

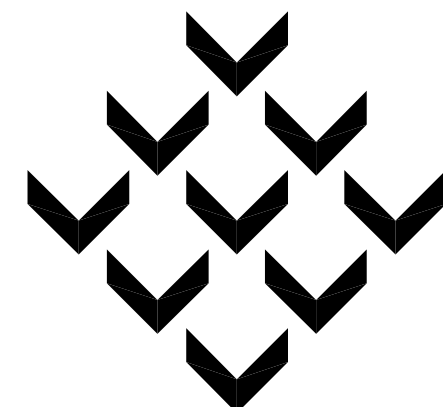


~ Proposed Retail and Office Building ~
 East Boston Street at Vermont Street
 Covington, Louisiana

THE REMOVAL OF AN ARCHITECT'S SEAL OR STAMP, AND/OR USE OF AN ARCHITECT'S PLANS, UNLESS OTHERWISE PROVIDED BY LAW, OR BY WRITTEN APPROVAL OF THE ARCHITECT, SHALL BE A VIOLATION OF LAW (R.S. 37:152)



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING CONSTRUCTION. P.A.P. © 2015



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 Mandeville Louisiana

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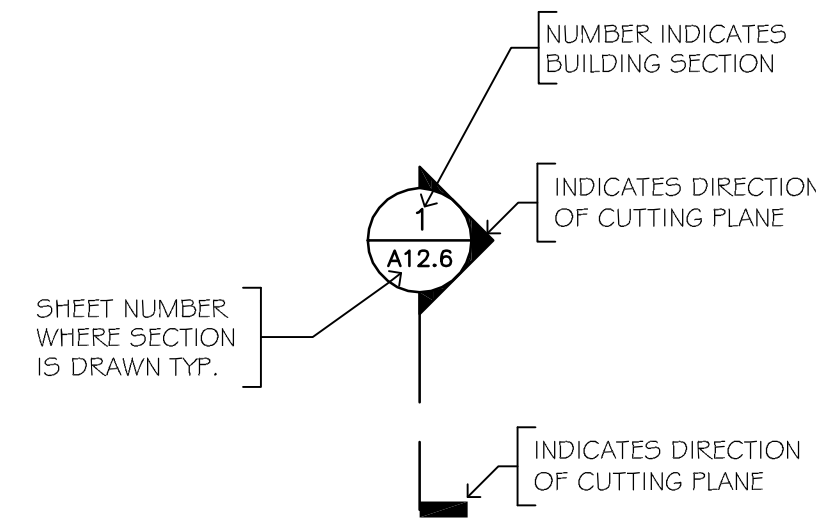
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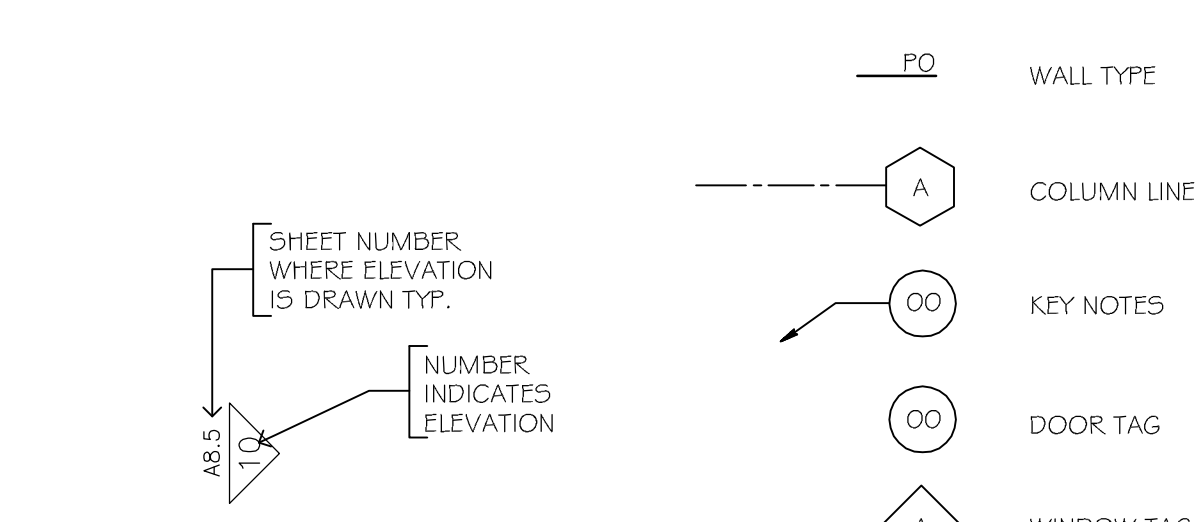
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1. PROJECT SYMBOLS

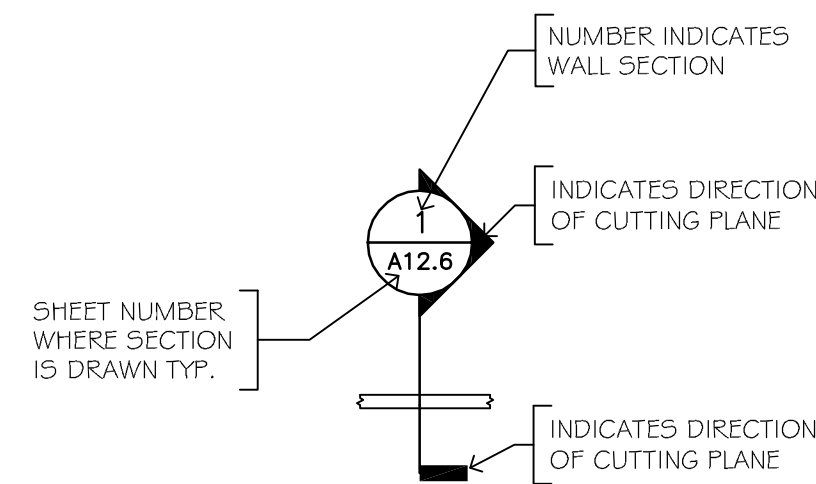
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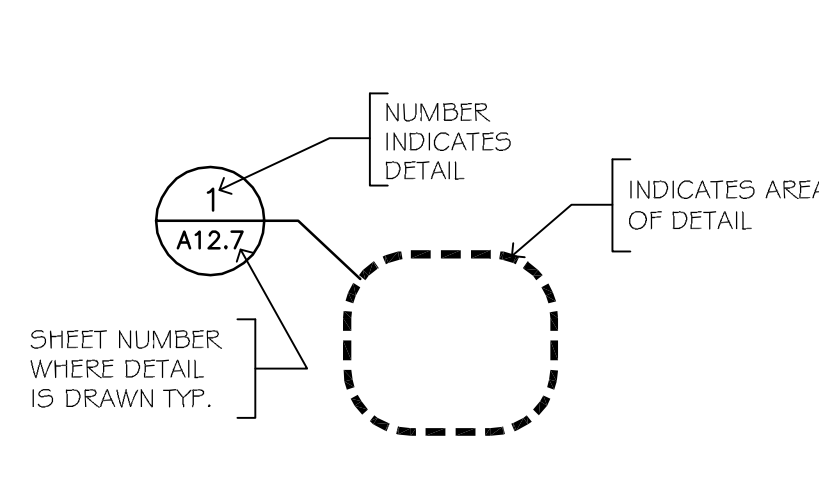
BUILDING SECTION TAG



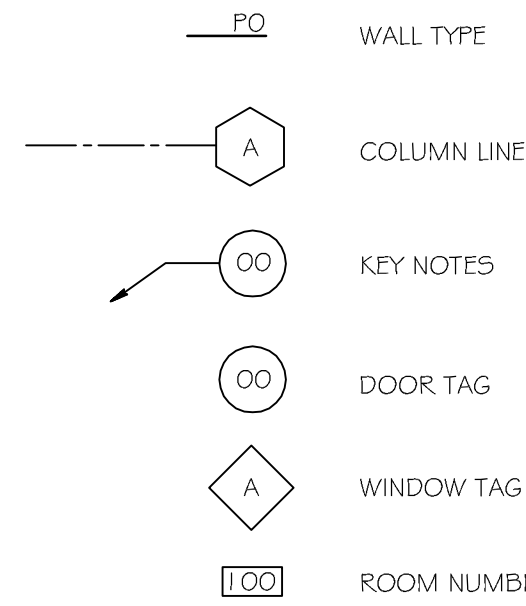
INTERIOR ELEVATION TAG



WALL SECTION TAG



DETAIL TAG



ABBREVIATIONS

A.F.F. - ABOVE FINISH FLOOR	EWC - ELECTRIC WATER COOLER	PLAS. LAM. - PLASTIC LAMINATE
ACT. - ACOUSTICAL CEILING TILE	FE - FIRE EXTINGUISHER	PLYWD. - PLYWOOD
ALUM. - ALUMINUM	FEC - FIRE EXTINGUISHER CABINET	P.T. - PRESSURE TREATED
BRD. - BOARD	FIN. - FINISH	REF. - REFRIGERATOR
BIT. - BITUMINOUS	F.R. - FIRE RESISTANT	RIENFD. - RIENFORCED
BLK. - BLOCK	GA. - GAUGE	REQ'D - REQUIRED
C.G. - CORNER GUARD	GALV. - GALVANIZED	S.S. - STAINLESS STEEL
CLG. - CEILING	GR. - GRADE	SCH. - SCHEDULE
CLO. - CLOSET	GWB - GYPSUM WALL BOARD	SIM. - SIMILAR
CMU - CONCRETE MASONRY UNIT	GYP. - GYPSUM	SQ. - SQUARE
CONC. - CONCRETE	H. - HIGH	SUSP. - SUSPENDED
CONT. - CONTINUOUS	H.M. - HOLLOW METAL	T&B - TOP AND BOTTOM
DBL. - DOUBLE	H.P. - HIGH POINT	TELE. - TELEPHONE
DIA. - DIAMETER	HR. - HOUR	THK. - THICK
DN. - DOWN	INSUL. - INSULATION	T.O. - TOP OF
DTL. - DETAIL	JT. - JOINT	TRTD - TREATED
EA. - EACH	MAX. - MAXIMUM	TYP. - TYPICAL
EL., ELEV. - ELEVATION	MECH. - MECHANICAL	UL - UNDERWRITERS LABORATORIES
ELECT. - ELECTRIC	MIN. - MINIMUM	U.N.O. - UNLESS NOTED OTHERWISE
E.J. - EXPANSION JOINT	MTL. - METAL	VERT. - VERTICAL
EXP. - EXPANSION	N.I.C. - NOT IN CONTRACT	W - WITH
EXT. - EXTERIOR	O.C. - ON CENTER	WD. - WOOD

2. PROJECT DATA

SCALE: NONE

CODES:
 IBC 2012 INTERNATIONAL BUILDING CODE
 NFPA 101 LIFE SAFETY CODE 2012
 IMC 2006 INTERNATIONAL MECHANICAL CODE
 NEC 2005 NATIONAL ELECTRIC CODE
 LSPC 2000 LOUISIANA STATE PLUMBING CODE
 LOUISIANA STATE FIRE MARSHAL ACT
 AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINE
 COMMERCIAL BUILDING ENERGY CONSERVATION CODE
 COVINGTON LOUISIANA, CODE OF ORDINANCES

PROPERTY:		FLOOD DESIGN DATA:	
PROJECT ADDRESS: EAST BOSTON STREET		FLOOD ZONE:	'C'
LOCATION: COVINGTON, LOUISIANA		GRADE ELEVATION:	N/A
		DESIGN FLOOD ELEVATION:	N/A
		LOWEST FLOOR ELEVATION:	N/A
BUILDING USE:		GROUP M - FLOOR 1	
GROUP: (IBC SECTION 302 thru 312)		GROUP B - FLOOR 2	
CONSTRUCTION TYPE AND MAXIMUM AREA:		TYPE V-B	
CONSTRUCTION TYPE: (IBC SECTION 602)			
FIRE SPRINKLER SYSTEM REQ'D: (IBC SECTION 903)		NO	
FIRE SPRINKLER SYSTEM PROVIDED:		NO	
FIRE ALARM SYSTEM REQUIRED: (IBC SECTION 907.2.2)		NO	
FIRE ALARM SYSTEM PROVIDED:		NO	
MAXIMUM NUMBER OF STORIES (IBC CODE TABLE 503)		2	
MAXIMUM BUILDING AREA (PER FLOOR) (IBC CODE TABLE 503)		9,000 SQ. FT.	
MAXIMUM BUILDING AREA (PER BUILDING) (IBC CODE TABLE 503)		18,000 SQ. FT.	
OVERALL BUILDING AREA:		2,185 SQ. FT. (ENCLOSED)	
OCCUPANT LOAD AND EXITS: (PER UNIT)		1 PER 100 SQ. FT.	
OCCUPANT LOAD (IBC TABLE 1004.1.1)		22 OCCUPANTS	
EXITS			
MINIMUM PER IBC 1021.1		2	
MINIMUM PER IBC TABLE 1021.2(2)		1	
PROVIDED AT FLOOR 1		2	
PROVIDED AT FLOOR 2		1	
EXIT CAPACITY REQUIRED:		22 x .2/person = 4.4'	
EXIT CAPACITY PROVIDED:		68' FROM FLOOR 1 34' FROM FLOOR 2	
TRAVEL DISTANCE: (NON-SPRINKLERED)		GROUP "B"	GROUP "M"
MAX. ALLOWABLE TRAVEL DISTANCE TO EXITS: (IBC 1016.2)		200'	200'
MAX. ALLOWABLE COMMON PATH OF TRAVEL: (IBC 1014.3)		100'	75'
MAX. DEAD END CORRIDOR: (IBC 1018.4)		20'	20'
DESIGN LOADS: IBC TABLE 1607.1			
FIRST FLOOR OFFICES		50 PSF	
FIRST FLOOR LOBBIES, CORRIDORS		100 PSF	
SECOND FLOOR OFFICES		50 PSF	
SECOND FLOOR CORRIDORS		80 PSF	
SECOND FLOOR BALCONIES		100 PSF	
ROOF LIVE LOAD		20 PSF	
ROOF(GROUND) SNOW LOAD: (IBC FIGURE 1608.2)		5 PSF	
WIND DESIGN DATA:			
RISK CATEGORY: (IBC TABLE 1604.5)		II	
WIND SPEED: (IBC FIGURE 1609A)		130 - 140 CONTOUR	
WIND SPEED: INTERPOLATED		132 MPH	
WIND EXPOSURE: (IBC SECTION 1609.4)		B	
COMPONENTS AND CLADDING:			
ZONE 1		REFER TO STRUCTURAL	
ZONE 2		REFER TO STRUCTURAL	
ZONE 3		REFER TO STRUCTURAL	
ZONE 4		REFER TO STRUCTURAL	
ZONE 5		REFER TO STRUCTURAL	
WIND LOAD DESIGN METHOD:		METHOD 1 - SIMPLIFIED METHOD ASEC-7-05	
FIRE RESISTANCE RATING: (IBC TABLE 601 and 602)			
EXTERIOR WALLS:		0	
INTERIOR WALLS:		0	
PENETRATIONS AT RATED ASSEMBLIES:		MATCH ASSEMBLY	
CEILING/FLOOR: IF EITHER FLOOR IS LEASED FOR A "RESIDENTIAL" USE, THEN RATED SEPARATIONS SHALL BE REQUIRED AS PER IBC TABLE 508.4. 1 HOUR IF SPRINKLERED, 2 HOURS IF NON-SPRINKLERED.		0 AT COMM. ABOVE COMM.	
COLUMNS:		0	
BEAMS:		0	
DRAFTSTOPS: REQUIRED IN ATTIC - 3000 S.F. (WOOD CONSTRUCTION ONLY)		NOT REQUIRED DUE TO BUILDING SIZE	
PLUMBING:			
NET SQUARE FOOTAGE FOR FIXTURE DETERMINATION (LSPC 2000, 407.1.3)		LESS THAN 1,500 SQ. FT./FLOOR	
REQUIRED NUMBER OF MENS (LSPC 2000, TABLE 411)		PER NOTE #4, 1 UNISEX TOILET ROOM ALLOWED	
REQUIRED NUMBER OF WOMENS (LSPC 2000, TABLE 411)		PER NOTE #4, 1 UNISEX TOILET ROOM ALLOWED	
REQUIRED NUMBER OF DRINKING FOUNTAINS (LSPC 2000, TABLE 407)		NONE, WATER TO BE PROVIDED BY TENANT	
PARKING:			
REFERENCE SITE PLAN			

3. INDEX OF DRAWINGS

SCALE: NONE

COVER	
A01.1	PROJECT SYMBOLS, PROJECT DATA, INDEX, DIRECTORY, VICINITY MAP
A01.2	ENERGY CODE NOTES
A01.3	SITE PLAN - EXISTING
A02.1	SITE PLAN - PROPOSED
A03.1	FORM SETTING PLAN, SECOND FLOOR FRAMING PLAN, NOTES
A04.1	CODE COMPLIANCE FIRST AND SECOND FLOOR PLAN
A04.2	FIRST AND SECOND FLOOR PLAN
A05.1	DOOR, WINDOW AND ROOM FINISH SCHEDULE
A06.1	FIRST AND SECOND FLOOR REFLECTED CEILING PLAN
A07.1	ENLARGED TOILET ROOM AND BREAK ROOM PLANS, A.D.A. DETAILS
A08.1	INTERIOR ELEVATIONS
A09.1	ROOF PLAN, ROOF FRAMING PLAN, NOTES
A10.1	EXTERIOR ELEVATIONS
A11.1	BUILDING SECTION
A11.2	BUILDING SECTION
A12.1	WALL SECTIONS
A12.2	WALL SECTIONS
A12.3	BRACKET DETAILS, H55 BASE/TOP PLATE DETAILS
A12.4	STANDARD WINDOW INSTALLATION DETAILS
A12.5	STANDARD STUCCO DETAILS
A12.6	STANDARD HARDIE PLANK LAP SIDING DETAILS
A12.7	STANDARD TIE DOWN DETAILS
A13.1	ENLARGED STAIR PLAN, SECTION, AND DETAILS
E01.1	FIRST AND SECOND FLOOR POWER PLANS, LEGENDS AND NOTES
E02.1	FIRST AND SECOND FLOOR LIGHTING PLANS, LEGENDS AND NOTES
E03.1	ELECTRICAL PANELS SCHEDULES AND RISER DIAGRAM
M01.1	FIRST AND SECOND FLOOR MECHANICAL PLANS, LEGENDS AND NOTES
PO1.1	FIRST AND SECOND FLOOR PLUMBING PLANS, RISER DIAGRAM

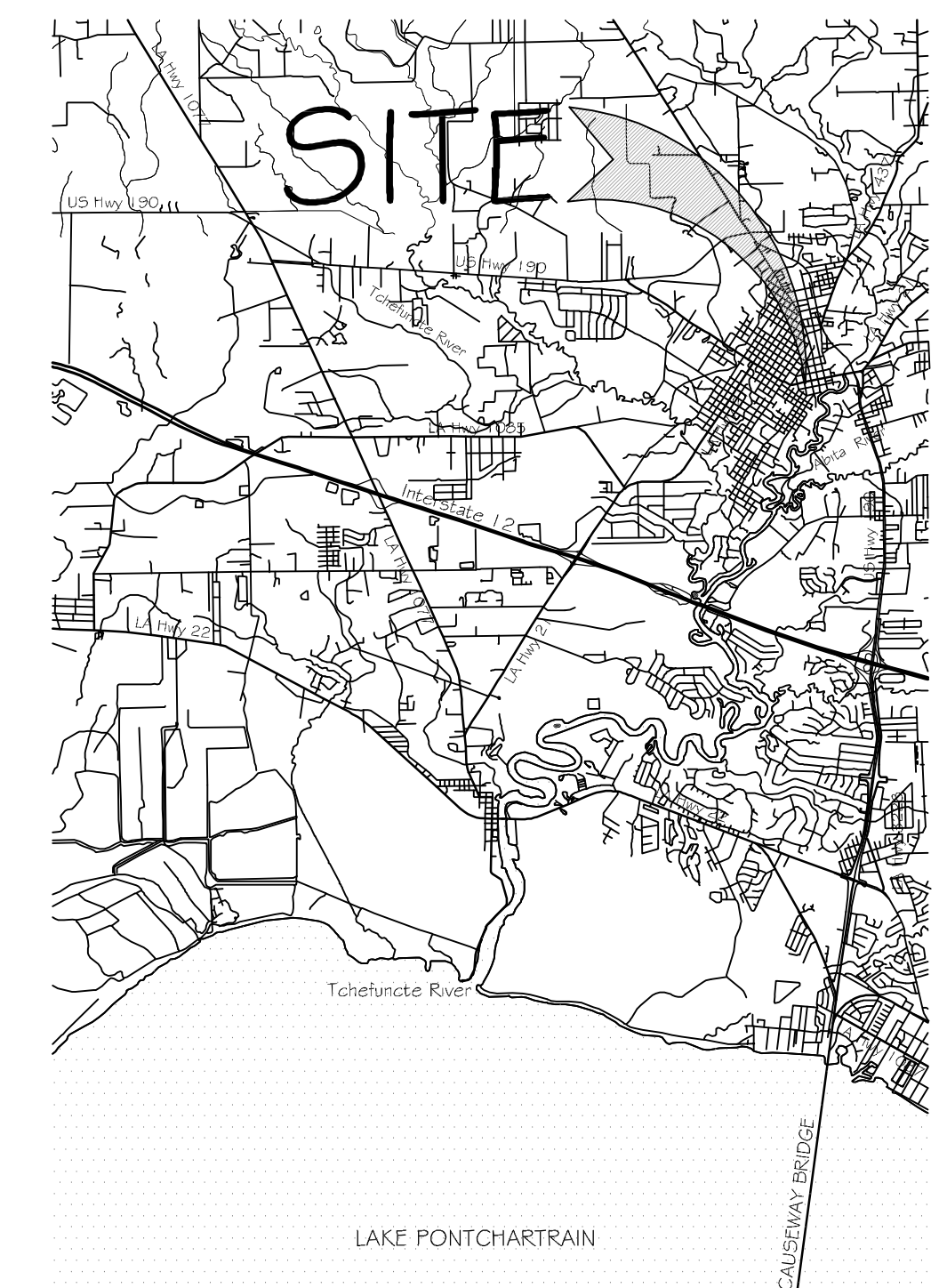
4. DIRECTORY

SCALE: NONE

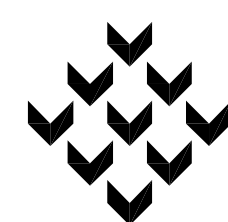
OWNER:	LISA CONDREY 725 15 MILITARY ROAD COVINGTON, LA. 70433 PHONE: 985-705-9650 E-MAIL: lisacondrey@gmail.com CONTACT: LISA CONDREY
ARCHITECT:	PIAZZA ARCHITECTURE PLANNING 847 GALVEZ STREET - SUITE 200 MANDEVILLE, LOUISIANA 70448 PHONE: (985) 626-1564, FAX: (985) 626-8289 E-MAIL: pzaz22@mamiersplaza.com CONTACT: MICHAEL PIAZZA
GENERAL CONTRACTOR:	McMATH CONSTRUCTION 1125 NORTH CAUSEWAY BLVD. - SUITE #2 MANDEVILLE, LOUISIANA 70471 PHONE: (985) 624-9010, FAX: (985) 624-6847 E-MAIL: danny@mcmathconstruction.com CONTACT: DANNY BROWN
STRUCTURAL ENGINEER:	COAST CONCRETE SERVICES 29072 KRINDEL ROAD LACOMBE, LOUISIANA 70445 PHONE: (985) 882-8001, FAX: (985) 882-1534 E-MAIL: jeremy@coastcs.com CONTACT: JEREMY DEVILLE
MECHANICAL/H.V.A.C. DESIGNER/ CONTRACTOR:	SLIDELL REFRIGERATION P. O. BOX 5250 SLIDELL, LOUISIANA 70469 PHONE: (985) 643-1991 E-MAIL: scott@slidellrefrigeration.com CONTACT: SCOTT MORRISON
ELECTRICAL DESIGNER/ CONTRACTOR:	PANTHER ELECTRIC L.L.C. 1125 NORTH CAUSEWAY BLVD. - SUITE #1 MANDEVILLE, LOUISIANA 70471 PHONE: (985) 373-0085, FAX: (985) 373-0081 E-MAIL: CONTACT: JOHN V. NARRETTO

5. VICINITY MAP

SCALE: NONE



project 6214
 date 2.25.15
 revisions



Piazza Architecture Planning APAC
 Mandeville Louisiana



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~ Proposed Retail and Office Building ~
 East Boston Street at Vermont Street
 Covington, Louisiana

sheet

A01.1

of

PROJECT NOTES

SCALE: NONE

SCOPE OF WORK:

- The project consists of a new two story "retail/office" building.
- The plans as submitted include the architectural drawings for the building only.
- The plans do not include the following:
 - HVAC Systems - to be designed by owners HVAC sub-contractor.
 - Power Plan - to be designed by owners electrical sub-contractor.
 - Lighting Plan - to be designed by owners electrical sub-contractor.
- The building is to be constructed on a concrete slab. Exterior walls to be constructed with wood stud framing, and finished with cement stucco and Hardie Plank lap siding. Roof system to be metal roof panels on pre-engineered wood trusses.
- Building is not required to be sprinklered, and it will not be sprinklered.
- As per IBC 2012 - Figure 1609A, this building lies within the 130 - 140 mph wind zone and shall be structurally designed accordingly.

ALARM SYSTEM NOTES:

- Alarm system, if required, to be submitted by owners. It is not part of this contract but must meet the following:
 - Provide a fire alarm system in accordance with I O 1: 9-6, and IBC 2012, Section 907.
 - Provide a visual alarm system in accordance ADA-AG 4.28.3
- Fire Department notification shall be accompanied in accordance with 9.6.4.
- When central control equipment is located in areas that are not continuously occupied, automatic fire detectors shall be provided at each central equipment location to provide warning of fire at these locations.
- Occupant notification shall be by means of either voice or prerecorded message announcement initiated by the person in the facility attended receiving station. Horns and bells are not allowed in assembly occupancies.
- In accordance with IRS 40:1651, fire alarm system shop drawings to be submitted with plan review application and fee prior to installation of any work. No work shall commence until shop drawings have been found to be in compliance with applicable codes by the State Fire Marshall's office.
- Per NFPA 38.3.4.1 requirements for Business Occupants, to make alarm system not required the following must be met:
 - less than 2 or more stories in height above level of exit discharge
 - less than 50 occupants above or below level of exit discharge
 - less than 300 occupants
- As per IRS 40:1653 and 40:1628, all work and inspections of fire alarm and portable fire extinguishers shall be performed by a State of Louisiana certified agent.

COMMERCIAL CONSTRUCTION NOTES:

GENERAL:

- AIA Document A011, General Conditions of the Contract for Construction, 1997 Edition, shall be part of contract for any work included in these plans and specifications.
- All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
- Contractor shall obtain all local and state permits as required before start of construction.
- The contractor shall provide any surveys, testing or engineering required to insure safe and complete construction.
- Contractor shall pass all inspections and approvals as required by local authorities during course of construction.
- Contractor shall verify all existing conditions before commencing work.
- Contractor shall verify all dimensions before construction begins. Any discrepancies shall be brought to the Architects attention.
- Contractor shall ask for details whenever uncertain about methods of installation. Lack of details not requested shall not excuse improper installation and correction shall be responsibility of contractor.
- Contractor shall keep an accurate record of all changes marked in ink on the contract documents during construction, including location of all underground utilities. Contractor shall furnish owner and architect a copy of this record before acceptance is recorded.
- Contractor shall secure and obtain the certificate of occupancy from local authorities before final payment will be issued.

- These drawings have been drawn and checked to insure a reasonable and normally acceptable degree of accuracy. However, the contractor is responsible for checking all dimensions, details and requirements of these plans and specifications prior to start of work.
- The sheets in these construction documents are complementary to each other; what is called for by one shall be binding as if called for by all.

SITE:

- All existing remaining trees shown or not are to be protected from damage during construction, where tree location discrepancy occurs, contact the Architect prior to starting construction.
- All concrete sidewalks shall be 4" thick, 2500 psi at 28 days concrete (150 lbs/cf) with 6x6 414 WMM, construction joints shall be at 4'-0" o.c., and expansion joints at 32'-0" o.c., 1/2" preformed filler at expansion joints, all joints and edges shall be troweled to a 1/2" radius, finish shall be broom finish.
- EGRESS:
- A doorway in a means of egress shall provide at least 32" clear (consider a 3'-0" door). Where a pair of doors is provided, at least one leaf shall comply.
- Hollow metal frames shall conform with Steel Door Institute recommended specifications, SDI-100.
- Doors shall be readily opened from the side of the exit travel at all times the building is occupied.
- Locks on doors in means of egress shall not require the use of a key, special device, or special knowledge to open in the direction of egress.
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- A doorway in a means of egress shall provide at least 32" clear (consider a 3'-0" door). Where a pair of doors is provided, at least one leaf shall comply.
- Hollow metal frames shall conform with Steel Door Institute recommended specifications, SDI-100.
- Doors shall be readily opened from the side of the exit travel at all times the building is occupied.
- Locks on doors in means of egress shall not require the use of a key, special device, or special knowledge to open in the direction of egress.
- All doors in a required means of egress may be provided with a latch or lock only if it is equipped with panic hardware.
- Exit discharge shall provide occupants safe access to a public way.
- Egress shall not be through a room subject to locking in the direction of egress.
- Provide landings outside exterior doors level with the floor.
- The floor shall be level on both sides of a door.
- Final hardware selection to be made by owner and Architect, contractor to submit information for selections.
- Bathroom door locks shall permit opening from the outside in case of emergency, by staff personnel.

INSULATION:

- Insulation and insulation assemblies shall meet the requirements of Section 719, IBC 2012.
- Concealed insulation shall have a flame spread index of not more than 25 and a smoke development index of not more than 450, in accordance with Section 719, IBC 2012.
- Exposed insulation shall have a flame spread index of not more than 25, and a smoke developed index of not more than 450, in accordance with Section 719, IBC 2012.
- In accordance with Section 803, IBC 2012, interior walls and ceilings shall be classified in accordance with ASTM E 84. Such interior finish materials shall be grouped as follows:

Class A: Flame spread 0-25, smoke-developed 0-450
Class B: Flame spread 26-75, smoke-developed 0-450
Class C: Flame spread 76-200, smoke-developed 0-450

GLAZING:

- Provide safety glazing in hazardous locations as defined by Section 2406, IBC 2012.
- Window Wall Recommendations published by AAMA in the "Metal Curtain Wall, Window Storefront, and Entrance Guide Specifications Manual" applies to this project.

CORRIDOR:

- The minimum corridor width shall be as determined in Section 1005.1, IBC 2012, but shall not be less than 44 inches.
- Where corridors must be separated from use areas, a 1 hour fire wall and self-closing 45 minute labeled door/frame assemblies are required, refer to plan for locations and partition types for UL file number and details.

LIFE SAFETY:

- Enclose or otherwise protect penetrations if systems are serving more than one floor of fire area to maintain the fire integrity required for vertical openings, Section 713, IBC 2012.
- Separate incidental use areas from other parts of the building by fire resistant methods as per table 508.2.5, IBC 2012.
- Protect vertical openings in accordance with Chapter 7, IBC 2012.
- A required fire separation shall be continuous from foundation through all intervening construction to the roof deck, from outside wall to outside wall or from fire barrier to fire barrier. Provide UL or FM listed assembly.
- 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.
- Install gas piping in accordance with NFPA 54.
- Gas-fired equipment shall be U.L. listed for its intended use and shall be installed and vented in accordance with NFPA 54.

FIRE EXTINGUISHER:

- Fire extinguisher and cabinet shall comply with applicable UL Standards and are labeled by UL. Multi-purpose Dry Chemical Type (AA-GOBC-Fc), cabinet to be semi-recess type with bubble type door.
- Provide hand-operated fire extinguishers in accordance with NFPA-10.
- All work and inspections of fire alarm, fire suppression, automatic sprinkler and fire extinguishing systems or portable fire extinguishers shall be performed by a State of Louisiana certified agent.
- Travel distance to a fire extinguishers shall not exceed 75 feet.
- Top of fire extinguisher, having a gross weight less than 40 lbs., shall be not more than 5 feet above the floor; 3-1/2 feet if gross weight 40 lbs or greater.

MISCELLANEOUS:

- Fire caulking to be FIRESEAL 3500, single part Acrylic Latex Intumescent Fire Stop Sealant, or approved equal.

GENERAL HANDICAP NOTES:

- Provide handicapped accessibility in accordance with ANSI ADA-AG 1994. This project shall include, but not be limited to the following requirements:

SITE:

- Parking spaces shall comply with section 502. Parking spaces and aisles shall be level. Ramps shall not encroach into aisles.
- Provide an accessible route from each accessible parking space to the accessible building entrance.
- Minimum clear width to be 36", passing spaces required at maximum of 200' (60' x 60' area).
- Least possible slope for ramps and accessible routes shall be 1:12.
- Provide curb ramps wherever an accessible route crosses a curb.
- Slope of flared curb ramp sides shall not exceed 1:10.
- Cross slope shall not exceed 1:50.
- Running slope shall not exceed 1:20.
- Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Provide edge protection at open sides of ramps and landings. Curbs shall be not less than 4" high in accordance with 406.

EGRESS:

- The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.
- Provide signage at accessible entrances and directional signage at all accessible entrances.
- Ground and floor surfaces shall be firm, stable and slip-resistant.
- A doorway in means of egress shall provide at least 32" clear (consider a 3'-0" door). Where a pair of doors is provided, at least one leaf shall comply.
- Thresholds shall comply with requirements of this section 404.2.5 regarding changes in level. (maximum threshold height to be 1/2" and beveled if over 1/4", 3/4" at exterior sliding doors).
- Provide landings outside exterior doors level with the floor.
- The floor shall be level on both sides of a door.
- Handles, pulls, latches, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Lever-operated mechanisms are acceptable designs.
- Provide maneuvering clearance at doors in accordance with 404.2.
- Handrails required on both sides of all stairs, height to be 34" - 38", measured from stair nosing, 2-1/4" clear space between rail and wall.
- Ramps that exceed 6" in rise, or 72" in run, shall have handrails on both sides. Height to be 34" to 38" above ramp surface, and extend at least 1'2" beyond top and bottom of ramp, parallel to ramp surface.

MISCELLANEOUS:

- Provide accessible service/information counter(s) in accordance with section 902.1.1.
- Accessible counter height shall be from 28" to 34" above the finished floor at reception counter.
- Employee work areas shall be designed and constructed as that individuals with disabilities can approach, enter and exit.
- Minimum clear headroom to be 80".
- Objects projecting from wall with their leading edges between 27" and 60" above the finished floor shall protrude no more than 4" into the walls or corridors.
- Openings for areas less than 24" in depth shall have clear opening of 20" min.
- TOILET ROOMS:
- Toilet rooms shall comply with requirements of section 603.
- Standard accessible toilet shall have minimum width of 60" and minimum depth of 59" for floor mounted water closet (56" with wall mounted unit), for outward swinging door.
- Water closets shall be located 18" from a side wall or partition.
- The height to the top of the toilet seat shall be 17" to 19".
- Flush controls shall be 44" maximum above finished floor.
- Grab bars for toilets shall be provided 33" to 36" above finish floor:

Side wall: 42" long minimum, 12" from back wall.
Back wall: 36" long minimum, 12" min. Each side of water closet center line.
- Urinals shall be stall-type or wall hung with an elongated rim at 17" max. above finish floor. A clear floor space 30" wide by 48" deep minimum shall be provided.
- Toilet paper dispensers shall be installed below grab bar, 19" minimum above floor and 36" maximum from the rear wall.
- Lavatories shall be mounted with the rim or counter surface no higher than 34" above finish floor, shall extend 17" minimum from wall, clearance of 29" minimum from finish floor to bottom of apron.
- A clear floor space 30" by 48" shall be in front of lavatories.
- Hot water and drain pipes under all lavatories shall be insulated, there shall be no sharp or abrasive surfaces under lavatories.
- Lavatory controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist; lever operated, push type and electronically controlled mechanisms are acceptable designs.
- Mirrors shall be mounted with the bottom edge of the reflecting surface 40" max. above the finish floor.
- Provide drinking fountain(s) in compliance with section 602.

SIGNAGE:

- Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door mounting height shall be 60" above finish floor to the centerline of the sign.
- All interior signage to be in letter and Braille form, style, color, design and location to be supplied by Architect, one size for each door to be supplied, size to be 4" x 4" maximum.
- Letters and numbers on signs shall have a width to height ratio between 3:5 and 1:1, and a stroke - width to - height ratio between 1:5 and 1:10.
- Letters and numerals shall be raised 1/32" and shall be accompanied by grade 2 Braille. Raised character height: 5/8" minimum, 2" sight maximum.
- The characters and background of signs shall be eggshell, matte or other non-glare finish. Character and symbols shall contrast with their background.
- Provide low level mounted exit signage in accordance with 703 (raised character, letter size, mounting) at all required exits.
- Handicap parking signage shall not be obscured by vehicle.

DETECTABLE WARNING:

- A minimum 36" wide continuous "detectable warning" must be provided at the boundary between pedestrian areas and vehicular areas, that are not separated by curbs, railings or other elements. Provide "detectable warnings" as per 705 at accessible parking aisle.
- A curb ramp shall have a "detectable warning". The "detectable warning" shall extend the full width and depth of the curb ramp.
- Required "detectable warning" on walking surfaces shall consist of raised truncated domes.
- The "detectable warning" on walking surface shall contrast visually with adjoining surfaces, either light-on-dark, or dark-on-light. The material used to provide the contrast shall be an integral part of the walking surface.

ELECTRICAL NOTES:

GENERAL:

- Refer to electrical plans for full design, notes and details, the electrical work is not part of this contract but is being handled by electrical sub-contractor under construction contract directly to owner, thru General Contractor.
- Contractor to make necessary arrangements with the local power company for temporary power and permanent meter. Contractor shall provide a source of construction electrical power.
- Contractor shall confirm with the telephone company that the service location, size, etc. meets their requirements and with their approval.
- All electrical work shall have a one year warranty.
- All electrical work shall be performed by a licensed electrician.
- Electrical work shall comply with NFPA 70 (2005), National Electrical Code, for all proposed electrical work in this submittal. Electrical work/modifications may include, but not limited to the following: lighting fixtures (interior, exterior and site); receptacles; panelboards; panel schedules; load schedules; utility company or service transformer KVA size, number of phases, voltage and secondary short circuit amps; fixture schedules; wire type, size and circuiting; single line diagram; properly sized new and existing protective equipment, including service disconnect(s), panelboard(s), circuit breakers and fused switches, sized for available short circuit amps; properly sized system grounding conductor and grounding electrode(s); connection of the system grounding and bonding at the service disconnect enclosure(s); properly sized over-current and short circuit protective devices for conductors, motors, transformers and equipment; properly sized conductors for equipment grounding and bonding of all metallic conduit and enclosures; installation of ground fault circuit receptacles; etc.
- Grounding shall conform to Article 250 of the NEC.
- Ground grid system shall tie to cold water piping.
- Main ground rod shall be 3/4" x 10' copper clad steel.
- Bonding of piping systems and exposed structural steel is required for metal water piping, metal gas piping, other metal piping that may become energized and structural steel, as per NEC section 250.104.
- Services is 200/208 Volt, 3 Phase, 4 Wire, 60 Hertz. Make necessary arrangements with power company for metering. Pay any associated cost, provide raceway, conductors, metering equipment, switches and connections as required by utility company.
- Electrical contractor to be responsible for the sizing and functioning of the panels and all wiring, switches, fixtures, etc.

EQUIPMENT:

- Equipment to be sized by supplier of equipment to meet needs of owner.
- Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling, as per NEC section 110.3(B).
- Sufficient access and working space shall be provided and maintained above all electrical equipment to permit ready and safe operation and maintenance of the equipment, as per NEC art. 110.26.
- The main feeders shall be installed galvanized or standardized heavy wall conduit branch circuits shall be run in EMT. All conduit to be 1/2" unless otherwise specified.
- All safety switches shall be heavy duty Westinghouse, or approved equal.
- GFCI protection must be provided for new receptacles located in bathrooms, rooftops and at the exterior of the building in public area, as per NEC section 210.8(B).
- Install special protective receptacle covers in all areas occupied by children under six years of age.
- All telephone jacks to be approved by owner.
- All fixtures shall be supported in accordance with section NEC 410.15.

MISCELLANEOUS:

- All conduit below grade located outside of building shall be minimum 3/4" rigid galvanized steel, unless noted otherwise.
- All conduit below grade shall be a minimum 1" schedule 40 PVC, buried a minimum of 18" in areas not subject to vehicular traffic. Install separate green ground wire in all PVC conduits.
- Power for HVAC equipment to be installed as per manufacturers specifications.
- A 125 volt, single phase 15 or 20 amp, rated receptacle outlet must be installed at all accessible locations for the servicing of any heating and air conditioning equipment on roof tops, in attics and crawl spaces, on the same level, within 25 feet of the equipment as per NEC art. 210-63.
- Provide emergency lighting in accordance with NFPA 101: 7.9.
- Provide illumination of means of egress in accordance with NFPA 101: 7.8.
- Exit signs complying with NFPA 101: 7.10 shall define exits and access to exits.
- All exit lights to have emergency power packs.
- Contractor shall paint circuit breakers feeding the exit and emergency light circuits red.
- If central control equipment is located in areas that are not continuously occupied, automatic fire detector shall be provided at each central control equipment location to provide warning of fire at these locations.

MECHANICAL NOTES:

GENERAL:

- Refer to mechanical plans for full design, notes and details, the mechanical work is not part of this contract but is being handled by mechanical sub-contractor under construction contract directly to owner, thru General Contractor.
- All HVAC systems shall be constructed in accordance with I O 1: 9.2., Life Safety Code.
- Utilities shall comply with the provisions of Section 9.1. Life Safety Code 2006.
- Execute all work according to all codes and ordinances. Pay for all permits and provide for inspections.
- All mechanical installations must meet commercial standards including heating, cooling, water heating, ductwork, etc., and that these installations must be typically accessible, as required.
- Guarantee all labor and material for one year from date of acceptance.
- Visit the site to be familiar with all visible conditions. No compensation will be allowed for failure to observe existing conditions.
- Make arrangements for sewer and water connections required. Include costs in price.
- Do all trenching, excavating and back filling required for completion of this work. Comply with requirements of General Provisions.
- HVAC contractor to be responsible for the design, sizing, and functioning of the units and ducts.
 - Central air condition system to be designed and priced with a minimum rating as per State Energy Code (ASHRAE 90.1-2004).
- Test all piping, test and adjust air distribution and refrigeration systems.
- Cutting and patching shall be in accordance with general practices.

FIRE SAFETY:

- Install smoke detectors to automatically stop the fan in HVAC duct systems over 2000 cfm in accordance with NFPA 90A: 4-4.2(1) (2006). As per 90A- 5, 1. Duct detectors shall be connected to building alarm system.
- Smoke dampers shall be installed in systems over 15,000 cfm to isolate air handling equipment; dampers shall automatically close when system is not in operation as per NFPA 90A: 4-4. Interconnect to buildings smoke detection and alarm systems when required by NFPA 101.
- Automatic sprinkler system to be installed, system to be sized and designed by others.
- Provide manual reset firestat in return air stream of A/C system, setting not to exceed 136 degree F.

EQUIPMENT:

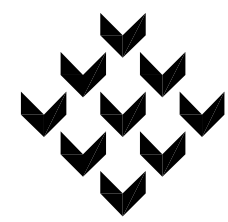
- Manufacturers catalog numbers are used to establish a standard of quality. Alternate products may be used if submitted to Architect and found acceptable to him. Contractor shall be responsible for all changes and costs which may be incurred by the use of substitute materials.
- Electrical contractor shall do all power and high voltage wiring. Mechanical contractor shall do low voltage control wiring. General contractor shall provide structural supports, foundations and painting. Roofer shall provide pitch pockets and install roof curbs, jacks, etc.
- Provide operating and maintenance instructions including wiring diagram and service manual. Furnish approved operating instructions. Mark all devices. Instruct owner in care and operation of all equipment.
- Outdoor Condensing Units: Remote type, air cooled, with weather protected 1.8 gauge cabinet; upflow, aluminum blade fan; permanently lubricated fan motor with built in thermal overload protection; quiet operation hermetic compressors with sound mufflers, internal thermostats and crankcase heaters; nonreturn condensers coil with accumulator, pre-wired controls consisting of magnetic starter, high-low switch, lock rotor, over and under voltage and thermal overload protection lock out relay.
- Fan Coil Units: Corrosion protected steel casing insulated with 1 inch thick fiberglass duct liner, double inlet centrifugal blower mounted in permanently lubricated bearings, adjustable V-Belt drive motor with thermal overload protection, direct expansion coil with expansion valve and 1 inch throwaway filters.
- Ductwork shall be galvanized steel. Construction details and gauges shall be according to NFPA Bulletin 90A, and SMACNA Duct manual. Use turning vanes at corners; provide splitter dampers with locking quadrants as shown. Provide fresh air dampers at outside air intakes and where required by code.
- Pre-insulated flexible air duct meeting Class 1 of UL Standard 181 may be used for lengths not to exceed 10 feet to connect ceiling diffusers to supply duct. Use spin-in collar. Seal vapor barrier completely.
- Provide 1 inch fiberglass duct, 1 1/2 pounds per cubic foot density with neoprene film on inside surface of rectangular duct applied with adhesive and clips spaced not less than one clip per two square foot of duct surface. Apply adhesive to end joints when installing.
- Control systems with cooling/heating year round thermostat and selector switches. Match stages to conditioning units and duct heaters scheduled. Install smoke detectors in discharge for 2000 CFM and up fan coil units to stop fan if smoke is detected.
- Electric air filtering unit to be placed in A/C return air.
- HVAC enclosures must have ducted returns, typically.
- Ceiling Diffusers, Grilles and Registers: Metal Air, aluminum.
- Rough in and connect all owner-furnished equipment including valves, fittings, etc.
- Construct and install kitchen exhaust hood, vent and automatic extinguishing system in accordance with NFPA 96.

MISCELLANEOUS:

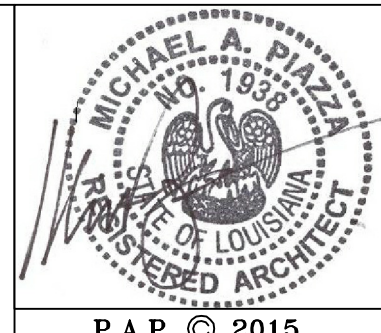
- Install gas piping in accordance with NFPA 54.
- Piping shall be installed so that it may expand and contract without damaging building. Provide satisfactory hangers, braces and supports. Install ductile fittings between dissimilar piping materials. Flang all under slab piping using 1/4" diameter stainless steel rods.

Domestic water lines: Copper type (K) underground, type (L) above.
Sewer, drain, sanitary and vent lines: PVC, ABS schedule 40 with glued joints.
Refrigerant piping: Copper type (L), cleaned capped and deoxidized, with enough copper solder fittings. Join with (silfos) silver solder. Bleed nitrogen through lines while soldering. Furnish strainer dryer and sight glass.
Ball Valves: Bronze blowout proof stems extended for insulated pipe; adjustable packing glands, Buna - N packing for cold water, Teflon for hot water of steam.
Butterfly Valves: 2 1/2 inch and larger; lug water type, cast iron body, field replaceable EDPM sleeve, nickel plated iron disc and lever handle with indicator.
- Install system of soil, waste and vent lines for a complete plumbing system. Connect to sewer as required.
- Install clean outs with access plates at the base of all plumbing stacks, change of direction of 45 degrees or more, and every 50 feet.
- Install cold and/or hot water lines to all fixtures complete with stop valves and shock absorbers.
- Insulate all hot water lines and horizontal cold water and condensate lines above ceiling with 1/2 inch fiberglass sealed with foil vapor barrier.
- Insulate refrigerant suction lines with 1/2 inch thick (Armaflex). Glue all joints. Do not tape joints. Paint outdoor insulation with protective paint.
- Water Heaters: Electric, glass lined tank, UL approved, thermostat, insulation meeting ASHRAE Standard 90-75, jacket and temperature pressure relief valve.
- Provide access doors for installation by others, if required.
- All hose bibbs to be frost-proof type.
- The potable water supply system shall be designed as per Board of Health requirements.

project 6214
date 2.25.15
revisions



Piazza Architecture Planning APAC
Mandeville Louisiana



~ Proposed Retail and Office Building ~
East Boston Street at Vermont Street
Covington, Louisiana

sheet

A01.2

of

ENERGY CODE NOTES:

A. Envelope Requirements

1. Air Leakage

- a. All joints and penetrations in the building envelope that are potential sources of air leakage must be caulked, gasketed, weather-stripped, or otherwise sealed in an approved manner.
- b. Recessed lighting fixtures must be gasketed and IC rated; i.e., rated for direct contact with insulation.
- c. The following areas must be sealed:
 - exterior joints around window and door frames
 - between wall sole plates, floors, and exterior-wall panels
 - openings for plumbing, electricity, and refrigerator and gas lines in exterior walls, floors, and roofs
 - openings in attic floors (such as where ceiling panels meet interior and exterior walls and masonry fireplaces)
 - service and access doors or hatches
 - all other similar openings in the building envelope
- d. Maximum air leakage rates for manufactured windows and doors are specified in the table below. Windows and doors certified by an accredited laboratory (such as the National Wood Window and Door Association (NWWDA) or the Architectural Aluminum Manufacturers Association (AAMA) meet these requirements and are labeled. For noncertified windows and doors, check manufacturers' test reports to verify compliance with these air leakage requirements.

2. Maximum Allowed Air Leakage Rates

	Frame Types		
	Wood	Aluminum	PVC
Windows (cfm per ft. of operable sash crack)	0.25	0.37	0.06
Sliding Doors (cfm per sq. ft. of door area)	NA	0.37	0.37
Swinging Doors (cfm per sq. ft. of door area)	0.25	1.25	NA

3. Building Component Certification

- a. Insulation R-values and glazing and door U-factors must be clearly marked on building plans and specifications
- b. Certification of installed components is required and can be accomplished through any of the following methods:
 - product labels - for example, R-values of insulation printed directly on the insulation, striping codes, manufacturers' labels on windows
 - contractor statements certifying the products they have installed
 - check with your local building official for requirements on certifying building components in your jurisdiction

4. Certifying Installed Insulation

- a. For blown or sprayed insulation, the initial installed thickness, settled thickness, coverage area, and number of bags used must be clearly posted at the job site.
- b. For components having a manufacturer's guaranteed R-value rating thickness markers must be placed at least every 300 feet
- c. For components without a manufacturer's guaranteed R-value rating, contact the Insulation Contractors Association of America for an approved way to ensure proper insulation levels are obtained.
- d. All COMcheck-EZ insulation requirements assume the insulation is installed at its standard thickness. If insulation is compressed, the R-value is reduced and the building may not meet the requirements.

5. Fiberglass Batt Insulation R-Values and Standard Thicknesses

Insulation R-Value	Standard Thickness
R-11	3-1/2"
R-13	3-5/8"
R-15	3-1/2"
R-19	6-1/4"
R-21	5-1/2"
R-22	6-1/4"
R-30	9-1/2"
R-38	12"

B. Lighting Requirements

1. Control, Switching, and Wiring Requirements

All lighting systems must have controls or switches that allow occupants to manually or automatically dim lights or turn them on and off.

2. Interior-Lighting Controls

Independent interior-lighting controls are required for each area enclosed by ceiling-height partitions. These controls can be any of the following:

- a. A switch located so the occupant can see the area controlled by the switch
- b. A switch that indicates whether the lights are on or off when it is impossible to see the controlled area from the switch location
- c. An occupant-sensing device

Exceptions:

- d. Areas that must be continuously illuminated for building security or emergency exits. These areas must be designated as security or emergency exit areas on the plans, and the lights must be controlled by switches accessible only to authorized personnel.
- e. Public areas, such as building lobbies and retail stores. These lights can be controlled by a single switch for the entire area.

3. Bi-Level Switching

Lighting within a space must be switched so the occupant can reduce the connected lighting load by at least 50 percent in a reasonably uniform illumination pattern. Bi-level switching requirements may be met by

- a. Switching alternate luminaires in a row or alternate rows of luminaires
- b. Separately switching half of the lamps in each luminaire or two lamps in three-lamp luminaires
- c. Using dimming controls on all lamps or luminaires

Exceptions - bi-level switching is not required if

- d. The area has only one luminaire
- e. An occupant-sensing device controls the area
- f. The area is a corridor, storage area, rest room or main lobby

4. Exterior-Lighting Controls

Automatic controls are required for all exterior lights. The control may be a directional photocell, an astronomical time switch, or a building automation system with astronomical time switch capabilities. The control must automatically turn off exterior lighting when daylight is available

Exception - Lights in parking garages, tunnels, and other large covered areas that must be on during daylight hours are exempt from this requirement.

5. Tandem Wiring

The following types of one-lamp or three-lamp fluorescent fixtures must be tandem wired:

- a. Pendant- or surface-mounted luminaires in continuous rows
- b. Recess-mounted luminaires located within 10 feet of each other and served by the same switch

Exceptions

- c. Luminaires that use electronic high-frequency ballasts
- d. Luminaires that are not on the same switch control or in the same area

6. Interior-Lighting Requirements

Interior lighting must not exceed the allocated wattage determined on the lighting screen. Interior lighting includes all permanently installed general and task lighting shown on the plans. It does not include emergency lighting that is usually off, specialized lighting for medical or research purposes, lighting for museum or gallery displays, or lighting for plant growth

7. Exterior-Lighting Requirements

Exterior lighting must meet the following criteria to comply with COMcheck-EZ requirements

- a. The power for all lighting must be supplied through the building electrical service
- b. Energy-efficient lighting must be used when illuminating paths, walkways, and parking areas. Qualifying types of energy-efficient lighting sources include fluorescent lamps and ballasts, compact fluorescent, metal halide lamps and ballasts, and high-pressure sodium lamps and ballasts. Any lighting source that has an efficacy of 45 lumens per watt or greater is allowed for exterior lighting.

Exceptions - These criteria do not apply to:

- c. Specialized signal, directional, and marker lighting associated with air, rail, water, and road transportation
- d. Lighting used to highlight features of registered historic landmark structures or buildings
- e. Lighting integral to advertising signage
- f. Lighting used for safety or security specifically designed to meet health or life safety requirements
- g. Low-voltage lighting used exclusively for landscaping

C. Mechanical Requirements

1. Mechanical Equipment Efficiency

COMcheck-EZ requires that mechanical systems and equipment meet the ASHRAE/IES Standard 90.1-2004, or the International Energy Conservation Code, 2006 edition, as applicable.

2. Thermostats

Solid-state programmable heating and/or cooling thermostats that meet the following criteria are required:

- a. One thermostat for each zone
- b. Capable of automatically setting back or shutting down heating and cooling systems during nights and weekends
- c. Must have an accessible override so occupants can operate the system during off-hours
- d. Heat pumps with supplementary electric resistance heaters must have thermostats specifically designed for heat pump operation
- e. Exception - A setback or shutoff control is not required on thermostats that control the temperature in
 - residences
 - hotel/motel guest rooms
 - areas where heating and/or cooling systems must operate continuously

3. Air Economizer Systems

Where building applications exist where the utilization of outside favorable weather conditions will reduce the overall energy usage that, at the same time maintain indoor design conditions, such systems are to be considered

4. Outdoor-Air Ventilation Requirements

Ventilation systems shall be designed to be capable of reducing the supply of outdoor air to the minimum ventilation required by the Louisiana State Uniform Construction Code. Systems may be designed to supply outside air quantities exceeding minimum levels, but they shall be capable of operating at no more than minimum levels through the use of return ducts, mechanically or automatically operated control dampers, fan volume controls, or other devices.

5. Shutoff Dampers

Outdoor-air supply and exhaust systems with design air flow rates greater than 3000 cubic feet per minute of outdoor air must have dampers that automatically close while the equipment is not operating.

Exception: This requirements does not apply to automatic dampers mandated by health and life safety codes.

6. Natural Ventilation

Where natural ventilation is to be used to meet ventilation requirements, refer to your state or local code or Section 402 of the IMC to find minimum area requirements for openings. The codes typically require that a free opening equal to at least 4% of the floor area be available for natural ventilation.

7. Duct Insulation

Supply and return ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated to at least the minimum R-values shown in the table below. Unconditioned spaces include attics, crawl spaces, unheated basements, unheated garages, and exterior-building cavities. To determine required minimum R-values, identify the climate zone from the Mechanical screen and find the R-value requirement for the duct location from the table below.

Building Location	Ducts in Spaces		Ducts Outside the Building	
	Unconditioned	Conditioned	R-δ	R-δ
Zones 1 - 4	R-5	R-5	R-δ	R-δ
Zones 5 - 14	R-5	R-5	R-6.5	R-6.5
Zones 15 - 19	R-5	R-5	R-δ	R-δ

When ducts are located in the exterior building cavities, the full insulation R-value requirement for that building component must be installed between the duct and the building exterior.

Exceptions - Duct insulation is not required in the following cases:

- within HVAC equipment
- exhaust-air ducts
- when the design temperature difference between the air in the duct and the surrounding air is 15 degrees F or less

8. Sealing Flexible Ducts

- a. In a flexible-duct system, all duct connections must be mechanically fastened and sealed to prevent leakage. Duct mastic is the preferred flexible sealant. Conventional duct tape must not be used in a duct system except to seal the joints on access doors.

b. The following locations must be sealed

- all connections (splices, Ys, Ts, and boots)
- supply- and return-air grills must be sealed to the gypsum board or other interior finish
- penetrations into the plenum (supply and/or return) and any structural cavities used for air distribution
- for systems that include an air handler, the air handler and air-handler closet must be sealed
- the air handler connection to the plenum must also be sealed

9. Sealing Metal Ducts

- a. Transverse seams (seams other than those parallel to the direction of air flow) of metal ducts designed to operate at static pressures above 1/2 inch above water column must be sealed. It is recommended that all longitudinal seams (seams that are parallel to the direction of air flow) also be sealed. Spiral joints do not require sealing.
- b. Various exterior-duct sealant materials may be used to seal transverse seams, however, pressure sensitive tape (duct tape) cannot be used as the primary sealant.

10. Water-Heating System Requirements

These requirements apply to service and domestic water heating systems. They do not apply to systems used for comfort heating or to systems designed to meet manufacturing, industrial, or commercial process requirements. The following components are required on water-heating systems.

a. Heat traps are required on noncirculating water-heating systems on both inlet and outlet connections. Heat traps may be purchased or field fabricated by creating a loop or inverted U-shaped arrangement on the inlet and outlet pipes. Heat traps are not required on circulating systems.

b. Pipe insulation is required for all piping in the following categories of piping systems designed for fluids with temperatures of 103 degrees F and greater:

- circulating water-heating systems
- the first 6 feet of outlet piping from any constant-temperature noncirculating storage system
- the inlet piping between the storage tank and a heat trap in a noncirculating storage system
- pipe insulation must meet the following minimum requirements for thickness
 - * under 2.5" nominal pipe diameter - 1.0"
 - * 2.5" or over nominal pipe diameter - 1.5"
 - * runouts to individual terminal units not exceeding 12 ft in length and 2" nominal pipe diameter - 0.5"
- circulating loop controls - automatic time switch controls must be installed to shut down the pump and heat tracer tape (if installed) on circulating water-heating systems during periods of nonuse

PROJECT R-VALUES

Typical Walls:		
Fiber Cement Siding (1/4"x8" lapped)		0.20
Tyvek covering - plastic film		negl.
5/8" sheathing		1.65
5-1/2" batts		15.00
5/8" gypsum board		0.56
R-Value		17.41

PROJECT R-VALUES

Typical Walls:		
Stucco Finish (1/8")		0.03
Cement (1/2")		0.10
Tyvek covering - plastic film		negl.
5/8" sheathing		1.65
5-1/2" batts		15.00
5/8" gypsum board		0.56
R-Value		17.34

Double Insulated Windows:

R = 1.61
U = 0.62

Solid 1-3/4" Wood Doors:

R = 3.13

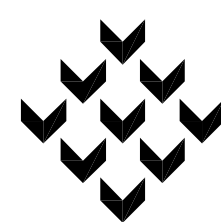
Wood and Glass Doors:

R = 3.13 for solids 50%
R = 1.61 for insulated glass 50%
R = 2.37 for combination doors

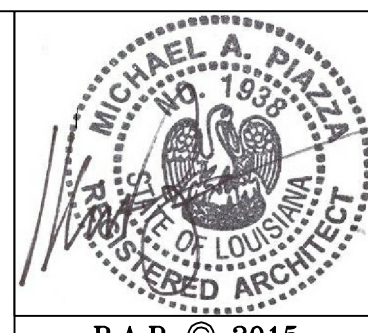
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date 2.25.15

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Mandeville Louisiana



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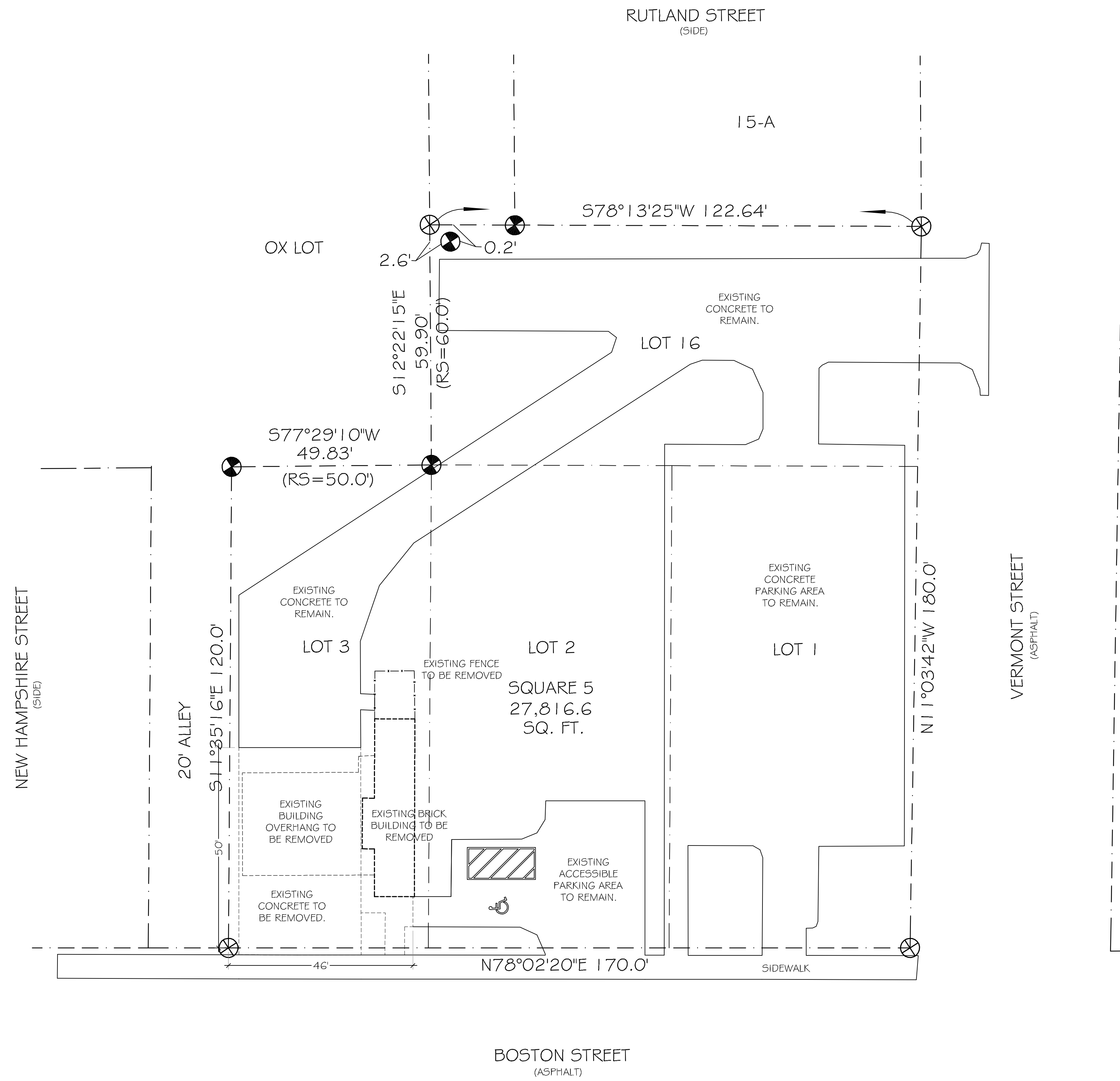
~ Proposed Retail and Office Building ~

East Boston Street at Vermont Street
Covington, Louisiana

sheet

A013

of



SITE INFORMATION:

SITE IS LOTS 1, 2, 3, AND 16, SQUARE 5, DIVISION OF ST. JOHN, CITY OF COVINGTON, ST. TAMMANY PARISH, LOUISIANA.
 SITE IS 27,816.6 SQ. FT. or 0.639 ACRES.
 SITE IS LOCATED IN FLOOD ZONES A15 # B, PER F.E.M.A. MAP NO. 220200 0005 B, DATED NOVEMBER 19th, 1980.

BUILDING INFORMATION:

BUILDING IS 2,185 SQ. FT. OF LEASIBLE AREA.
 BUILDING SHALL BE USED AS:
 FIRST FLOOR: RETAIL SPACE
 SECOND FLOOR: OFFICE SPACE

PARKING INFORMATION: 3.3107

COMMERCIAL ESTABLISHMENTS IN THE DIVISION OF ST. JOHN SHALL HAVE NO OFF STREET PARKING REQUIREMENTS.
 BUILDING CONTAINS 2,185 SQ. FT. OF LEASIBLE AREA.
 PARKING AS REQUIRED: 0 PARKING SPACES
 PARKING AS PROVIDED: XX PARKING SPACES

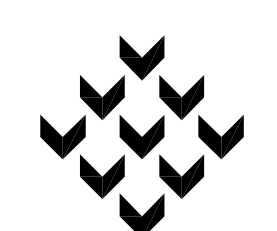
SETBACK INFORMATION: 3.3106

FRONT YARD: THERE SHALL BE NO FRONT YARD REQUIREMENTS.
 REAR YARD: THERE SHALL BE NO REAR YARD REQUIREMENTS.
 SIDE YARD: THERE SHALL BE NO SIDE YARD REQUIREMENTS.

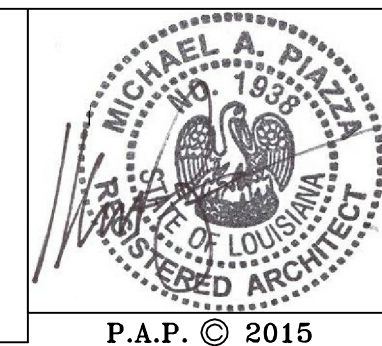
1. SITE PLAN - EXISTING

SCALE: 1/4" = 1'-0"
 THIS DRAWING IS BASED ON A SURVEY BY:
 JOHN G. CUMMINGS and ASSOC.
 503 NORTH JEFFERSON AVENUE
 COVINGTON, LOUISIANA
 DATED: OCTOBER 29th 2014

project 6214
 date 2.25.15
 revisions

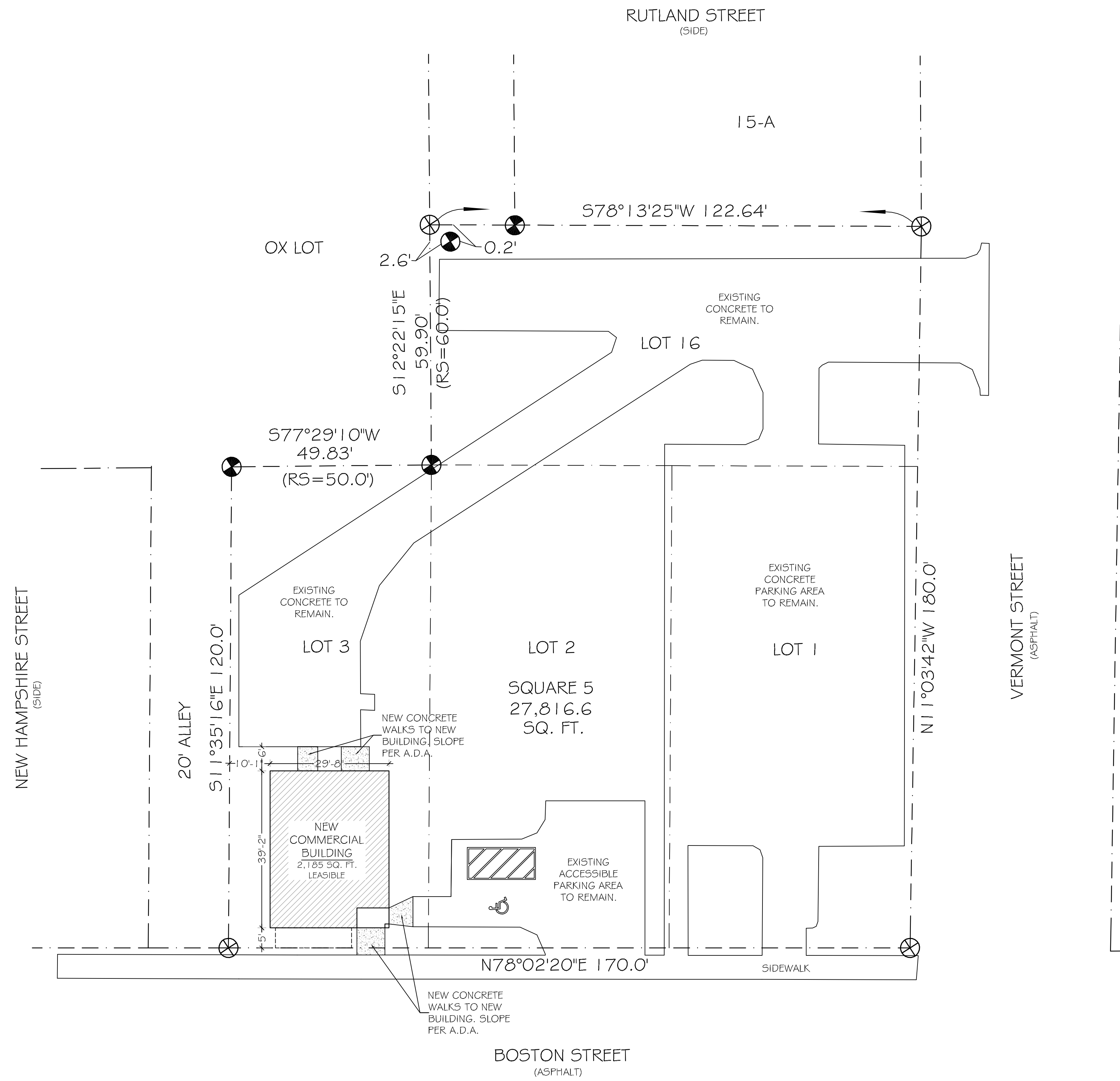


Piazza Architecture Planning APAC
 Mandeville Louisiana



~ Proposed Retail and Office Building ~
 East Boston Street at Vermont Street
 Covington, Louisiana

sheet
A02.1
 of



SITE INFORMATION:

SITE IS LOTS 1, 2, 3, AND 16, SQUARE 5, DIVISION OF ST. JOHN, CITY OF COVINGTON, ST. TAMMANY PARISH, LOUISIANA.
 SITE IS 27,816.6 SQ. FT. or 0.639 ACRES.
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 SECOND FLOOR: OFFICE SPACE

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COMMERCIAL ESTABLISHMENTS IN THE DIVISION OF ST. JOHN SHALL HAVE NO OFF STREET PARKING REQUIREMENTS.
 BUILDING CONTAINS 2,185 SQ. FT. OF LEASIBLE AREA.
 PARKING AS REQUIRED: 0 PARKING SPACES
 PARKING AS PROVIDED: XX PARKING SPACES

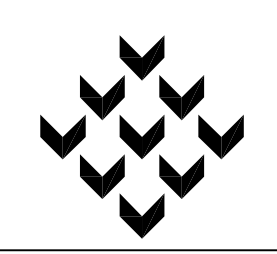
SETBACK INFORMATION: 3.3106

FRONT YARD: THERE SHALL BE NO FRONT YARD REQUIREMENTS.
 REAR YARD: THERE SHALL BE NO REAR YARD REQUIREMENTS.
 SIDE YARD: THERE SHALL BE NO SIDE YARD REQUIREMENTS.

1. SITE PLAN - PROPOSED

SCALE: 1/4" = 1'-0"
 THIS DRAWING IS BASED ON A SURVEY BY:
 JOHN G. GUMMINGS and ASSOC.
 503 NORTH JEFFERSON AVENUE
 COVINGTON, LOUISIANA
 DATED: OCTOBER 29th 2014

project 6214
 date 2.25.15
 revisions

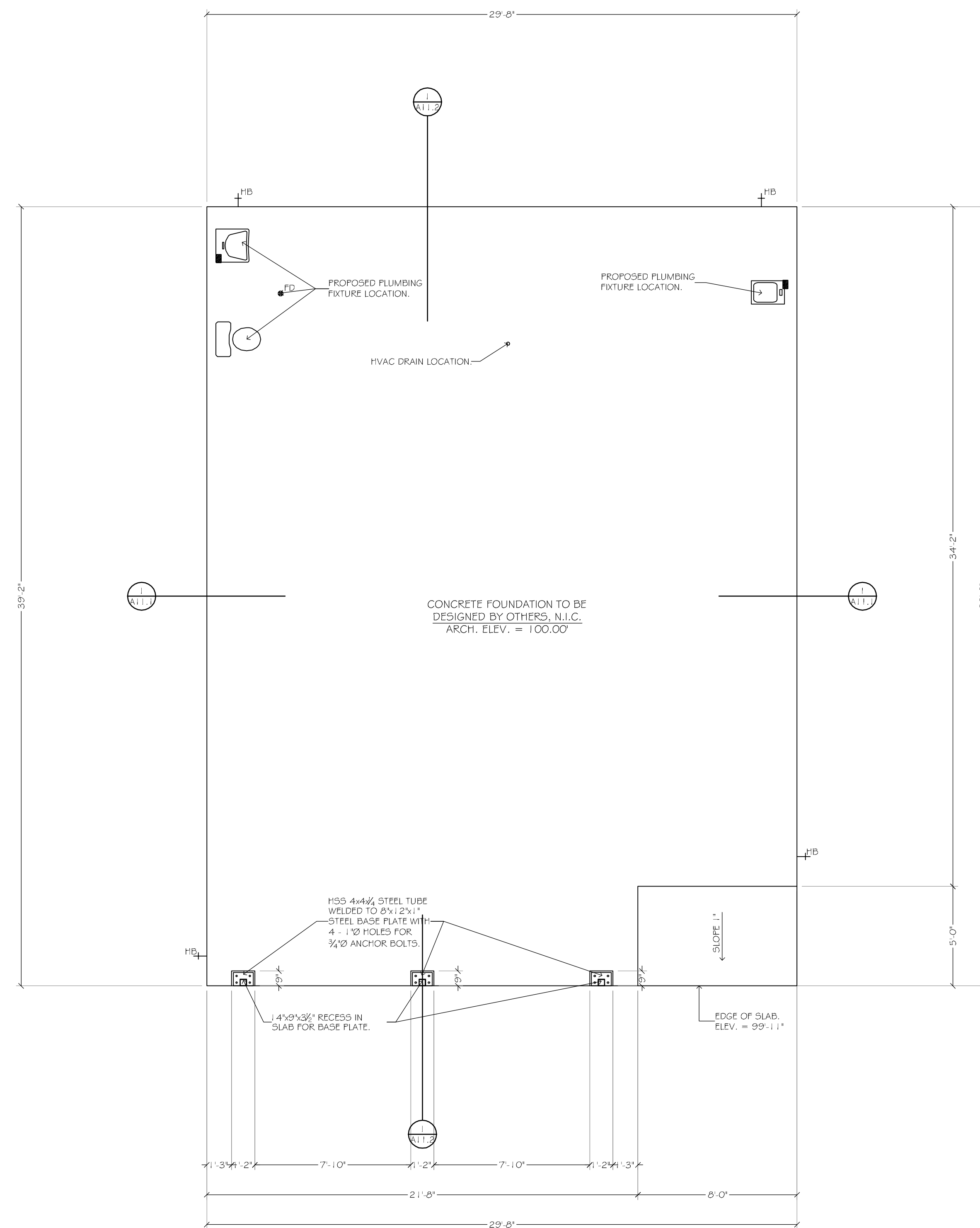


Piazza Architecture Planning APAC
 Mandeville Louisiana



~ Proposed Retail and Office Building ~
 East Boston Street at Vermont Street
 Covington, Louisiana

sheet
A02.2
 of



1. FORM SETTING PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

GENERAL:

1. Refer to foundation plan for full design and reinforcing notes.
2. This plan is to be only for the location as per this project.
3. The contractor shall verify all drops, off-sets, brick ledges and block outs on architectural plans and notify the engineer of any discrepancies that may exist.
4. The contractor shall be responsible for coordination of the pavement drawings with all other drawings.
5. Alteration to or deviation from the information shown on this sheet without the written advance approval from Professional of Record will void designers responsibility.
6. Builder/Contractor to provide an owner approved, bonded termite treatment, including materials and methods, under and around entire structure, include a 1 year warranty.
7. All trees within close proximity shall be removed to prevent the roots from extending under the slab.
8. Remove a minimum of 12" of existing soil under the building slab and all unstable silt, prior to placing any fill.
9. Slab elevation to be set by owner; however, it must meet all parish and FEMA flood insurance requirements.
10. Loading of the slab prior to final curing shall not be done without the approval and direction of the design engineer.
11. All runoff water must be carried away from the slab to prevent saturation of the sub-base.

CONCRETE:

12. All grade beams to be placed on undisturbed, dry natural ground or on fill compacted to 95% of maximum density.
13. All sub-grade fill shall be select granular material compacted to 95% modified Proctor density in a maximum of 6" lifts.
14. Concrete slab to be 5" thick, 3000 psi at 28 days, over 6 mil minimum polyethylene vapor retarder and compacted soil, 95% compaction. Vapor retarder to be installed as per Section 1905 of the IBC 2003. Concrete design mix shall be in accordance with ACI 318 (latest version). Maximum water content ratio at surface shall not exceed 5.
15. Concrete shall be well consolidated.
16. Slab shall be level to within 1/4" in 10', provide smooth trowel finish at interior slabs, light broom finish at exterior slabs, provide positive gentle slope away from building at all exterior slabs.
17. Concrete shall not be poured when the temperature is below 32 degrees F or shall reach that point within 12 hours.
18. Curing shall be as per ACI recommendations. Curing and compound shall have a minimum of 30% solids.

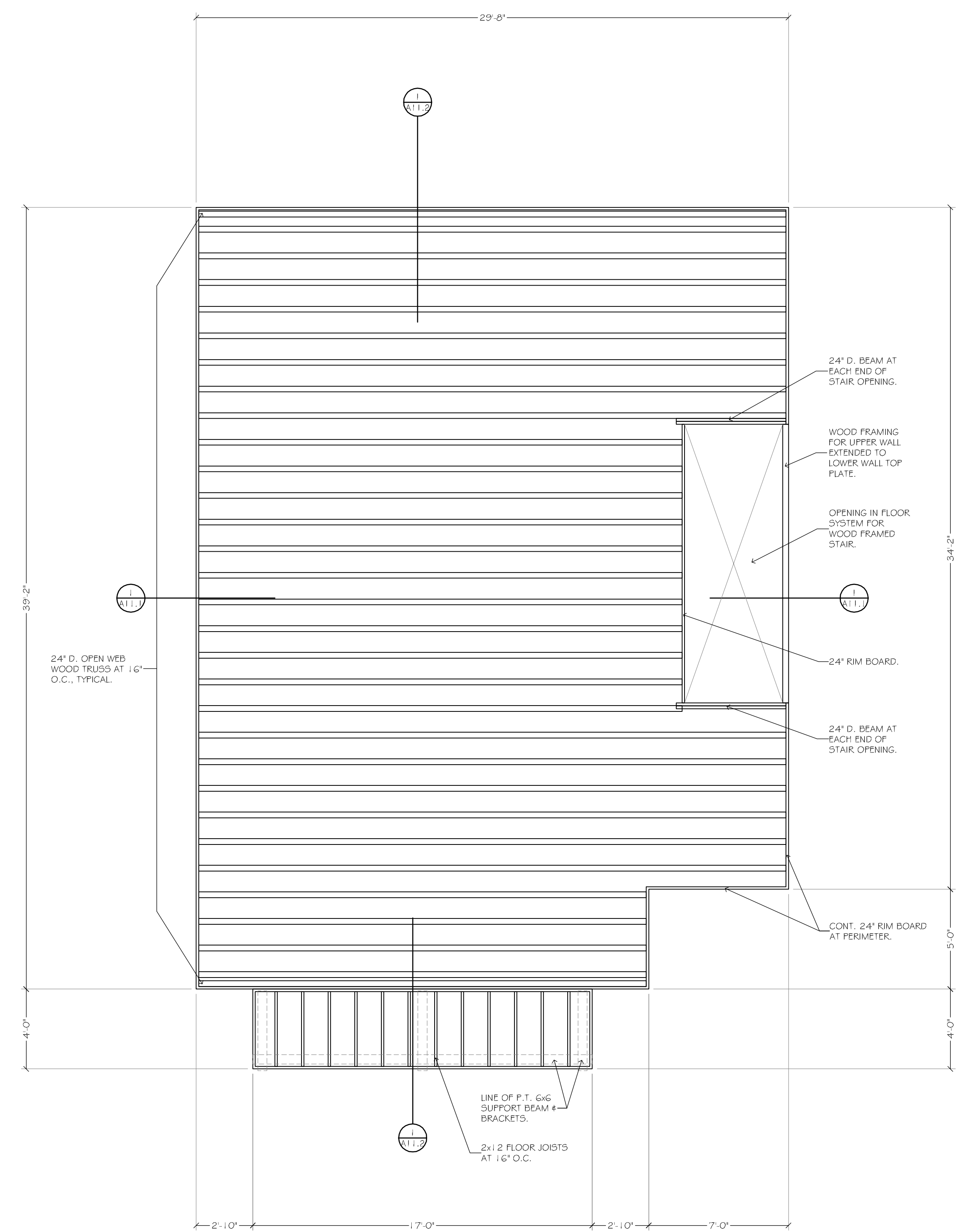
MISCELLANEOUS:

19. All plumbing lines running below slab to have galv. metal hangers at 36" o.c.
20. 1 Layer(s) polyethylene vapor barrier shall be placed under all concrete, 6 mil ASTM C171.
21. Wire mesh reinforcing shall be electrically welded steel wire fabric.
22. Reinforcing bars shall be as shown on plans.
23. All conventional reinforcing steel shall meet ASTM-A615 (Grade 60). Reinforcing steel shall be detailed and accessories provided in accordance with the latest ACI Manual of Standard Practice for Detailing Reinforced Concrete Structure.
24. Reinforcement shall have 3" cover in the grade beam bottoms, 2" cover in the beam sides and top, 1-1/2" cover in the slab top and bottoms, unless noted otherwise.
25. Mesh and bars shall be securely supported to prevent both vertical and horizontal movement during concrete placing. No tendon will be unsupported for more than 5 ft.
26. Support slab reinf. steel on half bricks @ 4" o.c. and to maintain proper location in slab.
27. Mesh to be 4 x 4 - w4.0 x w4.0, to be placed in top 1/3 of pavement.
28. No field supervision provided under this seal unless otherwise noted.

WOOD TRUSS NOTES:

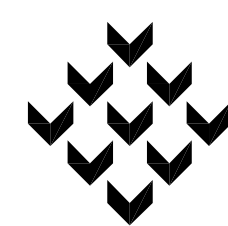
GENERAL:

1. As per Section 2303.1.2, IBC 2012, prefabricated wood joist structural capacities and design provisions shall be established and monitored in accordance with ASTM D 5055.
2. As per Section 2303.1.3, IBC 2012, girded laminated timbers shall be manufactured and identified as required in AITC A-190.1 and ASTM D 3737.
3. As per Section 2303.4, IBC 2012, wood trusses shall comply with Sections 2303.4.1 through 2303.4.7 IBC 2012.
4. Structural floor sheathing shall be designed in accordance with the general provisions of Section 2304.7.1, IBC 2012.
5. Structural roof sheathing shall be designed in accordance with the general provisions of Section 2304.7.2, IBC 2012.
6. Wood shear walls shall be designed in accordance with the general provisions of Section 2305.3 IBC 2012.
7. As per Section 2303.6, IBC 2012, nails and staples shall conform to requirements of ASTM F 1667.
8. Fasteners for wood framing shall be as per Section 2304.9, IBC 2012.
9. The framing of exterior and interior walls shall be in accordance with the provisions specified in Section 2306, IBC 2012, unless otherwise noted.
10. All dimensions should be read and calculated and never scaled.
11. All wall dimensions are taken to the face edge of the stud, unless noted otherwise.
12. Truss construction documents, (shop drawings), shall be prepared by a registered design professional, licensed in state of project, and shall be provided to architect, owner, and building official and approved prior to installation.
13. Trusses to be anchored to header plate with Simpson Hurricane anchors #12.5, unless otherwise noted, at each end of truss.
14. Plywood decking for floors shall be APA 409/24, 3/4" exterior grade as per Truss-Joist specifications.

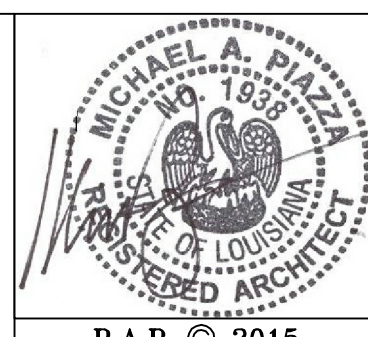


2. SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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N.F.P.A. 101 - 2012 EDITION

OCCUPANCY:
NEW BUSINESS

MINIMUM CONSTRUCTION TYPE:
NONE

OCCUPANT LOAD:
21 AT 1 PER 100 SQ. FT. (GROSS)

DOOR OPENINGS IN MEANS OF EGRESS:
SINGLE, NOT LESS THAN 32" CLEAR OPENING

AREA OF REFUGE AT STAIRS:
PROVIDED.

MINIMUM NUMBER OF EXITS:
TWO EXITS AT FIRST FLOOR, ONE EXIT AT SECOND FLOOR

DEAD END CORRIDOR:
20'-0" - NON-SPRINKLERED

COMMON PATH OF TRAVEL:
100'-0" - NON-SPRINKLERED, LESS THAN 30 OCCUPANTS

TRAVEL DISTANCE TO EXIT:
200'-0" - NON-SPRINKLERED

HORIZONTAL EXITS:
PER SECTION 7.2.4

SEPERATION and PROTECTION FROM HAZARDS:
STAIRWELL:
1 HR. WALL WITH 1 HR. DOOR/FRAME

FLOOR SYSTEM:
0 HR. COMMERCIAL ABOVE COMMERCIAL
1 HR. RESIDENTIAL ABOVE COMMERCIAL (SPRINKLERED)
2 HR. RESIDENTIAL ABOVE COMMERCIAL (NON-SPRINKLERED)

ILLUMINATION OF MEANS OF EGRESS:
PER SECTION 7.8

EMERGENCY LIGHTING:
PER SECTION 7.9

INTERIOR FINISHES WALL AND CEILING:
EXIT AND EXIT CORRIDORS: CLASS A or B
OTHER AREAS: CLASS A, B or C

INTERIOR FINISHES AT FLOOR:
EXIT AND EXIT CORRIDORS: CLASS I or II

DETECTION, ALARM AND COMMUNICATIONS SYSTEMS:
NOT REQUIRED.

EXTINGUISHMENT REQUIREMENTS:
PER SECTION 9.7.4.1 (MAX. TRAVEL DIST. IS 75')

LA. STATE PLUMBING CODE - 2000 EDITION

OCCUPANCY:

FIRST FLOOR: RETAIL SPACE
SECOND FLOOR: PROFESSIONAL OFFICE

OCCUPANT LOAD:

FIRST FLOOR: 1,122 SQ. FT. = 12 AT 1 PER 100 SQ. FT.
SECOND FLOOR: 1,063 SQ. FT. = 11 AT 1 PER 100 SQ. FT.

FIXTURE CALCULATIONS:

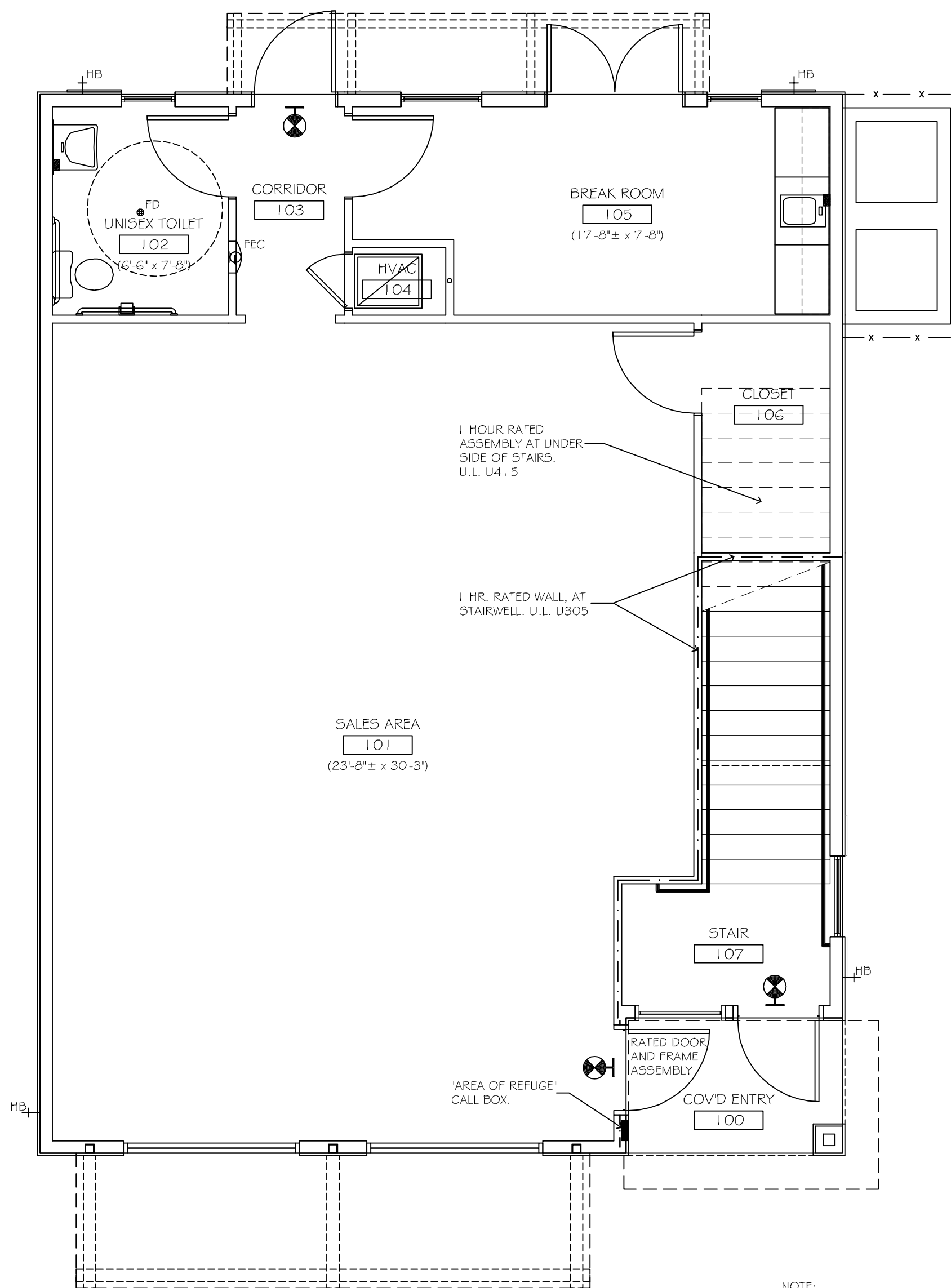
PER NOTE TABLE 411, NOTE #4:
OFFICES WITH LESS THAN 1,200 SQ. FT., AND RETAIL SPACES WITH LESS THAN 1,500 SQ. FT., SHALL BE ALLOWED TO USE A SINGLE UNISEX TOILET ROOM INSTEAD OF SEPARATE MENS AND WOMENS TOILET ROOMS.

UNISEX TOILET ROOMS:
WATER CLOSETS: 1 UNISEX REQD., 1 UNISEX PROV'D.
LAVATORIES: 1
WATER FOUNTAINS: NONE REQUIRED, TENANT SHALL PROVIDE WATER UPON REQUEST.

LEGEND:

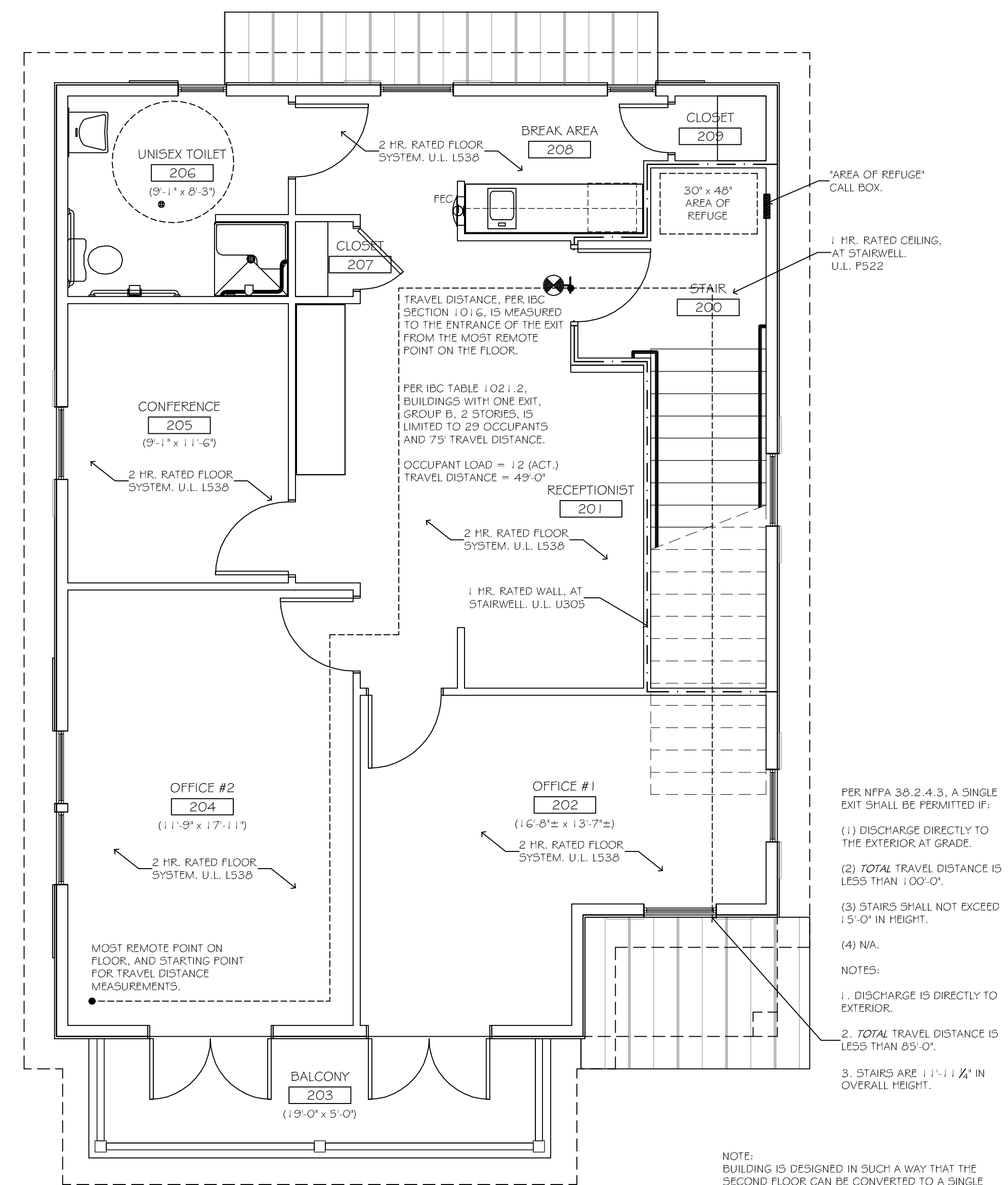
--- TRAVEL DISTANCE TO EXIT (TD)
- - - - - COMMON PATH OF TRAVEL (CPT)
= = = = = 1 HOUR RATED WALLS

EXIT LIGHT SIGN PER SECTION 7.10
(FEC) FIRE EXTINGUISHER WITH CABINET (BY FUTURE TENANT)



NOTE: BUILDING IS DESIGNED IN SUCH A WAY THAT THE SECOND FLOOR CAN BE CONVERTED TO A SINGLE FAMILY RESIDENCE.
RATED FLOOR SYSTEM IS REQUIRED FOR A RESIDENTIAL UNIT ABOVE A COMMERCIAL UNIT.
2 HOUR RATING FOR NON-SPRINKLERED BUILDING.
1 HOUR RATING FOR SPRINKLERED BUILDING.

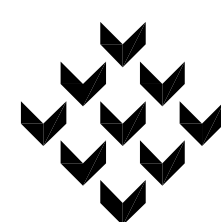
CODE COMPLIANCE
1. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



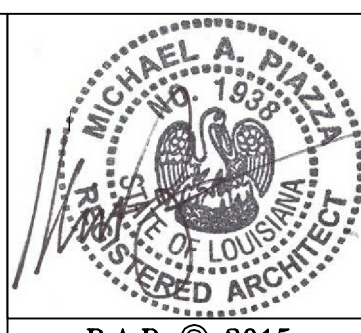
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CODE COMPLIANCE
2. SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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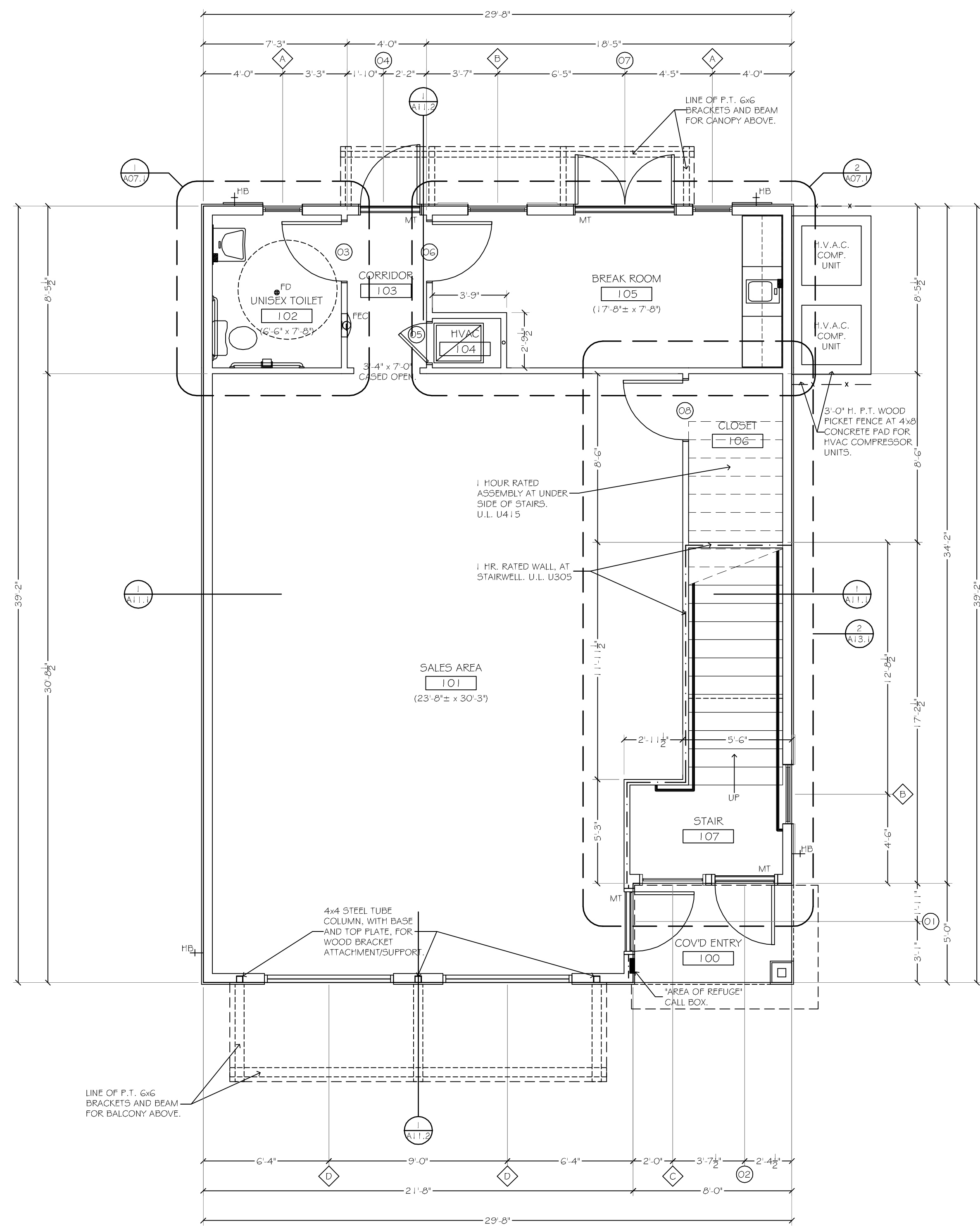
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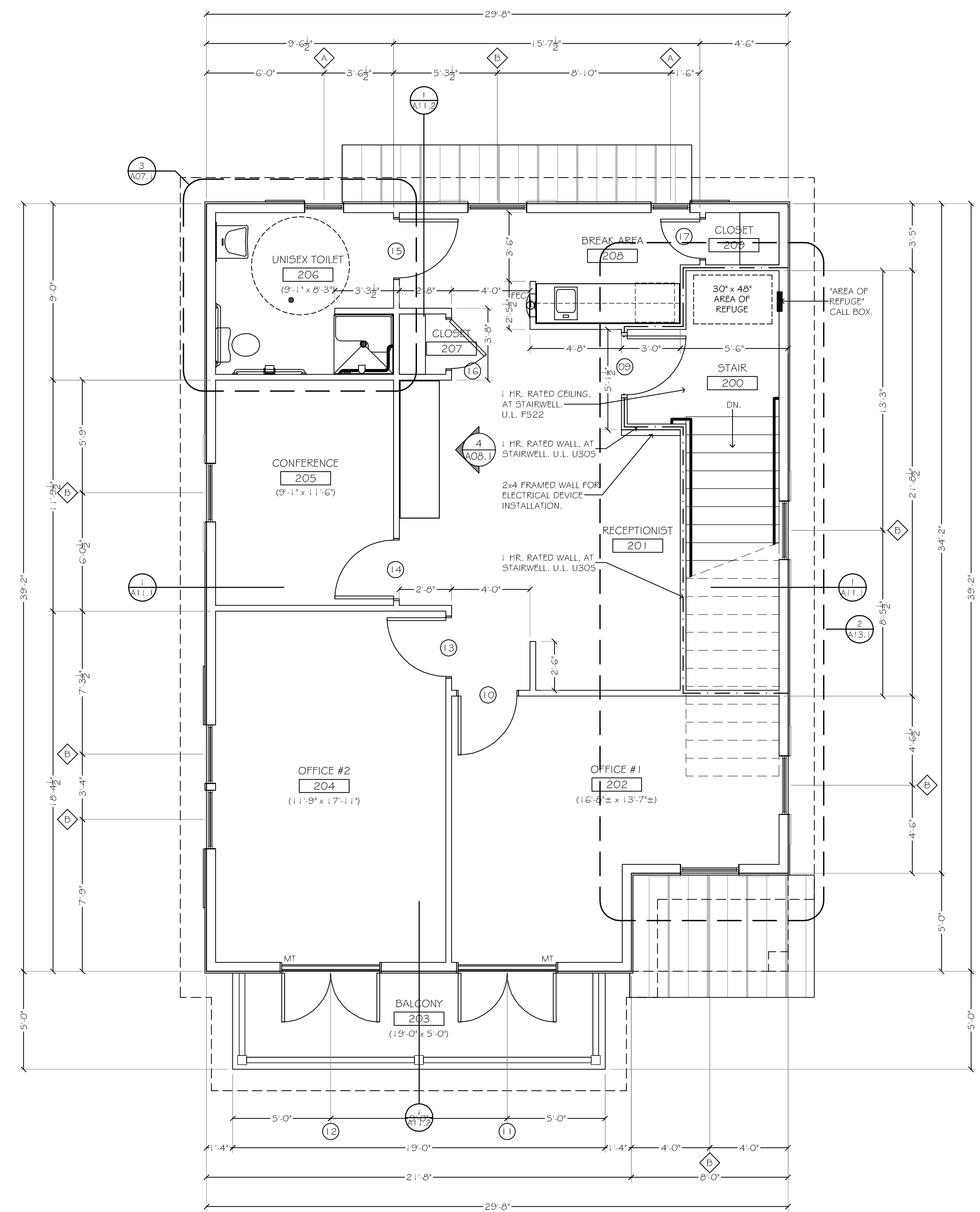
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1. FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2. SECOND FLOOR PLAN

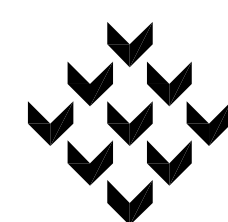
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE INFORMATION:

FLOOR 1:	ENCLOSED AREA =	1,122 SQ. FT.
	COVERED AREA =	40 SQ. FT.
	TOTAL =	1,162 SQ. FT.
FLOOR 2:	ENCLOSED AREA =	1,063 SQ. FT.
	BALCONY AREA =	95 SQ. FT.
	TOTAL =	1,158 SQ. FT.
TOTALS:	ENCLOSED AREA =	2,185 SQ. FT.
	COVERED AREA =	40 SQ. FT.
	BALCONY AREA =	95 SQ. FT.
	UNDERBEAM AREA =	2,320 SQ. FT.

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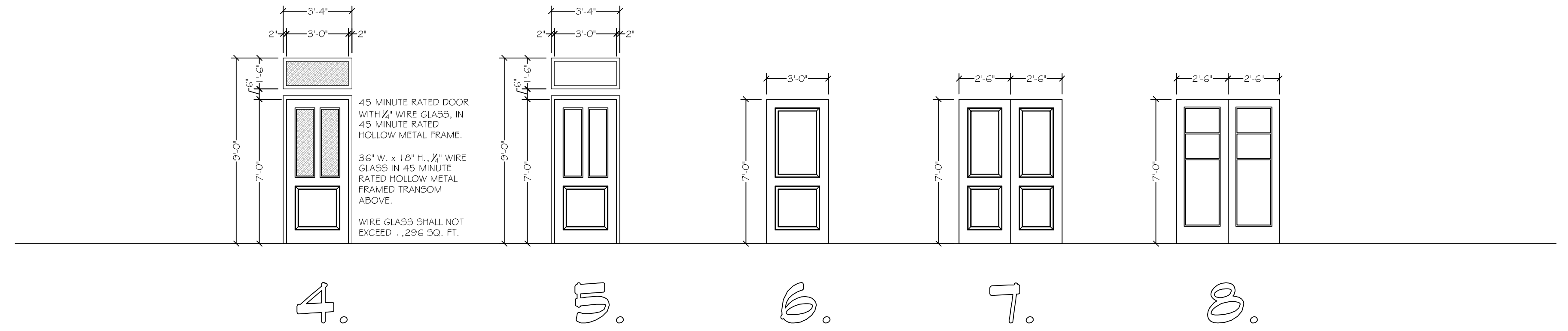
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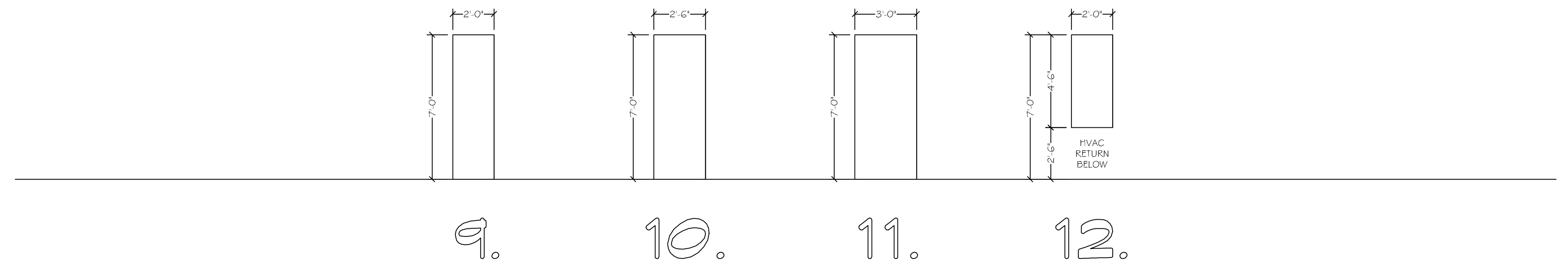
1. DOOR SCHEDULE

MARK	DESCRIPTION	ELEV.	FRAME	GLAZING	REMARKS	MARK
01	3'-0" x 7'-0" x 1-3/4" WOODGLASS DOOR WITH 1'-6" H. FIXED TRANSOM - ASSEMBLIES RATED 45 MIN.	4-A.S.1	HLW. MTL.	1/4" WIRE GLASS	AT COVERED ENTRY #100	01
02	3'-0" x 7'-0" x 1-3/4" WOODGLASS DOOR WITH 1'-6" H. FIXED TRANSOM	5-A.S.1	HLW. MTL.	1/4" SAFETY	AT COVERED ENTRY #103	02
03	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	1-A.S.1	WOOD	---	AT UNISEX TOILET ROOM #103	03
04	3'-0" x 7'-0" x 1-3/4" RAISED PANEL WOOD DOOR	6-A.S.1	WOOD	---	AT REAR INFO CORRIDOR #104	04
05	2'-0" x 4'-6" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	12-A.S.1	WOOD	---	AT HVAC CLOSET #105	05
06	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	1-A.S.1	WOOD	---	AT BREAK ROOM #106	06
07	2'-6" x 7'-0" x 1-3/4" RAISED PANEL WOOD DOORS	7-A.S.1	WOOD	---	AT BREAK ROOM #106	07
08	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	1-A.S.1	WOOD	---	AT CLOSET #107	08
09	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR - ASSEMBLY RATED 1 HOUR	1-A.S.1	HLW. MTL.	---	AT STAIR #200	09
10	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	1-A.S.1	WOOD	---	AT OFFICE #1 - #202	10
11	2'-2'-6" x 7'-0" x 1-3/4" WOODGLASS DOORS	8-A.S.1	WOOD	1/4" SAFETY	AT BALCONY #203 (OFFICE #1 - #202)	11
12	2'-2'-6" x 7'-0" x 1-3/4" WOODGLASS DOORS	8-A.S.1	WOOD	1/4" SAFETY	AT BALCONY #203 (OFFICE #2 - #204)	12
13	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	1-A.S.1	WOOD	---	AT OFFICE #2 - #204	13
14	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	1-A.S.1	WOOD	---	AT CONFERENCE #205	14
15	3'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	1-A.S.1	WOOD	---	AT UNISEX TOILET ROOM #206	15
16	2'-6" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	10-A.S.1	WOOD	---	AT CLOSET #207	16
17	2'-0" x 7'-0" x 1-3/4" SOLID CORE "FLUSH" WOOD DOOR	9-A.S.1	WOOD	---	AT CLOSET #209	17



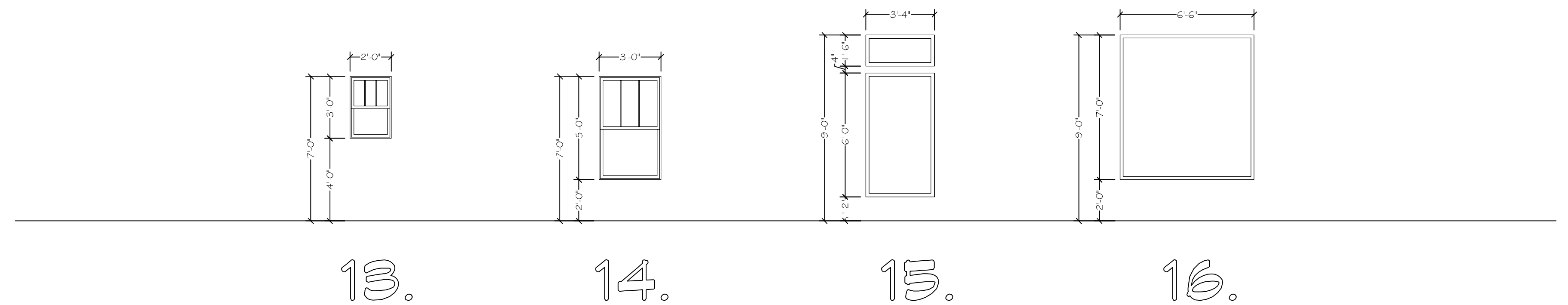
2. WINDOW SCHEDULE

MARK	DESCRIPTION	ELEV.	FRAME	GLAZING	REMARKS	MARK
A	2'-0" x 3'-0" SINGLE HUNG, DOUBLE INSULATED WOOD WINDOW	13-A.S.1	WOOD	DBL. INSUL.		A
B	3'-0" x 5'-0" SINGLE HUNG, DOUBLE INSULATED WOOD WINDOW	14-A.S.1	WOOD	DBL. INSUL.		B
C	3'-4" x 6'-0" FIXED VISION PANEL WITH 3'-4" x 1'-6" FIXED TRANSOM ABOVE	15-A.S.1	HLW. MTL.	DBL. INSUL.		C
D	6'-6" x 7'-0" ALUMINUM STOREFRONT VISION PANEL	16-A.S.1	ALUM.	DBL. INSUL.		D

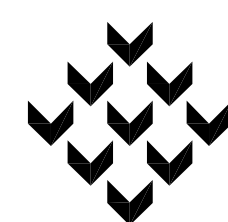


3. ROOM FINISH SCHEDULE

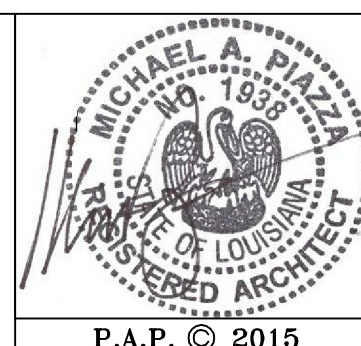
RM. NO.	ROOM NAME	FLOORING	BASE	WALLS	CEILING	CLG. HGT.	REMARKS	RM. NO.
100	COVERED ENTRY	1	1	1	1	5	VAR.	
101	SALES AREA	3	3	2 3	2 3	5	97±	
102	UNISEX TOILET ROOM	2	3	3 4	3	3	80	
103	CORRIDOR	3	3	3 4	2 3	3	80	
104	HVAC CLOSET	1	5	3	2	2	97±	
105	BREAK ROOM	2	3	3	2	2	97±	
106	CLOSET	3	3	2 3	2	3	VAR.	
107	STAIR	2 3	3	2 3	2 3	3	VAR.	
200	STAIR	2 3	3	2 3	2 3	3	VAR.	
201	RECEPTIONIST	3	3	2 3	4	3	96	
202	OFFICE #1	3	3	2 3	4	3	96	
203	BALCONY	4	1	1	5	3	VAR.	
204	OFFICE #2	3	3	3	4	3	96	
205	CONFERENCE	3	3	3	4	3	96	
206	UNISEX TOILET ROOM	2	2	3 4	3	3	80	
207	CLOSET	3	3	3	4	3	96	
208	BREAK ROOM	2	3	2 3	4	3	96	
209	CLOSET	2	3	2 3	4	3	96	



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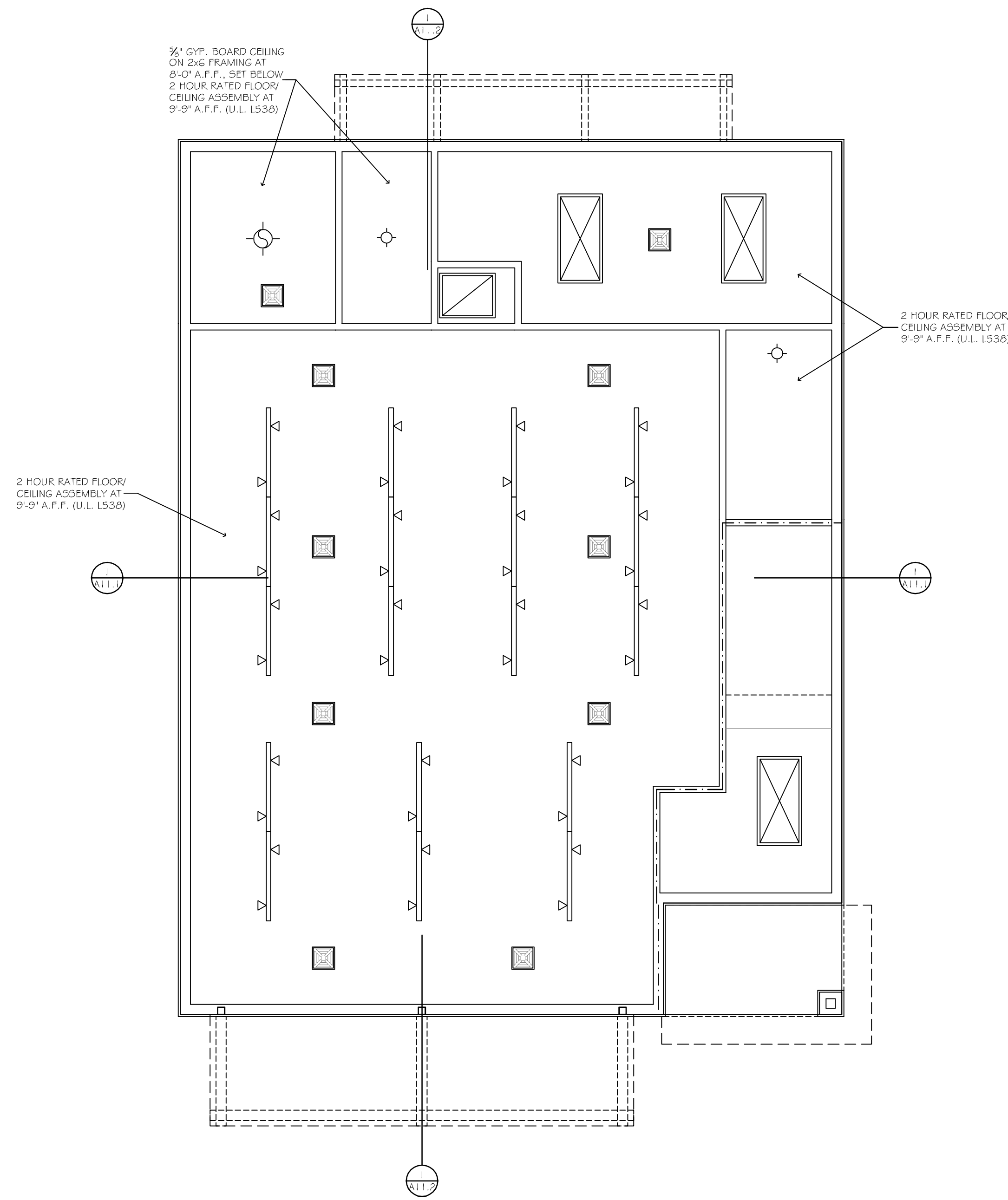


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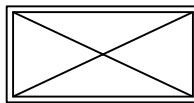



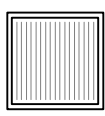

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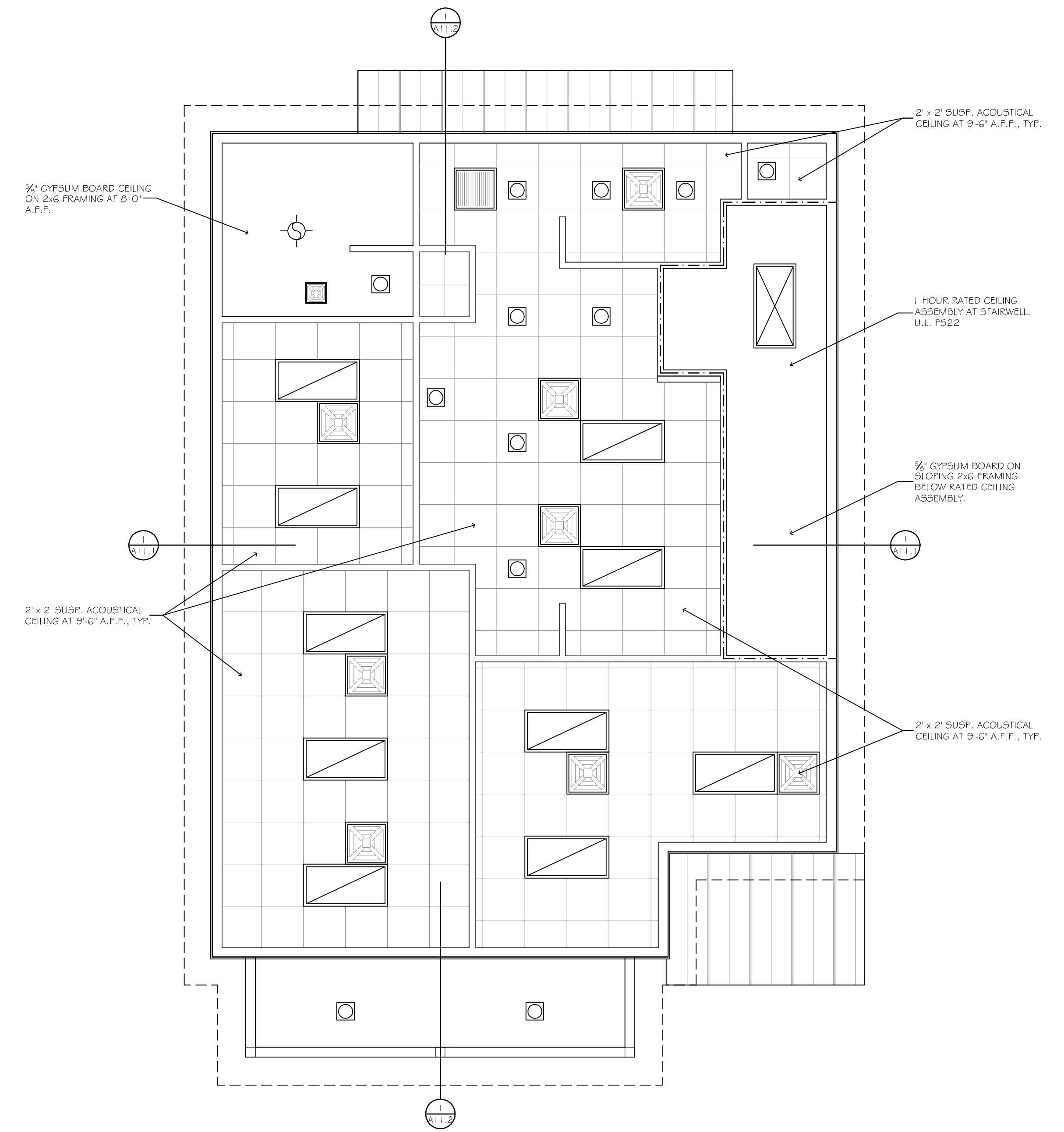
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1. FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

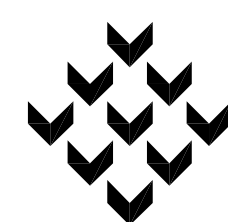
3. CEILING LEGEND

- SCALE: NONE
-  2' x 4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE WITH 3 - 32 WATT TUBES.
 -  RECESSED DOWN LIGHT WITH 1 - 26 WATT FLUORO. TUBE. (WP DENOTES WEATHERPROOF FIXTURE AND BULB)
 -  CEILING MOUNTED LIGHT FIXTURE.
 -  RECESSED VENTLIGHT, WITH 75 CFM EXHAUST FAN. (AT TOILET ROOM)
 - 4'-0" L. SURFACE MOUNTED TRACK WITH 2 LOW VOLTAGE LIGHT FIXTURES.
 -  HVAC RETURN AIR GRILLE.
 -  HVAC SUPPLY AIR GRILLE.

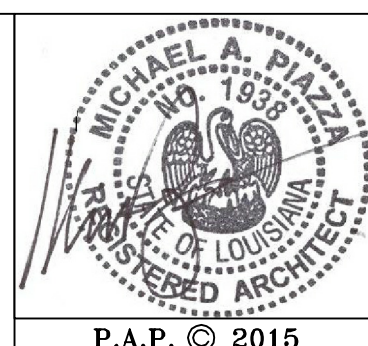


2. SECOND FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

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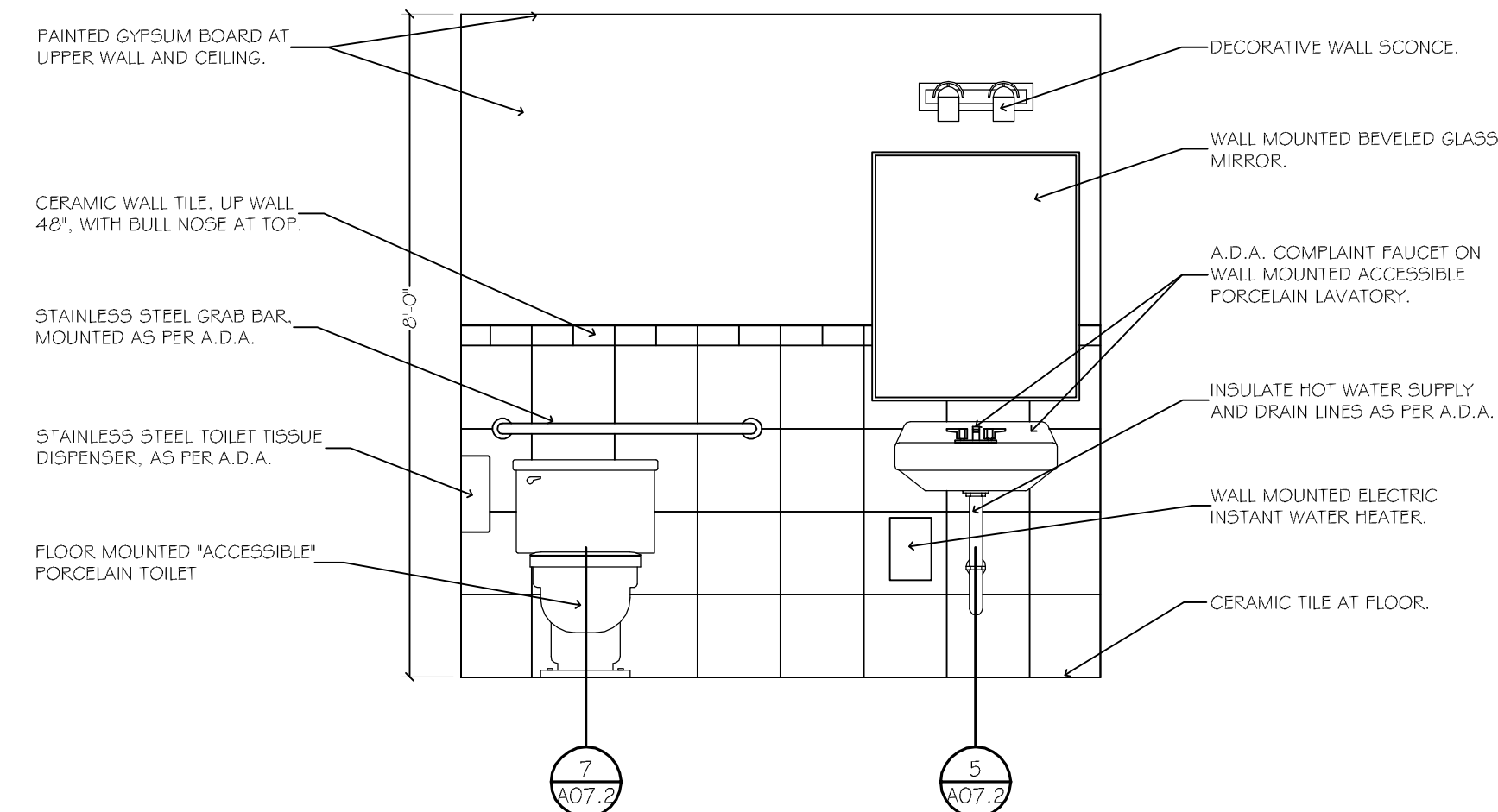
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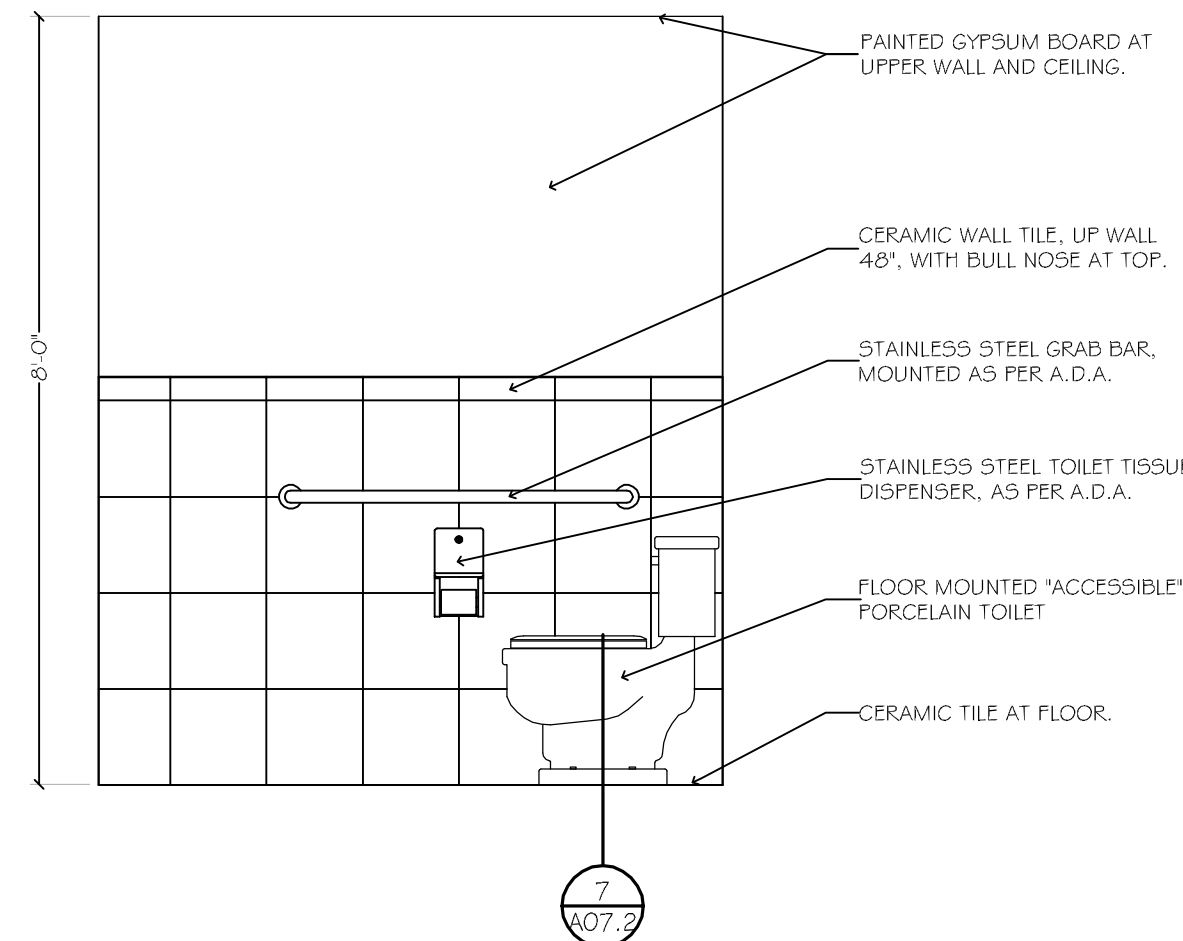
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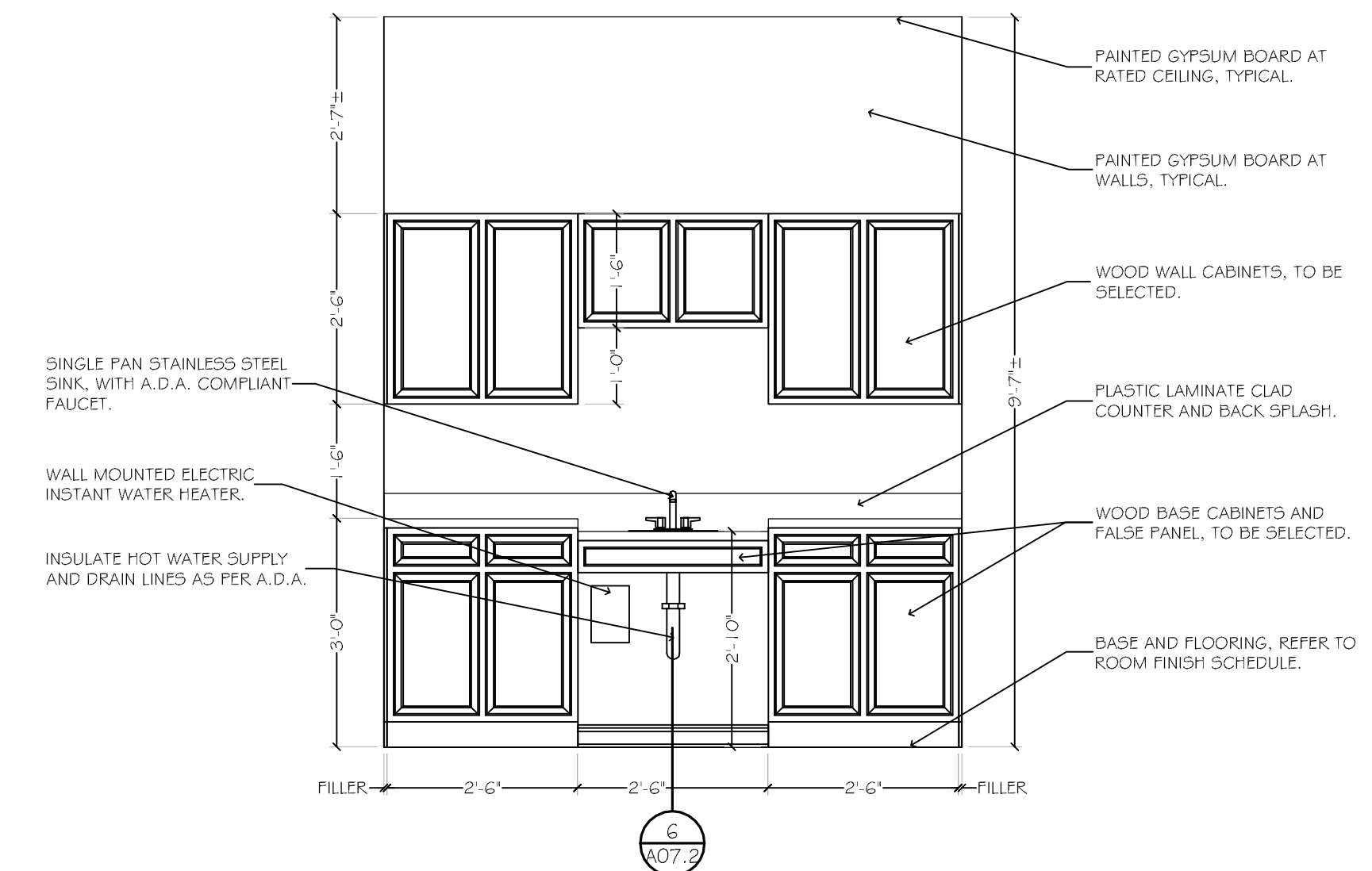
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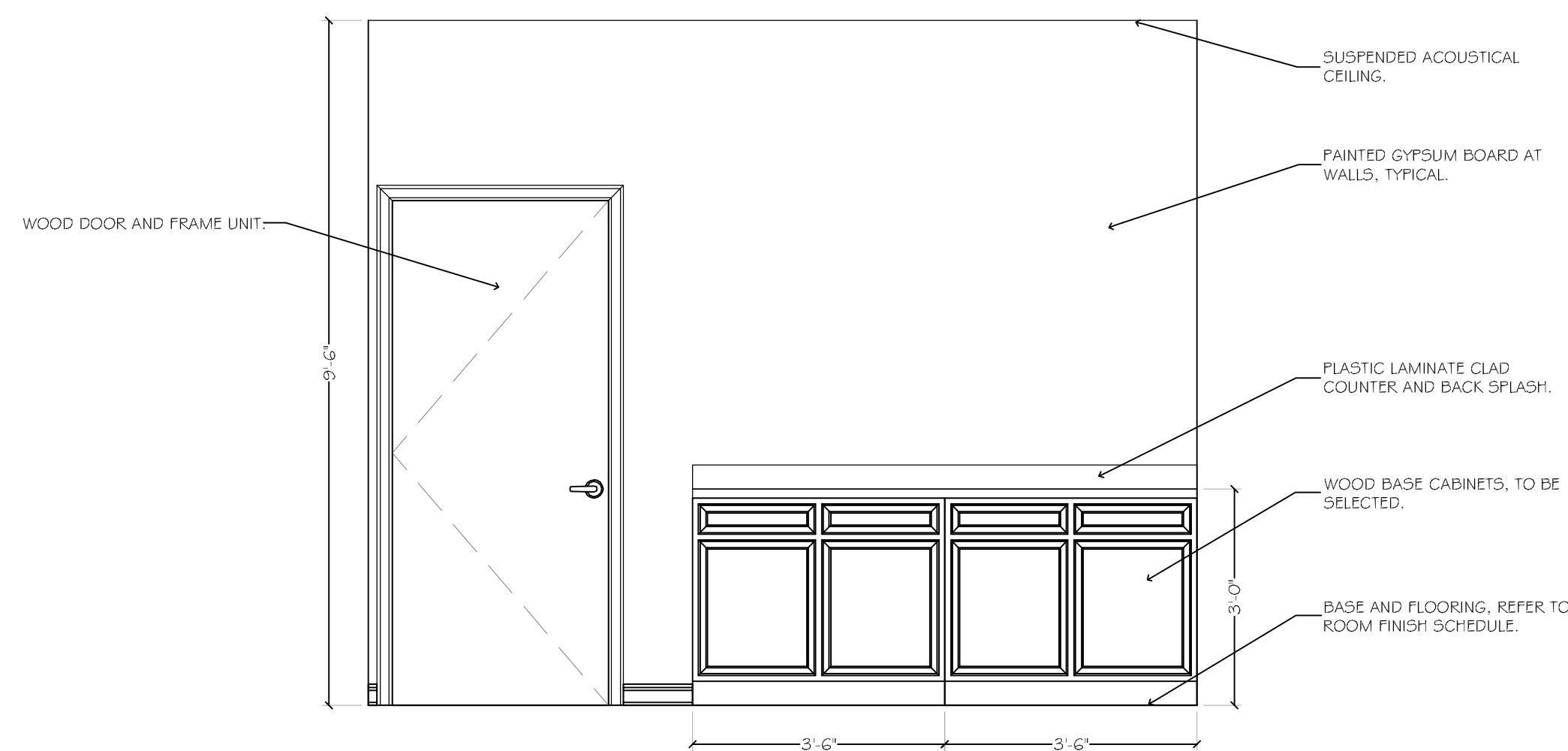
1. TOILET ROOM #102
SCALE: 1/2" = 1'-0"



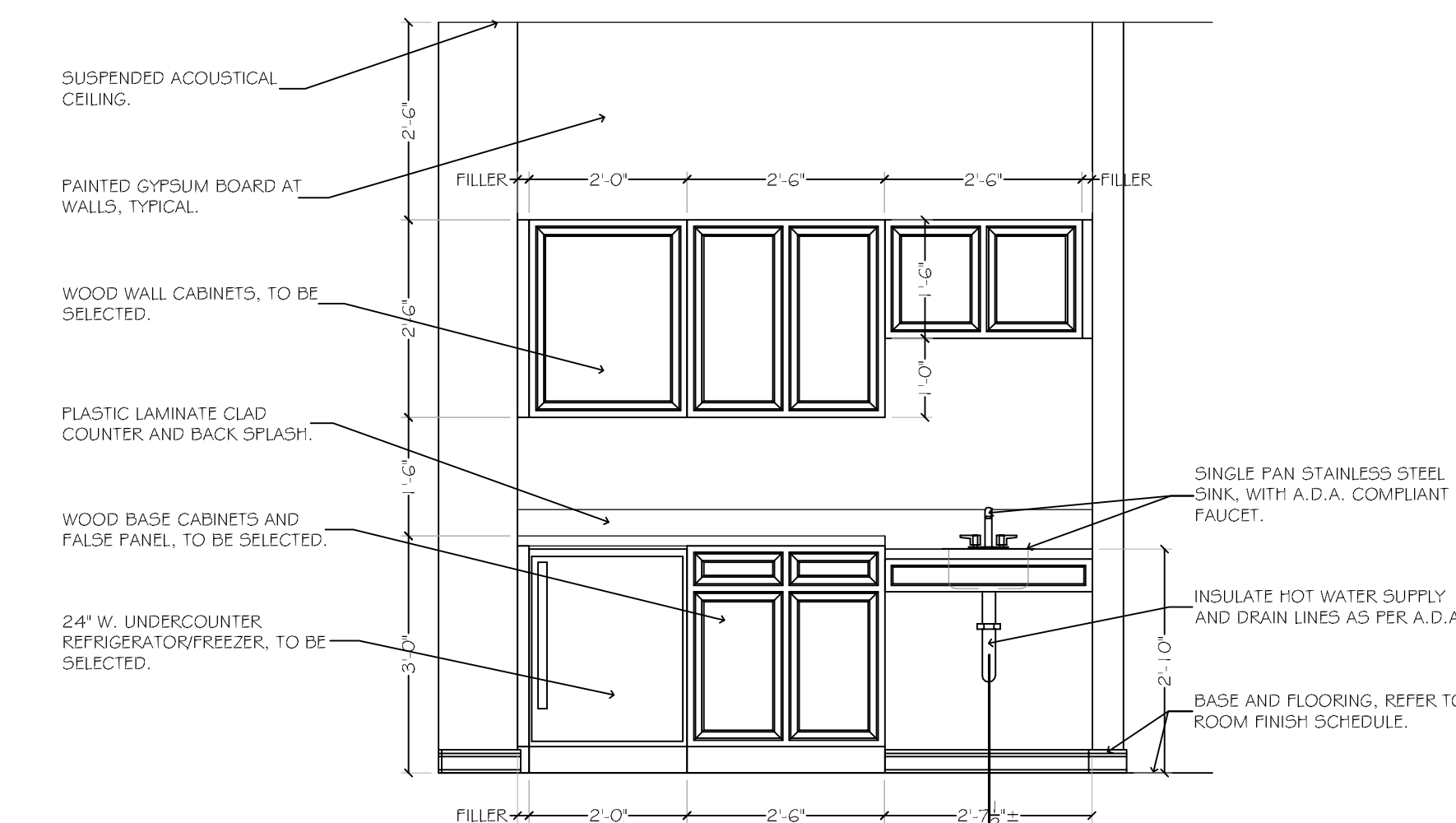
2. TOILET ROOM #102
SCALE: 1/2" = 1'-0"



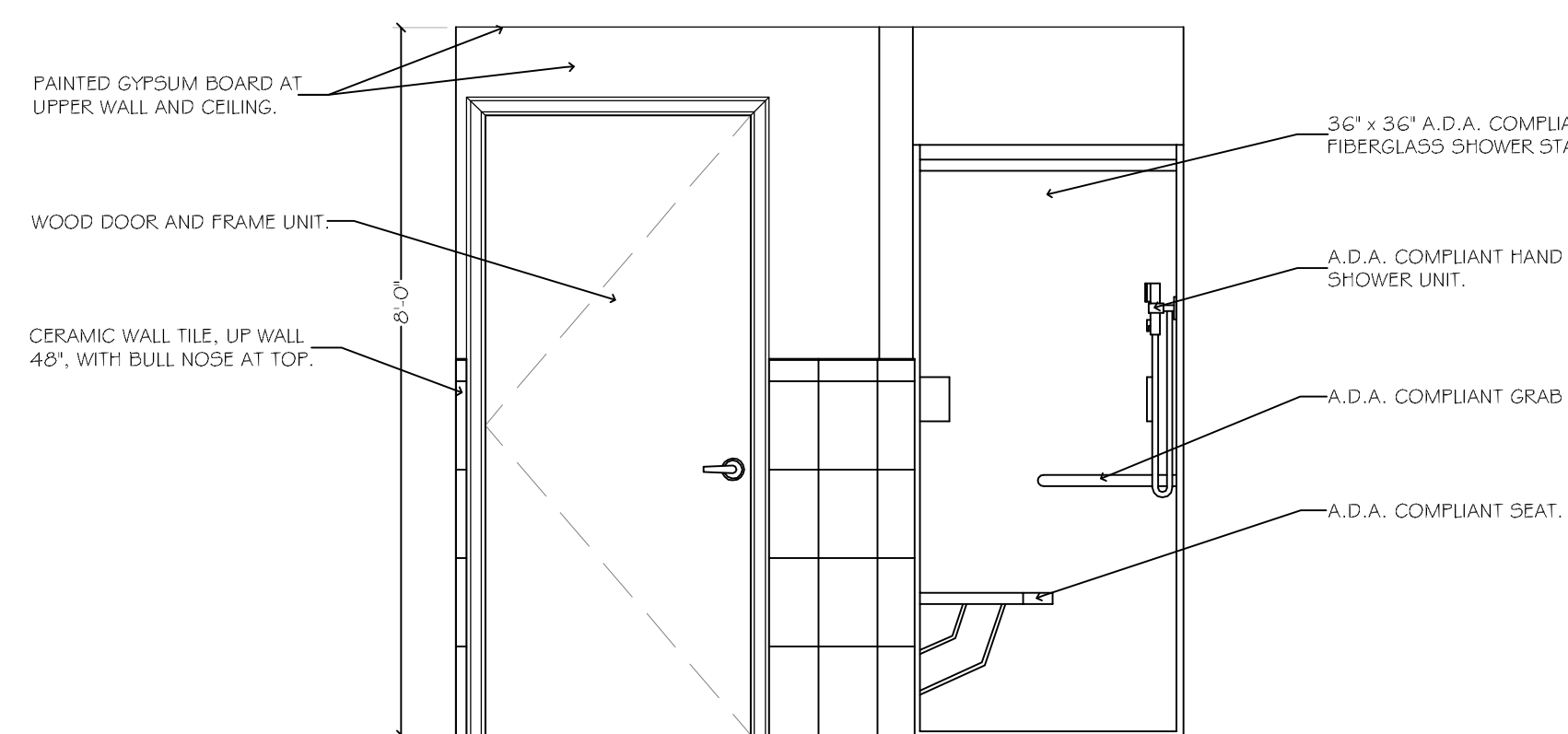
3. BREAK ROOM #105
SCALE: 1/2" = 1'-0"



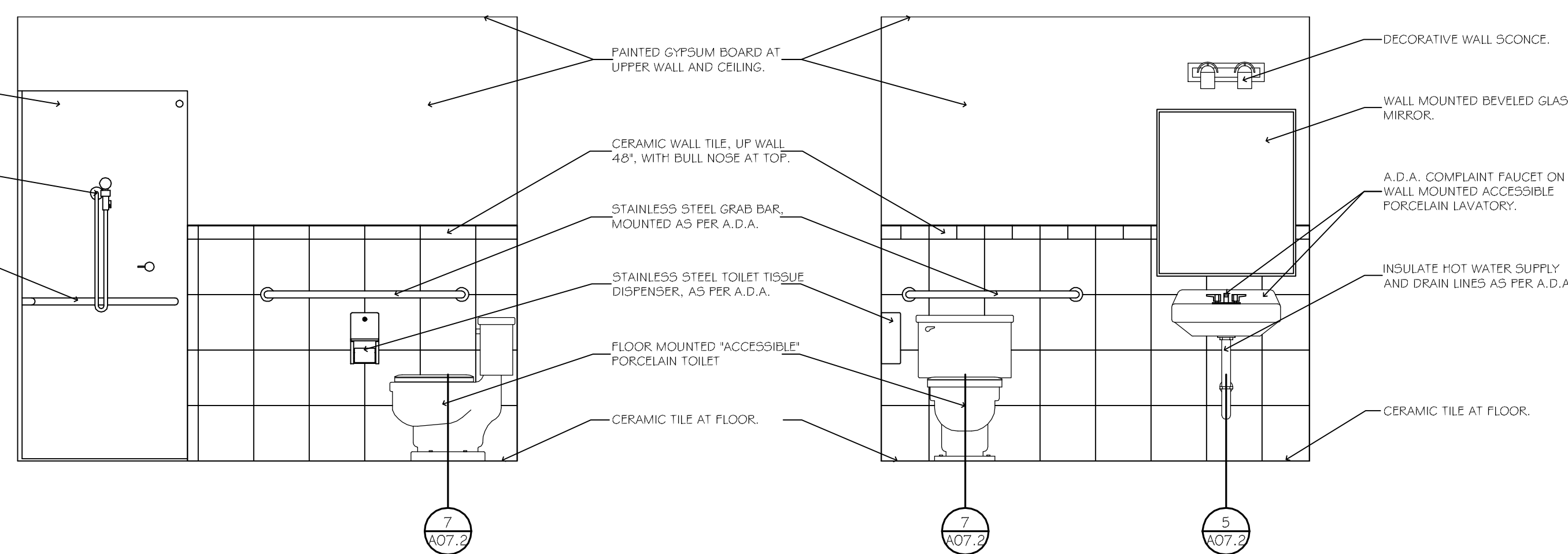
4. RECEPTIONIST #201
SCALE: 1/2" = 1'-0"



5. BREAK ROOM #208
SCALE: 1/2" = 1'-0"



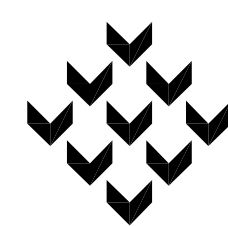
5. BREAK ROOM #208
SCALE: 1/2" = 1'-0"



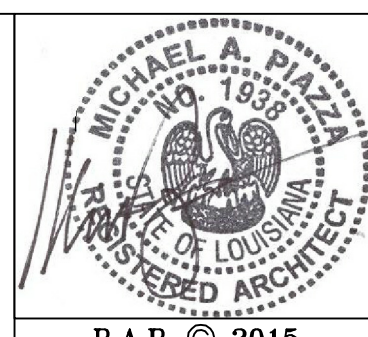
6. BREAK ROOM #208
SCALE: 1/2" = 1'-0"

7. BREAK ROOM #208
SCALE: 1/2" = 1'-0"

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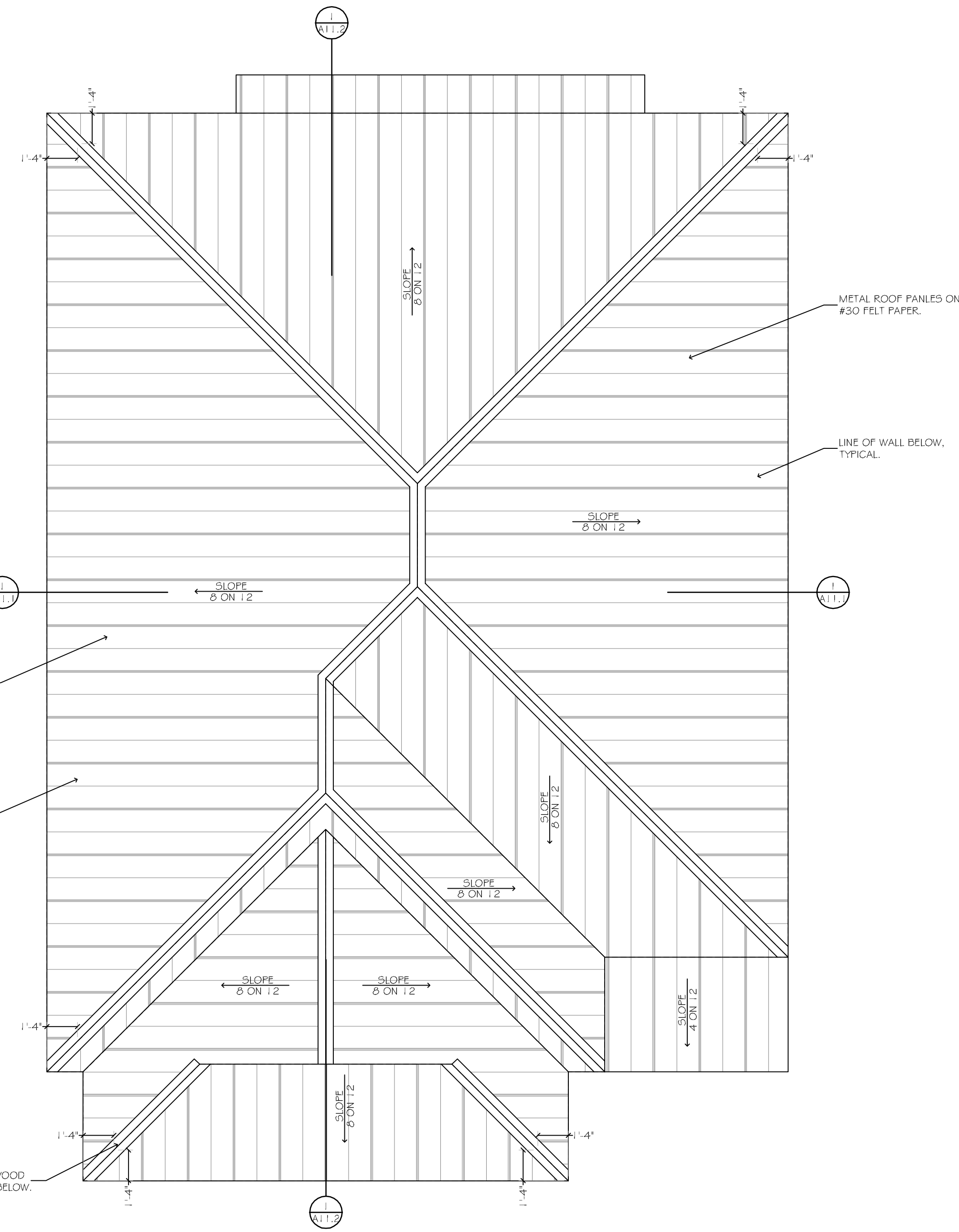
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sheet

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of



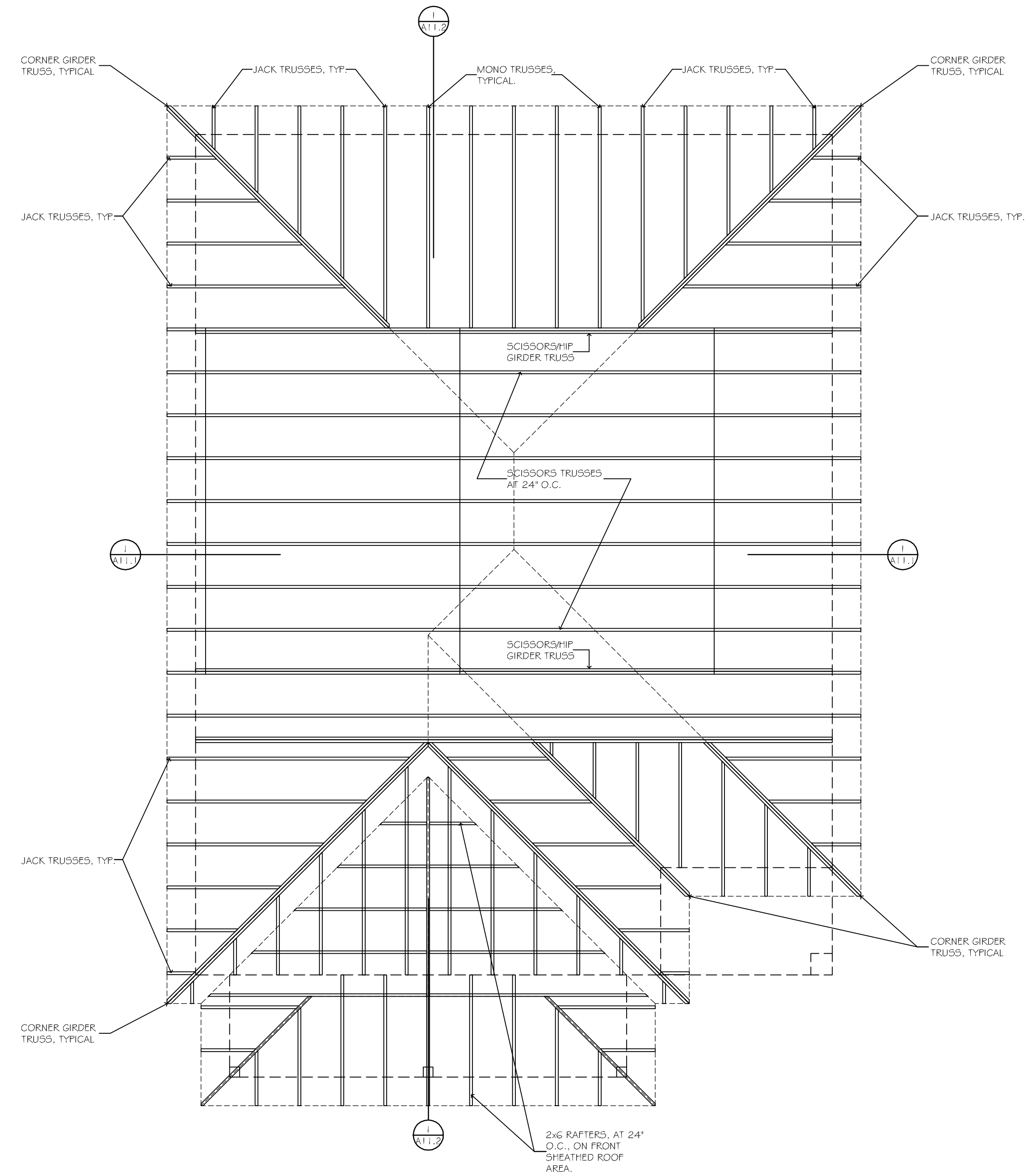
1. ROOF PLAN
SCALE: 1/4" = 1'-0"

METAL ROOF PANEL NOTES:

1. Metal roof panel coverings shall be applied to a solid or closely fitted deck, except where the roof covering is specifically designed to be applied to spaced supports.
2. The minimum slope for lapped, non-soldered metal seam roofs without applied lap sealant shall be 3:12. The minimum slope for lapped, non-soldered metal roofs with applied lap sealant shall be 1-1/2:12. The minimum slope for standing seam roof systems shall be 1/4:12.
3. Metal sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with Chapter 22, Steel, of the International Building Code, 2006 edition.
4. Metal sheet roof covering installed over structural decking shall comply with table 1507.4.3(1) of the International Building Code, 2006 edition.
 - a. Aluminum: ASTM B 209, 0.024" minimum for roll-formed panels; 0.019" minimum for press-formed shingles
 - b. Aluminum-zinc Alloy: ASTM A 792 A2 50
 - c. Copper: 1/6 oab.f. for metal sheet roof covering system; 1/2 oab.f. for preformed metal shingle systems
 - d. Galvanized Steel: ASTM A 653 G-90 zinc coated, 0.013" minimum thickness
 - e. Lead-coated Copper: ASTM B 101
 - f. Pre-painted Steel: ASTM A 755
5. Metal roofing fastened directly to steel framing shall be attached by approved manufacturer's fasteners. In the absence of manufacturer recommendations, all of the following fasteners shall be used.
 - a. Galvanized fasteners shall be used for galvanized roofs
 - b. 300 series stainless steel fasteners shall be used for copper roofs.

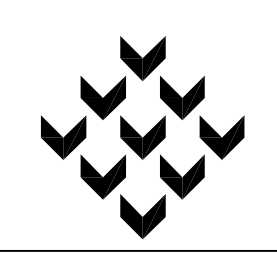
WOOD TRUSS NOTES:

- GENERAL:
1. As per Section 2303.1.2, IBC 2012, prefabricated wood joist structural capacities and design provisions shall be established and monitored in accordance with ASTM D 5055.
 2. As per Section 2303.1.3, IBC 2012, glued laminated timbers shall be manufactured and identified as required in AITC A 190.1 and ASTM D 3737.
 3. As per Section 2303.4, IBC 2012, wood trusses shall comply with Sections 2303.4.1 through 2303.4.7 IBC 2012.
 4. Structural floor sheathing shall be designed in accordance with the general provisions of Section 2304.7.1, IBC 2012.
 5. Structural roof sheathing shall be designed in accordance with the general provisions of Section 2304.7.2, IBC 2012.
 6. Wood shear walls shall be designed in accordance with the general provisions of Section 2305.3 IBC 2012.
 7. As per Section 2303.6, IBC 2012, nails and staples shall conform to requirements of ASTM F 1667.
 8. Fasteners for wood framing shall be as per Section 2304.9, IBC 2012.
 9. The framing of exterior and interior walls shall be in accordance with the provisions specified in Section 2306, IBC 2012, unless otherwise noted.
 10. All dimensions should be read and calculated and never scaled.
 11. All wall dimensions are taken to the face edge of the stud, unless noted otherwise.
 12. Truss construction documents, (shop drawings), shall be prepared by a registered design professional, licensed in state of project, and shall be provided to architect, owner, and building official and approved prior to installation.
 13. Trusses to be anchored to header plate with Simpson Hurricane anchors #12.5, unless otherwise noted, at each end of truss.
 14. Plywood decking for floors shall be APA 409/24, 3/4" exterior grade as per Truss-Joist specifications.



1. ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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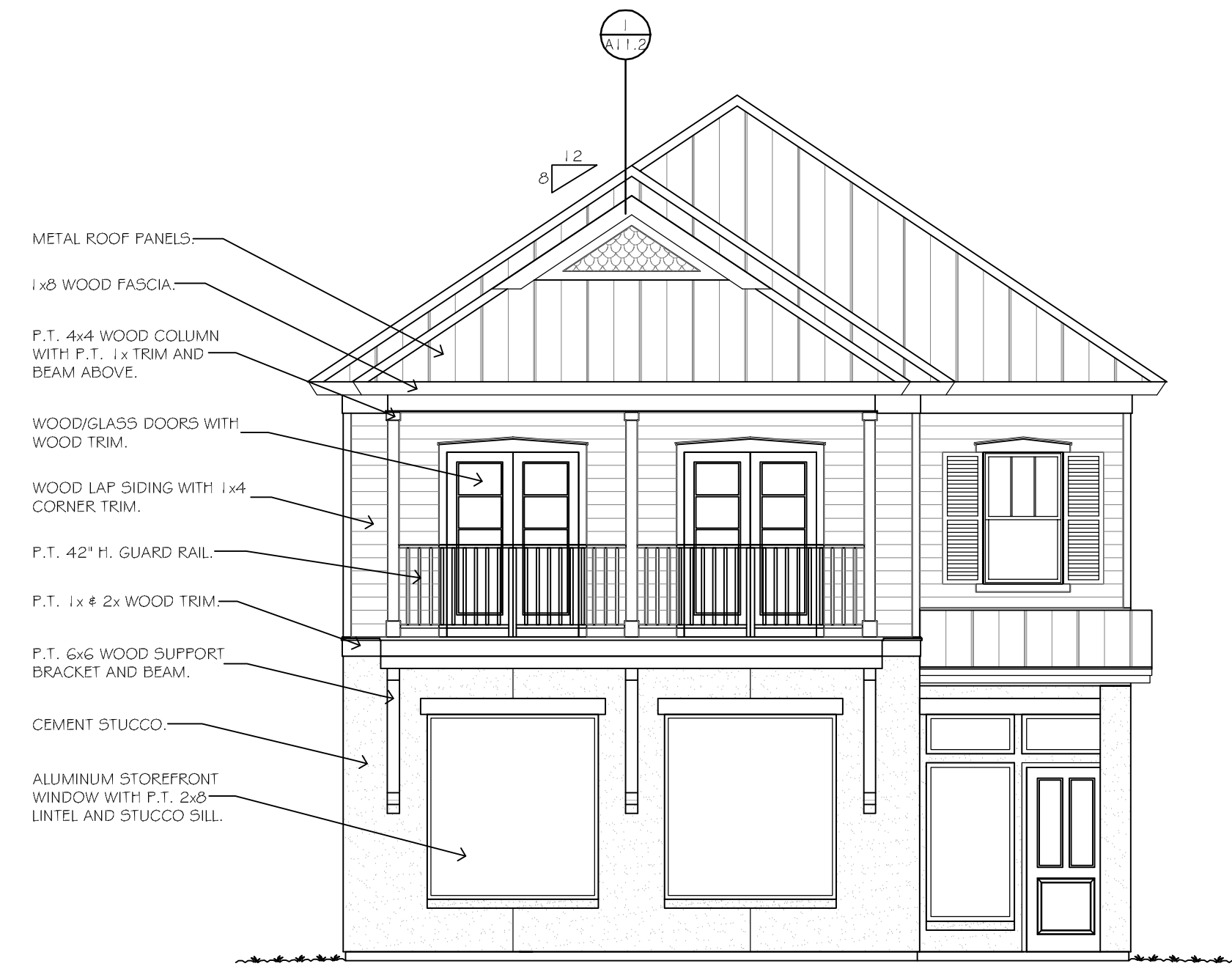


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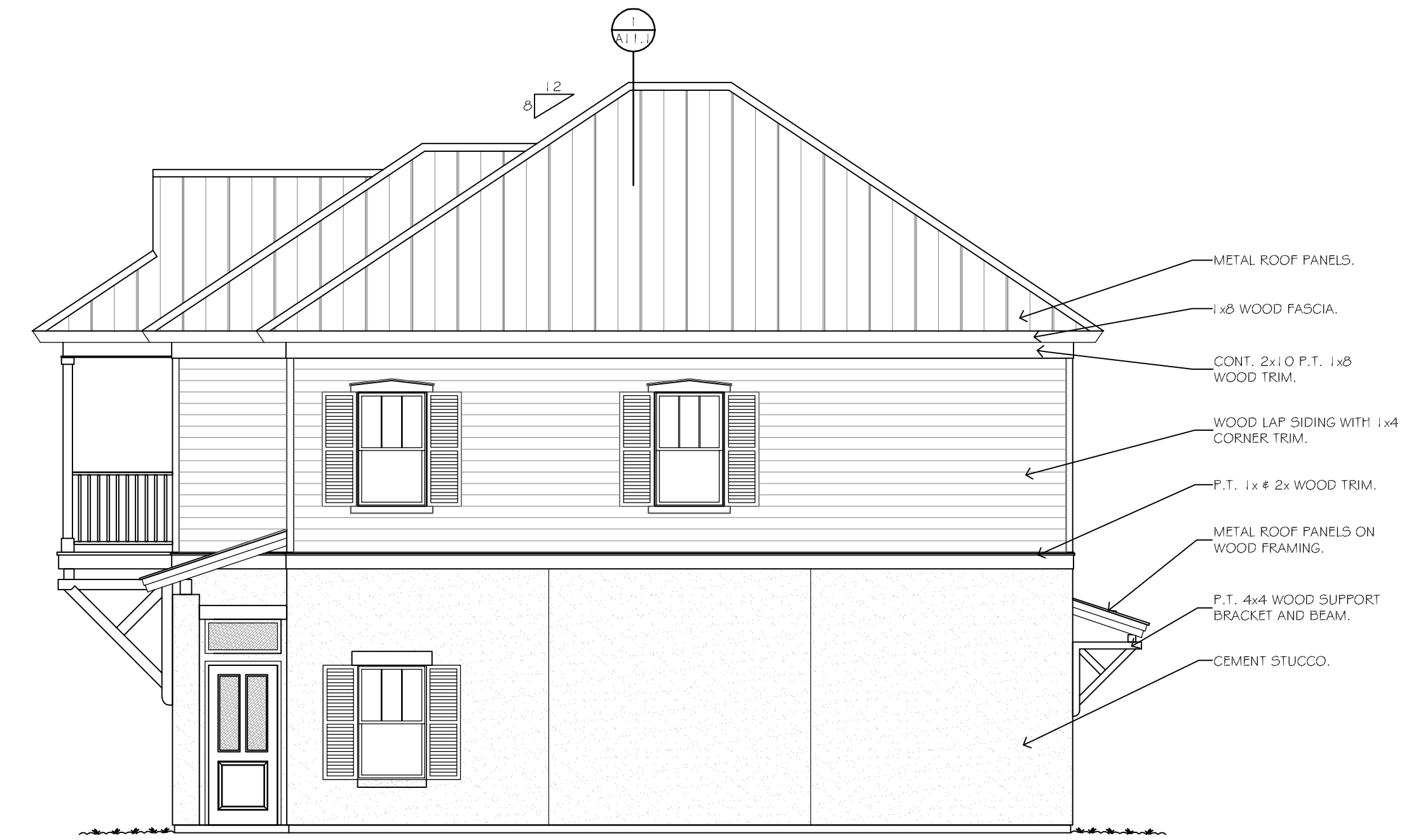


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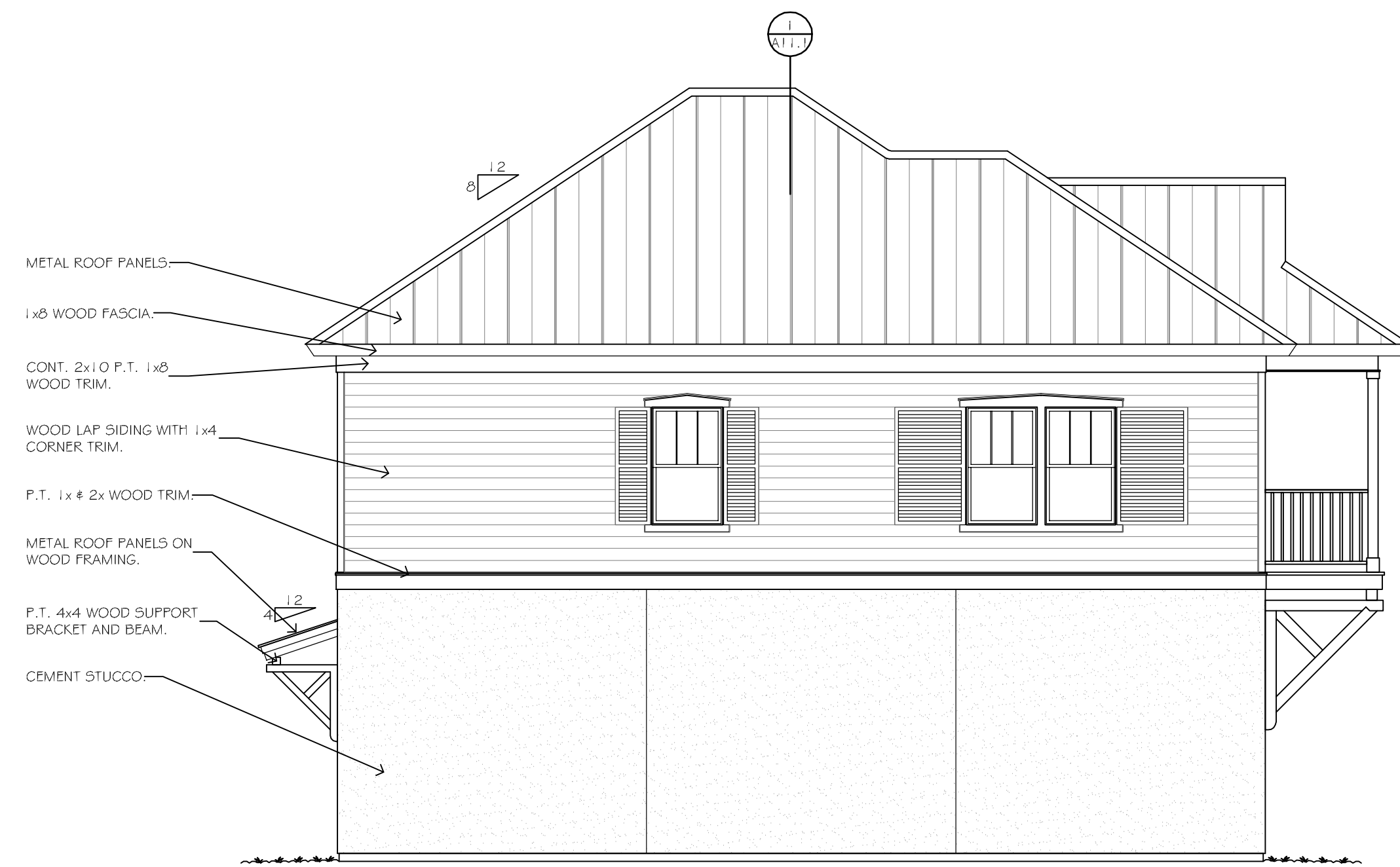
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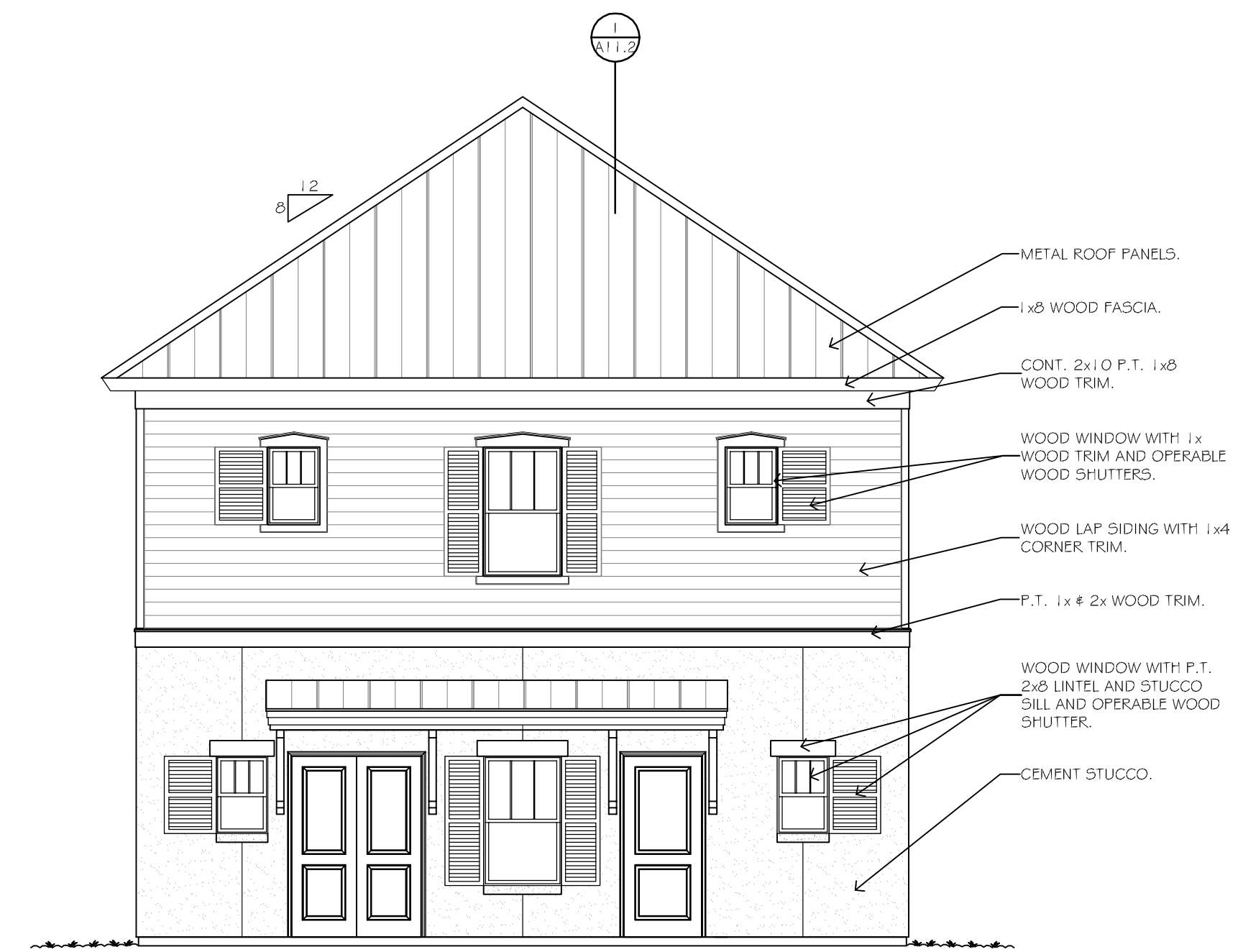
1. FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2. RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

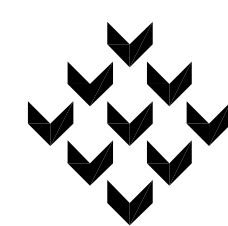


3. LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

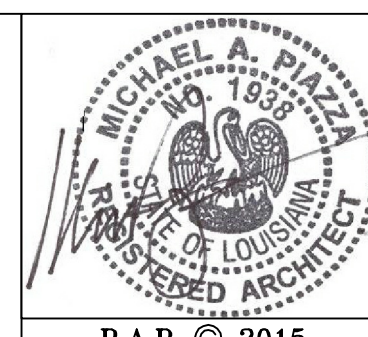


4. REAR ELEVATION
SCALE: 3/16" = 1'-0"

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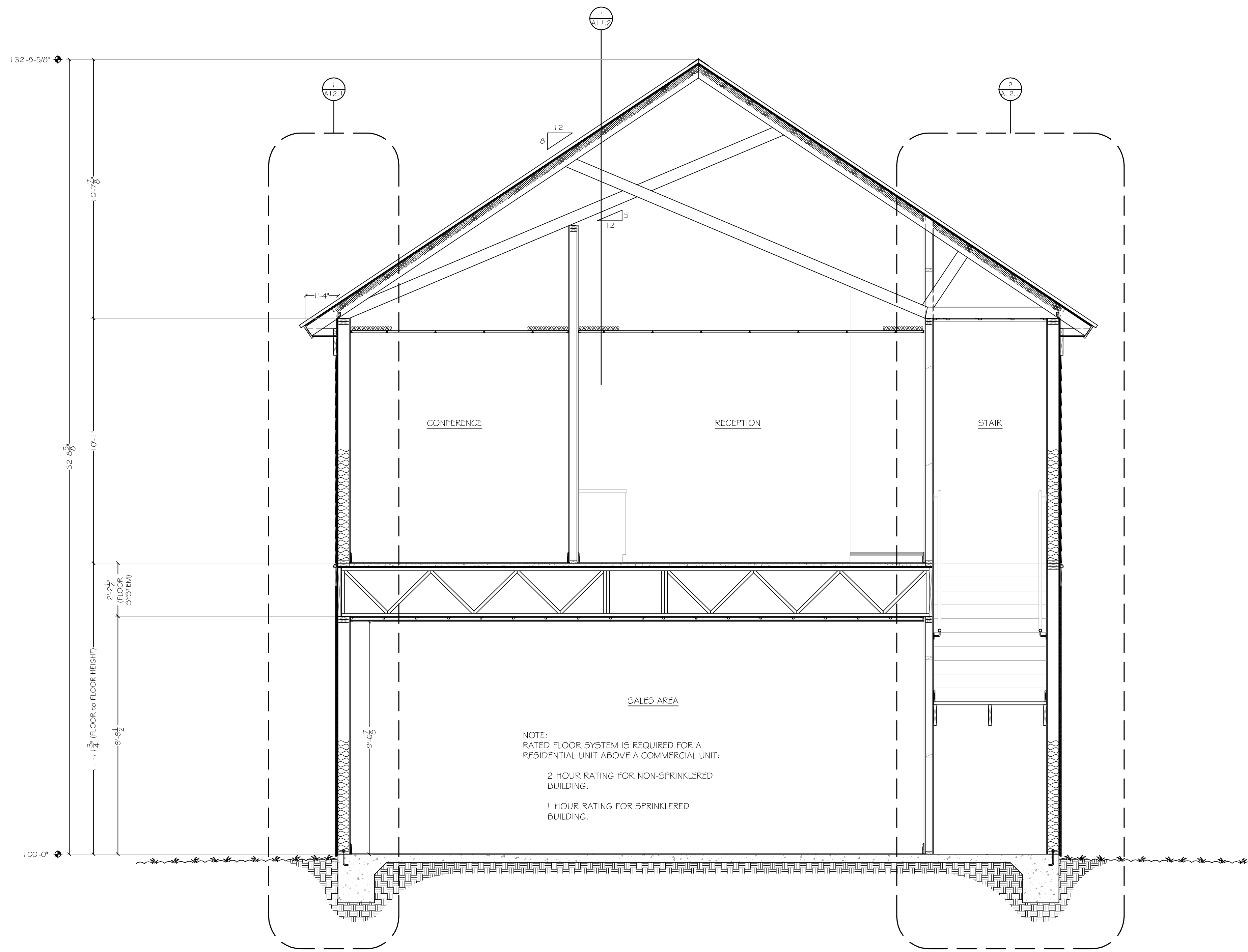
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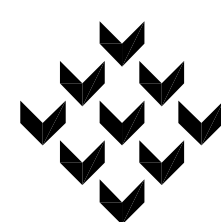


1. BUILDING SECTION
 SCALE: 3/8" = 1'-0"

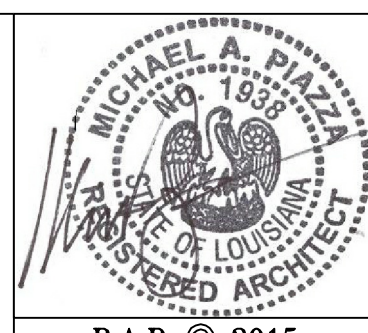
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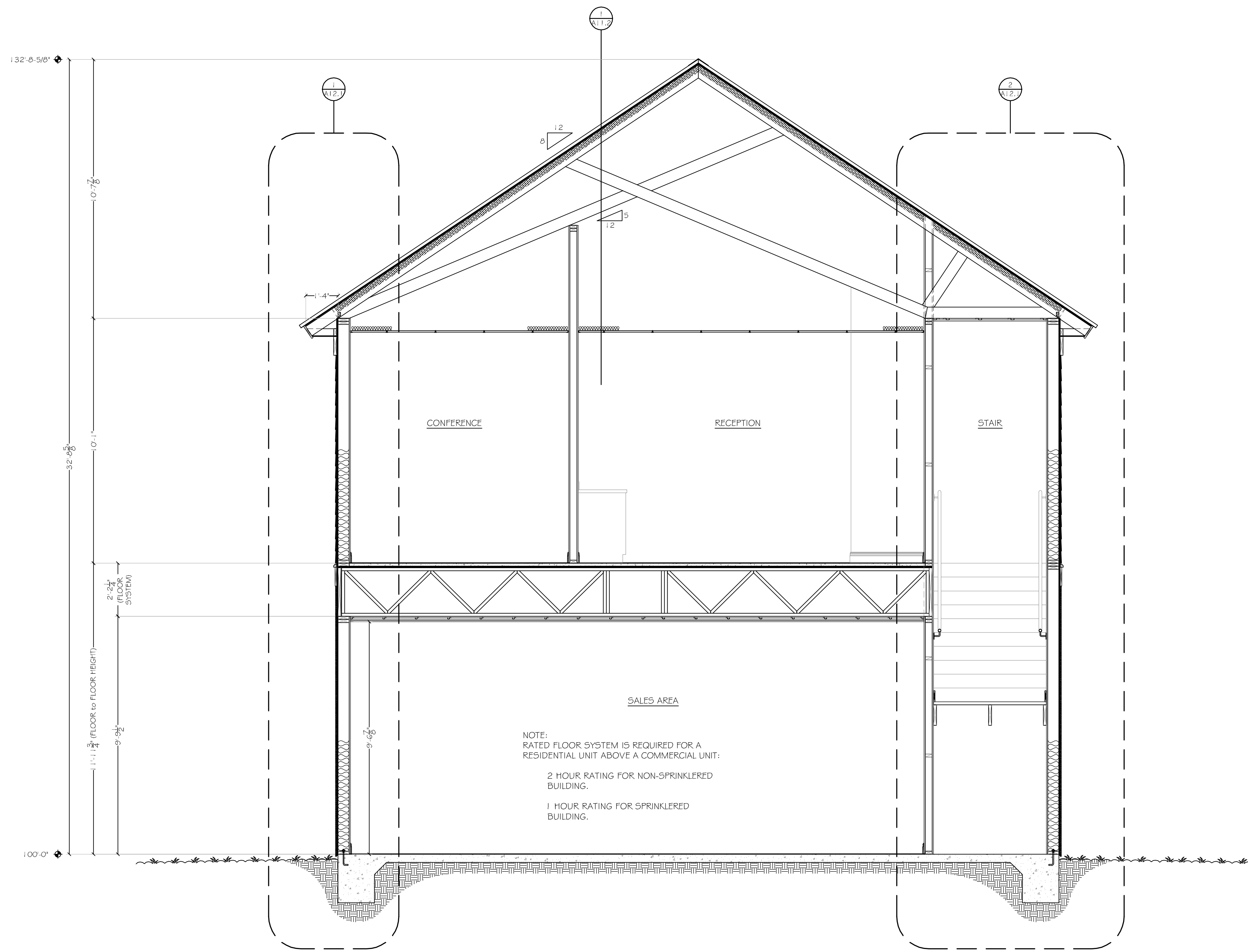
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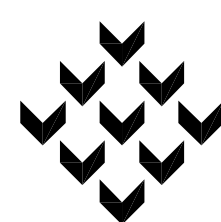
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1. BUILDING SECTION
 SCALE: 3/8" = 1'-0"

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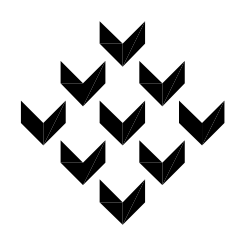
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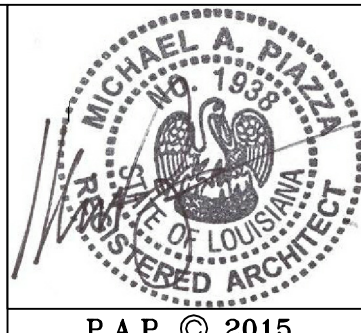
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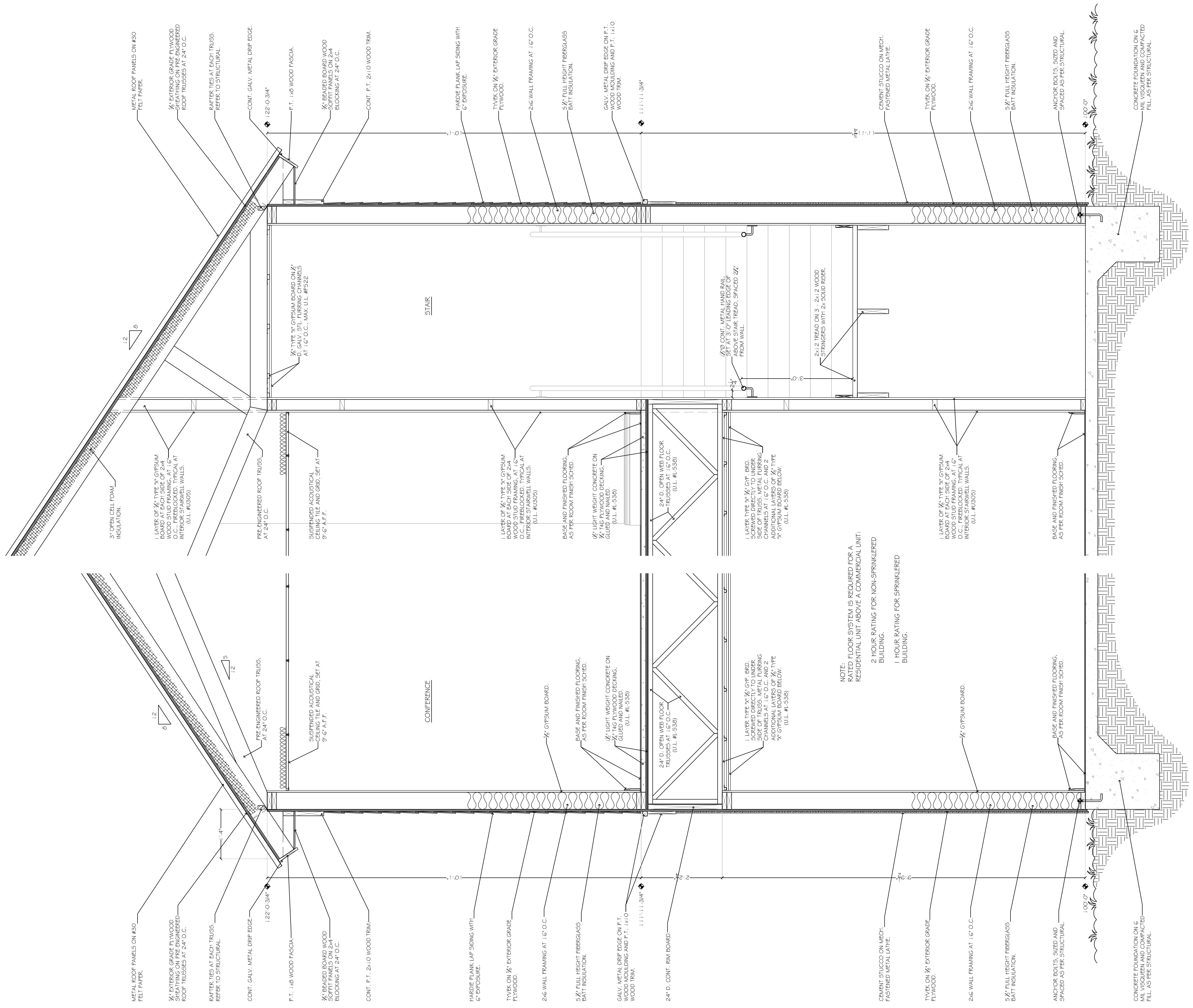
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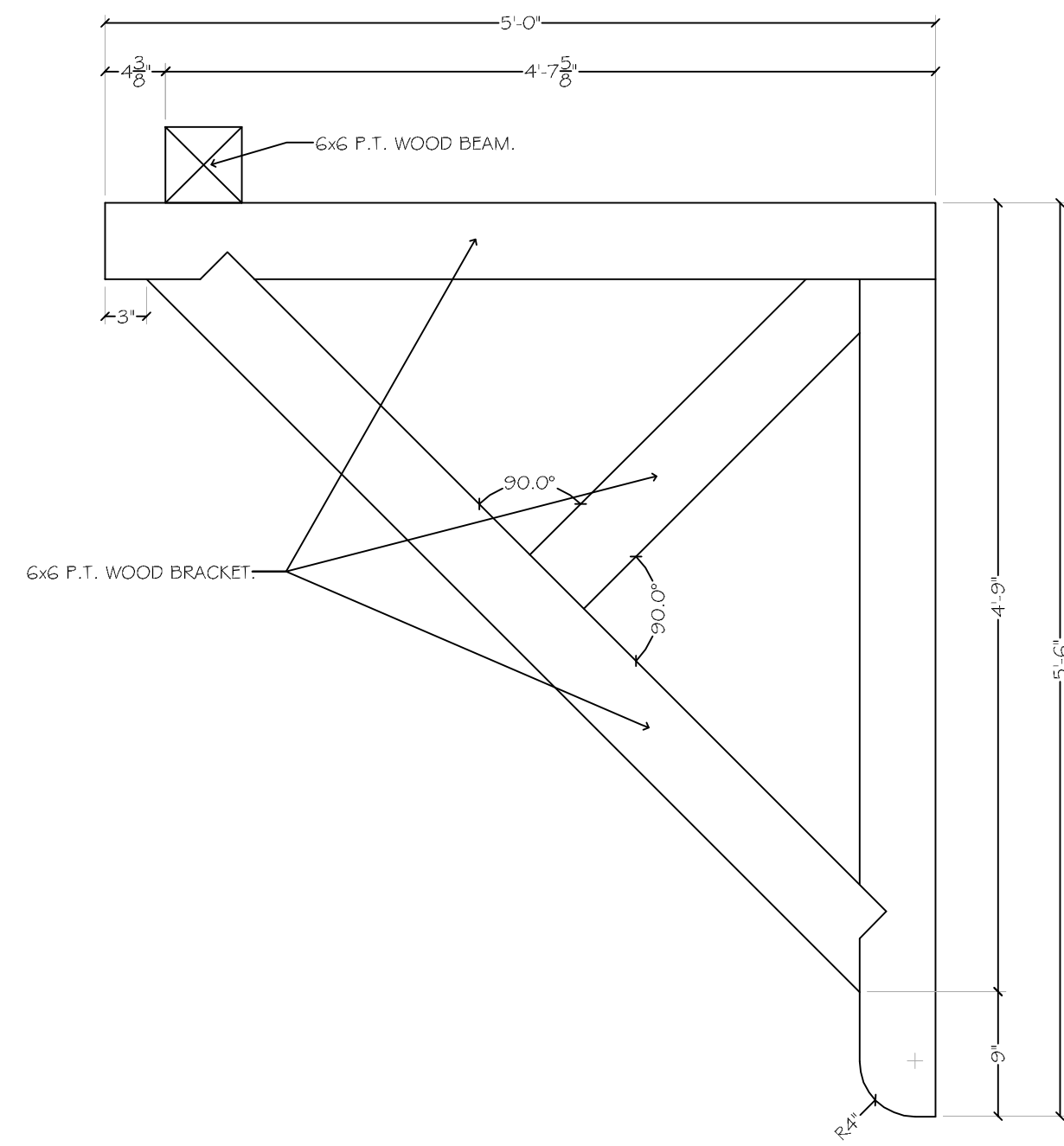
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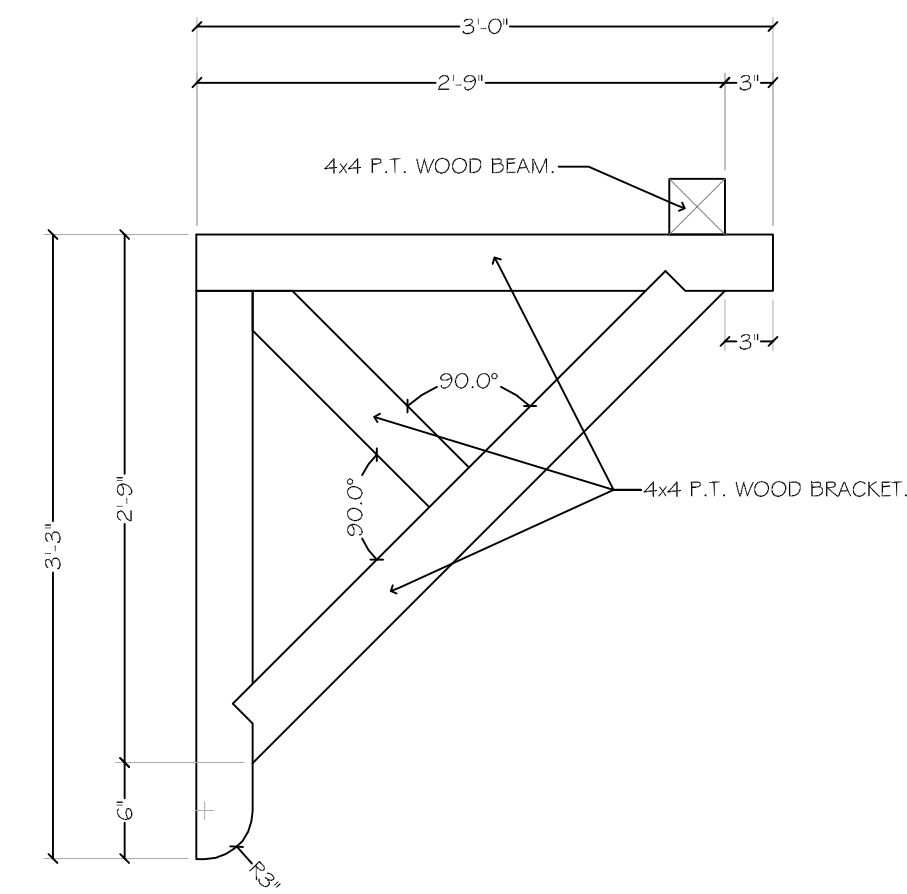
2. WALL SECTION
 SCALE: 3/4" = 1'-0"

1. WALL SECTION
 SCALE: 3/4" = 1'-0"

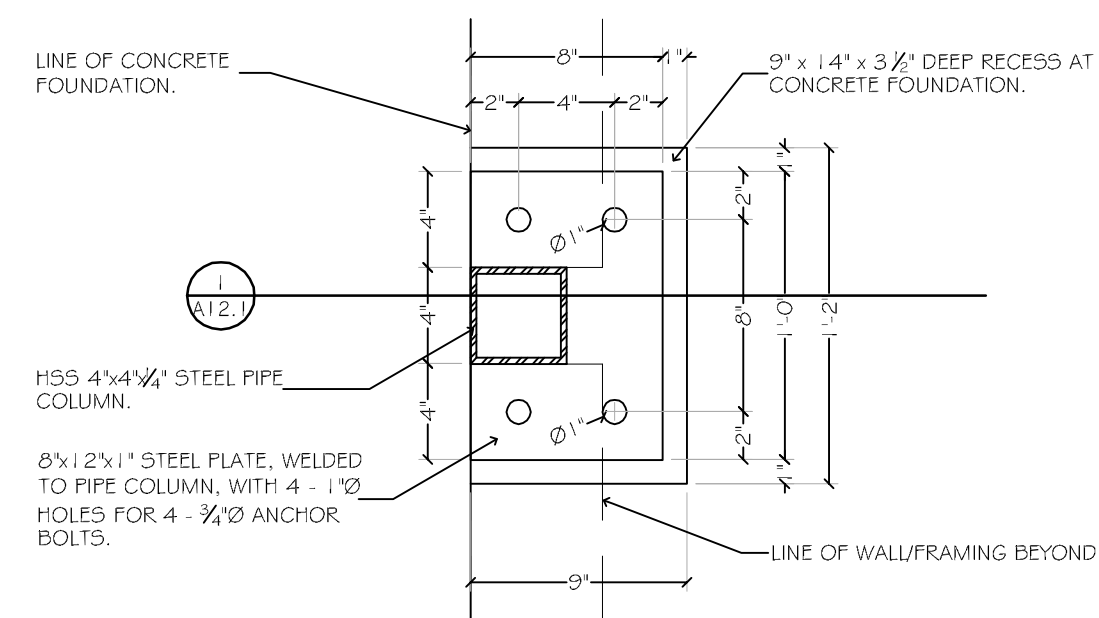
NOTE:
 RATED FLOOR SYSTEM IS REQUIRED FOR A
 RESIDENTIAL UNIT ABOVE A COMMERCIAL UNIT:
 2 HOUR RATING FOR NON-SPRINKLERED
 BUILDING.
 1 HOUR RATING FOR SPRINKLERED
 BUILDING.



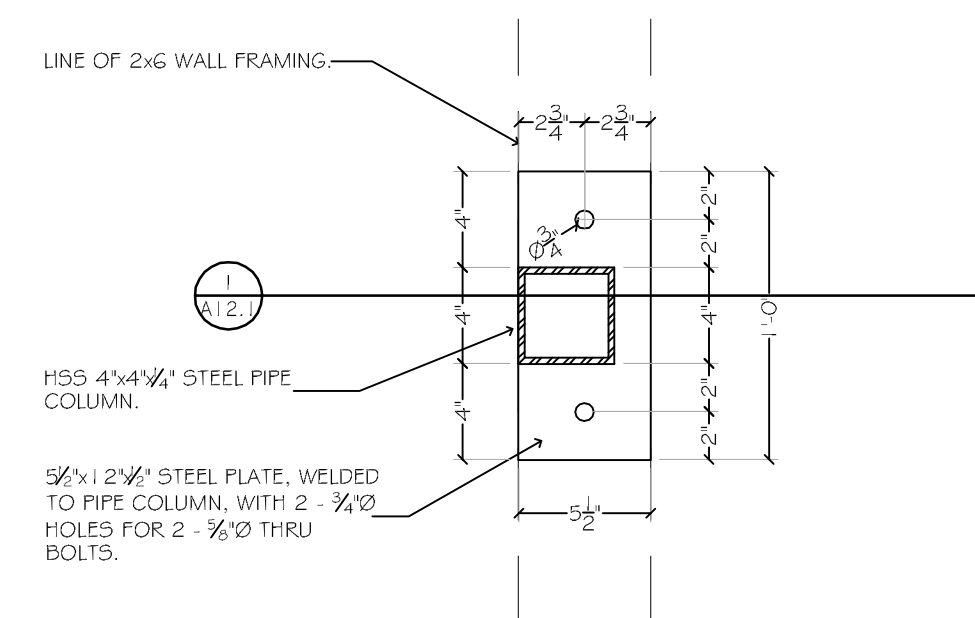
1. BRACKET SECTION
SCALE: 1" = 1'-0"



2. BRACKET SECTION
SCALE: 1" = 1'-0"

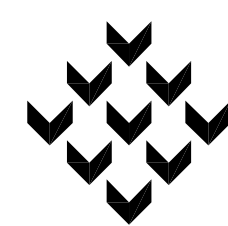


3. BASE PLATE DETAIL
SCALE: 1-1/2" = 1'-0"

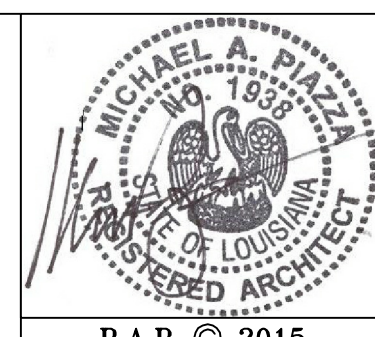


4. TOP PLATE DETAIL
SCALE: 1-1/2" = 1'-0"

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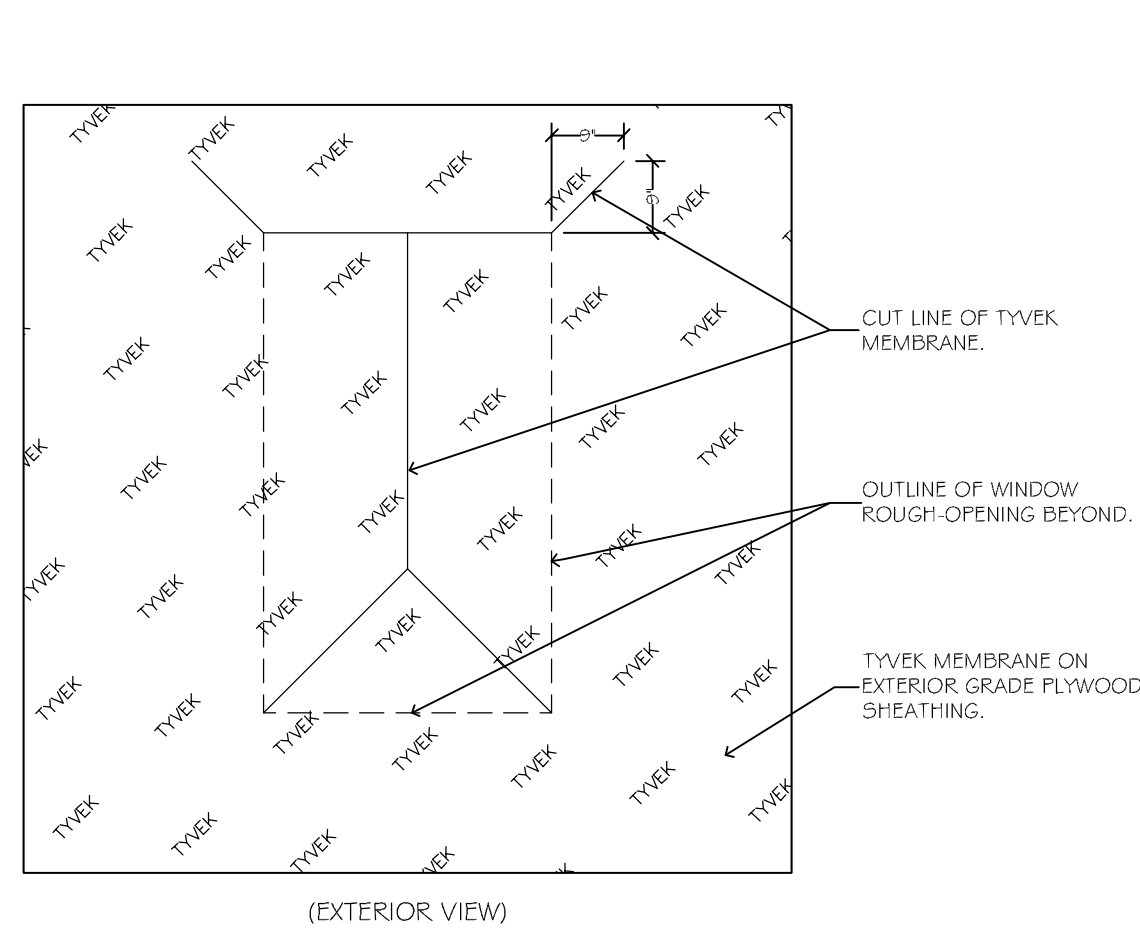
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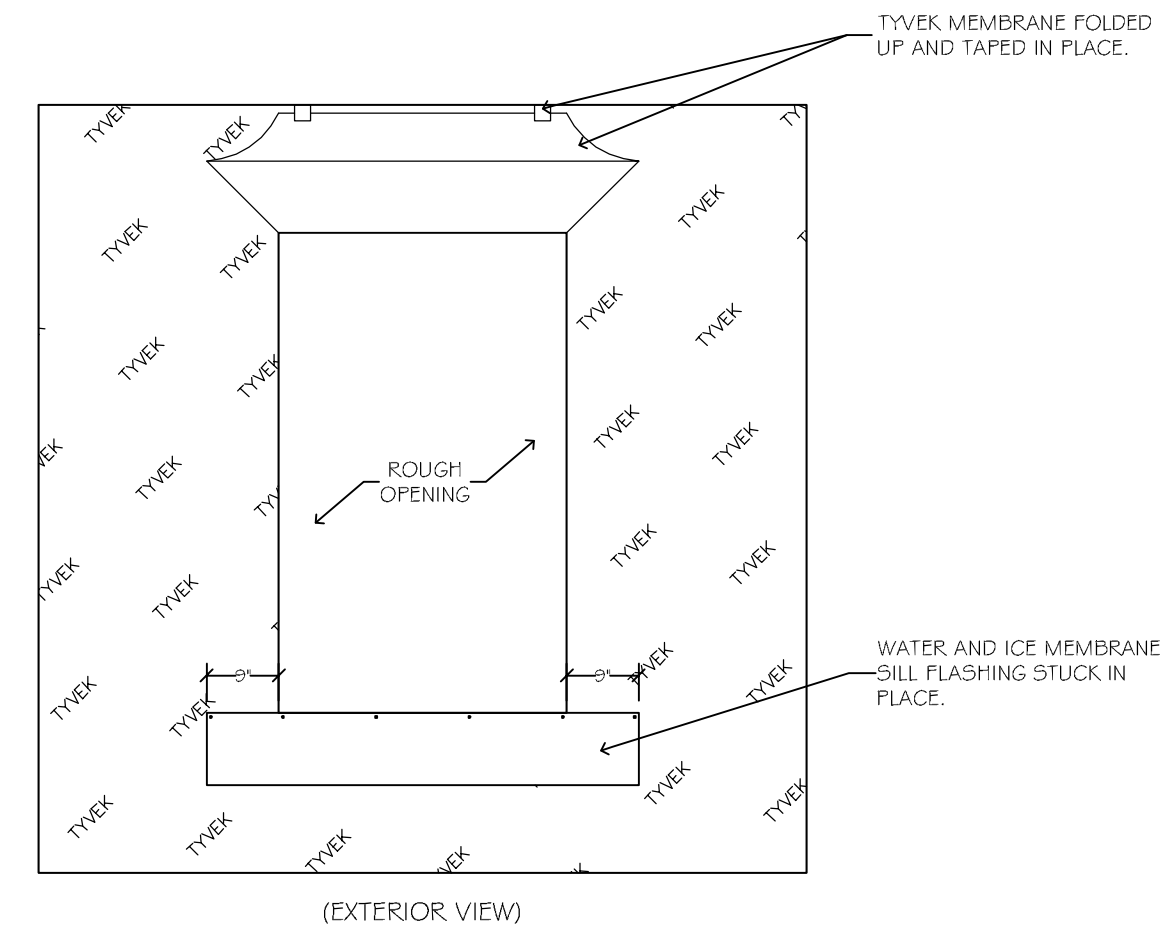
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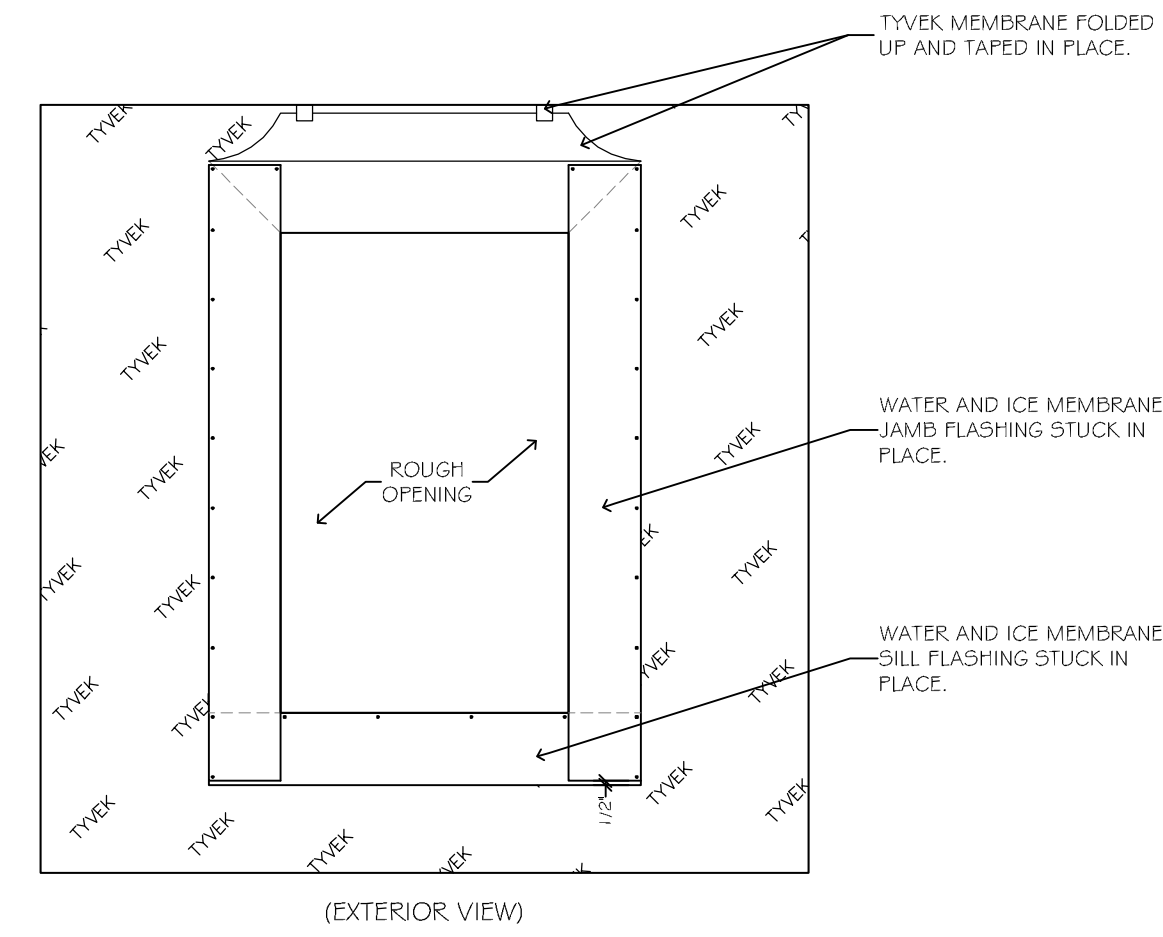
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1. WINDOW INSTALL. DETAIL
SCALE: 1/2" = 1'-0"



2. WINDOW INSTALL. DETAIL
SCALE: 1/2" = 1'-0"



3. WINDOW INSTALL. DETAIL
SCALE: 1/2" = 1'-0"

WINDOW INSTALLATION NOTES:

Sealant shall conform to Federal Specification TT-00230C, Type II Class, ASTM C920 Type S, Grade NS class 25, ANMA 808.3-92 exterior perimeter sealing compound. The flashing should be a flexible or adhesive type flashing and must be at least 9" in width. The flashing material must meet the minimum water resistance standards of ASTM-D779.

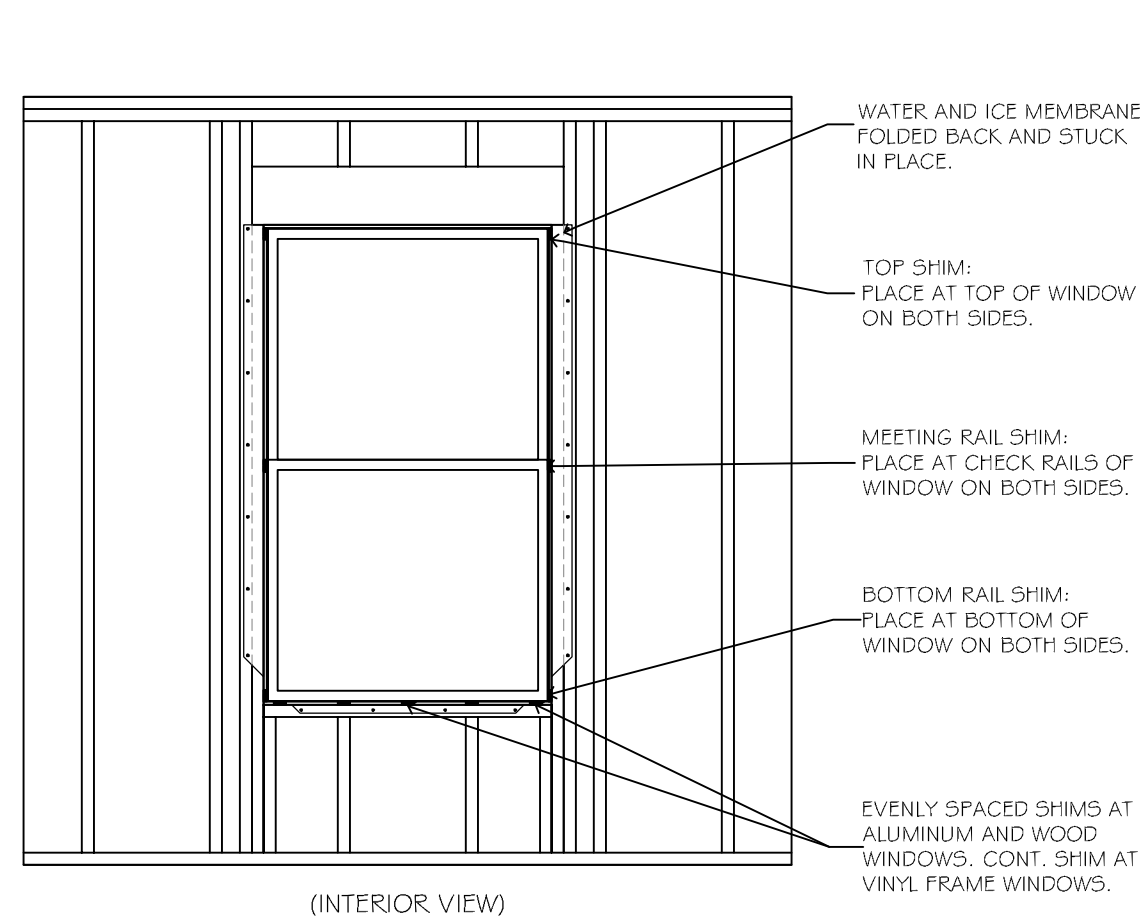
STEP 1 - ROUGH OPENING MUST BE LEVEL, PLUMB AND SQUARE. The opening at the sill plate must be level and sides must be square and plumb. Correct any problems before proceeding to the next step.

STEP 2 - INSTALLING THE WINDOW. This method requires Tyvek membrane applied before installing the window. Also the sill and jamb flashing will be installed and the window set in the opening before the head flashing is applied.

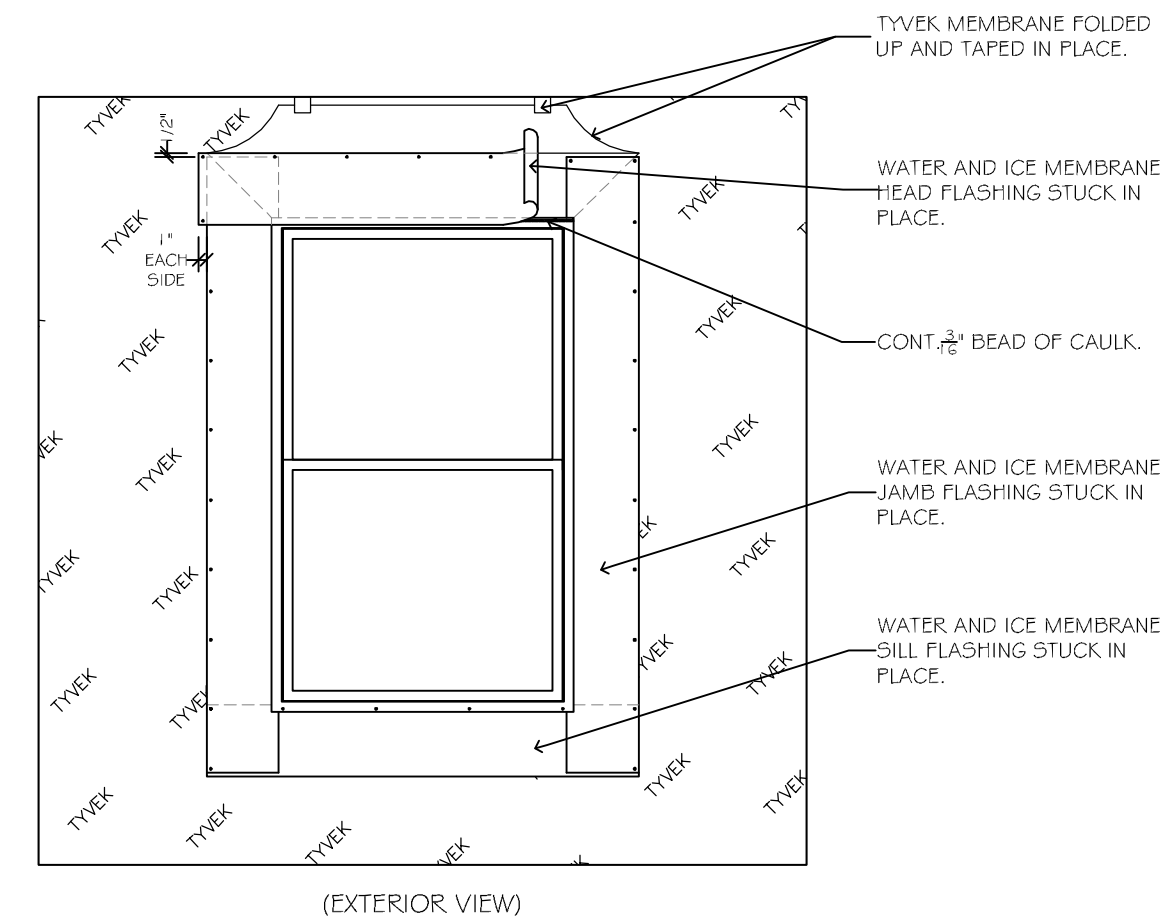
1. Cut Tyvek downward from the center of the head about 2/3 of the way down the opening and then cut diagonally from the center to the bottom corners. Next cut the Tyvek across the head of the opening. (Detail 1)
2. Fold the Tyvek back to the inside and fasten to the jamba and sill and trim excess wrap. (Detail 4)
3. Make diagonal cuts at the top corners of the opening by measuring over 9" and the fold and tape the Tyvek up out of the way. (Detail 2)
4. Install sill (bottom) flashing paper leaving 9" on either side of the rough opening.
5. Install the jamb flashing so that it extends 8-1/2" above and below the rough opening. The bottom jamb flashing should overlap the sill flashing. (Detail 3)
6. Place a 3/8" continuous bead of sealant (caulk) around the perimeter of the window on the inside of the nailing fin in line with the recess on the opposite side of the fin. This is for sealing the window nailing fin to the sheathing or flashing.
7. Set the window unit upon the sill plate and into opening. Adjust left and right to center unit in the opening (approximately 3/8" space between window sides and the studs). Nailing fins must fit flat against wall and onto sealant.
8. "Tack Nail" the upper left or right corner of the unit and check plumb and level. Adjust if necessary.
9. Attach the opposite lower corner of the window and check plumb and level.
10. Shims shall be cut to exact thickness and must not bind or fall out. Shims at the sill should be 3" from the ends and in the center. (If the unit is wider than 30" the sill shims should be 1 1/2" on center). Jamb shims shall be evenly spaced where required for frame jamb support. A properly shimmed window unit shall measure the same across the head, jamba and sill. Do not remove shims after installation is complete. (Detail 4)
11. Nail the jamba, head and sill with galvanized nails, 6" to 12" on center. Nail tight but do not "sink" nails. Sinking will cause the nailing fin to warp, split and break its seal.
12. Apply a continuous bead of sealant across the nail fin of the head of the window directly over the nails used to attach the window to the header. (Detail 5)
13. Attach the head flashing along the top edge making sure that each end extends past the jamb flashing by 1". (Detail 5)
14. Remove the tape holding up the Tyvek at the header. Lower the Tyvek over the head flashing and place sheathing tape along the diagonal cuts made in the Tyvek. The tape should extend past the top of the diagonal cuts. (Detail 6)

STEP 3 - FINAL CAULK (Required) After siding, brick or other exterior material is in place, apply a continuous bead of sealant where exterior material (siding, brick, etc.) meets window unit. Note to masons, when brick or other masonry is used, be sure to leave 1/2" between bottom of window sill and brick/masonry course to avoid "brick binding". Note: It is very important to properly seal at vertical mullion joints between the window units as well as horizontally mullion stack joints between the window units.

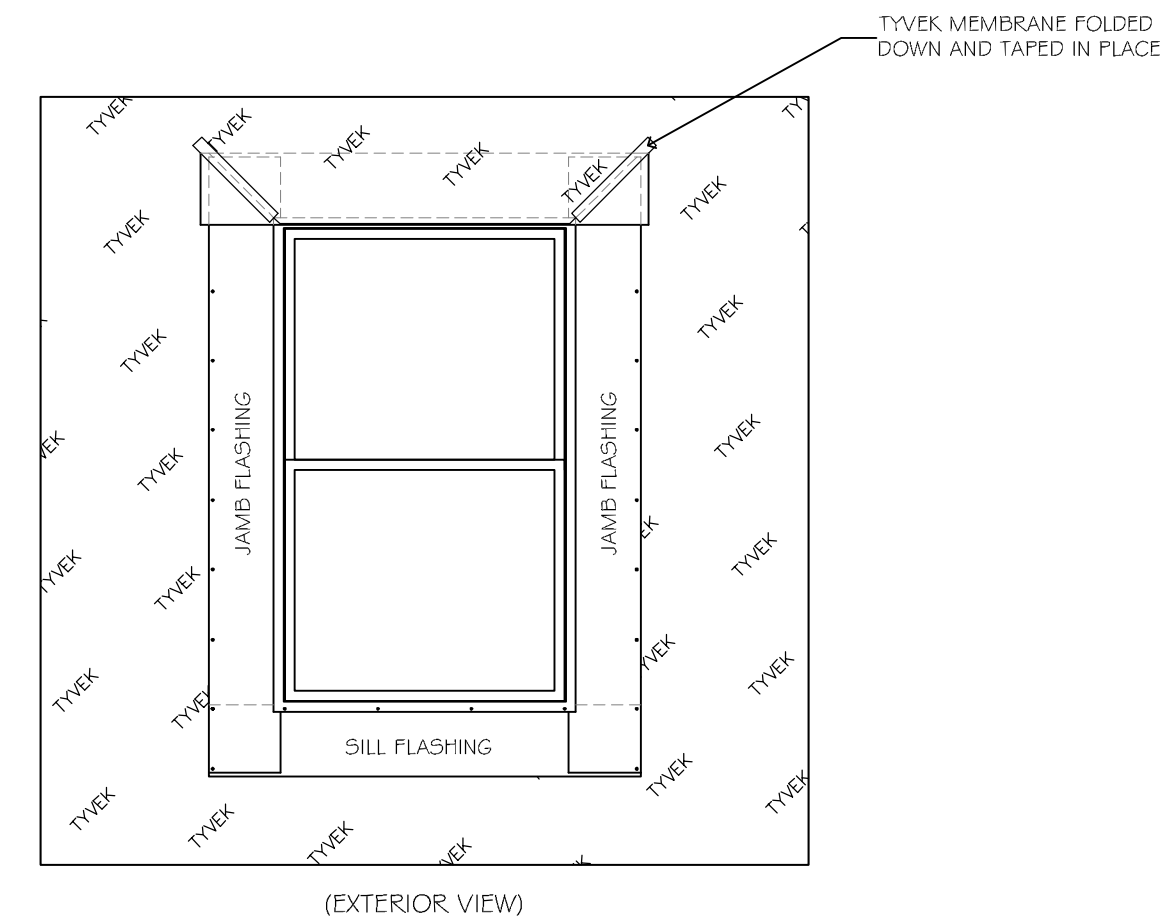
STEP 4 - SHIM AND REMOVE SHIPPING MATERIALS (Required) Before insulating and trimming around the window interior, place shims on both sides at meeting rails (double and single hungs). These shims are needed to keep jambs from bowing. Shims shall be cut exact thickness and shall not bind or fall out.



4. WINDOW INSTALL. DETAIL
SCALE: 1/2" = 1'-0"

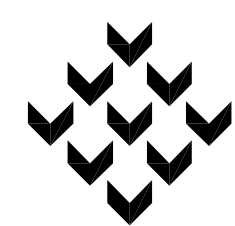


5. WINDOW INSTALL. DETAIL
SCALE: 1/2" = 1'-0"

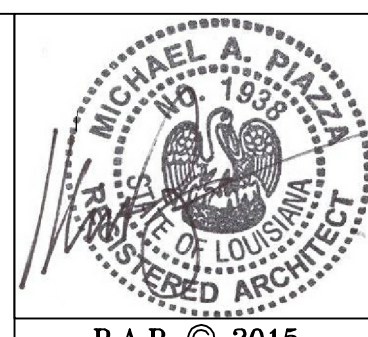


6. WINDOW INSTALL. DETAIL
SCALE: 1/2" = 1'-0"

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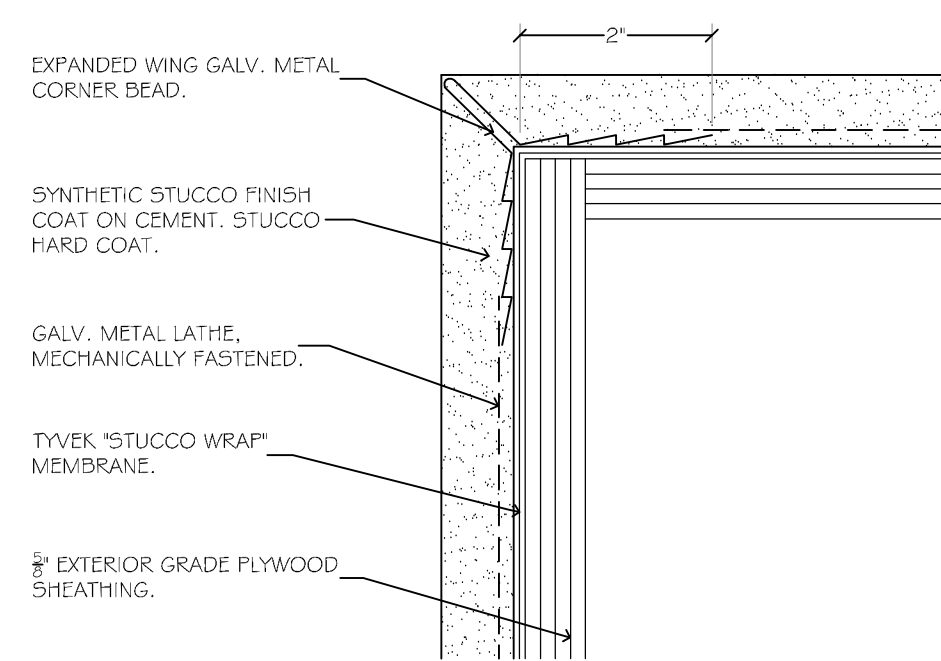
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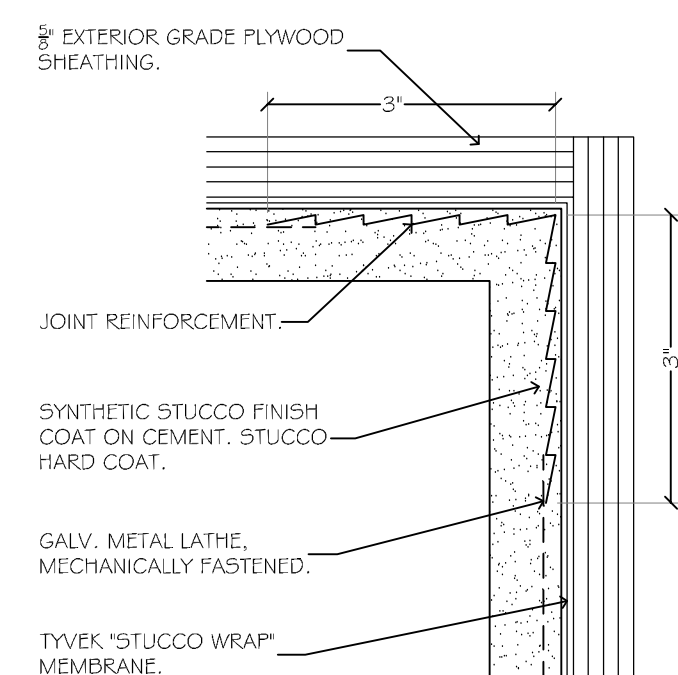
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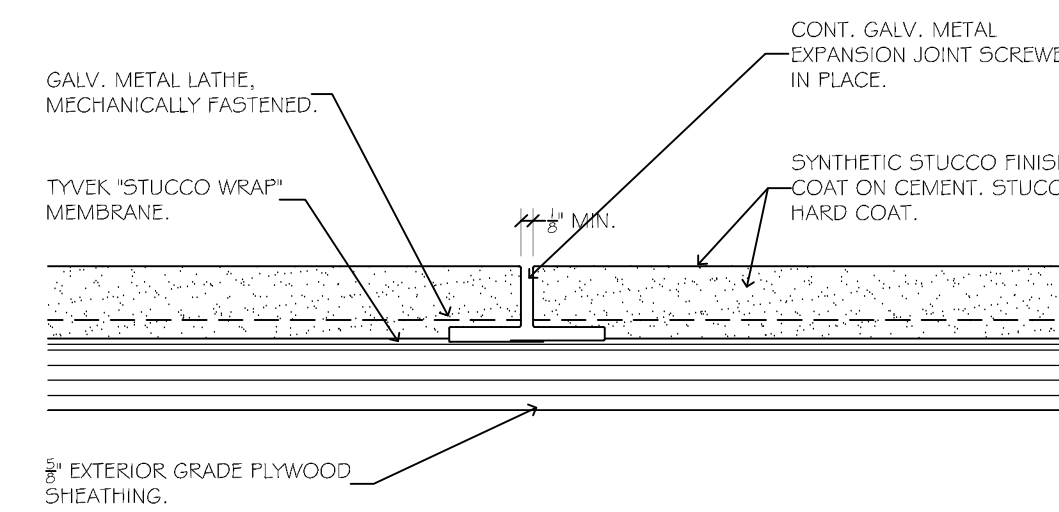
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE.

1. CORNER BEAD
SCALE: 6" = 1'-0"



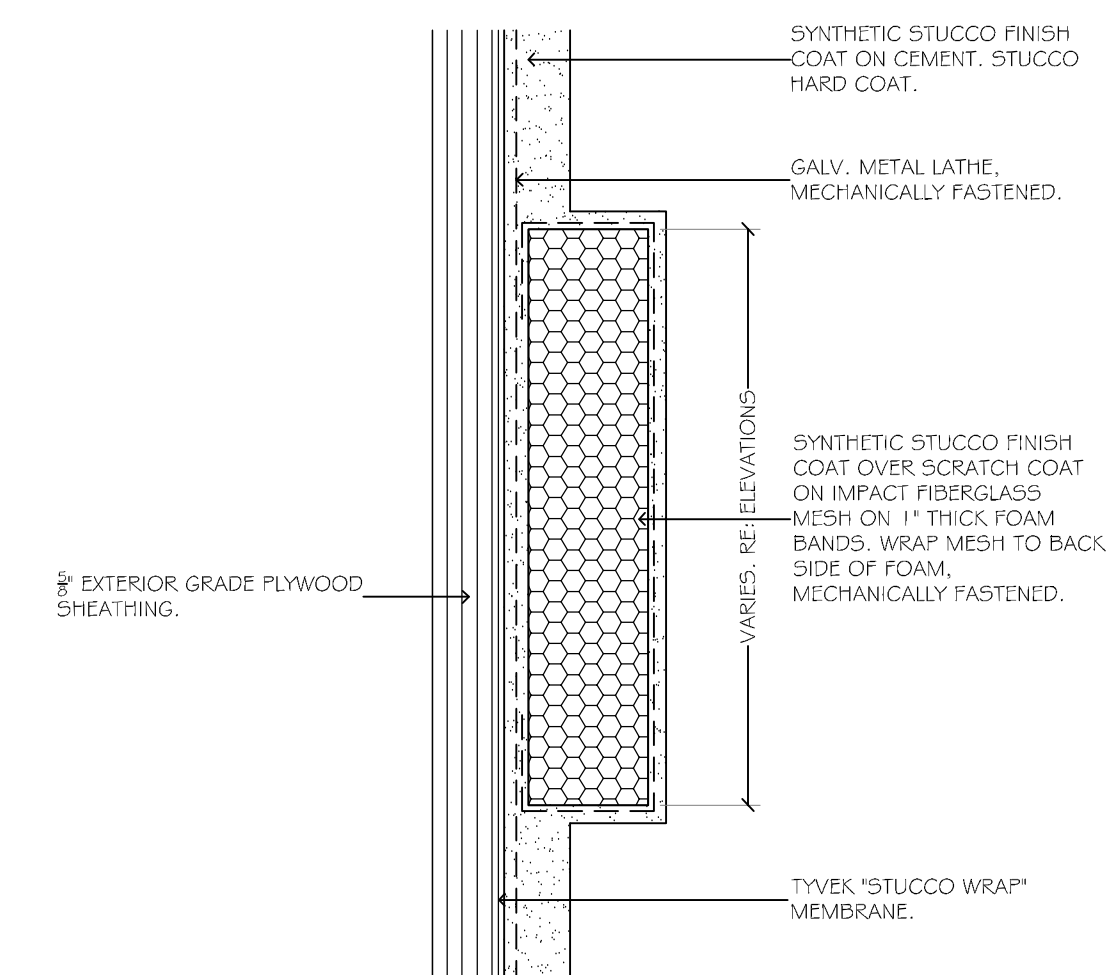
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE.

2. INTERIOR JOINT
SCALE: 6" = 1'-0"

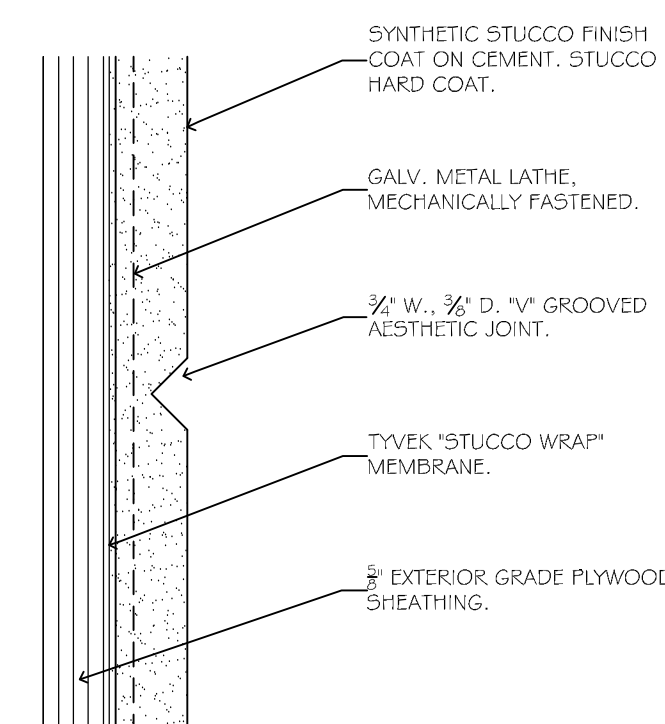


NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE.

3. EXPANSION JOINT
SCALE: 6" = 1'-0"

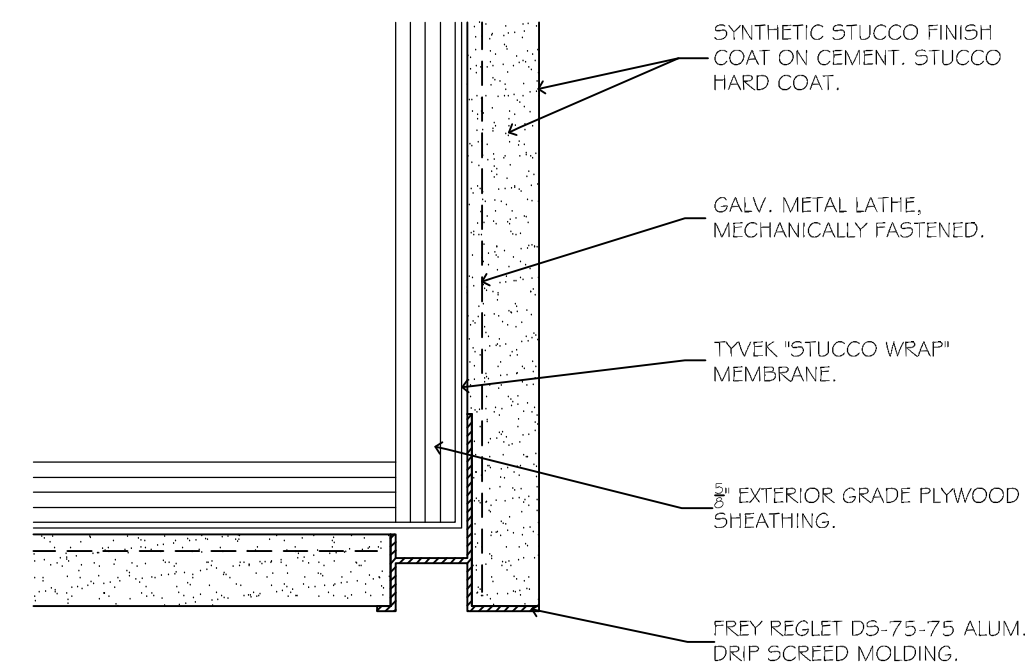


4. RAISED TRIM BAND
SCALE: 6" = 1'-0"



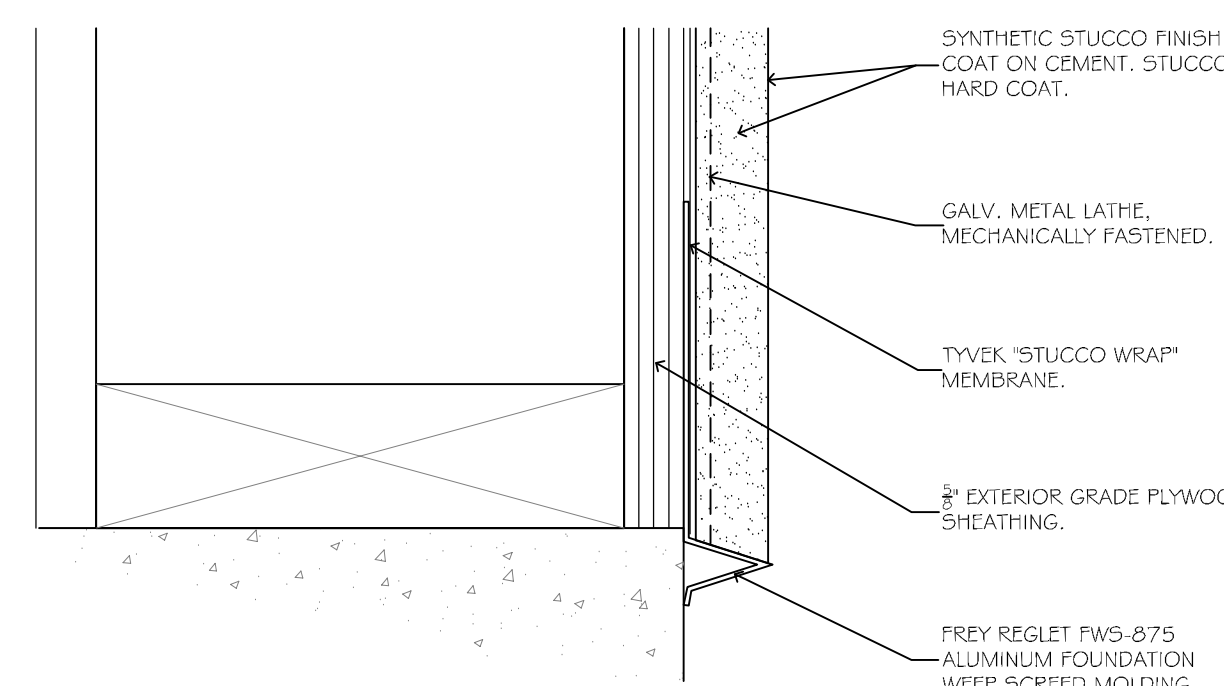
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE.

5. AESTHETIC JOINT
SCALE: 6" = 1'-0"



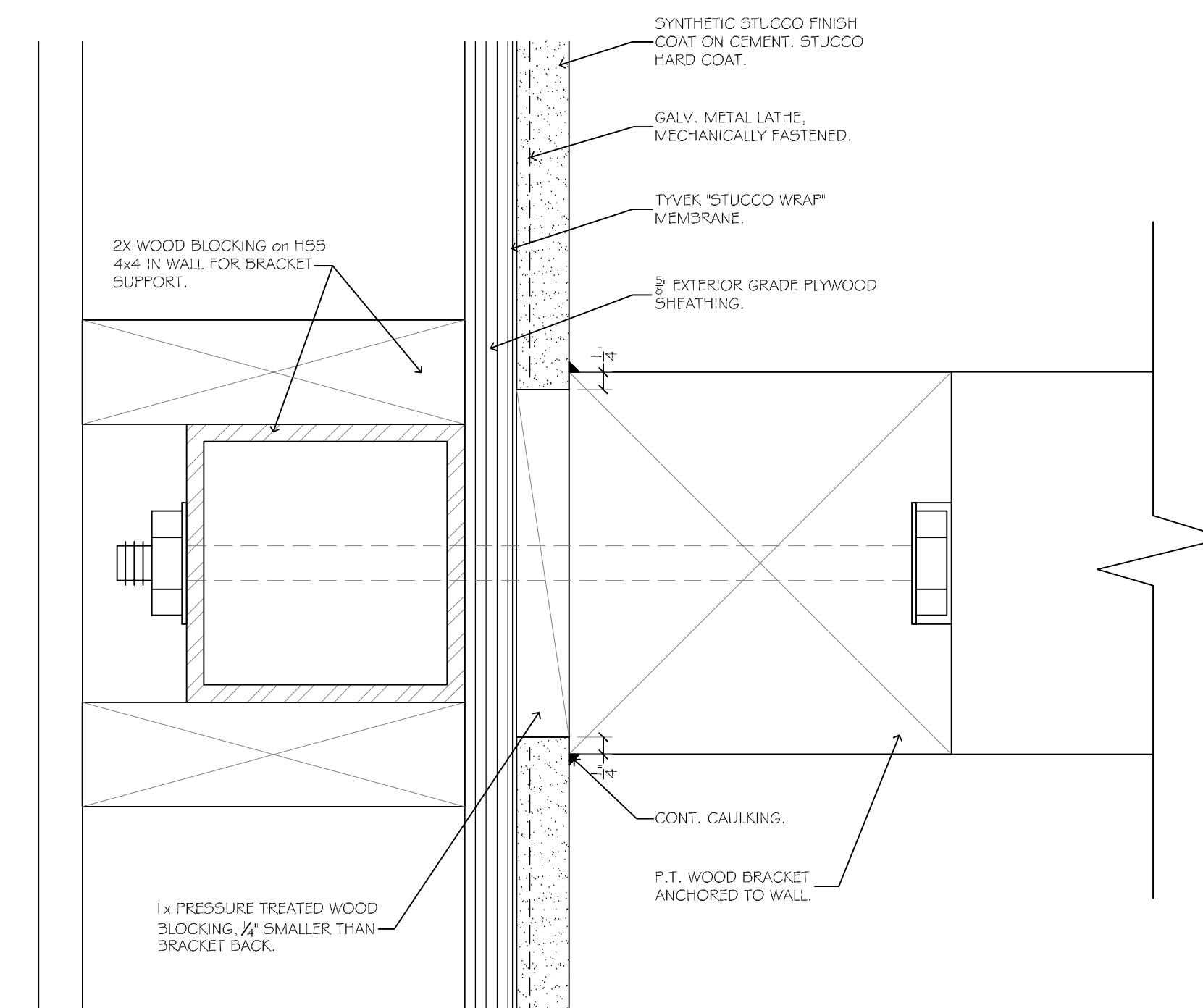
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE.

6. DRIP EDGE
SCALE: 6" = 1'-0"



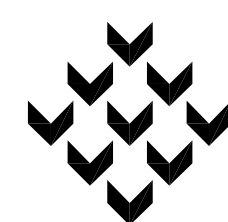
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE.

7. AT FOUNDATION
SCALE: 6" = 1'-0"

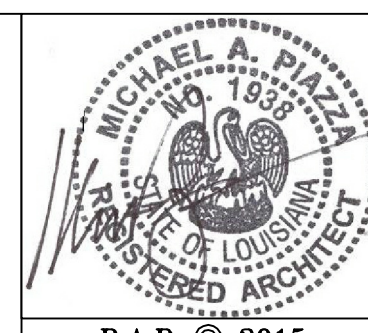


8. AT BRACKET
SCALE: 6" = 1'-0"

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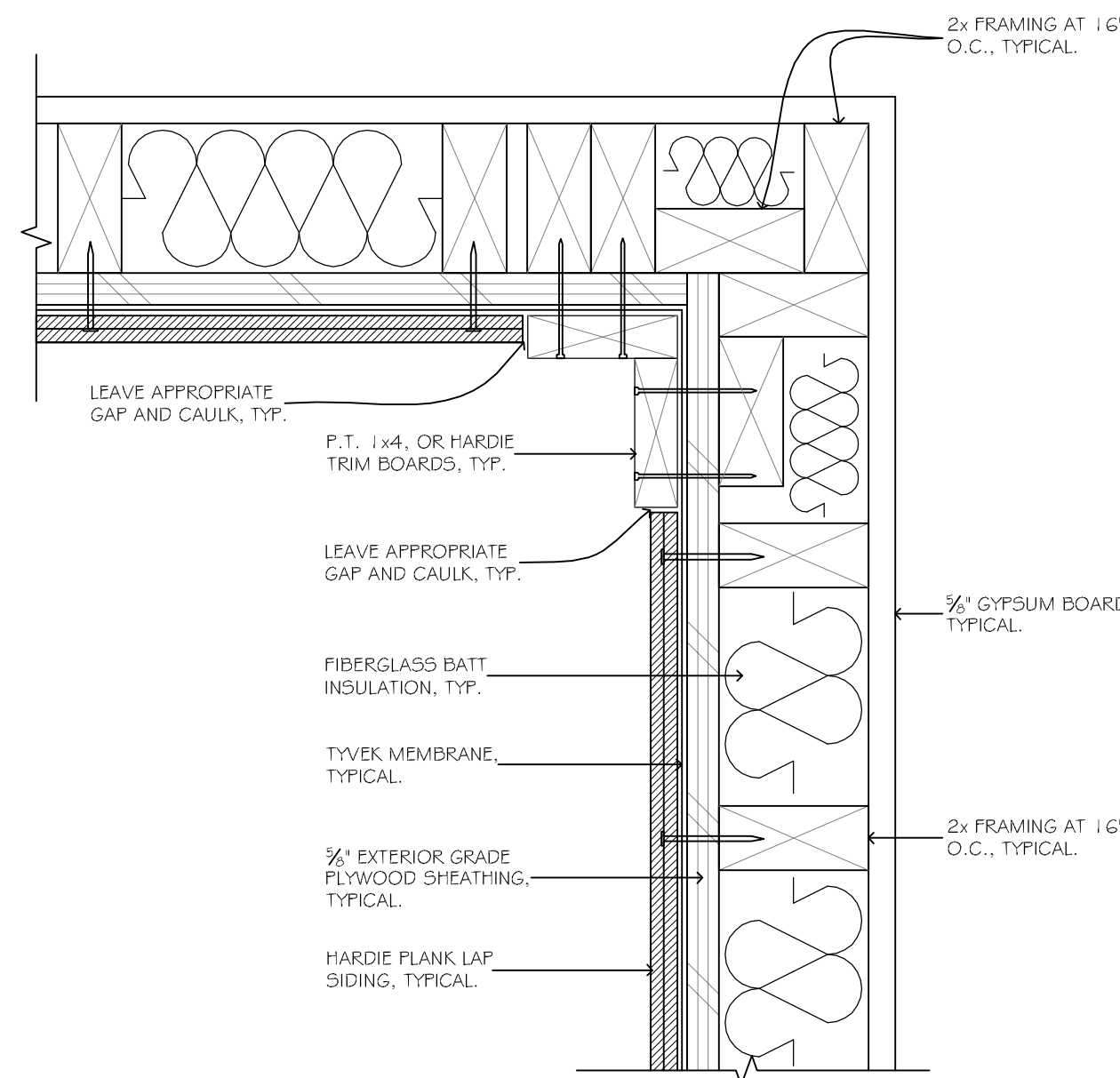
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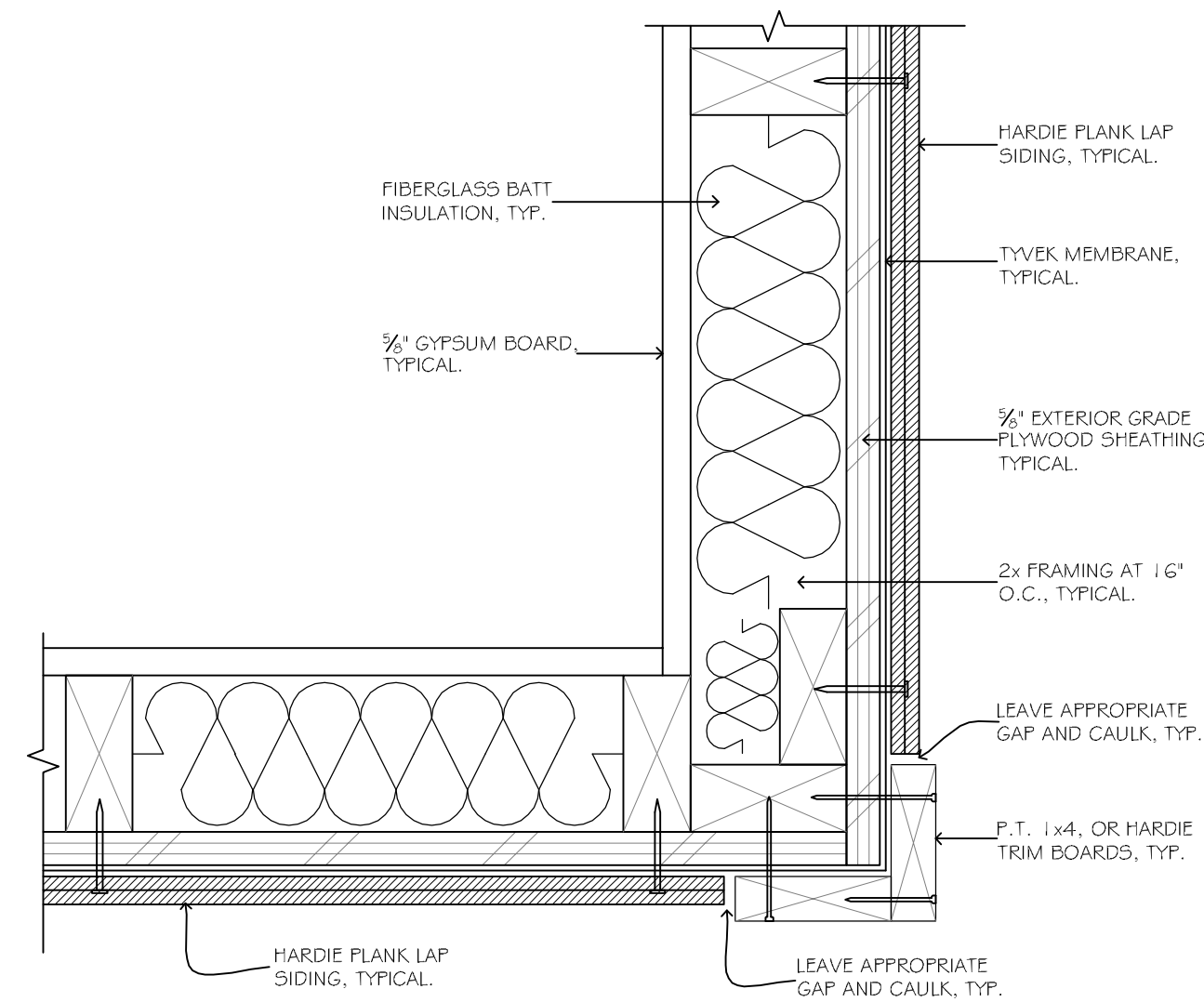
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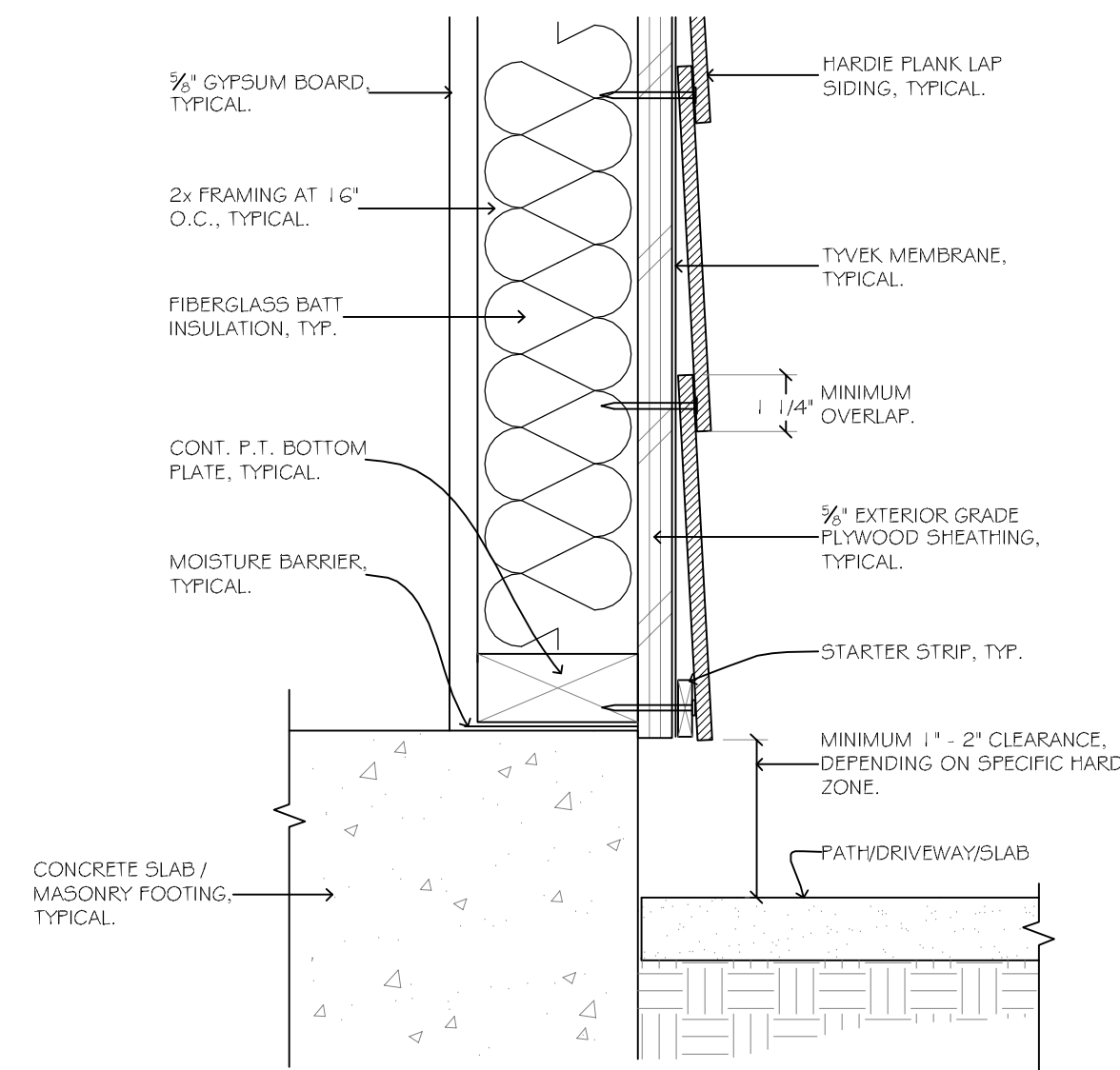
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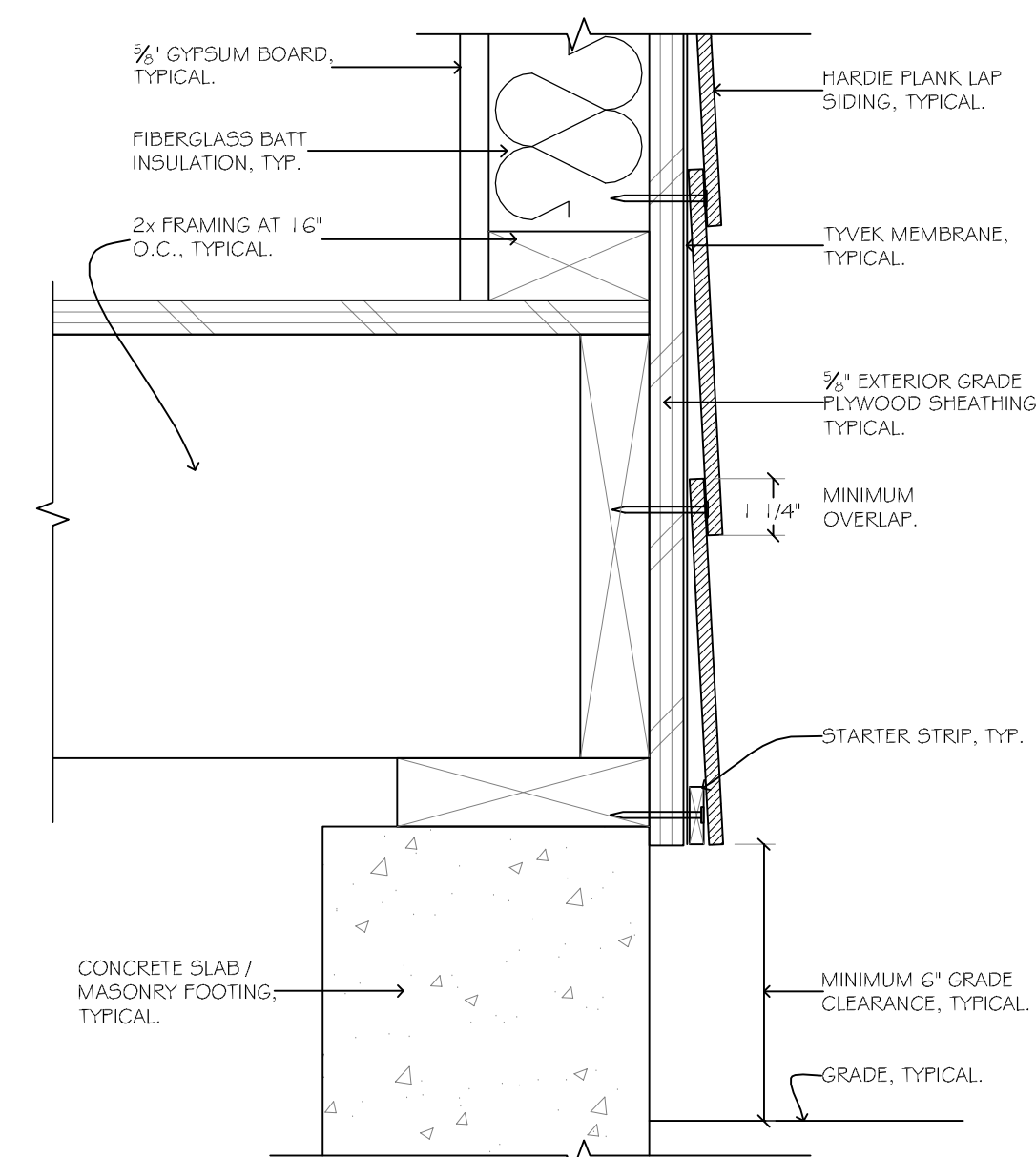
1. INSIDE CORNER
SCALE: 3" = 1'-0"



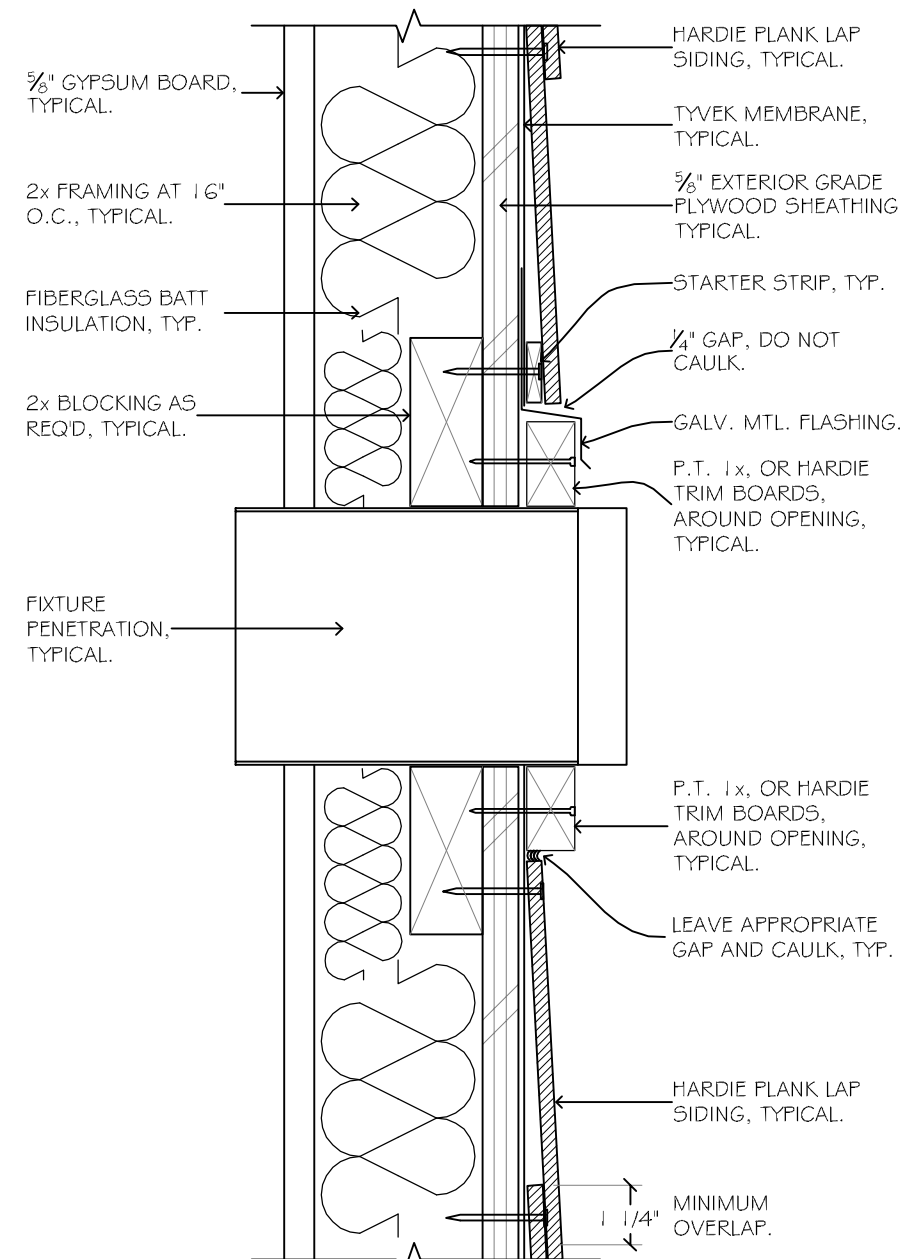
2. OUTSIDE CORNER
SCALE: 3" = 1'-0"



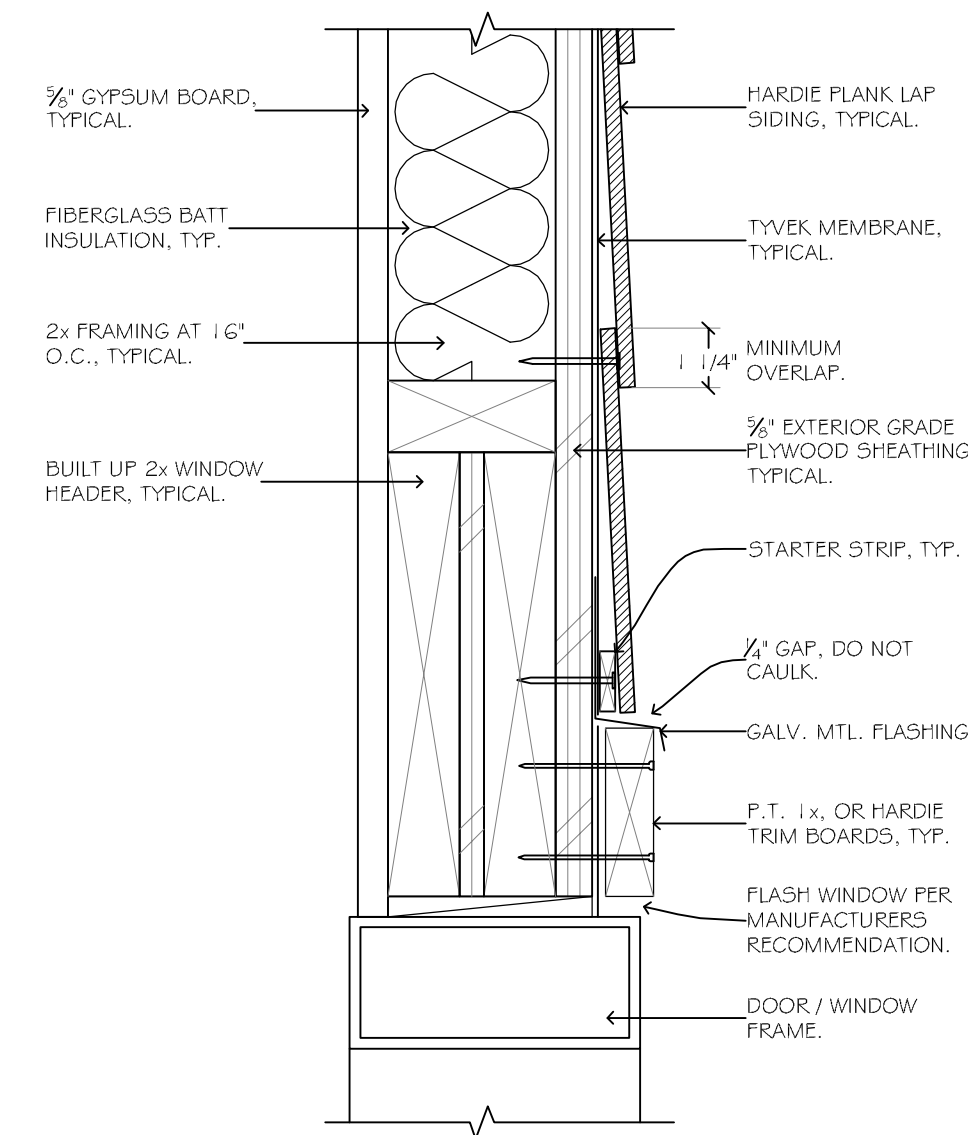
3. HARDSCAPE CLEARANCE
SCALE: 3" = 1'-0"



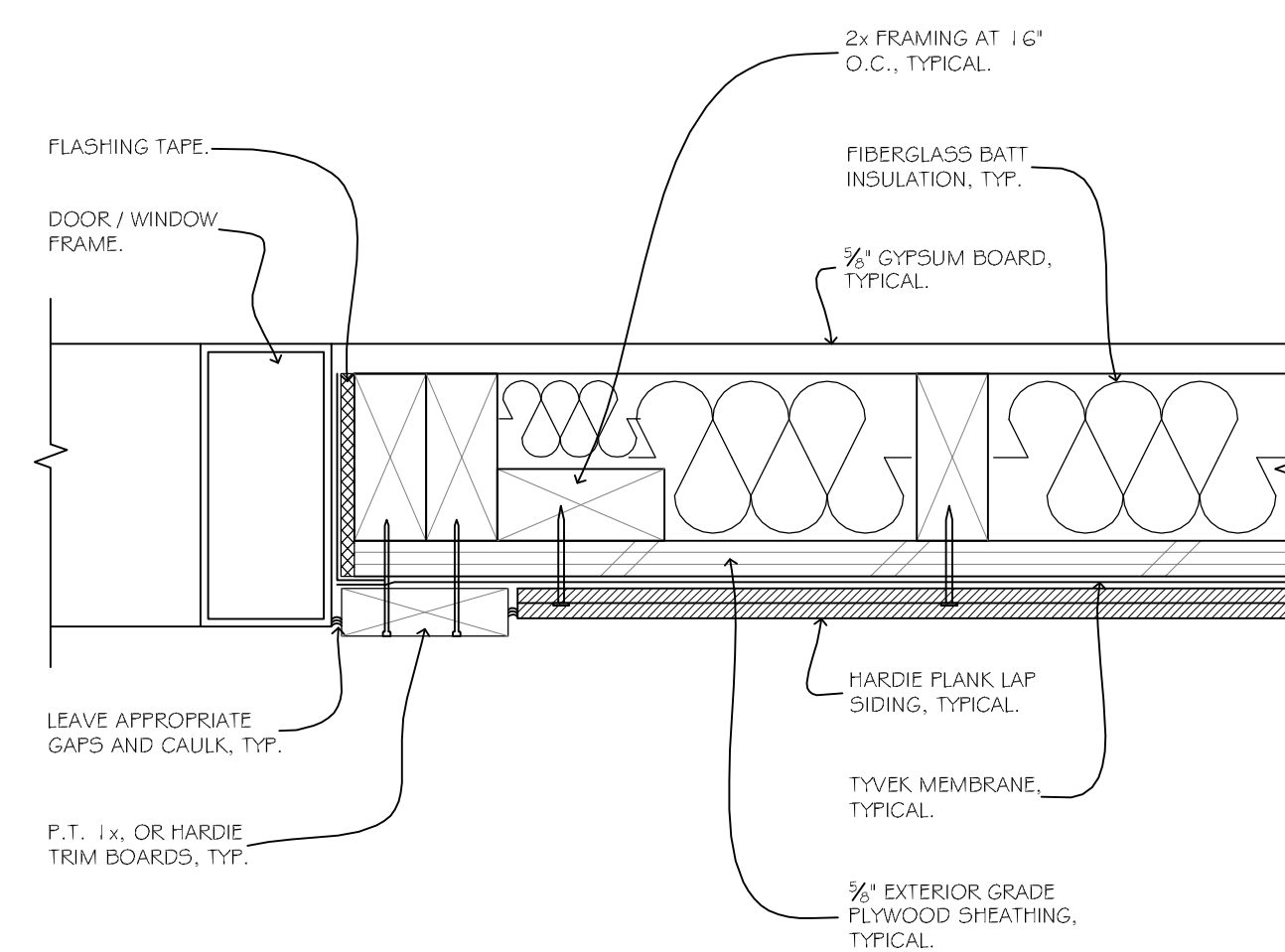
4. GRADE CLEARANCE
SCALE: 3" = 1'-0"



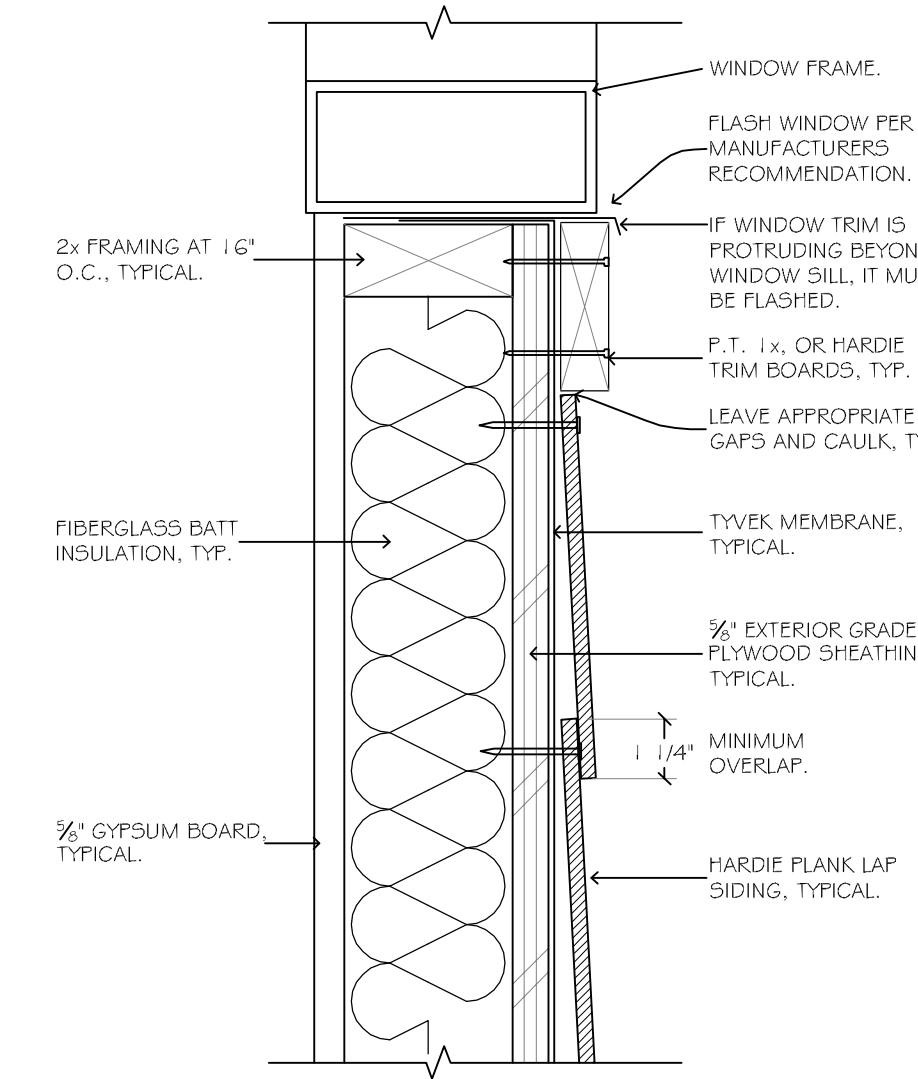
5. FIXTURE PENETRATION
SCALE: 3" = 1'-0"



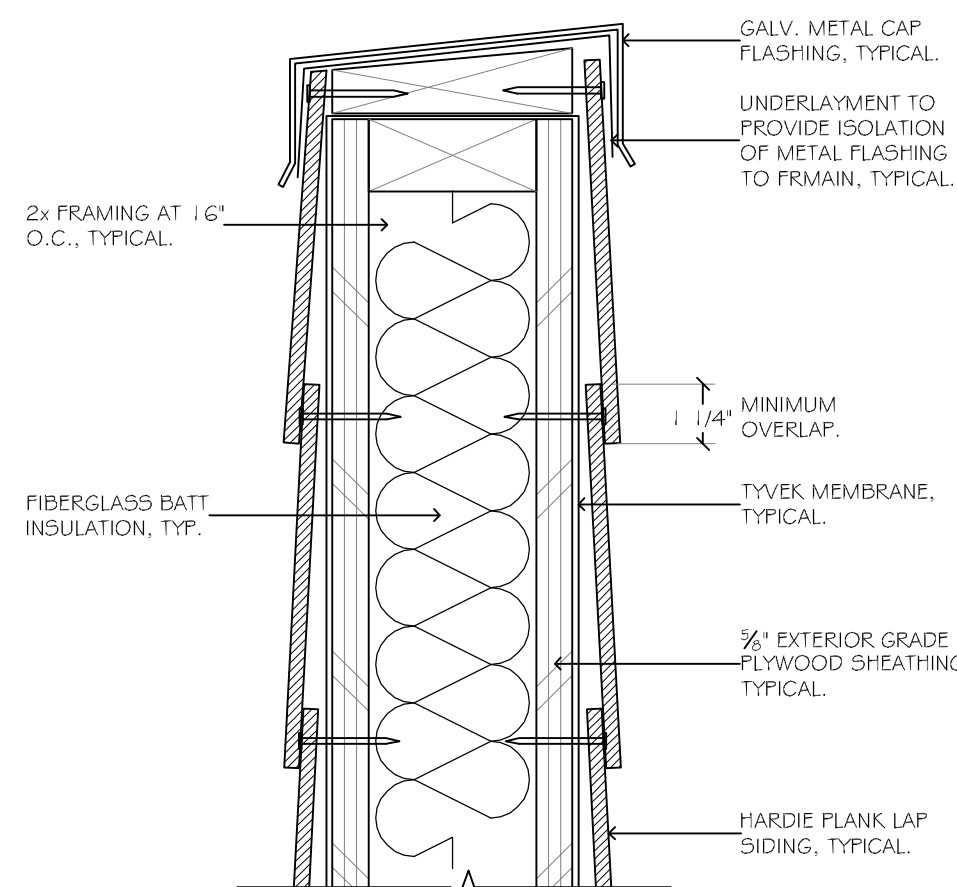
6. WINDOW/DOOR HEAD
SCALE: 3" = 1'-0"



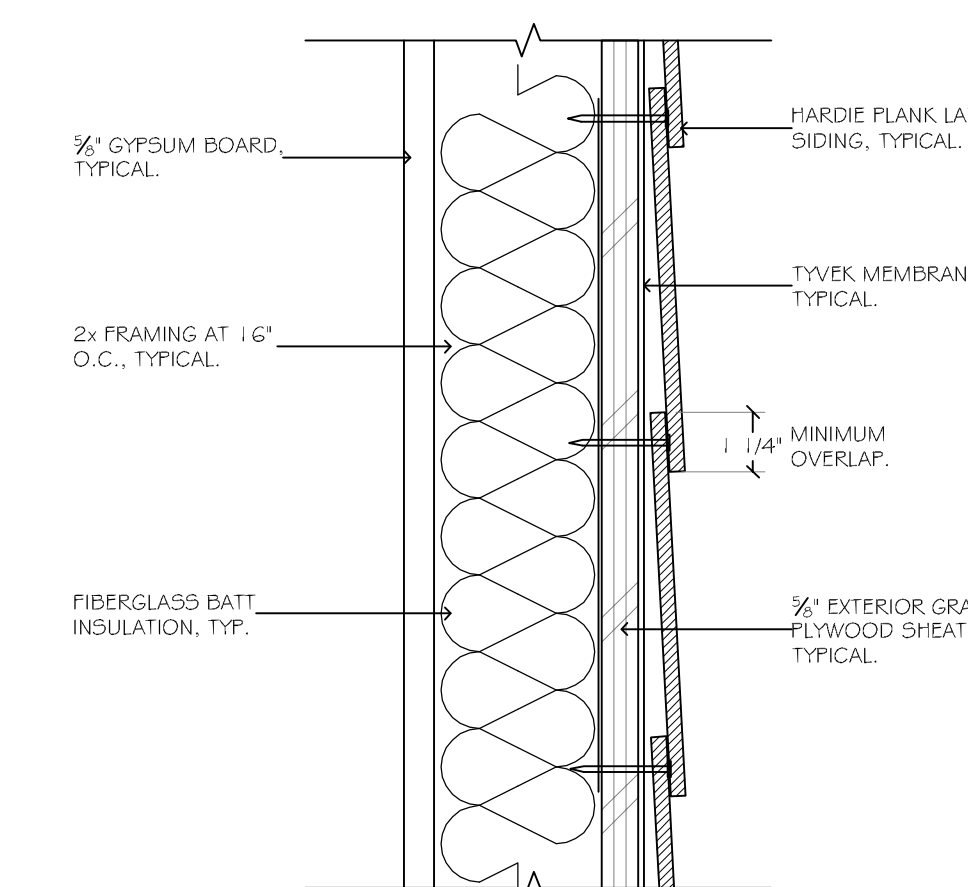
7. WINDOW/DOOR JAMB
SCALE: 3" = 1'-0"



8. WINDOW SILL
SCALE: 3" = 1'-0"

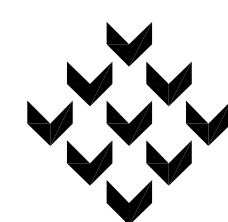


9. PARAPET
SCALE: 3" = 1'-0"



10. HORIZ. LAP VIEW
SCALE: 3" = 1'-0"

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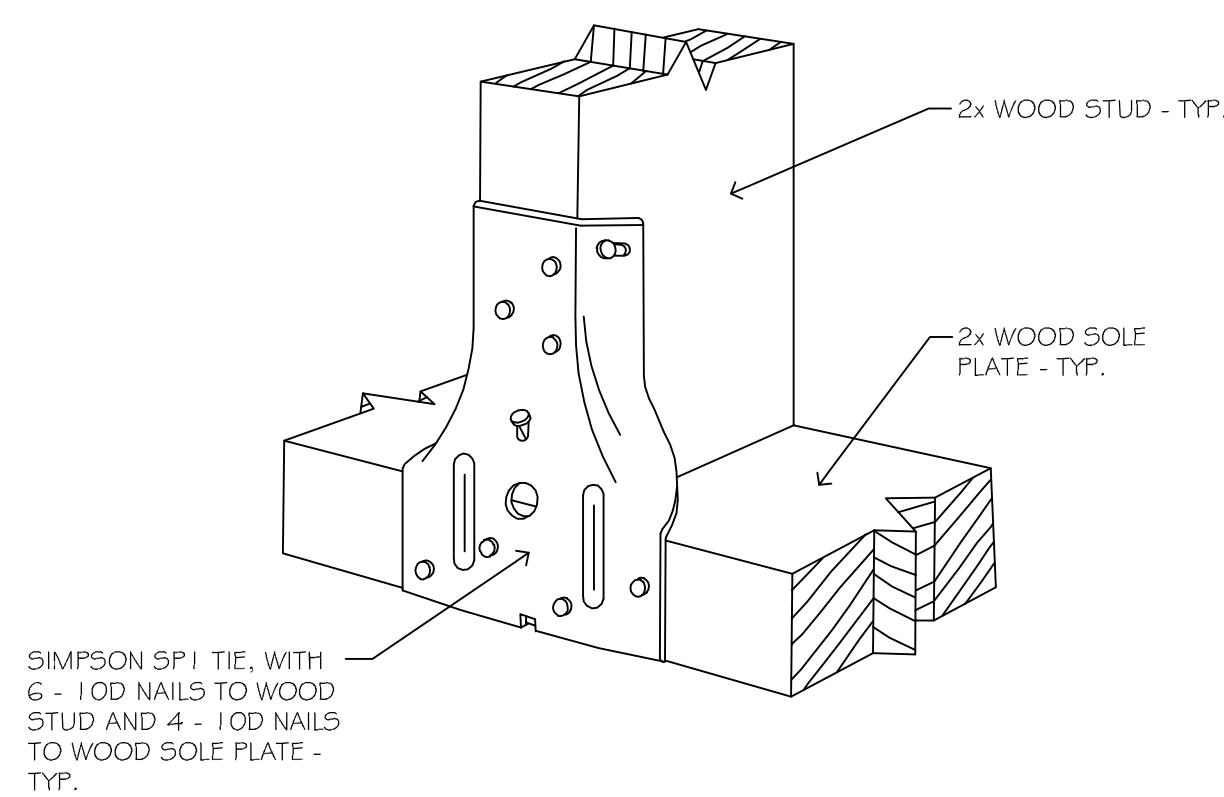
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Covington, Louisiana

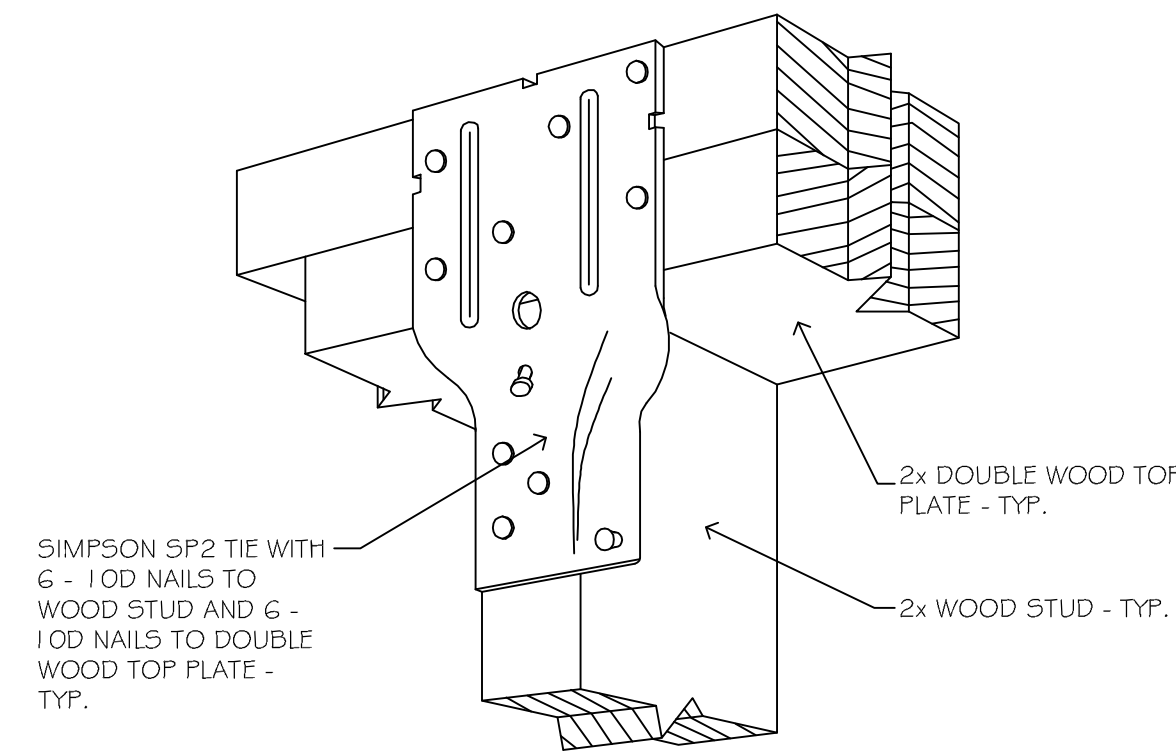
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A12.6

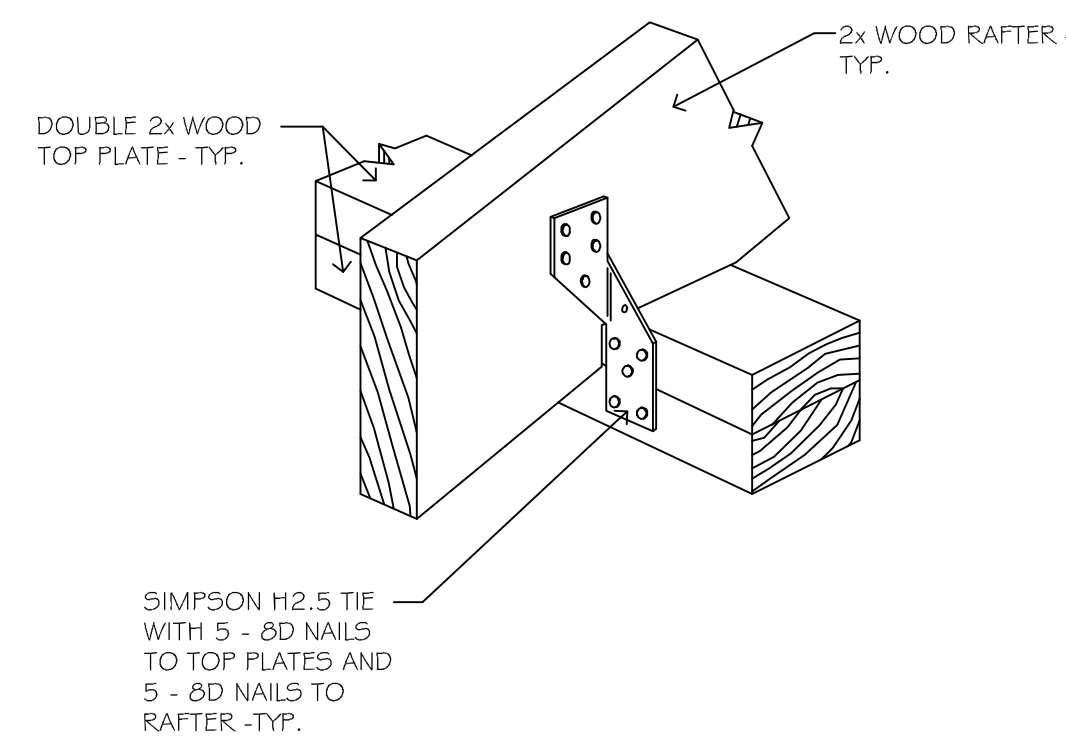
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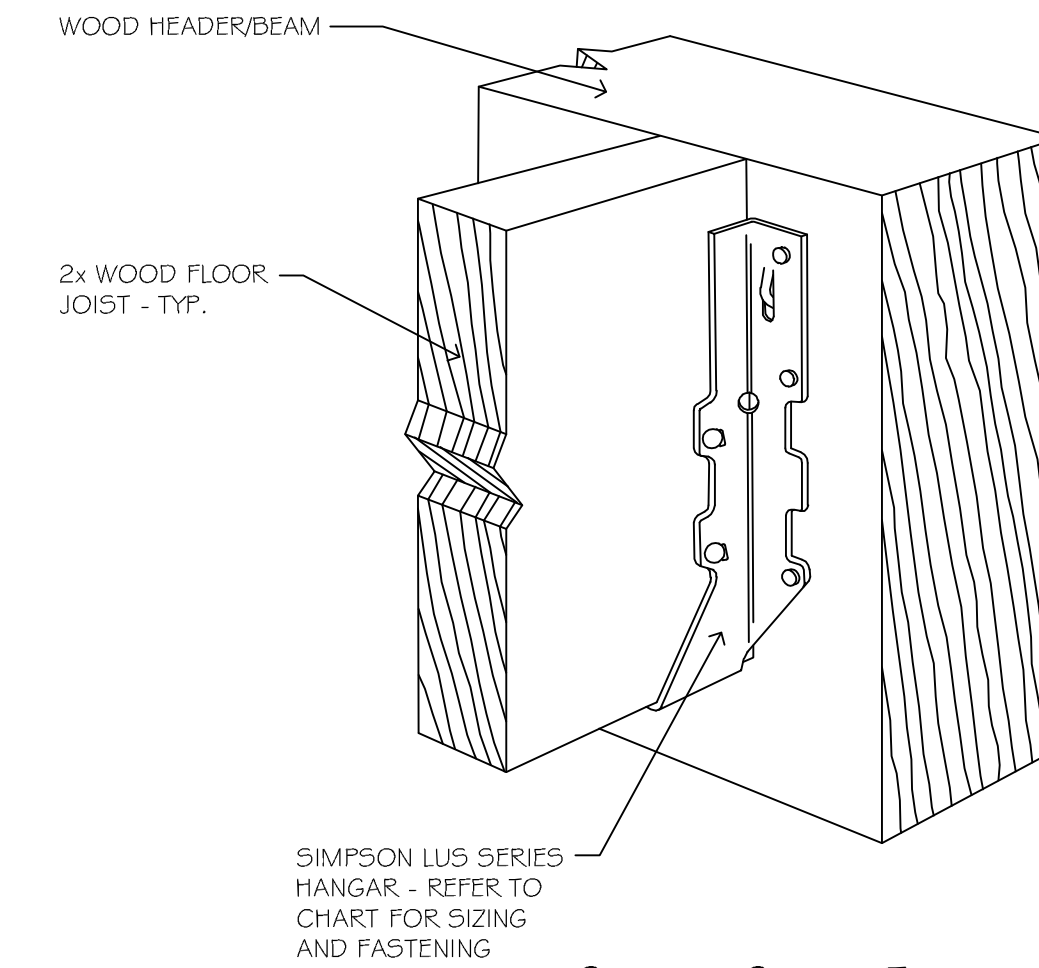
Simpson Strong-Tie
SP1



Simpson Strong-Tie
SP2



Simpson Strong-Tie
H2.5



Simpson Strong-Tie
LUS series

LUS SERIES SPECIFYING CHART:

JOIST	MODEL	FASTENERS	
		HEADER/BEAM	JOIST
2x4	LU524	4 - 10D	2 - 10D
2x6	LU526	4 - 10D	4 - 10D
2x8	LU528	6 - 10D	4 - 10D
	LU526	4 - 10D	4 - 10D
2x10	LU5210	8 - 10D	4 - 10D
	LU526	6 - 10D	4 - 10D
2x12	LU5210	8 - 10D	4 - 10D

1. SOLE PLATE TIE DETAIL

SCALE: N.T.S.

2. TOP PLATE TIE DETAIL

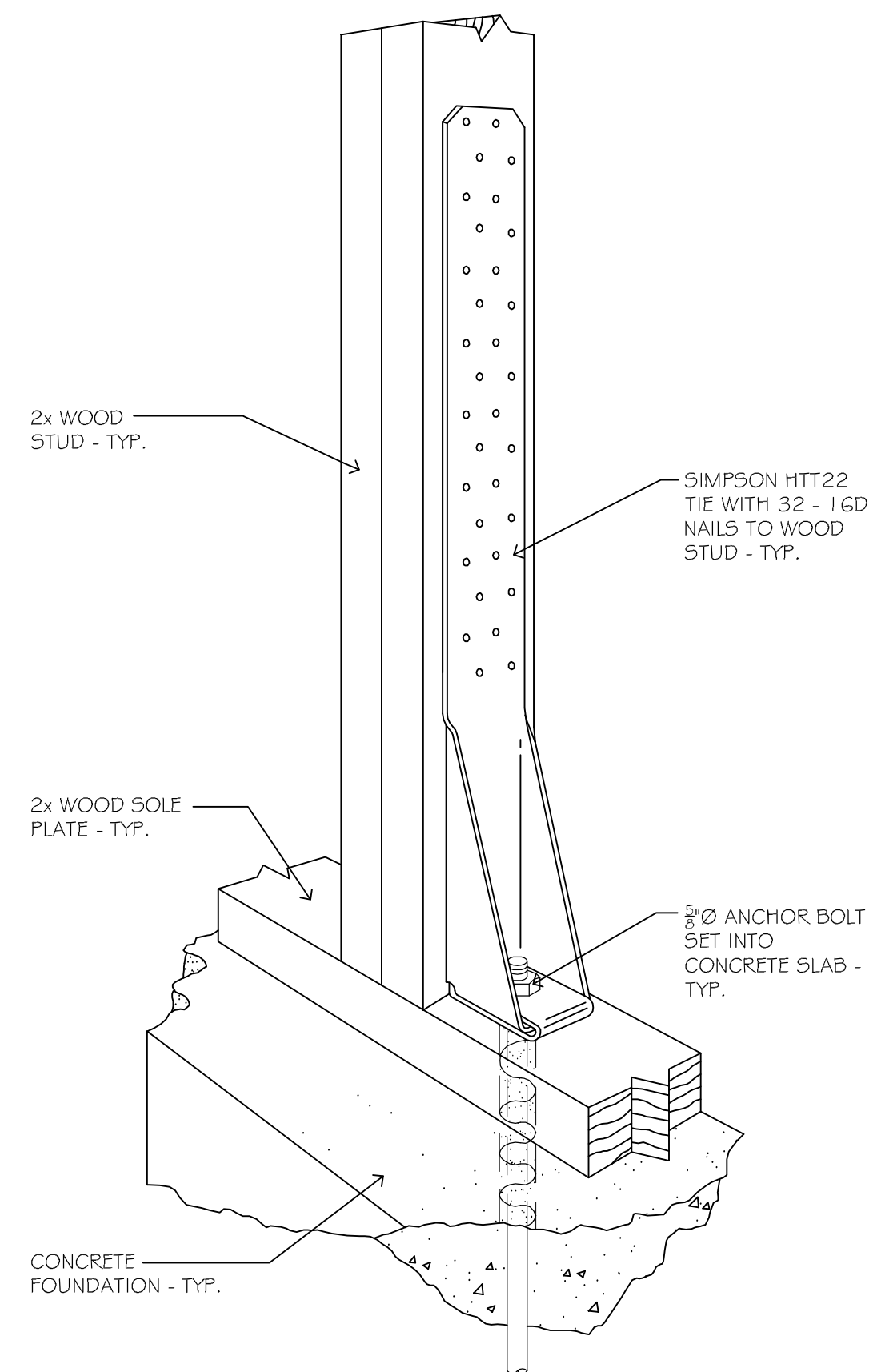
SCALE: N.T.S.

3. RAFTER TIE DETAIL

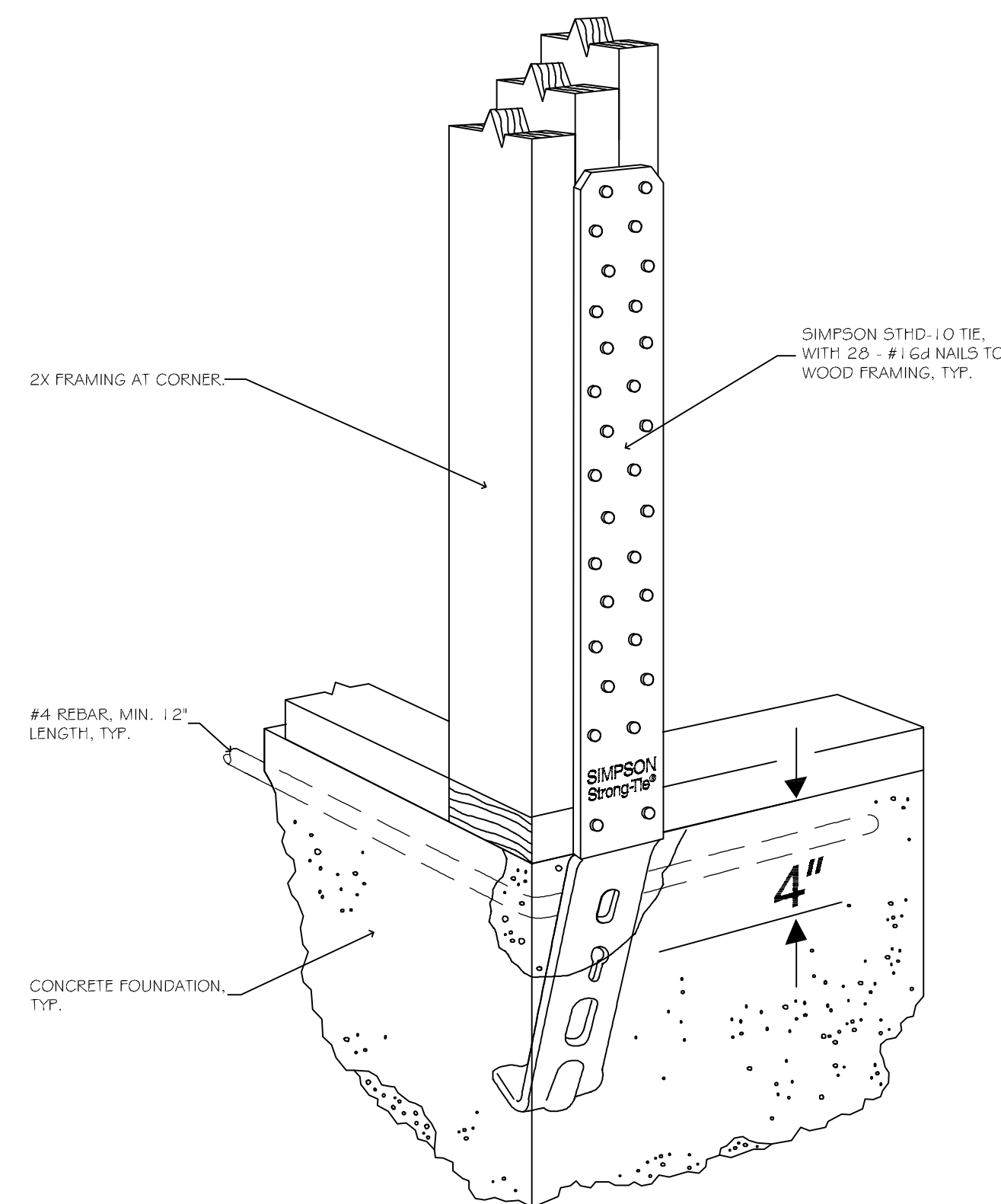
SCALE: N.T.S.

4. FLOOR JOIST HANGAR DETAIL

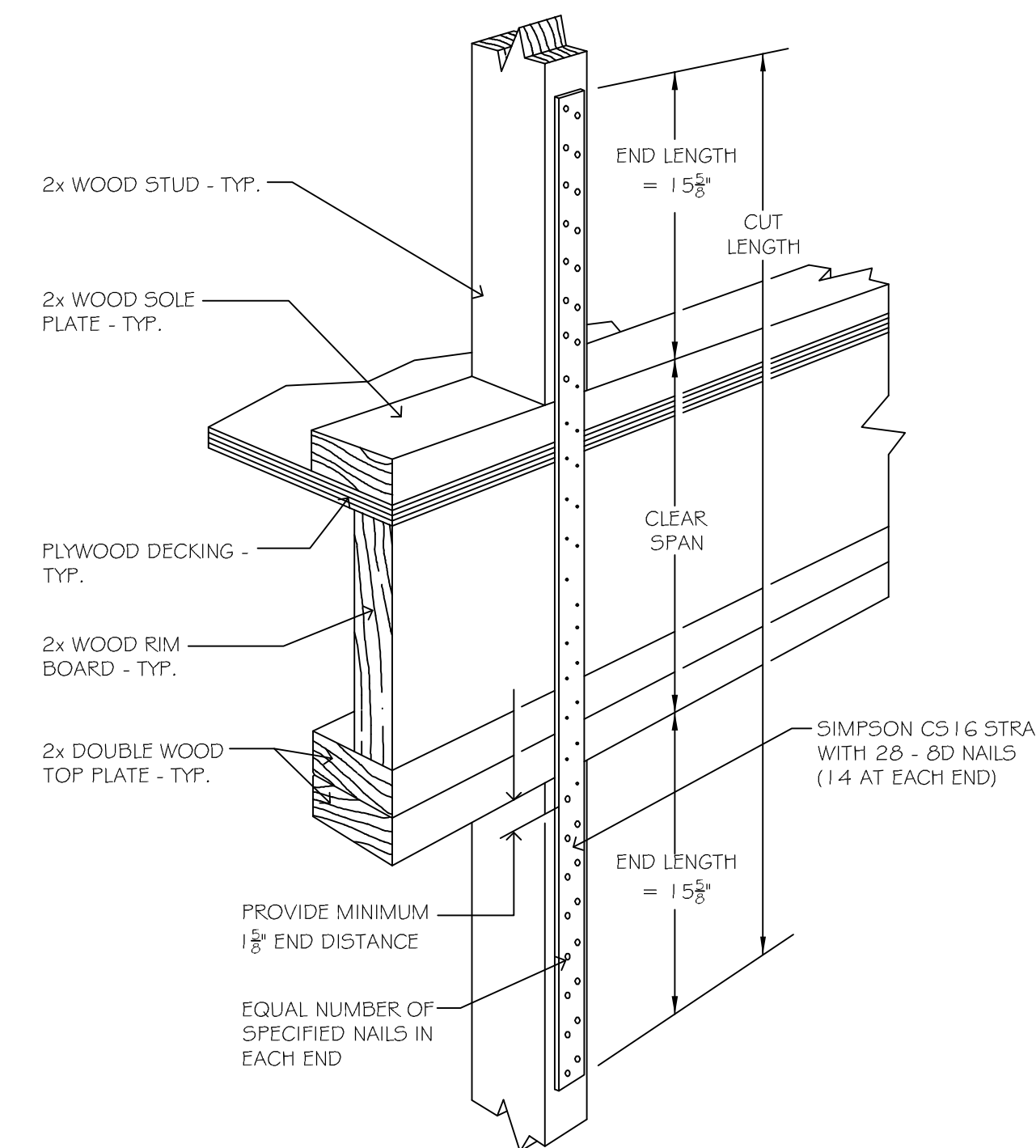
SCALE: N.T.S.



Simpson Strong-Tie
HTT22



Simpson Strong-Tie
STHD-10



Simpson Strong-Tie
CS16

5. SOLE PLATE TIE DETAIL

SCALE: N.T.S.

6. SOLE PLATE TIE DETAIL

SCALE: N.T.S.

7. FLOOR TO FLOOR TIE DETAIL

SCALE: N.T.S.

WIND LOAD INFORMATION:

- BASIC WIND SPEED = 125 MPH.
- WIND IMPORTANCE FACTOR = 1
- WIND EXPOSURE FACTOR = 1
HEIGHT * EXPOSURE ADJUSTMENT COEFFICIENT = 1.00
- GUST FACTOR SUMMARY = 0.85
INTERNAL PRESSURE COEFFICIENTS GCPI = 0.18 / -0.18
- VELOCITY PRESSURE $Q = 0.00256 (Kz)(Kd)(1.5)2 (1) = 16.85 \text{ PSF}$
INTERNAL PRESSURE $P = 16.85(1.08)(+0.8) - 16.85(-0.30) = 19.61 \text{ PSF}$
- STRUCTURE CATEGORY = 2
- COMPONENTS & CLADDING
MINIMUM PRESSURE REQUIREMENTS ON BUILDING SURFACE.
ROOF PRESSURE:
1 INTERIOR +19.8 -19.8 PSF
2 END ZONE (3'-0") +19.8 -23.9 PSF
3 CROSSED END (3'-0"x3'-0") +21.8 -27.9 PSF
OVERHANGS -40.4 PSF
WALL PRESSURE:
4 INTERIOR SURFACE +20.25 -22.30 PSF
5 CORNERS (4'-0") +21.35 -26.95 PSF

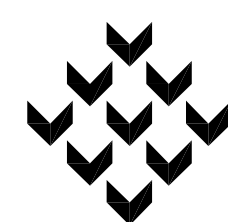
PLYWOOD SHEATHING NOTES:

- EACH CONSTRUCTION AND INDUSTRIAL PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS 1 OR APA PRF-180 PERFORMANCE STANDARDS. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLASSED EXTERIOR.
- PANEL ROOF, WALL, AND FLOOR SHEATHING SHALL BE 5/8", 1/2", & 3/4", RESPECTIVELY, THICK APA STRUCTURAL I RATED SHEATHING EXP. 2 - SHEATHING PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSED EXTERIOR.
- NAIL PANELS W/10D COMMON NAILS AT 4' O.C. ALONG SUPPORTED PANEL EDGES AND AT 6' O.C. AT INTERMEDIATE SUPPORTS.

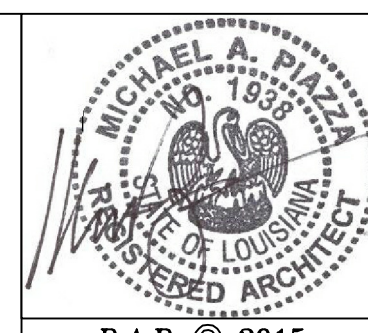
STRAP AND ANCHOR NOTES:

- SECURE EACH ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-2.5 HURRICANE CLIP OR AS INDICATED ON PLANS. USE SIMPSON H7 TO SECURE ALL GIRDER TRUSSES AND PROVIDE MINIMUM 2 STUDS UNDER GIRDER TRUSS BEARING END. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF TRUSSES TO ENGINEER TO VERIFY/MODIFY UP-LIFT CONNECTORS IF NECESSARY.
- ALL EXTERIOR WALL FRAMING SHALL BE 2X6 AT 16" ON CENTER WITH 1/2" CDX PLYWOOD SHEATHING. PLYWOOD PANELS SHOULD EXTEND TO TOP AND BOTTOM PLATES. NAIL PLYWOOD AT 4" O.C. AT ALL EDGES.
- ALL INTERIOR WALLS SHALL BE 2x4 AT 16" ON CENTER (SOUTHERN YELLOW PINE OR LODGE POLE).
- USE SIMPSON RR RIDGE/RAFTER CONNECTORS AT ALL RAFTERS/RIDGE BEAMS. IN LIEU OF SIMPSON RR, USE SIMPSON LSTA24 STRAP TIES OR SIMPSON T522 TWIST STRAPS.
- USE SIMPSON SP1 AND SP2 TO SECURE STUDS TO BOTTOM AND TOP PLATES, RESPECTFULLY @ 32" O.C.
- USE TWO (2) SIMPSON LSTA21 TO SECURE EACH BEAM HEADER BEARING END TO EACH SUPPORT.
- USE SIMPSON LSTA36 STRAP TIES DIAGONALLY AT TOP OF EACH EXTERIOR WINDOW AND DOOR FRAME OPENING.
- USE SIMPSON CS16 STRAPS AT EACH EXTERIOR BUILDING CORNER AND AT EACH LEVEL AS PER PLANS.

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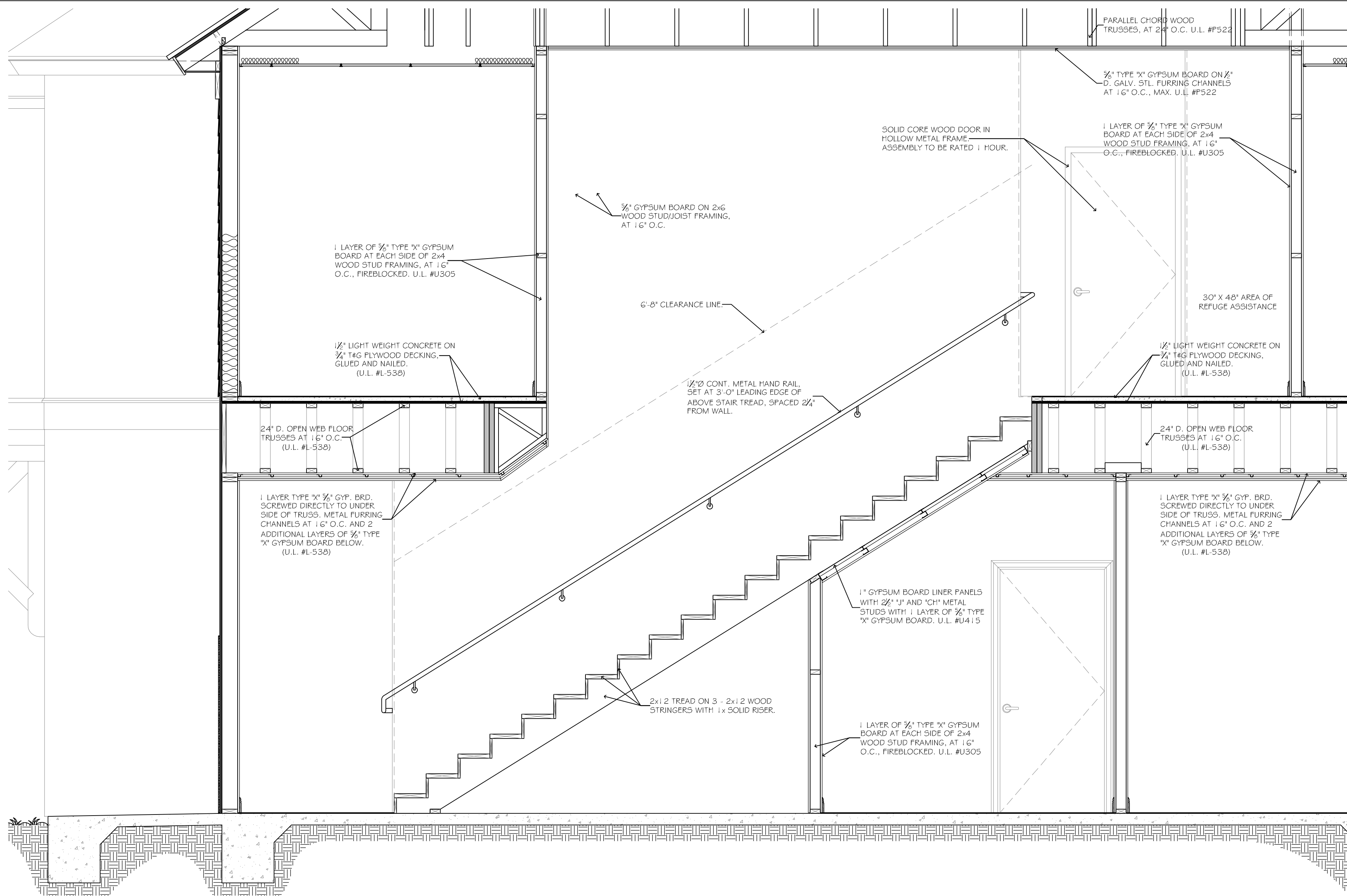
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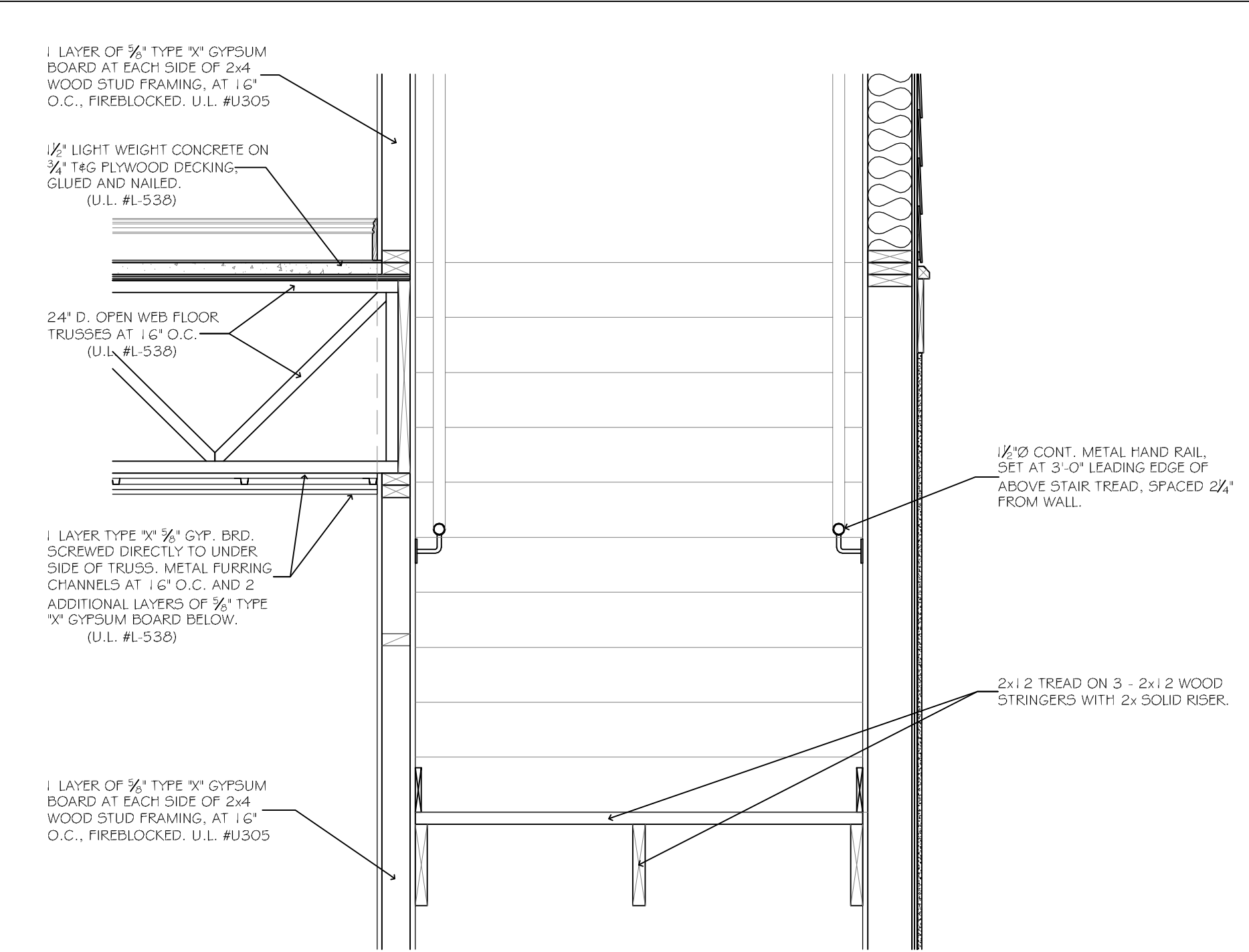
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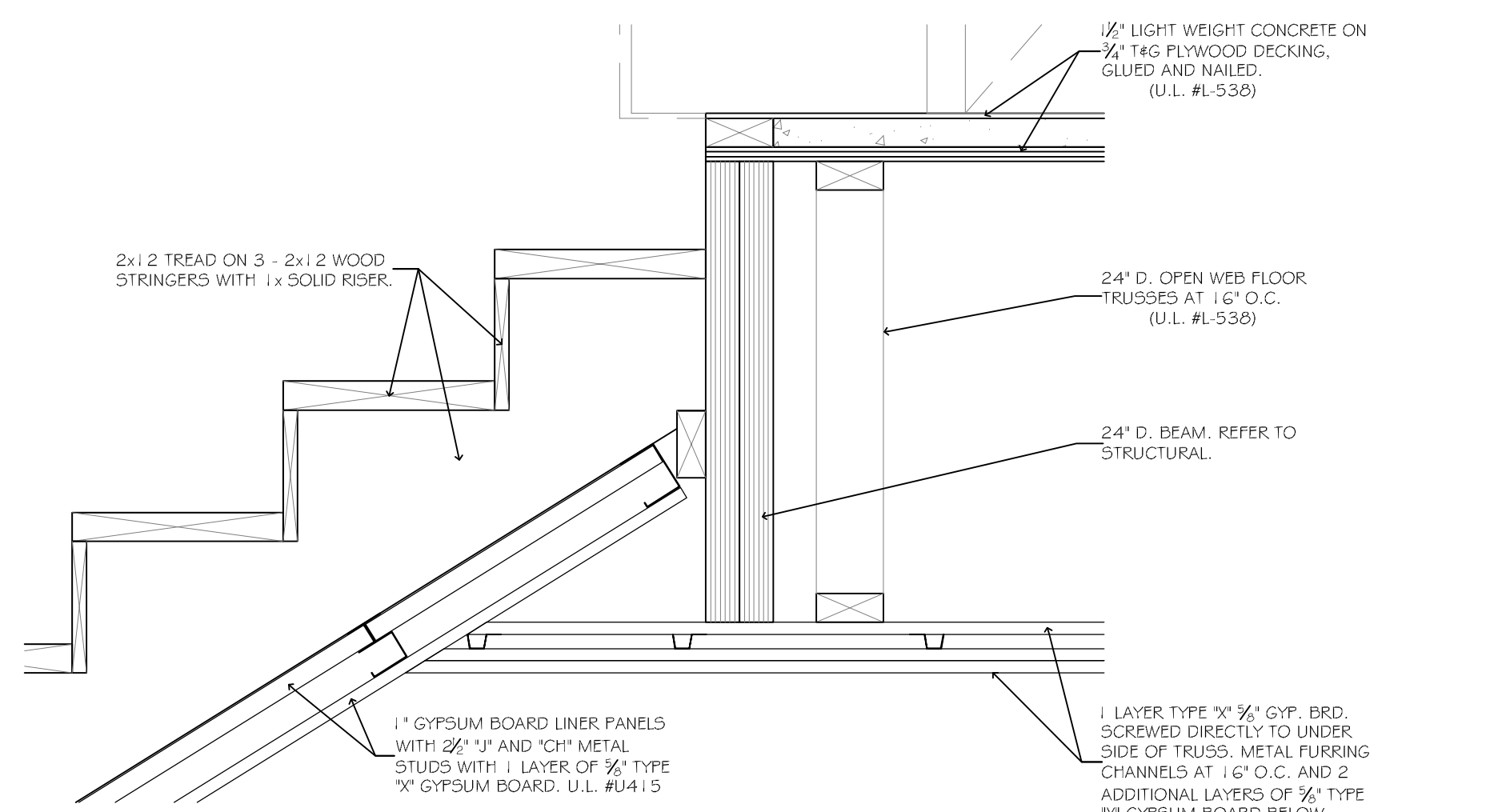
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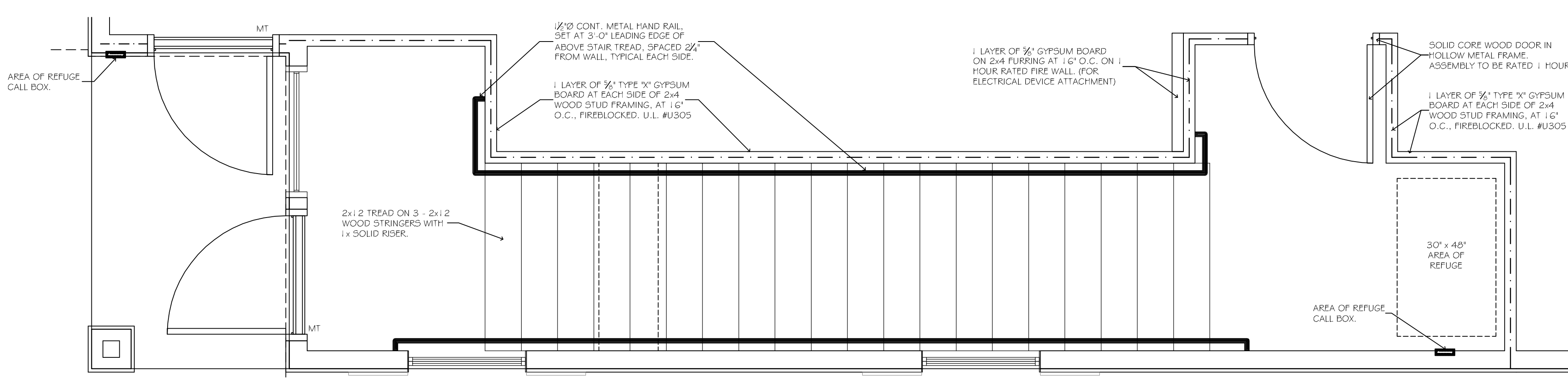
1. STAIR SECTION
SCALE: 1/2" = 1'-0"



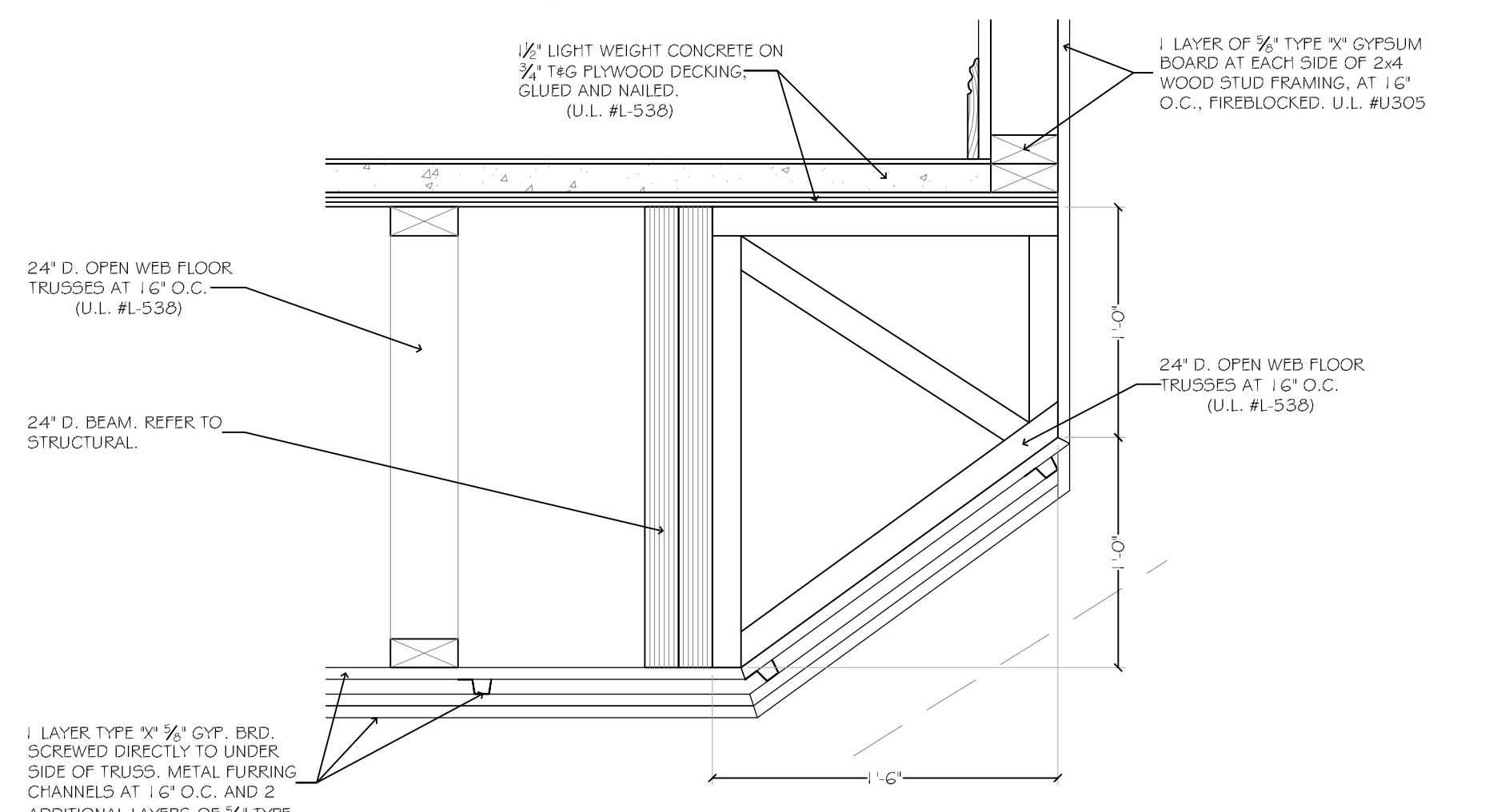
3. STAIR SECTION
SCALE: 3/4" = 1'-0"



4. STAIR SECTION
SCALE: 1-1/2" = 1'-0"

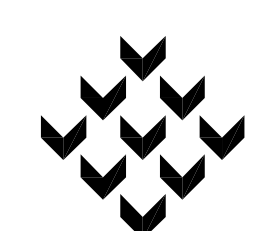


2. ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"



5. STAIR SECTION
SCALE: 1-1/2" = 1'-0"

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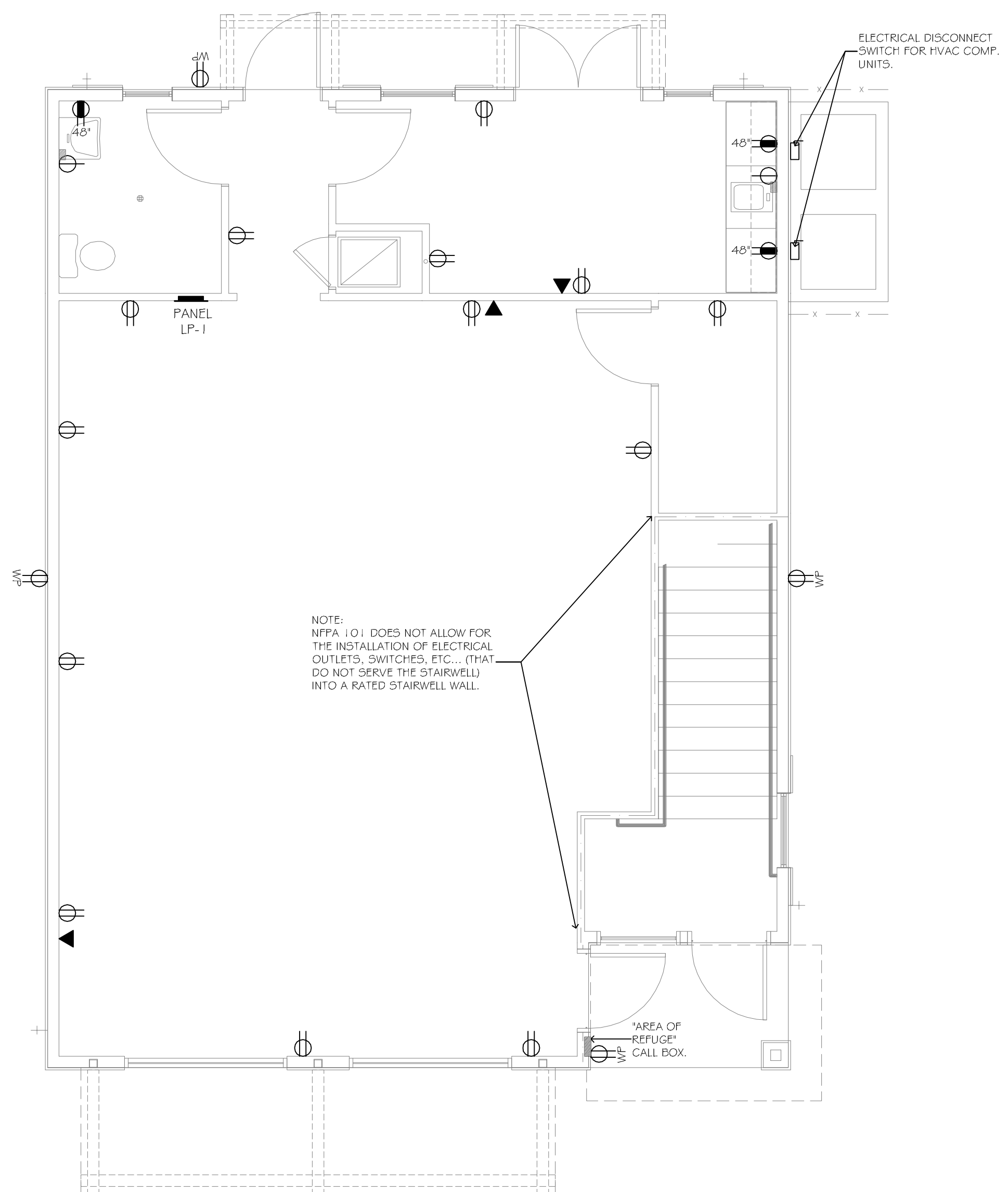
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A13.1
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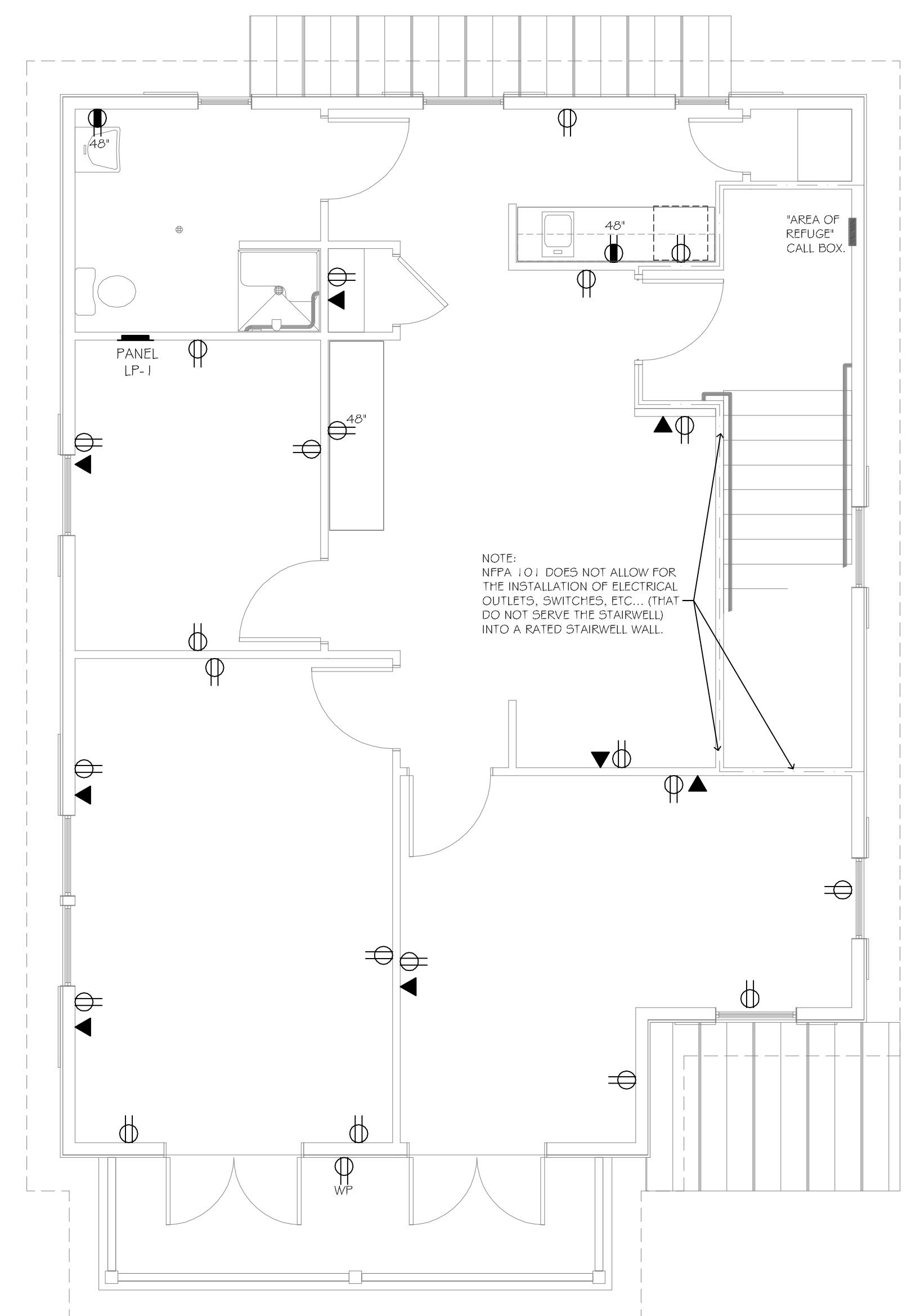


1. FIRST FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

3. POWER LEGEND

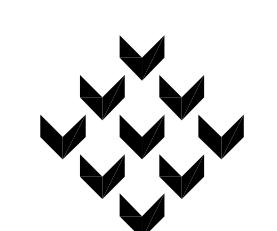
- SCALE: NONE
- 15 AMP - 120 VOLT CONVENIENCE OUTLET MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
 - 15 AMP - 120 VOLT GROUND FAULT TYPE CONVENIENCE OUTLET MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
 - 15 AMP - 120 VOLT GROUND FAULT TYPE CONVENIENCE OUTLET, WITH WEATHER PROOF COVER PLATE, MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
 - 30 AMP - 120 VOLT SINGLE DEDICATED OUTLET, MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE. (INSTANT WATER HEATER)
 - DUAL MODULAR VOICE/DATA OUTLET MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
 - ELECTRICAL DISCONNECT SWITCH, COORDINATE VOLTAGE RATING, AMPERAGE, WITH APPLIANCE/EQUIPMENT BEING SERVED.
 - ELECTRICAL PANEL LOCATION. REFER TO PANEL SCHEDULE FOR FULL DETAILS.

- ELECTRICAL NOTES:
- GENERAL:
1. Contractor to make necessary arrangements with the local power company for temporary power and permanent meter.
 2. Contractor shall provide a source of construction electrical power.
 3. Contractor shall confirm with the telephone company that the service location, size, etc. meets their requirements and with their approval.
 4. All electrical work shall have a one year warranty.
 5. All electrical work shall be performed by a licensed electrician.
 6. Electrical work shall comply with NFPA 70 (2005), National Electrical Code, for all proposed electrical work in this submittal. Electrical work/qualifications may include, but not limited to the following: lighting fixtures (interior, exterior and steel); receptacles; panelboards; panel schedules; load schedules; utility company or service transformer KVA size, number of phases, voltage and secondary short circuit amps; future schedules; wire type, size and circuiting; single line diagram; properly sized new and existing protective equipment, including service disconnect(s), panelboard(s), circuit breakers and fused switches, sized for available short circuit amps; properly sized system grounding conductor and grounding electrode(s); connection of the system grounding and bonding at the service disconnect enclosure(s); properly sized over-current and short circuit protective devices for conductors, motors, transformers and equipment; properly sized conductors for equipment grounding and bonding of all metallic conduit and enclosures; installation of ground fault circuit receptacles; etc.
 7. Grounding shall conform to Article 250 of the NEC.
 8. Ground grid system shall tie to cold water piping.
 9. Main ground rod shall be 3/4" x 10' copper clad steel.
 10. Bonding of piping systems and exposed structural steel is required for metal water piping, metal gas piping, other metal piping that may become energized and structural steel, as per NEC section 250.104.
 11. Service is 120/208 Volt, 3 Phase, 4 Wire, 60 Hertz. Make necessary arrangements with power company for metering. Pay any assessed cost, provide raceway, conductors, metering equipment, switches and connections as required by utility company.
 12. Electrical contractor to be responsible for the sizing and functioning of the panels and all wiring, switches, fixtures, etc.
- EQUIPMENT:
13. Equipment to be sized by supplier of equipment to meet needs of owner.
 14. Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling, as per NEC section 110.3(B).
 15. Sufficient access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of the equipment, as per NEC art. 110.26.
 16. The main feeders shall be installed galvanized or standardized heavy wall conduit branch circuits shall be run in EMT. All conduit to be 1/2" unless otherwise specified.
 17. All safety switches shall be heavy duty Westinghouse, or approved equal.
 18. GFCI protection must be provided for new receptacles located in bathrooms, rooftops and at the exterior of the building in public area, as per NEC section 210.8(B).
 19. All telephone jacks to be approved by owner.
 20. All fixtures shall be supported in accordance with section NEC 410.15.
- MISCELLANEOUS:
21. All conduit above grade located outside of building shall be minimum 1/2" rigid galvanized steel, unless noted otherwise.
 22. All conduit below grade shall be a minimum 1" schedule 40 PVC, bonded a minimum of 18" in areas not subject to vehicular traffic. Install separate green ground wire in all PVC conduits.
 23. Power for HVAC equipment to be installed as per manufacturers specifications.
 24. A 125 volt, single phase 15 or 20 amp, rated receptacle outlet must be installed at all accessible locations for the servicing of any heating and air conditioning equipment on roof tops, in attics and crawl spaces, on the same level, within 25 feet of the equipment as per NEC art. 210.63.
 25. Provide emergency lighting in accordance with NFPA 101: 7.9.
 26. Provide illumination of means of egress in accordance with NFPA 101: 7.8.
 27. Exit signs complying with NFPA 101: 7.10 shall define exits and access to exits.
 28. All exit lights to have emergency power packs.
 29. Contractor shall paint circuit breakers feeding the exit and emergency light circuits red.



2. SECOND FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

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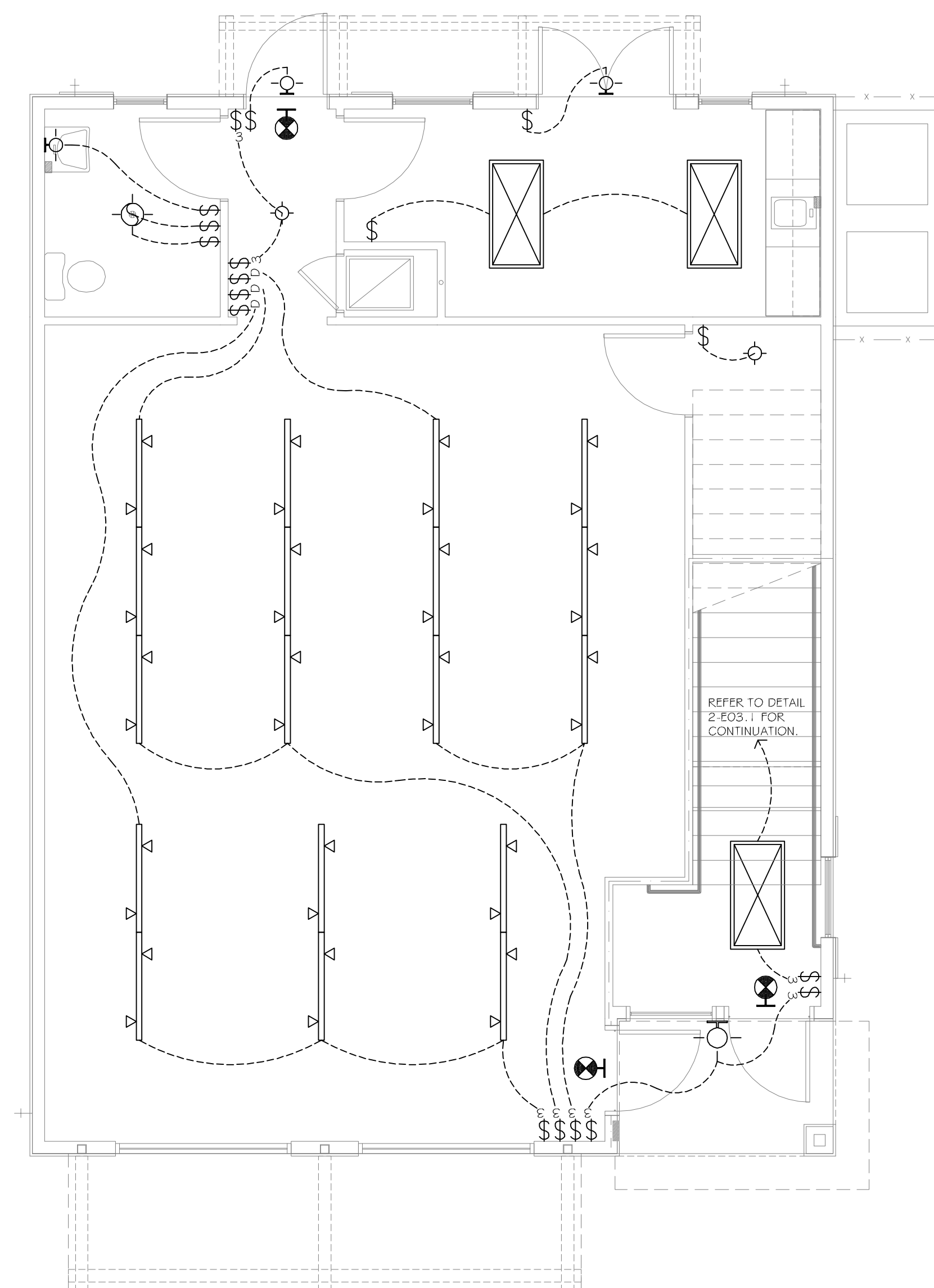


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East Boston Street at Vermont Street
Covington, Louisiana

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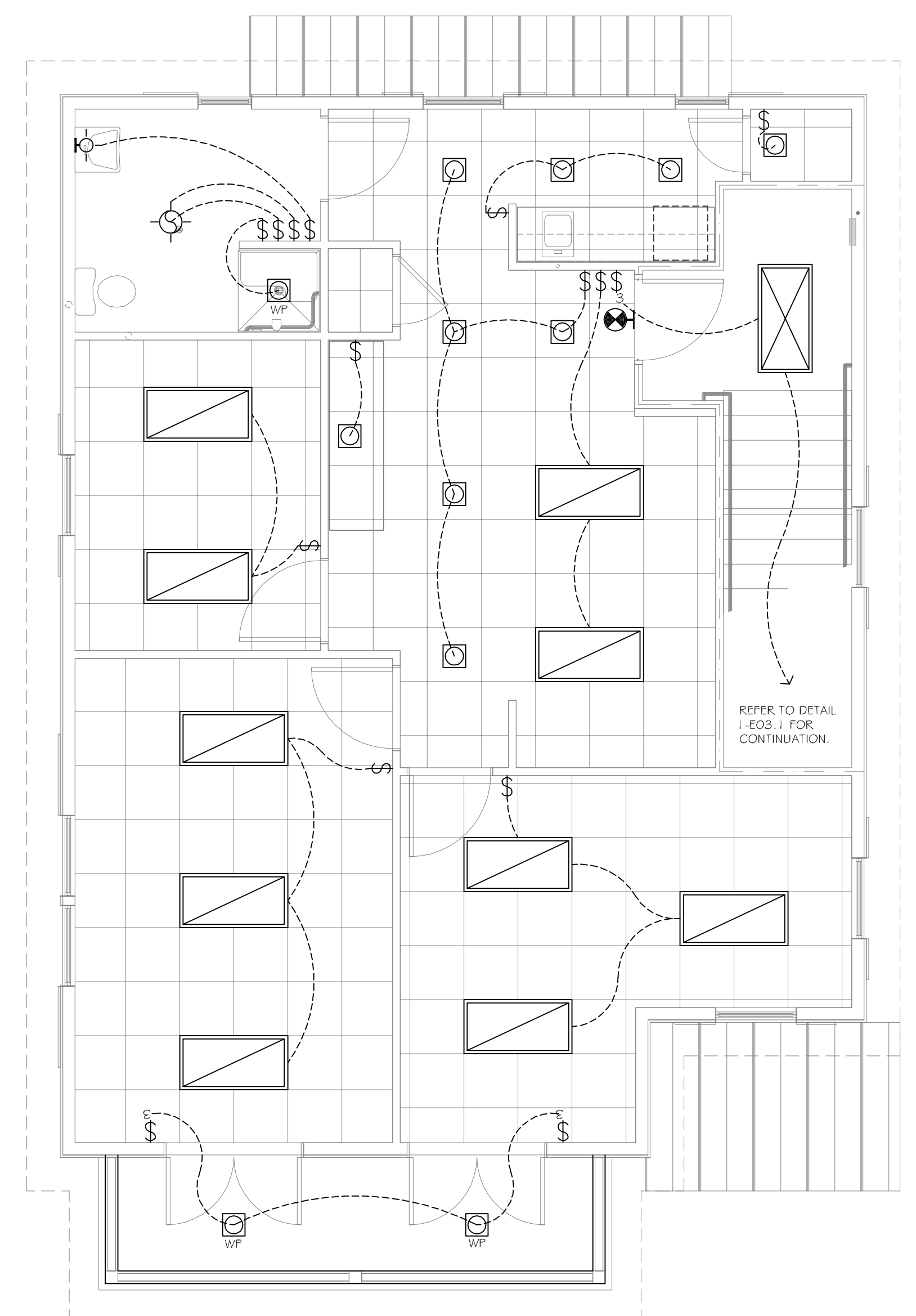
1. FIRST FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"

3. LIGHTING LEGEND

SCALE: NONE

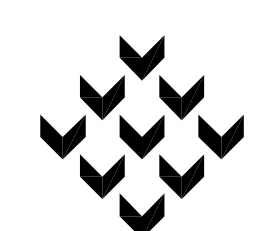
- 2 X 4' LAY-IN TYPE FLUORESCENT LIGHT FIXTURE WITH 3 - 32 WATT TUBES.
- 2 X 4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE WITH 3 - 32 WATT TUBES.
- RECESSED DOWN LIGHT WITH 1 - 26 WATT FLURO. TUBE. (WF DENOTES WEATHERPROOF FIXTURE AND BULB)
- CEILING MOUNTED LIGHT FIXTURE.
- RECESSED VENTLIGHT, WITH 75 CFM EXHAUST FAN. (AT TOILET ROOM)
- 4'-0" L. SURFACE MOUNTED TRACK WITH 2 LOW VOLTAGE LIGHT FIXTURES.
- SURFACE MOUNTED FLUORESCENT WALL SCONCE WITH 2 - 32 WATT TUBES MAX. (AT TOILET ROOM)
- SURFACE MOUNTED EXTERIOR WALL SCONCE WITH 1 - 75 WATT BULB, MAX.
- WALL MOUNTED "EXIT" LIGHT, WITH BATTERY BACK-UP, ON EMERGENCY CIRCUIT.
- WALL MOUNTED "EMERGENCY" LIGHT, WITH BATTERY BACK-UP, ON EMERGENCY CIRCUIT.
- SINGLE POLE WALL SWITCH MOUNTED AT 48" A.F.F.
- THREE WAY WALL SWITCH MOUNTED AT 48" A.F.F.
- DIMMER SWITCH MOUNTED AT 48" A.F.F.

- ELECTRICAL NOTES:**
- GENERAL:**
1. Contractor to make necessary arrangements with the local power company for temporary power and permanent meter.
 2. Contractor shall provide a source of construction electrical power.
 3. Contractor shall confirm with the telephone company that the service location, size, etc. meets their requirements and with their approval.
 4. All electrical work shall have a one year warranty.
 5. All electrical work shall be performed by a licensed electrician.
 6. Electrical work shall comply with NFPA 70 (2005), National Electrical Code, for all proposed electrical work in this submittal. Electrical work/indications may include, but not limited to the following: lighting fixtures (interior, exterior and site); receptacles; panelboards; panel schedules; load schedules; utility company or service transformer KVA size, number of phases, voltage and secondary short circuit amps; future schedules; wire type, size and circuiting; single line diagram; properly sized new and existing protective equipment, including service disconnect(s), panelboard(s), circuit breakers and fused switches, sized for available short circuit amps; properly sized system grounding conductor and grounding electrode(s); connection of the system grounding and bonding at the service disconnect enclosure(s); properly sized overloads or over-current and short circuit protective devices for conductors, motors, transformers and equipment; properly sized conductors for equipment grounding and bonding of all metallic conduit and enclosures; installation of ground fault circuit receptacles, etc.
 7. Grounding shall conform to Article 250 of the NEC.
 8. Ground grid system shall tie to cold water piping.
 9. Main ground rod shall be 3/4" x 10' copper clad steel.
 10. Bonding of piping systems and exposed structural steel is required for metal water piping, metal gas piping, other metal piping that may become energized and structural steel, as per NEC section 250.104.
 11. Service is 120/208 Volt, 3 Phase, 4 Wire, 60 Hertz. Make necessary arrangements with power company for metering. Pay any associated cost; provide raceway, conductors, metering equipment, switches and connections as required by utility company.
 12. Electrical contractor to be responsible for the sizing and functioning of the panels and all wiring, switches, fixtures, etc.
- EQUIPMENT:**
13. Equipment to be sized by supplier of equipment to meet needs of owner.
 14. Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling, as per NEC section 110.3(B).
 15. Sufficient access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of the equipment, as per NEC art. 110.26.
 16. The main feeders shall be installed galvanized or standardized heavy wall conduit branch circuits shall be run in EMT. All conduit to be 1/2" unless otherwise specified.
 17. All safety switches shall be heavy duty Westinghouse, or approved equal.
 18. GFCI protection must be provided for new receptacles located in bathrooms, rooftops and at the exterior of the building in public area, as per NEC section 210.8(B).
 19. All telephone jacks to be approved by owner.
 20. All fixtures shall be supported in accordance with section NEC 410.15.
- MISCELLANEOUS:**
21. All conduit above grade located outside of building shall be minimum 3/4" rigid galvanized steel, unless noted otherwise.
 22. All conduit below grade shall be a minimum 1" schedule 40 PVC, buried a minimum of 18" in areas not subject to vehicular traffic. Install separate green ground wire in all PVC conduits.
 23. Power for HVAC equipment to be installed as per manufacturers specifications.
 24. A 125 volt, single phase 15 or 20 amp rated receptacle outlet must be installed at all accessible locations for the servicing of any heating and air conditioning equipment on roof tops, in attics and crawl spaces, on the same level, within 25 feet of the equipment as per NEC art. 210.63.
 25. Provide emergency lighting in accordance with NFPA 101: 7.9.
 26. Provide illumination of means of egress in accordance with NFPA 101: 7.8.
 27. Exit signs complying with NFPA 101: 7.10 shall define exits and access to exits.
 28. All exit lights to have emergency power packs.
 29. Contractor shall paint circuit breakers feeding the exit and emergency light circuits red.

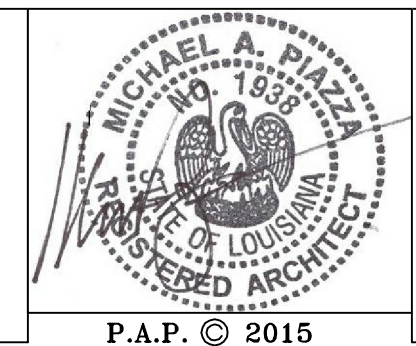


2. SECOND FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"

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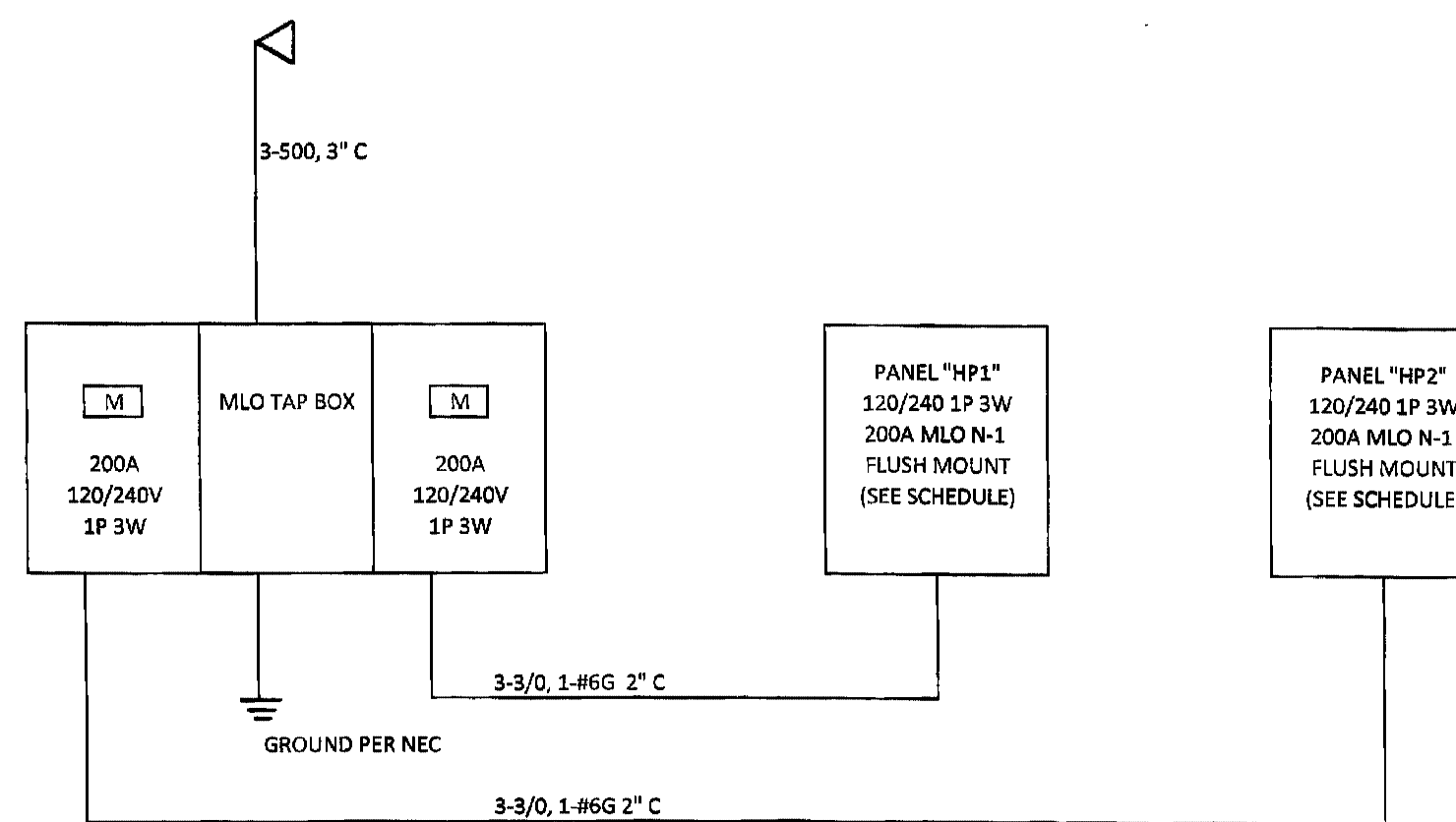


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East Boston Street at Vermont Street
Covington, Louisiana

sheet
EO2.1
of



1. ONE LINE RISER DIAGRAM

SCALE: NONE
 THE ABOVE DRAWING HAS BEEN DESIGNED, CREATED, AND PROVIDED TO US BY:
 JOHN V. NARRETTO
 PANTHER ELECTRIC L.L.C.
 1125 N. CAUSEWAY BLVD., SUITE #1
 MANDEVILLE, LOUISIANA 70471

PANEL "LP1"

120/240 1P 3W 200A MLO N-1 FLUSH LOADCENTER 10KAIC

Circuit No.	Description	Conductor Size	Volt-Amps A	Volt-Amps C	Breaker Size	Breaker Size	Volt-Amps A	Volt-Amps C	Conductor Size	Description	Circuit No.
1	AHU-1 (10KW)	#6	5000	5000	2P 60A	2P 30A	4800	4800	#8	CU-1	2
3											4
5	WATER HEATER	#10	2880	2880	1P 30A	1P 30A	2880	2880	#10	WATER HEATER	5
7	LIGHTING	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	LIGHTING	8
9	LIGHTING	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	LIGHTING	10
11	LIGHTING	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	LIGHTING	12
13	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	14
15	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	16
17	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	18
19	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	20
21	SPACE									SPACE	22
23	SPACE									SPACE	24
25	SPACE									SPACE	26
27	SPACE									SPACE	28
29	SPACE									SPACE	30
PHASE			12380	11000			7380	6000			
PH. TOTAL			19760	17000			19760	17000			
TOTAL VA							36760				

2. PANEL SCHEDULE

SCALE: NONE
 THE ABOVE DRAWING HAS BEEN DESIGNED, CREATED, AND PROVIDED TO US BY:
 JOHN V. NARRETTO
 PANTHER ELECTRIC L.L.C.
 1125 N. CAUSEWAY BLVD., SUITE #1
 MANDEVILLE, LOUISIANA 70471

PANEL "LP2"

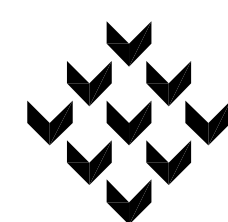
120/240 1P 3W 200A MLO N-1 FLUSH LOADCENTER 10KAIC

Circuit No.	Description	Conductor Size	Volt-Amps A	Volt-Amps C	Breaker Size	Breaker Size	Volt-Amps A	Volt-Amps C	Conductor Size	Description	Circuit No.
1	AHU-1 (10KW)	#6	5000	5000	2P 60A	2P 30A	4800	4800	#8	CU-1	2
3											4
5	WATER HEATER	#10	2880	2880	1P 30A	1P 30A	2880	2880	#10	WATER HEATER	5
7											8
9	LIGHTING	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	LIGHTING	10
11	LIGHTING	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	LIGHTING	12
13	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	14
15	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	16
17	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	18
19	RECEPTACLES	#12	1500	1500	1P 20A	1P 20A	1500	1500	#12	RECEPTACLES	20
21	SPACE									SPACE	22
23	SPACE									SPACE	24
25	SPACE									SPACE	26
27	SPACE									SPACE	28
29	SPACE									SPACE	30
PHASE			12380	12380			7380	7380			
PH. TOTAL			19760	19760			19760	19760			
TOTAL VA							39520				

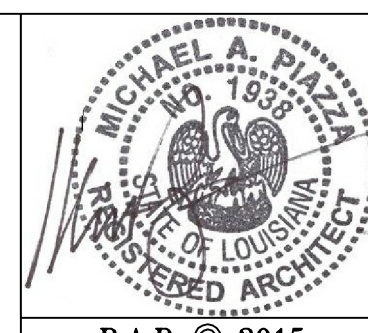
3. PANEL SCHEDULE

SCALE: NONE
 THE ABOVE DRAWING HAS BEEN DESIGNED, CREATED, AND PROVIDED TO US BY:
 JOHN V. NARRETTO
 PANTHER ELECTRIC L.L.C.
 1125 N. CAUSEWAY BLVD., SUITE #1
 MANDEVILLE, LOUISIANA 70471

project 6214
 date 2.25.15
 revisions



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 Mandeville Louisiana



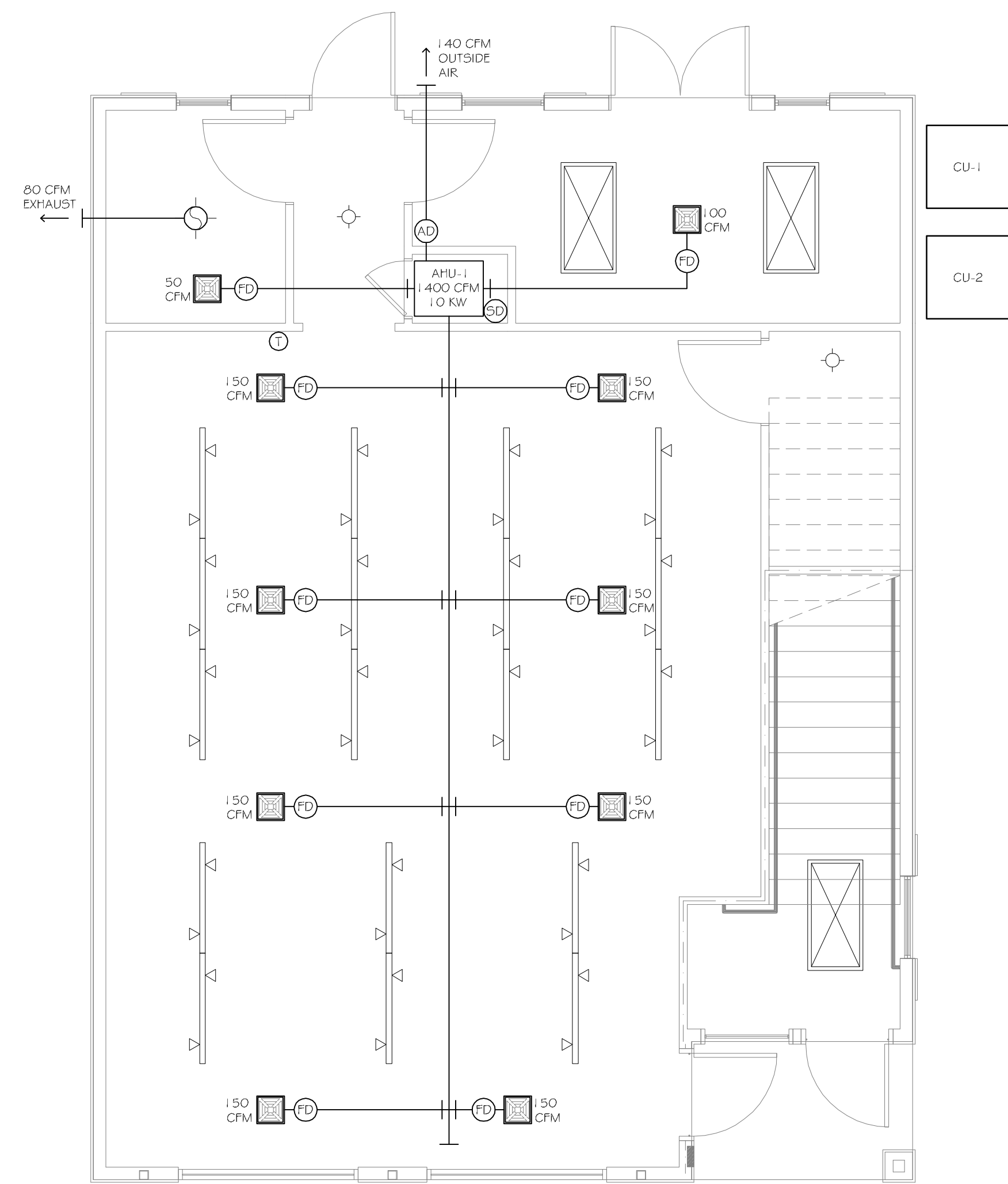
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1. FIRST FLOOR H.V.A.C. PLAN
SCALE: 1/4" = 1'-0"



MECHANICAL NOTES - H.V.A.C.:

GENERAL:

1. Refer to mechanical plans for full design, notes and details, the mechanical work is not part of this contract but is being handled by mechanical sub-contractor under construction contract directly to owner, thru General Contractor.
2. All HVAC systems shall be constructed in accordance with I O I : 9-2., Life Safety Code.
3. Utilities shall comply with the provisions of Section 9.1.1. Life Safety Code 2012.
4. Execute all work according to all codes and ordinances. Pay for all permits and provide for inspections.
5. All mechanical installations must meet commercial standards including heating, cooling, water heating, ductwork, etc., and that these installations must be typically accessible, as required.
6. Guarantee all labor and material for one year from date of acceptance.
7. Visit the site to be familiar with all visible conditions. No compensation will be allowed for failure to observe existing conditions.
8. HVAC contractor to be responsible for the design, sizing, and functioning of the units and ducts.
9. Central air condition system to be designed and sized with a minimum rating as per State Energy Code (ASHRAE 90.1-2004).
10. Test all piping, test and adjust air distribution and refrigeration systems.

FIRE SAFETY:

11. Cutting and patching shall be in accordance with general practices.
12. Install smoke detectors to automatically stop the fan in HVAC duct systems over 2000 cfm in accordance with NFPA 90A: 4-4.2(1) (2006). As per 90A: 5.1. Duct detectors shall be connected to building alarm system.
13. Smoke dampers shall be installed in systems over 15,000 cfm to isolate air handling equipment; dampers shall automatically close when system is not in operation as per NFPA 90A: 4-4. Interconnect to buildings smoke detection and alarm systems when required by NFPA 101.
14. Provide manual reset firestat in return air stream of A/C system, setting not to exceed 136 degree F.

EQUIPMENT:

15. Manufacturers catalog numbers are used to establish a standard of quality. Alternate products may be used if submitted to Architect and found acceptable to him. Contractor shall be responsible for all changes and costs which may be incurred by the use of substitute materials.
16. Electrical contractor shall do all power and high voltage wiring. Mechanical contractor shall do low voltage control wiring. General contractor shall provide structural supports, foundations and painting. Roofer shall provide pitch pockets and install roof curbs, jacks, etc.
17. Provide operating and maintenance instructions including wiring diagram and service manual. Furnish approved operating instructions. Mark all devices. Instruct owner in care and operation of all equipment.
18. Outdoor Condensing Units: Remote type, air cooled, with weather protected 1 Ø gauge cabinet; upflow, aluminum blade fan; permanently lubricated fan motor with built in thermal overload protection; quiet operation hermetic compressors with sound mufflers, internal thermostats and crankcase heaters; nonferrous condenser coil with accumulator; pre-wired controls consisting of magnetic starter, high-low switch, lock rotor, over and under voltage and thermal overload protection lock out relay.
19. Fan Coil Units: Corrosion protected steel casing insulated with 1 inch thick fiberglass duct liner; double inlet centrifugal blower mounted in permanently lubricated bearings; adjustable V-Belt drive motor with thermal overload protection, direct expansion coil with expansion valve and 1 inch throwaway filters.
20. Ductwork shall be galvanized steel. Construction details and gauges shall be according to NFPA Bulletin 90A, and SMACNA Duct manual. Use turning vanes at corners; provide splitter dampers with locking quadrants as shown. Provide fresh air dampers at outside air intakes and where required by code.
21. Pre-insulated flexible air duct meeting Class 1 of UL Standard 1 Ø1 may be used for lengths not to exceed 10 feet to connect ceiling diffusers to supply duct. Use spin-in collar. Seal vapor barrier completely.
22. Provide 1 inch fiberglass duct, 1 1/2 pounds per cubic foot density with neoprene film on inside surface of rectangular duct applied with adhesive and clips spaced not less than one clip per two square foot of duct surface. Apply adhesive to end joints when installing.
23. Control systems with cooling/heating year round thermostat and selector switches. Match stages to condensing units and duct heaters scheduled. Install smoke detectors in discharges for 2000 CFM and up fan coil units to stop fan if smoke is detected.
24. Electric air filtering unit to be placed in A/C return air.
25. HVAC enclosures must have ducted returns, typically.
26. Ceiling Diffusers, Grilles and Registers: Metal Aire, aluminum.

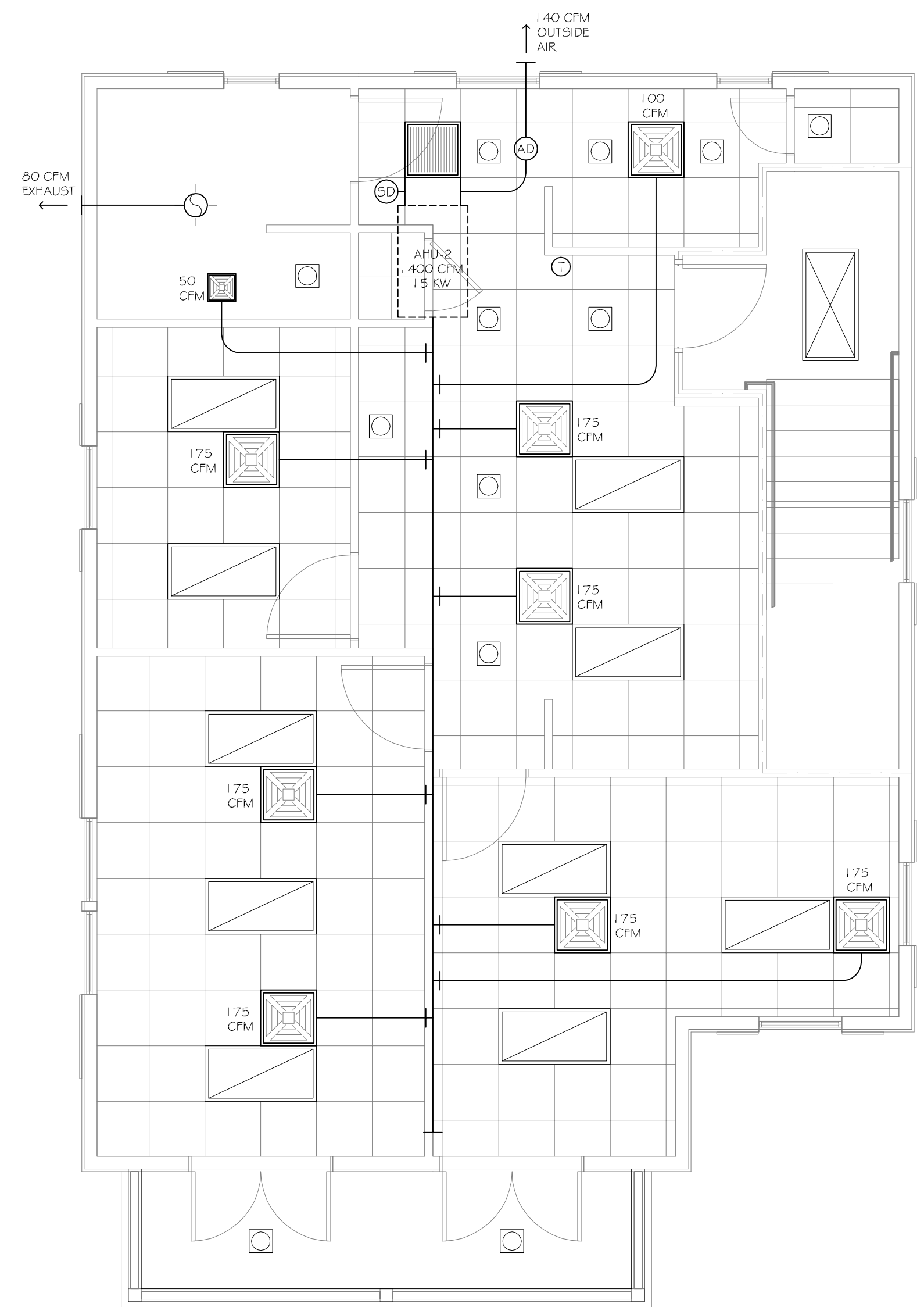
MISCELLANEOUS:

27. Install gas piping in accordance with NFPA 54.
28. Piping shall be installed so that it may expand and contract without damaging building. Provide satisfactory hangers, braces and supports. Install dielectric fittings between dissimilar piping materials. Hang all under slab piping using 1/4" diameter stainless steel rods.
- Domestic water lines:
Copper type (K) underground, type (L) above.
- Sewer, drain, sanitary and vent lines:
PVC, ABS schedule 40 with glued joints.
- Refrigerant piping:
Copper type (L), cleaned capped and deoxidized, with wrought copper solder fittings. Join with (silfos) silver solder. Bleed nitrogen through lines while soldering. Furnish strainer dryer and sight glass.
- Ball Valves:
Bronze blowout proof stems extended for insulated pipe; adjustable packing glands, Buna - N packing for cold water, Teflon for hot water or steam.
- Butterfly Valves:
2 1/2 inch and larger: lug wafer type, cast iron body, field replaceable EPDM sleeve, nickel plated iron disc and lever handle with indicator.
29. Insulate all condensate lines above ceiling with 1/2 inch fiberglass sealed with foil vapor barrier.
30. Insulate refrigerant suction lines with 1/2 inch thick (Armaflex). Glue all joints. Do not tape joints. Paint outdoor insulation with protective paint.
31. Provide access doors for installation by others, if required.

SYSTEM	COOLING	C.F.M.	HEAT	FRESH AIR
#1	42,000 BTUH	1,400	1.0 KW	140 C.F.M.
#2	42,000 BTUH	1,400	1.5 KW	140 C.F.M.

FRESH AIR QUANTITIES ARE BASED ON IMC 2012 - SECTION 403.3

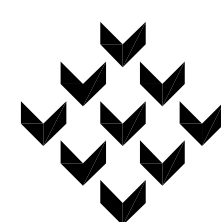
- (AD) MOTORIZED DAMPER
- (FD) FIRE DAMPER
- (SD) SMOKE DETECTOR
- (T) WALL MOUNTED THERMOSTAT
- (HVR) HVAC RETURN AIR GRILLE
- (HVS) HVAC SUPPLY AIR GRILLE



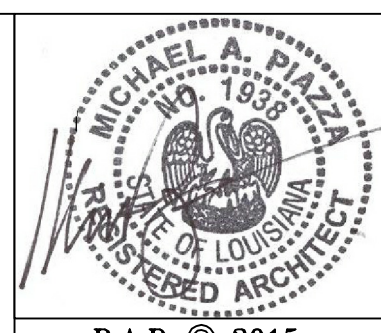
2. SECOND FLOOR H.V.A.C. PLAN
SCALE: 1/4" = 1'-0"



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Covington, Louisiana

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MECHANICAL NOTES - PLUMBING:

GENERAL:

1. Refer to mechanical plans for full design, notes and details, the mechanical work is not part of this contract but is being handled by mechanical sub-contractor under construction contract directly to owner, thru General Contractor.
2. Execute all work according to all codes and ordinances. Pay for all permits and provide for inspections.
3. All mechanical installations must meet commercial standards including heating, cooling, water heating, ductwork, etc., and that these installations must be typically accessible, as required.
4. Guarantee all labor and material for one year from date of acceptance.
5. Visit the site to be familiar with all visible conditions. No compensation will be allowed for failure to observe existing conditions.
6. Make arrangements for sewer and water connections required. Include costs in price.
7. Do all trenching, excavating and back filling required for completion of this work. Comply with requirements of General Provisions.
8. Rough in and connect all owner furnished equipment including valves, fittings, etc.

MISCELLANEOUS:

9. Piping shall be installed so that it may expand and contract without damaging building. Provide satisfactory hangers, braces and supports. Install dielectric fittings between dissimilar piping materials. Hang all under slab piping using 1/4" diameter stainless steel rods.

Domestic water lines:

Copper type (K) underground, type (L) above.

Sewer, drain, sanitary and vent lines:

PVC, ABS schedule 40 with glued joints.

Refrigerant piping:

Copper type (L), cleaned capped and deoxidized, with wrought copper solder fittings. Join with (silfos) silver solder. Bleed nitrogen through lines while soldering. Furnish strainer dryer and sight glass.

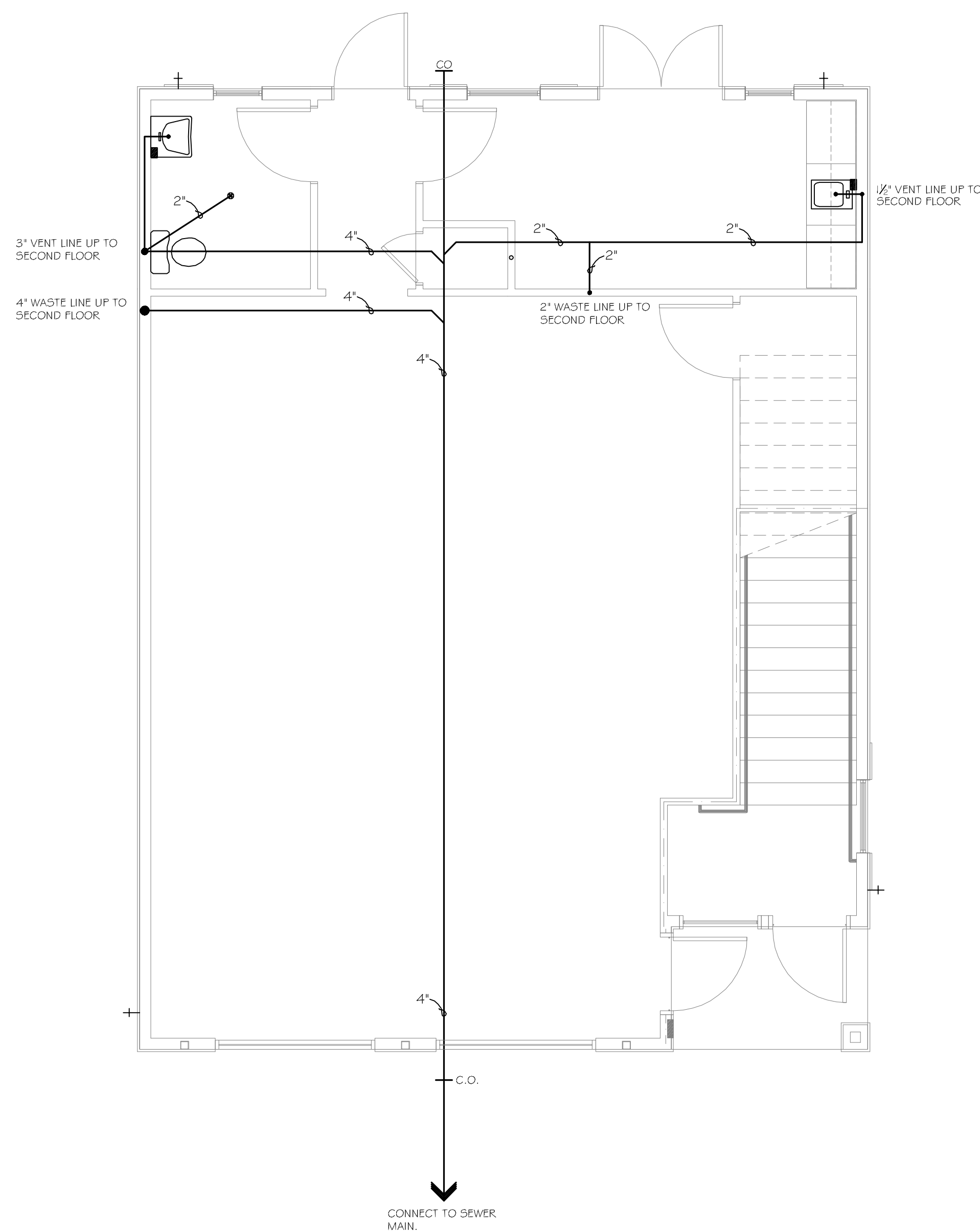
Ball Valves:

Brass bronze proof stems extended for insulated pipe; adjustable packing glands, Buna - N packing for cold water, Teflon for hot water or steam.

Butterfly Valves:

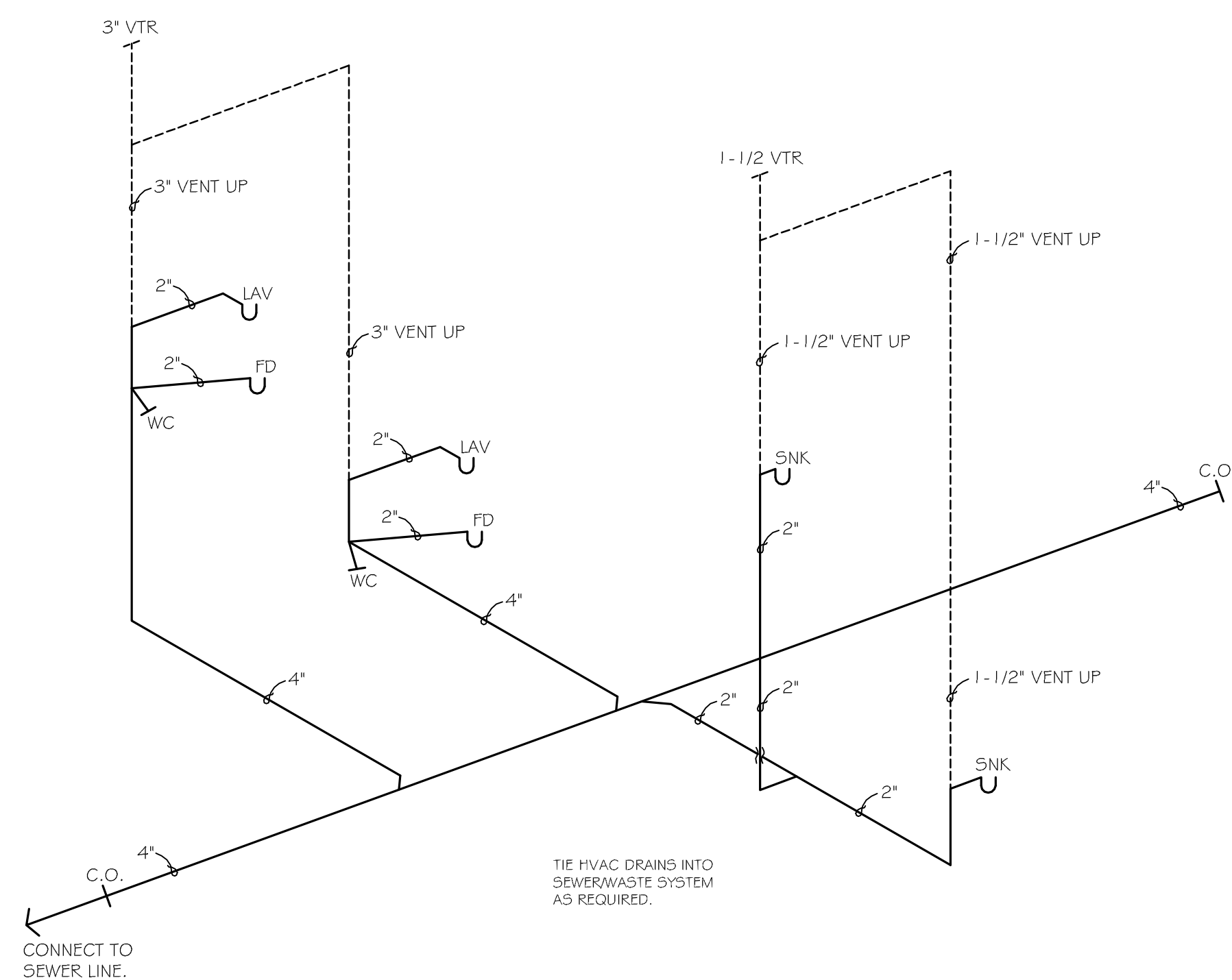
2 1/2 inch and larger: lug water type, cast iron body, field replaceable EDPM sleeve, nickel plated iron disc and lever handle with indicator.

10. Install system of soil, waste and vent lines for a complete plumbing system. Connect to sewer as required.
11. Install clean outs with access plates at the base of all plumbing stacks, change of direction of 45 degrees or more, and every 50 feet.
12. Install cold and/or hot water lines to all fixtures complete with stop valves and shock absorbers.
13. Insulate all hot water lines and horizontal cold water and condensate lines above ceiling with 1/2 inch fiberglass sealed with foil vapor barrier.
14. Insulate refrigerant suction lines with 1/2 inch thick (Armaflex). Glue all joints. Do not tape joints. Paint outdoor insulation with protective paint.
15. Water Heaters - First Floor: Electric, tankless and instant type, UL approved, Eemax, Inc. model #SP35 I 2 or equal.
16. Water Heater - Second Floor: Electric, glass lined tank, UL approved, thermostat, insulation meeting ASHRAE Standard 90-75, jacket and temperature pressure relief valve.
17. Provide access doors for installation by others, if required.
18. All hose bibbs to be frost-proof type.
19. The potable water supply system shall be designed as per Board of Health requirements.



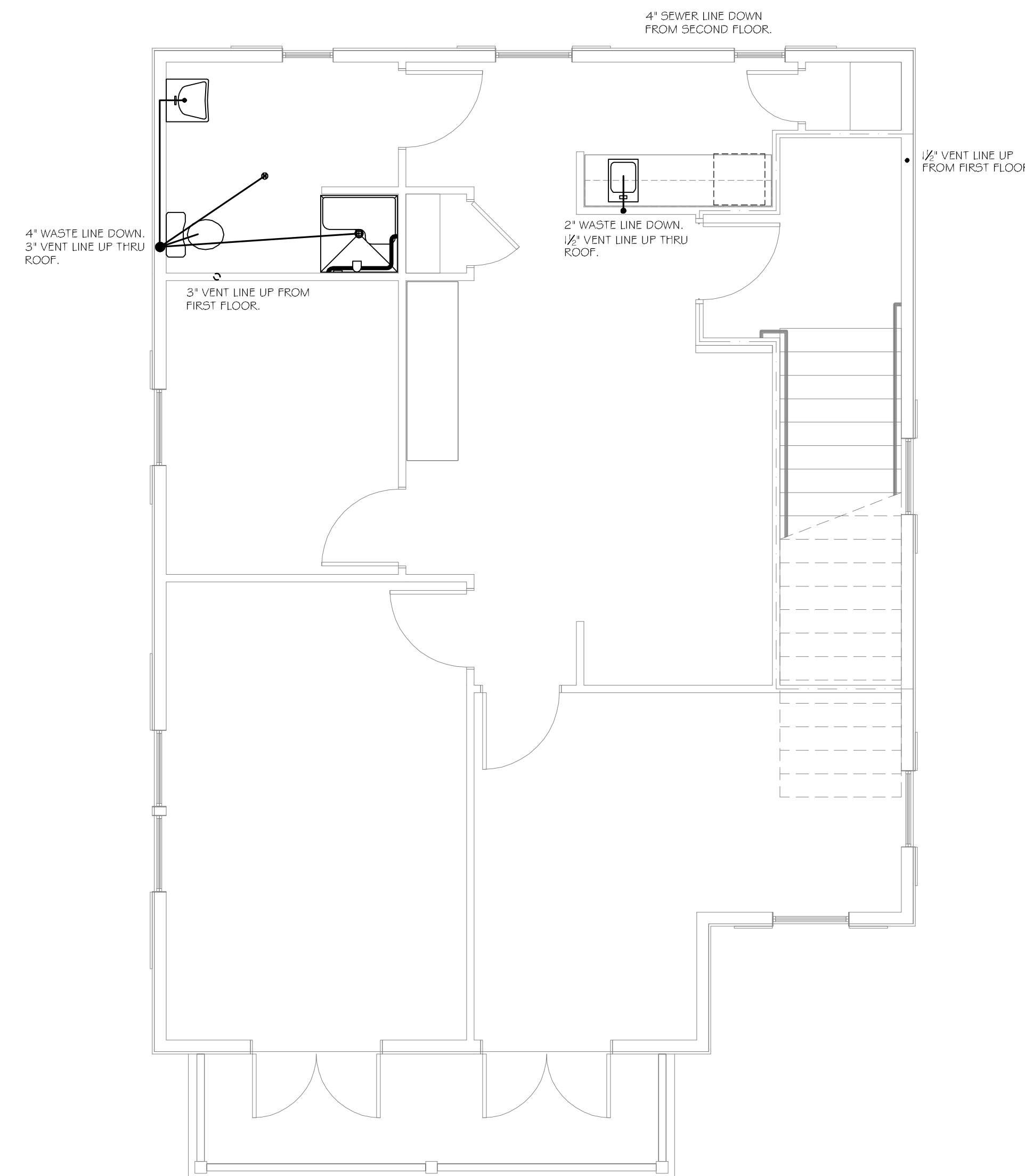
1. FIRST FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"



3. RISER DIAGRAM

SCALE: NONE

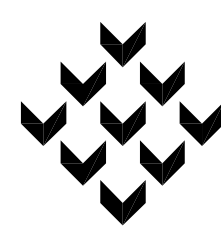


2. SECOND FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"



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