

RAWLIN CARTER PRUDENTIAL FINANCIAL ADVISOR

1720 W 21ST AVENUE CITY OF COVINGTON, LA.

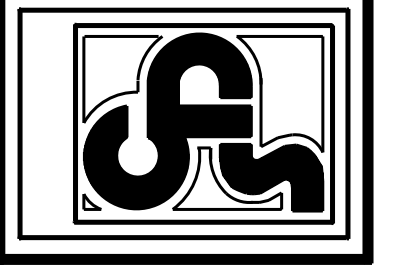


NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THESE DRAWINGS, THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THE PLANS OR FOR CONSTRUCTION ERRORS BEFORE BEGINS.



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PROJECT:
RAWLIN CARTER PRUDENTIAL FINANCIAL ADVISOR
1720 W 21ST AVENUE
CITY OF COVINGTON, LA.

CODE: 7409
DATE: 03-25-26
DESCRIPTION: COVER SHEET & GENERAL NOTES & IBC DATA
SHEET: COVER SHEET

CONSTRUCTION NOTES

01 - GENERAL REQUIREMENTS

01 THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY FOR PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR DESIGNER.

02 THE MATERIALS, PRODUCTS AND EQUIPMENT DESCRIBED IN THE BIDDING DOCUMENTS ESTABLISH A STANDARD OF REQUIRED FUNCTION, DIMENSION, APPEARANCE AND QUALITY TO BE MET BY ANY PROPOSED SUBSTITUTION.

03 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND ENFORCING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

04 CONTRACTOR SHALL PROVIDE A COMPLETE AND FINISHED BUILDING, READY FOR OCCUPANCY FULLY CLEANED TO THE SATISFACTION OF THE OWNER.

05 ANY ERRORS, OMISSIONS OR INCONSISTENCIES IN THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.

06 IN THE EVENT OF ANY DISCREPANCY CONTAINED WITHIN THE CONTRACT DOCUMENTS, THIS BID SHALL BE SUBMITTED FOR THE MOST COSTLY CONDITION. NO ADDITIONAL COST TO OWNER SHALL BE DUE TO SUCH DISCREPANCIES.

07 CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

08 ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE & LOCAL CODES.

09 THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS, CERTIFICATES, AND APPROVALS REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES & REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

10 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH ALL UTILITY COMPANIES.

11 CONTRACTOR TO INCLUDE IN HIS PRICE ALL COSTS AND FEES REQUIRED TO BRING WATER, ELECTRICITY, CABLE & TELEPHONE TO THE BUILDING.

12 THERE SHALL BE NO DEVIATION FROM THE SPECIFICATIONS AND PLANS WITHOUT WRITTEN APPROVAL OF THE OWNER, DESIGNER AND/OR ENGINEER.

13 ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ISSUE OF CERTIFICATE OF SUBSTANTIAL COMPLETION UNLESS SPECIFICATIONS CALL FOR AN INCREASED TIME.

14 CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY OWNER & ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

15 CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.

16 THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY OWNER OR GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL, COMPACTION AND WELDING TO ENSURE COMPLIANCE WITH PLANS, SPECIFICATIONS, STANDARDS AND CODES. REFER TO CONCRETE SPECIFICATIONS FOR FREQUENCY OF TESTING REQUIRED. COSTS SHALL BE INCLUDED IN THE CONTRACT.

17 REMOVE RUBBISH FROM THE PREMISES AS OFTEN AS NECESSARY TO MAINTAIN SAFE & CLEAN SITE.

18 CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. COORDINATE PROGRESS CLEANING FOR JOINT USE AREAS WHERE MORE THAN ONE INSTALLER HAS WORKED. ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIALS LAWFULLY.

19 ANY WORK NOT EXPLICITLY REFERRED TO IN THE CONSTRUCTION DOCUMENTS, BUT REQUIRED TO COMPLETE THE WORK DEPICTED SHALL BE PROVIDED BY THE CONTRACTOR.

20 REFER TO CIVIL ENGINEER'S PLANS FOR LOCATION OF SIDEWALKS, FENCES & DETAILS, FIRE HYDRANT LOCATIONS, CURB CUTS, DIMENSIONAL CONTROL PLAN & GRADING, UTILITIES (SEWER, WATER, ELECTRICAL, CABLE, TELEPHONE, etc.).

21 PROVIDE PRODUCTS & ACCESSORIES OF SAME KIND FROM A SINGLE SOURCE.

22 DELIVER, STORE & HANDLE PRODUCTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, USING MEANS & METHODS THAT WILL PREVENT DAMAGE, DETERIORATION & LOSS (INCLUDING THEFT).

23 SCHEDULE DELIVERIES TO MINIMIZE LONG-TERM STORAGE & TO PREVENT OVERCROWDING OF THE CONSTRUCTION SITE.

24 PROVIDE PRODUCTS AND EQUIPMENT COMPLETE W/ ACCESSORIES, TRIM, FINISH AND OTHER DEVICES & COMPONENTS NEEDED FOR A COMPLETE INSTALLATION & THE INTENDED USE & EFFECT.

25 UNLESS OTHERWISE INDICATED, OWNER WILL SELECT COLOR, PATTERN & TEXTURE OF ANY PRODUCT FROM MANUFACTURER'S FULL RANGE OF OPTIONS.

26 CONTRACTOR TO EXAMINE SUBSTRATES & CONDITIONS FOR COMPLIANCE W/ MFR'S WRITTEN REQUIREMENTS INCLUDING, BUT NOT LIMITED TO: SURFACES THAT ARE SOUND, LEVEL & PLUMB; SUBSTRATES WITHIN INSTALLATION & FINISHING TOLERANCES; SURFACES THAT ARE SMOOTH, CLEAN & FREE OF DELETERIOUS SUBSTANCES; AND APPLICATION CONDITIONS WITHIN ENVIRONMENTAL LIMITS. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

27 PREPARE SUBSTRATES & ADJOINING SURFACES ACCORDING TO MFR'S WRITTEN INSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, THE APPLICATION OF FILLERS AND PRIMERS.

02 - EXISTING CONDITIONS

01 CONTRACTOR TO BE FAMILIAR WITH EXISTING SITE CONDITIONS AND TO COORDINATE W/ DESIGNER TO ENSURE COMPLIANCE WITH ALL RECOMMENDATIONS.

03 - CONCRETE

01 REFER TO STRUCTURAL DRAWINGS, NOTES & SPECIFICATIONS ON SHEETS. IF ANY NOTES CONTAIN HEREIN CONFLICT, THE MOST STRICT REQUIREMENT TO BE UPHOLD. CONTACT DESIGNER IMMEDIATELY WITH ANY SUCH CONFLICTS.

02 ALL WORK TO BE IN STRICT ACCORDANCE W/ LATEST EDITIONS OF ACI 301, 302 & 318 & ALL APPLICABLE CODES & STANDARDS.

03 MIN. DESIGN CRITERIA: ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. NO CHLORIDES ALLOWED.

04 STEEL REINFORCING BARS: ASTM A615 GRADE 60

05 WELDED WIRE FABRIC (WWF) SHEETS: ROLL TYPE WWF SHALL NOT BE USED. ASTM A185 W/ MINIMUM YIELD STRENGTH = 60 KSI. WWF SHALL BE PLACED AT MID-DEPTH OF SLAB.

06 LAPS & SPICES: TIES & EMBLEMMENT LENGTHS FOR REINFORCING STEEL SHALL COMPLY W/ THE ACI MANUAL OF STANDARD PRACTICE, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT, ACI 318, ACI 315, & CRSI STANDARDS.

07 PLACEMENT, CLEARANCES & MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE PROVIDED IN ACCORDANCE W/ ACI 318.

08 SLAB ON GRADE AREAS TO BE CONSTRUCTED OVER 6" (MIN.) LAYER OF COMPACTED AGGREGATE (CRUSHED LIMESTONE, PEA GRAVEL, COARSE SAND OR CRUSHED CONCRETE ARE ACCEPTABLE) UNLESS OTHERWISE NOTED.

09 PROVIDE 15 MIL (MIN.) VAPOR RETARDANT BARRIER UNDER ALL INTERIOR SLABS UNLESS OTHERWISE NOTED.

04 - MASONRY

01 NOT USED

05 - METALS

01 REFER TO STRUCTURAL DRAWINGS, NOTES & SPECIFICATIONS ON SHEETS PREPARED BY STRUCTURAL ENGINEER. IF ANY NOTES CONTAIN HEREIN CONFLICT, THE MOST STRICT REQUIREMENT TO BE UPHOLD. CONTACT DESIGNER IMMEDIATELY WITH ANY SUCH CONFLICTS.

02 ALL WORK UNDER THIS SECTION SHALL BE PERFORMED ENTIRELY UNDER ONE SUB-CONTRACT. THE SCOPE OF WHICH SHALL INCLUDE THE PRODUCTION OF SHOP DRAWINGS, THE FABRICATION OF ALL COLD-FORMED STEEL MEMBERS AND THE ERECTION OF ALL COLD-FORMED STEEL MEMBERS.

03 WORK IS TO INCLUDE ALL COLD-FORMED STEEL FRAMING AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION, INCLUDING ALL BRACING, WELDS, FASTENERS, BEARING PLATES, ANCHOR ACCESSORIES AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE CONSTRUCTION.

04 ALL COLD-FORMED STEEL SHAPES SHALL BE FABRICATED & ERECTED IN ACCORDANCE WITH LATEST AMERICAN NATIONAL SPECIFICATION & ALL OTHER APPLICABLE CODES & STANDARDS.

05 COLD-FORMED STEEL MEMBERS SHALL BE NEW SECTIONS IN ACCORDANCE WITH SIZES SPECIFIED ON THE DRAWINGS THAT CONFORM TO THE CURRENT SPECIFICATIONS OF ASTM A1007, GRADE 55.

06 THE GENERAL CONTRACTOR IS TO VERIFY THE SIZES AND LOCATIONS OF ALL REQUIRED WALL, CEILING AND ROOF OPENINGS. EQUIPMENT SUPPORTS, ETC. WITH THE VARIOUS SUBCONTRACTORS. ANY CONDITIONS WHICH REQUIRE REVISIONS OR ADDITIONS TO THE FRAMING ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO ANY CONSTRUCTION. ANY COST FOR THE REQUIRED CHANGES WILL BE BORNE BY THE GENERAL CONTRACTOR.

CONSTRUCTION NOTES

07 THE CONTRACTOR SHALL MAKE MEASUREMENTS IN THE FIELD TO VERIFY OR SUPPLEMENT DIMENSIONS SHOWN ON THE DRAWINGS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER MEASUREMENTS AND FIT OF ALL ITEMS.

08 ALL COLD-FORMED STEEL, EXPOSED OR SEMI-EXPOSED TO CONCRETE, MASONRY OR STUCCO FINISH TO BE GALVANIZED (G-90)

09 A MINIMUM OF (2) #10 SCREWS TO BE USED TO ATTACH MEMBERS TO ADJOINING FRAMING LINES AND CONNECTIONS.

10 WELDS SHALL BE MADE ACCORDING TO REQUIREMENTS OF THE AMERICAN WELDING SOCIETY. WELDERS SHALL BE CERTIFIED FOR THIS PROJECT AS QUALIFIED STRUCTURAL WELDERS ACCORDING TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY.

11 ALL CONNECTIONS UTILIZING THREADED FORMING OR T-READ CUTTING SCREWS, WITH OR WITHOUT A SELF-DRILLING POINT, SHALL BE INSTALLED AND TIGHTENED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

12 PROVIDE ALL NECESSARY ERECTION WPS, ANGLES, SEATS, ETC., TO PROPERLY ERECT COLD-FORMED STEEL FRAMING.

13 FOR THOSE GALVANIZED ITEMS, APPLY A HIGH ZINC DUST CONTENT PAINT FOR RE-GALVANIZING WELDS IN GALVANIZED STEEL, COMPLYING WITH THE MILITARY SPECIFICATION MIL-P-21035 (SHIPS). AFTER ERECTION, NUTS, BOLT HEADS, AND BURS OR ABRASSED SPOT SHALL BE SPOT PAINTED WITH ABOVE MENTIONED PAINT.

06 - WOOD & PLASTICS

01 PROVIDE ALL BLOCKING AND DEADWOOD AS REQUIRED TO GUARANTEE SOLID NAILING OF ALL GYPSUM, ROOFING FASCIA, TRIM, FACING SIDING, CABINETRY, GRAB BARS, etc. PROVIDE PRESSURE TREATED WOOD FOR ALL EXTERIOR BLOCKING & BLOCKING IN CONTACT W/ METAL OR MASONRY.

02 SEAL ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AND ALL PENETRATIONS OF UTILITIES THROUGH WALLS AND ROOFS, WHERE JOINTS ARE CONCEALED OR SEMI-CONCEALED, PROVIDE DOUBLE BACKER ROD & SEALANT.

03 PROVIDE COMPATIBLE SEALANT AT ALL DISSIMILAR MATERIALS (BRICK, STONE, WOOD, STUCCO, etc.).

04 ROOFING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

05 ALL CAVITY OR CONCEALED SPACES SHALL BE SEALED AND MADE WEATHER-TIGHT (WEATHER STRIPPED).

06 WATER RESISTIVE SHALL NOT BE ALLOWED IN CONCEALED SPACES OUTSIDE OF THE CONDITIONED BUILDING ENVELOPE (INCLUDING BREEZEWAY OR PATIO FLOOR SPACES OR ATTICS); WATER PIPING IN EXTERIOR WALLS SHALL BE LOCATED ON CONDITIONED SIDE OF WALL INSULATION.

07 PROVIDE CLOSED CELL SPRAY FOAM SEALANT AROUND ALL OPENINGS AND ABOVE TOP PLATES. INSTALL AS RECOMMENDED BY MANUFACTURER.

08 SEALANT FOR USE IN BUILDING EXPANSION JOINTS: SINGLE COMPONENT, NEUTRAL-CURING SILICONE SEALANT ASTM C 920, TYPE S, GRADE NS, CLASS 50, FOR USE INT.

09 SEALANT FOR USE IN WHERE ANOTHER TYPE IS NOT SPECIFIED: SINGLE-COMPONENT, NEUTRAL CURING SILICONE SEALANT, ASTM C 920, TYPE S, GRADE NS, CLASS 50, FOR USE INT.

10 SEALANT FOR EXTERIOR JOINTS, WHERE SLOPE PRECLUDES USE OF POURABLE SEALANT: SINGLE-COMPONENT, NONSAG URETHANE SEALANT, ASTM C 920, TYPE S, GRADE NS, CLASS 25, FOR USE INT.

11 SEALANT FOR EXTERIOR TRAFFIC-BEARING JOINTS, WHERE SLOPE ALLOWS USE OF POURABLE SEALANT: SINGLE-COMPONENT, POURABLE URETHANE SEALANT, ASTM C 920, TYPE S, GRADE P, CLASS 26, FOR USE INT.

12 SEALANT FOR USE IN INTERIOR JOINTS IN CERAMIC TILE AND OTHER HARD SURFACES IN KITCHENS AND TOILET ROOMS AND AROUND PLUMBING FIXTURES: SINGLE-COMPONENT, MILDEW-RESISTANT SILICONE SEALANT, ASTM C 920, TYPE S, GRADE NS, CLASS 26, FOR USE INT. (FORMULATED WITH MOLD RESISTANCE).

13 SEALANT FOR INTERIOR USE AT PERIMETERS OF DOOR AND WINDOW FRAMES: ACRYLIC LATEX OR SILICONIZED ACRYLIC LATEX, ASTM C 834, TYPE OF GRADE NF.

14 ACOUSTICAL SEALANT: NONSAG, PAINTABLE, NON-STAINING LATEX SEALANT COMPLYING WITH ASTM C 834 THAT EFFECTIVELY REDUCES AIRBORNE SOUND TRANSMISSION AS DEMONSTRATED BY TEXTING ACCORDING TO ASTM E 90.

15 ALL FOREIGN MATERIALS SHALL BE REMOVED FROM WITHIN 6 INCHES OF FINISHED GRADE.

16 SOIL FILL INSIDE BUILDING SLABS AND UNDER SLABS, UNLESS OTHERWISE SPECIFIED HEREIN AFTER, SHALL BE READY COMPACTIBLE SOIL, PLACED ROLLED AND COMPACTED IN 6 INCH LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR UNLESS NOTED OTHERWISE.

17 REFER TO POURING BUILDING SLABS. ALL SOIL EXTENDING TO 3' OUTSIDE BUILDING PERIMETER (INCLUDING ALL SURFACES AND FOOTINGS) SHALL BE CHEMICALLY TREATED FOR TERMITES (SEE SPECIFICATIONS).

18 SOIL FILL OUTSIDE BUILDING SLABS: UPON COMPLETION OF THE WORK, FILL & GRADE SITE AREA WITH TOPSOIL (READY FOR PLANTING) AROUND BUILDING AND WALKS (1" BELOW SIDEWALK), MAXIMUM SLOPE (1:6) AROUND BUILDING SLABS OR AS INDICATED OTHERWISE.

01 - OPENINGS

01 SEE WINDOW & DOOR SCHEDULES ON DRAWINGS FOR DOOR AND WINDOW DESCRIPTIONS.

02 PROVIDE LEVEL LANDINGS AT EACH SIDE OF ALL DOORS. ALL THRESHOLDS TO BE ADA COMPLIANT AND MORE THAN 1/2" W/ BEVELED TRANSITION. ALL THRESHOLDS SHALL BE SUPPORTED BY FOUNDATION OR BRICK ROWLOCK SILL AND SHALL BE CAULKED AT JAMBS AND UNDERNEATH.

03 REQUIRED SPECIAL LOCKING SUBMITTAL TO A STATE FIRE MARSHAL FOR DELAYED EGRESS COMPONENTS TO BE PROVIDED BY DOOR HARDWARE INSTALLER. COORDINATE REQUIREMENTS W/ FIRE ALARM INSTALLER IF APPLICABLE.

04 DOORS SHALL BE MORTISED, REINFORCED AND FUNCTION HOLES PROVIDED AT THE FACTORY IN ACCORDANCE WITH THE HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY THE HARDWARE SUPPLIER. THROUGH BOLT HOLES, ATTACHMENT HOLES, OR DRILLING AND TAPPING FOR SURFACE HARDWARE, SHALL BE DONE BY OTHERS IN THE FIELD.

05 INSTALL DOORS PER MANUFACTURER'S SPECIFIC SYSTEM INSTALLATION INSTRUCTIONS. HARDWARE MUST BE APPLIED IN ACCORDANCE WITH HARDWARE MANUFACTURER'S TEMPLATES AND INSTRUCTIONS.

06 ALL WOOD DOORS TO BE 5-PLY BIRCH VENEER, BOOKMATCH, TRANSPARENT FINISH SELECTED FROM MFRS STANDARD COLORS AS MANUFACTURED BY MARSHFIELD, US PLYWOOD, GEORGIA PACIFIC OR APPROVED EQUAL.

07 PROVIDE STEEL DOORS AND FRAMES COMPLYING WITH THE STEEL DOOR AND FRAME ANSIS/D1-100 (LATEST EDITION). SHEETS ARE TO BE MADE OF COMMERCIAL QUALITY HOT DIPPED ZINC COATED 20 GA. STEEL. THAT COMP. RES WITH ASTM A1024 AND RECO DOOR PRODUCTS, CURRIES COMPANY, FLEMING OR APPROVED EQUAL.

08 DOORS TO BE COMPLETELY FILLED WITH 2.0 DENSITY RIGID FOAMED-IN-PLACE POLYURETHANE CORE CHEMICALLY BONDED TO ALL INTERIOR SURFACES WITH A MINIMUM INSULATION VALUE OF R9.

09 ALL GLASS SHALL BEAR THE LABEL OF ITS MANUFACTURER AND SHALL CONFORM IN ALL RESPECTS WITH THE PERTINENT REQUIREMENTS OF FEDERAL SPECIFICATION FOR GLASS CURTAINS AND PARTIAL DISTORTION-FREE WITH ALL DISTORTION WAVES IN THE HORIZONTAL DIRECTION. GLASS FOR INTERIOR DOOR VIEW LIGHTS AND ENTRANCE DOOR VIEW LIGHTS SHALL BE 1/4" POLISHED GLASS. SAFETY GLASS SHALL BE USED WHERE REQUIRED BY CODE, OR WHERE SHOWN ON THE DRAWINGS. ALL EXTERIOR GLAZING TO BE THERMAL INSULATED, LOW-E TEMPERED GLAZING.

CONSTRUCTION NOTES

07 PROVIDE STANDARD DUTY (UNLESS NOTED OTHERWISE ON DOOR SCHEDULE), BRUSHED STAINLESS STEEL FINISH (OR COMPATIBLE) COMMERCIAL DOOR HARDWARE. PROVIDE ALL LOCKERS AND LOCKSETS AS REQUIRED FOR APPLICATION. PROVIDE PANIC HARDWARE/EXIT DEVICES AS REQUIRED FOR ALL DOORS INDICATED ALONG EGRESS PATH OR AS EMERGENCY EXIT DOORS (RE: LIFE SAFETY PLAN). SUBMIT TO ARCHITECT DOOR & HARDWARE SCHEDULE. PROVIDE SMOOTH SAMPLES FOR COLOR SELECTION, YALE, CORBIN RUSSWIN, SEARGENT OR APPROVED EQUIVALENT.

09 FINISH BOARD INSTALLATION SHALL BE IN CONFORMANCE WITH GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING & SHALL CONFORM TO ASTM C-840 (CURRENT EDITION). PROVIDE GYPSUM BOARD RETURN AT ALL WINDOW JAMBS AND HEAD WITH METAL CORNER BEADS. PROVIDE SMOOTH FINISH (NOT TEXTURED). PROVIDE 5/8" GYPSUM BOARD PRODUCTS UNLESS NOTED OTHERWISE. PROVIDE MOISTURE RESISTANT GWB FOR SELECTED CEILING AT EACH RR AND AT WASHROOMS. PROVIDE IMPACT-RESISTANT GYPSUM AT BREAK AREA, WAREHOUSE, STOCK ROOM & SCREENING. NATIONAL GYPSUM, USG, GP OR APPROVED EQUAL.

02 ALL PAINT TO BE OF MFR'S BEST QUALITY COATINGS. ALLOW UP TO 6 COLORS (TSD). ALL COATINGS APPLIED AS RECOMMENDED BY MFR PER APPLICATION. WHEN SUBSTRATE IS REQUIRED TO RECEIVE COATING, BUT NOT SCHEDULED, PROVIDE COATING RECOMMENDED BY MFR. SHERWIN WILLIAMS (LISTED), PITTSBURGH, BENJAMIN MOORE OR APPROVED EQUAL. EXTERIOR/INTERIOR: ALL SURFACE ENAMEL AT SCREENS. SEALED CONCRETE, MASONRY, EXTERIOR WOOD, WOODSCAPES SEMI-TRANSPARENT STAIN W/ HIGH-SOLID SPAR VARNISH; INTERIOR WALLS: SEMI-GLOSS LATEX. PROMAR200 (EGGSHELL). INTERIOR WOODWORK & TRIM (PAINT): PROMAR200 (EGGS). INTERIOR WOOD WORK & TRIM (STAIN): MINWAX WOOD FINISH & POLYURETHANE.

10 - SPECIALTY EQUIPMENT

01 PROVIDE UL APPROVED 5# ABC FIRE EXTINGUISHER & CABINETS AS INDICATED ON LIFE SAFETY SHEET. PROVIDE ALL LETTERING & REQUIRED SIGNAGE PRIOR TO COMPLETE WORK.

02 PROVIDE ADA SIGNAGE AS REQUIRED. PROVIDE 6" x 8" ADA COMPLIANT SIGNAGE AT EACH RESTROOM, AT EACH EXIT DOOR & AT EACH PARKING STALL.

11 - EQUIPMENT

01 NOT USED

12 - FURNISHINGS

01 NOT USED

13 - SPECIAL CONSTRUCTION

01 REFER TO STRUCTURAL DRAWINGS, NOTES & SPECIFICATIONS ON SHEETS PREPARED BY STRUCTURAL ENGINEER. IF ANY NOTES CONTAIN HEREIN CONFLICT, THE MOST STRICT REQUIREMENT TO BE UPHOLD. CONTACT ARCHITECT IMMEDIATELY WITH ANY SUCH CONFLICTS.

02 PRE-ENGINEERED METAL BUILDING (PEMB) MANUFACTURER TO DESIGN & PROVIDE SEALED SHOP DRAWINGS PREPARED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF LOUISIANA. COORDINATE STRUCTURAL REQUIREMENTS W/ POST-TENSIONED FOUNDATION DESIGNER. ALL WORK SHALL BE IN STRICT COMPLIANCE W/ APPLICABLE CODES, MISC. CODE, BUTLER, NICKOL OR APPROVED EQUAL.

03 PEMB TO BE DESIGNED TO WITHSTAND 140 MPH WIND SPEED, EXPOSURE CATEGORY B, I = 1.0.

04 PEMB TO PROVIDE STANDING SEAM, 26 GA. (BOTH SIDES) STRIATED METAL ROOF PANEL. HIGHEST QUALITY KYMARHYLAR FINISH OF COLOR SELECTED BY OWNER WITHIN 6 MONTHS OF PROJECT START. PROVIDE ALL FLASHING, CLIPS, TRIM, ACCESSORIES, SEALANTS & FASTENERS AS REQUIRED FOR COMPLETE INSTALLATION.

05 PROVIDE CUTTERS & DOWNSPOUTS FOR ALL DIVISION 13 ROOFS INSTALLED. CALCULATE REQUIRED SIZES BASED ON 100 YEAR STORM PER SMCNA.

06 REFER TO DIV. 13 ROOF PANEL BY PEMB.

22 - PLUMBING

01 CONTRACTOR TO FIELD VERIFY AS NECESSARY THE EXACT ROUTING & SIZES OF ALL PIPING.

02 ALL WORK, METHODS & INSTALLATIONS TO BE IN ACCORDANCE W/ ALL STATE & LOCAL REGULATIONS AND ALL OTHER AGENCIES & OFFICIALS HAVING JURISDICTION.

03 CONTRACTOR TO COORDINATE ROUTING OF PIPING IN CEILING SPACES PRIOR TO CONSTRUCTION. COORDINATE FINAL INVERT ELEVATIONS OF BUILDING SANITARY & STORM OUTFALLS AND SITE PIPING W/ EXISTING CONDITIONS/SITE UTILITY CONTRACTOR. MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER CONNECTIONS W/ SITE UTILITIES.

04 THIS CONTRACTOR TO COORDINATE ROUTING OF PIPING BELOW SLAB W/ PLUMBING & ELECTRICAL CONDUIT. SHOULD A CONFLICT OCCUR, THIS CONTRACTOR TO NOTIFY THE DESIGNER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.

05 ALL FLOOR DRAINS TO BE INSTALLED W/ TRAP SEALS & PRIMERS.

26 - ELECTRICAL

01 REFER TO ELECTRICAL DRAWINGS, NOTES & SPECIFICATIONS. IF ANY NOTES CONTAIN HEREIN CONFLICT, THE MOST STRICT REQUIREMENT TO BE UPHOLD. CONTACT DESIGNER IMMEDIATELY WITH ANY SUCH CONFLICTS.

02 VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SUBSURFACE DRAINAGE PRIOR TO THE START OF WORK.

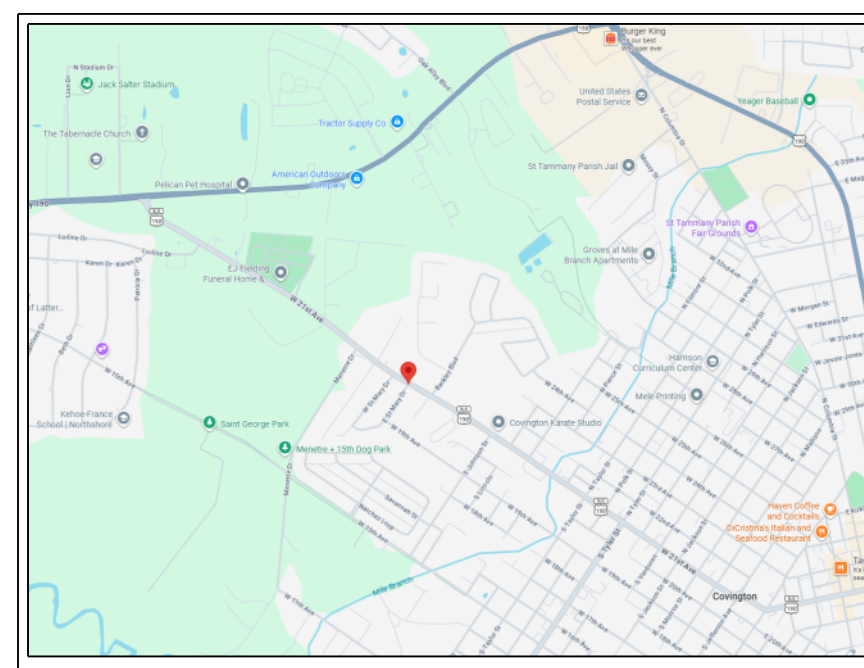
03 THE BUILDING SLAB SHALL HAVE A MINIMUM OF SIX INCHES OF EXPOSED REINFORCING STEEL OR LANDSCAPING MATERIALS. THE FINAL GRADE SHOULD SLOPE AWAY FROM THE BUILDING TO AVOID WATER PONDING AT THE BUILDING SLAB.

04 ALL FOREIGN MATERIALS SHALL BE REMOVED FROM WITHIN 6 INCHES OF FINISHED GRADE.

05 SOIL FILL INSIDE BUILDING SLABS AND UNDER SLABS, UNLESS OTHERWISE SPECIFIED HEREIN AFTER, SHALL BE READY COMPACTIBLE SOIL, PLACED ROLLED AND COMPACTED IN 6 INCH LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR UNLESS NOTED OTHERWISE.

06 REFER TO POURING BUILDING SLABS. ALL SOIL EXTENDING TO 3' OUTSIDE BUILDING PERIMETER (INCLUDING ALL SURFACES AND FOOTINGS) SHALL BE CHEMICALLY TREATED FOR TERMITES (SEE SPECIFICATIONS).

07 SOIL FILL OUTSIDE BUILDING SLABS: UPON COMPLETION OF THE WORK, FILL & GRADE SITE AREA WITH TOPSOIL (READY FOR PLANTING) AROUND BUILDING AND WALKS (1" BELOW SIDEWALK), MAXIMUM SLOPE (1:6) AROUND BUILDING SLABS OR AS INDICATED OTHERWISE.



SITE LOCATION

BUILDING CODES:

ALL WORK SHALL BE IN COMPLIANCE WITH:

2021 INTERNATIONAL BUILDING CODE (IBC) (EXCLUDE CHAPTERS 1, 11, 27)

2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), (EXCLUDE CHAPTER 1)

2021 INTERNATIONAL MECHANICAL CODE (IMC)

2015 NFPA 101 (LIFE SAFETY CODE), EXCLUDING CHAPTER 5

2021 INTERNATIONAL FUEL GAS CODE (IFGC)

2020 NATIONAL ELECTRIC CODE (NEC)

2021 INTERNATIONAL PLUMBING CODE

2015 ADA-ABA ACCESSIBILITY GUIDELINES

THESE CODES SHALL BE CONSIDERED AS PART OF THESE DOCUMENTS.

IBC 2021 DATA

OCCUPANCY CLASSIFICATION:
BUSINESS GROUP B

SQUARE FOOTAGES

WAREHOUSE (52 STORAGES)	=	1905
APARTMENT (R3)	=	516
COVERED PORCH	=	478
TOTAL AREA	=	2898

OCCUPANT LOAD

STORAGE S2	1801 / 500 GROSS	=	3.6
RESIDENTIAL R3	910 / 200 GROSS	=	4.5
TOTAL OCCUPANTS	=	9 OCCUPANTS	

CONSTRUCTION CLASSIFICATION: (SEC 601)
TYPE V3 / SINGLE STORY

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS: (TBL 601)

STRUCTURAL FRAME	=	0 HR
BEARING WALLS	=	0 HR
INTERIOR AND EXTERIOR	=	0 HR
NON-BEARING WALLS	=	0 HR
FLOOR CONSTRUCTION	=	1 HR
ROOF CONSTRUCTION	=	0 HR

GENERAL NOTES:

1.) WORK SHALL CONFORM TO ADAAG. CONSULT WITH ARCHITECT IF MOUNTING HEIGHTS OR CLEARANCES ARE IN DOUBT.

THRESHOLDS SHALL NOT BE HIGHER THAN 1/2" AND BEVELED OVER 1/4". DOOR HANDLES SHALL BE LEVER SETS (SCHLAGE SERIES OR EQUAL). EGRESS LOCKS SHALL BE SINGLE ACTION RELEASE REQUIRING NO SPECIAL KNOWLEDGE, KEY, OR EFFORT FOR EGRESS. LANDING OUTSIDE OF DOORS SHALL ALIGN WITH FINISH FLOOR AT THRESHOLD AND SHALL SLOPE AWAY FROM BUILDING AT A SLOPE NOT TO EXCEED 1:50.

2.) GROUND AND FLOOR SURFACES SHALL BE SLIP RESISTANT UNDER ALL WEATHER CONDITIONS. CONCRETE SHALL HAVE A BROOM FINISH PERPENDICULAR TO THE SLOPE.

3.) TOILET & BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE THAT EXTENDS UPWARD FROM THE WALLS AT LEAST 6" PER IBC 1210.1. ANY WALLS WITHIN 2 FEET OF URINALS & WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, & EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE PER 19C 1210.2. (TYPICAL @ ALL BATHROOMS).

4.) INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION 720, INTERNATIONAL BUILDING CODE, 2015 EDITION.

5.) CONCEALED AND EXPOSED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPED OF 4-50 IN ACCORDANCE WITH IBC 718.

6.) CELLULOSE FIBER THERMAL INSULATION SHALL MEET THE REQUIREMENTS OF PARAGRAPH IBC 718.

7.) INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPMENT RATINGS OF 0-450.

8.) BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE AND IN PART IN FLOOD HAZARD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN IBC.

TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75' FOR CLASS A, C AND D FIRES.

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS:
EXTERIOR WALLS WITH 5' < X < 10' = FIRE SEPARATION DISTANCE = 0 HR.

FIRE ALARM SYSTEM REQUIREMENTS: (SEC 907)
THIS BLDG. DOES NOT REQUIRE A FIRE ALARM SYSTEM IN ACCORDANCE WITH SEC 907

GRAVITY LOAD DATA (IBC SEC. 1607):

ROOF LIVE LOAD	20 LBS PER SQ. FT.
ROOF (GROUND) SNOW LOAD	5 LBS PER SQ. FT.
UNINHABITED ATTIC W/O STORAGE LIVE LOAD	10 LBS PER SQ. FT.
OFFICE FLOOR LIVE LOAD	50 LBS PER SQ. FT.
LOBBIES & FIRST FLOOR CORRIDORS LIVE LOAD	100 LBS PER SQ. FT.

CODES AND DESIGN SPECIFICATIONS
BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2021
NATIONAL DESIGN SPECIFICATION FOR WOOD FRAMED CONSTRUCTION 2018 ASCE 7-16

DESIGN LOADS

- ROOF DESIGN LOADS
- CEILING COLLATERAL DEAD LOAD = 10 PSF
- CEILING LIVE LOAD = 20 PSF
- ROOF COLLATERAL DEAD LOAD = 10 PSF
- ROOF LIVE LOAD = 20 PSF
- WIND LOAD CRITERIA
- WIND SPEED = 140 MPH
- NOMINAL WIND SPEED = 118 MPH
- OCCUPANCY CATEGORY = II
- EXPOSURE = B
- INTERNAL PRESSURE COEFFICIENT = +/- 0.18

TOTAL SHEAR PERPENDICULAR TO LENGTH = 81 KIP (ULTIMATE)
TOTAL SHEAR PERPENDICULAR TO WIDTH = 22 KIP (ULTIMATE)

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A SINGLE STORY STORAGE S2 WITH AN ATTACHED RESIDENTIAL R3

DRAWING INDEX:

SHEET #	DESCRIPTION
A1	SITE PLAN
A2	EXTERIOR ELEVATIONS & ROOF PLAN
A3	FLOOR PLAN & INTERIOR ELEVATIONS
S1	FOUNDATION PLAN
M102	MECHANICAL
E103	POWER PLAN
E105	ELECTRIC PANELS, RISER DIAGRAMS & SITE POWER PLAN
P102	PLUMBING PLAN
H1	HANDICAP REQUIREMENTS
H2	HANDICAP REQUIREMENTS

NOTE:
 ALTHOUGH EVERY EFFORT
 HAS BEEN MADE IN
 PREPARING THESE
 DRAWINGS, THE
 ARCHITECT ASSUMES NO
 LIABILITY FOR ERRORS OR
 OMISSIONS IN THE PLANS
 OR FOR CHECKING THE PLANS
 FOR CONSTRUCTION BEFORE
 CONSTRUCTION BEGINS.

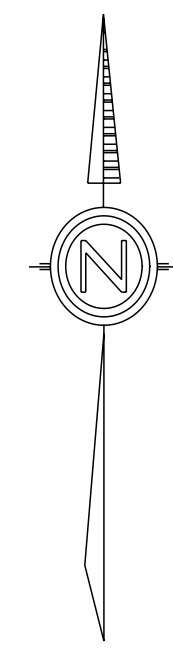
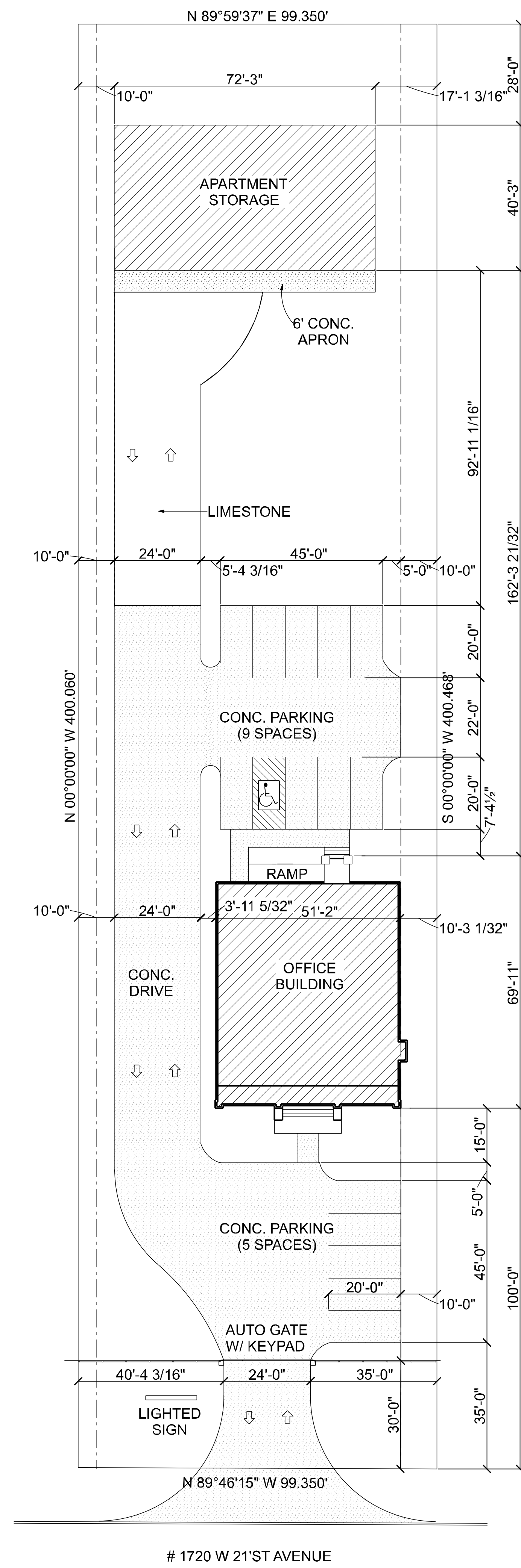


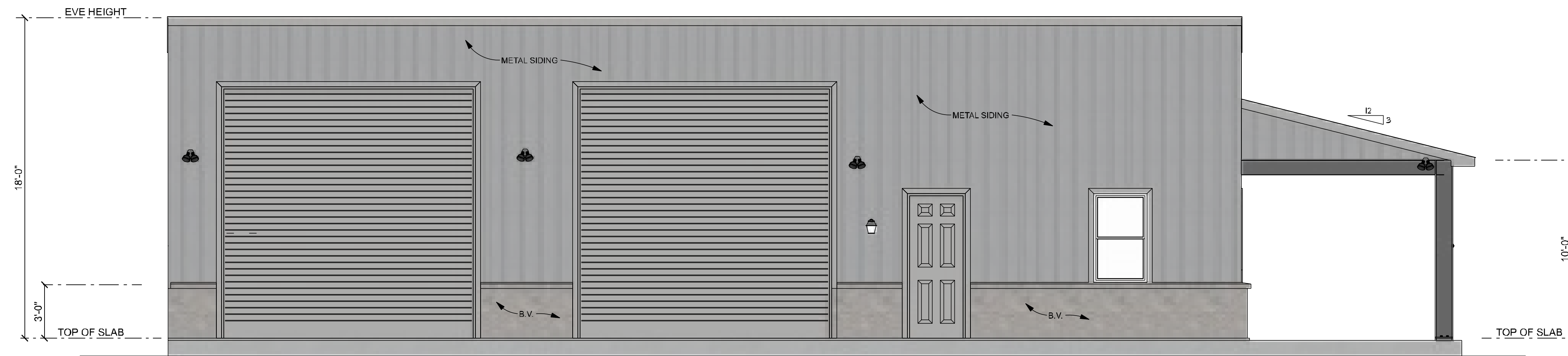
PROJECT DESIGNERS:
CLARKE'S DESIGN SERVICE, LLC.
 1537 THIRD STREET SLIDELL, LA 70458
 WWW.CLARKEDESIGN.COM (985) 641-0531

PROJECT:
 RAWLIN CARTER
 PRUDENTIAL FINANCIAL ADVISOR
 1720 W 21ST AVENUE
 CITY OF COVINGTON, LA.

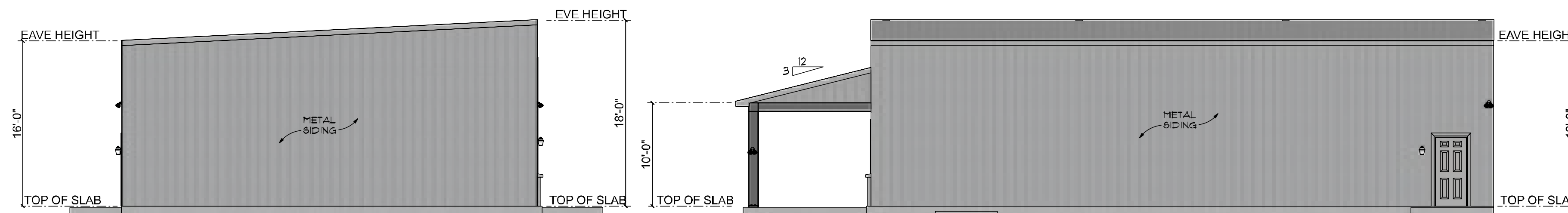
CODE:
 7409
 DATE:
 03-25-26

DESCRIPTION:
 SITE
 PLAN
 SHEET:
 A1



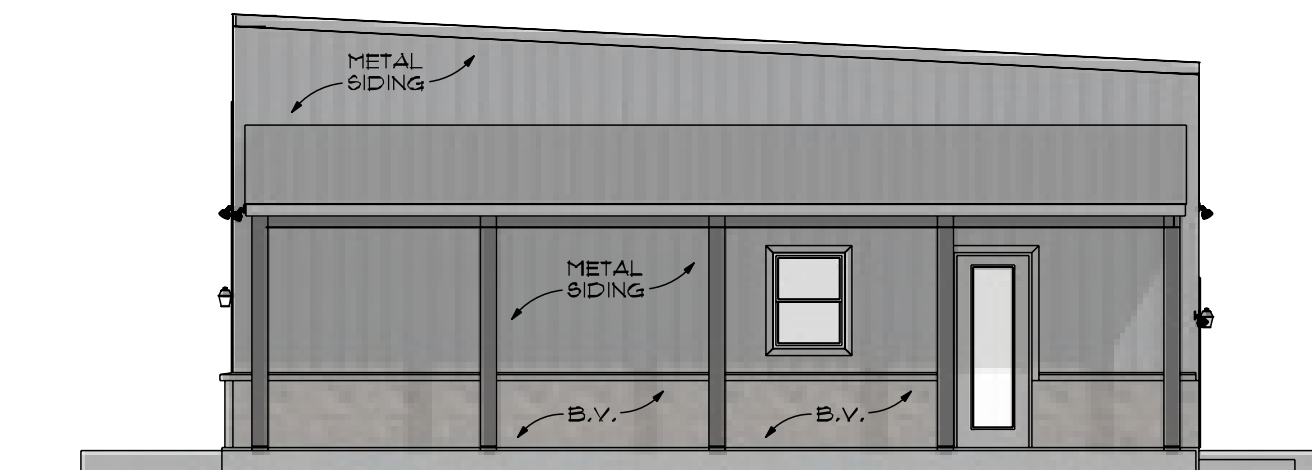


FRONT ELEVATION
SCALE = 1/4"=1'-0"

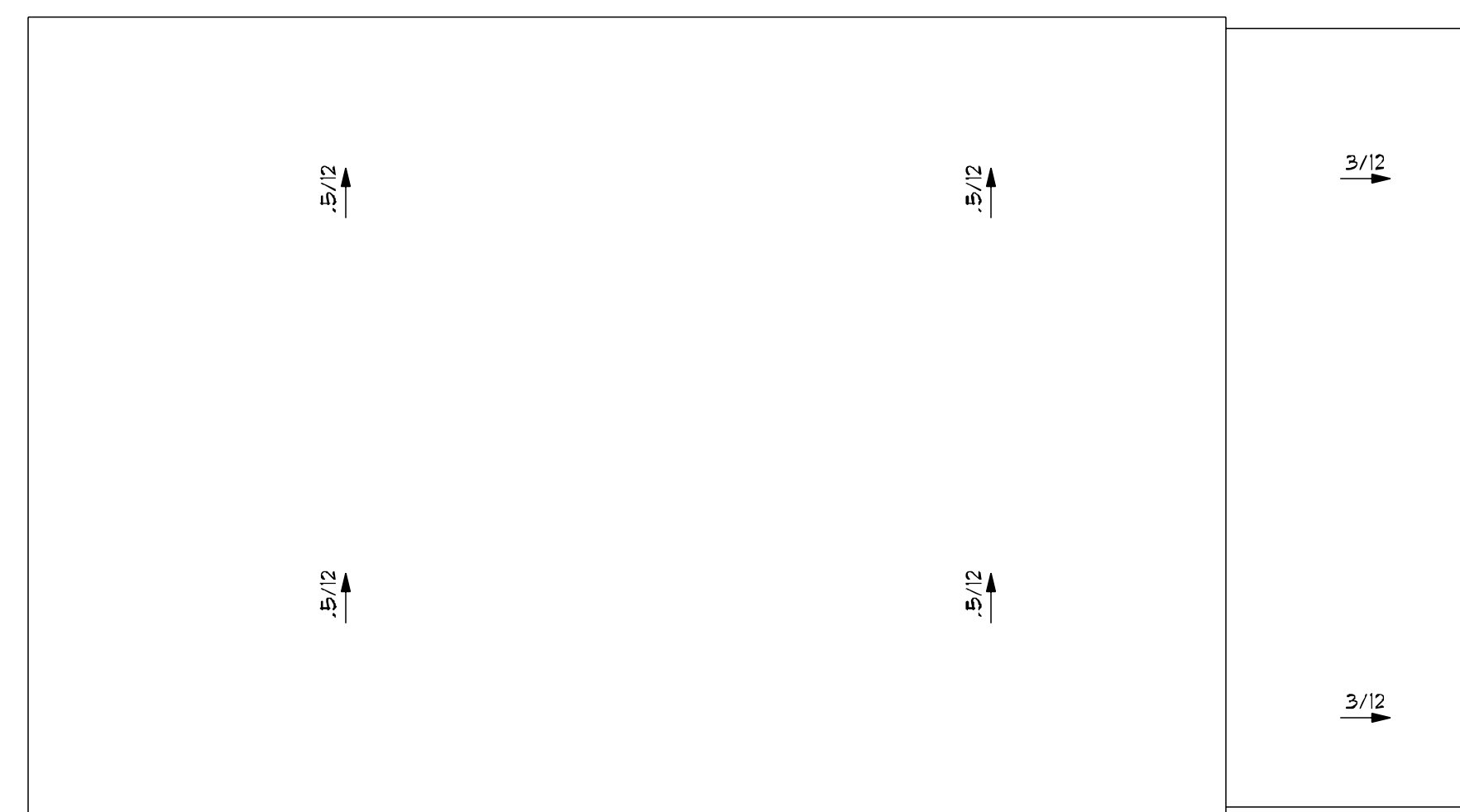


LEFT ELEVATION
SCALE = 1/8"=1'-0"

REAR ELEVATION
SCALE = 1/8"=1'-0"



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

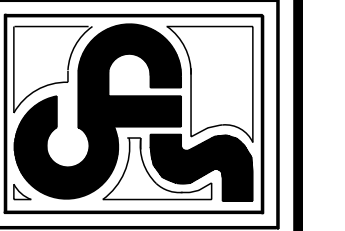


ROOF PLAN
SCALE = 1/8"=1'-0"

NOTE:
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HAS BEEN MADE IN
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DRAWINGS, THE
DRAWING CONTRACTOR
ULTIMATELY IS RESPONSIBLE
FOR CHECKING THE PLANS
FOR CONSTRUCTION AND FOR
CORRECTING ANY
ERRORS BEFORE
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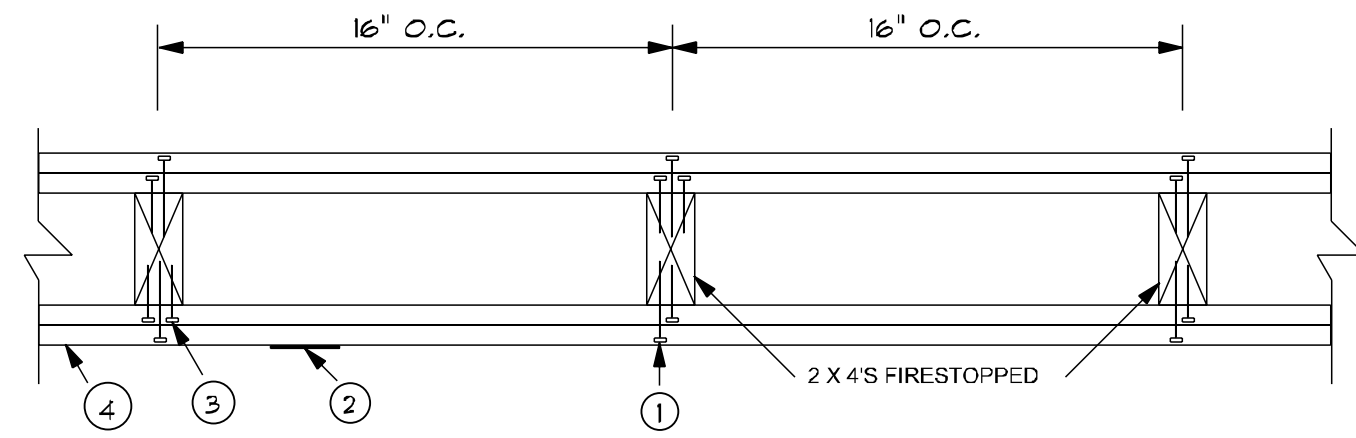


PROJECT:
RAWLIN CARTER
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CITY OF COVINGTON, LA.

CODE:
7409
DATE:
03-25-26

DESCRIPTION:
EXTERIOR
ELEVATIONS &
ROOF PLAN
SHEET:
A2

Fire Resistance Ratings - ANSI/UL 263
 See General Information for Fire Resistance Ratings - ANSI/UL 263
 Design No. U301
 Bearing Wall Rating 2 HR.
 Finish Rating 66 Min.



- 1 **NAILHEADS** - Exposed or covered with joint compound.
- 2 **JOINTS** - Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, non 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.
- 3 **NAILS** - 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
- 4 **GYP-SUM BOARD** - 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. When used in widths other than 48 in., gypsum board to be installed horizontally.

FIRE WALL DETAIL U301

THRESHOLDS SHALL NOT BE HIGHER THAN 1/2" AND BEVELED OVER 1/4".
 DOOR HANDLES SHALL BE LEVER SETS (SCHLAGE A SERIES OR EQUAL).
 EGRESS LOCKS SHALL BE SINGLE ACTION RELEASE REQUIRING NO SPECIAL KNOWLEDGE, KEY, OR EFFORT FOR EGRESS.
 LANDING OUTSIDE OF DOORS SHALL ALIGN WITH FINISH FLOOR AT THRESHOLD AND SHALL SLOPE AWAY FROM BUILDING, AT A SLOPE NOT TO EXCEED 1:50.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION	HINGE	REV.	COUNT
1	3'-0"	8'-0"	METAL CLAD INSULATED DOOR W/ METAL FRAME, W/ THRESHOLD.	R	YES	2
2	3'-0"	8'-0"	1 LT. FRENCH EXTERIOR	R	YES	1
3	3'-0"	8'-0"	90 MIN. SELF CLOSING/LATCHING FIRE DOOR	L	YES	1
4	14'-0"	14'-0"	ROLLING STEEL OVERHEAD DOOR (140 MPH. RATED)	U		2

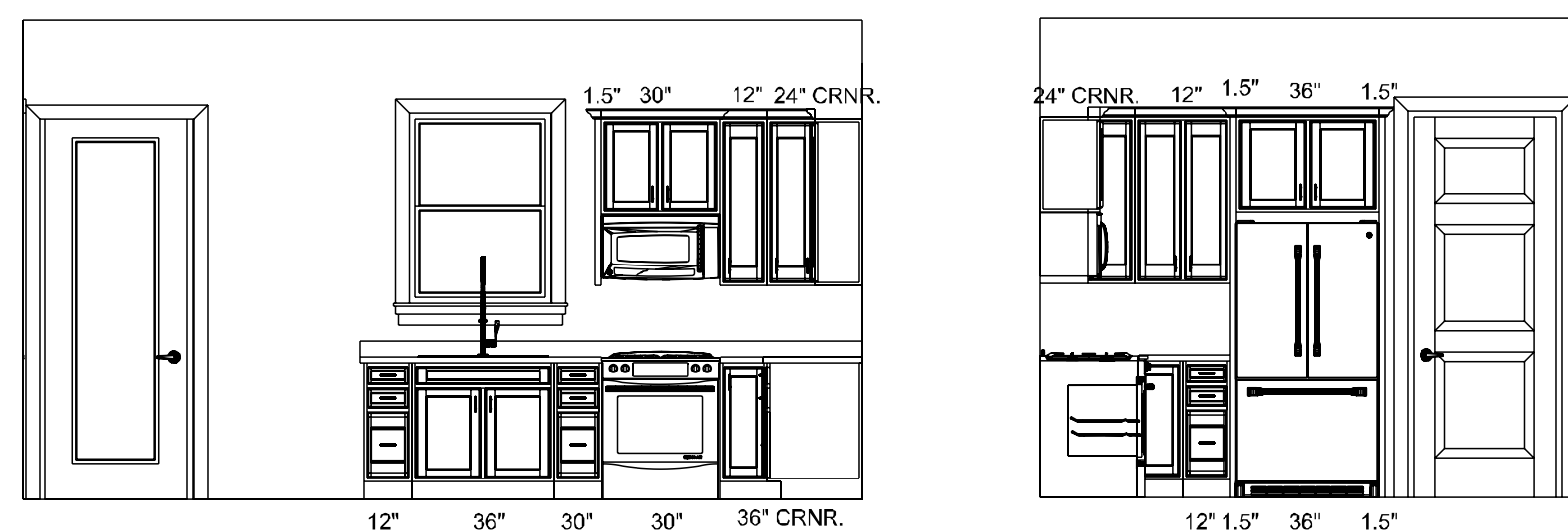
INTERIOR DOORS

5	3'-0"	8'-0"	FLUSH STAIN GRADE WOOD DOOR	R		1
6	2'-4"	8'-0"	FLUSH STAIN GRADE WOOD DOOR	L		1
7	4'-0"	8'-0"	PR 2080 FLUSH STAIN GRADE WOOD DOOR	LR		1

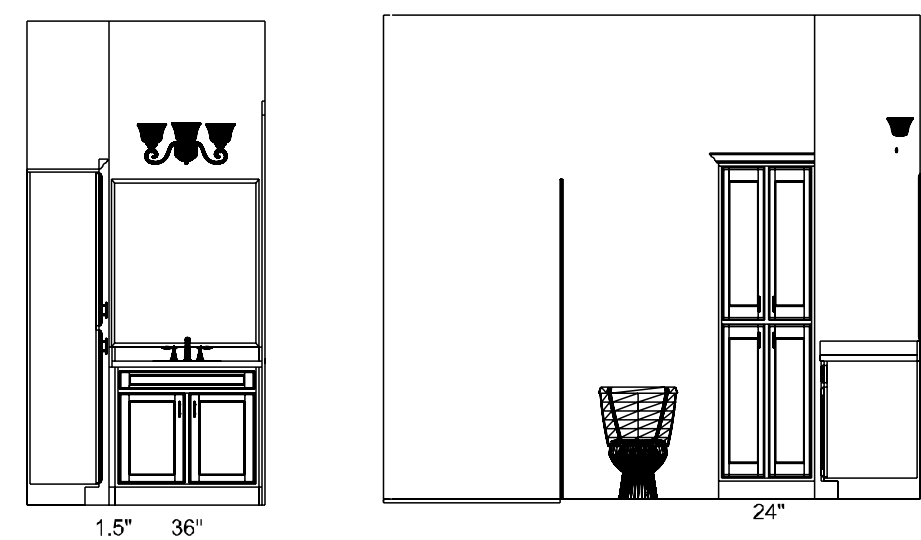
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION	HEADER HEIGHT	DIVIDED	TEMPERED	COUNT
A	3'-0"	5'-0"	SINGLE HUNG	8'-1 1/2"	NO	NO	1
B	3'-0"	4'-0"	SINGLE HUNG	8'-1 1/2"	NO	NO	1

WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.



1 2

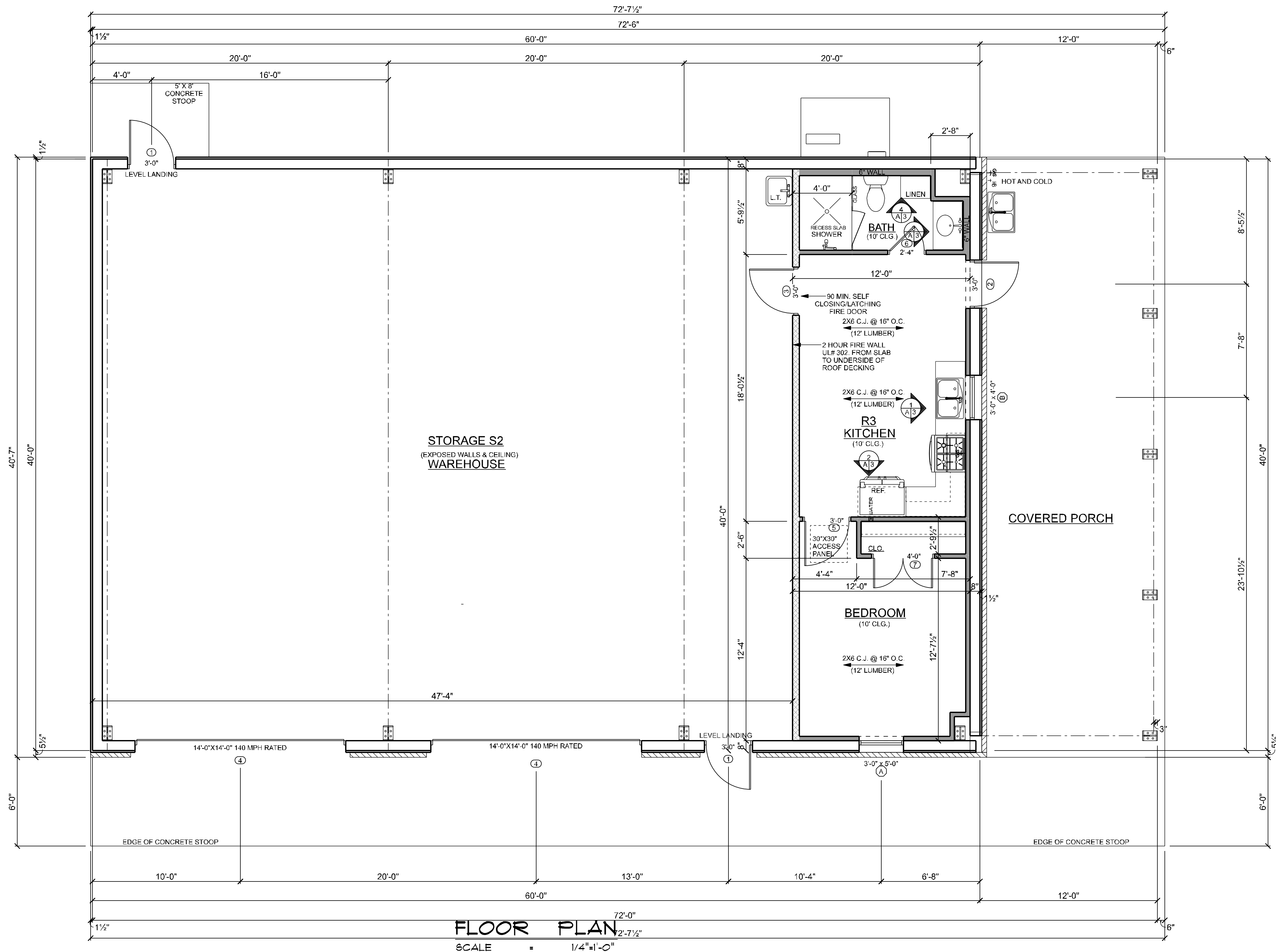


3 4

CABINET ELEVATIONS

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

(CABINET SIZES MAY VARY, DUE TO DISCREPANCIES IN ACTUAL BLDG. DIMENSIONS. SPACE FOR CABINETS SHALL BE MEASURED AFTER FRAMING AND CABINET LAYOUT SHALL BE MODIFIED ACCORDINGLY.)



FLOOR PLAN
 SCALE = 1/4" = 1'-0"

WALL LEGEND	
	5 1/2" WOOD STUDS @ 16" O.C. UL#302 FIRE WALL FROM SLAB TO UNDERSIDE OF ROOF DECKING
	INTERIOR WALLS: WOOD STUDS W/ 1/2" GYP. BD. ON EACH SIDE

FLOOR PLAN	
WAREHOUSE	= 1905
OFFICE AREA	= 515
COVERED PORCH	= 478
TOTAL AREA U.B.	= 2898

CODES AND DESIGN SPECIFICATIONS
 BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2021
 NATIONAL DESIGN SPECIFICATION FOR WOOD FRAMED CONSTRUCTION 2018
 ASCE 7-16

DESIGN LOADS

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- CEILING LIVE LOAD = 20 PSF
- ROOF COLLATERAL DEAD LOAD = 10 PSF
- ROOF LIVE LOAD = 20 PSF
- WIND LOAD CRITERIA
- ULTIMATE WINDSPEED = 140 MPH
- NOMINAL WINDSPEED = 108 MPH
- OCCUPANCY CATEGORY = II
- EXPOSURE = B
- INTERNAL PRESSURE COEFFICIENT = +/- 0.18

TOTAL SHEAR PERPENDICULAR TO LENGTH = 81 KIP (ULTIMATE)
 TOTAL SHEAR PERPENDICULAR TO WIDTH = 22 KIP (ULTIMATE)

NOTE:
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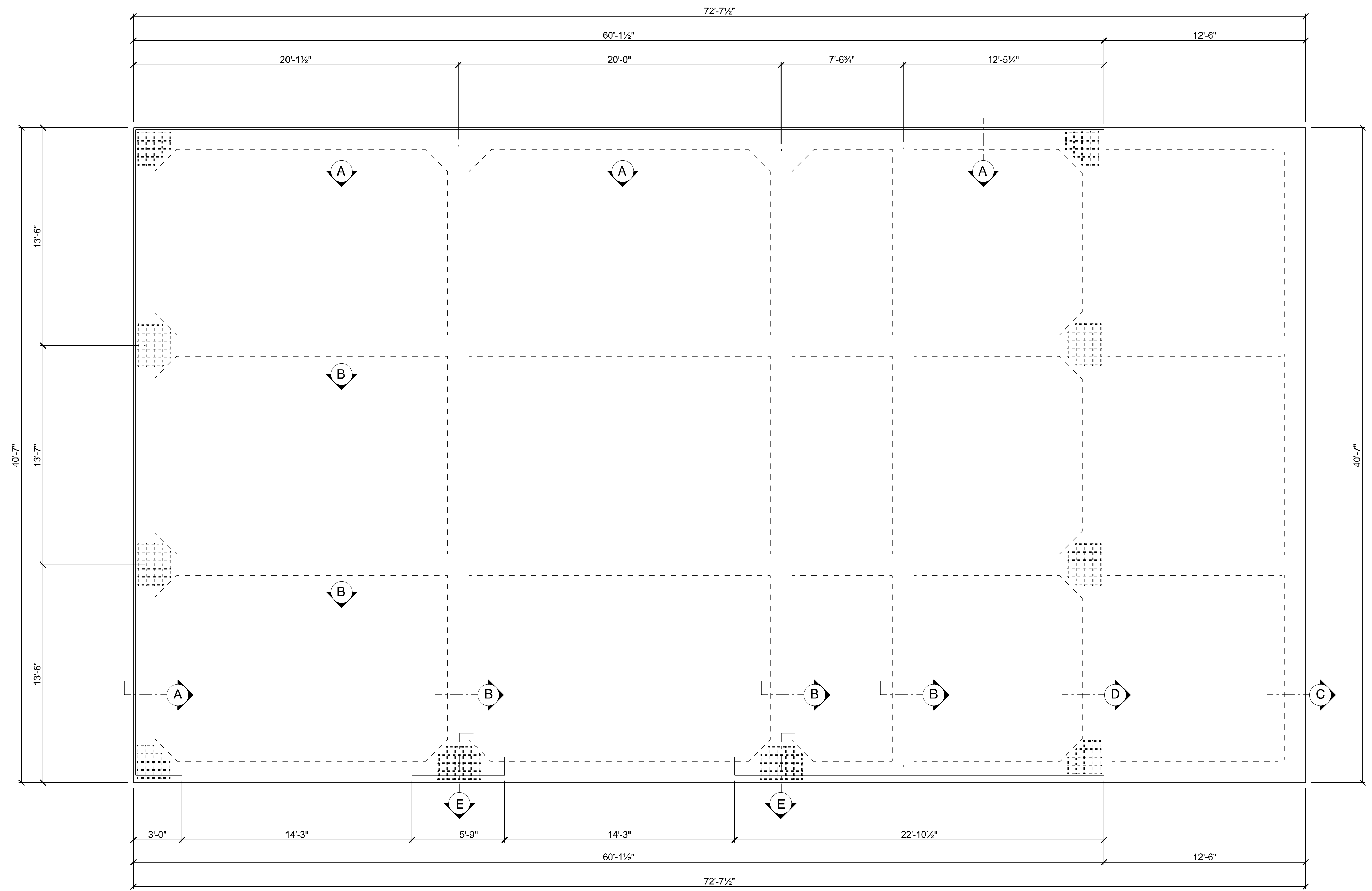
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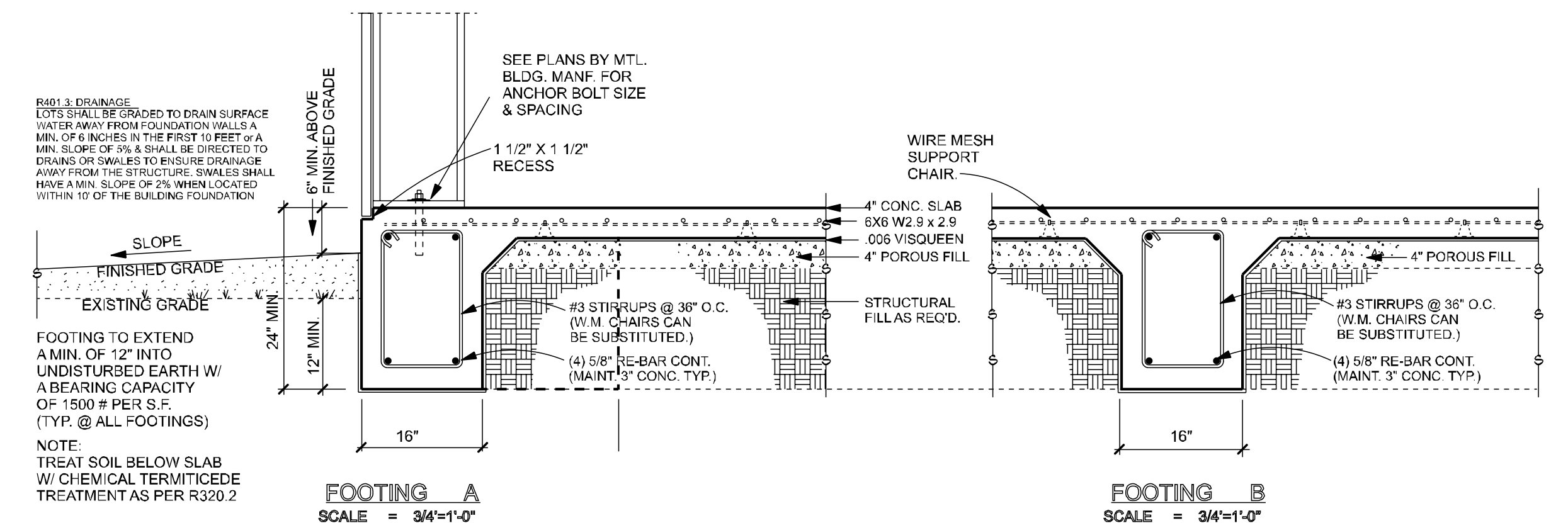
DESCRIPTION:
 FLOOR PLAN
 SHEET:
 A3

FOUNDATION NOTES:

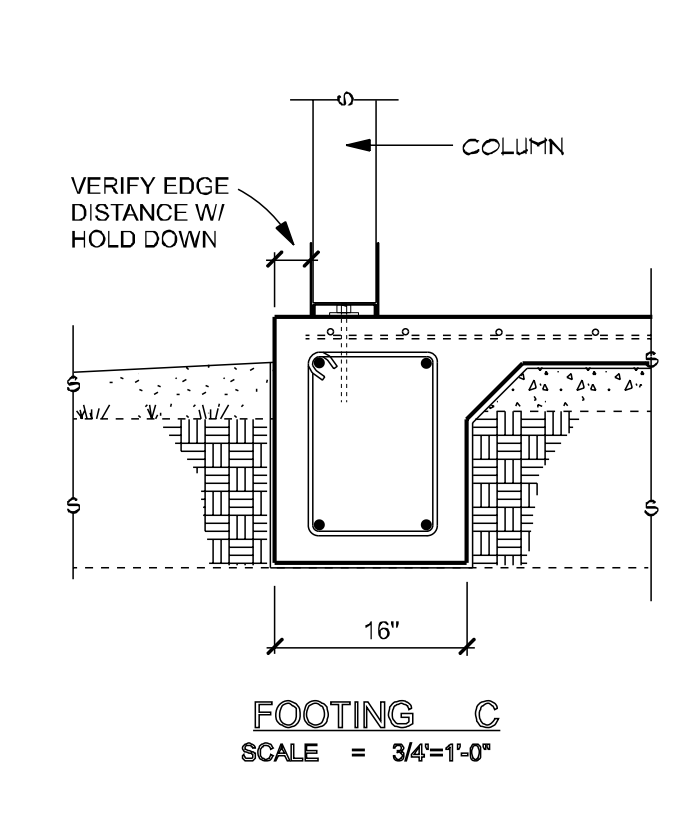
1. THIS FOUNDATION IS DESIGNED FOR STABLE SOIL W/ A MIN. BEARING CAPACITY OF 1500 LBS. P.S.F. MIX DESIGN CRITERIA: ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. NO CHLORIDES ALLOWED.
3. FLY ASH IS NOT PERMITTED IN ANY CONCRETE FOR THIS PROJECT.
4. ONE LAYER OF 15 MILL VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE.
5. REMOVE A MINIMUM OF 12" OF EXISTING SOIL PRIOR TO PLACING ANY FILL. THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOPSOIL & FOREIGN MATERIALS REMOVED.
6. ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL SPRED IN MAX. 6" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
7. ALL REBARS SHALL BE GRADE 60 (FY = 60,000 PSI) & MEET ASTM A615.
8. ALL SLABS TO BE REINFORCED W/ #6 W4X4 WWF LOCATED AT MIDDLE OF SLAB.
9. LAPS, SPLICES, TIES AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE, DETAILS, AND DETAILING OF CONCRETE REINFORCEMENT", ACI 315, AND IN ACCORDANCE WITH CRSI STANDARDS.
10. PLACEMENT, CLEARANCES, AND MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318.
11. CONTRACTOR SHALL INSTITUTE GOOD DRAINAGE FOR THE SITE AT THE START OF CONSTRUCTION AND MAINTAINED SUBSEQUENT TO CONSTRUCTION TO MOVE WATER AWAY FROM THE SITE AS RAPIDLY AS POSSIBLE.
12. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, ANCHOR BOLT PLACEMENT WITH METAL BUILDING PLANS PRIOR TO COMMENCING WORK AFFECTED BY SUCH.



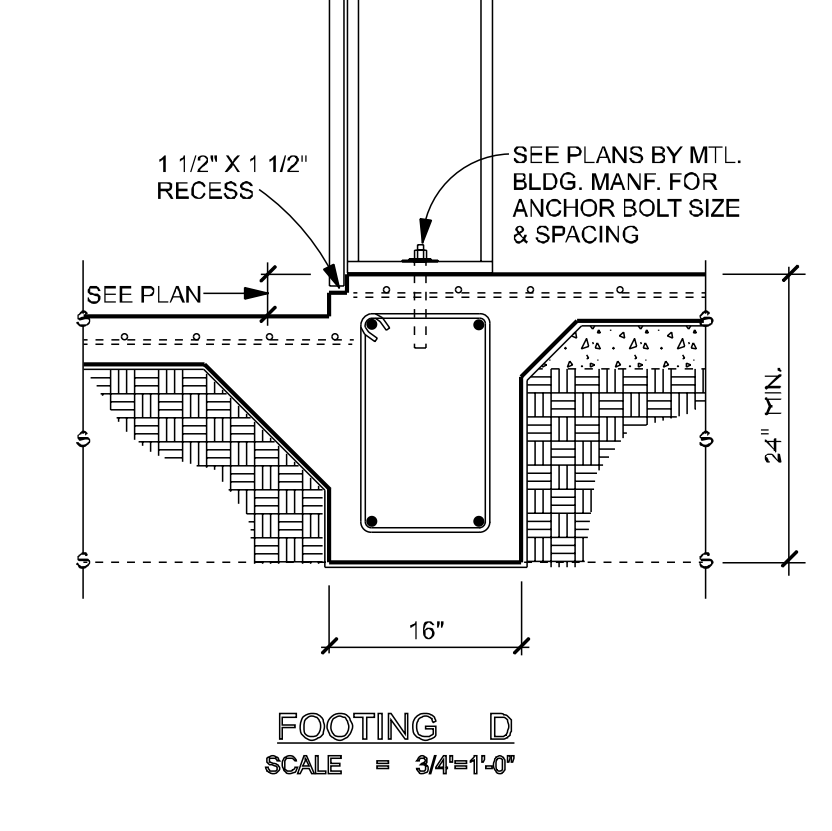
FOUNDATION PLAN
SCALE = 1/4"=1'-0"



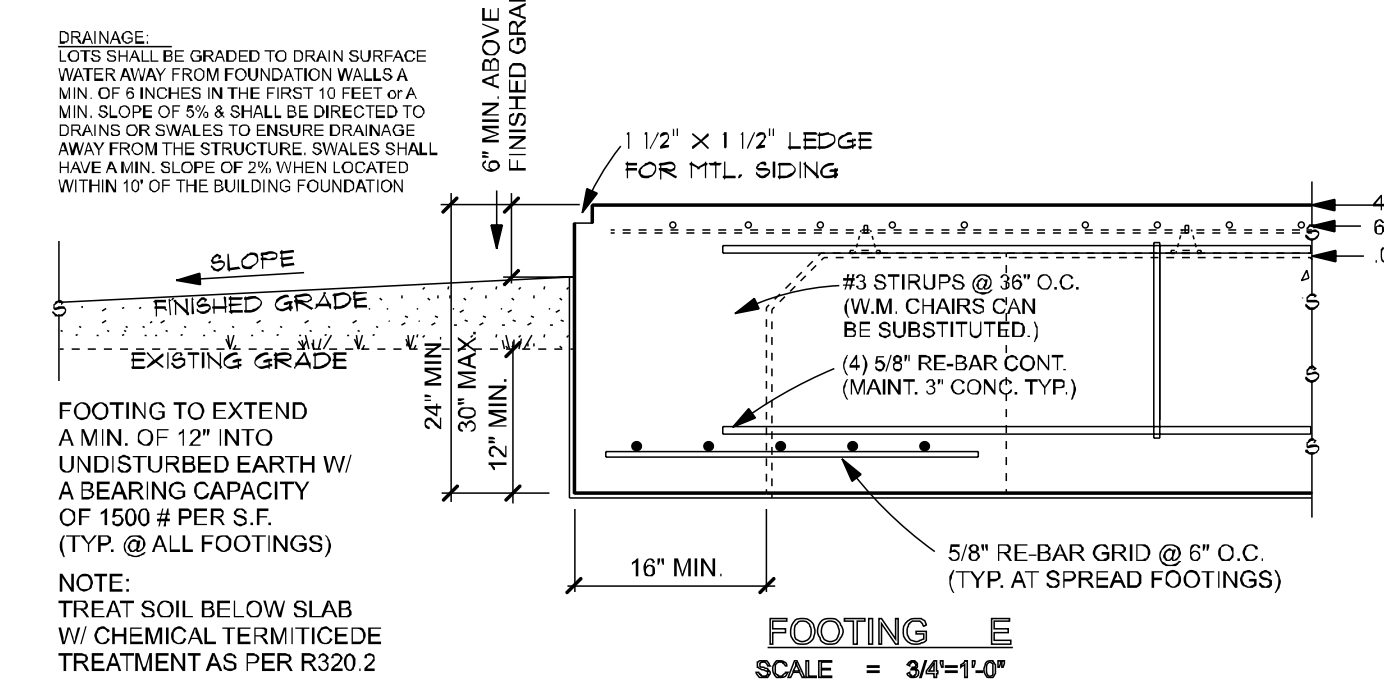
FOOTING A
SCALE = 3/4"=1'-0"



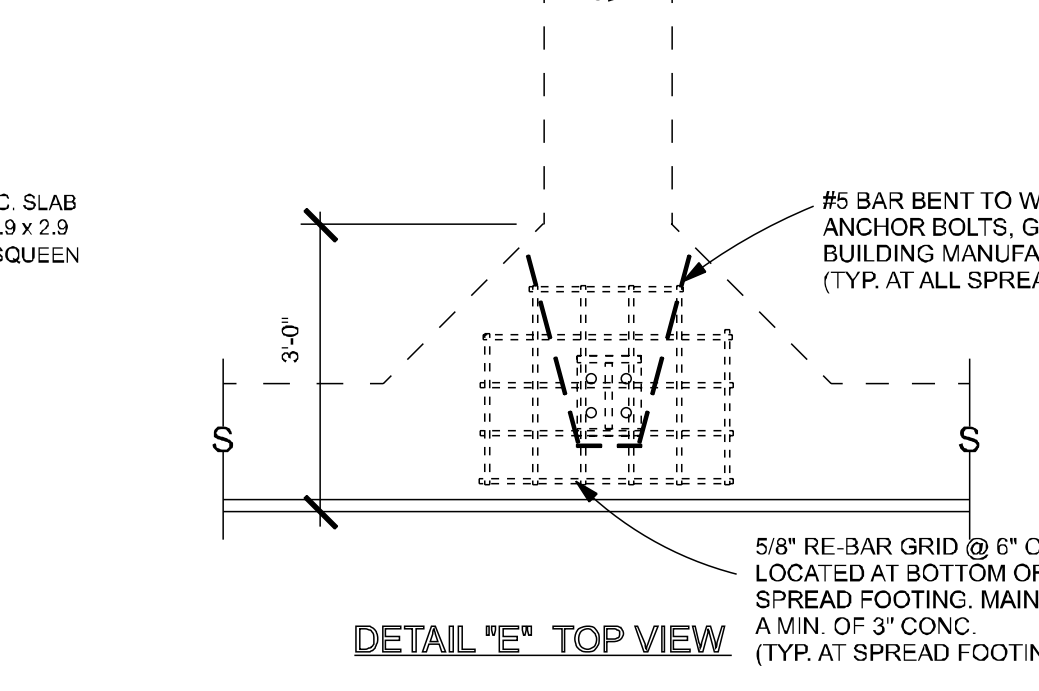
FOOTING B
SCALE = 3/4"=1'-0"



FOOTING D
SCALE = 3/4"=1'-0"



FOOTING E
SCALE = 3/4"=1'-0"

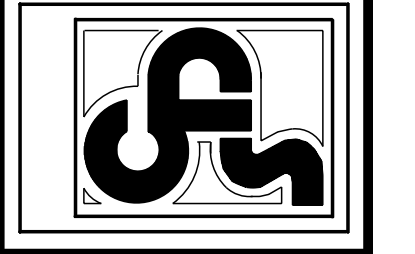


DETAIL 'E' TOP VIEW

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THESE DRAWINGS, THE USER SHALL BE RESPONSIBLE FOR CHECKING THE PLANS FOR ERRORS BEFORE CONSTRUCTION BEGINS.



PROJECT DESIGNERS:
CLARKE'S DESIGN SERVICE, LLC.
1537 THIRD STREET SLIDELL, LA 70458
WWW.CLARKEDESIGN.COM (985) 641-0531



PROJECT:
RAWLIN CARTER
PRUDENTIAL FINANCIAL ADVISOR
1720 W 21ST AVENUE
CITY OF COVINGTON, LA.

CODE:
7409
DATE:
03-25-26

DESCRIPTION:
FOUNDATION PLAN
SHEET:
S1

POWER LEGEND

- SYMB STANDARD 120V DUPLEX RECEPTACLE, 18" AFF (UNLESS OTHERWISE NOTED)
- GFI DUPLEX RECEPTACLE
- WP GFI WEATHER-PROOF GFI DUPLEX RECEPTACLE MOUNTED AT 30" AFF (UNLESS OTHERWISE NOTED)
- FUSED DISCONNECT, FUSE PER MANUFACTURERS RECOMMENDATIONS.
- SINGLE POLE SWITCH
- 3 3 WAY SWITCH
- TP TAMPER PROOF

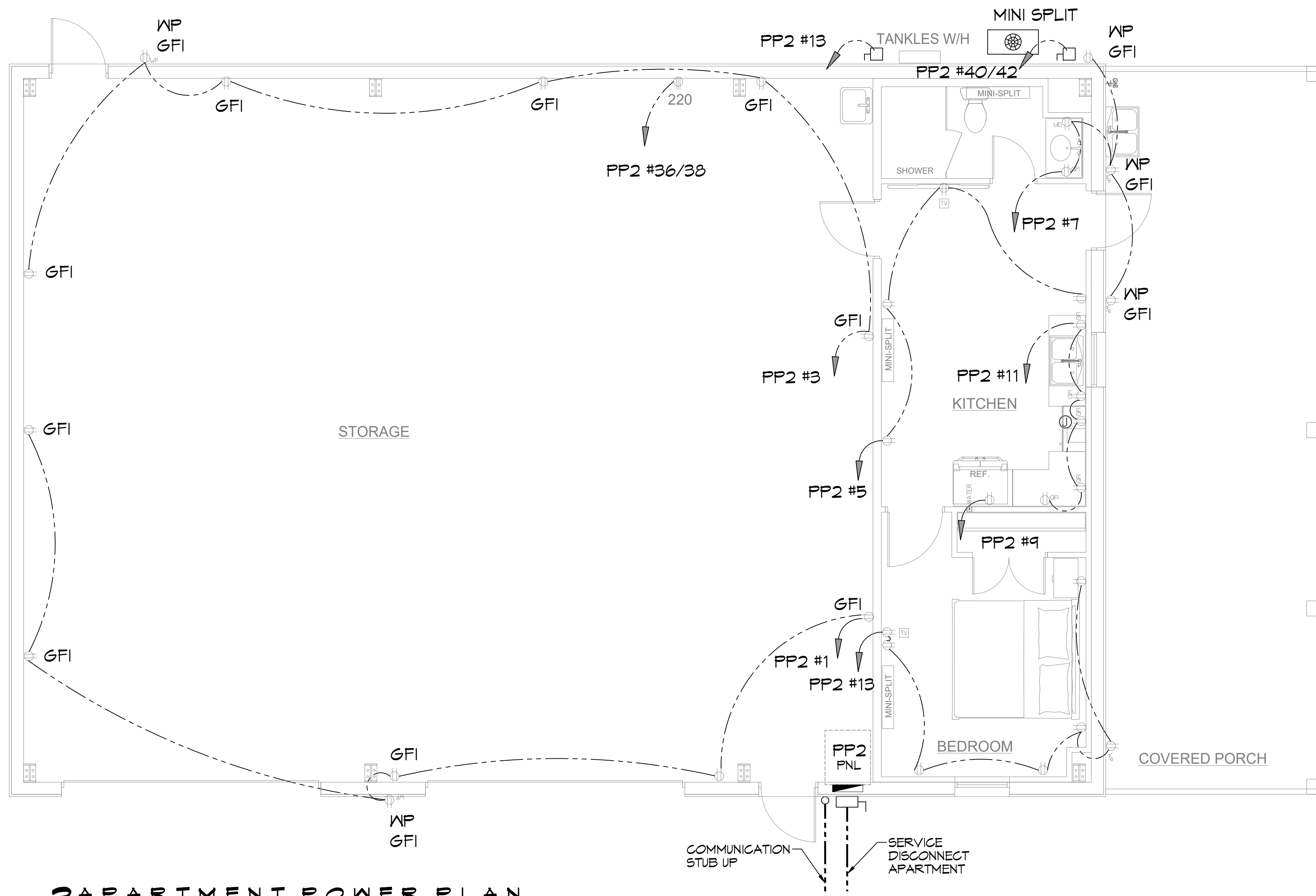
GENERAL POWER NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE GOVERNING ELECTRICAL CODE AND ALL OTHER INSPECTION DEPARTMENTS HAVING JURISDICTION. OBTAIN CERTIFICATES OR APPROVAL WHERE REQUIRED. ELECTRICAL CONTRACTOR SHALL VERIFY ALL WIRE AND CONDUIT SIZES FOR MECHANICAL EQUIPMENT TO BE INSTALLED.
2. ALL MATERIALS FURNISHED SHALL BE NEW AND SHALL BE U.L. LISTED.
3. THE DRAWINGS INDICATE SIZE AND GENERAL LOCATION OF WORK. SCALE DIMENSIONS SHALL NOT BE USED. THE EXACT LOCATION OF ALL LIGHTING FIXTURES, RECEPTACLES AND TELEPHONE OUTLETS, ETC. SHALL BE DETERMINED BY ACTUAL CONDITIONS IN THE FIELD.
4. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AND WITH OTHER CONTRACTORS WHOSE WORK MAY AFFECT THIS INSTALLATION.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE INCOMING ELECTRICAL SERVICE WITH UTILITY COMPANY AND INCLUDE IN HIS BID ALL CHARGES AND FEES INCURRED IN MODIFICATIONS.
7. ELECTRICAL CONTRACTOR SHALL COORDINATE THE TELEPHONE INSTALLATION WITH THE TELEPHONE COMPANY AND THE GENERAL CONTRACTOR.
8. ELECTRICAL CONTRACTOR, BEFORE INSTALLING ANY OF THE WORK, SHALL SEE THAT IT DOES NOT INTERFERE WITH CLEARANCES REQUIRED FOR FINISHED COLUMNS, HUNG CEILINGS, PLASTER, PARTITIONS, WALLS, ETC. AS SHOWN IN THE ARCHITECTURAL DRAWINGS AND DETAILS. IF ANY WORK IS INSTALLED AND IT LATER DEVELOPS THAT SUCH DETAILS OR DESIGN CANNOT BE FOLLOWED, THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL MAKE SUCH CHANGES IN THE WORK AS DIRECTED BY THE ARCHITECT, AS WELL AS TO PERMIT THE INSTALLATION OF THE ARCHITECTURAL WORK AS SHOWN ON THE PLANS AND DETAILS.
9. PERFORM TEST REQUIRED BY THE OWNER OR THE ENGINEER IN CONNECTION WITH THE OPERATION OF THE ELECTRICAL SYSTEM IN THE BUILDING. ALL TESTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST STANDARD OF THE IEEE AND THE NATIONAL ELECTRICAL CODE.
10. MINIMUM CONDUCTOR SIZE SHALL BE #12, 600V INSULATION.
11. MINIMUM SIZE CONDUIT SHALL BE 3/4" ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR USE, 3/4" SCHEDULE 40 PVC FOR EXTERIOR USE ABOVE GRADE AND 1" SCHEDULE 40 PVC FOR EXTERIOR USE BELOW GRADE. BURIED A MINIMUM OF 18" FOR NON-VEHICULAR TRAFFIC AREAS AND 36" IN VEHICULAR TRAFFIC AREAS. EMT SHALL BE USED WITH METAL STUD CONSTRUCTION AND ALL ASSEMBLY OCCUPANCIES. USE NMC IN WOOD CONSTRUCTION. CONTRACTOR SHALL INSTALL WIRING, CIRCUIT BREAKERS AND OTHER CIRCUIT COMPONENTS TO MATCH EQUIPMENT ACTUALLY INSTALLED.
12. ALL 120V RUNS LONGER THAN 60 FEET SHALL BE #10 AWG AND 277V RUNS LONGER THAN 150 FEET SHALL BE #10 AWG UNLESS NOTED OTHERWISE.
13. INSTALL GROUND FAULT RECEPTACLES AT RECEPTACLE LOCATIONS WITHIN 5' OF SINKS OR LAVATORIES, AND AT EXTERIOR LOCATIONS. EXTERIOR RECEPTACLES SHALL ALSO BE WATERPROOF. ALL RECEPTACLES IN THE WAITING AREA SHALL HAVE BE TAMPER PROOF.
14. BONDING AND GROUNDING SHALL BE IN ACCORDANCE WITH NFPA 70:230-63, NFPA 250-23, 250-11 & 250-12.
15. GROUND NEUTRAL IN ACCORDANCE WITH NFPA 70:230-230.
16. FUSES SHALL BE ITC CLASS K5, 250 VOLT, 200,000 AMP INTERRUPTING CAP.
17. PROVIDE SERVICES OF A FIRE/SMOKE DETECTION AND ALARM COMPANY TO DESIGN AND INSTALL ALARM SYSTEM TO MEET REQUIREMENTS OF THE STATE FIRE MARSHALL AND THE FIRE DISTRICT.
18. EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE IS CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ADJUTING PROPERTY LINE.
19. ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATING FIRE PARTITIONS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.)
20. VERIFY ELECTRICAL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
21. ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS SHALL PROVIDE AN EFFECTIVE GROUND-FAULT CURRENT PATH BY INSTALLATION IN A METAL RACEWAY SYSTEM OR A MEDICAL GRADE MC CABLE (NEC ART. 517.13(A & B)) AND TAMPER-RESISTANT RECEPTACLES.

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

www.dammonengineering.com
info@dammoneng.com
Chief Engineer: Brian Mitchell, PE
Sibley, LA 70459
PH: 985.649.9837

#	DESCRIPTION	DATE



3 APARTMENT POWER PLAN
SCALE: 1/4"=1'-0"

NEW ORLEANS OFFICE AND APARTMENT RAWLIN CARTER

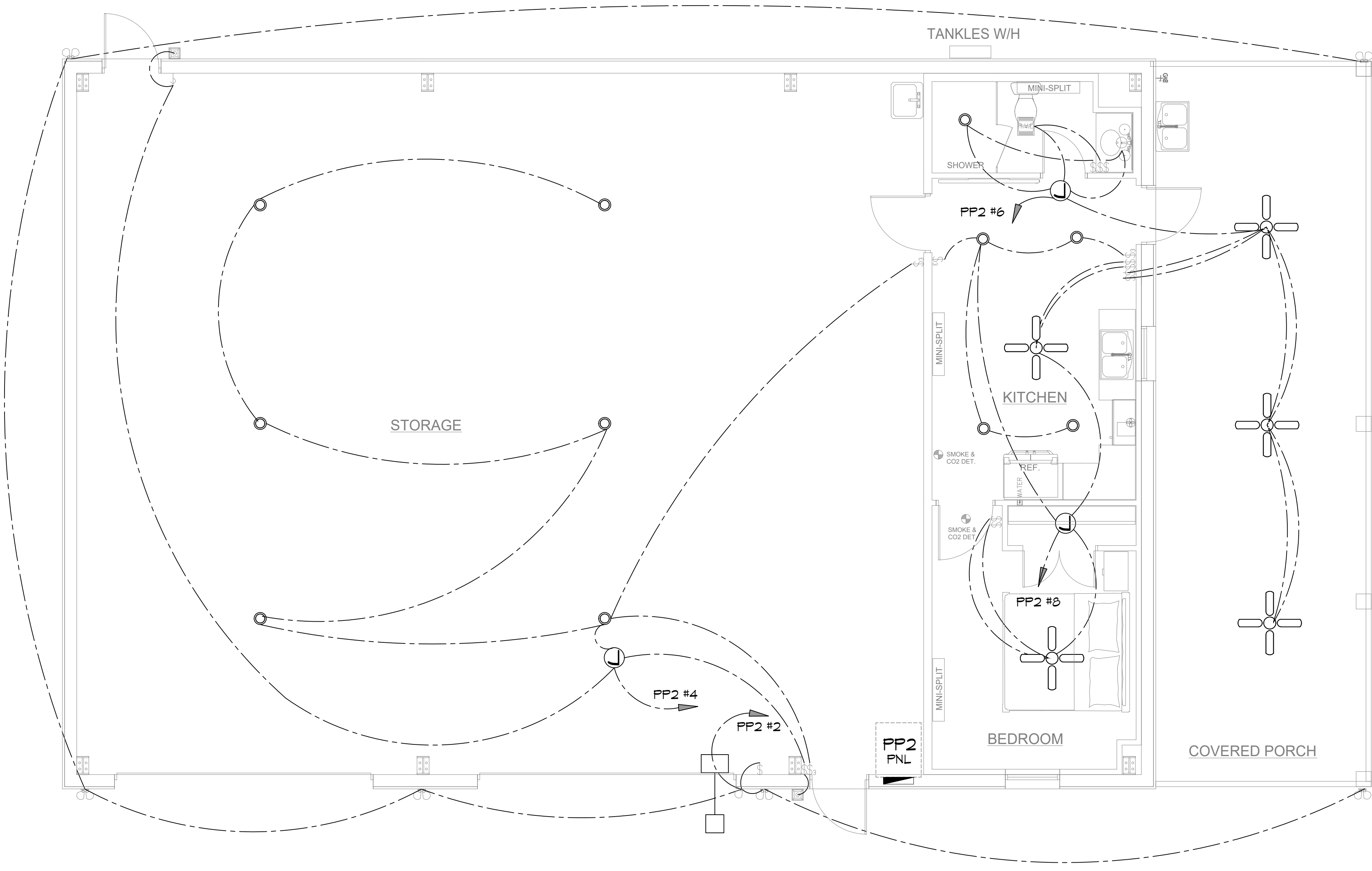
1720 N. 21ST AVENUE
COVINGTON, LA 70439
JOB No: 2026 DATE: 09-26-2026
DRAWN BY: CKD CHECKED BY: CKD

SHEET TITLE:
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DRAWING NUMBER:

E103

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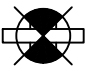
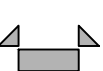
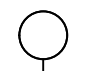





4 APARTMENT LIGHTING PLAN
SCALE: 1/4"=1'-0"

KEYED NOTES

1. PROVIDE CONNECTION TO UN-SWITCHED HOT OF LIGHTING CIRCUIT AND SHALL HAVE 90 MINUTE EMERGENCY BATTERY BACKUP.

LIGHTING LEGEND

-  EXIT LIGHT FIXTURE - CEILING MOUNTED
-  EMERGENCY LIGHT - WALL MOUNTED
-  EXTERIOR WALL MOUNT LIGHT
-  JUNCTION BOX
-  8" RECESSED CAN LIGHT
-  EXHAUST FAN


GENERAL LIGHTING NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, REGULATIONS, AND REQUIREMENTS OF THE SERVICE UTILITY COMPANY.
2. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS OCCUR BETWEEN LIGHTING AND ANY OTHER TRADE. DO NOT PROCEED WITH INSTALLATION IN THAT AREA UNTIL CONFLICT HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING INSTRUCTIONS FOR ALL LIGHT FIXTURES. NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS RELATING TO QUANTITY, TYPE AND LOCATION OF DEVICES AND/OR FIXTURES.
4. WHEN SPECIFIC LIGHT FIXTURE HAS BEEN SPECIFIED IN THE FIXTURE SCHEDULE, ELECTRICAL CONTRACTOR SHALL PROVIDE COMPLETE ASSEMBLY INCLUDING ALL PARTS AND HARDWARE TO INSURE PROPER FUNCTIONING FIXTURE.
5. ALL CONDUCTORS SHALL BE A MINIMUM OF #12 AWG UNLESS NOTED OTHERWISE.
6. ALL 120V RUNS LONGER THAN 60 FEET SHALL BE #10 AWG AND 277V RUNS LONGER THAN 150 FEET SHALL BE #10 AWG UNLESS NOTED OTHERWISE.
7. ALL CONDUCTORS SHALL BE COPPER.
8. WHERE CONDUCTOR SIZES ARE NOTED ON DRAWINGS, THAT WIRE SIZE SHALL BE THROUGH THE ENTIRE RUN UNLESS OTHERWISE NOTED.
9. MOUNTED LIGHT SWITCHES 48" AFF UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
10. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN A GANG TYPE BOX UNDER ONE COVER PLATE. ALL GANGED SWITCHES SHALL HAVE A COMMON SEAMLESS FACEPLATE. EACH MULTI-GANGED BOX SHALL BE NO MORE THAN SIX (6) SWITCHES WIDE. WHERE MORE THAN SIX (6) SWITCHES ARE SHOWN AT ONE (1) LOCATION, ADDITIONAL MULTI-GANGED BOXES SHALL BE STACKED VERTICALLY AND THE WIDTH OF THE MULTI-GANGS SHALL BE AS EVEN AS POSSIBLE.
11. EACH DIMMER SWITCH SHALL HAVE A WATTAGE RATING 25% HIGHER THAN THE TOTAL WATTAGE OF ALL LIGHTS TO BE CONTROLLED BY THE DIMMER. DIMMER SIZES 600, 1000, 1500, AND 2000 WATTS, LUTRON NOVA T-STAR. WHERE SWITCHES ARE GANGED WITH DIMMERS, THE SWITCHES SHALL ALSO BE LUTRON NOVA T-STAR. FLUORESCENT AND LOW VOLTAGE DIMMERS SHALL BE LUTRON NOVA T-STAR.
12. ALL EMERGENCY EXIT LIGHT FIXTURES SHALL HAVE 90 MINUTE BATTERY BACKUP WITH INTEGRAL TEST BUTTON AND SHALL BURN CONTINUOUSLY.
13. ALL FLUORESCENT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS SHALL BE PROVIDED WITH A DISCONNECTING MEANS IN ACCORDANCE WITH NEC 410.13G.

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REVISIONS	DATE	DESCRIPTION



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ZEN OFFICE AND APARTMENT
RANLIN CARTER
1720 W 21ST AVENUE
COVINGTON, LA 70433
JOB No: 2026 DATE: 05-26-2026
DRAWN BY: CKD CHECKED BY: CKD

SHEET TITLE:
APARTMENT LIGHTING PLAN

DRAWING NUMBER:
E104

SHEET No: 3 of 9

