RENOVATIONS FOR

GAUSE BOULEVARD RETAIL CENTER

SLIDELL • LOUISIANA

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project 3507

date JULY 5, 2007

set

1. NOTES
SCALE: NONE

PROJECT SCOPE / NOTES

1. The project consists of a renovation of a single building for use as a multi-tenant retail building.
2. The plans as submitted include the architectural drawings for the building.
3. The plans do not include the following:
   a. HVAC system - to be designed by HVAC sub-contractor, N.I.C.
   b. Fire alarms and suppression systems, to be provided by owner - if required.
4. The concrete slab is existing. As are the exterior metal stud walls with gyp. board covering. A metal shingle roof is existing. Renovation is to consist of brick, stucco and vinyl siding at exterior.

CONSTRUCTION NOTES:

GENERAL:

1. All work to be done is in an partial existing retail building which is to be renovated and completed.
2. AIA Document A201, General Conditions of the Contract for Construction, 1997 Edition, shall be part of contract for any work included in these plans and specifications.
3. All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
4. All work shall be done in a neat, workman like manner and shall be equal to the best quality.
5. Where the term "contractors" is used, it shall mean owners contractor and/or subcontractor.
6. Contractor shall obtain all local and state permits as required before start of construction.
7. The contractor shall provide any surveys, testing or engineering required to insure safe and complete construction.
8. Contractor shall pass all inspections and approvals as required by local authorities during course of construction.
9. Contractor shall verify all existing conditions before commencing work.
10. Contractor shall verify all dimensions before construction begins. Any discrepancies shall be brought to the Architects attention.
11. 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.
12. 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.
13. 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.
14. 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.
15. Contractor shall secure and obtain the certificate of occupancy from local authorities before final payment will be issued.

SITE:

16. Provide temporary construction barricade prior to start of construction, per instruction of local Homart Authority.
17. Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion occupied.
18. All materials shall be new and shall conform to applicable standards where such have been established for the particular material involved.
19. All existing remaining trees shown or not are to be protected from damage during construction, where tree locations discrepancy occurs, contact the architect prior to starting construction.
20. All concrete sidewalks shall be 4" thick, 2500 PSI at 28 days concrete (150 LBS/CF) with 6x6 4/4 WWM, construction joints shall be at 4'-0" o.c. and expansion joints at 32'-0" o.c., 1/2" premolded filler at expansion joints, all joints and edges shall be troweled to a 1/2" radius, finish shall be broom finish.

FRAMING:

21. All wall dimensions are taken to the face edge of the stud, unless noted otherwise.
22. All dimensions should be read and calculated and never scaled.
23. Where existing walls are to be removed, repair paint and refinish existing floors, walls, and ceilings as required.
24. Repair and refinish all damages or newly exposed surfaces at floors, walls and ceilings that occur during new construction.
25. Paint new surfaces to match existing where required.

EGRESS:

26. 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.
27. Hollow metal frames shall conform with Steel Door institute recommended specifications, SDI-100.
28. Doors shall be readily opened from the side of the exit travel at all times the building is occupied.
29. Locks on doors in means of egress shall not require the use of a key, special devise or special knowledge, or effort for operation from the egress side of the door.
30. All doors in a required means of egress may be provided with a latch or lock only if it is equipped with panic hardware.
31. Exit discharge shall provide occupants safe access to a public way.
32. Egress shall not be through a room subject to locking in the direction of egress.
33. Provide landings outside exterior doors level with the floor.
34. The floor shall be level on both sides of a door.
35. Final hardware selection to be made by owner and Architect, contractor to submit information for selections.
36. Bathroom door locks shall permit opening from the outside in case of emergency, by staff personnel.

DRAFT STOPS:

37. Draft stops shall be installed as per Section 717, IBC 2006.
38. Draft stop concealed spaces between ceilings and floor into areas not exceeding 1000 sq. ft. if applicable, as per Section 717.3.3, IBC 2006.
39. Draft stop attics into areas not exceeding 3000 sq. ft. if applicable, as per Section 717.4.3, IBC 2006.

INSULATION:

40. Insulation and insulation assemblies shall meet the requirements of Section 719 IBC 2006, edited as amended.
41. Insulate exposed hot water lines plus drain lines and any other sharp or abrasive surfaces under lavatories.
42. Concealed insulation shall have a flame spread of 0-25 and a smoke development factor of 0-450, in accordance with Section 719, IBC 2006.
43. Exposed insulation shall have a flame spread of 0-25 and a smoke development factor of 0-450.
44. Interior wall and ceilings shall have a flame spread of 0-25 and a smoke development factor of 0-450, in accordance with Section 719, IBC 2006.

CEILING:

45. Access to Owner's mechanical system by way of lay-in ceiling tile.
46. No combustibles material is permitted above the ceiling.

GLAZING:

47. The store front is to be modified as per plan and details.
48. Provide safety glazing in hazardous locations as defined by Section 715, IBC 2006.
49. Window Wall Recommendations published by AAMA in the "Metal Curtain Wall, Window Storefront, and Entrance Guide Specifications Manual" applies to this project.

CORRIDOR:

50. Corridor width shall not be less than 44 inches, and comply with Section 1005, IBC 2006.
51. 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:

52. 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 712, IBC 2006.
53. Separate storage rooms over 100 square feet from other parts of the building by one hour fire resistant construction using self-closing 45 minute labeled doors and frames, Section 302, table 302.1.1 IBC 2006.
54. Domestic cooking equipment in the employee lounge shall only be used for warming or limited cooking, producing no grease laden vapors. Otherwise, cooking equipment shall be protected in accordance with NFPA 96.
55. 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 of FM listed assembly.
56. Penetrations through rated construction shall be sealed with a material capable of preventing the passable of flames and hot gases when tested in accordance with ASTM-E814.
57. Install gas piping in accordance with NFPA 54.
58. 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:

59. Fire extinguisher and cabinet shall comply with applicable UL Standards and are labeled by UL. Multi-purpose Dry Chemical Type (4A-60BC-Fe), cabinet to be semi-recess type with bubble type door.
60. Provide hand-operated fire extinguishers in accordance with NFPA-10.
61. 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.
62. Travel distance to a fire extinguisher shall not exceed 75 feet.
63. 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:

64. Illuminated lettered sign shall be furnished and installed by tenant's sign contractor. Sign contractor shall submit sign shop drawings to landlord for approval before installation.
65. Fire blocking must be installed in wood framed construction as per section 716, IBC 2006.
66. Fire caulking to be Fireseal 3500, single part acrylic latex intumescent fire stop sealant, or approved equal.

GENERAL HANDICAP NOTES:

1. Provide handicapped accessibility in accordance with ANSI A117.1 1980, and ADA-AG (September 1994). This project shall include, but not be limited to the following requirements:

SITE:

2. Parking spaces shall comply with section 4.6.3. Parking spaces and aisles shall be level. Ramps shall not encroach into aisles.
3. Provide an accessible route from each accessible parking space to the accessible building entrance.
4. Minimum clear width to be 36", passing spaces required at maximum of 200' (60" x 60" area).
5. Least possible slope for ramps and accessible routes shall be 1:12.
6. Provide curb ramps wherever an accessible route crosses a curb.
7. Slope of flared curb ramp sides shall not exceed 1:10.
8. Cross slope shall not exceed 1:50.
9. Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 inches high.
10. Running slope shall not exceed 1:20.

DETECTABLE WARNING:

11. 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. Provided "detectable warnings" as per 4.29.2 at accessible parking aisle.
12. A curb ramp shall have a "detectable warning" complying with 4.29.2. The "detectable warning" shall extend the full width and depth of the curb ramp.
13. Required "detectable warning" on walking surfaces shall consist of raised truncated domes.
14. 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 a integral part of the walking surface.

EGRESS:

15. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.
16. Provide signage at accessible entrance(s) and directional signage at all inaccessible entrances.
17. Ground and floor surfaces shall be firm, stable and slip-resistant.
18. 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.
19. The floor shall be level on both sides of a door.
20. Provide landing outside exterior doors level with the floor.
21. Thresholds shall comply with requirements of this section 4.5.2 regarding changes in level. (maximum threshold height to be 1/2" and beveled if over 1/4", 3/4" at exterior sliding doors).
22. 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.
23. Provide maneuvering clearance at doors in accordance with figure 45(a,b,c).
24. Handrails required on both sides of all stairs, height to be 34"-38"; measured from stair nosing, 1-1/2" clear space between rail and wall.
25. Ramps that exceed 6" in rise, or 72" in run, shall have handrails on both sides height to be 34"-38" above ramp surface and extend at least 12" beyond top and bottom of ramp, parallel to ramp surface.

MISCELLANEOUS:

26. Provide accessible service/teller/information counter(s) in accordance with section 7.2(2).
27. Accessible counter height shall be from 28" to 34" above the finished floor at reception counter.
28. Employee work areas shall be designed and constructed as that individuals with disabilities can approach, enter and exit.
29. Minimum clear headroom to be 80".
30. Objects projecting from wall with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into the walls or corridors.
31. Openings for areas less than 24" in depth shall have clear opening of 20" min.
32. Hot water and drain pipes under all sinks shall be insulated, there shall be no sharp or abrasive surfaces under lavatories.
33. Sink 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.

SIGNAGE:

34. 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 sign.
35. 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.
36. 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.
37. Letters and numerals shall be raised 1/32" and shall be accompanied by grade 2 Braille. Raised character height: 5/8" minimum, 2" high maximum.
38. The characters and background of signs shall be eggshell, matte or other non-glare finish. Character and symbols shall contrast with the background.
39. Provide low level mounted exit signage in accordance with 4.30.1, 4.30.4, 4.30.5 and 4.30.6 (raised character, letter size, mounting) at all required exits.
40. Handicap parking signage shall not be obscured by vehicle.

TOILET ROOMS:

41. Toilet room shall comply with requirements of section 4.22.
42. 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.
43. Water closets shall be located 18" from a side wall or partition.
44. The height to the top of the toilet seat shall be 17" to 19".
45. Flush controls shall be 44" maximum above finished floor.
46. 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" minimum each side of water closet center line
47. Urinals shall be stall-type or wall hung with an elongated rim at 17" maximum above finish floor. A clear floor space 30" wide by 48" deep minimum shall be provided.
48. Toilet paper dispensers shall be installed below grab bar, 19" minimum maximum above finish floor. and 36" maximum from rear wall.
49. Lavatories shall be mounted with the rim or counter surface no higher then 34" above finish floor, shall extend 17" minimum from wall, clearance of 29" minimum from finish floor to bottom of apron.
50. A clear floor space 30" by 48" shall be in front of lavatories.
51. Mirrors shall be mounted with the bottom edge of the reflecting surface 40" maximum above the finish floor.

MECHANICAL & ELECTRICAL GENERAL NOTES:

1. All materials shall be new except where otherwise noted and shall conform with the standards of Underwriter's Laboratory in every case where such a standard has been established for the particular type of material in question.
2. The installation shall comply with all laws applying to work in effect with the regulations of the NEC. The contractor shall obtain and pay all necessary permits, and after completion, furnish owner certifications of final inspections and approval as issued by the inspection department of the Parish. The contractor shall be responsible for obtaining all necessary certificates of inspection, both at rough-in and completion.
3. All tests shall be made in accordance with latest standards of IPCEA and the NEC. All tests shall be made in the presence of the owner or his representative.
4. The contractor is urged to visit and to examine the job site in order to become more familiar with all existing conditions pertinent to work to be performed thereon. No additional compensation will be allowed for failure to be so informed.

MECHANICAL NOTES:

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 101: 9.2., Life Safety Code.
3. Utilities shall comply with the provisions of Section 9.1. Life Safety Code 2003.
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. Make arrangements for sewer and water connections required. Include costs in the price.
9. Do all trenching, excavating and back filling required for completion of this work. Comply with requirements of General Provisions.
10. HVAC contractor to be responsible for the design, sizing, and functioning of the units and ducts.
11. Central air condition system to be designed and priced with a minimum rating of 10.5 S.E.E.R.
12. Test all piping, test and adjust air distribution and refrigeration systems.
13. Cutting and patching shall be in accordance with general practices.

FIRE SAFETY:

14. Install smoke detectors to automatically stop the fan in HVAC duct systems over 2000 cfm in accordance with NFPA 90A: 4-4.2(1) (1996). As per 90A-5.1. Duct detectors shall be connected to building alarm system.
15. 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 (1989). Interconnect to buildings smoke detection and alarm systems when required by NFPA 101.
16. Provide manual reset firestat in return air stream of A/C system, setting not to exceed 136 degree F.

EQUIPMENT:

17. 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.
18. 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.
19. 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.
20. Outdoor Condensing Units: Remote type, air cooled, with weather protected 18 gauge cabinet; upflow, aluminum blade fan; permanently lubricated fan motor with built in thermal overload protection; quite 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.
21. Fan Coil Units: Corrosion protected steel casing insulated with 1" 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" throwaway filters.
22. 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.
23. 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.
24. 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.
25. 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.
26. Electric air filtering unit to be placed in A/C return air.
27. HVAC enclosures must have ducted returns, typically.
28. Ceiling Diffusers, Grilles and Registers: Metal Aire, aluminum.
29. Rough in and connect all owner furnished equipment including valves, fittings, etc.
30. Construct and install kitchen exhaust hood, vent and automatic extinguishing system in accordance with NFPA 96 (1994).

MISCELLANEOUS:

31. Install gas piping in accordance with NFPA 54.
32. Piping shall be installed so that it may expand and contract without damaging building. Provide satisfactory hangers, braces and supports. Install dialectic 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 of steam.

    Butterfly Valves: 2 1/2 inch and larger: lug wafer type, cast iron body, field replaceable EDPM sleeve, nickel plated iron disc and lever handle with indicator.
33. Install system of soil, waste and vent lines for a complete plumbing system. Connect to sewer as required.
34. Install clean outs with access plates at the base of all plumbing stacks, change of direction of 45 degrees of more, and every 50 feet.
35. Install cold and/or hot water lines to all fixtures complete with stop valves and shock absorbers.
36. Insulate all hot water lines and horizontal cold water and condensate lines above ceiling with 1/2 inch fiberglass sealed with foil vapor barrier.
37. Insulate refrigerant suction lines with 1/2 inch thick (Armaflex). Glue all joints. Do not tape joints. Paint outdoor insulation with protective paint.
38. Water Heaters: Electric, glass lined tank, UL approved, thermostat, insulation meeting ASHRAE Standard 90-75, jacket and temperature pressure relief valve.
39. Provide access doors for installation by others, if required.
40. The potable water supply system shall be designed as per Board of Health requirements.

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 (2002), 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-loads or over-current and short circuit protective devises 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 or the NEC.
8. Kitchen hood, vent and automatic extinguishing system shall be constructed and installed in accordance with NFPA 96 (1994).
9. Service is 120/208 Volt, 3 Phase, 4 Wire, 60 Hertz. Make necessary arrangements with CLECO for metering. Pay any assessed cost, provide raceway, conductors, metering equipment, switches and connections as required by utility company.
10. Electrical contractor to be responsible for the sizing and functioning of the panels and all wiring, switches, fixtures, etc.

EQUIPMENT:

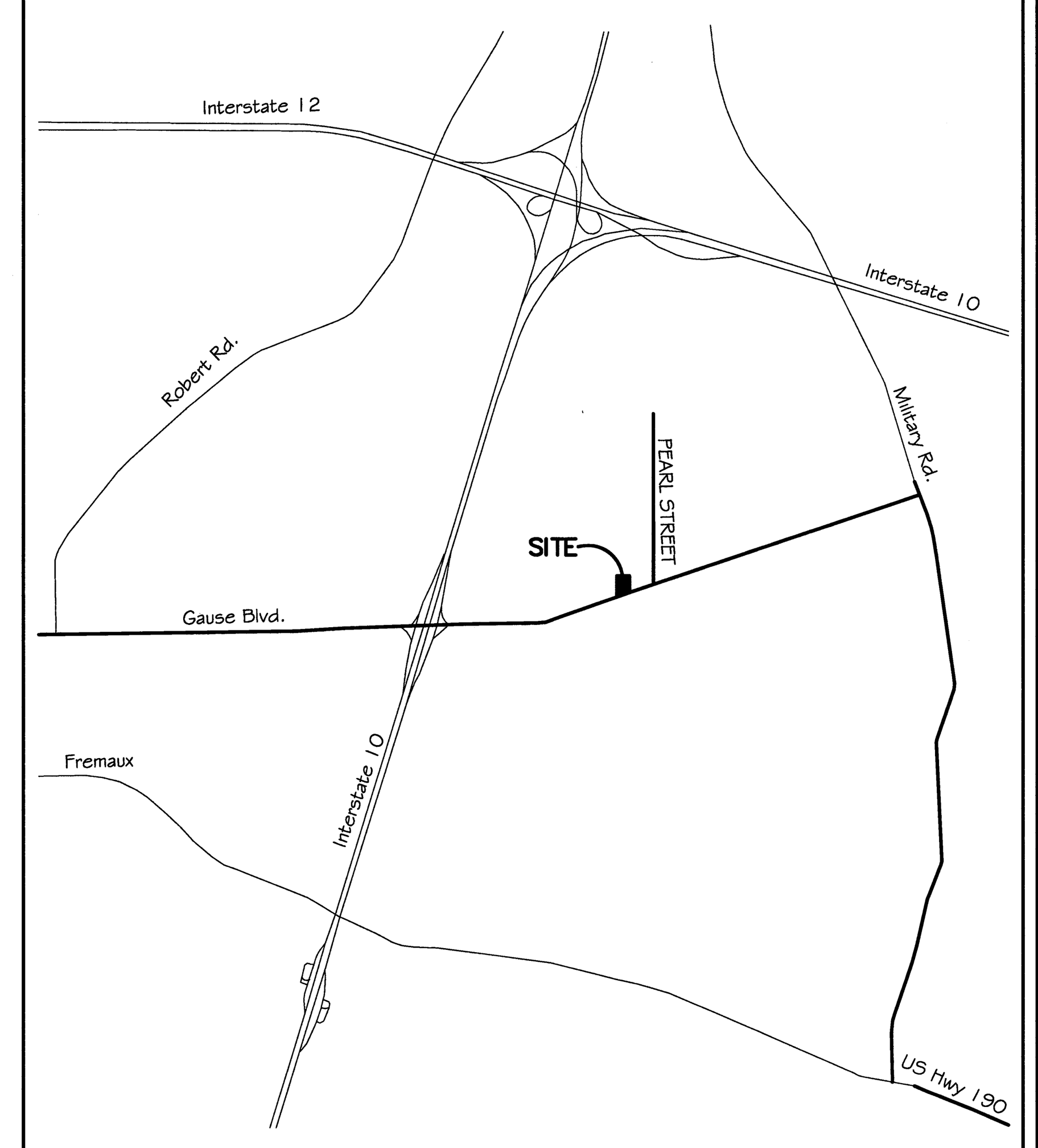
11. Equipment to be sized by supplier of equipment to meet needs of owner.
12. The main feeders shall be installed galvanized or sherardized heavy wall conduit branch circuits shall be run in EMT. All conduit to be 1/2" unless otherwise specified.
13. All safety switches shall be heavy duty Westinghouse, or approved equal.
14. Bathroom receptacles shall have GFCI protection.
15. Install special protective receptacle covers in all areas occupied by children under six years of age.
16. All telephone jacks to be approved by owner.

MISCELLANEOUS:

17. All conduit above grade located outside of building shall be minimum 3/4" rigid galvanized steel, unless noted otherwise.
18. 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.
19. Power for HVAC equipment to be installed as per manufacturers specs.
20. Main ground rod shall be 3/4" x 10' copper clad steel.
21. Ground grid system shall tie to cold water piping.
22. Provide emergency lighting in accordance with NFPA 101: 7.9.
23. Provide illumination of means of egress in accordance with NFPA 101: 7.8.
24. Exit signs complying with NFPA 101: 7.10 shall define exits and access to exits.
25. All exit lights to have emergency power packs.
26. Contractor shall paint circuit breakers feeding the exit and emergency light circuits red.
27. 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.

2. INDEX OF DRAWINGS
SCALE: NONE

3. VICINITY MAP
SCALE: NONE



4. PROJECT DATA
SCALE: NONE

CODES:
IBC 2006 INTERNATIONAL BUILDING CODE
NFPA 101 LIFE SAFETY CODE
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 GUIDLINE
CITY OF SLIDELL ZONING ORDINANCE

PROPERTY:

PROJECT ADDRESS:	GAUSE BOULEVARD SLIDELL, LOUISIANA
LOCATION:	CITY OF SLIDELL
ZONING:	C-4 HIGH COMMERCIAL

project 3507 [redacted]
date 7/5/07
revisions

Piazza Architecture • Planning
Mandeville Louisiana

RENOVATIONS FOR
GAUSE BOULEVARD
RETAIL CENTER
SLIDELL • LOUISIANA

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 refrigerant 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)	N/A	0.37	0.37
Swinging Doors (cfm per sq. ft. of door area)	0.25	1.25	N/A

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 devise

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.
c. 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 90.1-1989 minimum energy efficiency levels.

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 Unconditioned Spaces	Ducts Outside the Building
Zones 1 - 4	R-5	R-8
Zones 5 - 14	R-5	R-6.5
Zones 15 - 19	R-5	R-8

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. Convention 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 platform 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 staled. It is recommended that all longitudinal seams (seams that are parallel to the direction of air flow) also be sealed. Spiral joins 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 105 degrees F and greater:
- circulating water-heating systems
- the first 8 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

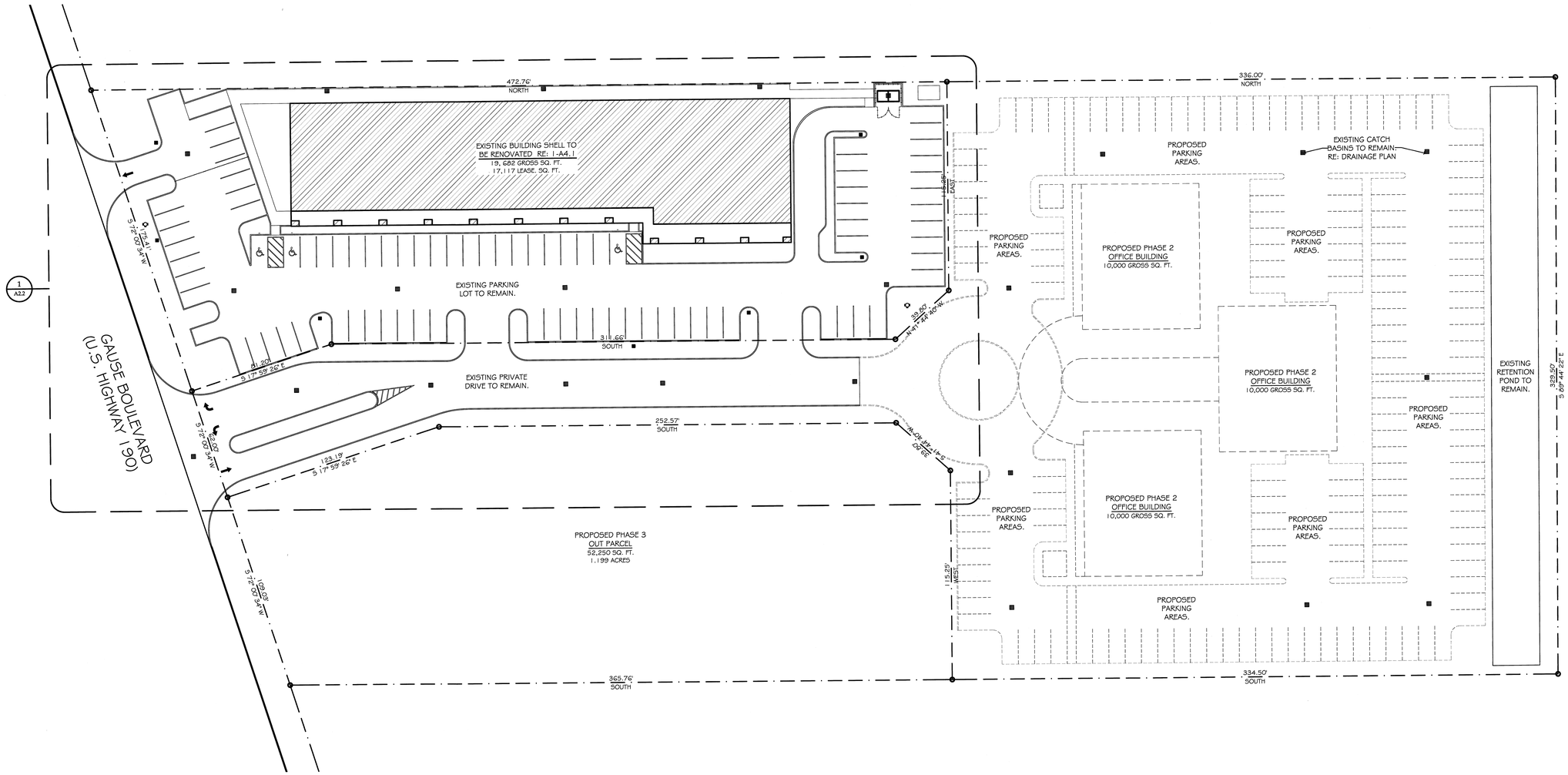
PROJECT R-VALUES

Typical Walls:	Common brick	0.70
	Air space (1-1/4")	1.68
	Tyvek covering - plastic film	negl.
	5/8" sheathing	1.65
	3-5/8" batts (by tenant)	13.00
	5/8" gypsum board (by tenant)	0.56
	R-Value	17.59
	Stucco (1/8")	0.1
	Tyvek covering - plastic film	negl.
	5/8" sheathing	1.65
	3-5/8" batts (by tenant)	13.00
	5/8" gypsum board (by tenant)	0.56
	R-Value	15.31
	Vinyl siding (0.04")	1.00
	Tyvek covering - plastic film	negl.
	5/8" sheathing	1.65
	3-1/2" batts	13.00
	5/8" gypsum board	0.56
	R-Value	16.21

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



1. MASTER SITE PLAN

SCALE: 1" = 30'-0"

THIS DRAWING IS MADE FROM A SURVEY PROVIDED BY:
MCMATH CONSTRUCTION COMPANY

A CERTAIN PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 9 SOUTH, RANGE 14 EAST, CONTAINING 5.707 ACRES.

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date 7/5/07
revisions

Piazza Architecture • Planning
Mandeville Louisiana

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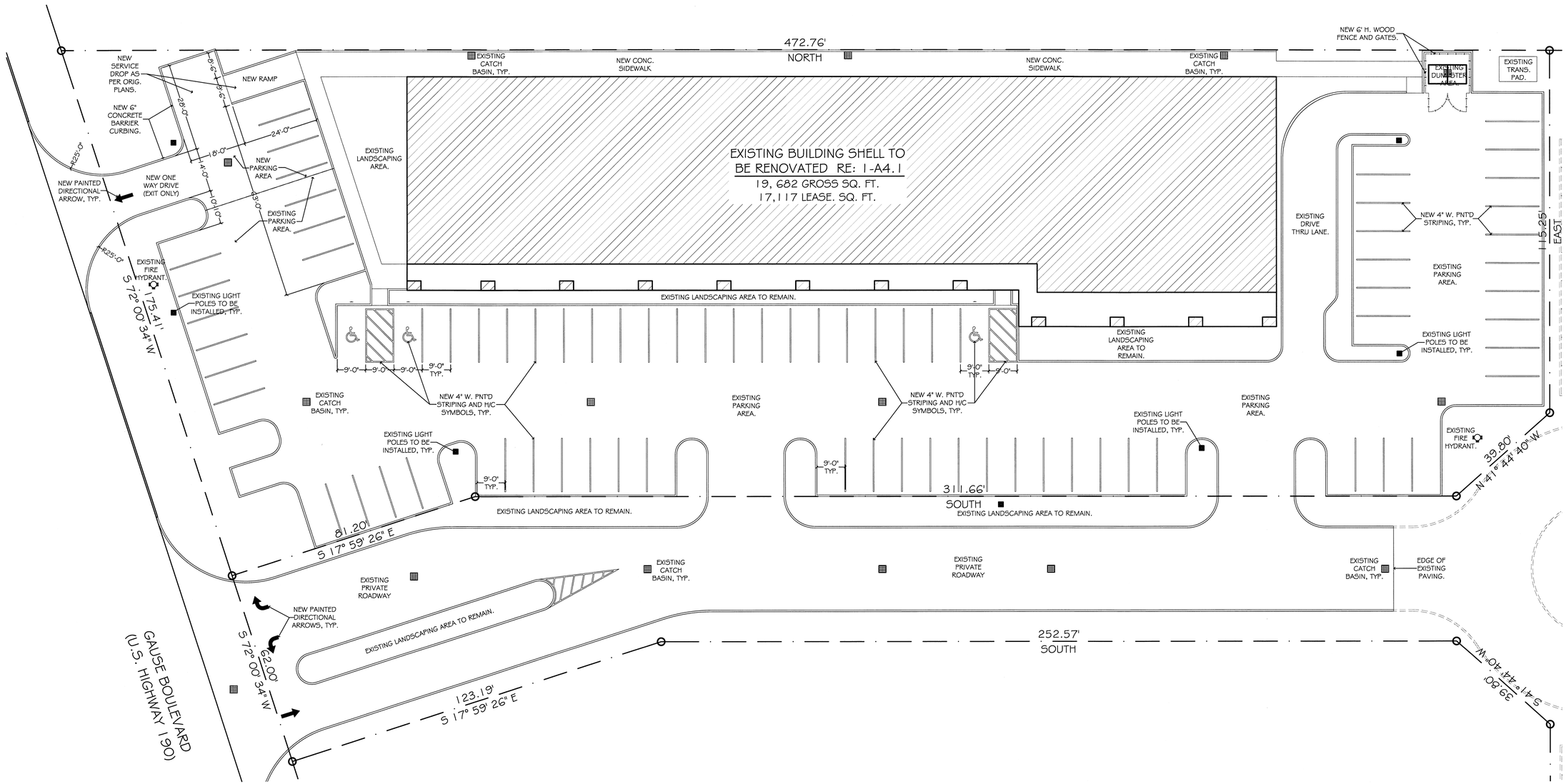
RENOVATIONS FOR

GAUSE BOULEVARD RETAIL CENTER

SLIDELL • LOUISIANA

sheet A2.1 of 17



1. ENLARGED SITE PLAN - PHASE 1

SCALE: 1" = 30'-0"

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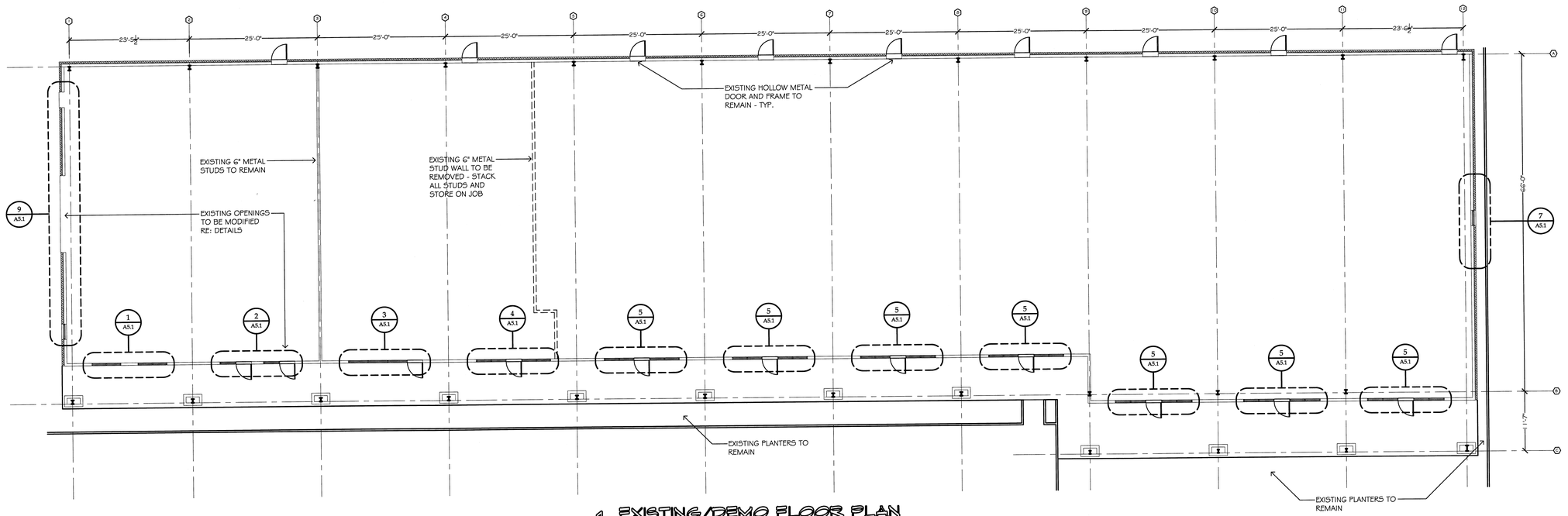
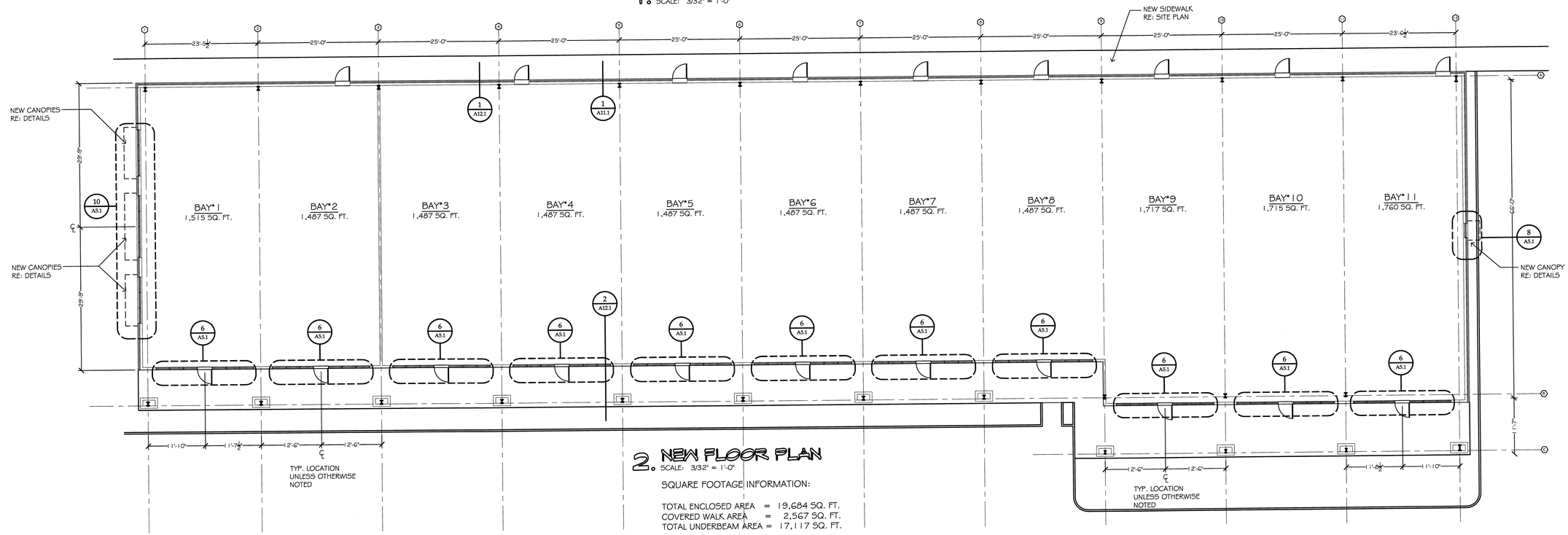


1. EXISTING/DEMO FLOOR PLAN

SCALE: 3/32" = 1'-0"



2. NEW FLOOR PLAN

SCALE: 3/32" = 1'-0"

SQUARE FOOTAGE INFORMATION:

TOTAL ENCLOSED AREA = 19,684 SQ. FT.
COVERED WALK AREA = 2,567 SQ. FT.
TOTAL UNDERBEAM AREA = 17,117 SQ. FT.

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RENOVATIONS FOR

GAUSE BOULEVARD RETAIL CENTER

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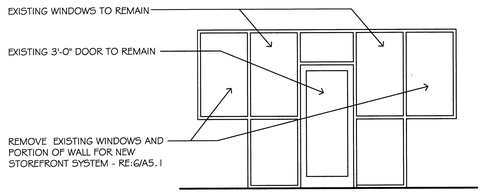
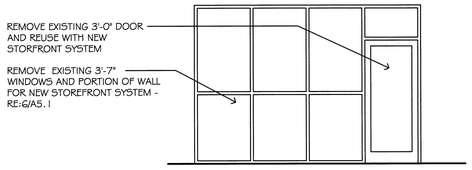


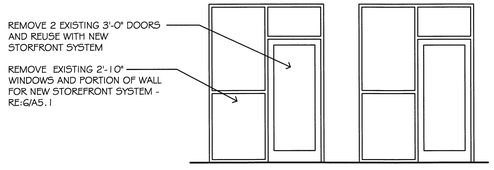
4. EXISTING STOREFRONT SYSTEM - BAY 4
SCALE: 1/4" = 1'-0"

RE:G/A5.1 FOR NEW WINDOW SYSTEM



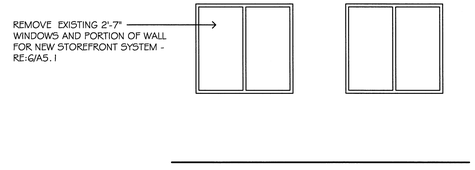
3. EXISTING STOREFRONT SYSTEM - BAY 3
SCALE: 1/4" = 1'-0"

RE:G/A5.1 FOR NEW WINDOW SYSTEM



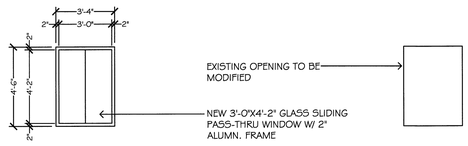
2. EXISTING STOREFRONT SYSTEM - BAY 2
SCALE: 1/4" = 1'-0"

RE:G/A5.1 FOR NEW WINDOW SYSTEM

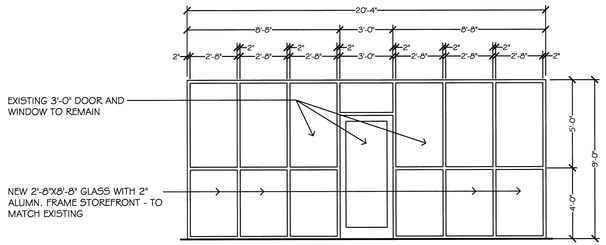


1. EXISTING WINDOWS SYSTEM - BAY 1
SCALE: 1/4" = 1'-0"

RE:G/A5.1 FOR NEW WINDOW SYSTEM



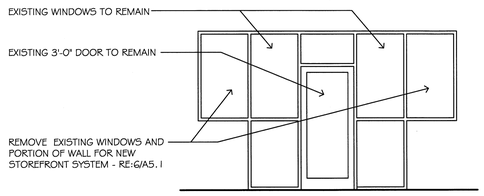
8. NEW WINDOW REAR SIDE
SCALE: 1/4" = 1'-0"



7. EXISTING OPENING REAR SIDE
SCALE: 1/4" = 1'-0"

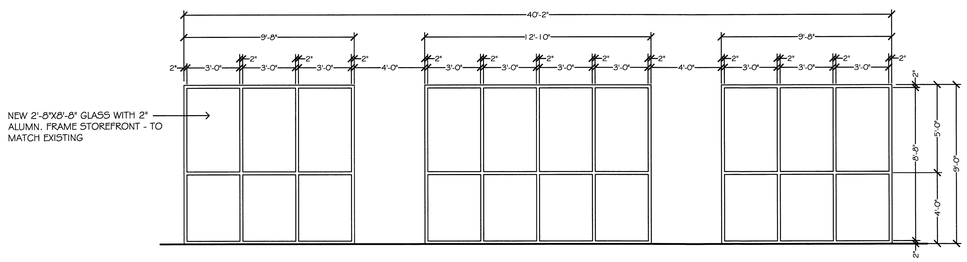
6. NEW STOREFRONT SYSTEM - BAYS 4-11
SCALE: 1/4" = 1'-0"

SIMILAR FOR BAYS 1-3



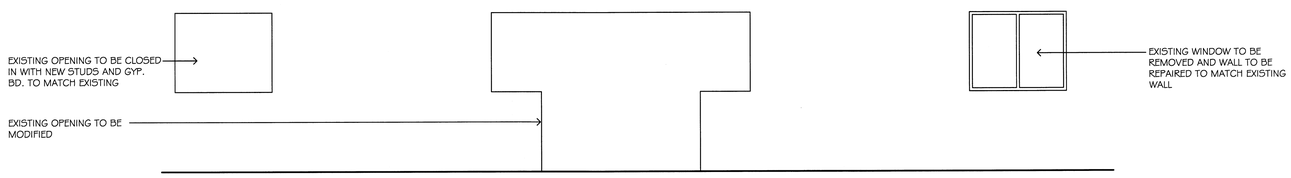
5. EXISTING STOREFRONT SYSTEM - BAYS 5-11
SCALE: 1/4" = 1'-0"

RE:G/A5.1 FOR NEW WINDOW SYSTEM



10. NEW WINDOW STREET SIDE
SCALE: 1/4" = 1'-0"

NOTE:
ALL NEW ALUMINUM FRAMES AND GLAZING TO MATCH EXISTING FINISH AND MEET IBC 130 MPH CODE.



9. EXISTING WINDOW/OPENINGS STREET SIDE
SCALE: 1/4" = 1'-0"

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RENOVATIONS FOR
GAUSE BOULEVARD RETAIL CENTER
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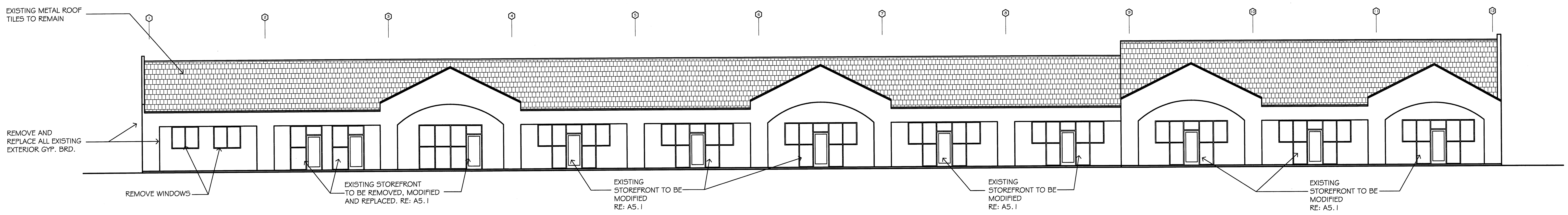
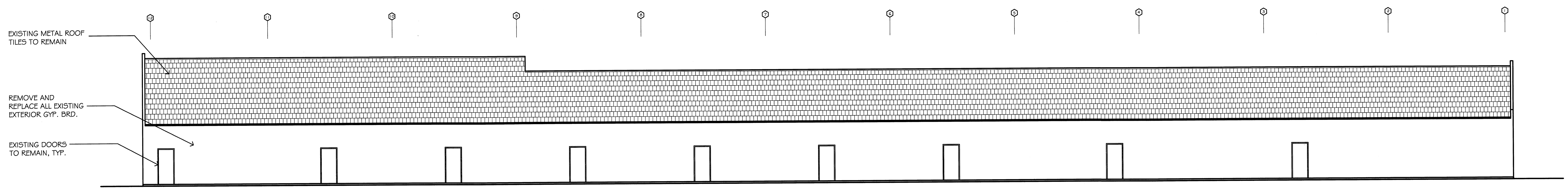


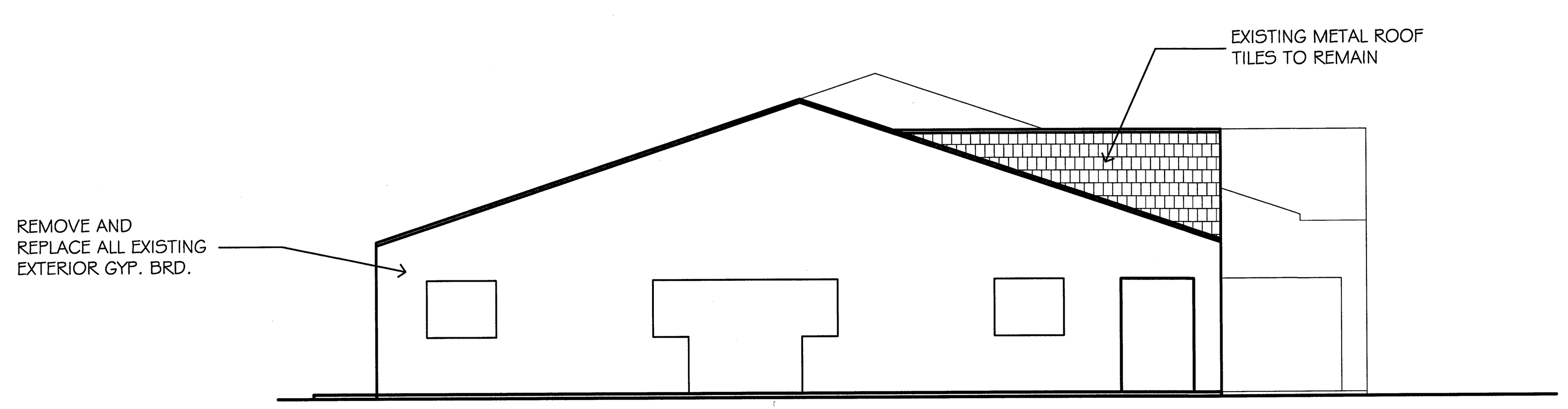
1. EXISTING RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



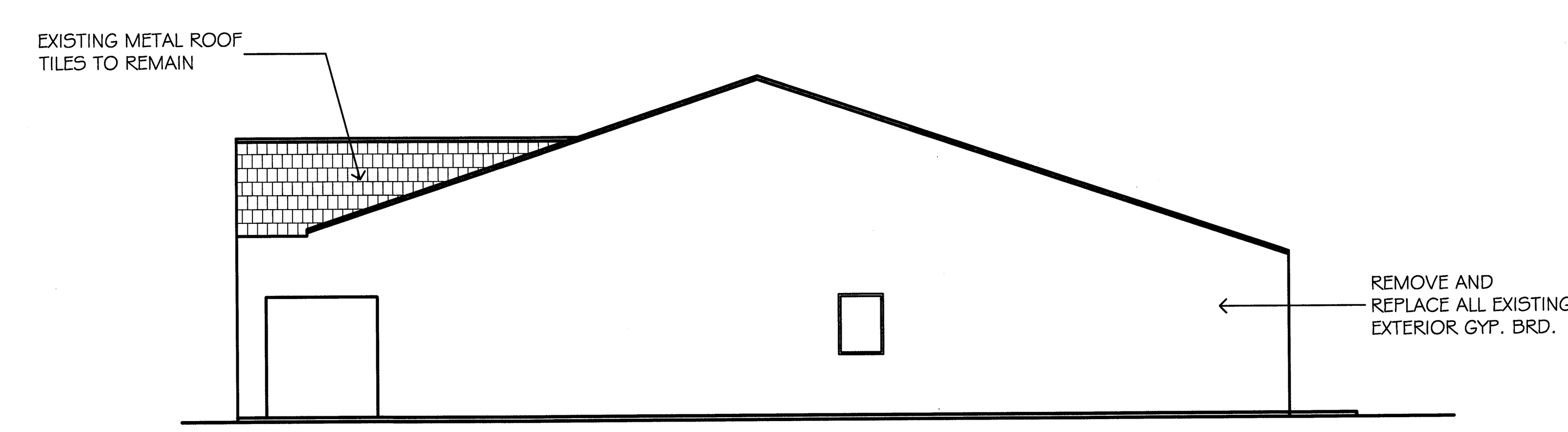
2. EXISTING LEFT ELEVATION

SCALE: 3/32" = 1'-0"



3. EXISTING STREET/FRONT ELEVATION

SCALE: 3/32" = 1'-0"



4. EXISTING REAR ELEVATION

SCALE: 3/32" = 1'-0"

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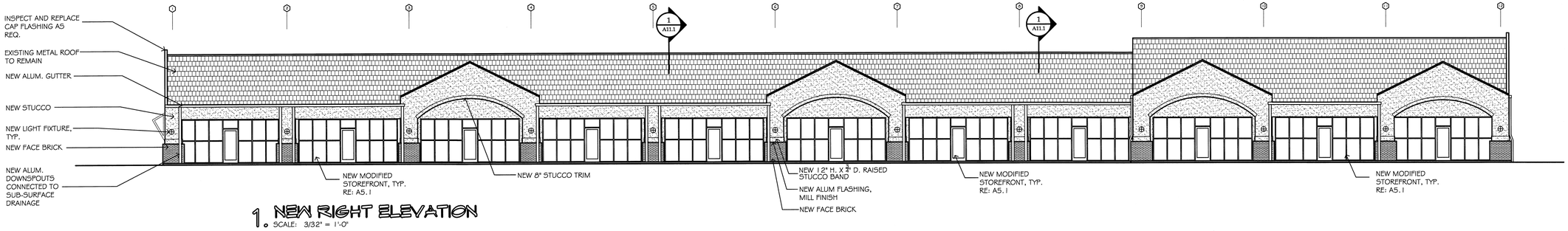
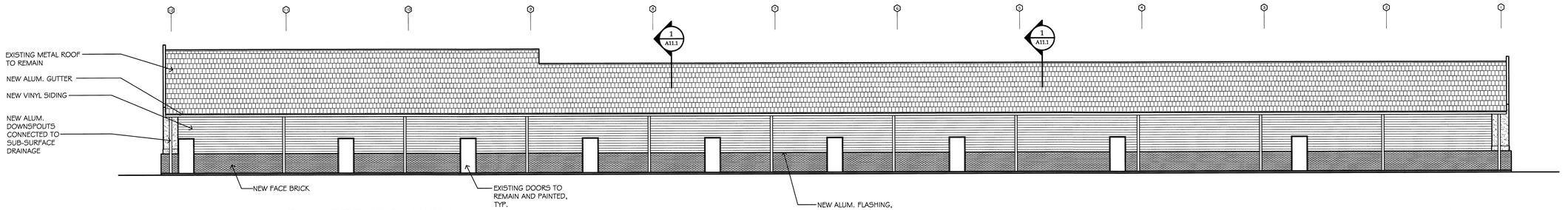
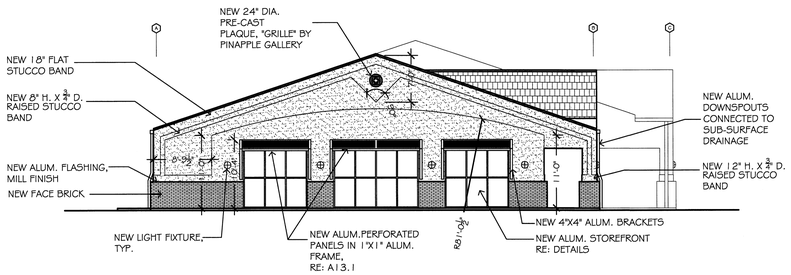


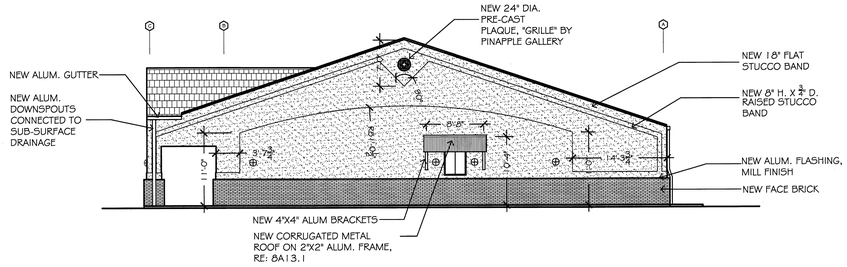
1. NEW RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



2. NEW LEFT ELEVATION
SCALE: 3/32" = 1'-0"



3. NEW STREET/FRONT ELEVATION
SCALE: 3/32" = 1'-0"



4. NEW REAR ELEVATION
SCALE: 3/32" = 1'-0"

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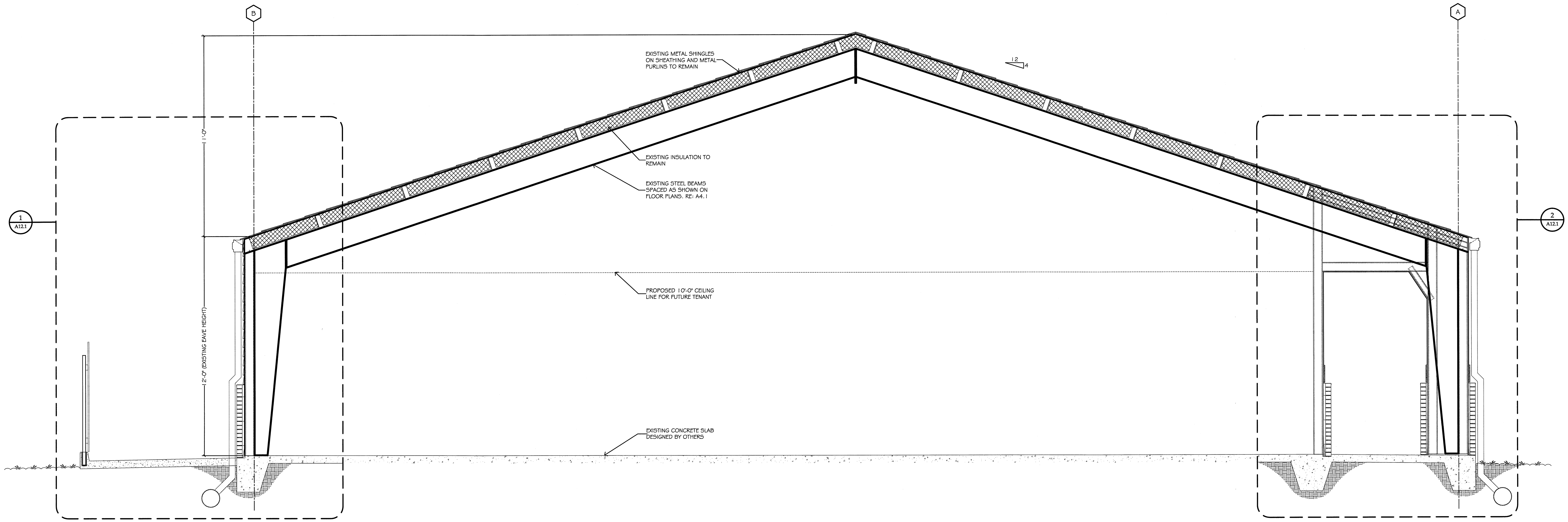

1. BUILDING SECTION
SCALE: 3/8" = 1'-0"

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RENOVATIONS FOR
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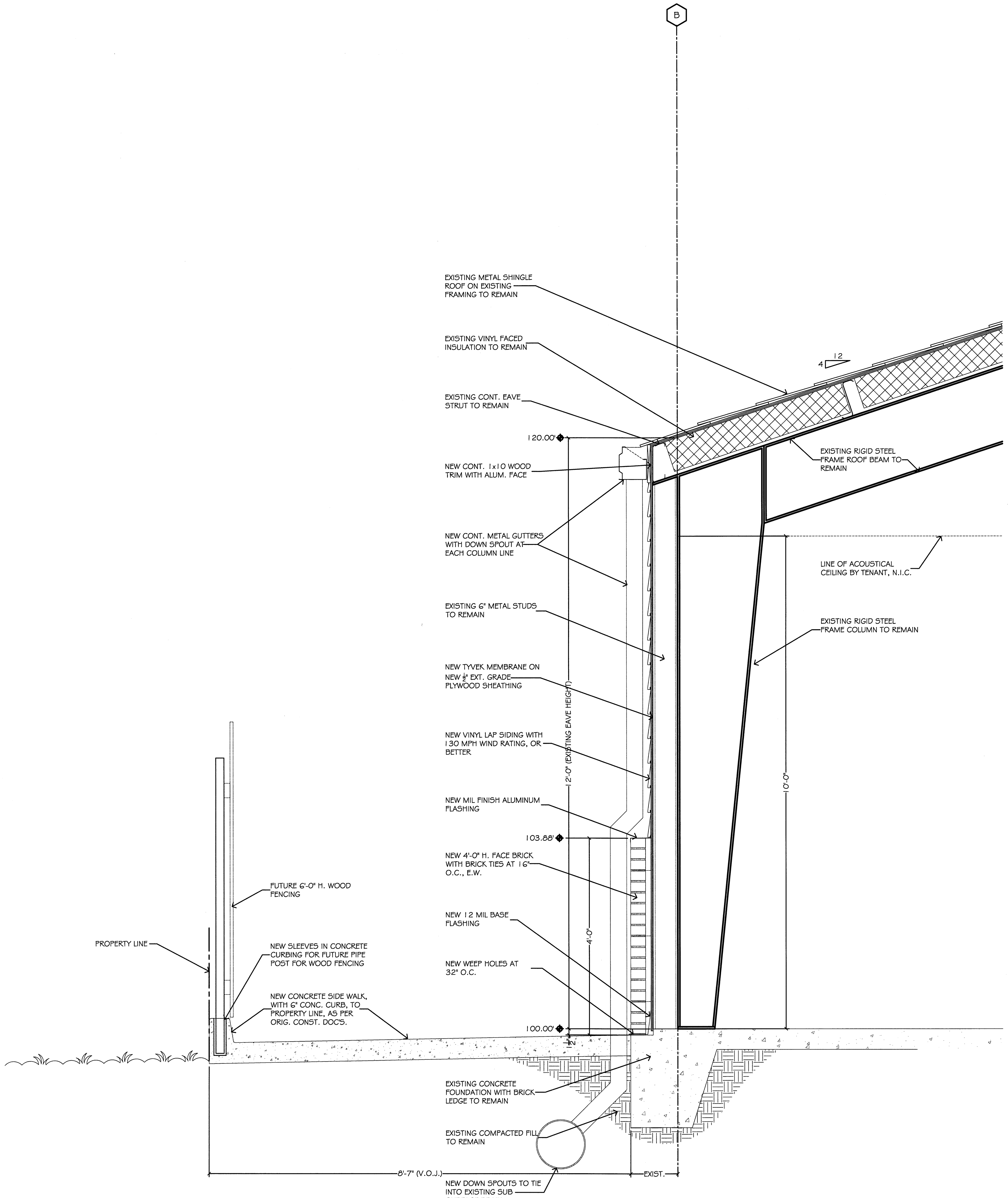
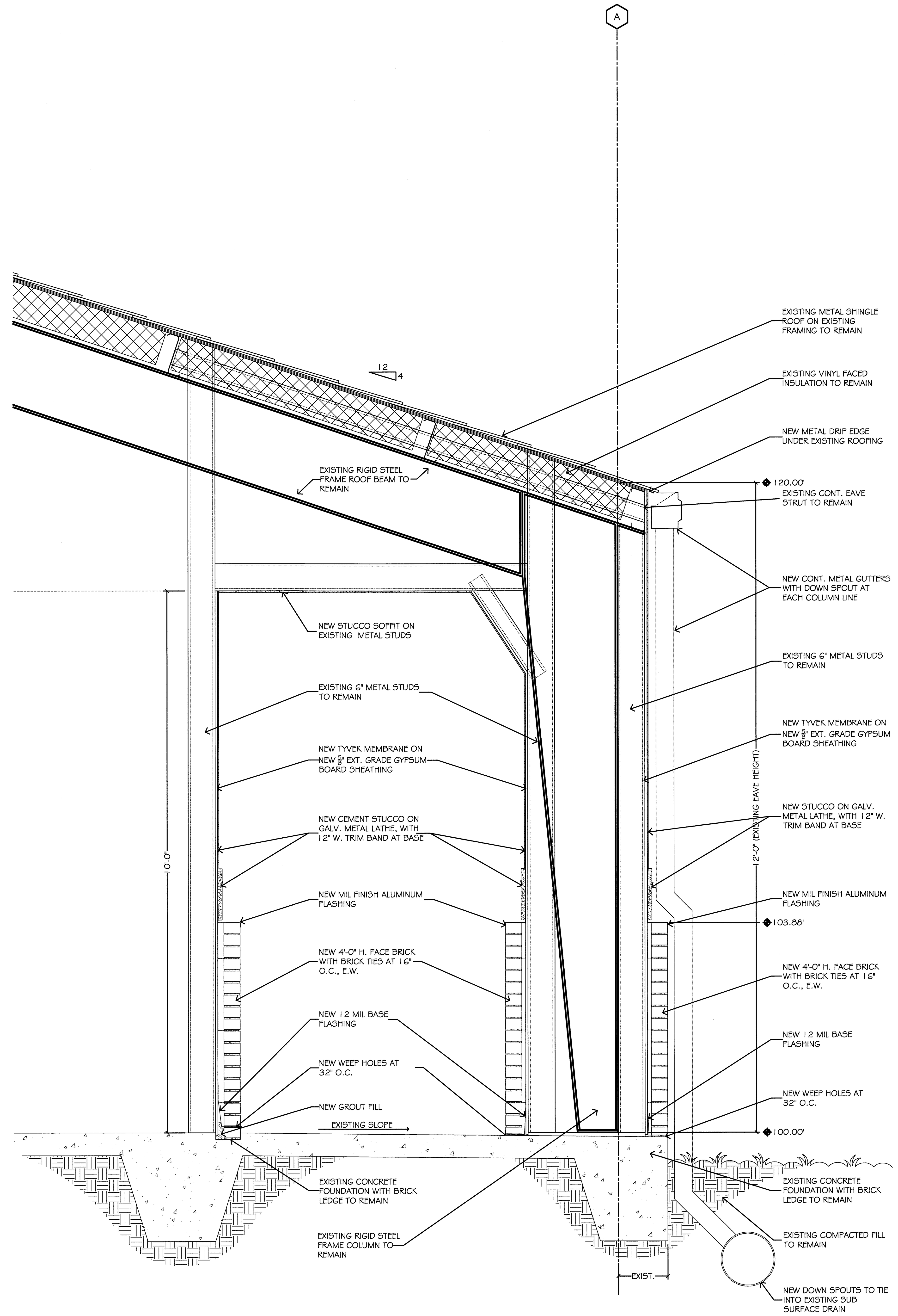


1. WALL SECTION
SCALE: 3/4" = 1'-0"



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

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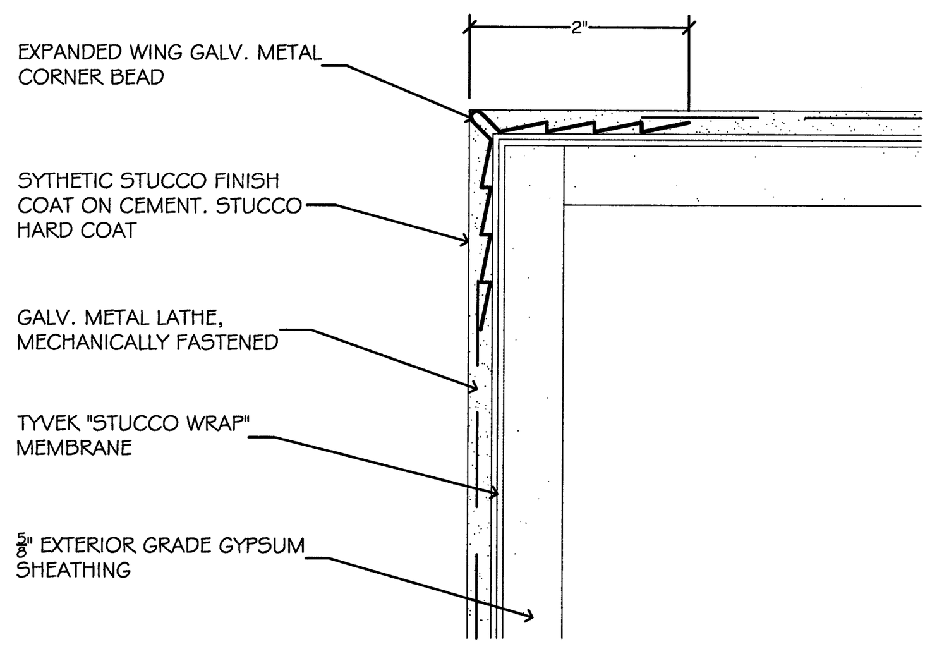
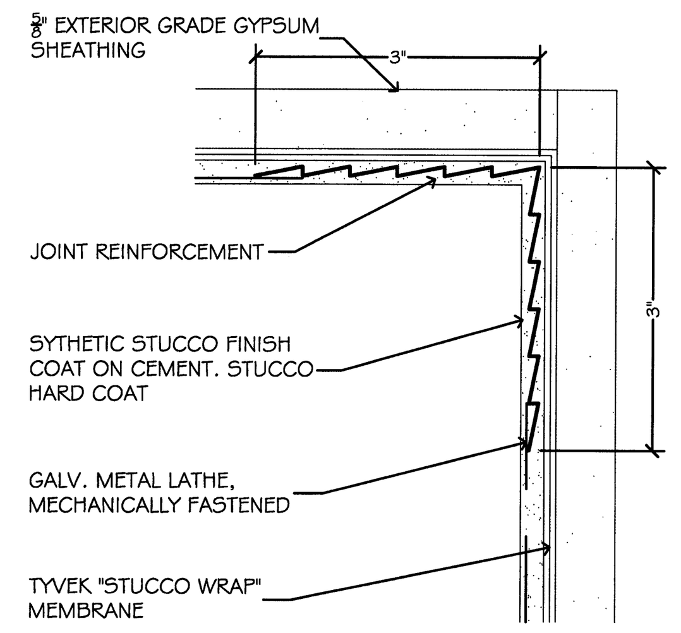


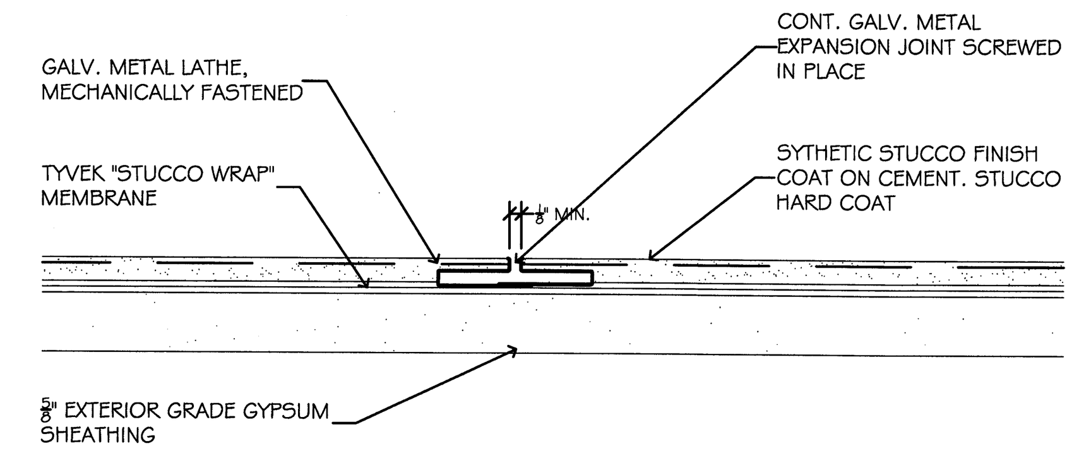
NOTE:
JOINTS IN FLATE WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE

1. CORNER BEAD SCALE: NONE



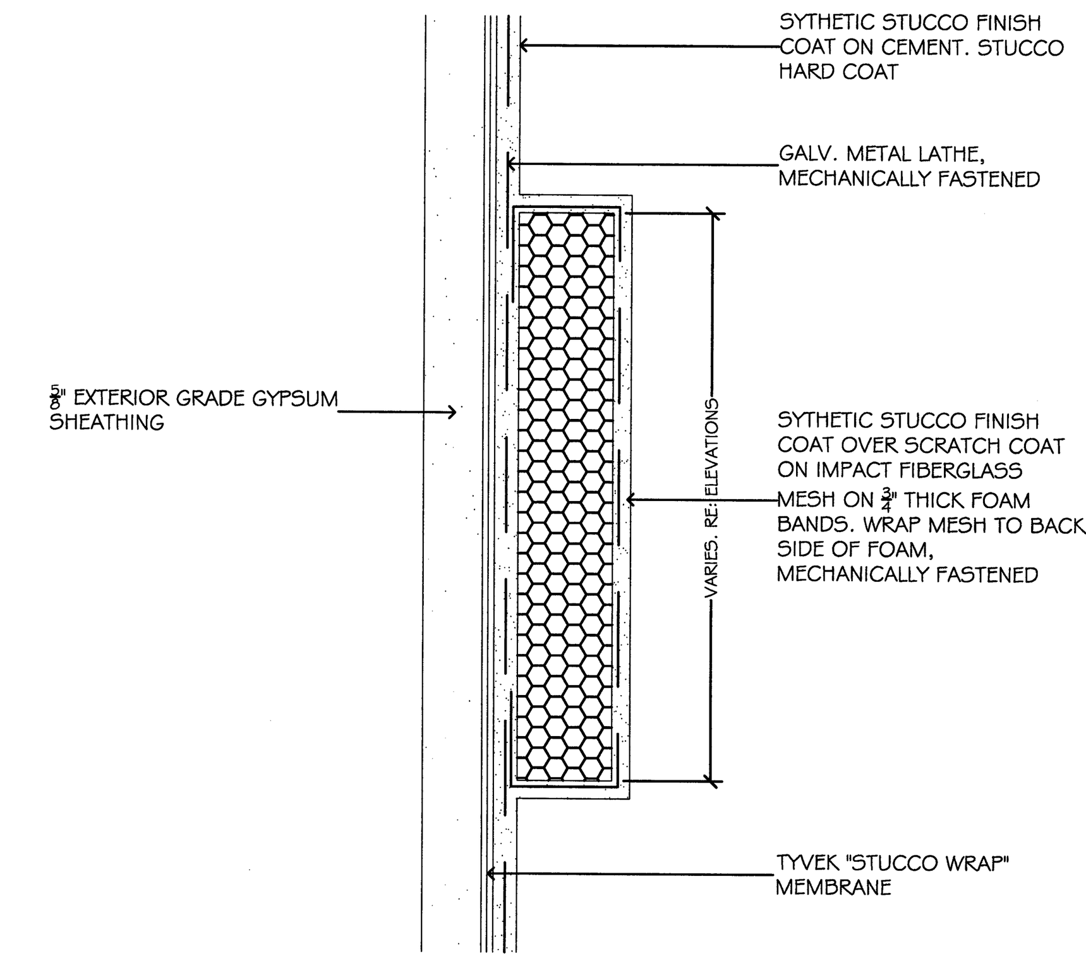
NOTE:
JOINTS IN FLATE WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE

2. INTERIOR JOINT SCALE: NONE

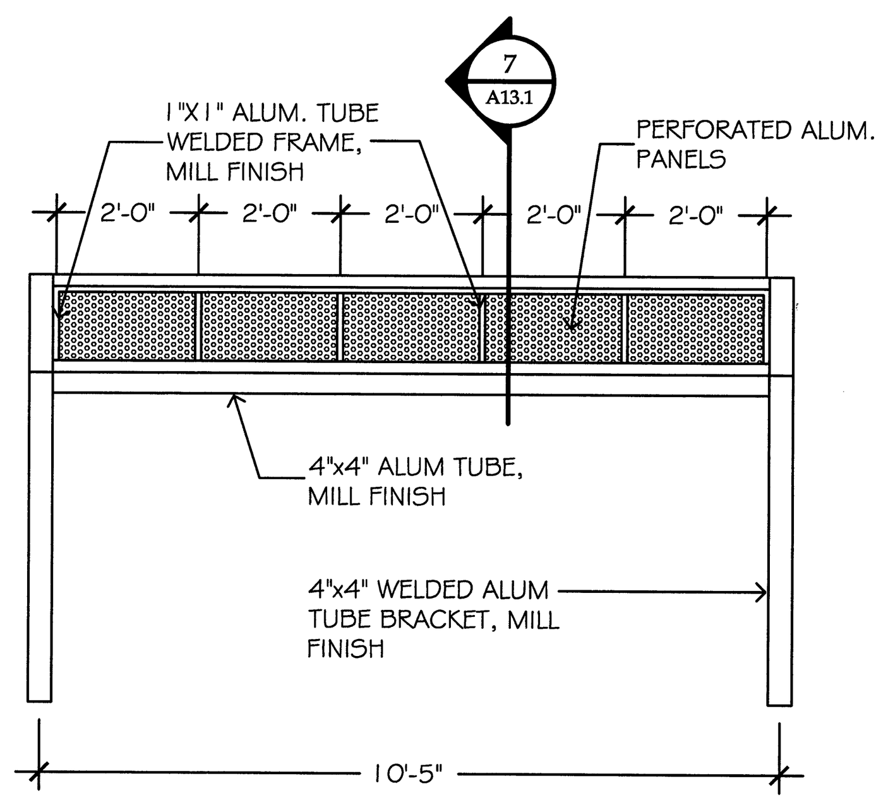


NOTE:
JOINTS IN FLATE WALL AREAS TO
HAVE 6" JOINT REINFORCEMENT
ATTACHED PRIOR TO METAL LATHE

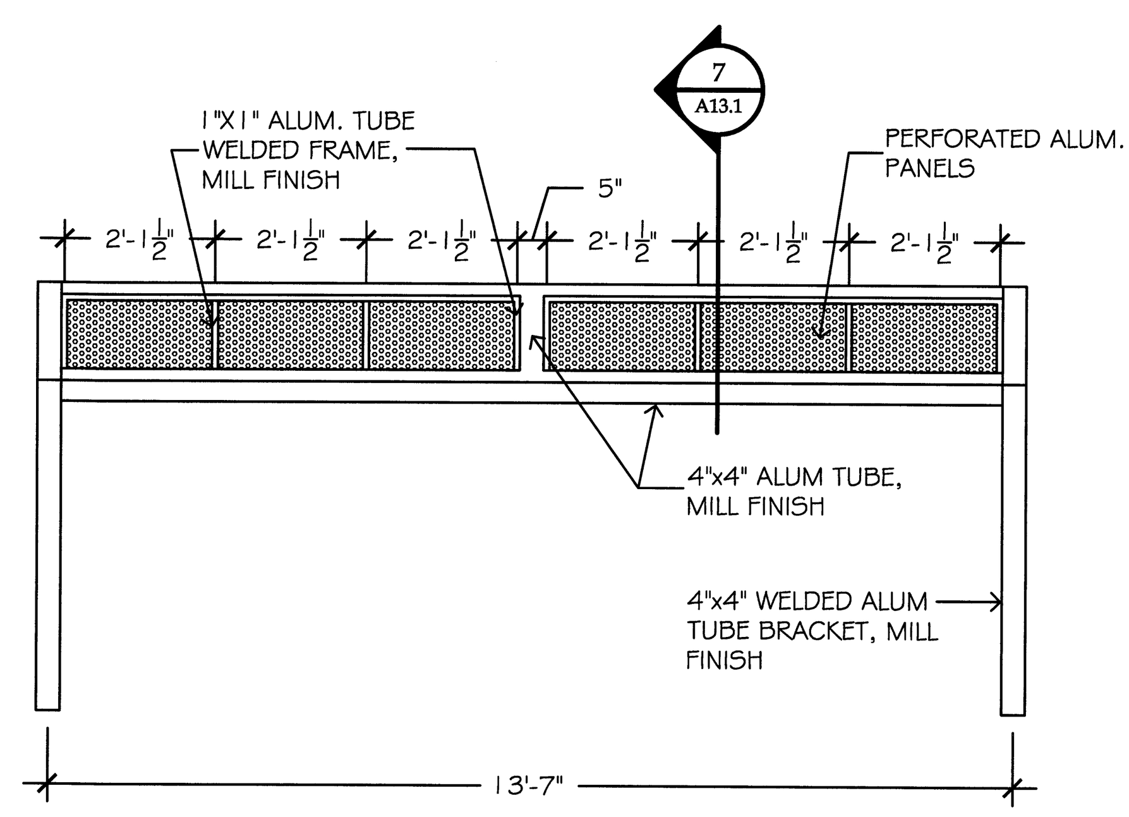
3. EXPANSION JOINT SCALE: NONE



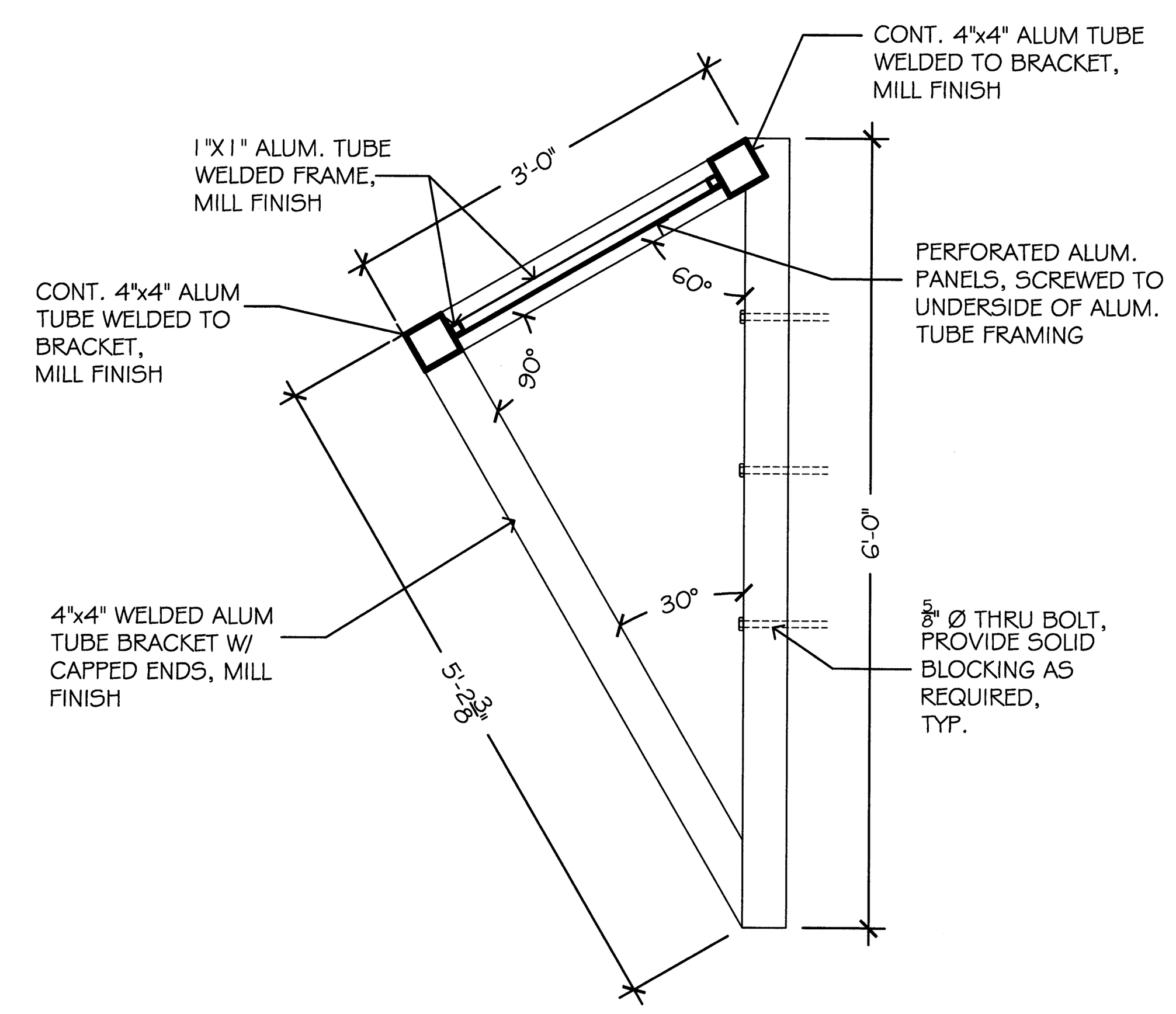
4. RAISED TRIM BAND SCALE: NONE



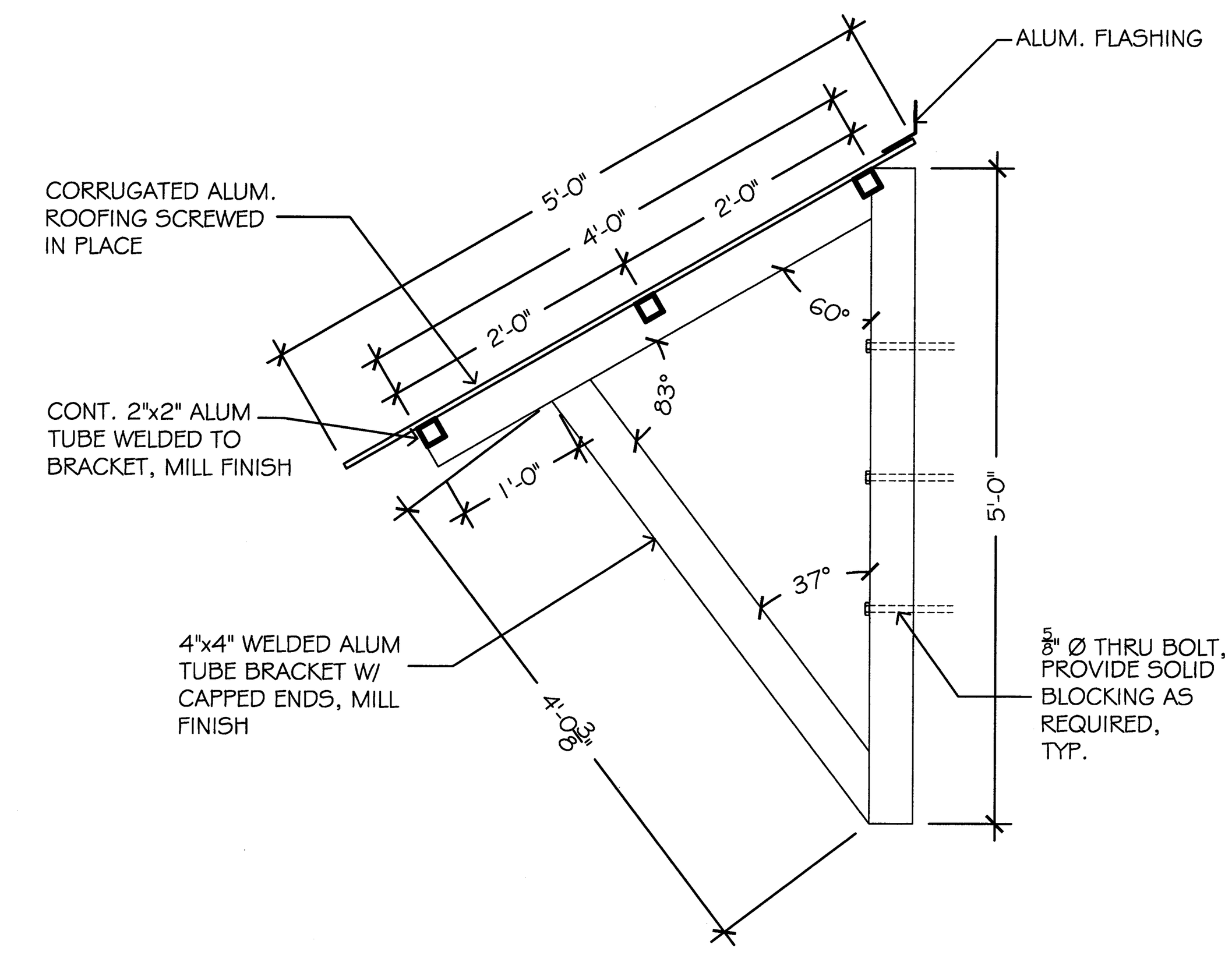
5. SUNSCREEN ELEVATION SCALE: 3/8" = 1'-0"



6. SUNSCREEN ELEVATION SCALE: 3/8" = 1'-0"



7. SUNSCREEN DETAIL SCALE: 3/4" = 1'-0"



8. SUNSCREEN DETAIL SCALE: 3/4" = 1'-0"

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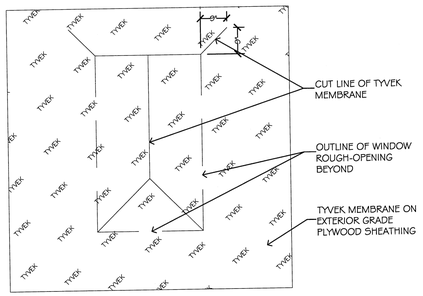
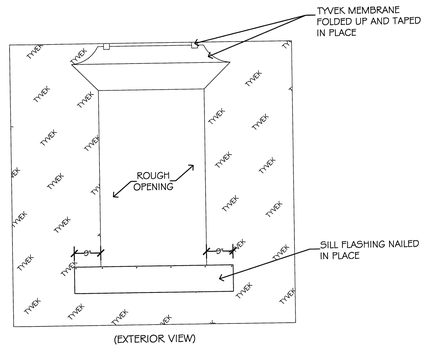


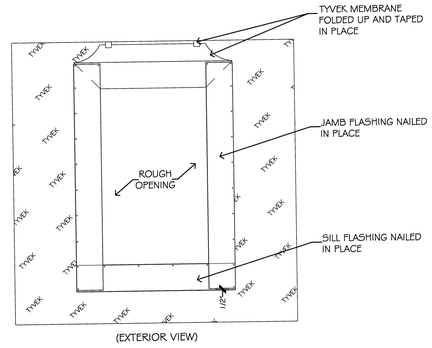
(EXTERIOR VIEW)

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



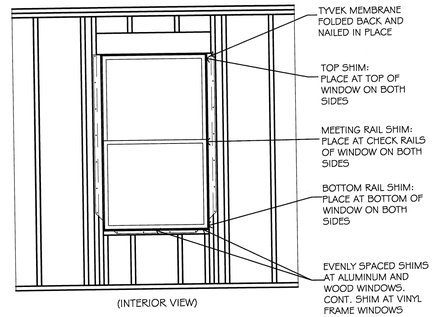
(EXTERIOR VIEW)

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



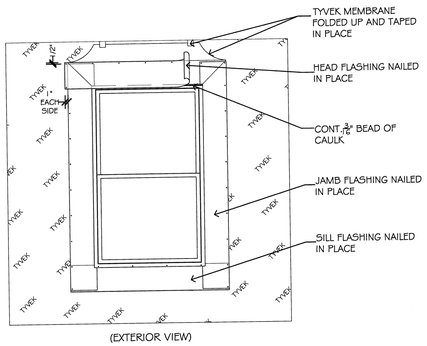
(EXTERIOR VIEW)

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



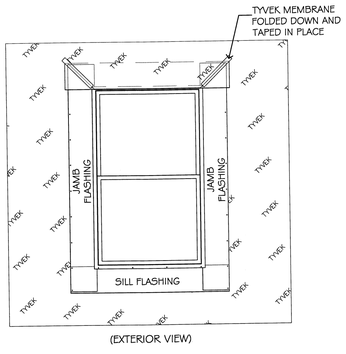
(INTERIOR VIEW)

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



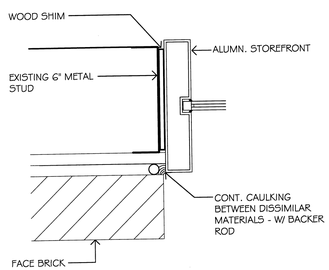
(EXTERIOR VIEW)

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

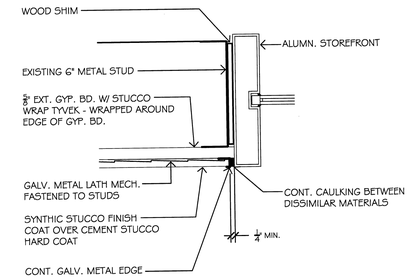


(EXTERIOR VIEW)

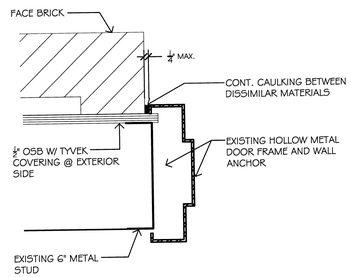
6. WINDOW INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"



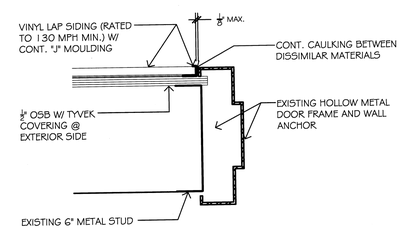
7. BRICK @ STOREFRONT
SCALE: 3" = 1'-0"



8. STUCCO @ STOREFRONT
SCALE: 3" = 1'-0"



9. BRICK @ H.M. DOOR
SCALE: 3" = 1'-0"



10. VINYL SIDING @ H.M. DOOR
SCALE: 3" = 1'-0"

WINDOW INSTALLATION NOTES:

Sealant shall conform to Federal Specification TTs-00230C Type II Class, ASTM C920 Type S, Grade NS class 25, AAMA 808.3-92 exterior perimeter sealing compound. The flashing should be a flexible or adhesive bytne 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 jambs 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's 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 12" on center). Jamb shims shall be evenly spaces where required for frame jamb support. A properly shimmed window unit shall measure the same across the head, jambs and sill. Do not remove shims after installation is complete. (Detail 4)
11. Nail the jambs, head and sill with galvanized nails, 8" 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.) butts 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 mulled stack joints between the window units.

STEP 4 - SHIM AND REMOVE SHIPPING MATERIALS (Required) Before insulating and trimming around the window unit 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.

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