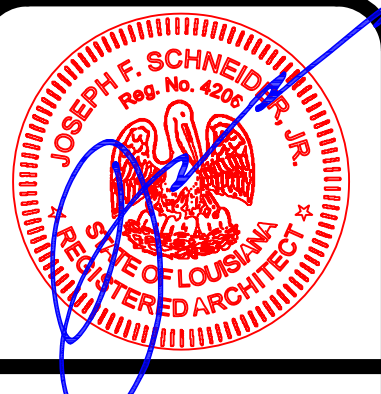


THESE DESIGN AND CONSTRUCTION DOCUMENTS AT THE SOLE PROPERTY OF JOSEPH F. SCHNEIDER, JR. AIA, ARCHITECT. NO USE OR REPRODUCTION OF THESE DOCUMENTS OR PARTIAL USE OR PARTIAL REPRODUCTION IS ALLOWED. NO USE OF THESE DRAWINGS WITHOUT THE WRITTEN EXPRESSED PERMISSION OF JOSEPH F. SCHNEIDER, JR. ARCHITECT IS ALLOWED.

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

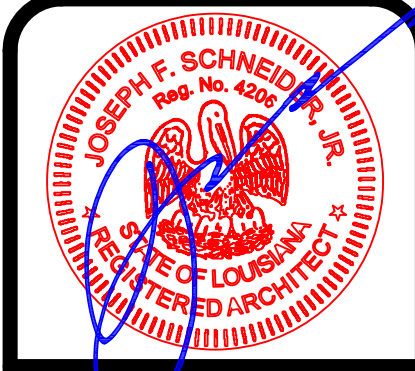


**NEW OFFICE/ STORAGE**  
38299 MANZELLA DRIVE  
SLIDELL, LOUISIANA 70461

**JOSEPH F. SCHNEIDER JR., AIA**  
ARCHITECT  
LA #4206 MS #3020 AL #8724 FL #AR95908 TX #24294  
105 EVANGELINE DRIVE, SLIDELL, LOUISIANA 70460  
(985) 290-6648  
jfsarchitect@charter.net

**DRAWN**  
H. SCHNEIDER  
**CHECKED**  
J. SCHNEIDER  
**DATE**  
11/18/2024  
**SCALE**  
AS NOTED  
**JOB NO.**  
  
**SHEET**  
**A-11**  
OF SHEETS

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

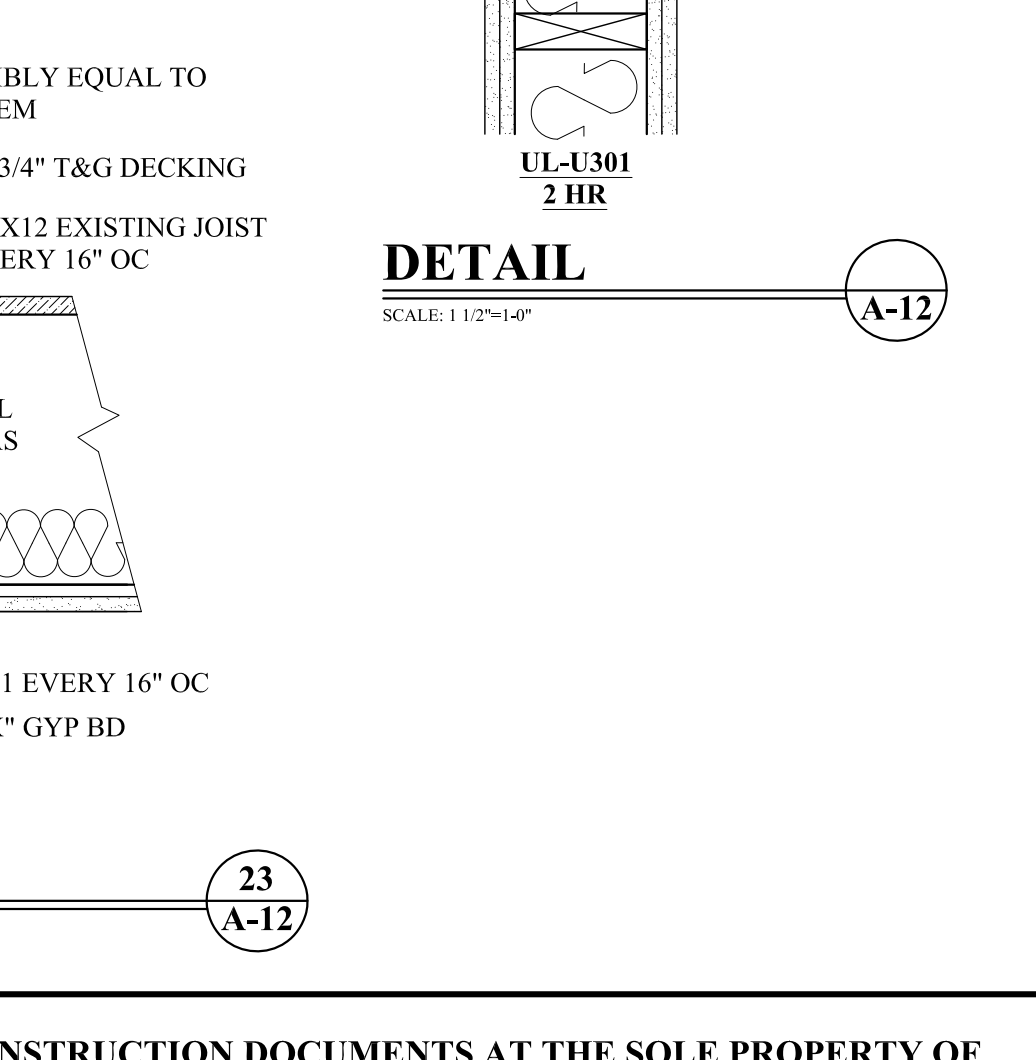
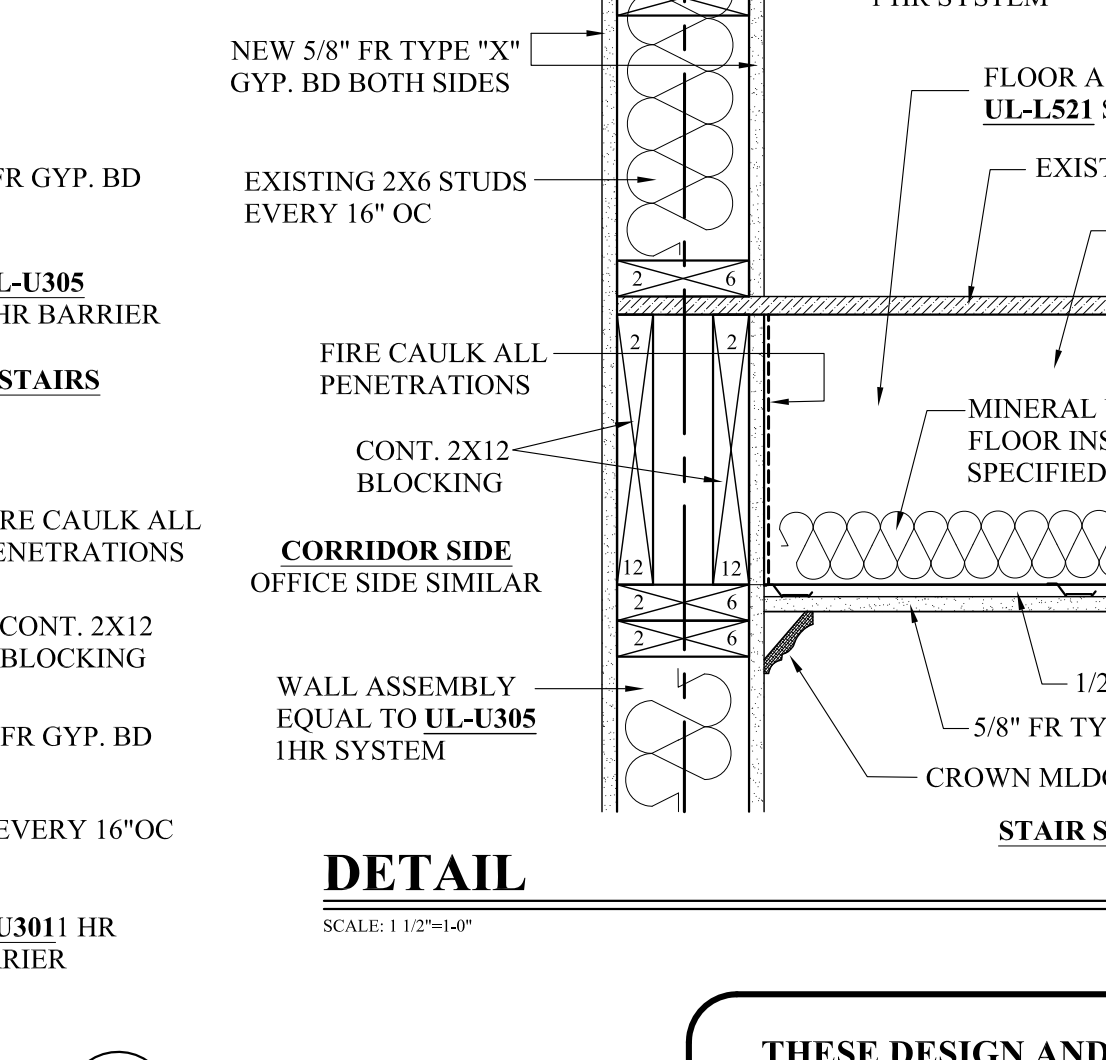
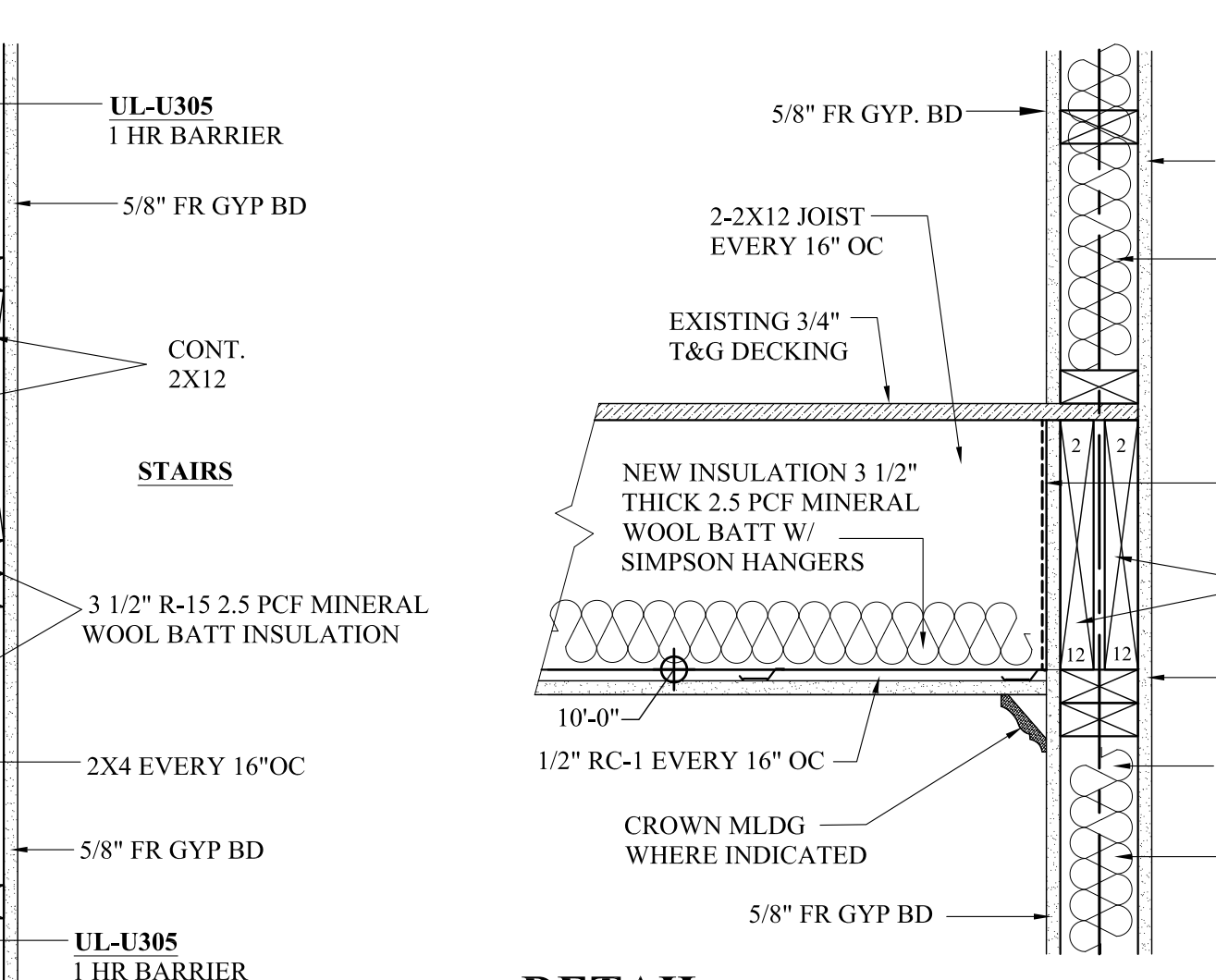
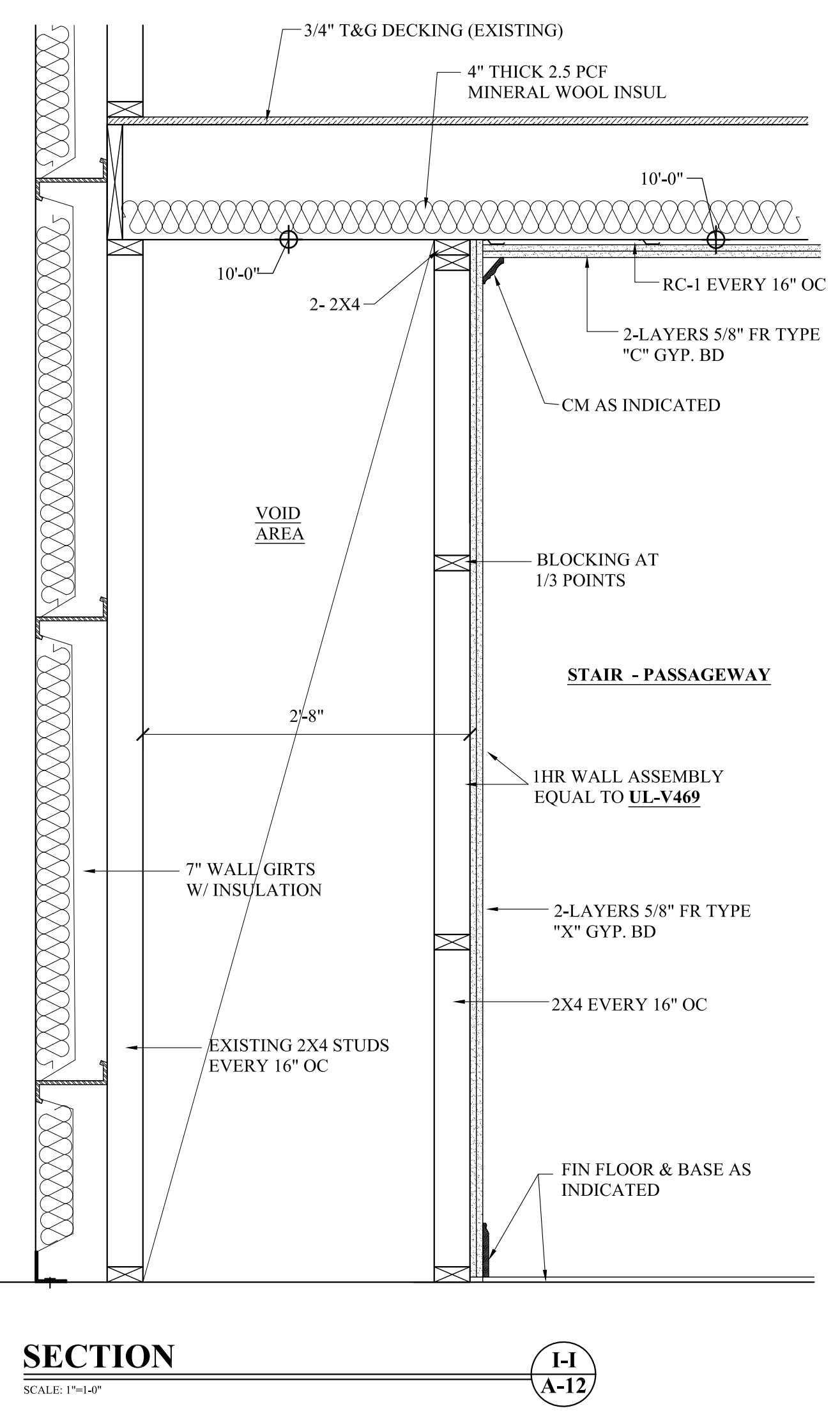
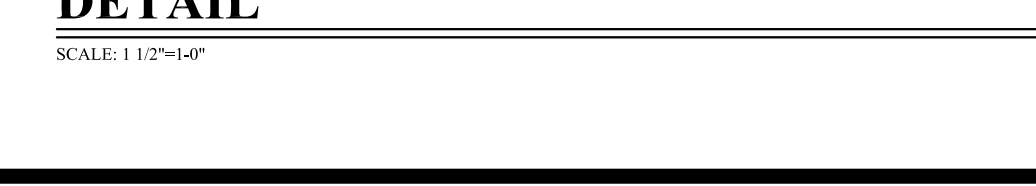
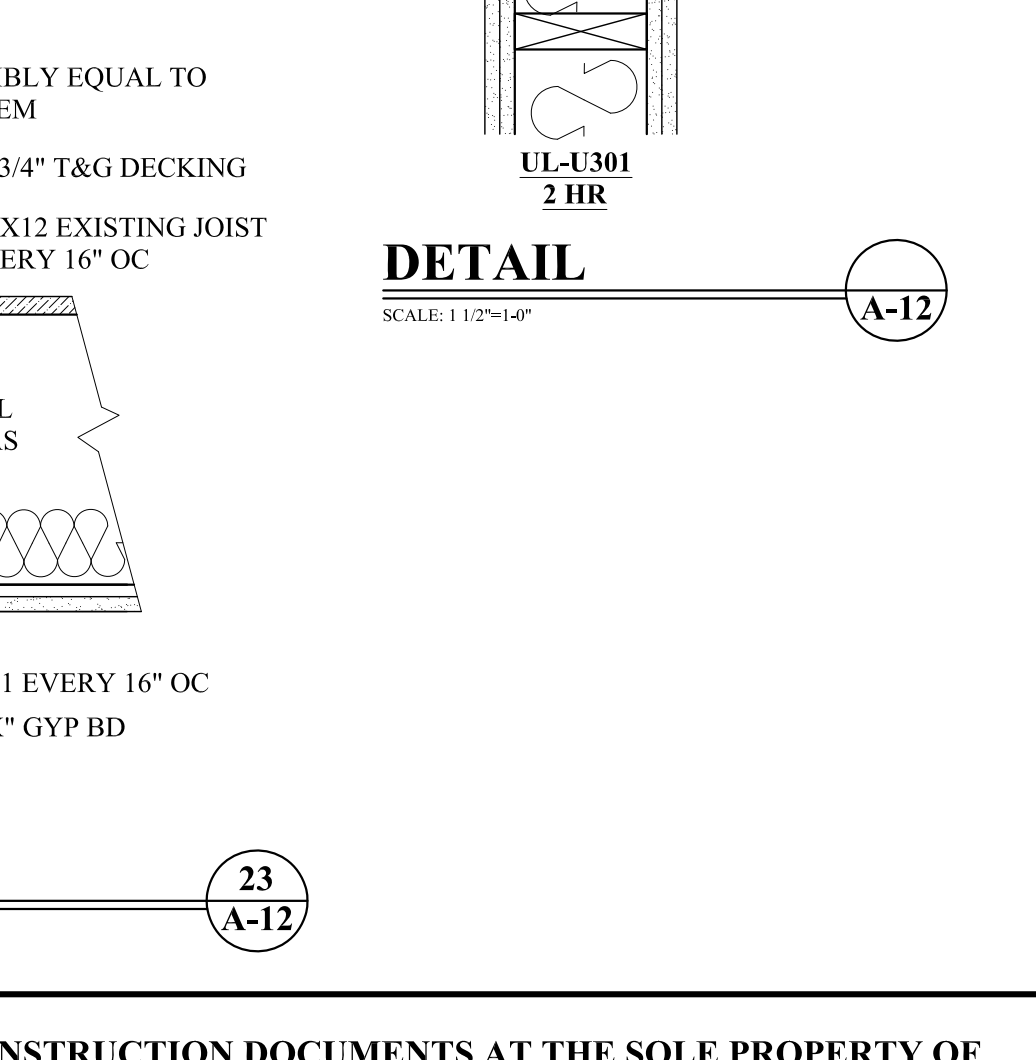
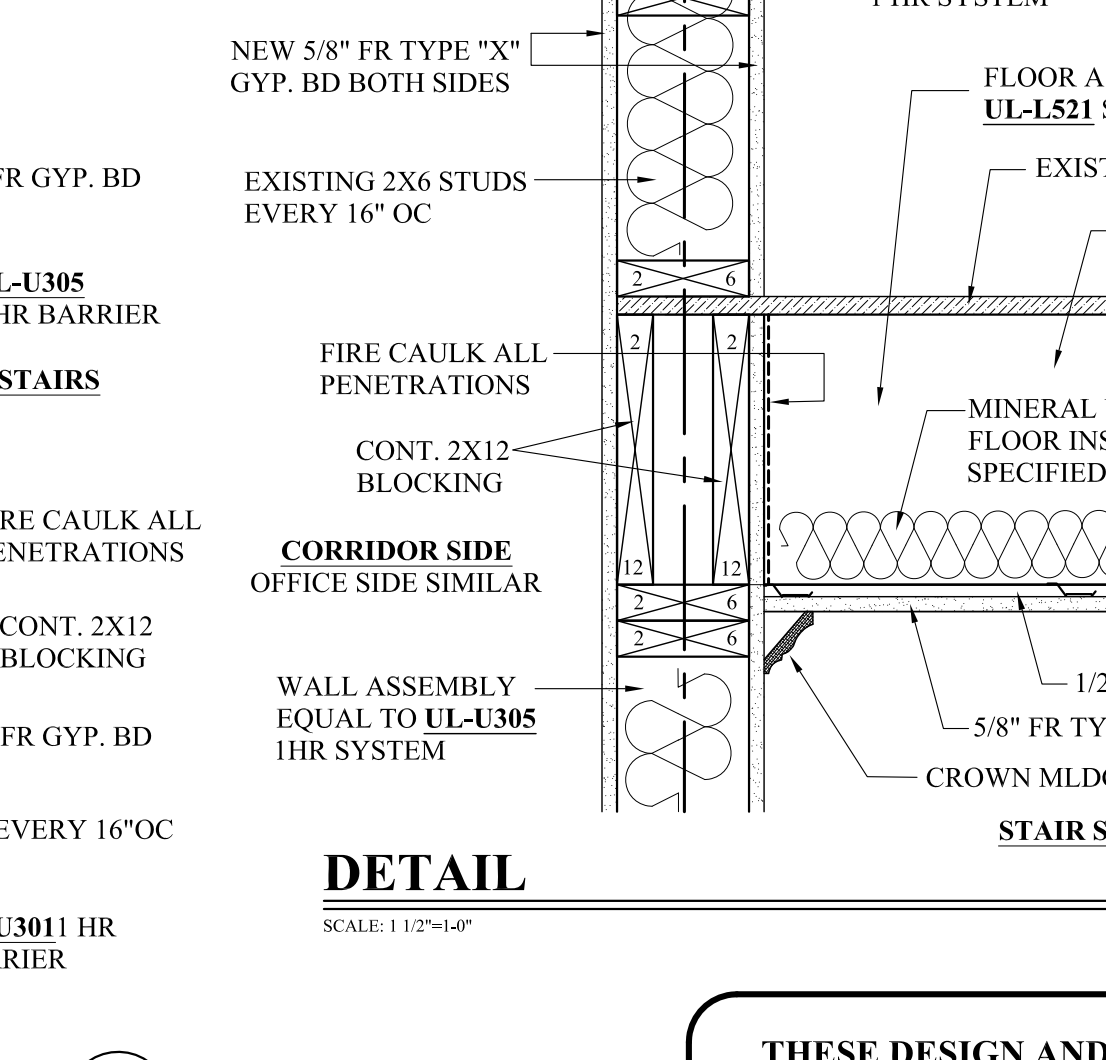
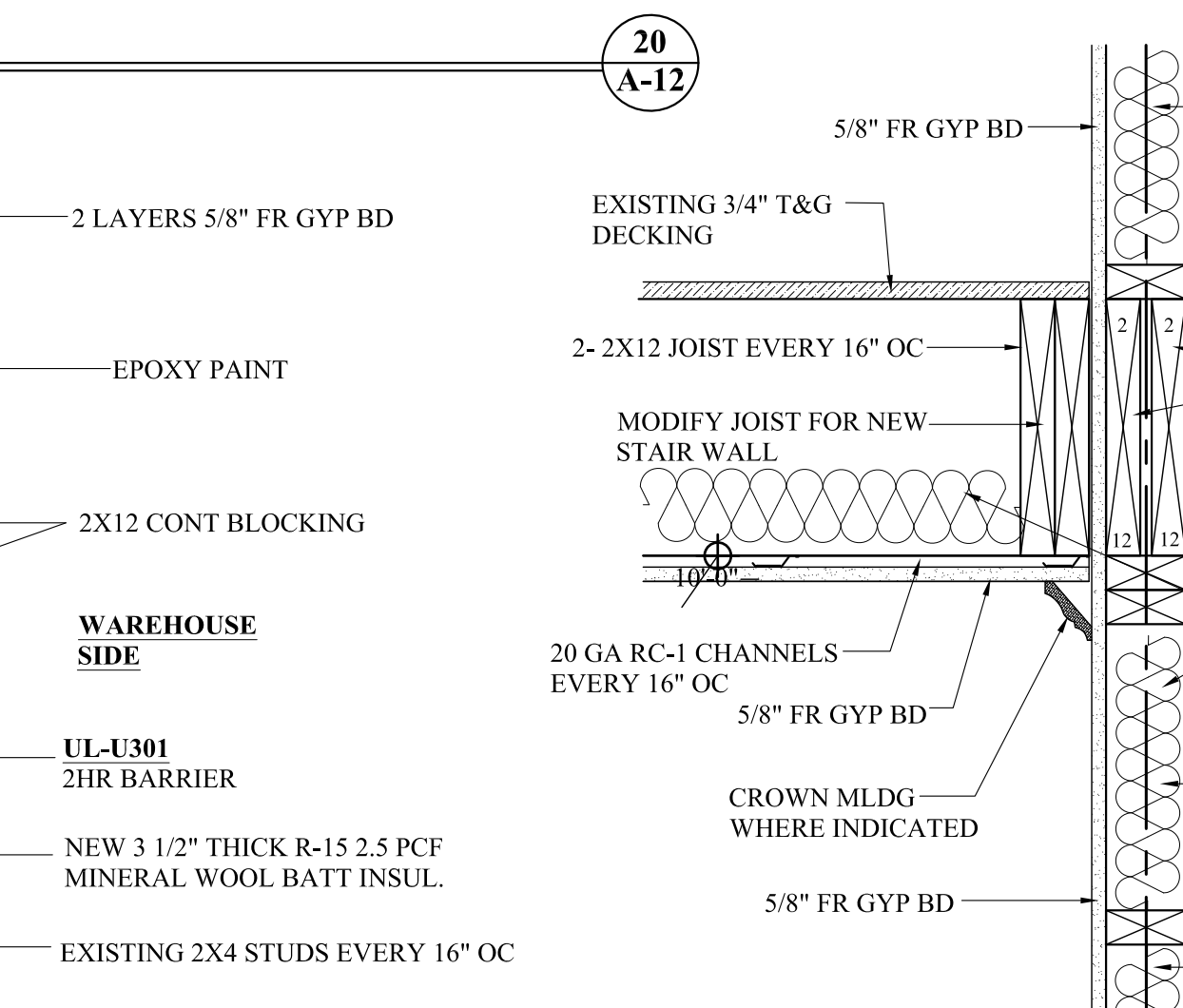
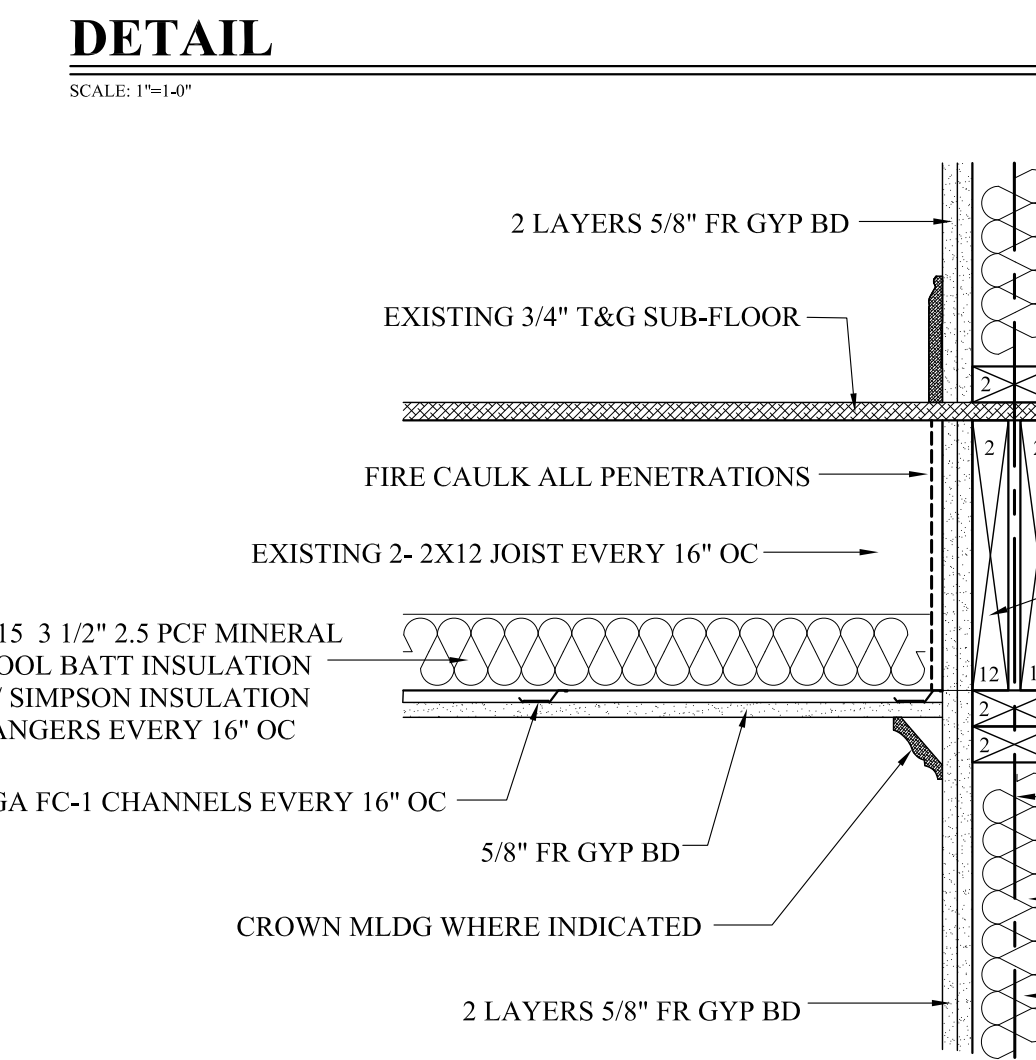
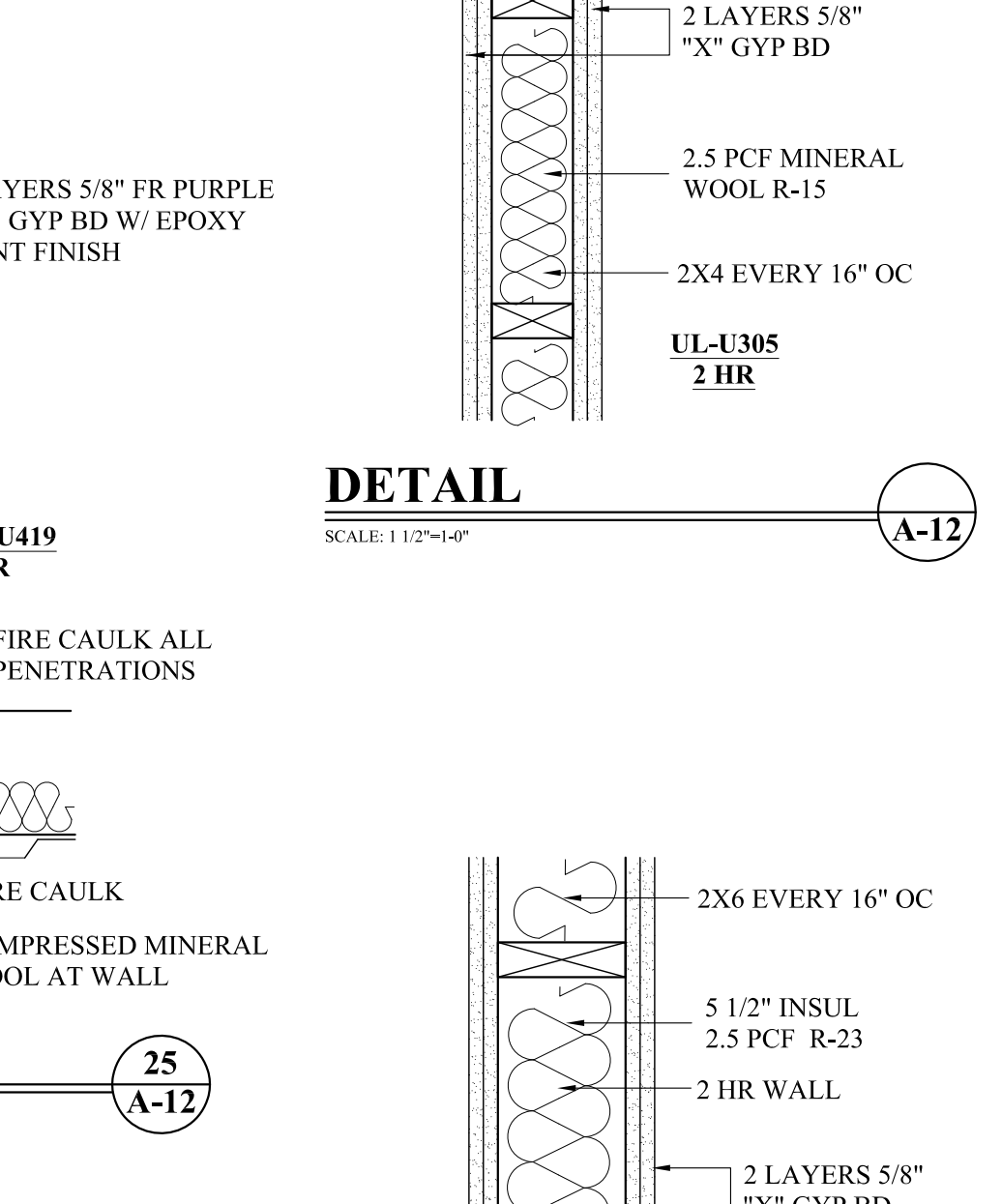
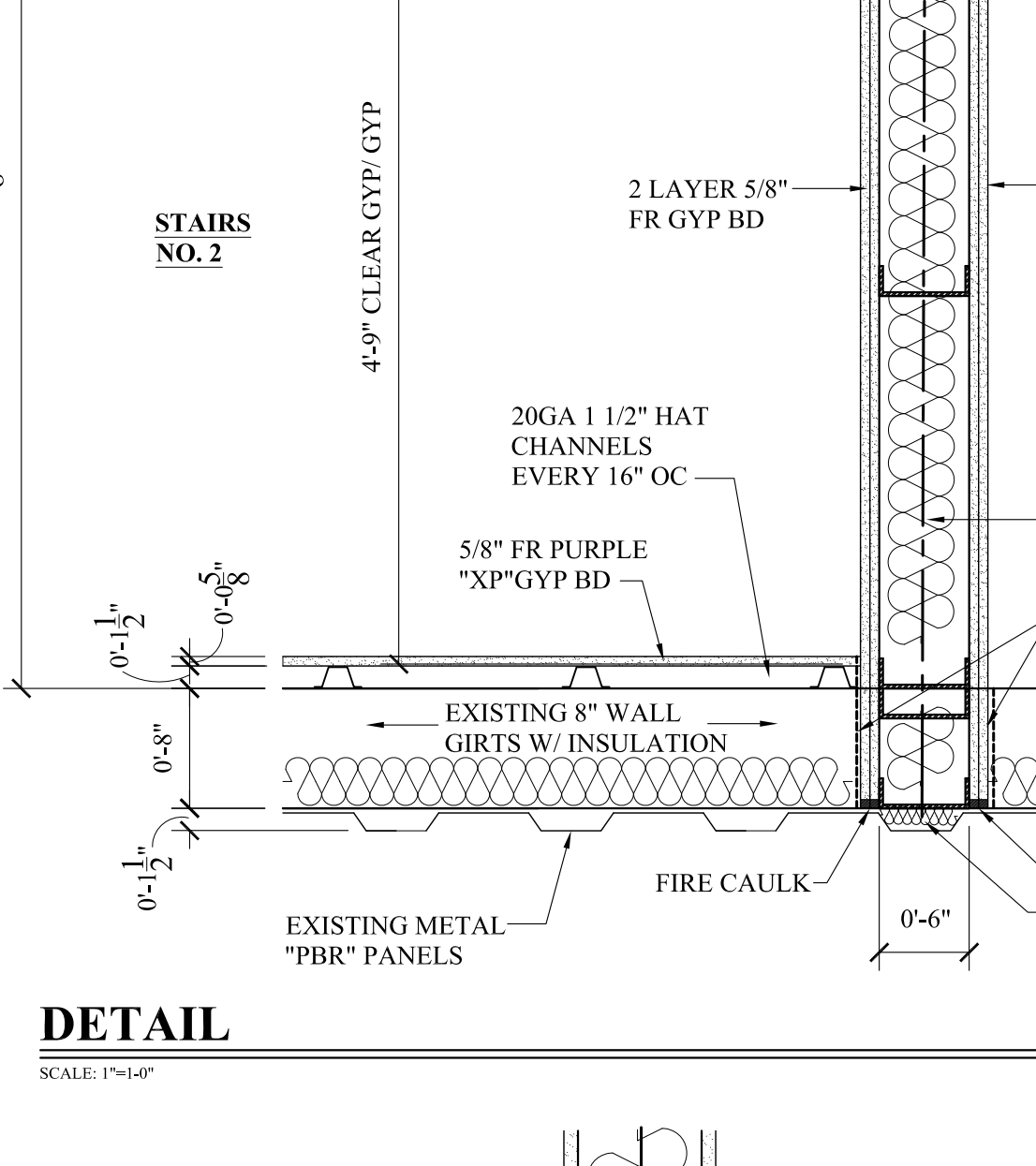
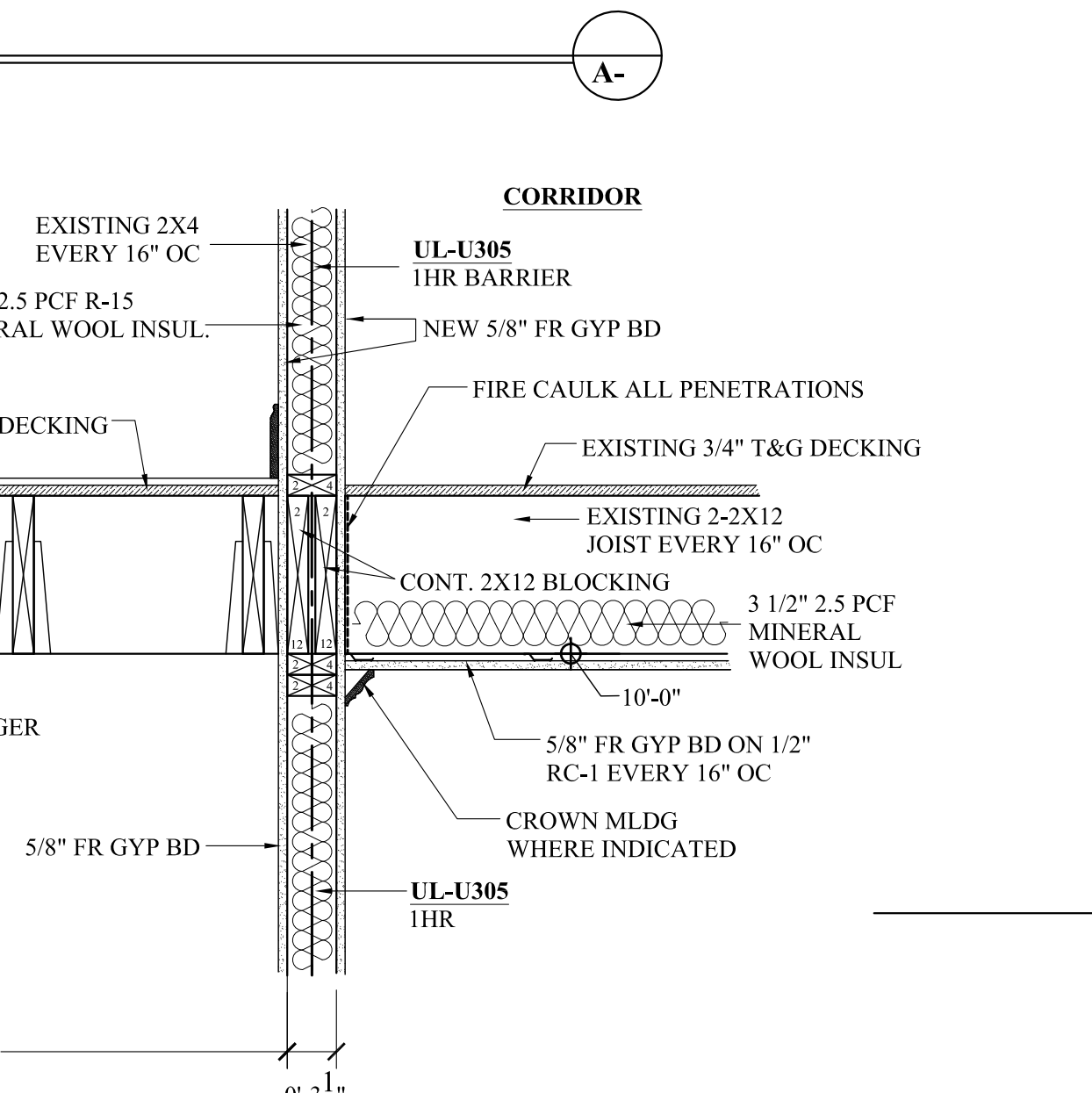
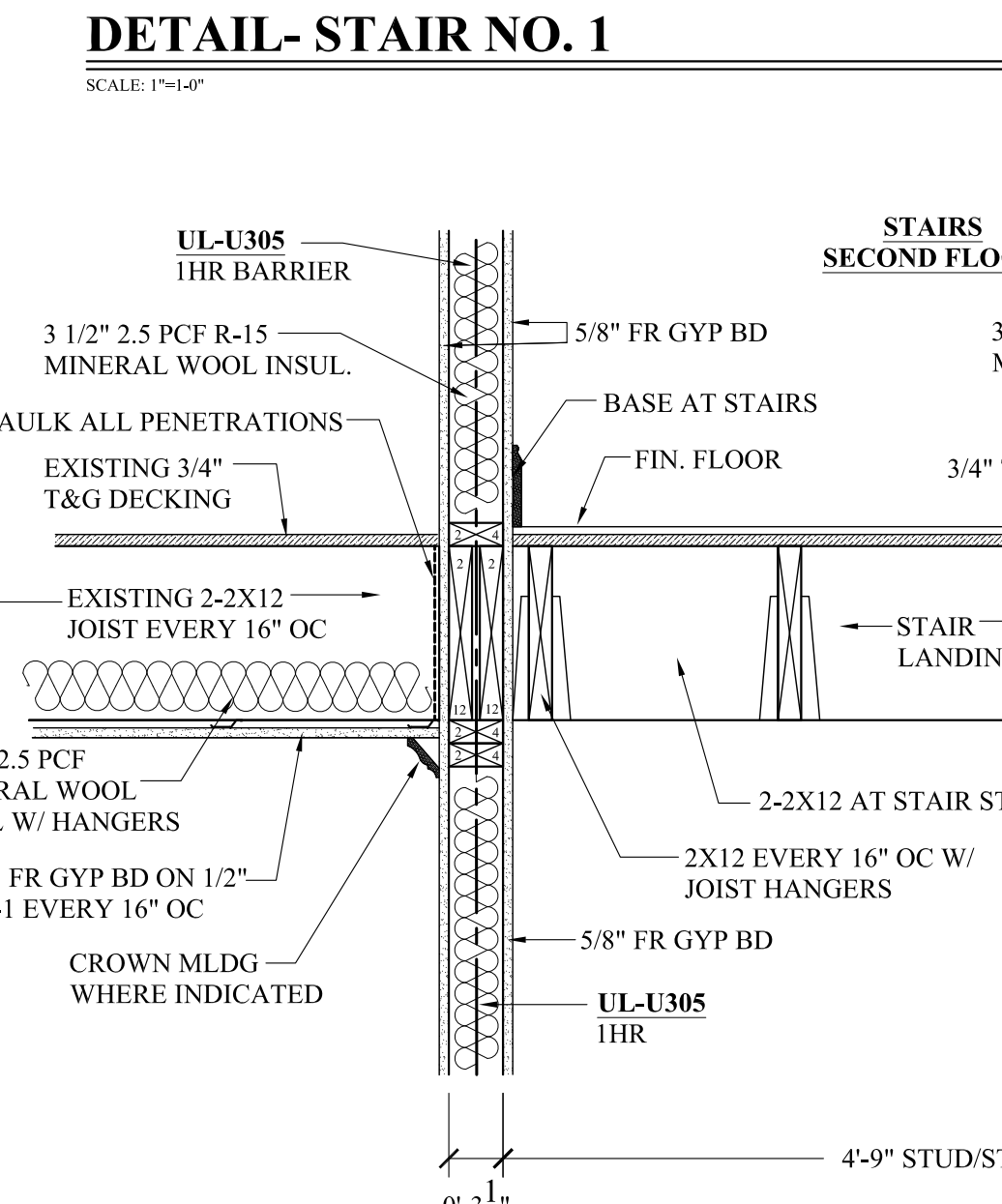
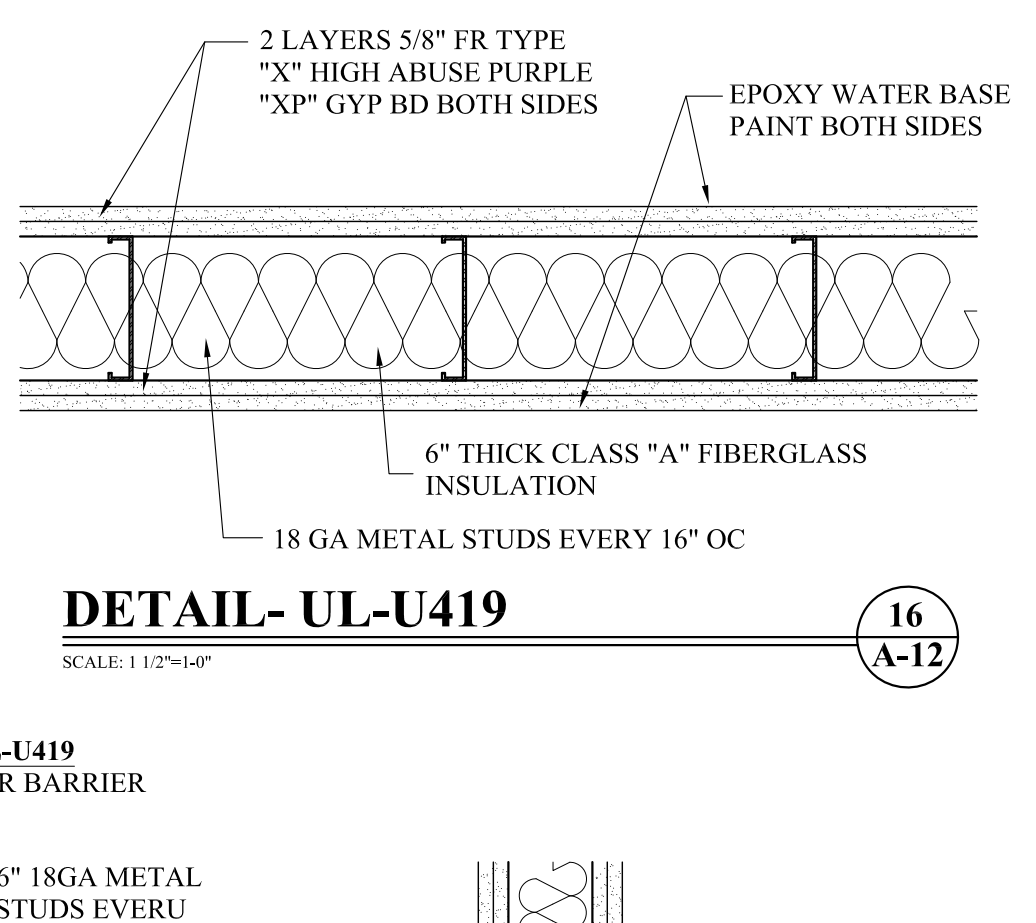
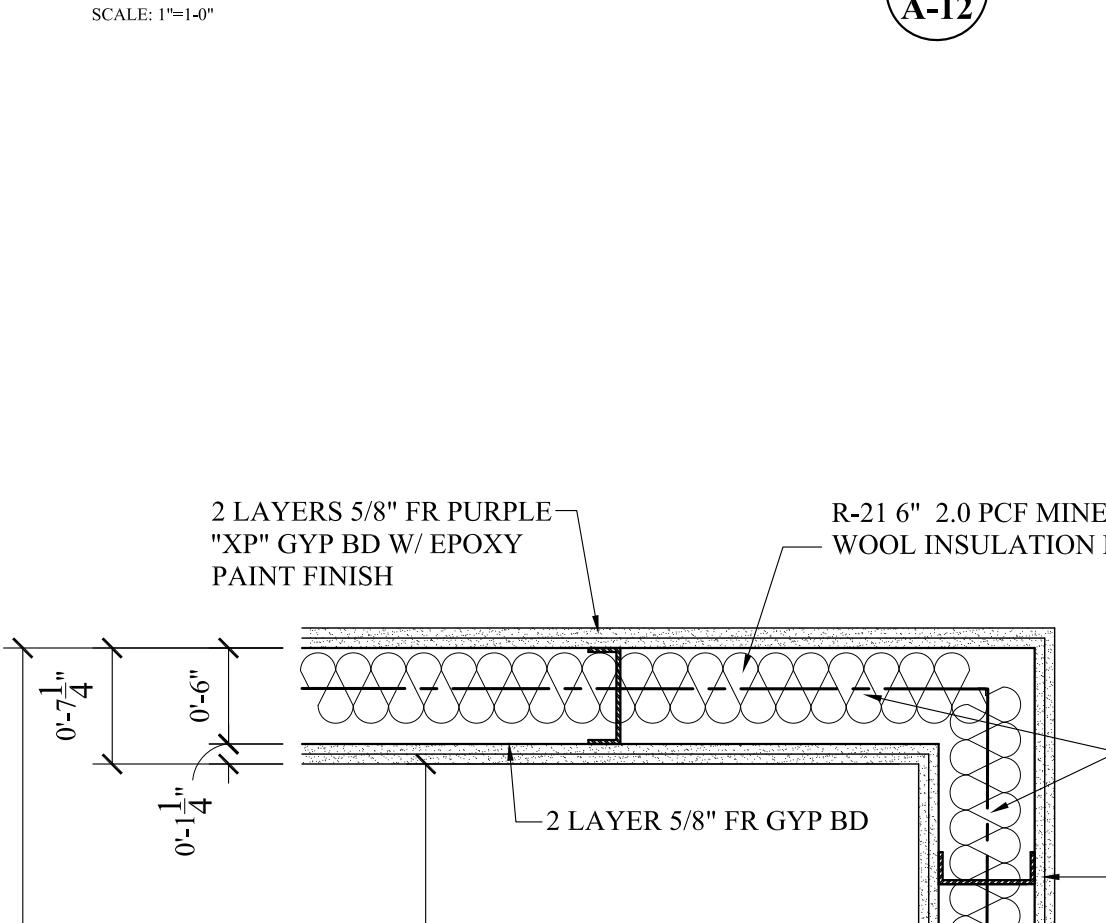
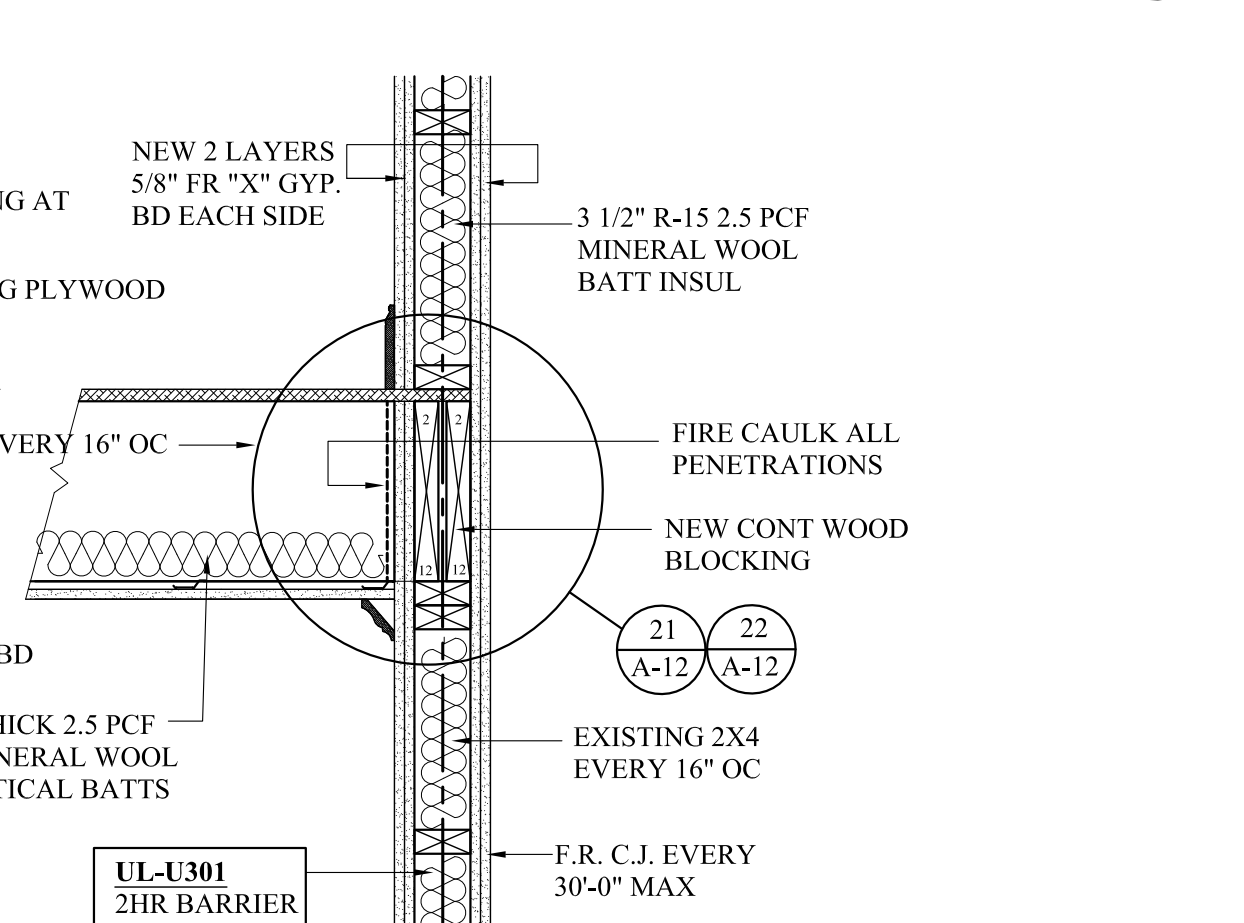
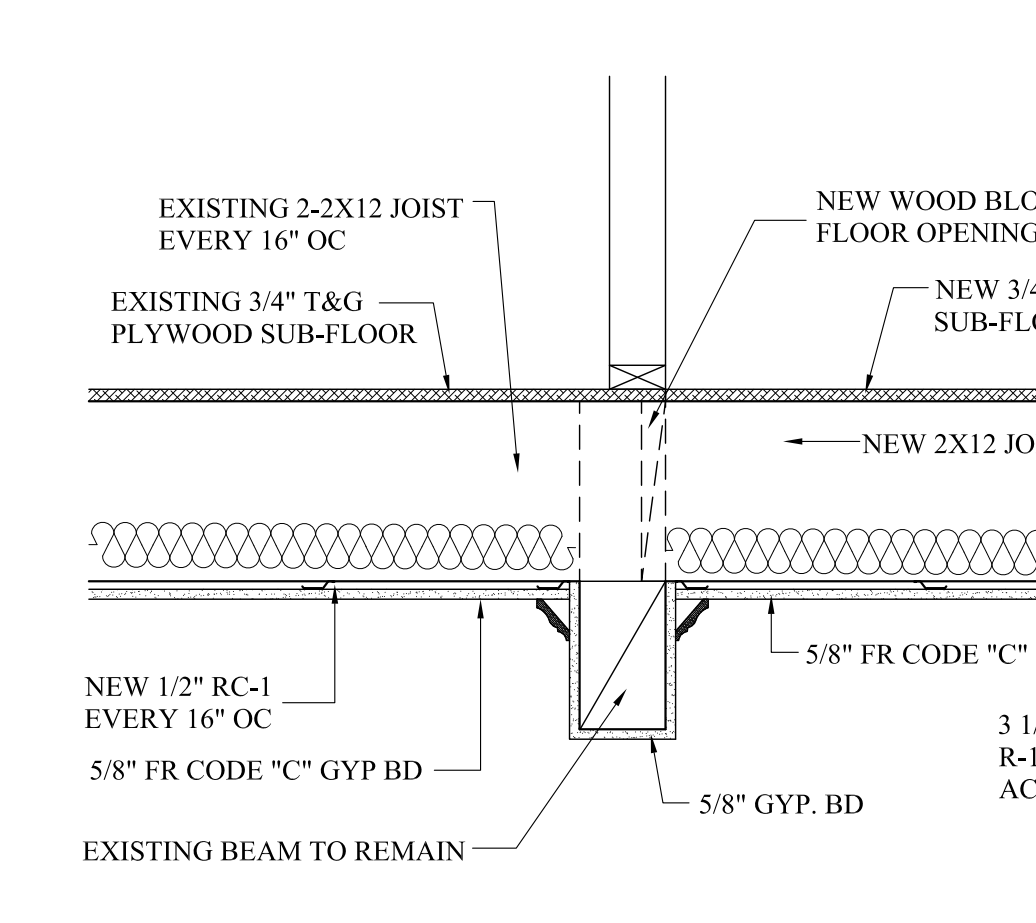
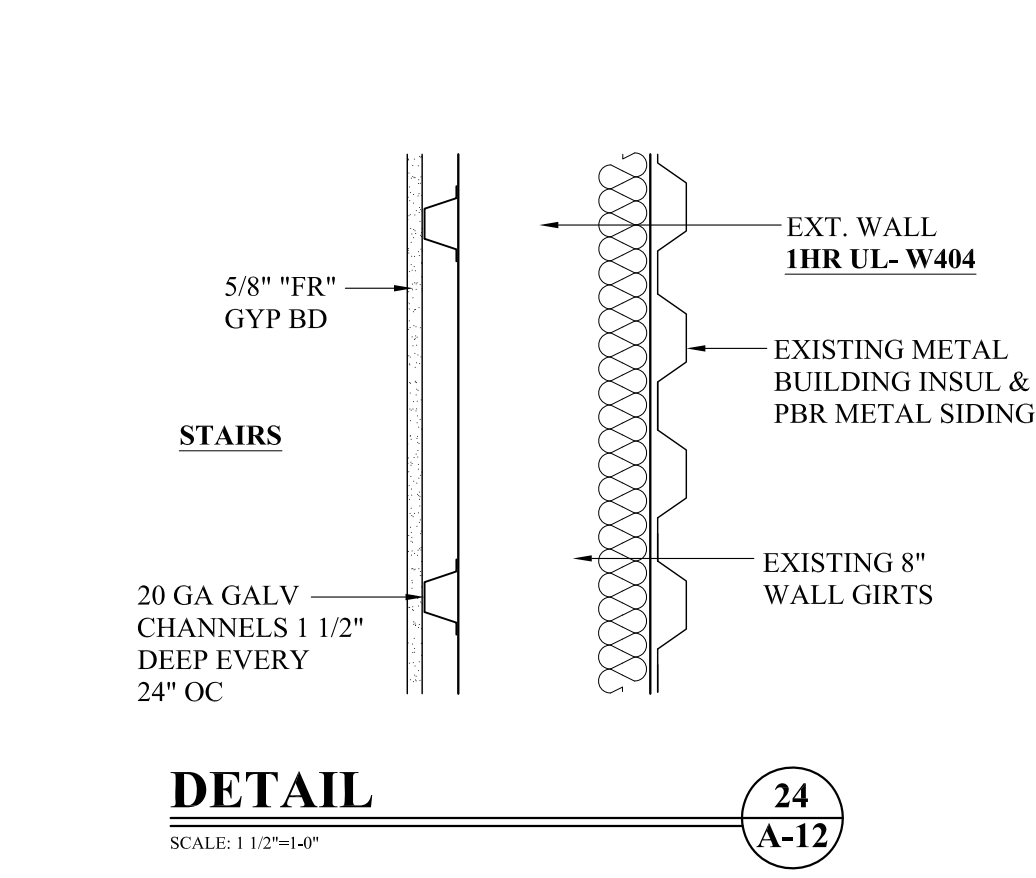
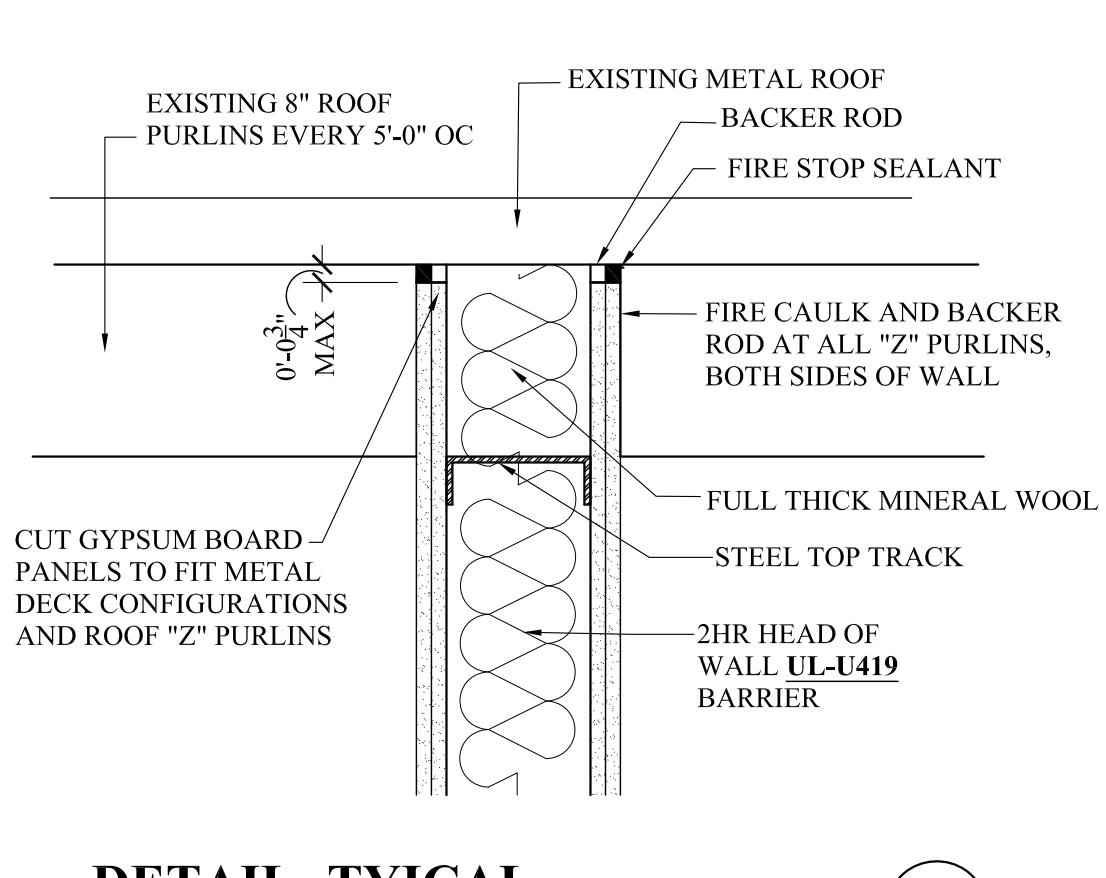
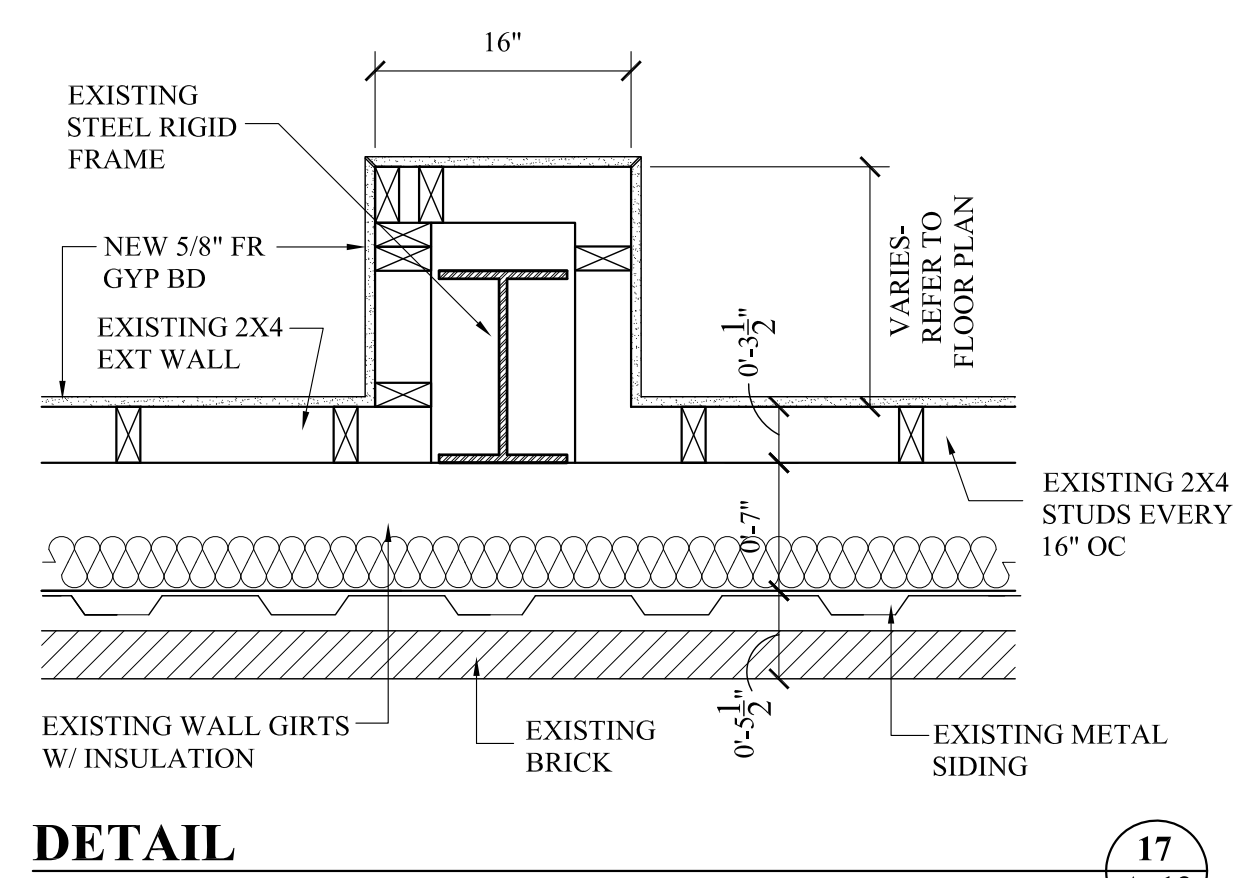
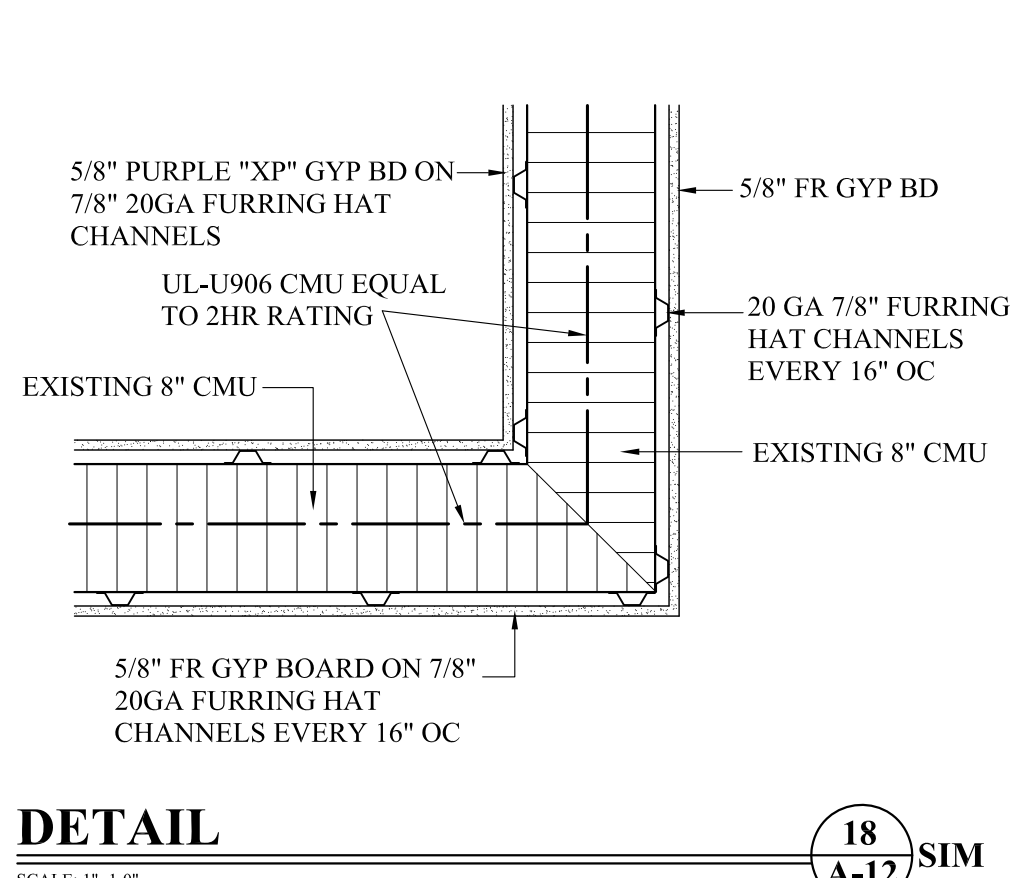


**NEW OFFICE/ STORAGE**  
 38299 MANZELLA DRIVE  
 SLIDELL, LOUISIANA 70461

**JOSEPH F. SCHNEIDER JR., AIA**  
 ARCHITECT  
 LA #4206 MS #3020 AL #8724 FL #AR95908 TX #24294  
 105 EVANGELINE DRIVE, SLIDELL, LOUISIANA 70460  
 (985) 290-6648  
 jfsarchitect@charter.net

**DRAWN**  
 H. SCHNEIDER  
**CHECKED**  
 J. SCHNEIDER  
**DATE**  
 11/18/2024  
**SCALE**  
 AS NOTED  
**JOB NO.**

**SHEET**  
**A-12**  
 OF SHEETS



THESE DESIGN AND CONSTRUCTION DOCUMENTS AT THE SOLE PROPERTY OF JOSEPH F. SCHNEIDER, JR. AIA, ARCHITECT. NO USE OR REPRODUCTION OF THESE DOCUMENTS OR PARTIAL USE OR PARTIAL REPRODUCTION IS ALLOWED. NO USE OF THESE DRAWINGS WITHOUT THE WRITTEN EXPRESSED PERMISSION OF JOSEPH F. SCHNEIDER, JR. ARCHITECT IS ALLOWED.



**WOOD FRAMING NOTES:**

- ALL WOOD FLOOR TRUSSES, IF USED, SHALL BE DESIGNED BY A LICENSED CIVIL ENGINEER IN THE STATE OF LOUISIANA. DESIGN LOADS SHALL COMPLY WITH ALL INTERNATIONAL BUILDING CODE LIVE LOADS, DEAD LOADS, AND WIND LOADS FOR COASTAL LOCATIONS.
- ALL EXTERIOR NAILS, BOLTS, SCREWS, FINISH NAILS, ETC, SHALL BE HOT DIPPED GALVANIZED.
- ALL EXTERIOR PLYWOOD SHEATHING SHALL BE NAILED 4" O.C. AROUND PERIMETER AND 6" O.C. (HORIZONTALLY AND VERTICALLY) IN FIELD. ALL LAPS IN JOINTS SHALL RECEIVE WOOD BLOCKING FOR ANCHOR SPACING. ALL PLYWOOD SHALL BE "C-D" APA GRADE OR "OSB" AS NOTED.
- ALL TREATED WOOD LUMBER SHALL BE PRESSURE TREATED 0.25 CCA AT PLATES. ALL EXTERIOR DECK FRAMING AND DECKING SHALL BE 40 CCA.
- EXTERIOR WALL VAPOR RETARDENERS SHALL BE EQUAL TO TYVEK HOUSE WRAP. INSTALL "FLEX-FLASHING" AT ALL DOOR AND WINDOW OPENINGS. INSTALL ALL WRAP AND FLASHINGS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL PLASTIC RING FASTENERS FOR ALL WRAP INSTALLATION. TAPE ALL JOINTS AS REQUIRED BY MANUFACTURER'S RECOMMENDATIONS. INSTALL TYVEK STUCCO WRAP WHERE EXTERIOR STUCCO IS INSTALLED AND/OR SPECIFIED ON DRAWINGS
- ALL ANCHOR BOLTS SHALL BE A307.
- ALL WOOD JOIST, STUDS, AND RAFTERS SHALL BE NO.2 SYP-KD VISUALLY GRADED. ALL LUMBER USED FOR WOOD BEAMS SHALL BE MSR, 2400F-2.0E . ALL LUMBER SHALL BE MARKED INDICATING GRADES.
- ALL HORIZONTAL METAL BRIDGING SHALL NOT EXCEED 8'-0".
- INSTALL MEMBRANE THRU-WALL SILL AND HEAD FLASHINGS AT ALL WINDOW AND DOOR OPENINGS. ALL FLASHINGS SHALL BE 60 MIL RUBBERIZED MEMBRANES. NO PVC ALLOWED.
- INSTALL DRAFT STOPS AND FIRE STOPS PER LATEST CABO AND INTERNATIONAL BUILDING CODE REQUIREMENTS.
- ALL PLYWOOD FLOOR DECKING SHALL BE ½" TONGUE AND GROOVE PLYWOOD EQUAL TO GEORGIA-PACIFIC "STURDI-FLOOR PREMIUM SOUTHERN GOLD". ALL PLYWOOD SHALL BE GLUED AND NAILED TO ALL WOOD FLOOR JOIST.
- ALL WINDOW AND DOOR OPENINGS ON EXTERIOR WALLS THAT ARE 6'-0" OR LESS SHALL BE 2-2X12 WITH ½" PLYWOOD GUSSET, GLUED AND NAILED ON THE GROUND FLOOR AND 2-2X10 WITH PLYWOOD GUSSET ON THE SECOND FLOOR.
- INSTALL ALL WOOD BRIDGING AND STRONGBACKS FOR WOOD TRUSSED AS RECOMMENDED BY THE TRUSS MANUFACTURER.
- ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED. ALL HIGH WIND ANCHORS AND TIES IN CONTACT WITH TREATED WOOD SHALL BE EQUAL TO TRIPLE ZINC "Z-MAX" BY SIMPSON STRONG TIE.
- ALL FASTENER CONNECTIONS SHALL COMPLY WITH LATEST IBC REQUIREMENTS. INSTALL WALL DRAFT STOPS AND FIRE STOPS ACCORDING TO LATEST INTERNATIONAL BUILDING CODE REQUIREMENTS.
- ALL LVL LUMBER AND/OR "GLULAMS" SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. ALL LVL LUMBER SHALL BE 2,400, 2.0E.
- FLOOR TRUSS IS BASED UPON THOSE MANUFACTURED BY "TRIM JOIST" CORPORATION, 5146 HWY. 182, COLUMBUS, MS. (662) 327-7950. MANUFACTURER SHALL PROVIDE ALL SHOP DRAWINGS AND RECOMMENDATIONS FOR INSTALLATION FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO WORK.
- ALL EXTERIOR WALL TREATED BASE PLATES SHALL BE ANCHORED TO CONCRETE FOUNDATIONS WITH MIN. 5/8" DIA. BOLTS WITH MIN. EMBEDMENT OF 8". ANCHOR BOLTS SHALL BE SPACED MINIMUM 1'-6" WITH 3"x 3"x1/8" STEEL PLATE WASHER. EXTERIOR ANCHORS SHALL BE MIN. 12" FROM EDGE OF PLATES.
- INSTALL SIMPSON MODEL PHDS PRE-DEFLECTED HOLDDOWNS WITH 5/8" ANCHORS AT ALL EXTERIOR GROUND FLOOR EXTERIOR CORNERS AND AT ALL WALL OPENINGS EXCEEDING 4'-0". SECOND FLOOR EXTERIOR CORNER HOLDOWNS SHALL BE EQUAL TO SIMPSON MODEL HDSA, WITH HOLDOWNS ON CORNER POST ON SECOND FLOOR AND TOP OF GROUND FLOOR WALL.
- GARAGE DOOR SIDEWALL OPENINGS SHALL BE EQUAL TO SIMPSON STRONG-TIE SHEAR WALLS OR EQUAL FILED FABRICATED UNITS.
- ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, PLYWOOD DESIGN SPECIFICATIONS BY THE APA, STANDARDS SET FORTH BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, PRESSURE TREATED WOOD REQUIREMENTS BY AWPA, AND MEET OR EXCEED LOCAL BUILDING CODES.
- ALL FRAMING LUMBER TO BE SOUTHERN YELLOW PINE NO.2 GRADE 19% MAXIMUM MOISTURE CONTENT. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY ELEMENTS, OR EXPOSED TO WEATHER TO BE TREATED, COORDINATE FRAMING WITH OTHER TRADES. (ELECTRICAL, PLUMBING, MECHANICAL, ETC.)
- BLOCK ALL WALLS OVER 8' IN HEIGHT. 1 ½" X 24 GA GALVANIZED IRON STRAPS TO BE INSTALLED OVER ALL CUTOUTS IN STUDS FOR PLUMBING, ELECT, ETC.
- FLOOR, ATTIC, AND ROOF FRAMING SHALL BE SIZED ACCORDING TO REQUIREMENTS NOT TO EXCEED MAXIMUM SPANS. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN. PROVIDE DOUBLE FLOOR JOIST UNDER LOAD BEARING WALLS OR BEAM IF REQUIRED. INSTALL THREE (3) STUDS UNDER EACH BEARING POINT OF BEAM. STUDS TO BE FASTENED TOGETHER WITH 16D NAILS AT 12" OC AND WITHIN 3" OF EACH END OF STUDS. ENSURE TIGHT FIT TOP & BOTTOM. IF HOLES ARE TO BE BORED THROUGH HORIZONTAL MEMBERS, HOLE DIAMETER NOT TO EXCEED 1/3 OF JOISTS' DEPTH CLEAR FROM TOP OR BOTTOM. NOTCHES IN TOP OR BOTTOM OF JOISTS NOT TO EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN.
- JOIST AND BEAM HANGERS TO BE 16GA OR LARGER, AS MANUFACTURED BY SIMPSON STRONG TIES CO. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. IF JOIST ARE TO BE NOTCHED AT ENDS, DO NOT EXCEED ¼ DEPTH. HANGER SIZE TO MATCH MEMBER SIZE.
- PROVIDE 1X6 COLLAR BRACING EVERY OTHER PAIR OF RAFTERS IN UPPER THIRD OF ROOF HEIGHT.
- ROOF SHEATHING TO BE APA RATED, 5/8" EXPOSURE 1 C-D SHEATHING GRADE PLYWOOD FASTEN TO RAFTERS WITH 8D COMMON NAILS@ 6" OC AT PANEL EDGES AND 6" OC AT INTERMEDIATE RAFTERS. PROVIDE CLIPS AT ALL UNSUPPORTED EDGES.
- CRAWL SPACE VENTILATION TO BE IN ACCORDANCE WITH STANDARD BUILDING CODE.
- HEADER SIZES:  
ONE STORY: UP TO 7' OPENING - 2 - 2X10'S  
8' OPENING - 2 - 2X12'S  
  
TWO STORY: 5' OPENING - 2 - 2X10'S  
6' OPENING - 2 - 2X12'S  
OPENING GREATER THAN 6' - SEE PLAN

SECOND FLOOR NON-LOAD BEARING WALLS: UP TO 3' OPENING - 2 - 2X8'S

- (2) HEADER STUDS REQUIRED FOR OPENINGS OVER 6'
- (2) FULL LENGTH STUDS REQUIRED FOR OPENINGS UP TO 6'
- (3) FULL LENGTH STUDS REQUIRED FOR OPENING OVER 6'

- TOP PLATE SHALL SLICE WITHIN THE CENTER THIRD OF WALL SECTION. SPLICE TO HAVE A MIN. LAP OF 48" AND CONNECTED WITH 16D NAILS @ 3" OC.
- STAIRS SHALL HAVE A MIN. OF THREE STRINGERS FOR 36" AND ONE ADDITIONAL STRINGER FOR EACH ADDITIONAL 8" OR THREAD WIDTH. MAXIMUM UNSUPPORTED STRINGER LENGTH TO BE 6'-0".
- SOFFIT OF SILLS ALONG EXTERIOR AND PORCHES SHALL BE P.T. 2X DEADWOOD BETWEEN COLUMNS.
- ALL SILL BEAMS ALONG EXTERIOR AND PORCHES SHALL HAVE P.T. PLYWOOD EXTENDING BELOW SOFFIT OR SILL.
- IT IS INTENDED THAT THE PRESSURE TREATED SHEATHING BE FULLY INSTALLED UNTREATED LUMBER OF THE MAIN HOUSE PRIOR TO PORCH CONSTRUCTION.
- ALL QUANTITY OF JACK STUDS AND FULL HEIGHT STUDS FOR EXTERIOR WALL, BOTH LOAD BEARING AND NON-LOAD BEARING, INTERIOR WALL BOTH LOAD BEARING AND NON-LOAD BEARING SHALL COMPLY WITH WOOD FRAME CONSTRUCTION MANUAL "WFCM"-2012.
- ALL FLOOR SHEATHING SHALL BE EQUAL TO HUBER ENGINEERED WOOD "ADVANTECH", G.P. "STURDI-FLOOR", "EDGE GOLD" BY WEYERHAEUSER, OR "TOP NOTCH "P-HIP" BY LOUISIANA PACIFIC.
- WALL SHEATHING EQUAL TO HUBER "ADVANTECH" 5/8" THICK WERE INSTALLED BEHIND STUCCO- SHALL BE TREATED.

**SOIL TREATMENT**

**1. QUALITY ASSURANCE**

- A. APPLICATOR SHALL BE EXPERIENCED IN THIS FIELD AND BE LICENSED, REGISTERED AND BONDED PER STATE OF LOUISIANA REQUIREMENTS AND MEET THE APPROVAL OF THE ARCHITECT PRIOR TO COMMENCING WORK.

**2. GUARANTEE**

- A. UPON COMPLETION OF SOIL TREATMENT AND AS CONDITION OF FINAL ACCEPTANCE, FURNISH THE OWNER A WRITTEN ONE (1) YEAR BONDED GUARANTEE.
- B. GUARANTEE SHALL STATE THAT THE APPLICATION WAS MADE AT THE CONCENTRATION RATES AND METHODS TO COMPLY WITH THESE SPECIFICATIONS.
- C. THE EFFECTIVENESS OF THE GUARANTEED FOR NOT LESS THAN ONE (1) YEAR WITHOUT COST TO THE OWNER AND AT THE END OF SAID PERIOD, THE OWNER SHALL BE OFFERED A RENEWABLE CONTRACT ON A YEARLY BASES AT THE OWNER'S OPTION AND ON AN AGREED UPON ANNUAL FEE.
- D. RE-TREATMENT UPON EVIDENCE OF SUBTERRANEAN TERMITE ACTIVITY SHALL BE AT NO COST TO THE OWNER AND IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES.
- E. DAMAGE TO THE BUILDING CAUSED BY TERMITES SHALL BE CORRECTED WITHOUT COST TO THE OWNER AND IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES.
- F. THE GUARANTEE IS NOT CANCELABLE BY ANY PARTY OF THE CONTRACT, EXCEPT THE OWNER.
- G. DRAW THE GUARANTEE IN FAVOR OF THE OWNER AND SUBMIT A SAMPLE FORM TO THE ARCHITECT FOR APPROVAL BEFORE BEGINNING WORK.

**3. TIME OF APPLICATION**

- A. DO NOT BEGIN TREATMENT UNTIL ALL PREPARATIONS FOR SLAB PLACEMENT HAVE BEEN COMPLETED.
- B. TREATMENT SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF VAPOR BARRIER AND REINFORCING STEEL AND MESH.
- C. DO NOT APPLY TREATMENT WHEN SURFACE WATER IS PRESENT ON SURFACES TO RECEIVE TREATMENT.

**4. LOCATION**

- A. APPLY SOIL TREATMENT TO ALL AREAS BENEATH CONCRETE FLOOR SLABS ON GRADE OR FILL, AND ALONG THE INTERIOR SIDE OF ALL FOUNDATION WALLS AND GRADE BEAMS.
- B. WHERE THE EXTERIOR WALL OF THE FOUNDATION IS ABUTTED BY OTHER CONCRETE SLABS OR SURFACES, TREAT THE EXTERIOR SIDE OF THE FOUNDATION WALLS AND GRADE BEAMS AS SPECIFIED FOR INTERIOR SIDE OF SUCH WALLS.

**5. RATE OF APPLICATION**

- A. APPLY SOLUTIONS AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND ANY AND ALL REGULATORY AGENCIES.

**6. RE-TREATMENT**

- A. ALL CHEMICALS USED IN ANY RE-TREATMENT MUST BE PREVIOUSLY CERTIFIED AS TO TYPE OF CHEMICAL AND RATE ON CONCENTRATION.

**GENERAL NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR ALL DISPOSAL ALL TRASH. NO BURNING ON SITE.
- MAINTAIN REQUIRED BARRIERS FOR DUST CONTROL.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES AND LICENSES FOR THE PROJECT.
- PROVIDE ALL WOOD BLOCKING AT WALLS AND CEILINGS FOR CABINETS, SHELVING, TELEVISIONS, TOILET ACCESSORIES, GRAB BARS, ELECTRICAL LIGHTS, FANS, CLOSET RODS, ETC.
- CONTRACTOR SHALL PROVIDE TEMPORARY TOILETS AS REQUIRED FOR THE PROJECT.

**GENERAL NOTES:**

- ALL WORK SHALL COMPLY WITH THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE.
- ALL WOOD FRAMING SHALL COMPLY WITH THE 2018 EDITION OF THE WOOD FRAME CONSTRUCTION MANUAL.
- INSTALL 30 MIL. RUBBERIZED FLASHING AT ALL WINDOW SILLS AND HEAD OPENINGS IN BRICK VENEER CONSTRUCTION. INSTALL WEEP HOLES IN ALL BRICK SILLS AND BRICK ABOVE WINDOW OPENINGS. ALL WEEP HOLES SHALL BE SPACED 16" OC. WEEP HOLES SHALL BE VINYL INSERTS. NO ROPE WEEPS ALLOWED. FLEXIBLE SELF-ADHERED FLASHING SHALL BE EQUAL TO TYVEK STRAIGHT FLASH AND FLEX WRAP. INSTALL TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AT ALL WINDOW AND DOOR OPENINGS.

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATIONS.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, NFPA, RECOGNIZED BUILDING STANDARDS, ALL MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS A WRITTEN NOTIFICATION FROM THE OWNER OR ARCHITECT IS ISSUED.
- THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURE INDICATED ON THE PLANS ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH PRIOR TO ANY EXCAVATION. ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONTACT NOTIFY LOUISIANA ONE-CALL AT 1-800-272-3020 FOR LOCATION OF ALL SUB-SURFACE UTILITIES. ALL NOTIFICATIONS SHALL COMPLY WITH THE LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW.
- FIRE BARRIERS SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL. FROM ANOTHER FIRE BARRIER TO A FIRE BARRIER. TO A FIRE BARRIER OR A COMBINATION THEREOF, INCLUDING CONTINUITY THROUGH ALL CONCEALED SPACES SUCH AS THOSE FOUND ABOVE A CEILING, INCLUDING ALL INTERSTITIAL SPACES.

PASSAGES OF PIPES, CONDUITS, BUS DUCTS, CABLES, WIRES, AIR DUCTS, PNEUMATIC DUCTS, AND SIMILAR BUILDING SERVICES EQUIPMENT THROUGH FIRE BARRIERS SHALL BE PROTECTED AS FOLLOWS: THE SPACE BETWEEN PENETRATING ITEM AND FIRE BARRIER SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAIN THE FIRE RESISTANCE RATING OF THE FIRE BARRIER PRODUCT. PRODUCT USED MUST MEET TEST METHODS ASTM E814 OR UL1479 FOR FIRE RATINGS.

FIRE BARRIERS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH 1" STENCILING AT 30' ON CENTERS ABOVE ANY DECORATIVE OR FINISHED CEILING AND CONCEALED SPACES WITH THE FOLLOWING: "FIRE/SMOKE BARRIER-PROTECT ALL OPENINGS". COLOR OF STENCIL LETTERING SHALL BE "RED". MARKINGS SHALL INCLUDE ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS. ALL LABELING SHALL COMPLY WITH 2021 IBC SECTION 703.6.

- PROVIDE BLOCKING IN ALL STUD WALLS THAT ARE TO RECEIVE GRAB BARS, TOILET PARTITIONS, SIGNAGE, TOILET ACCESSORIES, MIRRORS, AND SCREENS.
- ALL EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR AND/OR WATER LEAKS SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
- PROVIDE CONTINUOUS WATERPROOFING SILICONE BASED SEALANT AND BACKER ROD AT ALL ALUMINUM WINDOW STOREFRONT AND ADJACENT MATERIAL TERMINATIONS. SEALANT SHALL MATCH ADJACENT MATERIAL COLOR.
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL JUNCTIONS BETWEEN DISSIMILAR MATERIALS, I.E., BRICK TO EFIS, STOREFRONT TO BRICK.
- PROVIDE METAL J-MOLDING AND CORNER BEADS AT THE EXPOSED EDGES OF ALL GYPSUM BOARD WALL AND CEILING CONDITIONS.
- ALL BACKING FOR CERAMIC TILES AT SHOWERS AND WE AREAS SHALL BE MATCHING WALL SHEATHING HARDI OR OTHER EQUAL CEMENT BOARD BACKING.
- ALL FLOOR TILE SHALL HAVE A MINIMUM NON-SLIP DCOF. OF 0.42 DRY, 0.60 WET.
- ALL ELECTRICAL WORK SHALL COMPLY WITH NEC 2020 EDITION.
- ALL PLUMBING WORK SHALL COMPLY WITH 2021 INTERNATIONAL PLUMBING CODE.

**COLD ROLLED STEEL WALL FRAMING NOTES:**

ALL INTERIOR AND EXTERIOR COLD ROLL STEEL FRAMING SHALL CONFORM TO THE RECOMMENDATIONS AND SPECIFICATIONS OF THE STEEL STUD MANUFACTURERS ASSOCIATION AND THE LIGHT STEEL FRAMING MANUAL (SSMA).

ALL COLD-ROLLED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-ROLLED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE FOR 14 AND 16 GAUGE STUDS SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI. STEEL FOR ALL 18 AND 20 GAUGE STUDS AND JOIST, BRIDGING, AND TRACKS SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI. STEEL SHALL BE GALVANIZED AT LOCATIONS EXPOSED TO WEATHER AND WHEREVER NOTED.

ALL STUDS SHALL BE SECURELY SHEATHED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. UNLESS NOTED OTHERWISE, PROVIDE DOUBEL STUDS AT ALL JAMBS, CORNERS, AND INTERSECTIONS. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S WITH THE FOLLOWING MINIMUM REQUIREMENTS.

A. FOR WALLS WITH NO AXIAL LOAD, PROVIDE BRIDGING AT MID-HEIGHT FOR WALLS LESS THAN OR EQUAL TO 10' HIGH, AND 48" O.C. MAXIMUM FOR WALLS GREATER THAN 10' HIGH. IN ADDITION, BRIDGING SHALL BE REQUIRED AT ROOF LINES AND ELSEWHERE AS NOTED ON THE DRAWINGS. SOLID BLOCKING SHALL BE INSTALLED IN LIEU OF BRIDGING WHERE NOTED ON DRAWINGS.

INTERIOR NON-LOAD BEARING METAL STUD WALL WITH GYPSUM BOARD ON BOTH SIDES SHALL BE DESIGNED FOR L / 240 DEFLECTION AND 5 PSF LATERAL AIR PRESSURE LOADING. INTERIOR METAL STUD FRAMED NON-LOAD BEARING METAL PARTITIONS AT LOBBIES, EXITS, SERVICE CORRIDORS SHALL BE DESIGNED TO WITHSTAND LATERAL AIR PRESSURE OF 10 PSF AND DEFLECTION OF L/360 OF PARTITION HEIGHT. INTERIOR WALL PARTITIONS WITH HARD SURFACE FINISHES SUCH AS CERAMIC TILE OR OTHER HARD SURFACE FINISHES SHALL BE DESIGNED TO WITHSTAND L/360 DEFLECTION FOR PARTITION HEIGHT.

EXTERIOR CURTAIN WALLS SHALL BE DESIGNED FOR WIND LOADS OF 140 MPH. EXTERIOR WALLS WITH STUCCO SHALL BE DESIGNED FOR MINIMUM L/360 DEFLECTION. EXTERIOR WALLS WITH BRICK VENEER SHALL BE DESIGNED FOR MINIMUM L/600 DEFLECTION.

ALL STEEL STUDS SHALL BE G60 GALVANIZED COATING PER ASTM C955.

DRYWALL SUBCONTRACTOR SHALL SUBMITT SHOP DRAWINGS AND CALCULATIONS FOR ALL METAL STUDS FRAMING FOR REVIEW AND APPROVAL BY THE ARCHITECT. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL CIVIL ENGINEER LICENSED IN THE STATE OF LOUISIANA.

ALL INTERIOR SUSPENDED GYPSUM BOARD CEILINGS SHALL BE DESIGNED FOR DEFLECTION OF L/360 OF DISTANCE BETWEEN SUPPORTS.

ALL METAL STUD FRAMING AND ACCESSORIES SHALL BE EQUAL TO PRODUCTS MANUFACTURED BY CLARK DETRICH OR APPROVED EQUAL.

INTERIOR METAL STUD PARTITIONS WITH DOUBLE GYPSUM BOARD SHALL BE DESIGNED FOR L/360 DEFLECTION.

**GLASS OPENING PROTECTION  
(IF NON-IMPACT GLAZING USED)**

CONTRACTOR TO PROVIDE PRE-CUT WOODEN PANELS TO CONFORM TO THE SPECS OF TABLE 1609.1.2 OF THE 2021 IBC FOR STORM CONDITIONS.

2018 IRC  
CHAPTER 16  
SECTION 1609 WIND LOADS

**1609.1.2 PROTECTION OF OPENINGS.** IN WIND BORNE DEBRIS REGIONS, GLAZING IN THE BUILDINGS SHALL BE IMPACT-RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ASTM E 1996 AND ASTM E 1886 REFERENCED THEREIN AS FOLLOWS:

- GLAZED OPENINGS LOCATED WITHIN 30 FEET (9144mm) OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
- GLAZED OPENINGS LOCATED MORE THAN 30 FEET (9144mm) ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996.

**EXCEPTIONS:**

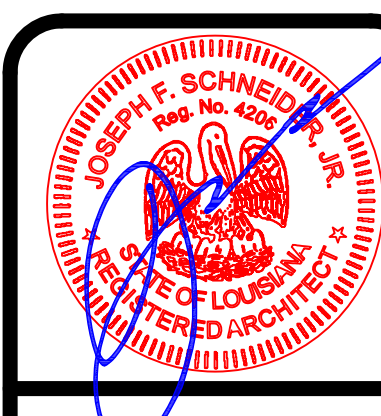
- WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1mm) AND A MAXIMUM SPAN OF 8 FEET (2438mm) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDING. PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF ASCE 7. ATTACHMENT IN ACCORDANCE WITH TABLE 1609.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS WHERE WIND SPEEDS DO NOT EXCEED 140 MILES PER HOUR (63 m/s). IN ACCORDANCE WITH SECTION 1609.3.1
- GLAZING IN OCCUPANCY CATEGORY I BUILDING AS DESIGNATED IN SECTION 1604.5, INCLUDING GREENHOUSES THAT ARE OCCUPIED FOR GROWING PLANTS ON A PRODUCTION OR RESEARCH BASIS, WITHOUT PUBLIC ACCESS SHALL BE PERMITTED TO BE UNPROTECTED.
- GLAZING IN OCCUPANCY CATEGORY II, III, OR IV BUILDINGS LOCATED OVER 60 FEET (18 288mm) ABOVE THE GROUND AND OVER 30 FEET (9144 mm) ABOVE AGGREGATE SURFACE ROOFS LOCATED WITHIN 1,500 FEET OF THE BUILDING SHALL BE PERMITTED TO BE UNPROTECTED.

| TABLE 1609.1.2<br>WIND-BORNE DEBRIS PROTECTION FASTENING<br>SCHEDULE FOR WOODEN PANELS. <small>(a, b, c, d)</small> |                           |                                 |                                 |
|---------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------|---------------------------------|
| FASTENER TYPE                                                                                                       | FASTENER SPACING (INCHES) |                                 |                                 |
|                                                                                                                     | PANEL SPAN<br>≤ 4 FEET    | 4 FEET < PANEL<br>SPAN ≤ 6 FEET | 6 FEET < PANEL<br>SPAN ≤ 8 FEET |
| NO. 10 WOOD SCREWS WITH 2" EMBEDMENT                                                                                | 16                        | 12                              | 9                               |
| NO. 8 WOOD SCREWS WITH 2" EMBEDMENT                                                                                 | 16                        | 10                              | 8                               |
| 1/4" INCH DIAMETER LAG-SCREW - BASED ANCHOR WITH 2" EMBEDMENT                                                       | 16                        | 16                              | 16                              |

FOR SE: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 4.4 N, 1 MILE PER HOUR = 0.44 m/s.

- a. THIS TABLE IS BASED ON A MAXIMUM WIND SPEED (3-SECOND GUST) OF 140 MPH AND MEAN ROOF HEIGHT OF 45 FEET OR LESS.
- b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. FASTENERS SHALL BE LOCATED A MINIMUM OF 1 INCH FOR THE EDGE OF THE PANEL.
- c. FASTENERS SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING A MINIMUM OF 2.0 INCHES INTO WOOD WALL FRAMING; A MINIMUM OF 2.0 INCHES INTO CONCRETE BLOCK OR CONCRETE; OR INTO STEEL FRAMING BY AT LEAST THREE THREADS. FASTENERS SHALL BE LOCATED A MINIMUM OF 2.5 INCHES FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.
- d. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/ STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM WITHDRAWAL CAPACITY OF 1500 POUNDS.

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |



**NEW OFFICE/ STORAGE**  
38299 MANZELLA DRIVE  
SLIDELL, LOUISIANA 70461

**JOSEPH F. SCHNEIDER JR., AIA**  
ARCHITECT  
LA #4206 MS #3020 AL #8724 FL #AR95908 TX #24294  
105 EVANGELINE DRIVE, SLIDELL, LOUISIANA 70460  
(985) 290-6648  
jfsarchitect@charter.net

|                                   |
|-----------------------------------|
| DRAWN<br>H. SCHNEIDER             |
| CHECKED<br>J. SCHNEIDER           |
| DATE<br>11/18/2024                |
| SCALE<br>AS NOTED                 |
| JOB NO.                           |
| SHEET<br><b>A-14</b><br>OF SHEETS |

THESE DESIGN AND CONSTRUCTION DOCUMENTS AT THE SOLE PROPERTY OF JOSEPH F. SCHNEIDER, JR. AIA, ARCHITECT. NO USE OR REPRODUCTION OF THESE DOCUMENTS OR PARTIAL USE OR PARTIAL REPRODUCTION IS ALLOWED. NO USE OF THESE DRAWINGS WITHOUT THE WRITTEN EXPRESSED PERMISSION OF JOSEPH F. SCHNEIDER, JR. ARCHITECT IS ALLOWED.

**MASONRY NOTES:**

- ALL CONCRETE MASONRY SHALL BE THICKNESS AS INDICATED ON DRAWINGS.
- HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE 1, F'M = 1,500 PSI, RUNNING BOND, MORTAR TYPE M, 2,400 PSI FOR BELOW GRADE AND TYPE S, 1,800 PSI ELSEWHERE. GROUT 2,500 PSI. (HOLLOW BRICK MASONRY SHALL CONFORM TO ASTM C652, GRADE MW, TYPE HBS, F'M 2,300 PSI RUNNING BOND, MORTAR, TYPE M, 2,400 PSI FOR BELOW GRADE AND TYPE S, 1,800 PSI ELSEWHERE. GROUT 3,000 PSI). ROD GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 4'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0", UNLESS NOTED OTHERWISE ON THE PLANS. PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALLS CORNERS, INTERSECTIONS, ENDS. WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.
- MASONRY MORTAR:** USE A PREPARED MASONRY CEMENT MIXTURE COMPLYING WITH ASTM C 270, TYPE S. ADD CLEAN, SHARP, HARD GRAIN SAND AND POTABLE WATER AS THE MANUFACTURER DIRECTS. USE TYPE "S" MORTAR FOR REINFORCED MASONRY, TYPE "N" MORTAR FOR EXTERIOR ABOVE GRADE NON-LOAD BEARING WALLS
- ALL FILLED CELLS, WHERE INDICATED, SHALL BE FILLED WITH EITHER 3,000 PSI PEA GRAVEL CONCRETE OR STRUCTURAL GROUT. NO MORTAR SHALL BE USED FOR PIER IN-FILLING.
- ALL HORIZONTAL MASONRY REINFORCING SHALL BE HOT - DIPPED GALVANIZED LADDER TYPE.
- ALL BLOCK LAID IN RUNNING BOND PATTERN OR STACKED BOND FOR PIERS AND COLUMNS AS INDICATED ON CONSTRUCTION DOCUMENTS.
- STANDARDS:** COMPLY WITH RECOMMENDATIONS OF BRICK INSTITUTE OF AMERICA (BIA) AND NATIONAL CONCRETE MASONRY ASSOCIATION. (NCMA).
- CONCRETE MASONRY UNITS (CMU) ASTM C 90, GRADE N-1 NORMAL WEIGHT" UNIT W/ NORMAL BLOCK FACE SIZE OF 8" HIGH X 16" LONG X THICKNESS SHOWN ON PLANS - LOAD BARING UNIT.
- CONTINUOUS MASONRY WIRE REINFORCING:** TRUSS OR LADDER DESIGN, MINIMUM 9 GAUGE WELDED STEEL WIRE, 0.8 OZ. HOT-DIP ZINC COATING (AFTER FABRICATION) FOR EXTERIOR WALLS, WIDTH 1 1/2" TO 2" LESS THAN WALL THICKNESS - HOT DIPPED GALVANIZED.
- MASONRY VENEER ANCHORS:** 2 PIECE ASSEMBLIES OF 0.1875" DIAMETER WIRE TIE AND 0.046" SHEET STEEL ANCHOR SECTION.
- STEEL LINTELS:** FURNISH AND BUILD IN REQUIRED STEEL LINTELS , SAME WITH HOT DIPPED GALVANIZED FINISH.
- ANCHOR BOLTS:** FURNISH BOLTS OF THE SIZE AS INDICATED IN THE DRAWINGS. INSTALL WITH ALL HOLES POINTED AND WORK CLEANED. REMOVE ALL RESIDUE.
- BOND BEAMS:** FURNISH REQUIRED CONCRETE BEAM BLOCK AND FILL WITH 3000 PSI CONCRETE (NOT MORTAR) AS INDICATED. REINFORCING TO BE INSTALLED AS PER PLANS. ALL HORIZONTAL BOND BEAMS SHALL EXTEND A MINIMUM OF 8" ON SIDES OF ALL OPENINGS.
- ALL MASONRY REINFORCING SHALL BE GRADE 60 STEEL REBAR.
- DO NOT LAY MASONRY IN FREEZING WEATHER OR WHEN FREEZING WEATHER IS EXPECTED. IN CASE OF A SUDDEN UNPREDICTED DROP OR CHANGE IN THE WEATHER, MAKE AMPLE PROTECTION TO NEWLY LAID WALLS. DO NOT USE ANTI-FREEZING INGREDIENTS IN THE MORTAR. MASONRY DAMAGED BY FROST OR FREEZING SHALL BE REMOVED AND REPLACED.
- CUT EXPOSED MASONRY UNITS, WHERE NECESSARY, WITH A POWER SAW. AVOID THE USE (BY PROPER LAYOUT) OF LESS - THAN - HALF SIZE UNITS.
- HOLD UNIFORM JOINT SIZES TO SUIT MODULAR SIZE OF MASONRY UNITS.
- JOINTS TO BE STRUCK FLUSH SO AS TO BE UNNOTICEABLE AS POSSIBLE.
- REINFORCE HORIZONTAL JOINTS WITH CONTINUOUS MASONRY WIRE REINFORCING, SPACED 24" VERTICALLY, AND 8" VERTICALLY IMMEDIATELY ABOVE AND BELOW OPENINGS, FOR A DISTANCE OF 2' BEYOND OPENING.
- PROTECT NEWLY LAID MASONRY FORM EXPOSURE TO PRECIPITATION, EXCESSIVE DRYING, SOILING, BACKFILL, AND OTHER HARMFUL ELEMENTS.
- CLEAN AND POINT ALL WORK AT END OF EACH WORKING DAY. CLEAN ALL EXPOSED WORK WITH WATER AT COMPLETION OF WORK AS AN ENTIRETY. NO CLEANING ACIDS SHALL BE USED.
- VERTICAL REINFORCING:** 1- # 5 IN CENTER OF GROUT AT CENTER OF WALL. CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SID OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. LAP SPLICES SHALL BE 40 BAR DIAMETERS FOR GRADE 40 BARS AND 48 BAR DIAMETERS FOR GRADE 60 BARS. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWEL TO MATCH VERTICAL REINFORCING.
- HORIZONTAL REINFORCING :** 2 - # 5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT ROOF LINE. 1 # 5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF PARAPET OR TOP OF FREESTANDING WALL. PLACE THESE BARS CONTINUOUS THRU CONTROL JOINTS PER TYPICAL DETAIL. PROVIDE BENT BARS PER TYPICAL DETAILS, TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY. LAP SPLICES SHALL BE 40 BAR DIAMETERS FOR GRADE 40 BARS AND 48 BAR DIAMETERS FOR GRADE 60 BARS. STAGGER CONTROL JOINTS. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-O-WAL OR DUR-O WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C. IN MASONRY WALLS. PROVIDE HORIZONTAL JOINT REINFORCEMENT EVERY COURSE (8" O.C.) BELOW GRADE.
- ALL CONCRETE MASONRY PIER AND COLUMNS SHALL BE FILLED SOLID WITH 3,000 PSI GROUT OR 3,000 PSI PEA GRAVEL. REINFORCE ALL PIERS AND COLUMNS AS INDICATED ON CONSTRUCTION DOCUMENTS. ALL VERTICAL REINFORCING SHALL OVERLAP AND SPLICED AS NOTED IN NOTE NO. 23. ALL MASONRY FILL IN VERTICAL CELLS AND HORIZONTAL BOND BEAMS SHALL BE MECHANICALLY PUMPED CONTINUOUSLY.

**TYPICAL FOUNDATION NOTES:**

- CONTRACTOR SHALL GRUB SITE UNDER ALL FOUNDATIONS A MINIMUM OF 8" TO REMOVE ALL VEGETATION, LOOSE TOPSOIL, DEBRIS, AND OTHER DELETERIOUS MATERIALS TO REACH FIRM UNDISTURBED SOIL. BRING ALL GRUBBED MATERIAL AWAY FROM NEW WORK AREA AND STORE AL DIRECTED BY OWNER FOR FINAL GRADING USE. GRUB ALL AREAS TO 5'-0" AWAY FROM ALL BUILDING LINES.
- AFTER STRIPPING OF TOPSOIL, PROOF ROLL SUB-BASE TO DETECT LOCATIONS OF ANY SUB-BASE PUMPING. IF SOFT SPOT (PLUMBING AREAS) ARE FOUND, CONTRACTOR SHALL EXCAVATE ALL PUMPING AND WET SOIL CONDITIONS AND WET SOIL CONDITIONS AND REPLACE WITH NEW GRANULAR FILL COMPACTED IN 8" LAYERS TO CONFORM TO ASTM D-1557 MODIFIED PROCTOR OF 95% DENSITY.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO EXCAVATIONS.
- CONTRACTOR SHALL REMOVE ALL STUMPS AND ROOTS FROM UNDER BUILDING AREAS. REMOVE ALL STUMPS AND ROOTS PRIOR TO ANY NEW COMPACTED FILL INSTALLATION.
- COMPACTED FILL MATERIAL AND OTHER BACKFILLED MATERIAL SHALL BE GRANULAR MATERIALS, FREE OF WOOD, ORGANIC MATTER, AND DEBRIS. MATERIAL SHOULD CONTAIN NOT MORE THAN 10% (BY WEIGHT) OF MATERIALS PASSING A NO. 200 MESH SIEVE.
- GRADE AROUND BUILDING AREAS SO THAT RUN-OFF IS DIRECTED AWAY FROM COMPACTED MATERIALS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE ANY WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUB-GRADES AND FOUNDATIONS.
- PRIOR TO PLACEMENT OF CONCRETE, CLEAN EXCAVATIONS OF ALL LOOSE FILL OR OTHER MATERIALS THAT MAY HAVE FALLEN INTO EXCAVATIONS.
- TEST ALL UNDER SLAB WATER, SEWER, MECHANICAL, OR ELECTRICAL LINES PRIOR TO PLACEMENT OF CONCRETE. INSTALL ANY PIPE HANGERS AND SUPPORTS AS REQUIRED BY CODE.
- PROVIDE BONDED SOIL TREATMENT (SOIL SATURATION AND PIPE SYSTEM) FOR TERMITES AS APPROVED BY STATE OF LOUISIANA, ST. TAMMANY PARISH, AND OTHER LOCAL, STATE, AND FEDERAL AGENCIES.
- PLASTIC FILM FOR VAPOR BARRIER SHALL BE 6 MIL THICK POLYETHYLENE FILM CONFORMING TO ASTM SPECIFICATIONS C-171-63.
- INSTALL ALL VAPOR BARRIER TO A.C.I. SPECIFICATIONS.
- ALL CONCRETE SHALL BE 4,000 PSI AT 28 DAYS. READY MIX CONCRETE SHALL BE USED, MIXED, AND DELIVERED ACCORDING TO THE REQUIREMENTS OF ASTM C-94.
- CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS TO ARCHITECT FOR REVIEW AND APPROVAL.
- ALL CONCRETE CURING SHALL BE MOIST CURING METHOD FOR A PERIOD OF FIVE (5) DAYS AFTER PLACING OF CONCRETE. CURE MOIST METHOD ACCORDING TO LATEST A.C.I. SPECIFICATIONS.
- ALL STEEL REBAR SHALL BE DEFORMED BARS AND CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60. BARS SHALL BE FREE OF COATINGS OF RUST OR SCALE THAT WILL REDUCE BOND.
- WELDED STEEL WIRE FABRIC SHALL BE COLD DRAWN, WELDED WIRE (STEEL) ASTM A-185. SIZE AND GAUGE OF WIRE INDICATED ON FOUNDATION DETAILS.
- ALL REINFORCING SHALL BE INSTALLED ACCORDING TO A.C.I. 315.
- ALL CONCRETE AND REINFORCING, CLEARANCES, LAPPING, AND FINISHING SHALL BE PERFORMED ACCORDING TO LATEST A.C.I. LATEST RECOMMENDATIONS AND SPECIFICATIONS.
- ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES, REGULATIONS, AND AGENCIES.
- CONTRACTOR SHALL PROVIDE ALL PUBLIC PROTECTION NECESSARY PER CITY, PARISH, AND ALL LOCAL CODE REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO INSTALLATION.
- MAXIMUM SLUMP FOR SLABS ON GRADE AND GRADE BEAMS SHALL BE 4".

| INTERIOR Paint Schedule (UPDATED 8/23/2022) |                                                                        |                                                             |                                                                                                        |
|---------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| SHEEN                                       | SUBSTRATE                                                              | PRIMER COAT                                                 | TWO FINISH COATS                                                                                       |
| FLAT MATTE                                  | GYPSUM BOARD-CEILING                                                   | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PROMAR 200 ZERO-VOC INTERIOR LATEX FLAT, B30-2600                                                      |
|                                             | GYPSUM WALLBOARD                                                       | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PROMAR 200 ZERO-VOC INTERIOR LATEX FLAT, B30-2600                                                      |
|                                             | CONCRETE INCLUDING TILT-UP CONCRETE MASONRY UNITS (CMU)                | LOXON CONCRETE & MASONRY PRIMER L302W950                    | PROMAR 200 ZERO-VOC INTERIOR LATEX FLAT, B30-2600                                                      |
| SCRUBABLE FINISH (FLAT)                     | OPEN CEILING & BAR JOIST                                               | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES (Spot Prime) | PRO INDUSTRIAL WATERBORNE ACRYLIC DRYFALL FLAT, B42W1150                                               |
|                                             | GYPSUM W A L L BOARD (SCRUBABLE UPGRADE)                               | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | SCUFF TUFF INTERIOR WATERBASED ENAMEL MATTE, S23-50 SERIES                                             |
|                                             | PAINTED WOOD                                                           | PREMIUM WALL & WOOD PRIMER B29W08111                        | PRO INDUSTRIAL WB ALKYD URETHANE LOW SHEEN B53-1150 SERIES                                             |
| EG-SHEL /SATIN /LOW SHEEN                   | STAINED WOOD                                                           | MINI-MAX PERFORMANCE SERIES TINTABLE WOOD STAIN             | MINI-MAX PERFORMANCE SERIES FAST-DRY VARNISH Satin                                                     |
|                                             | GYPSUM BOARD-CEILING                                                   | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC EG-SHEL, B20-1900                                              |
|                                             | GYPSUM BOARD-CEILING                                                   | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC EG-SHEL, B20-1900                                              |
| SCRUBABLE FINISH (EG-SHEL)                  | CONCRETE INCLUDING TILT-UP CONCRETE MASONRY UNITS (CMU) EPOXY FINISH   | LOXON CONCRETE & MASONRY PRIMER L302W950                    | PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC EG-SHEL, B20-1900                                              |
|                                             | CONCRETE MASONRY UNITS (CMU) EPOXY FINISH                              | PRO INDUSTRIAL HEAVY-DUTY BLOCK FILLER, B42W1150            | PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC EG-SHEL, B20-1900                                              |
|                                             | OPEN CEILING & BAR JOIST                                               | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES (Spot Prime) | PRO INDUSTRIAL WATERBORNE ACRYLIC DRYFALL EG-SHEL B42W82                                               |
| WET AREAS (EG-SHEL)                         | GYPSUM WALLBOARD (SCRUBABLE UPGRADE)                                   | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | SCUFF TUFF INTERIOR WATERBASED ENAMEL EG-SHEL, S24-50 SERIES                                           |
|                                             | GYPSUM WALLBOARD (WET AREAS)                                           | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PRO INDUSTRIAL WATERBASED CATALYZED EPOXY EG-SHEL, B73-360 SERIES                                      |
|                                             | PAINTED WOOD                                                           | PREMIUM WALL & WOOD PRIMER B29W08111                        | PRO INDUSTRIAL WB ALKYD URETHANE SEMI-GLOSS B53-1150 SERIES                                            |
| SEMI-GLOSS                                  | STAINED WOOD                                                           | MINI-MAX PERFORMANCE SERIES TINTABLE WOOD STAIN             | MINI-MAX PERFORMANCE SERIES FAST-DRY VARNISH 1 ct Gloss, 1 ct Satin                                    |
|                                             | GYPSUM BOARD PAINT FINISH (SCRUBABLE UPGRADE)                          | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PROMAR 200 HP ZERO VOC INTERIOR ACRYLIC SEMI-GLOSS, B51-1900                                           |
|                                             | GYPSUM BOARD EPOXY FINISH                                              | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PRO INDUSTRIAL PRE-CATALYZED EPOXY SEMI-GLOSS, K49W1150 SERIES                                         |
| SCRUBABLE FINISH (SEMI-GLOSS)               | METAL-FERROUS & GALVANIZED                                             | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES              | PRO INDUSTRIAL WB ALKYD URETHANE SEMI-GLOSS, B53-1150 SERIES                                           |
|                                             | CONCRETE EXCEPT TILT-UP CONCRETE MASONRY UNITS (CMU) PAINT FINISH      | LOXON CONCRETE & MASONRY PRIMER L302W950                    | PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES                                                      |
|                                             | CONCRETE MASONRY UNITS (CMU) EPOXY FINISH                              | PRO INDUSTRIAL HEAVY-DUTY BLOCK FILLER, B42W1150            | PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES                                                      |
| WET AREAS (SEMI-GLOSS)                      | CONCRETE MASONRY UNITS (CMU) EPOXY FINISH                              | PRO INDUSTRIAL HEAVY-DUTY BLOCK FILLER, B42W1150            | PRO INDUSTRIAL PRE-CATALYZED EPOXY SEMI-GLOSS, K49W1150 SERIES                                         |
|                                             | OPEN CEILING & BAR JOIST                                               | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES (Spot Prime) | PRO INDUSTRIAL WATERBORNE ACRYLIC DRYFALL SEMI-GLOSS, B42W83                                           |
|                                             | GYPSUM WALLBOARD (SCRUBABLE UPGRADE)                                   | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | SCUFF TUFF INTERIOR WATERBASED ENAMEL SEMI-GLOSS, S26-50 SERIES                                        |
| GLOSS                                       | GYPSUM WALLBOARD (WET AREAS)                                           | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | WATERBASED CATALYZED EPOXY SEMI-GLOSS, B70-200 SERIES                                                  |
|                                             | PAINTED WOOD                                                           | PREMIUM WALL & WOOD PRIMER B29W08111                        | PRO INDUSTRIAL WB ALKYD URETHANE GLOSS B53-1650 SERIES                                                 |
|                                             | METAL-FERROUS & GALVANIZED (handrails)                                 | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES              | PRO INDUSTRIAL WB ALKYD URETHANE GLOSS B53-1650 SERIES                                                 |
| WET AREAS (GLOSS)                           | RESINOUS FLOORS                                                        |                                                             |                                                                                                        |
|                                             | GYPSUM WALLBOARD (WET AREAS)                                           | PROMAR 200 ZERO-VOC INTERIOR LATEX PRIMER, B29W2600         | PRO INDUSTRIAL WATERBASED CATALYZED EPOXY GLOSS, B73-300 SERIES                                        |
|                                             |                                                                        |                                                             |                                                                                                        |
| EXTERIOR Paint Schedule (UPDATED 8/23/2022) |                                                                        |                                                             |                                                                                                        |
| SHEEN                                       | SUBSTRATE                                                              | PRIMER COAT                                                 | TWO FINISH COATS                                                                                       |
| FLAT                                        | CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING                            | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LATITUDE EXTERIOR ACRYLIC FLAT, K68-650 SERIES                                                         |
|                                             | CONCRETE MASONRY UNITS (CMU)                                           | PRO INDUSTRIAL HEAVY-DUTY BLOCK FILLER, B42W1150            | LATITUDE EXTERIOR ACRYLIC FLAT, K68-650 SERIES                                                         |
|                                             | CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING                            | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LOXON SELF-CLEANING ACRYLIC FLAT, LX13 SERIES                                                          |
| SELF-CLEANING (FLAT)                        | CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING                            | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LOXON SELF-CLEANING ACRYLIC FLAT, LX13 SERIES                                                          |
|                                             | CONCRETE MASONRY UNITS (CMU)                                           | PRO INDUSTRIAL HEAVY-DUTY BLOCK FILLER, B42W1150            | LOXON SELF-CLEANING ACRYLIC FLAT, LX13 SERIES                                                          |
|                                             | CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING                            | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LOXON XP WATERPROOFING MASONRY COATING FLAT, LX11-50 SERIES (APPLIED AT 14.5 - 18.5 MILS WET PER COAT) |
| WATERPROOFING COATING (FLAT)                | CONCRETE MASONRY UNITS (CMU)                                           | LOXON ACRYLIC BLOCK SURFACER, L381W280                      | LOXON XP WATERPROOFING MASONRY COATING FLAT, LX11-50 SERIES (APPLIED AT 14.5 - 18.5 MILS WET PER COAT) |
|                                             | CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING                            | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LOXON XP WATERPROOFING MASONRY COATING FLAT, LX11-50 SERIES (APPLIED AT 14.5 - 18.5 MILS WET PER COAT) |
|                                             | CONCRETE MASONRY UNITS (CMU)                                           | PRO INDUSTRIAL HEAVY-DUTY BLOCK FILLER, B42W1150            | LATITUDE EXTERIOR ACRYLIC SATIN, K62-650 SERIES                                                        |
| SATIN Eg-SHEL                               | PAINTED WOOD                                                           | EXTERIOR OIL-BASED WOOD PRIMER Y24W9820                     | LATITUDE EXTERIOR ACRYLIC SATIN, K62-650 SERIES                                                        |
|                                             | GYPSUM BOARD                                                           | PREPARE PROTECT PRIMER, B51W920                             | LATITUDE EXTERIOR ACRYLIC SATIN, K62-650 SERIES                                                        |
|                                             | METAL-FERROUS & GALVANIZED CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES              | PRO INDUSTRIAL DTM ACRYLIC EG-SHEL, B66-1300 SERIES                                                    |
| SELF-CLEANING (SATIN)                       | CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING                            | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LATITUDE EXTERIOR ACRYLIC SATIN, K62-650 SERIES                                                        |
|                                             | CONCRETE MASONRY UNITS (CMU)                                           | PRO INDUSTRIAL HEAVY-DUTY BLOCK FILLER, B42W1150            | LATITUDE EXTERIOR ACRYLIC SATIN, K62-650 SERIES                                                        |
|                                             | CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING                            | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LOXON SELF-CLEANING ACRYLIC SATIN, LX14 SERIES                                                         |
| SEMI-GLOSS/GLOSS (Glass Level 5)            | PAINTED WOOD                                                           | EXTERIOR WOOD PRIMER Y24W9820                               | PRO INDUSTRIAL WB ALKYD URETHANE SEMI-GLOSS B53-1150 SERIES                                            |
|                                             | METAL-FERROUS & GALVANIZED CONCRETE, STUCCO, EIFS, CEMENT BOARD SIDING | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES              | PRO INDUSTRIAL WB ALKYD URETHANE SEMI-GLOSS, B53-1150 SERIES                                           |
|                                             | CONCRETE MASONRY UNITS (CMU)                                           | LOXON CONCRETE & MASONRY PRIMER L302W950                    | LATITUDE EXTERIOR ACRYLIC GLOSS, B64-650 SERIES                                                        |
| GLOSS                                       | CONCRETE WALKWAYS                                                      | H&C HEAVY SHIELD WATERBASED SOLID COLOR ENAMEL SATIN        | H&C HEAVY SHIELD WATERBASED SOLID COLOR ENAMEL SATIN                                                   |
|                                             | CONCRETE DRIVEWAYS                                                     | H&C HEAVY SHIELD WATERBASED SOLID COLOR ENAMEL SATIN        | H&C HEAVY SHIELD CONCRETE & DRIVEWAY ENAMEL                                                            |
|                                             | METAL-FERROUS & GALVANIZED (handrails or exposed structural)           | PRO INDUSTRIAL PRO-CRYL PRIMER B66-1300 SERIES              | PRO INDUSTRIAL PRE-CATALYZED WB URETHANE GLOSS, B66W1120SERIES                                         |

**MINIMUM CONCRETE COVER FOR REINFORCEMENT, EXCEPT AS SPECIFICALLY DETAILED OTHERWISE SHALL BE AS FOLLOWS:**

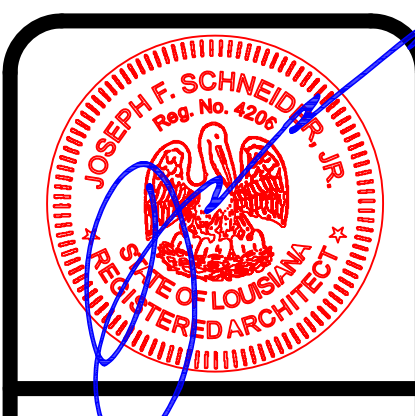
|                                                                                                     | MINIMUM COVER: |
|-----------------------------------------------------------------------------------------------------|----------------|
| CONCRETE DEPOSITED AGAINST THE GROUND                                                               | 3 INCHES       |
| FORMED SURFACES EXPOSED TO WEATHER OR TO BE IN CONTACT WITH THE GROUND FOR BAR SIZES NO.6 OR LARGER | 2 INCHES       |
| FOR BAR SIZES NO.6 AND SMALLER, AND W31 OR D31 WIRE AND SMALLER                                     | 1 1/2" INCHES  |
| FORMED SURFACES NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH THE GROUND BEAMS, GIRDERS AND COLUMNS | 1 1/2" INCHES  |
| SLABS, WALLS AND JOISTS FOR BAR SIZES NO.11 OR SMALLER                                              | 3/4" INCHES    |
| FOR BAR SIZES NO.14 AND 18                                                                          | 1 1/2" INCHES  |

**SCHEDULE OF CONCRETE FINISHES**

| SURFACE                                               | FINISH |
|-------------------------------------------------------|--------|
| 1. CONCRETE WALKS, EXTERIOR SLABS, PAVEMENTS AND PADS | BROOM  |
| 2. ALL CONCRETE EXPOSED TO VIEW                       | RUBBED |
| 3. ALL INTERIOR SLABS, INTER SLABS UNFINISHED         | TROWEL |
| 4. ALL CONCRETE NOT EXPOSED TO VIEW                   | FORM   |

THESE DESIGN AND CONSTRUCTION DOCUMENTS AT THE SOLE PROPERTY OF JOSEPH F. SCHNEIDER, JR. AIA, ARCHITECT. NO USE OR REPRODUCTION OF THESE DOCUMENTS OR PARTIAL USE OR PARTIAL REPRODUCTION IS ALLOWED. NO USE OF THESE DRAWINGS WITHOUT THE WRITTEN EXPRESSED PERMISSION OF JOSEPH F. SCHNEIDER, JR. ARCHITECT IS ALLOWED.

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |



**NEW OFFICE/ STORAGE**  
**38299 MANZELLA DRIVE**  
**SLIDELL, LOUISIANA 70461**

**JOSEPH F. SCHNEIDER JR., AIA**  
**ARCHITECT**  
 LA #4206 MS #3020 AL #8724 FL #AR95908 TX #24294  
 105 EVANGELINE DRIVE, SLIDELL, LOUISIANA 70460  
 (985) 290-6648  
 jfsarchitect@charter.net

|                                   |
|-----------------------------------|
| DRAWN<br>H. SCHNEIDER             |
| CHECKED<br>J. SCHNEIDER           |
| DATE<br>11/18/2024                |
| SCALE<br>AS NOTED                 |
| JOB NO.                           |
| SHEET<br><b>A-15</b><br>OF SHEETS |