



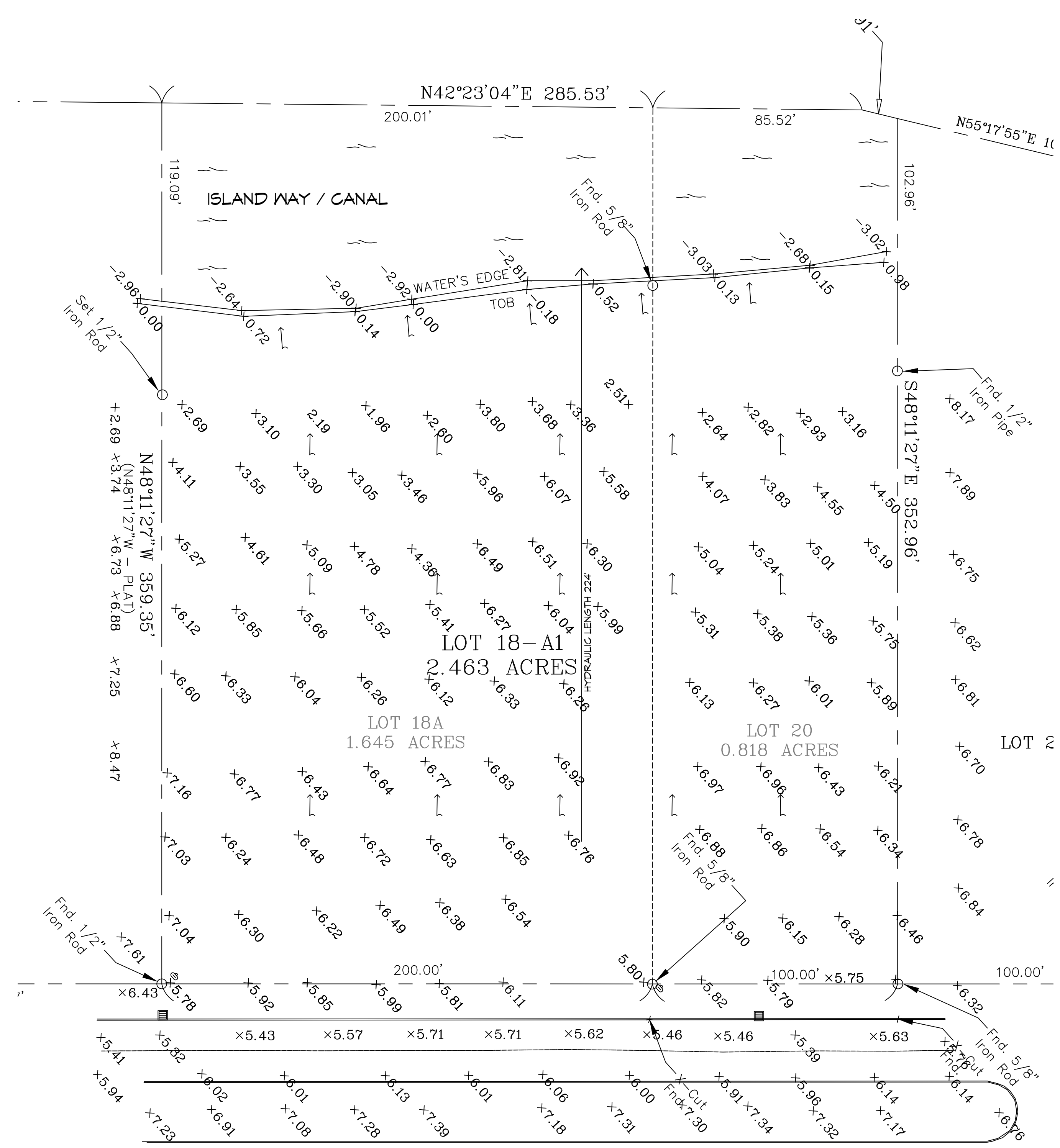
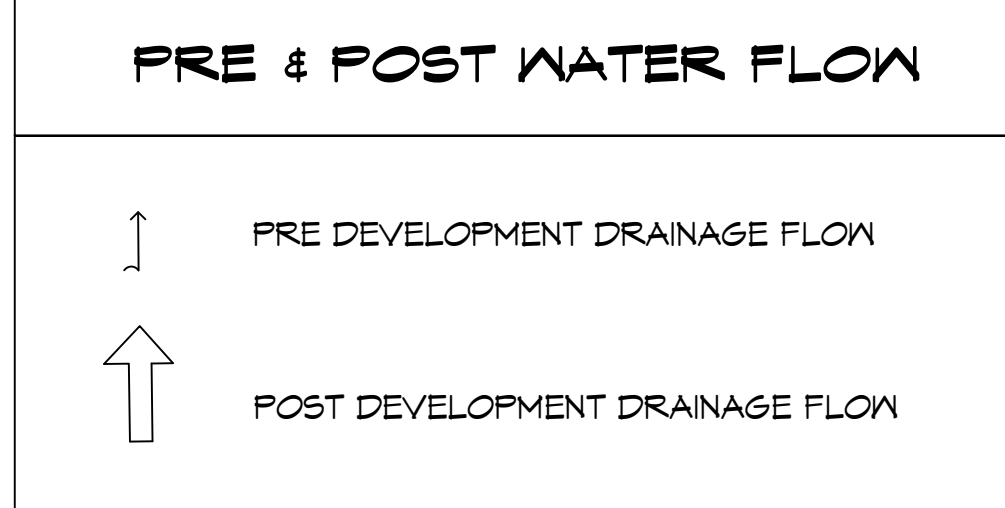




FILE NAME: \\s01\proj\2025\2513 - Pre & Post Development\2513 - Pre & Post Development.dwg PLOT DATE: 06/03/2025 10:52:27 AM

NO ADVERSE IMPACT TO ADJACENT PROPERTIES

AREA RESULTS IN A NEGLIGIBLE CHANGE FROM THE EXISTING RUNOFF COEFFICIENT (C) AND RATE OF RUNOFF AND DRAINAGE PATTERNS ARE TO REMAIN THE SAME.

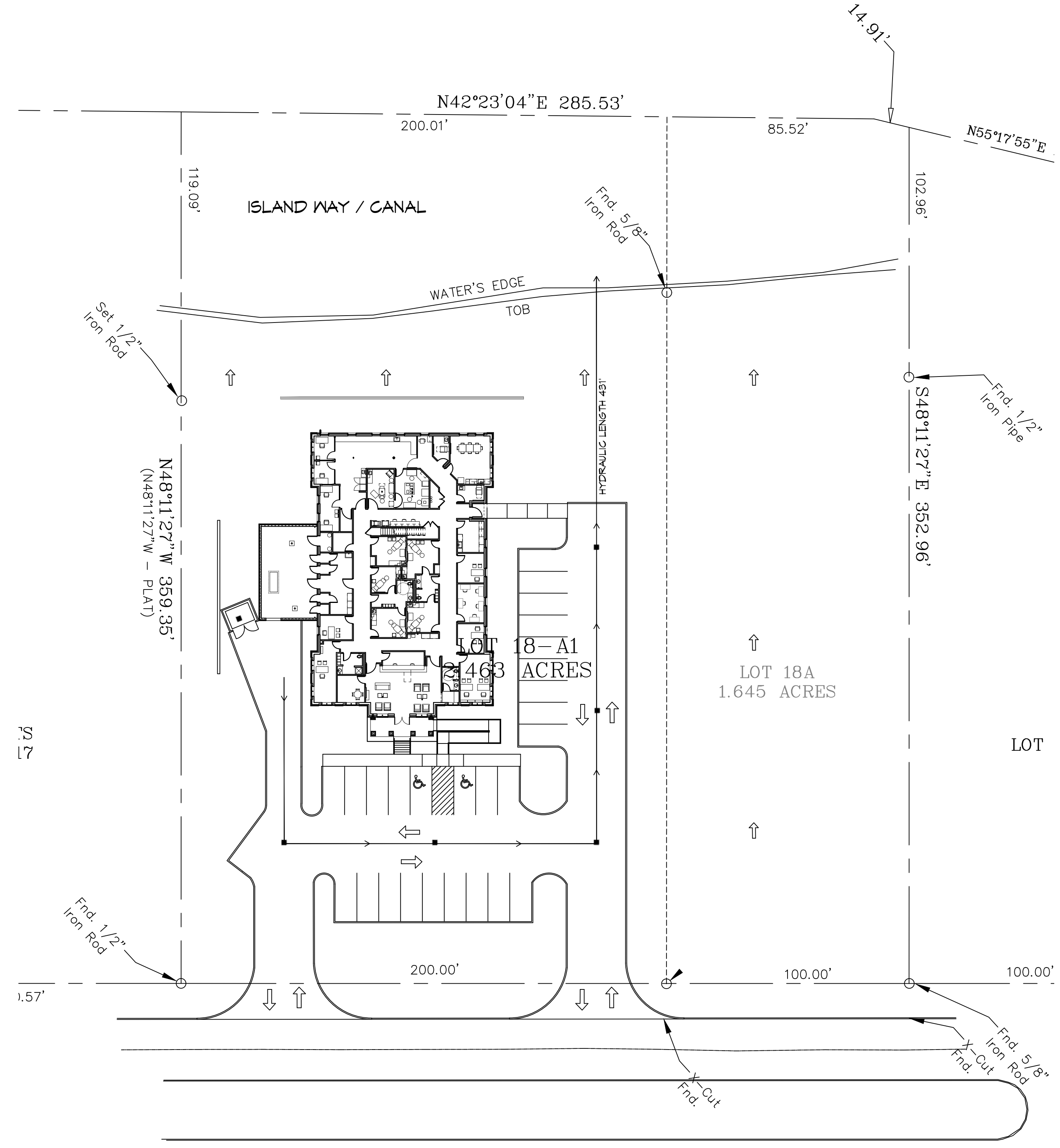


**2 PRE DEVELOPMENT**  
SCALE: 1" = 30'-0"

**PRE HARD & GREEN SPACE**

EXISTING AREA - 2.463 ACRES = 107,288.28 SQ. FT.

GREEN AREA = 10,7288 SQ. FT.



**3 POST DEVELOPMENT**  
SCALE: 1" = 30'-0"

**POST HARD & GREEN SPACE**

EXISTING AREA - 2.463 ACRES = 107,288.28 SQ. FT.

BUILDING AREA = 9,025 SQ. FT.

CONCRETE PAVING AREA = 11,974 SQ. FT.

GREEN AREA = 81,269.28 SQ. FT.

**DAMMON ENGINEERING, INC.**  
LOUISIANA & MISSISSIPPI

Chief Engineer: Brian Mistich, PE  
554 Old Spanish Trail  
Slidell, LA 70458

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PH: 985.649.5832

| # | DESCRIPTION | REVISIONS | DATE |
|---|-------------|-----------|------|
|   |             |           |      |
|   |             |           |      |
|   |             |           |      |

SEAL:

**PROGRESS SET**

**NEW MEDICAL OFFICE**

**DIANA OAK HARBOR REAL ESTATE LLC**

540 OAK HARBOR BLVD  
SLIDELL, LA 70458

JOB No: 2513 | DATE: 06-05-2025  
DRAWN BY: CKD | CHECKED BY: JMS

SHEET TITLE:  
**PRE AND POST DEVELOPMENT**

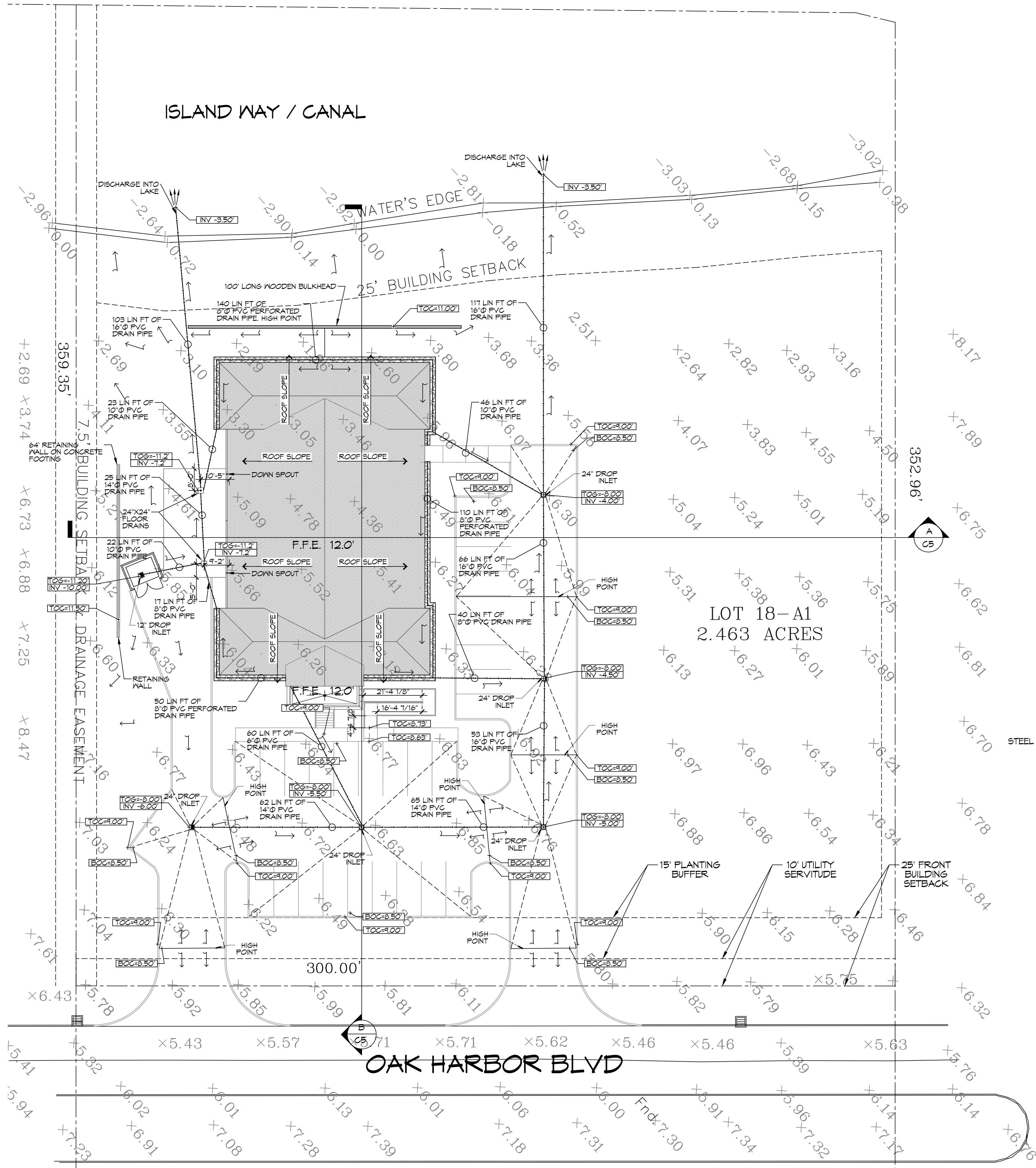
DRAWING NUMBER:  
**C2**

SHEET No: 4 of 52



285.53'

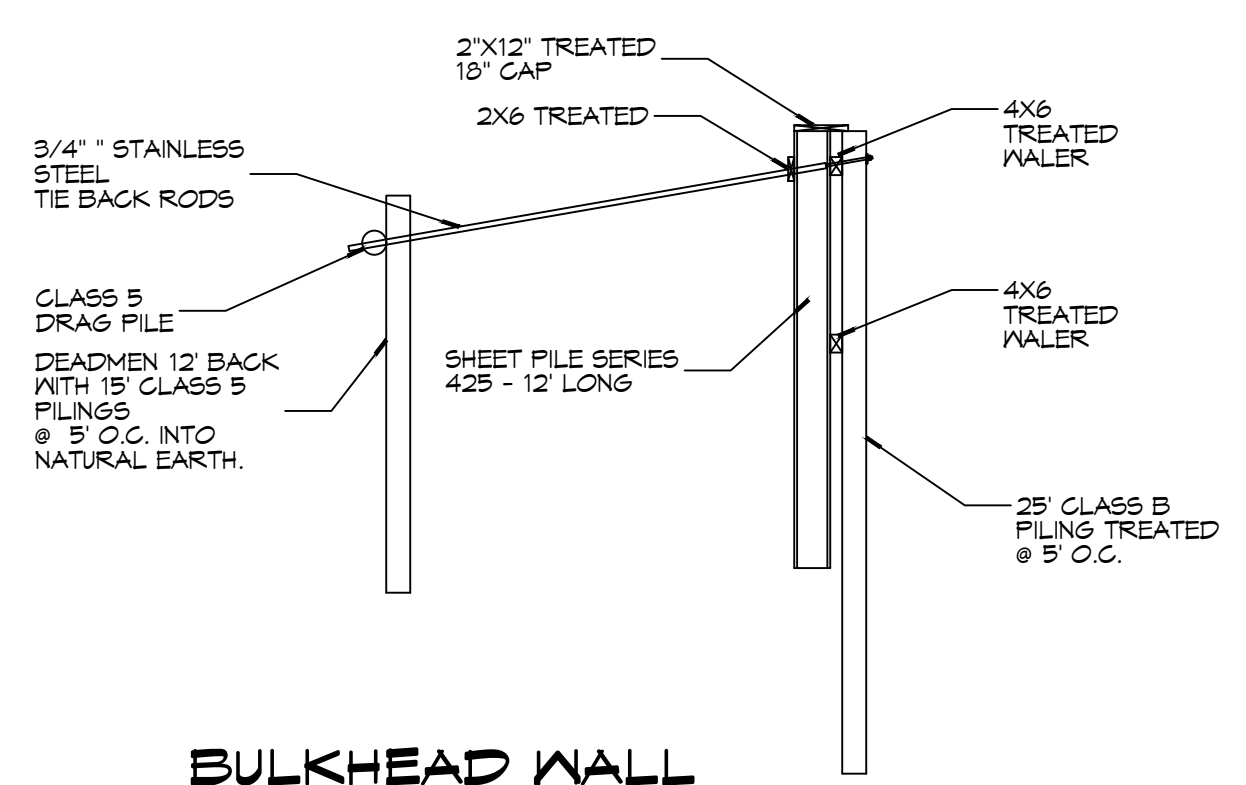
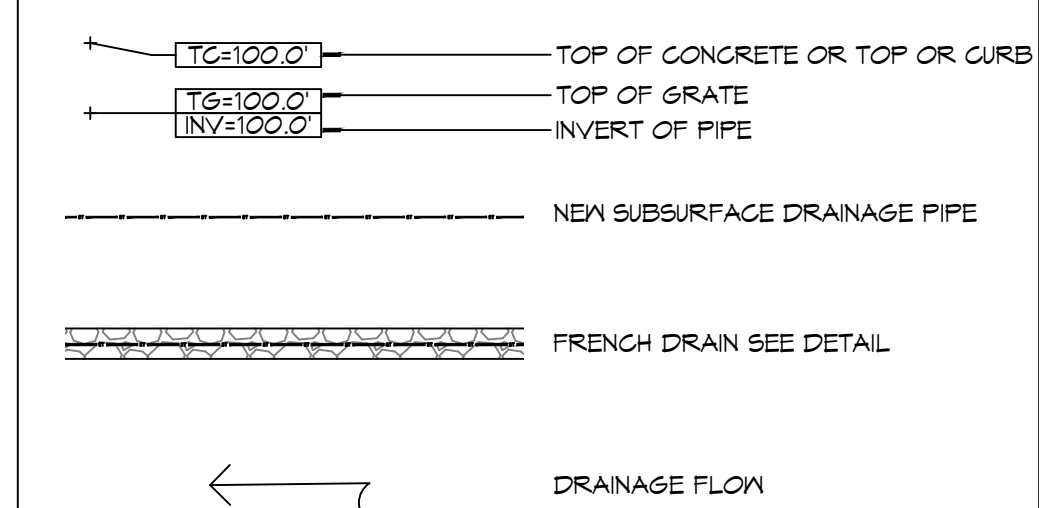
ISLAND WAY / CANAL



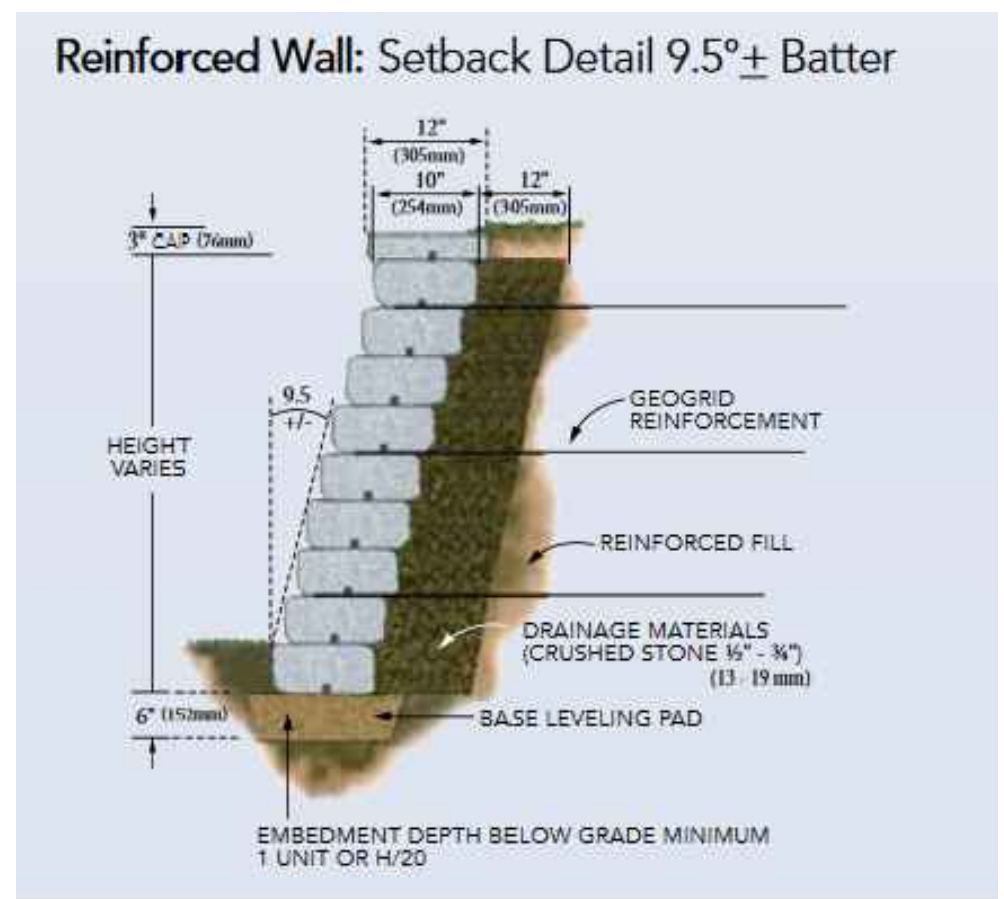
### GENERAL SITE DRAINAGE NOTES

1. DRAIN PIPE(S) MUST BE THE BELL AND SPIGOT TYPE WITH 'O' RING RUBBER GASKETS. THE BELLS OF THE PIPES SHALL BE LAID UPSTREAM. ALL JOINTS SHALL BE WRAPPED WITH GEOTEXTILE FABRIC. ALL PIPES SHALL REQUIRE A 3" COMPACTED SAND OR LESTONE BASE.
2. DRAIN PIPE AND FITTINGS WITHIN PROPERTY LINE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE, MEETING CLASS 100 G-400 P.V.C.
3. ELEVATIONS SHOWN ARE MSL.
4. FIELD VERIFY ALL ELEVATIONS AND AND DRAINAGE SYSTEM PLACEMENT PRIOR TO START OF WORK.
5. PROVIDE VERTICAL ELBOW AT DOWNSPOUTS FOR CONNECTION TO SUBSURFACE DRAINAGE WHERE INDICATED. ELBOW ID SHALL BE SIZED SUCH THAT THE DOWNSPOUT CAN BE INSERTED INTO THE PIPE OPENING WITHOUT DEFORMATION TO THE DOWNSPOUT.
6. MAINTAIN ALL DRAINAGE FOR PROPER PERFORMANCE.

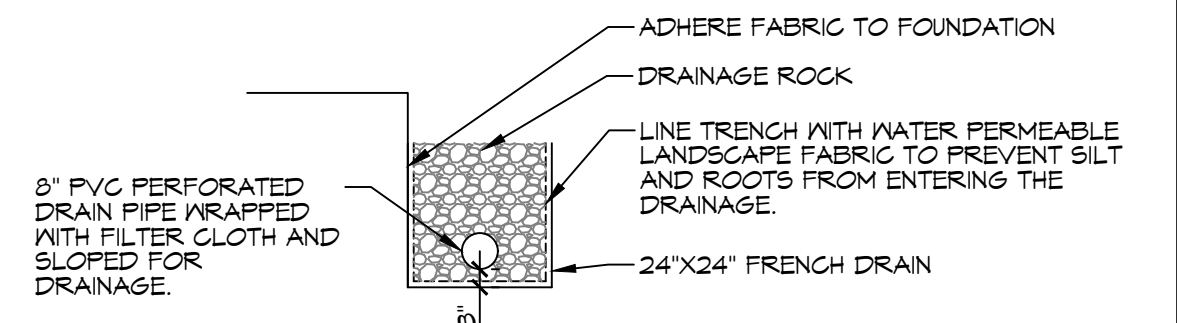
### SITE DRAINAGE LEGEND



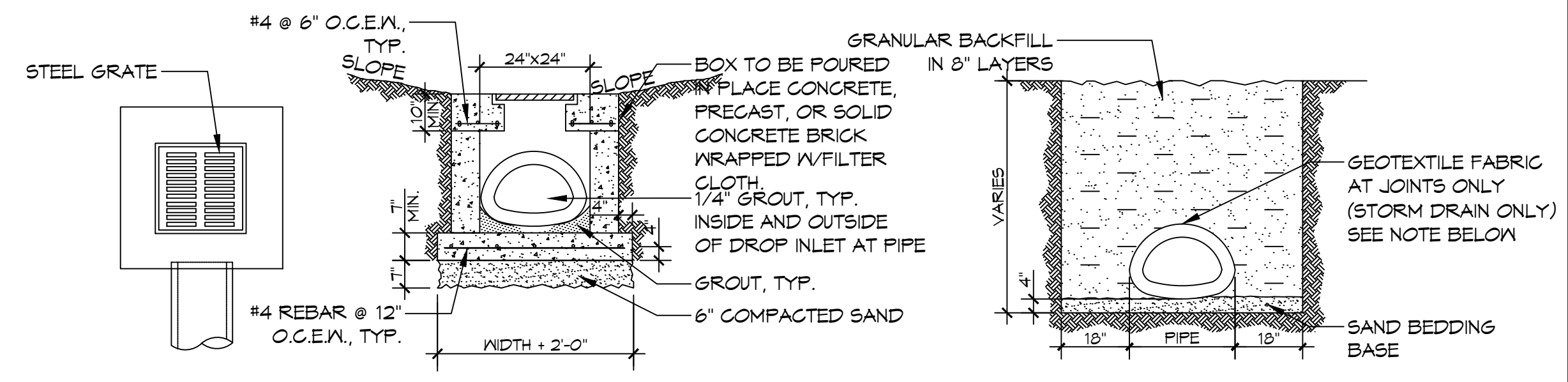
**BULKHEAD WALL**  
SCALE: N.T.S.



**RETAINING WALL**  
SCALE: N.T.S.



**FRENCH DRAIN**  
SCALE: N.T.S.



- NOTES:
1. ALL GEOTEXTILE FABRIC TO BE 3'-0" WIDE AND TO OVERLAP NO LESS THAN 1/2 OF PIPE DIAMETER AT ALL JOINTS.
  2. ADDITIONAL BEDDING MATERIAL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
  3. TIMBER PLANKING UNDER CULVERTS MAY BE REQUIRED BY THE ENGINEER.

**TYPICAL DROP INLET**  
SCALE: N.T.S.

NO ADVERSE IMPACT TO ADJACENT PROPERTIES

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| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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SEAL: \_\_\_\_\_  
PROGRESS SET

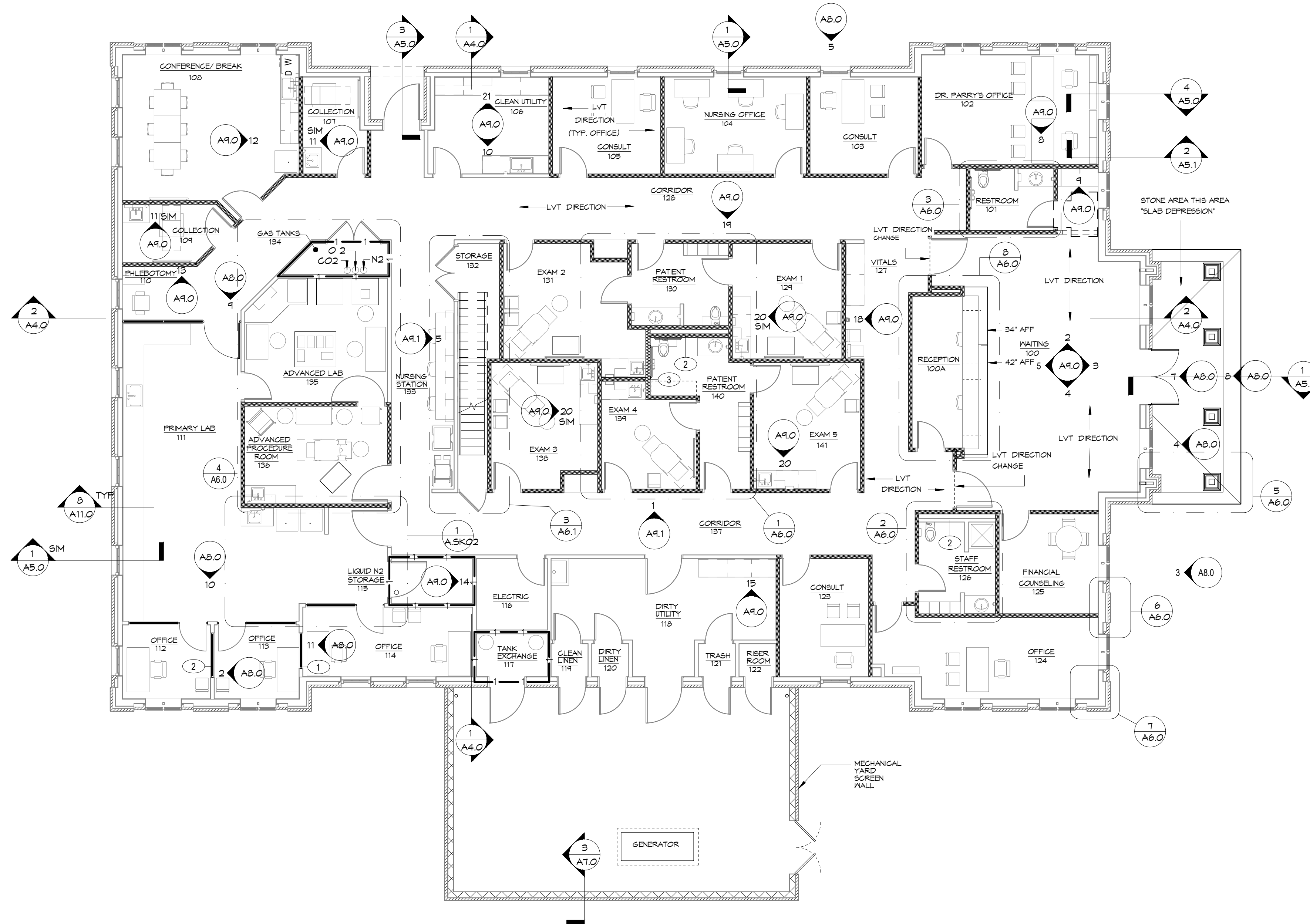
NEW MEDICAL OFFICE  
**DIANA OAK HARBOR REAL ESTATE LLC**  
540 OAK HARBOR BLVD  
SLIDELL, LA 70458  
JOB No: 2513 DATE: 06-09-2025  
DRAWN BY: C4D CHECKED BY: C4D

SHEET TITLE:  
PROPOSED DRAINAGE PLAN  
DRAWING NUMBER:  
**C4**  
SHEET No: 6 of 32



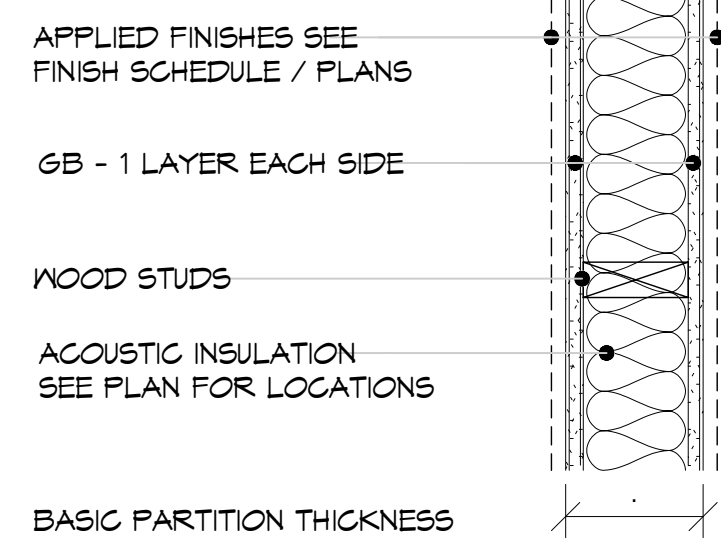






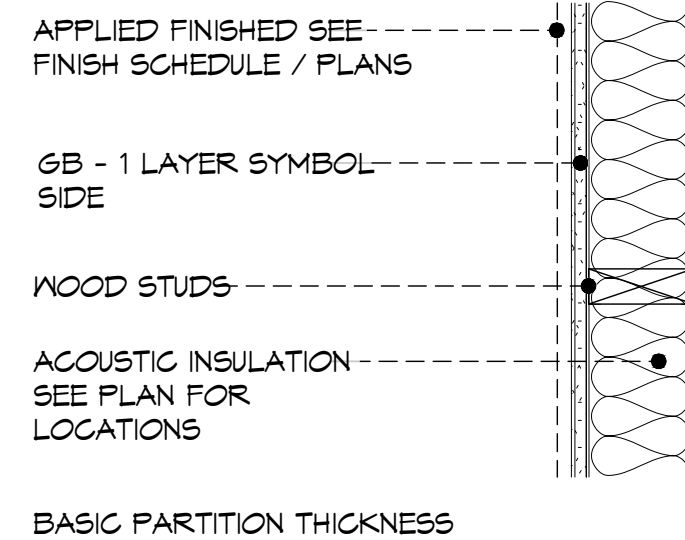
**1 FIRE RATING PARTITION PLAN-LEVEL 1**  
SCALE: 1/8"=1'-0"

**TYPE 1**



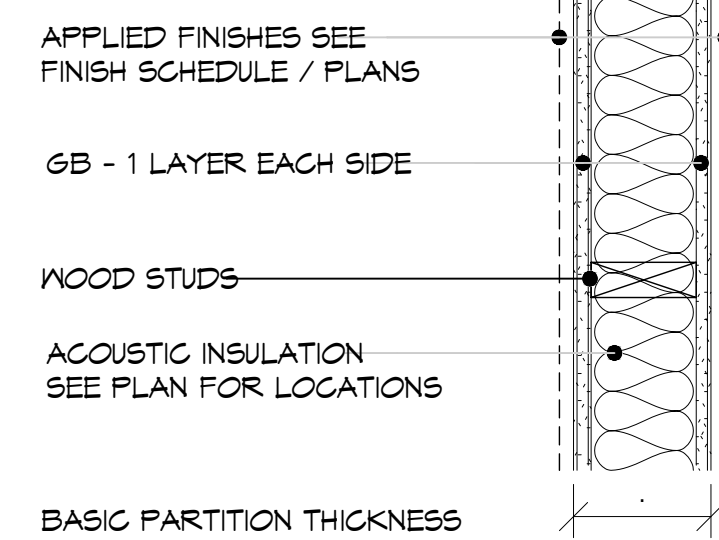
- (1) LAYER 5/8" GYP. EACH SIDE
- ACOUSTICAL INSULATION WHERE SHOWN IN PLAN.
- 2X4 WOOD STUD 16" O.C.

**TYPE 2**



- (1) LAYER 5/8" GYP. ONE SIDE
- ACOUSTICAL INSULATION WHERE SHOWN IN PLAN.
- 2X4 WOOD STUD 16" O.C.

**TYPE 3**



- (1) LAYER 5/8" GYP. EACH SIDE
- ACOUSTICAL INSULATION WHERE SHOWN IN PLAN.
- 2X6 WOOD STUD 16" O.C.

**PARTITION TYPE LEGEND:**  
NOTE: ALL WALLS TO EXTEND MIN. 6" ABOVE CEILING U.N.O.

- TYPICAL WALL
- TYPICAL PARTITION WITH ACOUSTICAL INSULATION

1 HR. FIRE-RATED PARTITION, FIRE SEALED AND BLOCKED AS REQUIRED.

**NOTES**

- ALL INTERIOR PARTITIONS ARE TYPE 1 UNLESS NOTED OTHERWISE.
- ALL INTERIOR STUDS ARE 2X4 WOOD @16" O.C. MAX. TYP.
- 1 HR FIRE-RATED PARTITIONS TO COMPLY WITH UL DESIGN NO. U465. SEE PLAN FOR LOCATIONS.

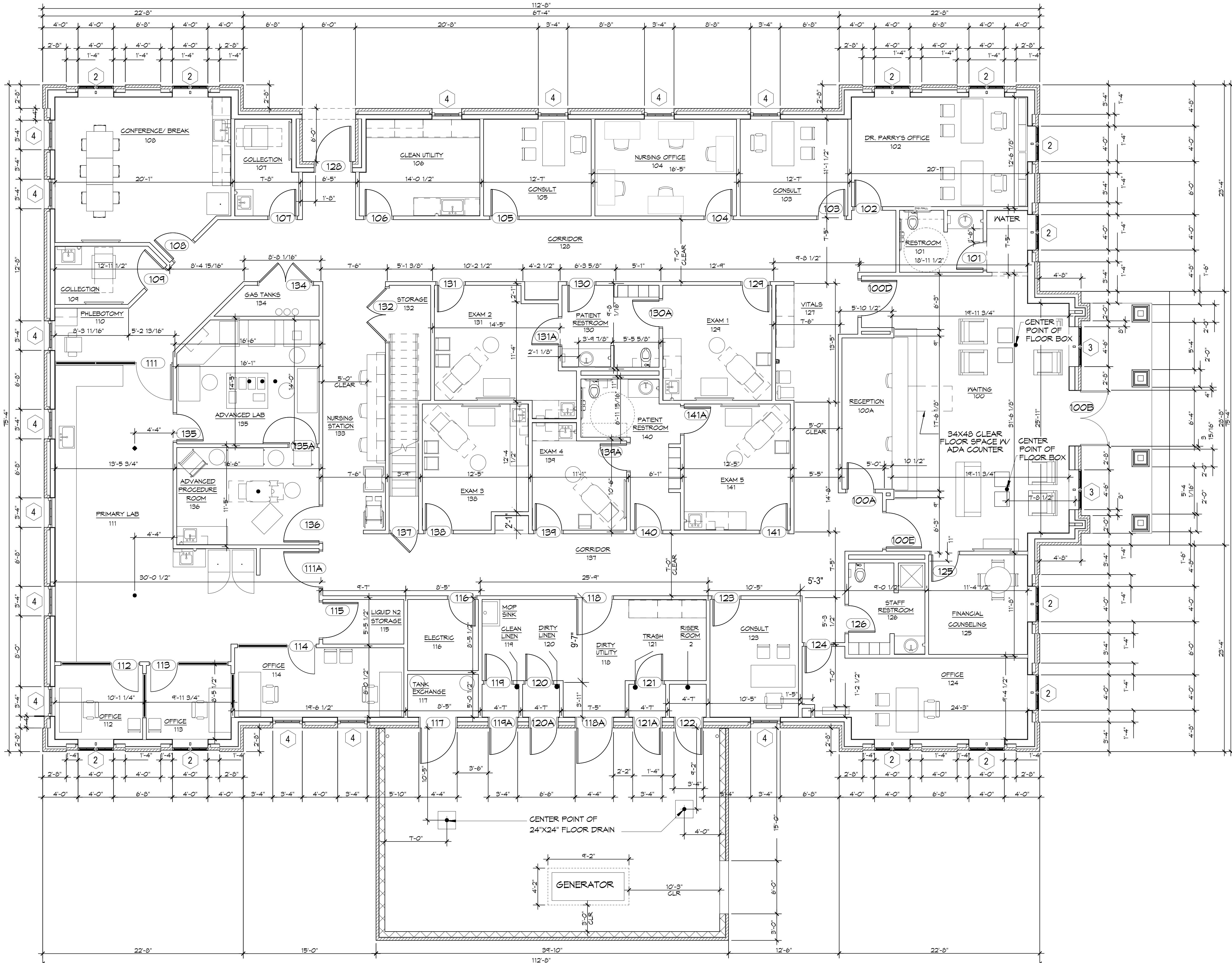
| REVISIONS     | DATE |
|---------------|------|
| # DESCRIPTION |      |

SEAL:  
**PROGRESS SET**

**NEW MEDICAL OFFICE**  
**DIANA OAK HARBOR REAL ESTATE LLC**  
340 OAK HARBOR BLVD  
SLPELL, LA 70458  
JOB No: 06-03-2025  
DATE: 06-03-2025  
DRAWN BY: CKD  
CHECKED BY: JMS

SHEET TITLE:  
**FIRE RATING PARTITION PLAN-LEVEL 1**

DRAWING NUMBER:  
**A1.0**  
SHEET No: 10 of 52



**GENERAL NOTES**

- INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IBC 2021 SECTION 120.
  - CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450.
  - FACING SHALL COMPLY WITH IBC 2021.
- ALL MATERIALS SHALL BE NEW AND UL LISTED.
- NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
- CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE, AND LOCAL CODES.
- CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
- EXTERIOR CAULKING SHALL BE THICK CAULK.
- 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 MANUFACTURER. COLORS TO BE SELECTED BY OWNER.
- PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH SHALL BE STORED INSIDE BUILDING PREMISES.
- 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.
- PROVIDE GALVANIZED METAL PAN WITH DRAIN AT ALL WATER HEATERS.
- ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
- 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.
- INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450, PER IBC 2015.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
- PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX "E" OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
- ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
- 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.
- SERVICE COUNTERS SHALL HAVE AN ACCESSIBLE WRITING SURFACE IN COMPLIANCE WITH ADA-ABA 201.2 WHERE SERVICE OR SALES COUNTERS ARE PROVIDED. AT LEAST ONE AT EACH LOCATION SHALL BE ACCESSIBLE AND SHALL COMPLY WITH SECTION 904.4.

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| # | DESCRIPTION | DATE |
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SEAL: **PROGRESS SET**

**NEW MEDICAL OFFICE**  
**DIANA OAK HARBOR REAL ESTATE LLC**  
 340 OAK HARBOR BLVD  
 SLIDELL, LA 70458  
 JOB No: 2513 DATE: 06-03-2025  
 DRAWN BY: CKD CHECKED BY: JMS

SHEET TITLE:  
**DIMENSION PLAN - LEVEL 1**  
 DRAWING NUMBER:  
**A1.1**  
 SHEET No: 11 of 52

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







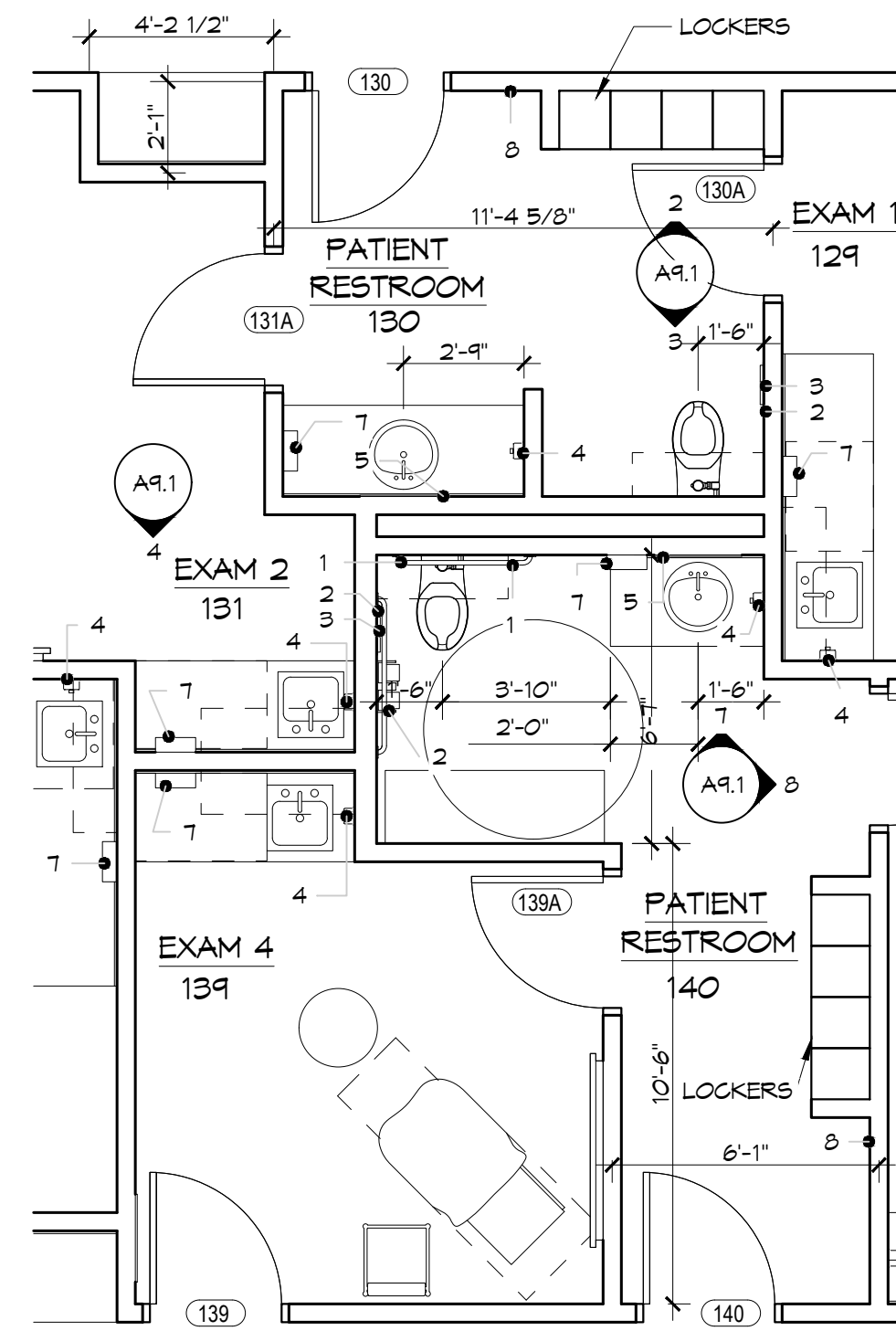




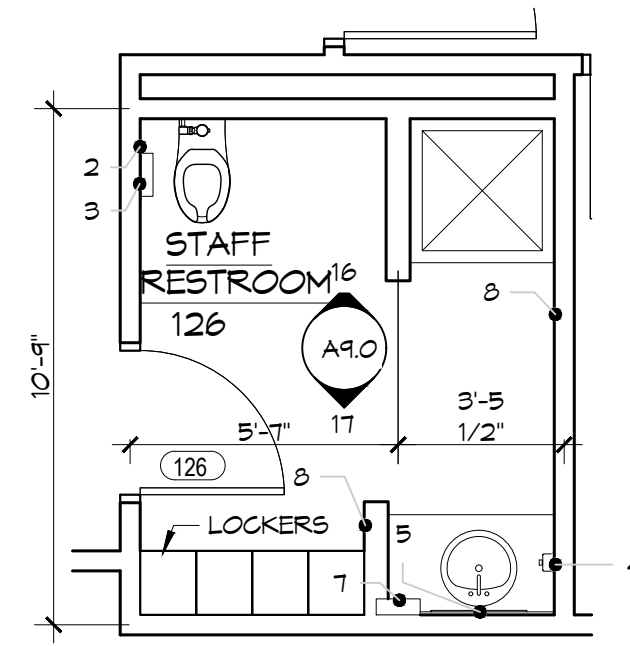




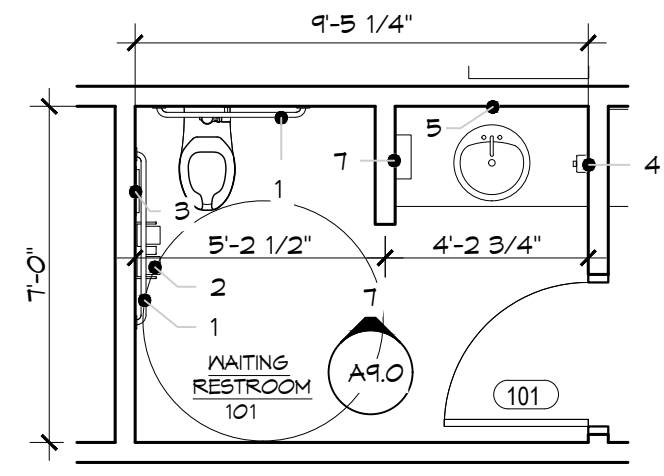




**1 PATIENT RESTROOM**  
SCALE: 1/4" = 1'-0"



**2 STAFF RESTROOM 126**  
SCALE: 1/4" = 1'-0"

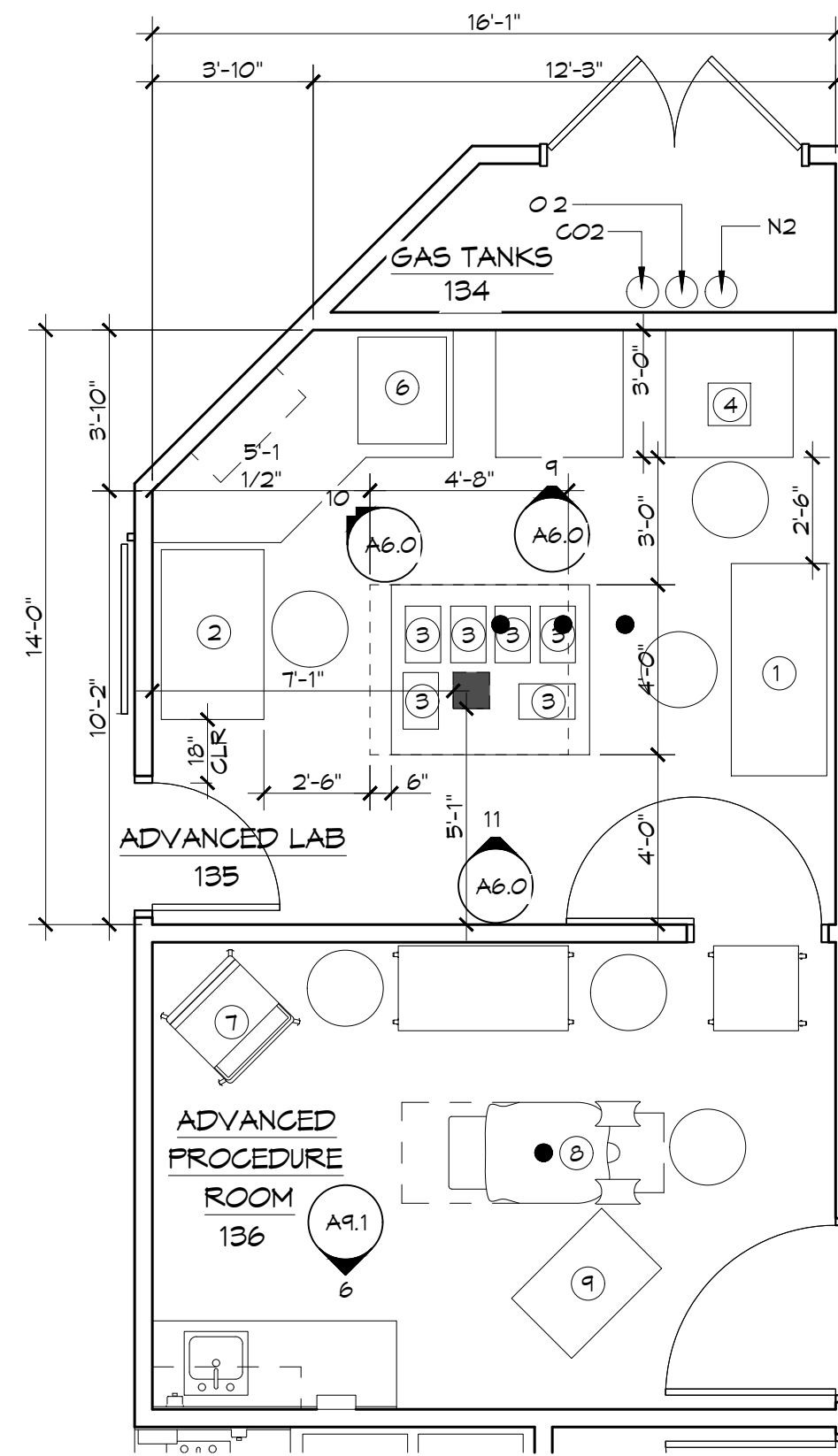


**3 WAITING RESTROOM 101**  
SCALE: 1/4" = 1'-0"

| TOILET ACCESSORY LEGEND |                                    |
|-------------------------|------------------------------------|
| 1.                      | ADA GRAB                           |
| 2.                      | TOILET TISSUE DISPENSER            |
| 3.                      | SANITARY NAPKIN DISPOSAL           |
| 4.                      | WALL-MOUNTED SOAP DISPENSER        |
| 5.                      | MIRROR                             |
| 6.                      | FULL HEIGHT MIRROR                 |
| 7.                      | WALL-MOUNTED PAPER TOWEL DISPENSER |
| 8.                      | COAT HOOK                          |

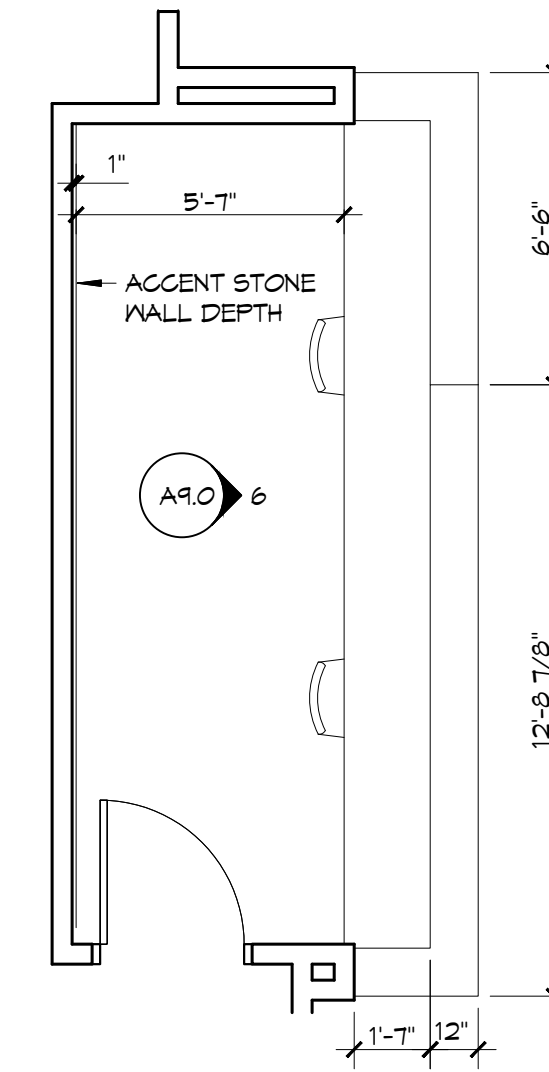
  

| GENERAL NOTES |  |
|---------------|--|
| 1.            | ALL KITCHEN & BREAKROOM EQUIPMENT & APPLIANCES ARE NOT IN CONTR, UNLESS NOTED OTHERWISE. |

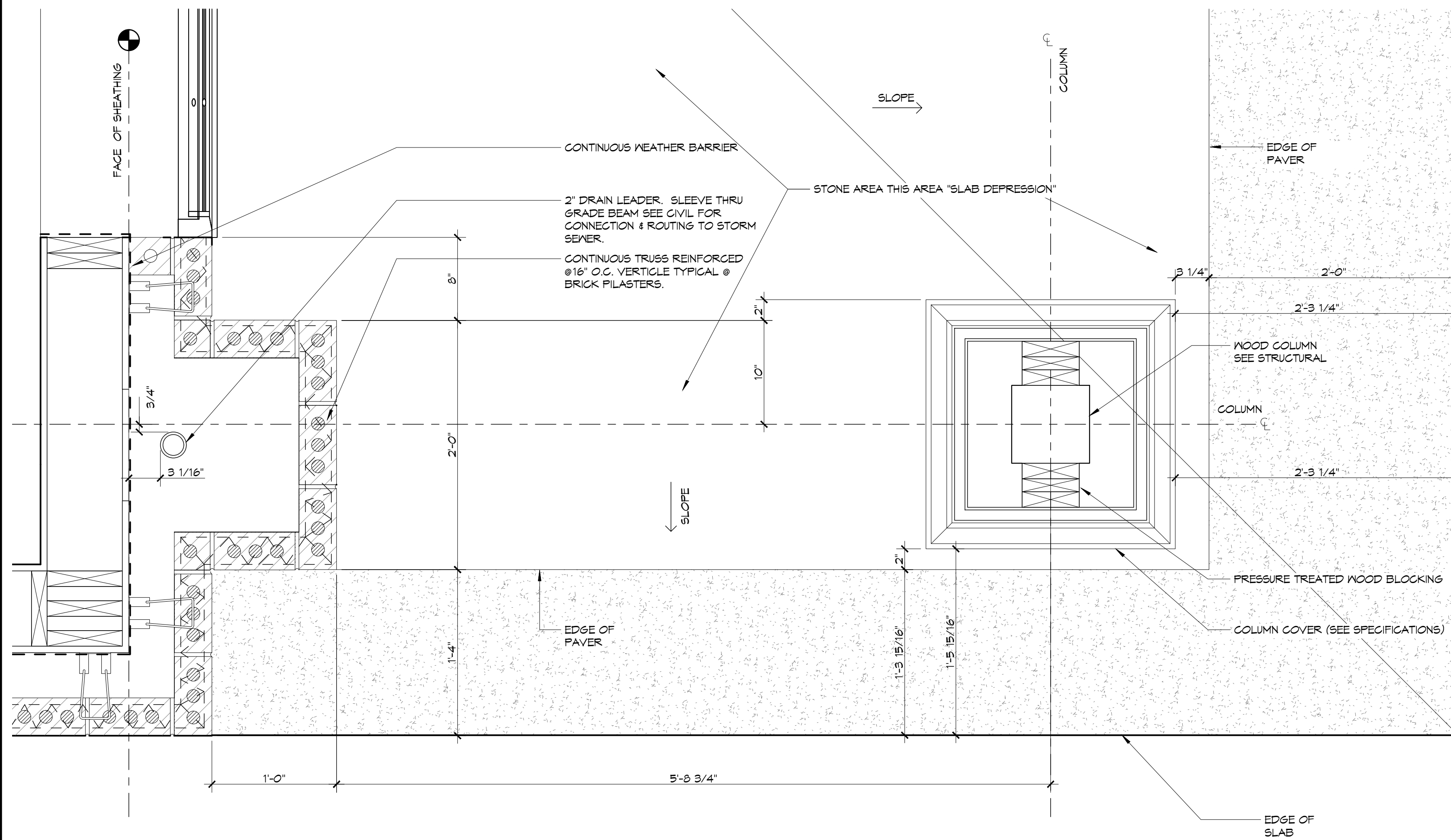


**4 ENLARGED EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"

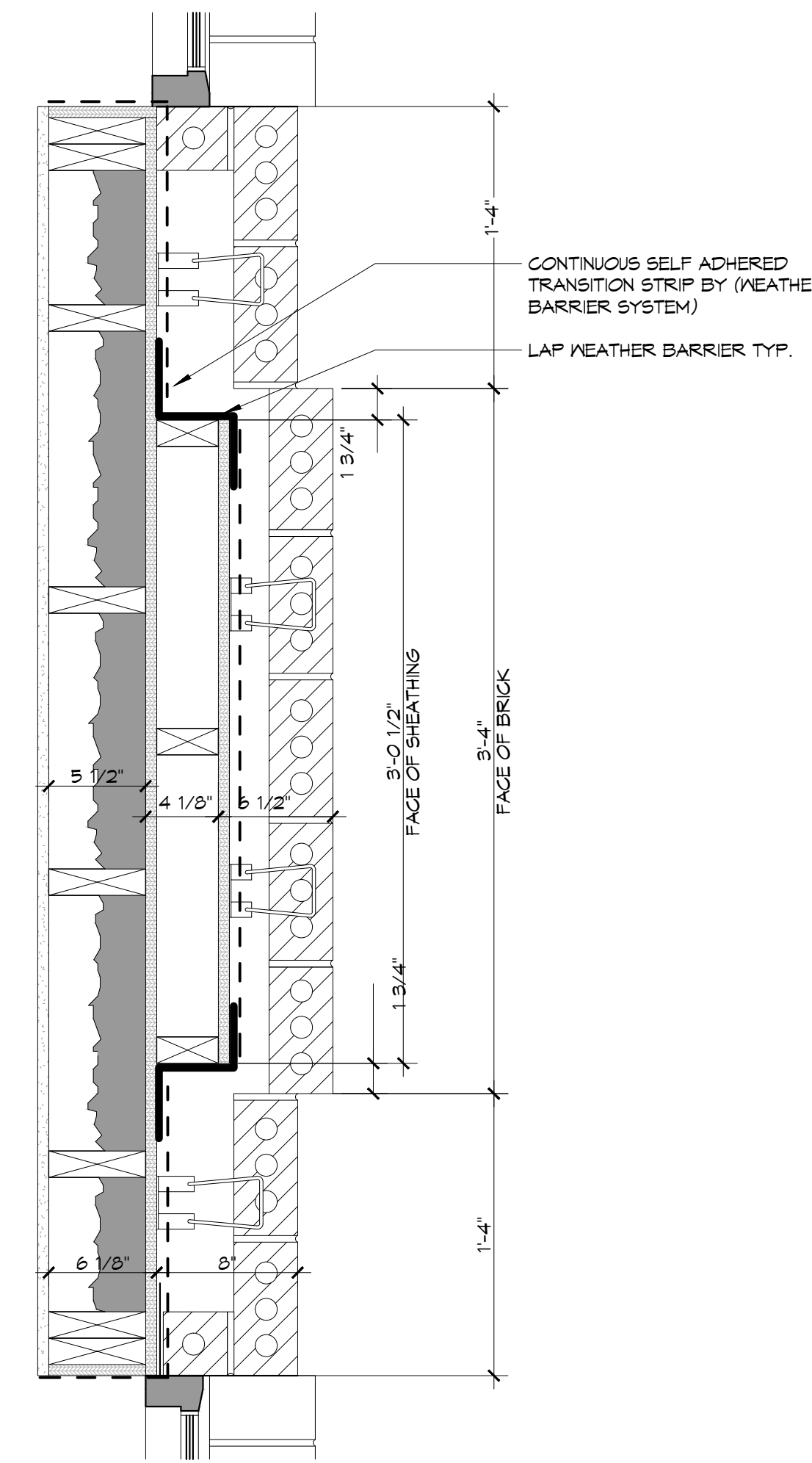
| EQUIPMENT LEGEND |                             |
|------------------|-----------------------------|
| (1)              | 5' IVF HOOD WORKSTATION     |
| (2)              | 4' IVF HOOD WORKSTATION     |
| (3)              | MING BENCHTOP INCUBATOR     |
| (4)              | NIKON TABLETOP MICROSCOPE   |
| (5)              | OLYMPUS TABLETOP MICROSCOPE |
| (6)              | FULL-SIZE INCUBATOR         |
| (7)              | ANESTHESIA MACHINE          |
| (8)              | PATIENT TABLE               |
| (9)              | ULTRASOUND                  |



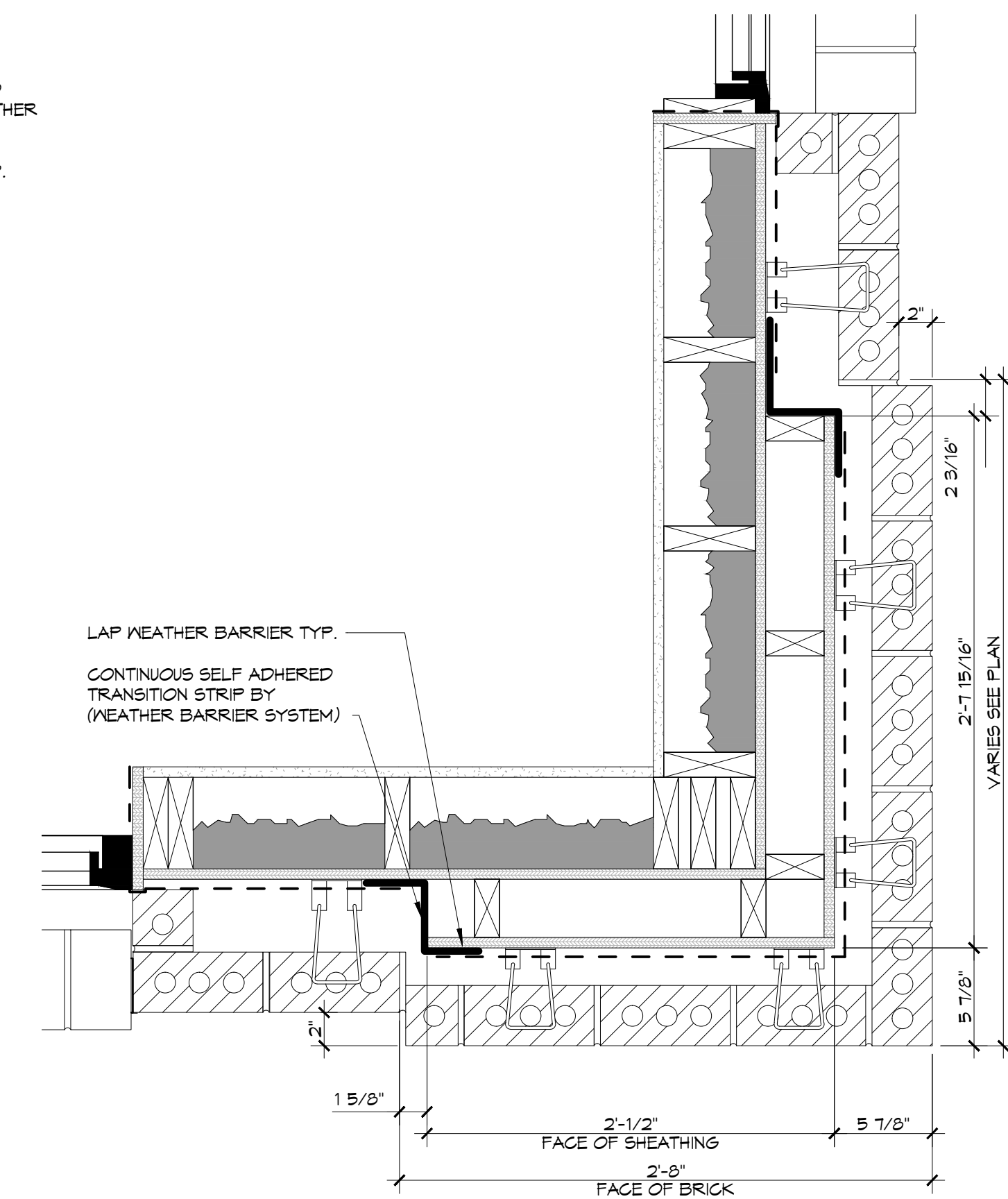
**8 ENLARGED PLAN RECEPTION DESK**  
SCALE: 1/4" = 1'-0"



**5 ENLARGED FRONT PORCH FILASTER**  
SCALE: 1-1/2" = 1'-0"



**6 TYPICAL EAST ELEVATION FILASTER**  
SCALE: 1-1/2" = 1'-0"



**7 TYPICAL CORNER FILASTER**  
SCALE: 1-1/2" = 1'-0"

**DAMMON ENGINEERING, INC.**  
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| REVISIONS     | DATE |
|---------------|------|
| # DESCRIPTION |      |

SEAL:  
**PROGRESS SET**

**NEW MEDICAL OFFICE**  
**DIANA OAK HARBOR REAL ESTATE LLC**  
240 OAK HARBOR BLVD  
SULPHEUR, LA 70458  
JOB No: 2513 DATE: 06-03-2025  
DRAWN BY: CKD CHECKED BY: JMS

SHEET TITLE:  
ENLARGED PLAN ROOMS,  
TOILET ACCESSORY  
LEGEND AND EQUIPMENT  
LEGEND.

DRAWING NUMBER:

**A6.0**

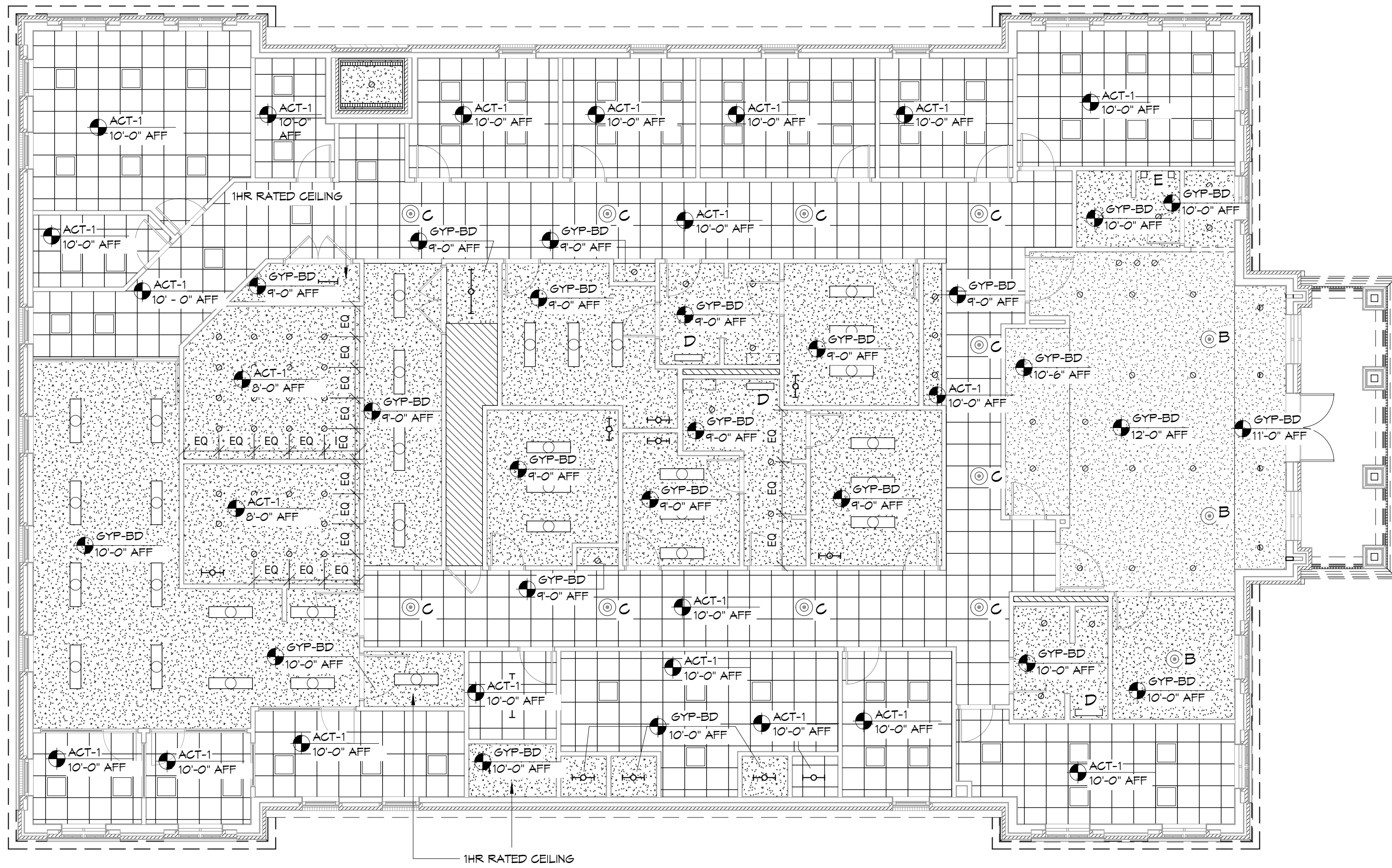




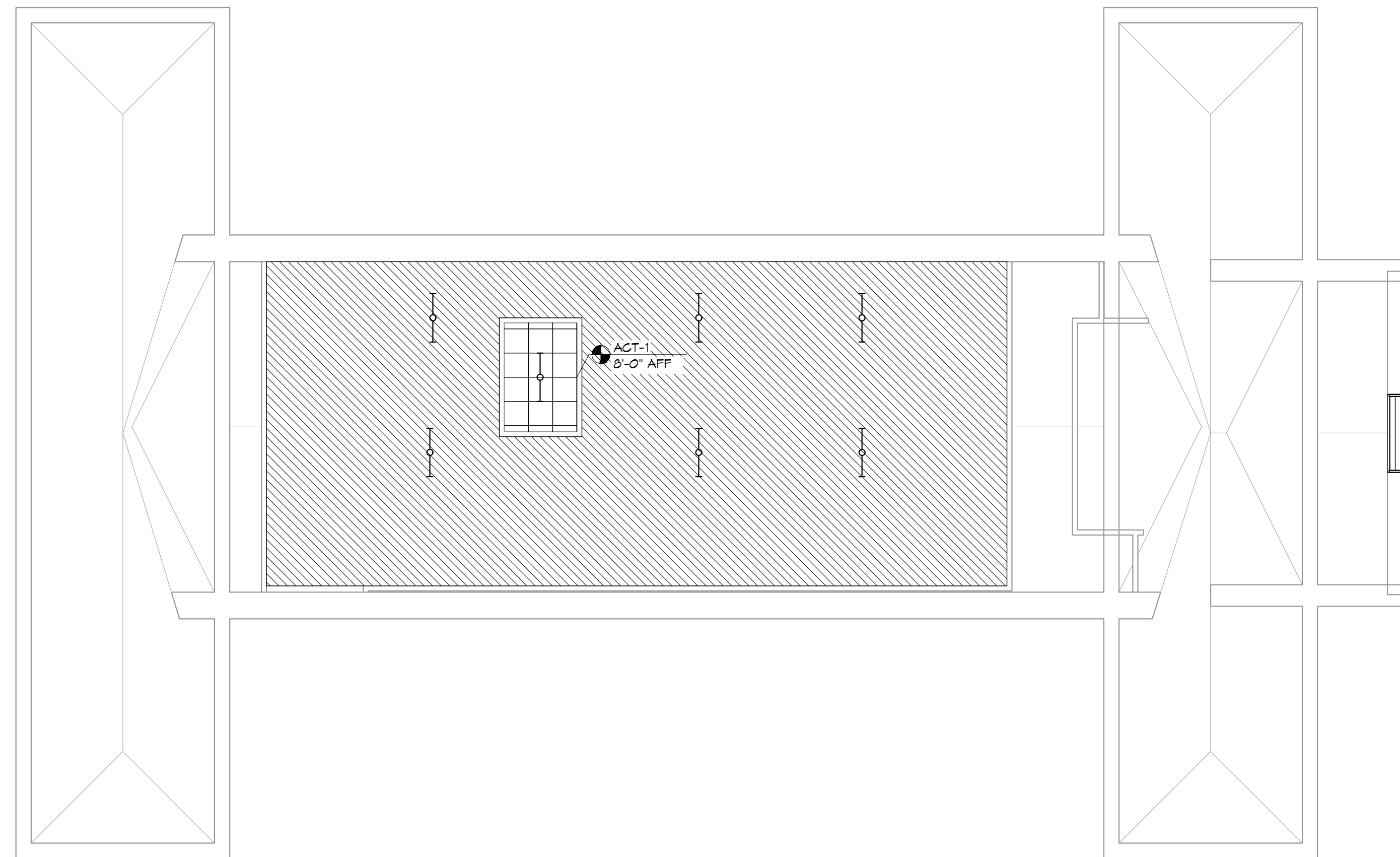




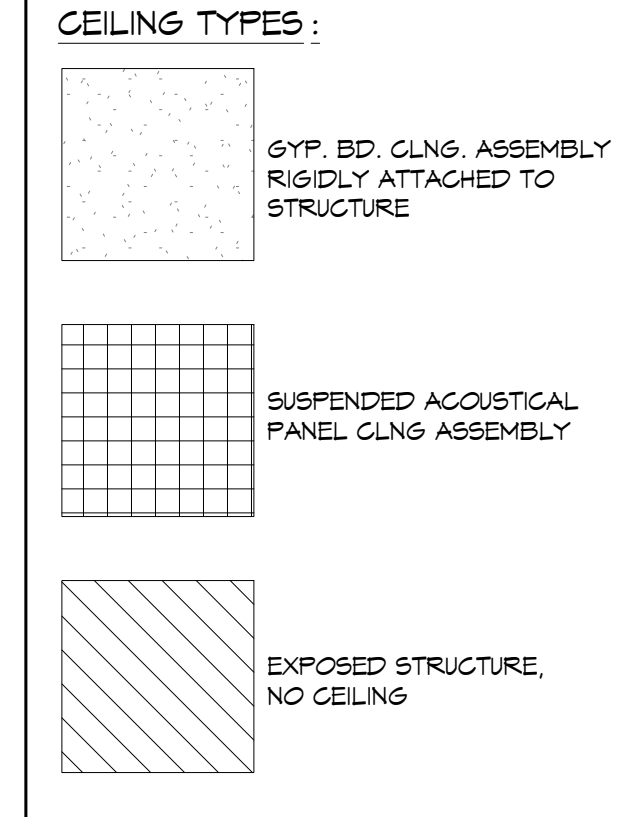




**1 RCP - LEVEL 1**  
SCALE: 1/8" = 1'-0"

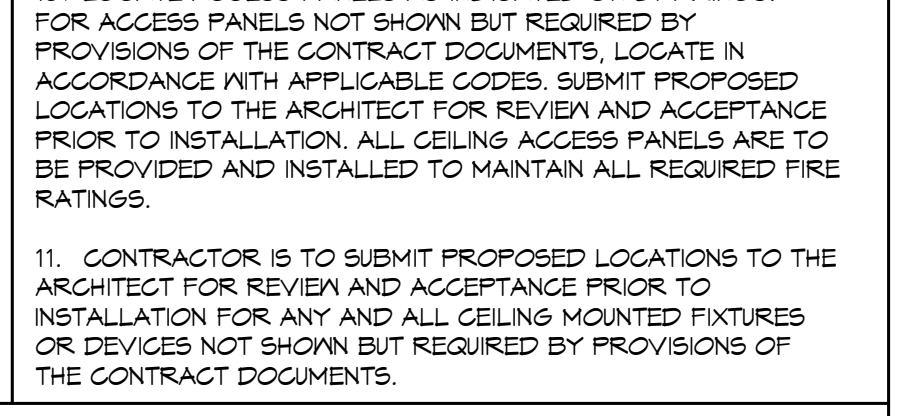
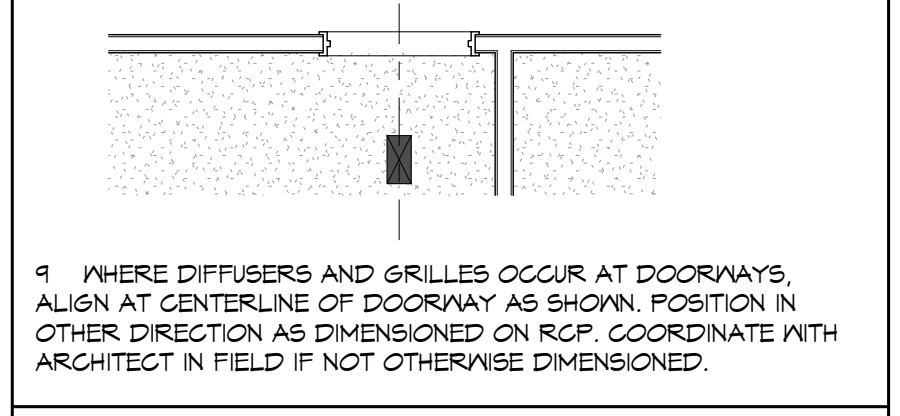
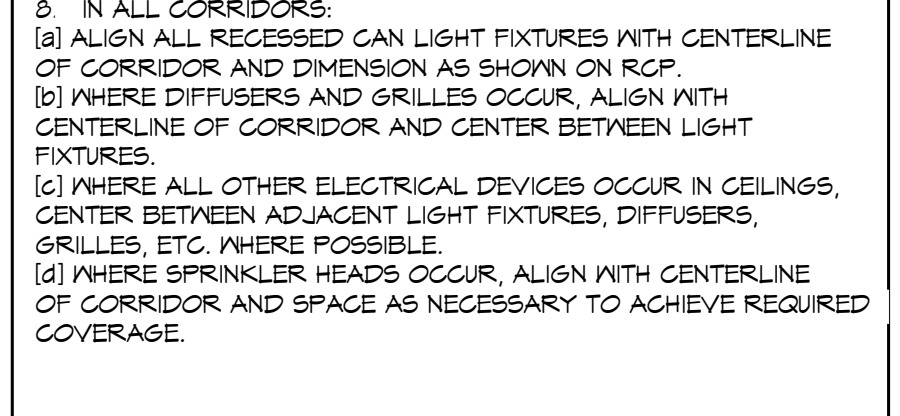
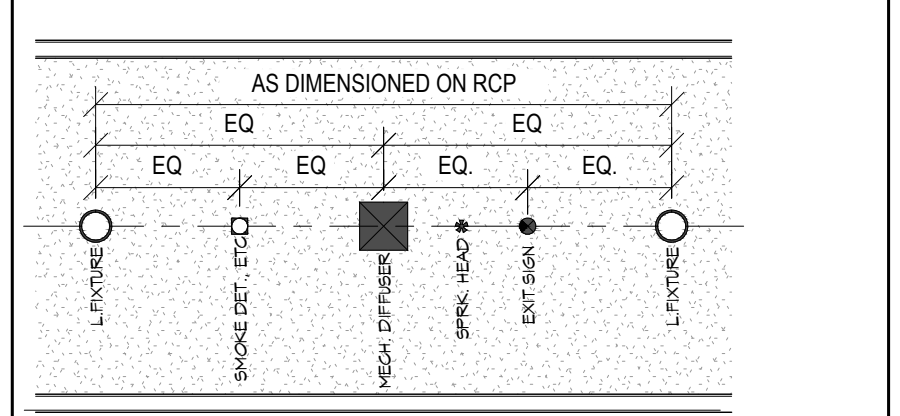
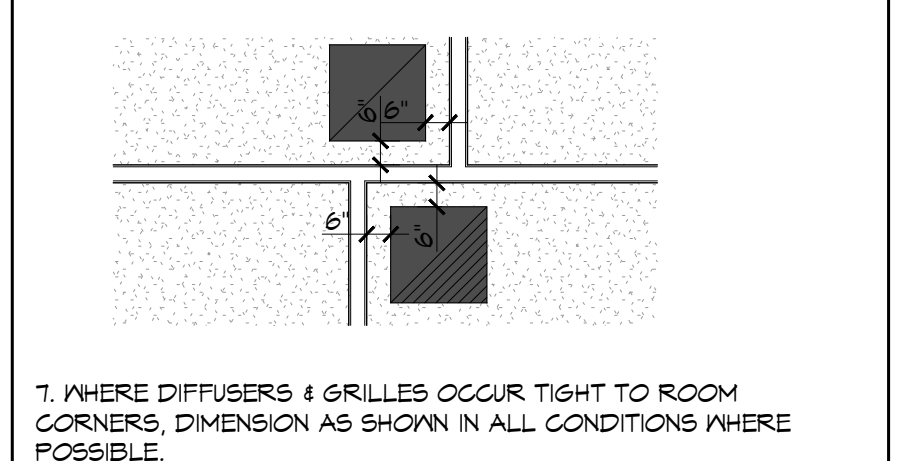
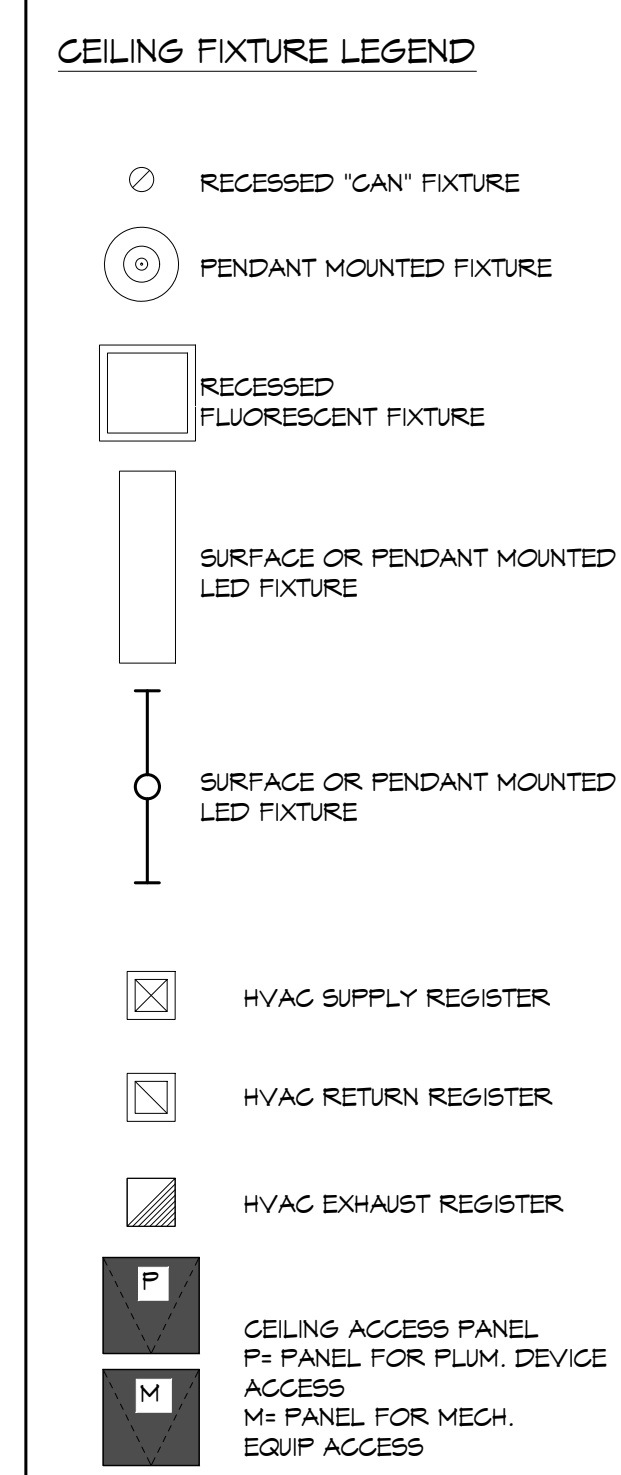


**2 RCP - LEVEL 2**  
SCALE: 1/8" = 1'-0"



**REFLECTED CEILING PLAN NOTES:**

- REFER TO FIRE PROTECTION DRAWINGS FOR ALL AUTOMATIC FIRE SUPPRESSION SYSTEM REQUIREMENTS. S.C. TO COORDINATE SPRINKLER SYSTEM W/WORK OF ALL OTHER TRADES
- CONFIRM LIGHTING LAYOUT W/ ARCH. PRIOR TO INS 'ALLATION
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR WALL-MOUNTED GRILLES & DIFFUSERS AND ALL OTHER ADDITIONAL FIXTURES, DEVICES & ITEMS NOT SHOWN
- INSTALL ALL CEILING FIXTURES AS DIMENSIONED ON RCPs. IN ROOMS/SPACES WITH ONLY ONE FIXTURE, CENTER EACH WAY.
- FOR TYPICAL CONDITIONS, FOLLOW INSTALLATION PARAMETERS AS SHOWN BELOW.
- FOR ALL ATYPICAL CONDITIONS, AND FOR ALL CONDITIONS WHERE CEILING COMPONENTS CANNOT BE INSTALLED AS SHOWN ON RCPs, COORDINATE EXACT LOCATIONS WITH ARCHITECT IN FIELD.
- REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL LIGHTING & MECHANICAL REQUIREMENTS.



**NOTE:**  
SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE INFORMATION  
SEE MECHANICAL DRAWINGS FOR HVAC INFORMATION

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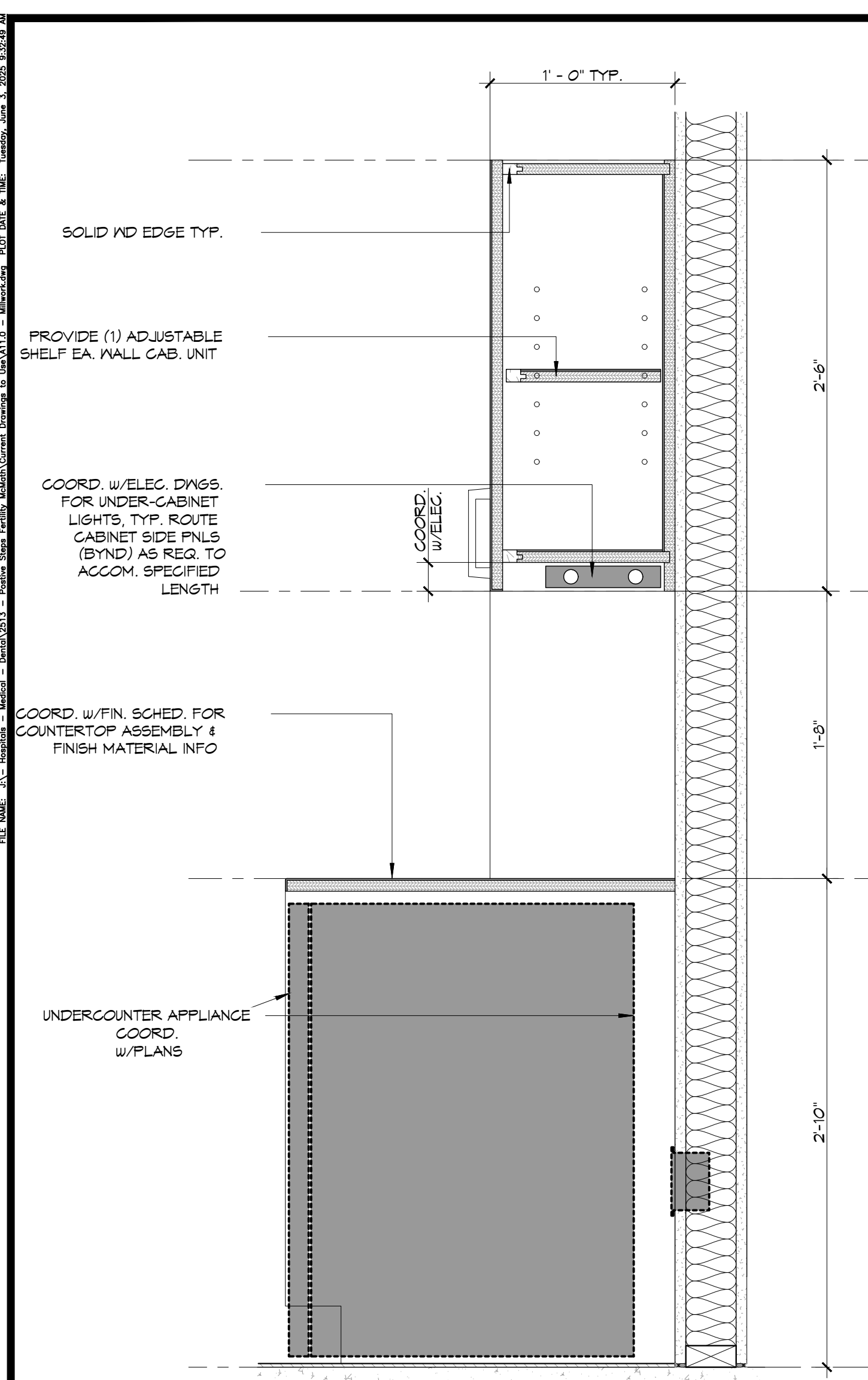
SEAL: **PROGRESS SET**

NEW MEDICAL OFFICE  
**DIANA OAK HARBOR REAL ESTATE LLC**  
340 OAK HARBOR BLVD  
SUITE 100  
SUDBURY, LA 70458  
JOB No: 2513 DATE: 08-03-2025  
DRAWN BY: KCD CHECKED BY: JMS

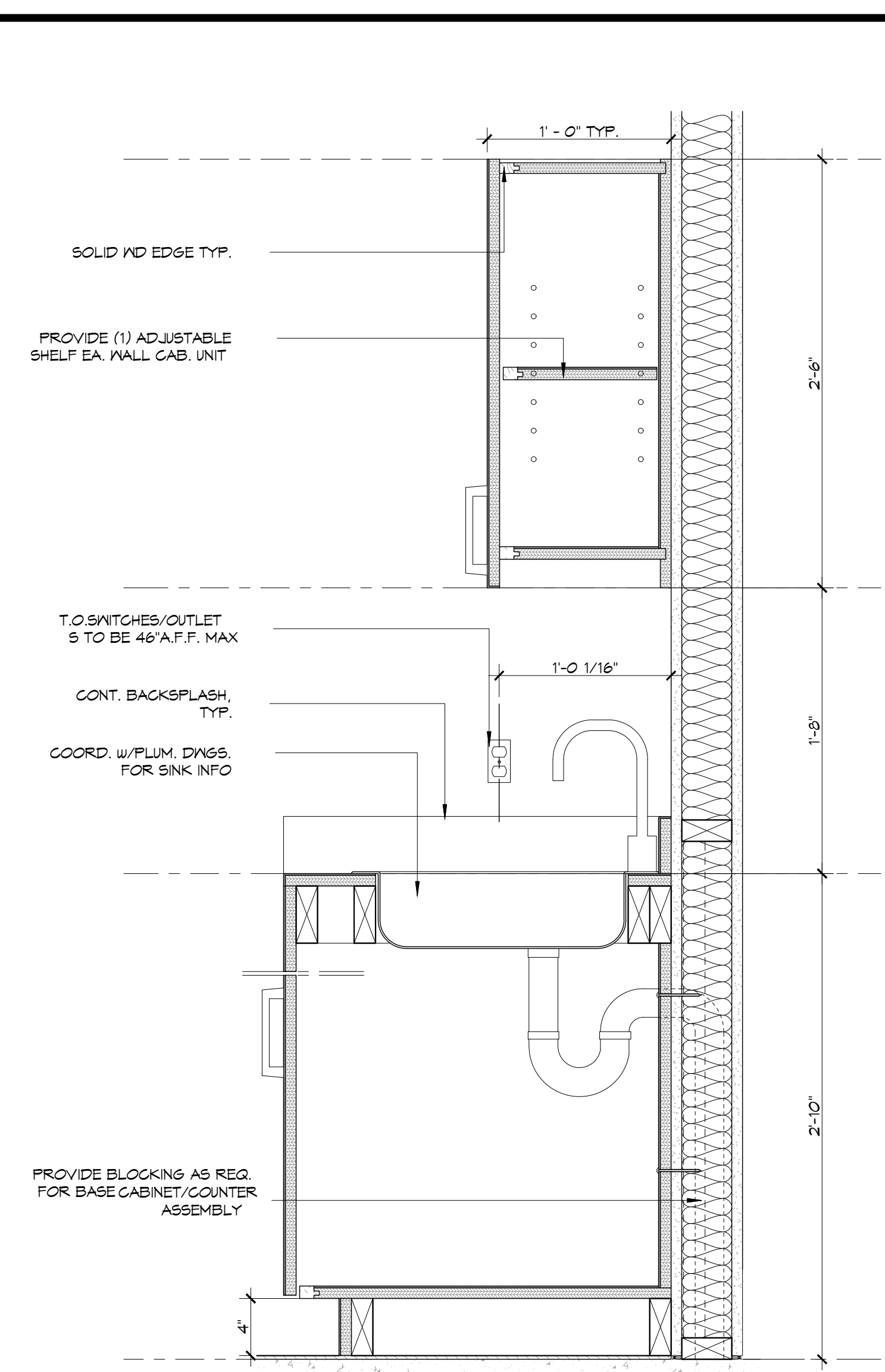
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**REFLECTED CEILING PLANS**

DRAWING NUMBER:  
**A10.0**

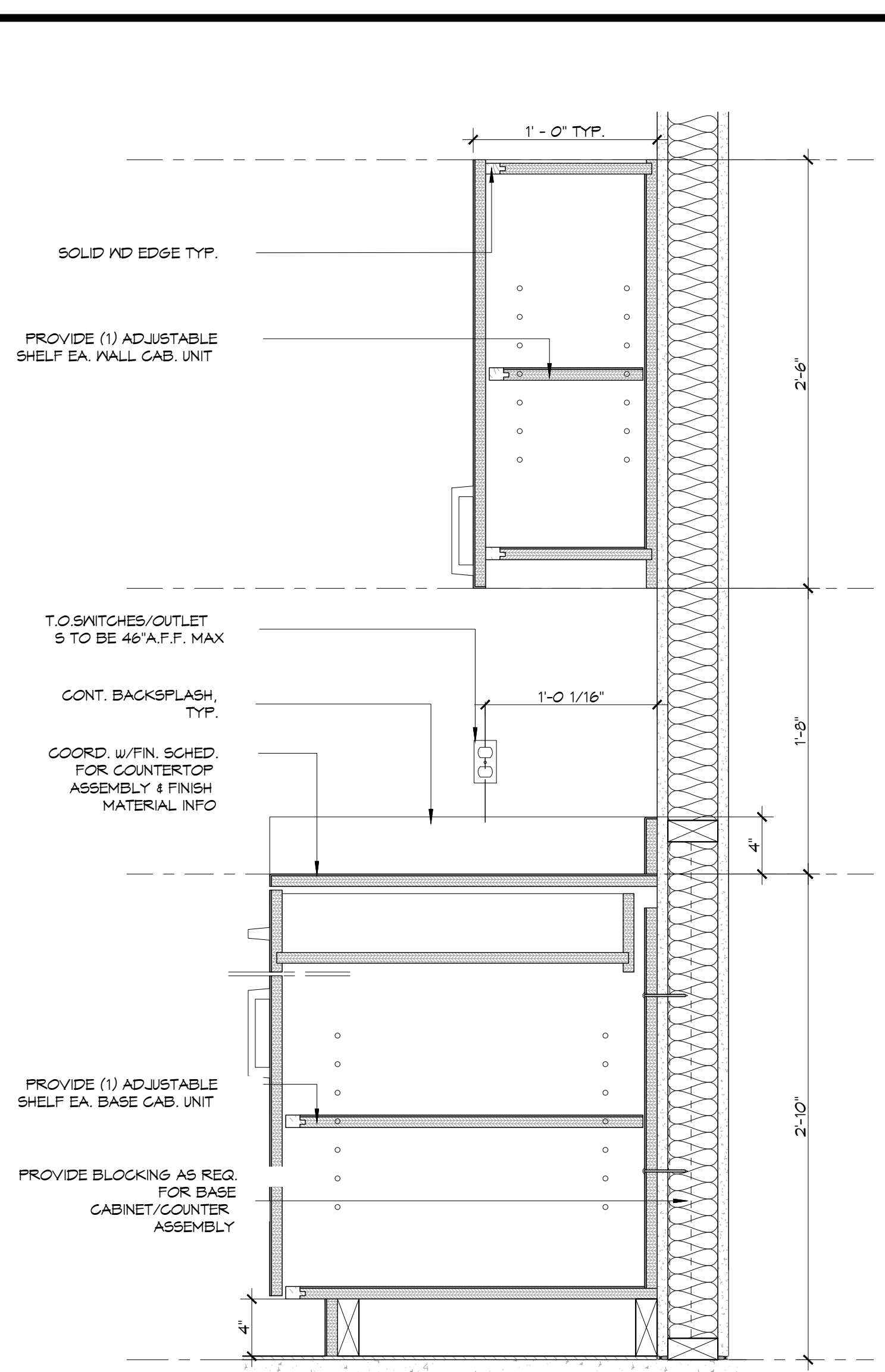
SHEET No: 26 of 52



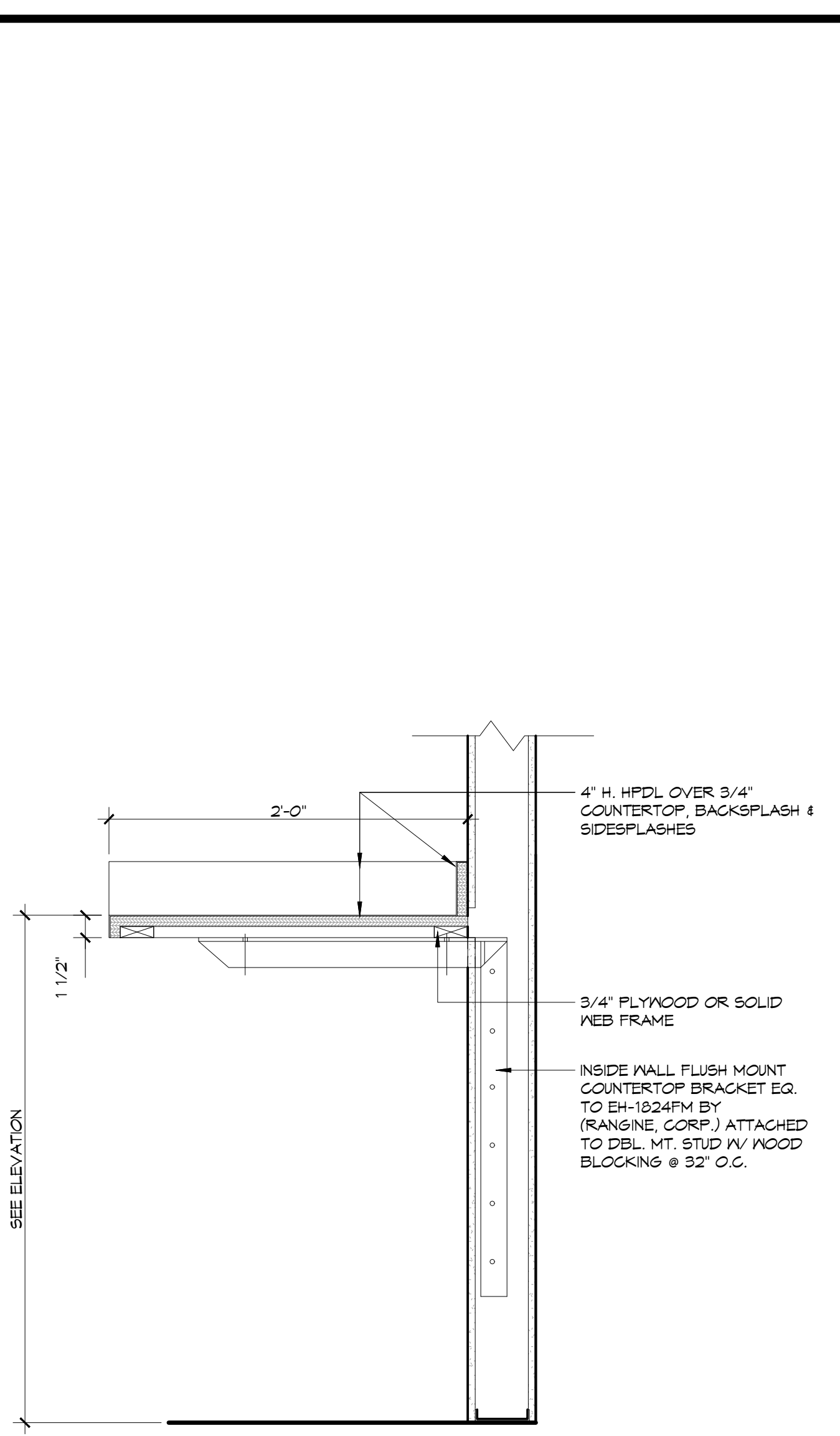
**1 TYP CASEWORK W/APPLIANCE DETAIL**  
SCALE: 1-1/2" = 1'-0"



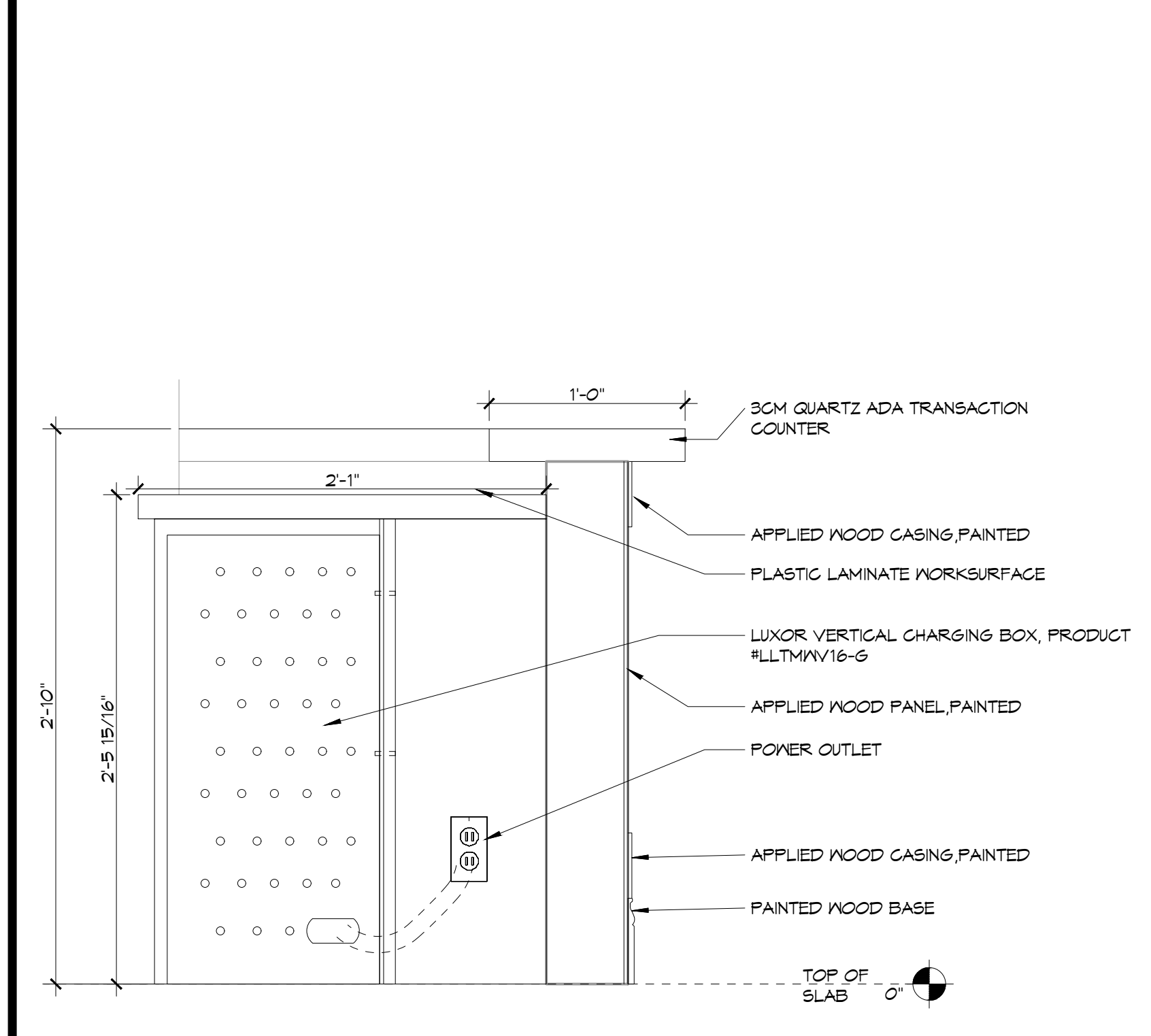
**2 TYP CASEWORK W/SINK DETAIL**  
SCALE: 1-1/2" = 1'-0"



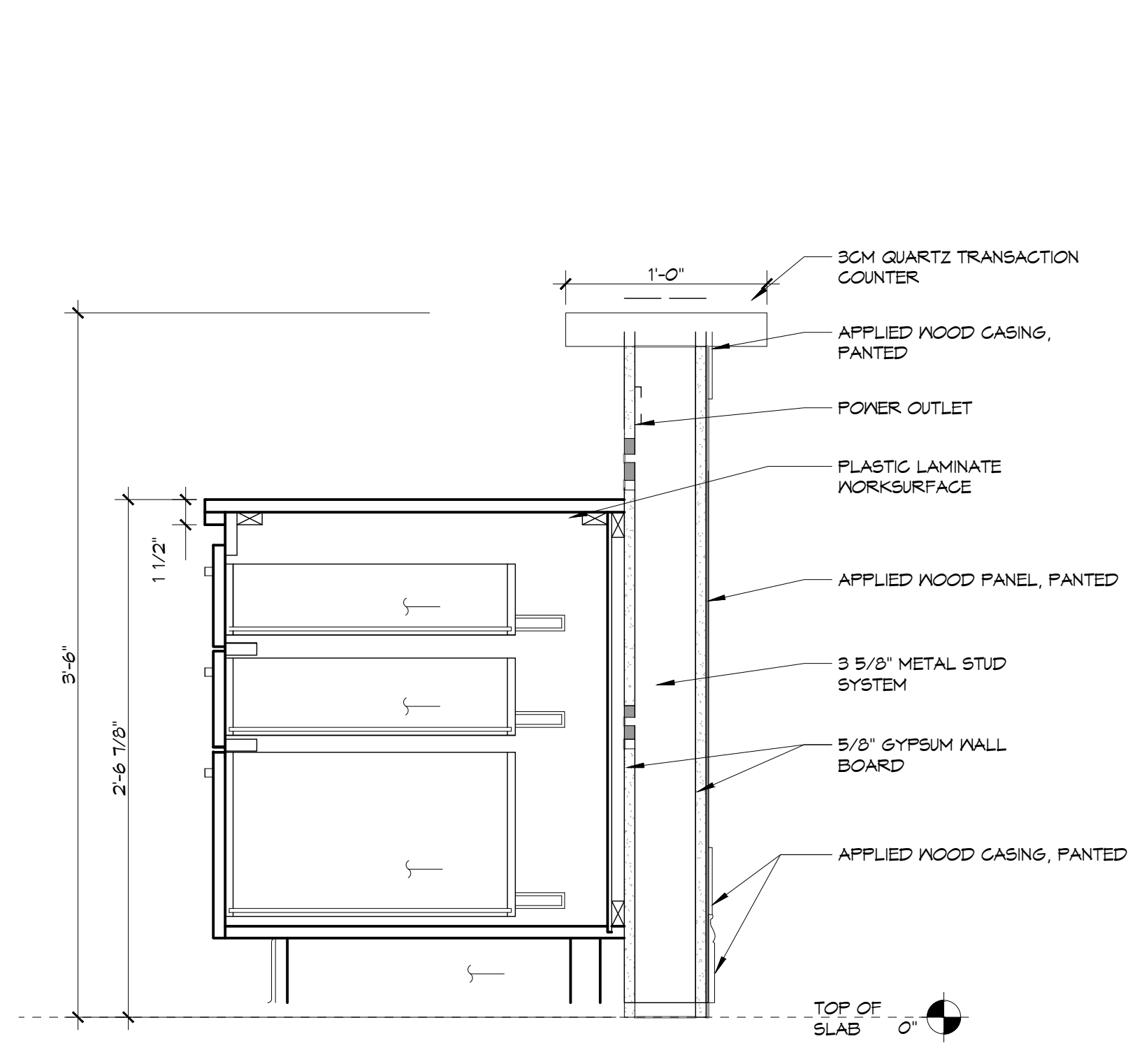
**3 TYP CASEWORK DETAIL**  
SCALE: 1-1/2" = 1'-0"



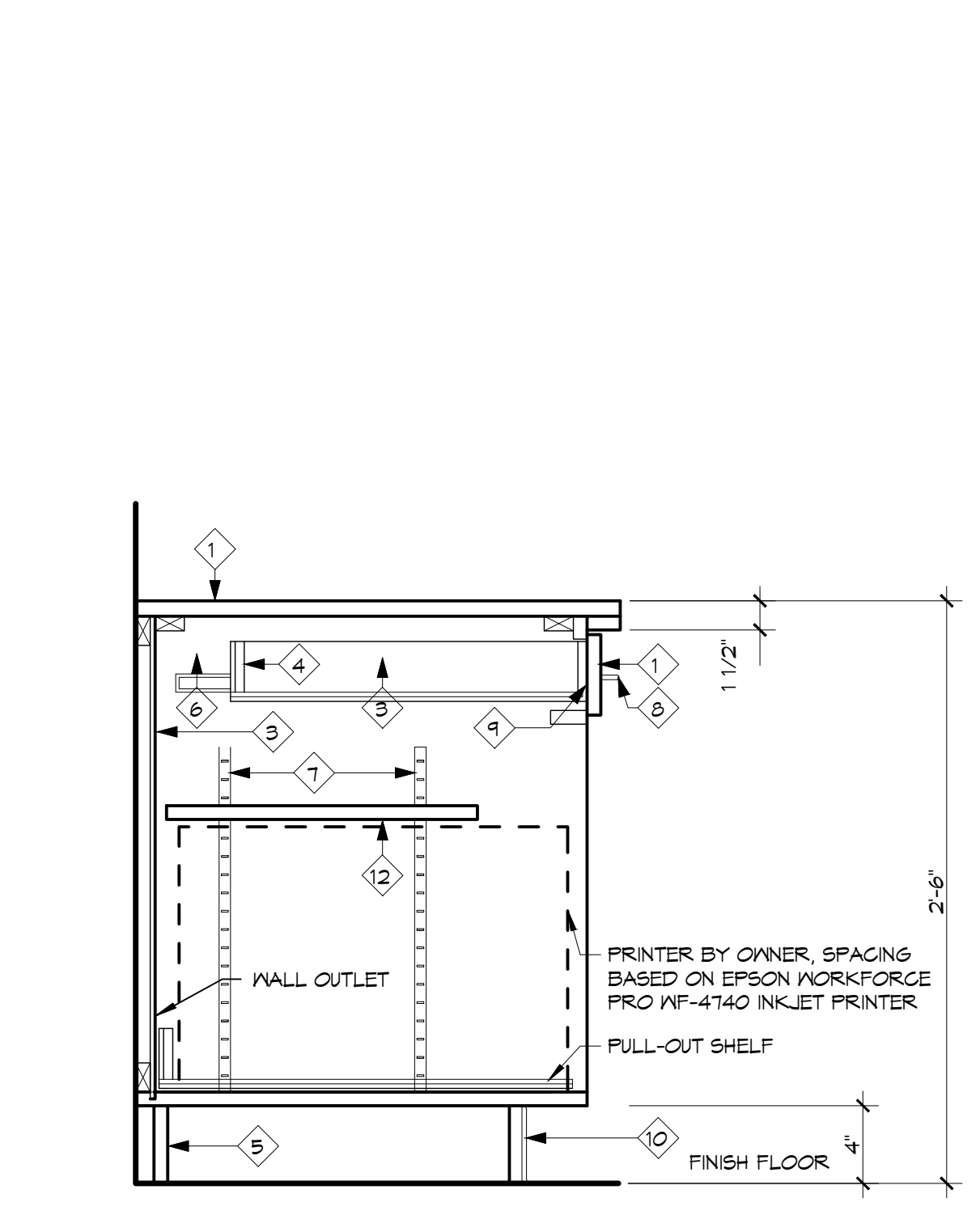
**4 LAMINATE COUNTERTOP**  
SCALE: 1-1/2" = 1'-0"



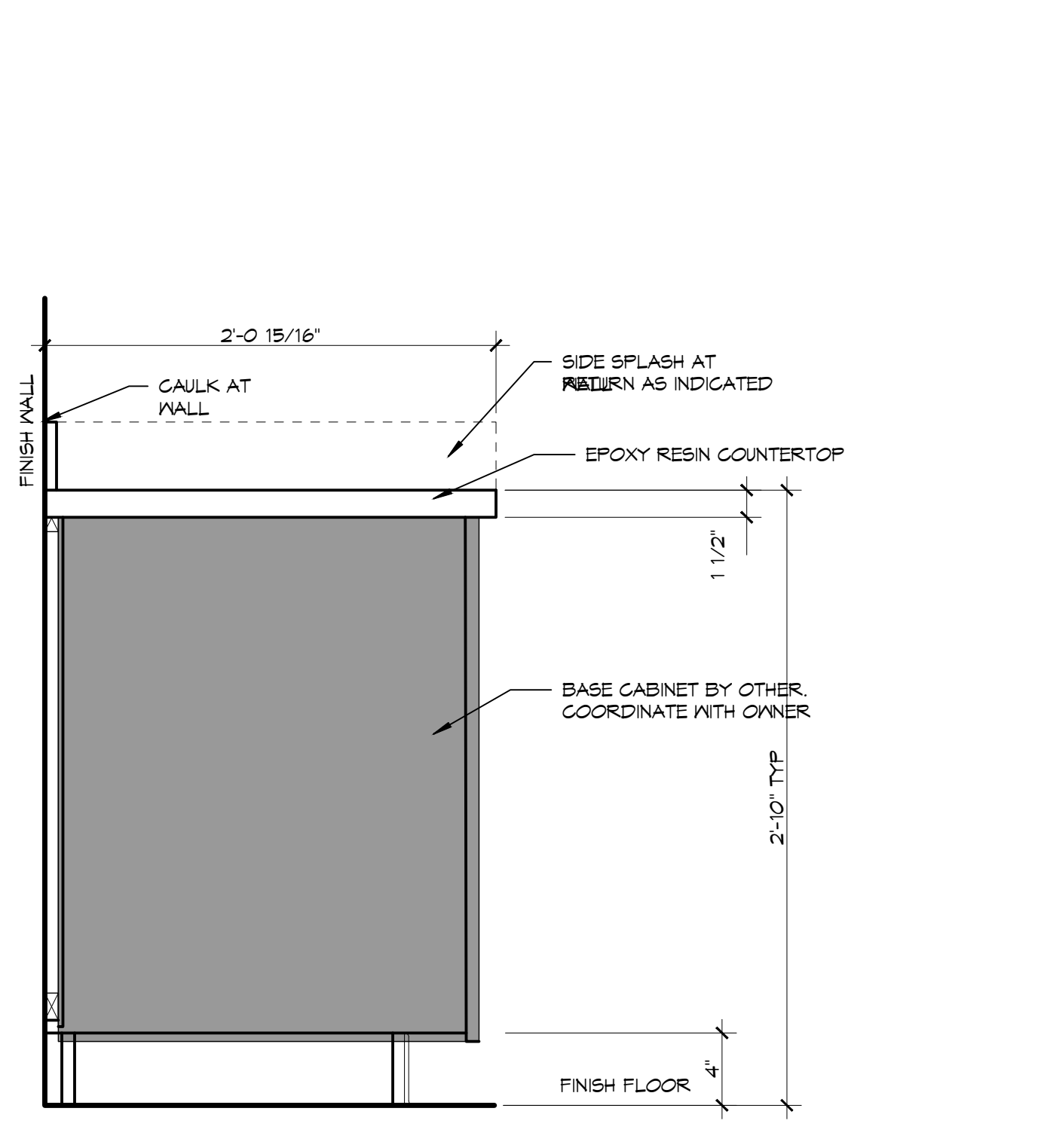
**5 RECEPTION DESK**  
SCALE: 1-1/2" = 1'-0"



**6 RECEPTION TRANSACTION COUNTER**  
SCALE: 1-1/2" = 1'-0"



**7 RECEPTION PRINTER OPEN CABINETY**  
SCALE: 1-1/2" = 1'-0"



**8 PRIMARY LAB CABINETY**  
SCALE: 1-1/2" = 1'-0"

| # | DESCRIPTION | DATE |
|---|-------------|------|
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SEAL: \_\_\_\_\_  
PROGRESS SET

NEW MEDICAL OFFICE  
**DIANA OAK HARBOR REAL ESTATE LLC**  
340 OAK HARBOR BLVD  
SUITE 100  
SUPELL, LA 70458  
JOB No: 2513 | DATE: 08-03-2025  
DRAWN BY: CKD | CHECKED BY: JMS  
SHEET TITLE: MILLWORK  
DRAWING NUMBER: \_\_\_\_\_

