concrete Pavement  
32 11 23 Sand Clay Gravel Base Course  
32 17 00 Painted Pavement Striping and Miscellaneous Signing

## **DIVISION THIRTY-THREE – EXTERIOR IMPROVEMENTS (TO BE DETERMINED)**

33 10 00 Water Piping – Materials and Structures  
33 31 00 Sanitary Sewerage Systems  
33 40 00 Drainage Pipe and Structures

**GEOTECHNICAL ENGINEERING REPORT, Date 6-8-2018**  
**MEMORANDUM # 1, Date 7-25-2018**  
**MEMORANDUM # 2, Date 8-25-2019**

# Section 06 40 00

## Interior Architectural Woodwork

Specifications

06 40 00-1

### PART 1 GENERAL

- 1.01 SUMMARY: Section Includes:
- A. Specially fabricated custom casework, wood to receive paint finish or high pressure decorative laminate finish
  - B. Specially fabricated custom countertops, solid surfacing fabrications
  - C. Hardware typically furnished by the woodwork manufacturer:
    - 1. Cabinet door hinges
    - 2. Cabinet door and drawer pulls, when specified in this section
    - 3. Drawer glides
    - 4. Cabinet door and drawer locks, when specified in this section
    - 5. Adjustable shelf standards and/or support brackets or clips
    - 6. Grommets
  - D. Shop or Factory finishing or pre-finishing of all transparent finish millwork
  - E. Installation of work furnished under this section
- 1.02 RELATED SECTIONS
- A. Rough carpentry, wood blocking, and grounds within finished walls and above finished ceiling
  - B. Finish carpentry, wood trim other than specified in this section
  - C. Plumbing section(s)
- 1.03 REFERENCES
- A. Architectural Woodwork Institute AWI Quality Standards, current edition
  - B. ANSI/BHMA A156.9 - Cabinet hardware
  - C. ANSI A208.1 – Mat-Formed Wood Particleboard.
  - D. ANSI A135.4 – Basic Hardboard.
  - E. NEMA LD3 – High pressure decorative laminate
  - F. ANSI/HPVA HP-1 – Decorative plywood and paneling
- 1.04 SUBMITTALS
- A. Product Data: For Plywood, solid-surfacing fabrications, high-pressure decorative laminate, adhesive for bonding plastic laminate, cabinet hardware and accessories, and finishing materials and processes.
  - B. Shop drawings: Show locations of each item, dimensioned plans and elevations, large-scale details, attachment devices and other components.
    - 1. Submit according to Section 01 33 00. Include statement on front page indicating that Fabrication, Finishing and Installation will be performed in compliance under the specified AWI Quality Standard.
    - 2. Indicate plans and elevations, materials, surface grain directions, profiles, assembly methods, joint details, fastening methods, accessories, hardware, compliance with specified fire retardant treatments and schedule of finishes
    - 3. Show locations and sizes of furring, blocking and hanging strips, including concealed blocking and reinforcement specified in other Sections.
  - C. Finish samples: Submit two or more sets of three samples illustrating expected range of finish color and grain for each species.
    - 1. Lumber with transparent finish, 5 inches wide by 17 inches long, for each species and cut, finished on 1 face and 2 edges.
    - 2. Wood veneer-faced panel products with or for transparent finish, 10 by 16 inches, for each species and cut. Include at least one face-veneer seam and finish as specified.
    - 3. Plastic-laminate clad panel products: 8 by 10 inches, for each type, color, pattern, and surface finish, with separate samples of un-faced panel product used for core.
    - 4. Solid-surfacing fabrications: 8 by 10 inches, for each type, color, pattern, and surface finish, including control sample of field-installed seaming.
    - 5. Corner pieces as follows: Miter joints for standing trim.
    - 6. Exposed cabinet hardware and accessories, one unit for each type and finish.
- 1.05 QUALITY ASSURANCE
- A. Perform work in accordance with the following:
    - 1. All woodwork: AWI Custom Grade quality.
  - B. Work in this Section shall comply with the specified Grades of the current edition of the Architectural Woodwork Institute Quality Standards.

## Section 06 40 00 Interior Architectural Woodwork

Specifications

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- C. Woodwork manufacturers and installers shall be certified by the AWI Quality Certification Program as competent to perform the work.
  - D. Contractors and personnel engaged in work shall demonstrate successful experience with work of comparable extent, complexity and quality to that shown and specified.
- 1.06 MOCKUP
- A. Provide mockup of typical base cabinet, and countertop.
  - B. Provide units with hardware installed, and material thickness as indicated.
  - C. Contractor may use any species of finish materials for mock-up. If specified materials are used, at Contractor's option, the approved mockup may remain as part of the Work.
- 1.07 DELIVERY, STORAGE AND HANDLING
- A. Deliver, store, and handle products to site under provisions of applicable Sections.
  - B. Protect units from moisture damage according to AWI Quality Standards, Section 1700,
  - C. Millwork shall not be delivered to jobsite before building is fully enclosed and conditioned. If contractor elects to have millwork delivered to jobsite prior to building is conditioned, the contractor shall be responsible for any damage. Contractor acknowledges that this violates the requirements for AWI Premium Grade millwork, and assumes liability for this violation.
- 1.08 FIELD MEASUREMENTS
- A. Verify that field measurements are as indicated on shop drawings.
- 1.09 COORDINATION:
- A. Coordinate work with applicable electrical, special systems, mechanical trades and rough-in
- 1.10 WARRANTY:
- A. Provide manufacturer's five (5) year warranty against defects in materials. Warranty shall provide material and labor to repair or replace defective materials.
- 1.11 CLOSEOUT
- A. Comply with Section 01 70 00 for Closeout Procedures.
  - B. Submit list of approved cleaning materials and procedures, and a list of substances harmful to the component materials. Include instructions for stain removal, surface and gloss restoration.

### PART 2 PRODUCTS

- 2.01 MANUFACTURERS
- A. Acceptable manufacturers shall be certified by the AWI Quality Certification Program to perform work in this Section of the AWI Grade of Work specified
- 2.02 WOOD MATERIALS
- A. Softwood Lumber: Graded in accordance with AWI for Grade of Work Specified mill-option species, moisture content of 6-8 percent
  - B. Hardwood Lumber: Graded in accordance with AWI for Grade of Work specified; plain-sawn Red Oak, moisture content of 8-10 percent; of quality suitable for transparent finish
- 2.03 SHEET MATERIALS
- A. Hardwood Plywood 1: Graded in accordance with AWI for Grade of Work specified; plywood only (no particleboard or MDF allowed), type of glue recommended for application; plain-sawn Red Oak, clear finish to match sample in Architect's office. Bookmatched between adjacent veneer leaves, panel endmatched, and center balanced matched. **\*\*NOTE: Matching requirements will be strictly reviewed and adhered to.\*\***
    - 1. Door and Drawer fronts: plain-sawn select red oak
    - 2. Drawer construction: min. 5/8" thick white melamine with fully housed 1/4" black melamine bottom
  - B. Hardwood Plywood 2: Graded in accordance with AWI for Grade of Work specified; plywood only (no particleboard or MDF allowed), type of glue recommended for application; high pressure decorative laminate, in color and finish as indicated on Drawings.
    - 1. Door and Drawer fronts: HPDL
    - 2. Drawer construction: min. 5/8" thick white melamine with fully housed 1/4" black melamine bottom



## Section 06 40 00 Interior Architectural Woodwork

Specifications

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- 2.04 MANUFACTURERS – HIGH PRESSURE DECORATIVE LAMINATE  
Subject to compliance with requirements, provide products by one of the following:
- A. Plastic Laminate: Wilsonart, Formica, or Nevamar; colors and textures per the Drawings or as described in specifications
- 2.05 LAMINATE MATERIALS
- A. In addition to the plastic laminate quality levels indicated in the paragraphs below, AWI also includes the following sheet types:
    - 1. HGS – General Purpose .048" Horizontal faces
    - 2. VGL – General Purpose .020" Vertical faces
    - 3. CLS – Cabinet liner .020"
    - 4. BKL – Unfinished Backing Sheet .020"
  - B. Thermoset decorative overlay: White Melamine, no pattern, and matte surface texture as selected by Architect on #45 industrial rated particle board. For interiors of cabinets with fully closing doors. Open cabinet interiors to be covered with the same color and thickness of plastic laminate as that specified on door and drawer faces of adjacent cabinets.
  - C. Plastic laminate backings are to be used on the reverse surface of plastic laminated components, to assist in maintaining dimensional stability by reducing moisture intrusion and subsequent warping of the core material.
  - D. Edgebanding shall be continuously securely fastened and shall have "eased" edges.
  - E. Obvious changes in veneer appearance shall not be acceptable.
- 2.06 SOLID SURFACE FABRICATIONS
- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - 1. Avonite
    - 2. Corian
    - 3. Other Approved Equals, as submitted per Section 01 25 00.
  - B. Solid polymer components
    - 1. Cast, nonporous, filled polymer, not coated, laminated or of composite construction with through body colors meeting ANSI Z124.3 or ANSI Z124.6, having minimum physical and performance properties specified.
    - 2. Superficial damage to a depth of 0.010 inch (.25 mm) shall be repairable by sanding and/or polishing.
  - C. Thickness: ½" inch, unless noted otherwise.
  - D. Edge Treatment: As indicated on the Drawings; Adhesive-joined to create thickness indicated, with inconspicuous seams.
  - E. Backsplash: Applied.
  - F. Accessories:
    - 1. Joint adhesive: Manufacturer's standard one- or two-part adhesive kit to create inconspicuous, nonporous joints.
    - 2. Sealant: Manufacturer's standard mildew-resistant, FDA-compliant, NSF 551-compliant (flood zone – any type), UL-listed silicone sealant in colors matching components.
  - G. Factory Fabrication:
    - 1. Fabricate Components to greatest extent practical to sizes and shapes indicated, in accordance with approved shop drawings and manufacturer's printed instructions and technical bulletins.
    - 2. Form joints between components using manufacturer's standard joining adhesive without conspicuous joints. Reinforce with strip of solid polymer material, 2" wide.
    - 3. Provide factory cutouts for grommets, plumbing fittings and bath accessories as indicated on the drawings.
    - 4. Rout and finish component edges with clean, sharp returns.
      - a. Rout cutouts, radii and contours to template.
      - b. Smooth edges.
      - c. Repair or reject defective and inaccurate work.
  - H. Color/Finish: To be selected from the full color range.
- 2.07 ACCESSORIES
- A. Fasteners: Size and type to suite application
  - B. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; all connections shall be concealed

## Section 06 40 00 Interior Architectural Woodwork

Specifications

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- C. Concealed Joint Fasteners: Threaded steel
- D. Grommets: Plastic; install 2 ½" grommets with "Flip-Top" tab in cap; directly above all below-surface electrical and special system receptacles located below counter surfaces.
  - a. Manufacturer: Doug Mockett & Co., Model EDP3 or approved equal.
- E. Cable Raceway at Millwork: Doug Mockett & Co. Model WM 27 or approved equal; provide at all kneespaces and where shown on drawings.
- F. Keyboard Drawer: Knape & Vogt Model No. SD-1 or approved equal; provide at all kneespaces and where shown on drawings.
- G. Edge Bands: PVC at laminated or painted millwork; color to match adjacent laminate or paint.

### 2.08 HARDWARE

- A. Manufacturers: Blum, Accuride, Knape and Vogt, Ives, Stanley and approved equals.
  - 1. Pulls: U-shaped, 4" centers, ¼" diameter chrome finish., unless otherwise noted.
  - 2. Drawer Slides: equal to Accuride 3832 SC, white finish.
  - 3. Adjustable Shelf Supports: Dual-pin design with anti-tip-up shelf restraints.
    - a. Include keel to retard shelf slide-off, and slot for mechanical attachment of shelf to clip.
    - b. Load rating of 300 pounds minimum each support without failure.
  - 4. Hinges: European Style, concealed, self-closing type; steel with polished finish.
    - a. One and Half pair per door to 48-inch height; two pair over 48 inches.
    - b. Hinge shall accommodate size doors for location and allow 270 deg swing.
  - 5. Locks: Five disk tumbler cam-style with strike. Removeable lock core with control key, permitting lock arrangement change without tools. BHMA A156.11, chrome finish; NOTE: keyed to Owner's requirements.

### 2.09 FABRICATION

- A. Fabricate to **AWI Custom Standards**
- B. Door and Drawer Fronts: 3/4" thick; flush overlay.
- C. Shop-assemble casework for delivery to site in units easily handled and to permit passage through building openings
- D. Fit shelves, doors, and exposed edges with matching veneer, matching hardwood edging. Use one piece for full length only.
- E. Cap exposed plastic laminate finish edges with material of same finish and pattern
- F. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.
- G. Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Locate counter butt joints minimum two feet from sink cut-outs.
- H. Apply laminate backing sheet to reverse side of plastic laminate finished surfaces as required by AWI Quality Standard.
- I. Provide cutouts for plumbing fixtures, inserts, appliances, outlet boxes, and fittings. Verify locations of cutouts from onsite dimensions. Seal contact surfaces of cut edges.
- J. Provide holes with trim rings or grommets between vertical dividers in base cabinet compartments and kneespaces.

### 2.10 FINISHING

- A. Sand work smooth and set exposed nails and screws as allowed by specified fabrication methods of AWI Quality Standard.
- B. Apply wood filler in exposed nail and screw indentations.
- C. Finish work in the factory in accordance with AWI Quality Standards – Section 1500 Systems
- D. Finish work to meet AWI premium Quality Standards.

### 2.11 WOOD TREATMENT

- A. All materials and assemblies specified in this section shall conform with NFPA 255, Class C for interior finishes in accordance with their flame spread and smoke development.

## PART 3 EXECUTION

### 3.01 EXAMINATION

- A. Verify adequacy of backing and support framing.

## Section 06 40 00 Interior Architectural Woodwork

Specifications

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- B. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.
- 3.02 MILLWORK INSTALLATION  
Install work in accordance with AWI Premium Quality Standard.
- A. Set and secure materials and components in place, plumb and level
  - B. Scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps
  - C. Install hardware furnished under this section in accordance with manufacturer's instructions
  - D. Use fixture attachments in concealed locations for wall mounted components
  - E. Use concealed joint fasteners to align and secure adjoining cabinet units, and counter tops
  - F. Secure cabinet, counter bases to floor using appropriate concealed angles and anchorages
  - G. Countersink anchorage devices at exposed locations. Conceal with solid wood plugs of species to match surrounding wood; finish flush with surrounding surfaces
- 3.03 SOLID SURFACING INSTALLATION
- A. Install components plumb, level and rigid, scribed to adjacent finishes, in accordance with approved shop drawings and product data.
    - 1. Provide product in the largest pieces available.
    - 2. Form field joints using manufacturer's recommended adhesive, with joints inconspicuous in finished work. **Exposed joints/seams will not be allowed.**
    - 3. Reinforce field joints with solid surface strips extending a minimum of 1 inch on either side of the seam with the strip being the same thickness as the top.
    - 4. Cut and finish component edges with clean, sharp returns.
    - 5. Rout radii and contours to template.
    - 6. Install lavatories as integral units to be seamless fully-adhered.
    - 7. Anchor securely to base cabinets or other supports.
    - 8. Align adjacent countertops and form seams to comply with manufacturer's written recommendations using adhesive in color to match countertop.
    - 9. Carefully dress joints smooth, remove surface scratches and clean entire surface.
    - 10. Install countertops with no more than 1/8-inch (3 mm) sag, bow or other variation from a straight line.
  - B. Repair or replace damaged work which cannot be repaired to architect's satisfaction.
  - C. Cleaning and Protection
    - 1. Keep components clean during installation.
    - 2. Remove adhesives, sealants and other stains.
- 3.04 CLEANING AND PROTECTION
- A. Adjust and Clean: Repair damaged or defective work as directed. Adjust and lubricate hardware for proper operation. Clean exposed interior and exterior surfaces. Clean casework, counters, shelves, hardware, fittings, and fixtures. Remove all glue and tape.
  - B. Protection: Installer of architectural woodwork shall advise Contractor of procedures required to protect architectural woodwork during remainder of construction period to ensure that work will be without damage or deterioration at time of acceptance. Contractor is responsible for protection after installation.

**END OF SECTION**

## Section 06 41 00 Pre-fabricated Cabinets

Specifications

06 41 00 - 1

### PART 1 – GENERAL

#### 1.01 SUMMARY

- A. Section includes pre-fabricated, factory-finished cabinet units; cabinet hardware; kitchen counter tops; preparation for utilities in cabinets.

#### 1.02 RELATED SECTIONS

- A. Section 01 81 13 – Sustainable Design Requirements
- B. Section 06 10 00 – Rough Carpentry

#### 1.03 REFERENCES

- A. AWI (Architectural Woodwork Institute) - Architectural Woodwork Quality Standards Illustrated.
- B. ANSI A161.1.
- C. KCMA seal of approval.

#### 1.04 SUBMITTALS

- A. Shop Drawings: Indicate materials, component profiles and elevations, joint details, accessory listings, hardware location and schedule of finishes. The specifications from each, individual cabinet manufacturer may vary. Any variations with manufacturer specifications and these specifications must be approved by the Architect prior to approval.

#### 1.05 QUALITY ASSURANCE

- A. Perform work in accordance with AWI (Architectural Woodwork Institute) Custom Grade.
- B. No added urea formaldehyde shall be used in the glues and adhesives used in the manufacturer of the cabinets or its components.

#### 1.06 FIELD MEASUREMENTS

- A. Verify field measurements prior to fabrication.

### PART 2 – PRODUCTS

#### 2.01 MANUFACTURERS

- A. Cabinets
  1. Advanta Cabinets (Basis of Design)
  2. Quality Cabinets, Inc.
  3. Approved Equal.
- B. Countertop
  1. Solid Surface Material, RE: Section 06 40 00 Interior Architectural Woodwork, Paragraph 2.06.

#### 2.02 COMPONENTS

- A. Kitchen, Bath and Amenity Room
  1. Series: Studio Full Access, Model: West End
  2. Color: From Manufacturer's standard color selections.
  3. Slab Door Design Full Overlay, Solid Wood Fronts
- B. Countertops
  1. Solid Surface Material RE: Section 06 40 00 Interior Architectural Woodwork, Paragraph 2.06.
- C. Accessible Cabinets shall be provided at all ADA units. Fully comply with ADAAG, current edition, requirements for height, knee space, work surface area, etc. All such features shall be presented in shop drawings.

#### 2.03 ACCESSORIES

- A. Filler and blind panels, floor units, matching trimmable toekicks at appliances
- B. Fasteners: Size and type to suit application.
- C. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; nickel finish in concealed locations and veneer-matching finish in exposed locations.

## Section 06 41 00 Pre-fabricated Cabinets

Specifications

06 41 00 - 2

- D. Concealed Joint Fasteners: Threaded steel.
- E. Hinges: Concealed European style, 105 degree opening.
- F. Shelf Supports: Adjustable
- G. Drawer Slides: 75 lb. side mounted.
- H. Pulls: "Contemporary Decorative Hardware" by Manufacturer; Color: TBD
- I. Finish of all cabinet hardware shall best match that of the door hardware of Section 08 71 00.

### 2.04 FABRICATION

- A. Shop assemble casework for delivery to site in units easily handled and to permit passage through building openings.
- B. Fit shelves, doors, and exposed edges with matching veneer edging. Use one piece for full length
- C. Cap exposed decorative laminate finish edges with material of same finish and pattern.
- D. Door and Drawer Fronts: 3/4-inch-thick; poplar frame flat panel, flush fit.
- E. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.
- F. Apply laminate backing sheet to reverse side of plastic laminate finished surfaces.
- G. Mechanically fasten back splash to countertops with steel brackets at 16 inches on center.
- H. Provide cutouts for plumbing fixtures, inserts, appliances, outlet boxes, fixtures and fittings, etc. Verify locations of cutouts from on-site dimensions. Seal cut edges.

## PART 3 – EXECUTION

### 3.01 EXAMINATION

- A. Verify adequacy of backing and support framing.
- B. Verify location and sizes of utility rough-in associated with work of this section.

### 3.02 INSTALLATION

- A. Set and secure casework in place; rigid, plumb, and level.
- B. Use fixture attachments in concealed locations for wall mounted components.
- C. Use concealed joint fasteners to align and secure adjoining cabinets, countertops, etc.
- D. Carefully scribe casework abutting other components, with maximum gaps of 1/32 of an inch. Do not use additional overlay trim for this purpose.
- E. Secure cabinet and counter bases to floor using appropriate angles and anchorages.
- F. Countersink anchorage devices at exposed locations. Conceal with solid wood plugs of species to match surrounding wood; finish flush with surrounding surfaces.

### 3.03 ADJUSTING

- A. Adjust moving or operating parts to function smoothly and correctly.

### 3.04 CLEANING

- A. Clean casework, counters, shelves, hardware, fittings, and fixtures.

**END OF SECTION**

## **Section 06 60 00 Plastic Fabrications**

Specifications

06 60 00-1

### **PART 1 – GENERAL**

- 1.1 WORK INCLUDES
  - A. “Cultured marble” fabrications as indicated in drawings.
- 1.2 SUBMITTALS
  - A. Product Data: Required.
  - B. Shop Drawings: Required
  - C. Samples: Required.
- 1.3 QUALITY ASSURANCE
  - A. Regulatory Requirements: Conform to applicable code for flame/smoke rating.

### **PART 2 – PRODUCTS**

- 2.1 PRODUCTS
  - A. Cast Plastic Fabrications:
    - 1. Proprietary resin, integral color.
    - 2. Fabricate components by mold to achieve shape and configuration.
    - 3. Gel coat the finish exposed surfaces with colored resin gel.
    - 4. Surface finish: flat sheen.
    - 5. Color to be selected from Manufacturer’s full color range.

### **PART 3 – EXECUTION**

- 3.1 SCHEDULES
  - A. On drawings.
  - B. Cast Plastic Fabrications:
    - 1. Bathtubs / Shower Surround: One per bathroom, rectangular nominal size of 30 inches wide, 60 inches high, and 60 inches long, contoured interior, full surround 1/2 inch (13 mm) thick without joints, of flat surface finish. Surround shall have an integral soap dish on the 60" long surface.
    - 2. Bath Counter: One per bathroom. Rectangular nominal size of 22 inches deep by the length of the counter plus one inch. Provide 4" high back splash at all edges of counter in contact with wall.
    - 3. Verify all conditions on site, prior to fabrication. Provide sealant at all joints (Re: Section 07 92 00 Joint Sealers). Install in strict accordance with manufacturer’s installation requirements.

**END OF SECTION**

## Section 08 11 13 Steel Doors and Frames

Specifications

08 11 13 -1

### PART 1 – GENERAL

#### 1.01 SECTION INCLUDES

- A. Steel frames, fire rated, and entry doors.
- B. Grouting of all interior frames.

#### 1.02 RELATED SECTIONS

- A. 08 14 23 – Molded Interior Doors
- B. 08 71 00 – Door Hardware

#### 1.03 REFERENCES

- A. American National Standards Institute (ANSI)
  - 1. A115.IG, Installation Guide for Doors and Hardware
  - 2. A224.1, Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors & Frames.
  - 3. A250.8, Recommended Specifications for Standard Steel Doors and Frames. (Formerly SDI-100)
  - 4. A250.11, Recommended Erection Instructions for Steel Frames (Formerly SDI-105).
  - 5. ASTM E 283 – Standard Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
- B. ASTM International (ASTM)
  - 1. A653, Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process
  - 2. A924, Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process
  - 3. A1008, Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability
  - 4. A1011, Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability
  - 5. C1363 - Standard Test Method for the Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus
  - 6. E413 - Standard Classification for Rating Sound Insulation
  - 7. E2074, Standard Test Method for Fire Tests of Door Assemblies (Formerly A152)
- C. Federal Specification (Fed Spec)
  - 1. Fed Spec C578 Bead Fusion Test
- D. National Fire Protection Association (NFPA)
  - 1. 80, Fire Doors and Fire Windows
  - 2. 252, Fire Tests of Door Assemblies
- E. Steel Door Institute – Current Standards
  - 1. Technical Data Series
  - 2. Specification Series
  - 3. Construction Details
- F. Underwriters Laboratories Inc. (UL)
  - 1. Building Materials Directory
  - 2. Listing and Labeling
  - 3. 10B and 10C, Fire Tests of Door Assemblies
  - 4. 1784, Air Leakage Tests of Door Assemblies
- G. Intertek Testing, Services (Warnock Hersey, Inc. (WHI))
  - 1. Listing and Labeling

#### 1.04 SUBMITTALS

- A. Shop Drawings: Indicate door and frame elevations, internal reinforcement, cut-outs for glazing, louvers, and finish.
- B. Product Data: Indicate door and frame configurations, location of cut-outs for hardware reinforcement.

## Section 08 11 13 Steel Doors and Frames

Specifications

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### 1.05 QUALITY ASSURANCE

- A. Conform to the following:
  - 1. SDI-100 - Standard Steel Doors and Frames.
  - 2. DHI- Door Hardware Institute - The Installation of Commercial Steel Doors in Wood Frames and Builder's Hardware.
  - 3. Fire Rated Door Panel and Frame Construction: ASTM E152, NFPA 252, UL 10B, NFPA 80.
  - 4. Handicapped: ANSI A117.1.
  - 5. HMMA 861 - Commercial Hollow Metal Doors and Frames.
- B. All steel doors and frames shall be by a single manufacturer, shop drawings to be submitted with manufacturer's insignia which is being supplied.
- C. Furnish steel doors and frames to meet current Steel Door Institute Data Specifications, and Construction Details.
- D. Steel Door Institute ANSI/SDI-A250.13 (2003) Testing and Rating of Sever Windstorm Resistant Components for Swing Door Assemblies.
- E. ASTM E 330-97, Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
- F. Comply with ASTM E 283 – Standard Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.

### 1.06 REGULATORY REQUIREMENTS

- A. Fire-Rated Assemblies:
  - 1. Fire-Rated Door, Panel, Frame, and Fire Window Construction: Shall conform to ASTM E2074, NFPA 252, or UL 10B, as applicable, and acceptable to the code authorities having jurisdiction.
  - 2. Fire-Rated Openings: Conform to NFPA 80 for fire-rated class shown or required by code authorities having jurisdiction.
    - a. Units shall be identical to assemblies whose fire resistance characteristics have been determined in accordance with requirements specified under Paragraph C, 01, above, and shall be labeled and listed by UL, WHI, or other inspection and testing agency acceptable to the code authorities having jurisdiction.
    - b. Fire-rated steel doors, panels, frames, and fire windows shall bear permanent labels attesting to fire resistance. At stairway enclosures, provide units listed for 450 degree F maximum temperature rise rating for 30 minutes of exposure.
    - c. Oversized openings shall be constructed in accordance with all applicable requirements for labeled door construction.
    - d. Fire rated door assemblies with gaps in excess of 1/8 inch between door and frame will not comply with NFPA 80.
    - e. Locate label on hinge side of doors and frames so that when door is closed, label is not visible.
    - f. Caution shall be taken to ensure that labels are not removed, damaged or painted over.
    - g. Glass panes shall not exceed sizes allowed whether indicated or not on the drawings.

### 1.07 COORDINATION

- A. Coordinate Work of this Section with work in which hollow metal work is installed.
- B. Coordinate hardware installation with opening construction. Finish hardware is specified in Section 08 71 00.
- C. Coordinate doors, frames, windows with glazing specified.
- D. Coordinate doors and frames with painting specified in Section 09 90 00.

### 1.08 DELIVERY, STORAGE AND HANDLING

- A. Deliver and store products in accordance with manufacturer's instructions, and as follows:
  - 1. In manufacturer's original, labeled, undamaged containers or wrappers.
  - 2. Containers or wrappers shall list the name of the manufacturer and product.
- B. Deliver materials to allow for minimum storage time at the project site. Coordinate delivery with the scheduled time of installation.
- C. Protect products from moisture, construction traffic, and damage.
  - 1. Store under cover in clean dry place, protected from weather or abuse.



## Section 08 11 13 Steel Doors and Frames

Specifications

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2. Store in a manner that will prevent rust or damage.
3. Store doors in a vertical position, spaced with blocking to permit air circulation.
4. Do not use non-vented plastic or canvas shelters.
5. Should containers or wrappers become wet, remove immediately.

### 1.09 WARRANTY

- A. Warrant the work specified herein for one (1) year against becoming unserviceable or causing an objectionable appearance resulting from either defective or non-conforming materials and workmanship.
- B. Defects shall include, but not be limited to:
  1. Use of incorrect materials in opening
  2. Incorrect labeled components installed within opening.
  3. Noisy, rough or difficult operation
  4. Failure to meet specified quality assurance requirements.

## PART 2 – PRODUCTS

### 2.01 DOORS AND FRAMES

- A. Manufacturers:
  1. CECO Corp.
  2. Republic Doors and Frames
  3. Curries
  4. SteelCraft
  5. Substitutions: 01 25 00
- B. Frame dimensions:
  1. Face: 2 inches at gyp board.
  2. Width: 5 3/4 inches at 3 5/8" stud walls. Provide width and throat dimension as required at stud walls to accommodate finish wall thickness.
  3. Head: 2 inches at gyp board; 4 inches at CMU or as appropriate to existing condition – GC shall verify and coordinate prior to Submittals.
  4. Coordinate verify requirements for dimensions with drawings and schedules.

### 2.02 MATERIALS, GENERAL

- A. Steel requirements, all frames to be manufactured of commercial quality, stretcher leveled flatness, cold rolled steel per ASTM-A1008 general requirements. Internal reinforcing manufactured of hot rolled pickled and oiled steel per ASTM A1011.
- B. Exterior frames and interior frames where shown on drawings or required in damp, moist, humid, and wet areas, i.e., toilets, locker rooms, showers, etc., to be manufactured of commercial quality, stretcher leveled flatness, cold rolled steel and galvanized to 'A-60' minimum coating weight standard per ASTM-A653 and A924, with coating weight of not less than 0.60 ounce per square foot (0.30 ounce per side).

### 2.03 FRAME FABRICATION

- A. Minimum Gauges:
  1. Interior Openings:
    - a. Less than 4 feet-0 inches in Width: 16 gauge
    - b. 4 feet-0 inches in Width and greater: 14 gauge
- B. Design and Construction:
  1. Frames shall be custom made, welded units with integral trim of sizes and shapes shown on approved shop drawings. Hinge jambs that butt adjacent 90 degree walls shall have at least four (4) inch wide frame face to assure the door trim will not strike the wall prior to the door opening at least 90 degrees. Frame profile shall match wall thickness where practical, i.e., 4-3/4 inch at 4 inch CMU, 6-3/4 inch at 6 inch CMU, and 8-3/4 inch at 8 inch CMU. At masonry wall openings, fabricate frames to suite masonry opening with 2 inch head member.
  2. Frames shall be strong and rigid, neat in appearance, square, true and free of defects, warp and buckle. Molded members shall be clean cut, straight and of uniform profile throughout their length.
  3. Jamb depths, trim, profile and backbends shall be as shown on approved shop drawings.
  4. Corner joints, including face and inside corners, shall have contact edges closed tight, with trim faces mitered and continuously welded, and stops butted. The use of gussets shall not be permitted. Face of frame shall be ground smooth. Knockdown (KD) frames are not permitted.

## Section 08 11 13 Steel Doors and Frames

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5. Minimum depth of stops shall be 5/8 inch, except at fire windows where minimum depth of stops shall be 3/4 inch.
6. Frames for multiple openings shall have mullion and rail members which are closed tubular shapes having no visible seams or joints. Joints between faces of abutting members shall be securely welded and finished smooth. Mullions shall be key locked removable type. Keys shall be master keyed to a system selected by the Owner and Project Manager.
7. High Frequency Hinge Reinforcement: Provide high frequency hinge reinforcements at door openings 48-inch and wider with mortise/butt type hinges only at top hinge location to deter against hinge reinforcement sag.
8. Continuous Hinge Reinforcement: Provide welded continuous 12 gage strap for continuous hinges specified in hardware sets in Finish Hardware.
9. Provide countersunk flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops; provide security head screws at exterior locations.
10. Provide A60 Galvannealed coating at frames in restrooms and locker rooms with showers/Jacuzzi, clean areas such as food service rooms.
11. Lead-lined frames: 1 mm minimum lead lining; provide at XRAY.
12. Electrical Knock Out Boxes: Factory weld 18 gage electrical knock out boxes to frame for electrical hardware preps; included but not limited to electric thru wire hinges, electrical raceways, door position switches, electric strikes, jamb mount card readers, and magnetic licks as noted in door hardware sets in Division 8 Finish Hardware.
  - a. Electrical knock out boxes are required at door position switches, electric strikes, card readers, and middle hinge locations for all exterior locations regardless of electrical hardware specified in Division 8 Finish Hardware.
  - b. Provide electrical knock out boxes with 3/4-inch knockouts.
  - c. Conduit to be coordinated and installed in field from middle hinge box and strike box to door position box.
  - d. Electrical knock out boxes to comply with NFPA requirements and fit electrical door hardware as specified in hardware sets in Division 8 Finish Hardware.
  - e. Electrical knock out boxes for continuous hinges should be located in the center of the vertical dimension on the hinge jamb.
  - f. Provide field installed conduit per Division 28 section for standardized plug connectors to accommodate up to twelve (12) wires as required for electrified door hardware specified in hardware sets in Division 8 Finish Hardware. Provide sufficient number of concealed wires to accommodate electric function of specified hardware. Wire nut connections are not acceptable.
13. Hardware Reinforcements:
  - a. Frames shall be mortised, reinforced, drilled and tapped at factory for fully template mortised hardware in accordance with approved hardware schedule and templates provided by Section 08 71 00. Where surface-mounted hardware is to be applied, frames shall have reinforcing plates only.
  - b. Min. thickness of hardware reinforcing plates shall be as follows:
    - 1) Hinge and pivot reinforcements (1-1/4 inch x 10 inch minimum size): 7 gauge
    - 2) Strike reinforcements: 12 gauge
    - 3) Flush bolt reinforcements: 12 gauge
    - 4) Closer reinforcements: 12 gauge
    - 5) Reinforcements for surface-mounted hardware, hold-open arms, surface panic devices: 12 gauge
14. Floor Anchors: Minimum 14 gauge, securely welded inside each jamb, with holes for floor anchorage.
15. Jamb Anchors:
  - a. Frames for installation in masonry walls shall be provided with adjustable jamb anchors of the T-Strap type. Anchors shall be not less than 16 gauge steel. The number of anchors provided at each jamb shall be as follows:
    - 1) Frames up to 7 feet-6 inch height - Three (3) anchors
    - 2) Frames 7 feet-6 inch to 8 feet-0-inch height - (4) anchors
    - 3) Frames over 8 feet-0 inch height - One (1) anchor for each 2 feet or fraction thereof in height.
  - b. Frames for installation in stud partitions shall be provided with steel anchors of suitable approved design, not less than 16-gauge thickness, securely welded inside each jamb as follows:

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- 1) Frames up to 7 feet-6 inch height - Four (4) anchors
  - 2) Frames 7 feet-6 inch to 8 feet-0-inch height - (5) anchors
  - 3) Frames over 8 feet-0-inch height - (4) anchors plus one (1) additional for each 2 feet over 8 feet-0 inches.
- c. Frames to be anchored to previously placed concrete, masonry or structural steel shall be provided with anchors of suitable design as shown on approved shop drawings.
16. Dust Cover Boxes: Shall be of not less than 26-gauge steel and shall be provided at all mortised hardware items.
  17. Steel Spreader: Shall be provided on all frames, temporarily attached to bottoms of both jambs for bracing during shipping and handling.
  18. Loose Glazing Stops: Shall be of cold rolled steel, not less than 20 gauge, butted at corner joints and secured to the frame with countersunk cadmium or zinc-plated screws. Loose stops at exterior frames shall be placed on the interior side of the frames.
- C. Frame Color: Field painted under Section 09 90 00 to match face of door.

### 2.04 LABELED DOORS AND FRAMES

- A. Labeled doors and frames shall be provided for openings requiring fire protection ratings as scheduled and to comply with NFPA 80. Such doors and frames shall be constructed as tested and approved by UL, WHI, or other nationally recognized testing agency having a factory inspection service and approved by code authorities having jurisdiction and shall bear the appropriate permanent label.
- B. If any door or frame scheduled to be fire-rated cannot qualify for appropriate labeling because of its size, design, hardware or other reason; the Architect shall be so advised before fabrication work on that item is started.

## PART 3 – EXECUTION

### 3.01 INSTALLATION

- A. Separate dissimilar metals. Protect against galvanic action.
- B. Frames:
  1. Anchorage and Connections: Secure to adjacent construction. Where practical, interior door frames shall be flush with the pull side wall to minimize or eliminate the reveal and allow full 180 degree door swing.
  2. Install frames in accordance with manufacturer's instructions and install labeled frames in accordance with NFPA 80.
  3. Frame Spreader Bars: Leave intact until frames are set perfectly square and plumb and anchors are securely attached.
  4. Remove hardware, with the exception of prime-coated items, tag box, and reinstall after finish paint work is completed. Do not remove or paint over labels on labeled frames.
  5. Grout all frame jambs for rigidity; coordinate grouting with any routing of conduit within frames.

### 3.02 ADJUST AND CLEAN

- A. Adjust doors for proper operation, free from binding or other defects.
- B. Clean and restore soiled surfaces.
- C. Remove scraps and debris, and leave site in clean condition.

**END OF SECTION**

## Section 08 14 23 Molded Interior Doors

Specifications

08 14 23 - 1

### PART 1 – GENERAL

- 1.01 SECTION INCLUDES:
- A. Solid-core masonite hardboard veneered doors, fire rated.
  - B. Hollow-core masonite hardboard veneered doors.
- 1.02 RELATED SECTIONS:
- A. Section 06 20 00 - Finish Carpentry
  - B. Section 08 71 00 - Finish Hardware
  - C. Section 09 90 00 – Painting – Site finishing of doors
- 1.03 SUBMITTALS:
- A. Submit schedule of doors to be provided with product data and fire rating required.
  - B. Provide manufacturer's certification that door meets AWI standards and fire rating requirements.
  - C. Contractor shall provide hardware schedules, and other relevant information to door manufacturer prior to submittals of this Section to Architect.
- 1.04 QUALITY ASSURANCE:
- A. Perform work in accordance with AWI Quality Standard Section
  - B. Manufacturer: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.
- 1.05 DELIVERY, STORAGE AND PROTECTION:
- A. Protect doors with resilient packaging sealed with heat shrunk plastic. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and bottom edges with tinted sealer if stored more than one week. Break seal on site to permit ventilation.
- 1.06 HARDWARE PREPARATION:
- A. Frames shall be prepared to receive hardware as indicated per Drawings and Finish Hardware of these specifications. All hinges to match finish hardware.
- 1.07 WARRANTY:
- A. Provide manufacturer's standard one-year warranty against defects in material or workmanship.

### PART 2 – PRODUCTS

- 2.01 MANUFACTURERS:
- A. Masonite
  - B. Jeld-Wen
  - C. Carte Blanche by Marshfield
  - D. Supa Doors
  - E. Approved Equal
- 2.02 DOOR TYPES:
- A. Rated Doors: 60-minute rated, 45-minute rated, and 20-minute rated (minimum), solid core, 1-3/4 inches thick, flush, smooth finish. Manufacturer/Model: Masonite HD Steel Edge Steel Entry Door (Basis of Design) with peep hole.
  - B. Interior Doors: 1-3/8 inches thick, hollow core with honeycomb core, flush, smooth finish. Refer to specifications section 08 71 00 and drawings for schedule.
- 2.03 FABRICATION
- A. Fabricate non-rated doors in accordance with AWI Quality Standards requirements.
  - B. Fabricate fire-rated doors in accordance with AWI Quality Standards and to UL or Warnock Hersey requirements. Attach fire rating label to door.
  - C. Provide lock blocks (particleboard).
  - D. Facing: 1/8" HDF
  - E. Provide edge clearances in accordance with AWI 1600.

## Section 08 14 23 Molded Interior Doors

Specifications

08 14 23 - 2

- F. Provide blocking behind panels.
- G. Machine doors for hinges. Locksets, and all other hardware prior to finishing.
- H. Rails: 15/32" MDF at top and bottom.

### 2.04 FINISH

- A. Factory pre-finished primer.
- B. To be field painted.

## PART 3 – EXECUTION

### 3.01 EXAMINATION:

- A. Verify that opening sizes and tolerances are acceptable.
- B. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

### 3.02 INSTALLATION:

- A. Install non-rated doors in accordance with AWI Custom Quality Standards requirements.
- B. Trim doors only by approval of Architect; if doors are trimmed, re-seal and stain door edges (to match factory finish) prior to installation of door.
- C. Machine cut for hardware only by approval of Architect.
- D. Coordinate installation of doors with installation of frames specified in Sections 06100 and 06200.
- E. Install fire-rated doors in accordance with AWI Quality Standard, NFPA 80, and to requirements for fire rating label by UL or Warnock Hersey.
- F. Fire rated doors: Trim door height only in accordance with fire rating requirements.

### 3.02 INSTALLATION TOLERANCES

- A. Conform to AWI requirements for fit and clearance tolerances.
- B. Conform to AWI Section 1300 requirements for maximum diagonal distortion.

### 3.02 ADJUST AND CLEAN:

- A. Adjust for smooth and balanced door movement.
- B. Adjust closer for full closure.

**END OF SECTION**

## Section 10 14 00

### Signage

Specifications

10 14 00-1

#### PART 1 – GENERAL

##### 1.01 SECTION INCLUDES

- A. Interior integrated modular signage system for informational signage.

##### 1.02 RELATED SECTIONS

- A. Section 09 21 16 – Gypsum Board Systems.
- B. Section 09 90 00 – Painting.

##### 1.03 REFERENCES

- A. ANSI A117.1: Providing Accessibility and Usability for Physically Handicap People, 1986 edition.
- B. Department of Justice, Office of the Attorney General, "Americans with Disabilities Act", Public Law 101-336, (ADA).
- C. 2010 Standards for Accessible Design (SAD): The updated ADAAG (ADA Accessibility Guidelines), effective on March 15, 2011 and made mandatory on March 16, 2012.

##### 1.04 SYSTEM DESCRIPTION

- A. Signage under this section is intended to include items for identification, direction, control, and information of building where installed as complete integrated system from a single manufacturer.
- B. ADA design requirements:
  - 1. Provide signage that conforms to the requirements of all regulatory agencies holding jurisdiction.
  - 2. Comply with all applicable provisions of the 2010 Standards for Accessible Design (the updated ADA Accessibility Guidelines, ADAAG), effective in March 2011. Requirements include, but are not limited to the following:
    - a. Tactile copy must be all upper case and raised at least 1/32". Tactile characters must be sans serif, not italic, not oblique, script or highly decorative.
    - b. The stroke width of the upper case "I" has to be 15% of the letter height or less. The character width of the uppercase "O" must be between 55% and 100% of the height of the corresponding uppercase "I".
    - c. The copy height for tactile information must be between 5/8" and 2". If separate visual characters are provided, raised characters can be 1/2" and need not contrast with the background.
    - d. The distance between characters on tactile copy must be a minimum of 1/8" and a maximum of 4 times the character stroke width. These distances are measured between the closest points of adjacent characters.
    - e. Spacing between lines of tactile copy needs to be a minimum of 135% and a maximum of 170% of the corresponding upper case "I" height (measured from baseline to baseline).
    - f. Braille must be Grade II and positioned directly below the corresponding raised characters. If text is multi-lined, Braille is placed below the entire body of text and separated 3/8" from any other tactile characters and 3/8" minimum from raised borders and decorative elements.
    - g. Visual characters and symbols, and their background, are to have a non-glare finish. The color of raised characters must contrast as much as possible with their background to make sure signs are more legible for persons with low vision.
    - h. Pictograms, selected from International Standards, are to be located within a 6" vertical void and accompanying text descriptions are to be located directly below the pictogram.

##### 1.05 SUBMITTALS

- A. Submit under provisions of Section 01 33 00.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Manufacturer's product literature indicating units and designs selected.
  - 2. Evidence of manufacturer's computerized data retrieval program for tracking of project for sign typography, message strip requirements and other pertinent data from schedule input to final computerized typography on finished product.
  - 3. Preparation instructions and recommendations.
  - 4. Storage and handling requirements and recommendations.
  - 5. Installation methods.

## Section 10 14 00

### Signage

Specifications

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- C. Samples: One full size sign sample illustrating the design, construction, colors, typestyles, mounting method and other details as specified. Provide sample in small size sign.
    - 1. Samples will not be returned for use in Project.
  - D. Shop Drawings:
    - 1. Indicate materials, sizes, configurations, and applicable substrate mountings.
    - 2. Typography sample for message strips and headers copy.
  - E. Signage Schedule: Complete with location of each sign and the required copy/text.
  - F. Sign Program Maintenance Plan:
    - 1. Manufacturer shall provide details of software and system of color coated, pre-perforated paper sign inserts allowing client to update and maintain signage graphics in-house.
    - 2. Manufacturer shall provide details of an Online Reordering & Maintenance Application whereby the client can submit sign reorders online and store relevant project information such as sign type drawings, message schedules and product instructions.
  - G. Contract close out:
    - 1. Furnish appropriate checklist for aiding in reordering after Date of Substantial Completion. Maintain computer schedule program for five years for ordering new signage required by Owner.
    - 2. Maintenance data and cleaning requirements for exterior surfaces.
    - 3. Furnish one complete software package in Owner selected format for PC type computer.
- 1.06 QUALITY ASSURANCE
- A. Manufacturer Qualifications:
    - 1. Work required under this section from manufacturer regularly engaged in work of this type and scope for a minimum of 5 years.
    - 2. Maintain computer link between schedule input and computerized typography production.
  - B. Installer Qualifications: Trained and authorized by manufacturer for installations of required scope and product.
  - C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
    - 1. Finish areas designated by Architect.
    - 2. Do not proceed with remaining work until workmanship, graphics, and installation are approved by Architect.
    - 3. Refinish mock-up as required to produce acceptable work.
- 1.07 DELIVERY, STORAGE, AND HANDLING
- A. Package signs to prevent damage during shipment, handling, storage and installation. Products are to remain in their original packaging (unless otherwise specified) until removal is necessary for installation.
  - B. If installation site is not ready for signage upon delivery, store signs in a dry, air-conditioned environment.
  - C. Handle signage in accordance with manufacturer's instructions.
  - D. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- 1.08 PROJECT CONDITIONS
- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- 1.09 SEQUENCING AND SCHEDULING
- A. Schedule system installation after room finishes and fixtures have been completed.
- 1.10 WARRANTY
- A. Product Warranty: Provide manufacturer's warranty against defects in materials and workmanship for a period of one year.

## PART 2 – PRODUCTS

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturers:
  - 1. APCO Signs

Construction Documents

Specifications

## Section 10 14 00

### Signage

Specifications

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2. 2/90 Sign Systems
3. ASI Sign Systems

#### 2.02 ACCEPTABLE PRODUCTS

- A. Basis of Design: Accord15 Modular Sign System as manufactured by APCO Signs.
- B. Substitutions: Approved manufacturers shall submit specific products for approval in accordance with Section 01 25 00.

#### 2.03 SYSTEM REQUIREMENTS

- A. General:
  1. Sign system shall feature solutions for all required sign types, including but not limited to wall mounted primary room identification, regulatory and information signs. All signs within the system must feature the same family of components and convey a uniform look throughout.
- B. Features:
  1. Updatability: Signs shall allow for updating of message inserts without the need to replace the entire sign assembly. System shall offer a solution for in-house updating of laser printed sign inserts for all sign types.
  2. Mounting: Signs shall accommodate installation via fully concealed mechanical fasteners.
- C. Graphics and Typography: As selected from manufacturer's standards.
- D. Colors and Finishes: As selected from manufacturer's standards.
- E. ADA Compliance: Sign system shall comply with all applicable provisions of the 2010 Standards for Accessible Design (the updated ADA Accessibility Guidelines, ADAAG), effective in March 2011. This includes requirements regarding which sign types require Braille/tactile features, character heights, raised character spacing, raised character stroke width, color contrast and installation locations and mounting heights within the facility.
- F. Materials and Construction:
  1. Frames/holders: Sign frame/holder assemblies shall feature extruded aluminum edge profiles with an option of low-profile injection molded plastic edge profiles for small signs. Aluminum extrusions shall be alloy 6063-T6. Optional plastic edge profiles shall be integrally colored injection molded UV and impact resistant ASA (Acrylonitrile Styrene Acrylate) for durability and product longevity. Sign frames shall feature an overall depth of 5/8" or less and must accommodate updatable message panels and inserts.
  2. Braille / Tactile Components: PETG-backed photopolymer with raised characters and Braille of minimum 1/32 inch (0.8 mm) depth/thickness. Adhesive applied tactile characters and applied Braille dots will not be acceptable.
  3. Fasteners: Signs shall be able to accommodate fully concealed mechanical fasteners.

#### 2.04 SIGN SYSTEM COMPONENTS

- A. TYPE A SIGNS – ROOM IDENTIFICATION. Reference signage schedule for sign text.
  1. Injection Molded EndClip Shape
    - a. Square (SBEC-S)
  2. Injection Molded EndClip Finish
    - a. Integral Color: Selected from manufacturer's standards.
  3. Frame Sizes shall be as follows:
    - a. 6" x 6"
  4. Insert/Display Components to include:
    - a. .080" PETG-Backed Photopolymer ADA Plaque (SB080-A) - 2" x 6"
    - b. Aluminum SignBoard InsertSlots (SBIS) with SignWord Paper Insert with Protective Non-Glare Overlay – 4" x 6"
  5. Mounting/installation Types to Include:
    - a. Surface Wall Mount – Vinyl Tape (VT)
- B. TYPE B SIGNS – STAIR SIGN. Reference signage schedule for sign text.
  1. Injection Molded EndClip Shape
    - a. Square (SBEC-S)
  2. Injection Molded EndClip Finish
    - a. Integral Color: Selected from manufacturer's standards.
  3. Frame Sizes shall be as follows:
    - a. 8" x 8"
  4. Insert/Display Components to include:
    - a. .080" PETG-Backed Photopolymer ADA Plaque (SB080-A) - 8" x 8"



## Section 10 14 00

### Signage

Specifications

10 14 00-4

5. Mounting/installation Types to Include: Surface Wall Mount – Vinyl Tape (VT)

#### 2.05 FABRICATION

- A. Shop assembly:
  1. Fabricate units to configurations indicated on reviewed shop drawings.
  2. Provide copy on inserts, and covers required on reviewed shop drawings and in accord with ADA requirements.
  3. Provide additional blank paper as specified.
  4. Include instruction sheets for removal and replacement inserts and installation.

### PART 3 – EXECUTION

#### 3.01 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.02 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

#### 3.03 INSTALLATION

- A. Install products in accordance with manufacturer's instructions, in locations and with mounting methods as specified in sign and location drawings.
- B. Square, plumb and level all installed products.
- C. Install all signage in accordance with the CURRENT VERSION of the 2010 Standard for Accessible Design (SAD), and any applicable local regulations and/or codes.
- D. Upon completion of the work, sign installer shall remove any unused products, materials, packaging and debris from the installation site.

#### 3.04 CLEANING

- A. Clean all exposed surface not more than 48 hours prior to Date of Substantial Completion in accordance with manufacturer's written cleaning instructions.

#### 3.05 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

#### 3.06 SIGN SCHEDULES

- A. SIGN TYPE A (All Messages Integral Tactile Lettering, Room Numbers also in Braille); QTY 24
  1. MESSAGE: Unit “#”
- B. SIGN TYPE B (All Messages Integral Tactile Lettering, Room Numbers also in Braille); QTY 12
  1. MESSAGE: STAIRS - Standard Symbol S48

**END OF SECTION**

## Section 10 28 00 Toilet and Bath Accessories

Specifications

10 28 00-1

### PART 1 – GENERAL

- 1.01 SECTION INCLUDES
  - A. Stainless steel mirrors, electric hand dryers, grab bars, paper towel dispensers and /waste receptacles, soap dispensers, toilet paper holders.
  - B. Attachment hardware.
- 1.02 RELATED SECTIONS
  - A. Section 09 21 16 – Gypsum Board System.
- 1.03 REFERENCES
  - A. ADAAG - American with Disabilities Act Accessibility Guidelines.
- 1.04 SUBMITTALS
  - A. Submit under provisions of Section 01 30 00.
  - B. Product Data: Provide data on accessories describing size, finish, details of function, attachment methods.
  - C. Manufacturer's Installation Instructions: Indicate special procedures, perimeter conditions requiring special attention.
  - D. Conform to ADAAG code for access for the handicapped.
- 1.05 COORDINATION
  - A. Coordinate the work with the placement of internal wall reinforcement to receive anchor attachments.

### PART 2 – PRODUCTS

- 2.01 MANUFACTURERS
  - A. ADA Accessories
    - 1. Bobrick Washroom Equipment, Inc. (Basis of Design)
    - 2. Other acceptable manufacturers offering equivalent products.
      - a. Bradley Corporation
      - b. ASI.
    - 3. Substitutions: Under provisions of Section 01 25 00.
    - 4. All Toilet accessories shall match existing accessories in brand, style, grade, and material.
  - B. Living Units
    - 1. Taymor, Yates Series (Basis of Design)
    - 2. Approved Equal
- 2.02 MATERIALS
  - A. Sheet Steel: ASTM A366.
  - B. Stainless Steel Sheet: ASTM A167 Type 304.
  - C. Tubing: ASTM A269 stainless steel.
  - D. Fasteners, Screws, and Bolts: Hot dip galvanized steel, tamper-proof.
  - E. Expansion Shields: Fiber, lead or rubber as recommended by accessory manufacturer for component and substrate.
- 2.03 FABRICATION
  - A. Weld and grind joints of fabricated components smooth.
  - B. Form exposed surfaces from single sheet of stock, free of joints. Form surfaces flat without distortion. Maintain surfaces without scratches or dents.
  - C. Fabricate grab bars of tubing, free of visible joints, return to wall with end attachment flanges. Form bar with 1 1/2 inches clear of wall surface.
  - D. Shop assemble components and package with anchors and fittings.
  - E. Provide steel anchor plates, adapters, and anchor components for installation.
- 2.04 FINISHES
  - A. Stainless Steel: Brushed finish at grab bars.
  - B. Back paint components where contact is made with building finishes to prevent electrolysis.

## Section 10 28 00 Toilet and Bath Accessories

Specifications

10 28 00-2

- C. Grab bars to have peened grip, with concealed fasteners.
- D. Mirrors to have channel-framed perimeter with 14-gauge, 304 satin finish with concealed mounting hardware. Mirror face to be 20-gauge type 304 stainless steel with no. 8 mirror polish finish.

### 2.05 SIZES/PRODUCT STYLES

- A. Amenity Space
  - 1. Grab Bars: Model 6806, Re: drawings for lengths.
  - 2. Mirrors: 24 inches wide by 36 inches wide, ¼" glass in welded frame, B-290 2436 or equal
  - 3. Toilet Paper Holder, B-7685 or equal
  - 4. Paper Towel Dispenser, B-4262 or equal
  - 4. Soap Dispenser, B-4112 or equal
- B. Living Units
  - 1. Mirror, towel bar, towel ring, toilet paper holder, robe hook, and curved tub/shower rod (Taymor 01-C6289, Basis of Design)
  - 2. Finish: Pushed Chrome

## PART 3 – EXECUTION

### 3.01 EXAMINATION

- A. Verify that site conditions are ready to receive work and dimensions are as indicated on shop drawings.
- B. Verify exact location of accessories for installation.

### 3.02 PREPARATION

- A. Deliver inserts and rough-in frames to site for timely installation.
- B. Provide templates and rough-in measurements as required.

### 3.03 INSTALLATION

- A. Install accessories in accordance with manufacturers' instructions and ADAAG.
- B. Install plumb and level, securely and rigidly anchored to substrate.
- C. See drawings for product numbers and locations.

### 3.04 SCHEDULE

- A. Public Restroom
  - 1. Grab Bars: (1) 36" and 42" at each HC stall and each toilet room
- B. Living Units
  - 1. Mirrors: (1) at each bathroom
  - 2. 24" Towel Bar: (1) at each bathroom
  - 3. Towel Ring: (1) at each bathroom
  - 4. Toilet Paper Holder: (1) at each bathroom
  - 5. Double Robe Hook: (1) at each bathroom
  - 6. Curved Tub/Shower Rod: (1) at each bathroom

**END OF SECTION**

## **Section 10 55 00**

### **Postal Specialties**

Specifications

10 55 00-1

#### **PART 1 - GENERAL**

- 1.01 The General Conditions and Division 1 - General Requirements, as appropriate, shall pertain to and govern all work under this section.
- 1.02 Substitutions of materials, products, and/or equipment for those specified herein shall be in compliance with Section 01 63 00.
- 1.03 Scope of the Section: Furnish and install Mailbox Units as shown on the drawings and specified herein.
- 1.04 Submissions: Submit drawings and manufacturer's data to the Architect for review.

#### **PART 2 - PRODUCTS**

- 2.01 Horizontal Box Unit: Manufactured by Bommer, Auth Florence or approved equal;
  - A. Model: Versatile 4C06D-05-SM (24 7/16" high x 32 3/8" width x 17 11/16" deep), surface mounted (Florence, Basis of Design);
  - B. Number of Mailboxes: One per building
  - C. Number of Compartments per Mailbox: 6 (5 tenant, 1 parcel)
  - D. Provide aluminum tab black number ID's for each box
  - E. Finish shall be baked-on aluminum powder coat from full color selection options
  - F. Provide with appropriate anchors for installation/location.
  - G. Provide three keys for each box, along with three master door keys.

#### **PART 3 - INSTALLATION**

- 3.01 Install unit in strict accordance with manufacturer's printed instructions and as shown on the Drawings; all units shall be so mounted so as to comply with ADAAG and ANSI requirements.
- 3.02 Guarantee: Materials and workmanship shall be guaranteed for a period of one year from the date of acceptance as evidenced by the Owner's Final Acceptance.

**END OF SECTION**

**Section 10 55 00**  
**Postal Specialties**  
Specifications

10 55 00-2

## Section 11 30 00 Residential Appliances

Specifications

11 30 00 - 1

### PART 1 – GENERAL

#### 1.01 SUMMARY

- A. Section includes residential equipment; connection to utilities; and service fittings and outlets.

#### 1.02 COORDINATION

- A. Leave building openings of sufficient size to permit transport of equipment to final position.
- B. Coordinate cabinet sizes/cutouts and building wall locations to accommodate equipment.
- C. Coordinate utility requirements to provide a complete and functioning installation.

### PART 2 – PRODUCTS

#### 2.01 RESIDENTIAL EQUIPMENT

- A. Equipment to be provided and installed by Contractor:
  - 1. Refrigerator
  - 2. Electric range
  - 3. Recirculating Kitchen Hood
  - 4. Dishwasher
  - 5. Garbage Disposal
  - 6. Washer / Dryer
- B. All equipment shall be electrically powered.
- C. Manufacturer: Refer to Paragraph 3.04 (schedule) for Basis of Design of Manufacturer & Model number. Submit equal product for review as required.
  - 1. Color / Finish: Contractor shall refer to 3.04 (schedule) for color / finish. Bidder shall provide price options for black finish appliances as well as stainless-steel finish appliances as required for Final Selection by Owner.

#### 2.02 COMPONENTS

- A. Equipment: Scheduled at end of section.
- B. Rough-in: Frames, anchors, supports, accessories and closure trim necessary for complete installation shall be provided and installed by the Contractor; appropriate to scheduled equipment.

#### 2.03 UTILITY CONNECTIONS

- A. Provide particular venting, valves, receptacles, adapters, etc. that are necessary for a complete and operational installation of the equipment.
- B. Provide correct electrical voltage, and provide direct wiring where required.
- C. Coordinate utility locations with equipment requirements.

### PART 3 – EXECUTION

#### 3.01 PREPARATION

- A. Provide rough-in frame and anchors for placement.

#### 3.02 INSTALLATION

- A. Install in accordance with standards required by authority having jurisdiction, in full compliance of all local and state health department codes.
- B. Anchor equipment securely in place.
- C. Sequence installation to ensure utility connections are achieved orderly and expeditiously.
- D. Touch-up minor damaged surfaces caused during installation shall not be accepted unless written permission is given by Owner. Replace damaged equipment. Do not replace damaged components of equipment unless approved by Owner in writing.

#### 3.03 ADJUSTING

- A. Adjust operating equipment to efficient operation.

#### 3.04 SCHEDULE

## Section 11 30 00 Residential Appliances

Specifications

11 30 00 - 2

- A. Refrigerator for Standard units and ADA compliant units:
  - 1. Frigidaire, Model FFTR1835V B/SS
  - 2. Features: 18.3 cu. ft. top mount, icemaker, Energy Star Rated, ADA Compliant.
  - 3. Utility Requirements: 120 volt, 15 Amps, 1/4 inch cold water line.
- B. Range:
  - 1. Frigidaire, Model FFEH3054T B/SS
  - 2. Features: 30 inch wide electric range,
  - 3. Utility Requirements: 240 V / 208 V
- C. Range for ADA compliant units:
  - 1. Frigidaire, Model FFEH3054U B/SS
  - 2. Features: 30 inch wide electric range
  - 3. Utility Requirements: 240 V / 208 V
- D. Microwave with Kitchen Hood:
  - 1. Frigidaire, Model FFMV1645T B/SS (29 7/8" W x 15 1/4" D x 16 13/32" H)
  - 2. Features: Stainless steel, 2-speed fan, 1.7 cu. Ft. 10000W
  - 3. Utility Requirements: 120 V
- E. Recirculating Kitchen Hood for ADA compliant units:
  - 1. GE, Model J VX5300SJ B/SS
  - 2. Features: Stainless steel, 2-speed fan
  - 3. All controls to be hard wired to ADA compliant heights at adjacent wall.
- F. Dishwasher:
  - 1. Frigidaire, Model FDPC4221A B/SS
  - 2. Features: Energy Star Rated
  - 3. Utility Requirements: 120 V
- G. Dishwasher for ADA compliant units:
  - 1. Frigidaire, Model FFBD2420U B/SS
  - 2. Features: Energy Star Rated, ADA Compliant.
  - 3. Utility Requirements: 120 V
- H. Washer / Dryer Combination:
  - 1. Frigidaire, Model FFLE1011MW
  - 2. Features: Energy Star Rated
  - 3. Utility Requirements:
- I. Washer & Dryer for ADA compliant units:
  - 1. Washer: Samsung, Model WF45T6000AW
    - a. Features: 4.5 Cu.Ft. Capacity Electric Washer, Energy Star Rated, ADA Compliant.
    - b. Utility Requirements: 120 V
  - 2. Dryer: Samsung, Model DVE45T6000W
    - a. Features: 7.5 Cu.Ft. Capacity Electric Dryer, ADA Compliant.
    - b. Utility Requirements: 240/208 V
- J. Garbage Disposal:
  - 1. Waste King, Legend, Model 111
  - 2. Features: 1/3 horsepower
  - 3. Utility Requirements:

**END OF SECTION**

## Section 12 21 13 Horizontal Louver Blinds

Specifications

12 21 13-1

### PART 1 – GENERAL

- 1.01 SECTION INCLUDES
  - A. Section includes horizontal metal slat louver blinds and operating hardware.
  - B. Related Sections:
    - 1. Section 08 56 00 – Vinyl Windows.
- 1.02 SUBMITTALS
  - A. Section 01 33 00 - Submittals: Submittal procedures.
  - B. Product Data: Submit data indicating physical and dimensional characteristics, operating features, method of mounting/attachment, and color selector.
  - C. Samples: Submit two samples, illustrating slat materials and finish, and color.
- 1.03 FIELD MEASUREMENTS
  - A. Verify field measurements prior to fabrication.
- 1.04 COORDINATION
  - A. Section 01 30 90 - Administrative Requirements: Coordination and project conditions.
  - B. Coordinate the Work with window installation.

### PART 2 – PRODUCTS

- 2.01 HORIZONTAL LOUVER BLINDS
  - A. Manufacturers:
    - 1. Hunter Douglas Window Fashions, H200, 2" Aluminum Blinds.
    - 2. SWF Contract; Trade Name: Heritage; Model NO.: 2" Aluminum Blinds.
    - 3. Substitutions: Approved equal.
- 2.02 COMPONENTS
  - A. Blinds: Horizontal slat louvers hung from full-width headrail with full-width bottom rail; manual control of raising and lowering by cord with full range locking; blade angle adjustable by control wand.
  - B. Metal Slats: Spring tempered pre-finished aluminum; radiused slat corners, with manufacturing burrs removed.
    - 1. Color: As selected from FULL color range.
    - 2. Slat Support: Ladder configuration.
    - 3. Width: 2 inches.
  - C. Headrail: Pre-finished, formed aluminum box, with end caps; internally fitted with hardware, pulleys, and bearings for operation; same depth as width of slats
    - 1. Color: Same as slats.
  - D. Bottom Rail: Pre-finished, formed aluminum with top side shaped to match slat curvature; with end caps.
    - 1. Color: Same as headrail.
  - E. Lift Cord: Nylon; continuous loop; free end cap.
    - 1. Color: Match slats.
  - F. Control Wand: Manufacturer's standard.
  - G. Headrail Attachment: Wall brackets.
  - H. Angled Window Accessory Hardware: Type recommended by blind manufacturer for support at angled windows.
- 2.03 FABRICATION
  - A. Fabricate blinds to fit within openings with uniform edge clearance 1/2 inch to jamb.



## **Section 12 21 13 Horizontal Louver Blinds**

Specifications

12 21 13-2

### **PART 3 – EXECUTION**

#### **3.01 EXAMINATION**

- A. Coordination and project conditions.
- B. Verify that openings are ready to receive the work.
- C. Ensure wall surface is able to accept attachment hardware.

#### **3.02 INSTALLATION**

- A. Install blinds.
- B. Secure in place with fasteners.
- C. Place intermediate head supports as if recommended by manufacturer.

#### **3.03 ERECTION TOLERANCES**

- A. Section 01 40 00 - Quality Control: Tolerances.
- B. Maximum Variation of Gap at Window Opening Perimeter: 1/4 inch.
- C. Maximum Offset From Level: 1/8 inch.

#### **3.04 ADJUSTING**

- A. Adjust blinds for smooth operation.

#### **3.05 CLEANING**

- A. Section 01 70 00- Contract Closeout: Final cleaning.
- B. Clean blind surfaces just prior to occupancy.

**END OF SECTION**



# Construction Documents for Cypress River Lofts

Oklahoma Street at Duane Street  
Baton Rouge, Louisiana 70802

FEBRUARY 12, 2021



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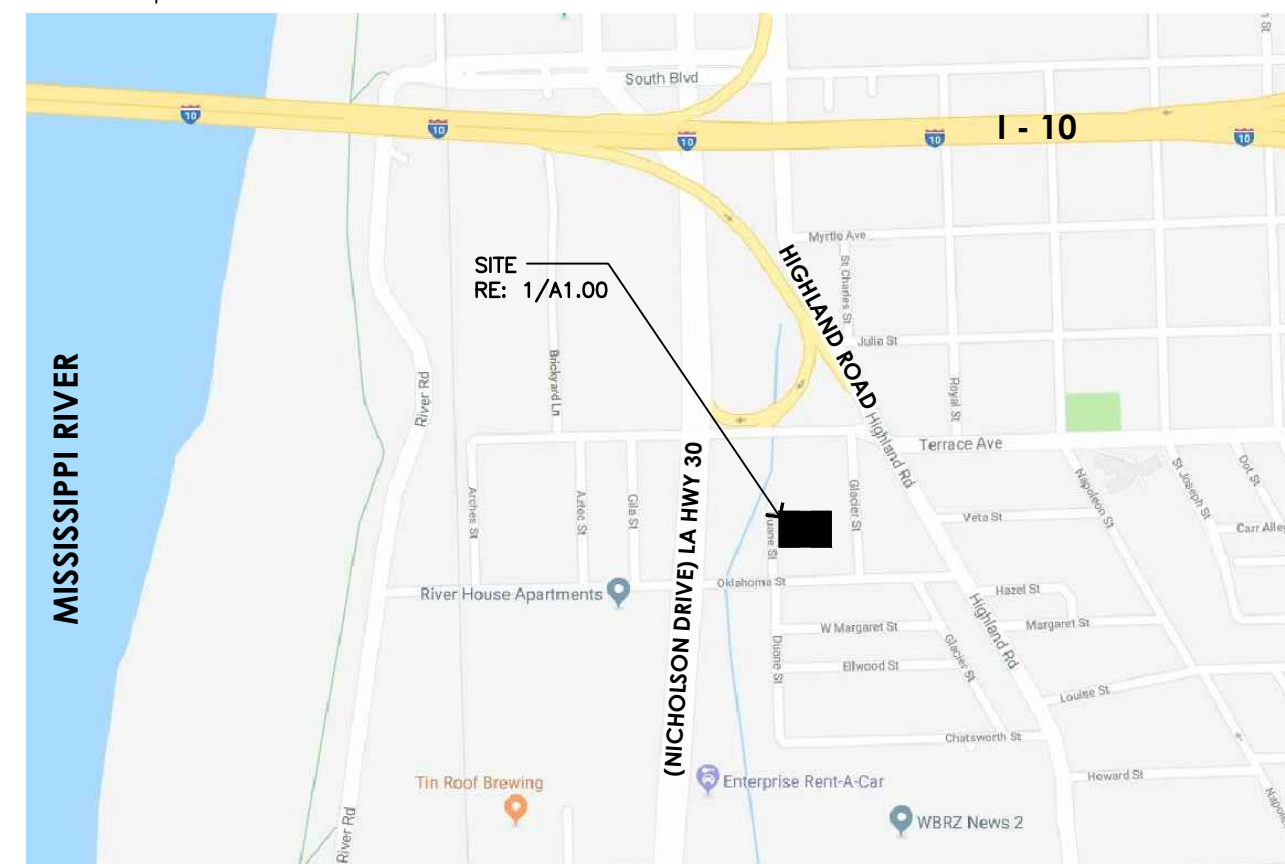
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60.00	COVER SHEET / SITE VICINITY MAP / BUILDING & CODE DATA / ABBREVIATIONS / GENERAL NOTES	A2.00	1ST FLOOR PLAN, BLDG. A & D / ENL. PLAN, BLDG. A 2ND FLR. STAIR, SCHEDULES	S2.00	STRUCTURAL BUILDING & WALL SECTIONS	P1.00	PLUMBING UNIT PLANS
SURVEY	DATED 3-29-18	A2.01	3RD FLOOR PLAN & PARTIAL 2ND FLOOR PLAN, BLDG. A / ROOF PLAN INTERIOR ELEVATIONS	S2.01	STRUCTURAL WALL SECTIONS	P1.01	PLUMBING UNIT PLANS
C1.00	NOTES	A2.02	BUILDING D FLOOR PLANS & ELEVATIONS	S3.00	STRUCTURAL FLOOR SECTIONS	P1.02	BUILDING D - FLOOR PLANS
C2.00	GRADING & DRAINAGE PLAN	A3.00	EXTERIOR ELEVATIONS / DETAILS	S3.01	STRUCTURAL FLOOR & LOW ROOF SECTIONS	P2.00	PLUMBING DETAILS
C2.01	GRADING & DRAINAGE PLAN	A4.00	BUILDING & WALL SECTIONS	S3.02	STRUCTURAL ROOF TRUSS SECTIONS	P3.00	PLUMBING DETAILS
c2.02	RETAINING WALL DETAILS	A4.01	BUILDING & WALL SECTIONS	S4.00	BUILDING D FOUNDATION PLANS & WALL SECTIONS	P4.00	PLUMBING SCHEDULES
C3.00	UTILITY PLAN	A4.02	BUILDING D SECTIONS & DETAILS	S4.10	BUILDING D FOUNDATION SECTIONS & DETAILS	P5.00	PLUMBING SPECIFICATIONS
C4.00	STRIPING PLAN	A5.01	STAIR & MISC. DETAILS	S4.20	BUILDING D SECOND FLOOR FRAMING PLAN	E0.00	ELECTRICAL SITE PLAN
C5.00	SITE DETAILS	A5.02	DETAILS	S4.30	BUILDING D THIRD FLOOR & ROOF FRAMING PLANS	E1.00	ELECTRICAL FLOOR PLANS
C5.01	SITE DETAILS	S1.00	FOUNDATION PLANS & DETAILS	M1.00	MECHANICAL FLOOR PLANS	E2.00	ELECTRICAL FLOOR PLANS
C5.02	SITE DETAILS	S1.20	SECOND FLOOR FRAMING PLAN & DETAILS	M2.00	MECHANICAL FLOOR/ROOF PLANS	E3.00	ELECTRICAL ROOF AND FLOOR PLANS
L1.00	SITE PLANTING PLAN	S1.30	THIRD FLOOR & ROOF FRAMING PLANS AND DETAILS	M3.00	MECHANICAL SCHEDULES	E4.00	ELECTRICAL FLOOR PLAN
L1.01	SITE PLANTING DETAILS			M4.00	MECHANICAL DETAILS	E5.00	ELECTRICAL FLOOR PLANS
A0.00	FHA / ADA GUIDELINES			M5.00	MECHANICAL SPECIFICATIONS	E6.00	ELECTRICAL ROOF AND FLOOR PLAN
A0.10	CONSTRUCTION ASSEMBLIES			P0.00	PLUMBING SITE PLAN	E7.00	ELECTRICAL RISER DIAGRAMS AND PANEL SCHEDULES
A1.00	SITE PLAN / SITE DETAILS					E8.00	ELECTRICAL SCHEDULES AND DETAILS

## 1 DRAWING INDEX



## 2 SITE VICINITY MAP

NTS

ABV. ABOVE	CONC. CONCRETE	EHD. ELECTRIC HAND DRYER	FURR. FUR	GT. GYPSUM	JT. JOINT	O.C. ON CENTER	REFL. REFLECTED	SPECS. SPECIFICATIONS	U.N.O. UNLESS NOTED OTHERWISE
ACC. ACCESSORY	CONT. CONTINUOUS	ELEV. ELEVATION	F.G.G.W.B. FIRE CODE	GY. GYPSUM	LL.V. LONG LEG VERTICAL	O.D. OUTSIDE DIAMETER	REIN. REINFORCED	SO. SQUARE	U.C. UNDER
ANC. ANCHOR	C.M.U. CONCRETE MASONRY UNIT	ELEC. ELECTRICAL	W.B. WALLBOARD	L.L.V. LONG LEG VERTICAL	LL.H. LONG LEG HORIZONTAL	OP. OPPOSITE	R.D. ROOF DRAIN	S.S. STAINLESS STEEL	UND. UNDERLAYMENT
ANG. ABOVE FINISHED FLOOR	CLG. CEILING	EXP. EXISTING	G.B. GRAB BAR	L.F. LINEAL FEET	L.F. LINEAL FEET	OP. H. OPPOSITE HAND	REQ'D. REQUIRED	STAND. STANDARD	V.B. VINYL BASE
ALUM. ALUMINUM	CLF. CLAR CONSTRUCTION CONTRACTOR	EXP. EXPOSED OR EXPANSION	G.C. GENERAL CONTRACTOR	L.A.M. LAMINATE	L.A.M. LAMINATE	PART. PARTITION	REQ'D. REQUIREMENTS	STL. STEEL	VERT. VERTICAL
ALT. ALTERNATE	CONTR. CONTRACTOR	EXT./EXTR. EXTENSION/EXTERIOR	G.L. GLASS	L.V. LAVATORY	L.V. LAVATORY	P.C. PLUMBING CONTRACTOR	R.F. REFLECTIVE FACE	STR. STRUCT.	V.I.F. VERIFY IN FIELD
ARCH. ARCHITECT(URAL)	CLG. CEILING	E.J. EACH	GA. GAUGE	M.A.S. MASONRY	M.A.S. MASONRY	P.C. PLUMBING CONTRACTOR	R.A. RETURN AIR	SYN. SYNTHETIC	V.O.J. VERIFY ON JOBSITE
AT AT	COL. COLUMN	E.A. EACH	EA. EQUIPMENT	MAX. MAXIMUM	MAX. MAXIMUM	PEDEST. PEDESTRIAN	R.B. RUBBER BASE	SLV. SHORT LEG VERTICAL	V.C.T. VINYL COMPOSITION TILE
BIT. BITUMINOUS	COR. CORRIDOR	E.E. EACH WAY	E.W. EQUIPMENT	MILLWK. MILLWORK	MILLWK. MILLWORK	PAINTED PAINTED	REC. RECESSED	T.B. TACKBOARD	
BLDG. BUILDING	COR. CORRIDOR	F.D. FLOOR DRAIN	F.D. FLOOR DRAIN	MIN. MINIMUM	MIN. MINIMUM	PAN. PANEL	R.M. ROOM	T.F.G. TEMPERED FLOAT GLASS	W. WIDE
B.M. BENCH MARK	C.T. CEMENTITIOUS CENTER LINE	FDN. FOUNDATION	FDN. FOUNDATION	MTL. METAL	MTL. METAL	PAPER PAPER	R.W.C. RAIN WATER CONDUCTOR	T.F.G. THICKNESS	W/ WITH
BD. BOARD	C.E.M. CEMENT	F.F. FINISH FLOOR	F.F. FINISH FLOOR	MTG. MOUNTING	MTG. MOUNTING	PLAM. PLASTIC LAMINATE	RCP. REINFORCED CONCRETE PIPE	TLT. TOILET	W/O WITH OUT
BLKG. BLOCKING	CL. CENTER LINE	F.F.E. FINISH FLOOR ELEVATION	F.F.E. FINISH FLOOR ELEVATION	M.ECH. MECHANICAL	M.ECH. MECHANICAL	PLAM. PLASTIC LAMINATE	S.A. SUPPLY AIR	T.O.M. TOP OF MASONRY	WD. WOOD
BOT. BOTTOM	D.F. DRINKING FOUNTAIN	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
BRG. BEARING	DIAM. DIAMETER	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
BSMT. BASEMENT	DISP. DISPENSER	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
BRKT. BRACKET	DTL. DETAIL	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
B/T BETWEEN	DWG. DRAWING	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
B.S. BOTH SIDES	CARPET CARPET	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
	CAB. CABINET	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
	CB. CHALKBOARD	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD
	C.J. CONTROL JOINT	F.F.F. FINISH FLOOR FINISH	F.F.F. FINISH FLOOR FINISH	M.F. MANUFACTURER	M.F. MANUFACTURER	PLAM. PLASTIC LAMINATE	S.C. SOLID CORE	T.O.M. TOP OF MASONRY	WD. WOOD

## 5 ABBREVIATIONS

NOTE: THIS ABBREVIATION LIST IS A STANDARD AND NOT ALL ABBREVIATIONS ARE NECESSARILY USED ON THIS PROJECT

- ALL PERMITS, LICENSES, APPROVALS, FEES, TAXES, REVIEWS AND INSPECTIONS NECESSARY FOR THE LEGAL EXECUTION OF THE WORK INCLUDING THE COMPLETION OF SUCH WORK SHALL BE SECURED BY AND PAID FOR BY THE CONTRACTOR. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL CONSTRUCTION DOCUMENTS AS APPROVED BY ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE ALL NECESSARY INSPECTIONS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION WITH SAID AUTHORITIES HAVING JURISDICTION FOR THE SUBJECT PROJECT.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, & LOCAL LAWS, REGULATIONS, ORDINANCES AND CODES. ALL WORK SHALL BE IN COMPLIANCE WITH THE IBC BUILDING CODES AS ADOPTED BY STATE OF LOUISIANA.
- THE CONTRACTOR SHALL VISIT SITE AND EXAMINE ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES COMPLETELY WITH THE DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THESE DOCUMENTS AND SHALL COORDINATE WITH THE ARCHITECT WORK SHOWN AND DESCRIBED IN THESE DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, DELIVERY, HANDLING, SERVICES, SUPERVISION AND QUALITY CONTROL NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THE DRAWINGS EXCEPT HERE SPECIFICALLY NOTED AS NOT IN CONTRACT (NIC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT OF ALL TRADES INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACTS WITH THE OWNER (IF ANY). ALL WORK SHALL BE BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED.
- ALL DIMENSIONS, ANGLES, ELEVATIONS, CONDITIONS AND PHYSICAL CONFIGURATIONS RELATIVE TO EXISTING CONDITIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. ANY DIFFERENCES FOUND BETWEEN ACTUAL AND THOSE INDICATED ON DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION PRIOR TO COMMENCEMENT OF THE AFFECTED WORK.
- DO NOT SCALE ANY DRAWINGS WITHOUT SPECIFIC PERMISSION OF THE ARCHITECT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE NOTED. CONSULT ARCHITECT FOR DIMENSIONS NOT SHOWN.
- ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION BEFORE WORK IS EXECUTED. HOWEVER, IN THE EVENT A DISCREPANCY IS FOUND, THE CONTRACTOR SHALL PROVIDE THE MORE EXPENSIVE ITEM.
- THE CONSTRUCTION DOCUMENTS FOR THE SUBJECT PROJECT SHALL BE PRESENT ON SITE AT ALL TIMES. STATE FIRE MARSHAL STAMPED CONSTRUCTION DOCUMENTS SHALL BE STORED IN A SECURE LOCATION BY THE CONTRACTOR AND SHALL BE PRESENT AT THE SITE AT THE TIME OF THE STATE FIRE MARSHAL'S FINAL WALK-THROUGH.
- CONTRACTOR SHALL CONDUCT ALL WORK IN AN ORDERLY AND PROFESSIONAL MANNER SO AS NOT TO DISRUPT ANY ADJACENT LANDOWNERS OR PUBLIC WAYS.
- THE CONSTRUCTION DOCUMENTS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE SUBJECT PROJECT. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE FOR COMPLETE AND FINISHED WORK AND SYSTEMS. ANY OMISSIONS IN THESE NOTES OR IN THE CONSTRUCTION DOCUMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY THE SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

## 6 GENERAL NOTES

## SYMBOL LEGEND:

ROOM NAME	ROOM TAG
DOOR TAG	WINDOW TAG
INTERIOR ELEVATION	KEYNOTE

## DIMENSION LEGEND:

DIMENSION TO EDGE OF OBJECT
DIMENSION TO EDGE OF OBJECT
DIMENSION TO CENTERLINE OF OBJECT

NOTE: DIMENSIONS ARE TO FACE OF FRAMING MATERIAL AND/OR FOUNDATION SLAB EDGE. "CLEAR" DIMENSIONS ARE TO FACE OF FINISH MATERIAL.

## 4 LEGENDS

## 3 BUILDING & CODE DATA

ADDRESSES	
BUILDING A	1381 DUANE STREET
BUILDING B	1385 DUANE STREET
BUILDING C	1389 DUANE STREET
BUILDING D	1382 DUANE STREET

TOTALS PER BUILDING (A, B, & C)	CONDITIONED AREA	4294 SF
	TOTAL AREA UNDER ROOF	4640 SF
	TOTAL NUMBER OF BEDROOMS	7 BEDROOMS
	TOTAL NUMBER OF PARKING SPACES	6 REQUIRED PER BLDG.
<b>BUILDING D</b>		
<b>1ST FLOOR</b>		
	1 - 1BR UNIT	746 SF
	AMENITY UNIT	1504 SF
	SPRINKLER CLOSET	18 SF
	UNCONDITIONED, COVERED SPACE	192 SF
	TOTAL	2460 SF
<b>2ND FLOOR</b>		
	1 - 1BR UNIT	691 SF
	1 - 1BR UNIT	704 SF
	UNCONDITIONED, COVERED SPACE	48 SF
	TOTAL	1463 SF
<b>3RD FLOOR</b>		
	1 - 1BR UNIT	691 SF
	UNCONDITIONED, COVERED SPACE	68 SF
	TOTAL	772 SF
<b>TOTALS PER BUILDING (D)</b>		
	CONDITIONED AREA	4349 SF
	TOTAL AREA UNDER ROOF	4695 SF
	TOTAL NUMBER OF BEDROOMS	7 BEDROOMS
	TOTAL NUMBER OF PARKING SPACES	9 REQUIRED PER BLDG.

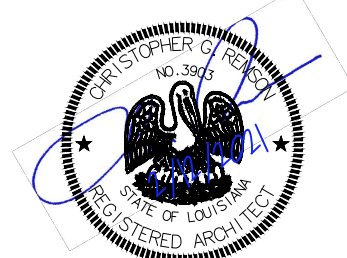
<b>BUILDING CONSTRUCTION:</b>	
<b>BUILDING A &amp; C, BUILDING B (OPPOSITE HAND):</b>	
OCCUPANCY GROUPS: 1ST FLR: 2ND & 3RD FLR: R-2	1504 SF
V-B CONSTRUCTION, NFPA 13R FIRE SPRINKLER SYSTEM @ 1ST FLR, 2ND & 3RD FLOORS	18 SF
	192 SF
	1714 SF
<b>BUILDING D:</b>	
OCCUPANCY GROUPS: 1ST FLR: R-2/B, 2ND & 3RD FLR: R-2; V-B CONSTRUCTION, NFPA 13R FIRE SPRINKLER SYSTEM @ 2ND & 3RD FLOORS; NFPA 13 @ 1ST FLOOR BUSINESS USE, NFPA 13R @ 1ST FLOOR RESIDENTIAL; PROVIDE 1 HOUR SEPARATION BETWEEN OCCUPANCIES	691 SF
	704 SF
	68 SF
	1463 SF
ALLOWABLE BUILDING HEIGHT (TABLE 504.3):	
60' FOR B; 60' FOR R-2	691 SF
	704 SF
	68 SF
	1463 SF
TOTALS PER BUILDING (A, B, & C)	
CONDITIONED AREA	4294 SF
TOTAL AREA UNDER ROOF	4640 SF
TOTAL NUMBER OF BEDROOMS	7 BEDROOMS
TOTAL NUMBER OF PARKING SPACES	6 REQUIRED PER BLDG.
<b>BUILDING D</b>	
<b>1ST FLOOR</b>	
1 - 1BR UNIT	746 SF
AMENITY UNIT	1504 SF
SPRINKLER CLOSET	18 SF
UNCONDITIONED, COVERED SPACE	192 SF
TOTAL	2460 SF
<b>2ND FLOOR</b>	
1 - 1BR UNIT	691 SF
1 - 1BR UNIT	704 SF
UNCONDITIONED, COVERED SPACE	48 SF
TOTAL	1463 SF
<b>3RD FLOOR</b>	
1 - 1BR UNIT	691 SF
UNCONDITIONED, COVERED SPACE	68 SF
TOTAL	772 SF
<b>TOTALS PER BUILDING (D)</b>	
CONDITIONED AREA	4349 SF
TOTAL AREA UNDER ROOF	4695 SF
TOTAL NUMBER OF BEDROOMS	7 BEDROOMS
TOTAL NUMBER OF PARKING SPACES	9 REQUIRED PER BLDG.
<b>SITE TOTALS</b>	
TOTAL BUILDING AREA, CONDITIONED	17231 SF
TOTAL BUILDING AREA, UNDER ROOF	18615 SF
TOTAL NUMBER OF DWELLING UNITS	19
TOTAL NUMBER OF BEDROOMS	25 BEDROOMS
TOTAL NUMBER OF PARKING SPACES PROVIDED	27
STANDARD	20
ACCESSIBLE	2
COMPACT	5
TOTAL NUMBER OF PARKING SPACES REQUIRED	27
<b>SITE</b>	
ZONING: B-1 TRANSITIONAL	
(RE-ZONED IN 1962 - MULTI-FAMILY USE ALLOWED AS PER UDC 8.208)	
LOT SIZE: LOT 11-A, 11-B +/- .523 ACRES;	
LOT 5.6 & 7 +/- .348 ACRES	
OLD TOWN REDEVELOPMENT DISTRICT	

ADDENDUM #1 3/17/21

REVISION	DATE
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Construction Documents for  
**Cypress River Lofts**  
Oklahoma Street at Duane Street  
Baton Rouge, Louisiana 70802

COVER SHEET / SITE VICINITY MAP / BUILDING & CODE DATA / ABBREVIATIONS / GENERAL NOTES



REMSON|HALEY|HERPINARCHITECTS  
200 GOVERNMENT STREET | SUITE 100  
BATON ROUGE, LOUISIANA 70802  
© 2021 REMSON HALEY HERPIN ARCHITECTS  
A PROFESSIONAL ARCHITECTURAL CORPORATION

2-12-2021	<b>G0.00</b>
ISSUE DATE	
75-01-17	
PROJECT NO.	

**Wall Type W1**

**1 Hr. Rated Exterior Bearing Wall**  
**UL Design No. U356**  
 (Exposed to Fire on Interior Face Only) Bearing Wall Rating - 1 Hr.  
 Finish Rating - 23 min

**1. Wood Studs** - Nom 2 x 6 in. spaced 16 in. o/c with two 2 x 6 in. top and one 2 x 6 in. bottom plates (double 2 x 6 bottom plates at upper floors). Studs laterally braced by wood structural panel sheathing (Item 5) and effectively fire stopped at top and bottom of wall. Use nom. 2 x 8 in. spaced 16 in. o/c with two 2 x 8 in. top and one 2 x 8 in. bottom plates (double 2 x 8 bottom plates at upper floors) in lieu of 2 x 6 in. wall where indicated in plans.

**2. Gypsum Board** - Any Classified 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. o/c with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.

**2A. Gypsum Board\*** - (As an alternate to Item 2, not shown) - Any 5/8 in. thick 4 ft wide gypsum panels supplied by the Classified Companies listed below shown Gypsum Board\* (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. o/c, with last screw 1 in. from edge of board.

**CANADIAN GYPSUM COMPANY**  
**UNITED STATES GYPSUM CO**  
**USG MEXICO S A DE C V**

**2B. Gypsum Board\*** - (As an alternate to Item 2, not shown) - 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. o/c, with last screw 1 in. from edge of board.

**AMERICAN GYPSUM CO** - Types AGX-1, AG-C  
**BPB AMERICA INC** - ProRoC Type C or ProRoC Type X  
**BPB CANADA INC** - ProRoC Type C or ProRoC Type X

**3. Joints and Nailheads** - (Not Shown) - Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.

**4. Bolts and Blankets\*** - Glass fiber insulation, 5-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a minimum density of 0.9 pcf (min R-1.3 thermal insulation rating). See **Bolts and Blankets** (BKNV) Category in the Building Materials Directory and Bolts and Blankets (BZJ) Category in the Fire Resistance Directory for names of Classified Companies.

**5. Wood Structural Panel Sheathing** - Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. o/c along interior studs.

**6. Fiber-Cement Siding** - Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

**7. Weather Barrier** - DuPont TYVEK Commercial Wrap - Install per manufacturer's recommendations.  
 \*Bearing the UL Classification Mark

**Wall Type W2**

**1 Hr. Rated Exterior Bearing Wall**  
**UL Design No. U305**  
 (Exposed to Fire on Int. and Ext. Side) Bearing Wall Rating - 1 Hr.

**1. Wood Studs** - Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

**2. Joints and Nailheads** - (Not Shown) - Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.

**3. Gypsum Board\*** - 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. PROVIDE AT INTERIOR SURFACE OF WALL 5/8 IN. THICK GYPSUM PANELS, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS FASTENED TO FRAMING WITH 1-1/4 IN. LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED A MAX 8 IN. OC, WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., GYPSUM BOARDS ARE TO BE INSTALLED HORIZONTALLY.

**ACADIA DRYWALL SUPPLIES LTD**  
**AMERICAN GYPSUM CO**  
**GEORGIA-PACIFIC GYPSUM I L C**

**4. Optional Note:** Omitted from scope.  
**Steel Corner Fasteners** - (Optional) - For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv. steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through top using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

**5. Bolts and Blankets\*** - (Optional - Required when Item 6A is used (RC-1)) - Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be fitted-tioned to completely fill the stud cavities.

**CERTANTEED CORP**  
**JOHNS MANVILLE**  
**KNAUF INSULATION LLC**

**FEATURES, ADDED TO UL ASSEMBLY No. U305:**

**6. Wood Structural Panel Sheathing** - Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 6 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. o/c along interior studs.

**7. Weather Barrier** - DuPont TYVEK Commercial Wrap - Install per manufacturer's recommendations.

**8. Metal Panel** - Install per manufacturer's recommendations. Provide cementitious lap siding, in lieu of metal panel, as indicated on elevations.

\*Bearing the UL Classification Mark

**Floor-Ceiling Type F1**

**UL Design No. L521**  
 Unrestrained Assembly Rating - 1 Hr  
 Finish Rating - 25 Min  
 Restricted Load Condition - See Guide 8XUW7

**1. Flooring System (System No. 4):**  
**Subflooring** - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.  
**Vapor Barrier** - Nom 0.030 in. thick commercial asphalt saturated felt.  
**Finish Flooring** - Floor Topping Mixture - Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** - Types LRK, HSLRK, CSD  
**LAITCRETE SUPERFAP L L C** - Types LRK, HSLRK  
**USG MEXICO S A DE C V** - Types LRK, HSLRK, CSD

**Floor Mat Materials\*** - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

**UNITED STATES GYPSUM CO** - Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25  
**Alternate Floor Mat Materials\*** - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

**GRASSWOX L L C** - Type SC50

**2. Trusses** - Parallel chord trusses, spaced a max. of 24 in. o/c, fabricated from nom. 2 by 4 lumber, with lumber oriented vertically or horizontally. Min. truss depth is 12 in. Truss members secured together with min. 0.0356 in. thick galv. steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

**3. Air Duct** - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

**4. Ceiling Damper** - For use with min. 18 in. deep trusses. Max. nom. area shall be 324 sq. in. Max. square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq. in. with a max. width of 18 in. Max. height of damper shall be 14 in. Aggregate damper openings shall not exceed 324 sq. in. per 100 sq. ft. of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

**4. Alternate Ceiling Damper** - Max. nom. area shall be 196 sq. in. Max. square size shall be 7 in. aggregate damper openings shall not exceed 196 sq. in. per 100 sq. ft. of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

**C&S AIR PRODUCTS** - Model RD-521-BT  
**POTTORFF** - Model CFD-521-BT

**5. Bolts and Blankets\*** - (Optional) - Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6B) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane.

**6. Resilient Channels** - Dietrich RC Deluxe RCD (no substitutions). When insulation 5B is applied over the resilient channel/ gypsum panel ceiling membrane, the resilient channels spacing shall be 12 in. OC max. Channels secured to each truss with 1-1/4 in. long Type 5 bugle head steel screws, channels overlapped 4 in. At splices two channels shall extend min. 6 in. beyond each side edge of panel.

**7. Gypsum Board\*** - Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type 5 bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. OC. When insulation (Item 5C) is applied to the underside of the subflooring, screw spacing shall be reduced to 8 in. OC and min. Type 5 screws to install gypsum to the resilient channels (Item 6), and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. End joints secured to both resilient channels as shown in end joint detail.

**CANADIAN GYPSUM COMPANY** - Types C, IP-X2, IPC-AR.  
**UNITED STATES GYPSUM CO** - Types C, IP-X2, IPC-AR.  
**USG BORAL DRYWALL SFZ LLC** - Type C  
**USG MEXICO S A DE C V** - Types C, IP-X2, IPC-AR.

**Floor-Ceiling Type F2**

**UL Design No. M521**  
 Unrestrained Assembly Rating - 2 Hr

**1. Flooring System (System No. 4):**  
**Subflooring** - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d nails, spaced 8 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.  
**Vapor Barrier** - Nom 0.010 in. thick commercial asphalt saturated felt.  
**Finish Flooring** - Floor Topping Mixture\* - Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** - Type LRK

**2. Trusses** - Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 18 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

**3. Gypsum Board Batten Strip\*** - 6 in. wide gypsum board strips cut from the same corresponding material chosen in Item 6. Gypsum board strips screw attached to the bottom chord of every truss with 2-1/4 in. long Type 5 bugle head steel screws spaced 12 in. OC.

**4. Bolts and Blankets\*** - Min. 3-1/2 glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance having a min. density of 0.5 pcf installed between bottom chords of trusses draped over gypsum board batten strips/resilient channels/gypsum panel ceiling membrane. Glass fiber batt wood batt strips/resilient channels/gypsum panel ceiling membrane. Glass fiber batt wood batt strips cut to fit snug between bottom chords of truss. See Bolts and Blankets (BKNV or BZJ) categories for names of Classified Companies.

**5. Resilient Channels** - Formed from min 25 MSG galv steel, spaced 12 in. OC, perpendicular to trusses. Channels secured to each truss with 2-1/4 in. long Type 5 bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 4 in. OC, oriented opposite of each gypsum panel and joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Face layer tapered edges offset 24 in. from face layer tapered edges.

**6. Gypsum Board\*** - Nom 5/8 in. thick, 48 in. wide gypsum panels installed with long dimension perpendicular to resilient/furring channels. Base layer gypsum panels secured with 1 in. long Type 5 bugle head steel screws spaced 8 in. OC, with screws located 4 in. from and on each side of the gypsum panel center-line, and 1-1/2 in. from side edges of the board. The exposed layer of gypsum panels secured with 1-5/8 in. long Type 5 bugle head steel screws spaced 8 in. OC. End joints secured to both resilient channels as shown in end joint detail. When Steel Framing Members (Item 5A or 5B) are used, the butt joints in the gypsum board shall be supported by two furring channels. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one R5C-1, R5C-1 (2.75) or Genie clip at each end of the channel.

**UNITED STATES GYPSUM CO** - Type C (finish rating 98 min.), type ULX (finish rating 91 min.)  
**USG BORAL DRYWALL SFZ LLC** - Type C (finish rating 98 min.)

**7. Finishing System** - (Not shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom. 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

\*Bearing the UL Classification Mark

**Roof-Ceiling Type R1**

**UL Design No. P522**  
 Unrestrained Assembly Rating - 1 Hr  
 Finish Rating - 25 Min (See Items 3 or 3A)

**1. Roofing System\*** - Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TRW) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. o/c along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

**2. Trusses** - Pitched or parallel chord wood trusses, spaced a max of 24 in. o/c, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with min. 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior wall, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 25 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the bolts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

**3. Bolts and Blankets\*** - Glass fiber insulation, secured to the trusses with 0.090 in. diam galv steel wires spaced 12 in. o/c. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be filled in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. The finished rating when Fiber.Sprayed is used has not been determined. The fiber is applied with water within the concealed space, over the resilient channel/gypsum board ceiling membrane, in accordance with the application instructions supplied with the product. Alternate application method: The fiber is applied with U.S. Greenberg LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber in accordance with the application instructions supplied with the product. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with the product.

**U S GREENBERG L L C** - Cocoon2 Stabilized or Cocoon-REM (Fire Rated Material).

**4. Air Duct\*** - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

**5. Ceiling Damper\*** - Max. nom. area, 324 sq. in. Max square size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq. in. with a max width of 18 in. Max. damper height is 14 in. Installed in accordance with manufacturer's installation instructions provided with the damper. Max damper openings not to exceed 162 sq. in. per 100 sq. ft of ceiling area.

**C&S AIR PRODUCTS** - Model RD-521  
**POTTORFF** - Model CFD-521

**5A. Alternate Ceiling Damper\*** - Max. nom. area, 196 sq. in. Max square size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq. in. with a max width of 14 in. Max overall damper height is 7 in. Installed in accordance with the manufacturer's installation instructions provided with the damper. Max damper openings not to exceed 196 sq. in. per 100 sq. ft of ceiling area.

**C&S AIR PRODUCTS** - Model RD-521-BT  
**POTTORFF** - Model CFD-521-BT

**6. Furring Channels** - Resilient channels, nom. 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face, formed from 0.020 in. thick galv. steel. Installed perpendicular to the trusses (Item 2), spaced a max of 12 in. o/c when insulation (Item 3 or 3A) is filled in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. Two courses of resilient channel positioned 6 in. o/c of wallboard butt-joints (3 in. from each end of wallboard). Channels oriented opposite to wallboard butt-joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type 5 screws.

**7. Gypsum Board\*** - One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type 5 bugle-head screws. Screws spaced a max of 8 in. o/c along butted end-joints and in the field when insulation (Item 3 or 3A) is filled in the concealed space, draped over the resilient channel/gypsum board ceiling membrane.

**For Gypsum Board Alternates Re: 2006 Underwriters Laboratories Inc. Fire Resistance Directory Vol. 1 or at web address**  
<http://database.ul.com/cgi-bin/XYV/template/USEXT/1FRAME/index.html>  
**CANADIAN GYPSUM COMPANY** - Types C, IP-X2, IPC-AR.  
**UNITED STATES GYPSUM CO** - Types C, IP-X2, IPC-AR.  
**USG MEXICO S A DE C V** - Types C, IP-X2, IPC-AR.  
 \*Bearing the UL Classification Mark

**Rated Wall Penetration**

**System No. W-L-1049**

F Rating - 1 and 2 Hr (See Item 1B)  
 L Rating At Ambient - Less Than 1 CFM/sq ft  
 T Rating - 0 Hr  
 L Rating At 400 F - Less Than 1 CFM/sq ft

**1. Wall Assembly** - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) o/c. Steel studs to be min 3-5/8 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) o/c. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.

B. **Gypsum Board\*** - 5/8 in. (16 mm) thick, 4 ft (1.22 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, denture type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 24 in. (640 mm) for steel stud walls. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls.

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

**2. Through Penetration** - One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (0 mm, point contact) to max 2 in. (51 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubings may be used:

A. **Steel Pipe** - Nom 24 in. (610 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.  
 B. **Iron Pipe** - Nom 24 in. (610 mm) diam (or smaller) cast or ductile iron pipe.  
 C. **Conduit** - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing, nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 1 in. (25 mm) diam (or smaller) flexible steel conduit.  
 D. **Copper Tubing** - Nom 4 in. (152 mm) diam (or smaller) type 1 (or heavier) copper tubing.  
 E. **Copper Pipe** - Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

**3. Fill, Void or Cavity Material** - Sealant - Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. At the point contact location between penetrant and gypsum board, a min 3/8 in. (10 mm) diam bead of fill material shall be applied at the gypsum board/through penetrant interface on both surfaces of wall.

**SPECIFIED TECHNOLOGIES INC** - SpecSeal 100, 101, 102 or 105 Sealant

\*Bearing the UL Classification Mark

**Roof-Ceiling Type R1**

**UL Design No. P522**  
 Unrestrained Assembly Rating - 1 Hr  
 Finish Rating - 25 Min (See Items 3 or 3A)

**1. Roofing System\*** - Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TRW) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. o/c along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

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**POTTORFF** - Model CFD-521

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**C&S AIR PRODUCTS** - Model RD-521-BT  
**POTTORFF** - Model CFD-521-BT

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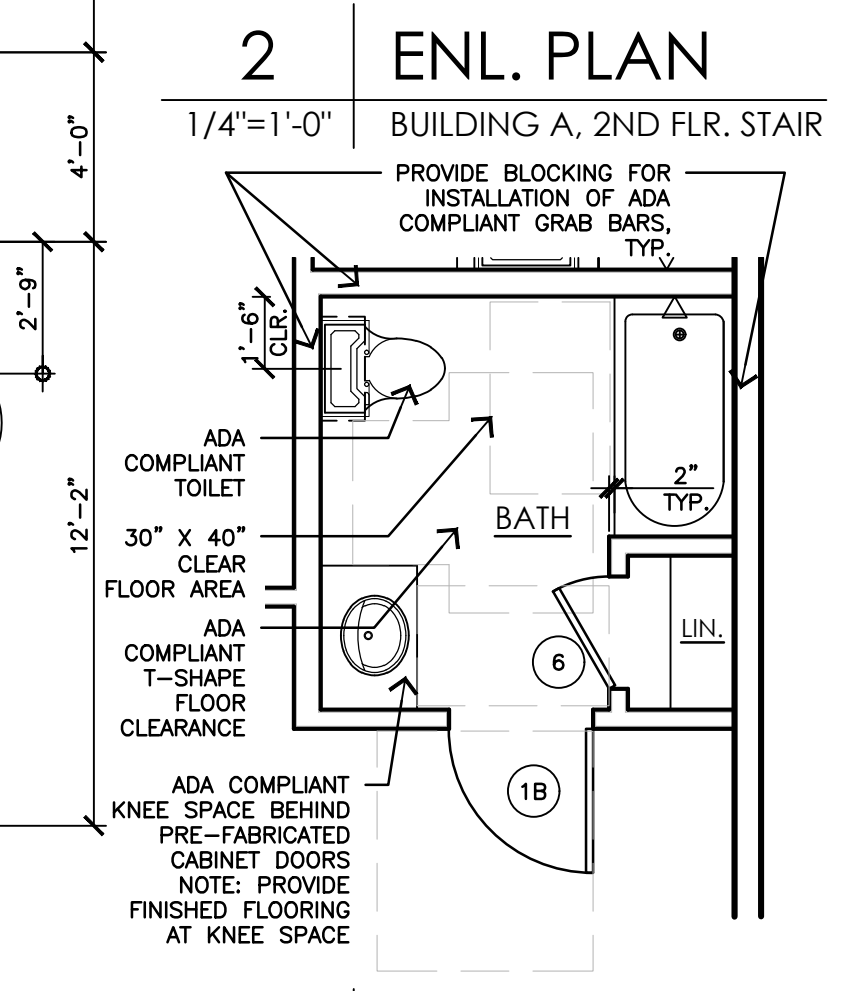
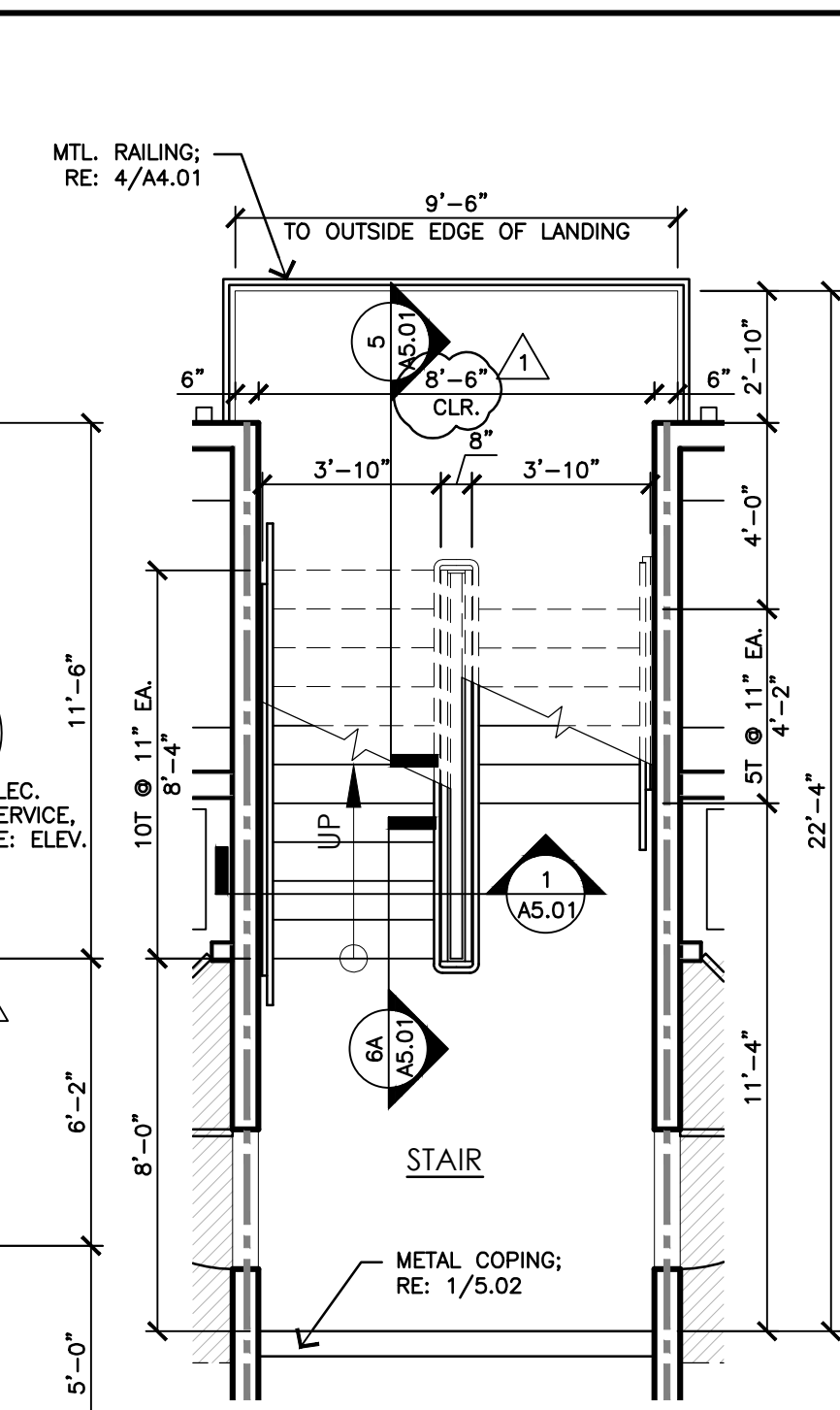
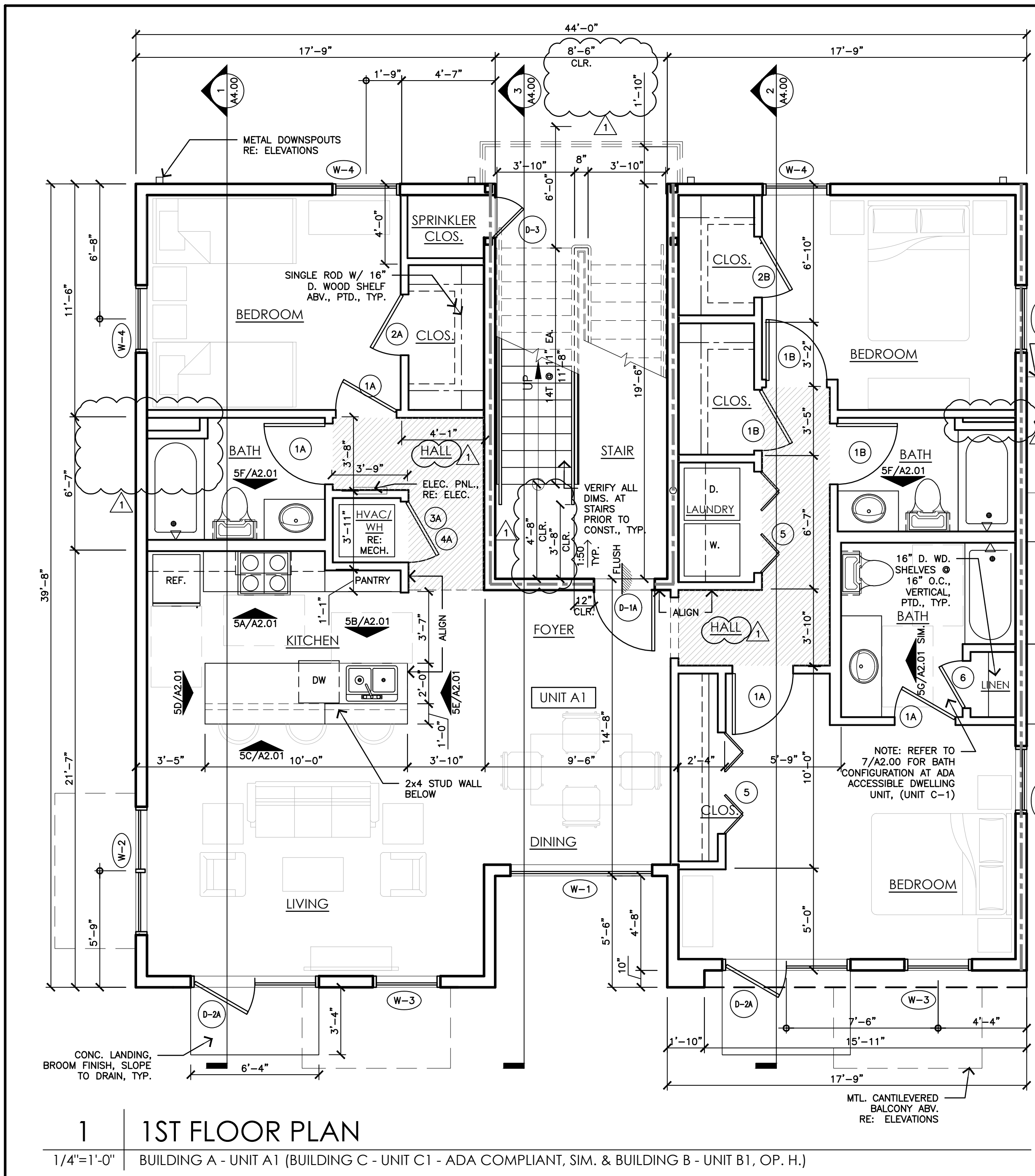
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**UNITED STATES GYPSUM CO** - Types C, IP-X2, IPC-AR.  
**USG MEXICO S A DE C V** - Types C, IP-X2, IPC-AR.  
 \*Bearing the UL Classification Mark

**Fire Rating & Assembly Notes**

- Fire-Rated U.L. Assemblies. Contractor shall verify all construction materials and assemblies shown with the U.L. Fire Resistance Directory, 2006 Edition or more recent editions, as published by Underwriters Laboratories, Inc. (file: 847-272-8800) or on the web of <http://database.ul.com/cgi-bin/XYV/template/USEXT/1FRAME/firesearch.html>
- Mechanical Contractor Shall Provide U.L. Approved Fire-dampers in Mechanical Ducts Penetrating One Hour Fire-rated Construction. Provide ceiling access panels as required for access to fire dampers. Panel to be sized as required and painted to match ceiling color.
- Wall partitions exclude applied finishes.
- Portions of building design may differ from Assembly Type descriptions on A0.10. Refer to Architectural, Structural, Plumbing, HVAC, and Electrical drawings for more precise information (structural member sizes, sheathing thicknesses & fastening requirements, insulation values, building wrap, fire dampers, etc.). Contractor shall contact Architect with questions regarding differences between these Assembly Types and other drawings.
- Building A,B & C are to be Construction Type V-B, with NFPA 13R sprinkler systems throughout, with 1-hour fire rated separation between the two. Building D is to be Construction Type V-B, with NFPA 13 sprinkler systems in Commercial areas, and NFPA 13R sprinkler systems in residential areas with 1-hour fire rated separation between the two occupancies.
- Fire Partition Requirements: Buildings A-D (V-B construction): 1-hour rated fire partitions required to separate dwelling units from adjacent dwelling units (IBC 708.1). Corridor walls shall be 1-hour rated (even where 0.5 hour rated required per IBC 1017.1). Fire partitions to terminate at underside of rafter floor-ceiling and roof-ceiling assemblies. Provide appropriate fireblocking or draftstopping above fire partitions (see items 13 and 14).
- Roof-Ceiling Assemblies: Buildings A-D (V-B construction): Refer drawings for fire-ratings of floor-ceiling assemblies. Access doors within rated floor-ceiling to comply with ASTM E119, and shall be labeled by approved agency for such purpose.
- Roof-Ceiling Assemblies: Buildings A-D (V-B): Roof-Ceiling assemblies shall be 1-hour rated (minimums requirement for fire partitions extending to roof deck).
- All penetrations through rated wall, floor-ceiling, and roof-ceiling shall be fire-caulked off around using U.L. approved products, materials and assemblies.
- Provide fire-rated enclosure around openings in rated walls for devices such as washing machines & refrigerator connection boxes, dryer boxes, recessed five extinguisher cabinets, etc.
- When the fire wainscot or tub shower surround is indicated, provide moisture resistant gypsum board (backer board) in lieu of gypsum board. Maintain fire rating as required.
- Fire-cause all penetrations including sprinkler head locations through rated assemblies.
- Fire Blocking: Building A-D: All walls shall be fire-blocked at top and bottom of walls with solid 2x wood (wall top plates). Full thickness of wall. Double stud walls with parallel rows of studs may be fireblocked with fiberglass batt insulation (IBC 717.2). Provide fireblocking above and in line with fire partitions that separate dwelling units from other dwelling units or corridors, full height of floor-ceiling assemblies (IBC 708.4). Provide fireblocking at connections between horizontal and vertical spaces (e.g., where walls intersect soffits) (IBC 717.2.3).
- Draftstopping: Building A-D Floor-Ceilings: Provide draftstopping above and in line with dwelling unit separations (IBC 717.3.2). Building A-D Attics: Install Attic Partitions / Draft-stopping as required by code.

ADDENDUM #1	3/17/21
REVISION	DATE
Construction Documents for Cypress River Lofts	
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
CONSTRUCTION ASSEMBLIES	
REMSON   HALEY   HERPIN ARCHITECTS	
200 GOVERNMENT STREET   SUITE 100 BATON ROUGE, LOUISIANA 70802	
© 2021 REMSON HALEY HERPIN ARCHITECTS A PROFESSIONAL ARCHITECTURAL CORPORATION	
2-12-2021	ISSUE DATE
75-01-17	PROJECT NO.
<b>A0.10</b>	



- LEGEND:**
- 2x4 (2x6) STUD WALL W/ 5/8" GYP. BD., PTD.
  - 1 HR FIRE-RATED 2x6 STUD WALL W/ 5/8" GYP. BD., PTD. (UL ASSEMBLY DESIGN NO. U356; RE: W1/A0.10)
  - 1 HR FIRE-RATED 2x6 STUD WALL W/ 5/8" GYP. BD., PTD. (UL ASSEMBLY DESIGN NO. U305; RE: W2/A0.10)
  - CEILING HEIGHT TO BE 8'-6" IN HATCHED AREAS. 5/8" GYP. BD., PTD. ON 2x4 @ 16" O.C.
- KEYED NOTES**
- WALL-HUNG LAVATORY; RE: PLUMBING
  - MIRROR; RE: 40/A0.00
  - SOAP DISPENSER; RE: 5/A0.00
  - 36" GRAB BAR; MOUNT @ 34"-36" MAX. A.F.F. ADA COMPLIANT TOILET; RE: PLUMBING
  - TOILET PAPER DISPENSER; MOUNT @ 15" MIN. A.F.F. 42" GRAB BAR; MOUNT @ 34"-36" MAX. A.F.F.
  - PAPER TOWEL DISPENSER; RE: 5/A0.00
  - H-HO DRINKING FOUNTAIN; RE: PLUMBING
- WALL TYPES**
- THE FOLLOWING APPLIES IN ALL CASES, UNLESS OTHERWISE NOTED (U.N.O.).
- ALL WOOD STUDS SHALL BE 2x4 NOMINAL DIMENSION. PROVIDE 2x6 WOOD STUDS AT ALL EXTERIOR WALLS & BEHIND TOILET FIXTURES.
  - ALL WOOD STUDS SHALL BE SPACED AT 16" O.C.
  - ALL WOOD STUDS SHALL HAVE ONE LAYER OF GYPSUM BOARD ON EACH SIDE OF STUD. PROVIDE FIRE-RATED GYP. BOARD AS REQUIRED BY CODE AND/OR ASSEMBLY. PROVIDE TYPE 'X' AS REQUIRED.
  - GYPSUM BOARD SHALL EXTEND TO THE STRUCTURE ABOVE.
  - ALL GYPSUM BOARD SHALL BE 5/8" THICK.
  - ALL COMPONENTS OF FIRE-RATED, SMOKE BARRIER OR ACOUSTICAL PARTITIONS SHALL EXTEND TO STRUCTURE ABOVE. FIRE-RATED PARTITIONS SHALL EXTEND TO FIRE-RATED FLOOR/CEILING ASSEMBLY TO MAINTAIN FIRE BARRIER.
  - ACOUSTICAL PARTITIONS (DEMISING WALLS & FLOOR/CEILINGS BETWEEN LIVING UNITS AND BETWEEN LIVING UNIT & CORRIDORS/ STAIRS/ ETC.) SHALL REQUIRE SOUND ATTENUATING BATTS, ACOUSTICAL SEALANTS, AND PROPER PLACEMENT OF ELECTRICAL OUTLETS TO ACHIEVE REQUIRED SOUND RATING. REFER TO ASSEMBLY SYSTEM FOR FURTHER INFORMATION.
  - WALL PARTITIONS EXCLUDE APPLIED FINISHES.
  - REFER TO REFERENCED ASSEMBLY TYPE (GA, UL, ETC.) FOR FULL DESCRIPTION OF COMPONENTS AND MATERIALS.
  - FLOOR TO FLOOR HEIGHTS ARE ESTABLISHED BASED ON STANDARD PRE-CUT WOOD STUDS LENGTHS.

**1 1ST FLOOR PLAN**  
1/4"=1'-0" BUILDING A - UNIT A1 (BUILDING C - UNIT C1 - ADA COMPLIANT, SIM. & BUILDING B - UNIT B1, OP. H.)

**2 ENL. PLAN**  
1/4"=1'-0" BUILDING A, 2ND FLR. STAIR

**7 ENL. PLAN**  
1/4"=1'-0" BUILDING C, FIRST FLOOR UNIT C-1 ADA ACCESSIBLE BATH

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
FIRST FLOOR DWELLING UNITS (A1, B1, C1, D1)					
FOYER	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
KITCHEN	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
DINING	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
LIVING	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	SOUND ATTENUATING BATTS @ WALLS
BATH	CERAMIC TILE	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	SOUND ATTENUATING BATTS @ WALLS
BEDROOM	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
BEDROOM CLOSET	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
UTILITY CLOSET	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
LAUNDRY (HALL, SIM.)	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
LINEN CLOSET	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
UPPER-LEVEL 1 BR UNIT (A2-A5, B2-B5, C2-C5, D2-D4)					
KITCHEN	PLANK LVT	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
LIVING	PLANK LVT	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
UTILITY CLOSET	PLANK LVT	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
BATH	CERAMIC TILE	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	SOUND ATTENUATING BATTS @ WALLS
LAUNDRY (HALL, SIM.)	PLANK LVT	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
BEDROOM	PLANK LVT	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
BEDROOM CLOSET	PLANK LVT	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
BUILDING D - GROUND LEVEL MIXED-USE SPACE					
RECEPTION	POLISHED CONC., SEALED	NONE	G.B., PTD.	G.B., PTD.	
CLOS.	POLISHED CONC., SEALED	NONE	G.B., PTD.	G.B., PTD.	
OFFICE	POLISHED CONC., SEALED	NONE	G.B., PTD.	G.B., PTD.	
CORRIDOR	POLISHED CONC., SEALED	NONE	G.B., PTD.	G.B., PTD.	
WOMEN'S RESTROOM	POLISHED CONC., SEALED	NONE	G.B., PTD.	G.B., PTD.	SOUND ATTENUATING BATTS @ WALLS
MEN'S RESTROOM	POLISHED CONC., SEALED	NONE	G.B., PTD.	G.B., PTD.	SOUND ATTENUATING BATTS @ WALLS
AMENITY SPACE	POLISHED CONC., SEALED	NONE	G.B., PTD.	G.B., PTD.	

NO.	FRAME OPENING WIDTH	FRAME OPENING HEIGHT	DOOR DESCRIPTION	FIRE LABEL	CLOSER	TRIM	REMARKS
D-1A	3'-0"	6'-8"	1 3/4" INSULATED FIBERGLASS DOOR	1 HOUR	YES	1x4 WD., PTD.	SELF-CLOSING HINGES
D-1B	3'-0"	6'-8"	1 3/4" INSULATED FIBERGLASS DOOR	1 HOUR	YES	1x4 WD., PTD.	SELF-CLOSING HINGES
D-2A	6'-0"	8'-10"	1 3/4" INSULATED FIBERGLASS DOOR (6'-8" H) W/ INSUL. GLAZING W/ SIDELIGHT AND TRANSOM	N/A	NO	1x4 WD., PTD.	RE: ELEV. FOR ADDITIONAL INFORMATION
D-2B	6'-0"	8'-10"	1 3/4" INSULATED FIBERGLASS DOOR (6'-8" H) W/ INSUL. GLAZING W/ SIDELIGHT AND TRANSOM	N/A	NO	1x4 WD., PTD.	RE: ELEV. FOR ADDITIONAL INFORMATION
D-3	2'-0"	6'-8"	1 3/4" INSULATED FIBERGLASS DOOR	1 HOUR	YES	1x4 WD., PTD.	SELF-CLOSING HINGES
D-4	3'-0"	6'-8"	1 3/4" FIBERGLASS DOOR, PTD.	N/A	YES	1x4 WD., PTD.	MATCH HARDWARE TO ENTRY DOORS, TYP.
1A	3'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
1B	3'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
2A	3'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
2B	3'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
3A	3'-0"	4'-0"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	CUSTOM SIZE WITH HVAC GRILLE
3B	3'-0"	5'-0"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
4A	3'-0"	5'-0"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
4B	3'-0"	5'-0"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
5	5'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE BI-FOLD DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
6	2'-4"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
7A	3'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	
7B	3'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	

NO.	FRAME OPENING WIDTH	FRAME OPENING HEIGHT	DOOR DESCRIPTION	REMARKS
W-1	6'-0"	8'-8"	VINYL WINDOW, FIXED (6'-8" H) W/ 2'-0" H. TRANSOM (3/4" INSUL. GLAZING)	
W-2	6'-2"	8'-8"	VINYL WINDOW, FIXED (6'-8" H) W/ 2'-0" H. TRANSOM (3/4" INSUL. GLAZING)	
W-3	3'-0"	7'-2"	VINYL WINDOW, CASEMENT (5'-0" H) W/ 2'-0" H. TRANSOM (3/4" INSUL. GLAZING)	
W-4	3'-0"	5'-0"	VINYL CASEMENT WINDOW W/ 3/4" INSUL. GLAZING	
W-5	2'-0"	5'-0"	VINYL CASEMENT WINDOW W/ 3/4" INSUL. GLAZING	

ADDENDUM #1 3/17/21

REVISION DATE

Construction Documents for  
**Cypress River Lofts**

Oklahoma Street at Duane Street  
Baton Rouge, Louisiana 70802

1ST FLOOR PLAN, BLDG. A  
ENL. PLAN, BLDG. A 2ND FLR. STAIR SCHEDULES

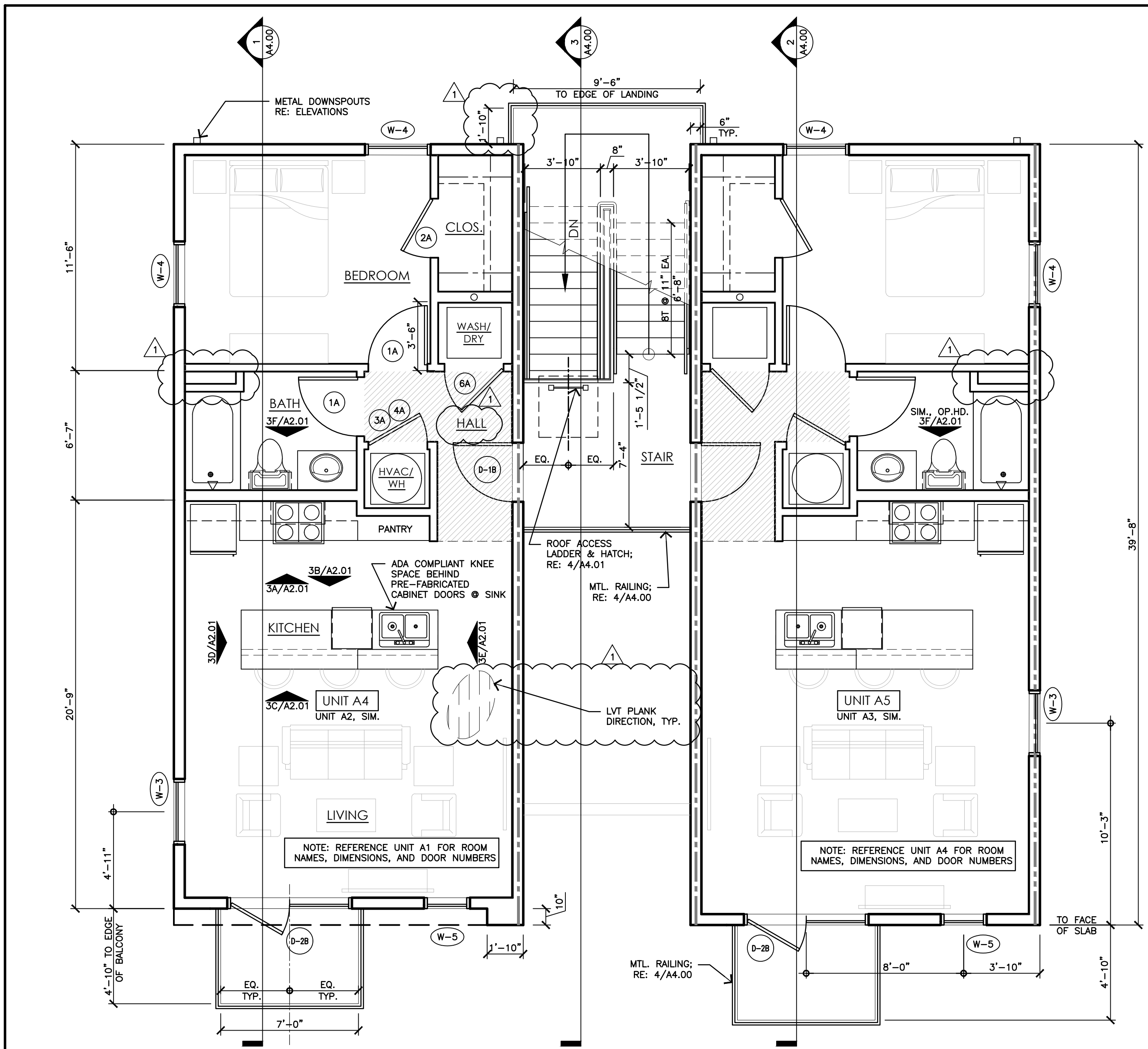
REMSON|HALEY|HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100  
BATON ROUGE, LOUISIANA 70802

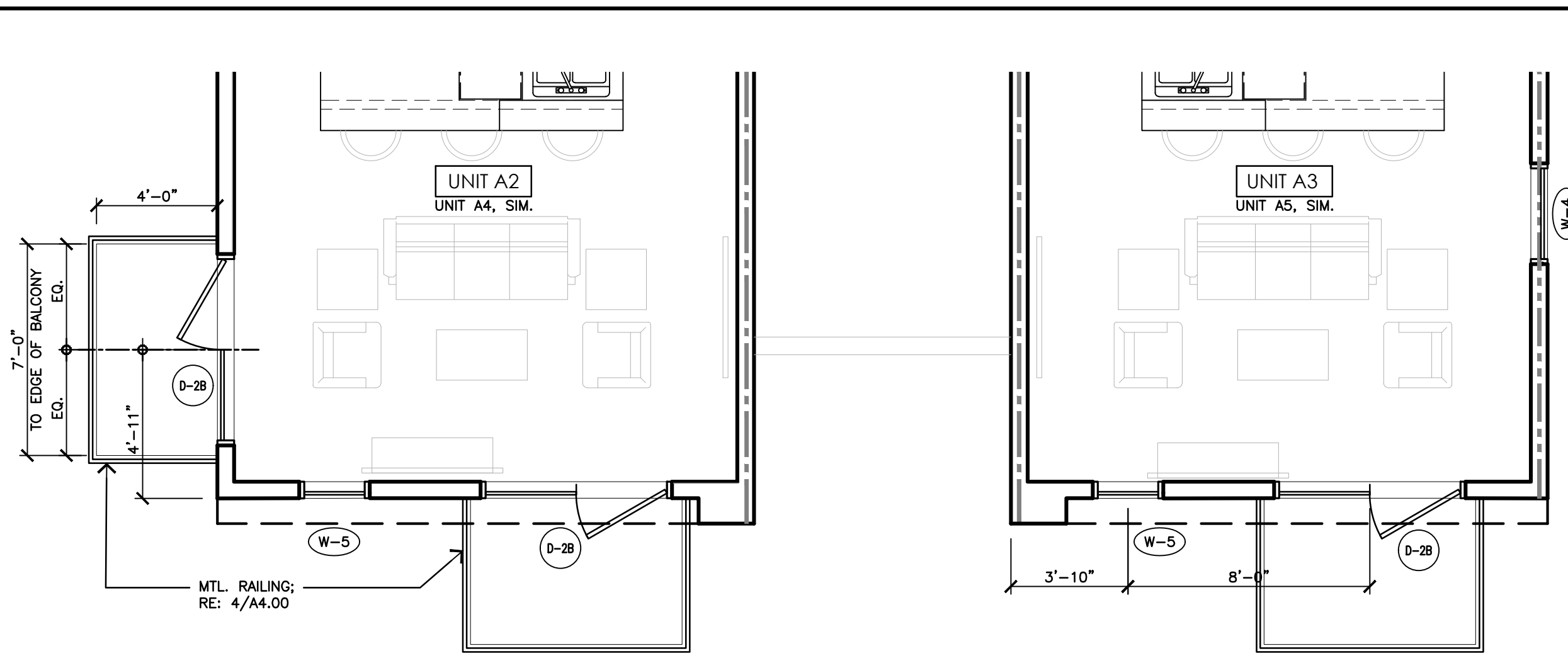
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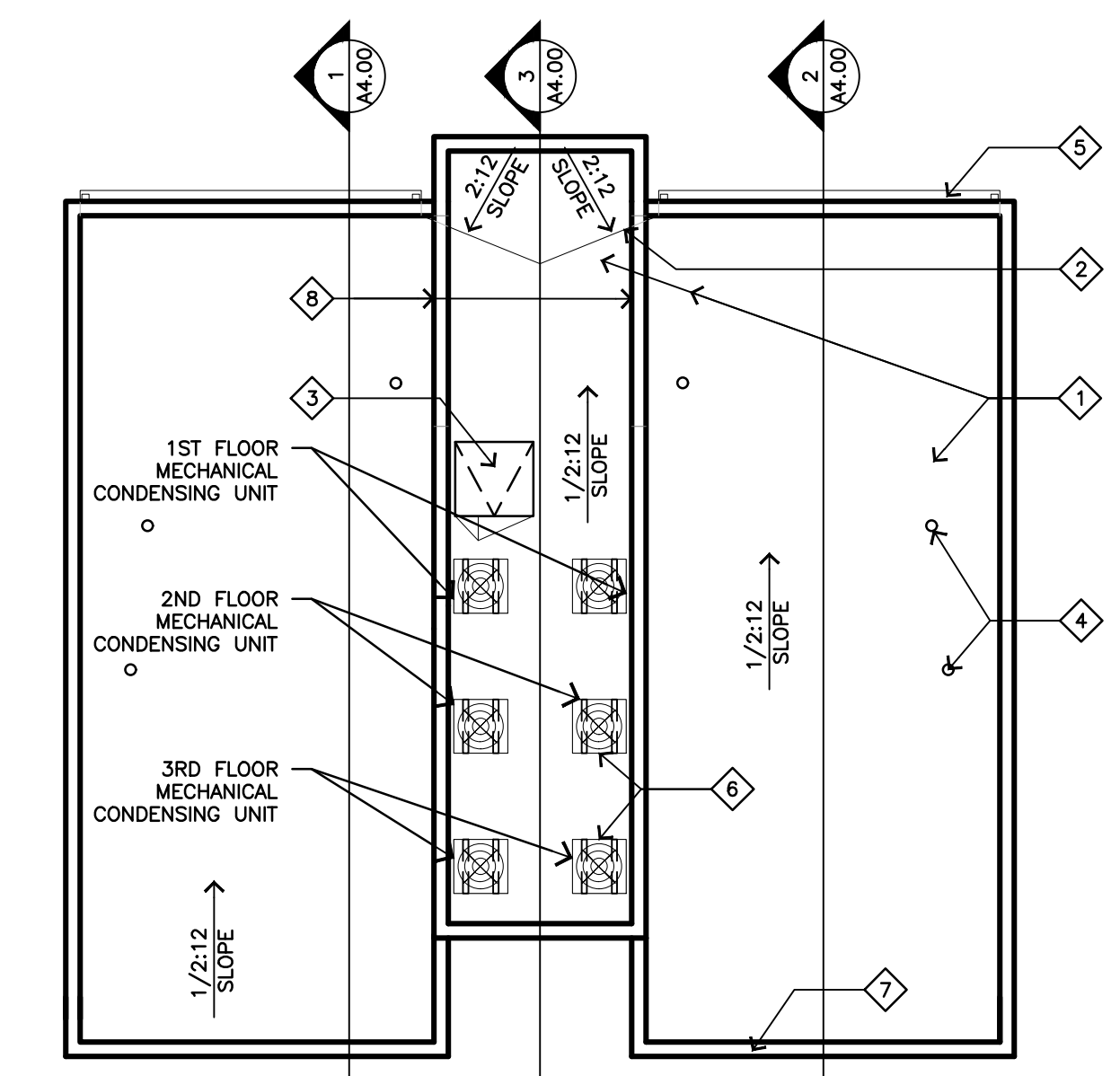
1 3RD FLOOR PLAN (2ND FLOOR, SIM.)  
1/4"=1'-0" BUILDING A (BUILDING C, SIM. & BUILDING B OP. H.)



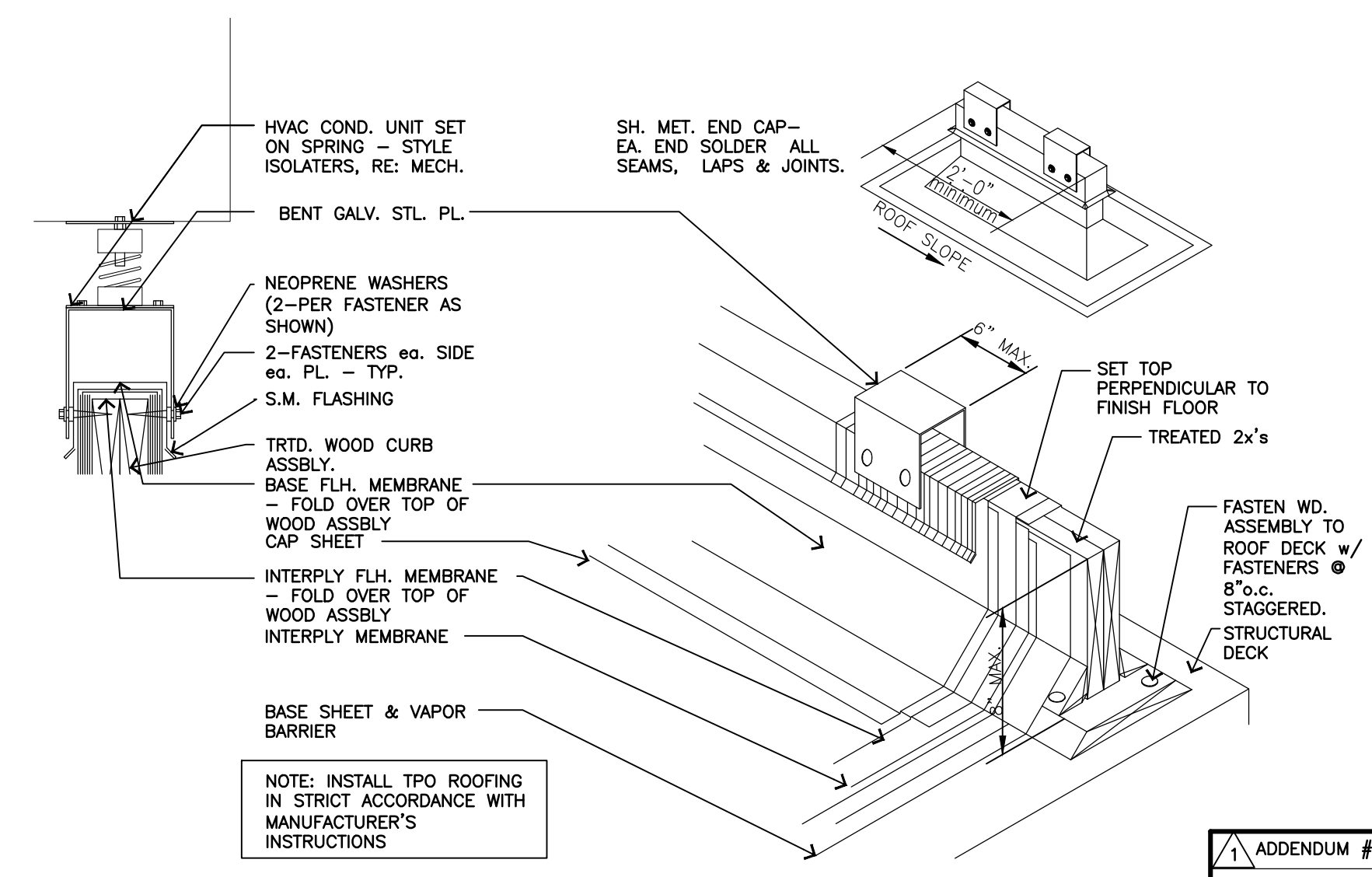
2 PARTIAL 2ND FLOOR PLAN  
1/4"=1'-0" BUILDING A (BUILDING C, SIM.)

GENERAL NOTES - ROOF PLAN  
 A. CONNECT ALL DOWNSPOUTS TO SUBSURFACE STORM DRAIN SYSTEM.  
 B. REFER TO DETAILS SHEET FOR TYPICAL ROOF PENETRATION FLASHING.  
 C. LOCATE ALL MECHANICAL & PLUMBING PENETRATIONS IN FLAT ROOF AREAS, NO PENETRATIONS ALLOWED IN METAL ROOFS.  
 D. ROOFING SHALL BE CLASS C, MINIMUM.  
 E. NO HVAC CONDENSING UNITS SHALL BE LOCATED DIRECTLY ABOVE LIVING UNITS, P.T.

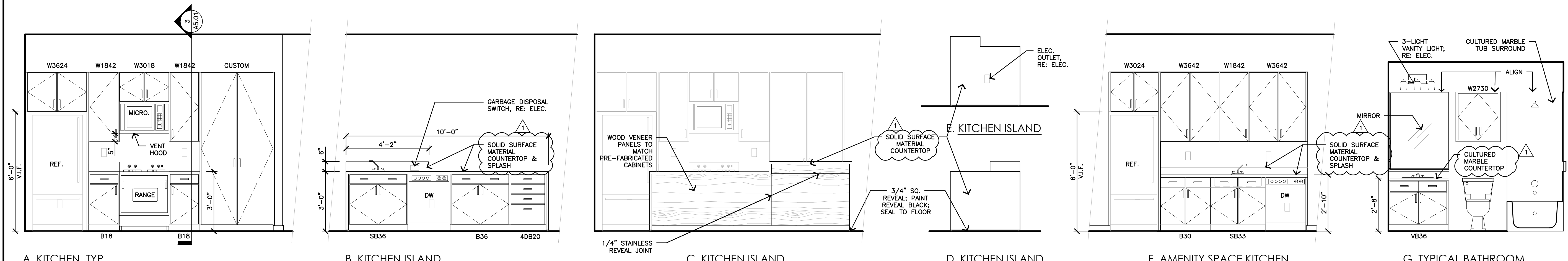
KEYED NOTES - ROOF PLAN  
 1. TPO ROOFING SYSTEM, 1/2" FT. SLOPE.  
 2. CRICKET AT 1/4" FT. MIN. SLOPE.  
 3. ROOF ACCESS HATCH, 36"X36", RE: 4/A5.01.  
 4. ROOF VENT; RE: 2/A5.01  
 5. GUTTER, RE: 2/A5.02.  
 6. ROOFTOP CONDENSING UNIT ON CURBS, TYP.; RE: 4/A2.01. ORIENT CURBS PARALLEL TO ROOF SLOPE TO ALLOW PROPER ROOF DRAINAGE.  
 7. METAL COPING, TYP. RE: 1/A5.02  
 8. DRAINAGE OPENING AT PARAPET, RE: 3/A4.00.



3 ROOF PLAN  
1/8"=1'-0" BUILDING A (BUILDING C, SIM. & BUILDING B OP. H.)



4 CURB DETAIL PLAN  
1 1/2"=1'-0" AT MECHANICAL UNITS, TYP.



5 INTERIOR ELEVATIONS  
1/4"=1'-0"

NOTE: ALL CABINETS TO BE PRE-FABRICATED. MILLWORK DESIGN SHALL BE MODIFIED FOR ADA REQUIREMENTS FOR ADA COMPLIANT DWELLING UNIT. PROVIDE STAINLESS STEEL PANEL (16 GA.) BEHIND RANGE TO UNDERSIDE OF UPPER CABINET. SHOP DRAWING SUBMITTAL AND APPROVAL BY ARCHITECT IS REQUIRED.

LEGEND:

- 2x4 (2x6) STUD WALL W/ 5/8" GYP. BD., PTD.
- 1 HR FIRE-RATED 2x6 STUD WALL W/ 5/8" GYP. BD., PTD. (UL ASSEMBLY DESIGN NO. U356; RE: W1/A0.10)
- 1 HR FIRE-RATED 2x8 STUD WALL W/ 5/8" GYP. BD., PTD. (UL ASSEMBLY DESIGN NO. U305; RE: W2/A0.10 RE: SITE PLAN FOR EXACT LOCATION)
- CEILING HEIGHT TO BE 8'-6" IN HATCHED AREAS

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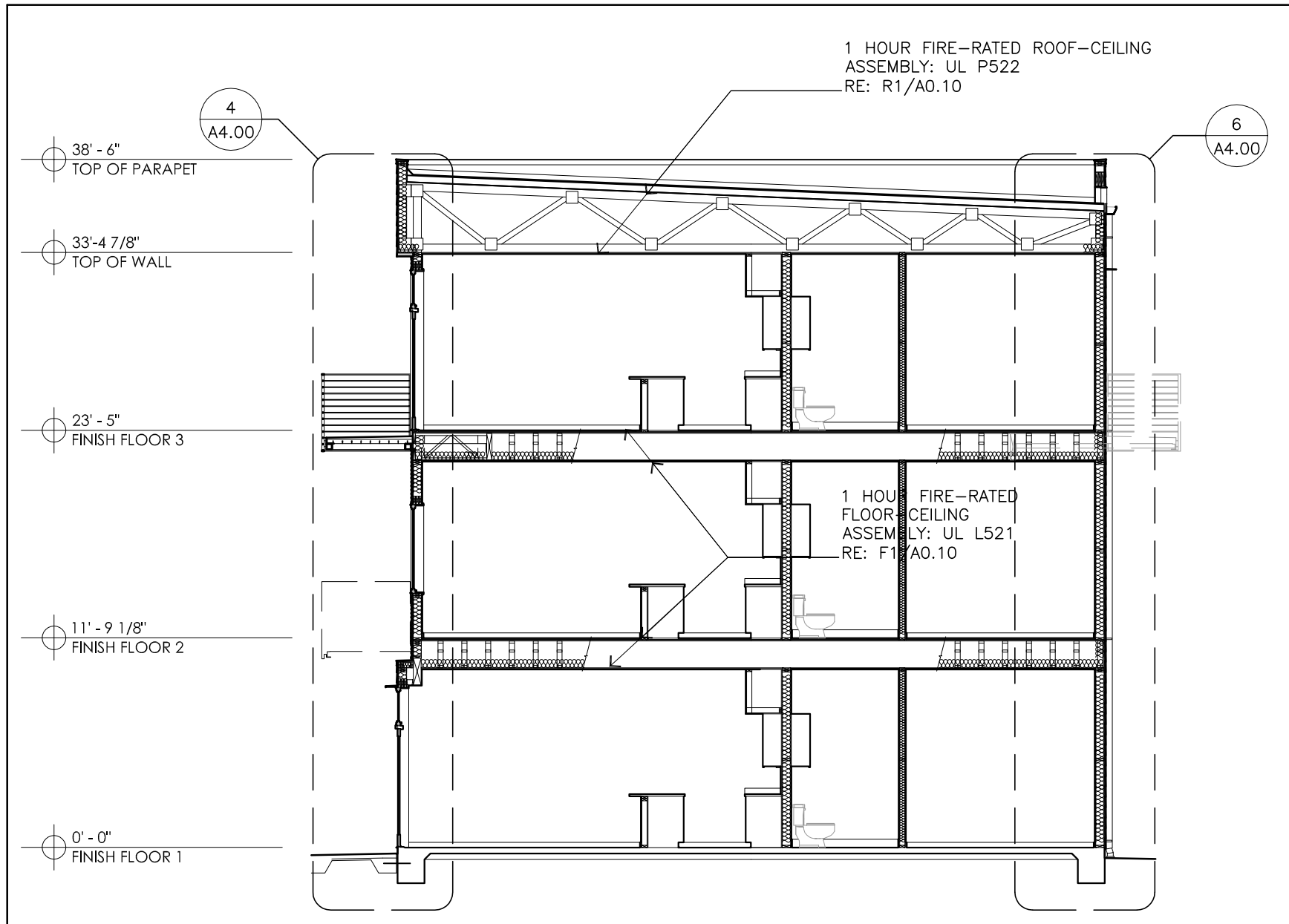
Construction Documents for  
**Cypress River Lofts**  
 Oklahoma Street at Duane Street  
 Baton Rouge, Louisiana 70802

3RD FLOOR PLAN & PARTIAL 2ND FLOOR PLAN, BLDG. A  
 ROOF PLAN / INTERIOR ELEVATIONS



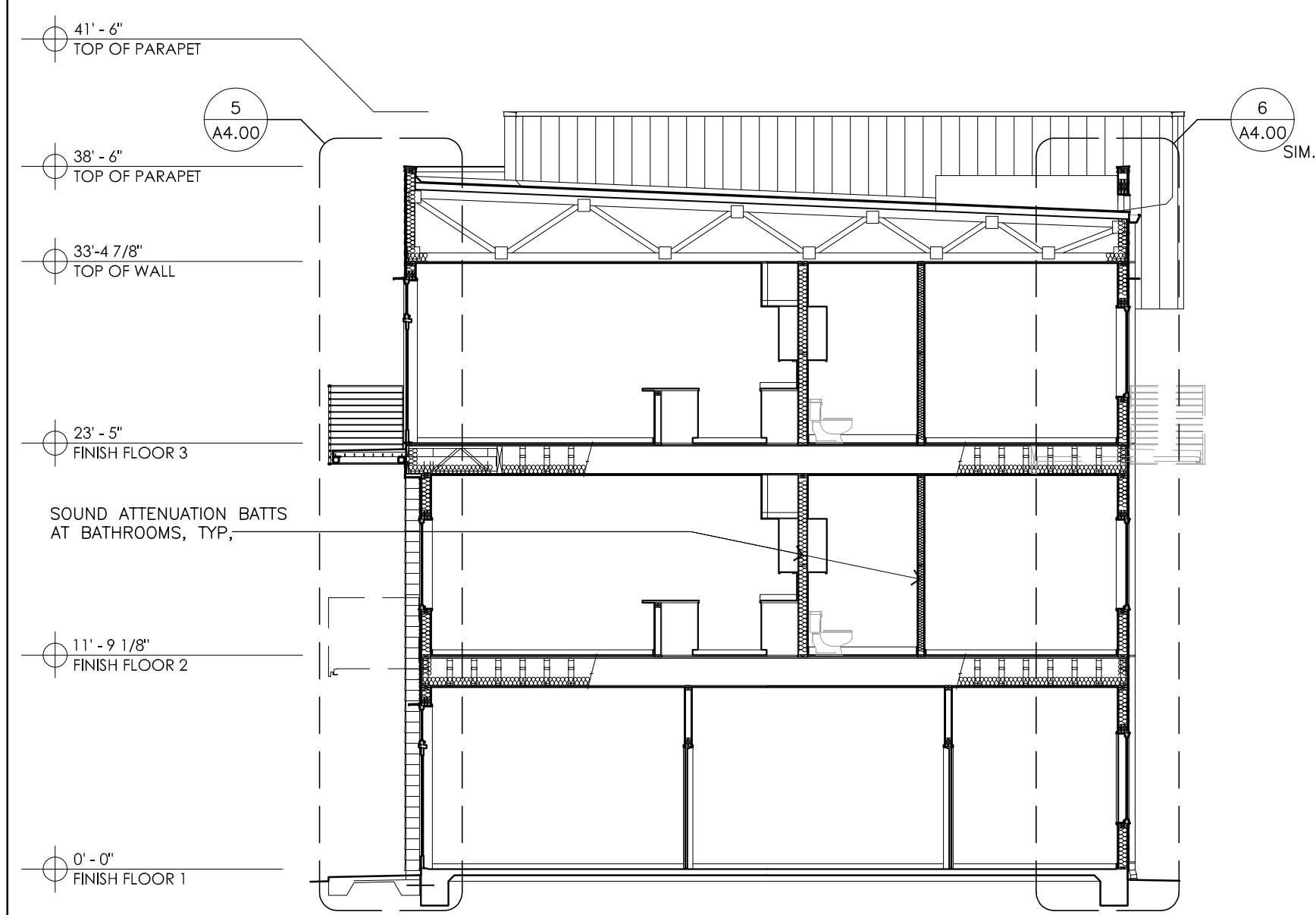
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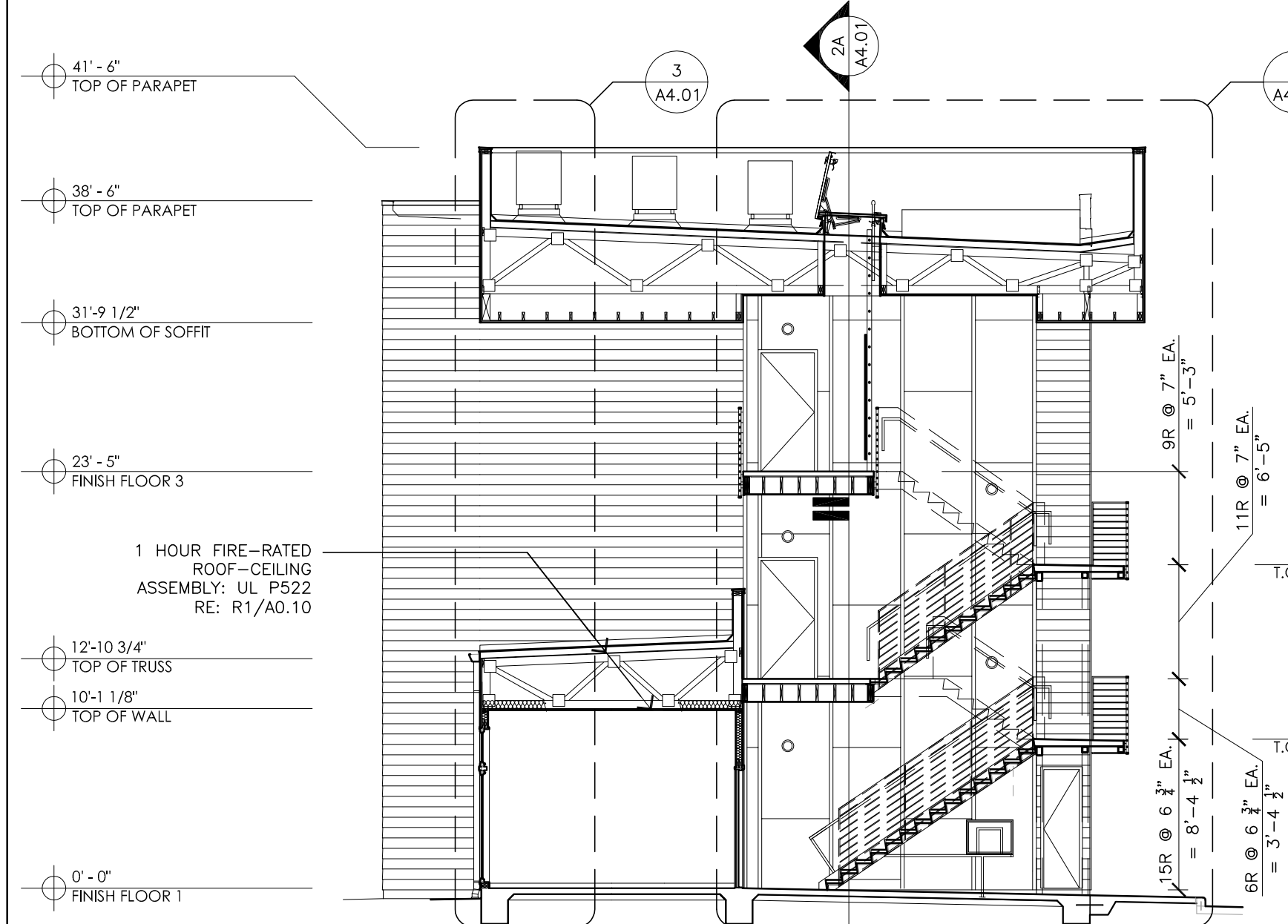
**1 BUILDING SECTION**

1/8" = 1'-0" BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' & 'D', OP. H., SIM.)



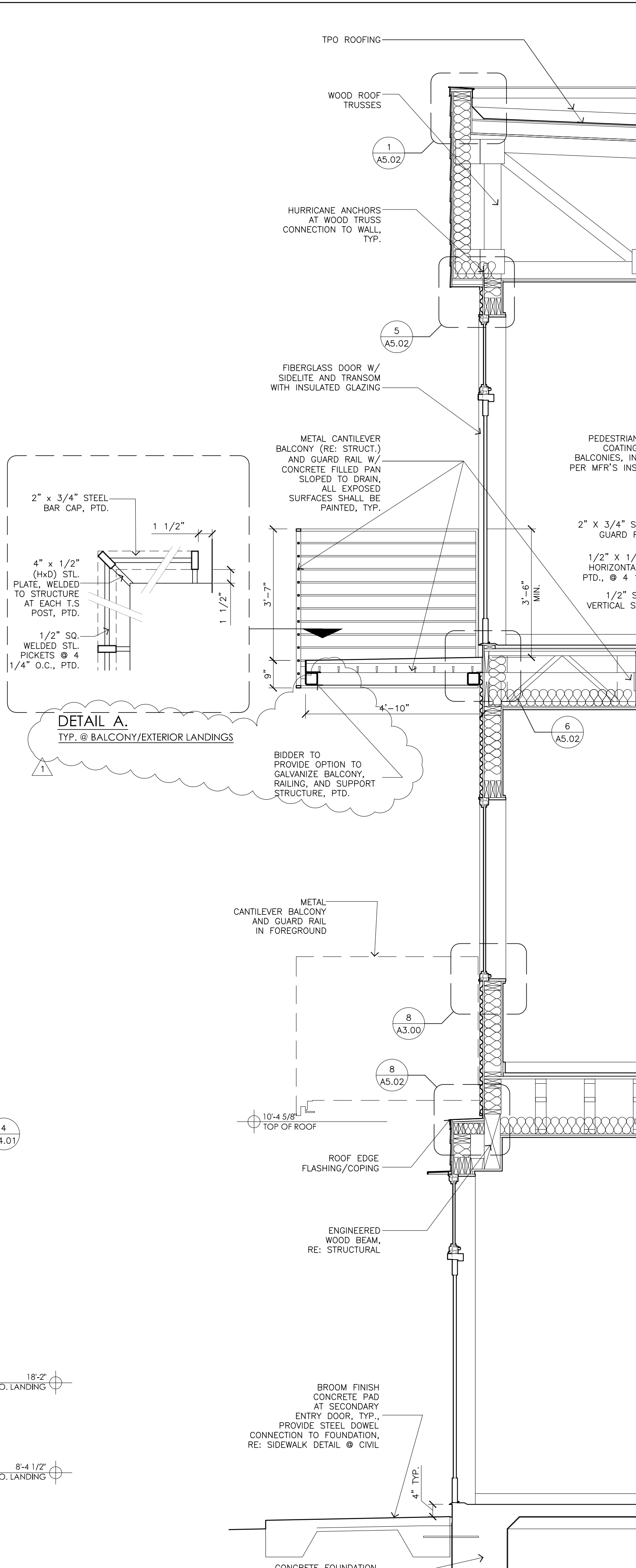
**2 BUILDING SECTION**

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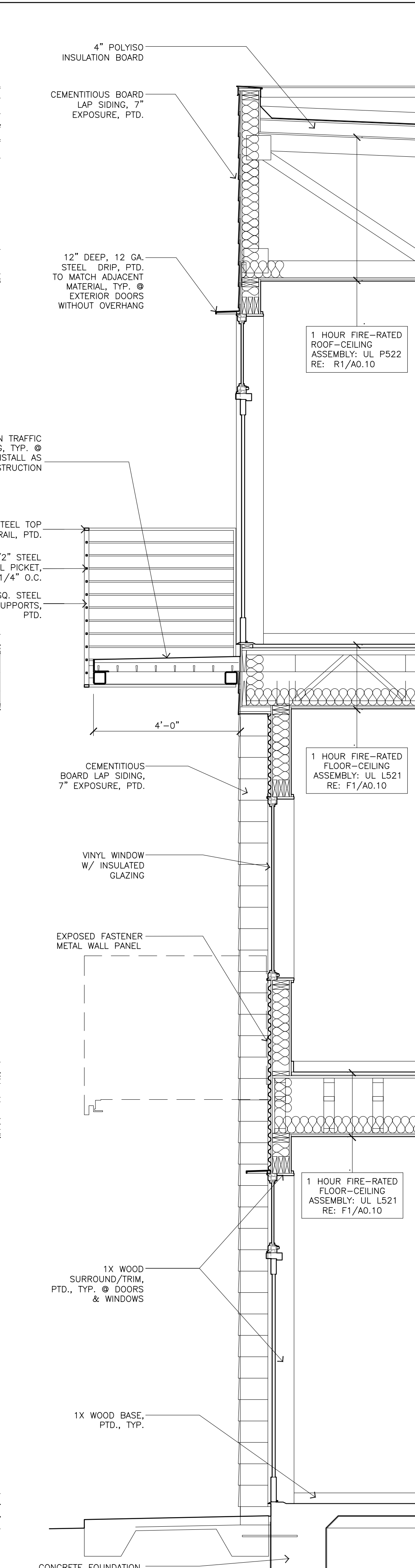
**3 BUILDING SECTION**

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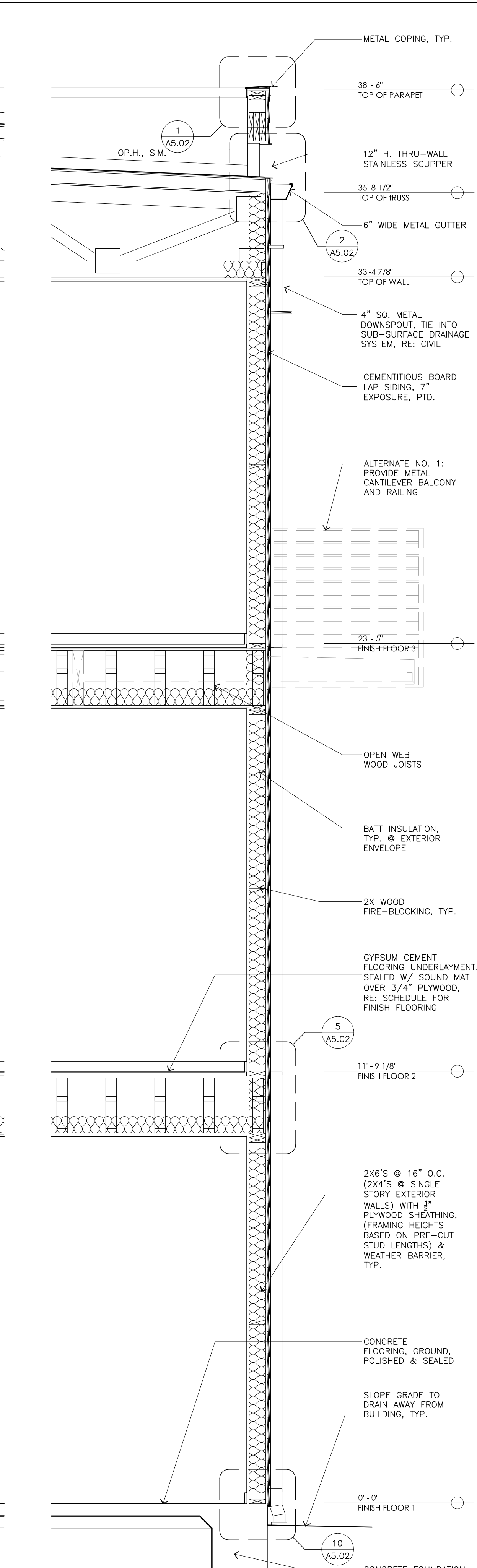
**4 WALL SECTION**

1/2" = 1'-0" BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' & 'D', OP. H., SIM.)



**5 WALL SECTION**

1/2" = 1'-0" BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' & 'D', OP. H., SIM.)

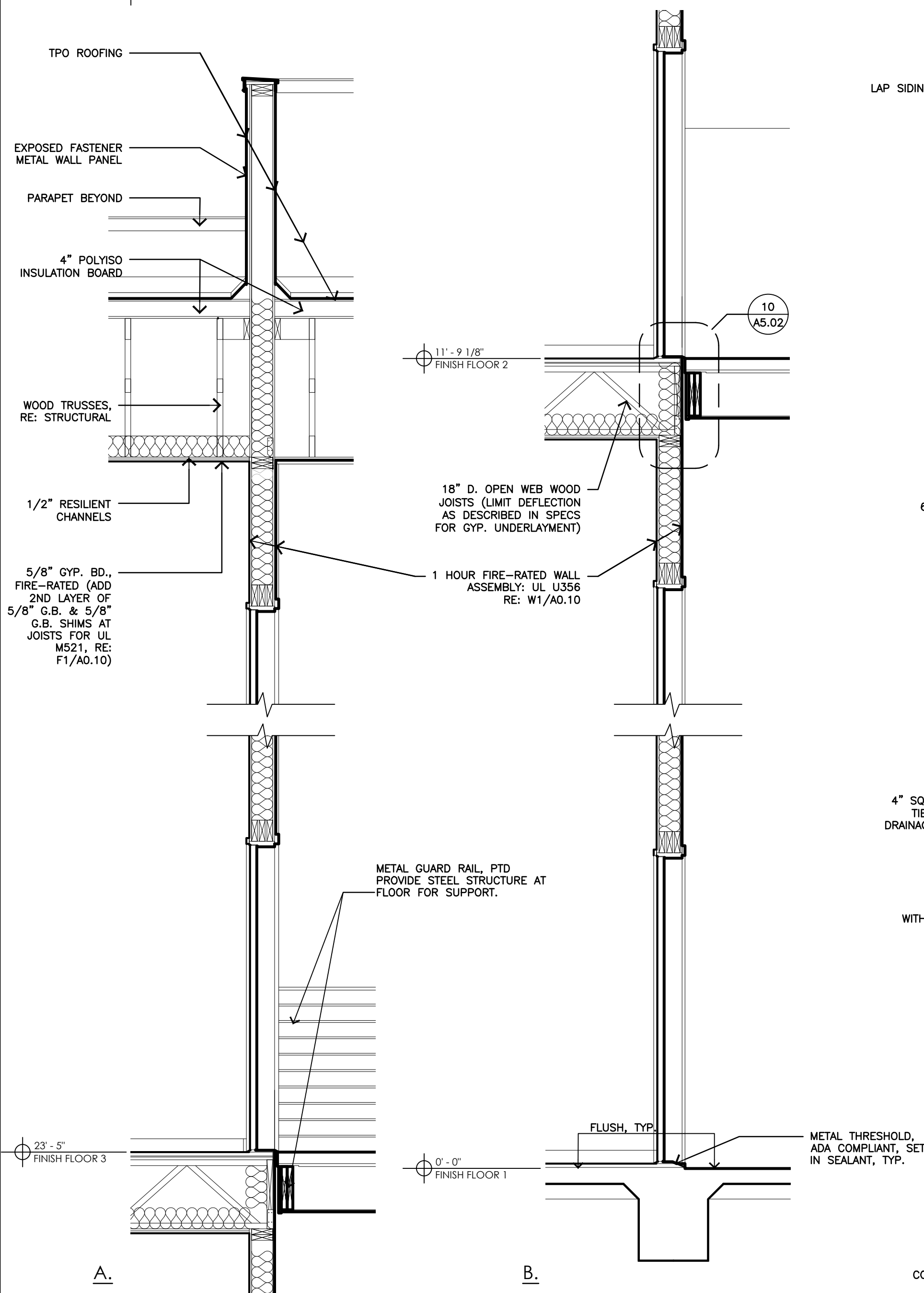


**6 WALL SECTION**

1/2" = 1'-0" BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' & 'D', OP. H., SIM.)

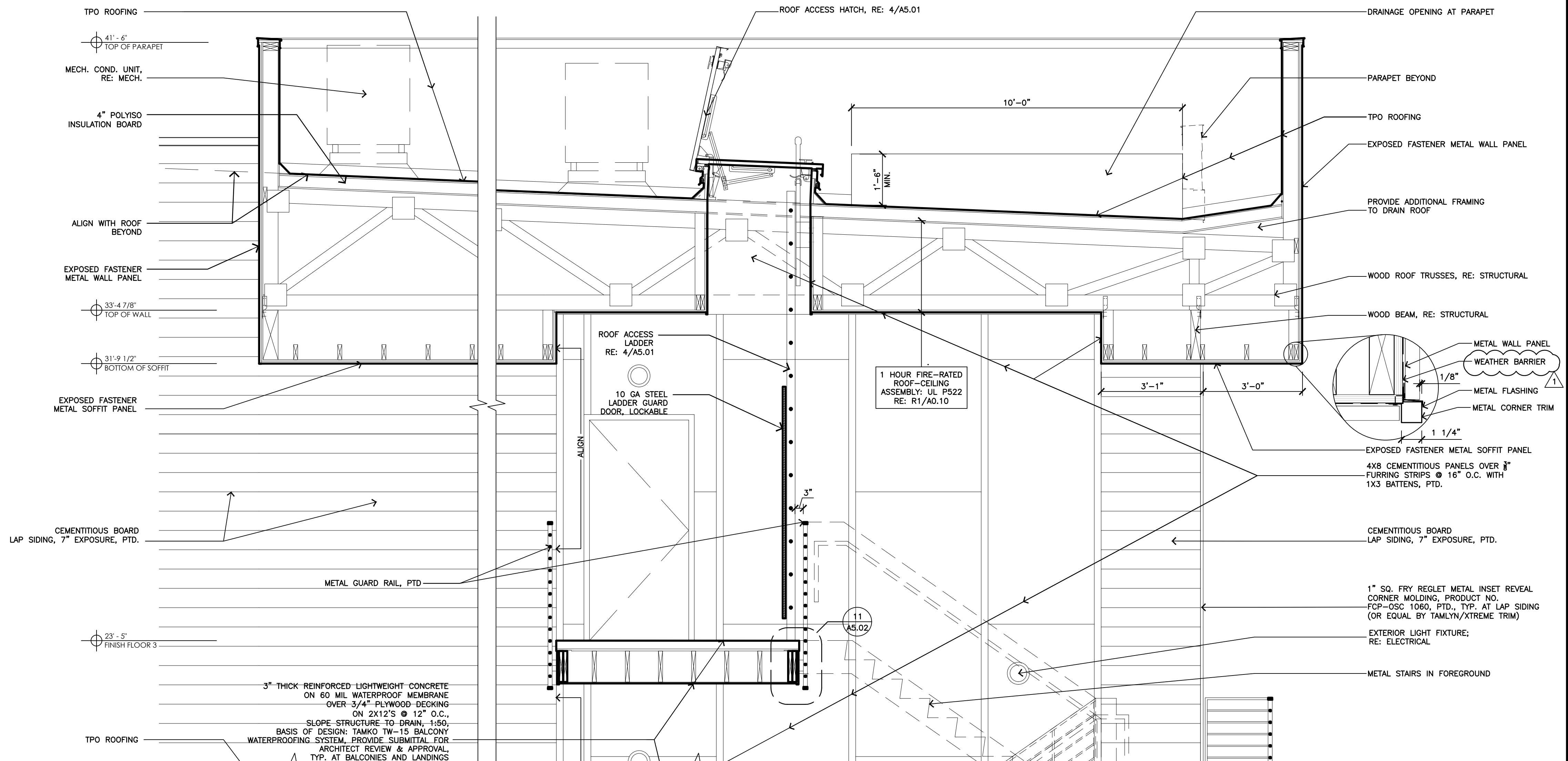
ADDENDUM #1	3/17/21
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Construction Documents for <b>Cypress River Lofts</b> Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
<b>BUILDING &amp; WALL SECTIONS</b>	
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75-01-17 PROJECT NO.	

1 UNUSED



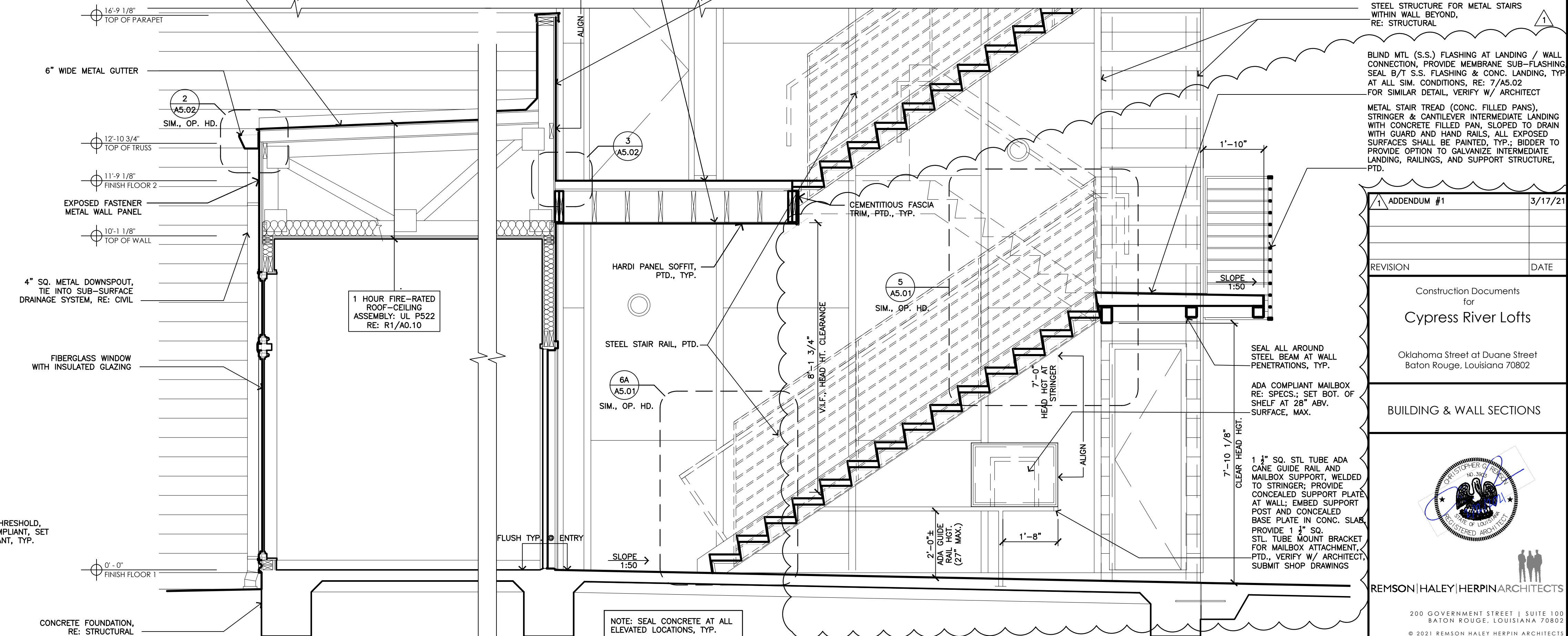
2 WALL SECTION

1/2" = 1'-0" BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' & 'D', OP. H., SIM.)



3 WALL SECTION

1/2" = 1'-0" BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' & 'D', OP. H., SIM.)

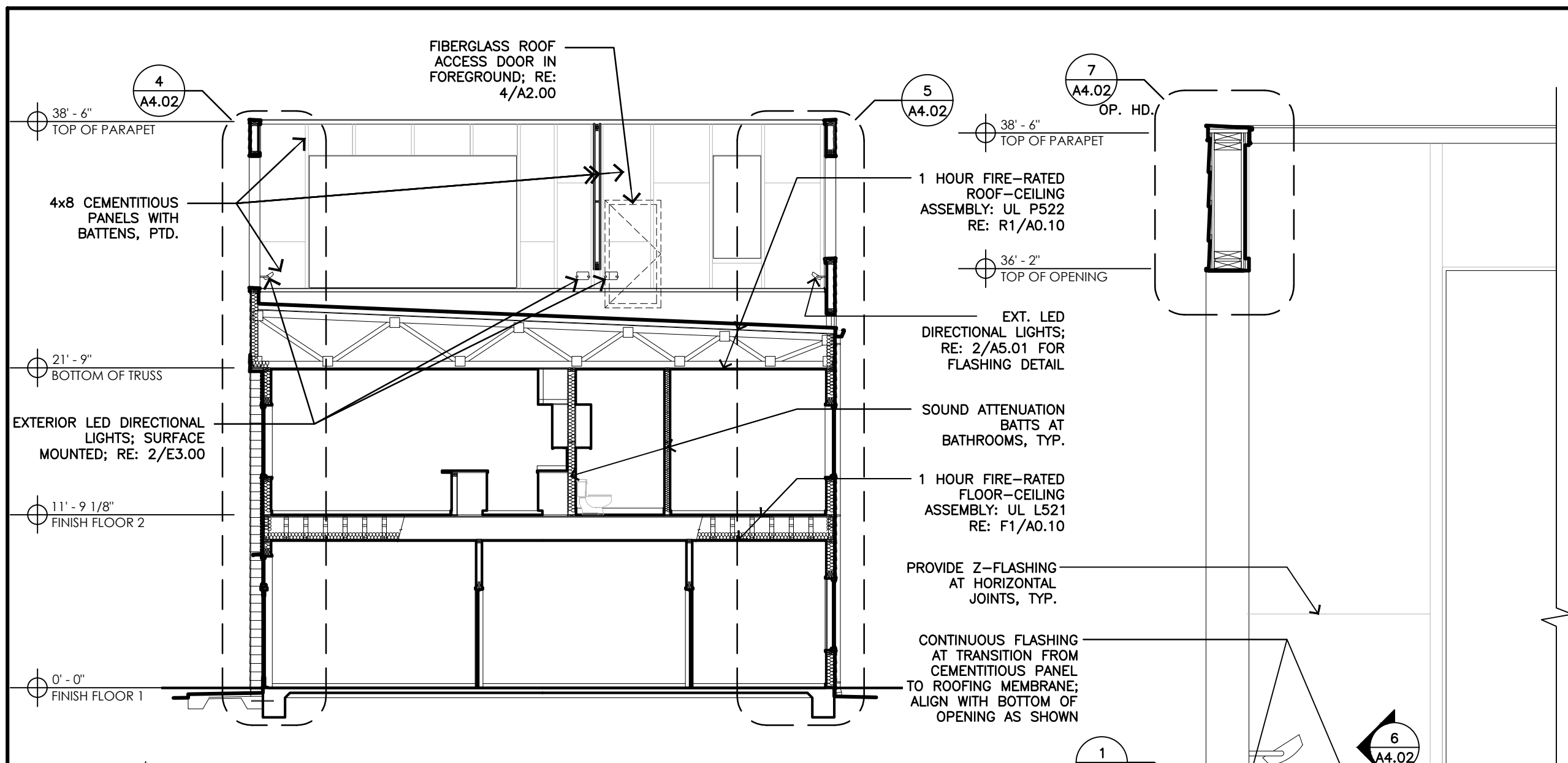


4 WALL SECTION

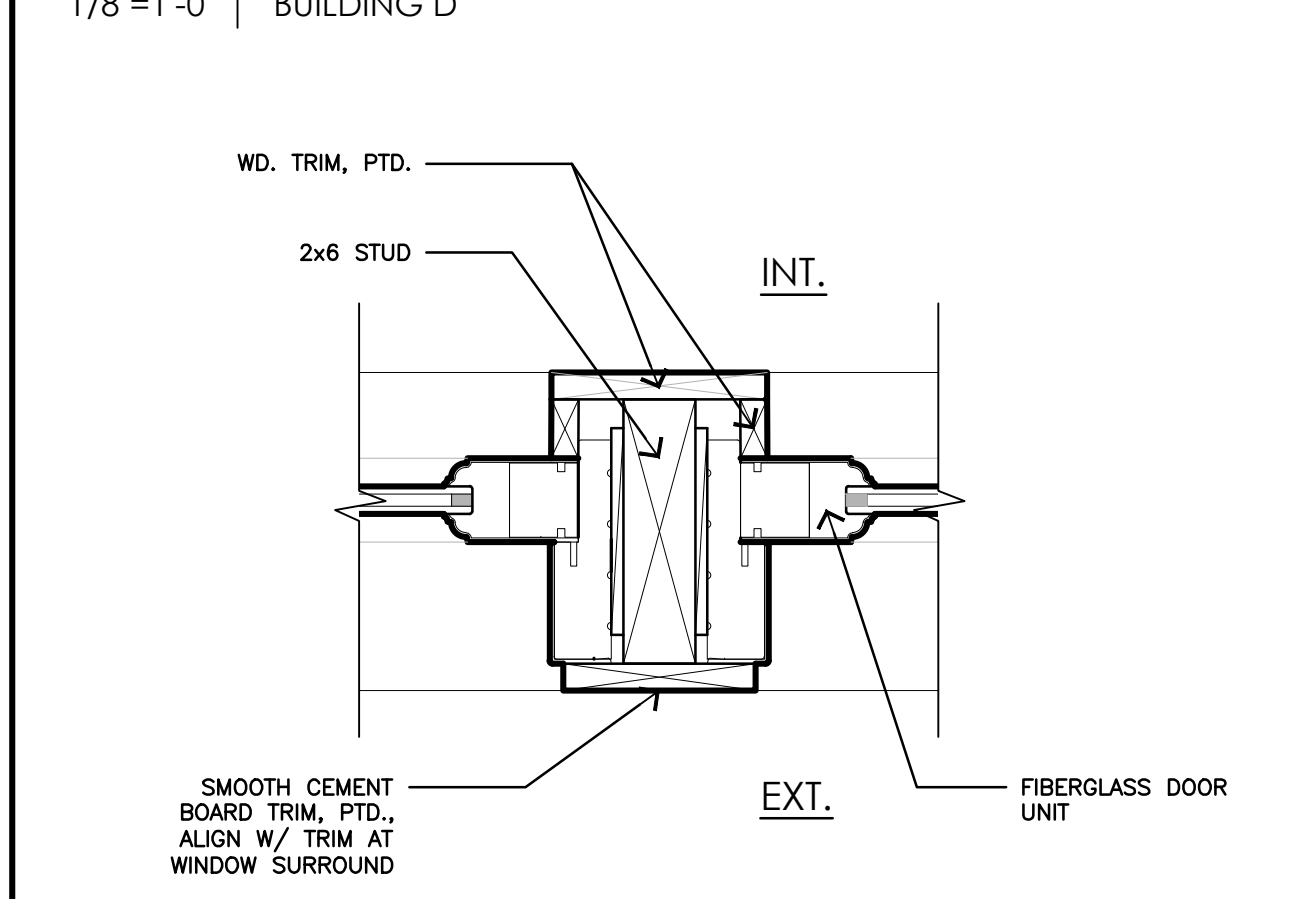
1/2" = 1'-0" BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' & 'D', OP. H., SIM.)

ADDENDUM #1	3/17/21
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Construction Documents for <b>Cypress River Lofts</b>	
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
BUILDING & WALL SECTIONS	
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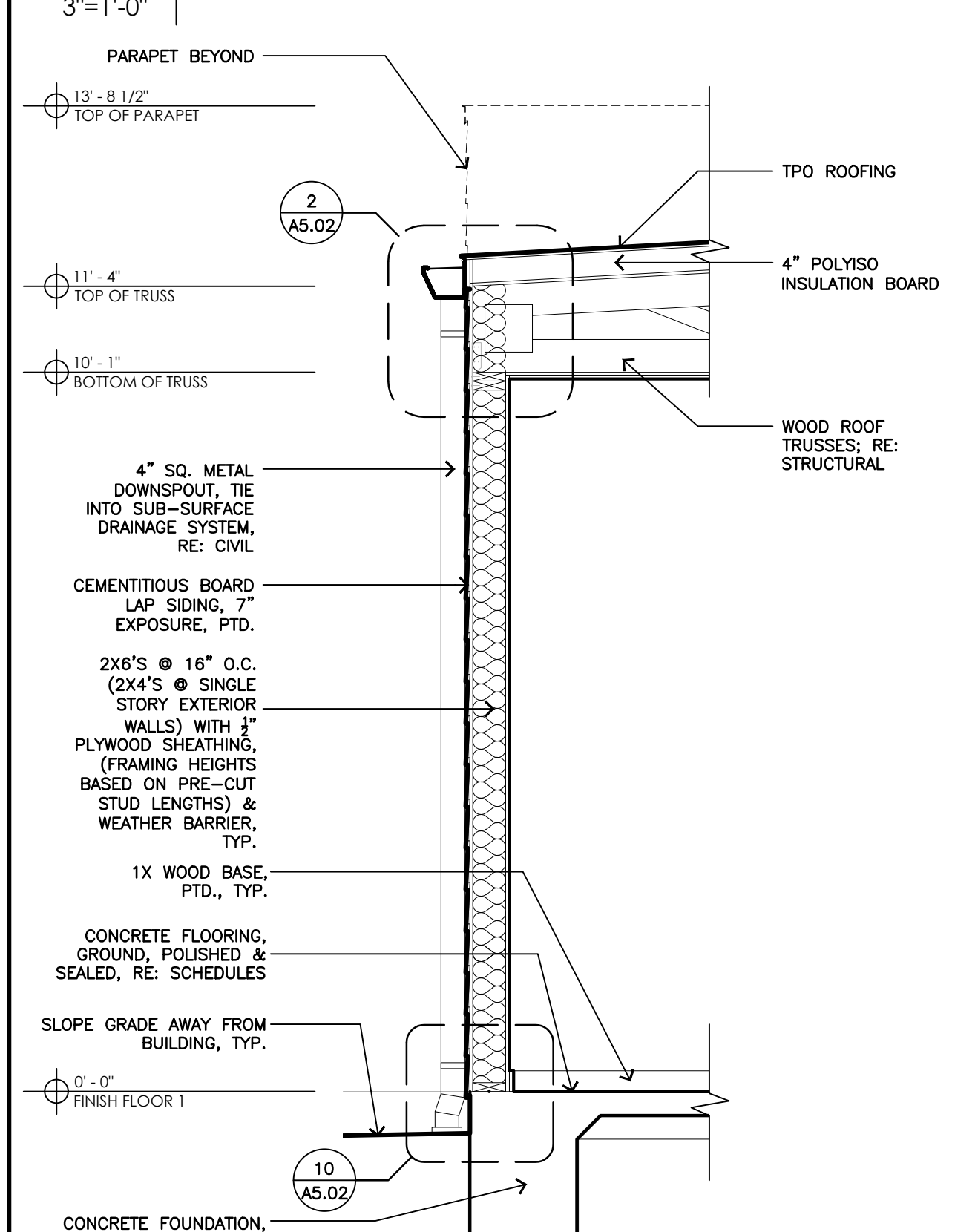




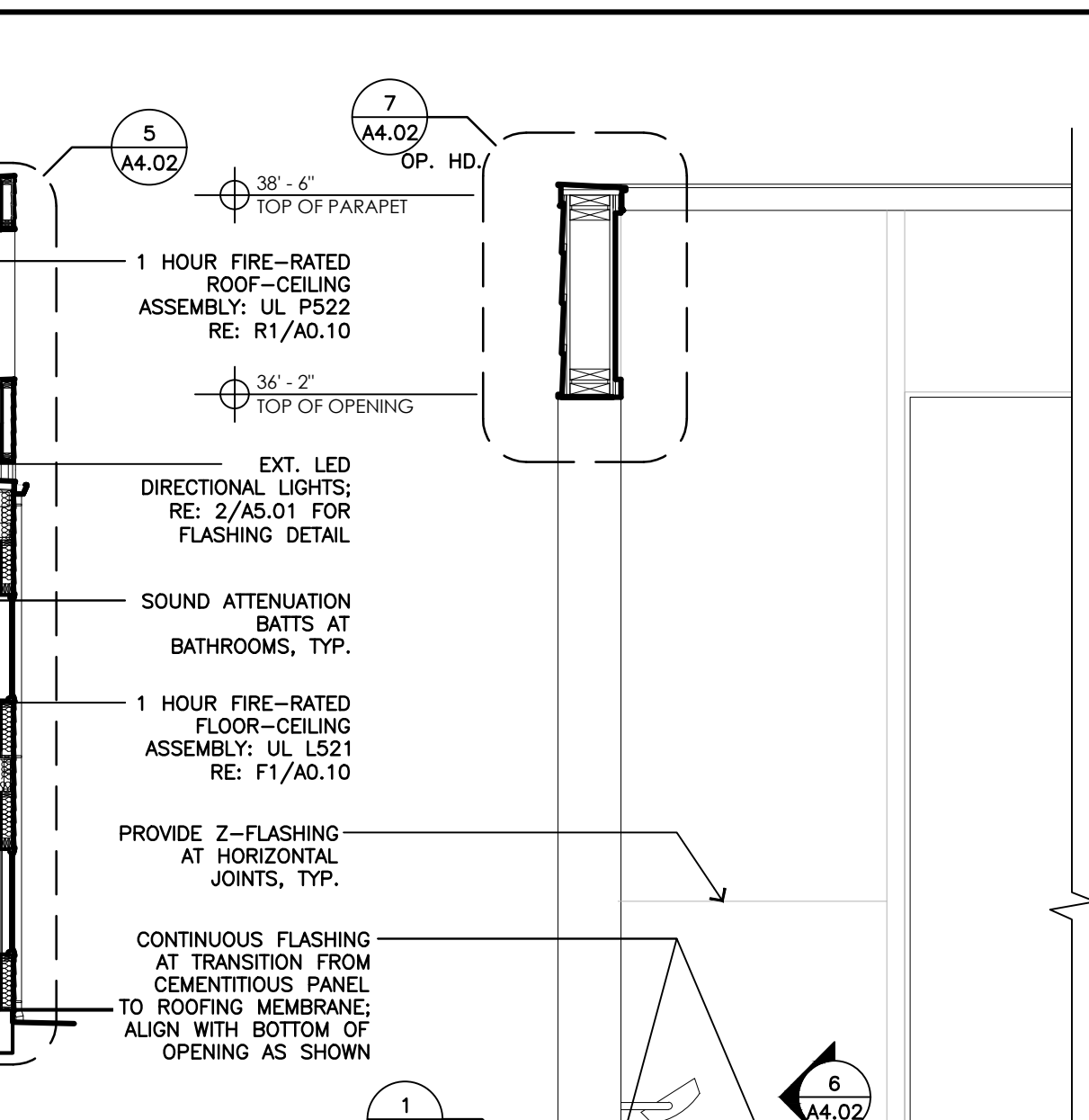
**1 BUILDING SECTION**  
1/8"=1'-0" BUILDING D



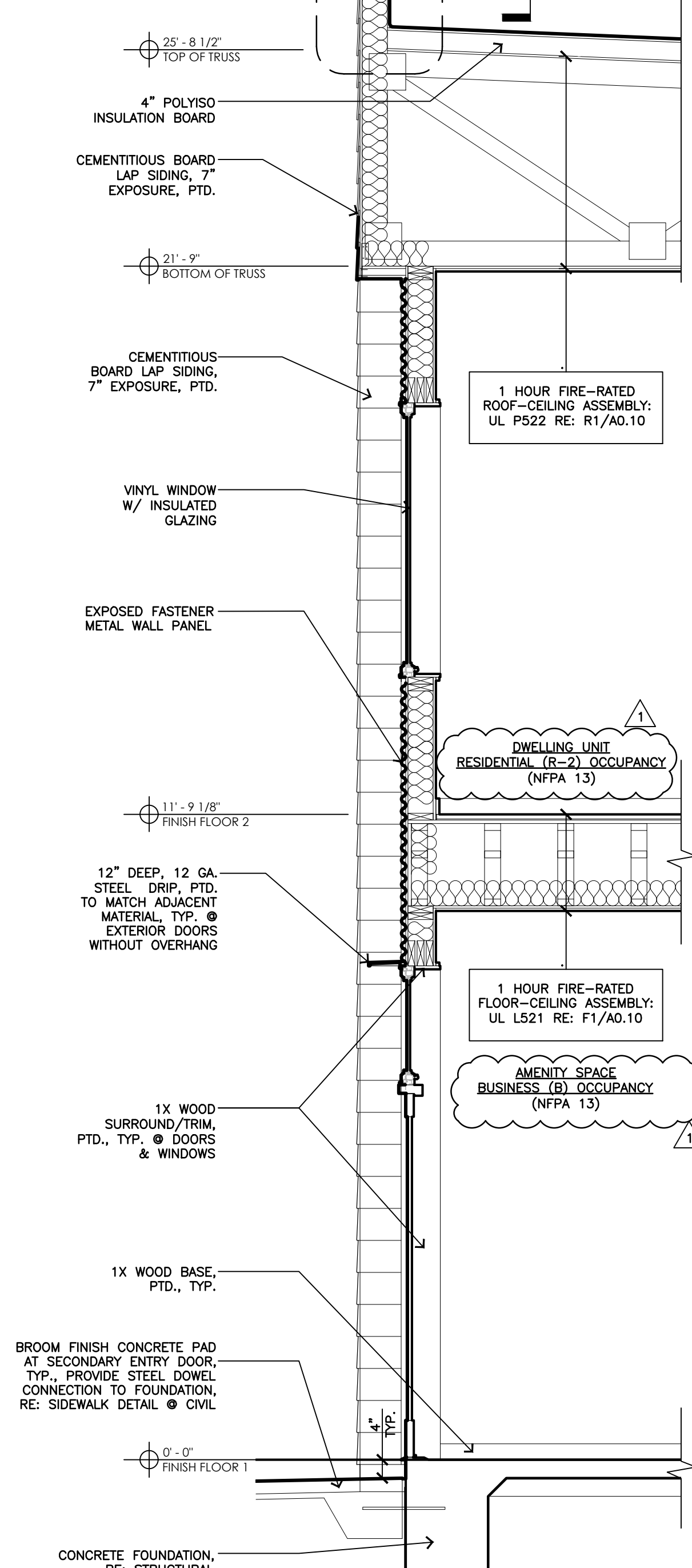
**2 PLAN DETAIL**  
3"=1'-0"



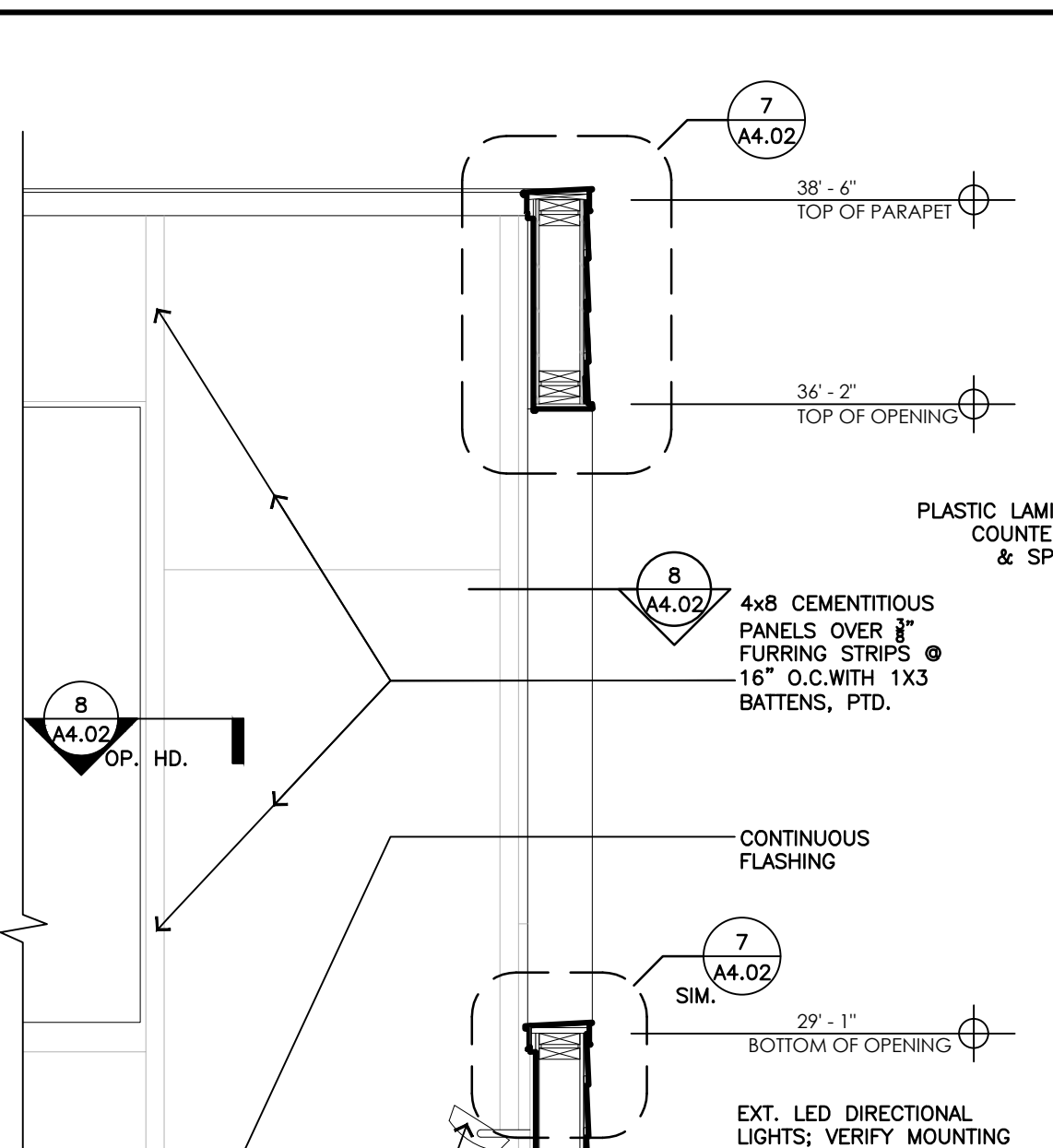
**3 WALL SECTION**  
1/2"=1'-0"



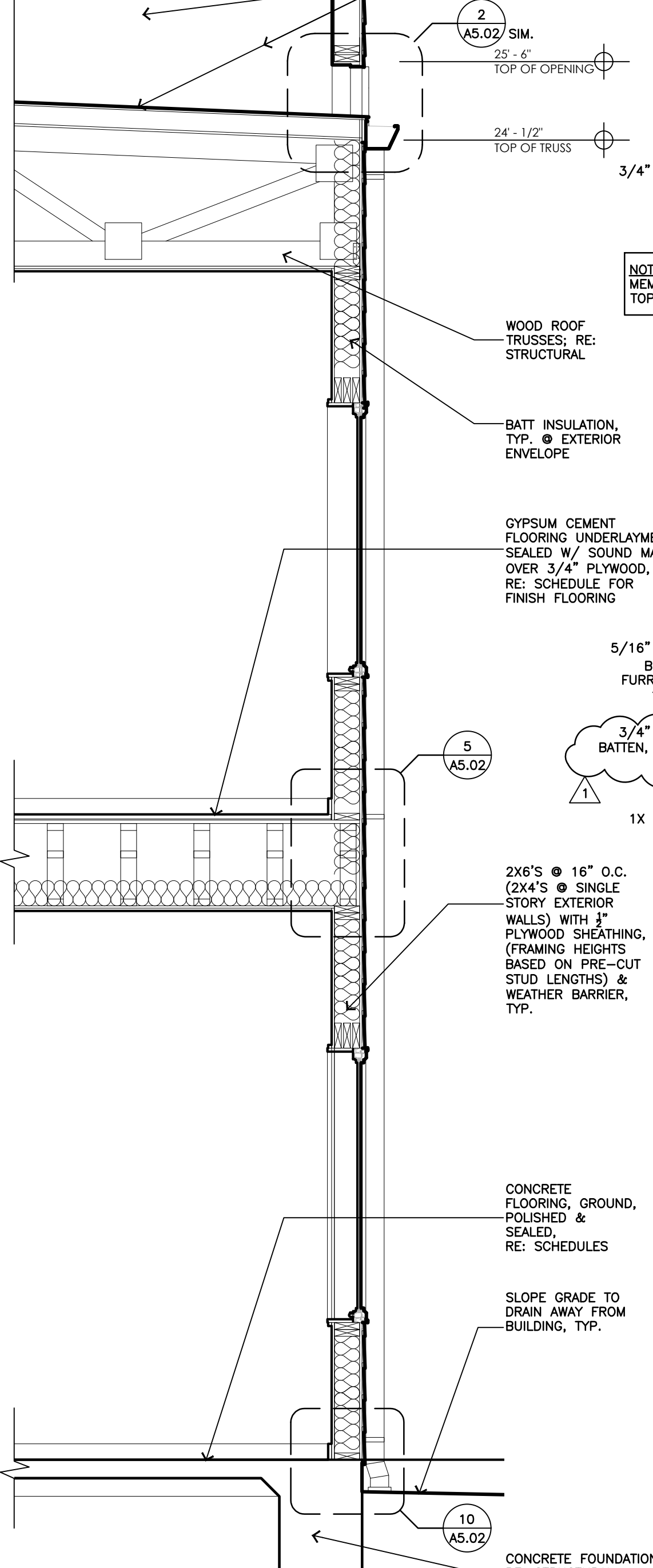
**4 WALL SECTION**  
1/2"=1'-0"



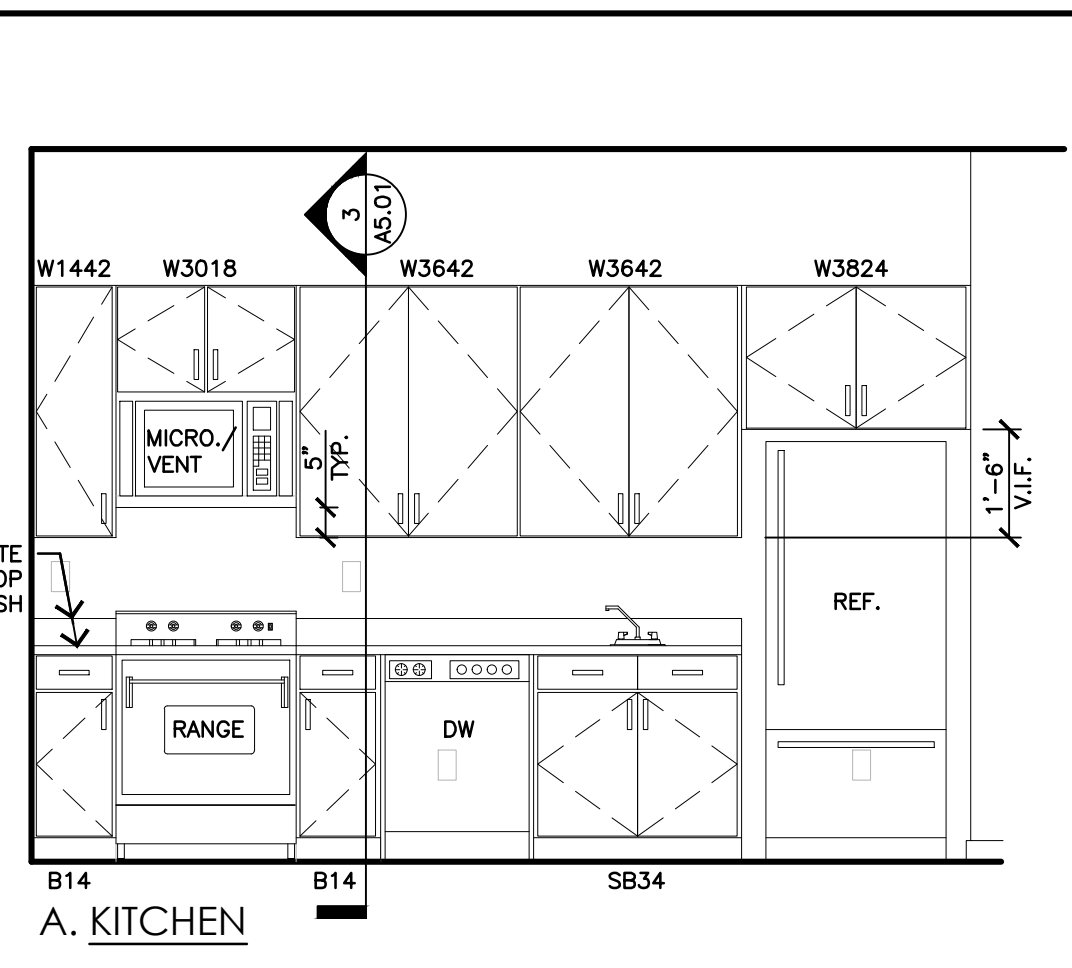
**4 WALL SECTION**  
1/2"=1'-0"



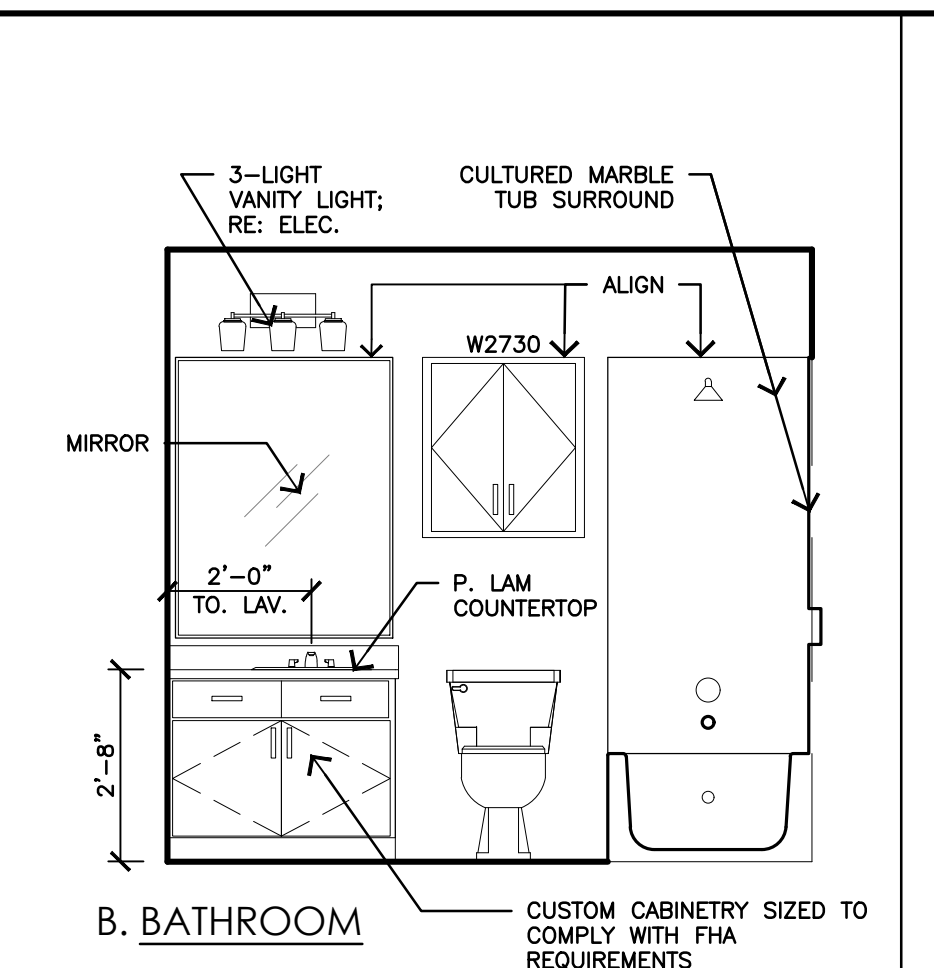
**5 WALL SECTION**  
1/2"=1'-0"



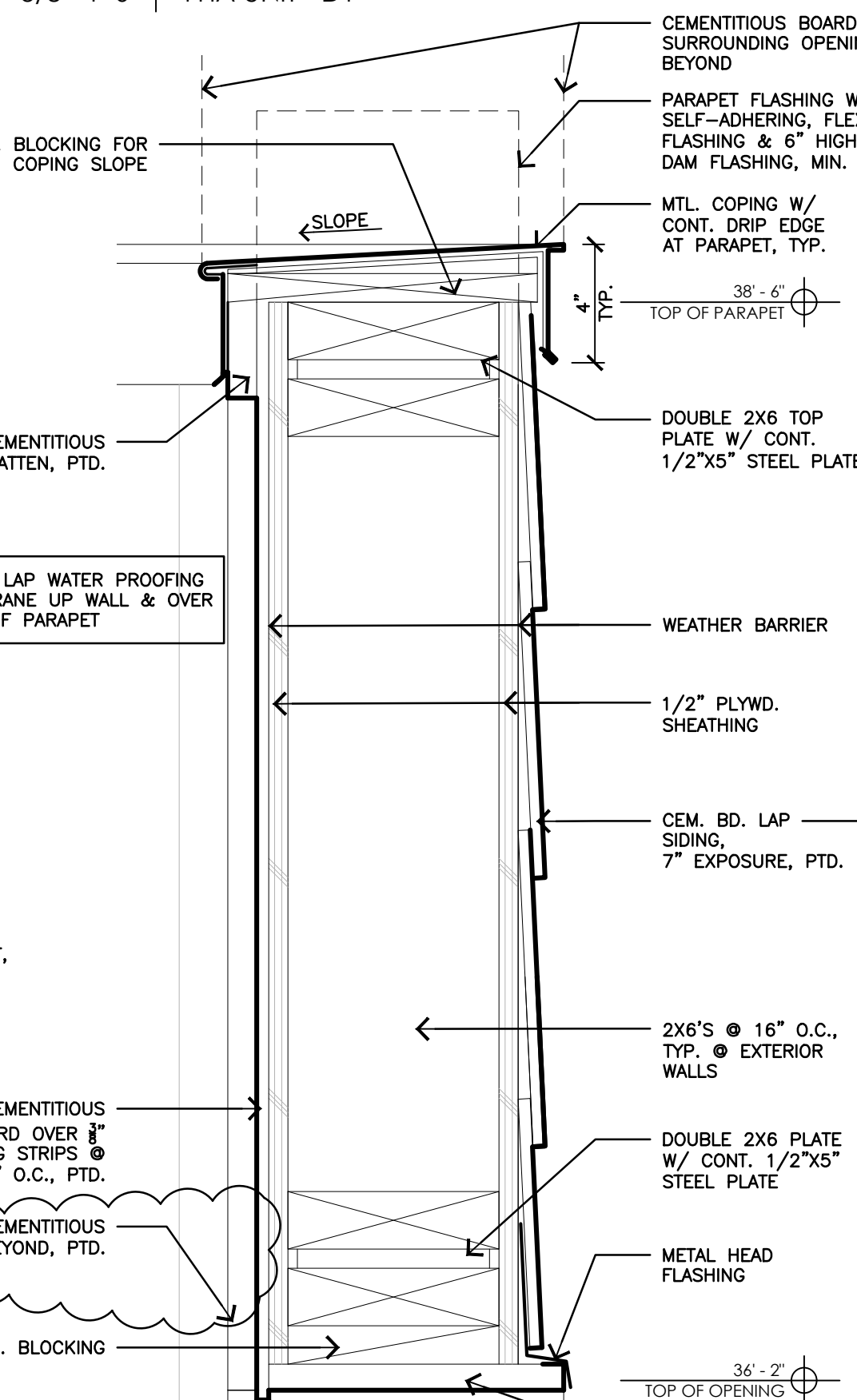
**5 WALL SECTION**  
1/2"=1'-0"



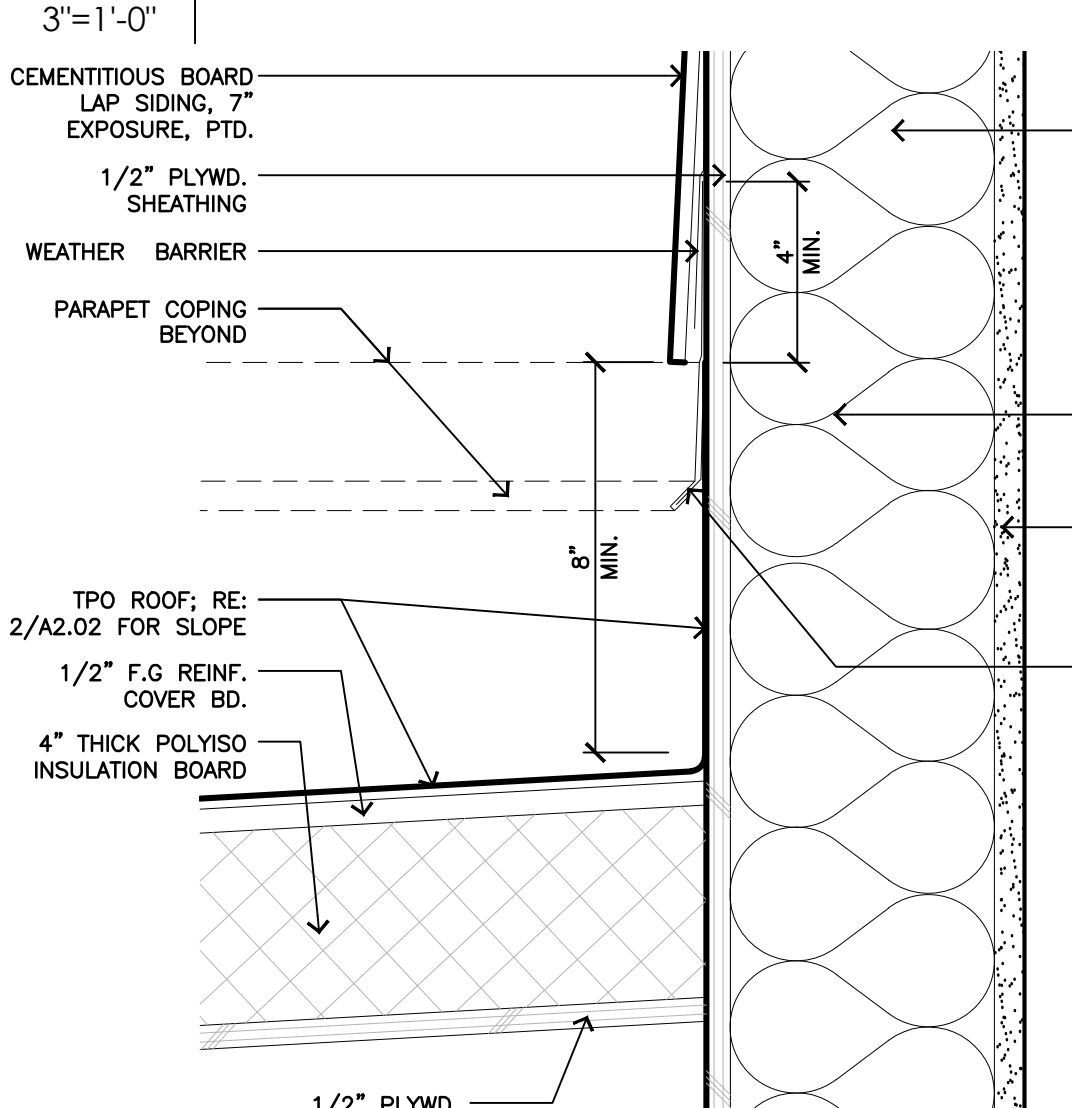
**9 INTERIOR ELEVATIONS**  
3/8"=1'-0" FHA UNIT - D1



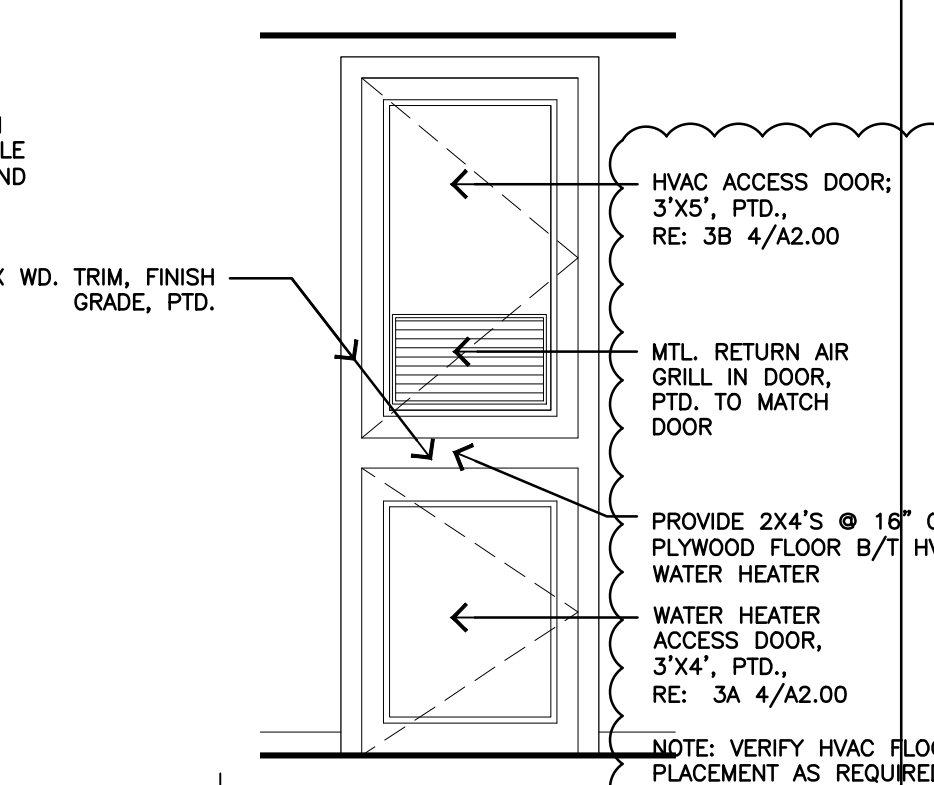
**B. BATHROOM**



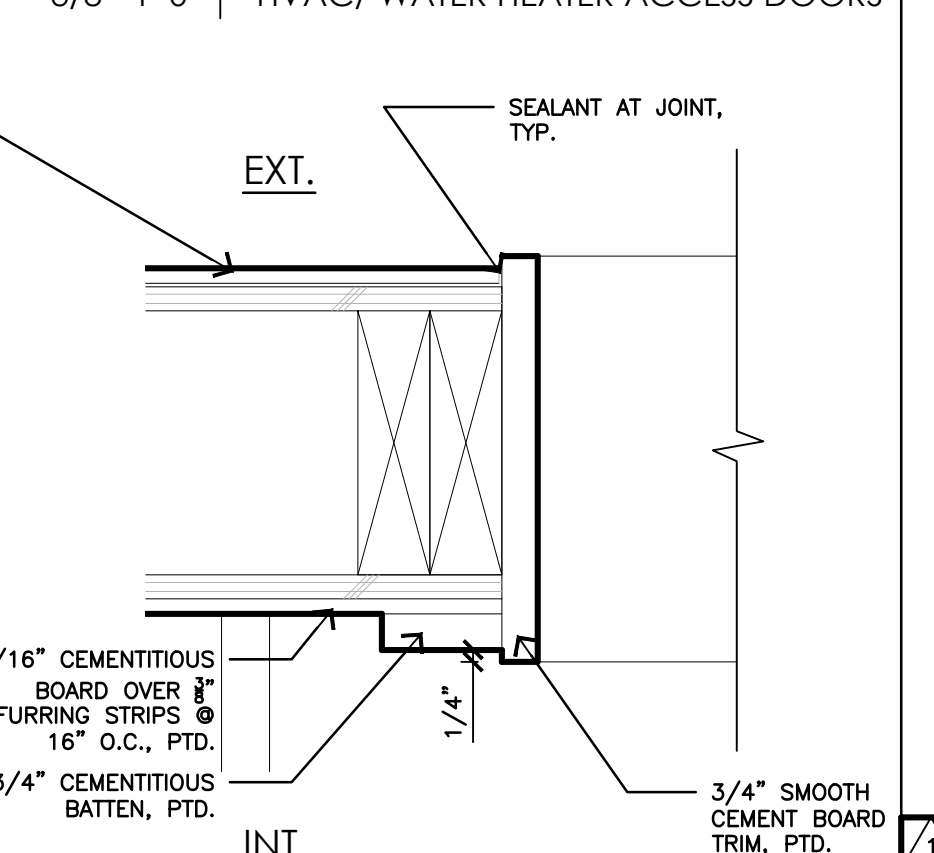
**7 DETAIL**  
3"=1'-0"



**6 DETAIL**  
3"=1'-0"



**10 INT. ELEV.**  
3/8"=1'-0" HVAC/ WATER HEATER ACCESS DOORS



**8 DETAIL**  
3"=1'-0"

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Construction Documents for  
**Cypress River Lofts**  
Oklahoma Street at Duane Street  
Baton Rouge, Louisiana 70802

**BUILDING D - SECTIONS & DETAILS**

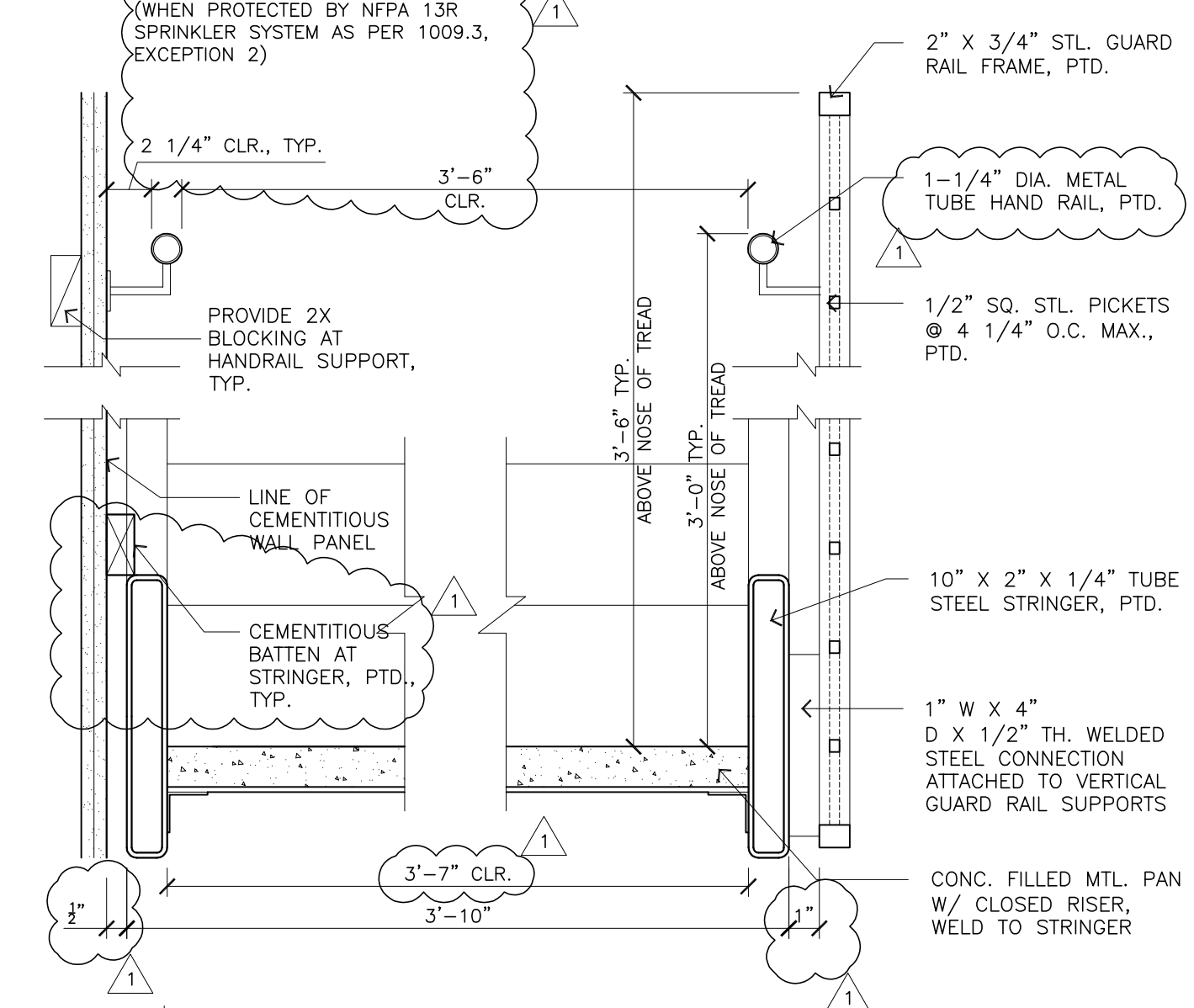


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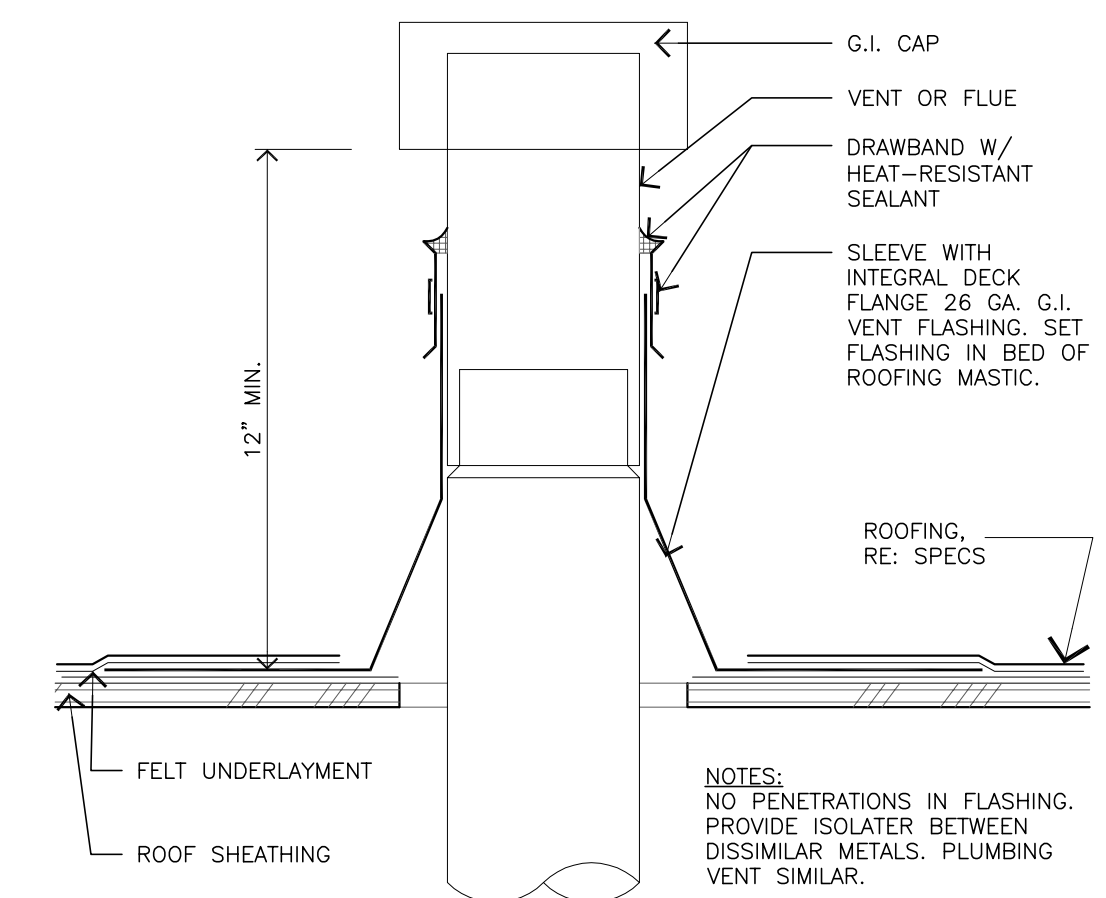
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75-01-17 PROJECT NO.	

NOTE: OCCUPANT LOAD FOR 2ND & 3RD FLOOR (R-2; 200 GROSS) IS 15. AS PER IBC 2015 1011.2, STAIRWAYS: EXCEPTION 1, OCCUPANT LOAD LESS THAN 50, STAIR WIDTH SHALL BE NOT LESS THAN 36" WHEN PROTECTED BY NFPA 13R SPRINKLER SYSTEM AS PER 1009.3, EXCEPTION 2)



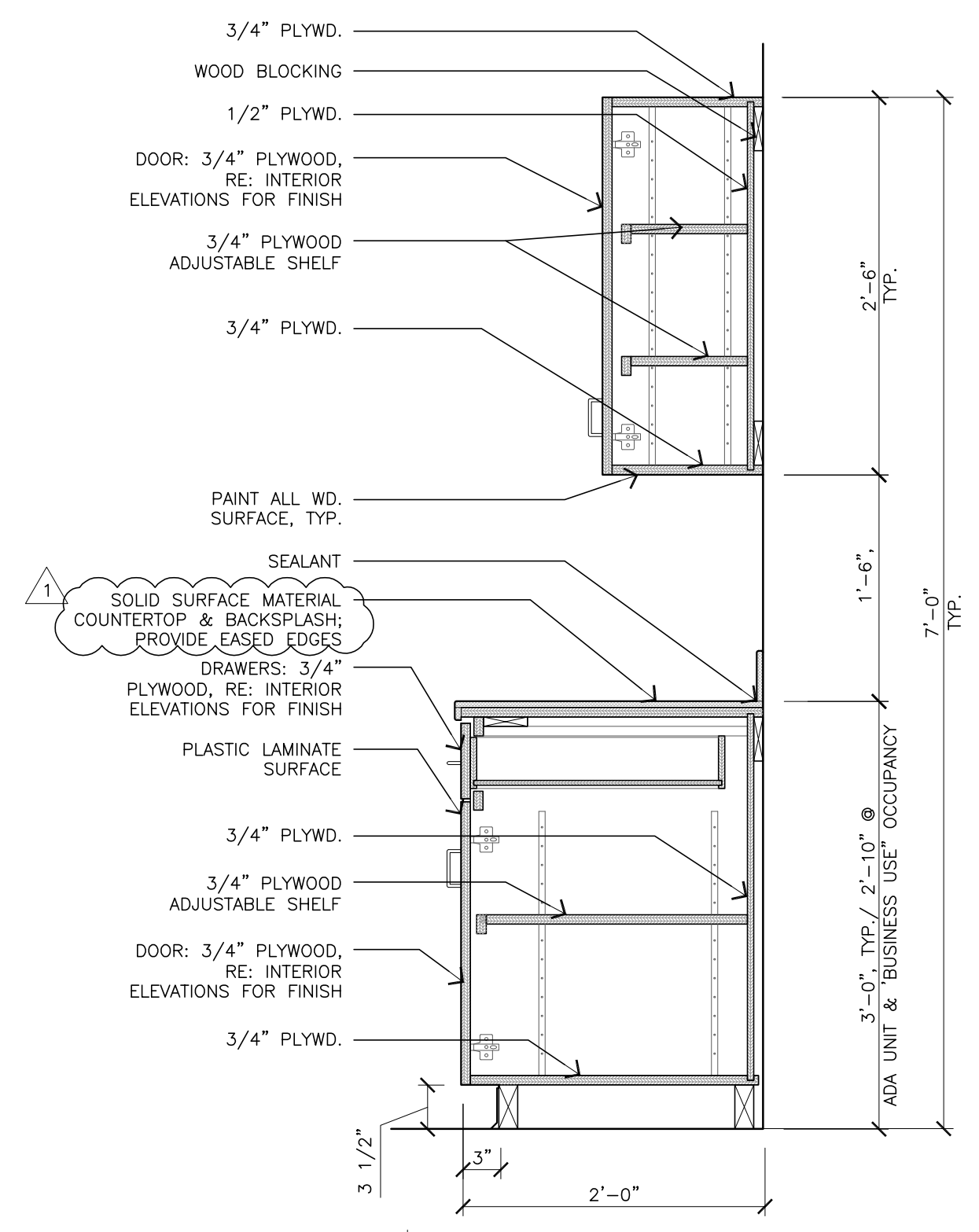
1 STAIR DETAIL

1 1/2"=1'-0"



2 VENT PENETRATION

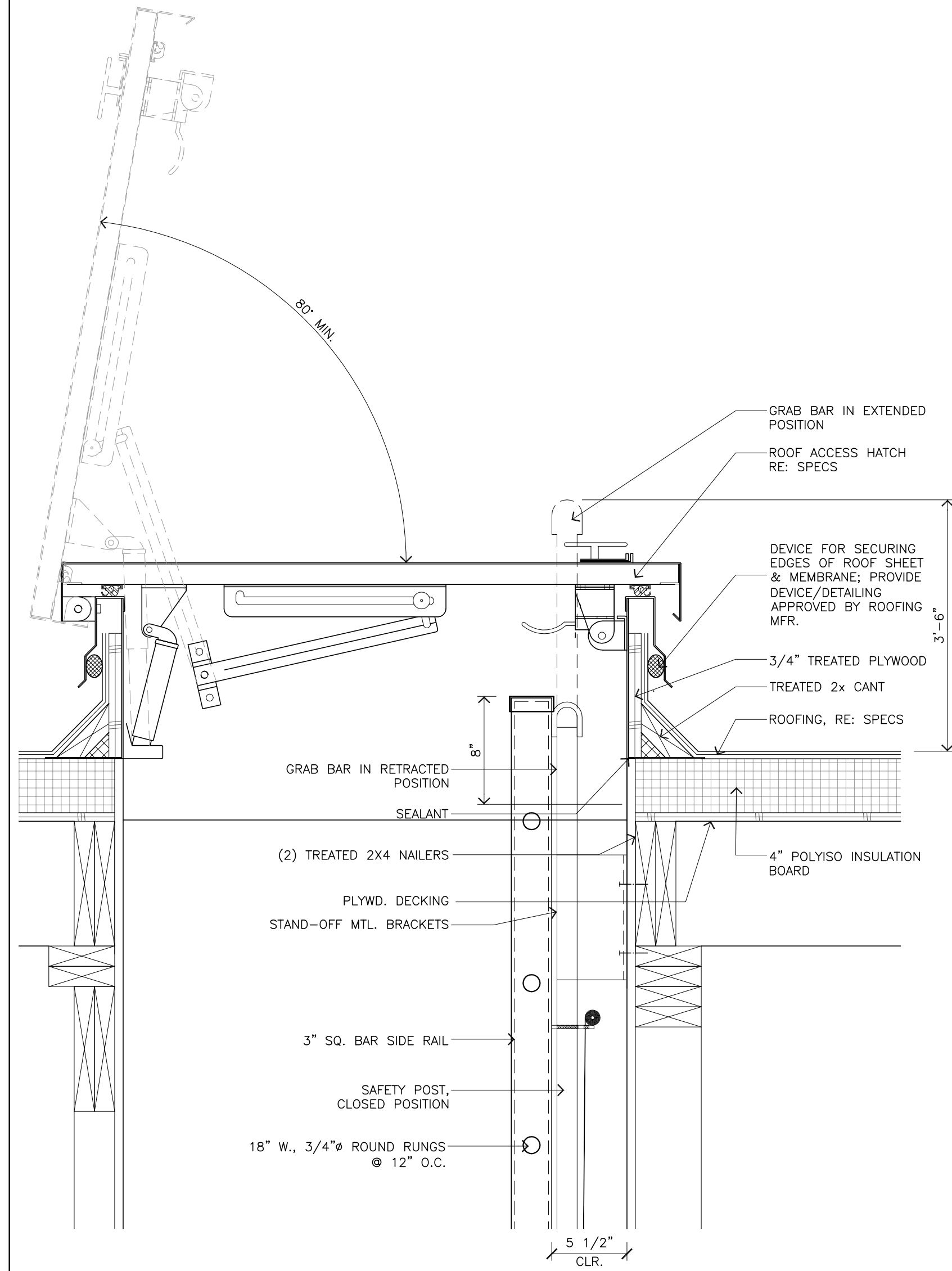
3"=1'-0"



3 MILLWORK DETAIL

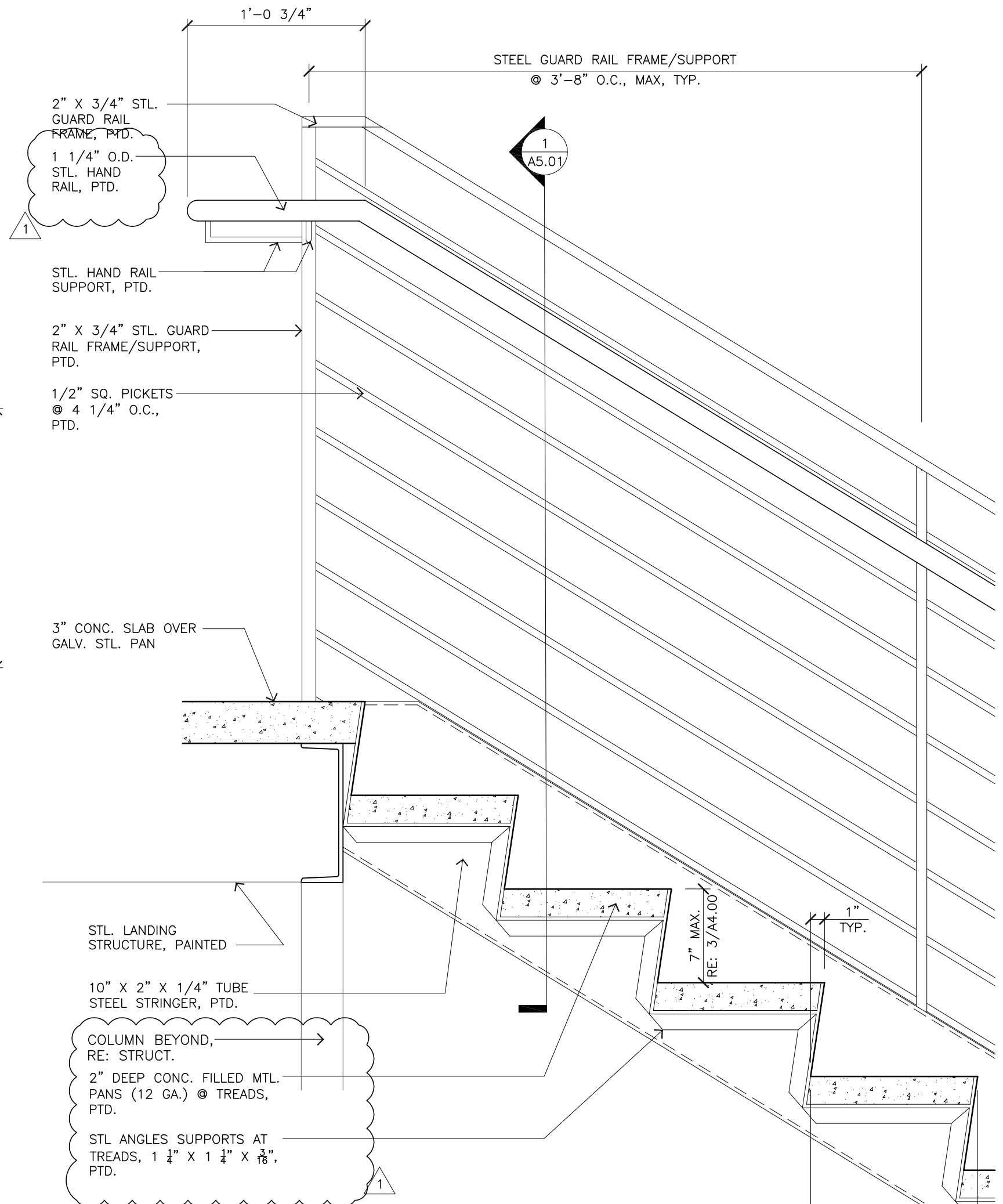
1"=1'-0"

NOTE: PROVIDE ADA COMPLIANT KNEE SPACE BEHIND PRE-FABRICATED CABINET DOORS & WORK SURFACE AS REQUIRED FOR ADA ACCESSIBLE UNIT (C-1)



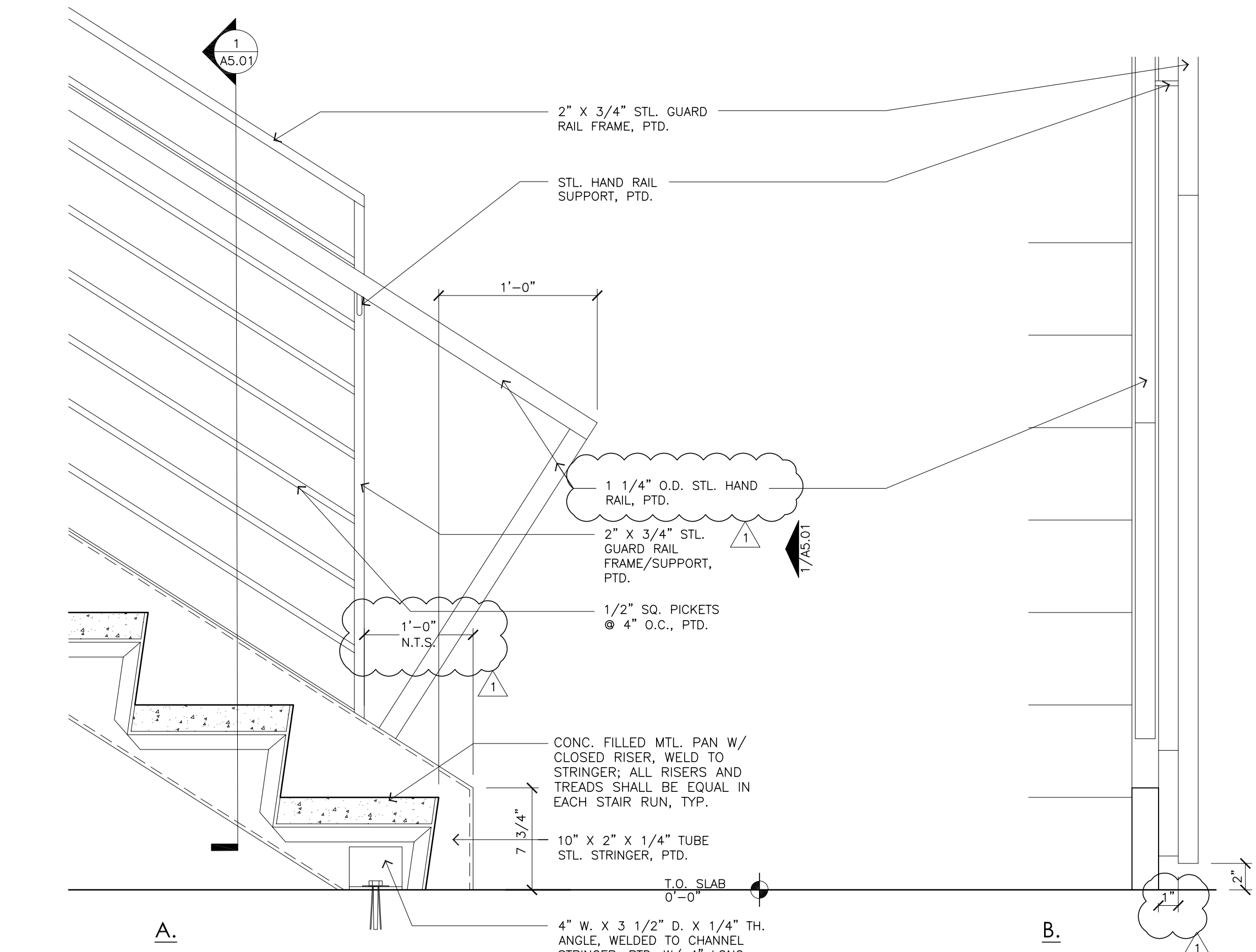
4 ROOF ACCESS HATCH

1 1/2"=1'-0"



5 STAIR DETAIL

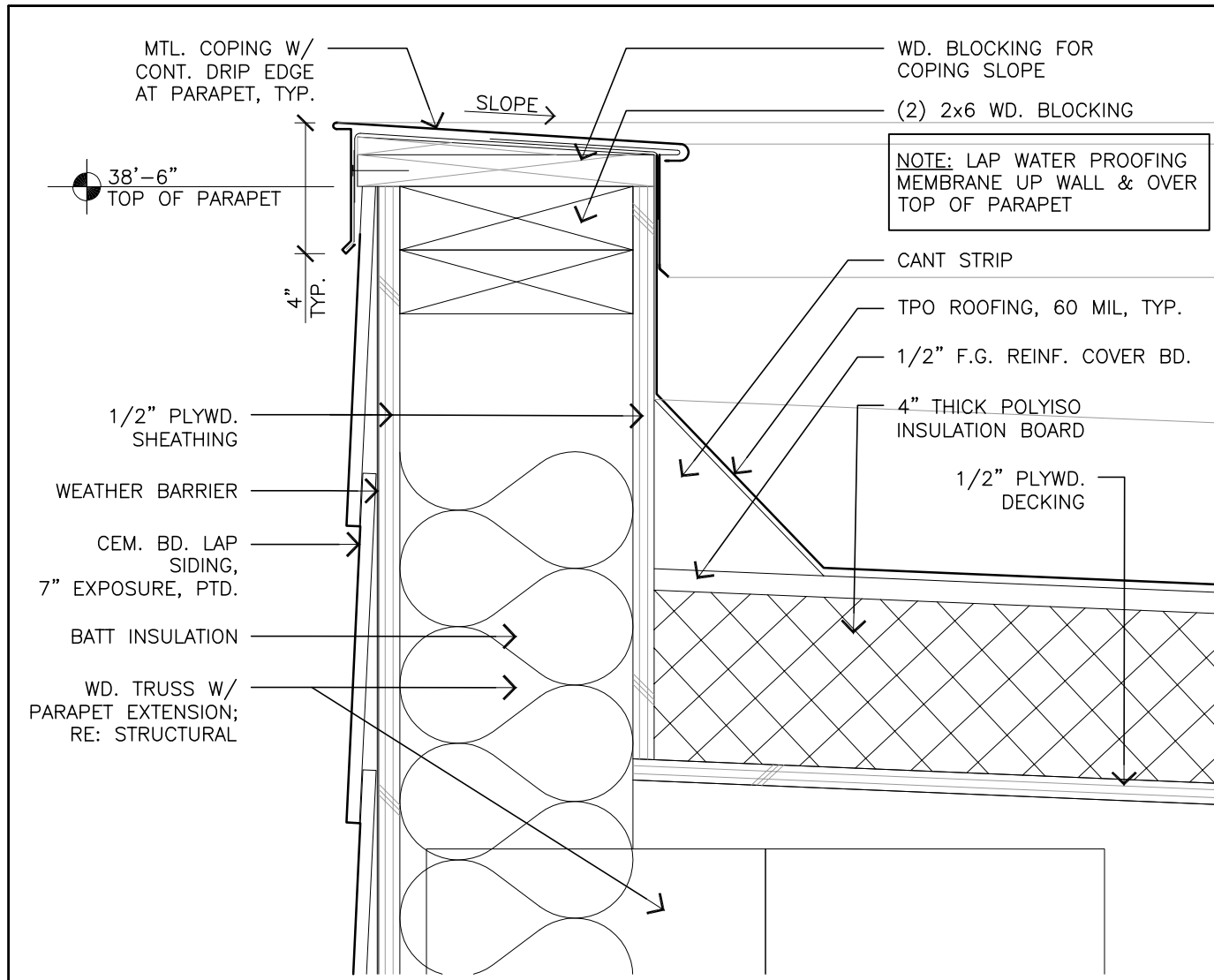
1 1/2"=1'-0"



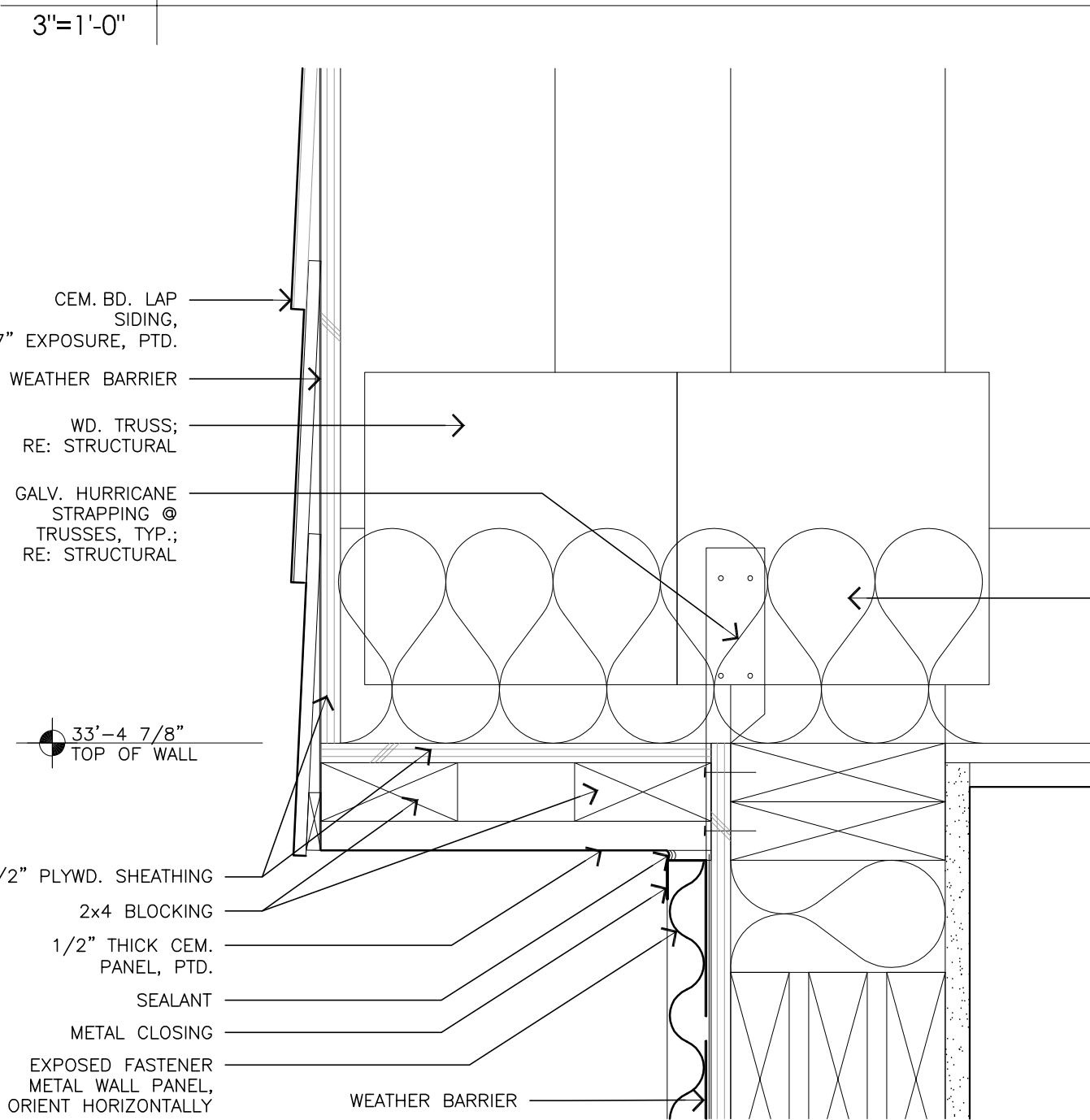
6 STAIR DETAIL

1 1/2"=1'-0"

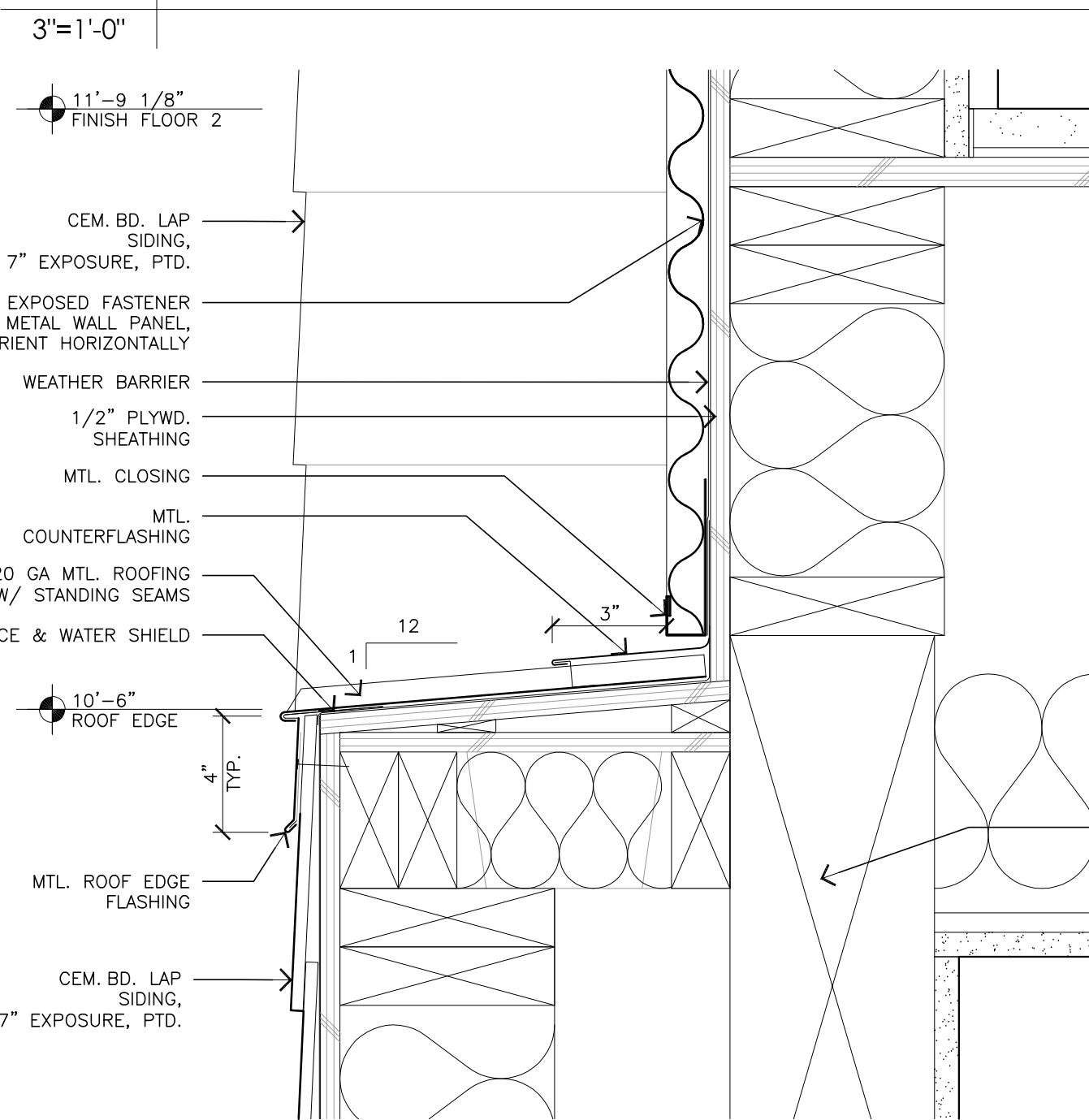
ADDENDUM #1	3/17/21
REVISION	DATE
Construction Documents for <b>Cypress River Lofts</b> Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
STAIR & MISC. DETAILS	
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1 DETAIL

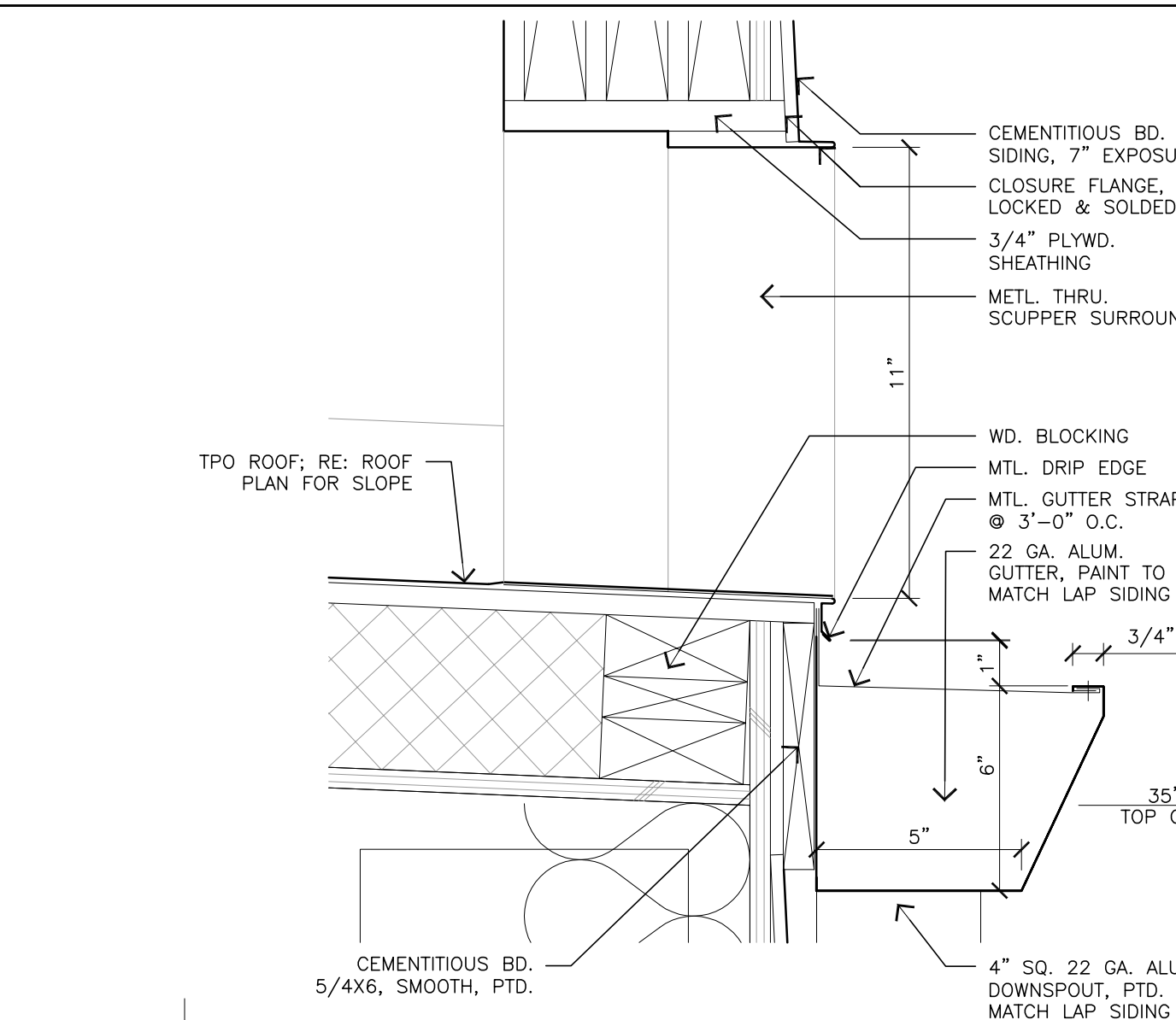


4 DETAIL

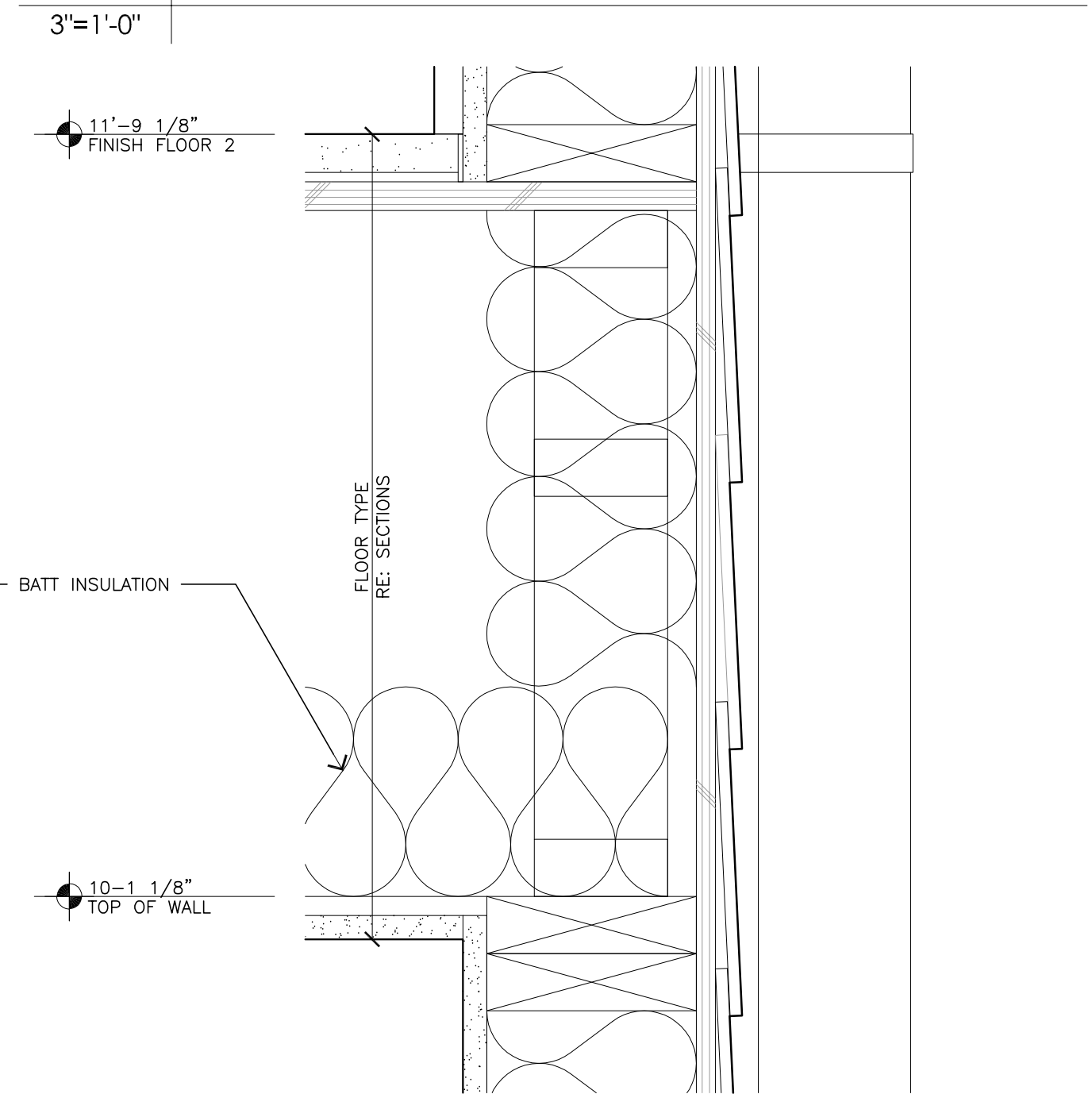


8 DETAIL

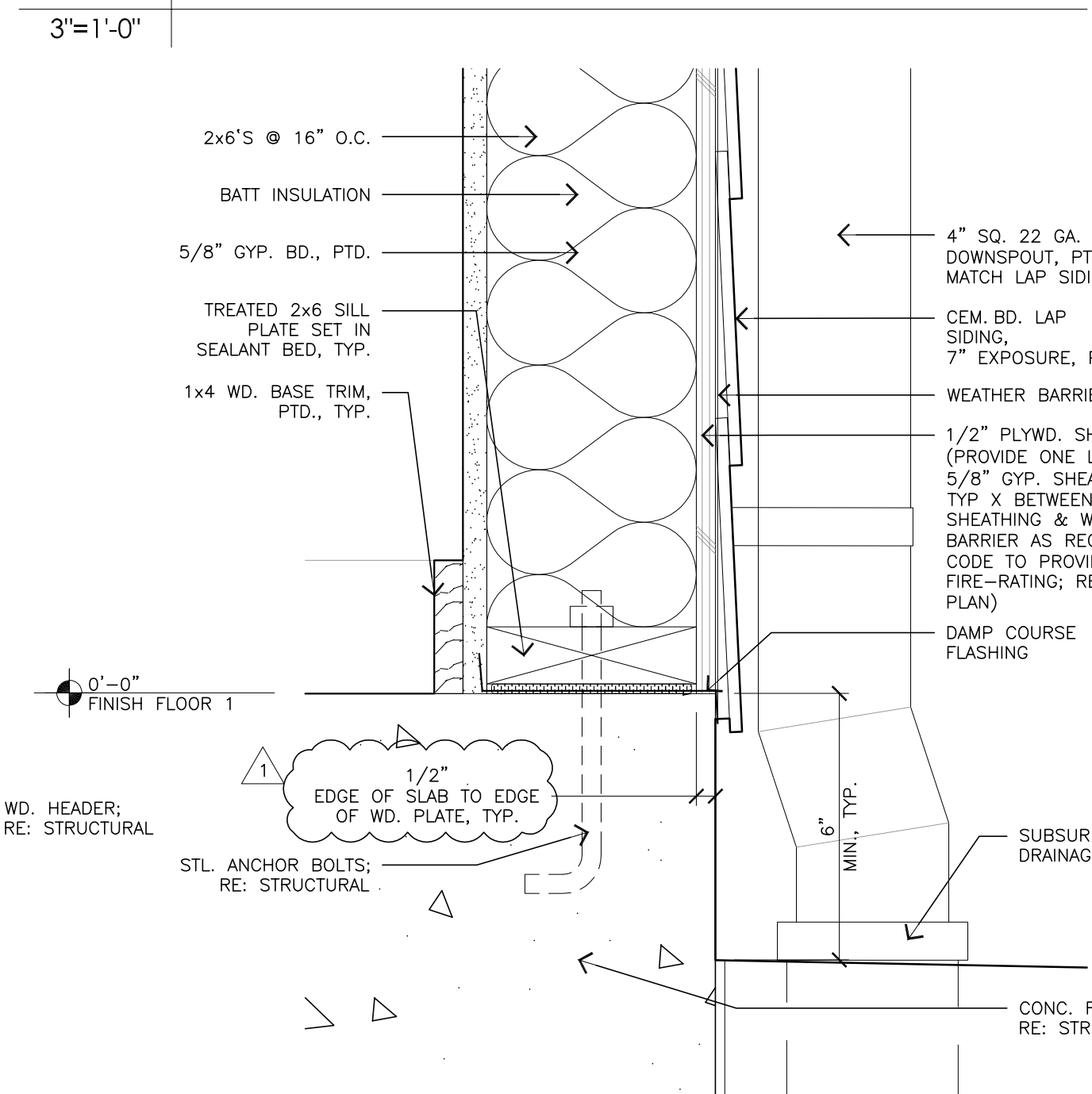
3"=1'-0"



2 DETAIL

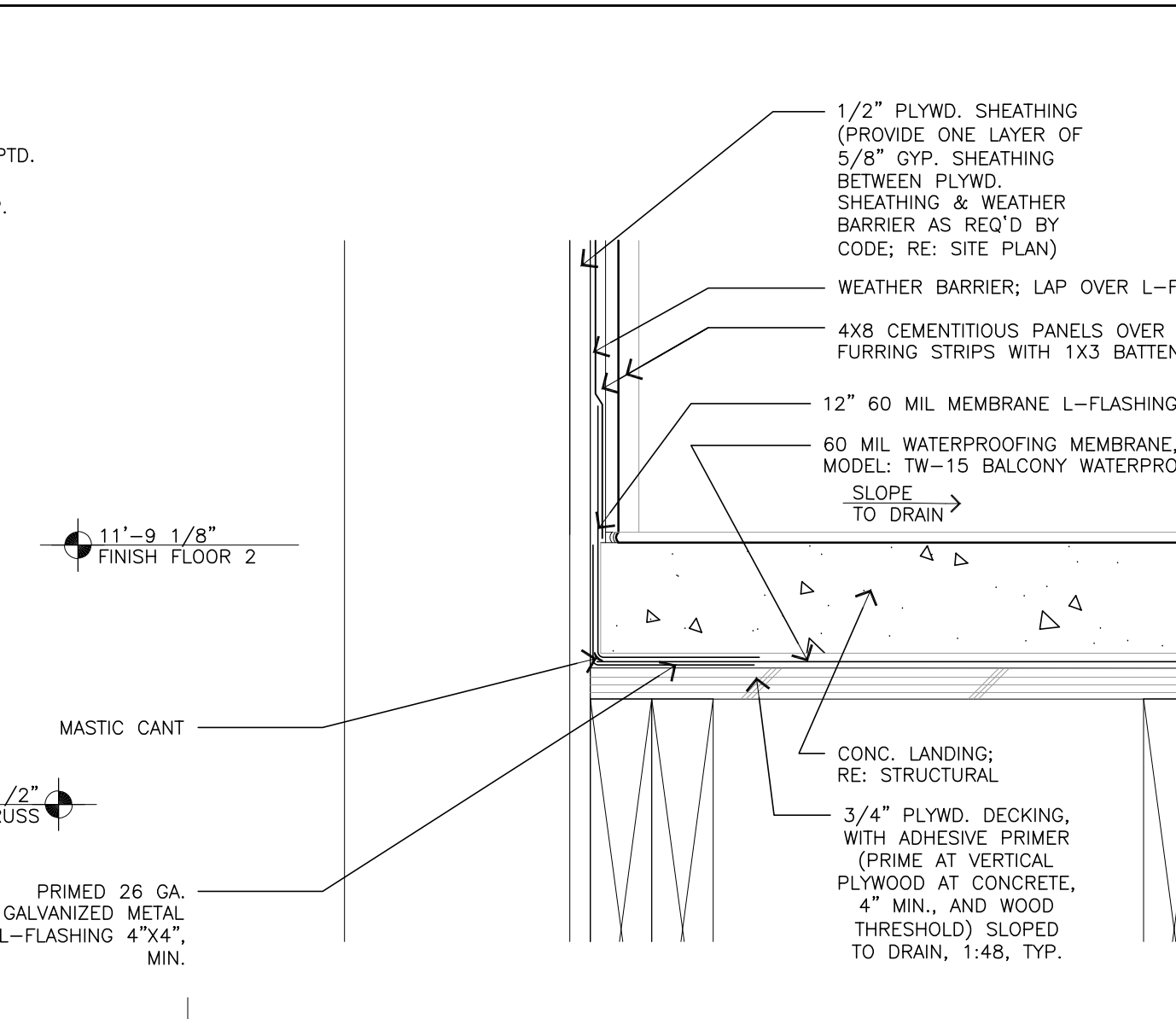


5 DETAIL

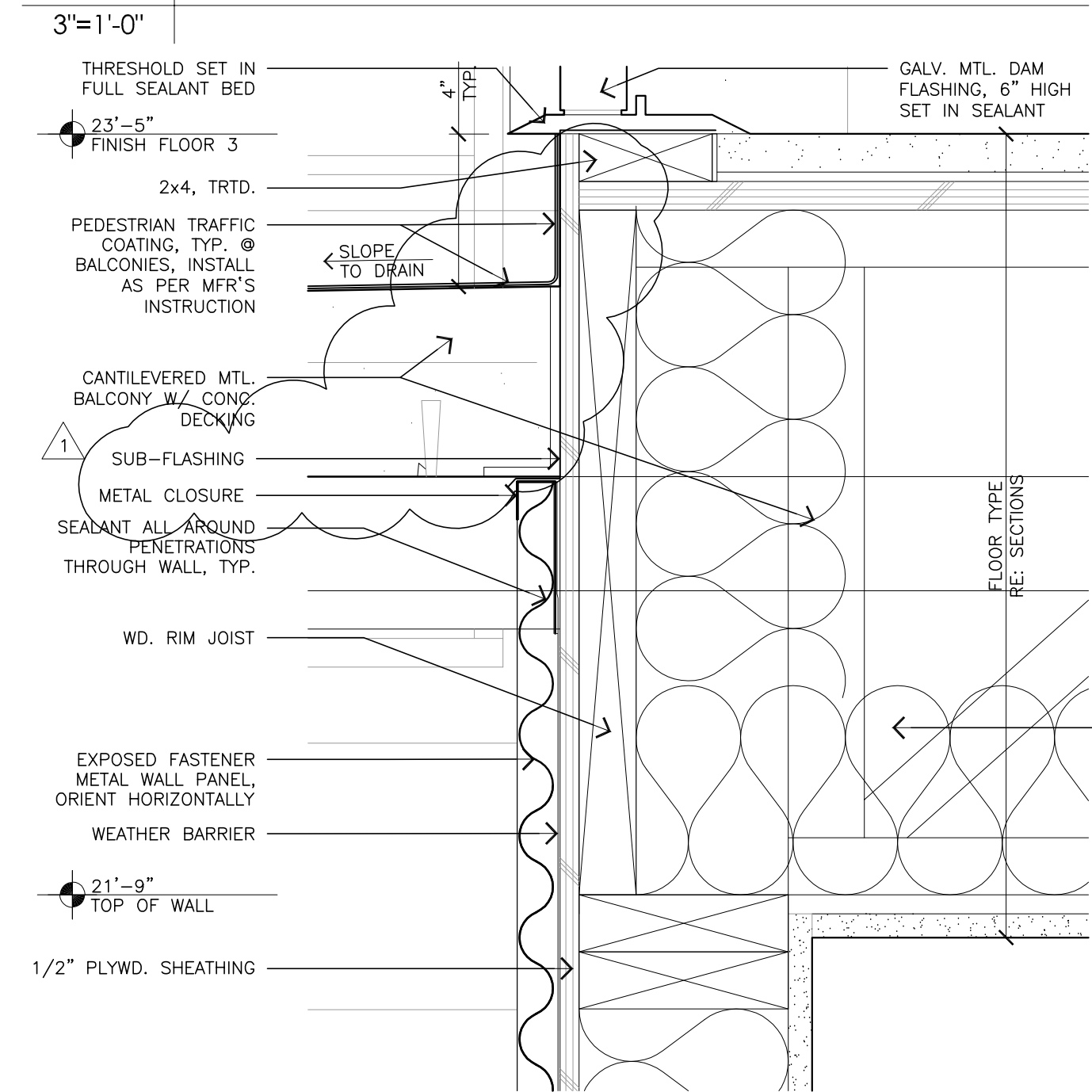


9 DETAIL

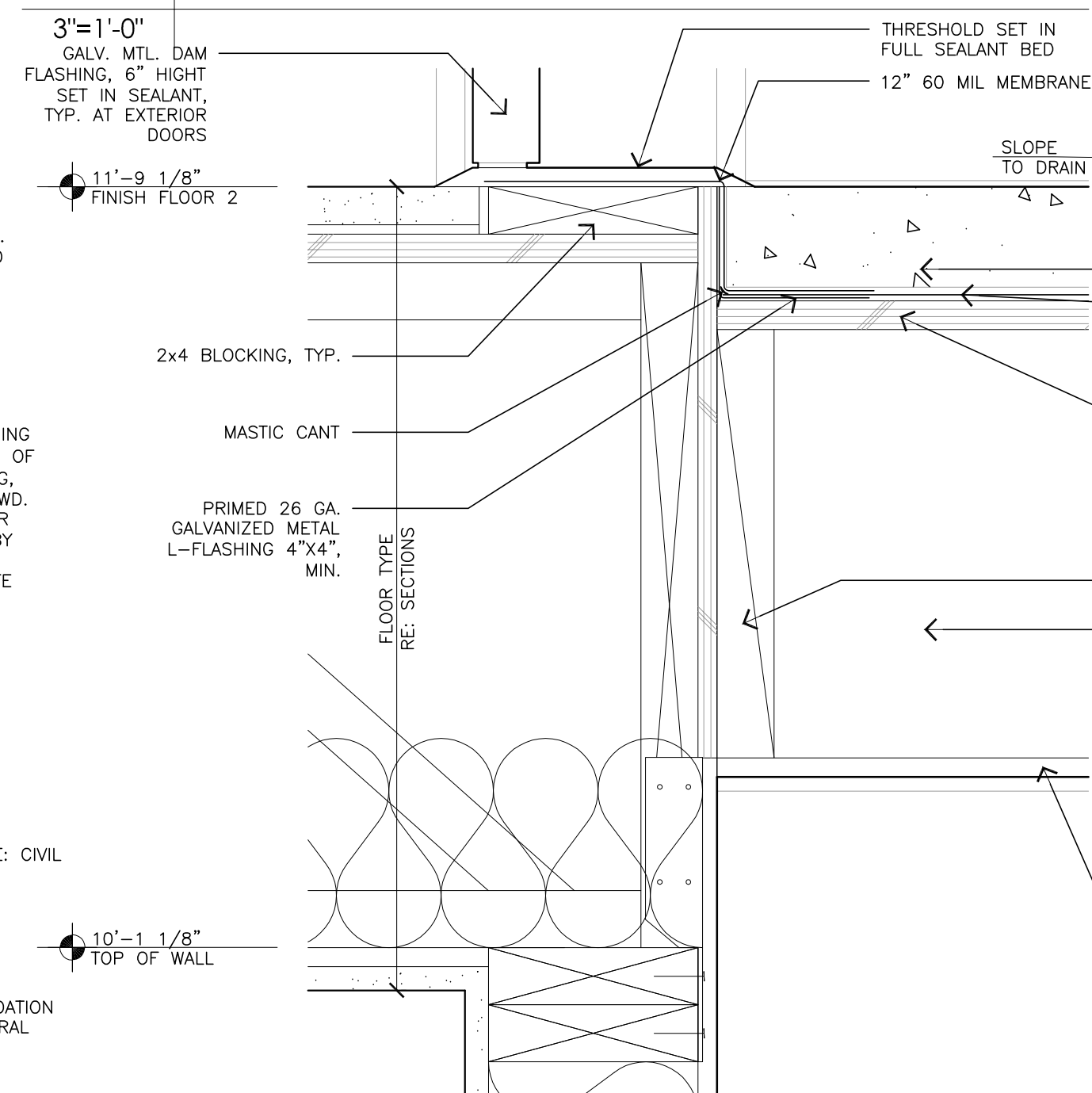
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3 DETAIL

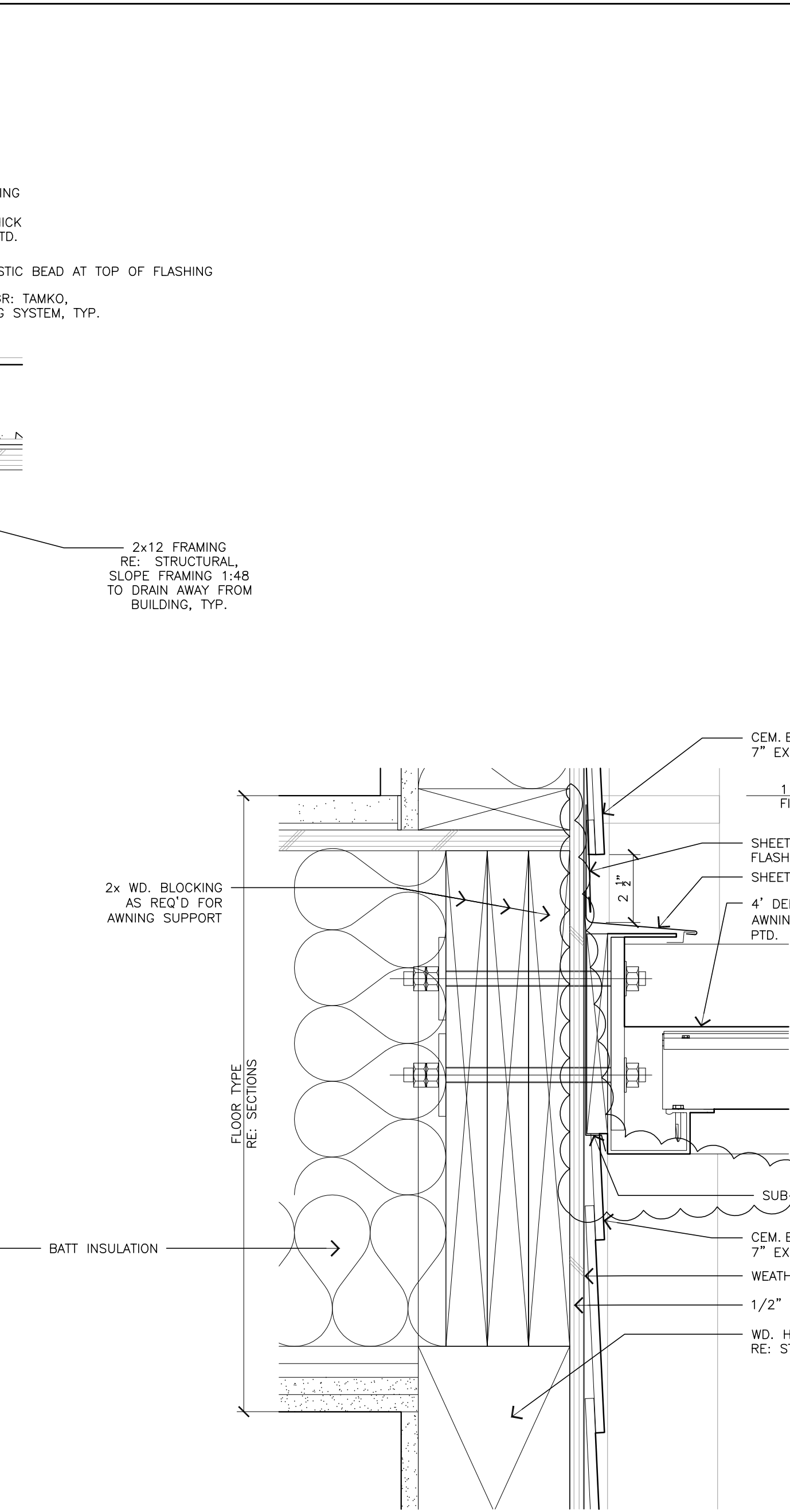


6 DETAIL

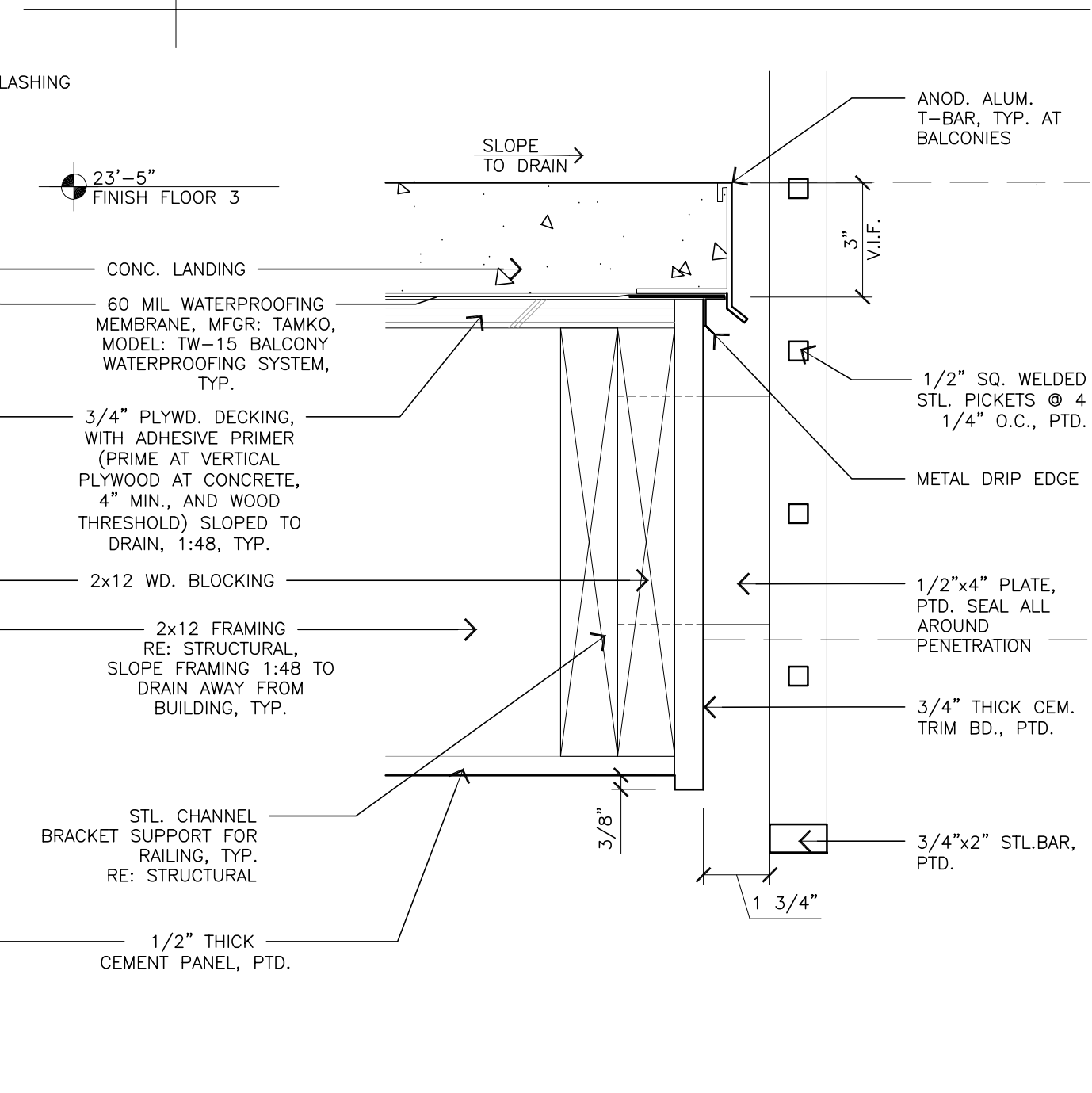


10 DETAIL

3"=1'-0"



7 DETAIL



11 DETAIL

3"=1'-0"

ADDENDUM #1	3/17/21
REVISION	DATE
Construction Documents for Cypress River Lofts	
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
DETAILS	
REMSON HALEY HERPIN ARCHITECTS	
200 GOVERNMENT STREET   SUITE 100 BATON ROUGE, LOUISIANA 70802	
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2-12-2021 ISSUE DATE	A5.02
75-01-17 PROJECT NO.	

**STRUCTURAL STEEL NOTES:**

- STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE AISC SPECIFICATION.
- STEEL JOISTS SHALL CONFORM TO THE LATEST VERSION OF THE SJI SPECIFICATIONS.
- WELDING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS CODE.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING AISC SPECIFICATIONS:  
WIDE FLANGE SHAPES: ASTM A992 GRADE 50  
CHANNEL, ANGLE, TEE & MISC. PLATES: ASTM A 36  
PIPE: ASTM A500 GRADE B (46 KSI)  
PIPE: ASTM A53 GRADE B
- VERIFY ALL DIMENSIONS, SIZES AND CONDITIONS PRIOR TO THE PREPARATION OF SHOP DRAWINGS OR FABRICATION OF STEEL.
- ALL WELDS SHALL BE MADE WITH E70 ELECTRODES UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE LOCATION AND SIZE OF ALL OPENINGS. SEE TYPICAL ROOF OPENING DETAIL FOR REQUIRED FRAMING.
- ANY STRUCTURAL STEEL ITEMS CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OTHER THAN ON THE STRUCTURAL DRAWINGS, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- ANY STRUCTURAL STEEL REQUIRED BY THE ELEVATOR SUB-CONTRACTOR NOT SHOWN ON THESE DRAWINGS SHALL BE PROVIDED BY THE ELEVATOR SUB-CONTRACTOR. THE PRICE OF THIS STRUCTURAL STEEL SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

**SUPERIMPOSED DESIGN LOADS:**

**1. LIVE LOADS**

FIRST FLOOR:  
ALL SPACES = 100 PSF + 20 PSF PARTITION  
SECOND & THIRD FLOORS:  
LIVING SPACE = 40 PSF + 20 PSF PARTITION  
STAIR LANDING = 100 PSF  
ROOF:  
ALL SPACES = 20 PSF

**2. WIND LOADS:**

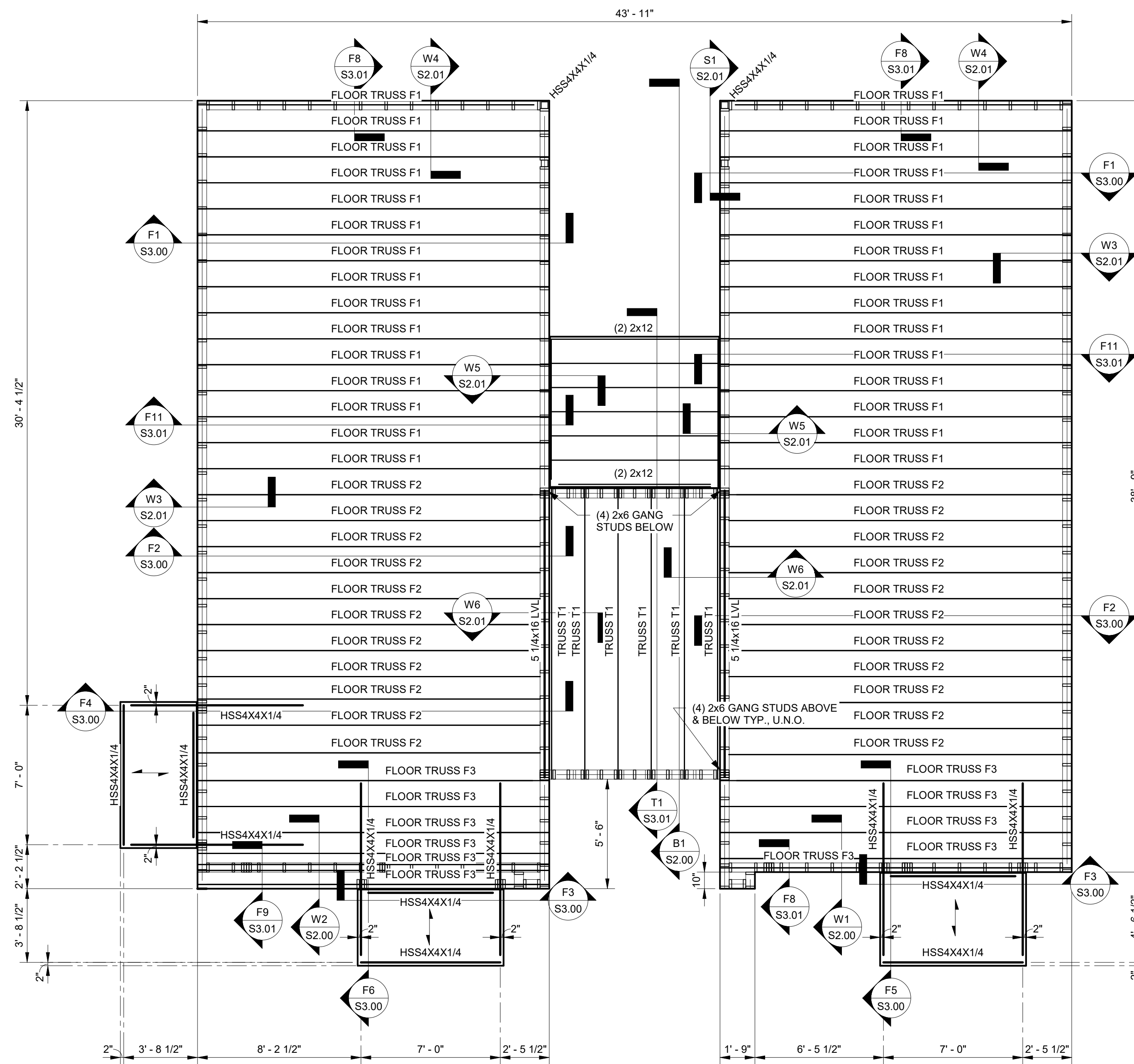
VELOCITY = 124 MPH  
BUILDING CATEGORY = II  
EXPOSURE = B  
ANALYSIS PROCEDURE = ASCE 7-10/IBC 2012  
COMPONENT AND CLADDING PRESSURE/SUCTION:  
ROOF ZONE 1 = 12.2 PSF PRESSURE/32.6 PSF SUCTION  
ROOF ZONE 2 = 12.2 PSF PRESSURE/45.3 PSF SUCTION  
ROOF ZONE 3 = 12.2 PSF PRESSURE/70.7 PSF SUCTION  
WALL ZONE 4 = 30.0 PSF PRESSURE/32.6 PSF SUCTION  
WALL ZONE 5 = 30.0 PSF PRESSURE/40.2 PSF SUCTION

**3. SEISMIC LOADS:**

OCCUPANCY CATEGORY = II  
S<sub>s</sub> = 0.106  
S<sub>1</sub> = 0.056  
SITE CLASS = D  
S<sub>ds</sub> = 0.113  
S<sub>d1</sub> = 0.09  
DESIGN CATEGORY = B  
DUAL FORCE RESISTING SYSTEM  
C<sub>s</sub> = 0.015  
R = 7  
ANALYSIS PROCEDURE = ASCE 7-10/IBC 2012

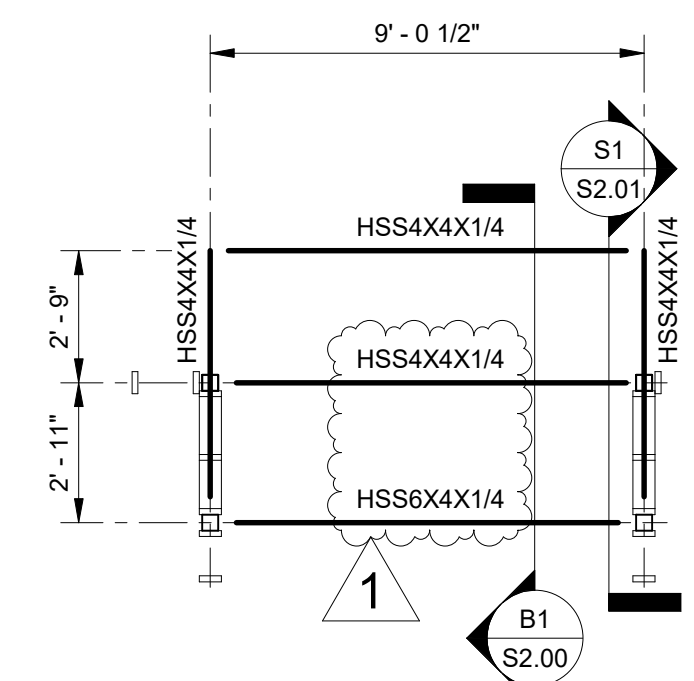
**BALCONY FLOOR DECK SYSTEM:**

- BALCONY FLOOR DECK SYSTEM SHALL CONSIST OF 5" CONCRETE (TOTAL DEPTH) ON 1", 22 GA. METAL FORM DECK (SEE SPECIFICATIONS SECTION 05313)
- REFER TO BALCONY SECTIONS FOR FLOOR SLAB REINFORCING DETAILS



**SECOND FLOOR FRAMING PLAN**

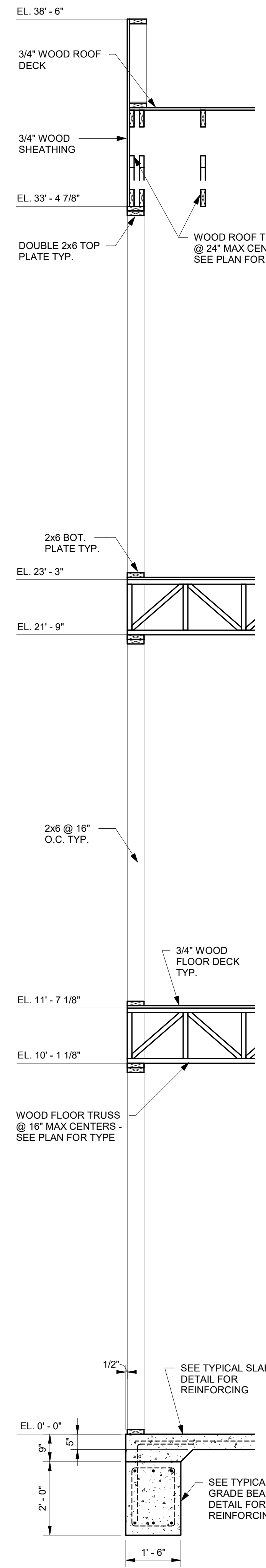
1/4" = 1'-0"



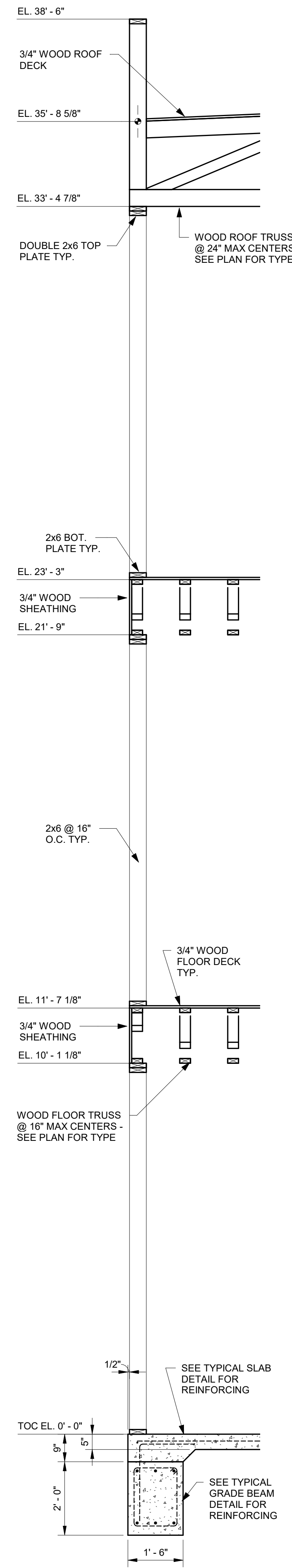
**INTERMEDIATE STAIR LANDINGS FRAMING PLAN**

1/4" = 1'-0"

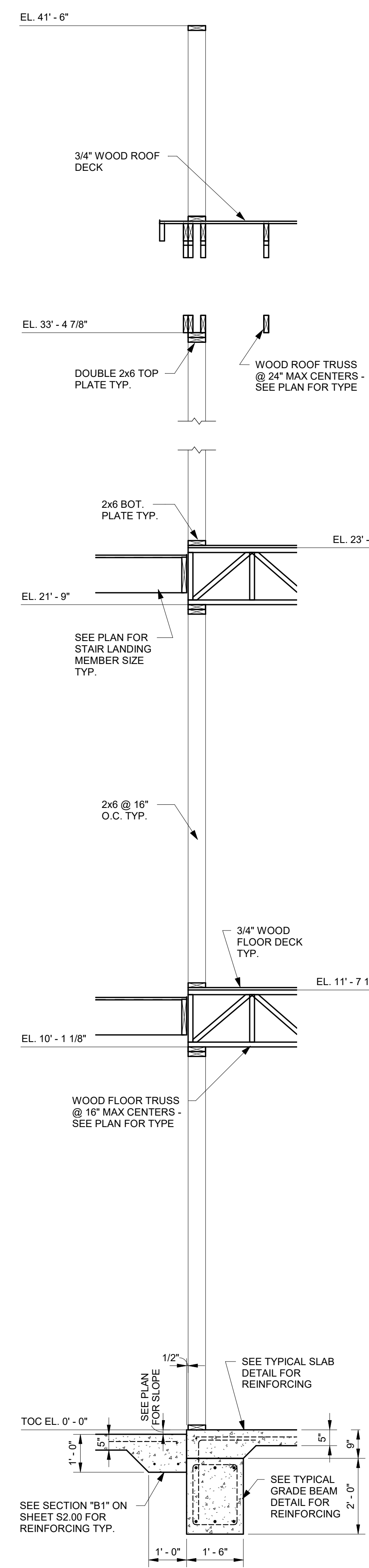
ADDENDUM #1	3/17/21
REVISION	DATE
Construction Documents for <b>Cypress River Lofts</b>  Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
<b>SECOND FLOOR FRAMING PLAN &amp; DETAILS</b>	
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2-12-2021	<b>S1.20</b>
ISSUE DATE	
75-01-17	
PROJECT NO.	



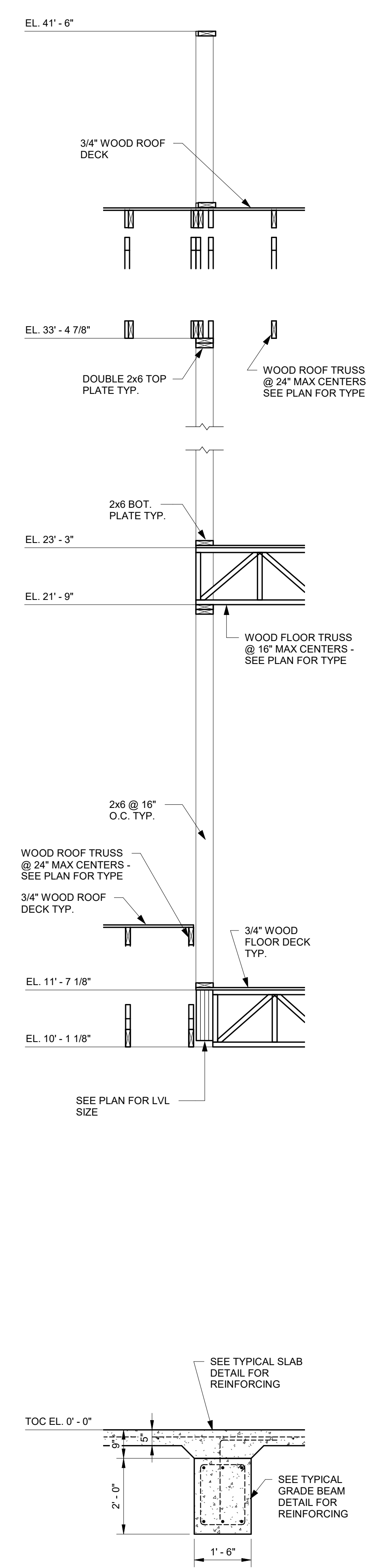
**W3 SECTION**  
1/2" = 1'-0"



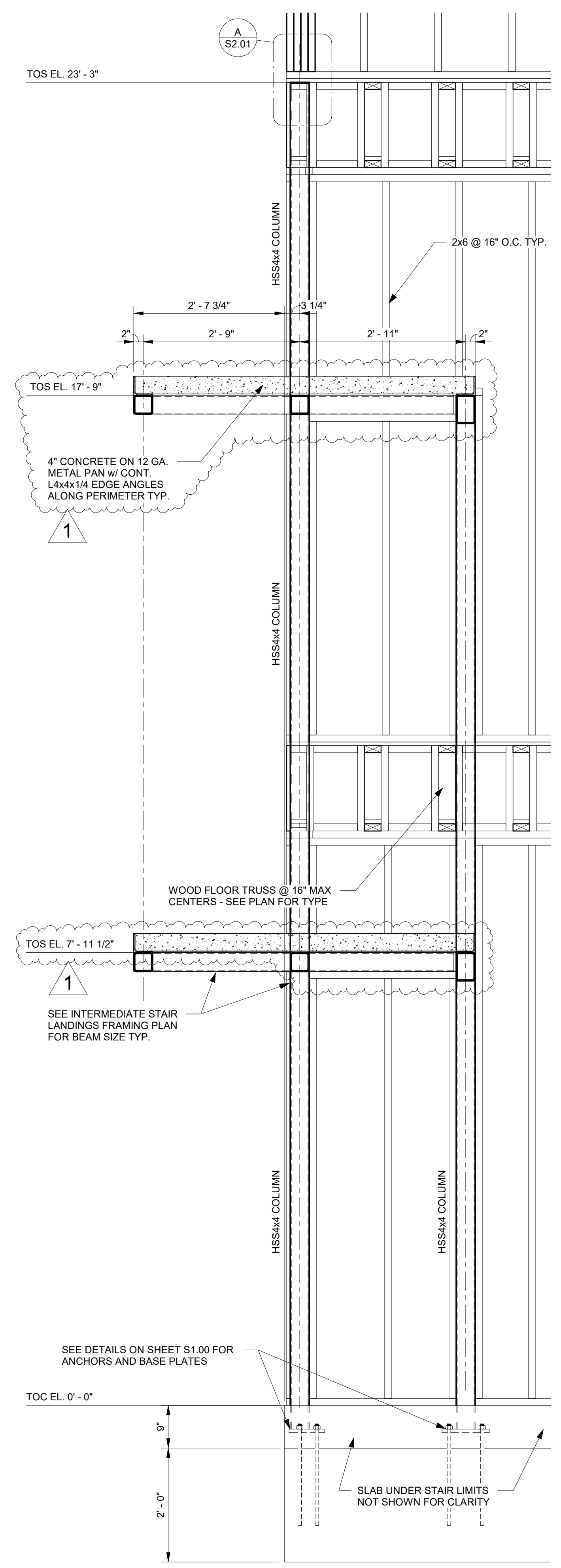
**W4 SECTION**  
1/2" = 1'-0"



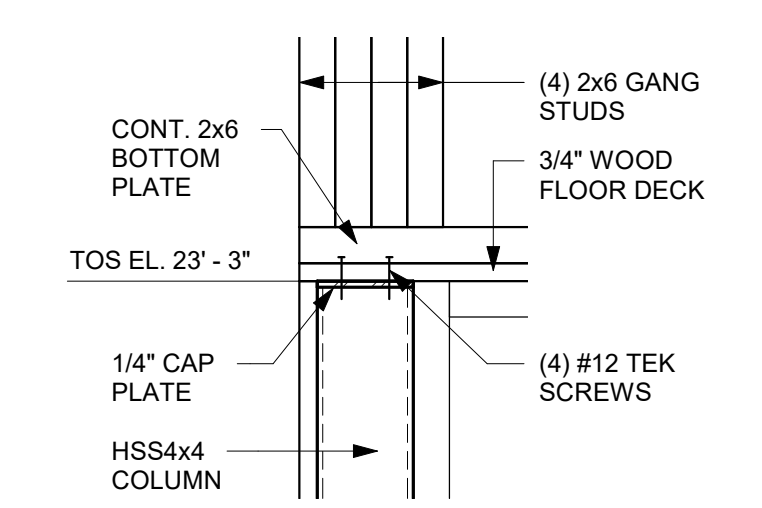
**W5 SECTION**  
1/2" = 1'-0"



**W6 SECTION**  
1/2" = 1'-0"



**S1 SECTION**  
3/4" = 1'-0"



**A DETAIL**  
1 1/2" = 1'-0"

ADDENDUM #1	3/17/21
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Construction Documents for <b>Cypress River Lofts</b>	
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
WALL SECTIONS	
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75-01-17	
PROJECT NO.	

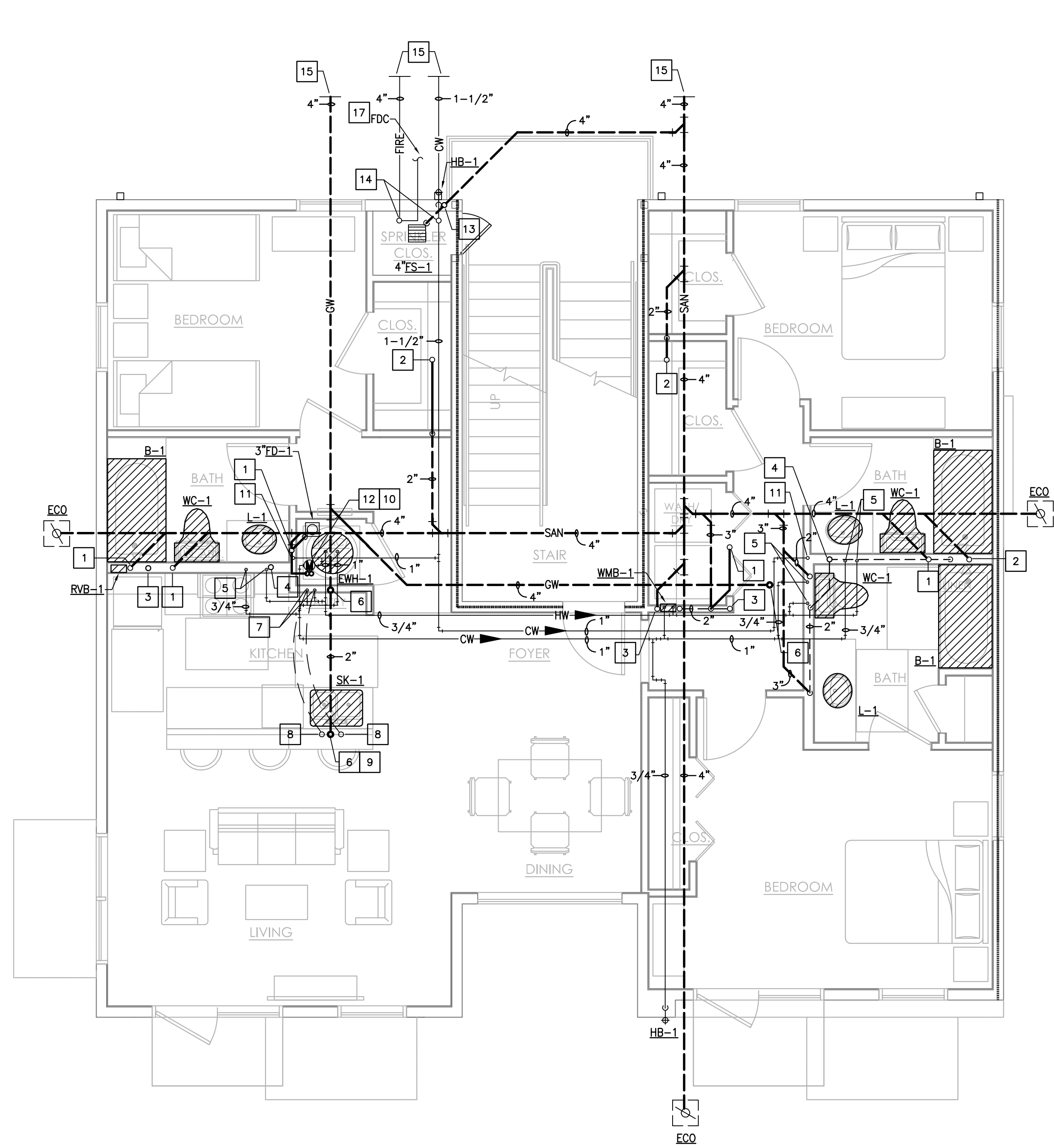
**BLDG A,B,C-FIRE SPRINKLER NOTE:**  
 LICENSED SPRINKLER ENGINEER OR LICENSED SPRINKLER CONTRACTOR, TO PROVIDE DRAWINGS AND CALCULATIONS FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR THE TENANT SPACE, TO COMPLY WITH SPACE LAYOUT, NFPA 13R, ALL STATE, AND LOCAL CODE REQUIREMENTS. THE FOLLOWING FIRE HYDRAULIC INFORMATION WAS TESTED BY CONWAY CORPORATION WATER SYSTEM ENGINEERS AT ELEVATION OF 310' MSL DURING EXISTING MAX DAY OF DEMAND. STATIC PRESSURE @ 55 PSI, FLOW @ 1500 GPM, RESIDUAL PRESSURE @ 37 PSI. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**GENERAL NOTES**

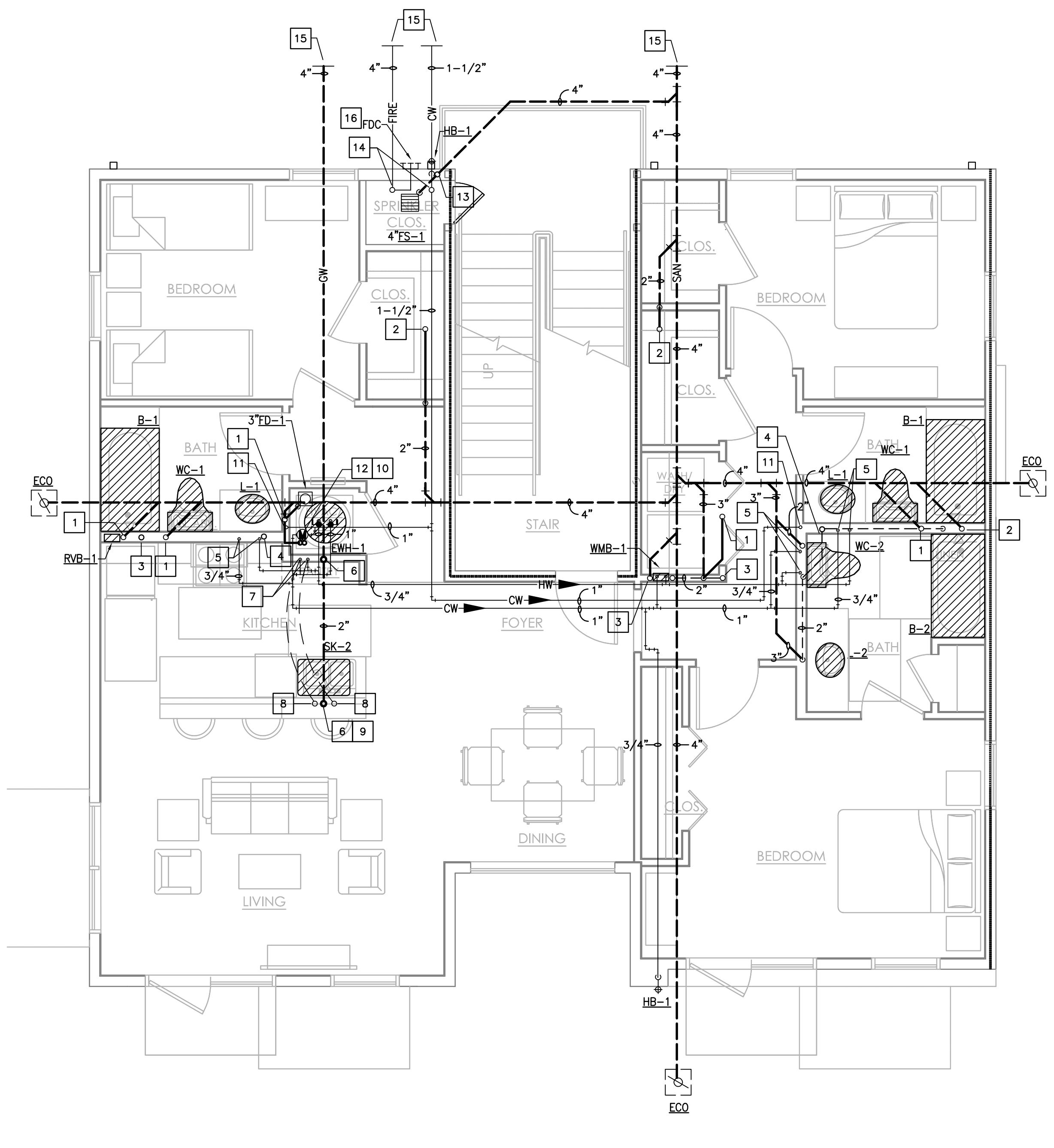
1. ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
2. THIS CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH PLUMBING AND ELECTRICAL CONDUIT. SHOULD A CONFLICT OCCUR THIS CONTRACTOR SHALL NOTIFY THE ARCHITECT/ ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
3. ALL SANITARY PIPING 3" AND LARGER ROUTED AT 1/8" SLOPE PER FOOT UNLESS OTHERWISE NOTED. ALL PIPE LESS THAN 3" SHALL BE ROUTED AT 1/4" SLOPE PER FOOT.
4. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
5. CONTRACTOR TO FIELD VERIFY AS NECESSARY THE EXACT ROUTING AND SIZES OF ALL PIPING.
6. SANITARY VENT TERMINALS THROUGH ROOF SHALL BE NO LESS THAN 15'-0" FROM ANY FRESH AIR INTAKES.
7. PROVIDE A TWO-WAY CLEANOUT AT CIVILS POINT OF CONNECTION.

**PLUMBING KEYED NOTES**

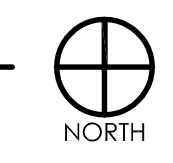
- 1 3" SANITARY RISER.
- 2 2" SANITARY RISER.
- 2" VENT RISER.
- 3" VENT RISER.
- ROUTE 3/4" COLD AND HOT WATER DOWN WALL AND OVER TO SERVE PLUMBING FIXTURES.
- 3" GREASE WASTE STACK.
- ROUTE WATER LINES TIGHT TO UNDER SIDE OF CABINET. ROUTE 3/4" COLD WATER TO SERVE PLUMBING FIXTURES.
- 3/4" COLD & HOT WATER STUB UPS TO PLUMBING FIXTURES.
- REFER TO SHEET 3/P4.1 FOR DISHWASHER AND DISPOSER CONNECTION.
- SHUT OFF VALVE, 1-1/4" WATER ENTRY FOR UNIT. 13.6 TPU'S = 17 GPM PEAK DEMAND LOAD, WITH SUGGESTED METER SIZE OF 5/8".
- ROUTE 1" COLD WATER UP TO SERVE UPPER FLOORS.
- REMOTE RADIO READ OUT METER SHALL BE PURCHASED THROUGH BATON ROUGE WATER COMPANY, INSTALLED BY PLUMBING CONTRACTOR.
- 3" VENT THROUGH ROOF.
- 4" FIRE AND 1-1/2" COLD WATER UP.
- REFER TO SHEET P0.00 FOR PIPING CONTINUATION.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF FDC WITH LOCAL FIRE DEPARTMENT.
- REFER TO SHEET P0.00 FOR PIPING CONTINUATION. CONTRACTOR TO COORDINATE EXACT LOCATION OF FDC WITH LOCAL FIRE DEPARTMENT.



**1 | FIRST FLOOR PLAN**  
 1/4"=1'-0" BUILDING A & B O.P. H.



**2 | FIRST FLOOR PLAN - ADA**  
 1/4"=1'-0" BUILDING C



ADDENDUM 1	3/16/21
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REVISION	DATE
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Construction Documents  
 for  
**Cypress River Lofts**  
 Oklahoma Street at Duane Street  
 Baton Rouge, Louisiana 70802

**PLUMBING UNIT PLANS**



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 200 GOVERNMENT STREET | SUITE 100  
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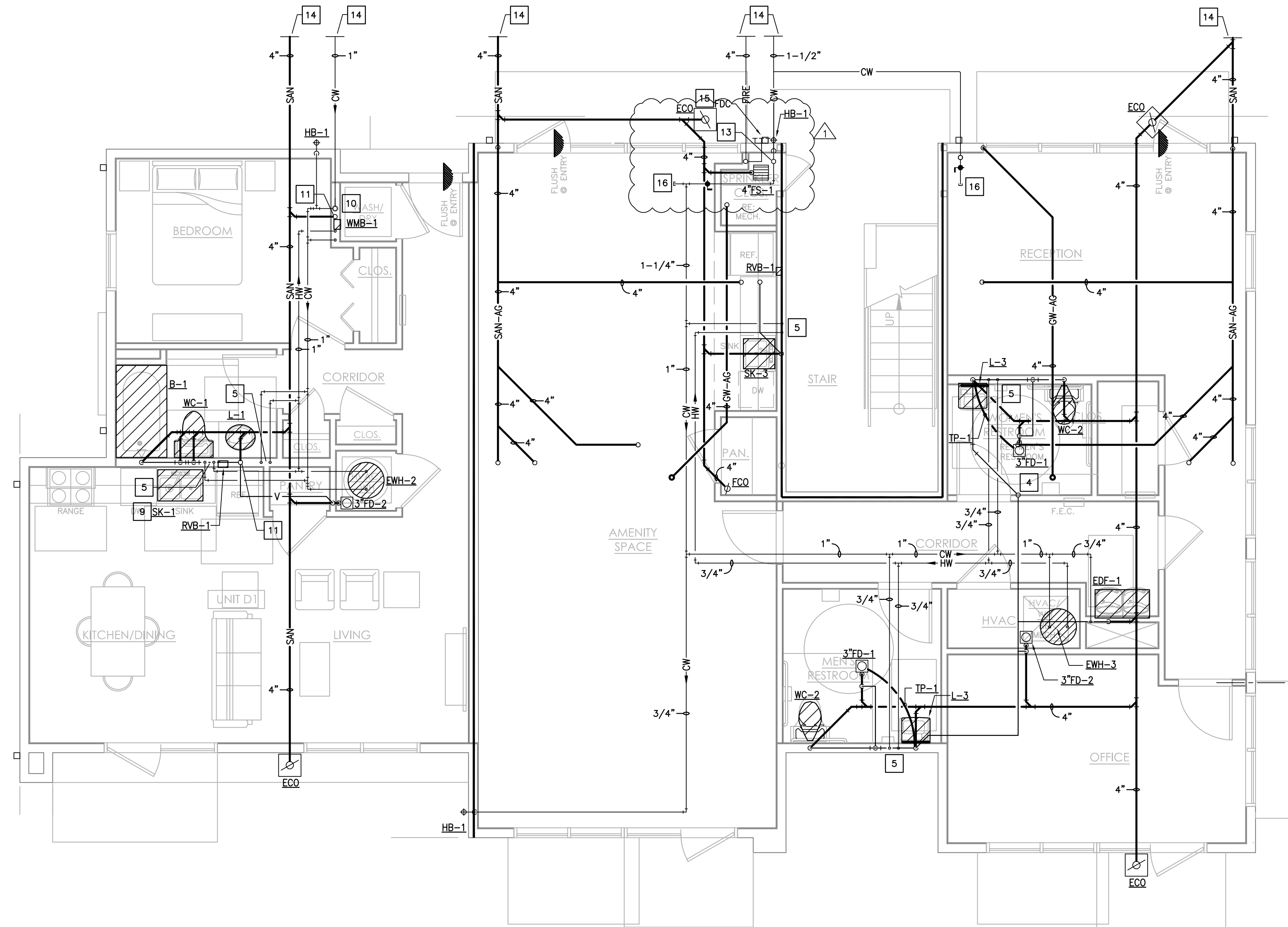
2380 Towne Center Boulevard, Suite 1210 Baton Rouge, Louisiana 70806 225.766.8002   Registration No. 2964 SOBE Project No. 501-180243	2-12-2021 ISSUE DATE 75-01-17	<b>P1.00</b>
	PROJECT NO.	

### BLDG D-FIRE SPRINKLER NOTE:

LICENSED SPRINKLER ENGINEER OR LICENSED SPRINKLER CONTRACTOR, TO PROVIDE DRAWINGS AND HYDRAULIC CALCULATIONS FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR THIS BUILDING, TO COMPLY WITH SPACE LAYOUT, NFPA 13, ALL STATE AND LOCAL CODE REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

### PLUMBING KEYED NOTES

- 1 3" SANITARY RISER.
- 2 2" SANITARY RISER.
- 3 2" VENT RISER.
- 4 3" VENT RISER.
- 5 ROUTE 3/4" HOT AND COLD WATER LINES DOWN WALL AND OVER TO SERVE PLUMBING FIXTURES.
- 6 3" GREASE WASTE STACK.
- 7 ROUTE WATER LINES TIGHT TO UNDER SIDE OF CABINET. ROUTE 3/4" COLD AND HOT WATER TO SERVE PLUMBING FIXTURES.
- 8 3/4" COLD & HOT WATER STUB UPS TO PLUMBING FIXTURES.
- 9 REFER TO SHEET 3/P4.1 FOR DISHWASHER AND DISPOSER CONNECTION.
- 10 SHUT OFF VALVE. 1" WATER ENTRY FOR UNIT. 6.65 TFU'S = 11.8 GPM PEAK DEMAND LOAD, WITH SUGGESTED METER SIZE OF 5/8".
- 11 3" VENT THRU ROOF.
- 12 REMOTE RADIO READ OUT METER SHALL BE PURCHASED THROUGH BATON ROUGE WATER COMPANY, INSTALLED BY PLUMBING CONTRACTOR.
- 13 1-1/2" COLD WATER LINE UP TO FLOORS ABOVE.
- 14 REFER TO CIVIL DRAWINGS FOR PIPING CONTINUATION.
- 15 CONTRACTOR TO COORDINATE EXACT LOCATION OF FDC WITH LOCAL FIRE DEPARTMENT.
- 16 ROUTE 1" COLD WATER IN CEILING OF SHELL SPACE. CAP FOR FUTURE USE.



## 1 FIRST FLOOR PLAN

1/4"=1'-0" BUILDING D - 1st FLOOR FHA UNIT & PUBLIC SPACES



ADDENDUM 1 3/16/21

REVISION DATE

Construction Documents  
for  
Cypress River Lofts

Oklahoma Street at Duane Street  
Baton Rouge, Louisiana 70802

BUILDING D - FLOOR PLANS



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2-12-2021  
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P1.02