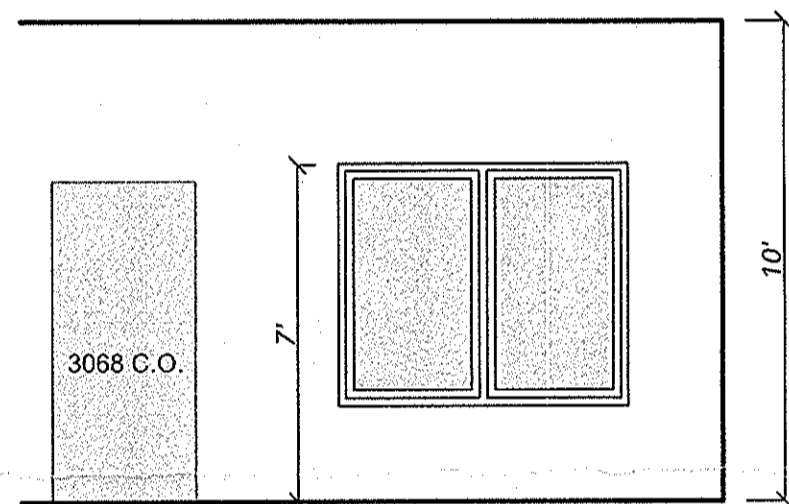


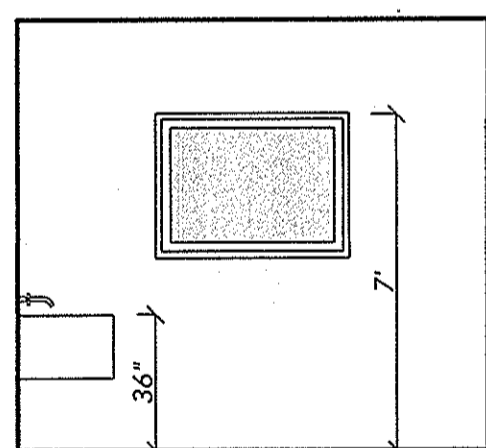
Floor Plan

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



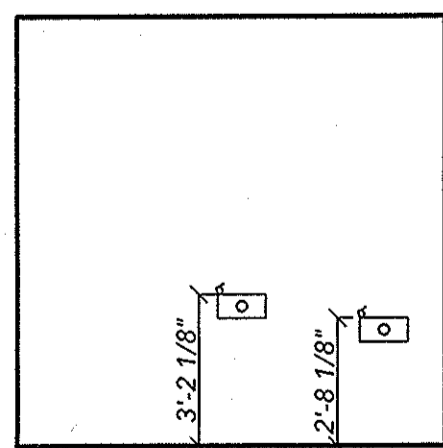
Interior Elevation A1-1

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



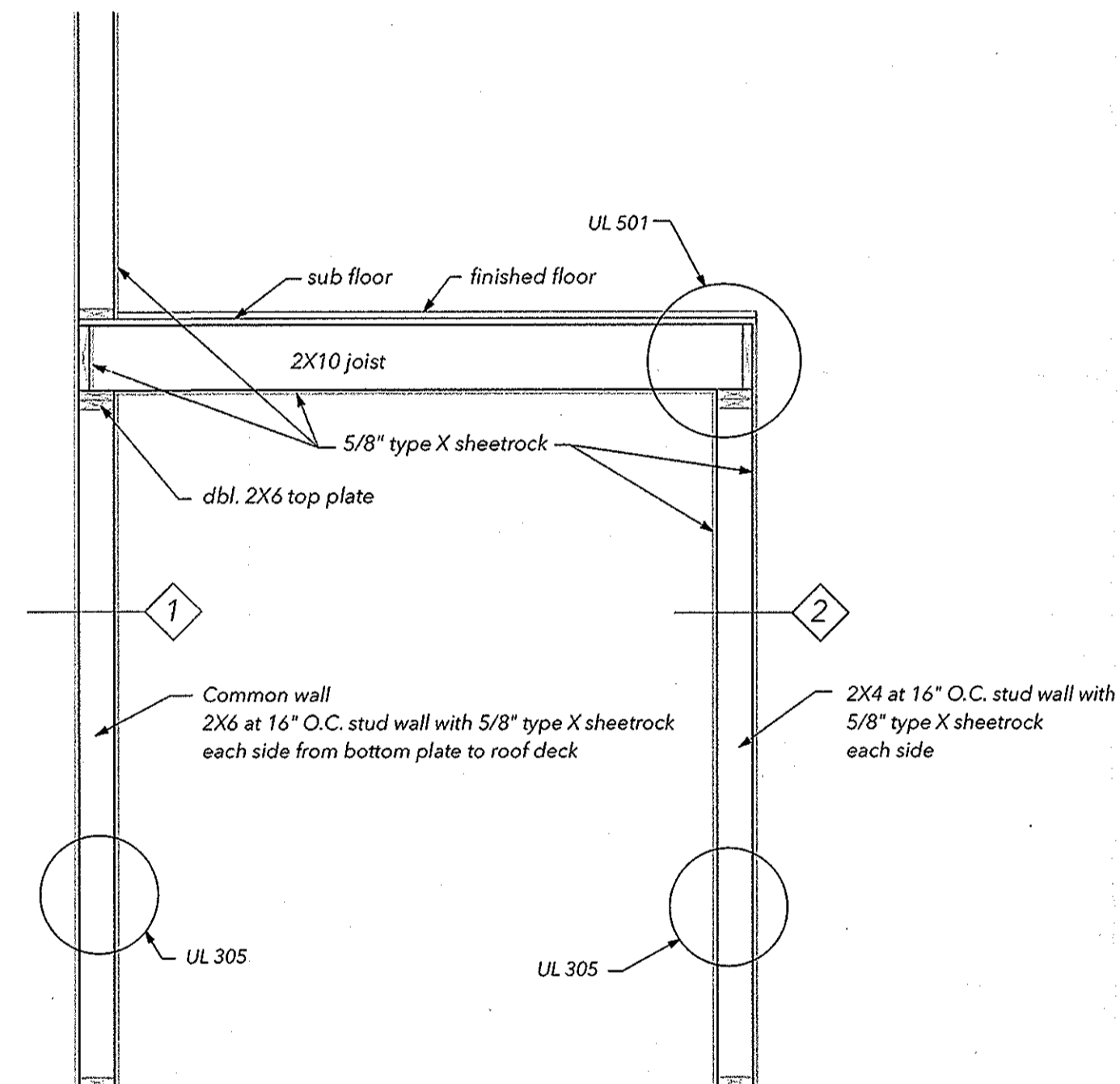
Interior Elevation A1-2

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



Interior Elevation A1-3

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



Wall Section

SCALE: 1/2" = 1'-0"

Unit 1 rated wall location floor plan

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

wall type UL 305 1 hour

F.E. Fire Extinguisher

NEW SUB.

Area:

S-1	624 sq. ft.
B	988 sq. ft.
Warehouse	5432 sq. ft.

CODE ANALYSIS

Change from occupancy type FACTORY/INDUSTRIAL BUILDING GROUP 2 TO OFFICE/WAREHOUSE OCCUPANCY TYPES BUSINESS GROUP B AND STORAGE GROUP S-1.

BC Business - Group B	Storage - Group S-1
Table 506.2 Allowable Area Factor - Occupancy type B, NS, Type V-B allowed = 9,000sf	9,000sf < 6,144sf (total building)
Table 506.3 Allowable Area Factor - Occupancy type S-1, NS, Type V-B allowed = 9,000sf	9,000sf < 6,144sf (total building)

506.2.2 Mixed-occupancy buildings.
Table 506.4 Required separation of occupancies (hours) - 8.5-1/8.5-1 = none required

IFPA 101 Business Occupancy

38.3.2.1 Protection from Hazards - General. >>> areas shall be protected in accordance with Section 8.2

8.7.1.1 Protection from any area having a degree of hazard greater than that normal to the general occupancy of the building or structure shall be provided by one of the following means: (1) Separating the area from other parts of the building with a fire barrier having a fire resistance rating of not less than 1 hour in accordance with Section 8.3 and without windows.

8.3.3.5 Fire Doors

8.3.4 Penetrations

8.3.4.2 Firestop systems and Devices Required

8.3.4.7 Membrane Penetrations

8.3.4.8 Ducts and Air-Transfer Openings

8.3.5.2 Joint System Requirements

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5420	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
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WOOD JOISTS, GYPSUM WALLBOARD

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.0915 shank, 1/4" heads, 8" o.c. Wood joists supporting 1" nominal wood subfloor and 1" nominal wood finish floor, or 15/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.

Approx. Ceiling Weight:	2.5 psf
Fire Test:	UL R3501-5, 7-15-52; UL R1318-2, 3, 6-5-52; UL Design L501; ULC Design M500
Sound Test:	See FC 5410 (NSC 4024, 7-13-66)
ILC & Test:	32 (66 C & P); NCC 5032, 7-19-66

UL 305 WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3335	PROPRIETARY*	1 HOUR FIRE	45 to 49 STC SOUND
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GYPSUM WALLBOARD, WOOD STUDS

Fire Design:
One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type S screws 8" o.c. When applied parallel to wood studs, joints staggered 16" on OPPOSITE SIDE of wall (LOAD-BEARING)

Sound Design:
Sound tested with resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1-1/4" Type S screws. One layer 5/8" proprietary type X gypsum wallboard applied perpendicular to channels with 1" Type S screws 8" o.c. with 3 1/2" thick glass fiber insulation compressed and friction fit in stud space.

Thickness:	4-3/4" (Fire)
Approx. Weight:	5-1/4" (Sound)
Fire Test:	7 psf (Fire and Sound); UL R14196, 05NKC28988, 2-16-06
Sound Test:	UL Design U305; RAL TL10-267, 8-10-10

PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC 5/8" FireBloc® Type X Gypsum Board

Changes:
Amendment include walls for build-out.

Reference to Fire Marshal report no. PR-25-0123325-1
Project no. AR-25-012864

Amendment from metal framing to wood framing details for UL requirement for office/ warehouse located at 273 General Patton Avenue Mandeville, LA. 70471

Owner information:
Holly Roy (301-867-0461)
208 Hawthorn Hollow
Madisonville, LA. 70447

Plans for:
Roy Investment Group, LLC.
Office/ Warehouse
Lot 33, General Patton Ave.
Mandeville, LA. 70471

Engineer's information:

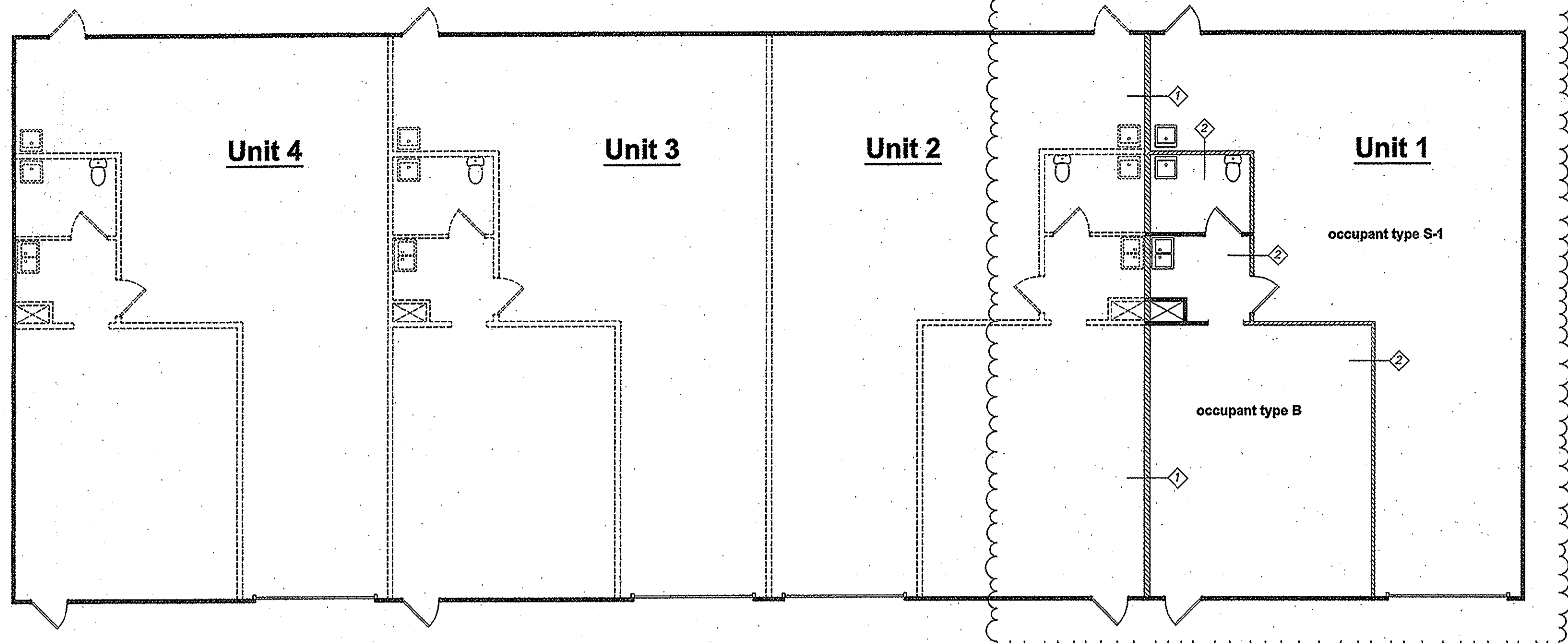
Note:
Although every effort has been made in preparing these plans, the contractor must check all details and dimensions and be responsible same.

PROJECT NO: Lot 33 G.P.
DATE: 3/16/26
DRAWN BY: HWM

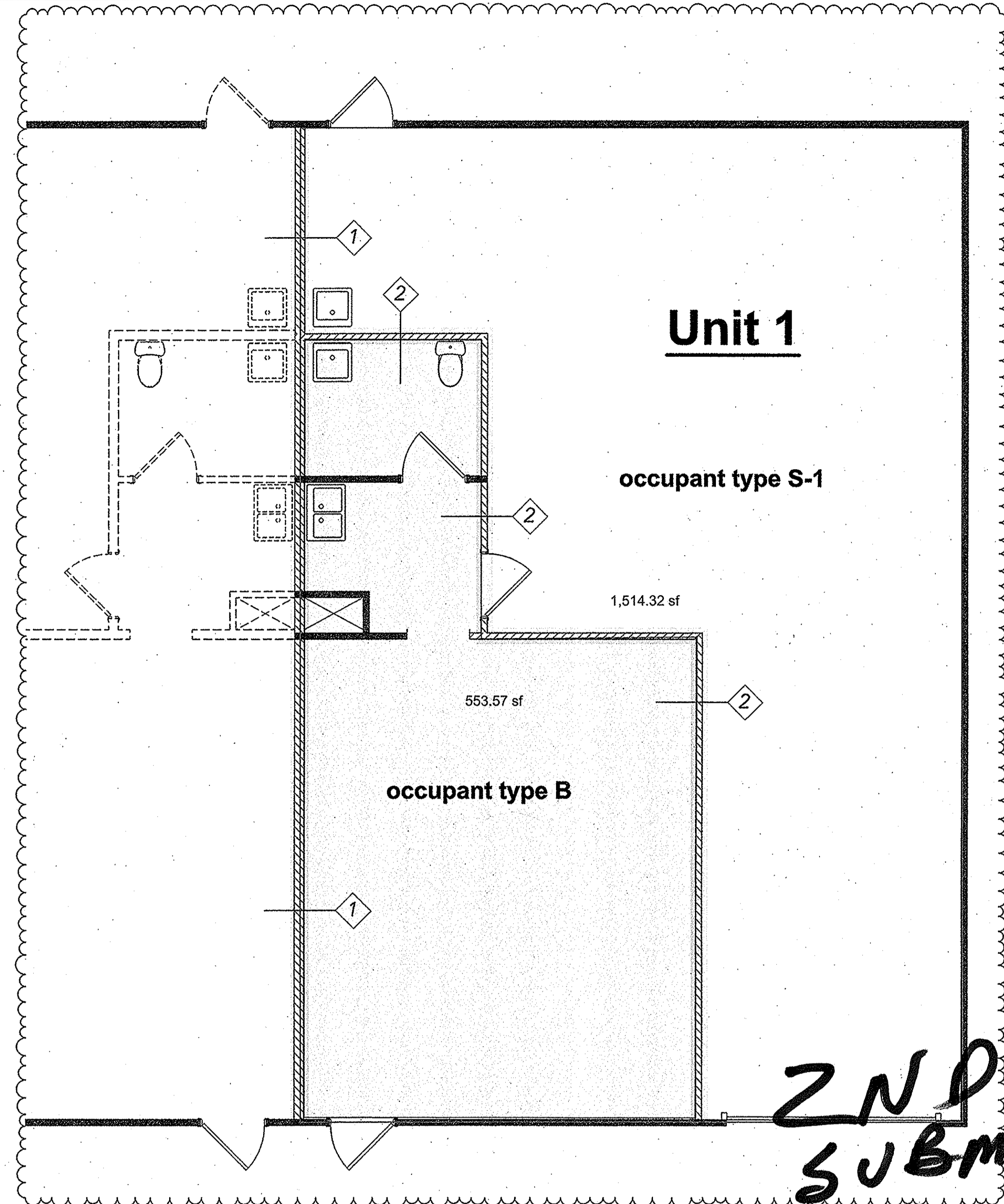
SHEET TITLE

FLOOR PLAN

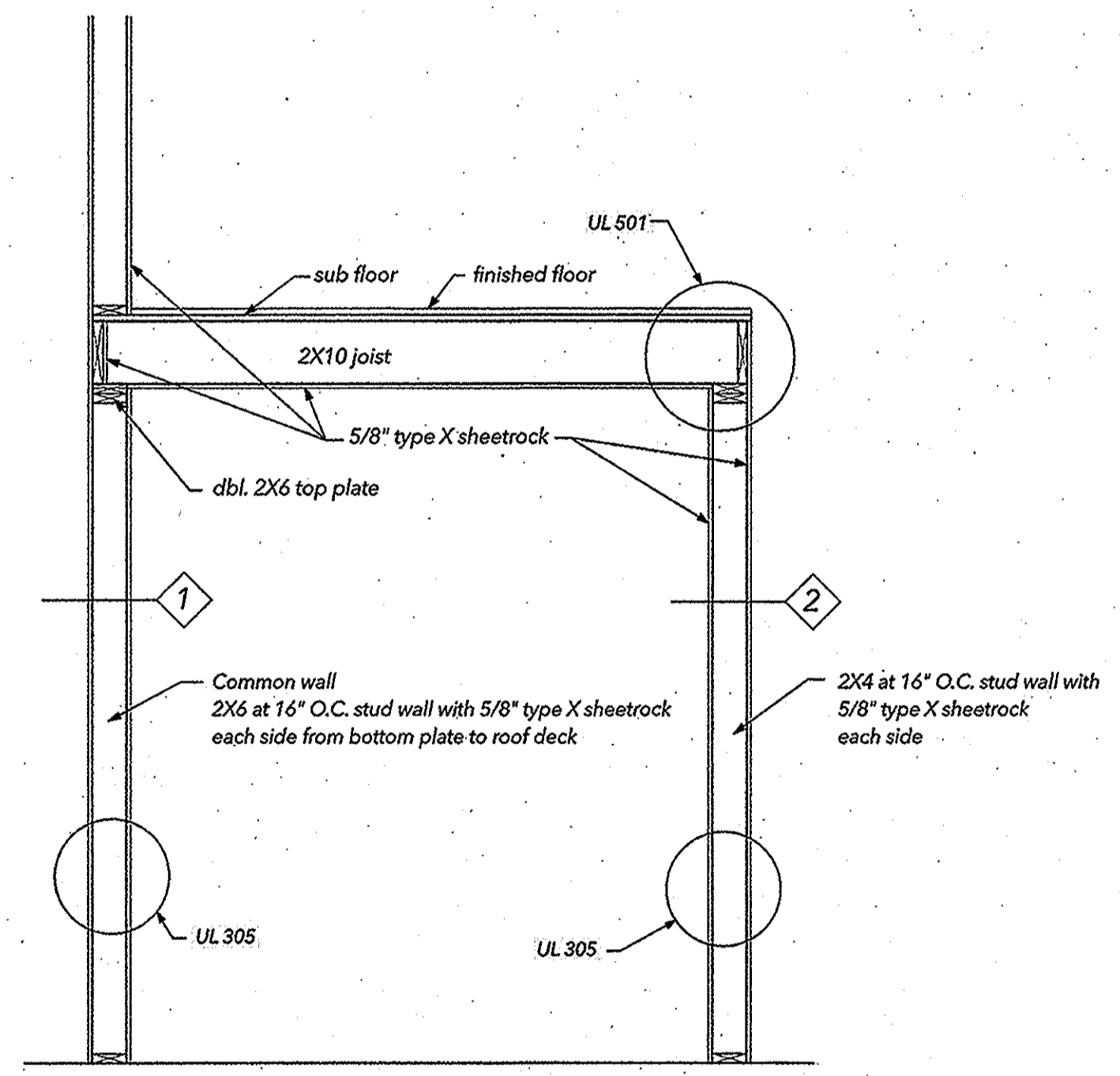
A1



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



Unit 1 rated wall location floor plan
SCALE: 1/4" = 1'-0"



Wall Section
SCALE: 1/2" = 1'-0"

wall type UL 305 1 hour

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: WILLIAM D. JONES, ARCHITECT, CBO
William D. Jones

**ZND
SUBMITTAL**

Change from occupant type FACTORY/INDUSTRIAL BUILDING, GROUP
FLOOR/WALL/ROOF TO MIXED OCCUPANCY TYPE: BUSINESS GROUP
B AND STORAGE GROUP F-1.

CODE ANALYSIS
BC Business - Group B Storage - Group S-1
Table 506.2 Allowable Area Factor - Occupancy type B, NS, Type V-B allowed = 9,000sf
9,000sf < 6,144sf (total building)
Table 506.2 Allowable Area Factor - Occupancy type S-1, NS, Type V-B allowed = 9,000sf
9,000sf < 6,144sf (total building)
506.2.2 Mixed-occupancy buildings.
Table 508.4 Required separation of occupancies (hours) - 0-5/1/8-5/4 = none required
IFPA 101 Business Occupancy
38.3.2.1 Protection from Hazards. General. >>> areas shall be protected to accordance with Section 8.2
8.3.2.1.1 Protection from any area having a degree of hazard greater than that normal to the general occupancy of the building or structure shall be provided by one of the following means: (1) Separating the area from other parts of the building with a fire barrier having a fire resistance rating of not less than 1 hour in accordance with Section 8.3 and without windows.
8.3.3 Fire Doors
8.3.4 Penetrations
8.3.4.2 Firestop systems and Devices Required
8.3.4.7 Membrane Penetrations
8.3.4.8 Ducts and Air-Transfer Openings
8.3.5.2 Joint System Requirements

FLOOR-CEILING SYSTEMS, WOOD-FRAMED		1 HOUR FIRE	35 to 39 STC SOUND
GA FILE NO. FC 5420	GENERIC		
WOOD JOISTS, GYPSUM WALLBOARD			
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.0215 shank, 1/4" heads, 0" o.c. Wood joists supporting 1" nominal wood subfloor and 1" nominal wood finish floor, or triple plywood finished floor with long edges T & G and 1/2" underlayment plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight:	2.5 psf		
Fire Test:	UL R3091-S, 7-15-82; UL R1519-2, 3, 6-5-82; UL Design L591; ULC Design M520		
Sound Test:	See FC 5410 (NSC-4004, 7-13-89) 32 (95 G & P) NGC 5032, 7-19-88		
ICC & Test:			

UL 305 WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3335	PROPRIETARY*	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
Fire Design: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type S screws 12" o.c. When applied parallel to wood studs, joints staggered 16" on OPPOSITE SIDE OF WALL (LOAD-BEARING)			
Sound Design: Sound tested with resilient channels 2 1/4" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1-1/4" Type S screws. One layer 5/8" proprietary type X gypsum wallboard applied perpendicular to channels with 1" Type S screws 12" o.c. with 3/16" thick glass fiber insulation compressed and friction fit in stud space.			
Thickness:	4-3/4" (Fire)		
Approx. Weight:	5-1/4" (Sound)		
Fire Test:	UL R1419B, OSNCR2858, 2-15-80		
Sound Test:	UL Design U305 RAL TL10-207, 8-10-10		
PROPRIETARY GYPSUM BOARD			
American Gypsum Company LLC 5/8" FireBloc® Type X Gypsum Board			

Changes:
Amendment to include only interior walls for UNIT 1 build-out.
Remaining units interior framing to be designed and submitted to State Fire Marshal under separate cover in the future.
Amend occupant types as noted on floor plan.

Reference to Fire Marshal report no. AR-25-0123325-1
Project no. AR-24-003514
Amendment from metal framing to wood framing details for UL requirement for office/warehouse located at 273 General Patton Avenue Mandeville, LA. 70471

Edward J. Murphy
306 S. Jahncke Avenue
Covington, La. 70433

Plans for:
Peace Enterprises
Office/Warehouse
Lot 33, General Patton Ave.
Mandeville, LA. 70471



Note:
Although every effort has been made in preparing these plans, the contractor must check all details and dimensions and be responsible same.

PROJECT NO: Lot 33 G.P.
DATE: 8/13/25
DRAWN BY: HWM

SHEET TITLE

FLOOR PLAN

ZONING: I-2 INDUSTRIAL DISTRICT

LANDSCAPE INFORMATION:
THIS DRAWING IS FOR LANDSCAPE CODE COMPLIANCE ONLY.

PARCEL IS NOT LOCATED IN ANY SPECIAL SCENIC CORRIDOR. STANDARD SETBACKS AND REQUIREMENTS ARE AS NOTED ON PLANS.

STREET PLANTING AREA:
PARCEL HAS A WIDTH OF 100.0 LINEAR FEET ON STREET SIDE.

STREET BUFFER:
CLASS "A" & "B" TREES: 1 PER 30 LINEAR FEET OF BUFFER PLANTING AREA.
100.0 / 30 = 3 CLASS "A" & "B" TREES REQUIRED.
SHRUBS: 1 PER 10 LINEAR FEET OF BUFFER PLANTING AREA.
100.0 / 10 = 10 SHRUBS REQUIRED.
CREDIT FOR EXISTING TREES: 0
PROVIDED: 3 CLASS "A" & 3 CLASS "B" TREES
PROVIDED: (18) SHRUBS

REAR AND SIDE(S) BUFFER PLANTING AREA:
PARCEL HAS A DEPTH OF 266.53 AND 266.72 LINEAR FEET AND REAR WIDTH OF 100.09 LINEAR FEET.

NORTH BUFFER:
CLASS "A" & "B" TREES: 1 PER 30 LINEAR FEET OF BUFFER PLANTING AREA.
266.53 / 30 = 9 CLASS "A" & "B" TREES REQUIRED.
CREDIT FOR EXISTING TREES: 0
PROVIDED: 9 CLASS "A" & 9 CLASS "B" TREES

SOUTH BUFFER:
CLASS "A" & "B" TREES: 1 PER 30 LINEAR FEET OF BUFFER PLANTING AREA.
266.72 / 30 = 9 CLASS "A" & "B" TREES REQUIRED.
CREDIT FOR EXISTING TREES: 6
PROVIDED: 6 CLASS "A" & 6 CLASS "B" TREES

WEST (REAR) BUFFER:
CLASS "A" & "B" TREES: 1 PER 30 LINEAR FEET OF BUFFER PLANTING AREA.
100.0 / 30 = 3 CLASS "A" & "B" TREES REQUIRED.
CREDIT FOR EXISTING TREES: 0
PROVIDED: 3 CLASS "A" & 3 CLASS "B" TREES

CREDIT FOR EXISTING TREES:
EXCHANGE RATE: ALL TREES GREATER THAN TWO AND ONE-HALF INCHES IN DIAMETER D.B.H. THAT ARE LOCATED IN THE STREET PLANTING AREA AND BUFFER AREAS AND PRESERVED AS REQUIRED BY SECTION 7.0105, OR ANY TREES PRESERVED IN THE PARKING AREA, SHALL BE CREDITED TOWARDS THE SATISFACTION OF THE MINIMUM LANDSCAPE PLANTING REQUIREMENTS AT THE FOLLOWING EXCHANGE RATE:

D.B.H. CALIPER OF PRESERVED TREE	CREDIT TOWARDS REQUIRED TREES
2.5 to 6"	1 TREE
6" to 14"	2 TREES
14" or greater	3 TREES

(1) CREDIT FOR EACH 6" OF CALIPER. THESE CREDITS SHALL ONLY BE GIVEN IF THE TREES PRESERVED ARE LOCATED WITHIN 15 FEET OF THE SPECIFIC AREA (STREET/BUFFER PLANTING AREAS AND PARKING AREA)

PARKING AREA LANDSCAPING REQUIREMENTS:
WHENEVER PARKING OR VEHICULAR USE AREAS ARE LOCATED ADJACENT TO A STREET PLANTING AREA, SHRUBS SHALL BE PLANTED IN THE STREET PLANTING AREA TO SCREEN THE PARKING AREA FROM THE STREET OR ROAD. SHRUBS TO BE PLANTED IN A ROW, SPACED AT 2 1/2 FEET APART OR CLOSER.

SHRUBS REQUIRED TO SCREEN VEHICULAR USE AREAS FROM THE STREET CAN BE USED AS A CREDIT TOWARDS FULFILLING THE SHRUBS REQUIRED IN THE STREET PLANTING AREA.

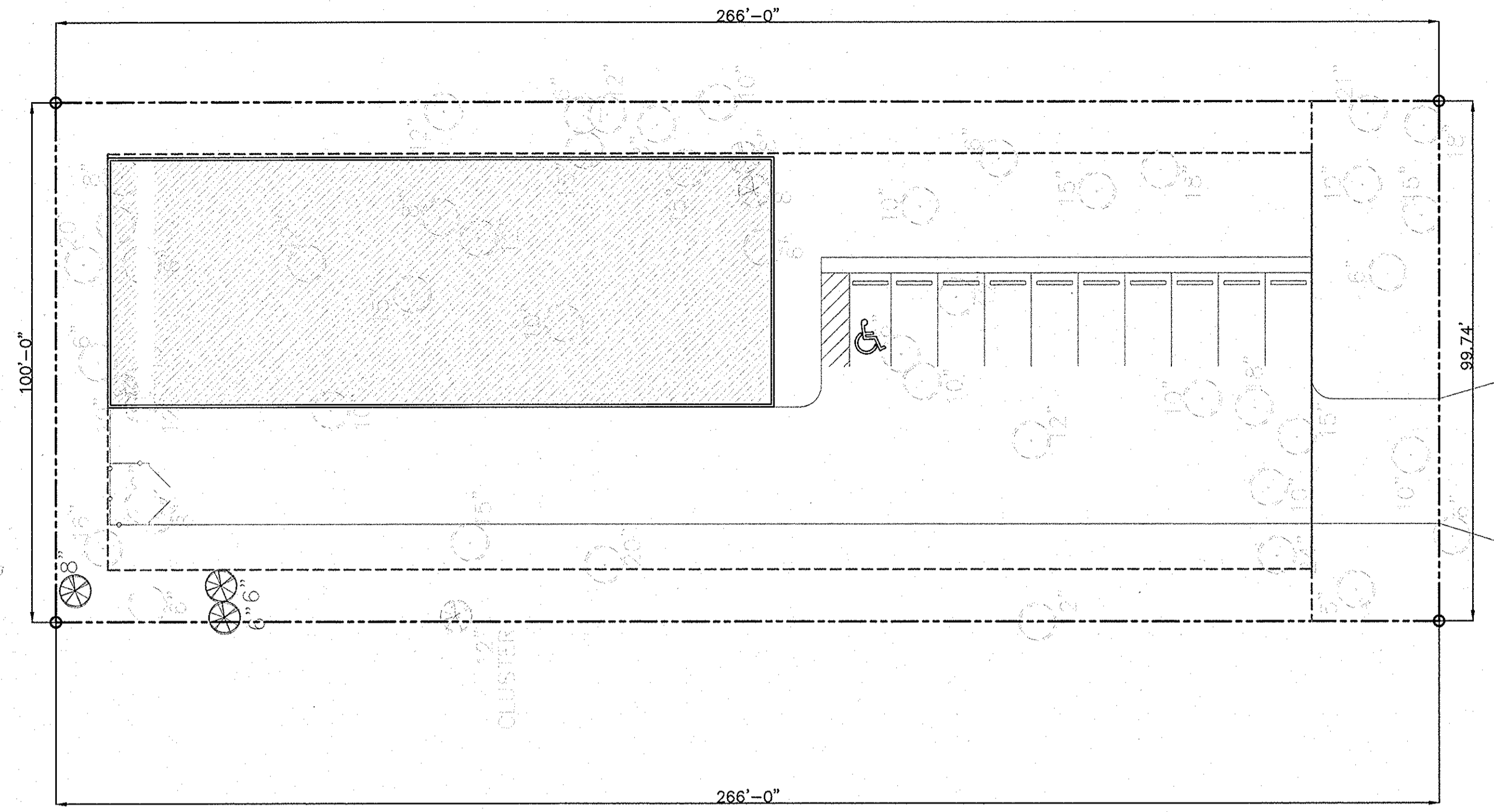
NO MORE THAN 12 PARKING SPACES SHALL BE ALLOWED IN A CONTINUOUS ROW WITHOUT BEING INTERRUPTED OR TERMINATED BY A LANDSCAPE ISLAND OR MEDIAN OF NOT LESS THAN 6 FEET, EXCLUSIVE OF CURBING.

EVERY PARKING ROW SHALL TERMINATE IN A LANDSCAPE ISLAND, A MINIMUM OF 9 FEET IN WIDTH, INCLUSIVE OF CURBING.

ISLANDS SHALL CONTAIN A MINIMUM OF 1 CLASS "A" TREE.

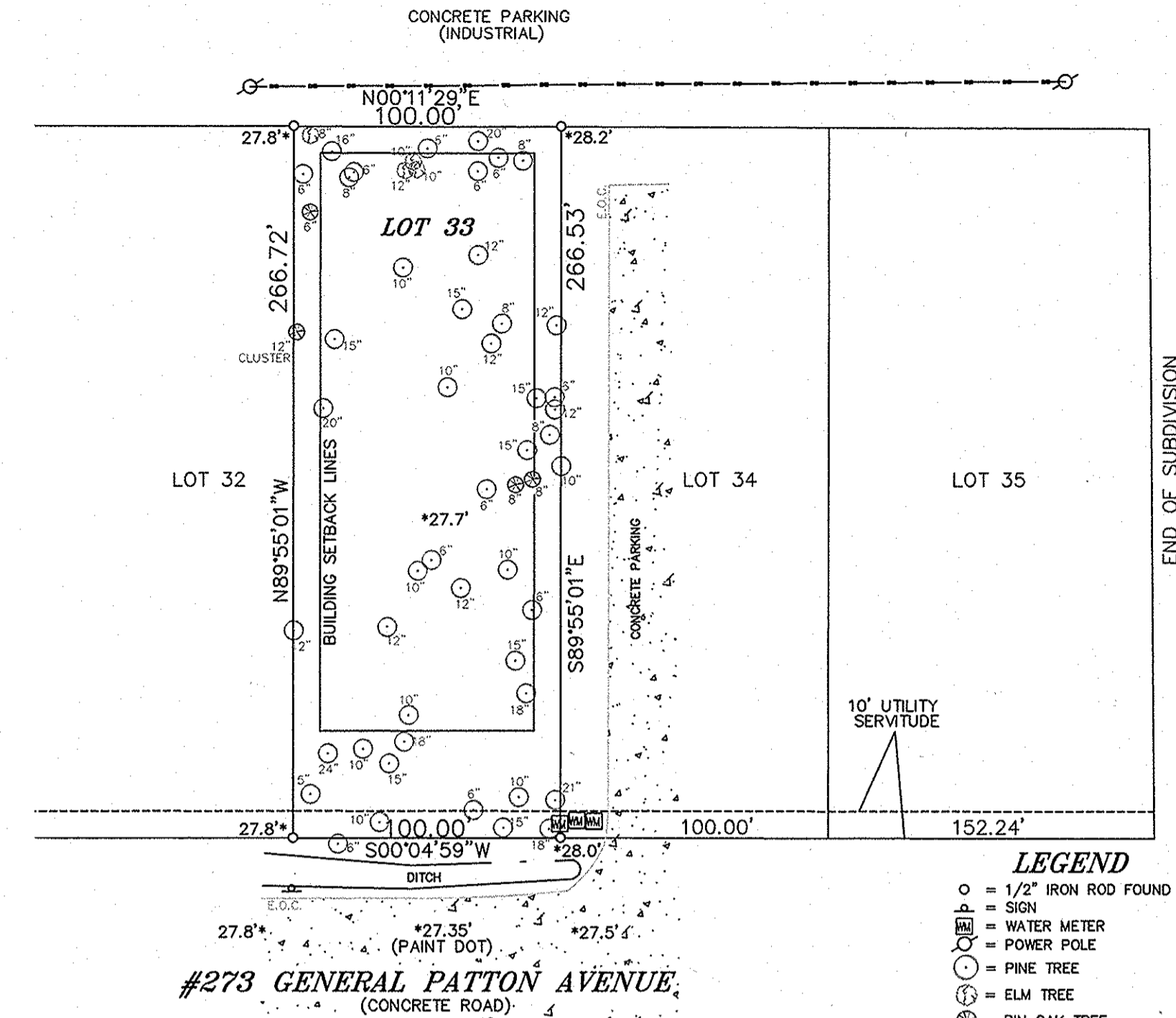
1 space / 350sqft office (2014) = 4 spaces
1 space / 1000sqft warehouse (4130) = 5 spaces
9 spaces needed
9 spaces provided.

qty.	scientific name	common name	size
22	Magnolia Virginiana	Sweetbay Magnolia	2.5' calip., 10-12' hgt.
15	Cercis Canadensis	Eastern Redbud	1-1.5' calip., 8'-10' hgt.
6	Ilex x Attenuata 'Fosteri'	Foster Holly (Standard)	1-1.5' calip., 8'-10' hgt.
10	Sabal Minor	Palmetto	3 GALLON
11	Ilex Cornuta 'Carissa'	Carissa Holly	3 GALLON
TBD	Eremochloa Ophiuroides	Centipede Grass	

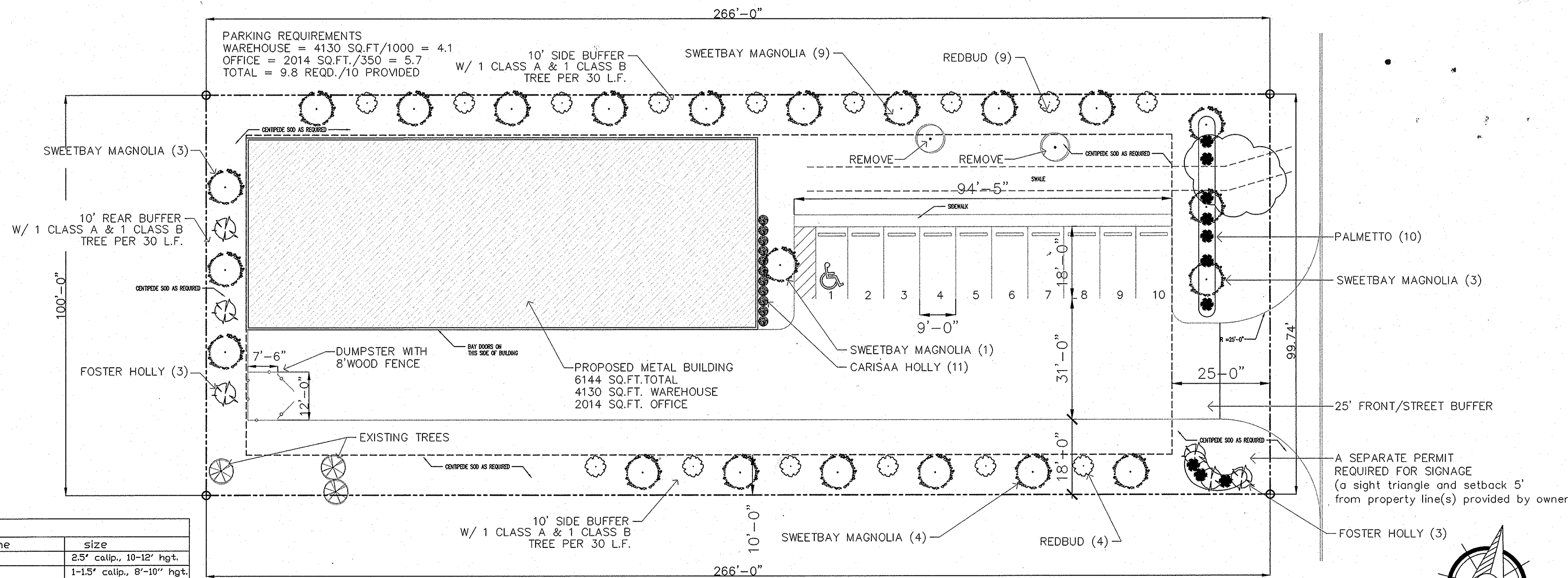


1 TREE SURVEY
SCALE: 1" = 30'-0" @ 24"x36"

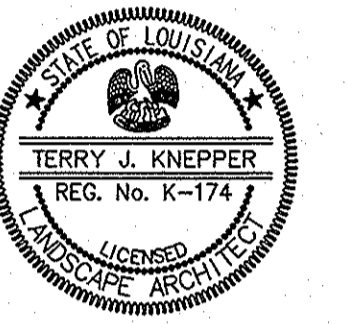
○ = TREES TO BE REMOVED
⊗ = OAK TREE



2 SURVEY
SCALE: NTS



3 LANDSCAPE PLAN
SCALE: 3/32"=1'-0" @ 24"x36"



TRINITY DESIGN GROUP, LLC.
135 REIHER ROAD
MANDVILLE, LA 70471
TELEPHONE: 985.788.5631

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GENERAL PATTON STORAGE BUILDING

LOT 33
273 GENERAL PATTON
St. Tammany Parish
LOUISIANA

ISSUE	DATE	BY	CK
ORIG.	04-03-23	TK	
rev 1	05-15-24	TK	
rev 2	08-07-24	TK	
rev 3	09-16-24	TK	
rev 4	10-01-24	TK	
rev 5	10-21-24	TK	
rev 6	10-25-24	TK	

TREE SURVEY AND LANDSCAPE PLAN

DWG.NO. : 23-017
L-1
SHEET: 01 OF 02

Richie Weixel's Copy

General Landscape Notes

1. The landscape contractor shall provide all materials, labor, and equipment necessary to complete all all landscape work as shown on the plans.

2. All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurseryman.

3. During planting all areas shall be kept neat and clean and all reasonable precautions shall be taken to avoid damage to existing plants, turf, and buildings.

4. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.

5. Any damaged areas shall be restored to their original condition.

6. If available on the site, the owner shall supply water at no cost to the landscape contractor. It will be the landscape contractor's responsibility to supply water if there is none on the site.

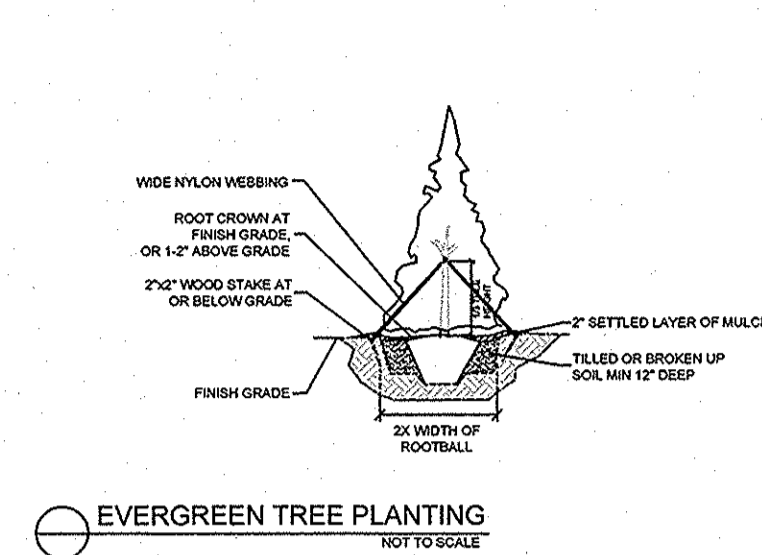
7. Landscape contractor shall be responsible for making himself familiar with all underground pipes, utilities, structures, etc.

8. Landscape contractor shall be responsible for maintaining all shrubs, and planting areas in a weed and debris free condition until final acceptance.

9. Contractor responsible for verification of all quantities per drawings by the landscape architect. Plant quantities have been provided for convenience to the contractor and shall not be considered absolute. Contractor to bid his own verified quantities.

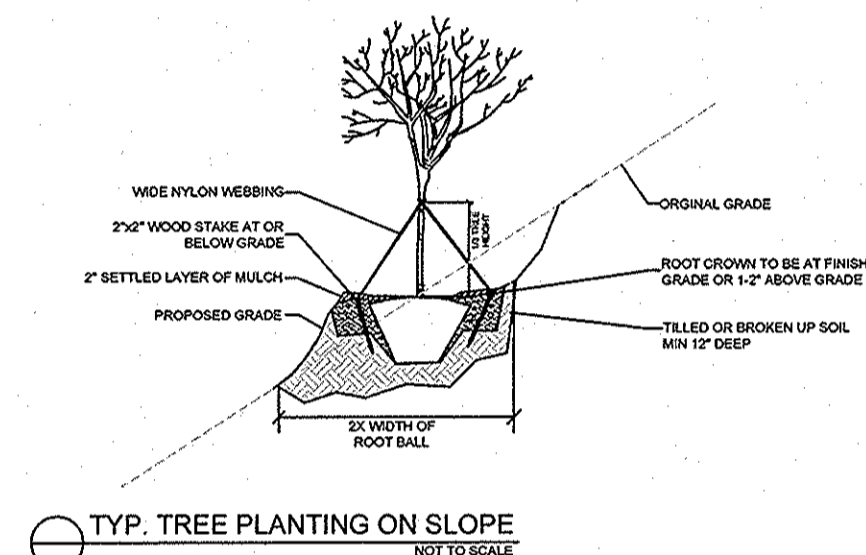
10. All lawn areas shall be solid sod centipede grass.

11. All landscape areas to be water by owner.



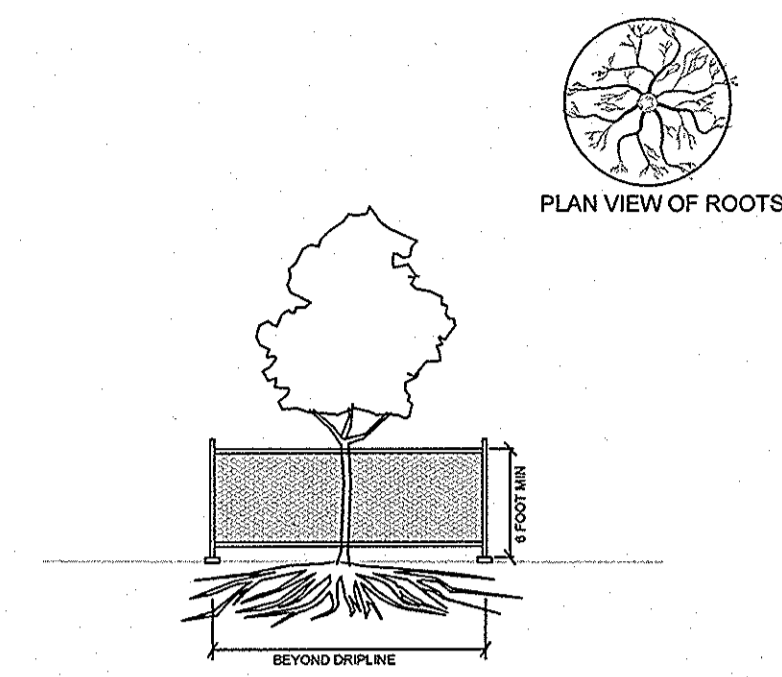
EVERGREEN TREE PLANTING NOT TO SCALE

- NOTES: EVERGREEN TREE PLANTING**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



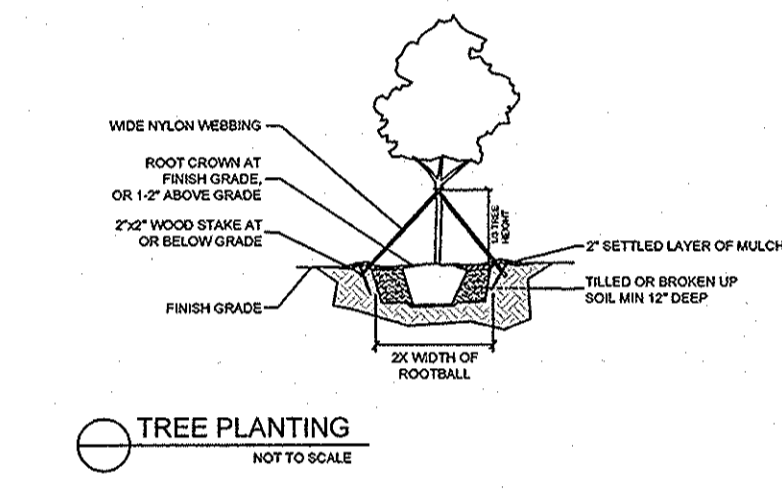
TYP. TREE PLANTING ON SLOPE NOT TO SCALE

- NOTES: TYPICAL TREE PLANTING ON SLOPE**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



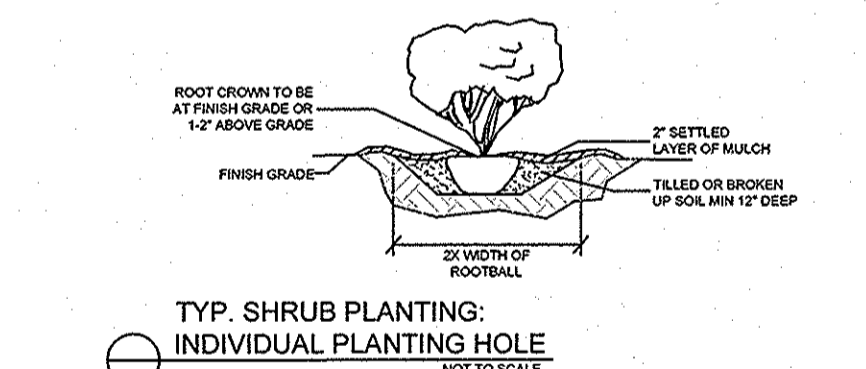
TREE PROTECTION NOT TO SCALE

- NOTES: TREE PROTECTION**
1. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
 2. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER. GREATEST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER, FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
 3. TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
 4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
 5. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
 6. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
 7. FOR PRUNING GUIDELINES, SEE ANSI #300.
 8. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
 9. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.



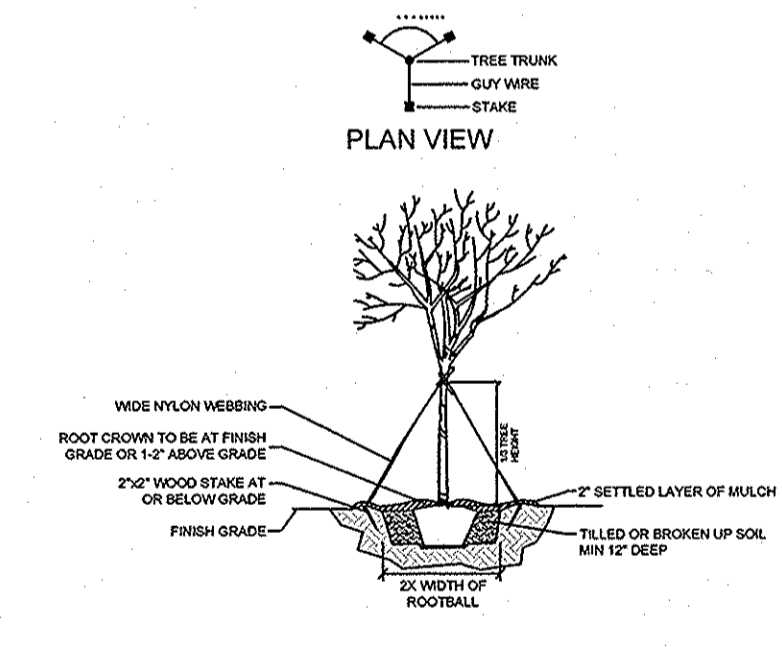
TREE PLANTING NOT TO SCALE

- NOTES: TREE PLANTING**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



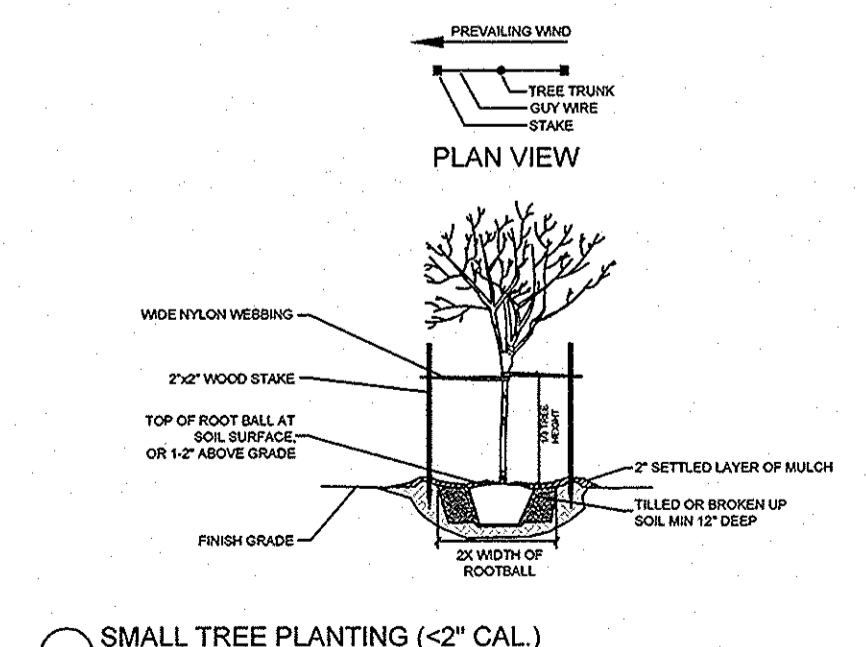
TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE NOT TO SCALE

- NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE**
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
 2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
 3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
 4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
 5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
 6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
 7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



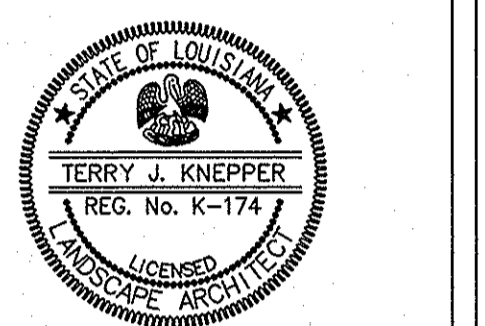
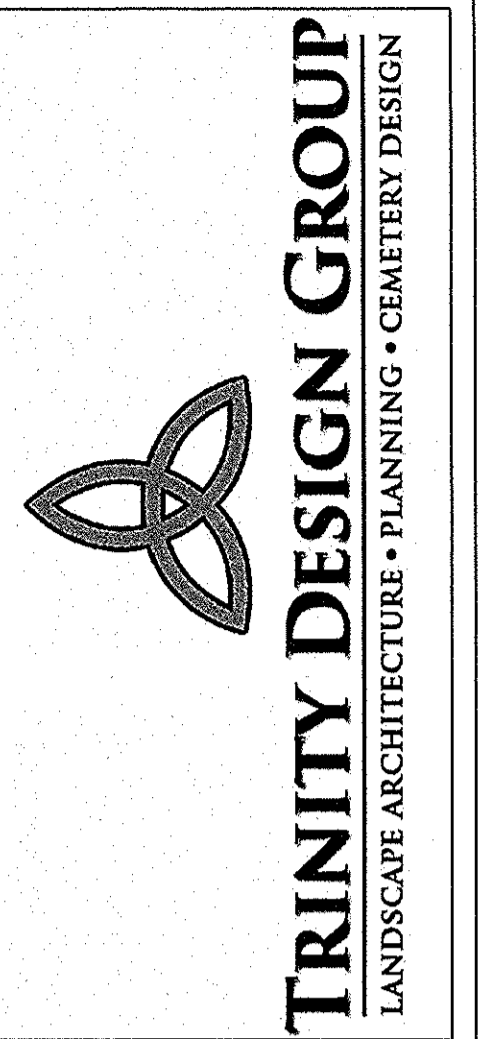
TREE PLANTING (>2" CAL) NOT TO SCALE

- NOTES: TREE PLANTING (>2" CAL)**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



SMALL TREE PLANTING (<2" CAL) NOT TO SCALE

- NOTES: SMALL TREE PLANTING (<2" CAL)**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE TWO 2" X 2" WOOD STAKES 1/3 TREE HEIGHT IN LENGTH DRIVEN INTO UNDISTURBED SOIL. A MINIMUM OF 16 INCHES. STAKES SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



TRINITY DESIGN GROUP, LLC.
135 REIHER ROAD
MANDEVILLE, LA. 70471
TELEPHONE: 985.788.5631
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GENERAL PATTON STORAGE BUILDING

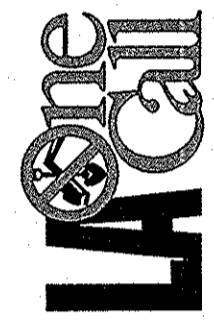
LOT 33
273 GENERAL PATTON
St. Tammany Parish
LOUISIANA

ISSUE	DATE	BY	CK
ORIG.	04-03-23	TK	
rev 1	05-15-24	TK	
rev 2	08-07-24	TK	
rev 3	09-16-24	TK	
rev 4	10-01-24	TK	
rev 5	10-21-24	TK	
rev 6	10-25-24	TK	

TREE PLANTING DETAILS

DWG.NO. : 23-017
L-2
SHEET: 02 OF 02

CALL LOUISIANA ONE CALL - JUST DIAL 811
 LOUISIANA STATE LAW, SECTION R.S.40:1749.15, REQUIRES EXCAVATORS AND DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS TO 120 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION WORK. THE NOTIFICATION CENTER WILL PROVIDE INFORMATION TO JUSTIFY THE LOCATION OF UNDERGROUND UTILITIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES.



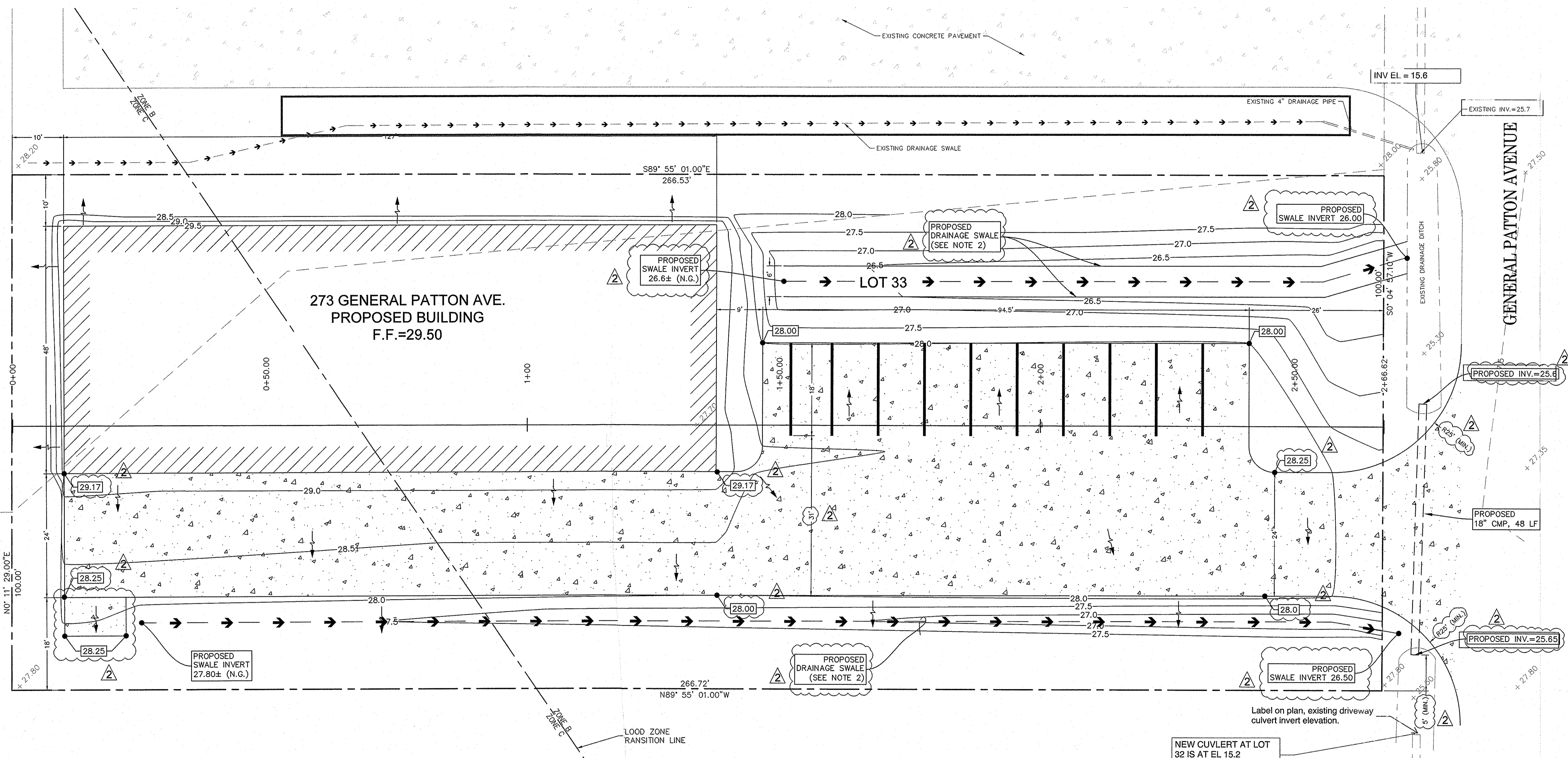
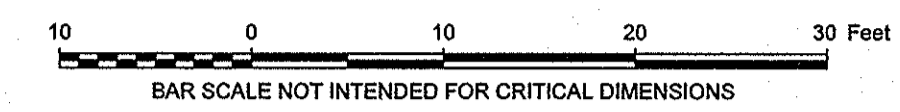
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY HIMSELF OR HIS EMPLOYEES OR CONTRACTORS AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

"CAUTION"
 THIS SYMBOL DENOTES APPARENT EXISTING UTILITIES WHICH MAY BE LOCATED IN THIS AREA. EXERCISE EXTREME CAUTION WHILE WORKING IN THIS AREA.



THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

LOT 34



NEW CUVLERT AT LOT 32 IS AT EL 15.2

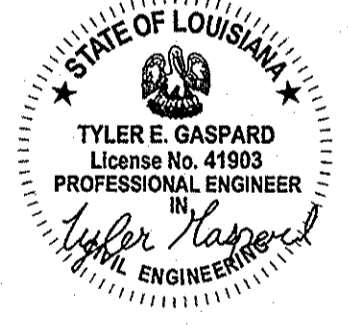
- GENERAL NOTES:**
- THIS DRAWING REFLECTS REGULATORY REQUIREMENT FOR FILL MITIGATION ONLY.
 - ROUTE SWALES AS REQ'D TO ACCOMMODATE PROPOSED LANDSCAPING.
 - EXISTING GRADES AND PROPERTY BOUNDARY INFORMATION BY LOWE ENGINEERS DATED OCTOBER 26, 2022.
 - APPROXIMATE LOCATION OF FLOOD ZONE TRANSITION LINE SCALED FROM FEMA FIRM PANEL 2252050245.
 - ALL ELEVATIONS SHOWN IN NAVD83.
 - ROOF TO DRAIN BY CONVENTIONAL GUTTERS AND DOWNSPOUTS. 6 DOWN SPOUTS ON THE SOUTH SIDE OF BUILDING AND 3 DOWNSPOUTS ON NORTH SIDE.

LEGEND

	EXISTING GRADES
	PROPOSED GRADES
	DIRECTION OF FLOW
	EXISTING CONTOURS
	PROPOSED CONTOURS
	CONCRETE PAVING



OWNER: PEACE ENTERPRISES, LLC
 PROJECT: LOT 33 OF NORTHSORE COMMERCIAL PARK
 St. Tammany Parish, Louisiana



9-14-23

REVISION	DATE
0	9/14/23
1	11/15/23
2A	7/29/24

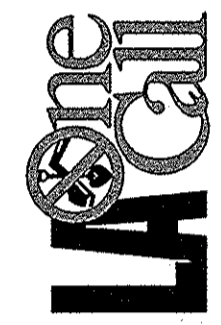
SCALE	SHOWN
DATE	9/14/23
CHECKED	TEG
DRAWN BY	DMM
JOB NO.	N/A

SHEET NO.

1 OF 4

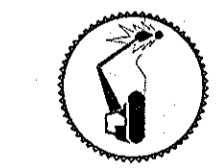
GRADING PLAN

CALL LOUISIANA ONE CALL - JUST DIAL 811
 LOUISIANA STATE LAW, SECTION R.S.40:1749.15, REQUIRES EXCAVATORS AND DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS TO 120 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST ADVISE THE NOTIFICATION CENTER OF ANY FACILITIES TO BE EXCAVATED OR DEMOLISHED AND WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.



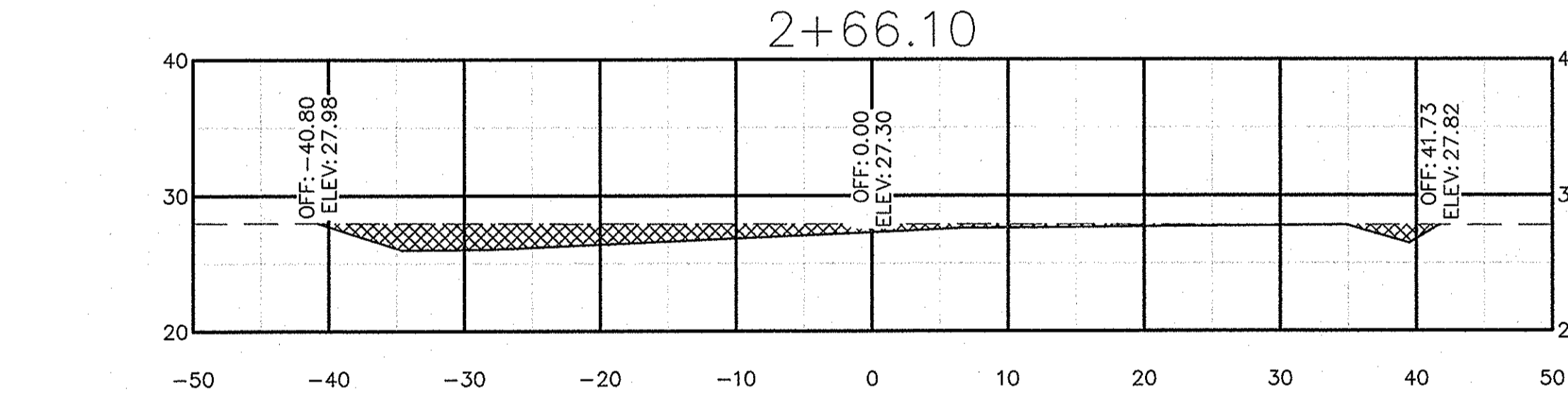
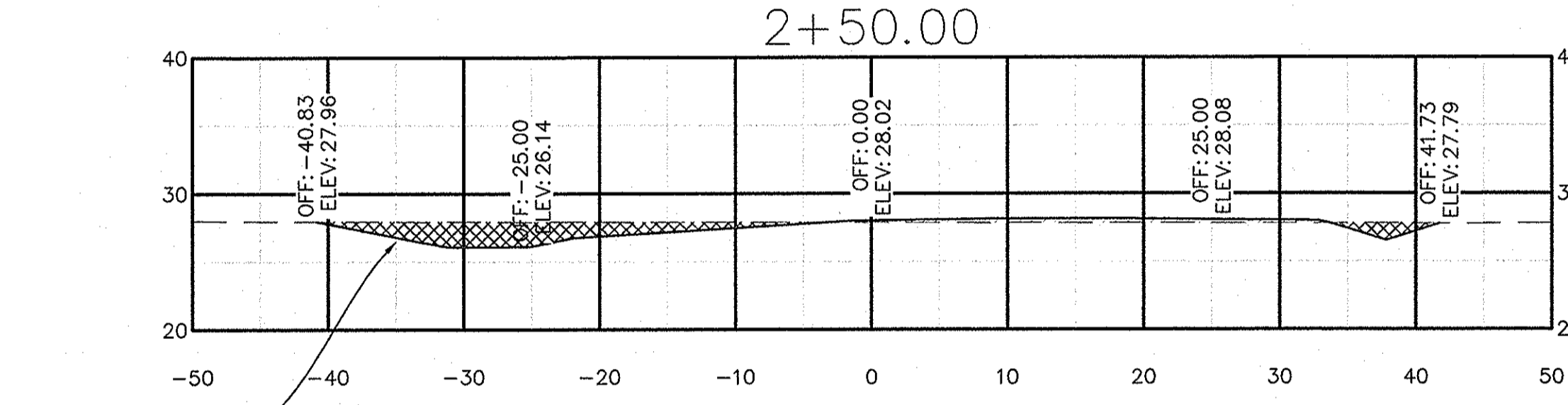
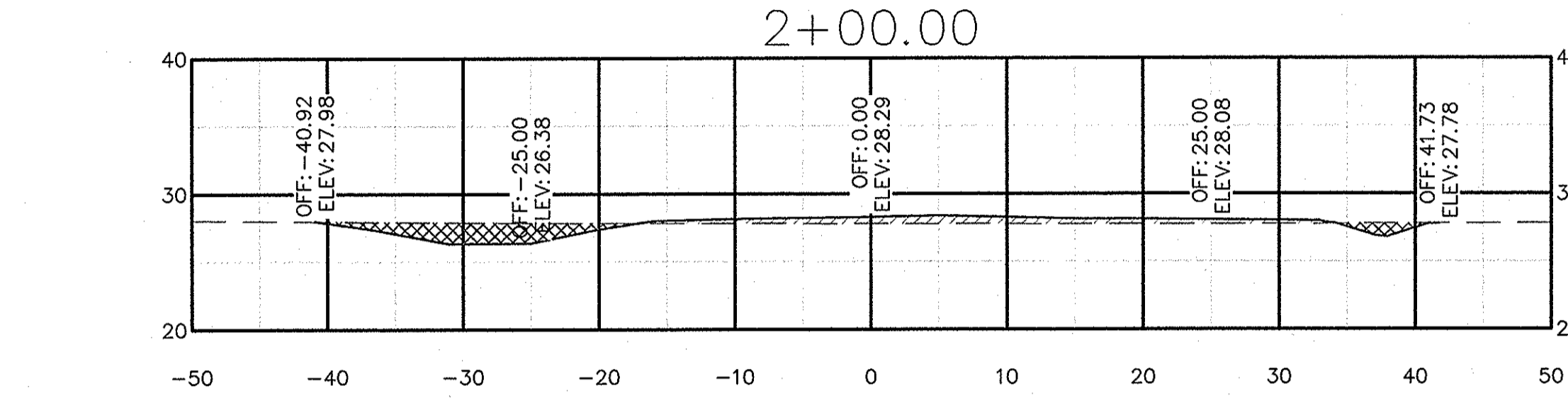
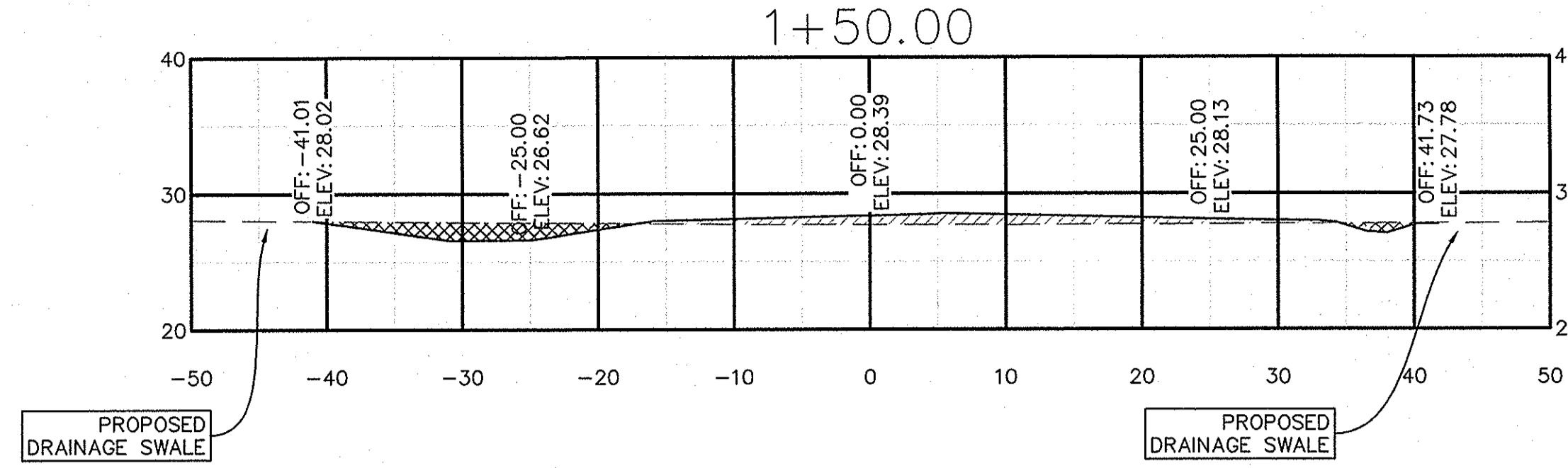
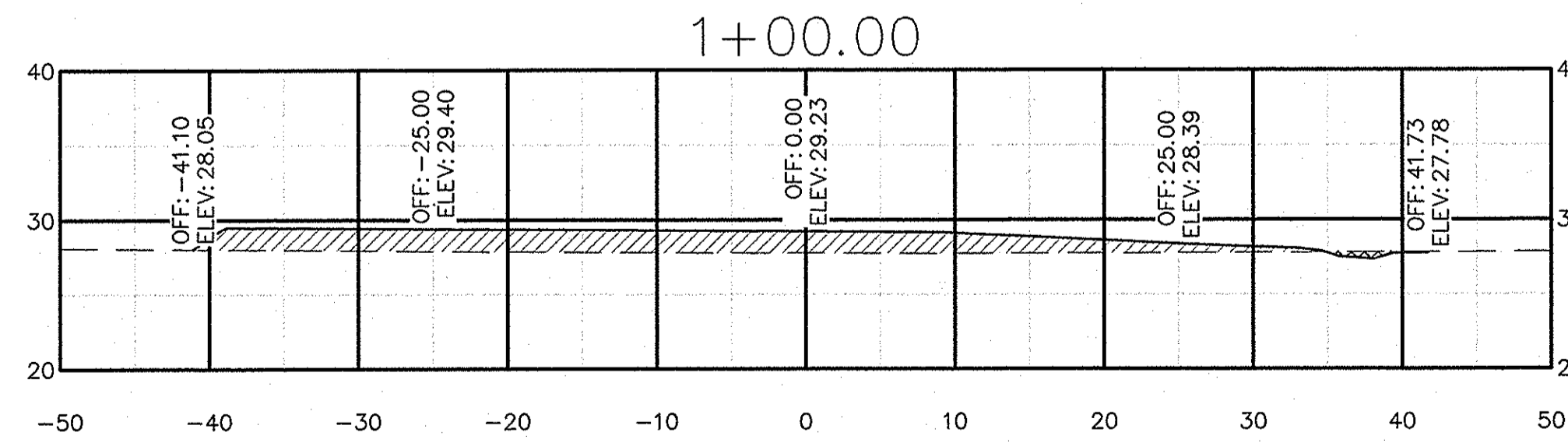
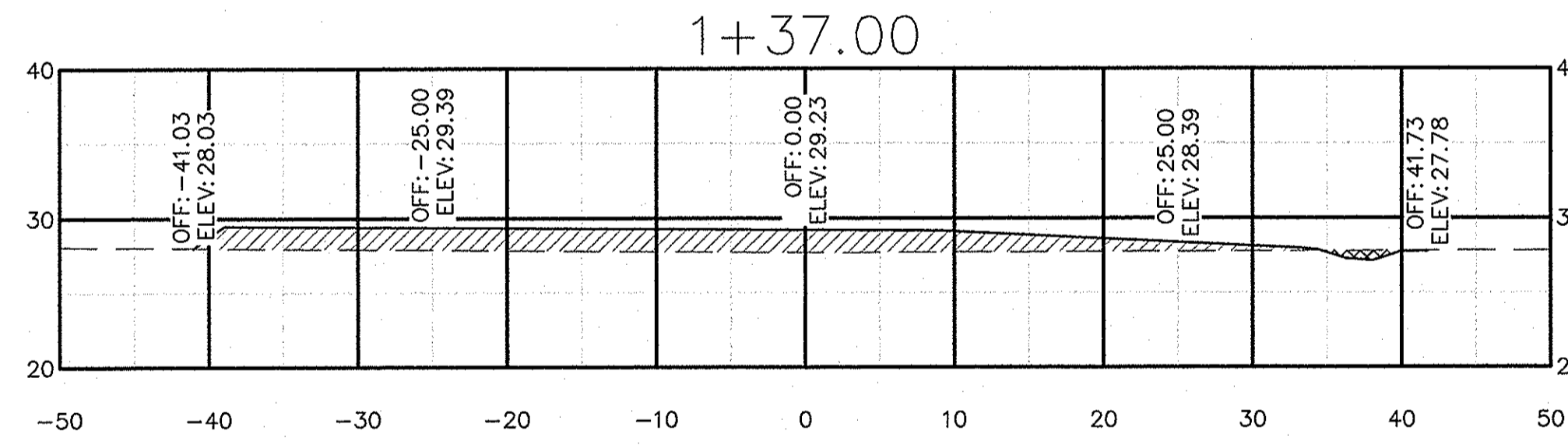
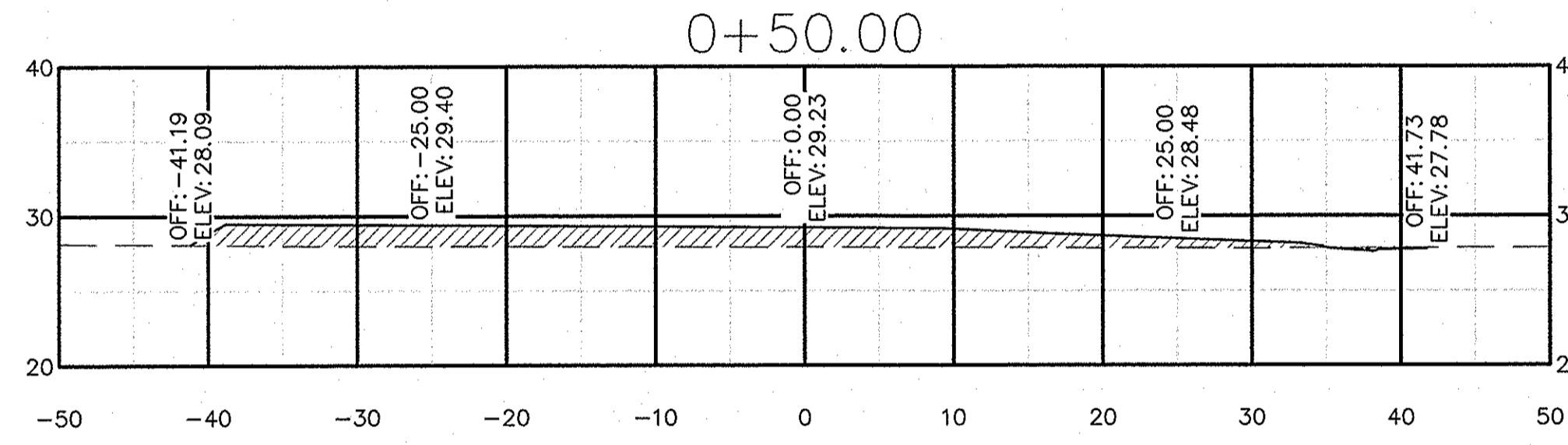
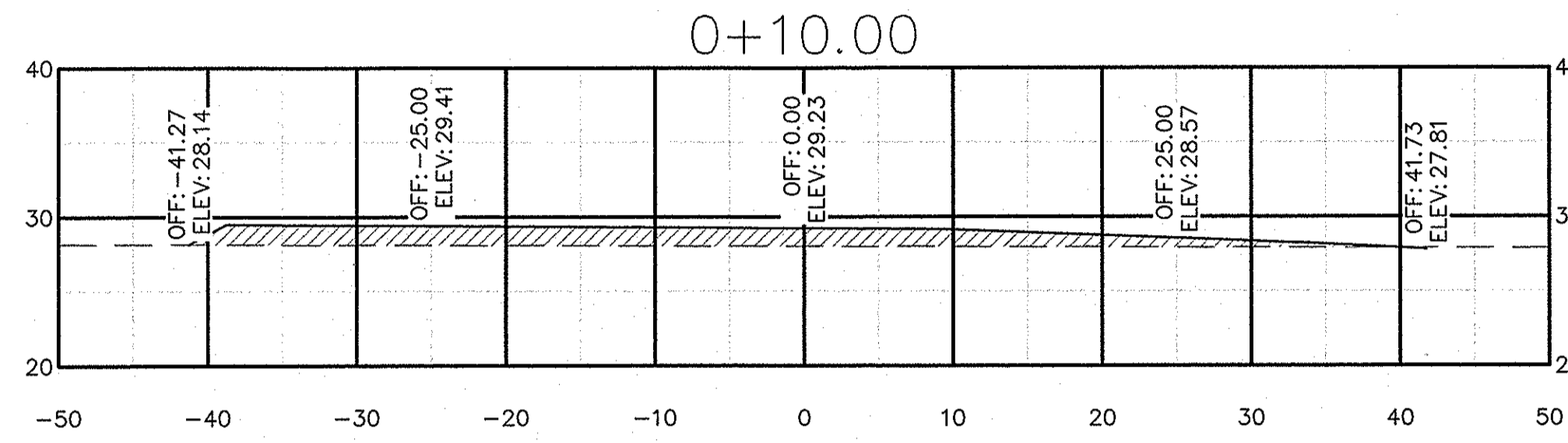
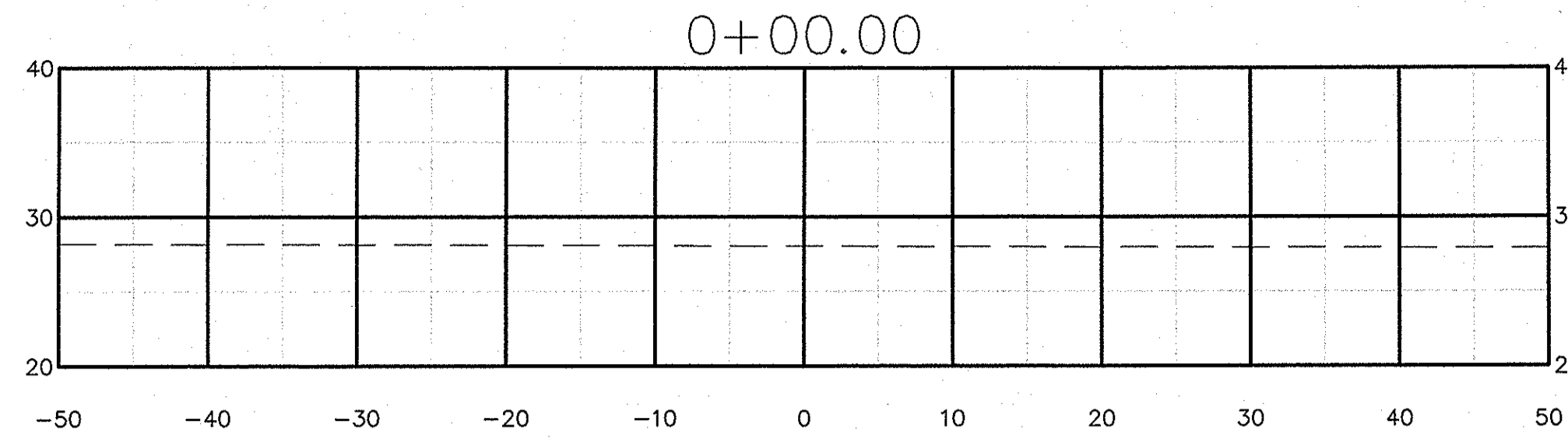
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATE. ONLY THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR OR BE OCCASIONED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

"CAUTION"
 THIS SYMBOL DENOTES APPARENT EXISTING UTILITIES EITHER BURIED OR EXPOSED. EXERCISE EXTREME CAUTION WHILE WORKING IN THIS AREA.



THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

2



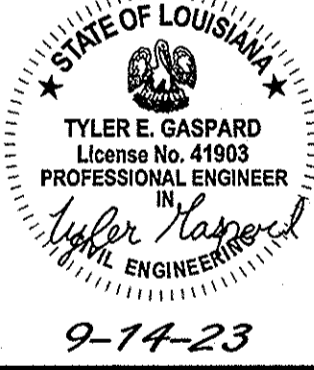
STATION	CUT VOLUME	FILL VOLUME	CUMULATIVE CUT	CUMULATIVE FILL	TOTAL FILL
0+00.00	0.00 C.Y.	0.00 C.Y.	0.00 C.Y.	0.00 C.Y.	0.00
0+10.00	0.01 C.Y.	15.09 C.Y.	0.01 C.Y.	15.09 C.Y.	15.08
0+50.00	0.56 C.Y.	124.62 C.Y.	0.57 C.Y.	139.71 C.Y.	139.14
1+00.00	2.05 C.Y.	165.47 C.Y.	2.63 C.Y.	305.18 C.Y.	302.56
1+37.00	2.60 C.Y.	127.08 C.Y.	5.22 C.Y.	432.26 C.Y.	427.04
1+50.00	5.88 C.Y.	28.64 C.Y.	11.10 C.Y.	460.90 C.Y.	449.80
2+00.00	44.13 C.Y.	41.53 C.Y.	55.23 C.Y.	502.43 C.Y.	447.20
2+50.00	61.27 C.Y.	26.04 C.Y.	116.50 C.Y.	528.47 C.Y.	411.96
2+66.10	31.52 C.Y.	2.61 C.Y.	148.03 C.Y.	531.07 C.Y.	383.05

LEGEND

- FILL AREA
- CUT AREA
- EXISTING GRADE
- PROPOSED GRADE



OWNER: PEACE ENTERPRISES, LLC
 PROJECT: LOT 33 OF NORTHSORE COMMERCIAL PARK
 St. Tammany Parish, Louisiana



REVISION	DATE
0	9/14/23
1	11/15/23
2A	7/29/24

SHEET NO. 2 OF 4

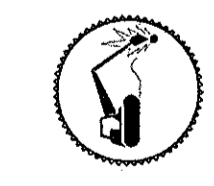
CROSS SECTIONS

CALL LOUISIANA ONE CALL - JUST DIAL 811
 LOUISIANA STATE LAW, SECTION R.S.40:1749(15), REQUIRES EXCAVATORS AND DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS TO 120 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION WORK. THE NOTIFICATION CENTER WILL PROVIDE INFORMATION TO THE CONTRACTOR REGARDING THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

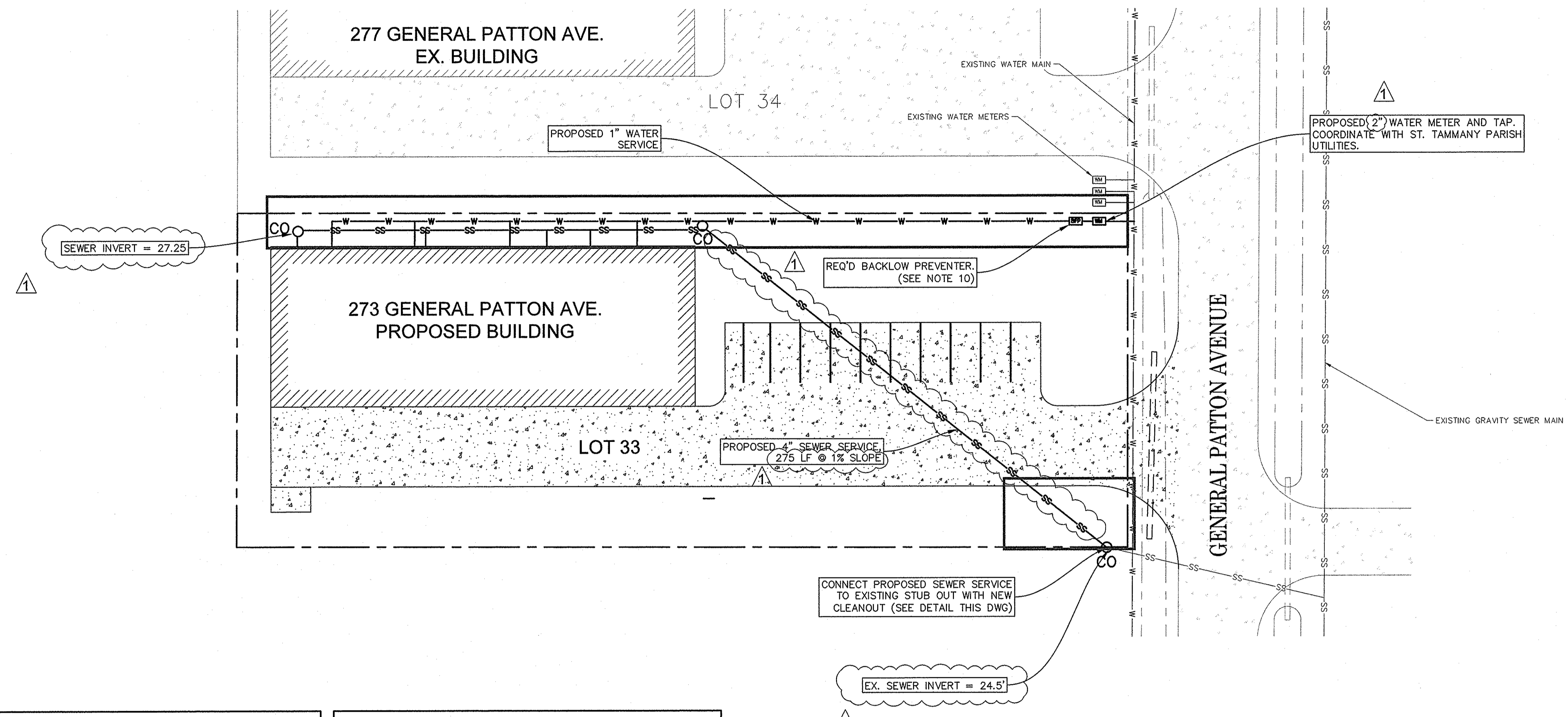
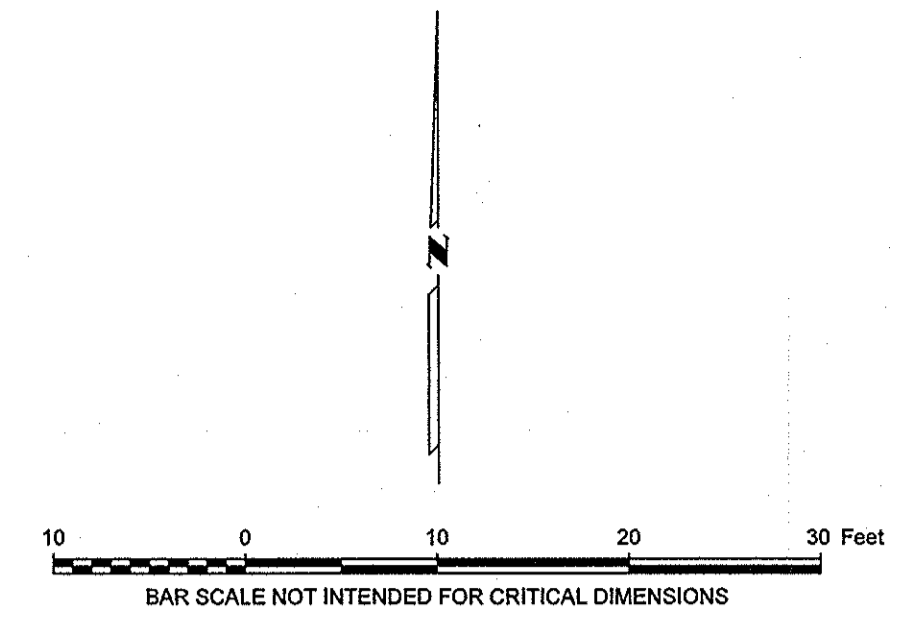


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY HIS OR HIS EMPLOYEES WHILE LOCATING AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

"CAUTION"
 THIS SYMBOL DENOTES APPARENT OR OVERHEAD UTILITIES. CONTRACTORS SHALL EXERCISE EXTREME CAUTION WHILE WORKING IN THIS AREA.

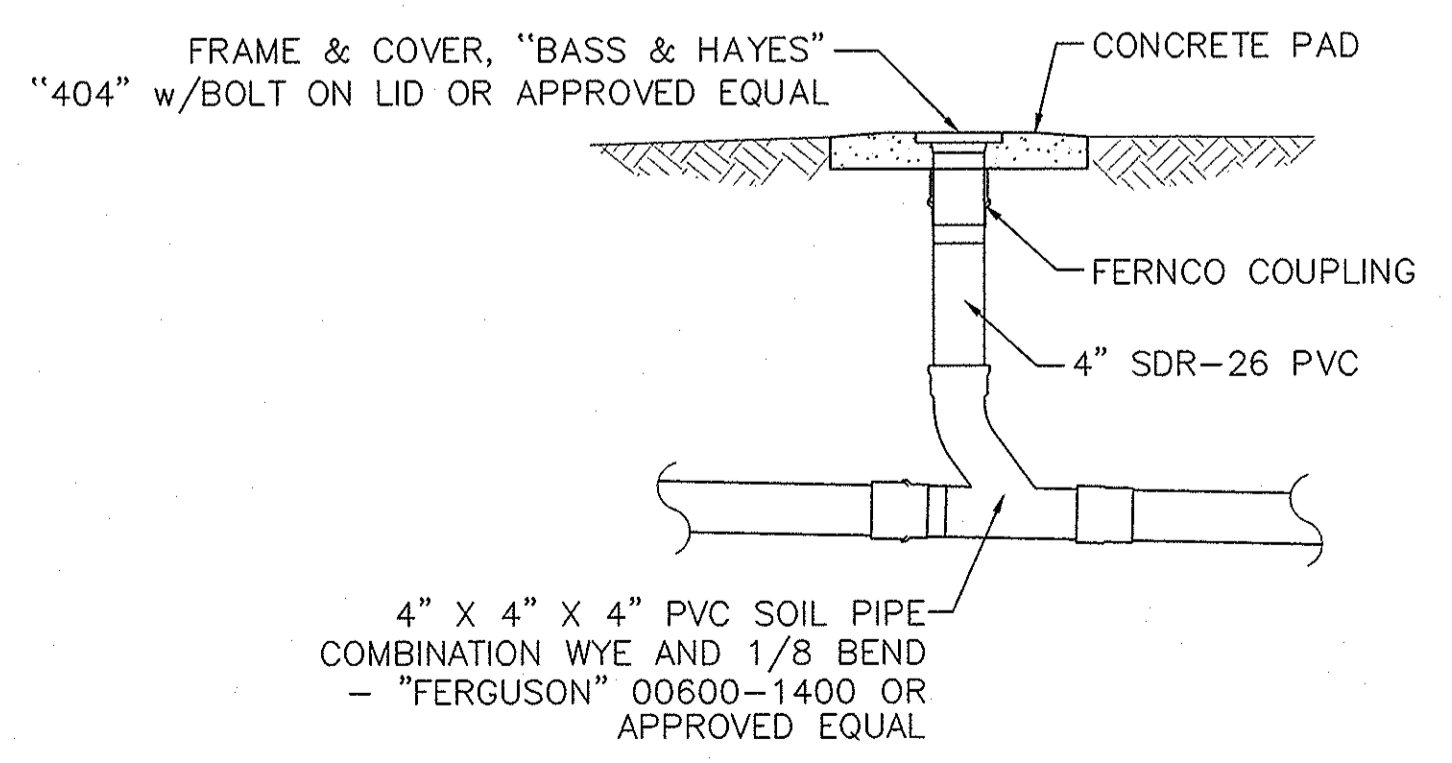


THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.



- UTILITY NOTES:**
- ALL SEWER WORK SHALL MEET THE REQUIREMENTS OF UTILITIES INC OF LA.
 - CONTRACTOR SHALL COORDINATE WITH UTILITIES INC OF LA PRIOR TO COMMENCEMENT OF SEWER SERVICE WORK.
 - SEWER SERVICE AND CONNECTION MUST BE TESTED IN ACCORDANCE WITH UTILITIES INC OF LA REQUIREMENTS.
 - CONTRACTOR SHALL VERIFY EXISTING SEWER SERVICE STUBOUT INVERT ELEVATION CAN ACCOMMODATE A 1% MINIMUM SLOPE ON SEWER SERVICE PIPE.
 - ALL WATER DISTRIBUTION SYSTEM WORK SHALL MEET ST. TAMMANY PARISH STANDARDS SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH ST. TAMMANY PARISH AND LOCAL FIRE MARSHAL.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS, AND APPROVAL OF THE COMPLETED UTILITY WORK FROM ALL OF THE APPROVING AUTHORITIES AND EACH UTILITY COMPANY BEFORE BACK FILLING AND OR PAVING OVER ANY OF THE UTILITY WORK.
 - EXISTING UTILITIES, BOTH ABOVE GROUND AND SUBSURFACE, ARE SHOWN ON THE DRAWINGS AS DETERMINED FROM FIELD OBSERVATIONS. THE LOCATION, SIZE, EXISTENCE OR NONEXISTENCE OF UTILITIES IS NOT WARRANTED BY THE ENGINEER. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY UTILITY SERVICE ENTRANCE POINTS AND METER LOCATIONS WITH THE BUILDING DESIGNER PRIOR TO THE INSTALLATION OF ANY SERVICE LINES.
 - BACKFLOW PREVENTER SHALL BE WATTS MODEL 919 OR APPROVED EQUAL, BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSTALL INSULATION AND WEATHER PROOF JACKET.
 - WATER SERVICE PIPING SHALL BE 1" "PEX" TUBING OR SDR21 PVC PIPE.
 - SEWER SERVICE SHALL BE 4" SDR 26 PVC PIPE.

- UTILITY NOTES:**
- WATER PROVIDER - ST. TAMMANY PARISH UTILITIES, (985) 276-6400
 SEWER PROVIDER - UTILITIES INC OF LA, 1 (800) 272-1919



LEGEND

WM	WATER METER
BFP	BACKFLOW PREVENTER
CO	SEWER CLEANOUT
SS	SEWER MAIN / LATERAL
W	WATER MAIN / SERVICE

GASPARD
 ENGINEERING, LLC

OWNER: PEACE ENTERPRISES, LLC
 PROJECT: LOT 33 OF NORTHSORE COMMERCIAL PARK
 St. Tammany Parish, Louisiana

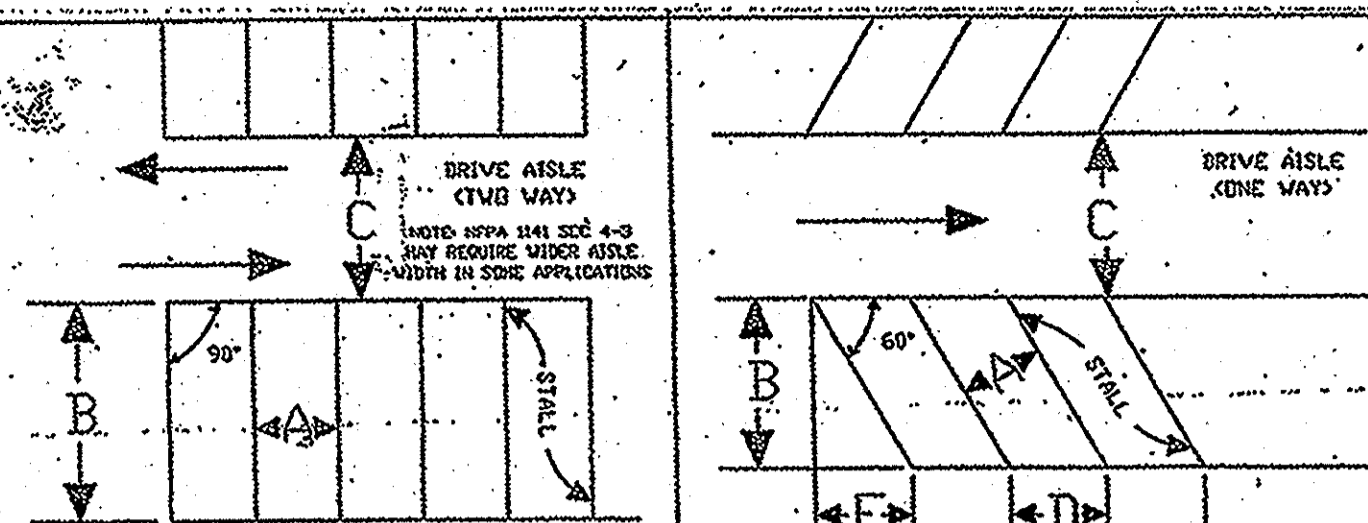
STATE OF LOUISIANA
 TYLER E. GASPARD
 License No. 41903
 PROFESSIONAL ENGINEER
 11-28-23

REVISION	DATE
0	11/28/23
1	7/29/24

SCALE	SHOWN
DATE	11/28/23
CHECKED	TEG
DRAWN BY	TEG
JOB NO.	N/A

SHEET NO.
3
 OF **4**

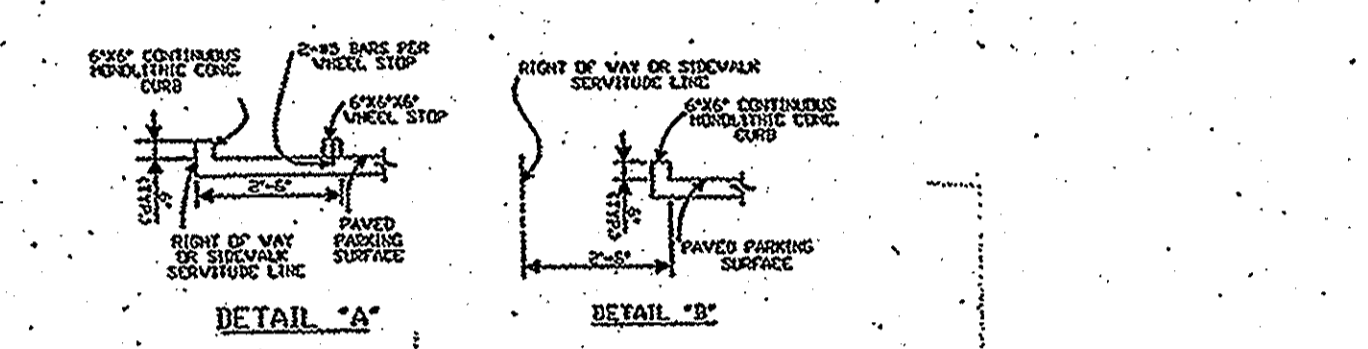
UTILITY PLAN



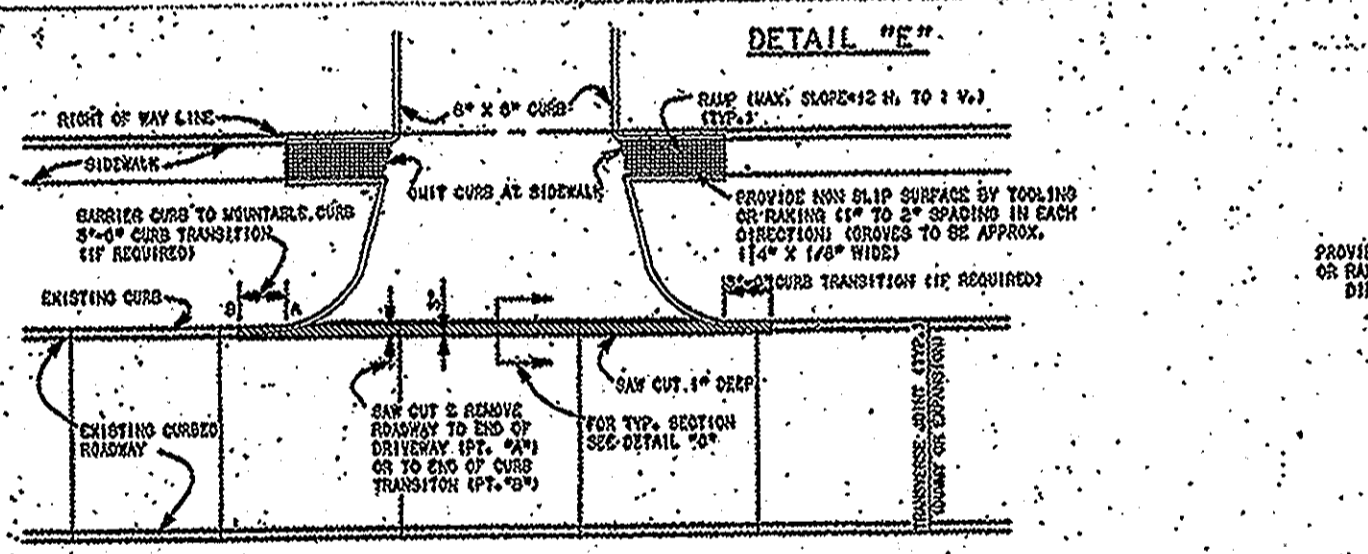
"A"		"B"		"C"		"D"		"E"	
PARKING ANGLE	STALL WIDTH	DRIVE AISLE TO END OF STALL	MIN. WIDTH	PARKING ANGLE	STALL WIDTH	DRIVE AISLE TO END OF STALL	MIN. WIDTH	PARKING ANGLE	STALL WIDTH
90°	8'-0"	15'-0"	15.0	90°	8'-0"	17'-0"	17.0	90°	8'-0"
90°	9'-0"	16'-0"	16.0	90°	9'-0"	18'-0"	18.0	90°	9'-0"
90°	10'-0"	17'-0"	17.0	90°	10'-0"	19'-0"	19.0	90°	10'-0"
60°	8'-0"	19'-0"	19.0	60°	8'-0"	21'-0"	21.0	60°	8'-0"
60°	9'-0"	20'-0"	20.0	60°	9'-0"	22'-0"	22.0	60°	9'-0"
60°	10'-0"	21'-0"	21.0	60°	10'-0"	23'-0"	23.0	60°	10'-0"

*APPLIES ONLY TO COMPACT PARKING SPACES. SEE COMPREHENSIVE ZONING ORDINANCE.

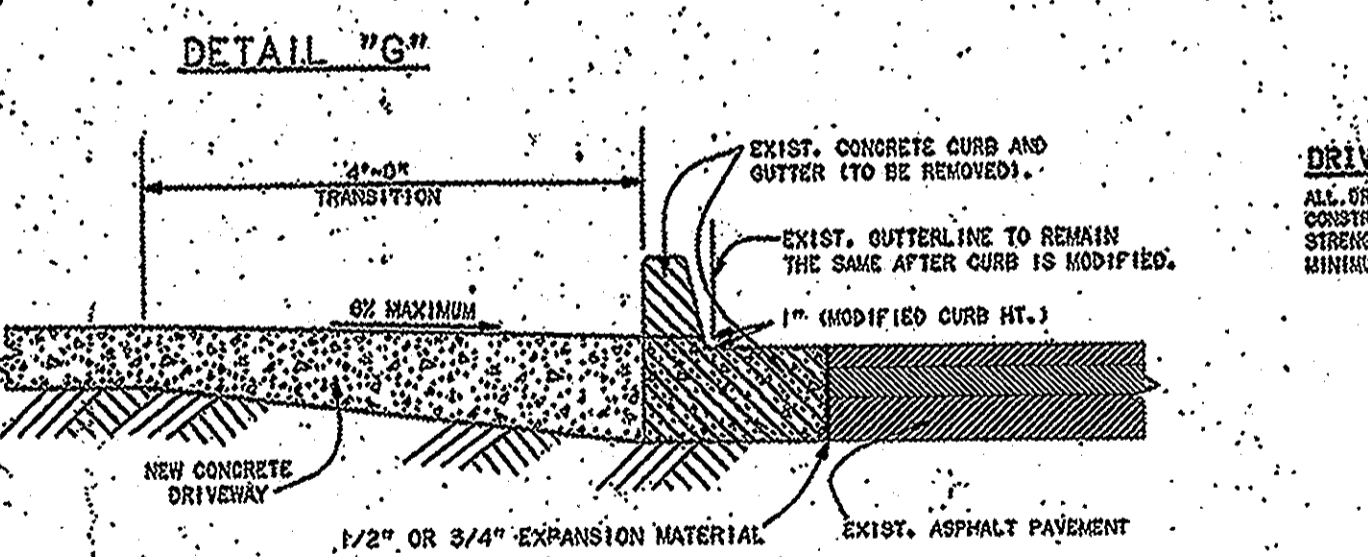
WHEN THE END OF PARKING STALL ABUTS THE RIGHT OF WAY LINE, OR SIDEWALK SERVITUDE LINE, USE DETAIL "A" OR "B".
 DETAIL "A" OR "B" WILL ALSO APPLY IN CASES WHEN PARKING STALL DOES NOT ABUT THE RIGHT OF WAY LINE OR SIDEWALK SERVITUDE LINE, BUT IS WITHIN 1 FEET OF SAID LINE.



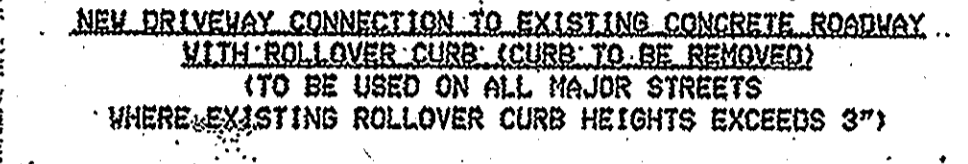
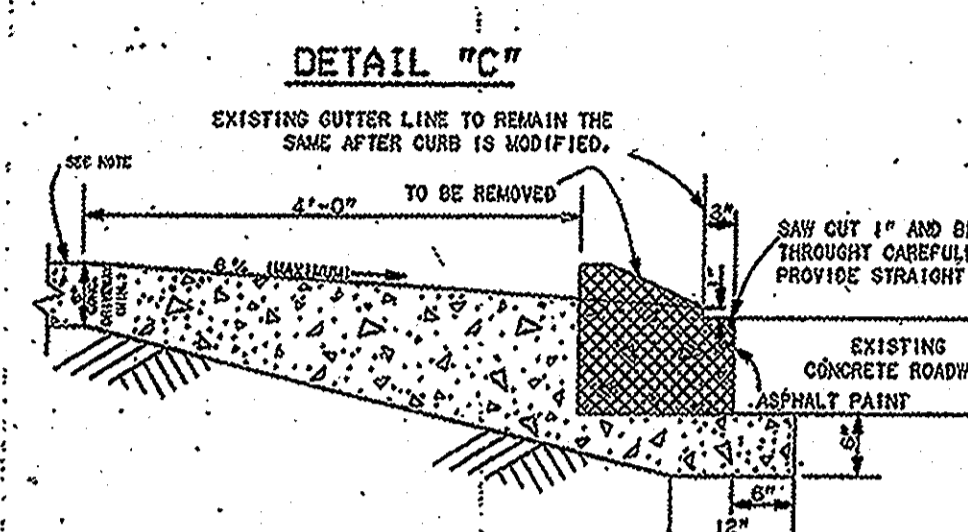
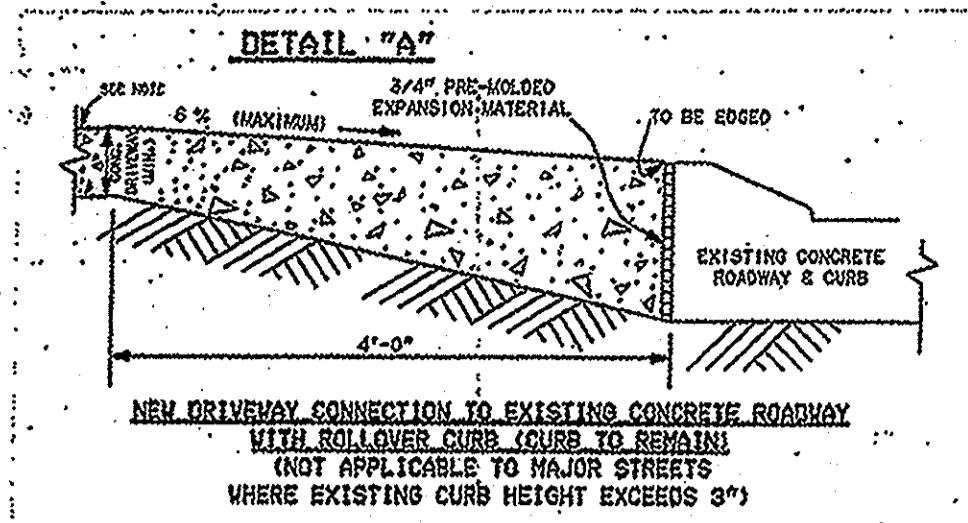
PARKING STALLS MUST BE STRIPED WITH A FOUR (4) INCH CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOT).



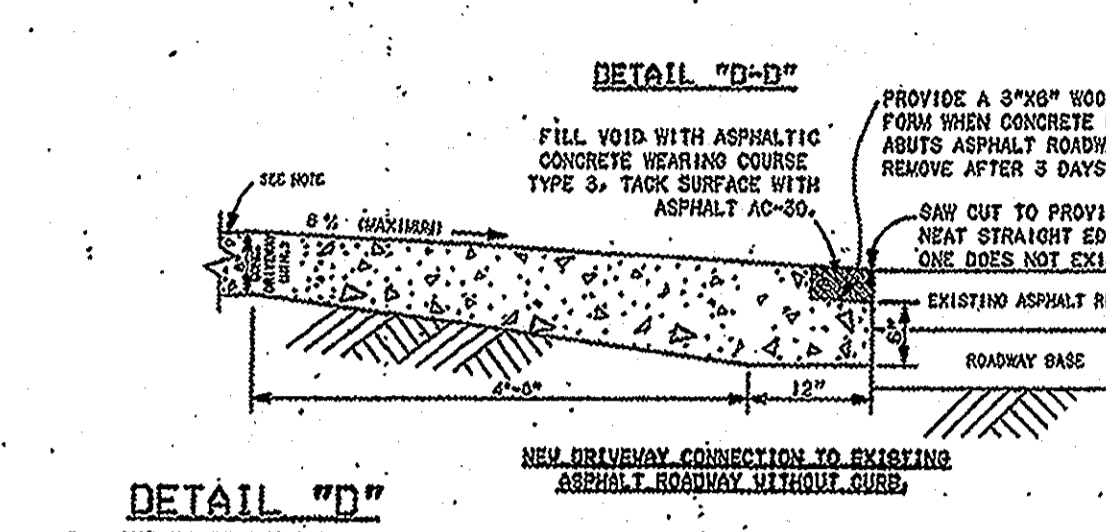
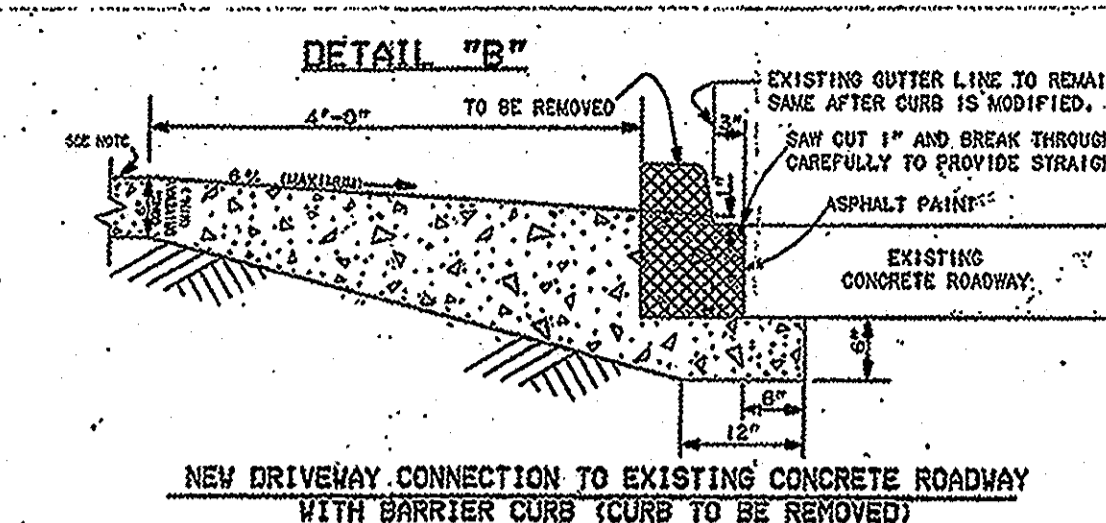
PLAN OF NEW CURBED DRIVEWAY CONNECTING TO CURBED ROADWAY



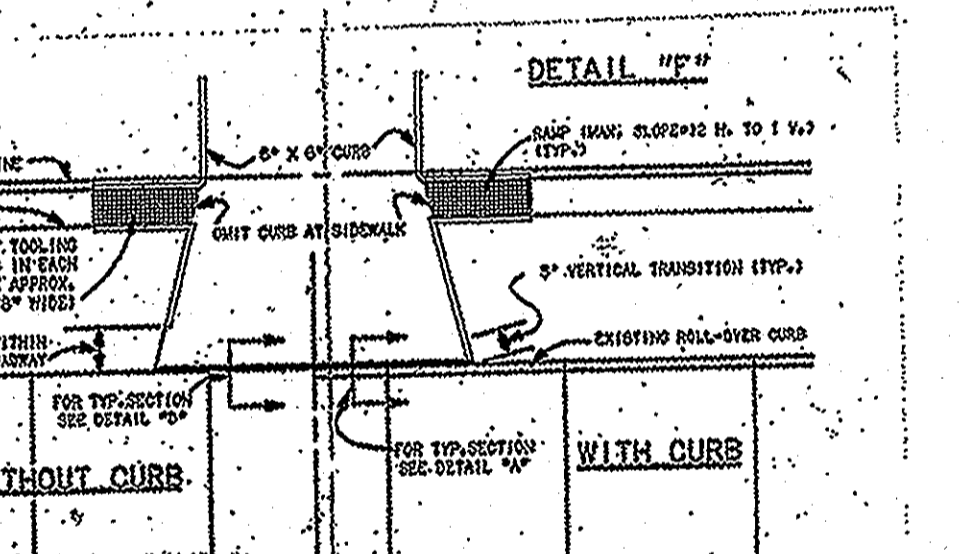
NEW DRIVEWAY CONNECTION TO EXISTING ASPHALT ROADWAY WITH CURB AND GUTTER



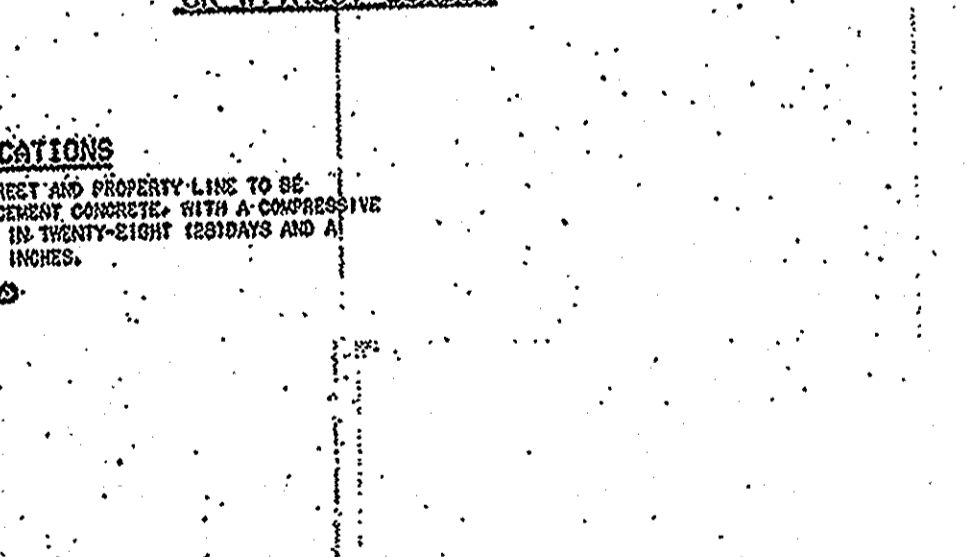
NOTE:
 AN EXPANSION JOINT WILL BE REQUIRED ALONG PROPERTY LINE OR SERVITUDE LINE.



NOTE:
 AN EXPANSION JOINT WILL BE REQUIRED ALONG PROPERTY LINE OR SERVITUDE LINE.



PLAN OF NEW CURBED DRIVEWAY CONNECTING TO ROADWAY WITH OR WITHOUT CURBS



NEW DRIVEWAY CONNECTION TO EXISTING ASPHALT ROADWAY WITH CURB AND GUTTER

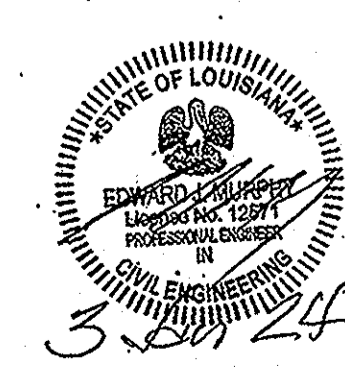
DRIVEWAY SPECIFICATIONS
 ALL DRIVEWAYS BETWEEN STREET AND PROPERTY LINE TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A COMPRESSIVE STRENGTH OF 4000 P.S.I. IN TWENTY-EIGHT (28) DAYS AND A MINIMUM THICKNESS OF SIX INCHES.

GENERAL NOTES:

1. WORK SHALL MEET APPLICABLE REQUIREMENTS OF CITY, STATE, PARISH CODES AND NFPA 101.2.2.5.
2. HANDICAPPED ACCESSIBILITY IN ACCORDANCE WITH ADA-AG (ACCESSIBILITY GUIDELINES - SEPTEMBER 1994).
3. ELECTRICAL SHALL COMPLY WITH NFPA 70 (1999), NATIONAL ELECTRICAL CODE. ALL ELECTRICAL OUTLETS LOCATED WITHIN 6' OF ANY WATER HOLDING CONTAINERS MUST HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION.
4. HVAC SYSTEM SHALL BE IN ACCORDANCE WITH 101-2.2.
5. 101-2.2.9 EMERGENCY LIGHTING TO BE INSTALLED AS PER NFPA 101-2.9.
6. 101-2.2.9 EXIT AREAS SHALL BE LIGHTED CONTINUOUSLY WHEN BUILDING IS OPEN DURING NORMAL BUSINESS HOURS. ILLUMINATION SHALL NOT BE LESS THAN ONE FOOT CANDLE MEASURED AT THE FLOOR. THESE AREAS WILL CONTINUE TO BE LIGHTED BY OTHER BULBS IN EACH AREA.
7. 101-2.2.10.7 EXIT SIGNS COMPLYING WITH THE NFPA 101-7-10 AND SHALL DEFINE EXITS AND ACCESS TO EXITS WHERE THE EXIT IS NOT IMMEDIATELY APPARENT.
8. 101-2.2.4 PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN ACCORDANCE WITH NFPA SECTION 10. DISTRIBUTION OF FIRE EXTINGUISHERS SHALL BE AS PER APPENDIX "E" OF SECTION 10.
9. 101-4.10.10 TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LBS., SHALL BE NOT MORE THAN 5 FEET ABOVE THE FLOOR. 3-1/2 FEET IF GROSS WEIGHT 40 LBS. OR GREATER.
10. 101-4.3 TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. FIRE EXTINGUISHER SHALL BE CONSPICUOUSLY LOCATED WHERE IT WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE.
11. LRS 40:1833 AND 40:1828 ALL WORK AND INSPECTIONS OF FIRE ALARM, FIRE SUPPRESSION, AND FIRE EXTINGUISHING SYSTEMS OR PORTABLE FIRE EXTINGUISHERS SHALL BE PERFORMED BY A STATE OF LOUISIANA CERTIFIED AGENT. (APPLY TO EA. FIRE MARSHAL OFFICE UNDER SEPARATE PERMIT WHEN REQUIRED).
12. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED.
13. 101-7.2.1.6.1 LOCKS ON DOOR IN ANY MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS.
14. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
15. PROVIDE LANDINGS OUTSIDE EXTERIOR DOORS LEVEL WITH THE FLOOR.
16. CORRIDOR WIDTH SHALL NOT BE LESS THAN 44 INCHES.
17. INTERIOR WALL, CEILING, AND FLOOR FINISH TO BE CLASS "A". FLAME SPREAD 25% OR LESS.
18. 101-2.2.2.4 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.
19. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SBC, SECTION 708, 1994, LAC 55:305.
20. 101-2.2.2.4 REQUIRED FIRE SEPARATION SHALL BE CONTINUOUS FROM FOUNDATION THROUGH ALL INTERVENING CONSTRUCTION TO THE ROOF DECK, FROM OUTSIDE WALL TO OUTSIDE WALL OR FROM FIRE BARRIER TO FIRE BARRIER. PROVIDE UL OR FM LISTED ASSEMBLY.
21. INSTALL GAS PIPING IN ACCORDANCE WITH NFPA (2000).
22. ALL GAS LINE RUN EXPOSED.
23. GAS FURNACE AND OR WATER HEATER UL LISTED EQUIPMENT SHALL BE INSTALLED AND VENTED IN ACCORDANCE WITH NFPA (2000).

HANDICAP ACCESSIBILITY:

1. THRESHOLDS SHALL BE NOT MORE THAN ONE HALF INCH HIGH AND BEVELED IF OVER 1/4" AS PER 4.5.2.
2. MANEUVERING CLEARANCE AT DOORS SHALL BE AS PER SECTION 4.13.6.
3. DOOR HARDWARE SHALL COMPLY WITH 4.13.9. HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PULLING, OR TWISTING OF THE WRIST TO OPERATE.
4. ALL AREAS ACCESSIBLE TO THE HANDICAP SHALL HAVE NON-SLIP SURFACE UNDER ALL WEATHER CONDITION (INTERIOR AND EXTERIOR) AS PER 4.5.
5. LAVATORIES SHALL COMPLY WITH 4.19 AND SHALL HAVE HOT WATER AND DRAIN PIPES INSULATED OR COVERED WITH CABINETS AS PER PLANS.
6. LAVATORIES FIXTURES SHALL COMPLY WITH 4.27.4.
7. SIGNAGE SHALL BE AS PER 4.13.16(4), 4.30.4, 4.30.5 and 4.30.6 (RAISED CHARACTER, LETTER SIZE, MOUNTING) AT ALL REQUIRED EXITS.
8. 4.6.3 PARKING SPACES SHALL BE 16' (8' PARK SPACE PLUS 8' AISLE) WIDE BY 18' LONG AND SIGNAGE SHALL NOT BE OBSCURED BY VEHICLE.

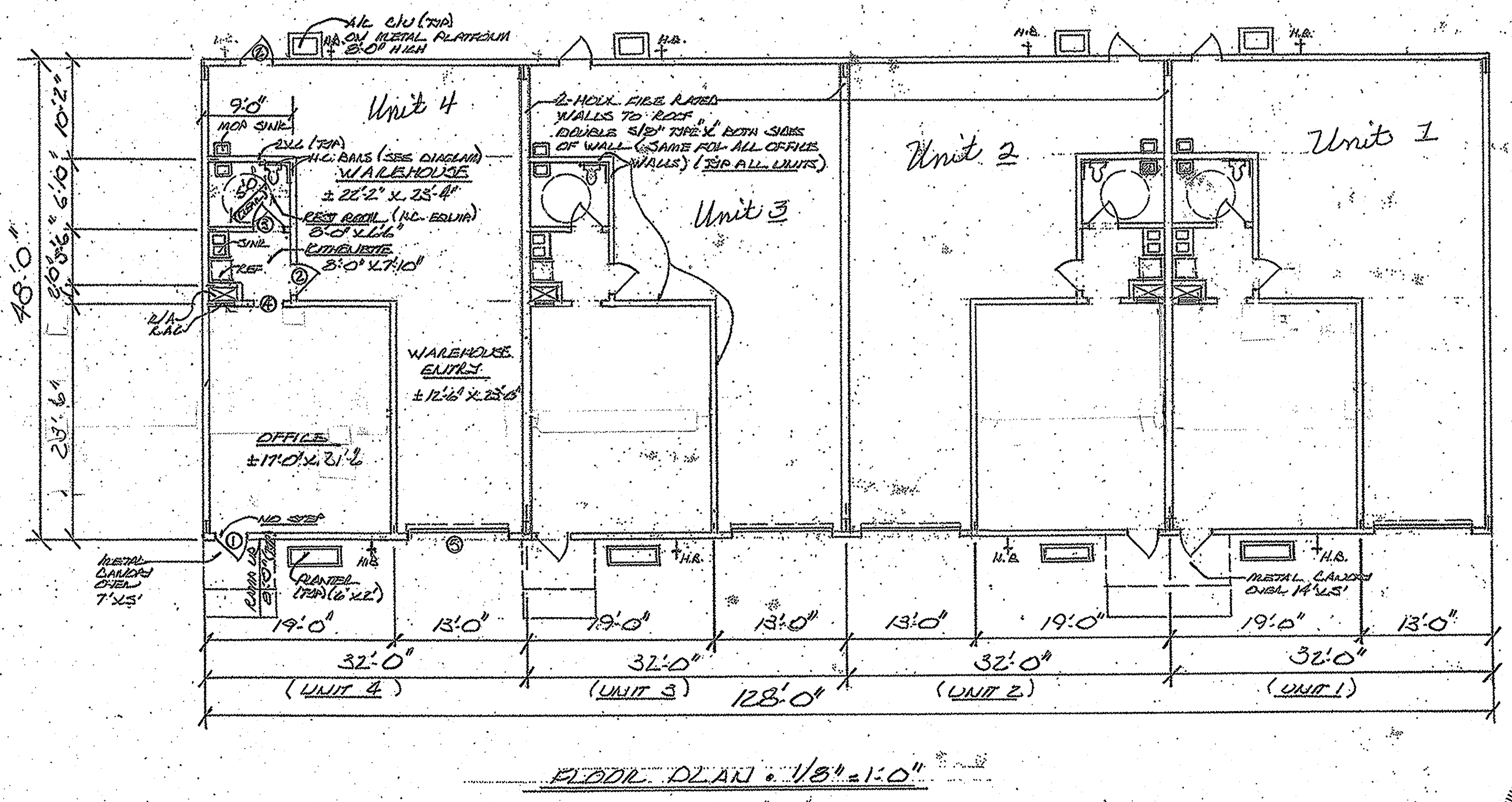
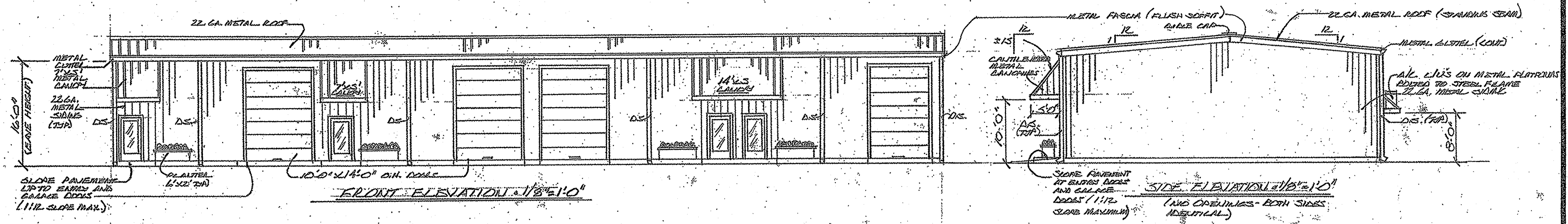


REVISIONS	BY

PROPOSED OFFICE/WAREHOUSE BUILDING
 LOT 33 GENERAL PATTON AVENUE
 MONROEVILLE, LA.
 FOR
 ASACE ENTERPRISES, L.L.C.

DRAWN	ZJM
CHECKED	
DATE	5/18
SCALE	N.T.S.
JOB NO.	1371
SHEET	2

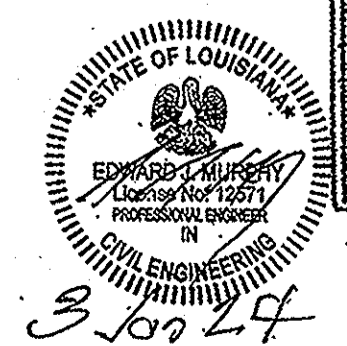
REVISIONS	BY



NOTE: ALL WORKING DOCUMENTS FOR THIS PROJECT TO SUBMIT A PERMITS APPLICATION TO ST. TAMMARA PARISH PERMITS DEPARTMENT FOR BUILDING PERMITS.

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE								
Fire Rating	Sound Rating	GA File No.	ASSEMBLY DESCRIPTION	SKETCH AND DESIGN DATA				
2 HR	50 to 54	WP 1549	Gypsum Wallboard, Metal Studs Base layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side of 2 1/2" metal studs 24" o.c. with 1" type S drywall screws 2 1/2" o.c. Screws spaced 1/2" from vertical end joints and 1/2" from horizontal edge joints. Face layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side with 1 1/2" type S drywall screws 12" o.c. Screws spaced 1/2" from vertical end joints and 1" from horizontal edge joints. Stagger joints 24" o.c. each layer and side. Sound tested using 2 1/2" glass fiber in stud space, (NLB)	<table border="1"> <thead> <tr> <th>Fire</th> <th>Sound</th> </tr> </thead> <tbody> <tr> <td>2 HR</td> <td>50 to 54</td> </tr> </tbody> </table>	Fire	Sound	2 HR	50 to 54
Fire	Sound							
2 HR	50 to 54							

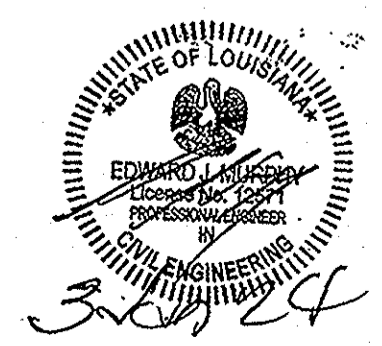
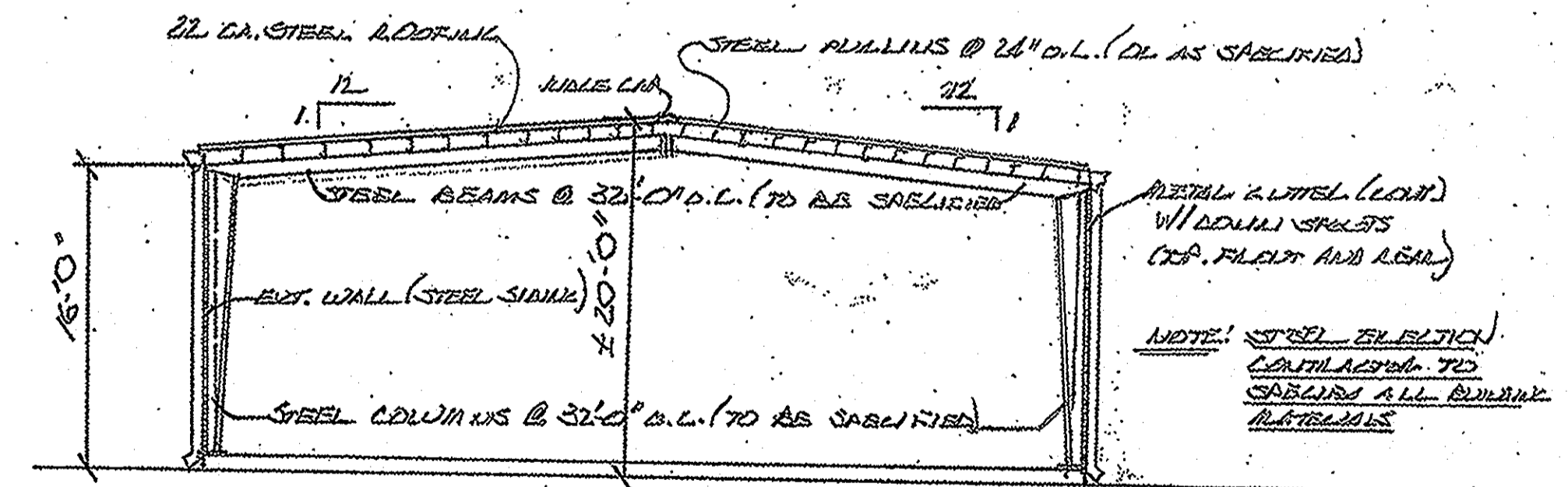
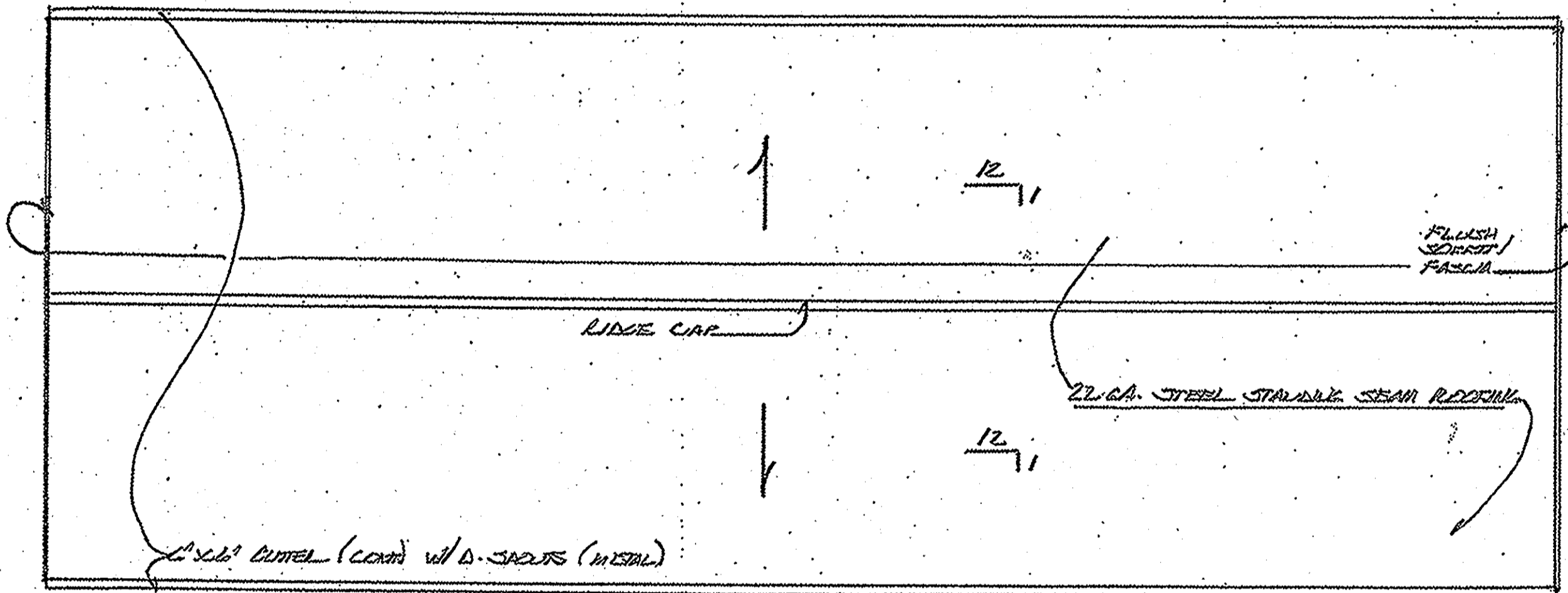
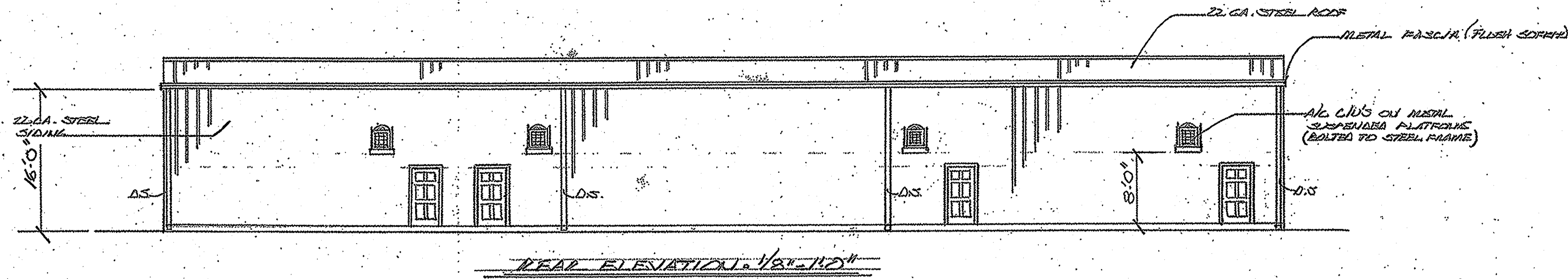
DOOR SCHEDULE		
NO.	SIZE	DESCRIPTION
1	3'0" x 6'8"	5/8" EXIST. GLASS
2	11' x 11'	1/2" PANEL (STEEL) (SEE NOTE 1 BELOW)
3	11' x 11'	ALU. INT. - 11' ALUMINUM PANEL (SEE NOTE 1)
4	11' x 11'	GLASS OPENING
5	10'0" x 14'0"	STEEL ON (GROUND) SALVAGE DOOR



NOTE 1: SELF CLOSING 45" DOOR AND FRAME ASSEMBLY (UL 10B)

PROPOSED OFFICE/WAREHOUSE BUILDING
 LOT 33 GENERAL PATTON AVENUE
 BLANCKVILLE, LA
 FDL
 PEACE ENTERPRISES, LLC

DRAWN	DATE
TJM	3/18
CHECKED	SCALE
	1/8" = 1'-0"
	JOB NO.
	1321
	SHEET
	3
OF	SHEETS



REVISIONS	BY

PROPOSED OFFICE/WAREHOUSE BUILDING
LOT 33 GENERAL DATTON AVENUE
BLANDEVILLE, LA.
PEALE ENTERPRISES, L.L.C.

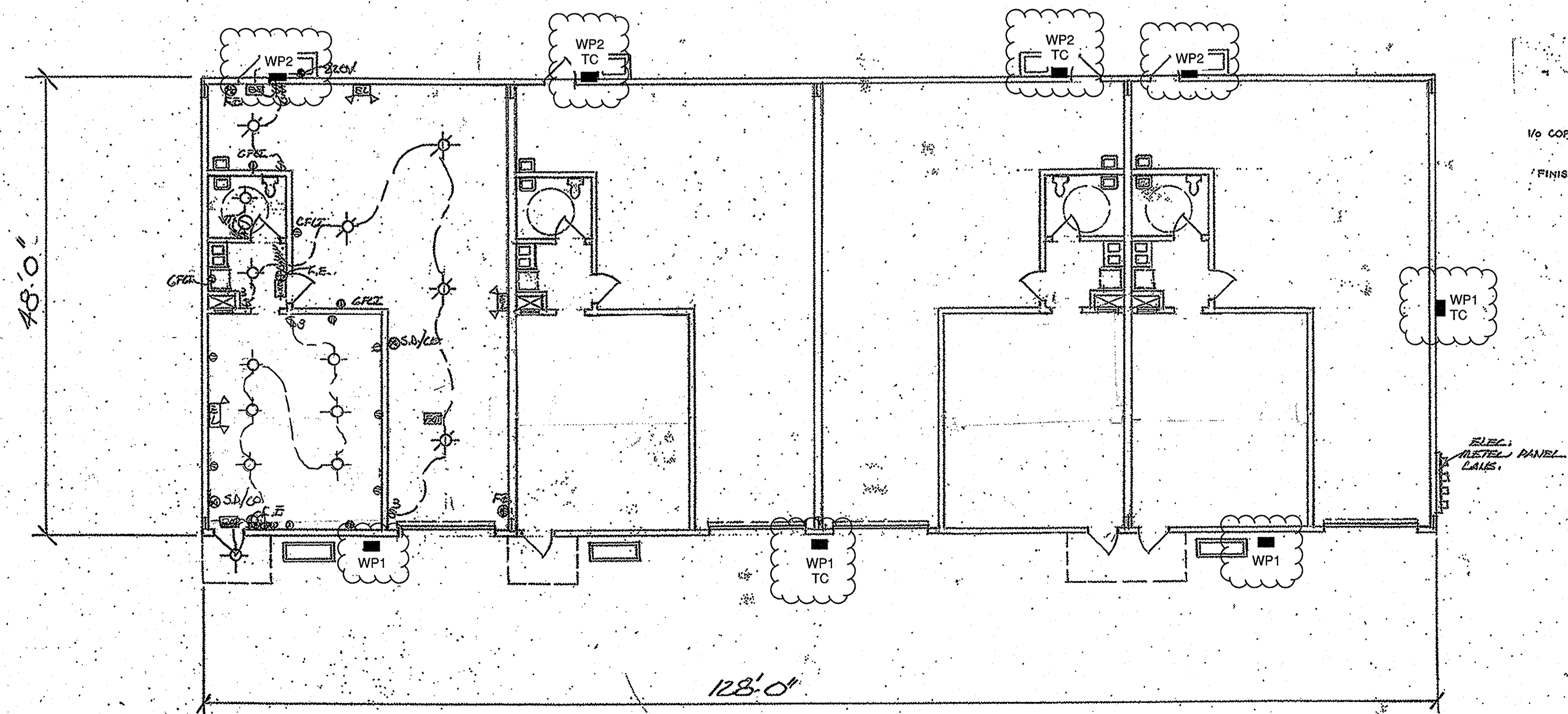
DRAWN TJK
CHECKED
DATE 3/18
SCALE 1/8"=10'
JOB NO. 1821
SHEET 4

OF SHEETS

REVISIONS	BY

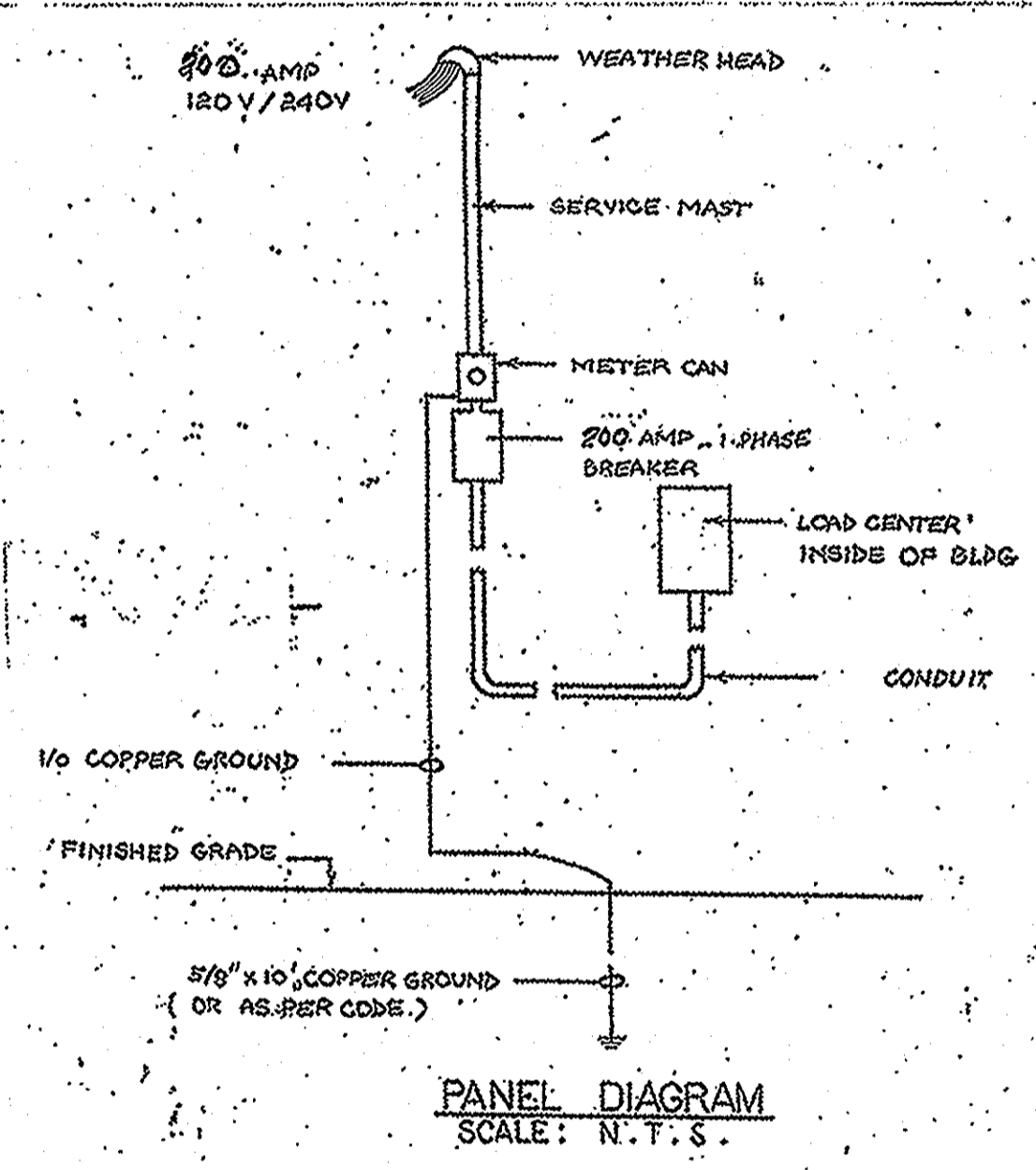
WP1 - LUMARK AXCS3ARL/CBP - LED - SURFACE - LED EXTERIOR WALL PACK; MOUNT AT 9'-6" AFF
 WP2 - LUMARK AXCS1A/CBP - LED - SURFACE - LED EXTERIOR WALL PACK; MOUNT AT 9'-6" AFF

NOTES: ALL WP1 & WP2 FIXTURES TO BE CONTROLLED VIA SINGLE PHOTOCELL. ALL WP1& WP2 FIXTURES DENOTED WITH 'TC' TO BE CONTROLLED VIA THE SINGLE PHOTOCELL AND TIMECLOCK. TIMECLOCK TO BE SET TO TURN ON FIXTURES ONE HOUR BEFORE OPENING AND ONE HOUR AFTER CLOSING AS PER 2021 IECC.

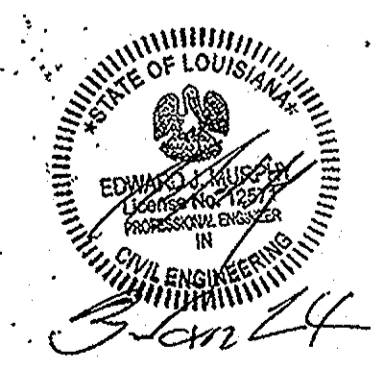


ELECTRICAL FLOOR PLAN - 1/8" = 1'-0"

- LEGEND:**
- 2 1/2" O.D. 2x4 RECESSED FLOOR LIGHT (120V)
 - ⊗ SUSPENDED LED LAMP (70 BE SUBJECT)
 - ⊙ VENT LIGHT (120V)
 - ⊕ SINGLE LAMP MOUNTED DET. (120V) W/ BATTERY
 - ⊖ DOUBLE RECEPTACLE (120V)
 - ⊕⊖ DOUBLE RECEPTACLE (120V) GROUND FAULT
 - ⊕⊖⊗ CIRCUIT INTERRUPTER
 - ⊕⊖⊗ EXIT LIGHT (120V) W/ BATTERY BACK-UP
 - ⊕⊖⊗ EMERGENCY LIGHTS (120V) W/ BATTERY BACK-UP
 - ⊕⊖⊗ 50# FIRE EXTINGUISHER - FIRE ABC - 20 LB



- NOTES:** ALL ELECTRICAL WIRING SHALL BE IN RACEWAY
- 1017-1.2 Electrical shall comply with NFPA 70 (1999), Nation Code
 - 1017-1.2 Electrical installations in hollow spaces, vertical ventilation or air handling ducts shall be so made that possible sp or products of combustion will not be substantially increased, around electrical penetrations through fire-rated walls, partition ceilings shall be fire stopped using approved methods to maintain resistance rating in accordance with NFPA 70:900-21 (1999).
 - 1017-1.2 Provide service equipment, panels, circuit breakers with adequate interrupting amp capacity rating in accordance with 70:110-9, (1999).
 - 1017-1.2 Working minimum clearance space in front of electric circuit breakers, panel boards, switch boards, etc., shall comply with 70:101-16 (1999).
 - 1017-1.2 Receptacles in bathrooms of commercial, industrial or non-dwelling occupancies shall provide ground-shaft circuit-protection for personnel in accordance with NFPA 70:210 8b(1)
 - 1017-1.2 Service equipment grounding and bonding is to be in accordance with NFPA 70:230-63; 250-23; 250-71 and 250-72 (1999).
 - 1017-1.2 The grounded neutral conductor shall be run to each disconnecting means and shall be bonded to each in accordance with 70:250-23b (1999).
 - 1017-1.2 Provide electrical equipment ground conductor in accordance with NFPA 70:250-91b (1999) and NFPA 70:250-95 (1999).
 - 1017-1.2 No conductor shall be used in such a manner that its temperature will exceed that designation for the type of insulated involved in accordance with NFPA 70:310-10 (1999).
 - 1017-1.2 Interior metal water piping systems and exposed structure that is likely to become energized shall be bonded to the service enclosure in accordance with NFPA 250-80 (1999).
 - All electrical outlets located within six feet of any water holding must have ground fault circuit interrupter protection.

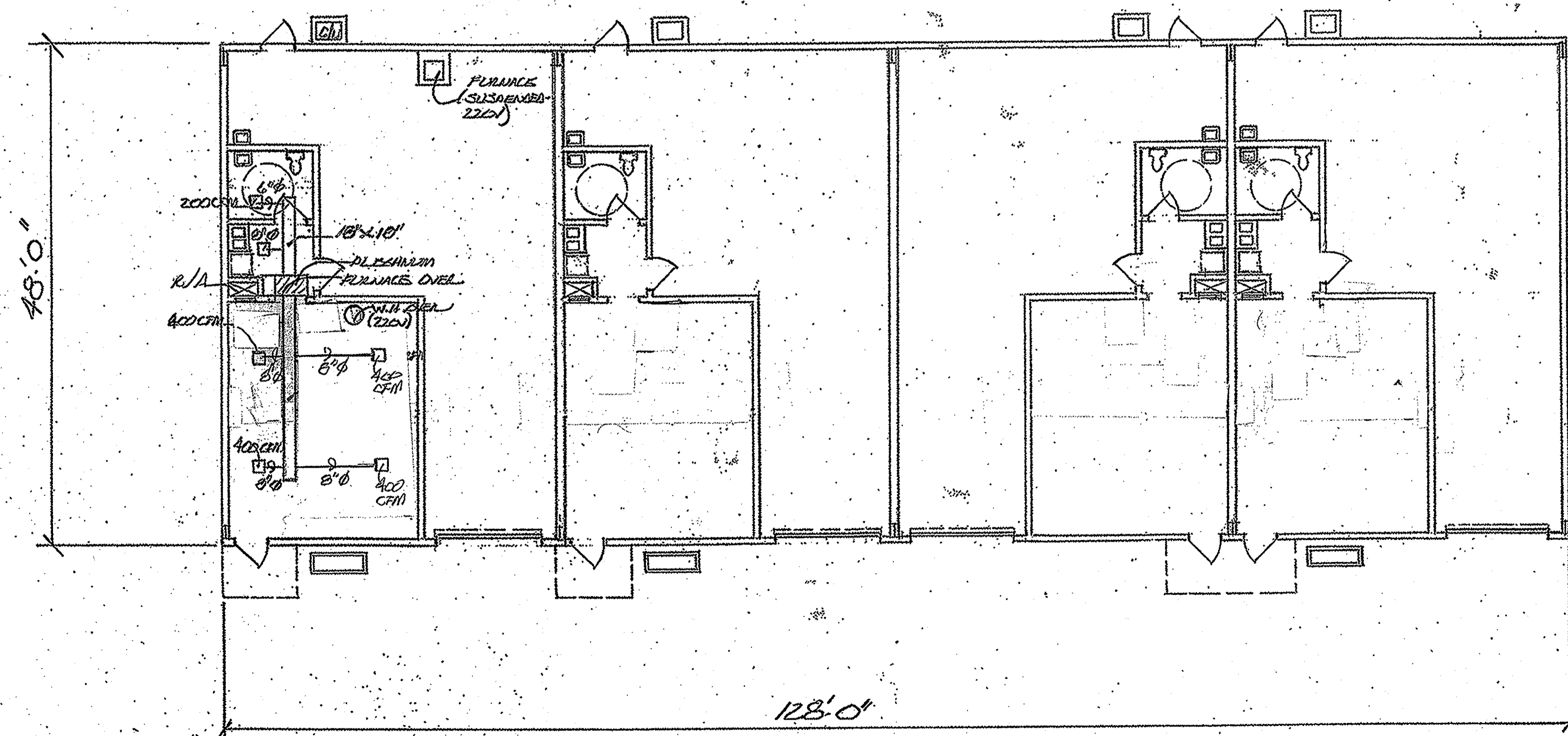


PROPOSED OFFICE/WAREHOUSE BUILDING
 LOT 33 GENERAL RAYMOND AVENUE
 MONROEVILLE, LA.
 FOIL
 DEALE ENTERPRISES, L.L.C.

DRAWN	7/11/24
CHECKED	
DATE	3/18
SCALE	1/8" = 1'-0"
JOB NO.	1821
SHEET	6
OF	SHEETS

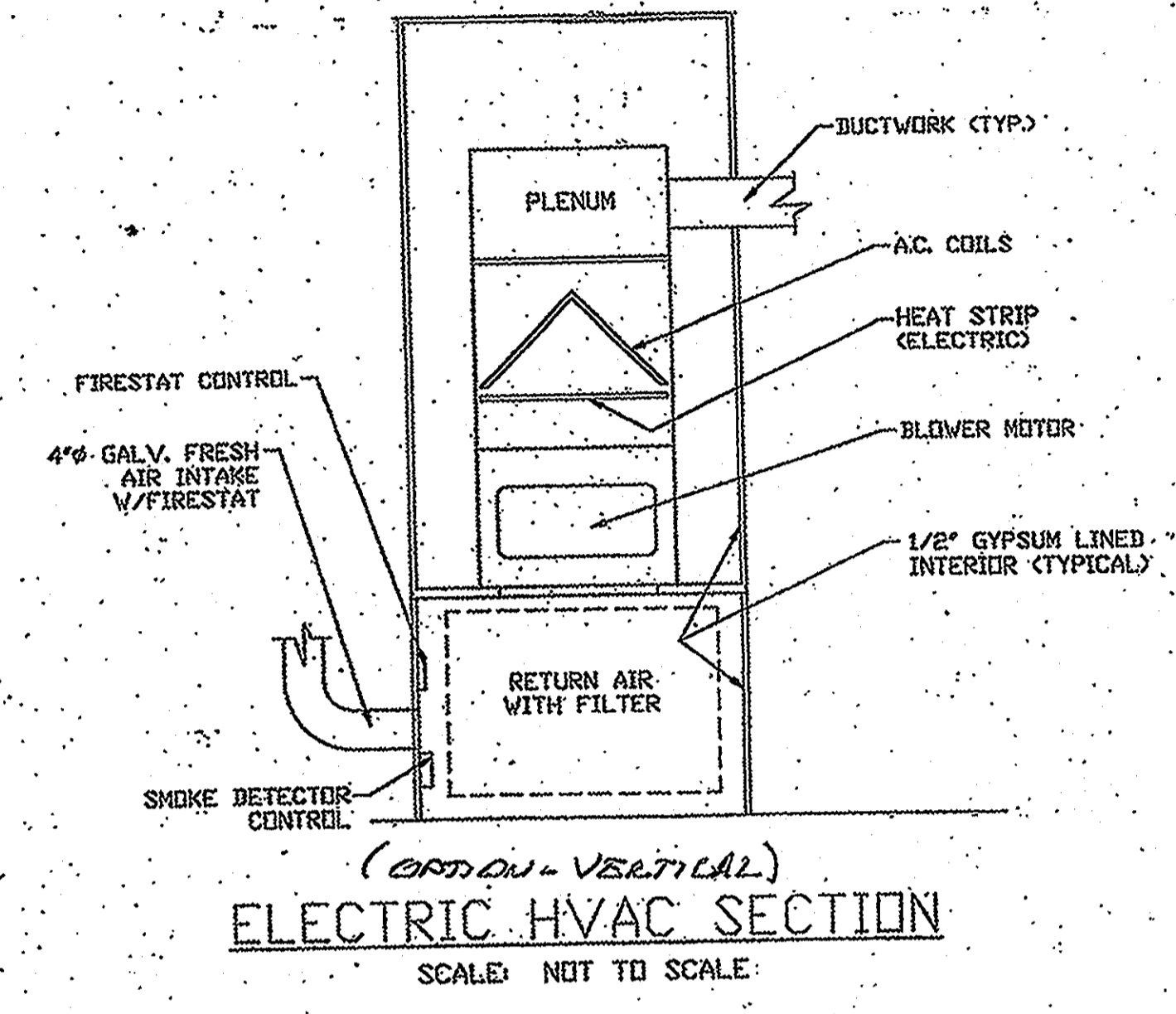
REVISIONS	BY

PROPOSED OFFICE/WAREHOUSE BUILDING
 LOT 33, GENERAL PARTER AVENUE
 BLAINEVILLE, LA.
 F.O.I.
 PEACE ENTERPRISES, L.L.C.

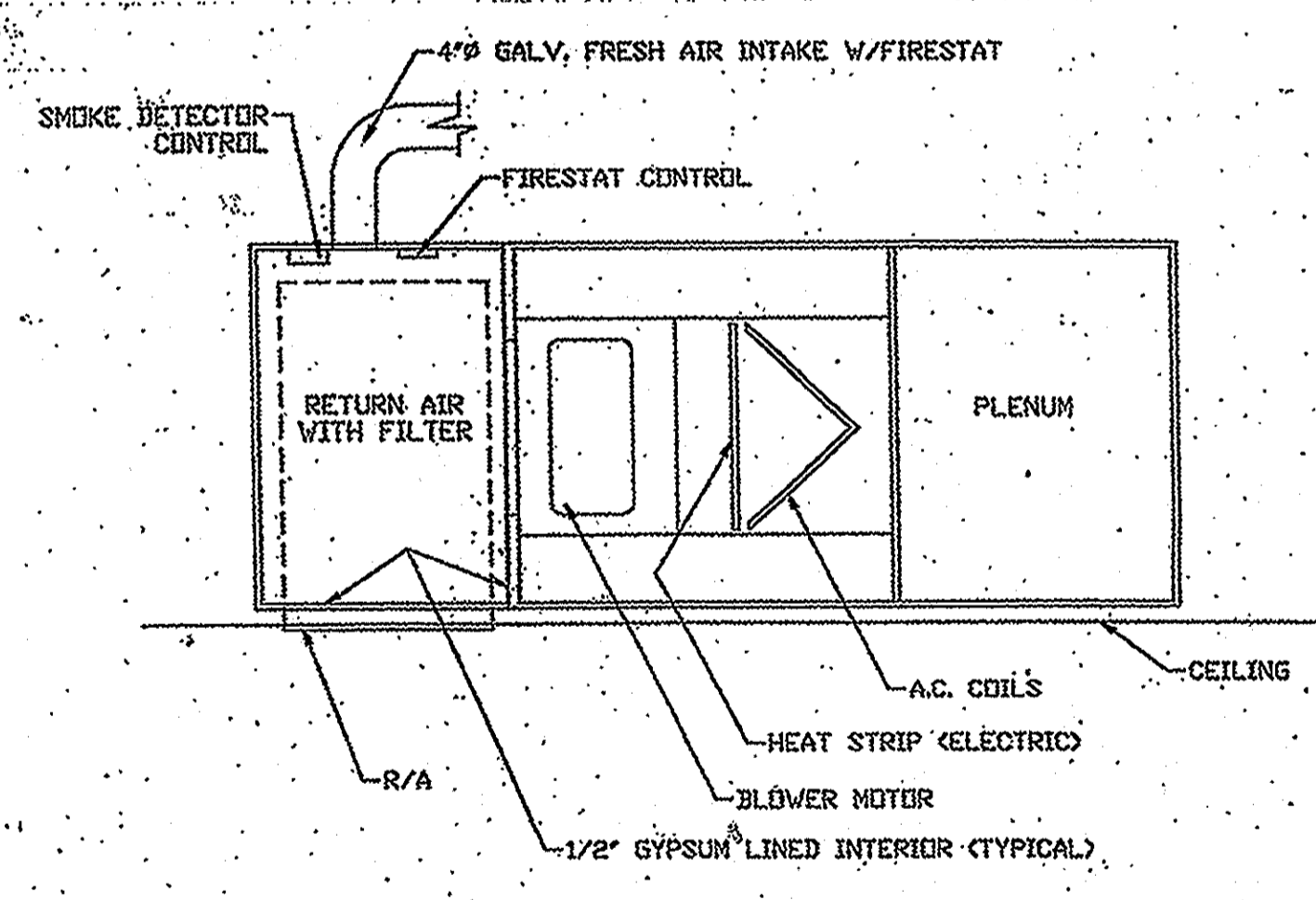


MECHANICAL FLOOR PLAN - 1/8" = 1'-0"

NOTE: COORDINATE H.V.A.C. REGISTER LOCATIONS WITH LIGHTING PLAN



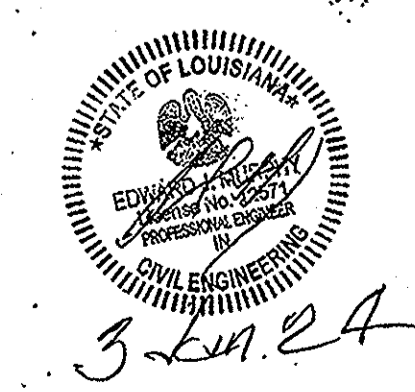
ELECTRIC HVAC SECTION
SCALE: NOT TO SCALE



ELECTRIC HVAC SECTION
SCALE: NOT TO SCALE

ALL TOILET ROOMS WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATOR SHALL BE SIZED TO EXCHANGE THE VOLUME OF AIR EQUAL TO FIVE CYCLES PER HOUR, AS PER SEC. 1507 OF THE IRC 2012 EDITION.

- NOTES**
- AC DUCTS ARE TO BE CONSTRUCTED OF GALVANIZED AND AS REQUIRED BY THE SHEET METAL AND AIR CONDITIONING PRACTICE MANUAL, IF GALVANIZED OR FIBERGLASS, SAME SHALL BE OF UL CLASS - I APPROVED MATERIALS.
 - UNIT WILL INCLUDE A FRESH AIR INTAKE, FIRE-DAMPED AND A THERMOSWITCH TO CUT THE FANS IN CASE OF FIRE.
 - THE RETURN AIR SHALL BE DUCTED BACK TO THE UNIT.
 - ALL INSTALLATIONS MUST BE EASILY ACCESSIBLE.
 - HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH LATEST EDITION NFPA 101.
 - ALL AC AND HEATING NEW CONSTRUCTION TO ASHRAE SPECIFICATIONS.



DRAWN	5/11/18
CHECKED	
DATE	5/18
SCALE	1/8" = 1'-0"
JOB NO.	1321
SHEET	7
OF	SHEETS