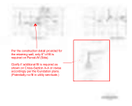
Revised Plan Set 11.24.25 Village of Eden Oaks (MPN# 2025-3249) Markup Summary.pdf Markup Summary

Section Views (2)



Page Label: Section Views
Subject: Engineering Comment
Color:
Author: Chris A. Cloutet
Length: 0
Page Index: 7
Lock: Unlocked
Date: 11/25/2025 11:43:46 AM
Capture: No

Per the construction detail provided for the retaining wall, only 6" of fill is required on Parcel-W (Side).

Clarify if additional fill is required as shown on Cross-Section A-A or revise accordingly per the foundation plans. (Potentially no fill in utility servitude.)

Page Label: Section Views
Subject: Engineering Comment
Color:
Author: Chad S. Hoselle
Length: 0
Page Index: 7
Lock: Unlocked
Date: 11/25/2025 2:04:44 PM
Capture: No

Provide written authorization from utility provider for proposed fill encroaching into utility servitude.

Plan for Section Views (3)

Page Label: Plan for Section Views
Subject: Engineering Comment
Color:
Author: Chad S. Hoselle
Length: 0
Page Index: 6
Lock: Unlocked
Date: 11/25/2025 2:04:44 PM
Capture: No

There is a landscape island her per the landscape plan.

Revise to have all site plan layouts match.

Page Label: Plan for Section Views
Subject: Engineering Comment
Color:
Author: Chad S. Hoselle
Length: 0
Page Index: 6
Lock: Unlocked
Date: 11/25/2025 2:04:44 PM
Capture: No

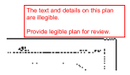
This area does not match with the landscape plan or civil plan by Kelly McHugh.

Revise to have all site plan layouts match.

Page Label: Plan for Section Views
Subject: Engineering Comment
Color:
Author: Chad S. Hoselle
Length: 0
Page Index: 6
Lock: Unlocked
Date: 11/25/2025 2:04:44 PM
Capture: No

Provide separate water & sewer utility plan certified by a licensed professional engineer (missing from latest plan sets provided).

Drainage & Grading Plan (1)



Page Label: Drainage & Grading Plan
Subject: Engineering Comment
Color:
Author: Chad S. Hoselle
Length: 0
Page Index: 8
Lock: Unlocked
Date: 11/25/2025 2:04:44 PM
Capture: No

The text and details on this plan are illegible.

Provide legible plan for review.

PROPOSED

VILLAGE OF EDEN OAK

BUILDING B SHELL

INTERSECTION OF MARINA DRIVE, LANDMARK DRIVE & OAK HARBOR BOULEVARD
PARCEL 14-1 OAK HARBOR
SECTION 27 & 34, T-9-S R-14-E
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH
THIS PROJECT IS NOT FOR OCCUPANCY

Commercial Plans
RECEIVED
11/24/2025
DEPARTMENT OF
ENGINEERING

ENGINEERING REVIEW COPY

Carlton B. Parker, AIA
ARCHITECT

CODE REVIEW

BUILDING CODES

LOUISIANA STATE UNIFORM CONSTRUCTION CODE

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2015 NFPA 101 LIFE SAFETY CODE
2015 NFPA 1 FIRE CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRIC CODE

SITE ZONING

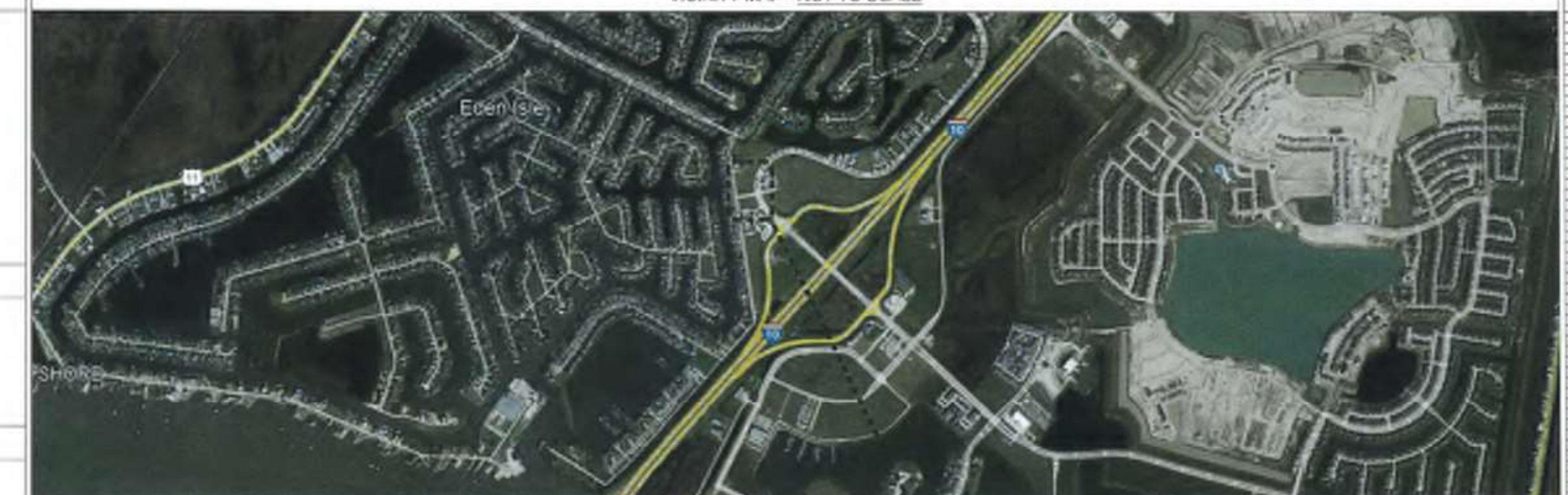
PROPERTY ZONED PUD
OAK HARBOR SUBDIVISION

PROJECT SUMMARY

CONSTRUCT SHELL BUILDINGS FOR FUTURE OCCUPANCY. UTILITIES TO BE STUBBED IN ONLY. INTERIOR IMPROVEMENT DESIGNS BY OTHERS. THIS PROJECT IS NOT FOR OCCUPANCY.

GENERAL CONSTRUCTION NOTES

VICINITY MAP - NOT TO SCALE



SITE LOCATION
SLIDELL, LA 70458
ST TAMMANY PARISH
NORTH

SITE MAP - NOT TO SCALE

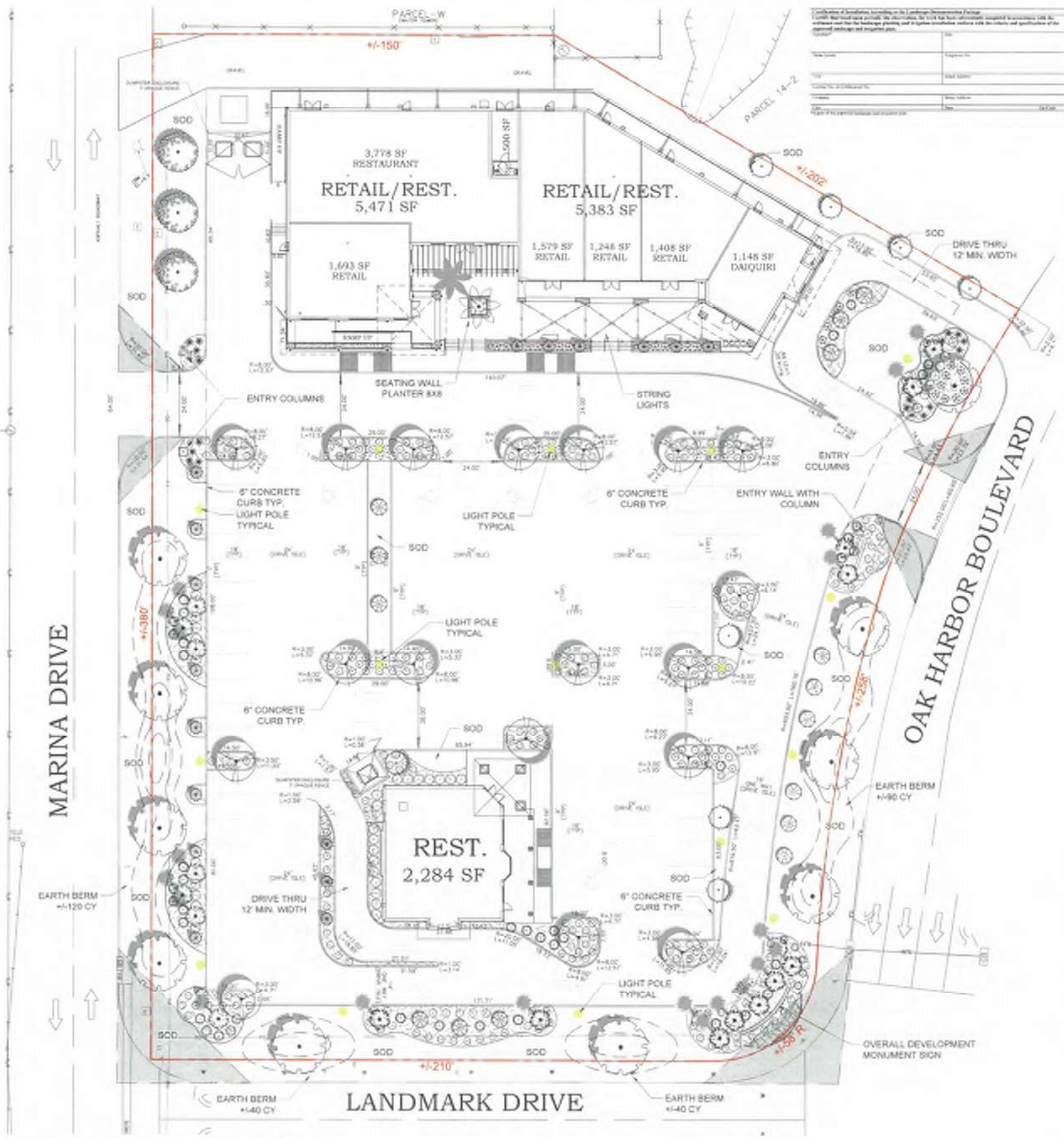
PROJECT LOCATION
SLIDELL, LA 70458
ST TAMMANY PARISH
NORTH

DRAWING INDEX

LIFE SAFETY PLAN REVIEW	BUILDING CODE PLAN REVIEW	OWNER/LANDLORD	ARCHITECT	STRUCTURAL ENGINEER	MP & E ENGINEER
OFFICE OF LOUISIANA STATE FIRE MARSHAL	ST. TAMMANY PARISH PERMITS & INSPECTIONS DEPARTMENT	VILLAGE OF EDEN OAK L.L.C.	CARLTON B. PARKER, AIA	PSE DESIGNS	CDC ENGINEERS

PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

A0.0
TITLE SHEET

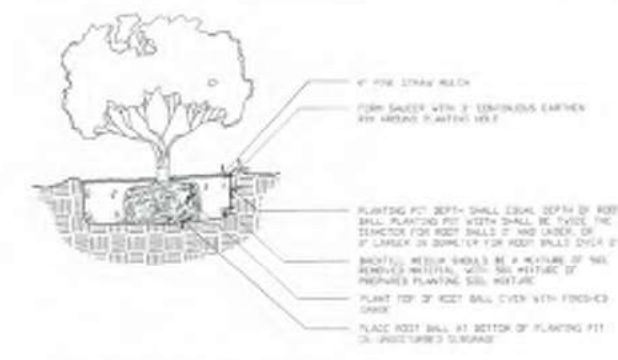


LANDSCAPE PLANTING PLAN

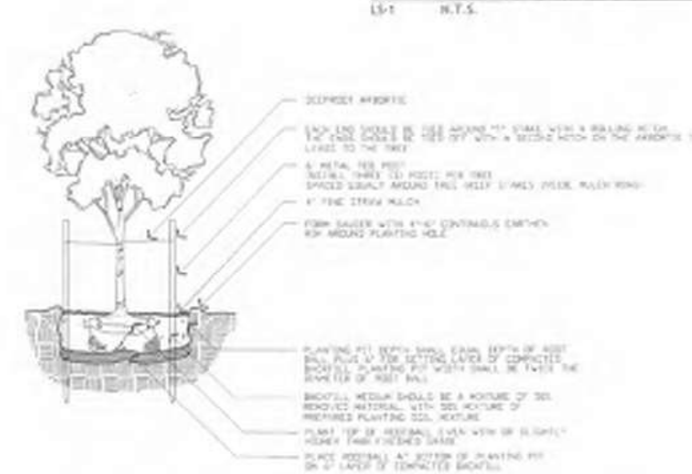
SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
CLASS 'A'							
	MG	3	Magnolia virginiana 'Green Mile' / Green Mile Sweetbay Magnolia	Gallon or B&B	2.50" Cal.	10' - 12' Ht.	
	QV	10	Quercus virginiana / Southern Live Oak	Gallon or B&B	4" Cal.	12' to 14' Ht.	
	UB	17	Ulmus parvifolia 'UPMTF' / Bosque® Lacebark Elm	Gallon or B&B	2.50" Cal.	10' - 12' Ht.	
CLASS 'B'							
	IE	9	Ilex x attenuata 'Eagleston' / Eagleston Holly	Gallon or B&B	1.50" Cal.	6'-8' Ht.	
	JB	15	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	Gallon or B&B	1.50" Cal. Standard Trunk	6'-8' Ht.	
	JT	18	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	Gallon or B&B	1.50" Cal. Standard Trunk	6'-8' Ht.	
PALM							
		1	Phoenix dactylifera 'Medjool' / Medjool Date Palm	B&B	6' C.T.	Specimen	
		20	Sabal palmetto / Cabbage Palmetto	B&B	8' C.T.	Regenerated	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		
SHRUBS							
	AS	23	Asparagus setaceus / Asparagus Fern	1-Gal.			
	DV	35	Dietes vegeta / African Iris	5-Gal.			
	IB	33	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	7-Gal.	2' Ht. at the time of planting		
	JP	217	Juniperus chinensis 'Parsonii' / Parsoni Juniper	3-Gal.			
	MC	38	Muhlenbergia capillaris / Pink Muhly Grass	3-Gal.			
	RA	40	Rhaphiolepis indica 'Alba' / White Indian Hawthorn	5-Gal.			
	RI	23	Rosa x 'Meipoque' / Pink Drift® Groundcover Rose	3-Gal.			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING
SHRUB AREAS							
	BEDS	5,468 sf	Landscape Bed Area / Landscape Beds	SF			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS		SPACING
GROUND COVERS							
	SOD	23,856 sf	Eremochloa ophiuroides / Centipede Sod	Squares or Mini Rolls	Class A		
	SA	416	Seasonal Color / Annual to be Selected	4"-Pots			12" o.c.



1 SHRUB PLANTING DETAIL
LS-1 N.T.S.



2 TREE PLANTING DETAIL
LS-1 N.T.S.

ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.
562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429

11-21-2025

Village of Eden Oaks

Oak Harbor Blvd.
St. Tammany Parish - Slidell, LA.

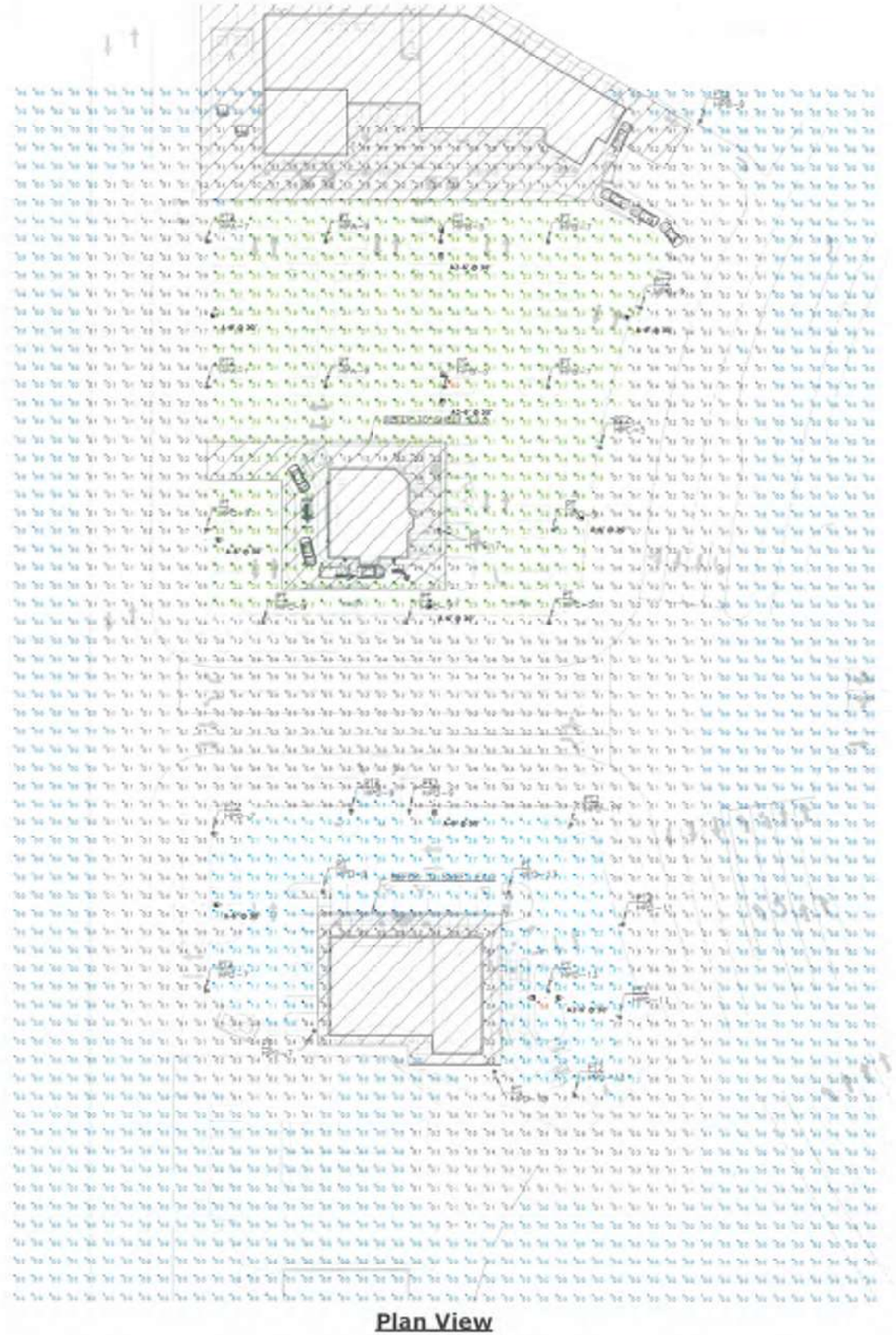
Sheet Title: Landscape Plan

JOB No.:
SCALE: AS SHOWN
DRAWN BY: AB3
CHECKED BY: AB3

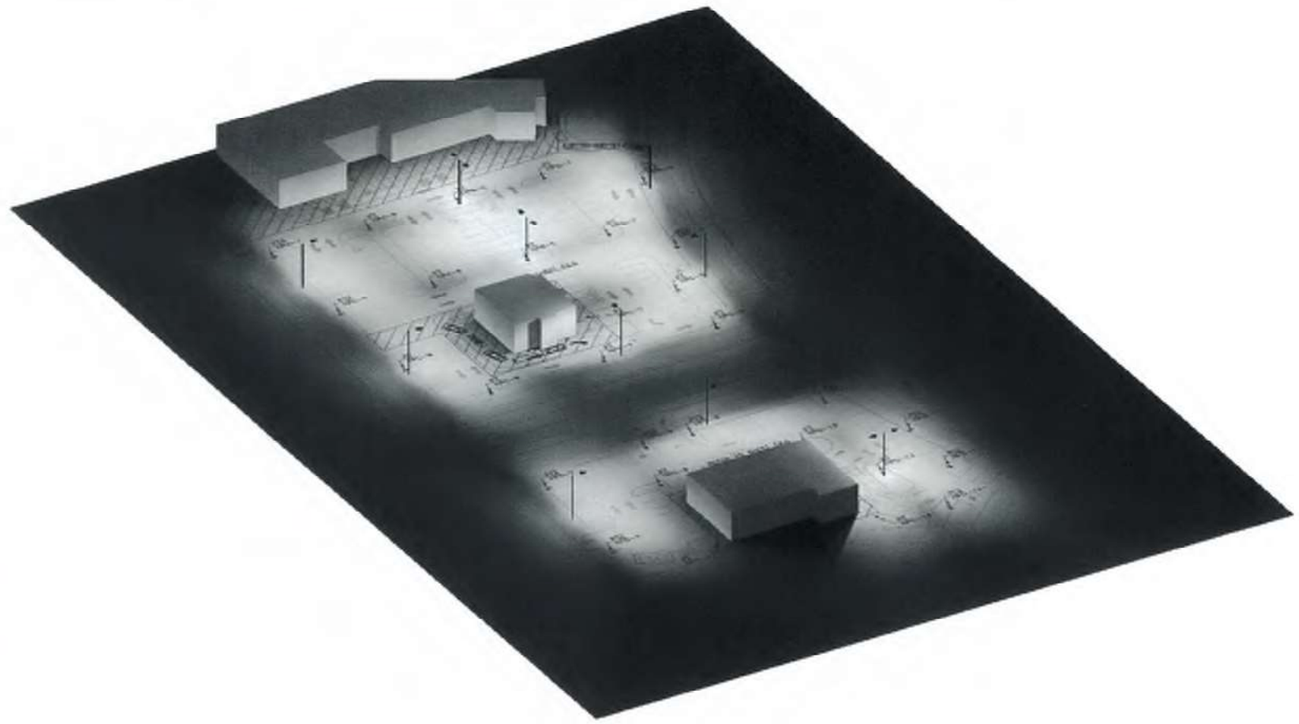
SHEET:
LS-1

REV:
DATE: NOVEMBER 21ST 2025

IF DRAWING IS NOT 24" X 36" SCALE ACCORDINGLY



Plan View
Scale - 1" = 40ft



GENERAL NOTES - EXTERIORS

1. Readings shown are based on a total LLF of 0.91 as indicated in the luminaire schedule at 0.0' (0.0m) AFG (at grade). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs. of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the fixture labels for product type and mounting heights.
3. Product information can be obtained at https://www.acuitybrands.com/ or through your local agency.
4. Grid spacing is 10' x 10' on center.
5. Note: pole and wall pack locations are based on provided plans or approximations using Google Earth.
6. Calculations do not account for topography and possible obstructions such as old growth trees or other foliage. Actual lighting readings may vary.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BASEGRID	+	0.7 fc	4.0 fc	0.0 fc	N/A	N/A
PARKING LOT 1	✳	2.4 fc	4.0 fc	0.6 fc	6.7:1	4.0:1
PARKING LOT 2	■	1.9 fc	3.8 fc	0.5 fc	7.6:1	3.8:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Filename	Lamp Output	LLF	Input Power	Distribution
	A-6'	7	American Electric Lighting	ATB0 P304 R3 4K	Autobahn Small P304 Package Roadway Type III 4000K/5000K (6FT ARM LENGTH)	ATB0_P304_R3_4K.ies	18229	0.91	124	TYPE III, SHORT, BUG RATING: B3 - U0 - G3
	A2-6'	3	American Electric Lighting	ATB0 P304 R3 4K	Autobahn Small P304 Package Roadway Type III 4000K/5000K (6FT ARM LENGTH)	ATB0_P304_R3_4K.ies	18229	0.91	248	TYPE III, SHORT, BUG RATING: B3 - U0 - G3

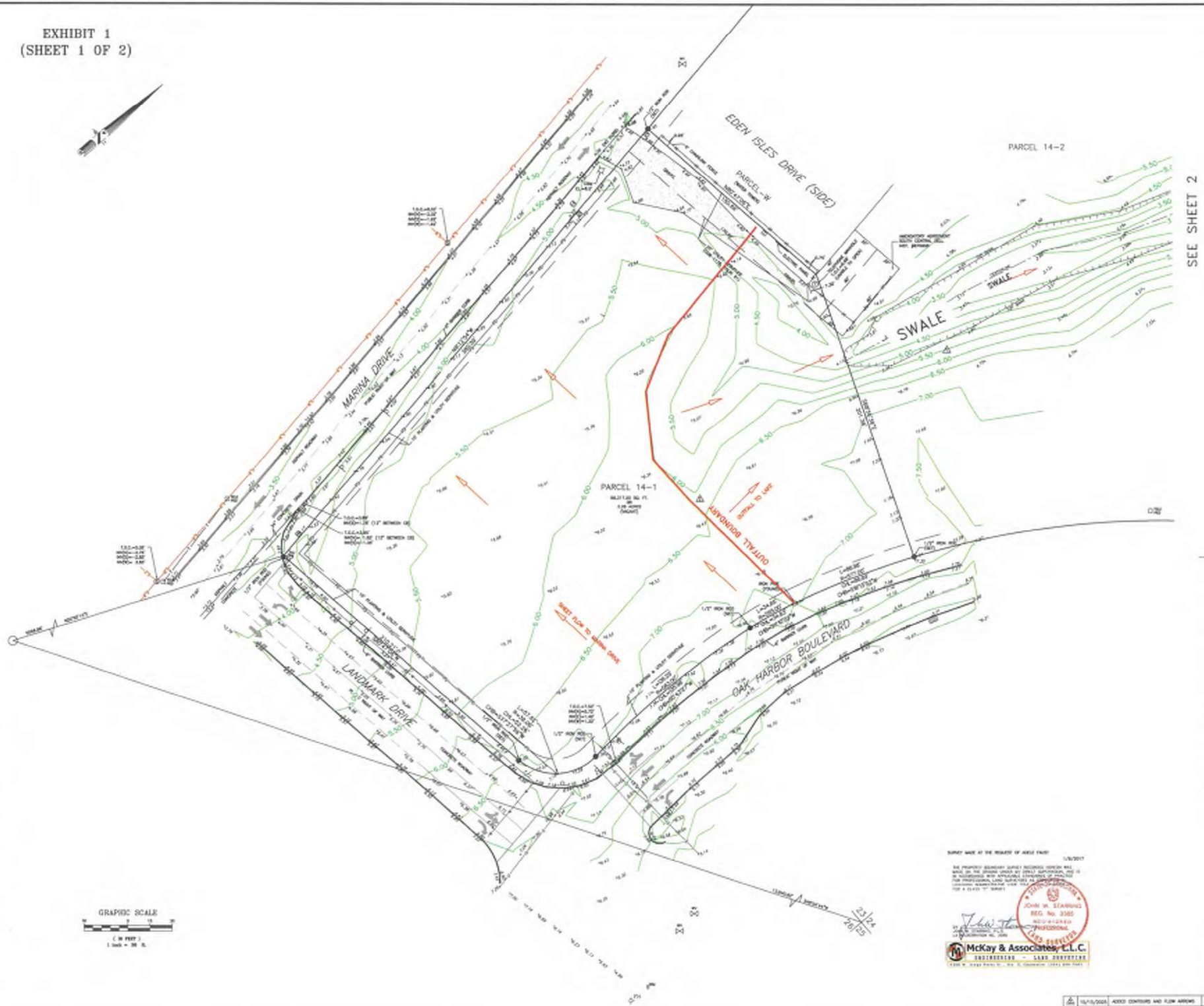
ACUITY BRANDS DESIGN SERVICES

Eden Oaks

Designer: SB
Date: 10/09/2025
Scale: As Shown
Drawing No.: 306342-0 A1

EXHIBIT 1
(SHEET 1 OF 2)

VICINITY MAP
N.T.S.



LEGEND

- TELEPHONE MANHOLE
- SEWER MANHOLE
- SIGN
- CATCH BASIN
- LIGHT POLE
- TELEPHONE PED
- ELECTRIC TRANSFORMER
- COMMUNICATIONS BOX
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBEROPTIC LINE

NOTES

1) THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR WAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

2) THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

3) THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.

5) ALL FENCE DIMENSIONS ARE MEASURED FROM FACE OF FENCE. FENCE IS ON THE PROPERTY LINE IF NO DIMENSION IS GIVEN.

6) REFERENCES: LEGAL DESCRIPTION

7) NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.

8) DATUM: NAVD88.

9) CONSTRUCTION BENCHMARK, C.B.M.,
"X" (SCRIBE) FOUND ON ALUMINUM LIGHT POLE NEAR THE NORTHERN PROPERTY CORNER NEAR PARCEL "M".

10) ZONE: PLANNED UNIT DEVELOPMENT OVERLAY

SURVEY MADE AT THE REQUEST OF ADELE FAUST

1/9/2017

THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS CONTAINED IN THE LOUISIANA ADMINISTRATIVE CODE TITLE 46 PROFESSIONAL AND OCCUPATIONAL STANDARDS, PART LXI, CHAPTER 29 FOR A CLASS "C" SURVEY.

JOHN W. STANDRIDGE
REG. No. 3385
REGISTERED
PROFESSIONAL
LAND SURVEYOR

JOHN W. STANDRIDGE
LOUISIANA REG. NO. 3385

McKay & Associates, L.L.C.
ENGINEERING - LAND SURVEYING

TOPOGRAPHIC SURVEY OF PARCEL 14-1
OAK HARBOR, SECTION 27 & 34
T9S-R14E
ST. TAMMANY PARISH, LOUISIANA

REV	DATE	REVISED	DRAWN
2	10/15/2025	ADDED CONTOURS AND FLOW ARROWS	DAM
1	2/13/2019	ADDED 2ND SHEET SHOWING SWALE	EWP

SCALE: 1" = 30'	DRAWN BY: BT, HD
DATE: 1/9/2017	CHECKED BY: DAM
JOB NO. 19-053, 17-586	SHEET NO. 1 OF 2

EXHIBIT 1
(SHEET 2 OF 2)

MARINA DRIVE

PARCEL 14-2

PARCEL 14-1

PARCEL 14-3

SWALE

SWALE

SWALE

LAKE

OAK HARBOR BOULEVARD

GRAPHIC SCALE

LEGEND

- TELEPHONE MANHOLE
- SEWER MANHOLE
- SIGN
- CATCH BASIN
- LIGHT POLE
- TELEPHONE PED
- ELECTRIC TRANSFORMER
- COMMUNICATIONS BOX
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBEROPTIC LINE

NOTES

1) THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

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4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.

5) ALL FENCE DIMENSIONS ARE MEASURED FROM FACE OF FENCE. FENCE IS ON THE PROPERTY LINE IF NO DIMENSION IS GIVEN.

6) REFERENCES: LEGAL DESCRIPTION

7) NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.

8) DATUM: NAVD88.

9) CONSTRUCTION BENCHMARK, C.B.M.:
"X" (SCRIBE) FOUND ON ALUMINUM LIGHT POLE NEAR THE NORTHERN PROPERTY CORNER NEAR PARCEL "A".

10) ZONE: PLANNED UNIT DEVELOPMENT OVERLAY

SURVEY MADE AT THE REQUEST OF ADELE FAUST

1/9/2017

JOHN W. STARRING
REG. No. 5065
REGISTERED
PROFESSIONAL
LAND SURVEYOR

McKay & Associates, L.L.C.
ENGINEERING · LAND SURVEYING

TOPOGRAPHIC SURVEY OF PARCEL 14-1
OAK HARBOR, SECTION 27 & 34
T9S-R14E
ST. TAMMANY PARISH, LOUISIANA

REV.	DATE	REVISED	DRAWN
2	10/10/2020	ADDED CONTOURS AND FLOW ARROWS	CAM
1	2/13/2019	ADDED 2ND SHEET SHOWING SWALE.	DRP

SCALE:	1" = 30'
DATE:	1/9/2017
JOB NO.	19-053, 17-088
DRAWN BY:	BT, HD
CHECKED BY:	CAM
SHEET NO.	2 OF 2

Z:\Projects\Projects 2017\2-24\34-29S Const. Layout, Pond 14-1 Oak Harbor Blvd, Slidell\Acad's\2-24-29SC Plan review comments\19-053 TOPO Parcel 14-1 Oak Harbor Ex conditions.dwg, Oct 23, 2020 - 12:36pm

EXHIBIT 2
(SHEET 1 OF 2)

Provide separate water & sewer utility plan certified by a licensed professional engineer (missing from latest plan sets provided).

PARCEL 14-1

MARINA DRIVE

LANDMARK DRIVE

OAK HARBOR BOULEVARD

PARCEL-W

N80°47'06"E 150.66'

S68°56'36"E 201.38'

N9°12'54"W 380.39'

S80°47'06"W 213.32'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND

- DRAIN INLET
- SEWER MANHOLE
- SIGN
- CATCH BASIN
- LIGHT POLE
- TELEPHONE PED
- ELECTRIC TRANSFORMER
- COMMUNICATIONS BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER CLEANOUT
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- = 1/2" IRON ROD (FOUND)
- = 1/2" IRON ROD (SET)
- = CROSS (CUT)

GENERAL NOTES

1) NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.

2) DATUM: NAVD88.

3) MEASUREMENTS ACROSS DRIVEWAYS ARE TAKEN BACK OF CURB TO BACK OF CURB.

4) PROPOSED ELEVATIONS BASED ON VILLAGE OF EDEN OAK GRADING PLAN BY KELLY MCHUGH & ASSOCIATES, LLC, DATED 11/4/2021.

5) TOP OF FILL ELEVATIONS OBTAINED ON 10/14/2024.

6) INITIAL ELEVATIONS (INSIDE RIGHT OF WAY) FROM TOPOGRAPHIC SURVEY OBTAINED ON 11/20/2017.

ELEVATION NOTES:

- GROUND AFTER FILL — SPOT ELEVATION AFTER FILL
- PROPOSED GROUND — PROPOSED SPOT ELEVATION

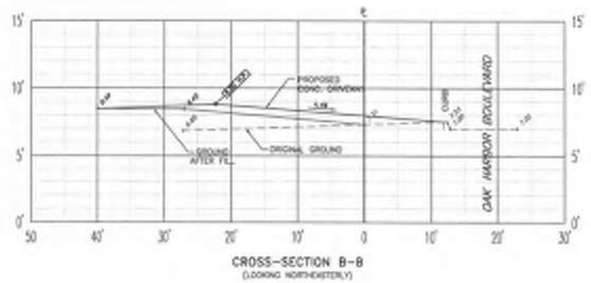
PLAN FOR SECTION VIEWS

CHARLES A MCKAY, JR
REG. No. 37185
REGISTERED PROFESSIONAL
ENGINEER
10/15/2025

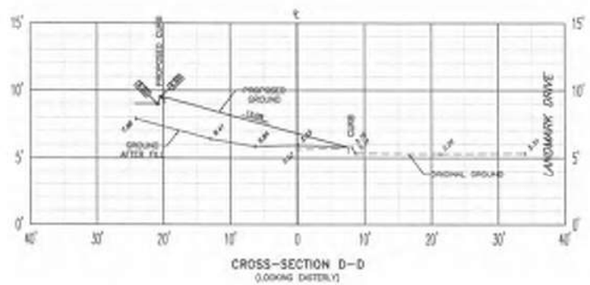
PARCEL 14-1
OAK HARBOR COMMERCIAL, PHASE 1
SECTION 34, T9S-R14E
ST. TAMMANY PARISH, LOUISIANA

McKay & Associates, L.L.C.
ENGINEERING ~ LAND SURVEYING

SCALE:	1" = 30'	DRAWN BY:	EMP
DATE:	10/15/2025	CHECKED BY:	CAM
JOB NO.	24-299C	SHEET NO.	1 OF 2

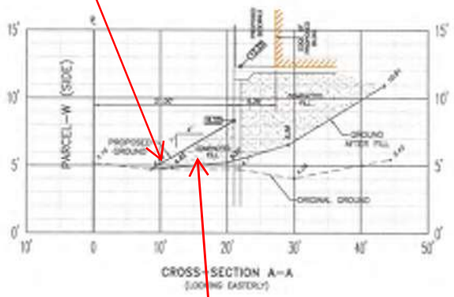


CROSS-SECTION B-B
(LOOKING NORTHEASTERLY)

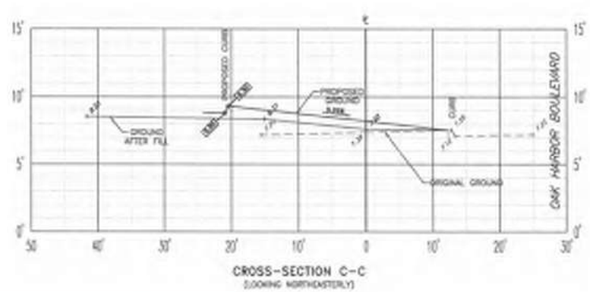


CROSS-SECTION D-D
(LOOKING EASTERLY)

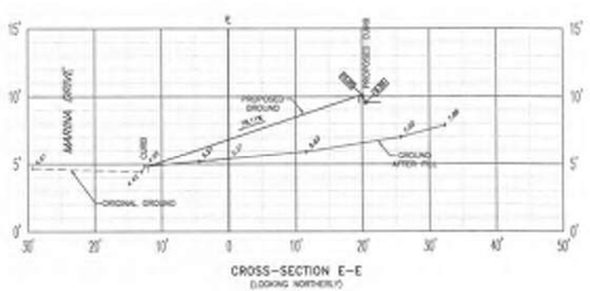
Provide written authorization from utility provider for proposed fill encroaching into utility servitude.



CROSS-SECTION A-A
(LOOKING EASTERLY)



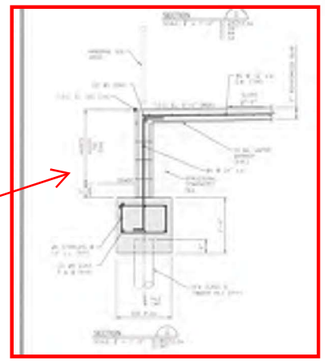
CROSS-SECTION C-C
(LOOKING NORTHEASTERLY)



CROSS-SECTION E-E
(LOOKING NORTHERLY)

Per the construction detail provided for the retaining wall, only 6" of fill is required on Parcel-W (Side).

Clarify if additional fill is required as shown on Cross-Section A-A or revise accordingly per the foundation plans. (Potentially no fill in utility servitude.)



GRAPHIC SCALE

SECTION VIEWS

PARCEL 14-1
OAK HARBOR COMMERCIAL, PHASE 1
SECTION 34, T9S-R14E
ST. TAMMANY PARISH, LOUISIANA

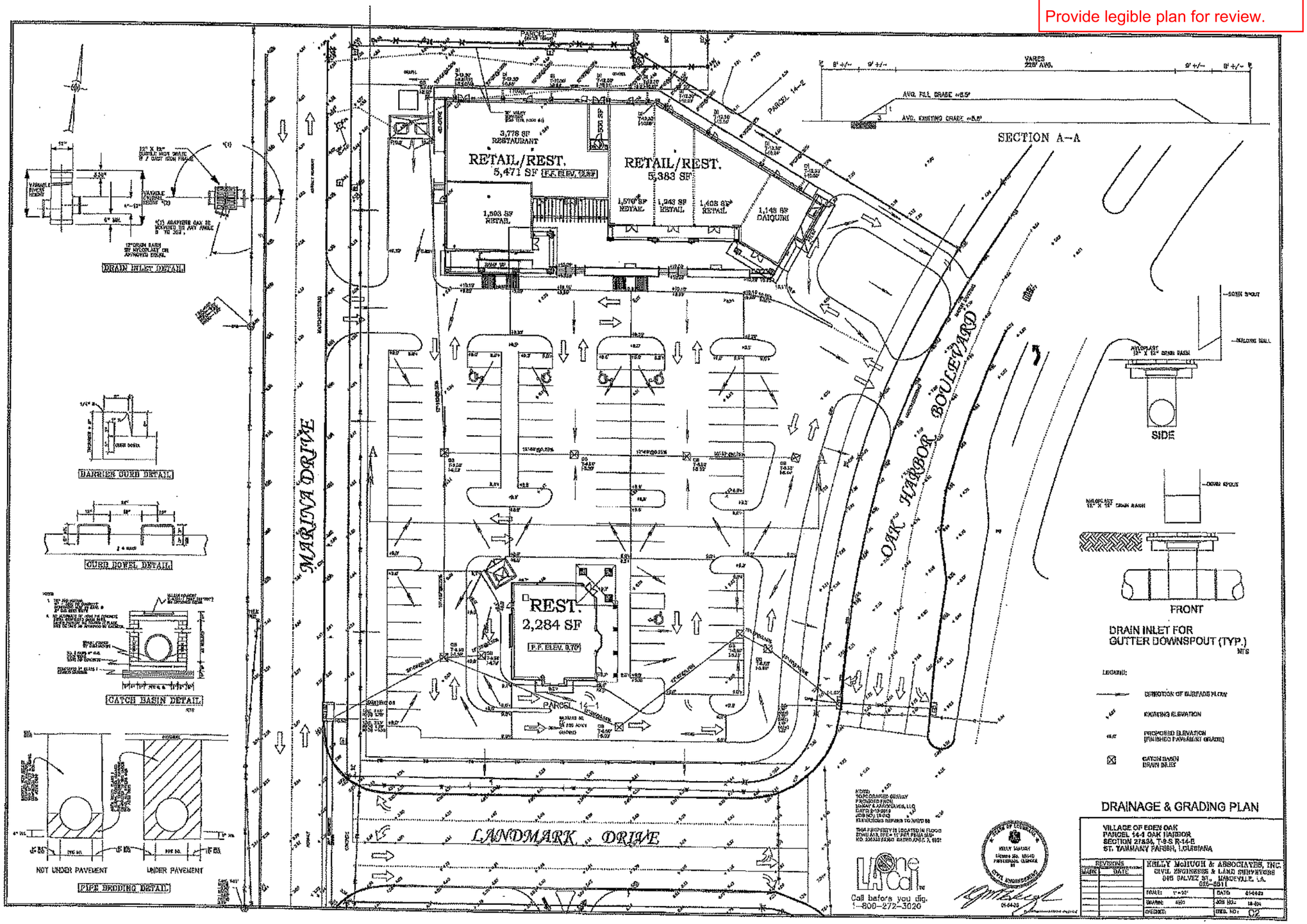
STATE OF LOUISIANA
CHARLES A. MCKAY, JR.
REG. No. 37185
REGISTERED PROFESSIONAL ENGINEER
10/15/2025

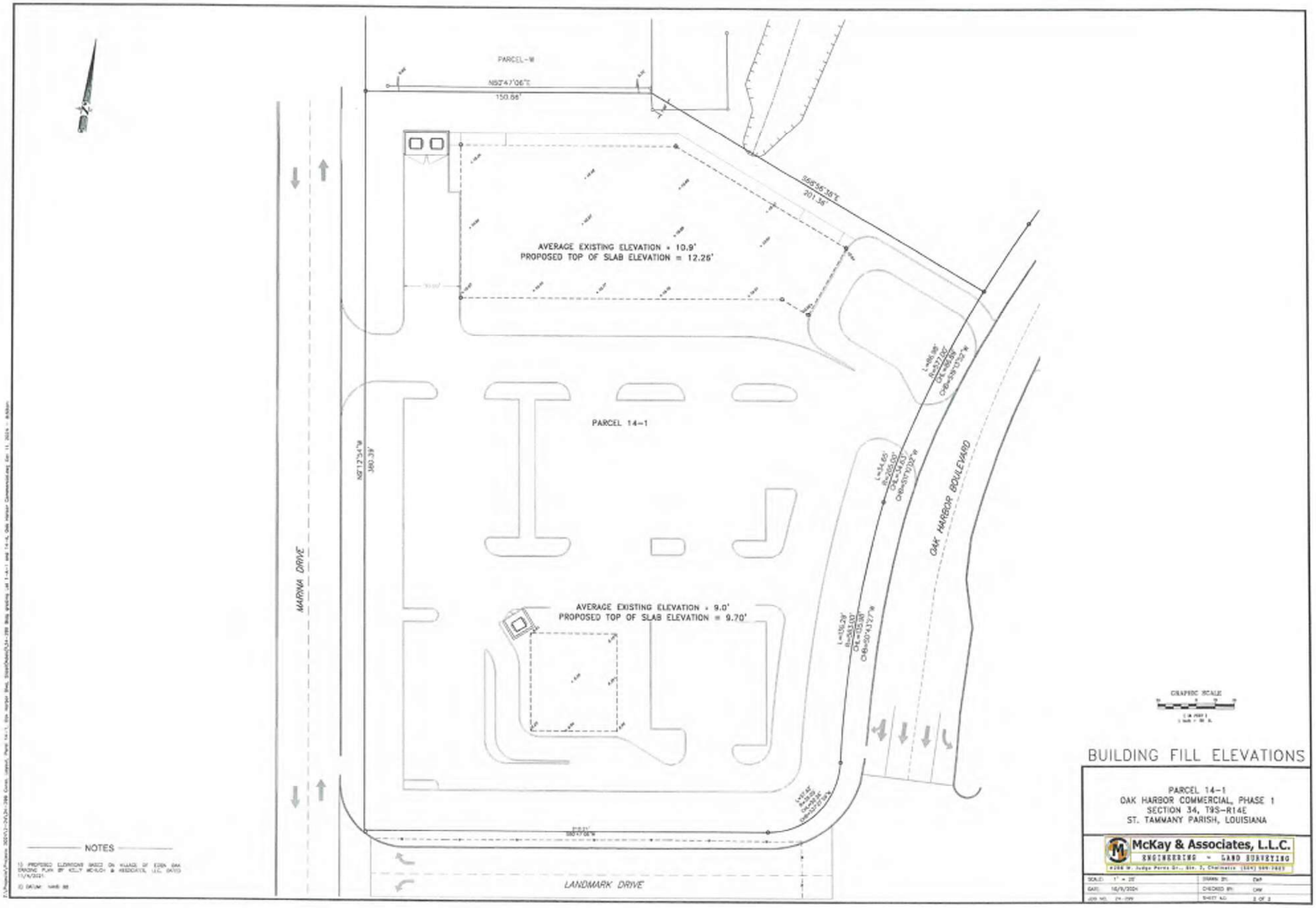
McKay & Associates, L.L.C.
ENGINEERING ~ LAND SURVEYING

SCALE:	1" = 10'H, 1" = 5'V	DRAWN BY:	EMP
DATE:	10/15/2025	CHECKED BY:	CAM
JOB NO:	24-299C	SHEET NO.	2 OF 2

The text and details on this plan are illegible.

Provide legible plan for review.





NOTES

1) PROPOSED ELEVATIONS BASED ON VILLAGE OF EDEN OAK GRADING PLAN BY KELLY MCHUGH & ASSOCIATES, LLC. DATED 11/4/2021.

2) DATUM: NAVD 88

BUILDING FILL ELEVATIONS

PARCEL 14-1
OAK HARBOR COMMERCIAL, PHASE 1
SECTION 34, T9S-R14E
ST. TAMMANY PARISH, LOUISIANA

McKay & Associates, L.L.C.
ENGINEERING & LAND SURVEYING
#288 W. Judge Perez Dr., Ste. 2, Chalmette (504) 509-7623

SCALE:	1" = 20'	DRAWN BY:	DAT
DATE:	10/9/2024	CHECKED BY:	DAV
JOB NO:	24-099	SHEET NO:	2 OF 2

McKay & Associates, L.L.C.
ENGINEERING ~ LAND SURVEYING

October 22, 2025

To: **Chad Hoselle**
Department of Engineering
St. Tammany Parish Government

Re: **Commercial Development Drainage Comments**
Lot 14-1, Oak Harbor Commercial, Phase 1
Section 27 & 34, T9S-R14E
St. Tammany Parish, Louisiana

This is in response to the comments received on August 14, 2025, regarding a commercial development at Parcel 14-1 in Oak Harbor Subdivision. The comments were addressed by the following:

1. Drainage comment – Provide a pre-development drainage plan (existing conditions).
    a. Refer to Exhibit No. 1 (two sheets), Topographic survey of Parcel 14-1, dated 1/9/2017, revised to include the drainage patterns and contour lines which show the majority of runoff sheet-flows west towards Marina Drive, except a portion which flows through a swale north to a lake.

2. Drainage comment – Confirm neighboring lots are not draining into proposed development as it cannot interfere or block existing drainage patterns.
    a. Refer to Exhibit No. 1 (two sheets), Topographic survey of Parcel 14-1, dated 1/9/2017, which shows that runoff from the adjacent property flows north, away from the proposed development through a swale to a lake.

3. Cross-section - Provide cross-section including proposed elevations and dimensions from building to property line.
    a. Refer to Exhibit No. 2 (two sheets). Sheet 1, plan view, includes location of section and the dimensions. Sheet 2 contains the section view labeled (A-A).

4. Cross-section – The proposed F.F.E. is ~8.5' above natural grade at this location. Show how fill will be contained. If a retaining wall is required, provide proposed construction details.
    a. Refer to Exhibit No. 2 (two sheets). Sheet 2 contains the section view labeled (A-A).

5. Cross-section – Provide cross-section including proposed elevations and dimensions from the edge of pavement to property line.
    a. Refer to Exhibit No. 2 (two sheets). Sheet 1, plan view, includes location of section and the dimensions. Sheet 2 contains the section view labeled (E-E).

6. Cross-section – Provide cross-section for the driveway transition from the parish road to the finish parking lot.

7216 W. Judge Perez Drive
Arabi, LA 70043
Ph. (504) 509-7603
charlie@mckayassociatesllc.com

a. Refer to Exhibit No. 2 (two sheets). Sheet 1, plan view, includes location of section and the dimensions. Sheet 2 contains the section view labeled (B-B).

7. Cross-section – Provide cross-section including proposed elevations and dimensions from edge of pavement to property line.
   a. Refer to Exhibit No. 2 (two sheets). Sheet 1, plan view, includes location of section and the dimensions. Sheet 2 contains the section view labeled (C-C).

8. Drainage comment – Identify fill areas and associated fill depths on grading plan.
   a. For the portion of the building perpendicular to Oak Harbor Blvd, the fill will be retained inside the building foundation as per structural drawings.
   b. For the portion of the building perpendicular to Marina Drive (west side of northern wall), the building is about 20 feet from the property line. There is room to fill along the exterior wall of the building. This will reduce the amount of building above grade to 4 feet or less as shown on Exhibit No. 2, section A-A.

Charles A. McKay, Jr., P.E.
Mckay and Associates, LLC
Ref. Job No. 24-299c

St. Tammany Parish Communications
District 9-1-1 Addressing Request Form

Date: 6/16/25	**Email Completed Form to address@stp911.org**

Contact Information

Contact Name	The Village of Eden Oak, LLC/ Adele Faust
Contact Number	504-874-4299
E-mail Address	adele.faust@yahoo.com
Subdivision Name	
Subdivision Phase	
Subdivision Lot	
Subdivision Parcel	14-1
City	Slidell **Zip Code** 70458

Notes

Shopping center suite addresses on the northern portion of parcel 14-1, as per plans by Carlton B. Parker, AIA, dated: 06/21/2024, File #: 4122, Sheet #: SW1.0.

Assigned 911 Address:

Retail space with 1,693 sq. ft. assigned: 970 OAK HARBOR BLVD STE 100

Restaurant space with 3,778 sq. ft., assigned: 970 OAK HARBOR BLVD STE 200

Storage/Utilities space assigned: 970 OAK HARBOR BLVD STE 205

Retail space with 1,579 sq. ft., assigned: 970 OAK HARBOR BLVD STE 300

Retail space with 1,248 sq. ft., assigned: 970 OAK HARBOR BLVD STE 400

Nail space with 1,408 sq. ft., assigned: 970 OAK HARBOR BLVD STE 500

Restaurant space with 1,148 sq. ft., assigned: 970 OAK HARBOR BLVD STE 600

For Official Use Only!

Electronic Signature: Meaghan Combs **Date:** 6/16/25

Master Street Address Guide Valid	✔	**USPS AMS Notified**	

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

St. Tammany Parish Stormwater Agreement

Contractor: David Kaufmann Business Name: K. B. Kaufmann & Co., Inc.

Email: office@kbkaufmann.com Phone: 985-649-7381

- I will maintain compliance with the St. Tammany Parish Stormwater Ordinance, Section 900-6.9 on all new construction projects in St. Tammany Parish. [1]
- I will allow reasonable access on my project site for both scheduled and unscheduled St. Tammany Parish stormwater and/or drainage inspections.
- I will employ adequate stormwater Best Management Practices (BMPs) on my new construction projects to control erosion, contain sediment on site, and prevent construction pollutants from entering stormwater conveyances and waterways.
- I will perform regular inspections and maintenance on stormwater BMPs to prevent adverse stormwater impacts related to my project.
- When applicable to my project, I will maintain compliance with either the LPDES General Permit for Discharges of Stormwater from Construction Activities Five Acres or More, for large construction activities, as defined by LDEQ in Master General Permit LAR100000 or the LPDES Stormwater General Permit for Small Construction Activities, one to less than five acres, as defined by LDEQ in Master General Permit LAR200000.[2]
- I will make the Stormwater Pollution Prevention Plan (SWPPP) available on site for scheduled Parish stormwater and/or drainage inspections, if the project is a small or large construction site, as defined by LDEQ in the permits identified above.
- I have read the Guide to Stormwater Requirements for New Construction provided on the reverse side of the St. Tammany Parish Stormwater Agreement and initialed the Guide in the area indicated.

Signature

11/20/25
Date

[1] Please refer to St. Tammany Parish Ordinance Section 900-6.9 for an explanation regarding the relationship between state and parish stormwater requirements.
[2] LPDES Master General Permits for Stormwater Discharges from Construction Activities (Large and Small) are available on the LDEQ website; the LDEQ website address is provided on the reverse side of this document.

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

Stormwater Site Plan Checklist

Owner Name: Village of Eden Oak LLC **Date:** _____

Construction Co: K. B. Kaufmann & Co., Inc. **Permit:** 2025-3249

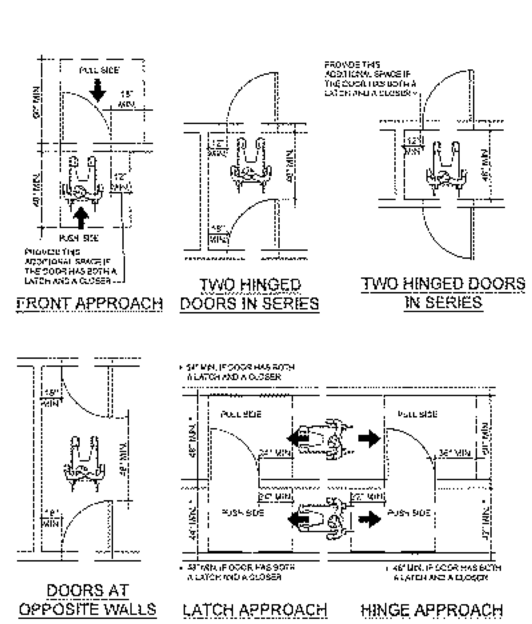
Site Address: 978 Oak Harbor Blvd., Slidell, LA 70458 **Phone:** 985-649-7381

E-Mail: office@kbkaufmann.com **Cell Phone:** 985-960-1674

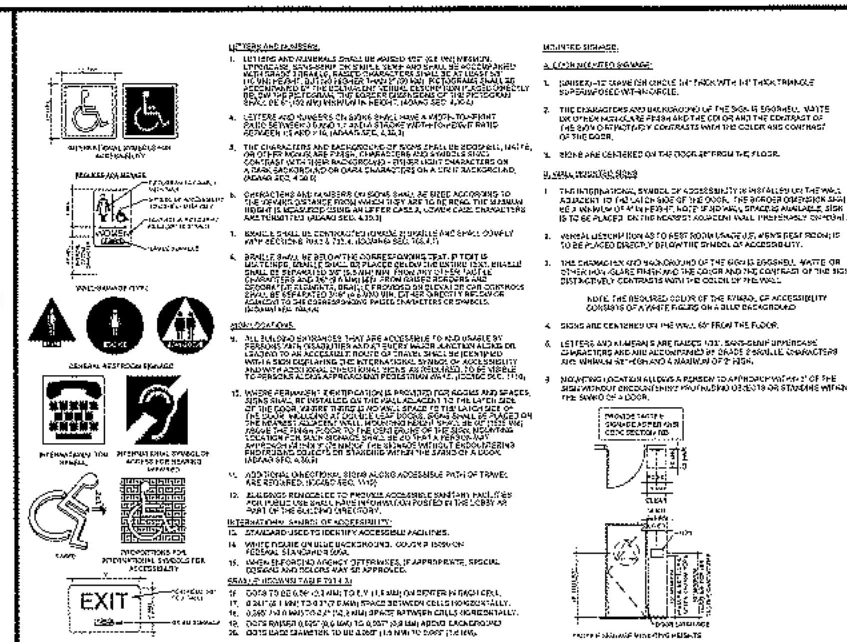
**Please fill in Checklist & Stormwater Site Plan for submission with permit application.*

1. ✓ Show North arrow
2. ✓ Label property/lot dimensions
3. ✓ Show proposed structures/development with distances from lot lines (including driveways).
4. ✓ Show all natural and manmade drainages such as drainage ditches, canals, bodies of water, and swales, with distances from building/grading pad sites.
5. ____ Indicate drainage flow across property
6. ✓ Show all storm drains, yard drains, culverts, catch basins, etc.
7. ✓ Show all dirt stockpiles, material storage areas, portable toilets, and trash containers..
8. ✓ Define limitation of grading area and/or grassy buffers (see questions below)
   a. Is entire lot to be graded and/or filled? ____ YES or ____ NO
   b. Will any grassy buffer remain around perimeter of graded/filled area? ____ YES or ____ NO
   If yes, please indicate location and size on plan.
9. ✓ Show all proposed erosion and sediment protection measures or Best Management Practices (BMPs) utilized to protect drainage infrastructure, roadways, and neighboring properties from sedimentation, erosion, construction debris, or construction related pollutants.
10. ✓ A stabilized construction entrance/exit is required on all sites to prevent sediment tracking onto roadway.

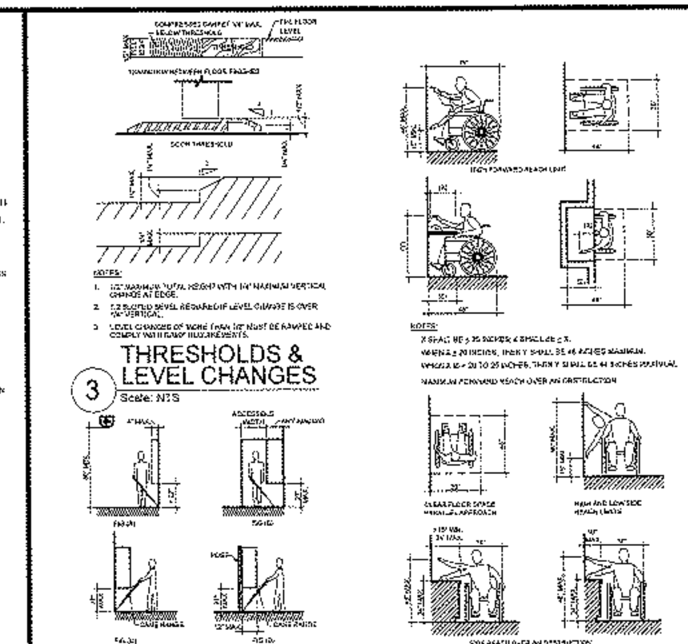
NOTE: See attached sample stormwater site plan for guidance in creating a stormwater site plan specific to your site.



1 REQUIRED DOOR CLEARANCES
Scale: NTS

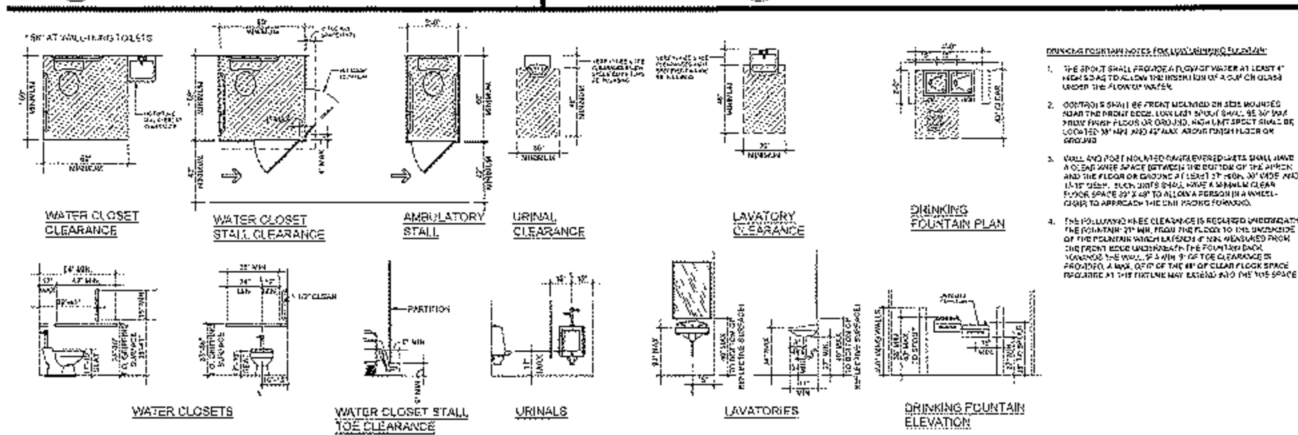


2 TACTILE SIGNAGE & SYMBOLS
Scale: NTS

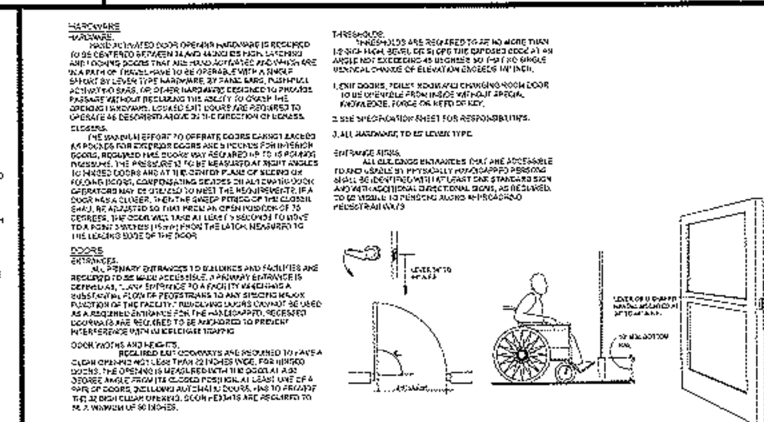


4 PROTRUDING OBJECTS
Scale: NTS

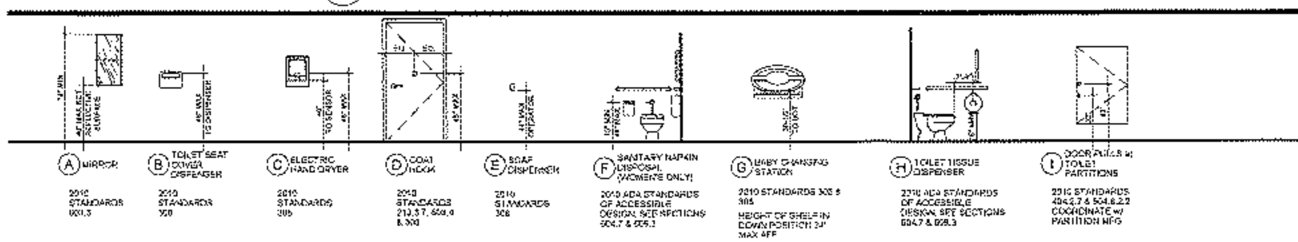
5 REACH REQUIREMENTS
Scale: NTS



6 TOILET ROOM FIXTURE HEIGHTS & CLEARANCES
Scale: 1/4" = 1'-0"



8 DOOR/HARDWARE DETAIL
Scale: NTS



7 ACCESSORY MOUNTING DIAGRAMS
Scale: 1/4" = 1'-0"

ACCESSIBILITY REQUIREMENTS

1. ALL CONSTRUCTION SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE DESIGN GUIDELINES ESTABLISHED BY THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (2010 STANDARDS).
2. UTILIZE EXTREME CARE TO ENSURE THAT ALL TOLERANCES, DIMENSIONS, AND CLEARANCES ARE CONSTRUCTED ACCURATELY.
3. TAKE ANY AND ALL ACTIONS NECESSARY TO CORRECT CONDITIONS WHICH ARE IN THE OPINION OF THE STATE ACCESSIBILITY INSPECTOR IN VIOLATION OF GUIDELINES AS THE DIRECT & SOLE RESULT OF DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS OR INADEQUATE CONSTRUCTION CONTROL & OR TOLERANCES.

NOTE:
NOT ALL HANDICAP COMPONENTS MAY BE USED IN THIS PROJECT. THIS SHEET IS PROVIDED FOR GENERAL REFERENCE ONLY.

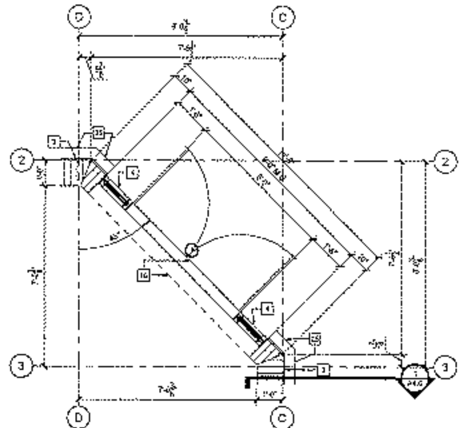
Carlton B. Parker, AIA
ARCHITECT
317 MAINS ALLEY MILTON, GA 30004 678.897.7214

PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

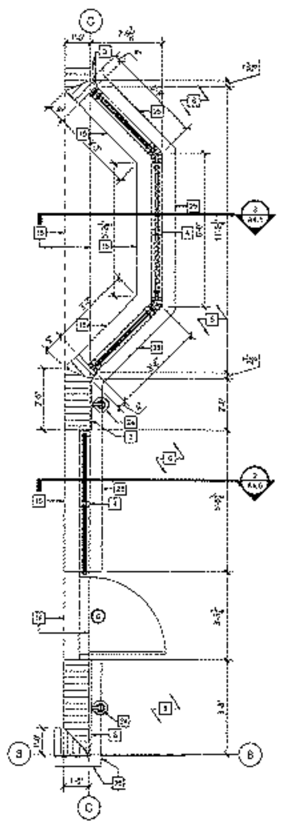
REVISIONS

FILE	4112
DATE	JUNE 21, 2004
SHEET	A0.1

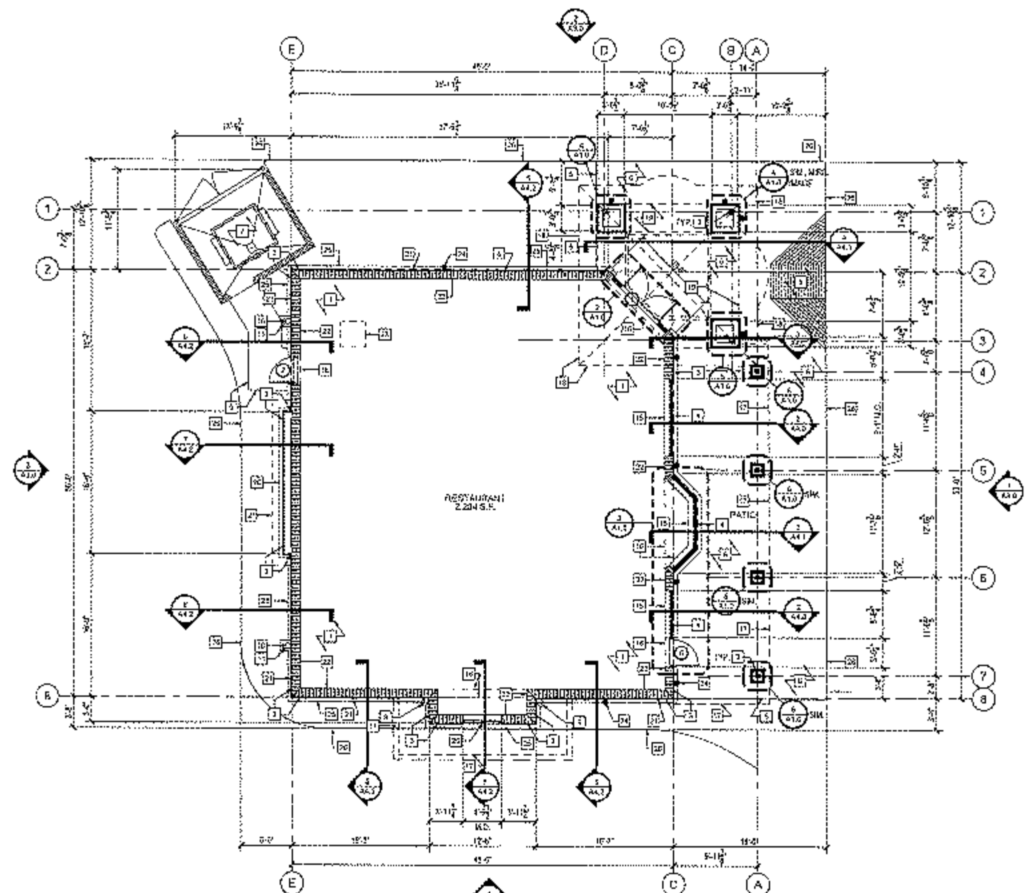
ADA STANDARDS



2 ENLARGED PLAN
A1.0 SCALE: 3/8" = 1'-0"



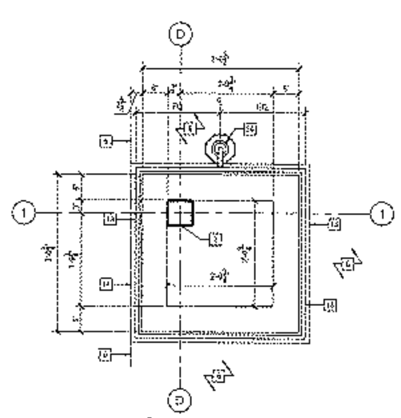
3 ENLARGED PLAN
A1.0 SCALE: 3/8" = 1'-0"



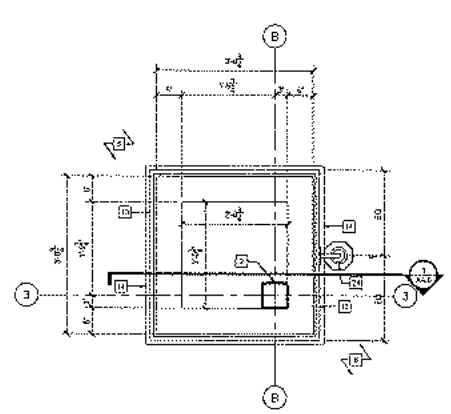
1 FLOOR PLAN
A1.0 SCALE: 1/8" = 1'-0"

FLOOR PLAN KEYED NOTES

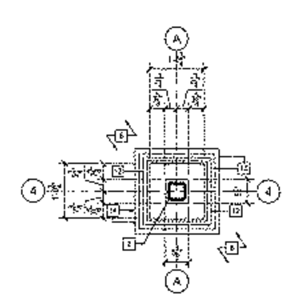
1. PILE SUPPORTED CONC. FLOOR SLAB PER STRUCTURAL DWGS. ON 10 MIL VAPOR BARRIER.
2. STEEL STRUCTURAL COLUMN. SEE STRUCT. DWGS.
3. STUCCO SYSTEM ON EXTERIOR FACE OF 12" CONC. BLOCK
4. ANODIZED ALUM. & GLASS STOREFRONT.
5. LINE INDICATES EDGE OF CONC. SIDEWALK. SEE SIDEWALK PLAN.
6. 4" THICK CONC. SIDEWALK W/ 6x6, 10x10 W.W.M. ON 6 MIL VAPOR BARRIER ON COMPACTED FILL. SEE SIDEWALK PLAN FOR JOINT LAYOUT.
7. 8" CONC. BLOCK DUMPSTER ENCLOSURE WALL. DUMPSTERS BY OTHERS. SEE SIDEWALK PLAN
8. HANDICAP RAMP. SEE SIDEWALK PLAN.
9. PRE-FINISHED METAL DOWNSPOUT W/ GUTTER ABOVE.
10. PRE-FINISHED METAL DOWNSPOUT W/ COLLECTOR HEAD & THRUWALL SCUPPER ABOVE.
11. DOWNSPOUTS DRAIN INTO COLLECTOR HUB FOR UNDERGROUND STORM SEWER LINE. SEE CIVIL DWGS.
12. STUCCO SYSTEM ON WATERPROOFING MEMBRANE ON 5/8" PLYWOOD SHEATHING ON 3 5/8" METAL STUDS @ 16" O.C.
13. STUCCO SYSTEM ON WATERPROOFING MEMBRANE ON 5/8" PLYWOOD SHEATHING ON 6" METAL STUDS @ 16" O.C.
14. LINE INDICATES FACE OF COLUMN BASE BELOW.
15. LINE INDICATES FACE OF CMU LOW WALL BELOW STOREFRONT.
16. DASHED LINE INDICATES FACE OF MASONRY HEADER BEAM ABOVE. SEE STRUCTURAL DWGS.
17. DASHED LINE INDICATES EXTENTS OF CANOPY OVERHANG ABOVE.
18. DASHED LINE INDICATES EXTENT OF TOWER FEATURE OVERHANG ABOVE
19. DASHED LINES INDICATE CANOPY CEILING FEATURE, ABOVE.
20. 4'-6 1/2"Wx6'-8" R.O. FOR DRIVE THRU WINDOW, MANUF. & MODEL TO BE SELECTED. VERIFY R.O. SIZE REQUIREMENTS W/ WINDOW SELECTED.
21. DASHED LINES INDICATE FACE OF OVERHANG ABOVE.
22. 12" CONC. BLOCK WALL.
23. ROOF HATCH AND LADDER TO BE LOCATED ON THE INTERIOR. EXACT LOCATION TO BE DETERMINED.
24. DECORATIVE EXTERIOR WALL SCONCE LIGHT FIXTURE. SEE EXTERIOR ELEVATIONS. SEE ELECTRICAL DWGS.
25. LINE INDICATES FACE OF SILL BLOCK COURSE BELOW.
26. LINE INDICATES FACE OF CONC. CURB. SEE SIDEWALK PLAN.



4 DETAIL
A1.0 SCALE: 3/4" = 1'-0"



5 DETAIL
A1.0 SCALE: 3/4" = 1'-0"



6 DETAIL
A1.0 SCALE: 3/4" = 1'-0"

DOOR SCHEDULE (ALL BUILDINGS)

MARK	DOOR SIZE	DOOR DESCRIPTION	FRAME MATERIAL	REMARKS
01	PAIR 3'-0" X 7'-0" X 1 3/4"	NARROW STILE ALUMINUM STOREFRONT	BRONZE ANODIZED ALUMINUM STOREFRONT	[illegible]
02	3'-0" X 7'-0" X 1 3/4"	INSULATED HOLLOW METAL	HOLLOW METAL	[illegible]

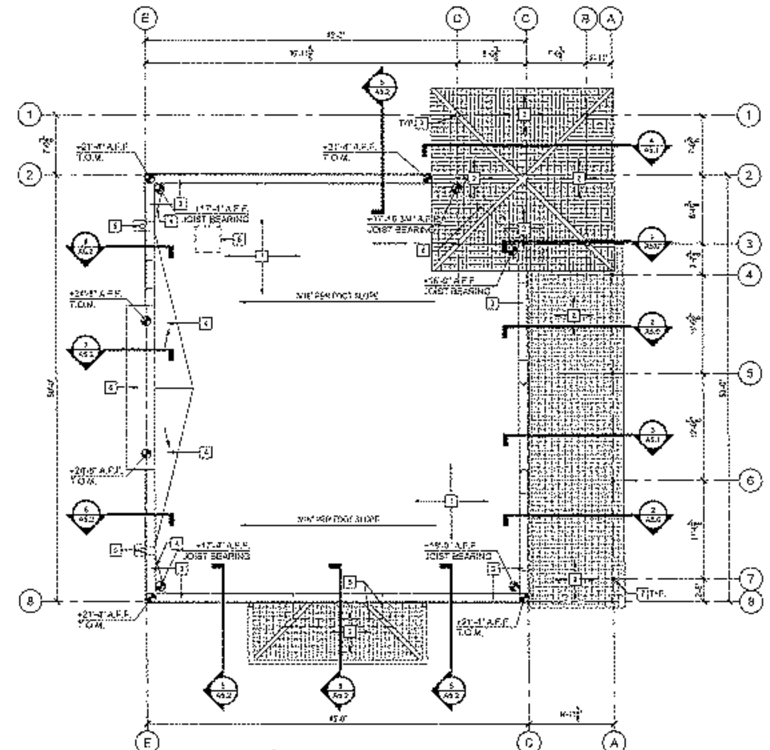
GENERAL DOOR NOTES: [illegible]

Carlton B. Parker, AIA
ARCHITECT
317 MAINS ALLEY MILTON, GA 30004 770-...

PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

REVISIONS

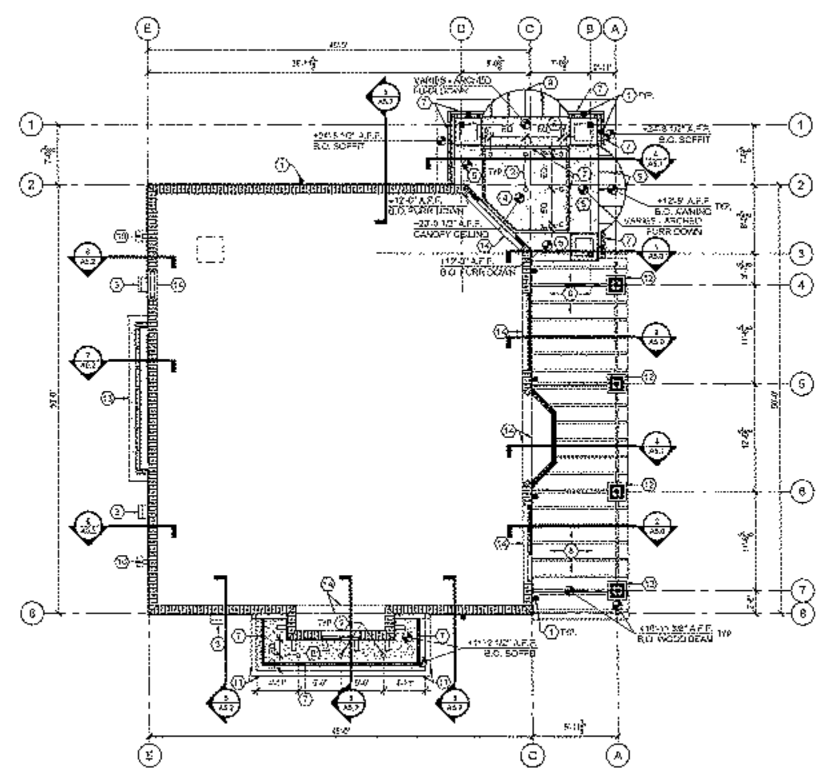
FILE 4132
DATE JUNE 21, 2021
SHEET
A1.0
FLOOR PLAN
BUILDING B



ROOF PLAN
1 / A2.0 SCALE: 1/8" = 1'-0"

ROOF PLAN KEYED NOTES

1. 60 MIL TPO ROOFING ON R-30 RIGID INSULATION ON METAL DECK. SEE STRUCT. DWGS.
2. SPANISH STYLE TILE ROOFING ON 30# BLDG FELT ON 3/4" FRT PLYWOOD DECKING ON PRE-ENGINEERED METAL STUD TRUSSES. SEE EXTERIOR ELEVATIONS
3. PRE-FINISHED GALV. METAL PARAPET CAP FLASHING ON 60 MIL TPO ROOFING MEMBRANE ON 3/4" FRT PLYWOOD DECKING. SEE EXTERIOR ELEVATIONS.
4. 60 MIL TPO ROOFING ON TAPERED RIGID INSULATION CRICKET, PROVIDE 1/4" PER FOOT MIN. SLOPE. SEE STRUCT. DWGS.
5. PRE-FINISHED METAL DOWNSPOUT W/ COLLECTOR HEAD & THRU-WALL SCUPPER. SEE EXTERIOR ELEVATIONS.
6. DASHED LINE INDICATES MASONRY WALL BELOW.
7. SYMBOL INDICATES STEEL COLUMN BELOW. SEE STRUCT. DWGS.
8. ROOF HATCH AND LADDER TO BE LOCATED ON THE INTERIOR, EXACT LOCATION TO BE DETERMINED



CANOPY CEILING PLAN
2 / A2.0 SCALE: 1/8" = 1'-0"

CEILING PLANS KEYED NOTES

1. SYMBOL INDICATES WALL SCONCE LIGHT FIXTURE, BOTTOM @ 7'-6" A.F.F. SEE ELECTRICAL DWGS
2. SYMBOL INDICATES RECESSED CAN DOWNLIGHT FIXTURE. SEE ELECTRICAL DWGS.
3. SYMBOL INDICATES WALL PACK LIGHT FIXTURE. SEE ELECTRICAL DWGS.
4. STUCCO CEILING ON WATERPROOFING ON 5/8" FRT PLYWOOD SHEATHING. SEE SECTIONS INDICATED
5. STUCCO FURR DOWN ON WATERPROOFING ON 5/8" FRT PLYWOOD SHEATHING. SEE SECTIONS INDICATED
6. STUCCO SOFFIT ON WATERPROOFING ON 5/8" FRT PLYWOOD SHEATHING. SEE SECTIONS INDICATED
7. CONT. 4" VENT. SEE SECTIONS INDICATED
8. EXPOSED WOOD RAFTERS ON EXPOSED WOOD BEAM. SEE STRUCTURAL DWGS.
9. EXPOSED AWNING FRAMING.
10. PRE-FINISHED METAL DOWNSPOUT W/ COLLECTOR HEAD ABOVE. SEE EXTERIOR ELEVATIONS.
11. PRE-FINISHED METAL GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS
12. LINES INDICATE DECORATIVE COLUMN CAP.
13. DECORATIVE CORNICE FEATURE @ TOP OF WALL.
14. LINES INDICATE BOTTOM OF MASONRY HEADER.

NOTE: SEE EXTERIOR ELEVATIONS FOR FINISHES

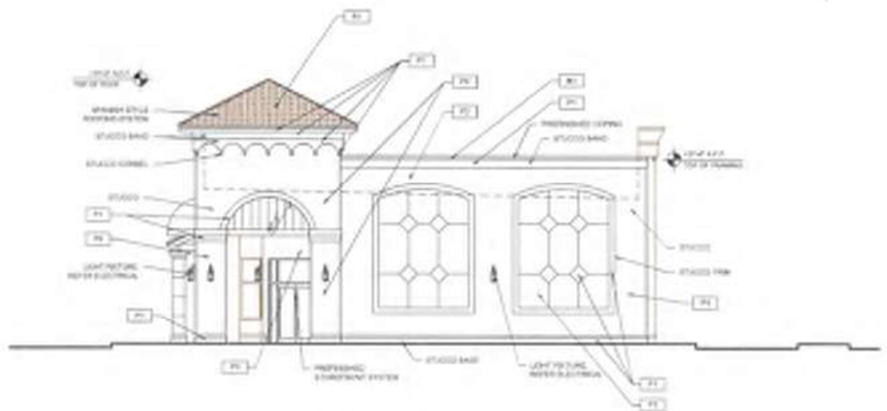
Carlton B. Parker, AIA
ARCHITECT
MILTON, GA 30004

PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

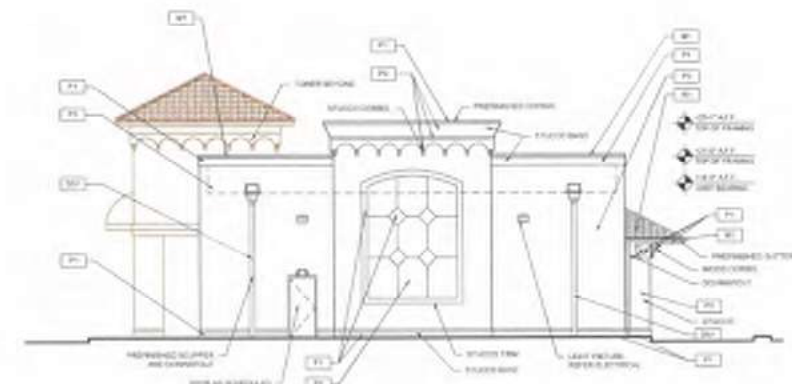
REVISIONS

FILE 4112
DATE JUNE 21, 2024
SHEET
A2.0
FLOOR PLAN
BUILDING B SHELL

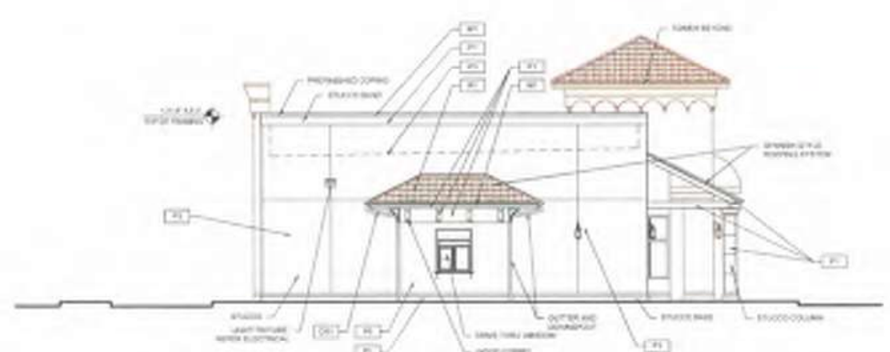
FRONT ELEVATION (1/A3.0)
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (2/A3.0)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (3/A3.0)
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (4/A3.0)
SCALE: 1/8" = 1'-0"

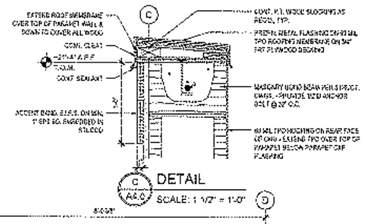
EXTERIOR COLOR SCHEDULE

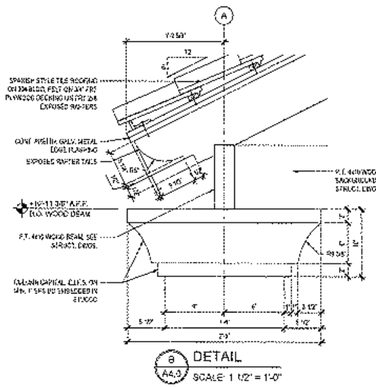
Carlton B. Parker, AIA
ARCHITECT
217 MAIRS ALLEY MILTON, GA 30004 678.897.1214

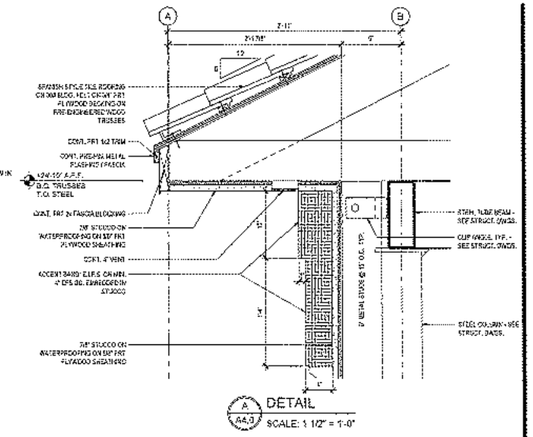
PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

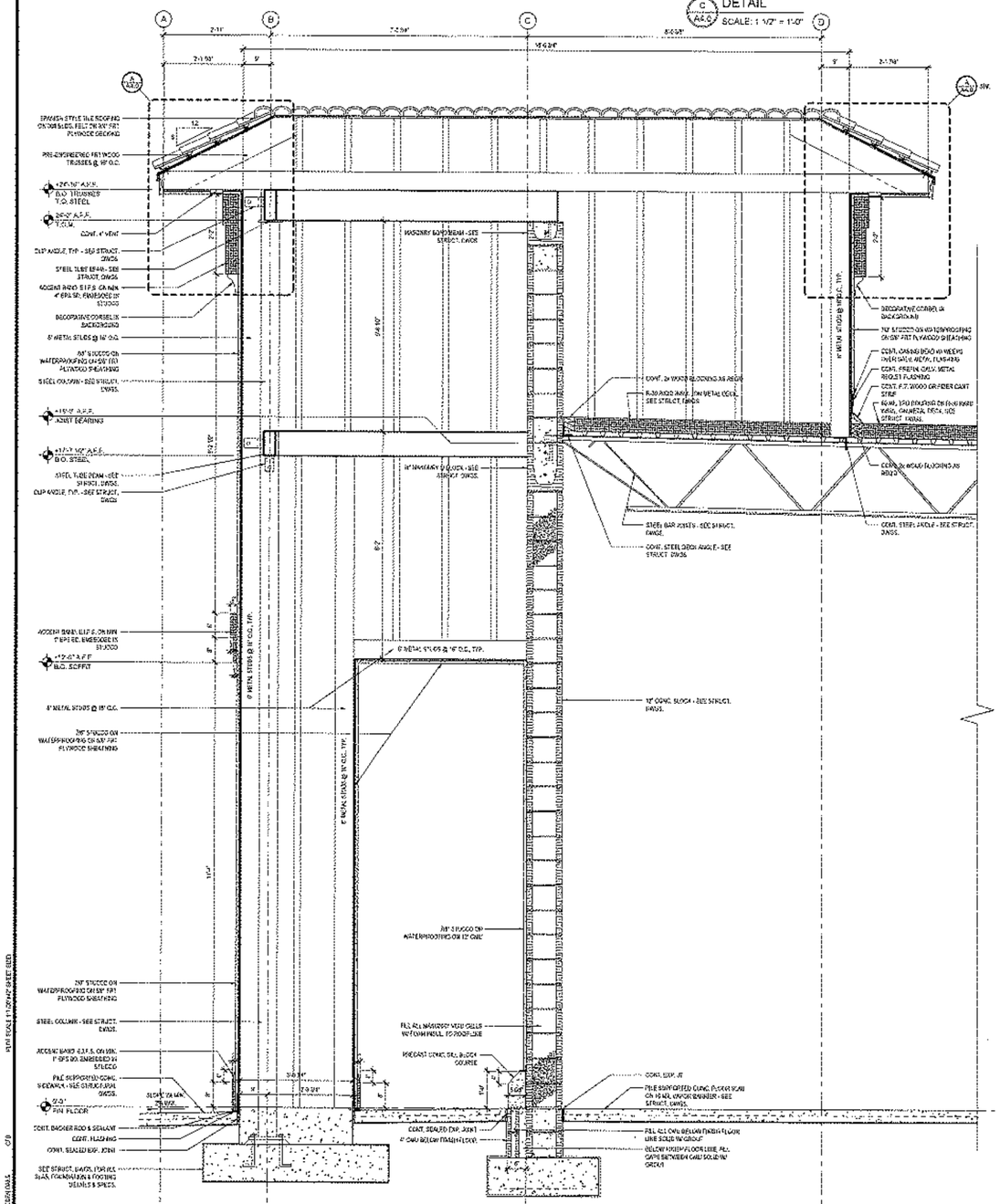
REVISIONS

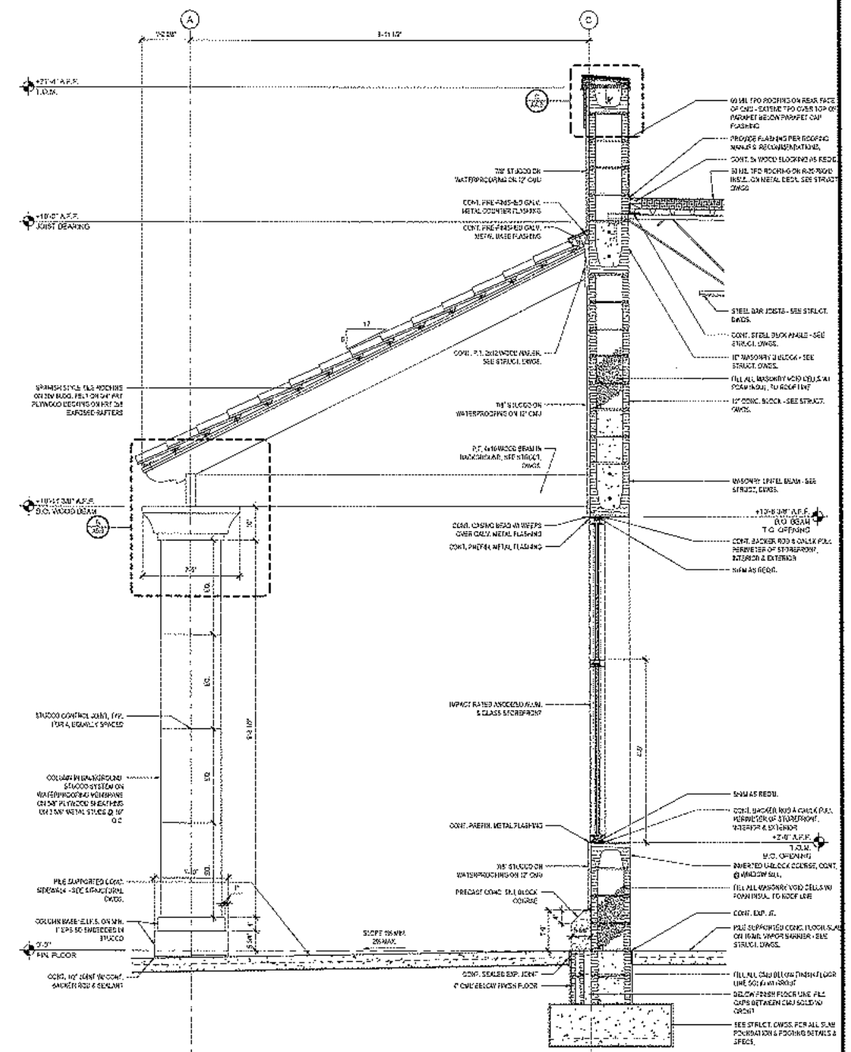
SHEET
A3.0
EXTERIOR ELEVATIONS
BUILDING B SHELL











Carlton B. Parker, AIA
ARCHITECT
319 MAPLE ALLEY MILTON, GA 30004 678.457.1214

PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

REVISIONS

FILE: 4112
DATE: JUNE 21, 2024
SHEET
A4.0
SECTIONS
BUILDING B SHELL

3 SECTION
A4.1 SCALE: 3/4" = 1'-0"

4 SECTION
A4.1 SCALE: 3/4" = 1'-0"

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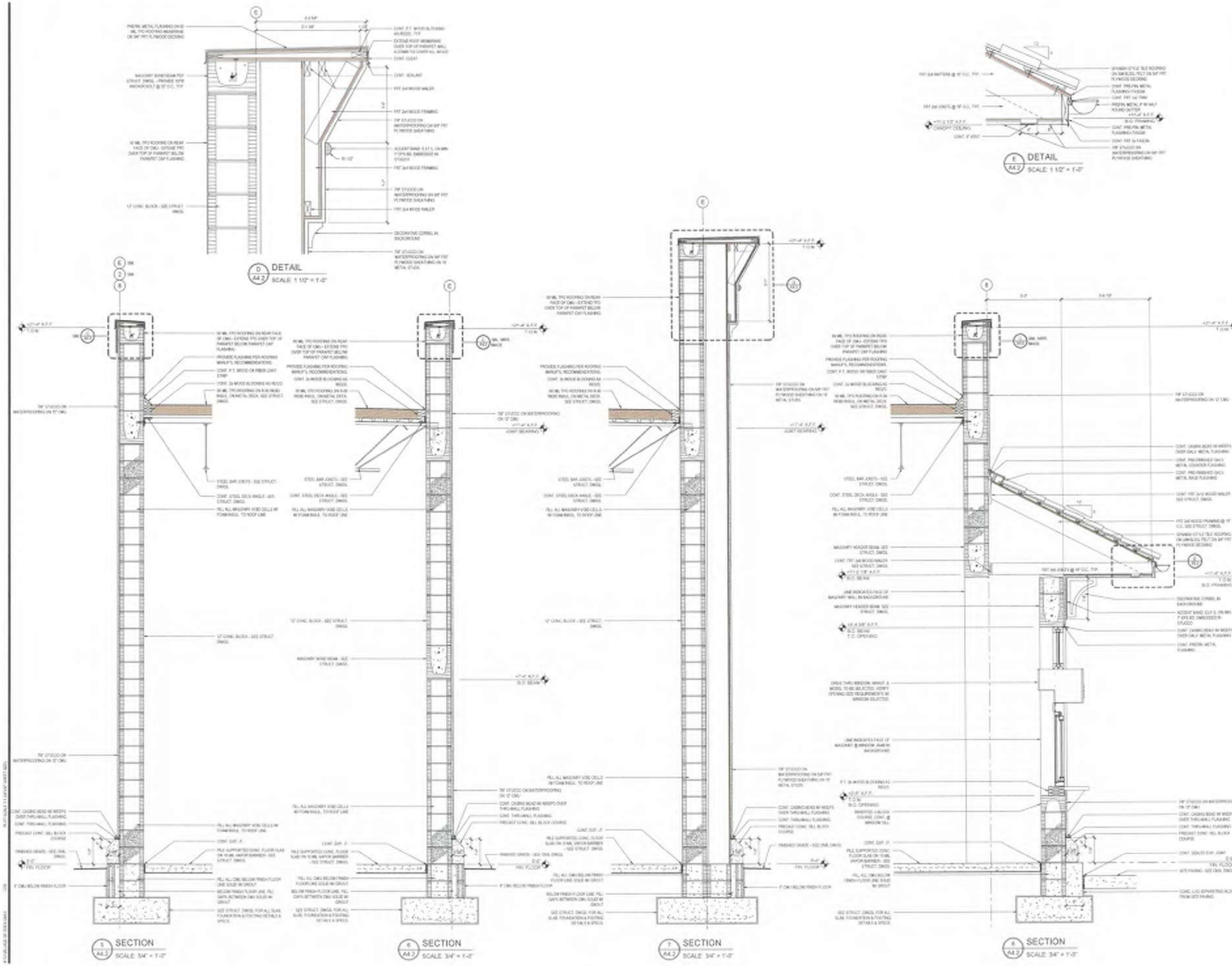
PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

REVISIONS

FILE 4112
DATE JUNE 21, 2024
SHEET
A4.1
REVISIONS
BUILDING B SHELL

SECTIONS



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PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

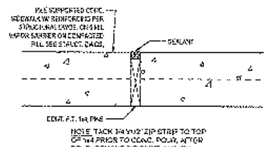
REVISIONS

DATE: JUNE 21, 2024

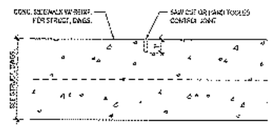
SHEET

A4.2

SECTIONS
BUILDING B SHELL



5 SW1.0 DETAIL
SCALE: N.T.S.



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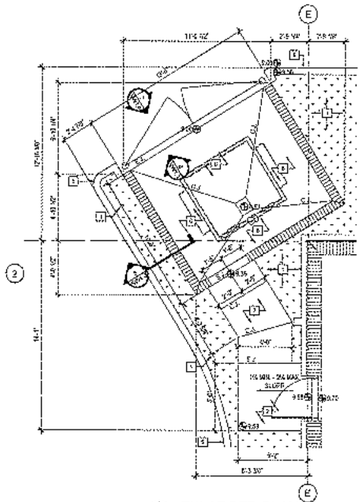
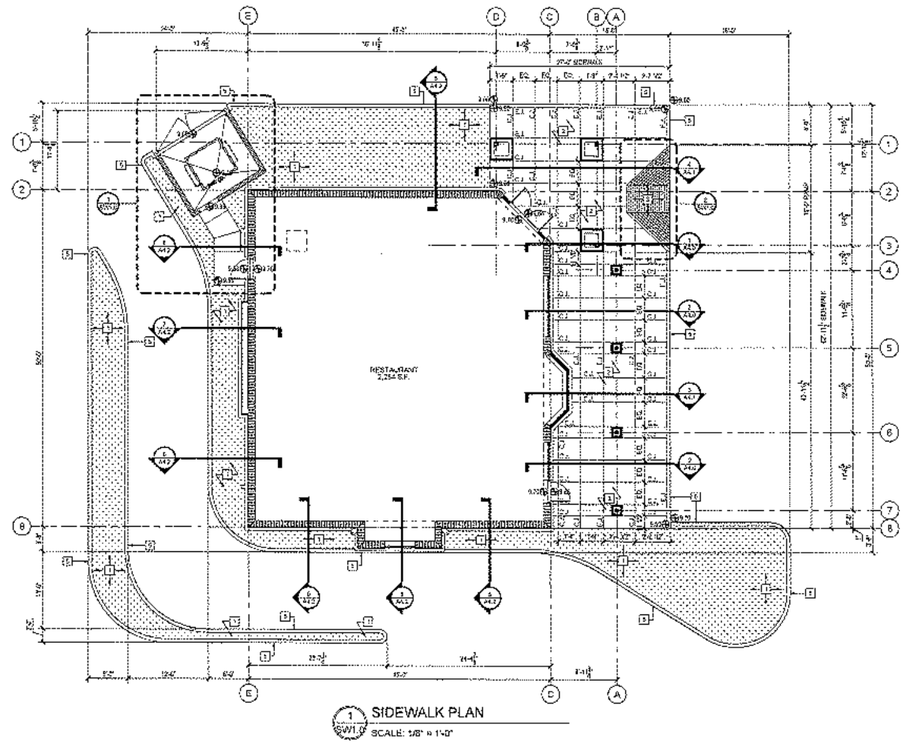


3 SW1.0 ENLARGED PLAN
SCALE: 1/4" = 1'-0"

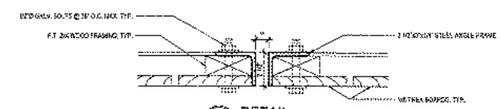


1 SW1.0 SIDEWALK PLAN
SCALE: 1/8" = 1'-0"

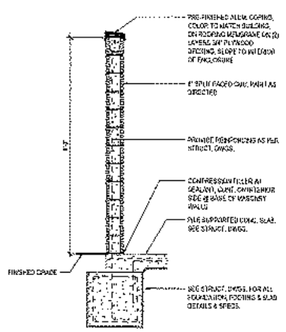
SIDEWALK PLAN KEYED NOTES

1. LANDSCAPE PLANTER.
2. PILE SUPPORTED CONC. SIDEWALK W/ REINFORCING PER STRUCTURAL DWGS. ON 6 MIL VAPOR BARRIER ON COMPACTED FILL. SEE STRUCT. DWGS..
3. HANDICAP RAMP W/ 1:12 MAX SLOPE. SEE DETAILS INDICATED.
4. 1/2"x1/4" GROOVES @ 4" O.C. FULL DEPTH OF RAMP.
5. PROVIDE CONT. SEALED EXPANSION JOINT WHERE SITE PAVING MEETS FACE OF CONC. SIDEWALK OR FACE OF MASONRY.
6. CONC. DUMPSTER PAD, SLOPE TO DRAIN AS SHOWN. SEE STRUCT. DWGS.

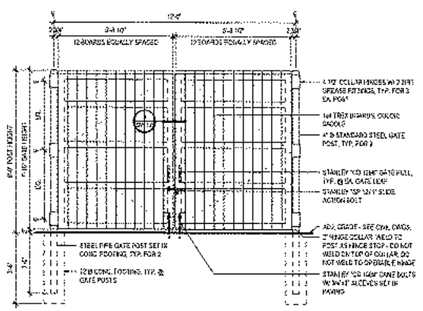
NOTES:
C.J. CONSISTS OF HAND TOOLED OR SAW CUT CONTROL JOINT, 1/4"X1". SEE DETAIL THIS SHEET.
E.J. CONSTR. EXPANSION JOINT. SEE DETAIL THIS SHEET.



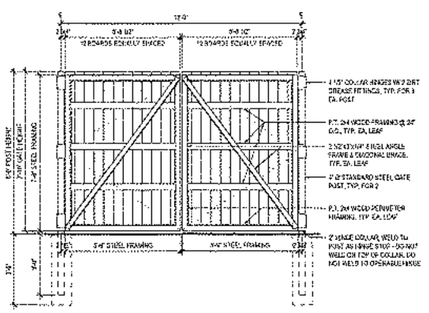
8 SW1.0 DETAIL
SCALE: 3" = 1'-0"



6 SW1.0 SECTION
SCALE: 1/2" = 1'-0"



7 SW1.0 ELEVATION
SCALE: 3/8" = 1'-0"



8 SW1.0 ELEVATION
SCALE: 3/8" = 1'-0"

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PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

REVISIONS

FILE 4113
DATE JULY 21, 2024
SHEET SW1.0
SIDEWALK PLAN
BUILDING B SHELL

GENERAL NOTES:

1. GENERAL BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE

2. DESIGN LOADS:

ROOF LIVE LOAD	20 PSF
FLOOR LIVE LOAD	100 PSF

WIND LOAD:
THE FOLLOWING LOAD CRITERIA AND FACTORS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE.

WIND CODE PER SECTION 1609	ASCE 7-16
ULTIMATE WIND SPEED DESIGN	142 MPH (Vult)
ALLOWABLE WIND SPEED DESIGN	110 MPH (Vasd)
IMPORTANCE FACTOR, I	1.0
RISK CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT (GCpi)	
INTERNAL PRESSURE	+0.18
INTERNAL SUCTION	-0.18

COMPONENTS & CLADDING DESIGN PRESSURE (PSF)
SEE DIAGRAM THIS SHEET

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE PRIOR TO STARTING CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITH ANY WORK SO INVOLVED.

4. ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.

5. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND OTHER PERSONNEL DURING CONSTRUCTION.

6. ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.

7. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONTRACT DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR AND SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE START OF WORK.

8. EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR, AS THEY ARE UNCOVERED DURING THE CONSTRUCTION. IN THE EVENT EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND AWAIT FURTHER INSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.

10. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTAL FOR APPROVAL. SPECIFICATIONS AND/OR SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER OF RECORD AND APPROVED PRIOR TO START OF WORK.

11. VERIFY ALL EQUIPMENT LOCATIONS AND OPENINGS THROUGH ROOF, FLOOR, AND WALLS WITH ARCHITECTURAL, ELECTRICAL, AND MECHANICAL REQUIREMENTS.

12. STRUCTURAL DRAWINGS MAY NOT BE DUPLICATED IN ANY FORM FOR ANY PURPOSE. IF STRUCTURAL DRAWINGS ARE REPRODUCED IN ANY WAY, SUCH AS FOR SHOP DRAWING PREPARATION, SHOP DRAWINGS WILL BE REJECTED.

13. SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR. PSE DESIGNS SHALL HAVE NO RESPONSIBILITY IN SHORING PROCEDURES. SHORING TO REMAIN IN PLACE UNTIL CONSTRUCTION OF THE SHORED AREA IS COMPLETE.

STEEL:

1. STRUCTURAL STEEL SHALL MEET THE LATEST PROVISIONS OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2. ALL STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING:

STRUCTURAL WIDE FLANGE SHAPES	ASTM A992 MIN 50 KSI
STRUCTURAL M, S, & HP SHAPES	ASTM A36
ALL OTHER STRUCTURAL SHAPES	ASTM A36
STEEL PIPE	ASTM A53 GRADE B
STEEL TUBING	ASTM A500 GRADE B
STEEL STUDS	ASTM A108

3. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.

4. ALL STRUCTURAL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED TO RESIST FORCES AS INDICATED, BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

5. BEARING (N) TYPE CONNECTIONS SHALL BE USED AT ALL SIMPLE SHEAR CONNECTIONS, U.N.O.

6. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP AND ERECTION DRAWINGS OF ALL STEEL FOR ENGINEER'S REVIEW BEFORE FABRICATION. CONTRACTOR SHALL NOT ERECT ANY STRUCTURAL STEEL UNTIL THE SHOP DRAWINGS ARE REVIEWED BY THE ENGINEER AND ARE RECEIVED AT THE JOBSITE. SHOP AND ERECTION DRAWINGS SHALL CONTAIN ALL INFORMATION NECESSARY TO ERECT ALL STRUCTURAL STEEL IN THE FIELD WITHOUT HAVING TO REFER TO THE STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL NOT CONTAIN ANY REPRODUCTIONS OF THE STRUCTURAL DRAWINGS.

7. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE APPLICABLE AUTHORITY AND THE AMERICAN WELDING SOCIETY FOR THE TYPE OF WELDING MADE. ALL WELDS SHALL BE MADE & INSPECTED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS D1.1).

8. ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS, SIZE OF WELD SHALL BE BASED ON AISC STANDARD FOR THICKER PART JOINED.

9. ALL PARTIAL AND FULL PENETRATION GROOVE WELDS SHALL HAVE NON-DESTRUCTIVE TESTING PERFORMED BY EITHER ULTRASONIC TESTING OR RADIOGRAPHY.

10. STRUCTURAL STEEL SHALL BE WELDED WITH E70XX ELECTRODES.

11. STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOBSITE FREE OF EXCESS RUST, MILL SCALE, GREASE, ETC.

12. IT IS THE INTENT OF THE ENGINEER THAT ALL CONNECTIONS SHALL BE SHOP-WELDED & FIELD BOLTED TO FULLEST EXTENT POSSIBLE.

13. ALL BOLTS SHALL BE A MIN. OF 3/4" U.N.O. AND SHALL CONFORM TO ASTM A325 HIGH STRENGTH WITH HEX NUTS & WASHERS AS U.N.O. ON THE DRAWINGS.

14. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 U.N.O. ON THE DRAWINGS.

15. OPENINGS SHALL NOT BE ALLOWED IN STRUCTURAL STEEL UNLESS SPECIFICALLY DETAILED OR WITHOUT ENGINEER'S APPROVAL.

16. ALL BOLTS, WASHERS & NUTS TO BE HOT DIPPED GALVANIZED.

17. CONTRACTOR SHALL ALLOW 3 WEEKS MINIMUM FOR REVIEW OF ALL SHOP DRAWINGS.

FOUNDATIONS:

1. FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF STRATUM ENGINEERING, LLC REPORT DATED NOVEMBER 15, 2019 REPORT #019-060. RELATED RECOMMENDATIONS IN THIS REPORT SHALL BE FOLLOWED.

2. IF FIELD CONDITIONS VARY AND/OR ASSUMED BEARING PRESSURE IS INCORRECT NOTIFY ENGINEER OF RECORD PRIOR TO START OF FOUNDATION CONSTRUCTION.

3. THE REGISTERED GEOTECHNICAL ENGINEER OF RECORD SHALL BE RETAINED DURING CONSTRUCTION TO INSPECT FOUNDATION EXCAVATION, INSPECT AND MONITOR PLACEMENT OF COMPACTED FILL, AND TO MONITOR OPERATIONS, AS REQUIRED.

TIMBER CONSTRUCTION:

1. WOOD FRAMING AND COLUMNS 5" x 5" AND LARGER SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1350 PSI   Fv = 155 PSI   E = 1,500,000
   Fc = 375 PSI   Fc‖ = 825 PSI

2. WOOD FRAMING AND COLUMNS 2-4" THICK AND 2-4" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1100 PSI   Fv = 175 PSI   E = 1,400,000
   Fc = 565 PSI   Fc‖ = 1450 PSI

3. WOOD FRAMING AND COLUMNS 2-4" THICK AND 5-6" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1000 PSI   Fv = 175 PSI   E = 1,400,000
   Fc = 565 PSI   Fc‖ = 1400 PSI

4. WOOD FRAMING AND COLUMNS 2-4" THICK AND 8" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 925 PSI   Fv = 175 PSI   E = 1,400,000
   Fc = 565 PSI   Fc‖ = 1350 PSI

5. WOOD FRAMING AND COLUMNS 2-4" THICK AND 10" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 800 PSI   Fv = 175 PSI   E = 1,400,000
   Fc = 565 PSI   Fc‖ = 1300 PSI

6. WOOD FRAMING AND COLUMNS 2-4" THICK AND 12" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 750 PSI   Fv = 175 PSI   E = 1,400,000
   Fc = 565 PSI   Fc‖ = 1250 PSI

7. 2x4 WALL STUDS AND PLATES SHALL BE SOUTHERN PINE IN STUD GRADE WITH Fb = 650 PSI & E = 1,300,000.

8. 2x6 WALL STUDS AND PLATES SHALL BE SOUTHERN PINE IN STUD GRADE WITH Fb = 575 PSI & E = 1,300,000.

9. ALL MICROLLAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS JOIST MCMILLAN, INC. OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 2600 PSI   Fv = 285 PSI   E = 2,000,000
   Fc = 750 PSI   Fc‖ = 2510 PSI

10. ALL PARALLAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS JOIST MCMILLAN, INC. OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 2900 PSI   Fv = 290 PSI   E = 2,000,000
   Fc = 625 PSI   Fc‖ = 2900 PSI

11. PLYWOOD DECKING AS FOLLOWS:
   A. ALL WALL SHEATHING AND ROOF DECKING SHALL BE APA RATED SHEATHING STRUCTURAL I OR II, EXTERIOR PLYWOOD.
   B. ROOF SHEATHING SHALL BE 5/8" THICK MIN., PANEL IDENTIFICATION INDEX 40/20 PLYWOOD. LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS.
   C. STAGGER ENDS OF SHEETS.
   D. PROVIDE BLOCKING AT EDGES OF ALL SHEAR WALL PANELS & ROOF SHEETS.
   E. ROOF SHEATHING NAILING (U.N.O.)
      6" O.C. MAXIMUM SPACING PANEL EDGES
      6" O.C. MAXIMUM SPACING INTERMEDIATE SUPPORTS
   F. USE MINIMUM 8d NAILS.

12. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS & RECOMMENDATIONS OF THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED TRUSSES" BY THE TRUSS PLATE INSTITUTE (TPI).

13. TRUSS MANUFACTURER SHALL SUBMIT FOR APPROVAL CALCULATIONS & SHOP DRAWINGS FOR DETAILS, FABRICATION & ERECTION OF WOOD TRUSSES. DRAWINGS SHALL INCLUDE LAYOUT, SPACING, MATERIAL, MEMBER PROPERTIES, & DETAILS OF CONNECTIONS FOR ALL TIMBER FRAMING INDICATED ON THE DRAWINGS. TRUSSES SHALL BE DESIGNED TO RESIST THE FORCES AS INDICATED, BY THE FABRICATOR, UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

14. TRUSS MANUFACTURER SHALL DESIGN FOR THE FOLLOWING SUPERIMPOSED LOADS:

ROOF TOP CHORD DEAD LOAD	10 PSF
ROOF TOP CHORD LIVE LOAD	20 PSF
BOTTOM CHORD DEAD LOAD	10 PSF

DESIGN ROOF TRUSSES TO RESIST A NET UPLIFT PRESSURE APPLIED NORMAL TO THE ROOF PLANE AS REQUIRED IN SECTION 1609 OF THE INTERNATIONAL BUILDING CODE.

15. IN ADDITION, WOOD TRUSSES SHALL BE DESIGNED FOR ALL CONCENTRATED LOADS HUNG FROM OR SUPPORTED ON TRUSSES. REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS & SPECIFICATIONS FOR LOADING INFORMATION & LOCATIONS. LOADING AS REQUIRED BY OTHER SUB-CONTRACTORS, SUCH AS FIRE PROTECTION SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.

16. TEMPORARY BRACING SHALL NOT IMPOSE ANY FORCES ON THE SUPPORTING STRUCTURE. PERMANENT BRACING FORCES SHALL BE TRANSFERRED TO THE ROOF DIAPHRAGM BY THE BRACING DESIGN PROVIDED BY THE TRUSS MANUFACTURER.

17. ALL SAWN LUMBER IN CONTACT WITH STEEL, MASONRY, OR CONCRETE SHALL BE CCA PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2-02. CCA RETENTION = 0.25 LB/FT^3.

18. NAILING U.N.O. SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.

19. CONNECTORS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL.

20. ALL TJI JOISTS, PARALLAM, MICROLLAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS JOIST MCMILLAN, INC. OR AN APPROVED EQUAL.

21. ALL LUMBER AND WOOD STRUCTURAL PANEL MEMBERS, INCLUDING PRESSURE TREATED 2" THICK AND LESS SHALL CONTAIN NO MORE THAN 19% MOISTURE AT THE TIME OF PERMANENT INCORPORATION INTO STRUCTURE.

CONCRETE:

1. CONCRETE MIXES TO BE DESIGNED BY A RECOGNIZED TESTING LABORATORY AND COPIES OF DESIGN MIX SUBMITTED TO THE ENGINEER. COMPRESSIVE TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ANY OTHER AGENCIES AS SPECIFIED BY LOCAL BUILDING CODE.

2. ALL CONCRETE SHALL DEVELOP MINIMUM 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.

3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.

4. MINIMUM WWF LAP SHALL BE THE GREATER OF ONE CROSS WIRE SPACING PLUS 2 INCHES OR MINIMUM OF 6 INCHES.

5. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND ITS REVISIONS.

6. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI STANDARDS. NO WELDING OF REINFORCEMENT SHALL BE ALLOWED UNLESS NOTED OR OTHERWISE APPROVED BY ENGINEER.

7. NO SPLICING OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE CLASS B TENSION LAP SPLICES U.N.O., MAKE ALL BARS CONTINUOUS AROUND CORNERS.

8. STAGGER SPLICES A MIN. OF 4'-0" FOR CONTINUOUS BARS IN ALL CONCRETE WORK U.N.O.

9. PROVIDE (2) #5 BARS (1 EACH FACE) WITH MIN. 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS NOTED OTHERWISE.

10. SLABS, WALLS, AND PILE CAPS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE.

11. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCED PLACED IN CAST IN PLACE CONCRETE:

A. CONCRETE PLACED AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 THROUGH #18 BARS	2 INCHES
#5 BARS AND SMALLER	1.5 INCHES
C. CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND	
SLABS, WALLS AND JOISTS:	
#14 AND #18 BARS	1.5 INCHES
#11 BARS & SMALLER	1 INCH
BEAMS, COLUMNS, & WALL JAMBS:	
PRIMARY REINFORCEMENT, TIES, STIRRUPS & SPIRALS:	
#14 AND #18 BARS	2.5 INCHES
#11 BARS & SMALLER	1.5 INCHES

12. PROVIDE REINFORCING BAR PLACING ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE.

13. ALL CONTROL/CONSTRUCTION JOINTS ARE TO BE PLACED IN A RECTANGULAR PATTERN ENCLOSING MAXIMUM AREAS OF 200 SQUARE FEET. RATIO OF LONG SIDE OF RECTANGLE TO SHORT IS NOT TO BE GREATER THAN 1.5:1. CONTRACTOR MAY ADJUST LOCATIONS OF CONSTRUCTION/CONTROL JOINT TO SUIT THEIR PARTICULAR CONCRETE PLACEMENT SCHEME.

14. CONTRACTOR SHALL NOT PLACE ANY REINFORCEMENT UNTIL SHOP DRAWINGS ARE APPROVED BY THE ENGINEER ARE RECEIVED ON THE JOB SITE. SHOP DRAWINGS SHALL CONSIST OF BOTH THE "CUT" & PLACING SHEETS. PLACING SHEETS SHALL CONTAIN ALL INFORMATION NECESSARY TO POSITION ALL REINFORCING STEEL IN THE FIELD WITHOUT HAVING TO REFER TO THE STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL NOT CONTAIN ANY REPRODUCTIONS OF THE STRUCTURAL DRAWINGS.

15. ALL FIELD BENDING OF REINFORCING BARS SHALL BE MADE COLD FOR #8 BARS & SMALLER. #9, #10 & #11 BARS UPON APPROVAL MAY BE PREHEATED UNIFORMLY TO 1400-1800 DEGREES FAHRENHEIT & CAREFULLY BENT OR STRAIGHTENED BY CRSI RECOMMENDATIONS.

16. ALL REINFORCING BARS, ANCHOR BOLTS & OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

17. PROJECTING CORNERS OF BEAMS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFER UNLESS DETAILED OTHERWISE.

18. U.N.O. ALL CONCRETE SHALL BE PLACED OVER A 10 MIL VAPOR BARRIER.

19. CONTRACTOR SHALL SUPPLY PSE DESIGNS, INC. WITH A CONTROL/EXPANSION JOINT LAYOUT FOR APPROVAL PRIOR TO PLACEMENT.

20. CONCRETE MATERIALS:
   A. CEMENT: ASTM C150 TYPE I NORMAL PORTLAND TYPE.
      1. ACQUIRE ALL CEMENT FOR ENTIRE PROJECT FROM SAME SOURCE.
   B. FINE & COURSE AGGREGATES: ASTM C33.
      1. ACQUIRE ALL AGGREGATE FOR ENTIRE PROJECT FROM SAME SOURCE.
   C. FLY ASH: ASTM 618 CLASS C OR F.
   D. CALCINED POZZOLAN: ASTM C618, CLASS N.
   E. SILICA FUME: ASTM C1240, PROPORTIONED IN ACCORDANCE WITH ACI 211.1.
   F. WATER: CLEAN & NOT DETRIMENTAL TO CONCRETE.

21. CHEMICAL ADD MIXTURES:
   A. DO NOT USE CHEMICALS THAT WILL RESULT IN SOLUBLE CHLORIDE IONS IN EXCESS OF 0.1 PERCENT BY WEIGHT OF CEMENT.
   B. AIR ENTRAINMENT ADMIXTURE: ASTM C 260.
   C. HIGH RANGE WATER REDUCING & RETARDING ADMIXTURES: ASTM C 494/C 494M TYPE G.
   D. HIGH RANGE WATER REDUCING ADMIXTURE: ASTM C 494/C 494M TYPE F.
   E. WATER REDUCING & ACCELERATING ADMIXTURE: ASTM C 494/C 494M TYPE E.
   F. WATER REDUCING & RETARDING ADMIXTURE: ASTM 494/C 494M TYPE D.
   G. ACCELERATING ADMIXTURE: ASTM 494/C 494M TYPE C.

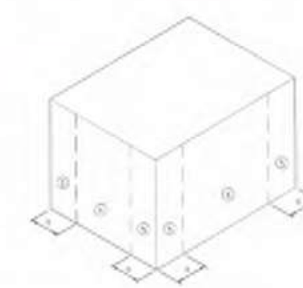
22. BONDING & JOINTING PRODUCTS:
   A. EPOXY BONDING SYSTEM: COMPLYING WITH ASTM C881/C 881M & OF TYPE REQUIRED FOR SPECIFIC APPLICATION.
   B. WATERSTOPS: PVC COMPLYING WITH COE CRD-C572.
   C. SLAB ISOLATION JOINT FILLER: HALF INCH THICK HEIGHT EQUAL TO SLAB THICKNESS, WITH REMOVABLE TOP SECTION THAT WILL FORM 1/2 INCH DEEP SEALANT POCKET AFTER REMOVAL.
   D. SLAB CONSTRUCTION JOINT DEVICES: COMBINATION KEYED JOINT FORM AND SCREED, GALVANIZED STEEL, WITH MIN. 1 INCH DIAMETER HOLES FOR CONDUIT OR REBARS TO PASS THROUGH AT 6" ON CENTER. RIBBED STEEL STAKES FOR SETTING.

23. CONCRETE MIX DESIGN:
   A. PROPORTIONING NORMAL WEIGHT CONCRETE: COMPLY WITH ACI 211.1 RECOMMENDATIONS.
   B. CONCRETE STRENGTH: ESTABLISH REQUIRED AVERAGE STRENGTH FOR EACH TYPE OF CONCRETE ON THE BASIS OF FIELD EXPERIENCE OR TRIAL MIXTURES, AS SPECIFIED IN ACI 301. FOR TRIAL MIXTURES METHOD, EMPLOY INDEPENDENT TESTING AGENCY ACCEPTABLE TO ENGINEER FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS.
   C. ADMIXTURES: ADD ACCEPTABLE ADMIXTURES AS RECOMMENDED IN ACI 211.1 AND AT RATES RECOMMENDED BY MANUFACTURER.
   D. NORMAL WEIGHT CONCRETE:
      1. COMPRESSIVE STRENGTH WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M @ 28 DAYS AS INDICATED ON DRAWINGS.
      2. FLY ASH CONTENT: MAXIMUM 15% OF CEMENTITIOUS MATERIAL MATERIALS BY WEIGHT.
      3. CALCINED POZZOLAN CONTENT: MAXIMUM 10% OF CEMENTITIOUS MATERIALS BY WEIGHT.
      4. SILICA FUME CONTENT: MAXIMUM 5% OF CEMENTITIOUS MATERIALS BY WEIGHT.
      5. CEMENT CONTENT: MINIMUM PER CUBIC YARD TO ATTAIN SPECIFIED MINIMUM 28 DAY COMPRESSIVE STRENGTH.
      6. WATER-CEMENT RATIO: MAXIMUM 40% BY WEIGHT.
      7. TOTAL AIR CONTENT: 4%, DETERMINED IN ACCORDANCE WITH ASTM C 173/C 173M.
      8. MAXIMUM SLUMP: 3 INCHES.
      9. MAXIMUM AGGREGATE: 5/8 INCH.

COMPONENTS & CLADDING TABLE
(USING Vult)

Components and Cladding - External Wind Pressures (PSF)								
Zones	Tributary Area (ft²)							
	10		20		50		100	
1	13.38	-32.80	12.55	-32.07	11.44	-30.96	10.62	-30.12
2	13.38	-55.21	12.55	-49.56	11.44	-41.87	10.62	-35.88
3	13.38	-83.10	12.55	-65.93	11.44	-45.96	10.62	-35.88
4	32.81	-35.60	31.42	-34.21	29.48	-32.25	27.98	-30.77
5	32.81	-44.08	31.42	-41.10	29.48	-37.18	27.98	-34.21

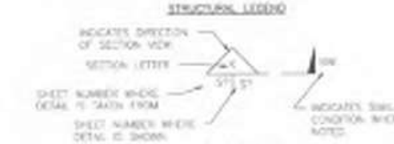
a = 1/12 + 3.7'
a = 5.0'



WALLS

ROOF

STRUCTURAL LEGEND



SECTION KEY

DETAIL KEY

PSE DESIGNS
CONSULTING ENGINEERS

Carlton B. Parker, AIA
ARCHITECT

PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

REVISIONS

FILE
DATE JUNE 21, 2024
SHEET S0.0B
GENERAL NOTES

LIGHT GAUGE METAL FRAMING

1. ALL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON & STEEL INSTITUTE (AISI) "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION. ALL LIGHT GAUGE COMPONENTS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. ALL ITEM NUMBERS, TRADE NAMES, ETC. ARE BASED ON SIMPSON STRONG-TIE PRODUCTS.
2. THE CONTENTS OF THIS SUBMITTAL ARE LIMITED TO THE REVIEW OF THE STRUCTURAL APPLICATION OF THE COLD FORMED STEEL FRAMING COMPONENTS. DIMENSIONS SHOWN HEREIN ARE FOR REFERENCE PURPOSES ONLY. ACTUAL HEIGHTS, LENGTHS, ELEVATIONS, CORNER & JOINT CONDITIONS, ETC. SHALL BE DERIVED FROM THE CONTRACT DOCUMENTS & COORDINATED WITH THE WORK OF OTHER TRADES.
3. ADEQUACY OF THE PRIMARY STRUCTURE FOR LOADS IMPOSED BY THE COLD FORMED FRAMING SYSTEM IS NOT THE RESPONSIBILITY OF THE LIGHT GAUGE CONTRACTOR.
4. DESIGN BASED ON LATERAL DEFLECTION DUE TO APPLIED WIND LOAD 1/360TH OF SPAN LENGTH IN ACCORDANCE TO INDUSTRY STANDARDS.
5. ALL FRAMING MEMBERS SHALL BE FORMED FROM A CORROSION-RESISTANT STEEL G90 (Z275) COATING CORRESPONDING TO THE REQUIREMENTS OF ASTM A653 WITH A MINIMUM YIELD STRENGTH OF:
   F_y = 33 KSI (18 GAUGE AND LIGHTER)
   F_y = 50 KSI (16 GAUGE AND HEAVIER)
6. ALL STRUCTURAL MEMBERS TO HAVE A MIN. 1⅝" FLANGE U.N.O.
   ALL STRUCTURAL TRACK MEMBERS SHALL HAVE A MIN. 1¼" FLANGE U.N.O.
7. FABRICATOR IS RESPONSIBLE FOR THE DESIGN AND DETAILING OF ALL LIGHT GAUGE STEEL FRAMING AND TRUSSES NOT OTHERWISE DETAILED ON THE CONTRACT DOCUMENTS UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
8. CONTRACTOR SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR DETAILS, FABRICATION, AND ERECTION OF LIGHT GAUGE STEEL FRAMING & TRUSSES. DRAWINGS SHALL INCLUDE LAYOUT, SPACING, MATERIALS, MEMBER PROPERTIES & DETAILS OF CONNECTIONS FOR ALL LIGHT GAUGE FRAMING MEMBERS & TRUSSES INDICATED ON THE DRAWINGS.
9. CONNECTIONS:
   9.1 FASTENING OF COMPONENTS SHALL BE BY SELF DRILLING/TAPPING SCREWS OR WELDING IN ACCORDANCE WITH AWS D1.1 OR D1.3 AS APPROPRIATE TO MATERIAL THICKNESS.
   9.2 UNLESS NOTED OTHERWISE, REFER TO LITERATURE PUBLISHED BY SIMPSON STRONG-TIE FOR CONCRETE ANCHORS & POWDER ACTUATED FASTENERS (PAF) LOAD CARRYING CAPACITIES & INSTALLATION REQUIREMENTS.
   9.3 PRE-DRILLING OF CONCRETE SHALL BE IN STRICT ACCORDANCE WITH SIMPSON STRONG-TIE'S PRINTED INSTRUCTIONS.
   9.4 PAF's FOR ATTACHMENT OF HOT ROLLED STEEL COMPONENTS SHALL POSSESS KNURLED SHANKS. FULL TIP PENETRATION THROUGH THE STEEL COMPONENT IS REQUIRED. A ½" MIN. EDGE DISTANCE SHALL BE MAINTAINED.
   9.5 ALL PAF's SHALL HAVE A MIN. SHANK DIAMETER OF 0.145" U.N.O. IN THE ACCOMPANYING DETAILS.
   9.6 PAF's SHALL BEAR TO THE SURFACE OF THE ATTACHED PART. PROVIDE PAF's w/ADDITIONAL STEEL WASHERS TO INCREASE THE PULL OUT CAPACITY OF THE BASE STEEL WHERE NOTED IN THE ACCOMPANYING DETAILS.
   9.7 UNLESS NOTED OTHERWISE, REFER TO THE LITERATURE PUBLISHED BY SIMPSON STRONG-TIE FOR SELF-DRILLING SCREW LOAD CARRYING CAPACITIES, & INSTALLATION REQUIREMENTS. SCREW PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN (3) EXPOSED THREADS. SELECT SCREWS WITH ADEQUATE CUTTING TIP TO ACCOMMODATE THE TOTAL THICKNESS TO BE DRILLED. DRILLING MUST BE COMPLETE BEFORE THE THREADS ENGAGE THE MATERIAL. MAINTAIN A MIN. 1" DISTANCE FROM THE EDGE OF STEEL TO CENTERLINE OF SCREW AND A MIN. SPACING OF 1" BETWEEN SCREWS U.N.O. WHERE SCREW ATTACHMENTS ARE MADE TO FRAMING COMPONENTS OF DIFFERENT THICKNESS, THE THINNEST COMPONENT MUST BE PENETRATED FIRST.
   9.8 WELDED CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS D1.3 SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURES. CONSULT AWS PUBLICATION WZC, WELDING ZINC COATED STEELS, DISCUSSING ARC WELDING PROCEDURES & SAFE PRACTICES. MINIMUM WELD THROAT THICKNESS (DENOTED AS "t" IN WELD SYMBOLS) MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF AWS D1.3.
10. FABRICATED HORIZONTAL OR DIAGONAL TYPE BRACING SHALL BE REQUIRED TO PREVENT BUCKLING OF MEMBER WHERE SHEATHING APPLIED TO MEMBER IS NOT PRESENT OR ADEQUATE TO BRACE MEMBER.
11. STUDS SHALL BE PLUMBED, ALIGNED, & SECURELY ATTACHED TO BOTH TOP & BOTTOM TRACKS. SPLICES IN STUDS ARE NOT PERMITTED.

CONCRETE MASONRY UNITS (CMU)

1. HOLLOW CONCRETE BLOCK (MASONRY) UNITS SHALL CONFORM TO ASTM C90 SPECIFICATIONS, NORMAL WEIGHT, TYPE I GRADE N.
2. COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS & MASONRY & CONSTRUCTION OF MASONRY SHALL COMPLY WITH ACI 530.1/ASCE 6/TMS 602. A QUALITY ASSURANCE PROGRAM SHALL BE USED TO ENSURE THAT THE CONSTRUCTED MASONRY IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
3. SPECIFIED COMPRESSIVE STRENGTHS OF MASONRY:
   1. 8" NOMINAL DEPTH UNITS f'm SHALL BE A MINIMUM OF 1,500 PSI.
   2. 12" NOMINAL DEPTH UNITS f'm SHALL BE A MINIMUM OF 1,500 PSI.
4. MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS:
   1. 8" NOMINAL DEPTH UNITS SHALL BE 1,900 PSI.
   2. 12" NOMINAL DEPTH UNITS SHALL BE 1,900 PSI.
5. ALL MORTAR USED IN MASONRY SHALL CONFORM TO ASTM C270 TYPE M OR S. ALL GROUT FILL FOR USE IN MASONRY SHALL CONFORM TO ASTM C476, WITH MINIMUM COMPRESSIVE STRENGTH 3000 PSI.
6. ALL REINFORCEMENT FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM A615 GRADE 60.
7. ALL DEFORMED WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A497.
8. ALL PLAIN WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A82 OR ASTM A185.
9. MASONRY IS TO BE LAID IN ACCORDANCE WITH LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE SECTION 2104.7 AND TABLES 2104.7A & 2104.7B OR APPLICABLE GOVERNING CODES. TYPE "N" MASONRY CEMENT MORTAR IS NOT ACCEPTABLE.
10. VERTICAL & HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MIN. OF 48 BAR DIAMETERS.
11. MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION TO WITHSTAND WIND LOADS. BRACING SHALL REMAIN IN PLACE UNTIL ROOF FRAMING IS COMPLETELY INSTALLED AND CAPABLE OF PROVIDING LATERAL SUPPORT.
12. ALL MASONRY C.M.U. WALLS SHALL BE LAID IN RUNNING BOND IN ACCORDANCE WITH ACI 530-13.
13. VERTICAL REINFORCEMENT FOR C.M.U. WALLS TO BE PLACED IN CENTER OF WALL UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PROVIDE ALL ACCESSORIES AS REQUIRED TO SUPPORT BARS AT LOCATIONS INDICATED.
14. CONTRACTOR MUST FILL ALL REINFORCED CELLS AND ALL CELLS BELOW GRADE.

METAL DECKING

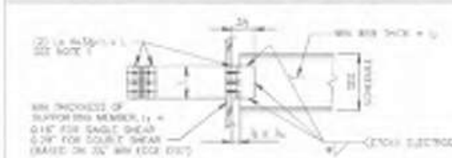
1. STEEL DECK SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S AND STEEL DECK INSTITUTE RECOMMENDATIONS AND SPECIFICATION.
2. STEEL DECK PROPERTIES AND ATTACHMENTS SHALL BE IN ACCORDANCE WITH THE STEEL DECK INSTITUTE.
3. METAL DECK SHALL BE AS MANUFACTURED BY VULCRAFT, A DIVISION OF NUCOR, INC. OR AN APPROVED EQUAL.
4. GALVANIZING SHALL CONFORM TO ASTM A924-94 WITH A MINIMUM COATING CLASS OF G-60.
5. DECK TO BE INSTALLED CONTINUOUS OVER A MIN. OF (3) SUPPORTS.
6. LIGHT GAUGE METAL FRAMING, SUSPENDED CEILING, LIGHT FIXTURES, DUCTS AND OTHER UTILITIES SHALL NOT BE SUPPORTED BY METAL ROOF DECK.
7. PROVIDE MIN. L4x4x¼" FRAMING AROUND ALL OPENINGS LARGER THAN 6" FOR ROOF TOP MECHANICAL UNITS.
8. ROOF DECK:
   A. STEEL DECK SHALL BE 1½"x 22 GAUGE INTERMEDIATE RIB GALVANIZED. USE VULCRAFT TYPE 1.5B22 OR APPROVED EQUAL.
   B. STEEL ROOF DECK SHALL BE SECURED WITH SIMPSON STRONG-TIE XL LARGE HEAD METAL SCREWS 3/8"Ø HEX HEADS @ 6" o.c. (EVERY DECK RIB) IN THE FIELD OF THE ROOF, THE ROOF PERIMETER & ALL CORNER AREAS ("a" DIM.). NO PUDDLE WELDS ALLOWED.

STRUCTURAL STEEL GENERAL NOTES

CONNECTIONS

1. UNLESS SPECIFICALLY NOTED ON THE DRAWINGS, SHOP CONNECTIONS MAY BE ASSEMBLED BY EITHER BOLTING OR WELDING. IF SHOP CONNECTIONS ARE BOLTED, CONNECTIONS SHALL BE SHOP ASSEMBLED AFTER GALVANIZING ON GALVANIZED STEEL.
2. FIELD CONNECTIONS FOR PRIMARY STRUCTURAL MEMBERS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS CONFORMING TO ASTM A 325 UNLESS OTHERWISE SHOWN ON THE DRAWINGS. HIGH STRENGTH BOLTED CONNECTIONS SHALL BE CLEARLY INDICATED ON THE ERECTION DRAWINGS.
3. FIELD CONNECTIONS FOR SECONDARY STRUCTURAL MEMBERS (PURLINS, GIRTS, STAIR FRAMING, STAIR BRACING, TOE PLATE, HANDRAIL, LADDERS, ETC) SHALL BE BOLTED WITH HIGH STRENGTH BOLTS CONFORMING TO ASTM A 325, UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
4. HIGH STRENGTH BOLTS ASTM A 325 SHALL BE 3/4 INCH DIAMETER WITH THE FOLLOWING EXCEPTIONS: HIGH STRENGTH BOLTS ASTM A 325 FOR STAIR BRACING, HANDRAIL, LADDERS AND TOE PLATES SHALL BE 5/8 INCH DIAMETER.
5. MACHINE BOLTS A 307 FOR STAIR TREADS SHALL BE 3/8 INCH DIAMETER.
6. THICKNESS OF GUSSET AND STIFFENER PLATES, IF NOT CALLED FOR ON THE DRAWINGS, SHALL BE 3/8 INCH MINIMUM.
7. WORKING POINTS FOR BRACING CONNECTIONS SHALL BE AS SHOWN ON THE DRAWINGS.
8. BRACING CONNECTIONS SHALL HAVE 2 BOLTS MINIMUM FOR ANGLE BRACING AND 4 BOLTS MINIMUM FOR STRUCTURAL TEE AND WIDE FLANGE BRACING UNLESS NOTED OTHERWISE ON THE DRAWINGS.
9. WHEN CONNECTION DETAILS OR DESIGN VALUES ARE NOT SHOWN ON THE DRAWINGS THE CONNECTION SHALL BE DESIGNED AS FOLLOWS:
   A. BEAMS SHALL BE DETAILED FOR A CONNECTION CAPACITY (BASED ON BEAM LENGTH) EQUAL TO OR GREATER THAN ONE-HALF THE LOADS INDICATED IN THE AISC MANUAL OF STEEL CONSTRUCTION TABLES ON PAGES 2-37 THRU 2-149 [illegible] SHALL THE CONNECTION CAPACITY BE LESS THAN THAT OF THE STANDARD CONNECTION SHOWN ON THIS DRAWING IN THE STANDARD SIMPLE BEAM CONNECTIONS CHART.
   B. BRACING CONNECTIONS SHALL NORMALLY BE DETAILED AND THE DETAIL SHALL INDICATE THE REQUIRED NUMBER OF BOLTS AND SIZE OF GUSSET PLATES. HOWEVER, IN CASES WHERE LOAD OR DETAIL INFORMATION IS NOT SHOWN, SELLER SHALL SIZE THE BRACING CONNECTION TO DEVELOP THE TENSILE CAPACITY OF THE MEMBER BASED ON A TENSILE AREA EQUAL TO THE CONNECTED PART PLUS ONE-HALF OF THE UNCONNECTED PART.
10. ALL HIGH STRENGTH BOLTED CONNECTIONS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE EXCEPT FOR BRACES, TRUSSES, MOMENT CONNECTIONS, HANGERS, DIRECT TENSION CONNECTIONS AND VIBRATORY STRUCTURES WHICH SHALL BE SLIP CRITICAL CLASS A.

STANDARD SIMPLE BEAM CONNECTIONS



BEAM DEPTH (in.)	NUMBER OF ROWS OF A325 ¾ Ø BOLTS	ANGLES t (IN.) (NOTE 3)	ANGLES L	MINIMUM WELD SIZE IN. (IN.) (NOTE 1)	DESIGN VALUE (NOTE 2) MIN. WEB THICK. t_w (IN.) 36ksi	50ksi	MAXIMUM SHEAR LOAD (KIPS)
36	10	5/16	2'-5½	1/4	0.45	0.33	186
33	9		2'-2½		0.44	0.32	167
30	8		1'-11½		0.43	0.31	149
27	7		1'-8½		0.42	0.30	133
24 & 21	6		1'-5½		0.41	0.30	117
20 & 18	5		1'-2½	3/16	0.38	0.28	89
16 & 15	4		0'-11½		0.38	0.28	72
14 & 12	3		0'-8½		0.38	0.28	53
10 & 8	2		0'-5½		0.38	0.28	37
7 & 6	1		0'-4		0.26	0.19	18

NOTES:

1. USE 3 IN. OUTSTANDING LEGS FOR FRAMING TO W10 & W8 COLUMN WEB. USE L 3x3 FOR FRAMING TO W6 COLUMN WEB. USE 3 IN. OUTSTANDING LEGS FOR FRAMING TO COLUMN FLANGES LESS THAN 8 IN. WIDE.
2. WHEN WEB THICKNESS t_w OR t_f IS LESS THAN MINIMUM SHOWN, REDUCE MAXIMUM SHEAR LOAD IN DIRECT PROPORTION.
3. WHEN WEB THICKNESS t_w EXCEEDS ⅜ IN. USE ¼ IN. FILLET. WHEN WEB THICKNESS t_w EXCEEDS ⅝ IN. USE 5/16 IN. FILLET & ⅜ IN. ANGLES.
4. NO ECCENTRICITY OR MOMENT RESISTANCE IS CONSIDERED.

STEEL: ASTM A 36 (CHANNELS & S SHAPES), ASTM A 992 (W SHAPES)
BOLTS: ASTM A 325 HIGH STRENGTH BOLTS WITH THREADS IN SHEAR PLANE.
HOLES: SLOTTED HOLES ARE NOT PERMITTED UNLESS NOTED ON THE DRAWINGS.
REFERENCE: AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN.

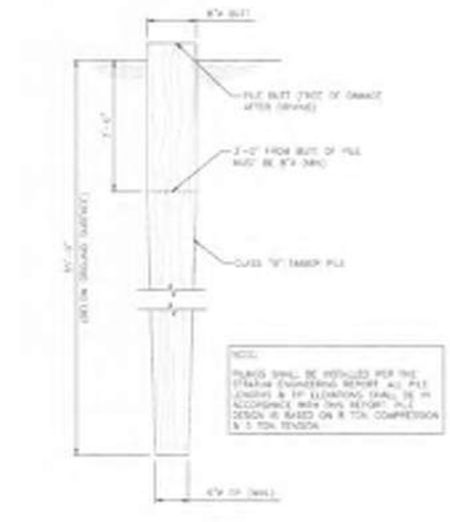
PSE DESIGNS
CONSULTING ENGINEERS

Carlton B. Parker, AIA
ARCHITECT

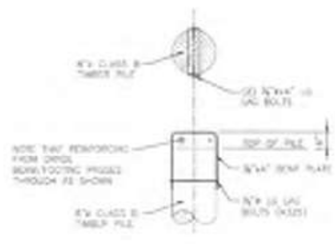
PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

REVISIONS

FILE: 4112
DATE: JUNE 21, 2024
SHEET: S0.1B
GENERAL NOTES

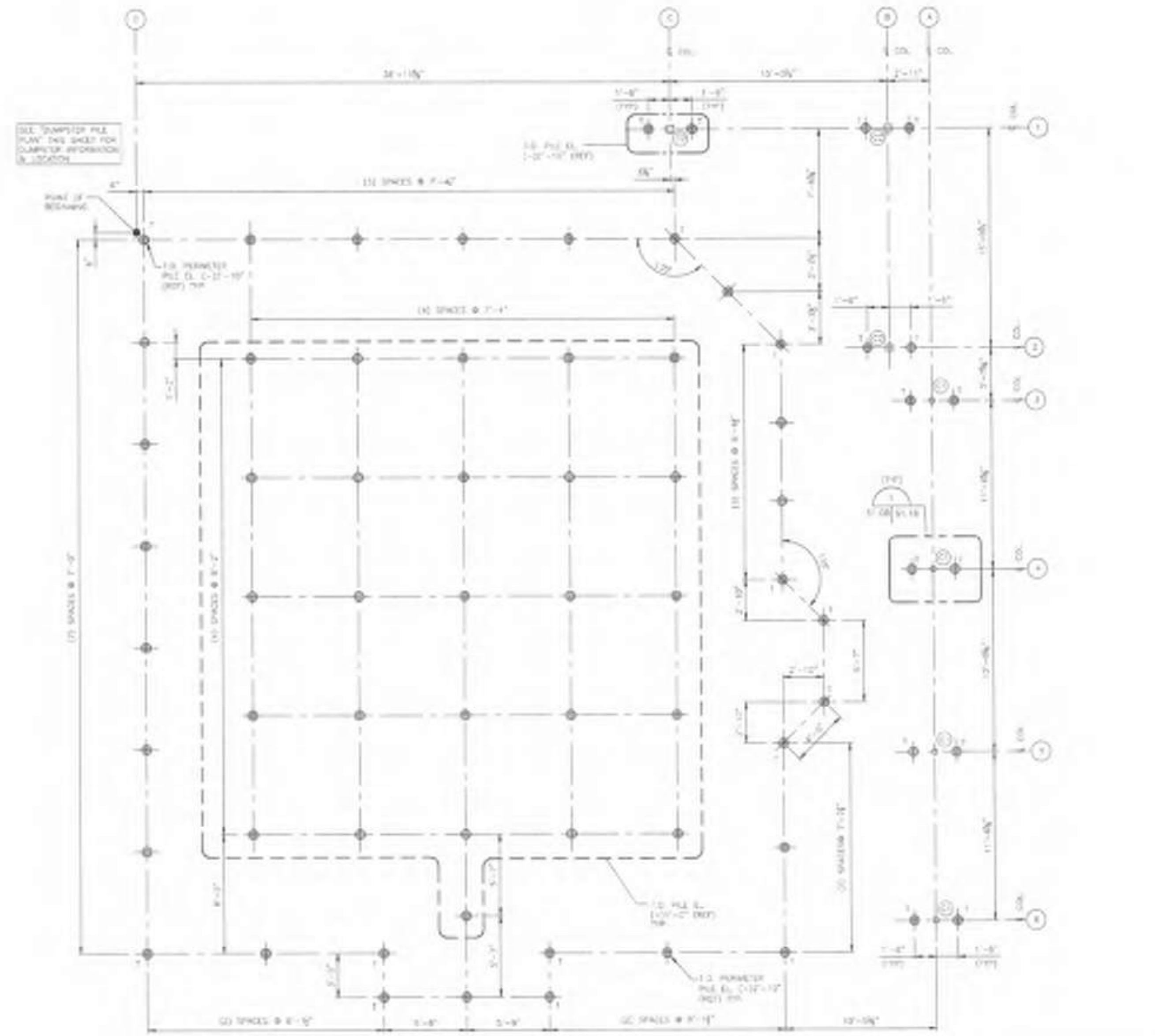


PILE DETAIL

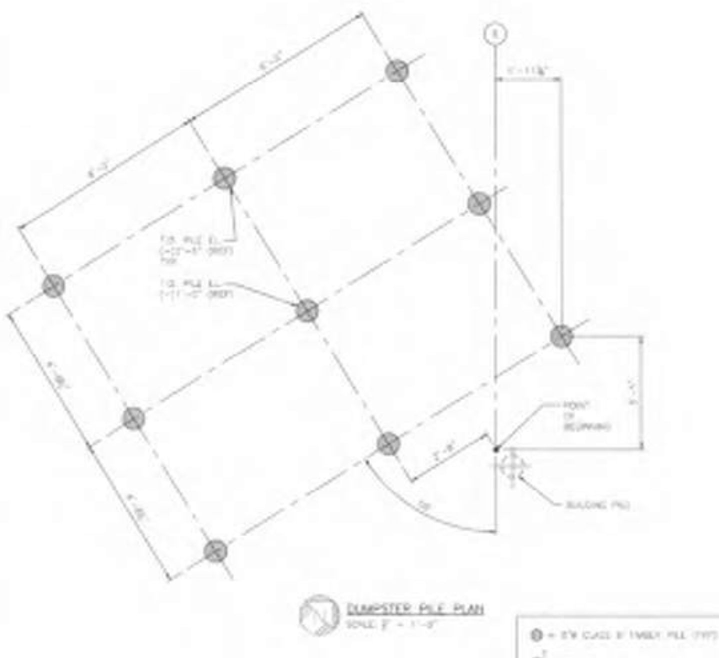


TENSION PILE DETAIL

N.T.S.



PILE PLAN



DUMPSTER PILE PLAN

COLUMN SCHEDULE			
MARK	COLUMN SIZE	BASE PLATE	CAP PLATE
(1)	HSS 4"x4"x¼"	1'-1 1/2"x1'-1 1/2"x¼" PLATE w/(4) ¾"Ø HOLES FOR (4) ⅝"Ø A.B.	4"x4"x¼"
(2)	HSS 4"x4"x¼"	1'-0"x1'-0"x¼" PLATE w/(4) ¾"Ø HOLES FOR (4) ⅝"Ø A.B.	4"x4"x¼"

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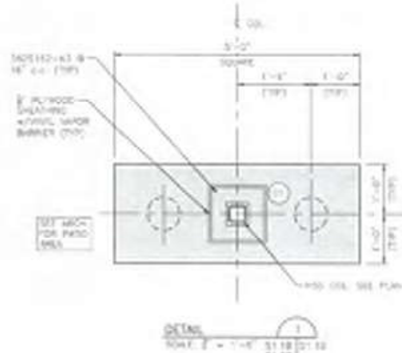
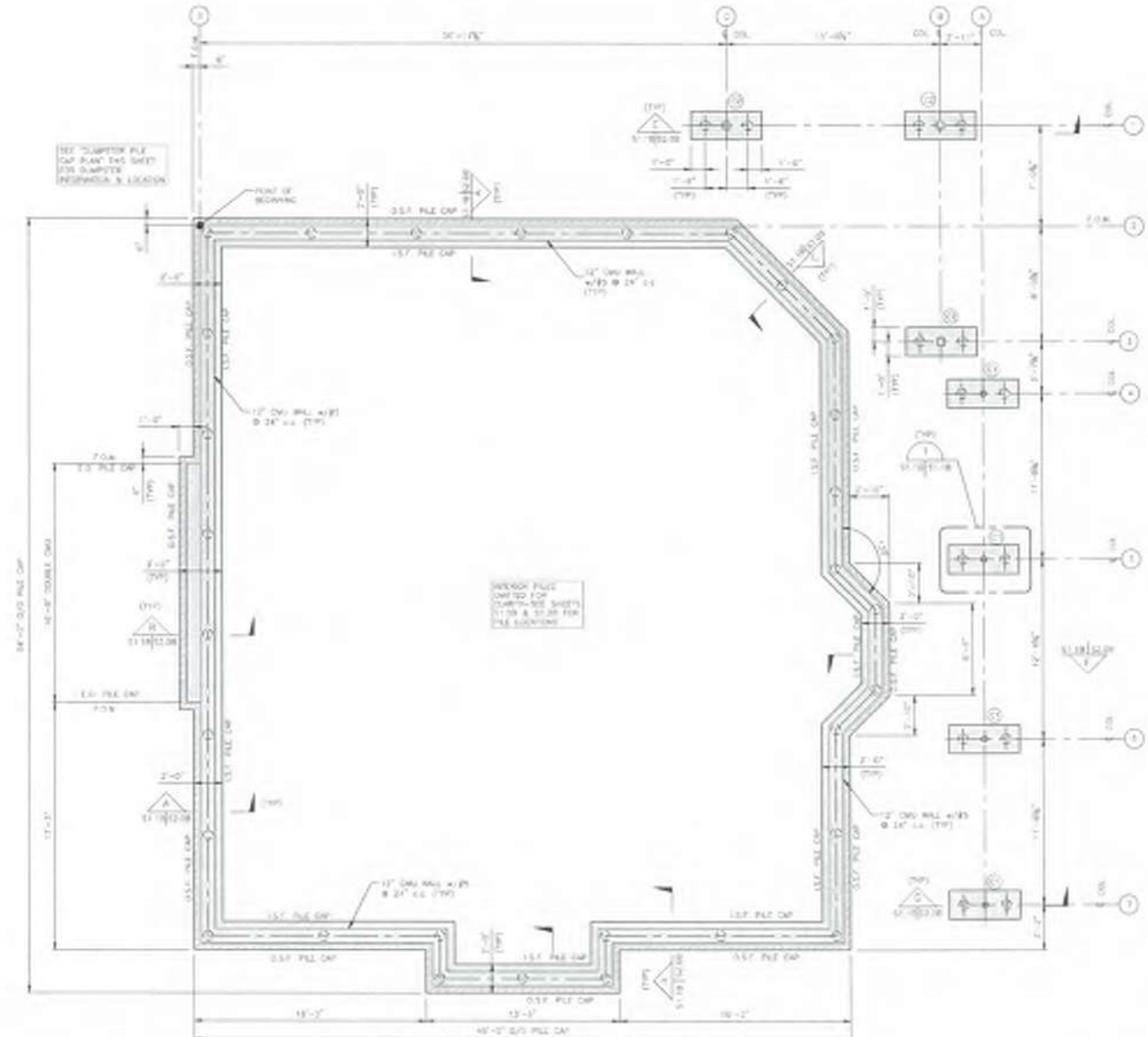
SHEET S1.0B

PILE PLAN



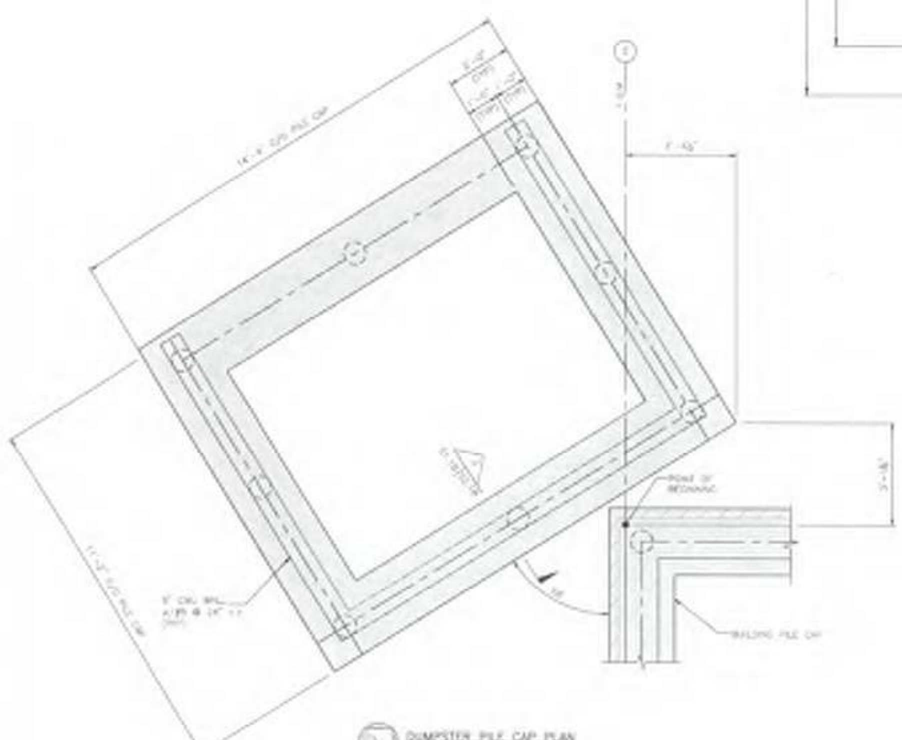
DETAIL
SCALE: 1" = 1'-0"



PILE CAP PLAN
SCALE: 1/4" = 1'-0"

(solid bar)	= 12" CMU w/#5 @ 24" o.c.
(dashed bar)	= 4" CMU w/#5 @ 24" o.c.
	F.O.M. = FACE OF MASONRY

COLUMN SCHEDULE			
MARK	COLUMN SIZE	BASE PLATE	CAP PLATE
(C)	HSS 4"x4"x1/4"	0'-10"x0'-10"x3/4" PLATE w/(4) 3/4"Ø HOLES FOR (4) 5/8"Ø A.B.	6"x6"x1/4"
(⊖)	HSS 6"x6"x1/4"	1'-0"x1'-0"x3/4" PLATE w/(4) 3/4"Ø HOLES FOR (4) 5/8"Ø A.B.	8"x8"x1/2"



DUMPSTER PILE CAP PLAN
SCALE: 1" = 1'-0"

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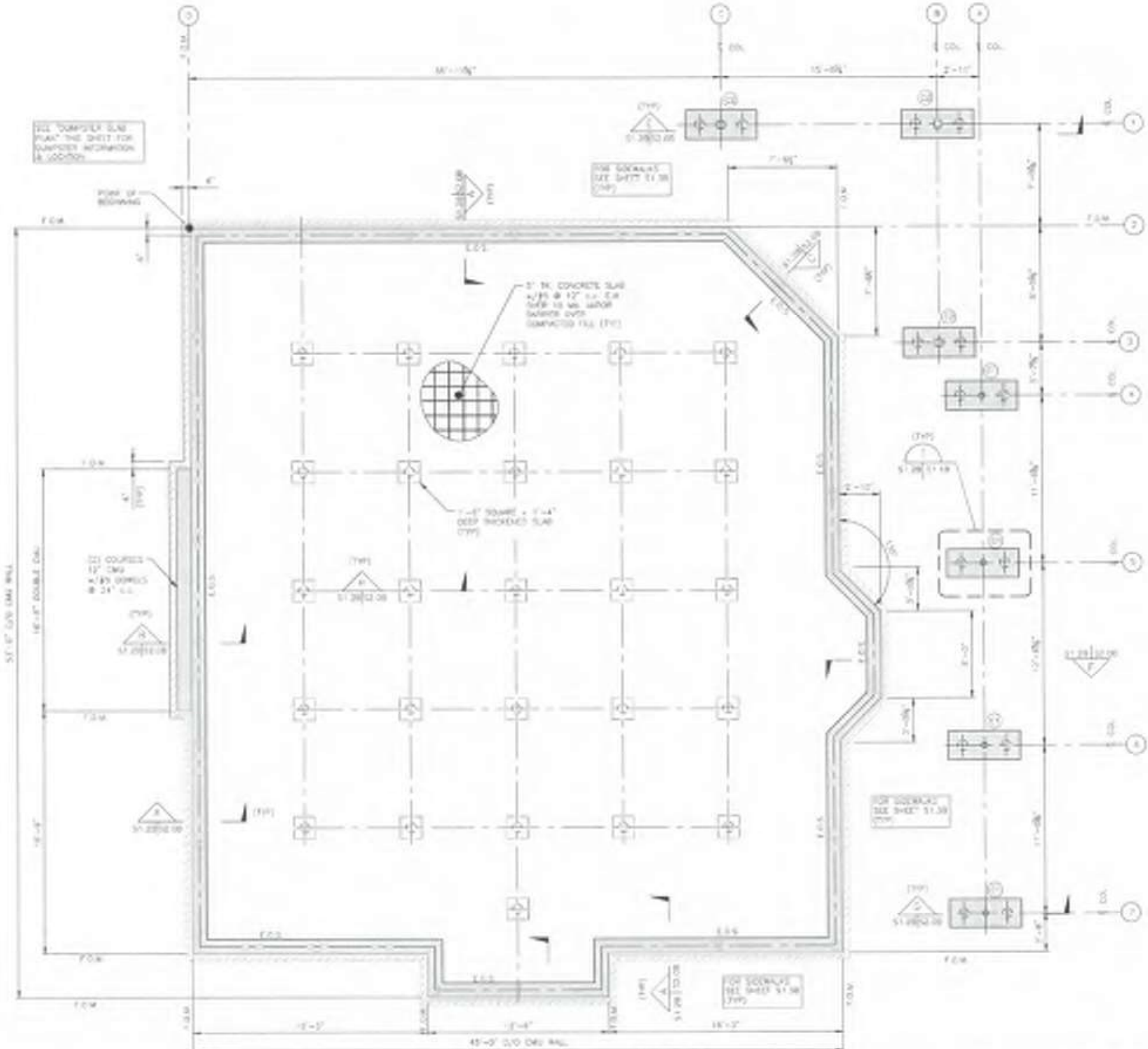
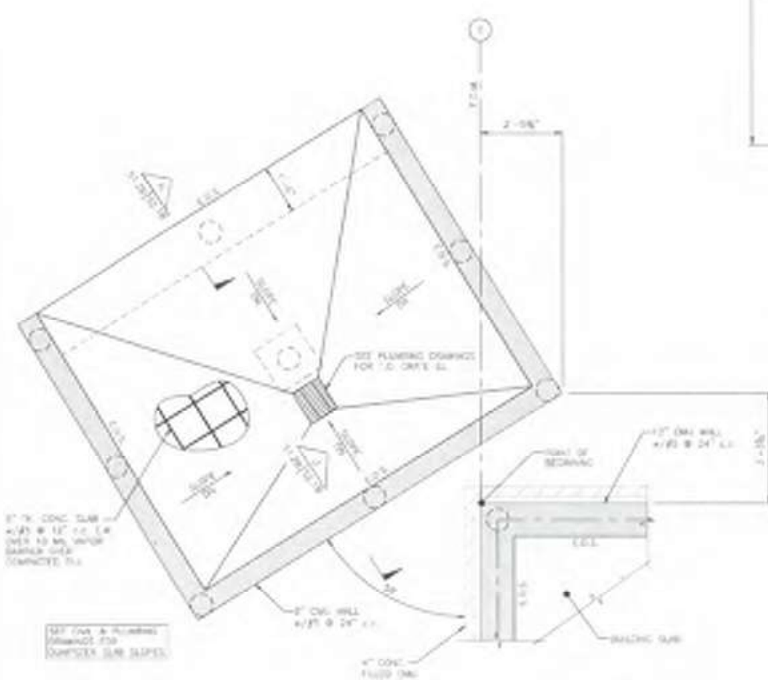
FILE
DATE JUNE 21, 2024
SHEET S1.1B
PILE CAP PLAN



SLAB @ GRADE PLAN
SCALE: 1/8" = 1'-0"

[legend symbol]	= 12" CMU w/#5 @ 24" o.c.
[legend symbol]	= 4" CMU w/#5 @ 24" o.c.
F.O.M.	= FACE OF MASONRY
[legend symbol]	= 8"ø CLASS B TIMBER PILE

COLUMN SCHEDULE			
MARK	COLUMN SIZE	BASE PLATE	CAP PLATE
[illegible]	HSS 4"x4"x1/4"	[illegible] PLATE w/(4) [illegible] HOLES FOR (4) [illegible] A.B.	[illegible]
[illegible]	HSS 4"x4"x1/4"	[illegible] PLATE w/(4) [illegible] HOLES FOR (4) [illegible] A.B.	[illegible]



DUMPSTER SLAB PLAN
SCALE: 1/4" = 1'-0"

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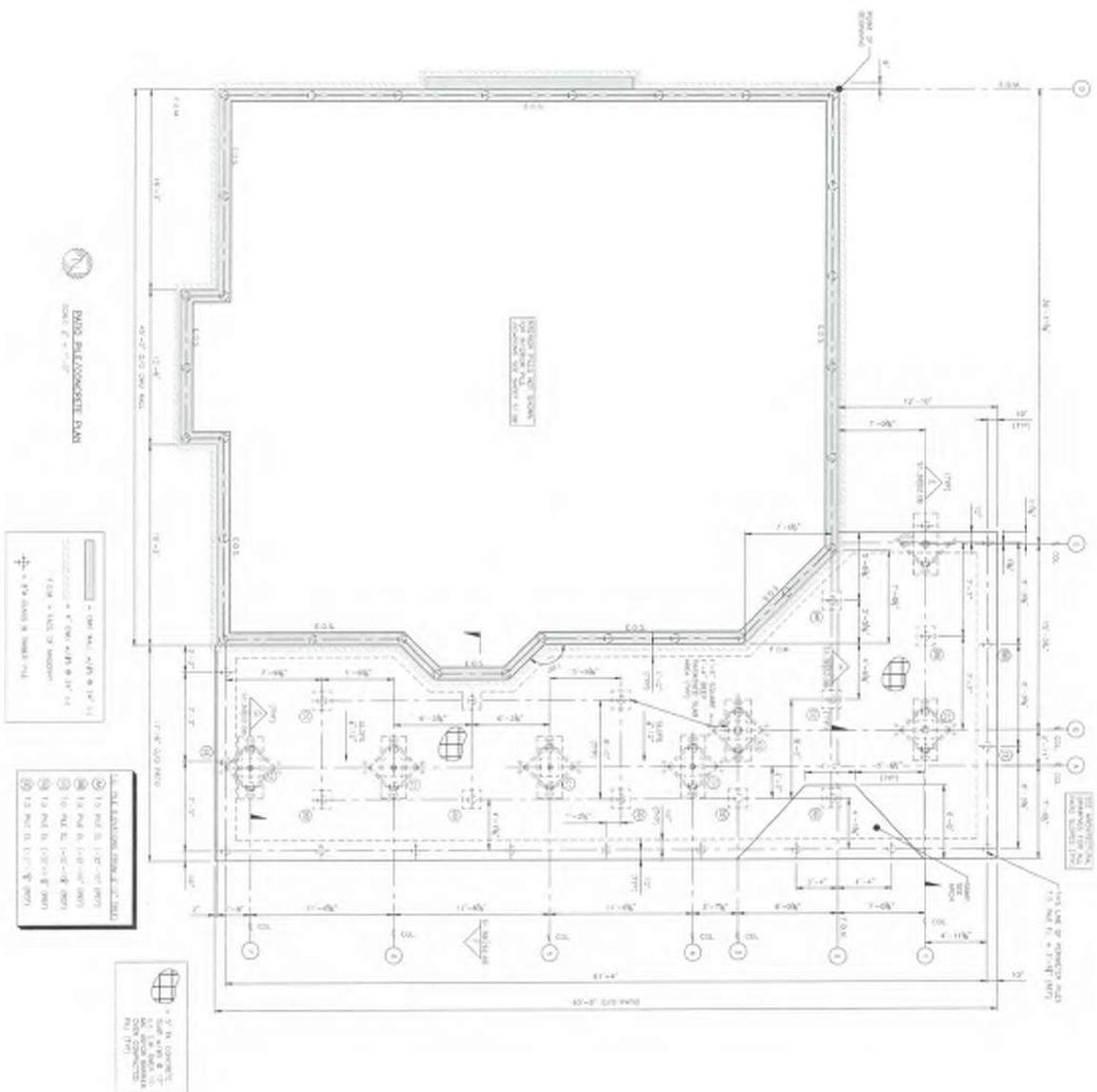
DATE: JUNE 21, 2024
SHEET: S1.2B
SLAB @ GRADE PLAN



PSE DESIGNS

S1.3B

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PSE DESIGNS
CONSULTING ENGINEERS

REVISIONS

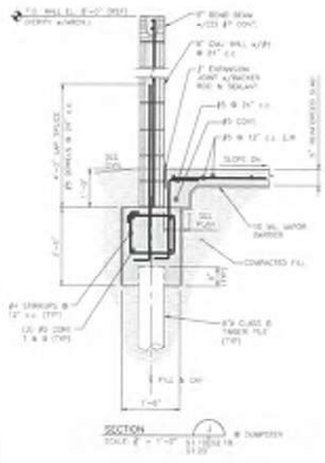
FILE
DATE JUNE 21, 2024
SHEET S2.0B
FOUNDATION SECTIONS

ANCHOR BOLT SCHEDULE		
DIA.	EMBEDMENT	PROJECTION (MIN.)
1"	1'-0"	4" @ COLUMNS

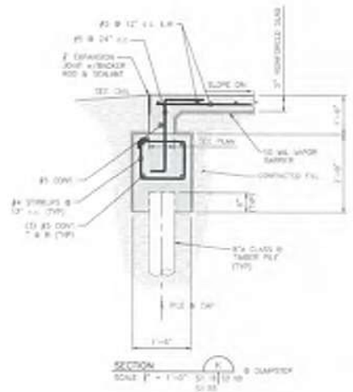
ANCHOR BOLT DETAIL

TYPICAL CONTROL JOINT DETAIL

TYPICAL BASE PLATE DETAIL (BP#1)



SECTION



SECTION

TYPICAL BASE PLATE DETAIL (BP#2)

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VILLAGE OF EDEN OAK
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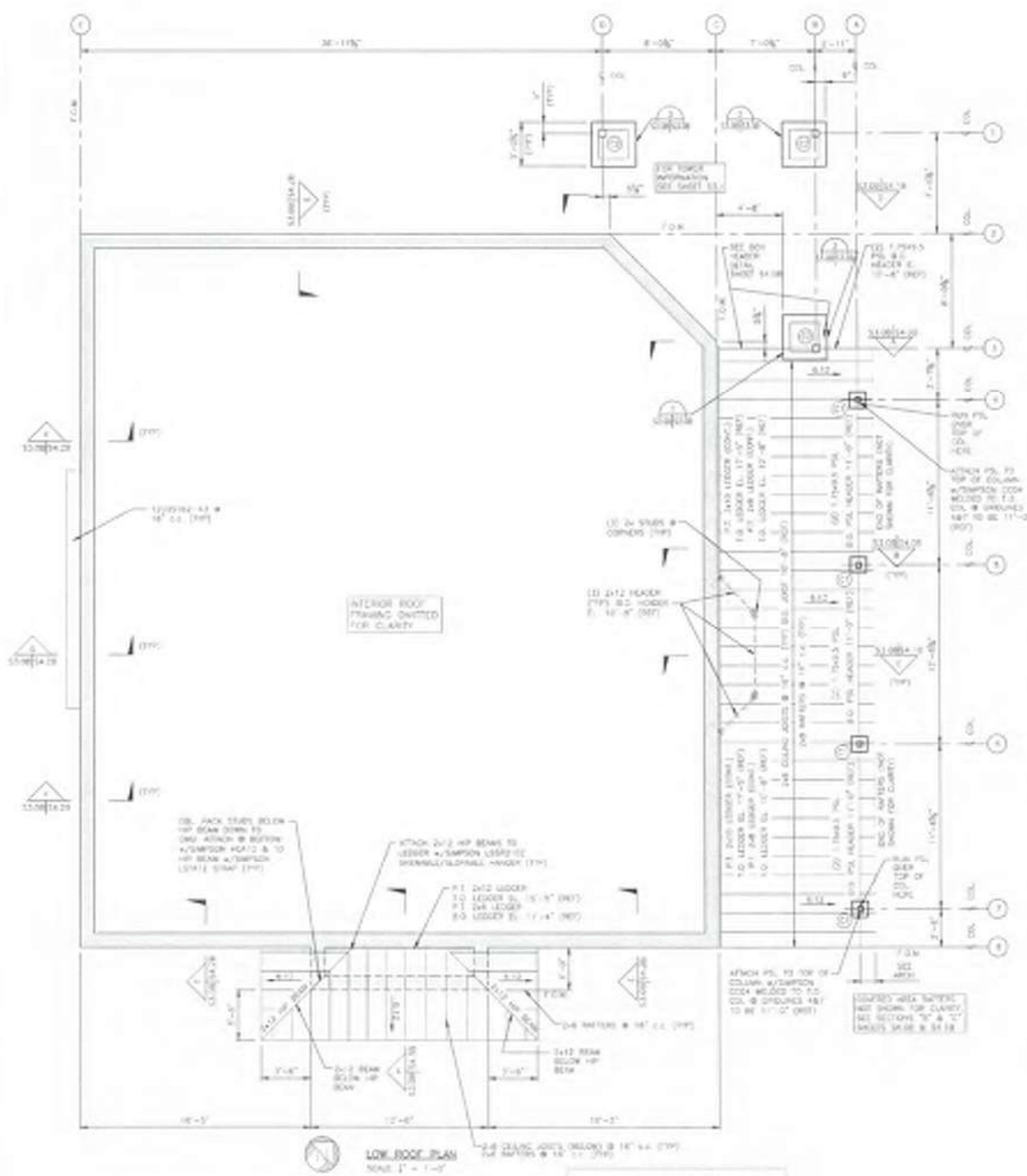
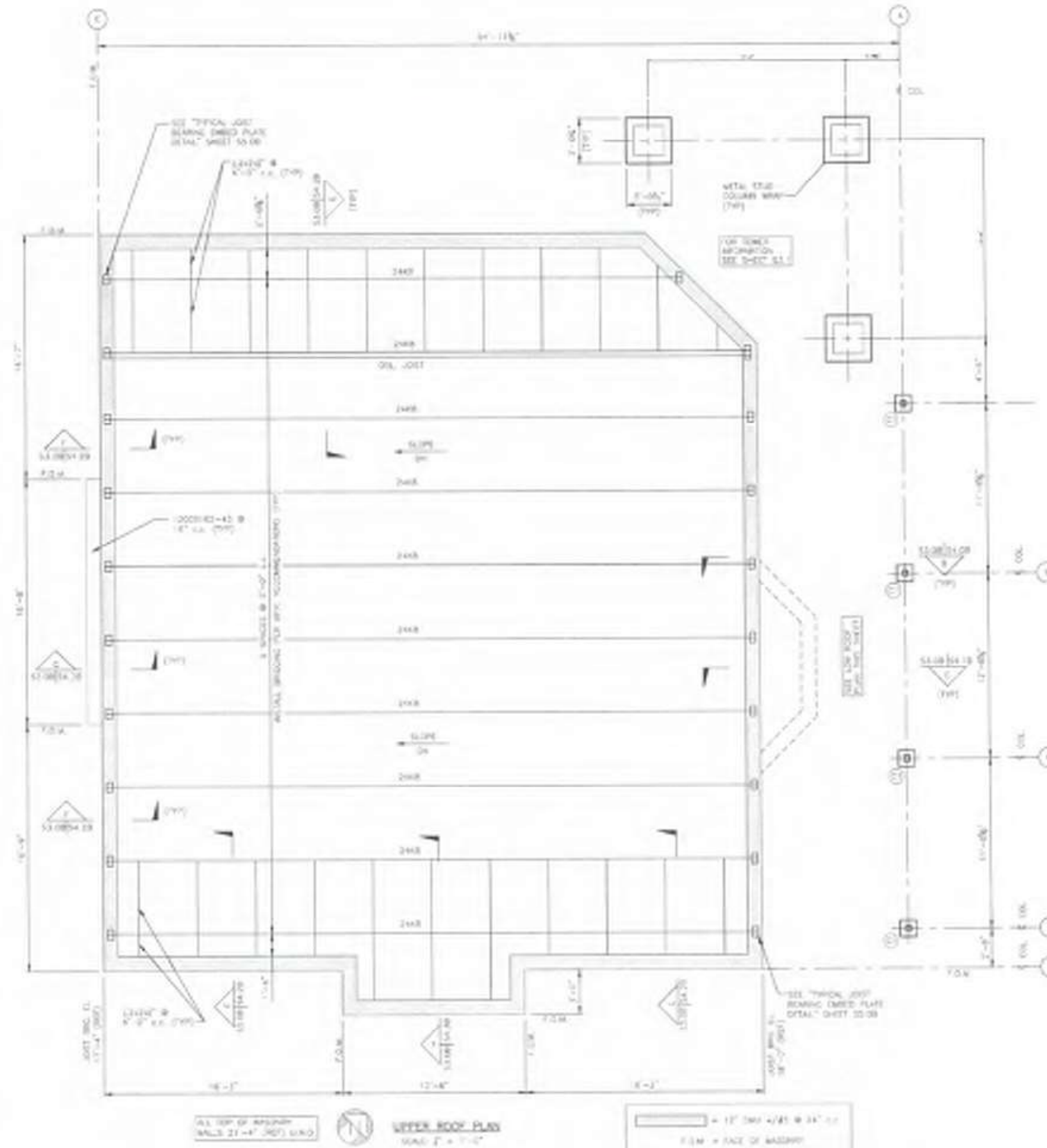
ST. TAMMANY PARISH

PSE DESIGNS
CONSULTING ENGINEERS

FILE
DATE JUNE 21, 2024
SHEET S2.1B
ANCHOR BOLT AND BASE PLATE DETAILS



LOW ROOF PLAN



UPPER ROOF PLAN

COLUMN SCHEDULE			
MARK	COLUMN SIZE	BASE PLATE	CAP PLATE
①	HSS 4"x4"x¼"	0'-10"x0'-10"x¾" PLATE w/(4) ⅞"ø HOLES FOR (4) ¾"ø A.B.	6"x6"x¼"
②	HSS 4"x4"x¼"	1'-0"x1'-0"x¾" PLATE w/(4) ⅞"ø HOLES FOR (4) ¾"ø A.B.	8"x8"x¼"

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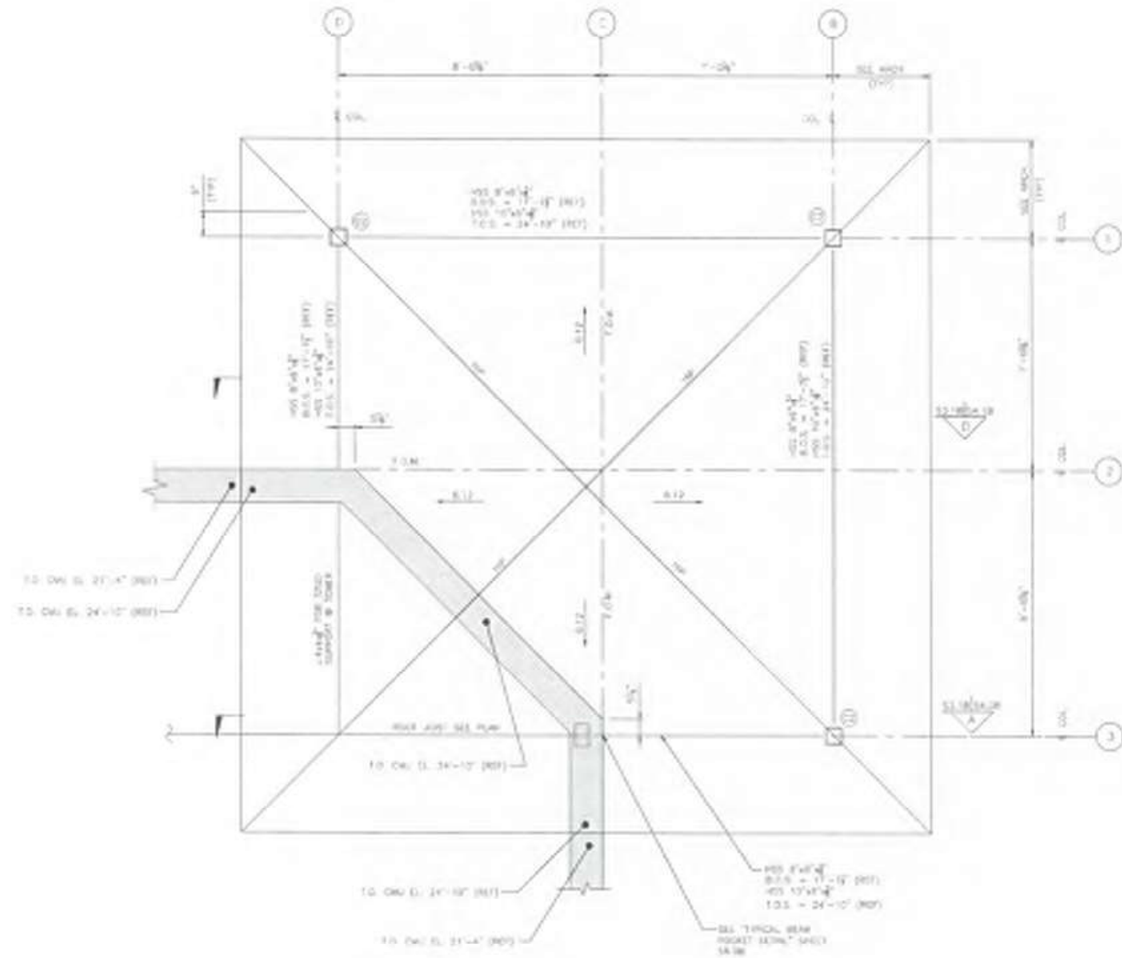
REVISIONS

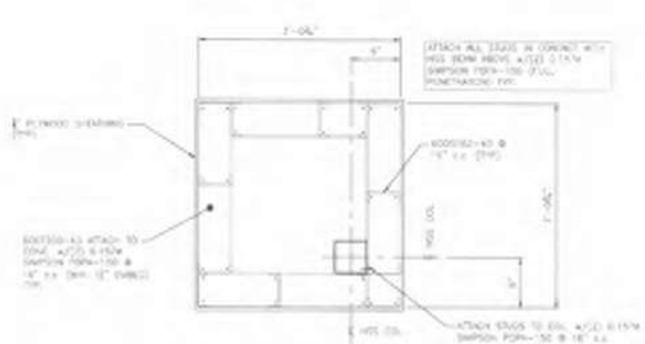
DATE: JUNE 24 2024

SHEET
S3.0B
ROOF FRAMING PLAN

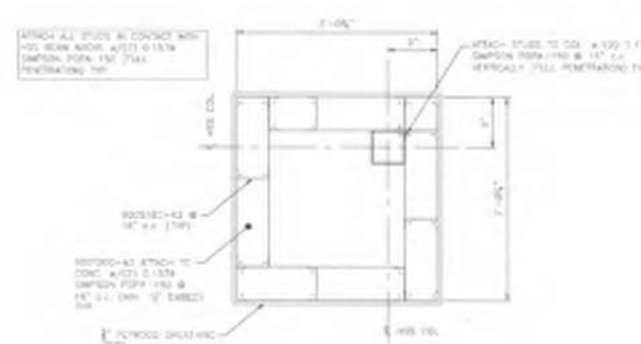


ENLARGED TOWER AREA

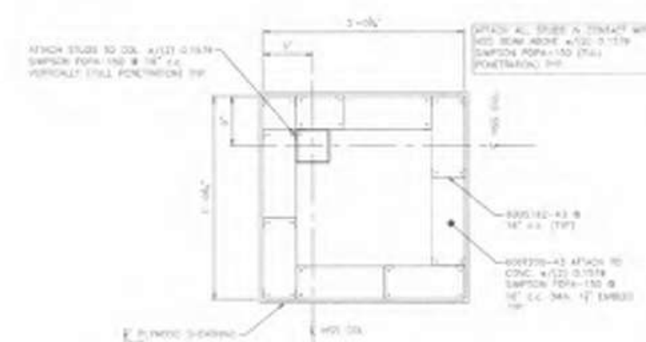
COLUMN SCHEDULE			
MARK	COLUMN SIZE	BASE PLATE	CAP PLATE
C1	HSS 4"x4"x¼"	[illegible] PLATE w/(4) ⅞"ø HOLES FOR (4) ¾"ø A.B.	8"x8"x¼"
C2	HSS 6"x6"x¼"	[illegible] PLATE w/(4) ⅞"ø HOLES FOR (4) ¾"ø A.B.	8"x8"x¼"



DETAIL 1



DETAIL 2



DETAIL 3

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REVISIONS

FILE
DATE
SHEET
S3.1B
ROOF FRAMING PLAN

PSE DESIGNS
CONSULTING ENGINEERS

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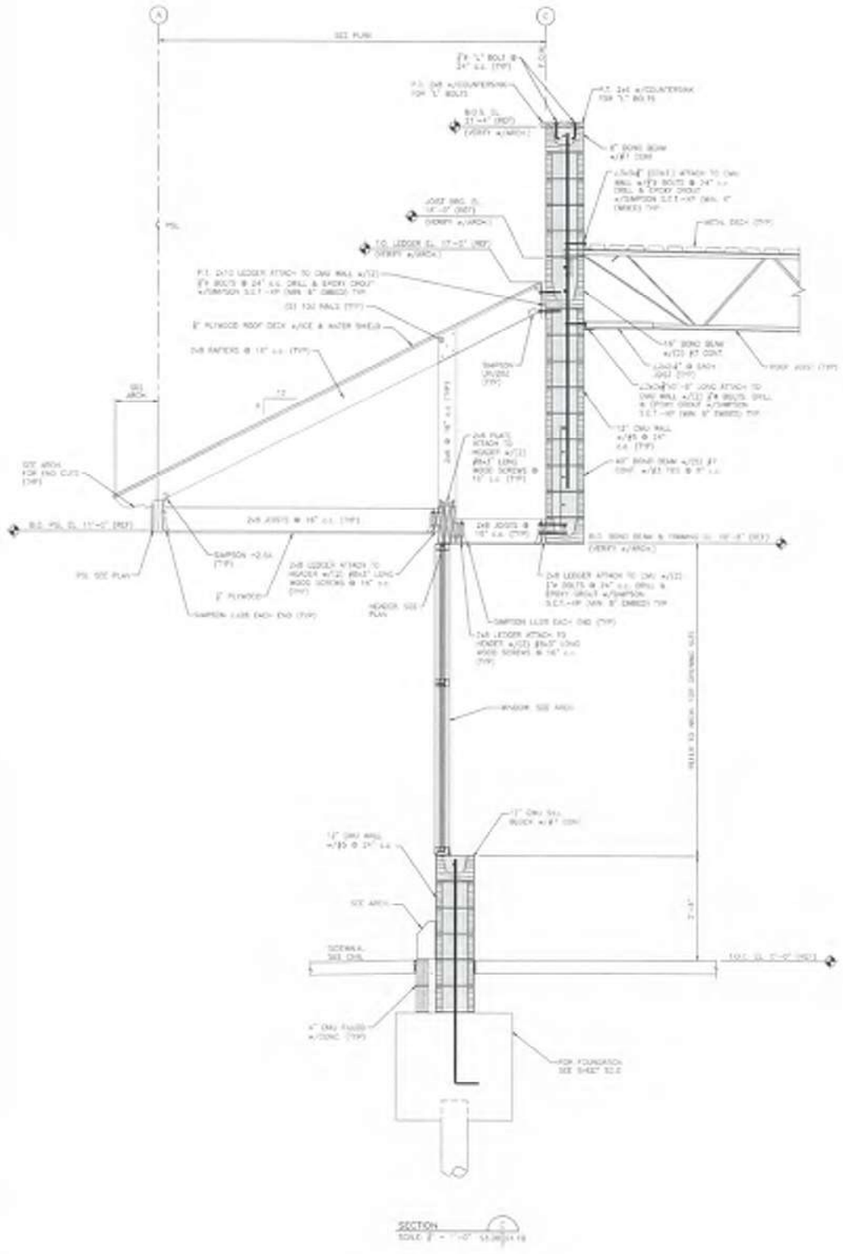
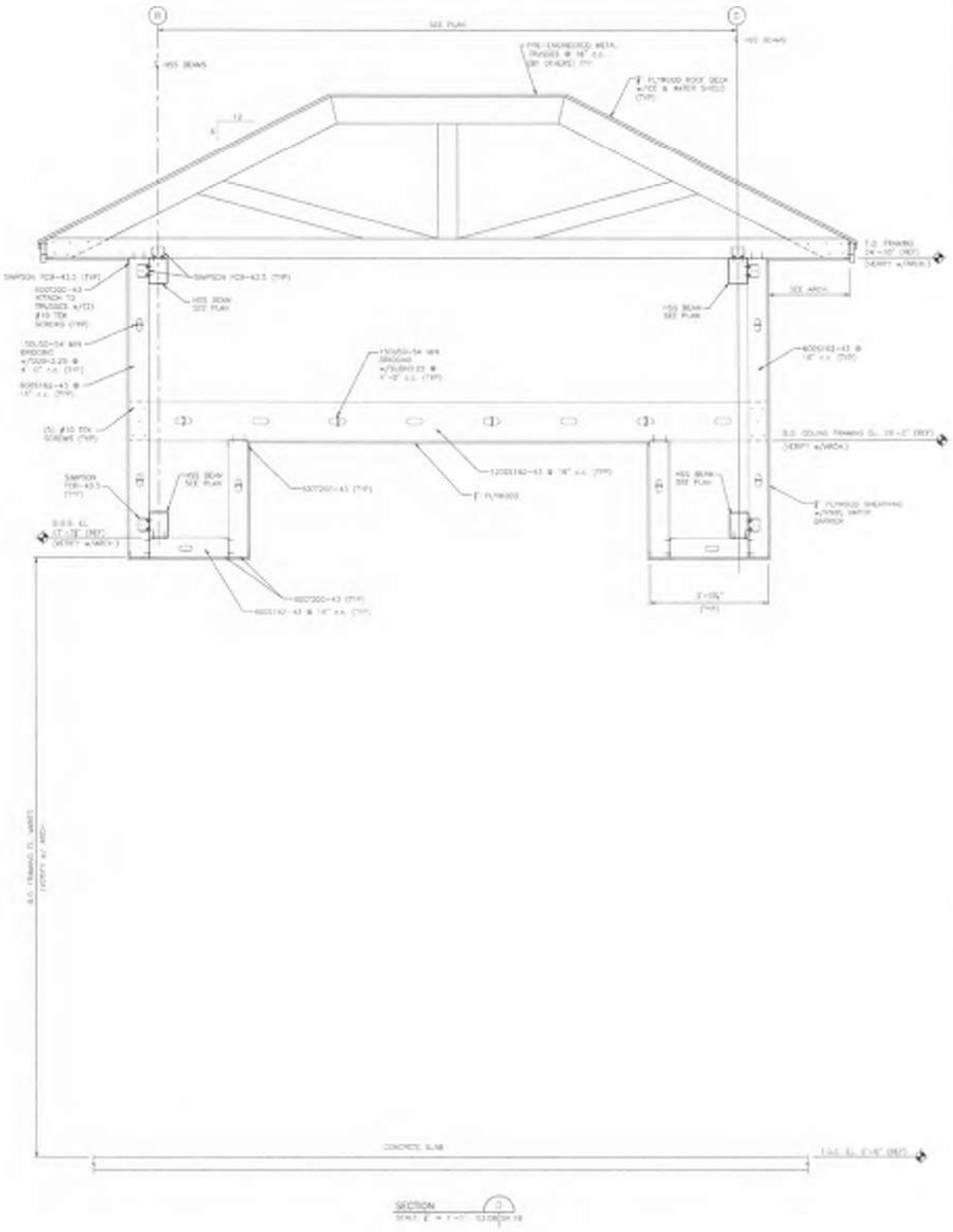
REVISIONS

FILE: 47.0
DATE: JUNE 21, 2024
SHEET: S4.0B
WALL SECTIONS





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PSE DESIGNS
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FILE	410
DATE	JUNE 21, 2024
SHEET	S4.1B
	WALL SECTIONS

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REVISIONS

DATE: JUNE 17, 2024

SHEET
S4.2B
WALL SECTIONS

HSS BEAM TO COLUMN
CONNECTION DETAIL

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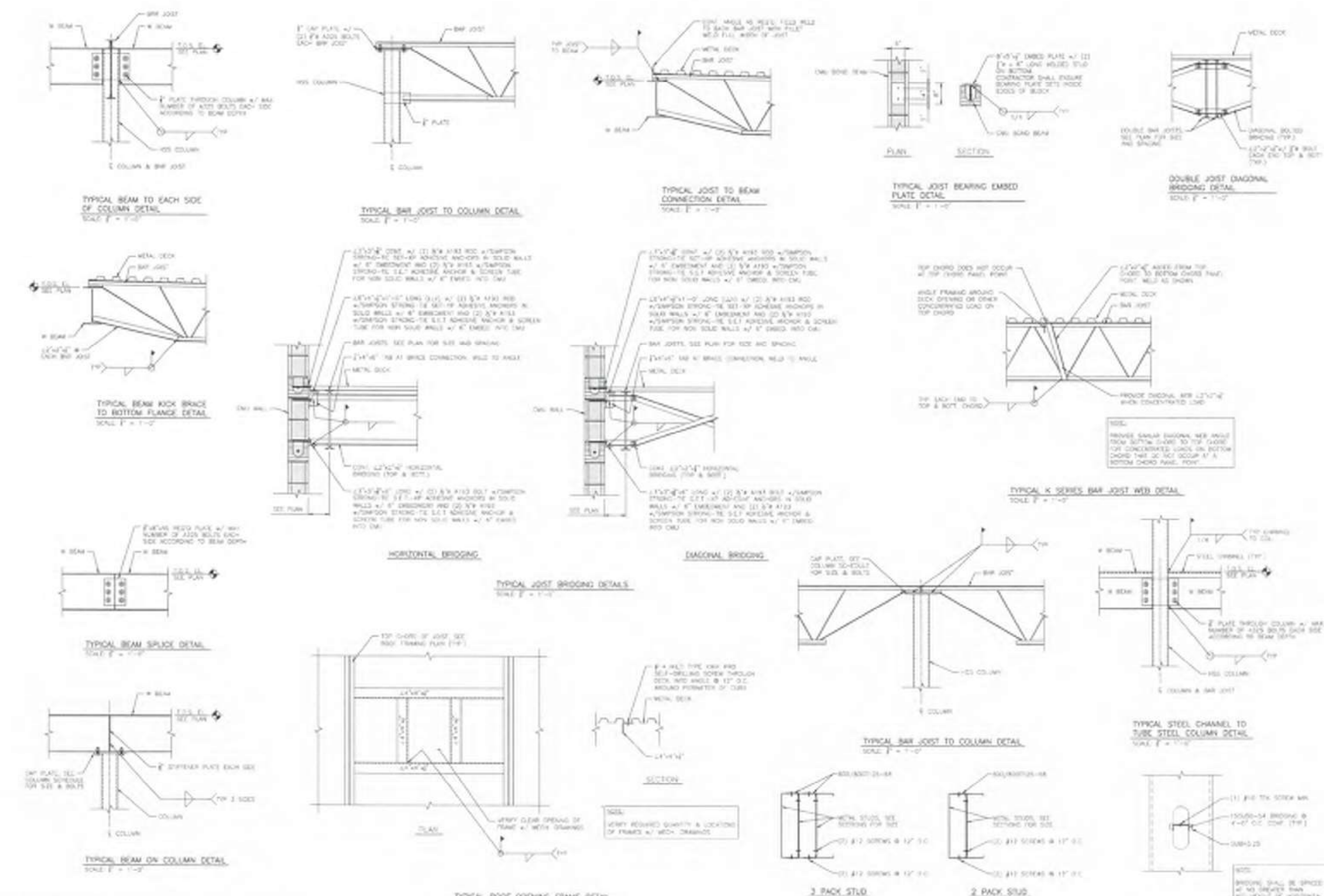
FILE
DATE JUNE 21, 2024
SHEET S4.3B
WALL SECTIONS



THIS SHEET CONTAINS STANDARD DETAILS. SOME DETAILS MAY NOT BE REQUIRED FOR THIS PARTICULAR PROJECT. USE DETAILS AS NECESSARY.

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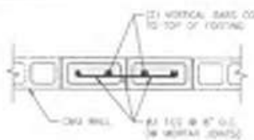
REVISIONS

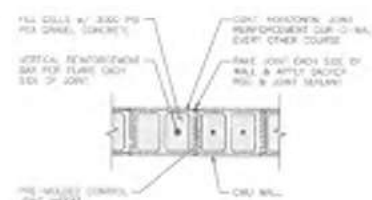
DATE JUNE 21, 2024
SHEET S5.0B
STEEL DETAILS

REINFORCEMENT SCHEDULE FOR CMU WALLS
(TYPICAL FOR ALL CMU WALLS, UNLESS INDICATED OR SHOWN OTHERWISE)

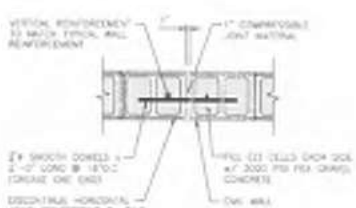
1. EXTERIOR BEARING WALLS:
   1.A PROVIDE (2) #6 VERTICAL BARS FULL HEIGHT OF WALL AT ENDS OF WALLS. PROVIDE #3 HORIZONTAL TIES BETWEEN VERTICAL BARS AT 16" O.C.
   1.B PROVIDE 16" TIE COLUMN AT ALL CORNERS AND INTERSECTIONS OF WALLS WITH (4) #6 VERTICAL BARS FULL HEIGHT OF WALL. PROVIDE #3 HORIZONTAL TIES BETWEEN VERTICAL BARS SPACED AT 16" O.C.
2. PROVIDE REINFORCING BAR POSITIONERS TO PLACE VERTICAL REINFORCEMENT BARS IN THE CENTER OF ALL CMU WALLS UNLESS INDICATED OR SHOWN OTHERWISE ON THE DRAWINGS.
3. PROVIDE LADDER TYPE, 9 GA. (W1.7) SIDE AND CROSS RODS, CONTINUOUS GALVANIZED HORIZONTAL JOINT REINFORCEMENT SPACED AT 16" O.C. FOR FULL HEIGHT OF ALL WALLS. PLACE FIRST RUN OF HORIZONTAL REINFORCEMENT ON TOP OF FIRST COURSE OF CMU ABOVE TOP OF FOUNDATIONS. PROVIDE CONTINUITY OF HORIZONTAL REINFORCEMENT AT CORNERS AND WALL INTERSECTIONS BY USING PREFABRICATED "L" AND "T" SECTIONS.
4. GROUT ALL REINFORCEMENT SOLID IN CMU WITH GROUT MIX AS DEFINED IN THE GENERAL STRUCTURAL NOTES ON SHEET S0.0.
5. 16" AND DEEPER BOND BEAMS AND LINTELS MAY BE CONSTRUCTED WITH STANDARD 12" LINTEL BLOCKS FOR THE BOTTOM COURSE AND 12" OPEN END COURSES FOR COURSES ABOVE THE LINTEL COURSE.
6. MAKE ALL HORIZONTAL BARS IN BOND BEAMS CONTINUOUS AROUND CORNERS BY THE USE OF CORNER BARS FOR EACH BAR IN BOND BEAMS. CORNER BARS TO LAP MINIMUM OF 48 BAR DIAMETERS WITH BOND BEAM BARS.
7. SEE THE CMU LINTEL SCHEDULE ON THIS SHEET FOR CMU LINTEL SIZES AND REINFORCEMENT FOR WALL OPENINGS.
8. LAP SPLICES FOR ALL REINFORCEMENT IN CMU WALLS SHALL BE A MINIMUM OF 48 BAR DIAMETERS.
9. PROVIDE VERTICAL DOWELS FOR ALL CMU WALL VERTICAL REINFORCING BARS TO FOUNDATIONS. DOWELS BARS TO MATCH SIZE OF CMU WALL VERTICAL BARS AND TO BE LAPPED A MINIMUM OF 48 BAR DIAMETERS.
10. SEE DRAWINGS AND STRUCTURAL GENERAL NOTES FOR OTHER CMU WALL REINFORCEMENT REQUIREMENTS.



TYPICAL 8"x32" CMU PILASTER DETAIL (BELOW BEAMS)
SCALE: 1" = 1'-0"



TYPICAL CMU CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"



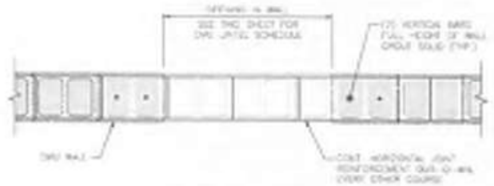
TYPICAL CMU EXPANSION JOINT DETAIL
SCALE: 1" = 1'-0"

NOTE:

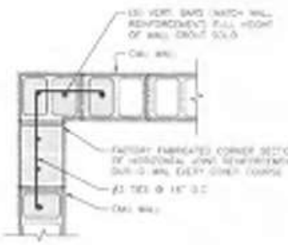
CMU WALL CONTROL JOINTS TO BE LOCATED AT SAME LOCATIONS AS EXTERIOR VENEER CONTROL JOINTS AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

CMU CONTROL JOINTS ARE NOT TO EXCEED 50', TYP. U.N.O. THE JOINTS SHALL BE LOCATED A MIN. OF 24" FROM DOOR OR WINDOW OPENINGS TO MISS LINTELS. THE HORIZONTAL JOINT REINFORCING SHALL BE TERMINATED 2" FROM EACH SIDE OF JOINT. ALL BOND BEAM REINFORCING SHALL CONTINUE THROUGH THIS JOINT.

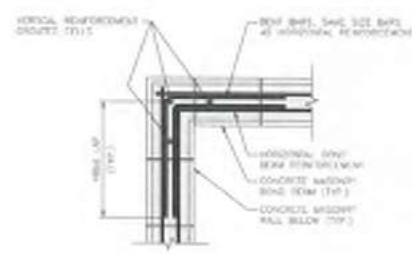
THIS SHEET CONTAINS STANDARD DETAILS. SOME DETAILS MAY NOT BE REQUIRED FOR THIS PARTICULAR PROJECT. USE DETAILS AS NECESSARY.



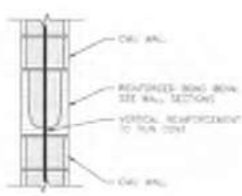
TYPICAL CMU OPENING DETAIL
SCALE: 1" = 1'-0"



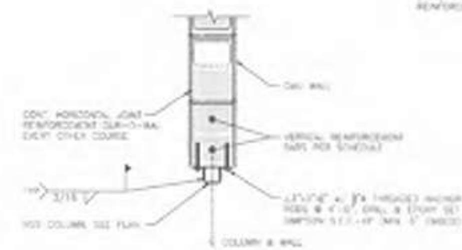
TYPICAL CMU CORNER DETAIL
SCALE: 1" = 1'-0"



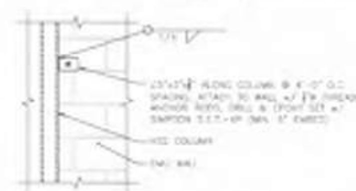
PLAN SHOWING BOND BEAM REINFORCEMENT @ WALL CORNER
SCALE: 1" = 1'-0"



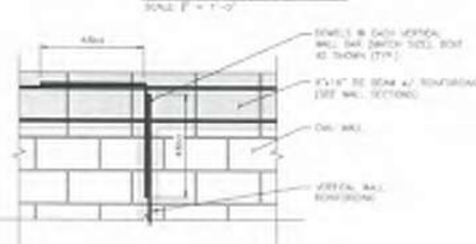
TYPICAL BOND BEAM DETAIL @ EL. (SEE WALL SECTIONS)
SCALE: 1" = 1'-0"



TYPICAL COLUMN TO END OF CMU WALL CONNECTION DETAIL
SCALE: 1" = 1'-0"



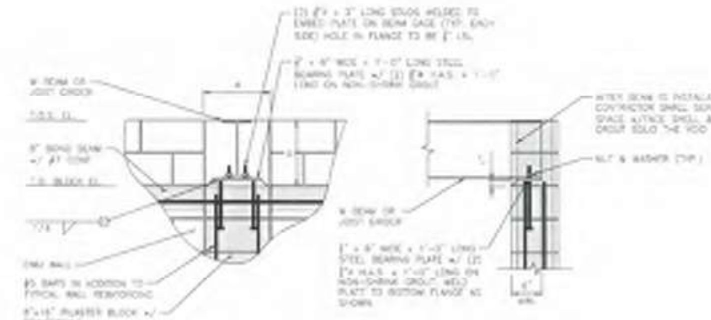
TYPICAL HSS COLUMN TO CMU WALL CONNECTION DETAIL
SCALE: 1" = 1'-0"



TOP OF FILLED CELL DETAIL
SCALE: 1" = 1'-0"

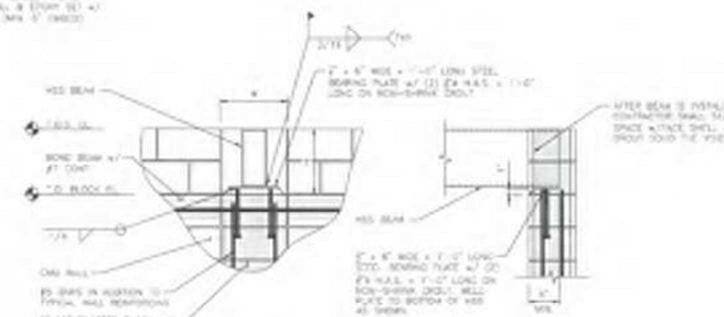
MASONRY VENEER LOOSE LINTEL SCHEDULE		
OPENING	LINTEL	BEARING EACH END
6'-4" OR LESS	L4"x3"x1/4" LLV	6"
OVER 6'-4" TO 10'-0"	L6"x3"x5/16" LLV	8"
OVER 10'-0" TO 14'-0"	L6"x4"x3/8" LLV	12"
OVER 14'-0" TO 16'-0"	L6"x4"x1/2" LLV	16"

NOTES:
1. FOR OPENINGS 6'-4" AND LARGER, PROVIDE SOLID MASONRY JAMB UNDER LINTEL @ EACH SIDE OF OPENING.
2. FOR OPENING LARGER THAN 10'-0", PROVIDE (1) 3/4"ø x 1'-4" ANCHOR BOLT @ EACH END OF LINTEL.
3. ALL STEEL ANGLES USED FOR BRICK VENEER LOOSE LINTELS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123.



ELEVATION SECTION

TYPICAL BEAM POCKET DETAIL (W BEAM)
SCALE: 1" = 1'-0"



ELEVATION SECTION

TYPICAL BEAM POCKET DETAIL (HSS BEAM)
SCALE: 1" = 1'-0"

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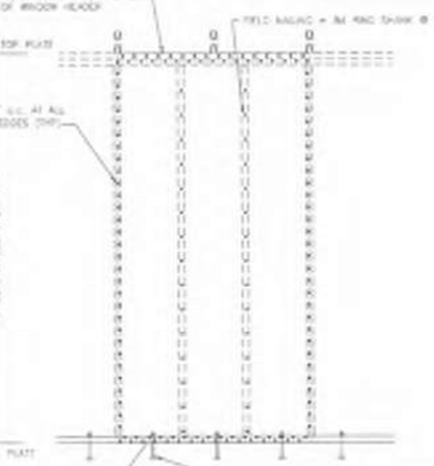
DATE: JUNE 21, 2024
SHEET
S6.0B
MASONRY DETAILS

FASTENING SCHEDULE – REF: 2018 IBC 2304.9.1 & ASCE 7-16		
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 – 8d COMMON (2½"x0.131") 2 – 3"x0.131" NAILS 2 – 3" 14 GAUGE STAPLES	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2 – 8d COMMON (2½"x0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3 – 8d COMMON (2½"x0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 – 16d COMMON (3½"x0.162")	BLIND & FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") @ 16" o.c. 3"x0.131" NAILS @ 8" o.c. 3" 14 GAUGE STAPLES @ 12" o.c.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3 – 16d (3½"x0.135") @ 16" o.c. 4 – 3"x0.131" NAILS @ 16" o.c. 4 – 3" 14 GAUGE STAPLES @ 16" o.c.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 – 8d COMMON (2½"x0.131") 4 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOE NAIL
	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	END NAIL
9. DOUBLE STUDS	16d COMMON (3½"x0.135") @ 16" o.c. 3"x0.131" NAIL @ 8" o.c. 3" 14 GAUGE STAPLE @ 8" o.c.	TOENAIL EACH END
10. DOUBLE TOP PLATES	16d (3½"x0.135") @ 16" o.c. 3"x0.131" NAILS @ 12" o.c. 3" 14 GAUGE STAPLE @ 12" o.c.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 – 16d COMMON (3½"x0.162") 12 – 3"x0.131" NAILS 12 – 3" 14 GAUGE STAPLES	BRACED WALL PANELS
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2½"x0.131") @ 6" o.c. 3"x0.131" NAIL @ 6" o.c. 3" 14 GAUGE STAPLE @ 6" o.c.	TOENAIL
13. TOP PLATES, LAPS & INTERSECTIONS	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½"x0.162")	16" o.c. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 – 8d COMMON (2½"x0.131") 5 – 3"x0.131" NAILS 5 – 3" 14 GAUGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 – 8d COMMON (2½"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 – 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 – 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD & PLATE	2 – 8d COMMON (2½"x0.131") 2 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3 – 8d COMMON (2½"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3 – 8d COMMON (2½"x0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3½"x0.162") 3"x0.131" NAILS 3" 14 GAUGE STAPLES	24" o.c. 16" o.c. 16" o.c.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4"x0.192") @ 32" o.c. 3"x0.131" NAIL @ 24" o.c. 3" 14 GAUGE STAPLE @ 24" o.c.	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
	2 – 20d COMMON (4"x0.192") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL AT ENDS & AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3½"x0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 – 10d COMMON (3"x0.148") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 – 10d COMMON (3"x0.148") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	TOENAIL
	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL
	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	3 – 16d COMMON (3½"x0.162") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	FACE NAIL
30. LEDGER STRIP	3 – 16d COMMON (3½"x0.162") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	FACE NAIL @ EACH JOIST
31. WOOD STRUCTURAL PANELS & PARTICLEBOARD SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING) ALL NAILS SHALL BE RING SHANK NAILS – NO STAPLES ALLOWED	½" & LESS: 6d; 2⅜"x0.113" NAIL; 1¾" 16 GAUGE 19/32" TO ¾": 8d OR 6d; 2⅜"x0.113" NAIL; 2" 16 GAUGE ⅞" TO 1": 8d 1⅛" TO 1¼": 10d OR 8d	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	¾" & LESS: 6d ⅞" TO 1": 8d 1⅛" TO 1¼": 10d OR 8d	
32. PANEL SIDING (TO FRAMING)	½" OR LESS: 6d ⅝": 8d	
33. FIBERBOARD SHEATHING	½": NO. 11 GAUGE ROOFING NAIL; 6d COMMON NAIL (2"x0.113"); NO. 16 GAUGE STAPLE; NO. 11 GAUGE ROOFING NAIL; 8d COMMON NAIL (2½"x0.131"); NO. 16 GAUGE STAPLE	
34. INTERIOR PANELING	¼": 4d ⅜": 6d	



TYPICAL WALL SHEATHING DETAIL

SCALE: ¾" = 1'-0"

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SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

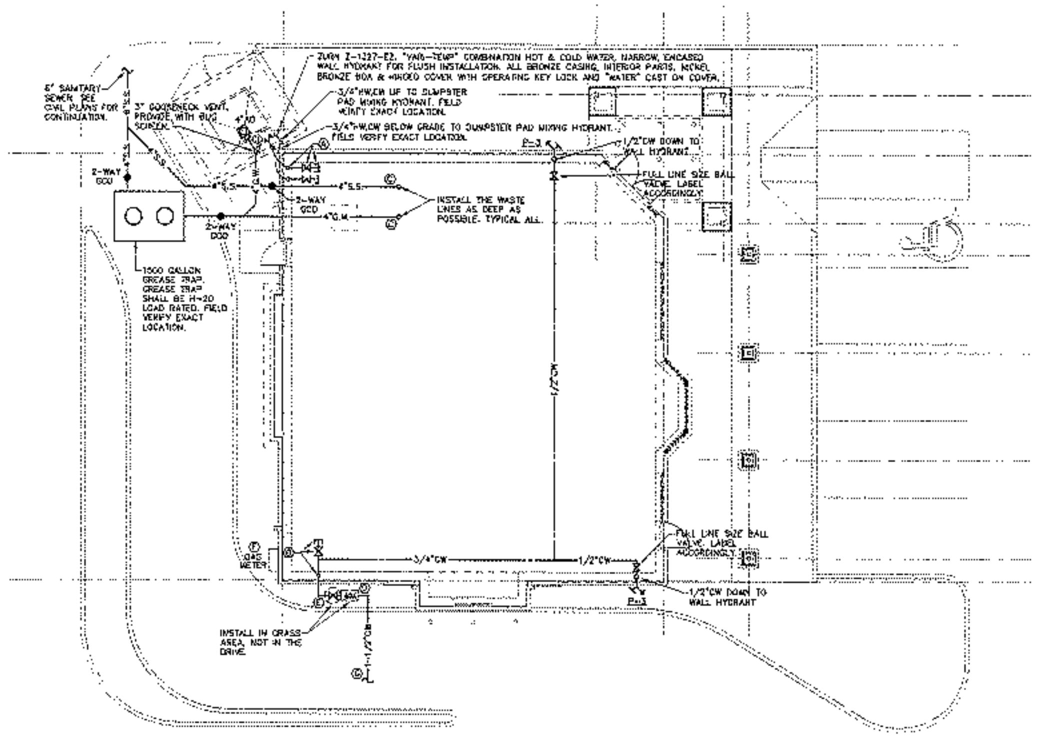
PSE DESIGNS
CONSULTING ENGINEERS

REVISIONS

DATE: JUNE 21, 2024

SHEET S7.0B

NAILING SCHEDULE & DETAIL



NOTE:
ALL DWV SANITARY SEWER/SOIL/SINK/WASTE PIPING BELOW SLAB SHALL BE HUNG FROM THE BUILDING SLAB. ALL ANCHORS, RODS, HANGERS AND SADDLES SHALL BE 304 STAINLESS STEEL. PROVIDE HANGERS EVERY 3'-0", SADDLES SHALL BE A MINIMUM OF 1'-0" IN LENGTH. INSTALL IN ACCORDANCE WITH ALL CURRENT "ASTM" REQUIREMENTS, 2021 IPC AND THE LA. PARISH LOCAL GOVERNING CODE REQUIREMENTS.

THIS CONTRACTOR IS RESPONSIBLE FOR MAKING ALL FINAL WATER AND SEWER CONNECTIONS BETWEEN THE BUILDING WATER AND SEWER LINES AND THE SITE WATER AND SEWER LINE / SYSTEMS. HE/SHE SHALL COORDINATE THIS WORK WITH THE CIVIL UTILITY DRAWINGS. FIELD VERIFY ALL SITE WATER AND SEWER LINE LOCATIONS AND INVERTS PRIOR TO BEGINNING WORK.

NOTE:
COORDINATE ALL BELOW SLAB "DWV" PIPING WITH THE PILE/CAP LAYOUT AND REFRIGERATION CHASES/BOXES PRIOR TO BID AND ROUGH-IN. CONTRACTOR SHALL MAKE ANY MODIFICATIONS/DESIGN CHANGES IN THE FIELD AS NECESSARY TO ACHIEVE THE MOST DESIRED DESIGN FOR THIS SHEET. IF ANY CHANGES ARE MADE, VERIFY THE SITE INVERT IS ACHIEVABLE.

NOTE:
ALL PLUMBING WORK PERFORMED SHALL COMPLY WITH THE 2021 IPC AND ALL LOCAL APPLICABLE CODES.

PLUMBING WASTE, WATER AND GAS PLAN

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

KEY NOTES:

(A) 3/4" CW,HW UP TO ABOVE CEILING ELEVATION FOR FUTURE TENANT CONNECTION. PROVIDE FULL LINE SIZE BALL VALVES AND A PERMANENT CAP. COORDINATE EXACT LOCATION WITH LANDLORD AND COORDINATE WITH ALL TRADES PRIOR TO ROUGH-IN.

(B) 1-1/2" CW UP TO ABOVE CEILING ELEVATION FOR FUTURE TENANT CONNECTION. PROVIDE FULL LINE SIZE BALL VALVES AND A PERMANENT CAP. COORDINATE EXACT LOCATION WITH LANDLORD AND COORDINATE WITH ALL TRADES PRIOR TO ROUGH-IN.

(C) PROVIDE A 4" PERMANENT CAP APPROXIMATELY 12" A.F.F. LABEL AS SEWER OR GREASE WASTE WHICHEVER IS APPLICABLE. INSTALL AS DEEP AS POSSIBLE.

(D) PROVIDE A FULL LINE SIZE WATER METER IN A HEAVY DUTY VALVE BOX BELOW FINISH GRADE WITH A TRACTOR RATED LID. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE METER/TAP FEES. COORDINATE CLOSELY WITH THE LOCAL UTILITY PROVIDER.

(E) PROVIDE A FULL LINE SIZE BALL VALVE IN A HEAVY DUTY VALVE BOX BELOW FINISH GRADE WITH A TRACTOR RATED LID.

(F) PROPOSED LOCATION OF NEW GAS METER. CONTRACTOR TO COORDINATE WITH LOCAL GAS PROVIDER TO SCHEDULE AND COORDINATE NEW GAS METER/SERVICE FOR THE NEW REQUIRED LOAD. CONTRACTOR TO PAY ALL APPLICABLE FEES. IF LOCATION OF GAS METER IS DIFFERENT THAN SHOWN, CONTRACTOR SHALL NOTIFY ARCHITECT & ENGINEER TO DETERMINE IF CURRENT PIPE SIZES ARE ADEQUATE. THIS CONTRACTOR SHALL ALSO PROVIDE ANY NECESSARY REGULATORS AND MAKE ALL FINAL CONNECTIONS TO THE NEW GAS METER. THE ENTIRE SYSTEM SHALL BE OPERABLE BY THIS CONTRACTOR.

(G) SEE CIVIL PLANS FOR CONTINUATION OF THE POTABLE WATER LINE. INSTALL BELOW FINISH GRADE. MAKE ALL FINAL CONNECTIONS.

SEWER/WASTE PIPING NOTE

ALL SEWER/WASTE PIPING LOCATED BELOW DRIVEWAYS AND PARKING AREAS SHALL BE SDR-26, SCHEDULE 40 D2265 OR STRONGER. TYPICAL ALL.

ALL SEWER/WASTE PIPING BELOW THE BUILDING SLAB SHALL BE SCHEDULE 40, PVC, SOLID WALL. SCHEDULE 40, PVC, "FOAM CORE" WILL NOT BE ALLOWED BELOW SLAB. SCHEDULE 40, PVC, "FOAM CORE" SHALL BE ALLOWED FOR VENT PIPING ONLY.

POTABLE WATER SUPPLY PIPING NOTES

COPPER TUBING SHALL BE USED FOR ALL POTABLE WATER SUPPLY PIPING. TYPE "L" TUBE SHALL BE USED ABOVE SLAB AND TYPE "K" TUBE SHALL BE USED BELOW SLAB ON GRADE. SWEAT FITTINGS SHALL BE EITHER CAST BRASS OR WROUGHT COPPER. SOLDER JOINTS SHALL BE CLEANED WITH STEEL WOOL OR EMERY CLOTH BEFORE APPLYING SOLDERING PASTE (FLUX) USING SOLDER FOR DOMESTIC WATER TUBING. IF ACCEPTABLE TO THE OWNER AND THE "AHJ", "PEX" OR "UPONOR" MAY BE UTILIZED IN LIEU OF COPPER.

ALL WATER PIPING AS FOLLOWS SHALL BE COVERED WITH 1-INCH THICK HEAVY DENSITY FIBERGLASS SECTIONAL PIPE INSULATION EQUAL TO OWENS-CORNING FIBERGLASS 25 ASJ/SSL:

1. DOMESTIC COLD WATER
2. DOMESTIC HOT WATER

FITTINGS FOR THE ABOVE SHALL BE INSULATED WITH PREMOLDED FITTING INSULATION OF THE SAME MATERIAL AND THICKNESS AS THE ADJACENT INSULATION AND SHALL BE COVERED WITH A PREMOLDED PLASTIC (PVC) VAPOR BARRIER AND SEALED WITH VAPOR BARRIER LAGGING ADHESIVE. ADHERE 3-INCH WIDE BUTT JOINT STRIPS OVER ALL END JOINTS WITH VAPOR BARRIER ADHESIVE. COVERING ADJACENT TO UNIONS AND OTHER POINTS OF TERMINATION SHALL BE FINISHED WITH THE PLASTIC MATERIAL NEATLY BEVELED. INSULATE FITTINGS ON ARMAFLEX INSULATION WITH FLEXIBLE FOAM SPLIT AND JOINTS SEALED WITH APPROVED MASTIC. NO ADDITIONAL FINISH IS REQUIRED ON ARMAFLEX INSULATION INSIDE THE BUILDING WALLS.

CONTRACTOR NOTES

THESE PLANS (ALL PLUMBING SHEETS) ARE ARE SCHEMATIC IN NATURE AND ARE INTENDED TO ESTABLISH SIZE, GENERAL ROUTING, LOCATION, PERFORMANCE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. ALL WORK SHALL BE FULLY COORDINATED WITH OTHER TRADES TO INSURE THE INSTALLATION OF A COMPLETE OPERABLE SYSTEM THAT FITS IN THE SPACE ALLOTTED. PROVIDE ALL LABOR, EQUIPMENT, APPURTENANCES AND MATERIALS NECESSARY, AND PERFORM ALL OPERATIONS REQUIRED FOR THE INSTALLATION OF COMPLETE, FUNCTIONAL PLUMBING SYSTEMS AS OUTLINED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO ANY BID SUBMISSION TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN ROUTING AND LOCATION, IF NECESSARY, IN SIZE, IN ORDER TO ACHIEVE THE SPECIFIED PERFORMANCE WITHOUT INCURRING ADDITIONS TO THE CONTRACT. WHERE EXISTING CONDITIONS DIFFER SIGNIFICANTLY ENOUGH TO AFFECT PRICING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO BID SUBMISSION FOR A RESOLUTION. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.

VERIFY ALL POINTS OF CONNECTION WITH OTHER DISCIPLINES (LOCATION AND INVERT) PRIOR TO INSTALLATION. THIS SHALL INCLUDE EXISTING SITE UTILITIES AS WELL AS NEW SITE UTILITIES INSTALLED UNDER THE SCOPE OF WORK FOR THIS PROJECT.

1. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO FIELD VERIFY ALL SITE CONDITIONS PRIOR TO STARTING ANY PHASE OF CONSTRUCTION. ANY CHANGES OR COST NOT SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ENGINEER PRIOR TO BID. ANY CHANGE ORDERS BROUGHT UP AFTER THE ACCEPTED BID THAT DIRECTLY RELATES TO FAILURE OF A SITE VISIT SHALL BE SOLELY THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. THE OWNER WILL NOT PAY FOR CHANGE ORDERS DUE TO THE CONTRACTORS FAILURE TO PERFORM A THOROUGH SITE VISIT. COORDINATE WITH ALL TRADES, FIELD VERIFY ALL EXISTING CONDITIONS.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE ASSUMED TO BE CORRECT. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROPERLY VERIFY ALL UNDER GROUND AND ABOVE GROUND UTILITIES PRIOR TO BID AND CONSTRUCTION.
3. COORDINATE DEMOLITION AND NEW CONSTRUCTION WITH ALL TRADES THROUGHOUT THE ENTIRE LENGTH OF THIS PROJECT. ANY QUESTIONS ABOUT EXISTING SITE CONDITIONS CAN BE OBTAINED FROM THE ARCHITECT.
4. KEEP ALL CUTTING AND PATCHING TO A MINIMUM.
5. IT IS RECOMMENDED THAT THE SUBCONTRACTOR ARRANGE A PRE-JOB CONFER--ENCE WITH THE CONSTRUCTION SUPERVISOR FOR REVIEW & CLARIFICATION PRIOR TO STARTING ANY WORK.

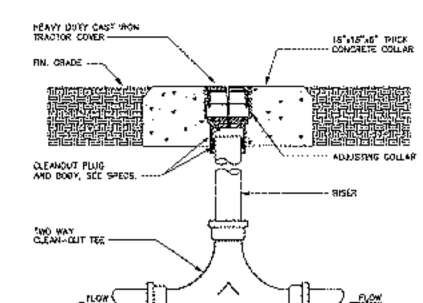
PLUMBING SITE NOTES

NOT TO SCALE

1. THIS CONTRACTOR SHALL EXECUTE ALL WORK SO THAT IT PROCEEDS WITH A MINIMUM OF INTERFERENCE WITH OTHER TRADES AND NORMAL FUNCTIONING OF EXISTING FACILITIES AND SERVICES.
2. VERIFY EXACT ROUGH-IN AND FINAL EQUIPMENT REQUIREMENTS IN FIELD.
3. THE CONTRACTOR SHALL VERIFY THAT ALL PIPING, AS SHOWN ON THESE DRAWINGS WILL NOT CONFLICT WITH ANY DRAINS, SCUTTLES, JOINTS, VENTS, EQUIPMENT, ETC.
4. COORDINATE ROUTING AND LOCATIONS OF WASTE AND VENT PIPING WITH ALL OTHER TRADES.
5. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES, ALL REQUIRED OPENINGS AND EXCAVATIONS. ALL REQUIRED OPENINGS IN FOUNDATIONS, FLOORS, WALLS, AND ROOFS SHALL BE DESIGNED INTO THE STRUCTURE INITIALLY BY THE USE OF SLEEVES, CURBS, ETC. CUTTING AND PATCHING SHALL BE HELD TO A MINIMUM.
6. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10' FROM ANY OUTSIDE AIR INTAKE DEVICE.
7. ALL FLOOR DRAINS ARE TO HAVE 4" DEEP SEAL TRAPS AND TRAP PRIMERS.
8. PROVIDE STOPS AND SHOCK ABSORBERS AT EACH FIXTURE OR GROUP OF FIXTURES.
9. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDENSATE DRAIN PIPING AND FITTINGS. INSULATE ALL CONDENSATE DRAIN PIPING AND FITTINGS WITH 1/2" "ARMAFLEX" PIPE INSULATION.
10. PROVIDE VACUUM BREAKERS AT FIXTURES WITH HOSE THREAD CONNECTIONS AND APPLIANCES WITH DIRECT CONNECTIONS TO DOMESTIC WATER.
11. PROVIDE DI-ELECTRIC UNIONS AT ALL DISSIMILAR METAL PIPE CONNECTIONS.
12. ALL WATER LINES INSTALLED IN EXTERIOR WALLS SHALL BE INSTALLED INSIDE OF WALL INSULATION AND INSULATED INDIVIDUALLY TO PROTECT FROM FREEZING, PIPING AND FITTINGS (SEE PLUM. SPECS). INSULATE ALL CONDENSATE DRAIN PIPING AND FITTINGS WITH 1/2" "ARMAFLEX" PIPE INSULATION.
13. ALL PLUMBING FIXTURES SHALL BE WHITE.
14. PROVIDE APPROVAL BACKFLOW PREVENTION AT ALL EQUIPMENT DIRECTLY CONNECTED TO WATER SYSTEM.
15. PROVIDE CLEANOUTS EVERY 75' OR AT EACH CHANGE IN DIRECTION MORE THAN 45° AS REQUIRED BY CODE.
16. PROVIDE A PRESSURE REDUCING VALVE IF THE INCOMING PRESSURE EXCEEDS 80 PSI. IF A PRV IS UTILIZED THEN IT SHALL BE SET TO 80 PSI. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO DETERMINE IF REQUIRED.

GENERAL PLUMBING NOTES

NOT TO SCALE



TWO WAY GRADE CLEANOUT

NOT TO SCALE

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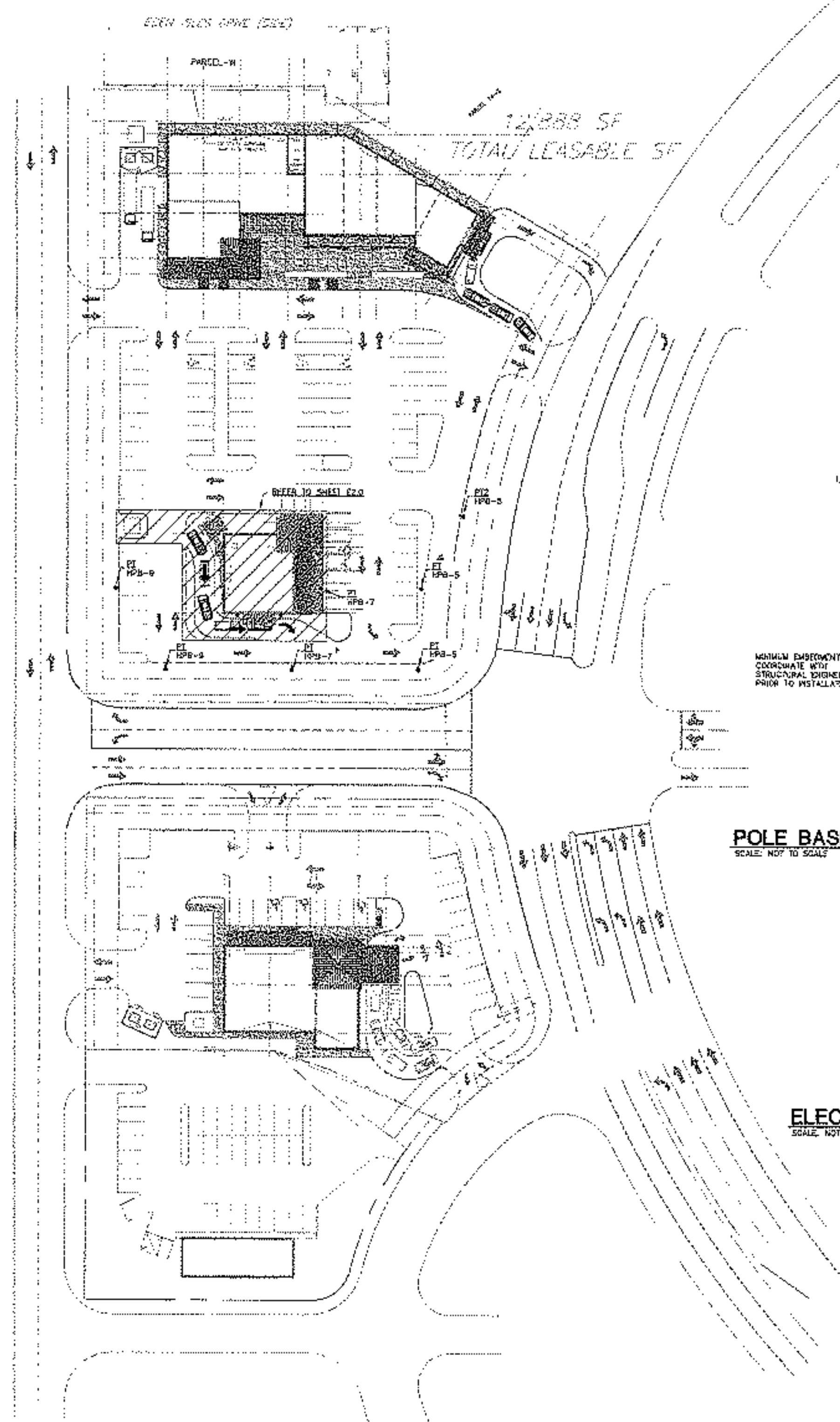
PROPOSED
VILLAGE OF EDEN OAK
BUILDING B SHELL
SLIDELL, LOUISIANA 70458
ST. TAMMANY PARISH

REVISIONS

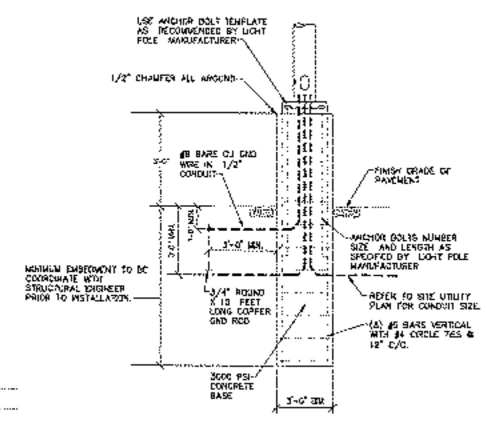
STATE OF LOUISIANA
JOEL BRADLEY DAVIS
License No. 46505
PROFESSIONAL ENGINEER
06.26.2024

FILE 4112
DATE JUNE 21, 2024
SHEET
P1.0



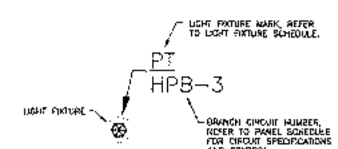
ELECTRICAL SITE PLAN (NORTH)

SCALE: 1" = 40'-0"



POLE BASE DETAIL

SCALE: NOT TO SCALE



ELECTRICAL DETAIL

SCALE: NOT TO SCALE

RECEPTACLES

MARK	DESCRIPTION:
	20 AMP, 120 VOLT TAMPER RESISTANT DUPLEX RECEPTACLE WITH MATCHING FACE PLATE. MOUNT AT 18" A.F.F UNLESS OTHER WISE NOTED. COLOR BY OWNER.
	20 AMP, 120 VOLT TAMPER RESISTANT DUPLEX GROUND FAULT CIRCUIT INTERRUPTING DUPLEX RECEPTACLE WITH MATCHING FACE PLATE. MOUNT AT 18" A.F.F UNLESS OTHER WISE NOTED. COLOR BY OWNER.
WP	20 AMP, 120 VOLT TAMPER RESISTANT DUPLEX GROUND FAULT CIRCUIT INTERRUPTING DUPLEX RECEPTACLE WITH WATER PROOF COVER. MOUNT AT 18" A.F.F UNLESS OTHER WISE NOTED.

DATA/TELEPHONE/TV

MARK	DESCRIPTION:
	DATA/TELEPHONE/FAX OUTLET. ELECTRICAL CONTRACTOR TO PROVIDE 4" SQUARE BOX WITH SINGLE GANG RING, ¾" CONDUIT TO ABOVE CEILING. PROVIDE RUBBER O-RING AT END OF CONDUIT. MOUNT AT 18" ABOVE FINISHED FLOOR UNLESS NOTED OTHER WISE.
	WALL TELEPHONE OUTLET. ELECTRICAL CONTRACTOR TO PROVIDE 4" SQUARE BOX WITH SINGLE GANG RING, ¾" CONDUIT TO ABOVE CEILING. PROVIDE RUBBER O-RING AT END OF CONDUIT. MOUNT AT 18" AFF. MOUNT AT 19" ABOVE FINISHED FLOOR UNLESS NOTED OTHER WISE.
TBB	4' X 8' X ¾" PLYWOOD FOR TELEPHONE BACKBOARD. PROVIDE 1-#6 GROUND WIRE FROM SERVICE ENTRANCE GROUND. PAINT WITH NON-CONDUCTIVE PAINT. REFER TO DETAIL 5 SHEET E5.0

LIGHT SWITCHES

MARK	DESCRIPTION:
$	20 AMP, 120/277 VOLT SPECIFICATION GRADE TOGGLE SWITCH WITH MATCHING FACE PLATE. COLOR BY OWNER.
$3	20 AMP, 120/277 VOLT SPECIFICATION GRADE THREE WAY TOGGLE SWITCH WITH MATCHING FACE PLATE. COLOR BY OWNER
$4	20 AMP, 120/277 VOLT SPECIFICATION GRADE FOUR WAY TOGGLE SWITCH WITH MATCHING FACE PLATE. COLOR BY OWNER.

ELECTRICAL PANELS/SWITCHBOARDS

MARK	DESCRIPTION:
PANEL "X"	ELECTRICAL PANEL BOARD. SEE PANEL SCHEDULE FOR SPECIFICATION.
PANEL "X"	ELECTRICAL PANEL BOARD. SEE PANEL SCHEDULE FOR SPECIFICATION.

CONDUIT AND CONDUCTOR

MARK	DESCRIPTION:
	CIRCUIT HOMERUN ABOVE CEILING OR IN WALLS. TICK MARKS INDICATE NUMBER OF CONDUCTORS IF MORE THAN TWO. GROUND CONDUCTOR NOT SHOWN.
	CIRCUIT HOMERUN BELOW GROUND. TICK MARKS INDICATE NUMBER OF CONDUCTORS IF MORE THAN TWO. GROUND CONDUCTOR NOT SHOWN.

DISCONNECT SWITCHES

MARK	DESCRIPTION:
	DISCONNECT SWITCH, AMPS/VOLTAGE/PHASE/ENCLOSURE AS NOTED. FUSE PER EQUIPMENT NAME PLATE DATA.

MISC. DEVICES

MARK	DESCRIPTION:
J	JUNCTION BOX
	ELECTRICAL MOTOR. SEE MECHANICAL PLANS.
T	THERMOSTAT. ELECTRICAL CONTRACTOR TO PROVIDE 4" SQUARE BOX WITH SINGLE GANG RING, ¾" CONDUIT TO ABOVE CEILING. PROVIDE RUBBER O-RING AT END OF CONDUIT. COORDINATE WITH MECHANICAL PLANS FOR LOCATIONS AND MOUNTING HEIGHTS.
MOD	MOTOR OPERATED DAMPER PROVIDE AND INSTALLED BY MECHANICAL CONTRACTOR.
$M	MOTOR RATED SWITCH. VOLTAGE, PHASE AND AMP RATING PER CIRCUIT.

GENERAL ELECTRICAL NOTES

1. ENTIRE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ACCEPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES.
2. CONTRACTOR SHALL VISIT THE SITE AND SURVEY EXISTING CONDITIONS PRIOR TO BIDDING WORK. NO ADDITIONAL SCOPE WILL BE AUTHORIZED DUE TO THE LACK OF UNDERSTANDING OF EXISTING CONDITIONS.
3. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND INSTALLED IN A PROFESSIONAL MANNER. ANY WORK THAT IS DEEMED SUB-STANDARD BY THE OWNER OR ENGINEER SHALL BE REDONE AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL PROVIDE AND PAY FOR ALL PERMITTING AND INSPECTIONS REQUIRED BY THE LOCAL AUTHORITY.
5. ELECTRICAL DRAWINGS SHOW GENERAL WORK TO BE PERFORMED. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL SYSTEMS TO PROVIDE A COMPLETE PACKAGE AS INDICATED BY THE CONTRACT DOCUMENTS. THE DOCUMENTS ARE INTENDED TO PROVIDE AN OUTLINE FOR THE REQUIRED INSTALLATIONS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL SYSTEM AT THE CONCLUSION OF THE PROJECT.
6. DETAILS ARE SHOWN AS THE RELATE TO PROJECT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS COMPONENTS, PARTS, FASTENERS, SPLICES, MATERIALS AND ANY OTHER INCIDENTAL ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION.
7. PROVIDE 1 YEAR WARRANTY, RECORD DRAWINGS, AND OPERATION/MAINTENANCE MANUALS ON ALL ELECTRICAL EQUIPMENT AND LIGHTING. DURING THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE OR REPAIR ANY DEFECTIVE COMPONENTS RELATED TO THEIR WORK AT NO COSTS TO THE OWNER, ARCHITECT OR ENGINEER.
8. CONDUIT ROUTINGS AND DEVICE/EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
9. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROVIDED WITH SUITABLE PHENOLIC NAMEPLATES.
10. CATALOG NUMBERS AND MANUFACTURERS SHOWN ARE TO INDICATE FIXTURES, QUALITY, AND TYPE OF ITEM DESIRED ONLY, EQUALS WILL BE ACCEPTED.
11. LIGHT FIXTURES SHALL BE SPECIFICATION/COMMERCIAL GRADE, UL LISTED, AS NOTED ON LUMINAIRE SCHEDULE. WHERE EMERGENCY BALLASTS OR EMERGENCY FIXTURES ARE NOTED, PROVIDE UNSWITCHED CIRCUIT AS SHOWN.
12. ALL SWITCHES, RECEPTACLES, DEVICES, SHALL BE SPECIFICATION/COMMERCIAL GRADE, UL LISTED, WITH NEMA CONFIGURATION AS NOTED IN SCHEDULE OR AS REQUIRED FOR EQUIPMENT CONNECTION. RECEPTACLES WITHIN 6 FEET OF WATER FOUNTAINS OR ANY SOURCES OF WATER SHALL BE GFCI PROTECTED.
13. THE CONDUIT MATERIAL SHALL BE AS FOLLOWS:
    A) BELOW GRADE - RIGID NON-METALLIC.
    B) EXPOSED RISER FROM 36" BELOW GRADE - RIGID GALVANIZED STEEL.
    C) CONCEALED RISER FROM 36" BELOW GRADE - RIGID NON-METALLIC.
    D) ABOVE GRADE SUBJECT TO PHYSICAL ABUSE - RIGID GALVANIZED STEEL OR INTERMEDIATE.
    E) ABOVE GRADE NOT SUBJECT TO PHYSICAL ABUSE OR WEATHER - ELECTRICAL METALLIC TUBING.
    F) INDOORS NOT SUBJECT TO PHYSICAL ABUSE - ELECTRICAL METALLIC TUBING.
14. ALL CONDUITS SHALL BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING STRUCTURE. DO NOT INSTALL CONDUITS AND "ANGLED"/"STRAIGHT-RUNS" BETWEEN BOXES.
15. ALL WIRING SHALL BE COPPER.
16. ALL WIRING SHALL BE #12 MINIMUM, THHN/THWN, UNLESS NOTED OTHERWISE.
17. GROUNDING SHALL BE INSTALLED PER NEC SECTION 250.
18. THE LOADS SHOWN FOR APPLIANCES AND EQUIPMENT ARE BASED ON DESIGN INFORMATION. THE CONTRACTOR SHALL VERIFY ALL APPLIANCE LOADS PRIOR TO RUNNING THE CIRCUIT. THE MINIMUM CIRCUIT REQUIREMENTS SHALL BE BASED ON THE APPLIANCE NAMEPLATE VALUE OR CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED FOR APPLIANCE MODIFICATIONS BY THE CONTRACTOR.
19. COORDINATE LOCATIONS OF ELECTRICAL EQUIPMENT, DEVICES, OUTLETS, FIXTURES, ETC. WITH ARCHITECTURAL PLANS, ELEVATIONS AND REFLECTED CEILING PLANS PRIOR TO ROUGH-IN WORK.
20. CONTRACTOR SHALL SUPPLY ALL NECESSARY ELECTRICAL DEVICES IN THE CABINETS, INCLUDING BUT NOT LIMITED TO: RECEPTACLES; CONDUIT; JUNCTION BOXES; CONDUCTORS, DEVICE PLATES.
21. PROVIDE A 6'-0" MAXIMUM FLEXIBLE CONNECTION FROM EACH RECESSED LIGHTING FIXTURE TO JUNCTION BOX ABOVE CEILING.
22. ALL CONDUITS NOT LOCATED UNDER SLAB SHALL HAVE A MINIMUM BURIAL DEPTH OF 36" UNLESS NOTED OTHERWISE.
23. ALL SAFETY SWITCH DISCONNECTS LOCATIONS SHALL HAVE 3'-0" MIN. OF WORKING SPACE IN FRONT OF DISCONNECT; COORDINATE WITH MECHANICAL CONTRACTOR AND EQUIPMENT LOCATIONS.
24. FINAL CONDUIT CONNECTIONS TO HEAT PUMPS, AIR HANDLERS, EXHAUST FANS, AND WATER HEATERS SHALL BE FLEXIBLE METAL (LIQUID TIGHT IN FLAMMABLE, OUTSIDE AND OTHER DAMP AND WET LOCATIONS).
25. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION AND SIZE OF EQUIPMENT WHICH ARE PROVIDED BY OTHERS AND CONNECTED BY ELECTRICAL.
26. RECEPTACLES, SWITCHES AND COVER PLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.
27. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR SWITCHES.
28. CONDUITS LEAVING OR ENTERING BUILDING SHALL BE SEALED PER N.E.C. TO PREVENT ENTRANCE OF MOISTURE.
29. ALL EXHAUST FAN DISCONNECTS AND OVERLOADS ARE SCHEDULED TO BE PROVIDED UNDER DIVISION 15.
30. COORDINATE MOUNTING HEIGHT OF ALL RECEPTACLES AND DATA OUTLETS WITH OWNERS FURNITURE LAYOUT.
31. THE USES OF MC CABLE IS TO BE LIMITED TO FINAL CONNECTION TO LIGHT FIXTURES AND EQUIPMENT ONLY. NO MC CABLE IS TO RUN IN WALLS OR AS BRANCH CIRCUIT.
32. COORDINATE MOUNTING HEIGHT OF ALL RECEPTACLES AND DATA OUTLETS WITH OWNERS FURNITURE LAYOUT.
33. REFER TO ARCHITECTURAL PLANS FOR DEMOLITION.
34. VERIFY ALL DIMENSIONS AND CLEARANCES WITH ARCHITECT AND OWNER.
35. SEAL ALL WALL PENETRATIONS WITH AN APPROVED CAULK COMPOUND EQUAL TO 3M FIRE BARRIER CAULK.
36. REFER TO ARCHITECTURAL PLANS FOR DEMO.
37. COORDINATE WITH ALL OTHER TRADES FOR FINAL LOCATION OF EQUIPMENT.
38. COORDINATE PHASING OF PROJECT WITH ARCHITECTURAL PLANS. ALL WORK IN CURRENT PHASE OF CONSTRUCTION NEEDED FOR NEXT PHASE OF CONSTRUCTION SHOULD BE COMPLETED IN CURRENT PHASE.

FIRE ALARM DEVICES

MARK	DESCRIPTION:
FACP	FIRE ALARM CONTROL PANEL.
F	FIRE ALARM DOUBLE ACTION MANUAL PULL STATION MOUNTED 48" A.F.F.
	FIRE ALARM HORN/STROBE MOUNTED AT MINIMUM OF 6'-8" A.F.F. ** REPRESENT THE STROBE LAMP CANDELA RATING
WP	WATER PROOF FIRE ALARM HORN/STROBE MOUNTED AT MINIMUM OF 6'-8" A.F.F. ** REPRESENT THE STROBE LAMP CANDELA RATING
	FIRE ALARM AREA PHOTOELECTRIC SMOKE DETECTOR.
FS	SPRINKLER SYSTEM FLOW SWITCH.
TS	SPRINKLER SYSTEM TAMPER SWITCH.

LIGHT FIXTURES

MARK	LAMPS	VOLTS	WATTS	MANUF. & CATALOG No.	MOUNTING	DESCRIPTION:	NOTES
PT	LED	UNV.	115.7 WATTS	STERNBERG LIGHTING: 6130CLED-2414075-MDL018-SVr	POLE	6130CLED HERITAGE SERIES, ROOF MOUNTED LED PLATE, T5 OPTIC, FLAT SOFT VUE 1	1,2
PT2	LED	UNV.	115.7 WATTS	STERNBERG LIGHTING: 6130CLED-2414073-MDL018-SVr	POLE	6130CLED HERITAGE SERIES, ROOF MOUNTED LED PLATE, T3 OPTIC, FLAT SOFT VUE 1	1,2
WA	LED	UNV.	31.3 WATTS	STERNBERG LIGHTING: 4130LED-8L40T3-MDL014-SVr	WALL	4130CLED HERITAGE SERIES, ROOF MOUNTED LED PLATE, T3REV8 OPTIC, SOFT VUE 1	1,2
WX	LED	UNV.	22.5 WATTS	LITHONIA LIGHTING: WDGE2-LED-P3-40K-80CRI-VW	WALL	WDGE2 LED WITH P3-PERFORMANCE PACKAGE, 4000K, 80CRI,VISUAL COMFORT WIDE OPTIC	1,2
WX2	LED	UNV.	22.5 WATTS	LITHONIA LIGHTING: WDGE2-LED-P3-40K-80CRI-VF	WALL	WDGE2 LED WITH P3-PERFORMANCE PACKAGE, 4000K, 80CRI,VISUAL COMFORT WIDE OPTIC	1,2
A	LED	UNV.	59.0 WATTS	LITHONIA LIGHTING: BLWP2-72L-ADP-MVOLT-EZ1-LP835	SURFACE	LED WARPAROUND	1,2
AE	LED	UNV.	59.0 WATTS	LITHONIA LIGHTING: BLWP2-72L-ADP-MVOLT-EZ1-LP835-EL14L	SURFACE	LED WARPAROUND WITH EMERGENCY BATTERY PACK	1,2,3
EX	LED	UNV.	4.3 WATTS	LITHONIA LIGHTING: LHQM-LED-R-HO RD	UNIVERSAL	LED EXIT SIGN.	1,2,3
EEM	LED	UNV	11.1 WATTS	LITHONIA LIGHTING: AFB-SEL-UVOLT-LTP-SDRT-WT-CW	UNIVERSAL	LED EXTERIOR EMERGENCY	1,2,3
CL	LED	UNV.	29.5 WATTS	GOTHAM LIGHTING: EVO6-40/30-AR-LSS-WD-MVOLT-EZ1	RECESSED	LED CAN LIGHT, WET LOCATION RATED.	1,2,3
CLE	LED	UNV.	- WATTS	GOTHAM LIGHTING: EVO6-40/30-AR-LSS-WD-MVOLT-EZ1-ELR	RECESSED	LED CAN LIGHT, WET LOCATION RATED, EMERGENCY BATTERY PACK	1,2,3

NOTES:

- ALL LIGHTING CONTROL WIRING SHOWN ON THIS SET OF PLANS IS DIAGRAMMATIC ONLY, LIGHTING CONTROL SUPPLIER TO PROVIDE SHOP DRAWINGS DETAILING ALL LIGHTING CONTROL DEVICES, WIRING AND CONNECTIONS.
- LIGHT FIXTURES DENOTED BY "NL" ARE NIGHT LIGHTS AND SHOULD BE ON 24/7.
- ALL LIGHT FIXTURES SHALL BE MOUNTED/SUPPORTED PER MANUFACTURER SPECIFICATIONS.

BID NOTE:

- SCHEDULED LIGHT FIXTURE ARE THE BASES OF DESIGN FOR THIS PROJECT. EQUAL FIXTURES ARE TO BE SUBMITTED 14 WORKING DAYS PRIOR TO BID. SUBMITTED EQUAL PACKAGES SHOULD INCLUDE FIXTURE CUT SHEET AND COMPLETE PHOTOMETRIC PLAN OF THIS PROJECT. CONTACT ARCHITECT OR ENGINEER FOR FLOOR PLAN IN AUTOCAD.

NOTES:

1. LIGHT FIXTURE COLOR AND FINISHES BY ARCHITECT.
2. CONTRACTOR TO INSTALL FIXTURE PER MANUFACTURES SPECIFICATION AND PROVIDE ALL REQUIRED MOUNTING HARDWARE/ADDITIONAL SUPPORT BRACING AS NEEDED.
3. CIRCUIT EMERGENCY BATTERY PACK AHEAD OF LOCAL SWITCH.

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317 MAINS ALLEY MILTON, GA 30004 678.867.1214

PROPOSED

VILLAGE OF EDEN OAK

BUILDING B SHELL

SLIDELL, LOUISIANA 70458

ST. TAMMANY PARISH

REVISIONS

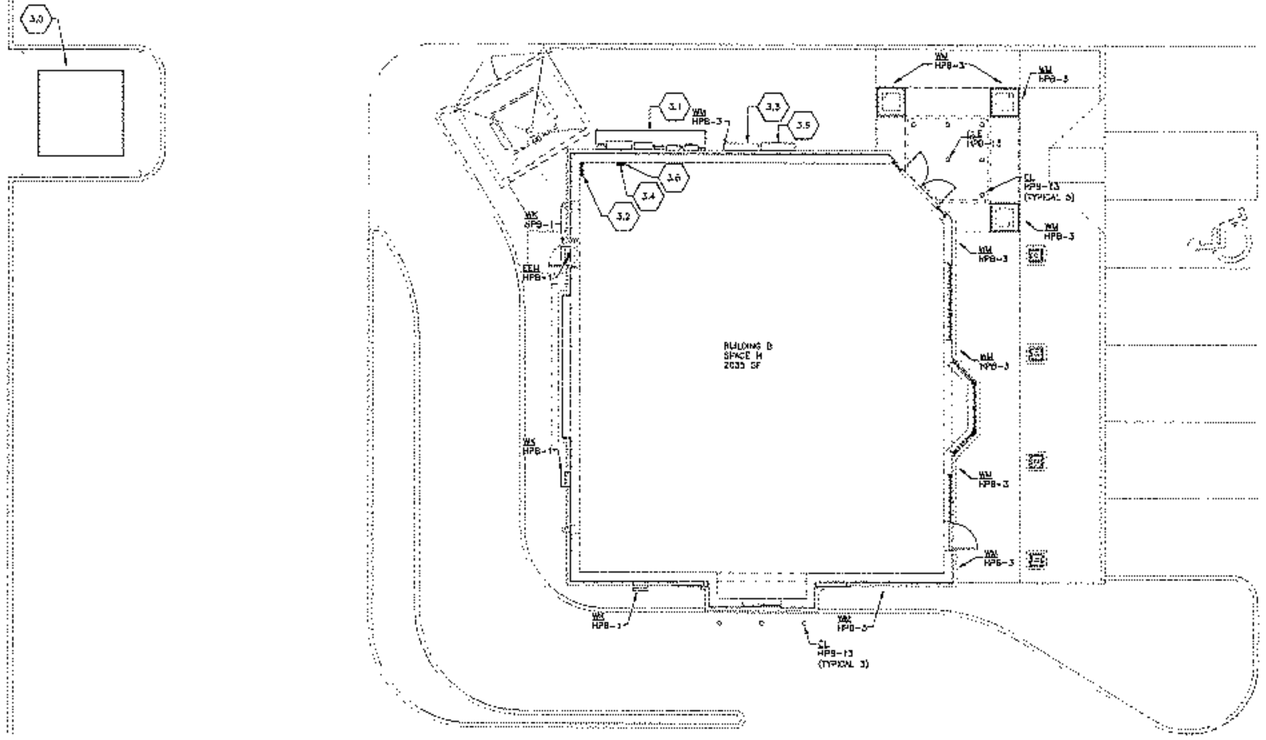
STATE OF LOUISIANA
JOEL BRADLEY DAVIS
License No. 45806
PROFESSIONAL ENGINEER
06-28-2024

FILE 4112

DATE JUNE 21, 2024

SHEET

E1.0



3.0 PAD MOUNTED UTILITY TRANSFORMER FOR BUILDING "B". FIELD VERIFY FINAL LOCATION WITH LOCAL ELECTRICAL UTILITY COMPANY.

3.1 ELECTRICAL SERVICE EQUIPMENT FOR BUILDING "B". REFER TO RISER DIAGRAM BUILDING C THIS SHEET.

3.2 ELECTRICAL SERVICE CONDUIT STUB-UP, 4-4" CONDUITS WITH PULL STRING. FIELD VERIFY FINAL LOCATION PRIOR TO ROUGH-IN.

3.3 TELEPHONE SERVICE ENCLOSURE BUILDING C, REFER TO TELEPHONE RISER DIAGRAM THIS SHEET. FIELD VERIFY FINAL LOCATION PRIOR TO ROUGH-IN.

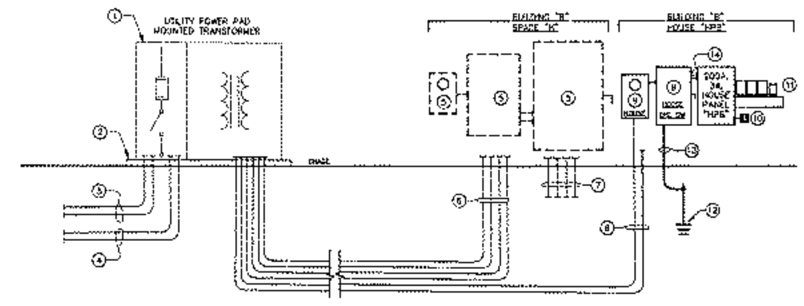
3.4 TELEPHONE SERVICE STUB-UP, 2-3" CONDUITS WITH PULL STRING. FIELD VERIFY FINAL LOCATION PRIOR TO ROUGH-IN.

3.5 CABLE TV SERVICE ENCLOSURE BUILDING A. REFER TO CABLE TV RISER DIAGRAM THIS SHEET. FIELD VERIFY FINAL LOCATION PRIOR TO ROUGH-IN.

3.6 CABLE TV SERVICE STUB-UP, 1-3" CONDUITS WITH PULL STRING. FIELD VERIFY FINAL LOCATION PRIOR TO ROUGH-IN.

ELECTRICAL PLAN (BUILDING "B")

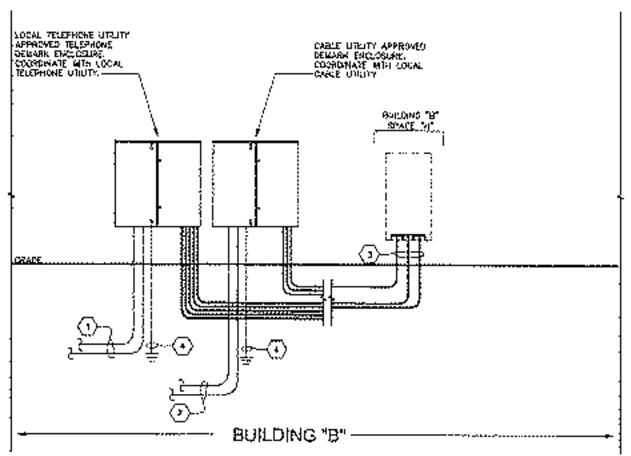
SCALE: 1/8" = 1'-0"



1. LOCAL ELECTRIC UTILITY PAD MOUNTED TRANSFORMER, FIELD VERIFY FINAL LOCATION WITH LOCAL ELECTRIC UTILITY COMPANY PRIOR TO BID AND ROUGH-IN.
2. PROVIDE CONCRETE PAD FOR LOCAL ELECTRIC UTILITY COMPANY PAD MOUNTED TRANSFORMER. CONCRETE PAD TO BE BUILT PER LOCAL ELECTRIC UTILITY COMPANY SPECIFICATIONS.
3. PROVIDE CONDUIT WITH PULL STRING FROM PRIMARY COMPARTMENT OF PAD MOUNTED TRANSFORMER TO CONNECTION POINT WITH LOCAL ELECTRIC UTILITY COMPANY. CONDUIT SIZE AND QUANTITY BY LOCAL UTILITY COMPANY. FIELD VERIFY CONNECTION POINT WITH LOCAL ELECTRIC UTILITY PRIOR TO ROUGH-IN. INSTALL CONDUIT PER LOCAL ELECTRIC UTILITY SPECIFICATIONS.
4. FEED THRU CONDUIT, PROVIDE CONDUIT WITH PULL STRING FROM PRIMARY COMPARTMENT OF PAD MOUNTED UTILITY TRANSFORMER TO NEXT PAD MOUNTED TRANSFORMER. CONDUIT SIZE AND QUANTITY BY LOCAL UTILITY COMPANY. FIELD VERIFY WITH LOCAL ELECTRIC UTILITY PRIOR TO ROUGH-IN.
5. FUTURE ELECTRICAL SERVICE DISCONNECT SWITCH, CT CABINET AND METER FOR BUILDING "C" TENANT SPACE "H". FIELD VERIFY FINAL LOCATION.
6. 4 RUNS OF 4" CONDUIT WITH PULL STRING FROM PAD MOUNTED TRANSFORMER TO FUTURE SERVICE LOCATION. CAP CONDUITS WITH WATER TIGHT CAP. FIELD VERIFY FINAL LOCATION.
7. 4 RUNS OF 4" CONDUIT WITH PULL STRING FROM FUTURE SERVICE LOCATION TO INTERIOR OF TENANT SPACE. CAP CONDUITS WITH WATER TIGHT CAP. FIELD VERIFY FINAL LOCATION.
8. 4-#3/0 IN 3" CONDUIT FROM PAD MOUNTED TRANSFORMER TO HOUSE METER LOCATION. PROVIDE SPARE 3" CONDUIT WITH PULL STRING TO PAD MOUNTED TRANSFORMER. CAP CONDUIT WITH WATER TIGHT CAP. FIELD VERIFY FINAL LOCATION.
9. HOUSE ELECTRICAL SERVICE CONSISTING OF 208/120 VOLTS, 200 AMPS, 3Ø FEED THRU METER AND 208 VOLT, 200 AMP, 3Ø, NEMA 3R, SUITABLE FOR SERVICE ENTRANCE DISCONNECT SWITCH FUSED AT 200 AMPS. INSTALL METER PER LOCAL ELECTRIC UTILITY COMPANY SPECIFICATION FOR GROUNDING, MOUNTING HEIGHT, ATTACHMENT TO BUILDING, LABELING ETC.
10. GFCI QUAD RECEPTACLE WITH IN-USE WATER PROOF ENCLOSURE.
11. TIME CLOCK "TC-C" AND LIGHTING CONTRACTORS "LC-C1", "LC-C2" AND "LC-C3".
12. GROUNDING ELECTRODE CONSISTING OF METAL UNDERGROUND WATER PIPE, METAL FRAME OF BUILDING, CONCRETE-ENCASED ELECTRODE AND GROUND ROD (3/4" DIA X 10'-0" LONG COPPER CLAD "COPPERWELD" GROUND ROD DRIVEN SUCH THAT TOP OF ROD IS 24" BELOW FINISHED GRADE. TYPICAL FOR 3 RODS MOUNTED 10 FEET APART). ALL GROUNDING SHALL MEET THE REQUIREMENTS OF NEC. SECTION 250.
13. 1-#2 GND.
14. 4-#3/0, 1-#6 GND IN 3" CONDUIT.

ELECTRICAL RISER (BUILDING "B")

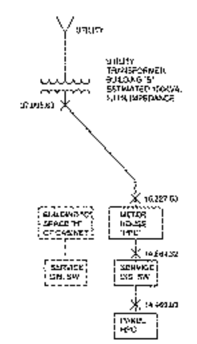
SCALE: NOT TO SCALE



1. CONTRACTOR TO PROVIDE 2-4" CONDUITS WITH PULL STRINGS FROM TELEPHONE ENCLOSURE TO UTILITY CONNECTION POINT. COORDINATE THIS CONNECTION POINT WITH TELEPHONE COMPANY PRIOR TO BID AND ROUGH-IN.
2. CONTRACTOR TO PROVIDE 2-3" CONDUITS WITH PULL STRINGS FROM CABLE TV ENCLOSURE TO CABLE TV PROVIDER CONNECTION POINT. COORDINATE THIS CONNECTION POINT WITH LOCAL CABLE TV PROVIDER PRIOR TO BID AND ROUGH-IN.
3. 2-3" CONDUIT WITH PULL STRING FROM TELEPHONE SERVICE ENCLOSURE TO TENANT FUTURE TENANT TELEPHONE BACKBOARD AND 1-3" CONDUIT WITH PULL STRING FROM CABLE TV SERVICE ENCLOSURE TO TELEPHONE BACKBOARD.
4. 1-#6 GRD TO SERVICE COMMON GROUND ELECTRODE.

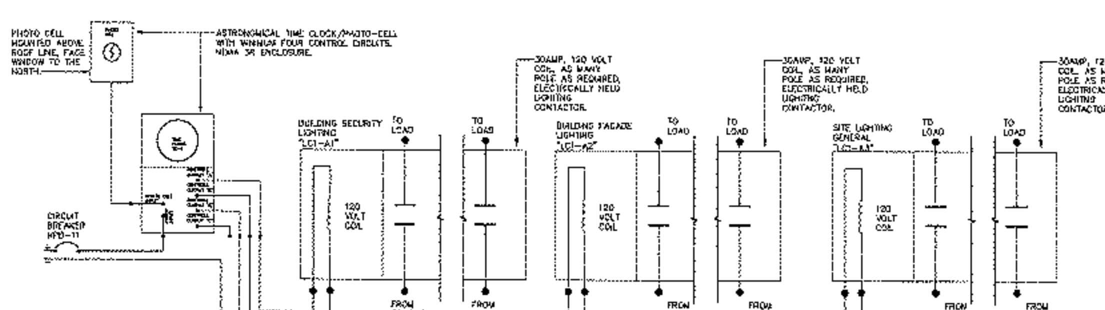
TELEPHONE/CABLE TV SERVICE RISER DIAGRAMS (BUILDINGS "B")

SCALE: NOT TO SCALE



AVAILABLE FAULT CURRENT CALCULATIONS

SCALE: NOT TO SCALE



TIME CLOCK DETAILS (BUILDING "B")

SCALE: NOT TO SCALE

NOTE:
REFER TO PANEL SCHEDULES FOR CIRCUITS TO BE CONTROLLED BY LIGHTING CONTRACTORS.

CIRCUIT SCHEDULE PANEL "HPB"

PHASE: 3
WIRE: 4, SOLID NEUTRAL

MAIN: LUGS ONLY
VOLTS: 208 / 120
AMP RATING: 200
AIC RATING: 22,000

BUSS: COPPER
BREAKERS: BOLT ON
ENCLOSURE: NEMA 3R
MOUNTING: SURFACE

NOTES	LOAD DESCRIPTION	COND. SIZE	WIRE SIZE PH	WIRE SIZE N	WIRE SIZE GND	CKT. BR.	CKT. NO.	CONN. LOAD (KVA) PH. "A"	CONN. LOAD (KVA) PH. "B"	CONN. LOAD (KVA) PH. "C"	CKT. NO	CKT. BR.	WIRE SIZE PH	WIRE SIZE N	WIRE SIZE GND	COND. SIZE	LOAD DESCRIPTION	NOTES
1	LTS-REAR WALL PACKS	3/4"	12	12	12	20/1	1	0.1 /			2	20/1					SPARE	
2	LTS-FRONT SCONCES	3/4"	10	10	10	20/1	3		0.2 /		4	20/1					SPARE	
3	LTS-PARKING LOT	1"	8	8	8	20/1	5			0.3 /	6	20/1					SPARE	
3	LTS-PARKING LOT	1"	8	8	8	20/1	7	0.2 /			8	20/1					SPARE	
3	LTS-PARKING LOT	1"	8	8	8	20/1	9		0.2 /		10	20/1					SPARE	
	TIME CLOCK/CONTACTOR	1/2"	12	12	12	20/1	11			0.1 /	12	20/1					SPARE	
2	LTS-UNDER CANOPY	3/4"	10	10	10	20/1	13	0.4 /			14	20/1					SPARE	
	REC.	1/2"	12	12	12	20/1	15		0.4 /		16	20/1					SPARE	
							17			/	18							
							19	/			20							
							21		/		22							
							23			/	24							
							25	/			26							
							27		/		28							
							29			/	30							
							31	/			32							
							33		/		34							
							35			/	36							
							37	/			38							
							39		/		40							
							41				42							
						TOTAL (KVA)		0.7	0.8	0.4								
						TOTAL (AMPS)		6.2	7.1	3.7								

NOTES
1. CIRCUIT THROUGH LIGHTING CONTACTOR "LC1-C1".
2. CIRCUIT THROUGH LIGHTING CONTACTOR "LC1-C2".
3. CIRCUIT THROUGH LIGHTING CONTACTOR "LC1-C3".

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FILE 4112
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