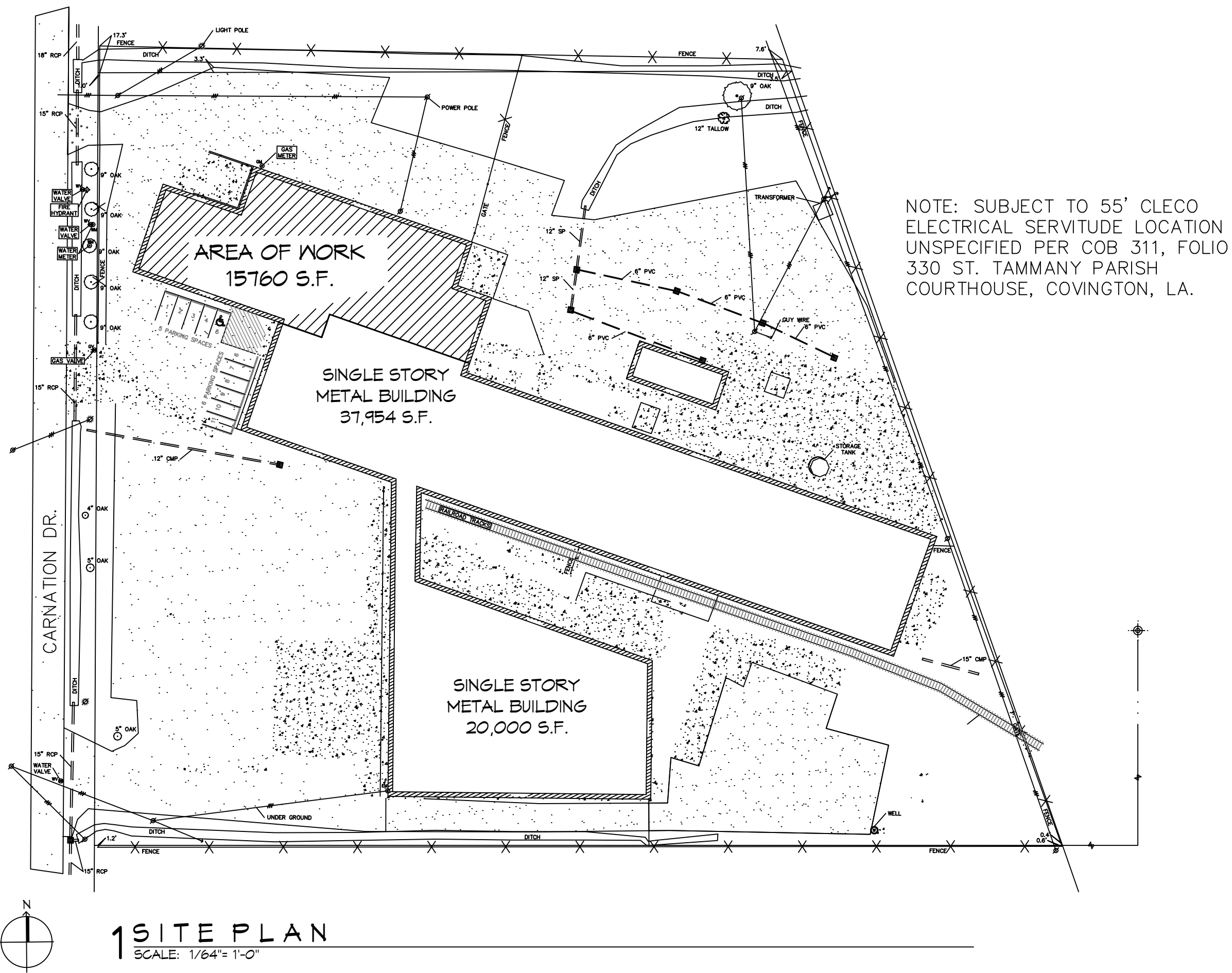


CARNATION PROPERTIES L.L.C.

OFFICE BUILD-OUT
NO OCCUPANCY



DAMMON ENGINEERING, INC.
654 Old Spanish Trail Slidell, LA 70668 (885) 619-5802
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PH: 985 649 5832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70668

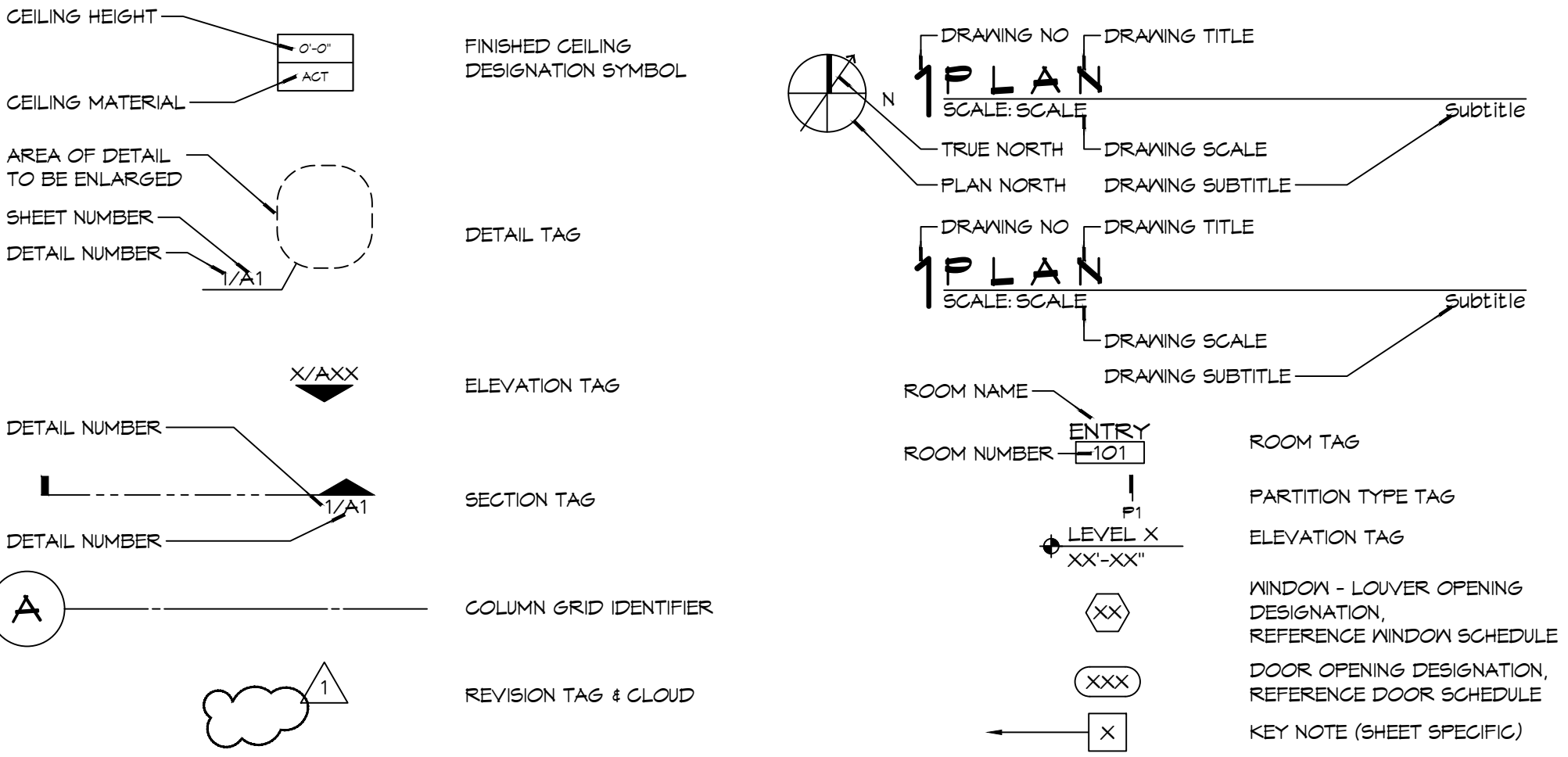
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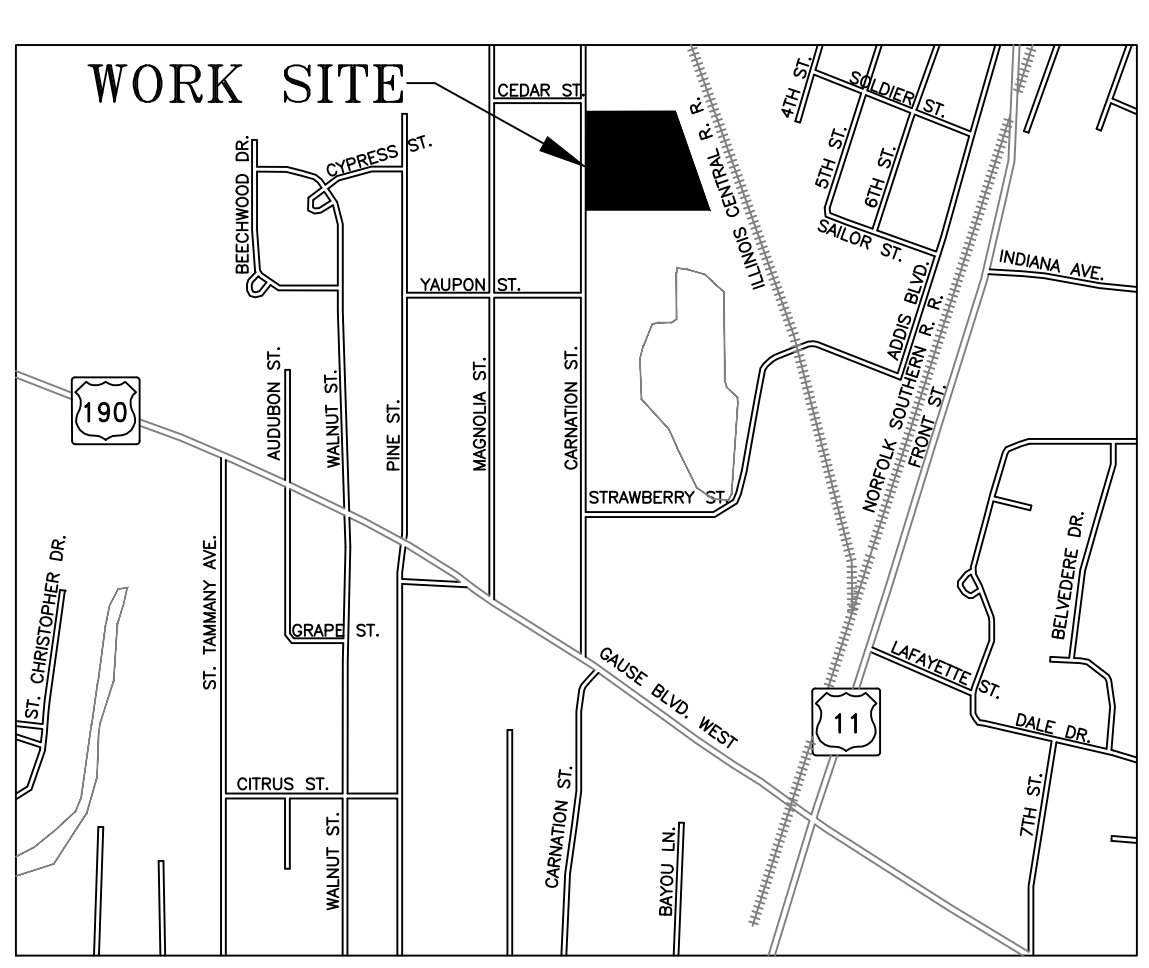
OFFICE BUILD-OUT INSIDE WAREHOUSE
CARNATION PROPERTIES, L.L.C.
646 CARNATION ST
SLIDELL, LA 70668

JOB No: 2474 DATE: 9/25/2023
DRAWN BY: DPD CHECKED BY: CD

GRAPHIC SYMBOLS



VICINITY MAP



SHEET INDEX

SHEET #	SHEET TITLE
G101	GENERAL INFORMATION SHEET
G102	LIFE SAFETY AND CODE INFORMATION
G103	ADA INFORMATION
C101	SITE PLAN
A101	FLOOR PLAN
M101	MECHANICAL PLAN
E101	ELECTRICAL PLAN
P101	PLUMBING PLAN

PROJECT LOCATION:
646 CARNATION STREET
SLIDELL, LA 70668
OWNER:
ERIC JAMES
CONTACT: MARY KAY HOLMES
1000 PINE STREET
MADISONVILLE, LA 70441
(985) 845-2031

GENERAL NOTES

- ALL MATERIALS AND WORK, INCIDENTAL TO THE CONSTRUCTION OF THIS PROJECT, SHALL CONFORM TO ALL GOVERNING CODES, AND REGULATIONS OF AGENCIES IN AUTHORITY.
- CONTRACTOR SHALL PROVIDE ALL PUBLIC PROTECTIONS NECESSARY AS REQUIRED BY LAW.
- THE DRAWINGS, SPECIFICATIONS AND ANY SUBSEQUENTLY ISSUED ADDENDA, AMENDMENTS OR SUCH CHANGE ORDERS APPROVED BY THE OWNER AND THE CONTRACTOR ARE PART OF THESE CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS. CONSULT WITH THE ARCHITECT REGARDING ANY ITEMS IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.
- TRASH SHALL BE REMOVED FROM THE SITE NOT LESS THAN TWICE MONTHLY.
- THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR VEHICLES AND EQUIPMENT NECESSARY FOR CONSTRUCTION MAY BE PARKED ON THE SITE. OTHER VEHICLES PARKED ON THE SITE REQUIRE THE OWNER'S PERMISSION.
- NAMING A CERTAIN BRAND, MAKE OR MANUFACTURER IS TO DESIGNATE THE GENERAL STYLE, TYPE, CHARACTER AND QUALITY STANDARD OF THE PRODUCT DESIRED. SUBSTITUTION REQUESTS MUST BE SUBMITTED PRIOR TO BIDDING.
- ALL MATERIALS/EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WORK NOT CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS WILL BE REJECTED BY OWNER/ARCHITECT.

SHEET TITLE:
GENERAL INFORMATION SHEET AND SITE PLAN

DRAWING NUMBER:
G101

SHEET No: 1 of 8

FILE NAME: J:\1 - Office\2023\2424 - Project - 2424\2424.dwg PLOT DATE: 5/11/2023 8:25:24 AM

LIFE-SAFETY INFORMATION

APPLICABLE CODES			
NFPA 101 LIFE-SAFETY CODE 2015			
OCCUPANCY TYPE(S) AND CHAPTER(S)			
STORAGE (CHAPTER 42)			
MULTIPLE, MIXED, OR SEPARATE OCCUPANCY (REFERENCE CHAPTER 6)			
N/A			
CLASSIFICATION OF HAZARD OF CONTENTS			
ORDINARY HAZARD (SECTION 6.2.2)			
(REFERENCE: OCCUPANCY CHAPTER AND 6.2.2; SPECIFY LOW, ORDINARY, OR HIGH)			
CONSTRUCTION TYPE(S) (REFERENCE: CHAPTERS, TABLE A.8.2.1.2 AND COMMENTARY TABLE 8.1 IN HANDBOOK)			
III(200)			
MINIMUM CONSTRUCTION REQUIREMENTS (REFERENCE OCCUPANCY CHAPTER)			
N/A			
APPLICABLE DEFINITIONS (REFERENCE: CHAPTER 2)			
N/A			
OCCUPANCY			
OCCUPANCY LOAD CALCULATIONS (REFERENCE: TABLE 7.3.1.2)			
FIRST FLOOR			
OCC/FUNCTION OF SPACE	FLOOR AREA PER OCC (SF) X	ACTUAL SF	OCCUPANT LOAD
STORAGE	500	16,594	33
INCIDENTAL USE AREAS AND REQUIRED SEPARATION			
ROOM OR AREA	SEPARATION		
OFFICE	SMOKE		
MEANS OF EGRESS			
NUMBER OF EXITS (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)			
2			
MINIMUM EXIT SEPARATION DISTANCE FOR REMOTELY LOCATED EXITS			
(REFERENCE: SECTION 7.5; SPECIFY 1/2 OR 1/3 DIAGONAL DISTANCE OF AREA SERVED)			
1/3 DIAGONAL = $216' / 3 = 72'-0"$			
MAXIMUM DEAD-END CORRIDORS (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)			
NR			
MAXIMUM COMMON PATH OF TRAVEL DISTANCE (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)			
NR			
MAXIMUM TRAVEL DISTANCE TO EXITS (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)			
NR			
AREA OF REFUGE REQUIREMENTS (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.2.12)			
N/A			
CORRIDOR OR PASSAGEWAY WIDTH REQUIREMENTS			
(REFERENCE: OCCUPANCY CHAPTER, TABLE 7.2.2.2.1(A) OR (B), AND TABLE 7.2.2.2.1(B))			
36"			
STAIR WIDTH REQUIREMENTS			
(REFERENCE: OCCUPANCY CHAPTER, TABLE 7.2.2.2.1(A) OR (B), AND TABLE 7.2.2.2.1(B))			
36"			
ACCESSIBILITY REQUIREMENTS FOR EGRESS COMPONENTS (7.5.4)			
N/A			
CAPACITY OF MEANS OF EGRESS (REFERENCE: 7.3 AND TABLE 7.3.3.1)			
COMPONENT	OCCUPANT LOAD	X CAPACITY FACTOR	MINIMUM WIDTH
EXITS	NR	N/A	NR
FIRE RESISTANCE RATING REQUIREMENTS			
CHAPTER 8			
EXTERIOR BEARING WALLS	(REFERENCE TABLE A.8.2.1.2)	2 HOURS	
INTERIOR BEARING WALLS	(REFERENCE TABLE A.8.2.1.2)	0 HOURS	
COLUMNS	(REFERENCE TABLE A.8.2.1.2)	0 HOURS	
BEAMS, GIRDERS, TRUSSES, AND ARCHES	(REFERENCE TABLE A.8.2.1.2)	0 HOURS	
FLOOR-CEILING ASSEMBLIES	(REFERENCE TABLE A.8.2.1.2)	0 HOURS	
ROOF-CEILING ASSEMBLIES	(REFERENCE TABLE A.8.2.1.2)	0 HOURS	
INTERIOR NON-BEARING WALLS	(REFERENCE TABLE A.8.2.1.2)	0 HOURS	
EXTERIOR NON-BEARING WALLS	(REFERENCE TABLE A.8.2.1.2)	0 HOURS	
SHAFT ENCLOSURE	(SECTION 8.6.5)	1 HOUR	
EXIT ENCLOSURE		N/A	
EXIT PASSAGEWAY / EXIT ACCESS CORRIDORS		2 HOURS	
HORIZONTAL EXIT		N/A	
MEZZANINES		N/A	
CONCEALED SPACES AND DRAFTSTOPS		N/A	
STORAGE, BOILER, OR FURNACE ROOMS		N/A	
COMMUNICATING SPACES	(SECTION 8.6.6)	N/A	
OPENING PROTECTIVES	(CHAPTER 8, TABLE 8.3.4.2)	N/A	
COMPONENT	WALLS & PART FIRE RATINGS (HR)	FIRE DOOR ASSEMBLIES	FIRE WINDOW ASSEMBLIES (HR)
SMOKE PARTITION	1/2 HR	1/3 HR	1/3 HR
ADDITIONAL CODE REQUIREMENTS (OCCUPANCY CHAPTER 36)			
EXTINGUISHMENT REQUIREMENTS (SPRINKLER (REQUIRED))			
SUBDIVISION OF BUILDING SPACE			
DETECTION, ALARM, AND COMMUNICATION SYSTEMS			
EMERGENCY LIGHTING			
OTHER			
ALLOWABLE HEIGHT AND BUILDING AREA			
CONSTRUCTION TYPE (NFPA)			
CONSTRUCTION TYPE (IBC)			
MAXIMUM HEIGHT IN STORIES (REFERENCE: IBC TABLE 503)			
MAXIMUM HEIGHT IN FEET (REFERENCE: IBC TABLE 503)			
MAXIMUM AREA IN SQUARE FEET (REFERENCE: IBC TABLE 503)			

BUILDING CODE INFORMATION

APPLICABLE CODES			
IBC 2021			
OCCUPANCY TYPE OF GROUP(S) (IBC 2009 CHAPTER 13)			
STORAGE S-1 (MODERATE HAZARD)			
CONSTRUCTION TYPE(S) (TABLE 503)			
III B FULLY SPRINKLED = S1			
ALLOWABLE HEIGHT AND BUILDING AREA LIMITED BY TYPE OF CONSTRUCTION			
MAXIMUM HEIGHT IN STORIES (SECTION 503 & 504; TABLE 504.4)	4		
MAXIMUM AREA IN SQUARE FEET FOR S1 (SECTION 503, 506 & 507; TABLE 506.2)		10,000	
ALLOWABLE AREA	SEE CALCULATIONS BELOW	96,250 S.F.	EXISTING = 73,714 S.F.
MIXED USED OCCUPANCY			
SECTION 508			
INCIDENTAL ACCESSORY OCCUPANCIES (HR) (TABLE 508.2.5)			
OFFICE		SEPARATION	N/A
900 S.F.			
REQUIRED SEPARATION OF OCCUPANCIES (HR) (TABLE 508.4)			
NONE REQUIRED			
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS			
CHAPTER 8, TABLE 601			
STRUCTURAL FRAMES		0 HOURS	
EXTERIOR BEARING WALLS		2 HOURS	
INTERIOR BEARING WALLS		0 HOURS	
EXTERIOR NON-BEARING WALLS		0 HOURS	
INTERIOR NON-BEARING WALLS		0 HOURS	
FLOOR CONSTRUCTION (INC SUPPORTING BEAMS & JOISTS)		0 HOURS	
ROOF CONSTRUCTION (INC SUPPORTING BEAMS & JOISTS)		0 HOURS	
FIRE-RESISTANCE RATING FOR EXT WALLS BASED ON FIRE-SEPARATION DISTANCE (TABLE 705.5)			
MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.6)			
NOTES ON SPECIFIC, PERTINENT PLAN ISSUES			
20' SEPARATION UNLIMITED (UNPROTECTED, SPRINKLERED)			
FIRE WALLS			
SECTION 706, TABLE 706.4			
REQUIRED?		NO	
IF YES THEN NOTE REQUIRED RATING			
FIRE BARRIERS			
SECTION 707			
CORRIDOR FIRE-RESISTANCE RATINGS (TABLE 1020.2)		0 HRS WITH SPRINKLER SYSTEM	
EXIT ENCLOSURE - NOTE REQUIRED RATINGS (SECTION 1022.1)		1 HOUR	
EXIT PASSAGEWAY - NOTE REQUIRED RATINGS (SECTION 1023.5)		1 HOUR	
HORIZONTAL EXIT - NOTE REQUIRED RATINGS (SECTION 1025.1)		2 HOURS	
ATRIUMS - NOTE REQUIRED RATING (SECTION 404.6)		N/A	
SEPARATION FROM STAGE (SECTION 410.5)		N/A	
OCCUPANT LOADS			
IBC 2021, SECTION 1004, TABLE 1004.1.1)			
OCCUPANCY/FUNCTION SPACE	FLOOR AREA/OCCUPANT (SF)	X ACTUAL SF	OCCUPANT LOAD
S - WAREHOUSE	500	16,594	33
EXIT REQUIREMENTS			
(IBC 2021 SECTION 1005)			
NUMBER OF ACCESSIBLE MEANS OF EGRESS REQUIRED PER FLOOR (TABLE 1015.1 & 1021.1)			
FLOOR		# MEANS OF EGRESS REQUIRED	
WAREHOUSE		2	
TOTAL WIDTH OF EXITS			
(OCCUPANT LOAD/# OF MEANS OF EGRESS) X (FACTOR IN SECTION 1005)			
OCCUPANT LOAD	# OF EXITS PROVIDED	MULTIPLIER (SECTION 1005.3.2)	MINIMUM EXIT WIDTH (INCHES)
33	2	0.2	13.2
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1011.2)			
MINIMUM CORRIDOR WIDTH (TABLE 1020.3)			
MAXIMUM DEAD END CORRIDOR (SECTION 1020.5)			
MAXIMUM COMMON PATH OF TRAVEL (SECTION 1030.7)			

WIND SPEED DESIGN REQUIREMENTS

THIS BUILDING SHALL BE DESIGNED WITH IBC SEC 1609 AS A FULLY ENCLOSED BLDG USING THE FOLLOWING INFORMATION:

WIND DESIGN DATA:			
DETERMINATION OF WIND LOADS SHALL BE IN ACCORDANCE WITH IBC SEC 1609.3			
WIND SPEED V _{Basic} =	142MPH		
NOMINAL DESIGN WIND SPEED V _{Desd} =	110 MPH ($V \times (0.6)^{1/2}$)		
RISK CATEGORY:	CATEGORY II BLDG	SURFACE ROUGHNESS =	B
TOPOGRAPHIC FACTOR =	1	EXPOSURE =	B
INTERNAL PRESSURE COEFFICIENT (ASCE 7-10 TABLE 26.11-1):			
COMPONENTS & CLADDING PRESURE	p(+) = 19.0 psf	p(-) = 23.6 psf	
LIVE LOADS (IBC SEC 1607)			
OFFICE LOBBIES & CORRIDORS 1ST FLOOR	100 PSF UNIFORM & 2,000 LB CONCENTRATED		
OFFICES (IBC TABLE 1607.1):	50 PSF UNIFORM & 2,000 LB CONCENTRATED		
STORAGE WAREHOUSE	125 PSF UNIFORM		
ROOF LIVE LOADS (IBC TABLE 1607.1):	20 PSF UNIFORM & 300 LB CONCENTRATED		
SNOW LOADS (IBC SEC 1608):			
GROUND SNOW LOAD (IBC FIG 1608.2):	5 PSF		
RAIN LOAD DATA	6 in/hr		
SEISMIC DESIGN CRITERIA	a		

FLOOD ZONE INFORMATION

BASED ON THE SURVEY OF THIS PROPERTY BY J.V. BURKES AND ASSOCIATES, INC. THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO 220204 0010 G, REVISED 4/21/99

FLOOD ZONE:	AE	BASE FLOOD ELEVATION	11.0 NGVD
ELEVATIONS REFER TO NGVD 1929 DATUM			

CONTRACTOR NOTE:

EACH CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND-FORCE-RESISTING COMPONENT SYSTEM OF THIS BUILDING. EACH CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK THAT THE CONTRACTOR SHALL PROVIDE PERIODIC INSPECTIONS AS REQUIRED BY SEC 1705.

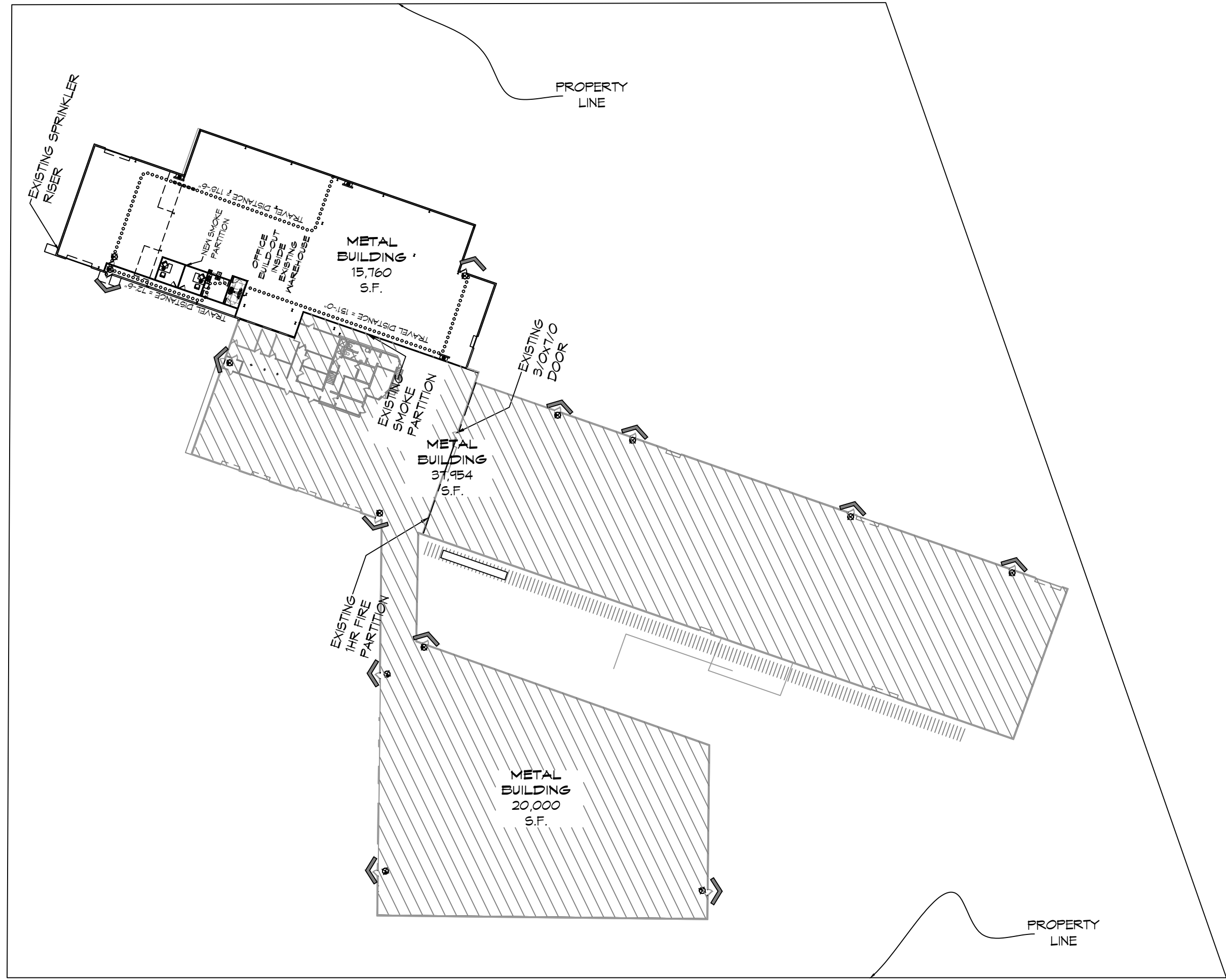
ALLOWABLE BLDG AREA INCREASE

IBC 2021 506.2 & TABLES 506.3.3 AND 506.3.3.1
 85% OF THE BUILDING(S) ARE UP TO 60 FT TO THE INSIDE PROPERTY LINES OR DISTANCE OF PUBLIC RIGHT OF WAY. TABLE 506.3.3.1 STATES FOR BUILDINGS THAT ARE 55 FT TO 60 FT WITH 75 TO 100% SHALL HAVE IF = 1.50 THESE BUILDINGS HAVE 85% OF THEIR PERIMETER WITH 55FT TO 60FT OF CLEAR AREA. IF = 1.50

Eqn 5-2
 $A_t = 70,000 \text{ s.f.}$
 $N_S = 17,500 \text{ s.f.}$
 $A_a = [A_t + (N_S \times IF)]$
 $A_a = [70,000 + (17,500 \times 1.50)]$
 $A_a = 96,250 \text{ s.f.}$

LIFE-SAFETY LEGEND

SYMBOL	DESCRIPTION
	EXITS
	EXIT LIGHT
	FIRE EXTINGUISHER AND CABINET
	TRAVEL DISTANCE
	SMOKE PARTITION
	ONE-HOUR FIRE RATED PARTITION



LIFE-SAFETY PLAN
 SCALE: 1" = 50'-0"

DAMMON ENGINEERING, INC.
 654 Old Spanish Trail, Suite 111, Slidell, LA 70458
 (866) 619-5832
 www.dammonengineering.com
 info@dammonengineering.com
 PH: 985-649-5832

Chief Engineer: Brian Misch, PE
 554 Old Spanish Trail
 Slidell, LA 70458

#	DESCRIPTION	DATE



OFFICE BUILD-OUT INSIDE WAREHOUSE

CARPENTRIES, L.L.C.

646 CARLTON ST
 SLIDELL, LA 70458

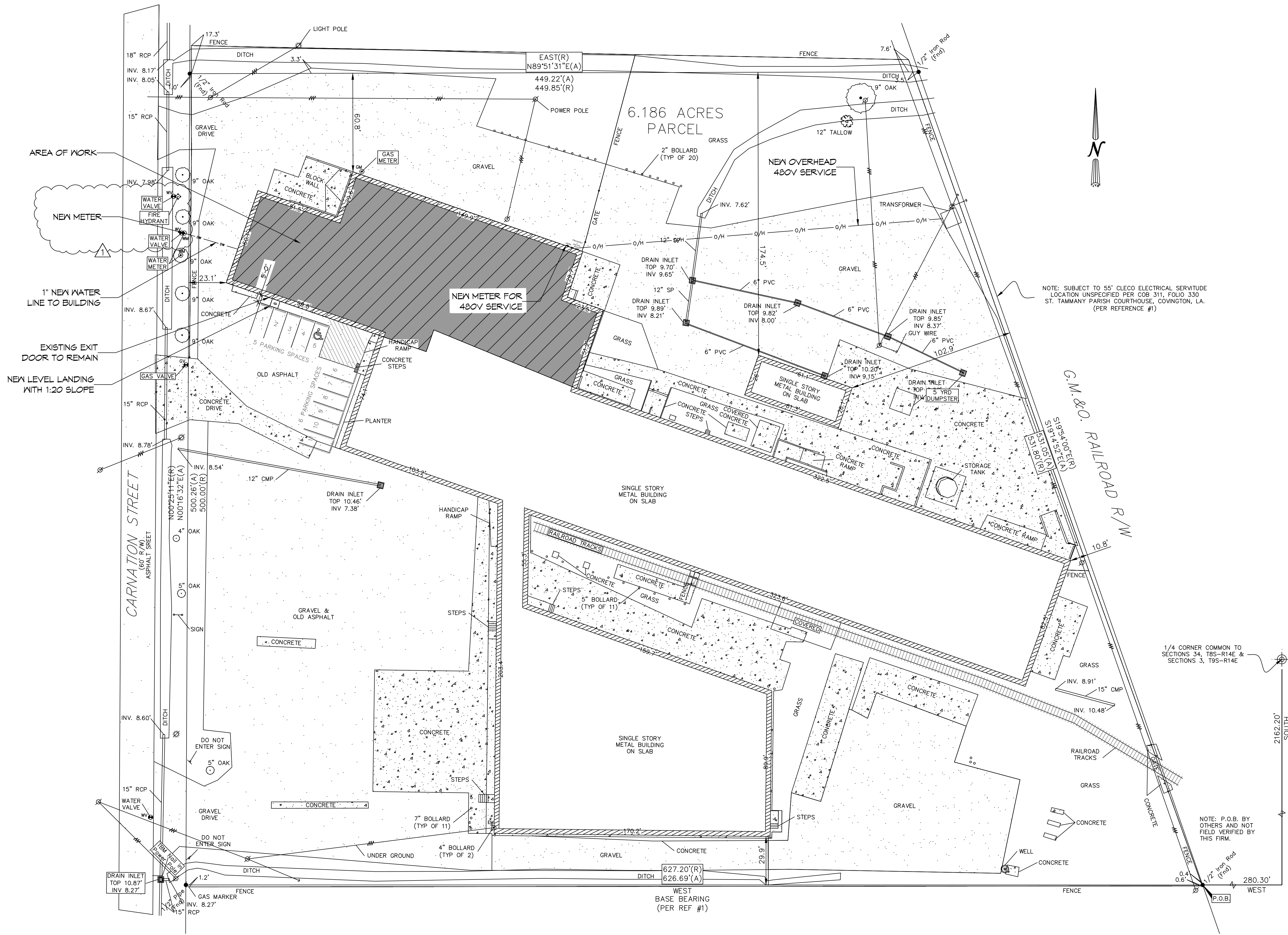
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 DATE: 9/25/2023
 DRAWN BY: DFP
 CHECKED BY: CD

SHEET TITLE:
 LIFE-SAFETY AND CODE INFORMATION

DRAWING NUMBER:
G102

SHEET No: 2 of 8

FILE NAME: P:\1 - Office - Warehouse\314 - Warehouse - Concrete\DWG\314 Warehouse\314 Warehouse.dwg PLOT DATE: 5/19/2023 10:52:31 AM



8 SITE PLAN
 SCALE: 1" = 30'-0"

SURVEY BY J.V. BURKES

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 ENGINEERING, INC.
 654 Old Spanish Trail, Suite 111, Slidell, LA 70668 (985) 619-2832
 www.dammonengineering.com
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 PH: 985.649.5832

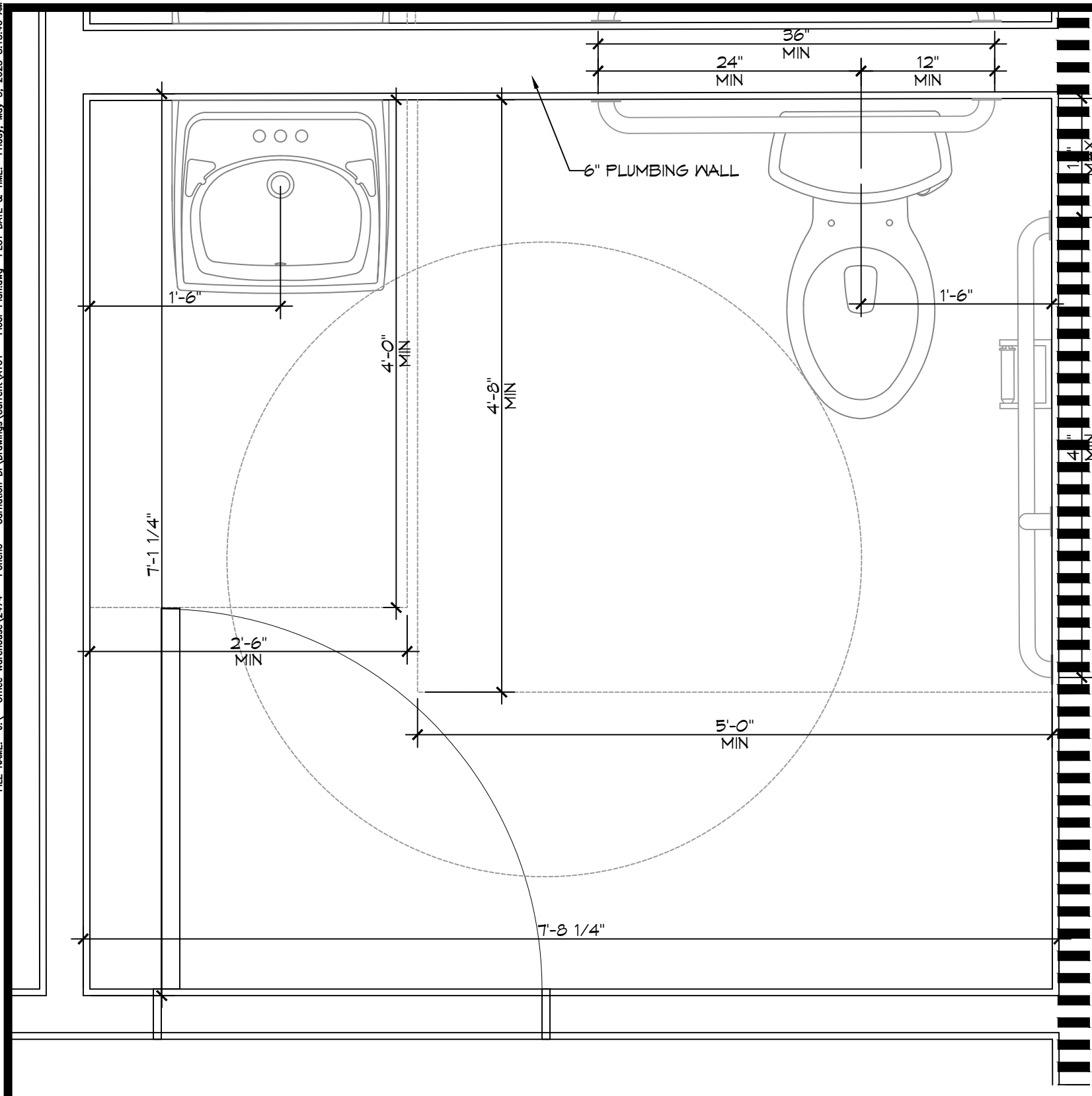
Chief Engineer: Brian Mistich, PE
 554 Old Spanish Trail
 Slidell, LA 70698

#	DATE
1	5/9/2023
REVISIONS 1 Added New Meter	

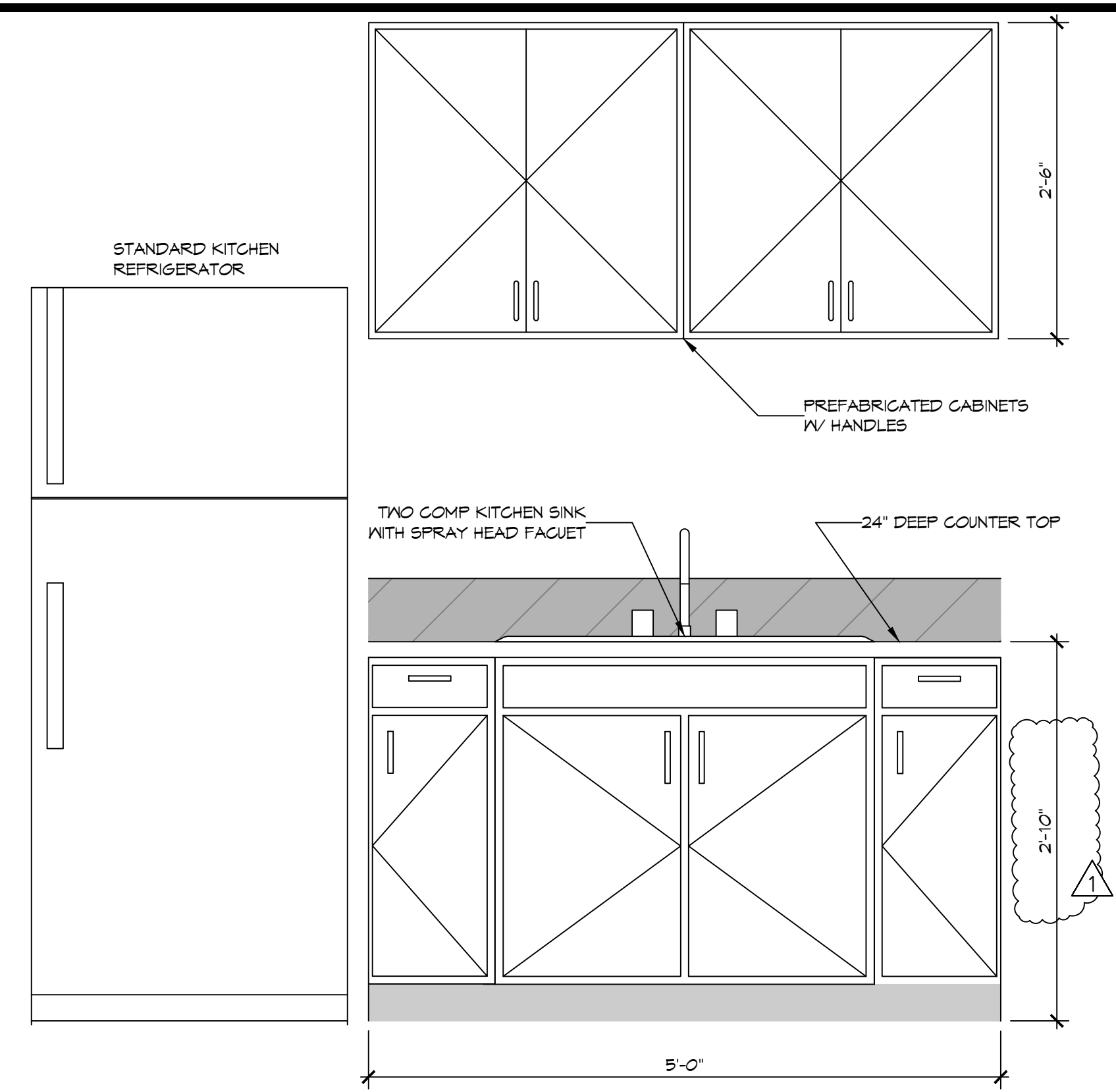
SEAL:

OFFICE BUILD-OUT INSIDE WAREHOUSE
CARPENTRIES, L.L.C.
 646 CARNATION ST
 SLIDELL, LA
 JOB No: 2474
 DATE: 3/25/2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SHEET TITLE:
SITE PLAN
 DRAWING NUMBER:
C101
 SHEET No: 4 of 8



10 RESTROOM DETAIL
SCALE: 1" = 1'-0"



A BREAK ROOM ELEVATION
SCALE: 1" = 1'-0"

- ### GENERAL NOTES
- INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IBC 2021 SECTION T20.
 - CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450. EXCEPT THAT IN COMBUSTIBLE (WOOD FRAME) CONSTRUCTION.
 - FACING SHALL COMPLY WITH IBC 2021.
 - ALL MATERIALS SHALL BE NEW AND UL LISTED.
 - NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
 - CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE, AND LOCAL CODES.
 - CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
 - CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
 - EXTERIOR CAULKING SHALL BE THICKAL CAULK.
 - PAINT SHALL BE SHERWIN WILLIAMS OR EQUIVALENT AND APPROPRIATE FOR THE SUBSTRATE TO WHICH IT IS APPLIED AS RECOMMENDED BY PAINT MANUFACTURER. ALL WORK TO RECEIVE THREE COATS (ONE PRIMER COAT, TWO FINISH COATS) UNLESS OTHERWISE RECOMMENDED BY PAINT MANUFACTURER. COLORS TO BE SELECTED BY OWNER.
 - PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH SHALL BE STORED INSIDE BUILDING PREMISES.
 - ALL BATT INSULATION SHALL HAVE A CLASS "A" (0-25) FLAME SPREAD IN COMPLIANCE WITH IBC 2021.
 - USE 2X6 STUDS, OR TWO 2X4 STAGGERED STUDS WITH 2X6 SILL PLATE AT ALL WALLS WHERE 4" PIPE IS INDICATED. SEE PLUMBING RISER DIAGRAM FOR PIPE SIZE.
 - PROVIDE GALVANIZED METAL PAN WITH DRAIN AT ALL WATER HEATERS.
 - ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
 - 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.
 - INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.
 - ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
 - PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX "E" OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
 - 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.)

ROOM FINISH SCHEDULE

MK	FLR	BB	WALL	CEILING	HGT
CORRIDOR	PAINT	VINYL	PAINTED GYP BD	2X2 LAY-IN	9'-0"
OFFICE	VCT	VINYL	PAINTED GYP BD	2X2 LAY-IN	9'-0"
BREAK RM	VCT	VINYL	PAINTED GYP BD	2X2 LAY-IN	9'-0"
RESTROOM	VCT	VINYL	PAINTED GYP BD	PAINTED GYP	8'-0"

- FLOORING NOTE, ALL CONDITIONED SPACES SHALL HAVE VAPOR RETARDANT ADDED ON FLOOR.
- CORRIDOR EXTERIOR WALL SHALL BE INSULATED MINIMUM OF R-13.

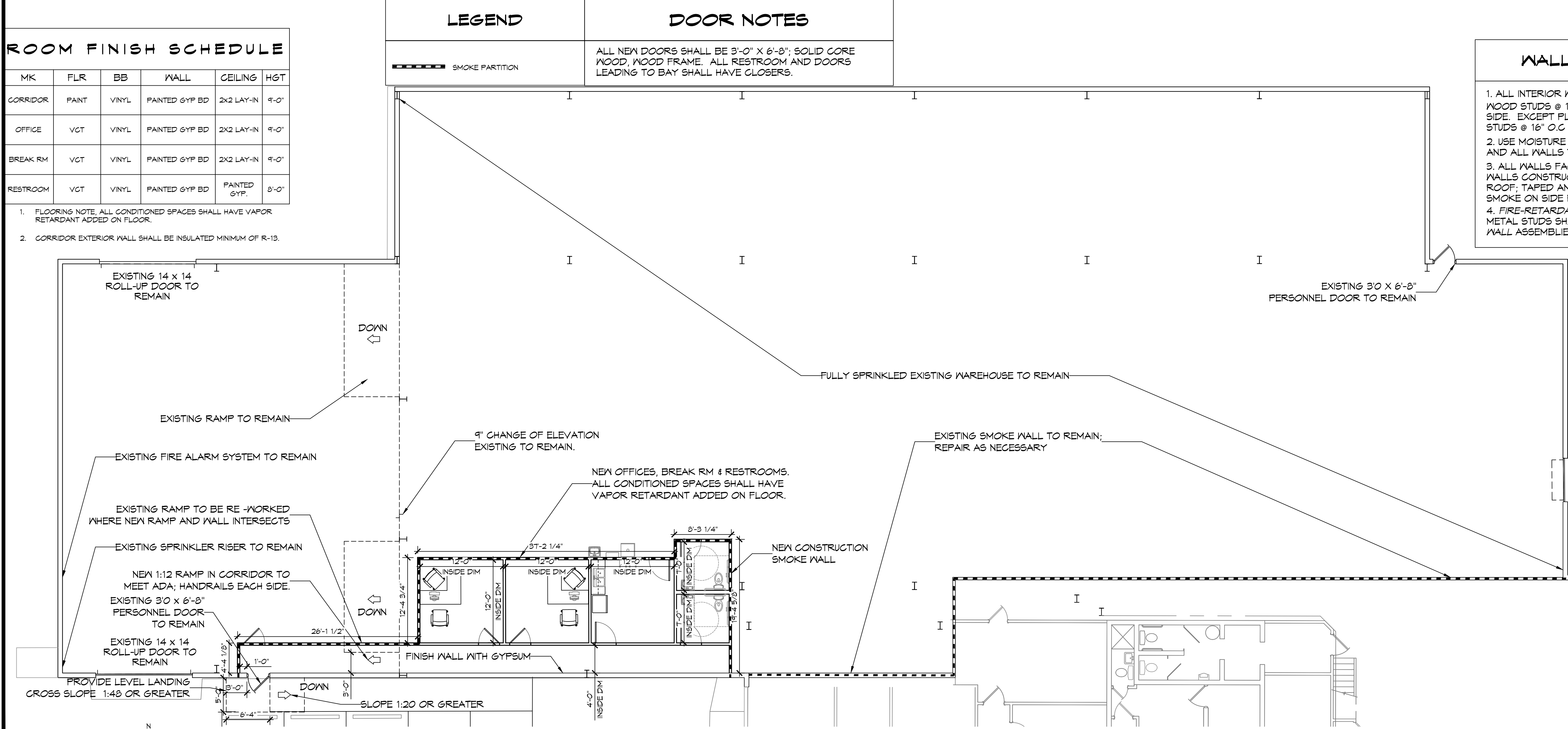
LEGEND

SMOKE PARTITION

DOOR NOTES

ALL NEW DOORS SHALL BE 3'-0" X 6'-8"; SOLID CORE WOOD, WOOD FRAME. ALL RESTROOM AND DOORS LEADING TO BAY SHALL HAVE CLOSERS.

- ### WALL CONSTRUCTION
- ALL INTERIOR WALL CONSTRUCTION SHALL BE 2X4 WOOD STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. EXCEPT PLUMBING WALLS SHALL BE 2X6 WOOD STUDS @ 16" O.C.
 - USE MOISTURE RESISTANT GYPSUM IN RESTROOMS AND ALL WALLS THAT FACE THE WAREHOUSE.
 - ALL WALLS FACING WAREHOUSE SHALL BE SMOKE WALLS CONSTRUCTED FROM FLOOR TO UNDERSIDE OF ROOF, TAPED AND FLOATED TO PREVENT PASSAGE OF SMOKE ON SIDE FACING WAREHOUSE.
 - FIRE-RETARDANT-TREATED WOOD FRAMING OR METAL STUDS SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES FOR CORRIDOR WALLS.



9 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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www.dammonengineering.com
info@dammonengineering.com
PH: 985-649-5832

Chief Engineer: Brian Michich, PE
554 Old Spanish Trail
Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE
1	Revised CounterTop Dimension	5/5/2023



OFFICE BUILD-OUT INSIDE WAREHOUSE
CARPENTRIES, L.L.C.

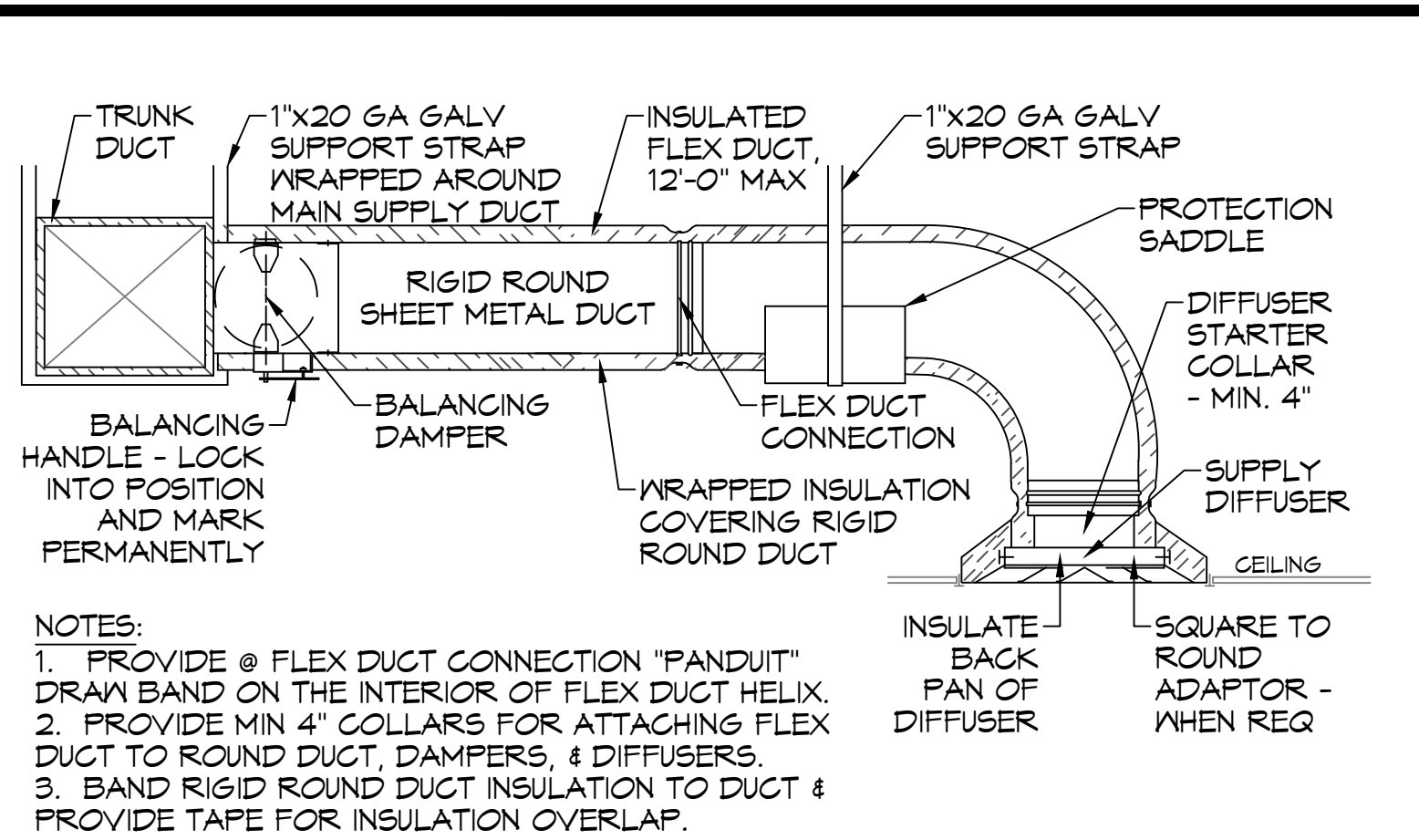
646 CARNATION ST
SLIDELL, LA

JMS
TNT

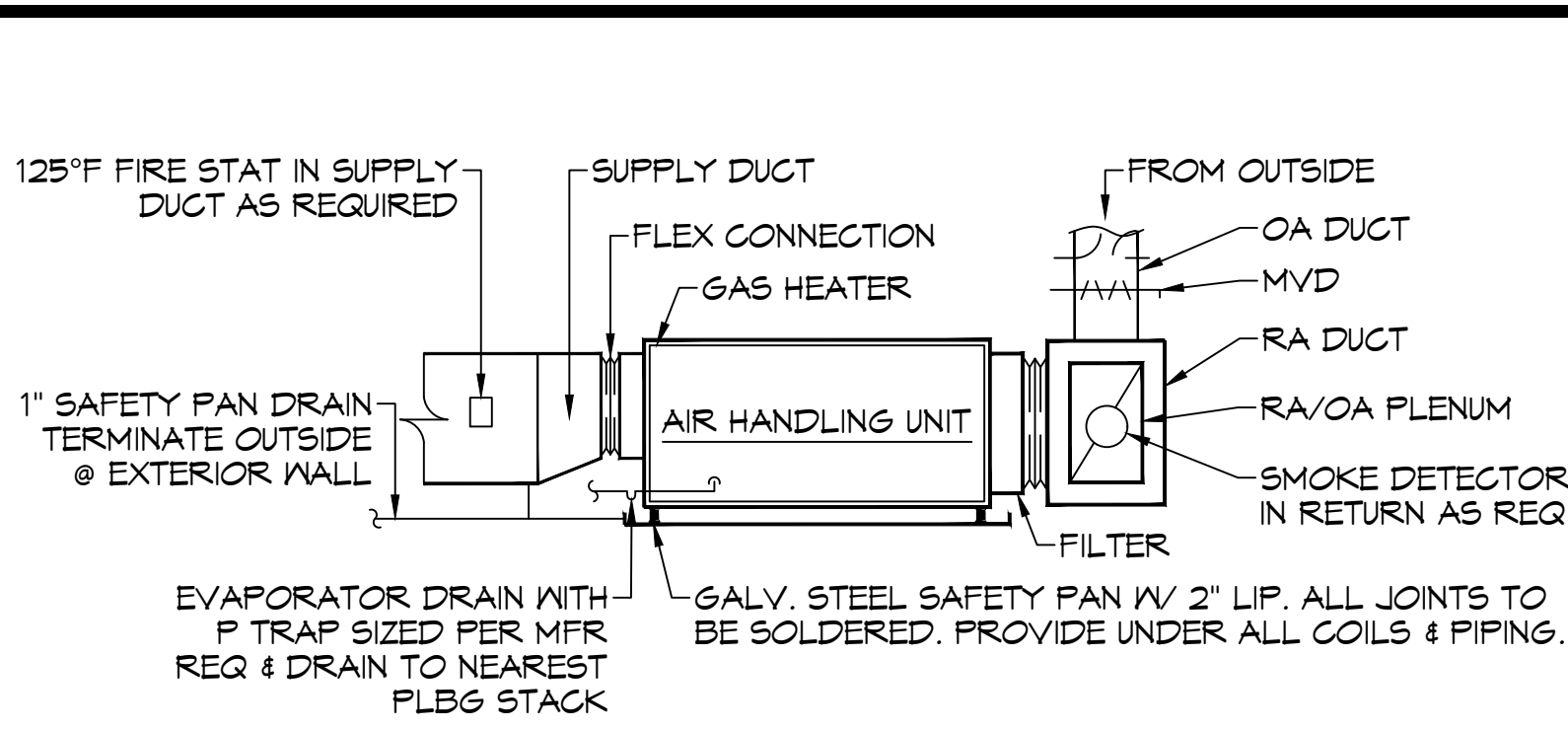
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A101

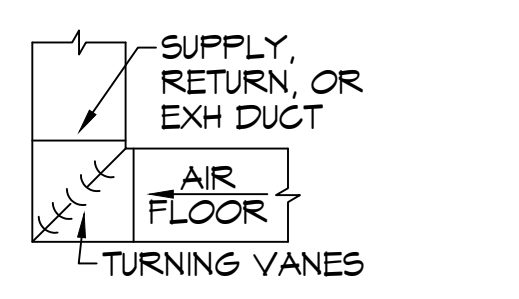
SHEET No: 5 of 8



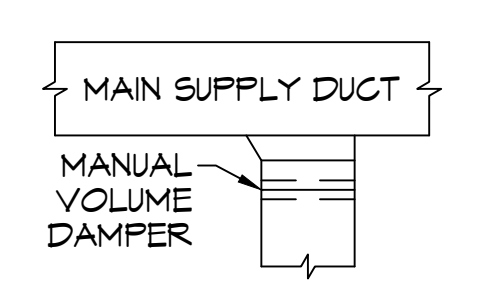
A DIFFUSER CONNECTION DETAIL - FLEX DUCT



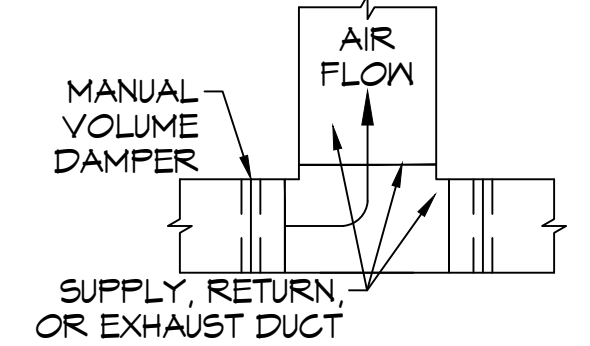
B TYPICAL HORIZONTAL AHU DETAIL



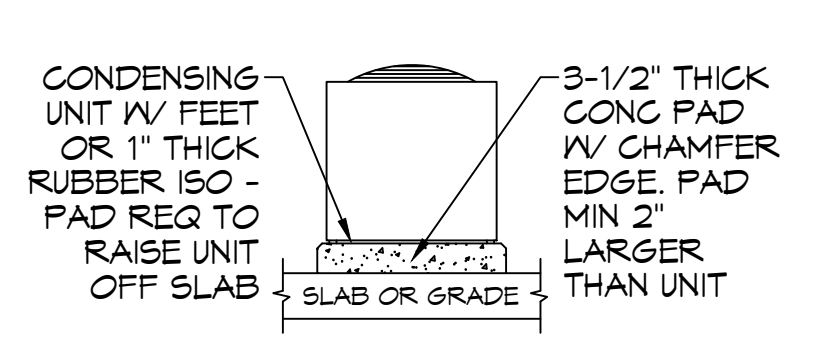
C SQUARE ELBOW



D SUPPLY DUCT TAKE-OFF



E DUCT SPLITTER



F CONDENSING UNIT MOUNT

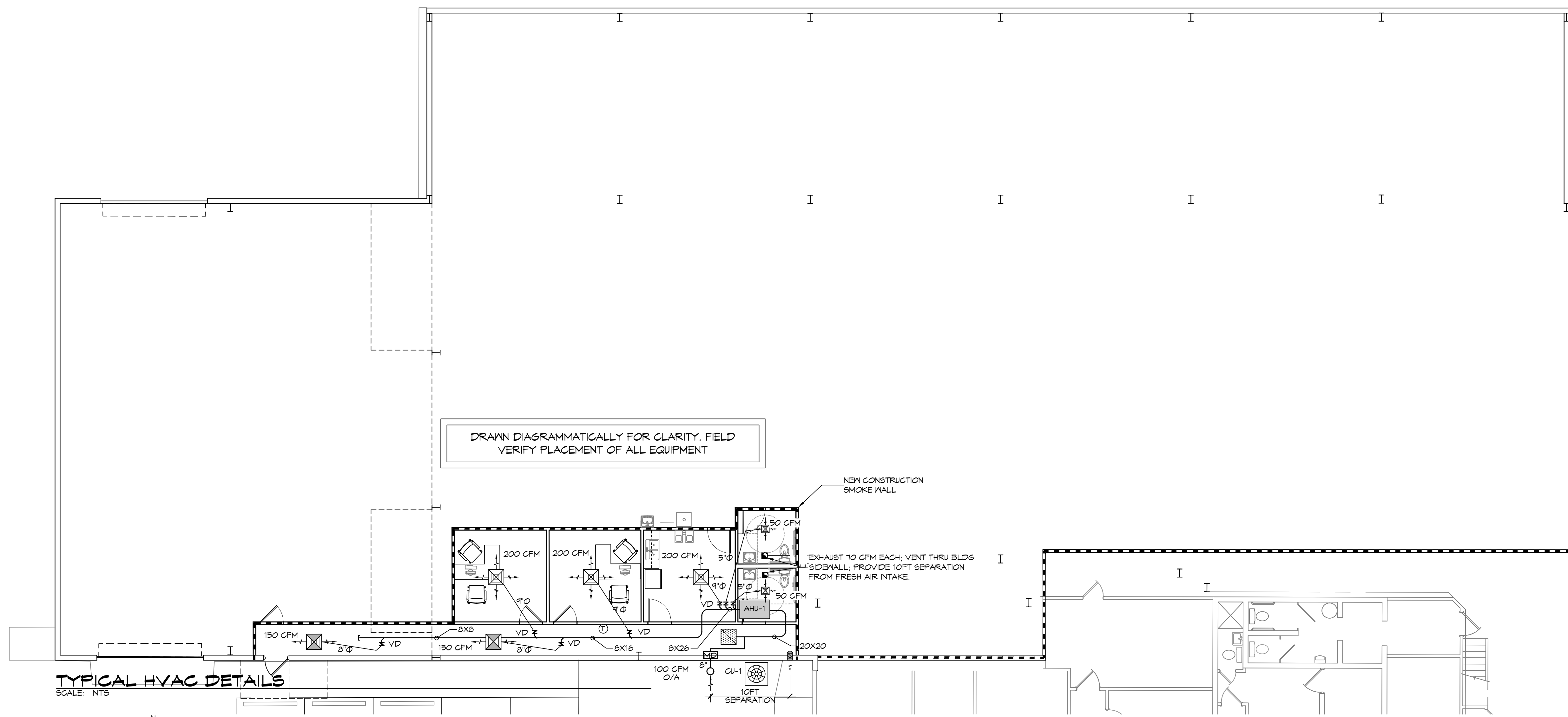
12 TYPICAL HVAC DETAILS
SCALE: NTS

SPLIT SYSTEMS SCHEDULE

AIR HANDLER										CONDENSER					
TAG	MAKE	NOMINAL TONS	TOTAL CFM	OA CFM	COOLING TOTAL MBH	HEATING KW	POWER	MCA	MOP	TAG	MAKE	NORMAL TONS	POWER	MCA	MOP
AHU-1	TRANE	2.5	1,000	100	30,000	7.2	208/11/60	47	50	CU-1	TRAN E	2.5	208/11/60	15	25

MECHANICAL LEGEND

- SUPPLY AIR GRILLE
- RETURN AIR GRILLE
- PASS THRU GRILL; USED TO HEAT THE ATTIC SPACE. (TO KEEP SPRINKLER PIPE FROM FREEZING. INSTALL MINIMUM OF ONE.
- EXHAUST FAN
- T THERMOSTAT
- Z DAMPER CONTROL



11 MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL WORK AND MATERIAL SHALL CONFORM STRICTLY TO THE LATEST LOCAL CITY, PARISH, STATE AND NATIONAL GOVERNING CODES. MUST MEET IMC 2021 REQUIREMENTS.
- CONCEALED DUCTWORK TO BE GALVANIZED SHEET METAL WRAPPED WITH FIBROUS GLASS DUCT WRAP WITH FBK VAPOR BARRIER, MIN R-6. INSTALLED PER SMACNA STANDARDS. DUCT WORK IMMEDIATELY DOWNSTREAM FROM RTU SHALL BE LINED FOR SOUND ATTENUATION.
- EXPOSED DUCTWORK TO BE GALVANIZED SHEET METAL LINED WITH FIBROUS GLASS DUCT LINER, MIN R-6. INSTALLED PER SMACNA STANDARDS.
- ROUND FLEXIBLE DUCT TO BE UL-181, CLASS 1, AIR DUCT MATERIALS.
- DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
- 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.
- PROVIDE UL LISTED 125°F FIRESTAT IN RETURN AIR OF EACH SYSTEM UNDER 2000 CFM TO SHUT DOWN THE FAN IN THE EVENT OF FIRE.
- PROVIDE UL RATED FIRE DAMPERS WHERE REQUIRED AT ALL DUCT PENETRATIONS OF FIRE-RATED ASSEMBLIES AND WHERE REQUIRED BY CODE, INCLUDING OUTSIDE AIR INTAKES AND EXHAUST FANS.
- CONDENSATE DRAINS TO BE PVC PIPE RUN TO PLUMBERS P-TRAP WITHIN FIVE FEET OF AIR HANDLING UNITS.
- ALL AIR HANDLING SYSTEMS TO BE BALANCED TO ASSURE PROPER AIR FLOWS PER PLANS.
- ALL THERMOSTATS TO BE AUTOMATIC CHANGEOVER WITH HEAT SWITCH.
- EXHAUST FAN SHALL BE CONTROLLED BY A SWITCH ON THE WALL IN THE SAME LOCATION AS LIGHT SWITCH(S). PROVIDE BACK DRAFT DAMPER.
- PROVIDE AND INSTALL WATER PROOF GRILLE VENT IN PROPER ROOF LOCATION FOR PLUMBING FIXTURE EXHAUST.
- ALL SUPPLY AIR VENTS SHALL BE EQUIPPED WITH AIR CONTROL DAMPERS AT THE REGISTER.
- LOCATE OUTDOOR UNITS AS SHOWN ON ARCHITECTURAL DRAWINGS.
- REFRIGERANT LINES SHALL BE SIZED BY UNIT MANUFACTURER AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- FRESH AIR SHALL BE SUPPLIED TO EACH AIR HANDLER THROUGH EXTERIOR WALL DUCT SUPPLIED WITH A CONTROL DAMPER.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING 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-E8-14).
- ALL MECHANICAL SYMBOLS ARE DRAWN DIAGRAMMATICALLY. CONTRACTOR TO VERIFY WITH OWNER LOCATIONS OF VENTS, DAMPERS, REGISTERS, ETC.
- FINAL LOCATION OF TEMPERATURE CONTROLS TO BE COORDINATED WITH OWNER AT JOB SITE.
- PROVIDE AND INSTALL SMOKE DETECTORS AS APPROVED BY LOCAL A.H.J.S. PLACE NEAR R/A AND S/A OPENINGS OF AHU AND PROVIDE, WITH ACCESS PANEL. WIRING BY ELECTRICAL CONTRACTOR.

DAMMON ENGINEERING, INC.
554 Old Spanish Trail, Suite 101, Slidell, LA 70458
(888) 649-5832
www.dammonengineering.com
info@dammonengineering.com
PH: 985-649-5832

Chief Engineer: Brian Mestich, PE
554 Old Spanish Trail, Suite 101, Slidell, LA 70458

REVISIONS	DATE	DESCRIPTION

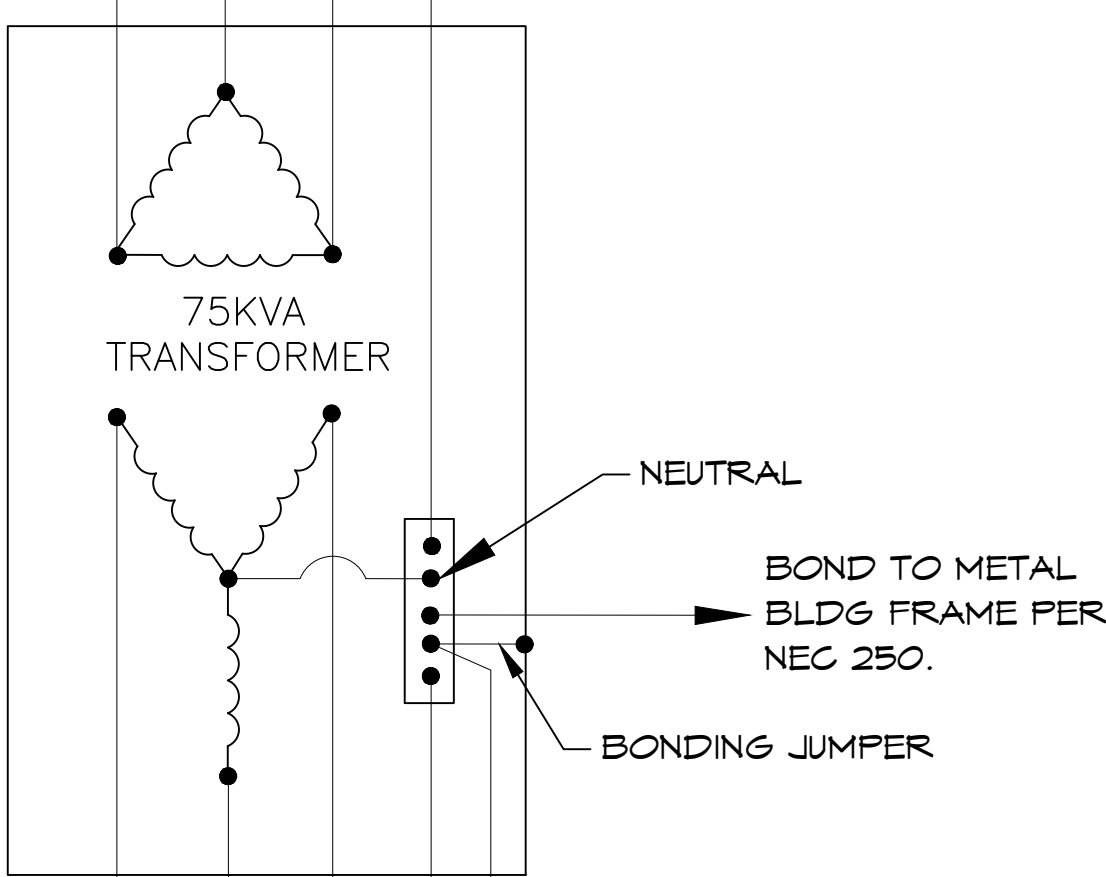
SEAL:

OFFICE BUILD-OUT INSIDE WAREHOUSE
CARPENTRIES, L.L.C.
646 CARNATION ST
SLIDELL, LA

JOB No: 2474 DATE: 9/29/2023
DRAWN BY: TNT CHECKED BY: DFD

SHEET TITLE: MECHANICAL PLAN
DRAWING NUMBER: M101
SHEET No: 6 of 8

AØ BØ CØ GND

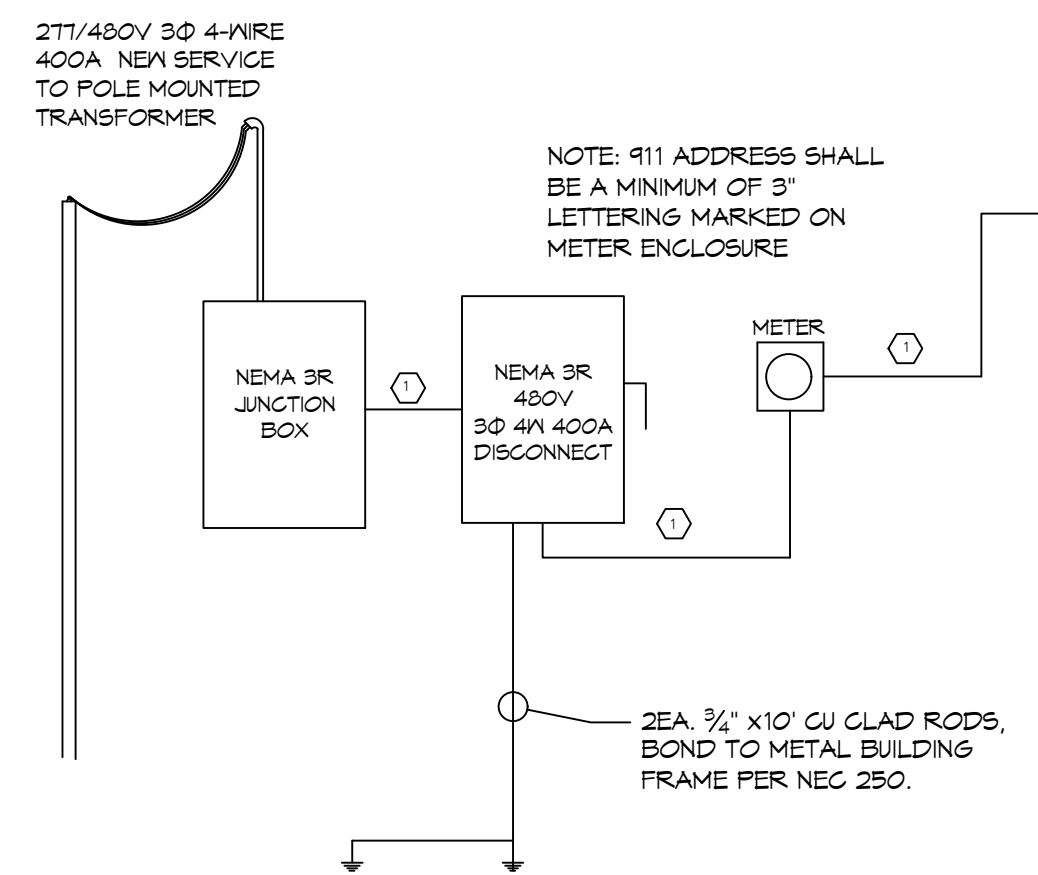


AØ BØ CØ N GND

SECONDARY 120/208V

CONDUIT & FEEDER SCHEDULE

1	4-800 MCM, 1Ø GND, 3' CONDUIT
2	3-210 1Ø GND, 2' CONDUIT (FUTURE EXPANSION)
3	4-800 MCM, 1Ø GND, 4' CONDUIT (FUTURE EXPANSION)
4	4-410 1Ø GND, 3-1/2' CONDUIT
5	4-1Ø, 1Ø GND, 1' CONDUIT
6	4-110 1Ø GND, 2' CONDUIT



ELECTRICAL ONE LINE DIAGRAM
N.T.S.

POWER LEGEND

- SYMB
- STANDARD 120V DUPLEX RECEPTACLE, 1Ø AFF (UNLESS OTHERWISE NOTED)
 - GFCI DUPLEX RECEPTACLE
 - JUNCTION BOX
 - WEATHER-PROOF GFCI DUPLEX RECEPTACLE MOUNTED AT 30" AFF (UNLESS OTHERWISE NOTED)
 - WALL MOUNTED DATA OUTLET
 - QUAD OUTLET
 - FUSED DISCONNECT, FUSE PER MANUFACTURER'S RECOMMENDATIONS.
 -
 - EXTERIOR LIGHT FIXTURE ON SENSOR
 - EXISTING 2x4 LIGHTING TO REMAIN; PROVIDE POWER FROM NEW P208-2 PANEL.
 - EMERGENCY LIGHT FIXTURE - WALL MOUNTED; 90 MINUTE BATTERY BACKUP
 - EXIT LIGHT FIXTURE - ABOVE DOOR; 90 MINUTE BATTERY BACKUP

GENERAL POWER NOTES

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE GOVERNING JURISDICTION. OBTAIN CERTIFICATES OR APPROVAL WHERE REQUIRED. ELECTRICAL CONTRACTOR SHALL VERIFY ALL WIRE AND CONDUIT SIZES FOR MECHANICAL EQUIPMENT TO BE INSTALLED.
- ALL MATERIALS FURNISHED SHALL BE NEW AND SHALL BE U.L. LISTED.
- THE DRAWINGS INDICATE SIZE AND GENERAL LOCATION OF WORK. SCALE DIMENSIONS SHALL NOT BE USED. THE EXACT LOCATION OF ALL LIGHTING FIXTURES, RECEPTACLES AND TELEPHONE OUTLETS, ETC. SHALL BE DETERMINED BY ACTUAL CONDITIONS IN THE FIELD.
- PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS.
- ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AND WITH OTHER CONTRACTORS WHOSE WORK MAY AFFECT THIS INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL COORDINATE INCOMING ELECTRICAL SERVICE WITH UTILITY COMPANY AND INCLUDE IN HIS BID ALL CHARGES AND FEES INCURRED IN MODIFICATIONS.
- ELECTRICAL CONTRACTOR SHALL COORDINATE THE TELEPHONE INSTALLATION WITH THE TELEPHONE COMPANY AND THE GENERAL CONTRACTOR.
- ELECTRICAL CONTRACTOR, BEFORE INSTALLING ANY OF THE WORK, SHALL SEE THAT IT DOES NOT INTERFERE WITH CLEARANCES REQUIRED FOR FINISHED COLUMNS, HUNG CEILING, 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.
- PERFORM TEST REQUIRED BY THE OWNER OR THE ENGINEER IN CONNECTION WITH THE OPERATION OF THE ELECTRICAL SYSTEM IN THE BUILDING. ALL TESTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST STANDARD OF THE IEEE AND THE NATIONAL ELECTRICAL CODE.
- MINIMUM CONDUCTOR SIZE SHALL BE #12, 600V INSULATION.
- MINIMUM SIZE CONDUIT SHALL BE 3/4\"/>
- INTERIOR FITTINGS SHALL BE CAST WHERE EXPOSED ON WALLS, AND EXTERIOR FITTINGS SHALL BE CAST BOXES WITH NEMA 3R COVER(S).
- CONTRACTOR SHALL INSTALL WIRING, CIRCUIT BREAKERS AND OTHER CIRCUIT COMPONENTS TO MATCH EQUIPMENT ACTUALLY INSTALLED.
- ALL 120V RUNS LONGER THAN 60 FEET SHALL BE #10 AWG AND 277V RUNS LONGER THAN 150 FEET SHALL BE #10 AWG UNLESS NOTED OTHERWISE.
- INSTALL GROUND FAULT RECEPTACLES AT RECEPTACLE LOCATIONS WITHIN 5' OF SINKS OR LAVATORIES, AND AT EXTERIOR LOCATIONS. EXTERIOR RECEPTACLES SHALL ALSO BE WATERPROOF. ALL RECEPTACLES IN THE KITCHEN AREA SHALL HAVE GROUND FAULT PROTECTION.
- BONDING AND GROUNDING SHALL BE IN ACCORDANCE WITH NFPA 70:250-65, NFPA 250-25, 250-T1 & 250-T2.
- GROUND NEUTRAL IN ACCORDANCE WITH NFPA 70:250-230.
- FUSES SHALL BE ITT CLASS K5, 250 VOLT, 200,000 AMP INTERRUPTING CAP.
- PROVIDE SERVICES OF A FIRE/SMOKE DETECTION AND ALARM COMPANY TO DESIGN AND INSTALL ALARM SYSTEM TO MEET REQUIREMENTS OF THE STATE FIRE MARSHALL AND THE FIRE DISTRICT.
- 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.
- 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.)
- VERIFY ELECTRICAL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.

TRANSFORMER NOTES:
TRANSFORMER SHALL BE A 480V - 208Y/120V KVA (AS SCHEDULED) DRY TYPE, WITH NEMA 3R ENCLOSURE.

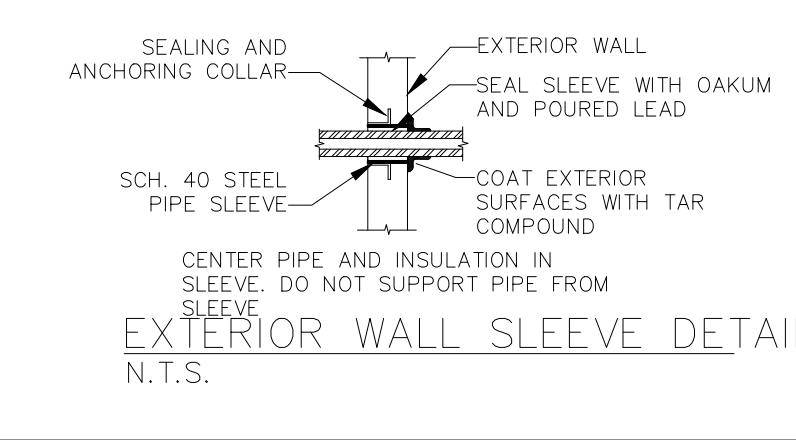
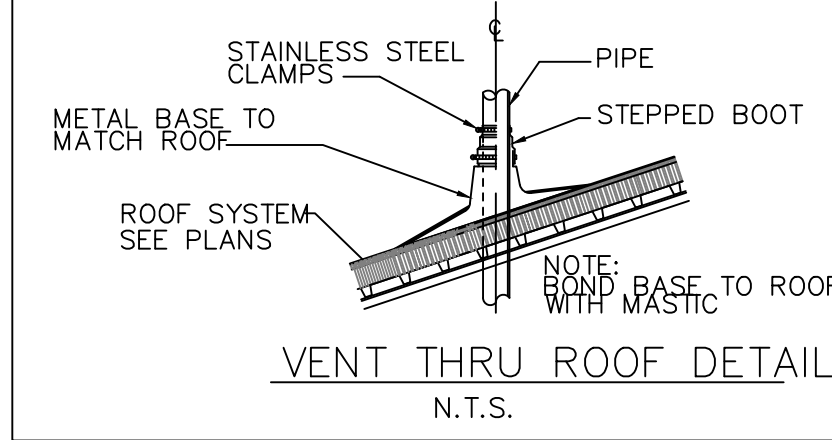
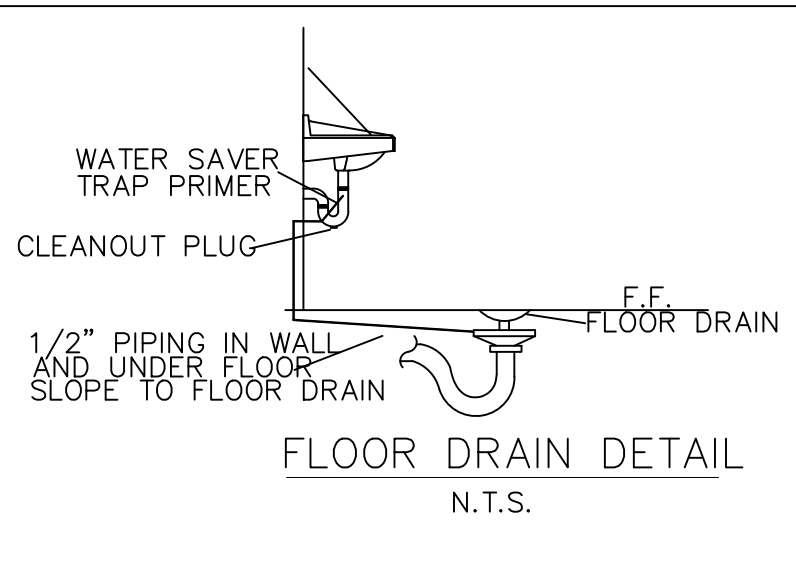
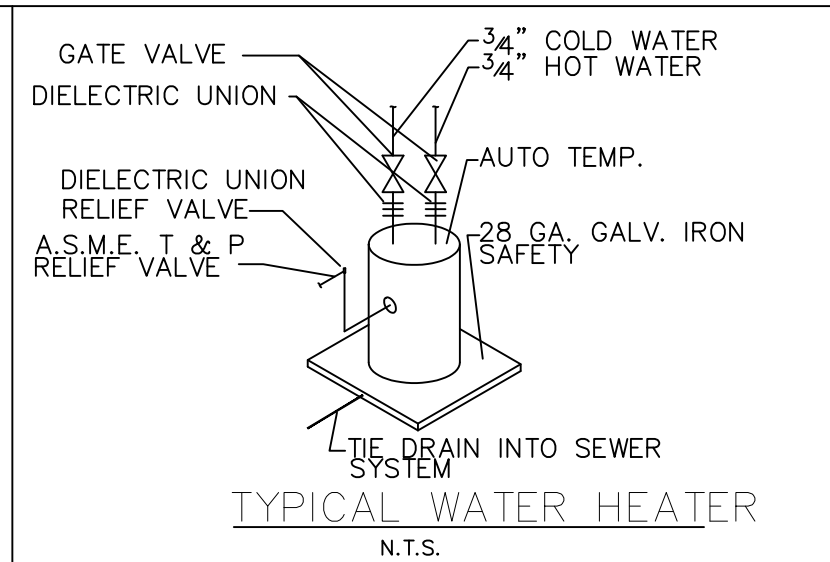
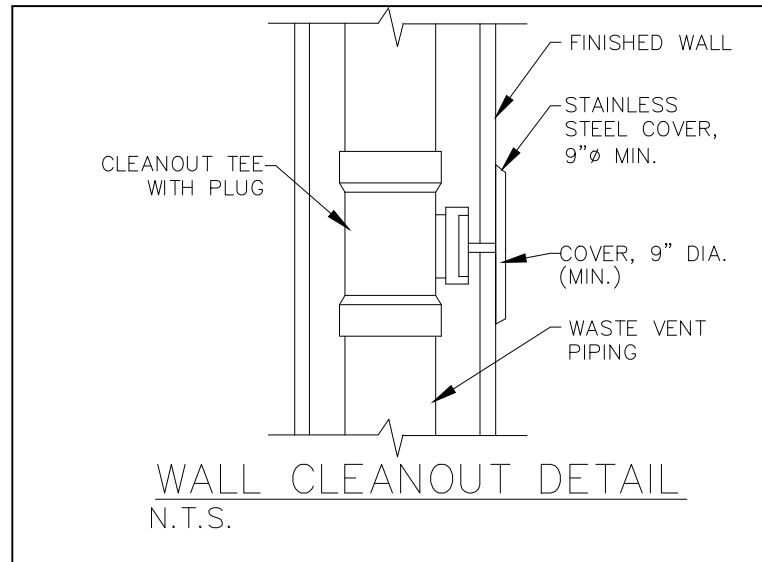
PANEL SCHEDULE

PANEL NO.	TYPE	DESCRIPTION	BREAKER	LOAD	LOAD	LOAD	LOAD	LOAD	LOAD	LOAD
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PANEL SCHEDULE

PANEL NO.	TYPE	DESCRIPTION	BREAKER	LOAD	LOAD	LOAD	LOAD	LOAD	LOAD	LOAD
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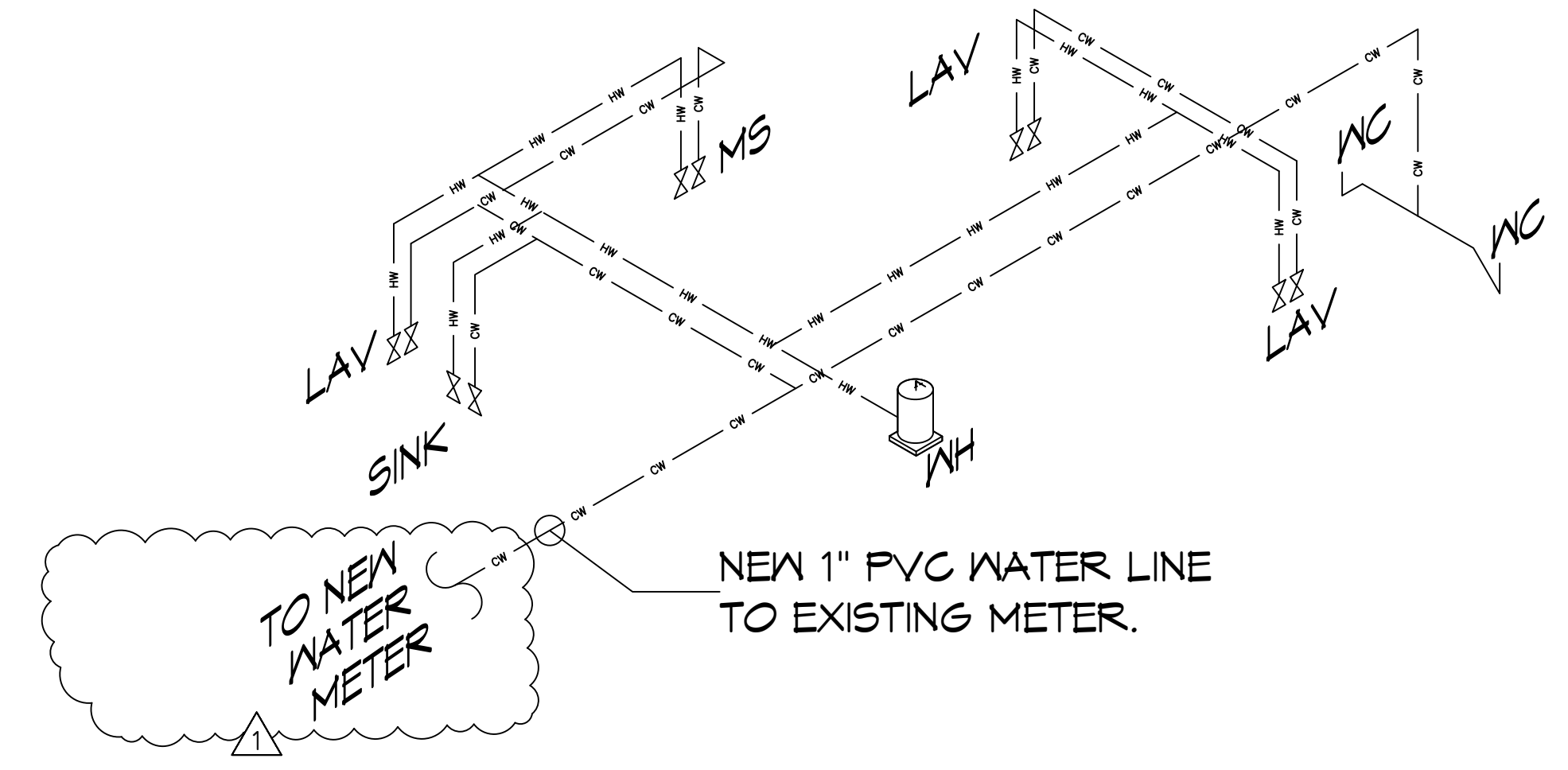
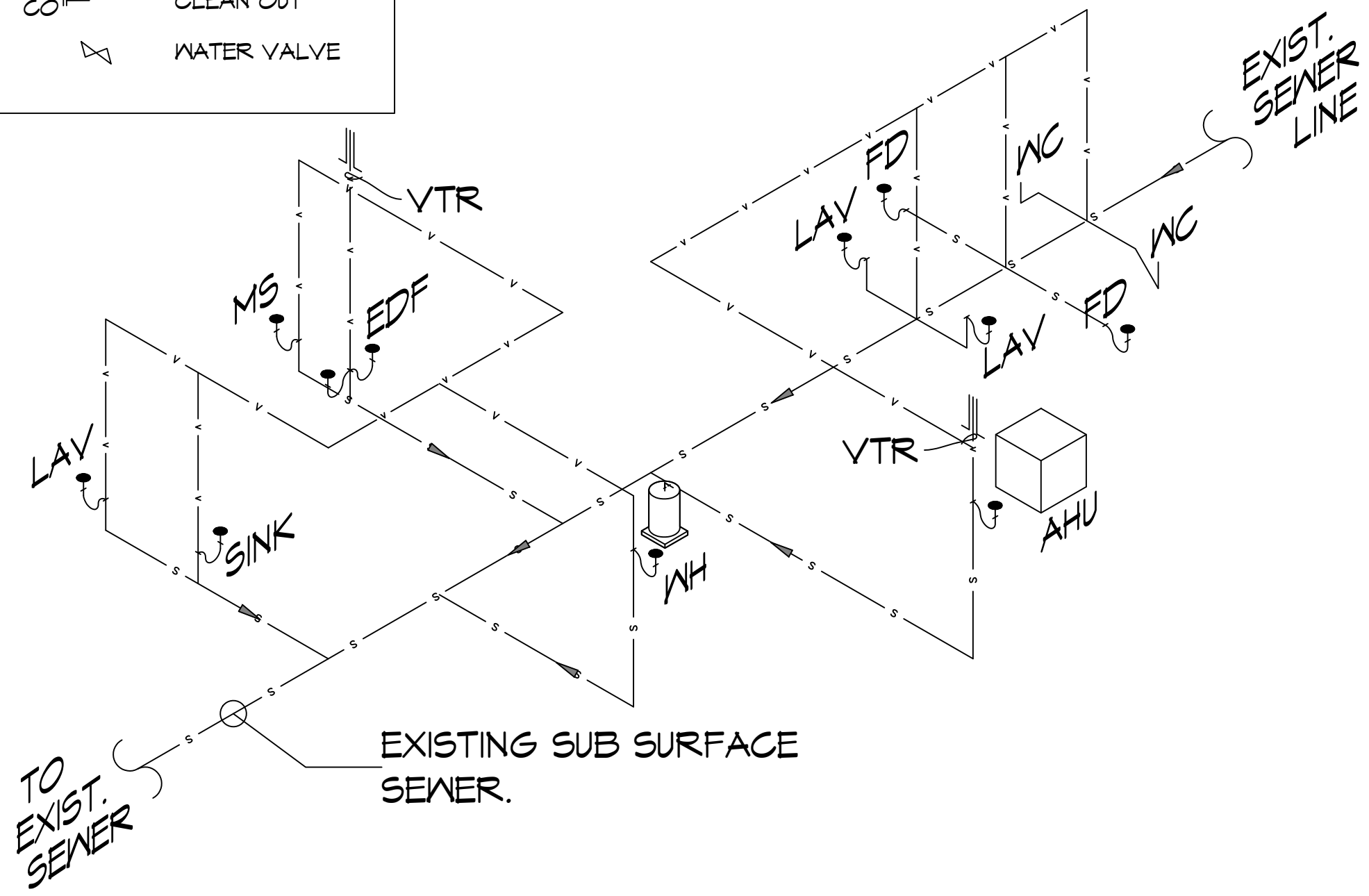
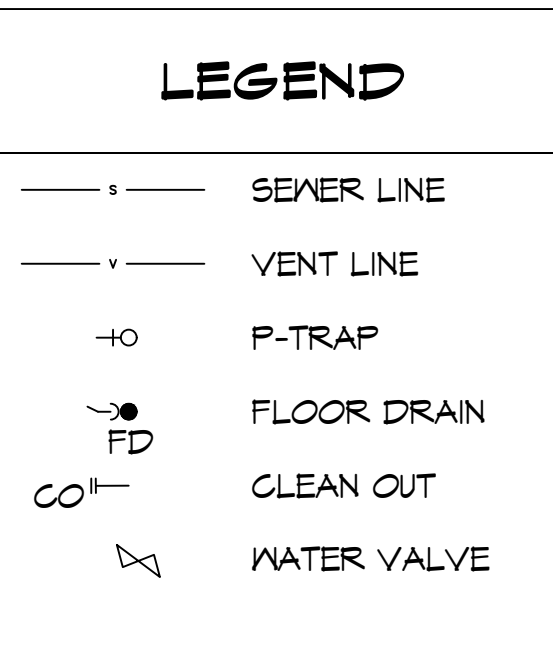
MARK	DESCRIPTION	TYPE	ROUGH-IN-SIZES				NOTES
			WASTE	VENT	CA	H/W	
WC	ADA WATER CLOSET	TANK	4"	4"	1"	-	KOHLER K-3650-0 ADA TOILET
LAV	ADA LAVATORY	-	2"	2"	1/2"	1/2"	KOHLER K-2032-0 WALL MOUNTED LAVATORY
SINK	KITCHEN SINK	-	2"	2"	1/2"	1/2"	ELKAY DAYTON DROP-IN 33-IN X 22-IN STAINLESS STEEL KITCHEN SINK
MS	UTILITY SINK	-	2"	2"	1/2"	1/2"	E. L. MUSTEE, MODEL 19CF
EDF	ADA DRINKING FOUNTAIN	-	2"	2"	1/2"	1/2"	ELKAY (L25TLWNLK) WALL MOUNT
FD	FLOOR DRAIN	-	4"	4"	-	-	ZURN FD2210-PV4 ADJUSTABLE FLOOR DRAIN
WH	WATER HEATER	-	2"	2"	3/4"	3/4"	AO SMITH 19 GALLON COMPACT WATER HEATER; 115V
AHU	AHU DRAIN	-	3/4"	3/4"	-	-	

FIXTURE NOTES:
 1. INSULATE PIPING FOR FIXTURES.
 2. PROVIDE CHAIR CARRIER FOR WALL HUNG FIXTURES.
 3. INSTALL CONTINUOUS DRIP VALVE ON ALL FLOOR DRAINS.

SYM	DESCRIPTION
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
LAV	LAVATORY
SINK	SINK
FD	FLOOR DRAIN
AHU	AIR HANDLING UNIT DRAIN
WH	WATER HEATER
EDF	ELECTRIC DRINKING FOUNTAIN

GENERAL PLUMBING NOTES

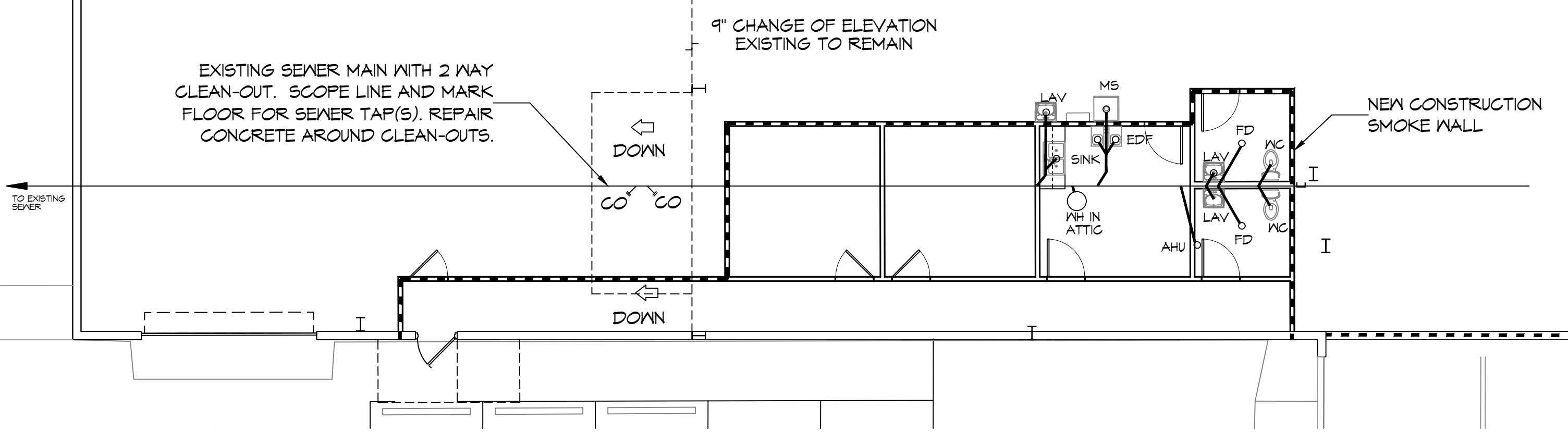
- PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. PROVIDE ALL PLUMBING FIXTURES EXCEPT THOSE PROVIDED BY OWNER. THE SYSTEM SHALL INCLUDE HOT AND COLD WATER PIPING, SEWER AND VENT PIPING, INSULATION, WATER HEATER HANGERS, VALVES, AND ALL SUPPORTS WITHOUT ANY RESTRICTIONS TO VOLUME. CUT AND PATCH AS REQUIRED TO INSTALL PIPES.
- CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS, AND INVERTS PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
- CONTRACTOR TO BE RESPONSIBLE TO VERIFY ANY INVERTS AND SET NEW INVERTS OF SEWAGE AND DRAINAGE PIPES.
- ALL WORK AND MATERIAL TO COMPLY STRICTLY TO THE LATEST LOCAL CITY PARISH, STATE, AND NATIONAL GOVERNING CODES.
- SEWAGE LINES 3" AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES THAT ARE 4" AND LARGER SHALL BE SLOPED 1/8" PER FOOT.
- TEST ALL PIPING AT REQUIRED PRESSURE.
- ALL PLUMBING SHALL BE CLOSELY COORDINATED WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS TO ENSURE NO TRADES WILL CONFLICT WITH EACH OTHER.
- ALL WATER MAINS AND PIPING NOT SHOWN FOR CLARITY. ALL LOCATIONS SHALL BE FIELD VERIFIED.
- DOMESTIC WATER PIPING AND FITTINGS ABOVE THE FINISHED FLOOR SHALL BE CPVC SCHEDULE 40 OR PEX TUBING AND FITTINGS. WHEN PEX TUBING AND FITTINGS ARE USED THEY SHALL BE UPSIZED. (I.E. 1/2" SHOWN ON THE SCHEDULE SHALL HAVE 3/8" PEX TUBING AND FITTINGS, 3/4" SHALL HAVE 1" PEX).
- SOIL, WASTE, VENT PIPING AND FITTINGS:
 - ABOVE THE FINISHED FLOOR SHALL BE PVC SCHEDULE 40 OR ABS S/W.
 - GRAVITY FLOW PIPING BELOW THE FINISHED FLOOR SHALL BE SDR-26.
- ALL WATER PIPING AND FITTINGS ABOVE THE FINISHED FLOOR SHALL BE INSULATED WITH 1" THICK FIBERGLASS INSULATION AND JACKET
- HOT WATER TO PUBLIC RESTROOMS SHALL HAVE TEMPERED WATER VALVES INSTALLED AND ADJUSTED.



15 PLUMBING RISERS

SCALE: 1/8" = 1'-0"

DRAWN DIAGRAMMATICALLY FOR CLARITY. FIELD
 VERIFY PLACEMENT OF ALL EQUIPMENT



14 PLUMBING PLAN

SCALE: 1/8" = 1'-0"

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REVISIONS	DATE	DESCRIPTION
1	5/11/2023	Added New Meter



OFFICE BUILD-OUT INSIDE WAREHOUSE
CARRINGTON PROPERTIES, L.L.C.
 646 CARRINGTON ST
 SLIDELL, LA

JOB No: 2474 DATE: 9/29/2023
 DRAWN BY: TNT CHECKED BY: DFD

SHEET TITLE: PLUMBING PLAN
 DRAWING NUMBER: **P101**
 SHEET No: 8 of 8