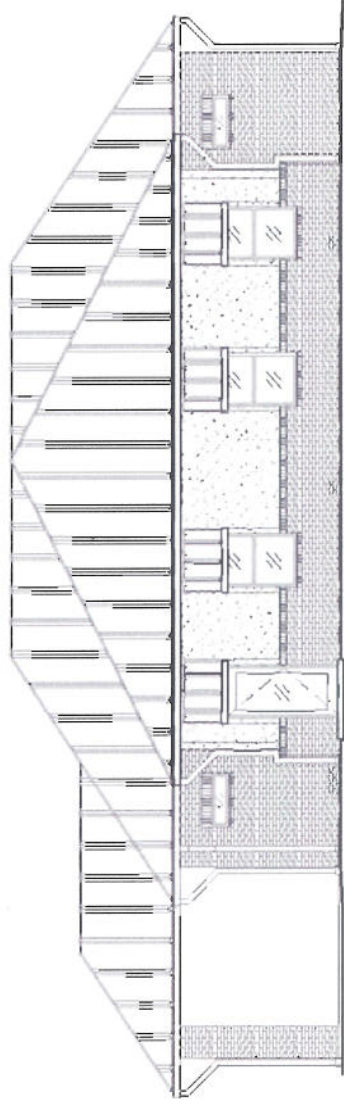


# PAUL REES OFFICE BUILDING

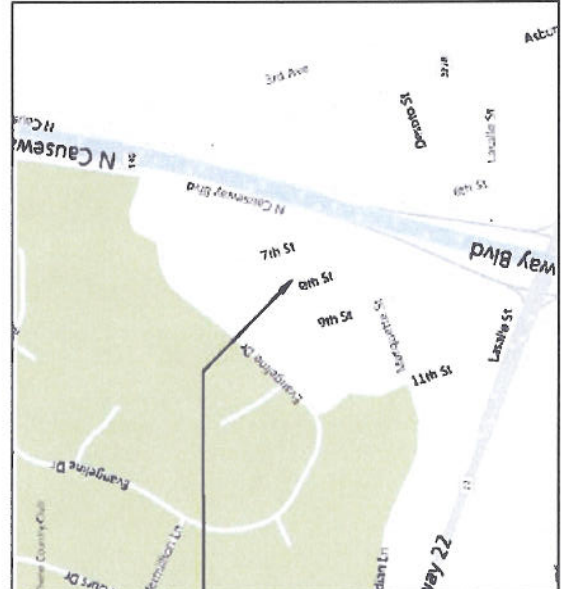


FRONT ELEVATION  
**2271 8TH. STREET  
 MANDEVILLE, LA**  
 SQUARE FEET TOTAL: 2,188 SQ. FT.

**ZONED NC-1**

**INTERNATIONAL BUILDING CODE 2009**

OCCUPANCY CLASSIFICATION: BUSINESS, GROUP 5, (SEC 304.1)  
 OCCUPANT LOAD: (TBL 1004.1.1)  
 BUSINESS AREAS = 100 GROSS SQ.FT./OCCUPANT  
 2,188 SQ.FT. GROSS BUILDING - TOTAL OF 22 OCCUPANTS  
 EXIT ACCESS REQUIREMENTS:  
 EXIT REQUIRED FOR < 49 OCCUPANTS IN BUSINESS OCCUPANCY (3 EXITS PROVIDED) (TBL 1015.1)  
 EXIT ACCESS TRAVEL DISTANCE = 200 UNSPRINKLED (TBL 1016.1)  
 ALLOWABLE HEIGHT AND BLDG. AREA: (TBL 503)  
 B=23,000 SQ.FT./3 STORY ALLOWED, THIS PROJECT 1 STORY/2,188 SQ.FT.  
 CONSTRUCTION CLASSIFICATION: (SEC 602.2)  
 TYPE II B  
 FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS: (TBL 601)  
 STRUCTURAL FRAME = 0 HRS.  
 BEARING WALLS (INTERIOR AND EXTERIOR) = 0 HRS.  
 NON-BEARING WALLS = 0 HRS.  
 FLOOR CONSTRUCTION = 0 HRS.  
 ROOF CONSTRUCTION = 0 HRS.  
 NOTE: FIRE PROTECTION OF STRUCTURAL MEMBERS REQUIRED IN WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20' ABOVE SLAB. ALL ROOF CONSTRUCTION < 20' ABOVE SLAB.  
 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS: (TBL 602)  
 EXTERIOR WALLS WITH 10'-4" < 30' FIRE SEPARATION DISTANCE - 0 HRC  
 FIRE ALARM SYSTEM REQUIREMENTS: (SEC 907)  
 THIS BLDG. DOES NOT REQUIRE A FIRE ALARM SYSTEM IN ACCORDANCE WITH SEC 907.2.2 & SEC 907.2.7  
 CONSTRUCTION DOCUMENTS: (SEC 1603)  
 THIS BLDG. SHALL BE DESIGNED IN ACCORDANCE WITH IBC SECTION 1609 AS A FULLY ENCLOSED BLDG., WITH AN INTERNAL PRESSURE COEFFICIENT OF + OR - 0.18 (ASCE 7-05 FIGURE 6-5), AND USING THE FOLLOWING INFORMATION:  
 BASIC WIND SPEED (3 SECOND GUSTS) = 130 MPH (FIG 1609)  
 IMPORTANCE FACTOR: CATEGORY II BLDG., IE - 1.00, IW - 1.00 (TBL 1604.5)  
 LIVE LOADS TBL 1607.1 OFFICE BUILDINGS  
 CORRIDORS ABOVE FIRST FLOOR = 60PSF  
 LOBBIES AND FIRST-FLOOR CORRIDORS = 100PSF  
 OFFICES = 50 PSF  
 GROUND SNOW LOADS = 5 PSF (FIG. 1608.2)  
 BASED ON THE SURVEY OF THIS PROPERTY BY J.V. SURKES & ASSOC., INC.  
 THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
 F.I.S.M. COMMUNITY MAP NO. 225205 0240 E; DATE 8/1/99  
 FLOOD ZONE: C, B.F.E. = NA



VICINITY MAP  
 N.T.S.

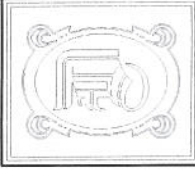
DWG#	DRAWING NAME
-	COVER SHEET
C-1	COPY OF SURVEY
C-2	SITE PLAN
C-3	SITE DRAINAGE PLAN
C-4	SITE PAVING PLAN
C-5	SITE UTILITY PLAN
C-6	SILT FENCE DETAILS
S-1	FOUNDATION PLAN
S-2	FOUNDATION NOTES, & DETAILS
A-1	FLOOR PLAN
A-2	SCHEDULES AND NOTES
A-3	EXTERIOR ELEVATIONS
A-4	BUILDING SECTION
A-5	REFLECTED CEILING PLAN
H-1	HANDICAP NOTES
H-2	HANDICAP DETAILS
M-1	MECHANICAL PLAN
E-1	ELECTRICAL POWER PLAN, NOTES, & DETAILS
E-2	ELECTRICAL LIGHTING PLAN & SCHEDULES
P-1	PLUMBING PLAN, NOTES, & DETAILS



**DETAILED BUILDING REQUIREMENTS  
 (MAIN WIND FORCE RESISTING COMPONENTS)**

- THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND STRUCTURES SHALL BE IN ACCORDANCE WITH EITHER THE AISC LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC-LRFD), AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN (AISC-ASD) OR AISC SPECIFICATION FOR THE DESIGN OF STEEL HOLLOW STRUCTURAL SECTIONS (AISC-HSS). WIND LOAD DESIGN OF 130 MPH.
- ROOF COVERING HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN IBC SECTION 1507
- 7/16" THICK STRUCTURAL WOOD PANELS AND ATTACHMENT HARDWARE SHALL BE PROVIDED FOR BUILDING OCCUPANCY THE PANELS SHALL BE NUMBERED FOR EACH GLAZED OPENING AND SHALL BE STORED ON SITE PERMANENTLY (IBC 1609.1.2, EXCEPT (a))

CONTRACTOR NOTE!  
 EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND-FORCE-RESISTING COMPONENT OF THIS BUILDING SHALL SUBMIT A WRITTEN CONTRACTORS STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF THE WORK ON THAT COMPONENT. (IBC 1706.3)



**DAMMON ENGINEERING, INC.**

CHIEF ENGINEER  
EMMETT  
DAMMON, P.E.  
CHIEF ARCHITECT  
ROBERT  
WILTSE

554 OLD SPANISH TRAIL  
SUDELL, LA. 70459  
OFFICE: 985-649-5632  
FAX: 985-641-3950

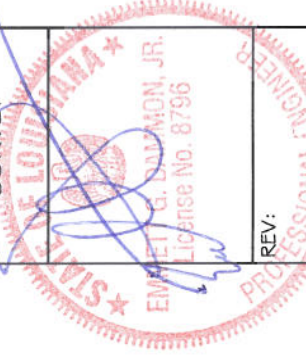
WEBSITE:  
WWW.DAMMONENGINEERING.COM

EMAIL:  
DAMMONENG@BELLSOUTH.NET

ARCHITECTURE  
ENGINEERING  
STUDIES  
PLANNING  
INVESTIGATION  
EXPERT WITNESS

PAUL REES  
OFFICE BUILDING  
2271 8th ST.  
MANDEVILLE, LA  
70471

COPY OF  
SURVEY



REV:

SCALE: AS NOTED

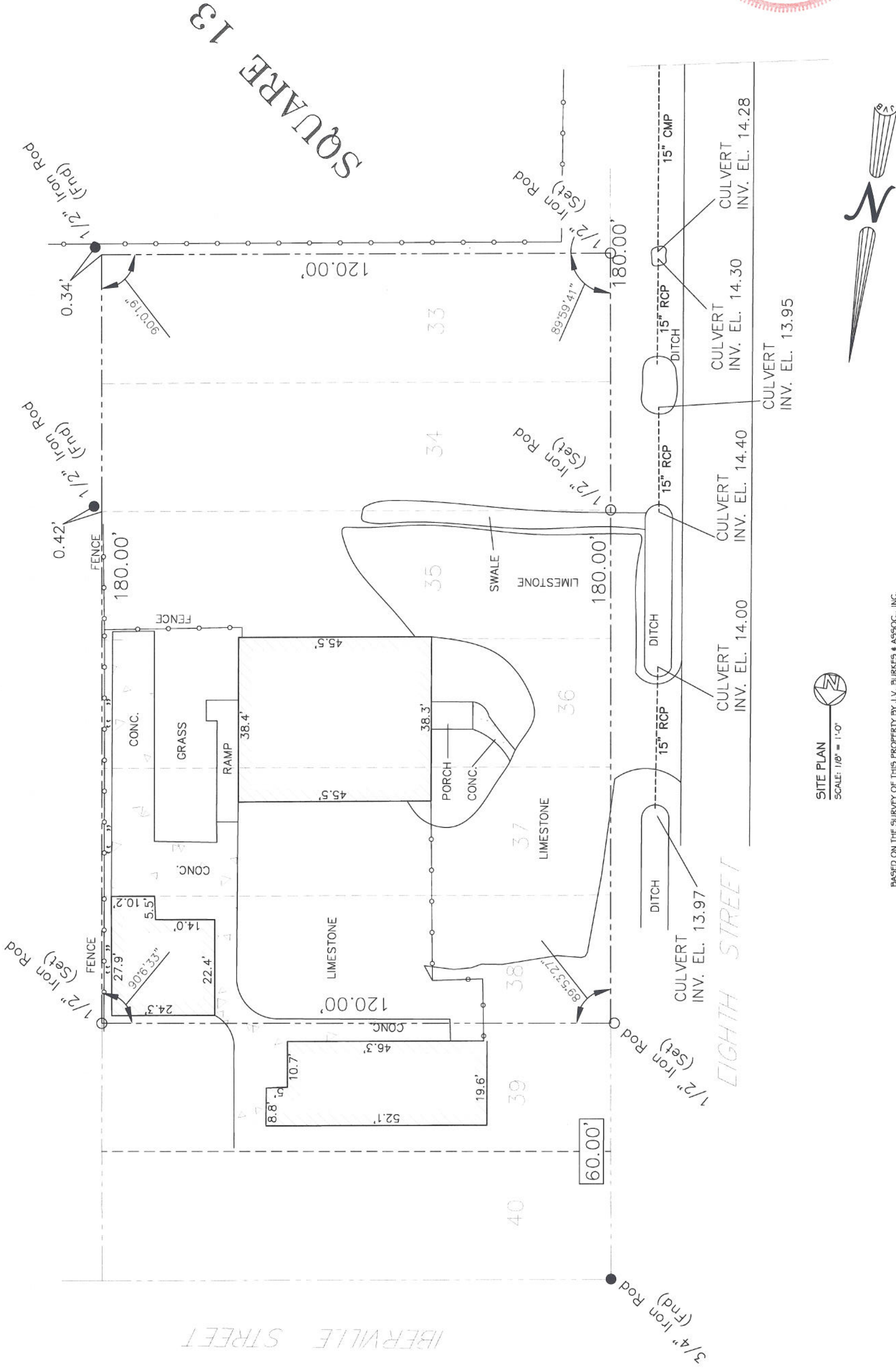
JOB#: 2104

DATE: 05-20-11

SHEET 2

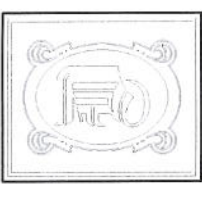
C-1

OF 20



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

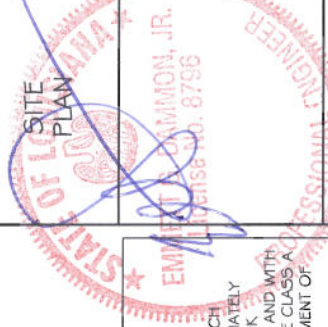
BASED ON THE SURVEY OF THIS PROPERTY BY J.V. BURKES & ASSOC., INC.  
THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
F.I.R.M. COMMUNITY MAP NO. 225205 0240 E; DATE 08/1/695  
FLOOD ZONE: G; B.F.E. = NA



**DAMMON ENGINEERING, INC.**  
 CHIEF ENGINEER  
 EMMETT DAMMON, P. E.  
 CHIEF ARCHITECT  
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 EMAIL: DAMMONENG@BELLSSOUTH.NET

ARCHITECTURE  
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 PLANNING  
 INVESTIGATION  
 EXPERT WITNESS

PAUL REES  
 OFFICE BUILDING  
 2271 8TH. ST.  
 MANDEVILLE, LA  
 70471



REV: [REDACTED]  
 SCALE: AS NOTED  
 JOB#: 2104  
 DATE: 05-20-11  
 SHEET 3

C-2  
 OF 20

**LANDSCAPE NOTES:**

1. BUFFER ZONE: 1 CLASS A FOR EACH 25' = 90/25' = 3.6 CLASS A TREES  
 1 CLASS B FOR EACH 10' = 90/10' = 9 CLASS B TREES  
 PROVIDE A MINIMUM SIX (6) FOOT HIGH VISUAL SCREEN  
 PLANTINGS SHALL BE OF A FORM, SIZE, AND TYPE WHICH WILL  
 PROVIDE A SEVENTY (70%) PERCENT OR MORE OPAQUE  
 SCREEN WITHIN NO LONGER THAN TWELVE (12) MONTHS OF  
 THE DATE PLANTED. PLANTINGS SHALL BE A MINIMUM OF FOUR  
 (4) FEET IN HEIGHT FROM THE GROUND IMMEDIATELY AFTER  
 PLANTING.

2. "GREENBELT" AREA: 1 CLASS A AND 1 CLASS B FOR EACH 25 LINEAR FEET  
 = 165/25' = 7.4 CLASS A AND B TREES  
 A BARRIER PROTECTION ZONE: PROTECT EXISTING LIVE OAK TO REMAIN.  
 ALL TIMES DURING CONSTRUCTION. NO SOIL DEPOSITS, CONSTRUCTION  
 MATERIALS, EQUIPMENT, OR OTHER MATERIALS SHALL BE TEMPORARILY  
 OR PERMANENTLY STORED IN LOCATIONS WITHIN OR IMMEDIATELY  
 ADJACENT TO THE VEGETATION PROTECTION ZONE WHICH WOULD CAUSE  
 SUFFOCATION OF ROOT SYSTEMS OF TREES REQUIRING OR PROPOSED  
 TO BE PRESERVED. NO PAVING WITH CONCRETE, ASPHALT, OR OTHER  
 IMPERVIOUS MATERIAL SHALL BE ALLOWED WITHIN THE VEGETATION  
 PROTECTION ZONE. NO STRUCTURE SHALL BE PLACED OR CONSTRUCTED  
 AT ANY TIME WITHIN THE VEGETATION PROTECTION ZONE.

**PARKING REQUIREMENTS:**

OFFICE / PROFESSIONAL USE  
 1 SPACE PER EACH 350 S. F. OF GROSS FLOOR  
 AREA EXCLUDING STORAGE AREAS WHICH SHALL  
 NOT EXCEED 15% OF THE GROSS SQUARE  
 FOOTAGE.

PARKING SPACES REQUIRED = 2188 (.85) / 350 = 5.3 (OR 6) SPACES  
 PARKING SPACES PROVIDED = 7 (INCLUDING 1 HANDICAP PARKING SPACE)

**SITE LEGEND**

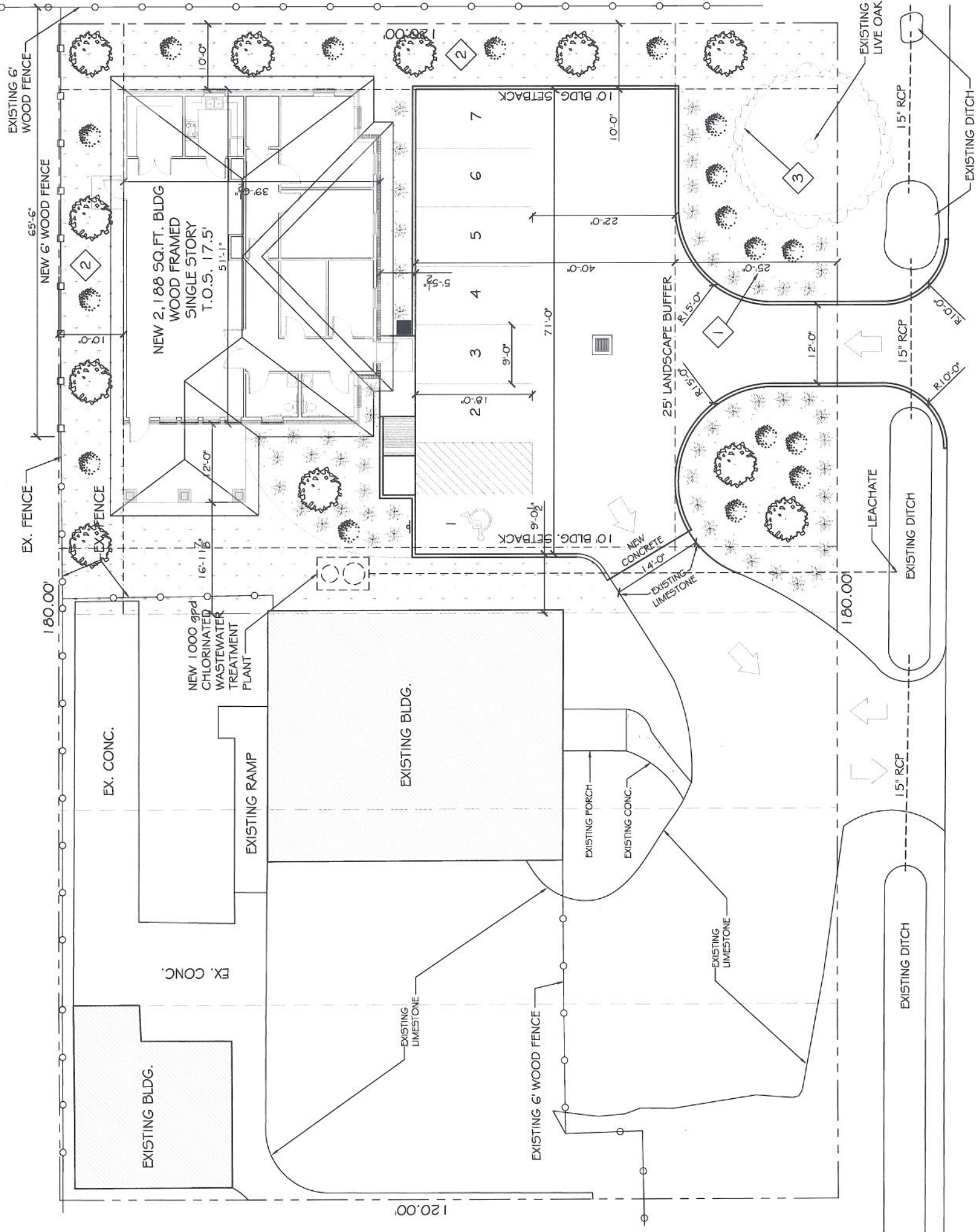
- PROPERTY LINE
- UTILITY / EASEMENT LINE
- TRIANGULAR SITE LINE
- BUILDING SETBACK MIN.
- LANDSCAPING/BUFFER ZONE LIMITS
- OPAQUE BUFFER FENCE
- HANDICAP PARKING
- HANDICAP PARKING SIGN
- TRASH RECEPTACLE

**LANDSCAPE LEGEND**

**CLASS A TREE:**  
 ANY SELF-SUPPORTING WOODY PLANT OF A SPECIES WHICH  
 NORMALLY GROWS TO AN OVERALL HEIGHT OF APPROXIMATELY  
 FIFTY (50) FEET, USUALLY WITH ONE MAIN STEM OR TRUNK.  
 ALTHOUGH SOME SPECIES MAY HAVE MULTIPLE TRUNKS, AND WITH  
 MANY BRANCHES. A LIST OF SPECIES CONSIDERED TO BE CLASS A  
 TREES MAY BE OBTAINED IN THE OFFICE OF THE DEPARTMENT OF  
 PLANNING AND DEVELOPMENT.

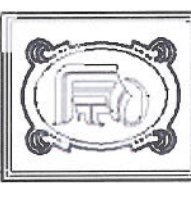
**CLASS B TREE:**  
 ANY SELF-SUPPORTING WOODY PLANT OF A SPECIES WHICH  
 NORMALLY GROWS TO AN OVERALL HEIGHT OF APPROXIMATELY  
 TWENTY-FIVE (25) FEET, WITH ONE OR MORE MAIN STEM(S) OR  
 TRUNK(S) AND MANY BRANCHES. A LIST OF SPECIES CONSIDERED  
 TO BE CLASS B TREES MAY BE OBTAINED IN THE OFFICE OF THE  
 DEPARTMENT OF PLANNING AND DEVELOPMENT.

GRASS SOD  
 ASIAN JASMINE GROUNDCOVER  
 INDIAN HAWTHORNE



EIGHTH STREET

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



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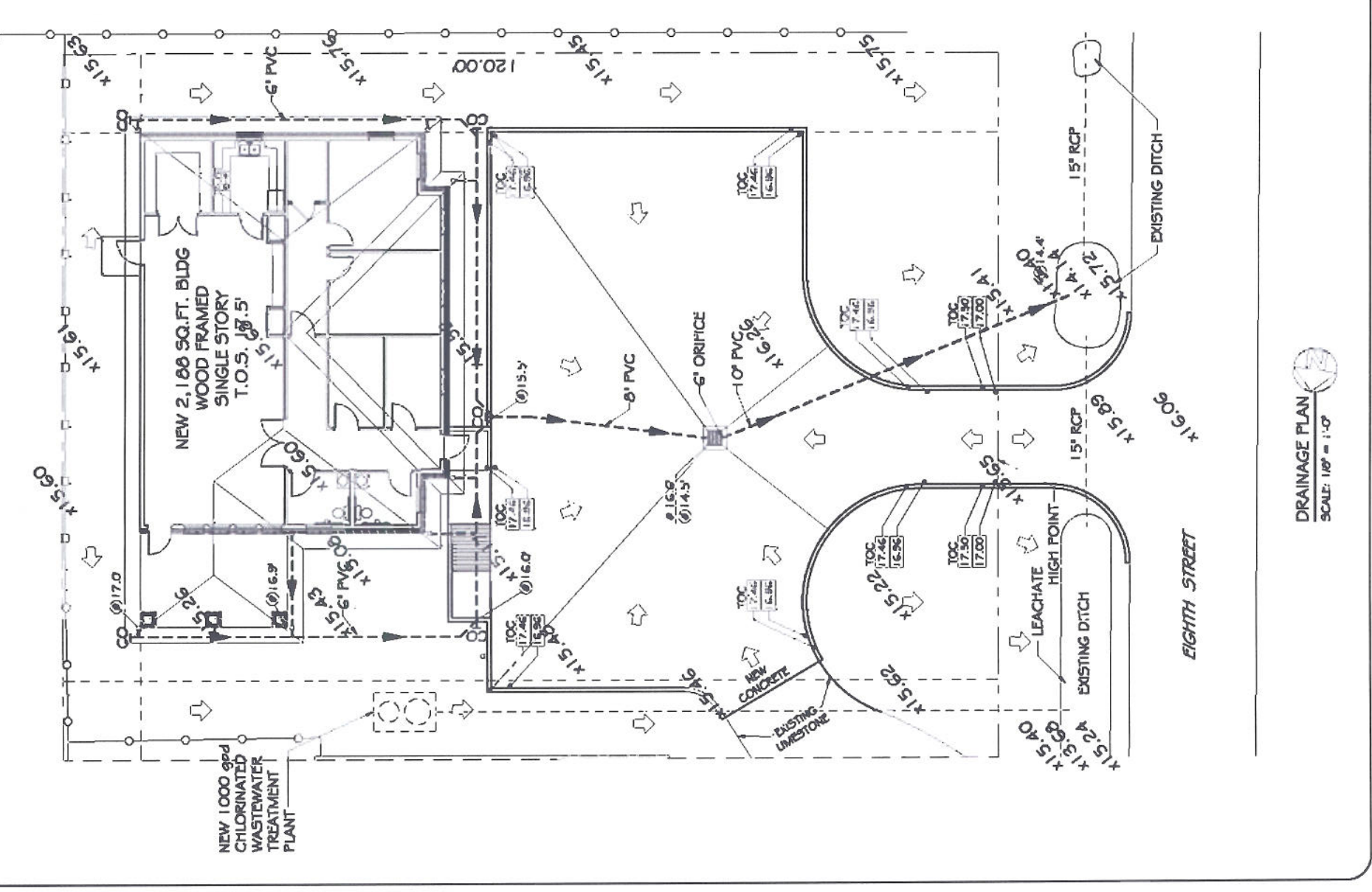
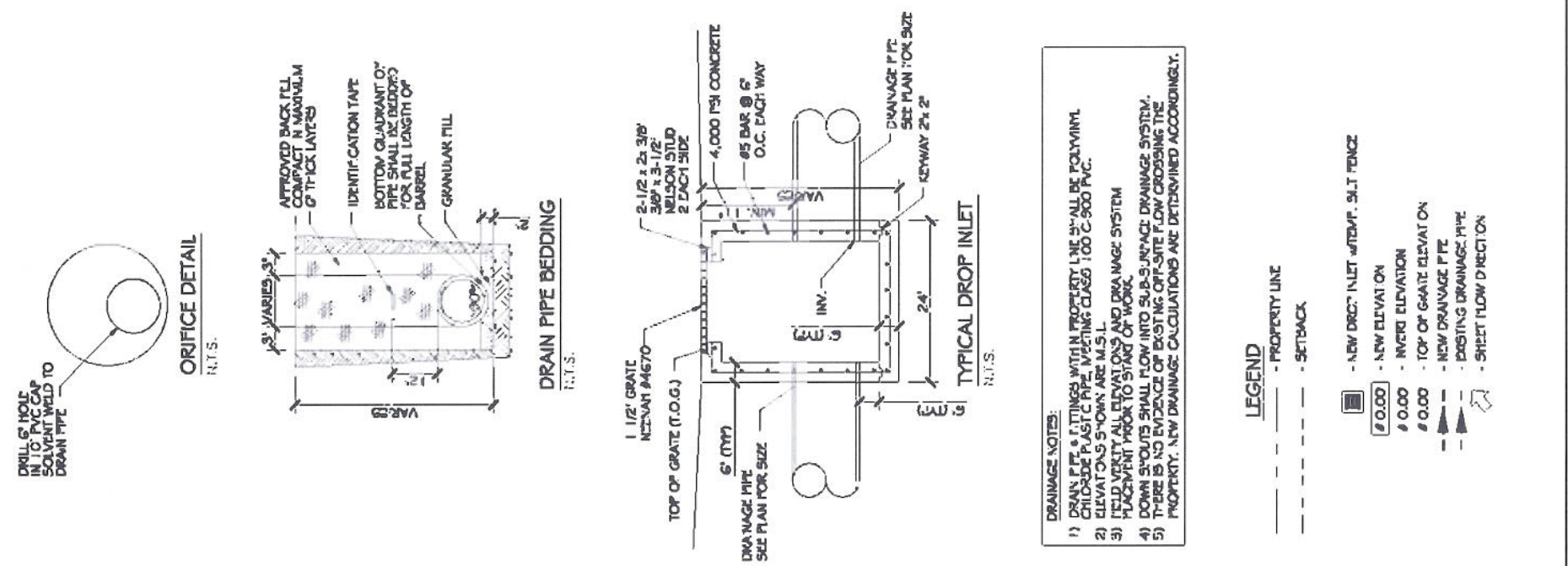
ARCHITECTURE  
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 PARTNER WITNESS

PAUL REES  
 OFFICE BUILDING  
 2271 8TH. ST.  
 MANDEVILLE, LA  
 70471

EMMETT C. DAMMON, JR.  
 LICENSE No. 8795  
 PROFESSIONAL ENGINEER

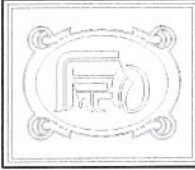
SCALE: AS NOTED  
 JOB#: 2104  
 DATE: 05-20-11  
 SHEET 4  
 C-3  
 OF 20

PROJECT: PAUL REES OFFICE BUILDING	
STORMWATER RUNOFF CALCULATIONS	
Formula used	
where: Q = Peak discharge of watershed in cubic feet per second (cfs) due to maximum storm assumed	
A = Area of watershed in acres	
C = Coefficient of runoff (C)	
I = Intensity of rainfall in inches per hour based on concentration time (T <sub>c</sub> )	
$Q = \frac{1.486 A C I}{3.6}$	
$TC = \frac{0.000078 L^{0.77} + 0.0195 L}{S^{0.5}}$	
where: TC = Time of concentration - time required for rain falling at most remote point to reach discharge point	
L = Slope run of watershed based on conditions shown	
S = Percent slope of watershed	
PROGRAM DEVELOPMENT	
25 Year Frequency	
Q <sub>1</sub> = 6.1 cfs	Watershed Surface
C <sub>1</sub> = 0.9	Watershed Surface
C <sub>2</sub> = 0.25	Watershed Surface
C <sub>3</sub> = 0.15	Watershed Surface
C <sub>4</sub> = 0.15	Watershed Surface
TC = 0 - 21.69 minutes	Time of concentration
I = 3.64 inches per hour	Intensity
Q <sub>1</sub> = 0.335 cfs	Peak Discharge
Q <sub>2</sub> = 0.139 cfs	Peak Discharge
Q <sub>3</sub> = 0.000 cfs	Peak Discharge
Q <sub>4</sub> = 0.110 cfs	Peak Discharge
Q <sub>5</sub> = 0.248 cfs	Peak Discharge
Q <sub>6</sub> = 0.57 cfs	Peak Discharge
Q <sub>7</sub> = 0.313 cfs	Peak Discharge
Q <sub>8</sub> = 0.39 cfs	Peak Discharge
Q <sub>9</sub> = 0.57 cfs	Peak Discharge
Q <sub>10</sub> = 0.16 cfs	Peak Discharge
Q <sub>11</sub> = 0.64 cfs	Peak Discharge
Q <sub>12</sub> = 0.39 cfs	Peak Discharge
Q <sub>13</sub> = 0.57 cfs	Peak Discharge
Q <sub>14</sub> = 0.16 cfs	Peak Discharge
Q <sub>15</sub> = 0.64 cfs	Peak Discharge
Q <sub>16</sub> = 0.39 cfs	Peak Discharge
Q <sub>17</sub> = 0.57 cfs	Peak Discharge
Q <sub>18</sub> = 0.16 cfs	Peak Discharge
Q <sub>19</sub> = 0.64 cfs	Peak Discharge
Q <sub>20</sub> = 0.39 cfs	Peak Discharge
Q <sub>21</sub> = 0.57 cfs	Peak Discharge
Q <sub>22</sub> = 0.16 cfs	Peak Discharge
Q <sub>23</sub> = 0.64 cfs	Peak Discharge
Q <sub>24</sub> = 0.39 cfs	Peak Discharge
Q <sub>25</sub> = 0.57 cfs	Peak Discharge
Q <sub>26</sub> = 0.16 cfs	Peak Discharge
Q <sub>27</sub> = 0.64 cfs	Peak Discharge
Q <sub>28</sub> = 0.39 cfs	Peak Discharge
Q <sub>29</sub> = 0.57 cfs	Peak Discharge
Q <sub>30</sub> = 0.16 cfs	Peak Discharge
Q <sub>31</sub> = 0.64 cfs	Peak Discharge
Q <sub>32</sub> = 0.39 cfs	Peak Discharge
Q <sub>33</sub> = 0.57 cfs	Peak Discharge
Q <sub>34</sub> = 0.16 cfs	Peak Discharge
Q <sub>35</sub> = 0.64 cfs	Peak Discharge
Q <sub>36</sub> = 0.39 cfs	Peak Discharge
Q <sub>37</sub> = 0.57 cfs	Peak Discharge
Q <sub>38</sub> = 0.16 cfs	Peak Discharge
Q <sub>39</sub> = 0.64 cfs	Peak Discharge
Q <sub>40</sub> = 0.39 cfs	Peak Discharge
Q <sub>41</sub> = 0.57 cfs	Peak Discharge
Q <sub>42</sub> = 0.16 cfs	Peak Discharge
Q <sub>43</sub> = 0.64 cfs	Peak Discharge
Q <sub>44</sub> = 0.39 cfs	Peak Discharge
Q <sub>45</sub> = 0.57 cfs	Peak Discharge
Q <sub>46</sub> = 0.16 cfs	Peak Discharge
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Q <sub>48</sub> = 0.39 cfs	Peak Discharge
Q <sub>49</sub> = 0.57 cfs	Peak Discharge
Q <sub>50</sub> = 0.16 cfs	Peak Discharge
Q <sub>51</sub> = 0.64 cfs	Peak Discharge
Q <sub>52</sub> = 0.39 cfs	Peak Discharge
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Q <sub>68</sub> = 0.39 cfs	Peak Discharge
Q <sub>69</sub> = 0.57 cfs	Peak Discharge
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Q <sub>71</sub> = 0.64 cfs	Peak Discharge
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Q <sub>73</sub> = 0.57 cfs	Peak Discharge
Q <sub>74</sub> = 0.16 cfs	Peak Discharge
Q <sub>75</sub> = 0.64 cfs	Peak Discharge
Q <sub>76</sub> = 0.39 cfs	Peak Discharge
Q <sub>77</sub> = 0.57 cfs	Peak Discharge
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Q <sub>81</sub> = 0.57 cfs	Peak Discharge
Q <sub>82</sub> = 0.16 cfs	Peak Discharge
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Q <sub>84</sub> = 0.39 cfs	Peak Discharge
Q <sub>85</sub> = 0.57 cfs	Peak Discharge
Q <sub>86</sub> = 0.16 cfs	Peak Discharge
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Q <sub>88</sub> = 0.39 cfs	Peak Discharge
Q <sub>89</sub> = 0.57 cfs	Peak Discharge
Q <sub>90</sub> = 0.16 cfs	Peak Discharge
Q <sub>91</sub> = 0.64 cfs	Peak Discharge
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Q <sub>97</sub> = 0.57 cfs	Peak Discharge
Q <sub>98</sub> = 0.16 cfs	Peak Discharge
Q <sub>99</sub> = 0.64 cfs	Peak Discharge
Q <sub>100</sub> = 0.39 cfs	Peak Discharge



**DRAINAGE PLAN**  
 SCALE: 1/8" = 1'-0"

USE 6" OR PCE



**DAMMON ENGINEERING, INC.**

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ARCHITECTURE  
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PAUL REES  
OFFICE BUILDING  
2271 8TH. ST.  
MANDEVILLE, LA  
70471

PAVING  
PLAN



REV:

SCALE: AS NOTED

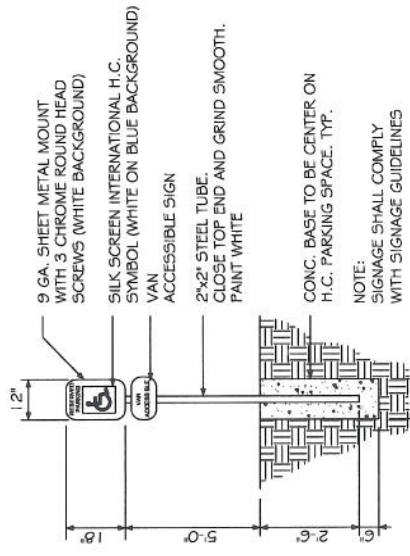
JOB#: 2104

DATE: 05-20-11

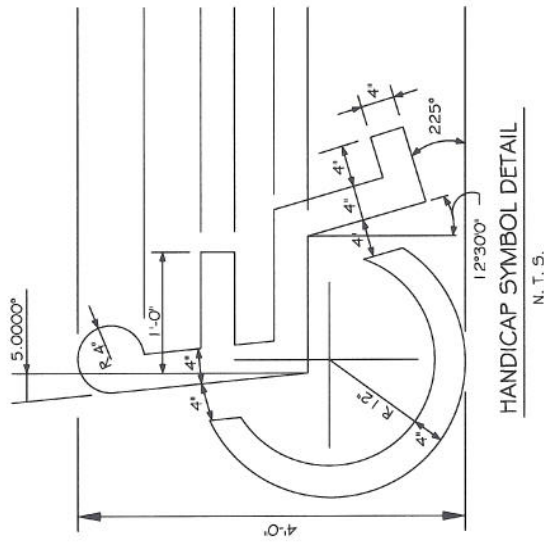
SHEET 5

C-4

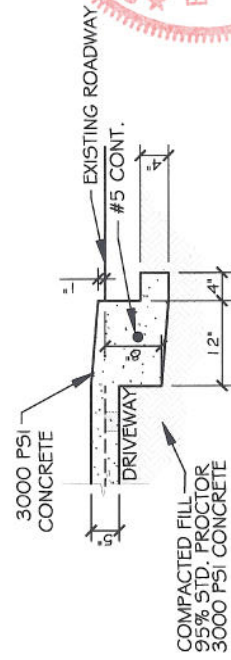
OF 20



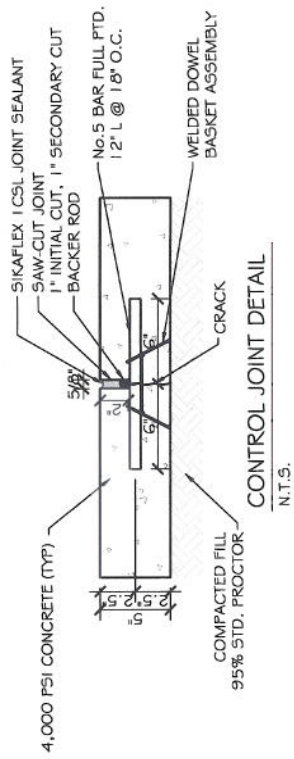
HANDICAP PARKING SIGN  
N.T.S.



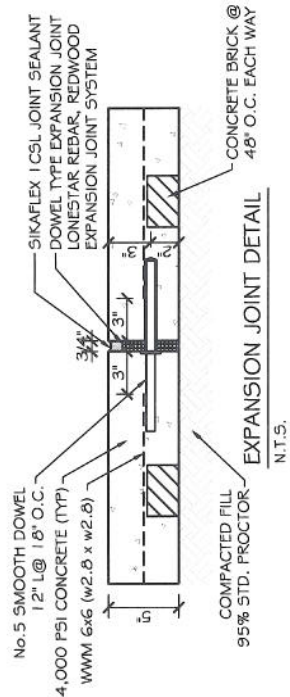
HANDICAP SYMBOL DETAIL  
N.T.S.



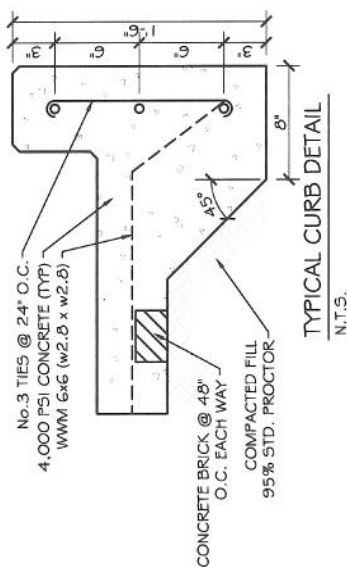
DRIVEWAY SECTION (DS)  
N.T.S.



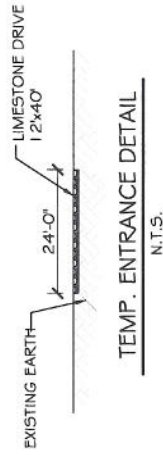
CONTROL JOINT DETAIL  
N.T.S.



EXPANSION JOINT DETAIL  
N.T.S.



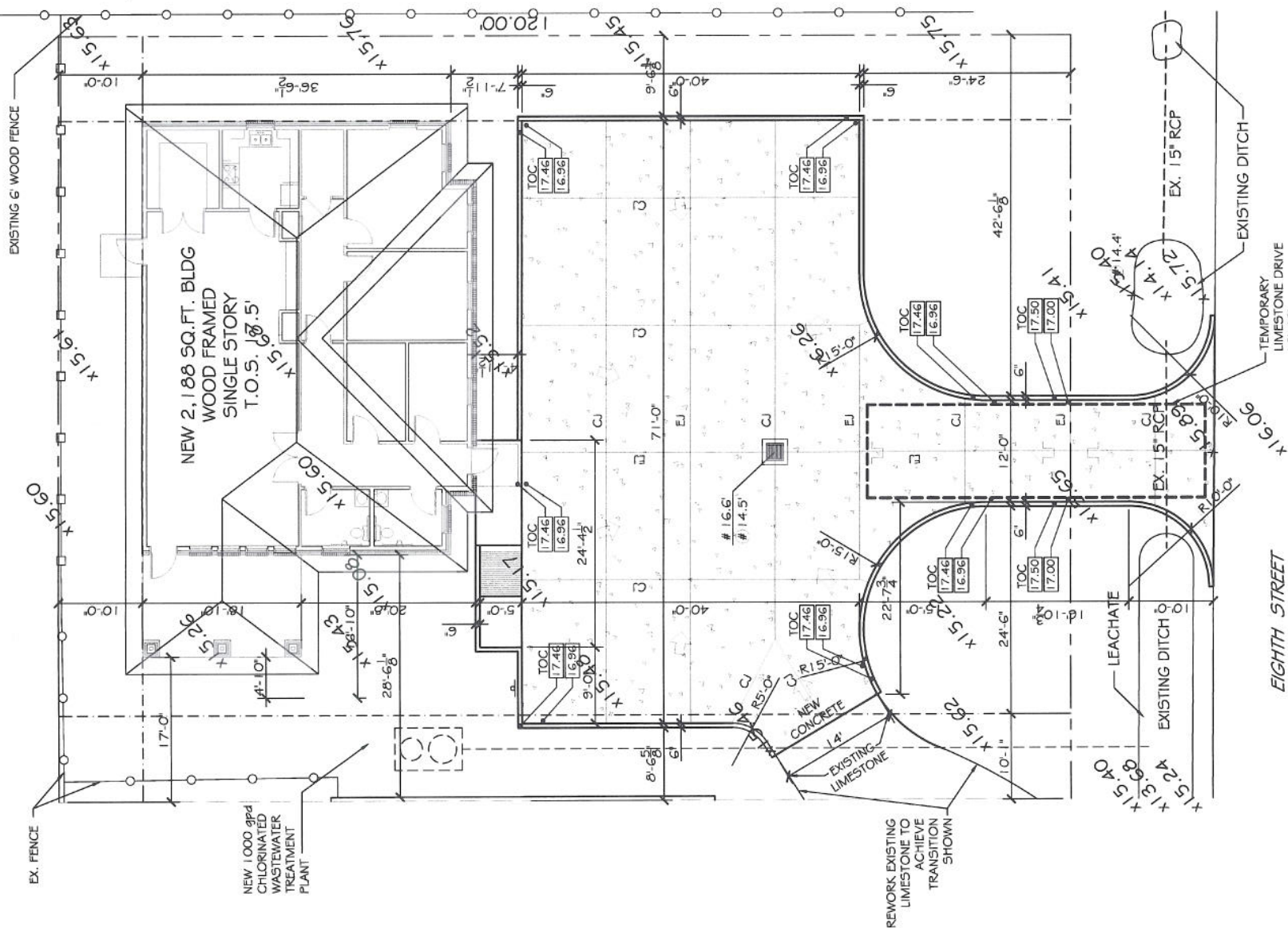
TYPICAL CURB DETAIL  
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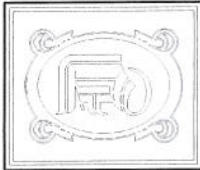
TEMP. ENTRANCE DETAIL  
N.T.S.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK MINIMUM
- NEW DROP INLET w/TEMP. SILT FENCE
- CONTROL JOINT 10x15
- EXPANSION JOINT 30x45
- T.O. GRATE ELEVATION
- INVERT ELEVATION
- NEW ELEVATIONS
- EXISTING ELEVATIONS
- EL=00.00
- TEMPORARY SILT FENCING
- NEW 6" CURB, SEE DETAIL THIS SHEET



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



**DAMMON ENGINEERING, INC.**

CHIEF ENGINEER  
EMMETT DAMMON, P.E.  
CHIEF ARCHITECT  
ROBERT WILTSE

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PAUL REES  
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MANDEVILLE, LA  
70471

UTILITY PLAN



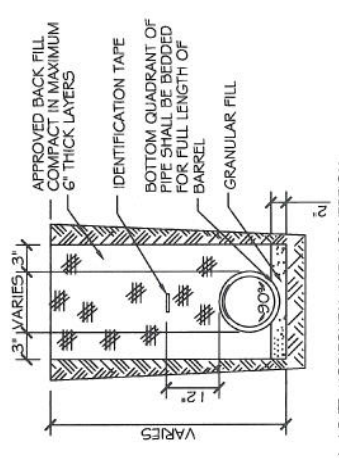
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SCALE: AS NOTED  
JOB#: 2104  
DATE: 05-20-11  
SHEET 6

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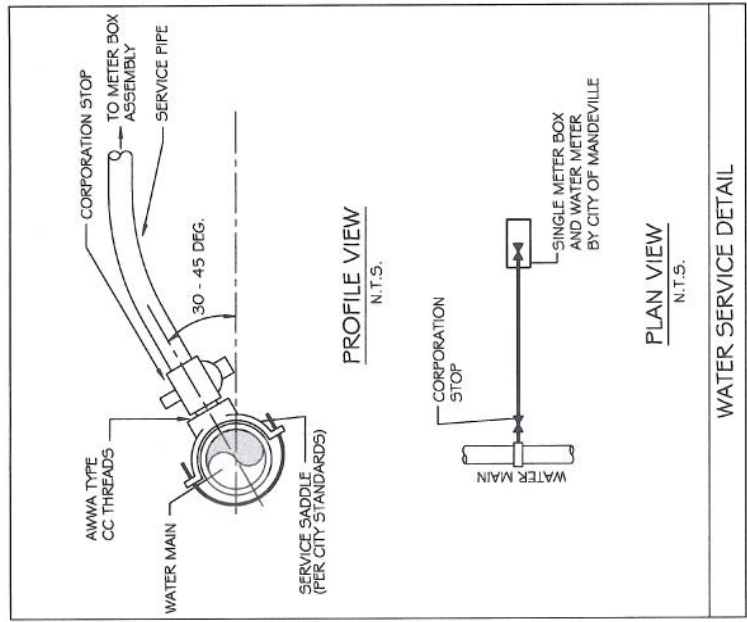
OF 20

**SITE LIGHTING**  
EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ABUTTING PROPERTY LINE. (N/A)



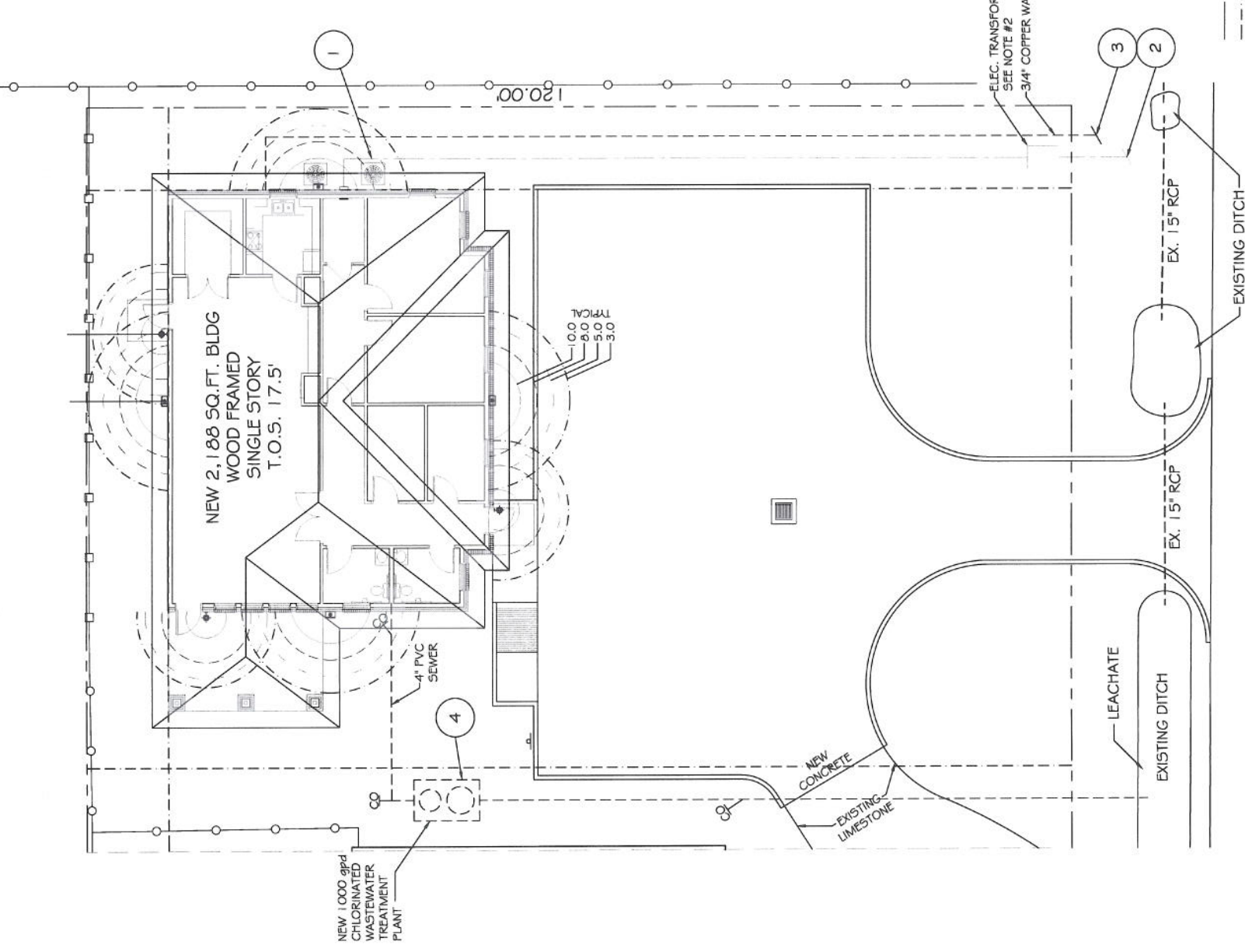
A MIN. 18" VERTICAL SEPARATION IS REQUIRED BETWEEN WATER & SEWER LINE.  
N.T.S.

**DRAIN PIPE BEDDING**  
N.T.S.



**WATER SERVICE DETAIL**  
N.T.S.

- UTILITY NOTES:**
1. 5CH. 80 PVC CONDUIT WHERE PIPE IS EXPOSED OUTSIDE OF BUILDING WALL. TRANSITION BACK TO 5CH. 40 PVC @ 90° PVC ELBOW BELOW GRADE. ALL 90° FITTINGS TO BE 3/8" LONG SWEEP TYPE.
  2. COORDINATE WITH ELEC. COMPANY REGARDING ELECTRICAL SERVICE AND PLACEMENT OF TRANSFORMER.
  3. TIE NEW WATER SERVICE INTO EXISTING WATER MAIN ON EIGHTH STREET, FIELD VERIFY LOCATION. SEE DETAIL THIS SHEET.
  4. PROVIDE FULLY OPERATIONAL SEWER TREATMENT SYSTEM IN ACCORDANCE WITH MANUFACTURER'S DETAILS AND RECOMMENDATIONS FOR ACTUAL EQUIPMENT INSTALLED.



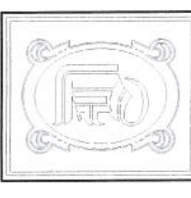
**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK MINIMUM
- NEW DROP INLET w/TEMP. SILT FENCE
- CONTROL JOINT 10x15
- EXPANSION JOINT 30x45
- T.O. GRATE ELEVATION
- INVERT ELEVATION
- NEW ELEVATIONS
- EXISTING ELEVATIONS
- TEMPORARY SILT FENCING
- NEW 6" CURB, SEE DETAIL THIS SHEET

EIGHTH STREET

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





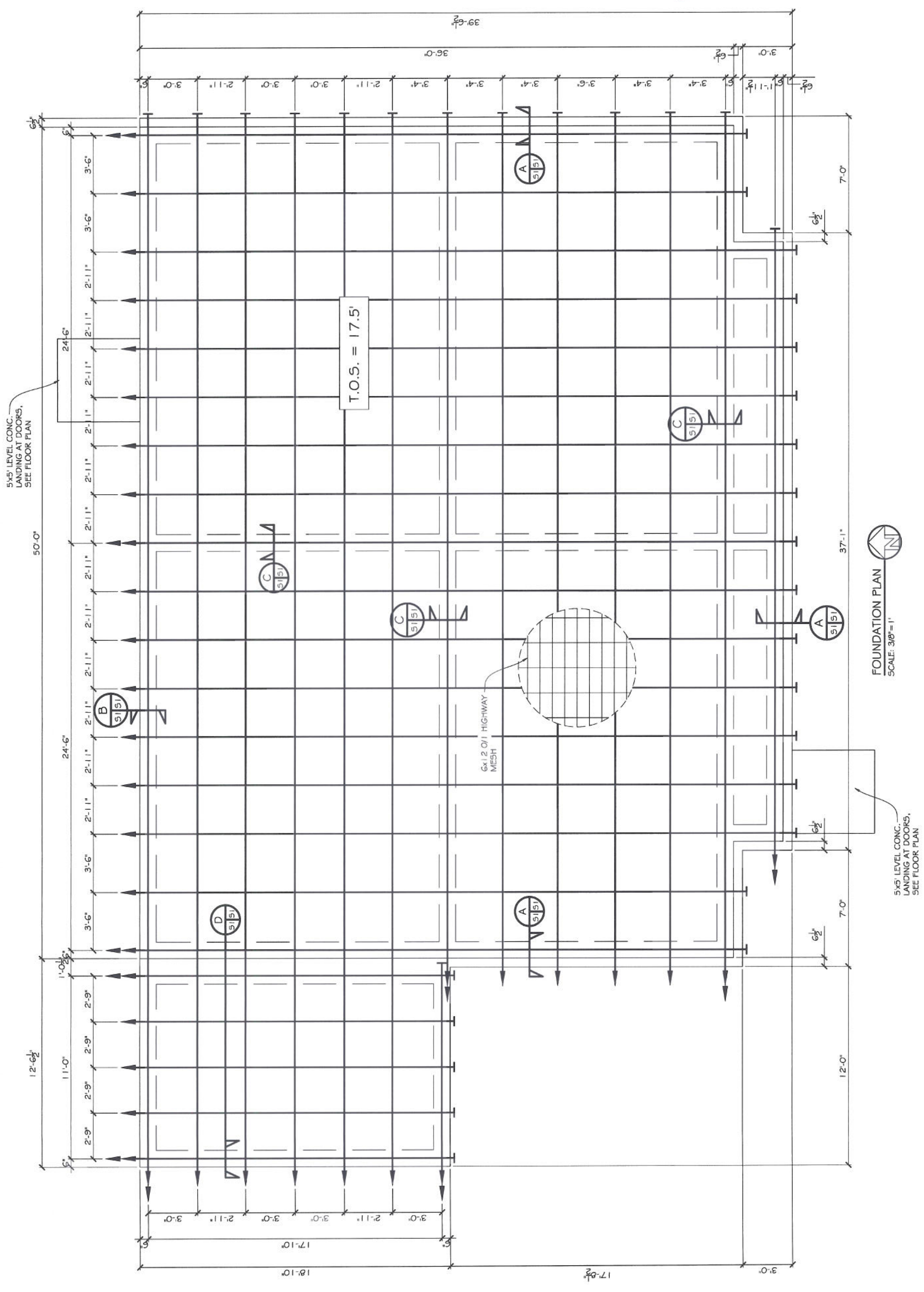
**DAMMON ENGINEERING, INC.**  
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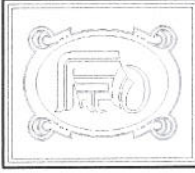
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 70471



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	OF 20



FOUNDATION PLAN  
 SCALE: 3/8" = 1'



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70471

FOUNDATION  
NOTES  
AND  
DETAILS JR.



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JOB#: 2104

DATE: 05-20-11

SHEET 9

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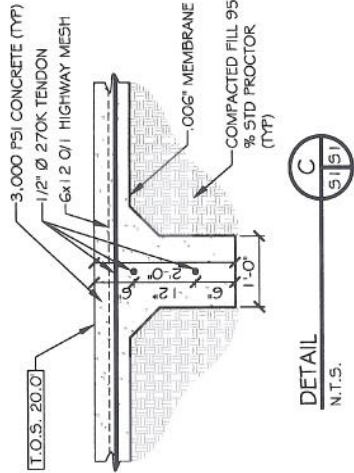
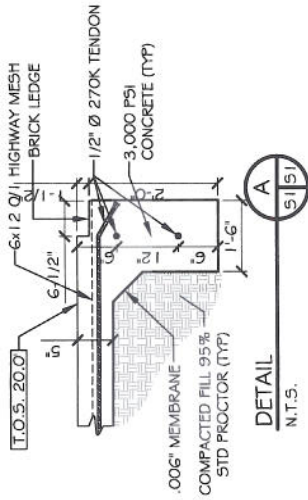
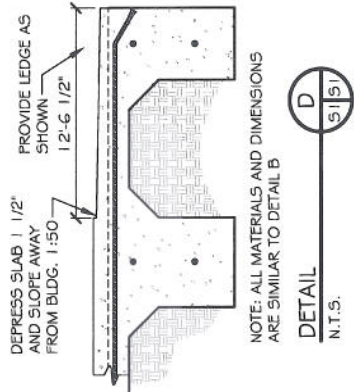
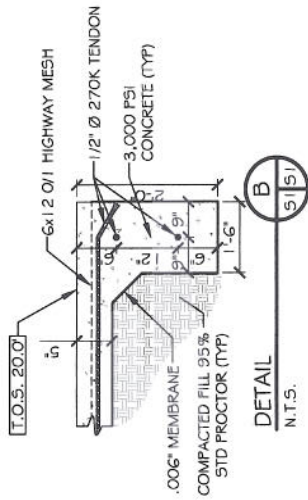
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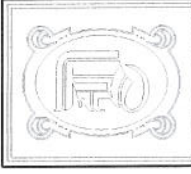
**FOUNDATION GENERAL NOTES**

- THE INTENT OF THIS PLAN IS TO PROVIDE INFORMATION FOR PLACEMENT OF POST-TENSION SYSTEM TENDONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, BRICK LEDGES, BLOCK OUTS, OFFSETS, ETC., SHOWN ON THESE PLANS, TO ASSURE AGREEMENT WITH ARCHITECTURAL PLANS.
- FILL AS A MINIMUM QUANTITY SHALL BE 40% CLAY AND 60% SANDY MIXTURE. PLACED IN 6" LIFTS AND COMPACTED TO MINIMUM 95% STANDARD PROCTOR. FOOTINGS ARE DESIGNED TO USE WITH SOIL PRESSURE OF 2000 LBS. PER SQUARE FOOT OR MORE.
- ALL WATER (RAIN, DRINKING WATER, ETC.) SHALL BE DIRECTED AWAY FROM THE SLAB DURING PREPARATION, PLACING AND CURING OF SAME. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES.
- BEAM SIZES SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE ENGINEER. EXCEPT THAT BEAM DEPTH MAY BE EXTENDED TO REACH UNDISTURBED SOIL. SPECIAL LOADS NOT INDICATED ON DRAWING I.E., BRICK FIREPLACES, AND OR CHIMNEYS, HOT TUBS ETC. REQUIRE ADDITIONAL REINFORCEMENT.
- IT IS RECOMMENDED THAT A CURING COMPOUND BE USED TO CONTROL SHRINKAGE.
- AS A MINIMUM, INSTALLATION OF RIGID FLOOR TILES, BRICK, ETC. SHALL BE OVER AN ELASTIC BOND BREAKER. ANY CRACKS IN CONCRETE FLOOR SHALL BE TREATED PRIOR TO INSTALLATION OF TILES. ELASTOMERIC ADHESIVE IS RECOMMENDED FOR CERAMIC FLOOR TILES. WHERE DECORATIVE CONCRETE IS USED, ADDITIONAL REINFORCEMENT WILL BE REQUIRED.
- WHERE ADDITIONAL REINFORCEMENT WITH REBAR IS USED IN FOOTINGS, IT SHALL CONFORM TO ASTM A615. WOVEN WIRE FABRICS SHALL CONFORM TO ASTM A185.
- TENDONS AND BARS SHALL BE SECURELY SUPPORTED TO BE PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING PLACING OF CONCRETE.
- ALLOW 8" CASTERED CLEARANCE ON TENDON AXIS BY 36" LENGTH FOR STRESSING EQUIPMENT CLEARANCE.
- CONCRETE SHALL BE WELL CONSOLIDATED ESPECIALLY IN THE VICINITY OF TENDON ANCHORAGES.
- CONCRETE DESIGN IS BASED UPON A CONCRETE MIX HAVING A MINIMUM OF 5.0 SACKS OF CEMENT PER CUBIC YARD AND A MINIMUM OF 30 GALLONS OF TREF AND ADDED WATER PER CUBIC YARD. SUCH A MIX SHOULD GIVE A MINIMUM COMPRESSION STRENGTH OF 3,000 P.S.I. AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS.
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 P.S.I. AT THE TIME OF STRESSING.
- ALL CONVENTIONAL REINFORCING STEEL SHALL BE ASTM DESIGNATION A-615 (GRADE 60) REINFORCING AND SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
- ALL PRESTRESSING STEEL SHALL CONSIST OF SEVEN-WIRE STRESS RELIEVED STRAND CONFORMING TO ASTM A-416. MINIMUM ULTIMATE TENSILE STRENGTH SHALL BE 270,000 P.S.I.. STRANDS SHALL BE COATED WITH A PERMANENT RUST PREVENTIVE LUBRICANT AND A PLASTIC SHEATH.
- REINFORCEMENT SHALL HAVE 3" COVER IN GRADE BEAM BOTTOMS, 2" COVER IN BEAM SIDES AND TOPS, 1 1/2" COVER IN SLAB TOPS AND BOTTOMS, UNLESS OTHERWISE SHOWN.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS AND ANY OTHER RELATED ITEMS.
- PLANS FOR PIPES, CONDUITS, THIMBLES, ETC. TO PASS THROUGH CONCRETE SLAB OR BEAM, MUST NOT CONFLICT WITH REINFORCING. WHERE A CONFLICT OCCURS, PIPES, CONDUIT, ETC. ARE TO TAKE PRECEDENCE.
- PROVIDE A SINGLE LAYER OF VAPOR BARRIER UNDER CONCRETE SLAB.
- THE TENDON LOCATION AT THE END OF GRADE BEAM IS TO BE A MINIMUM OF 6" FROM THE TOP OF SLAB TO CENTER OF GRAVITY OF TENDONS.
- TENDONS TO BE STRESSED NO EARLIER THAN 7 DAYS AND NOT LATER THAN 14 DAYS AFTER PLACEMENT OF CONCRETE.
- FORMS TO BE STRIPPED NO LATER THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
  - 1/2" TENDON SHALL BE ANCHORED AT 28.9K PER STRAND, BUT SHALL BE INITIALLY STRESSED TO 33.0K PER STRAND.
  - 3/8" TENDON SHALL BE ANCHORED AT 16.1K PER STRAND, BUT SHALL BE INITIALLY STRESSED TO 16.4K PER STRAND.
- LOADING OF SLAB PRIOR TO TENSIONING SHALL NOT BE DONE WITHOUT THE APPROVAL AND DIRECTION OF THE SUPERVISING ENGINEER.

**SITE PREP NOTES:**

- REMOVE EXISTING NEAR SURFACE LOOSE TAN SAND AND MEDIUM STIFF SILTY CLAYS TO A DEPTH REQUIRED TO EXPOSE EXISTING STIFF AND VERY STIFF CLAYS, UNDER ALL NEW CONSTRUCTION AND PAVING. PROOF-ROLL AND REMOVE ANY SOFT, YIELDING OR PUMPING SPOTS.
- NEW CONCRETE FOOTINGS ARE TO BE SEATED IN THE FIRM, NATURALLY OCCURRING STIFF TO VERY STIFF CLAY OR SILTY CLAYS TO PROVIDE AN ALLOWABLE SOIL CAPACITY OF 1,500 PSF.
- PROVIDE AND MAINTAIN IMMEDIATE SITE DRAINAGE BEFORE, DURING AND AFTER CONSTRUCTION. PROVIDE GRADING, SWALES AND SUMP PUMPS AS MAY BE REQUIRED TO IMMEDIATELY DRAIN ALL RAIN WATER FROM THE CONSTRUCTION AREA.
- ALL EXCAVATED MATERIAL SHOULD BE REPLACED WITH CONTROLLED-COMPACTED STRUCTURAL FILL INSTALLED IN 6"-8" LIFTS. THIS STRUCTURAL FILL, WHICH COULD ALSO BE USED TO RAISE THE SITE GRADE, COULD CONSIST OF RED CLAY-SAND TYPE MATERIAL HAVING LESS THAN 30% FINES PASSING THE No.200 SIEVE. IT SHOULD BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D-698. STD PROCTOR.
- ESTIMATED SETTLEMENTS OF UP TO ONE INCH ARE POSSIBLE WITH A MODERATE SUSCEPTIBILITY TO VOLUMETRIC CHANGE RESULTING IN HEAVE AND SHRINKAGE DURING VARIATIONS OF HEAVY PRECIPITATION AND DROUGHT. GOOD ROOF AND SURFACE DRAINAGE WITH POSITIVE COLLECTION AND RUNOFF AND SLOPED AWAY FROM BUILDING SHOULD BE ASSURED.
- MONITORING OF PROOF-ROLLING AND SELECTION, PLACEMENT AND COMPACTION OF FILL BY A SOILS ENGINEER, IS RECOMMENDED.





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70471

FLOOR  
PLAN



REV: 05-20-11

SCALE: AS NOTED

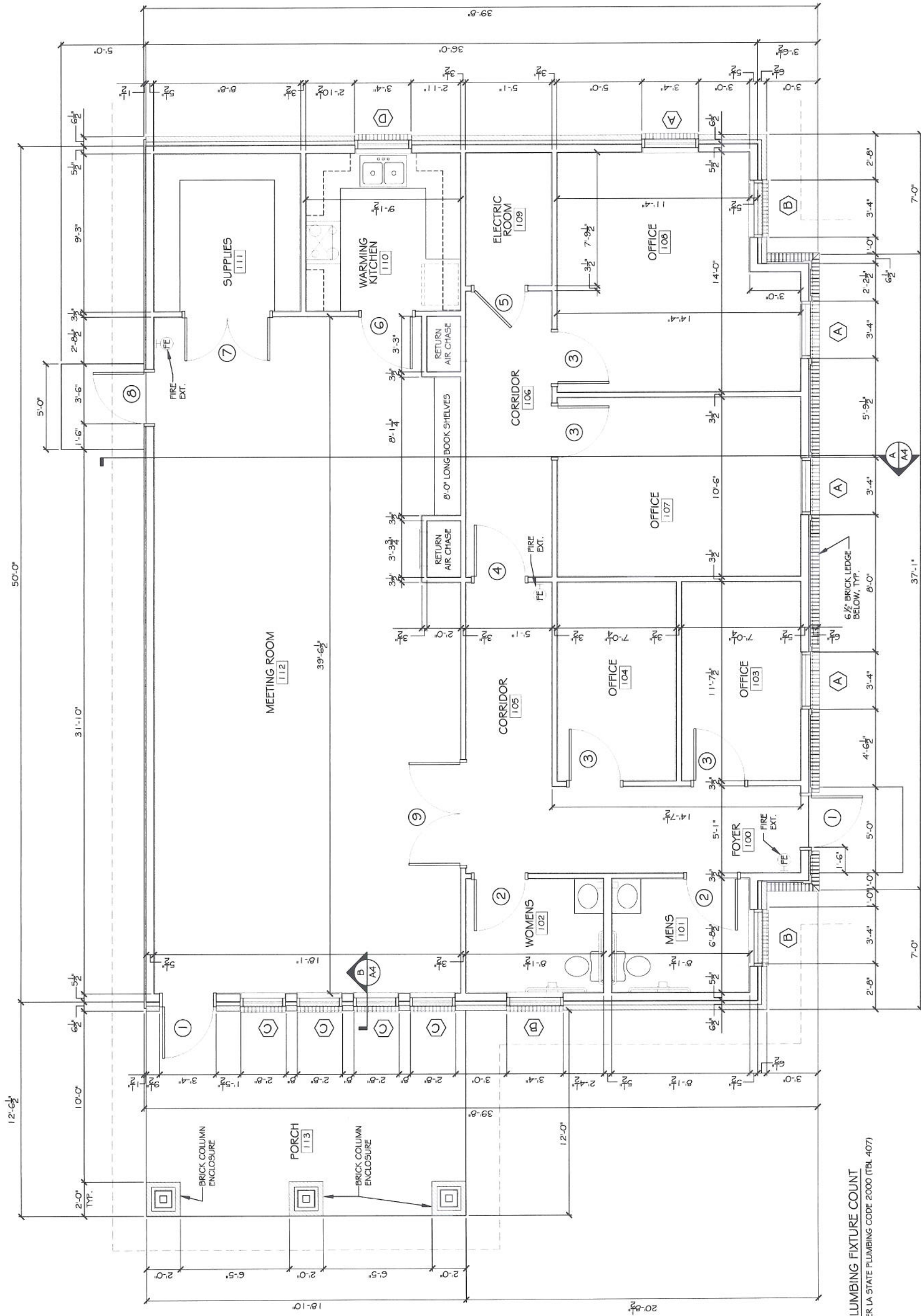
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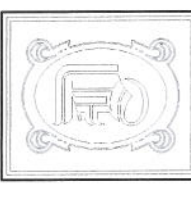
OF 20



**PLUMBING FIXTURE COUNT**  
PER LA STATE PLUMBING CODE 2000 (TBL 407)

FLOOR PLAN  
SCALE: 3/8" = 1'





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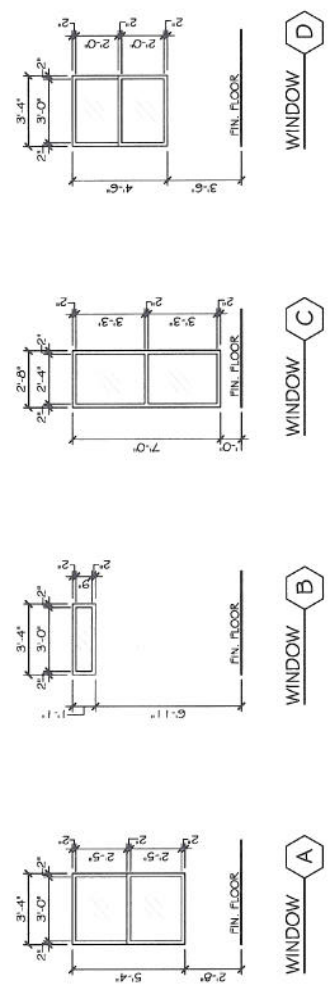
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OF 20

**GENERAL NOTES**

- INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION 719.
- 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 2009.
- PROVIDE 5/8" LANDINGS, LEVEL WITH FINISHED FLOOR, OUTSIDE EXTERIOR DOORS ON WEST SIDE OF BUILDING. THRESHOLDS SHALL BE NOT MORE THAN 1/2" IN HEIGHT AND SHALL BE BEVELLED IF MORE THAN 1/4".
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS, BUILDING LOCATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION.
- MATERIALS SHALL BE NEW AND U.L. 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.
- EXTERIOR CAULKING SHALL BE THICKAL CAULK.
- PAINT GRADE TO BE SHERWIN WILLIAMS OR EQUIVALENT. ALL WORK TO RECEIVE 3 COATS. COLOR SELECTION BY OWNER.
- ALL BATT INSULATION SHALL BE SHERWIN WILLIAMS OR EQUIVALENT. ALL WORK TO RECEIVE 3 COATS. COLOR SELECTION BY OWNER.
- PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH STORED IN BUILDING.
- USE 6" STUDS, OR 4" STAGGERED STUDS AT ALL PLUMBING WALLS.
- PROVIDE GALVANIZED METAL PAN WITH DRAIN AT WATER HEATER LOCATION.
- ALL CORNERS SHALL BE PROPERLY BRACED FOR WIND LOADS. A 48" SHEATHING SHALL BE PROVIDED EVERY 20 FEET OF WALL LENGTH.
- 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 "B" OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
- ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING MATERIALS PENETRATING FIRE WALLS SHALL BE FIRE CALULKED. (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.)
- SERVICE COUNTER SHALL HAVE A HCP ACCESSIBLE WRITING SURFACE, MAX. 36" FROM F.F. (ADAAG MANUAL 1998, PG 135)



**WINDOW TYPES**

**ROOM FINISH SCHEDULE**

NAME	FLOOR	BASE	WALL	CEILING	REMARKS
100 LOBBY	CERAMIC TILE	VINYL BASE	CERAMIC TILE TO 42" HT.	CLG. HGT.	NOTE: INSTALL MOISTURE RESISTANT WALLS ABOVE CERAMIC TILE IN RESTROOMS/STAIRWAYS WITH CERAMIC TILE TO 42" HEIGHT.
101 MENS RESTROOM	CARPET	NONE	M.R. GYP. BD.	9'-0"	
102 WOMENS RESTROOM	CARPET	CERAMIC TILE	GYP. BD. PAINTED	9'-0"	
103 OFFICE	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
104 OFFICE	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
105 CORRIDOR	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
106 CONFERENCE	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
107 OFFICE	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
108 OFFICE	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
109 ELECTRICAL CLOSET	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
110 KITCHEN	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
111 SUPPLY CLOSET	CARPET	NONE	GYP. BD. PAINTED	9'-0"	
112 MEETING ROOM	CARPET	NONE	GYP. BD. PAINTED	10'-0"	GYP. BD. FURK DOWN AT 9'-0" A.F.F.

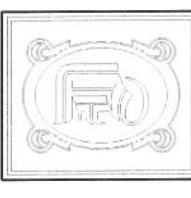
**WINDOW SCHEDULE**

MARK	DESCRIPTION	TYPE	FRAME	GLASS	LITES	ACCESSORIES	REMARKS
A	3'-4"x5'-4"	ALUM. STOREFRONT	ALUMINIUM	OPAQUE GLAZING	6/6	ALARM SHUTTER SCREEN NONE	SILL HT. = 2'-8" A.F.F.
B	3'-4"x1'-1"	FIXED	ALUMINIUM	OPAQUE GLAZING	9/9	ALARM SHUTTER SCREEN NONE	SILL HT. = 6'-1" A.F.F.
C	2'-8"x7'-0"	FIXED	ALUMINIUM	OPAQUE GLAZING	6/6	ALARM SHUTTER SCREEN NONE	SILL HT. = 1'-0" A.F.F.
D	3'-4"x4'-6"	FIXED	ALUMINIUM	OPAQUE GLAZING	6/6	ALARM SHUTTER SCREEN NONE	SILL HT. = 3'-6" A.F.F.

**DOOR & HARDWARE SCHEDULE**

DESCRIPTION ABBR.	MARK	DESCRIPTION	TYPE	FRAME	HINGE	LOCK	ACCESSORIES	REMARKS
PR = PAIR	1	3'0"x7'0"	ALUM. # GLASS	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	2	3'0"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	3	3'0"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	4	3'0"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	5	3'0"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	6	3'0"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	7	PR 2'6"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	8	3'0"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM
	9	PR 3'0"x7'0"	HOLLOW METAL	ALUMINIUM	FIXED	KEYED HANDLE	ALARM SHUTTER SCREEN NONE	ALUM. S.F. WITHRANSOM

- DOOR & HARDWARE NOTES:**
- ANY GLAZING TO BE LAMINATED SAFETY GLASS.
  - COORDINATE KEYING SCHEDULE WITH OWNER
  - DOOR STOPS TO BE SELECTED BY OWNER
  - WEATHER-STRIP & THRESHOLD FINISH TO COMPLEMENT OTHER HARDWARE.
  - ALL NEW EXTERIOR DOORS RATED FOR 130 MPH.



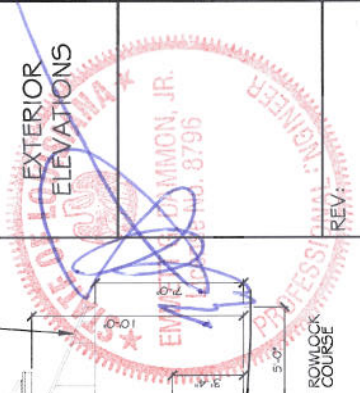
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ROBERT WILTSE

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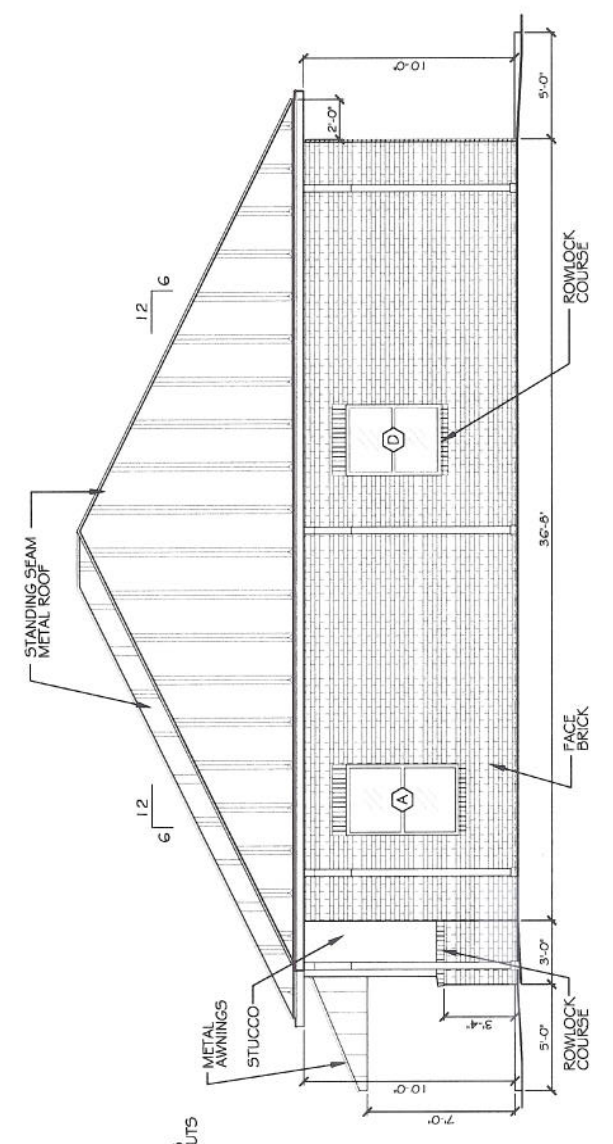
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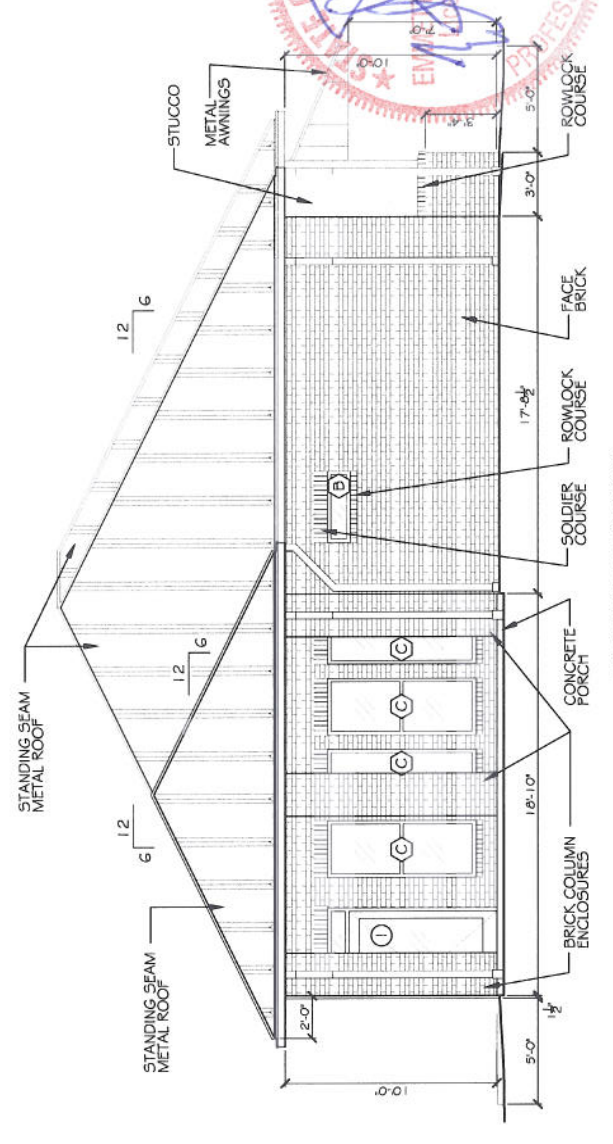
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JOB#: 2104  
DATE: 05-20-11  
SHEET 12

A-3

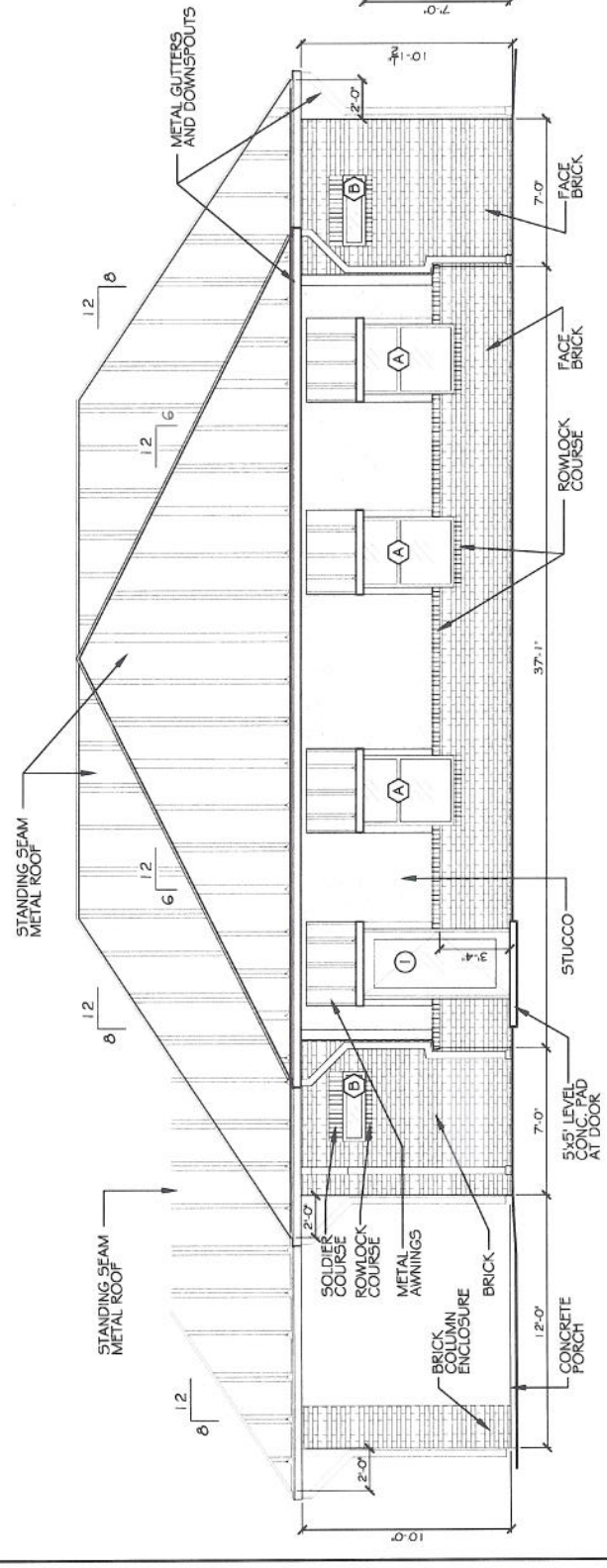
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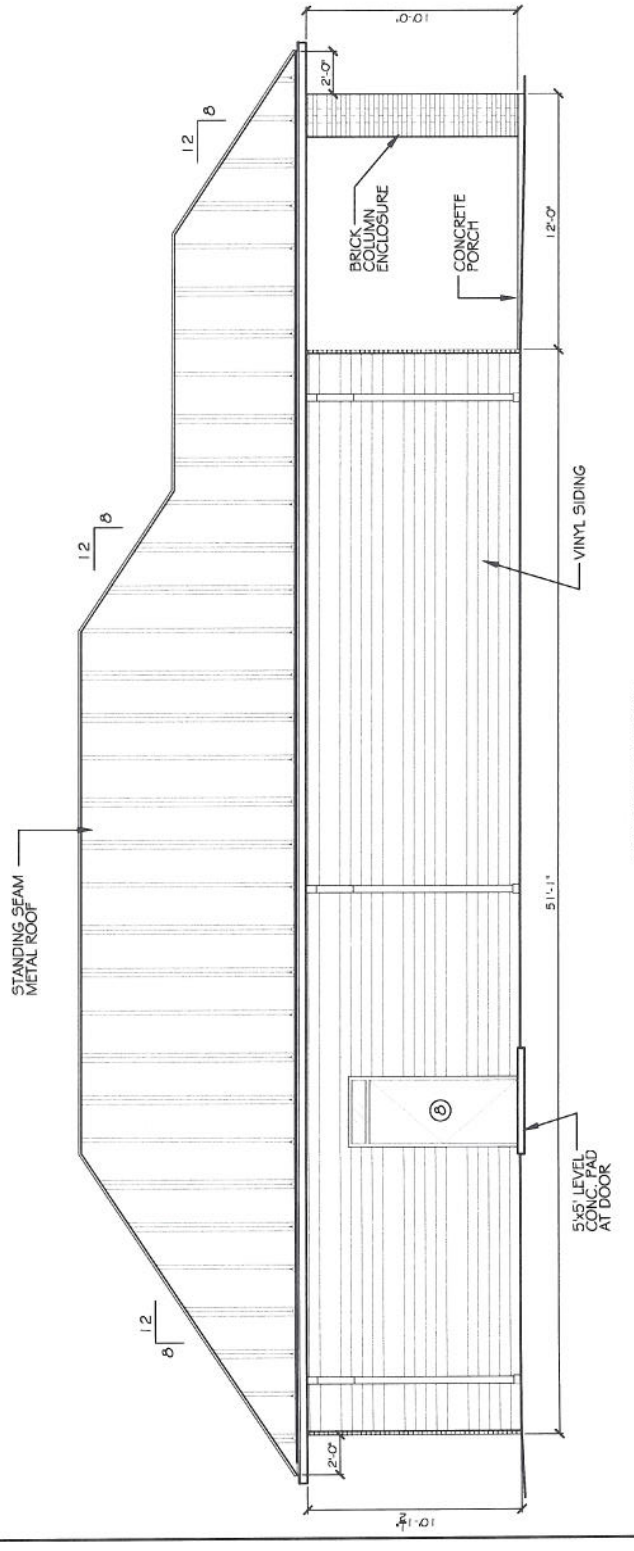
**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'



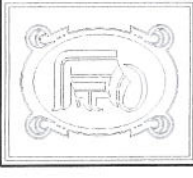
**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'



**FRONT ELEVATION**  
SCALE: 1/4"=1'



**REAR ELEVATION**  
SCALE: 1/4"=1'



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BUILDING  
SECTION

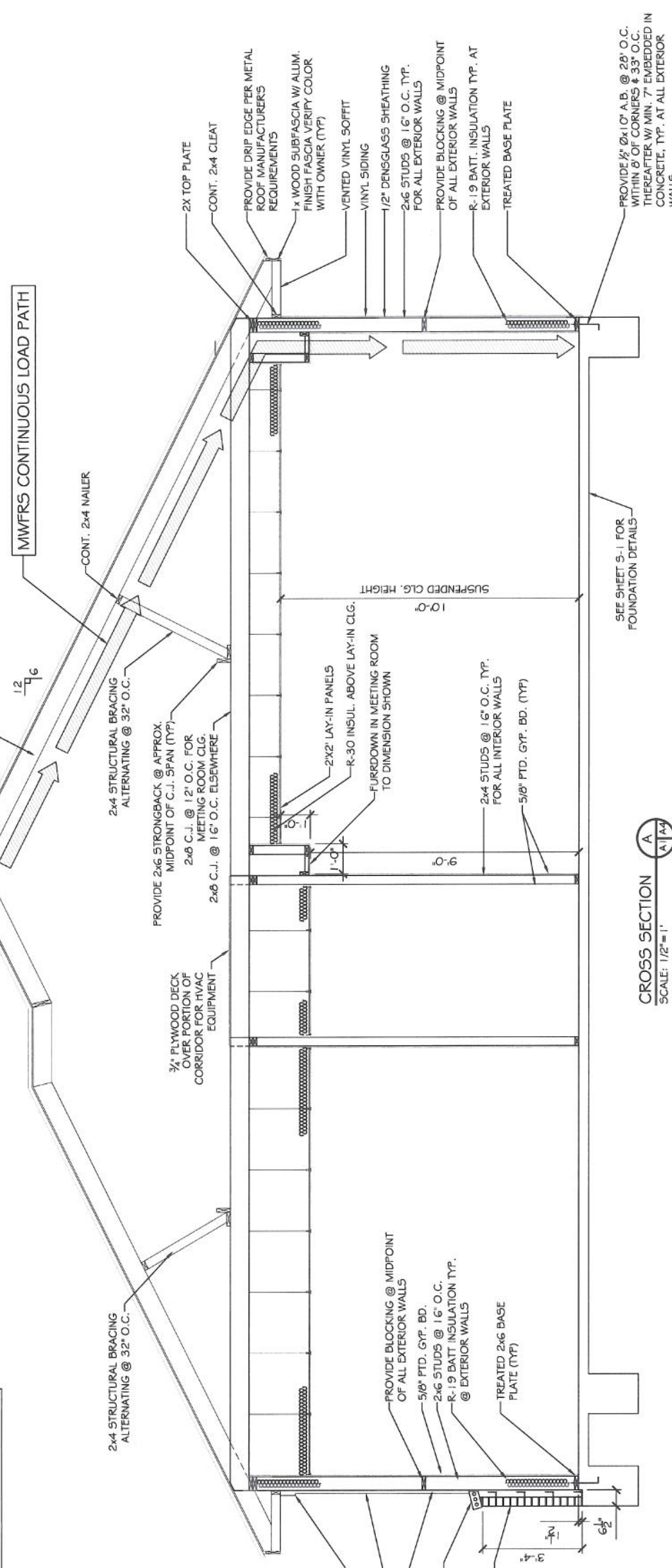


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JOB#: 2104  
DATE: 05-20-11  
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OF 20

**MWFRS NOTES**  
GENERAL: THE MAIN WIND FORCE RESISTING SYSTEM IS DESIGNED TO TRANSFER THE 33.6 PSF DESIGN WIND FORCE FROM ALL COMPONENTS AND CLADDING OF THE STRUCTURE TO THE FOUNDATION. MWFRS CONSISTS OF A SYSTEM OF APPROPRIATE FASTENERS AND STRAPPING FOR ALL COMPONENTS SUBJECT TO EXTERNAL AND INTERNAL WIND FORCE PRESSURES. SEE SHT. A7 FOR STRUCTURAL SCHEDULES AND DETAILS.



**CROSS SECTION**  
SCALE: 1/2" = 1'  
A

**BRICK LINTEL SCHEDULE**

MAXIMUM CLEAR SPAN	STL. ANGLE SIZE (W4X6)
<= 3'-0"	3-1/2" x 3-1/2" x 1/4"
3'-0" <= 4'-0"	3-1/2" x 4" x 1/4"

NOTE:  
REQUIRED LENGTH OF BEARING: 6"

**THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE)**

MAX. GLAZING U-FACTOR	MINIMUM INSULATION R-VALUE			
	CEILING	WALLS	FLOORS	CRAWL SPACE WALLS
.75	R-26	R-13	R-11	R-5

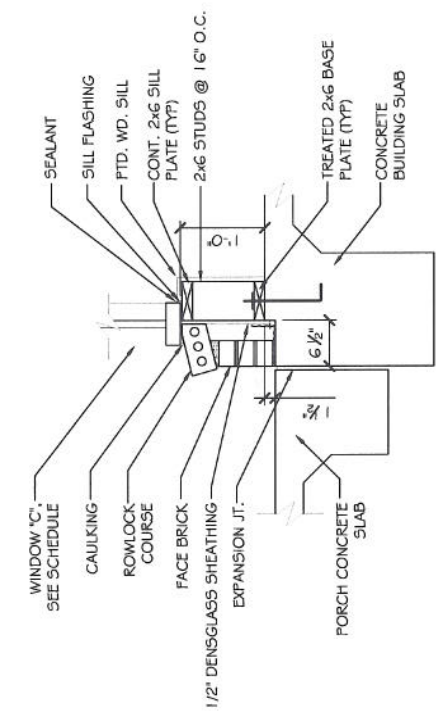
**WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS**

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	PANEL SPAN ≤ 6 FOOT	PANEL SPAN ≤ 8 FOOT
2-1/2" #6 WOOD SCREWS	16"	12"	9"
2-1/2" #8 WOOD SCREWS	16"	16"	12"

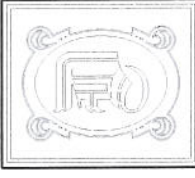
**EXTERIOR STUCCO SPECIFICATIONS:**

- COMPLY WITH ASTM C-841 AND C-462. PROVIDE 3/4" OVERALL THICKNESS ON SELF-FURRING DIAMOND MESH GALVANIZED METAL LATH, 3.4 LB. PER SQ. YARD, ON "TYVEK" STUCCO WRAP. ATTACH LATH AT "DIMPLES" ONLY, WITH NON-CORROSIVE SCREWS.
- METAL LATH AND ALL ACCESSORIES TO BE EQUAL TO "AMICO", TO INCLUDE CORNER BEADS, CASING BEADS, BASE SCREWS, AND CONTROL JOINTS. ALL INSTALLED WITH NON-CORROSIVE SCREWS. ALL ACCESSORIES TO BE ZINC. ALL CORNERS TO BE MITERED.
- STUCCO TO BE INSTALLED IN THREE COATS; SCRATCH, BROWN, AND FINISH. FINISH COAT TO BE ORIENTAL STUCCO WITH SAND FLOAT FINISH BY U.S. GYPSUM.
- COMPLY WITH MFR. AND INDUSTRY RECOMMENDATIONS. INSTALL LATH IN ACCORDANCE WITH ASTM C-1063.
- SUBMIT DATA / CUT SHEETS FOR ALL ITEMS IF REQUIRED.

WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.



**WINDOW SILL DETAIL AT PORCH**  
SCALE: 1" = 1'  
B



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REFLECTED  
CEILING PLAN



REVISION

SCALE: AS NOTED

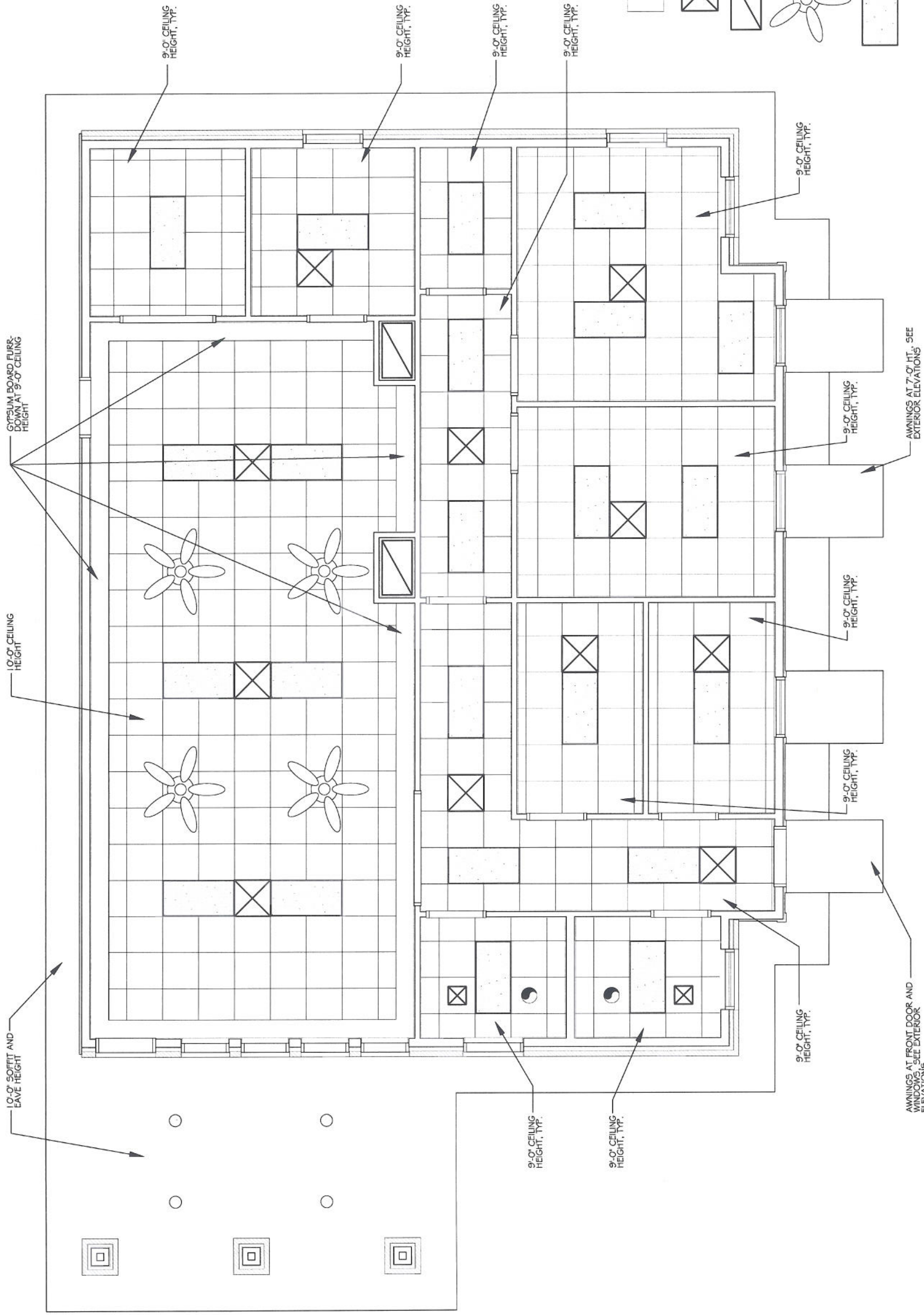
JOB#: 2104

DATE: 05-20-11

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OF 20



**LEGEND**

- A.C.T. CEILING GRID (2x2)
- SUPPLY AIR
- RETURN AIR
- CEILING FAN
- 2x4 FLUORESCENT LIGHT
- EXHAUST FAN
- EXTERIOR CAN LIGHT FIXTURE

**REFLECTED CEILING PLAN**

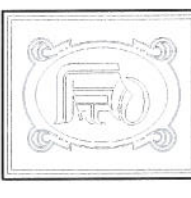
SCALE: 3/8" = 1'

AWNINGS AT FRONT DOOR AND WINDOWS, SEE EXTERIOR ELEVATIONS

AWNINGS AT 7'-0" HT., SEE EXTERIOR ELEVATIONS







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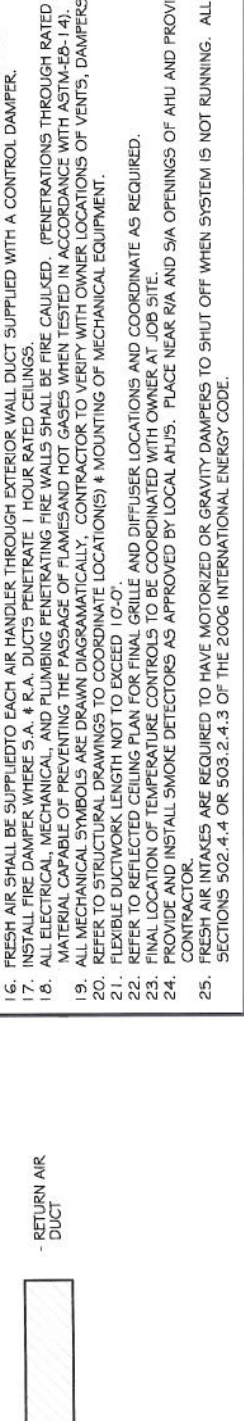
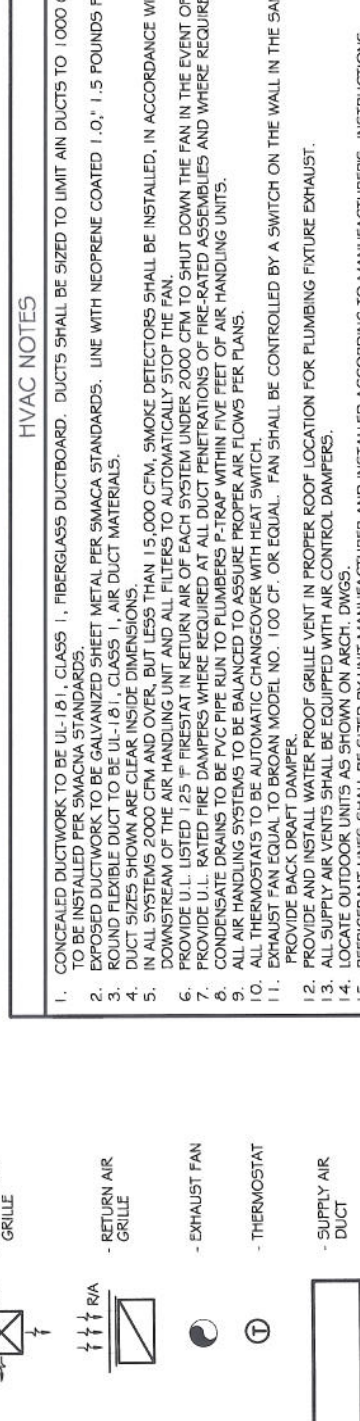
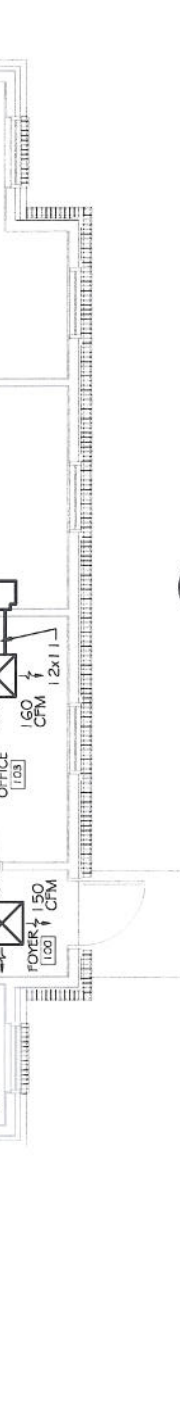
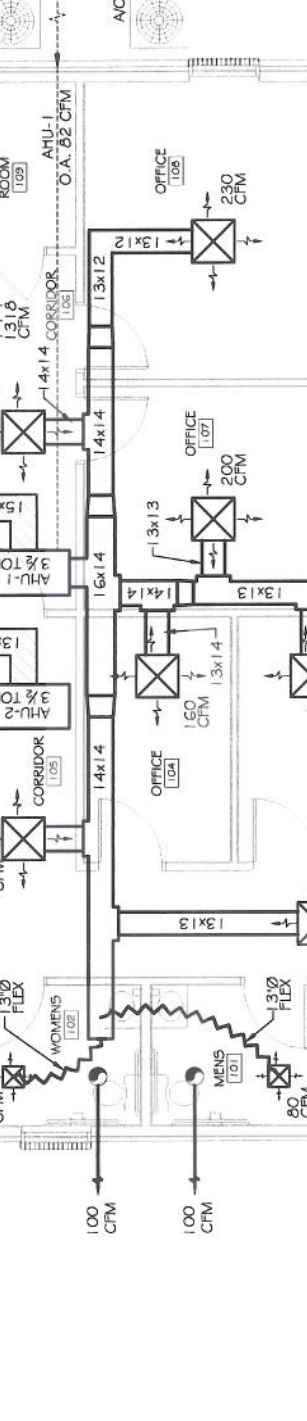
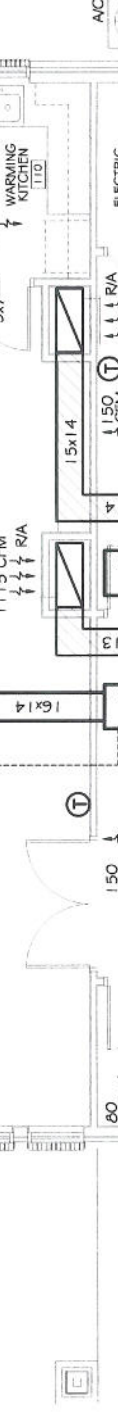
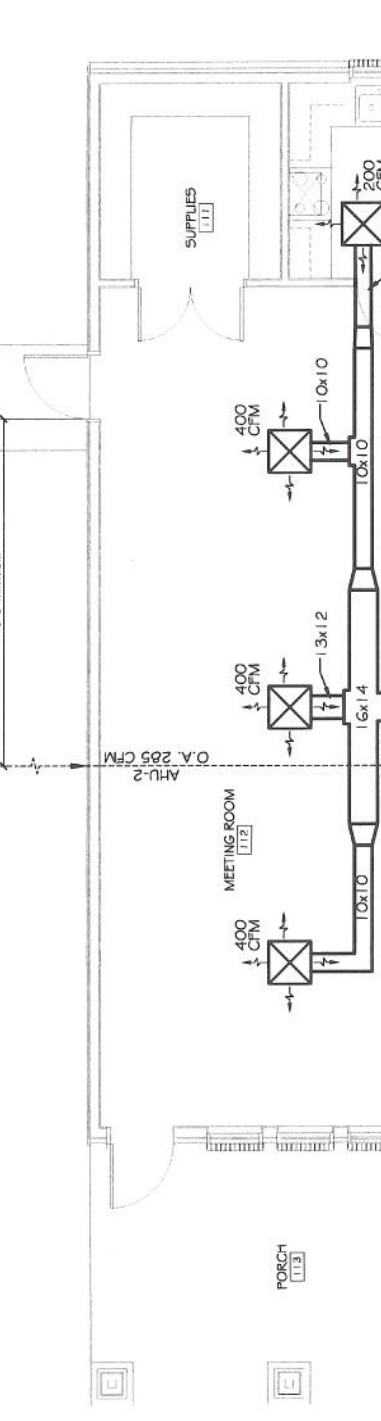
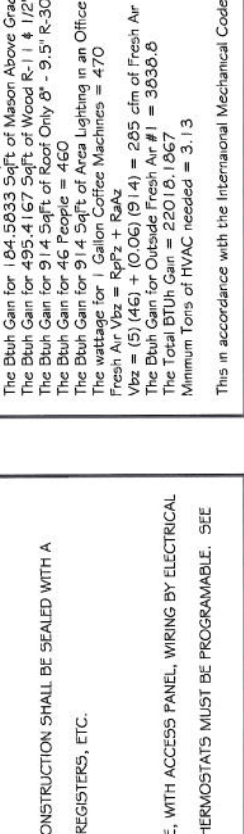
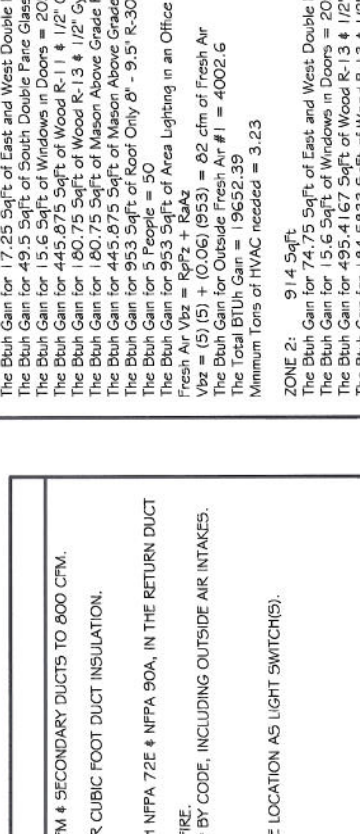
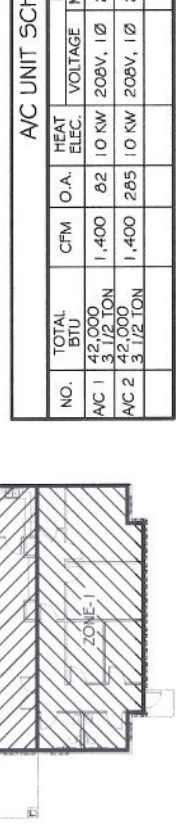
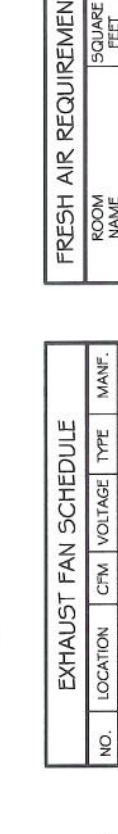
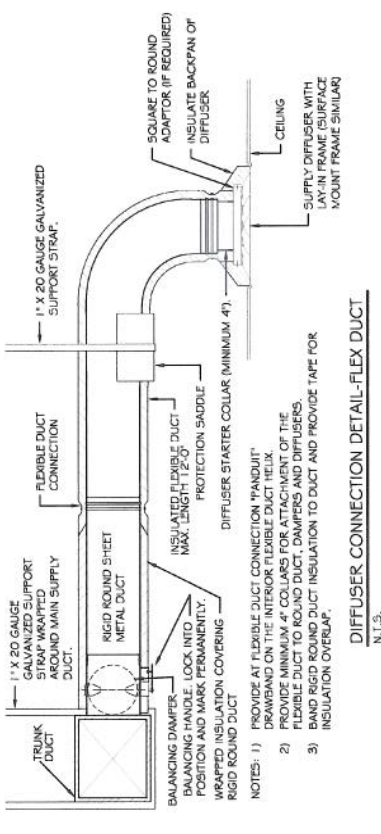
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PAUL REES  
 OFFICE BUILDING  
 2271 8TH. ST.  
 MANDEVILLE, LA  
 70471

MECHANICAL PLAN  
 PROJECT NO. 08-001  
 DATE: 05-20-11  
 SHEET 17

REV: 10/01  
 SCALE: AS NOTED  
 JOB#: 2104  
 DATE: 05-20-11  
 SHEET 17

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 OF 20

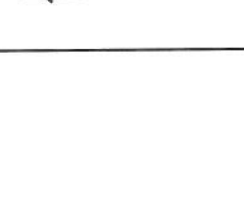
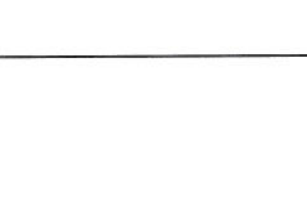


**PAUL REES OFFICE - HVAC CALCULATIONS**  
 Project Paul Rees Office Building - Zone 1 & 2 HVAC Calculations  
 Wed May 11 14:16:45 EDT 2011

**ZONE 1:**  
 The Bluh Gain for 17.25 Sqft of East and West Double Pane Glass = 1638.75  
 The Bluh Gain for 49.5 Sqft of South Double Pane Glass = 3465  
 The Bluh Gain for 15.6 Sqft of Windows in Doors = 205.92  
 The Bluh Gain for 445.875 Sqft of Wood R-11 & 1/2" Gypsum Wall Number 1 = 1159.275  
 The Bluh Gain for 180.75 Sqft of Wood R-13 & 1/2" Gypsum Wall Number 2 = 289.2  
 The Bluh Gain for 180.75 Sqft of Mason Above Grade R-11 Wall Number 3 = 289.2  
 The Bluh Gain for 953 Sqft of Mason Above Grade R-11 Wall Number 4 = 713.4  
 The Bluh Gain for 5 People = 50  
 The Bluh Gain for 953 Sqft of Roof Only 8' - 9.5' R-30; Ceiling Number 1 = 3049.6  
 Fresh Air Vbz = 1672 + Ra4  
 Vbz = (5)(13) + (0.06)(953) = 82 cfm of Fresh Air  
 The Bluh Gain for Outside Fresh Air #1 = 4002.6  
 The Total Bluh Gain = 19652.39  
 Minimum Tons of HVAC needed = 3.23

**ZONE 2:**  
 The Bluh Gain for 74.75 Sqft of East and West Double Pane Glass = 7101.25  
 The Bluh Gain for 15.6 Sqft of Windows in Doors = 205.92  
 The Bluh Gain for 495.4167 Sqft of Wood R-13 & 1/2" Gypsum Wall Number 1 = 1139.45641  
 The Bluh Gain for 184.5833 Sqft of Wood R-13 & 1/2" Gypsum Wall Number 2 = 424.54159  
 The Bluh Gain for 184.5833 Sqft of Mason Above Grade R-11 Wall Number 3 = 295.33328  
 The Bluh Gain for 495.4167 Sqft of Mason Above Grade R-11 Wall Number 4 = 1288.08342  
 The Bluh Gain for 91.4 Sqft of Roof Only 8' - 9.5' R-30; Ceiling Number 1 = 2924.8  
 The Bluh Gain for 46 People = 460  
 The Bluh Gain for 914 Sqft of Area Lighting in an Office = 2742  
 The wattage for Gallon Coffee Makers = 470  
 Fresh Air Vbz = 1672 + Ra4  
 Vbz = (5)(46) + (0.06)(914) = 285 cfm of Fresh Air  
 The Bluh Gain for Outside Fresh Air #1 = 3636.8  
 The Total Bluh Gain = 22018.1867  
 Minimum Tons of HVAC needed = 3.13

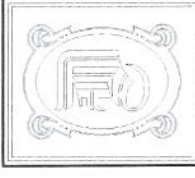
This in accordance with the International Mechanical Code 2006



**MECHANICAL PLAN**  
 SCALE: 1/4" = 1'  
 N.T.S.

**LEGEND**

- SUPPLY AIR GRILLE
- RETURN AIR GRILLE
- EXHAUST FAN
- THERMOSTAT
- SUPPLY AIR DUCT
- RETURN AIR DUCT



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POWER PLAN



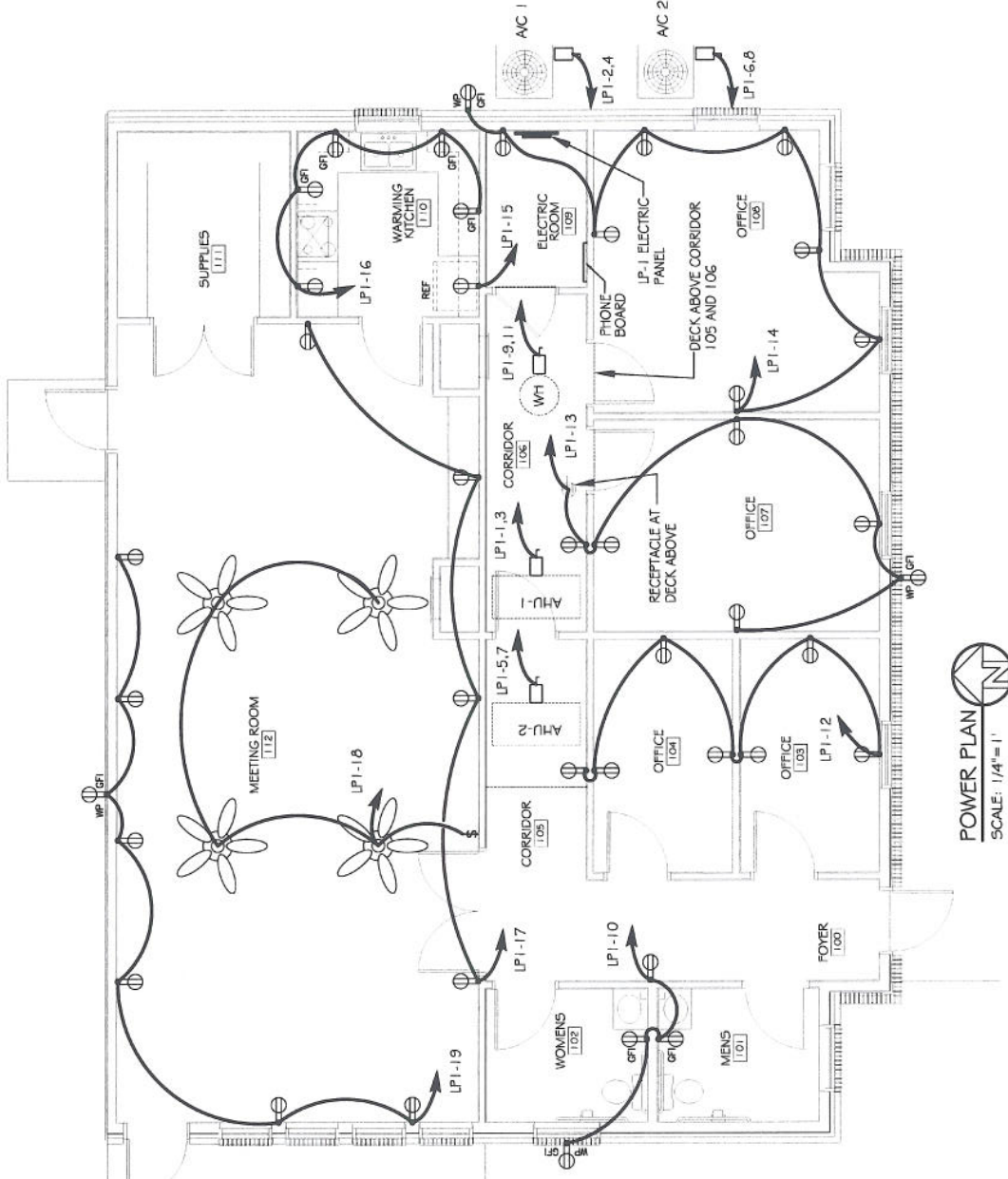
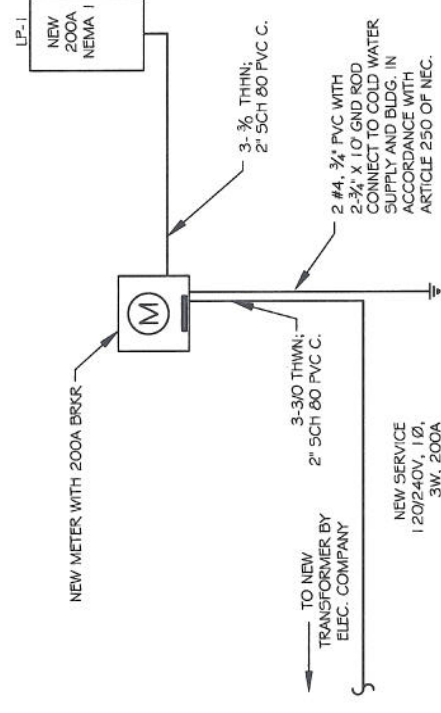
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SHEET 18

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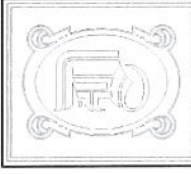
OF 20

**ELECTRICAL NOTES**

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE GOVERNING ELECTRICAL CODE AND ALL OTHER INSPECTION DEPARTMENTS HAVING JURISDICTION. OBTAIN CERTIFICATES OR APPROVAL WHERE REQUIRED.
- 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 AND 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.
- WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN A GANG TYPE BOX UNDER ONE COVER PLATE.
- 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 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.
- 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, GOOD INSULATION. MINIMUM SIZE CONDUIT SHALL BE 3/4" EMT FOR INTERIOR USE, AND 3/4" RIGID ALUMINUM FOR EXTERIOR USE. USE TYPE NMC 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.
- CONTRACTOR SHALL INSTALL WIRING AND OTHER CIRCUIT COMPONENTS TO MATCH EQUIPMENT ACTUALLY INSTALLED.
- INSTALL GROUND FAULT RECEPTACLES AT RECEPTACLE LOCATIONS WITHIN 5' OF SINKS OR LAVATORIES, AND AT EXTERIOR LOCATIONS. EXTERIOR RECEPTACLES SHALL ALSO BE WATERPROOF.
- BONDING AND GROUNDING SHALL BE IN ACCORDANCE WITH NFPA 70:230-63, NFPA 250-23, 250-71 & 250-72.
- GROUND NEUTRAL IN ACCORDANCE WITH NFPA 70:250-23b.
- FUSES SHALL BE ITC 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 MARSHAL.
- 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 ADJUTTING 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.)



- LEGEND**
- ⊕ - RECEPTACLE 20A | 15V
  - ⊕ - GFI RECEPTACLE 20A
  - ⊕ - WEATHER PROOF GFI RECEPTACLE 20A
  - ⊕ - RECEPTACLE 20A AT DECK ABOVE
  - ⊕ - DISCONNECT
  - ⊕ - POWER PANEL
  - ⊕ - TELEPHONE/DATA
  - ⊕ - SWITCH



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REV: \_\_\_\_\_

SCALE: AS NOTED

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SHEET 19

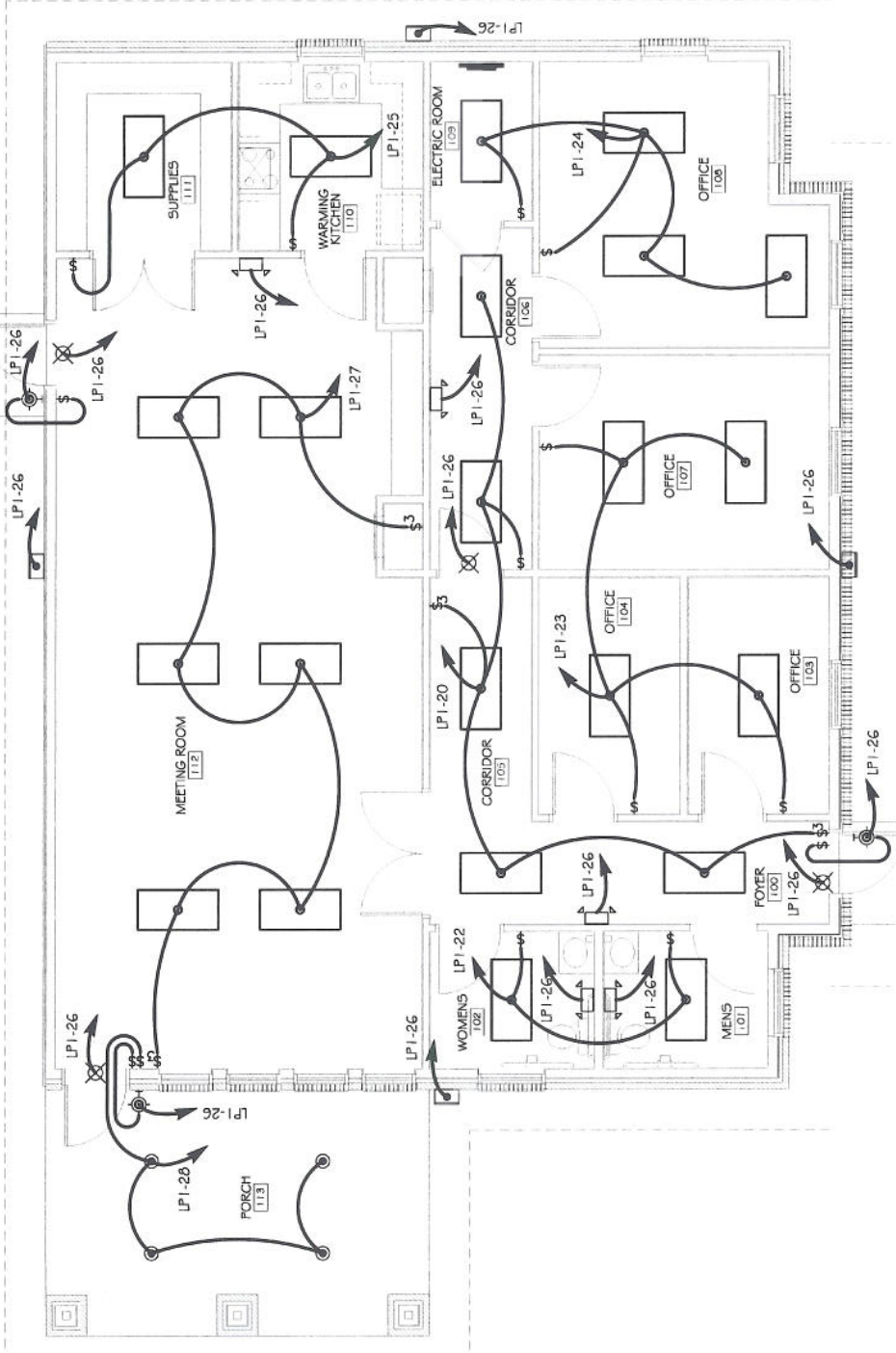
E-2

OF 20

**CLECO Power LLC - Electrical Load Summary**

Project Name: Paul Rees Office Building  
Project Address: 2271 8th. Street  
City / Town: Mandeville, Louisiana  
Intended Use: Office Building  
Requested Service: 240 Volts  
Service Entrance Size: 200 Amps  
HVAC Tonnage: 7.00 Tons  
Largest Motor: N/A HP  
HP (Note: Motors above 20 hp may require reduced voltage starting and are never recommended for use with 120/240V, 3  $\phi$ , 4W services.)  
Total Building Square Footage: 2,185 Square Feet  
Individual Unit Square Footage: N/A Square Feet (Multiple Occupancy)  
Individual Unit Designation: N/A (Multiple Occupancy)

LOAD SOURCE	1 $\phi$ - kVA	3 $\phi$ - kVA	or	1 $\phi$ - kW	3 $\phi$ - kW
Building Lighting	2266	-	or	-	-
Electric Water Heating	7200	-	or	-	-
Heat Pumps	-	-	or	-	-
Supplemental Heat System	14400	-	or	-	-
Air Conditioning Conditioning Units	21600	-	or	-	-
Electrical Heating (Primary - AHUs)	-	-	or	-	-
Cooking	-	-	or	-	-
Refrigeration	160	-	or	-	-
Receptacles (Standard)	7040	-	or	-	-
Receptacles (Computer)	-	-	or	-	-
Total Motors (Exclude HVAC)	810	-	or	-	-
Miscellaneous - Ceiling Fans	640	-	or	-	-
Other (Specify)	-	-	or	-	-

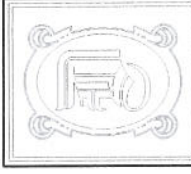


**LIGHTING PLAN**  
SCALE: 1/4" = 1'

- LEGEND**
- 2x4' FLUORESCENT LIGHT (3 BULB)  
3 BULBS @ 32 w EA. = 96 w PER LIGHT
  - EXIT LIGHT w/90 MIN. BATTERY BACK-UP (.92 w EA.)
  - EMERGENCY LIGHT w/ 90 MIN. BATTERY BACKUP (10.82 w EA.)
  - WALL MOUNTED EXTERIOR LIGHT FIXTURE (50 w EA.) WITH PHOTO-CELL
  - WALL MOUNTED EXTERIOR WALL PACK FLOOD LIGHT (75 w EA.) MH WITH PHOTO-CELL
  - CAN LIGHT WITH TRIM (90W)
  - SWITCH
  - 3 WAY SWITCH
  - POWER PANEL

PANEL: LP-1  
LOCATION: PAUL REES OFFICE BUILDING ELECTRICAL CLOSET  
FEEDER SOURCE: CLECO  
VOLTAGE: 120/240V, 200A, 1 $\phi$ , 3W, MLO  
SURFACE MOUNTED W/EQUIPMENT GND BAR

CCT. NO.	THIN SIZE	LOAD DESCRIPTION	LOCATION	LOAD (VA)	AMPS	POLE	BREAKER	LOAD (VA)	AMPS	POLE	BREAKER	LOAD DESCRIPTION	LOCATION	THIN SIZE	CCT. NO.
1	#6	AMU #1	10 kW	5400	45	2	30	3600	2	3	A/C COMPRESSOR #1			#6	2
3	#6	AMU #2	10 kW	5400	45	2	30	3600	2	3	A/C COMPRESSOR #2			#6	4
5	#6	WATER HEATER	20 BULLON	5400	45	2	30	3600	2	3	Foyer 100 RECEPTACLE, RESTROOMS 101, 102, & EXTERIOR GFI RECEPTACLES			#12	10
7	#6	WATER HEATER	20 BULLON	5400	45	2	30	3600	2	3	Foyer 100 RECEPTACLE, RESTROOMS 101, 102, & EXTERIOR GFI RECEPTACLES			#12	12
9	#6	CORRIDOR 106, OFFICE 107, EXTERIOR GFI, & HVAC DECK RECEPTACLES		3600	30	2	20	1120	1	20	OFFICE 108, ELECTRIC ROOM 109, AND EXTERIOR GFI RECEPTACLES			#12	14
13	#12	WARMING KITCHEN 110 REFRIGERATOR		1800	15	1	20	1280	1	20	WARMING KITCHEN 110 RECEPTACLES			#12	16
15	#12	MEETING ROOM 112 RECEPTACLES		800	6	1	20	800	1	20	MEETING ROOM 112 CEILING FANS			#12	18
17	#12	MEETING ROOM 112 AND EXTERIOR GFI RECEPTACLES		1120	9	1	20	640	1	20	Foyer 100, CORRIDOR 105, AND CORRIDOR 105 LIGHTS			#12	20
19	#12	SPARE		20	1	1	20	192	1	20	RESTROOMS 101 & 102 LIGHTS			#12	22
21	#12	OFFICES 103, 104, & 107 LIGHTS		20	1	1	20	384	1	20	OFFICE 108 & ELECTRIC ROOM 109 LIGHTS			#12	24
23	#12	WARMING KITCHEN 110 AND SUPPLIES 111		20	1	1	20	508	1	20	EXTERIOR WALL PACK FLOOD LIGHTS			#12	26
25	#12	MEETING ROOM 112 LIGHTS		20	1	1	20	360	1	20	PORCH 113 GFI LIGHTS			#12	28
27	#12	SPARE		20	1	1	20	-	1	20	SPARE			#12	30
29	#12	SPARE		20	1	1	20	-	1	20	SPARE			#12	32
31	#12	SPARE		20	1	1	20	-	1	20	SPARE			#12	34
33	-	SPARE		-	-	-	-	-	-	-	-	-	-	-	36
35	-	SPARE		-	-	-	-	-	-	-	-	-	-	-	38
37	-	SPARE		-	-	-	-	-	-	-	-	-	-	-	40
39	-	SPARE		-	-	-	-	-	-	-	-	-	-	-	42
41	-	SPARE		-	-	-	-	-	-	-	-	-	-	-	
TOTAL CONNECTED LOAD (VA)=53,956													GROUND BUS		
M=28,972													B=26,984		
SOLID NEUTRAL NEUTRAL WIRE (W)													GROUND WIRE (G)		



**DAMMON**  
ENGINEERING, INC.

CHIEF ENGINEER  
EMMETT  
DAMMON, P.E.  
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ROBERT  
WILTSE

554 OLD SPANISH TRAIL  
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DAMMONENG@BELL3OUTH.NET

ARCHITECTURE

ENGINEERING

STUDIES

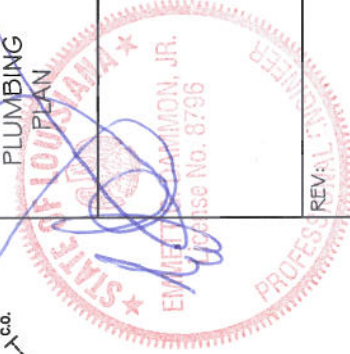
PLANNING

INVESTIGATION

EXPERT WITNESS

PAUL REES  
OFFICE BUILDING  
2271 8TH. ST.  
MANDEVILLE, LA  
70471

PLUMBING  
PLAN



REVISIONS

SCALE: AS NOTED  
JOB#: 2104  
DATE: 05-20-11  
SHEET 20

P-1

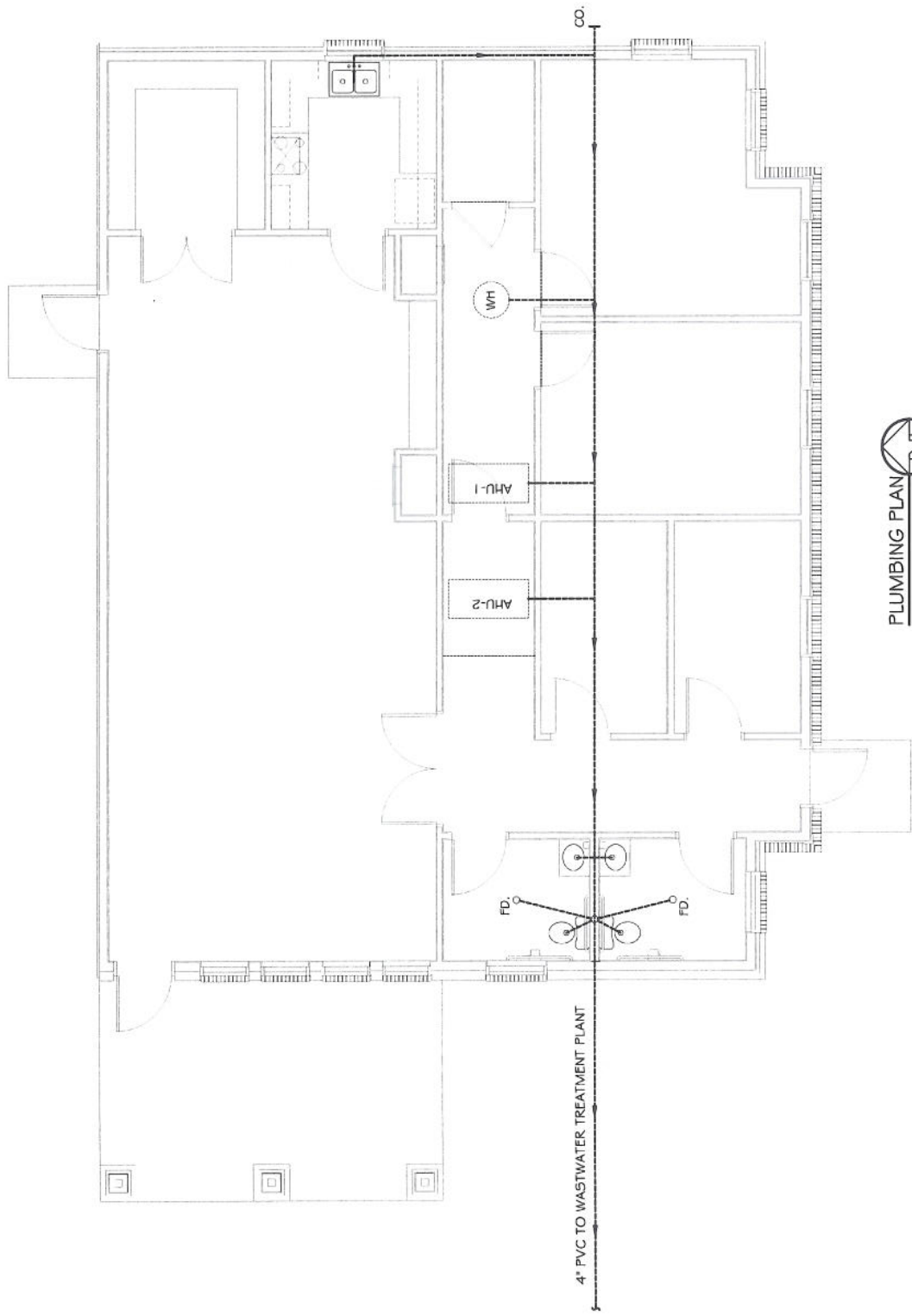
OF 20

**PLUMBING NOTES**

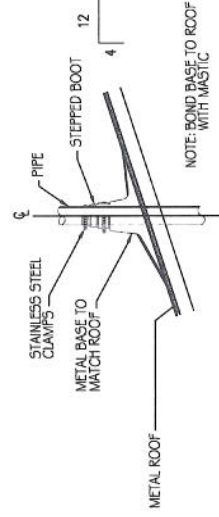
1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL INCLUDE HOT AND COLD WATER PIPING, SEWER AND VENT PIPING, INSULATION, WATER HEATER, HANGERS, VALVES, SUPPORTS WITHOUT ANY RESTRICTIONS TO COLUMN, CUT AND PATCH AS REQUIRED TO INSTALL PIPES.
2. ALL WORK AND 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. 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  $\frac{1}{2}$ " 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 ANNEAL. 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 B16.22. 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 SPIGOT 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 DIAGRAMATIC.

PLUMBING FIXTURE SCHEDULE				
MARK	DESCRIPTION	TYPE	ROUGH-IN SIZES WASTE VENT CW THW	NOTES
WC	H.C. WATER CLOSET	VALVE	4" 4" 4"	3
LAV	H.C. LAVATORY	WALL HUNG	2" 1/2" 1/2"	1, 2, 3
FD	FLOOR DRAIN	-	2" 2" 2"	4
WH	WATER HEATER DRAIN	-	2" 3/4" -	-
HB	HOSE BIBB	-	1/2" -	-
IB	ICE MAKER BOX	-	1/8" -	-

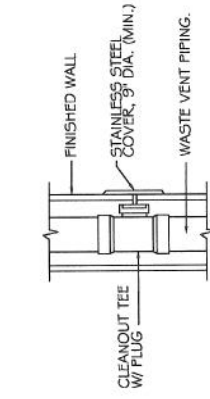
- FIXTURE NOTES:
1. INSULATE PIPING FOR HANDICAP FIXTURES.
  2. PROVIDE CHAIR CARRIER FOR WALL HUNG FIXTURES.
  3. H.C. HANDICAP FIXTURE
  4. INSTALL CONTINUOUS DRIP VALVE ON ALL FLOOR DRAINS.
  5. FIXTURES SELECTED BY OWNER.



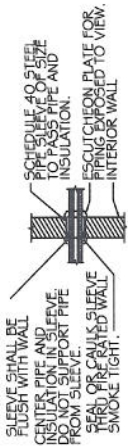
PLUMBING PLAN  
SCALE: 1/4" = 1'



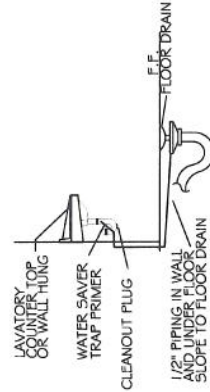
VENT THRU ROOF DETAIL  
N.T.S.



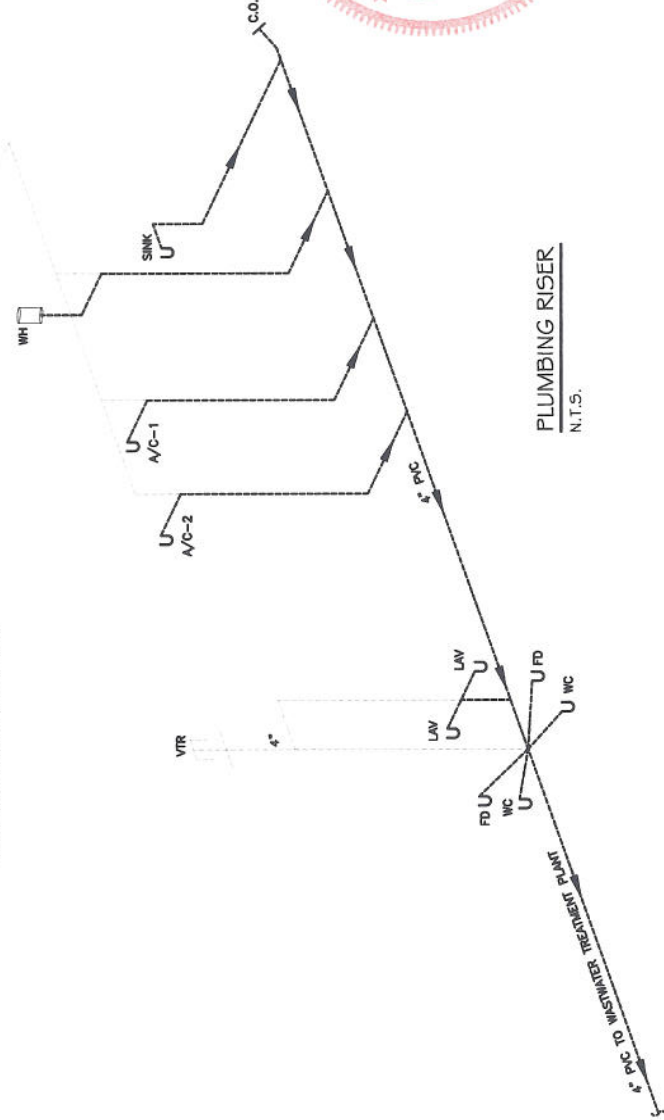
WALL CLEANOUT DETAIL  
N.T.S.



TYPICAL INTERIOR WALL SLEEVE DETAIL  
N.T.S.



FLOOR DRAIN DETAIL  
N.T.S.



PLUMBING RISER  
N.T.S.