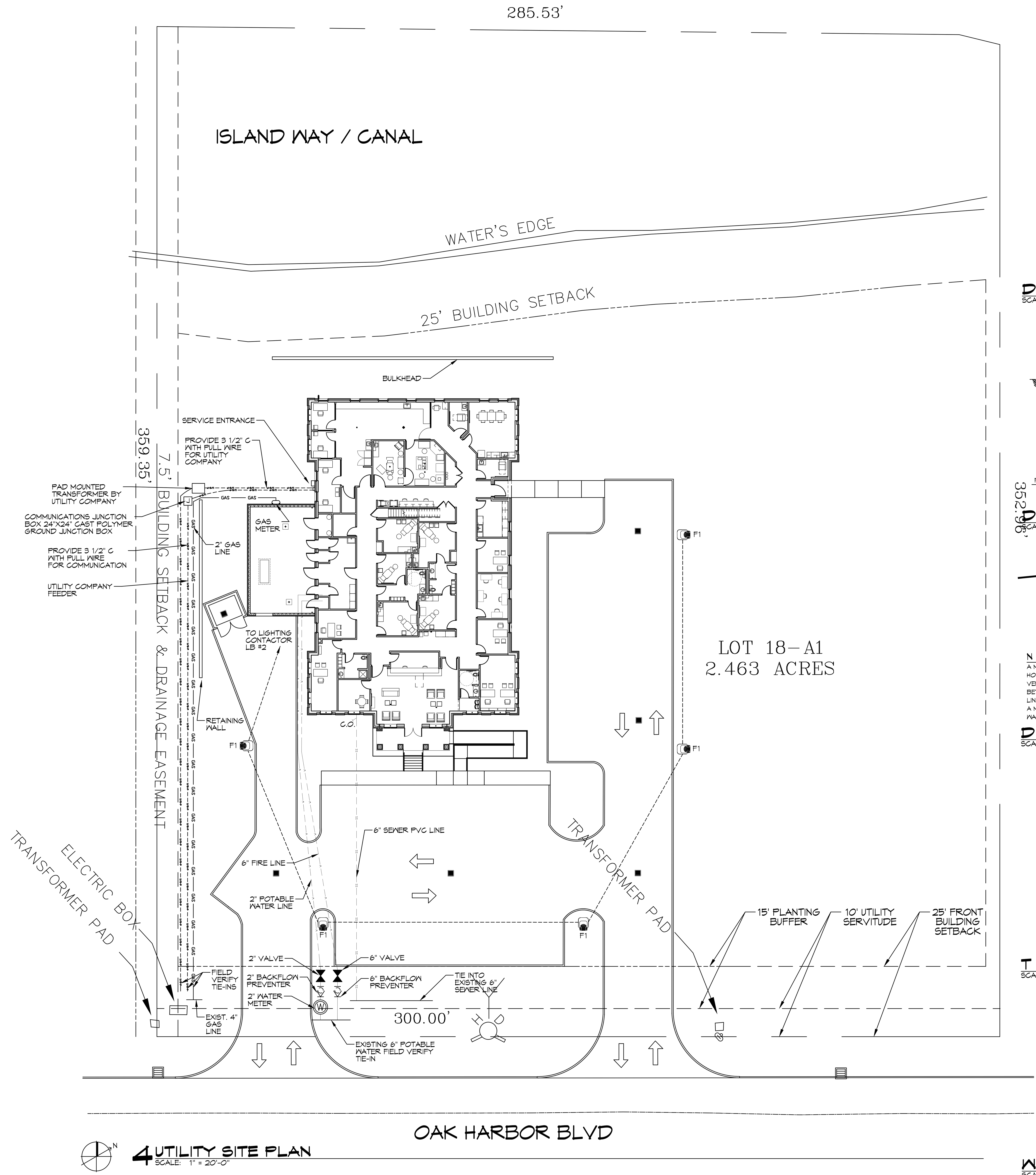
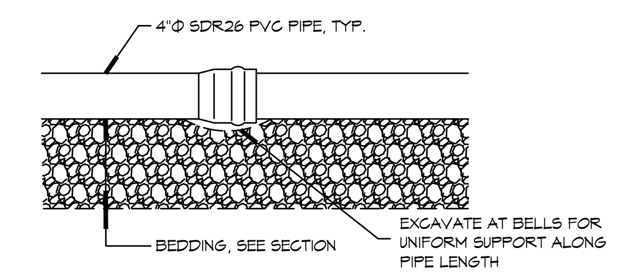
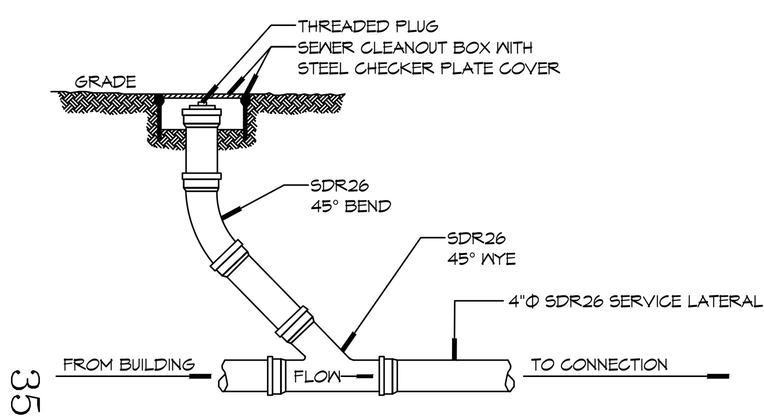


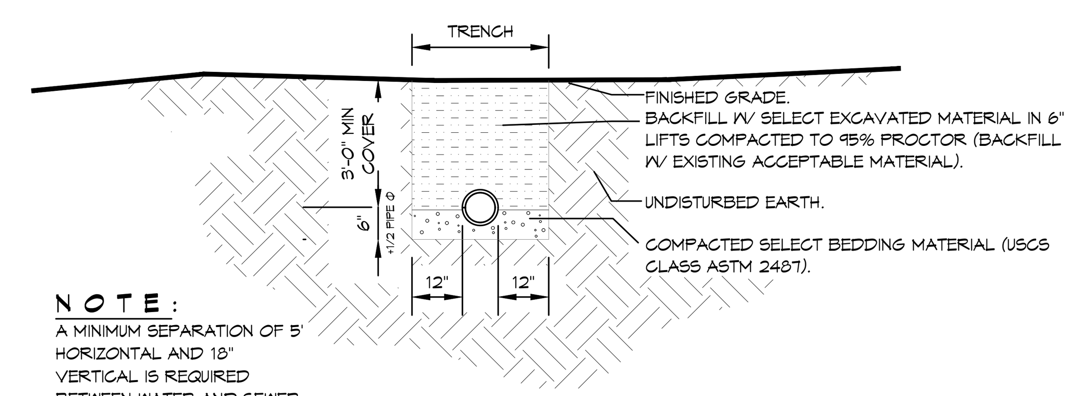
4 UTILITY SITE PLAN
SCALE: 1" = 20'-0"



DETAIL
SCALE: N.T.S. TYPICAL PIPE BEDDING

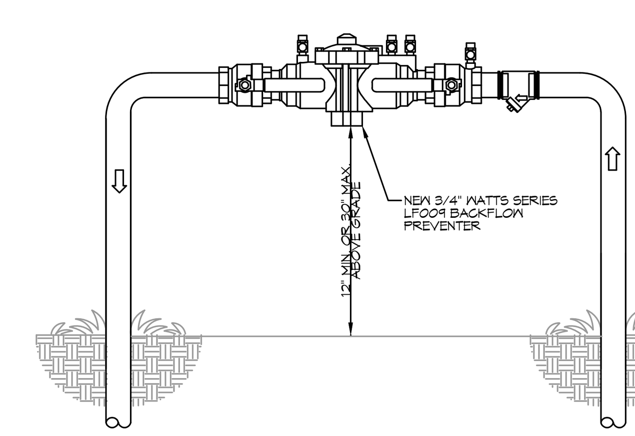


DETAIL
SCALE: N.T.S. SEWER CLEAN OUT

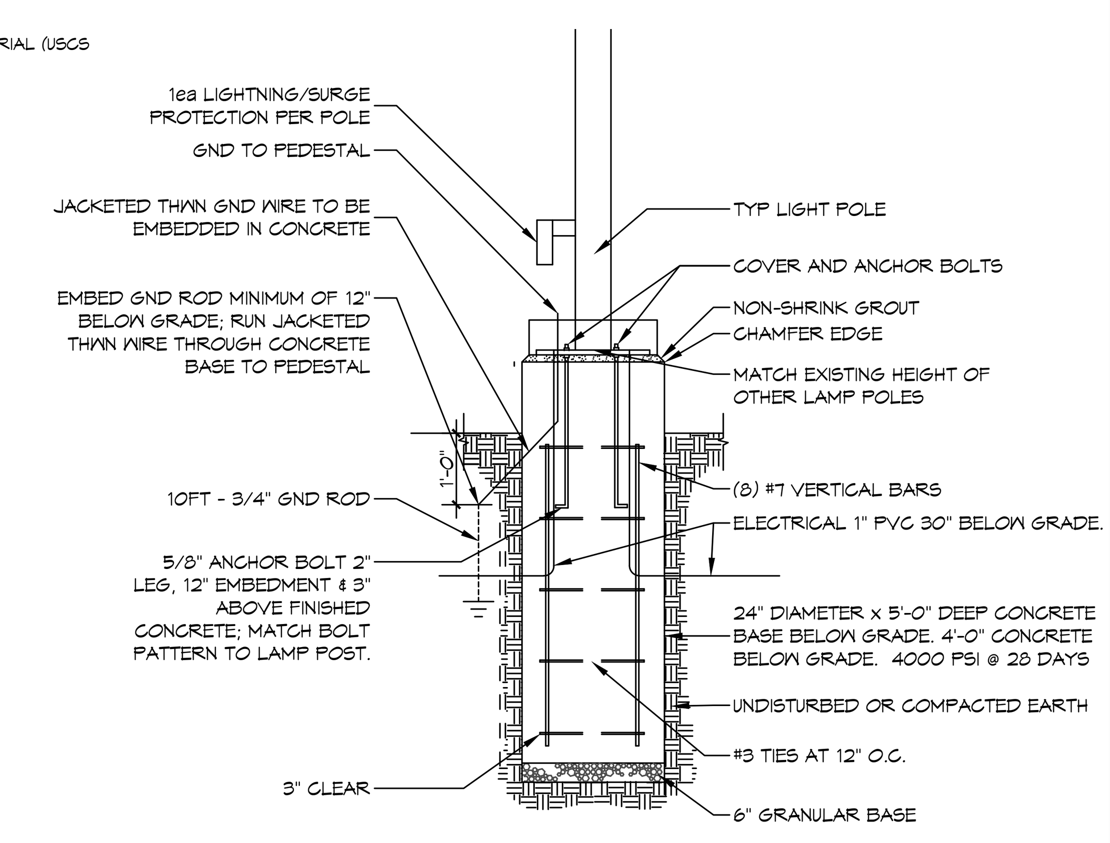


NOTE:
A MINIMUM SEPARATION OF 5' HORIZONTAL AND 18" VERTICAL IS REQUIRED BETWEEN WATER AND SEWER LINES. SEWER LINE SHALL BE A MINIMUM 18" BELOW THE WATER LINE.

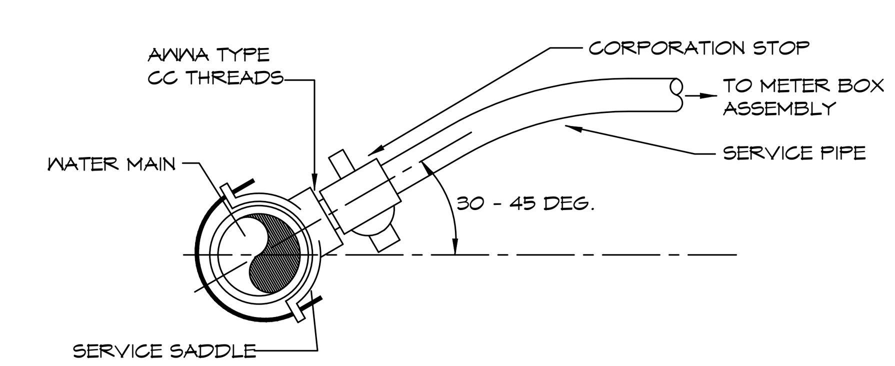
DETAIL
SCALE: N.T.S. SEWER AND WATER SEPERATION



TYPICAL RISER DETAIL
SCALE: N.T.S. TYPICAL



LIGHT POLE DETAIL
SCALE: N.T.S. TYPICAL



WATER SERVICE CONNECTION
SCALE: N.T.S. TYPICAL

GENERAL SITE NOTES

1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS, AND INVERTS PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
2. CONTRACTOR TO BE RESPONSIBLE TO VERIFY ANY INVERTS AND SET NEW INVERTS OF SEWAGE AND DRAINAGE PIPES.
3. ALL WORK AND MATERIAL TO COMPLY STRICTLY TO THE LATEST LOCAL CITY PARISH, STATE, AND NATIONAL GOVERNING CODES.
4. SEWAGE LINES 3" AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES THAT ARE 4" AND LARGER SHALL BE SLOPED 1/8" PER FOOT.
5. CONTRACTOR SHALL CONTACT LOUISIANA ONE CALL PRIOR TO COMMENCEMENT OF SITE EXCAVATION.
6. CONTACT BENJAMIN LUCAS WITH THE MAGNOLIA WATER UTILITY DEPARTMENT AT (314) 406-7080 FOR TAPS. BLUCAS@CSWRGROUP.COM

SITE UTILITIES LEGEND

— W — W — NEW WATER LINE
— S — S — NEW SEWER LINE
— — U/G-P — — U/G-P — UNDERGROUND POWER
— GAS — GAS — UNDERGROUND GAS
2-#8 AWG, 12 AWG GND, IN 1" SCH 40 PVC; MINIMUM 30" BELOW GRADE.
PARKING LOT LUMINAIRE SEE LIGHTING SCHEDULE

DAMMON ENGINEERING, INC.
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PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

#	DESCRIPTION	DATE
REVISIONS		

SEAL:

NEW MEDICAL OFFICE
POSITIVE STEPS FERTILITY
500 OAK HARBOR BLVD
SLIDELL, LA 70458

JOB No:	2513	DATE:	05-011-2025
DRAWN BY:	CKD	CHECKED BY:	BAM

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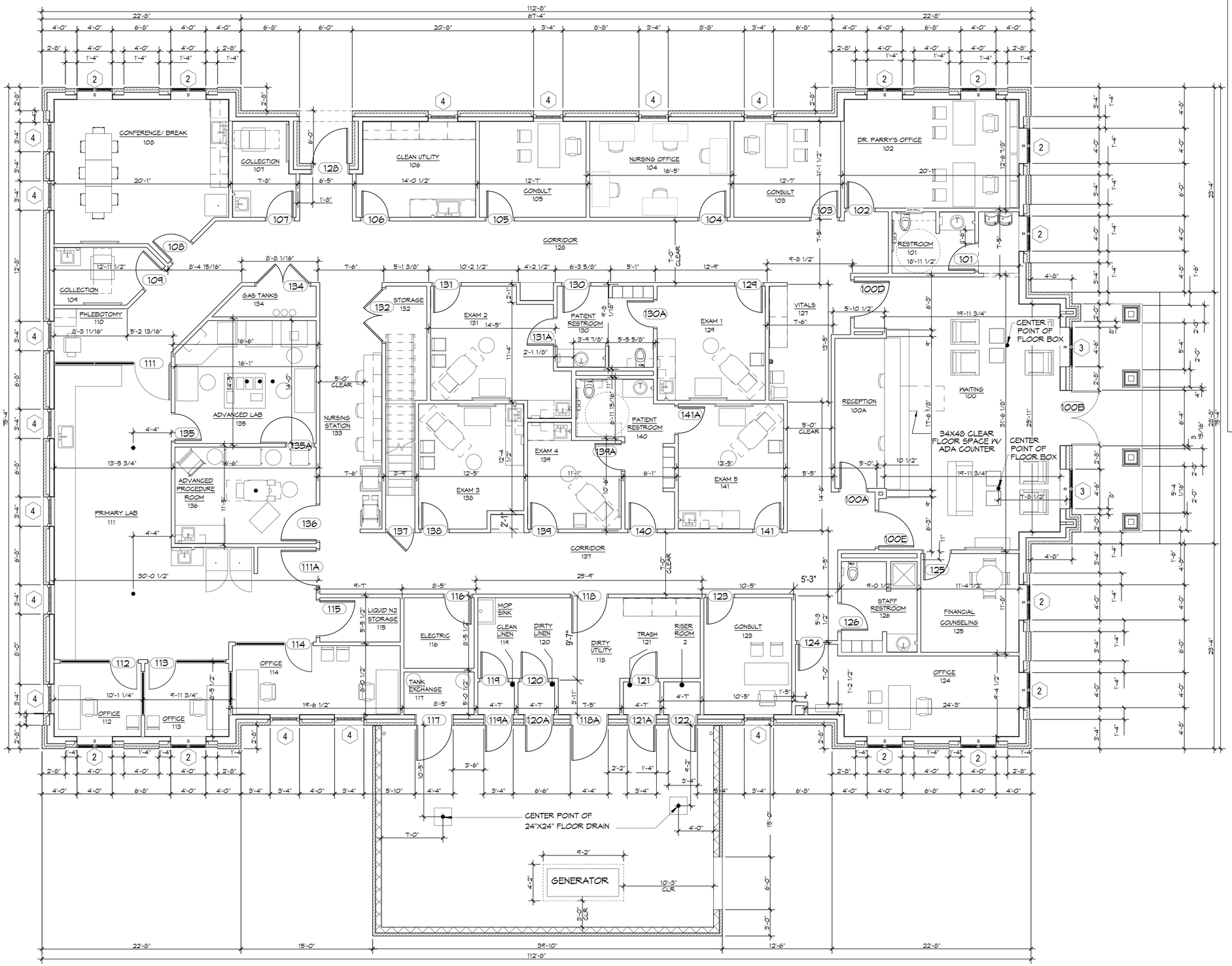
SHEET TITLE:
UTILITY SITE PLAN

DRAWING NUMBER:
C3

FILE NAME: J:\- Hospitals _ Medical _ Dental\Foundation Positive Offices\Current Drawings to Use\A1.1 - Dimension Plan Level 1.dwg PLOT DATE & TIME: Wednesday, May 14, 2025 10:53:24 AM



1 DIMENSION PLAN - LEVEL 1
SCALE: 3/16"= 1'-0"

GENERAL NOTES

1. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IBC 2021 SECTION 720.
   A. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450.
   B. FACING SHALL COMPLY WITH IBC 2021.
2. ALL MATERIALS SHALL BE NEW AND UL LISTED.
3. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
4. CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE, AND LOCAL CODES.
5. CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
6. CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
7. EXTERIOR CAULKING SHALL BE THIOKAL CAULK.
8. PAINT SHALL BE SHERWIN WILLIAMS OR EQUIVALENT AND APPROPRIATE FOR THE SUBSTRATE TO WHICH IT IS APPLIED AS RECOMMENDED BY PAINT MANUFACTURER. ALL WORK TO RECEIVE THREE COATS (ONE PRIMER COAT, TWO FINISH COATS) UNLESS OTHERWISE RECOMMENDED BY PAINT MANUFACTUER. COLORS TO BE SELECTED BY OWNER.
9. PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH SHALL BE STORED INSIDE BUILDING PREMISES.
10. USE 2x6 STUDS, OR TWO 2x4 STAGGERED STUDS WITH 2x6 SILL PLATE AT ALL WALLS WHERE 4" PIPE IS INDICATED. SEE PLUMBING RISER DIAGRAM FOR PIPE SIZE.
11. PROVIDE GALVANIZED METAL PAN WITH DRAIN AT ALL WATER HEATERS.
12. ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
13. INTERIOR LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL DEVICE TO OPEN IN THE DIRECTION OF EGRESS. ALL DOORS SHALL HAVE LEVER TYPE HANDLES.
14. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450; PER IBC 2015.
15. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
16. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX "E" OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
17. ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
18. ALL ELECTRICAL, MECHANICAL, AND PLUMBING MATERIALS PENETRATING FIRE WALLS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.) SEAL ALL JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE.
19. SERVICE COUNTERS SHALL HAVE AN ACCESSIBLE WRITING SURFACE IN COMPLIANCE WITH ADA-ABA:227.2 WHERE SERVICE OR SALES COUNTERS ARE PROVIDED, AT LEAST ONE AT EACH LOCATION SHALL BE ACCESSIBLE AND SHALL COMPLY WITH SECTION 904.4.

DAMMON ENGINEERING, INC.
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info@dammonengineering.com
PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
Project Engineer: Tyler Trail
Slidell, LA 70458

#	DESCRIPTION	DATE

REVISIONS

SEAL:

NEW MEDICAL OFFICE
POSITIVE STEPS FERTILITY
500 OAK HARBOR BLVD
SLIDELL, LA 70459

JOB No:	2513
DRAWN BY:	CAD
DATE:	03-011-2025
CHECKED BY:	JMS

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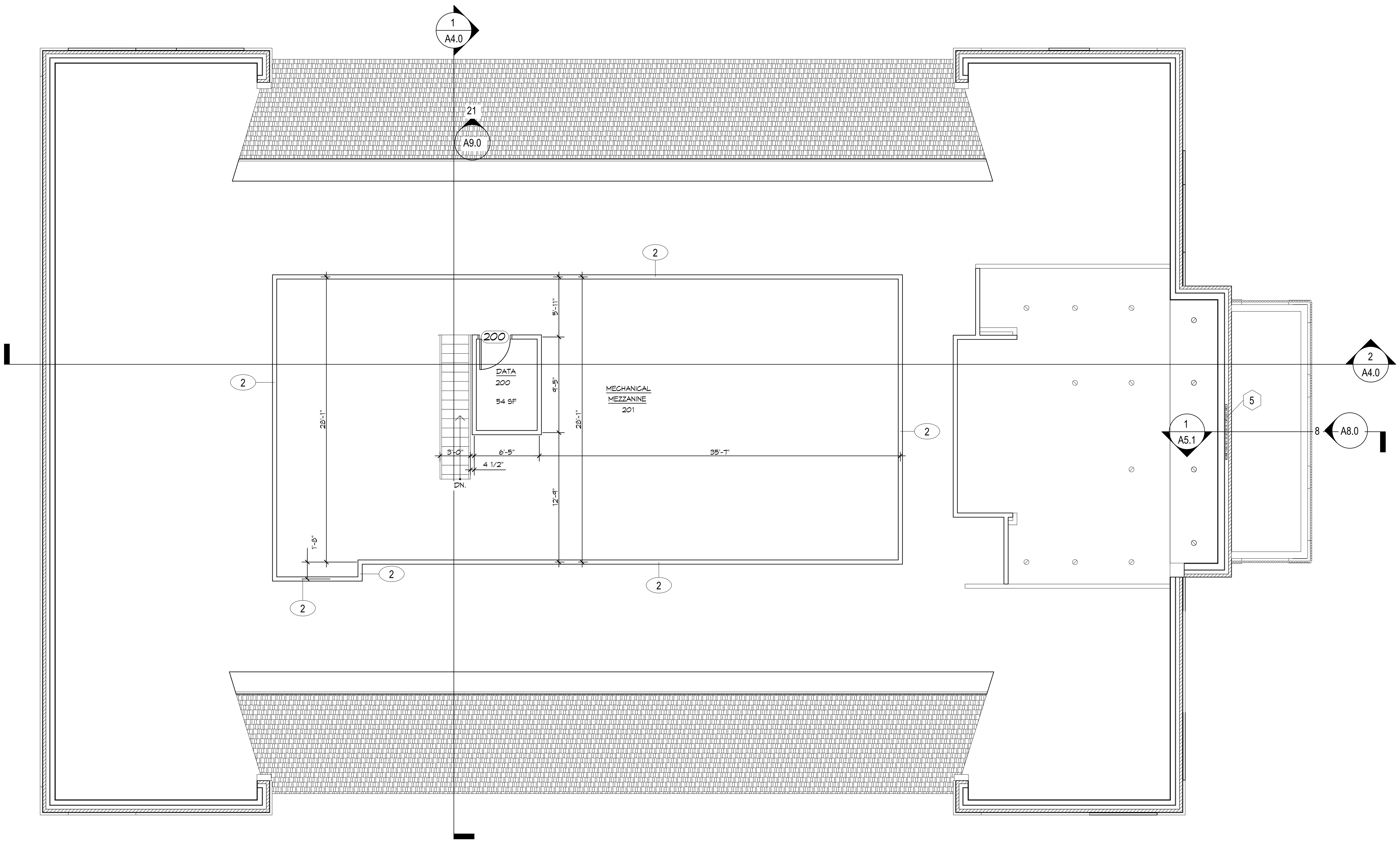
SHEET TITLE:
DIMENSION PLAN - LEVEL 1

DRAWING NUMBER:
A1.1

SHEET No: 8 of 44



1 MECHANICAL MEZZANINE
SCALE: 3/16"= 1'-0"

GENERAL NOTES

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19. SERVICE COUNTERS SHALL HAVE AN ACCESSIBLE WRITING SURFACE IN COMPLIANCE WITH ADAAG ACCESSIBILITY GUIDELINES 2010, SECTION 902.3.

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PH: 985.649.5832

#	DESCRIPTION	DATE
REVISIONS		

SEAL:

NEW MEDICAL OFFICE
POSITIVE STEPS FERTILITY
500 OAK HARBOR BLVD
SLIDELL, LA 70458

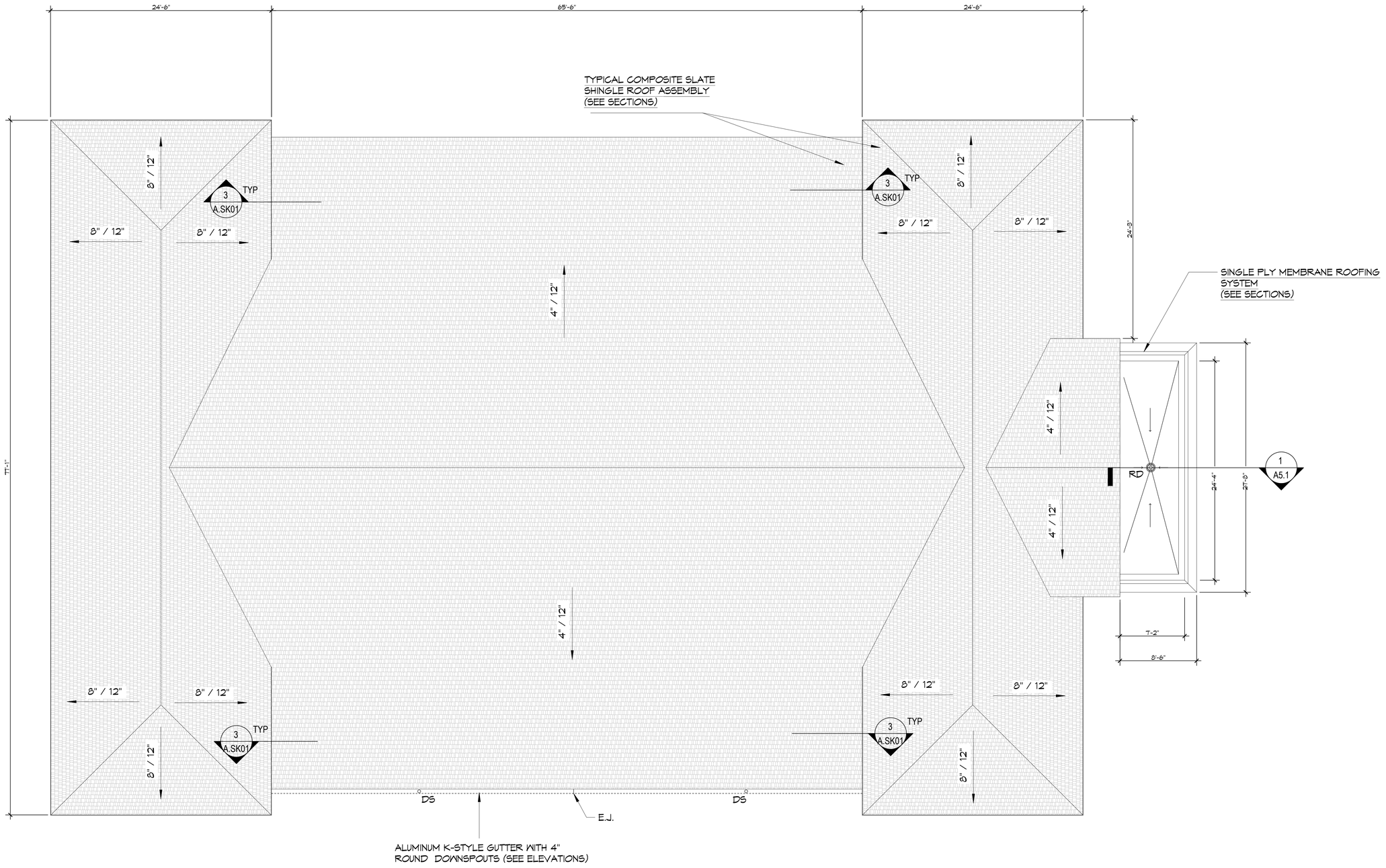
JOB No:	2513	DATE:	05-011-2025
DRAWN BY:	CKD	CHECKED BY:	JMS

SHEET TITLE:
MECHANICAL MEZZANINE

DRAWING NUMBER:
A1.2

SHEET No: 8 of 44

FILE NAME: J:_Projects — Medical — Dental\Favorite Doctors Office\Current Drawings to Use\A1.3 — Roof Plan.dwg PLOT DATE & TIME: Wednesday, May 14, 2025 3:08:14 PM



1 ROOF PLAN
SCALE: 3/16"= 1'-0"

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Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE

SEAL:

NEW MEDICAL OFFICE
POSITIVE STEPS FERTILITY
500 OAK HARBOR BLVD
SLIDELL, LA 70458

JOB No: 2513 | DATE: 05-011-2025
DRAWN BY: GCD | CHECKED BY: JMS

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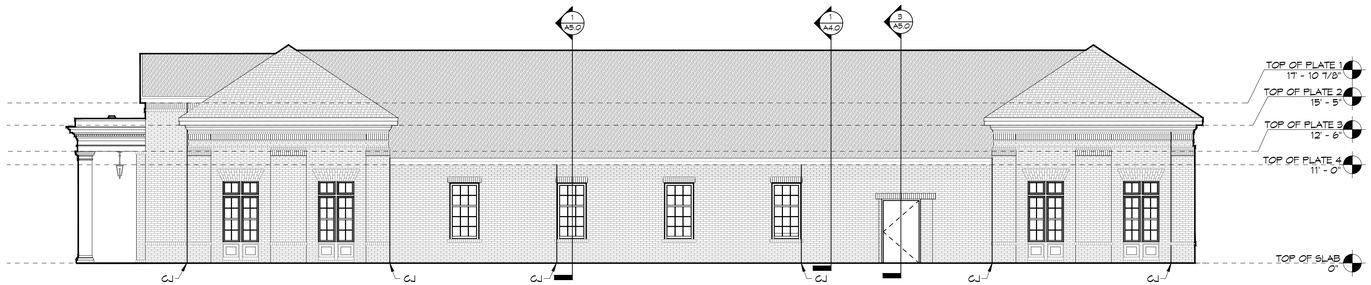
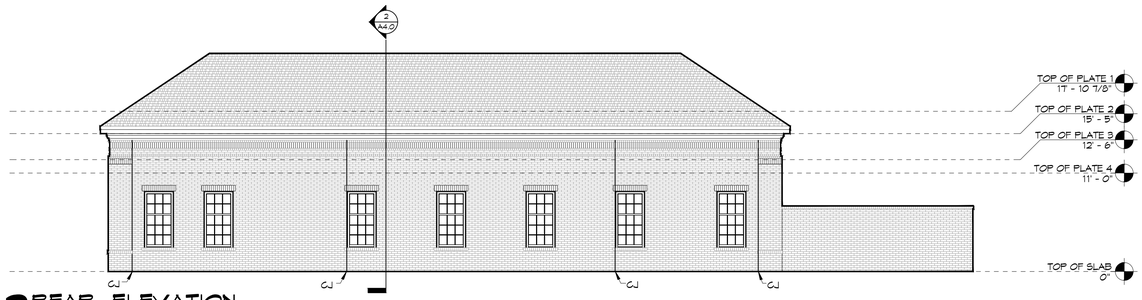
SHEET TITLE:
ROOF PLAN

DRAWING NUMBER:
A1.3

SHEET No: 8 of 44



1 RIGHT ELEVATION
SCALE: 1/8"= 1'-0"



2 REAR ELEVATION
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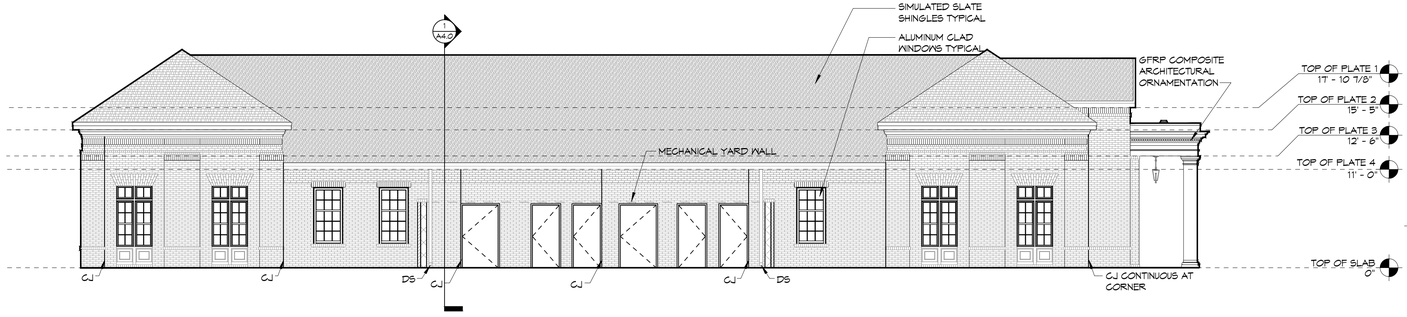
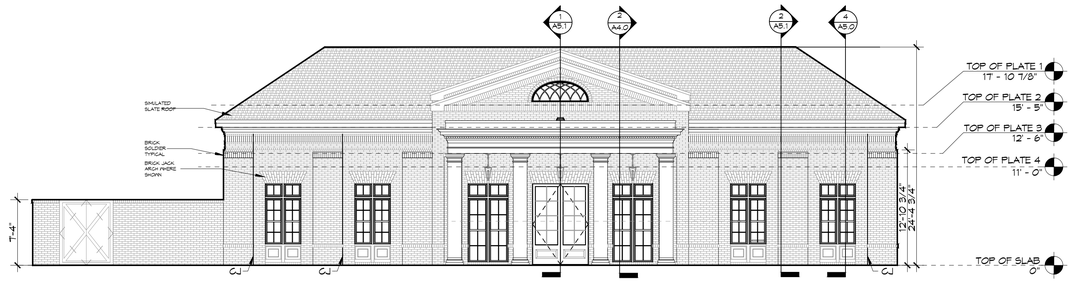
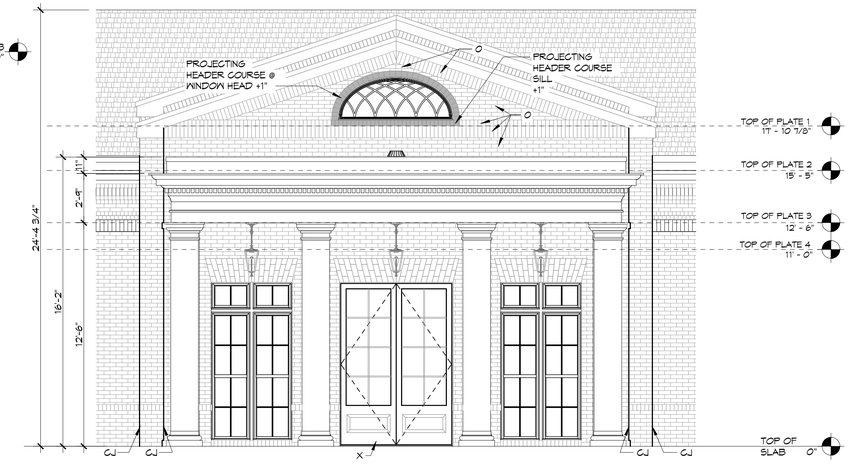


3 LEFT ELEVATION
SCALE: 1/8"= 1'-0"



4 FRONT ELEVATION
SCALE: 1/8"= 1'-0"



5 ENLARGED FRONT ELEVATION
SCALE: 3/8"= 1'-0"

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PH: 985.649.5832

REVISIONS

#	DESCRIPTION	DATE

SEAL:

NEW MEDICAL OFFICE
POSITIVE STEPS FERTILITY

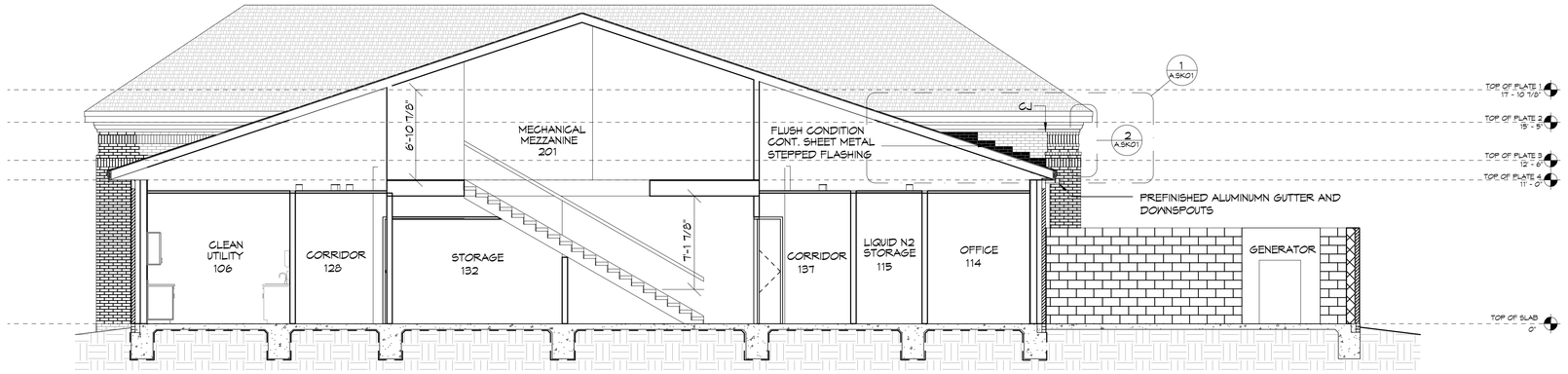
500 OAK HARBOR BLVD
SLIDELL, LA 70458

JOB No:	2513	DATE:	05-011-2025
DRAWN BY:	CKD	CHECKED BY:	JMS

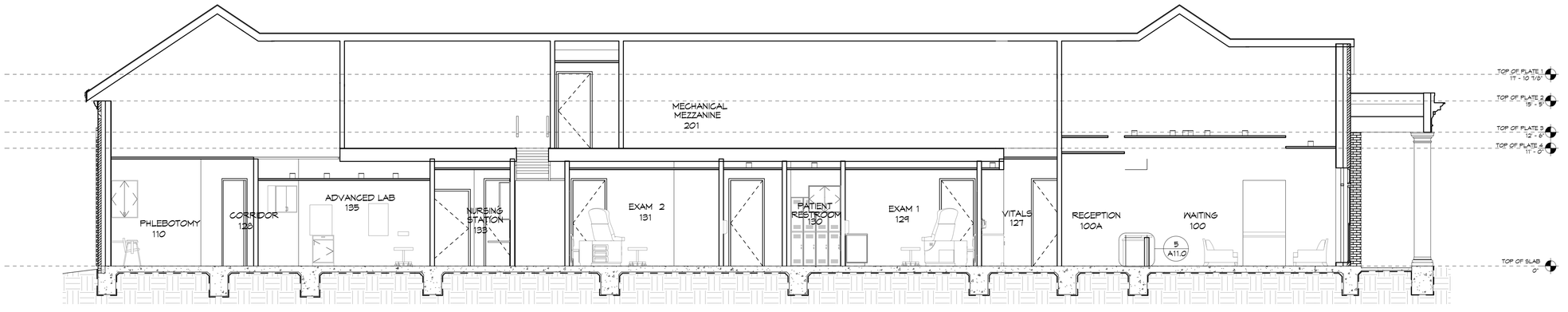
SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A3.0

SHEET No: 12 of 44



1 BUILDING SECTION
SCALE: 3/16"= 1'-0"



2 BUILDING SECTION
SCALE: 3/16"= 1'-0"

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REVISIONS

#	DESCRIPTION	DATE

SEAL:

NEW MEDICAL OFFICE

POSITIVE STEPS FERTILITY

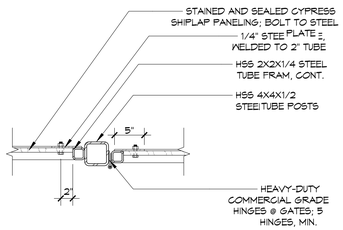
500 OAK HARBOR BLVD
SLIDELL, LA 70458

JOB No:	2513
DATE:	05-011-2025
DRAWN BY:	CKD
CHECKED BY:	JMS

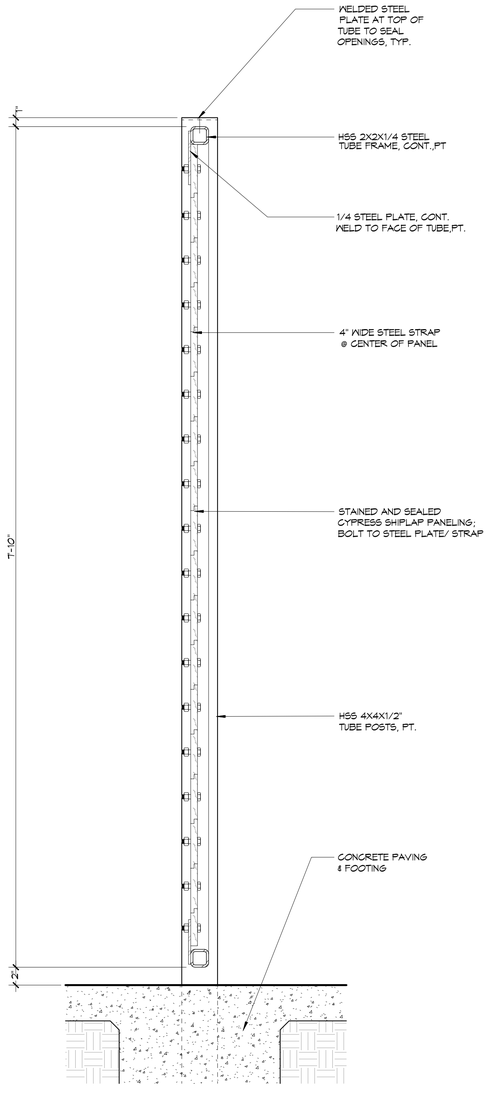
SHEET TITLE:
BUILDING SECTIONS

DRAWING NUMBER:
A4.0

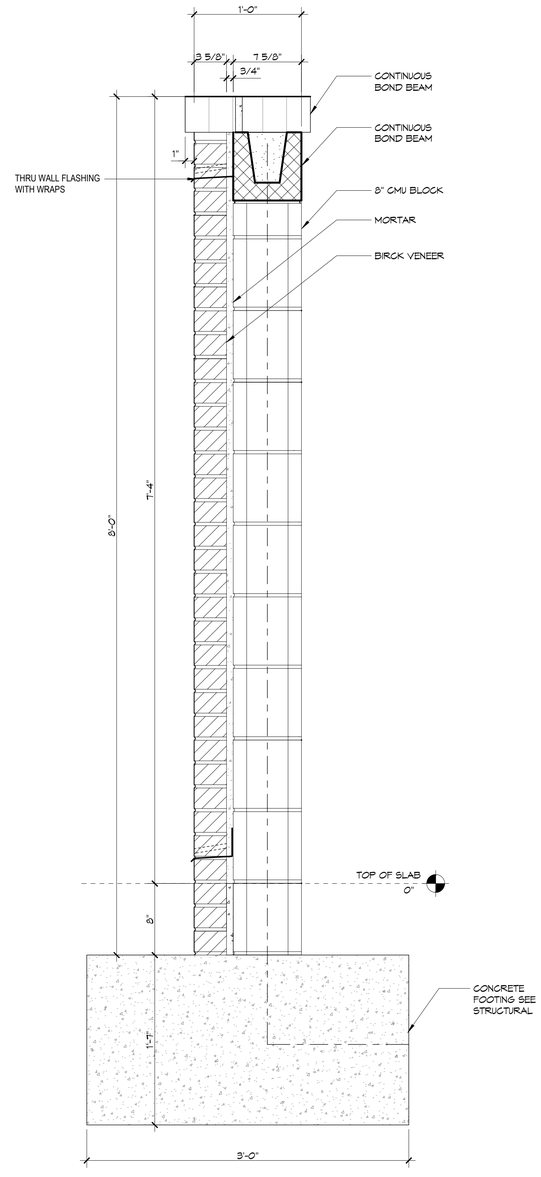
SHEET No: 12 of 44



1 MECHANICAL YARD GATE PLAN DETAIL
SCALE: 1"= 1'-0"



2 MECHANICAL YARD GATE SECTION
SCALE: 1 1/2"= 1'-0"



3 TYPICAL MECHANICAL WALL SECTION
SCALE: 1 1/2"= 1'-0"

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REVISIONS

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SEAL:

NEW MEDICAL OFFICE
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SLIDELL, LA 70458

JOB No: 2513
DATE: 03-011-2025
DRAWN BY: CKD
CHECKED BY: JMS

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SHEET TITLE:
MECHANICAL YARD SECTIONS

DRAWING NUMBER:
A7.0

SHEET No: 12 of 44