NEW RETAIL DEVELOPMENT FOR

BOUTTE SHOPPING CENTER, LLC

@ HIGHWAY 90

ST. CHARLES PARISH, LOUISIANA

1 ABBREVIATIONS

ABV ABOVE	FND FOUNDATION	PERF PERFORATE -PERIMETER
AFF ABOVE FINISHED FLOOR	FR FRAME -D -ING	PERIM PLASTER
ACC ACCESS	FIXT FIXTURE	PLAS PLASTIC LAMINATE
ACT ACOUSTICAL TILE	FUR FURRED -ING	PLAM PLATE
ADD ADDENDUM	GA GAUGE	PL PLYWOOD
ADJ ADJACENT	GALV GALVANIZED	PLYWD POINT
A/C AIR CONDITIONING	GI GALVANIZED IRON	PT POLYVINYL CHLORIDE
ALT ALTERNATE	GP GALVANIZED PIPE	PVC POUNDS PER SQUARE FOOT
AL ALUMINUM	GC GENERAL CONTRACT -OR	PSF POUNDS PER SQUARE INCH
AB ANCHOR BOLT	GL GLASS, GLAZING	PSI PREFABRICATE -D
APPROX APPROXIMATE	GRAD GRAB BAR	PREFAB PREFINISHED
ARCH ARCHITECT -URAL	GYP GYPSUM	PREFIN PROPERTY LINE
AUTO AUTOMATIC	GYP GYPSUM	PL QUARRY TILE
BM BENCH MARK	HDW HARDWARE	QT RADIUS
BEL BELOW	HWD HARDWOOD	RAD REFERENCE
BET BETWEEN	HDR HEADER	REF REFLECT -ED -IVE -OR
BVL BEVELED	HTG HEATING	RFL REFRIGERATOR
BLK BLOCK	HVAC HEAT/VENT/AIR COND'G	REFR REGISTER
BLKG BLOCKING	HD HEAVY DUTY	REG REINFORCE -D -ING
BD BOARD	HGT HEIGHT	REINF RESILIENT
BS BOTH SIDES	HC HOLLOW CORE	RES RETURN
BW BOTH WAYS	HM HOLLOW METAL	RET RETURN AIR
BOT BOTTOM	HORIZ HORIZONTAL	RA REVISION -S, REVISED
BLDG BUILDING	HB HOSE BIB	REV RIGHT HAND
BUR BUILT UP ROOFING	HWH HOT WATER HEATER	RH RIGHT OF WAY
CAB CABINET	HWY HIGHWAY	ROW RISER
CPT CARPET -ED	INCL INCLUDE -D -ING	R ROOF DRAIN
CI CAST IRON	ID INSIDE DIAMETER	RD ROOFING
CB CATCH BASIN	INSUL INSULATE -D -ION	RFG ROOM
CLG CEILING	INT INTERIOR	RM ROUGH OPENING
CPB CEMENT FIBER BOARD	INV INVERT	RO RUBBER BASE
CER CERAMIC	JAN JANITOR	RB SCHEDULE
CLR CLEAR -ANCE	JT JOINT	SCH SECTION
COL COLUMN	KIT KITCHEN	SECT SHEATHING
CONC CONCRETE	KO KNOCKOUT	SHTH SHEET
CMU CONCRETE MASONRY UNIT	LBL LABEL	SHT SIMILAR
CONST CONSTRUCTION	LAB LABORATORY	SIM SOLID CORE
CONT CONTINUOUS OR CONTINUE	LAM LAMINATE -D	SC SPEAKER
C.J. CONTROL JOINT	LAV LAVATORY	SPK SPECIFICATION -S
CORR CORRUGATED	LH LEFT HAND	SPEC SQUARE
CTR COUNTER	LT LIGHT	SQ STAINLESS STEEL
CRS COURSE -S	LW LIGHTWEIGHT	S.S. STANDARD
DEM DEMOLISH, DEMOLITION	LTL LINTEL	STD STATION
DTL DETAIL	LVR LOUVER	STA STEEL
DIAG DIAGONAL	MH MANHOLE	STL STORAGE
DIAM DIAMETER	MFR MANUFACTURE -ER	STOR STRUCTURAL
DIM DIMENSION	MAS MASONRY	STR SUSPENDED ACOUSTICAL TILE
DIV DIVISION	MO MASONRY OPENING	SAT SUSPENDED
DS DOWNSPOUT	MTL MATERIAL -S	SUS SYMMETRY -ICAL
D DRAIN	MAX MAXIMUM	SYM TACKBOARD
DWR DRAWER	MECH MECHANIC -AL	TKBD TEMPERED
DWG DRAWING	MED MEDIUM	TP TELEPHONE
EF EACH FACE	MTL METAL	TEL TELEVISION
ELEC ELECTRIC -AL	MWK MILLWORK	TV THICK -NESS
EWC ELECTRIC WATER COOLER	MIN MINIMUM	THK THRESHOLD
ELEV ELEVATION	MIR MIRROR	THR TOILET PAPER DISPENSER
EMER EMERGENCY	MISC MISCELLANEOUS	TPD TONGUE AND GROOVE
ED EQUAL	MOD MODULAR	T&G TOWEL BAR
EQUIP EQUIPMENT	MULL MULLION	TB TRANSOM
EST ESTIMATE	NAT NATURAL	TRAN TREAD
EXH EXHAUST	NRC NOISE REDUCTION COEFFICIENT	TYP TYPICAL
EXIST EXISTING	NOM NOMINAL	UC UNDERCUT
E.J. EXPANSION JOINT	N NORTH	VB VAPOR BARRIER
EWH ELECTRIC WATER HEATER	NIC NOT IN CONTRACT	VERT VERTICAL
EXP EXPOSED	NTS NOT TO SCALE	VINYL VINYL
EXT EXTERIOR	OC ON CENTER -S	VIN VINYL COMPOSITION TILE
FOM FACE OF MASONRY	OPG OPENING	VCT VINYL WALL COVERING
FOS FACE OF STUDS	OPP OPPOSITE	VWC VERIFY ON JOB
FAS FASTEN, FASTENER	OD OUTSIDE DIAMETER	VOJ WAINSCOT
FIN FINISH -ED	OA OVERALL	WSCT WALL HUNG
FFE FINISHED FLOOR ELEVATION	OH OVERHEAD	WH WINDOW
FA FIRE ALARM	PNT PAINT -ED	WIN WIRED GLASS
FJE FIRE EXTINGUISHER CABINET	PNL PANEL	WG WOOD
FLR FLOOR -ING	PTD PAPER TOWEL DISPENSER	WD
FD FLOOR DRAIN	PTR PAPER TOWEL RECEPTOR	
FLUR FLUORESCENT	PKG PARKING	
FTG FOOTING	PBD PARTICLE BOARD	
	PTN PARTITION	

2 GRAPHIC INDEX

GENERAL INDEX

- DRAWING NUMBER / DRAWING TITLE / 445 / DRAWING/SHEET NO. TO WHICH THIS DRAWING IS CUT TO REFERENCED / SCALE = 1'-0" / 1/4"
- SURFACE SHOWN IN ELEVATION
- 1 / 1A1 — ELEVATION NUMBER / SHEET NUMBER ON WHICH ELEVATION IS DRAWN
- DETAIL NUMBER 1 / 1A1 — AREA OF DETAIL TO BE ENLARGED / SHEET NUMBER ON WHICH ENLARGED DETAIL IS DRAWN
- (1) REFERENCE NUMBER FOR WALLS, PARTITIONS, CONSTRUCTION, ETC... OR ANY INFORMATION TO BE CONVEYED WHICH IS REPETITIVE OR SPACE AVAILABLE PROHIBITS A WRITTEN DESCRIPTION OF AN ITEM
- 2A40 — INDICATES SECTION OR DETAIL NUMBER 2 APPEARING ON SHEET NUMBER A40
- + 7.25" — NEW OR REQUIRED POINT ELEVATION
- + 7.25" — EXISTING POINT ELEVATION
- DIRECTION OF CUTTING PLANE / LONGITUDINAL OR TRANSVERSE BUILDING SECTION NO. 1 / 1A1 / SHEET NUMBER ON WHICH LONGITUDINAL OR TRANSVERSE BUILDING SECTION IS DRAWN
- DETAIL NUMBER 1 / 1A1 — DIRECTION OF CUTTING PLANE / SHEET NUMBER ON WHICH SECTION OR DETAIL IS DRAWN

ARCHITECTURAL PLAN INDEX

- 1 / A — COLUMN REFERENCE GRIDS
- 101 — DOOR IDENTIFICATION NO.
- 101 — ROOM NUMBER
- 2 — EQUIPMENT OR FURNISHING
- A — WINDOW OR LOUVER TYPE
- UP 17R — NUMBER OF RISERS / STAIR DIRECTION SYMBOL / 11 1/2" — WIDTH OF TREADS
- F.E. — FIRE EXTINGUISHER SURFACE MOUNTED
- F.E. — FIRE EXTINGUISHER SEMI-RECESSED
- F.E. — FIRE EXTINGUISHER FULLY-RECESSED
- DRINKING FOUNTAIN
- GRAB BARS
- WH — WATER HEATER
- DOWNSPOUT
- FD — FLOOR DRAIN / NOTE: LINES INDICATE SLOPE IN FLOOR

ARCHITECTURAL MATERIAL LEGEND

- EARTH
- CONCRETE
- BRICK IN PLAN (BRK)
- BRICK IN ELEVATION
- METAL (MTL)
- GYPSUM WALL BOARD
- PLYWOOD (PLYWD)
- WOOD FINISH (WD FIN)
- WOOD ROUGH
- INSULATION LOOSE OR BATT (INSUL)
- INSULATION RIGID (INSUL)
- ACOUSTICAL RIGID (ACT)

3 AREA ANALYSIS

BUILDING AREA

BUILDING SHELL: 33,485 S.F.
TOTAL AGGREGATE AREA (RETAIL SHELL AREA): 30,520 S.F. /2

NUMBER OF STORIES: 1
BUILDING HEIGHT FROM AVERAGE GRADE: 23'-6" A.F.F.

AREA INCREASE CALCULATIONS:

12,500 SQFT MAX AREA (PER TABLE 503)
x300% (PER IBC SEC. 506.3) = 37,500 SQFT

4 CODE ANALYSIS

INTERNATIONAL BUILDING CODE 2000 ED.

OCCUPANCY CLASSIFICATION: GROUP M--MERCANTILE
OCCUPANT LOAD: (TO BE DETERMINED BY TENANT)
TOTAL OCCUPANTS: (TO BE DETERMINED BY TENANT)
CONSTRUCTION TYPE: II B, UNPROTECTED

NFPA 101 - LIFE SAFETY CODE, 2000 ED:

OCCUPANCY CLASSIFICATION: GROUP M--MERCANTILE CLASS B (NFPA SECT. 37.1.4.2.1)
OCCUPANT LOAD: (TO BE DETERMINED BY TENANT)
TOTAL OCCUPANTS: (TO BE DETERMINED BY TENANT)
CONSTRUCTION TYPE: II(000)

REQUIRED OCCUPANT LOAD AND EXIT WIDTH PER FLOOR:

AREA OF TENANT	OCCUPANT LOAD (30 S.F./OCCUPANT) (IBC TABLE 1003.2.2.2)	CALCULATED EXIT WIDTHS (.15"/OCCUPANT) (IBC TABLE 1003.2.3)	(.20"/OCCUPANT) (NFPA TABLE 7.3.3.1)
"A" 5,530 S.F.	185	27.8"	37.0"
"B" 1,400 S.F.	47	7.1"	9.4"
"C" 1,400 S.F.	47	7.1"	9.4"
"D" 1,025 S.F.	35	5.3"	7.0"
"E" 1,775 S.F.	60	9.0"	12.0" /2
"F" 2,400 S.F.	82	12.3"	16.4"
"G" 1,280 S.F.	43	6.5"	8.6"
"H" 2,800 S.F.	94	14.1"	18.8"
"I" 4,567 S.F.	153	23.0"	30.6"
"K" 6,000 S.F.	200	30.0"	40.0"
"L" 3,200 S.F.	107	16.1"	21.4"
"M" 2,000 S.F.	67	10.1"	13.4"
TOTAL 33,427 S.F.	1120	168.4"	224" /2

NOTE: REQUIRED EXIT WIDTH SHOULD NEVER BE BELOW WIDTH MANDATED BY CODE.

MAX TRAVEL DISTANCE: 250' SPRINKLED (IBC TABLE 1004.2.4)
MAX TRAVEL DISTANCE: 200' SPRINKLED (NFPA 36.2.6)
MAX DEAD END: 20' (IBC 1004.3.2.3)
MAX DEAD END: 50' SPRINKLED (NFPA 36.2.5.2)
MIN CORRIDOR/AISLE WIDTH: 44" (36" OCCUPANT LOAD <50) (IBC 1004.3.2.2)
MIN CORRIDOR/AISLE WIDTH: 36" (NFPA 36.2.5.5)
MIN CLEAR OPENING OF EXIT DOORS 32" (IBC 1003.3.1.1)
MIN CLEAR OPENING OF EXIT DOORS 32" (NFPA 7.2.1.2.3)

FIRE PROTECTION HOURLY RATINGS FOR ALL STRUCTURAL COMPONENTS AND SEPARATION OF HAZARDS COMPONENTS REQUIRED BY THE APPLICABLE BUILDING CODE.

COLUMNS, GIRDERS, TRUSSES: NC (IBC TABLE 601)
BEARING WALLS: NC (IBC TABLE 601)
FLOORING/CEILING: NC (IBC TABLE 601)
ROOF/CEILING: NC (IBC TABLE 601)
EXTERIOR WALLS: (RE: IBC TABLE 602)
CORRIDORS: 0 (IBC TABLE 1004.3.2.1)
TENANT SEPARATIONS: 1HR (IBC 402.7.2, 708.3)
OCCUPANCY SEPARATIONS: (RE: IBC TABLE 302.3.3)
ROOF COVERING: MIN. IBC CLASS "C" (IBC TABLE 1505.1)

NC=NONCOMBUSTIBLE

OTHER CODES:

BUILDING: 2003 IBC
MECHANICAL: 2003 IMC
PLUMBING: 2000 LA STATE PLUMBING CODE
LIFE SAFETY: 2003 NFPA 101
HANDICAPPED CODE: ADAAG

PARKING CALCULATIONS:

RE: CIVIL PLANS

SPRINKLER SYSTEM:

SPRINKLER SYSTEM: AUTOMATIC SPRINKLER WITH SUPERVISION PER NFPA 13

5 DIRECTORY

OWNER / DEVELOPER:
BOUTTE SHOPPING CENTER, LLC
5851 RIDGE BEND ROAD
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STEVE RUNNEBAUM

7 GOVERNING AUTHORITIES

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HAHNVILLE, LA 70057
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CONTACT:
KAREN PICOU

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LEE ZERINGUE

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CONTACT:
PLAN REVIEW ARCHITECT

8 UTILITIES

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SAMUEL ACCARDO

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ROBERT BRU

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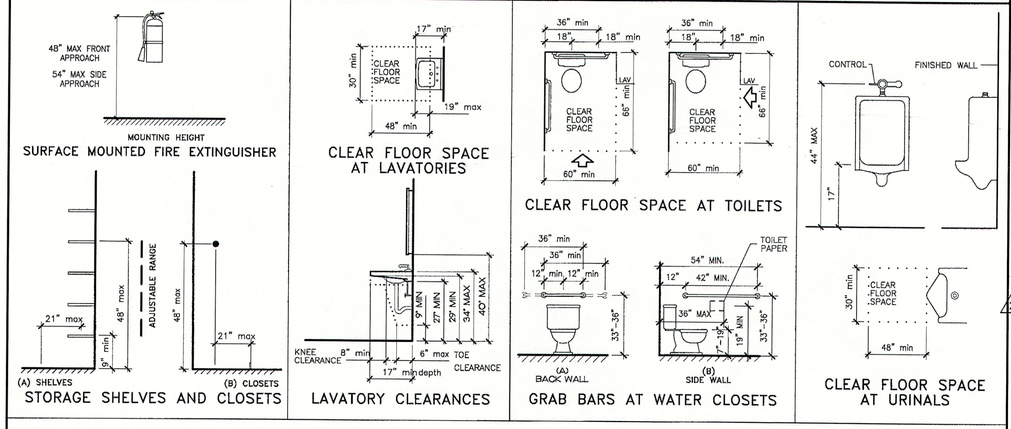
6 ACCESSIBILITY STANDARDS



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*NOTE: THE STAKING PLAN WILL BE ISSUED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.

REVISION	DESCRIPTION	DATE	REV #1	REV #3
BY				
			LMR	LMR
		9/17/07	1	2
		3/4/08		

DDG DUPLANTIS DESIGN GROUP, PC
Respect • Integrity • Client Satisfaction • Excellence
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SIGNATURE:
DATE: 3/5/08
STAMP

PROPOSED RETAIL DEVELOPMENT
CITY OF BOUTTE
ST. CHARLES PARISH, LOUISIANA
FOR THE SPECTRA GROUP, INC.
MEMPHIS, TENNESSEE

DRAWN	LMR
CHECKED	SMV
DATE	8/13/07
SCALE	AS NOTED ON DWG
PROJECT NO.	07-205A
FILE:	REVISION 3\G1-0.DWG
SHEET	G1.0