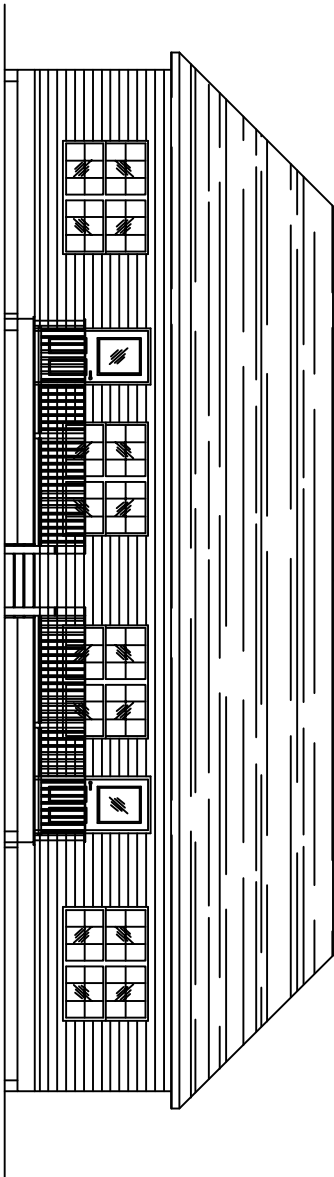
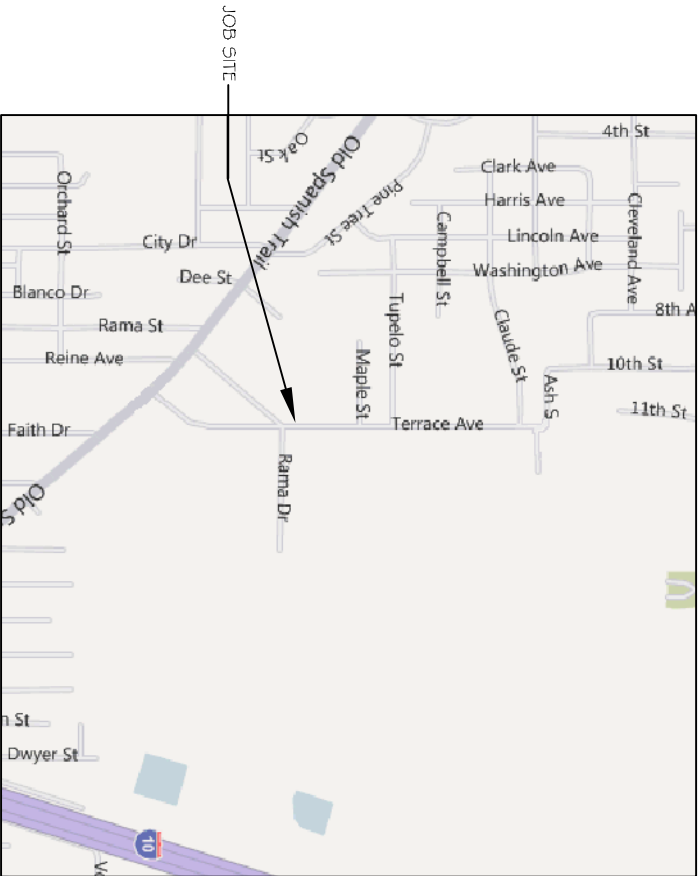


NEW APARTMENTS FOR
CASEY CIVIL, LLC
TERRACE AVENUE, LOT 2A
SLIDELL, LOUISIANA 70458



FRONT ELEVATION

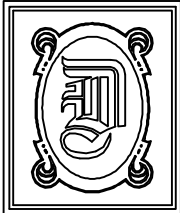


VICINITY MAP
N.T.S.

DESIGN CRITERIA:

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 130 MILES PER HOUR, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2009 EDITION

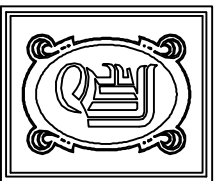
DRAWING INDEX	
-	COVER SHEET
C-1	SITE PLAN
S-1	PLUMB & FRAMING PLAN
F-1	STRAPPING DETAILS
A-1	FLOOR PLAN
A-2	BUILDING SECTION, SCHEDULES, & NOTES
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
M-1	MECHANICAL PLAN & DETAILS
E-1	ELECTRICAL POWER PLAN & NOTES
E-2	ELECTRICAL LIGHTING PLAN & PANELS
P-1	PLUMBING PLAN & DETAILS



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DATE: 06-20-11
JOB NO.

NEW APARTMENTS FOR
CASEY CIVIL, LLC
TERRACE AVENUE, LOT 2A
SLIDELL, LA 70458



DAMMON
ENGINEERING, INC.

CHIEF ENGINEER
EMMETT
DAMMON, P.E.

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EXPERT WITNESS

NEW
APARTMENTS

CASEY CIVIL, LLC
LOT 2A
TERRACE AVE
SLIDELL, LA

SITE PLAN

REV:

SCALE: AS NOTED

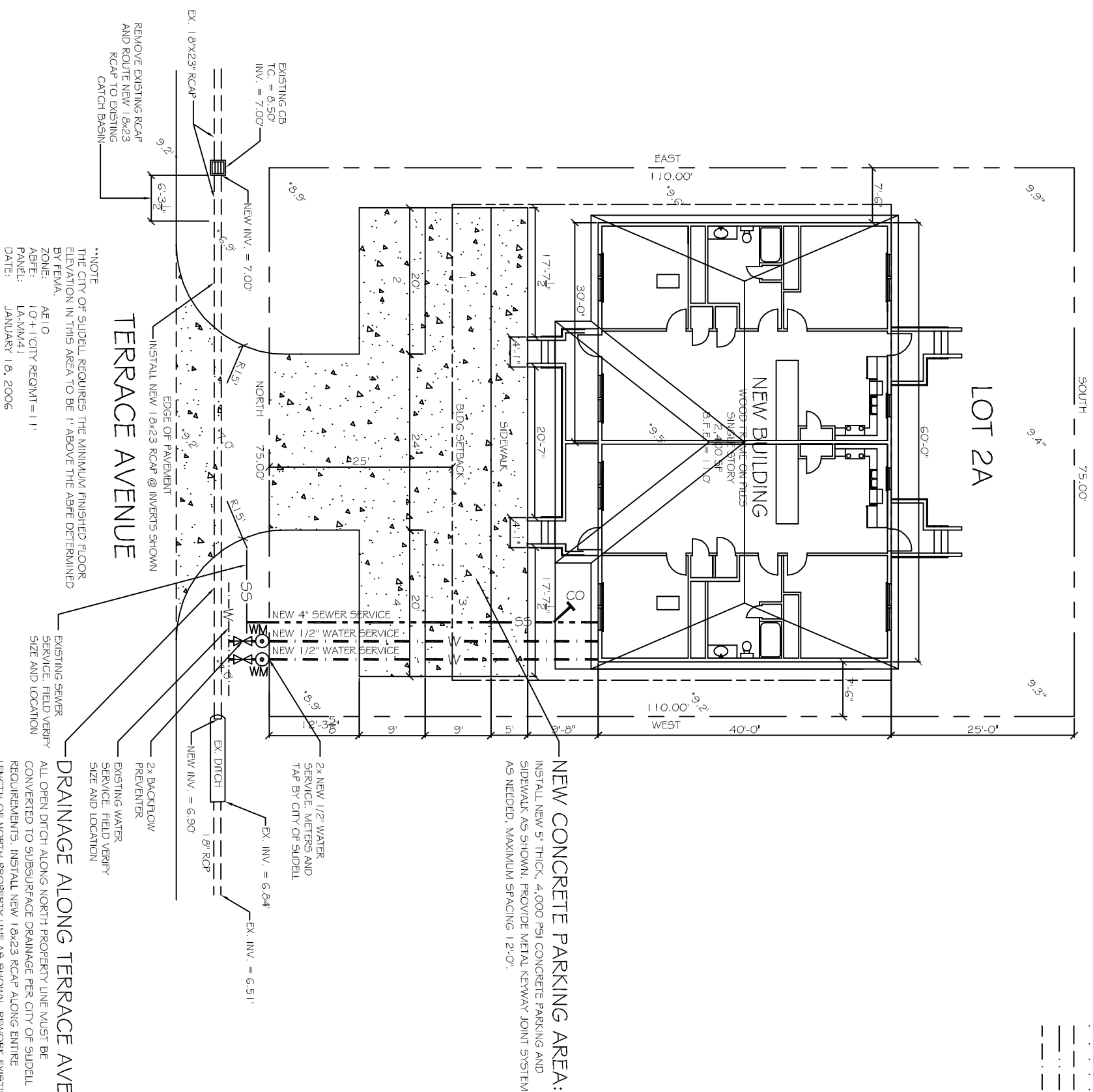
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DATE: 06-16-11

SHEET 2

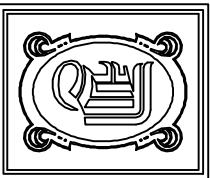
1

OF 12



SITE LEGEND

PROPERTY LINE
UTILITY / EASEMENT LINE
TRIANGULAR SITE LINE
BUILDING SETBACK MIN.
LANDSCAPING/BUFFER
ZONE LIMITS



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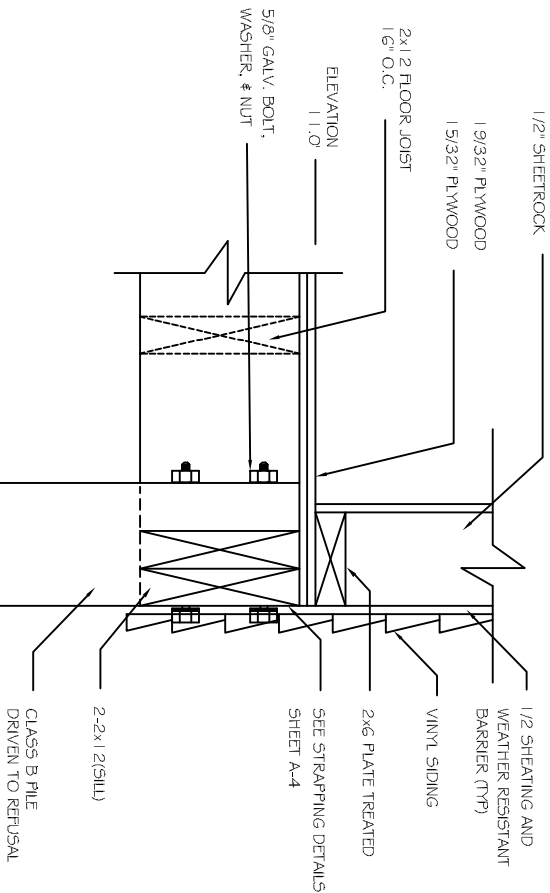
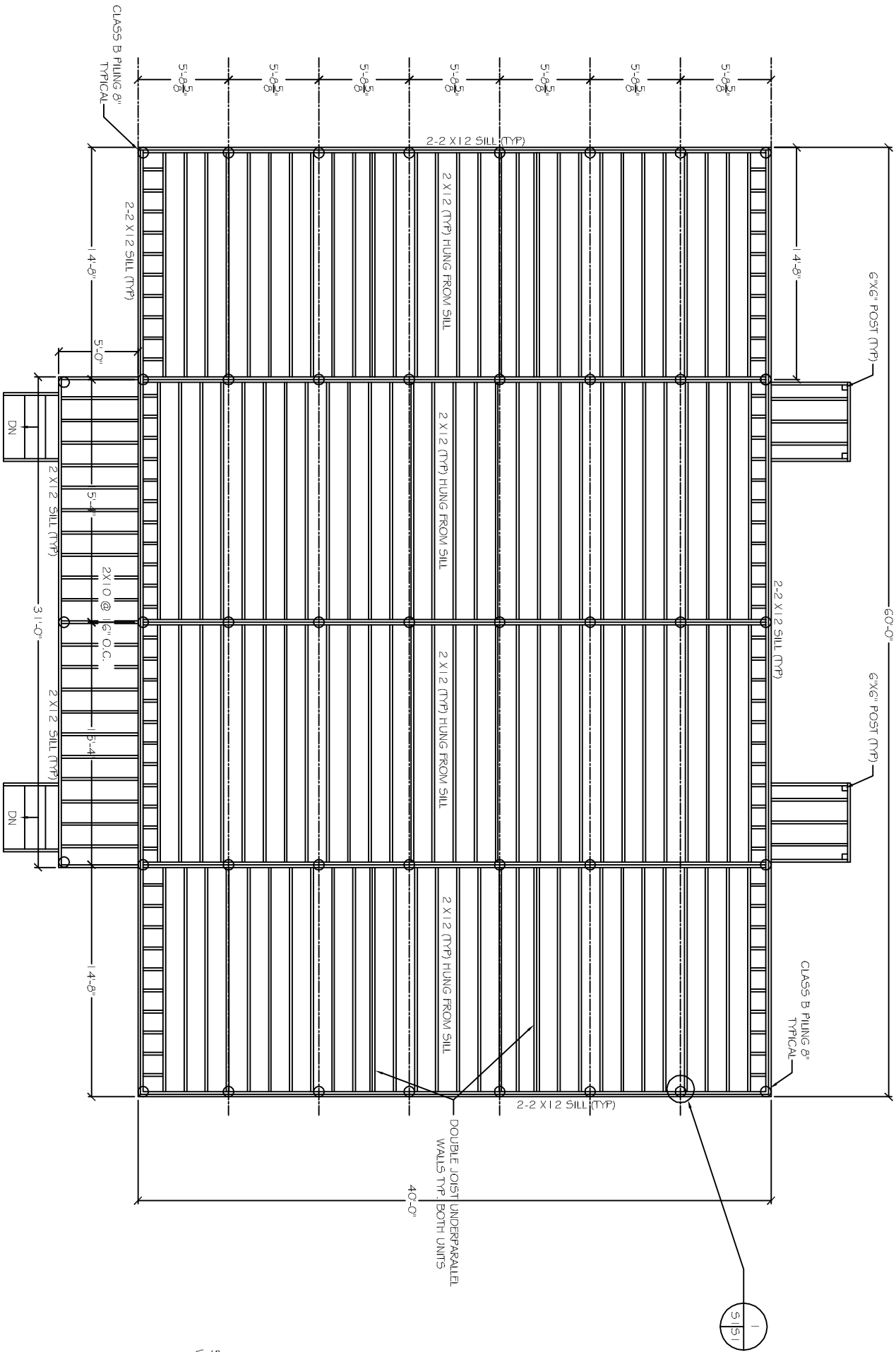
CASEY CIVIL, LLC
LOT 2A
TERRACE AVE.
SLIDELL, LA

PILING
LAYOUT &
FLOOR
FRAMING PLAN

REV:
SCALE: AS NOTED
JOB#:
DATE: 06-16-11
SHEET 3

S-1

OF 12



PILING/FLOOR FRAMING PLAN

SCALE: 1/4"=1'



DETAIL
N.T.S.



UPLIFT CONNECTIONS-130MPH WINDS EXP. "B"					
CONNECTION	FRAMING SPACING (in.)	ROOF SPAN (ft.)	U	L	5
ROOF ASSEMBLY TO WALL ASSEMBLY	16" O.C.	17	306	246	109R
WALL ASSEMBLY TO WALL ASSEMBLY	16" O.C.	17	306	246	109R
WALL ASSEMBLY TO FOUNDATION	16" O.C.	17	170	105	436
					4

THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE)				
MAX. GLAZING U-FACTOR	MINIMUM INSULATION R-VALUE			
	CEILING'S	WALLS	FLOORS	BASEMENT WALLS
.75	R-36	R-13	R-11	R-5

WALL SHEATH. OR CLAD. REQ. FOR WIND LOAD-EXP. B

SHEATHING LOCATION	STUD SPAC.	MAX. NAIL SPAC. FOR 8d COM. NAILS OR 10d BOX NAILS (INCHES, O.C.)	E	F
1/2" O.C.	6	12	12	12
1/4" OR ZONE	12" O.C.	6	12	12
1/2" O.C.	6	12	12	12
24" O.C.	6	12	12	12
24" O.C.	6	12	12	12
24" O.C.	6	12	12	12
130 MPH WINDS-EXPOSURE B ("F")				

ROOF UNDERLAYMENT APPLICATION

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17.7-PERCENT SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZ. (33-PERCENT SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:

APPLY A 19 INCH STRIP OF UNDERLAYMENT FEET PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:

UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END UNITS SHALL BE OFFSET BY 6 FEET.

SHINGLE APPLICATION/FASTENING

ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES:

- THE BASIC WIND SPEED IS 120 MPH OR GREATER AND THE EAVE IS 20 FEET OR HIGHER ABOVE GRADE.
- THE BASIC WIND SPEED IS 120 MPH OR GREATER.
- SPECIAL WIND ZONES.

UPLIFT CONNECTIONS

ROOF ASSEMBLY TO WALL ASSEMBLY:

UPLIFT CONNECTIONS SHALL BE FROM RAFTERS OR TRUSSES TO WALL STUD. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO THE WALL PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

WALL ASSEMBLY TO WALL ASSEMBLY:

STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUDS TO LOWER STORY WALL STUDS SHALL BE FROM STUD TO STUD. STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY BY UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

WALL ASSEMBLY TO FOUNDATION:

FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE. A MINIMUM OF A 1-1/4" x 20 GAL. ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EXPOSED OF 7 INCHES IN CONCRETE FOUNDATIONS. SECOND FLOOR WALL STUDS SHALL BE CONNECTED TO FOUNDATIONS, OR BE LAPPED UNDER THE BOTTOM PLATE. 3 INCH SQUARE WASHERS SHALL NOT EXCEED THE REQUIREMENTS. STEEL BOLT SPACINGS SHALL NOT IN CONTACT WITH SLAB-ON-GRADE OR STRAPS EMBEDDED IN OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT-DIPPED GALV. ANCHOR BOLTS SHALL BE 1/2" DIA. x 20 GALV. STEEL CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

JACK STUD REQUIREMENTS-FOR INTERIOR LOADBEARING WALLS

HEADER SUPPORTING	HEADER SPAN (ft.)	ROOF SPAN (ft.)									
		12 FEET	12 FEET	24 FEET	24 FEET	36 FEET	36 FEET	36 FEET	36 FEET	36 FEET	36 FEET
		3" 4.5"	5"	6.5"	3" 4.5"	5"	6.5"	3" 4.5"	5"	6.5"	6.5"
		NO. JACK STUDS REQ.									
2	1	1	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1	1	1
6	1	1	1	1	1	1	1	1	2	1	1
8	1	1	1	1	1	1	1	1	2	1	1
10	1	1	1	1	2	1	1	1	3	2	2
12	1	1	1	1	2	2	1	1	3	2	2
14	2	1	1	1	2	2	2	1	4	3	2
16	2	1	1	1	3	2	2	2	4	3	2
4	1	1	1	1	1	1	1	1	3	2	2
6	1	1	1	1	1	1	1	1	3	2	2
8	1	1	1	1	1	1	1	1	3	2	2
10	2	1	1	1	2	2	2	2	4	3	3
12	2	2	1	1	3	3	3	2	6	4	4
14	3	2	2	2	5	4	3	3	7	5	4
16	4	3	2	2	6	4	3	3	8	5	4
18	4	3	2	2	6	4	3	3	9	6	5

*-HEADER WIDTH=3" (2-20), 4.5" (3-20), 5", 6.5" (4-20) BOLT W/ 1/2" T-WELD SPACER BETWEEN

SILL or BOTTOM PLATE TO FND. CONNECTIONS RESISTING UPLIFT LOADS-130MPH WINDS EXP. "B"		
BOTTOM PLATE TO FND. ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAX. ANCHOR BOLT SPACING (in.)
UPLIFT LOADS	1-3 STORY ES	20
		INTERIOR ZONES
		33

SILL or BOTTOM PLATE TO FND. CONNECTIONS RESISTING SHEAR LOADS-130MPH WINDS EXP. "B"		
BOTTOM PLATE TO FND. ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAX. ANCHOR BOLT SPACING (in.)
1-3 STORY ES	1-3 STORY ES	30
		5/8" ANC. BOLTS
		45

HEADER SPANS-FOR INT. LOADBEARING WALLS

HEADER SUPPORTING	Bldg. WIDTH (ft.)	12	24	36
		SPAN'S (ft-in.)		
ONE FLOOR (CENTER BEARING)				
12	12	12'-0"	24'-0"	36'-0"
14	14	14'-0"	28'-0"	42'-0"
16	16	16'-0"	32'-0"	48'-0"
18	18	18'-0"	36'-0"	54'-0"
20	20	20'-0"	40'-0"	60'-0"
22	22	22'-0"	44'-0"	66'-0"
24	24	24'-0"	48'-0"	72'-0"
26	26	26'-0"	52'-0"	78'-0"
28	28	28'-0"	56'-0"	84'-0"
30	30	30'-0"	60'-0"	90'-0"
32	32	32'-0"	64'-0"	96'-0"
34	34	34'-0"	68'-0"	102'-0"
36	36	36'-0"	72'-0"	108'-0"
38	38	38'-0"	76'-0"	114'-0"
40	40	40'-0"	80'-0"	120'-0"
42	42	42'-0"	84'-0"	126'-0"
44	44	44'-0"	88'-0"	132'-0"
46	46	46'-0"	92'-0"	138'-0"
48	48	48'-0"	96'-0"	144'-0"
50	50	50'-0"	100'-0"	150'-0"
52	52	52'-0"	104'-0"	156'-0"
54	54	54'-0"	108'-0"	162'-0"
56	56	56'-0"	112'-0"	168'-0"
58	58	58'-0"	116'-0"	174'-0"
60	60	60'-0"	120'-0"	180'-0"
62	62	62'-0"	124'-0"	186'-0"
64	64	64'-0"	128'-0"	192'-0"
66	66	66'-0"	132'-0"	198'-0"
68	68	68'-0"	136'-0"	204'-0"
70	70	70'-0"	140'-0"	210'-0"
72	72	72'-0"	144'-0"	216'-0"
74	74	74'-0"	148'-0"	222'-0"
76	76	76'-0"	152'-0"	228'-0"
78	78	78'-0"	156'-0"	234'-0"
80	80	80'-0"	160'-0"	240'-0"
82	82	82'-0"	164'-0"	246'-0"
84	84	84'-0"	168'-0"	252'-0"
86	86	86'-0"	172'-0"	258'-0"
88	88	88'-0"	176'-0"	264'-0"
90	90	90'-0"	180'-0"	270'-0"
92	92	92'-0"	184'-0"	276'-0"
94	94	94'-0"	188'-0"	282'-0"
96	96	96'-0"	192'-0"	288'-0"
98	98	98'-0"	196'-0"	294'-0"
100	100	100'-0"	200'-0"	300'-0"

*-MAX. SPAN EXCEEDS 16' (SPANS UNL TO 16')

NOTE: ALL HEADERS SHALL HAVE SOLID BLOCKING

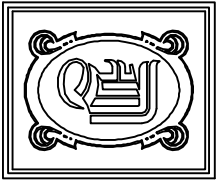
ROOF SHEATH. OR CLAD. REQ. FOR WIND LOAD-EXP. B

SHEATHING LOCATION	RAFTER TRUSS SPAC.	MAX. NAIL SPAC. FOR 8d COM. NAILS OR 10d BOX NAILS (INCHES, O.C.)	E	F
1/2" O.C.	6	12	12	12
1/4" OR ZONE	12" O.C.	6	12	12
1/2" O.C.	6	12	12	12
24" O.C.	6	12	12	12
24" O.C.	6	12	12	12
24" O.C.	6	12	12	12
130 MPH WINDS-EXPOSURE B ("F")				

HEADER SPANS-EXPOSURE B FOR EXTERIOR LOADBEARING WALLS

HEADER SIZE	SPAN	NO. FULL HGT. STUDS REQ. AT EA. END
12x4x5	4'-7"	2
12x6x5	5'-2"	2
12x8x5	6'-1"	3
12x10x5	6'-10"	3
12x12x5	7'-1"	3
12x14x5	7'-5"	3
12x16x5	7'-9"	3
12x18x5	8'-3"	3
12x20x5	8'-7"	3
12x22x5	9'-1"	3
12x24x5	9'-5"	3
12x26x5	9'-9"	3
12x28x5	10'-3"	4
12x30x5	10'-7"	4

1. 30 WAFER W/NO'S-EXPOSED PER C/F'1. EACH W/12" FANDED SPACERS PER WAFER



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EXPERT WITNESS

FLOOR
PLAN

CASEY CIVIL, LLC
LOT 2A
TERRACE AVE
SLIDELL, LA

REV:

SCALE: AS NOTED

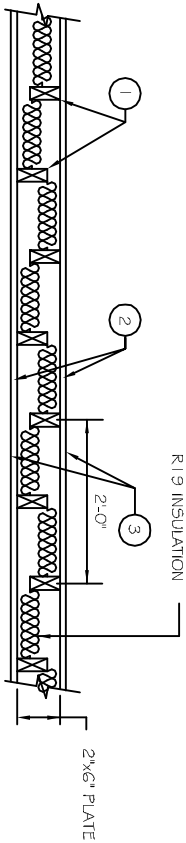
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SHEET 5

A-1

OF 12

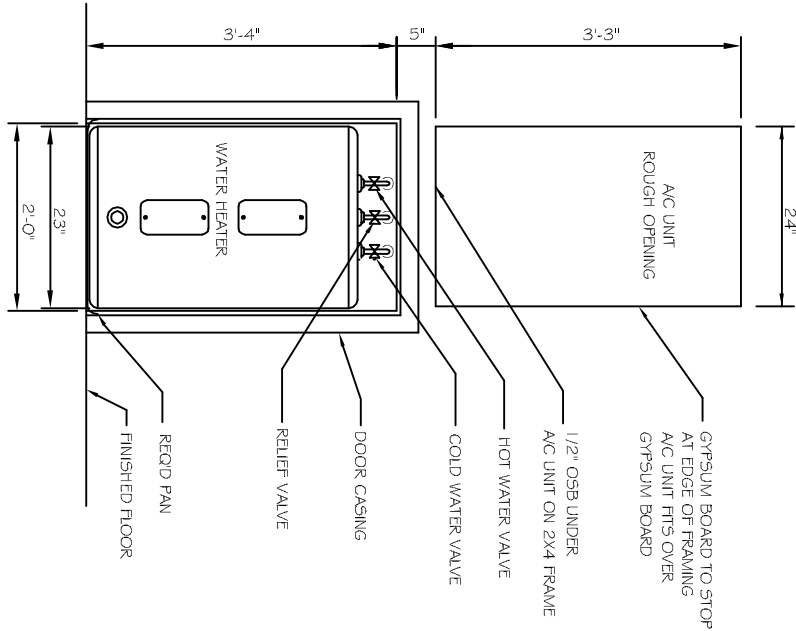


1. WOOD STUDS- NOM. 2x4 IN. ALTERNATING ON OPPOSITE SIDES OF NOM. 2x6" WOOD PLATES SPACED 24" O.C. MAX ON EACH SIDE OF PLATE
2. WALLBOARD GYPSUM 5/8" THICK WALLBOARD PAPER FACE. TAPERED EDGES. WALLBOARD NAILED TO EACH STUD 7" O.C. WITH 6d CEMENT COATED NAILS. 1 7/8" LONG. #6 BUGLE HEAD DRY WALL SCREWS MAY BE SUBSTITUTED FOR THE 6d CEMENT COATED NAILS, WHEN USED IN WIDTHS OTHER THAN 48". WALLBOARD TO BE INSTALLED HORIZONTALLY.
3. JOINTS AND NAIL HEADS - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

THE PARTY WALL IS TO EXTEND VERTICALLY FROM FIRST FLOOR TO BOTTOM OF ROOF SHEATHING.
FIRE RESISTANCE RATINGS ANSIUL263 (BXUV)
DESIGN - U340 BEARING WALL RATING 1 HR.

1 HR. PARTY WALLS

N.T.S.



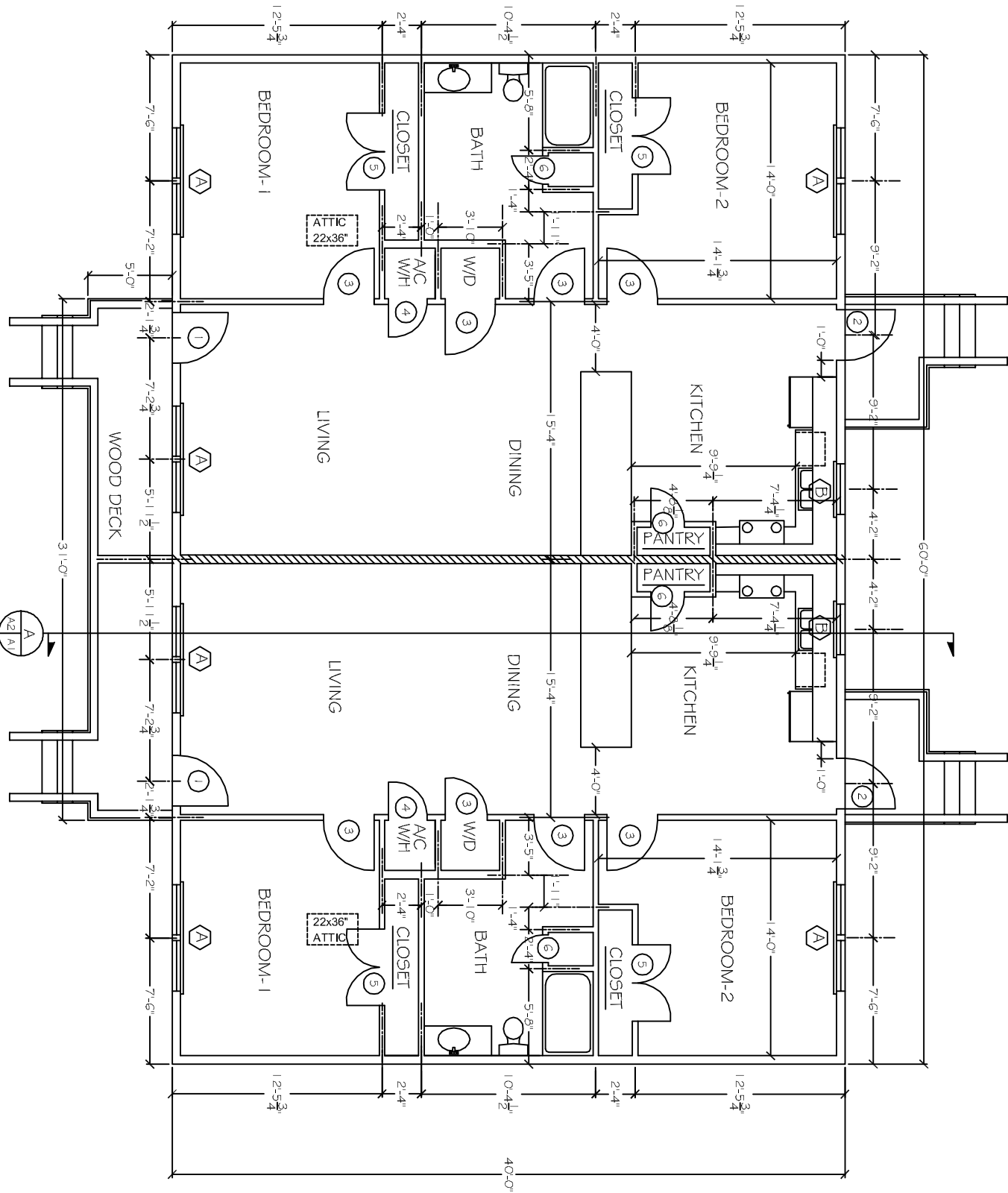
HOT WATER HEATER/ A/C UNIT ELEVATION

N.T.S.



FLOOR PLAN

SCALE: 1/4"=1'





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SLIDELL, LA

BUILDING
SECTION,
NOTES, &
SCHEDULES

REV:

SCALE: AS NOTED

JOB#:

SHEET 6

A-2

OF 12

GENERAL NOTES

1. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION 7.19.
- A. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450, EXCEPT THAT IN COMBUSTIBLE (WOOD FRAME) CONSTRUCTION.
- B. FACING SHALL COMPLY WITH IBC 2006.
2. PROVIDE 5/4" LANDINGS, LEVEL WITH FINISHED FLOOR, OUTSIDE EXTERIOR DOORS THRESHOLDS SHALL BE NOT MORE THAN 1/2" IN HEIGHT AND SHALL BE BEVELED 1/4".
3. DIMENSIONS ARE TO CENTERLINE, FACE OF STUDS, CENTER OF COLUMNS, OR FACE OF VANEER.
4. CONTRACTOR TO VERIFY ALL SITE CONDITIONS, BUILDING LOCATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION.
5. MATERIALS SHALL BE NEW AND U.L. LISTED.
6. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
7. CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE, AND LOCAL CODES.
8. CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR.
9. CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
10. EXTERIOR CAULKING SHALL BE DOW CORNING 790 SILICONE. INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION WITH ARCHITOMWER TO SELECT COLOR. INTERIOR CAULKING TO BE EQUAL TO DAP PAINTABLE LATEX WITH SILICONE.
1. PAINT GRADE TO SHALL BE SHERWIN WILLIAMS OR EQUIVALENT. ALL WORK TO RECEIVE 3 COATS. COLOR SELECTION BY OWNER.
2. PROVIDE CLEANUP ON A REGULAR BASIS, NO TRASH STORED IN BUILDING.
3. ALL BATT INSULATION SHALL HAVE A CLASS "A" (0-25) FLAME SPREAD IN COMPLIANCE WITH APPLICABLE CODE.
4. USE 6" STUDS, OR 4" STAGGERED STUDS AT ALL PLUMBING WALLS.
5. PROVIDE GALVANIZED METAL PAN WITH DRAIN AT WATER HEATER LOCATION.
6. ALL CORNERS SHALL BE PROPERLY BRACED FOR WIND LOADS. A 40" SHEATHING SHALL BE PROVIDED EVERY 20 FEET OF WALL LENGTH.
7. FLOORING SHALL BE NON-SLIP.
8. INTERIOR LOCKS ON DOORS, IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY. SPECIAL KNOWLEDGE, OR SPECIAL DEVICE TO OPEN IN THE DIRECTION OF EGRESS. ALL DOORS SHALL HAVE LEVER TYPE HANDLES.
9. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.
10. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
11. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX C, OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
12. ALL FIRE BARRIERS SHALL FOLD DISTRIBUTION OF EXTINGUISHERS.
13. WITH AN APPROVED FIRE CAULK.
14. ALL ELECTRICAL, MECHANICAL, AND PLUMBING MATERIALS PENETRATING FIRE WALLS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.)
15. SERVICE COUNTER SHALL HAVE A HIGH ACCESSIBLE WRITING SURFACE. MAX. 36" FROM F.F. (ADA) MANUAL 11959, 16 (35)

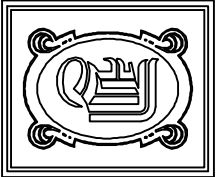
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PROVIDE MOISTURE RESISTANT TYPE GYP. BD. IN ALL DAMP AREAS INCLUDING BATHROOM INTERIOR WALLS AND CEILING FINISHES SHALL BE CLASS C: FLAME SPREAD 0-200; SMOKE-DEVELOPED 0-450.

WINDOW SCHEDULE										(X)			
		TYPE		FRAME		GLASS		LITES		ACCESSORIES		REMARKS	
WINDOW		FIXED											
A	40x50	☒	S. HUNG										
		☒	D. HUNG										
		☒	HORIZ SLIDE										
		☒	STEEL										
		☒	ALUMINUM										
		☒	WOOD										
		☒	TINTED LOW E										
		☒	PLAIN										
		☒	TEMPERED										
		☒	WIREGLASS										
		☒	NONE										
		☒	27/2										
		☒	27/4										
		☒	5/8										
		☒	3/8										
		☒	ARCHED TOP										
		☒	ALARM										
		☒	SCREEN										
		☒	SHUTTER										
		☒	NONE										
		☒											
		☒											
		☒											
		☒											

DOOR & HARDWARE SCHEDULE										③	
			TYPE		FRAME	HINGE	LOCK	ACCESSORIES	REMARKS		
DOOR - EXTERIOR											
1.	30x6x8		●	SOLID WOOD						RATED FOR 1.30 MPH WIND	
				HOLLOW METAL							
				OVERHEAD							
				MASONITE							
				CASED OPENING							
				STEEL							
				ALUMINUM							
				WOOD							
				CASED OPENING							
				DBL SWING							
			●	BUTT 1-1/2 PR						RATED FOR 1.30 MPH WIND	
				BURGLERPRF							
				FIXED							
				PASSAGE							
				PRIVACY							
			●	DEADBOLT							
			●	KEYED HANDLE							
				PUSH PULL							
				PANIC BAR							
				THRESHOLD							
			●	WEATHERSTRIP						RATED FOR 1.30 MPH WIND	
			●	DOOR STOP							
				ALARM							
				SILENCER							
				CLOSER							
DOOR - INTERIOR											
3.	30x6x8										VENTED FOR A/C
4.	20x40		●								
5.	PAIR 20x6x8		●								
6.	20x6x8										

1. ALL GLAZING SHALL BE LAMINATED SAFETY GLASS.
2. DOOR FINISHES TO BE STAINLESS STEEL STANDARD WEIGHT, BALL BEARING HINGES, STAINLESS STEEL FINISH @ EXTERIOR & MATCHING FINISH ON STANDARD STEEL @ INTERIOR.
3. PROVIDE LEVER HANDLE ADA APPROVED LOCKSETS WITH MATCHING STAINLESS STEEL FINISH TO BE SELECTED BY OWNER.
4. COORDINATE KEMPS SCHEDULE WITH OWNER.
5. DOOR STOPS TO BE EQUAL TO IVES NO. 436 OR 437, AS REQUIRED IN MATCHING FINISH.
6. WEATHER-STRIP & THRESHOLD FINISH TO COMPLEMENT OTHER HARDWARE.
7. ALL EXTERIOR DOORS RATED FOR 130 MPH.



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NEW
APARTMENTS

CASEY CIVIL, LLC
LOT 2A
TERRACE AVE
SLIDELL, LA

EXTERIOR
ELEVATIONS

REV:

SCALE: AS NOTED

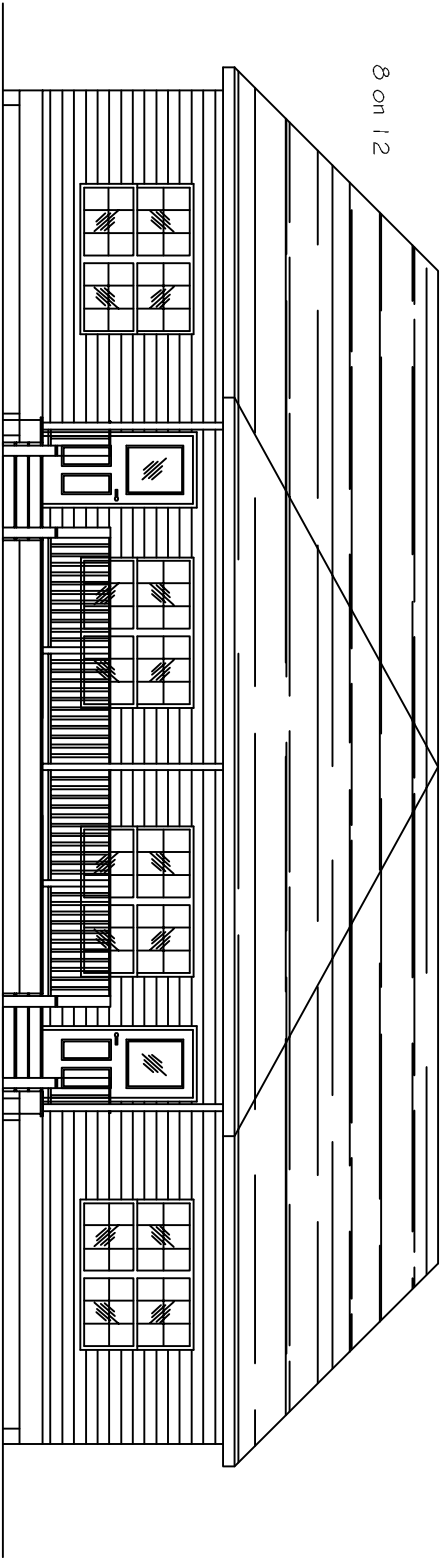
JOB#:

DATE: 06-15-11

SHEET 7

A-3

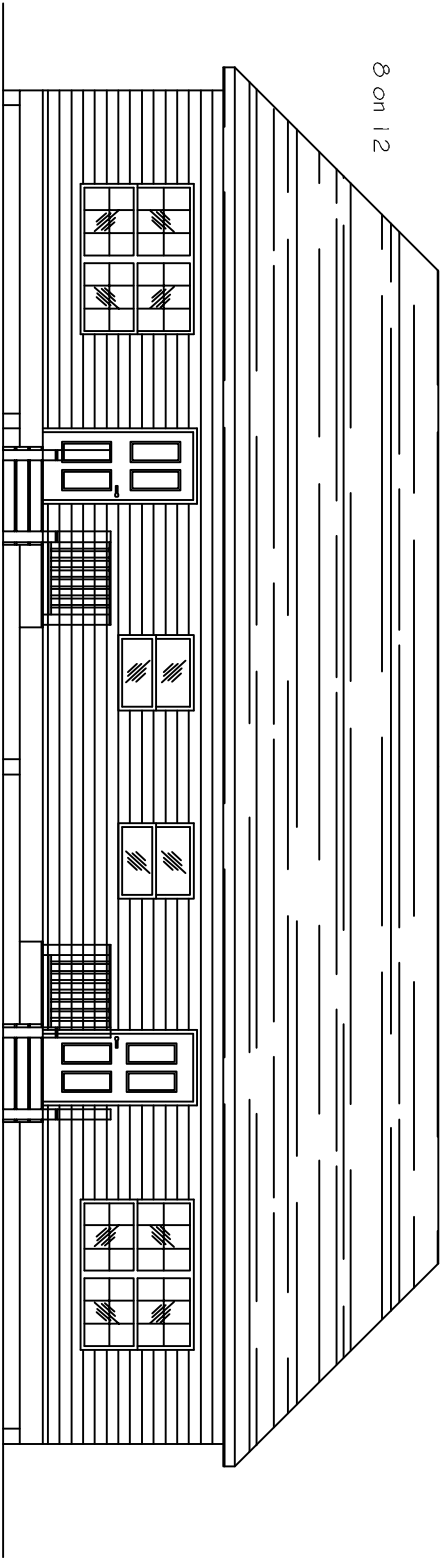
OF 12



8 on 12

FRONT ELEVATION

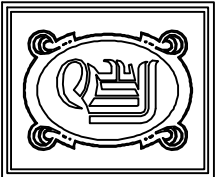
SCALE: 1/4"=1'



8 on 12

REAR ELEVATION

SCALE: 1/4"=1'



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CASEY CIVIL, LLC
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SLIDELL, LA

EXTERIOR
ELEVATIONS

REV:

SCALE: AS NOTED

JOB#:

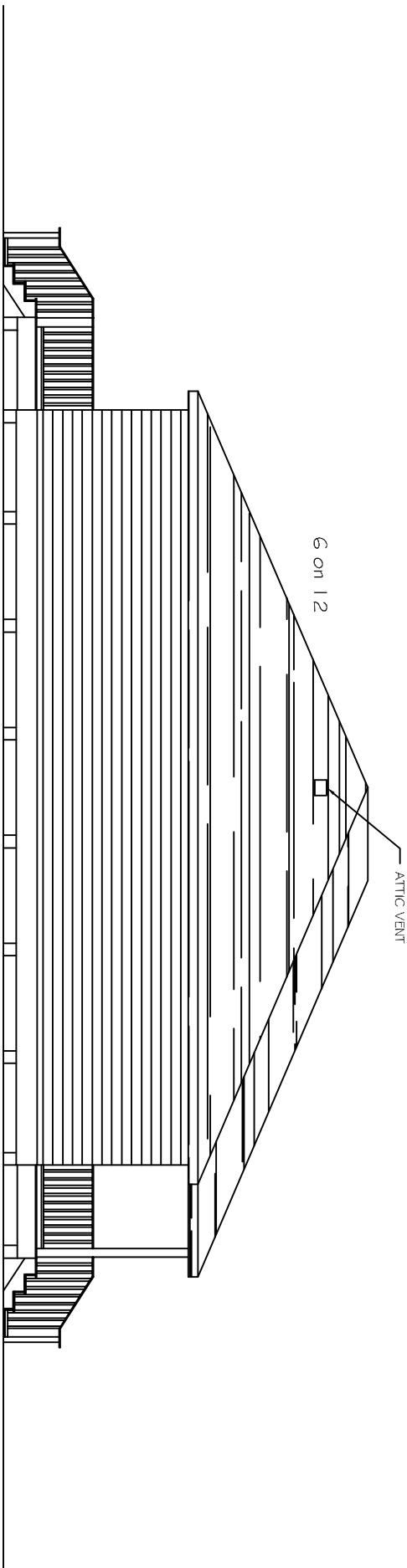
DATE: 06-15-11

SHEET 8

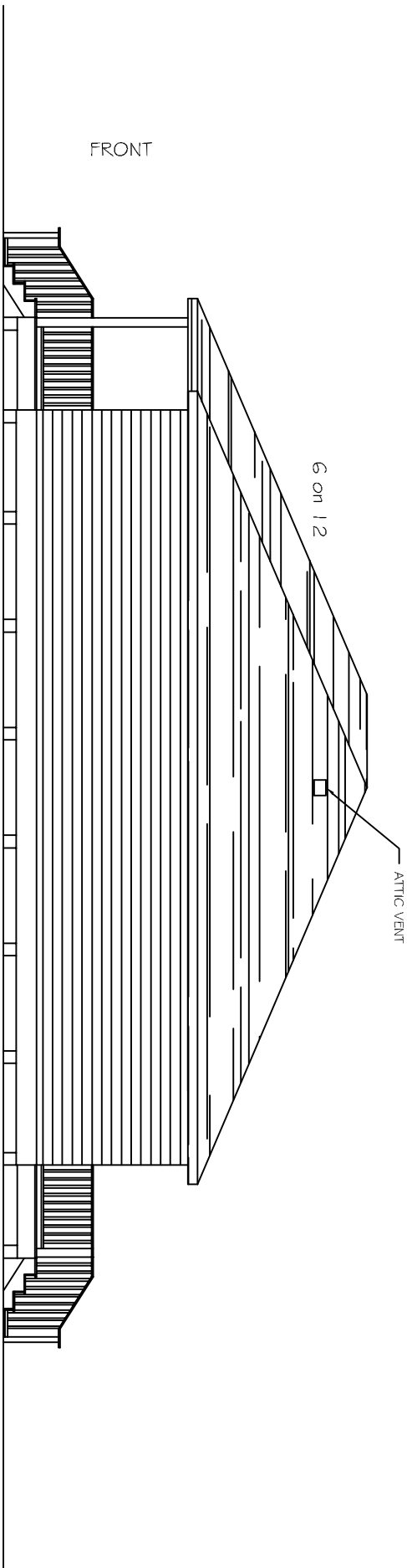
A-4

OF 12

LEFT ELEVATION
SCALE: 1/4"=1'



RIGHT ELEVATION
SCALE: 1/4"=1'



FRONT



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CONSTRUCTIVE

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EYBERT MATTHEW

NEW
APARTMENTS

CASEY CIVIL, LLC

LOT 2A

TERRACE A

SIDELL, W

MECHANICAL PLAN

REV:

SCALE: AS NOTED

JOB#:

DATE: 06-15-11

SHEET 9

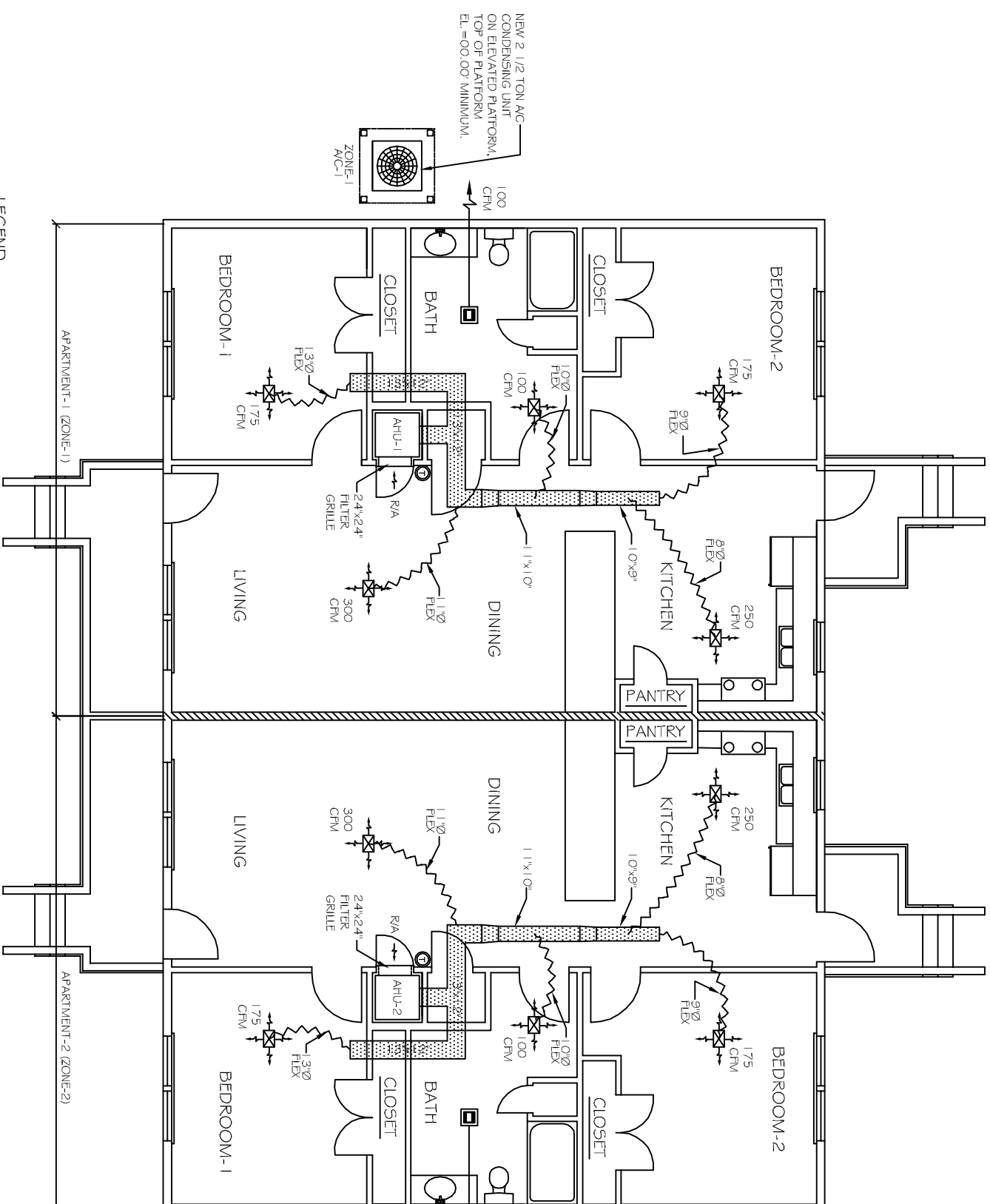
KEY PLAN
N.T.S.

$$\sum_i$$

OF 12

HVAC NOTES

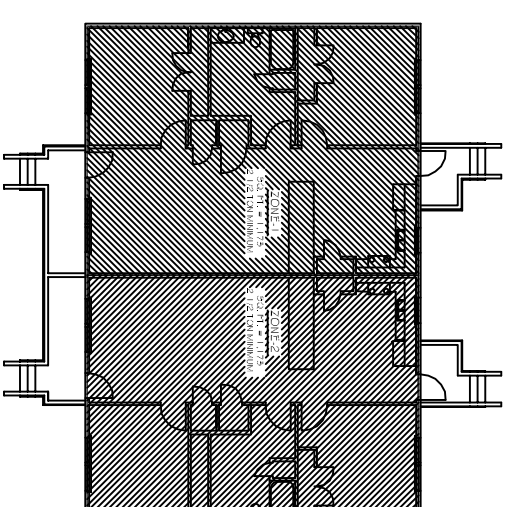
1. CONCEAL DUCTWORK TO BE UL-163, CLASS 1, FIBERGLASS DUCTBOARD. DUCTS SHALL BE SIZED TO LIMIT MAIN DUCTS TO 1,000 CFM; SECONDARY DUCTS TO 800 CFM TO BE INSTALLED PER SMACNA STANDARDS.
2. EXPOSED DUCTWORK TO BE GALVANIZED SHEET METAL PER SMACNA STANDARDS, WITH NEOPRENE COATED, 1.0, 1.5 POUNDS PER CUBIC FOOT DUCT INSULATION.
3. ROUND FLEXIBLE DUCT TO BE UL-161, CLASS 1, AIR DUCT MATERIALS.
4. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
5. IN ALL SYSTEMS OVER 2000 CFM AND LESS THAN 15,000 CFM, SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72E IN THE RETURN DUCT DOWNSTREAM OF THE AIR HANDLING UNIT AND ALL FILTERS TO AUTOMATICALLY STOP THE FAN.
6. PROVIDE UL LISTED 1/2" F FRESH AIR IN RETURN AIR OF EACH SYSTEM UNDER 2000 CFM TO SHUT DOWN THE FAN IN THE EVENT OF FIRE.
7. PROVIDE UL 1, RATED FIRE DAMPERS WHERE REQUIRED AT ALL DUCT PENETRATIONS OF FIRE-RATED ASSEMBLIES AND WHERE REQUIRED BY CODE, INCLUDING OUTSIDE AIR INTAKES.
8. CONDENSATE DRAINS TO BE PVC PIPE RUN TO PLUMBERS' P-TRAP WITHIN THE FEET OF AIR HANDLING UNITS.
9. ALL AIR HANDLING SYSTEMS TO BE BALANCED TO ASSURE PROPER AIR FLOWS PER PLANS.
10. ALL THERMOSTATS TO BE AUTOMATIC CHANGEOVER WITH HEAT SWITCH.
11. EXHAUST FAN EQUAL TO BROAN MODEL NO. 100 CF. OR EQUAL. FAN SHALL BE CONTROLLED BY A SWITCH ON THE WALL IN THE SAME LOCATION AS LIGHT SWITCH(5). PROVIDE BACK DRAFT DAMPER.
12. PLUMBING FIXTURE EXHAUST.
13. ALL SUPPLY AIR VENTS SHALL BE EQUIPPED WITH AIR CONTROL DAMPERS.
14. LOCATE OUTDOOR UNITS AS SHOWN ON ARCH. DWGS.
15. REFRIGERANT LINES SHALL BE SIZED BY UNIT MANUFACTURER AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
16. FRESH AIR SHALL BE SUPPLIED TO EACH AIR HANDLER THROUGH EXTERIOR WALL DUCT SUPPLIED WITH A CONTROL DAMPER.
17. INSTALL FIRE DAMPER WHERE 5.A. & P.R. DUCTS PENETRATE 1 HOUR RATED CEILINGS, ALL ELECTRICAL, MECHANICAL, & PLUMBING PENETRATING FIRE WALLS SHALL BE FIRE CALKED. PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES/AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E84-14).
18. ALL MECHANICAL SYMBOLS ARE DRAWN DIAGRAMMATICALLY. CONTRACTOR TO VERIFY WITH OWNER LOCATIONS OF VENTS, DAMPERS, REGISTERS, ETC.
19. REFER TO STRUCTURAL DRAWINGS TO COORDINATE LOCATION(S) & MOUNTING OF MECHANICAL EQUIPMENT.
20. FLEXIBLE DUCTWORK LENGTH NOT TO EXCEED 10'-0".
21. REFER TO REFLECTED CEILING PLAN FOR FINAL GRILLE AND DIFFUSER LOCATIONS AND COORDINATE AS REQUIRED.
22. FINAL LOCATION OF TEMPERATURE CONTROLS TO BE COORDINATED WITH OWNER AT JOB SITE.
23. PROVIDE AND INSTALL SMOKE DETECTORS AS APPROVED BY LOCAL AHS. PLACE NEAR R/A AND S/A OPENINGS OF AHU AND PROVIDE, WITH ACCESS PANEL, WIRING BY ELECTRIC CONTRACTOR.
24. FRESH AIR INTAKES ARE REQUIRED TO HAVE MOTORIZED OR GRAVITY DAMPERS TO SHUT OFF WHEN SYSTEM IS NOT RUNNING. ALL THERMOSTATS MUST BE PROGRAMMABLE. SEE SECTIONS 502.4.4 OR 503.2.4.3 OF THE 2006 INTERNATIONAL ENERGY CODE.



NEW 2 1/2 TON A/C
CONDENSING UNIT
ON ELEVATED PLATFORM
TOP OF PLATFORM
FL.=00.00' MINIMUM.

EXHAUST FAN SCHEDULE				
LOC	CFM	VOLTAGE	TYPE	MANUF.
TOILETS	100	120	VENT/UGHT	BROAN

A/C UNIT SCHEDULE						
NO.	TOTAL BTU	CFM	ELECTRICAL			COMMENTS
			HEAT ELC.	VOLTAGE WCS	CIR BREAK	
1	3,000,000 TON	1,000	10 KW	120V, 1Ø	-	REFRM (VERIFY WITH OWNER)
2	1,000,000 TON	1,000	10 KW	120V, 1Ø	-	
2	1/2 TON					



LEGEND

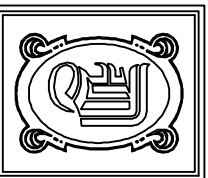
MECHANICAL PLAN

SCALE: 1/4"=1'



The diagram illustrates a mechanical ventilation system. At the top, a horizontal duct is connected to a supply air grille (represented by a square with an 'X' and four arrows pointing outwards). Below this, a vertical duct leads to a rectangular unit labeled 'AHU' (Air Handling Unit). Above the AHU, a horizontal duct is labeled 'R/A' (Return Air) with a double-headed arrow indicating airflow. Below the AHU, a vertical duct leads to a return air grille (represented by a square with an 'X' and four arrows pointing inwards). To the right of the AHU, a control panel is shown with three buttons: a square button labeled 'VENT LIGHT EXHAUST FAN', a circular button labeled 'THERMOSTAT', and a triangular button labeled 'EXHAUST'.

- SUPPLY AIR
- RETURN AIR GRILLE IN DOOR TO AHU IN CLOSET
- VENT LIGHT EXHAUST FAN
- THERMOSTAT
- EXHAUST



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APARTMENTS

CASEY CIVIL, LLC
LOT 2A
TERRACE AVE
SLIDELL, LA

POWER
PLAN

REV:

SCALE: AS NOTED

JOB#:

DATE: 06-16-11

SHEET 10

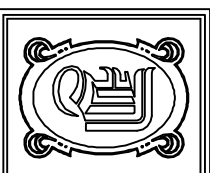
E-1

OF 12

- LEGEND
- RECEPTACLE 20A 115V
 - RECEPTACLE COUNTER HEIGHT 20A
 - GFI RECEPTACLE 20A
 - WEATHER PROOF GFI RECEPTACLE 20A
 - GFI RECEPTACLE COUNTER HEIGHT 20A
 - TELEPHONE
 - CABLE TELEVISION
 - DISCONNECT
 - POWER PANEL
 - SWITCH
 - 3 WAY SWITCH
 - JUNCTION BOX
 - DOOR CHIMES
 - SMOKE DETECTOR

ELECTRICAL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE GOVERNING ELECTRICAL CODE AND ALL OTHER INSPECTION DEPARTMENT'S HAVING JURISDICTION. OBTAIN CERTIFICATES OR APPROVAL WHERE REQUIRED.
2. ALL MATERIALS FURNISHED SHALL BE NEW AND SHALL BE U.L. LISTED.
3. THE DRAWINGS INDICATE SIZE AND GENERAL LOCATION OF WORK. SCALE DIMENSIONS SHALL NOT BE USED. THE EXACT LOCATION AND LOCATION OF ALL LIGHTING FIXTURES, RECEPTACLES AND TELEPHONE OUTLETS, ETC. SHALL BE DETERMINED BY ACTUAL CONDITIONS IN THE FIELD.
4. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AND WITH OTHER CONTRACTORS WHOSE WORK MAY AFFECT THIS INSTALLATION.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE INCOMING ELECTRICAL SERVICE WITH UTILITY COMPANY AND INCLUDE IN HIS BID ALL CHARGES AND FEES INCURRED IN MODIFICATIONS.
7. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN A GANG TYPE BOX UNDER ONE COVER PLATE.
8. ELECTRICAL CONTRACTOR SHALL COORDINATE THE TELEPHONE INSTALLATION WITH THE TELEPHONE COMPANY AND THE GENERAL CONTRACTOR.
9. ELECTRICAL CONTRACTOR, BEFORE INSTALLING ANY OF THE WORK, SHALL SEE THAT IT DOES NOT INTERFERE WITH CLEARANCES REQUIRED FOR FINISHED COLUMNS, HUNG CEILINGS, PLASTER, PARTITIONS, WALLS, ETC. AS SHOWN IN THE ARCHITECTURAL DRAWINGS AND DETAILS. IF ANY WORK IS INSTALLED AND IT LATER DEVELOPS THAT SUCH DETAILS OR DESIGN CANNOT BE FOLLOWED, THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL MAKE SUCH CHANGES IN THE WORK AS DIRECTED BY THE ARCHITECT. AS WELL AS TO PERMIT THE INSTALLATION OF THE ARCHITECTURAL WORK AS SHOWN ON THE PLANS AND DETAILS.
10. PERFORM TEST REQUIRED BY THE OWNER OR THE ENGINEER IN CONNECTION WITH THE OPERATION OF THE ELECTRICAL SYSTEM IN THE BUILDING.
11. ALL TESTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST STANDARD OF THE IEEE AND THE NATIONAL ELECTRICAL CODE.
12. MINIMUM CONDUCTOR SIZE SHALL BE #12. 600V INSULATION. MINIMUM SIZE CONDUIT SHALL BE 3/4" EMT FOR INTERIOR USE, AND 3/4" RIGID ALUMINUM FOR EXTERIOR USE. USE TYPE IMC CABLE COPPER. FOR LIGHTS AND RECEPTACLE CIRCUITS. EXTERIOR FITTINGS SHALL BE CAST BOXES AND COVERS. INTERIOR FITTINGS SHALL BE CAST WHERE EXPOSED ON WALLS. STAMPED BOXES MAY BE USED ABOVE CEILINGS IN AIR CONDITIONED SPACES, WHERE LAY IN FIXTURES ARE IN USE. USE 1/4" 2 ALLOWED FOR 6" WIDTH.
13. CONTRACTOR SHALL INSTALL WIRING AND OTHER CIRCUIT COMPONENTS TO MATCH EQUIPMENT ACTUALLY INSTALLED.
14. INSTALL GROUND FAULT RECEPTACLES AT RECEPTACLE LOCATIONS WITHIN 5' OF SINKS OR LAVATORIES, AND AT EXTERIOR LOCATIONS. EXTERIOR RECEPTACLES SHALL ALSO BE WATERPROOF.
15. BONDING AND GROUNDING SHALL BE IN ACCORDANCE WITH NFPA 70:230-63, NFPA 250-23, 250-71 & 250-72.
16. GROUND NEUTRAL IN ACCORDANCE WITH NFPA 70:250-23b.
17. FUSES SHALL BE 11T CLASS KS, 250 VOLT, 200,000 AMP INTERRUPTING CAP.
18. PROVIDE SERVICES OF A FIRE/SMOKE DETECTION AND ALARM COMPANY TO DESIGN AND INSTALL ALARM SYSTEM TO MEET REQUIREMENTS OF THE STATE FIRE MARSHAL.
19. EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE IS CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ABUTTING PROPERTY LINE.
20. ALL ELECTRICAL MECHANICAL AND PLUMBING PENETRATING FIRE PARTITIONS SHALL BE FIRE CAULKED. PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.)



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CASEY CIVIL, LL
LOT 2A
TERRACE AVE
SLIDELL, LA

LIGHTING PLAN

REV:

SCALE: AS NOTED

JOB#:

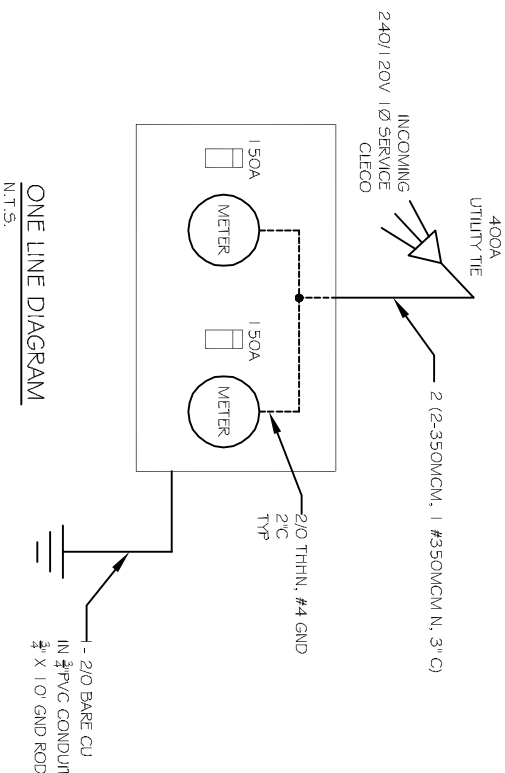
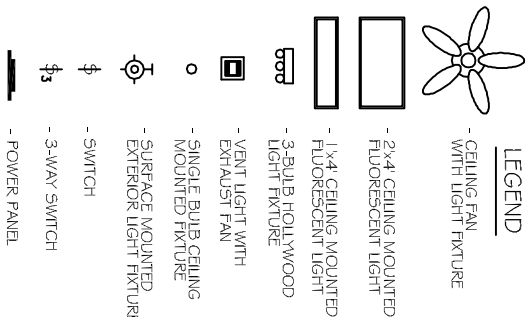
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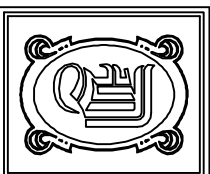
SHEET 1

7-2

<

FACILITY: UP-2										VOLTAGE: 240V/208V, 150A/100, 3W									
LOCATION: KITCHEN WALL IN APARTMENT 2										125A MAIN BREAKER, 125A MAIN BUS									
FEEDER SOURCE: NEAREST SERVICE ENTRANCE										ENCLOSURE: FLUSH MOUNTED W/EQUIPMENT AND BAR									
										SQUARE D TYPE CO LOAD CENTER									
CUT THRU NO. S/C	CUT THRU S/C	LOAD DESCRIPTION	LOCATION	BREAKER AMP	FULT	LOAD (VA)	 125A	LOAD (VA)	BREAKER		LOAD DESCRIPTION	CUT THRU NO. S/C							
									AMP	FULT									
1	#10	HEATER/BOILER UNIT (H4U)		45	2	5000	 125A	5600	2	30	1/2 TON	2							
3	#10	12 W		2	2	5000	 125A	5600	2	30	1/2 TON	4							
5	#10	RANGE		40	2	4500	 125A	2250	2	30	WATER HEATER (40 GAL)	6							
7	#10			40	2	4500	 125A	2250	2	30	WATER HEATER (40 GAL)	8							
9	#10	W/SHOWER/ET. CLOBO		30	2	2850	 125A	900	1	20	LIVING + DINING RECEPTACLES	10							
11	#12	BATHROOM ET. + KITCHEN W/ ET. KITCHEN RECEPTACLES + BATH ROOM		20	1	480	 125A	600	1	20	BEDROOM + RECEPTACLES + SHOWER	12							
13	#12	BATHROOM ET. + KITCHEN W/ ET. KITCHEN RECEPTACLES + BATH ROOM		20	1	480	 125A	600	1	20	BEDROOM + RECEPTACLES + SHOWER	14							
15	#12	CHINA. + SHOWER DUCTORCE. ABC-HALL		20	1	480	 125A	600	1	20	ENTRANCE RECEPTACLES	16							
17	#12	KITCHEN ET. RECEPTACLES		20	1	480	 125A	500	1	20	D-BTH+KITCHEN	18							
19	#12	REFRIG+KITCHEN		20	1	1800	 125A	500	1	20	HALLWAY+KITCHEN + BATH UNIT ROOM	20							
21	#12	BATHROOM + CHINA. + W/ WASHIT		20	1	300	 125A	500	1	20	BATHROOM + DINING AREA + DINING AREA WASHIT + W/ WASHIT	22							
23	#12	BEDROOM + DINING + W/ WASHIT		20	1	300	 125A	200	1	20	BATHROOM W/ W/ WASHIT + W/ WASHIT	24							
25	#12	BEDROOM + DINING + W/ WASHIT		20	1	300	 125A	200	1	20	KITCHEN AND PANTRY - LIGHTS	26							
27	#12	ENTRANCE LIGHTS + W/ DOORS		20	1	200	 125A	200	1	20	SPARE	28							
29	#12	SPARE		20	1	20	 125A	20	1	20	SPARE	30							
						TOTAL CONNECTED LOAD (VA)=46,350													
SOLID NEUTRAL NEUTRAL WIRE (W)												GROUND BUS GROUND WIRE (G)							
A2-23, 210												B2-23, 120							





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LOT 2A
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SLIDELL, LA

PLUMBING
PLAN

REV:

SCALE: AS NOTED

JOB#:

DATE: 06-15-11

SHEET 112

P-1

OF 112

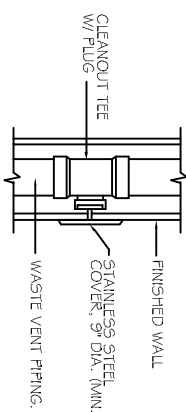
PLUMBING NOTES

1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL INCLUDE HOT AND COLD WATER PIPING, SEWER AND VENT PIPING, INSULATION, WATER HEATER, HANGERS, VALVES, SUPPORTS WITHOUT ANY RESTRICTIONS TO COLLUM, CUT AND PATCH AS REQUIRED TO INSTALL PIPES.
2. ALL WORK AND MATERIAL SHALL CONFORM STRICTLY TO THE LATEST LOCAL, CITY, PARISH, STATE AND NATIONAL GOVERNING CODES.
3. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS AND SIZES PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
4. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING INVERTS AND SET NEW INVERTS OF SEWERAGE AND DRAINAGE PIPES.
5. SEWERAGE LINES 3-INCH AND SMALLER SHALL BE SLOPED $\frac{1}{4}$ " PER FOOT AND LINE 4-INCH AND LARGER SHALL BE $\frac{1}{8}$ " PER FOOT.
6. TEST ALL PIPING AT REQUIRED PRESSURE.
7. ALL PLUMBING SHALL BE CLOSELY COORDINATED WITH STRUCTURAL SYSTEM, MECHANICAL SYSTEM AND ELECTRICAL TO INSURE NO TRADES WILL CONFLICT WITH EACH OTHER.
8. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS, WALLS, FIXTURES, ETC.
9. ALL WATER MAINS AND PIPING NOT SHOWN FOR CLARITY, ALL LOCATIONS FIELD VERIFIED.
10. DOMESTIC HOT AND COLD WATER PIPING AND FITTINGS UNDER SLAB SHALL BE ASTM B88 COPPER WATER TUBE, TYPE K SOFT ANNEALED. NO JOINTS SHALL BE ALLOWED UNDER THE SLAB.
11. DOMESTIC WATER PIPING AND FITTINGS ABOVE THE SLAB SHALL BE ASTM B88 COPPER WATER TUBE, TYPE L. HARD DRAWN WITH COPPER PRESSURE TYPE FITTINGS, ANSI B1.6.22. THE JOINTS SHALL BE SOLDERED TYPING USING ASTM B32. ALLOY GRADE 95A (95.5) SOLDER.
12. SOIL, WASTE, VENT PIPING AND FITTINGS ABOVE THE SLAB SHALL BE SERVICE WEIGHT CAST IRON PIPE WITH BELL AND SHOOT ENDS AND ONE PIECE NEOPRENE INSERT TYPE GASKET. USE PVC SCHEDULE 40 OR ABS DWV PIPES AND FITTINGS WHERE PERMITTED BY CODE.
13. ALL WATER PIPING AND FITTINGS ABOVE THE FLOOR SHALL BE INSULATED WITH $\frac{1}{2}$ " THICK FIBERGLASS INSULATION AND JACKET.
14. ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATING FIRE PARTITIONS SHALL BE FIRE CAULKED. PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM E814.
15. ALL PLUMBING LINES SHOWN ARE DIAGNOSTIC.

PLUMBING FIXTURE SCHEDULE					
MARK	DESCRIPTION	TYPE	ROUGH-IN SIZES	NOTES	
WC	H.C. WATER CLOSET	VA,VE	4"	4"	3
LAV	H.C. LAVATORY	WA,HW	2"	2"	1, 2, 3
W/D	WASHER/DRYER UNIT	VA,VE	4"	4"	
FD	FLOOR DRAIN	-	2"	2"	4
WH	WATER HEATER DRAIN	-	-	2"	3/4"
HB	HOSE BIBB	-	-	-	1/2"

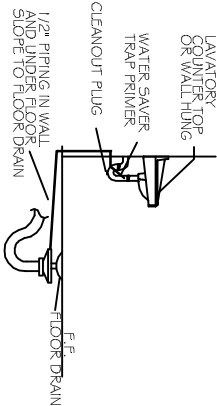
FIGURE NOTES:

1. INSULATE PIPING FOR HANDICAP FIXTURES.
2. PROVIDE CHAIR CARRIER FOR WALL HUNG FIXTURES.
3. H.C. - HANDICAP FIXTURE
4. INSTALL CONTINUOUS DRIP VALVE ON ALL FLOOR DRAINS.
5. FIXTURES SELECTED BY OWNER.



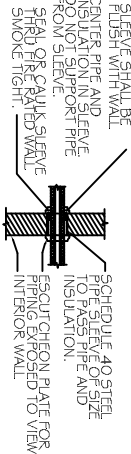
WALL CLEANOUT DETAIL

N.T.S.



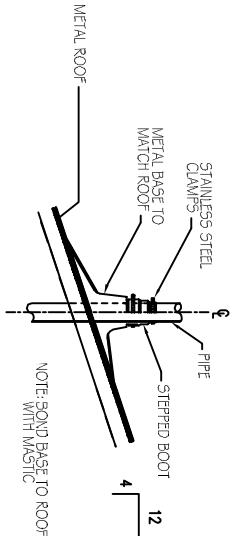
FLOOR DRAIN DETAIL

N.T.S.



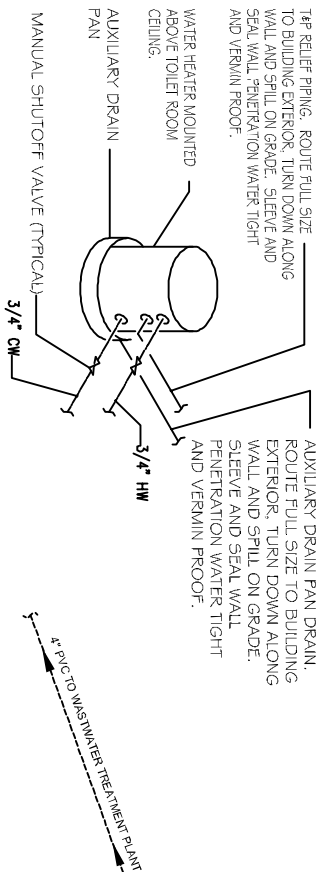
TYPICAL INTERIOR WALL SLEEVE DETAIL

N.T.S.



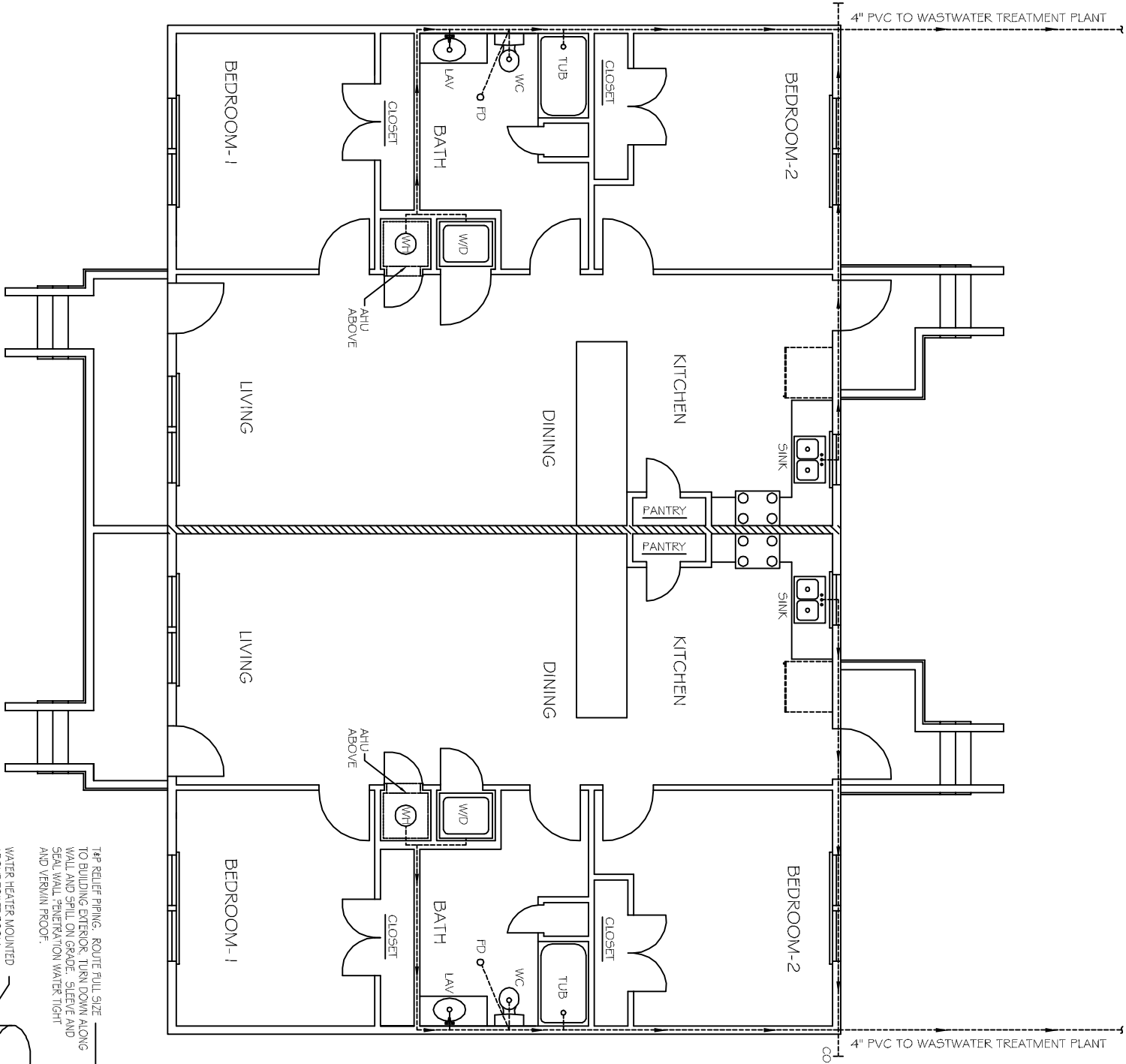
VENT THRU ROOF DETAIL

N.T.S.



WATER HEATER DETAIL

N.T.S.



PLUMBING PLAN
SCALE: 1/4"=1'

