NEW RETAIL DEVELOPMENT FOR
BOUTTE SHOPPING CENTER, LLC
@ HIGHWAY 90
ST. CHARLES PARISH, LOUISIANA

1 ABBREVIATIONS

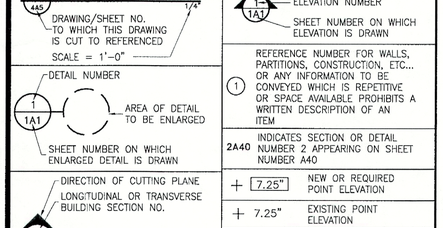
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADJ	ADJACENT
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL	ALUMINUM
AB	ANCHOR BOLT
APPROX	APPROXIMATE
ARCH	ARCHITECT –URAL
AUTO	AUTOMATIC
BM	BENCH MARK
BEL	BELOW
BET	BETWEEN
BVL	BEVELED
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BS	BOTH SIDES
BW	BOTH WAYS
BOT	BOTTOM
BLDG	BUILDING
BUR	BUILT UP ROOFING
CAB	CABINET
CPT	CARPET –ED
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CFB	CEMENT FIBER BOARD
CER	CERAMIC
CLR	CLEAR –ANCE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
C.J.	CONTROL JOINT
CORR	CORRUGATED
CTR	COUNTER
CRS	COURSE –S
DEM	DEMOLISH, DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DS	DOWNSPOUT
D	DRAIN
DWR	DRAWER
DWG	DRAWING
EF	EACH FACE
ELEC	ELECTRIC –AL
EWC	ELECTRIC WATER COOLER
ELEV	ELEVATION
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXH	EXHAUST
EXIST	EXISTING
EJ.	EXPANSION JOINT
EWH	ELECTRIC WATER HEATER
EXP	EXPOSED
EXT	EXTERIOR
FGM	FACE OF MASONRY
FOS	FACE OF STUDS
FAS	FASTEN, FASTENER
FIN	FINISH –ED
FTE	FINISHED FLOOR ELEVATION
FA	FIRE ALARM
F.E.	FIRE EXTINGUISHER CABINET
FLR	FLOOR –ING
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FTG	FOOTING

FND	FOUNDATION
FR	FRAME –D –ING
FIXT	FIXTURE
FUR	FURRED –ING
GA	GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GP	GALVANIZED PIPE
GC	GENERAL CONTRACT –OR
GL	GLASS, GLAZING
GB	GRAB BAR
GYP	GYPSUM
HDW	HARDWARE
HWD	HARDWOOD
HDR	HEADER
HTG	HEATING
HVAC	HEAT/VENT/AIR COND'G
HD	HEAVY DUTY
HGT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIB
HWH	HOT WATER HEATER
HWY	HIGHWAY
INCL	INCLUDE –D –ING
ID	INSIDE DIAMETER
INSUL	INSULATE –D –ION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LBL	LABEL
LAB	LABORATORY
LAM	LAMINATE –D
LAV	LAVATORY
LH	LEFT HAND
LT	LIGHT
LW	LIGHTWEIGHT
LTL	LINTEL
LVR	LOUVER
MH	MANHOLE
MFR	MANUFACTURE –ER
MAS	MASONRY
MO	MASONRY OPENING
MTL	MATERIAL –S
MAX	MAXIMUM
MECH	MECHANIC –AL
MED	MEDIUM
MTL	METAL
MWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR
MULL	MULLION
NAT	NATURAL
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER –S
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNT	PAINT –ED
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PKG	PARKING
PBD	PARTICLE BOARD
PTN	PARTITION

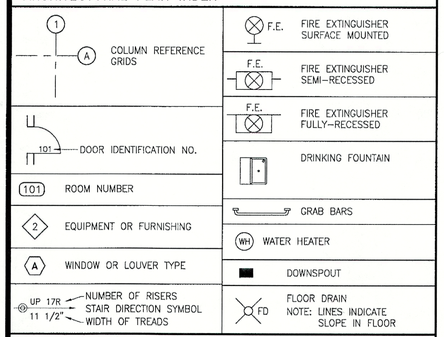
PERF	PERFORATE –DPERIMETER
PERIM	PLASTER
PLAS	PLASTIC LAMINATE
PLAM	PLATE
PL	PLYWOOD
PLYWD	POINT
PT	POLYVINYL CHLORIDE
PVC	POUNDS PER SQUARE FOOT
PSF	POUNDS PER SQUARE INCH
PSI	PREFABRICATE –D
PREFAB	PREFINISHED
PREFIN	PROPERTY LINE
PL	QUARRY TILE
QT	RADIUS
RAD	REFERENCE
REF	REFLECT –ED –IVE –OR
RFL	REFRIGERATOR
REFR	REGISTER
REG	REINFORCE –D –ING
REINF	RESILIENT
RES	RETURN
RET	RETURN AIR
RA	REVISION –S, REVISED
REV	RIGHT HAND
RH	RIGHT OF WAY
ROW	RISER
R	ROOF DRAIN
RD	ROOFING
RFG	ROOM
RM	ROUGH OPENING
RO	RUBBER BASE
RB	SCHEDULE
SCH	SECTION
SECT	SHEATHING
SHTH	SHEET
SHT	SIMILAR
SIM	SOLID CORE
SC	SPEAKER
SPK	SPECIFICATION –S
SPEC	SQUARE
SQ	STAINLESS STEEL
S.S.	STANDARD
STD	STATION
STA	STEEL
STL	STORAGE
STOR	STRUCTURAL
STR	SUSPENDED ACOUSTICAL TILE
SAT	SUSPENDED
SUS	SYMMETRY –ICAL
SYM	TACKBOARD
TKBD	TEMPERED
TP	TELEPHONE
TEL	TELEVISION
TV	THICK –NESS
THK	THRESHOLD
THR	TOILET PAPER DISPENSER
TPD	TONGUE AND GROOVE
T&G	TOWEL BAR
TB	TRANSOM
TRAN	TREAD
T	TYPICAL
TYP	UNDERCUT
UC	VAPOR BARRIER
VB	VERTICAL
VERT	VINYL
VIN	VINYL COMPOSITION TILE
VCT	VINYL WALL COVERING
VWC	VERIFY ON JOB
VOJ	WAINSCOT
WSCT	WALL HUNG
WH	WINDOW
WIN	WIRED GLASS
WG	WOOD
WD	

2 GRAPHIC INDEX

GENERAL INDEX



ARCHITECTURAL PLAN INDEX



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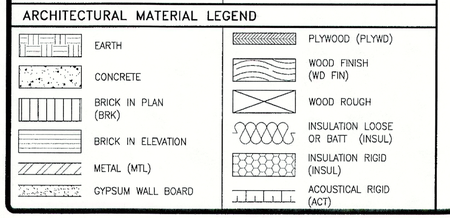

3 AREA ANALYSIS

BUILDING AREA

BUILDING SHELL: 33,485 S.F.
TOTAL AGGREGATE AREA (RETAIL SHELL AREA): 30,771 S.F.

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"	1,400 S.F.	47	7.1"	9.4"
"E"	1,400 S.F.	47	7.1"	9.4"
"F"	2,450 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.	1119	168.3"	223.8"

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
MEMPHIS, TN 38120
PHONE: (901)685-2300
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7 GOVERNING AUTHORITIES

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HAHNVILLE, LA 70057
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MARYLAND & HWY 90
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CONTACT:
KAREN PICOU

CITY ENGINEERING:
CITY OF BOUTTE
PHONE: (985) 783-5102
CONTACT:
LEE ZERINGUE

FIRE MARSHAL (STATE):
OFFICE OF THE STATE FIRE MARSHAL
PLAN REVIEW SECTION
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BATON ROUGE, LA 70806
PHONE: (800) 256-5452
CONTACT:
PLAN REVIEW ARCHITECT

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SAMUEL ACCARDO

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NATURAL GAS:
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JENA ROUSSEL

TELEPHONE:
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1010 HANCOCK STREET
GRETNA, LA
PHONE: (504) 364-6803
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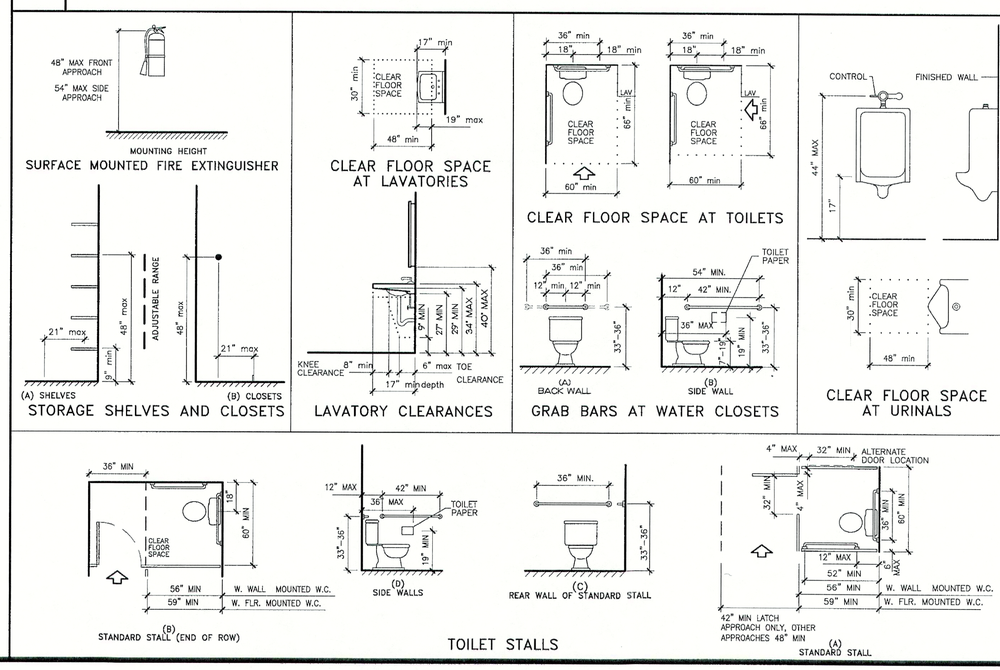
CONTACT:
MICHELLE NERO

6 ACCESSIBILITY STANDARDS



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

9/20/2007

THIS COPY IS SAME AS WHAT ~~[illegible]~~ WAS SENT TO ALL BIDDERS THE SECOND TIME.
THE FIRST TIME THERE WERE ABOUT 50% OF THE PAGES MISSING.
OTHER SHEETS ISSUED PRIOR TO BIDDING ARE IN A SEPARATE SET.
HRM

REV #1	LMR
9/17/07	
DATE	DESCRIPTION	BY

REVISION

DDG DUPLANTIS DESIGN GROUP, PC
Respect • Integrity • Client Satisfaction • Excellence
THIBODAUX MANDEVILLE HOUSTON
Civil Engineering • Site Development • Land Planning • Public Works • Infrastructure
314 East Bayou Road Phone: 985 447.0090
Thibodaux, Louisiana 70301 Fax: 985 447.7009

SIGNATURE: 9/12/07 DATE:
STAMP: STEPHEN M. VIGUERIE, No. 5123, STATE OF LOUISIANA, REGISTERED ARCHITECT

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 1\G1-0.DWG
SHEET	G1.0