

# NEW CONSTRUCTION FOR MIXED USE BUILDING

# MANDEVILLE TOWN SQUARE

2032 WOODROW ST., MANDEVILLE, LA, 70448

## PROJECT DATA:

OCCUPANCY: ASSEMBLY - A-2 2,340 SF  
RESIDENTIAL- R-2 5,640 SF

TOTAL BUILDING AREA: 7,980 SF

CONST. TYPE: VB, 3 STORY BUILDING

**FIRE PROTECTION:**  
FULLY AUTOMATIC BUILDING SPRINKLER SYSTEM  
REQUIRED IN ACCORDANCE WITH NFPA 13.

**BUILDING FIRE ALARM:** FIRE ALARM SYSTEM IN  
ACCORDANCE WITH NFPA 72 IS REQUIRED.

1-HOUR FIRE SEPARATION REQUIRED BETWEEN  
ALL SEPARATE TENANT SPACES.

## GENERAL NOTES:

1. WORK SHALL BE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE - 110 MPH BASIC WIND SPEED.
2. CONTRACTOR SHALL VISIT SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR SHALL ADVISE ARCHITECT IF EXISTING CONDITIONS ARE IN CONFLICT WITH THESE DOCUMENTS.
3. GENERAL CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL WORK BEGINNING ON THE DATE OR SUBSTANTIAL COMPLETION.
4. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IMC 2015, IEC 2015 & IRC 2015.
5. PLUMBING WORK SHALL BE IN ACCORDANCE WITH IMC CODE 2015.
6. ROOFING, FASTENERS AND FLASHING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FASCIA, FLASHING AND TRIM MATERIALS TO MATCH GAUGE AND FINISH OF ROOFING.
7. CONTRACTOR TO VERIFY SITE LOCATIONS FOR UTILITY TIE-INS AND COORDINATE WORK IN THESE AREAS WITH UTILITY COMPANIES. CONTRACTOR TO OBTAIN AND PAY FOR ASSOCIATED PERMITS AND IMPACT FEES.
8. CONTRACTOR TO DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND LA DEQ.
9. ALL PLYWOOD MATERIAL MUST BE IN ACCORDANCE WITH APA STANDARDS. SUBROOFING AND WALL SHEATHING MATERIAL TO BE 5/8" CDX. PROVIDE 20 SHEETS OF 3/4" CD PLYWOOD FOR ATTIC DECKING.
10. EXTERIOR WALLS TO BE CLAD IN PERFORATED BUILDING WRAP WITH TAPED JOINTS AS PER MFR. RECOMMENDATIONS. ROOF TO MATCH EXISTING STANDING SEAM METAL ROOF.
11. GYP. BD. WALLS AND CLGS. TO BE LIGHT ORANGE PEEL FINISH. ALL INTERIOR PAINTED SURFACES SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS IN ACCORDANCE WITH PAINT MFR. RECOMMENDATIONS.
12. ALL EXPOSED PIPING IN ATTIC SHALL BE WRAPPED WITH 3/4" POLYSTYRENE INSULATION.
13. EXT. WALLS & U/S OF ROOF TO BE 6" THICK OPEN CELL POLYURETHANE FOAM. INSULATE ALL INTERIOR WALLS WITH 3 1/2" UNFACED SOUND BATT INSULATION.

## ARCHITECTURAL DRAWINGS:

COVER INDEX, STRUCTURAL DATA, PROJECT DATA

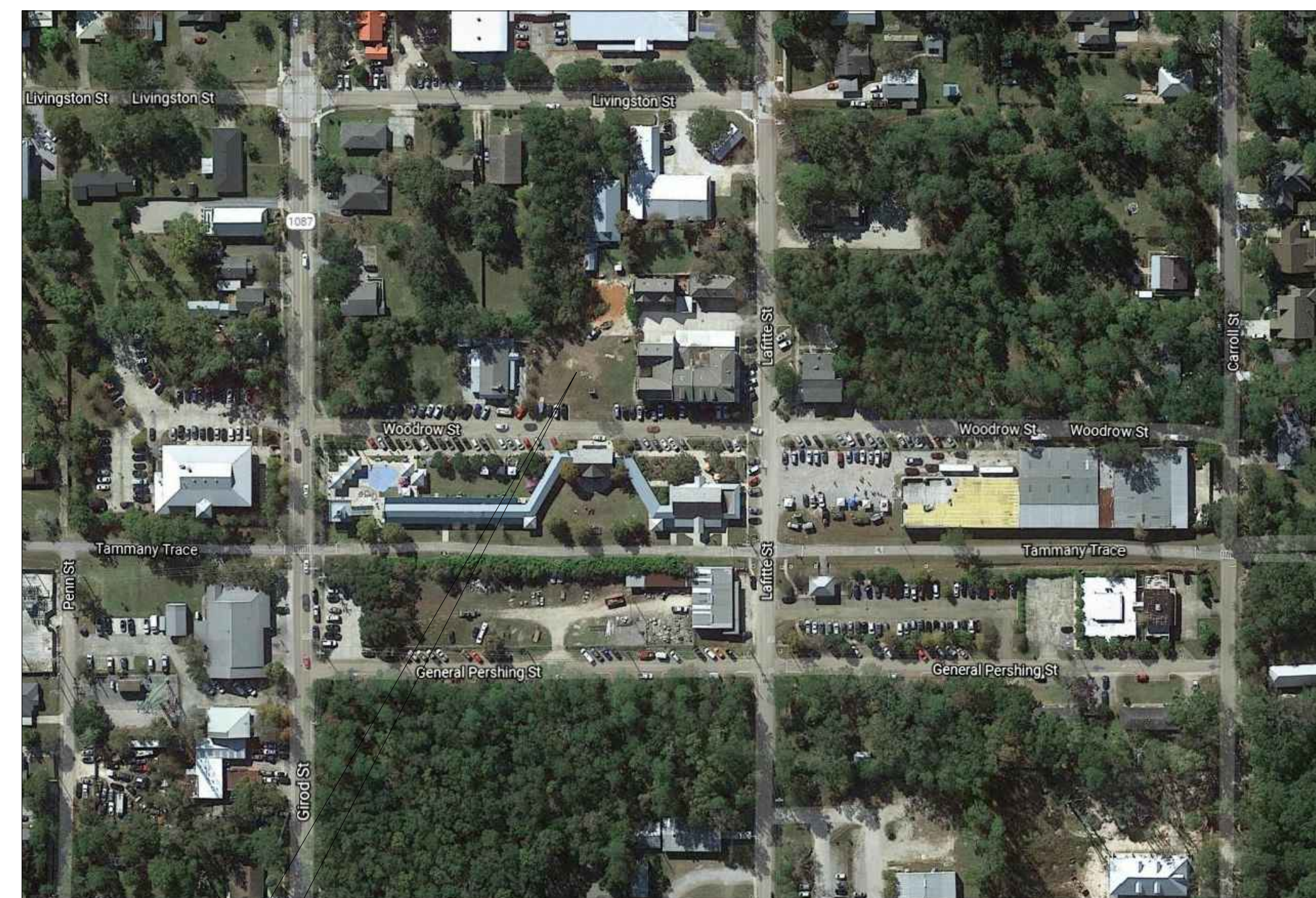
A1.0 SITE PLAN

A2.0 FIRST FLOOR PLAN  
A2.1 SECOND FLOOR PLAN  
A2.2 THIRD FLOOR PLAN

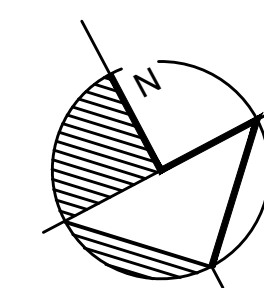
A4.0 BUILDING ELEVATIONS  
A4.1 BUILDING ELEVATIONS  
A4.2 BUILDING ELEVATIONS  
A4.3 BUILDING ELEVATIONS  
A4.4 BUILDING RENDERINGS



**1** BUILDING RENDERING  
N.T.S.



SITE



VICINITY MAP  
N.T.S.

## STRUCTURAL LOADING-

2015 IBC, FIGURE 1609  
ULTIMATE DESIGN WIND SPEED, 122 MPH  
NOMINAL DESIGN WIND SPEED, 97 MPH

(IBC 1609.2) - WIND BORNE DEBRIS REGION. PORTIONS FOR HURRICANE-PRONE REGIONS THAT ARE WITHIN 1 MILE (1.61 KM) OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH (48 M/S) OR GREATER +/- OR HAWAII. (IBC 1609.3) - THE BASIC WIND SPEED, IN MPH, FOR THE DETERMINATION OF THE WIND LOADS SHALL BE DETERMINED BY FIGURE 1609. BASIC WIND SPEED FOR THE SPECIAL WIND REGIONS INDICATED, NEAR MOUNTAINOUS TERRAIN AND NEAR GORGES SHALL BE IN ACCORDANCE WITH SECTION 6.5.4 OR ASCE7.

PROJECT IS NOT IN A WIND BORNE DEBRIS REGION.

IN NON-HURRICANE-PRONE REGIONS, WHEN THE BASIC WIND SPEED IS ESTIMATED FROM REGIONAL CLIMATIC DATA, THE BASIC WIND SPEED SHALL BE NOT LESS THAN THE WIND SPEED ASSOCIATED WITH AN ANNUAL PROBABILITY OF 0.02 (50-YEAR MEAN RECURRENCE INTERVAL), AND THE ESTIMATE SHALL BE ADJUSTED FOR EQUIVALENCE TO A 3-SECOND GUST WIND SPEED AT 33 FEET (10 M) ABOVE GROUND IN EXPOSURE CATEGORY 'C'. THE DATA ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 6.5.4.2 OF ASCE7.

BUILDING FRAME AND COMPONENTS DESIGNED BASED ON LOADS FROM ASCE7-05.

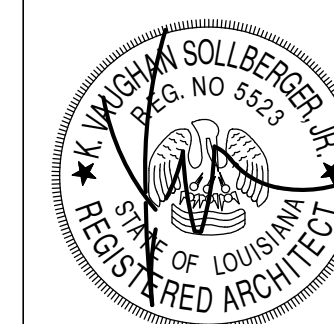
ENCLOSED BUILDING  
RISK CATEGORY 'II' (IBC 1604.5)  
SNOW LOAD = 0 (IBC 1608.2)  
WIND EXPOSURE 'B' (IBC 1609.4)  
WIND IMPORTANCE FACTOR = 1.0  
INTERNAL PRESSURE COEFFICIENT = 1.18  
COMPONENT, CLADDING WIND PRESSURE=35.2 PSF  
MAIN WIND RESISTING SYSTEM = DIAPHRAGM  
FLOOR LIVE LOADS - 100 PSF  
FLOOR DEAD LOADS - 40 PSF  
ROOF LIVE LOAD - 40 PSF

FLOOD ZONE REQUIREMENTS:  
PROJECT IS IN A FLOOD ZONE 'AE'- 9.0' BFE.

**KVS**  
architecture

235 Girod Street, Mandeville, Louisiana  
985.674.3077 www.kvsarchitecture.com

4.5.21



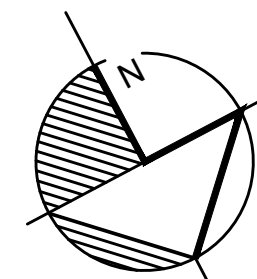
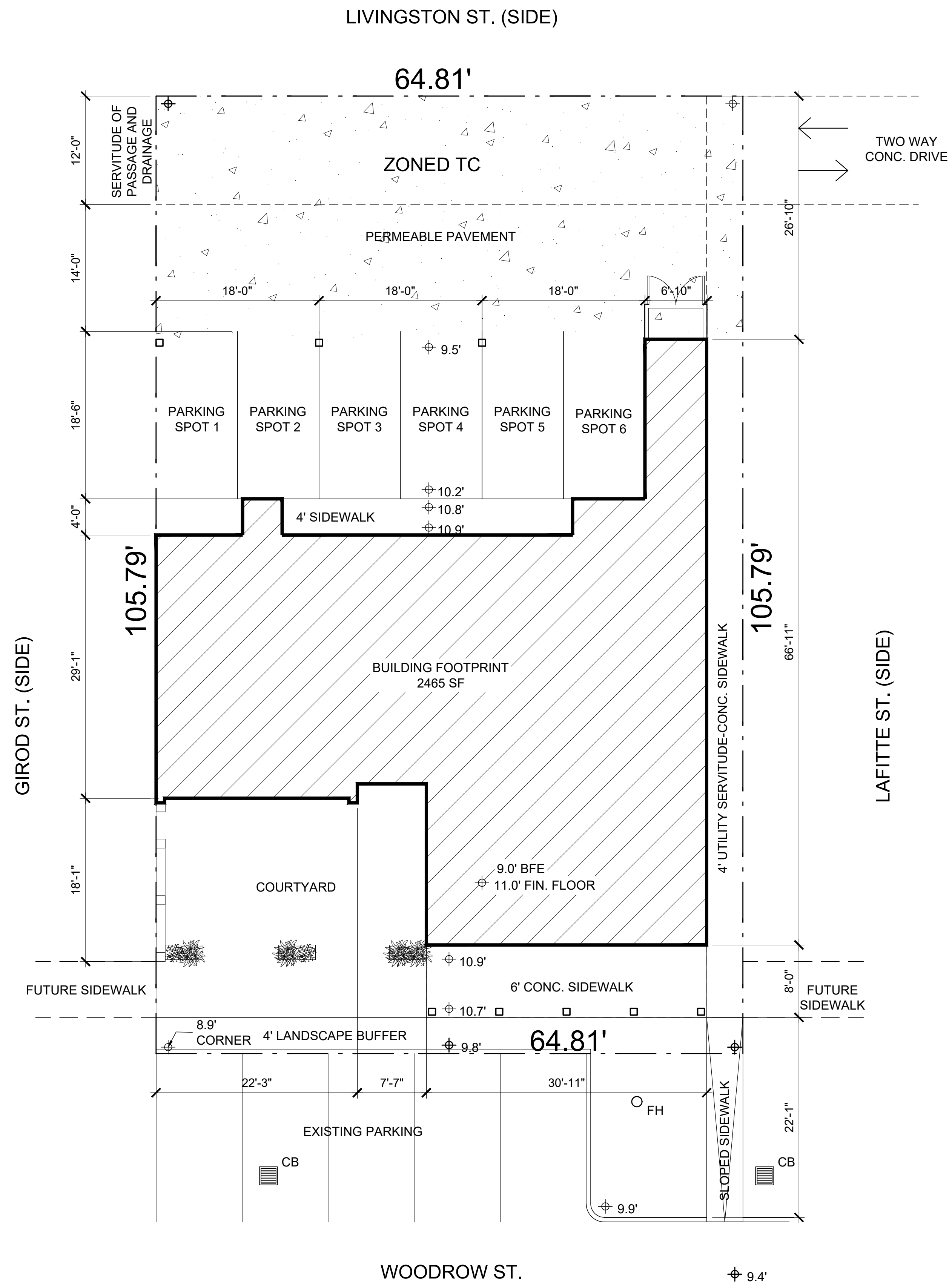
THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO MY KNOWLEDGE, COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

K. VAUGHAN SOLLBERGER, JR., AIA, NCARB LA# 5523

NEW CONSTRUCTION FOR MIXED USE BUILDING

# MANDEVILLE TOWN SQUARE

2032 WOODROW ST., MANDEVILLE, LA, 70448



**1 SITE PLAN**  
1/8" = 1'-0"  
0 4' 8' 16'

TOTAL PROPERTY AREA: 6,856 SF  
 PERVIOUS AREA:  
 (LANDSCAPE): 245 SF  
 (PAVEMENT): 1713 SF  
 IMPERVIOUS AREA: 4,898 SF

**25% PERVIOUS SITE REQ'D.**  
**28.5% PERVIOUS SITE PROPOSED**

DENSITY CALCULATOR:  
 6,856 SF / 2000 SF = 3.4 UNITS PERMITTED

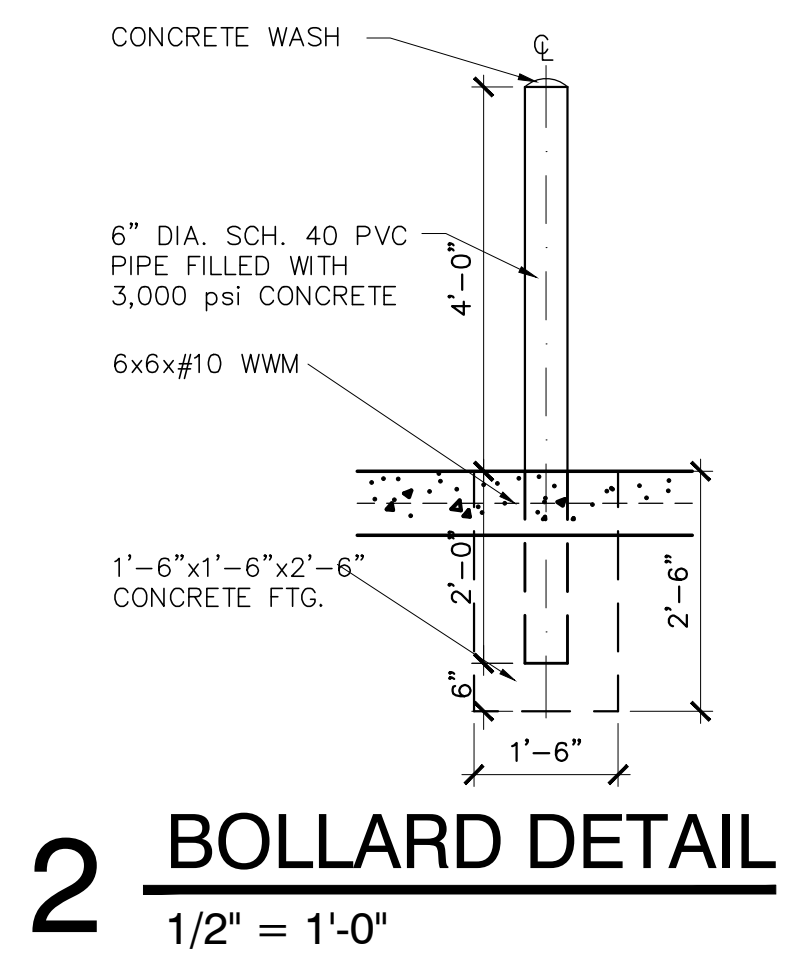
*SITE DEVELOPMENT REGULATIONS TO BE IN COMPLIANCE W THE TOWN VISUAL PERFORMANCE STANDARDS.*

PARKING FIGURES:  
 2 PARKING SPACES REQ'D PER DWELLING UNIT  
 3 DWELLING UNITS PROPOSED  
 (2 SPACES X 3 UNITS = 6 SPACES REQ'D)

1 PARKING SPACE REQ'D PER 250 SF OF RESTAURANT  
 2,340 SF RESTAURANT PROPOSED  
 (2,340 SF / 250 SF = 10 PARKING SPACES REQ'D)

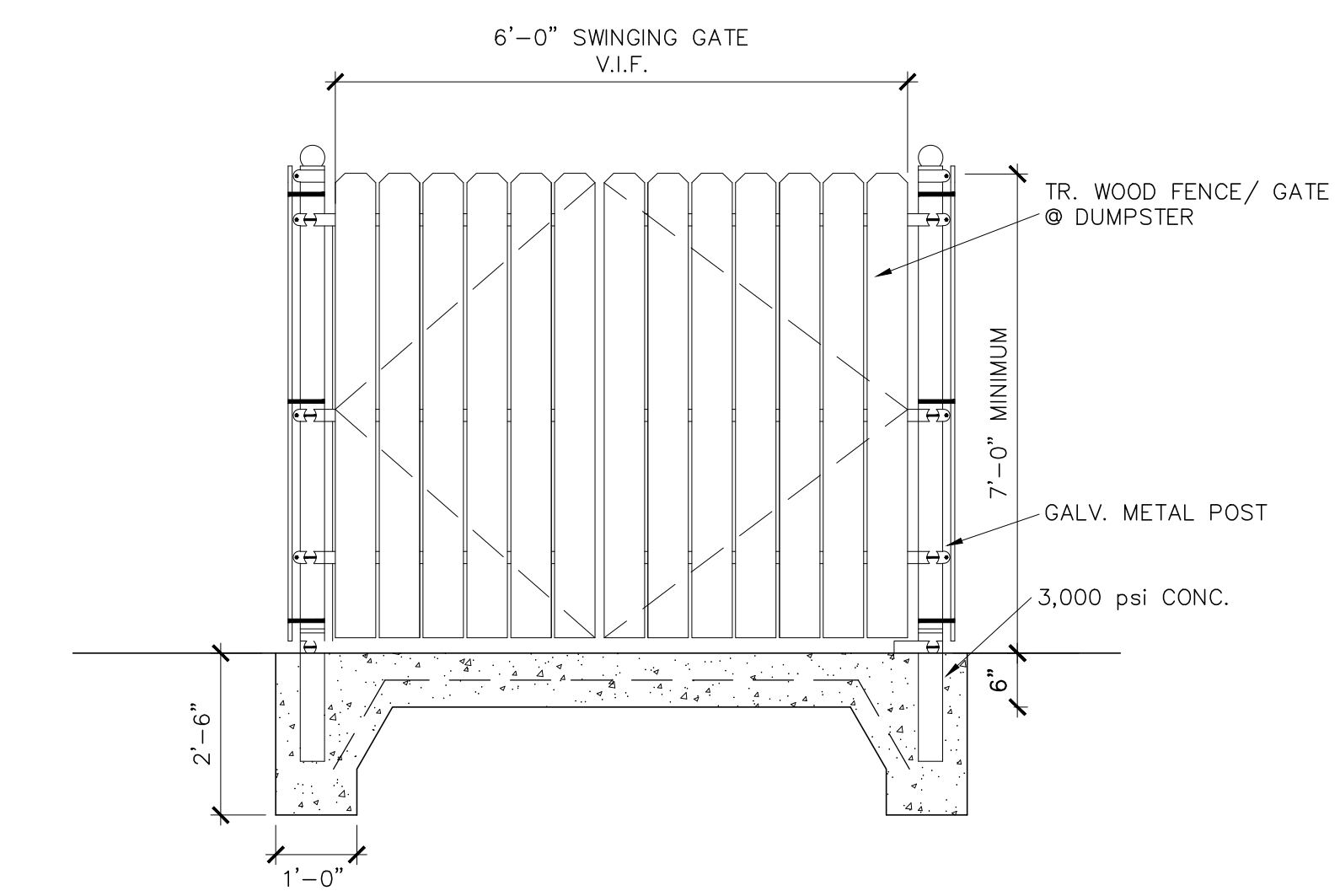
**TOTAL PARKING SPACE REQ'D: (6 + 10) = 16 SPACES**  
 ON SITE PARKING PROVIDED: 6 SPACES  
 ADJACENT PARKING: 5 SPACES  
 TOTAL PARKING PROVIDED: 11 SPACES  
*EXCEPTION REQUESTED FOR SPACES 12-16 (5 SPACES)*  
*(244 PARKING SPACES IN SURROUNDING AREA)*

TOWN CENTER ZONING USE REGULATIONS:				
CLASS #	TENANT SPACE	AREA	USE CLASSIFICATION	TC- PERMITTED USES
6.2.6	CONDO UNIT R-1	1,280SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.2.6	CONDO UNIT R-2	1,710SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.2.6	CONDO UNIT R-3	1,710SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.4.67	RESTAURANT A-1	687 SF	TAVERN - BAR/LOUNGE	SPECIAL USE
6.4.67	RESTAURANT A-2	1,217 SF	REST. SIT DOWN W/ LOUNGE	SPECIAL USE

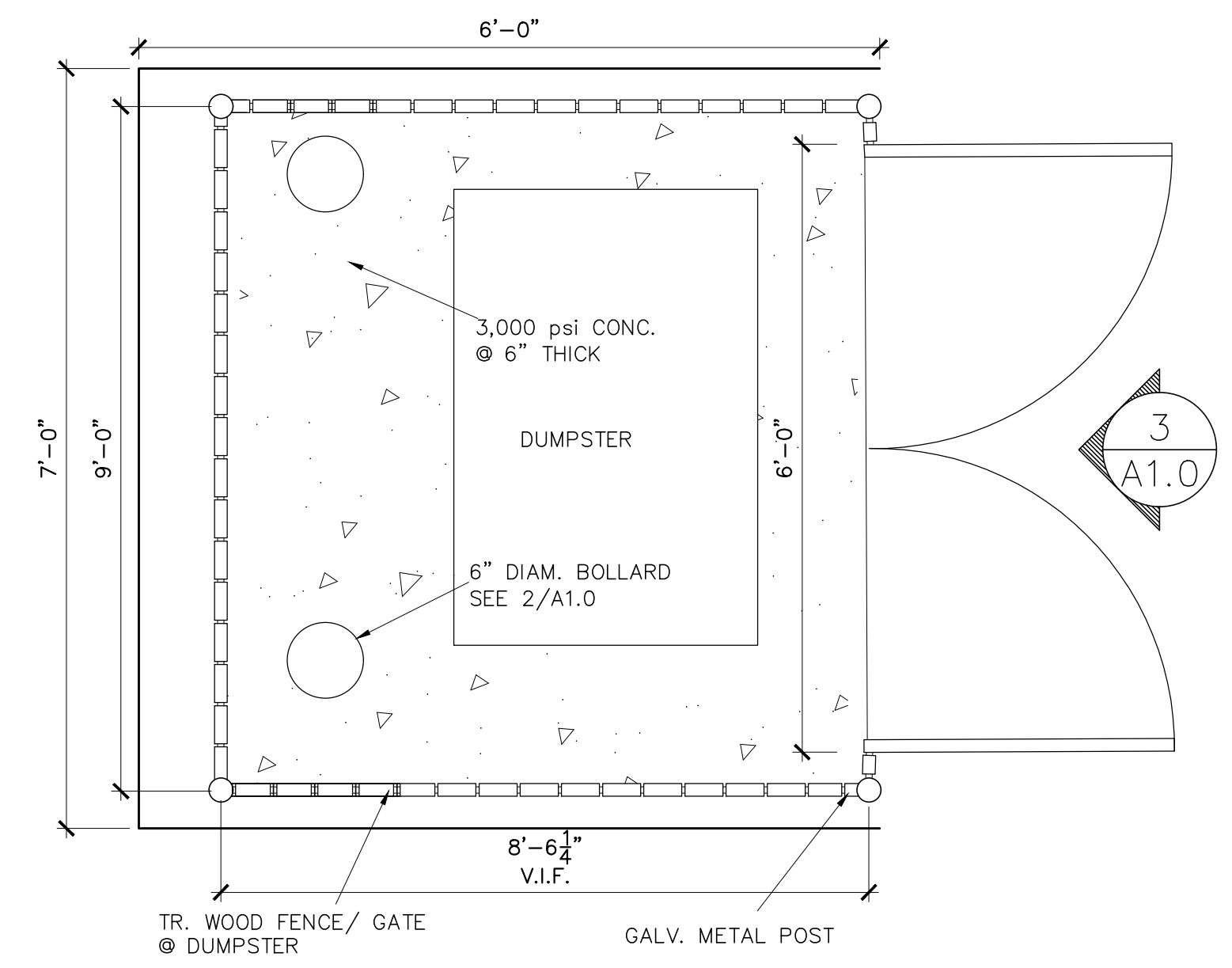


**2 BOLLARD DETAIL**  
1/2" = 1'-0"

- SITE PLAN NOTES:**
1. CONCRETE PAVING SHALL BE STANDARD WEIGHT AND TEST AT 3000 PSI AT 28 DAYS IN ACCORDANCE WITH ACT 301 AND 318. SUBMIT A DETAILED MIX DESIGN FOR REVIEW PRIOR TO CONSTRUCTION. CONCRETE PAVING FINISH TO BE WASHED AGGREGATE IN ALL LOCATIONS.
  2. PRIOR TO SITE PREPARATION VERIFY THE LOCATION OF UTILITIES. RELOCATE UTILITIES WHICH ARE IN THE CONSTRUCTION AREA AND CLEARLY MARK ANY UTILITIES ON OR NEAR THE SITE.
  3. FENCE TREES TO REMAIN ALONG THEIR DRIP LINES AND MAINTAIN THAT PROTECTION THROUGHOUT CONSTRUCTION.
  4. CONCRETE PAVING AT DUMPSTER PADS & DRIVES TO BE MIN. 8" THICKNESS.



**3 DUMPSTER ENCLOSURE**  
1/2" = 1'-0"

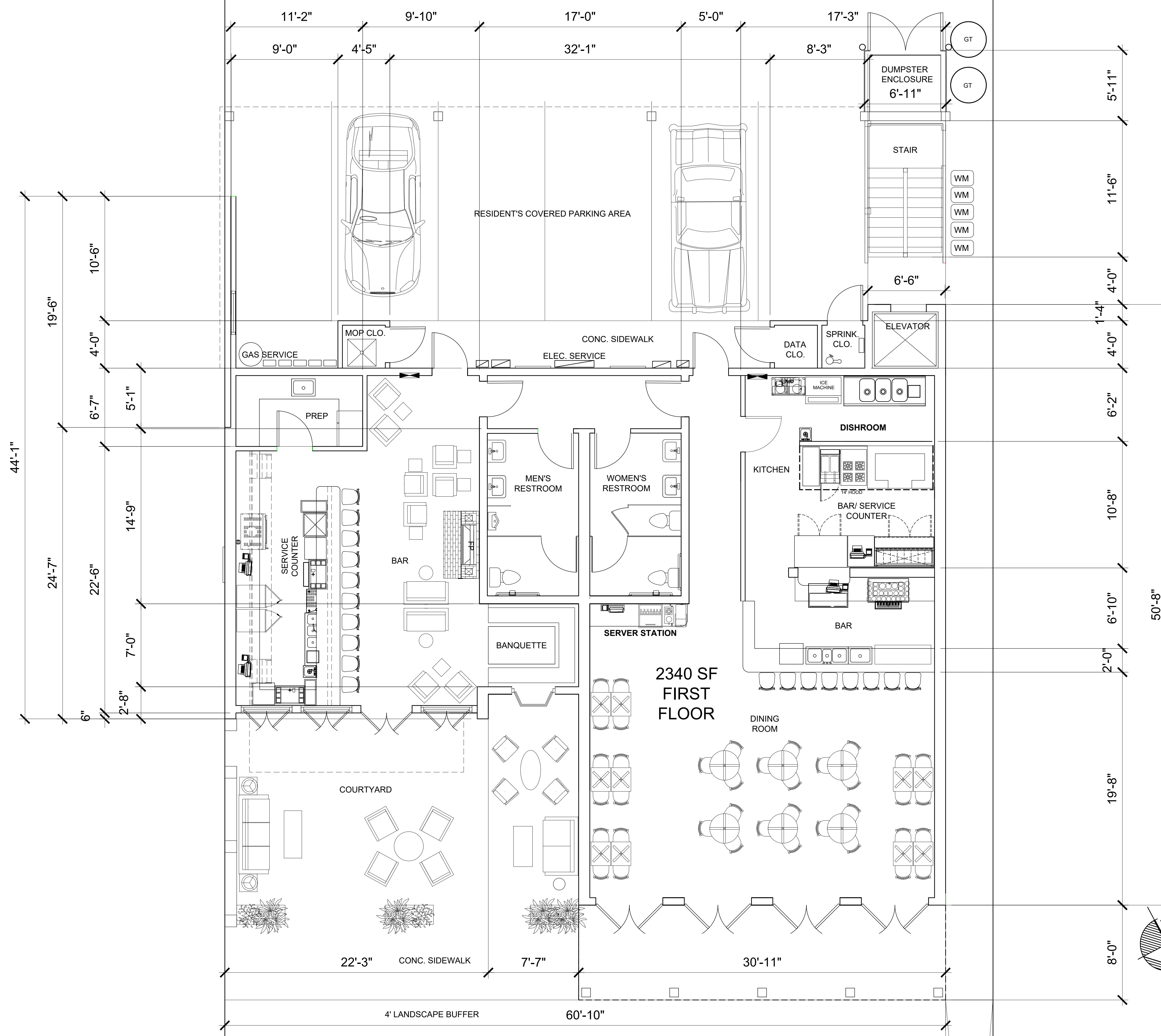


**4 DUMPSTER ENCLOSURE**  
1/2" = 1'-0"



REVISIONS:  
 DATE: 4.5.21  
 PROJECT No: 20005  
 DRAWING:

**A1.0**



**1 FLOOR PLAN**  
 1/4" = 1'-0"  
 0 2' 4' 8'

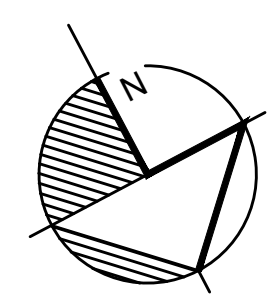
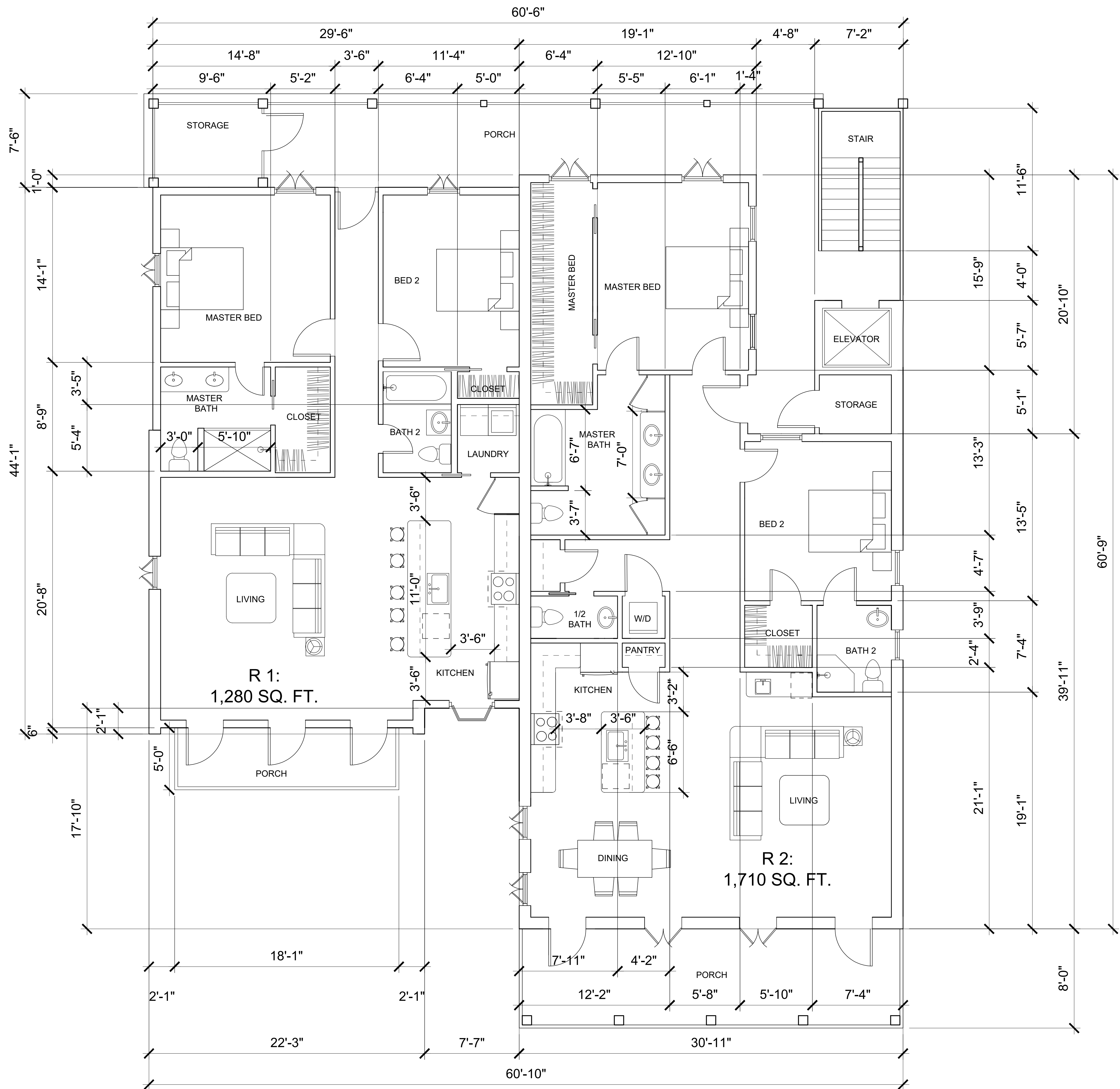
MANDEVILLE TOWN SQUARE  
 2032 WOODROW STREET  
 MANDEVILLE, LA 70448

**KVS** architecture  
 235 Girod Street, Mandeville, Louisiana  
 985.674.3077 www.kvsarchitecture.com



REVISIONS:  
 DATE: 4.5.21  
 PROJECT No: 20005  
 DRAWING:

**A2.0**



**1 SECOND FLOOR PLAN**  
 1/4" = 1'-0"  
 0 2 4 8'



REVISIONS:

DATE: 4.5.21

PROJECT No: 20005

DRAWING:



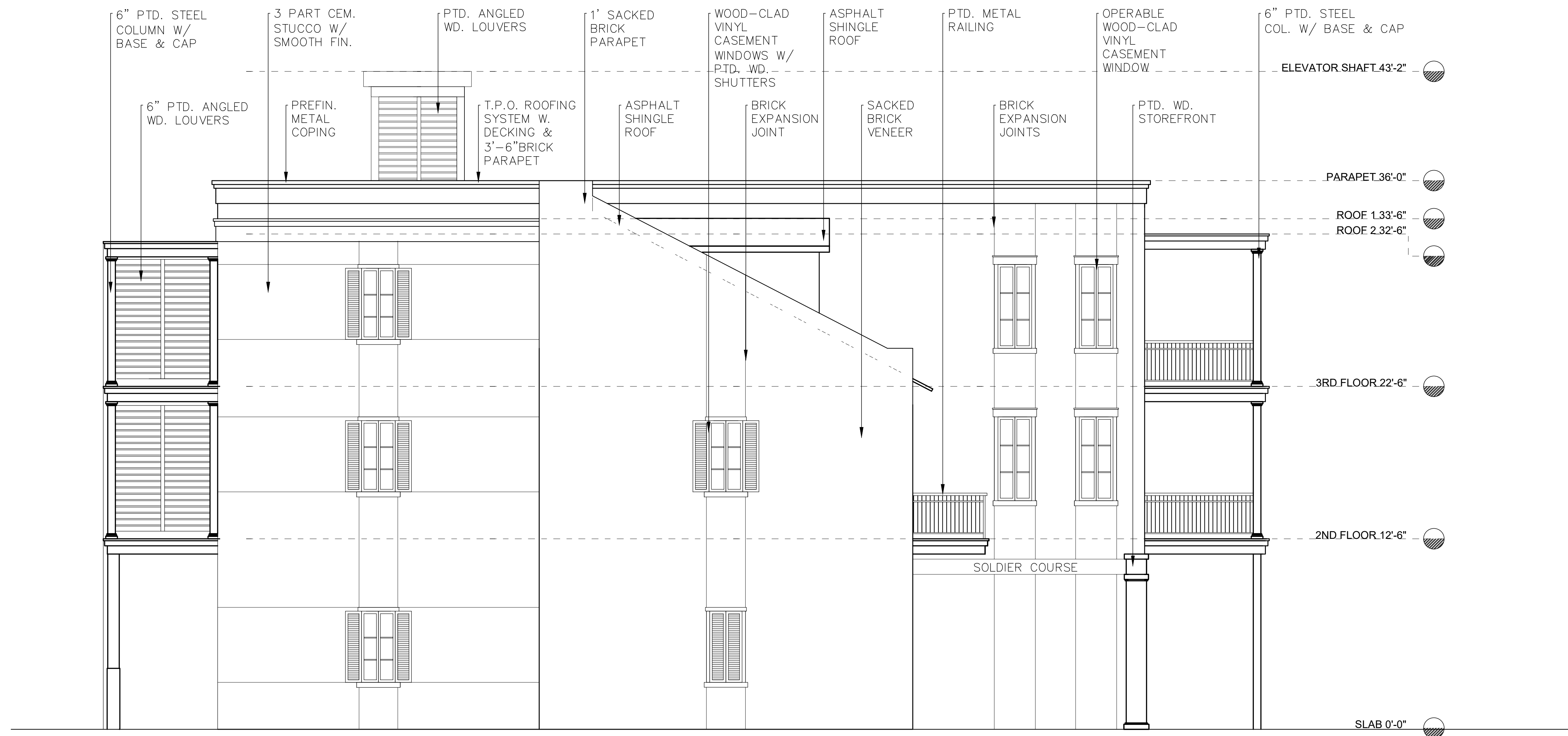


**1** WOODROW STREET FRONT ELEVATION  
 1/4" = 1'-0"



REVISIONS:
DATE: 4.5.21
PROJECT No: 20005
DRAWING:

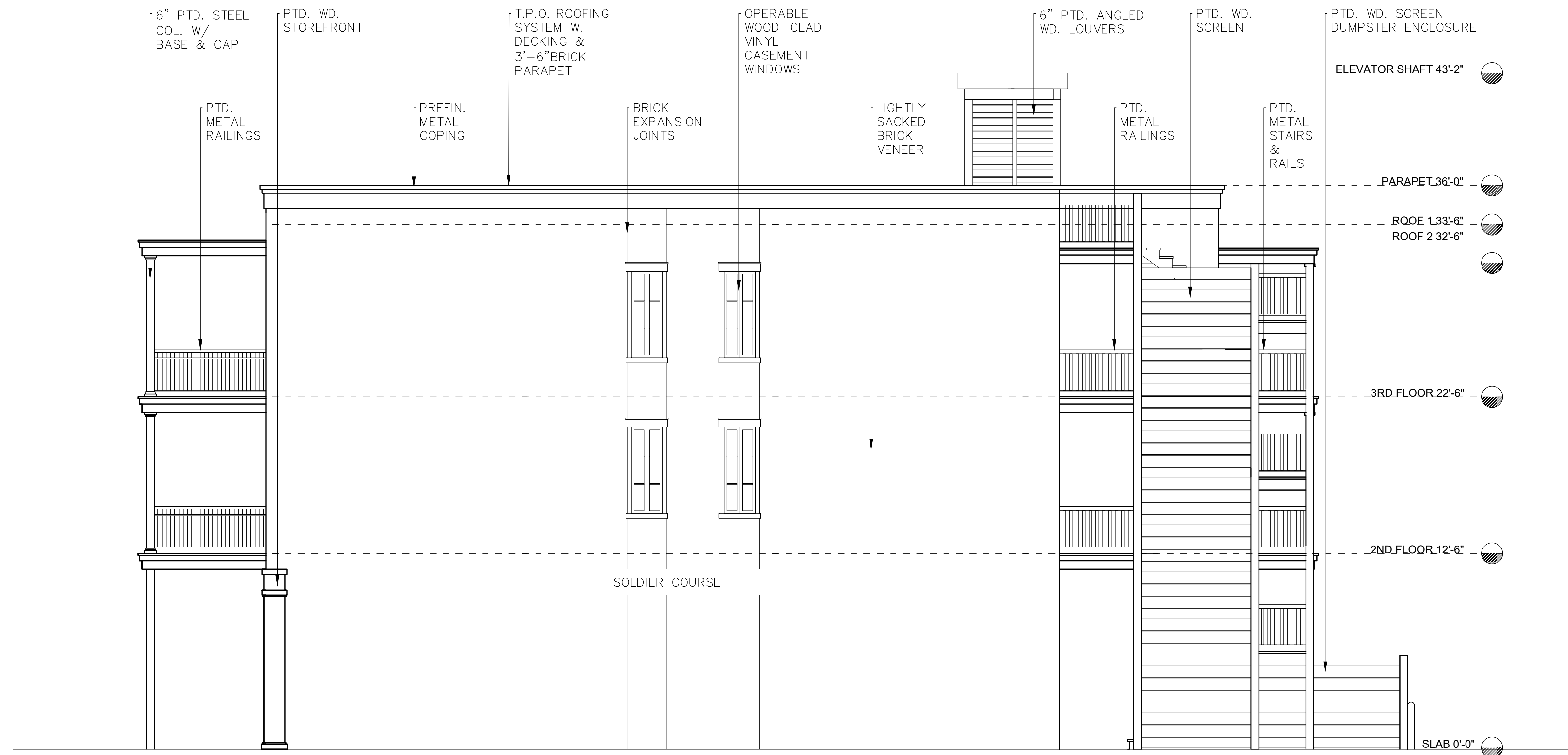
**A4.0**



**1 EAST SIDE ELEVATION**  
 1/4" = 1'-0"



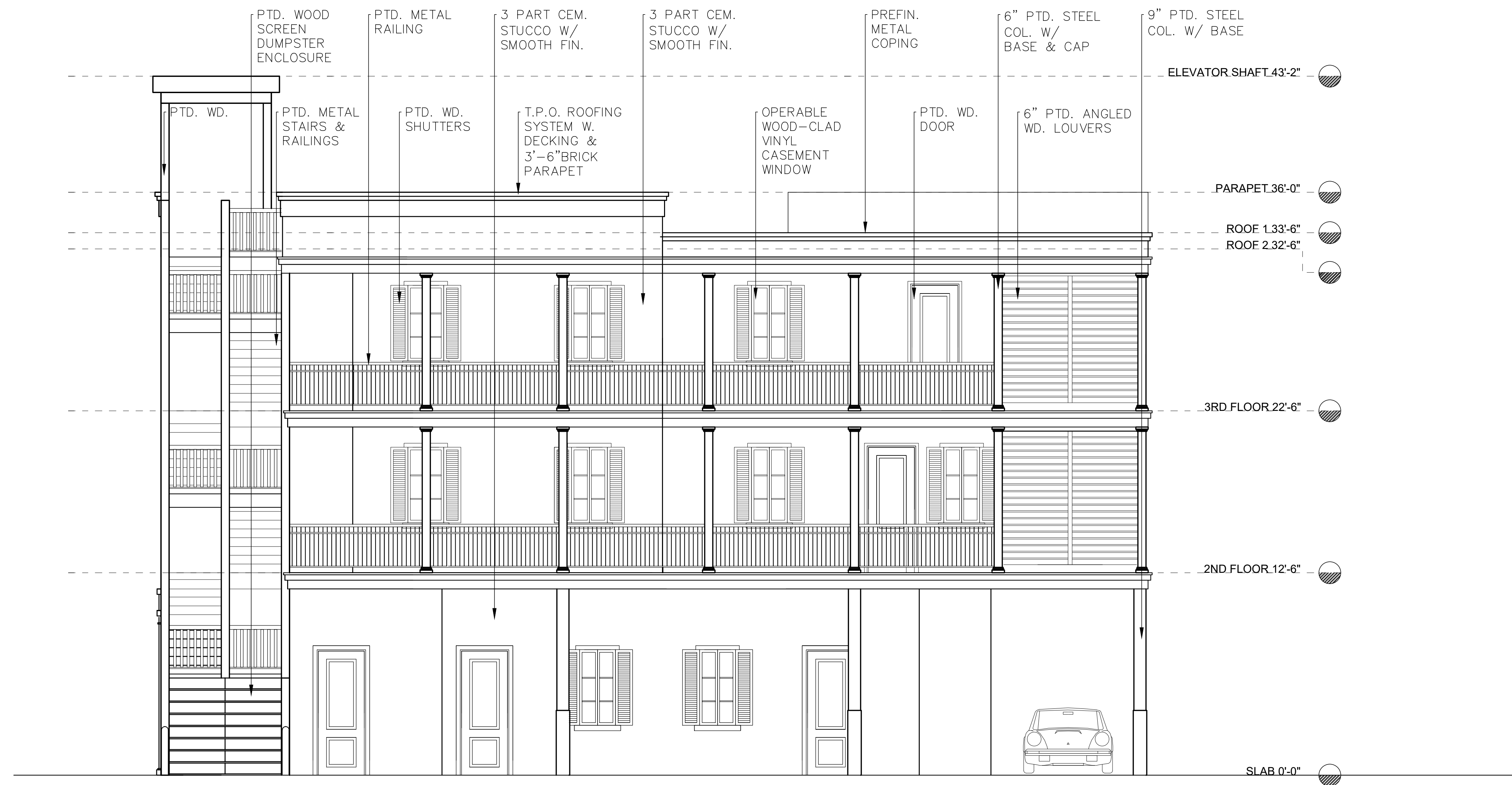
REVISIONS:
DATE: 4.5.21
PROJECT No: 20005
DRAWING:



**1 WEST SIDE ELEVATION**  
 1/4" = 1'-0"



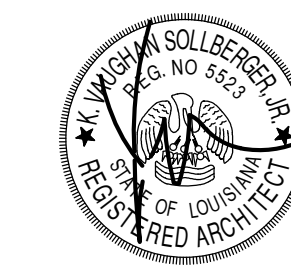
REVISIONS:
DATE: 4.5.21
PROJECT No: 20005
DRAWING:



**1 SOUTH REAR ELEVATION**  
1/4" = 1'-0"

MANDEVILLE TOWN SQUARE  
2032 WOODROW STREET  
MANDEVILLE, LA 70448

**KVS** architecture  
235 Girod Street, Mandeville, Louisiana  
985.674.3077 www.kvsarchitecture.com



REVISIONS:

DATE: 4.5.21

PROJECT No: 20005

DRAWING:

**A4.3**



**1** BUILDING RENDERING  
NO SCALE



**2** BUILDING RENDERING  
NO SCALE



**3** BUILDING RENDERING  
NO SCALE



**4** BUILDING RENDERING  
NO SCALE



**5** BUILDING RENDERING  
NO SCALE



**6** BUILDING RENDERING  
NO SCALE



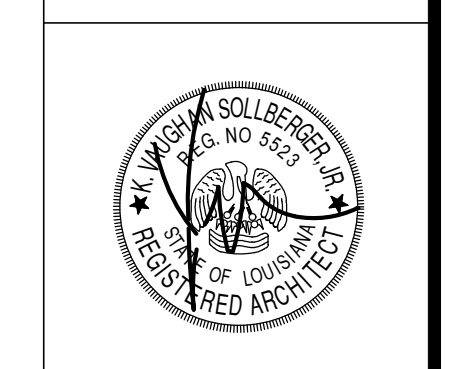
**7** BUILDING RENDERING  
NO SCALE



**8** BUILDING RENDERING  
NO SCALE



**9** BUILDING RENDERING  
NO SCALE



REVISIONS:  
DATE: 4.5.21  
PROJECT No: 20005  
DRAWING:









Hendricks  
Town Square











