



ADDENDUM NO. THREE TO THE CONSTRUCTION DOCUMENTS FOR:

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

NUMBER: 75-01-17

DATE: May 5, 2021

This Addendum (consisting of **2** letter size pages, **13** 24x36 size pages 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.

CLARIFICATIONS / REVISIONS TO THE DRAWINGS:

Civil:

1. Sheet C2.00: Delete and replace with the attached.
2. Sheet C2.01: Delete and replace with the attached.
3. Sheet C3.00: Delete and replace with the attached.

Architectural:

1. Sheet G0.00: Delete and replace with the attached.
2. Sheet A1.00: Delete and replace with the attached.
3. Sheet A2.00: Delete and replace with the attached.
4. Sheet A2.02: Delete and replace with the attached.
5. Sheet A4.02: Delete and replace with the attached.

Structural:

1. Sheet S4.00: Delete and replace with the attached.
2. Sheet S4.20: Delete and replace with the attached.

Plumbing:

1. Sheet P0.00: Delete and replace with the attached.

Electrical:

1. Sheet E0.00: Delete and replace with the attached.
2. Sheet E4.00: Delete and replace with the attached.

END OF ADDENDUM NO. THREE

SCARIFIED CONCRETE

REF. SHIT C2.01

EXISTING CATCH BASIN
INV = 32.80

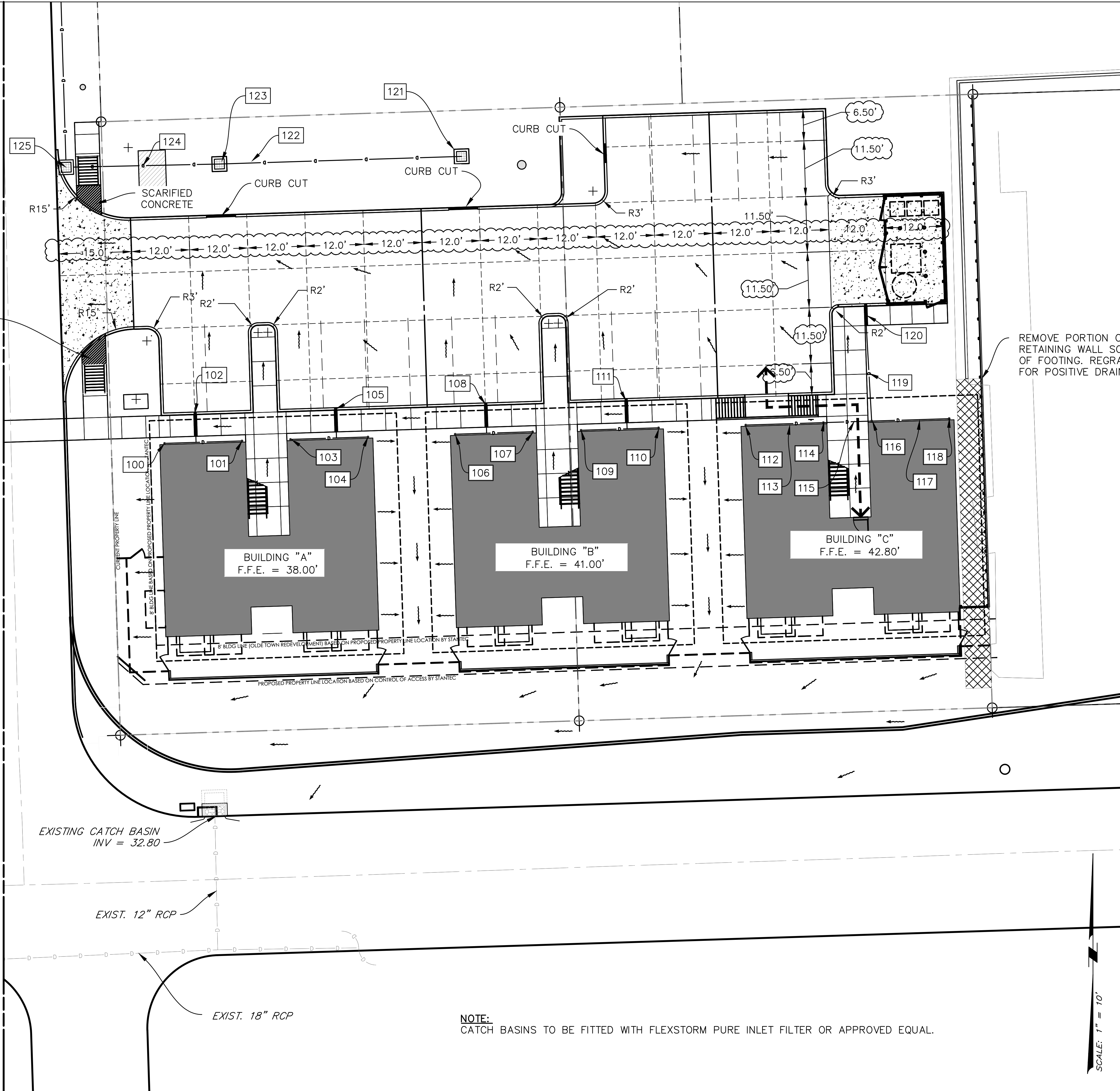
EXIST. 12" RCP

EXIST. 18" RCP

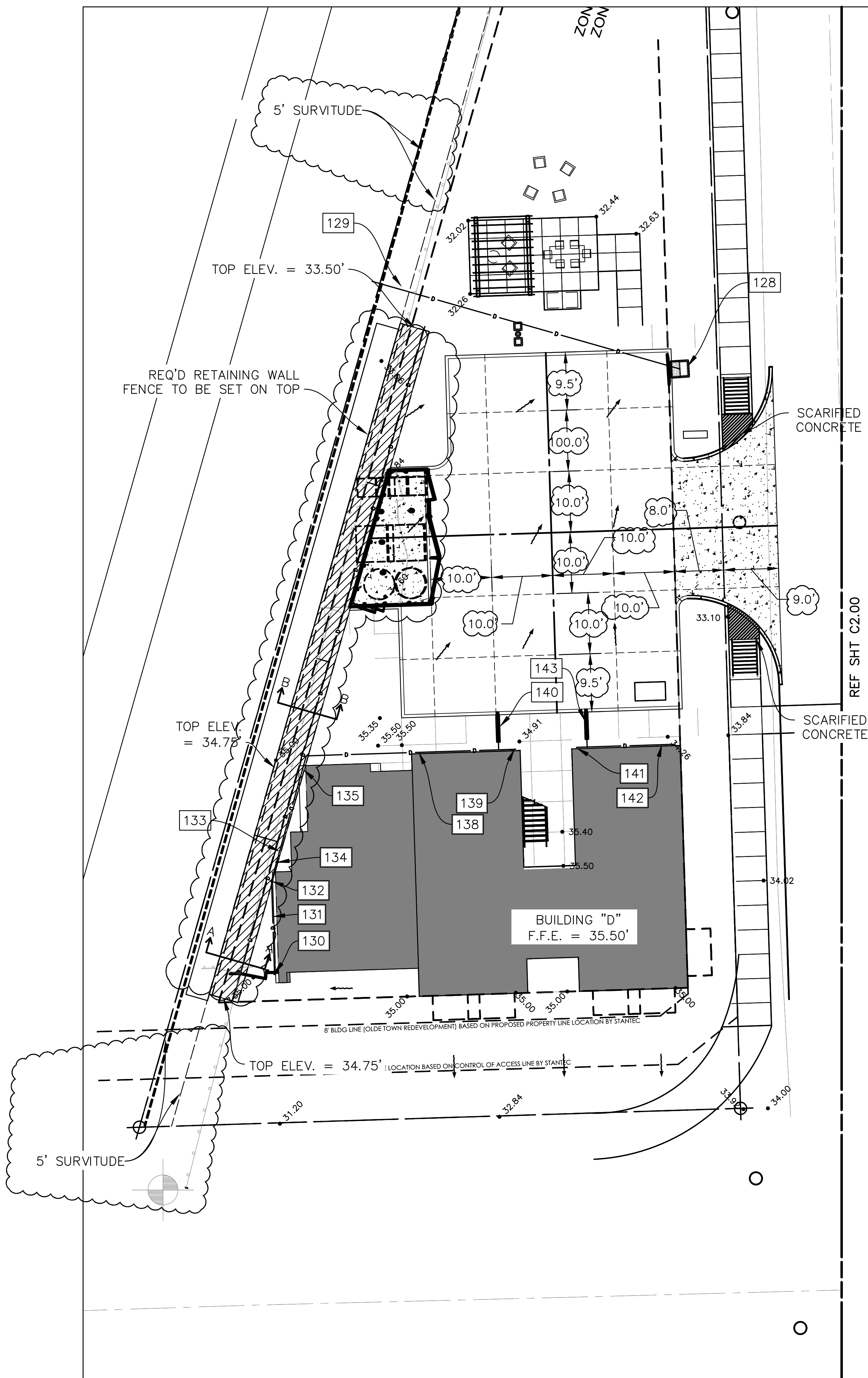
NOTE:
CATCH BASINS TO BE FITTED WITH FLEXSTORM PURE INLET FILTER OR APPROVED EQUAL.

REMOVE PORTION OF
RETAINING WALL SOUTH
OF FOOTING. REGRADE
FOR POSITIVE DRAINAGE.

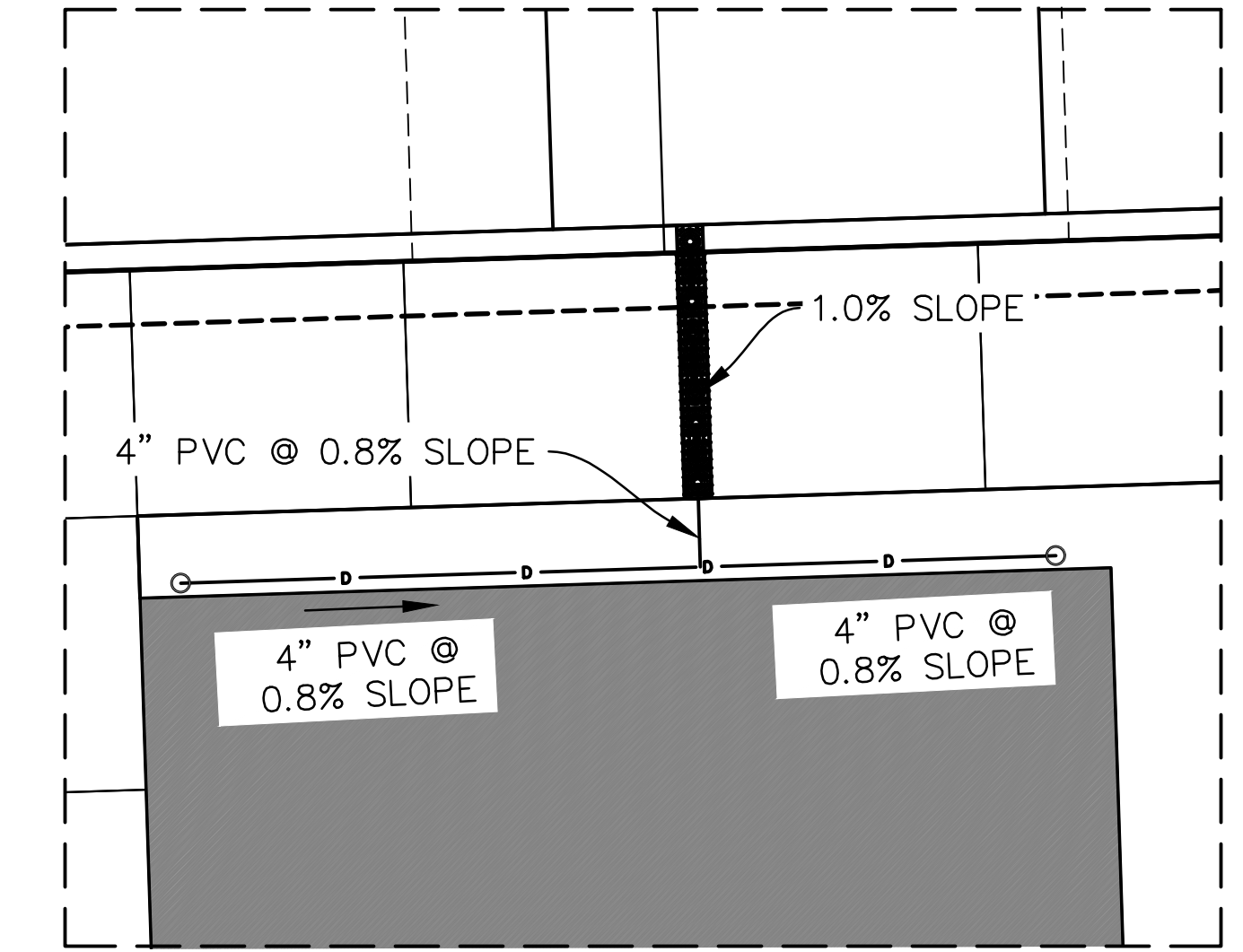
SCALE: 1" = 10'



1	ADDENDUM NO.3	05/05/21
REVISION		DATE
Construction Documents for Cypress River Lofts		
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802		
GRADING & DRAINAGE PLAN		
REMSON HALEY HERPIN ARCHITECTS 200 GOVERNMENT STREET SUITE 100 BATON ROUGE, LOUISIANA 70802 <small>© 2021 REMSON HALEY HERPIN ARCHITECTS A PROFESSIONAL ARCHITECTURAL CORPORATION</small>		
2-12-2021	ISSUE DATE	C2.00
75-01-17	PROJECT NO.	

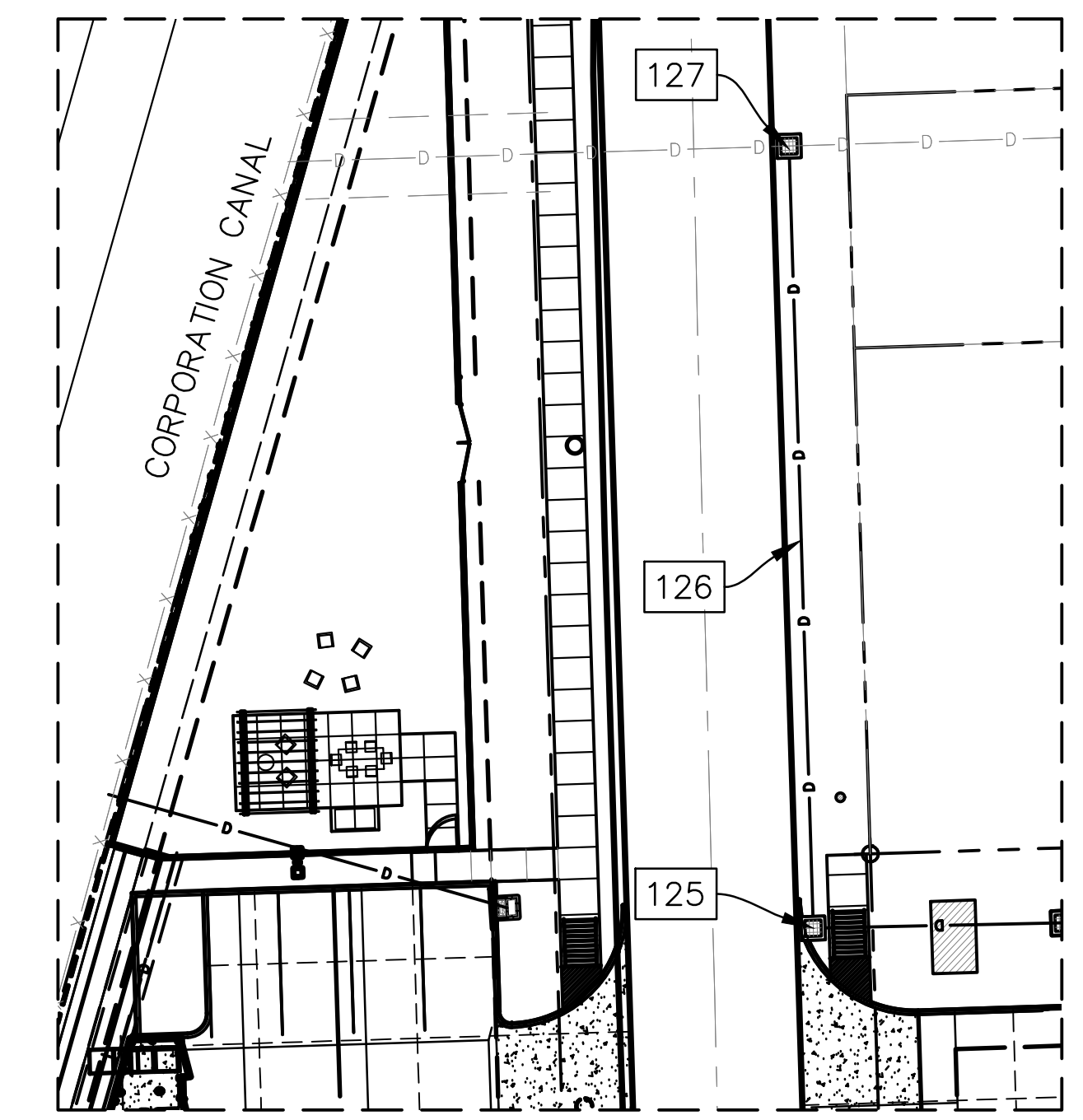


	STRUCTURE	TYPE	TOP	INVERT	NORTHING	EASTING		
			ft	ft				
Bldg A	100	DOWNSPOUT	--	35.16	SEE ARCHITECTURAL PLANS			
	101	DOWNSPOUT	--	35.13				
	103	DOWNSPOUT	--	37.05				
	104	DOWNSPOUT	--	37.02				
Bldg B	106	DOWNSPOUT	--	38.83				
	107	DOWNSPOUT	--	38.86				
	109	DOWNSPOUT	--	40.35				
	110	DOWNSPOUT	--	40.32				
Bldg C	112	DOWNSPOUT	--	41.61				
	114	DOWNSPOUT	--	41.46				
	116	DOWNSPOUT	--	41.35				
	118	DOWNSPOUT	--	41.51				
Bldg D	121	GRATE INLET	33.00	29.45			703853.5	3327166.3
	123	GRATE INLET	33.50	27.95			703855.1	33272216.3
	125	GRATE INLET (CPS 702-20)	32.40	27.64	703852.8	3327134.7		
	127	GRATE INLET (CPS 702-20)	MATCH EXIST.	26.65	703951.7	3327131.6		
	128	CATCH BASIN	32.50	25.00	703855.3	3327094.0		
	130	DOWNSPOUT	--	34.19	SEE ARCHITECTURAL PLANS			
132	DOWNSPOUT	--	34.07					
134	DOWNSPOUT	--	34.02					
138	DOWNSPOUT	--	33.68					
139	DOWNSPOUT	--	33.58					
141	DOWNSPOUT	--	33.66					
	142	DOWNSPOUT	--	33.76				



TYPICAL DOWNSPOUT CONFIGURATION
BLDG A, B, & D

NO.	LENGTH ft	DIA in	MATERIAL	PIPES			SLOPE ft/ft	
				US STR	US INV ft	DS STR ft		
102	5.0		TRENCH DRAIN	--	35.07	--	35.02	0.01
105	5.0		TRENCH DRAIN	--	36.96	--	36.91	0.01
108	5.0		TRENCH DRAIN	--	38.77	--	38.72	0.01
111	5.0		TRENCH DRAIN	--	40.26	--	40.21	0.01
113	16.0	6	PVC	112	41.61	114	41.48	0.008
115	10.0	6	PVC	114	41.46	116	41.38	0.008
117	16.0	6	PVC	118	41.51	116	41.38	0.008
119	19.8	6	PVC	116	41.35	120	41.19	0.008
120	5.0		TRENCH DRAIN	--	41.19	--	41.14	0.01
122	150.0	12	PVC	121	29.45	123	27.95	0.01
124	31.6	15	RCP	123	27.95	125	27.64	0.01
126	99.0	15	RCP	125	27.64	127	26.65	0.01
129	52.4	15	RCP	128	25.00	Canal	24.48	0.01
131	15.2	6	FLEX PIPE	130	34.19	132	34.07	0.008
133	6.6	6	FLEX PIPE	132	34.07	134	34.02	0.008
135	41.9	6	FLEX PIPE	134	34.02	138	33.68	0.008
140	5.0		TRENCH DRAIN	--	33.57	--	33.52	0.01
143	5.0		TRENCH DRAIN	--	33.65	--	33.60	0.01



INSET A

- NOTES:**
- SITE LAYOUT OF RETAINING WALL, BUILDINGS AND ALL PAVING SHALL BE PERFORMED BY A LOUISIANA LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
 - FINAL RETAINING WALL SUBMITTAL SHALL BE APPROVED BY CIVIL ENGINEER, STRUCTURAL ENGINEER, AND ARCHITECT. A PRE-INSTALLATION MEETING SHALL BE REQUIRED IN THE FIELD JUST PRIOR TO INSTALLATION OF RETAINING WALL.
 - CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN 24 HOURS OF COMPLETION OF RETAINING WALL INSTALLATION TO SCHEDULE AN IN FIELD REVIEW WITH THE CIVIL ENGINEER, STRUCTURAL ENGINEER, AND ARCHITECT.

1	ADDENDUM NO.3	05/05/21
REVISION	DATE	

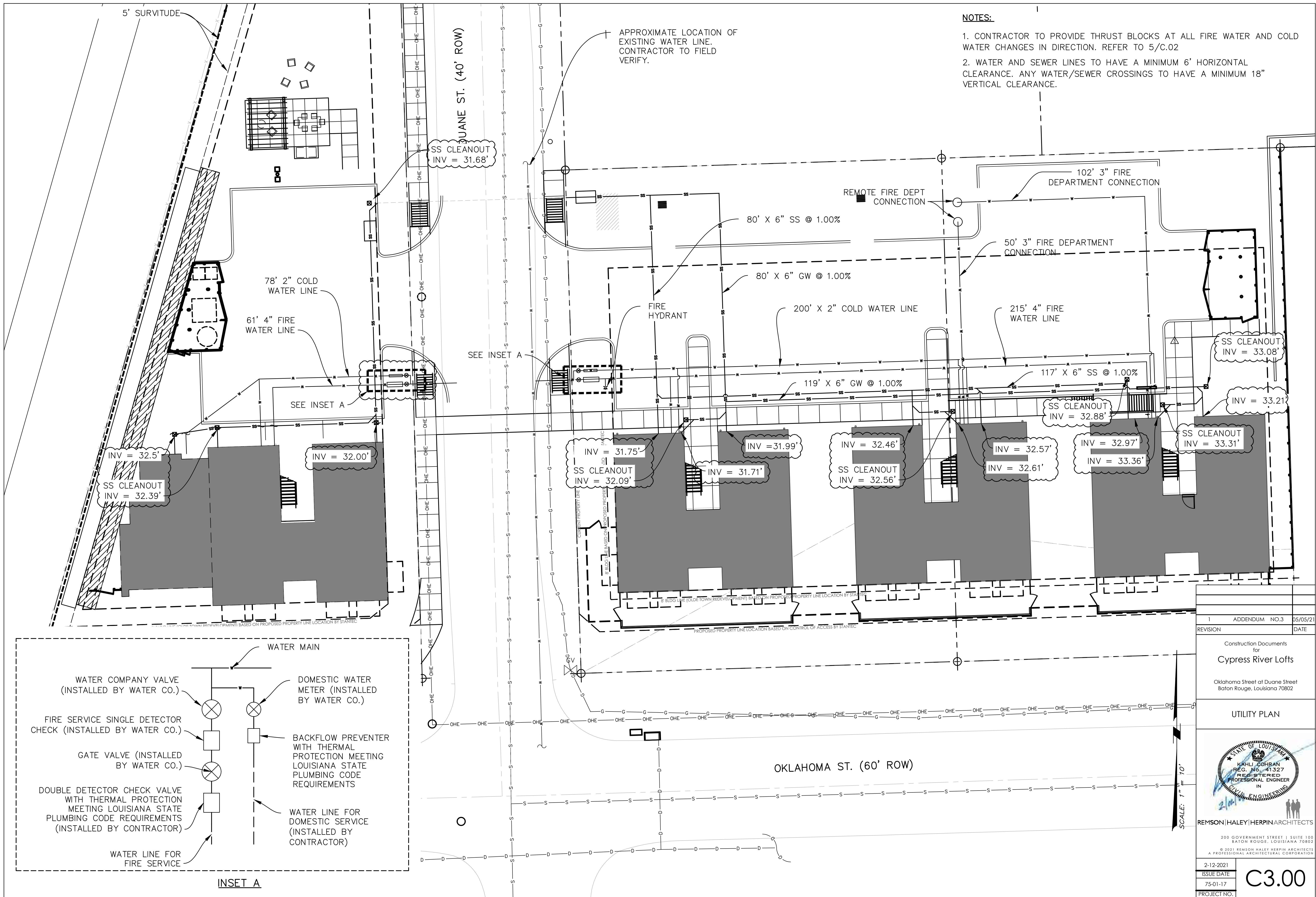
Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

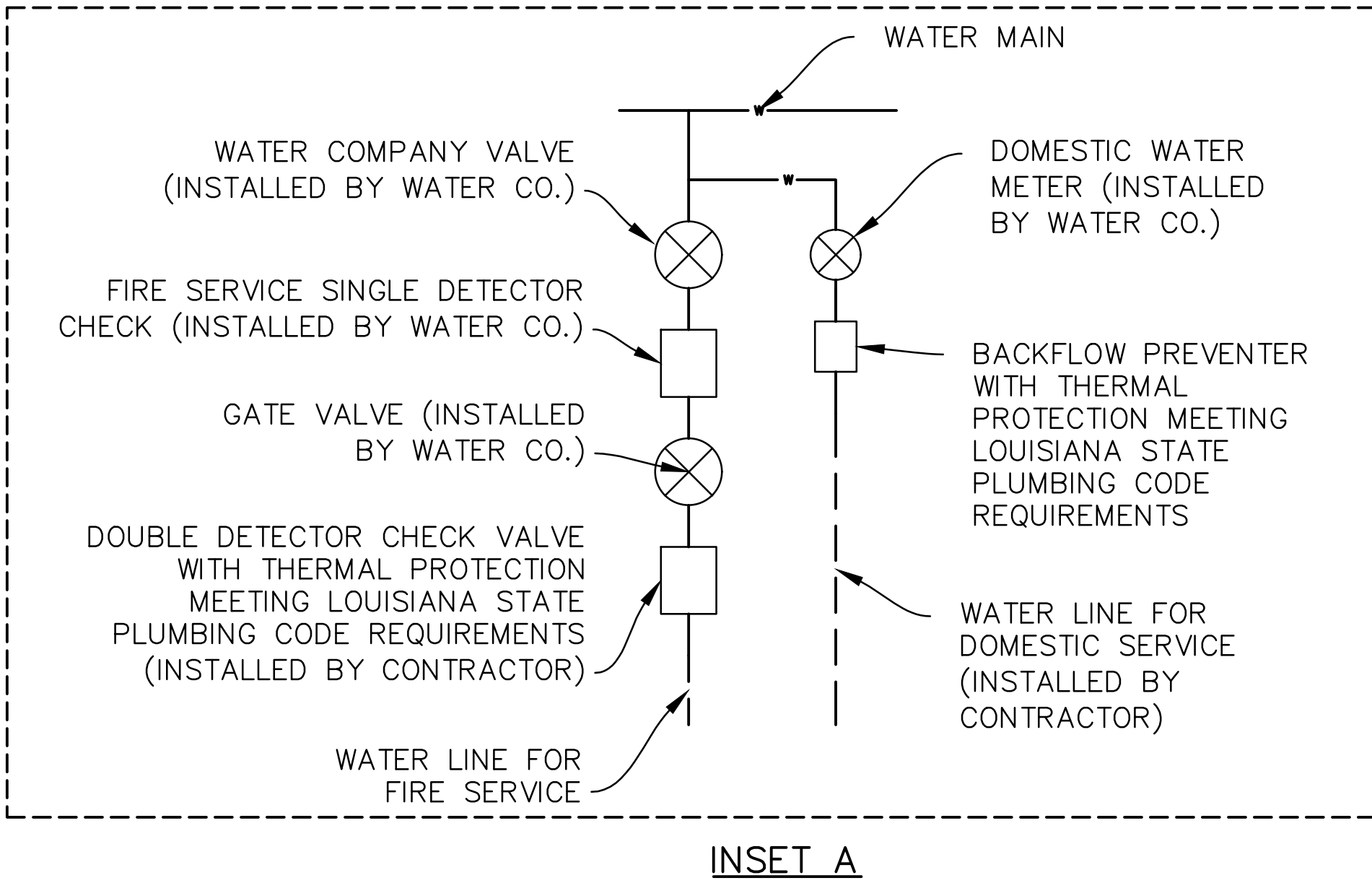
GRADING & DRAINAGE PLAN

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802
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2-12-2021	C2.01
ISSUE DATE	
75-01-17	



- NOTES:**
1. CONTRACTOR TO PROVIDE THRUST BLOCKS AT ALL FIRE WATER AND COLD WATER CHANGES IN DIRECTION. REFER TO 5/C.02
 2. WATER AND SEWER LINES TO HAVE A MINIMUM 6' HORIZONTAL CLEARANCE. ANY WATER/SEWER CROSSINGS TO HAVE A MINIMUM 18" VERTICAL CLEARANCE.



1	ADDENDUM NO.3	05/05/21
REVISION		DATE
Construction Documents for Cypress River Lofts		
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802		
UTILITY PLAN		
REMSON HALEY HERPIN ARCHITECTS		
200 GOVERNMENT STREET SUITE 100 BATON ROUGE, LOUISIANA 70802		
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2-12-2021		
ISSUE DATE		
75-01-17		
PROJECT NO.		
		C3.00



Construction Documents for Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

FEBRUARY 12, 2021

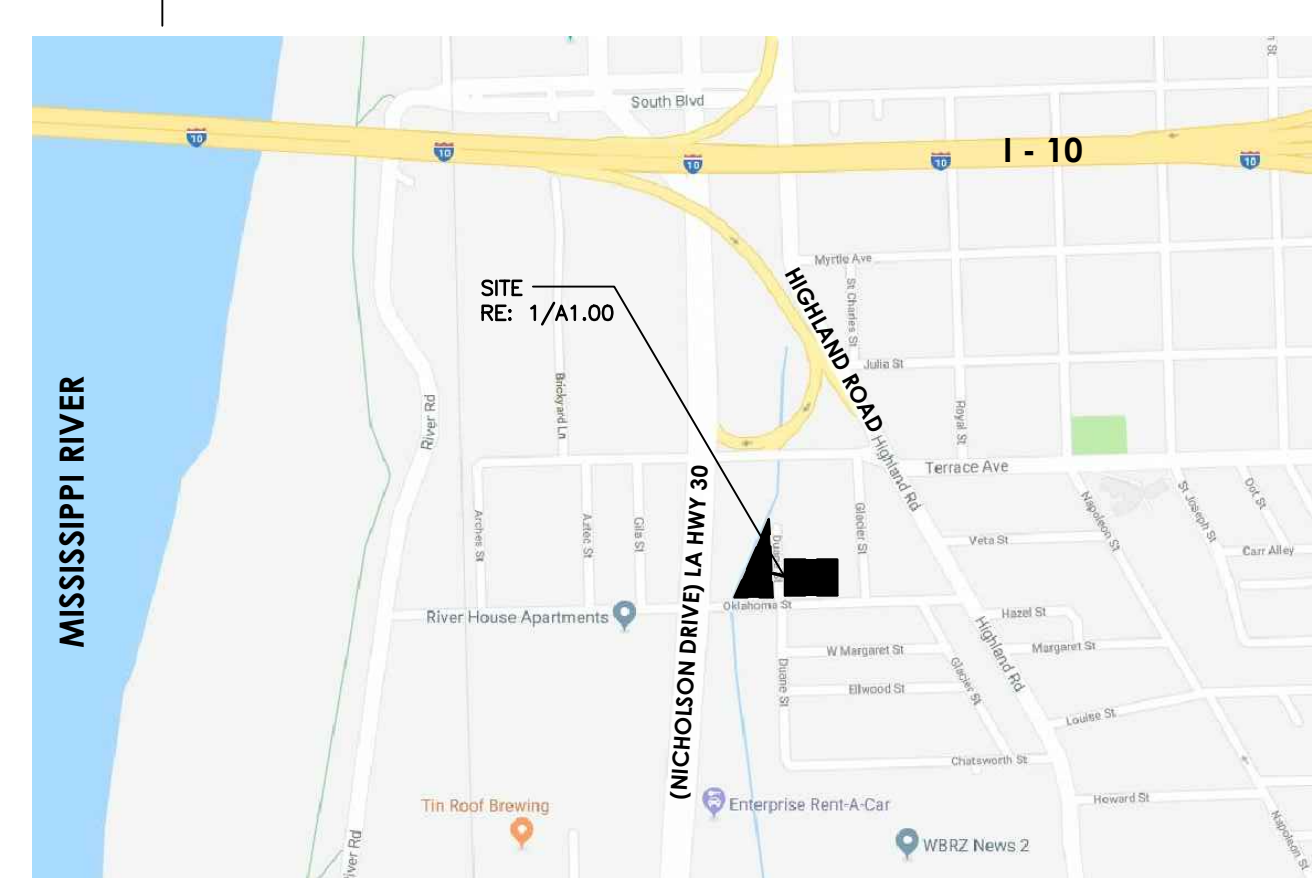
REMSON|HALEY|HERPINARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802
P 225.383.0002 | F 225.383.0302
RHHARCHITECTS.COM

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Consulting Engineers

CIVIL	CIVIL SOLUTIONS CONSULTING GROUP, INC. 301 MAIN STREET, SUITE B30 BATON ROUGE, LOUISIANA 70801 P 225.283.0101 CIVILSOLUTIONSCGI.COM	STRUCTURAL	WARDLAW & LASSEIGNE 554 COLONIAL DRIVE BATON ROUGE, LOUISIANA 70806 P 225.926.1432 WL-STRUCTURE.COM
LANDSCAPE	ELS LANDSCAPE ARCHITECTURE STUDIO 541 S EUGENE STREET BATON ROUGE, LOUISIANA 70806 P 225.388.5351 ELSLASTUDIO.COM	MECHANICAL / ELECTRICAL	SALAS O'BRIEN ENGINEERING 2380 TOWN CENTER BLVD, SUITE 1210 BATON ROUGE, LOUISIANA 70806 P 225.766.8002 SALASO'BRIEN.COM

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	M5.00	MECHANICAL SPECIFICATIONS	E5.00	ELECTRICAL FLOOR PLANS
A0.00	FHA / ADA GUIDELINES	P0.00	PLUMBING SITE PLAN	E6.00	ELECTRICAL ROOF AND FLOOR PLAN	E7.00	ELECTRICAL RISER DIAGRAMS AND PANEL SCHEDULES
A0.10	CONSTRUCTION ASSEMBLIES			E8.00	ELECTRICAL SCHEDULES AND DETAILS		
A1.00	SITE PLAN / SITE DETAILS						



2 | SITE VICINITY MAP

SYMBOL LEGEND:

ROOM NAME	ROOM TAG
1	DOOR TAG
W1	WINDOW TAG
X/A2.0	INTERIOR ELEVATION
1	KEYNOTE

DIMENSION LEGEND:

[Symbol]	DIMENSION TO EDGE OF OBJECT
[Symbol]	DIMENSION TO EDGE OF OBJECT
[Symbol]	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

BUILDING CONSTRUCTION:

BUILDING A & C, BUILDING B (OPPOSITE HAND):	
1ST FLOOR	1504 SF
1 - 3BR UNIT	18 SF
SPRINKLER CLOSET	192 SF
UNCONDITIONED, COVERED SPACE	1714 SF
BUILDING D:	
1 - 1BR UNIT	691 SF
1 - 1BR UNIT	704 SF
UNCONDITIONED, COVERED SPACE	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.
BUILDING D	
1ST FLOOR	
1 - 1BR UNIT	691 SF
AMENITY UNIT	704 SF
SPRINKLER CLOSET	68 SF
UNCONDITIONED, COVERED SPACE	1463 SF
2ND FLOOR	
1 - 1BR UNIT	691 SF
1 - 1BR UNIT	704 SF
UNCONDITIONED, COVERED SPACE	68 SF
1463 SF	
TOTALS PER BUILDING (D)	
CONDITIONED AREA	4293 SF
TOTAL AREA UNDER ROOF	4639 SF
TOTAL NUMBER OF BEDROOMS	7 BEDROOMS
TOTAL NUMBER OF PARKING SPACES	9 REQUIRED PER BLDG.
ADDRESSES	
BUILDING A	1381 DUANE STREET
BUILDING B	1385 DUANE STREET
BUILDING C	1389 DUANE STREET
BUILDING D	1382 DUANE STREET

3 | BUILDING & CODE DATA

5 | ABBREVIATIONS

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

ABV. ABOVE	CONC. CONCRETE	EHD. ELECTRIC HAND DRYER	FURR. FURRING	GT. JOINT	O.C. ON CENTER	REF. REFLECTED	SPECS. SPECIFICATIONS	U.N.O. UNLESS NOTED OTHERWISE
ACC. ACCESSORY	CONT. CONTINUOUS	ELEV. ELEVATION	F.G.G.W.B. FIRE CODE GYPSUM	LL.V. LONG LEG VERTICAL	O.D. OUTSIDE DIAMETER	REIN. REINFORCED	SQ. SQUARE	U.C. UNDER
ANC. ANCHOR	C.M.U. CONCRETE MASONRY UNIT	E.C. ELECTRICAL CONDUIT	WB. WALLBOARD	LL.H. LONG LEG HORIZONTAL	OP. OPPOSITE	R.D. ROOF DRAIN	S.S. STAINLESS STEEL	UND. UNDERLAYMENT
ANG. ABOVE FINISHED FLOOR	CLG. CEILING	EXIST. EXISTING	G.B. GRAB BAR	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	PART. PARTITION	REQ'D. REQUIREMENTS	STL. STEEL	VERT. VERTICAL
ALT. ALTERNATE	CONTR. CONTRACTOR	EXT./EXTR. EXTENSION/EXTRUSION	G.L. GRADE	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. EXTERIOR JOINT	GL. GYPSUM	M.A.S. MASONRY	FED. PEDESTRIAN	R.A. RETURN AIR	SYN. SYNTHETIC	V.O.J. VERIFY ON JOBSITE
AT AT	COL. COLUMN	E.A. EACH	G.W.B. GYPSUM WALLBOARD	MAX. MAXIMUM	REC. RECESSED	R.O. ROUGH OPENING	SLV. SHORT LEG VERTICAL	V.C.T. VINYL COMPOSITION TILE
BIT. BITUMINOUS	COR. CORRIDOR	E.A. EACH	G.Y. GYPSUM	MILLWK. MILLWORK	RM. ROOM	R.B. RUBBER BASE	TACKBOARD	
BLDG. BUILDING	COR. CORRIDOR	E.Q. EQUIP.	H. HIGH	MINT. MINIMUM	R.W.C. RAIN WATER CONDUCTOR	REC. RECESSED	TERR. TERRAZZO	W. WIDE
B.M. BENCH MARK	C.T. CEMENTITIOUS CENTER LINE	E.W. EACH WAY	H.C. HOLLOW CORE	MTL. MATERIAL	RCP. REINFORCED CONCRETE PIPE		T.F.G. TEMPERED FLOAT GLASS	W. WITH
BD. BOARD	C.E.M. CEMENT	F.D. FLOOR DRAIN	H.M. HOLLOW METAL	MTG. MOUNTING			T.H. THICKNESS	W/O. WITH OUT
BLKG. BLOCKING	CL. CLAMP	FDN. FOUNDATION	H.H. HOLLOW CORE	M.F.G./MFR. MANUFACTURER			T.L. TOILET	W.D. WOOD
BOT. BOTTOM	C.C. CONCRETE	F.F. FINISH FLOOR	H.O.R.I.Z. HORIZONTAL	M.O. MASONRY OPENING			T.O.M. TOP OF MASONRY	W.D. WINDOW
BRG. BEARING	C.C. CONCRETE	F.F.E. FINISH FLOOR ELEVATION	H.T. HEIGHT	M.T.L. MASONRY TILING			T.O.S. TOP OF STEEL	W.G. WIRE GLASS
BSMT. BASEMENT	C.C. CONCRETE	F.F.F. FINISH FLOOR FINISH	H.W. HARDWARE	M.R.G.W.B. METAL ROOF GYPSUM WALLBOARD			T.T.D. TREATED	W.W.M./F. WELDED WIRE MESH/FABRIC
BRKT. BRACKET	C.C. CONCRETE	FLR. FLOOR	H.V.A.C. HEATING, VENTILATING & AIR CONDITIONING	MULT. MULTIPLE			T.T.P. TOP OF TIE	
B/T BETWEEN	C.C. CONCRETE	FLR. FLOOR	H.W. HEATING, VENTILATING & AIR CONDITIONING	N.O. NOMINAL			T.T.S. THRESHOLD	
B.S. BOTH SIDES	C.C. CONCRETE	FIN. FINISH	H.W. HEATING, VENTILATING & AIR CONDITIONING	N.O.M. NOT TO SCALE			T.T.G. TURN'G.	
CPT. CARPET	C.C. CONCRETE	FIN. FINISH	H.W. HEATING, VENTILATING & AIR CONDITIONING	N.T.S. NOT TO SCALE				
CAB. CABINET	C.C. CONCRETE	FIN. FINISH	H.W. HEATING, VENTILATING & AIR CONDITIONING	N.I.C. NOT IN CONTRACT				
CB. CHALKBOARD	C.C. CONCRETE	FIN. FINISH	H.W. HEATING, VENTILATING & AIR CONDITIONING					
C.J. CONTROL JOINT	C.C. CONCRETE	FIN. FINISH	H.W. HEATING, VENTILATING & AIR CONDITIONING					

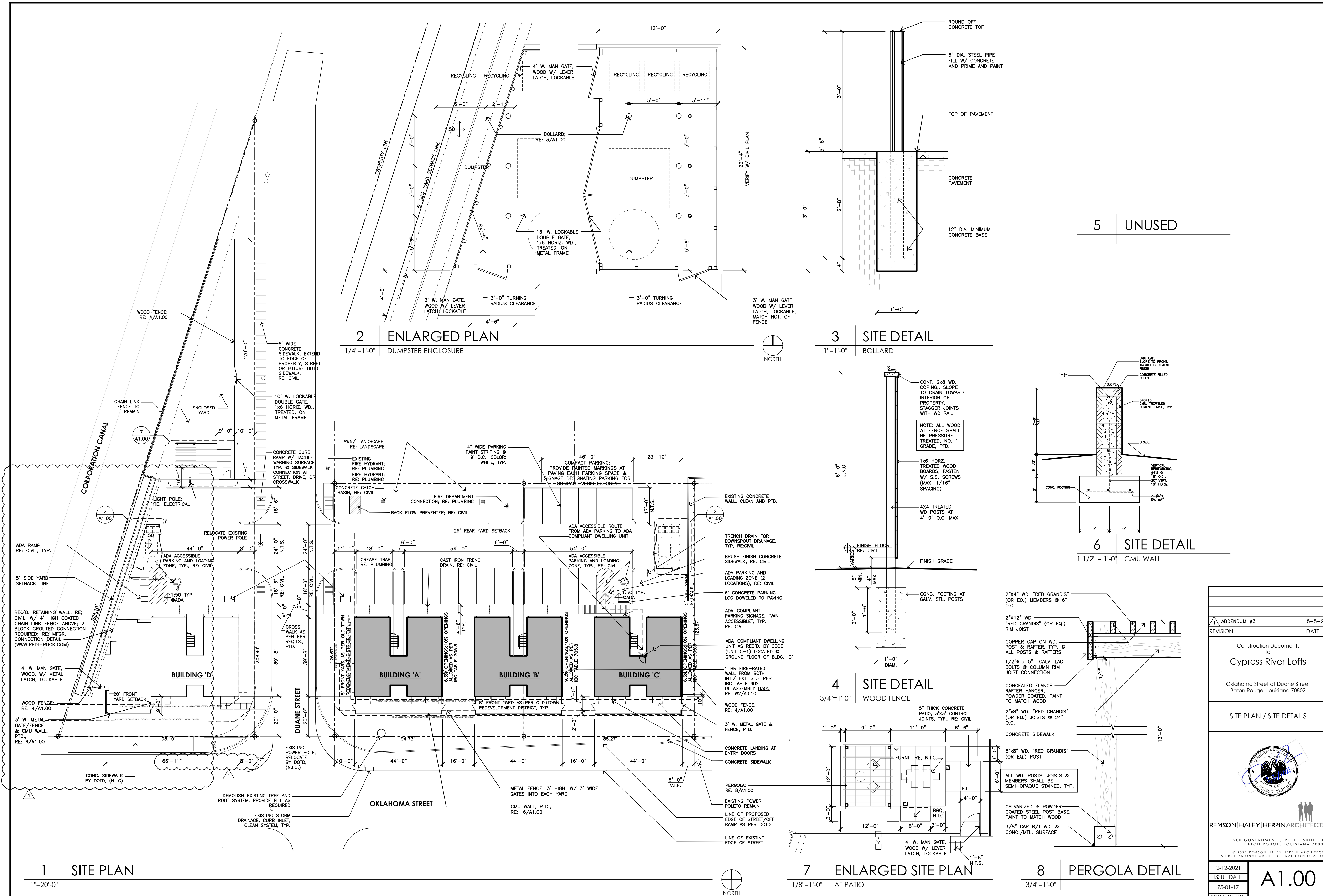
6 | GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT / BID DOCUMENTS AND SECURE FROM THE ARCHITECT ANY ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE REQUIRED FOR A COMPLETE CLEAR AND FULL UNDERSTANDING OF THE WORK, TO ESTABLISH THE COMPLETE SCOPE OF WORK, AND TO ACHIEVE CLOSE COORDINATION BETWEEN ALL TRADES. EACH TRADE SHALL COMPLETELY REVIEW ALL DRAWINGS, NOT ONLY THE DRAWINGS FOR HIS RESPECTIVE TRADE, BUT ALSO FOR THE WORK OF ALL OTHER TRADES AS WELL. NO TRADE SHALL PROCEED WITH ORDERING OR INSTALLATION OF ANY MATERIALS AND/OR EQUIPMENT WITHOUT FIRST COORDINATING WITH ALL OTHER TRADES. CONTRACTOR SHALL COORDINATE SUBCONTRACTOR'S WORK REQUIREMENTS TO INSURE THAT WORK CAN PROCEED CONTINUOUSLY AND EXPEDITIOUSLY AND WILL PROVIDE THE BEST RESULTS FOR THE COMPLETED WORK. TITLES AND NAMES ON DRAWINGS ARE PROVIDED MERELY FOR CONVENIENCE AND SHALL NOT BE CONSTRUED AS A SEGREGATION OF THE UNITS OF MATERIALS AND/OR LABOR INTO TRADES.
- ALL MISCELLANEOUS COMPONENTS, PARTS, ANCHORS, ACCESSORIES, MEANS OF INSTALLATION, AND OTHER INCIDENTAL ITEMS REQUIRED FOR COMPLETE ASSEMBLY/INSTALLATION OF AN ITEM OR SYSTEM SHALL BE PROVIDED, WHETHER OR NOT SPECIFICALLY NOTED OR SPECIFIED. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS WHICH ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC, FUNCTIONAL, OR CODE REQUIRED ELEMENT OF THE WORK ARE TO BE INCLUDED. ANY WORK OR MATERIAL THAT IS NOT DIRECTLY OR INDIRECTLY NOTED ON THE DRAWINGS BUT IS NECESSARY FOR THE PROPER CARRYING OUT OF THE OBVIOUS INTENTION IS TO BE UNDERSTOOD AS "IMPLIED" AND IS TO BE PROVIDED BY THE CONTRACTOR AS FULLY AS IF SPECIFICALLY DESCRIBED OR DELINEATED HEREIN.
- THE CONTRACTOR SHALL FULLY COMPLY WITH EPA AND LOCAL STORM WATER REGULATIONS, POLLUTION PREVENTION PLAN AND LAND DISTURBANCE PLAN.
- PROVIDE ADEQUATE WORK ZONE PROTECTION FROM UNAUTHORIZED PEDESTRIANS. CONTRACTOR SHALL PROVIDE 6'-0" H. TEMPORARY CHAIN LINK FENCE W/ LOCKABLE ACCESS GATES AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR AND/OR REPLACEMENT OF EXISTING LAWNS, DITCHES OR CONCRETE SIDEWALKS, FENCING OR ANY OTHER STRUCTURES, INCLUDING UTILITIES DAMAGED BY THE CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SITE SURVEY WITH AN DEVELOPER'S REPRESENTATIVE SO THAT ANY SUCH ELEMENTS NEEDING REPAIR OR WHICH ARE ALREADY DAMAGED IN ANY MANNER, MAY BE PROPERLY IDENTIFIED, DESCRIBED, AND RECORDED WITH THE OWNER. IF NO SUCH DAMAGE IS RECORDED, THEN ANY STRUCTURES OVER WHICH THE CONTRACTOR HAS CROSSED DURING CONSTRUCTION WHICH ARE LATER FOUND TO BE DAMAGED, SHALL BE CONSIDERED DAMAGED BY THE CONTRACTOR AND SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AS NECESSARY TO RETURN DAMAGED ITEMS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE DEVELOPER AT NO COST TO THE DEVELOPER.
- THE CONTRACTOR SHALL NOT PERMIT TRASH AND DEBRIS TO ACCUMULATE ON THE GROUND IN THE VICINITY OF THE PROJECT SITE. GC SHALL ESTABLISH AND MAINTAIN A REGULAR DAILY ROUTINE FOR REMOVING TRASH AND DEBRIS AND HAULING IT AWAY FROM THE PREMISES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND OFFSITE DISPOSAL OF ALL TRASH AND DEBRIS ORIGINATING FROM HIS PROJECT.
- PROTECT ALL SITE DRAINAGE STRUCTURES FROM SOIL OR DEBRIS CONTAMINATION FOR THE DURATION OF THE PROJECT. IMMEDIATELY REMOVE ANY MUD OR DEBRIS DEPOSITED ON ROADS OR SIDEWALKS OUTSIDE THE WORK ZONE.
- PARKING: WORKER PARKING SHALL BE LOCATED AWAY ON THE SITE AND SHALL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.
- STAGING AREAS: STAGE SHALL OCCUR ON SITE. MATERIALS SHALL BE FENCED WITH LOCKABLE GATE. EXACT LOCATION SHALL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.

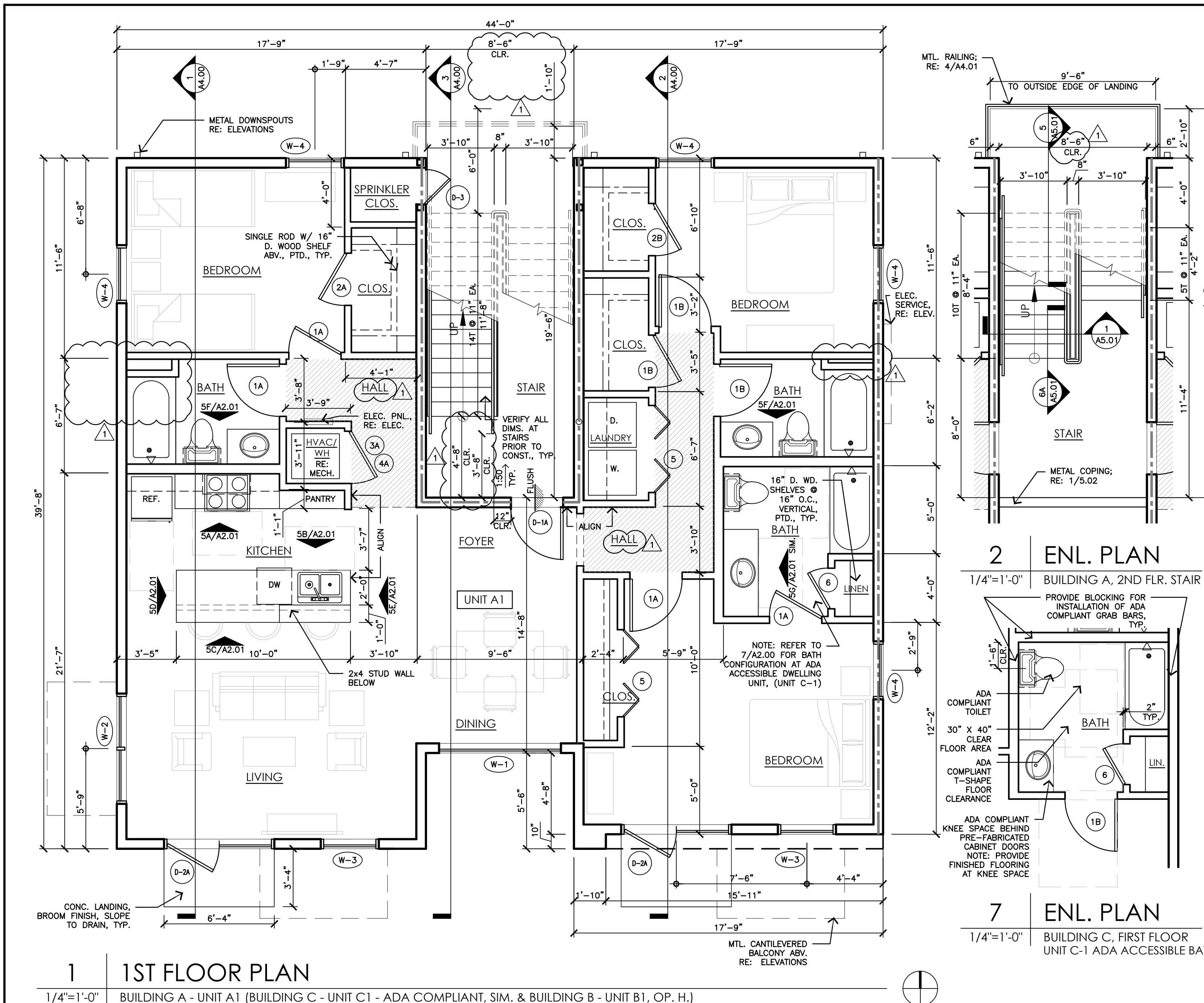
2-12-2021
ISSUE DATE
75-01-17
PROJECT NO.

G0.00

ADDENDUM #3	5/5/21
ADDENDUM #1	3/17/21
REVISION	DATE
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 HERPIN ARCHITECTS 200 GOVERNMENT STREET SUITE 100 BATON ROUGE, LOUISIANA 70802 © 2021 REMSON HALEY HERPIN ARCHITECTS A PROFESSIONAL ARCHITECTURAL CORPORATION	



ADDENDUM #3	5-5-21
REVISION	DATE
Construction Documents for Cypress River Lofts	
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
SITE PLAN / SITE DETAILS	
REMSON/HALEY/HERPIN ARCHITECTS	
200 GOVERNMENT STREET SUITE 100 BATON ROUGE, LOUISIANA 70802	
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2-12-2021 ISSUE DATE	A1.00
75-01-17 PROJECT NO.	



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.

2 ENL. PLAN
1/4"=1'-0" BUILDING A, 2ND FLR. STAIR
PROVIDE BLOCKING FOR INSTALLATION OF ADA COMPLIANT GRAB BARS, TYP.

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

3 UNUSED

3 ROOM FINISH SCHEDULE NOTE: 10'-0" CLG. HGT., TYP. U.N.O.

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.	
BEDROOM	POLISHED CONC., SEALED	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
BEDROOM CLOSETS	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.	

4 DOOR AND FRAME SCHEDULE NOTE: REFER TO SPECIFICATIONS FOR DOOR HARDWARE REQUIREMENTS

NO.	FRAME OPENING		DOOR DESCRIPTION	FIRE LABEL	CLOSER	TRIM	REMARKS
	WIDTH	HEIGHT					
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
3B	3'-0"	5'-0"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	CUSTOM SIZE WITH HVAC GRILLE
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.	
8	2'-0"	6'-8"	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	

5 WINDOW SCHEDULE

NO.	FRAME OPENING		DOOR DESCRIPTION	REMARKS
	WIDTH	HEIGHT		
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, CASEMENT (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
ADDENDUM #3 5/5/21

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

SEAL OF ARCHITECT

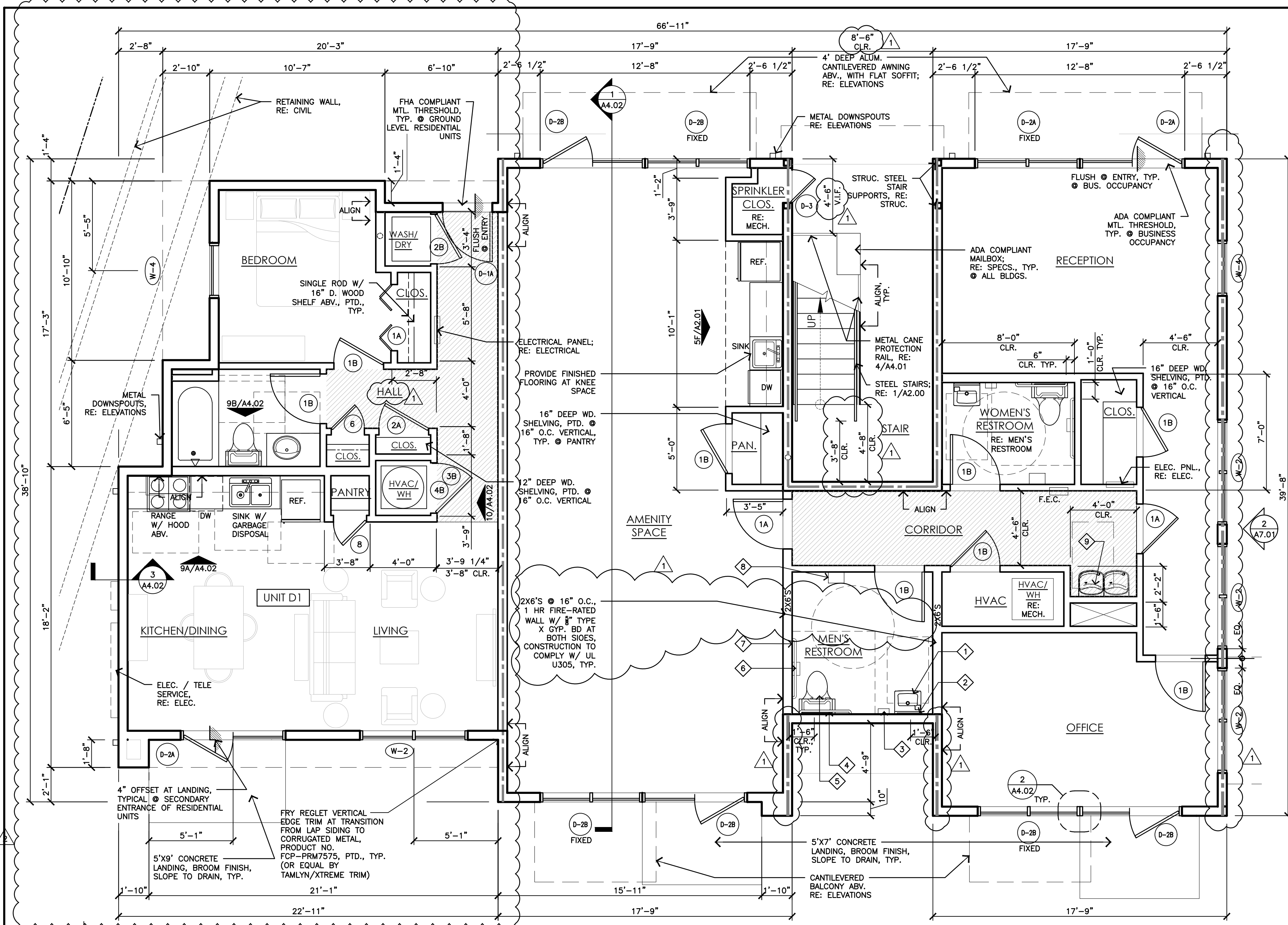
REMSON|HALEY|HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

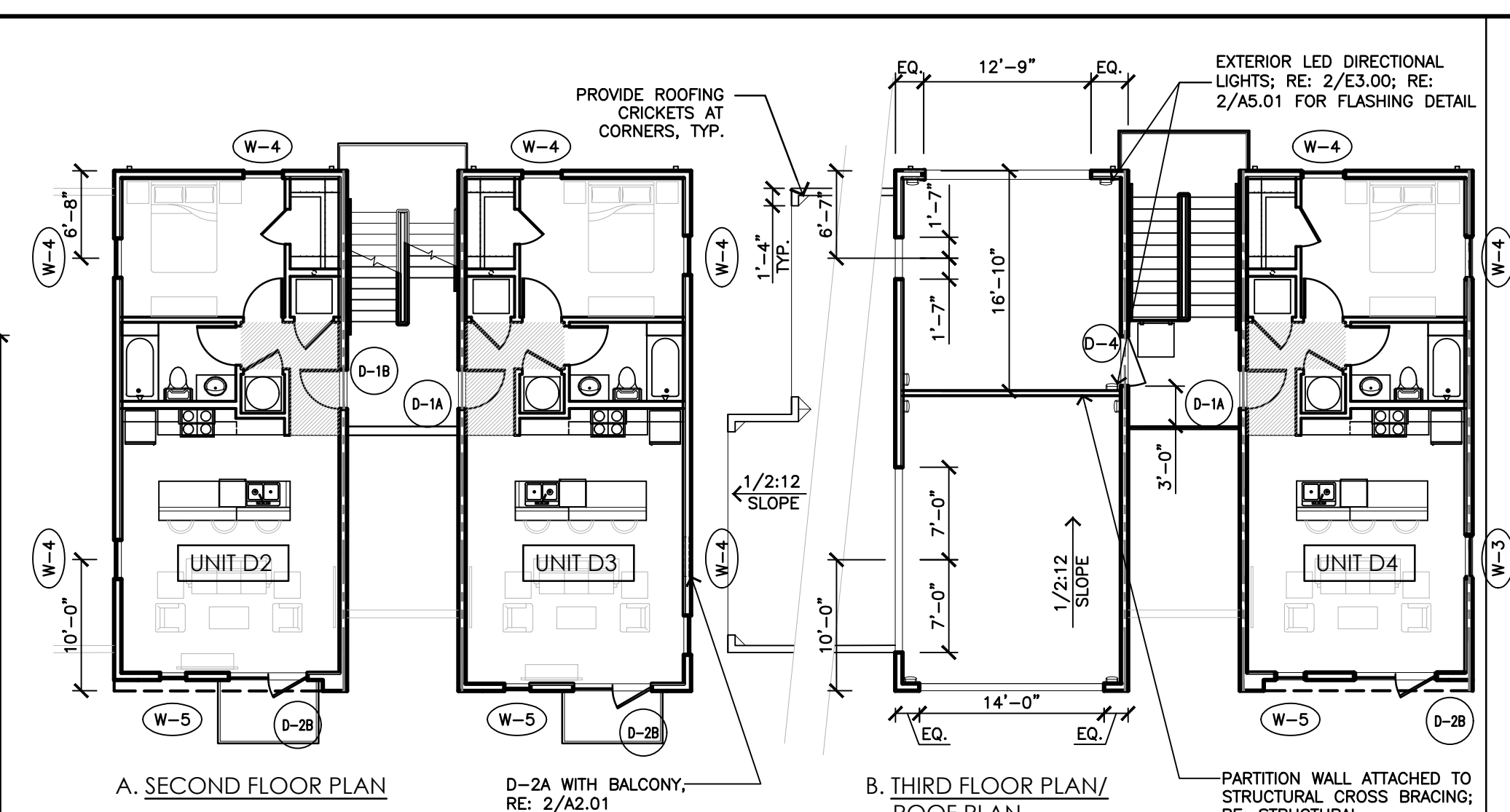
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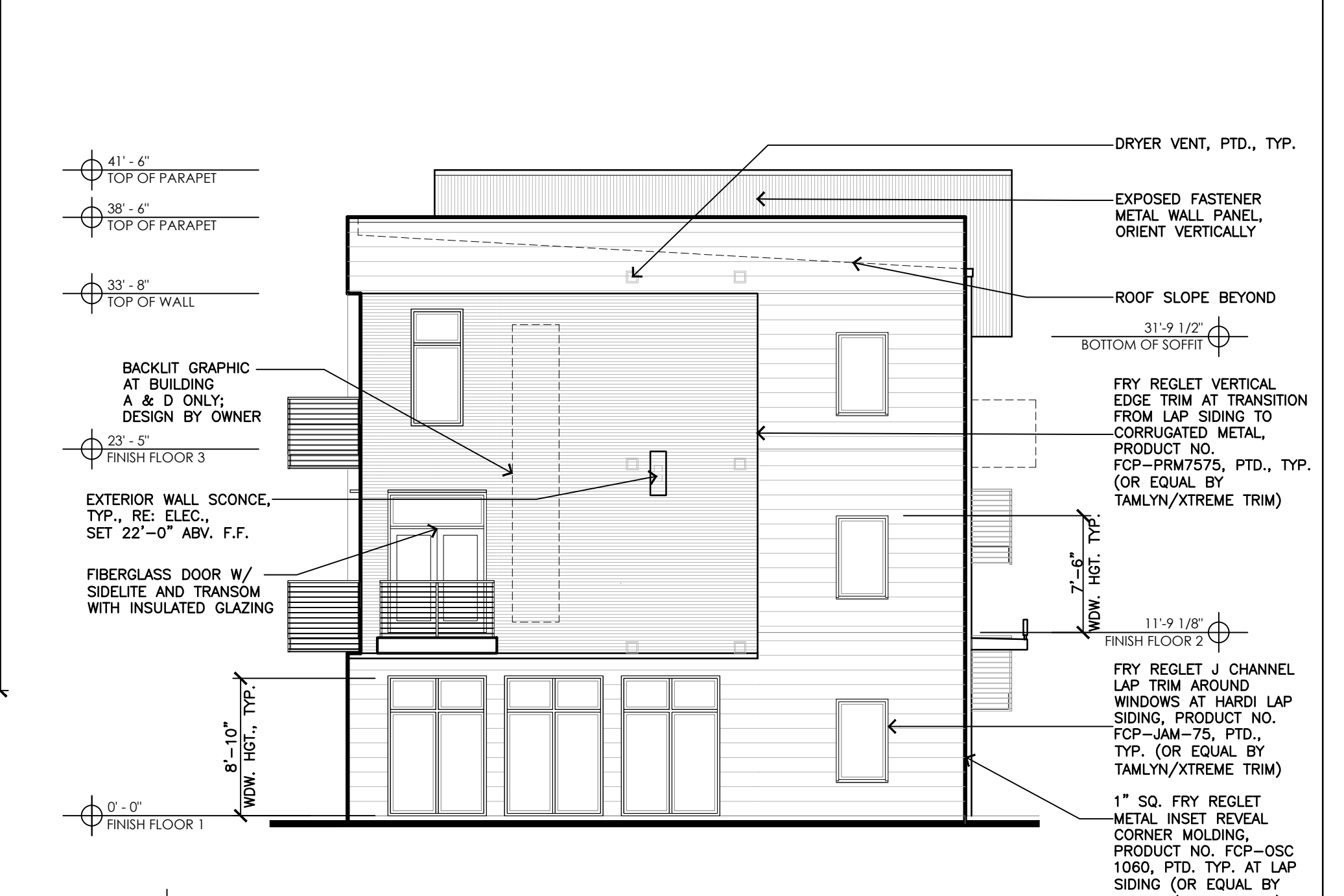
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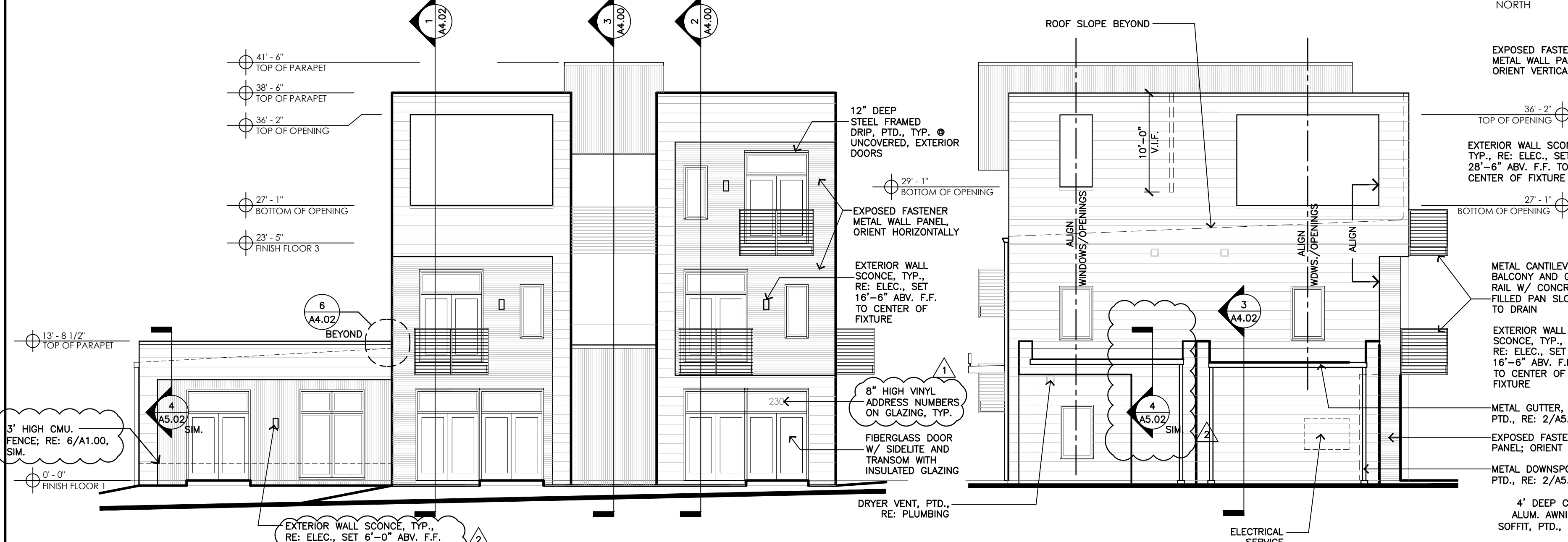
1 FIRST FLOOR PLAN
1/4"=1'-0" BUILDING D - 1st FLOOR FHA UNIT & PUBLIC SPACES



2 2ND & 3RD FLOOR PLAN
1/8"=1'-0" BUILDING D (NOTE: REFERENCE 1/A2.01 FOR ROOM NAMES, DIMS., DR. NOS., AND ALL TYP. CONDITIONS)

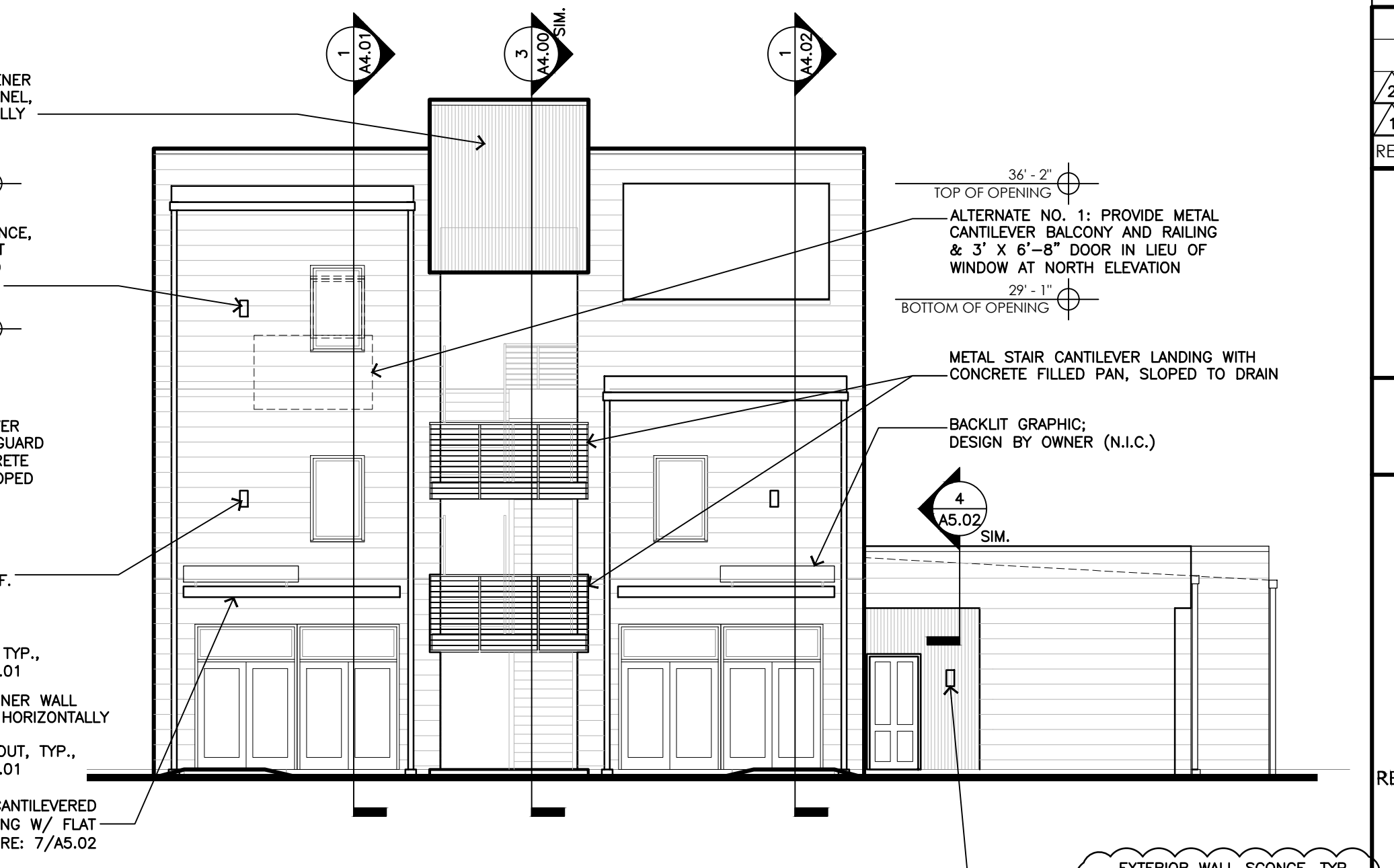


3 EAST ELEVATION
1/8"=1'-0" BUILDING D



4 SOUTH ELEVATION
1/8"=1'-0" BUILDING D

5 WEST ELEVATION
1/8"=1'-0" BUILDING D



6 NORTH ELEVATION
1/8"=1'-0" BUILDING D

- 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 RE: SITE PLAN FOR EXACT LOCATION)
 - CEILING HEIGHT TO BE 8'-6" IN HATCHED AREAS. 5/8" GYP. BD., PTD. ON 2x4 @ 16" O.C.
- KEYED NOTES**
1. WALL-HUNG LAVATORY; RE: PLUMBING
 2. MIRROR; RE: 4c/A0.00
 3. SOAP DISPENSER; RE: 5/A0.00
 4. 36" GRAB BAR; MOUNT @ 34"-36" MAX. A.F.F.
 5. ADA COMPLIANT TOILET; RE: PLUMBING
 6. TOILET PAPER DISPENSER; MOUNT @ 15" MIN. A.F.F.
 7. 42" GRAB BAR; MOUNT @ 34"-36" MAX. A.F.F.
 8. PAPER TOWEL DISPENSER; RE: 5/A0.00
 9. H/O DRINKING FOUNTAIN; RE: PLUMBING
- WALL TYPES**
- THE FOLLOWING APPLIES IN ALL CASES, UNLESS OTHERWISE NOTED (U.N.O.).
1. ALL WOOD STUDS SHALL BE 2x4 NOMINAL DIMENSION, PROVIDE 2x6 WOOD STUDS AT ALL EXTERIOR WALLS & BEHIND TOILET FIXTURES & WASHER.
 2. ALL WOOD STUDS SHALL BE SPACED AT 16" O.C.
 3. 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.
 4. GYPSUM BOARD SHALL EXTEND TO THE STRUCTURE ABOVE.
 5. ALL GYPSUM BOARD SHALL BE 5/8" THICK.
 6. 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. PROVIDE FIRE CAULK SEALANT AT ALL PLUMBING/ELECTRICAL PENETRATIONS OR OTHER FIRE-RATED FEATURES IN F.R. WALL.
 7. ACOUSTICAL PARTITIONS (DEMISING WALLS & FLOOR/CEILING 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.
 8. WALL PARTITIONS EXCLUDE APPLIED FINISHES.
 9. REFER TO REFERENCED ASSEMBLY TYPE (GA, UL, ETC.) FOR FULL DESCRIPTION OF COMPONENTS AND MATERIALS.
 10. FLOOR TO FLOOR HEIGHTS ARE ESTABLISHED BASED ON STANDARD PRE-CUT WOOD STUDS LENGTHS.

ADDENDUM #3	5/5/21
ADDENDUM #1	3/17/21
REVISION	DATE

Construction Documents for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

BUILDING D - FLOOR PLANS & ELEVATIONS

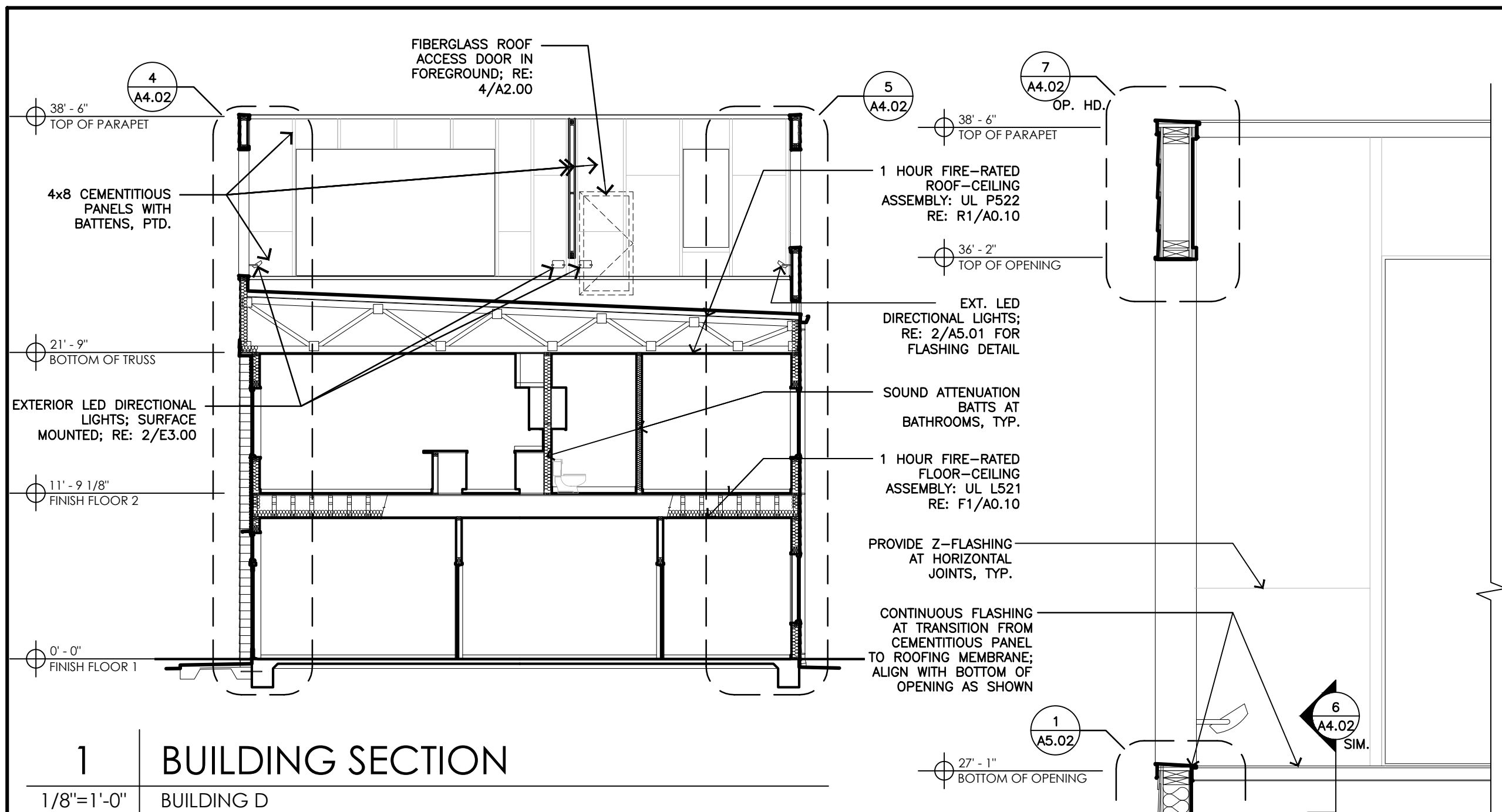
REMSON|HALEY|HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

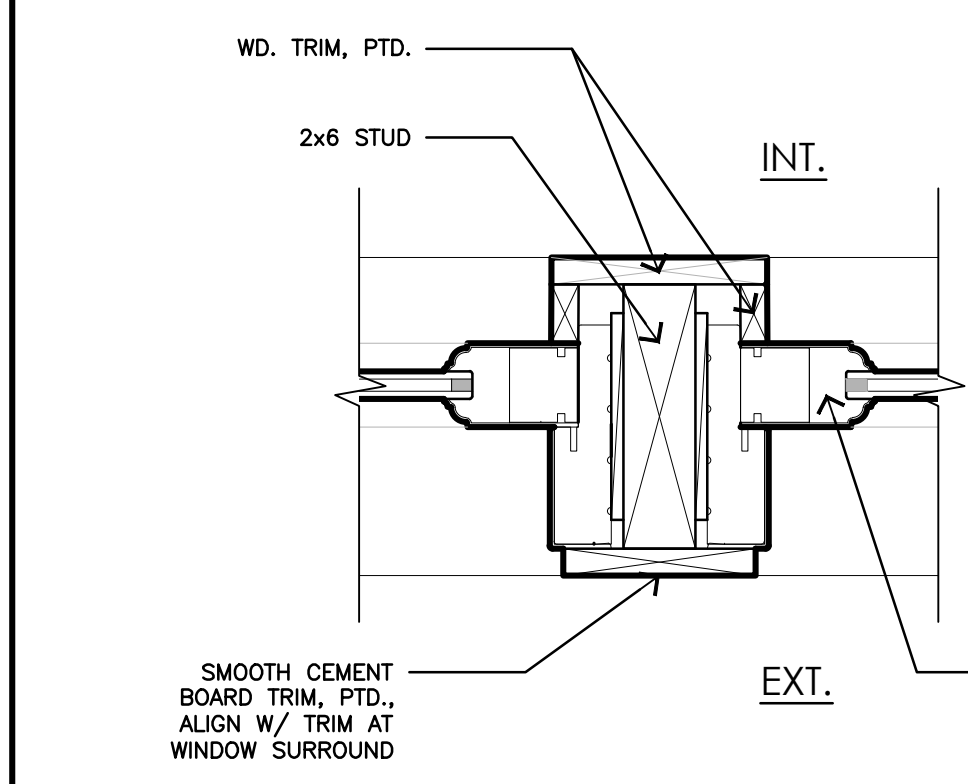
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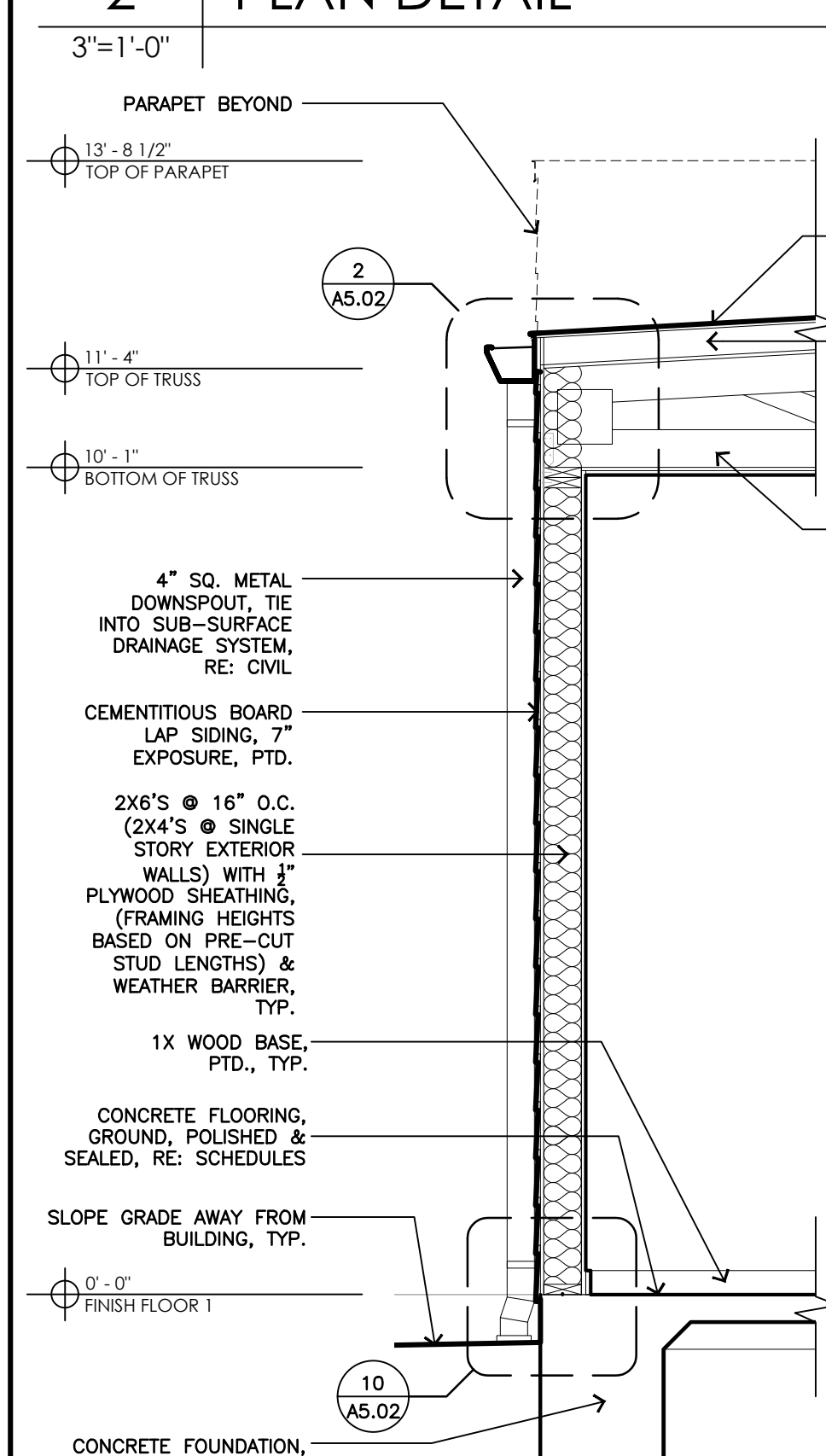
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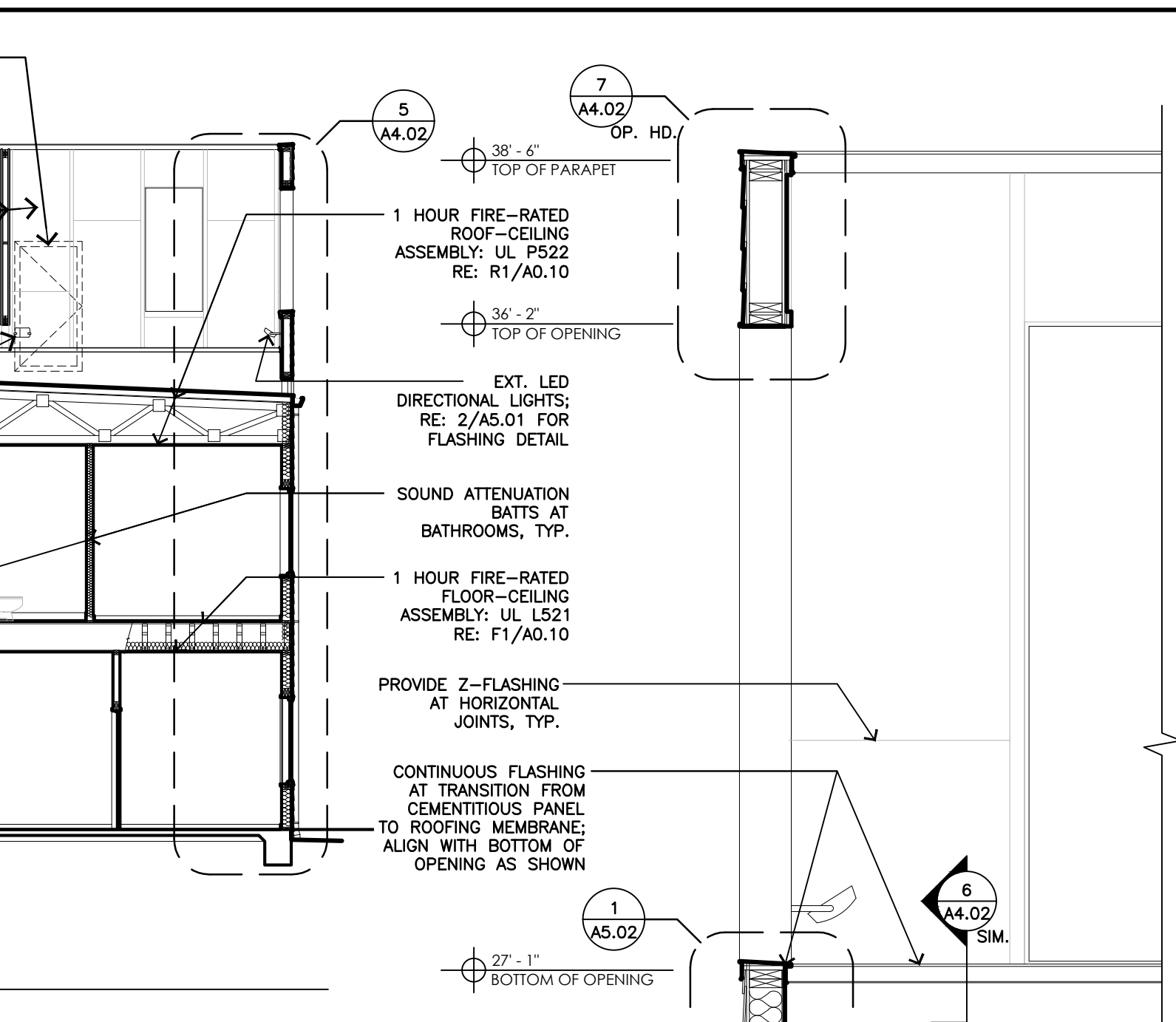
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1/8"=1'-0" BUILDING D



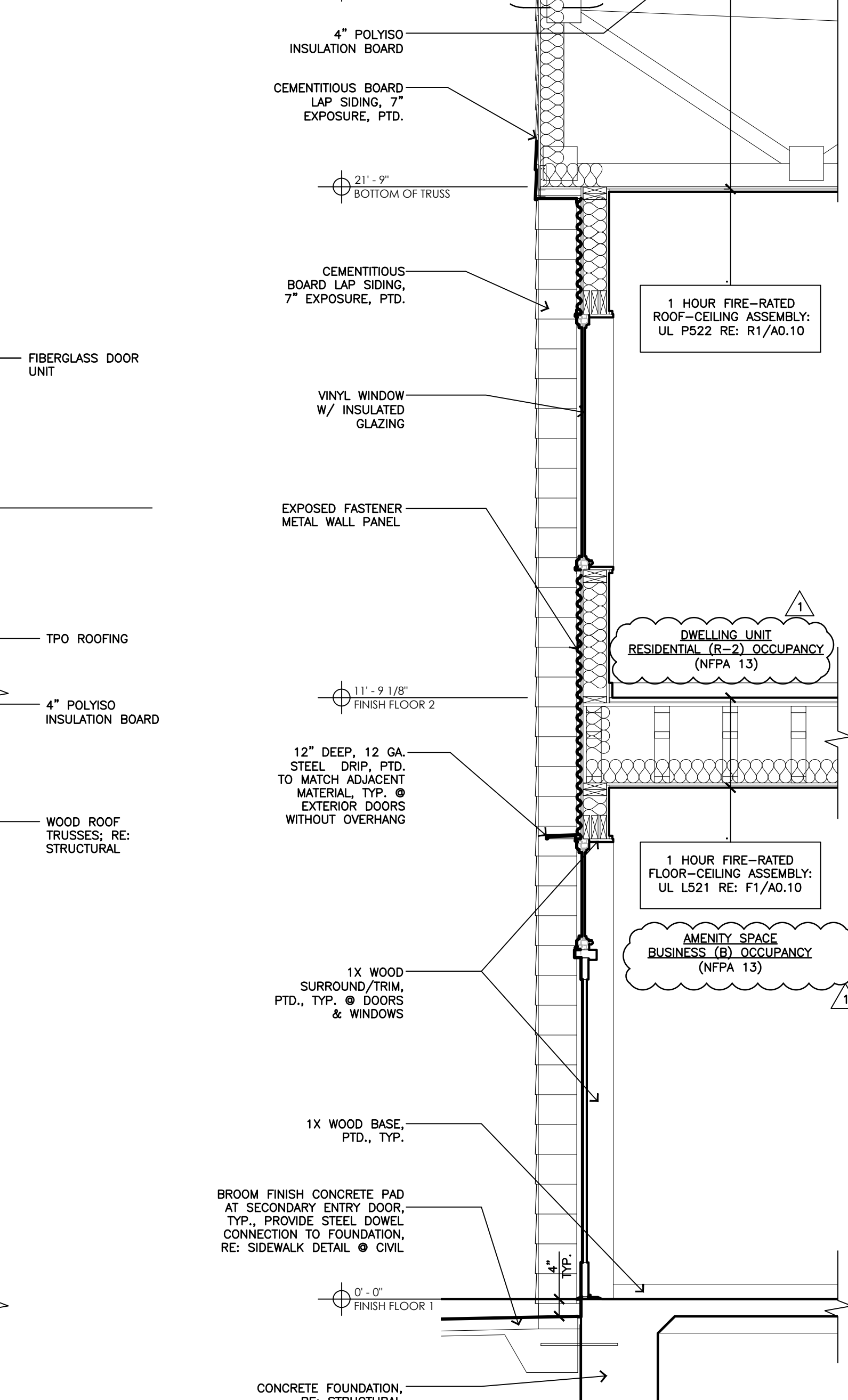
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3"=1'-0"



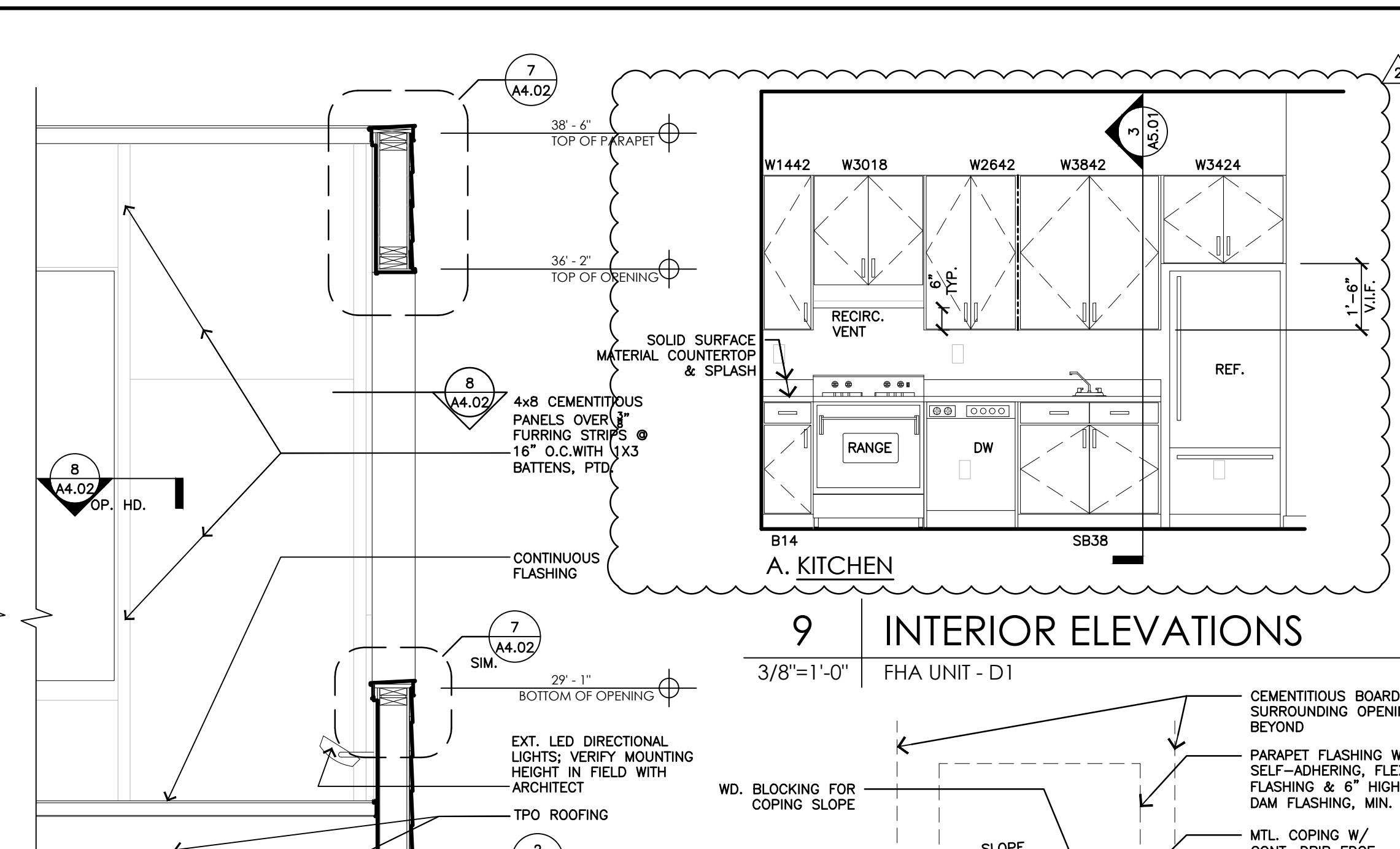
3 WALL SECTION
1/2"=1'-0"



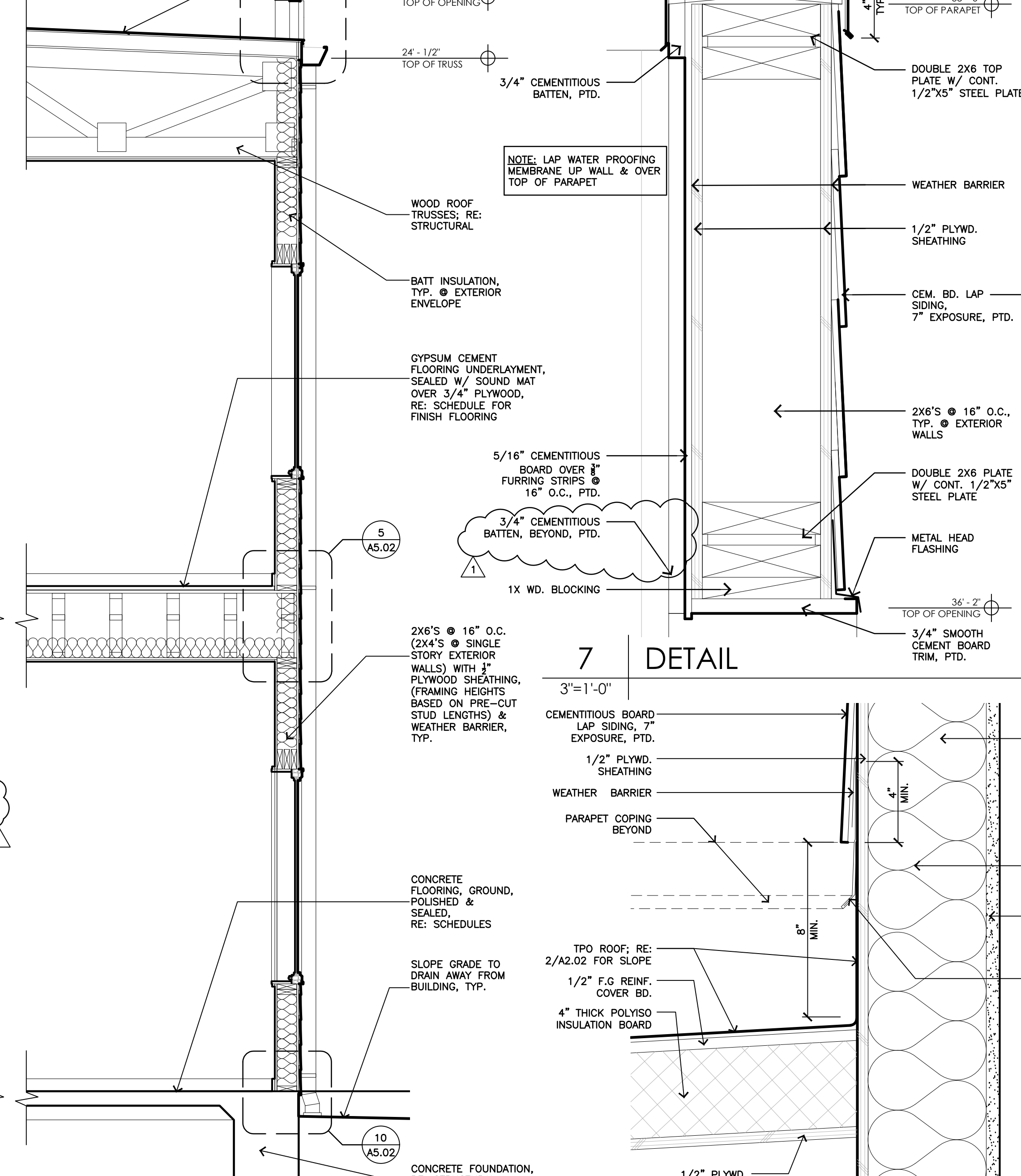
4 WALL SECTION
1/2"=1'-0"



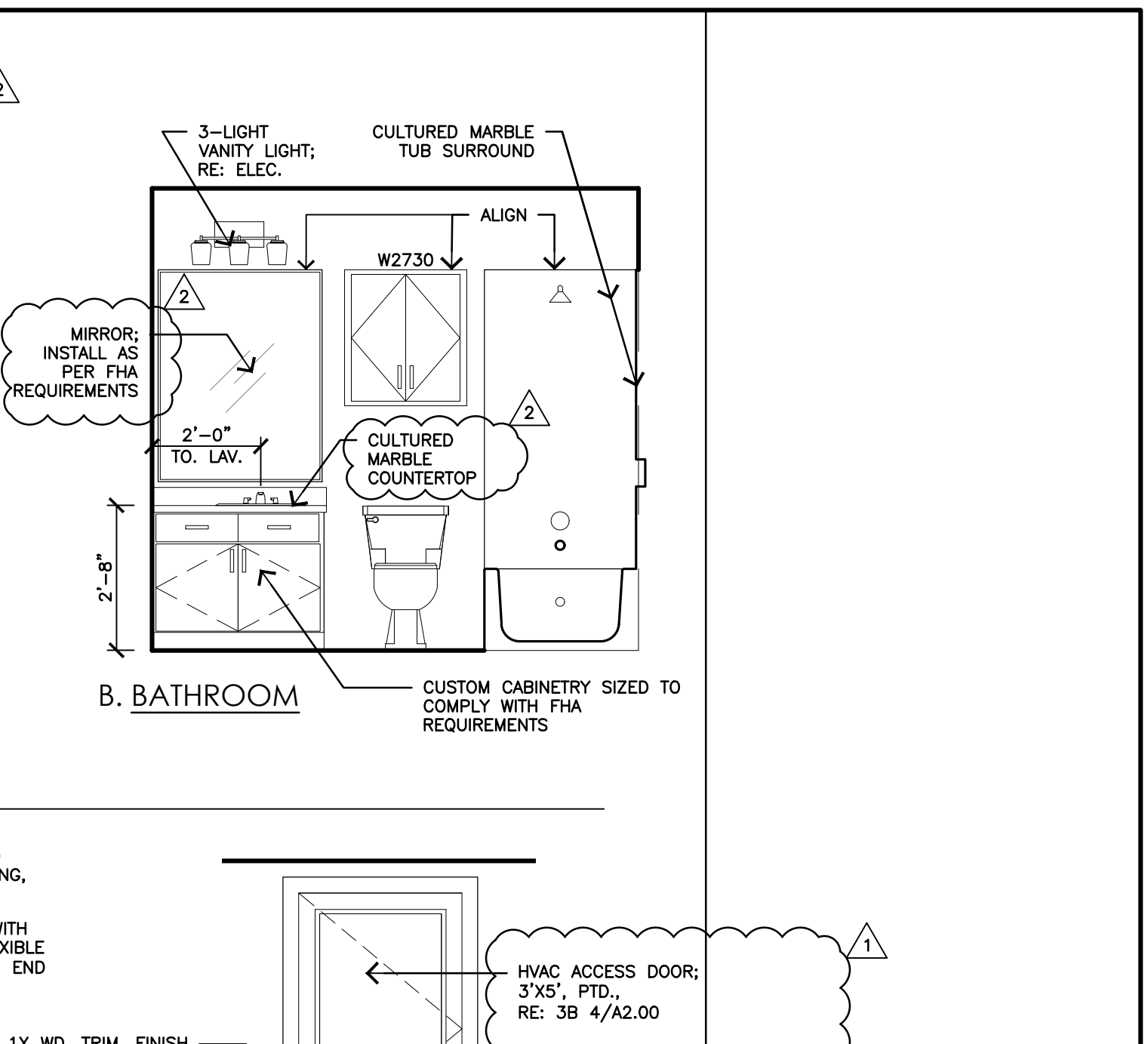
5 WALL SECTION
1/2"=1'-0"



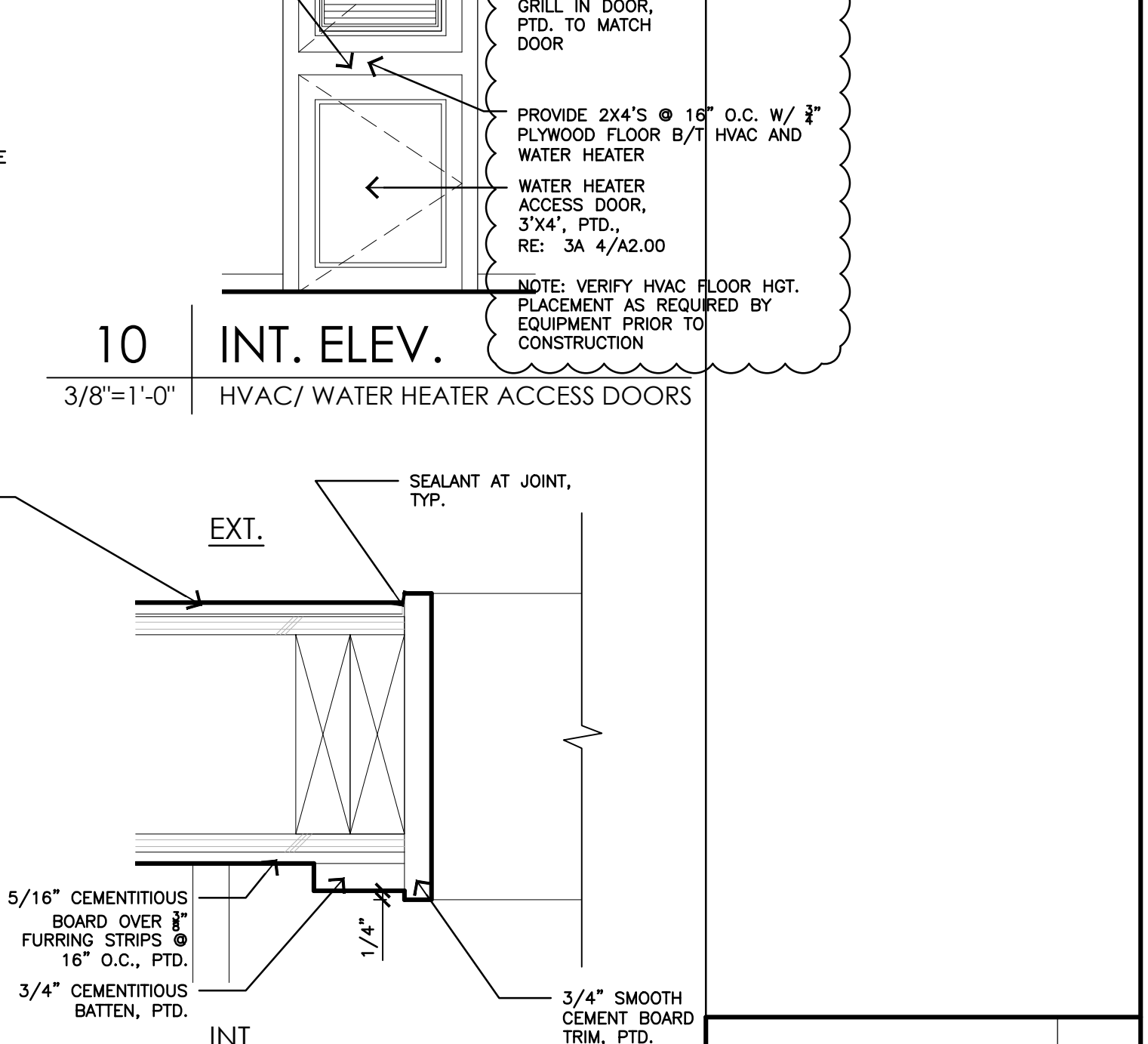
6 DETAIL
3"=1'-0"



7 DETAIL
3"=1'-0"



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

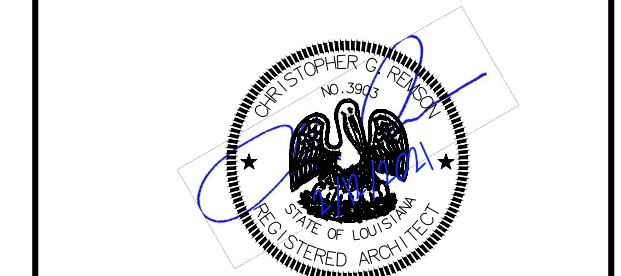


10 INT. ELEV.
3/8"=1'-0" HVAC/ WATER HEATER ACCESS DOORS

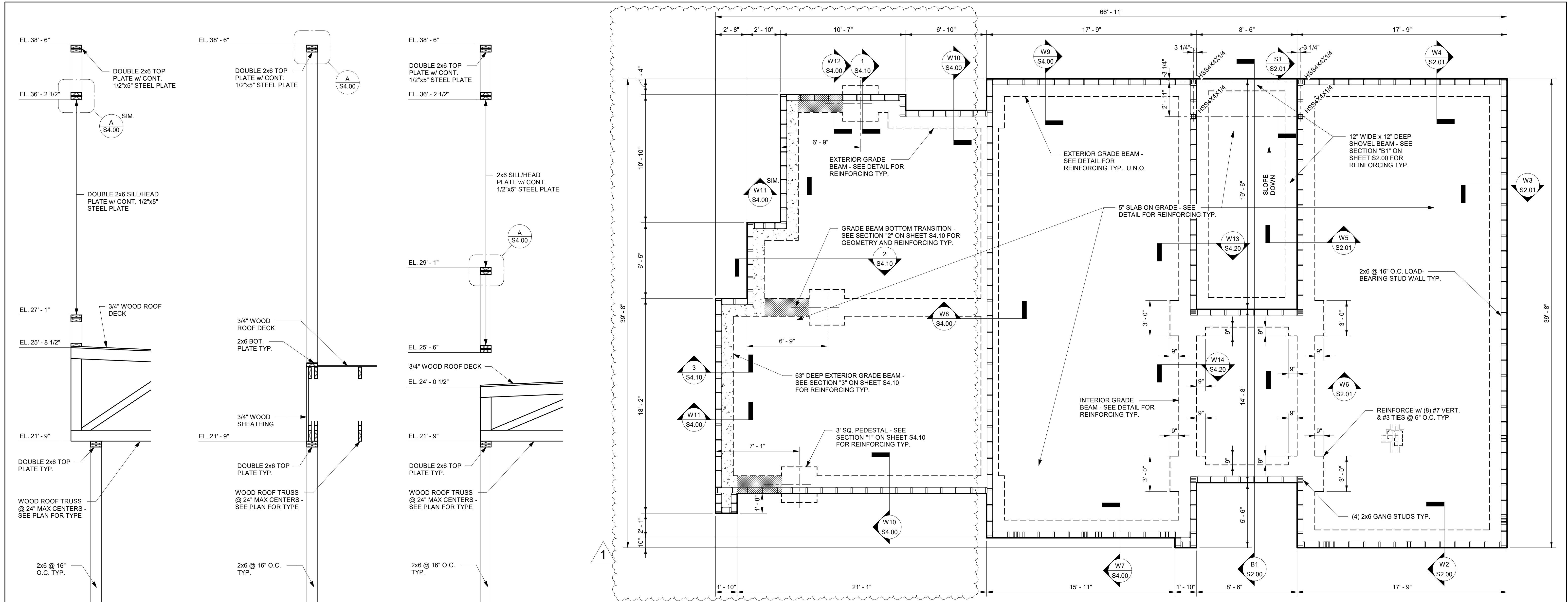
ADDENDUM #3	5/5/21
ADDENDUM #1	3/17/21
REVISION	DATE

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

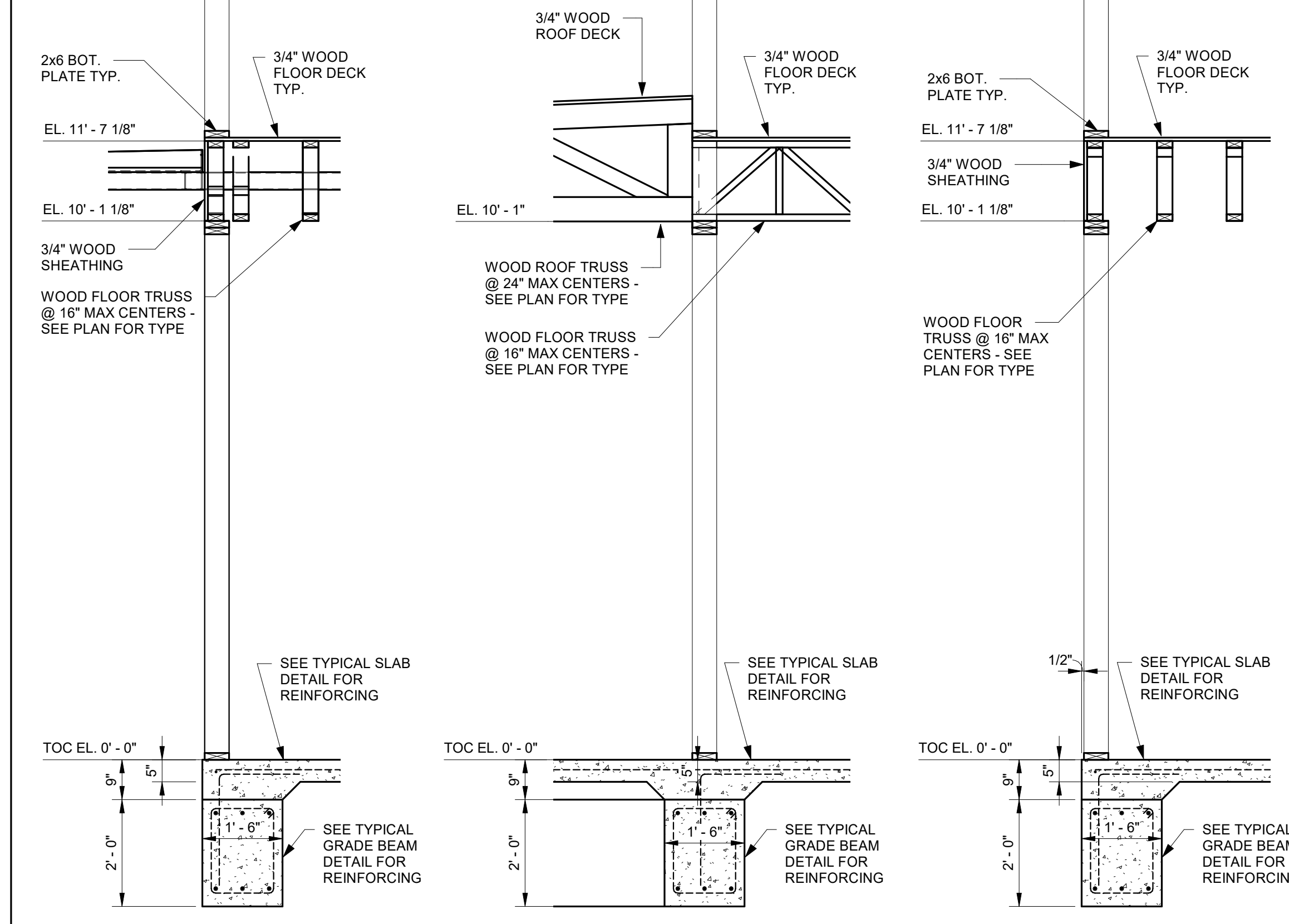
BUILDING D - SECTIONS & DETAILS



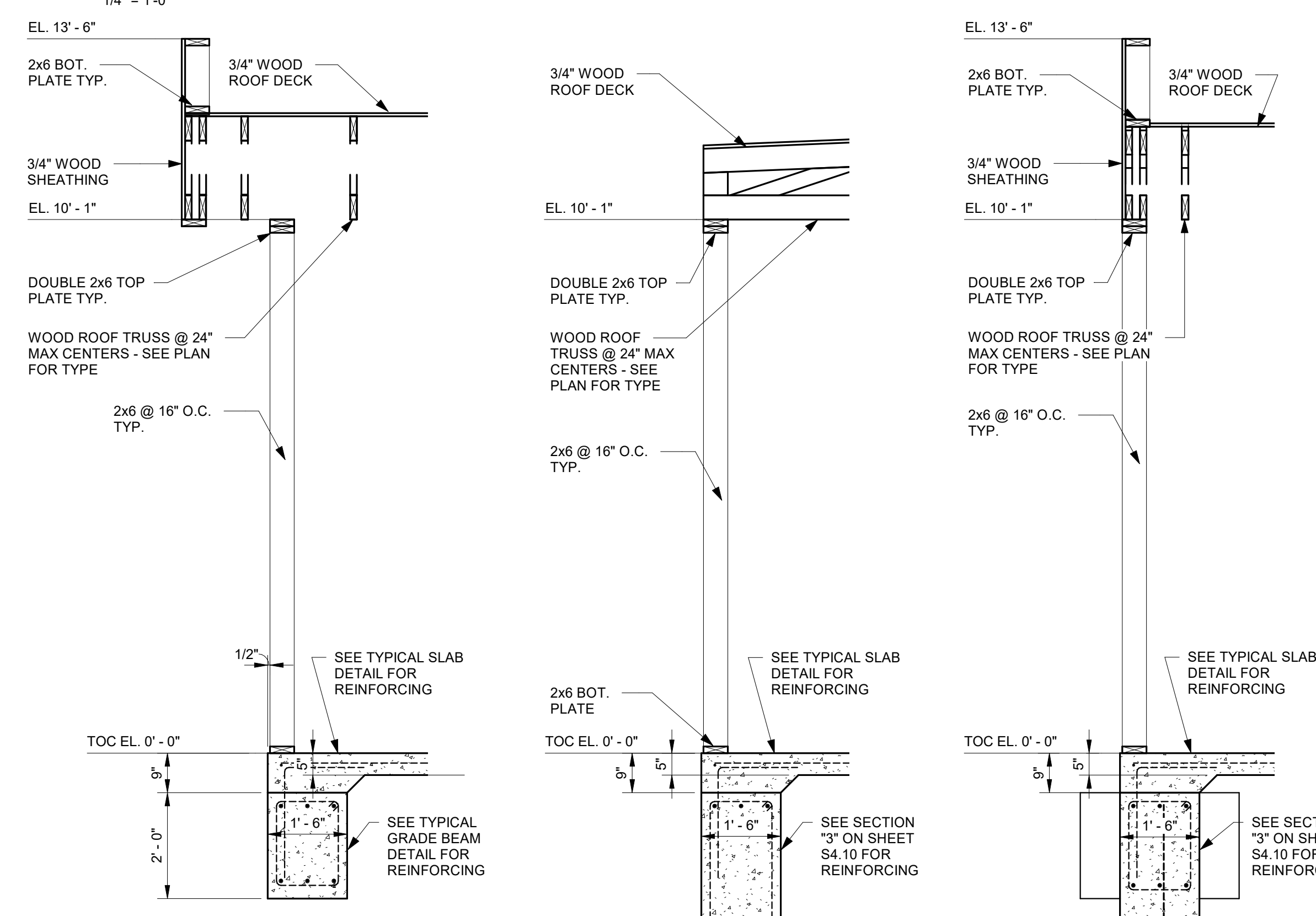
2-12-2021
ISSUE DATE
75-01-17
PROJECT NO. **A4.02**



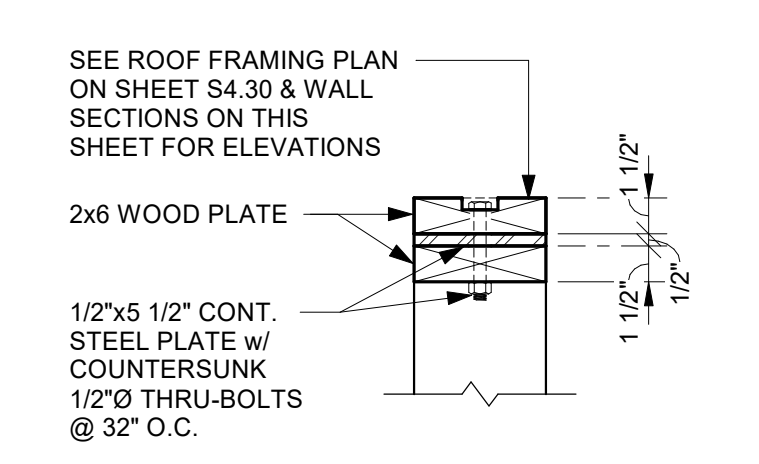
BUILDING D - FOUNDATION PLAN
1/4" = 1'-0"



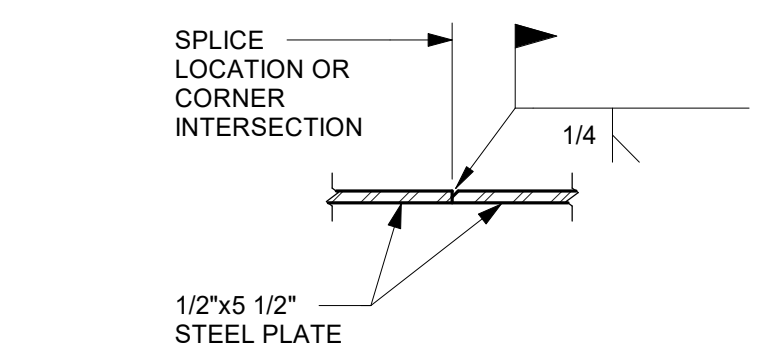
W7 SECTION 1/2" = 1'-0"
W8 SECTION 1/2" = 1'-0"
W9 SECTION 1/2" = 1'-0"



W10 SECTION 1/2" = 1'-0"
W11 SECTION 1/2" = 1'-0"
W12 SECTION 1/2" = 1'-0"

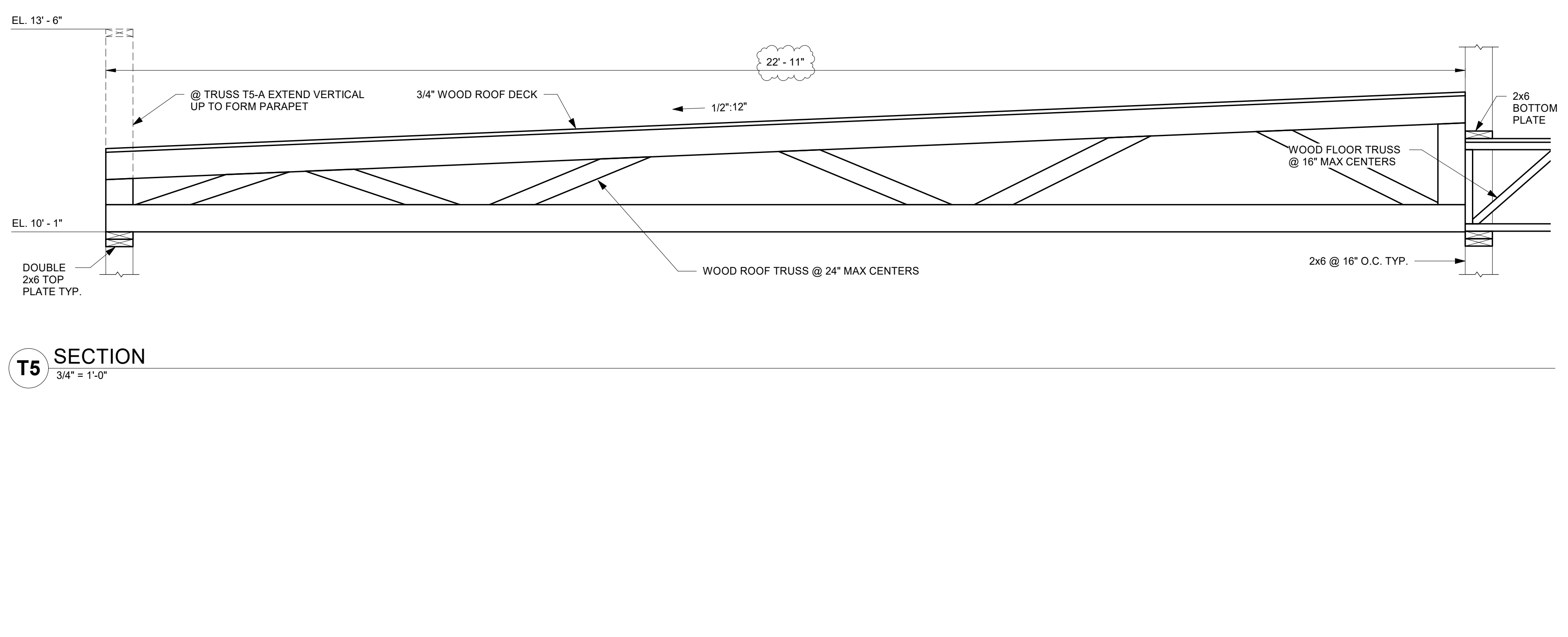
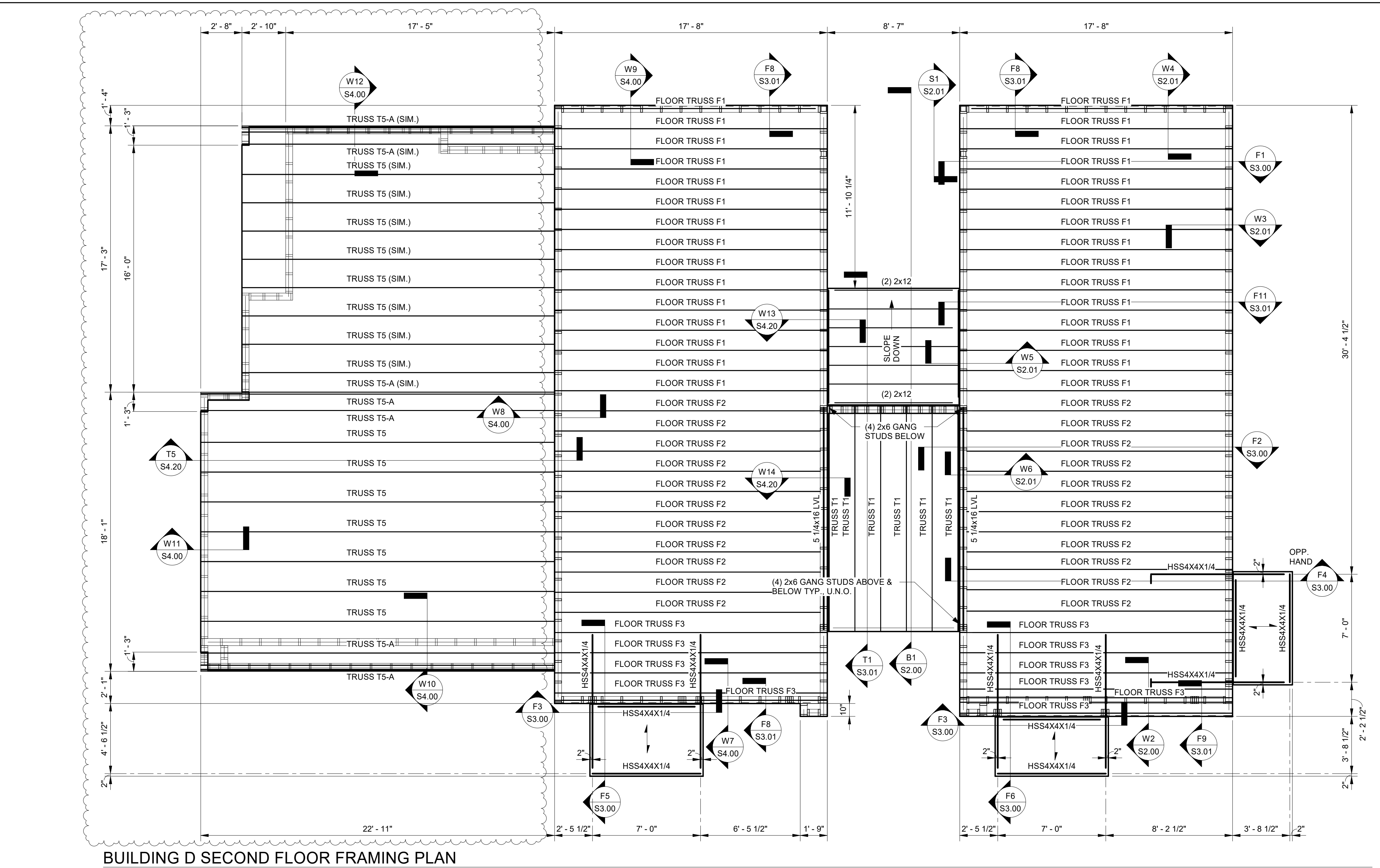
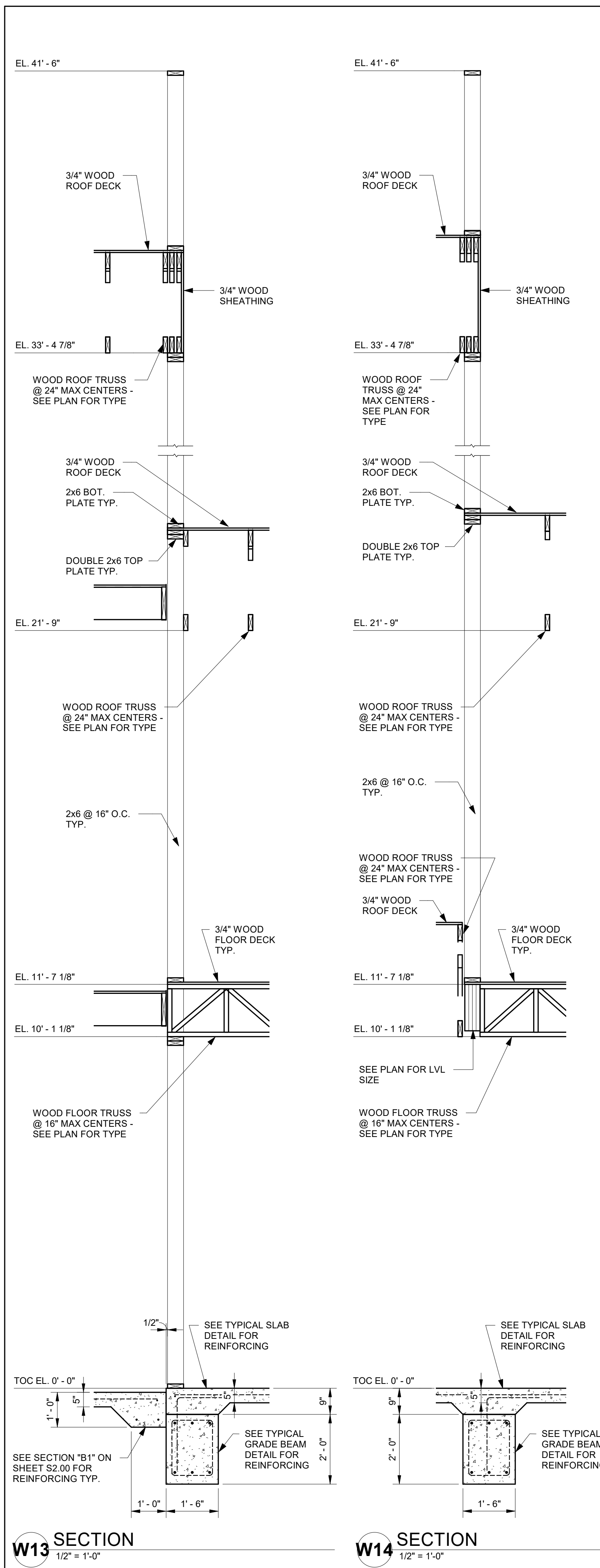


A DETAIL
1 1/2" = 1'-0"

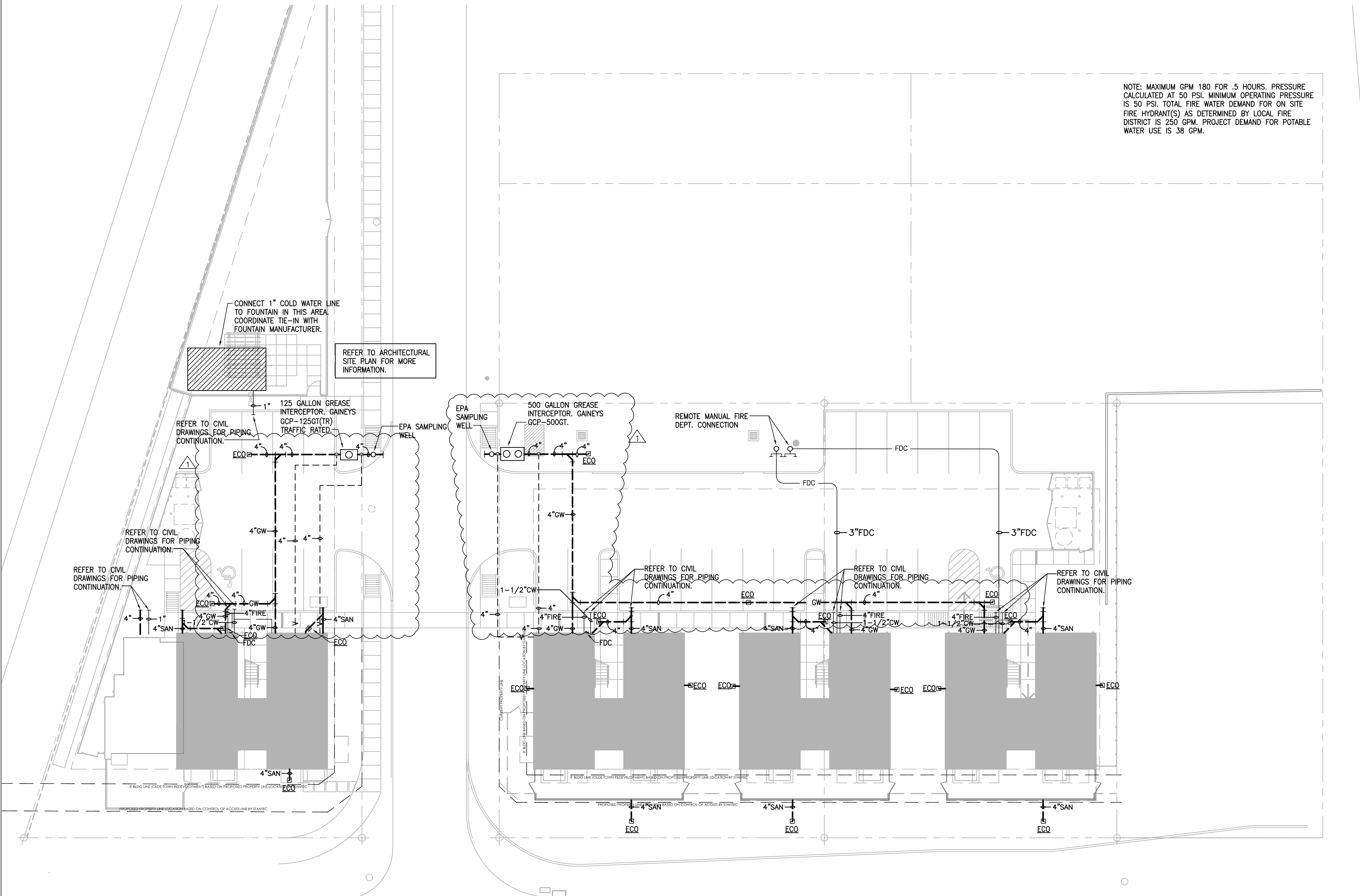


TYPICAL STEEL PLATE CONNECTION DETAIL
1 1/2" = 1'-0"

ADDENDUM #3	5/4/21
REVISION	DATE
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Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802	
BUILDING D FOUNDATION PLAN & WALL SECTIONS	
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ADDENDUM #3	5/4/21
REVISION	DATE
Construction Documents for Cypress River Lofts	
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BUILDING D SECOND FLOOR FRAMING PLAN	
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SITE PLAN NOTES

1. SLOPE ALL EXTERIOR SANITARY PIPING AT 1/8" PER FOOT.
2. INVERT ELEVATIONS LISTED ARE APPROXIMATE. PRIOR TO CONSTRUCTION, COORDINATE FINAL INVERT ELEVATIONS OF BUILDING SANITARY AND STORM OUTFALLS AND SITE PIPING WITH SITE UTILITY CONTRACTOR. MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER CONNECTIONS TO SITE UTILITIES.
3. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR BUILDING FINISHED FLOOR ELEVATION.
4. PROVIDE 4" EXTERIOR CLEANOUTS TO GRADE AT EVERY 75' AND AT EVERY CHANGE OF DIRECTION OF SANITARY PIPING OUTSIDE OF BUILDING.
5. FIELD VERIFY EXACT LOCATION, SIZE, DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF EXISTING SANITARY PIPE PRIOR TO MAKING ANY NEW CONNECTIONS.
6. MAINTAIN A MINIMUM DISTANCE OF 6 FEET BETWEEN THE SEWER AND WATER LINE.

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PLUMBING SITE PLAN



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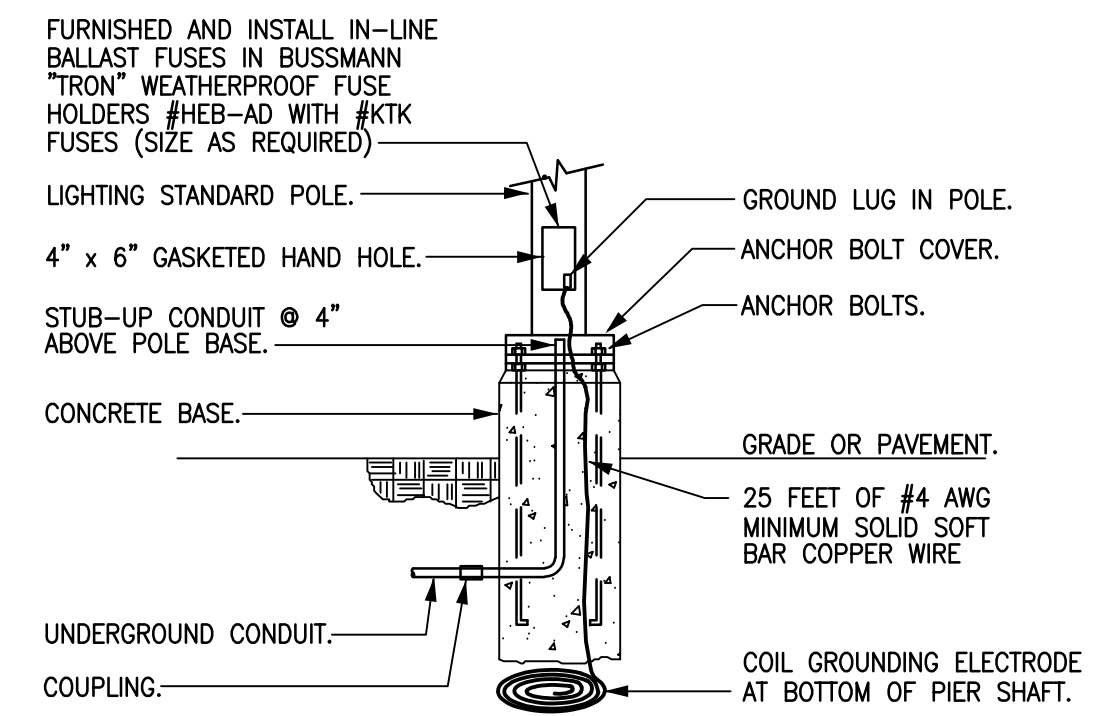
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	PROJECT NO.	



PARKING LOT LIGHT FIXTURE SCHEDULE										
TYPE	MANUFACTURER AND FIXTURE FAMILY	# OF FIXTURES PER POLE	FIXTURE CHARACTERISTICS					POLE INFORMATION		REMARKS
			MAX WATTAGE	DRIVE CURRENT	MIN. DELIVERED LUMENS	LIGHT DISTRIBUTION	VOLTAGE	HEIGHT	STYLE	
OA	MCGRAW-EDISON GLEON	2	450	1A	24,017	T3	120	25'	RSS	ROUND POLE MOUNTED SITE LUMINAIRE

LIGHTING FIXTURE SCHEDULE NOTES:

- UNLESS NOTED OTHERWISE, ALL LIGHT FIXTURES SHALL HAVE A COLOR TEMPERATURE OF 4000K.
- ARCHITECT SHALL SELECT ALL FINISHES AND COLORS.
- PROVIDE ALL REQUIRED MOUNTING HARDWARE.
- UNLESS NOTED OTHERWISE, ALL POLES SHALL BE RATED FOR 110MPH WINDS WITH A 1.3 GUST FACTOR AS REQUIRED TO SUPPORT THE EPA OF THE NUMBER AND TYPE OF FIXTURES SPECIFIED.
- LIGHTING FIXTURE MANUFACTURERS OTHER THAN THOSE LISTED IN THE LIGHTING FIXTURE SCHEDULE AND DESIRING TO BID THIS PROJECT SHALL REQUEST PRIOR APPROVAL OF THE FIXTURES THEY WISH TO SUBSTITUTE A MINIMUM OF 10 DAYS PRIOR TO BID. PRIOR APPROVAL REQUEST SHALL INCLUDE FIXTURE CUT SHEETS, PROPERLY MARKED AS TO FIXTURE TO BE SUBSTITUTED IN LIEU OF, ALONG WITH ALL OPTIONS AND ACCESSORIES SPECIFIED OR REQUIRED FOR THAT FIXTURE.
- APPROVAL WILL BE DETERMINED AFTER REVIEW OF PRIOR APPROVAL DRAWING TO DETERMINE IF THE LIGHTING FIXTURE SUBMITTED MEETS OR EXCEEDS THE DESIGN STANDARDS AND PERFORMANCE REQUIRED OF THE FIXTURE SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE OR SPECIFICATIONS.



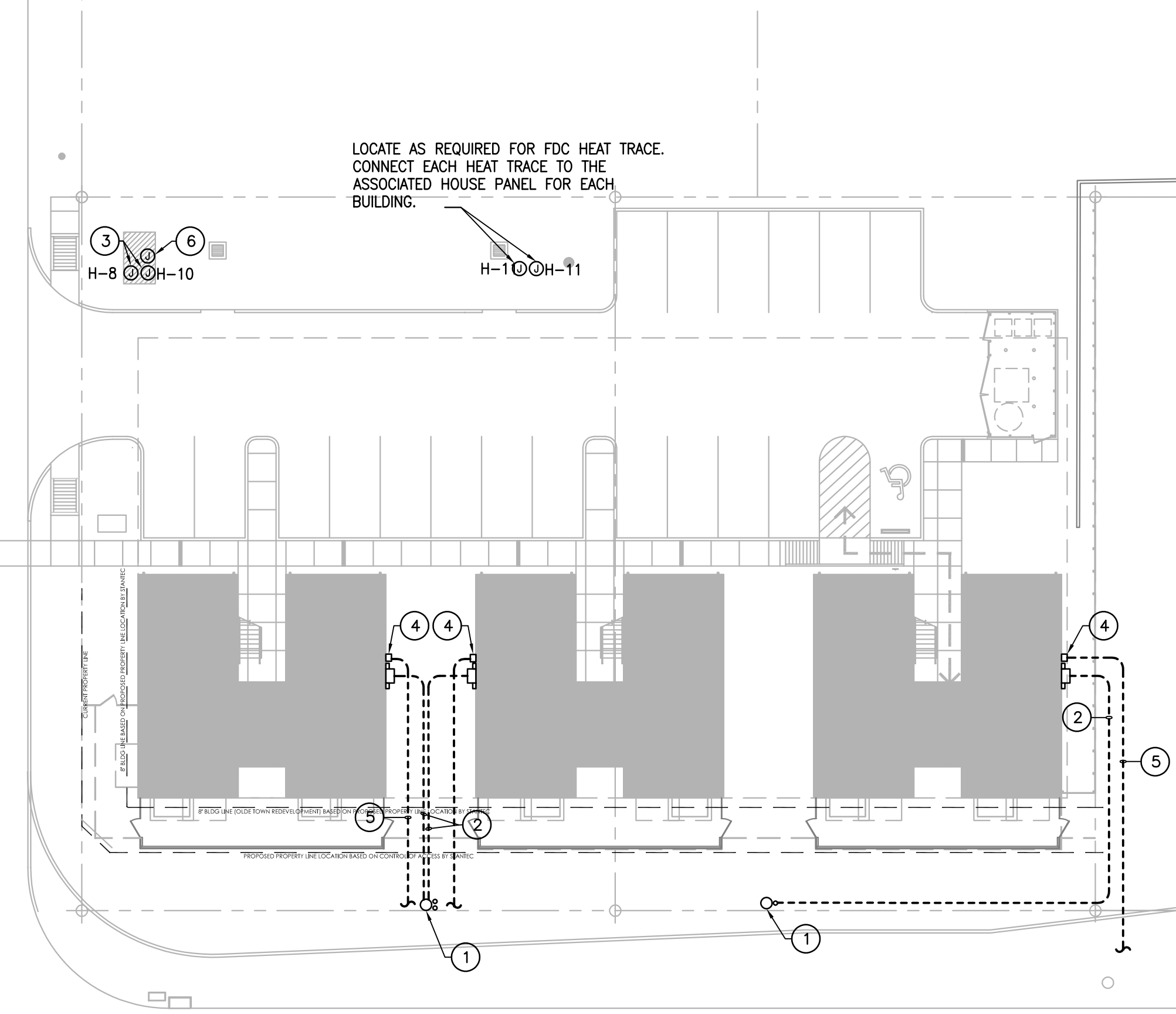
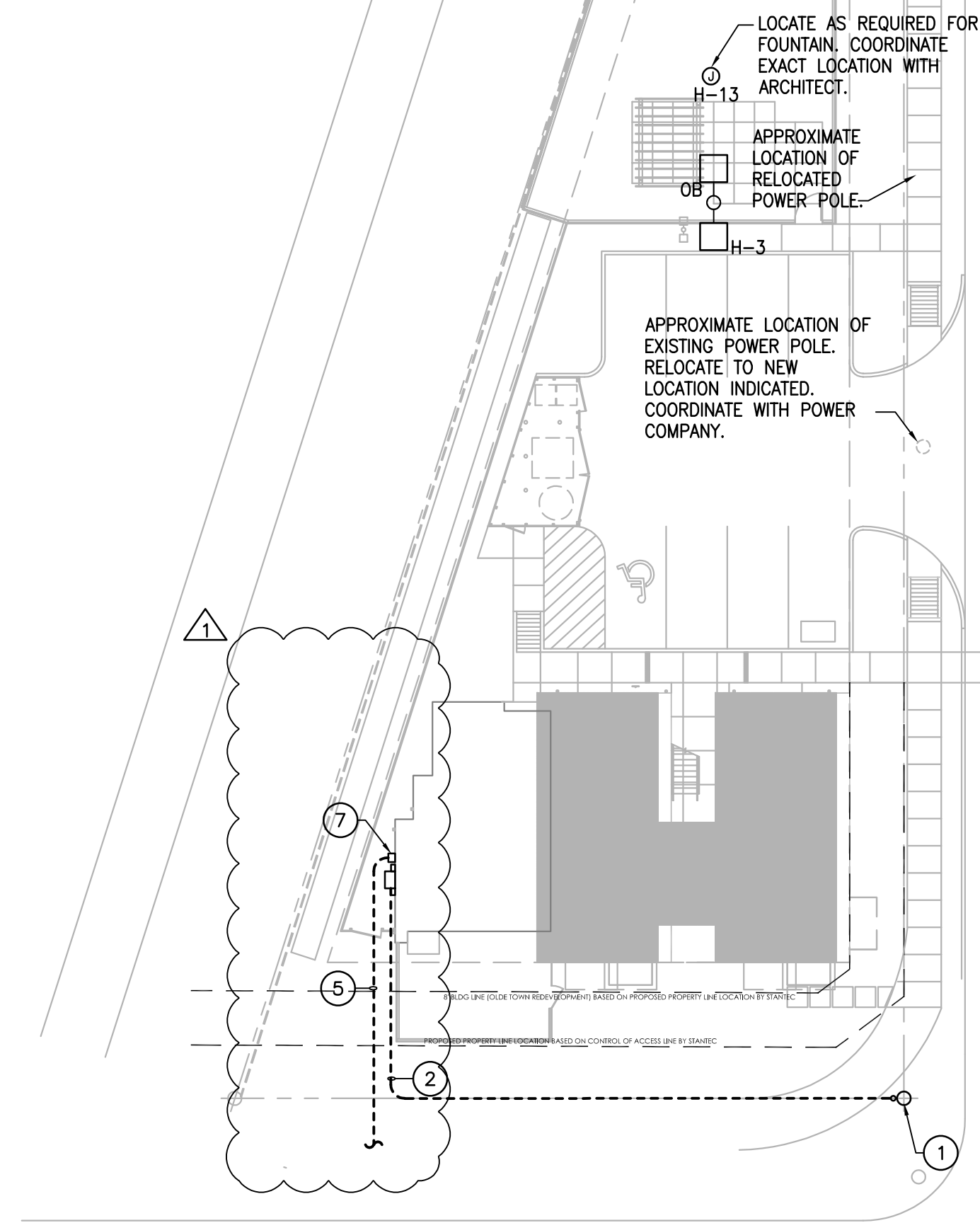
NOTE:
REFER TO ARCHITECTURAL/ STRUCTURAL DRAWINGS FOR CONCRETE WORK.

ELECTRICAL KEYED NOTES:

- APPROXIMATE LOCATION OF NEW ENTERGY 120/240V, 1Ø POLE MOUNTED TRANSFORMER. COORDINATE EXACT LOCATION WITH ENTERGY.
- PROVIDE UNDERGROUND CONDUIT FROM ENTERGY POLE TO METER CENTER. REFER TO ELECTRICAL RISER DIAGRAM FOR CONDUCTOR AND CONDUIT SIZING.
- APPROXIMATE LOCATION OF BACKFLOW PREVENTERS. PROVIDE CONNECTIONS FOR HEAT TRACE. COORDINATE EXACT LOCATION WITH CIVIL ENGINEER.
- TELEPHONE/DATA CABINET. PROVIDE (1) 1" C. WITH PULLWIRE TO EACH STRUCTURED MEDIA PANEL LOCATION. REFER TO UNIT LAYOUTS FOR LOCATION.
- PROVIDE (2) 3" C. WITH PULLWIRE FOR TELECOM AND DATA. STUB UP AT TELECOM CABINET AND LOCAL UTILITY TELECOM BOX. VERIFY EXACT LOCATION OF TELECOM BOX WITH LOCAL UTILITY PRIOR TO ROUGH-IN.
- PROVIDE 1" CONDUIT TO FACP LOCATION IN BUILDING A FOR MONITORING. COORDINATE EXACT LOCATION WITH CIVIL ENGINEER.

TELEPHONE/DATA CABINET. PROVIDE (1) 1" C. WITH PULLWIRE TO EACH STRUCTURED MEDIA PANEL (SMP) AND ITB LOCATION. REFER TO UNIT LAYOUTS FOR SMP LOCATIONS.

2 METAL POLE WITH CONCRETE ANCHOR BASE ELECTRICAL REQUIREMENTS



1 ELECTRICAL SITE PLAN

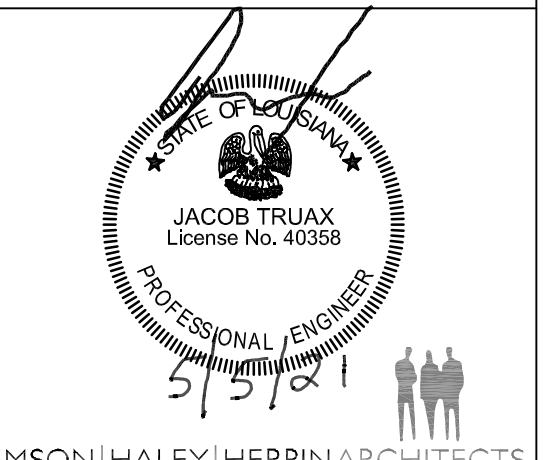
1"=20'-0"



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ELECTRICAL SITE PLAN



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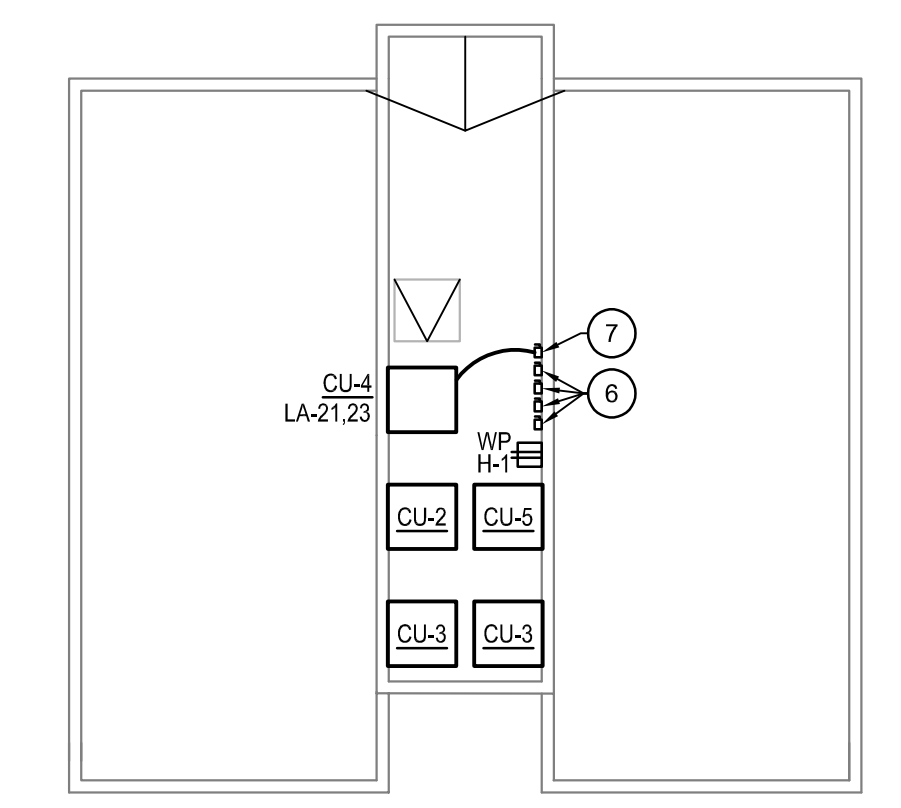
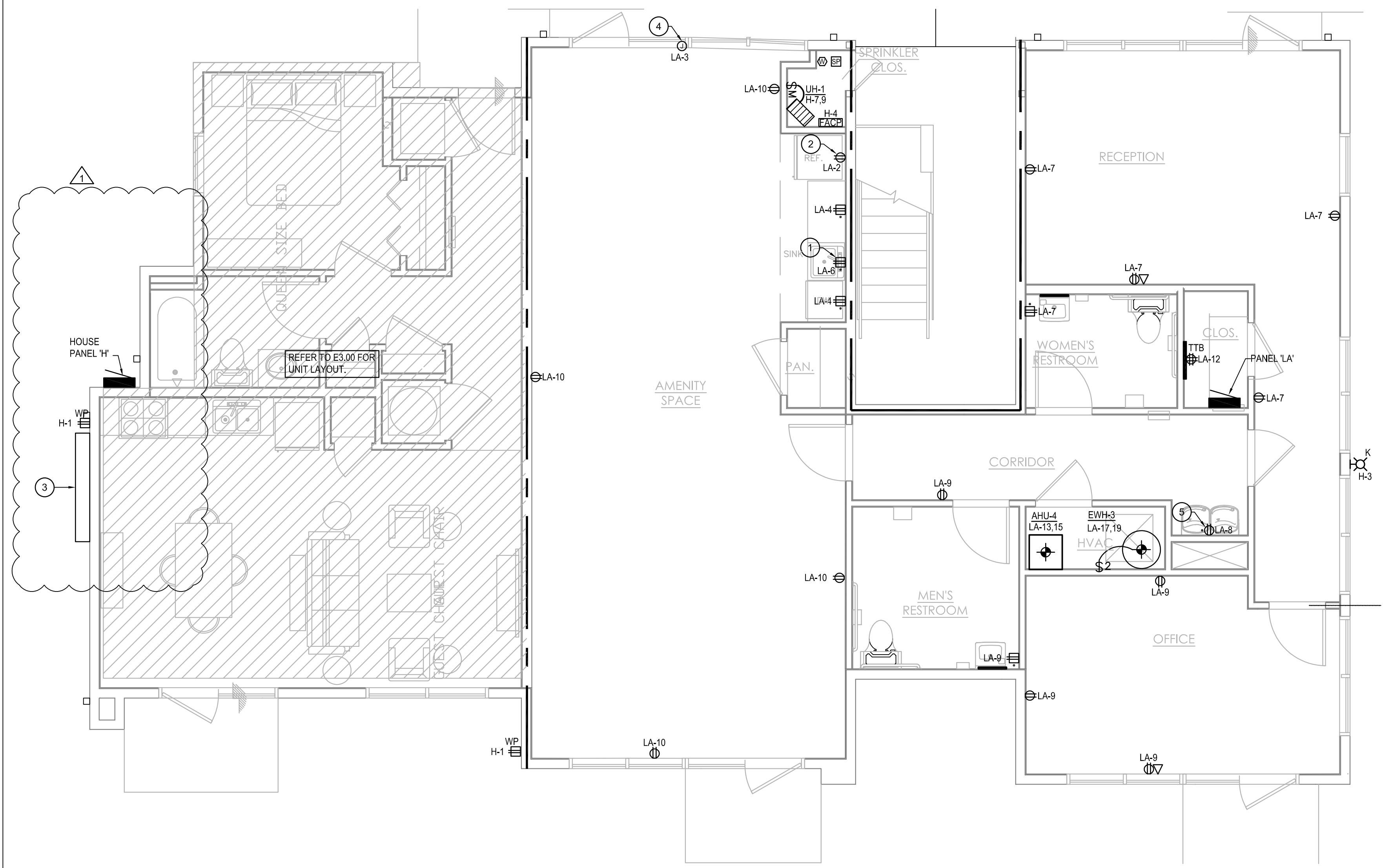
SALASO'BRIEN
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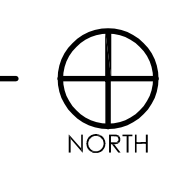
2-12-2021	ISSUE DATE	E0.00
75-01-17	PROJECT NO.	

ELECTRICAL KEYED NOTES:

- 1 LOCATE AS REQUIRED FOR DISHWASHER.
- 2 LOCATE AS REQUIRED FOR REFRIGERATOR.
- 3 METER CENTER LOCATION.
- 4 PROVIDE POWER FOR SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- 5 PROVIDE RECEPTACLE FOR ELECTRIC WATER COOLER. COORDINATE WITH PLUMBING AND MANUFACTURER DOCUMENTATION TO DETERMINE MOUNTING HEIGHT.
- 6 PROVIDE 30A/2P/NF/NEMA 3R DISCONNECT SWITCH.
- 7 PROVIDE 60A/2P/NF/NEMA 3R DISCONNECT SWITCH.



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

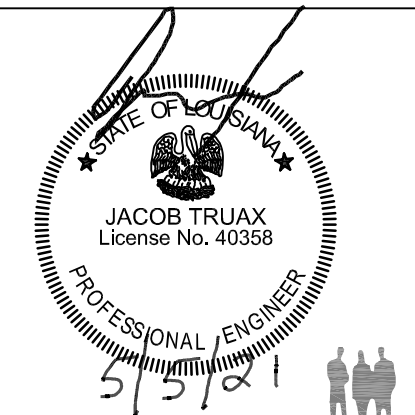


2 | ROOF PLAN
3/32"=1'-0" BUILDING D

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FLOOR PLAN



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