

Dammon Engineering

From: Ronnie Blair [ronnie_bla@msn.com]
Sent: Friday, September 07, 2007 12:45 PM
To: loulanco@bellsouth.net; dammoneng@bellsouth.net; ejhernandez01@hotmail.com; heidibhernandez@hotmail.com; livlanco@bellsouth.net; slanza@lancoconstruction.com
Subject: RE: FW: lanco fax

Starting with the 1st week applebees was on site before They had actually started with dirt removal, Gunn was sharing our office temporarily , I was going over site grades to tie in with us, and spotted the grade problem, went over it with wayne soper gunn const super, Wayne brought it up with Chris Potterm and met with me, we discussed the problem and I tried to find the resolution, At that time we had all our drainage complete, so we were very limited on what we could do, but applebee still had a wide open board, I found 1st there inverts were 2ft below our inverts, upon varying these I found 1 of our catch basins to be about 4 inches to high, but was determined the 4 inches was of no help by that still making them about 16 inches below our inverts, they needed to raise everything, Chris Potter replied, is Doctor Hernandez going to pay for us to do that, I asked chris why would there be a cost since you haven't installed any thing as of yet and there would be a savings on his part for less dirt to be removed!! However they continued to proceed with grades that would not work, I asked Wayne Soper almost daily how was he to get drainage, Waynes reply was They know its wrong but Chris Potters Orders was not to change anything! So thats when the drainage standoff happened, there site was like a lake and could not drain, Again Dammon Eng. tried to speak with chris with no luck and Dammon found a solution to add another 12" drain line to tie into a deeper catch basin By the LaQuinta slab, Dr. Hernandez said to do it and he would pay for the extra pipe I believe about 14000.00 bucks. After which we still had elevation problems at the property lines, I revisited this problem with Gunn Const and Wayne Soper, I showed them I had 6" approved by Dammon around the site that I could lower without messing up Our Drainage calulations, All Gunn had to do was raise his elevation 6inch at property lines and the problem was solved, at that time they had not started any curb or gutter work, Several weeks later when they started the curband gutter I noticed that it look very low, Again I asked Wayne Soper If he did or was going to Raise his Elevation the 6" needed to make a transition, His Responce was that he had talked it over with both the Job arch, and with Chris Potter, and he was told not to change any elevations! so thats how we ended up at this point, Now in the meeting on May 4th with all mentioned, I masked Chris Potter and Al and Wayne soper both with gunn ,when were they to complete all there curb and gutter along there property lines, The said that would be completed by the end of that week, To this date that has never been done, Also where we have the curb stops Gunn was to place cross overs to asphalt parking, so the curb stops would be what was needed, and the slope to the catch Basins as I pointed out was very shallow and we didn't want water trapped behind a solid curb, As we as The curb stops is the way LaQuinta is designed and was keeping with our design! Now in there asphalt area There asphalt is breaking away due to not haveing a road bed under it, now at One Time Wayne Soper and B&C dirt had at least 6" of Limestone compacted Bed, However One day I witnessed them B&Cs people pushing all the lime stone up in piles, I asked one of his men what was goin on, he told me the elevations were wrong They had to remove dirt, But they never removed any dirt They hauled off all the lime stone, all that was left was just limestone dust, The next day after completeing this Landshapers started paving over plain dirt, now the water between there catch basins never drained nor does now, but thay have land locked themselves so there is nothing but mud under that asphalt! Also when They placed there medians along the north south property lines They were staggered by 2 ft one does not line with another, I aske Wayne about this he said thats the way the plans show it, I informed wayne that Our Paving stops at the property line, so if he is 2 ft off the line is he going to add 2 ft of asphalt?? I was not going to add 2 ft of concrete that whole distance, Again he said Chris Potter knew of this and he was told not to change

9/7/2007

anything!

Ron Blair

From: "Lou Lanza" <loulanco@bellsouth.net>
 To: "Ronnie Blair" <ronnie_bla@msn.com>
 Subject: FW: lanco fax
 Date: Thu, 6 Sep 2007 13:18:27 -0500

Ron,
 I want to be very creative with ...exactly how wrong.....his grades and drainage was.....before I reply....
 Lou

From: Chris Potter [mailto:c.potter@qrcllc.com]
Sent: Wednesday, September 05, 2007 7:58 PM
To: 'Lou Lanza'
Cc: fred@qrcllc.com; 'Killebrew, Denise'; Mark Wassweiler; Blackie Durham; 'Eduardo J Hernandez'
Subject: FW: lanco fax

Mr. Lanza, let me first make you aware of the fact that Mr. Wassweiler is the architect we pay for our projects. I am the representative for Quality Restaurant Concepts. I have worked for the company for over 17 years and the ultimate decisions for all of our projects are made by me and the owners of our company. I will be happy to talk facts with you, your civil engineer, the city of Biloxi and any attorney's needed. We, as a company are waiting on you to finish the job. Your letter to Quality Restaurant Concepts states curb and gutter not parking bumpers. I after 3 months have not seen any correspondence from your company as to when the work you said your company would do and my company agreed to will be complete. Nor Mr. Lanza has I seen any correspondence of a credit for the lack of curb and gutter and parking bumpers as a replacement, if we would accept it. I and I am sure, the owners of Quality Restaurant Concepts will not be railroaded by your antagonistic verbiage. We will be happy to prove you and your civil engineer wrong in this matter. Remember Mr. Lanza, you were only at 1 meeting. I have been at every one and you are right, there were several people at each to witness. As I see it Mr. Lanza you need to complete your job that you said you would do. The work is not complete and some of what is done is substandard and unacceptable. I guess you can now understand we will not fold under your absurd statements. Have a great day. Chris Potter

From: Michellewssw@aol.com [mailto:Michellewssw@aol.com]
Sent: Wednesday, September 05, 2007 6:51 PM
To: c.potter@qrcllc.com
Cc: fred@qrcllc.com
Subject: lanco fax

Chris attached, also Fred it says you got a copy,

?

Mark

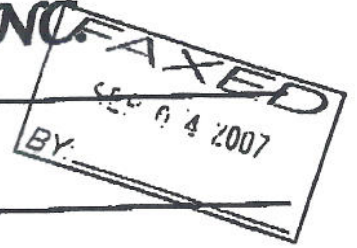
Get a sneak peek of the all-new AOL.com.

><< BILOXIlancoFAX.pdf >>

9/7/2007

LANCO CONSTRUCTION, INC.

P. O. BOX 653 • METAIRIE, LA 70004
Telephone: (504) 733-8141 • Fax: (504) 818-0020



FAX TRANSMITTAL

DATE: September 4, 2007

MESSAGE TO: Chuck Dammon

COMPANY NAME: Dammon Engineering

COMPANY FAX: 985-641-5950 OFFICE: 985-649-5832

MESSAGE FROM: Lou Lanza

SENT BY: Susie Lanza

REFERENCE: LaQuinta/ORC

TOTAL PAGES (Including cover sheet): 3

REMARKS:

Please review the attached letter and let me know your comments.

*Chuck /
2nd DRAFT
let me know...
[Signature]*



September 4, 2007

Mr. Mark Wassweiler, NCARB
MMW Architects, PC
912 E. Fairview Avenue
Montgomery, AL 36106

Re: LaQuinta/QRC

Dear Mr. Wassweiler,

As requested, our registered professional is Emmett G. "Pete" Dammon (985-649-5832) for the LaQuinta and Mr. Chuck Dammon is Dammon Engineering's representative for this project. We utilized the same design for QRC's paving/parking as that of the LaQuinta project, to assist QRC with the elevation errors they developed.

Mr. Wassweiler, we would imagine that since you are ultimately responsible for the QRC project, that back in early May 2007, you would have been informed, made aware of, and been involved in all the meetings, discussions, and correspondence between QRC representatives, QRC contractors and the LaQuinta team (owner, design engineer, owner's attorney and Lanco) regarding elevation deficiencies with the QRC design as it relates to the LaQuinta plans/elevations.

We can only assume it was you (or your agent) that reviewed and approved the site plan QRC utilized. Our review of your plans revealed a note requiring coordination with our previously established grades, this never occurred. We believe you also made a major mistake and/or were given erroneous information relating to the main entrance drive and adjacent parking. Please see the attached plans which depict QRC's property boundary and cross easement. The entrance drive, northside parallel parking spaces, rear western parking areas and drives belong to the hotel. QRC has a cross easement for these areas only, as illustrated.

The revisions and design requested/required for rear access and concrete parking spaces on QRC's property were discussed and approved by QRC's site representative in our May meeting, why you were not involved is beyond us. So, please refrain from accusing us of unauthorized, there were too many individuals present for the truth - not to be known.

Regarding QRC's refusal to pay our invoice, we find these primarily cosmetic related issues/excuses being employed by QRC, some 3+ months later, as a financial threat and smoke screen to escape their responsibility. Everyone involved knows the true sequence of events and timeless table; QRC's reluctance is verification of their project manager's unscrupulous nature. Your contentions of unsafe, public hazards, authorization and substandard are groundless with regards to the paving we performed for QRC. There may be some minor/punchlist items but one would think had any issues been so apparent, so unsafe, and so flagrant, that it would not

P.O. BOX 653 • METAIRIE, LA 70004 • (504) 733-8141

Mr. Mark Wassweiler, NCARB
September 4, 2007
Re: LaQuinta/QRC
Page 2

take 3+ months for QRC or any educated individual to comment. Just think about it. There has been nothing said, nothing written, nothing emailed...until it's time to pay the piper, why?

We can only reiterate and request you review ALL relative documentation and visit the site. Mr. Dammon has been kept up to speed...you will be well served to reserve your comments until such time as you have the opportunity to discuss all pertinent issues with him.

The major question for you is "who is in charge" of reporting to you the discrepancies/concerns/inconsistencies with QRC's tie-in to our facilities? You're welcome to discuss this matter also with Chuck Dammon.

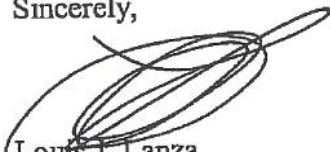
Our suggestion at this time is only for you to research the QRC's team records on this project's legal boundaries, modifications, visit the site, and construe your own conclusion. In the meantime, the LaQuinta project is still under construction and as such, QRC should be advised as to the legal ramifications of allowing public access to a construction area.

We realize your commitment and responsibilities are with QRC and can only hope that you perform your professional duty in a manner consistent with industry standards, and not blindly through the QRC site representative's deceptive directives.

When you have all the relevant facts and data we would think you could at least appreciate and comprehend our frustrations. We stand ready to review any design improvements, suggested methods or recommendations from your office to assist with QRC's problems. Please contact Chuck Dammon and arrange a site meeting (of the minds).

Thank you for your time and we would definitely appreciate your direct involvement with this project. If you have any questions or comments, please feel free to contact me at (504) 733-8141.

Sincerely,



Louis J. Lanza

LJL/sl

Enclosures

CC: Dr. Hernandez
Ron Blair
Chuck Dammon

5'-3"

54'-3"

615'-9"

CEDAR LAKE CLINIC

(M)K 887044' W
(O)N 887057' W

E = 532.08
4.48'
LOVE STREET

8'-6" HIGH
VAULT WALL -
DUMPSTER
& STORAGE
BUILDING -
C.P.F.

LA QUINTA PARKING
-REQUIRED-
LA QUINTA
32,366 SQ. FT. (67 ROOMS)
66 PARKING SPACES RECD
3 ACCESSIBLE, 1 VAN SPACE
-FURNISHED-
70 PARKING SPACES FURNISHED
3 ACCESSIBLE, 1 VAN SPACE

METAL BUILDING TO OTHERS
RIPPER FLOOR SL. 5'-5 1/2"
-REQUIRED-
APPLERBEE'S
4928 S.F. @ 1 PER 150 S.F.
26 PARKING SPACES RECD
2 ACCESSIBLE, 1 VAN SPACE
-FURNISHED-
77 PARKING SPACES FURNISHED
2 ACCESSIBLE, 1 VAN SPACE

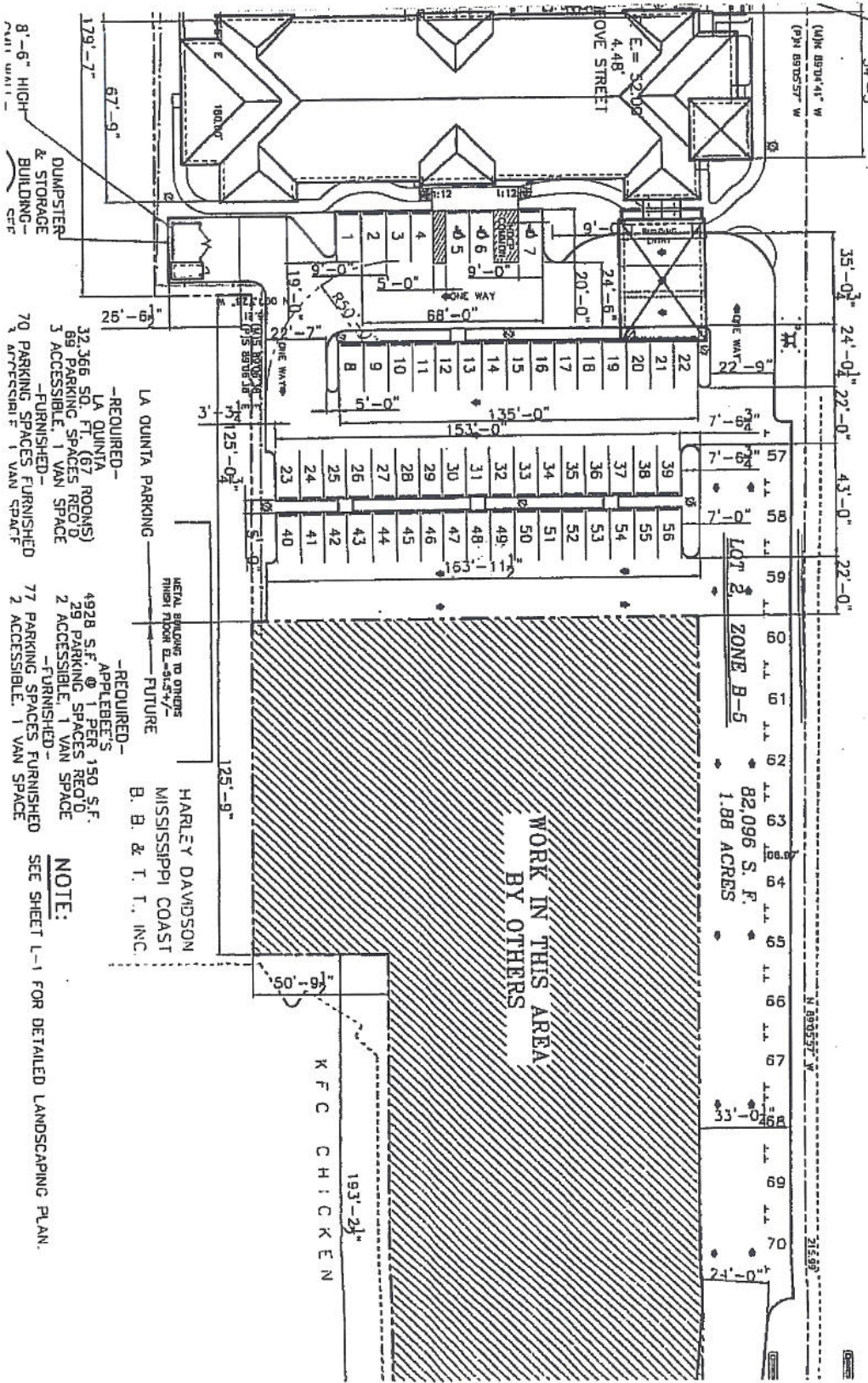
HARLEY DAVIDSON
MISSISSIPPI COAST
B. B. & T. T., INC.

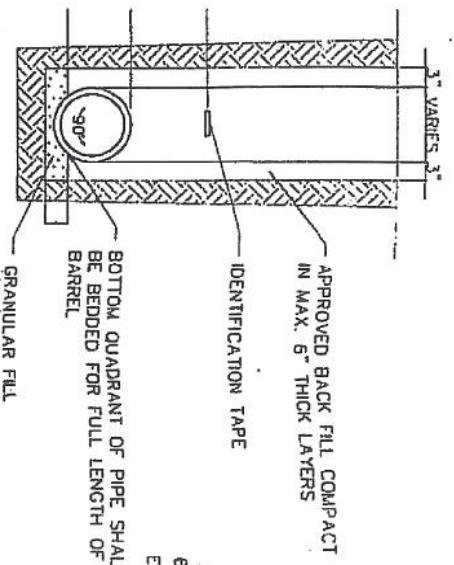
WORK IN THIS AREA
BY OTHERS

K F C CHICKEN
193'-2 1/2"

LOT 2
ZONE B-5
82,096 S. F.
1.88 ACRES

NOTE:
SEE SHEET L-1 FOR DETAILED LANDSCAPING PLAN.



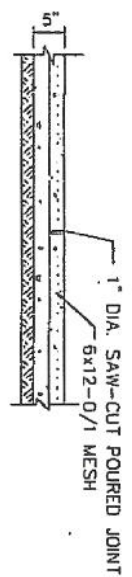


AIR PIPE BEDDING



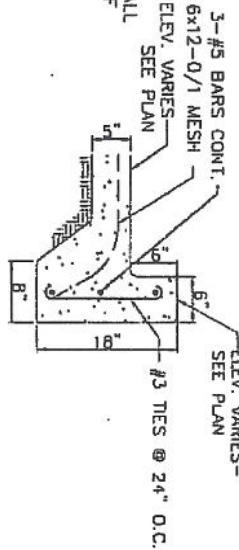
CONSTRUCTION JOINT

N. T. S.



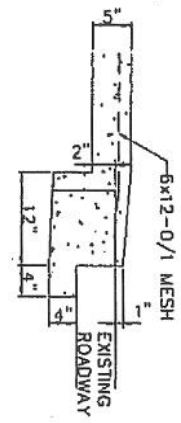
CONTRACTION JOINT

N. T. S.



TYPICAL CURB DETAIL

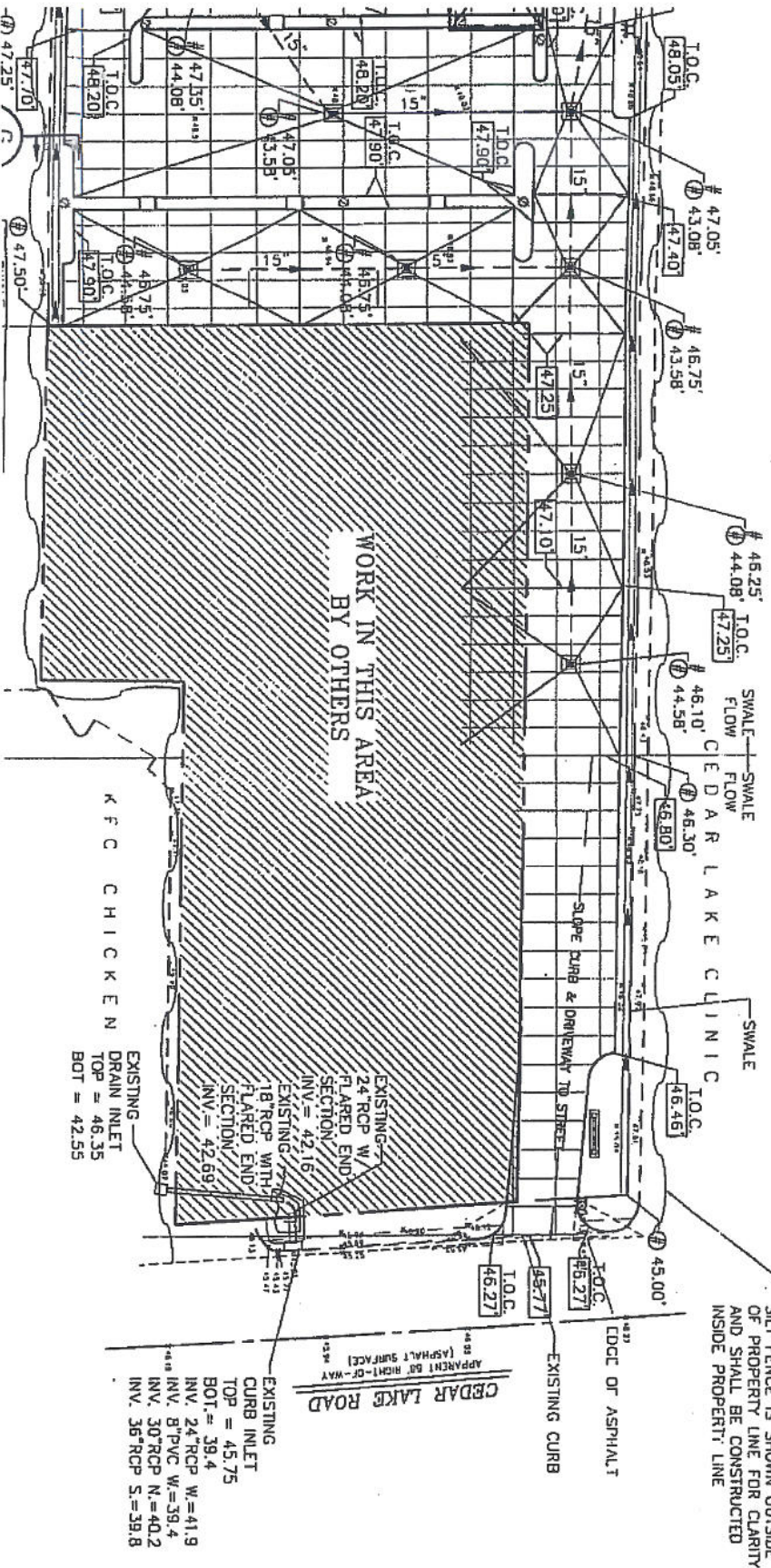
SCALE: 1" = 1'-0"



SECTION

SCALE: 1" = 1'-0"

NOTE:
SILT FENCE IS SHOWN OUTSIDE OF PROPERTY LINE FOR CLARITY AND SHALL BE CONSTRUCTED INSIDE PROPERTY LINE



WORK IN THIS AREA BY OTHERS

K F C CHICKEN

EXISTING DRAIN INLET
TOP = 46.35
BOT = 42.55

EXISTING 24" RCP W/ FLARED END SECTION
INV. = 42.16

EXISTING 18" RCP WITH FLARED END SECTION
INV. = 42.69

EXISTING CURB INLET
TOP = 45.75
BOT = 39.4

INV. 24" RCP W. = 41.9
INV. 8" PVC W. = 39.4
INV. 30" RCP N. = 40.2
INV. 36" RCP S. = 39.8

EXISTING CURB INLET
TOP = 45.75
BOT = 39.4

APPARENT 8" RIGHT-OF-WAY (ASPHALT SURFACE)

CEDAR LAKE ROAD

EXISTING CURB

EDGE OF ASPHALT

EXISTING CURB

EXISTING DRAIN INLET
TOP = 46.35
BOT = 42.55

LA QUINTA INN & SUITES

DAMMON ENGINEERING. INC.

FLORIDA AVENUE 985-849-5832 SLIDELL, LA. 70458
DAMMONENGINEERING.COM

PAVING & DRAINAGE PLAN

DR. EDUARDO HERNANDEZ
CEDAR LAKE ROAD
BILOXI, MISSISSIPPI

September 4, 2007

TO: Mr. Wassweiler, Architect

From: Pete Dammon

VIA FACSIMILE

Dear Mr. Wassweiler,

I am the engineer of record for the La Quinta hotel project in Biloxi owned by Dr. Hernandez. I am in receipt of the emails sent by you to Dr. Hernandez's contractor regarding substandard work on property owned by QRC.

Please be aware that our company has not designed any work to be located on QRC property. As far as I know, our contractor hasn't installed anything on QRC property, other than what was agreed to at a meeting discussed below.

Were you present at the recent meeting held between the two contractors, at which my representative and the hotel owner (Dr. Hernandez), among other people, were present, you would be aware that the parking area was discussed and certain commitments made to help make up for the problem of QRC's building and parking lot being installed at the wrong elevation by your contractor.

Be aware, Mr. Wassweiler, that I do not take your accusations lightly, and never in my nearly 50 years in the profession have I heard such unprofessional threats by another professional.

I am aware of the contractor's (LANCO) letter to you in answer to your accusations. I ask that you do as he suggests and learn the facts. This man has continually tried to assist your contractor, but since the beginning your contractor has not heeded suggestions that would have kept him out of trouble.

Sincerely,

Emmett G. (Pete) Dammon, P.E.

September 4, 2007

TO: Mr. Wassweiler, Architect

From: Pete Dammon

VIA FACSIMILE

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I am aware of the contractor's (LANCO) letter to you in answer to your accusations. I ask that you do as he suggests and learn the facts. This man has continually tried to assist your contractor, but since the beginning your contractor has not heeded suggestions that would have kept him out of trouble.

Sincerely,

Emmett G. (Pete) Dammon, P.E.

other than what was agreed to at a recent meeting discussed below.

another profession

①

original message from ARCH & LOU response

petedammon Available Search the Web... Search
Sign Out, My Account, Switch Back

Check Mail Compose
Find Messages... Go

See your credit score - free

- Inbox (3)
- Drafts (7)
- Sent
- Spam (119) Empty
- Trash (1) Empty
- Contacts 2 Online
- Calendar
- Notepad
- All RSS Feeds Add
- My Folders Add

Netflix Try for Free!

Online Degree Programs

5.9%* 30yr fix Good credit refi

Home Inbox 8 [Fwd: FV] [Fwd: FV] FW: FW:
Delete Reply Forward Spam Move Prin

FW: FW: biloxi pics aug 2007

Dammon Engineering <dammoneng@bellsouth.net> View

To: "Dammon, Pete" <petedammon@yahoo.com>; "Dammon, Chuck" <chuckdammon@yah

-----Original Message-----

From: Lou Lanza [mailto:loulanco@bellsouth.net]

Sent: Thursday, August 30, 2007 5:41 PM

To: Michellewssw@aol.com

Cc: ronnie_bla@msn.com; ejhernandez01@hotmail.com; 'Chris Potter'; fred@dammoneng@bellsouth.net

Subject: RE: FW: biloxi pics aug 2007

Mark,

By all means.....especially regarding the asphalt parking lot of applebees.....construct)...not certain what addition you're referring to....but please check int

Lou Lanza

From: Michellewssw@aol.com [mailto:Michellewssw@aol.com]

Sent: Thursday, August 30, 2007 4:21 PM

To: loulanco@bellsouth

Cc: c.potter@qrllc.com

Subject: Fwd: FW: biloxi pics aug 2007

TODAY: 9/4 No events. Click the plus sign to add an event.

WHY CAN'T YOU DIP HOT CONSV.

-----Original Message-----

From: Lou Lanza [mailto:loulanco@bellsouth.net]

Sent: Thursday, August 30, 2007 5:41 PM

To: Michellewssw@aol.com

Cc: ronnie_bla@msn.com; ejhernandez01@hotmail.com; 'Chris Potter'; fred@qrcllc.com;

dammoneng@bellsouth.net

Subject: RE: FW: biloxi pics aug 2007

Mark,

By all means.....especially regarding the asphalt parking lot of applebees.....(which Lanco did not construct)... not certain what addition you're referring to....but please check into the situation....

Lou Lanza

From: Michellewssw@aol.com [mailto:Michellewssw@aol.com]

Sent: Thursday, August 30, 2007 4:21 PM

To: loulanco@bellsouth

Cc: c.potter@qrcllc.com

Subject: Fwd: FW: biloxi pics aug 2007

Sir,

I am the architect of record on the QRC/ Applebees' project.

Someone, I trust it is not you, as I am assuming you are not a licensed engineer in the State of Mississippi , has designed a substandard and unsafe 'addition to the property owned by QRC and operated as a restaurant. Practicing engineering or modifying engineering drawings is against State and I believe Federal law. I am assuming you would not do that.

You constructed it.

I have asked for the name or names of those professionals whom are responsible for its design and quality control.

If you are not capable of providing that information, I am obligated under State law to mandate a formal complaint as this work is a safety hazard on property owned by QRC, to the State Board of Professional Licensing, the Mississippi Attorney General, and the Biloxi Building Department.

I hope you can be of assistance so that this matter can be reasonably resolved quickly.

Thank you,

Mark Wassweiler, NCARB

Get a sneak peek of the all-new [AOL.com](http://www.aol.com).

LANCO CONSTRUCTION, INC.

P. O. BOX 653 • METAIRIE, LA 70004
Telephone: (504) 733-8141 • Fax: (504) 818-0020

FAX TRANSMITTAL

DATE: September 4, 2007

MESSAGE TO: Chuck Dammon

COMPANY NAME: Dammon Engineering

COMPANY FAX: 985-641-5950 OFFICE: 985-649-5832

MESSAGE FROM: Lou Lanza

SENT BY: Susie Lanza

REFERENCE: LaQuinta/ORC

TOTAL PAGES (Including cover sheet): 3

REMARKS:

Please review the attached letter and let me know your comments.

DAMMON ENGINEERING, INC.

dammonengineering.com

CONSULTING

DESIGN

STUDIES

EXPERT WITNESS

1095 Florida Ave.
Slidell, LA 70458

P.O. Box 2830
Slidell, LA 70459

985-649-5832
FAX 985-641-5950

January 11, 2008

City Of Biloxi Building Code Plan Review
Biloxi Building Code Office
676 Dr. Martin Luther King Blvd.
Biloxi, MS.
Attn: Michael Hornbeck

Ref: La Quinta Inn Suites
Cedar Lake Road
Biloxi, MS.

Dear Mr. Hornbeck

Under table 1004.1.2 for residential occupancy it is 200 gross floor areas in sq. ft. per occupant per floor. The total sq.ft. for whom each occupied space is 9888 sq. ft. per floor by 200 is 49.44 people. Using table 1005.1 49.44 people divided by 2 cause there are two exists. = 24.72 people multiplied by 0.2 = 4.944". So using these tables we comply on the stair width.

Please call me with any questions you may have.

Thank you,


Emmett Dammon



1694

Scott Delano

The two ~~table~~ memor were sent to Chandra ^{Villalman} at city of Biloxi, after our meeting with her.

The first memo talked about all the utilities etc as she had asked.

The second was ~~after~~ after you told me she wanted more clarification on the Lake and how it would be affected by the runoff.

Pete De

delano@cableone.net

February 9, 2006

Sdelano@gulfstatesproperties.net

Ms. Chandra Nichols
Drainage Engineer
City of Biloxi

Via Facsimile: 228-435-6269

RE: La Quinta Motel
Cedar Lake Road

Dear Ms. Nichols,

Following our meeting a couple of weeks ago, and submission to you of drainage information, Scott Delano told me that you wanted the following information regarding the volume of water displaced by the motel.

Calculations show that 24,927 c.f. of water is being displaced, assuming the pond is full up to elevation 45.85, which is more or less the natural top of the pond. Mr. Delano tells me that the pond is over two acres, so I used two acres as its area, calculating that the maximum increase in water height would be .286 ft. or 3.4 inches.

Actually, the water area recovered is on the property, and the area reclaimed is probably that which eroded over time into the pond.

We have looked to see if any other area on the property could be dug out to balance the volume reclaimed, but there just is not any.

I would appreciate your consideration of this matter.

Sincerely,

Emmett G. (Pete) Dammon, P.E.

Attachment: Section KS

xc: Mr. Scott Delano

Site Analysis

February 10, 2006

Ms. Chandra Nicholson
Engineer
City of Biloxi

RE: LaQuinta Inn
Cedar Lake Road
Biloxi, MS

228 - 435.6269

Rainwater Retention:

All runoff from the property will be directed to the existing pond at the rear of the property. The area used for a swimming pool in the rear of the new motel will recapture area from the lake. We included this in our new calculations, retaining sufficient rainwater in the parking area to cover this additional area., sent to your earlier this week. The whole site, including the new restaurant/store, was included in the calculations. Post-development run off will not exceed pre-development runoff.

Electrical Utilities:

The electrical service designed for the motel is a 2,000 amp, three phase 120/208 volt system. This size service has proven to be sufficient for the LaQuinta Motels of this same size for several years of designing them.

Mechanical Utilities:

Plumbing System:

Connected to the existing local sewage grid at the street. When the restaurant is designed it will have a separate connection to the city sewer.

Water:

Connected to the existing local system. Each building will have a separate tie in and meter.

All electrical, plumbing and mechanical systems will be installed to meet the national, state and city codes, as pertains to that part.

If you have any questions, or require any further information, please feel free to call.

Sincerely,

Emmett G. (Pete) Dammon, P.E.

xc: Scott Delano

Scott Delano

DAMMON ENGINEERING, INC.

dammonengineering.com

CONSULTING

DESIGN

STUDIES

EXPERT WITNESS

1095 Florida Ave.
Slidell, LA 70458

P.O. Box 2830
Slidell, LA 70459

985-649-5832
FAX 985-641-5950

February 9, 2006

Ms. Chandra Nicholson
Drainage Engineer
City of Biloxi

Via Facsimile: 228-435-6269

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Cedar Lake Road

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Attachment: Section KS

xc: Mr. Scott Delano

DAMMON ENGINEERING, INC.

dammonengineering.com

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DESIGN

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EXPERT WITNESS

1095 Florida Ave.
Slidell, LA 70458

P.O. Box 2830
Slidell, LA 70459

985-649-5832
FAX 985-641-5950

Site Analysis

January 20, 2005

Ms. Chandra Nicholson
Engineer
City of Biloxi

RE: LaQuinta Inn
Cedar Lake Road
Biloxi, MS

Rainwater Retention:

All runoff from the property will be directed to the existing pond at the rear of the property. The area used for a swimming pool in the rear of the new motel will recapture area from the lake. We included this in our new calculations, retaining sufficient rainwater in the parking area to cover this additional area., sent to your earlier this week. The whole site, including the new restaurant/store, was included in the calculations. Post-development run off will not exceed pre-development runoff.

Electrical Utilities:

The electrical service designed for the motel is a 2,000 amp, three phase 120/208 volt system. This size service has proven to be sufficient for the LaQuinta Motels of this same size for several years of designing them.

Mechanical Utilities:

Plumbing System:

Connected to the existing local sewage grid at the street. When the restaurant is designed it will have a separate connection to the city sewer.

Water:

Connected to the existing local system. Each building will have a separate tie in and meter.

All electrical, plumbing and mechanical systems will be installed to meet the national, state and city codes, as pertains to that part.

If you have any questions, or require any further information, please feel free to call.

Sincerely,



Emmett G. (Pete) Dammon, P.E.

xc: Scott Delano

DAMMON ENGINEERING, INC.

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August 24, 2007

City Of Biloxi Building Code Plan Review
Biloxi Building Code Office
676 Dr. Martin Luther King Blvd.
Biloxi, MS.
Attn: Michael Hornbeck

Ref: La Quinta Inn Suites
Cedar Lake Road
Biloxi, MS.

Dear Mr. Hornbeck

- 1) All firewalls shall extend tight to the underside of the deck except the third floor corridor ceiling.
- 2) Previously we had submitted a change on the corner hold down brackets. Please see the enclosed letter.
- 3) Originally we called out on the plans for I trusses, we have changed that to parallel chord trusses. And they are being installed per the manufacturing recommendations.
- 4) Hall Corridor shall be a 2x4 wood stud.
- 5) Box around penetrations through floors and fire caulk.

Please call me with any questions or concerns you may have.

Thank you,

Chuck Dammon



>
 > From: "Eduardo J Hernandez" <ejhernandez01@hotmail.com>
 > Date: 2007/09/01 Sat PM 12:39:15 EDT
 > To: dammoneng@bellsouth.net
 > Subject: FW: RE: suggested response letter
 >
 >

(4)

1239 Sat

-----Inline Attachment Follows-----

FYI

From: "Eduardo J Hernandez" <ejhernandez01@hotmail.com>
 To: ronnie_bla@msn.com, livianco@bellsouth.net, loulanco@bellsouth.net
 Subject: RE: suggested response letter
 Date: Sat, 01 Sep 2007 11:26:26 -0500

Guys this will end in a dusty court room. I will suggest to be tactical about it! 🤔. First let them respond to the e-mail bellow and let them believe that they have the upper hand, then I will recommend first to send a demand of payment (for records) via certified mail or threw an attorney, when denied I will suggest a notification of intent and ultimately take action! If this goes to court been the victim will most likely have a better out come than been the push over (as we know by experience the truth has nothing to do with the outcome.....sympathy and connections do!). The only reason for this preliminary communication is to set them up!!!!

I will ask for me and LQ to be keep out of this mess at this point, however if we are going "ballroom dancing", I will have my tox and shiny shoes" ready to join , as I'm sure that this will impact my project one way or another.

I will also recommend to open the ramps up, so we are "good neighbors" a sign "unsafe construction area" should be place. If the driveway is full of construction debris and trafic is blocked, well that it is to bad, since we do not have a maintenance agreement.

Also QRC senior management [✓] most be made aware of the mistakes that their junior management team is making.....things may suddenly shift!!!

My slogans are:

- 1) What goes around....comes around
- 2) There is nothing better than a well managed dumb face to succeed
- 3) Relationships is better than money
- 4) I am a lover...not a fighter

Doc

From: "Ronnie Blair" <ronnie_bla@msn.com>
 To: ejhernandez01@hotmail.com, loulanco@bellsouth.net, livlanco@bellsouth.net
 Subject: RE: suggested response letter
 Date: Sat, 01 Sep 2007 05:10:12 -0500

My first thought is! WE should have put up our forms at Our elevations and poured our concrete as per our plans, and not have worried about applebees, and let Mark W work out his own problems!! But Iam like you where was this brain when all the discussions was goin on?? it is smoke screen Gunn Chris Potter,and that whole gang of highwaymen, have been laying a trap for Dr. H from the begining, They are trying ta Trap Land shapers, to repave the parking lot , and have not informed him of the condition of the non existant road bed, which one of our subs is friends with the owner of landshapers and spoke with him yesterday, We met May 4th,and agreed on course of action, to help to that point and to date, applebees,nor Gunn has lifted a finger to help or correct any problem associated to grades! WHY!! and why did we take it upon ourselves to be the Captian America??? I feel the same as lou, We need to remove all of our work immed. since we have been told its unsafe, before there is a manufactured incident ,which will cause claims, and let Mark Brain, And Chris potter deal for once,there own problems,we have enough of our own

Ron Blair

From: "Eduardo J Hernandez" <ejhernandez01@hotmail.com>
 To: loulanco@bellsouth.net
 CC: ronnie_bla@msn.com
 Subject: suggested response letter
 Date: Fri, 31 Aug 2007 22:22:46 -0500

Lou,

I would his answer as follows: (also make sure that this goes up high in QRC corporate)

Mr. Wassweiler,

I would have imaged that since you are **ultimately** responsible for the QRC architectural/engineering Biloxi project, that you would have been informed, made aware of, and involved in all our meetings, discussion and correspondences between Mr. Potter, QRC attorneys, and your contractor with respect to this issue. The answer to your question should be in their records (as they should also be in yours). I will assume that it was you who reviewed and approved the site plan at Biloxi. You (or whoever did), made a major mistake to assume that the hotel driveway was part of your property and calculated the driveway elevation to your parking area and street, failing to recognize that it is the hotel and not QRC, who owns the property (easement). The elevation issues that were early identified and communicated to your contractor and Mr. Potter, could have been easily resolved (at no expense to you since you dig dirt out) at the time in which dirt work was initiated at your site (our permits and filling was already in place). I also find it out of the " standard of practice" that this has become an issue now when we are requesting for our agreement to be honored. Who was in charge of reporting to you and/or QRC of any discrepancies or concerns? If you and Mr. Potter were so concerned about the safety of your clients and so discouraged with our services, why didn't we ever receive a correction notice? I will strongly suggest that before you start asking for documentation from my office, check with yours, Mr.Potter and Gunn Construction first.

Where did your parking area elevations came from? Why did your contractor not perform the job that was

requested of us? Did you or have you ever visited the site? Is the senior QRC management team aware of all the issues? Are you and/or Mr. Potter creating a "smoke screen" so QRC upper management will not realize your mistakes and over budget?

I hope that you can appreciate my frustration and my efforts to be eloquent

Sincerely,

Lou Lanza

From: *Michellewssw@aol.com*

To: *loulanco@bellsouth.net, c.potter@qrcllc.com, ejhermandez01@hotmail.com*

CC: *fred@qrcllc.com, glenn@qrcllc.com, dkillebrew@bakerdonelson.com, cpost@bakerdonelson.com, KGuttshall@qrcllc.com*

Subject: *Re: FW: 8/30/07*

Date: *Fri, 31 Aug 2007 17:01:45 EDT*

Mr. Lanza,

To repeat sir, I am the architect or record for QRC/Applebees'. (Mark Wassweiler) I am not and will not threaten you. There is not any need or gain.

I have asked you to identify the professional designer, i.e. architect or engineer, whom designed the work you installed on QRC property.

As previously notified your work on QRC property is an unsafe design,,,, and under my professional registration, I am obligated to protect the safety of the public domain, the basic interests of QRC, and my project. As I believe you understand, John McClain is the civil engineer for QRC/ Applebees'. He does not have any documents either, showing this work.

Please provide the name of the registered professional who designed this work. Please, let me make this clear, I do not care what you do for anyone else, but the referenced work is substandard in design is not acceptable on QRC property.

I must speak to that professional regarding the tripping and slipping hazards, of anybody who walks in the wrong places in this parking lot, that is, the property of QRC. QRC does not have an engineers drawing reflecting these 'improvement' that you made on QRC property.

Certainly, you know who that designer is and you understand the obligations of such.

Thanking you again, for your assistance, sir.

Mark Wassweiler, NCARB

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