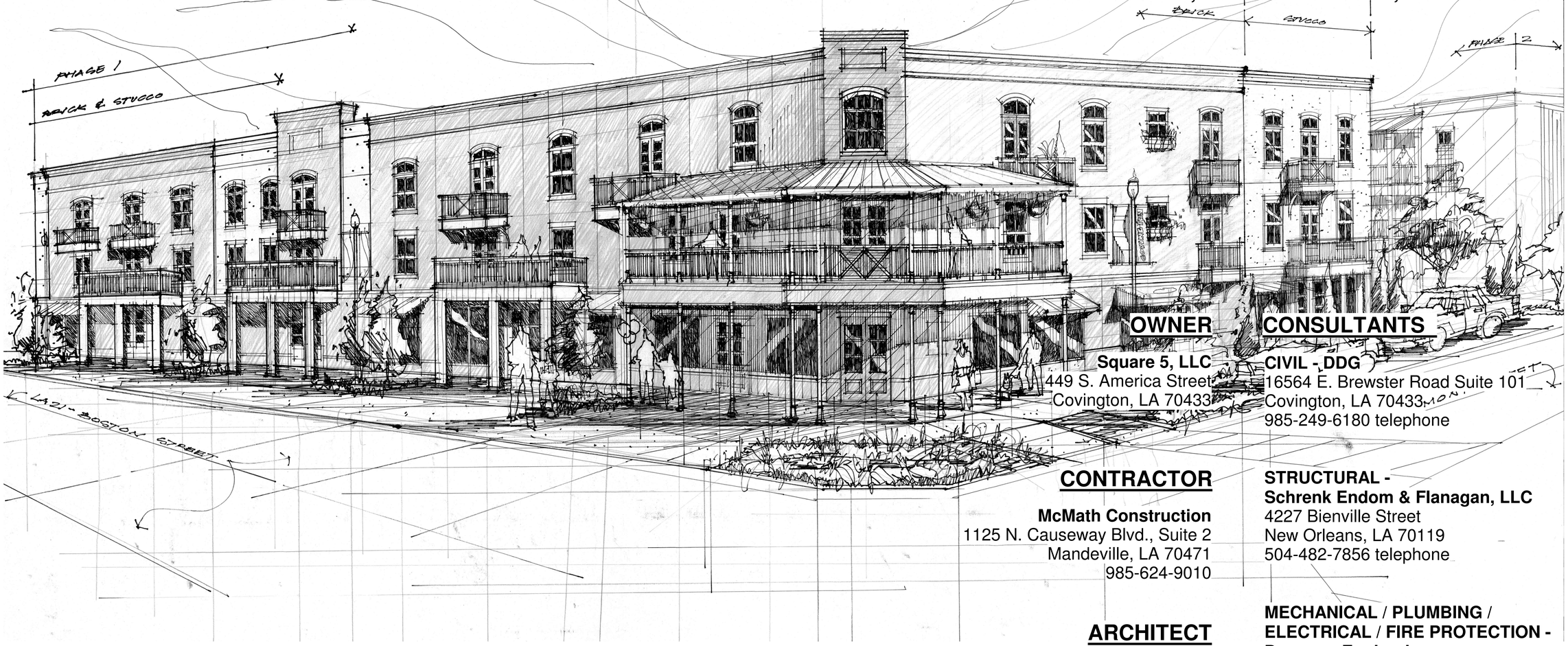
SQUARE 5

OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMNS

LOCATED IN HISTORIC DISTRICT AT BOSTON STREET AND VERMONT STREET, COVINGTON, LA 70433



OWNER

Square 5, LLC
449 S. America Street
Covington, LA 70433

CONSULTANTS

CIVIL - DDG
16564 E. Brewster Road Suite 101
Covington, LA 70433
985-249-6180 telephone

CONTRACTOR

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1125 N. Causeway Blvd., Suite 2
Mandeville, LA 70471
985-624-9010

STRUCTURAL -
Schrenk Endom & Flanagan, LLC
4227 Bienville Street
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ARCHITECT

***fl*+WB Architects, APC**
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985-893-4100

MECHANICAL / PLUMBING / ELECTRICAL / FIRE PROTECTION - Dammon Enginering
554 Old Spanish Trail
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985-649-5832 telephone

LANDSCAPE - Randy Aultman
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Covington, LA 70433
985-893-4371 telephone

100% Design Development Set – Not for Construction 11/15/23

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Date
12-14-2023

COVER SHEET

Job No. 223040

Drawn by MAH | Checked by KJW

A0.0
Sheet No.

ABBREVIATIONS

FLR	FLOOR
ADA ACT	AMERICANS WITH DISABILITIES
ADD'L	ADDITIONAL
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
BD	BOARD
BLDG	BUILDING
BLK	BLOCKING
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DIAM	DIAMETER
DS	DOWN SPOUT
DTLS	DETAILS
DWGS	DRAWINGS
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXP	EXPANSION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FRP	FIBERGLASS REINFORCED PANEL
GB	TYPE-X GYPSUM BOARD
GYP	GYPSUM
HC	HANDICAPPED
HGT	HEIGHT
HORZ	HORIZONTAL
HM	HOLLOW METAL
HND	HAND
HT	HEIGHT
HTS	HEIGHTS
HVAC	MECHANICAL
ID	INSIDE DIAMETER/DIMENSION
LAV	LAVATORY
SYS	SYSTEM
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURING
MN	MINIMUM
MIR	MIRROR
MNF	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NO.	NUMBER
O.C.	ON CENTER
OD	OUTSIDE DIAMETER/DIMENSION
OPP	OPPOSITE
OPP/HD	OPPOSITE HAND
PLYWD	PLYWOOD
PR	PAIR
REINF	REINFORCED
REQ'D	REQUIRED
SAT	SUSPENDED ACOUSTICAL TILE
IBC	INTERNATIONAL BUILDING CODE
SC	SOLID CORE
SCHD	SCHEDULE
SHT	SHEET
SM	SIMILAR
STL	STEEL
STRUCT	STRUCTURAL
TOB	TOP OF BEAM
TOS	TOP OF SLAB
TRTD	TREATED
TS	TACK STRIP
TYP	TYPICAL
U.L.	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VT	VINYL TILE
W/	WITH
WC	WATER CLOSET
WD	WOOD

NOTE: THESE ARE THE MOST COMMON ARCHITECTURAL ABBREVIATIONS, IN ADDITION TO OTHER GRAMMATICAL ABBREVIATIONS USED IN THESE DRAWINGS. ALSO REFER TO THE STRUCTURAL, MECHANICAL, & ELECTRICAL DRAWINGS FOR OTHER ABBREVIATIONS.

VICINITY MAP

PROJECT NORTH

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ARCHITECTURAL

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A0.4	SECOND FLOOR LIFE SAFETY PLAN
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A1.1R	SITE PLAN
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A2.2	SECOND FLOOR PLAN - OVERALL
A2.3R	THIRD FLOOR PLAN - OVERALL
A2.4R	ROOF PLAN - OVERALL
A2.5R	FIRST FLOOR PLAN (BUILDING A)
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A3.9	SECTION DETAILS
A4.1	ENLARGED UNIT PLANS
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A10.7R	3D PERSPECTIVE VIEWS

CIVIL

SHEET	CIVIL

STRUCTURAL

SHEET	STRUCTURAL

MECHANICAL

SHEET	PLUMBING AND FIRE PROTECTION

ELECTRICAL

SHEET	ELECTRICAL

LANDSCAPE

SHEET	LANDSCAPE

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ISSUE

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Project Location

INDEX OF DRAWINGS, ABBREVIATIONS, VICINITY MAP

Job No. 223040

Drawn by BDS

Checked by KAB

A0.1
Sheet No.

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GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY, STATE, AND NATIONAL CODES AND STANDARDS.

2. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR TAXES, PERMITS AND LICENSES AS A RESULT OF THIS WORK DESCRIBED HERE IN UNLESS NOTED OTHERWISE.

3. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK. A SITE VISIT PRIOR TO BID IS STRONGLY RECOMMENDED. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

4. A FULL TIME SUPERINTENDENT, EXPERIENCED IN AND SKILLED IN THIS TYPE OF WORK SHALL BE ON THE JOB SITE DURING WORK TIMES. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND DIRECTIONS GIVEN TO HIM, SHALL BE AS IF GIVEN DIRECTLY TO THE CONTRACTOR. SUCH DIRECTIONS SHALL ONLY BE AUTHORIZED IF ISSUED BY THE ARCHITECT.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REMOVAL OF CONSTRUCTION DEBRIS ON A DAILY BASIS.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS TOILET FACILITIES, TRASH REMOVAL, TELEPHONE AND SECURED STORAGE AREAS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FENCING OFF AND SECURING ANY AREA REQUIRED FOR STORAGE OF MATERIALS AND EQUIPMENT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CLEAN UP AND REPAIRS TO THIS AREA AS A RESULT OF HIS WORK OR THE WORK OF ANY OF HIS SUBCONTRACTORS.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING, AT HIS OWN EXPENSE, CONSTRUCTION THAT IS DAMAGED BY HIS WORK OR ANY SUB CONTRACTOR'S WORK. THE NEW REPAIR OR REPLACEMENT WORK SHALL BE DONE TO THE OWNER'S SATISFACTION, OR THE OWNER SHALL HAVE THE RIGHT TO REPAIR OR REPLACE DAMAGED CONSTRUCTION ON HIS OWN AT THE CONTRACTOR'S EXPENSE.

8. SMOKING WITHIN THE ENCLOSED BUILDING IS STRICTLY PROHIBITED. SMOKING WILL NOT BE ALLOWED ON CAMPUS IN ANY LOCATION.

9. PROVIDE SUFFICIENT WASTE RECEPTACLES EQUIPPED WITH HEAVY DUTY PLASTIC BAGS FOR TRASH AS A RESULT OF EATING ACTIVITIES. REMOVE TRASH DAILY AND DISPOSE OF IN THE CONTRACTOR-PROVIDED TRASH DUMPSTER.

10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. FAILURE OF THE CONTRACTOR TO MAINTAIN THE SITE IN A CLEAN CONDITION SHALL BE CAUSE FOR THE OWNER TO PERFORM SUCH CLEANING, THE COST OF WHICH SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT REQUEST.

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO USE FIRE RATED CAULKING AT ALL PENETRATIONS (FROM CONDUIT, PLUMBING PIPING, DUCTWORK, ETC) THROUGH RATED WALLS.

CONSTRUCTION NOTES

1. DIMENSIONS INDICATED ON FLOOR PLAN THAT LOCATE METAL STUD WALLS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

2. SIZE OF ALL INTERIOR METAL STUD WALLS SHALL BE 3 5/8" AT 16" O.C. UNLESS NOTED OTHERWISE.

WALLS AND PARTITIONS

1. 2 HOUR AND 1 HOUR SEPARATION WALLS: WALLS EXTEND FROM FLOOR TO UNDERSIDE OF ROOF DECK UNLESS NOTED OTHERWISE. SEE PARTITION TYPES.

2. NON-FIRE RATED WALLS: STUDS EXTEND FROM FLOOR TO ABOVE CEILING AND BRACED TO STRUCTURE AS INDICATED BY PARTITION TYPES.

3. METAL STUD WALLS SHALL BE HORIZONTALLY BRACED AT EVERY 4'-0" O.C. VERTICALLY. BRACING SHALL BE CONTINUOUS AND INSTALLED AS PER METAL STUD MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

INSULATION

TEMPERATURE CONTROL

1. INSTALL THERMAL INSULATION AT EXTERIOR METAL STUD WALLS AND ROOF AREAS.

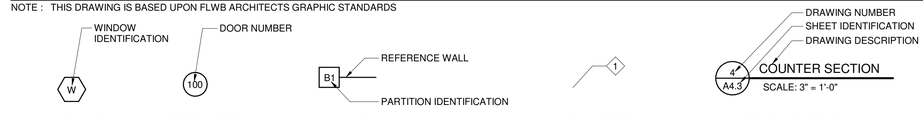
2. INSTALL POULTRY NETTING FOR SUSPENDED THERMAL INSULATION AT ROOF AREAS OF BUILDING WHERE REQUIRED.

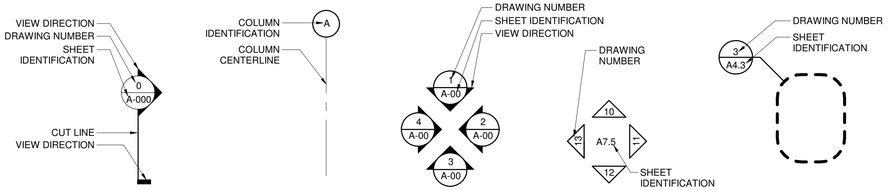
ACOUSTICAL CONTROL

3. INSTALL SOUND ATTENUATION BATTS AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE. REFER TO PLANS AND BUILDING SECTIONS FOR LOCATIONS AND EXTENTS OF SOUND ATTENUATION BATTS INSTALLED IN CEILING AREAS.

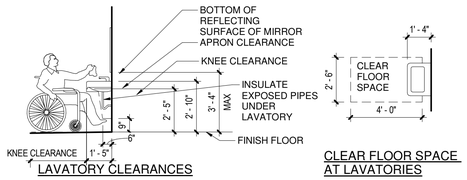
SYMBOLS:

NOTE : THIS DRAWING IS BASED UPON FLWB ARCHITECTS GRAPHIC STANDARDS





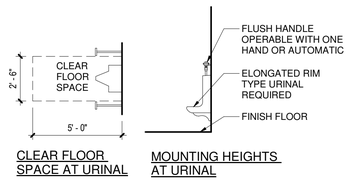
ADULT ACCESSIBILITY REQUIREMENTS



LAVATORY CLEARANCES

CLEAR FLOOR SPACE AT LAVATORIES

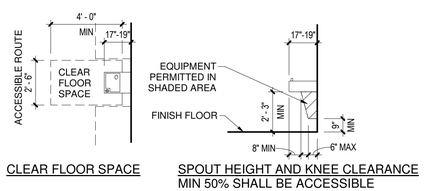
LAVATORIES



CLEAR FLOOR SPACE AT URINAL

MOUNTING HEIGHTS AT URINAL

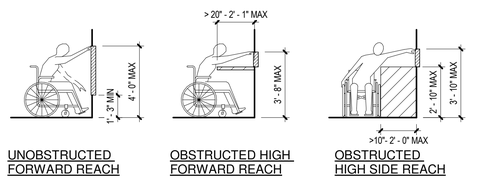
URINALS



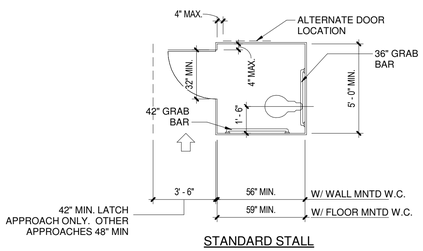
CLEAR FLOOR SPACE

SPOUT HEIGHT AND KNEE CLEARANCE
MIN 50% SHALL BE ACCESSIBLE

DRINKING FOUNTAINS AND WATER COOLERS

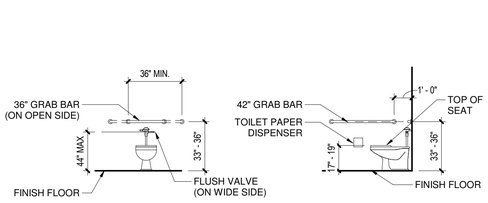


ACCESSIBLE REACH RANGES



STANDARD STALL

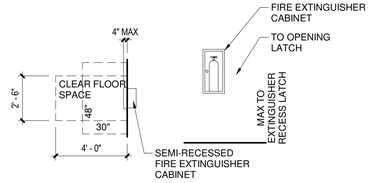
TOILET STALL



BACK WALL

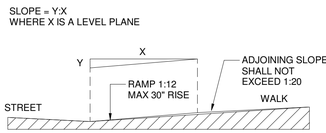
SIDE WALL

GRAB BARS AT WATER CLOSETS



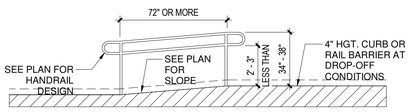
FIRE EXTINGUISHERS AND CABINET CLEARANCES

ACCESSIBILITY



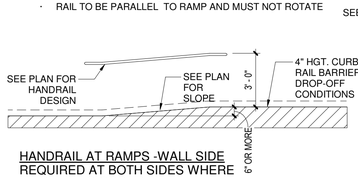
MEASUREMENT OF CURB RAMP SLOPES
MINIMUM CLEAR WIDTH SHALL BE 36"

- GRIPPING SURFACE SHALL BE CONTINUOUS
- RAILING SHALL RETURN TO WALL OR GUARDRAIL
- 2 1/4" CLEARANCE FROM RAIL TO WALL OR GUARDRAIL
- RAIL TO BE PARALLEL TO RAMP AND MUST NOT ROTATE

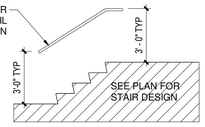


HANDRAIL AT RAMPS
HANDRAIL NOT REQUIRED UNDER 1:20 SLOPE, UNDER 6" RISE OR UNDER 72" LENGTHGUARDRAIL NOT REQUIRED AT DROP-OFFS UNDER 30" HIGH - NEITHER REQUIRED AT CURB RAMP - HANDRAIL IS REQUIRED AT BOTH SIDES WHERE NO WALL OCCURS

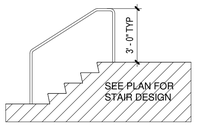
- GRIPPING SURFACE SHALL BE CONTINUOUS
- RAILING SHALL RETURN TO WALL OR GUARDRAIL
- 2 1/4" CLEARANCE FROM RAIL TO WALL OR GUARDRAIL
- RAIL TO BE PARALLEL TO RAMP AND MUST NOT ROTATE



HANDRAIL AT RAMPS -WALL SIDE
REQUIRED AT BOTH SIDES WHERE TWO WALLS OCCUR

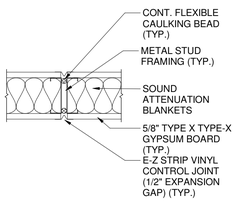


HANDRAIL AT STAIR
REQUIRED AT BOTH SIDES

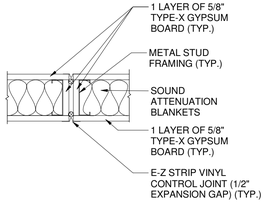


HANDRAIL AT STAIR MIDRAIL
HANDRAIL AT RAMPS

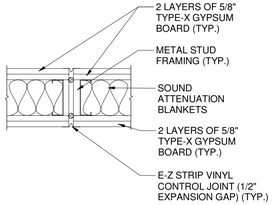
CONTROL JOINTS



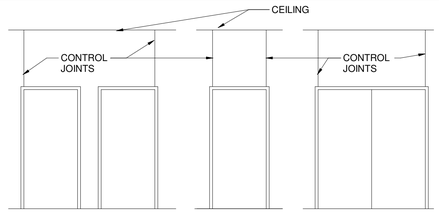
CONTROL JOINT AT NON-RATED WALLS



CONTROL JOINT AT 1 HR RATED WALLS



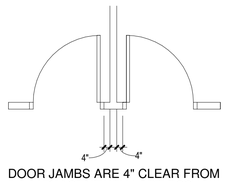
CONTROL JOINT AT 2 HR RATED WALLS



TWO DOORS

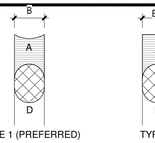
SINGLE DOOR

PAIR OF DOORS

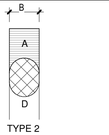


DOOR JAMBS ARE 4" CLEAR FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE

VERTICAL SEALANT APPLICATIONS, PROPERTIES AND TERMINOLOGY



TYPE 1 (PREFERRED)



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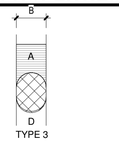

TYPE 3

A - SEALANT
B - SEALANT WIDTH
C - SEALANT DEPTH
D - JOINT FILLER
E - TOOLING DEPTH
F - JOINT FILLER DEPTH
G - SEALANT CONTACT DEPTH
H - SEALANT RECESS DEPTH

SEALANT DEPTH

THE SEALANT DEPTH DEPENDS ON THE SEALANT WIDTH. THE FOLLOWING GUIDELINES ARE NORMALLY ACCEPTED PRACTICE FOR A RECOMMENDED MINIMUM WIDTH TO 1/4 INCH, THE DEPTH SHOULD BE 1/4 INCH.

1. FOR JOINTS IN CONCRETE MASONRY OR STONE, THE DEPTH OF THE SEALANT MAY BE EQUAL TO THE SEALANT WIDTH IN JOINTS UP TO 1/2 INCH. FOR JOINTS 1/2 INCH TO 1 INCH WIDE, THE SEALANT DEPTH SHOULD BE 1/2 INCH.

2. FOR JOINTS 1 TO 2 INCH WIDE, THE SEALANT DEPTH SHOULD NOT BE GREATER THAN ONE HALF THE SEALANT WIDTH. FOR WIDTHS EXCEEDING 2 INCHES, THE DEPTH SHOULD BE DETERMINED BY THE SEALANT MANUFACTURER. FOR SEALANT WIDTHS OVER 1/4 INCH IN METAL, GLASS AND OTHER NONPOROUS SURFACE JOINTS, THE SEALANT DEPTH SHOULD BE A MINIMUM OF ONE HALF THE SEALANT WIDTH AND SHOULD IN NO CASE EXCEED THE WIDTH.

3. WHEN DETERMINING LOCATION OF THE JOINT FILLER IN THE JOINT, CONSIDERATION SHOULD BE GIVEN TO THE REDUCTION IN SEALANT DEPTH WITH CONCAVE AND RECESSED TOOLED JOINTS AND THE JOINT SHOULD BE DESIGNED ACCORDINGLY.

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SYMBOLS, GENERAL NOTES, ACCESSIBILITY REQUIREMENTS

Job No. 223040

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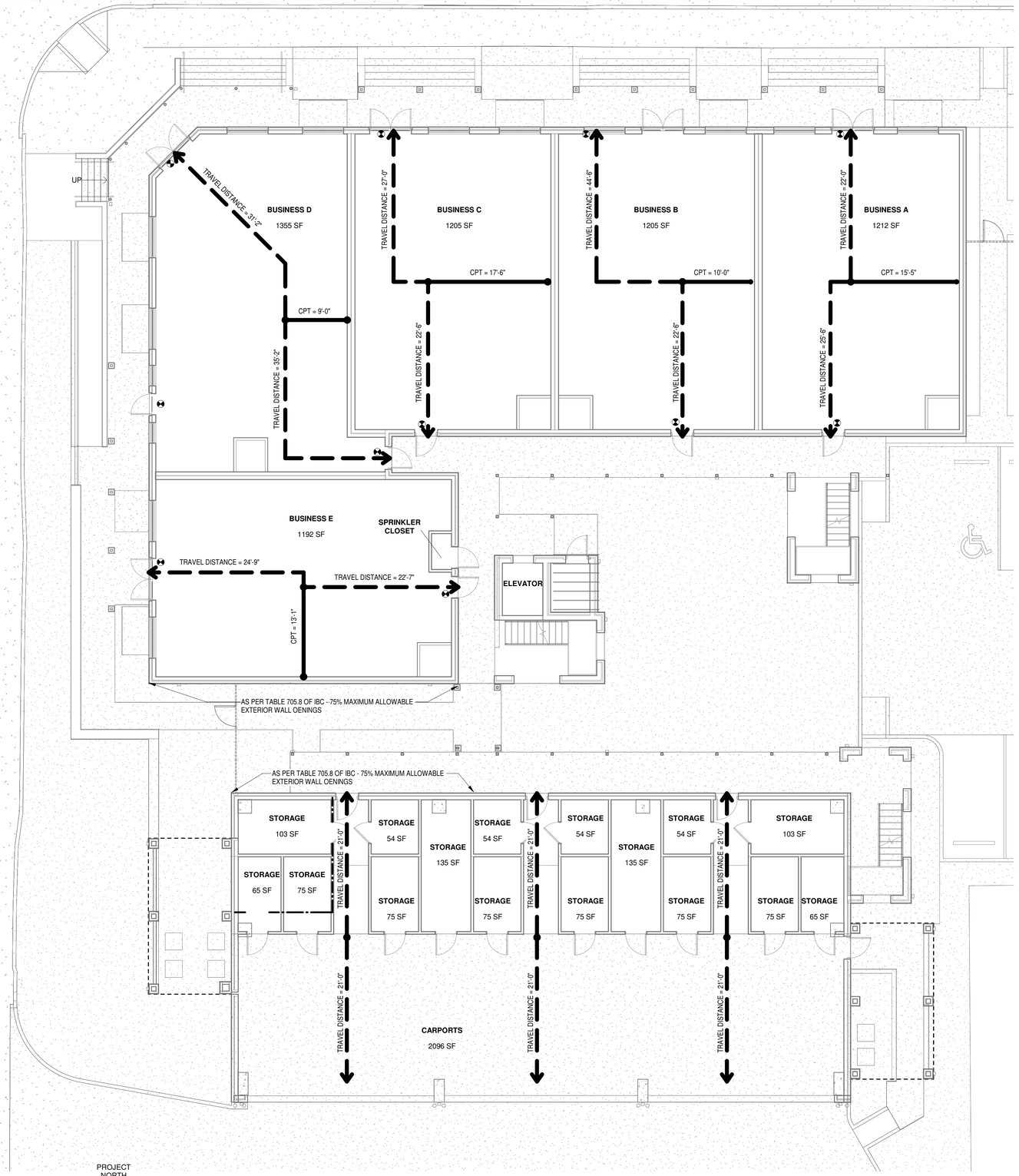

PROJECT NORTH

1 / A0.3 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

CODE DATA

INTERNATIONAL BUILDING CODE 2021

OCCUPANCY: MIXED USE
BUSINESS
RESIDENTIAL 2
MISCELLANEOUS U

OCCUPANT LOAD (TABLE 1004.1.1): BUSINESS AREAS = 1 / 100 SF

SEPARATION OF OCCUPANCIES (TABLE 508.4): R / B - 1 HOUR
R / U - 2 HOURS

CONSTRUCTION TYPE (TABLE 601): V (B)

PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS (EXTERIOR)	0 HOURS
BEARING WALLS (INTERIOR)	0 HOURS
NON-BEARING WALLS (EXTERIOR)	0 HOURS
NON-BEARING WALLS (INTERIOR)	0 HOURS
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HOURS
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HOURS

FIRE WALL FIRE-RESISTANCE RATINGS (TABLE 706.4): A, B & U - 2 HOURS PERMITTED IN TYPE V CONSTRUCTION

INTERIOR FINISH (TABLE 803.13 - SPRINKLERED): (B, R-2)

EXIT ENCLOSURES	CLASS C
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACES	CLASS C

AUTOMATIC SPRINKLER REQUIREMENTS (TABLE 504.3): REQUIRED (BUILDING IS FULLY SPRINKLERED)

OCCUPANCY CATEGORY (TABLE 1604.5): II

BASIC WIND SPEED (FOR RISK CATEGORY II BUILDING): 130 MPH

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8): 75% ON WALLS BETWEEN BUILDINGS
NO LIMIT ON OTHER PORTIONS OF EXTERIOR WALLS

ILLUMINATION OF EGRESS PATH REQUIRED

AREA CALCULATION

PHASE 1 / BUILDING 1

FIRST FLOOR -	6,900 S.F. BUSINESS USE
SECOND FLOOR -	6,900 S.F. RESIDENTIAL USE
THIRD FLOOR -	6,900 S.F. RESIDENTIAL USE
	20,700 SQUARE FEET TOTAL

PHASE 2 / BUILDING 2

FIRST FLOOR -	4,500 S.F. CARPORT AND STORAGE AREAS
SECOND FLOOR -	4,500 S.F. RESIDENTIAL USE
THIRD FLOOR -	4,500 S.F. RESIDENTIAL USE
	13,500 SQUARE FEET TOTAL

OCCUPANT LOAD

PHASE 1 / BUILDING 1

FIRST FLOOR -	6,900 S.F. BUSINESS USE -	1 OCC /100 SF = 69 OCCUPANTS
SECOND FLOOR -	6,900 S.F. RESIDENTIAL USE-	1 OCC/200 SF = 35 OCCUPANTS
THIRD FLOOR -	6,900 S.F. RESIDENTIAL USE-	1 OCC/200 SF = 35 OCCUPANTS
	20,700 SQUARE FEET TOTAL -	139 TOTAL OCCUPANTS

PHASE 2 / BUILDING 2

FIRST FLOOR -	3430 S.F. CARPORT -	1 OCC/300 = 12 OCCUPANTS
	1070 S.F.STORAGE AREAS -	1 OCC/300 - 4 OCCUPANTS
SECOND FLOOR -	4,500 S.F. RESIDENTIAL USE -	1 OCC/200 SF = 23 OCCUPANTS
THIRD FLOOR -	4,500 S.F. RESIDENTIAL USE -	1 OCC/200 SF = 23 OCCUPANTS
	13,500 SQUARE FEET TOTAL -	62 TOTAL OCCUPANTS

LEGEND

- AREA OF WORK NOT IN CONTRACT
- NEW METAL STUD CONSTRUCTION, RE: PARTITION TYPES.
- EXISTING TO REMAIN
- TEMPORARY WALL
- 20 MIN. NON-RATED SMOKE TIGHT PARTITION
- 1 HOUR FIRE RESISTANCE RATED SMOKE BARRIER COMPARTMENT WITH 20 MINUTE DOORS
- 1 HOUR FIRE RATED PARTITION WITH 3/4 HOUR DOORS
- 1 HOUR FIRE RATED PARTITION WITH 1 HOUR DOORS
- 2 HOUR FIRE RATED PARTITION WITH 1 1/2 HOUR DOORS
- 2SEP — EXISTING 2 HOUR HORIZONTAL SEPARATION (HORIZONTAL EXIT)
- TRAVEL DISTANCE TO EXIT (TD)
- COMMON PATH OF TRAVEL (CPT)
- FEC-R — FIRE EXTINGUISHER CABINET - SEMI RECESSED
- FE — WALL MOUNTED FIRE EXTINGUISHER
- E — EXISTING EXIT LIGHT
- T — TEMPORARY EXIT LIGHT
- CEILING MOUNTED EXIT LIGHT, (RE: ELECTRICAL).
- WALL MOUNTED EXIT LIGHT, (RE: ELECTRICAL).
- CEILING MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROWS, (RE: ELECTRICAL).

CEILING NOTE:
THE SUSPENDED CEILING WILL BE CAPABLE OF RESISTING THE PASSAGE OF SMOKE PURSUANT TO OSFM INTERPRETIVE MEMORANDUM 2000-14 AND NFPA 101:18.3.6.2.1. THEREFORE, SMOKE RESISTANCE OF THE EGRESS CORRIDORS IS PROVIDED AT THE CEILING LEVEL

CODE DATA

N.F.P.A. 101 LIFE SAFETY CODE 2015

OCCUPANCY: ONE & TWO FAMILY DWELLINGS (CHAPTER 24)+
NEW BUSINESS OCCUPANCY (CHAPTER 39)

OCCUPANT LOAD (TABLE 7.3.1.2): BUSINESS AREAS = 1 / 100 SF
RESIDENTIAL AREAS = 1/200 SF

SEPARATION OF OCCUPANCIES (TABLE 6.1.14.4.1 (A)): 1 HOUR (SPRINKLERED)

CONSTRUCTION TYPE (TABLE A8.2.1.2): V(000)

EXTERIOR BEARING WALLS	0 HOURS
INTERIOR BEARING WALLS	0 HOURS
COLUMNS (SUPPORTING MORE THAN 1 FLOOR)	0 HOURS
BEAMS, GIRDERS, AND TRUSSES (SUPPORTING MORE THAN 1 FLOOR)	0 HOURS
FLOOR-CEILING ASSEMBLIES	0 HOURS
ROOF ASSEMBLIES	0 HOURS
INT NON-BEARING WALLS	0 HOURS
EXT NON-BEARING WALLS	0 HOURS

HORIZONTAL EXITS (30.2.2.5/7.2.4.1.2): PERMITTED

AREA OF REFUGE (30.2.2.12.1): PERMITTED

MIN. NUMBER OF EXITS (30.2.4.3): 2 PER FLOOR

DEAD END CORRIDOR (30.2.5.4.2): 50 FT

COMMON PATH OF TRAVEL, (30.2.5.3.2): 50 FT

TRAVEL DISTANCE FROM UNIT DOOR TO EXIT (TABLE A.31.1): 200 FT

TRAVEL DISTANCE WITHIN UNIT (TABLE A.31.1): 125 FT

MAXIMUM SINGLE PATH CORRIDOR DISTANCE (TABLE A.31.1): 35 FT

VERTICAL OPENING PROTECTION (18.3.1/8.6.5):
CONNECTING 3 STORIES OR LESS = 1 HOUR
CONNECTING MORE THAN 3 STORIES = 2 HOURS

PROTECTION FROM HAZARDS (TABLE 30.3.2.1.1):
BOILER/HEATER ROOMS: 1 HOUR AND SPRINKLERS
GIFT OR RETAIL SHOP: 1 HOUR AND SPRINKLERS
STORAGE OUTSIDE OF DWELLING UNITS: 1 HOUR OR SPRINKLERS

INTERIOR FINISH (TABLE A.31.1):

LOBBIES OR CORRIDORS	CLASS A, B OR C
OTHER SPACES	CLASS A, B OR C

ANNUNCIATION (30.3.4.3.4): NOT REQUIRED

(30.3.4.5) SMOKE ALARM SHALL BE PROVIDED IN EVERY SLEEPING AREA, OUTSIDE OF EVERY SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT

CORRIDOR SEPARATION (30.3.6.1.2): 1/2 HOUR

DOORS (30.3.6.2.1): 20 MIN WITH CLOSER

SUBDIVISION OF BUILDING SPACES (30.3.7.2):
DWELLING UNITS SHALL BE SEPARATED FROM EACH OTHER BY WALLS AND FLOORS CONSTRUCTED AS FIRE BARRIERS HAVING A MINUMUM 1/2 HOUR FIRE RESISTANCE RATING

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CLIMATE ZONE: FIGURE C301.1 - ZONE 2A

FIRST FLOOR -	APPLY COMMERCIAL ENERGY EFFIENCY STANDARDS
SECOND FLOOR -	APPLY RESIDENTIAL ENERGY EFFICIENCY STANDARDS
THIRD FLOOR -	APPLY RESIDENTIAL ENERGY EFFICIENCY STANDARDS

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT - TABLE C402.1.4 MINIMUM REQUIREMENTS - R-VALUE METHOD

	BUSINESS	RESIDENTIAL
ROOFS		
INSULATION ENTIRELY ABOVE ROOF	R-25 CI	R-25 CI
ATTIC AND OTHER	R-38	R-38
WALLS ABOVE GRADE		
WOOD FRAMED AND OTHER	R-13 + R-3.8 CI OR R-20	R-13 + R-3.8CI OR R-20

BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT REQUIREMENTS

FIXED FESESTRATION	0.45
OPERABLE FENESTRATION	0.60
ENTRANCE DOORS	0.77

C402.5.1 - CONTINUOUS AIR BARRIER SALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE

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CD SET (PRELIMINARY)

Date 12-14-2023

Project Location

FIRST FLOOR LIFE SAFETY PLAN

Job No. 223040

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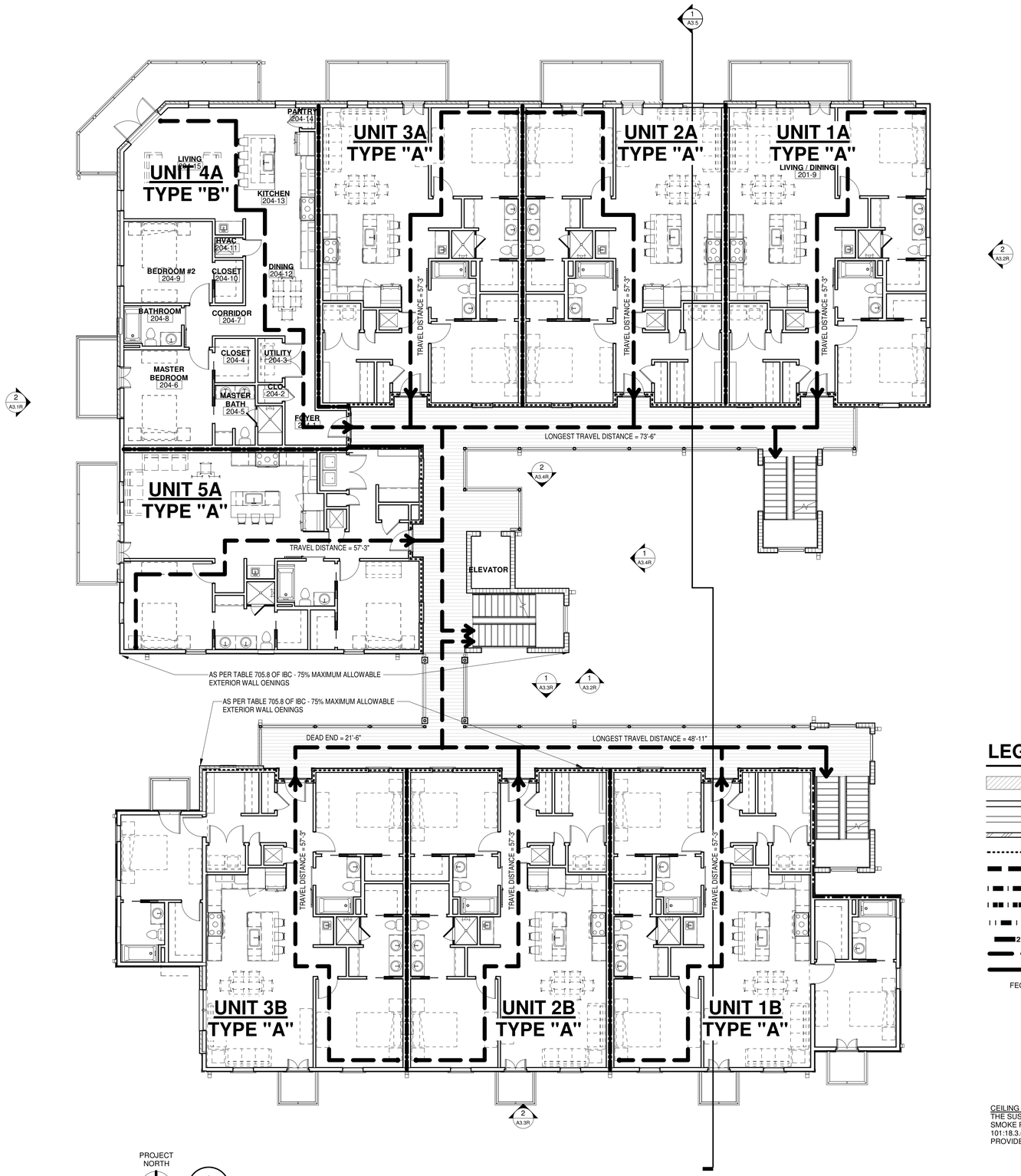

LEGEND

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- TEMPORARY WALL
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SECOND FLOOR LIFE SAFETY PLAN

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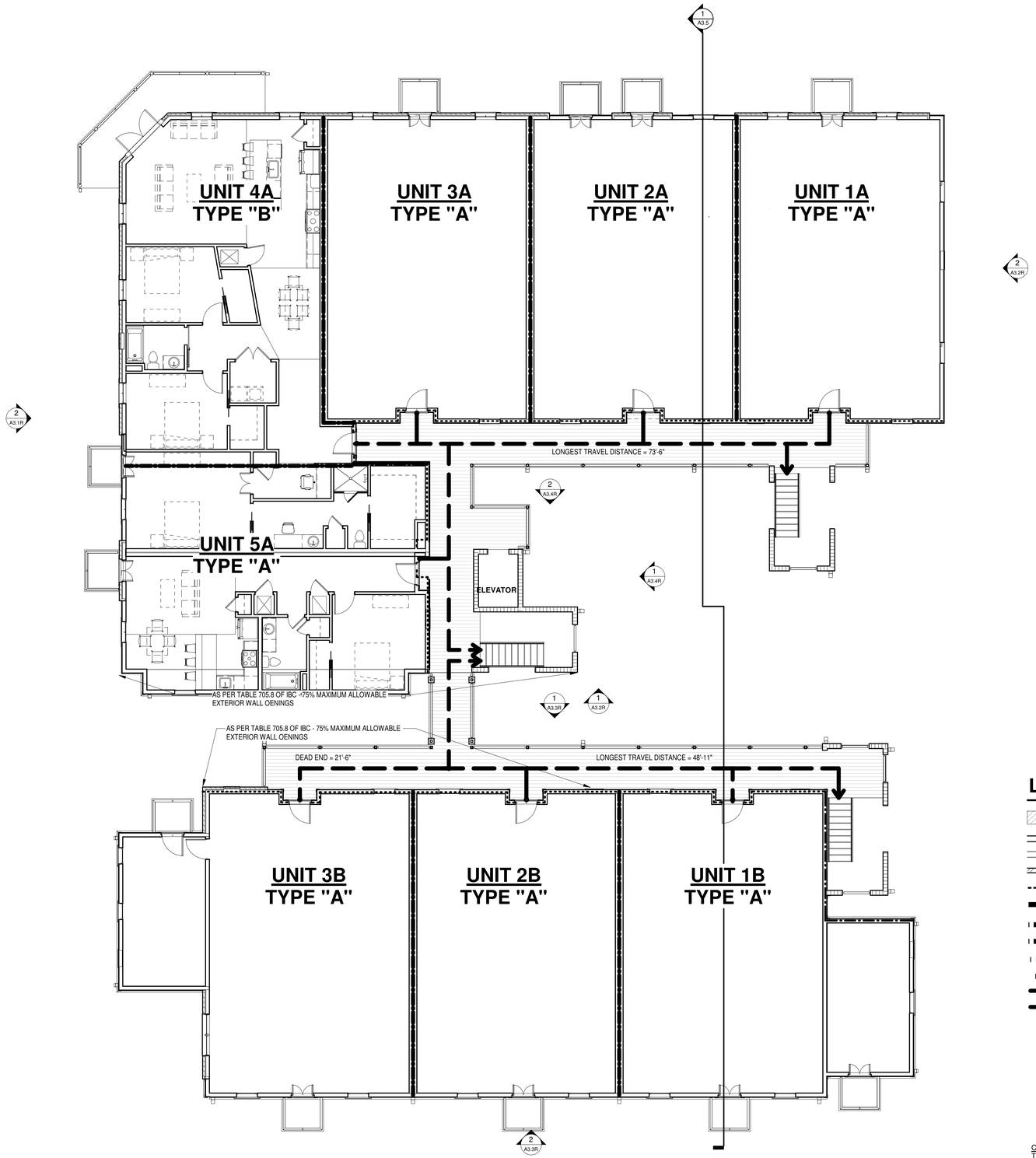

PROJECT NORTH

1 / A0.5 THIRD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

LEGEND

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SEE SECOND FLOOR PLAN FOR SAME TYPICAL UNIT LAYOUTS

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THIRD FLOOR LIFE SAFETY PLAN

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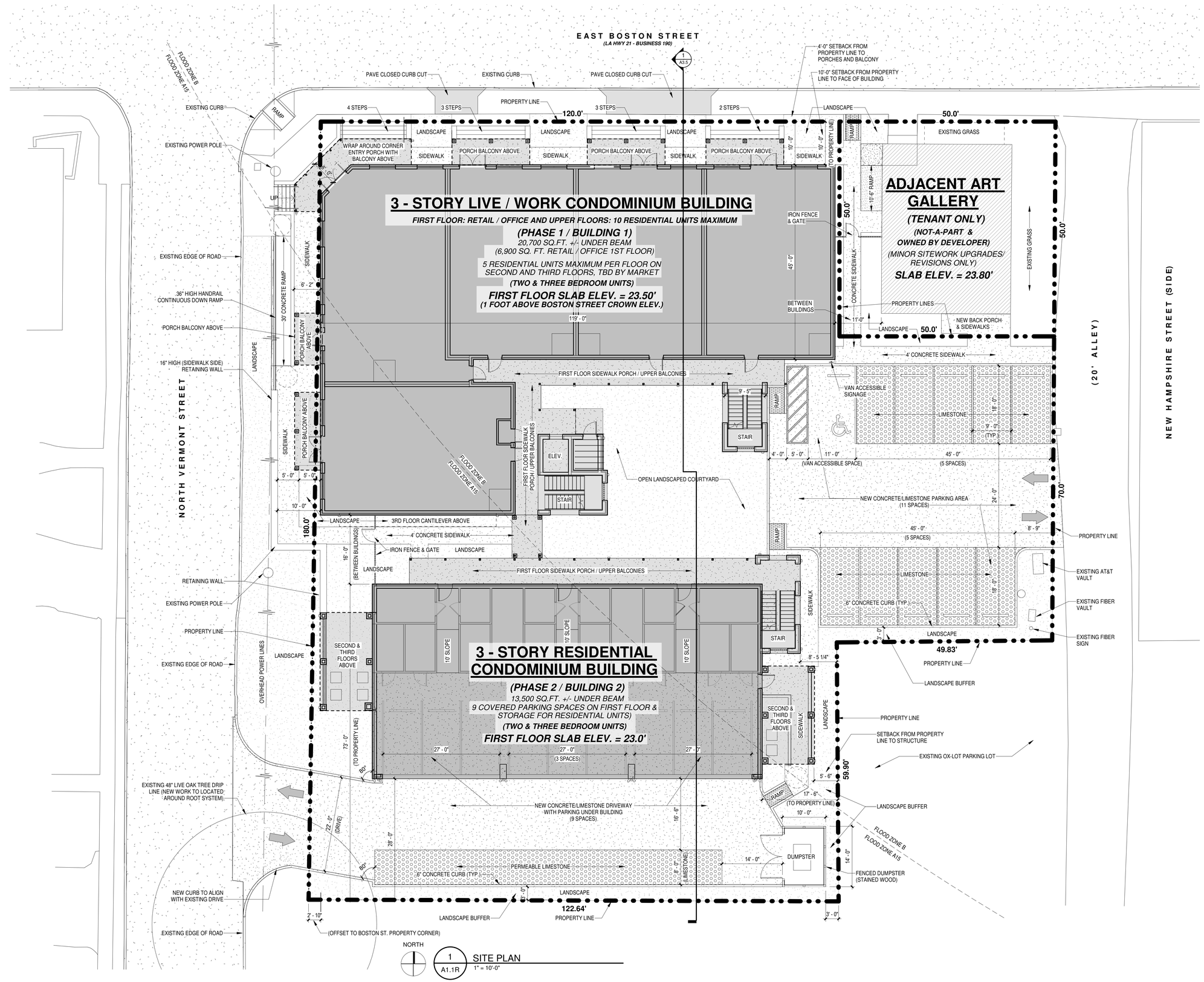

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SITE PLAN

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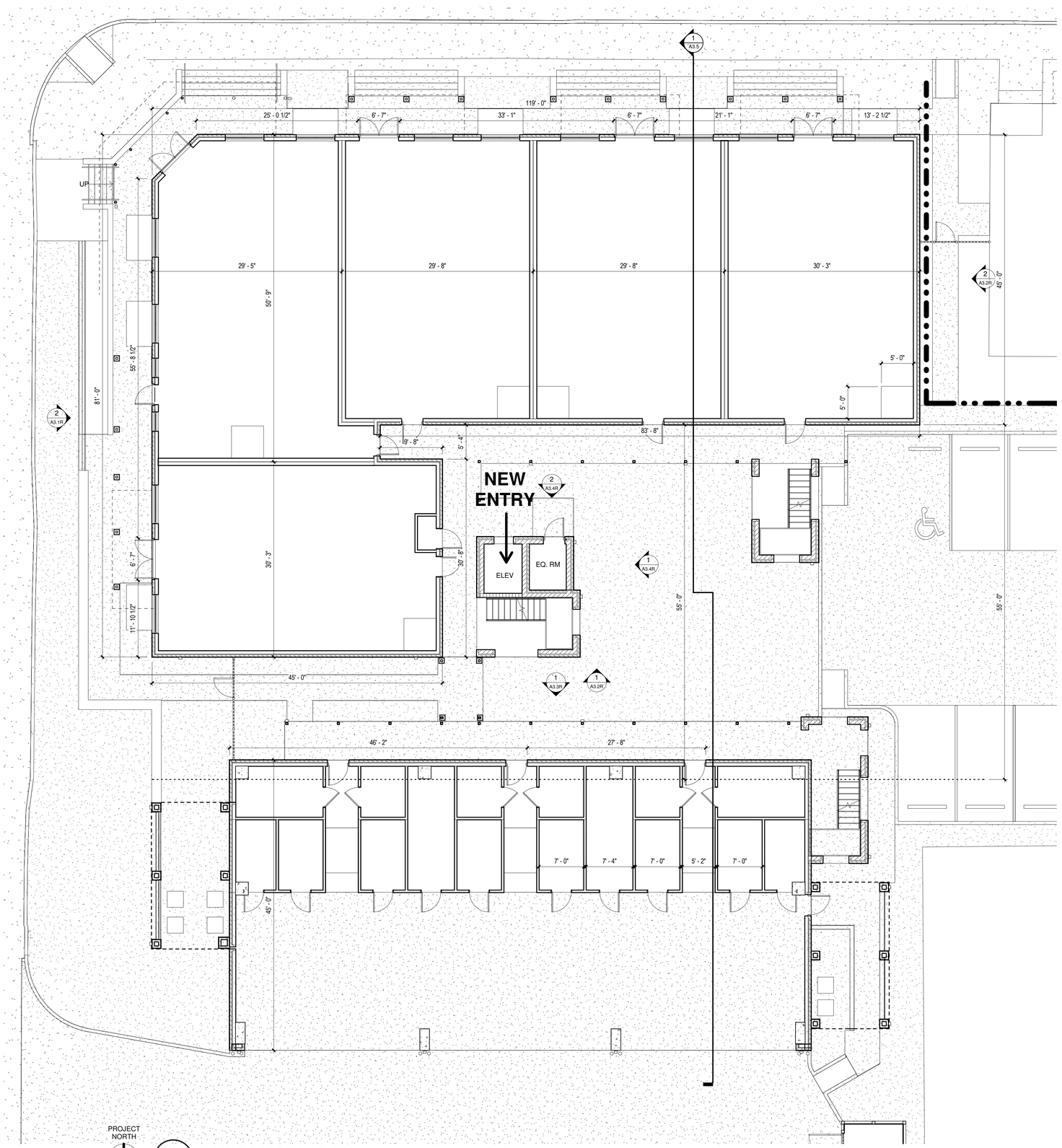

PROJECT NORTH

1 A2.1 FIRST FLOOR PLAN - OVERALL

1/8" = 1'-0"

LEGEND

- AREA OF WORK NOT IN CONTRACT
- NEW METAL STUD CONSTRUCTION, RE: PARTITION TYPES.
- EXISTING TO REMAIN
- TEMPORARY WALL
- EXISTING TO BE DEMOLISHED
- 1 HOUR FIRE RATED WALL CONSTRUCTION, RE: PARTITION WALL TYPES.
- 2 HOUR FIRE RATED WALL CONSTRUCTION, RE: PARTITION WALL TYPES.
- SMOKE TIGHT CONSTRUCTION WALL BUILT OF NON-COMBUSTIBLE MATERIALS, RE: PARTITION WALL TYPES.
- FEC-R — FIRE EXTINGUISHER CABINET - SEMI RECESSED
- FE — WALL MOUNTED FIRE EXTINGUISHER
- CG-1 — CORNER GUARD, FLUSH MOUNTED
- EC-1 — ENDCAP, FLUSH MOUNTED
- CR — CARD READER
- PP — PUSH PLATE/ DOOR ACTIVATOR

WALL NOTES:

1. TYPICAL INTERIOR METAL STUDS SHALL BE 3 5/8", 6", OR 8". SEE PARTITION TYPES FOR SIZE AND HEIGHT OF WALL CONSTRUCTION.
2. SOUND ATTENUATION BLANKETS FULL HEIGHT IN ALL FULL HEIGHT INTERIOR METAL STUD WALLS.
3. RESTROOM FLOORS SHALL BE RECESSED 1 1/2" TO ALLOW FOR CERAMIC TILE MORTAR BED TO SLOPE TO DRAIN. SLAB RECESS SHALL ALIGN WITH INSIDE EDGE OF METAL STUD WALL.

KEYNOTES: (FIRST FLOOR PLAN)

X.

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SQUARE 5

OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMS

LOCATED IN HISTORIC DISTRICT AT BOSTON STREET & VERMONT STREET
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Project Location

FIRST FLOOR PLAN - OVERALL

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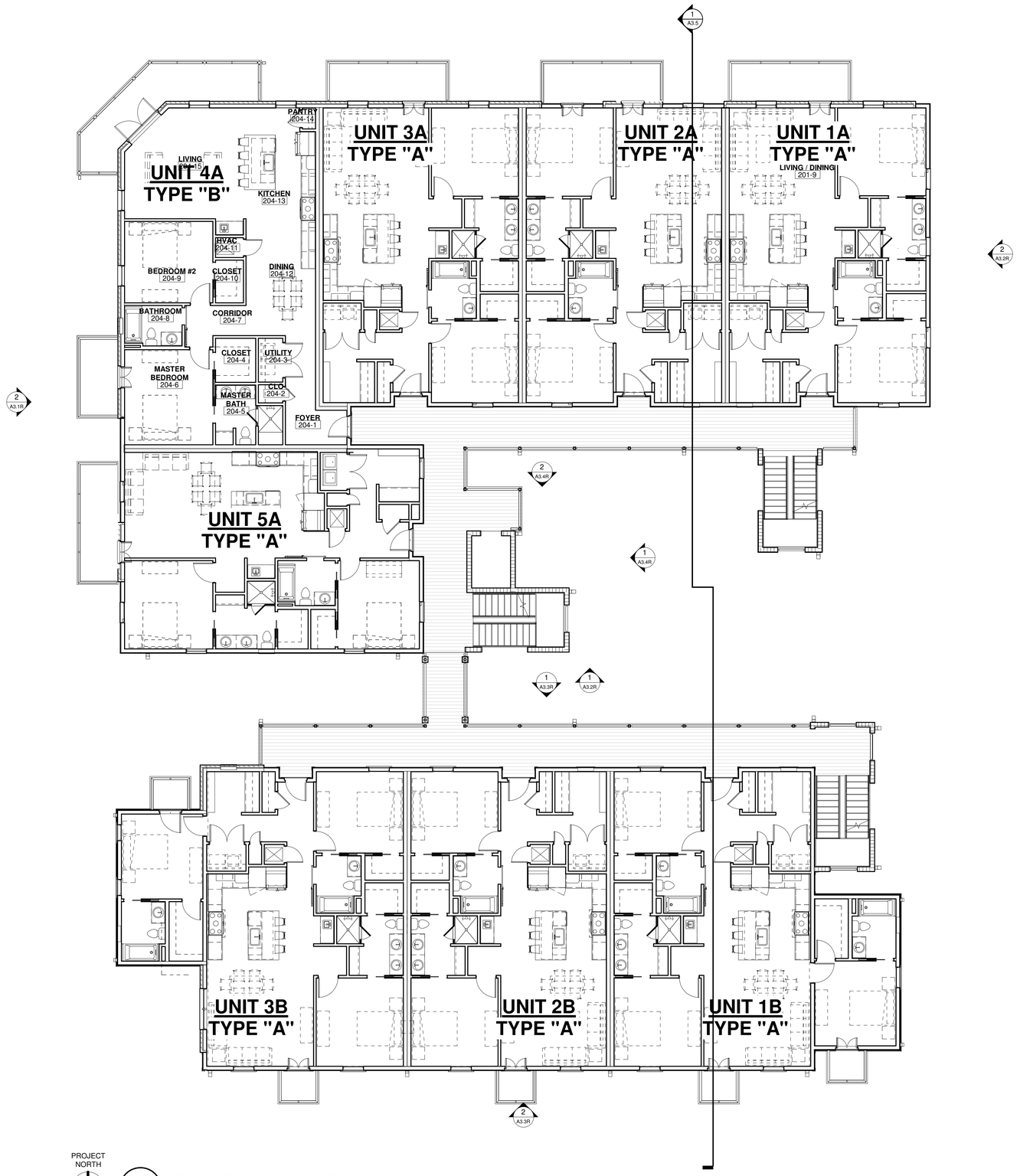

PROJECT NORTH

1 / A2.2 SECOND FLOOR PLAN - OVERALL
1/8" = 1'-0"

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SECOND FLOOR PLAN - OVERALL

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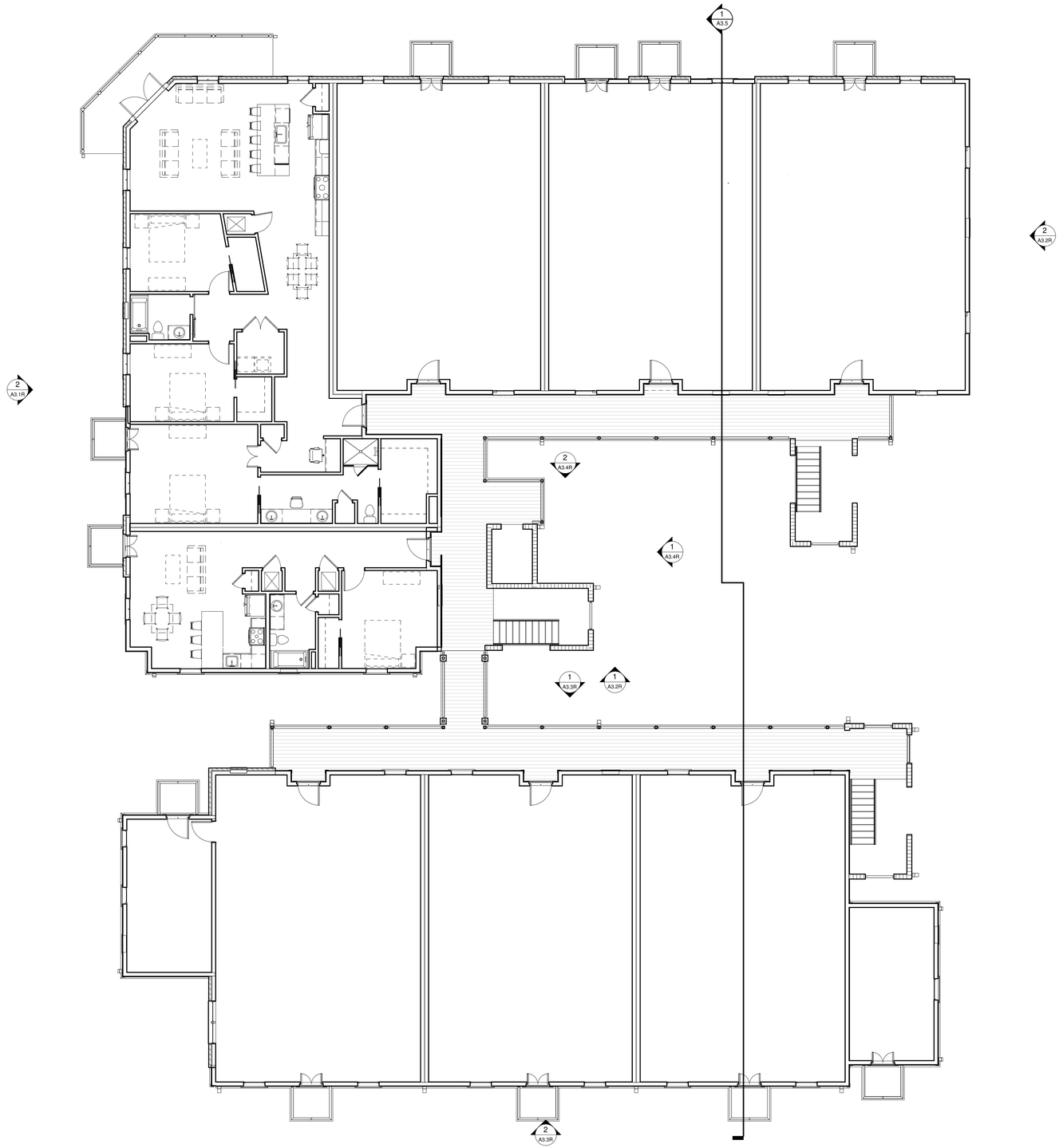

PROJECT NORTH

1 / A2.3R THIRD FLOOR PLAN - OVERALL
1/8" = 1'-0"

SEE SECOND FLOOR PLAN FOR SAME TYPICAL UNIT LAYOUTS

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THIRD FLOOR PLAN - OVERALL

Job No. 223040

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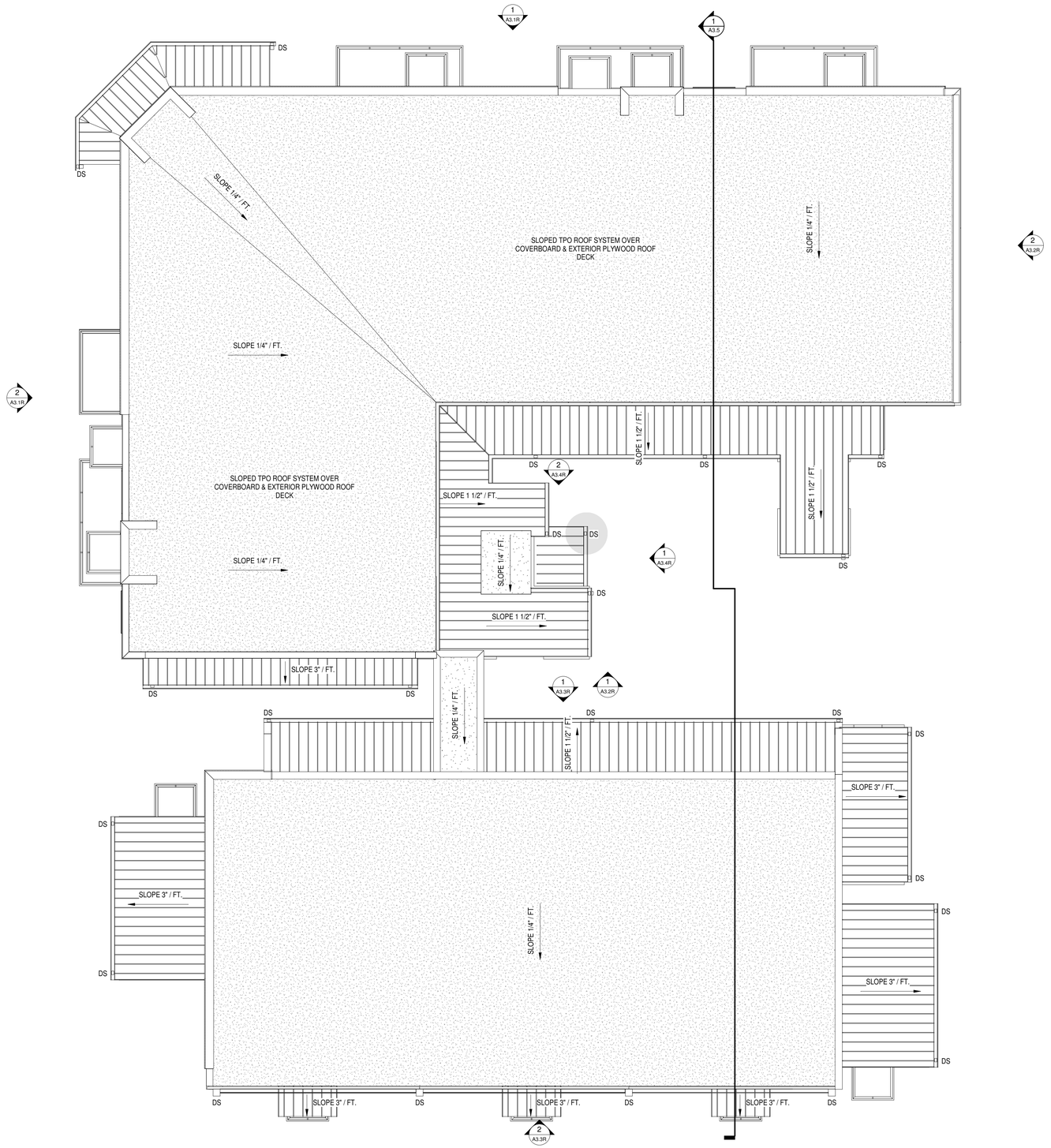

PROJECT NORTH

1 A2.4R ROOF PLAN - OVERALL
1/8" = 1'-0"

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ROOF PLAN - OVERALL

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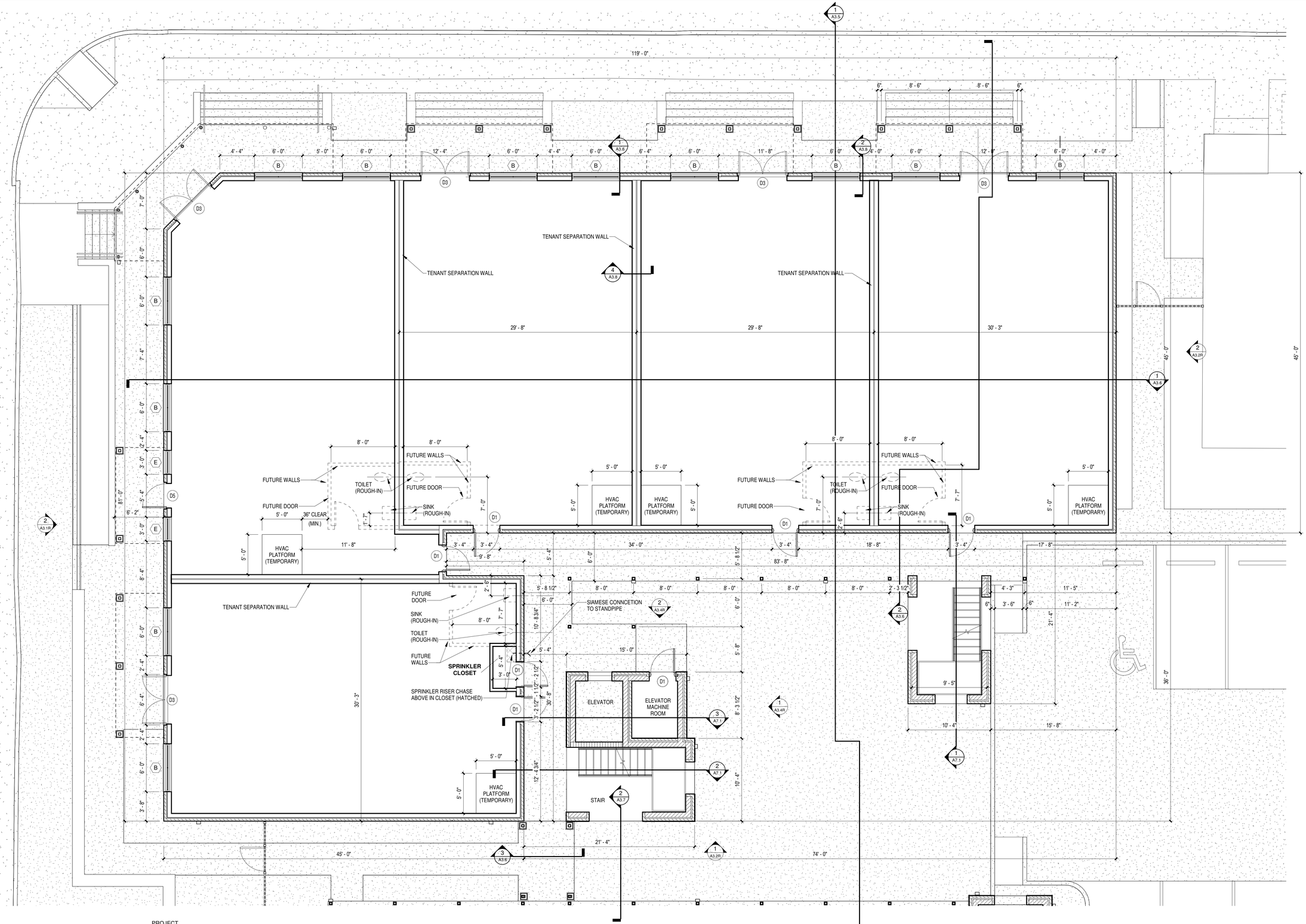

PROJECT NORTH

1 A2.5R — FIRST FLOOR PLAN - BUILDING A

3/16" = 1'-0"

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SQUARE 5

OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMNS

LOCATED IN HISTORIC DISTRICT AT BOSTON STREET & VERMONT STREET
COVINGTON, LA 70433

CD SET (PRELIMINARY)

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12-14-2023

Project Location

FIRST FLOOR PLAN (BUILDING A)

Job No. 223040

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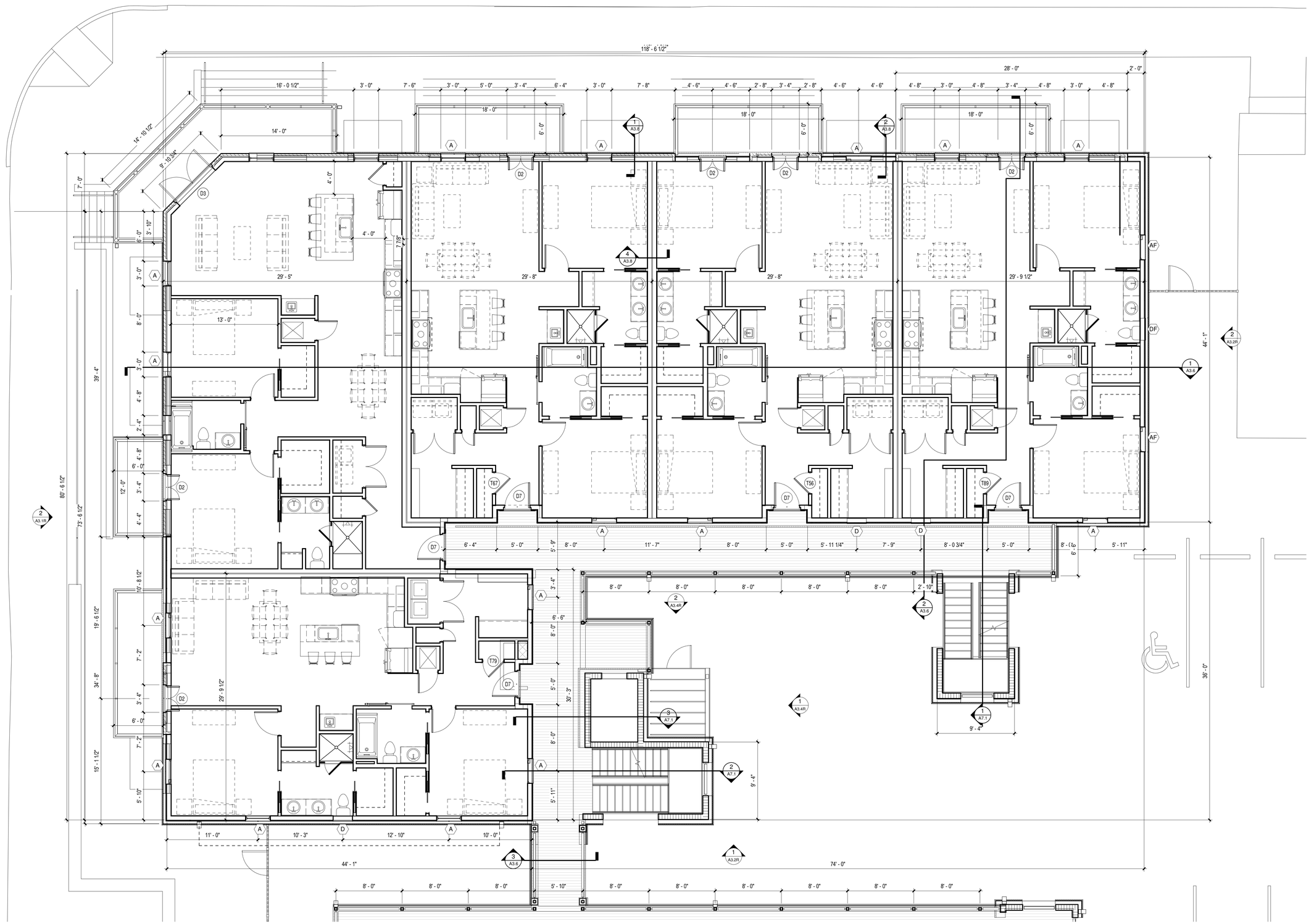

PROJECT NORTH

1 A2.6R — SECOND FLOOR PLAN (BUILDING A)
3/16" = 1'-0"

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Project Location

SECOND FLOOR PLAN
(BUILDING A)

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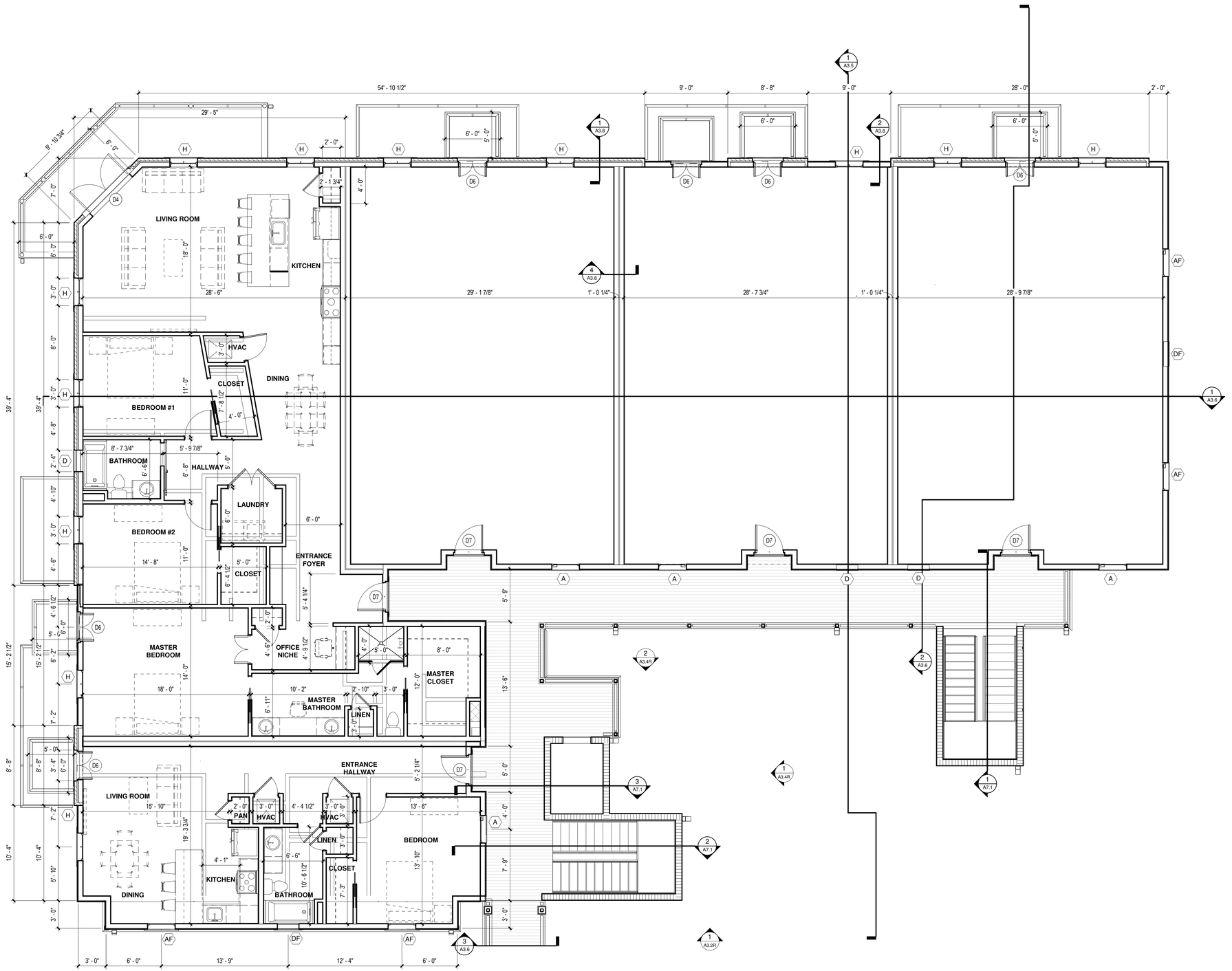
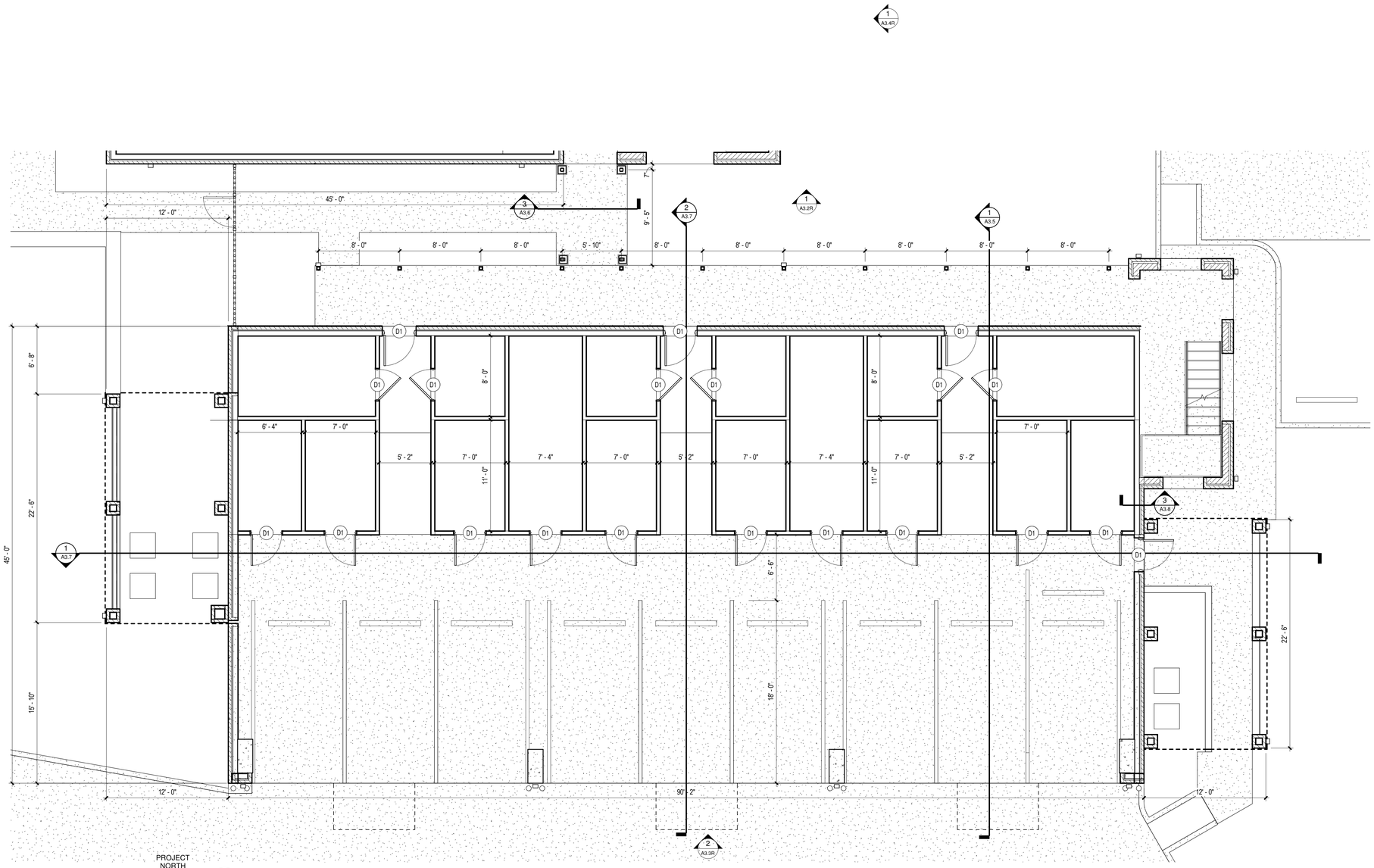

54' - 10 1/2"
9' - 0"
8' - 8"
9' - 0"
28' - 0"
2' - 0"
29' - 5"
9' - 10 3/4"
6' - 0"
7' - 0"
LIVING ROOM
18' - 0"
28' - 6"
KITCHEN
2' - 1 3/4"
4' - 0"
6' - 0"
6' - 0"
6



PROJECT NORTH

1 / A2.8 FIRST FLOOR PLAN - BUILDING B

3/16" = 1'-0"

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Project Location

FIRST FLOOR PLAN (BUILDING B)

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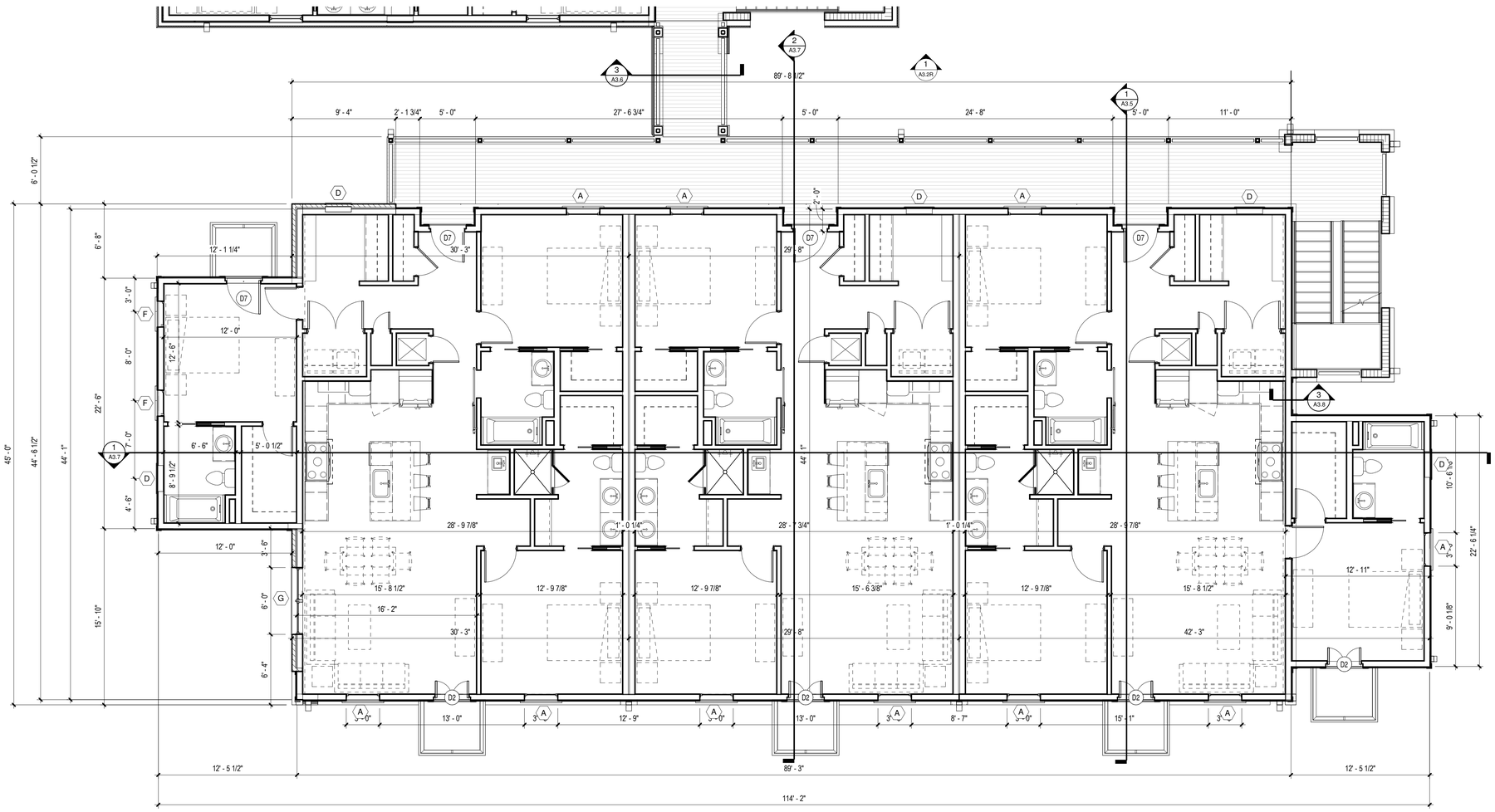

PROJECT NORTH

1 / A2.9 SECOND FLOOR PLAN (BUILDING B)

3/16" = 1'-0"

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SECOND FLOOR PLAN (BUILDING B)

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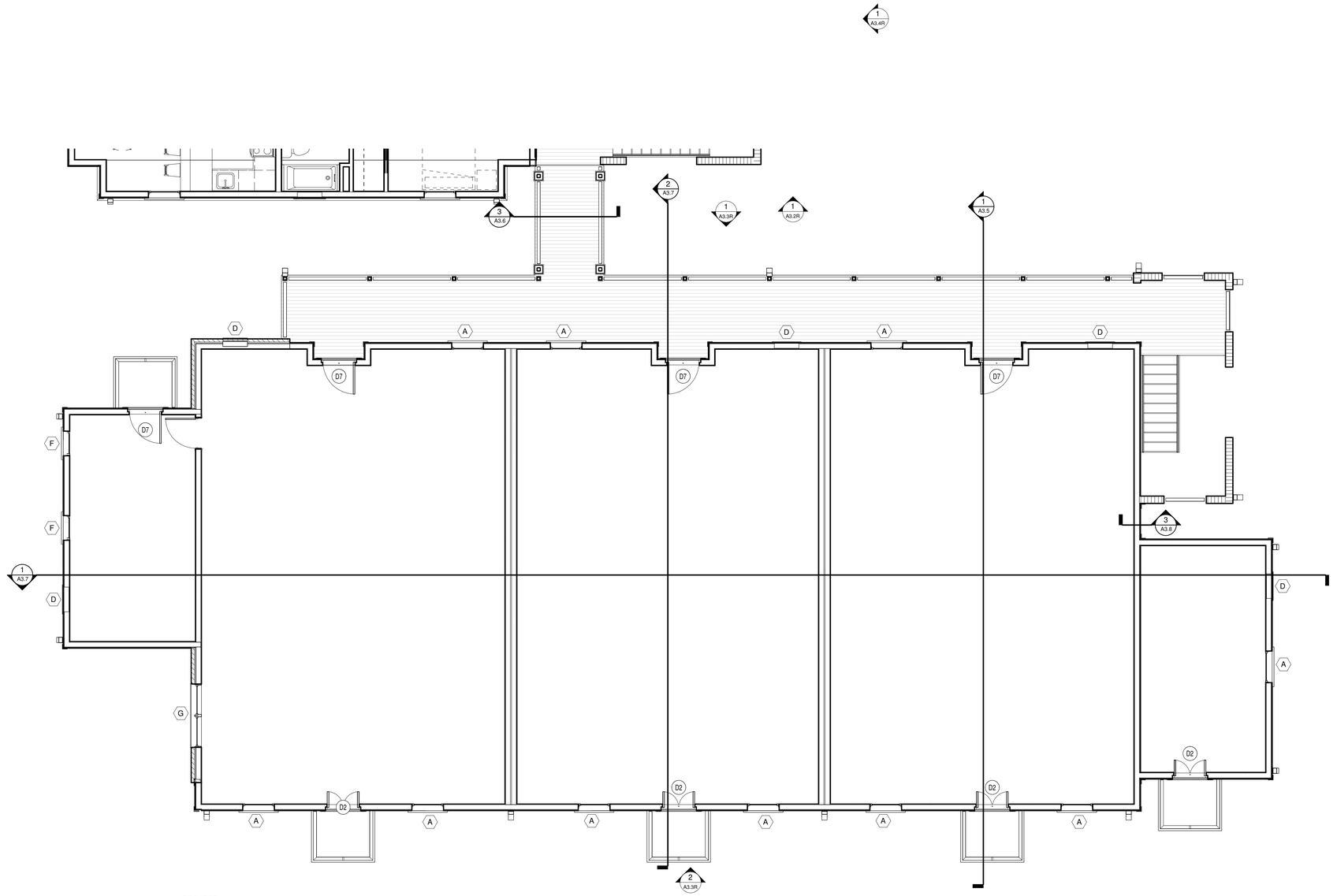

PROJECT NORTH

1 / A2.10 THIRD FLOOR PLAN - (BUILDING B)

3/16" = 1'-0"

SEE SECOND FLOOR PLAN FOR SAME TYPICAL UNIT LAYOUTS

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THIRD FLOOR PLAN (BUILDING B)

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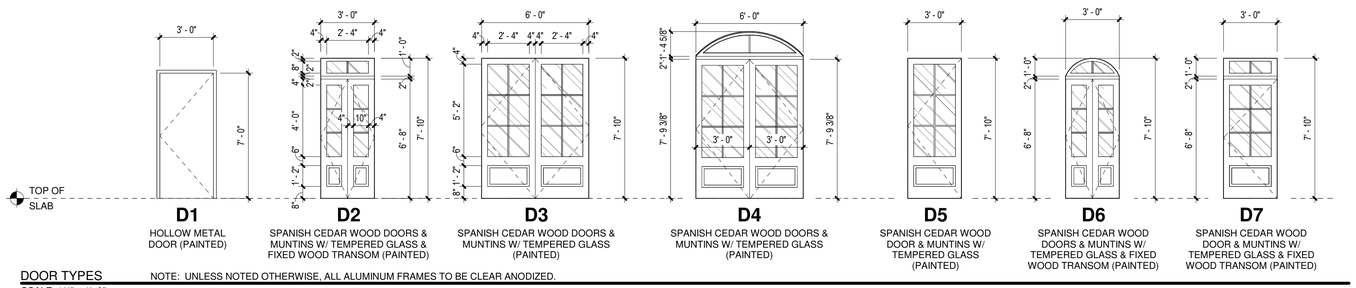
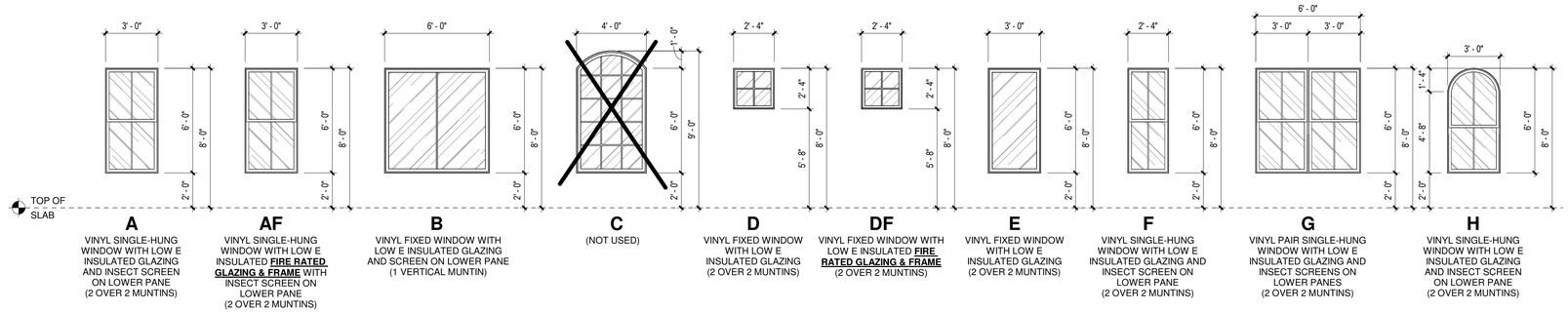


DOOR TYPES NOTE: UNLESS NOTED OTHERWISE, ALL ALUMINUM FRAMES TO BE CLEAR ANODIZED.

SCALE: 1/4" = 1'- 0"



WINDOW TYPES NOTE: UNLESS NOTED OTHERWISE, ALL ALUMINUM FRAMES TO BE CLEAR ANODIZED.

SCALE: 1/4" = 1'- 0"

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DOOR & WINDOW SCHEDULES & TYPES

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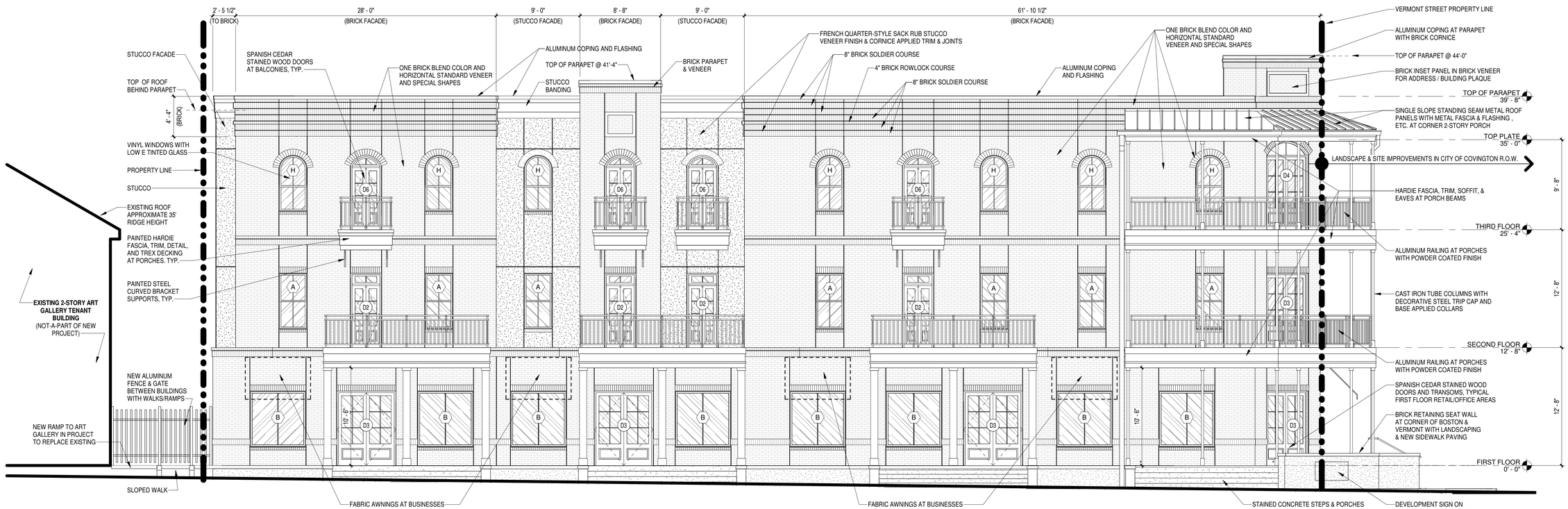
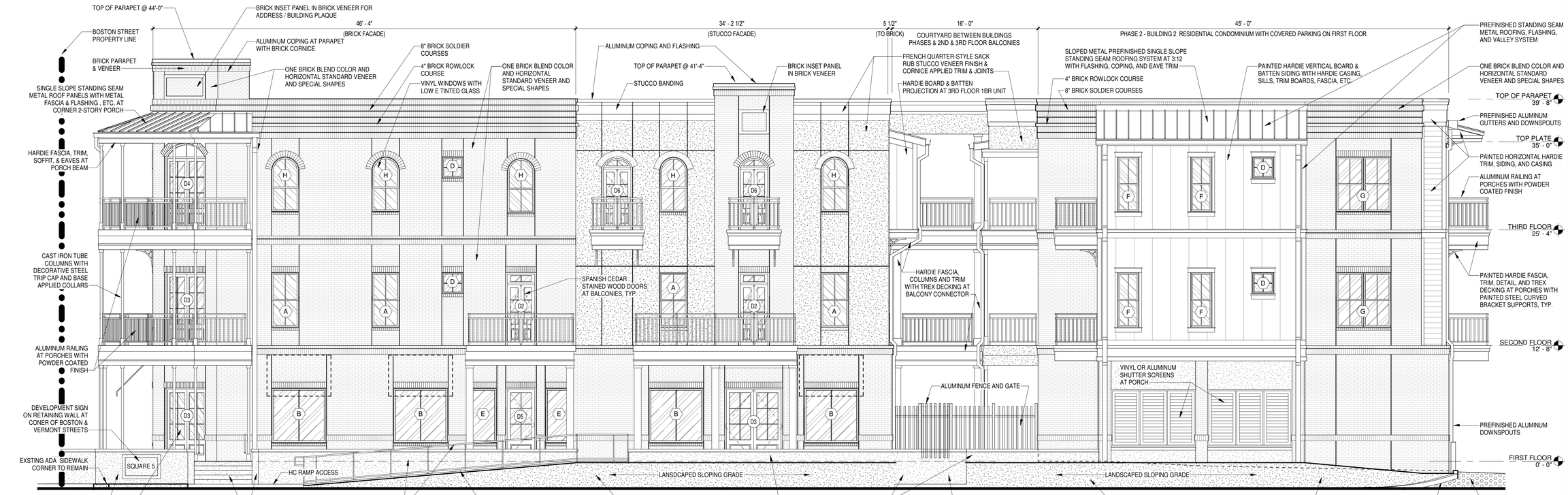


1 A3.1R EXTERIOR ELEVATION - NORTH (BUILDING A - BOSTON STREET)
3/16" = 1'-0"



2 A3.1R EXTERIOR ELEVATION - WEST (VERMONT STREET)
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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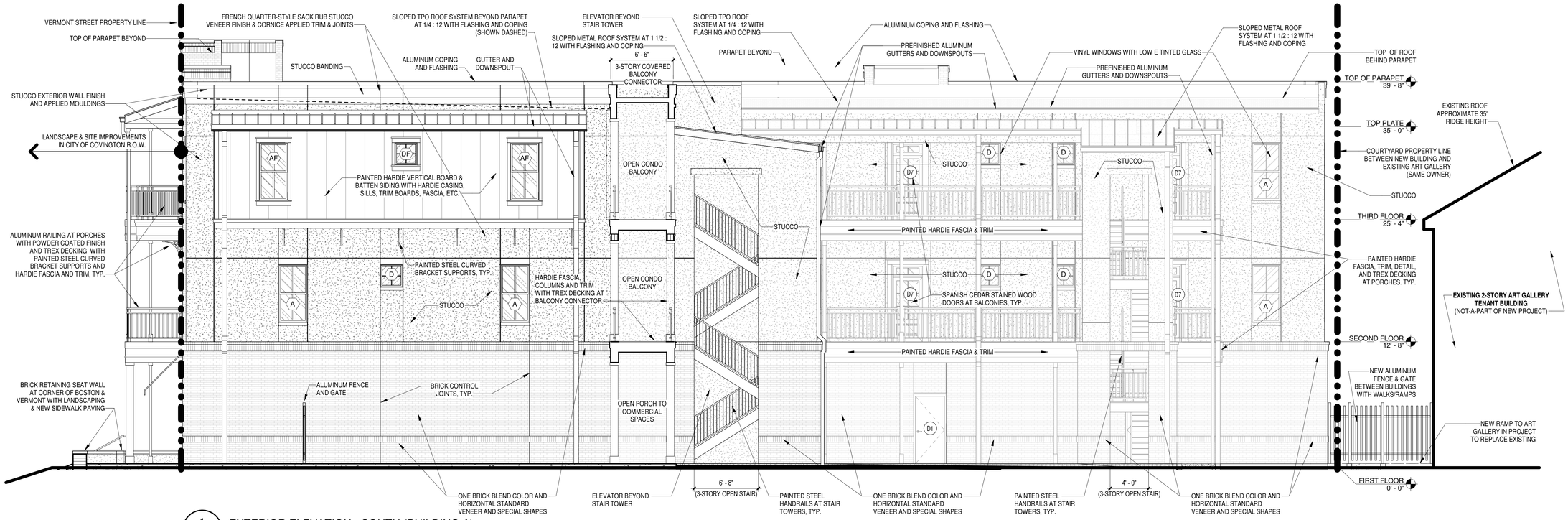
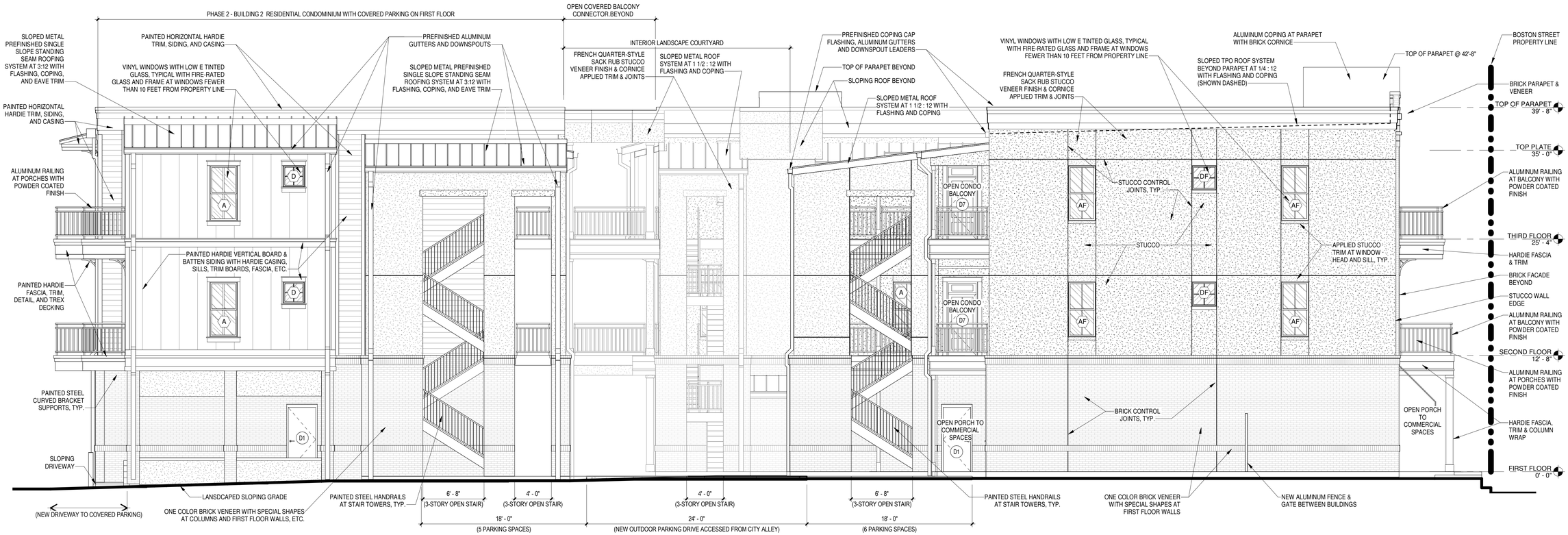


1 / A3.2R — EXTERIOR ELEVATION - SOUTH (BUILDING A)
3/16" = 1'-0"



2 / A3.2R — EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

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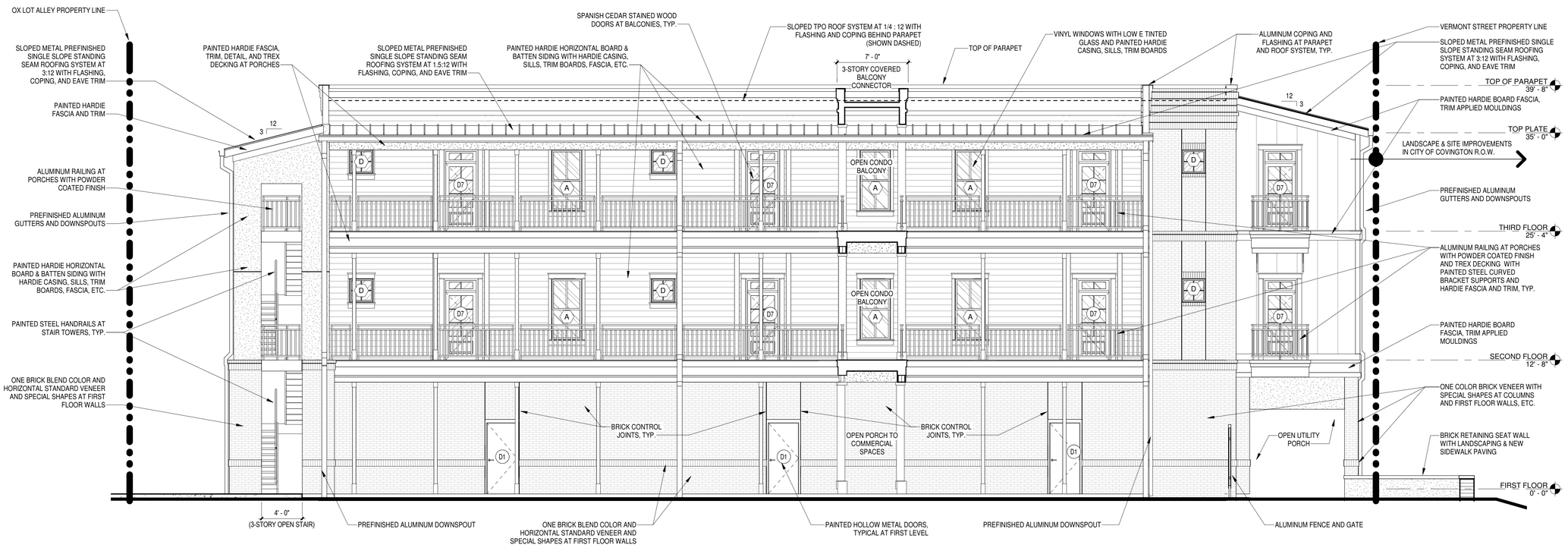
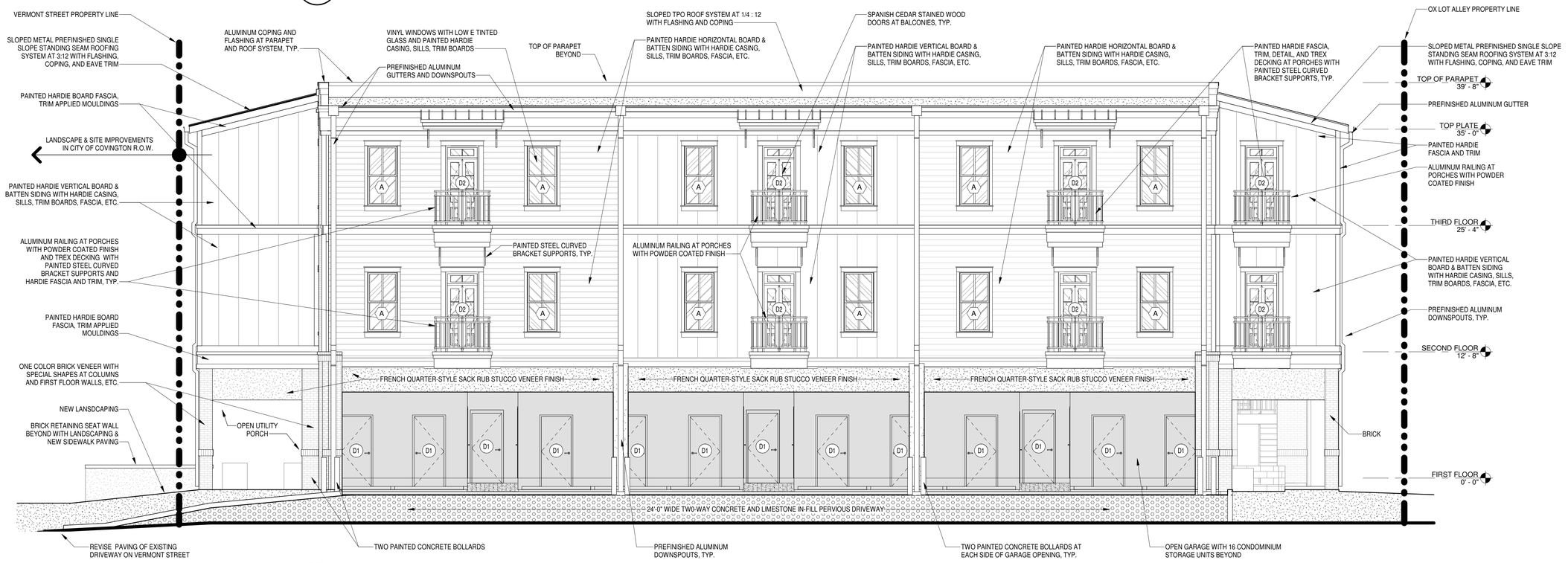


1 A3.3R — EXTERIOR ELEVATION - NORTH (BUILDING B)
3/16" = 1'-0"



2 A3.3R — EXTERIOR ELEVATION - SOUTH (BUILDING B)
3/16" = 1'-0"

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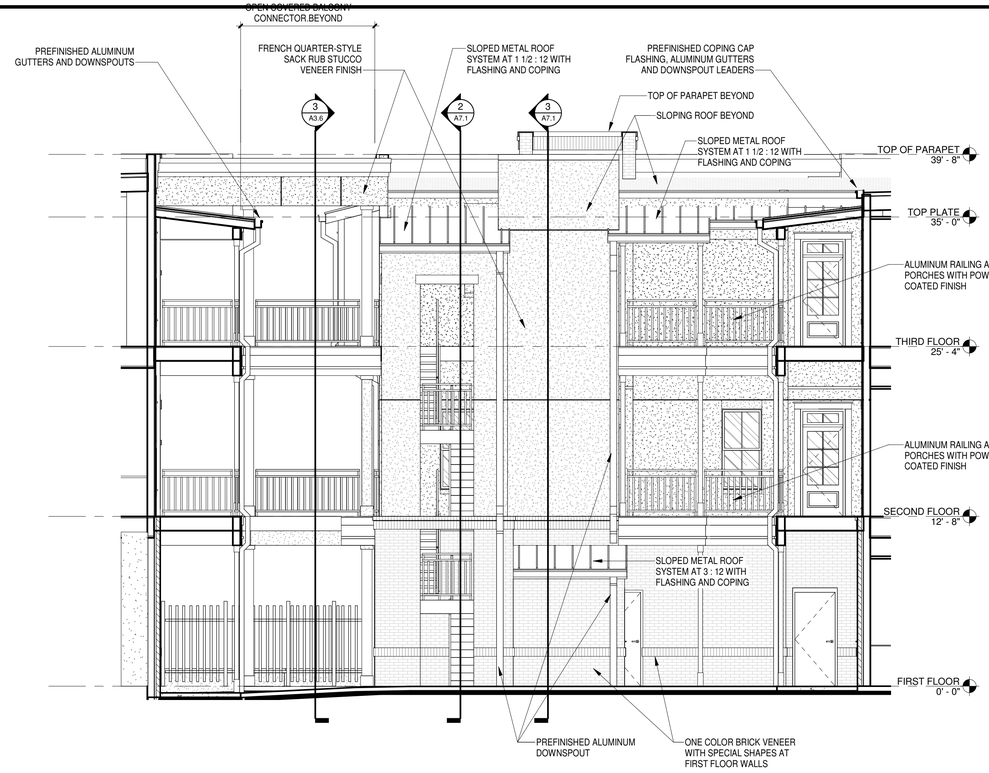
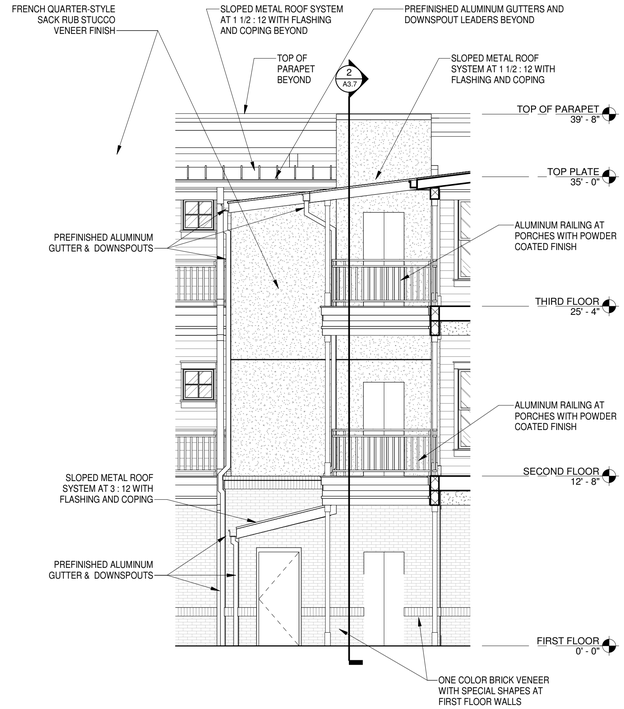


1 A3.4R — EXTERIOR ELEVATION - EAST COURTYARD ELEVATOR

3/16" = 1'-0"



2 A3.4R — EXTERIOR ELEVATION - SOUTH COURTYARD ELEVATOR

3/16" = 1'-0"

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EXTERIOR ELEVATIONS - COURTYARD ELEVATOR

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1 / A3.5 SITE SECTION
1/8" = 1'-0"

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SITE BUILDING SECTION

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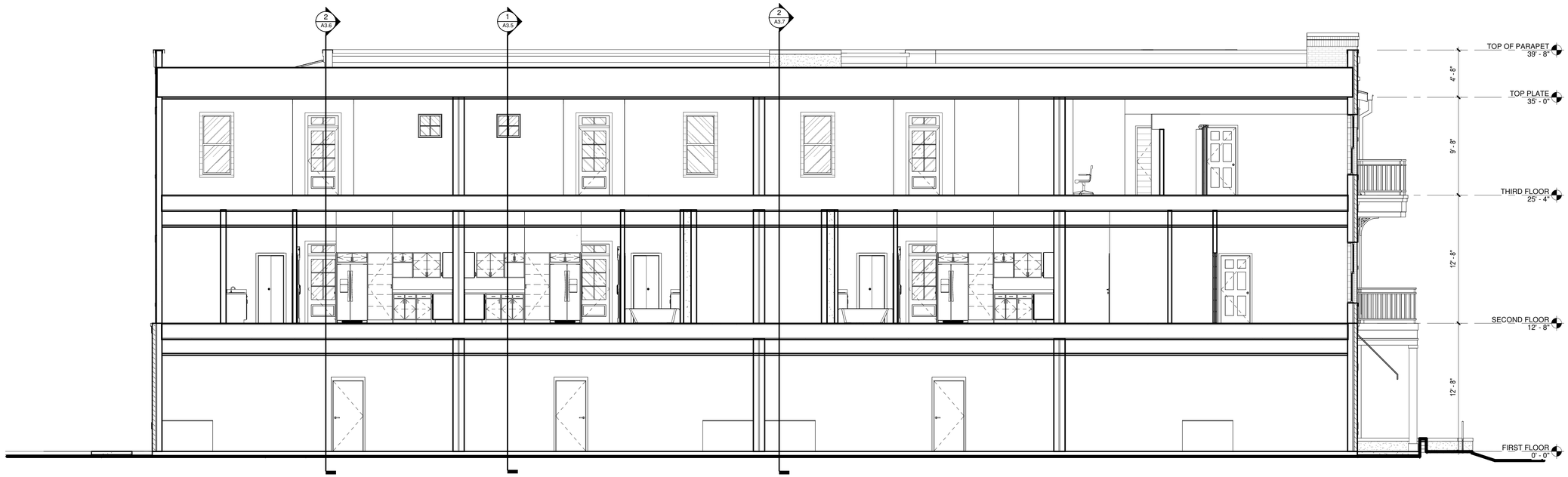
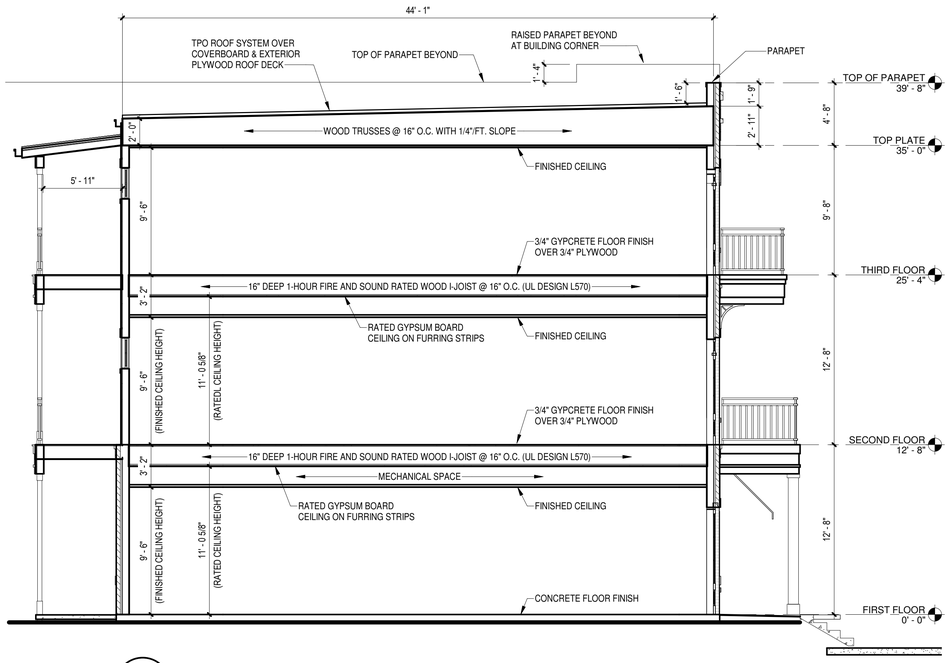
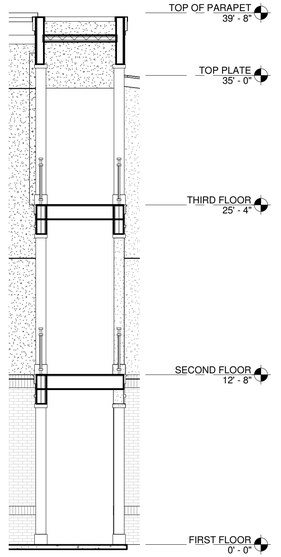


1 A3.6 LONGITUDINAL BUILDING SECTION - BUILDING A
3/16" = 1'-0"



2 A3.6 TRANSVERSE BUILDING SECTION - BUILDING A
3/16" = 1'-0"



3 A3.6 BUILDING WALKWAY CONNECTOR
3/16" = 1'-0"

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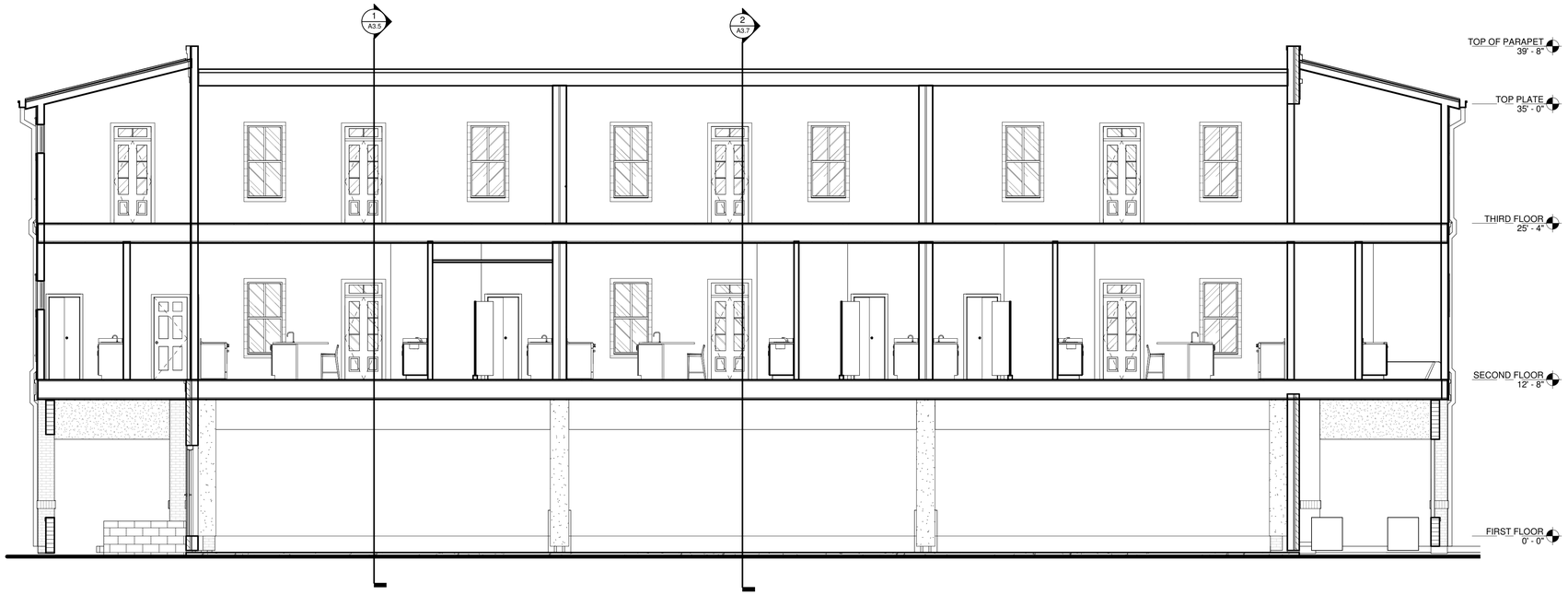
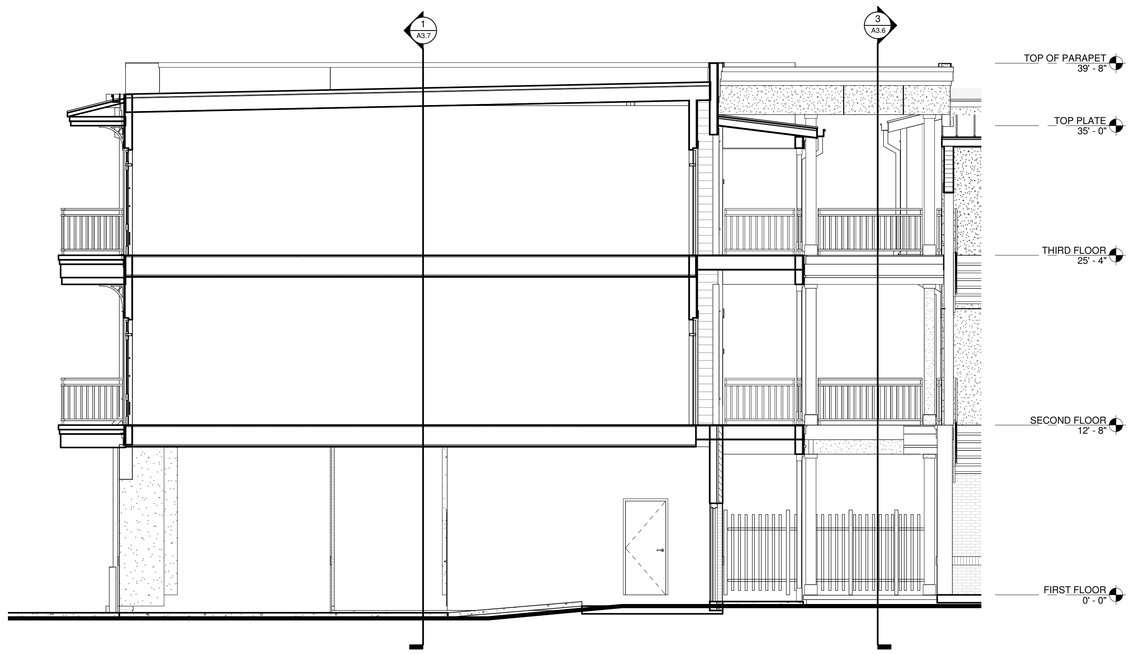


1 / A3.7 LONGITUDINAL BUILDING SECTION - BUILDING B
3/16" = 1'-0"



2 / A3.7 TRANSVERSE BUILDING SECTION - BUILDING B
3/16" = 1'-0"

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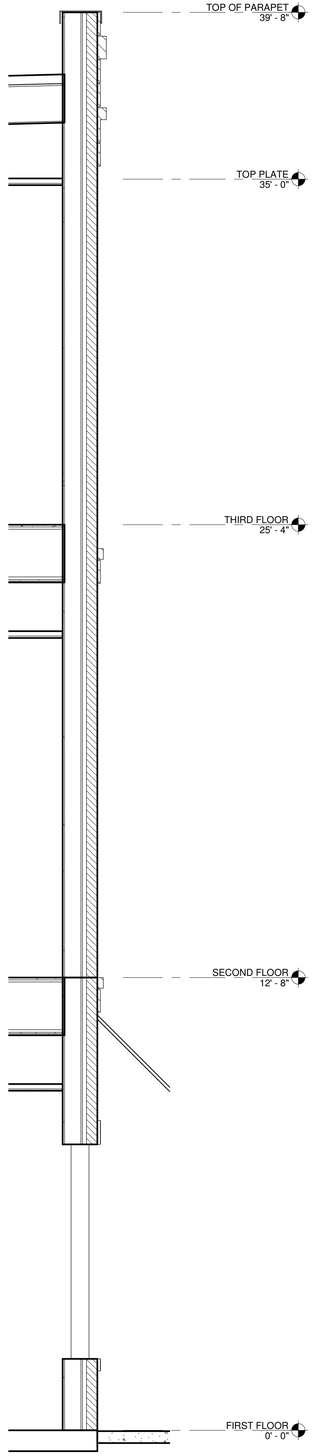
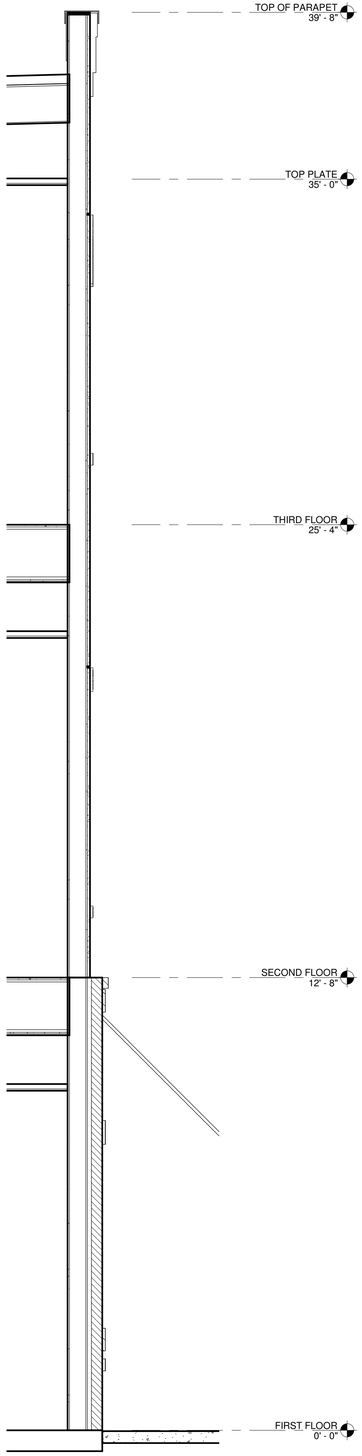
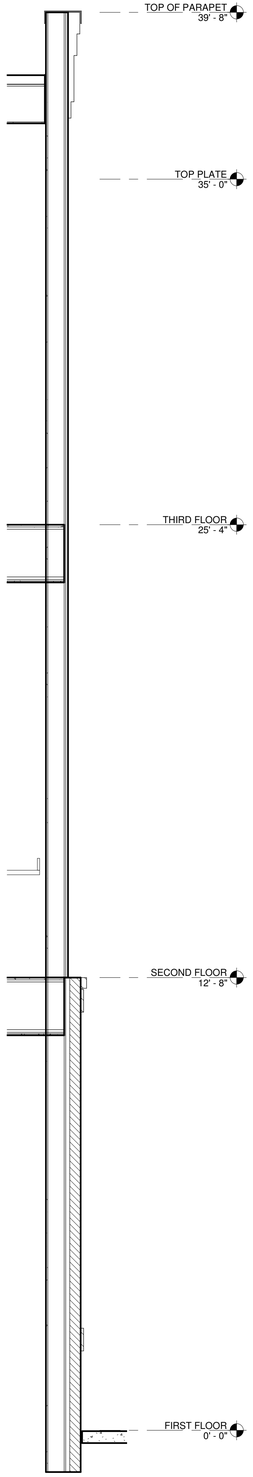


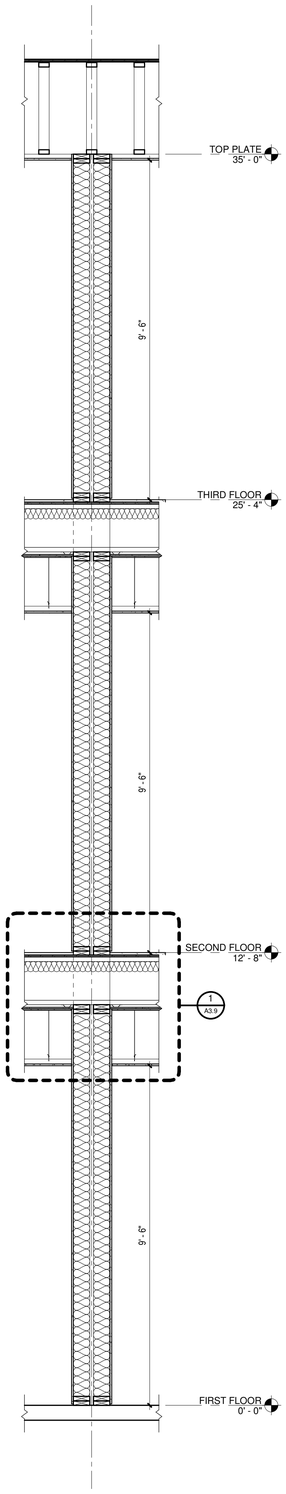
1 A3.8 WALL SECTION - BRICK (BUILDING A)
1/2" = 1'-0"



2 A3.8 WALL SECTION - BRICK & STUCCO (BUILDING A)
1/2" = 1'-0"



3 A3.8 WALL SECTION - BRICK & HARDIE (BUILDING B)
1/2" = 1'-0"



4 A3.8 WALL SECTION - TYPICAL 1-HR FLOOR/WALL TENANT SEPARATION
1/2" = 1'-0"

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WALL SECTIONS

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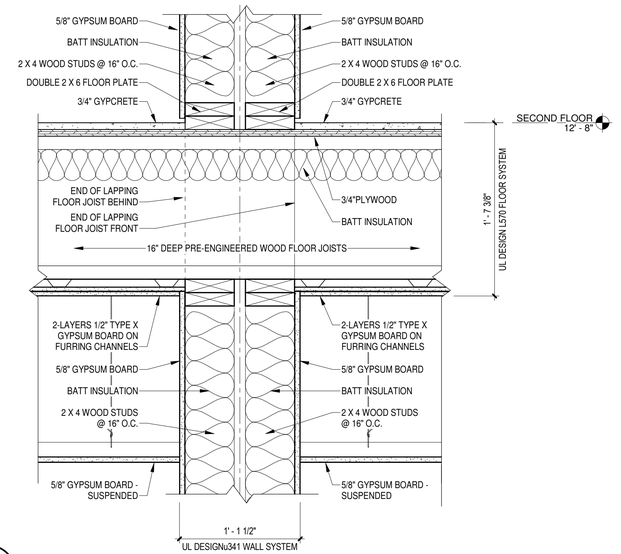

1 / A3.9 DETAIL - TYPICAL 1-HR FLOOR/WALL TENANT SEPARATION

1 1/2" = 1'-0"

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CD SET
(PRELIMINARY)

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Project Location

SECTION DETAILS

Job No. 223040

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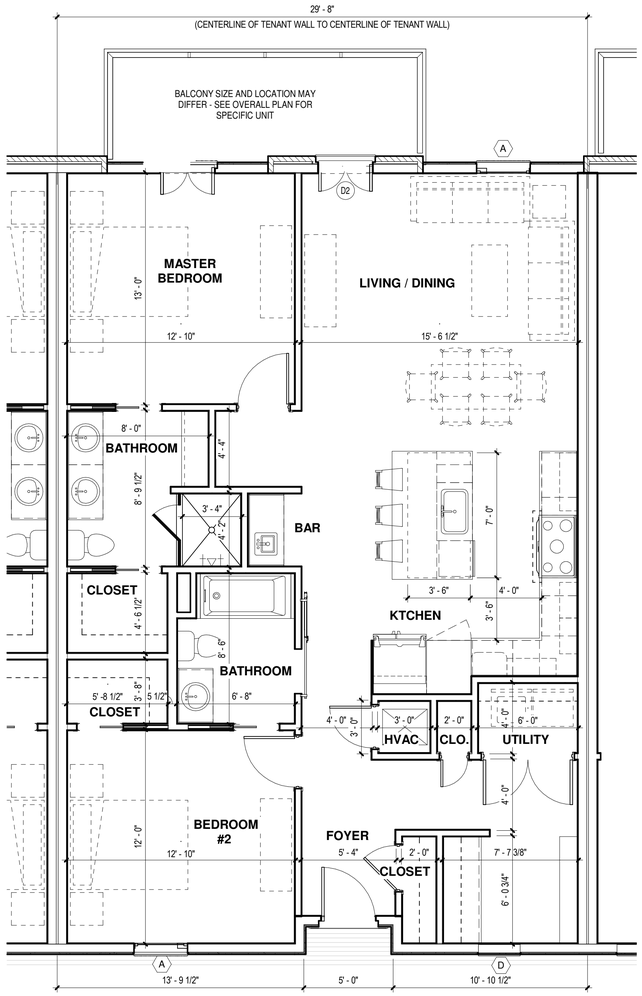
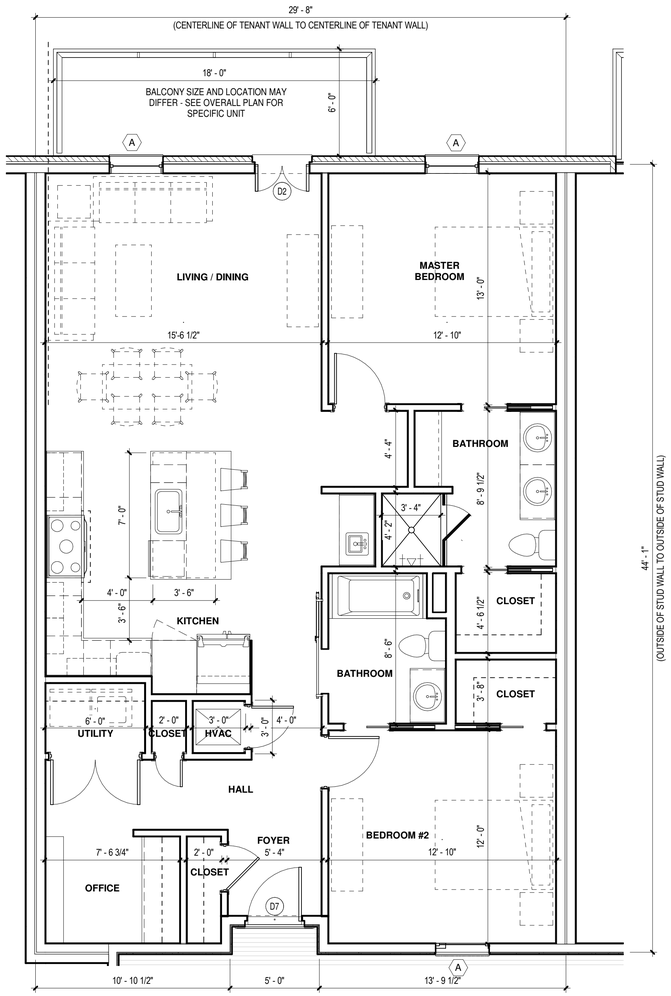
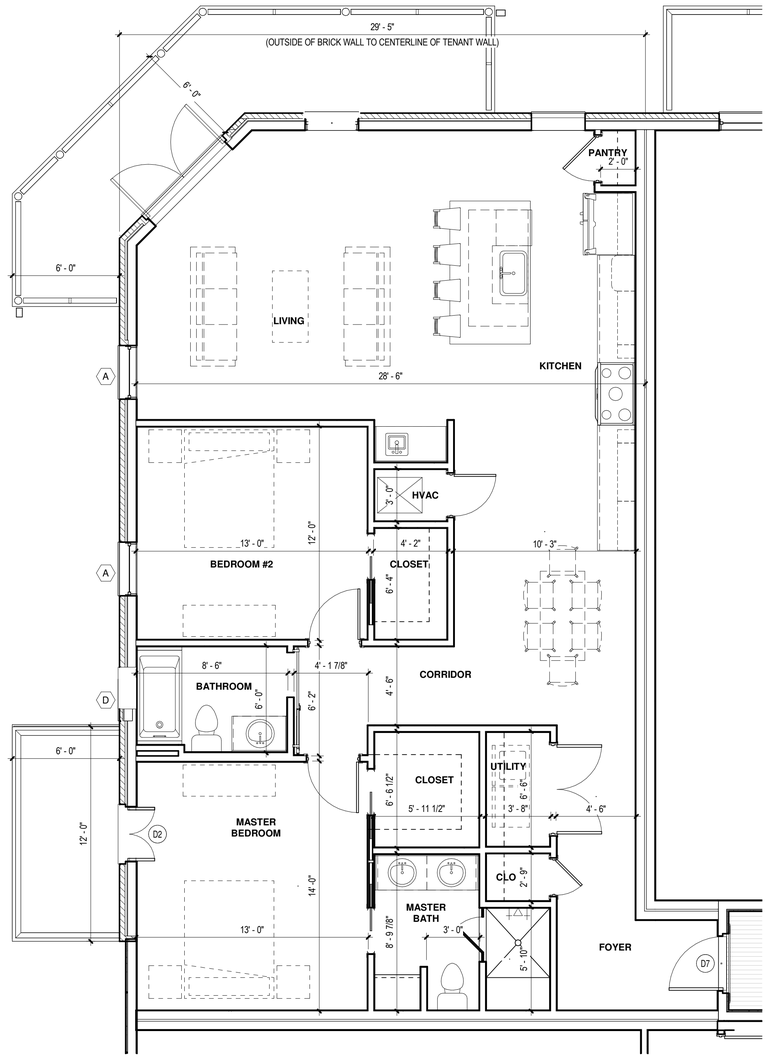


1 A4.1 TYPICAL UNIT "A"
1/4" = 1'-0"



2 A4.1 TYPICAL UNIT "A" (OPPOSITE HAND)
1/4" = 1'-0"



3 A4.1 TYPICAL UNIT "B"
1/4" = 1'-0"

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ENLARGED UNIT PLANS

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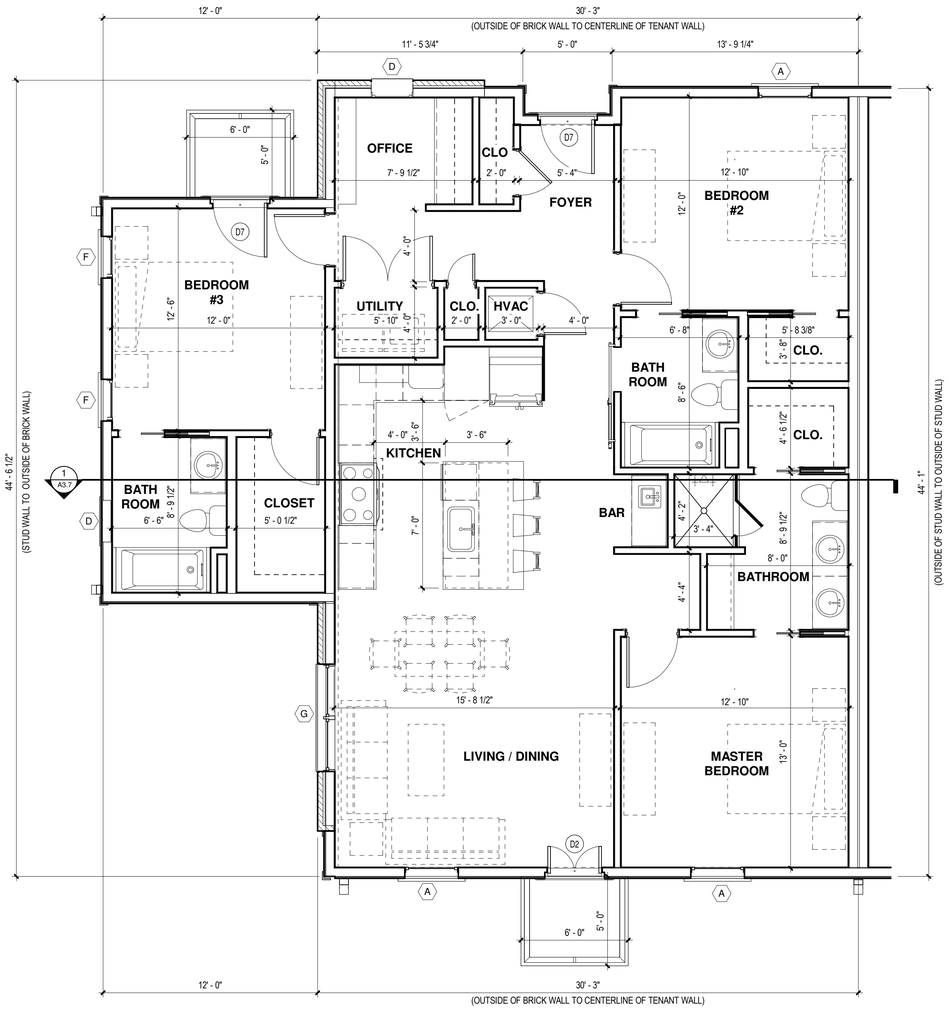
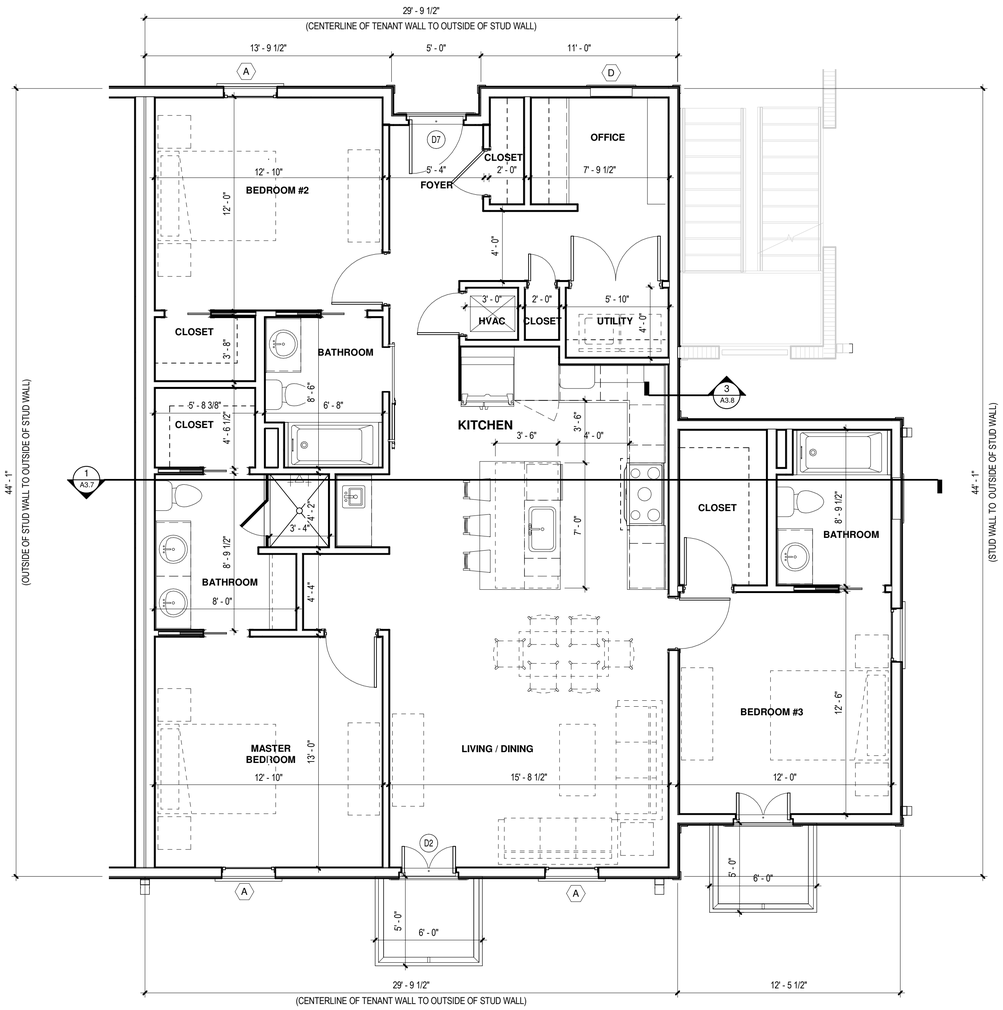


1 A4.2 THREE BEDROOM UNIT - A

1/4" = 1'-0"



2 A4.2 THREE BEDROOM UNIT - B

1/4" = 1'-0"

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ENLARGED UNIT PLANS

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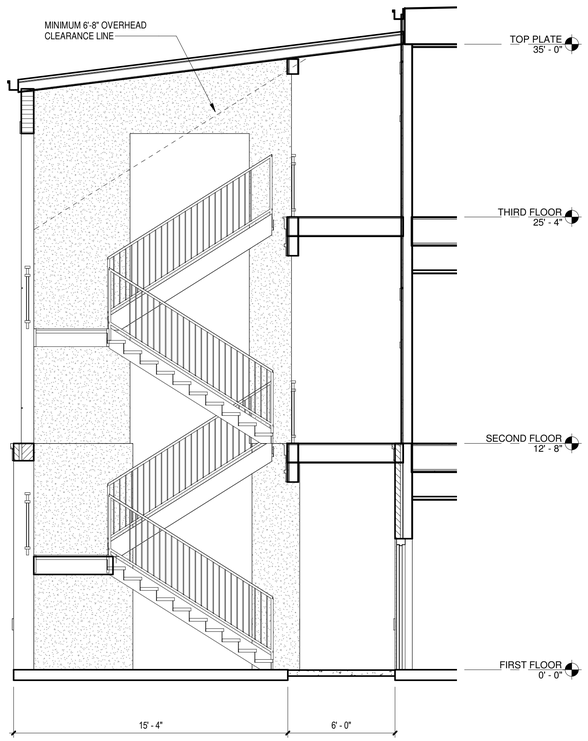
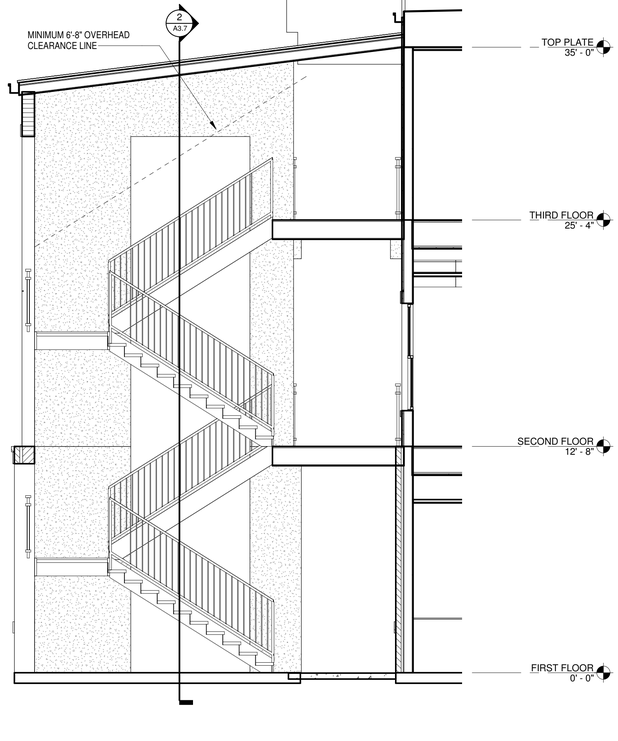
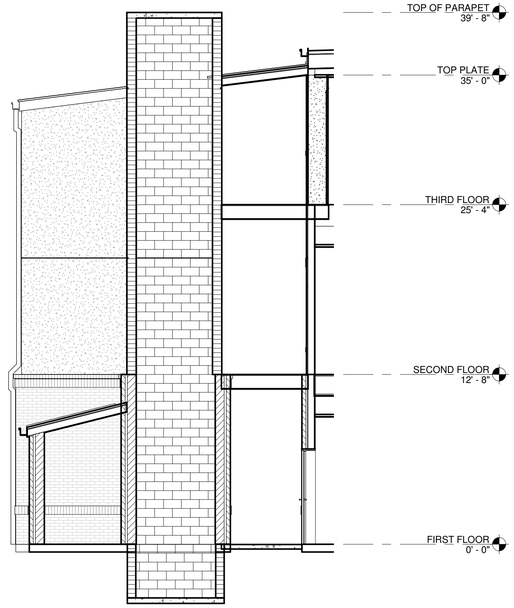


1 A7.1 BUILDING A - STAIR 1 SECTION
1/4" = 1'-0"



2 A7.1 BUILDING A - STAIR 2 SECTION
1/4" = 1'-0"



3 A7.1 BUILDING A - ELEVATOR SECTION
3/16" = 1'-0"

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STAIR AND RAMP PLANS, SECTIONS AND DETAILS

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1 / A10.1R 3D (Northwest Orthographic)

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3D ORTHOGRAPHIC VIEWS

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1 / A10.2R 3D (Southeast Orthographic)

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3D ORTHOGRAPHIC VIEWS

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1 / A10.3R 3D View (Corner Boston & Vermont Perspective)

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1 A10.5R 3D View (Vermont Perspective)

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1 A10.6R 3D View (Courtyard Perspective)

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1 A10.7R 3D View (Boston Perspective)

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