

# GLORY BOUND GYROS

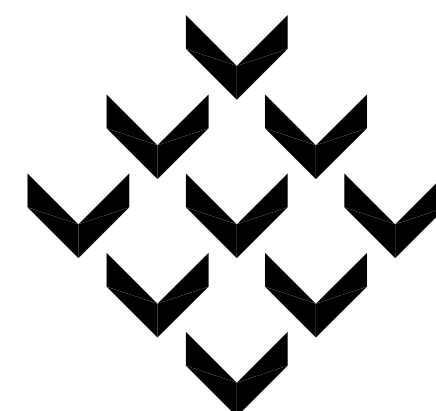
## RIVER HIGHLANDS RETAIL CENTER

### COVINGTON, LOUISIANA

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



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY  
ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF  
MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH  
AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING  
CONSTRUCTION. P.A.P. ©2014



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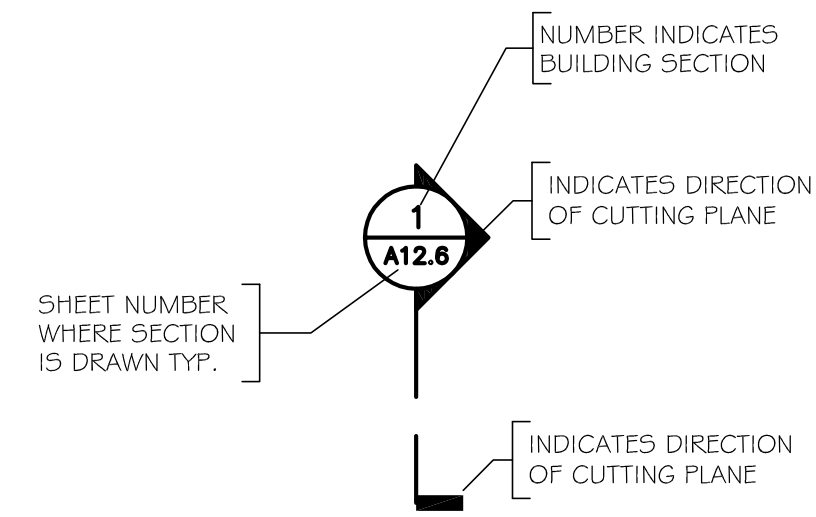
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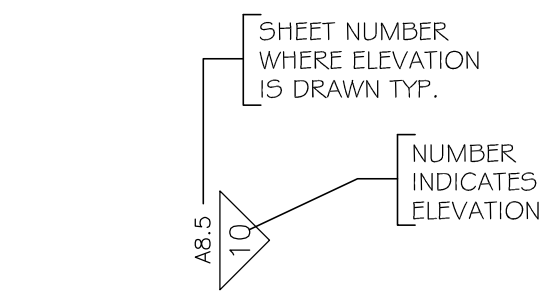
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# 1. PROJECT SYMBOLS

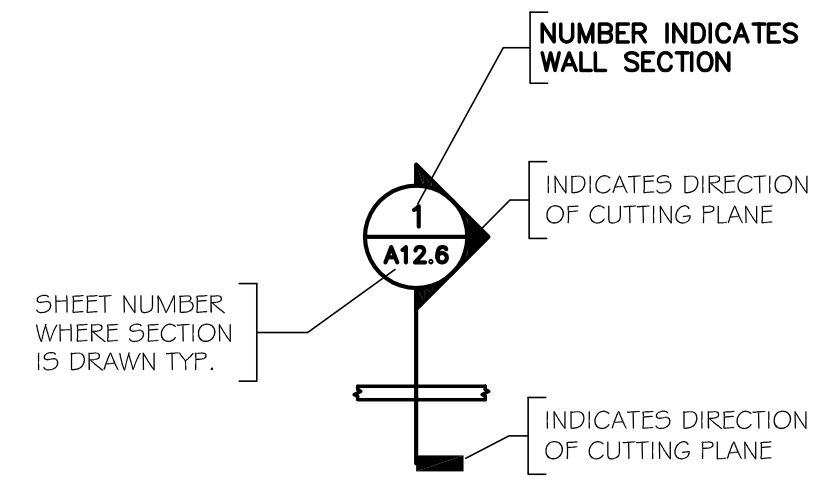
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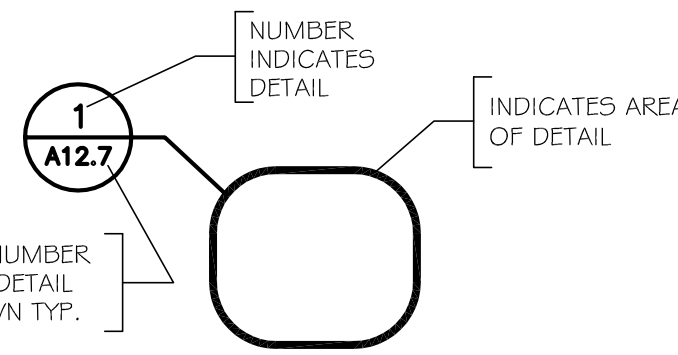
**BUILDING SECTION TAG**



**INTERIOR ELEVATION TAG**



**WALL SECTION TAG**



**DETAIL TAG**

- WALL TYPE
- COLUMN LINE
- KEY NOTES
- DOOR TAG
- WINDOW TAG
- ROOM NUMBERS

# ABBREVIATIONS

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

# 2. PROJECT DATA

SCALE: NONE

**CODES:**  
 IBC 2009 INTERNATIONAL BUILDING CODE (St. Tammany Parish)  
 NFPA 101 LIFE SAFETY CODE 2012  
 IMC 2009 INTERNATIONAL MECHANICAL CODE  
 NEC 2011 NATIONAL ELECTRIC CODE  
 LSFC 2013 LOUISIANA STATE PLUMBING CODE  
 LOUISIANA STATE FIRE MARSHAL ACT  
 AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINE  
 COMMERCIAL BUILDING ENERGY CONSERVATION CODE  
 SAINT TAMMANY PARISH LAND USE REGULATIONS

**PROPERTY:**  
 PROJECT ADDRESS: RIVER HIGHLANDS RETAIL CENTER  
 RIVER HIGHLANDS BOULEVARD  
 COVINGTON, LOUISIANA  
 LOCATION: ST. TAMMANY PARISH  
 ZONING: C-2 HIGHWAY COMMERCIAL

**FLOOD DESIGN DATA:**  
 FLOOD ZONE: A12  
 GRADE ELEVATION: NA  
 DESIGN FLOOD ELEVATION: NA  
 LOWEST FLOOR ELEVATION: NA

<b>BUILDING USE:</b> IBC GROUP: (IBC SECTION 302 thru 312) NFPA	GROUP A-2 - ASSEMBLY ASSEMBLY
<b>CONSTRUCTION TYPE AND MAXIMUM AREA:</b> CONSTRUCTION TYPE: (IBC SECTION 602) (NFPA 8.2.1) FIRE SPRINKLER SYSTEM REQD: (IBC SECTION 903) (NFPA 36.3.5) FIRE SPRINKLER SYSTEM PROVIDED: FIRE ALARM SYSTEM REQUIRED: (IBC SECTION 907.2.2) (NFPA 36.3.4) FIRE ALARM SYSTEM PROVIDED: MAXIMUM NUMBER OF STORIES (IBC CODE TABLE 503) MAXIMUM BUILDING AREA (PER FLOOR) (IBC CODE TABLE 503) MAXIMUM BUILDING AREA (PER BUILDING) (IBC CODE TABLE 503) MAXIMUM BUILDING AREA (AREA MODIFICATION PER IBC CODE 506)	IBC TYPE II-B NFPA TYPE II-000 YES YES NO NO 2 12,500 SQ. FT. 25,000 SQ. FT. NOT REQUIRED
<b>OVERALL TENANT AREA:</b>	3,375 SQ. FT. (ENCLOSED)

<b>OCCUPANT LOAD AND EXITS: (PER UNIT)</b> OCCUPANT LOAD (IBC TABLE 1004.1.1) DINING AREA = 1 PER 15 SQ. FT. KITCHEN AREA = 1 PER 200 SQ. FT.	105 OCCUPANTS 6 OCCUPANTS TOTAL 111 OCCUPANTS
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<b>EXITS</b> MINIMUM PER IBC TABLE 1021.1	3
<b>EXIT CAPACITY REQUIRED:</b>	111 x .27/person = 22.2"
<b>EXIT CAPACITY PROVIDED:</b>	144"

<b>TRAVEL DISTANCE: (SPRINKLERED)</b> MAX. ALLOWABLE TRAVEL DISTANCE TO EXITS: (IBC 1016.1) (NFPA 7.6) MAX. ALLOWABLE COMMON PATH OF TRAVEL: (IBC 1014.3) (NFPA 7.6) MAX. DEAD END CORRIDOR: (IBC 1018.4) (NFPA 7.6)	25' 75' 50'
<b>DESIGN LOADS: IBC TABLE 1607.1</b>	
OTHER ASSEMBLY AREAS	100 PSF
ROOF LIVE LOAD	20 PSF
ROOF(GROUND) SNOW LOAD: (IBC FIGURE 1608.2)	5 PSF

<b>WIND DESIGN DATA:</b> WIND SPEED: (IBC FIGURE 1609) WIND IMPORTANCE FACTOR: WIND OCCUPANCY CATEGORY: (IBC TABLE 1604.5) WIND EXPOSURE: (IBC SECTION 1609.4)	115 MPH 1.0 II B
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<b>COMPONENTS AND CLADDING:</b>	EXISTING BUILDING
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<b>FIRE RESISTANCE RATING: (IBC TABLE 601 and 602)</b>	
EXTERIOR WALLS:	EXISTING BUILDING
INTERIOR WALLS:	1 HOUR TENANT SEPARATION
PENETRATIONS AT RATED ASSEMBLIES:	MATCH ASSEMBLY
CEILING/FLOOR:	0
COLUMNS:	0
BEAMS:	0
DRAFTSTOPS: REQUIRED IN ATTIC - 3000 S.F. (WOOD CONSTRUCTION ONLY)	NOT REQUIRED

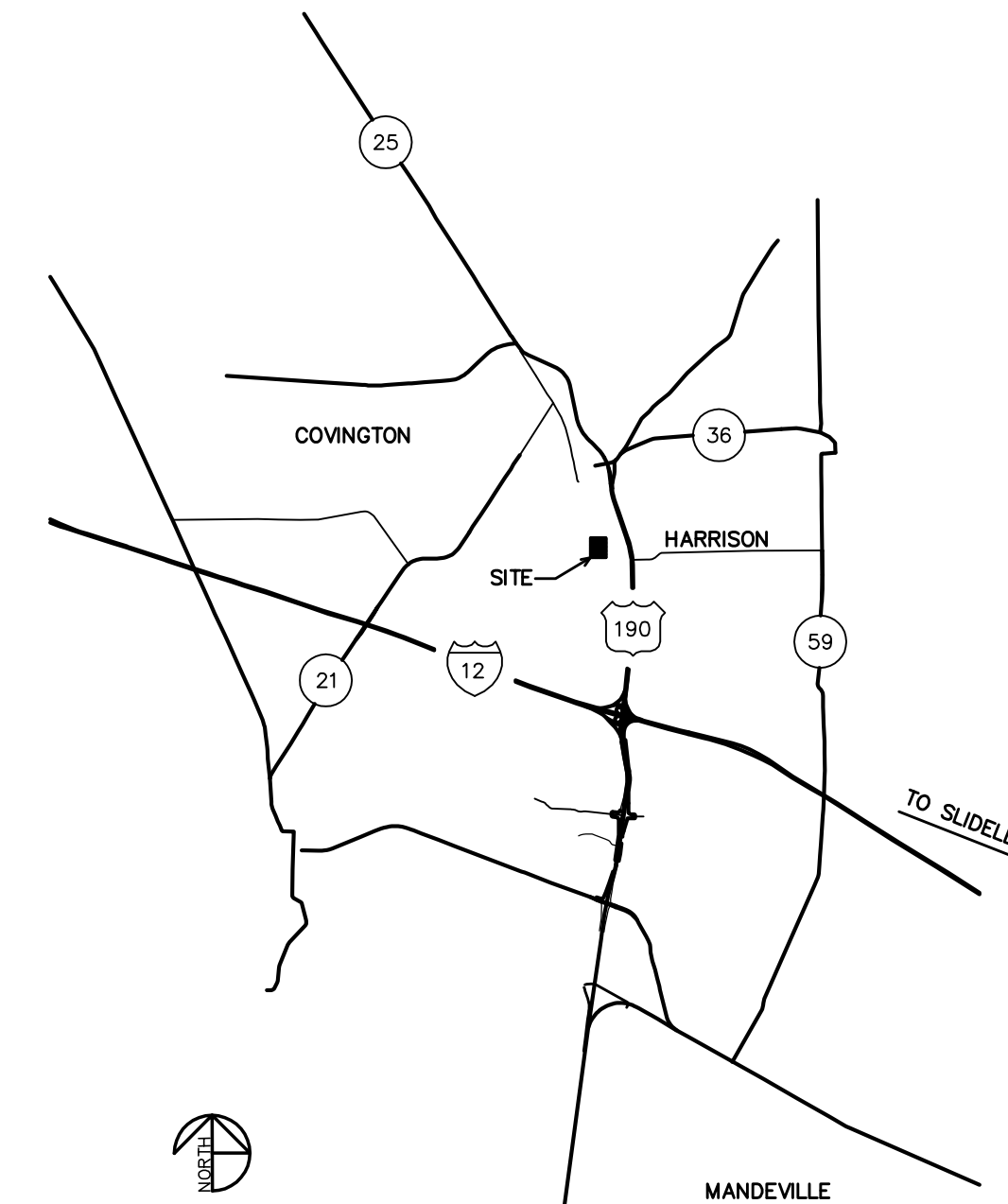
# 3. INDEX OF DRAWINGS

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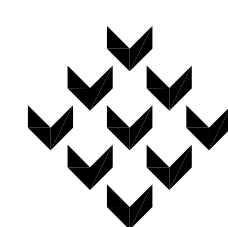
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 A1.1 PROJECT SYMBOLS, PROJECT DATA, INDEX, DIRECTORY, VICINITY MAP  
 A1.2 PROJECT NOTES  
 A1.3 ENERGY CODE NOTES  
 A2.1 OVERALL SITE PLAN  
 A3.1 LIFE SAFETY CODE PLAN  
 A4.1 EXISTING BUILDING SHELL FLOOR PLAN  
 A4.2 NEW FLOOR PLAN  
 A5.1 DOOR, # WINDOW SCHEDULES; WINDOW # DOOR ELEVATION  
 A6.1 REFLECTED CEILING PLAN  
 A7.1 RESTROOM PLAN # ACCESSIBLE DETAILS  
 A8.1 INTERIOR ELEVATIONS  
 A9.1 NOT USED  
 A10.1 EXTERIOR ELEVATIONS
- P1.1 PLUMBING RISERS**
- M1.1 MECHANICAL PLAN**
- E1.1 LIGHTING PLAN**  
 E2.1 POWER PLAN  
 E3.1 RISER DIAGRAM, PANEL SCHEDULE
- FS-1 FOOD SERVICE EQUIPMENT SCHEDULE**  
 FS-1A FOOD SERVICE EQUIPMENT SCHEDULE  
 FS-2 FOOD SERVICE EQUIPMENT PLAN (REQUIRES ROUGH IN)  
 FS-2A FOOD SERVICE EQUIPMENT (NO-ROUGH IN)  
 FS-3 FOOD SERVICE EQUIPMENT PLUMBING  
 FS-4 FOOD SERVICE EQUIPMENT ELECTRICAL  
 FS-5 FOOD SERVICE EQUIPMENT ELEVATIONS  
 FS-6 WALK IN COOLER / FREEZER

# 4. VICINITY MAP

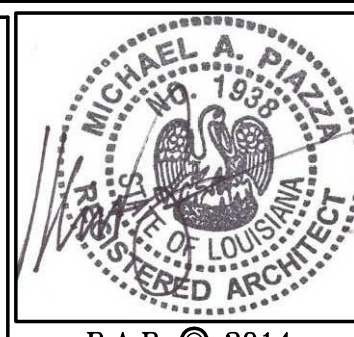
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project 6014  
 date 11.30.14  
 revisions



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 RIVER HIGHLANDS RETAIL CENTER  
 COVINGTON, LOUISIANA

sheet

**A1.1**

of

# PROJECT NOTES

SCALE: NONE

## GENERAL:

1. AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 1997 EDITION, SHALL BE PART OF CONTRACT FOR ANY WORK INCLUDED IN THESE PLANS AND SPECIFICATIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
3. CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AS REQUIRED BEFORE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE ANY SURVEYS, TESTING OR ENGINEERING REQUIRED TO INSURE SAFE AND COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL PASS ALL INSPECTIONS AND APPROVALS AS REQUIRED BY LOCAL AUTHORITIES DURING COURSE OF CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
8. CONTRACTOR SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATION. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION AND CORRECTION SHALL BE RESPONSIBILITY OF CONTRACTOR.
9. CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL CHANGES MARKED IN INK ON THE CONTRACT DOCUMENTS DURING CONSTRUCTION, INCLUDING LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL FURNISH OWNER AND ARCHITECT A COPY OF THIS RECORD BEFORE ACCEPTANCE IS RECORDED.
10. CONTRACTOR SHALL SECURE AND OBTAIN THE CERTIFICATE OF OCCUPANCY FROM LOCAL AUTHORITIES BEFORE FINAL PAYMENT WILL BE ISSUED.
11. THESE DRAWINGS HAVE BEEN DRAWN AND CHECKED TO INSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS AND REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO START OF WORK.
12. THE SHEETS IN THESE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY TO EACH OTHER, WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

## SITE:

13. ALL EXISTING REMAINING TREES SHOWN OR NOT ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. WHERE TREE LOCATION DISCREPANCY OCCURS, CONTACT THE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
  14. ALL CONCRETE SIDEWALKS U.N.O. SHALL BE 5" THICK, 4000 PSI AT 28 DAYS CONCRETE (150 LBS/CY) WITH 6% 6# WWF. CONSTRUCTION JOINTS SHALL BE AT 4'-0" O.C. AND EXPANSION JOINTS AT 32'-0" O.C., 1/2" PREMOLDED FILLER AT EXPANSION JOINTS, ALL JOINTS AND EDGES SHALL BE TROWELED TO A 1/2" RADIUS, FINISH SHALL BE BROOM FINISH.
- ## EGRESS:
15. A DOORWAY IN A MEANS OF EGRESS SHALL PROVIDE AT LEAST 32" CLEAR (CONSIDER A 3'-0" DOOR), WHERE A PAIR OF DOORS IS PROVIDED, AT LEAST ONE LEAF SHALL COMPLY.
  16. HOLLOW METAL FRAMES SHALL CONFORM WITH STEEL DOOR INSTITUTE RECOMMENDED SPECIFICATIONS, SDI-100.
  17. DOORS SHALL BE READILY OPENED FROM THE SIDE OF THE EXIT TRAVEL AT ALL TIMES THE BUILDING IS OCCUPIED.
  18. LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE, OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS.
  19. ALL DOORS IN A REQUIRED MEANS OF EGRESS MAY BE PROVIDED WITH A LATCH OR LOCK ONLY IF IT IS EQUIPPED WITH PANIC HARDWARE.
  20. EXIT DISCHARGE SHALL PROVIDE OCCUPANTS SAFE ACCESS TO A PUBLIC WAY.
  21. EGRESS SHALL NOT BE THROUGH A ROOM SUBJECT TO LOCKING IN THE DIRECTION OF EGRESS.
  22. PROVIDE LANDINGS OUTSIDE EXTERIOR DOORS LEVEL WITH THE FLOOR.
  23. THE FLOOR SHALL BE LEVEL ON BOTH SIDES OF A DOOR.
  24. FINAL HARDWARE SELECTION TO BE MADE BY OWNER AND ARCHITECT, CONTRACTOR TO SUBMIT INFORMATION FOR SELECTIONS.
  25. BATHROOM DOOR LOCKS SHALL PERMIT OPENING FROM THE OUTSIDE IN CASE OF EMERGENCY, BY STAFF PERSONNEL.

## DRAFT STOPS:

26. DRAFT STOPS SHALL BE INSTALLED AS PER SECTION 7.17, IBC 2009.
27. DRAFT STOP CONCEALED SPACES BETWEEN CEILINGS AND FLOORS INTO AREAS NOT EXCEEDING 1000 SQ. FT. IF APPLICABLE, AS PER SECTION 7.17.3.3, IBC 2009.
28. DRAFT STOP ATTICS INTO AREAS NOT EXCEEDING 3000 SQ. FT. IF APPLICABLE, AS PER SECTION 7.17.4.3, IBC 2009.

## INSULATION:

29. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION 7.19, IBC 2009, EDITED AS AMENDED.
30. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPMENT FACTOR OF 0-450, IN ACCORDANCE WITH SECTION 7.19, IBC 2009.
31. EXPOSED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPMENT FACTOR OF 0-450.
32. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPMENT FACTOR OF 0-450, IN ACCORDANCE WITH SECTION 7.19, IBC 2009.

## GLAZING:

33. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY SECTION 2406, IBC 2009.
34. WINDOW WALL RECOMMENDATIONS PUBLISHED BY AAMA IN THE "METAL CURTAIN WALL, WINDOW STOREFRONT, AND ENTRANCE GUIDE" SPECIFICATIONS MANUAL APPLIES TO THIS PROJECT.

## CORRIDOR:

35. THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.1, IBC 2009, BUT SHALL NOT BE LESS THAN 44 INCHES.
36. WHERE CORRIDORS MUST BE SEPARATED FROM USE AREAS, A 1 HOUR FIRE WALL AND SELF-CLOSING 45 MINUTE LABELED DOOR/FRAME ASSEMBLIES ARE REQUIRED, REFER TO PLAN FOR LOCATIONS AND PARTITION TYPES FOR UL FILE NUMBER AND DETAILS.

## LIFE SAFETY:

37. ENCLOSE OR OTHERWISE PROTECT PENETRATIONS IF SYSTEMS ARE SERVING MORE THAN ONE FLOOR OF FIRE AREA TO MAINTAIN THE FIRE INTEGRITY REQUIRED FOR VERTICAL OPENINGS, SECTION 7.12, IBC 2009.
38. SEPARATE STORAGE ROOMS OVER 100 SQUARE FEET FROM OTHER PARTS OF THE BUILDING BY ONE HOUR FIRE RESISTANT CONSTRUCTION USING SELF-CLOSING 45 MINUTE LABELED DOORS AND FRAMES, SECTION 302, TABLE 302.1.1 IBC 2009.
39. PROTECT VERTICAL OPENINGS IN ACCORDANCE WITH CHAPTER 7, IBC 2009.
40. A REQUIRED FIRE SEPARATION SHALL BE CONTINUOUS FROM FOUNDATION THROUGH ALL INTERVENING CONSTRUCTION TO THE ROOF DECK, FROM OUTSIDE WALL TO OUTSIDE WALL OR FROM FIRE BARRIER TO FIRE BARRIER, PROVIDE UL OR FM LISTED ASSEMBLY.
41. 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.
42. INSTALL GAS PIPING IN ACCORDANCE WITH NFPA 54.
43. GAS-FIRED EQUIPMENT SHALL BE U.L. LISTED FOR ITS INTENDED USE AND SHALL BE INSTALLED AND VENTED IN ACCORDANCE WITH NFPA 54.

## FIRE EXTINGUISHER:

44. FIRE EXTINGUISHER AND CABINET SHALL COMPLY WITH APPLICABLE UL STANDARDS AND ARE LABELED BY UL. MULTI-PURPOSE DRY CHEMICAL TYPE (A-A-GBC/FE), CABINET TO BE SEMI-RECESS TYPE WITH BUBBLE TYPE DOOR.
45. PROVIDE HAND-OPERATED FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA-10.
46. ALL WORK AND INSPECTIONS OF FIRE ALARM, FIRE SUPPRESSION, AUTOMATIC SPRINKLER AND FIRE EXTINGUISHING SYSTEMS OR PORTABLE FIRE EXTINGUISHERS SHALL BE PERFORMED BY A STATE OF LOUISIANA CERTIFIED AGENT.
47. TRAVEL DISTANCE TO A FIRE EXTINGUISHERS SHALL NOT EXCEED 75 FEET.
48. TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LBS., SHALL BE NOT MORE THAN 5 FEET ABOVE THE FLOOR; 3-1/2 FEET IF GROSS WEIGHT 40 LBS OR GREATER.

## MISCELLANEOUS:

49. MASONRY VENEER ANCHORED TO WOOD FRAMING SHALL BE ATTACHED AS PER SECTION 1404.4, IBC 2009.
50. CONTRACTOR SHALL KEEP ALL ROADWAYS CLEAN AND FREE OF CONSTRUCTION DIRT AND DEBRIS.
51. CONTRACTOR SHALL ONLY PARK IN AREAS APPROVED BY THE OWNER.

## ALARM SYSTEM NOTES:

1. AN ALARM SYSTEM IS NOT REQUIRED BUT IF PROVIDED THEN THE FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE WITH 101:9-6, AND IBC 2009, 907.2.
2. PROVIDE A VISUAL ALARM SYSTEM IN ACCORDANCE ADA-AG 4.28.3
3. FIRE DEPARTMENT NOTIFICATION SHALL BE ACCOMPANIED IN ACCORDANCE WITH 9.6.4.
4. WHEN CENTRAL CONTROL EQUIPMENT IS LOCATED IN AREAS THAT ARE NOT CONTINUOUSLY OCCUPIED, AUTOMATIC FIRE DETECTORS SHALL BE PROVIDED AT EACH CENTRAL EQUIPMENT LOCATION TO PROVIDE WARNING OF FIRE AT THESE LOCATIONS.
5. OCCUPANT NOTIFICATION SHALL BE BY MEANS OF EITHER VOICE OR PRERECORDED MESSAGE ANNOUNCEMENT INITIATED BY THE PERSON IN THE CONSTANTLY ATTENDED RECEIVING STATION. HORNS AND BELLS ARE NOT ALLOWED IN ASSEMBLY OCCUPANCIES.
6. IN ACCORDANCE WITH LRS 40:1651, FIRE ALARM SYSTEM SHOP DRAWINGS TO BE SUBMITTED WITH PLAN REVIEW APPLICATION AND FEE PRIOR TO INSTALLATION OF ANY WORK. NO WORK SHALL COMMENCE UNTIL SHOP DRAWINGS HAVE BEEN FOUND TO BE IN COMPLIANCE WITH APPLICABLE CODES BY THE STATE FIRE MARSHALL'S OFFICE.
7. AS PER LRS 40:1653 AND 40:1628, ALL WORK AND INSPECTIONS OF FIRE ALARM AND PORTABLE FIRE EXTINGUISHERS SHALL BE PERFORMED BY A STATE OF LOUISIANA CERTIFIED AGENT.

## GENERAL ACCESSIBILITY NOTES:

1. PROVIDE HANDICAPPED ACCESSIBILITY IN ACCORDANCE WITH ADA-ABA (2010). THIS PROJECT SHALL INCLUDE, BUT NOT BE LIMITED THE FOLLOWING REQUIREMENTS:

## SITE:

2. PARKING SPACES SHALL COMPLY WITH SECTION 4.6.3. PARKING SPACES AND AISLES SHALL BE LEVEL. RAMPS SHALL NOT ENCRoACH INTO AISLES.
3. PROVIDE AN ACCESSIBLE ROUTE FROM EACH ACCESSIBLE PARKING SPACE TO THE ACCESSIBLE BUILDING ENTRANCE.
4. MINIMUM CLEAR WIDTH TO BE 36", PASSING SPACES REQUIRED AT MAXIMUM OF 200' (60" X 60' AREA).
5. LEAST POSSIBLE SLOPE FOR RAMPS AND ACCESSIBLE ROUTES SHALL BE 1:12.
6. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
7. SLOPE OF FLARED CURB RAMP SIDES SHALL NOT EXCEED 1:10.
8. CROSS SLOPE SHALL NOT EXCEED 1:50.
9. RUNNING SLOPE SHALL NOT EXCEED 1:20.
10. RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. PROVIDE EDGE PROTECTION AT OPEN SIDES OF RAMPS AND LANDINGS. CURBS SHALL BE NOT LESS THAN 4" HIGH IN ACCORDANCE WITH 101:7.2.3.3.

## EGRESS:

11. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC.
12. PROVIDE SIGNAGE AT ACCESSIBLE ENTRANCE(S) AND DIRECTIONAL SIGNAGE AT ALL INACCESSIBLE ENTRANCES.
13. GROUND AND FLOOR SURFACES SHALL BE FIRM, STABLE AND SLIP-RESISTANT.
14. A DOORWAY IN MEANS OF EGRESS SHALL PROVIDE AT LEAST 32" CLEAR (CONSIDER A 3'-0" DOOR), WHERE A PAIR OF DOORS IS PROVIDED, AT LEAST ONE LEAF SHALL COMPLY.
15. THRESHOLDS SHALL COMPLY WITH REQUIREMENTS OF THIS SECTION 4.5.2 REGARDING CHANGES IN LEVEL. MAXIMUM THRESHOLD HEIGHT TO BE 1/2" AND BEVELLED IF OVER 1/4", 3/4" AT EXTERIOR SLIDING DOORS).
16. PROVIDE LANDING OUTSIDE EXTERIOR DOORS LEVEL WITH THE FLOOR.
17. THE FLOOR SHALL BE LEVEL ON BOTH SIDES OF A DOOR.
18. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS ARE ACCEPTABLE DESIGNS.
19. PROVIDE MANUEVERING CLEARANCE AT DOORS IN ACCORDANCE WITH FIGURE 45(A,B,C).
20. HANDRAILS REQUIRED ON BOTH SIDES OF ALL STAIRS, HEIGHT TO BE 34" - 38", MEASURED FROM STAIR NOSING, 1-1/2" CLEAR SPACE BETWEEN RAIL AND WALL.
21. RAMPS THAT EXCEED 6" IN RISE, OR 72" IN RUN, SHALL HAVE HANDRAILS ON BOTH SIDES, HEIGHT TO BE 34" TO 38" ABOVE RAMP SURFACE, AND EXTEND AT LEAST 12" BEYOND TOP AND BOTTOM OF RAMP, PARALLEL TO RAMP SURFACE.

## MISCELLANEOUS:

22. PROVIDE ACCESSIBLE SERVICE/TELLER/INFORMATION COUNTER(S) IN ACCORDANCE WITH SECTION 7.2(2).
23. ACCESSIBLE COUNTER HEIGHT SHALL BE FROM 28" TO 34" ABOVE THE FINISHED FLOOR AT RECEPTION COUNTER.
24. EMPLOYEE WORK AREAS SHALL BE DESIGNED AND CONSTRUCTED AS THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER AND EXIT.
25. MINIMUM CLEAR HEADROOM TO BE 80".
26. OBJECTS PROJECTING FROM WALL WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO THE WALLS OR CORRIDORS.
27. OPENINGS FOR AREAS LESS THAN 24" IN DEPTH SHALL HAVE CLEAR OPENING OF 20" MIN.

## TOILET ROOMS:

28. TOILET ROOMS SHALL COMPLY WITH REQUIREMENTS OF SECTION 4.22.
29. STANDARD ACCESSIBLE TOILET SHALL HAVE MINIMUM WIDTH OF 60" AND MINIMUM DEPTH OF 59" FOR FLOOR MOUNTED WATER CLOSET (56" WITH WALL MOUNTED UNIT), FOR OUTWARD SWINGING DOOR.
30. WATER CLOSETS SHALL BE LOCATED 18" FROM A SIDE WALL OR PARTITION.
31. THE HEIGHT TO THE TOP OF THE TOILET SEAT SHALL BE 17" TO 19".
32. FLUSH CONTROLS SHALL BE 44" MAXIMUM ABOVE FINISHED FLOOR.
33. GRAB BARS FOR TOILETS SHALL BE PROVIDED 33" TO 36" ABOVE FINISH FLOOR: SIDE WALL: 42" LONG MINIMUM, 12" FROM BACK WALL. BACK WALL: 36" LONG MINIMUM, 12" MIN. EACH SIDE OF WATER CLOSET CENTER LINE.
34. URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH AN ELONGATED RIM AT 17" MAX. ABOVE FINISH FLOOR. A CLEAR FLOOR SPACE 30" WIDE BY 48" DEEP MINIMUM SHALL BE PROVIDED.

## COMMERICAL FRAMING NOTES:

### GENERAL:

1. ALL DIMENSIONS SHOULD BE READ AND CALCULATED AND NEVER SCALED.
2. ALL WALL DIMENSIONS ARE TAKEN TO THE FACE EDGE OF STUD, UNLESS NOTED OTHERWISE.

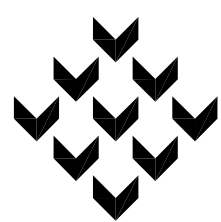
### COLD FORMED METAL FRAMING:

3. INSTALL COLD-FORMED METAL FRAMING ACCORDING TO AISI'S "STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS" AND TO MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
4. INSTALL COLD-FORMED METAL FRAMING AND ACCESSORIES PLUMB, SQUARE, AND TRUE TO LINE, AND WITH CONNECTIONS SECURELY FASTENED.
5. INSTALL FRAMING MEMBERS IN ONE-PIECE LENGTHS.
6. INSTALL TEMPORARY BRACING AND SUPPORTS TO SECURE FRAMING AND SUPPORT LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH STRUCTURE WAS DESIGNED. MAINTAIN BRACES AND SUPPORTS IN PLACE, UNDISTURBED, UNTIL ENTIRE INTEGRATED SUPPORTING STRUCTURE HAS BEEN COMPLETED AND PERMANENT CONNECTIONS TO FRAMING ARE SECURED.
7. DO NOT BRIDGE BUILDING EXPANSION AND CONTROL JOINTS WITH COLD-FORMED METAL FRAMING. INDEPENDENTLY FRAME BOTH SIDES OF JOINTS.
8. INSTALL INSULATION, SPECIFIED IN DIVISION 7 SECTION "BUILDING INSULATION," IN BUILT-UP EXTERIOR FRAMING MEMBERS, SUCH AS HEADERS, SILLS, BOXED JOISTS, AND MULTIPLE STUDS AT OPENINGS, THAT ARE INACCESSIBLE ON COMPLETION OF FRAMING WORK.
9. FASTEN HOLE REINFORCING PLATE OVER WEB PENETRATIONS THAT EXCEED SIZE OF MANUFACTURER'S STANDARD FUNCHED OPENINGS.
10. ERECTION TOLERANCES: INSTALL COLD-FORMED METAL FRAMING LEVEL, PLUMB, AND TRUE TO LINE TO A MAXIMUM ALLOWABLE TOLERANCE VARIATION OF 1/8" INCH IN 10 FEET AND AS FOLLOWS:
  11. SPACE INDIVIDUAL FRAMING MEMBERS NO MORE THAN PLUS OR MINUS 1/8" INCH FROM PLAN LOCATION. CUMULATIVE ERROR SHALL NOT EXCEED MINIMUM FASTENING REQUIREMENTS OF SHEATHING OR OTHER FINISHING MATERIALS.
  12. INSTALL TRACKS (RUNNERS) AT FLOORS AND OVERHEAD SUPPORTS. EXTEND FRAMING FULL HEIGHT TO STRUCTURAL SUPPORTS OR SUBSTRATES ABOVE SUSPENDED CEILINGS, EXCEPT WHERE PARTITIONS ARE INDICATED TO TERMINATE AT SUSPENDED CEILINGS. CONTINUE FRAMING AROUND DUCTS PENETRATING PARTITIONS ABOVE CEILING.
  13. SLIP-TYPE HEAD JOINTS: WHERE FRAMING EXTENDS TO OVERHEAD STRUCTURAL SUPPORTS, INSTALL TO PRODUCE JOINTS AT TOPS OF FRAMING SYSTEMS THAT PREVENT AXIAL LOADING OF FINISHED ASSEMBLIES.
  14. DOOR OPENINGS: SCREW VERTICAL STUDS AT JAMBS TO JAMB ANCHOR CLIPS ON DOOR FRAMES; INSTALL RUNNER TRACK SECTION (FOR CRIPPLE STUDS) AT HEAD AND SECURE TO JAMB STUDS.
    - A. INSTALL TWO STUDS AT EACH JAMB, UNLESS OTHERWISE INDICATED.
    - B. INSTALL CRIPPLE STUDS AT HEAD ADJACENT TO EACH JAMB STUD, WITH A MINIMUM 1/2-INCH CLEARANCE FROM JAMB STUD TO ALLOW FOR INSTALLATION OF CONTROL JOINT IN FINISHED ASSEMBLY.
    - C. EXTEND JAMB STUDS THROUGH SUSPENDED CEILINGS AND ATTACH TO UNDERSIDE OF OVERHEAD STRUCTURE.
  15. OTHER FRAMED OPENINGS: FRAME OPENINGS OTHER THAN DOOR OPENINGS THE SAME AS REQUIRED FOR DOOR OPENINGS, UNLESS OTHERWISE INDICATED. INSTALL FRAMING BELOW SILLS OF OPENINGS TO MATCH FRAMING REQUIRED ABOVE DOOR HEADS.
  16. FIRE-RESISTANCE-RATED PARTITIONS: INSTALL FRAMING TO COMPLY WITH FIRE-RESISTANCE-RATED ASSEMBLY INDICATED AND SUPPORT CLOSURES AND TO MAKE PARTITIONS CONTINUOUS FROM FLOOR TO UNDERSIDE OF SOLID STRUCTURE.
  17. INSTALL SUPPLEMENTARY FRAMING, BLOCKING, AND BRACING IN STUD FRAMING INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CASEWORK, HEAVY TRIM, FURNISHINGS, AND SIMILAR WORK REQUIRING ATTACHMENT TO FRAMING. IF TYPE OF SUPPLEMENTARY SUPPORT IS NOT INDICATED, COMPLY WITH STUD MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INDUSTRY STANDARDS IN EACH CASE, CONSIDERING WEIGHT OR LOAD RESULTING FROM ITEM SUPPORTED.
  18. INSTALL HORIZONTAL BRIDGING IN EXTERIOR NON-LOAD BEARING STUD SYSTEM, SPACED AS RECOMMENDED BY MANUFACTURER BUT NOT MORE THAN 48" APART. FASTEN AT EACH STUD INTERSECTION.

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of

# 1. ENERGY NOTES

SCALE: NONE

## ENERGY CODE NOTES:

### A. Envelope Requirements

#### 1. Air Leakage

- All joints and penetrations in the building envelope that are potential sources of air leakage must be caulked, gasketed, weatherstripped, or otherwise sealed in an approved manner.
- Recessed lighting fixtures must be gasketed and IC rated; i.e., rated for direct contact with insulation.
- The following areas must be sealed:
  - exterior joints around window and door frames
  - between wall sole plates, floors, and exterior-wall panels
  - openings for plumbing, electricity, and refrigerant and gas lines in exterior walls, floors, and roofs
  - openings in attic floors (such as where ceiling panels meet interior and exterior walls and masonry fireplaces)
  - service and access doors or hatches
  - all other similar openings in the building envelope
- Maximum air leakage rates for manufactured windows and doors are specified in the table below. Windows and doors certified by an accredited laboratory (such as the National Wood Window and Door Association (NWWDA) or the Architectural Aluminum Manufacturers Association (AAMA)) meet these requirements and are labeled. For noncertified windows and doors, check manufacturers' test reports to verify compliance with these air leakage requirements.

#### 2. Maximum Allowed Air Leakage Rates

Frame Types	Window			
	Wood	Aluminum	PVC	Other
Windows (cfm per ft of operable sash crack)	0.25	0.37	0.37	0.06
Sliding Doors (cfm per sq ft of door area)	N/A	0.37	0.37	
Swinging Doors (cfm per sq ft of door area)	0.25	1.25	N/A	

#### 3. Building Component Certification

- Insulation R-values and glazing and door U-factors must be clearly marked on building plans and specifications.
- Certification of installed components is required and can be accomplished through any of the following methods:
  - product labels - for example, R-values of insulation printed directly on the insulation, striping codes, manufacturers' labels on windows
  - contractor statements certifying the products they have installed
  - check with your local building official for requirements on certifying building components in your jurisdiction

#### 4. Certifying Installed Insulation

- For blown or sprayed insulation, the initial installed thickness, settled thickness, coverage area, and number of bags used must be clearly posted at the job site.
- For components having a manufacturer's guaranteed R-value rating thickness markers must be placed at least every 300 feet.
- For components without a manufacturer's guaranteed R-value rating, contact the Insulation Contractors Association of America for an approved way to ensure proper insulation levels are obtained.
- All COMcheck-EZ insulation requirements assume the insulation is installed at its standard thickness. If insulation is compressed, the R-value is reduced and the building may not meet the requirements.

#### 5. Fiberglass Batt Insulation R-Values and Standard Thicknesses

Insulation R-Value	Standard Thickness
R-11	3-1/2"
R-13	3-5/8"
R-15	3-1/2"
R-19	6-1/4"
R-21	5-1/2"
R-22	6-1/4"
R-30	9-1/2"
R-38	12"

### B. Lighting Requirements

#### 1. Control, Switching, and Wiring Requirements

All lighting systems must have controls or switches that allow occupants to manually or automatically dim lights or turn them on and off.

#### 2. Interior-Lighting Controls

Independent interior-lighting controls are required for each area enclosed by ceiling-height partitions. These controls can be any of the following:

- A switch located so the occupant can see the area controlled by the switch
- A switch that indicates whether the lights are on or off when it is impossible to see the controlled area from the switch location
- An occupant-sensing device

#### Exceptions:

- Areas that must be continuously illuminated for building security or emergency exits. These areas must be designated as security or emergency exit areas on the plans, and the lights must be controlled by switches accessible only to authorized personnel.
- Public areas, such as building lobbies and retail stores. These lights can be controlled by a single switch for the entire area.

#### 3. Bi-Level Switching

Lighting within a space must be switched so the occupant can reduce the connected lighting load by at least 50 percent in a reasonably uniform illumination pattern. Bi-level switching requirements may be met by

- Switching alternate luminaires in a row or alternate rows of luminaires
- Separately switching half of the lamps in each luminaire or two lamps in three-lamp luminaires
- Using dimming controls on all lamps or luminaires

#### Exceptions - bi-level switching is not required if

- The area has only one luminaire
- An occupant-sensing device controls the area
- The area is a corridor, storage area, rest room or main lobby

#### 4. Exterior-Lighting Controls

Automatic controls are required for all exterior lights. The control may be a directional photocell, an astronomical time switch, or a building automation system with astronomical time switch capabilities. The control must automatically turn off exterior lighting when daylight is available.

Exception - Lights in parking garages, tunnels, and other large covered areas that must be on during daylight hours are exempt from this requirement.

#### 5. Tandem Wiring

The following types of one-lamp or three-lamp fluorescent fixtures must be tandem wired:

- Pendant- or surface-mounted luminaires in continuous rows
- Recess-mounted luminaires located within 10 feet of each other and served by the same switch

#### Exceptions

- Luminaires that use electronic high-frequency ballasts
- Luminaires that are not on the same switch control or in the same area

#### 6. Interior-Lighting Requirements

Interior lighting must not exceed the allocated wattage determined on the lighting screen. Interior lighting includes all permanently installed general and task lighting shown on the plans. It does not include emergency lighting that is usually off, specialized lighting for medical or research purposes, lighting for museum or gallery displays, or lighting for plant growth.

#### 7. Exterior-Lighting Requirements

Exterior lighting must meet the following criteria to comply with COMcheck-EZ requirements

- The power for all lighting must be supplied through the building electrical service
- Energy-efficient lighting must be used when illuminating paths, walkways, and parking areas. Qualifying types of energy-efficient lighting sources include fluorescent lamps and ballasts, compact fluorescents, metal halide lamps and ballasts, and high-pressure sodium lamps and ballasts. Any lighting source that has an efficacy of 45 lumens per watt or greater is allowed for exterior lighting.

#### Exceptions - These criteria do not apply to:

- Specialized signal, directional, and marker lighting associated with air, rail, water, and road transportation
- Lighting used to highlight features of registered historic landmark structures or buildings
- Lighting integral to advertising signage
- Lighting used for safety or security specifically designed to meet health or life safety requirements
- Low-voltage lighting used exclusively for landscaping

### C. Mechanical Requirements

#### 1. Mechanical Equipment Efficiency

COMcheck-EZ requires that mechanical systems and equipment meet the ASHRAE/IES Standard 90.1-2007 minimum energy efficiency levels.

#### 2. Thermostats

Solid-state programmable heating and/or cooling thermostats that meet the following criteria are required:

- One thermostat for each zone
- Capable of automatically setting back or shutting down heating and cooling systems during nights and weekends
- Must have an accessible override so occupants can operate the system during off-hours
- Heat pumps with supplementary electric resistance heaters must have thermostats specifically designed for heat pump operation
- Exception - A setback or shutoff control is not required on thermostats that control the temperature in
  - residences
  - hotel/motel guest rooms
  - areas where heating and/or cooling systems must operate continuously

#### 3. Air Economizer Systems

Where building applications exist where the utilization of outside favorable weather conditions will reduce the overall energy usage that, at the same time maintain indoor design conditions, such systems are to be considered

#### 4. Outdoor-Air Ventilation Requirements

Ventilation systems shall be designed to be capable of reducing the supply of outdoor air to the minimum ventilation required by the Louisiana State Uniform Construction Code. Systems may be designed to supply outside air quantities exceeding minimum levels, but they shall be capable of operating at no more than minimum levels through the use of return ducts, mechanically or automatically operated control dampers, fan volume controls, or other devices.

#### 5. Shutoff Dampers

Outdoor-air supply and exhaust systems with design air flow rates greater than 3000 cubic feet per minute of outdoor air must have dampers that automatically close while the equipment is not operating.

Exception: This requirements does not apply to automatic dampers mandated by health and life safety codes.

#### 6. Natural Ventilation

Where natural ventilation is to be used to meet ventilation requirements, refer to your state or local code or Section 402 of the IMC to find minimum area requirements for openings. The codes typically require that a free opening equal to at least 4% of the floor area be available for natural ventilation.

#### 7. Duct Insulation

Supply and return ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated to at least the minimum R-values shown in the table below. Unconditioned spaces include attics, crawl spaces, unheated basements, unheated garages, and exterior-building cavities. To determine required minimum R-values, identify the climate zone from the Mechanical screen and find the R-value requirement for the duct location from the table below.

Building Location	Ducts in Unconditioned Spaces		Ducts Outside the Building
	Supply	Return	
Zones 1 - 4	R-5	R-6	
Zones 5 - 14	R-5	R-6.5	
Zones 15 - 19	R-5	R-6	

When ducts are located in the exterior building cavities, the full insulation R-value requirement for that building component must be installed between the duct and the building exterior.

#### Exceptions - Duct insulation is not required in the following cases:

- within HVAC equipment
- exhaust-air ducts
- when the design temperature difference between the air in the duct and the surrounding air is 15 degrees F or less

#### 8. Sealing Flexible Ducts

- In a flexible-duct system, all duct connections must be mechanically fastened and sealed to prevent leakage. Duct mastic is the preferred flexible sealant. Conventional duct tape must not be used in a duct system except to seal the joints on access doors.

#### b. The following locations must be sealed

- all connections (splices, Ys, Ts, and boots)
- supply- and return-air grills must be sealed to the gypsum board or other interior finish
- penetrations into the plenum (supply and/or return) and any structural cavities used for air distribution
- for systems that include an air handler, the air handler and air-handler closets must be sealed
- the air handler connection to the platform must also be sealed

#### 9. Sealing Metal Ducts

- Transverse seams (seams other than those parallel to the direction of air flow) of metal ducts designed to operate at static pressures above 1/2 inch above water column must be sealed. It is recommended that all longitudinal seams (seams that are parallel to the direction of air flow) also be sealed. Spiral joints do not require sealing.
- Various exterior-duct sealant materials may be used to seal transverse seams, however, pressure sensitive tape (duct tape) cannot be used as the primary sealant.

#### 10. Water-Heating System Requirements

These requirements apply to service and domestic water heating systems. They do not apply to systems used for comfort heating or to systems designed to meet manufacturing, industrial, or commercial process requirements. The following components are required on water-heating systems.

- Heat traps are required on noncirculating water-heating systems on both inlet and outlet connections. Heat traps may be purchased or field fabricated by creating a loop or inverted U-shaped arrangement on the inlet and outlet pipes. Heat traps are not required on circulating systems.

- Pipe insulation is required for all piping in the following categories of piping systems designed for fluids with temperatures of 105 degrees F and greater:
  - circulating water-heating systems
  - the first 6 feet of outlet piping from any constant-temperature noncirculating storage system
  - the inlet piping between the storage tank and a heat trap in a noncirculating storage system
  - pipe insulation must meet the following minimum requirements for thickness:
    - under 2.5" nominal pipe diameter - 1.0"
    - 2.5" or over nominal pipe diameter - 1.5"
    - run outs to individual terminal units not exceeding 12 ft in length and 2" nominal pipe diameter - 0.5"
  - circulating loop controls - automatic time switch controls must be installed to shut down the pump and heat tracer tape (if installed) on circulating water-heating systems during periods of nonuse

## PROJECT R-VALUES

### Typical Walls:

Outside air film	0.25
Stucco	1.1
5/8" Gyp Brd.	.56
6" Batts	19.00
5/8" Gyp. Brd.	0.56
Inside air film	0.77
<b>R-Value</b>	<b>20.68</b>

Outside air film	0.25
Metal panel	negl.
6" Batts	19.00
5/8" Gyp. Brd.	0.56
Inside air film	0.77
<b>R-Value</b>	<b>20.58</b>

Double Insulated Glass:  
R = 2.00

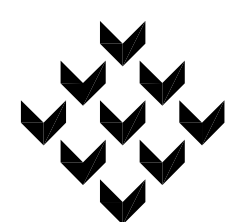
1-3/4" H.M. Doors:  
R = 2.13

Glass Doors:  
R = 2.00

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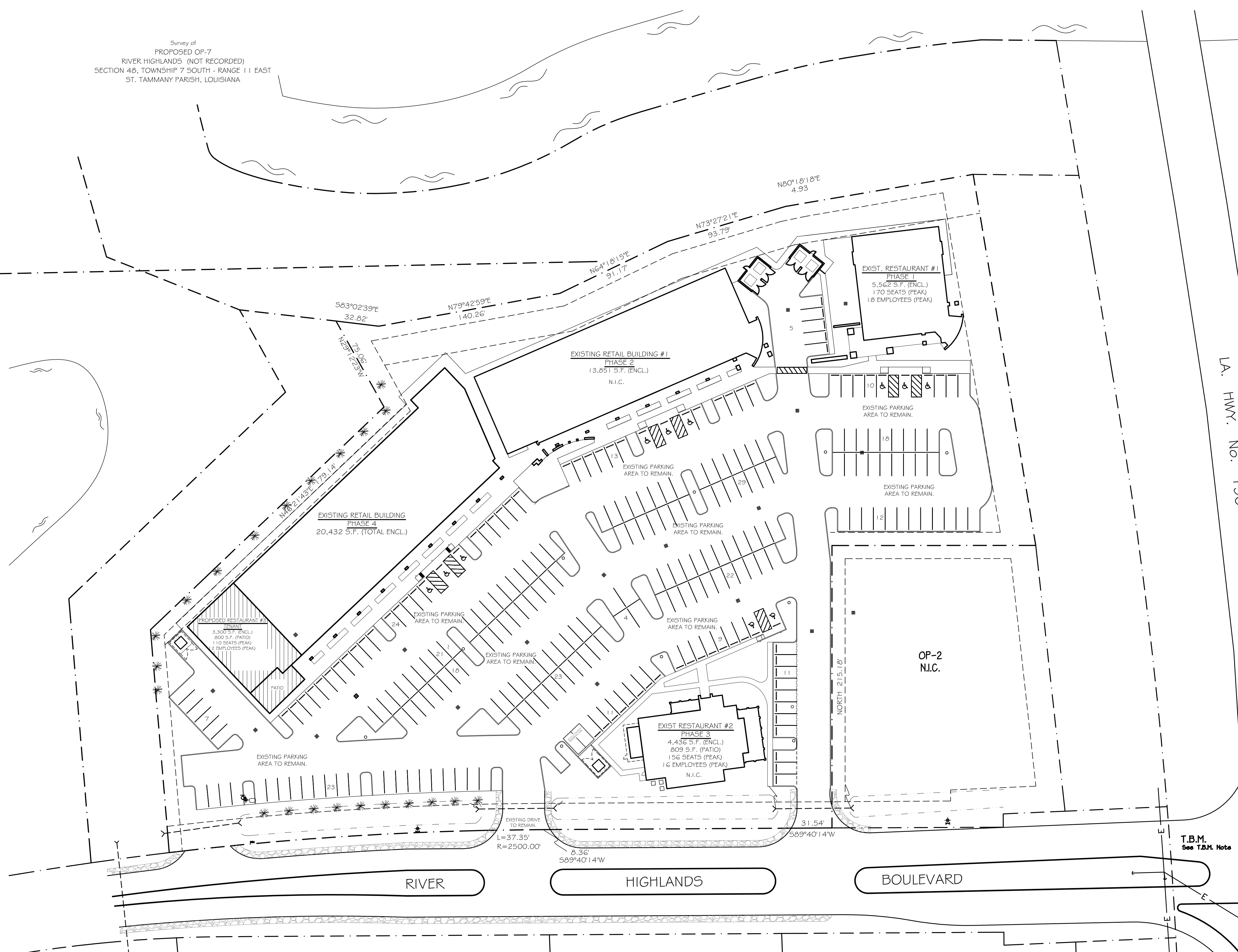
GLORY BOUND GYROS  
RIVER HIGHLANDS RETAIL CENTER  
COVINGTON, LOUISIANA

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of

Survey of  
PROPOSED OP-7  
RIVER HIGHLANDS (NOT RECORDED)  
SECTION 48, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA



**1. OVERALL SITE PLAN**

**SITE INFORMATION:**  
A PARCEL OF GROUND LOCATED IN ST. TAMMANY PARISH, LOUISIANA. THE PROPERTIES ARE ZONED "C2" HIGHWAY COMMERCIAL.

**SITE AREA:**  
196,029 SQ. FT.

**SETBACK INFORMATION:**  
AS PER ST. TAMMANY ZONING ORDINANCE 523, REVISED FEB. 2003.

**BUILDING SETBACK - SECTION 2.1205:**  
FRONT: SHALL CONFORM TO THE AVERAGE BUILDING LINES IN A DEVELOPED BLOCK, BUT IN NO CASE SHALL IT BE LESS THAN 15'-0" FROM THE PROPERTY LINE AND TO THE REAR OF THE STREET PLANTING AREA, PLUS 1' ADDITIONAL FOOT FOR EACH FOOT IN BUILDING HEIGHT OVER 25 FEET ABOVE BASE FLOOD ELEVATION. ON CORNER OR THROUGH LOTS, THE REQUIRED FRONT YARD WILL BE PROVIDED ON BOTH STREETS. WHERE OFF-STREET PARKING IS PROVIDED IN THE FRONT YARD, THE MINIMUM BUILDING SETBACK SHALL BE DETERMINED IN ACCORDANCE WITH THE TABLE IN SECTION 2.1205. ALL SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY LINE OF THE STREET.

**SIDES AND REAR:** NO SETBACK IS REQUIRED, HOWEVER, WHEN ONE IS PROVIDED IT SHALL BE A MINIMUM OF 3'-0".

**LANDSCAPE SETBACK - SECTION 5.16:**  
FRONT (5.1606): ONE STREET FRONTAGE WITH A PROPERTY DEPTH LESS THAN 300 FEET, STREET PLANTING WIDTH SHALL BE 25'-0". MULTIPLE STREET FRONTAGE WITH AVERAGE DEPTH OF PROPERTY LESS THAN 300 FEET, STREET PLANTING WIDTH SHALL BE 20'-0".

**UTILITIES ALONG STREET:** IF A UTILITY EASEMENT OR SERVITUDE IS LOCATED WITHIN THE STREET PLANTING AREA AND IS ADJACENT TO AND RUNS ALONG A STREET OR ROAD, THE WIDTH OF THE STREET PLANTING AREA SHALL NOT BE INCREASED BEYOND THE WIDTH REQUIRED IN SECTION 5.1606A, EXCEPT THAT THE WIDTH OF THE STREET PLANTING AREA SHALL BE INCREASED AS NECESSARY SO THAT 10'-0" OF THE STREET PLANTING AREA SHALL BE UNENUMBERED BY A UTILITY EASEMENT OR SERVITUDE.

**SIDES AND REAR (5.1607 B):** BUFFER PLANTING AREA SHALL BE A MINIMUM OF 10'-0".

**BUILDING INFORMATION:**  
SITE IS BEING DEVELOPED AS A RETAIL DEVELOPMENT WITH 2 STAND ALONE RESTAURANTS.

EXISTING RETAIL BUILDING #1 = 13,851 SQ. FT. ENCL. (RETAIL ONLY)  
EXISTING RESTAURANT #1 = 5,562 SQ. FT. ENCL.  
EXISTING RESTAURANT #2 = 4,436 SQ. FT. ENCL.

**PARKING INFORMATION:**  
COMMERCIAL RETAIL:  
1) PARKING SPACE PER EVERY 350 SQ. FT. OF GROSS FLOOR AREA...  
RESTAURANTS AND RESTAURANTS WITH LOUNGES:  
1) PARKING SPACE PER EVERY 3 SEATS, PLUS 1 EMPLOYEE PER EMPLOYEE AT MAXIMUM SHIFT.

**REDUCTION OF REQUIRED SPACES - SECTION 7.070C:**  
JOINT USE OF UP TO 50% OF REQUIRED SPACES MAY BE PERMITTED FOR TWO OR MORE USES PROVIDED THAT:  
1. THE APPLICANT FOR DEVELOPMENT APPROVAL CAN DEMONSTRATE THAT THE USES WILL NOT SUBSTANTIALLY OVERLAP IN HOURS OF OPERATION;  
OR  
2. THE PROPOSED DEVELOPMENT IS A BANK, RETAIL SALES ESTABLISHMENT, OR MANUFACTURING COMPANY AND THE APPLICANT INTENDS TO SHARE PARKING FACILITIES WITH A CHURCH, THEATRE OR RESTAURANT.

PARKING SPACES SHALL BE 9'-0" W. x 18'-0" D. WITH A MIN. 22'-0" W. TWO-WAY ACCESS AISLE.

**PARKING CALCULATIONS:**  
EXISTING RETAIL BUILDING #1:  
GYM: 5,015 S.F. x 15% = 4,263 S.F. / 50 = 85 OCCUPANTS  
(1) PARKING SPACE PER 4 OCCUPANTS = 21 PARKING SPACES  
RETAIL: 8,836 S.F. x 15% = 7,511 S.F. / 350 = 21 PARKING SPACES  
TOTAL BUILDING #1 = 42 PARKING SPACES

EXISTING RESTAURANT BUILDING #1 IS A 5,562 SQ. FT. RESTAURANT WITH LOUNGE. THE RESTAURANT AND LOUNGE IS DESIGNED TO SEAT 170 PEOPLE (PEAK) AND WILL HAVE NO MORE THAN 18 EMPLOYEES AT THE LARGEST SHIFT:  
170 (SEATS) / 3 = 57 PARKING SPACES  
18 EMPLOYEES = 18 PARKING SPACES  
TOTAL = 75 PARKING SPACES

EXISTING RESTAURANT #2 IS A 4,436 SQ. FT. RESTAURANT WITH LOUNGE. THE RESTAURANT, LOUNGE, AND PATIO IS DESIGNED TO SEAT 156 PEOPLE (PEAK) AND WILL HAVE NO MORE THAN 16 EMPLOYEES AT THE LARGEST SHIFT:  
156 (SEATS) / 3 = 52 PARKING SPACES  
16 EMPLOYEES = 16 PARKING SPACES  
TOTAL = 68 PARKING SPACES

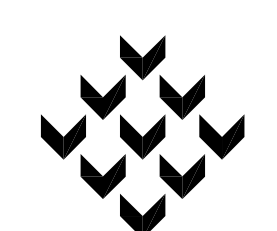
**EXISTING PHASE 4 BUILDING:**  
EXISTING PHASE 4 RETAIL: 17,200 S.F. x 15% = 14,620 / 350 = 42 PARKING SPACES  
LESS THE 50% REDUCTION = 21 PARKING SPACES REQUIRED

PROPOSED RESTAURANT #3 IS A 3,300 SQ. FT. RESTAURANT WITH LOUNGE. THE RESTAURANT, LOUNGE, AND PATIO IS DESIGNED TO SEAT 110 PEOPLE (PEAK) AND WILL HAVE NO MORE THAN 12 EMPLOYEES AT THE LARGEST SHIFT:  
110 (SEATS) / 3 = 37 PARKING SPACES  
12 EMPLOYEES = 12 PARKING SPACES  
TOTAL = 49 PARKING SPACES

**TOTAL PARKING - REQUIRED: 255 PARKING SPACES**  
**TOTAL PARKING EXISTING: 259 PARKING SPACES**

**PARKING WAS APPROVED BY PARISH DURING SUBMITTAL OF PHASE 4 BUILDING SHELL**

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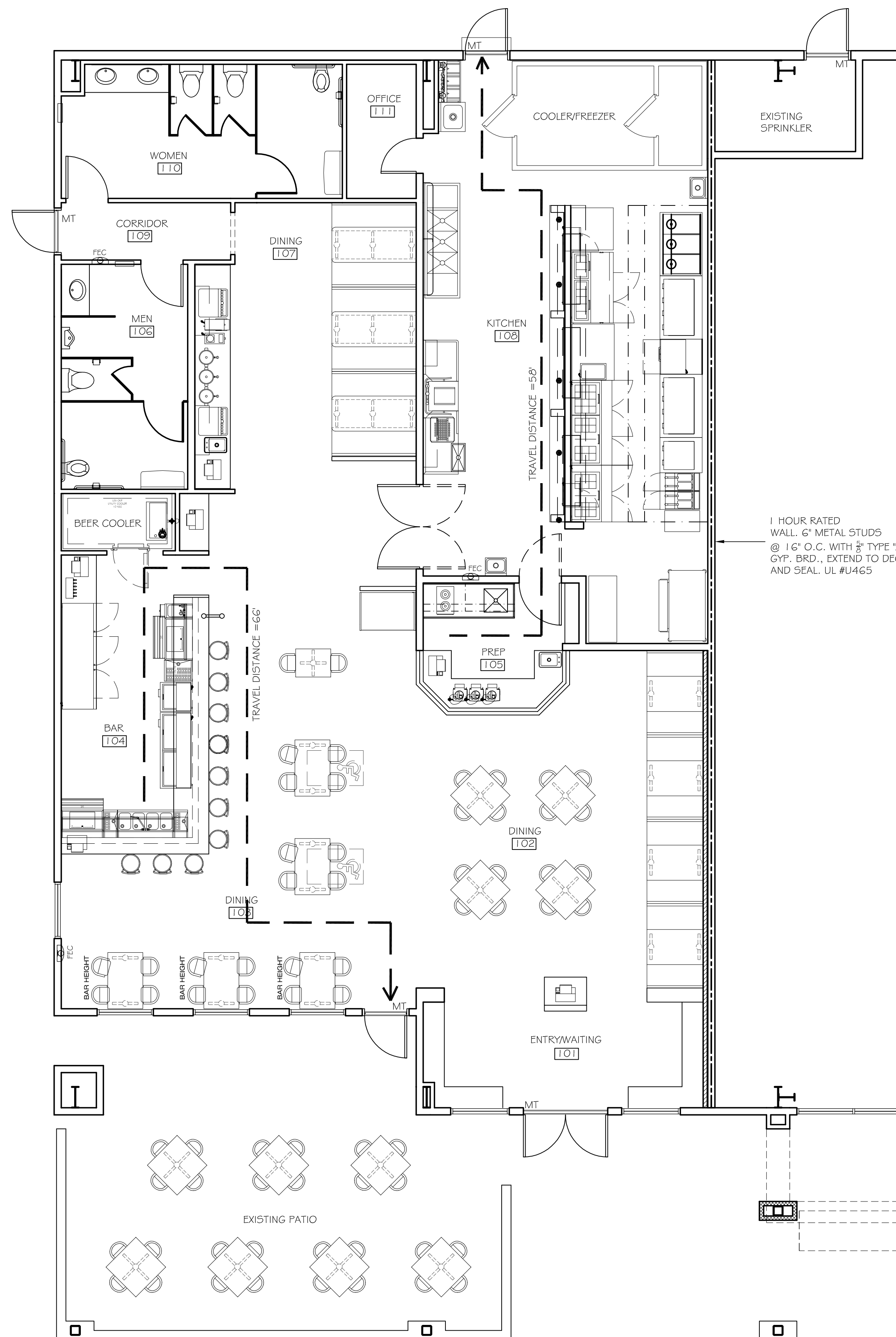
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COVINGTON, LOUISIANA

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**N.F.P.A. 101 - 2012 EDITION**

OCCUPANCY:  
ASSEMBLY, GROUP A-2

CONSTRUCTION TYPE:  
TYPE II-B

OCCUPANT LOAD:

(UNCONCENTRATED - CHAIRS & TABLES  
= 1 PER 15 SQ. FT.)  
(COMMERCIAL KITCHEN = 1 PER 200 SQ. FT.)

DINING	105
KITCHEN	6
TOTAL	111 OCCUPANTS

MINIMUM NUMBER OF EXITS:  
PER SECTION 7.4  
2 REQUIRED  
3 PROVIDED

DEAD END CORRIDOR:  
PER SECTION 7.6 TABLE A.7.6  
50'-0" - SPRINKLERED

COMMON PATH OF TRAVEL:  
PER SECTION 7.6 TABLE A.7.6  
75'-0" - SPRINKLERED

TRAVEL DISTANCE TO EXIT:  
PER SECTION 7.6 TABLE A.7.6  
250'-0" - SPRINKLERED

EXIT CAPACITY:  
PER SECTION 7.3.3.1  
1.1 PEOPLE X .2 = 22.2' REQUIRED  
1.44' PROVIDED

EXIT WIDTH:  
MINIMUM WIDTH REQUIRED = 44'  
MINIMUM WIDTH PROVIDED = 48'

SEPERATION and PROTECTION FROM HAZARDS:  
1 HOUR RATED WALL ABUTTING ADJACENT TENANT  
UL# - U465

ILLUMINATION OF MEANS OF EGRESS:  
PER SECTION 7.8

EMERGENCY LIGHTING:  
PER SECTION 7.9

INTERIOR FINISHES WALL AND CEILING:  
PER SECTION 7.2.2  
EXIT AND EXIT CORRIDORS: CLASS A or B  
OTHER AREAS: CLASS A, B or C

INTERIOR FINISHES AT FLOOR:  
PER SECTION 7.2.2  
EXITS - CLASS 1 OR 2  
CORRIDORS AND LOBBIES - CLASS 1 OR 2

DETECTION, ALARM AND COMMUNICATIONS SYSTEMS:  
ALARM SYSTEM IS NOT REQUIRED AS PER IBC 2012, SECTION 907

EXTINGUISHMENT REQUIREMENTS:  
AUTOMATIC SPRINKLER SYSTEM IS REQUIRED PER IBC 2012  
SECTION 903

FIRE EXTINGUISHER CABINETS ARE REQUIRED  
AUTOMATIC EXTINGUISHING IS REQUIRED AT EXHAUST HOODS

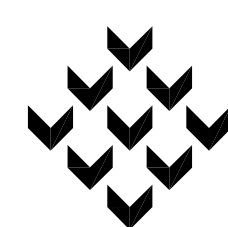
DOOR THRESHOLDS  
THRESHOLDS TO BE AS PER IBC 404.2.5



**1. LIFE SAFETY CODE PLAN**

SCALE: 3/16" = 1'-0"  
TENANT - ENCLOSED: 3,375 SQ. FT.

project 6014  
date 11.30.14  
revisions



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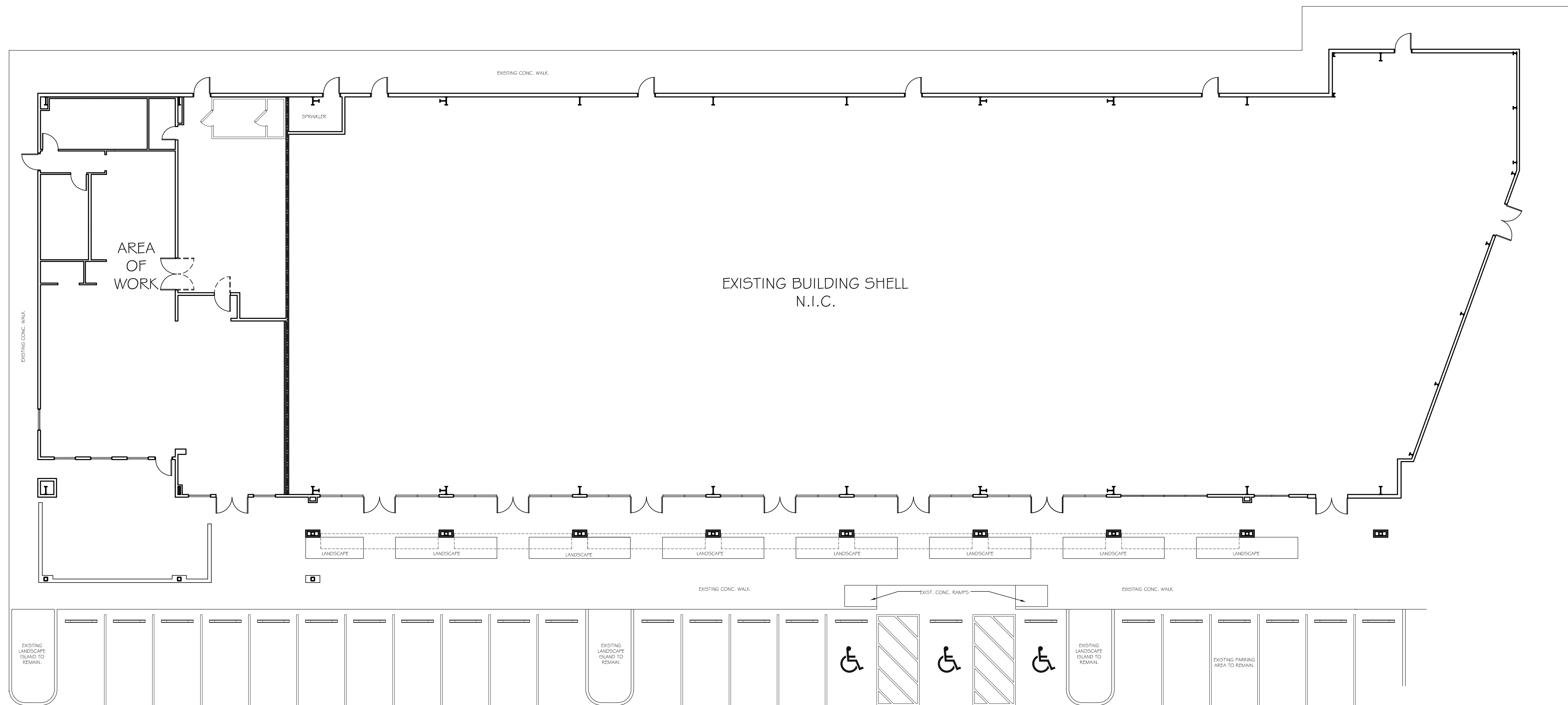
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**GLORY BOUND GYROS**  
RIVER HIGHLANDS RETAIL CENTER  
COVINGTON, LOUISIANA

sheet

**A3.1**

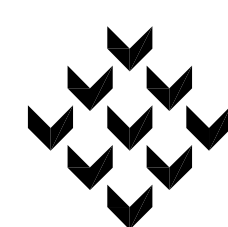
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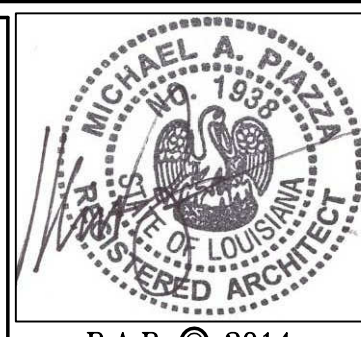
**1. EXISTING BUILDING SHELL FLOOR PLAN**

SCALE: 3/32" = 1'-0"  
 BUILDING - ENCLOSED: 20,432 SQ. FT.  
 BUILDING - COVERED: 2,078 SQ. FT.  
 BUILDING - UNDERDEAM: 22,510 SQ. FT.

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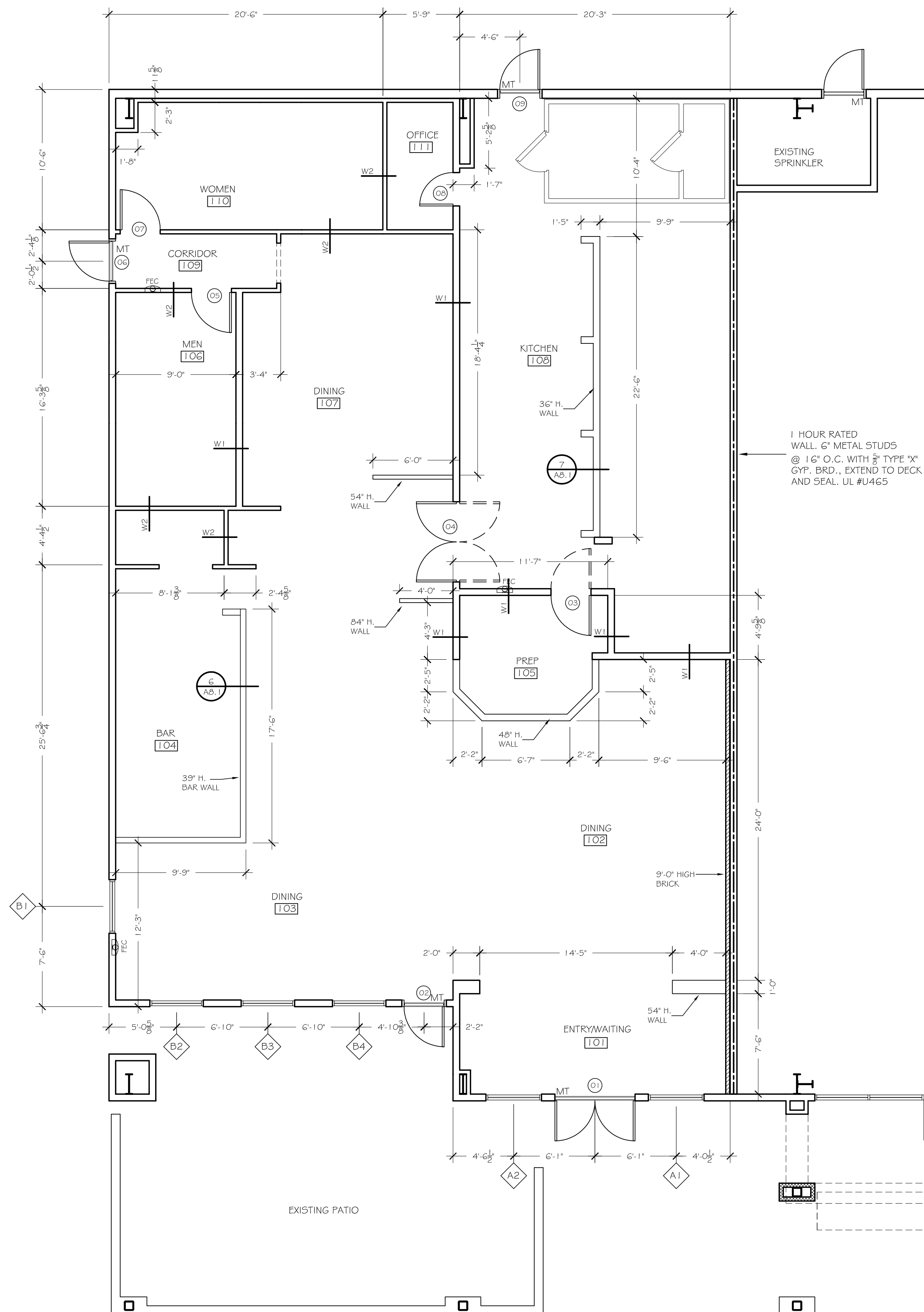
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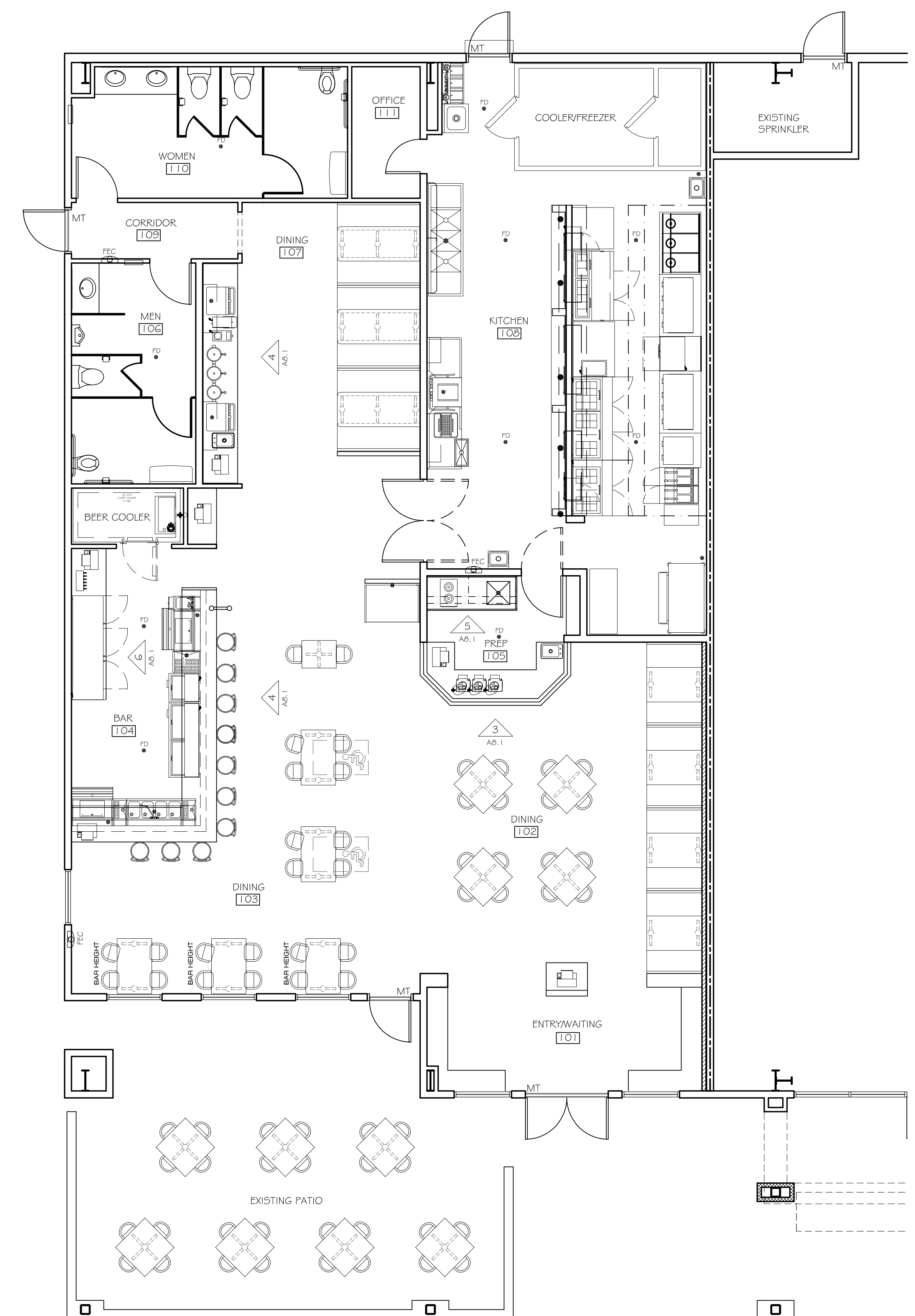
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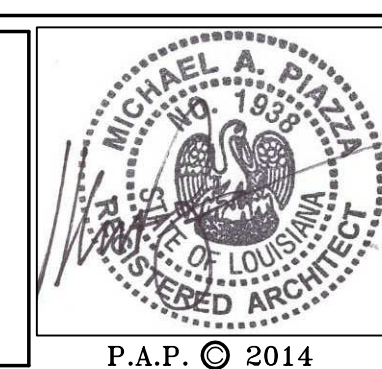


**1. FLOOR PLAN - WALLS ONLY**  
 SCALE: 3/16" = 1'-0"  
 TENANT - ENCLOSED: 3,375 SQ. FT.



**2. FLOOR PLAN - OVERALL**  
 SCALE: 3/16" = 1'-0"

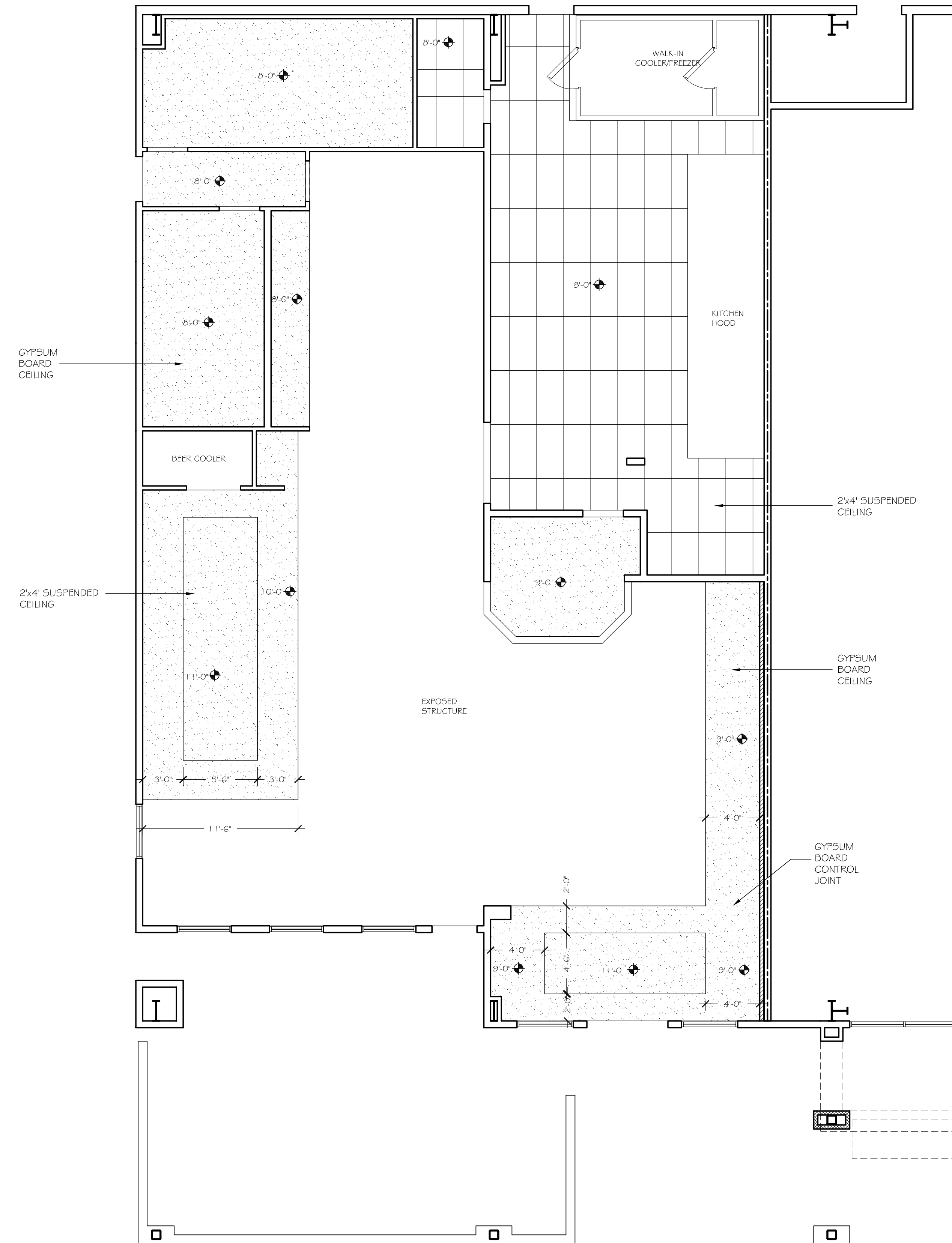
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sheet **A4.2**  
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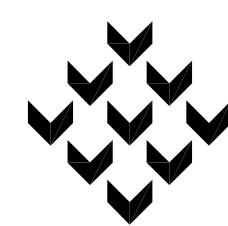




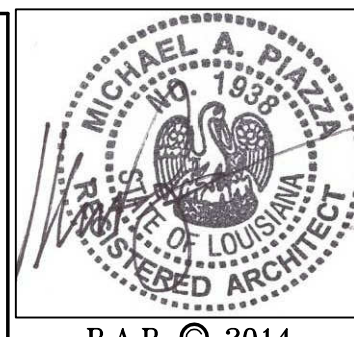
**1. REFLECTED CEILING PLAN**

SCALE: 3/16" = 1'-0"  
 REFERENCE ELECTRICAL AND MECHANICAL FOR FIXTURES & GRILLES

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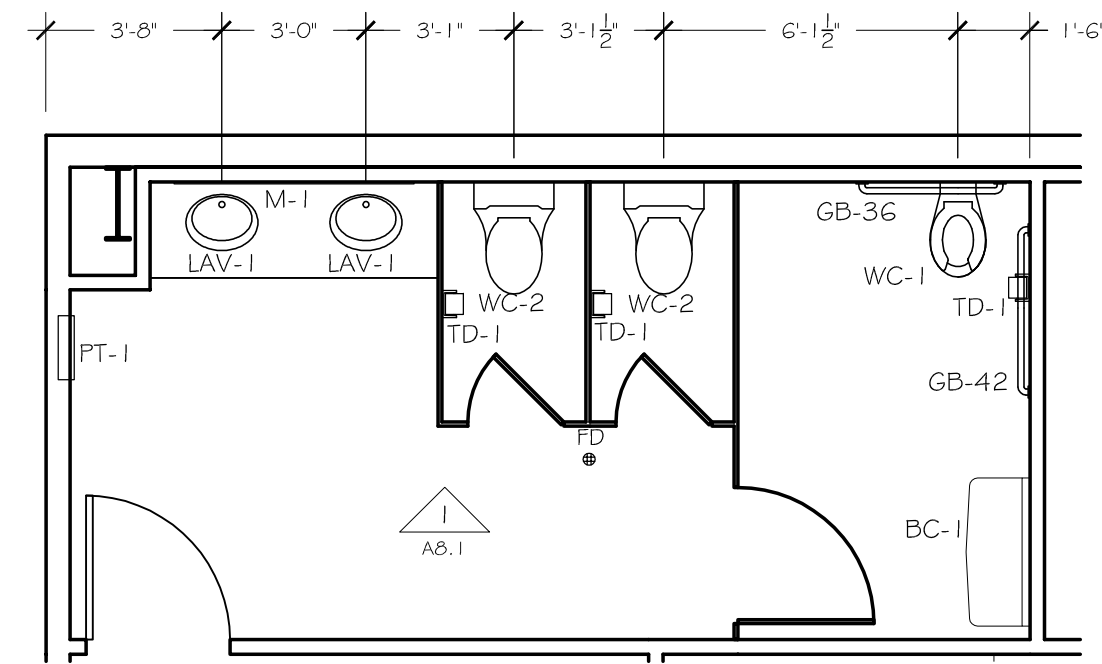
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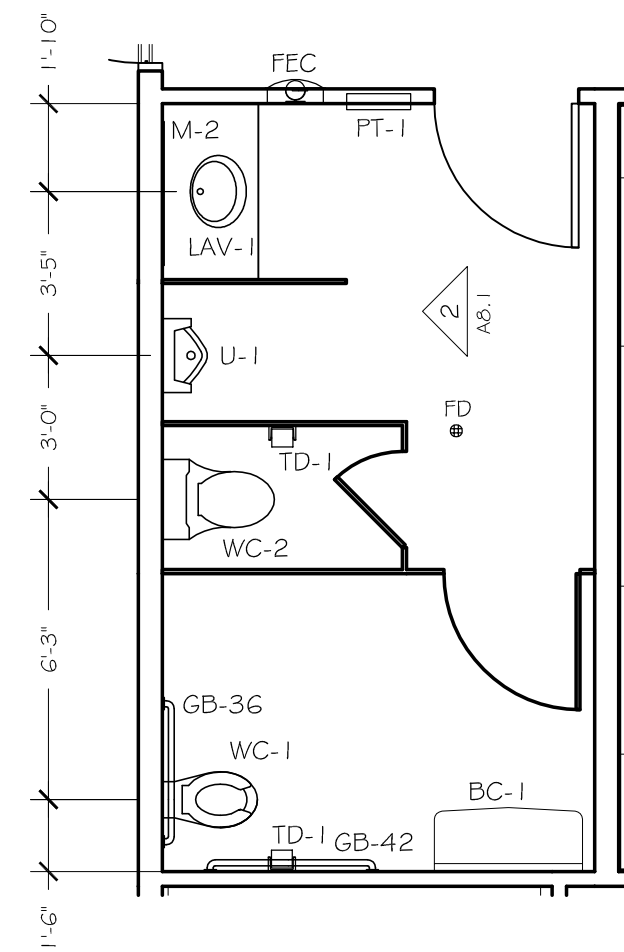
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### 1. WOMEN'S RESTROOM

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



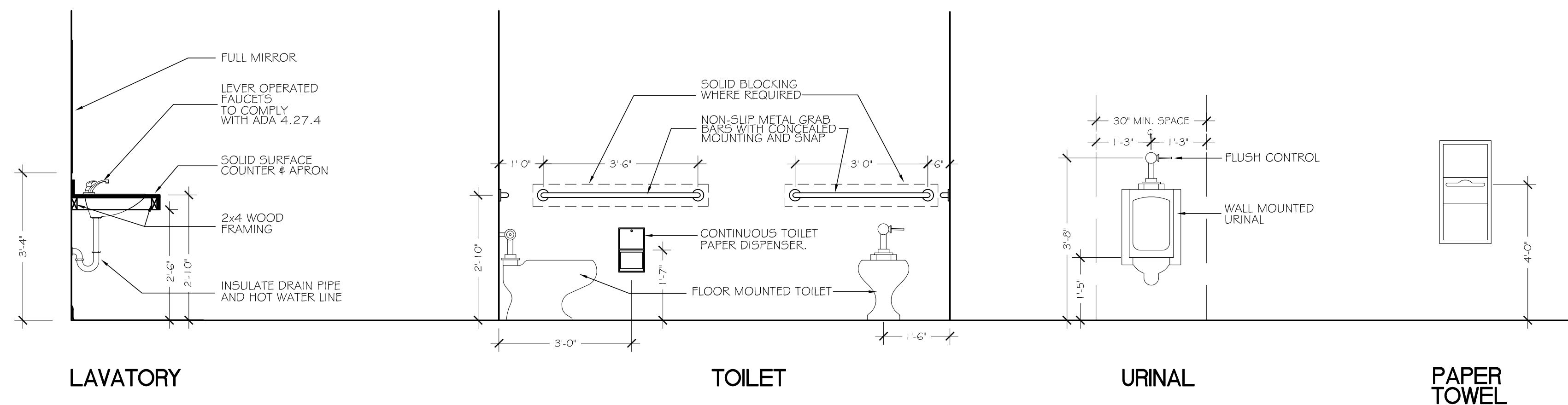
### 2. MEN'S RESTROOM

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

PLUMBING FIXTURE LEGEND:

- FD, FLOOR DRAIN TO BE SIZED BY ENGINEER, TRIM RING TO BE SELECTED BY ENGINEER
- LAV-1, PORCELAIN DROP IN LAVATORY WITH FAUCET "ACCESSIBLE", TO BE SELECTED BY CONTRACTOR & OWNER
- M-1, 60"x36" MIRROR
- M-2, 36"x36" MIRROR
- WC-1, PORCELAIN FLOOR MOUNTED TOILET "ACCESSIBLE", TO BE SELECTED BY CONTRACTOR & OWNER
- WC-2, PORCELAIN FLOOR MOUNTED TOILET, TO BE SELECTED BY CONTRACTOR & OWNER
- U-1, WALL MOUNTED URINAL, TO BE SELECTED BY CONTRACTOR & OWNER
- TD-1, TOILET PAPER DISPENSER
- GB-36, STAINLESS STEEL 36" GRAB BAR, BOBRICK B-6206 OR APPROVED EQUAL
- GB-42, STAINLESS STEEL 42" GRAB BAR, BOBRICK B-6206 OR APPROVED EQUAL
- PT-1, RECESSED PAPER TOWEL DISPENSE/WASTE RECEPTACLE, BOBRICK B-369 OR APPROVED EQUAL
- BC-1, WALL HUNG BABY CHANGING STATION

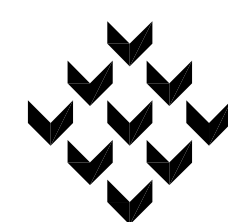
NOTE:  
 PROVIDE SOLID 2x BLOCKING IN WALLS FOR ATTACHMENT OF  
 TOILET PARTITIONS, URINAL SCREENS, COUNTERTOPS, GRAB BARS,  
 ETC. NOTIFY ARCHITECT FOR BLOCKING INSPECTION PRIOR TO  
 INSTALLATION OF WALL FINISHES.



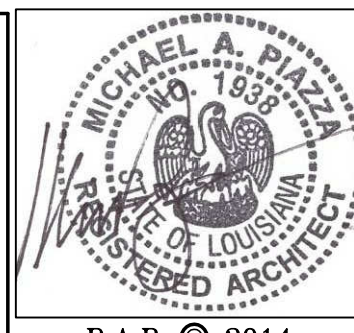
### 3. ACCESSIBLE DETAILS

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

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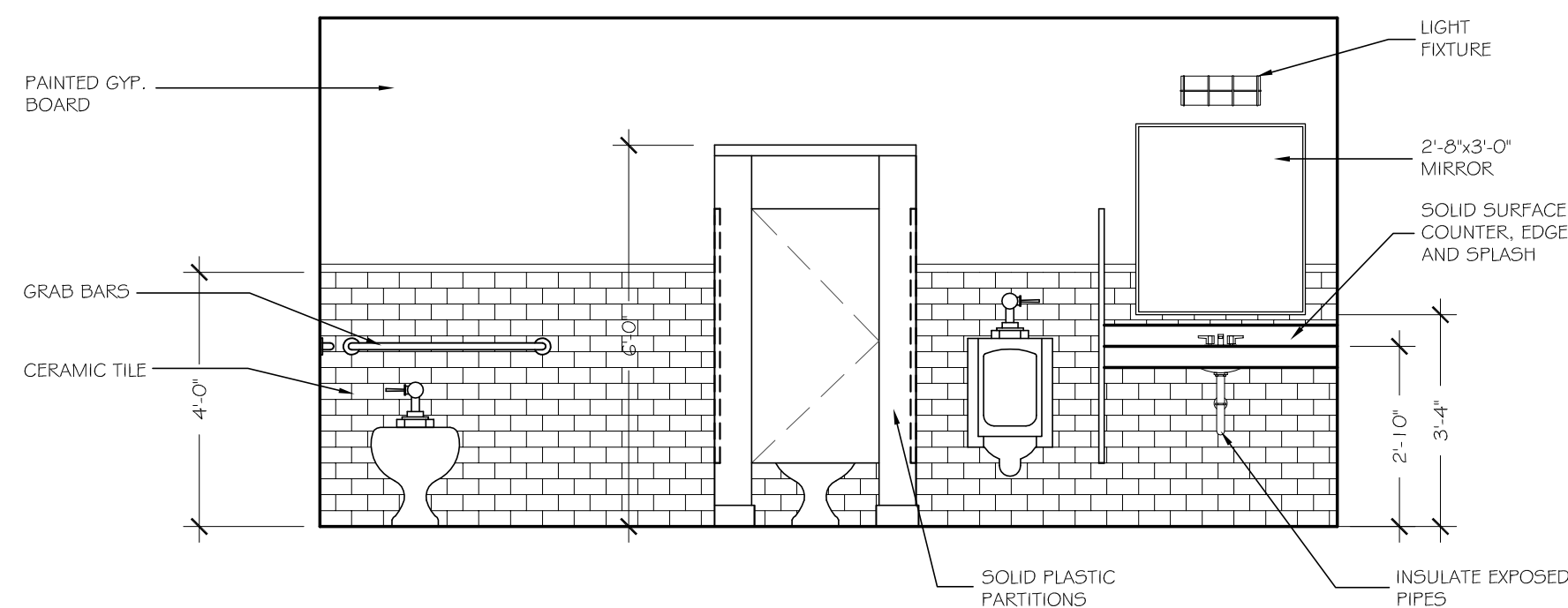
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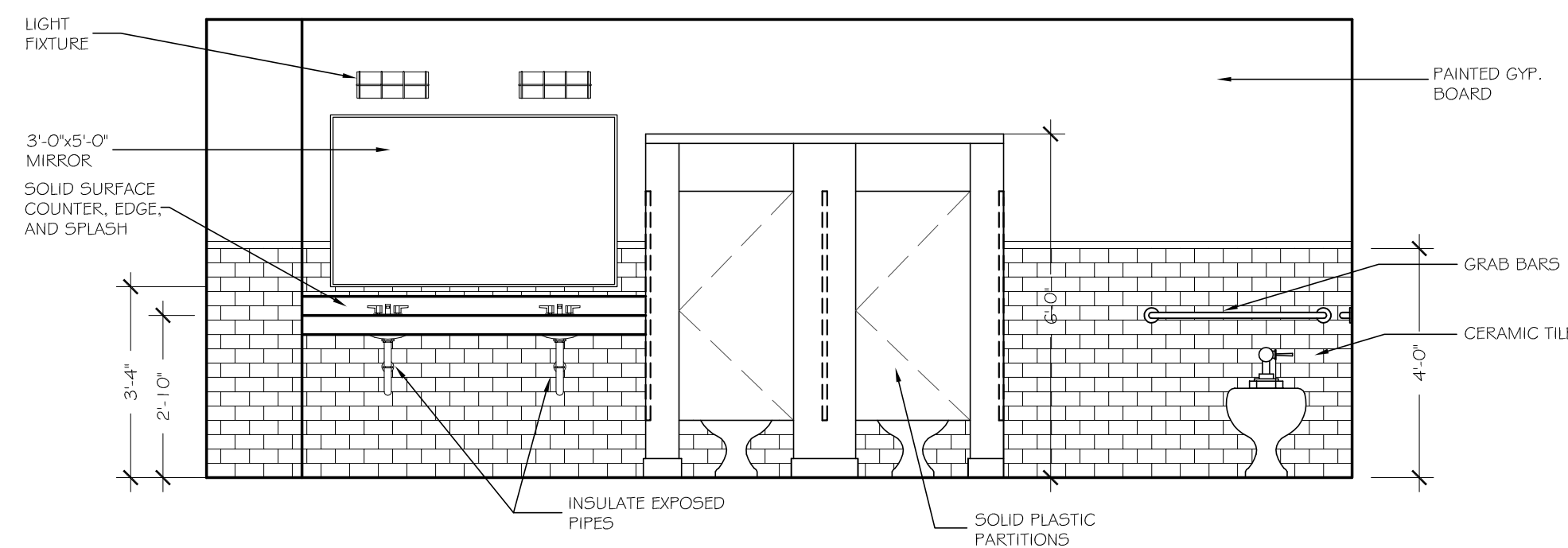
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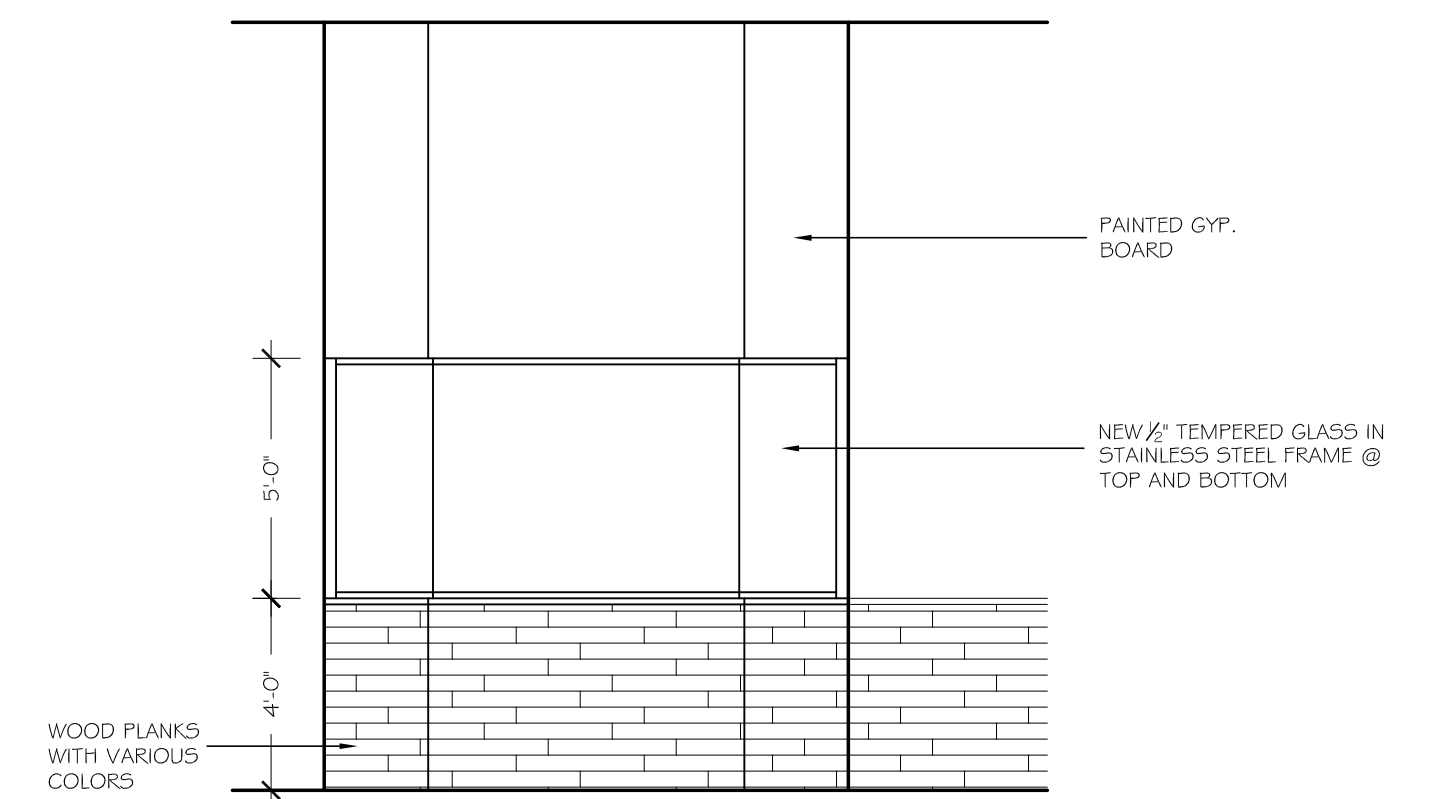
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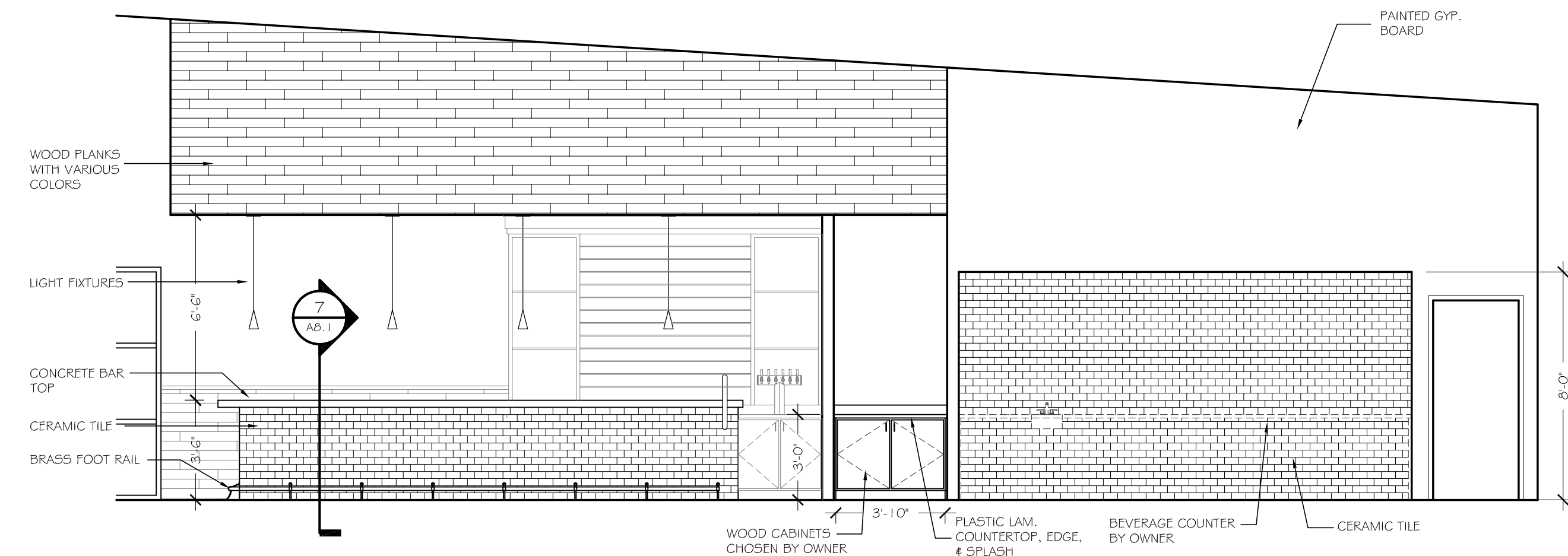
**1. MENS RESTROOM**  
SCALE: 3/8" = 1'-0"



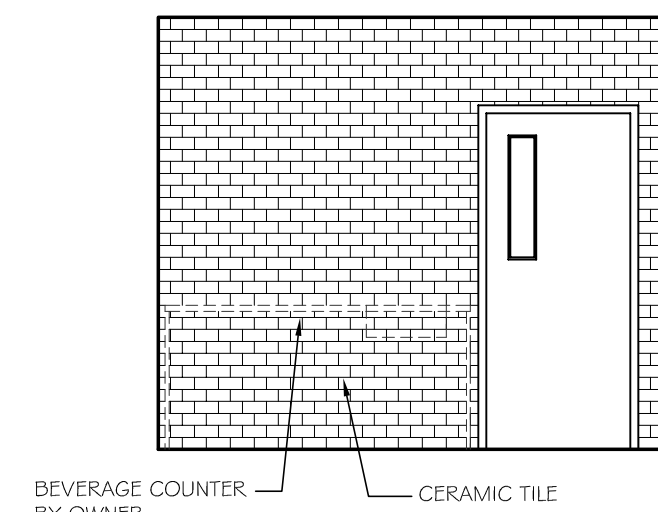
**2. WOMENS RESTROOM**  
SCALE: 3/8" = 1'-0"



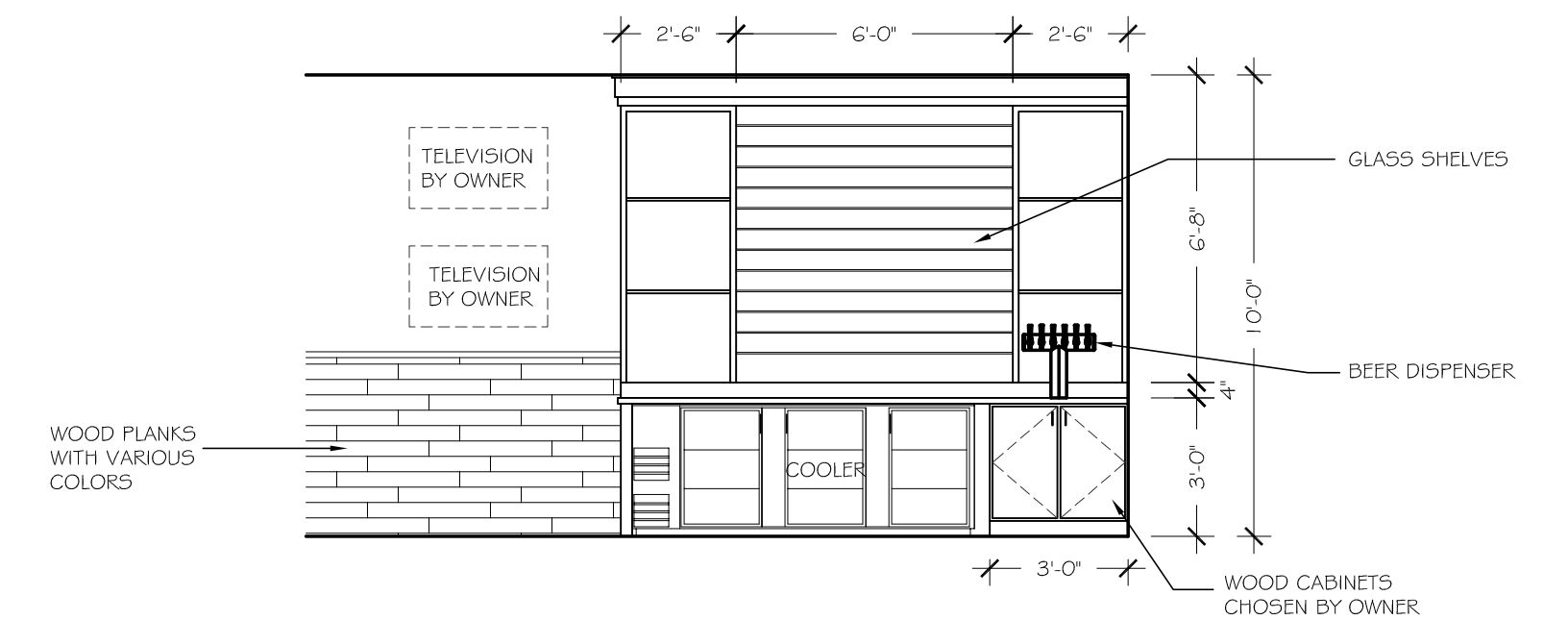
**3. PREP AREA**  
SCALE: 1/4" = 1'-0"



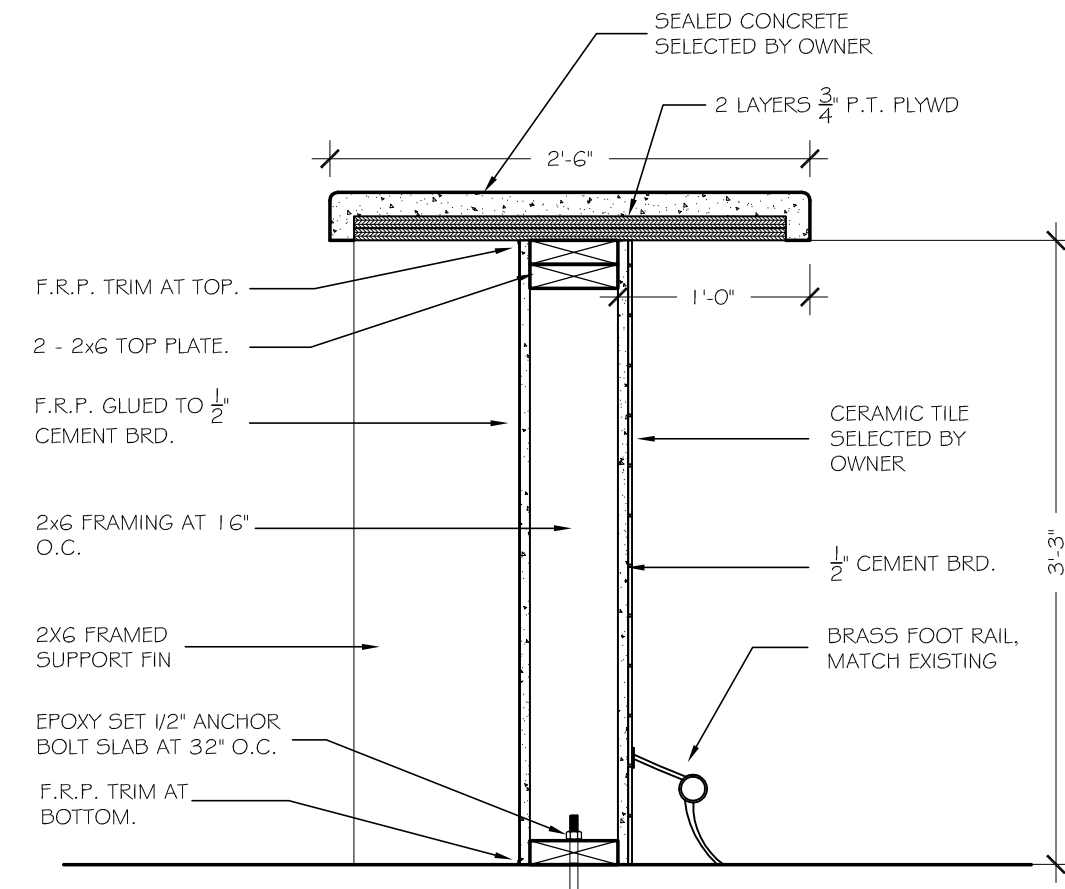
**4. BAR / BEVERAGE**  
SCALE: 1/4" = 1'-0"



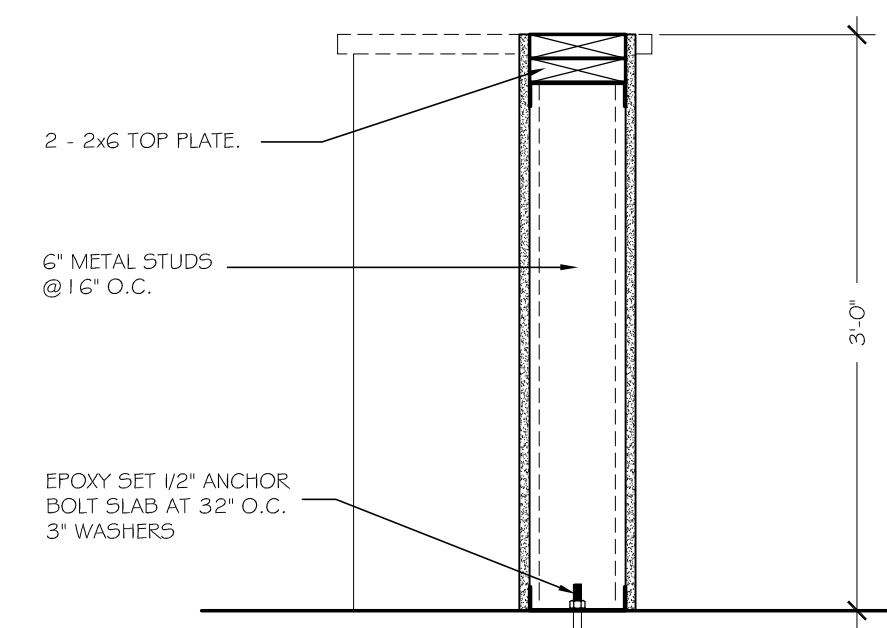
**5. PREP AREA**  
SCALE: 1/4" = 1'-0"



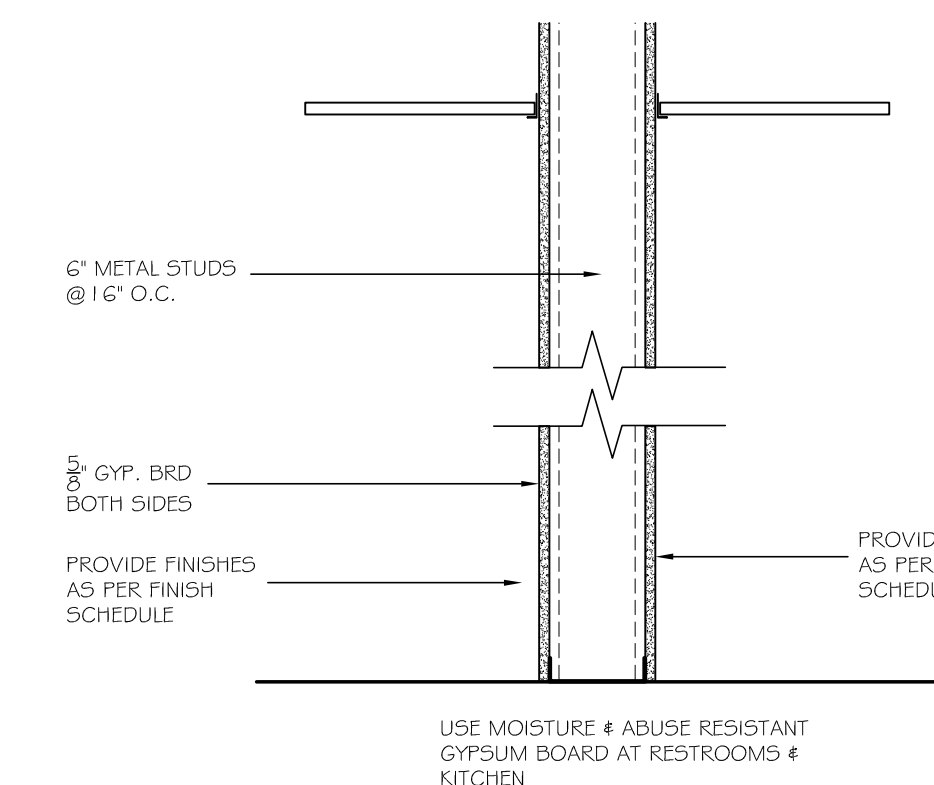
**6. BACK BAR**  
SCALE: 1/4" = 1'-0"



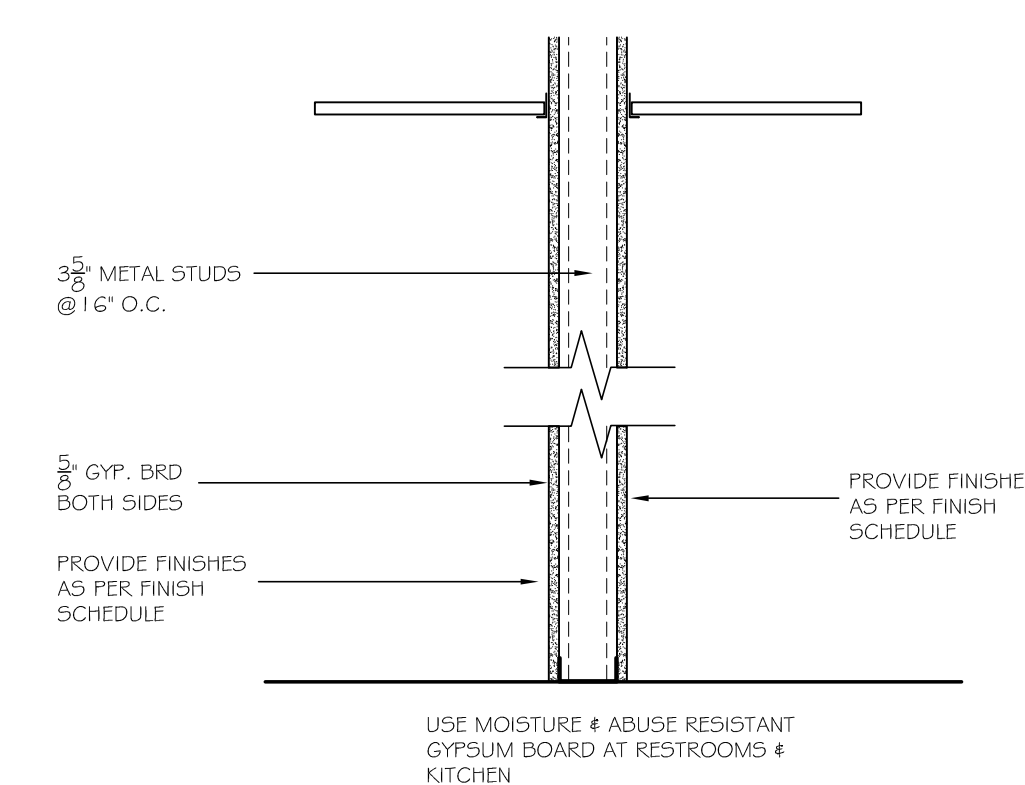
**7. BAR SECTION**  
SCALE: 1" = 1'-0"



**8. CHEF LINE SECTION**  
SCALE: 1" = 1'-0"

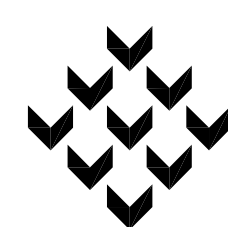


**9. WALL TYPE W-1**  
SCALE: 1" = 1'-0"



**10. WALL TYPE W-2**  
SCALE: 1" = 1'-0"

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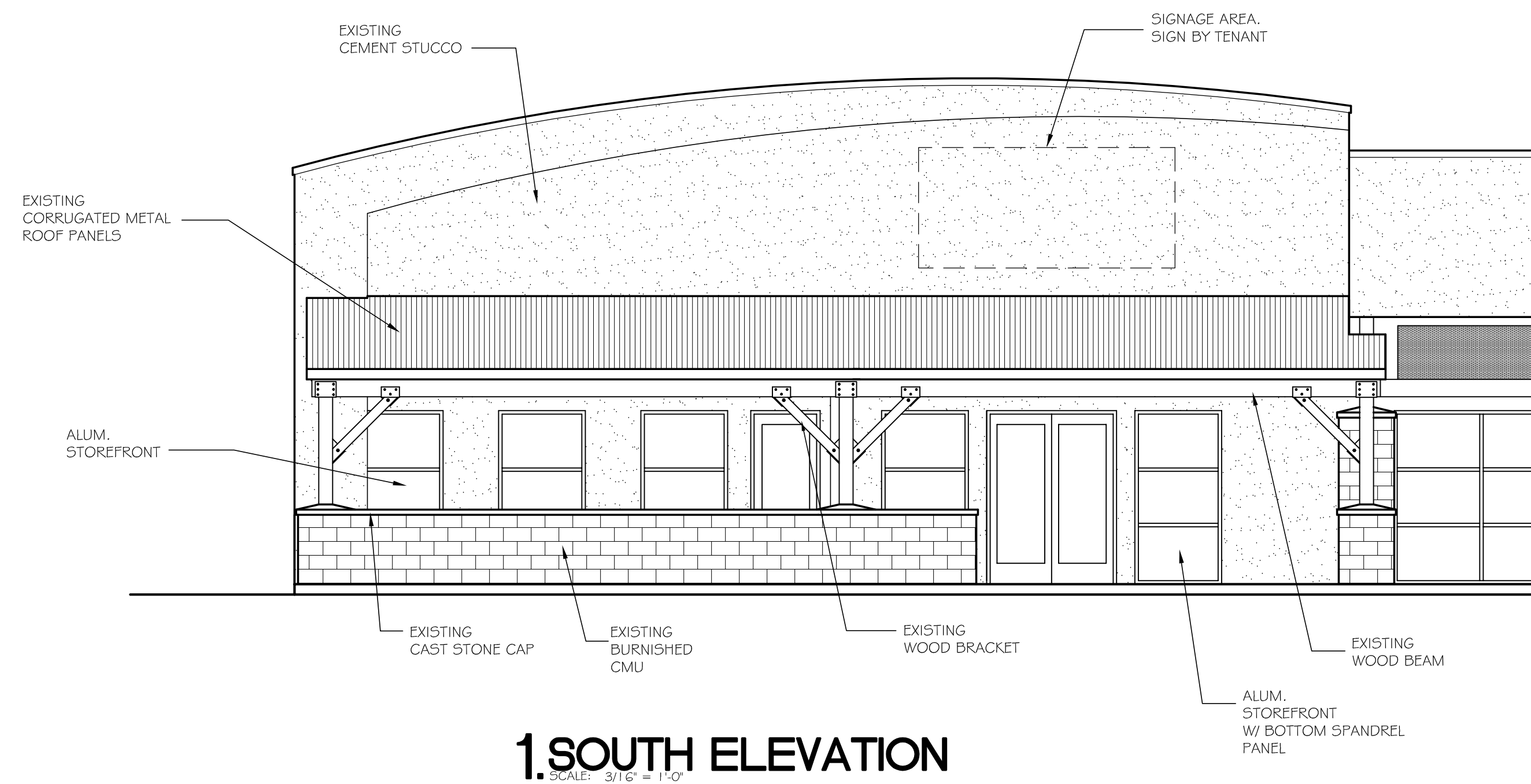
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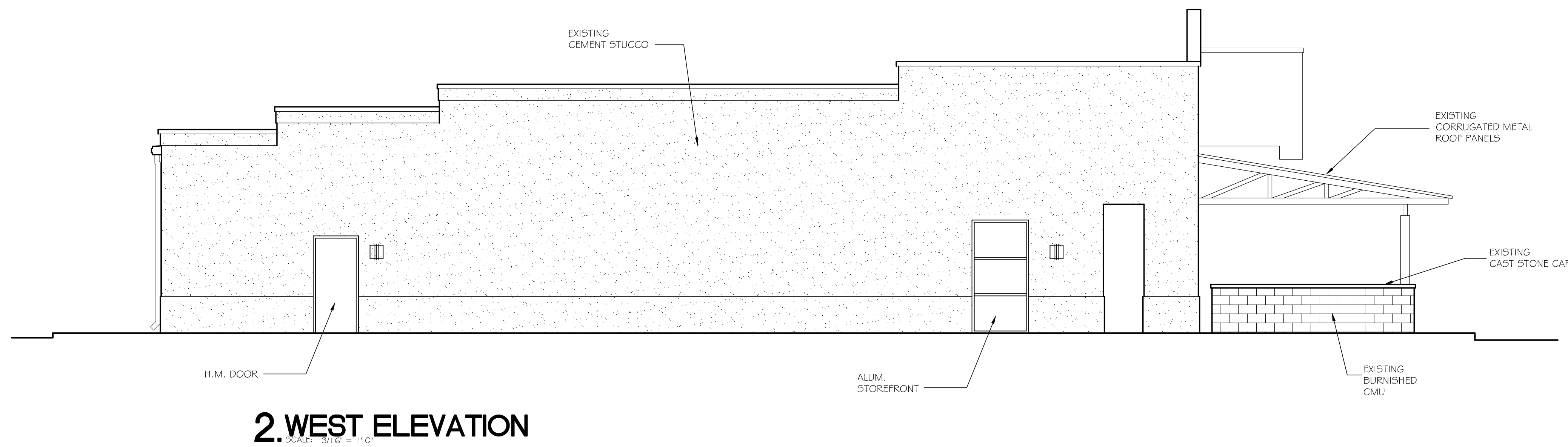
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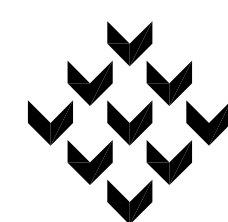


**1 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

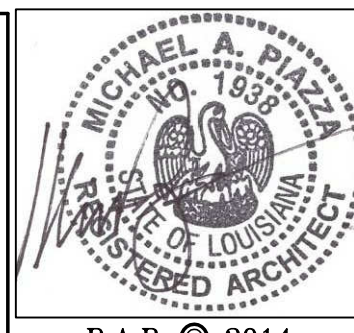


**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

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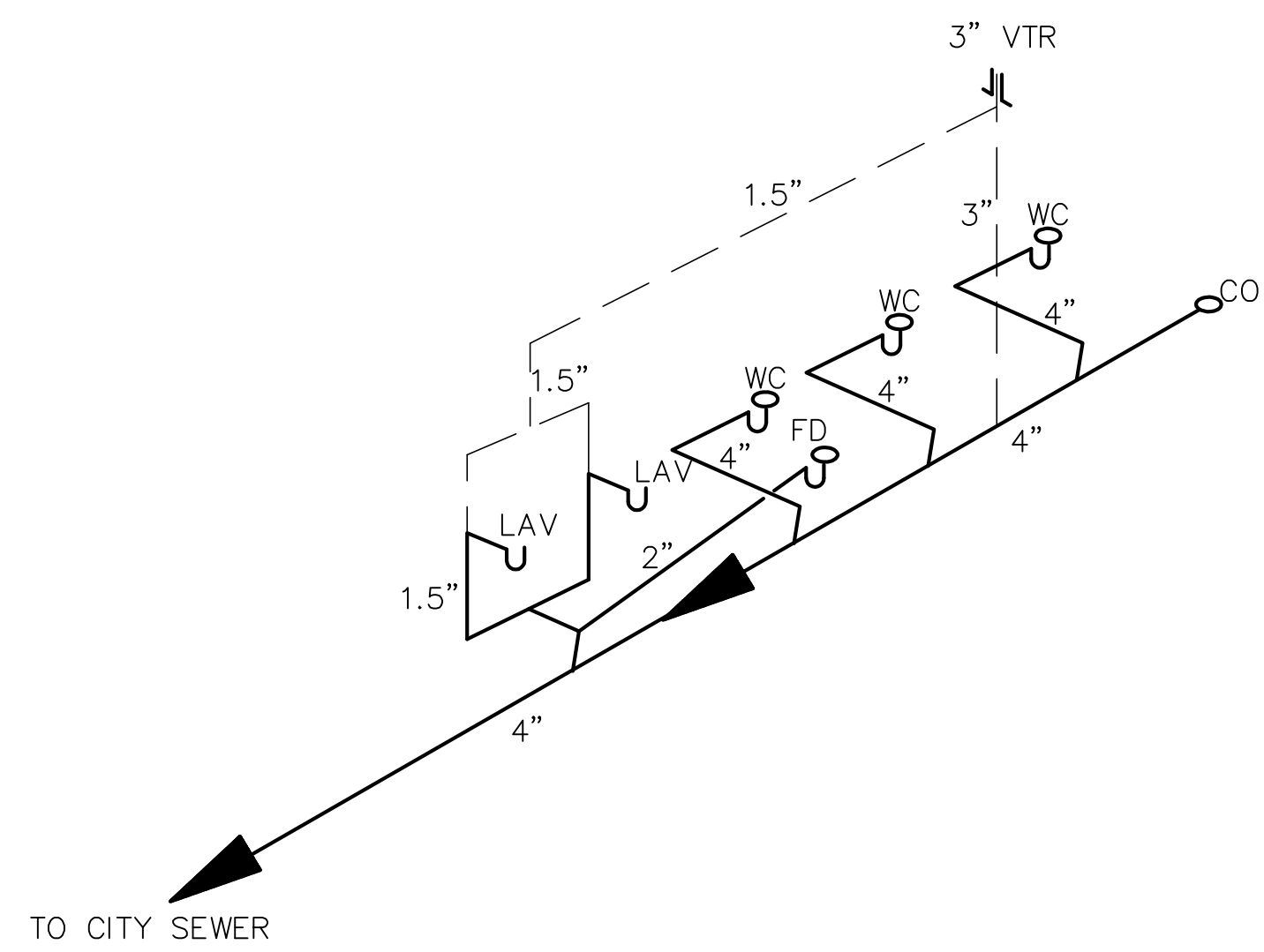
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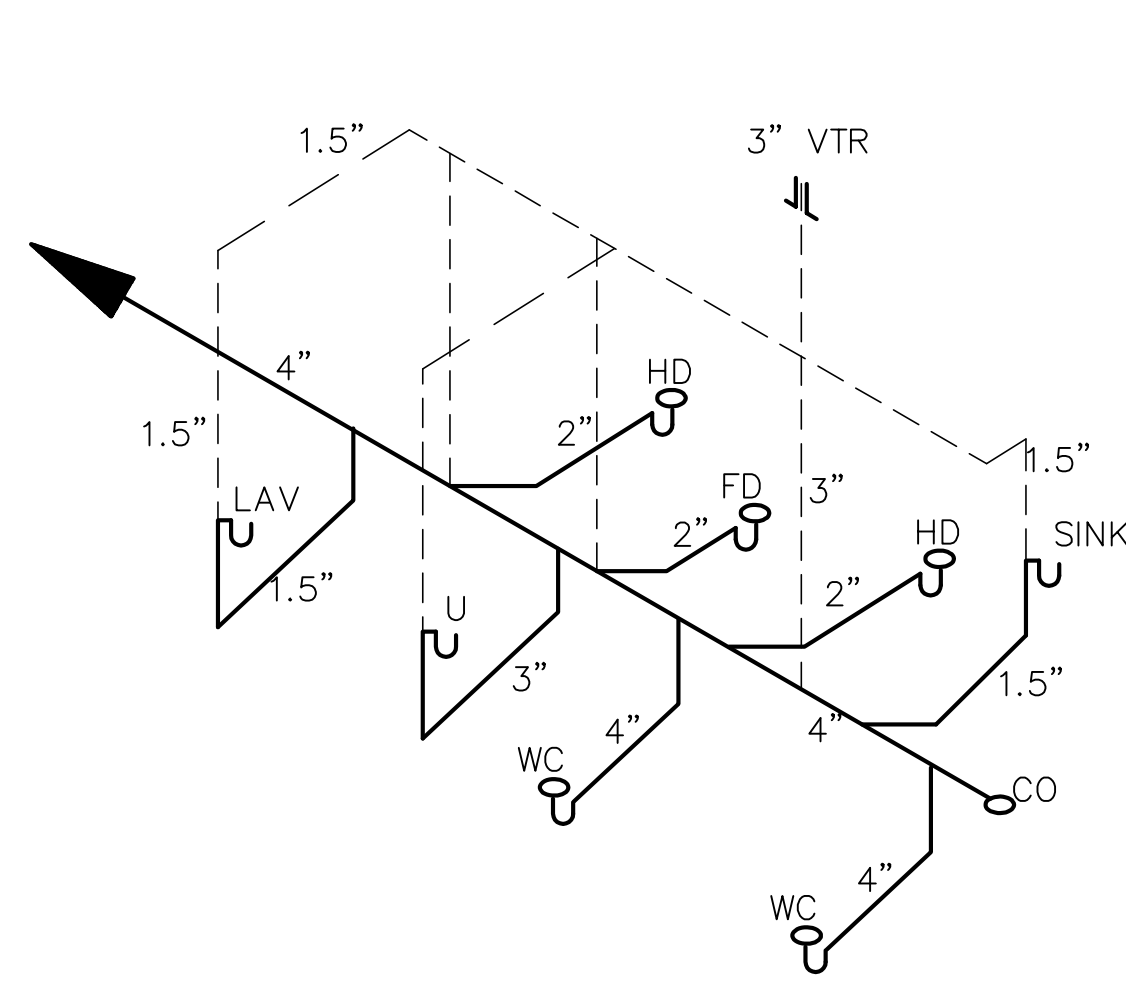
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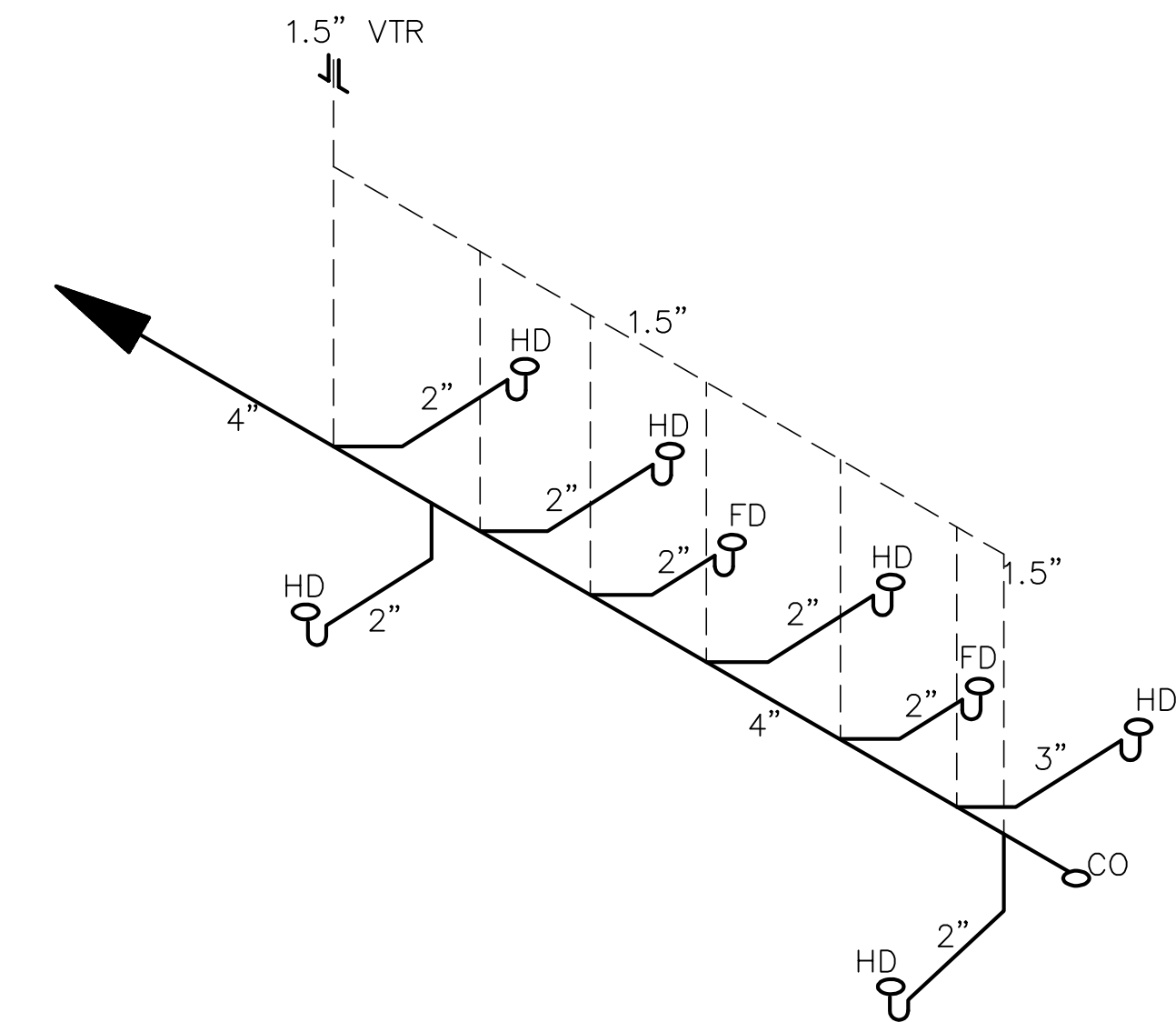
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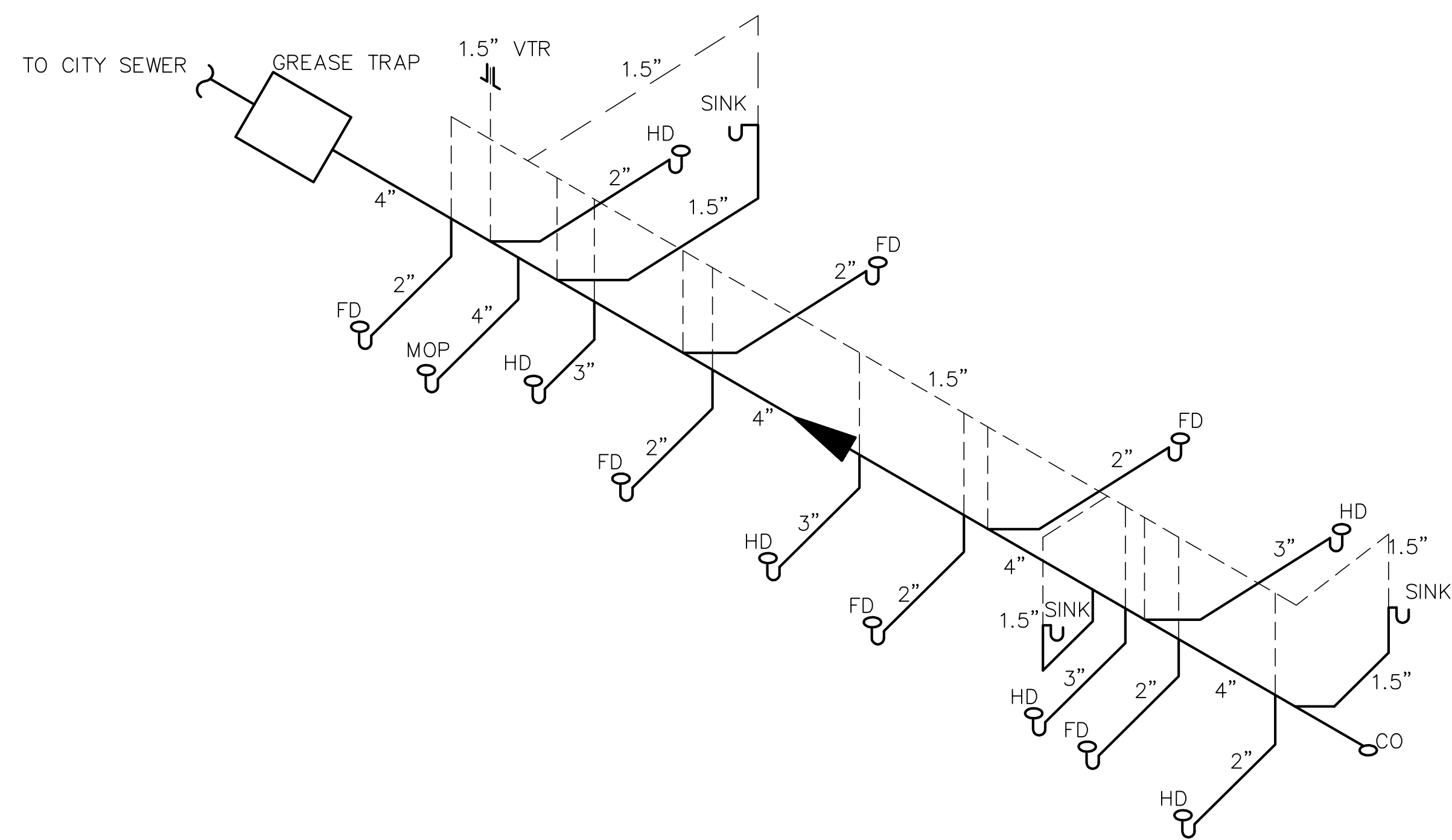
**1. PLUMBING RISER - WOMEN'S RESTROOM**  
SCALE: NOT TO SCALE



**2. PLUMBING RISER - MEN'S RESTROOM + BEVERAGE**  
SCALE: NOT TO SCALE



**3. PLUMBING RISER - BAR**  
SCALE: NOT TO SCALE



**4. PLUMBING RISER - KITCHEN**  
SCALE: NOT TO SCALE

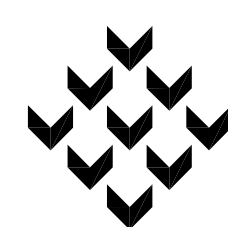
**PLUMBING GENERAL NOTES:**

1. EXECUTE ALL WORK ACCORDING TO ALL CODES AND ORDINANCES. PAY FOR ALL PERMITS AND PROVIDE FOR INSPECTIONS.
  2. ALL MECHANICAL INSTALLATIONS MUST MEET COMMERCIAL STANDARDS INCLUDING HEATING, COOKING, WATER HEATING, DUCTWORK, ETC., AND THAT THESE INSTALLATIONS MUST BE TYPICALLY ACCESSIBLE, AS REQUIRED.
  3. GUARANTEE ALL LABOR AND MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE.
  4. VISIT THE SITE TO BE FAMILIAR WITH ALL VISIBLE CONDITIONS. NO COMPENSATION WILL BE ALLOWED FOR FAILURE TO OBSERVE EXISTING CONDITIONS.
  5. MAKE ARRANGEMENTS FOR SEWER AND WATER CONNECTIONS REQUIRED. INCLUDE COSTS IN PRICE.
  6. DO ALL TRENCHING, EXCAVATING AND BACK FILLING REQUIRED FOR COMPLETION OF THIS WORK. COMPLY WITH REQUIREMENTS OF GENERAL PROVISIONS.
  7. TEST ALL PIPING, TEST AND ADJUST AIR DISTRIBUTION AND REFRIGERATION SYSTEMS.
  8. CUTTING AND PATCHING SHALL BE IN ACCORDANCE WITH GENERAL PRACTICES.
- MISCELLANEOUS:
9. INSTALL GAS PIPING IN ACCORDANCE WITH NFPA 54.
  10. PIPING SHALL BE INSTALLED SO THAT IT MAY EXPAND AND CONTRACT WITHOUT DAMAGING BUILDING. PROVIDE SATISFACTORY HANGERS, BRACES AND SUPPORTS. INSTALL DIALECTIC FITTINGS BETWEEN DISSIMILAR PIPING MATERIALS. HANG ALL UNDER SLAB PIPING USING 1/4" DIAMETER STAINLESS STEEL RODS.
  - DOMESTIC WATER LINES: COPPER TYPE (K) UNDERGROUND, TYPE (L) ABOVE.
  - SEWER, DRAIN, SANITARY AND VENT LINES: PVC, ABS SCHEDULE 40 WITH GULLED JOINTS.
  - BALL VALVES: BRONZE BLOWOUT PROOF STEMS EXTENDED FOR INSULATED PIPE, ADJUSTABLE PACKING GLANDS, BUNA - N PACKING FOR COLD WATER, TEFLON FOR HOT WATER OR STEAM.
  - BUTTERFLY VALVES: 2 1/2 INCH AND LARGER: WUG WATER TYPE, CAST IRON BODY, FIELD REPLACEABLE EDPM SLEEVE, NICKEL PLATED IRON DISC AND LEVER HANDLE WITH INDICATOR.
  11. INSTALL SYSTEM OF SOIL, WASTE AND VENT LINES FOR A COMPLETE PLUMBING SYSTEM. CONNECT TO SEWER AS REQUIRED.
  12. INSTALL CLEAN OUTS WITH ACCESS PLATES AT THE BASE OF ALL PLUMBING STACKS, CHANGE OF DIRECTION OF 45 DEGREES OR MORE, AND EVERY 50 FEET.
  13. INSTALL COLD AND/OR HOT WATER LINES TO ALL FIXTURES COMPLETE WITH STOP VALVES AND SHOCK ABSORBERS.
  14. INSULATE ALL HOT WATER LINES AND HORIZONTAL COLD WATER AND CONDENSATE LINES ABOVE CEILING WITH 1/2 INCH FIBERGLASS SEALED WITH FOIL VAPOR BARRIER.
  15. WATER HEATERS: ELECTRIC, GLASS LINED TANK, UL APPROVED, THERMOSTAT, INSULATION MEETING ASHRAE STANDARD 90-75, JACKET AND TEMPERATURE PRESSURE RELIEF VALVE.
  16. PROVIDE ACCESS DOORS FOR INSTALLATION BY OTHERS, IF REQUIRED.
  17. ALL HOSE BIBBS TO BE FROST-PROOF TYPE.
  18. THE POTABLE WATER SUPPLY SYSTEM SHALL BE DESIGNED AS PER BOARD OF HEALTH REQUIREMENTS.

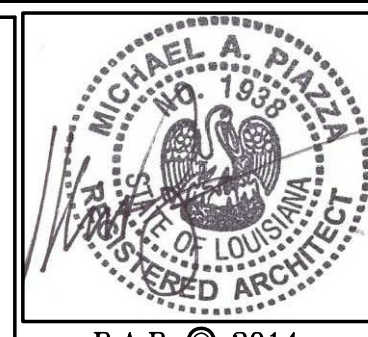
**KITCHEN PLUMBING GENERAL NOTES:**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOUISIANA STATE SANITARY CODE.
2. PROVIDE EQUIPMENT DRAINS FROM ALL KITCHEN EQUIPMENT TO THE NEAREST FLOOR SINK OR HUB DRAIN. VERIFY WITH FOOD EQUIPMENT SUPPLIER AND OWNER.
3. INSTALL ALL FAUCETS, TAILPIECES, LEVER HANDLE DRAINS, VACUUM BREAKERS, TEMPERATURE & PRESSURE GAUGES, PRESSURE REDUCING VALVES, AUTOMATIC GAS SHUTOFF VALVE, FILTERS, FLEXIBLE HOSES AND QUICK DISCONNECT ASSEMBLIES AND ALL OTHER ACCESSORIES. VERIFY WITH FOOD EQUIPMENT SUPPLIER.
4. ALL FLOOR DRAINS AND FLOOR SINKS SHALL BE FURNISHED WITH TRAP PRIMER INLET CONNECTIONS.
5. ALL SANITARY SEWER AND GREASE WASTE PIPING SHALL BE 4" SIZE UNLESS NOTED OTHERWISE.
6. ALL DOMESTIC HOT WATER AND COLD WATER PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE.
7. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT. VERIFY ALL EQUIPMENT REQUIREMENTS WITH EQUIPMENT SUPPLIER.

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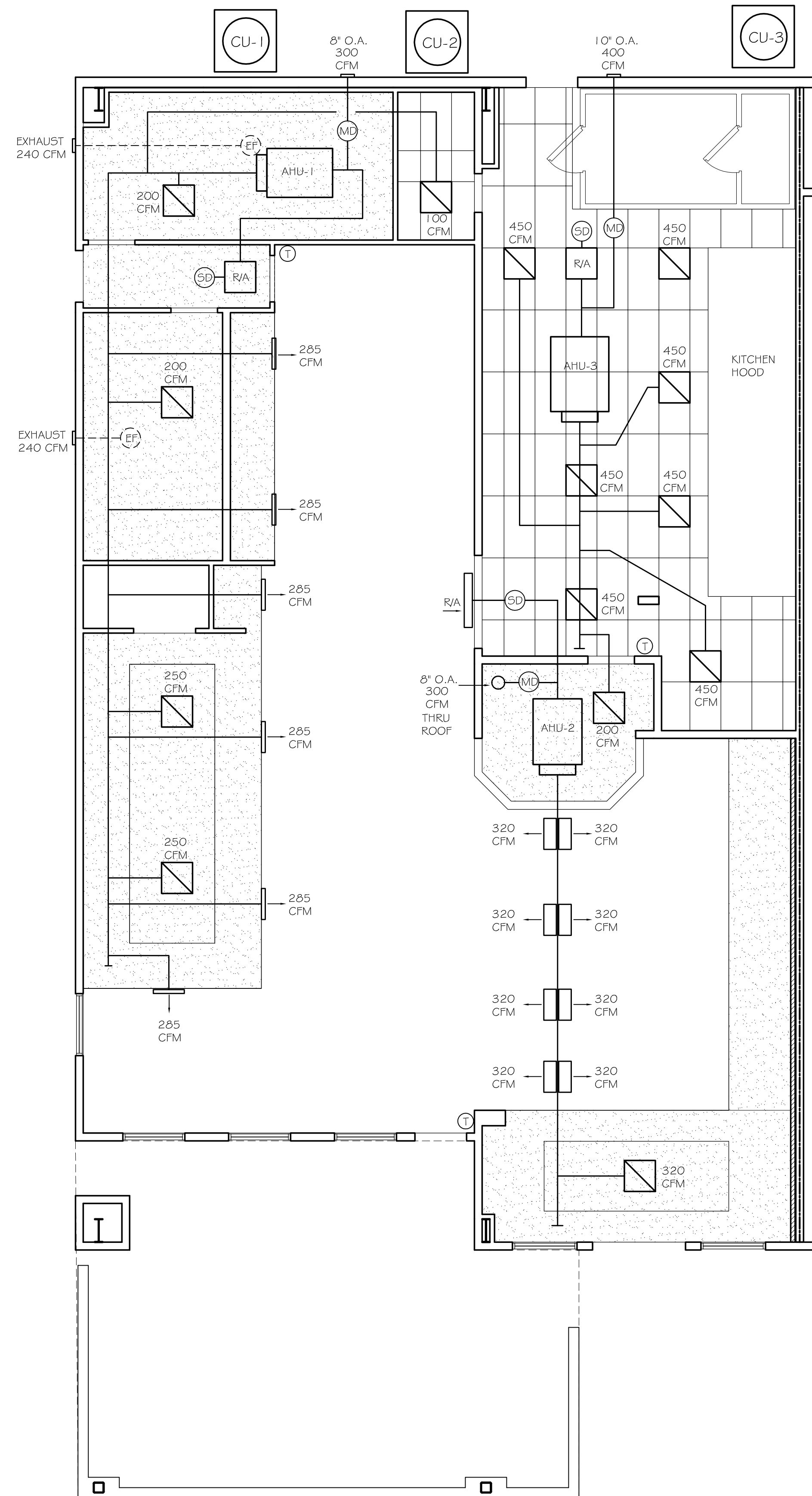
**P1.1**

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MECHANICAL EQUIPMENT SCHEDULE				
EQUIPMENT	COOLING BTUH	HEATING KW	TOTAL CFM	FRESH AIR
AHU-1 / CU-1	90,000	21.65 KW	3000	300
AHU-2 / CU-2	90,000	21.65 KW	3000	300
AHU-3 / CU-3	120,000	17.30 KW	4000	400

FRESH AIR QUANTITIES MEET THE 2009 IMC SECTION 403.3.

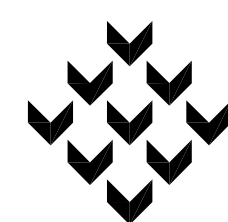
EXHAUST FAN	CFM
EF-1 / EF-2	240



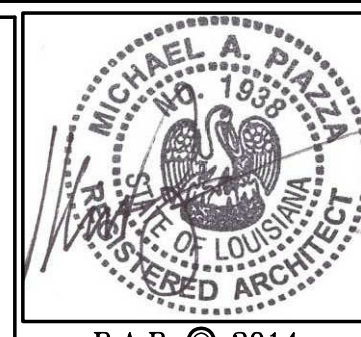
**1. MECHANICAL PLAN**  
SCALE: 3/16" = 1'-0"

- MECHANICAL & ELECTRICAL GENERAL NOTES:
- All materials shall be new except where otherwise noted and shall conform with the standards of Underwriter's Laboratory in every case where such a standard has been established for the particular type of material in question.
  - The installation shall comply with all laws applying to work in effect with the regulations of the NEC. The contractor shall obtain and pay all necessary permits, and after completion, furnish owner certifications of final inspections and approval as issued by the inspection department of the Parish. The contractor shall be responsible for obtaining all necessary certificates of inspection, both at rough-in and completion.
  - All tests shall be made in accordance with latest standards of IPCEA and the NEC. The test shall be made in the presence of the owner or his representative.
  - The contractor is urged to visit and to examine the job site in order to become more familiar with all existing conditions pertinent to work to be performed thereon. No additional compensation will be allowed for failure to be so informed.
- MECHANICAL NOTES:
- GENERAL:
- Refer to mechanical plans for full design, notes and details, the mechanical work is not part of this contract but is being handled by mechanical sub-contractor under construction contract directly to owner, thru General Contractor.
  - All HVAC systems shall be constructed in accordance with 101:9.2., Life Safety Code.
  - Utilities shall comply with the provisions of Section 9.1. Life Safety Code 2009.
  - Execute all work according to all codes and ordinances. Pay for all permits and provide for inspections.
  - All mechanical installations must meet commercial standards including heating, cooling, water heating, ductwork, etc., and that these installations must be typically accessible, as required.
  - Guarantee all labor and material for one year from date of acceptance.
  - Visit the site to be familiar with all visible conditions. No compensation will be allowed for failure to observe existing conditions.
  - Do all trenching, excavating and back filling required for completion of this work. Comply with requirements of General Provisions.
  - HVAC contractor to be responsible for the design, sizing, and functioning of the units and ducts.
  - Central air condition system to be designed and priced with a minimum rating as per State Energy Code (ASHRAE 90.1-2007).
  - Test all piping, test and adjust air distribution and refrigeration systems.
  - Cutting and patching shall be in accordance with general practices.
- FIRE SAFETY:
- Install smoke detectors to automatically stop the fan in HVAC duct systems over 3000 cfm in accordance with NFPA 90A: 4.4.2.1) (2009). As per 90A- 5.1. Duct detectors shall be connected to building alarm system.
  - Smoke dampers shall be installed in systems over 15,000 cfm to isolate air handling equipment; dampers shall automatically close when system is not in operation as per NFPA 90A: 4.4. Interconnect to buildings smoke detection and alarm systems when required by NFPA 101.
  - Provide manual reset firestat in return air stream of A/C system, setting not to exceed 136 degree F.
- EQUIPMENT:
- Manufacturers catalog numbers are used to establish a standard of quality. Alternate products may be used if submitted to Architect and found acceptable to him. Contractor shall be responsible for all changes and costs which may be incurred by the use of substitute materials.
  - Electrical contractor shall do all power and high voltage wiring. Mechanical contractor shall do low voltage control wiring. General contractor shall provide structural supports, foundations and painting. Roofer shall provide pitch pockets and install roof curbs, jacks, etc.
  - Provide operating and maintenance instructions including wiring diagram and service manual. Furnish approved operating instructions. Mark all devices. Instruct owner in care and operation of all equipment.
  - Outdoor Condensing Units: Remote type, air cooled, with weather protected 1/8 gauge cabinet; upflow, aluminum blade fan; permanently lubricated fan motor with built in thermal overload protection; quiet operation hermetic compressors with sound mufflers, internal thermostats and crankcase heaters; nonferrous condenser coil with accumulator, pre-wired controls consisting of magnetic starter, high-low switch, lock rotor, over and under voltage and thermal overload protection lock out relay.
  - Fan Coil Units: Corrosion protected steel casing insulated with 1 inch thick fiberglass duct liner, double inlet centrifugal blower mounted in permanently lubricated bearings, adjustable V-belt drive motor with thermal overload protection, direct expansion coil with expansion valve and 1 inch throwaway filters.
  - Ductwork shall be galvanized steel. Construction details and gauges shall be according to NFPA Bulletin 90A, and SMACNA Duct manual. Use turning vanes at corners; provide splitter dampers with locking quadrants as shown. Provide fresh air dampers at outside air intakes and where required by code.
  - Pre-insulated flexible air duct meeting Class 1 of UL Standard 181 may be used for lengths not to exceed 10 feet to connect ceiling diffusers to supply duct. Use spin-in collar. Seal vapor barrier completely.
  - Provide 1 inch fiberglass duct, 1 1/2 pounds per cubic foot density with neoprene film on inside surface of rectangular duct applied with adhesive and clips spaced not less than one clip per two square foot of duct surface. Apply adhesive to end joints when installing.
  - Control systems with cooling-heating year round thermostat and selector switches. Match stages to condensing units and duct heaters scheduled. Install smoke detectors in discharges for 2000 CFM and up fan coil units to stop fan if smoke is detected.
  - HVAC enclosures must have ducted returns, typically.
  - Ceiling Diffusers, Grilles and Registers: AirMate, White Steel.
- MISCELLANEOUS:
- Install gas piping in accordance with NFPA 54.
  - Piping shall be installed so that it may expand and contract without damaging building. Provide satisfactory hangers, braces and supports.
- Refrigerant piping: Copper type (L), cleaned capped and deoxidized, with wrought copper solder fittings. Join with silver solder. Bleed nitrogen through lines while soldering. Furnish strainer dryer and sight glass.
  - Insulate all condensate lines above ceiling with 1/2 inch fiberglass sealed with foil vapor barrier.
  - Insulate refrigerant suction lines with 1/2 inch thick (Armaflex).

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**GLORY BOUND GYROS**  
RIVER HIGHLANDS RETAIL CENTER  
COVINGTON, LOUISIANA

sheet

**M1.1**

of

ELECTRICAL NOTES:

GENERAL:

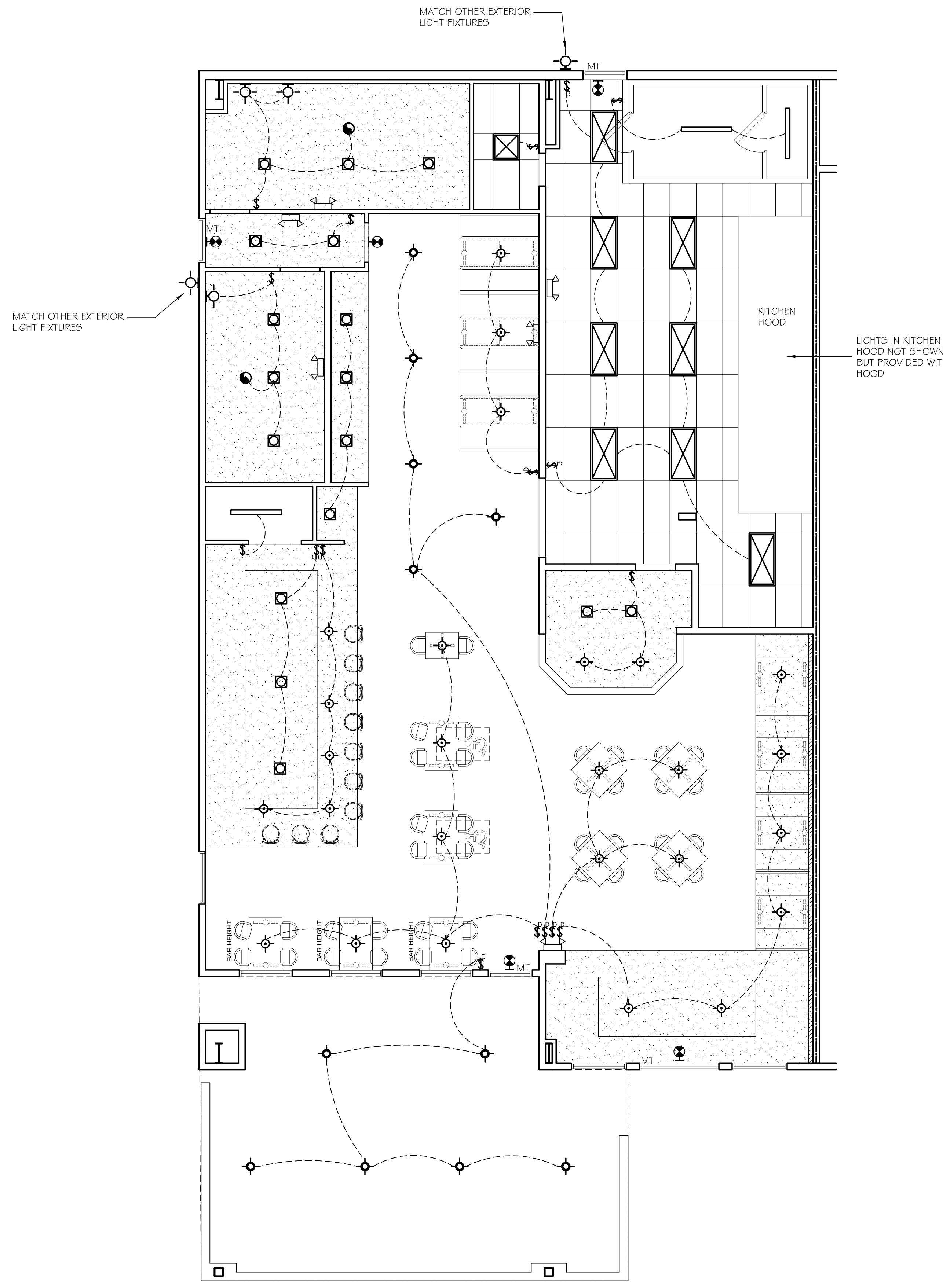
- Contractor to make necessary arrangements with the local power company for temporary power and permanent meter.
- Contractor shall provide a source of construction electrical power.
- Contractor shall confirm with the telephone company that the service location, size, etc. meets their requirements and with their approval.
- All electrical work shall have a one year warranty.
- All electrical work shall be performed by a licensed electrician.
- Electrical work shall comply with NFPA 70E (2012), National Electrical Code, for all proposed electrical work in this submittal. Electrical work/modifications may include, but not limited to the following: lighting fixtures (interior, exterior and site); receptacles; panelboards; panel schedules; load schedules; utility company or service transformer KVA size, number of phases, voltage and secondary short circuit amps; future schedules; wire type, size and circuiting; single line diagrams; properly sized new and existing protective equipment, including service disconnect(s), panelboard(s), circuit breakers and fused switches, sized for available short circuit amps; properly sized system grounding conductor and grounding electrode(s); connection of the system grounding and bonding at the service disconnect enclosure(s); properly sized over-current and over-current and short circuit protective devices for conductors, motors, transformers and equipment; properly sized conductors for equipment grounding and bonding of all metallic conduit and enclosures; installation of ground fault circuit receptacles; etc.
- Grounding shall conform to Article 250 of the NEC.
- Ground grid system shall tie to cold water piping.
- Main ground rod shall be 3/4" x 10' copper clad steel.
- Bonding of piping systems and exposed structural steel is required for metal water piping, metal gas piping, other metal piping that may become energized and structural steel, as per NEC section 250.104.
- Kitchen hood, vent and automatic extinguishing system shall be constructed and installed in accordance with NFPA 96 (2012).
- Contractor shall make necessary arrangements with power company for metering. Pay any assessed cost, provide raceway, conductors, metering equipment, switches and connections as required by utility company.
- Electrical contractor to be responsible for the sizing and functioning of the panels and all wiring, switches, fixtures, etc.

EQUIPMENT:

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

MISCELLANEOUS:

- All conduit above grade located outside of building shall be minimum 3/4" rigid galvanized steel, unless noted otherwise.
- All conduit below grade shall be a minimum 1" schedule 40 PVC, buried a minimum of 18" in areas not subject to vehicular traffic. Install separate green ground wire in all PVC conduits.
- Power for HVAC equipment to be installed as per manufacturers specifications.
- A 125 volt, single phase 15 or 20 amp, rated receptacle outlet must be installed at all accessible locations for the servicing of any heating and air conditioning equipment on roof tops, in attics and crawl spaces, on the same level, within 25 feet of the equipment as per NEC art. 210-63.
- Provide emergency lighting in accordance with NFPA 101: 7.9.
- Provide illumination of means of egress in accordance with NFPA 101: 7.8.
- Exit signs complying with NFPA 101: 7.10 shall define exits and access to exits.
- All exit lights to have emergency power packs.
- Contractor shall paint circuit breakers feeding the exit and emergency light circuits red.
- If central control equipment is located in areas that are not continuously occupied, automatic fire detector shall be provided at each central control equipment location to provide warning of fire at these locations.
- Each floor to have an approved smoke detector, powered by the house electrical system.
- UPS specifications must comply with NEC section 700.12, 701.6 and 701.11.
- A sign shall be placed at the service entrance equipment indicating type and location of on site emergency power sources, as per NEC section 700.8(A).



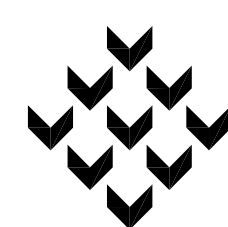
FIXTURE LEGEND

-  2' x 4' LAY-IN TYPE FLUORESCENT LIGHT FIXTURE
-  2' x 2' LAY-IN TYPE FLUORESCENT LIGHT FIXTURE
-  RECESSED INCANDESCENT DOWN LIGHT ("WP" DENOTES WEATHERPROOF FIXTURE)
-  RECESSED VENT
-  HANGING PENDENT FIXTURE
-  FLUORESCENT STRIP LIGHT FIXTURE
-  HANGING STRING FIXTURE
-  SURFACE MOUNTED WALL SCONCE
-  WALL MOUNTED "EXIT" LIGHT WITH BATTERY BACK-UP ON EMERGENCY CIRCUIT.
-  WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACK-UP
-  SINGLE POLE WALL SWITCH MOUNTED AT 48" A.F.F., UNLESS NOTED OTHERWISE.
-  THREE WAY WALL SWITCH MOUNTED AT 48" A.F.F., UNLESS NOTED OTHERWISE.
-  DIMMER WALL SWITCH MOUNTED AT 48" A.F.F., UNLESS NOTED OTHERWISE.

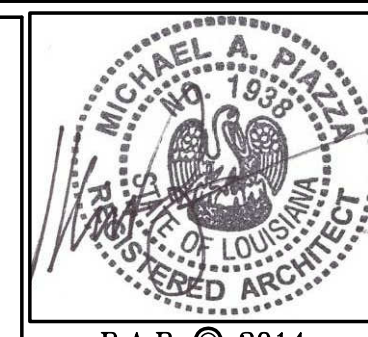
NOTE: INTERIOR LIGHT FIXTURES TO BE SELECTED BY TENANT.

1. LIGHTING PLAN

project 6014  
date 11.30.14  
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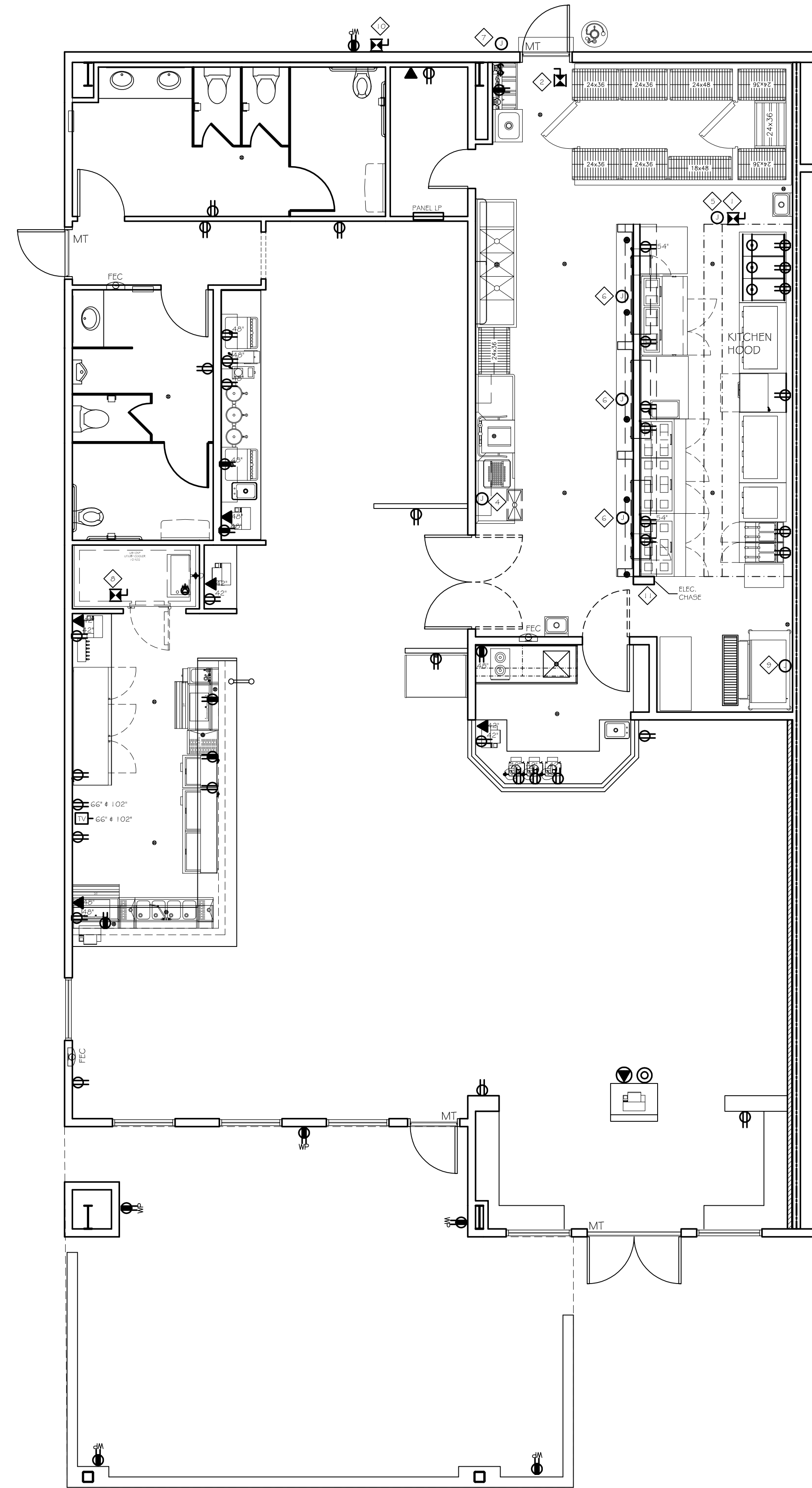
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### FIXTURE LEGEND

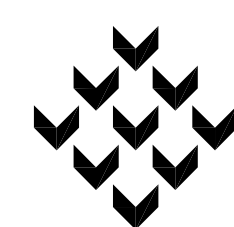
- 20 AMP - 120 VOLT CONVENIENCE OUTLET MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
- 20 AMP - 120 VOLT GROUND FAULT TYPE CONVENIENCE OUTLET MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
- 20 AMP - 120 VOLT GROUND FAULT TYPE CONVENIENCE OUTLET, WITH WEATHER PROOF COVER PLATE, MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
- ELECTRICAL PANEL
- JUNCTION BOX
- VOICEDATA OUTLET MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE
- 20 AMP - 120 VOLT FLOOR OUTLET
- VOICEDATA FLOOR OUTLET
- DISCONNECT, SIZED BY ELECTRICAL SUB.
- CABLE TV COAXIAL

### KEY NOTES

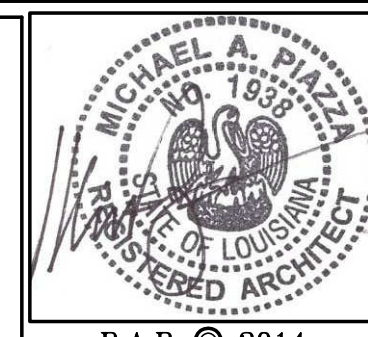
1. PROVIDE DISCONNECT AND FUSE AS RECOMMENDED BY MANUFACTURER. ROUTE WIRING FROM DISCONNECT TO STARTERS FOR EXHAUST AND SUPPLY FAN. SEE KITCHEN HOOD WIRING DIAGRAM FROM SUPPLIER.
2. PROVIDE DISCONNECT FOR CONDENSING UNITS FOR WALK IN COOLER/FREEZER AS REQUIRED BY MANUFACTURER. LOCATE AS RECOMMENDED BY COOLER/FREEZER MANUFACTURER.
3. PROVIDE DISCONNECT FOR AIR HANDLER AS REQUIRED BY UNIT MANUFACTURER.
4. JUNCTION BOX CONNECTION FOR DISHWASHER. VERIFY REQUIREMENTS WITH MANUFACTURER.
5. JUNCTION BOX CONNECTION FOR KITCHEN HOOD LIGHTS AND CONTROL WIRING. VERIFY REQUIREMENTS WITH MANUFACTURER. SEE HOOD WIRING DIAGRAM FROM SUPPLIER.
6. JUNCTION BOX CONNECTION FOR HEAT LIGHTS. VERIFY REQUIREMENTS WITH SUPPLIER.
7. JUNCTION BOX CONNECTION FOR AIR DOOR. VERIFY REQUIREMENTS WITH SUPPLIER.
8. PROVIDE DISCONNECT FOR CONDENSING UNITS FOR BEER COOLER AS REQUIRED BY MANUFACTURER. LOCATE AS RECOMMENDED BY COOLER MANUFACTURER.
9. JUNCTION BOX CONNECTION FOR ICE MACHINE. VERIFY REQUIREMENTS WITH SUPPLIER.
10. PROVIDE DISCONNECT FOR AIR CONDITIONING CONDENSING UNITS AS REQUIRED BY UNIT MANUFACTURER.
11. PROVIDE ELECTRICAL WIRING IN CHASE AS REQUIRED BY EQUIPMENT SUPPLIER. VERIFY AND COORDINATE ALL ELECTRICAL REQUIREMENTS WITH SUPPLIER.

## 1. POWER PLAN

project 6014  
 date 11.30.14  
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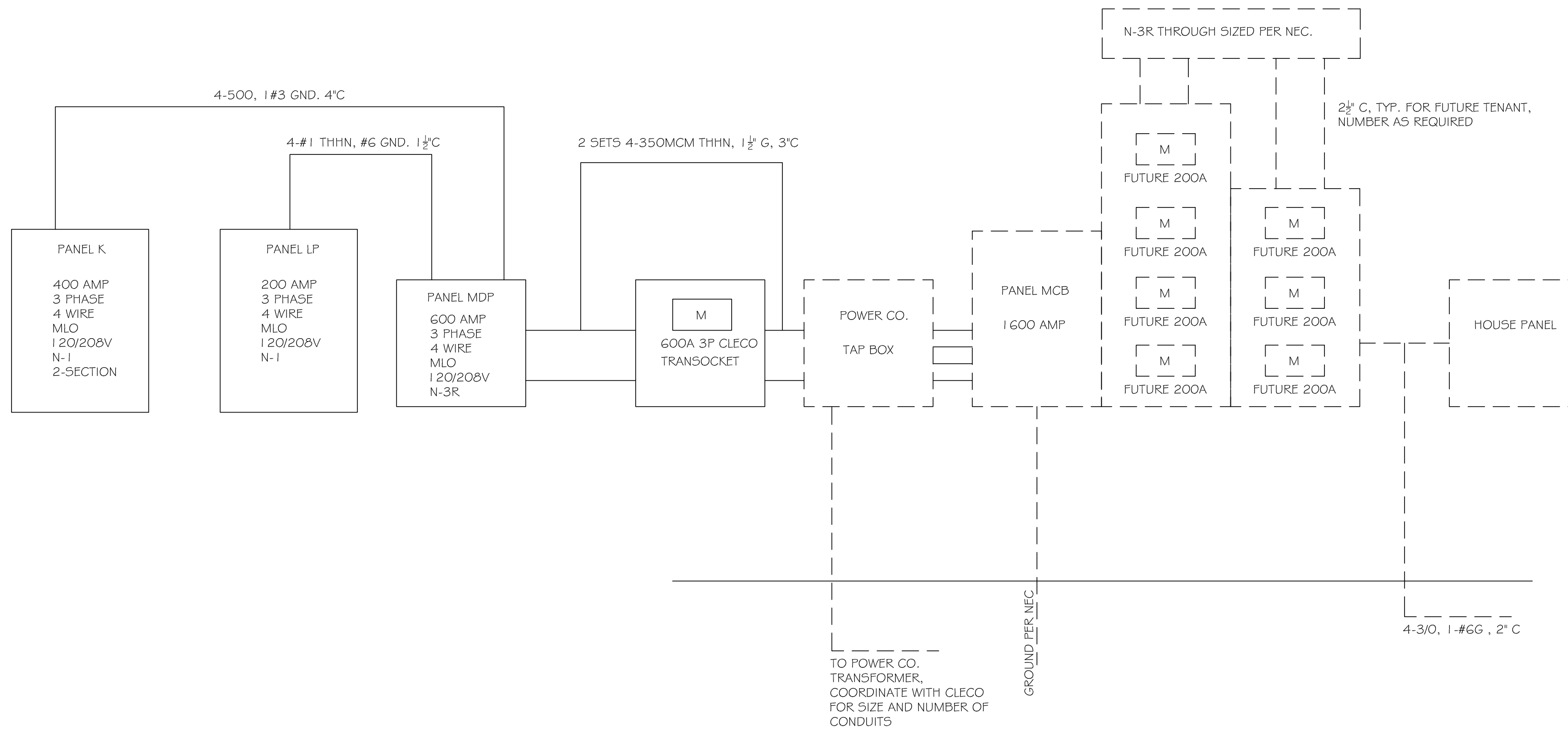
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**PANEL "MDP"**

120/208 3P 4W 600A MLO N-3R SURFACE MOUNT 22KAIC

Circuit No.	Description	Conductor Size	Volt-Amps A	Volt-Amps B	Volt-Amps C	Breaker Size	Breaker Size	Volt-Amps A	Volt-Amps B	Volt-Amps C	Conductor Size	Description	Circuit No.	
1			27684					8100					2	
3	PANEL "K"			75104		3P 300A	3P 300A		8100			AHU-1	4	
5					25908						8100		6	
7			8100					6300					8	
9	AHU-2	#8		8100		3P 90A	3P 90A		6300		#8	AHU-3	10	
11					8100								12	
13			4050					4050					14	
15	CU-1	#8		4050		3P 45A	3P 45A		4050		#8	CU-2	16	
17					4050								18	
19	CU-3	#8		4050		3P 45A	3P 125A		5100			PANEL "LP"	20	
21					4050				6400				22	
23					4050					2000			24	
PHASE			38834	37254	38056	PHASE			18450	18450	18450	PHASE		
PH. TOTAL						PH. TOTAL			58284	55704	56508	TOTAL VA		
									170996					

**ELECTRICAL RISER DIAGRAM**

SCALE: N.T.S.

**PANEL "LP"**

120/208 3P 4W 225A MLO N-1 FLUSH MOUNT 10KAIC

Circuit No.	Description	Conductor Size	Volt-Amps A	Volt-Amps B	Volt-Amps C	Breaker Size	Breaker Size	Volt-Amps A	Volt-Amps B	Volt-Amps C	Conductor Size	Description	Circuit No.	
1	LIGHTING	#8	1800			2P 50A	2P 50A	1500				LIGHTING	2	
3	LIGHTING			1600					1200			LIGHTING	4	
5	LIGHTING	#12			1200	1P 20A	1P 20A			800		LIGHTING	6	
7	RECEPTACLES	#12	900			1P 20A	1P 20A	900				RECEPTACLES	8	
9	RECEPTACLES	#12		1800		1P 20A	1P 20A			1800		RECEPTACLES	10	
11	SPACE											SPACE	12	
13	SPACE											SPACE	14	
15	SPACE											SPACE	16	
17	SPACE											SPACE	18	
19	SPACE											SPACE	20	
21	SPACE											SPACE	22	
23	SPACE											SPACE	24	
25	SPACE											SPACE	26	
27	SPACE											SPACE	28	
29	SPACE											SPACE	30	
31	SPACE											SPACE	32	
33	SPACE											SPACE	34	
35	SPACE											SPACE	36	
37	SPACE											SPACE	38	
39	SPACE											SPACE	40	
41	SPACE											SPACE	42	
PHASE			2700	3400	1200	PHASE			2400	3000	800	PHASE		
PH. TOTAL						PH. TOTAL			5100	6400	2000	TOTAL VA		
									18500					

**PANEL "K"**

120/208 3P 4W 400A MLO N-1 FLUSH MOUNT 2-SECTION 10KAIC

Circuit No.	Description	Conductor Size	Volt-Amps A	Volt-Amps B	Volt-Amps C	Breaker Size	Breaker Size	Volt-Amps A	Volt-Amps B	Volt-Amps C	Conductor Size	Description	Circuit No.	
1	K1, K2, K3, K4		960			1P 20A	1P 20A	1440				K33	2	
3	K5, K7 (LIGHTS)			1212		1P 20A	1P 20A		1052			K34	4	
5	K6				1200	1P 20A	1P 20A			1236		K35	6	
7	K7		1596			2P 20A	1P 20A	1440				K36	8	
9	K7		1596			2P 20A	1P 20A		1608			K37	10	
11	K8				936	2P 20A	1P 20A			1800		K41	12	
13					936	2P 20A	1P 20A			1800		K45	14	
15	K8 (EVAP AND LIGHTS)			840		1P 20A	1P 20A			1800		K46	16	
17	K10, K11				408	1P 20A	1P 20A			2400		K48	18	
19	K14, K16, K18, K19		1260			1P 20A	1P 20A			2400		K48	20	
21				564		1P 20A	1P 20A			1800		K49	22	
23	K21 (EF#1)			564		3P 15A	1P 20A			1800		K50	24	
25			564			1P 20A	1P 20A			1800		K51	26	
27				564		1P 20A	1P 20A			2040		K52	28	
29	K21 (EF#2)			564		3P 15A	2P 20A			2040		K53	30	
31				564		1P 20A	1P 20A			1800		K53	32	
33					744		2P 20A			1920		K56	34	
35	K21 (SUPPLY FAN)				744	3P 15A	1P 20A			1920		K56	36	
37			744			1P 20A	1P 20A			1800		K57	38	
39				1320		1P 20A	1P 20A			1800		K58	40	
41	K22				1320	3P 15A	1P 20A			1620		K59	42	
43					1320	1P 20A	1P 20A			1620		K60	44	
45					2400		2P 20A			1620		K61	46	
47	K27				2400	3P 20A	1P 20A			1548		R2, R3	48	
49			2400			1P 20A	1P 20A			1800		B12	50	
51	K30			960		1P 20A	1P 20A			1284		B13	52	
53	K31				1608	1P 20A	1P 20A			1800		B14	54	
55	K32		1440			1P 20A	1P 20A					SPACE	56	
57	SPACE											SPACE	58	
59	SPACE											SPACE	60	
61	SPACE											SPACE	62	
63	SPACE											SPACE	64	
65	SPACE											SPACE	66	
67	SPACE											SPACE	68	
69	SPACE											SPACE	70	
71	SPACE											SPACE	72	
73	SPACE											SPACE	74	
75	SPACE											SPACE	76	
77	SPACE											SPACE	78	
79	SPACE											SPACE	80	
81	SPACE											SPACE	82	
83	SPACE											SPACE	84	
PHASE			11784	10200	9744	PHASE			15900	14904	16164	PHASE		
PH. TOTAL						PH. TOTAL			27694	25104	25908	TOTAL VA		
									78696					

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