Construction Documents
for

Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

FEBRUARY 12, 2021

REMSON | HALEY | HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100
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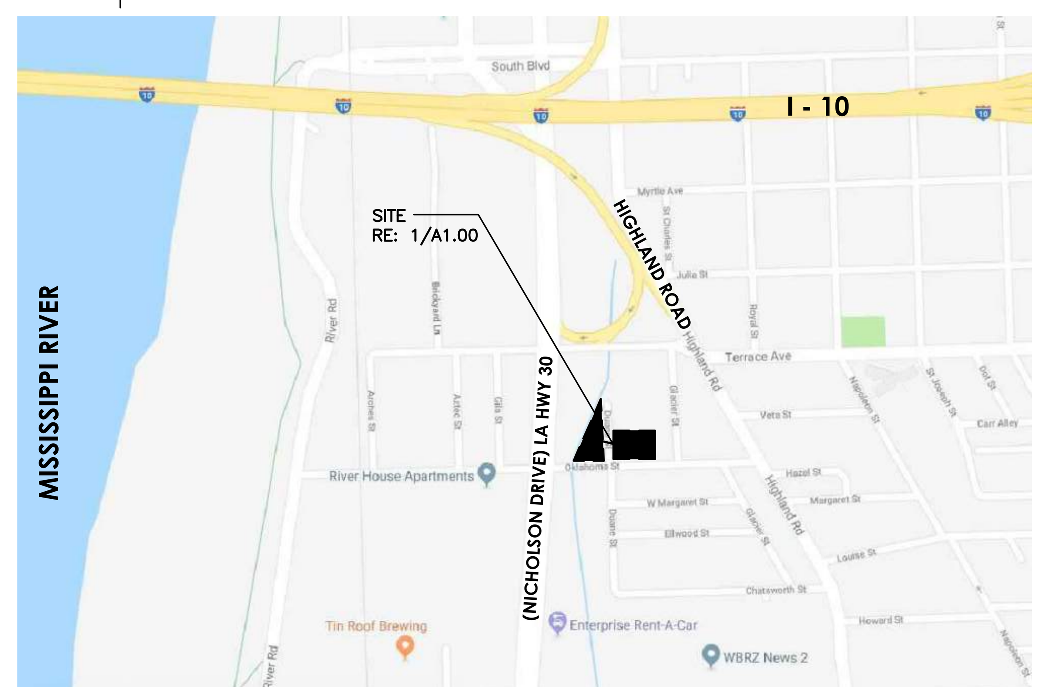


2 SITE VICINITY MAP
NTS

NORTH

4 LEGENDS

SYMBOL LEGEND:

ROOM NAME 1	ROOM TAG
(1)	DOOR TAG
(W1)	WINDOW TAG
X/A2.0	INTERIOR ELEVATION
⬡1	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.

3 BUILDING & CODE DATA

BUILDING A (BUILDING C, SIM., BUILDING B, OP. H.) (3)

1ST FLOOR	
1 - 3BR UNIT	1493 SF
SPRINKLER CLOSET	18 SF
UNCONDITIONED, COVERED SPACE	174 SF
	1685 SF
2ND FLOOR	
1 - 1BR UNIT	691 SF
1 - 1BR UNIT	704 SF
UNCONDITIONED, COVERED SPACE	84 SF
	1479 SF
3RD FLOOR	
1 - 1BR UNIT	691 SF
1 - 1BR UNIT	704 SF
UNCONDITIONED, COVERED SPACE	74 SF
	1469 SF
TOTALS PER BUILDING (A,B,& C)	
CONDITIONED AREA	4283 SF
TOTAL AREA UNDER ROOF	4633 SF
TOTAL NUMBER OF BEDROOMS	7 BEDROOMS
TOTAL NUMBER OF PARKING SPACES	6 REQUIRED PER BLDG.

BUILDING D (3)

1ST FLOOR	
1 - 1BR UNIT	690 SF
AMENITY UNIT	1494 SF
SPRINKLER CLOSET	16 SF
UNCONDITIONED, COVERED SPACE	249 SF
	2449 SF
2ND FLOOR	
1 - 1BR UNIT	691 SF
1 - 1BR UNIT	704 SF
UNCONDITIONED, COVERED SPACE	84 SF
	1479 SF
3RD FLOOR	
1 - 1BR UNIT	704 SF
UNCONDITIONED, COVERED SPACE	74 SF
	778 SF
TOTALS PER BUILDING (D)	
CONDITIONED AREA	4283 SF
TOTAL AREA UNDER ROOF	4706 SF
TOTAL NUMBER OF BEDROOMS	7 BEDROOMS
TOTAL NUMBER OF PARKING SPACES	9 REQUIRED PER BLDG.

ADDRESSES (1)

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

BUILDING

CONSTRUCTION:

BUILDING A & C, BUILDING B (OPPOSITE HAND):
OCCUPANCY GROUPS: 1ST FLR, 2ND & 3RD FLR: R-2
V-B CONSTRUCTION, NFPA 13R FIRE SPRINKLER SYSTEM @ 1ST FLR, 2ND & 3RD FLOORS (1)

BUILDING D:
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

ALLOWABLE BUILDING HEIGHT (TABLE 504.3):
60' FOR B; 60' FOR R-2

ALLOWABLE NUMBER OF STORIES (TABLE 504.4):
3 STORIES FOR B; 3 STORIES FOR R-2

TABULAR ALLOWED AREA PER FLOOR (TABLE 506.2):
B: 9,000 S.F.; R-2: 7,000 S.F.

FIRE ALARM PROVIDED. confirm

HANDICAPPED ACCESSIBILITY
FHA COMPLIANCE REQUIRED WHEN DEVELOPMENT CONTAINS 4 OR MORE LIVING UNITS
ADA COMPLIANCE WITHIN UNITS WHEN DEVELOPMENT CONTAINS 16 OR MORE LIVING UNITS

ADAPTABLE (FHA) UNITS REQUIRED: GROUND LEVEL LIVING UNITS ONLY (UPPER LEVEL LIVING UNITS ARE NOT SERVED BY ELEVATOR)

ADAPTABLE (FHA) UNITS PROVIDED: ALL GROUND LEVEL UNITS EXCEPT FOR UFAS/ADA UNIT.

MOBILITY ACCESSIBLE (UFAS/ADA) UNITS REQUIRED:
5% OF TOTAL: 1 (19 UNITS X .05=.95)
ACCESSIBLE UNITS PROVIDED: 1 (UNIT C1)

AUDIO/VISUAL ACCESSIBLE (UFAS/ADA) UNITS REQUIRED: (3)
2% OF TOTAL: 1 (19 UNITS X .02=.38)
ACCESSIBLE UNITS PROVIDED: 1 (UNIT C1)

SITE TOTALS (3)

TOTAL BUILDING AREA, CONDITIONED	17132 SF
TOTAL BUILDING AREA, UNDER ROOF	18605 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

SITE

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

5 ABBREVIATIONS

ABV.	ABOVE
ACCS.	ACCESSORY
ANC.	ANCHOR
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
ARCH.	ARCHITECT(URAL)
@	AT
BIT.	BITUMINOUS
BLDG.	BUILDING
B.M.	BENCH MARK
BD.	BOARD
BLKG.	BLOCKING
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
BRKT.	BRACKET
B/T	BETWEEN
B.S.	BOTH SIDES
CPT.	CARPET
CAB.	CABINET
CB.	CHALKBOARD
C.J.	CONTROL JOINT
CONC.	CONCRETE
CONT.	CONTINUOUS
C.M.U.	CONCRETE MASONRY UNIT
CLG.	CEILING
CLR.	CLEAR
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
CLG.	CEILING
COL.	COLUMN
COORD.	COORDINATE
COR.	CORRIDOR
C.T.	CERAMIC TILE
CEM.	CEMENTITIOUS
℄	CENTER LINE
D.F.	DRINKING FOUNTAIN
DIAM.	DIAMETER
DISP.	DISPENSER
DTL.	DETAIL
DWG.	DRAWING
DR.	DOOR
DN.	DOWN
DIM.	DIMENSION
ø	DIAMETER
DS.	DOWNSPOUT
EHD	ELECTRIC HAND DRYER
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.C.	ELECTRICAL CONDUIT
EXIST.	EXISTING
EXP.	EXPOSED or EXPANSION
EXT./EXTR.	EXTERIOR
E.J.	EXPANSION JOINT
EA.	EACH
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.	FINISH FLOOR
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FIBERGLASS
FLR.	FLOOR
FLUOR.	FLUORESCENT
FIN.	FINISH(ED)
FE	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FT.	FOOT or FEET
FTG.	FOOTING
FURR.	FURRING
F.C.G.W.B.	FIRE CODE GYPSUM WALLBOARD
G.B.	GRAB BAR
G.F.	GROUND FACE
G.C.	GENERAL CONTRACTOR
GRD.	GRADE
GL.	GLASS
GA.	GAUGE
G.W.B.	GYPSUM WALLBOARD
GYP.	GYPSUM
H.	HIGH
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HDWE.	HARDWARE
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HOT WATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT./INTR.	INTERIOR
JT.	JOINT
L.L.V.	LONG LEG VERTICAL
L.L.H.	LONG LEG HORIZONTAL
L.F.	LINEAL FEET
LAM.	LAMINATE
LAV.	LAVATORY
MAS.	MASONRY
MAX.	MAXIMUM
MILLWK.	MILLWORK
MIN.	MINIMUM
MATL.	MATERIAL
MTG.	MOUNTING
MECH.	MECHANICAL
MFGR./MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MTL.	METAL
M.R.G.W.B.	MOISTURE RESISTANT GYPSUM WALLBOARD
MULT.	MULTIPLE
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OP. H.	OPPOSITE HAND
PART.	PARTICLE
PARTN.	PARTITION
P.C.	PLUMBING CONTRACTOR
P.C.	PLUMBING CONTRACTOR
PED.	PEDESTRIAN
PNL.	PANEL
PTD.	PAINTED
PTD	PAPER TOWEL DISPENSER
PLAM.	PLASTIC LAMINATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PLYWD.	PLYWOOD
ℙ	PLATE
±	PLUS OR MINUS
QT.	QUARRY TILE
REF.	REFRIGERATOR
RE:	REFERENCE (REFER TO)
RAD.	RADIUS
REFL.	REFLECTED
REINF.	REINFORCED or REINFORCING
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
REQ'TS.	REQUIREMENTS
R.F.	REFLECTIVE FACE
R.A.	RETURN AIR
R.O.	ROUGH OPENING
R.B.	RUBBER BASE
REC.	RECESSED
RM.	ROOM
R.W.C.	RAIN WATER CONDUCTOR
RCP	REINFORCED CONCRETE PIPE
S.A.	SUPPLY AIR
S.C.	SOLID CORE
SCHED.	SCHEDULE
SD	SOAP DISPENSER
SECT.	SECTION
SLT.	SEALANT
SIM.	SIMILAR
S.F.C.M.U.	SPLIT-FACE CONC. MASONRY UNIT
SM.	SEAM
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STAND.	STANDING
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SYN.	SYNTHETIC
SLV.	SHORT LEG VERTICAL
TB.	TACKBOARD
TERR.	TERRAZZO
T.F.G.	TEMPERED FLOAT GLASS
THK.	THICK(NESS)
TLT.	TOILET
T.O.M.	TOP OF MASONRY
TPH	TOILET PAPER HOLDER
T.O.S.	TOP OF STEEL
TRTD.	TREATED
TYP.	TYPICAL
TH.	THRESHOLD
TURN'G.	TURNING
U.N.O.	UNLESS NOTED OTHERWISE
U.C.	UNDER COUNTER
UND.	UNDERLAYMENT
V.B.	VINYL BASE
VERT.	VERTICAL
VFY.	VERIFY
V.I.F.	VERIFY IN FIELD
V.O.J.	VERIFY ON JOBSITE
V.C.T.	VINYL COMPOSITION TILE
W.	WIDE
W/	WITH
W/O	WITH OUT
WD.	WOOD
WDW.	WINDOW
W.G.	WIRE GLASS
W.W.M./F.	WELDED WIRE MESH/FABRIC

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

6 GENERAL NOTES

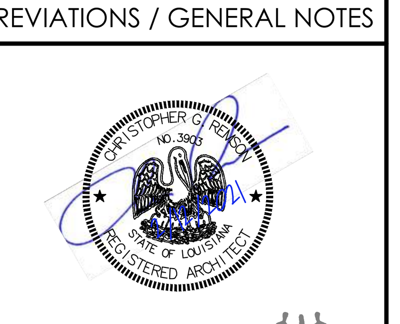
1. ALL PERMITS, LICENSES, APPROVALS, FEES, TAXES, REVIEWS AND INSPECTIONS NECESSARY FOR THE LEGAL EXECUTION OF THE WORK INCLUDING THE COMPLETION OF SUCH WORK SHALL BE SECURED BY AND PAID FOR BY THE CONTRACTOR. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK. NO CONSTRUCTION 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.
2. 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.
3. 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.
4. 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 SEPARATED 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL CONDUCT ALL WORK IN AN ORDERLY AND PROFESSIONAL MANNER SO AS NOT TO DISRUPT ANY ADJACENT LANDOWNERS OR PUBLIC WAYS.
10. 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.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL FULLY COMPLY WITH EPA AND LOCAL STORM WATER REGULATIONS, POLLUTION PREVENTION PLAN AND LAND DISTURBANCE PLAN.
14. PROVIDE ADEQUATE WORK ZONE PROTECTION FROM UNAUTHORIZED PEDESTRIANS. CONTRACTOR SHALL PROVIDE 6'-0" H. TEMPORARY CHAIN LINK FENCE W/ LOCKABLE ACCESS GATES AS REQUIRED.
15. 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 CONTRACT 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.
16. 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.
17. 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.
18. PARKING: WORKER PARKING SHALL BE LOCATED AWAY ON THE SITE AND SHALL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.
20. STAGING AREAS: STAGE SHALL OCCUR ON SITE. MATERIALS SHALL BE FENCED WITH LOCKABLE GATE. EXACT LOCATION SHALL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.

REVISION	DATE
(3) ADDENDUM #4	8/18/22
(2) ADDENDUM #3	5/5/21
(1) ADDENDUM #1	3/17/21

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

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2-12-2021	G0.00
ISSUE DATE	
75-01-17	
PROJECT NO.	

GENERAL NOTES:

1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONES "AE" & "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY–PANEL NUMBER 22033C0245E, DATED MAY 2, 2008.

2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1–800–272–3020 BEFORE DIGGING.

3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.

4) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

REFERENCE MAPS:

1. ALTA/NSPS LAND TITLE SURVEY OF LOTS 12, S/2 LOT 13 FRONTING DUANE ST.; LOTS 7 & S/2 LOT 6 FRONTING GLACIER ST., BLOCK 280 OF THE SUBURB MAGNOLIA FOR THE E.B.R.P. HOUSING AUTHORITY. PREPARED MR ENGINEERING & SURVEYING, LLC, DATED 7/12/2017.

2. MAP SHOWING THE SURVEY OF LOTS 7, 9, 10, 11, 12 & THE SOUTH ½ OF LOTS 6, 8, 13, SQUARE 280 & PORTIONS OF LOTS 6, 7 & 8, SQUARE 281, SUBURB MAGNOLIA FOR JAMES R. HILL. PREPARED BY: TOXIE CRAFT DATED: 2–17–1981. ORIG: 693, BNDL: 7422

3. MAP SHOWING SURVEY OF LOTS 7, 9, 10, 11, 12, SOUTH ½ LOTS 13 & 6, SQUARE 281 AND PORTIONS OF LOTS 6, 7, 8, SQUARE 281, SUBURB MAGNOLIA FOR EAST BATON ROUGE PARISH HOUSING AUTHORITY AND FIRST AMERICAN TITLE INSURANCE COMPANY. PREPARED BY: PHILLIP THOMAS DATED: 1–28–2004.

4. MAP SHOWING A COMBINATION OF LOTS 9, 10, & 11 OF THE SUBURB MAGNOLIA INTO LOTS 9–A & 11–A FOR E.B.R.P. HOUSING AUTHORITY. PREPARED BY: MICKEY L. ROBERTSON DATED: 4–18–2016. ORIG: 511, BNDL: 12726

5. MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 7, 9, 10, 11, 12 & S/2 6 FRONTING ON GLACIER ST.; LOTS 9, 10 & 11 FRONTING ON OKLAHOMA ST.; LOTS 12, 14, 15, 16, S/2 13 & N/2 13 FRONTING DUANE ST. OF SQ. 280, BEING A PORTION OF THE SUBURB MAGNOLIA & SUBURB SWART, LOCATED IN SECTION 51, T1S–R1E, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA FOR CORNERSTONE HOUSING, LLC. BY CSRS DATED: 5–2008

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- SEWER LINE
- DRAINAGE LINE
- CULVERT
- GUARD RAIL
- OVERHEAD POWER
- ROAD CENTERLINE
- EDGE OF ROAD
- BUILDING SETBACK
- 32 CONTOUR LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- TREE
- CURB INLET
- FIRE HYDRANT
- GV GAS VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- S SEWER MANHOLE
- X62.61 SPOT ELEVATION

REFERENCE BEARING: *N88°11'53"E

BASED UPON GPS OBSERVATIONS AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

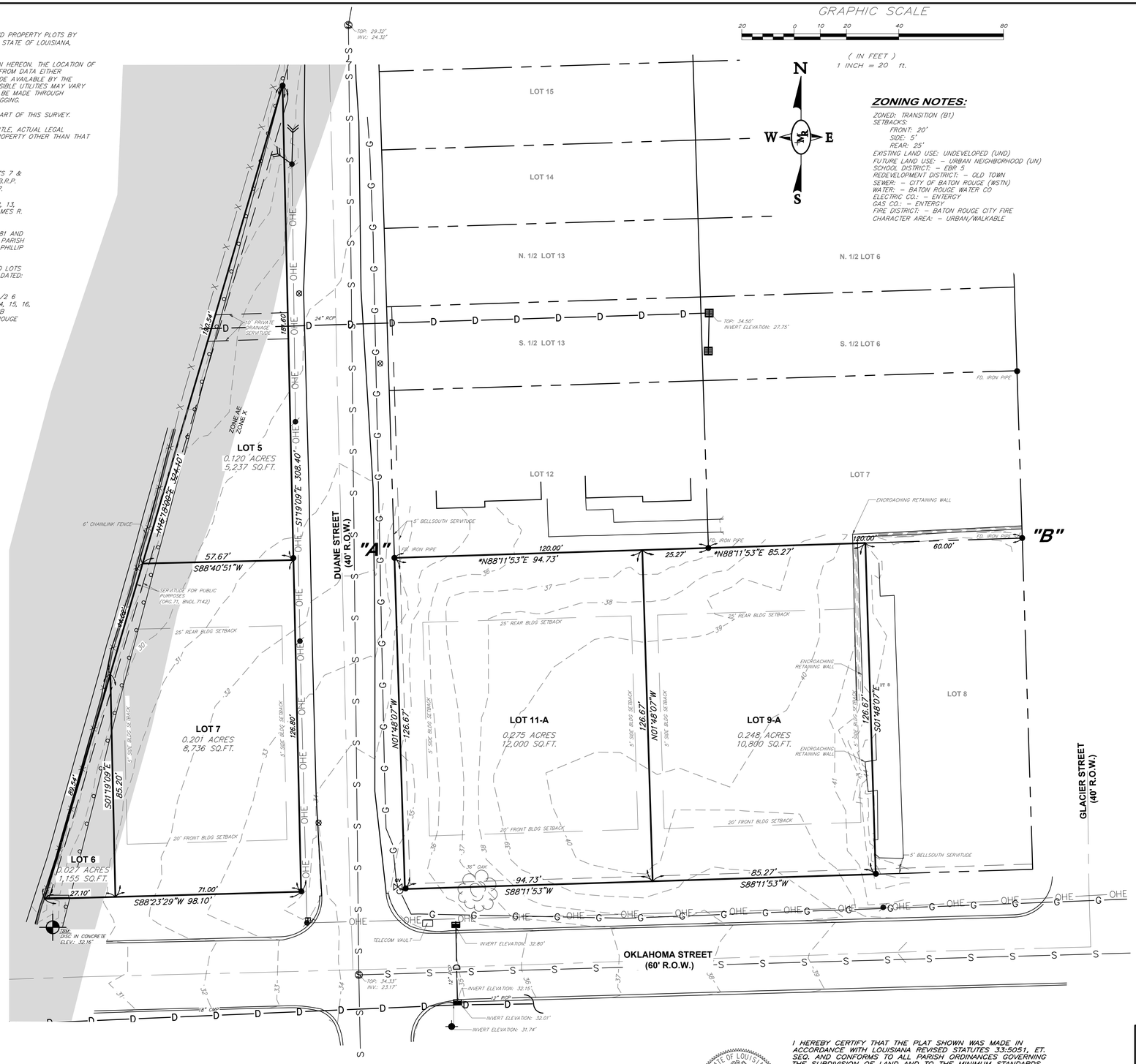
REFERENCE BENCHMARK:

THE ELEVATIONS SHOWN ARE BASED ON LEICA SMARTNET BENCHMARK RTCM–REF 2232 "SJB1". ELEVATION=83.33 FT. (NAVD 88) (GEOID12A)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 ft.



SCALE= 1":2,000'

MAP SHOWING
BOUNDARY & TOPOGRAPHIC
SURVEY OF

LOTS 11-A & 9-A
BLOCK 280

AND

PORTION OF LOTS 5, 6, & 7 BLOCK 281

LOCATED IN

SECTION 51, T7S–R1E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,

FOR

PARTNERS–FOR–PROGRESS, INC.

STATE OF LOUISIANA
MICKEY L. ROBERTSON
REG. No. 4869
REGISTERED PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.

02–13–2023
DATE

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=20'	DRAWN: DKR
	DATE: 3/2018	CHECKED: MLR

C:\USERS\DREW\MRES PROJECTS DROPBOX\MRES\PROJECTS\RIVER SOUTH SCATTERED SITES\DWG\WEST RECENT DRAWINGS\OKLAHOMA STREET BOUNDARY & TOPO (GEOID12A).DWG FEB-13-2023 DREW

GENERAL NOTES (APPLIES TO ALL SHEETS):

1. THE EXISTING UTILITIES, BOTH ABOVE GROUND AND SUBSURFACE, ARE SHOWN ON THE PLANS AS DETERMINED FROM FIELD SURVEYS AND AVAILABLE FILES AND RECORDS. THE LOCATION, SIZE, EXISTENCE, OR NONEXISTENCE OF UTILITIES IS NOT WARRANTED BY THE ENGINEER. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR SHALL BE PREPAID AT THE CONTRACTOR'S EXPENSE.
2. LOUISIANA LAW REQUIRES A MINIMUM OF 48 HOURS NOTICE TO UNDERGROUND UTILITY OWNERS BEFORE YOU PERFORM ANY DIGGING OR DEMOLITION AS REQUIRED BY THE "LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW". CONTRACTORS SHALL CALL LOUISIANA ONE CALL AT 1-800-272-3020.
3. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO VERIFY BUILDING AND PARKING LOT LAYOUT AND GRADES WITH ARCHITECT AND ENGINEER PRIOR TO FORMING OF BUILDINGS, WALKS, AND PARKING LOT AREAS.
5. ALL DISTURBED AREAS NOT PLANTED OR CONSTRUCTED UPON SHALL BE SODDED WITH CENTIPEDE SOD. THE GRADE PREPARED TO RECEIVE SOD SHALL BE 2" BELOW THE CURB ELEVATION AND PROPOSED GRADE. PROVIDE AND SPREAD CLEAN WHITE SAND AS A BASE FOR THE SOD. THEN THE SOD SHALL BE LAID, ROLLED, AND WATERED THOROUGHLY. SOD IS TO BE LAID WITHIN 8 HOURS OF THE DELIVERY TIME AT THE SITE. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
6. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECT AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
7. THE CONTRACTOR SHALL NOT ENTER UPON OR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS
8. SERVITUDES AND PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY CLIENT ONLY. NO ATTEMPT HAS BEEN MADE BY CIVIL SOLUTIONS CONSULTING GROUP, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
9. FOR ANY LANE CLOSURE, THE CONTRACTOR MUST CALL (225) 389-3246. THERE WILL BE NO LANE CLOSURES ON LSU GAME DAYS.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAY BALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ANY ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR DIRECTED BY THE ENGINEER. IF MAINTENANCE OF EROSION CONTROL IS NEEDED, IT SHALL BE DONE AS SOON AS POSSIBLE AND BEFORE THE NEXT STORM EVENT.
2. AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL PLACE HAY BALES WITH SILT FENCE ACROSS THE UPSTREAM SIDE OF THE NEWLY LAID PIPE. THE HAY BALES AND SILT FENCE SHALL REMAIN IN PLACE UNTIL THE NEXT SECTION OF PIPE IS READY TO BE LAID.
3. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT.

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
2. ALL MANHOLE AND INLET TOP ELEVATIONS LISTED ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL TOP ELEVATIONS FLUSH WITH FINISH GRADE AND SLOPED IF PAVEMENT IS TO BE SLOPED.
3. CONTRACTOR SHALL BACKFILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
4. 48" OF LOW VOLUME BUFFER SHALL BE PROVIDED BETWEEN THE BUILDING PAD AND UNDERLYING FAT CLAYS FOR A MINIMUM OF 5' BUFFER AROUND THE BUILDING PAD. THIS FILL SHALL BE COMPRISED OF IMPORTED LOW PLASTICITY LEAN CLAY, SANDY CLAY CLASSIFICATION CL (LL<45, 10<PI<25). ON SITE LEAN CLAYS MAY BE SUITABLE FOR USE AS FILL; HOWEVER, IF THEY DO NOT MEET THE PLASTICITY IMPORT CRITERIA, THEY SHOULD NOT BE UTILIZED WITHIN 12 INCHES OF FINISHED GRADE BENEATH BUILDING AND PAVING AREAS. SEE GEOTECHNICAL REPORT.
5. ALL FILL LIFTS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR DENSITY (ASTM D-698) WITH SUITABLE FILL MATERIAL ACCEPTABLE TO TESTING LABORATORY. MAXIMUM LOOSE LIFT TO BE 6". FILL MATERIAL SHALL MEET THE REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. ALL LANDSCAPED AREAS ARE TO BE GRADED TO DRAIN OVER CURBS AND INTO PARKING AREAS OR TO DESIGNATED DRAIN AREAS.
7. CONTRACTOR SHALL COMPLY WITH ALL LADEQ AND NPDES PERMIT REQUIREMENTS THROUGHOUT THE COURSE OF CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL NEW DRAINAGE IS INSTALLED. THE CONTRACTOR SHALL NOT CAUSE ANY INCREASE IN RISK OF FLOODING TO ANY SURROUNDING PROPERTY OWNERS DURING THE COURSE OF CONSTRUCTION.
9. ALL PIPE SHALL BE LAID TO THE LINES AND GRADES SHOWN ON THE PLANS. ANY PIPE NOT TRUE IN ALIGNMENT OR WHICH SHOWS SETTLEMENT AFTER LAYING SHALL BE REMOVED AND RE-LAID AT THE CONTRACTOR'S EXPENSE.
10. PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE. BEFORE BEING SET IN PLACE EACH SECTION OF PIPE SHALL BE THOROUGHLY CLEANED AND FREED OF DIRT. ALL BELLS SHALL BE LAID ON THE UPSTREAM END. EACH JOINT SHALL BE WRAPPED WITH GEOTEXTILE FABRIC TO ENSURE SOIL-TIGHTNESS.
11. ALL INLET CONNECTIONS AT THE PIPE INTERFACES (EXISTING AND PROPOSED) SHALL BE GROUTED WITH NON-SHRINK GROUT FOR AN AIR-TIGHT SEAL.
12. UPON COMPLETION OF THE JOB, ALL ELEMENTS OF THE DRAINAGE SYSTEM SHALL BE CLEANED AND FREED OF ANY DIRT AND DEBRIS AND SHOULD BE IN PROPER WORKING CONDITION.

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS, AND APPROVAL OF THE COMPLETED UTILITY WORK FROM ALL OF THE APPROVING AUTHORITIES AND EACH UTILITY COMPANY BEFORE BACK FILLING AND/OR PAVING OVER ANY OF THE UTILITY WORK.
2. THE CONTRACTOR SHALL VERIFY UTILITY SERVICE ENTRANCE POINTS AND METER LOCATIONS WITH THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY SERVICE LINES.

SANITARY SEWER

SEWER SERVICE LINE SHALL CONNECT TO THE EXISTING SEWER MAIN LOCATED IN THE RIGHT-OF-WAY OF DUANE STREET. CONTRACTOR SHALL UNCOVER AND REPORT GRADE TO ENGINEER PRIOR TO BEGINNING SEWER CONSTRUCTION. ALL WORK TO CONFORM TO CURRENT STANDARD PLUMBING CODE AND APPLICABLE CITY REQUIREMENTS.

ELECTRIC

CONTRACTOR SHALL COORDINATE CONNECTION OF THE ELECTRICAL SERVICE WITH THE LOCAL SERVICE PROVIDER AND ELECTRICAL ENGINEER. ALL ELECTRICAL SERVICE SHALL BE BELOW GROUND. SEE ELECTRICAL PLANS FOR DETAILS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONNECTION FEES AND ASSOCIATED COSTS.

PAVING NOTES:

1. DRIVEWAY MUST BE FLUSH WITH THE ROAD.
2. ALL CURBS ARE BARRIER TYPE, UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL EXTEND ALL PAVING JOINTS THROUGH CURBS. JOINTS SHALL BE PERPENDICULAR TO CURBS. EXPANSION JOINTS SHALL BE PLACED IN PINNED CURBS EVERY 20'.
4. ALL PAVEMENT GRADES SHOWN ARE TOP OF CONCRETE UNLESS NOTED OTHERWISE. TOP OF CURB IS 6-INCHES HIGHER THAN ELEVATION SHOWN.
5. SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE AREAS.
6. CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS AND CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
7. ALL LANDINGS AT DOORS TO BE FLUSH WITH FINISH FLOOR.
8. CONTRACTOR TO PROVIDE ADDITIONAL JOINTING AROUND DRAINAGE STRUCTURES AS NEEDED.
9. FINISHED PAVEMENT AT DRIVE ENTRANCES SHALL FINISH FLUSH WITH EXISTING ROAD.
10. THE AGGREGATE BASE WILL SERVE TO PROTECT THE SUBGRADE, REDUCE PUMPING OF FINES, AND REDUCE SHRINK/SWELL AFFECTS FOR THE CONCRETE PAVEMENT APPLICATIONS. ALTERNATIVELY, A MINIMUM 9 INCHES OF COMPACTED SELECT LOW PLASTICITY ENGINEERING FILL (COMPACTED TO A MINIMUM 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY) COULD BE PLACED ACROSS THE SITE UNDER THE PLANNED PCC PAVEMENTS INCORPORATING MINIMUM 2-FT STRIPS OF GEOTEXTILE FABRIC AT EACH PLANNED CONTROL JOINT LOCATIONS.

REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

NOTES

STATE OF LOUISIANA
KAHLI COHRAN
REG. NO. 41327
REGISTERED
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

REMSON | HALEY | HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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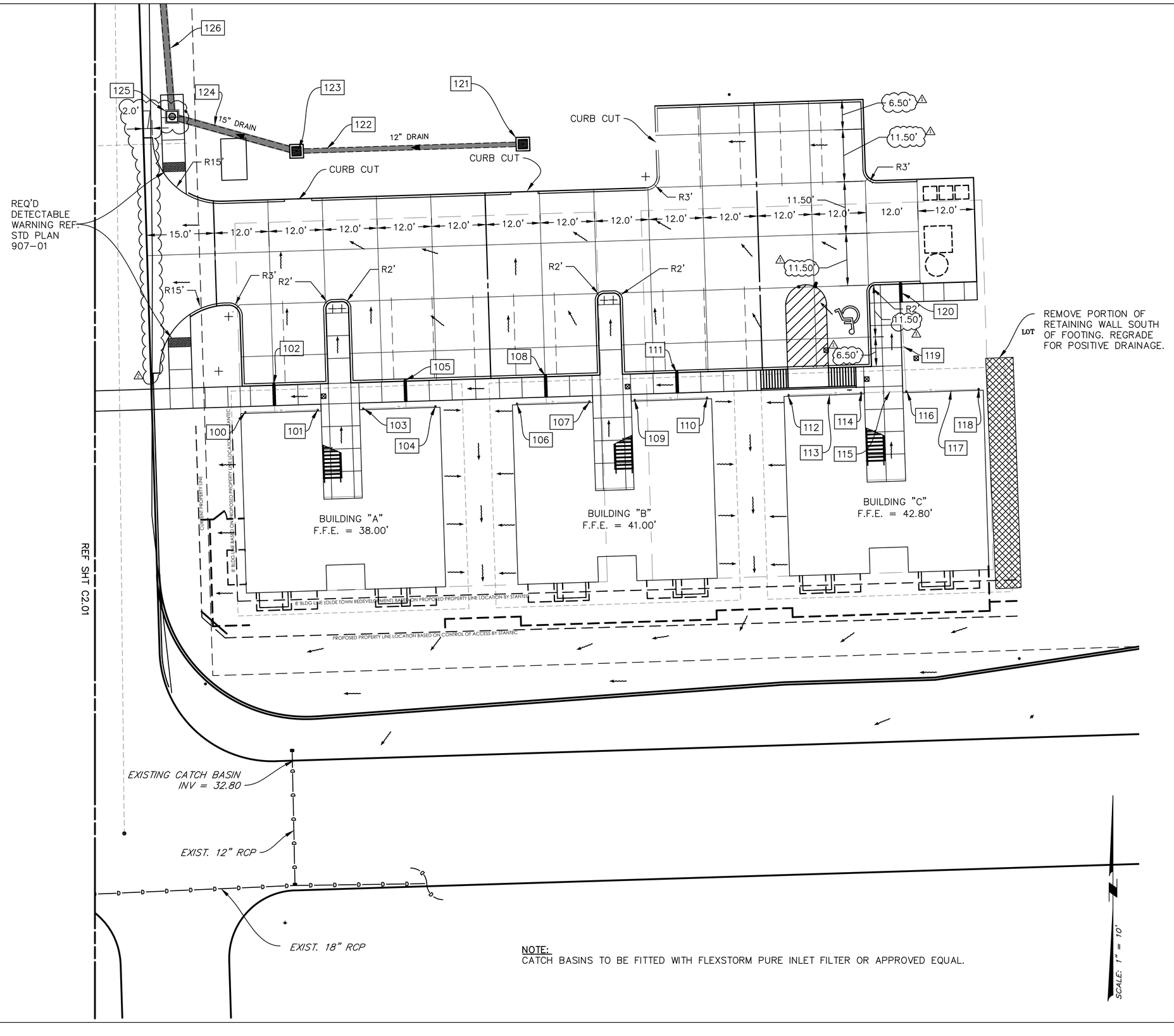
A PROFESSIONAL ARCHITECTURAL CORPORATION

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

C1.00



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

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

STATE OF LOUISIANA
KAHLI CONRAN
REG. No. 41327
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802
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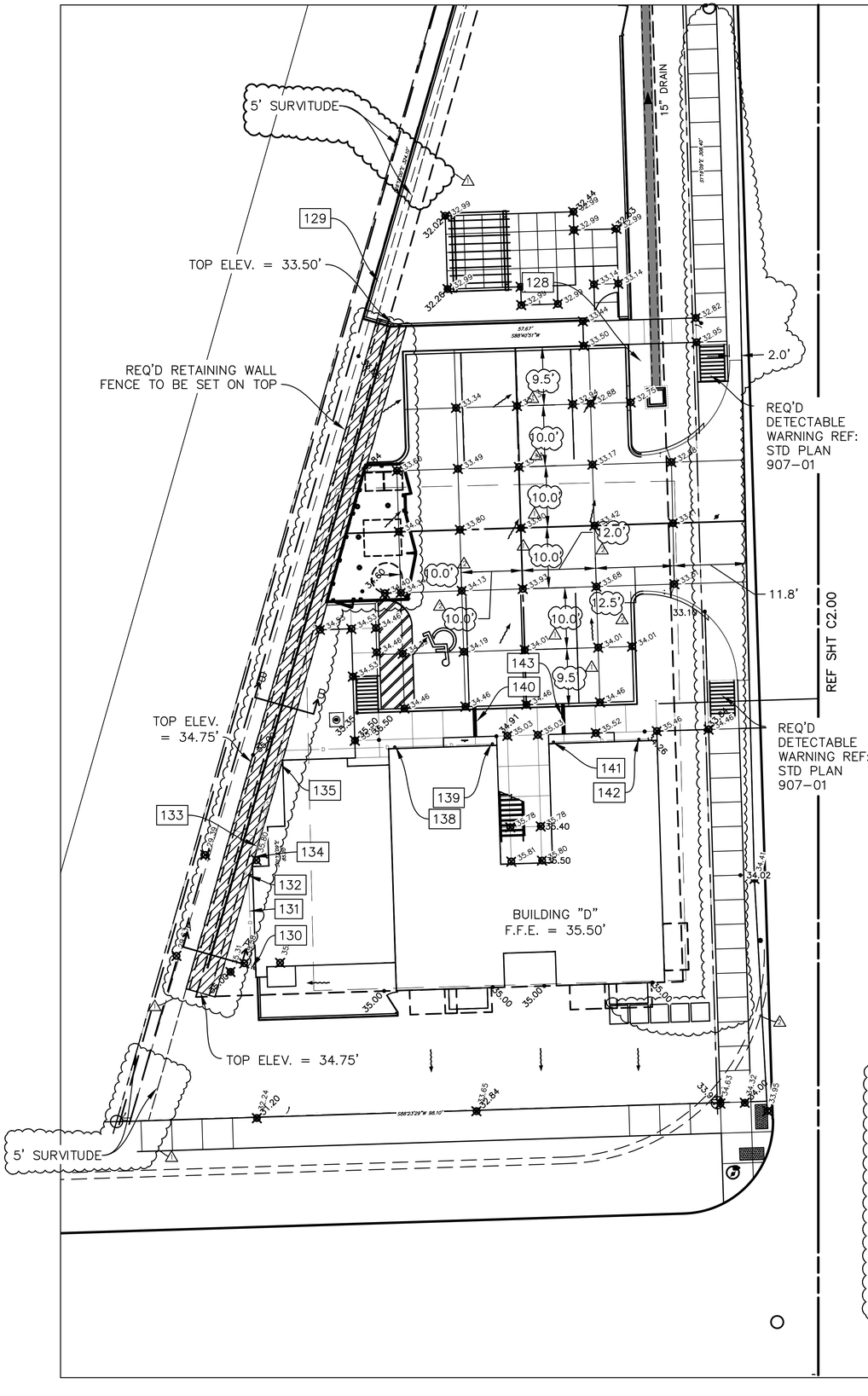
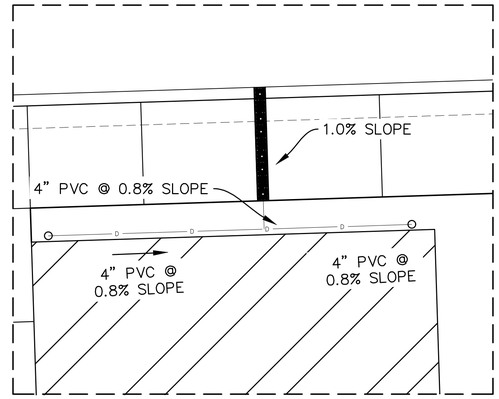
2-12-2021	ISSUE DATE
75-01-17	PROJECT NO.

C2.00



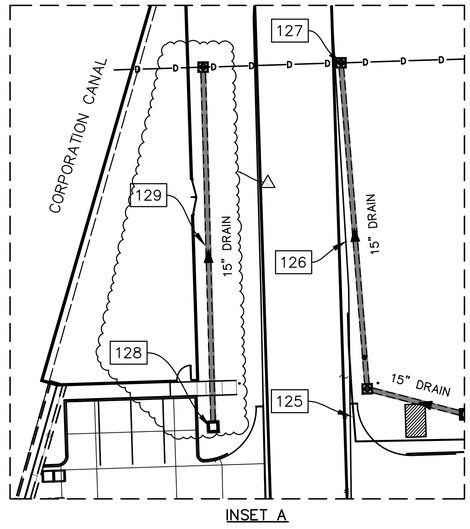
	STRUCTURE	TYPE	TOP	INVERT	NORTHING	EASTING
			ft	ft		
Bldg A	100	DOWNSPOUT	--	35.16	SEE ARCHITECTURAL PLANS	
	101	DOWNSPOUT	--	35.13		
	103	DOWNSPOUT	--	37.05		
	104	DOWNSPOUT	--	37.02		
Bldg B	106	DOWNSPOUT	--	38.83		
	107	DOWNSPOUT	--	38.86		
	109	DOWNSPOUT	--	40.35		
	110	DOWNSPOUT	--	40.32		
Bldg C	112	DOWNSPOUT	--	41.61		
	114	DOWNSPOUT	--	41.46		
	116	DOWNSPOUT	--	41.35		
	118	DOWNSPOUT	--	41.51		
	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	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

PIPES

NO.	LENGTH	DIA	MATERIAL	US STR	US INV	DS STR	DS INV	SLOPE
	ft	in			ft		ft	ft/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:

1. SITE LAYOUT OF RETAINING WALL, BUILDINGS AND ALL PAVING SHALL BE PERFORMED BY A LOUISIANA LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
2. 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.
3. 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.

REVISION		DATE
3	ADDENDUM NO.3	01.20.22
2	ADDENDUM NO.2	01.12.22
1	ADDENDUM NO.1	05.05.21

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

GRADING &
DRAINAGE PLAN

STATE OF LOUISIANA
KAHLI COHRAN
REG. No. 41327
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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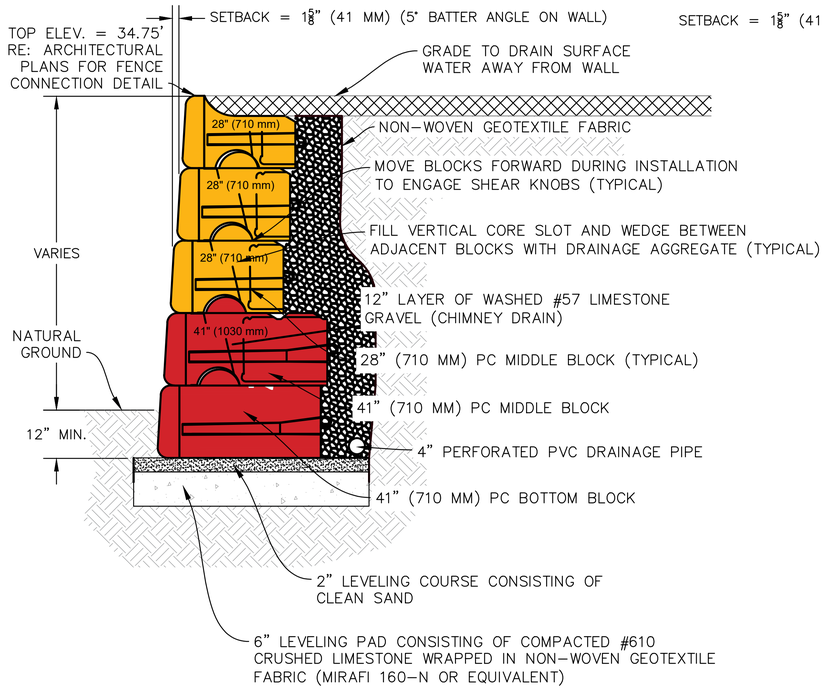
A PROFESSIONAL ARCHITECTURAL CORPORATION

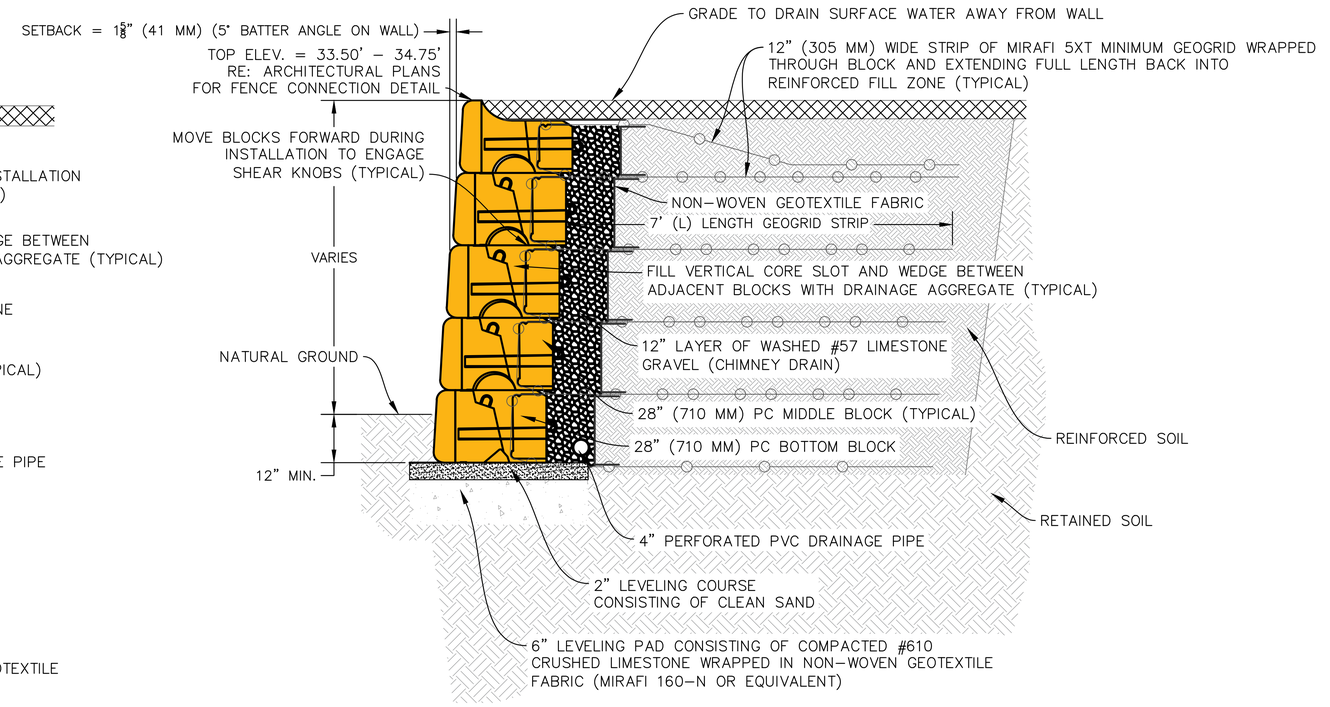
2-12-2021
ISSUE DATE

75-01-17
PROJECT NO.

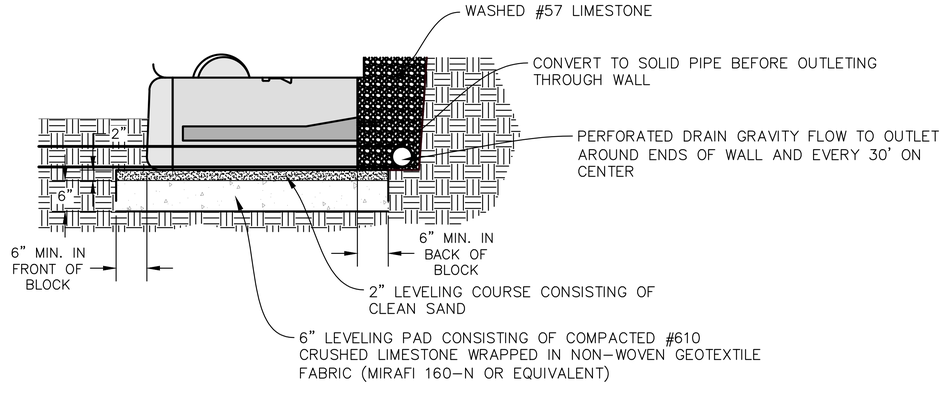
C2.01



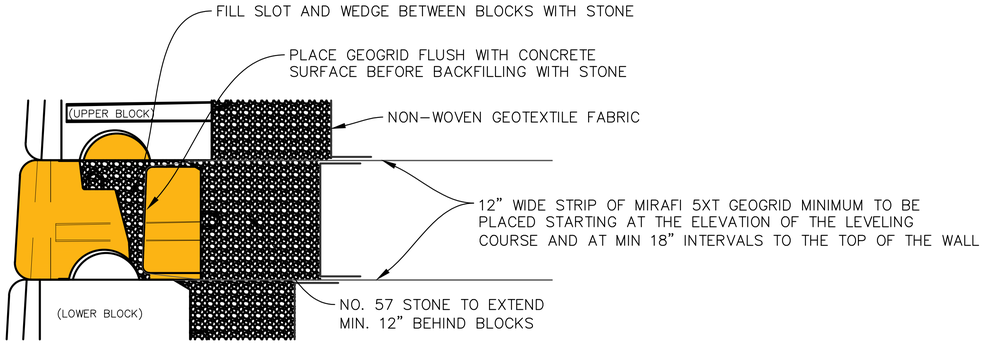
SECTION A–A: SECTION WITHIN BUILDING FOOTPRINT
NON–REINFORCED WALL SECTION

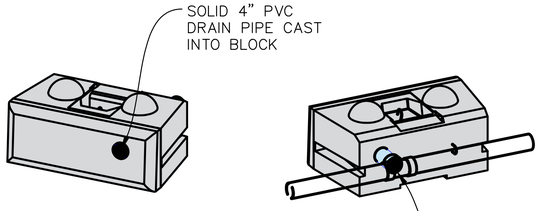


SECTION B–B: SECTION OUTSIDE OF BUILDING FOOTPRINT
REINFORCED WALL SECTION

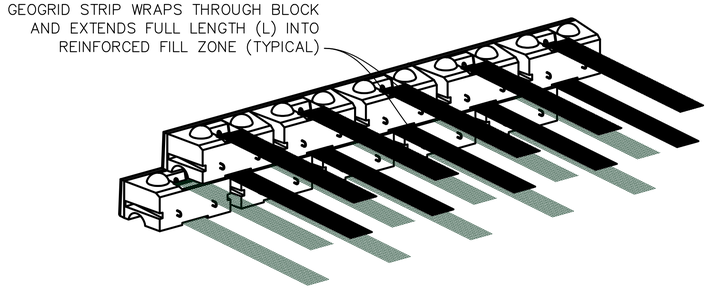


LEVELING PAD





WEEP HOLE DETAILS



POSITIVE CONNECTION DETAILS

REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

RETAINING WALL DETAILS

STATE OF LOUISIANA
KAHLI JOHRAN
REG. No. 41327
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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A PROFESSIONAL ARCHITECTURAL CORPORATION

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

C2.02

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.

5' SURVITUDE

DUANE ST. (40' ROW)

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

SS CLEANOUT INV = 31.68'

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

DUMPSTER DRAIN INV = 32.82'

78' 2" COLD WATER LINE

61' 4" FIRE WATER LINE

SEE INSET A

INV = 32.5'

SS CLEANOUT INV = 32.39'

INV = 32.00'

80' X 6" SS @ 1.00%

80' X 6" GW @ 1.00%

FIRE HYDRANT

200' X 2" COLD WATER LINE

119' X 6" GW @ 1.00%

INV = 31.75'

SS CLEANOUT INV = 32.09'

INV = 31.71'

INV =31.99'

INV = 32.46'

SS CLEANOUT INV = 32.56'

REMOTE FIRE DEPT CONNECTION

102' X 3" FIRE DEPARTMENT CONNECTION

50' 3" FIRE DEPARTMENT CONNECTION

DUMPSTER DRAIN INV = 33.38'

215' X 4" FIRE WATER LINE

117' X 6" SS @ 1.00%

SS CLEANOUT INV = 32.88'

INV = 32.57'

INV = 32.61'

INV = 32.97'

INV = 33.36'

SS CLEANOUT INV = 33.08'

INV = 33.21'

SS CLEANOUT INV = 33.31'

8' BLDG LINE (OLDE TOWN REDEVELOPMENT) BASED ON PROPOSED PROPERTY LINE LOCATION BY STANTEC

PROPOSED PROPERTY LINE LOCATION BASED ON CONTROL OF ACCESS BY STANTEC

OKLAHOMA ST. (60' ROW)

SCALE: 1" = 10'

WATER MAIN

WATER COMPANY VALVE (INSTALLED BY WATER CO.)

DOMESTIC WATER METER (INSTALLED BY WATER CO.)

FIRE SERVICE SINGLE DETECTOR CHECK (INSTALLED BY WATER CO.)

BACKFLOW PREVENTER WITH THERMAL PROTECTION MEETING LOUISIANA STATE PLUMBING CODE REQUIREMENTS

GATE VALVE (INSTALLED BY WATER CO.)

DOUBLE DETECTOR CHECK VALVE WITH THERMAL PROTECTION MEETING LOUISIANA STATE PLUMBING CODE REQUIREMENTS (INSTALLED BY CONTRACTOR)

WATER LINE FOR DOMESTIC SERVICE (INSTALLED BY CONTRACTOR)

WATER LINE FOR FIRE SERVICE

INSET A

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

Construction Documents for

Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

UTILITY PLAN

STATE OF LOUISIANA
KAHLI COHRAN
REG. No. 41327
REGISTERED PROFESSIONAL ENGINEER IN
CIVIL ENGINEERING

REMSON|HALEY|HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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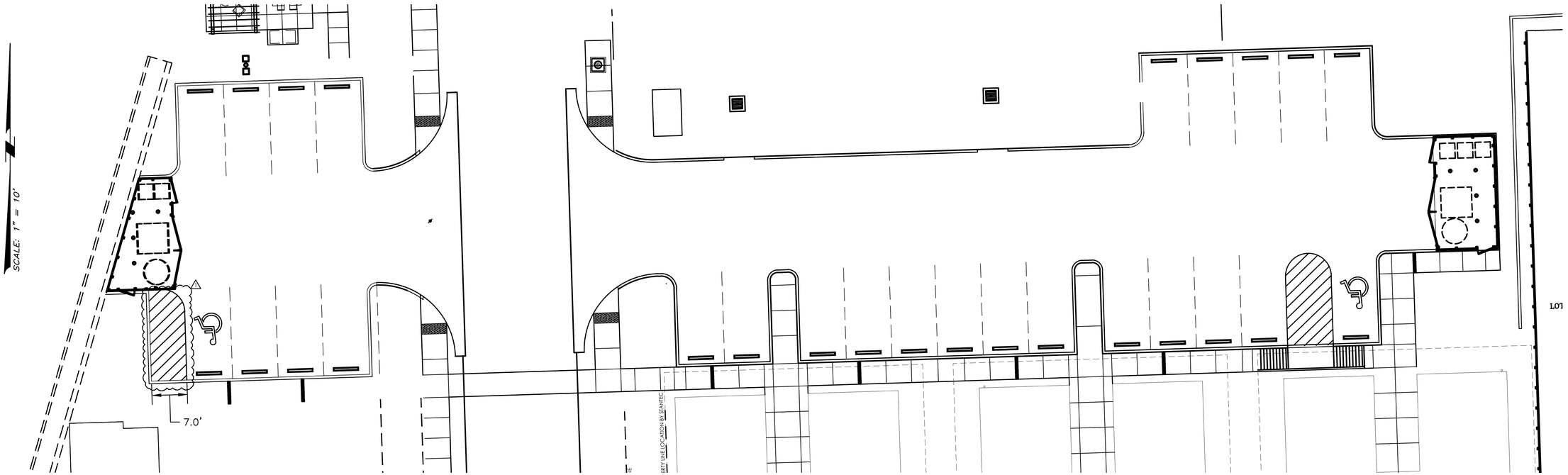
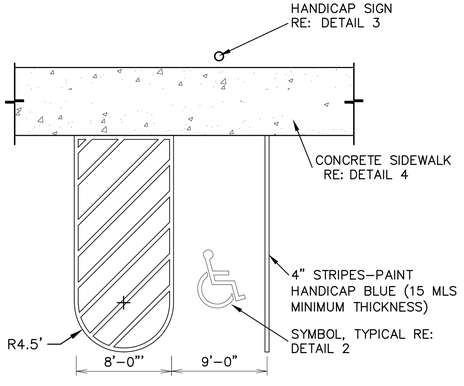
A PROFESSIONAL ARCHITECTURAL CORPORATION

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

C3.00

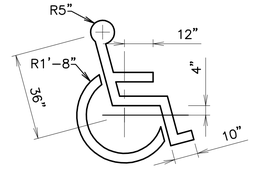




NOTE:
PAINT SYMBOL ONTO PAVED SURFACE WITH TWO (2) COATS OF HANDICAP BLUE PAINT. MANUFACTURE AS PER DEPT. OF TRANS. SPECS.

1 HANDICAP PARKING LAYOUT

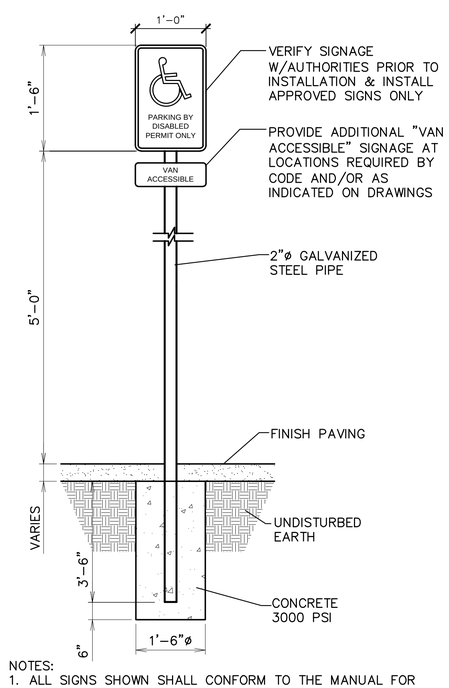
SCALE: N.T.S.



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

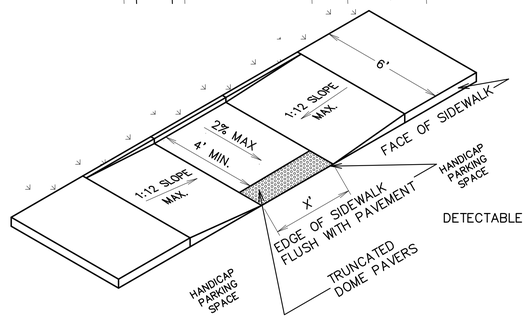
SCALE: N.T.S.



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.

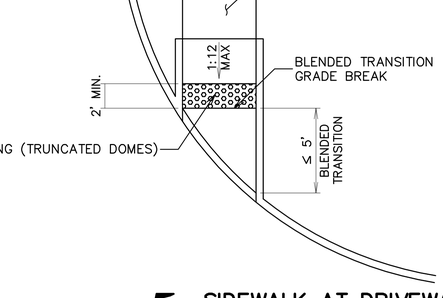
3 HANDICAP PARKING SIGN

SCALE: N.T.S.



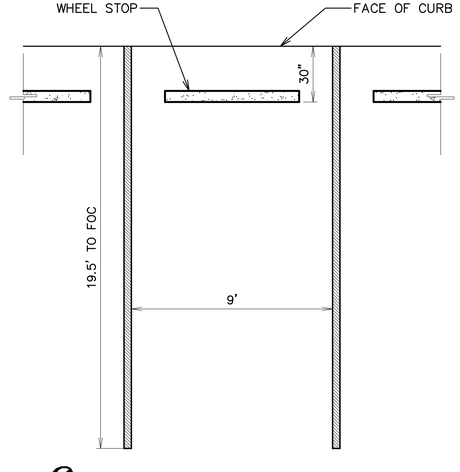
4 CURB TAPER

SCALE: N.T.S.



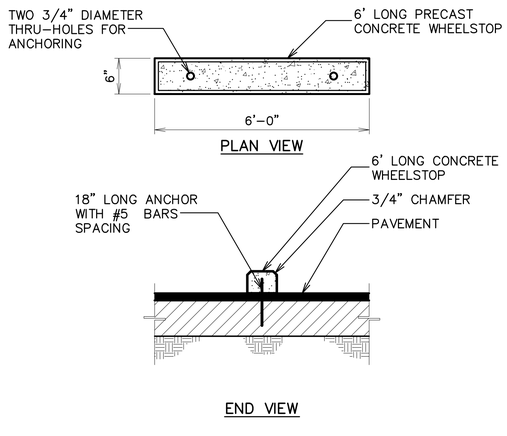
5 SIDEWALK AT DRIVEWAY

SCALE: N.T.S.



6 TYPICAL 90° PARKING

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

STATE OF LOUISIANA
KAHLI COHRAN
REG. NO. 41327
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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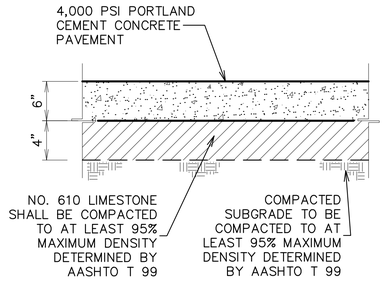
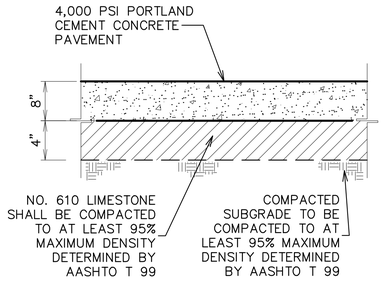
2-12-2021	ISSUE DATE
75-01-17	PROJECT NO.

C4.00



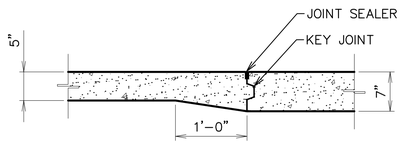
1 TYPICAL PAVING SECTION

SCALE: N.T.S.



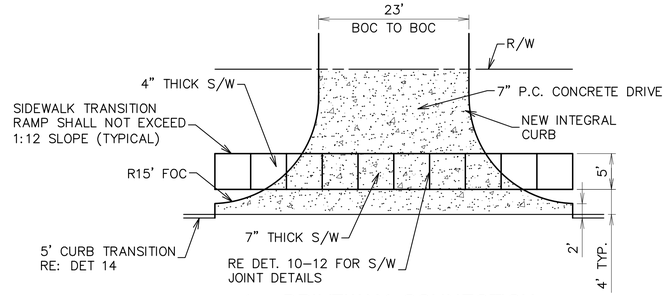
2 TYPICAL ENTRANCE & DUMPSTER PAD PAVING SECTION

SCALE: N.T.S.



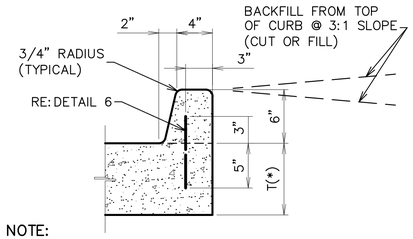
3 PAVEMENT TRANSITION

SCALE: N.T.S.



4 DRIVEWAY CONNECTION @ EXISTING BARRIER CURB

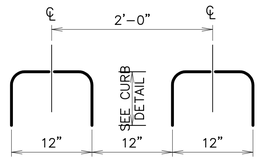
SCALE: N.T.S.



NOTE:
T(*) – PAVEMENT THICKNESS VARIES

5 INTEGRAL BARRIER CONCRETE CURB

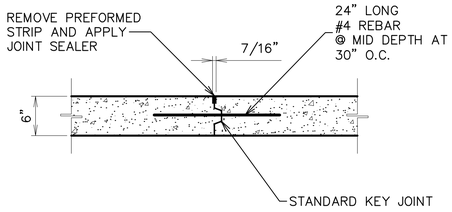
SCALE: N.T.S.



NOTE:
SHOWING DIMENSIONS AND SPACING OF #4 DEFORMED REINFORCING STEEL BARS FOR CONCRETE CURB

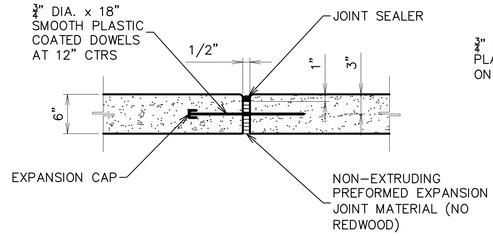
6 BAR DETAIL

SCALE: N.T.S.



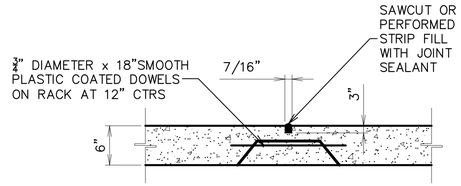
7 LONGITUDINAL (KEY) JOINT

SCALE: N.T.S.



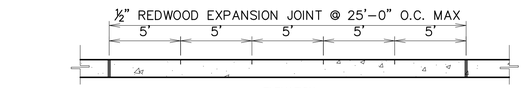
8 EXPANSION JOINT

SCALE: N.T.S.

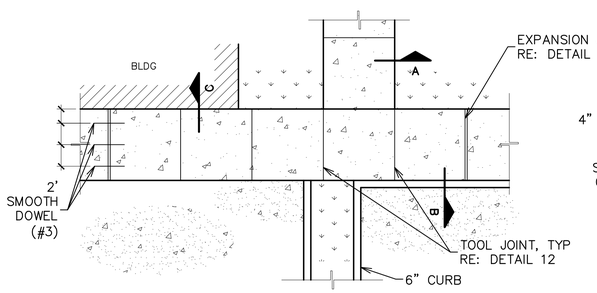


9 CONTRACTION JOINT

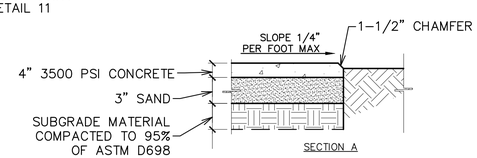
SCALE: N.T.S.



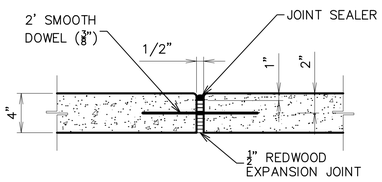
ELEVATION



PLAN

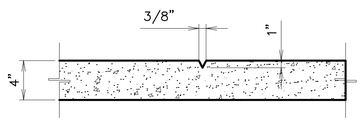


SECTION A



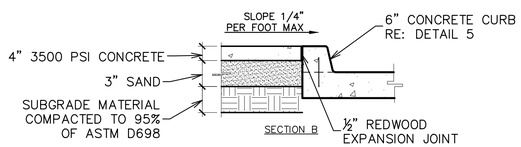
11 SIDEWALK EXPANSION JOINT

SCALE: N.T.S.

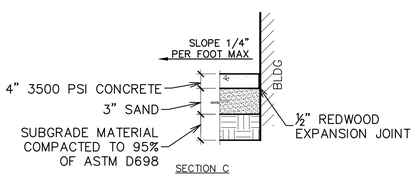


12 SIDEWALK TOOL JOINT

SCALE: N.T.S.



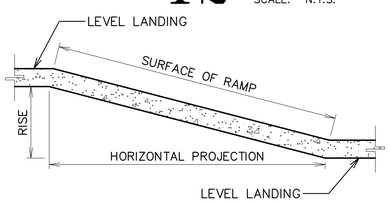
SECTION B



SECTION C

10 CONCRETE SIDEWALK DETAIL

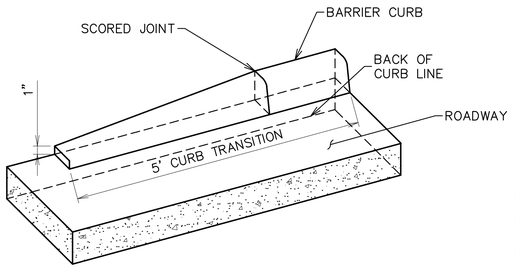
SCALE: N.T.S.



13 RAMP DIMENSIONS

SCALE: N.T.S.

SLOPE	MAX RISE	MAX HORIZONTAL PROJECTION
1:12 TO <1:16	30"	30'
1:16 TO <1:20	30"	40'



14 CURB TRANSITION

SCALE: N.T.S.

GENERAL NOTES:

1. 2% CROSS SLOPE MAX FOR ALL SIDEWALKS.
2. FOR INLETS IN A SIDEWALK, GRATE OPENINGS SHALL BE NO GREATER THAN ½" APART AND PERPENDICULAR TO THE DIRECTION OF TRAVEL.
3. DETECTABLE WARNINGS SHALL BE PLACED WHEREVER A WALKWAY CROSSES A VEHICULAR WAY, EXCEPT UNSIGNALIZED DRIVEWAYS.

REVISION	DATE

Construction Documents for

Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

SITE DETAILS

STATE OF LOUISIANA
KAHLI COHRAN
REG. No. 41527
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REMSON|HALEY|HERPINARCHITECTS

200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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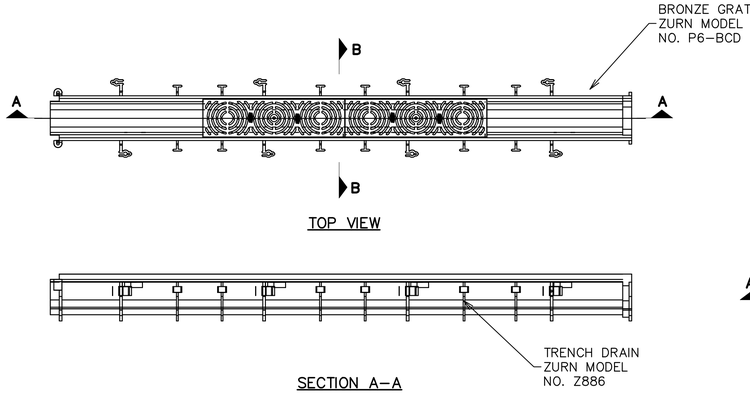
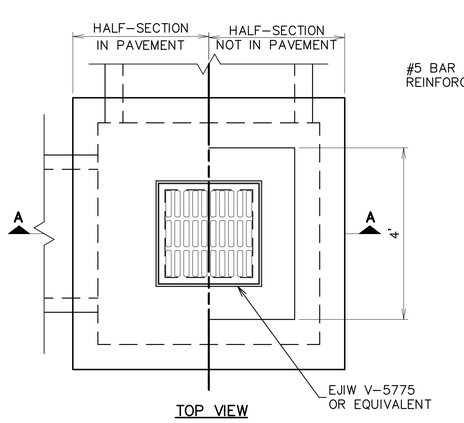
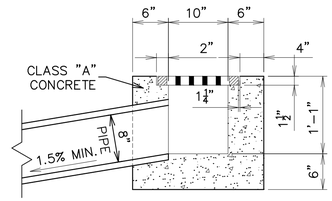
C5.00

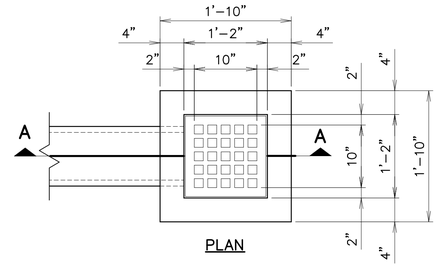


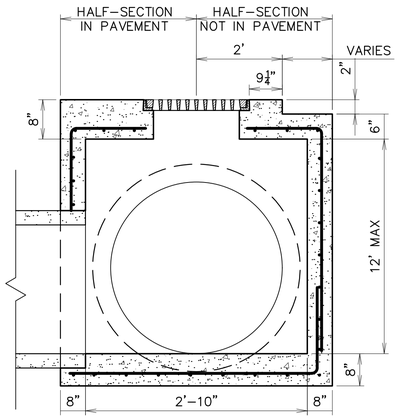
1 TRENCH DRAIN

SCALE: N.T.S.



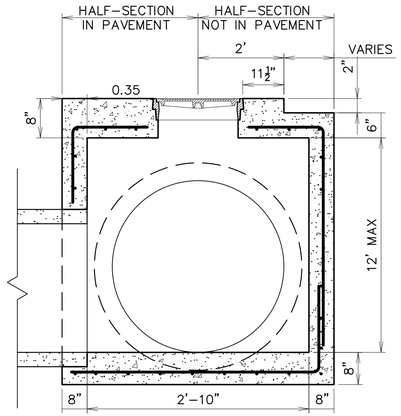






2 CAST IRON GRATE INLET

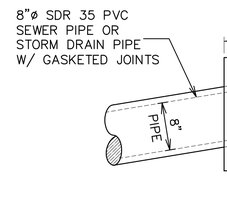
SCALE: N.T.S.



3 JUNCTION BOX

SCALE: N.T.S.

NOTE:
MINIMUM REINFORCING STEEL TO BE #5 BARS @ 9" OC EW UNLESS OTHERWISE NOTED.



4 YARD DRAIN DETAIL CB-05

SCALE: N.T.S.

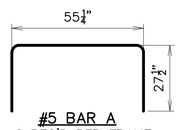
NOTES:

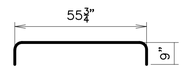
1. PRECAST CONCRETE STRUCTURES MAY BE FURNISHED. PRECASTERS ARE TO BE NPCA CERTIFIED.
2. DIAGONAL REINFORCEMENT REQUIRED FOR PIPE LARGER THAN 36". BARS SHALL LAP TO A FULL LENGTH VERTICAL BAR W/18d LAP LENGTH.
3. DIMENSION A MAY BE VARIED FOR SKEWED PIPE.
4. SEE STANDARD PLAN 702-96 FOR THICKNESS, REINFORCING STEEL, AND OTHER STRUCTURAL DETAILS.
5. LEDGE WIDTH MAY BE EXTENDED FOR SMALLER PIPE STRUCTURES.
6. ALL EXPOSED CONCRETE EDGES TO BE CHAMFERED.
7. 4" MIN THICKNESS REQ'D FOR BOTTOM SLAB BELOW PIPE BARREL AT DRAINAGE STRUCTURE WALLS. PROVIDE THICKENED EDGE FOR BASE SLAB AS REQ'D.
8. ALL REINFORCING STEEL TO BE DEFORMED GRADE 60 MINIMUM REBAR. STEEL BAR SIZE & SPACING MAY BE ADJUSTED AS LONG AS AREA OF STEEL IS MAINTAINED PER FOOT.
9. MINIMUM CONCRETE COVER FOR REBAR STEEL IS TO BE 3" FOR CONCRETE FACES CAST AGAINST EARTH, 2.5" FOR FACES PERMANENTLY EXPOSED TO EARTH, AND 2" FOR ALL OTHERS. MIN CONCRETE COVER FOR REBAR STEEL IS TO BE 1" FOR PRECAST CONCRETE WALLS AND 1¼" FOR OTHER PRECAST MEMBERS.
10. CONCRETE COMPRESSIVE STRENGTH FOR CAST-IN-PLACE STRUCTURES TO BE AT 4000 PSI AT 28 DAYS MINIMUM. PRECAST STRUCTURES TO BE 5000 PSI AT 28 DAYS WITH MIN STRENGTH OF 4000 PSI BEFORE SHIPPING.
11. PIPE OPENING TO BE O.D. OF PIPE + 4" ± ½". ALL PIPE ENDS TO BE SET FLUSH WITH INTERIOR WALLS FACE. ANNULAR SPACE IS TO BE GROUTED WITH NON-SHRINK GROUT AFTER INSTALLATION. GROUT AS REQ'D TO CREATE INVERTS.
12. JOINTS BETWEEN PRECAST UNITS TO BE SEALED WITH FLEXIBLE PLASTIC GASKET MATERIAL AND WRAPPED WITH A 12" WIDTH OF GEOTEXTILE FABRIC OR EXTERNAL JOINT WRAP SLEEVE.
13. JOINTS BETWEEN CAST-IN-PLACE SECTIONS AND OR PRECAST UNITS TO BE TONGUE AND GROOVE AND SEALED WITH TYPE 11 GRADE A EPOXY OR FLAT JOINT WITH. NO. 4 BARS 12" LENGTH @ 18" O.C. TIE STEEL.
14. SOLID CONCRETE UNITS PER ASTM C139 MAY BE USED TO FORM WALLS IF APPROVED BY ENGINEER FOR PROJECT. HOLLOW OR LIGHTWEIGHT CMU ARE NOT ACCEPTABLE.

CURB INLET

PIPE SIZE		DIMENSION			
ROUND PIPE	ARCH PIPE (ROUND EQUIV.)	A SINGLE PIPE	A DOUBLE PIPE	B	C
</=15"	–	4'-0"	5'-0"	2'-3"	15"
18"	15"	4'-0"	5'-7"	2'-3"	15"
24"	18"	4'-0"	6'-7"	2'-10"	15"
30"	24"	4'-0"	8'-9"	3'-5"	15"
36"	30"	4'-0"	8'-11"	4'-0"	15"

CENTERED CASTING





5 REBAR

SCALE: N.T.S.

REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

SITE DETAILS

STATE OF LOUISIANA
KAHLL COHRAN
REG. No. 47327
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

REMSON|HALEY|HERPIN ARCHITECTS

200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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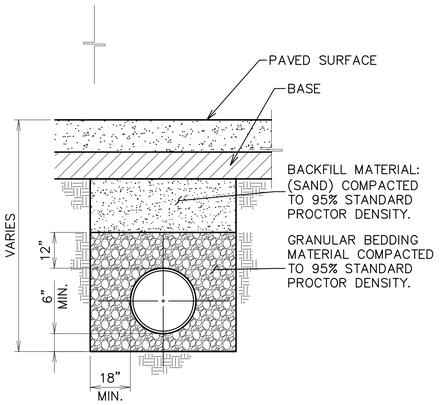
A PROFESSIONAL ARCHITECTURAL CORPORATION

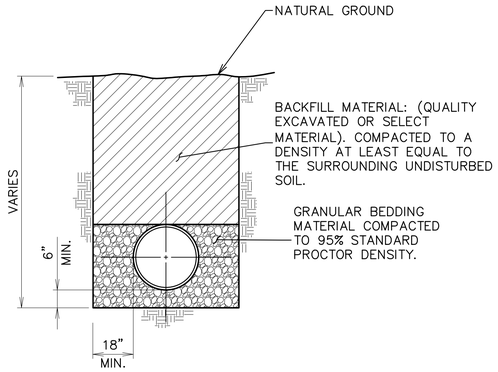
2-12-2021
ISSUE DATE

75-01-17
PROJECT NO.

C5.01



UNDER OR WITHIN 5' OF PAVED SURFACES



OUTSIDE LIMITS OF PAVED SURFACES

1 FLEXIBLE PIPE BEDDING

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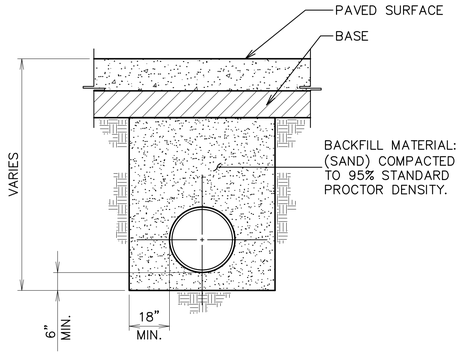
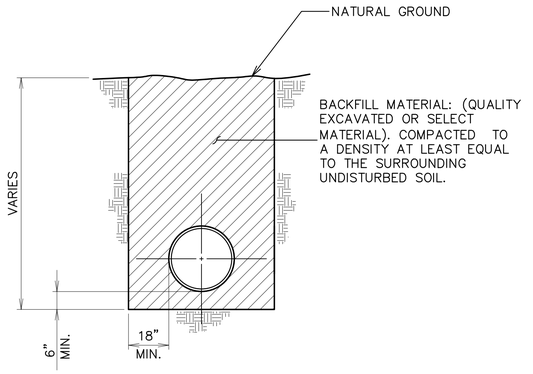


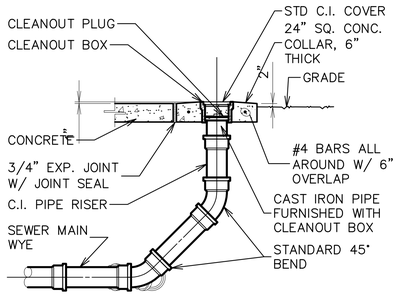
UNDER OR WITHIN 5' OF PAVED SURFACES



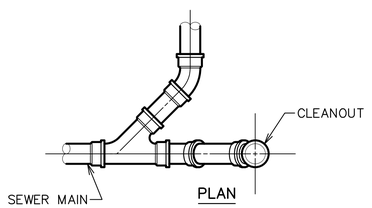
OUTSIDE LIMITS OF PAVED SURFACES

2 WATER PIPE BEDDING

SCALE: N.T.S.



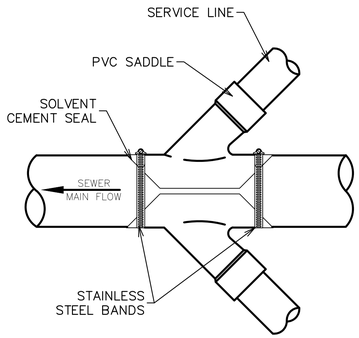
ELEVATION



PLAN

3 SEWER CLEANOUT AT WYE

SCALE: N.T.S.

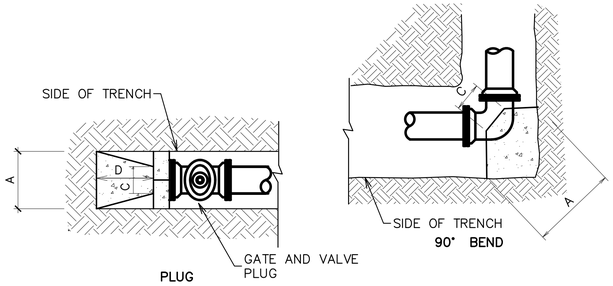


NOTE:

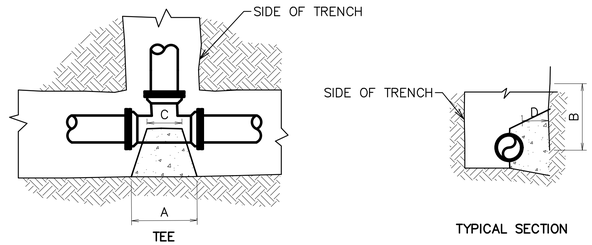
1. PVC SOLVENT CEMENT SHALL BE USED FOR PVC SADDLES
2. TRUSS SADDLES SHALL BE USED WITH TRUSS PIPE
3. IN-LINE WYE FITTING TO BE PROVIDED WITH NEW CONSTRUCTION

4 SEWER LATERAL SADDLE CONNECTION

SCALE: N.T.S.



PLUG



TEE

TYPICAL SECTION

NOTE: THRUST BLOCK TO BE POURED AGAINST UNDISTURBED EARTH. FORMS SHALL BE 1/2" WAFFERBOARD. FORMS SHALL BE PRECUT AND PRE-APPROVED.

5 THRUST BLOCKS

SCALE: N.T.S.

REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

SITE DETAILS

STATE OF LOUISIANA
KAHLI COHRAN
REG. No. 41327
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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2-12-2021
ISSUE DATE
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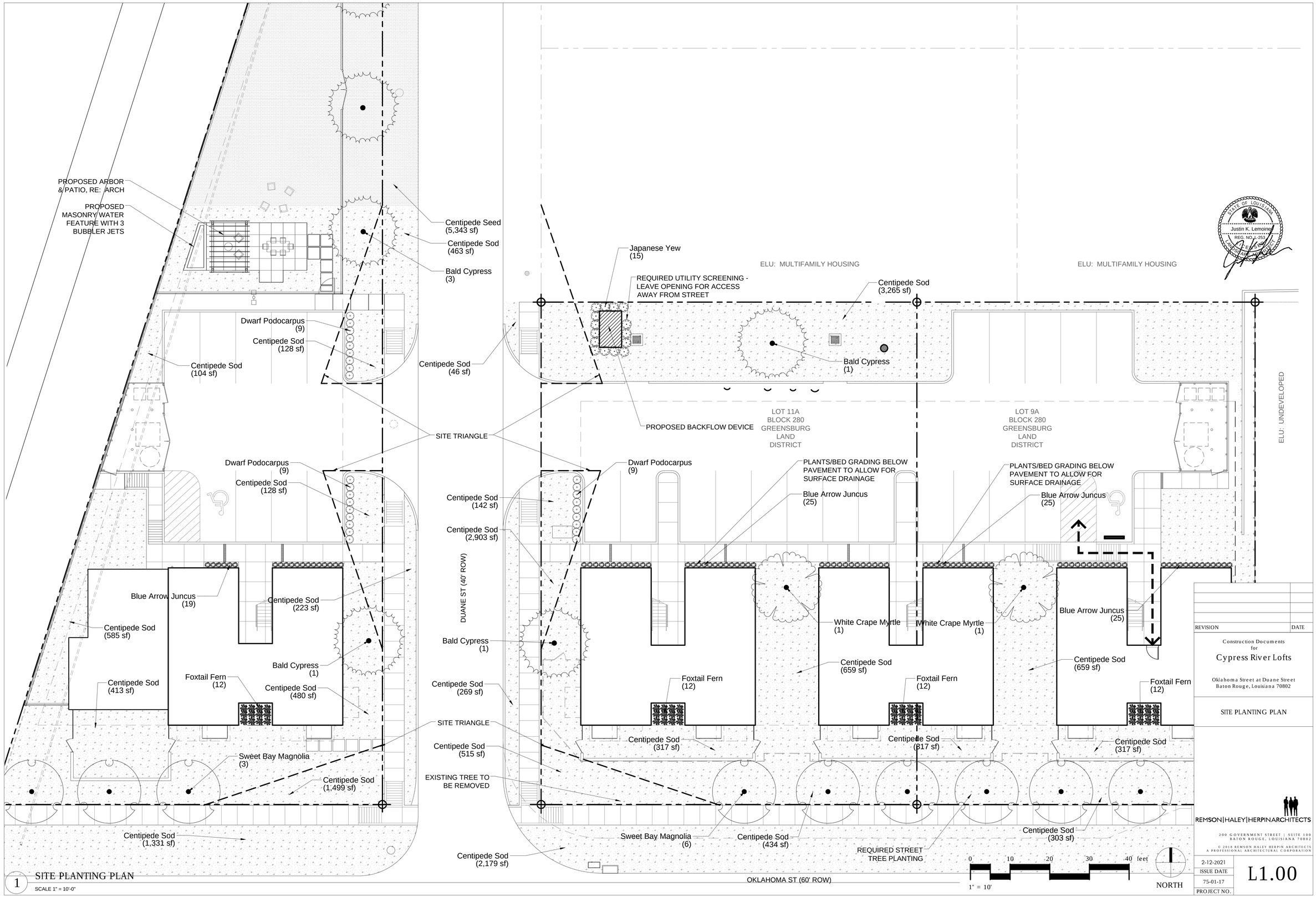
PROJECT NO.

C5.02



1 SITE PLANTING PLAN
SCALE 1" = 10'-0"

REVISION	DATE

Construction Documents for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

SITE PLANTING PLAN

REMSON|HALEY|HERPINARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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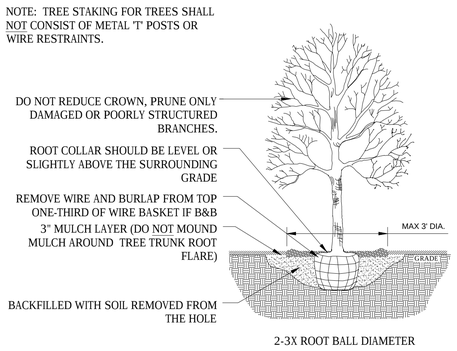
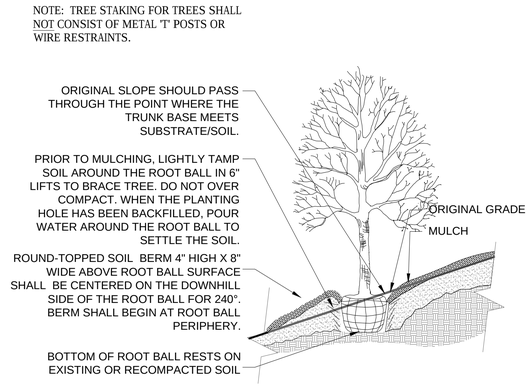
2-12-2021	ISSUE DATE
75-01-17	PROJECT NO.

L1.00



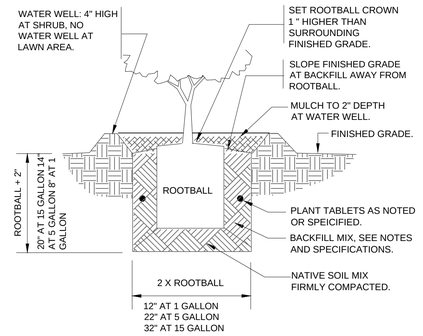
1 TREE PLANTING FOR WELL-DRAINED SOIL

NTS 329343.13-01



2 TREE PLANTING ON SLOPE

1/8" = 1'-0" 329343.13-02



3 SHRUB PLANTING

1" = 1'-0" 329333.13-01

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
LAG WHI	Lagerstroemia x `Natchez` / White Crape Myrtle Full, even canopy	30 gal	Multiple 1.5"+ Trunks	8`-9`H X 3`-4`W	2
MAG SWE	Magnolia virginiana / Sweet Bay Magnolia Full, even canopy	30 gal	2.5"Cal	8`-9`H X 3`-4`W	9
TAX DIS	Taxodium distichum / Bald Cypress Single, straight trunk	30 gal	2.5"Cal	8`-9`H X 3`-4`W	6

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
ASP ASP	Asparagus densiflorus `Sprengeri` / Foxtail Fern	3 gal	48
JB3	Juncus inflexus `Blue Arrow` / Blue Arrow Juncus	1 gal	94
PM	Podocarpus macrophyllus / Japanese Yew	7 gal	13
PD	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	3 gal	27

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
EO2	Eremochloa ophiuroides / Centipede Seed	seed		5,343 sf
EO	Eremochloa ophiuroides / Centipede Sod Free of debris, weeds, dead spots	sod		16,906 sf
MAI GRA	Maintenance Gravel / Rounded Maintenance Gravel Smooth rounded river rock, max 1.5" dia.	Mulch		48 sf
PS	Planting Soil / Planting Soil 8" deep with 3" pine straw mulch on top	Soil		302 sf

REVISED BATON ROUGE CODE MATRIX FOR:

Cypress River Lofts

Street Yard:			Urban Walkable	
530.00	LF	Urban Walkable Character Area Street Yard		
13.25	EA	One Class A Tree/40 LF	*(or 2 class B/20 LF)*	provided
5,300.00	SF	10' landscape strip width		provided
Required Buffers Between Abutting Properties				
-	LF	-	L1 Bufferyard	none required
-	LF	-	L2 Bufferyard	none required
-	LF	-	L3 Bufferyard	none required
-	LF	-	L4 Bufferyard	none required
Parking Lot Landscaping			Urban Walkable	
27	Spaces			
	Interior Islands			
	n/a	Interior landscape islands provided for every 10 parking spaces in a single row.		
	n/a	Tree wells for Class A trees shall be 36 SF Min, Class B trees 25 SF Min.		
	n/a	Interior islands may be consolidated to preserve existing trees		
	Terminal Islands			
	n/a	All rows of spaces shall terminate in a curbed landscape islan		
	n/a	Terminal islands shall be min. 5' in width, no shorter than 2' length of parking spaces		
	Median Islands			
	n/a	Crubed island min. 6' between every 6 single parking rows		
	n/a	Median intervals may be expanded to reserve existing trees		
Tree Credit:				
-	IN	1 Tree Credit per caliper inch of a Live Oak 24" diameter or greater		

x indicates provided landscaping has been provided

n/a indicates this item not applicable to this project based upon site design

REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

SITE PLANTING DETAILS

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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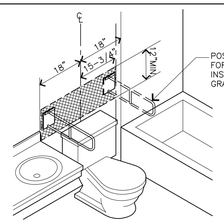
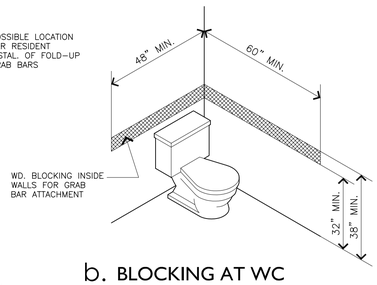
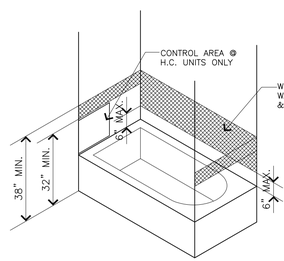


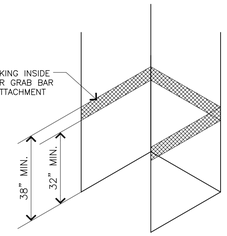
a. BLOCKING AT WC
TOILET BETWEEN TUB AND LAVATORY



b. BLOCKING AT WC



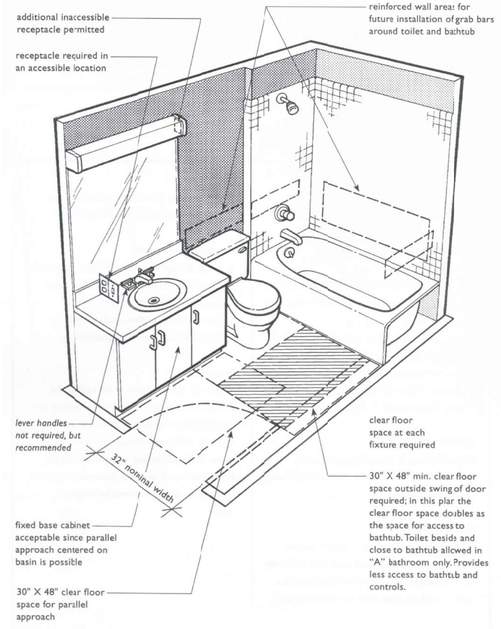
c. BLOCKING AT TUB



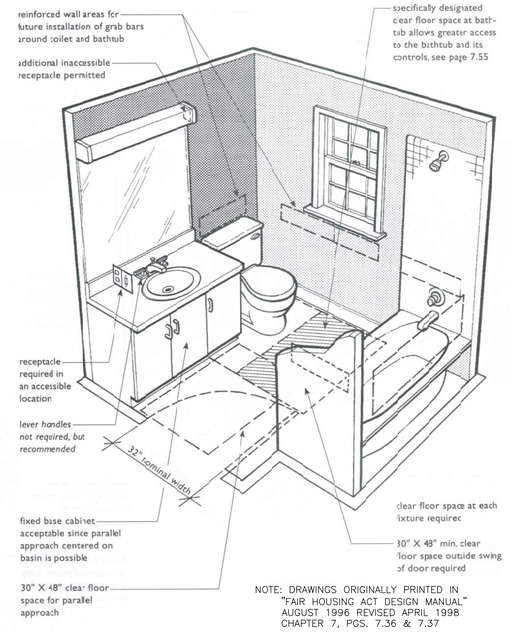
d. BLOCKING AT SHOWER

GENERAL NOTES FOR FHA & ADA COMPLIANT UNITS

1. ALL UNITS SHALL BE ADA OR FHA COMPLIANT UNLESS OTHERWISE NOTED.
2. GRAB BARS REINFORCEMENT WITHIN WALLS SHALL BE INSTALLED IN ALL UNITS AS PER TYPICAL DETAILS. ADA COMPLIANT GRAB BARS IN LIVING UNITS SHALL BE INSTALLED ONLY UPON REQUEST BY OWNER.
3. THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS & MOUNTING DEVICES SHALL BE CAPABLE OF SUPPORTING A FORCE OF 250 LBS APPLIED AT ANY POINT ON THE GRAB BAR.
4. TYPICAL DETAILS FOR REINFORCING ARE FOR REFERENCE PURPOSES ONLY. REINFORCING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. LEVER DOOR HARDWARE SHALL BE INSTALLED AT ALL EXTERIOR ENTRY DOORS. LEVER DOOR HARDWARE SHALL BE INSTALLED THROUGHOUT AT ADA COMPLIANTS LIVING UNITS & ALL PUBLIC AREAS.
6. PROVIDE BARRIER FREE THRESHOLD AT ALL EXTERIOR ENTRY DOORS.
7. ALL DIMENSIONS PROVIDED ARE CLEAR BETWEEN FINISHES SURFACES.
8. AT KITCHENS, PROVIDE 60" TURNING RADIUS BETWEEN CABINETS AT "U" SHAPED KITCHENS AND 40" CLEARANCE IN FRONT OF REFRIGERATOR AND RANGE.
9. AT SHOWERS, LEADING EDGE OF 30"X48" CLEAR FLOOR SPACE SHALL ALIGN WITH WALL OF SHOWER WITH CONTROLS. SHOWER CONTROLS SHALL BE BY FHA STANDARDS MOUNTING HEIGHT. MINIMUM CLEAR DISTANCE WITHIN SHOWER SHALL BE 36"X36". THRESHOLD CAN BE MAXIMUM OF ½" WITH 1:2 BEVEL. PROVIDE A MINIMUM OPENING OF 32" AT SHOWER ENTRY. PROVIDE WOOD BLOCKING AT HEIGHT OF OPTIONAL SHOWER SEAT.
10. AT SECONDARY ENTRY DOOR AT EXTERIOR, PROVIDE A THRESHOLD WITH MAXIMUM HEIGHT OF ¾" FROM FINISH FLOOR WITH 1:2 BEVEL. EXTERIOR SURFACE AT SUCH DOORS MAY OFFSET 4", MAXIMUM WITH IMPERVIOUS FLOOR SURFACE.

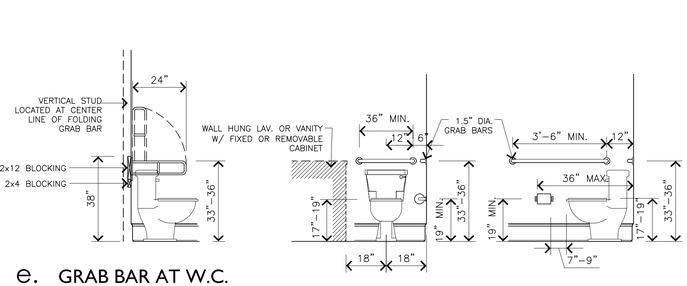


h. FHA COMPLIANT BATHROOM EXAMPLE "A"

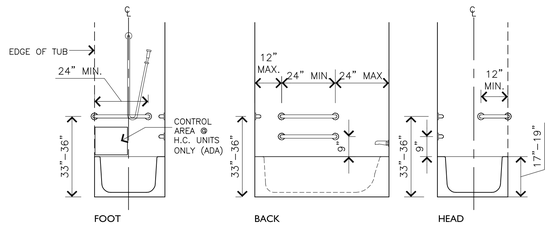


NOTE: DRAWINGS ORIGINALLY PRINTED IN "FAIR HOUSING ACT DESIGN MANUAL" AUGUST 1996 REVISED APRIL 1998 CHAPTER 7, PGS. 7.36 & 7.37

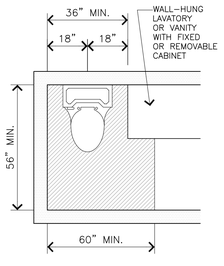
i. FHA COMPLIANT BATHROOM EXAMPLE "B"



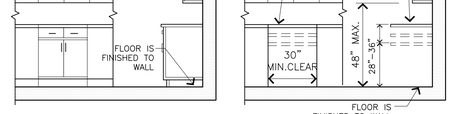
e. GRAB BAR AT W.C.



f. GRAB BARS AT TUBS

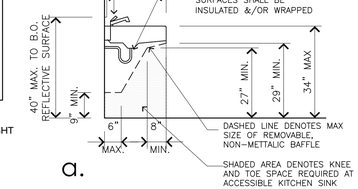


g. CLEAR SPACE @ W.C.

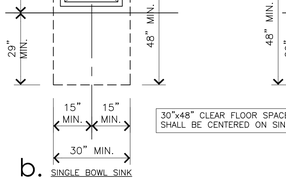


a. BEFORE REMOVAL OF CABINETS AND BASE

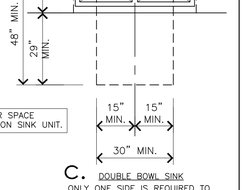
b. CABINETS AND BASE REMOVED AND HEIGHT ALTERNATIVES



a.



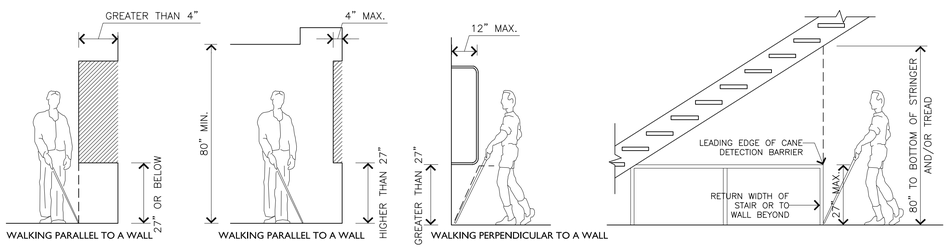
b. SINGLE BOWL SINK



c. DOUBLE BOWL SINK
ONLY ONE SIDE IS REQUIRED TO BE ACCESSIBLE (THAT IS EITHER THE LEFT OR RIGHT SIDE)

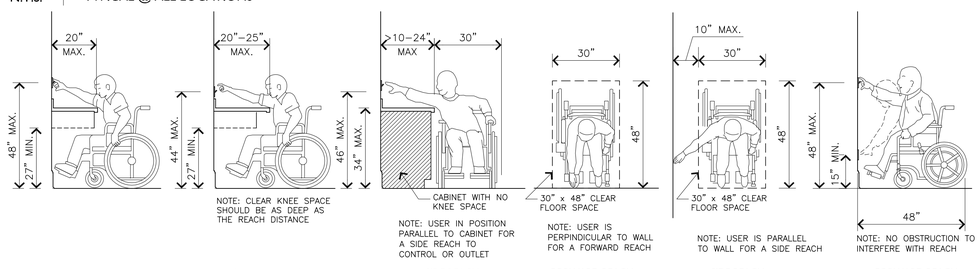
1 BATHROOM GUIDELINES

N.T.S. @ FHA COMPLIANT UNITS



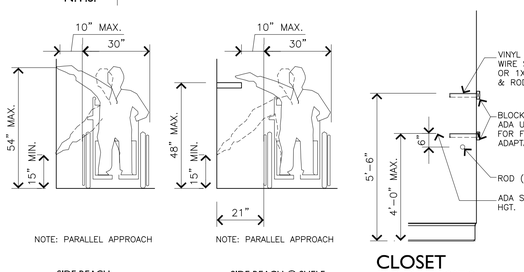
2 PROTRUDING OBJECTS

N.T.S. TYPICAL @ ALL LOCATIONS



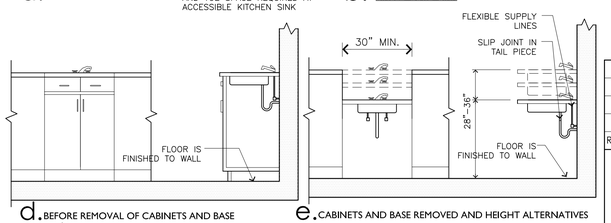
3 ADA COUNTER GUIDELINES

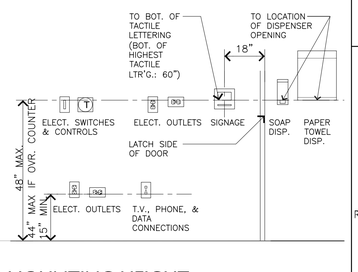
N.T.S.



4 ADA SINK GUIDELINES

N.T.S.





MOUNTING HEIGHT FOR OUTLETS

5 REACH RANGES

N.T.S. @ FHA / ADA COMPLIANT UNITS

REVISION	DATE

Construction Documents for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

FHA / ADA GUIDELINES

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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2-12-2021	A0.00
ISSUE DATE	
75-01-17	
PROJECT NO.	

UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
ACCESSIBLE SPECIFICATIONS (5% ACCESSIBLE UNITS AND COMMON AREAS)

GENERAL

-HE SPECIFICATIONS ON THESE SHEETS APPLY TO ALL COMMON AREAS OF THE SITE AND BUILDINGS INCLUDING BUT NOT LIMITED TO:

- ALL COMMON AREAS.

- UNITS THAT ARE DESIGNATED IN THE DRAWINGS AS HC ADAPTABLE AND "ACCESSIBLE".

3.5 DEFINITIONS

ACCESSIBLE. DESCRIBES A SITE, BUILDING, FACILITY, OR PORTION THEREOF THAT COMPLIES WITH THIS STANDARD AND THAT CAN BE APPROACHED, ENTERED, AND USED BY PHYSICALLY DISABLED PEOPLE.

4.2.3 WHEELCHAIR TURNING SPACE

THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180-DEGREE TURN IS A CLEAR SPACE OF 60 INCH DIAMETER OR A T-SHAPED SPACE (SEE FIG 3(a) AND 3(b)).

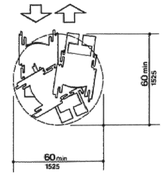


FIGURE 3(a)
WHEELCHAIR TURNING SPACE
60 IN DIAMETER SPACE

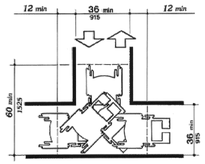


FIGURE 3(b)
WHEELCHAIR TURNING SPACE
T-SHAPED SPACE FOR 180 DEGREE TURNS

4.2.4.1 CLEAR FLOOR SPACE SIZE AND APPROACH

THE MINIMUM CLEAR FOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR OCCUPANT IS 30 IN BY 48 IN. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS (SEE FIG 4(a)).

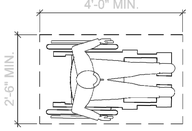


FIGURE 4(a)
CLEAR FLOOR SPACE

4.2.5 FORWARD REACH

IF THE CLEAR FLOOR SPACE ONLY ALLOWS FOR A FORWARD APPROACH TO AN OBJECT, THE MAXIMUM FORWARD REACH ALLOWED SHALL BE 48 IN (SEE FIG 5 (a)). THE MINIMUM LOW FORWARD REACH IS 15 IN. IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN FIG 5 (b).

4.2.6 SIDE REACH

IF THE CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54 IN AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9 IN ABOVE THE FLOOR (SEE FIG 6(a) AND 6(b)). IF THE SIDE REACH IS OVER AN OBSTRUCTION, THE REACH AND CLEARANCES SHALL BE AS SHOWN IN FIG 6 (c).

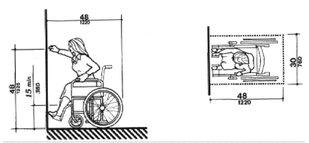


FIGURE 5(a)
HIGH FORWARD REACH LIMIT

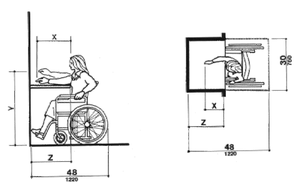


FIGURE 5(b)
MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

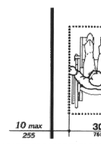


FIGURE 6(a)
CLEAR FLOOR SPACE
PARALLEL APPROACH

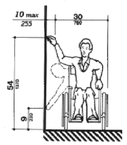


FIGURE 6(b)
HIGH AND LOW
SIDE REACH LIMITS

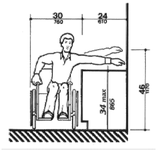


FIGURE 6(c)
MAXIMUM SIDE REACH OVER OBSTRUCTION

4.3.2 ACCESSIBLE ROUTE - LOCATION

(1) AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE.
(2) AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS, AND SPACES THAT ARE ON THE SAME SITE.
(3) AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS AND WITH ALL ACCESSIBLE DWELLING UNITS WITHIN THE BUILDING OR FACILITY.
(4) AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE ENTRANCE OF EACH ACCESSIBLE DWELLING UNIT WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE ACCESSIBLE DWELLING UNIT.

4.3.3 ACCESSIBLE ROUTE - WIDTH

THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 IN EXCEPT AT DOORS (SEE 4.13.5). IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIG 7.

4.3.4 PASSING SPACE

IF AN ACCESSIBLE ROUTE HAS LESS THAN 60 IN CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60 IN BY 60 IN SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200 FT. A T-INTERSECTION OF TWO CORRIDORS OR WALKS IS AN ACCEPTABLE PASSING PLACE.

4.3.7 SLOPE

AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH 4.8. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50.

4.3.8 CHANGES IN LEVEL

CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH 4.5.2. IF AN ACCESSIBLE ROUTE HAS CHANGES IN LEVEL GREATER THAN ¼ INCH, THEN A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT SHALL BE PROVIDED. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

4.3.10 EGRESS

ACCESSIBLE ROUTES SERVING ANY ACCESSIBLE SPACE OR ELEMENT SHALL ALSO SERVE AS A MEANS OF EGRESS FOR EMERGENCIES OR CONNECT TO AN ACCESSIBLE PLACE OF REFUGE. SUCH ACCESSIBLE ROUTES AND PLACES OF REFUGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. WHERE FIRE CODE PROVISIONS REQUIRE MORE THAN ONE MEANS OF EGRESS FROM ANY SPACE OR ROOM, THEN MORE THAN ONE ACCESSIBLE MEANS OF EGRESS SHALL ALSO BE PROVIDED FOR HANDICAPPED PEOPLE. ARRANGE EGRESS SO AS TO BE READILY ACCESSIBLE FROM ALL ACCESSIBLE ROOMS AND SPACES.

4.4.1 PROTRUDING OBJECTS - GENERAL

OBJECTS PROTRUDING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27 IN AND 80 IN ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 IN INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES (SEE FIG 8 (a)). OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 IN ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT (SEE FIG 8(a) AND 8(b)). FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12 IN MAXIMUM FROM 27 IN TO 80 IN ABOVE THE GROUND OR FINISHED FLOOR (SEE FIG 8(c) AND 8(d)). PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE (SEE FIG 8(e)).

4.4.2 PROTRUDING OBJECTS - HEADROOM

WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES, OR OTHER CIRCULATION SPACES SHALL HAVE 80 IN MINIMUM CLEAR HEAD ROOM (SEE FIG 8 (a)). IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 IN (NOMINAL DIMENSION), A BARRIER TO WARN BLIND OR VISUALLY-IMPAIRED PERSONS SHALL BE PROVIDED (SEE FIG 8(c)).

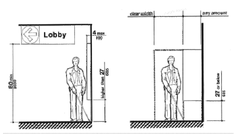


FIGURE 8(a)
PROTRUDING OBJECTS
WALKING PARALLEL TO WALL

FIGURE 8(b)
PROTRUDING OBJECTS
WALKING PERPENDICULAR TO WALL

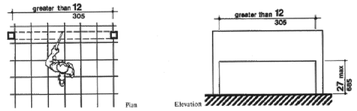


FIGURE 8(c)
PROTRUDING OBJECTS
FREE-STANDING OVERHANGING OBJECTS

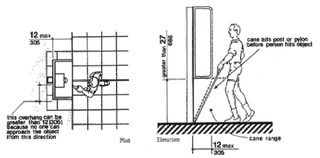


FIGURE 8(d)
PROTRUDING OBJECTS
OBJECTS MOUNTED ON POSTS OR PYLONS

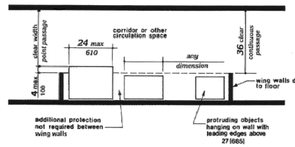


FIGURE 8(e)
PROTRUDING OBJECTS
EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS

4.5.2 CHANGES IN LEVEL

CHANGES IN LEVEL OF ¼ INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT (SEE FIG 7(c)). CHANGES IN LEVEL BETWEEN ¼ INCH AND ½ INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (SEE FIG (7(d)). CHANGES IN LEVEL GREATER THAN ½ INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP THAT COMPLIES WITH 4.7 OR 4.8.

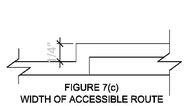


FIGURE 7(c)
WIDTH OF ACCESSIBLE ROUTE
CHANGES IN LEVEL

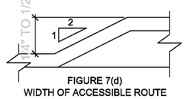


FIGURE 7(d)
WIDTH OF ACCESSIBLE ROUTE
CHANGES IN LEVEL

4.6.3 PARKING SPACES

PARKING SPACES FOR DISABLED PEOPLE SHALL BE AT LEAST 96 IN WIDE AND SHALL HAVE AN ADJACENT AISLE 60 IN WIDE MINIMUM (SEE FIG 9). PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH SECTION 4.3. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS.

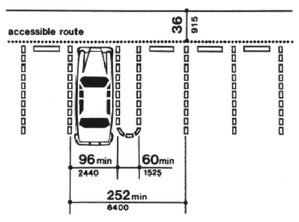


FIGURE 9
DIMENSIONS OF PARKING SPACES

4.6.4 SIGNAGE

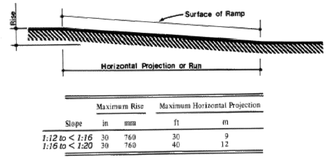
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY (SEE FIG 43(a) AND 43(b)). SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

FIGURE 43(a)
INTERNATIONAL SYMBOL OF
ACCESSIBILITY - PROPORTIONS

FIGURE 43(b)
INTERNATIONAL SYMBOL OF
ACCESSIBILITY - DISPLAY CONDITIONS

4.8.2 RAMPS - SLOPE AND RISE

THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN (SEE FIG 16).



Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

FIGURE 16
COMPONENTS OF A SINGLE RAMP RUN AND
SAMPLE RAMP DIMENSIONS

4.8.3 RAMPS - CLEAR WIDTH

THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36 INCHES.

4.8.4 LANDINGS

RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

(1) THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
(2) THE LANDING LENGTH SHALL BE A MINIMUM OF 60 IN CLEAR.
(3) IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 IN BY 60 IN.
(4) IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6.

4.8.5 HANDRAILS

IF A RAMP HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH 4.26 AND HAVE THE FOLLOWING FEATURES:

(1) HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
(2) IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST12 IN BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.
(3) THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2 IN.
(4) GRIPPING SURFACES SHALL BE CONTINUOUS.
(5) TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 30 IN AND 34 IN ABOVE RAMP SURFACES.
(6) ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST.
(7) HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

4.8.6 CROSS SLOPE AND SURFACES

THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH 4.5.

4.8.7 EDGE PROTECTION

RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH (SEE FIG 17).

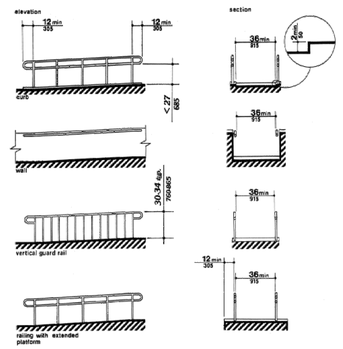


FIGURE 17
EXAMPLES OF EDGE PROTECTION AND HANDRAIL EXTENSIONS

4.9.2 STAIRS - TREADS AND RISERS

ON ANY GIVEN FLIGHT OF STAIRS, ALL STEPS HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD WIDTHS. STAIR TREADS SHALL BE NO LESS THAN 11 IN WIDE, MEASURED FROM RISER TO RISER (SEE FIG 18). OPEN RISERS ARE NOT PERMITTED ON ACCESSIBLE ROUTES.

4.9.3 NOSINGS

THE UNDER SIDES OF NOSINGS SHALL NOT BE ABRUPT. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN ½ INCH. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORISONTAL. NOSINGS SHALL PROJECT NO MORE THAN 1-1/2 IN (SEE FIG 18).

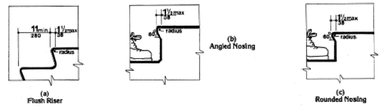


FIGURE 18
USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSINGS

4.9.4 HANDRAILS

STAIRWAYS SHALL HAVE HANDRAILS AT BOTH SIDES OF ALL STAIRS. HANDRAILS SHALL COMPLY WITH 4.26 AND HAVE THE FOLLOWING FEATURES:

(1) HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF ALL STAIRS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG STAIRS SHALL ALWAYS BE CONTINUOUS (SEE FIG 19 (a) AND 19 (b)).
(2) IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12 IN PLUS THE WDTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT THE TOP, THE EXTENSION SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER; THE REMAINDER OF THE EXTENSIONSHALL BE HORIZONTAL (SEE FIG 19 (c) AND 19 (d)).
(3) THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2 IN.
(4) GRIPPING SURFACES SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
(5) TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 30 IN AND 34 IN ABOVE STAIR NOSINGS.
(6) ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST.
(7) HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

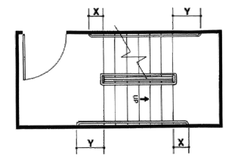


FIGURE 19(a)
STAIR HANDRAILS - PLAN

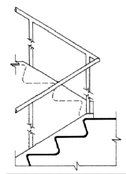


FIGURE 19(b)
STAIR HANDRAILS - ELEVATION OF CENTER
HANDRAIL

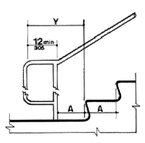


FIGURE 19(c)
STAIR HANDRAILS - EXTENSION AT
BOTTOM OF RUN

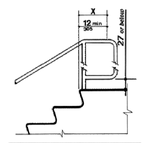


FIGURE 19(d)
STAIR HANDRAILS - EXTENSION AT
TOP OF RUN

1 ADDENDUM #4	8/18/22
REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

UFAS GUIDELINES

REMSON|HALEY|HERPIN ARCHITECTS
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2-12-2021	
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75-01-17	A0.01
PROJECT NO.	

UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
ACCESSIBLE SPECIFICATIONS (5% ACCESSIBLE UNITS AND COMMON AREAS)

4.13.5 DOORS - CLEAR WIDTHS

DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP (SEE FIG 24 (a), 24 (b), 24(c) AND 24 (d)). OPENINGS MORE THAN 24 IN IN DEPTH SHALL COMPLY WITH 4.2.1 AND 4.3.3 SEE (FIG 24(e)).

4.13.6 MANEUVERING CLEARANCES AT DOORS

MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED SHALL BE AS SHOWN IN FIG 25. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

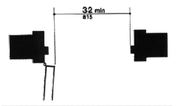


FIGURE 24(a)
CLEAR DOORWAY DEPTH AND WIDTH
DETAIL

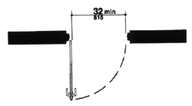


FIGURE 24(b)
CLEAR DOORWAY DEPTH AND WIDTH
HINGED DOOR

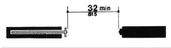


FIGURE 24(c)
CLEAR DOORWAY DEPTH AND WIDTH
SLIDING DOOR

FIGURE 24(d)
CLEAR DOORWAY DEPTH AND WIDTH
FOLDING DOOR

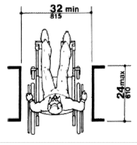
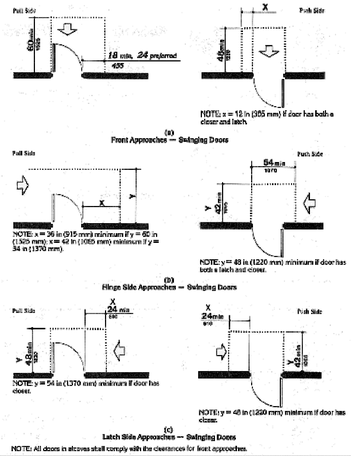


FIGURE 24(e)
CLEAR DOORWAY DEPTH AND WIDTH
MAXIMUM DOORWAY DEPTH



(a)
Front Approaches — Swinging Doors

(b)
Hinge Side Approaches — Swinging Doors

(c)
Latch Side Approaches — Swinging Doors

NOTE: All doors in alcoves shall comply with the clearances for front approaches.

FIGURE 25
MANEUVERING CLEARANCES AT DOORS

4.13.8 THRESHOLDS AT DOORWAYS

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾ INCH IN HEIGHT FOR EXTERIOR SLIDING DOORS OR ½ INCH FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOP NO GREATER THAN 1:2 (SEE 4.5.2).

4.15.2 DRINKING FOUNTAINS - SPOUT HEIGHT

SPOUTS SHALL BE NO HIGHER THAN 36 IN, MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET (SEE FIG 27(a)).

4.15.3 DRINKING FOUNTAINS - SPOUT LOCATION

THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL OR NEARLY PARALLEL TO THE FRONT OF THE UNIT. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4IN HIGH SO AS TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER.

4.15.4 DRINKING FOUNTAINS - CONTROLS

CONTROLS SHALL COMPLY WITH 4.27.4. UNIT CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT EDGE.

4.15.5 DRINKING FOUNTAINS - CLEARANCES

(1) WALL AND POST-MOUNTED CANTILEVERED UNITS SHALL HAVE A CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OR GROUND AT LEAST 27 IN HIGH, 30 IN WIDE, AND 17 IN TO 19 IN DEEP (SEE FIG 27(a) AND 27 (b)). SUCH UNITS SHALL ALSO HAVE A MINIMUM CLEAR FLOOR SPACE 30 IN BY 48 IN TO ALLOW A PERSON IN A WHEELCHAIR TO APPROACH THE UNIT FACING FORWARD.
(2) FREE STANDING OR BUILT-IN UNITS NOT HAVING A CLEAR SPACE UNDER THEM SHALL HAVE A CLEAR FLOOR SPACE AT LEAST 30 IN BY 48 IN THAT ALLOWS A PERSON IN A WHEELCHAIR TO MAKE A PARALLEL APPROACH TO THE UNIT (SEE FIG 27(c) AND 27(d)).

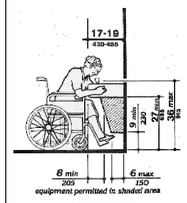


FIGURE 27(a)
DRINKING FOUNTAINS
SPOUT HEIGHT AND KNEE CLEARANCE

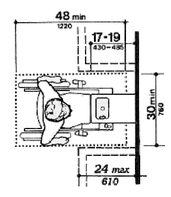


FIGURE 27(b)
DRINKING FOUNTAINS
CLEAR FLOOR SPACE

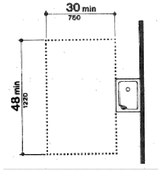


FIGURE 27(c)
DRINKING FOUNTAINS
FREE STANDING

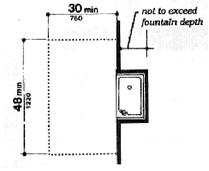


FIGURE 27(d)
DRINKING FOUNTAINS
BUILT-IN

4.16.2 WATER CLOSETS - CLEAR FLOOR SPACE

CLEAR FLOOR SPACE FOR WATER CLOSETS NOT IN STALLS SHALL COMPLY WITH FIG 28. CLEAR FLOOR SPACE MAY BE ARRANGED TO ALLOW EITHER A LEFT-HANDED OR RIGHT-HANDED APPROACH.

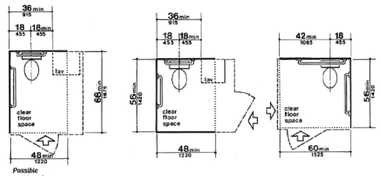


FIGURE 28
CLEAR FLOOR SPACE AT WATER CLOSETS

4.16.3 WATER CLOSETS - HEIGHT

THE HEIGHT OF WATER CLOSETS SHALL BE 17 IN TO 19 IN, MEASURED TO THE TOP OF THE TOILET SEAT (SEE FIG 29). SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

4.16.4 WATER CLOSETS - GRAB BARS

GRAB BARS FOR WATER CLOSETS NOT LOCATED IN STALLS SHALL COMPLY WITH FIG 29 AND 4.26.

4.16.5 WATER CLOSETS - FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.27.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 IN ABOVE THE FLOOR.

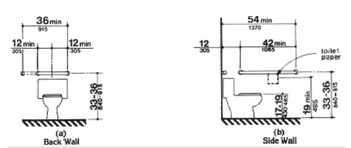


FIGURE 29
GRAB BARS AT WATER CLOSETS

4.17.2 TOILET STALLS - WATER CLOSETS

WATER CLOSETS IN ACCESSIBLE STALLS SHALL COMPLY WITH 4.16.

4.17.3 SIZE AND ARRANGEMENT

THE SIZE AND ARRANGEMENT OF TOILET STALLS SHALL COMPLY WITH FIG 30(a). TOILET STALLS WITH A MINIMUM DEPTH OF 56 IN SHALL HAVE WALL MOUNTED WATER CLOSETS. IF THE DEPTH OF THE TOILET STALLS IS INCREASED BY 3 IN, THEN A FLOOR MOUNTED WATER CLOSET MAY BE USED. ARRANGEMENTS SHOWN FOR STALLS MAY BE REVERSED TO ALLOW EITHER A LEFT- OR RIGHT-HAND APPROACH.

4.17.4 TOE CLEARANCES

IN STANDARD STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF AT LEAST 9 IN ABOVE THE FLOOR. IF THE DEPTH OF THE STALL IS GREATER THAN 60 IN, THEN TOE CLEARANCE IS NOT REQUIRED.

4.17.5 DOORS

TOILET STALL DOORS SHALL COMPLY WITH 4.23. IF TOILET STALL APPROACH IS FROM THE LATCH SIDE OF THE STALL DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION MAY BE REDUCED TO A MINIMUM OF 42 IN.

4.17.6 GRAB BARS

GRAB BARS COMPLYING WITH THE LENGTH AND POSITIONING SHOWN IN FIG 30(a), 30(b), 30(c), AND 30(d) SHALL BE PROVIDED. GRAB BARS MAY BE MOUNTED WITH ANY DESIRED METHOD AS LONG AS THEY HAVE A GRIPPING SURFACE AT THE LOCATIONS SHOWN AND DO NOT OBSTRUCT THE REQUIRED CLEAR FLOOR AREA. GRAB BARS SHALL COMPLY WITH 4.26.

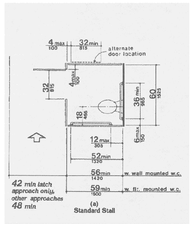


FIGURE 30(a)
TOILET STALLS
STANDARD STALL

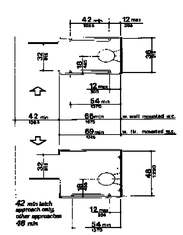


FIGURE 30(b)
TOILET STALLS
ALTERNATE STALLS

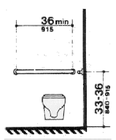


FIGURE 30(c)
TOILET STALLS
REAR WALL

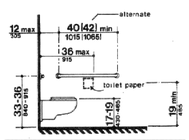


FIGURE 30(d)
TOILET STALLS
SIDE WALLS

4.18.2 URINALS - HEIGHT

URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 IN ABOVE THE FLOOR.

4.18.3 CLEAR FLOOR SPACE

A CLEAR FLOOR SPACE 30 IN BY 48 IN SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL COMPLY 4.2.4. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29 IN CLEARANCE BETWEEN THEM.

4.18.4 FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, AND SHALL COMPLY WITH 4.27.4, AND SHALL BE MOUNTED NO MORE THAN 44 IN ABOVE THE FLOOR.

4.19.2 LAVATORIES & MIRRORS - HEIGHTS AND CLEARANCES

LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIHER THAN 34 IN ABOVE THE FINISHED FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 IN FROM THE FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARNCE SHALL COMPLY WITH FIGURE 31.

4.19.3 LAVATORIES & MIRRORS -CLEAR FLOOR SPACE

A CLEAR FLOOR SPACE OF 30 IN BY 48 IN COMPLYING WITH 4.2.4 SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19 IN UNDERNEATH THE LAVATORY (SEE FIG 32).

4.19.4 EXPOSED PIPES AND SURFACES

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

4.19.5 FAUCETS

FAUCETS SHALL COMPLY WITH 4.27.4. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

4.19.6 MIRRORS

MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 IN FROM THE FLOOR (SEE FIG 31).

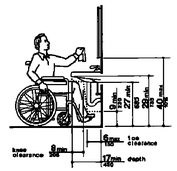


FIGURE 31
LAVATORY CLEARANCES

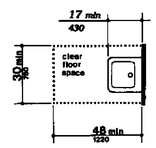


FIGURE 32
CLEAR FLOOR SPACE AT LAVATORY

4.25.2 STORAGE - CLEAR FLOOR SPACE

A CLEAR FLOOR SPACE AT LEAST 30 IN BY 48 IN COMPLYING WITH 4.2.4 THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCAHIR SHALL BE PROVIDED AT ACCESSIBLE STORAGE FACILITIES.

4.25.3 STORAGE -HEIGHT

ACCESSIBLE STORAGE SPACES SHALL BE WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6. CLOTHES RODS SHALL BE A MAXIMUM OF 54 IN FROM THE FLOOR (SEE FIG 38).

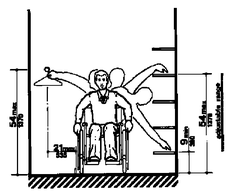


FIGURE 38
STORAGE SHELVES AND CLOSETS

4.25.4 HARDWARE

HARDWARE FOR ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH 4.27.4. TOUCH LATCHES AND U-SHAPED PULLS ARE ACCEPTABLE.

4.26.2 SIZE AND SPACING OF GRAB BARS AND HANDRAILS

THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRAB BAR SHALL BE 1-1/4 IN TO 1-1/2 IN, OR THE SHAPE WILL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 IN (SEE FIG 39 (a), 39(b), AND 39(c)). HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 IN DEEP AND EXTENDS AT LEAST 18 IN ABOVE THE TOP OF THE RAIL (SEE FIG 39(d)).

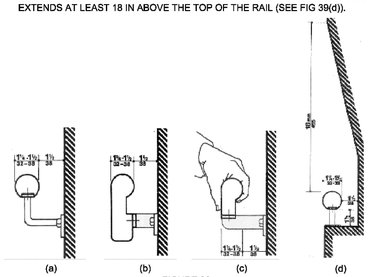


FIGURE 39
SIZE & SPACING OF HANDRAILS AND GRAB BARS
HANDRAIL

4.26.2 SIZE AND SPACING OF GRAB BARS AND HANDRAILS

THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRAB BAR SHALL BE 1-1/4 IN TO 1-1/2 IN, OR THE SHAPE WILL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 IN (SEE FIG 39 (a), 39(b), AND 39(c)). HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 IN DEEP AND EXTENDS AT LEAST 18 IN ABOVE THE TOP OF THE RAIL (SEE FIG 39(d)).

4.26.2 STRUCTURAL STRENGTH

THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVISE SHALL MEET THE FOLLOWING SPECIFICATION:

(1) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
(2) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
(3) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS SMALLER.
(4) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
(5) GRAB BARS SHALL NOT ROTATE IN THEIR FITTINGS.

4.27.2 CONTROLS AND OPERATING MECHANISMS - CLEAR FLOOR SPACE

CLEAR FLOOR SPACE COMPLYING WITH 4.2.4 THAT ALLOWS A FORWARD OR A PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.

4.27.3 CONTROLS AND OPERATING MECHANISMS - HEIGHT

THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6. EXCEPT WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 IN ABOVE THE FLOOR.

4.27.4 CONTROLS AND OPERATING MECHANISMS - OPERATION

CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

1 ADDENDUM #4	8/18/22
REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

UFAS GUIDELINES

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.

A0.02

UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
ACCESSIBLE SPECIFICATIONS (5% ACCESSIBLE UNITS AND COMMON AREAS)

4.34.5.1 BATHROOMS - DOORS

DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.

4.34.5.2 BATHROOMS - WATER CLOSETS

(1) CLEAR FLOOR SPACE AT THE WATER CLOSET SHALL BE AS SHOWN IN FIG 47(a). THE WATER CLOSET MAY BE LOCATED WITH THE CLEAR AREA AT EITHER THE RIGHT OR LEFT SIDE OF THE TOILET.
(2) THE HEIGHT OF THE WATER CLOSET SHALL BE AT LEAST 15 IN, AND NO MORE THAN 19 IN, MEASURED TO TO THE TOP OF THE TOILET SEAT.
(3) STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS THAT WILL ALLOW INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN THE LOCATIONS SHOWN IN FIGURE 47(b). IF PROVIDED, GRAB BARS SHALL BE INSTALLED AS SHOWN IN FIG 29 AND SHALL COMPLY WITH 4.26.
(4) THE TOILET PAPER DISPENSER SHALL BE INSTALLED WITHIN REACH AS SHOWN IN FIG 47(b).

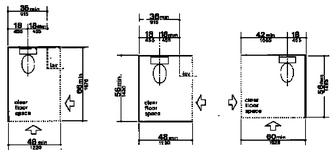

FIGURE 47(a)
CLEAR FLOOR SPACE FOR ADAPTABLE BATHROOMS

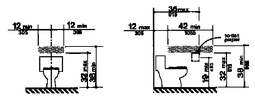

FIGURE 47(b)
REINFORCED AREAS FOR INSTALLATION OF GRAB BARS

4.34.5.3 BATHROOMS - LAVATORY, MIRRORS, AND MEDICINE CABINETS

(1) THE LAVATORY AND MIRRORS SHALL COMPLY WITH 4.19.
(2) IF A CABINET IS PROVIDED UNDER THE LAVATORY IN ADAPTABLE BATHROOMS, THEN IT SHALL BE REMOVABLE TO PROVIDE THE CLEARANCES SPECIFIED IN 4.19.
(3) IF A MEDICINE CABINET IS PROVIDED ABOVE THE LAVATORY, THEN THE BOTTOM OF THE MEDICINE CABINET SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 IN ABOVE THE FLOOR.

4.34.5.4 BATHROOMS - BATHTUBS

(1) FLOOR SPACE. CLEAR FLOOR SPACE AT BATHTUBS SHALL BE AS SHOWN IN FIG 33.
(2) SEAT. AN IN-TUB SEAT OR A SEAT AT THE HEAD END OF THE TUB SHALL BE PROVIDED AS SHOWN IN FIG 33 AND 34. THE STRUCTURAL STRENGTH OF SEATS AND THEIR ATTACHMENTS SHALL COMPLY WITH 4.26.3. SEATS SHALL BE MOUNTED SECURELY AND SHALL NOT SLIP DURING USE.
(3) GRAB BARS. STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS THAT WILL ALLOW INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN THE LOCATIONS SHOWN IN FIG 48. IF PROVIDED, GRAB BARS SHALL BE INSTALLED AS SHOWN IN FIG 34 AND SHALL COMPLY WITH 4.26.
(4) CONTROLS. FAUCETS AND OTHER CONTROLS SHALL BE LOCATED AS SHOWN IN FIG 34 AND SHALL COMPLY WITH 4.27.4.
(5) SHOWER UNIT. A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60 IN LONG CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND-HELD SHOWER SHALL BE PROVIDED.

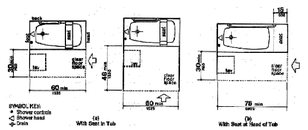

FIGURE 33
CLEAR FLOOR SPACE AT BATHTUBS

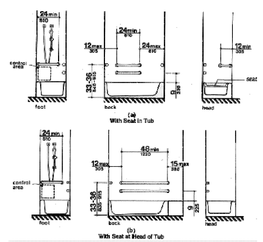

FIGURE 34
GRAB BARS AT BATHTUBS

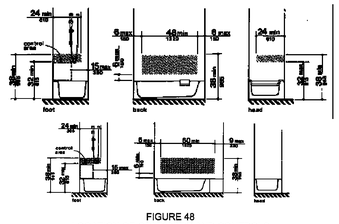

FIGURE 48
LOCATION OF GRAB BARS AND CONTROLS OF ADAPTABLE BATHROOMS

4.34.5.5 BATHROOMS - SHOWERS

(1) SIZE AND CLEARANCES. SHOWER STALL SIZE AND CLEAR FLOOR SPACE SHALL COMPLY WITH FIG 35(a) OR 35(b).
(2) SEAT. A SEAT SHALL BE PROVIDED IN THE SHOWER STALL IN FIG 35(a) AS SHOWN IN FIG 36. THE SEAT SHALL BE 17 IN TO 19 IN HIGH MEASURED FROM THE BATHROOM FLOOR AND SHALL EXTEND THE FULL DEPTH OF THE STALL. THE SEAT SHALL BE ON THE WALL OPPOSITE THE CONTROLS. THE STRUCTURAL STRENGTH OF SEATS AND THEIR ATTACHMENTS SHALL COMPLY WITH 4.26.3. SEATS SHALL BE MOUNTED SECURELY AND SHALL NOT SLIP DURING USE.
(3) GRAB BARS. STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS THAT WILL ALLOW INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN THE LOCATIONS SHOWN IN FIG 49. IF PROVIDED, GRAB BARS SHALL BE INSTALLED AS SHOWN IN FIG 37 AND SHALL COMPLY WITH 4.26.
(4) CONTROLS. FAUCETS AND OTHER CONTROLS SHALL BE LOCATED AS SHOWN IN FIG 37 AND SHALL COMPLY WITH 4.27.4. IN THE SHOWER STALL IN FIG 35(a), ALL CONTROLS, FAUCETS, AND THE SHOWER UNIT SHALL BE MOUNTED ON THE SIDE WALL OPPOSITE THE SEAT.
(5) SHOWER UNIT. A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60 IN LONG CAN BE USED AS A FIXED SHOWER HEAD AT VARIOUS HEIGHTS OR AS A HAND-HELD SHOWER SHALL BE PROVIDED.

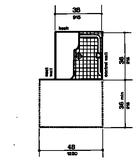

FIGURE 35(a)
SHOWER SIZE AND CLEARANCES

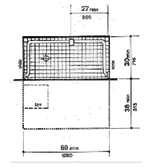

FIGURE 35(b)
SHOWER SIZE AND CLEARANCES

FIGURE 36
SHOWER SEAT DESIGN

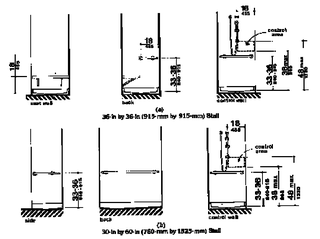

FIGURE 37
GRAB BARS AT SHOWER STALLS

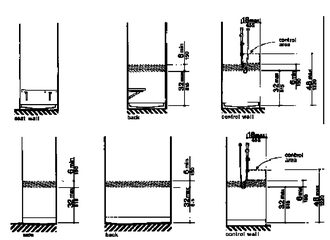

FIGURE 49
LOCATIONS OF GRAB BARS AND CONTROLS AT ADAPTABLE SHOWERS

4.34.6.1 KITCHENS - CLEARANCE

CLEARANCES BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS SHALL BE 40 IN MINIMUM, EXCEPT IN U-SHAPED KITCHENS, WHERE SUCH CLEARANCE SHALL BE 60 IN MINIMUM.

4.34.6.2 KITCHENS - CLEAR FLOOR SPACE

A CLEAR FLOOR SPACE OF AT LEAST 30 IN BY 48 IN COMPLYING WITH 4.2.4 THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT ALL APPLIANCES IN THE KITCHEN, INCLUDING THE RANGE OR COOKTOP, OVEN, REFRIGERATOR/FREEZER, DISHWASHER, AND TRASH COMPACTOR.

4.34.6.3 KITCHENS - CONTROLS

ALL CONTROLS SHALL COMPLY WITH 4.27.

4.34.6.4 KITCHENS - WORK SURFACES

AT LEAST ONE 30 IN SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS (SEE FIG 50):

(1) THE COUNTER SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 34 IN ABOVE THE FLOOR, MEASURED FROM THE FLOOR TO THE TOP OF THE COUNTER SURFACE, OR SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT TO PROVIDE ALTERNATE HEIGHTS OF 28 IN, 32 IN, AND 36 IN, MEASURED FROM THE TOP OF THE COUNTER SURFACE.
(2) BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30 IN MINIMUM FRONTAGE OF THE COUNTER. THE FINISHED FLOOR SHALL EXTEND UNDER THE COUNTER TO THE WALL.
(3) COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN MAXIMUM OVER THE REQUIRED KNEE AREA.
(4) A CLEAR FLOOR SPACE 30 IN BY 48 IN SHALL ALLOW A FORWARD APPROACH TO THE COUNTER. NINETEEN INCHES MAXIMUM OF THE CLEAR FLOOR SPACE MAY EXTEND UNDERNEATH THE COUNTER, THE KNEE SPACE SHALL HAVE A MINIMUM CLEAR WIDTH OF 30 IN AND A MINIMUM CLEAR DEPTH OF 19 IN.
(5) THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SUCH COUNTERS.

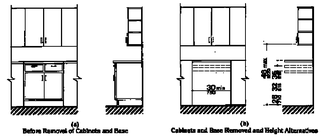

FIGURE 50
COUNTER WORK SURFACE

4.34.6.5 KITCHENS - SINK

THE SINK AND SURROUNDING COUNTER SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS (SEE FIG 51):

(1) THE SINK AND SURROUNDING COUNTER SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 34 IN ABOVE THE FLOOR, MEASURED FROM THE FLOOR TO THE TOP OF THE COUNTER SURFACE, OR SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT TO PROVIDE ALTERNATE HEIGHTS OF 28 IN, 32 IN, AND 26 IN, MEASURED FROM THE FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RIM. THE TOTAL WIDTH OF THE SINK AND COUNTER SHALL BE 30 IN.
(2) ROUGH-IN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 28 IN.
(3) THE DEPTH OF A SINK BOWL SHALL BE NO GREATER THAN 6-1/2 IN. ONLY ONE BOWL OF DOUBLE- OR TRIPLE-BOWL SINKS NEEDS TO MEET THIS REQUIREMENT.
(4) FAUCETS SHALL COMPLY 4.27.4. LEVER-OPERATED OR PUSH-TYUP MECHANISMS ARE TWO ACCPETABLE DESIGNS.
(5) BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30 IN MINIMUM FRONTAGE OF THE COUNTER. THE FINISHED FLOOR SHALL EXTEND UNDER THE COUNTER TO THE WALL.
(6) COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN MAXIMUM OVER THE REQUIREDCLEAR SPACE.
(7) A CLEAR FLOOR SPACE 30 IN BY 48 IN SHALL ALLOW FORWARD APPROACH TO THE SINK. 19 IN MAXIMUM OF THE CLEAR FLOOR SPACE MAY EXTEND UNDERNEATH THE SINK. THE KNEE SPACE SHALL HAVE A CLEAR WIDTH OF 30 IN AND A CLEAR DEPTH OF 19 IN.
(8) THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED.

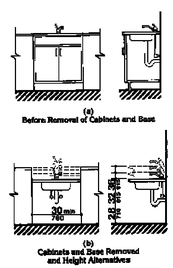

FIGURE 51
KITCHEN SINK

4.34.6.6 RANGES AND COOKTOPS

RANGES AND COOKTOPS SHALL COMPLY WITH 4.34.6.2 AND 4.34.6.3. IF OVENS AND COOKTOPS HAVE KNEE SPACES UNDERNEATH, THEN THEY SHALL BE INSULATED OR OTHERWISE PROTECTED ON THE EXPOSED CONTACT SURFACES TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE CLEAR FLOOR SPACE MAY OVERLAP THE KNEE SPACE, IF PROVIDED, BY 19 IN MAXIMUM. THE LOCATION OF CONTROLS FOR RANGES AND COOKTOPS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

4.34.6.7 OVENS

OVENS SHALL COMPLY WITH 4.34.6.2 AND 4.34.6.3. OVENS SHALL BE OF THE SELF-CLEANING TYPE OR BE LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT COUNTER WITH KNEE SPACE BELOW (SEE FIG 52). FOR SIDE-OPENING OVENS, THE DOOR LATCH SIDE SHALL BE NEXT TO THE OPEN COUNTER SPACE, AND THERE SHALL BE A PULL-OUT SHELF UNDER THE OVEN EXTENDING THE FULL WIDTH OF THE OVEN AND PULLING OUT NOT LESS THAN 10 IN WHEN FULLY EXTENDED. OVENS SHALL HAVE CONTROLS ON FRONT PANELS; THEY MAY BE LOCATED ON EITHER SIDE OF THE DOOR.

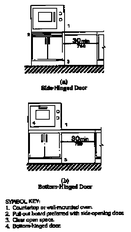

FIGURE 52
OVENS WITHOUT SELF-CLEANING FEATURE

4.34.6.8 REFRIGERATOR/FREEZER

REFRIGERATOR/FREEZERS SHALL COMPLY WITH 4.34.6.3. PROVISION SHALL BE MADE FOR REFRIGERATORS WHICH ARE:

(1) OF THE VERTICAL SIDE-BY-SIDE REFRIGERATOR/FREEZER TYPE; OR
(2) OF THE OVER-AND-UNDER TYPE AND MEET THE FOLLOWING REQUIREMENTS:
  (a) HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE BELOW 54 IN ABOVE THE FLOOR,
  (b) HAVE 100 PERCENT OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54 IN.

FREEZERS WITH LESS THAN 100 PERCENT OF THE STORAGE VOLUME WITHIN THE LIMITS SPECIFIED IN 4.2.5 OR 4.2.6 SHALL BE THE SELF-DEFROSTING TYPE.

4.34.6.9 DISHWASHERS

DISHWASHERS SHALL COMPLY WITH 4.34.6.2 AND 4.34.6.3. DISHWASHERS SHALL HAVE ALL RACK SPACE ACCESSIBLE FROM THE FRONT OF THE MACHINE FOR LOADING AND UNLOADING DISHES.

4.34.6.10 KITCHEN STORAGE

CABINETS, DRAWERS, AND SHELF AREAS SHALL COMPLY WITH 4.25 AND SHALL HAVE THE FOLLOWING FEATURES:

(1) MAXIMUM HEIGHT SHALL BE 48 IN FOR AT LEAST ONE SHELF OF ALL CABINETS AND STORAGE SHELVES MOUNTED ABOVE WORK COUNTERS (SEE FIG 50).
(2) DOOR PULLS OR HANDLESFOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.

4.34.7.1 LAUNDRY FACILITIES - LOCATION

LAUNDRY FACILITIES AND LAUNDRY EQUIPMENT SHALL BE ON AN ACCESSIBLE ROUTE.

4.34.7.2 LAUNDRY FACILITIES - LOCATION

WASHING MACHINES AND CLOTHES DRYERS IN COMMON USE LAUNDRY ROOMS SHALL BE FRONT LOADING.

1 ADDENDUM #4	8/18/22
REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

UFAS GUIDELINES

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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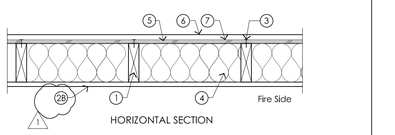
A PROFESSIONAL ARCHITECTURAL CORPORATION

2-12-2021	A0.03
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



HORIZONTAL SECTION

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

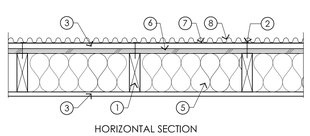
2B. **Gypsum Board* -** (As an alternate to Item 2, not shown) - 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. o/c, with last screw 1 in. from edge of board.
AMERICAN 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. **Batts 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 min density of 0.9 pcf (min R-13 thermal insulation rating).
See **Batts and Blankets** (BKNV) Category in the Building Materials Directory and Batts and Blankets (BZJZ) 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.



HORIZONTAL SECTION

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 L 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 tab 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. **Batts 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 friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP
JOHNS MANVILLE
KNAUF INSULATION LLC

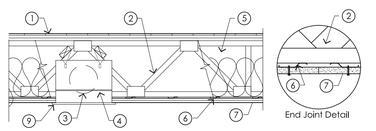
FEATURES, ADDED TO UL ASSEMBLY No. U305:

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 BXUV7



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
LATICRETE SUPERCAP 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.
GRASSWORX 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 projection 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 point are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness, the pair 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 Membrane-** Min. 7/16 in. thick, 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 manufacturers installation instructions provide with the damper. A steel grille (Item 9) shall be installed in accordance with installation instruction.

4a. **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 manufacturers 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. **Batts 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 RCSD (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 S 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 S 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 minimum 1-1/4 in. long Type S 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 SPZ LLC — Type C

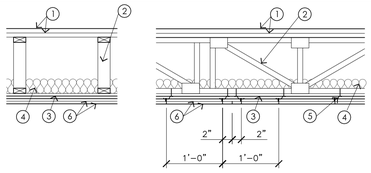
USG MEXICO S A DE C V- Types C, IP-X2, IPC-AR.

8. **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.
9. **Grille-** Steel grille installed in accordance with the instructions provided with the ceiling damper.

*Bearing the UL Classification Mark

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. 8d nails, spaced 8 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 8d 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 S bugle head steel screws spaced 12 in. OC.
4. **Batts 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 width cut to fit snug between bottom chords of truss. See Batts and Blankets (BKNV or BZJZ) 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 S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 4 in. OC, oriented opposite at each gypsum panel end joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Face layer tappered edges offset 24 in. from face layer tappered 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 S 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 S 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 RSIC-1, RSIC-1 (2.75) or Genie clip at each end of the channel.

UNITED STATES GYPSUM CO — Type C (finish rating 98 min.), Type ULIX (finish rating 91 min.)

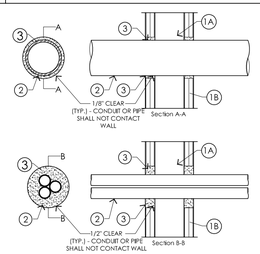
USG BORAL DRYWALL SPZ LLC — Type C (finish rating 98 min.)

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

Rated Wall Penetration

System No. W-L-1049
F Ratings - 1 and 2 Hr (See Item 1B) **T Rating** - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft **L Rating At 400 F** - Less Than 1 CFM/sq ft



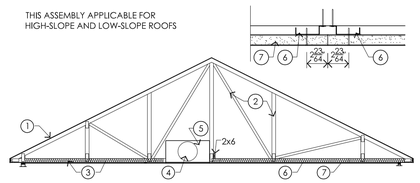
1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
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, fastener 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 26 in. (660 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 Penetrant -** 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 tubing 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 6 in. (152 mm) diam (or smaller) Type L (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 through 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)

THIS ASSEMBLY APPLICABLE FOR HIGH-SLOPE AND LOW-SLOPE ROOFS



1. **Roofing System* -** Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) 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 walls, the min truss depth may be reduced to 3 in. if the batts 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. **Batts 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 fitted 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.

3A. **Fiber,Sprayed* -** As an alternate to Item 3, - Spray-applied cellulose insulation material, having a min density of 0.5 pcf, applied within the concealed space, 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 CertainTeed 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 GREENFIBER L L C - Cocoon2 Stabilized or Cocoon+PRM (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 manufacturers 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 24 in. Max overall damper height is 7 in. Installed in accordance with the manufacturers 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 fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. Two courses of resilient channel positioned 6 in. o/c at wallboard butt-joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt-joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S 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 S 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 fitted 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/LISEXT/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

Fire Rating & Assembly Notes

1. 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. (tele: 847-272-8800) or on the web at *http://database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/fireresrch.html*
2. Mechanical Contractor Shall Proved 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.
3. Wall partitions exclude applied finishes.
4. 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.
5. 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. 1
6. 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 rated floor-ceiling and roof-ceiling assemblies. Provide appropriate fireblocking or draftstopping above fire partitions (see items 13 and 14).
7. Floor-Ceiling Assemblies: Buildings A-D (V-B construction): Refer drawings for fire-ratings of floor-ceiling assemblies. Access doors within rated floor-ceilings to comply with ASTM E119, and shall be labeled by approved agency for such purpose.
8. Roof-Ceiling Assemblies: Buildings A-D (V-B): Roof-Ceiling assemblies shall be 1-hour rated (eliminates requirement for fire partitions extending to roof deck).
9. All penetrations through rated wall, floor-ceilings, and roof-ceilings shall be fire-caulked all around using U.L. approved products, materials and assemblies.
10. Provide fire-rated enclosure around openings in rated walls for devices such as washing machines & refrigerator connection boxes, dryer boxes, recessed fire extinguisher cabinets, etc.
11. When tile wainscot or tub shower surround is indicated, provide moisture resistant gypsum board (backer board) in lieu of gypsum board. Maintain fire rating as required.
12. Fire-caulk all penetrations including sprinkler head locations through rated assemblies. 1
13. 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).
14. 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.

1	ADDENDUM #1	3/17/21
REVISION		DATE

Construction Documents
for
Cypress River Lofts

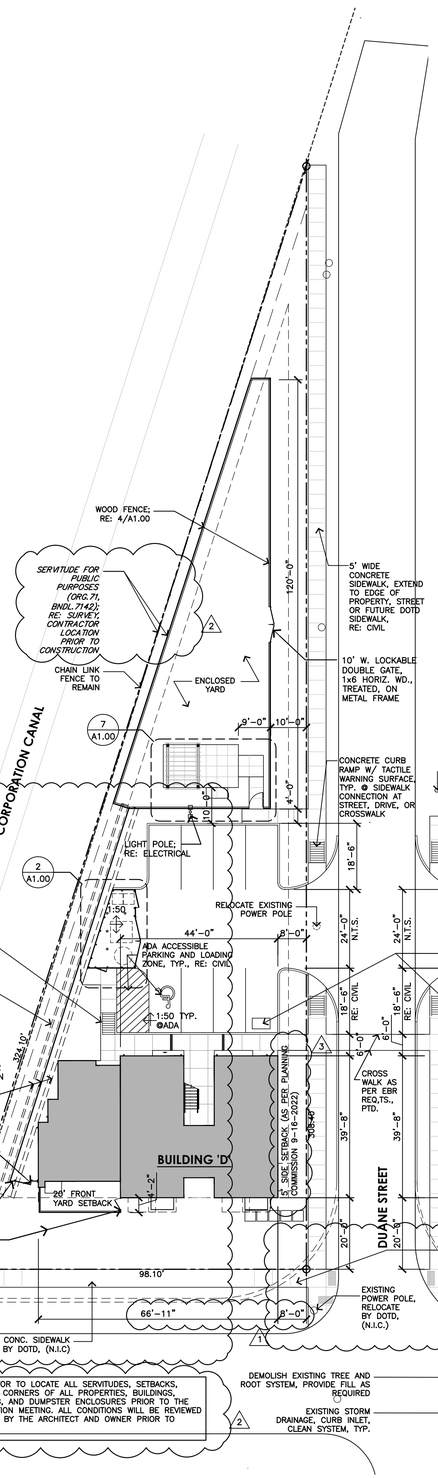
Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

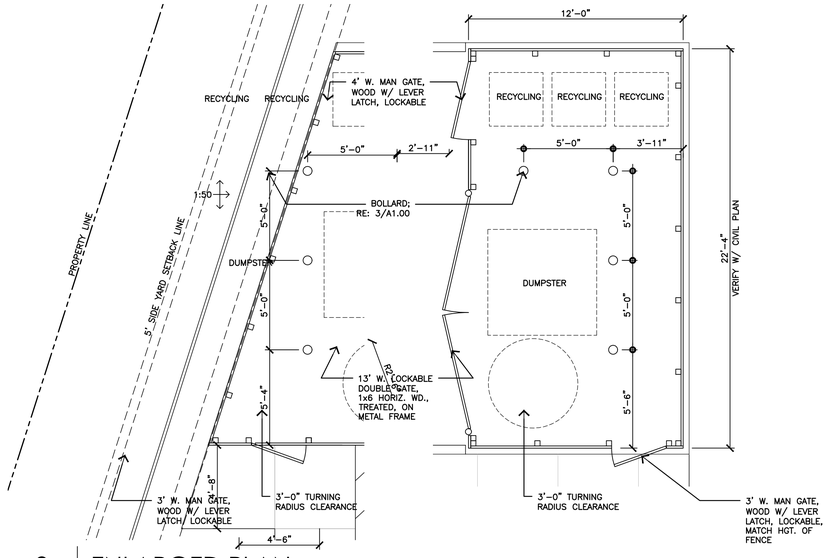
CONSTRUCTION ASSEMBLIES

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

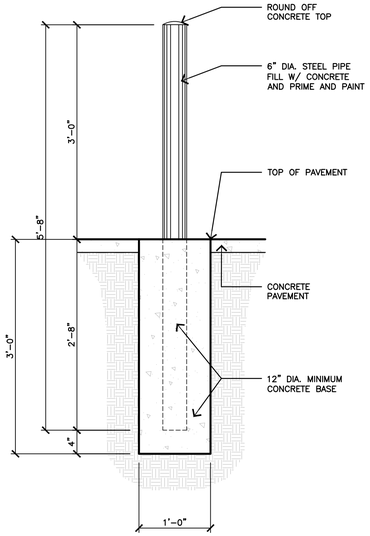
2-12-2021	ISSUE DATE
75-01-17	PROJECT NO.

A0.10



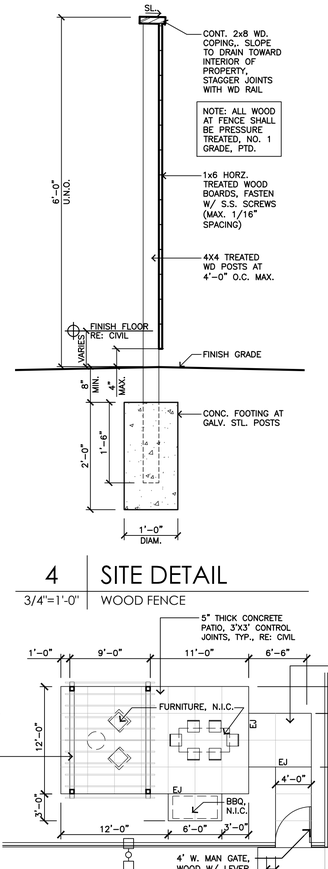


2 ENLARGED PLAN
1/4"=1'-0" | DUMPSTER ENCLOSURE

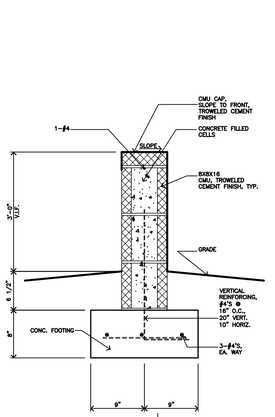


3 SITE DETAIL
1"=1'-0" | BOLLARD

5 UNUSED



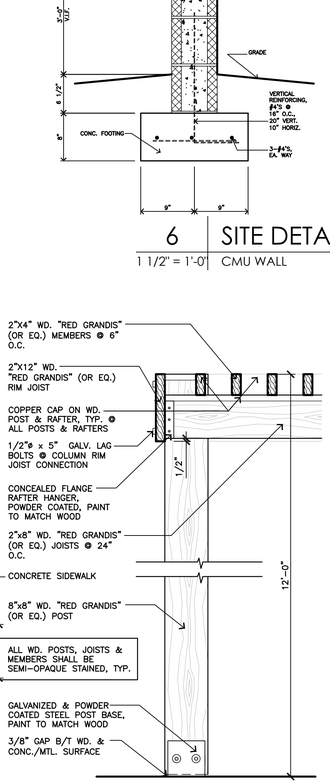
4 SITE DETAIL
3/4"=1'-0" | WOOD FENCE



6 SITE DETAIL
1 1/2" = 1'-0" | CMU WALL

1 SITE PLAN
1"=20'-0"

7 ENLARGED SITE PLAN
1/8"=1'-0" | AT PATIO



8 PERGOLA DETAIL
3/4"=1'-0"

3 ADDENDUM #5	11-23-22
2 ADDENDUM #4	8-18-22
1 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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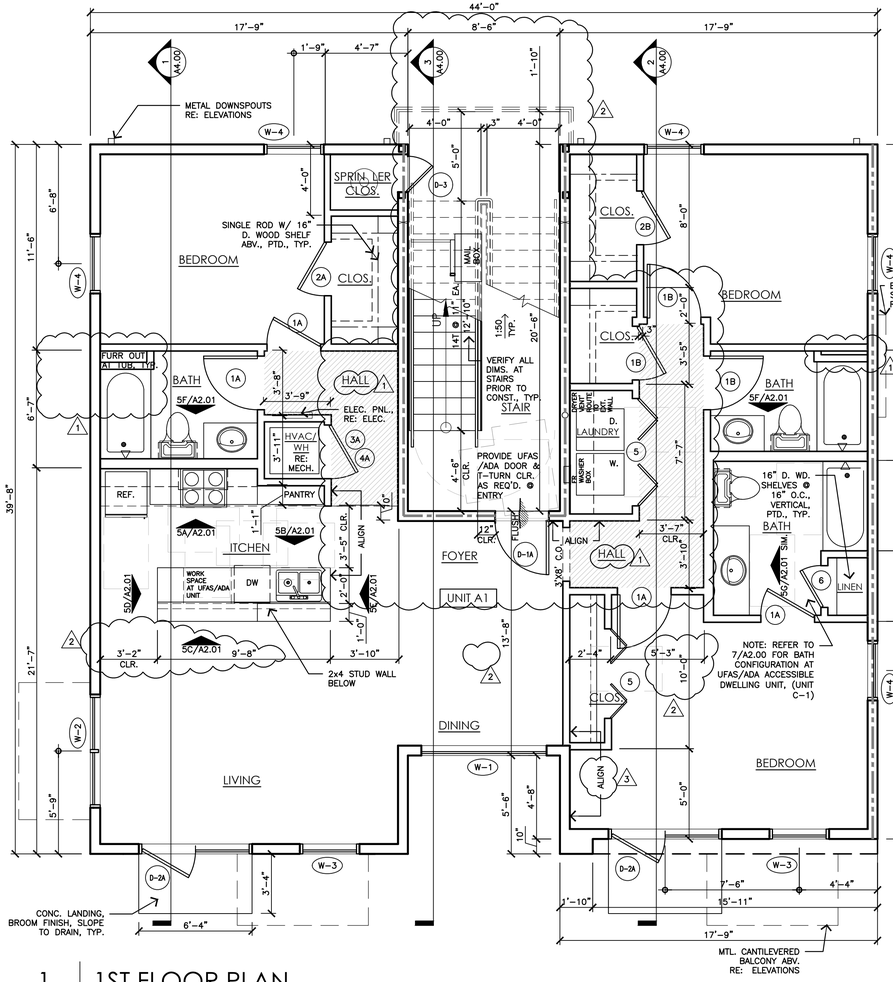
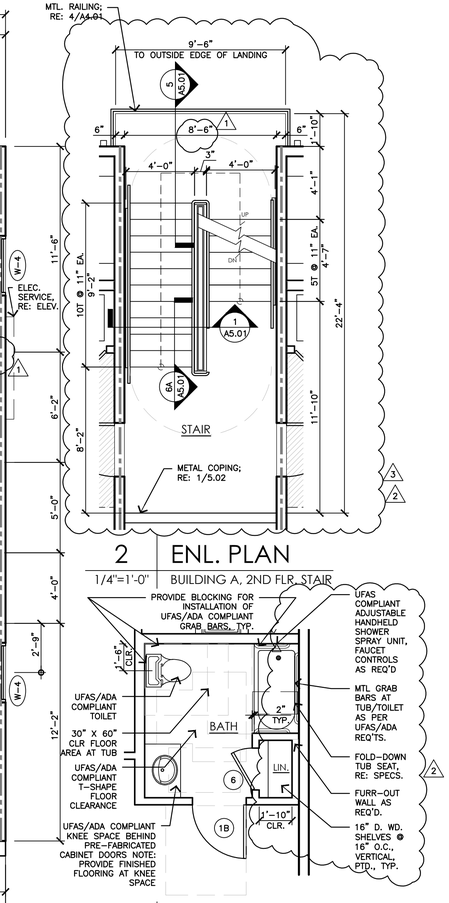
2-12-2021	ISSUE DATE
75-01-17	PROJECT NO.

A1.00



1 | 1ST FLOOR PLAN

1/4"=1'-0" | BUILDING A - UNIT A1 (BUILDING C - UNIT C1 - UFAS/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 UFAS/ADA ACCESSIBLE BATH, RE A0.01-A0.03

NORTH

3 | UNUSED

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.

1 EYED NOTES

1. WALL-HUNG LAVATORY; RE: PLUMBING
2. MIRROR; RE: 4a/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. HI-LO 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 & DRYERS. 3
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.
7. 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.
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.
11. PROVIDE WOOD BLOCKING WITHIN WALLS AT ALL LOAD BEARING WALL MOUNTED ELEMENTS. 3

3 ROOM FINISH SCHEDULE

NOTE: 10'-0" CLG. HGT., TYP. U.N.O. 1

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMAR S
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.	
BATH 1	CERAMIC TILE	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	SOUND ATTENUATING BATTS @ WALLS 1
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 1	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 1	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 1
LAUNDRY (HALL, SIM.)	PLANK LVT	1X4 WD. BASE, PTD.	G.B., PTD.	G.B., PTD.	
BEDROOM 1	PLANK LVT 1	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 1
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 WIDTH	FRAME OPENING HEIGHT	DOOR DESCRIPTION	FIRE LABEL	CLOSER	TRIM 1	REMAR S
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: ELEVS. 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: ELEVS. 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 1
3B	3'-0"	5'-0" 1	1 3/8" FLUSH S.C. MASONITE DOOR, PTD.	N/A	NO	1x4 WD., PTD.	CUSTOM SIZE WITH HVAC GRILLE, 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 3	6'-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.	2

5 WINDOW SCHEDULE

NOTE: WINDOW OPENING SIZES ARE MEASURED TO PROVIDE NET CLEAR OPENING AT INTERIOR SURFACE OF FRAME 3

NO. 3	SASH OPENING WIDTH	SASH OPENING HEIGHT	DOOR DESCRIPTION	REMAR S
W-1	6'-0"	8'-8"	VINYL WINDOW, FIXED (6'-6" H.) W/ 2'-0" H. TRANSOM (3/4" INSUL. GLAZING)	
W-2	6'-2"	8'-8"	VINYL WINDOW, FIXED (6'-6" 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	

1	ADDENDUM #1	3/17/21
2	ADDENDUM #3	5/5/21
3	ADDENDUM #4	8/18/22
REVISION		DATE

Construction Documents

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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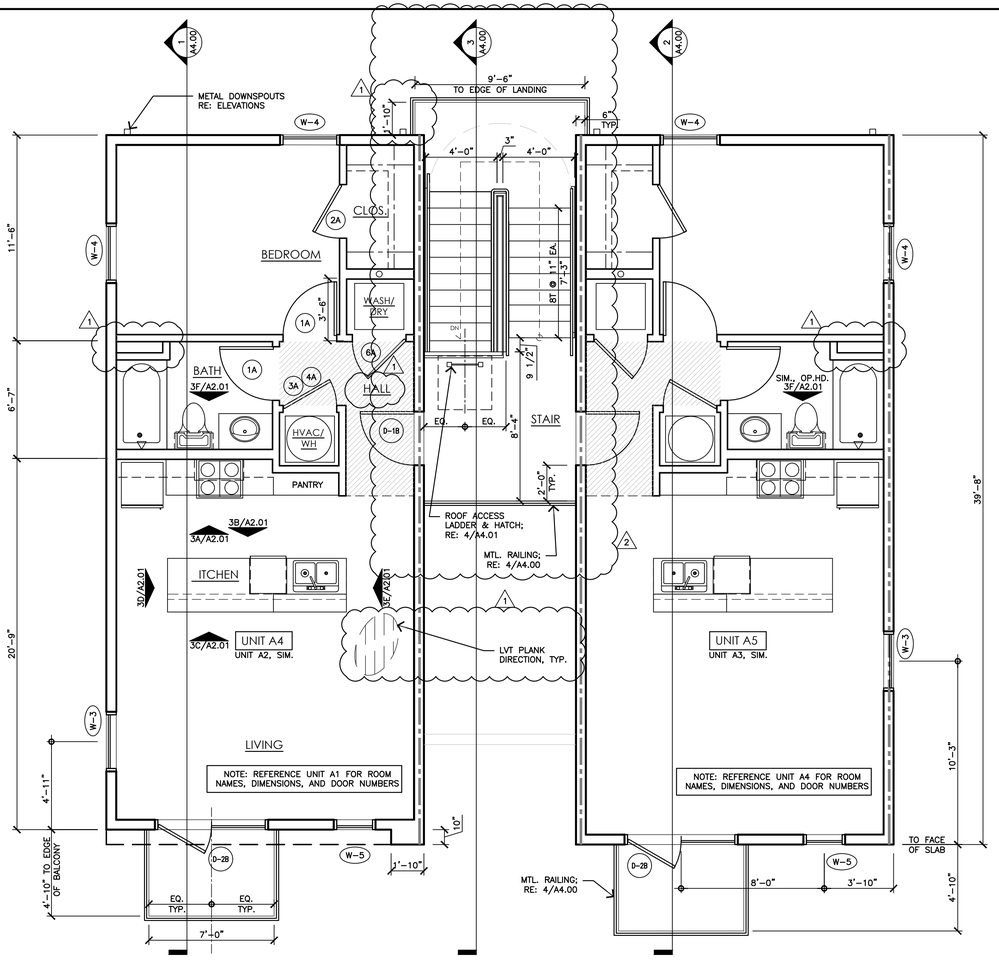
2-12-2021
ISSUE DATE

75-01-17
PROJECT NO.

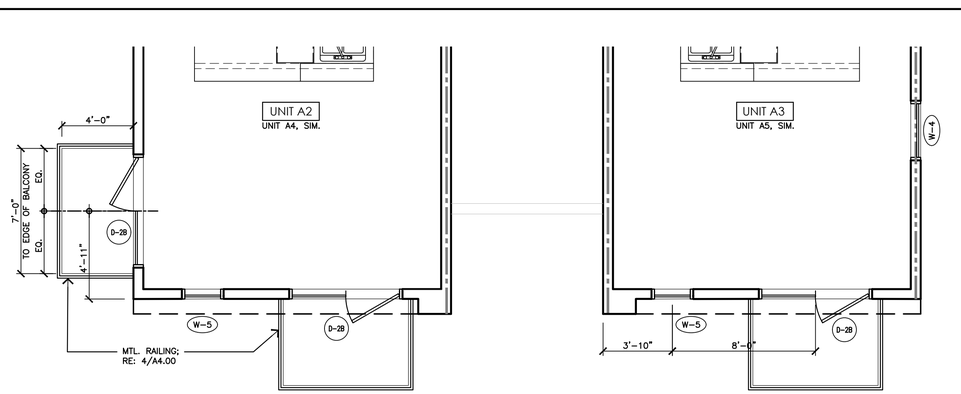
A2.00



1 | 3RD FLOOR PLAN (2ND FLOOR, SIM.)

1/4"=1'-0" | BUILDING A (BUILDING C, SIM. & BUILDING B OP. H.)

NORTH



2 | PARTIAL 2ND FLOOR PLAN

1/4"=1'-0" | BUILDING A (BUILDING C, SIM.)

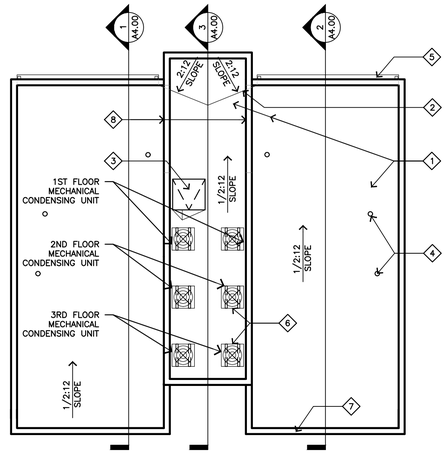
NORTH

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, TYP.

1 EYED NOTES - ROOF PLAN

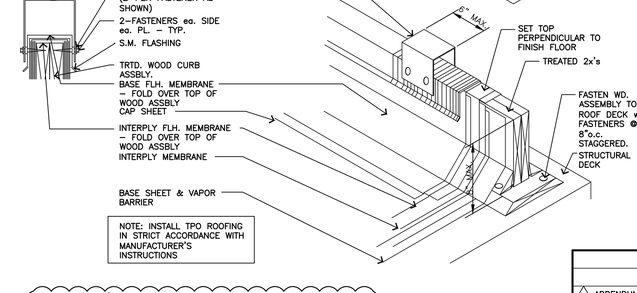
1. TPO ROOFING SYSTEM, ¼"/FT. SLOPE.
2. CRICKET AT ¼"/FT. MIN. SLOPE.
3. ROOF ACCESS HATCH, 36"X36", RE: 4/A5.01.
4. ROOF VENT; RE: 2/A5.01
5. GUTTER, RE: 2/A5.02.
6. ROOFTOP CONDENSING UNIT ON CURBS, TYP.; RE: 4/A2.01. ORIENT CURBS PARALLEL TO ROOF SLOPE TO ALLOW PROPER ROOF DRAINAGE.
7. METAL COPING, 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.)

NORTH

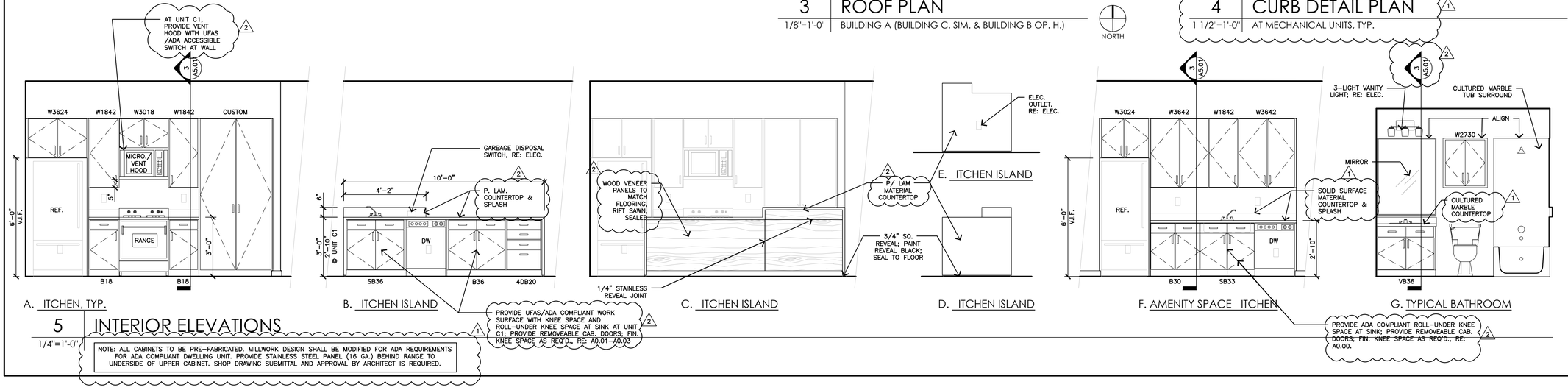


4 | CURB DETAIL PLAN

1 1/2"=1'-0" | AT MECHANICAL UNITS, TYP.

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 | INTERIOR ELEVATIONS

1/4"=1'-0"

2 ADDENDUM #4	8/18/22
1 ADDENDUM #1	3/17/21
REVISION	DATE

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

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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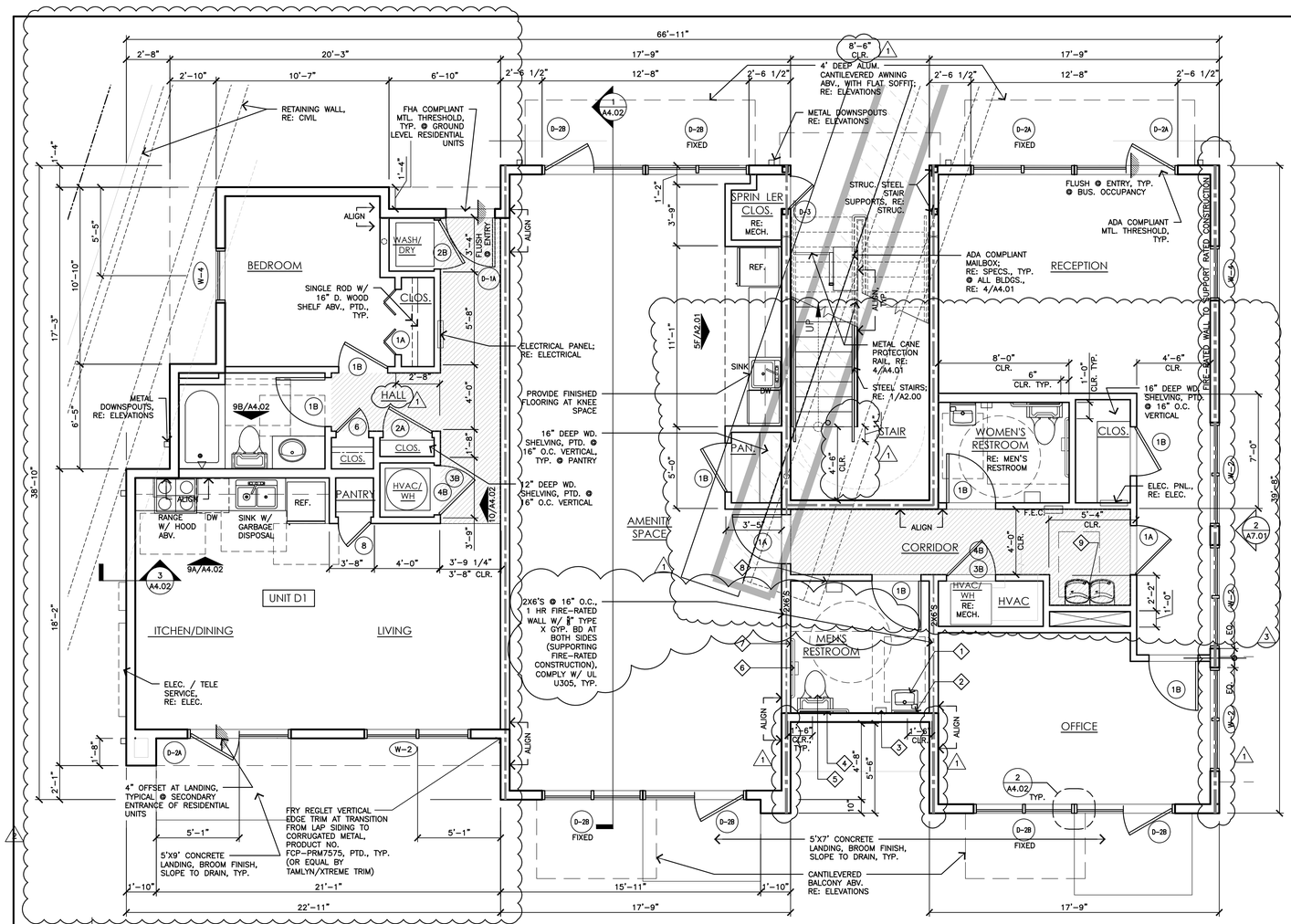
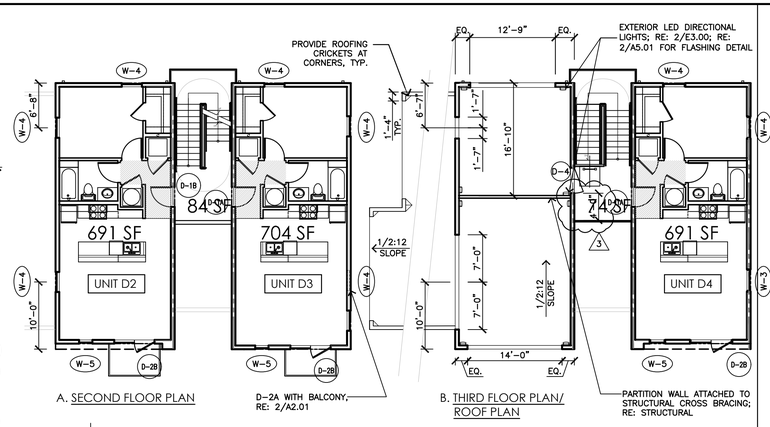
2-12-2021	ISSUE DATE
75-01-17	PROJECT NO.

A2.01



1 FIRST FLOOR PLAN

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



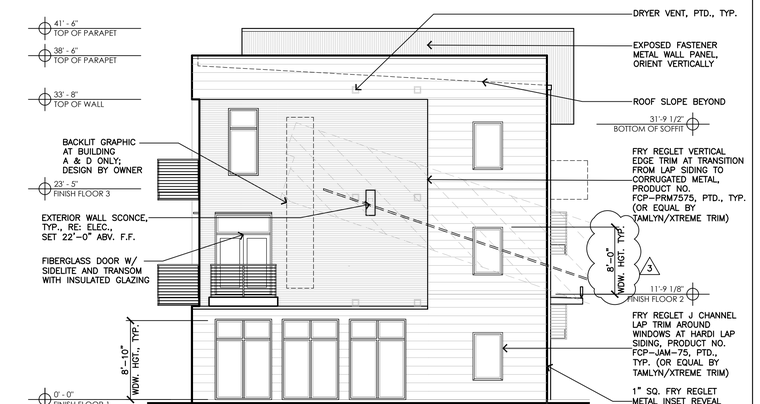
A. SECOND FLOOR PLAN

D-2A WITH BALCONY, RE: 2/A2.01

B. THIRD FLOOR PLAN/ ROOF PLAN

2 2ND & 3RD FLOOR PLAN

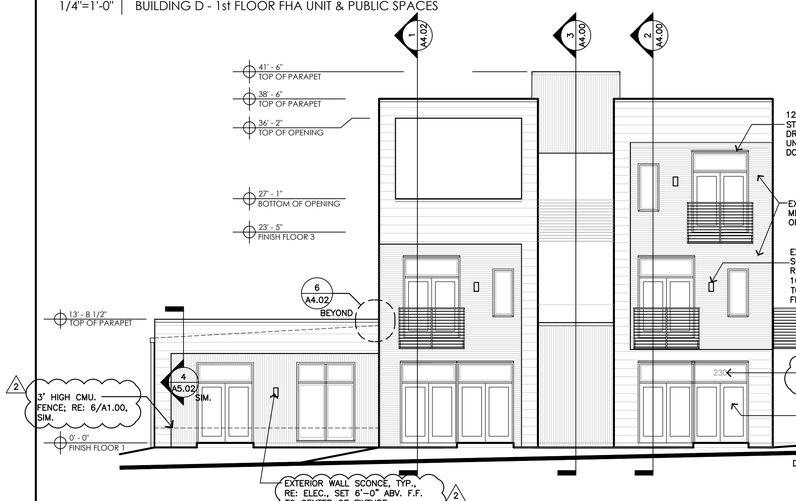
1/8"=1'-0" | BUILDING D (NOTE REFERENCE 1/A2.01 FOR ROOM NAMES, DIMS., DR. NOS., AND ALL TYP. CONDITIONS)



3 EAST ELEVATION

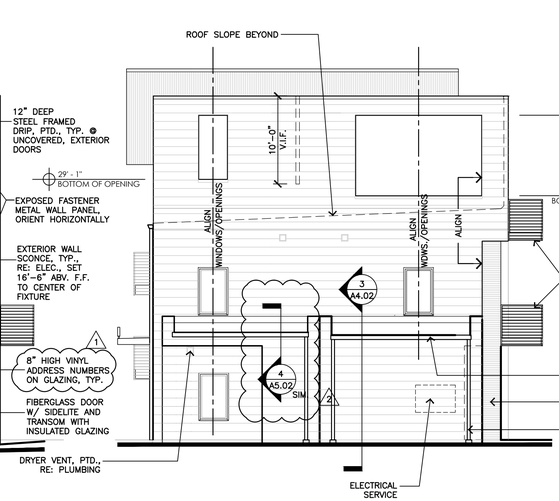
1/8"=1'-0" | BUILDING D

NORTH



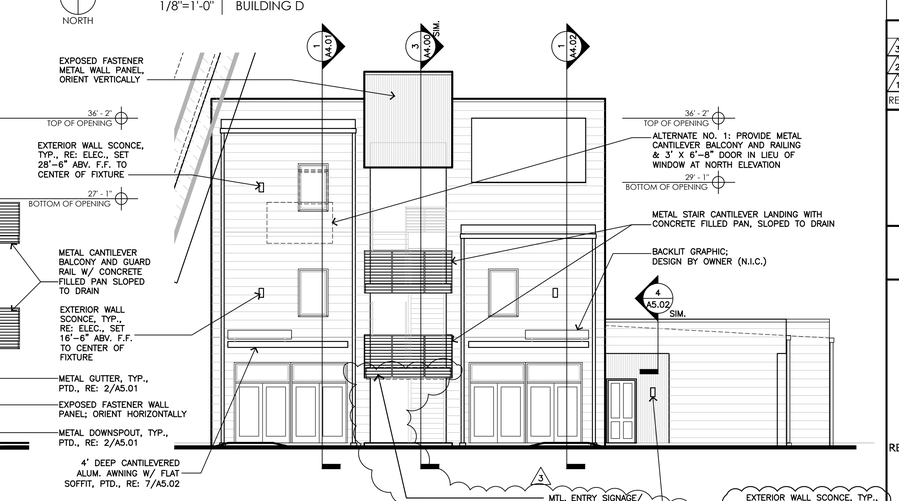
4 SOUTH ELEVATION

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.

1 KEYED NOTES

1. WALL-HUNG LAVATORY; RE: PLUMBING
2. MIRROR; RE: 4a/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. HI-LO 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/ 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.
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.
11. PROVIDE WOOD BLOCKING WITHIN WALLS AT ALL LOAD BEARING WALL MOUNTED ELEMENTS.

3	ADDENDUM #4	8/18/22
2	ADDENDUM #3	5/5/21
1	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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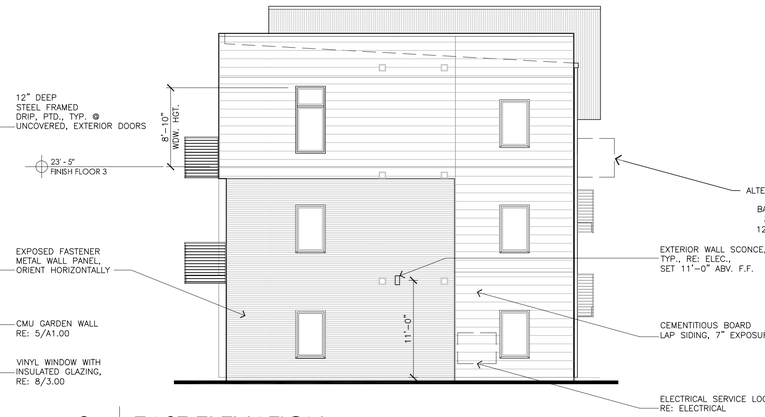
A2.02

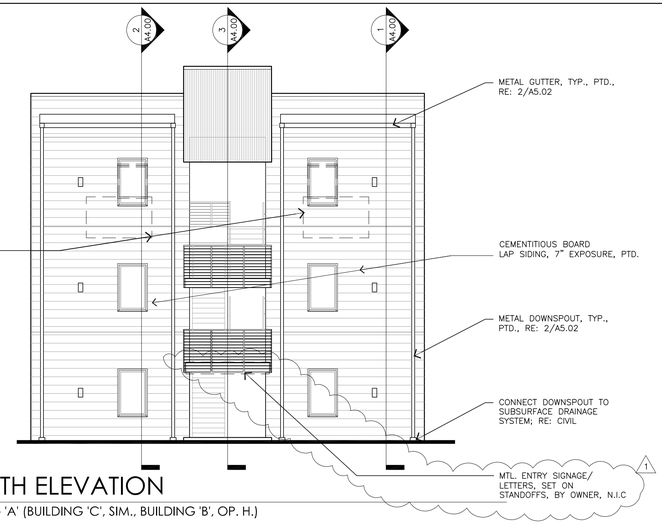
1 SOUTH ELEVATION

1/8" = 1'-0" | BUILDING 'A' (BUILDING 'C', SIM., BUILDING 'B' OP. H.) - VIEW FROM OKLAHOMA STREET



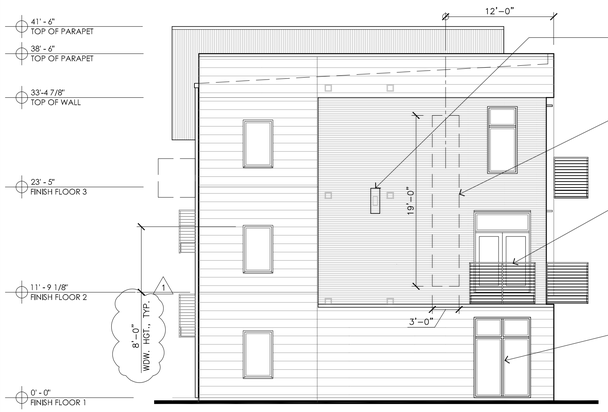
2 EAST ELEVATION

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



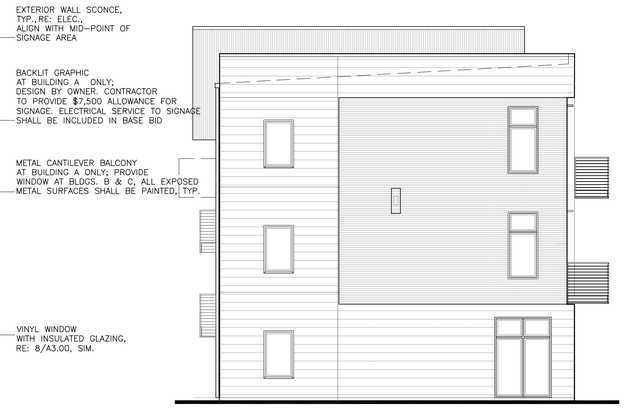
3 NORTH ELEVATION

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



4 WEST ELEVATION

1/8" = 1'-0" | BUILDING 'A' - VIEW FROM DUANE STREET

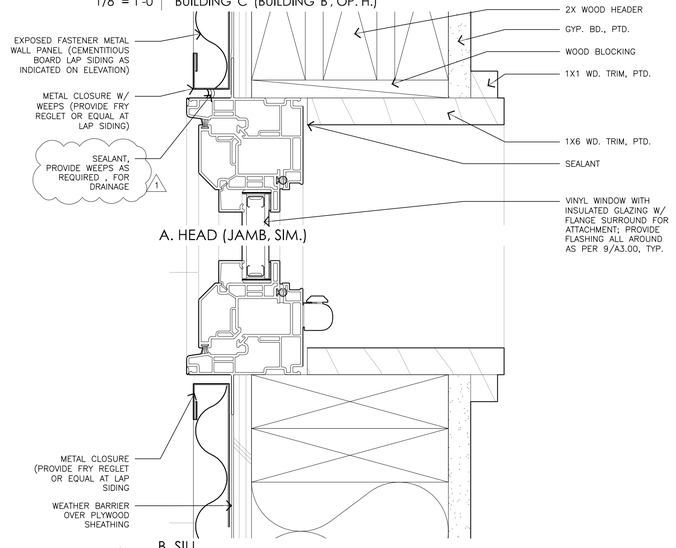


5 WEST ELEVATION

1/8" = 1'-0" | BUILDING 'C' (BUILDING 'B', OP. H.)

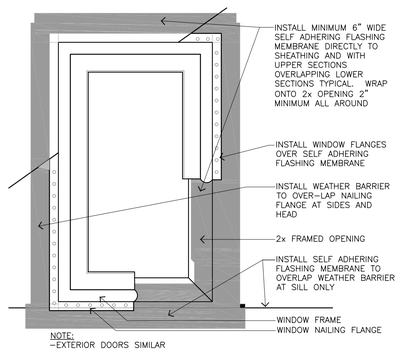
6 UNUSED

7 UNUSED



8 WINDOW DETAILS

6"=1'-0"



9 FLASHING DETAIL

1"=1'-0"

1 ADDENDUM #4	8/18/22
REVISION	DATE

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

EXTERIOR ELEVATIONS/
WINDOW DETAILS

CHRISTOPHER M. REMSON
NO. 30611
STATE OF LOUISIANA
REGISTERED ARCHITECT

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802

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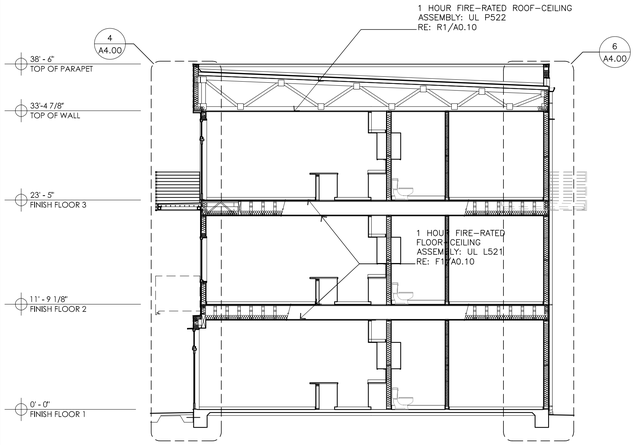
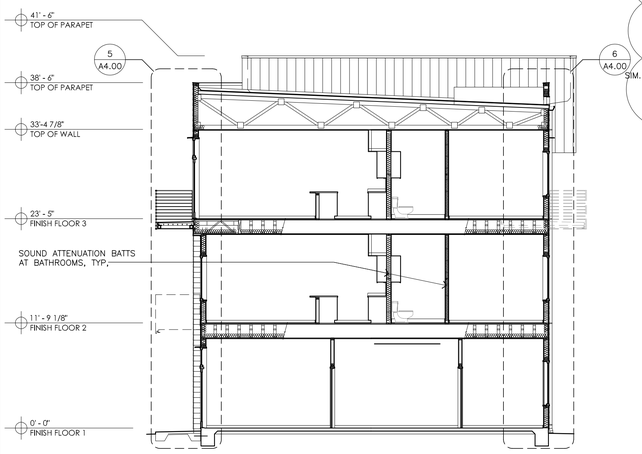


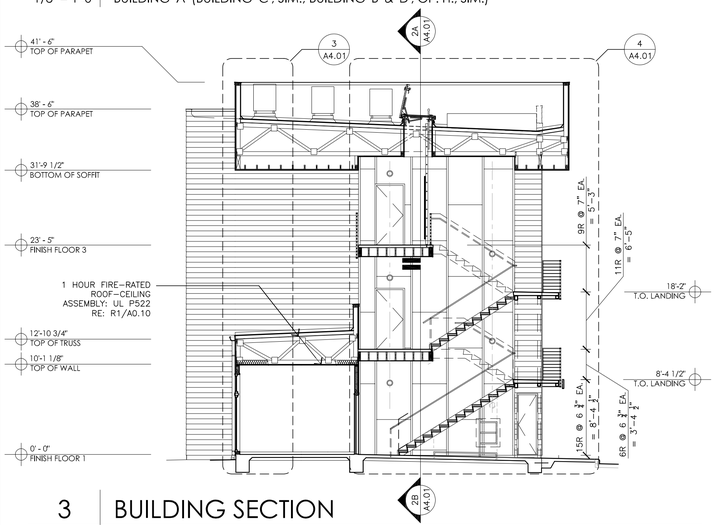
1 BUILDING SECTION

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



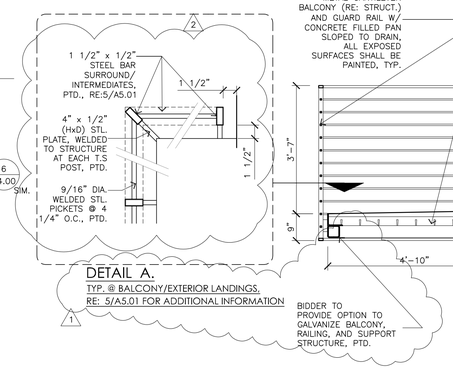
2 BUILDING SECTION

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



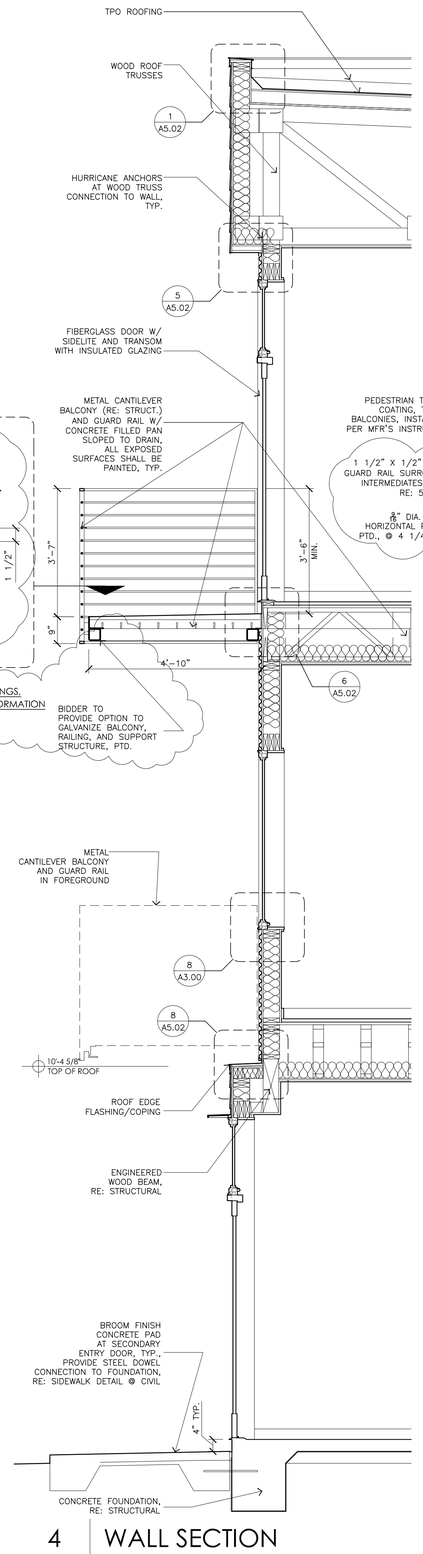
3 BUILDING SECTION

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



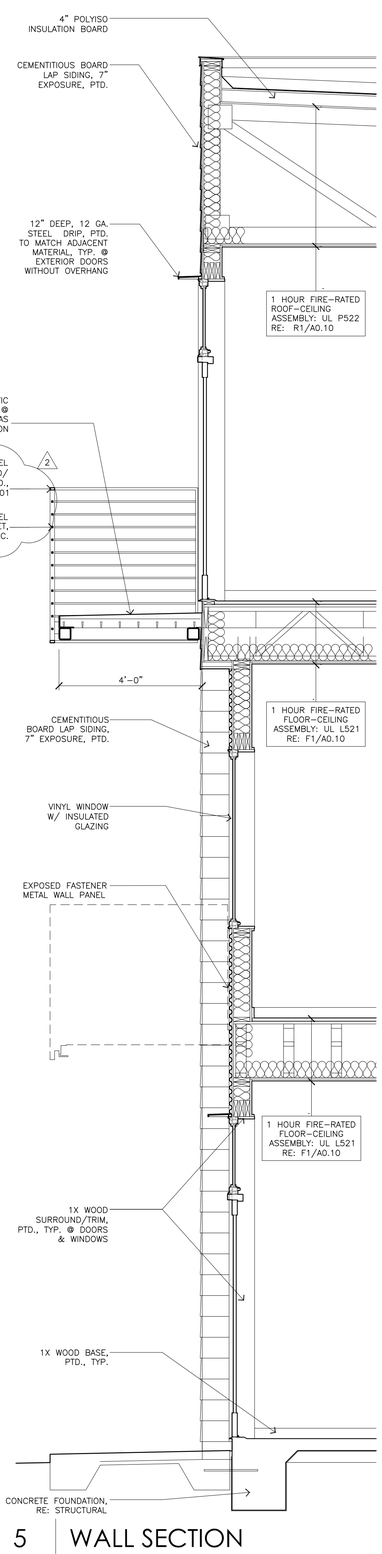
DETAIL A.

TYP. @ BALCONY/EXTERIOR LANDINGS.
RE: 5/A5.01 FOR ADDITIONAL INFORMATION



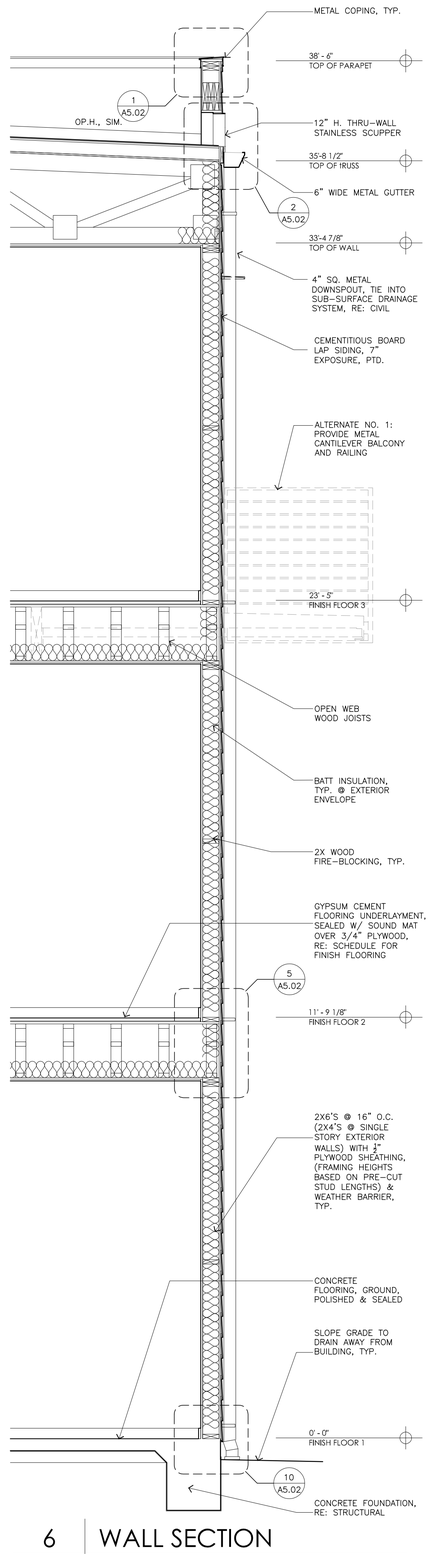
4 WALL SECTION

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.)

REVISION	DATE
1 ADDENDUM #1	3/17/21
2 ADDENDUM #4	8/18/22

Construction Documents for

Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

BUILDING & WALL SECTIONS

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.

A4.00

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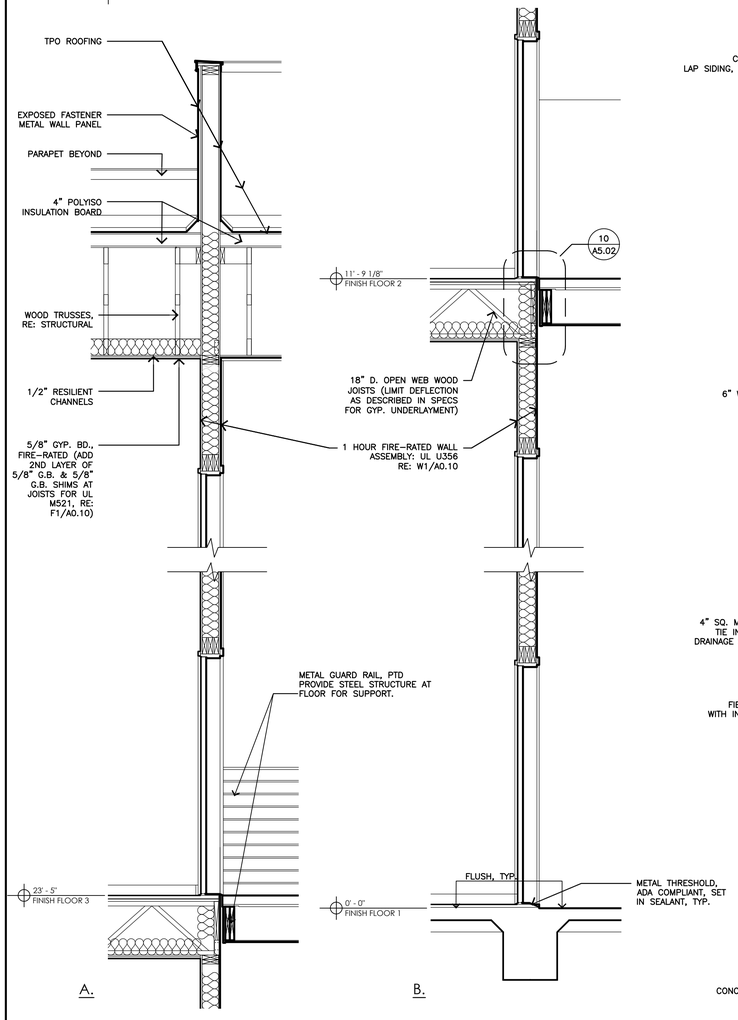
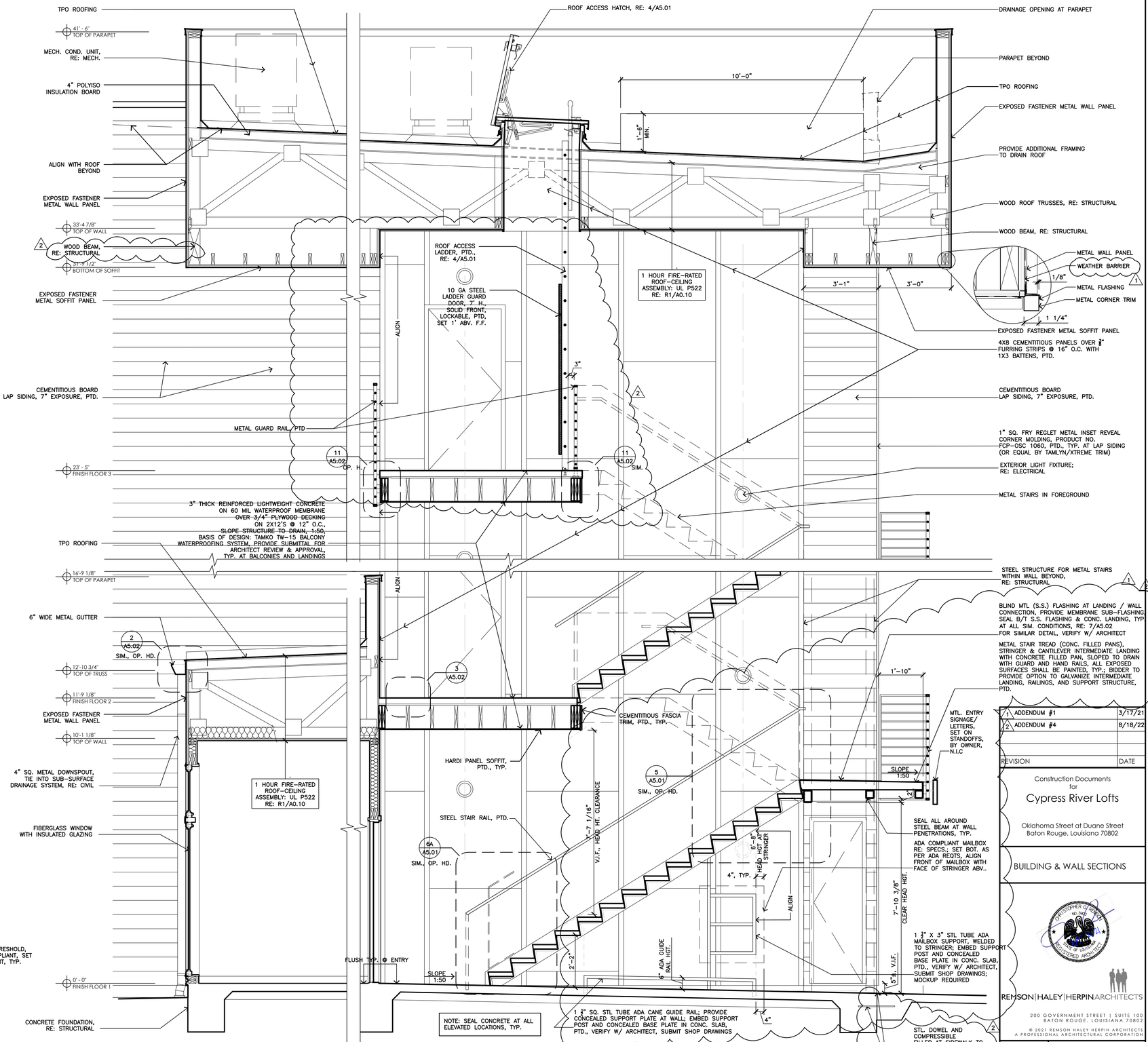


2 | WALL SECTION

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.)

REVISION	DATE
1 ADDENDUM #1	3/17/21
2 ADDENDUM #4	8/18/22

Construction Documents for

Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

BUILDING & WALL SECTIONS

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