



ADDENDUM NO. FIVE TO THE CONSTRUCTION DOCUMENTS FOR:

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

NUMBER: 75-01-17

DATE: November 23, 2022

This Addendum (consisting of **1** letter size pages, **6** 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.
4. Sheet C4.00: Delete and replace with the attached.

Architectural:

1. Sheet A1.00: Delete and replace with the attached.

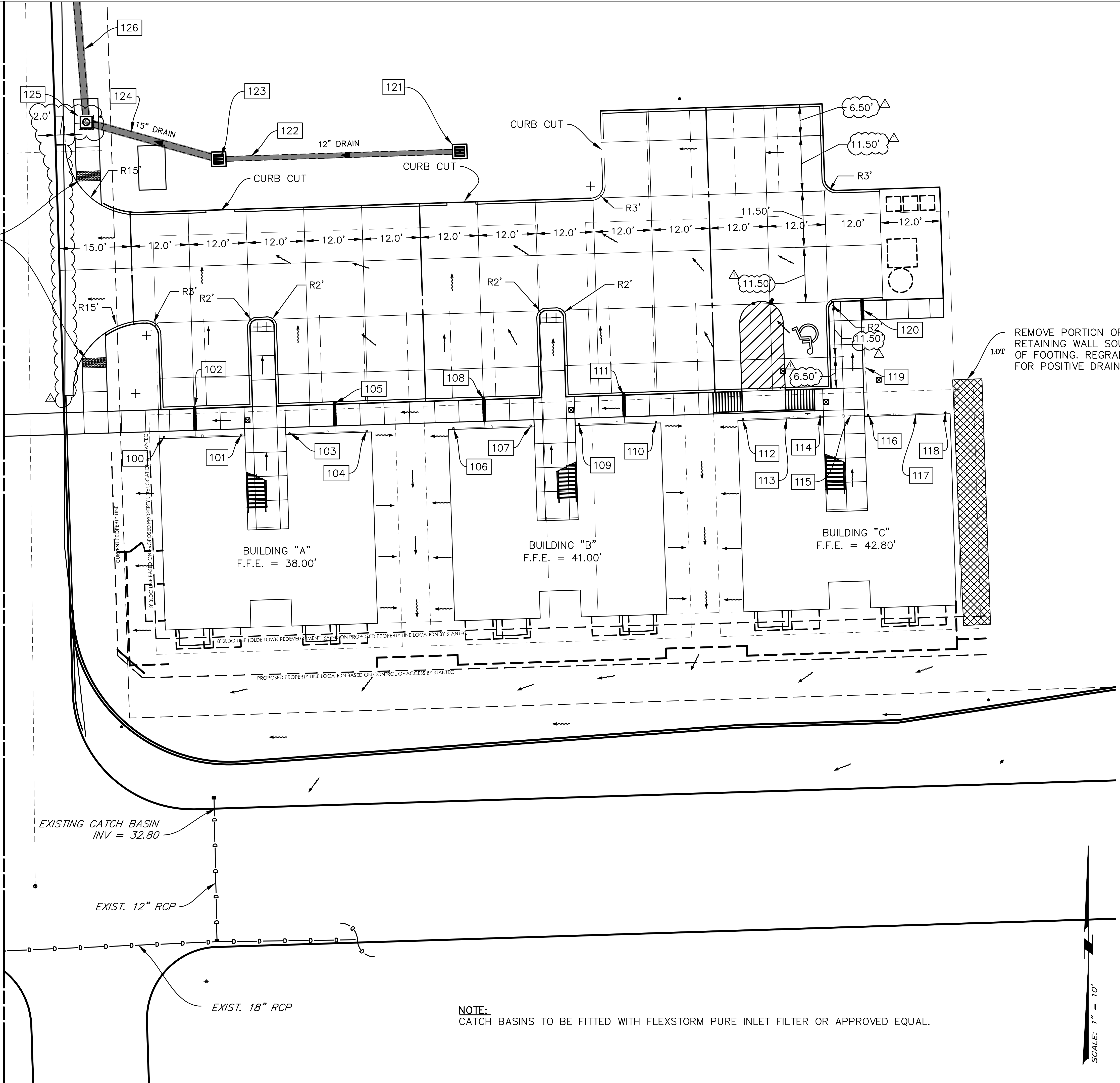
Electrical:

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

END OF ADDENDUM NO. FIVE

REQ'D
DETECTABLE
WARNING REF.
STD PLAN
907-01

REF SHT C2.01



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

EXISTING CATCH BASIN
INV = 32.80

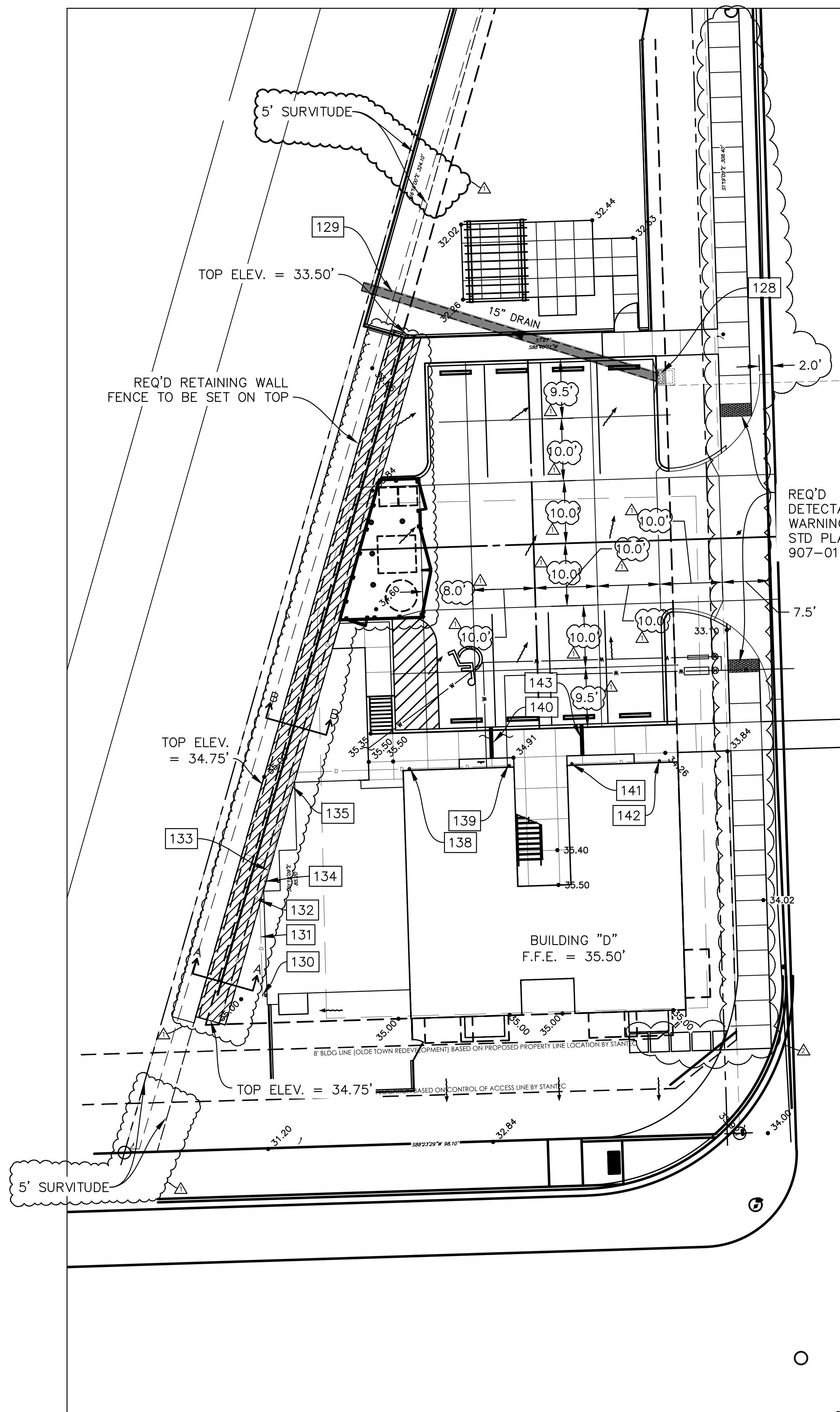
EXIST. 12" RCP

EXIST. 18" RCP

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

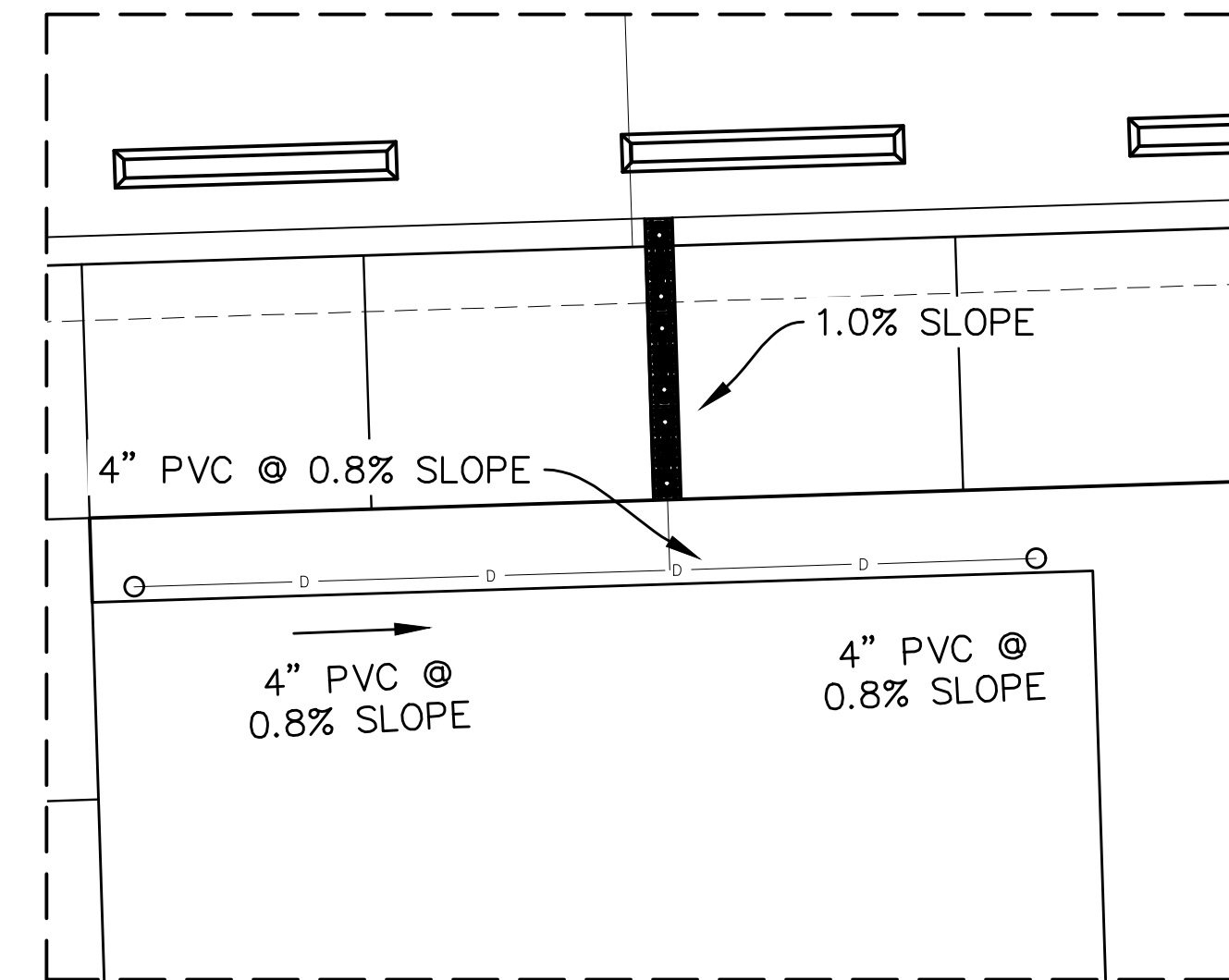
SCALE: 1" = 10'

2	ADDENDUM NO.5	11/23/22
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.	



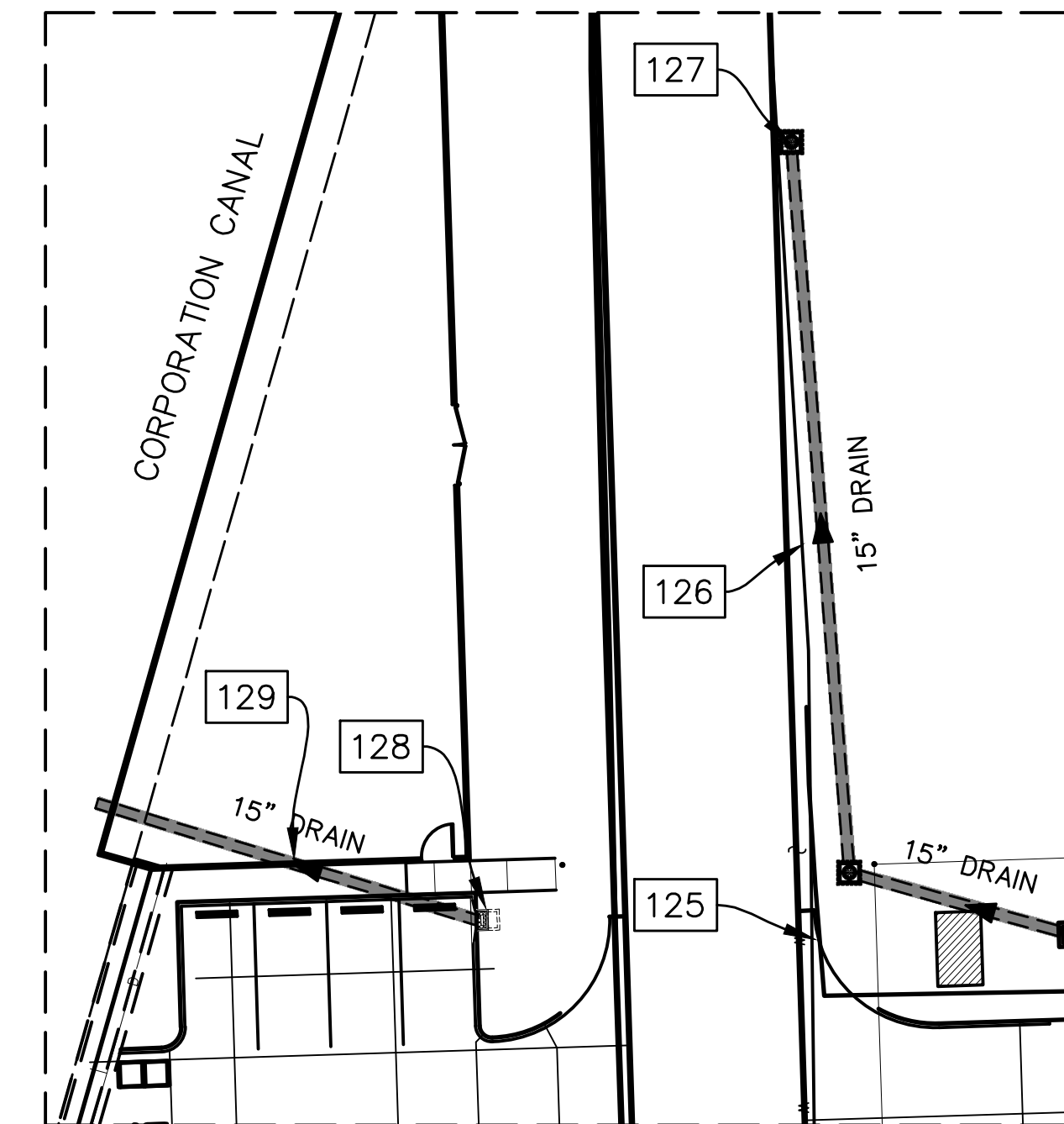
REF SHT C2.00

STRUCTURE	TYPE	TOP	INVERT	NORTHING	EASTING
		ft	ft		
Bldg A	100	DOWNPOUT	--	35.16	SEE ARCHITECTURAL PLANS
	101	DOWNPOUT	--	35.13	
	103	DOWNPOUT	--	37.05	
	104	DOWNPOUT	--	37.02	
Bldg B	106	DOWNPOUT	--	38.83	
	107	DOWNPOUT	--	38.86	
	109	DOWNPOUT	--	40.35	
	110	DOWNPOUT	--	40.32	
Bldg C	112	DOWNPOUT	--	41.61	
	114	DOWNPOUT	--	41.46	
	116	DOWNPOUT	--	41.35	
	118	DOWNPOUT	--	41.51	
121	GRATE INLET	33.00	29.45	703853.5	3327166.3
123	GRATE INLET	33.50	27.95	703855.1	33272216.3
125	DRAIN MANHOLE (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
Bldg D	130	DOWNPOUT	--	34.19	SEE ARCHITECTURAL PLANS
	132	DOWNPOUT	--	34.07	
	134	DOWNPOUT	--	34.02	
	138	DOWNPOUT	--	33.68	
	139	DOWNPOUT	--	33.58	
	141	DOWNPOUT	--	33.66	
	142	DOWNPOUT	--	33.76	



TYPICAL DOWNSPOUT CONFIGURATION
BLDG A, B, & D

NO.	LENGTH	DIA	MATERIAL	PIPES				SLOPE
				US STR	US INV	DS STR	DS INV	
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.

2	ADDENDUM NO.5	11/23/22
1	ADDENDUM NO.3	05/05/21
REVISION		DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

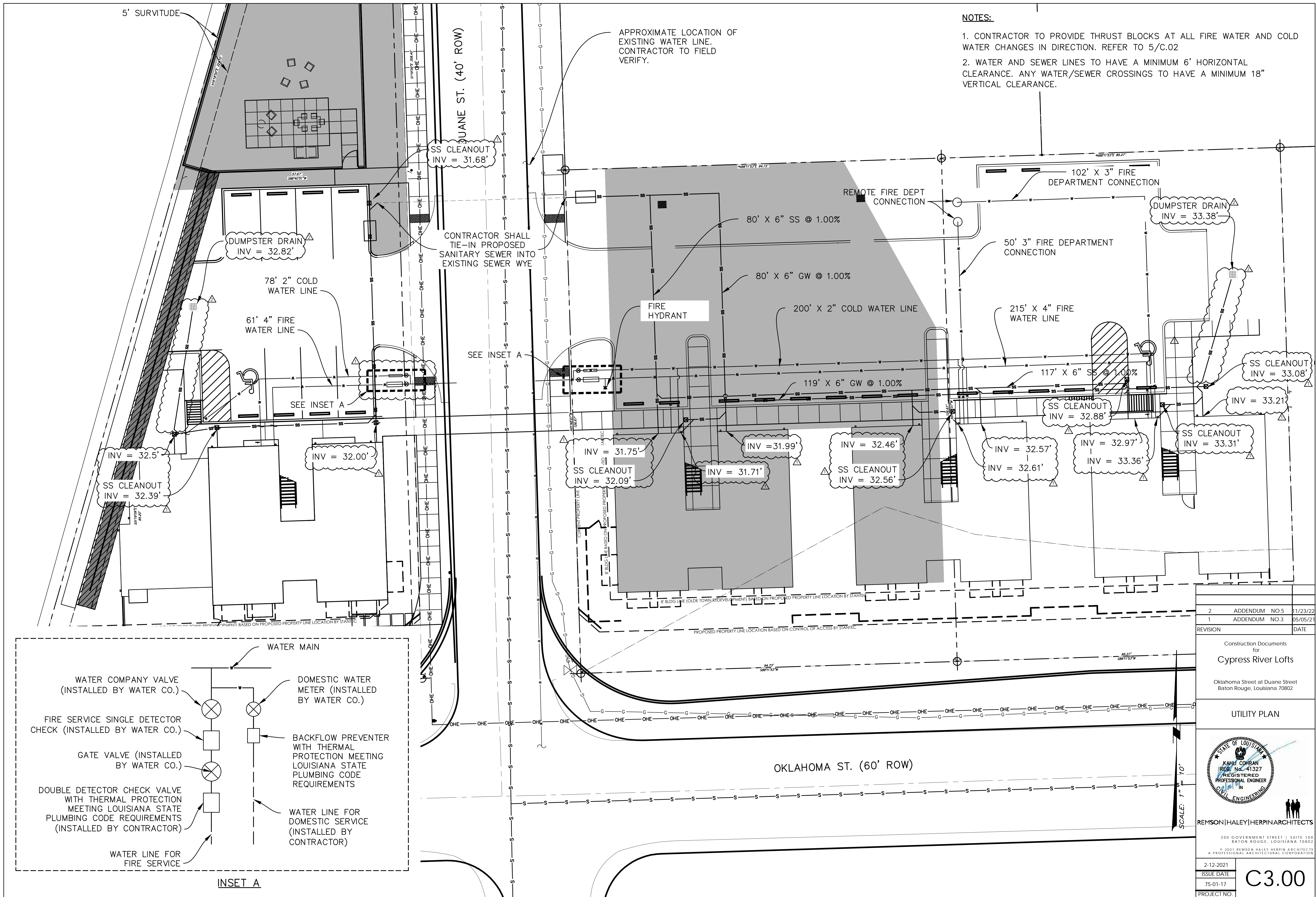
GRADING & DRAINAGE PLAN

REMSON|HALEY|HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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2-12-2021	ISSUE DATE	C2.01
75-01-17	PROJECT NO.	



- 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.

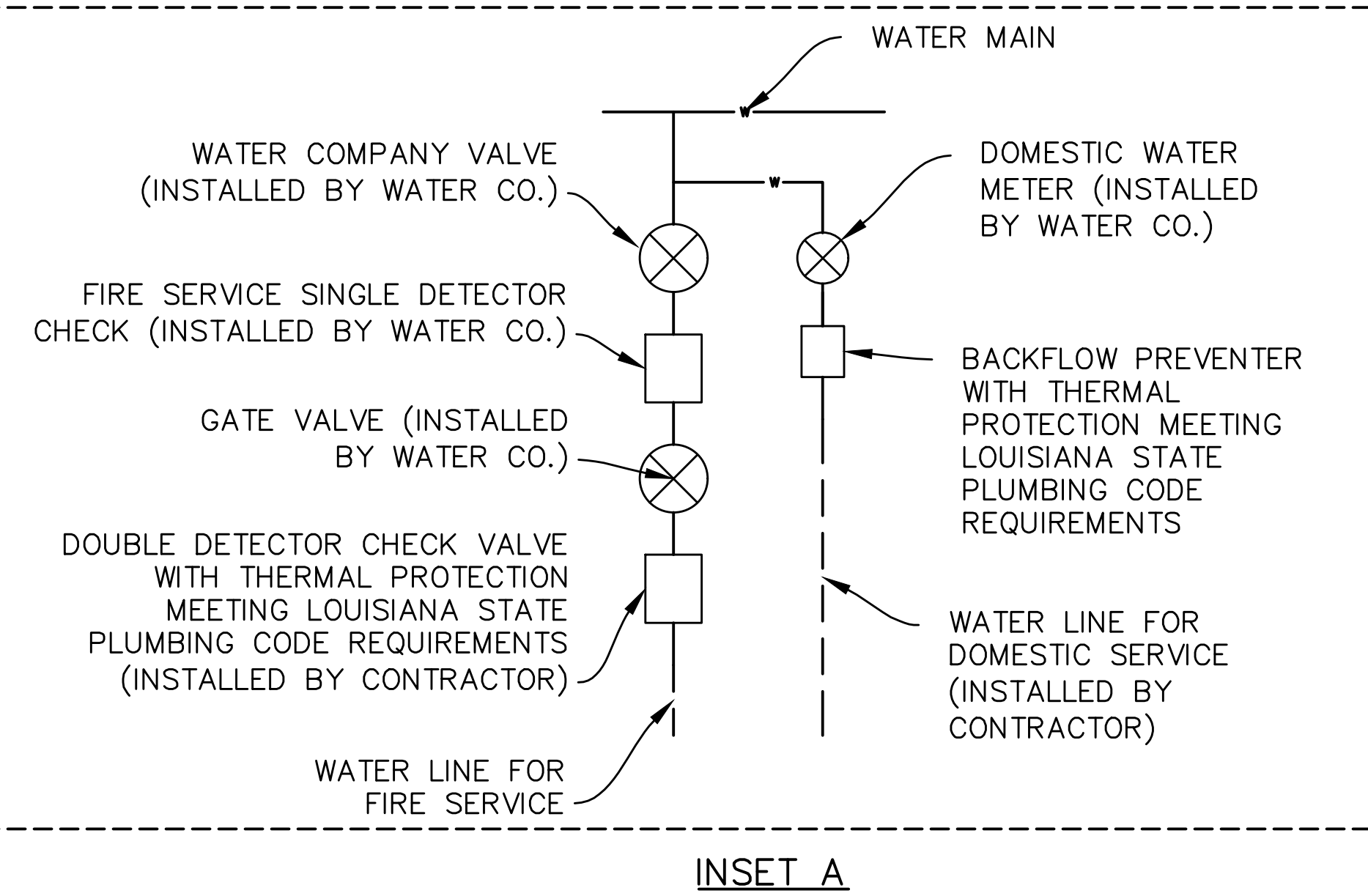
CONTRACTOR SHALL TIE-IN PROPOSED SANITARY SEWER INTO EXISTING SEWER WYE

APPROXIMATE LOCATION OF EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY.

5' SURVITUDE

JUANE ST. (40' ROW)

OKLAHOMA ST. (60' ROW)



INSET A

2	ADDENDUM NO.5	11/23/22
1	ADDENDUM NO.3	05/05/21
REVISION		DATE

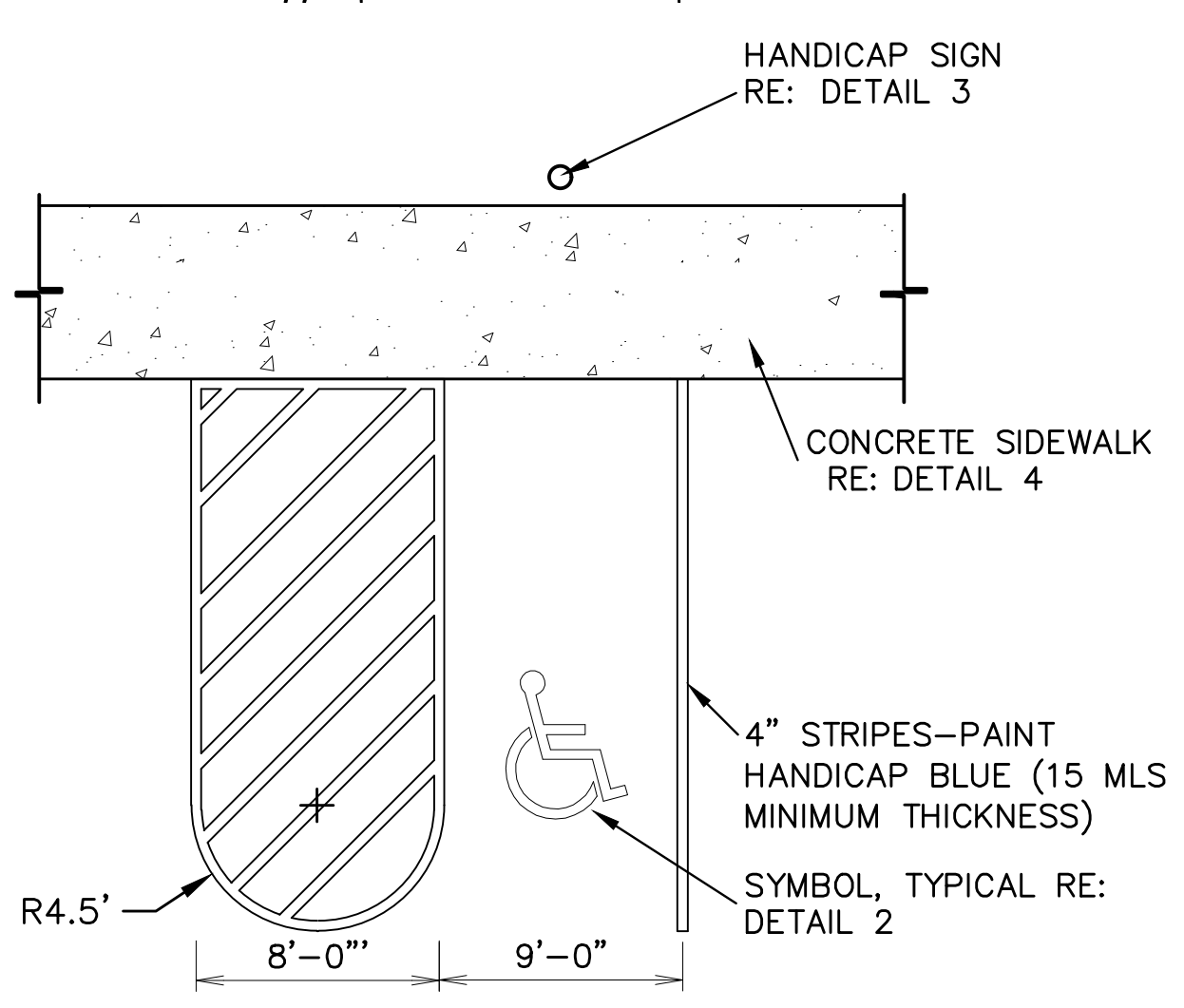
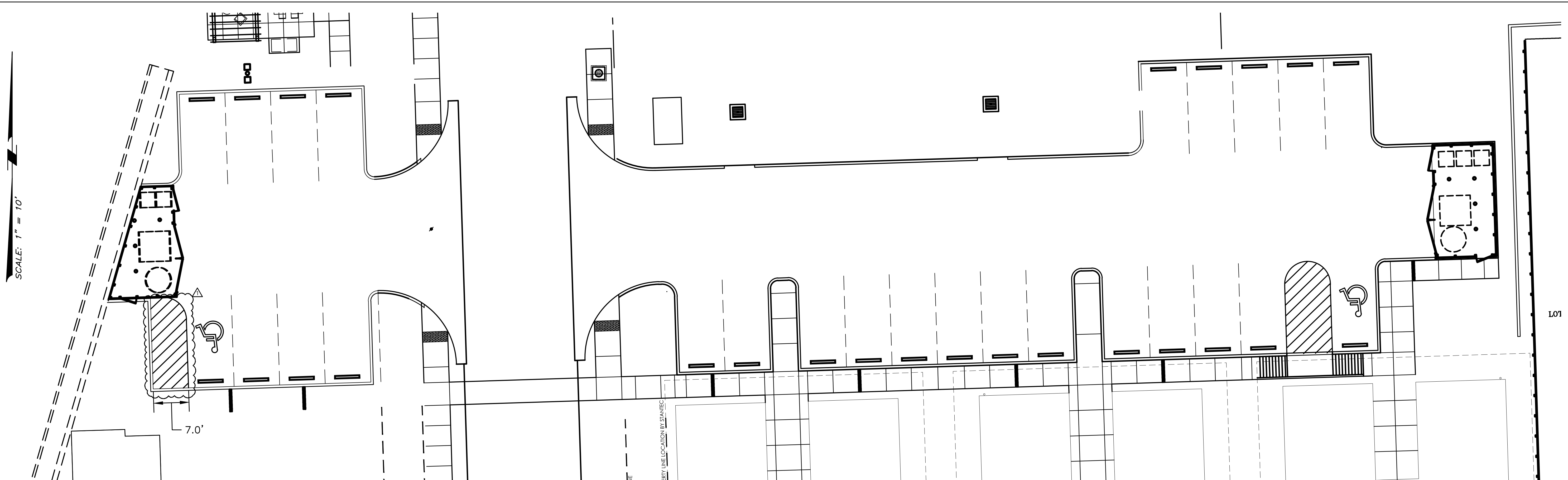
Construction Documents
for
Cypress River Lofts
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UTILITY PLAN



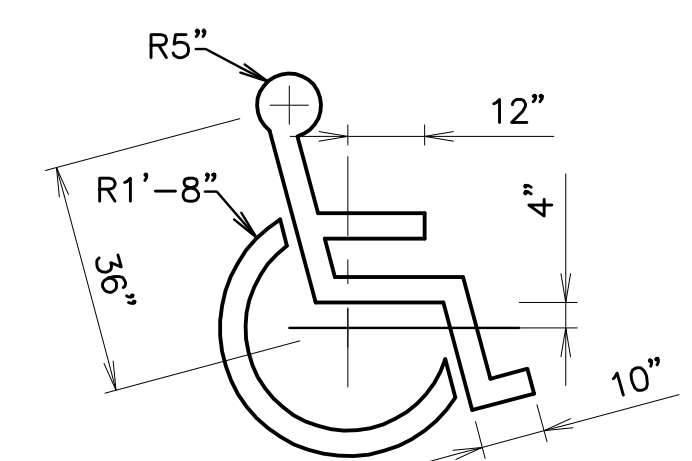
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75-01-17	PROJECT NO.	



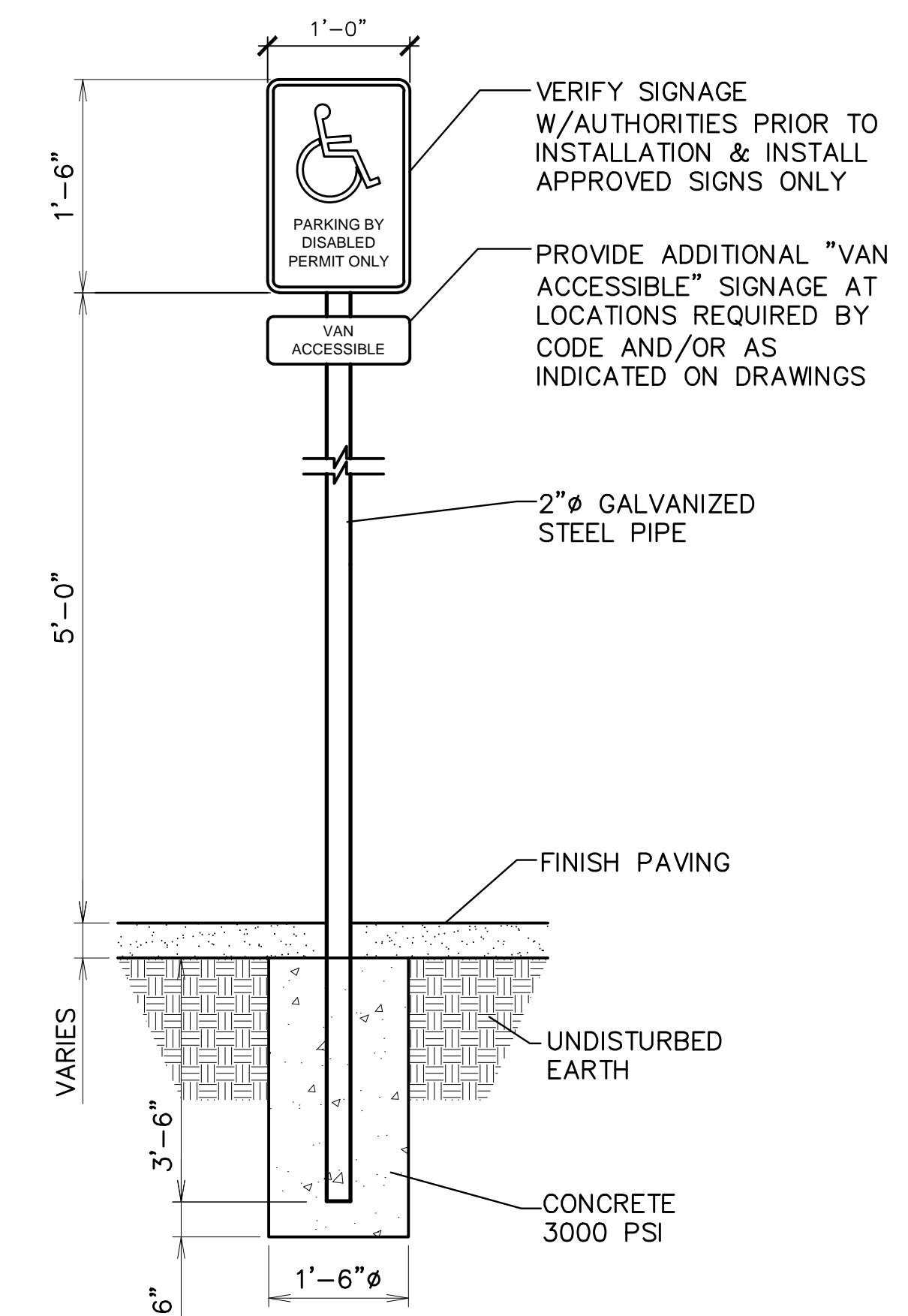
NOTE:
PAINT SYMBOL ONTO PAVED SURFACE WITH
TWO (2) COATS OF HANDICAP BLUE PAINT.
MANUFACTURE AS PER DEPT. OF TRANS. SPECS.

1 HANDICAP PARKING LAYOUT
SCALE: N.T.S.



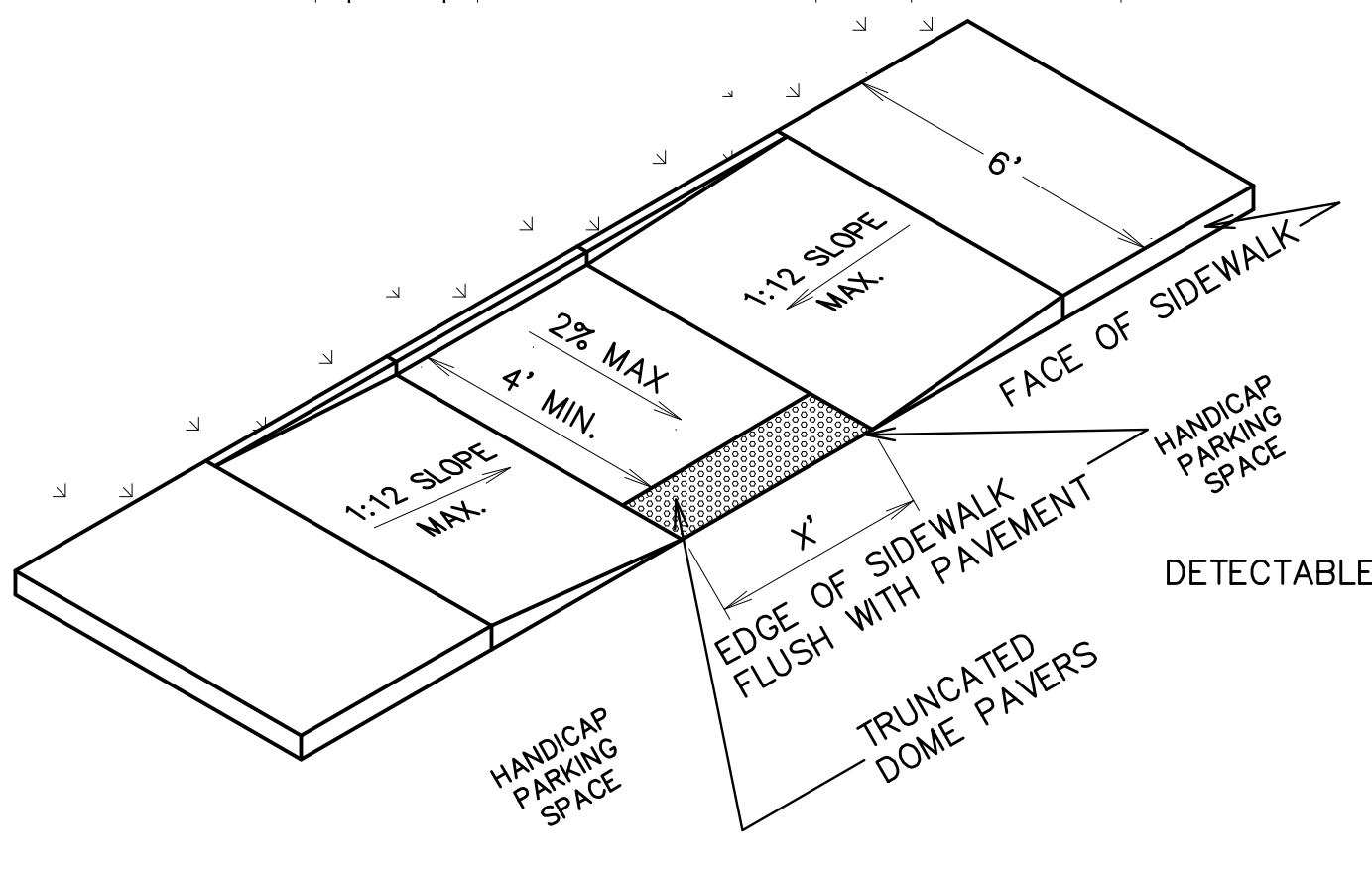
- NOTE:
1. SYMBOL TO BE 4" WIDE HANDICAP BLUE TRAFFIC PAINT ON PAVEMENT. TYPICAL AT ALL HANDICAP STALLS
 2. VERIFY SIGNAGE W/AUTHORITIES PRIOR TO INSTALLATION & INSTALL APPROVED SIGNS ONLY

2 HANDICAP PARKING SYMBOL
SCALE: N.T.S.

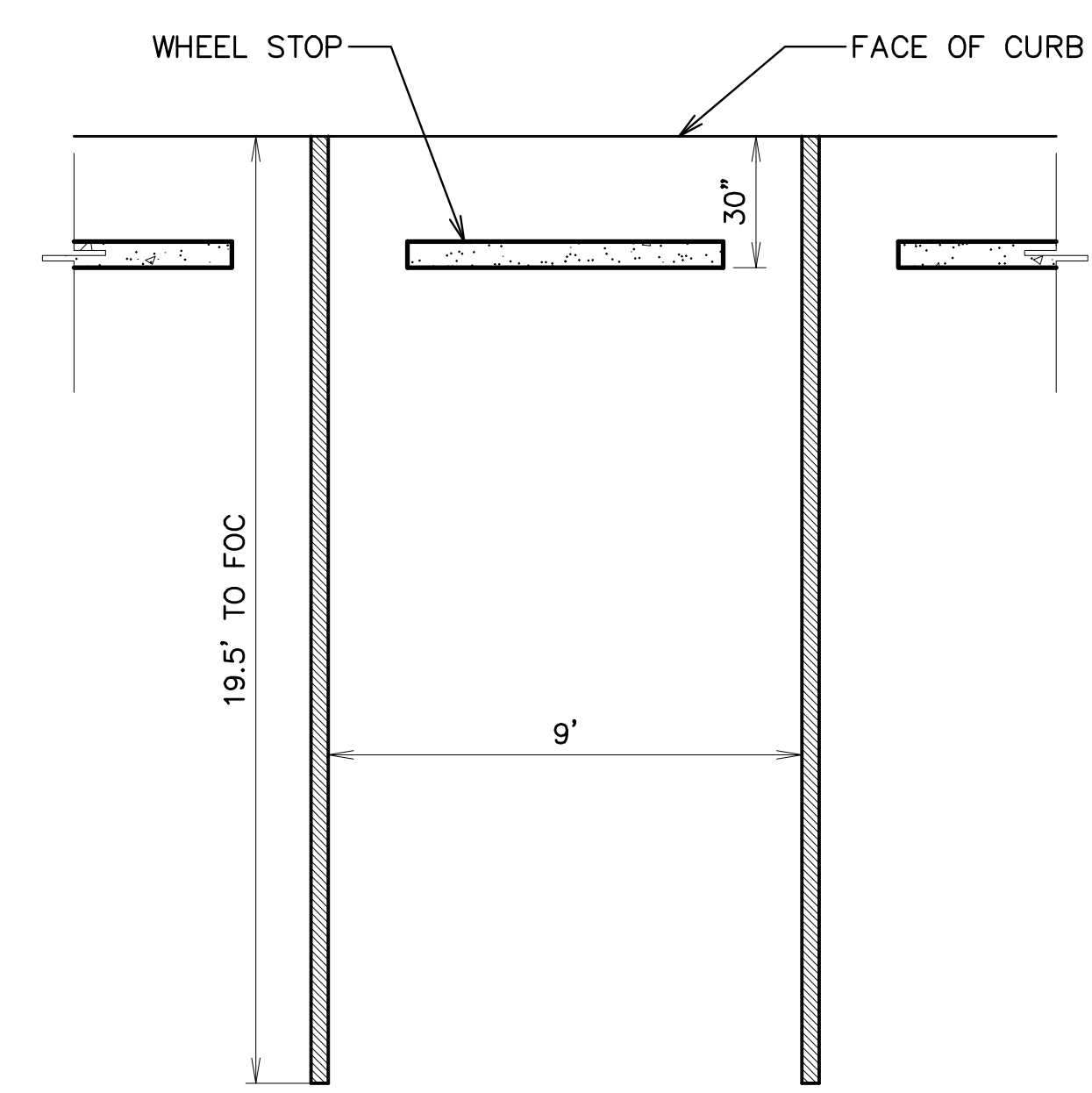


- NOTES:
1. ALL SIGNS SHOWN SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
 2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
 3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL POSTS.
 4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

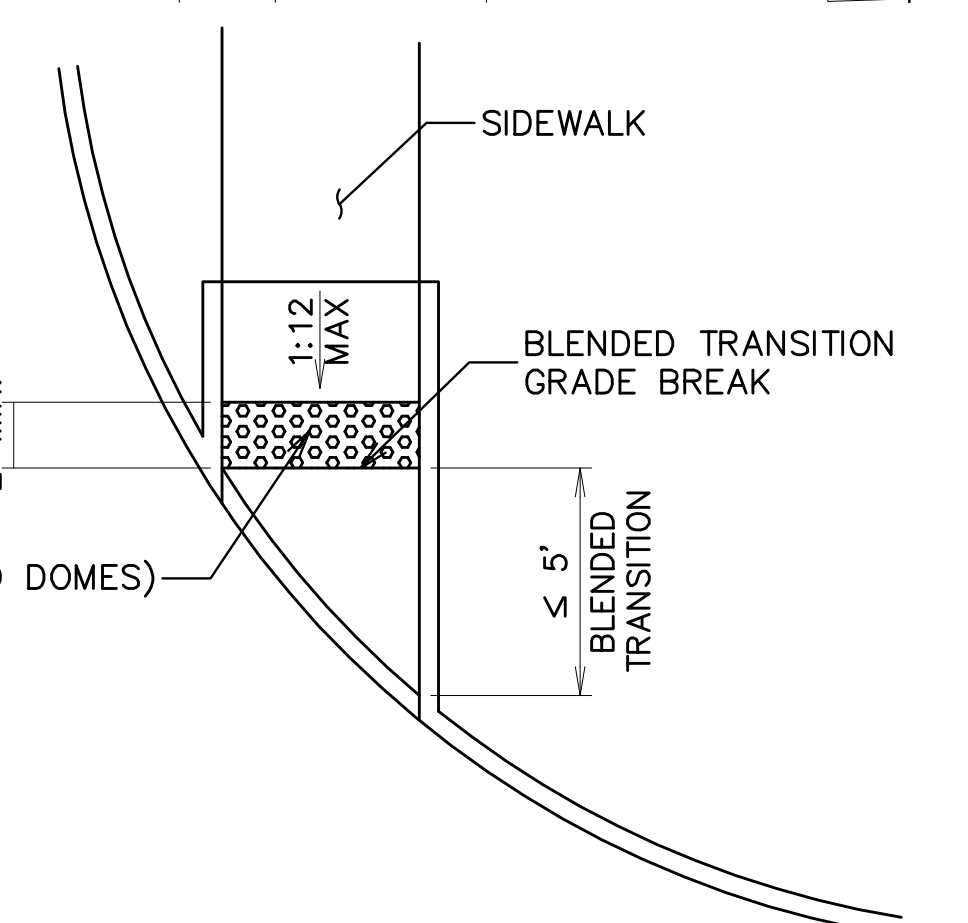
3 HANDICAP PARKING SIGN
SCALE: N.T.S.



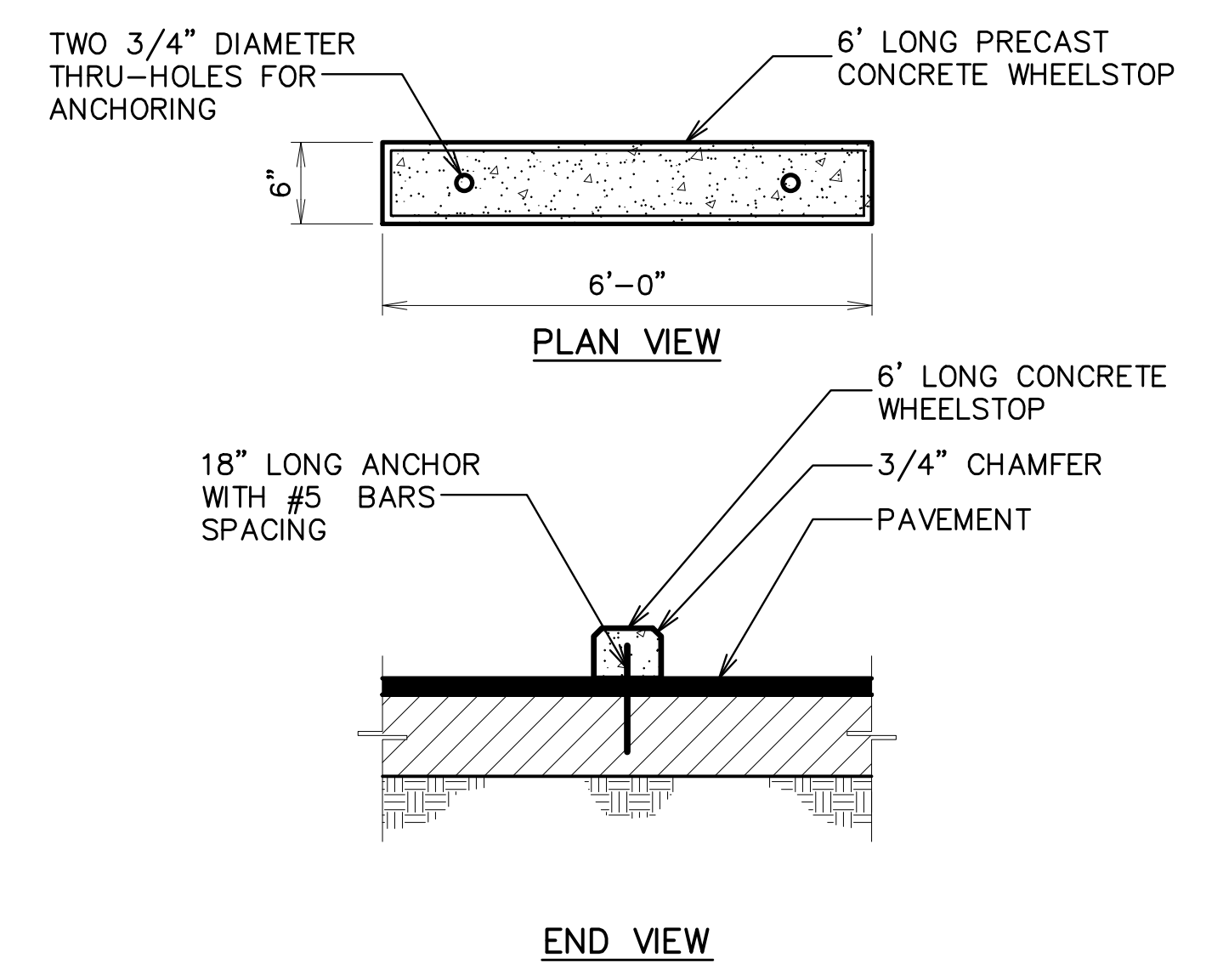
4 CURB TAPER
SCALE: N.T.S.



6 TYPICAL 90° PARKING
SCALE: N.T.S.

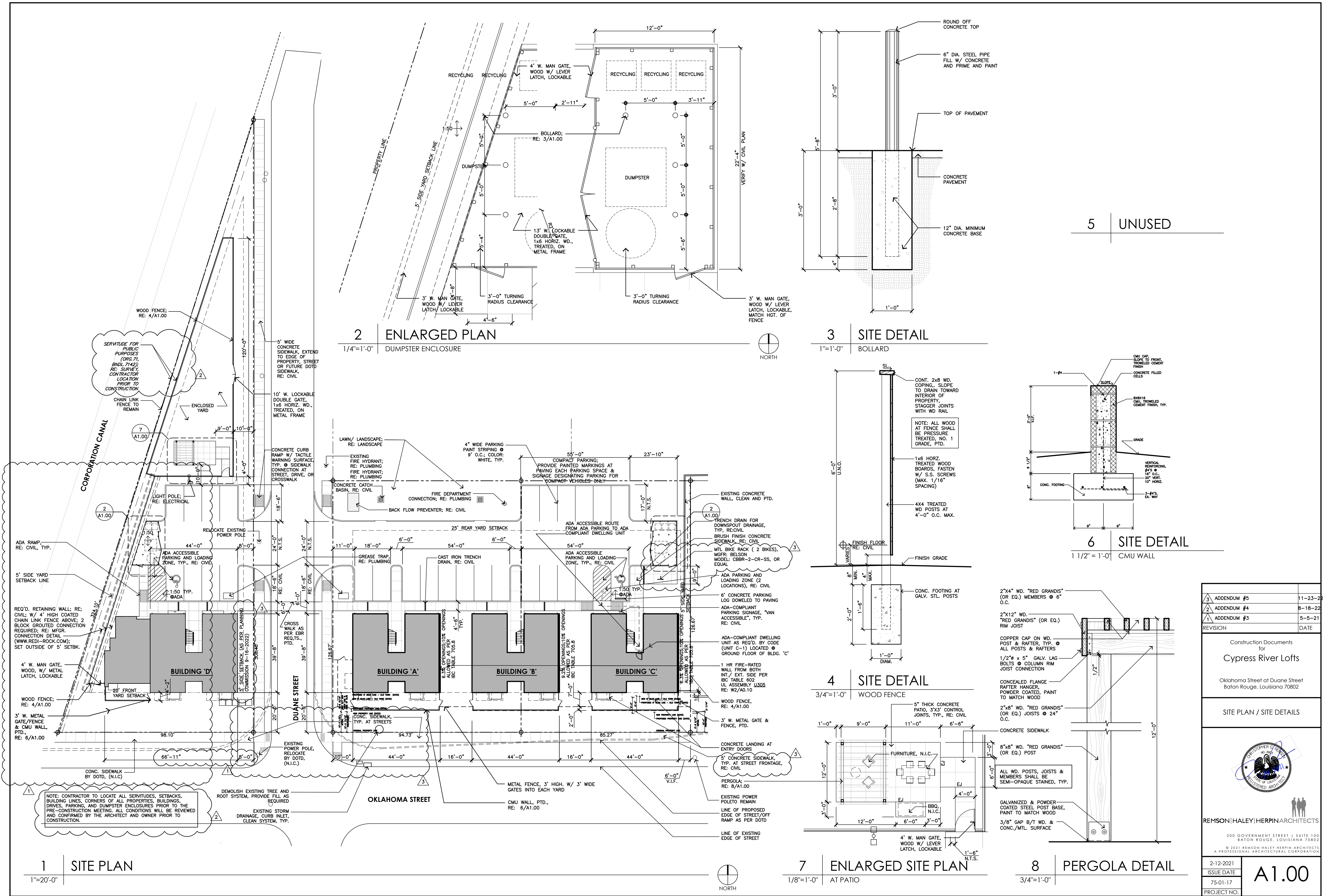


5 SIDEWALK AT DRIVEWAY
SCALE: N.T.S.



7 WHEEL STOP
SCALE: N.T.S.

1	ADDENDUM NO.5	1/23/22
REVISION		DATE
Construction Documents for Cypress River Lofts		
Oklahoma Street at Duane Street Baton Rouge, Louisiana 70802		
STRIPING PLAN		
REMSON HALEY HERPIN ARCHITECTS		
200 GOVERNMENT STREET SUITE 100 BATON ROUGE, LOUISIANA 70802		
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75-01-17	PROJECT NO.	



REVISION	DATE
3	11-23-22
2	8-18-22
1	5-5-21

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

SITE PLAN / SITE DETAILS



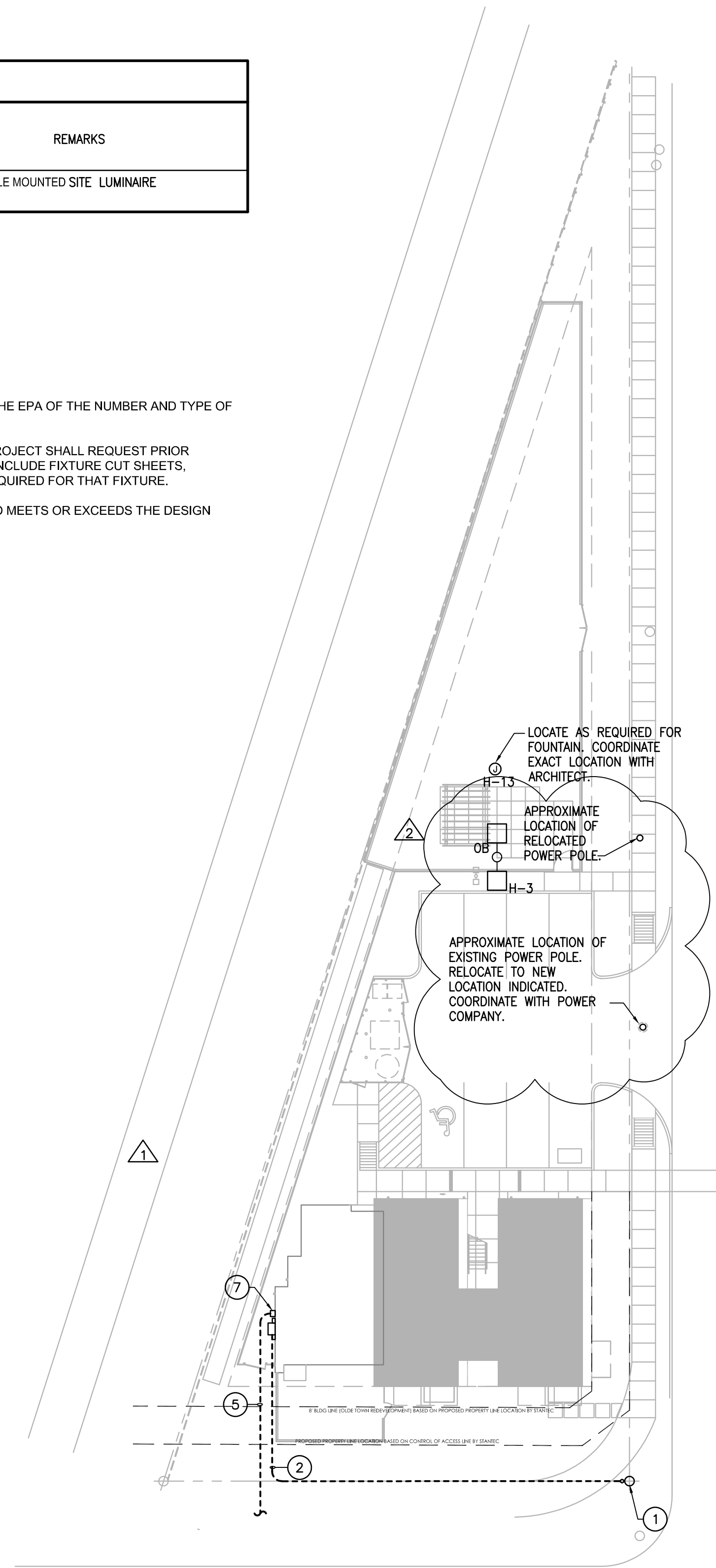
REMSON/HALEY/HERPIN ARCHITECTS
 200 GOVERNMENT STREET | SUITE 100
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2-12-2021 ISSUE DATE	A1.00
75-01-17 PROJECT NO.	

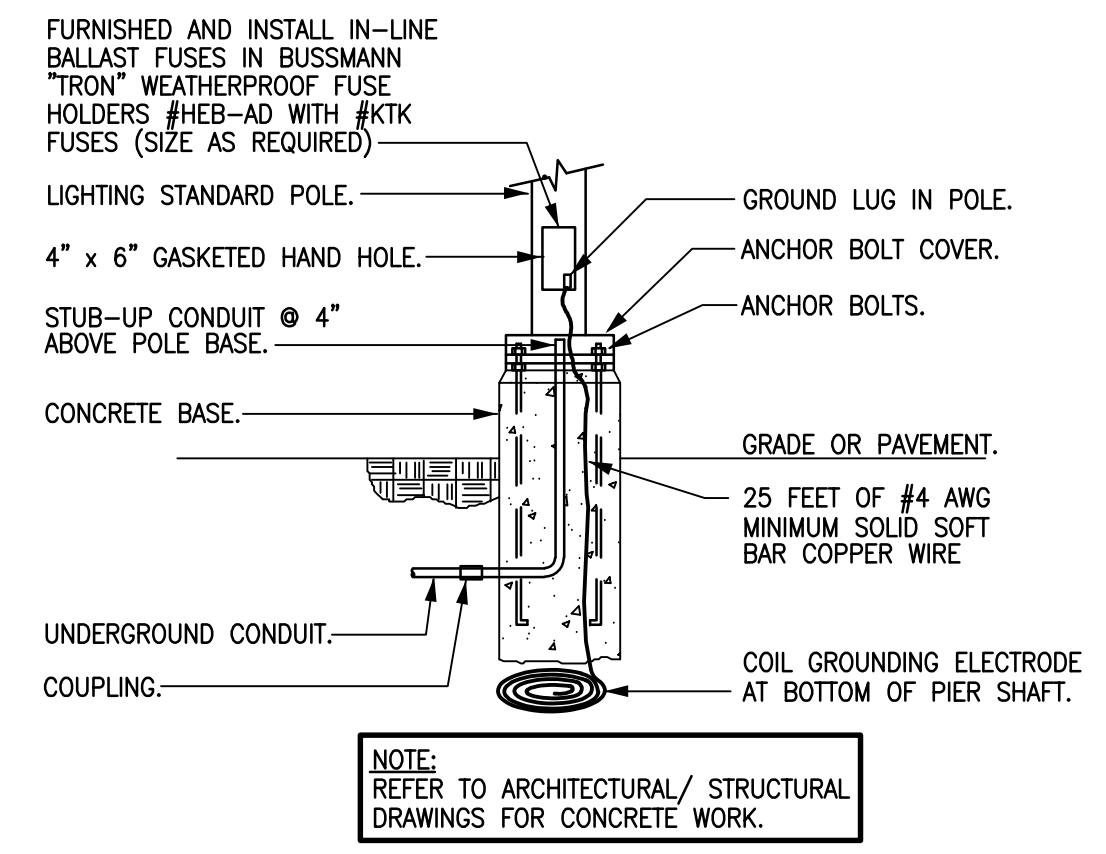
PARKING LOT LIGHT FIXTURE SCHEDULE										
TYPE	MANUFACTURER AND FIXTURE FAMILY	# OF FIXTURES PER POLE	FIXTURE CHARACTERISTICS				POLE INFORMATION			REMARKS
			MAX WATTAGE	DRIVE CURRENT	MIN. DELIVERED LUMENS	LIGHT DISTRIBUTION	VOLTAGE	HEIGHT	STYLE	
OA	MCGRAW-EDISON GLEON	2	450	1A	24,017	T3	120	25'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

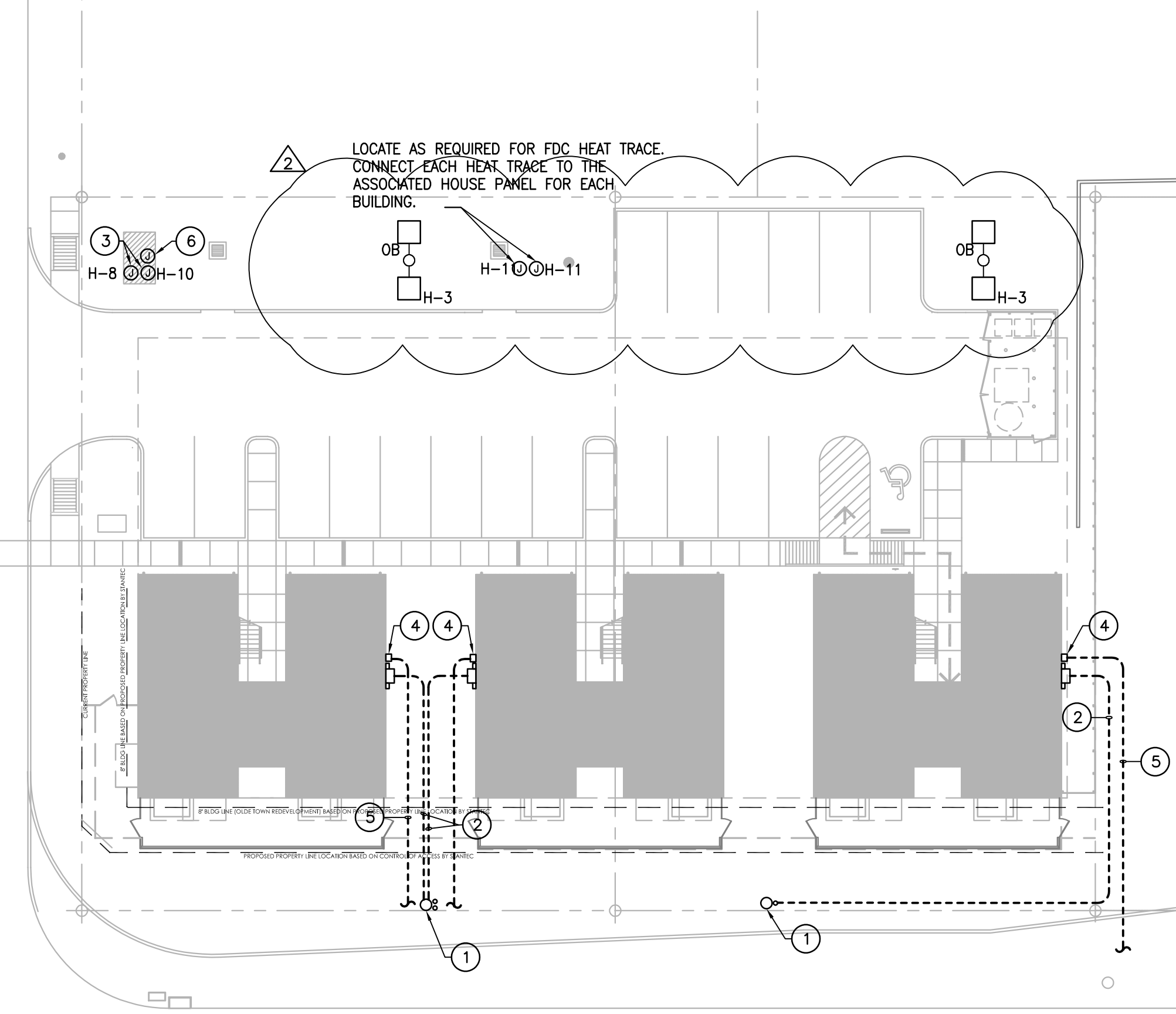


1 ELECTRICAL SITE PLAN
1"=20'-0"



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

2 METAL POLE WITH CONCRETE ANCHOR BASE ELECTRICAL REQUIREMENTS



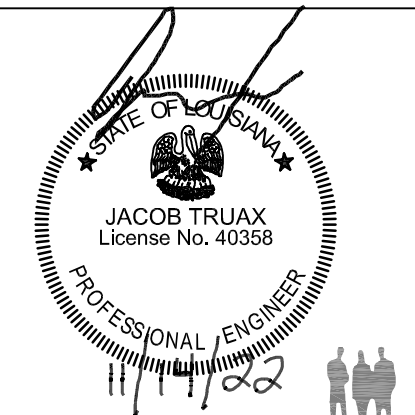
ELECTRICAL KEYED NOTES:

- 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"Ø. WITH PULLWIRE TO EACH STRUCTURED MEDIA PANEL LOCATION. REFER TO UNIT LAYOUTS FOR LOCATION.
- PROVIDE (2) 3"Ø. 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"Ø. WITH PULLWIRE TO EACH STRUCTURED MEDIA PANEL (SMP) AND ITB LOCATION. REFER TO UNIT LAYOUTS FOR SMP LOCATIONS.

ADDENDUM 5	11-23-22
ADDENDUM 3	5-5-21
REVISION	DATE

Construction Documents for
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ELECTRICAL SITE PLAN



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200 GOVERNMENT STREET | SUITE 100
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SOBE Project No. 501-180243

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