



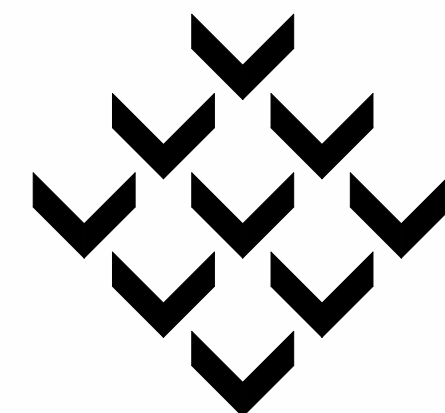
Mixed Use Development
 I-10 South Service Road
 Metairie, Louisiana

PROGRESS SET
 REVISED JULY 19th, 2024

THE REMOVAL OF AN ARCHITECT'S STAMP OR SEAL, AND/OR
 USE OF AN ARCHITECT'S PLANS, UNLESS OTHERWISE
 PROVIDED BY LAW, OR BY WRITTEN APPROVAL BY THE
 ARCHITECT, SHALL BE A VIOLATION OF LAW (R.S. 37:152)

**PROGRESS SET
 NOT FOR
 CONSTRUCTION**

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED
 BY ME, OR UNDER MY CLOSE SUPERVISION, AND TO THE
 BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL
 CITY, PARISH AND STATE CODE REQUIREMENTS. I AM NOT
 SUPERVISING CONSTRUCTION. P.A.P. © 2024



Piazza Architecture Planning APAC

Mandeville Louisiana

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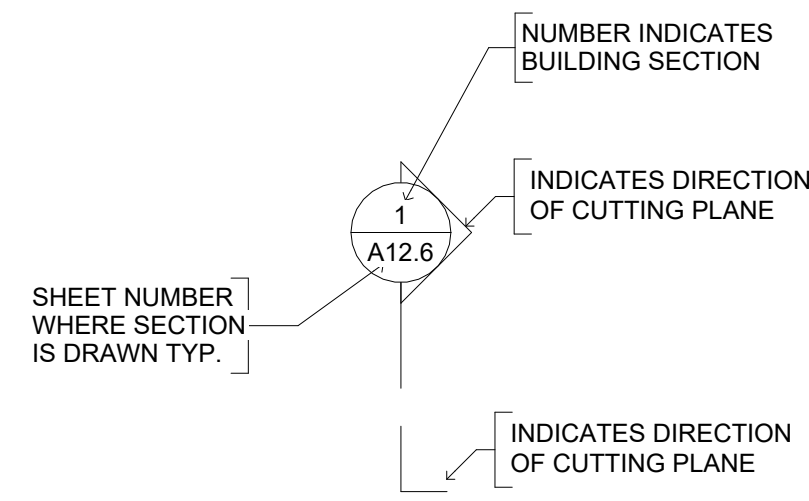
project
 2723

date
 10.12.23

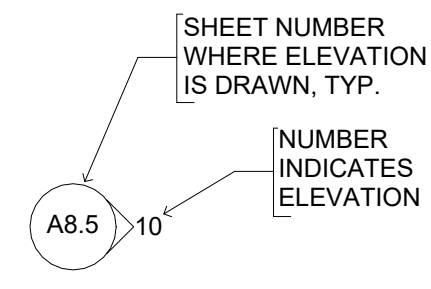
set

1. PROJECT SYMBOLS

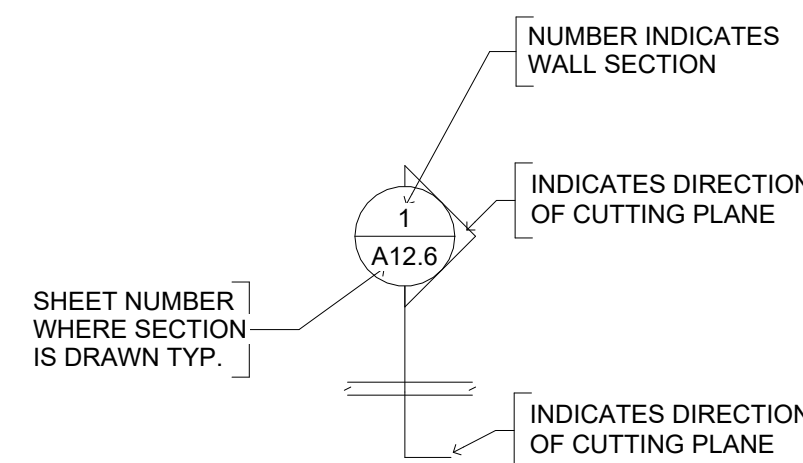
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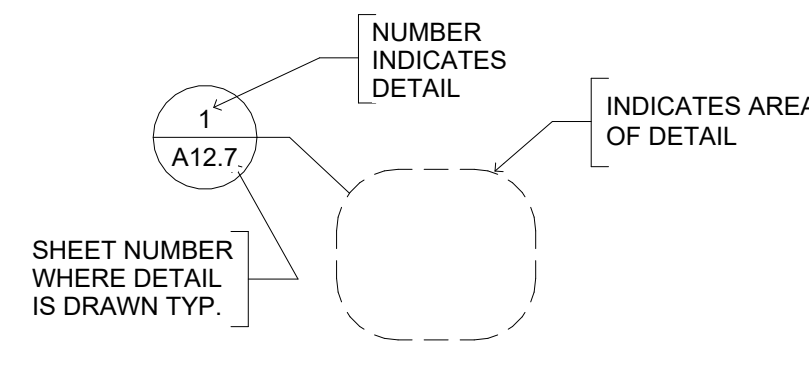
BUILDING SECTION TAG



INTERIOR ELEVATION TAG



WALL SECTION TAG



DETAIL TAG

ABBREVIATIONS

A.F.F. - ABOVE FINISH FLOOR	EWC - ELECTRIC WATER COOLER	PLAS. LAM. - PLASTIC LAMINATE
ACT. - ACOUSTICAL CEILING TILE	FE - FIRE EXTINGUISHER	PLYWD. - PLYWOOD
ALUM. - ALUMINUM	FEC - FIRE EXTINGUISHER CABINET	P.T. - PRESSURE TREATED
BRD. - BOARD	FIN. - FINISH	REF. - REFRIGERATOR
BIT. - BITUMINOUS	F.R. - FIRE RESISTANT	RIENFD. - RIENFORCED
BLK. - BLOCK	F.V. - FLOOD VENT	REQ'D - REQUIRED
C.G. - CORNER GUARD	GA. - GAUGE	S.S. - STAINLESS STEEL
CLG. - CEILING	GALV. - GALVANIZED	SCH. - SCHEDULE
CLO. - CLOSET	GR. - GRADE	SIM. - SIMILAR
CMU - CONCRETE MASONRY UNIT	GWB - GYPSUM WALL BOARD	SQ. - SQUARE
CONC. - CONCRETE	GYP. - GYPSUM	SUSP. - SUSPENDED
CONT. - CONTINUOUS	H. - HIGH	T&B - TOP AND BOTTOM
DBL. - DOUBLE	H.M. - HOLLOW METAL	TELE. - TELEPHONE
DIA. - DIAMETER	H.P. - HIGH POINT	THK. - THICK
DN. - DOWN	HR. - HOUR	T.O. - TOP OF
DTL. - DETAIL	INSUL. - INSULATION	TRTD - TREATED
EA. - EACH	JT. - JOINT	TYP. - TYPICAL
EL. - ELEV. - ELEVATION	MAX. - MAXIMUM	UL - UNDERWRITERS LABORATORIES
ELECT. - ELECTRIC	MECH. - MECHANICAL	U.N.O. - UNLESS NOTED OTHERWISE
E.J. - EXPANSION JOINT	MIN. - MINIMUM	VERT. - VERTICAL
EXP. - EXPANSION	MTL. - METAL	W/ - WITH
EXT. - EXTERIOR	N.I.C. - NOT IN CONTRACT	WD. - WOOD
	O.C. - ON CENTER	

2. PROJECT DATA

SCALE: NONE

CODES:
 2015 N.F.P.A. 101 LIFE SAFETY CODE
 2021 INTERNATIONAL BUILDING CODE (I.B.C.)
 2021 INTERNATIONAL EXISTING BUILDING CODE (I.E.B.C.)
 2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
 2021 INTERNATIONAL PLUMBING CODE (I.P.C.)
 2021 INTERNATIONAL FUEL GAS CODE (I.F.G.C.)
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
 2020 NATIONAL ELECTRIC CODE (N.E.C.)
 LOUISIANA STATE FIRE MARSHAL ACT
 2010 A.D.A. - A.B.A. ACCESSIBILITY GUIDELINES
 CODE OF ORDINANCES - JEFFERSON PARISH, LOUISIANA

PROPERTY: PROJECT ADDRESS: 4648 SOUTH I-10 SERVICE ROAD METAIRIE, LOUISIANA 70001 JURISDICTION: JEFFERSON PARISH, LOUISIANA ZONING:	FLOOD DESIGN DATA: FLOOD ZONE PER F.E.M.A.: EXISTING GRADE ELEV.: DESIGN FLOOD ELEVATION: FREEBOARD: ADJUSTED BASE FLOOD ELEV.:		
BUILDING USE: GROUP: (I.B.C. SECTION 302 thru 312) (MIXED OCCUPANCY BUILDING)	GROUP "A-Z" ASSEMBLY	GROUP "B" BUSINESS	GROUP "M" MERCANTILE
CONSTRUCTION TYPE AND MAXIMUM AREA: CONSTRUCTION TYPE: I.B.C. SECTION 602	TYPE II-B		
FIRE SPRINKLER SYSTEM REQUIRED - I.B.C. 903.2.1.3&2.8.1	YES		
FIRE SPRINKLER SYSTEM PROVIDED:	YES		
FIRE ALARM SYSTEM REQUIRED - I.B.C. 907.2.7 & 9	YES		
FIRE ALARM SYSTEM PROVIDED:	YES		
MAXIMUM NUMBER OF STORIES - I.B.C. TABLE 504.4	3	4	3
MAXIMUM ALLOWABLE AREA (PER FLOOR) - I.B.C. TABLE 506.2	28,500 SQ. FT.	69,000 SQ. FT.	37,500 SQ. FT.
MAXIMUM ALLOWABLE AREA (PER BUILDING) - I.B.C. TABLE 506.2	85,500 SQ. FT.	207,000 SQ. FT.	112,500 SQ. FT.
MAXIMUM ALLOWABLE AREA (PER FLOOR) USING ALLOWABLE BUILDING AREA MODIFICATIONS - I.B.C. TABLE 506.3	NOT USED	NOT USED	NOT USED
MAXIMUM ALLOWABLE AREA (PER BUILDING) USING ALLOWABLE BUILDING AREA MODIFICATIONS - I.B.C. TABLE 506.3	NOT USED	NOT USED	NOT USED
OVERALL BUILDING AREA:	30,526 SQ. FT.		
OCCUPANT LOAD: - I.B.C. TABLE 1004.1.2			
ASSEMBLY; CHAIRS ONLY: 1 PER 7 SQ. FT.	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT
ASSEMBLY; TABLE AND CHAIRS: 1 PER 15 SQ. FT.			
COMMERCIAL KITCHEN: 1 PER 100 SQ. FT.			
BUSINESS AREA: 1 PER 150 SQ. FT.			
MERCANTILE: 1 PER 60 SQ. FT.			
EXITS: MINIMUM REQUIRED: (I.B.C. TABLE 1006.2.1 - ONE ONLY) MINIMUM REQUIRED: (I.B.C. TABLE 1006.3.1 - TWO OR MORE)	2 MINIMUM PER FLOOR	2 MINIMUM PER FLOOR	2 MINIMUM PER FLOOR
EXITS PROVIDED:	3 MINIMUM PER FLOOR	3 MINIMUM PER FLOOR	3 MINIMUM PER FLOOR
EXIT CAPACITY REQUIRED:	TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED
EXIT CAPACITY PROVIDED:	(3 x 34) / 0.2 = 510 MIN.	(3 x 34) / 0.2 = 510 MIN.	(3 x 34) / 0.2 = 510 MIN.
MAX. TRAVEL DISTANCE TO EXITS: (I.B.C. TABLE 1017.2)	250' (SPRINKLERED)	300' (SPRINKLERED)	250' (SPRINKLERED)
MAX. COMMON PATH OF TRAVEL: (I.B.C. TABLE 1006.2.1)	75' (SPRINKLERED)	100' (SPRINKLERED)	75' (SPRINKLERED)
MAX. DEAD END CORRIDOR: (I.B.C. TABLE 1020.4)	20' (SPRINKLERED)	50' (SPRINKLERED)	50' (SPRINKLERED)
DESIGN LOADS:			
FLOOR LIVE LOAD: (I.B.C. TABLE 1607.1)	100 P.S.F.	100 P.S.F.	100 P.S.F.
ROOF LIVE LOAD: (I.B.C. TABLE 1607.1)	20 P.S.F.	20 P.S.F.	20 P.S.F.
ROOF (GROUND) SNOW LOAD: (I.B.C. TABLE 1608.2)	0 P.S.F.	0 P.S.F.	0 P.S.F.
WIND DESIGN DATA:	140 - 150 M.P.H. CONTOUR 141 M.P.H. (PER ATCOUNCIL.ORG WEBSITE) 110 M.P.H.		
WIND SPEED, ULTIMATE: (I.B.C. TABLE 1609A/B/C)			
WIND SPEED, ULTIMATE: (INTERPOLATED)			
WIND SPEED, NOMINAL: (I.B.C. TABLE 1609.3.1)			
WIND IMPORTANCE FACTOR:	I		
RISK CATEGORY: (I.B.C. TABLE 1604.5)	II		
WIND EXPOSURE: (I.B.C. TABLE 1609.4)	B		
COMPONENTS AND CLADDING:	REFER TO STRUCTURAL, BY OTHERS, N.I.C.		
ZONE 1:			
ZONE 2:			
ZONE 3:			
ZONE 4:			
ZONE 5:			
WIND LOAD DESIGN METHOD:	REFER TO STRUCTURAL, BY OTHERS, N.I.C.		
FIRE RESISTANCE RATING: (TYPE II-B CONSTRUCTION)			
PRIMARY STRUCTURAL FRAME: I.B.C. TABLE 601	0 HOURS		
BEARING WALLS - EXTERIOR: I.B.C. TABLE 601	0 HOURS		
BEARING WALLS - INTERIOR: I.B.C. TABLE 601	0 HOURS		
NON-BEARING WALLS - EXTERIOR: I.B.C. TABLE 602	0 HOURS		
NON-BEARING WALLS - INTERIOR: I.B.C. TABLE 602	0 HOURS		
FLOOR CONSTRUCTION: I.B.C. TABLE 601	0 HOURS		
ROOF CONSTRUCTION: I.B.C. TABLE 601	0 HOURS		
INTERIOR DEMISING WALLS: I.B.C. TABLE 508.4 - BETWEEN TENANTS	0 HOURS		
PENETRATIONS AT RATED ASSEMBLIES:	MATCH ASSEMBLY		
DRAFTSTOPS: (REQUIRED IN ATTICS - 3,000+ SQ. FT.)	NOT REQUIRED		
PLUMBING: (I.B.C. CHAPTER 19 AND I.B.C. TABLE 2902.1)			
OCCUPANT LOAD (I.B.C. TABLE 1004.1.2)	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT
OCCUPANT LOAD MALE/FEMALE MIX - I.B.C. 2902.1.1	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT
REQ'D NUMBER OF MEN'S FIXTURES - I.B.C. TABLE 2902.1 (WIC 1 PER XX OCC. - LAV. 1 PER XX OCC.)	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT
REQ'D NUMBER OF WOMEN'S FIXTURES - I.B.C. TABLE 2902.1 (WIC 1 PER XX OCC. - LAV. 1 PER XX OCC.)	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT
REQ'D NUMBER OF SERVICE SINKS - I.B.C. TABLE 2902.1	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT
REQ'D NUMBER OF DRINKING FOUNTAINS - I.B.C. TABLE 2902.1 (EXEMPTION PER I.P.C. 410.4 - RESTAURANTS)	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT	TO BE DETERMINED BY FUTURE TENANTS ARCHITECT
PARKING:			
REFER TO SITE PLAN:			

3. INDEX OF DRAWINGS

SCALE: NONE

- A01.0 COVER SHEET
- A01.1 PROJECT DATA
- A01.2 PROJECT NOTES
- A02.1 SURVEY
- A02.2 SITE PLAN - OVERALL
- A02.4 PAVING DETAILS
- A03.1 FIRST FLOOR FORM SETTING PLAN
- A03.2 SECOND FLOOR FORM SETTING PLAN
- A03.3 THIRD FLOOR FORM SETTING PLAN
- A04.1 FIRST FLOOR PLAN - OVERALL
- A04.2 SECOND FLOOR PLAN - OVERALL
- A04.3 THIRD FLOOR PLAN - OVERALL
- A04.4 ENLARGED PLAN DETAILS
- A04.5 ENLARGED PLAN DETAILS
- A05.1 WINDOW, DOOR AND ROOM SCHEDULES
- A05.2 STOREFRONT SCHEDULE WITH ELEVATIONS
- A06.1 FIRST FLOOR CEILING PLAN
- A06.2 SECOND FLOOR CEILING PLAN
- A06.3 THIRD FLOOR CEILING PLAN
- A09.1 ROOF PLAN
- A10.1 EXTERIOR ELEVATIONS
- A10.2 EXTERIOR ELEVATIONS
- A11.1 BUILDING SECTION
- A11.2 BUILDING SECTION
- A12.01 WALL SECTIONS
- A12.02 WALL SECTIONS
- A12.03 WALL SECTIONS
- A12.04 WALL SECTIONS
- A12.05 WALL SECTIONS
- A12.06 WALL SECTIONS
- A12.07 ENLARGED DETAILS
- A12.08 ENLARGED DETAILS
- A12.09 ENLARGED DETAILS
- A12.10 ENLARGED DETAILS
- A12.11 CEMENT STUCCO DETAILS
- A12.12 A.C.M. PANEL DETAILS
- A12.13 TREMCO WATERPROOFING DETAILS
- A13.1 STAIR - LEFT SIDE - ENLARGED PLANS AND SECTION
- A13.2 STAIR - LEFT SIDE - SECTIONS
- A13.3 STAIR - CENTER - ENLARGED PLANS AND SECTION
- A13.4 STAIR - RIGHT SIDE - ENLARGED PLANS AND SECTIONS
- A13.5 STAIR - RIGHT SIDE - SECTIONS
- A14.1 ELEVATOR PLANS AND SECTION
- A15.1 OPENING DETAILS

4. DIRECTORY

SCALE: NONE

OWNER:
INTERNATIONAL WHOLESALE CLUB
2901 RICHLAND AVENUE
METAIRIE, LOUISIANA 70002
PHONE: (504) 888-8832 - EXT 3
E-MAIL: international0940@yahoo.com
CONTACT: HIREN SHAH

ARCHITECT:
PIAZZA ARCHITECTURE PLANNING APAC
647 GALVEZ STREET - SUITE 200
MANDEVILLE, LOUISIANA 70448
PHONE: (985) 626-1564
E-MAIL: piazza@847galvez.com
CONTACT: MICHAEL PIAZZA

**STRUCTURAL/
CIVIL
ENGINEER:**
COMPANY
ADDRESS, STATE, ZIP
PHONE: ()
E-MAIL:
CONTACT:

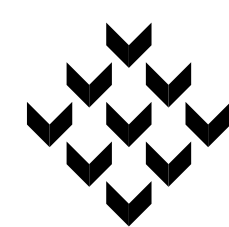
**MECHANICAL/
ELECTRICAL/
PLUMBING
ENGINEERS:**
COMPANY
ADDRESS, STATE, ZIP
PHONE: ()
E-MAIL:
CONTACT:

5. VICINITY MAP

SCALE: NONE



project	2723
date	10.12.23
revisions	7.19.24



Piazza Architecture Planning APAC
Mandeville Louisiana

PROGRESS SET
NOT FOR
CONSTRUCTION

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Mixed Use Development
I-10 South Service Road
Metairie, Louisiana

sheet

A01.1

1. PROJECT NOTES

SCALE: NONE

SCOPE OF WORK:

- This project consists of a new 30,000+/- sq. ft. three story mixed use building.
- The plans as submitted include the architectural drawings for the building shell only.
- The building is to be constructed on a pile supported concrete slab. A pre-engineered metal building will be used to provide the structural aspects of the building. Exterior walls to be constructed with metal stud framing, and shall be finished with metal wall panels, aluminum composite panels, and cement stucco. Roof shall be metal roof panels on pre-engineered metal building system.
- Building shall be fully sprinklered.
- As per IBC 2021 - Figure 1609A, this building lies within the 140 - 150 mph wind speed and shall be structurally designed accordingly. Linear interpolation between contours is permitted.
- As per the LSU AgCenter website, this parcel has a windspeed of 141 mph, and the building shall be structurally designed accordingly.
- The building is located in a "Windborne Debris Region", and as such, doors, windows, and aluminum storefront systems shall be "Impact rated".

ALARM SYSTEM NOTES:

- Alarm system, if required, to be submitted by owners. It is not part of this contract but must meet the following:
 - 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.
 - 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.
- Provide a fire alarm system in accordance with 101: 9-6, and IBC 2021, Section 907.
- Provide a visual alarm system in accordance ADA-AG 4 28.3
- Fire Department notification shall be accomplished in accordance with 9.6.4.
- When central control equipment is located in areas that are not continuously occupied, automatic fire detectors shall be provided at each central equipment location to provide warning of fire at these locations.
- Occupant notification shall be by means of either voice or prerecorded message announcement initiated by the person in the constantly attended receiving station. Horns and bells are not allowed in assembly occupancies.
- In accordance with LRS 40-1851, fire alarm system shop drawings to be submitted with plan review application and fee prior to installation of any work. No work shall commence until shop drawings have been found to be in compliance with applicable codes by the State Fire Marshall's office.
- Per NFPA 38.3.4.1 requirements for Business Occupants, to make alarm system not required the following must be met:
 - less than 2 or more stories in height above level of exit discharge
 - less than 50 occupants above or below level of exit discharge
 - less than 300 occupants
- As per LRS 40-1653 and 40-1628, all work and inspections of fire alarm and portable fire extinguishers shall be performed by a State of Louisiana certified agent.

IMPACT GLAZING NOTES:

- Per IBC 2021 - Section 1609.2 - Protection of Openings; Impact glazing is required in Windborne Debris Regions:
 - Within 1 mile of the coastal high mean water line where the ultimate design wind speed is 130 mph or greater.
 - In areas where the ultimate design wind speed is 140 mph or greater.
- Building Risk Category shall be based on IBC 2021 Table 1604.5
- Building is Risk Category II.
- Windspeed for Risk II Buildings shall be based on IBC 2021 Figure 1609.3(1).
- Per IBC 2021 - Figure 1609.3(1), property is located in a 140 - 150 mph wind zone.
- Per IBC 2021 - Figures 1609A/IBC - Note 2, Linear interpolation of wind contours is permitted.
- The LSU AgCenter website, using data from Applied Technology Council website, lists the subject property as 141 mph windspeed.
- Per IBC 2021 - Section 1609.2 Impact Glazing is required, and shall conform to:
 - Glazed openings located within 30 feet of grade shall meet the requirements of the Large Missile Test of ASTM E 1996
 - Glazed openings located more than 30 feet above grade shall meet the requirements of the Small Missile Test of ASTM E 1996.

COMMERCIAL CONSTRUCTION NOTES:

GENERAL:

- 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.
- All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
- Contractor shall obtain all local and state permits as required before start of construction.
- The contractor shall provide any surveys, testing or engineering required to insure safe and complete construction.
- Contractor shall pass all inspections and approvals as required by local authorities during course of construction.
- Contractor shall verify all existing conditions before commencing work.
- Contractor shall verify all dimensions before construction begins. Any discrepancies shall be brought to the Architects attention.
- 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.
- 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.
- Contractor shall secure and obtain the certificate of occupancy from local authorities before final payment will be issued.
- 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.
- 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.

SITE:

- All existing remaining trees shown or not are to be protected from damage during construction, where tree location discrepancy occurs, contact the Architect prior to starting construction.
- All concrete sidewalks shall be 4" thick, 2500 psi at 28 days concrete (150 lbs/cf) with 6x6 44 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.

EGRESS:

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

INSULATION:

- Insulation and insulation assemblies shall meet the requirements of Section 719, IBC 2021.
- Concealed insulation shall have a flame spread index of not more than 25 and a smoke development index of not more than 450, in accordance with Section 719, IBC 2021.
- Exposed insulation shall have a flame spread index of not more than 25, and a smoke developed index of not more than 450, in accordance with Section 719, IBC 2021.
 - In accordance with Section 803, IBC 2021, interior walls and ceilings shall be classified in accordance with ASTM E 84. Such interior finish materials shall be grouped as follows:

Class A: Flame spread 0-25, smoke-developed 0-450
Class B: Flame spread 26-75, smoke-developed 0-450
Class C: Flame spread 76-200, smoke-developed 0-450
 - In accordance with Section 2603, IBC 2021, spray foam plastic insulation shall be separated from the interior of a building by an approved thermal barrier. Thermal barrier to be DC315, by International Fireproof Technologies, or approved equal, and shall be applied as per manufacturer's specifications.

GLAZING:

- Provide safety glazing in hazardous locations as defined by Section 2406, IBC 2021.
- Window Wall Recommendations published by AAMA in the "Metal Curtain Wall, Window Storefront, and Entrance Guide Specifications Manual" applies to its project.

CORRIDOR:

- The minimum corridor width shall be as determined in Section 1005.1, IBC 2021, but shall not be less than 44 inches.
- 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:

- 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 713, IBC 2021.
- Separate incidental use areas from other parts of the building by fire resistant methods as per table 508.2.5, IBC 2021.
- Protect vertical openings in accordance with Chapter 7, IBC 2021.
- 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 or FM listed assembly.
- 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.
- Install gas piping in accordance with NFPA 54.
- 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:

- 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.
- Provide hand-operated fire extinguishers in accordance with NFPA-10.
- 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.
- Travel distance to a fire extinguishers shall not exceed 75 feet.
- 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:

- Fire caulking to be FIRESEAL 3500, single part Acrylic Latex Intumescent Fire Stop Sealant, or approved equal.

GENERAL HANDICAP NOTES:

- Provide handicapped accessibility in accordance with ANSI ADA-AG 1994. This project shall include, but not be limited to the following requirements:

SITE:

- Parking spaces shall comply with section 502. Parking spaces and aisles shall be level. Ramps shall not encroach into aisles.
- Provide an accessible route from each accessible parking space to the accessible building entrance.
- Minimum clear width to be 36", passing spaces required at maximum of 200' (60" x 60" area).
- Least possible slope for ramps and accessible routes shall be 1:12.
- Provide curb ramps wherever an accessible route crosses a curb.
- Slope of flared curb ramp sides shall not exceed 1:10.
- Cross slope shall not exceed 1:50.
- Running slope shall not exceed 1:20.
- Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Provide edge protection at open sides of ramps and landings. Curbs shall be not less than 4" high in accordance with 406.

EGRESS:

- The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.
- Provide signage at accessible entrance(s) and directional signage at all inaccessible entrances.
- Ground and floor surfaces shall be firm, stable and slip-resistant.
- 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.
- Thresholds shall comply with requirements of this section 404.2.5 regarding changes in level. (maximum threshold height to be 1/2" and beveled if over 1/4", 3/4" at exterior sliding doors).
- Provide landing outside exterior doors level with the floor.
- The floor shall be level on both sides of a door.
- Handles, pulls, latches, and other operating devices shall have a shape that is easy to grasp with one hand and does not require light grasping, light pinching or twisting of the wrist to operate. Lever-operated mechanisms are acceptable designs.
- Provide maneuvering clearance at doors in accordance with 404.2.
- Handrails required on both sides of all stairs, height to be 34" - 38", measured from stair nosing, 2-1/4" clear space between rail and wall.
- Ramps that exceed 6" in rise, or 72" in run, shall have handrails on both sides. Height to be 34" to 38" above ramp surface, and extend at least 12" beyond top and bottom of ramp, parallel to ramp surface.

MISCELLANEOUS:

- Provide accessible service/heller/information counter(s) in accordance with section 902.1.
- Accessible counter height shall be from 28" to 34" above the finished floor at reception counter.
- Employee work areas shall be designed and constructed as that individuals with disabilities can approach, enter and exit.
- Minimum clear headroom to be 80".
- 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.
- Openings for areas less than 24" in depth shall have clear opening of 20" min.

TOILET ROOMS:

- Toilet rooms shall comply with requirements of section 603.
- Standard accessible toilet shall have minimum width of 60" and minimum depth of 59" for floor mounted water closet (59" with wall mounted unit), for outward swinging door.
- Water closets shall be located 16" from a side wall or partition.
- The height to the top of the toilet seat shall be 17" to 19".
- Flush controls shall be 44" maximum above finished floor.
- 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" min. Each side of water closet center line.

- Urinals shall be stall-type or wall hung with an elongated rim at 17" max. above finish floor. A clear floor space 30" wide by 48" deep minimum shall be provided.
- Toilet paper dispensers shall be installed below grab bar, 19" minimum above floor and 36" maximum from the rear wall.

- Lavatories shall be mounted with the rim or counter surface no higher than 34" above finish floor, shall extend 17" minimum from wall, clearance of 29" minimum from finish floor to bottom of apron.
- A clear floor space 30" by 48" shall be in front of lavatories.

- Hot water and drain pipes under all lavatories shall be insulated, there shall be no sharp or abrasive surfaces under lavatories.

- Lavatory 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.

- Mirrors shall be mounted with the bottom edge of the reflecting surface 40" max. above the finish floor.

- Provide drinking fountain(s) in compliance with section 602.

SIGNAGE:

- 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 the sign.
- 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.
- 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.
- 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.
- The characters and background of signs shall be eggshell, matte or other non-glare finish. Character and symbols shall contrast with their background.
- Provide low level mounted exit signage in accordance with 703 (raised character, letter size, mounting) at all required exits.
- Handicap parking signage shall not be obscured by vehicle.

DETECTABLE WARNING:

- 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. Provide "detectable warnings" as per 705 at accessible parking aisle.
- A curb ramp shall have a "detectable warning". The "detectable warning" shall extend the full width and depth of the curb ramp.
- Required "detectable warning" on walking surfaces shall consist of raised truncated domes.
- 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 an integral part of the walking surface.

ELECTRICAL NOTES:

GENERAL:

- Refer to electrical plans for full design, notes and details, the electrical work is not part of this contract but is being handled by electrical sub-contractor under construction contract directly to owner, thru General Contractor.
- Contractor to make necessary arrangements with the local power company for temporary power and permanent meter. Contractor shall provide a source of construction electrical power.
- Contractor shall confirm with the telephone company that the service location, size, etc. meets their requirements and with their approval.
- All electrical work shall have a one year warranty.
- All electrical work shall be performed by a licensed electrician.
- Electrical work shall comply with NFPA 70 (2005), 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 devices 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.
- Grounding shall conform to Article 250 of the NEC.
- Ground grid system shall tie to cold water piping.
- Main ground rod shall be 3/4" x 10' copper clad steel.
- Bonding of piping systems and exposed structural steel is required for metal water piping, metal gas piping, other metal piping that may become energized and structural steel, as per NEC section 250.104.
- Service is 120/208 Volt, 1 Phase, 3 Wire, 60 Hertz. Make necessary arrangements with power company for metering. Pay any assessed cost, provide raceway, conductors, metering equipment, switches and connections as required by utility company.
- Electrical contractor to be responsible for the sizing and functioning of the panels and all wiring, switches, fixtures, etc.

EQUIPMENT:

- Equipment to be sized by supplier of equipment to meet needs of owner.
- Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling, as per NEC section 110.3(B).
- Sufficient access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of the equipment, as per NEC art. 110-26.
- The main feeders shall be installed galvanized or standardized heavy wall conduit branch circuits shall be run in EMT. All conduit to be 1/2" unless otherwise specified.
- All safety switches shall be heavy duty Westinghouse, or approved equal.
- GFCI protection must be provided for new receptacles located in bathrooms, rooftops and at the exterior of the building in public area, as per NEC section 210.8(B).
- Install special protective receptacle covers in all areas occupied by children under six years of age.
- All telephone jacks to be approved by owner.
- All fixtures shall be supported in accordance with section NEC 410.15.

MISCELLANEOUS:

- All conduit above grade located outside of building shall be minimum 3/4" rigid galvanized steel, unless noted otherwise.
- 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.
- Power for HVAC equipment to be installed as per manufacturers specifications.
- A 125 volt, single phase 15 or 20 amp, rated receptacle outlet must be installed at all accessible locations for the servicing of any heating and air conditioning equipment on roof tops, in attics and crawl spaces, on the same level, within 25 feet of the equipment as per NEC art. 210-63.
- Provide emergency lighting in accordance with NFPA 101: 7.9.
- Provide illumination of means of egress in accordance with NFPA 101: 7.8.
- Exit signs complying with NFPA 101: 7.10 shall define exits and access to exits.
- All exit lights to have emergency power packs.
- Contractor shall paint circuit breakers feeding the exit and emergency light circuits red.
- 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.

MECHANICAL NOTES:

GENERAL:

- 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.
- All HVAC systems shall be constructed in accordance with 101: 9.2., Life Safety Code.
- Utilities shall comply with the provisions of Section 9.1 Life Safety Code 2006.
- Execute all work according to all codes and ordinances. Pay for all permits and provide for inspections.
- All mechanical installations must meet commercial standards including heating, cooling, water heating, ductwork, etc., and that these installations must be typically accessible, as required.
- Guarantee all labor and material for one year from date of acceptance.
- Visit the site to be familiar with all visible conditions. No compensation will be allowed for failure to observe existing conditions.
- Make arrangements for sewer and water connections required. Include costs in price.
- Do all trenching, excavating and back filling required for completion of this work. Comply with requirements of General Provisions.
- HVAC contractor to be responsible for the design, sizing, and functioning of the units and ducts.
 - Central air condition system to be designed and priced with a minimum rating as per State Energy Code (ASHRAE 90.1-2004).
 - Test all piping, test and adjust air distribution and refrigeration systems.
 - Cutting and patching shall be in accordance with general practices.

FIRE SAFETY:

- Install smoke detectors to automatically stop the fan in HVAC duct systems over 2000 cfm in accordance with NFPA 90A-4.4.2(1) (2006). As per 90A-5.1. Duct detectors shall be connected to building alarm system.
- 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. Interconnect to buildings smoke detection and alarm systems when required by NFPA 101.
- Automatic sprinkler system to be installed, system to be sized and designed by others.
- Provide manual reset freset in return air stream of A/C system, setting not to exceed 136 degree F.

EQUIPMENT:

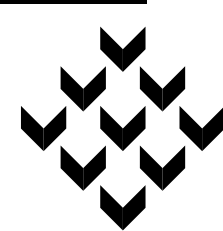
- Manufacturers catalog numbers are used to establish a standard of quality. Alternate products may be used if submitted to Architect and found acceptable to him. Contractor shall be responsible for all changes and costs which may be incurred by the use of substitute materials.
- Electrical contractor shall do all power and high voltage wiring. Mechanical contractor shall do low voltage control wiring. General contractor shall provide structural supports, foundations and paining. Roofer shall provide pitch pockets and install roof curbs, jacks, etc.
- 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.
- 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; quiet 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.
- Fan Coil Units: Corrosion protected steel casing insulated with 1 inch 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 inch throwaway filters.
- 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.
- 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.
- 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.
- 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.
- Electric air filtering unit to be placed in A/C return air.
- HVAC enclosures must have ducted returns, typically.
- Ceiling Diffusers, Grilles and Registers: Metal Aire, aluminum.
- Rough in and connect all owner furnished equipment including valves, fittings, etc.
- Construct and install kitchen exhaust hood, vent and automatic extinguishing system in accordance with NFPA 96.

MISCELLANEOUS:

- Install gas piping in accordance with NFPA 54.
- Piping shall be installed so that it may expand and contract without damaging building. Provide satisfactory hangers, braces and supports. Install dielectric 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.
- Install system of soil, waste and vent lines for a complete plumbing system. Connect to sewer as required.
- Install clean outs with access plates at the base of all plumbing stacks, change of direction of 45 degrees or more, and every 50 feet.
- Install cold and/or hot water lines to all fixtures complete with stop valves and shock absorbers.
- Insulate all hot water lines and horizontal cold water and condensate lines above ceiling with 1/2 inch fiberglass sealed with foil vapor barrier.
- Insulate refrigerant suction lines with 1/2 inch thick (Armaflex). Glue all joints. Do not tape joints. Paint outdoor insulation with protective paint.
- Water Heaters: Electric, glass lined tank, UL approved, thermostat, insulation meeting ASHRAE Standard 90-75, jacket and temperature pressure relief valve.
- Provide access doors for installation by others, if required.
- All hose bibbs to be frost-proof type.
- The potable water supply system shall be designed as per Board of Health requirements.

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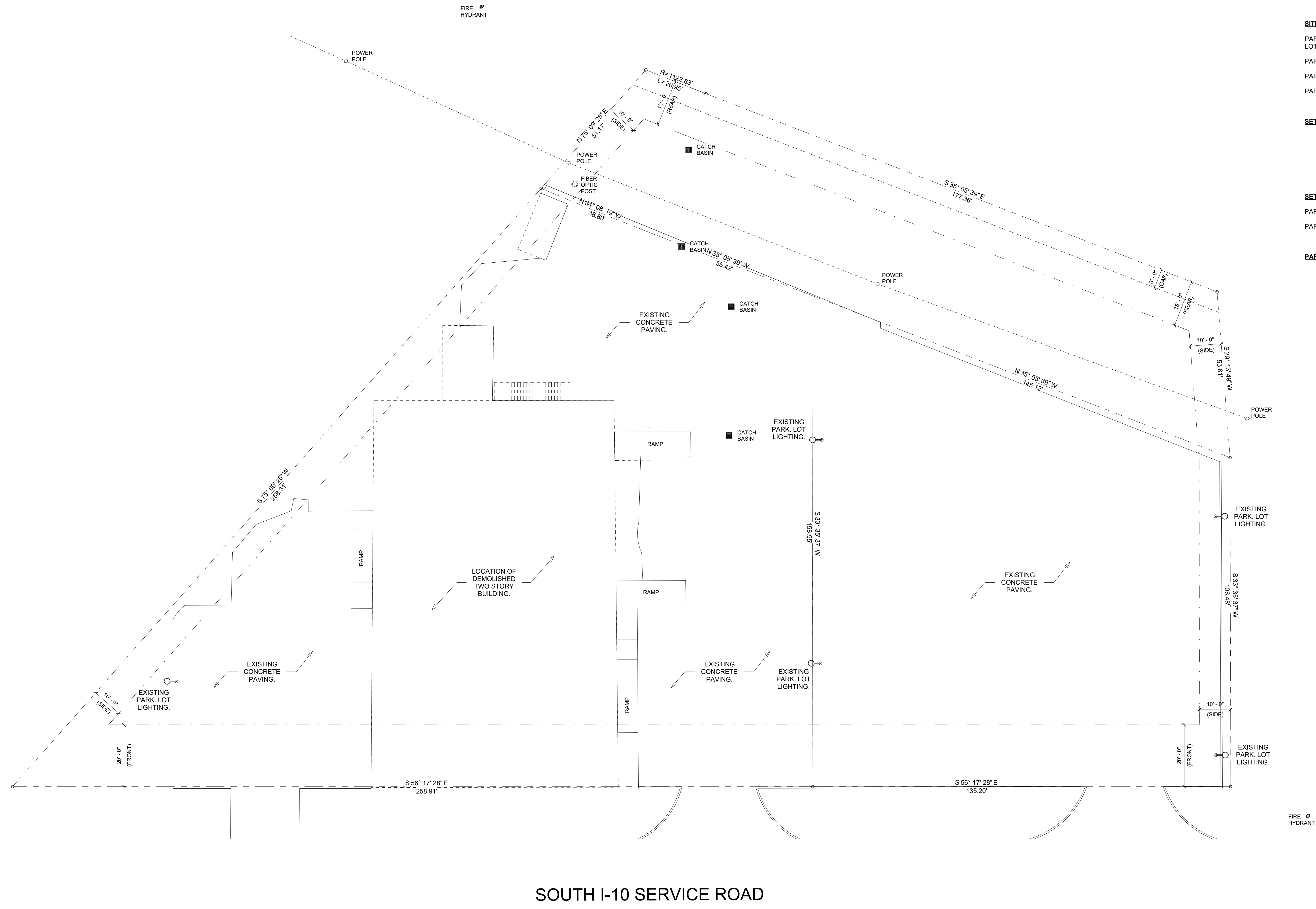
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A01.2



SITE INFORMATION:
 PARCEL IS LOTS 3-B1 AND 3-B2, AND PORTION OF THE LIME STREET RIGHT OF WAY, INTO LOT 3-B-X, CLEARVIEW ESTATES, SECTION A, JEFFERSON PARISH, LOUISIANA.
 PARCEL IS ZONED "BC2" - BUSINESS CORE DISTRICT.
 PARCEL IS NOT LOCATED IN AN OVERLAY DISTRICT.
 PARCEL CONTAINS APPROXIMATELY 60,546.35 SQ. FT. OR 1.3898 ACRES.

SETBACK INFORMATION: STRUCTURES
 FRONT SETBACK: 20'-0"
 SIDE SETBACK: 10'-0"
 REAR SETBACK: 15'-0"

SETBACK INFORMATION: LANDSCAPING
 PARCEL IS NOT LOCATED IN AN OVERLAY DISTRICT.
 PARCEL HAS NO GREENSPACE REQUIREMENTS.

PARKING RATIOS: INTERIM PARKING REQUIREMENTS - RESOLUTION 143461

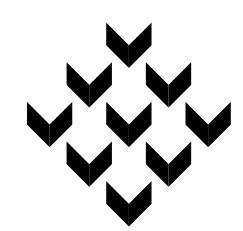
RETAIL:	1 PER 300 SQ. FT.
PRO. OFFICE:	1 PER 350 SQ. FT.
RESTAURANTS AND LOUNGES:	1 PER 250 SQ. FT.

SOUTH I-10 SERVICE ROAD

1. SURVEY
 SCALE: 1/16" = 1'-0"

THIS DRAWING IS BASED ON A SURVEY BY:
 K.L.S. GROUP INC.
 DATED: 09-09-2022

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 date 10.12.23
 revisions 7.19.24



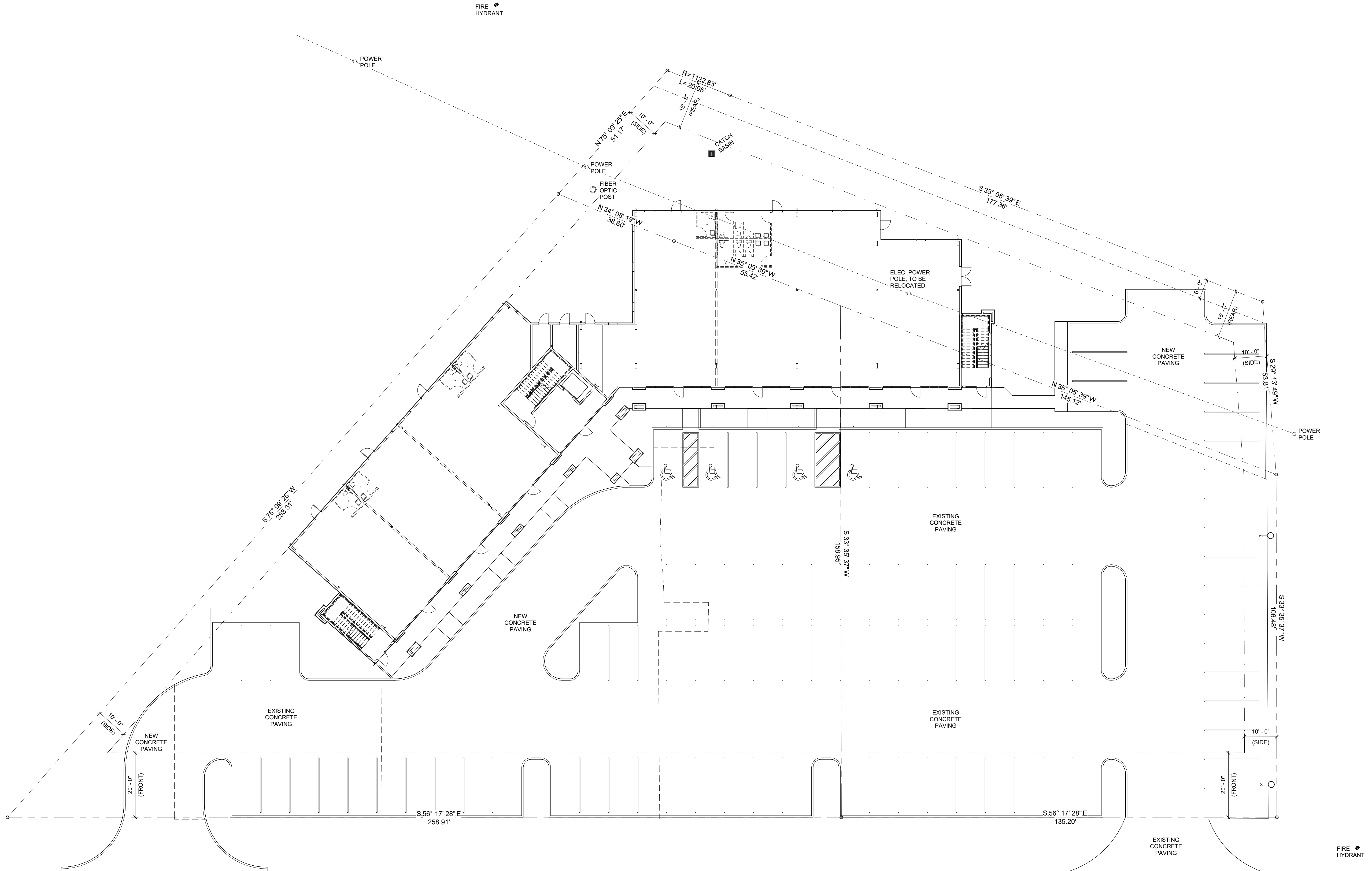
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A02.1



SITE INFORMATION:
 PARCEL IS LOTS 3-B1 AND 3-B2, AND PORTION OF THE LIME STREET RIGHT OF WAY, INTO LOT 3-B-X, CLEARVIEW ESTATES, SECTION A, JEFFERSON PARISH, LOUISIANA.
 PARCEL IS ZONED "BC2" - BUSINESS CORE DISTRICT.
 PARCEL IS NOT LOCATED IN AN OVERLAY DISTRICT.
 PARCEL CONTAINS APPROXIMATELY 60,546.35 SQ. FT. OR 1.3898 ACRES.

SETBACK INFORMATION: STRUCTURES
 FRONT SETBACK: 20'-0"
 SIDE SETBACK: 10'-0"
 REAR SETBACK: 15'-0"

SETBACK INFORMATION: LANDSCAPING
 PARCEL IS NOT LOCATED IN AN OVERLAY DISTRICT.
 PARCEL HAS NO GREENSPACE REQUIREMENTS.

PARKING RATIOS: INTERIM PARKING REQUIREMENTS - RESOLUTION 143461
 RETAIL: 1 PER 300 SQ. FT.
 PRO. OFFICE: 1 PER 350 SQ. FT.
 RESTAURANTS AND LOUNGES: 1 PER 250 SQ. FT.

BUILDING INFORMATION:
 PROPOSED BUILDING IS A THREE STORY BUILDING, WITH A FOOTPRINT OF 12,285 SQ. FT.
 PROPOSED BUILDING CONTAINS APPROXIMATELY 26,788 SQ. FT. OF LEASABLE AREA.

PARKING INFORMATION:
 PARKING REQUIRED:
 RETAIL: 6,250 SQ. FT. / 300 SQ. FT. = 21 PARKING SPACES
 OFFICE: 10,090 SQ. FT. / 350 SQ. FT. = 29 PARKING SPACES
 RESTAURANT: 10,448 SQ. FT. / 250 SQ. FT. = 42 PARKING SPACES
 TOTAL PARKING REQUIRED: 92 PARKING SPACES
 PARKING AS PROVIDED: 99 PARKING SPACES

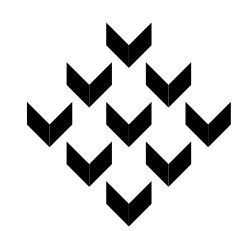
SOUTH I-10 SERVICE ROAD

1. SITE PLAN - OVERALL
 SCALE: 1/16" = 1'-0"

THIS DRAWING IS BASED ON A SURVEY BY:
 K.L.S. GROUP INC.
 DATED: 09-09-2022

OVERALL BUILDING SQ. FT. INFO.		
LEVEL	NAME	SQ. FT.
01 - FLOOR	ENCLOSED AREA	10250 SF
01 - FLOOR	COVERED WALKWAY & ENTRY	1601 SF
01 - FLOOR	STAIR - L	217 SF
01 - FLOOR	STAIR - R	217 SF
02 - FLOOR	ENCLOSED AREA	10090 SF
02 - FLOOR	COVERED WALKWAY	1464 SF
02 - FLOOR	STAIR - L	58 SF
02 - FLOOR	STAIR - R	58 SF
03 - FLOOR	ENCLOSED AREA	3795 SF
03 - FLOOR	OPEN VIEWING DECK	2653 SF
03 - FLOOR	STAIR - L	61 SF
03 - FLOOR	STAIR - R	61 SF
UNDERBEAM SQ. FT.		30526 SF

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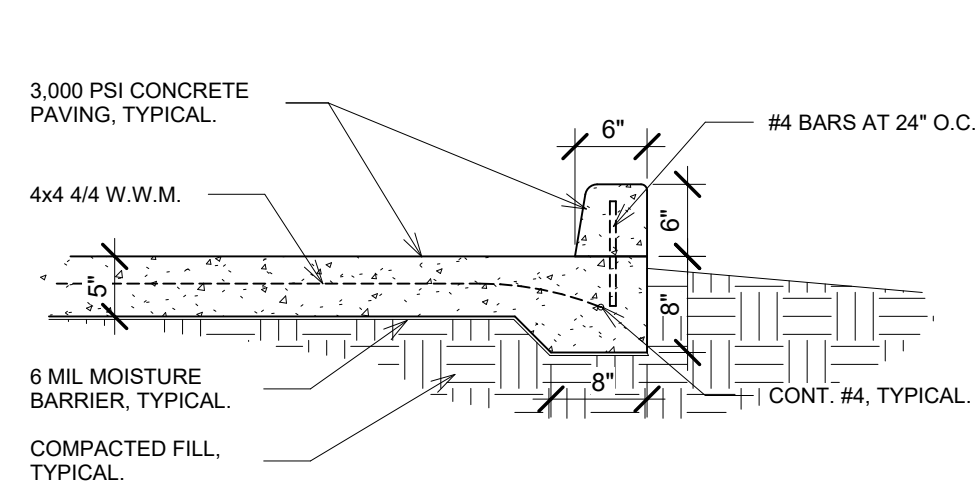
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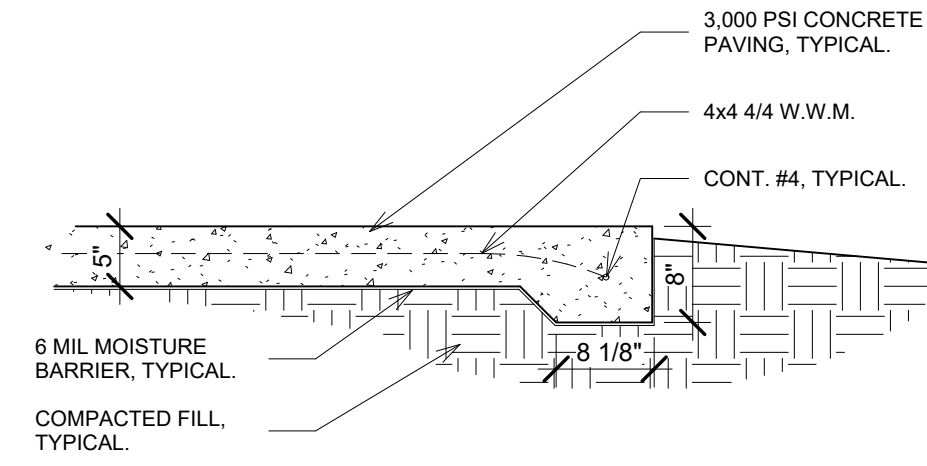
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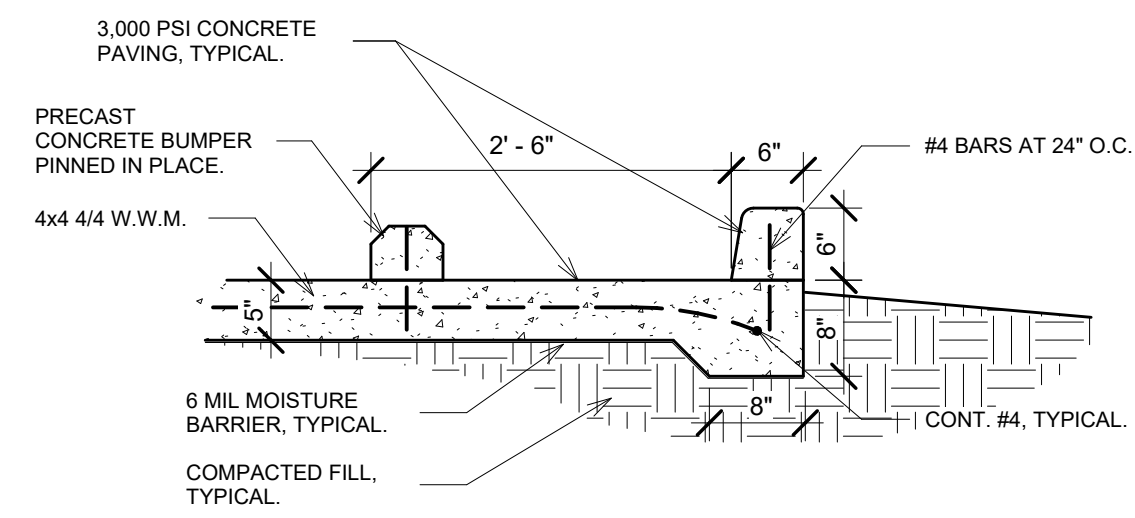
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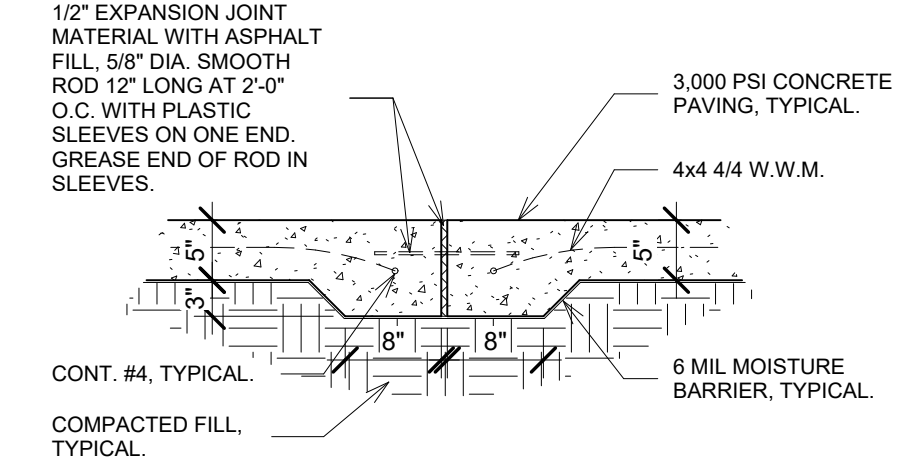
1. CONCRETE PAVING - EDGE - BARRIER CURB
SCALE: 3/4" = 1'-0"



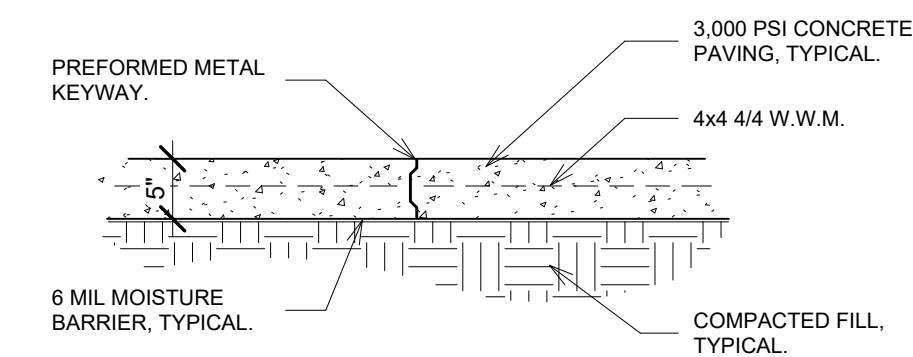
2. CONCRETE PAVING - EDGE - PLAIN
SCALE: 3/4" = 1'-0"



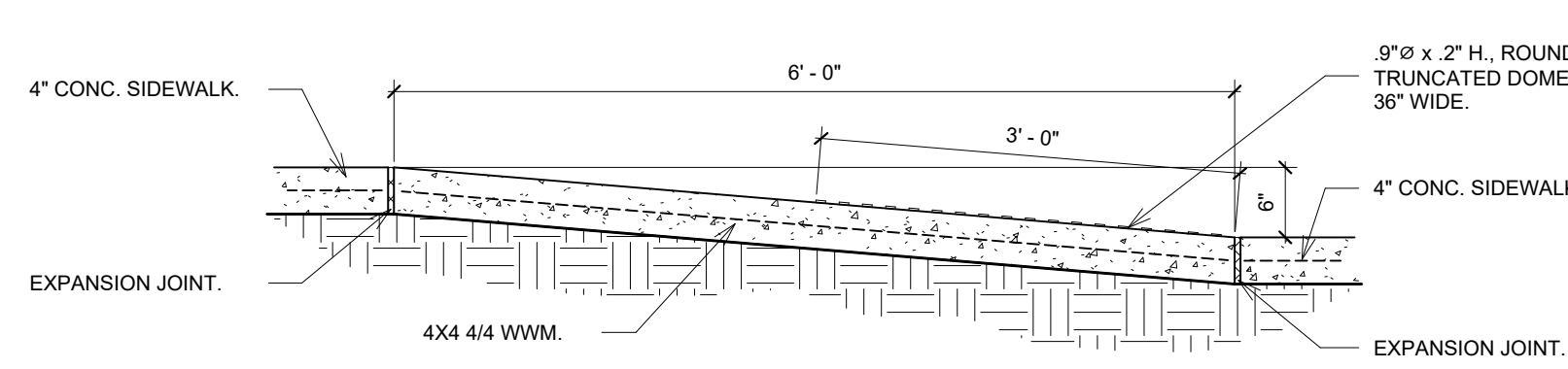
3. CONCRETE PAVING - EDGE - CURB - BUMPER
SCALE: 3/4" = 1'-0"



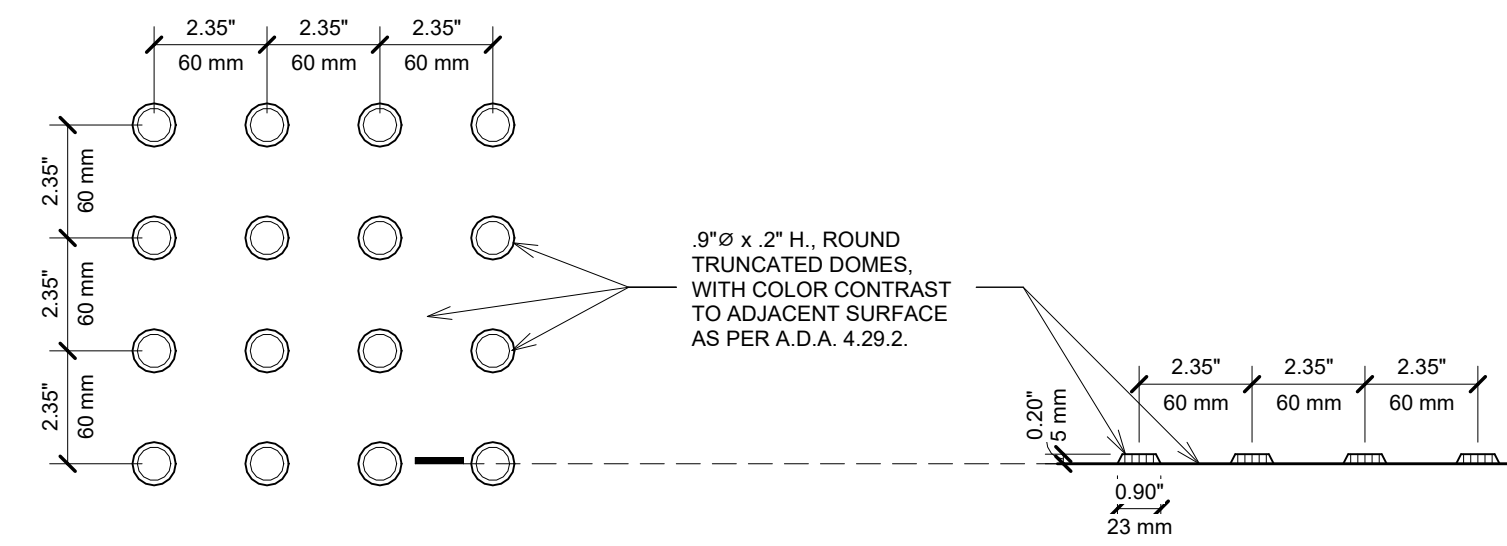
4. CONCRETE PAVING - EXPANSION JOINT
SCALE: 3/4" = 1'-0"



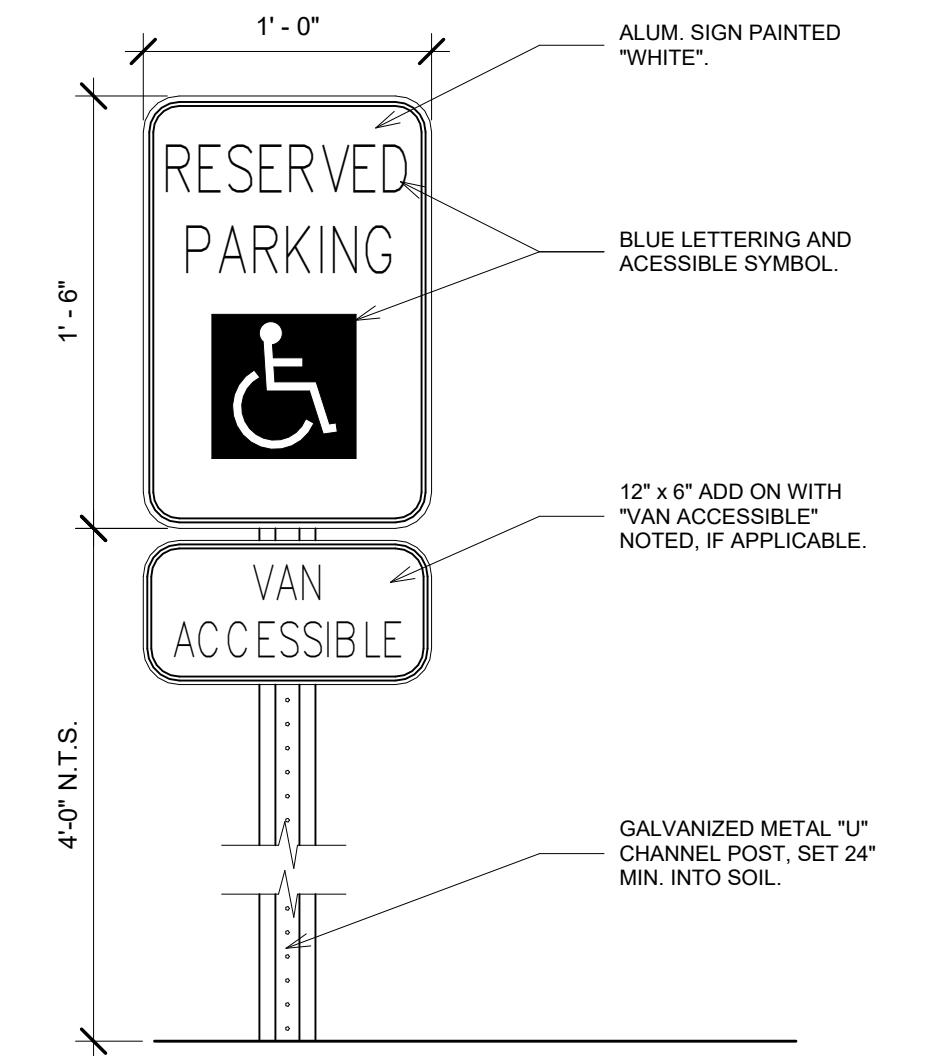
5. CONCRETE PAVING - CONTRACTION JOINT
SCALE: 3/4" = 1'-0"



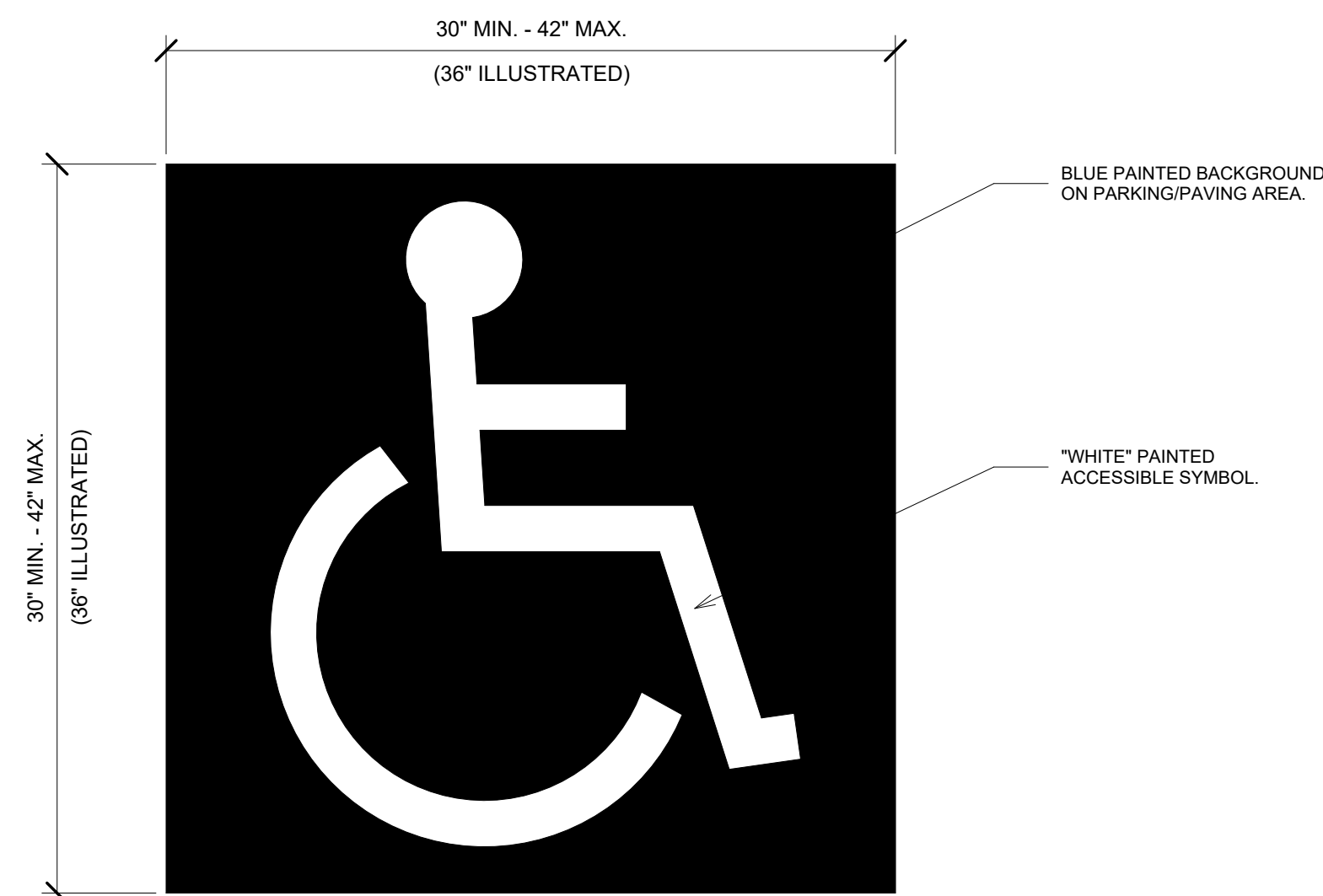
6. ACCESSIBLE RAMP
SCALE: 3/4" = 1'-0"



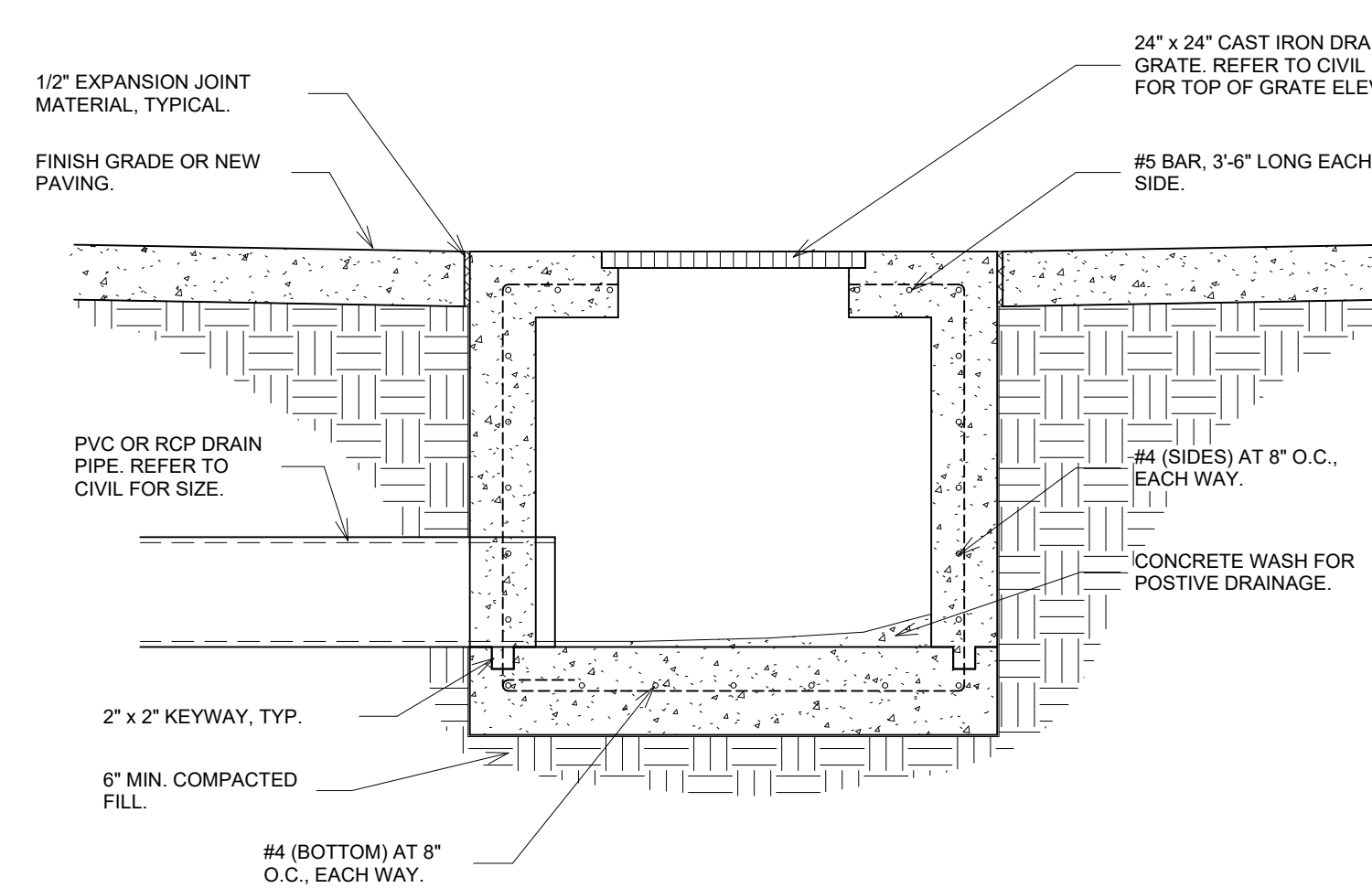
7. TRUNCATED DOMES
SCALE: 3\"/>



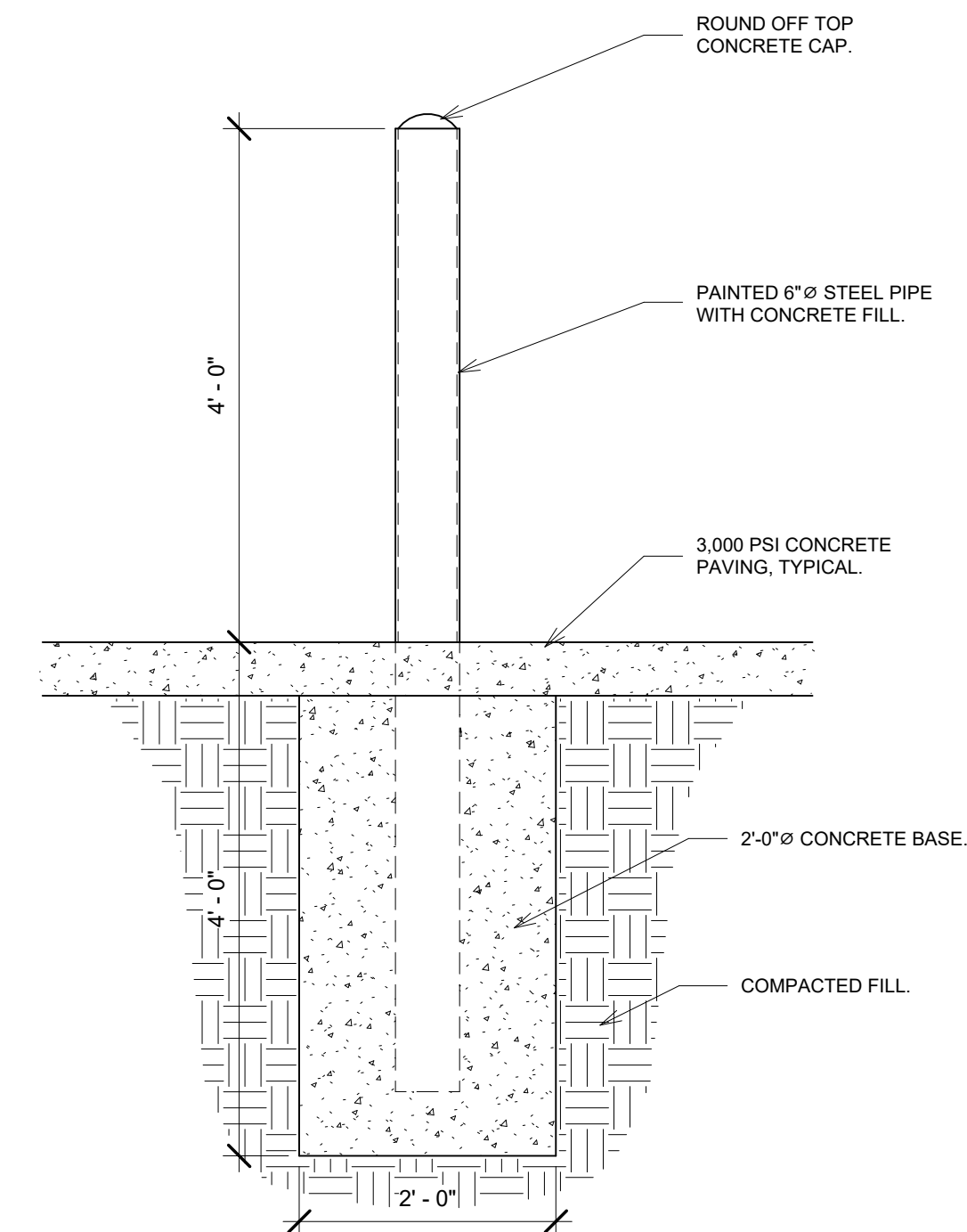
8. ACCESSIBLE SIGNAGE
SCALE: 1 1/2\"/>



9. ACCESSIBLE SYMBOL
SCALE: 1 1/2\"/>

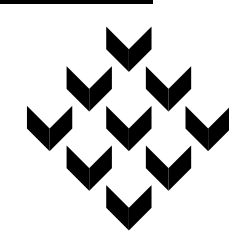


10. CATCH BASIN
SCALE: 3/4\"/>



11. BOLLARD SECTION
SCALE: 3/4\"/>

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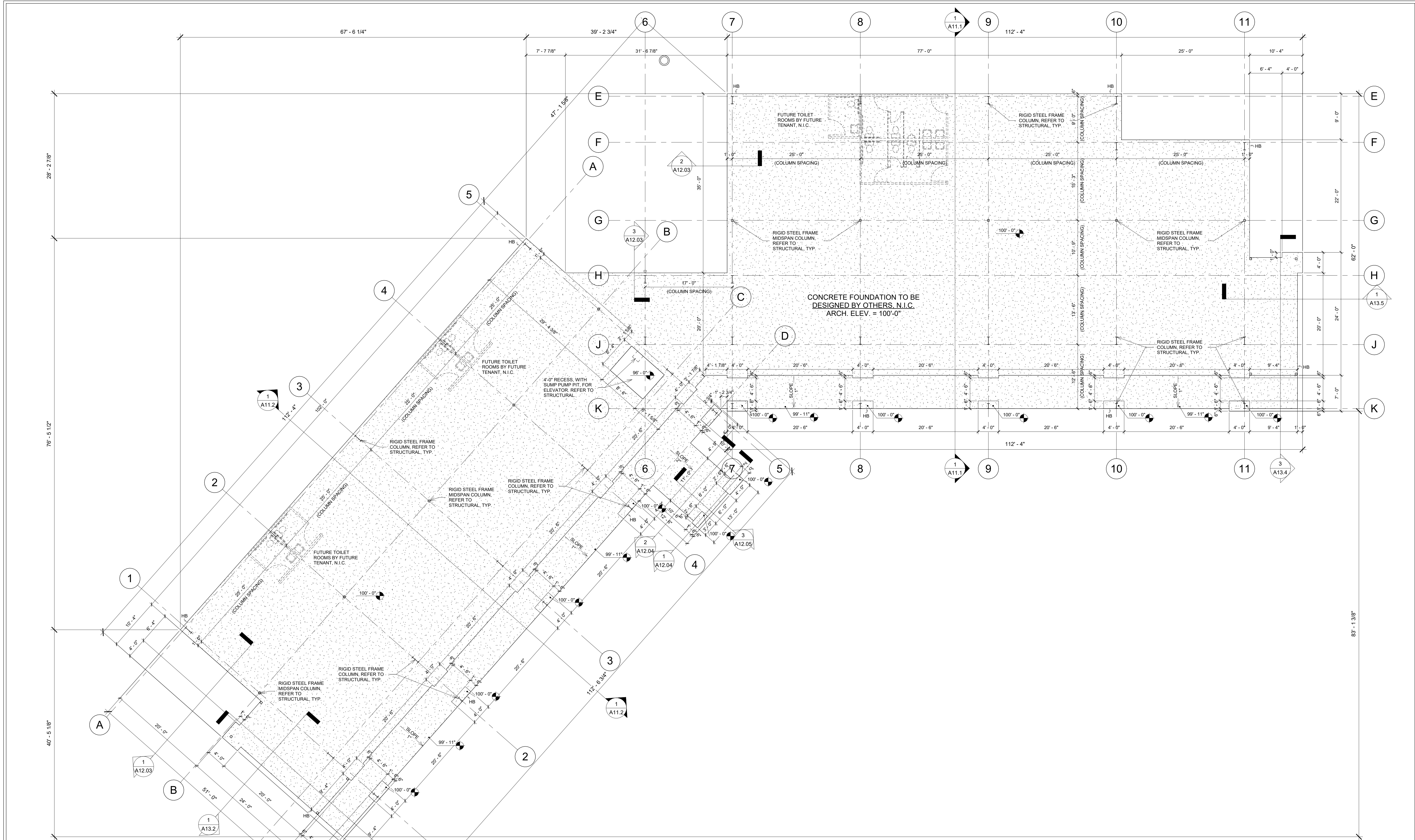
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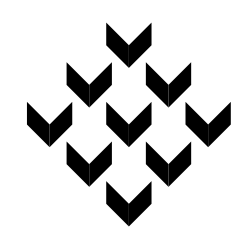
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A02.4



1. FIRST FLOOR FORM SETTING PLAN
 SCALE: 1/8" = 1'-0"

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 date 10.12.23
 revisions 7.19.24



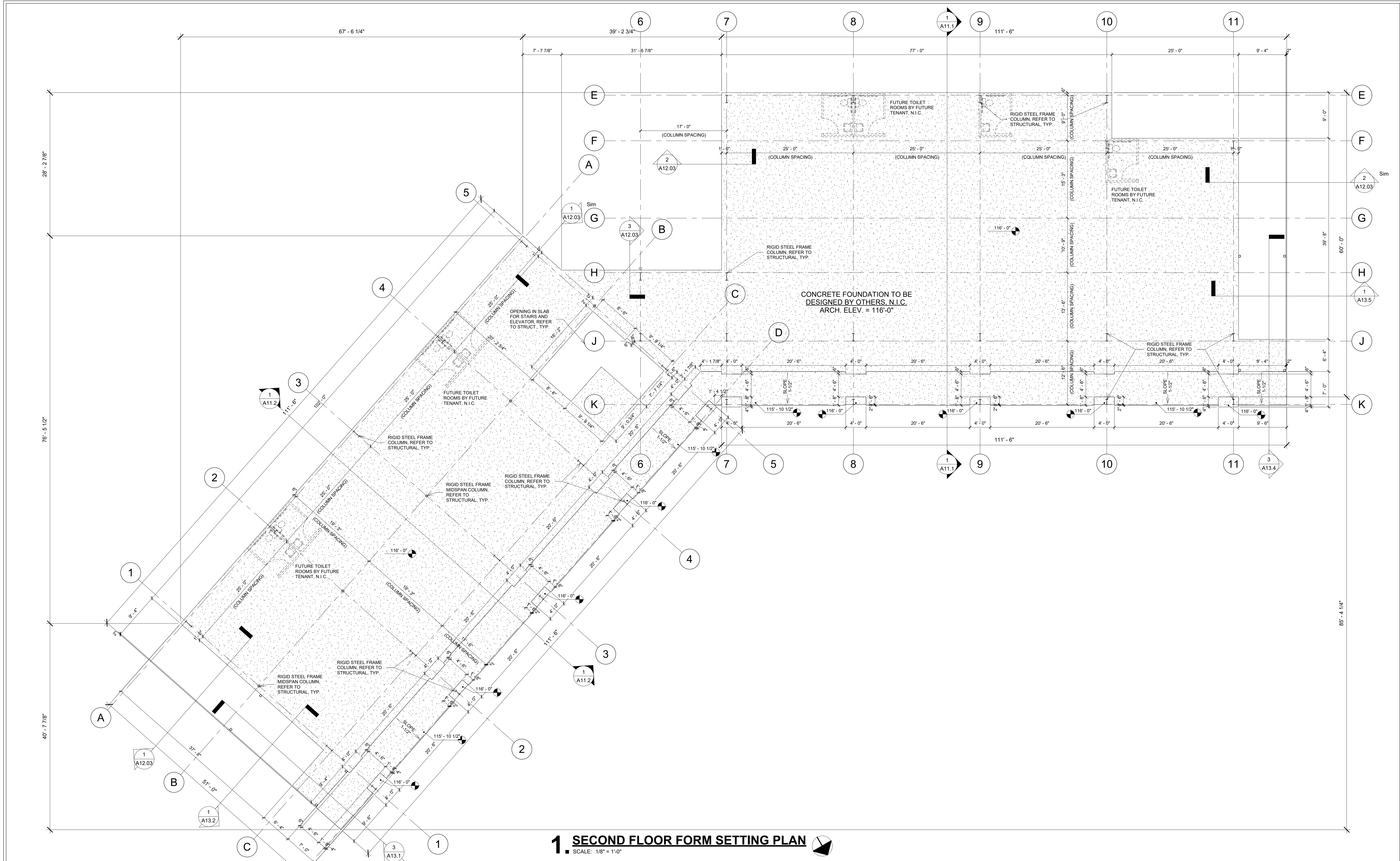
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A03.1



1. SECOND FLOOR FORM SETTING PLAN
 SCALE: 1/8" = 1'-0"

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revisions	7.19.24

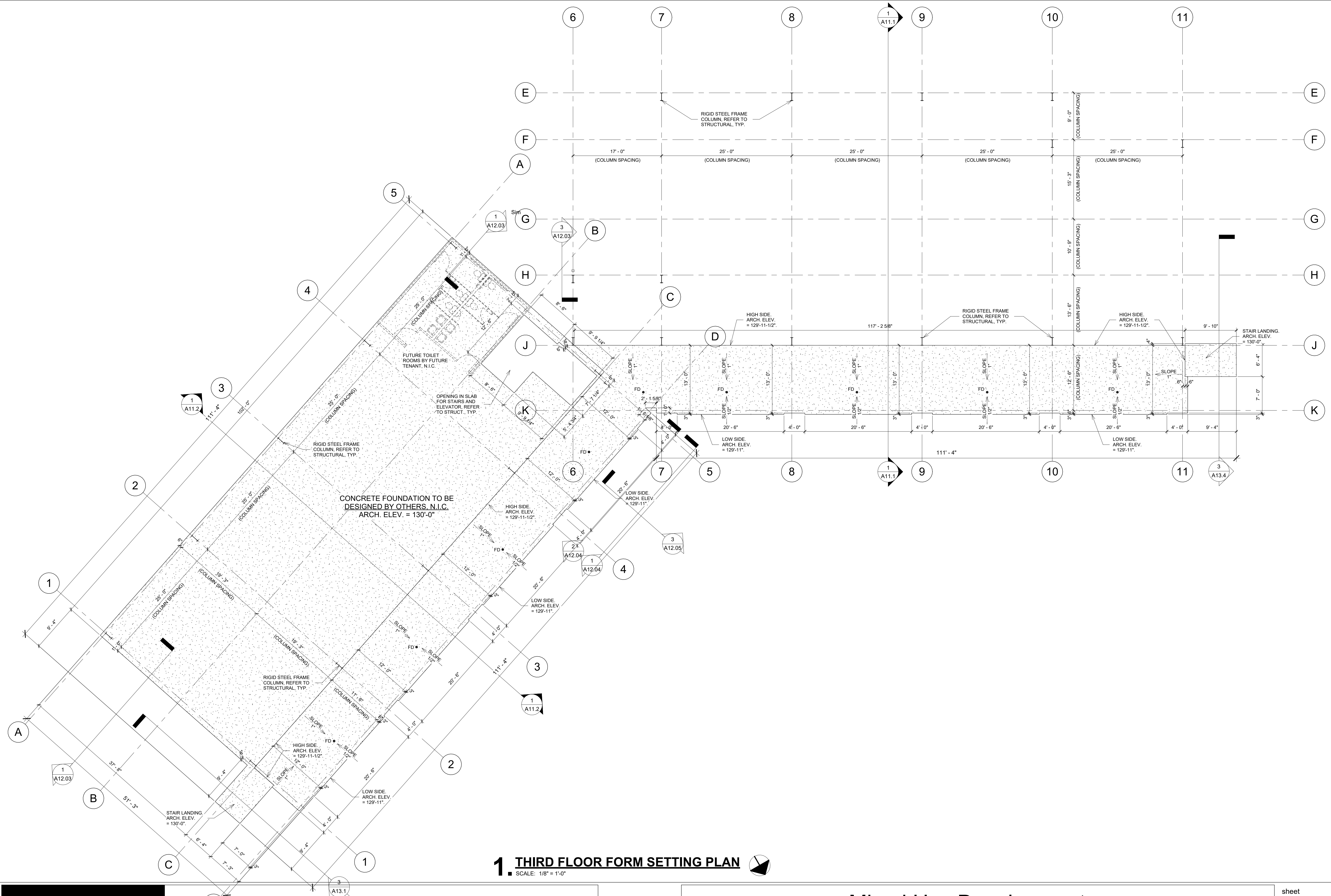


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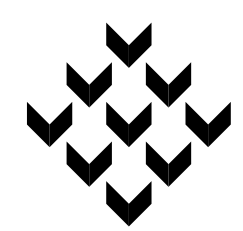
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 Metairie, Louisiana

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A03.2



1. THIRD FLOOR FORM SETTING PLAN
 SCALE: 1/8" = 1'-0"

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 date 10.12.23
 revisions 7.19.24



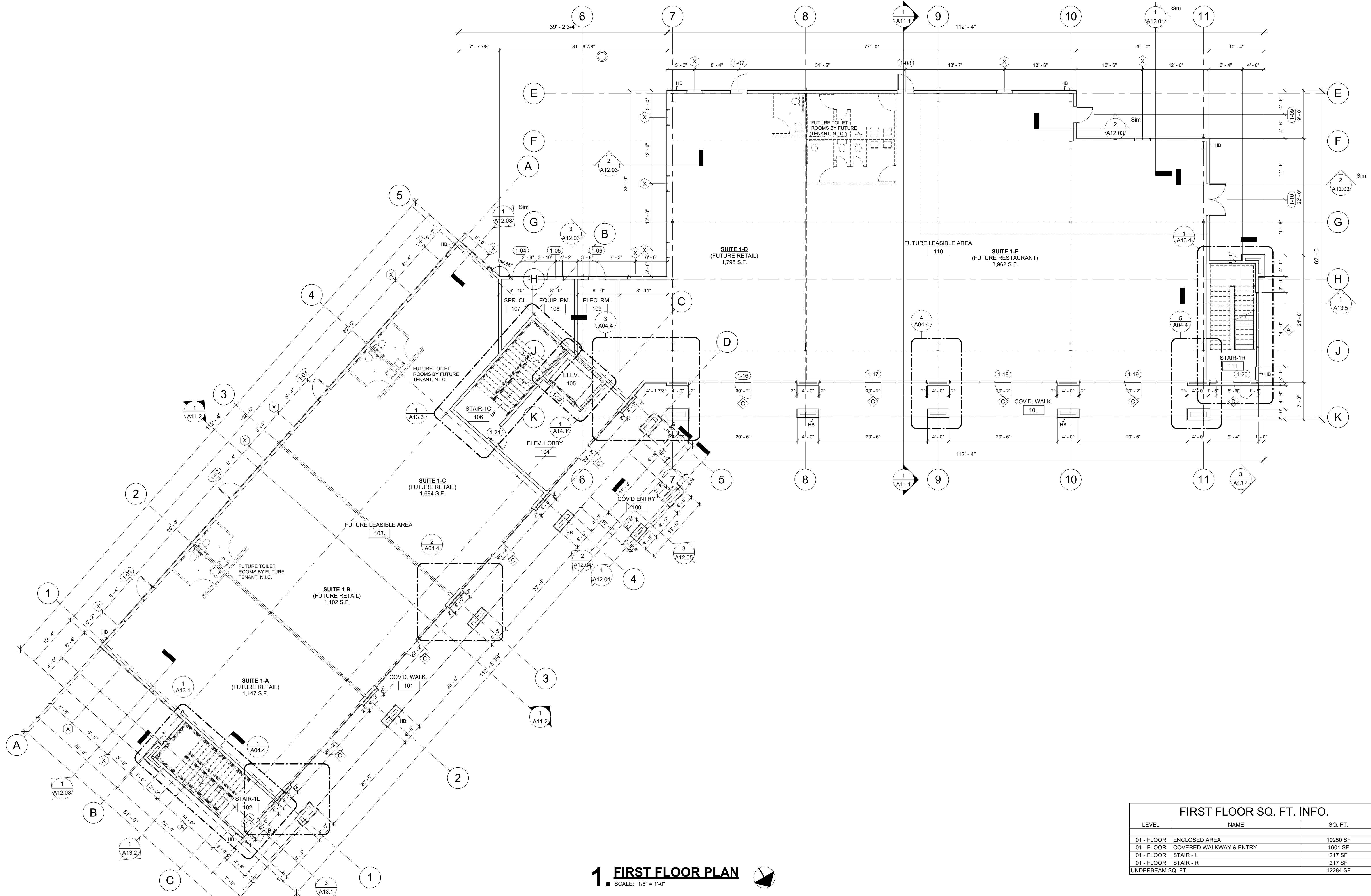
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Mixed Use Development
 I-10 South Service Road
 Metairie, Louisiana

sheet
A03.3



1. FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FIRST FLOOR SQ. FT. INFO.		
LEVEL	NAME	SQ. FT.
01 - FLOOR	ENCLOSED AREA	10250 SF
01 - FLOOR	COVERED WALKWAY & ENTRY	1601 SF
01 - FLOOR	STAIR - L	217 SF
01 - FLOOR	STAIR - R	217 SF
UNDERBEAM SQ. FT.		12284 SF

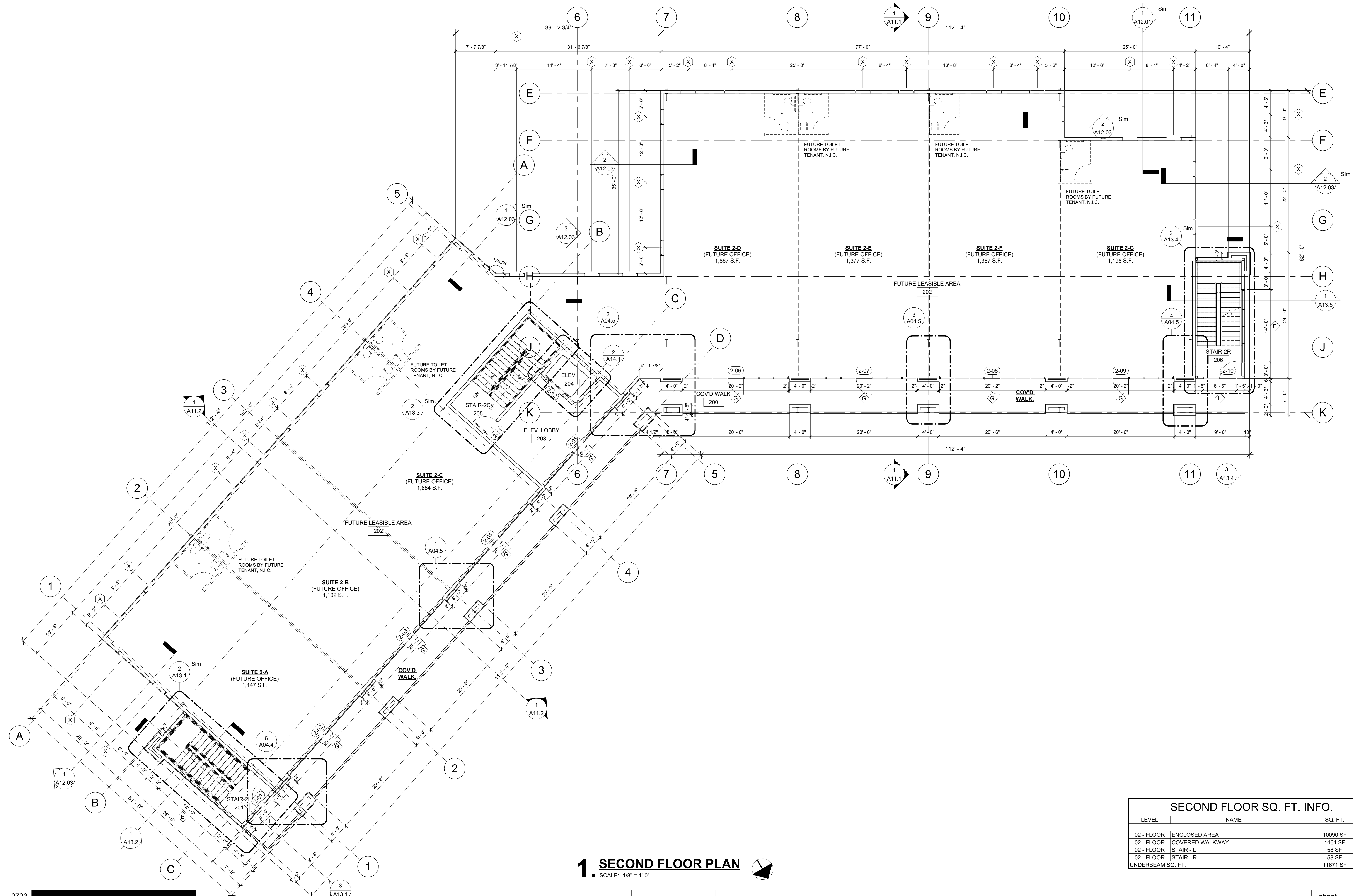
project 2723
 date 10.12.23
 revisions 7.19.24



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A04.1



1. SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SECOND FLOOR SQ. FT. INFO.		
LEVEL	NAME	SQ. FT.
02 - FLOOR	ENCLOSED AREA	10090 SF
02 - FLOOR	COVERED WALKWAY	1464 SF
02 - FLOOR	STAIR - L	58 SF
02 - FLOOR	STAIR - R	58 SF
UNDERBEAM SQ. FT.		11671 SF

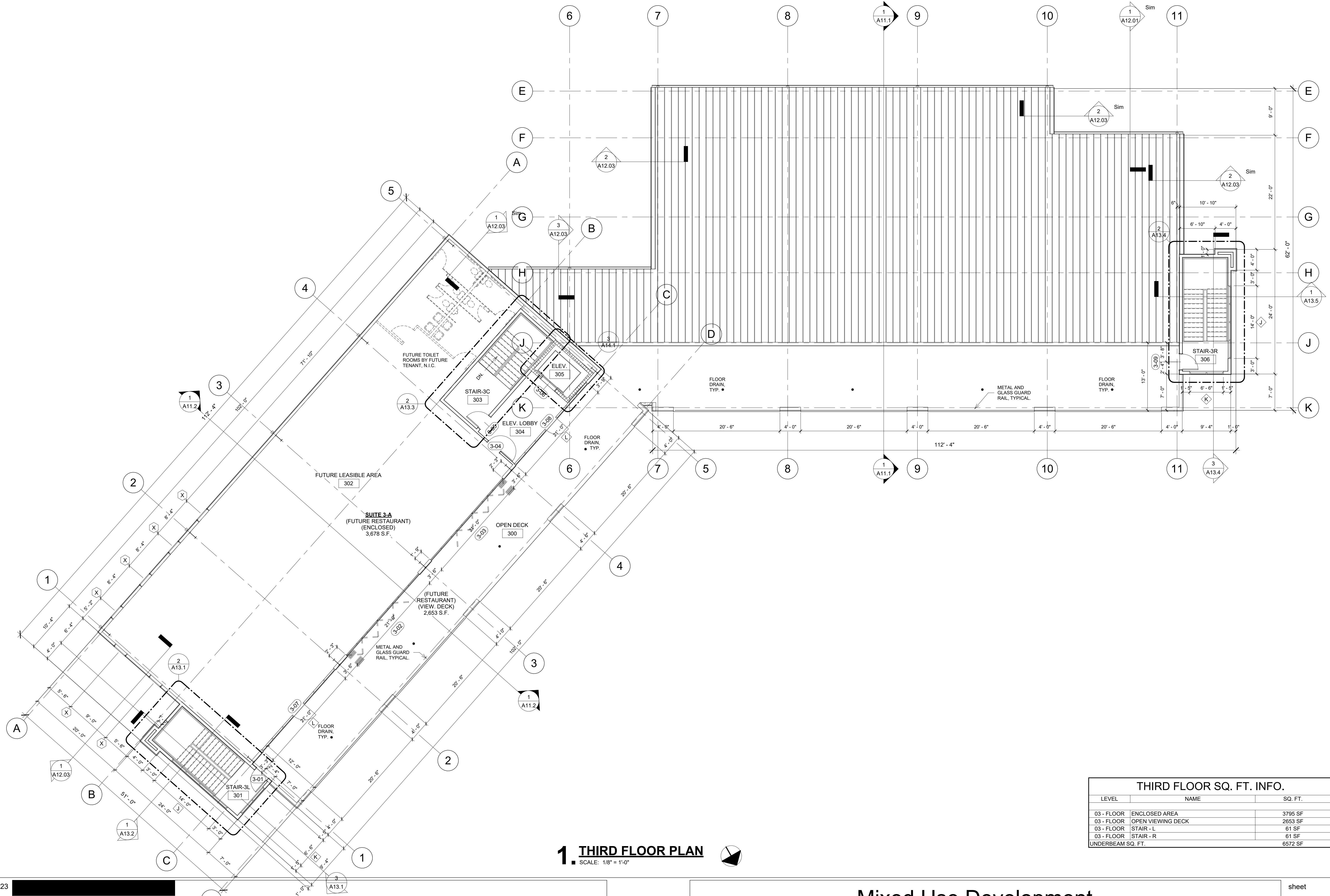
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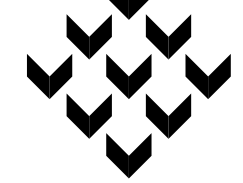
sheet
A04.2



1. THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIRD FLOOR SQ. FT. INFO.		
LEVEL	NAME	SQ. FT.
03 - FLOOR	ENCLOSED AREA	3795 SF
03 - FLOOR	OPEN VIEWING DECK	2653 SF
03 - FLOOR	STAIR - L	61 SF
03 - FLOOR	STAIR - R	61 SF
UNDERBEAM SQ. FT.		6572 SF

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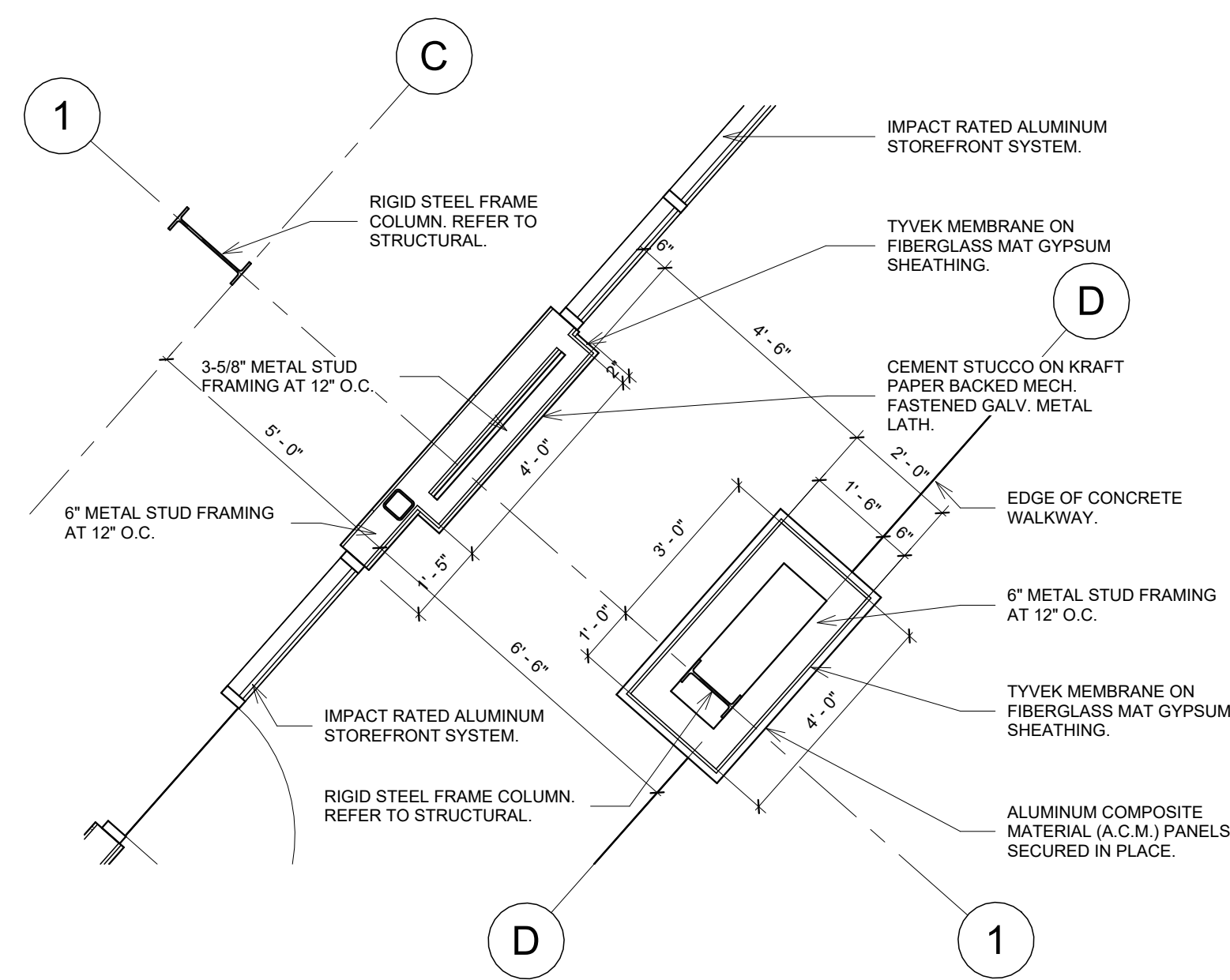
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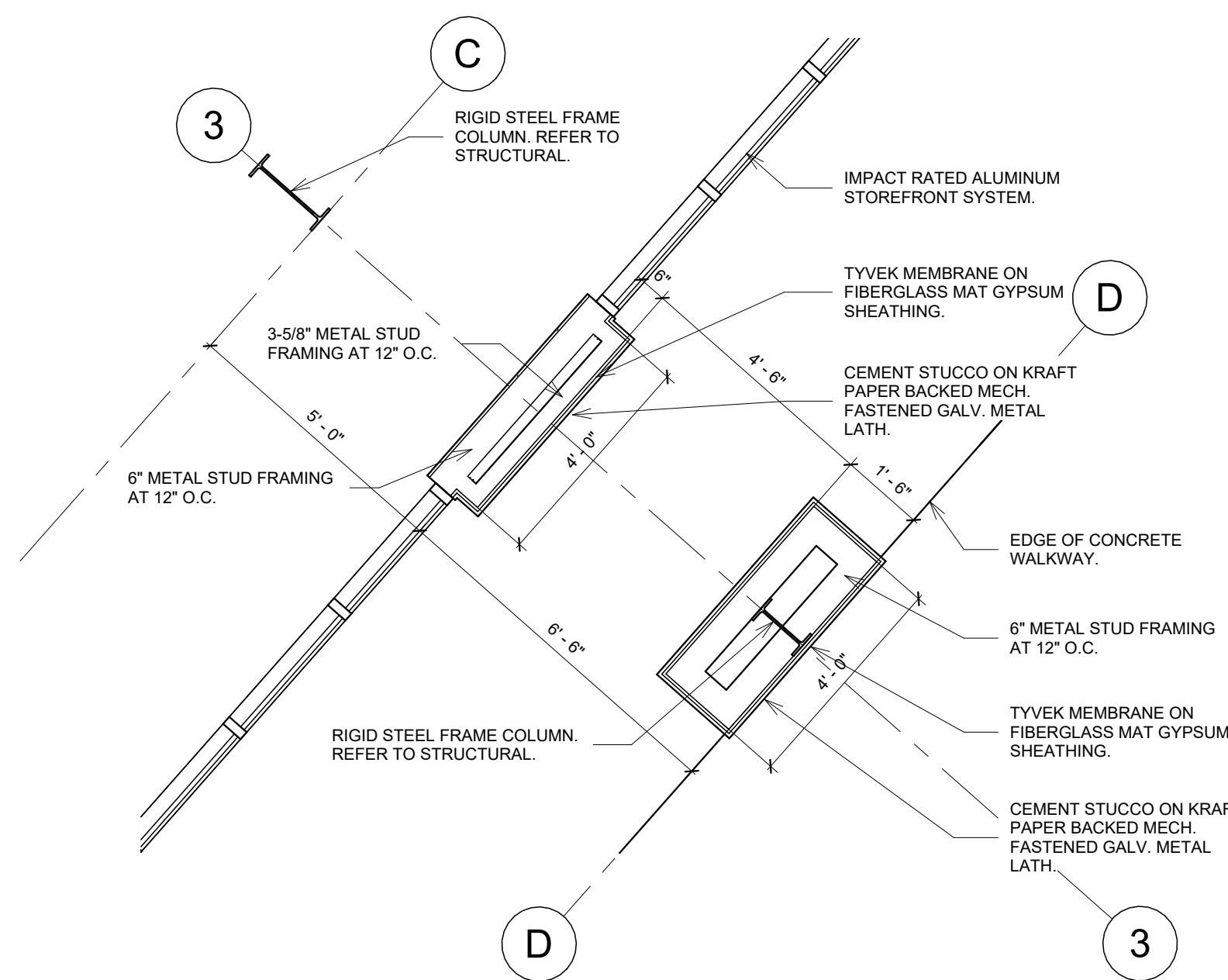
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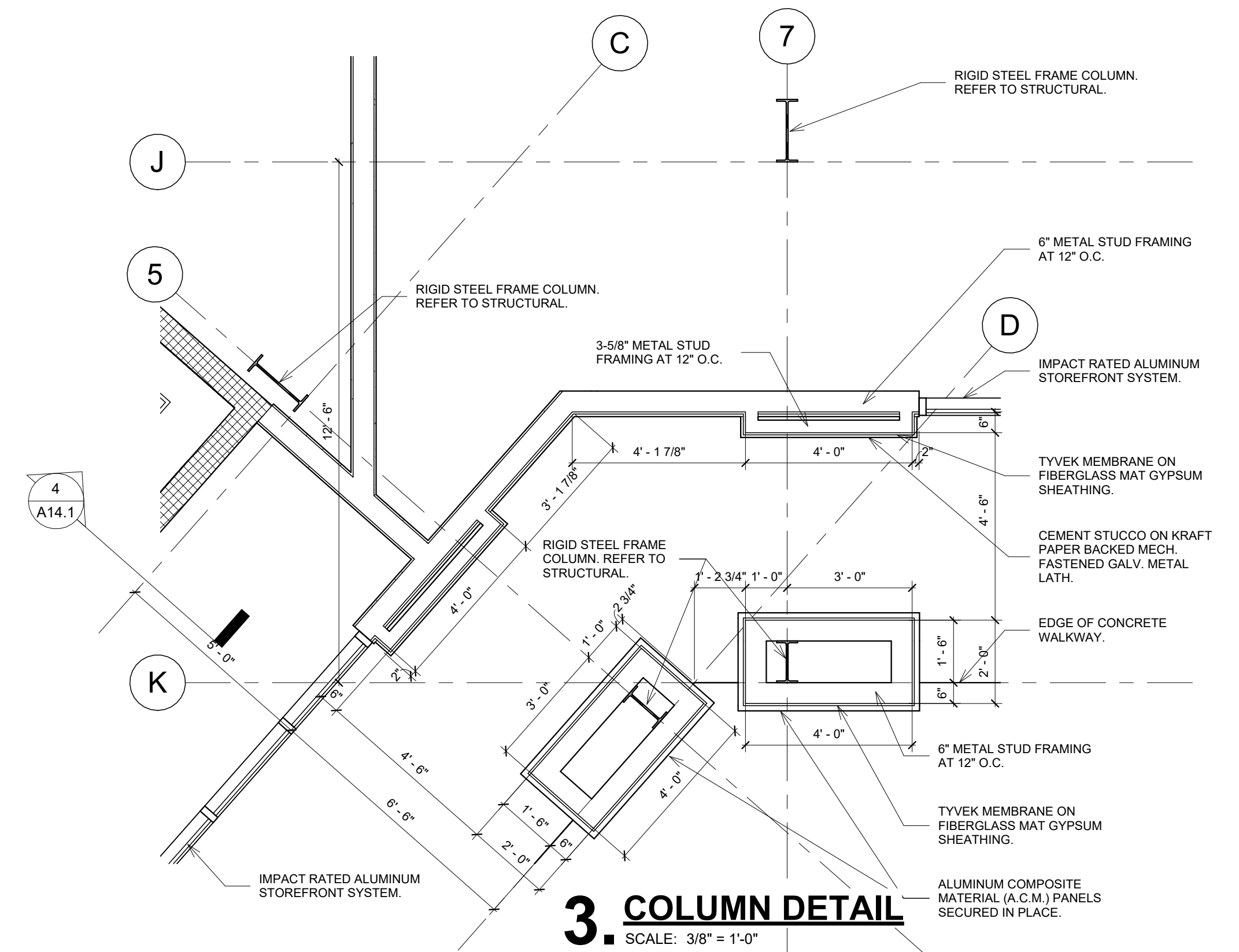
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A04.3



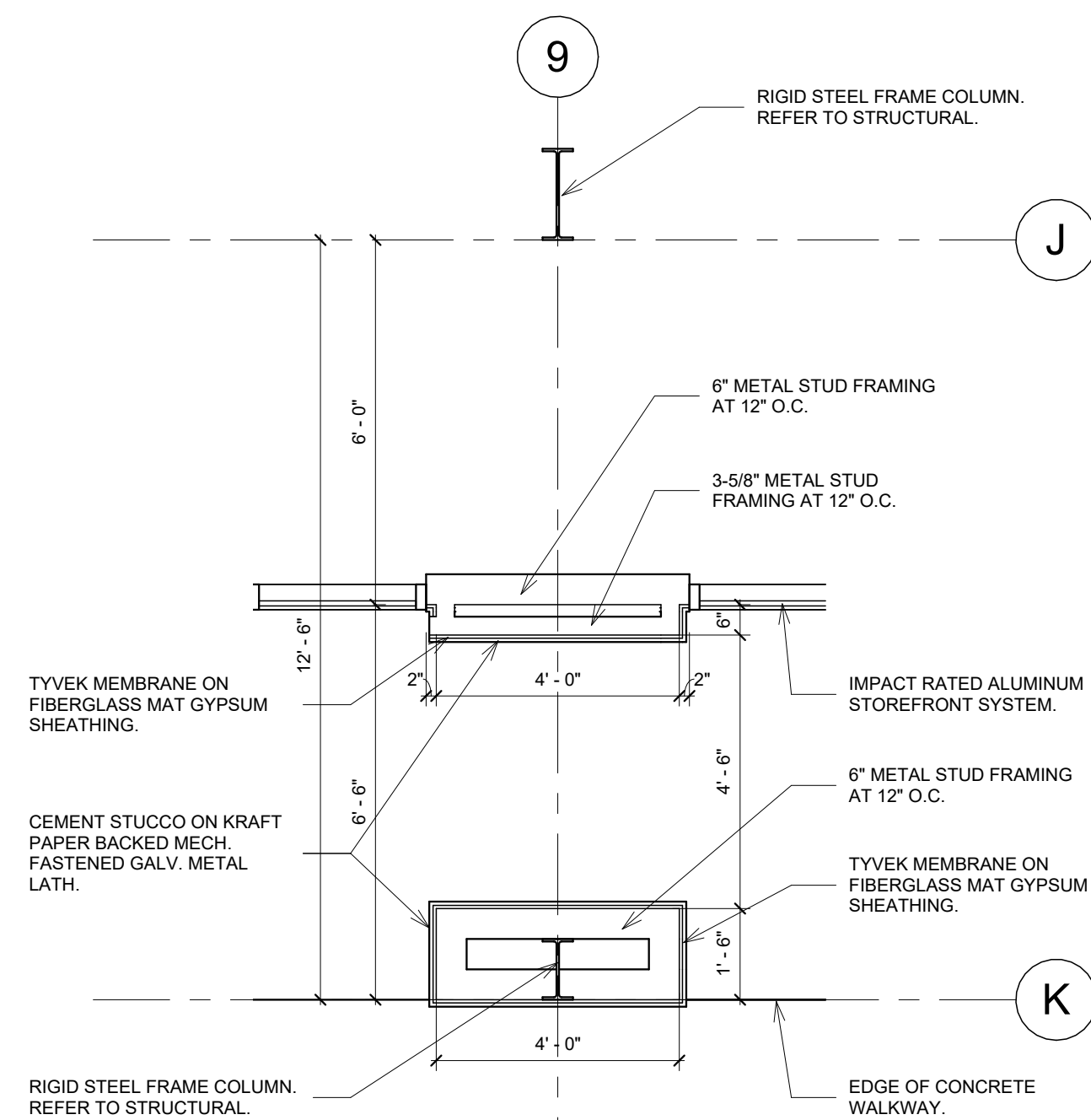
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SCALE: 3/8" = 1'-0"



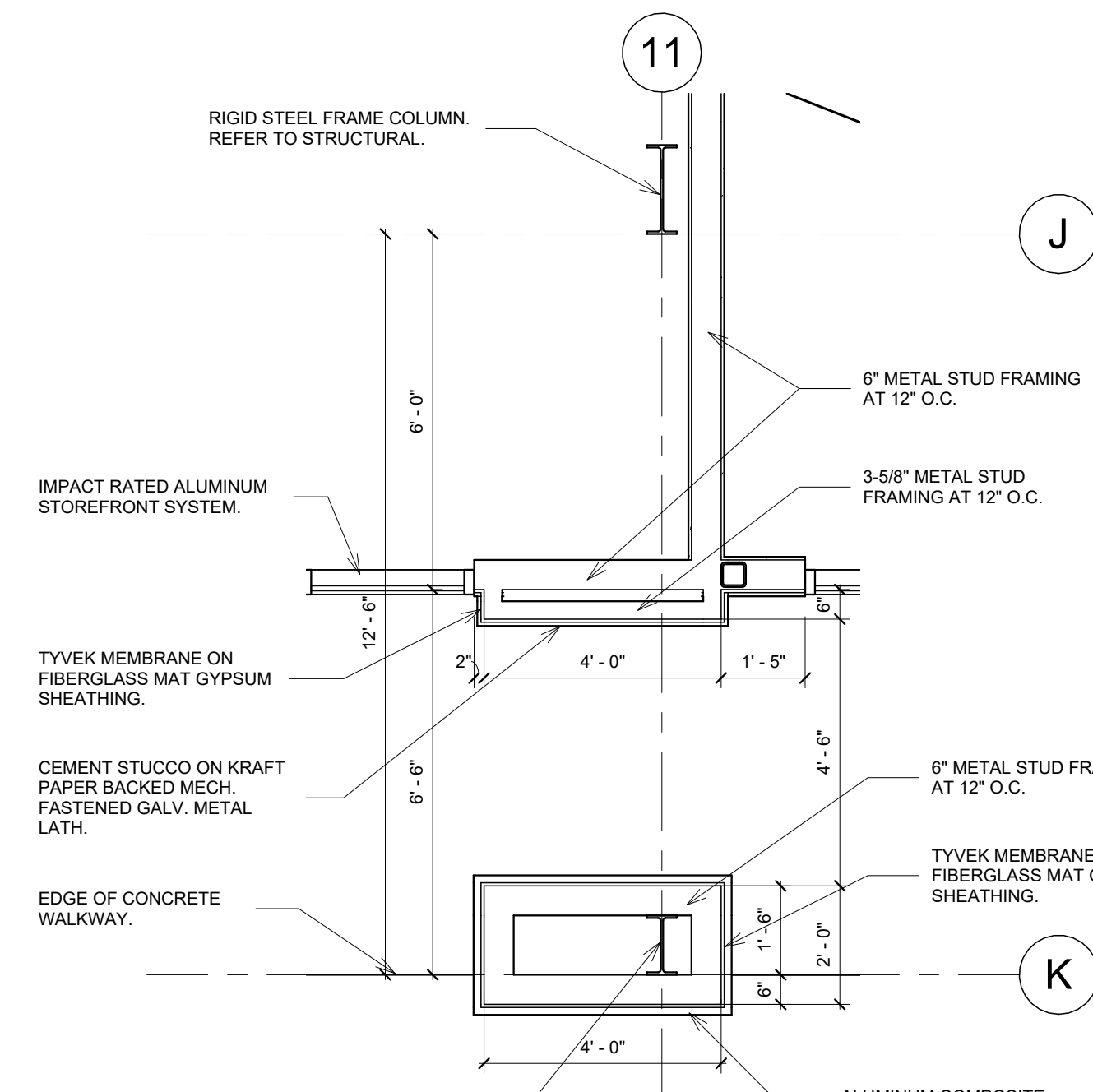
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SCALE: 3/8" = 1'-0"



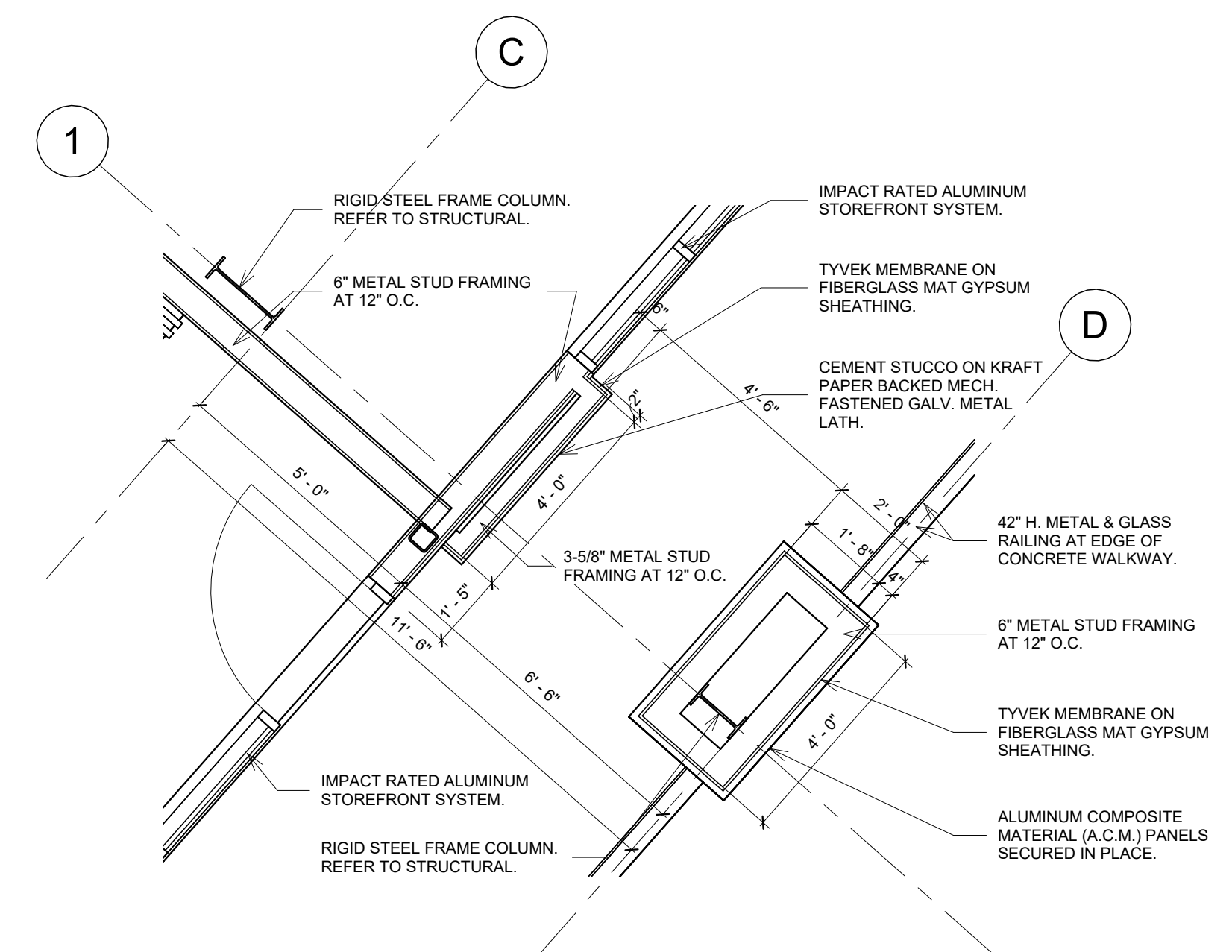
3. COLUMN DETAIL
SCALE: 3/8" = 1'-0"



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

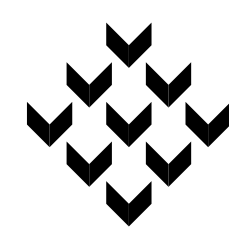


5. COLUMN DETAIL
SCALE: 3/8" = 1'-0"



6. COLUMN DETAIL
SCALE: 3/8" = 1'-0"

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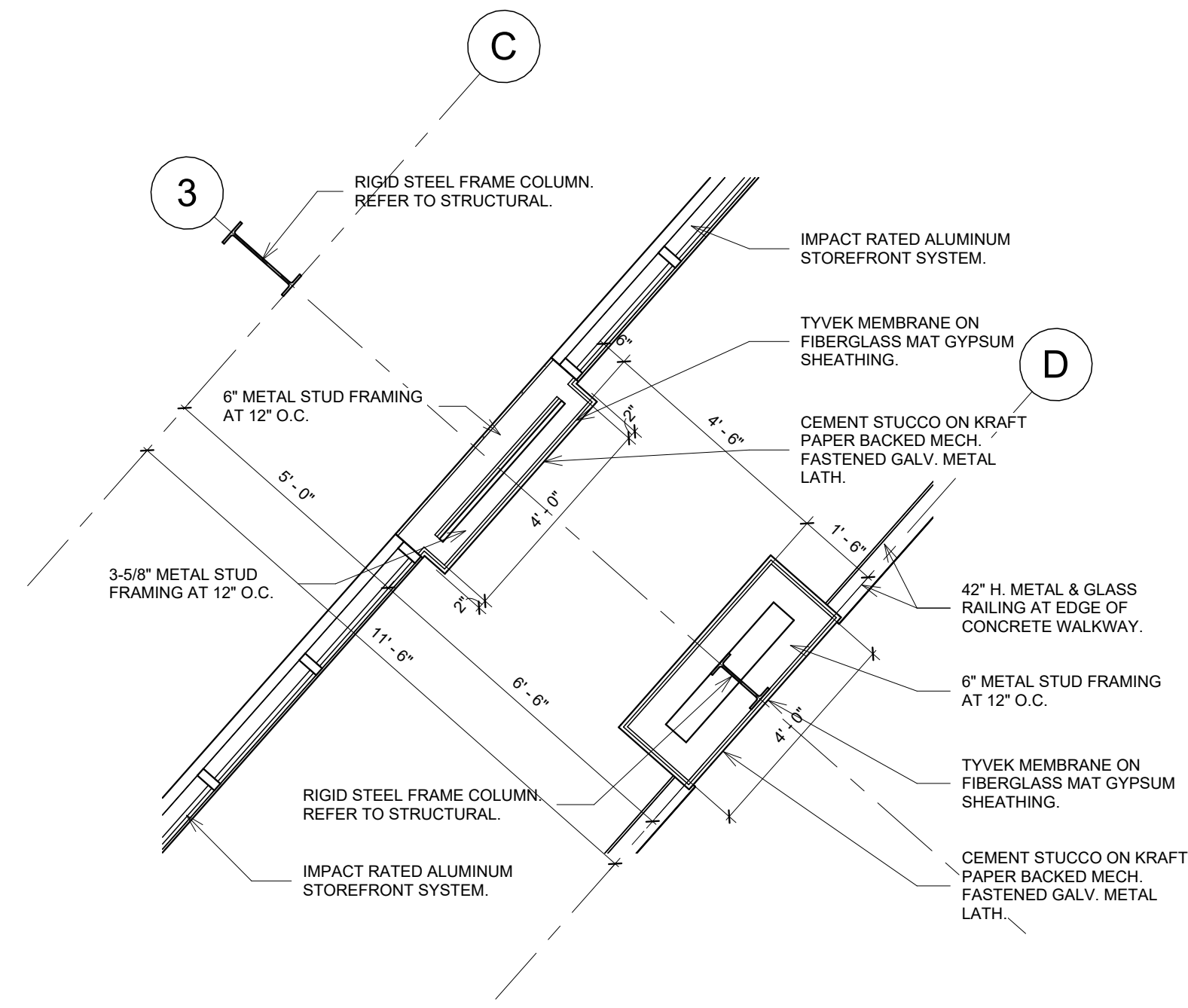
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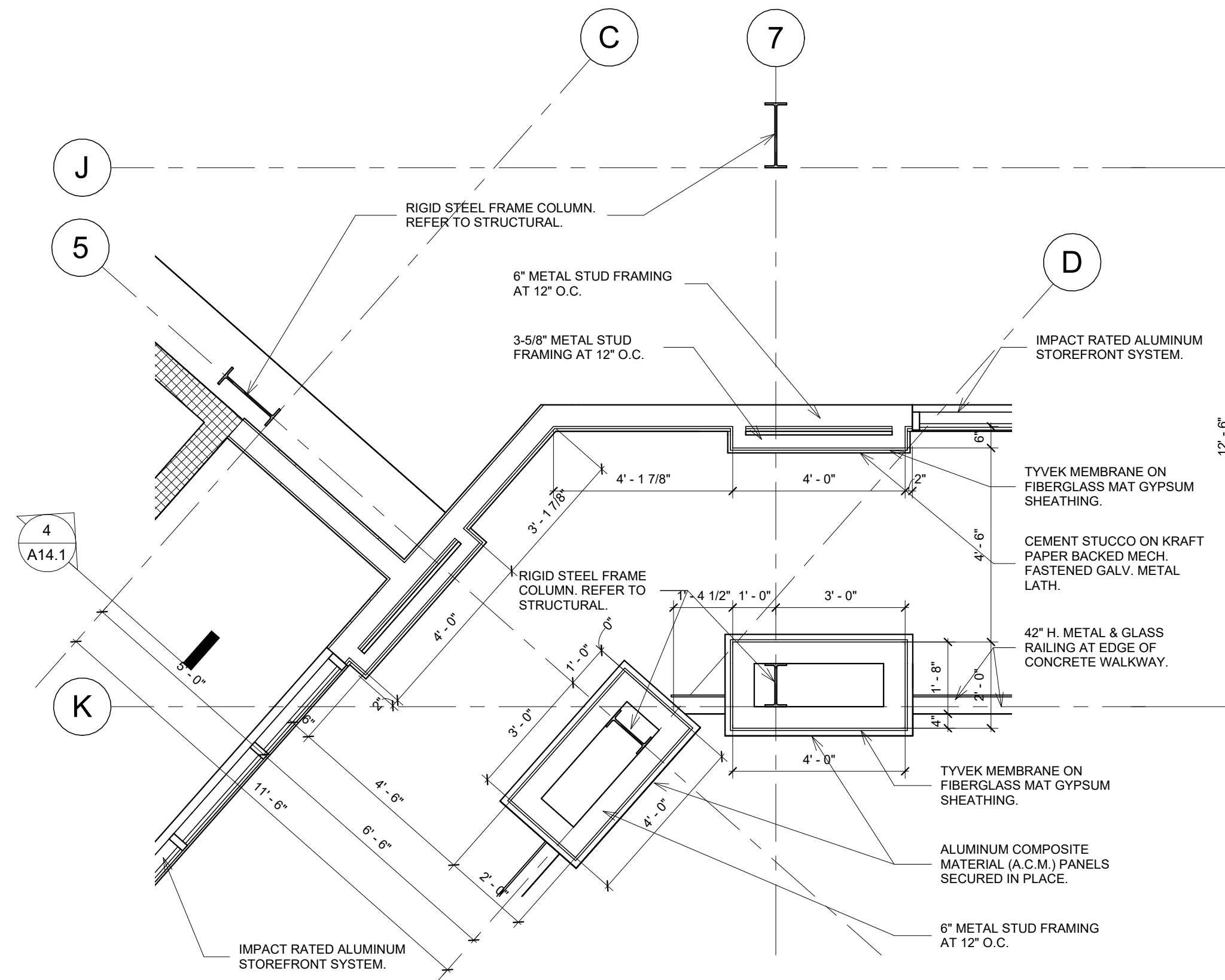
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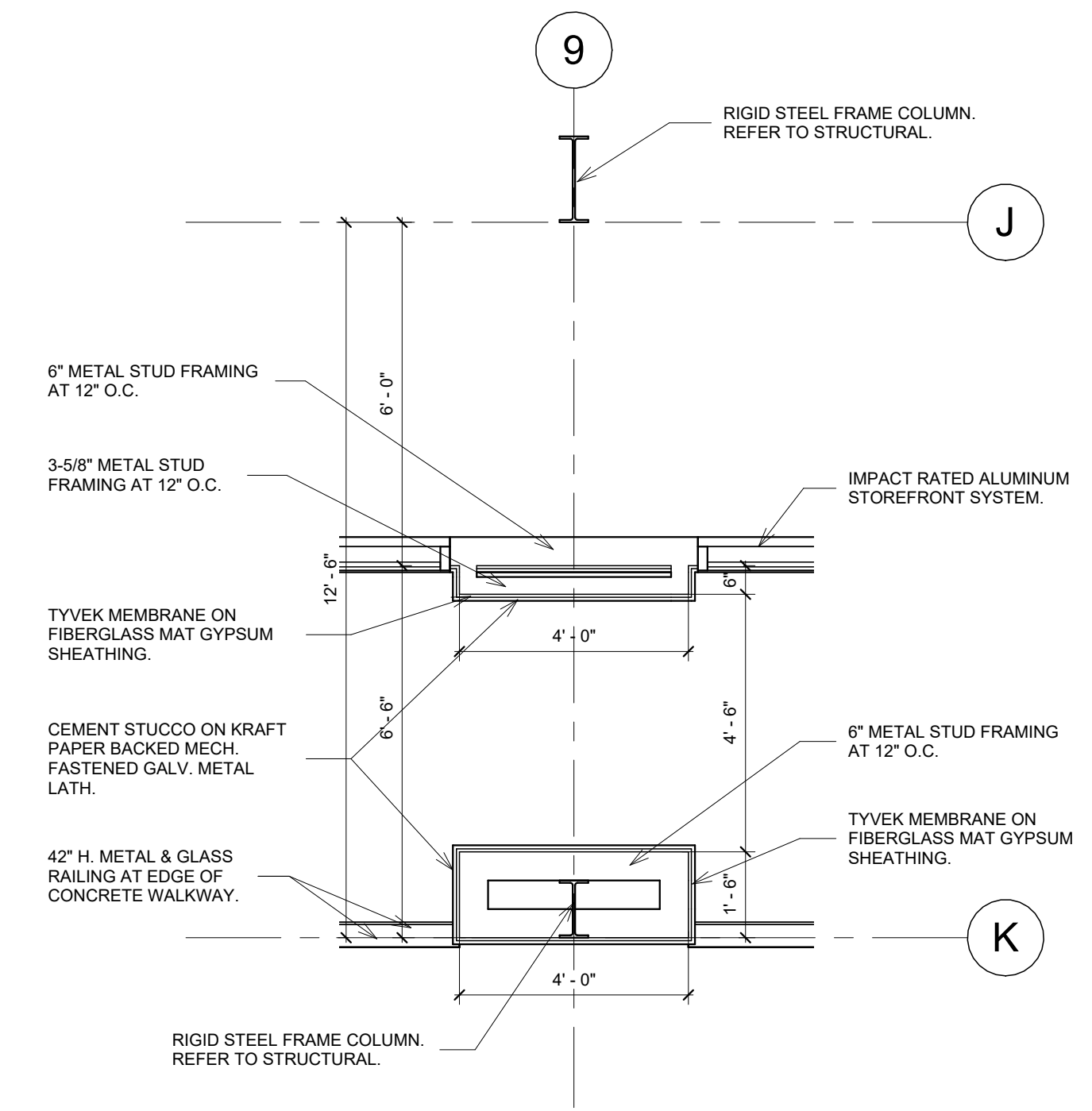
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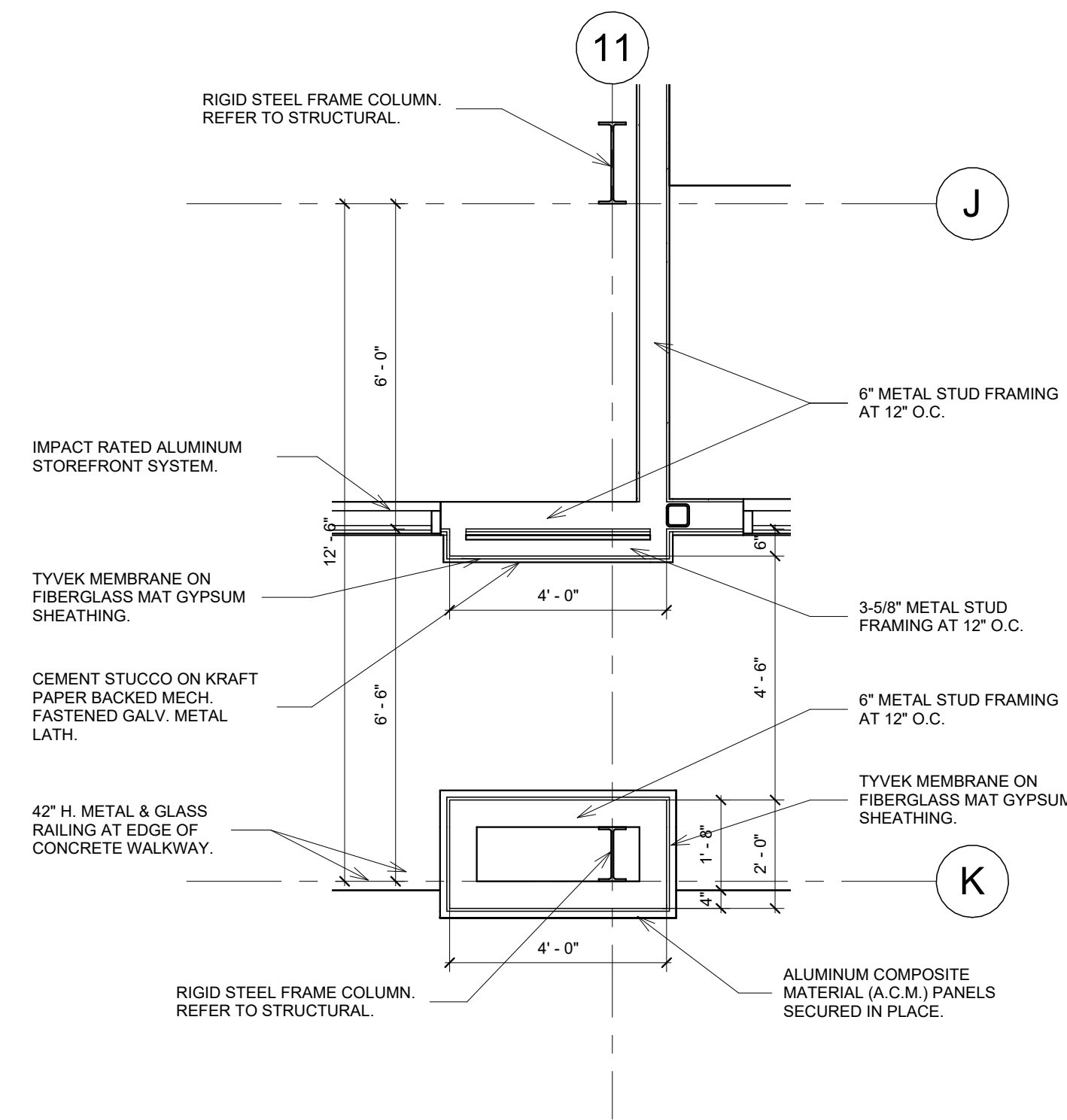
1. COLUMN DETAIL
SCALE: 3/8" = 1'-0"



2. COLUMN DETAIL
SCALE: 3/8" = 1'-0"

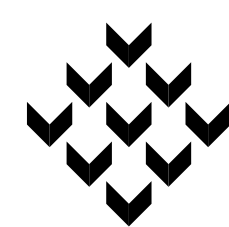


3. COLUMN DETAIL
SCALE: 3/8" = 1'-0"



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

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A04.5

WINDOW SCHEDULE

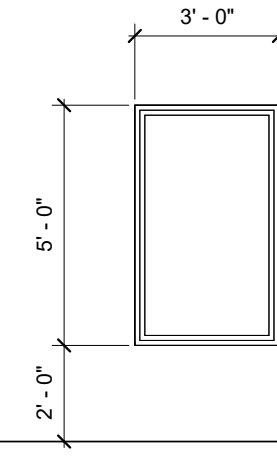
WDW. NO.	WIDTH	HEIGHT	DESCRIPTION	ELEV.	FRAME	GLAZING	COMMENTS
X	3'-0"	5'-0"	FIXED GLASS VISION PANEL	1-A05.1	ALUMINUM	IMPACT RATED	IMPACT RATED

DOOR SCHEDULE

DOOR NO.	WIDTH	HEIGHT	THICK.	DESCRIPTION	ELEV.	FRAME	GLAZING	COMMENTS
1-01	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-02	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-03	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-04	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-05	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-06	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-07	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-08	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-09	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
1-10	6'-0"	7'-0"	1 3/4"	EXTERIOR - DOUBLE - HOLLOW METAL DOOR	6-A05.1	HLW. MTL.	NONE	
1-11	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-12	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-13	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-14	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-15	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-16	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-17	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-18	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-19	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-20	3'-0"	8'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
1-21	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	1 HOUR RATED DOOR AND FRAME ASSEMBLY
1-22	3'-6"	7'-0"	1 3/4"	INTERIOR - DOUBLE - SLIDING ELEVATOR DOOR	5-A05.1	HLW. MTL.	NONE	
2-01	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-02	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-03	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-04	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-05	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-06	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-07	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-08	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-09	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-10	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	3-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
2-11	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	1 HOUR RATED DOOR AND FRAME ASSEMBLY
2-12	3'-6"	7'-0"	1 3/4"	INTERIOR - DOUBLE - SLIDING ELEVATOR DOOR	5-A05.1	HLW. MTL.	NONE	
3-01	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	1 HOUR RATED DOOR AND FRAME ASSEMBLY
3-02	21'-0"	9'-0"	1 3/4"	EXTERIOR - ACCORDION DOOR PANELS	7-A05.1	ALUM.	IMPACT	NANAWALL, OR EQUAL
3-03	21'-0"	9'-0"	1 3/4"	EXTERIOR - ACCORDION DOOR PANELS	7-A05.1	ALUM.	IMPACT	NANAWALL, OR EQUAL
3-04	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
3-05	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	
3-06	3'-6"	7'-0"	1 3/4"	INTERIOR - DOUBLE - SLIDING ELEVATOR DOOR	5-A05.1	HLW. MTL.	NONE	
3-07	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
3-08	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - ALUMINUM STOREFRONT DOOR	4-A05.1	ALUM.	IMPACT	REFER TO STOREFRONT SCHEDULE FOR FULL DETAILS
3-09	3'-0"	7'-0"	1 3/4"	EXTERIOR - SINGLE - HOLLOW METAL DOOR	2-A05.1	HLW. MTL.	NONE	1 HOUR RATED DOOR AND FRAME ASSEMBLY

ROOM FINISH SCHEDULE

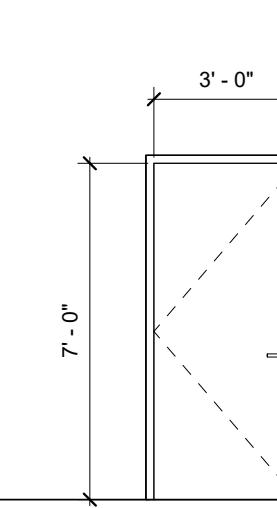
RM. NO.	ROOM NAME	BASE	FLOOR	WALL	CEILING	COMMENTS
100	COVD ENTRY	BLDG. EXTERIOR	CONCRETE	BLDG. EXTERIOR	STUCCO	
101	COVD WALK.	BLDG. EXTERIOR	CONCRETE	BLDG. EXTERIOR	STUCCO	
102	STAIR-1L	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
103	FUTURE LEASIBLE AREA	NONE	CONCRETE	EXPOSED STRUCTURE	EXPOSED STRUCTURE	
104	ELEV. LOBBY	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
105	ELEV.	---	---	---	---	ELEVATOR FINISHES BY ELEVATOR MANUFACTURER
106	STAIR-1C	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
107	SPR. CL.	4" COVE	CONCRETE	GYPSUM BOARD	SUSP. ACOUS. TILE	
108	EQUIP. RM.	4" COVE	CONCRETE	GYPSUM BOARD	SUSP. ACOUS. TILE	
109	ELEC. RM.	4" COVE	CONCRETE	GYPSUM BOARD	SUSP. ACOUS. TILE	
110	FUTURE LEASIBLE AREA	NONE	CONCRETE	EXPOSED STRUCTURE	EXPOSED STRUCTURE	
111	STAIR-1R	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
200	COVD WALK	BLDG. EXTERIOR	W.P. PAINT	BLDG. EXTERIOR	STUCCO	
201	STAIR-2L	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
202	FUTURE LEASIBLE AREA	NONE	CONCRETE	EXPOSED STRUCTURE	EXPOSED STRUCTURE	
203	ELEV. LOBBY	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
204	ELEV.	---	---	---	---	ELEVATOR FINISHES BY ELEVATOR MANUFACTURER
205	STAIR-2C	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
206	STAIR-2R	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
300	OPEN DECK	BLDG. EXTERIOR	CERAMIC TILE	BLDG. EXTERIOR	NONE	
301	STAIR-3L	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
302	FUTURE LEASIBLE AREA	NONE	CONCRETE	EXPOSED STRUCTURE	EXPOSED STRUCTURE	
303	STAIR-3C	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
304	ELEV. LOBBY	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	
305	ELEV.	---	---	---	---	ELEVATOR FINISHES BY ELEVATOR MANUFACTURER
306	STAIR-3R	4" COVE	2' x 2' CERAMIC TILE	GYPSUM BOARD	SUSP. ACOUS. TILE	



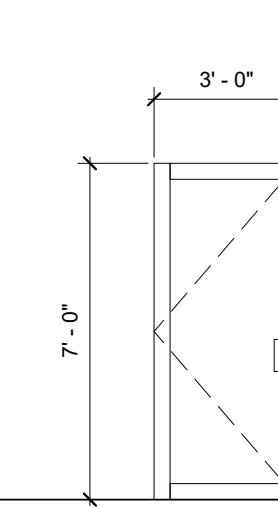
1.

WINDOW LEGEND

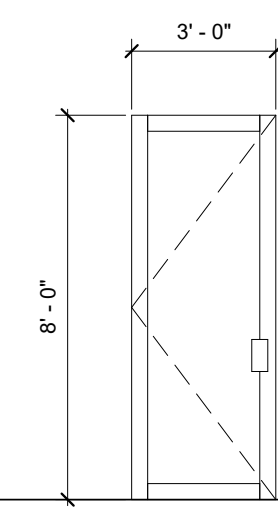
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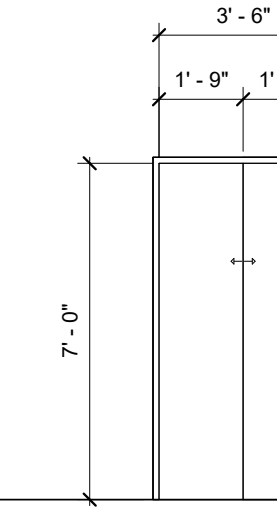
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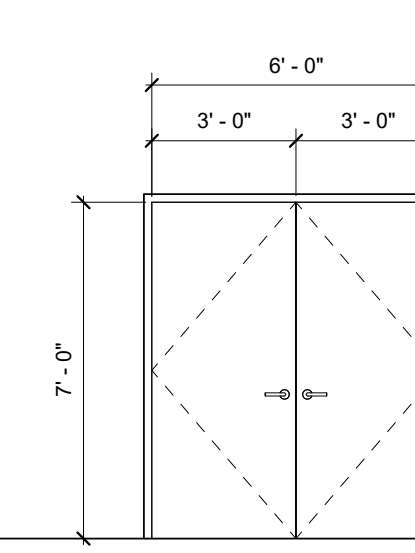
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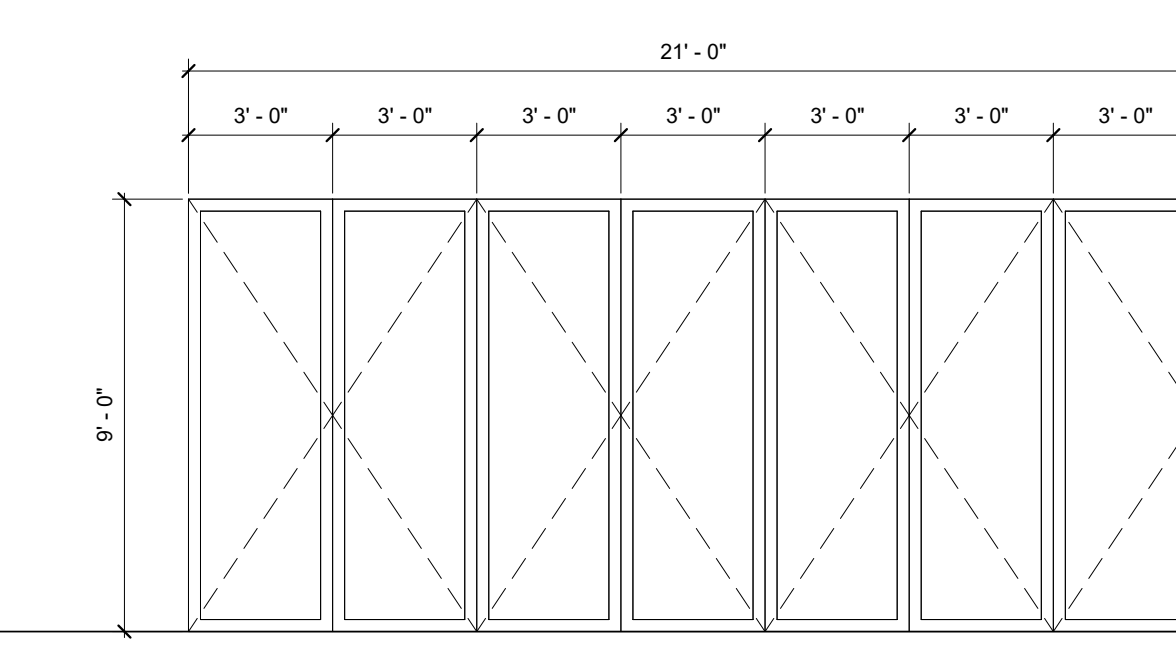
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5.



6.



7.

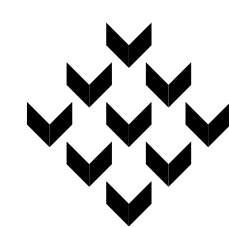
DOOR LEGEND

SCALE: 1/4" = 1'-0"

IMPACT GLAZING NOTES:

- Per IBC 2021 - Section 1609.2 - Protection of Openings; Impact glazing is required in Windborne Debris Regions:
 - Within 1 mile of the coastal high mean water line where the ultimate design wind speed is 130 mph or greater.
 - In areas where the ultimate design wind speed is 140 mph or greater.
- Building Risk Category shall be based on IBC 2021 Table 1604.5
- Building is Risk Category II.
- Windspeed for Risk II Buildings shall be based on IBC 2021 Figure 1609.3(1).
- Per IBC 2021 - Figure 1609.3(1), property is located in a 140 - 150 mph wind zone.
- Per IBC 2021 - Figures 1609A/B/C - Note 2, Linear interpolation of wind contours is permitted.
- The LSU AgCenter website, using data from Applied Technology Council website, lists the subject property as 141 mph windspeed.
- Per IBC 2021 - Section 1609.2 Impact Glazing is required, and shall conform to:
 - Glazed openings located within 30 feet of grade shall meet the requirements of the Large Missile Test of ASTM E 1996
 - Glazed openings located more than 30 feet above grade shall meet the requirements of the Small Missile Test of ASTM E 1996.

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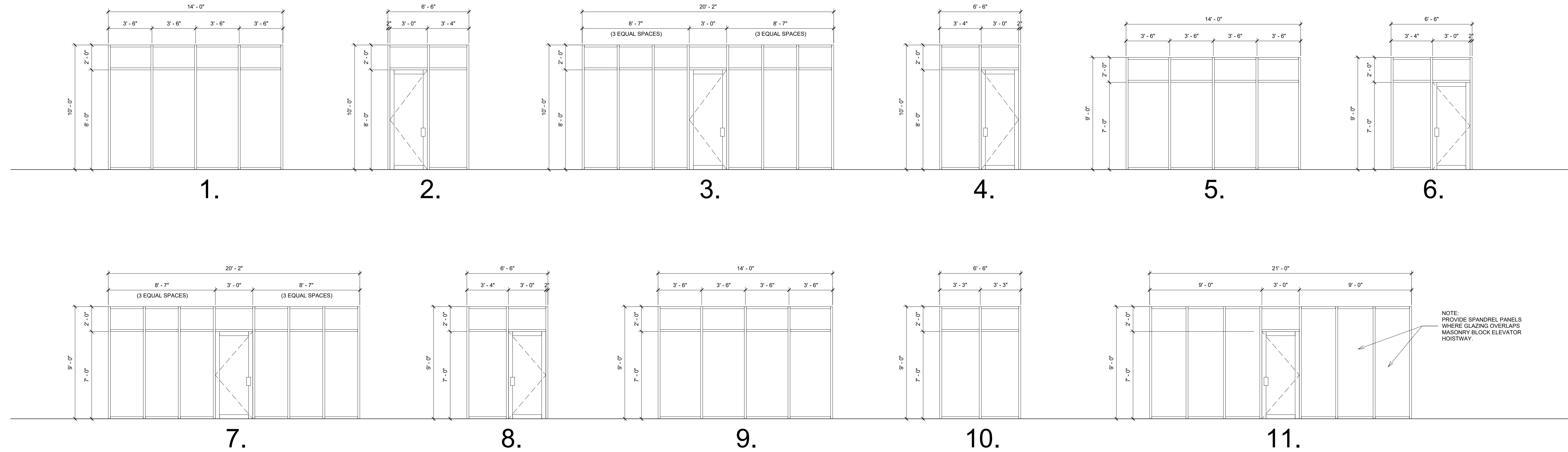
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 I-10 South Service Road
 Metairie, Louisiana

sheet

A05.1

STOREFRONT SCHEDULE

NO.	WIDTH	HEIGHT	DESCRIPTION	ELEV.	FRAME	GLAZING	COMMENTS
A	14' - 0"	10' - 0"	ALUMINUM STOREFRONT SYSTEM	1-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
B	6' - 6"	10' - 0"	ALUMINUM STOREFRONT SYSTEM WITH 3'0 W. x 8'0 H. DOOR	2-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
C	20' - 2"	10' - 0"	ALUMINUM STOREFRONT SYSTEM WITH 3'0 W. x 8'0 H. CENTER DOOR	3-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
D	6' - 6"	10' - 0"	ALUMINUM STOREFRONT SYSTEM WITH DOOR	4-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
E	14' - 0"	9' - 0"	ALUMINUM STOREFRONT SYSTEM	5-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
F	6' - 6"	9' - 0"	ALUMINUM STOREFRONT SYSTEM WITH 3'0 W. x 7'0 H. DOOR	6-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
G	20' - 2"	9' - 0"	ALUMINUM STOREFRONT SYSTEM WITH 3'0 W. x 7'0 H. CENTER DOOR	7-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
H	6' - 6"	9' - 0"	ALUMINUM STOREFRONT SYSTEM WITH 3'0 W. x 7'0 H. DOOR	8-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
J	14' - 0"	9' - 0"	ALUMINUM STOREFRONT SYSTEM	9-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
K	6' - 6"	9' - 0"	ALUMINUM STOREFRONT SYSTEM	10-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING
L	21' - 0"	9' - 0"	ALUMINUM STOREFRONT SYSTEM WITH 3'0 W. x 7'0 H. CENTER DOOR	11-A05.2	ALUMINUM	IMPACT	IMPACT RATED FRAMES AND GLAZING



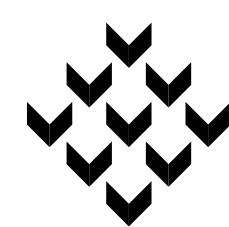
STOREFRONT LEGEND

SCALE: 1/4" = 1'-0"

IMPACT GLAZING NOTES:

- Per IBC 2021 - Section 1609.2 - Protection of Openings; Impact glazing is required in Windborne Debris Regions:
 - Within 1 mile of the coastal high mean water line where the ultimate design wind speed is 130 mph or greater.
 - In areas where the ultimate design wind speed is 140 mph or greater.
- Building Risk Category shall be based on IBC 2021 Table 1604.5
- Building is Risk Category II.
- Windspeed for Risk II Buildings shall be based on IBC 2021 Figure 1609.3(1).
- Per IBC 2021 - Figure 1609.3(1), property is located in a 140 - 150 mph wind zone.
- Per IBC 2021 - Figures 1609A/B/C - Note 2, Linear interpolation of wind contours is permitted.
- The LSU AgCenter website, using data from Applied Technology Council website, lists the subject property as 141 mph windspeed.
- Per IBC 2021 - Section 1609.2 Impact Glazing is required, and shall conform to:
 - Glazed openings located within 30 feet of grade shall meet the requirements of the Large Missile Test of ASTM E 1996
 - Glazed openings located more than 30 feet above grade shall meet the requirements of the Small Missile Test of ASTM E 1996.

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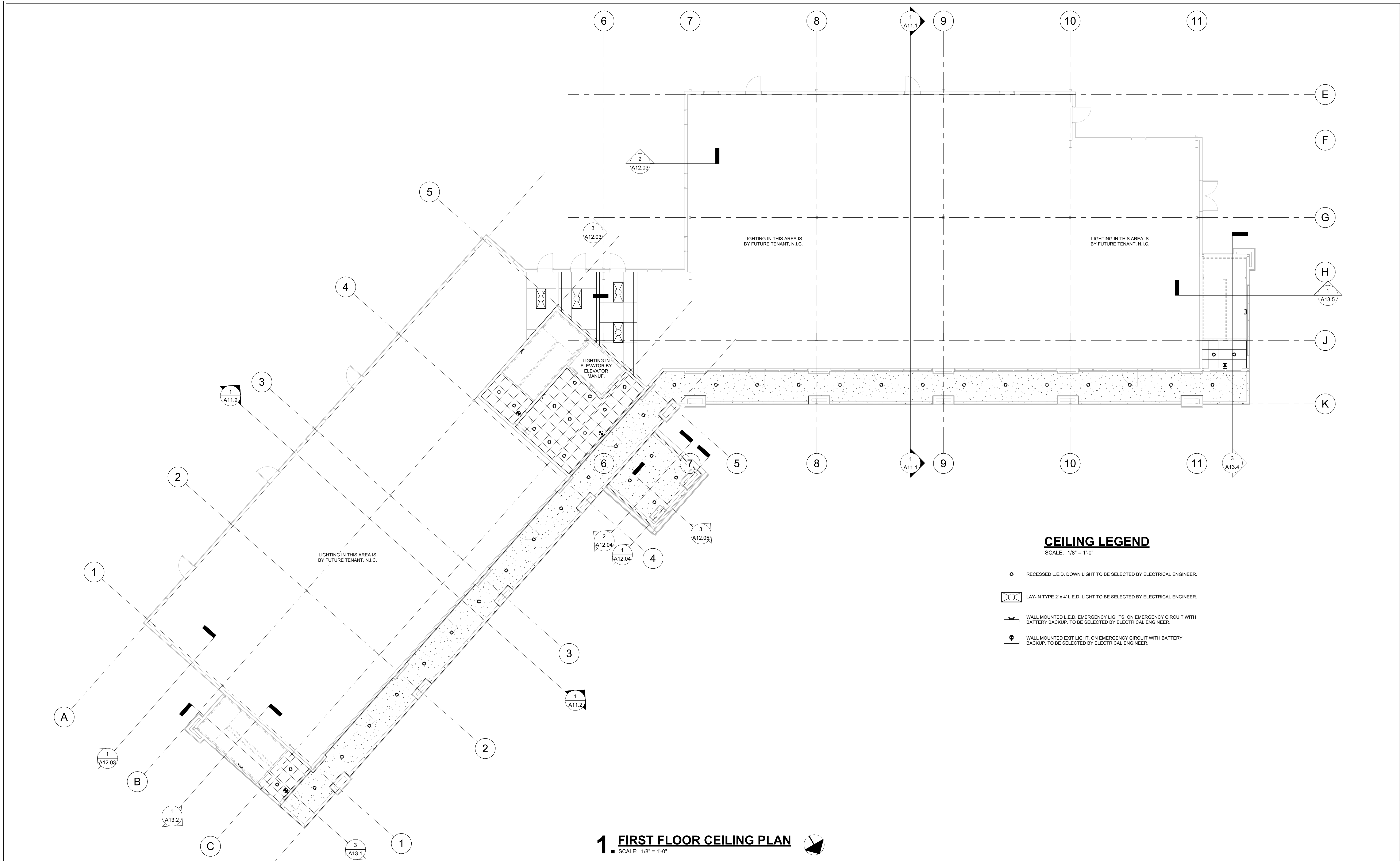
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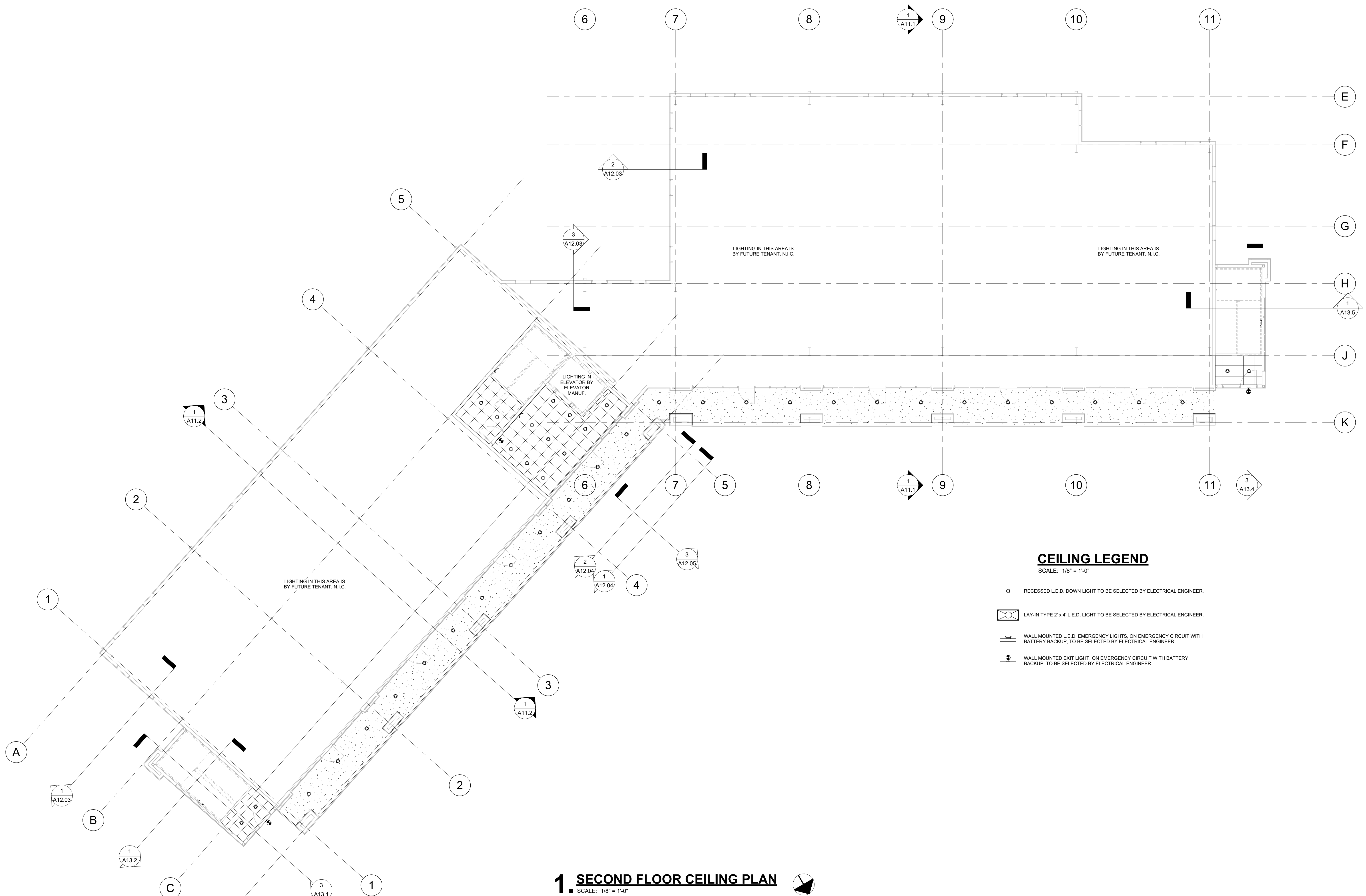
A05.2



CEILING LEGEND
SCALE: 1/8" = 1'-0"

- RECESSED L.E.D. DOWN LIGHT TO BE SELECTED BY ELECTRICAL ENGINEER.
- ▭ LAY-IN TYPE 2' x 4' L.E.D. LIGHT TO BE SELECTED BY ELECTRICAL ENGINEER.
- ▭ WALL MOUNTED L.E.D. EMERGENCY LIGHTS, ON EMERGENCY CIRCUIT WITH BATTERY BACKUP. TO BE SELECTED BY ELECTRICAL ENGINEER.
- ▭ WALL MOUNTED EXIT LIGHT, ON EMERGENCY CIRCUIT WITH BATTERY BACKUP. TO BE SELECTED BY ELECTRICAL ENGINEER.

1. FIRST FLOOR CEILING PLAN
SCALE: 1/8" = 1'-0"



CEILING LEGEND
SCALE: 1/8" = 1'-0"

- RECESSED L.E.D. DOWN LIGHT TO BE SELECTED BY ELECTRICAL ENGINEER.
- LAY-IN TYPE 2' x 4' L.E.D. LIGHT TO BE SELECTED BY ELECTRICAL ENGINEER.
- ▬ WALL MOUNTED L.E.D. EMERGENCY LIGHTS, ON EMERGENCY CIRCUIT WITH BATTERY BACKUP, TO BE SELECTED BY ELECTRICAL ENGINEER.
- ⊕ WALL MOUNTED EXIT LIGHT, ON EMERGENCY CIRCUIT WITH BATTERY BACKUP, TO BE SELECTED BY ELECTRICAL ENGINEER.

1. SECOND FLOOR CEILING PLAN
SCALE: 1/8" = 1'-0"

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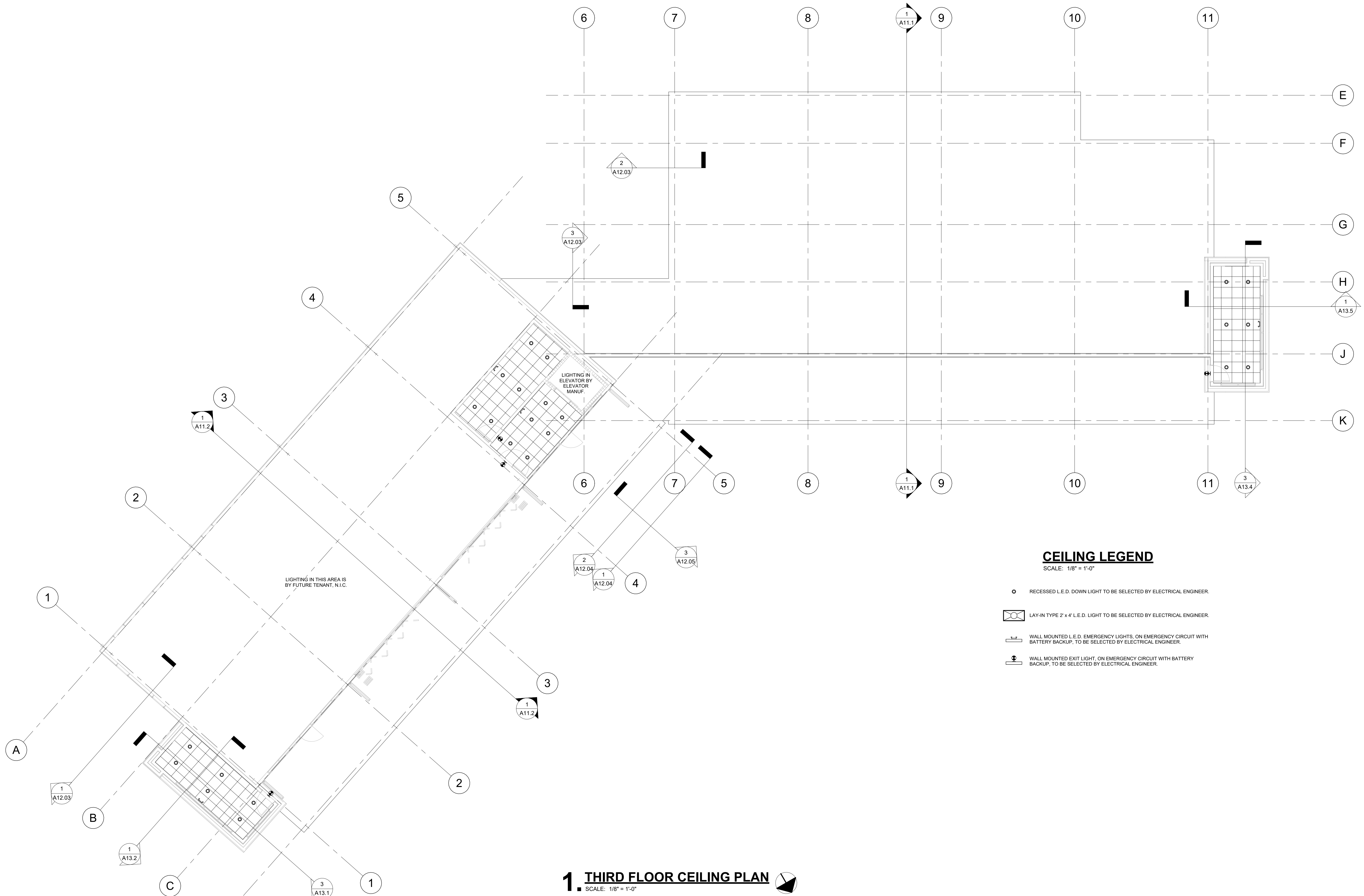
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A06.2



CEILING LEGEND

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

- RECESSED L.E.D. DOWN LIGHT TO BE SELECTED BY ELECTRICAL ENGINEER.
- LAY-IN TYPE 2' x 4' L.E.D. LIGHT TO BE SELECTED BY ELECTRICAL ENGINEER.
- ▬ WALL MOUNTED L.E.D. EMERGENCY LIGHTS, ON EMERGENCY CIRCUIT WITH BATTERY BACKUP, TO BE SELECTED BY ELECTRICAL ENGINEER.
- ⬇ WALL MOUNTED EXIT LIGHT, ON EMERGENCY CIRCUIT WITH BATTERY BACKUP, TO BE SELECTED BY ELECTRICAL ENGINEER.

1. THIRD FLOOR CEILING PLAN
SCALE: 1/8" = 1'-0"

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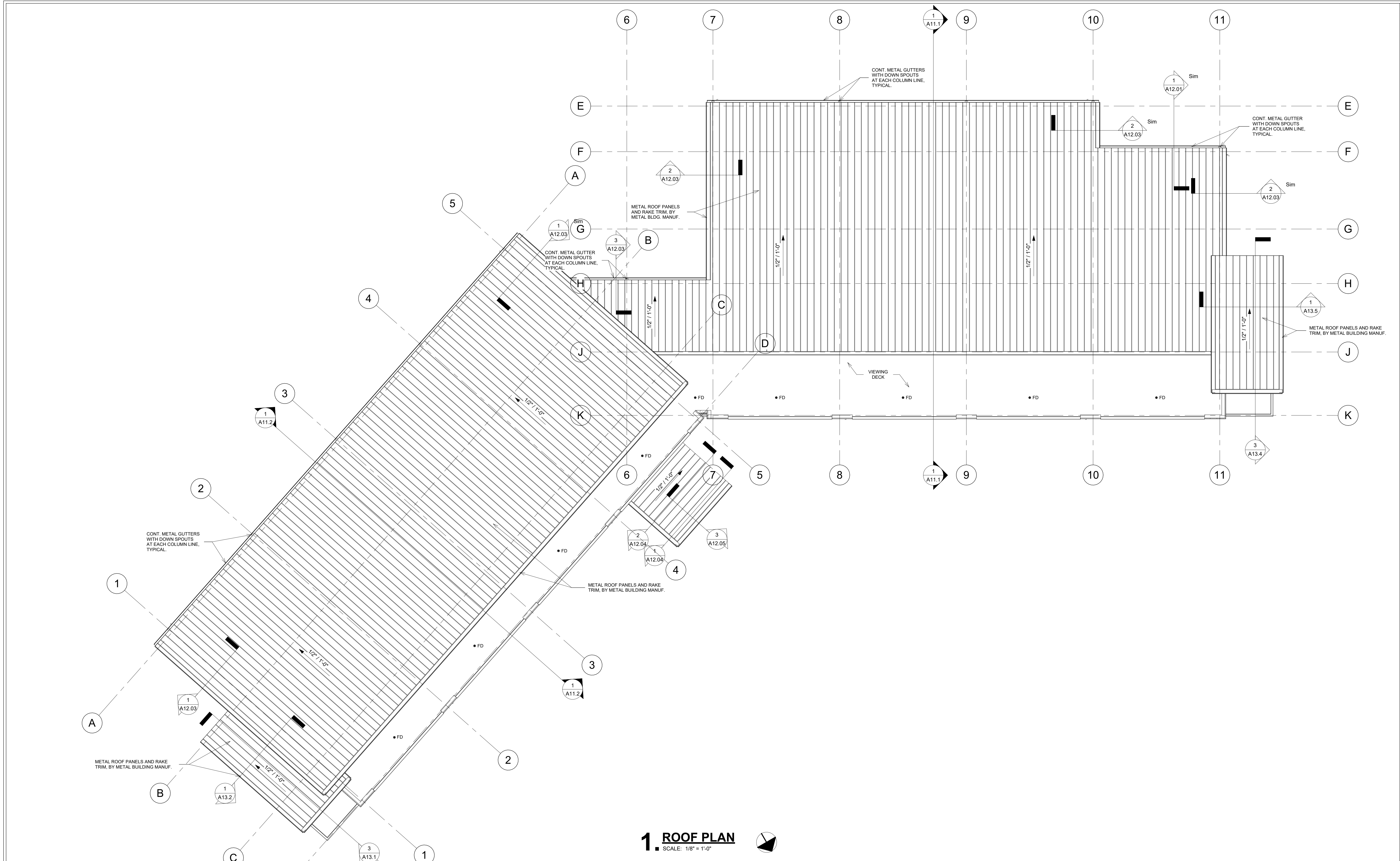
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A06.3

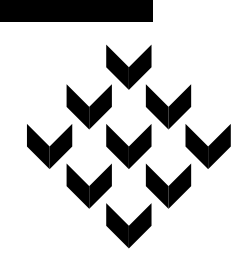


1. ROOF PLAN

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



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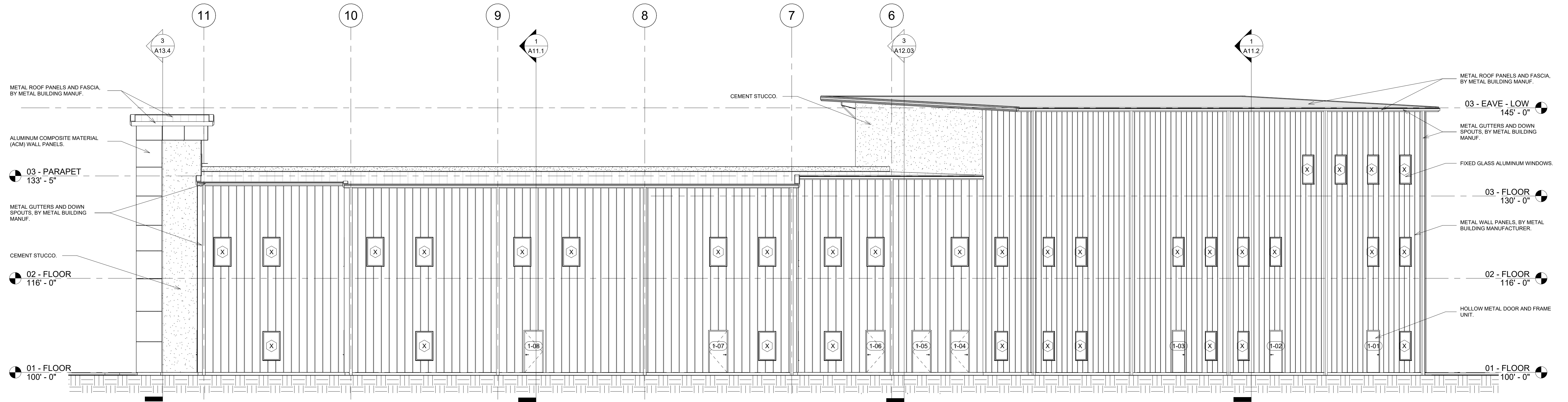
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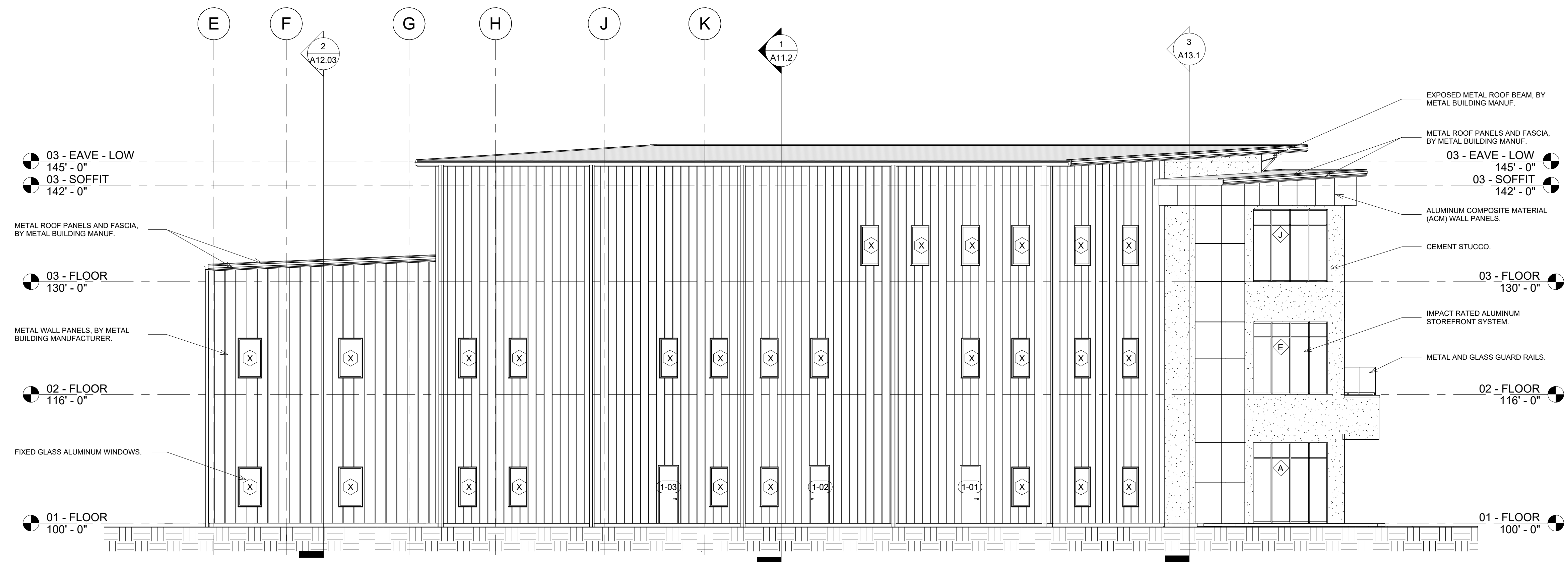
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A09.1

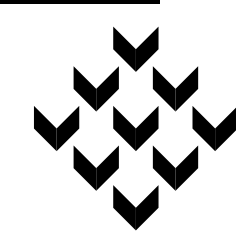


1. REAR ELEVATION - FULL
SCALE: 1/8" = 1'-0"



2. LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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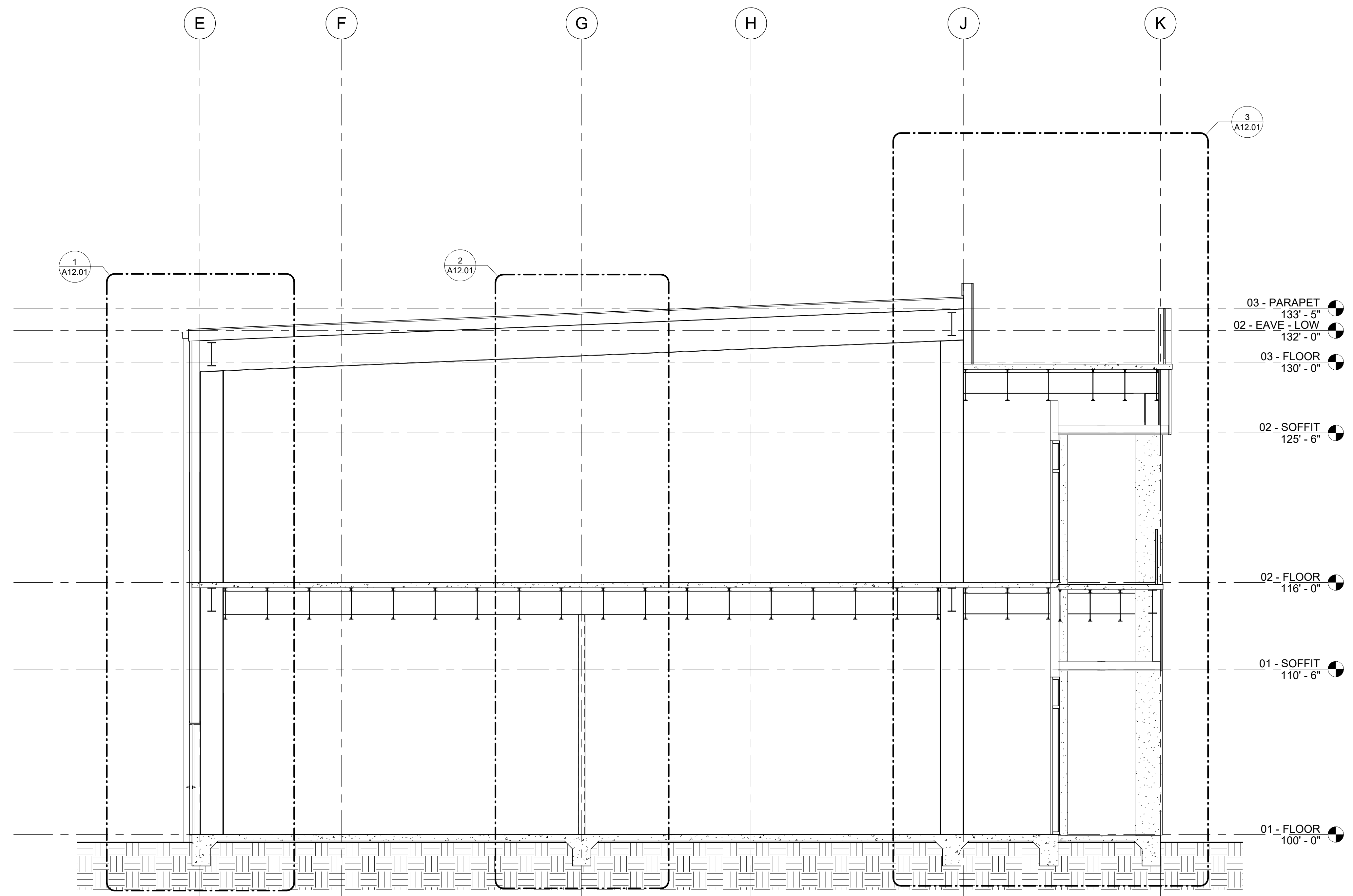
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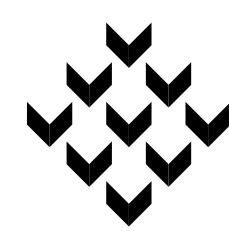
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A10.2



1. 1-A11.1 - BUILDING SECTION - 2 STORY
 SCALE: 1/4" = 1'-0"

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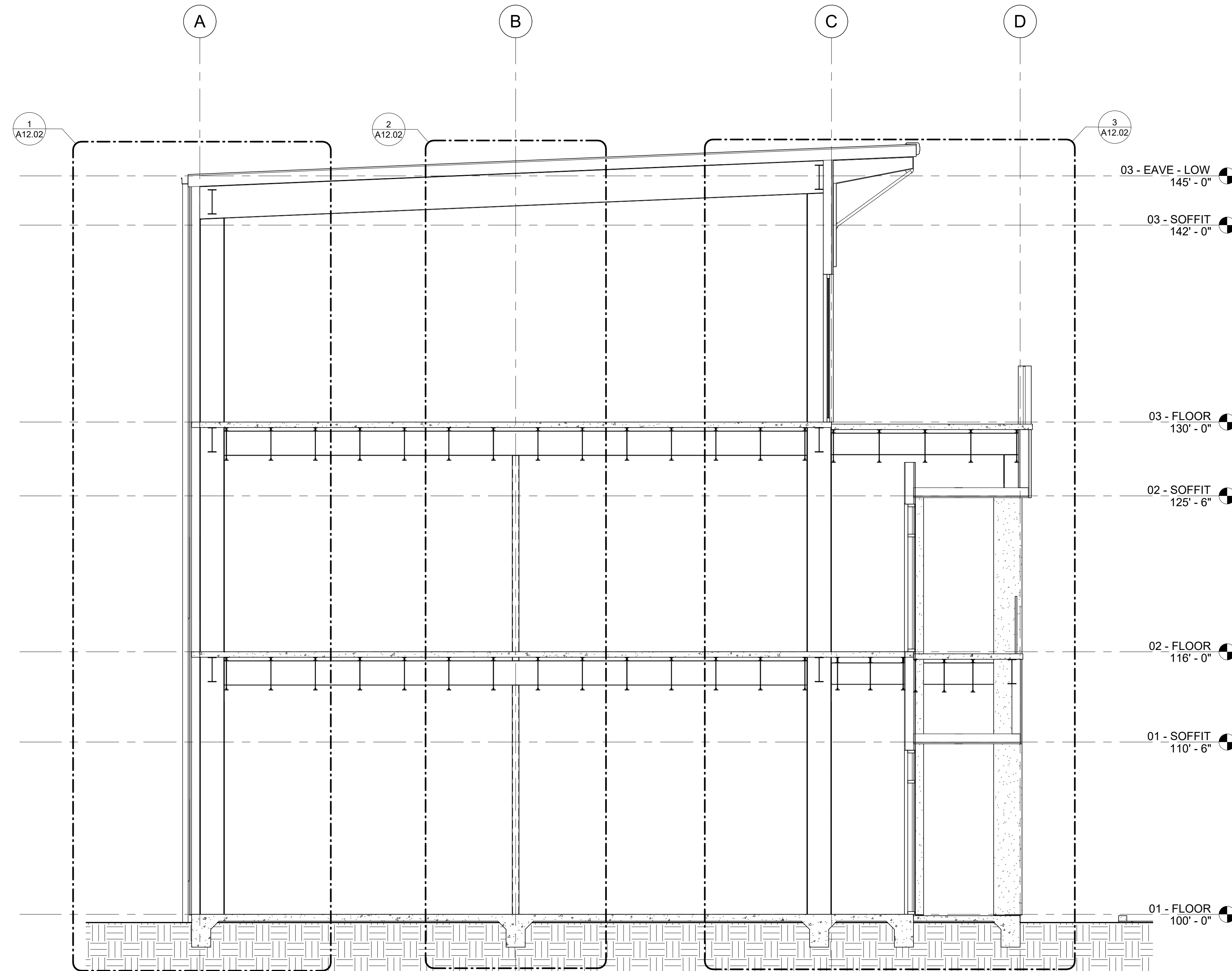
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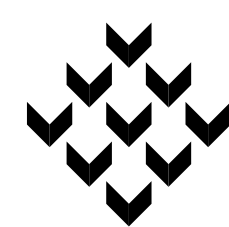
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A11.1



1. 1-A11.2 - BUILDING SECTION - 3 STORY
 SCALE: 1/4" = 1'-0"

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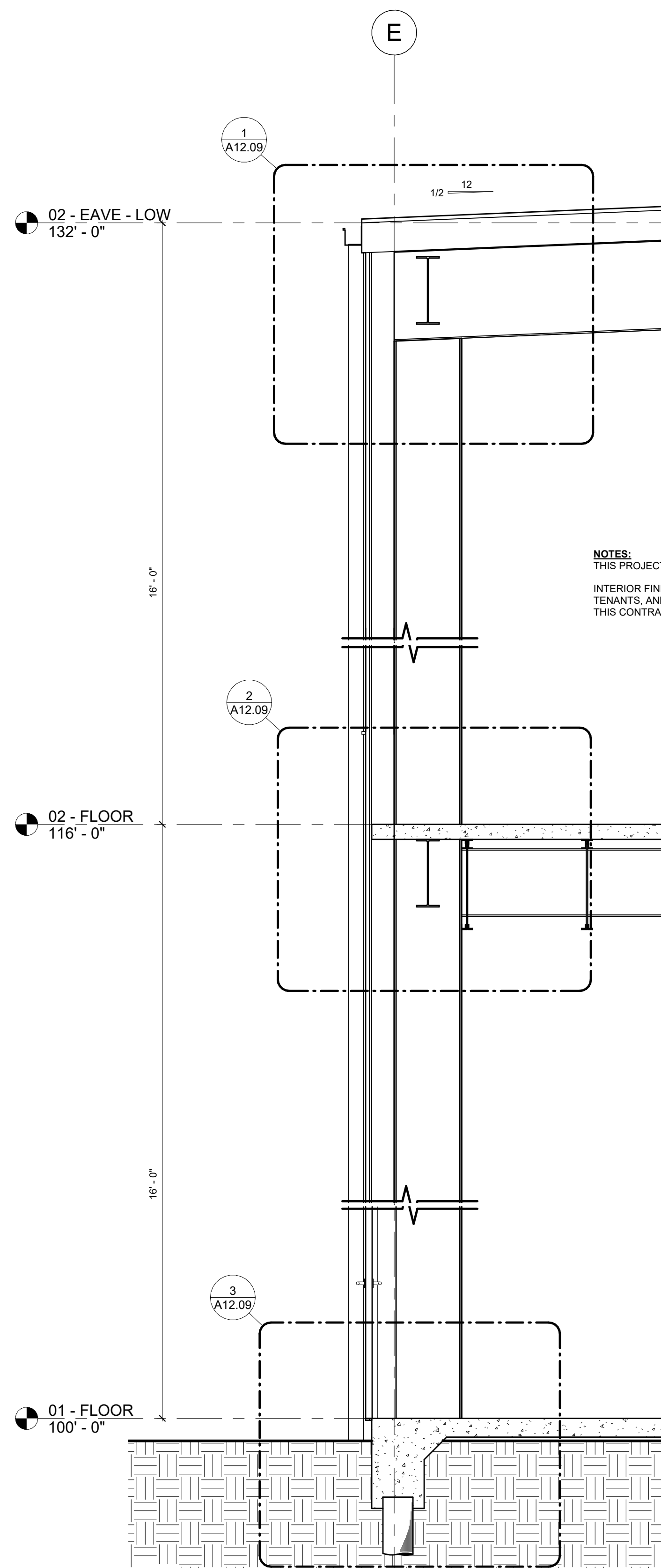
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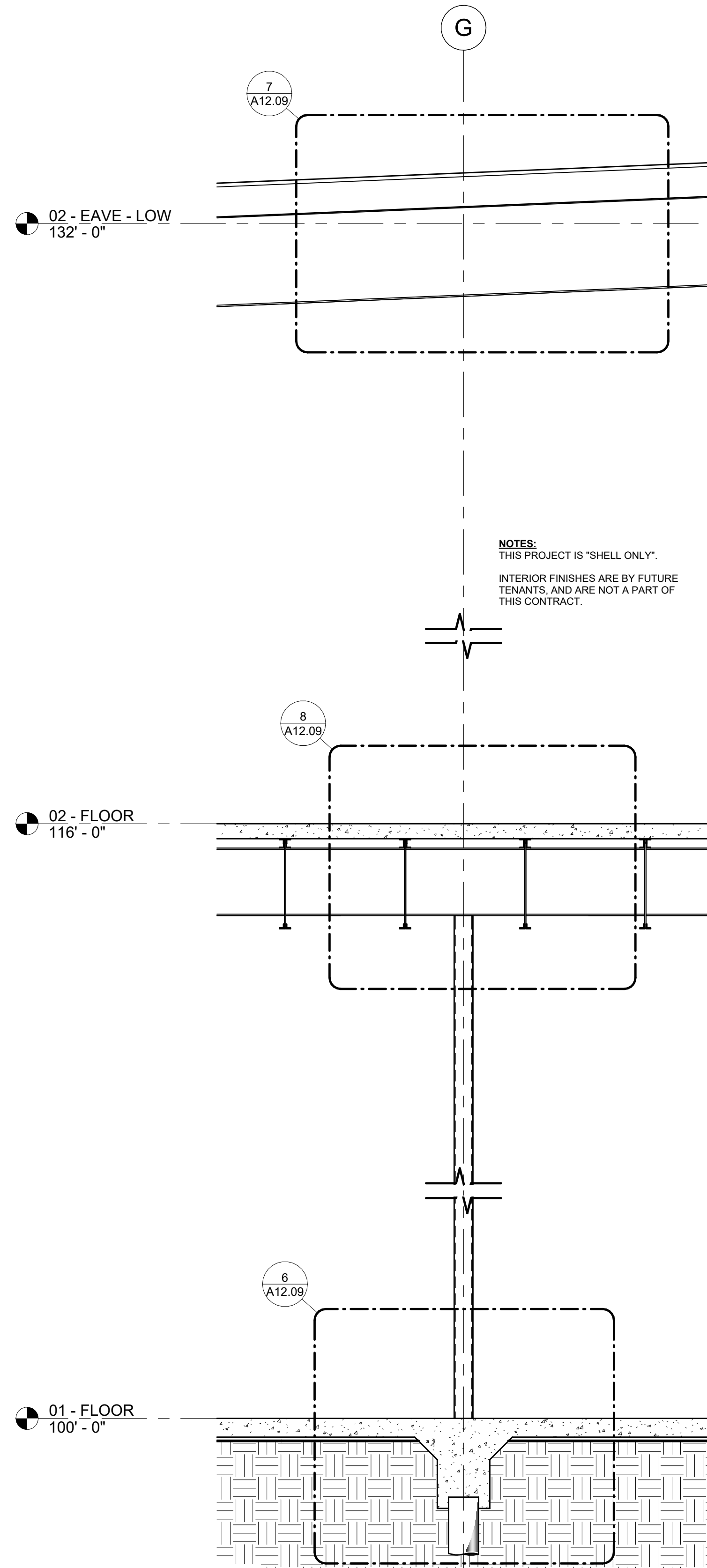
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A11.2



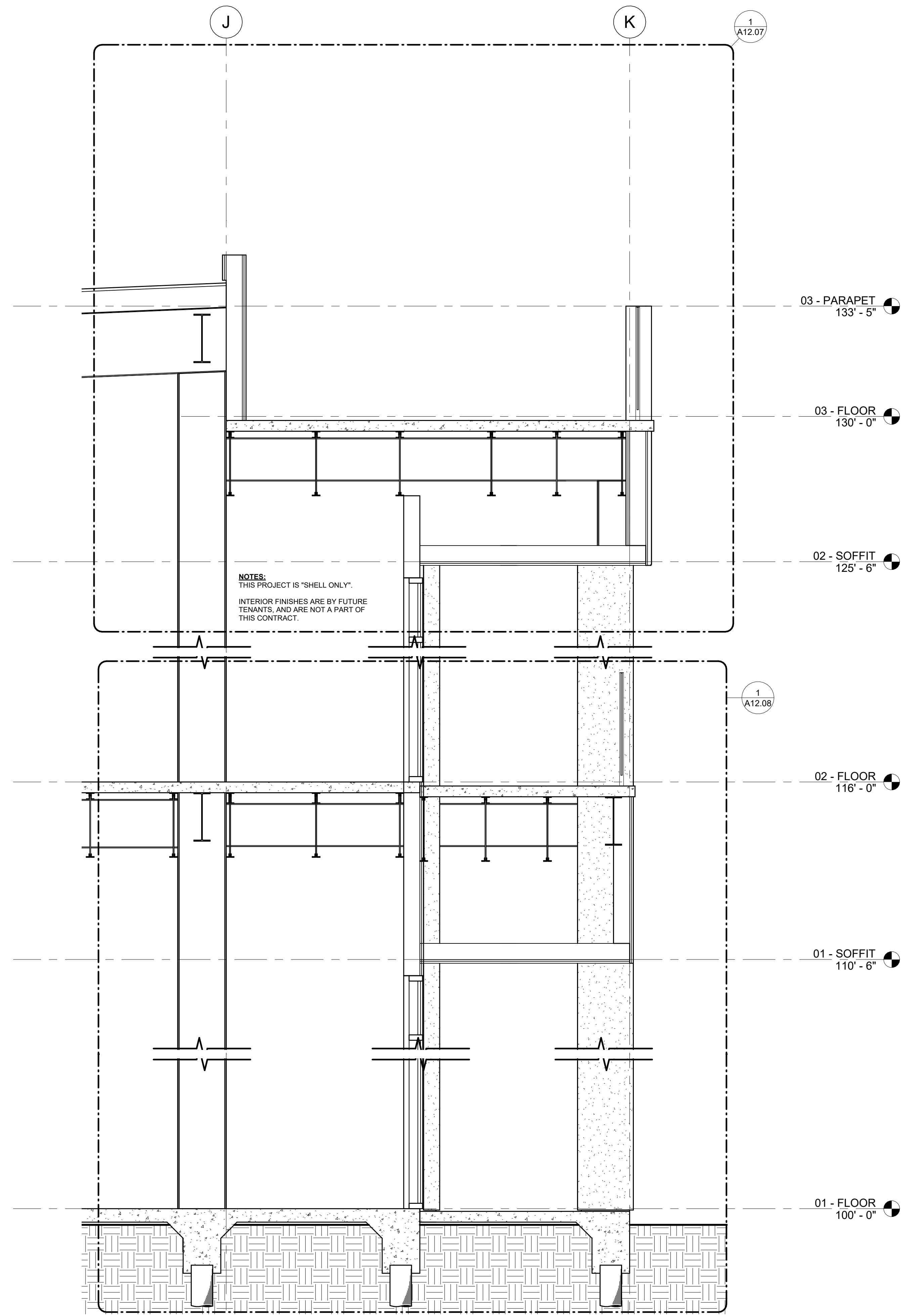
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TENANTS, AND ARE NOT A PART OF
THIS CONTRACT.

1. 1-A12.1 - WALL SECTION - 2 STORY
SCALE: 1/2" = 1'-0"



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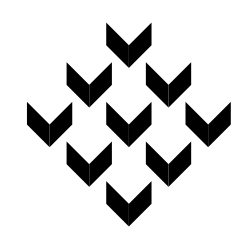
2. 2-A12.1 - WALL SECTION - 2 STORY
SCALE: 1/2" = 1'-0"



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3. 3-A12.1 - WALL SECTION - 2 STORY
SCALE: 1/2" = 1'-0"

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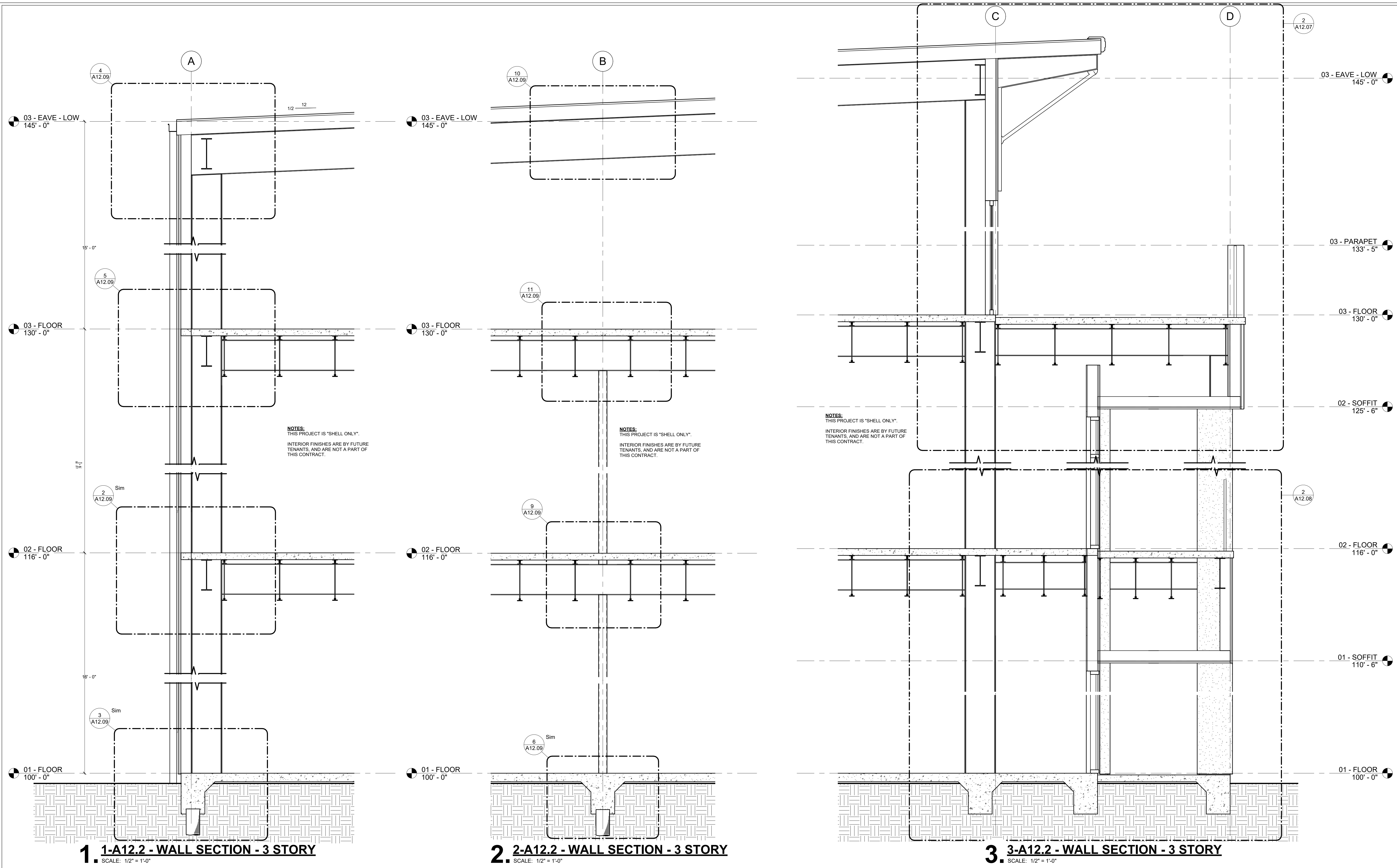
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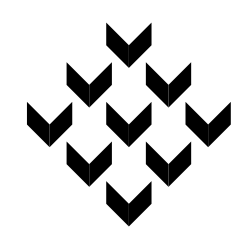
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A12.01



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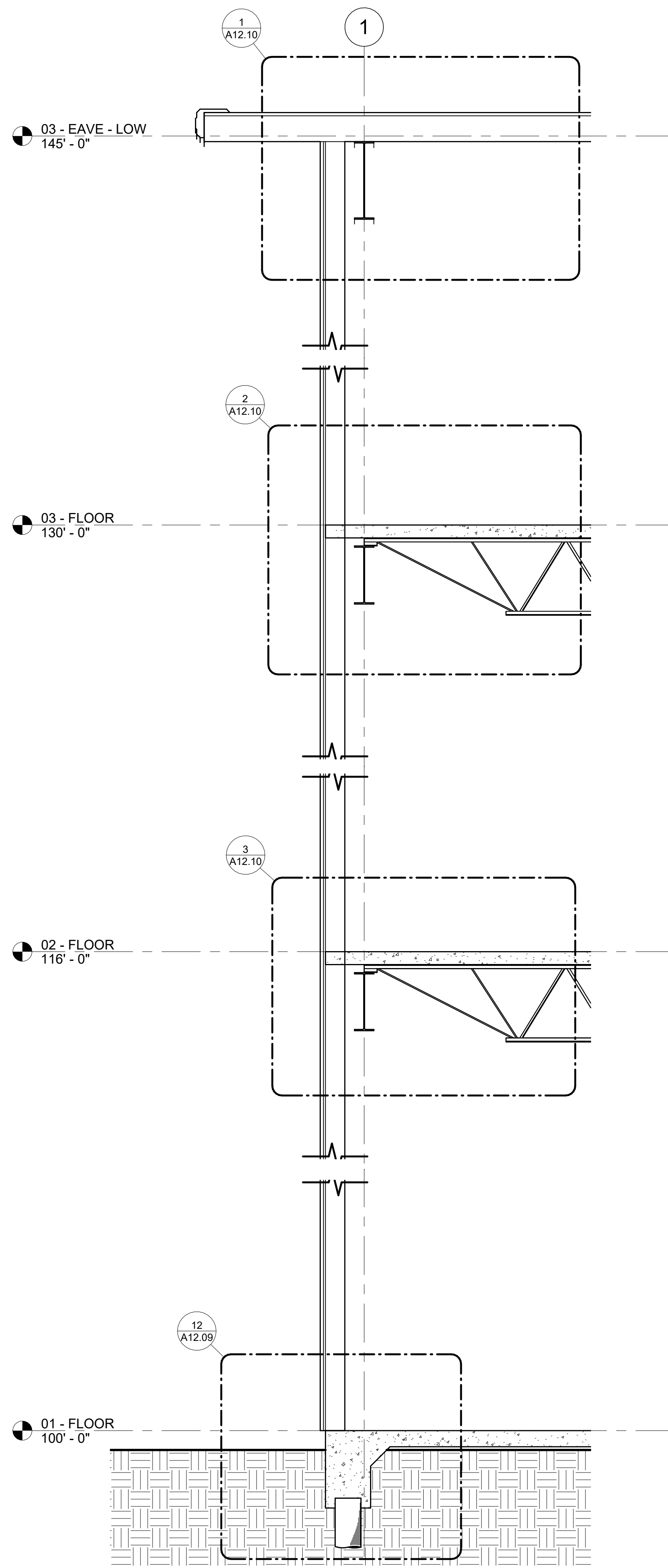
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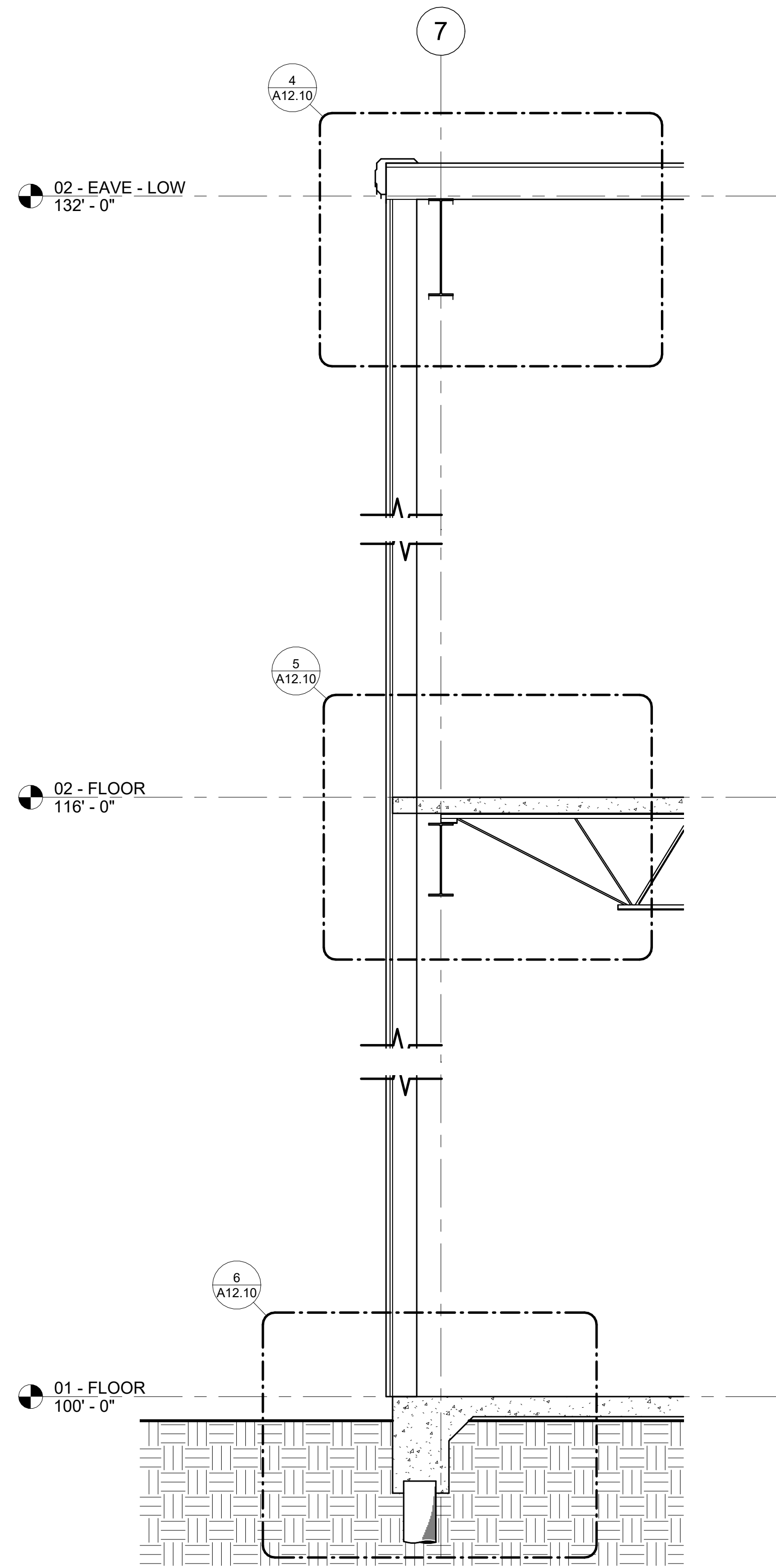
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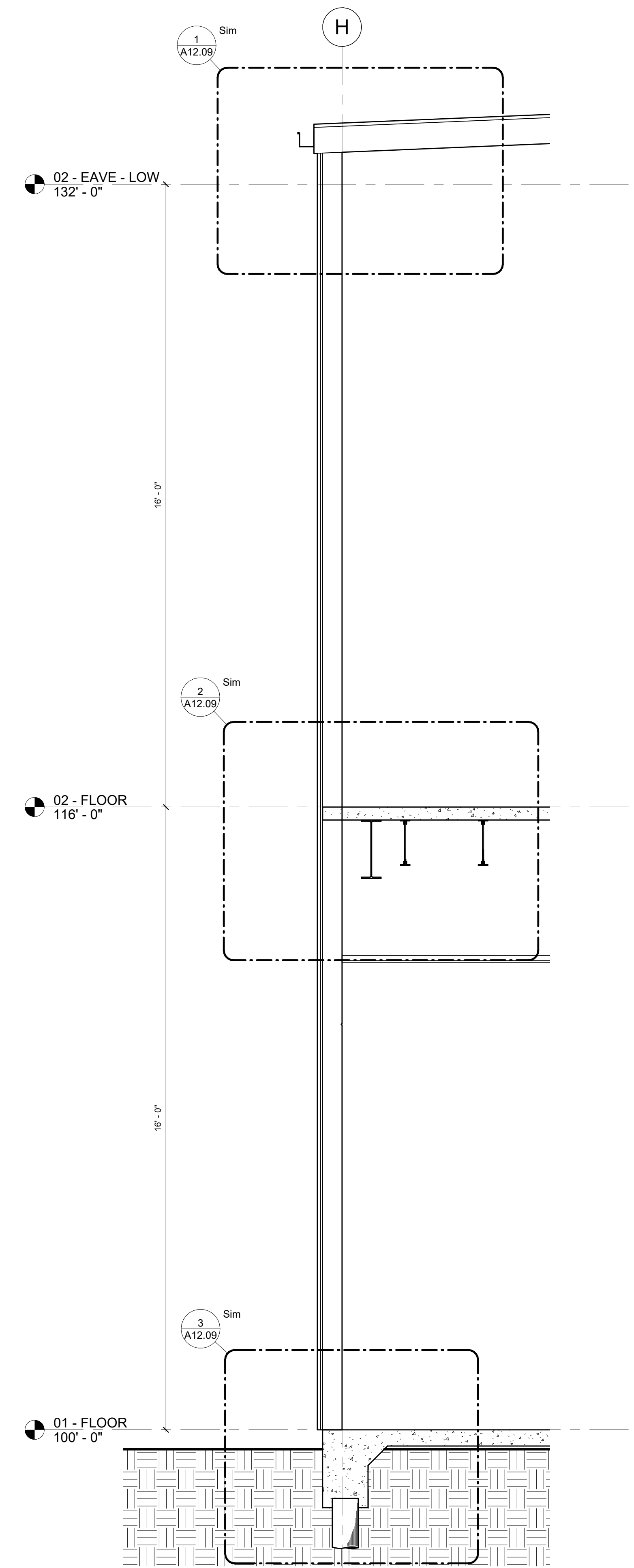
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A12.02



1. 1-A12.3 - WALL SECTION - 3 STORY
SCALE: 1/2" = 1'-0"

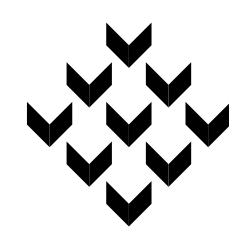


2. 2-A12.3 - WALL SECTION - 2 STORY
SCALE: 1/2" = 1'-0"



3. 3-A12.3 - WALL SECTION - 2 STORY
SCALE: 1/2" = 1'-0"

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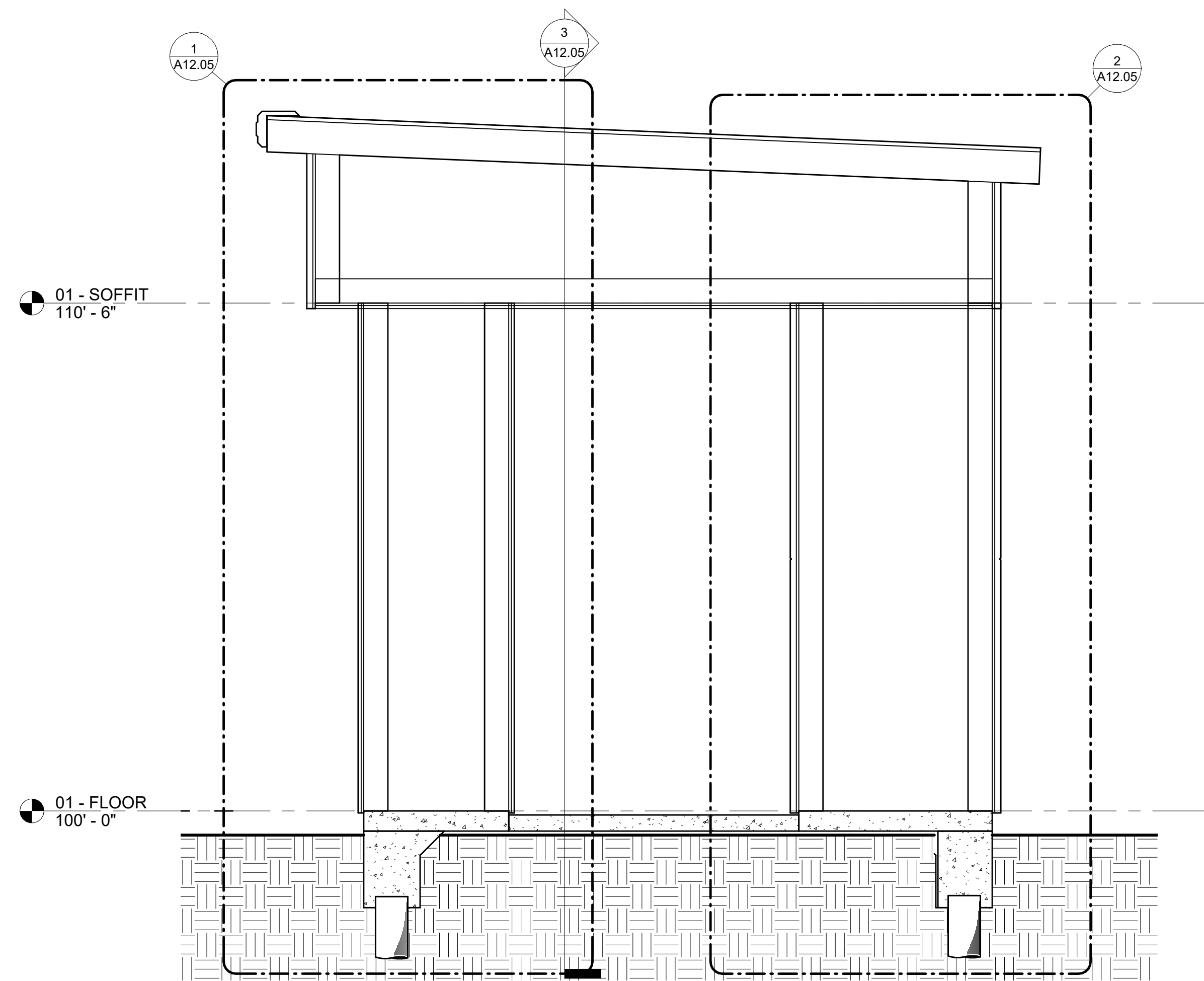
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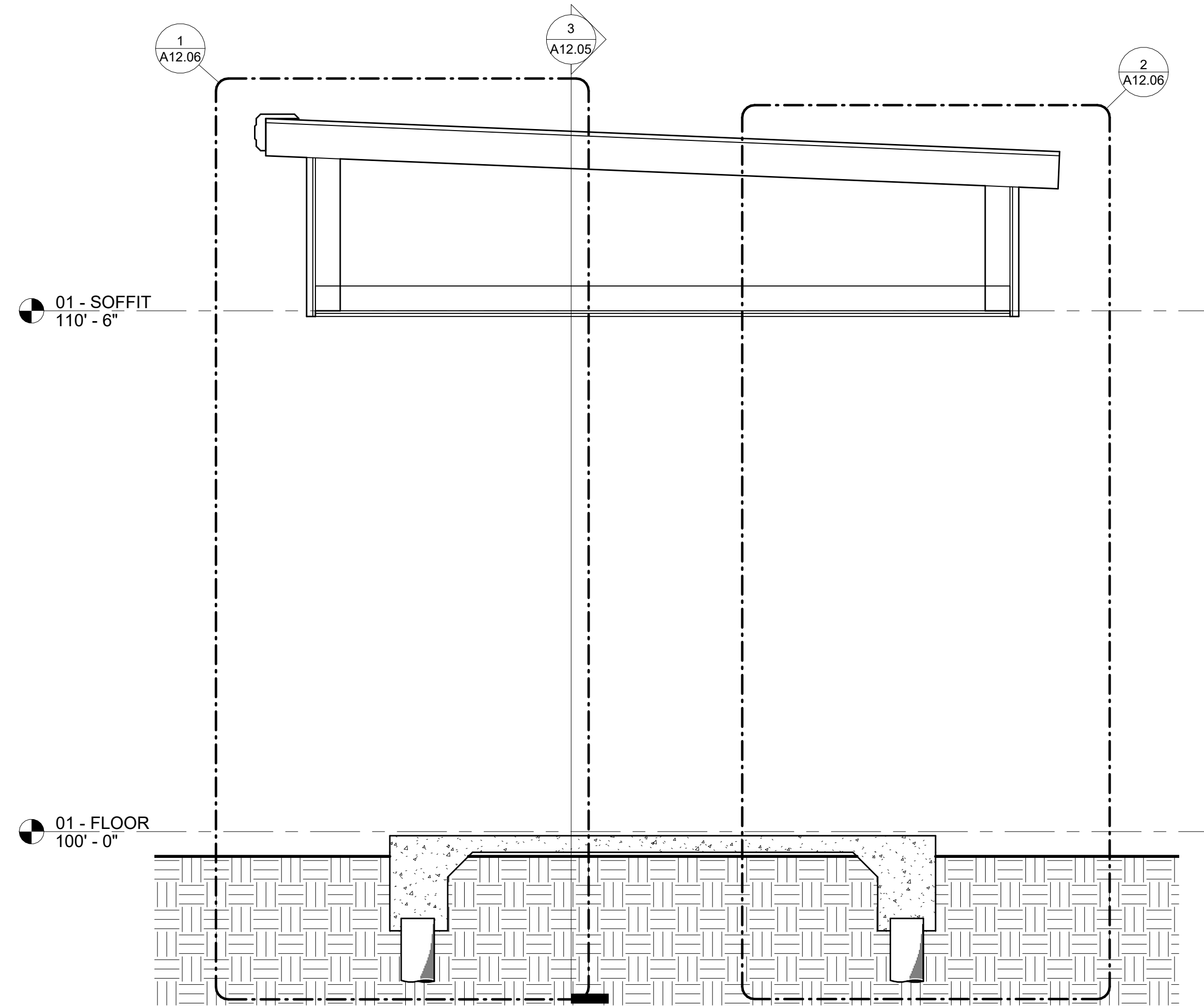
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A12.03

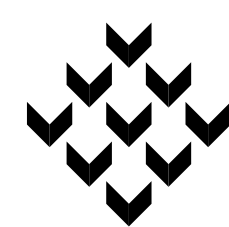


1. 1-A12.4 - WALL SECTION - ENTRY FEATURE
SCALE: 1/2" = 1'-0"



2. 2-A12.04 - ENTRY FEATURE SECTION
SCALE: 1/2" = 1'-0"

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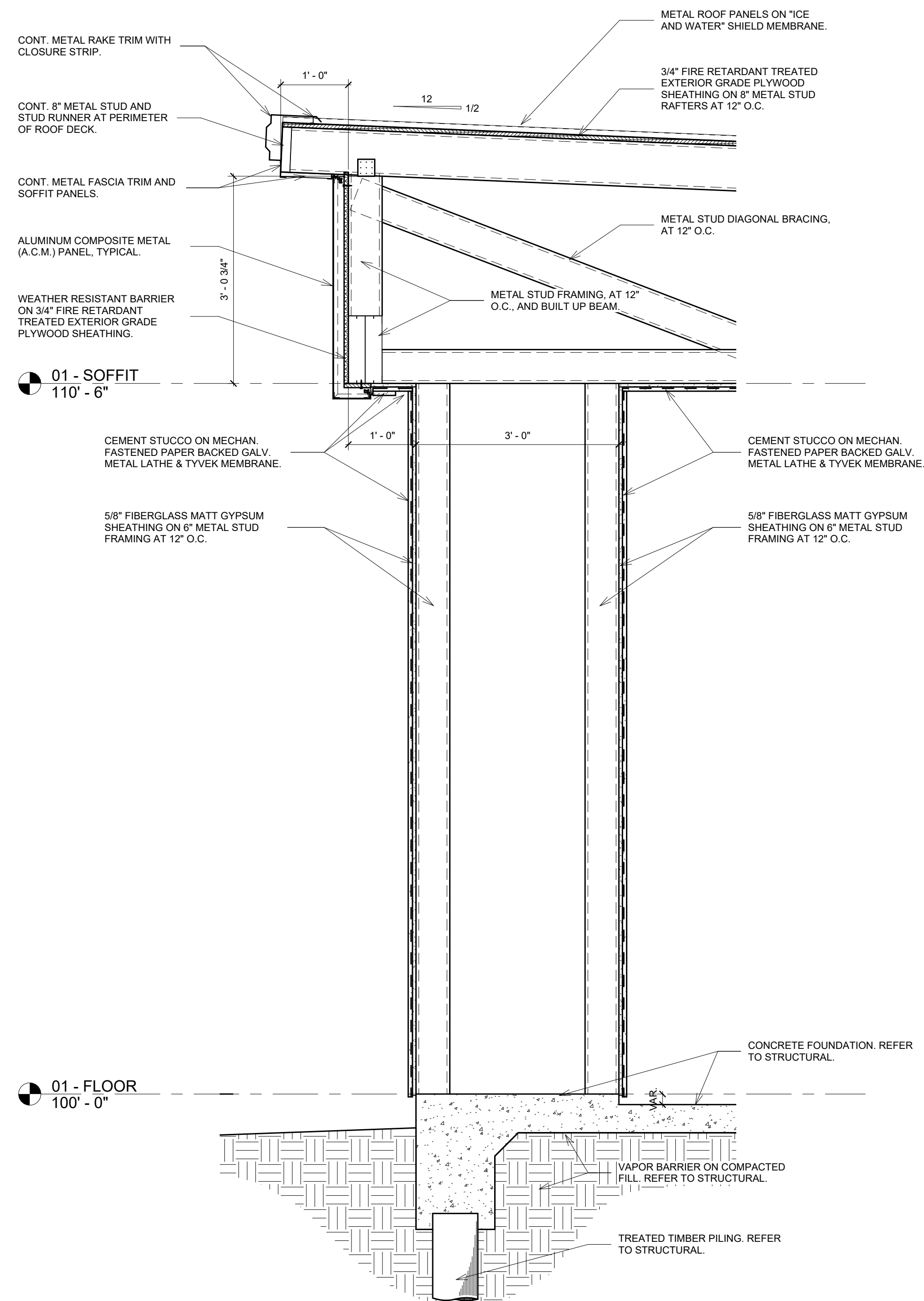
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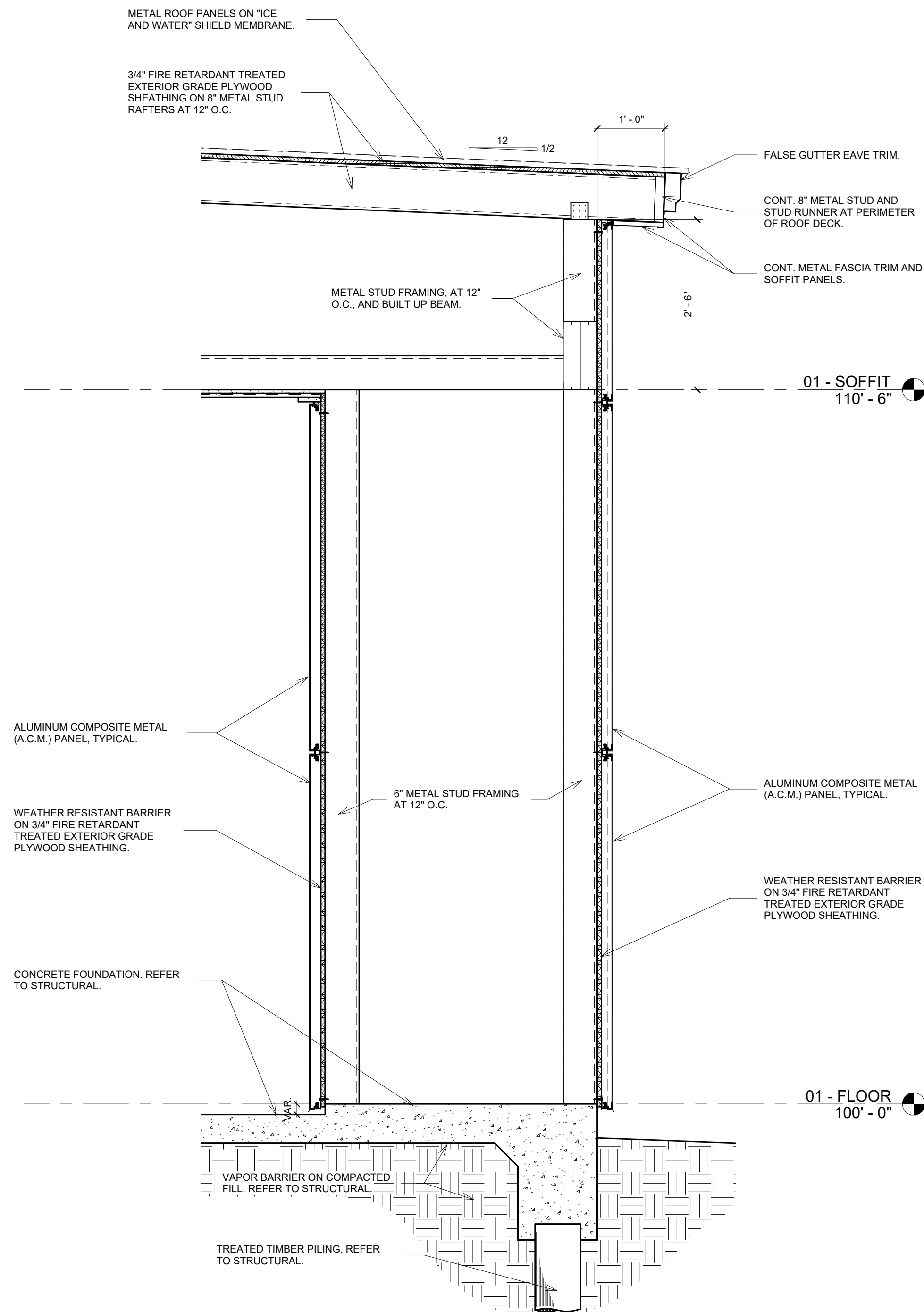
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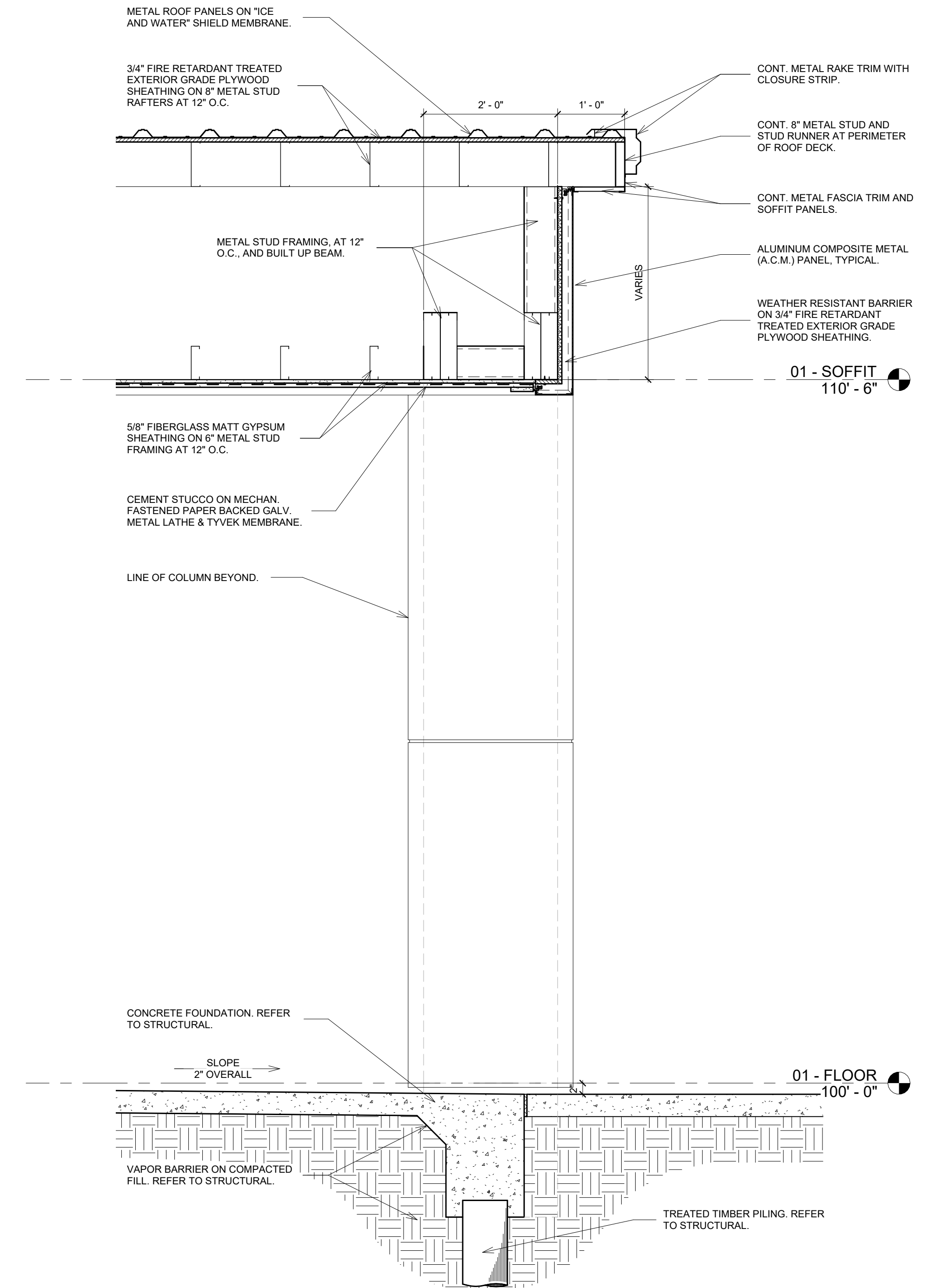
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1. 1-A12.5 - WALL SECTION - ENTRY FEATURE
SCALE: 3/4" = 1'-0"

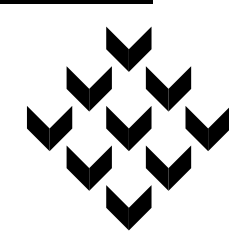


2. 2-A12.5 - WALL SECTION - ENTRY FEATURE
SCALE: 3/4" = 1'-0"



3. 3-A12.5 - WALL SECTION - ENTRY FEATURE
SCALE: 3/4" = 1'-0"

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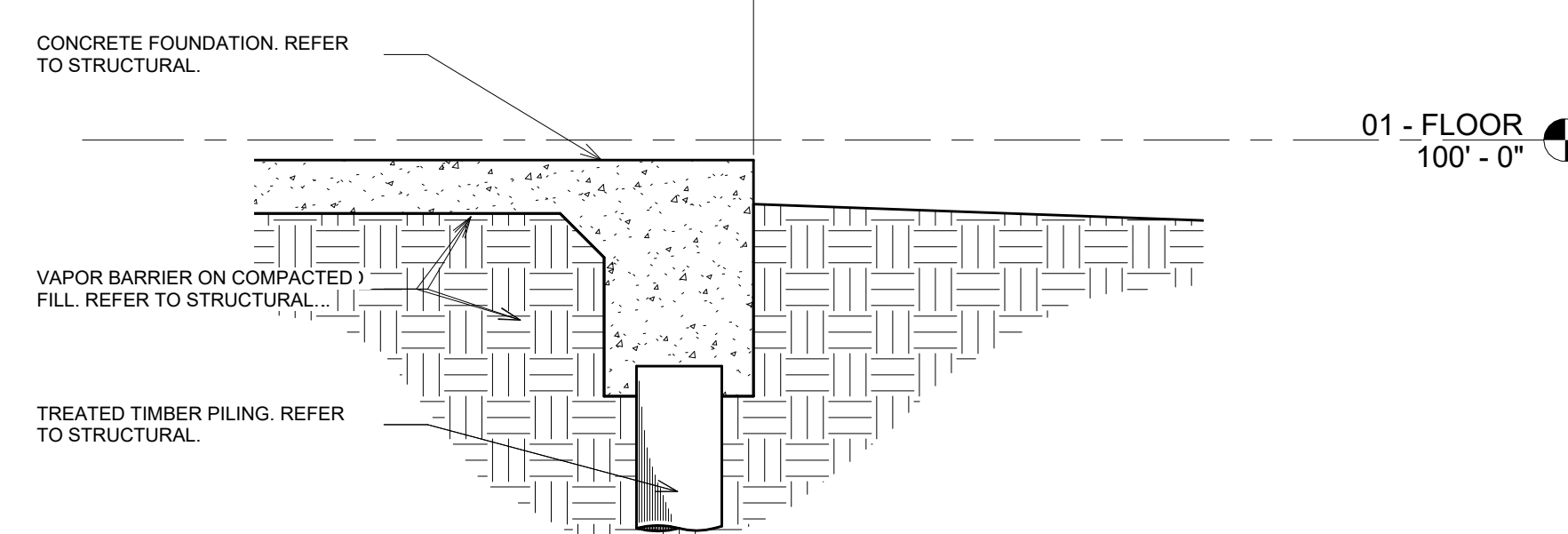
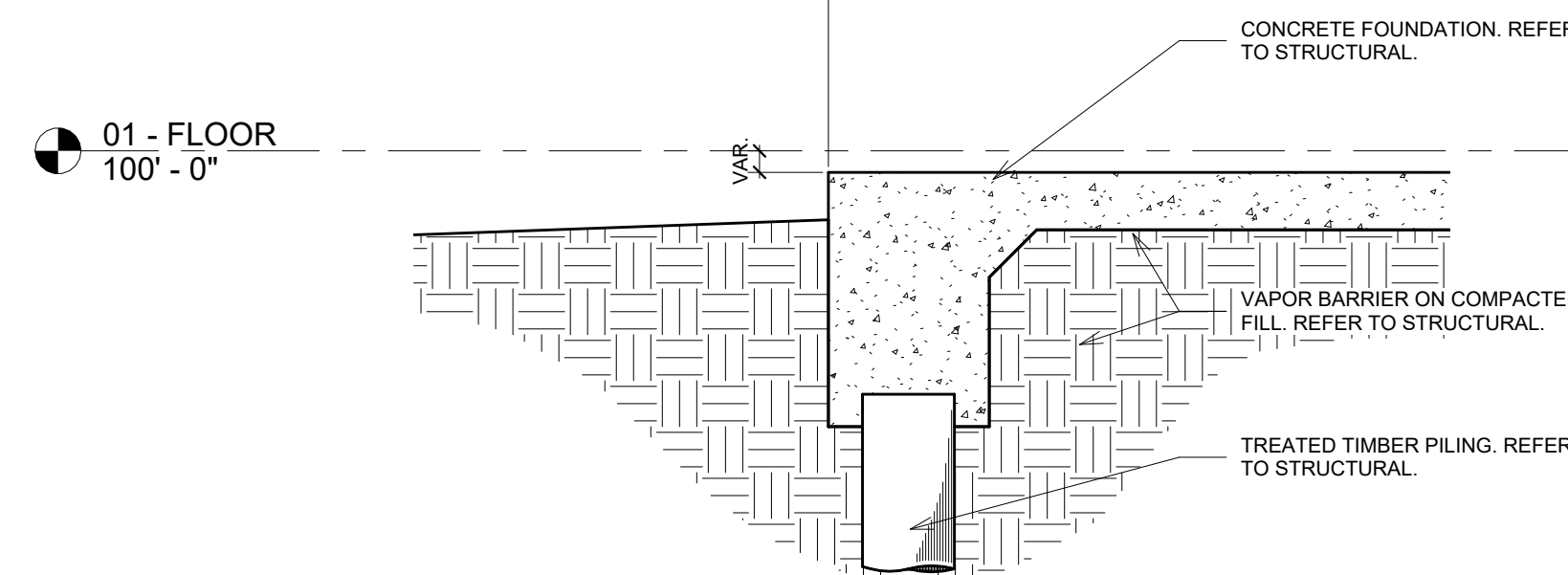
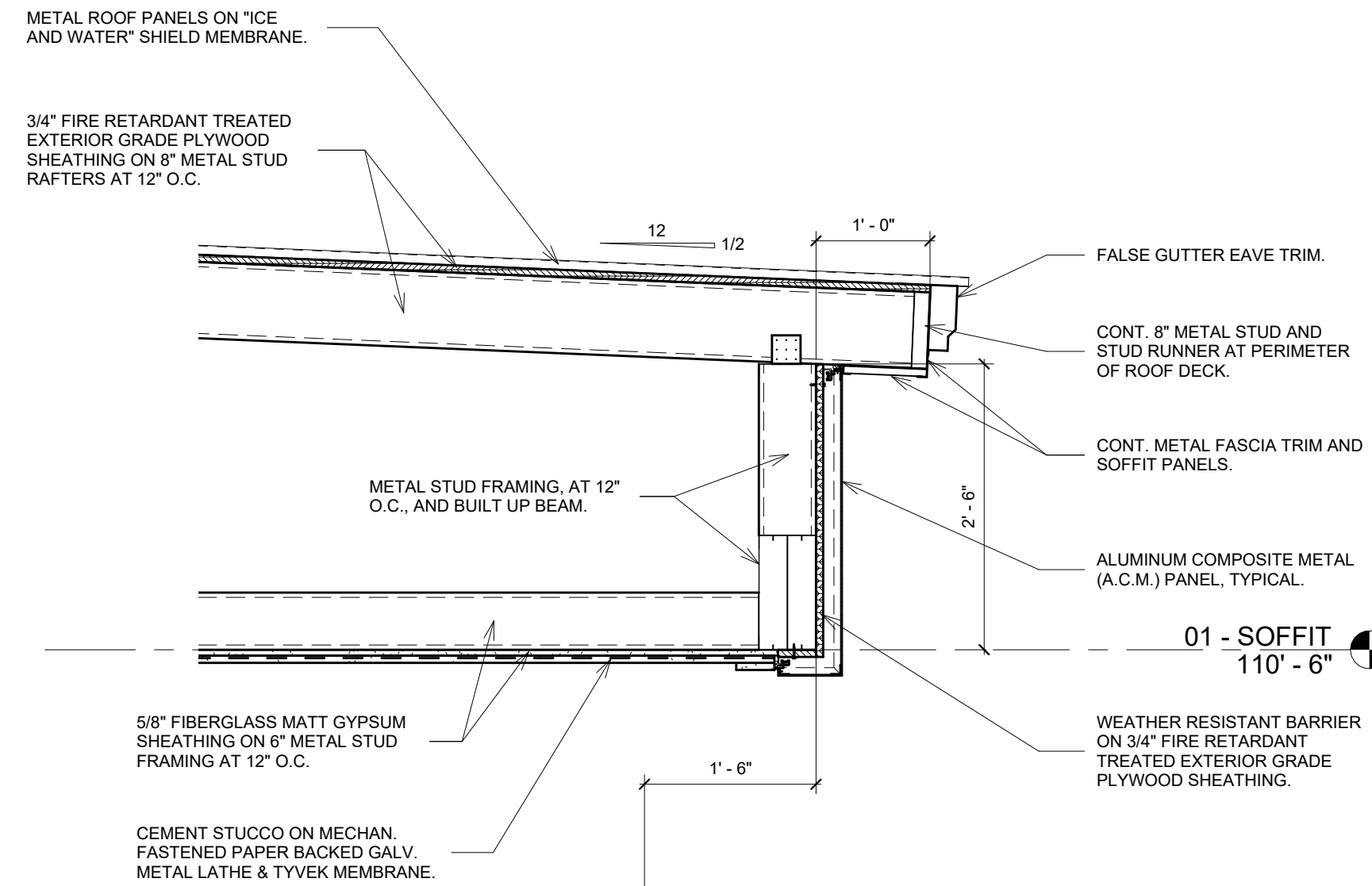
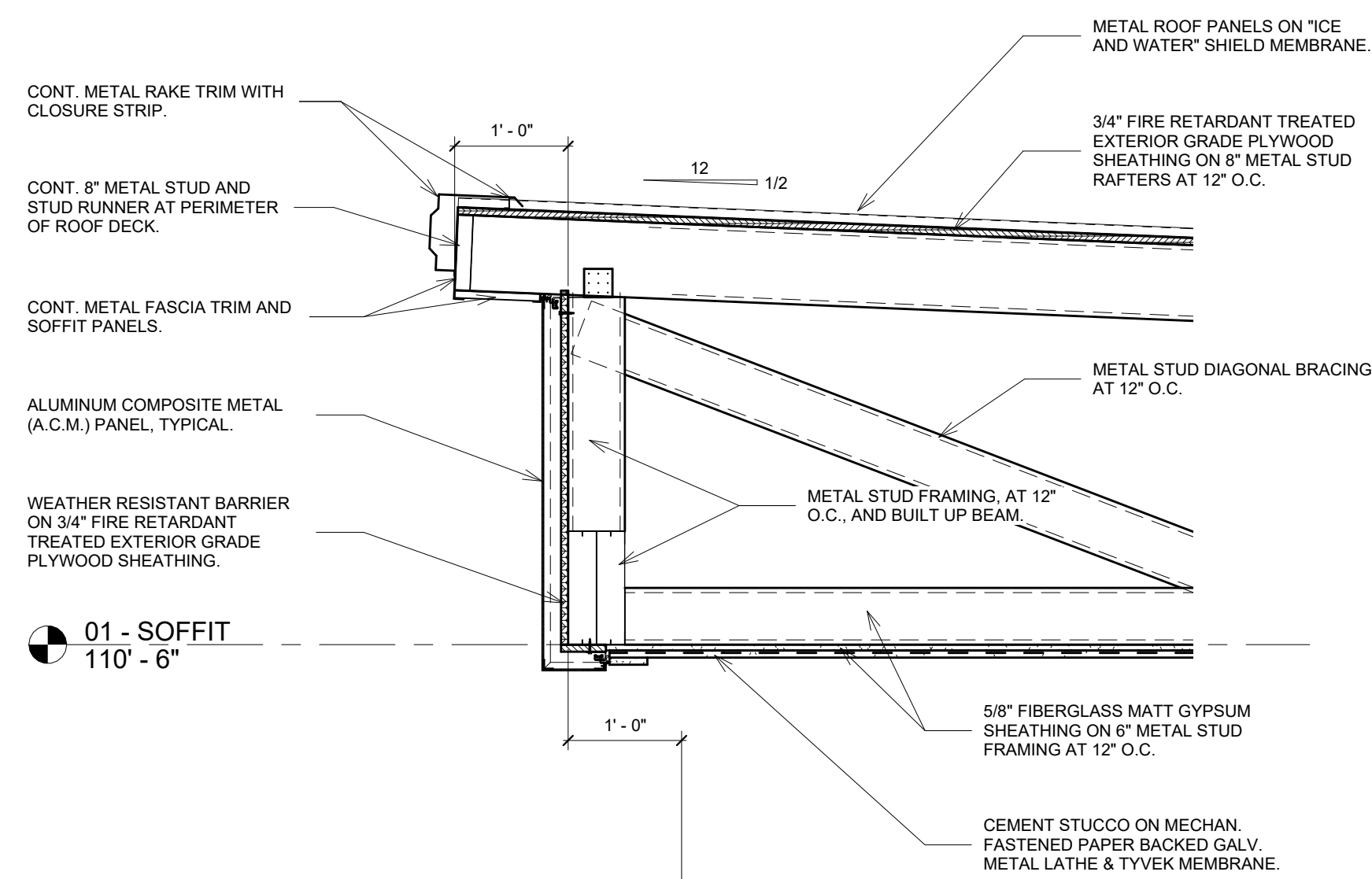
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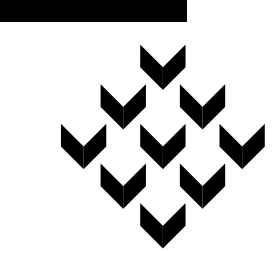
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1. 1-A12.6 - WALL SECTION - ENTRY FEATURE
SCALE: 3/4" = 1'-0"

2. 2-A12.6 - WALL SECTION - ENTRY FEATURE
SCALE: 3/4" = 1'-0"

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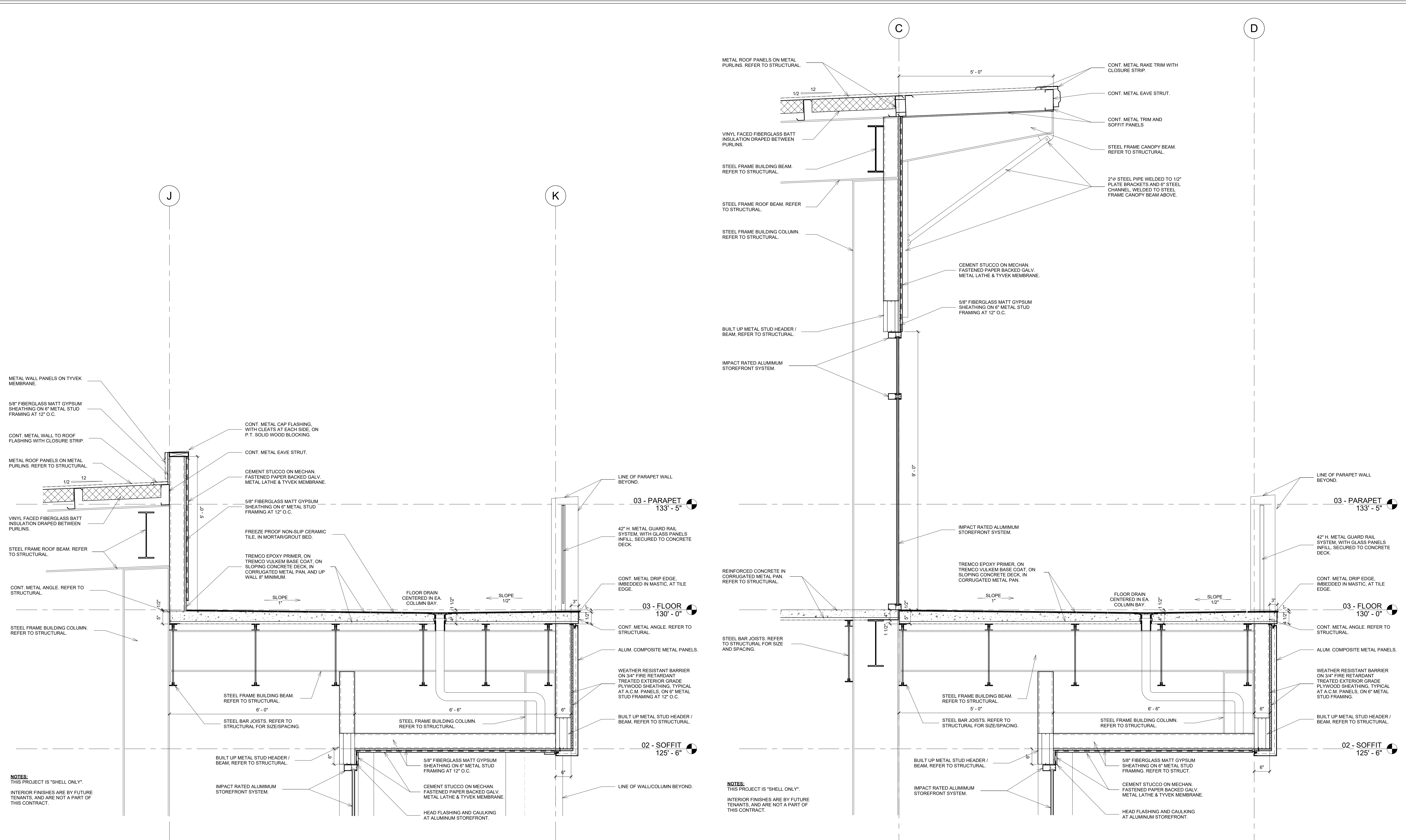
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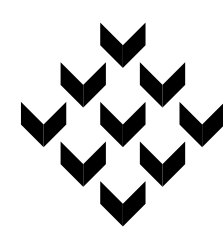
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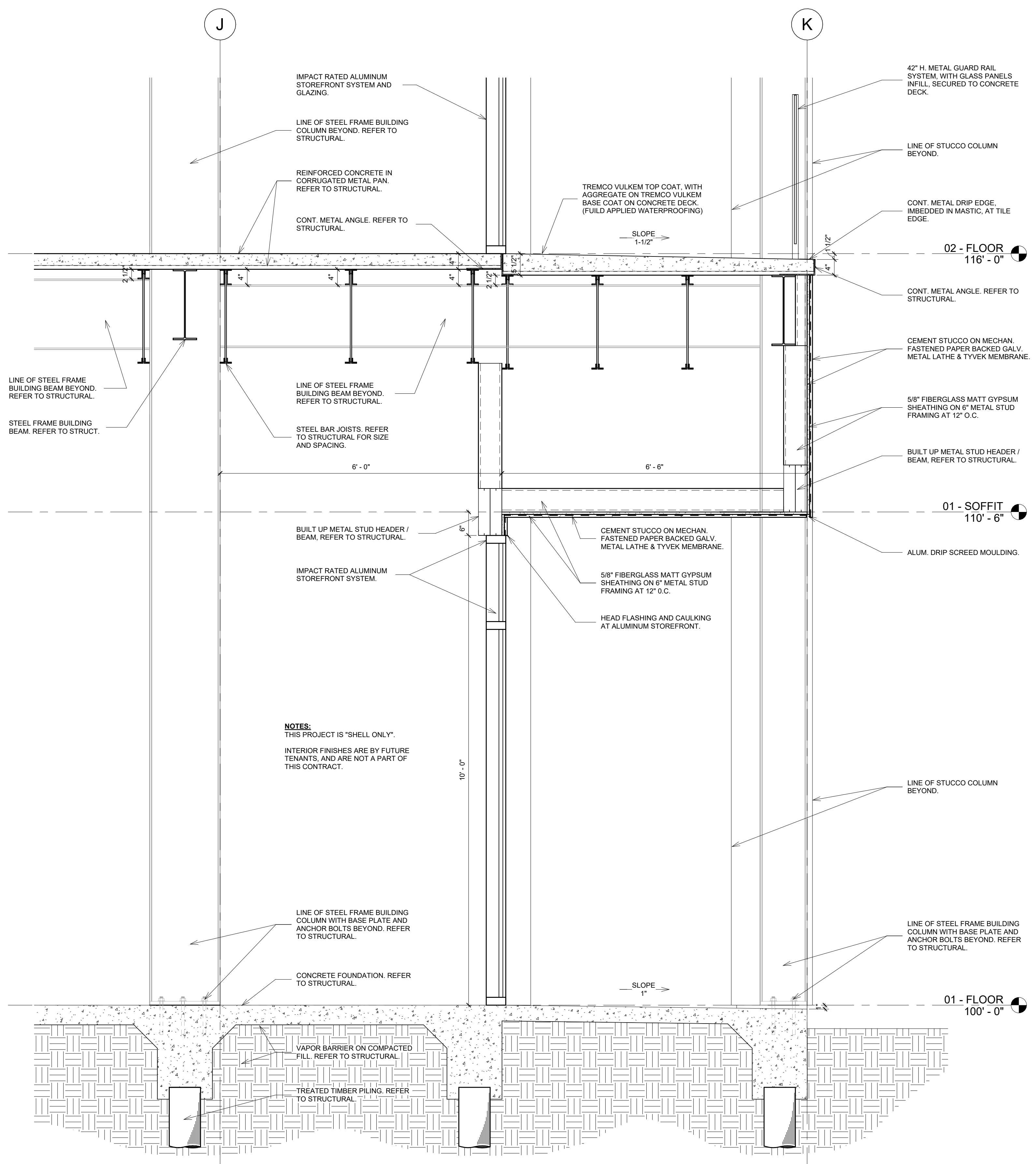
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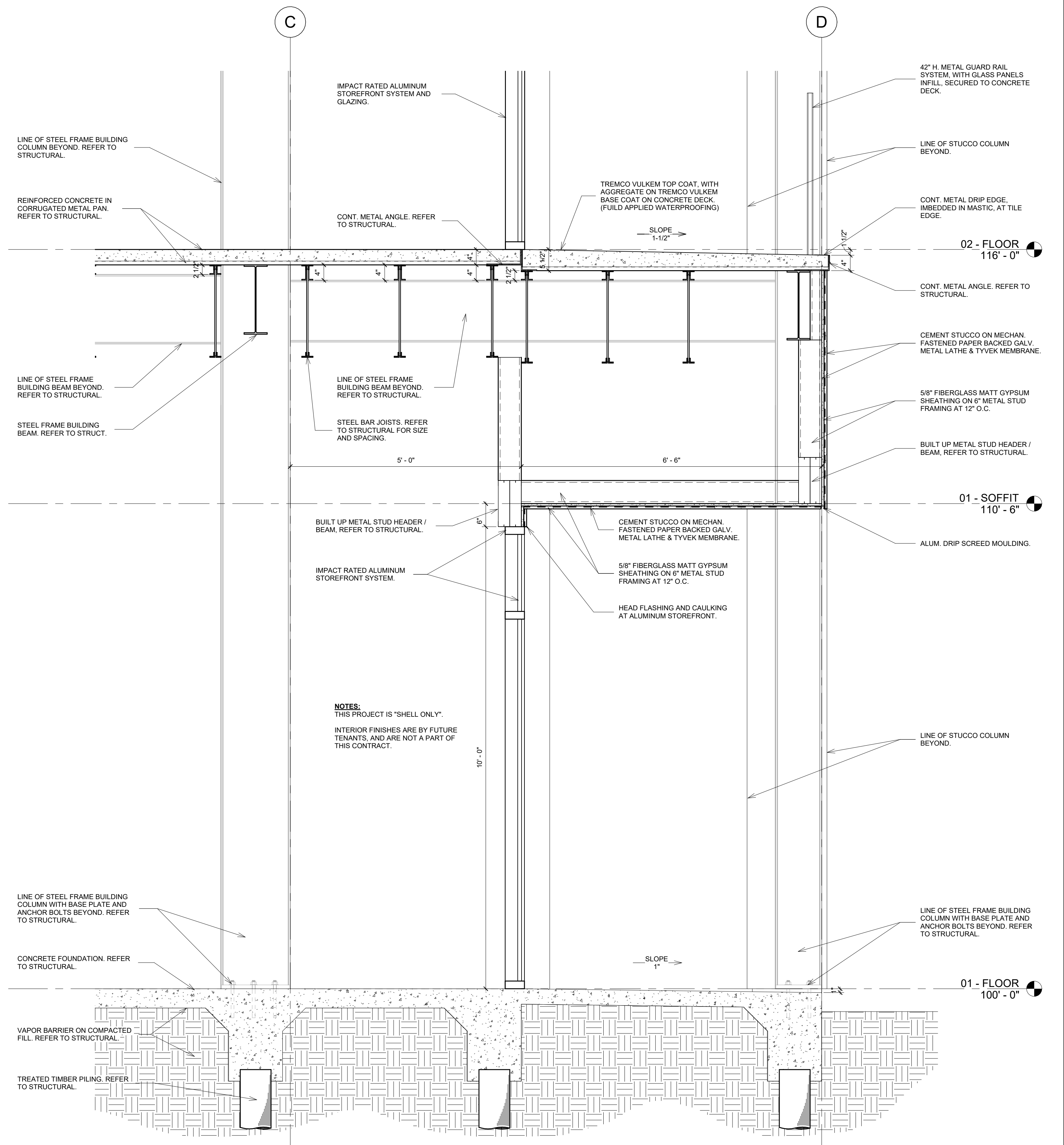
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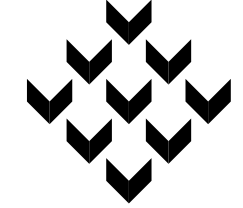


1. 1-A12.8 - WALL SECTION - 2 STORY
SCALE: 3/4" = 1'-0"



2. 2-A12.8 - WALL SECTION - 3 STORY
SCALE: 3/4" = 1'-0"

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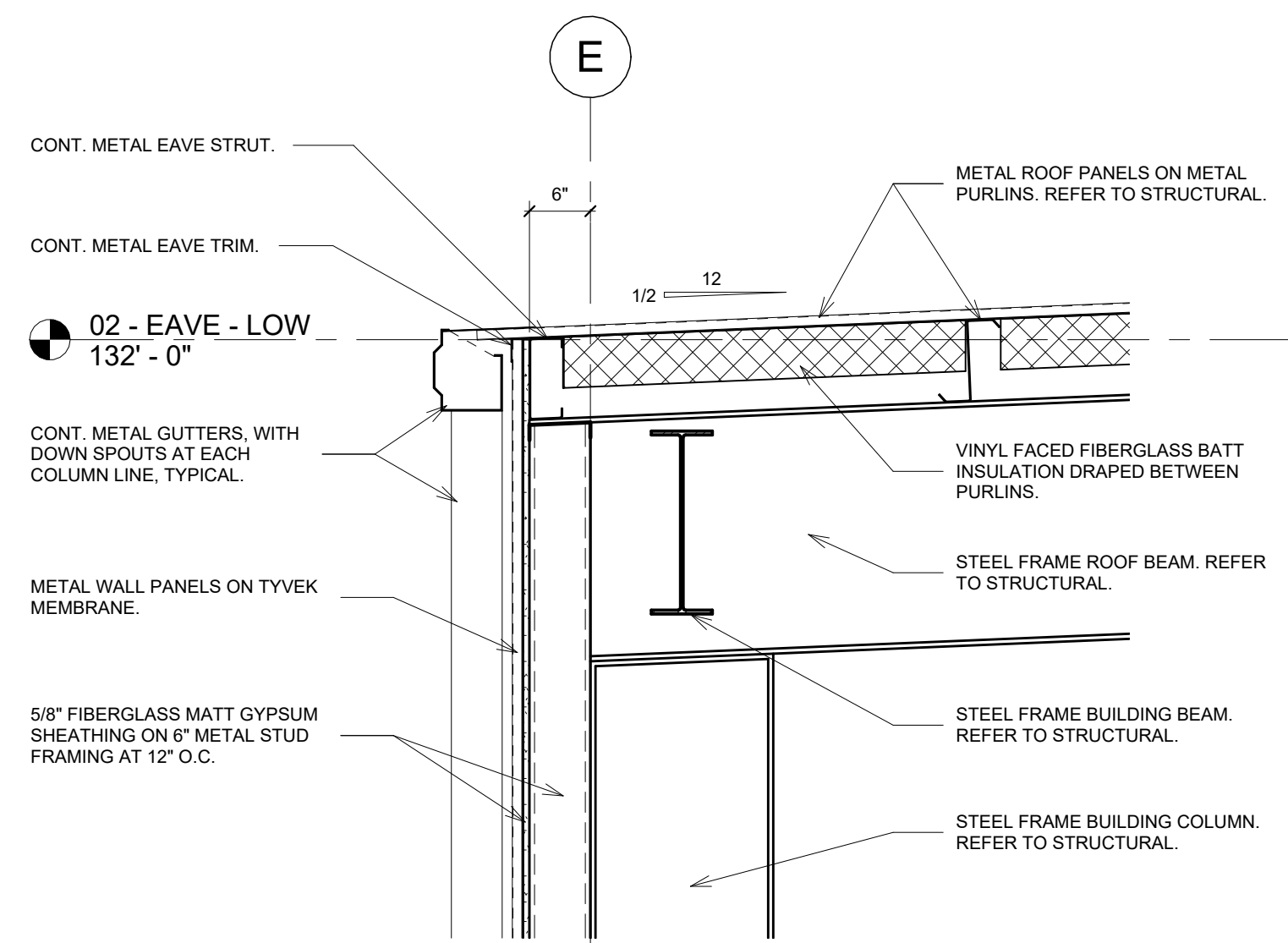
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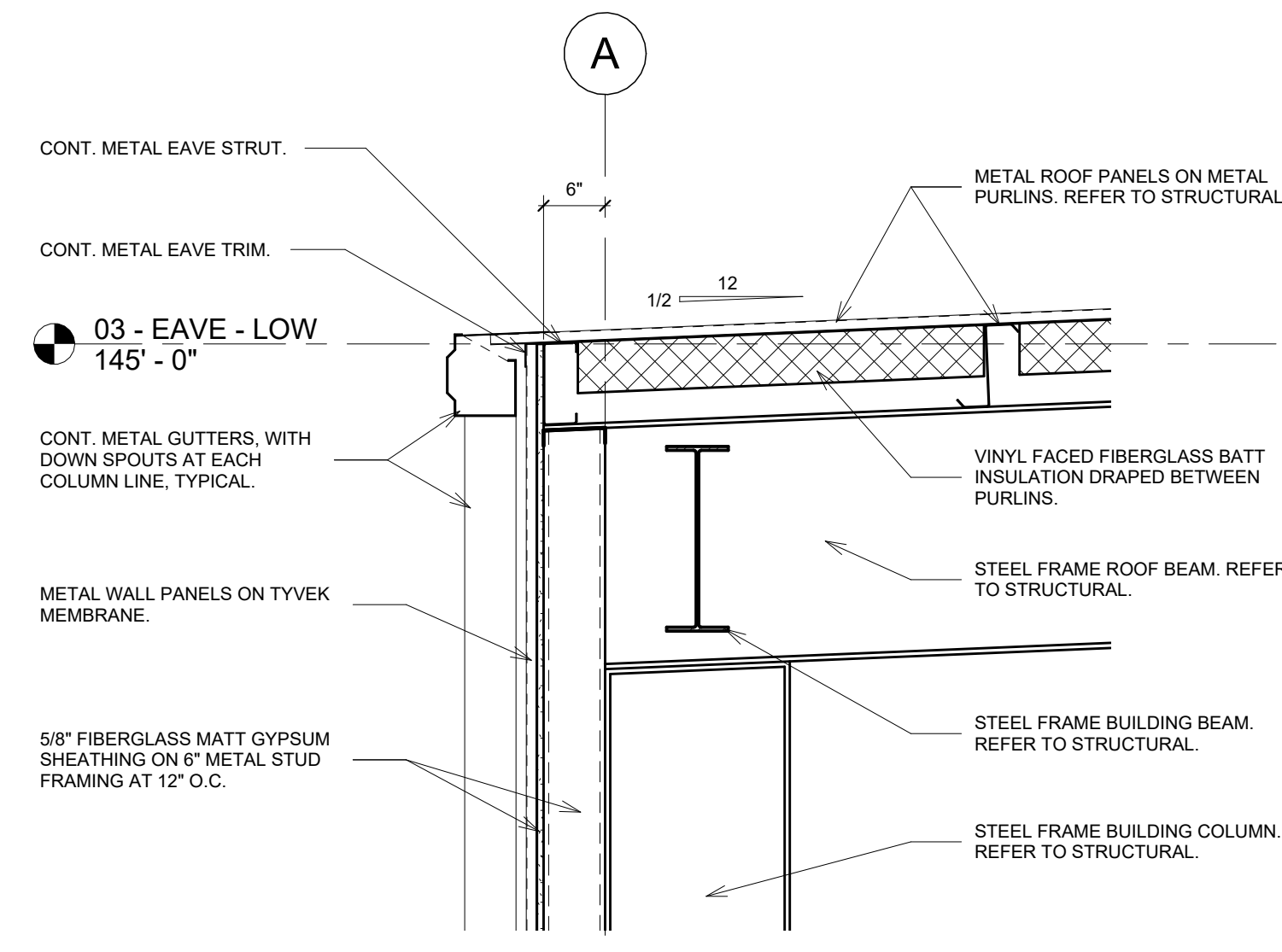
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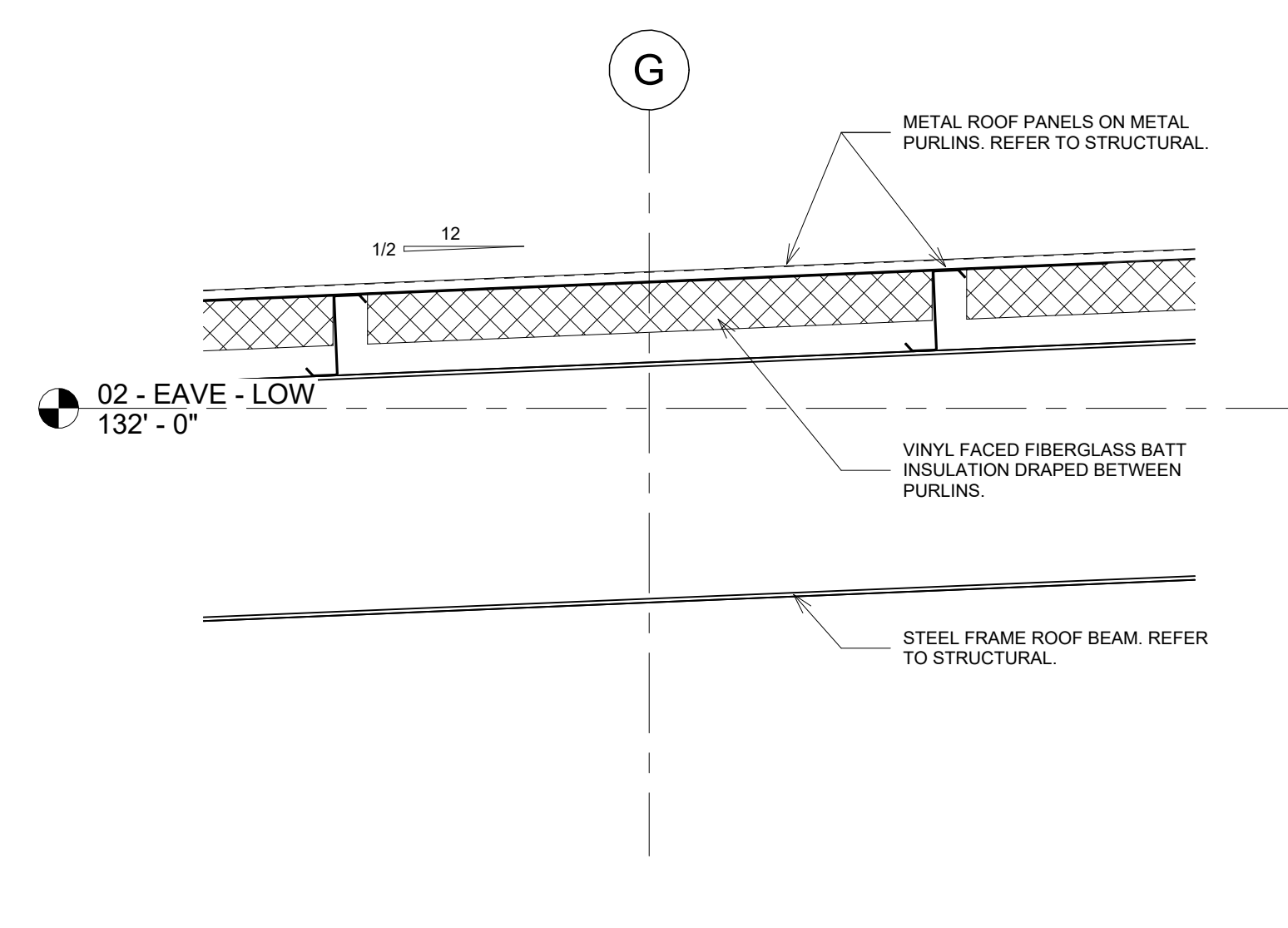
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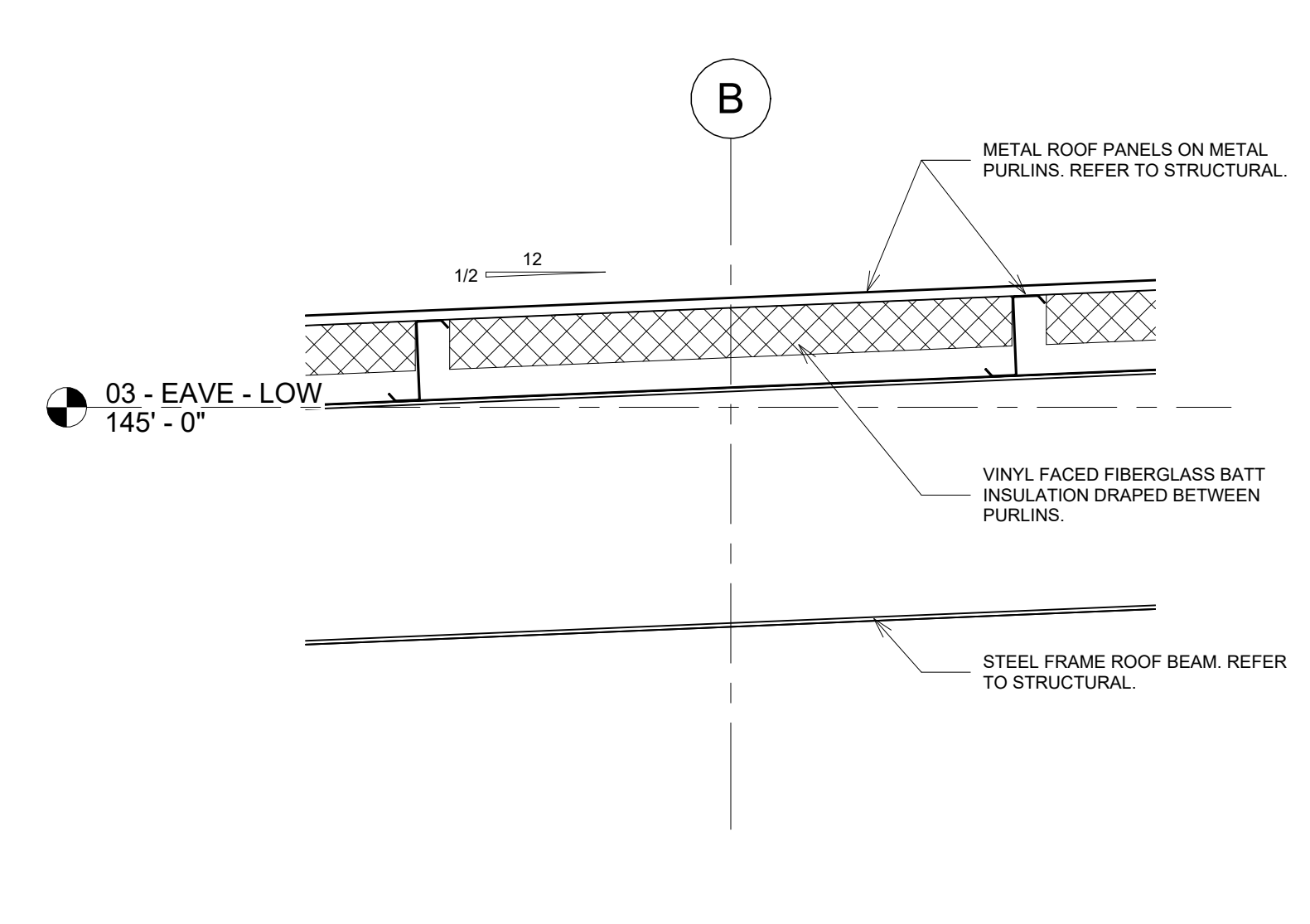
1. 1-A12.9 - ROOF DETAIL - LOW SIDE
SCALE: 3/4" = 1'-0"



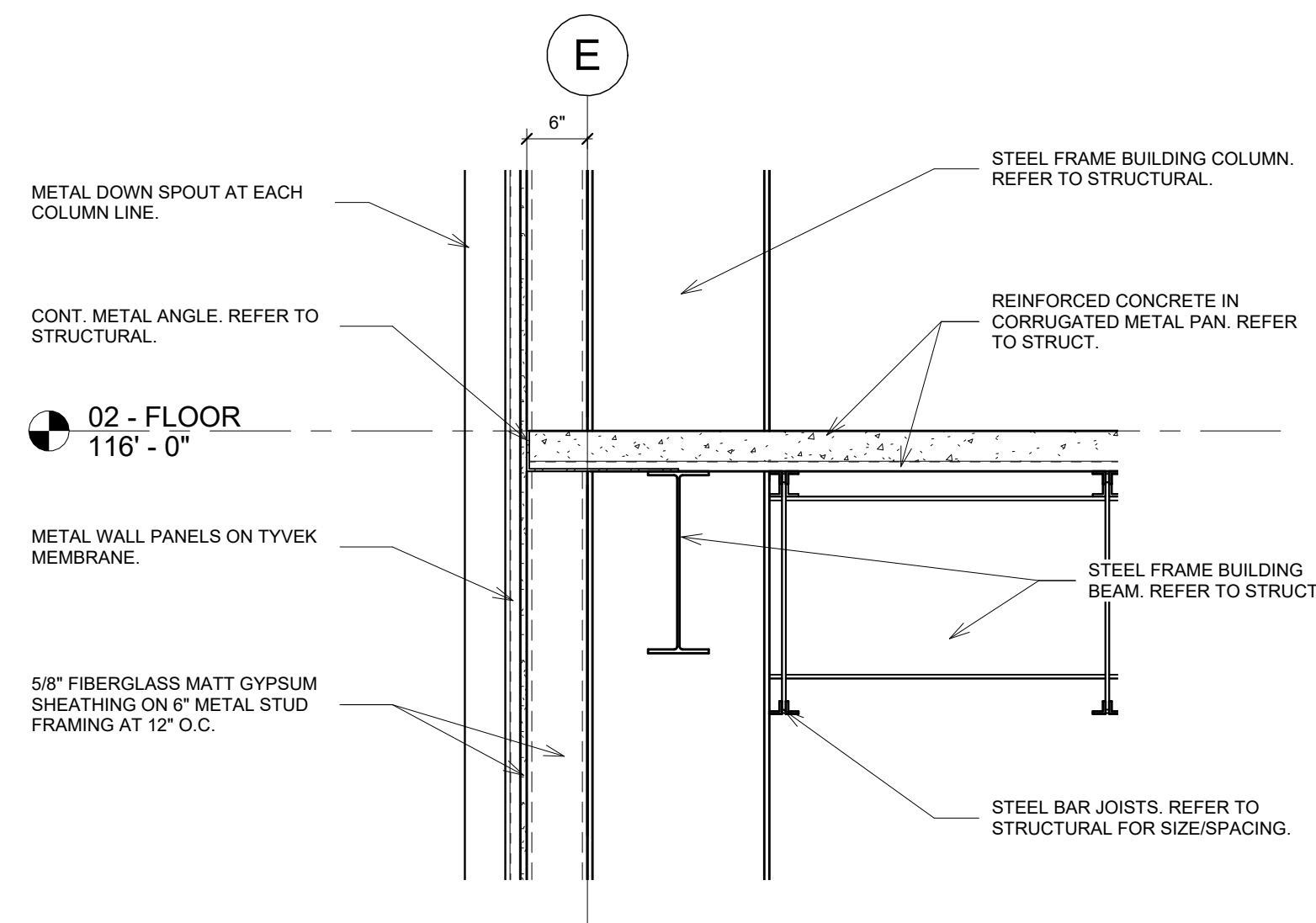
4. 4-A12.9 - ROOF DETAIL - LOW SIDE
SCALE: 3/4" = 1'-0"



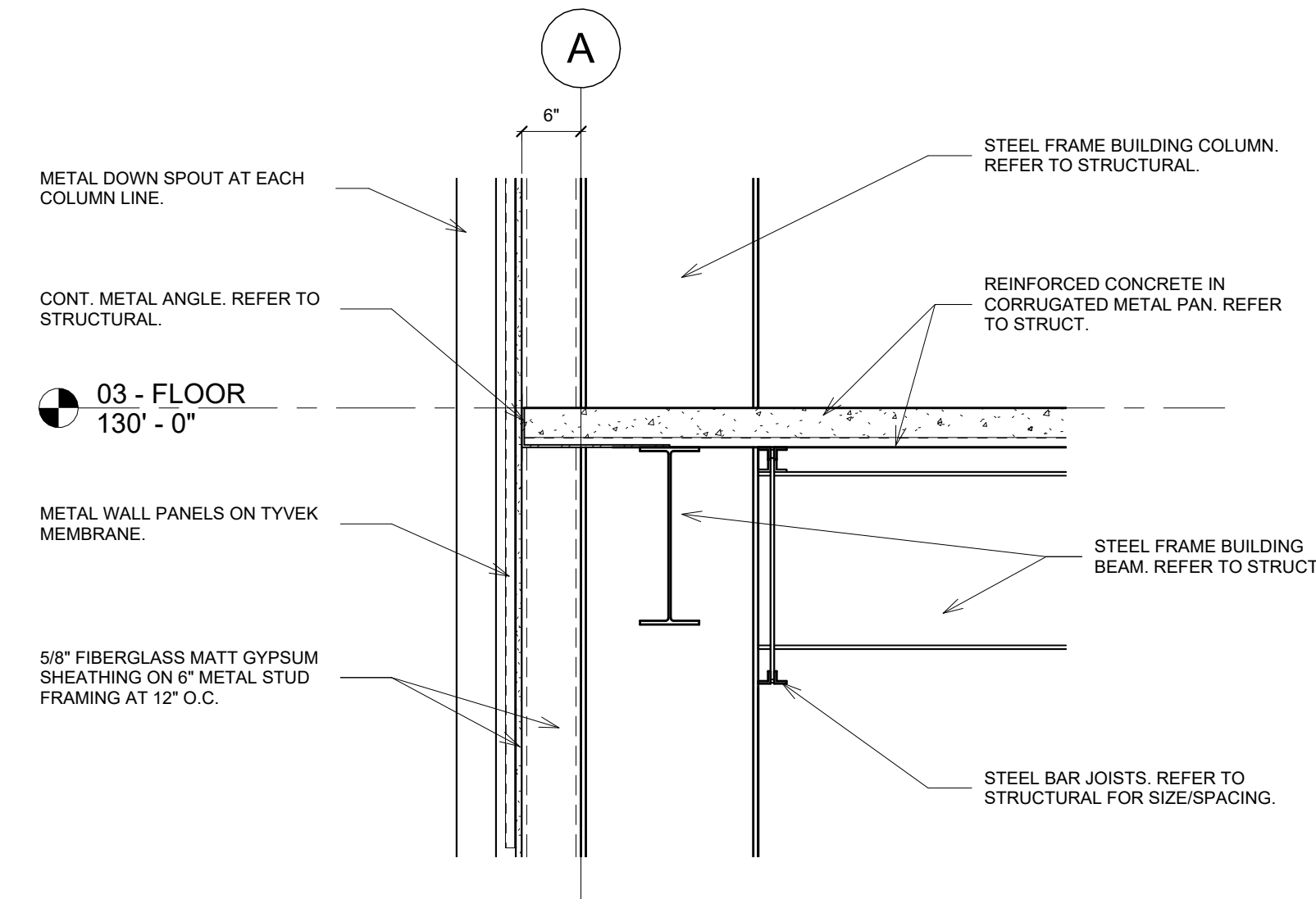
7. 7-A12.9 - ROOF DETAIL
SCALE: 3/4" = 1'-0"



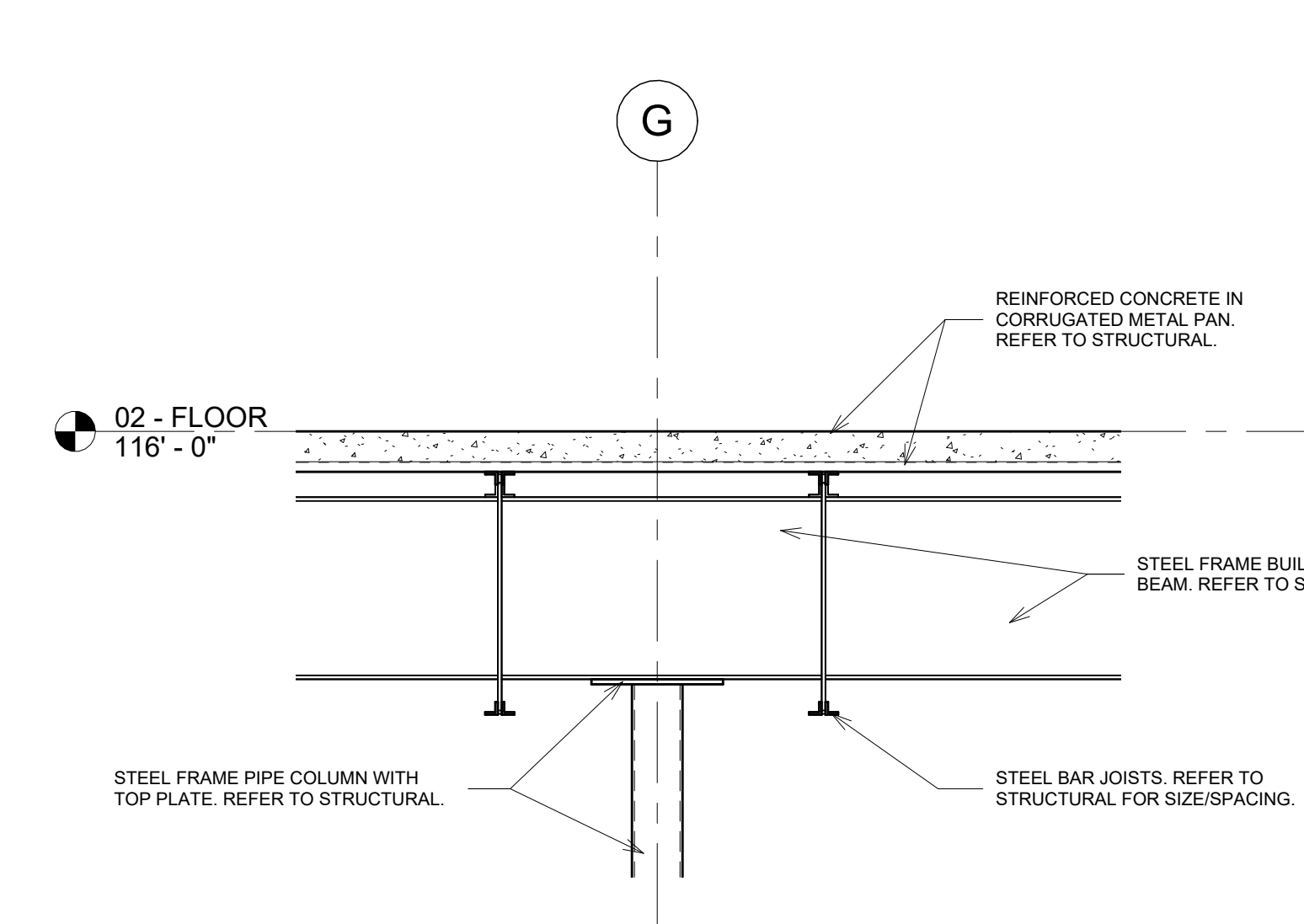
10. 10-A12.9 - ROOF DETAIL
SCALE: 3/4" = 1'-0"



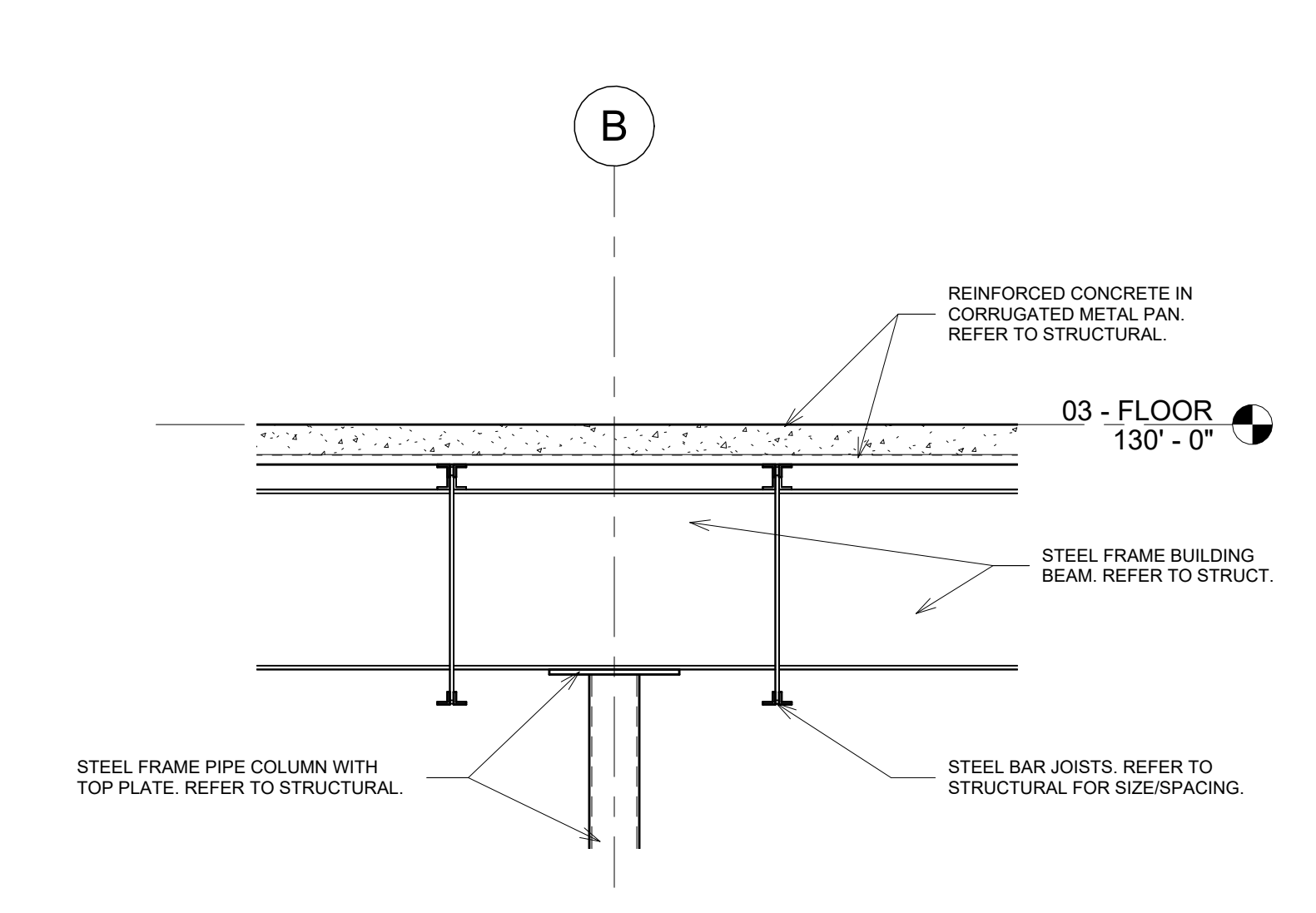
2. 2-A12.9 - FLOOR DETAIL - EDGE
SCALE: 3/4" = 1'-0"



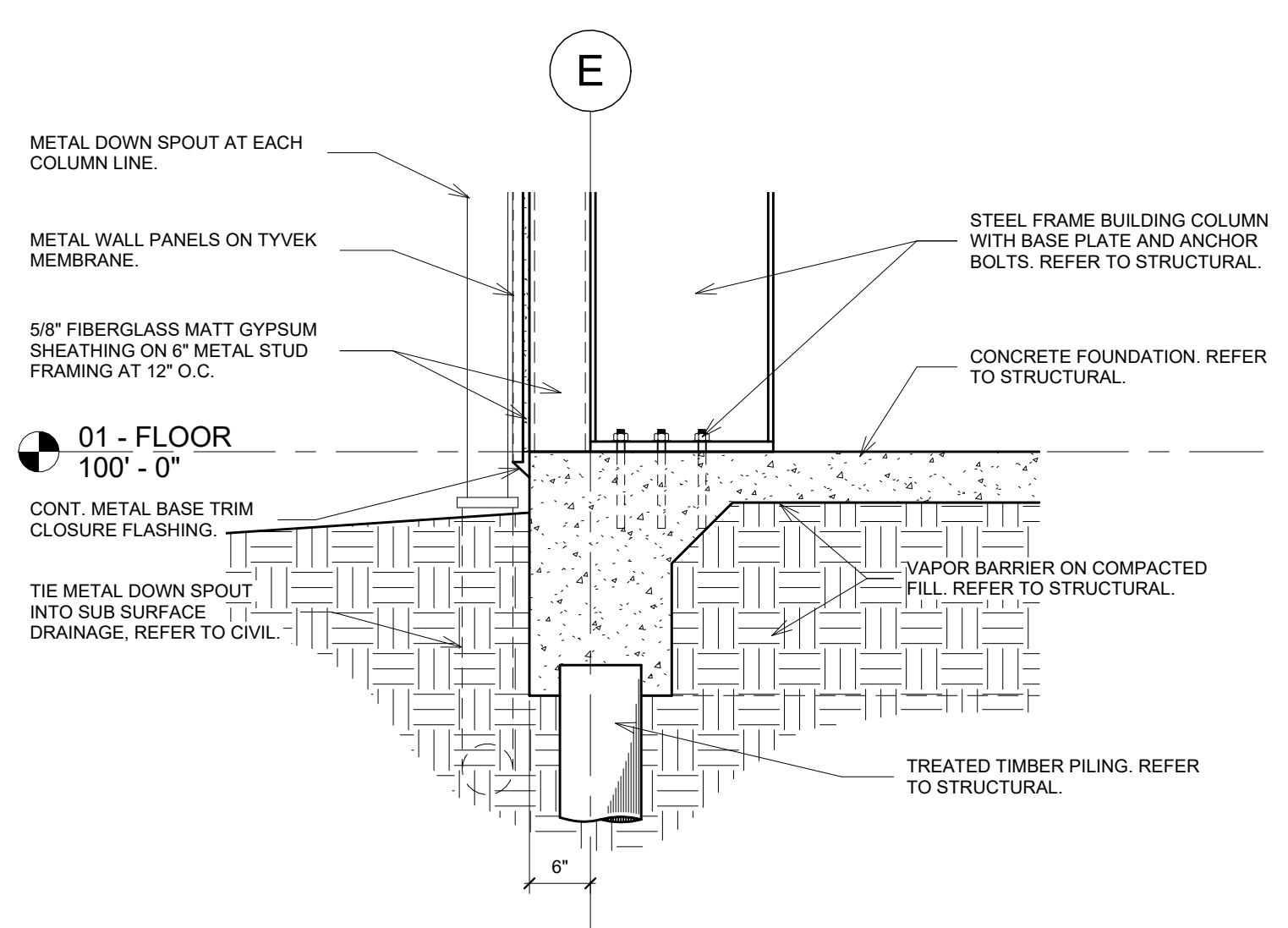
5. 5-A12.9 - FLOOR DETAIL - EDGE
SCALE: 3/4" = 1'-0"



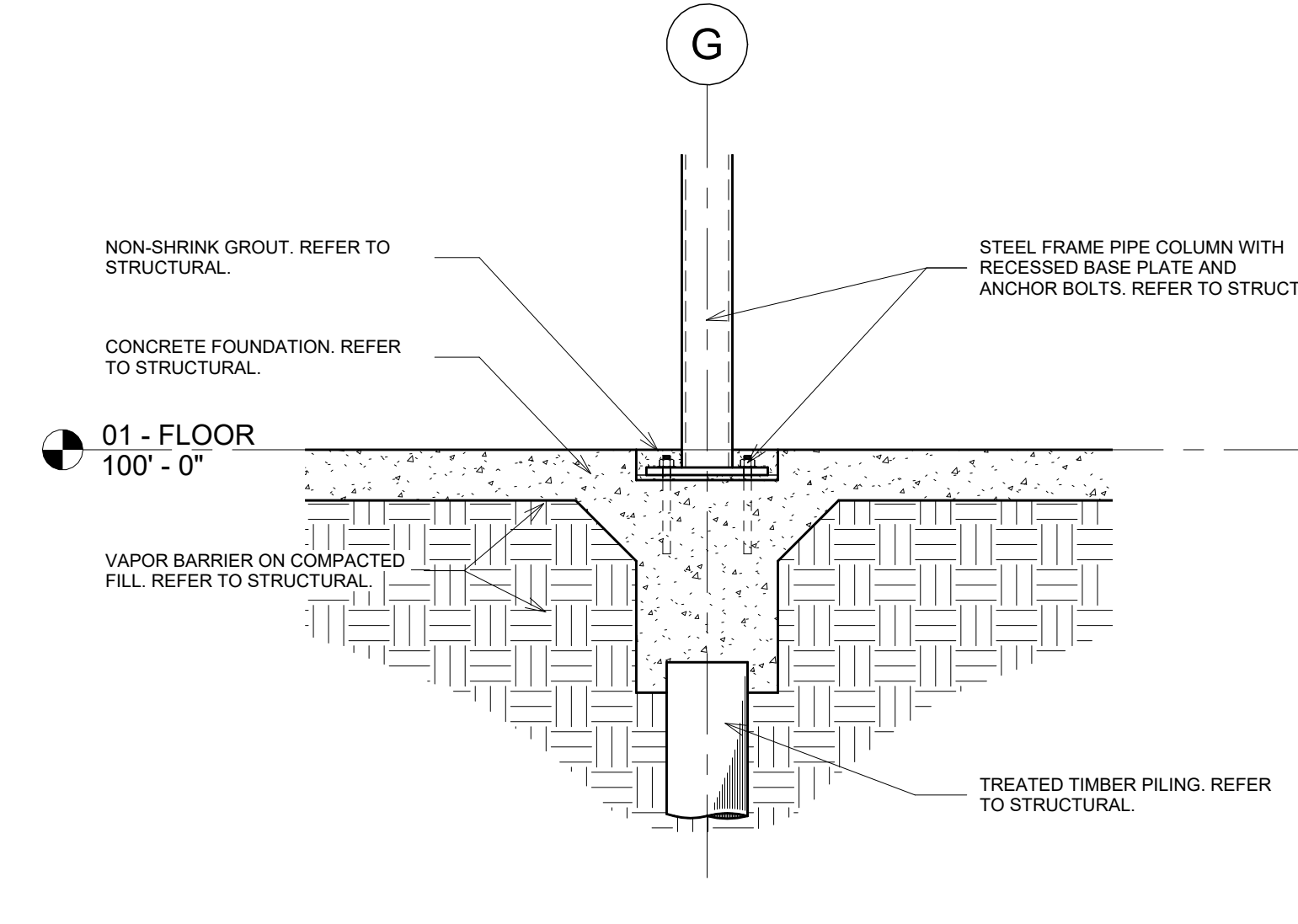
8. 8-A12.9 - FLOOR DETAIL
SCALE: 3/4" = 1'-0"



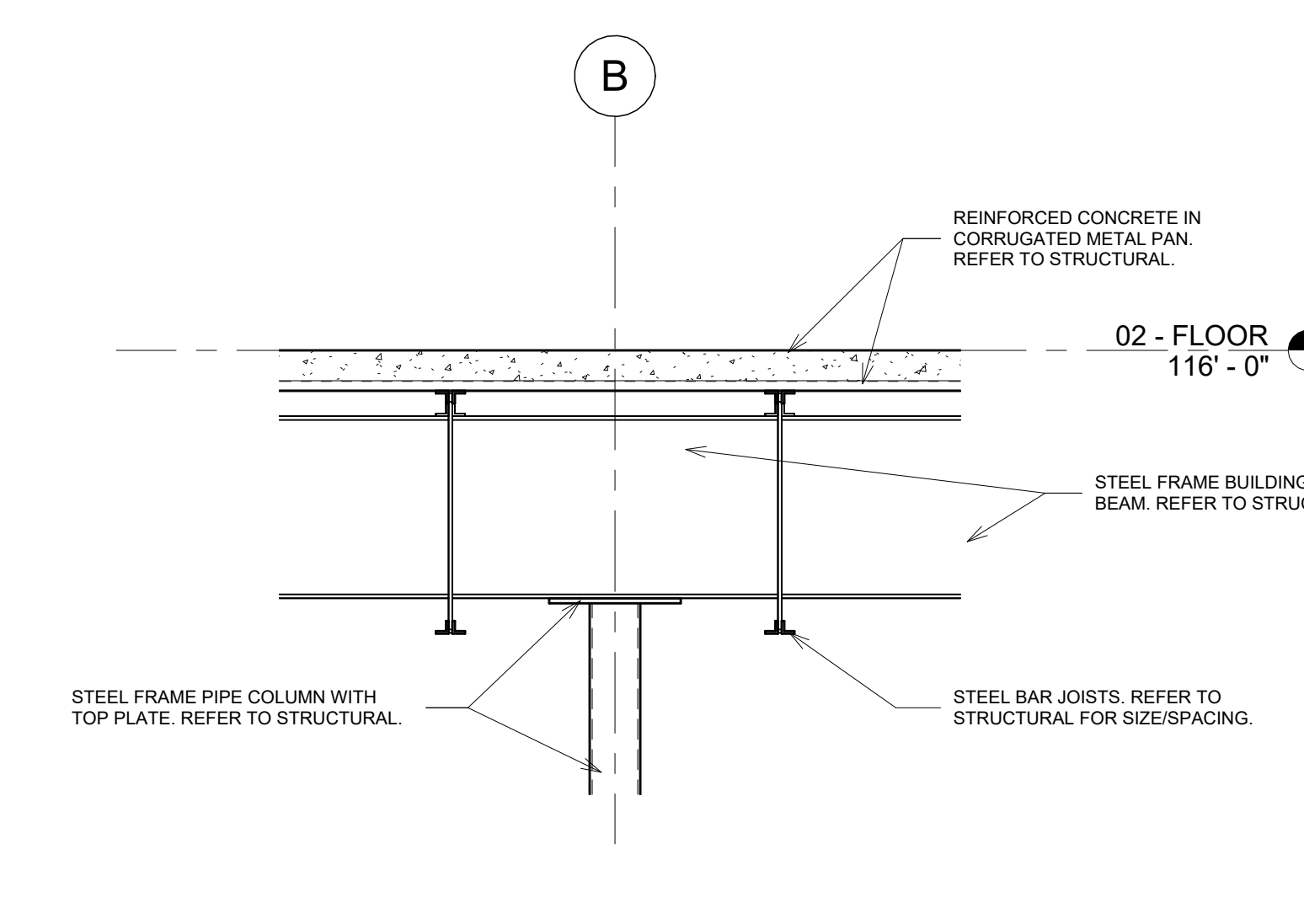
11. 11-A12.9 - FLOOR DETAIL
SCALE: 3/4" = 1'-0"



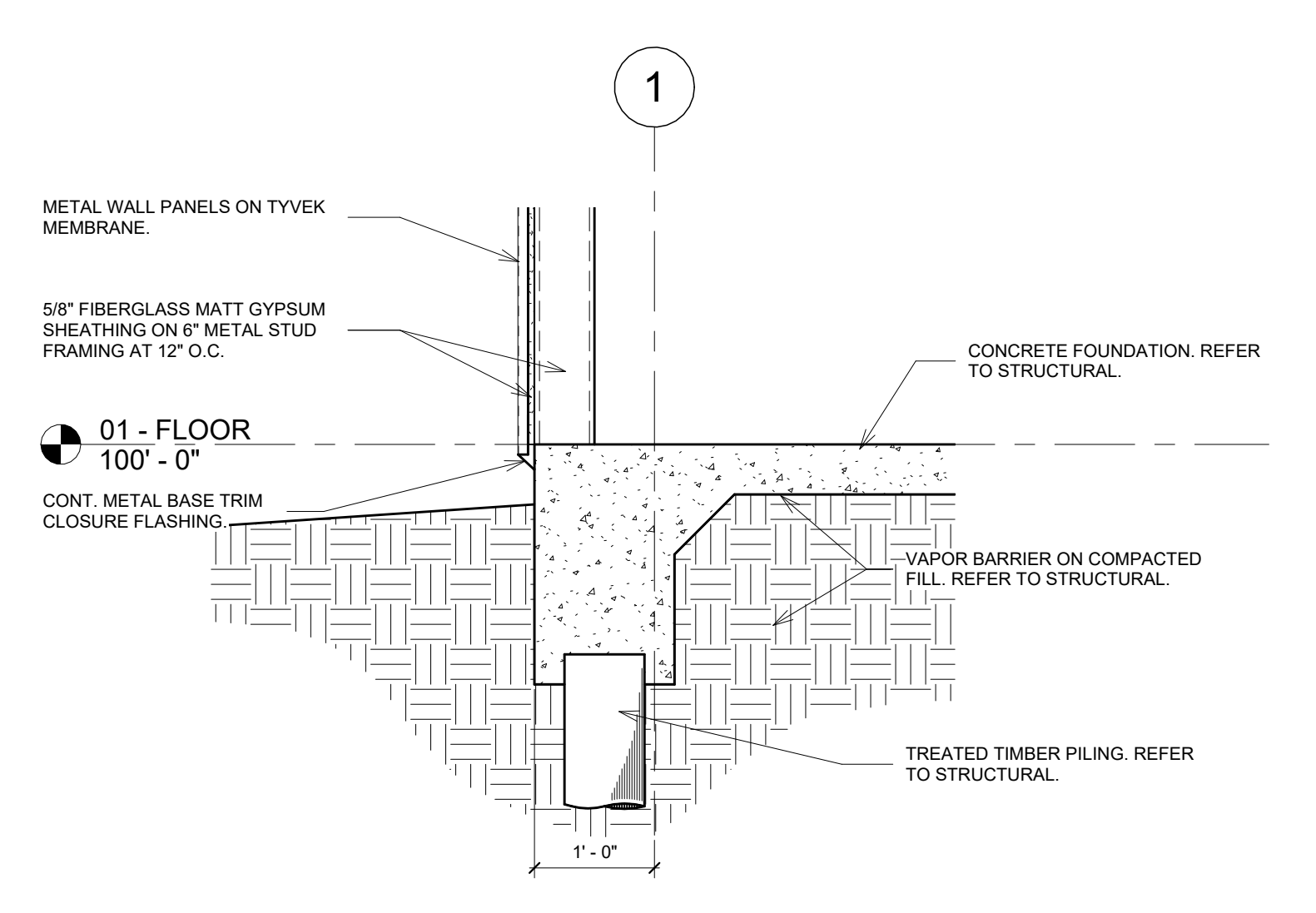
3. 3-A12.9 - FOUNDATION DETAIL - EDGE
SCALE: 3/4" = 1'-0"



6. 6-A12.9 - FOUNDATION DETAIL - PIPE COLUMN
SCALE: 3/4" = 1'-0"

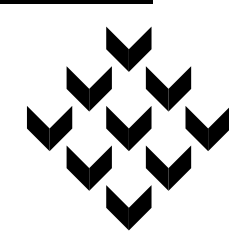


9. 9-A12.9 - FLOOR DETAIL
SCALE: 3/4" = 1'-0"



12. 12-A12.9 - FOUNDATION DETAIL - EDGE
SCALE: 3/4" = 1'-0"

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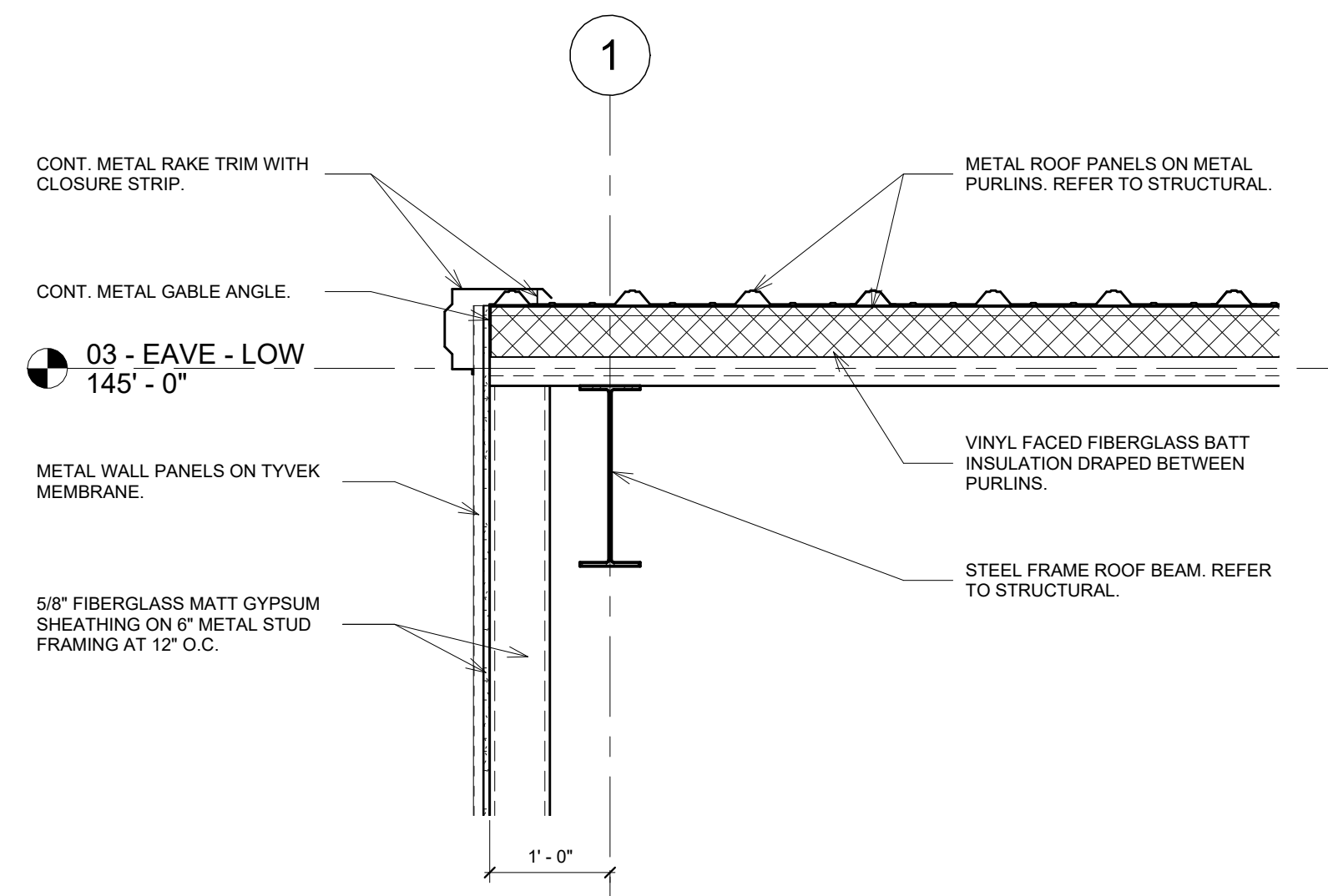
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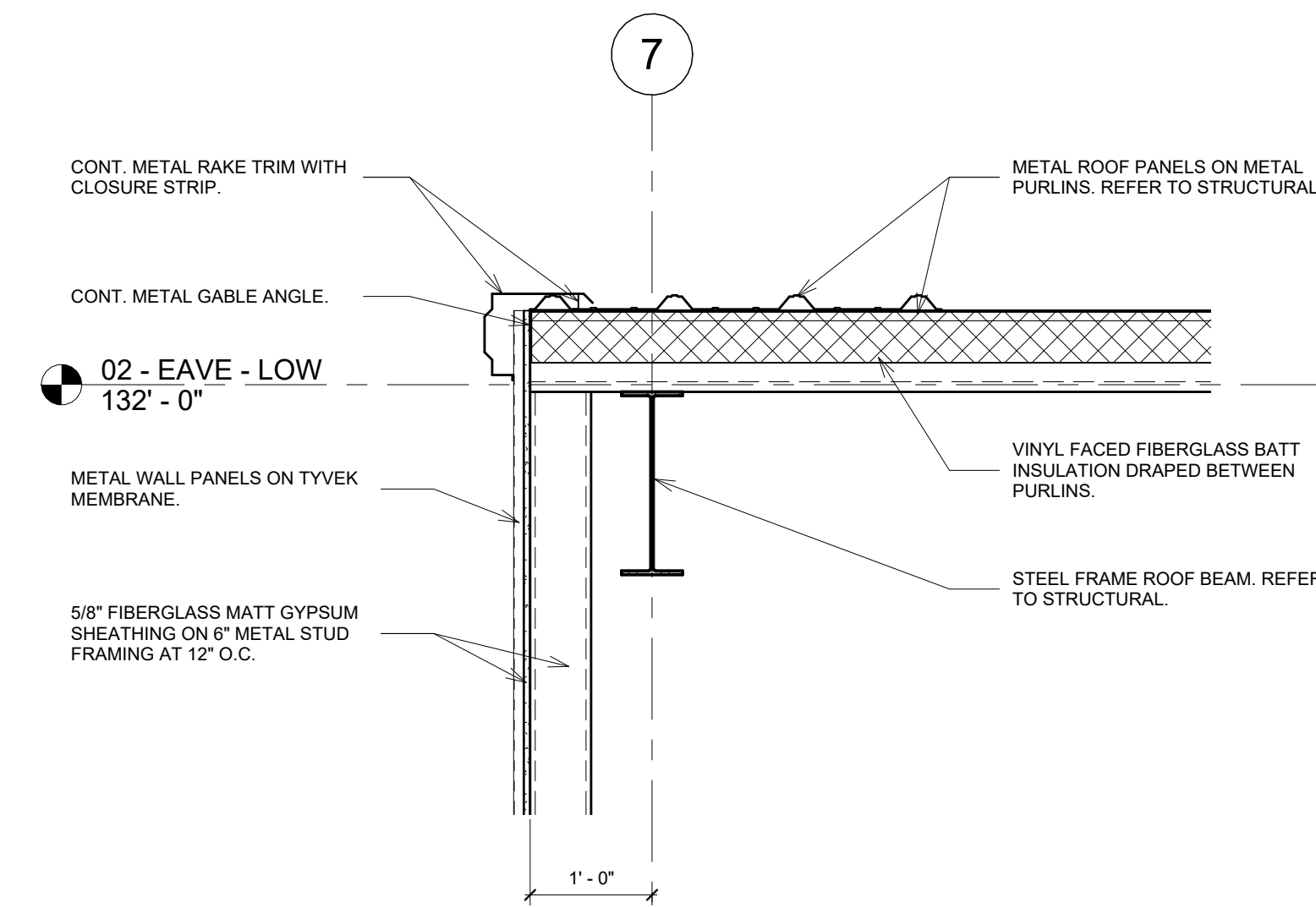
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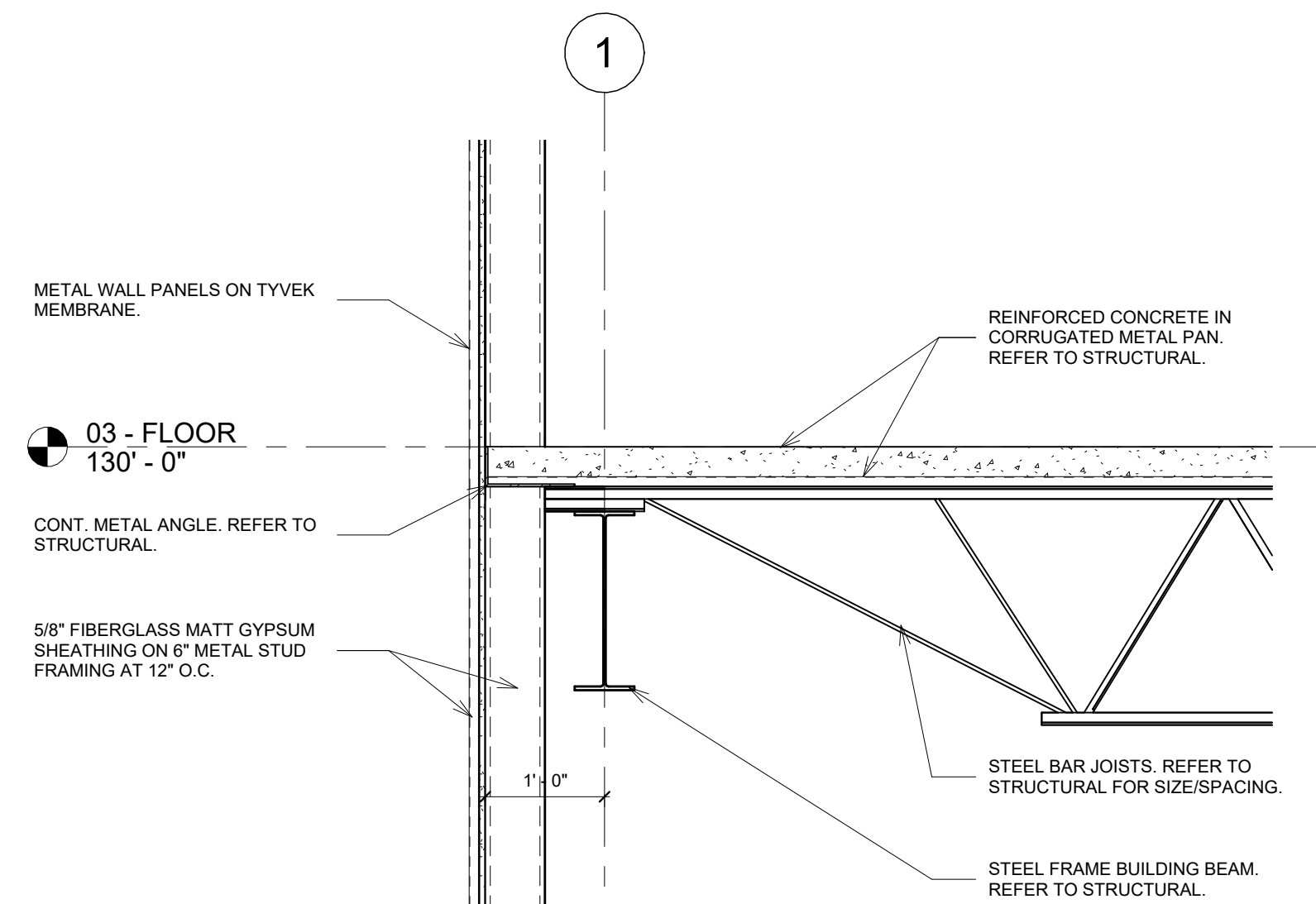
A12.09



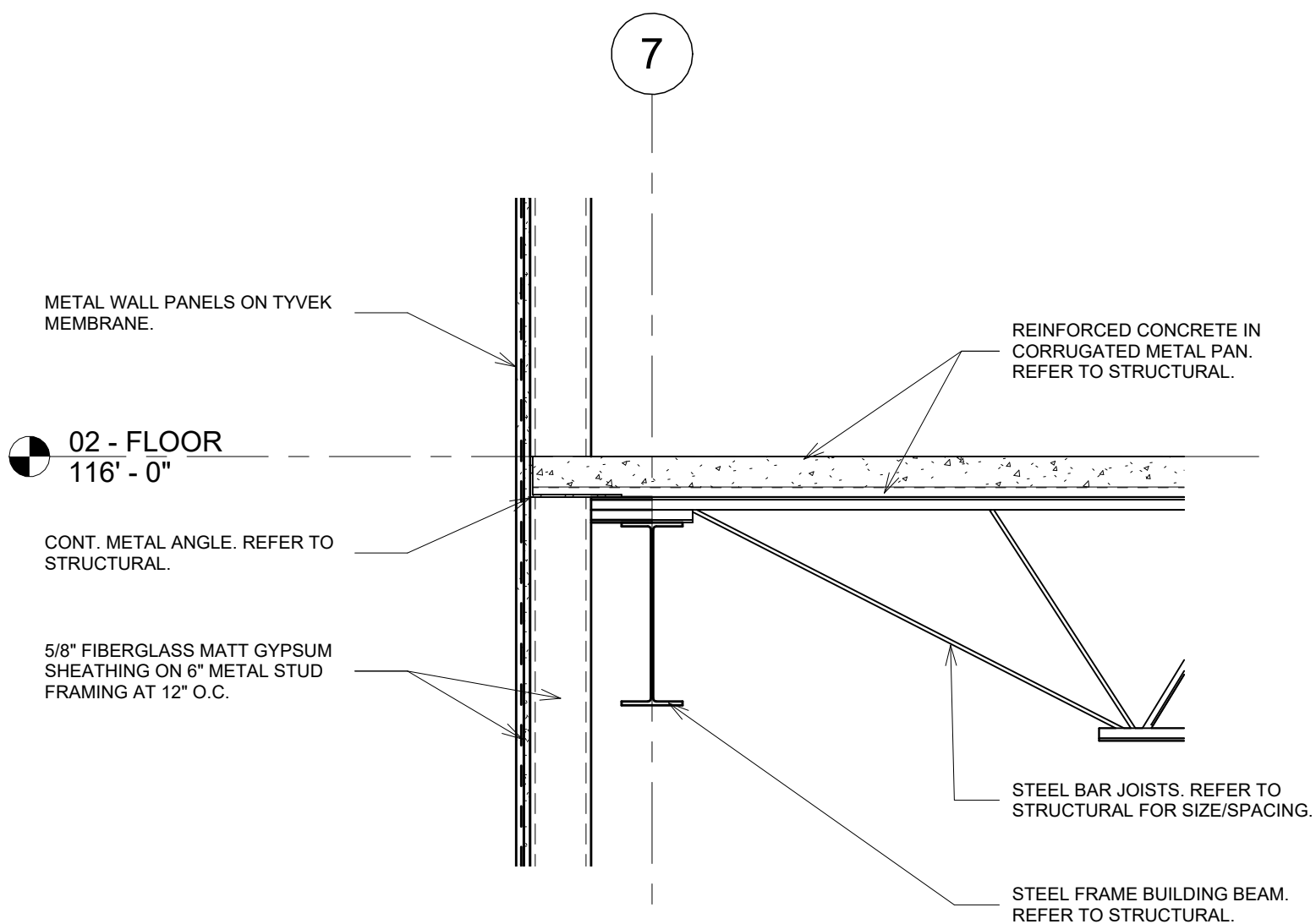
1. 1-A12.10 - ROOF DETAIL - SIDE
SCALE: 3/4" = 1'-0"



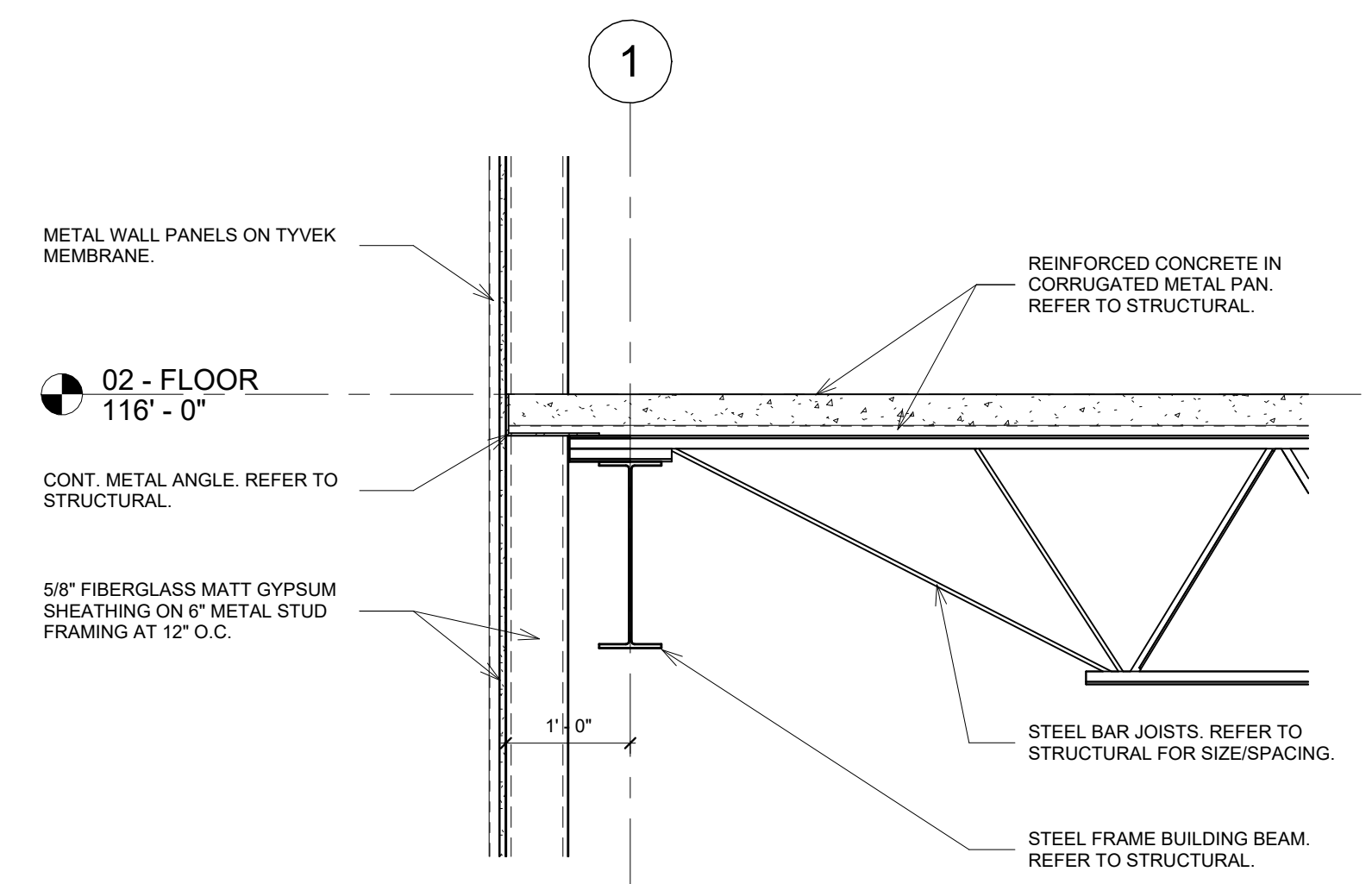
4. 4-A12.10 - ROOF DETAIL - SIDE
SCALE: 3/4" = 1'-0"



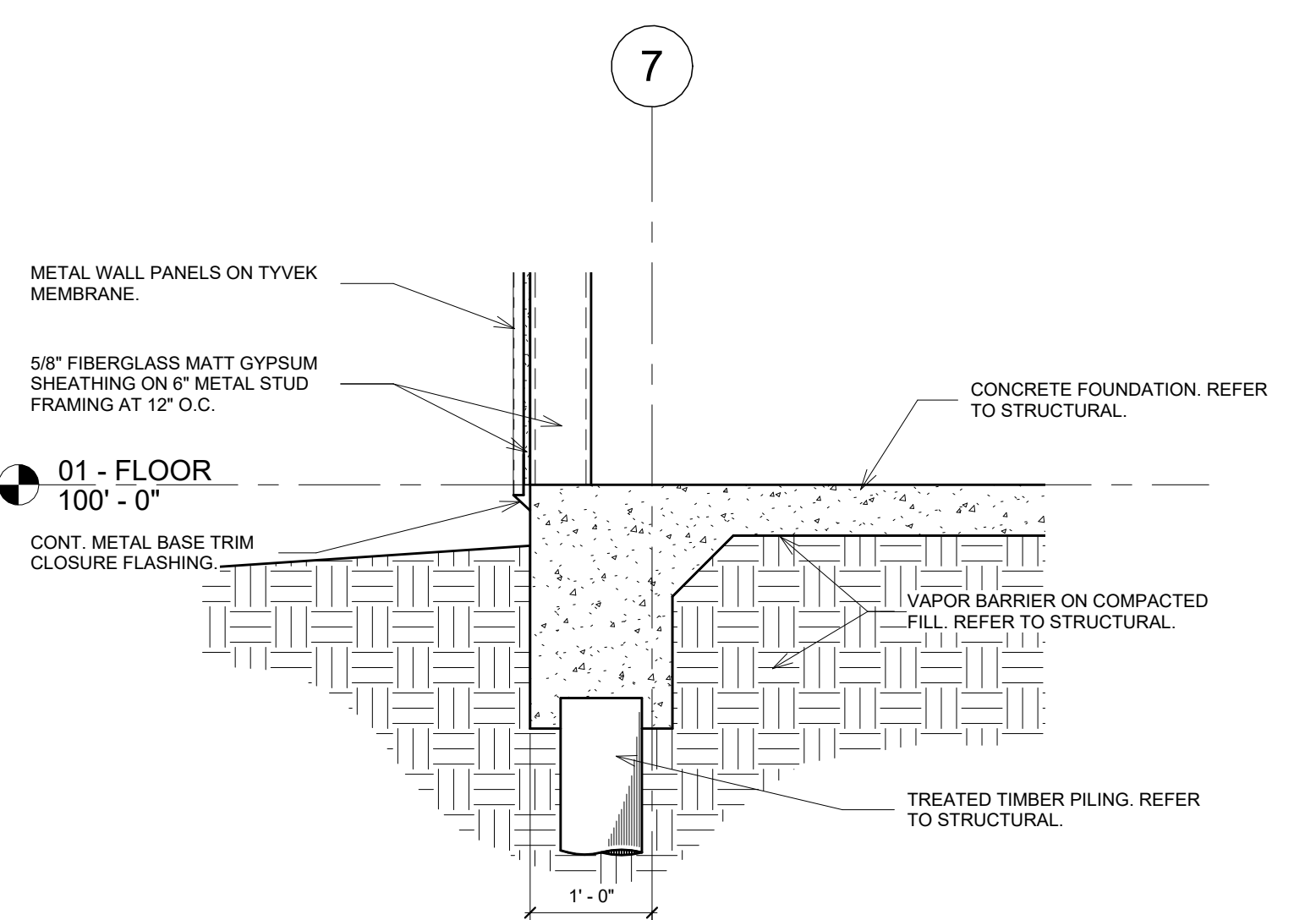
2. 2-A12.10 - FLOOR DETAIL - SIDE
SCALE: 3/4" = 1'-0"



5. 5-A12.10 - FLOOR DETAIL - SIDE
SCALE: 3/4" = 1'-0"

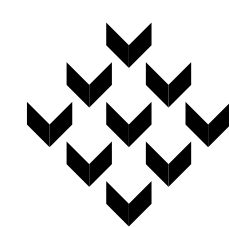


3. 3-A12.10 - FLOOR DETAIL - SIDE
SCALE: 3/4" = 1'-0"



6. 6-A12.10 - FOUNDATION DETAIL - EDGE
SCALE: 3/4" = 1'-0"

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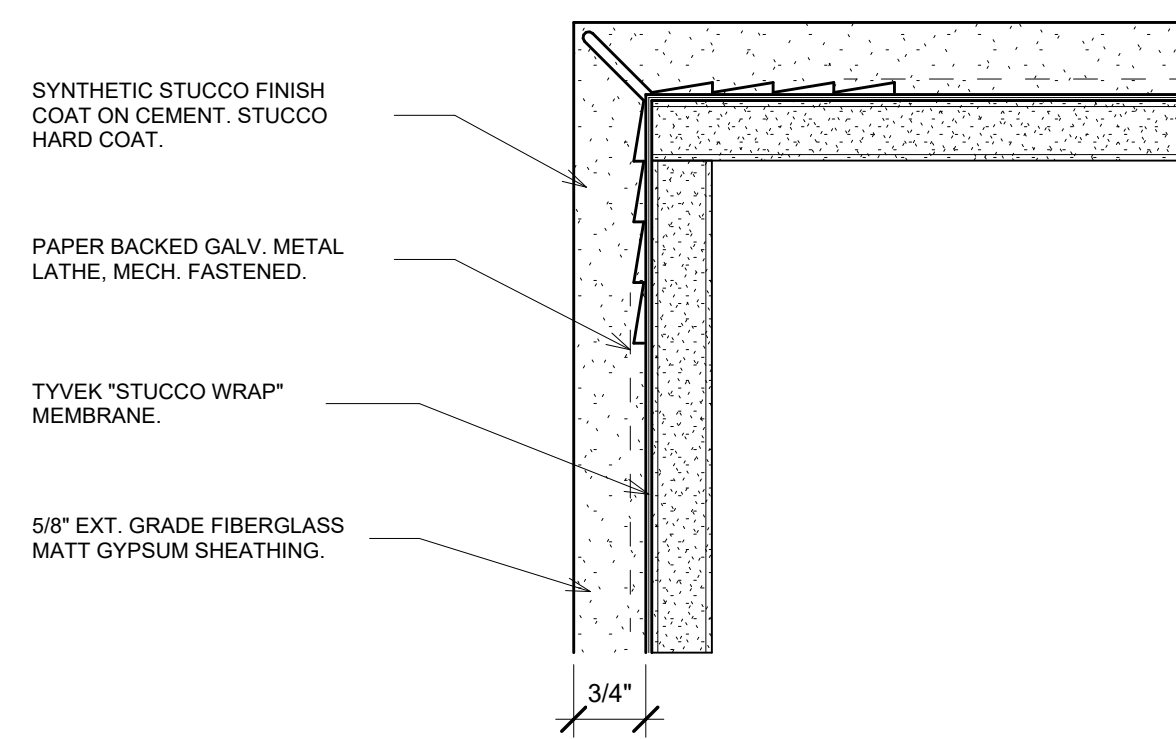
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CONSTRUCTION

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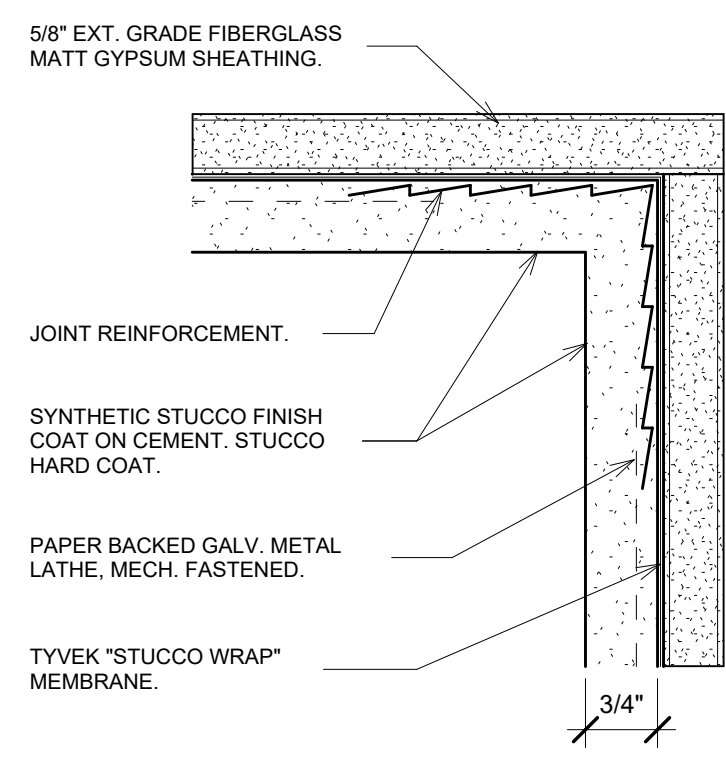
sheet

A12.10



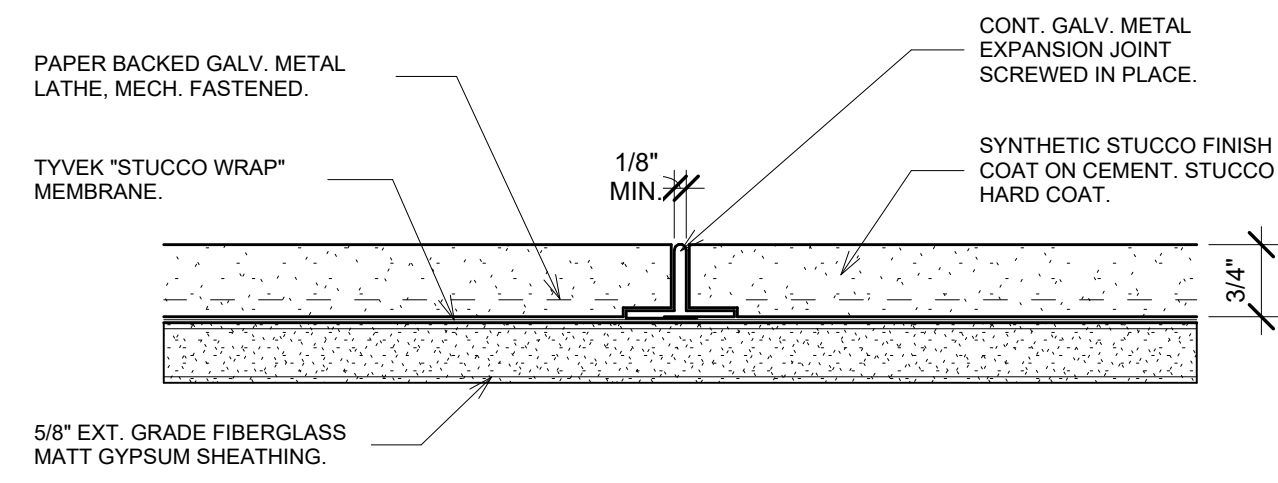
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6\"/>

1. CORNER BEAD
SCALE: NONE



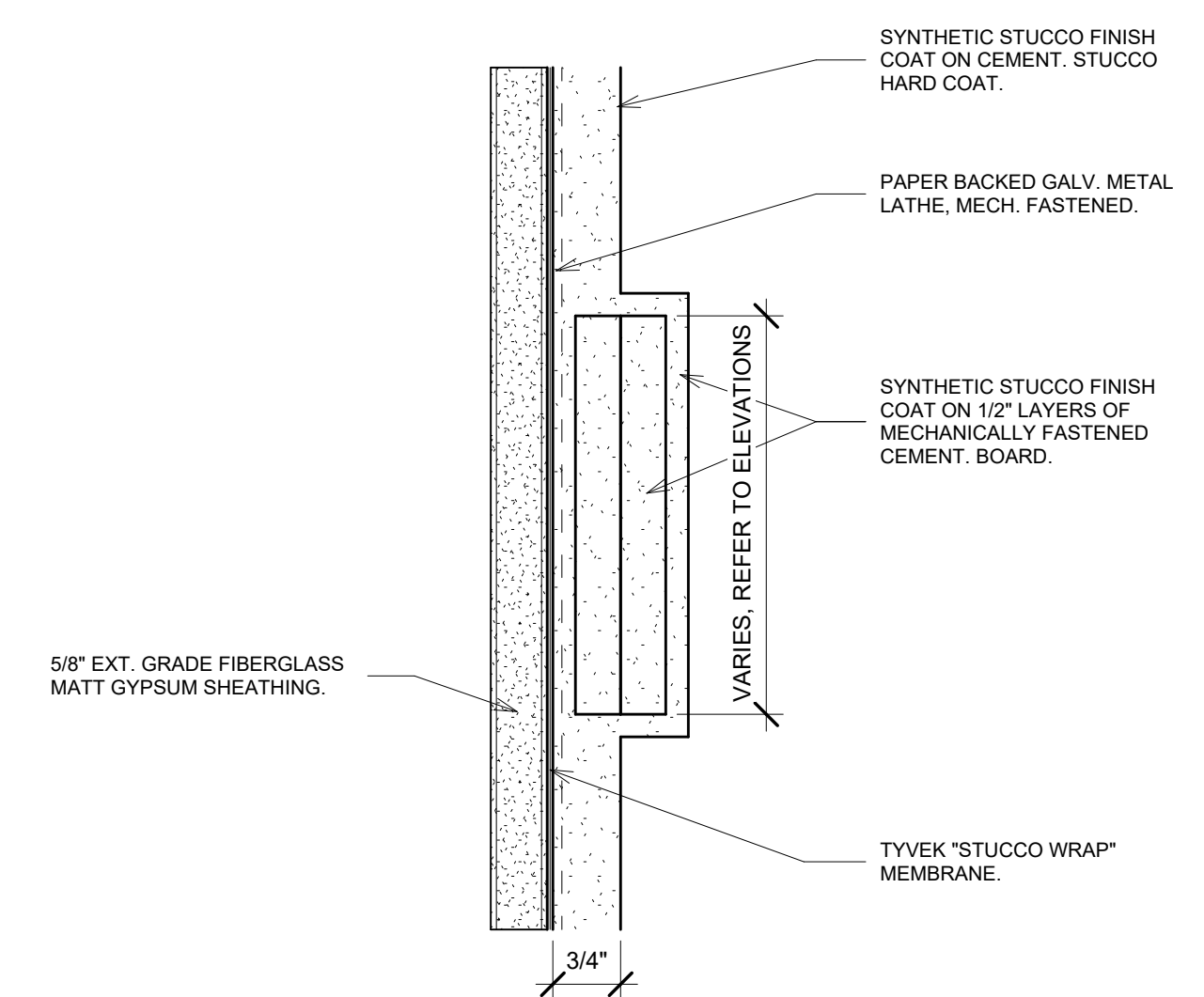
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6\"/>

2. INTERIOR JOINT
SCALE: NONE

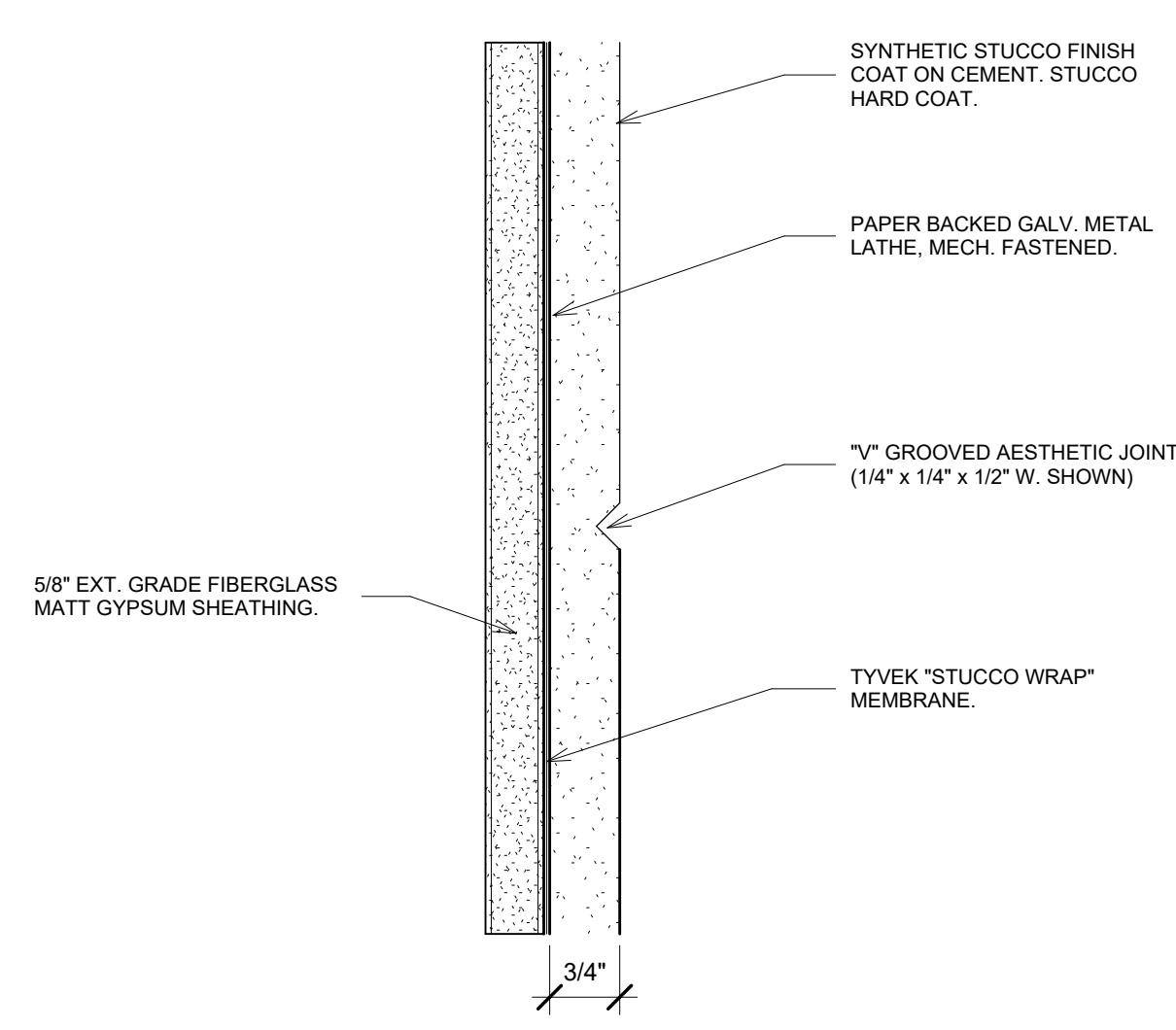


NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6\"/>

3. EXPANSION JOINT
SCALE: NONE

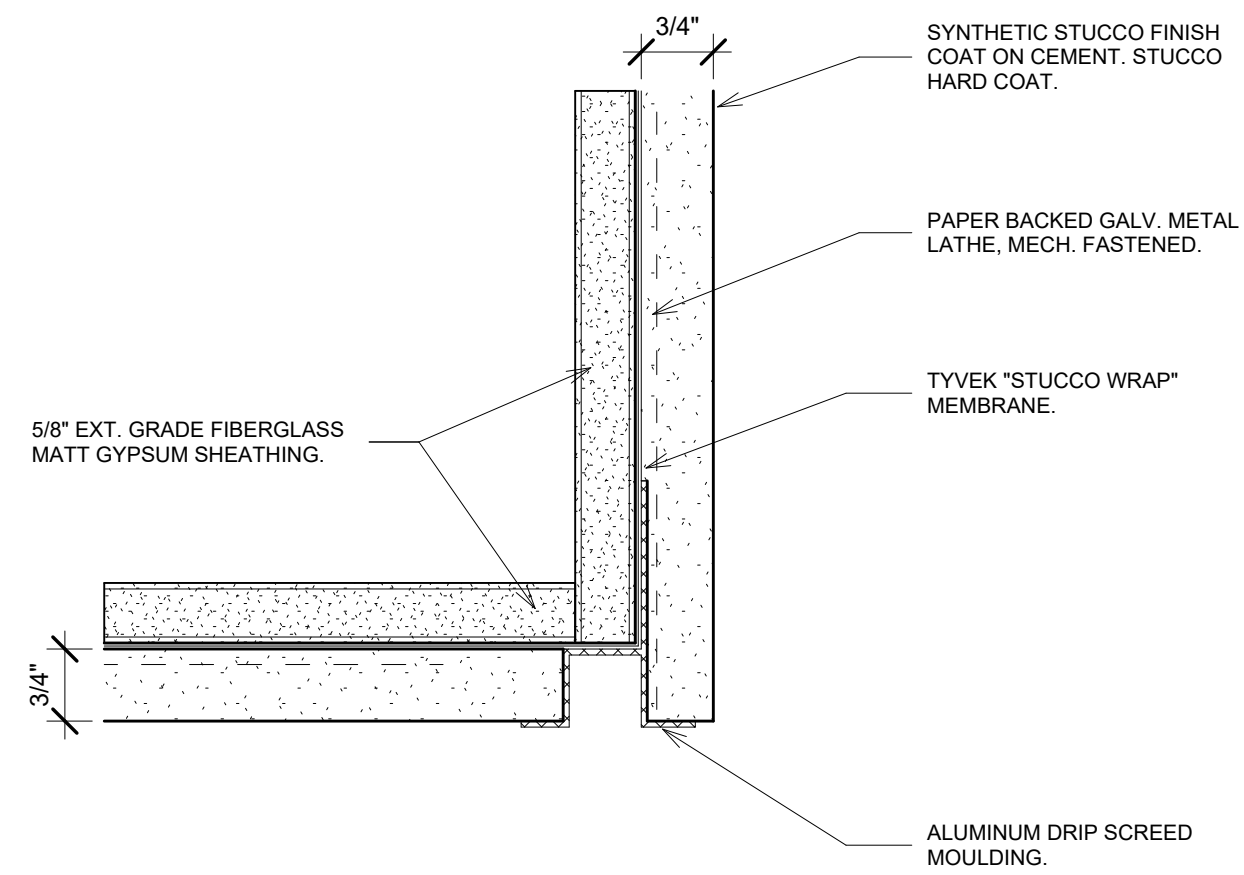


4. RAISED TRIM BAND
SCALE: NONE



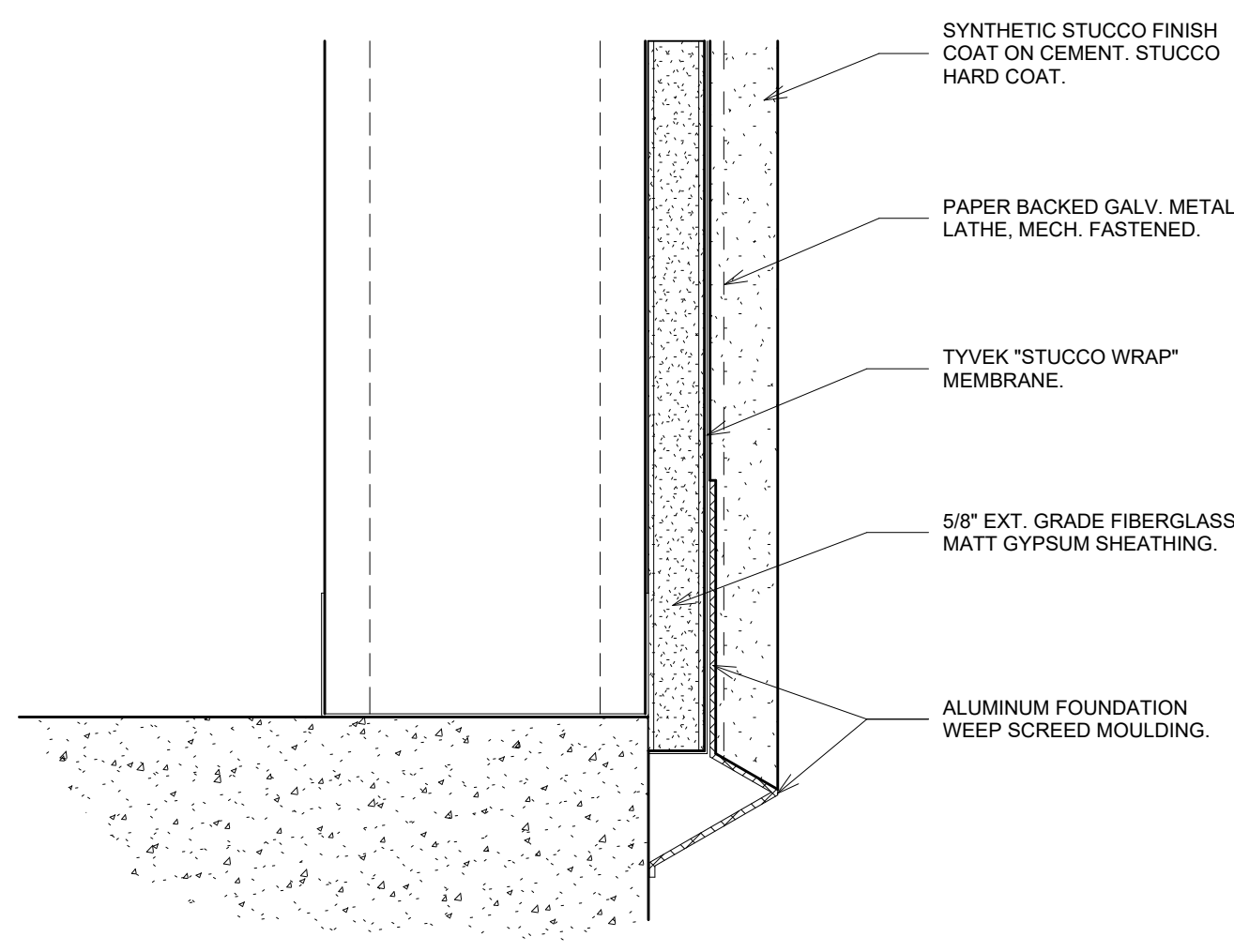
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6\"/>

5. AESTHETIC JOINT
SCALE: NONE



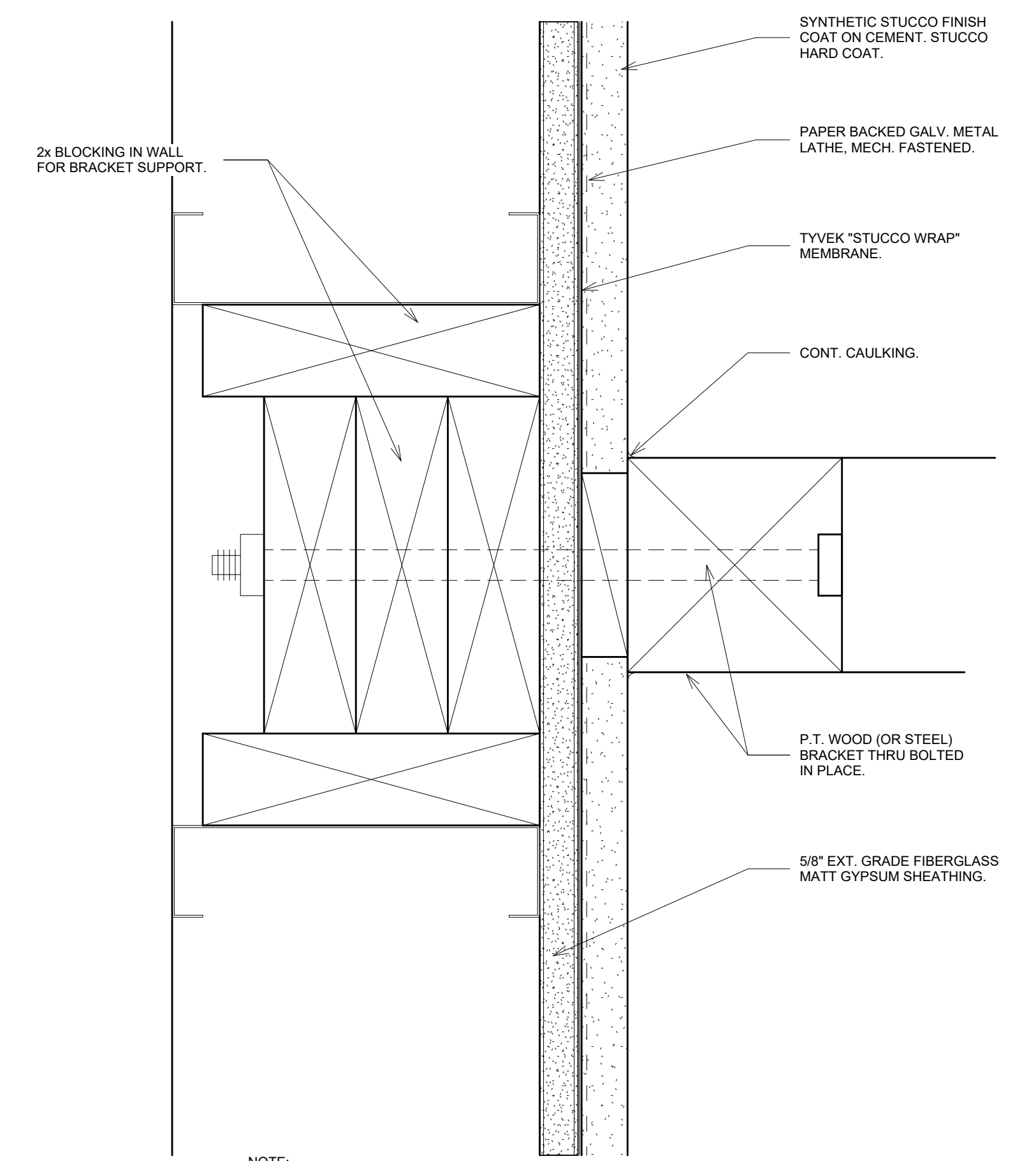
NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6\"/>

6. DRIP EDGE
SCALE: NONE



NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6\"/>

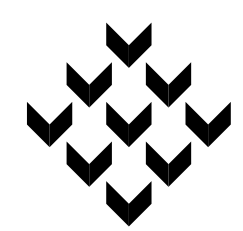
7. AT FOUNDATION
SCALE: NONE



NOTE:
JOINTS IN FLAT WALL AREAS TO
HAVE 6\"/>

8. AT BRACKET
SCALE: NONE

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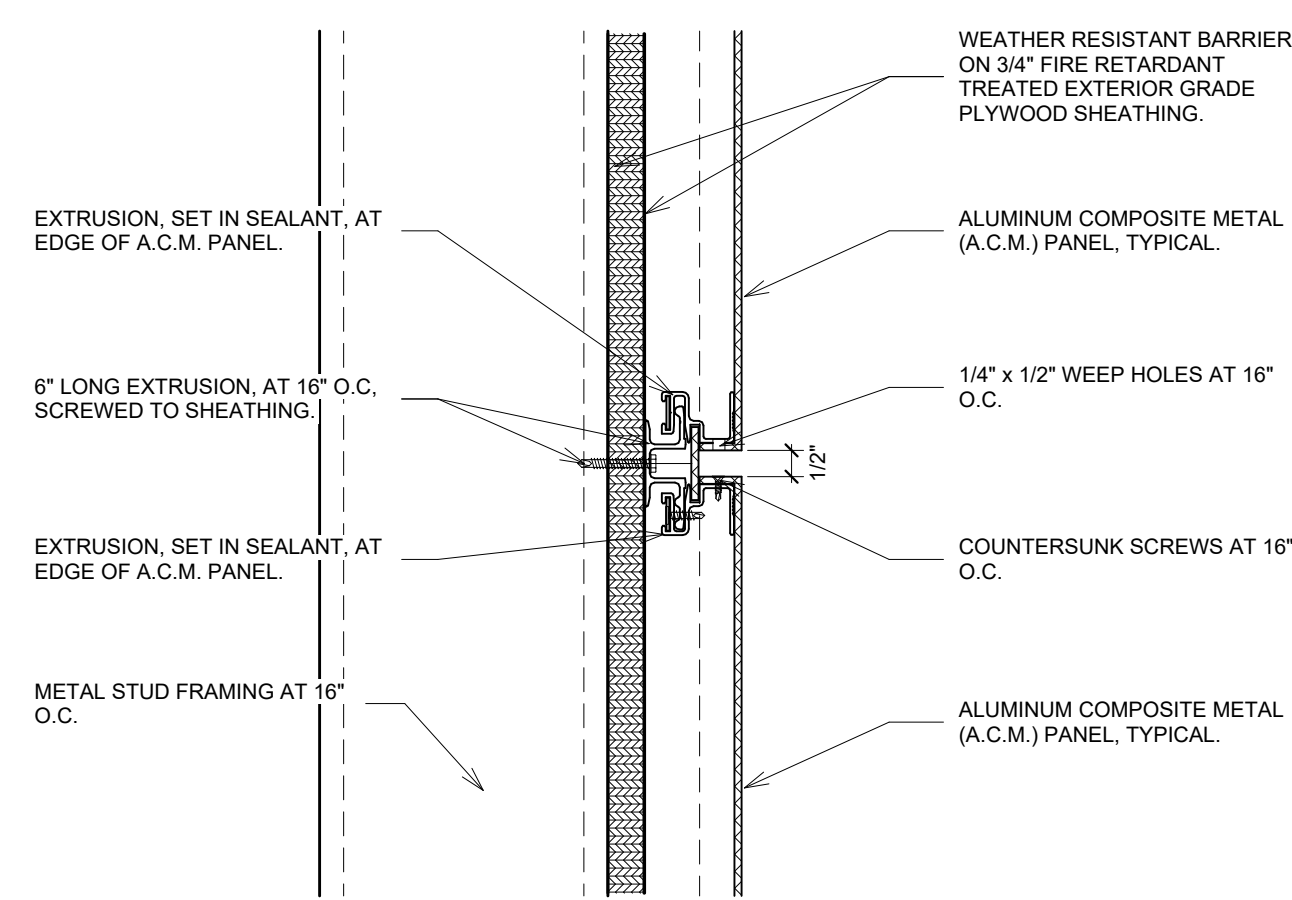
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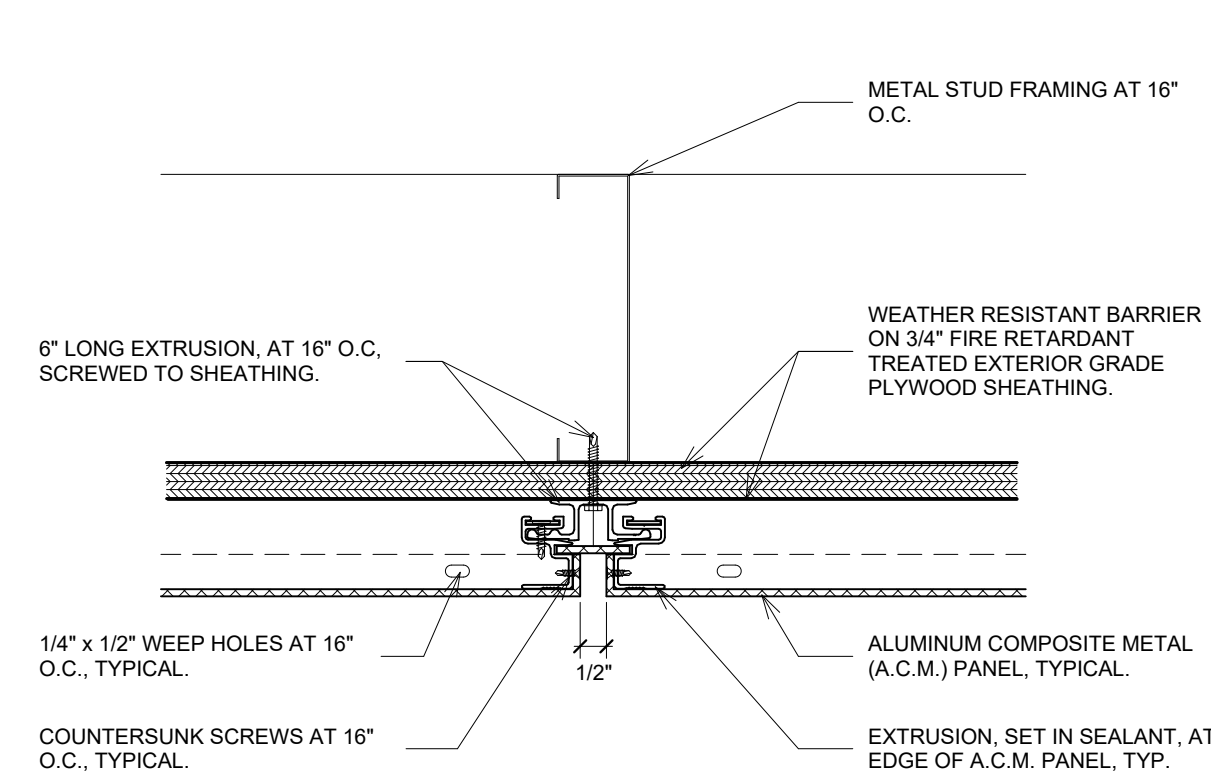
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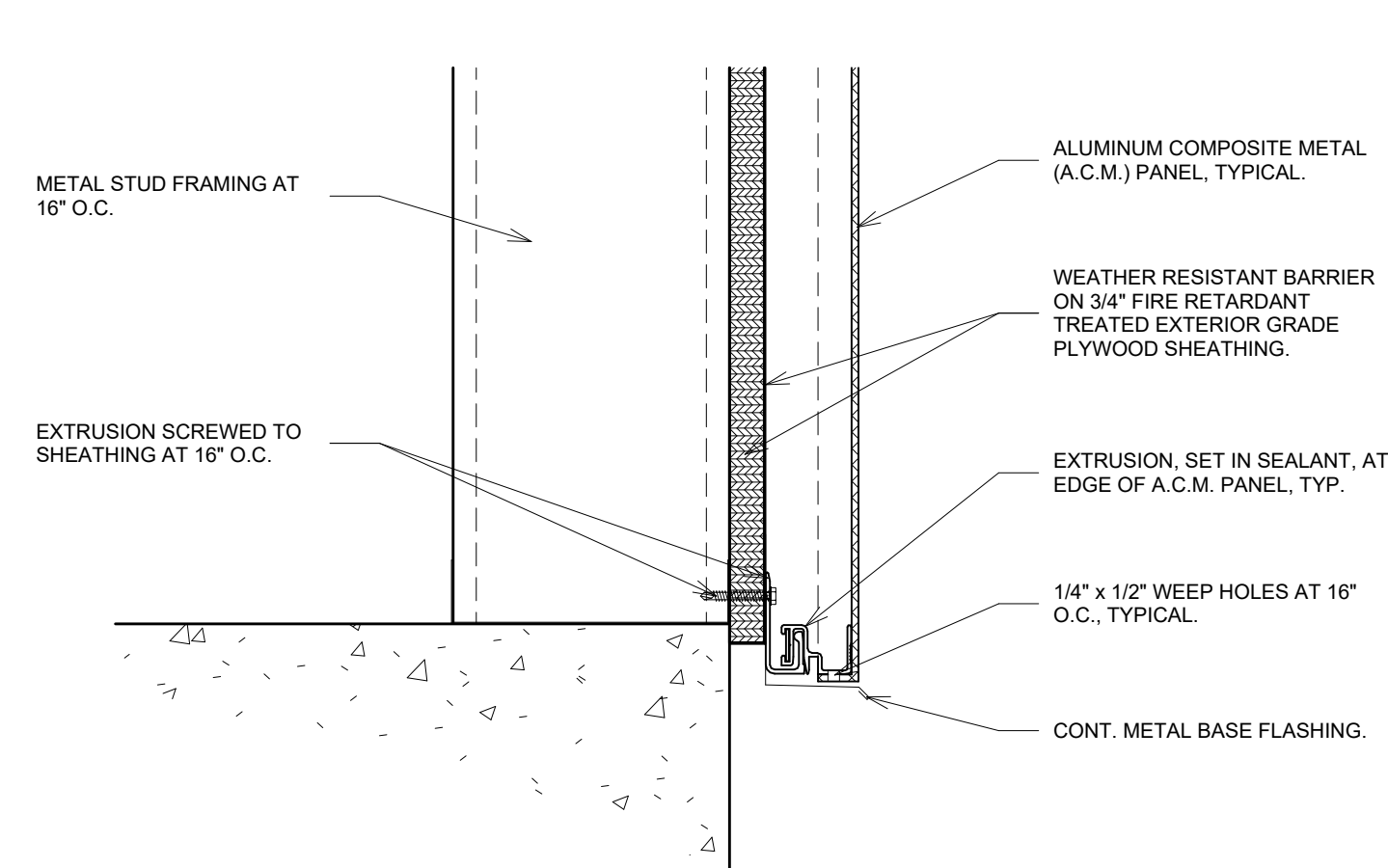
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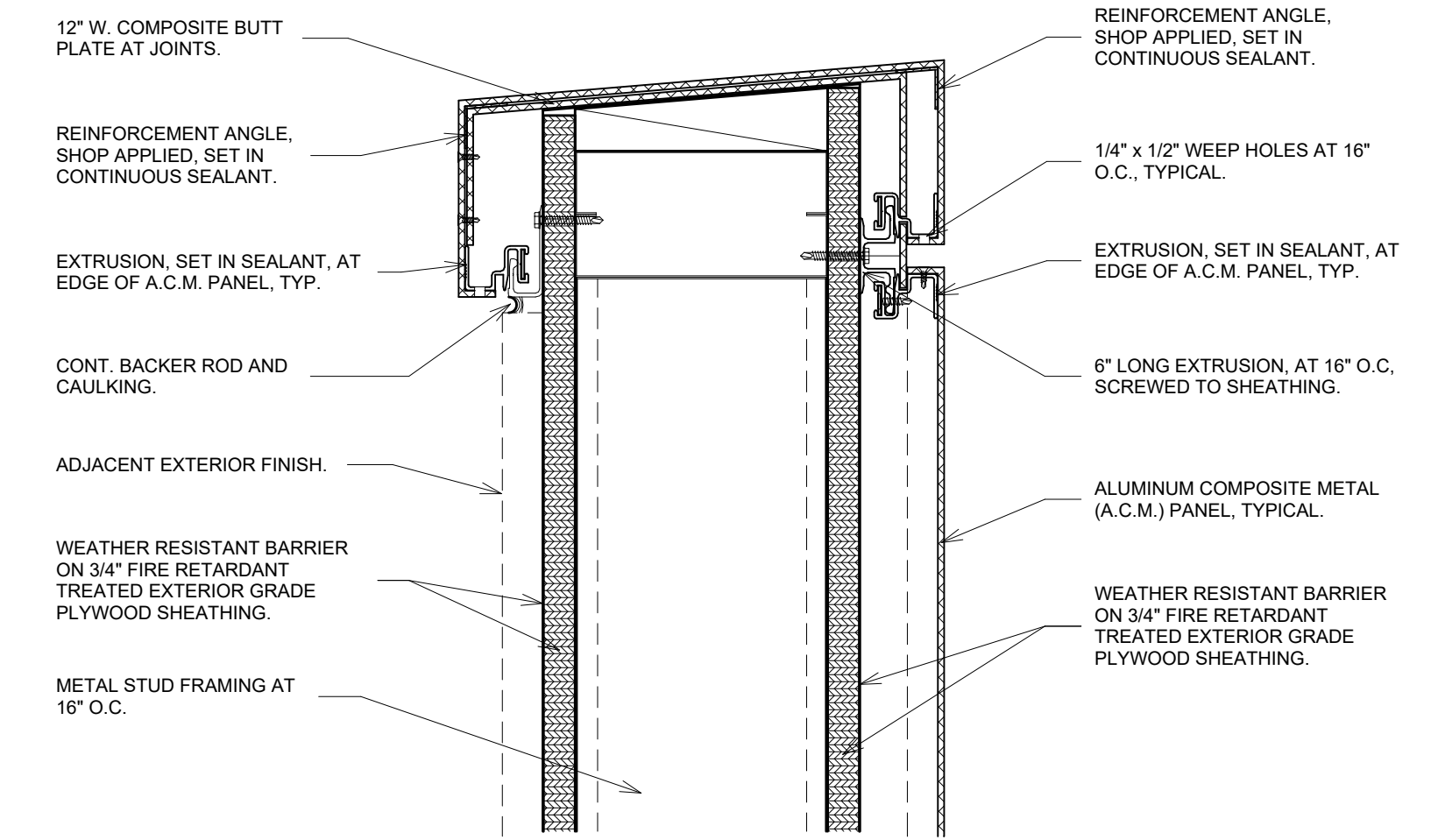
1. A.C.M. HORIZONTAL JOINT
SCALE: 3" = 1'-0"



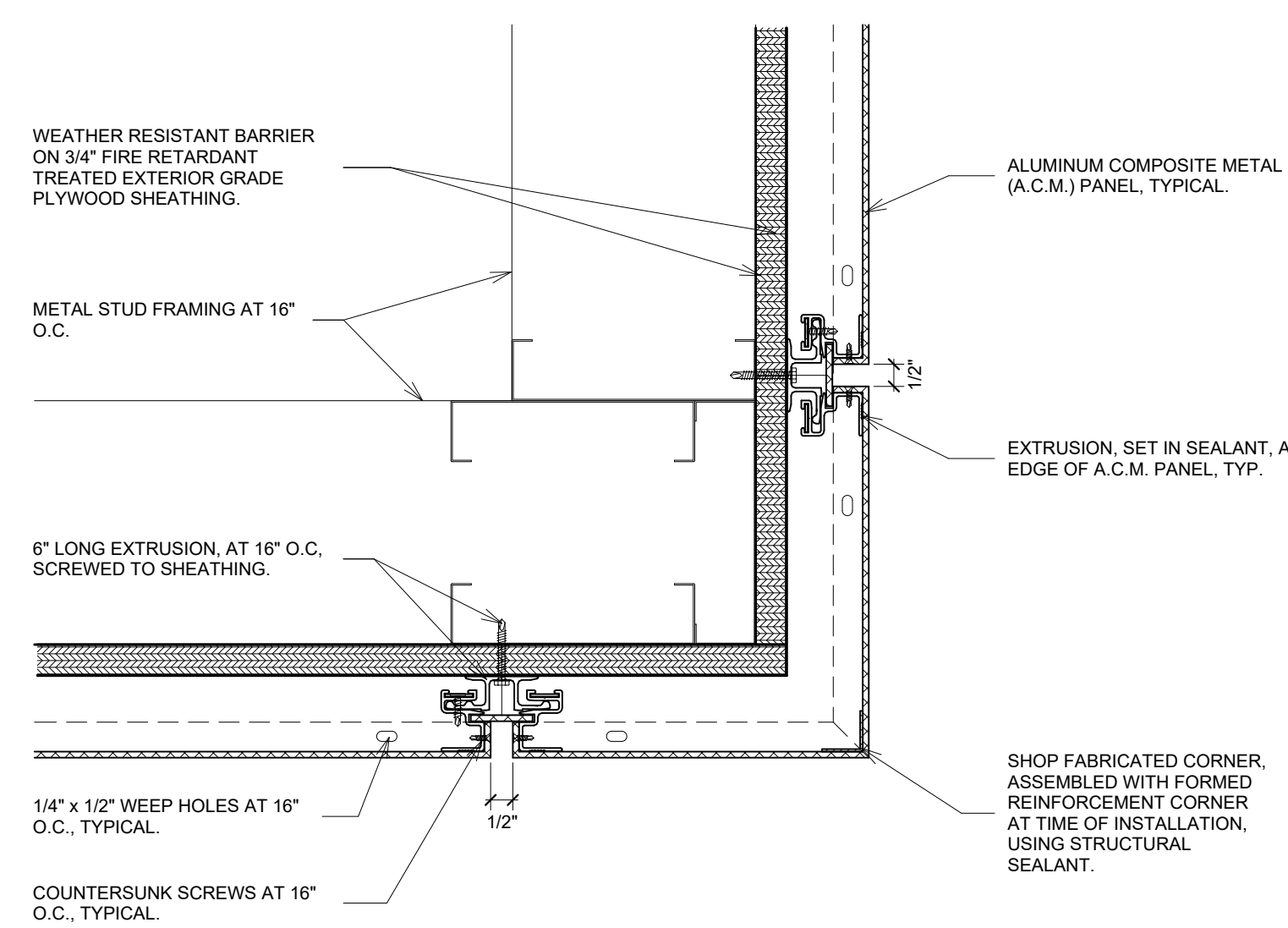
2. A.C.M. VERTICAL JOINT
SCALE: 3" = 1'-0"



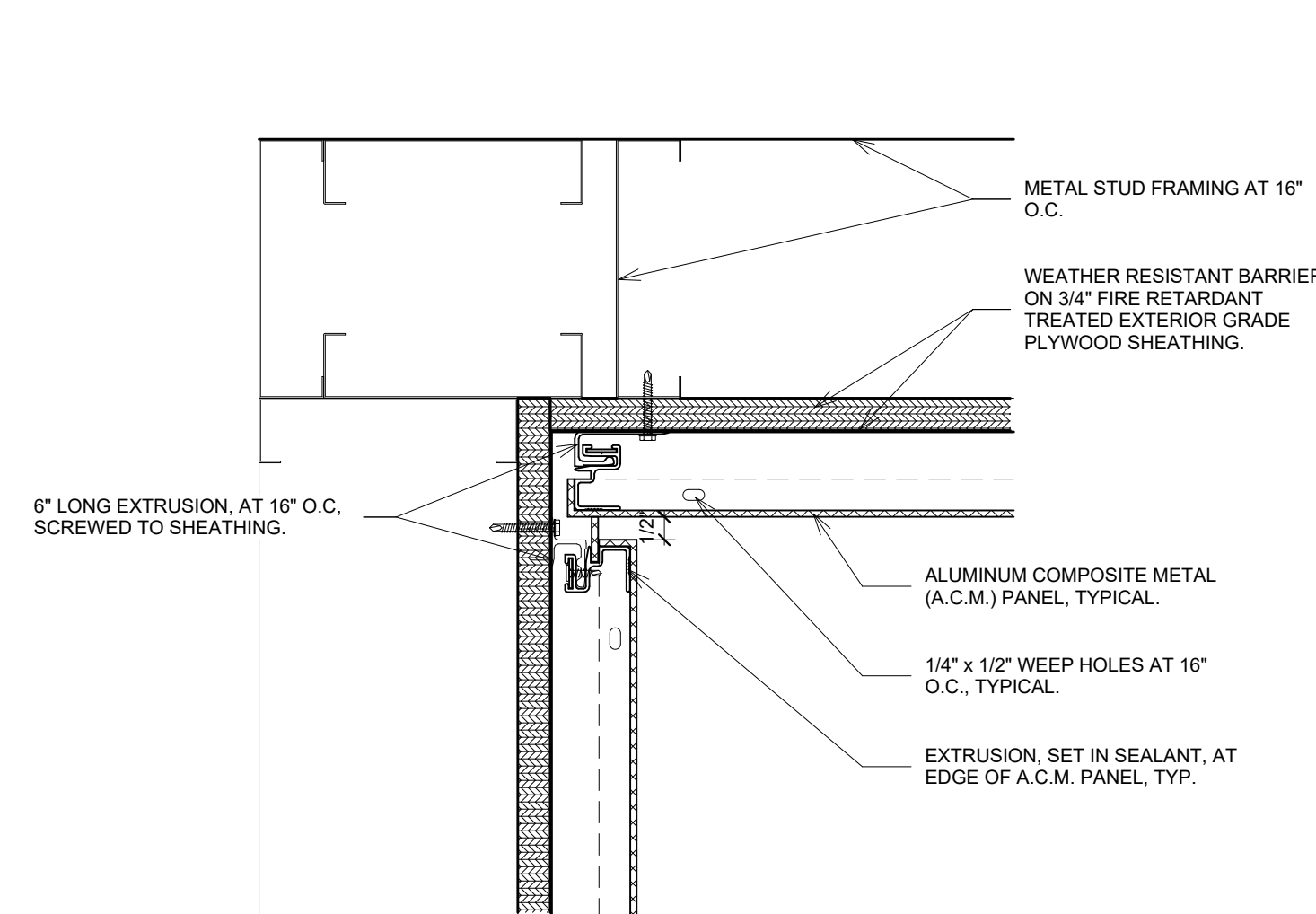
3. A.C.M. BASE DETAIL
SCALE: 3" = 1'-0"



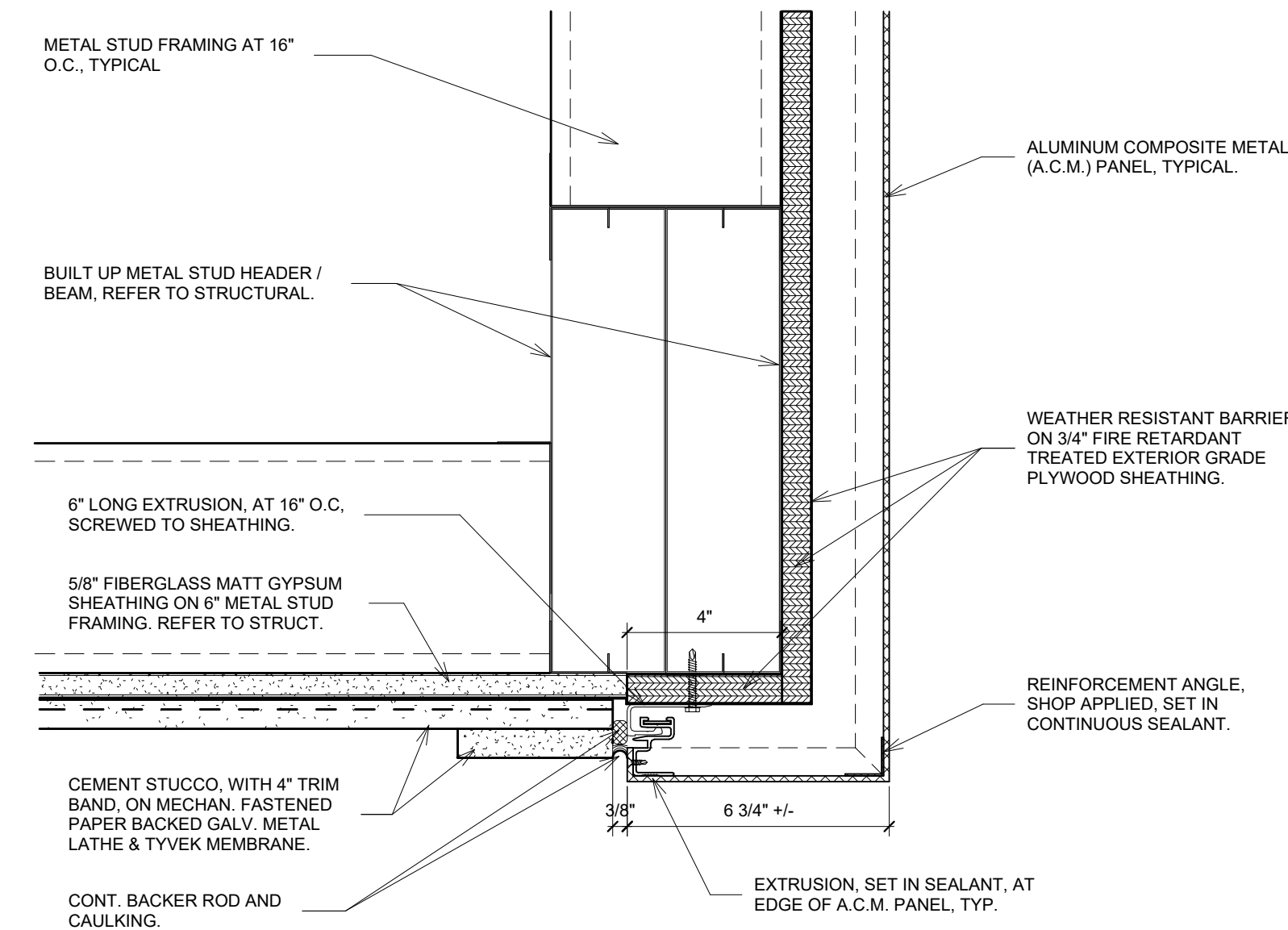
4. A.C.M. PARAPET DETAIL
SCALE: 3" = 1'-0"



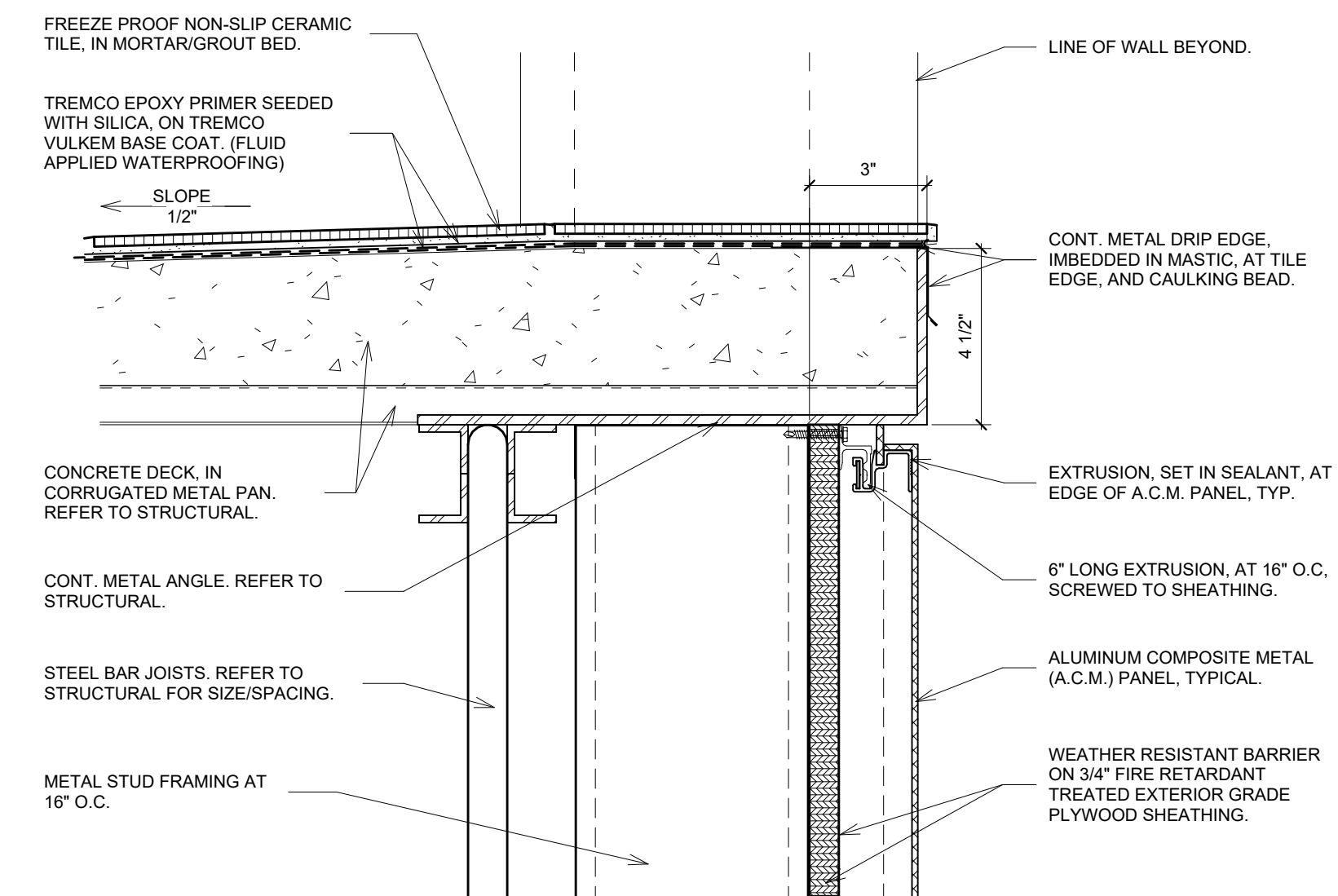
5. A.C.M. OUTSIDE CORNER
SCALE: 3" = 1'-0"



6. A.C.M. INSIDE CORNER
SCALE: 3" = 1'-0"

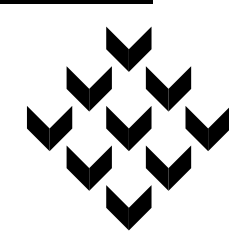


7. A.C.M. SOFFIT DETAIL
SCALE: 3" = 1'-0"



8. A.C.M. FLOOR EDGE DETAIL
SCALE: 3" = 1'-0"

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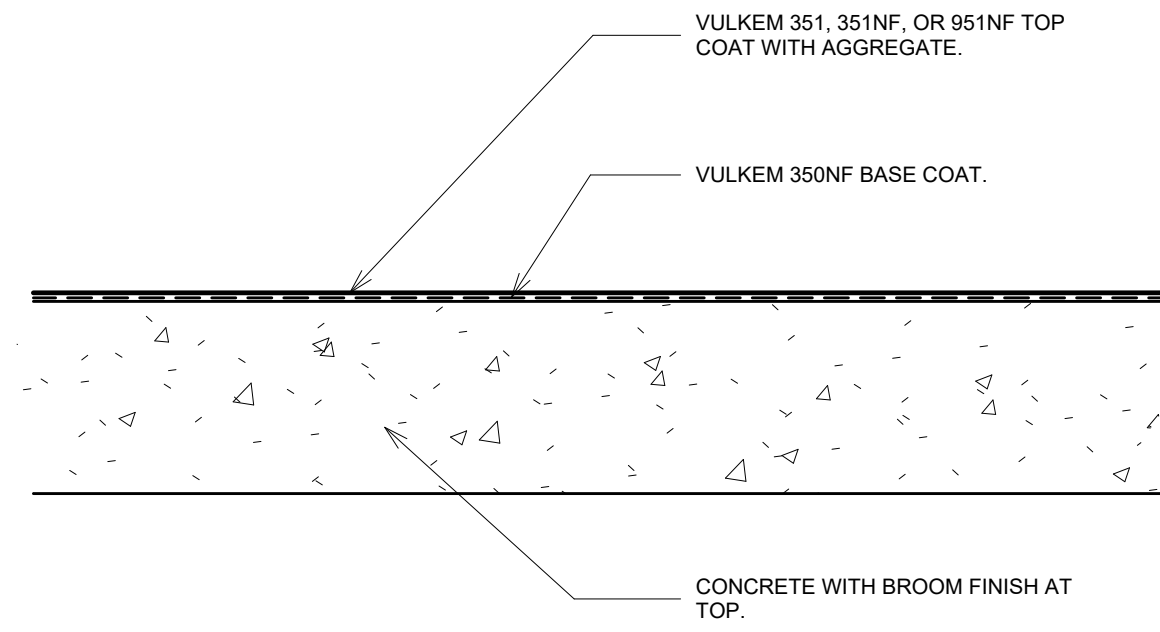
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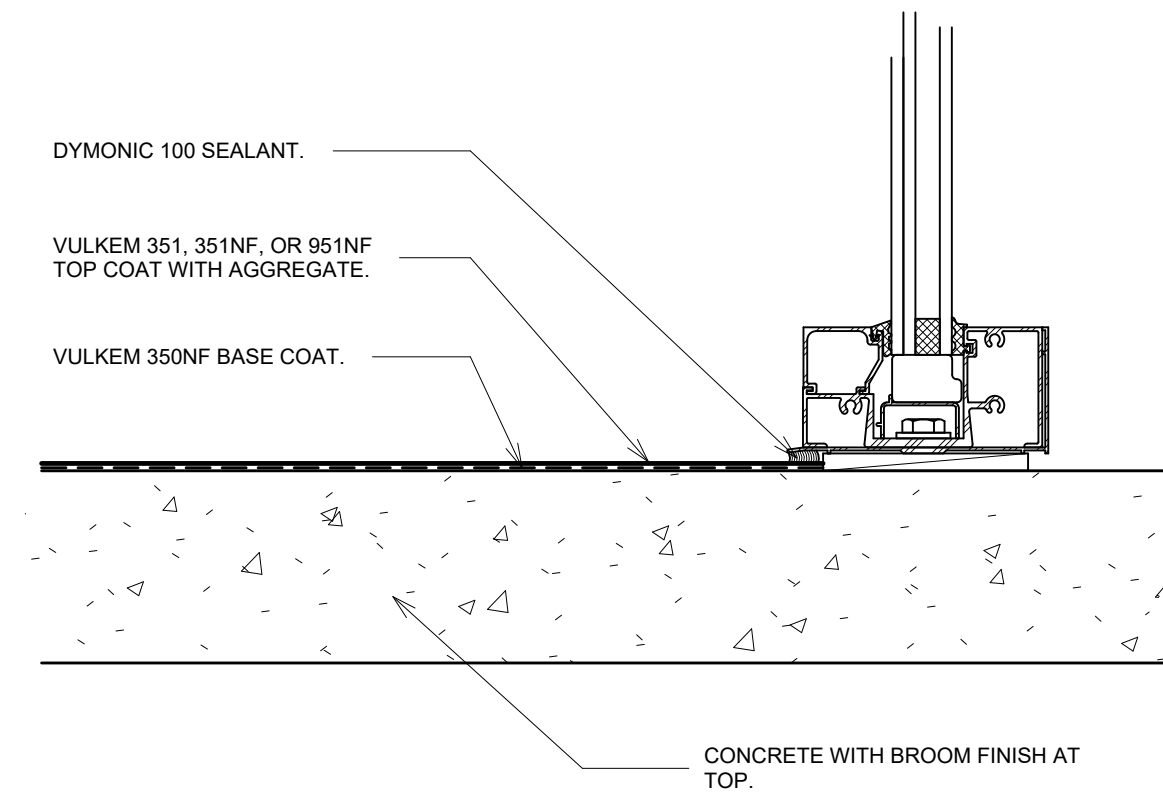
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A12.12



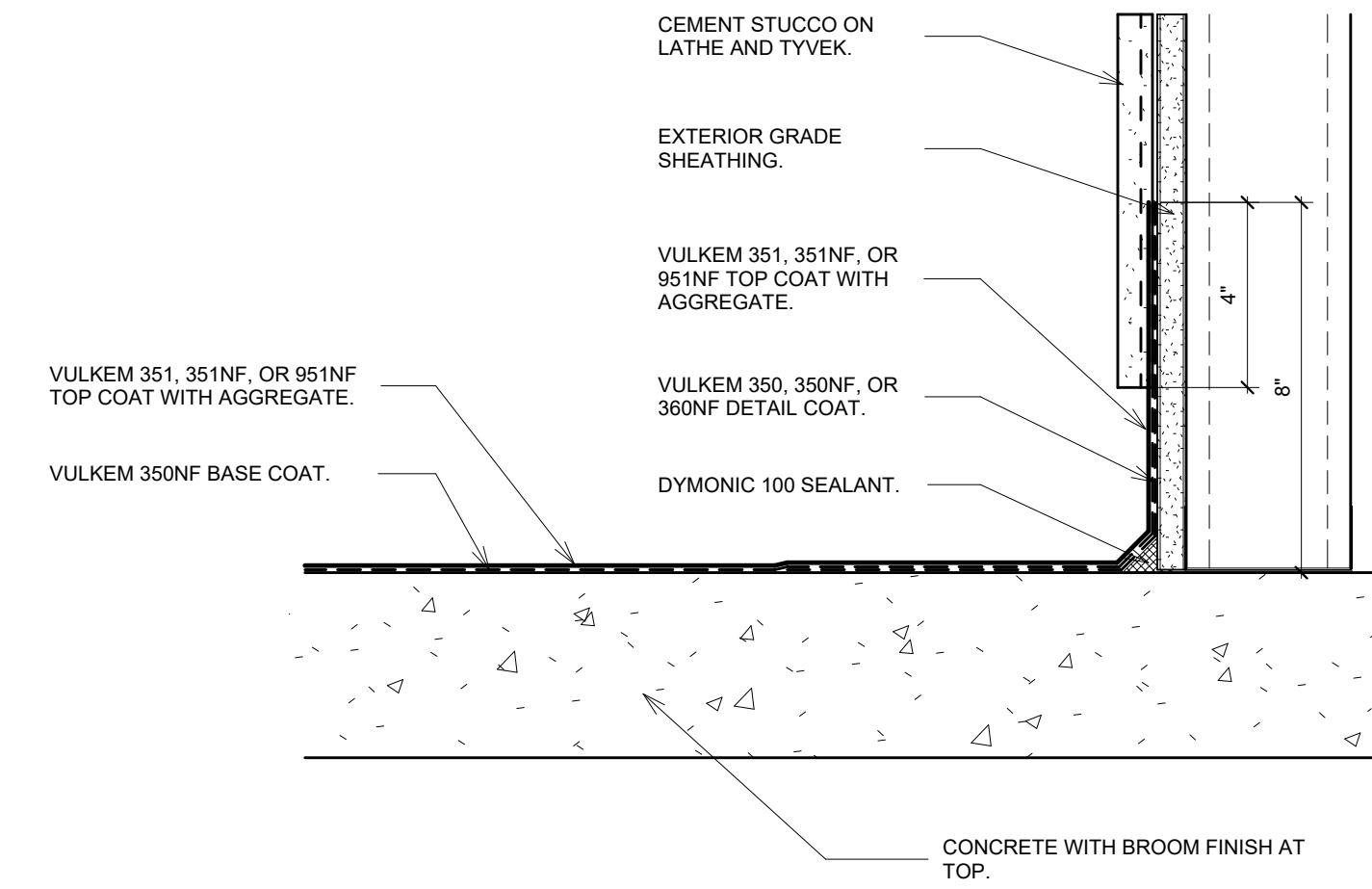
THIS DRAWING IS BASED ON TREMCO DETAIL #DC-P-G-01

1. WATERPROOFING DECK - NO TILE
SCALE: 3" = 1'-0"



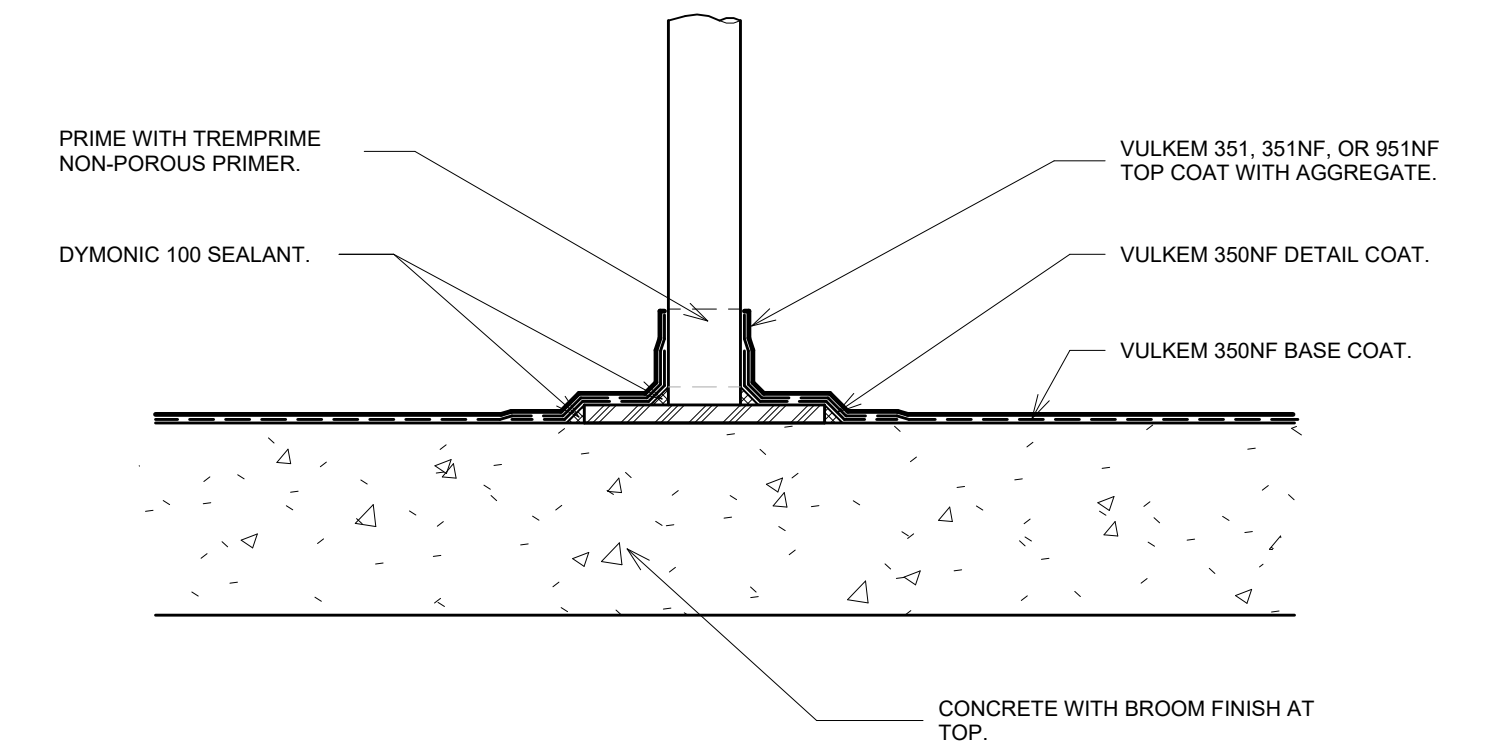
THIS DRAWING IS BASED ON TREMCO DETAIL #DC-P-B-02

2. WATERPROOFING DECK - NO TILE
SCALE: 3" = 1'-0"



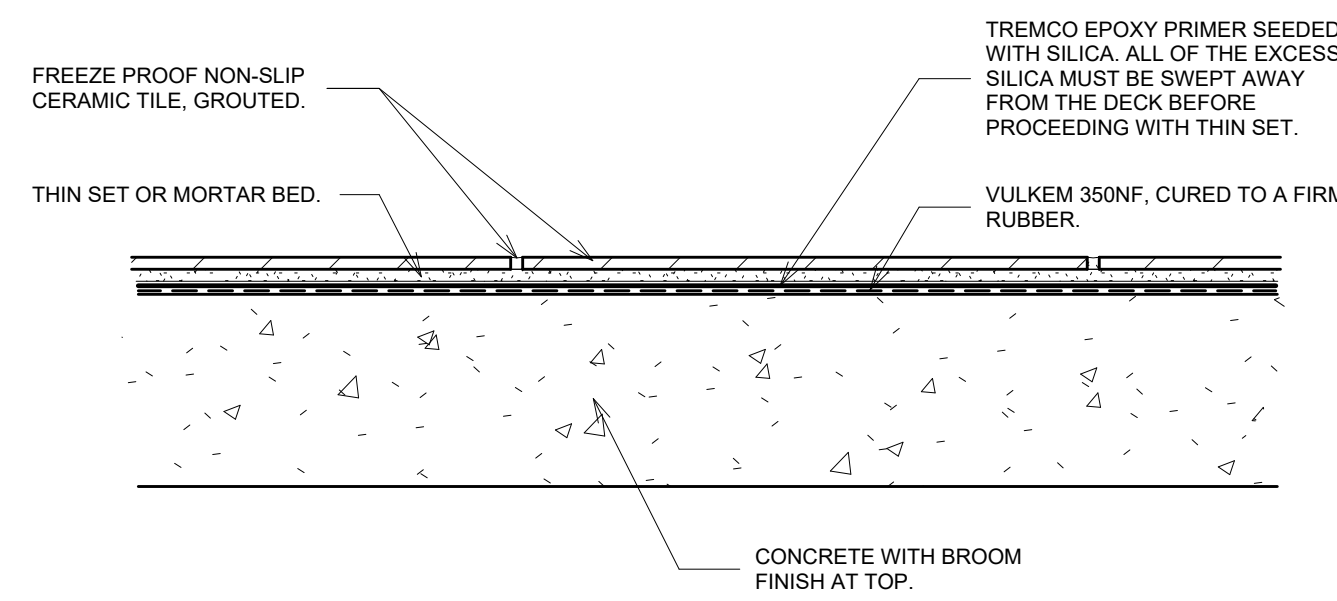
THIS DRAWING IS BASED ON TREMCO DETAIL #DC-P-U-05

3. WATERPROOFING DECK - NO TILE
SCALE: 3" = 1'-0"



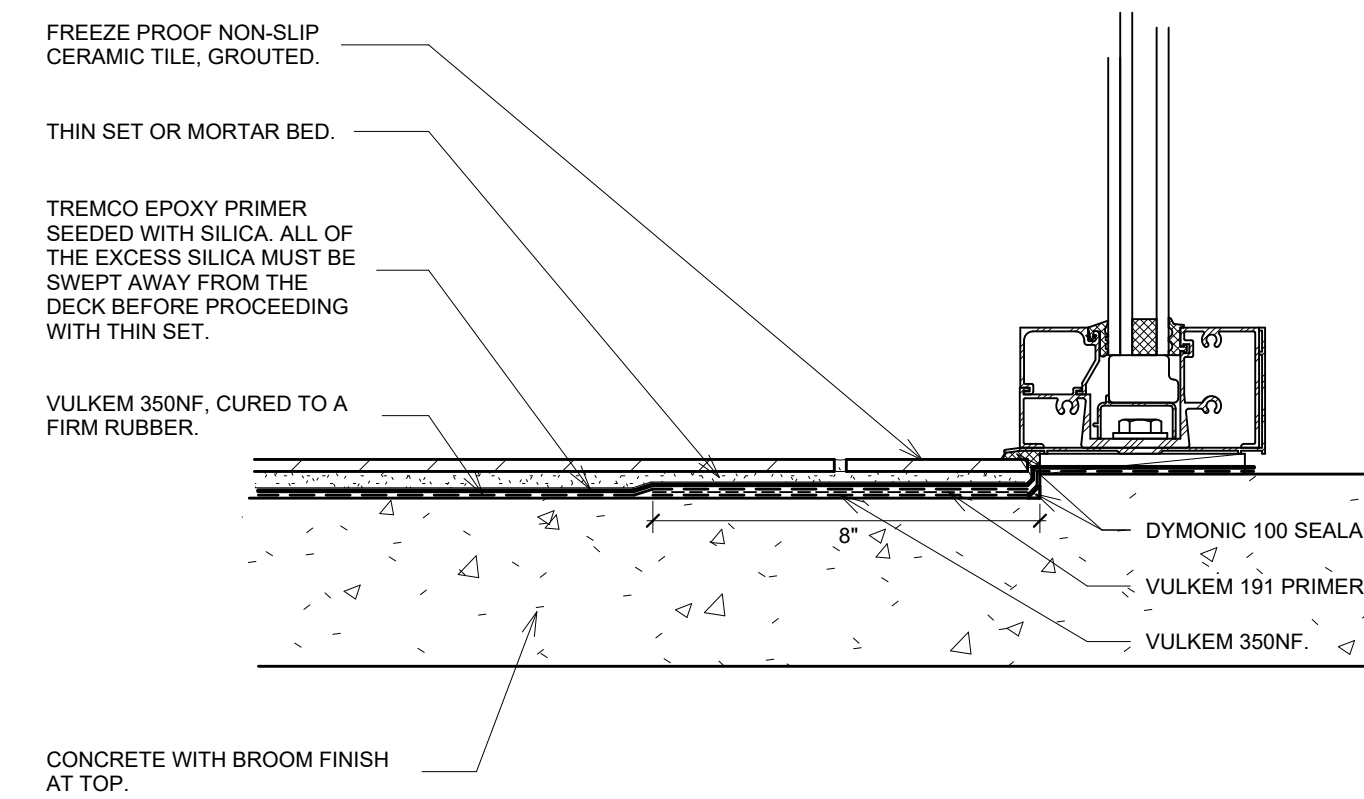
THIS DRAWING IS BASED ON TREMCO DETAIL #DC-P-P-01

4. WATERPROOFING DECK - NO TILE
SCALE: 3" = 1'-0"



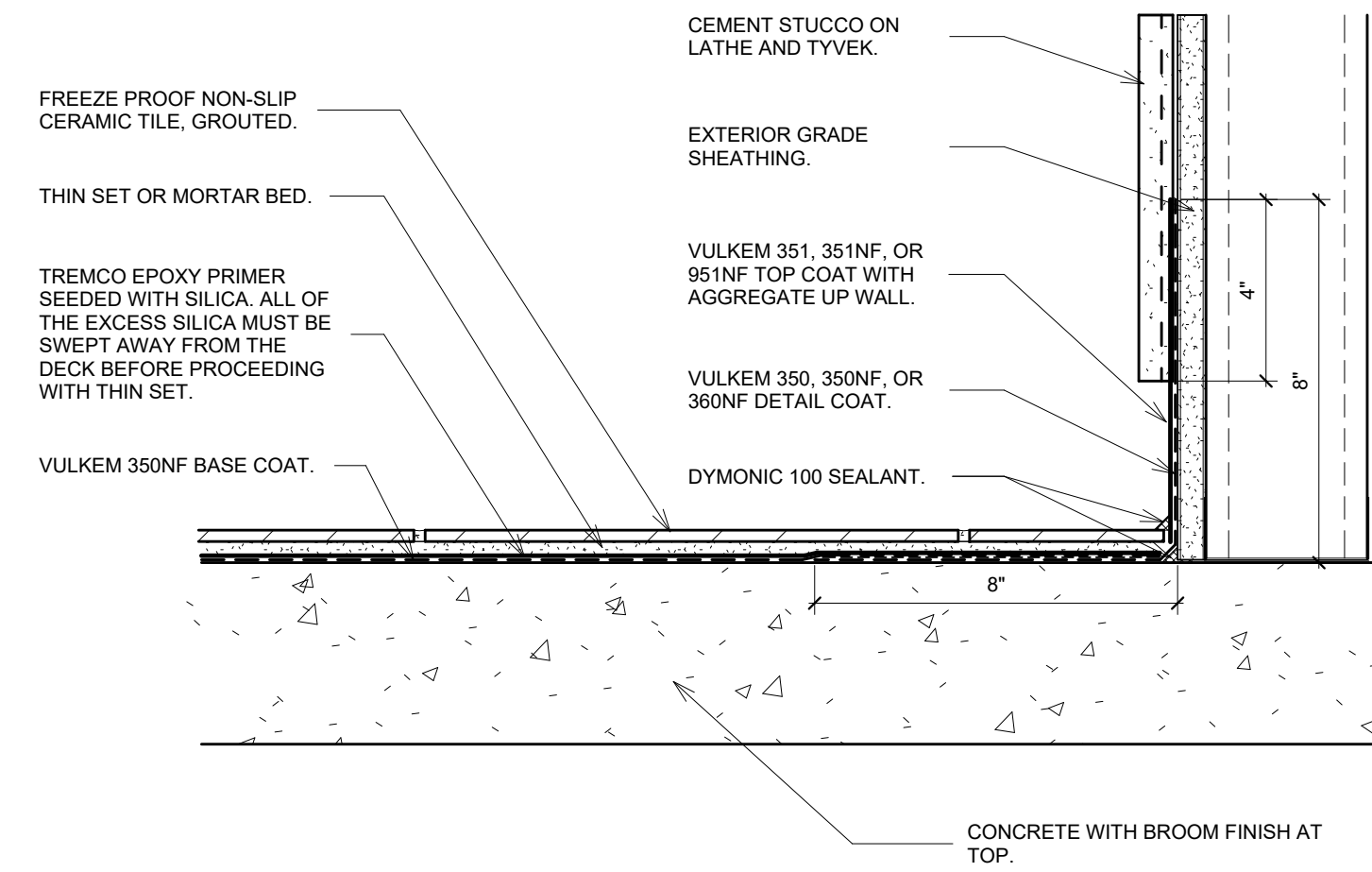
THIS DRAWING IS BASED ON TREMCO DETAIL #DC-UT-01

5. WATERPROOFING DECK - WITH TILE
SCALE: 3" = 1'-0"



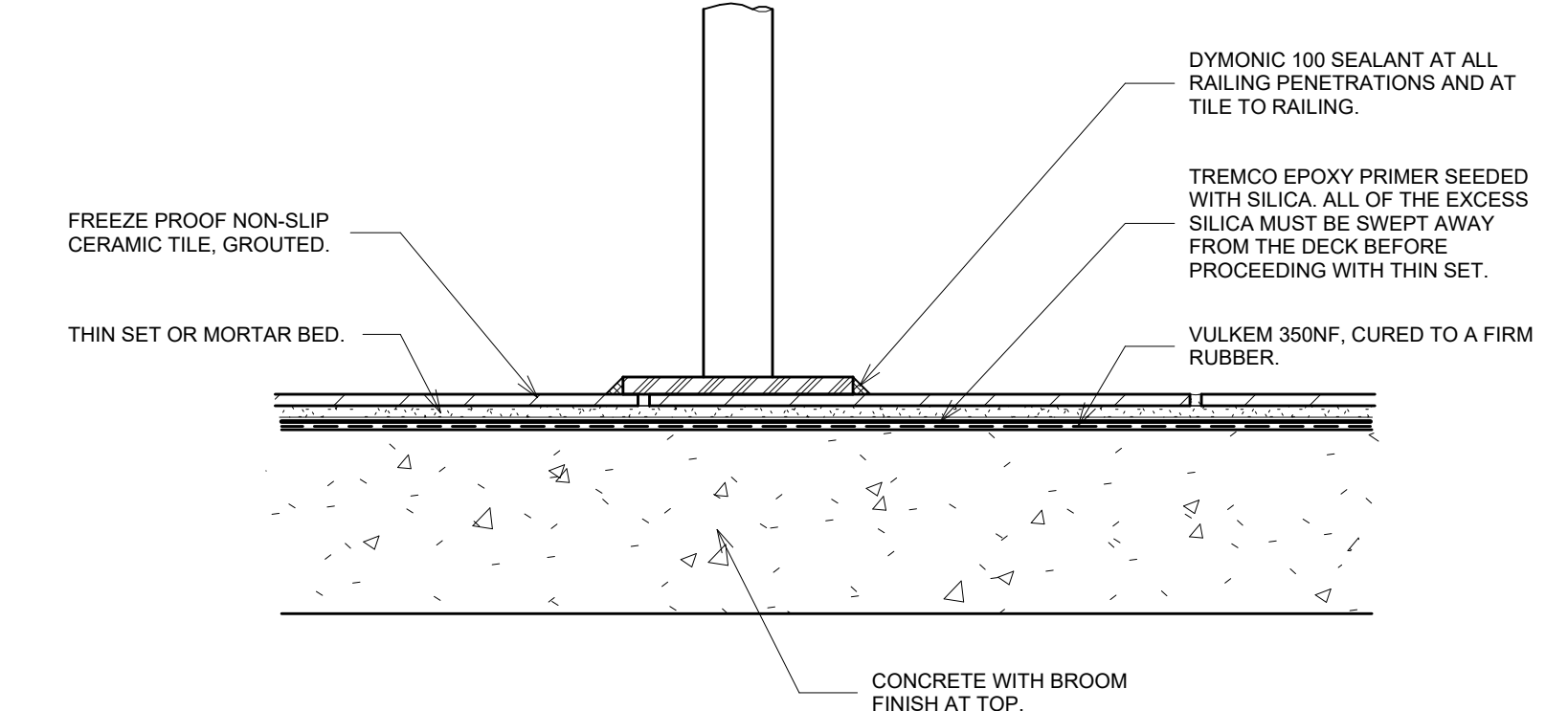
THIS DRAWING IS BASED ON TREMCO DETAIL #DC-UT-02

6. WATERPROOFING DECK - WITH TILE
SCALE: 3" = 1'-0"



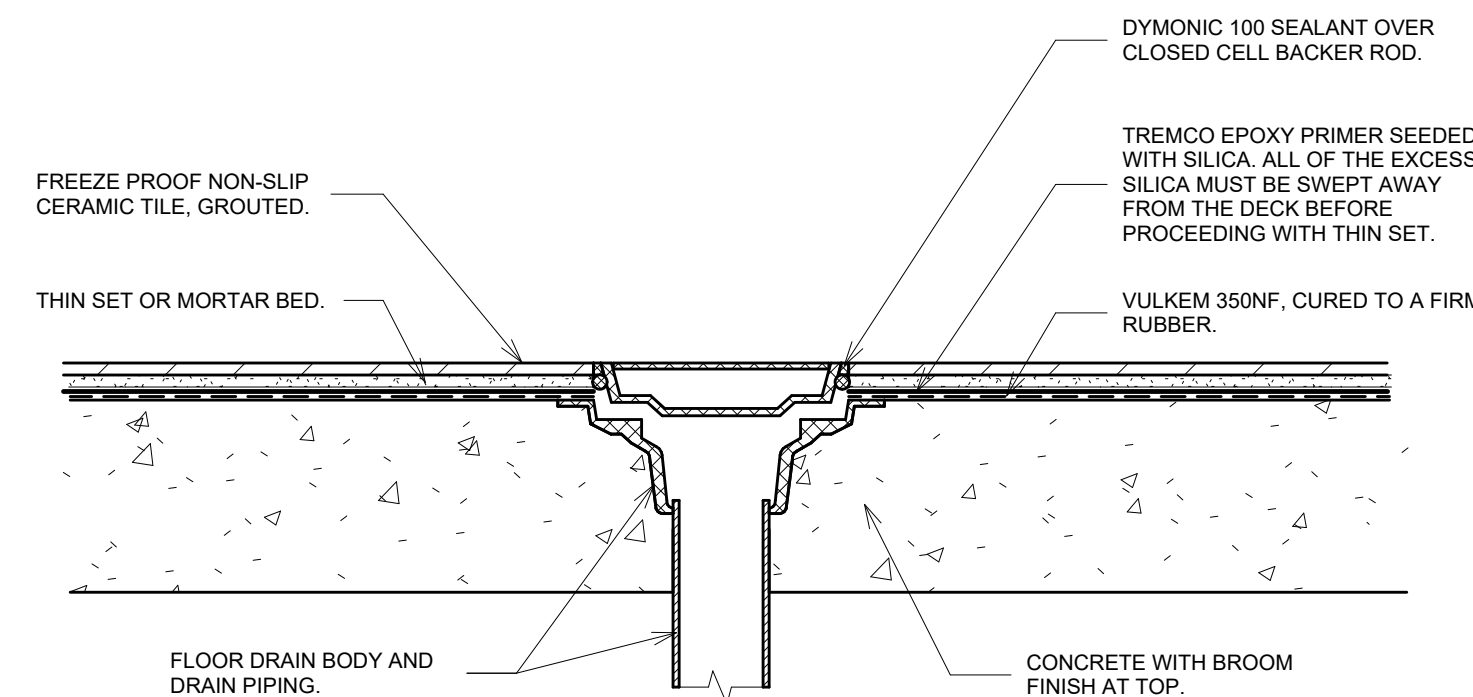
THIS DRAWING IS BASED ON TREMCO DETAIL #DC-UT-02

7. WATERPROOFING DECK - WITH TILE
SCALE: 3" = 1'-0"



THIS DRAWING IS BASED ON TREMCO DETAIL #DC-UT-02

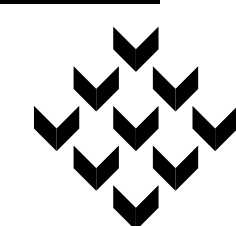
8. WATERPROOFING DECK - WITH TILE
SCALE: 3" = 1'-0"



THIS DRAWING IS BASED ON TREMCO DETAIL #DC-UT-03

9. WATERPROOFING DECK - WITH TILE
SCALE: 3" = 1'-0"

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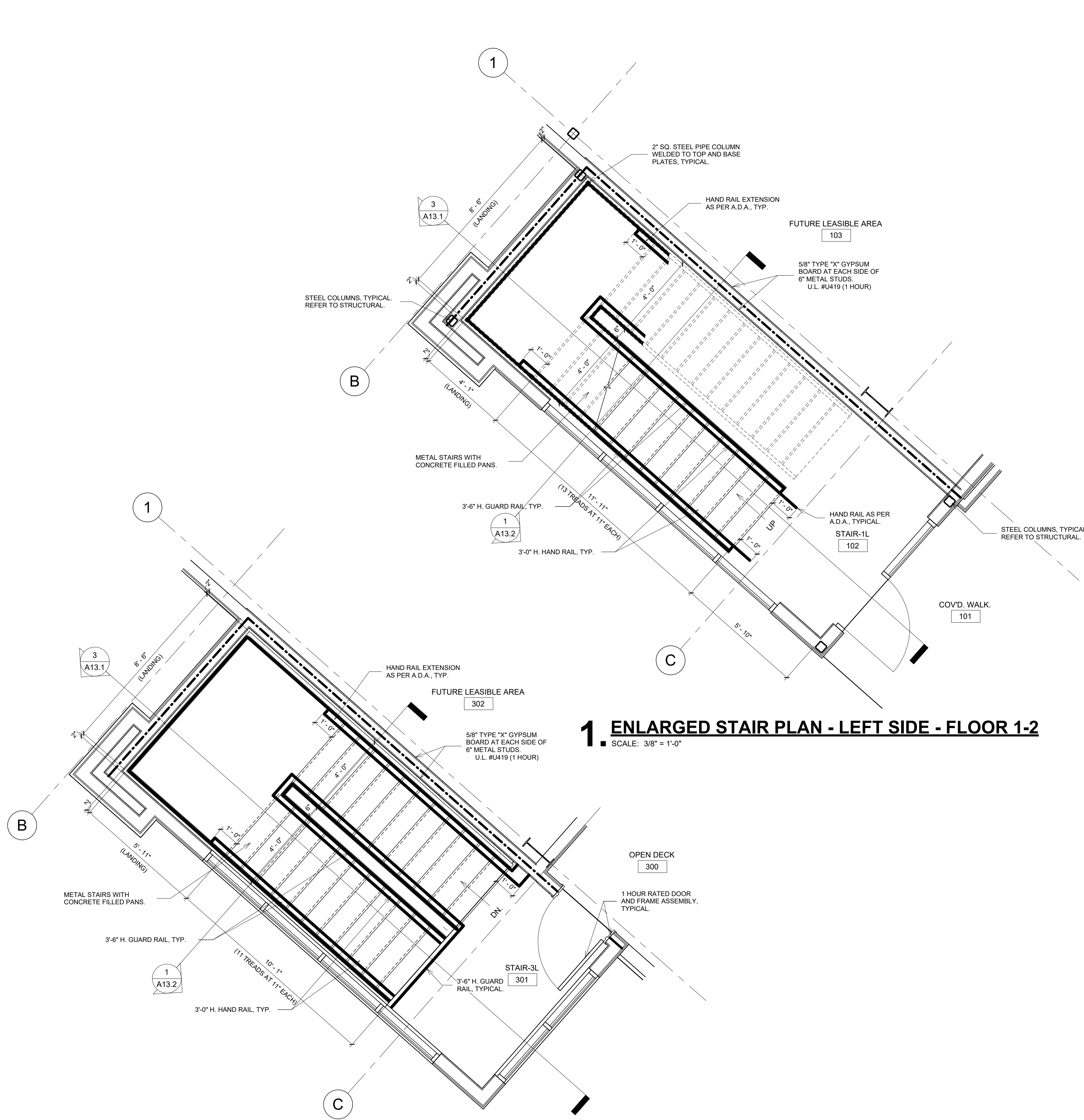
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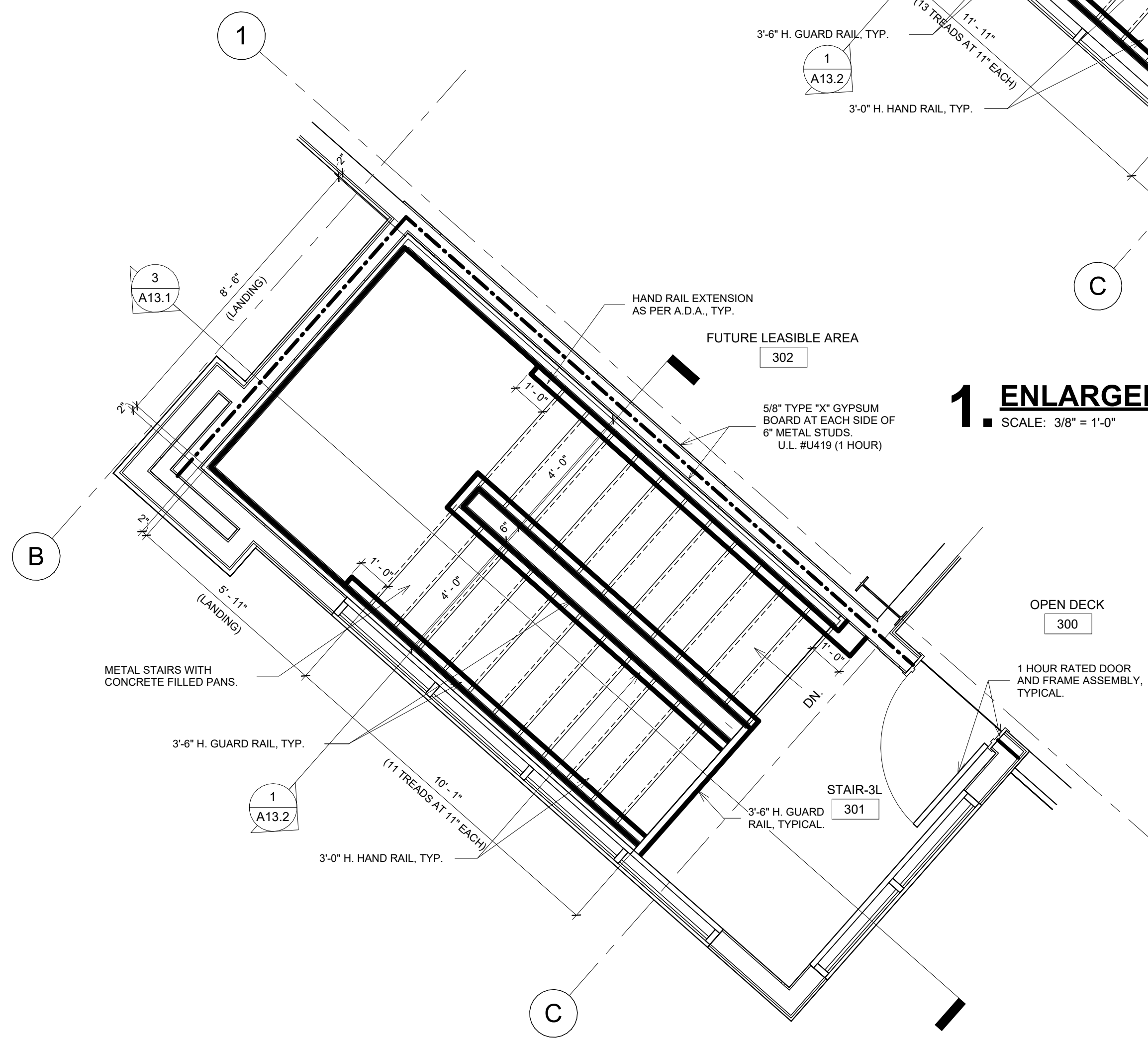
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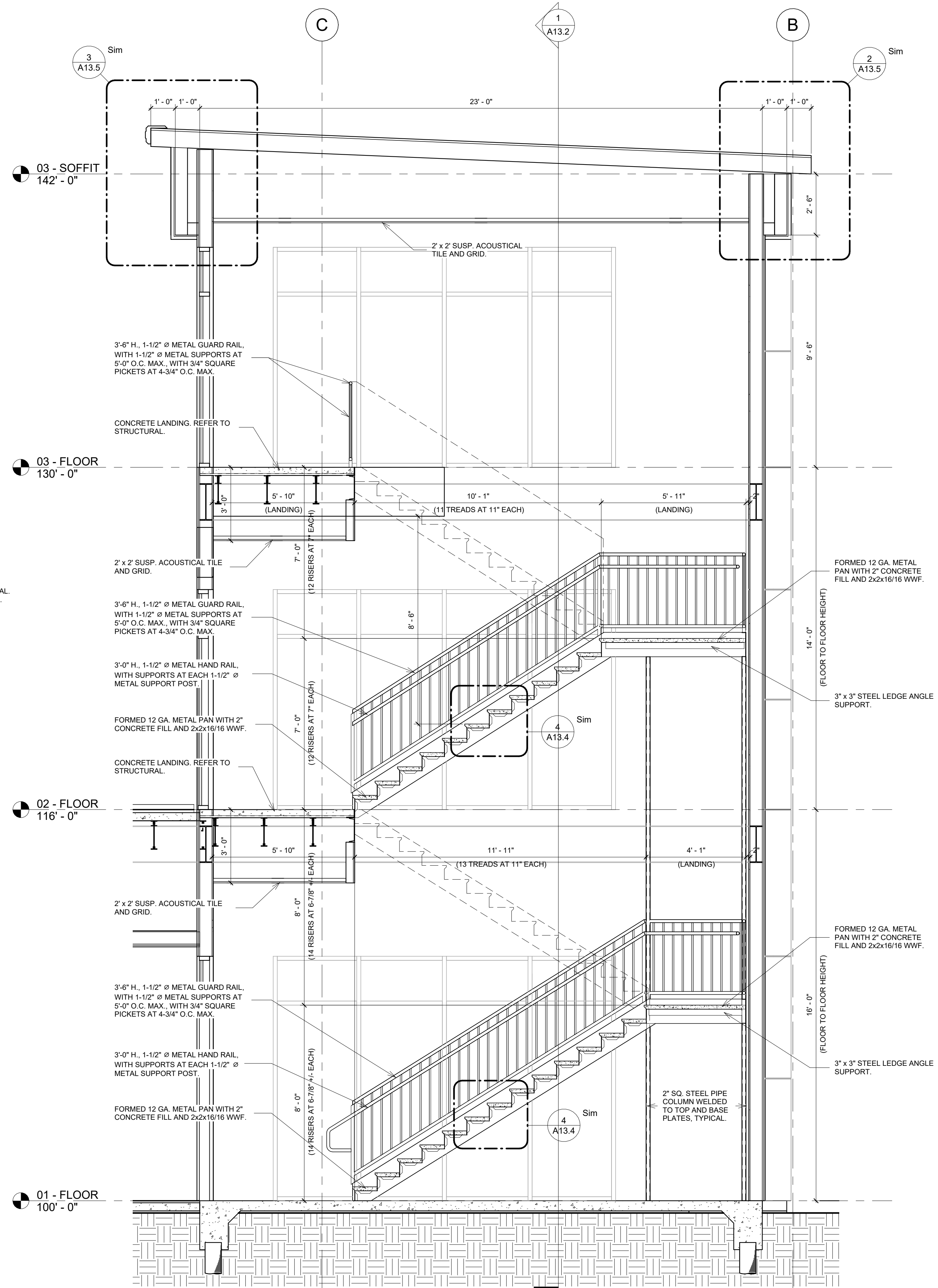
A12.13



1. ENLARGED STAIR PLAN - LEFT SIDE - FLOOR 1-2
SCALE: 3/8" = 1'-0"

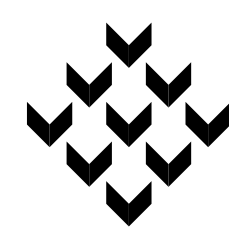


2. ENLARGED STAIR PLAN - LEFT SIDE - FLOOR 2-3
SCALE: 3/8" = 1'-0"



3. STAIR SECTION - LEFT SIDE - F to B
SCALE: 3/8" = 1'-0"

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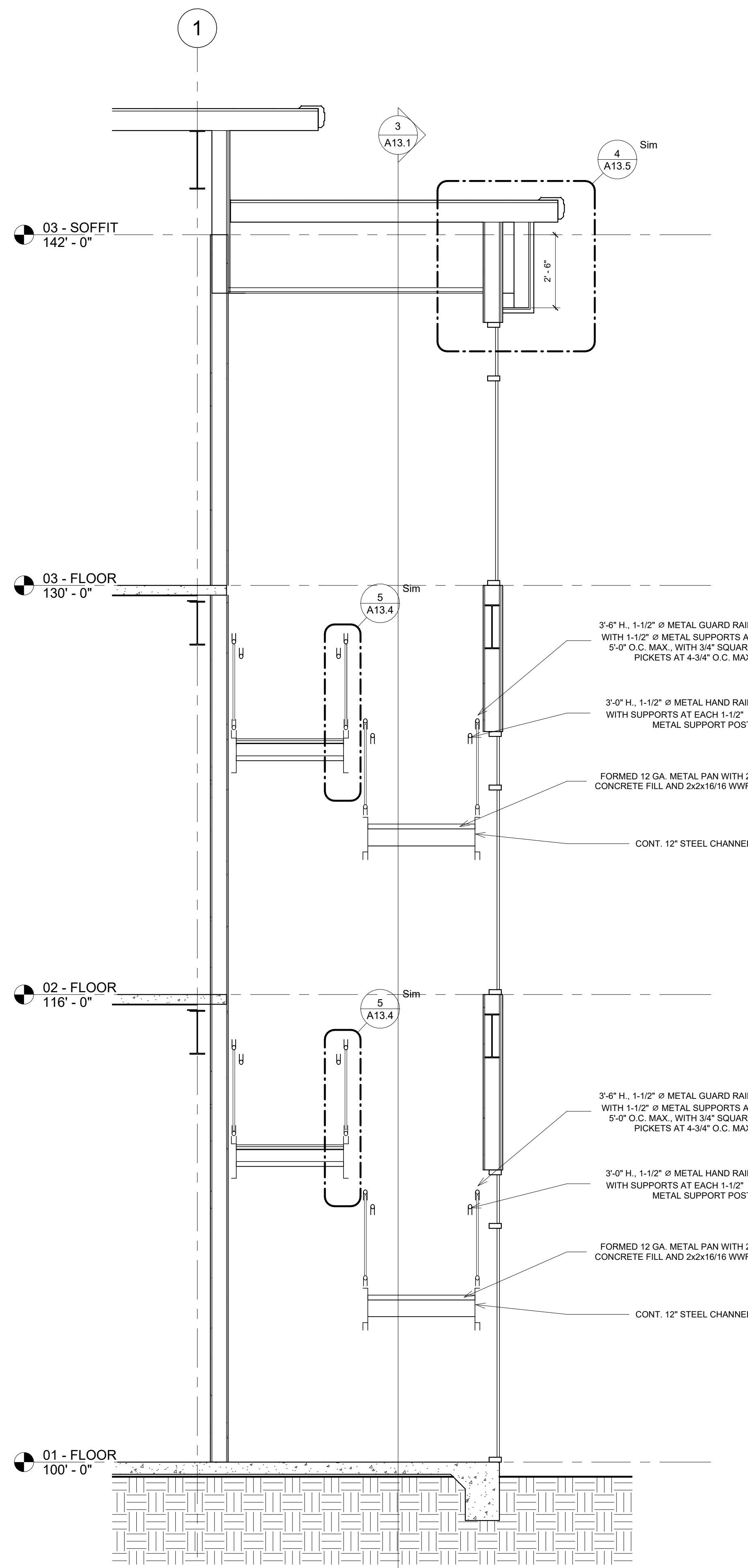
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A13.1



3'-6" H., 1-1/2" Ø METAL GUARD RAIL,
WITH 1-1/2" Ø METAL SUPPORTS AT
5'-0" O.C. MAX., WITH 3/4" SQUARE
PICKETS AT 4-3/4" O.C. MAX.

3'-0" H., 1-1/2" Ø METAL HAND RAIL,
WITH SUPPORTS AT EACH 1-1/2" Ø
METAL SUPPORT POST.

FORMED 12 GA. METAL PAN WITH 2"
CONCRETE FILL AND 2x2x16/16 WWF.

CONT. 12" STEEL CHANNEL.

3'-6" H., 1-1/2" Ø METAL GUARD RAIL,
WITH 1-1/2" Ø METAL SUPPORTS AT
5'-0" O.C. MAX., WITH 3/4" SQUARE
PICKETS AT 4-3/4" O.C. MAX.

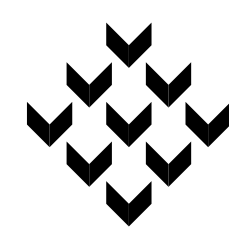
3'-0" H., 1-1/2" Ø METAL HAND RAIL,
WITH SUPPORTS AT EACH 1-1/2" Ø
METAL SUPPORT POST.

FORMED 12 GA. METAL PAN WITH 2"
CONCRETE FILL AND 2x2x16/16 WWF.

CONT. 12" STEEL CHANNEL.

1. STAIR SECTION - LEFT SIDE - L to R
SCALE: 3/8" = 1'-0"

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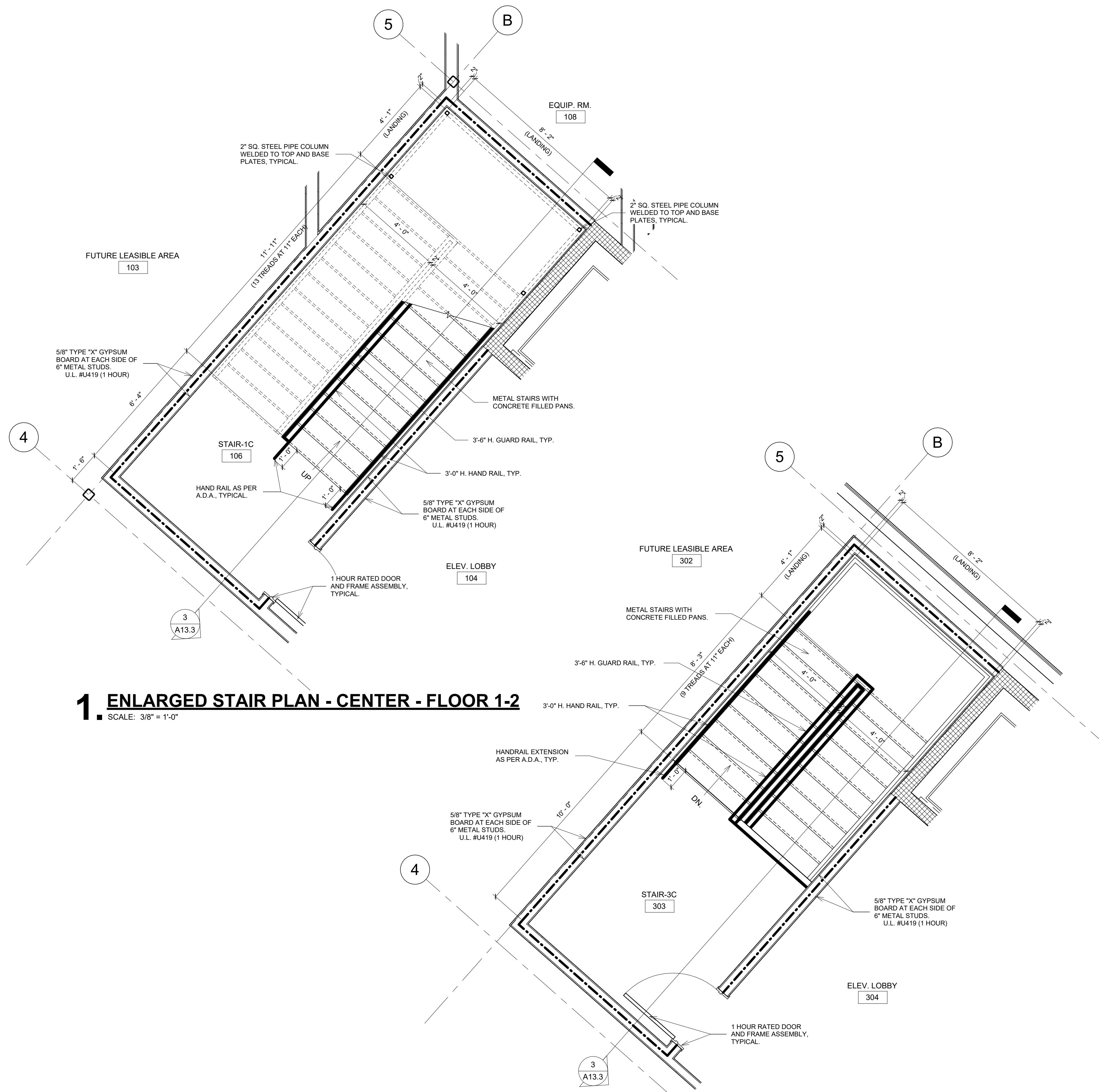
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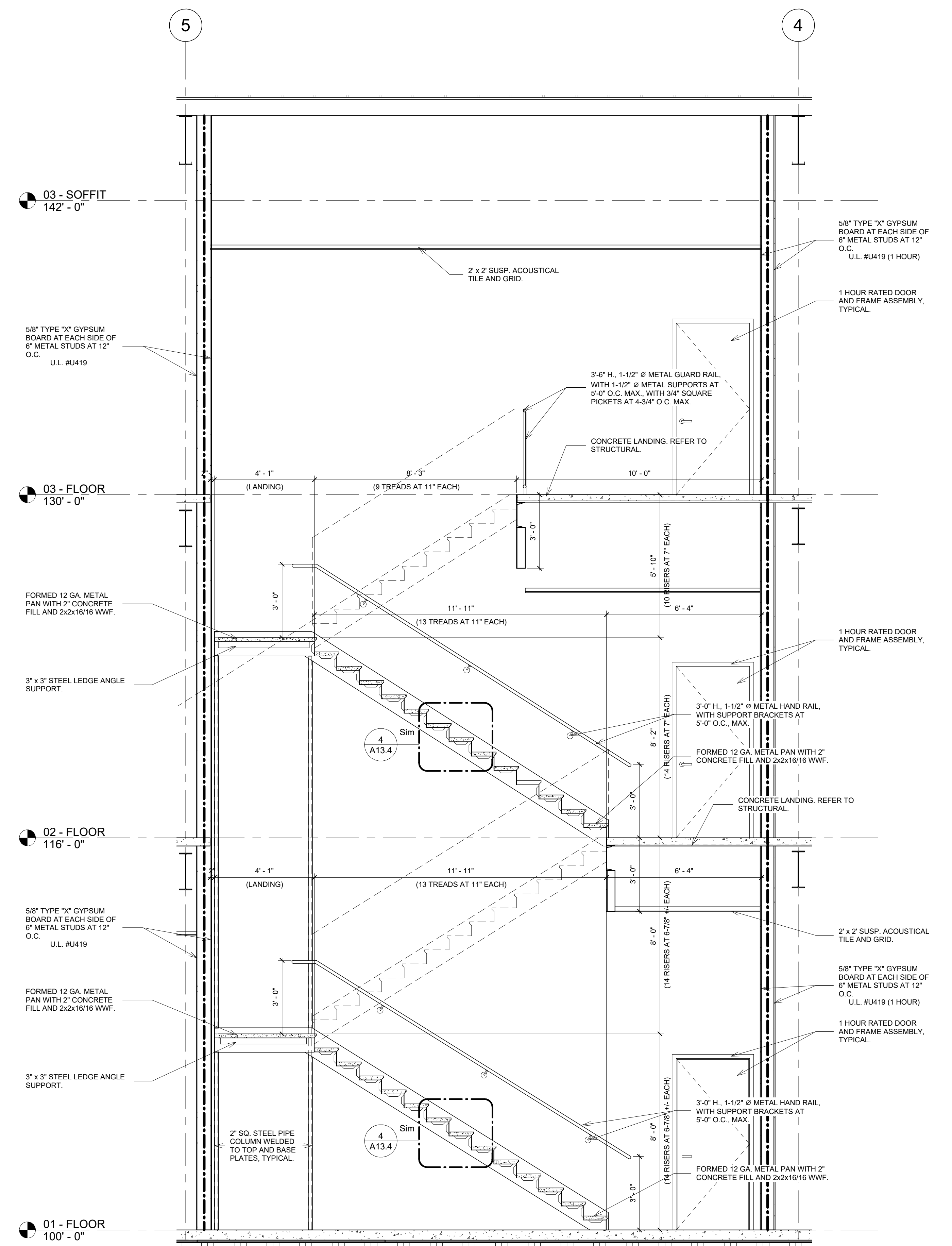
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A13.2



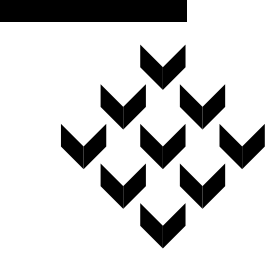
1. ENLARGED STAIR PLAN - CENTER - FLOOR 1-2
SCALE: 3/8" = 1'-0"

2. ENLARGED STAIR PLAN - CENTER - FLOOR 2-3
SCALE: 3/8" = 1'-0"



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

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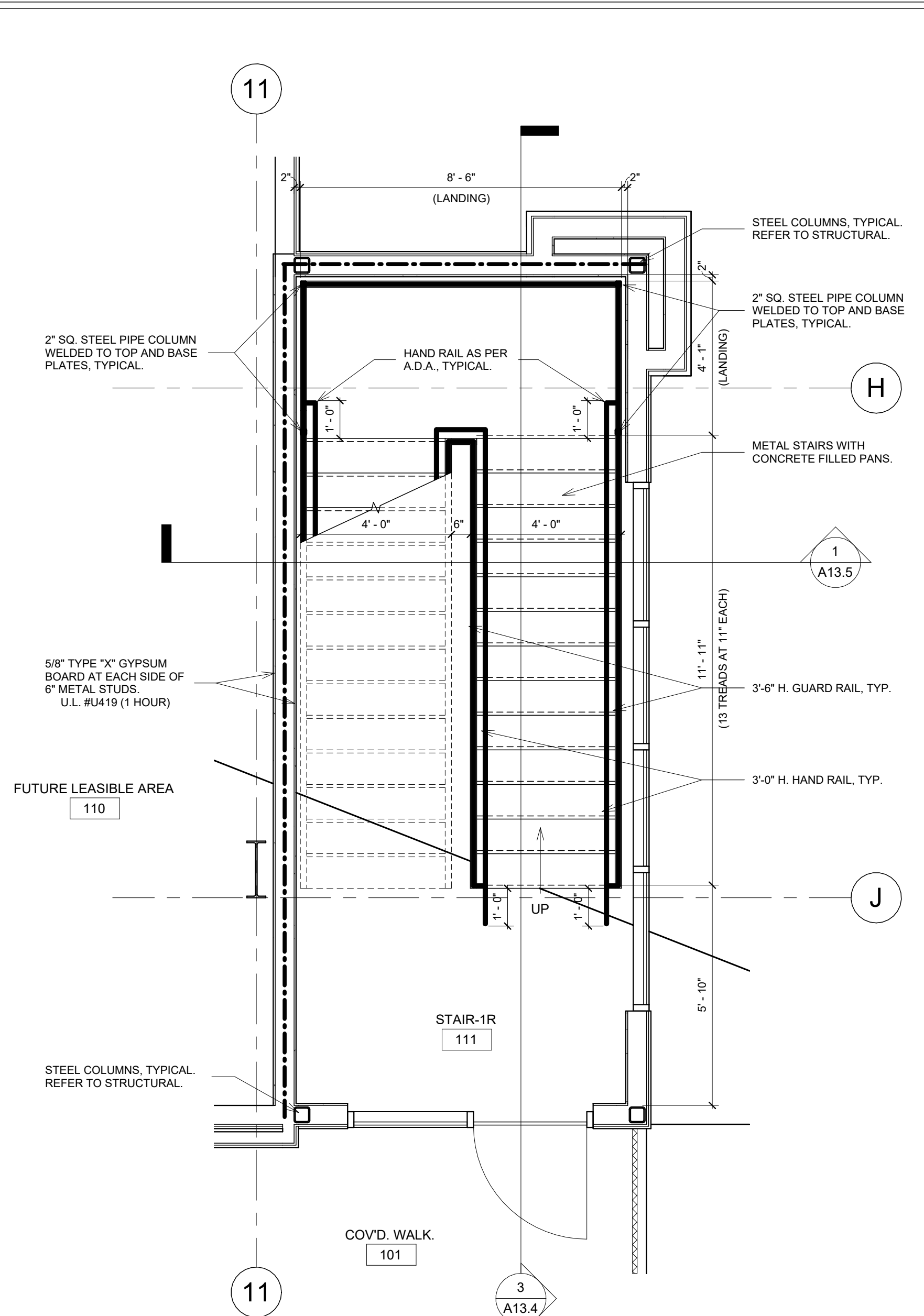
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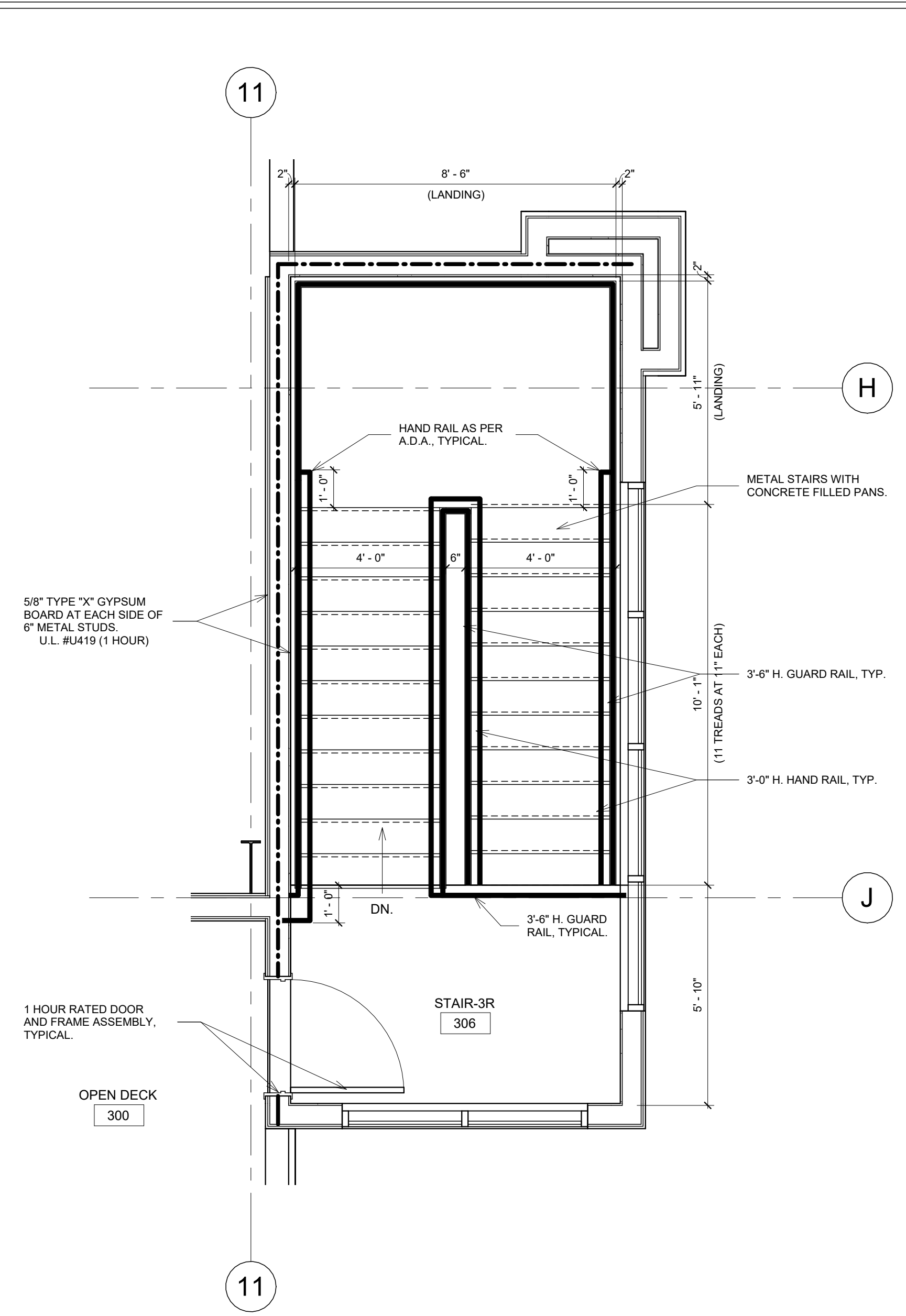
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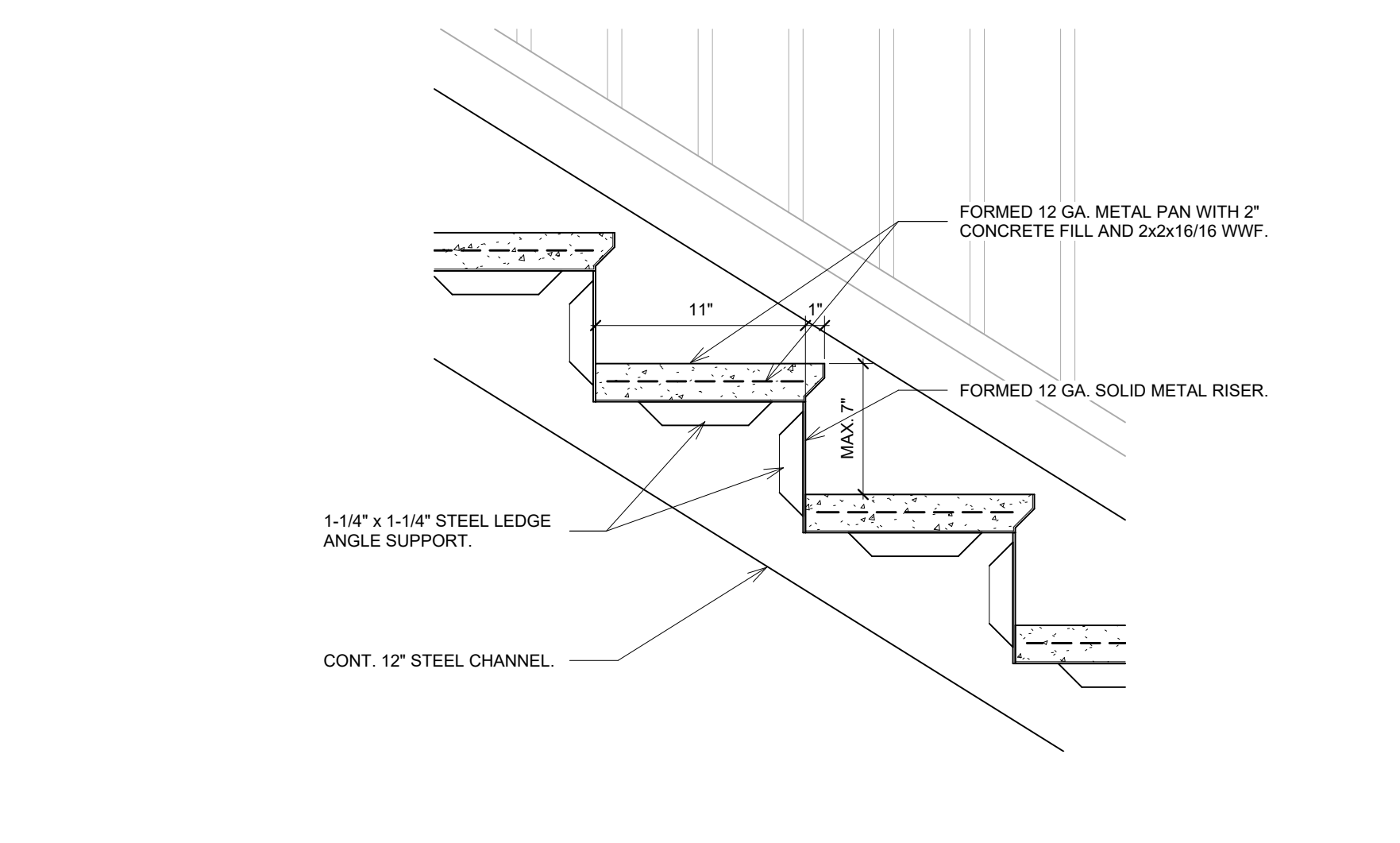
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A13.3



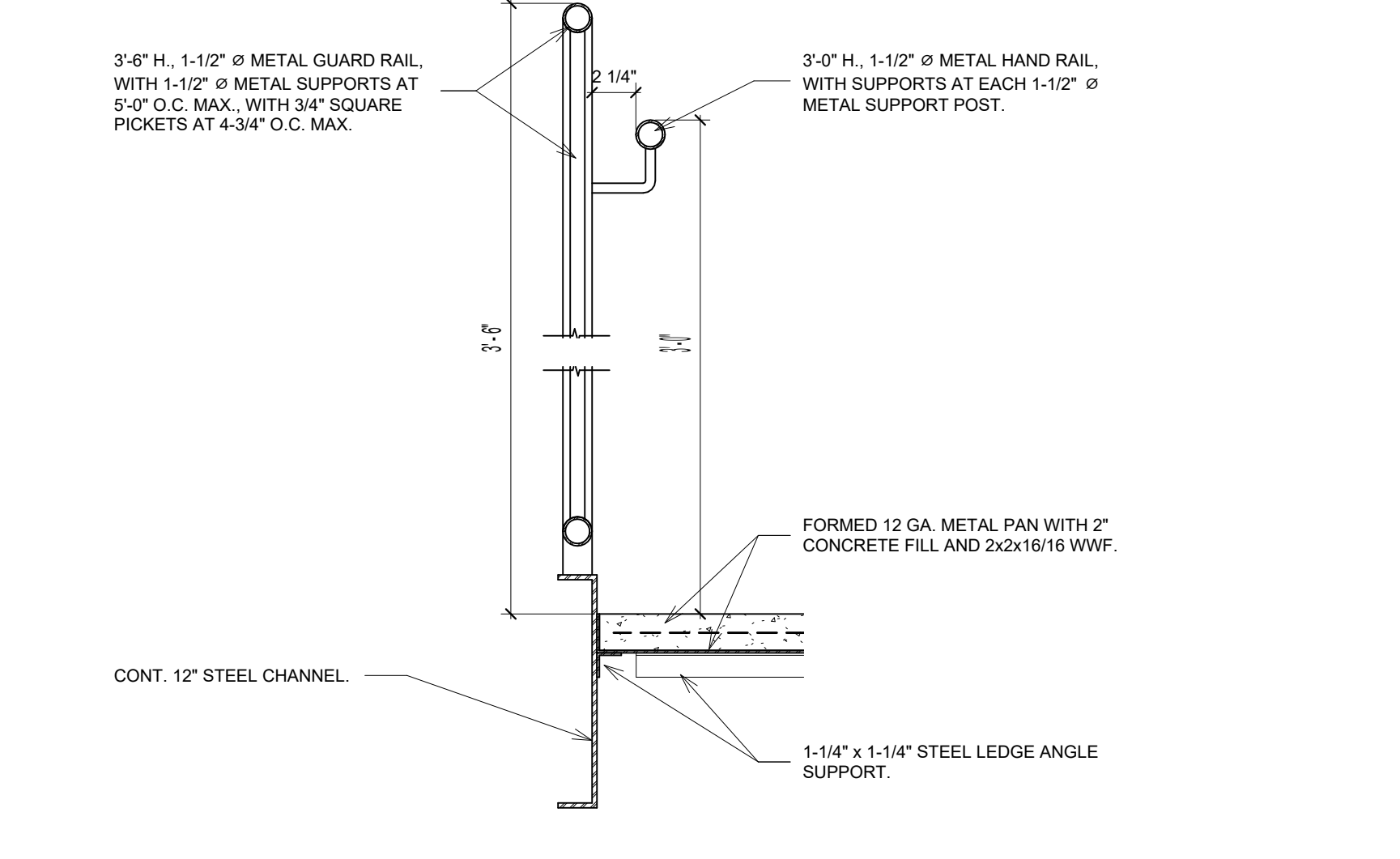
1. ENLARGED STAIR PLAN - RIGHT SIDE - FLOOR 1-2
SCALE: 3/8" = 1'-0"



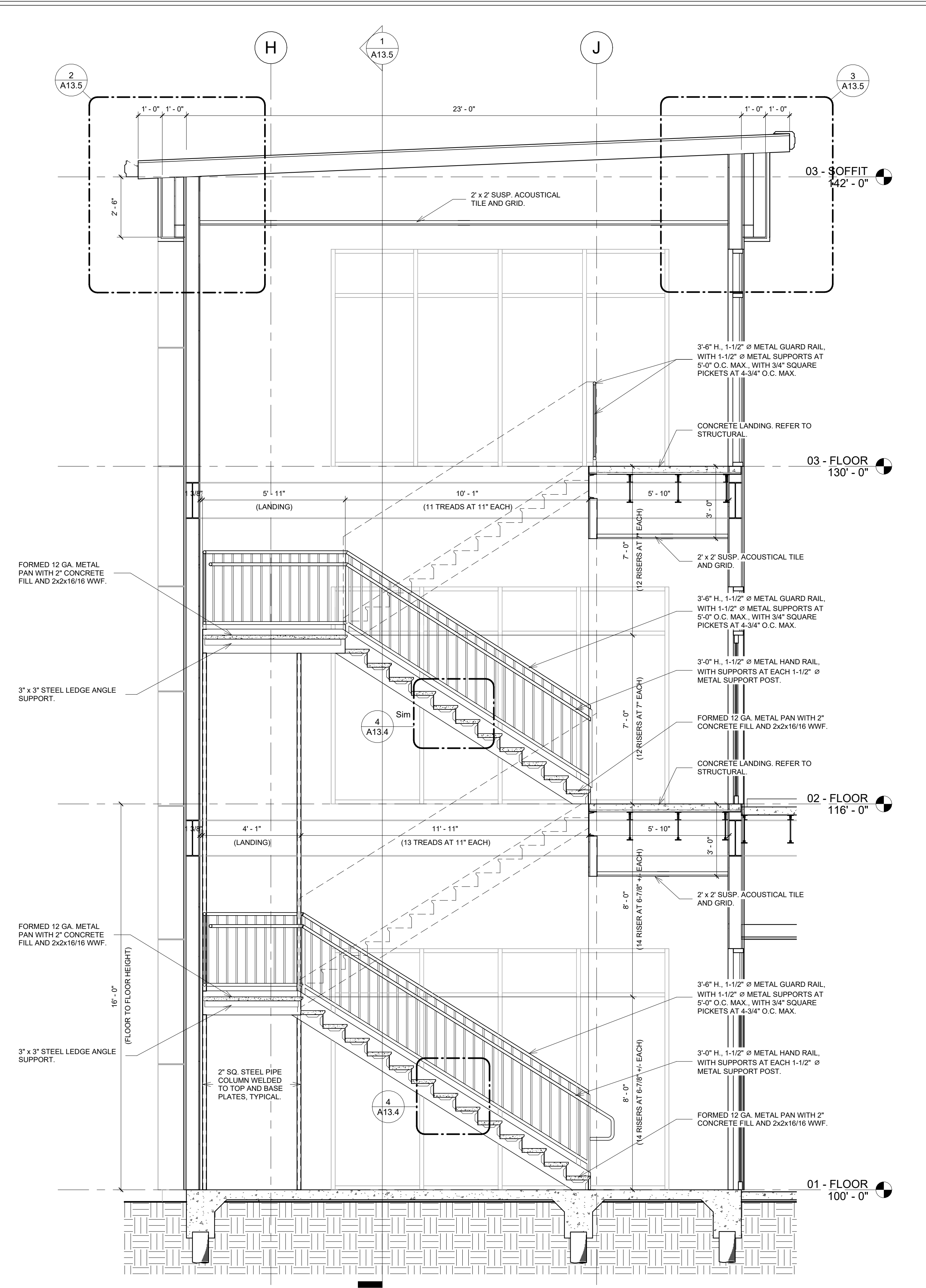
2. ENLARGED STAIR PLAN - RIGHT SIDE - FLOOR 2-3
SCALE: 3/8" = 1'-0"



4. STAIR SECTION - ENLARGED TREAD / RISER
SCALE: 1 1/2" = 1'-0"

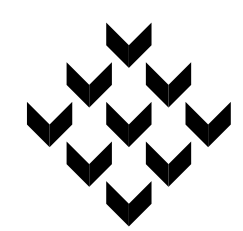


5. STAIR SECTION - HAND / GUARD RAIL
SCALE: 1 1/2" = 1'-0"



3. STAIR SECTION - RIGHT SIDE - F to B
SCALE: 3/8" = 1'-0"

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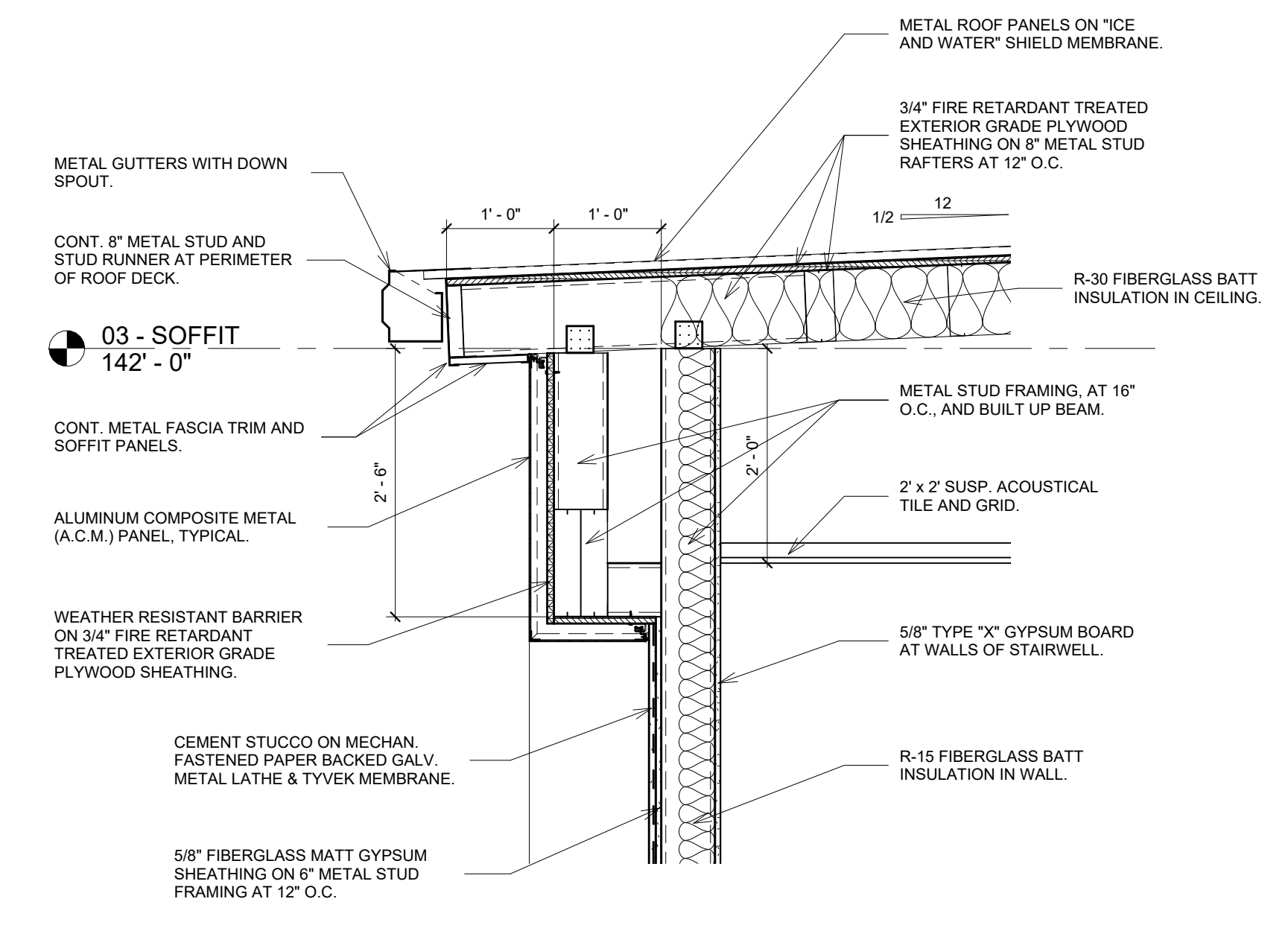
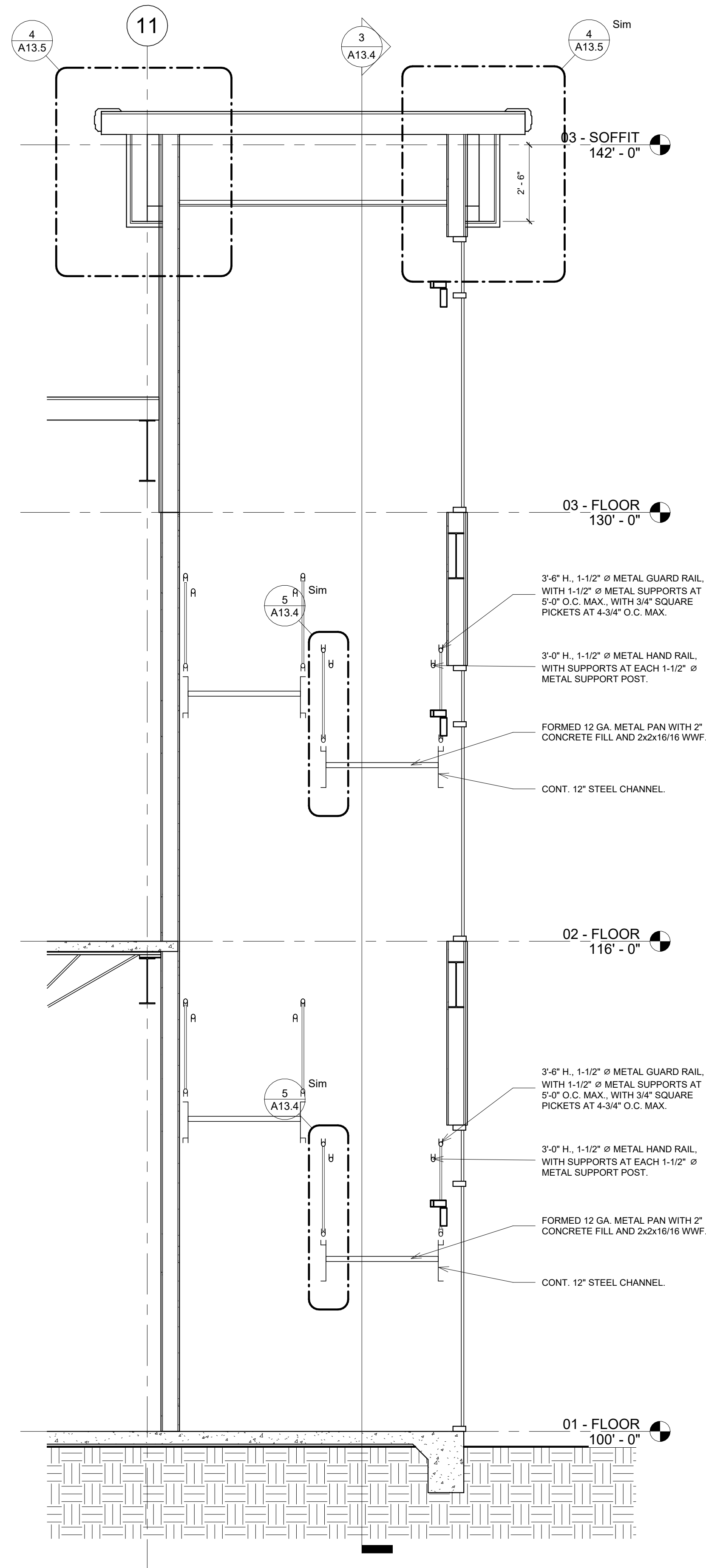
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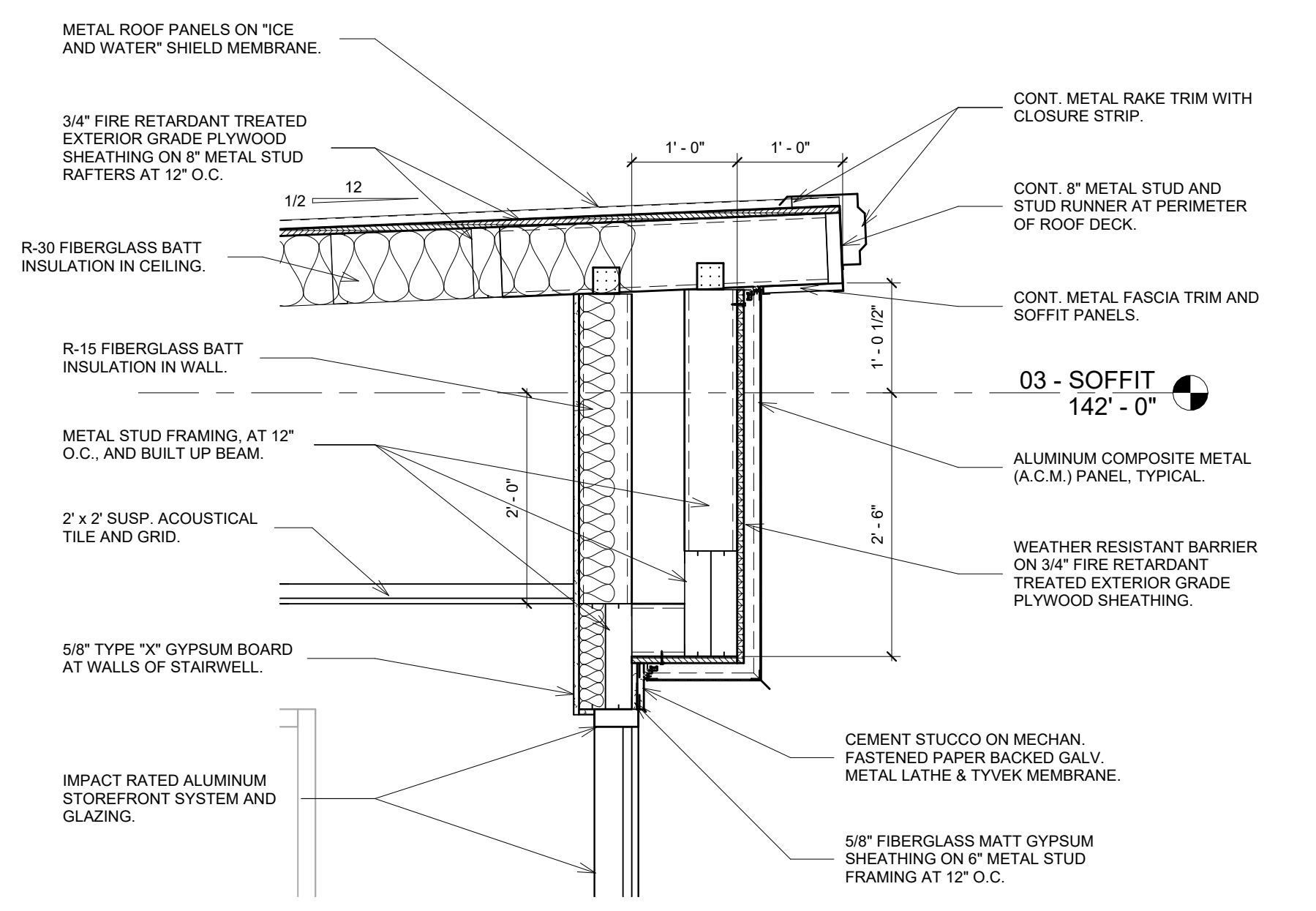
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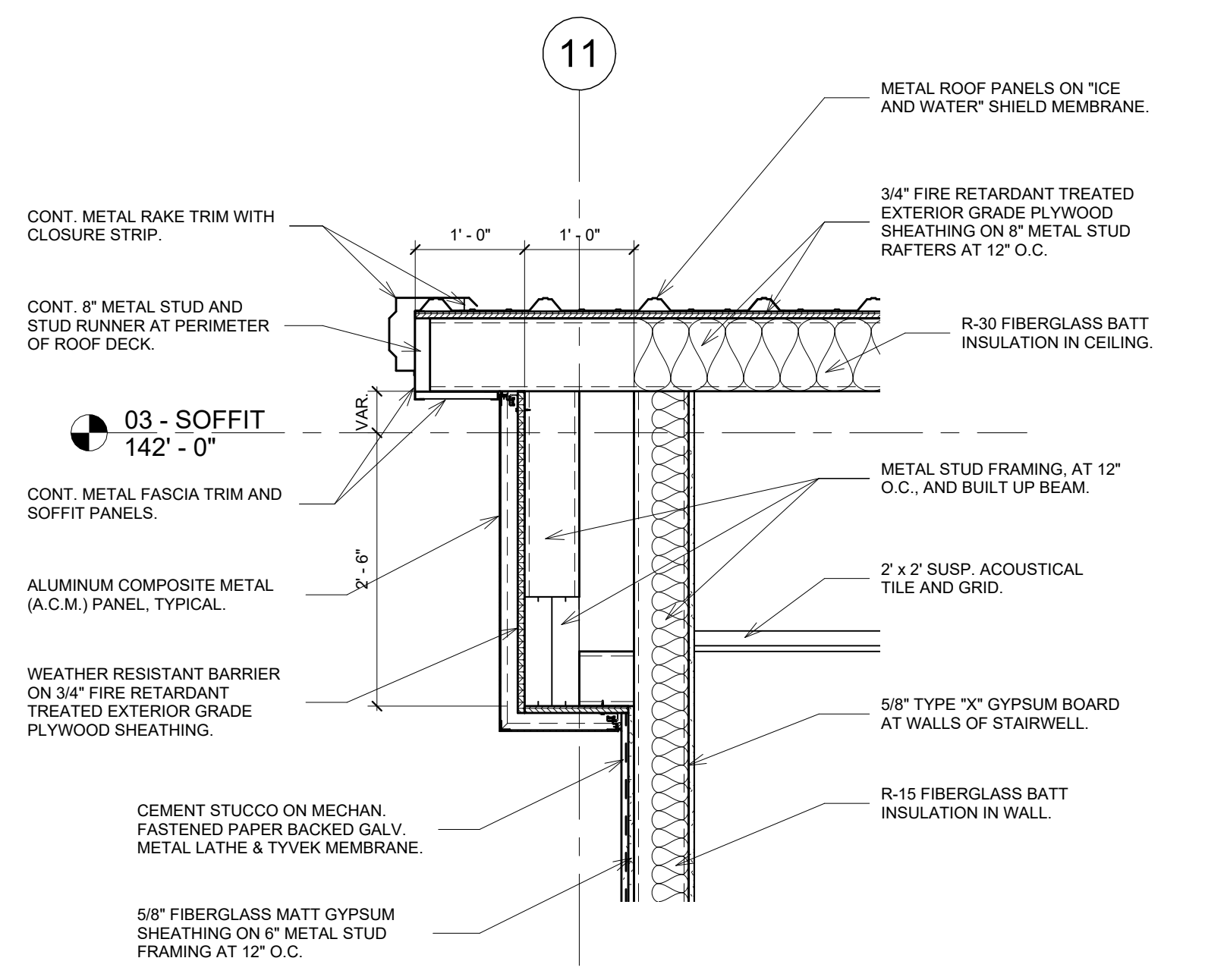
sheet
A13.4



2. WALL / ROOF SECTION - RIGHT SIDE STAIR - LOW
SCALE: 3/4" = 1'-0"

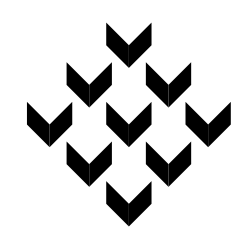


3. WALL / ROOF SECTION - RIGHT SIDE STAIR - HIGH
SCALE: 3/4" = 1'-0"



4. WALL / ROOF SECTION - RIGHT SIDE STAIR - SIDE
SCALE: 3/4" = 1'-0"

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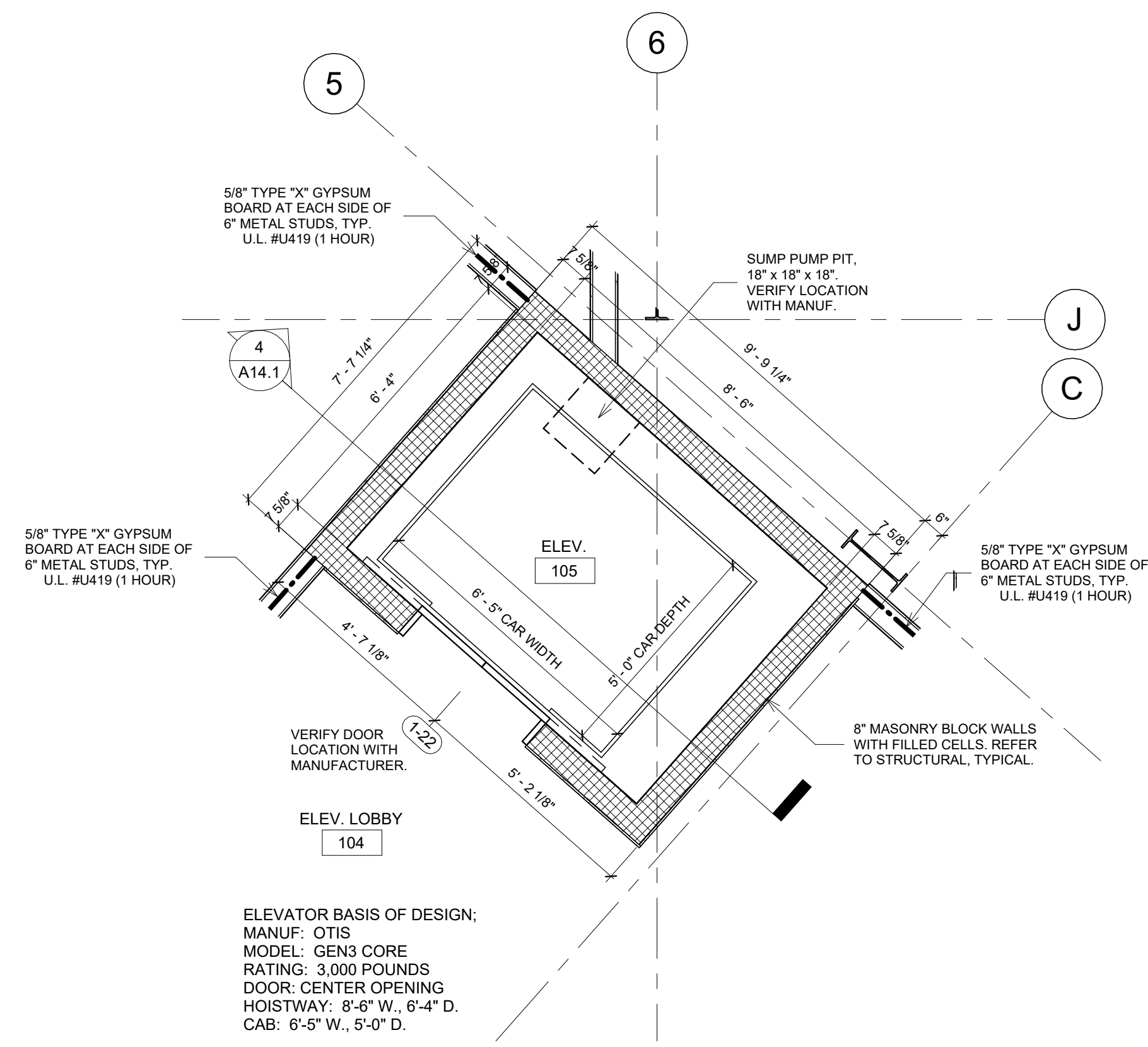
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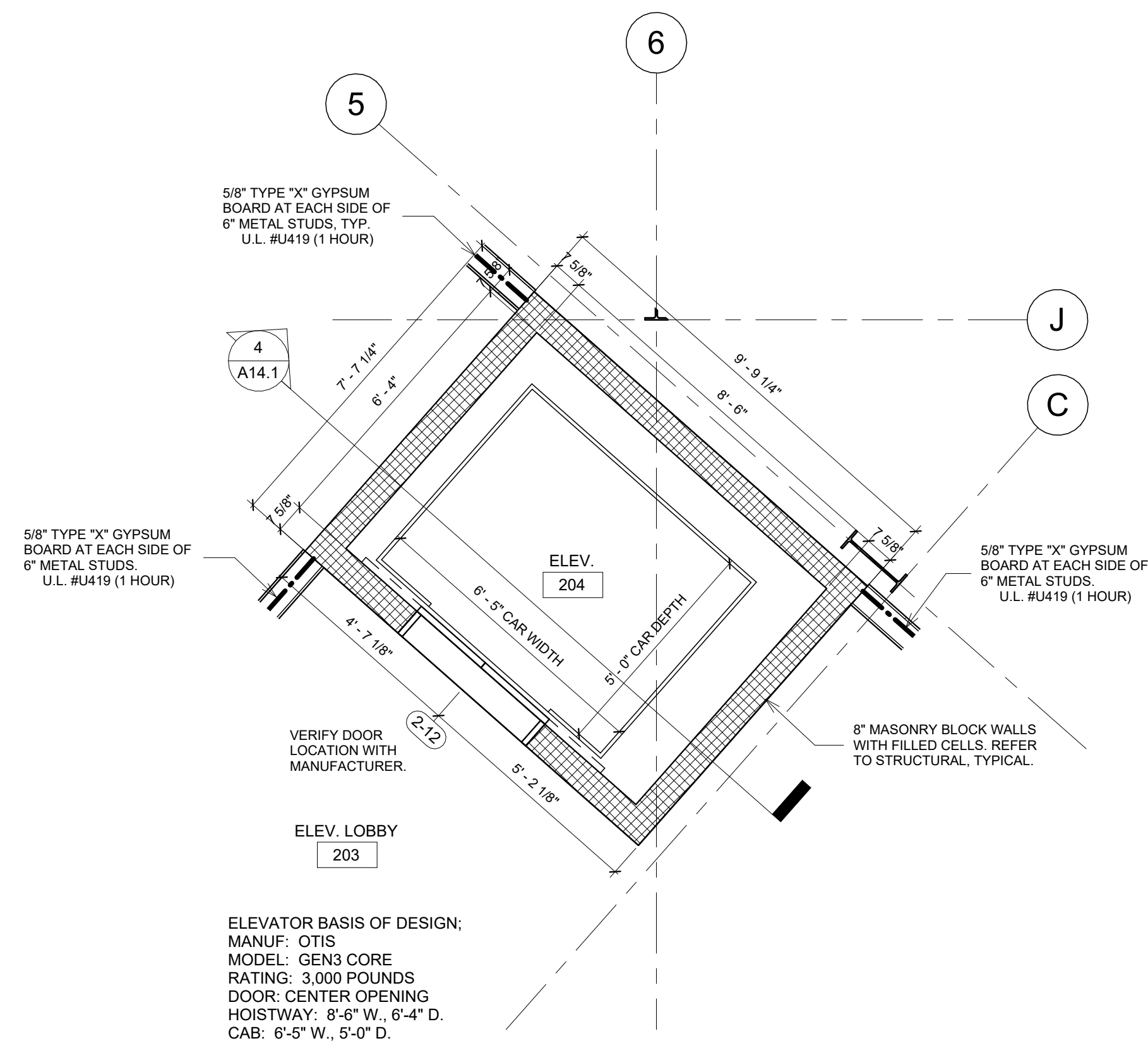
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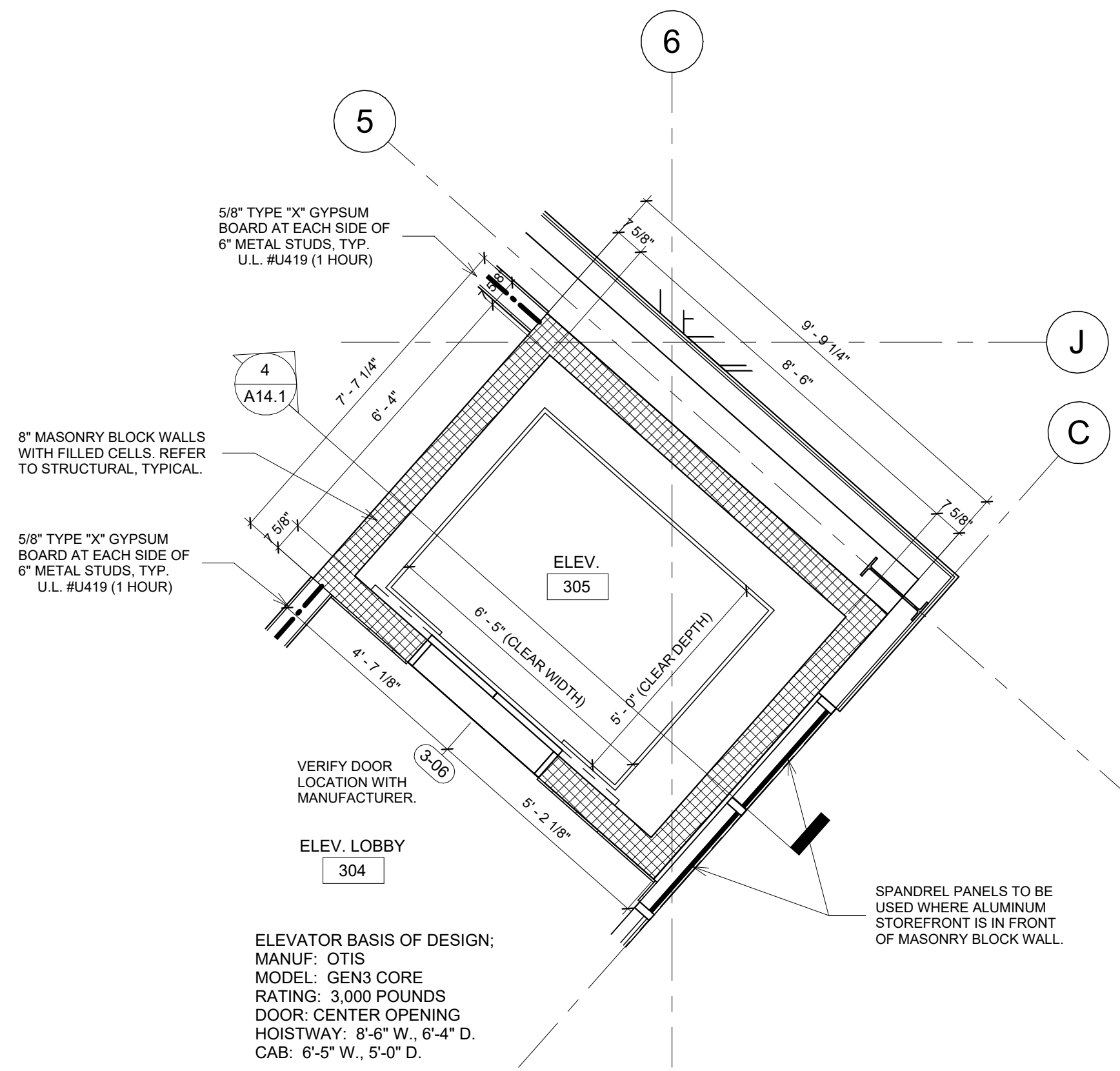
A13.5



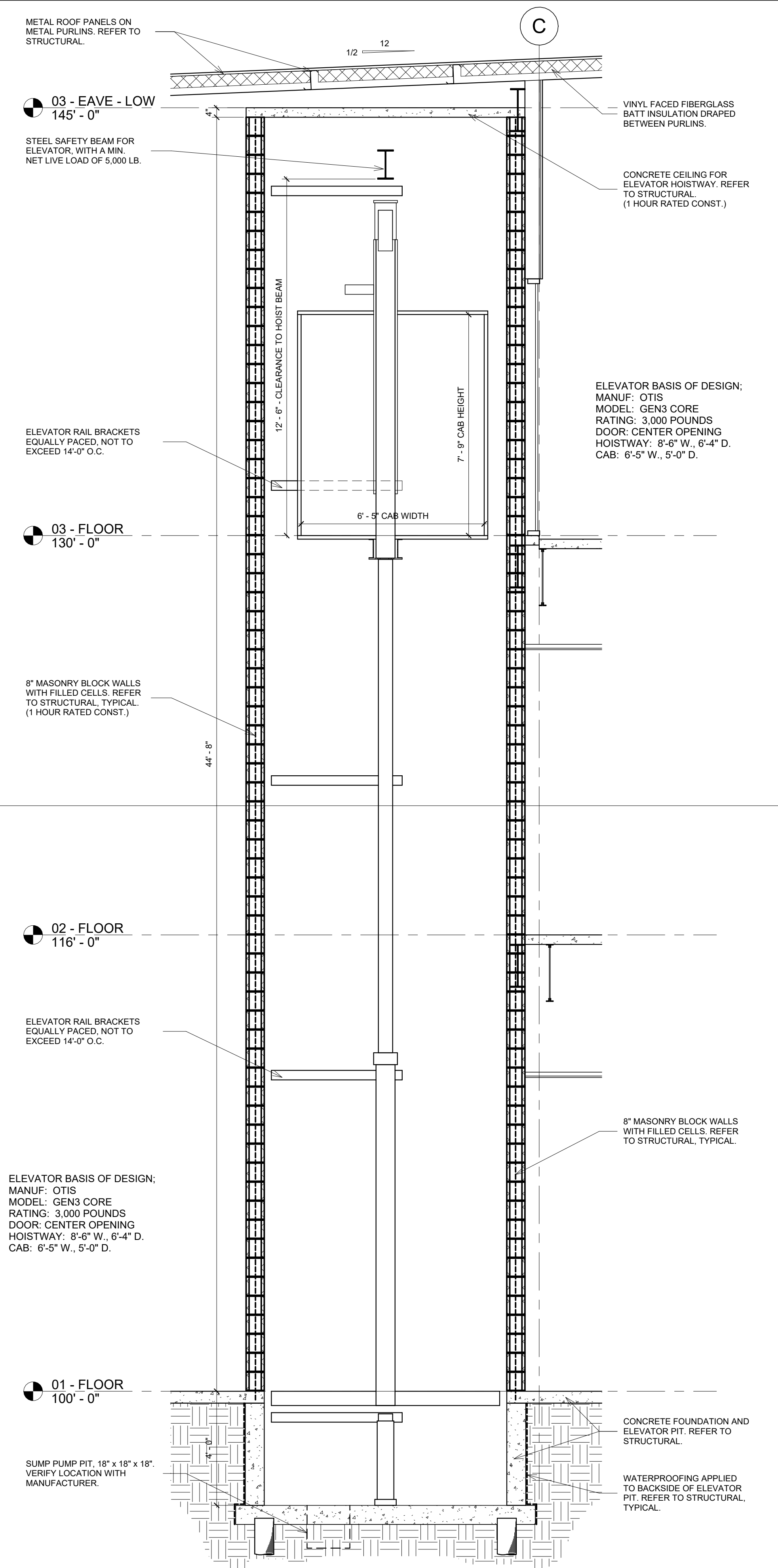
1. ENLARGED ELEVATOR PLAN - FLOOR 1
SCALE: 3/8" = 1'-0"



2. ENLARGED ELEVATOR PLAN - FLOOR 2
SCALE: 3/8" = 1'-0"

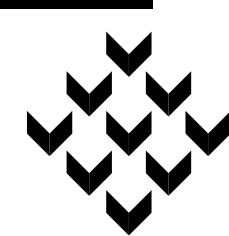


3. ENLARGED ELEVATOR PLAN - FLOOR 3
SCALE: 3/8" = 1'-0"



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

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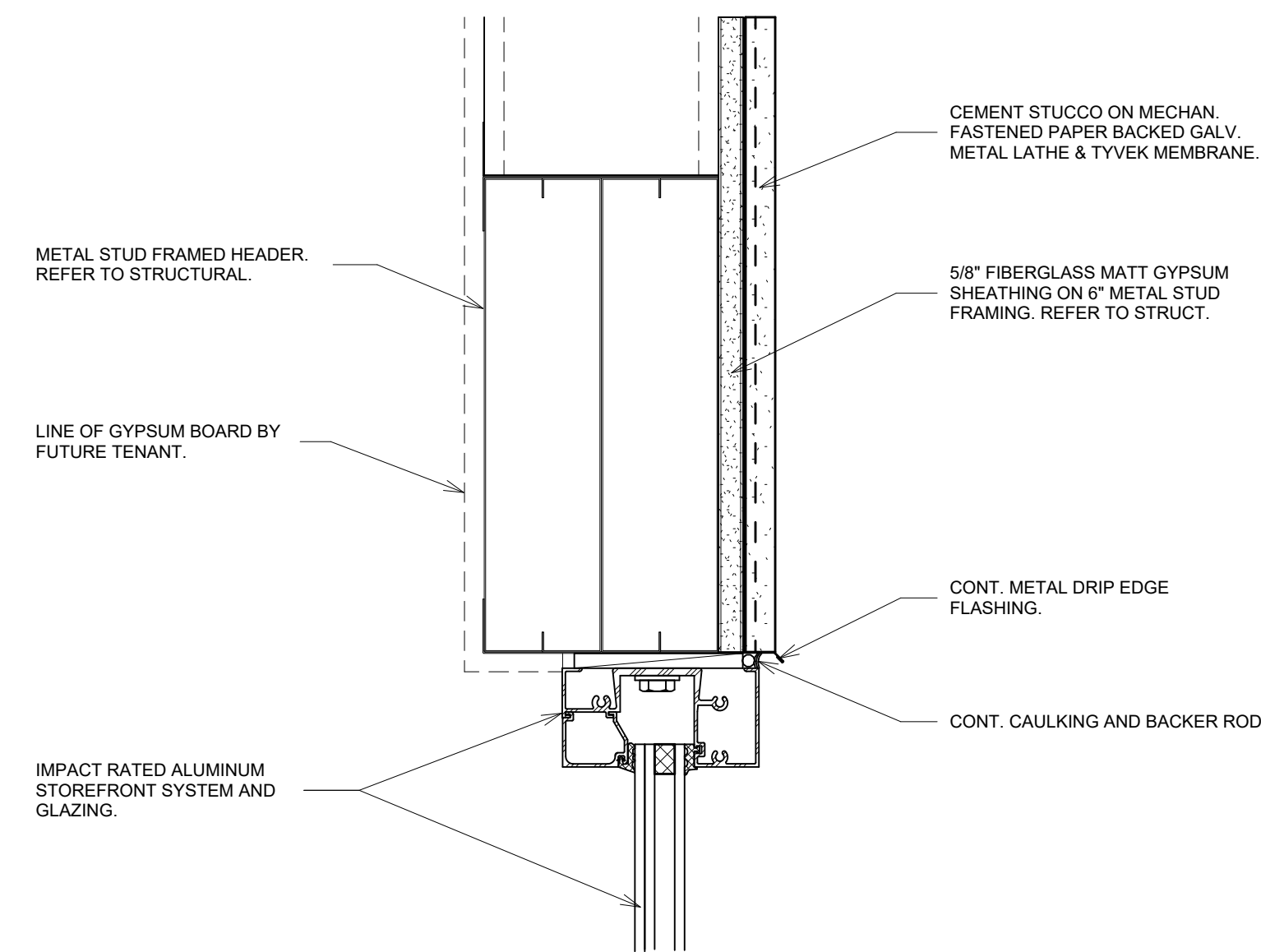
PROGRESS SET
NOT FOR
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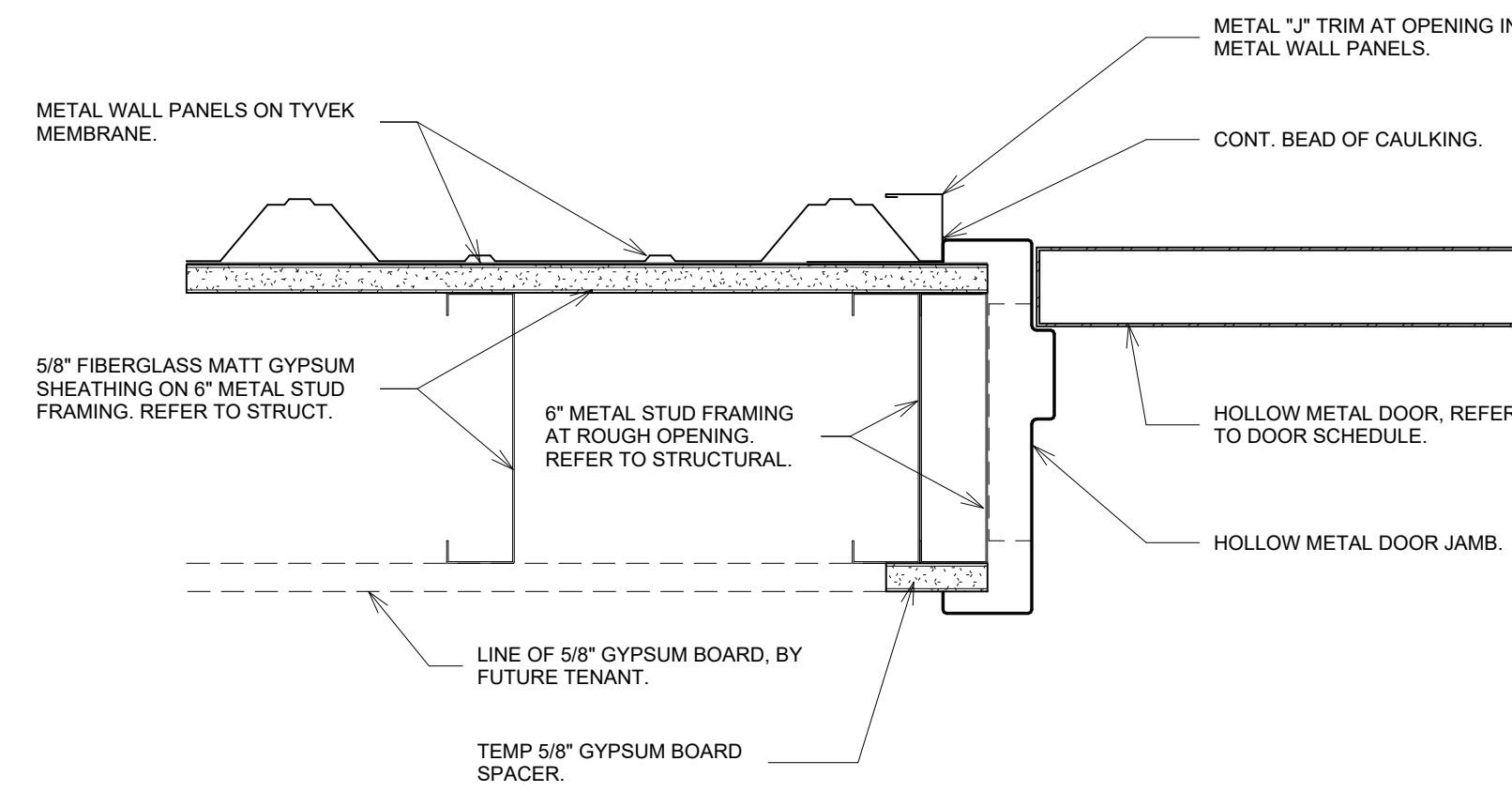
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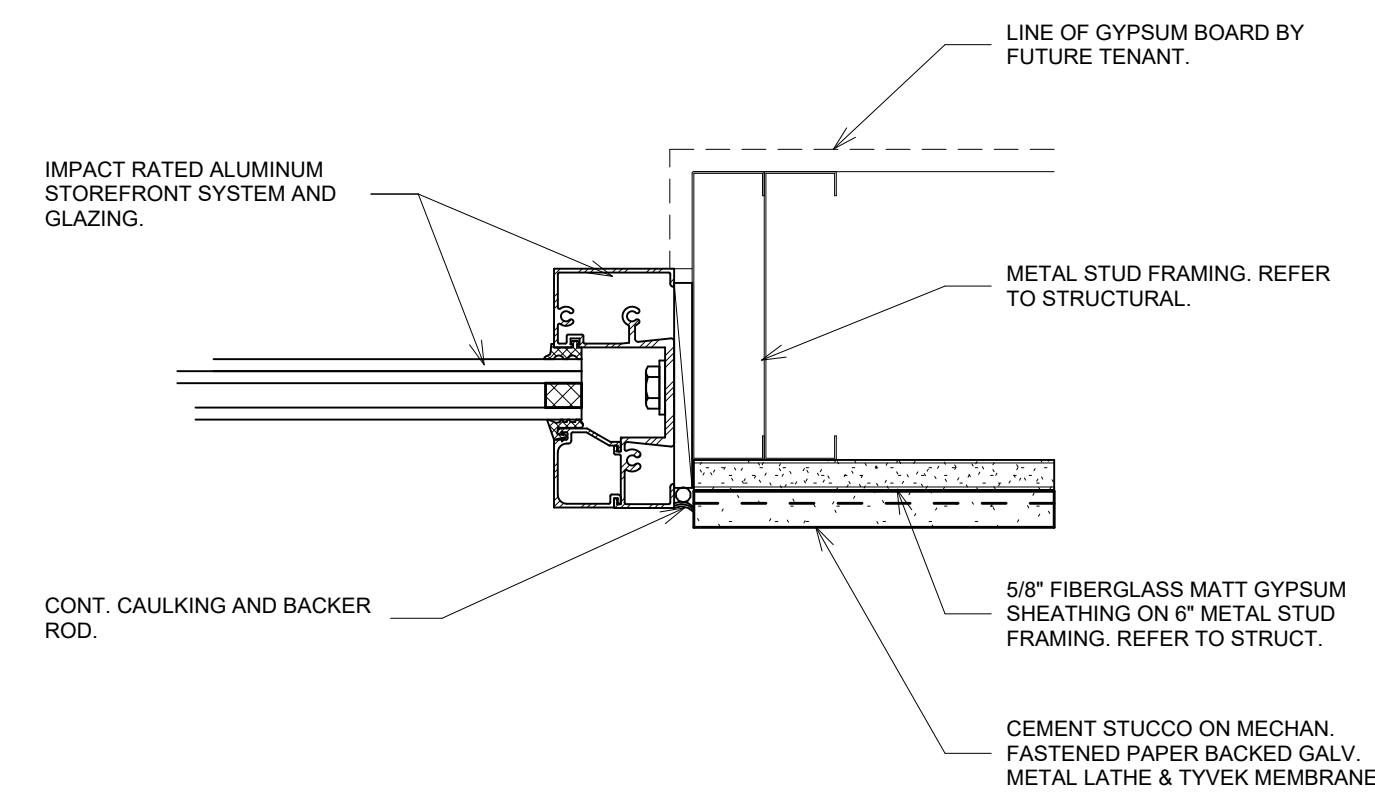
A14.1



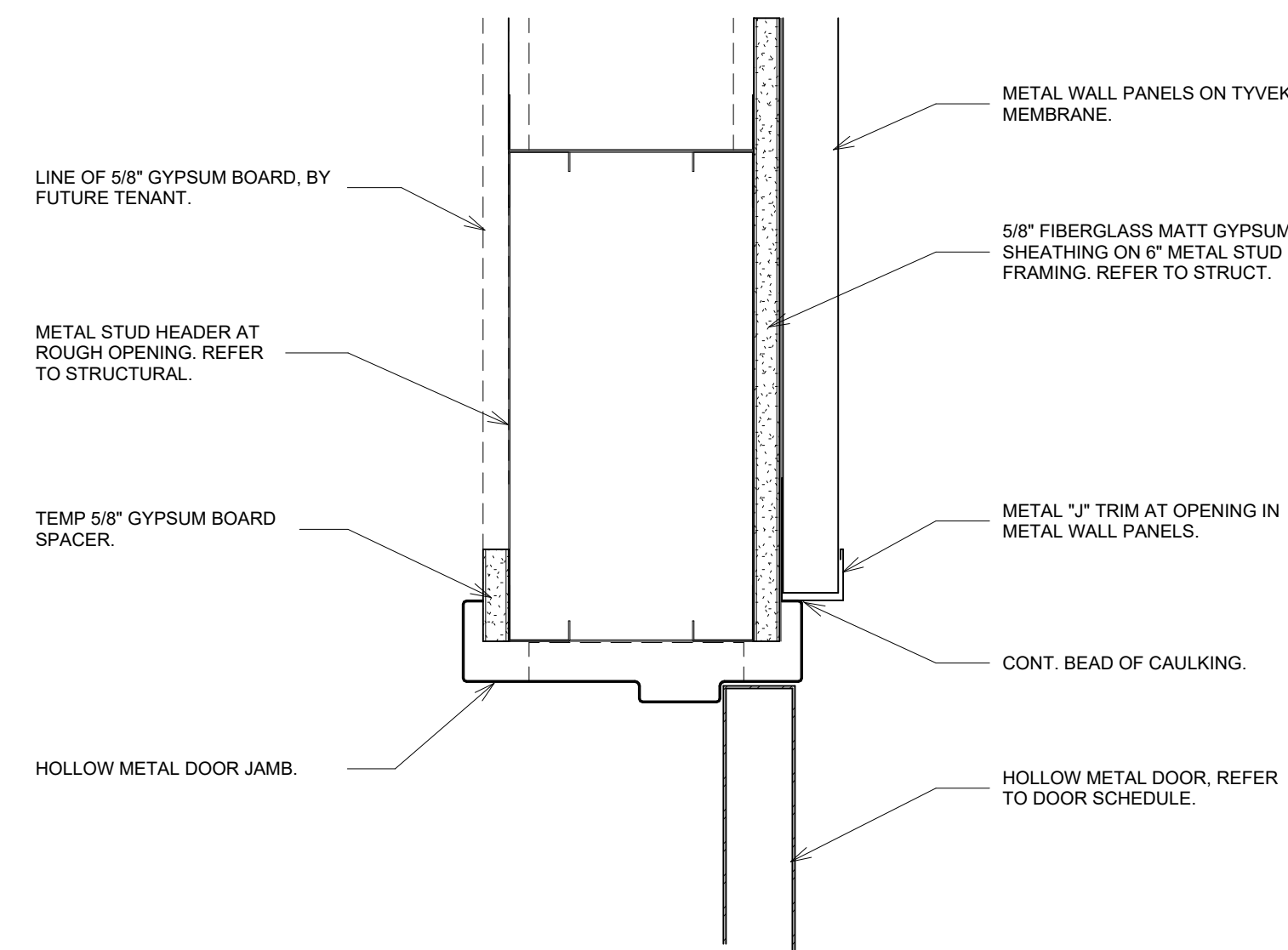
1. I.R. STOREFRONT - HEAD - STUCCO
SCALE: 3" = 1'-0"



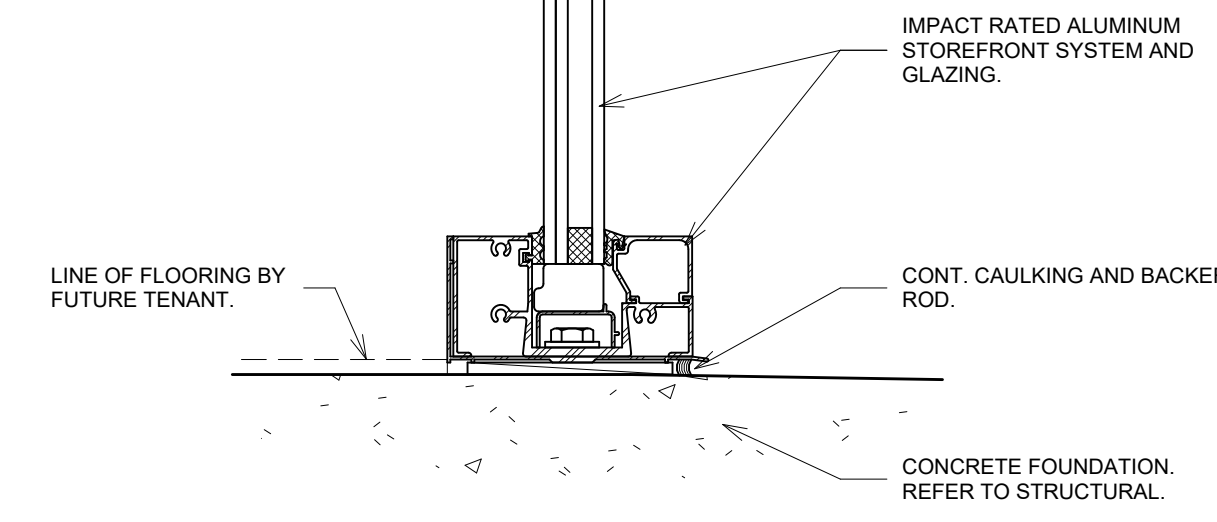
5. H.M. DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



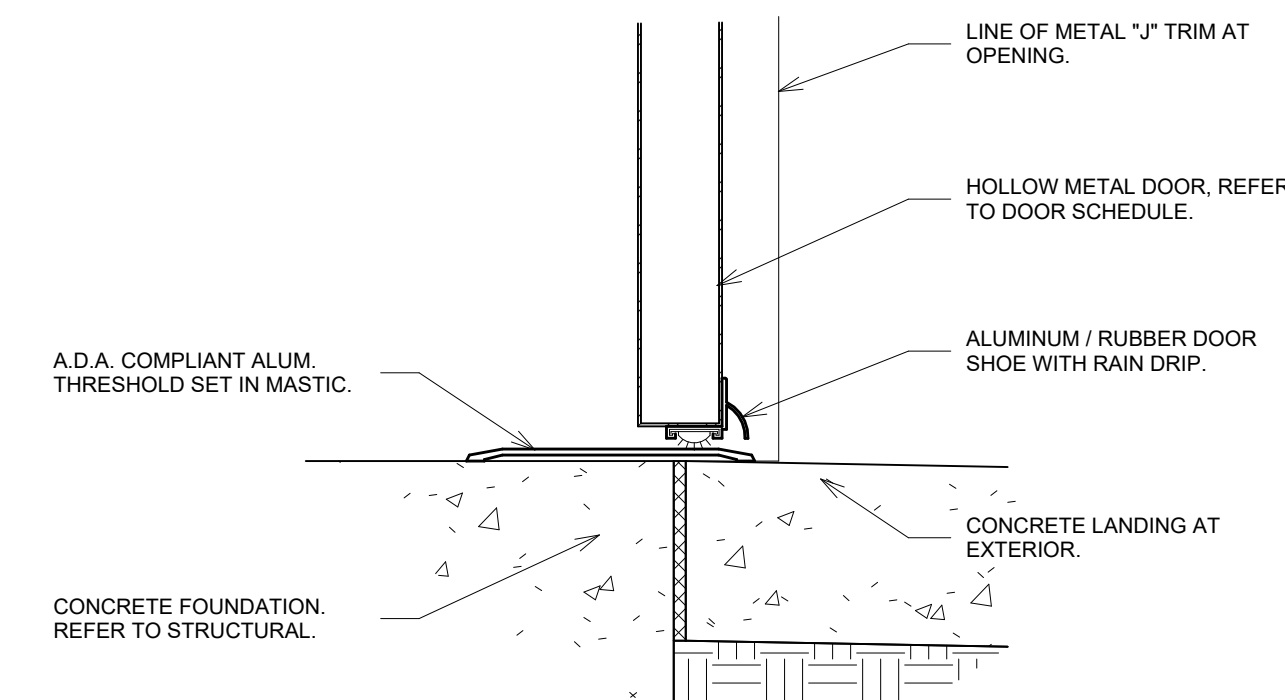
2. I.R. STOREFRONT - JAMB - STUCCO
SCALE: 3" = 1'-0"



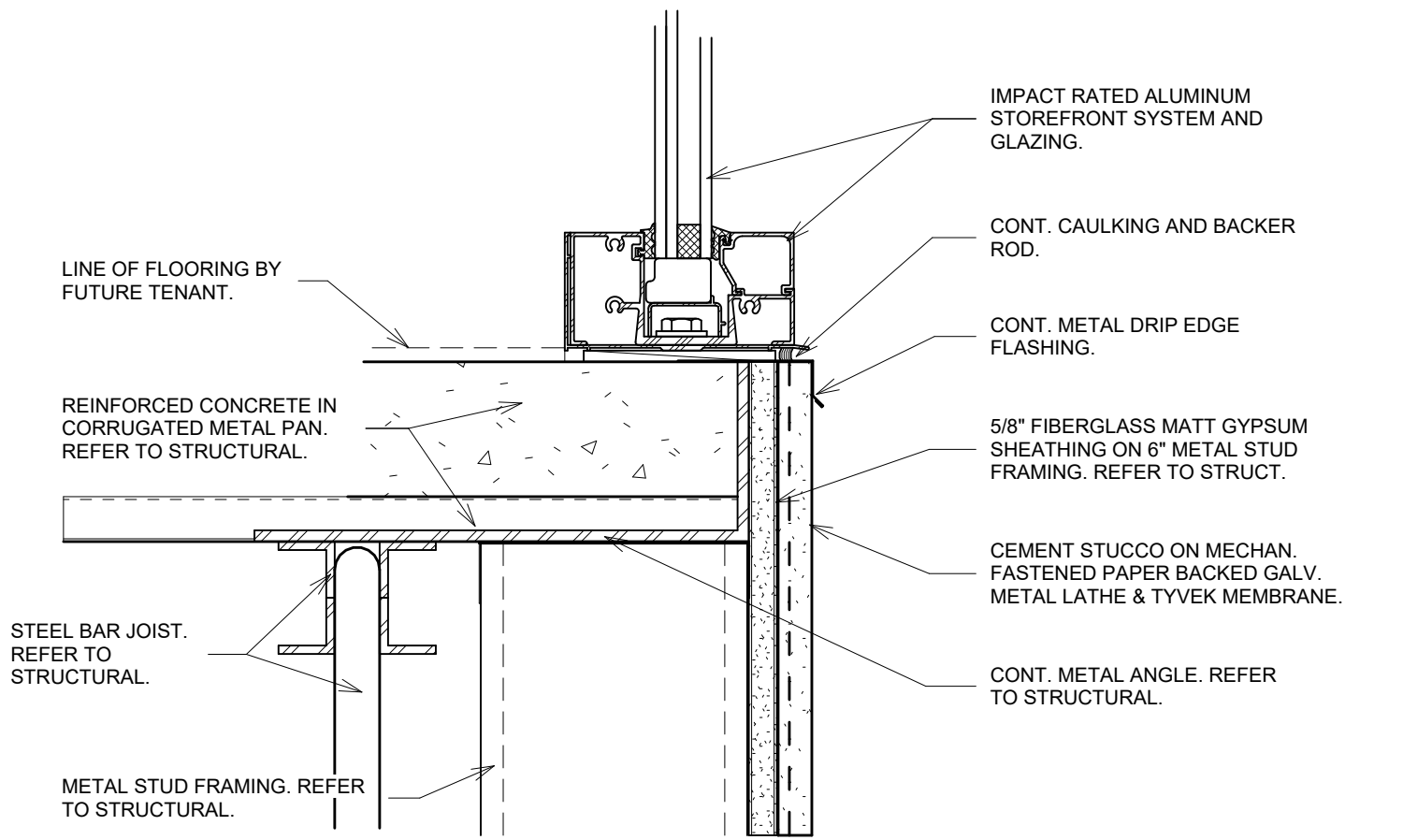
6. H.M. DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



3. I.R. STOREFRONT - SILL - SLAB
SCALE: 3" = 1'-0"

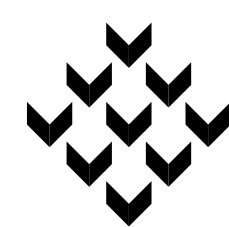


7. H.M. DOOR SILL DETAIL
SCALE: 3" = 1'-0"



4. I.R. STOREFRONT - SILL - SLAB / WALL
SCALE: 3" = 1'-0"

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