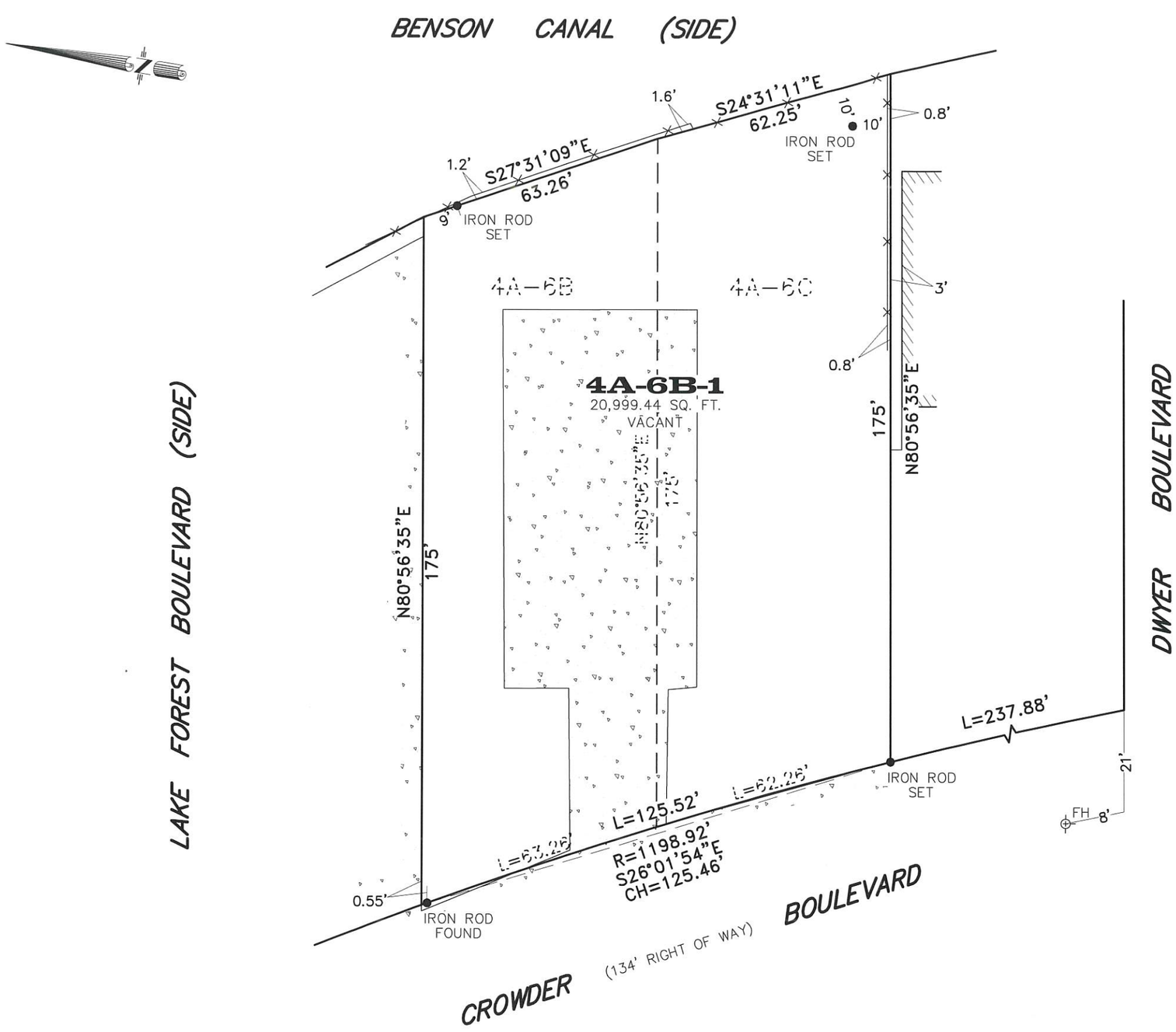


GENERAL NOTES

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

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

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER
INSURANCE RATE MAP (FIRM) DATED: 09-30-16 — FLOOD ZONE: X
COMMUNITY PANEL #: 22071C 0138 F — BASE FLOOD ELEVATION: N/A

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY JOHN MARSHALL DATED APRIL 1, 1977.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF EAGLE ONE, THEO SPEARS
REVISED FOR RESUBDIVISION DECEMBER 4, 2024.

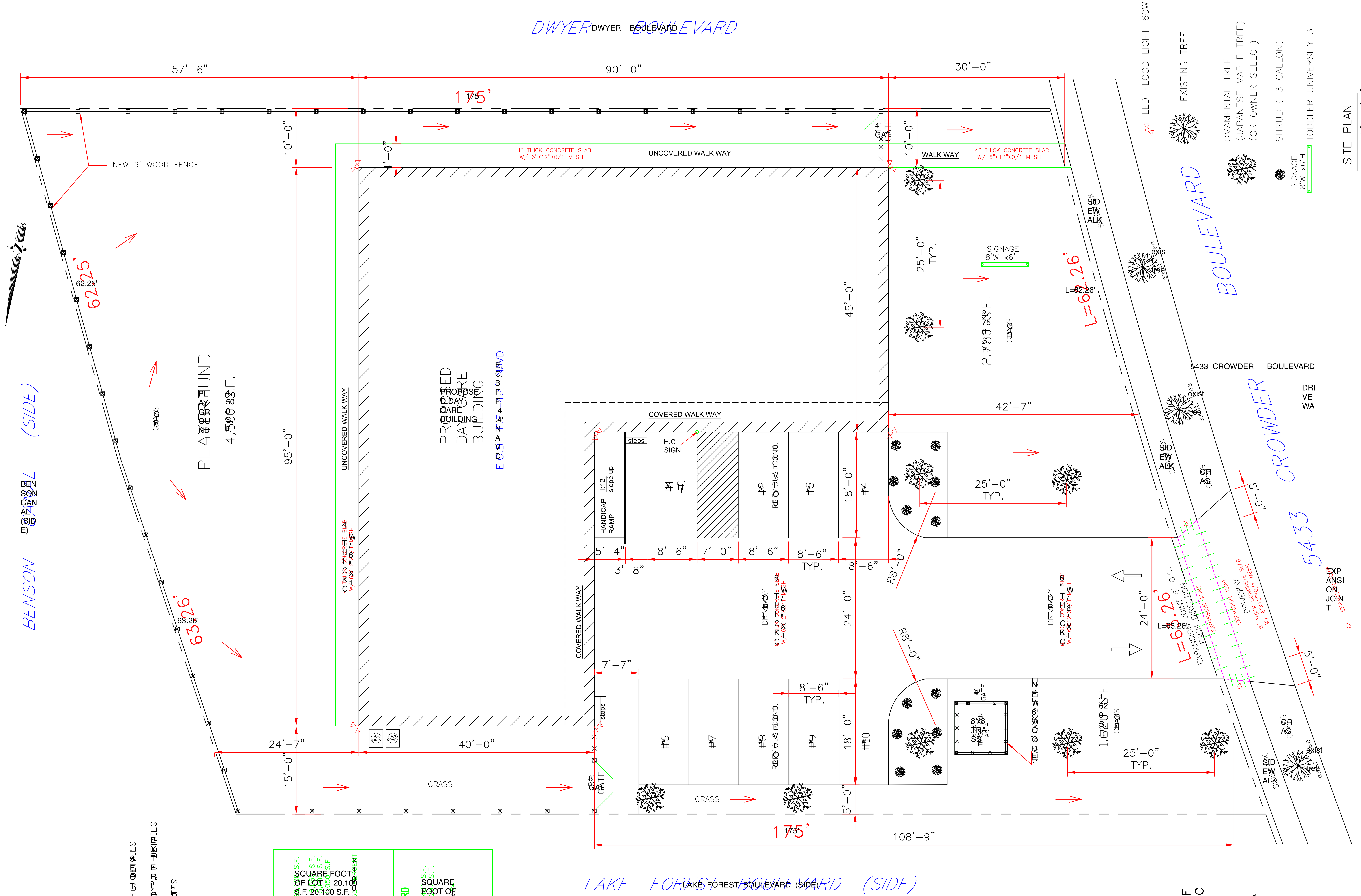
STATE OF LOUISIANA
RICHMOND W. KREBS
REG. NO. 4836
REGISTERED PROFESSIONAL LAND SURVEYOR

BY: _____
RICHMOND W. KREBS, SR., PLS, No. 4836

DATE: OCTOBER 5, 2023	DRAWN BY: JSN
SCALE: 1" = 30'	CHECKED BY: NDK
JOB #: 231758	

RESUBDIVISION SURVEY OF LOTS 4A-6B & 4A-6C INTO LOT 4A-6B-1 LAKRATT TRACT SECTION 22 THIRD DISTRICT ORLEANS PARISH, LA

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com



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

BOUNDARY SURVEY OF LOTS 4A-6B & 4A-6C
LAKRATT TRACT
SECTION 22 THIRD DISTRICT
ORLEANS PARISH, LA

A-2 ELEVATIONS
A-3 ELEVATIONS
A-4 FLOOR PLAN
A-5 ELECTRICAL PLAN
A-6 SECTION DETAILS
A-7 EXTERIOR WALL SECTION DETAILS
A-8 ZONING AND NOTES

PERMEABLE AREA - CALCULATIONS	PERMEABLE AREA - CALCULATIONS- FRONT YARD
SQUARE FOOT OF LOT 20,100 S.F. SQUARE FOOT OF BUILDING 6,050 S.F. S.F. OF DRIVEWAY & PARKING 5,000 S.F. TOTAL CONSTRUCTION AREA 11,050 S.F LOT COVERED CONST. AREA 11,050 S.F. OF LOT 20,100 X 100 = 55 PERCENT GRASS AREA: 100 - 55 = 45 PERCENT	SQUARE FOOT OF FRONT YARD 5,481 S.F. SQUARE FOOT OF DRIVEWAY 1,297 S.F. S.F. OF DRIVEWAY 1,297 S.F. OF FRONT YARD 5,481 X 100 = 24 GRASS AREA: 100 - 24 = 76 PERCENT

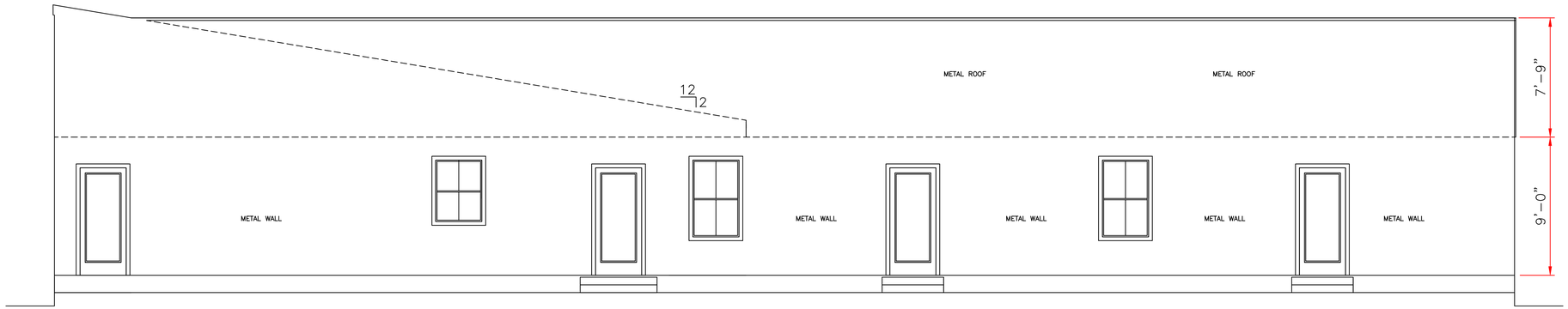
General Notes

No.	Revision/Issue	Date
4	EXIST. TREE/ FLOOD LIGHTS	12/04/24
3	LANDSCAPE	11/14/24
2	WALKWAY TO SIDE WALK	10/25/24
1	ADA – RESTROOM	10/14/24

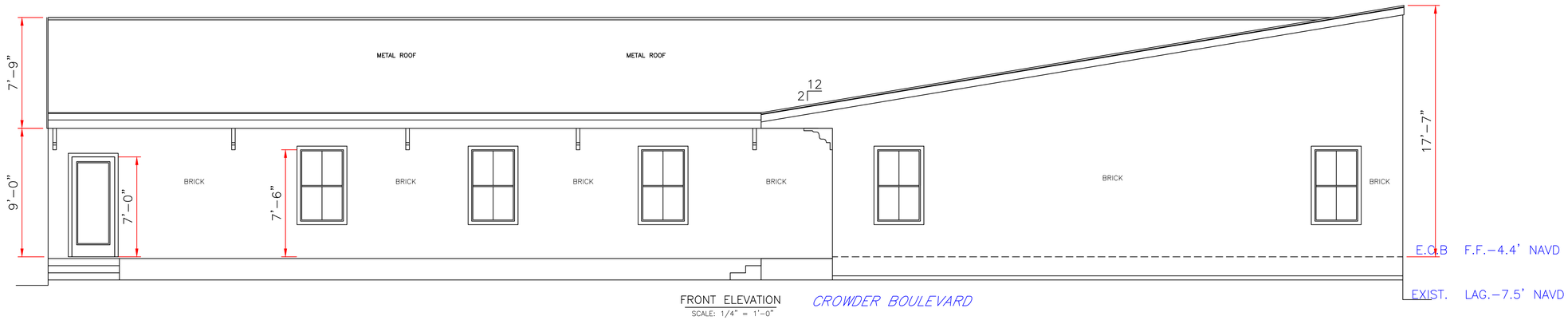
Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St.
Hammond, LA 70403
(985) 218-8037
scott@dpesbusiness.com

Project Name and Address
PROPOSED DAYCARE BUILDING
EAGLE ONE
5433 CROWDER DRIVE
ORLEANS PARISH, LA.

Project: New Construction
Date: 06/12/24
Scale: As Noted
Sheet: 1



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



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

CROWDER BOULEVARD

General Notes

STATE OF LOUISIANA
SCOTT A DENNEAU
License No. 34699
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
6/14/24

No.	Revision/Issue	Date

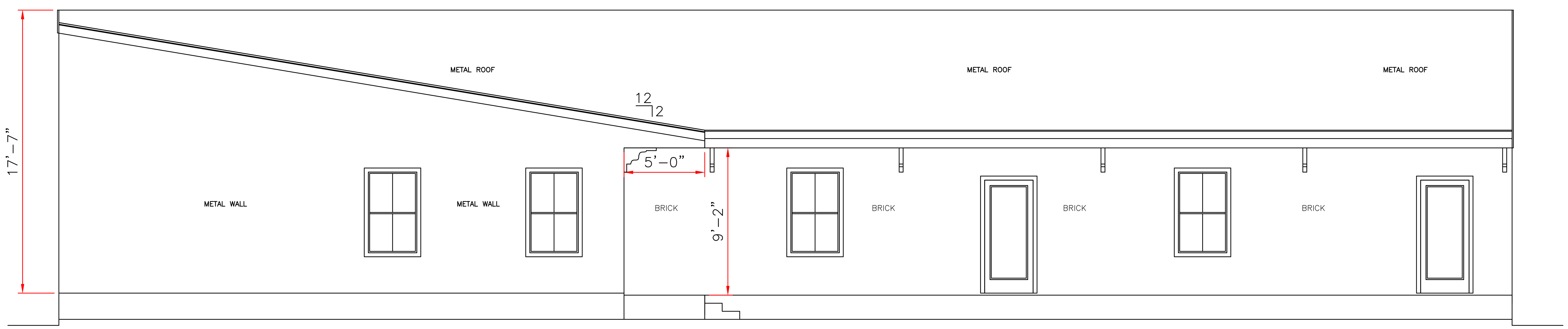
Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St, Hammond, LA 70403 (985) 218-8037
scott@dpesbusiness.com

Project Name and Address
PROPOSED DAYCARE BUILDING

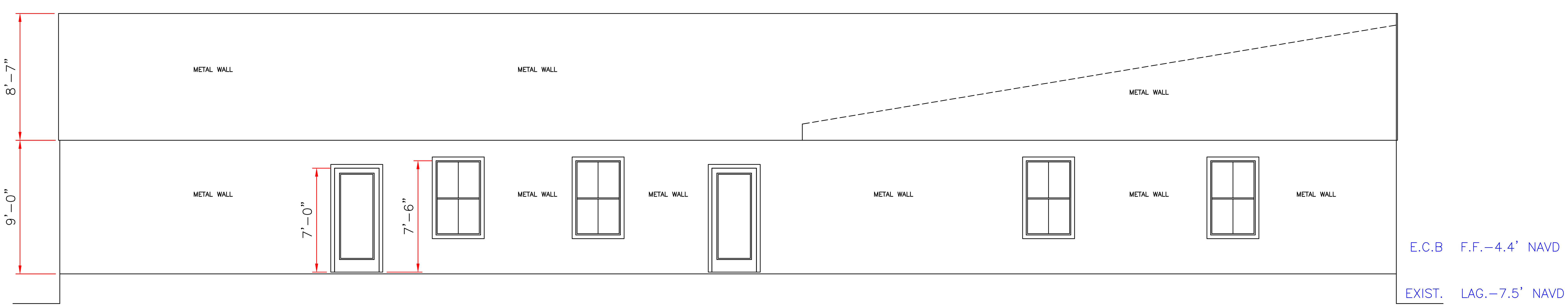
EAGLE ONE
5433 CROWDER BLVD
NEW ORLEANS, LA. 70127

EAGLE ONE 5433 CROWDER DRIVE ORLEANS PARISH, LA.
ORLEANS PARISH, LA.

Project	Sheet
New Construction	2
Date 06/12/24	
Scale As Noted	



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



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

General Notes

STATE OF LOUISIANA
SCOTT A DENNEAU
License No. 34699
PROFESSIONAL ENGINEER
IN
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6/14/24

No.	Revision/Issue	Date

Firm Name and Address
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13223 State St.
Hammond, LA 70403
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scott@dpesbusiness.com
Denneau Professional Engineering Services, LLC 13223 State St, Hammond, LA 70403 (985) 218-8037 scott@dpesbusiness.com

Project Name and Address
PROPOSED DAYCARE BUILDING

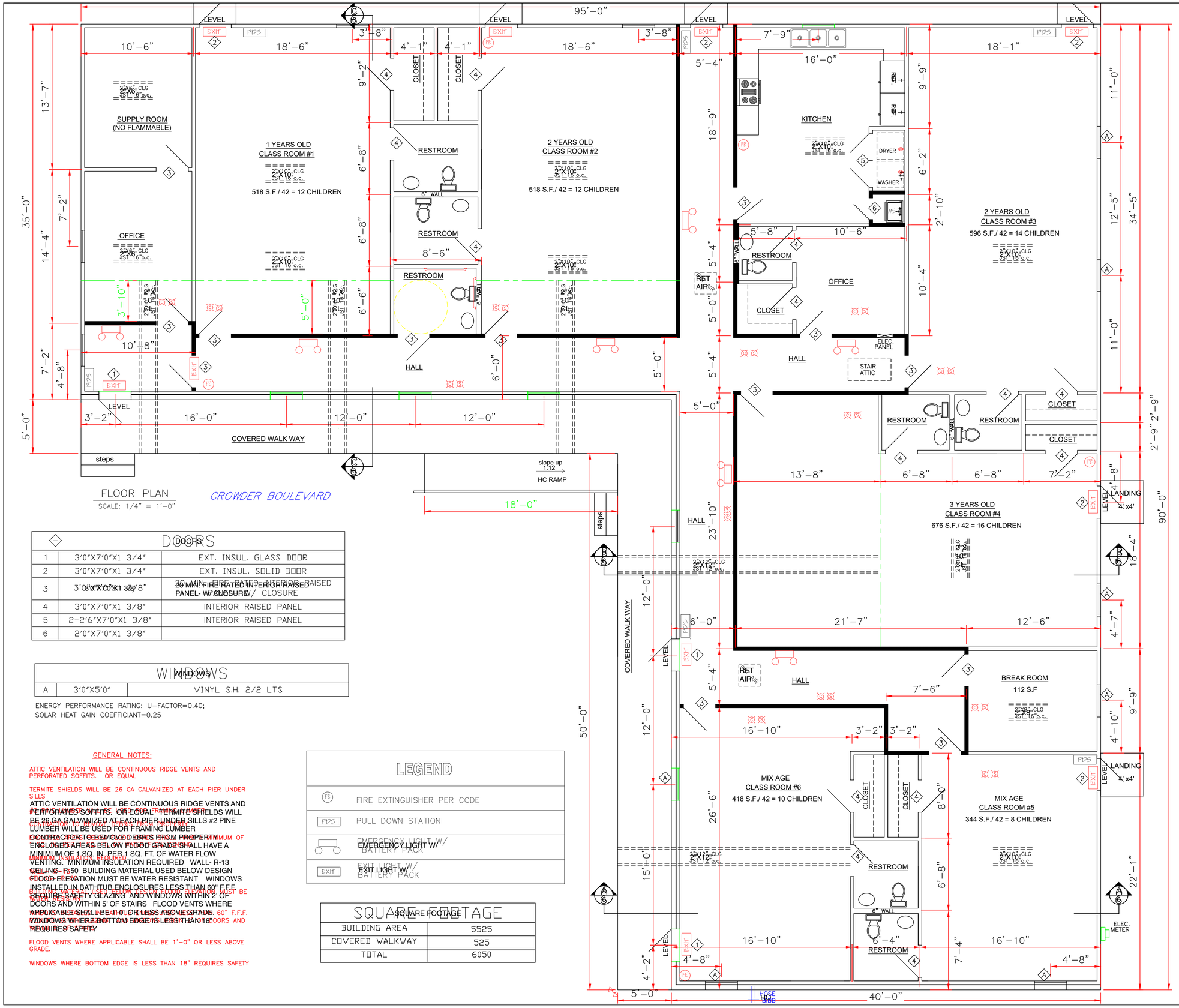
EAGLE ONE
5433 CROWDER DRIVE
ORLEANS PARISH, LA.
EAGLE ONE 5433 CROWDER DRIVE ORLEANS PARISH, LA.

Project
New Construction

Date 06/12/24

Scale
As Noted

Sheet
3



FLOOR PLAN

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

DOORS		
1	3'0"X7'0"X1 3/4"	EXT. INSUL. GLASS DOOR
2	3'0"X7'0"X1 3/4"	EXT. INSUL. SOLID DOOR
3	3'0"X7'0"X1 3/8"	20 MIN. FIRE RATED INTERIOR RAISED PANEL- W/ CLOSURE
4	3'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL
5	2-2'6"X7'0"X1 3/8"	INTERIOR RAISED PANEL
6	2'0"X7'0"X1 3/8"	

WINDOWS		
A	3'0"X5'0"	VINYL S.H. 2/2 LTS

ENERGY PERFORMANCE RATING: U-FACTOR=0.40;
SOLAR HEAT GAIN COEFFICIANT=0.25

GENERAL NOTES:

ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS. OR EQUAL

TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS

ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS. OR EQUAL. TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS #2 PINE LUMBER WILL BE USED FOR FRAMING LUMBER CONTRACTOR TO REMOVE DEBRIS FROM PROPERTY ENCLOSED AREAS BELOW FLOOD GRADE SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1 SQ. FT. OF WATER FLOW VENTING. MINIMUM INSULATION REQUIRED WALL- R-13 CEILING- R-50 BUILDING MATERIAL USED BELOW DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT WINDOWS INSTALLED IN BATHTUB ENCLOSURES LESS THAN 60" F.F.F. REQUIRE SAFETY GLAZING AND WINDOWS WITHIN 2' OF DOORS AND WITHIN 5' OF STAIRS FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE. WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" REQUIRES SAFETY

FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE.

WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" REQUIRES SAFETY

LEGEND	
FE	FIRE EXTINGUISHER PER CODE
PDS	PULL DOWN STATION
	EMERGENCY LIGHT W/ BATTERY PACK
EXIT	EXIT LIGHT W/ BATTERY PACK

SQUARE FOOTAGE	SQUARE FOOTAGE
BUILDING AREA	5525
COVERED WALKWAY	525
TOTAL	6050

General Notes

STATE OF LOUISIANA
SCOTT A DENNEAU
License No. 34699
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
7/16/24

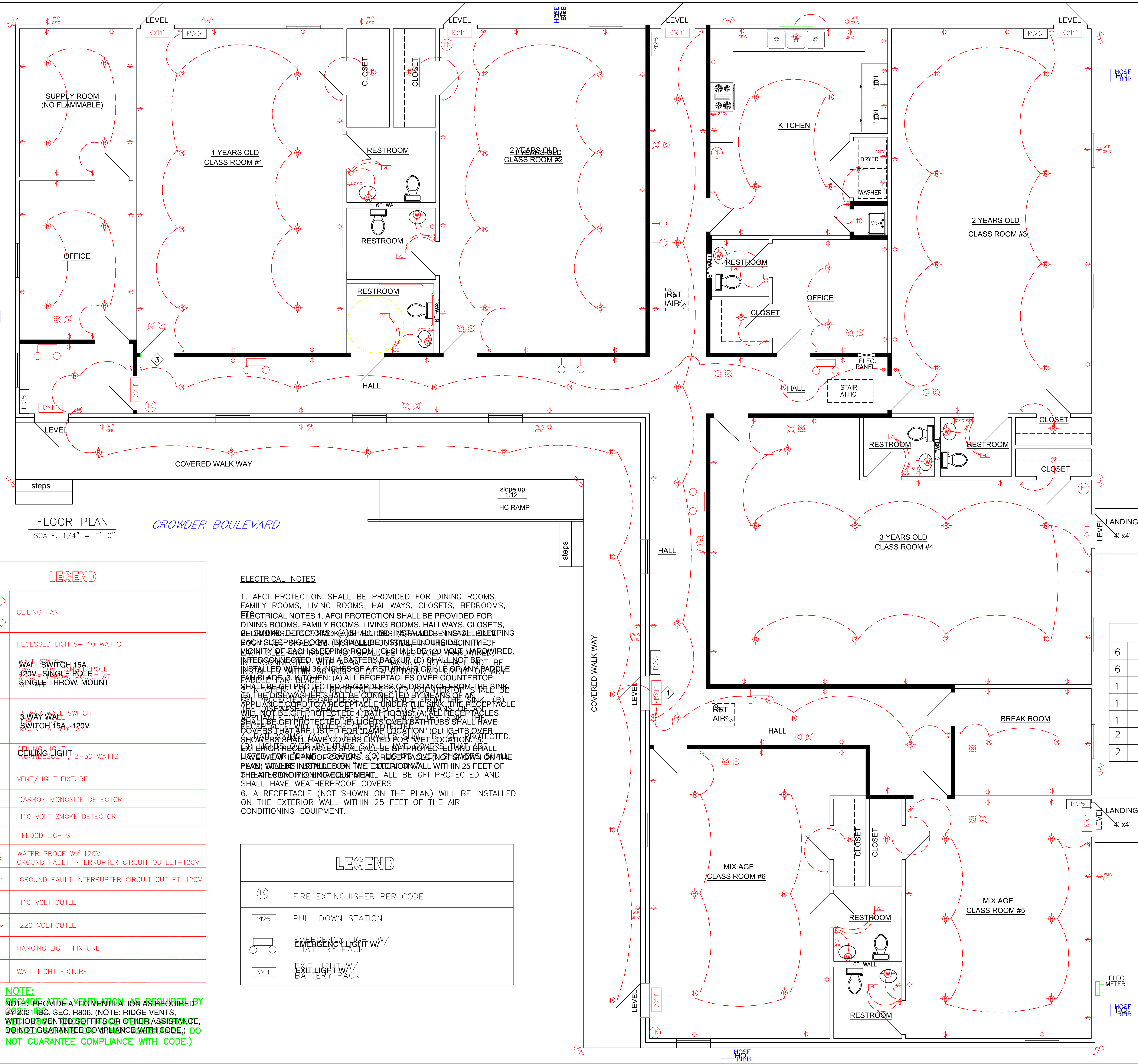
No.	Revision/Issue	Date
	DOOR	07/16/24

Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St, Hammond, LA 70403 (985) 218-8037
scott@dpesbusiness.com

Project Name and Address
PROPOSED DAYCARE BUILDING

EAGLE ONE
EAGLE ONE 5433 CROWDER BLVD NEW ORLEANS PARISH, LA.
DRIVE ORLEANS PARISH, LA.
ORLEANS PARISH, LA.

Project	Sheet
New Construction	4
Date 06/12/24	
Scale As Noted	



FLOOR PLAN

SCALE: 1/4" = 1'–0"

CROWDER BOULEVARD

LEGEND	
	CEILING FAN
Ⓡ	RECESSED LIGHTS– 10 WATTS
$	WALL SWITCH 15A., 120V, SINGLE POLE SINGLE THROW, MOUNT AT 60" AFF
$3	3 WAY WALL SWITCH 15A., 120V. MOUNT AT 60" AFF
	CEILING LIGHT INCANDESCENT, 2–30 WATTS
VL	VENT/LIGHT FIXTURE
Ⓒ	CARBON MONOXIDE DETECTOR
Ⓢ	110 VOLT SMOKE DETECTOR
	FLOOD LIGHTS
W.P. GFIC	WATER PROOF W/ 120V GROUND FAULT INTERRUPTER CIRCUIT OUTLET–120V
GFIC	GROUND FAULT INTERRUPTER CIRCUIT OUTLET–120V
	110 VOLT OUTLET
220V	220 VOLT OUTLET
Ⓗ	HANGING LIGHT FIXTURE
Ⓦ	WALL LIGHT FIXTURE

NOTE: PROVIDE ATTIC VENTILATION AS REQUIRED BY 2021 IBC. SEC. R806. (NOTE: RIDGE VENTS, WITHOUT VENTED SOFFITS OR OTHER ASSISTANCE, DO NOT GUARANTEE COMPLIANCE WITH CODE.)

ELECTRICAL NOTES

1. AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS, ETC.
2. SMOKE DETECTORS: (A) SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, WITH A BATTERY BACKUP. (D) SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN AIR GRILLE OR ANY PADDLE FAN BLADE.
3. KITCHEN: (A) ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. (B) THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.
4. BATHROOMS: (A) ALL RECEPTACLES SHALL BE GFI PROTECTED. (B) LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATION" (C) LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATION."
5. EXTERIOR RECEPTACLES SHALL ALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.
6. A RECEPTACLE (NOT SHOWN ON THE PLAN) WILL BE INSTALLED ON THE EXTERIOR WALL WITHIN 25 FEET OF THE AIR CONDITIONING EQUIPMENT.

LEGEND	
FE	FIRE EXTINGUISHER PER CODE
PDS	PULL DOWN STATION
	EMERGENCY LIGHT W/ BATTERY PACK
EXIT	EXIT LIGHT W/ BATTERY PACK

PANEL SCHEDULE		
6	OUTLETS	20 AMP
6	CEILING LIGHT	20 AMP
1	VENT LIGHT	20 AMP
1	SIGN LIGHT	20 AMP
1	WATER HEATER	20 AMP
2	EXTERIOR LIGHT	20 AMP
2	EXIT SIGN	20 AMP

General Notes

STATE OF LOUISIANA
SCOTT A. DENNEAU
License No. 34699
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
7/16/24

No.	Revision/Issue	Date
	DOOR	07/16/24

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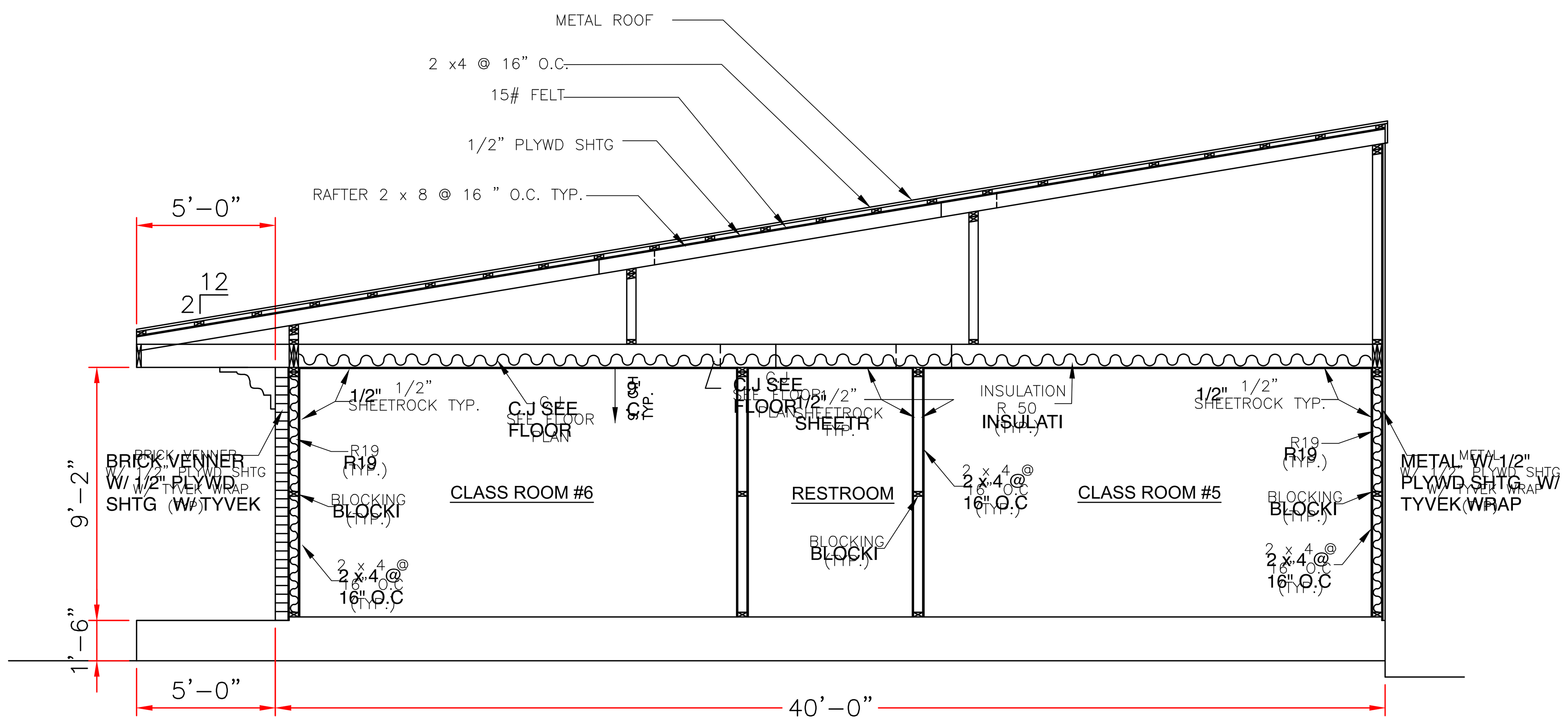
(985) 218-8037
scott@dpesbusiness.com

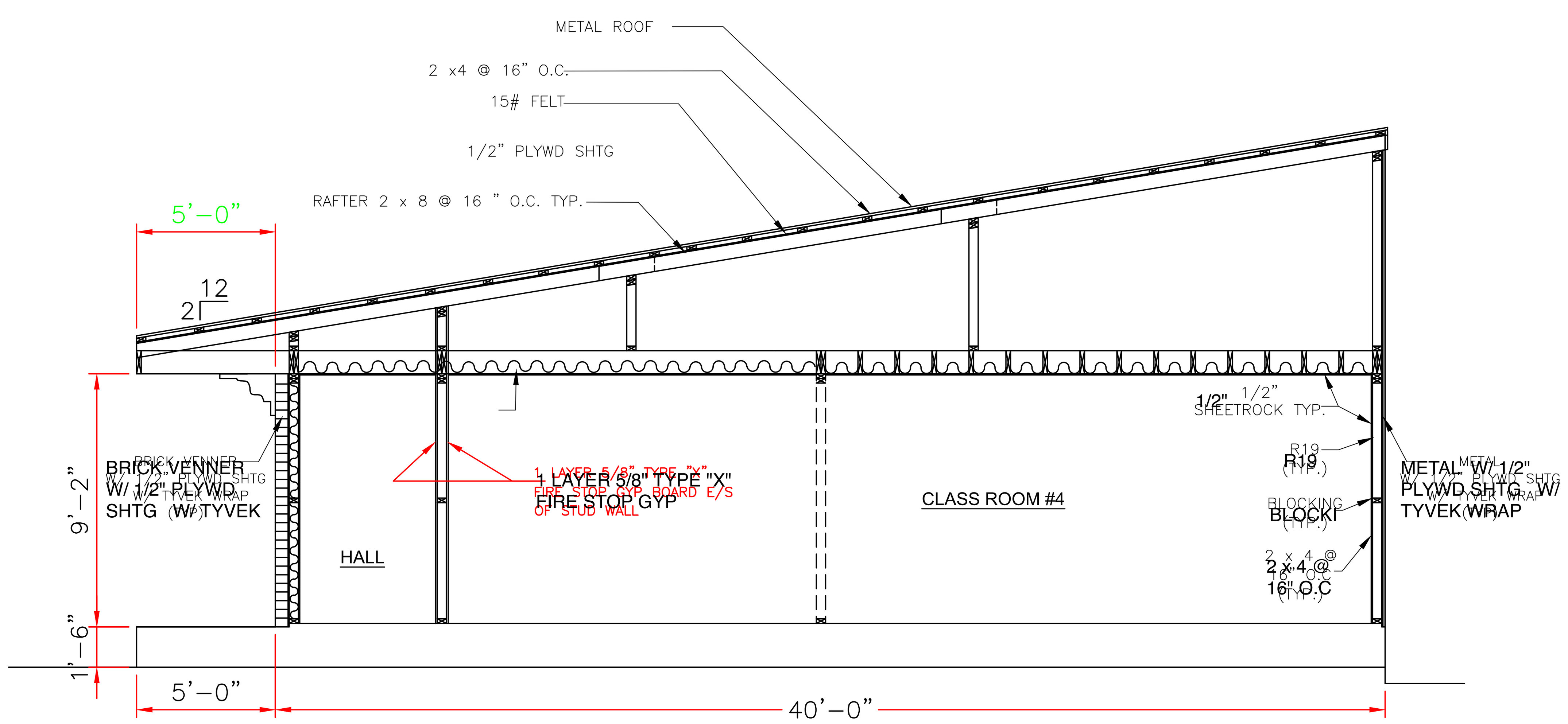
Project Name and Address
PROPOSED DAYCARE BUILDING
EAGLE ONE
5433 CROWDER DRIVE
ORLEANS PARISH, LA.

Project: New Construction
Date: 06/12/24
Scale: As Noted
Sheet: 5



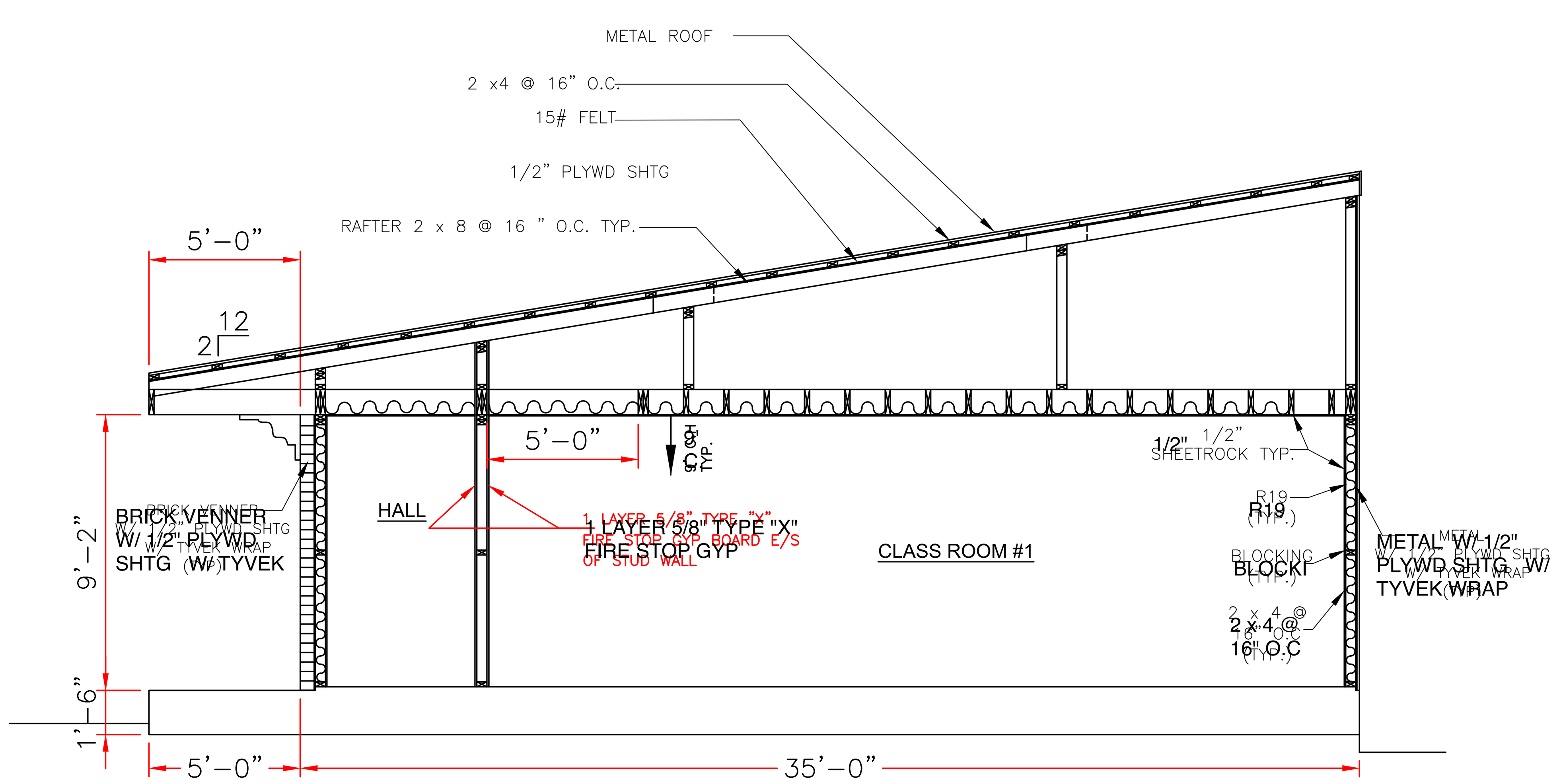
SECTION A

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



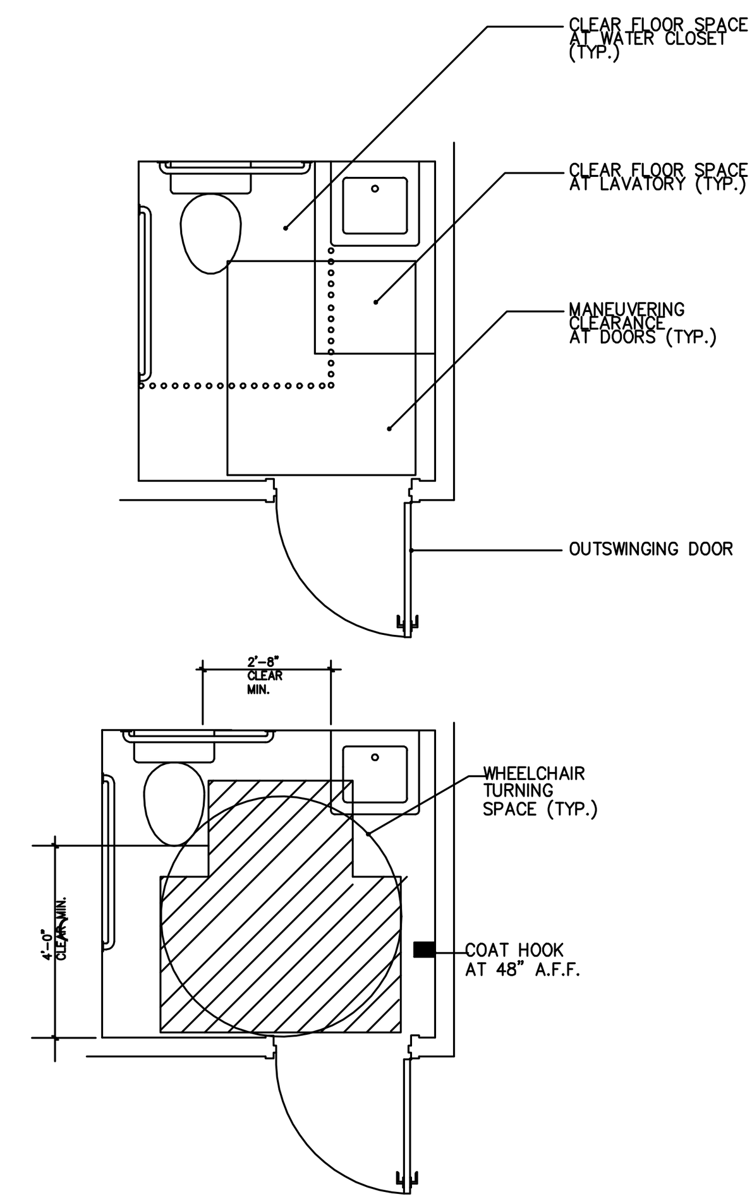
SECTION B

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

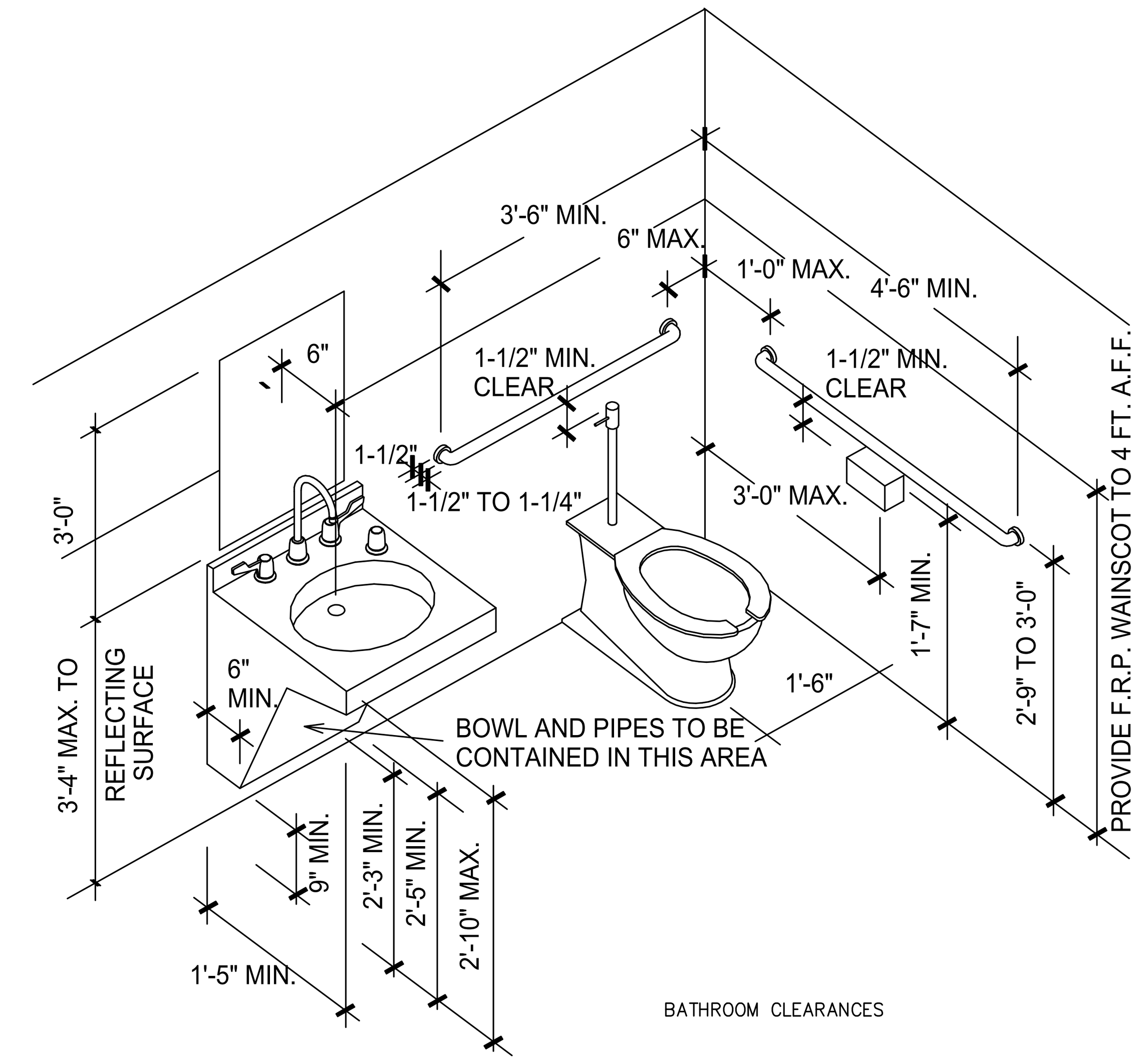


SECTION C

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

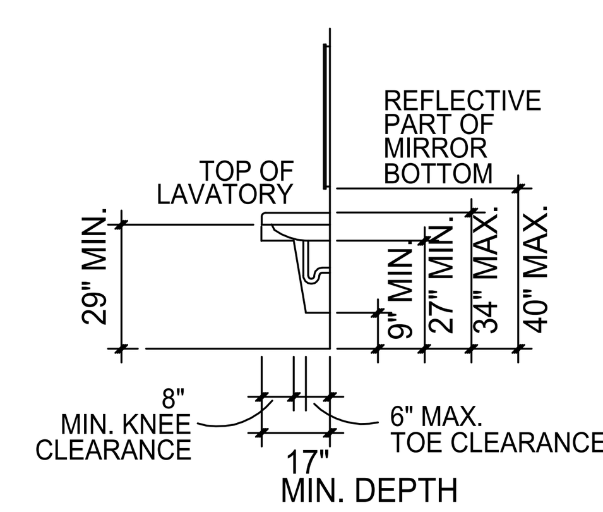


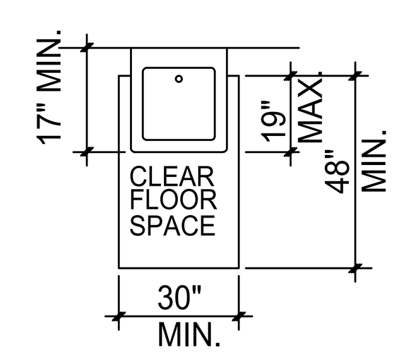
BATHROOM TURNING RADIUS



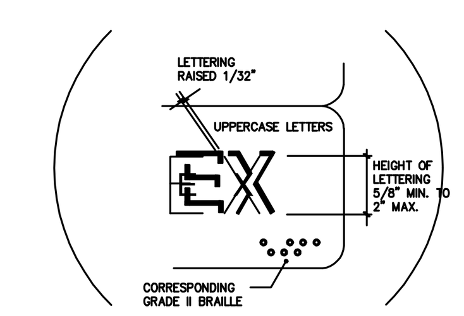
BATHROOM CLEARANCES

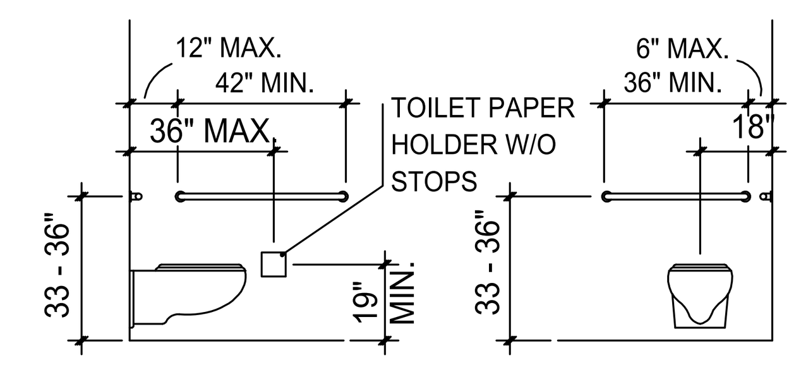
12" DIA., 1/4" THICK, UNISEX TOILET ROOM A.D.A. DOOR-MOUNTED RESTROOM SIGNAGE



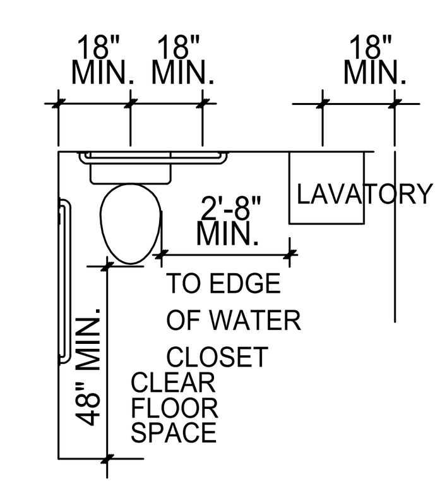


LAVATORY CLEARANCES

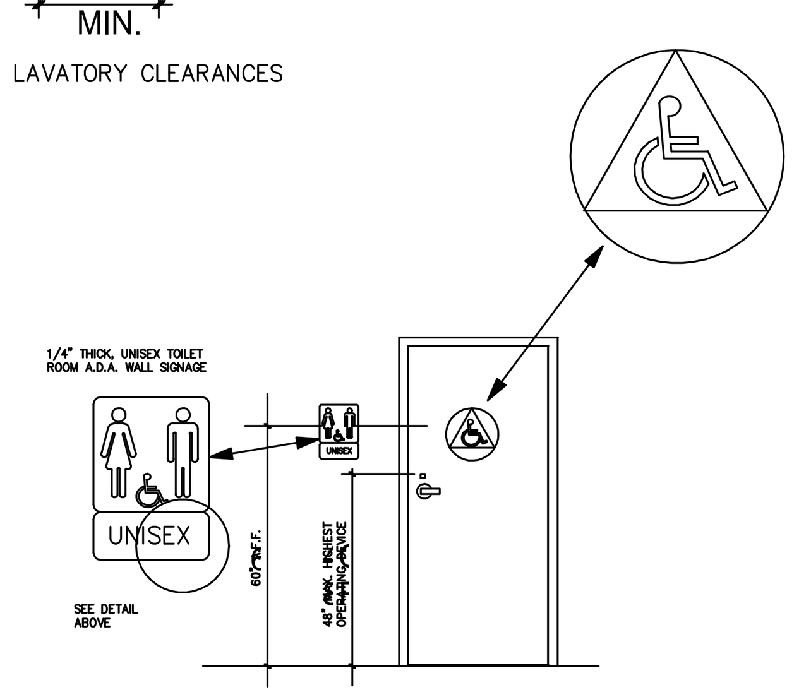




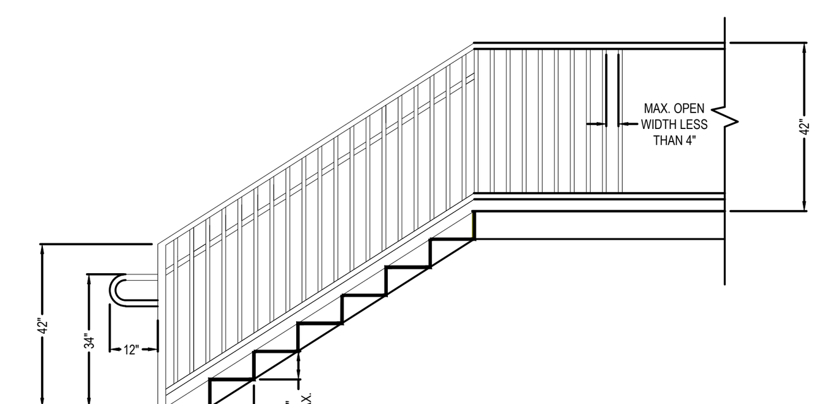
ELEVATIONS



WATER CLOSETS CLEARANCES

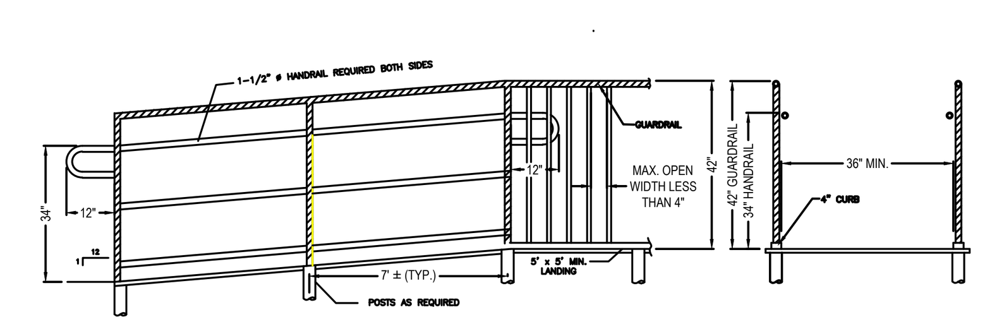


RESTROOM SIGNAGE



OPEN STAIR DETAIL

SCALE: N.T.S.



OPEN HANDICAP RAMP DETAIL

SCALE: N.T.S.

HANDICAP ACCESSIBILITY:

1. LRS 40:1731-(EFFECTIVE 8/15/95) PROVIDE HANDICAPPED ACCESSIBILITY IN ACCORDANCE WITH ADA-AG (ACCESSIBILITY GUIDELINES-SEPTEMBER 1994).
2. THRESHOLDS SHALL BE NOT MORE THAN ONE HALF INCH HIGH AND BEVELED IF OVER1/4" AS PER 4.5.2.
3. MANEUVERING CLEARANCE AT DOORS SHALL BE AS PER SECTION 4.13.6 4.
4. DOOR HARDWARE SHALL COMPLY WITH 4.13.9. HARDWARE SHALL NOT REQUIRE TIGHT GRASPING. TIGHT PINCHING. OR TWISTING OF TH WRIST TO OPERATE
5. ALL AREAS ACCESSIBLE TO THE HANDICAP SHALL HAVE NON-SLIP SURFACE UNDER ALL WEATHER CONDITION (INTERIOR AND EXTERIOR) AS PER 4.5.
6. LAVATORIES SHALL COMPLY WITH 4.19 AND SHALL HAVE HOT WATER AND DRAIN PIPES INSULATED OR COVERED WITH CABINETS AS PER PLANS.
7. LAVATORIES FAUCETS SHALL COMPLY WITH 4.27.4.
8. SIGNAGE SHALL BE AS PER 4.1.3(16). PROVIDE LOW LEVEL MOUNTED EXIT SIGNAGE AS PER 4.1.3. (16)(A); SIGNAGE FOR PERMANENT ROOMS AND SPACES SHALL COMPLY WITH 4.30, 4.30.1, 4.30.2, 4.30,4, 4.30.5 AND 4.30.6 (RAISED CHARACTER, LETTER SIZE, MOUNTING) AT ALL REQUIRED EXITS.
9. 4.6.3 PARKING SPACES SHALL BE 16' (96" PARK SPACE PLUS 96" AISLE) WIDE BY 18' LONG AND 4.6.4 SIGNAGE SHALL NOT BE OBSCURED BY VEHICLE.

General Notes

SCOTT A DENNEAU License No. 34699 PROFESSIONAL ENGINEER IN CIVIL ENGINEERING — STATE OF LOUISIANA

6/14/24

No.	Revision/Issue	Date

Firm Name and Address

Denneau Professional Engineering Services, LLC

13223 State St. Hammond, LA 70403

(985) 218-8037

scott@dpesbusiness.com

Project Name and Address

PROPOSED DAYCARE BUILDING

EAGLE ONE

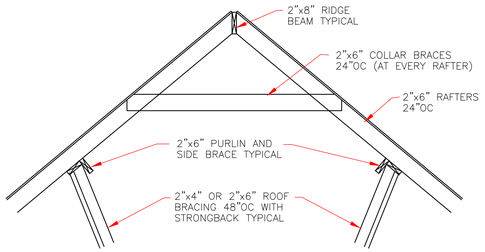
5433 CROWDER DRIVE ORLEANS PARISH, LA.

Project: New Construction

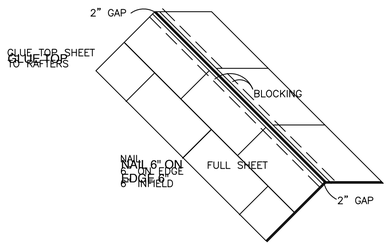
Date: 06/12/24

Scale: As Noted

Sheet: 6

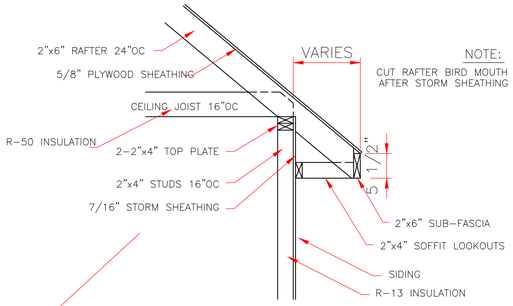


TYPICAL ROOF BRACING DETAIL
NOT TO SCALE

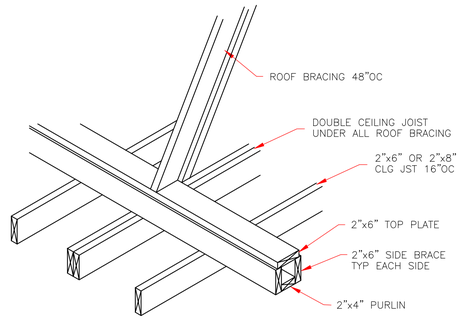


DETAIL FOR RIDGE VENT

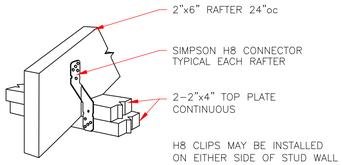
DETAIL FOR RIDGE VENT



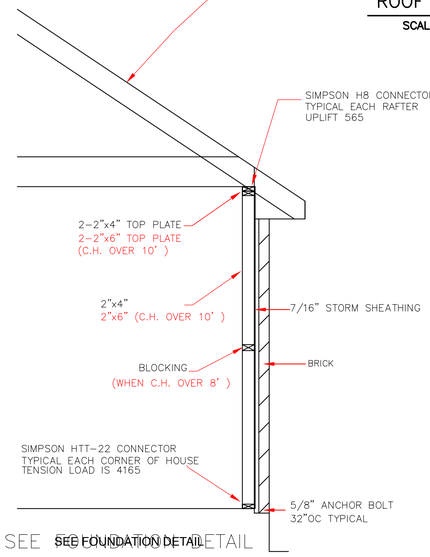
ROOF SOFFIT DETAIL
SCALE: 3/4" = 1'-0"



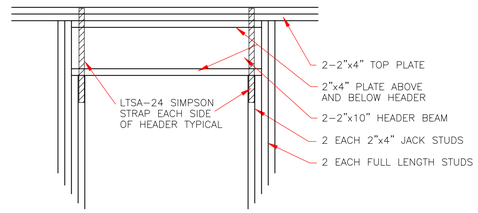
STRONGBACK DETAIL FOR 2"x6" OR 2"x8" JOIST
NOT TO SCALE



RAFTER TO TOP PLATES
NOT TO SCALE

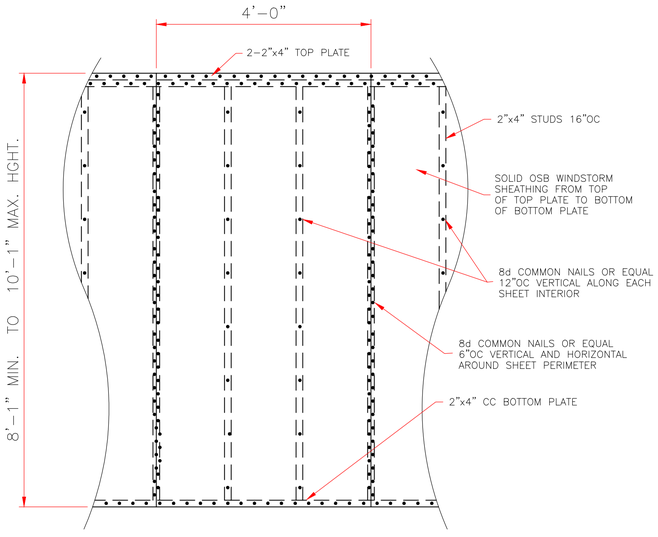


SEE FOUNDATION DETAIL

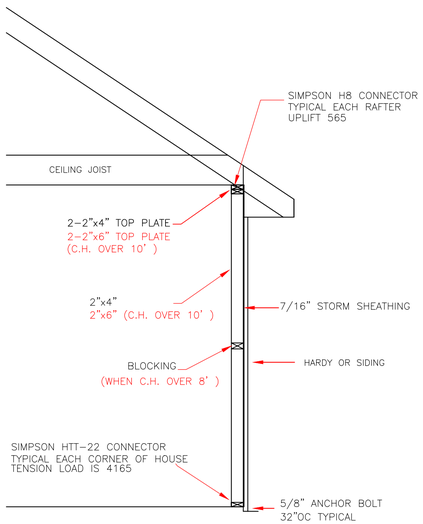


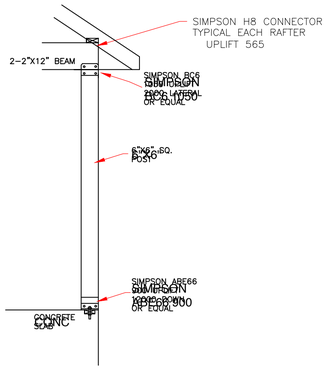
TYPICAL EXTERIOR DOOR OR WINDOW HEADER
SCALE: 3/4" = 1'-0"

HANDRAIL DETAIL PLAN
SCALE: 1" = 1"

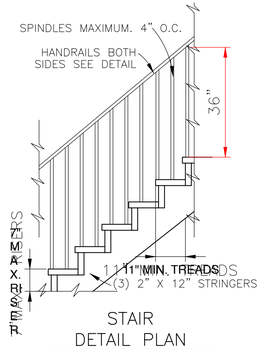


7/16" STORM SHEATHING TYPICAL ALL EXTERIOR WALLS
SCALE: 3/4" = 1'-0"





COLUMN DETAIL
NOT TO SCALE



STAIR DETAIL PLAN
SCALE: 1/2" = 1'-0"

General Notes

STATE OF LOUISIANA
SCOTT A DENNEAU
License No. 34699
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
6/14/24

No.	Revision/Issue	Date

Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St, Hammond, LA 70403 (985) 218-8037
scott@dpesbusiness.com

Project Name and Address
PROPOSED DAYCARE BUILDING
EAGLE ONE
5433 CROWDER DRIVE
NEW ORLEANS PARISH, LA.

Project	Sheet
New Construction	7
Date 06/12/24	
Scale As Noted	

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.

2. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR OF ANY ADDITIONAL ITEMS TO BE INSTALLED THAT ARE NOT SHOWN ON THE DRAWINGS.

3. ANY PENETRATIONS OF OR MODIFICATIONS TO CONCRETE MUST BE COORDINATED WITH ENGINEER PRIOR TO CONSTRUCTION.

4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSONS ABOUT ADJACENT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS. CONTRACTOR SHALL COORDINATE SAFETY PRECAUTIONS WITH THE BUILDING REPRESENTATIVE.

5. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.

6. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.

7. COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF CONTRACTORS EQUIPMENT AND MATERIAL STORAGE.

8. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

9. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULADTIONS.

10. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

11. ALL STRUCTURAL FRAMING WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

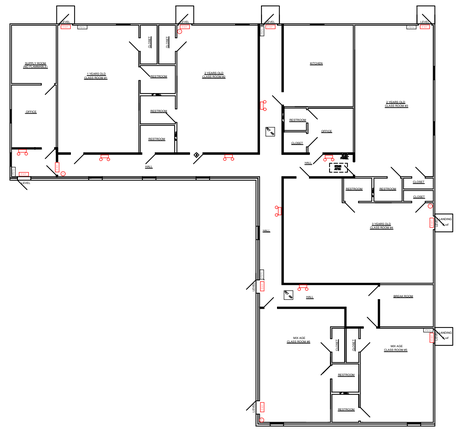
12. THE GENERAL CONTRACTOR SHALL SECURE AND PURCHASE THE BUILDING PERFMIT.

THE BUILDING STRUCTURE MUST BE DESIGNED TO WITHSTAND A WIND PRESSURE OF 140 MPH IN ACCORDANCE WITH IBC 2021, SECTION 1609. CANOPIES MUST MEET THE REQUIREMENTS OF IBC 2021, SECTION 3105.3-3105.4. PLEASE VERIFY.

"CONSTRUCTION SHALL COMPLY WITH 2021 IBC AND ITS AMENDMENTS BY THE PARISH OF ST. BERNARD AND ALL RELEVANT SUBSECTION." PLEASE COMPLY.

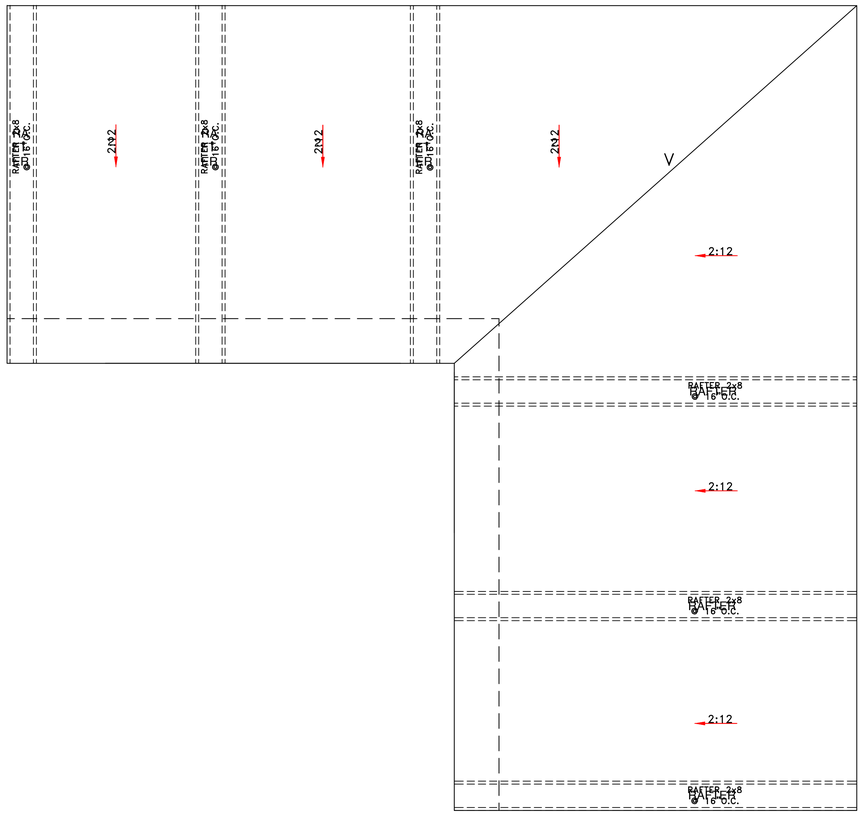
THESE PLANS HAVE BEEN PREPARD TO THE BEST OF OUR ABILITIES, HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VARIFY THEIR ACCURACY.

NO REPRODUCTION OR OTHER USE OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT WRITTEN CONSENT OF THE LEGAL OWNER.



SAFTY PLAN ESCAPE

SCALE: 1/16" = 1'-0"



ROOF PLAN

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

General Notes

General Notes

STATE OF LOUISIANA
SCOTT A DENNEAU
License No. 34699
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
6/14/24

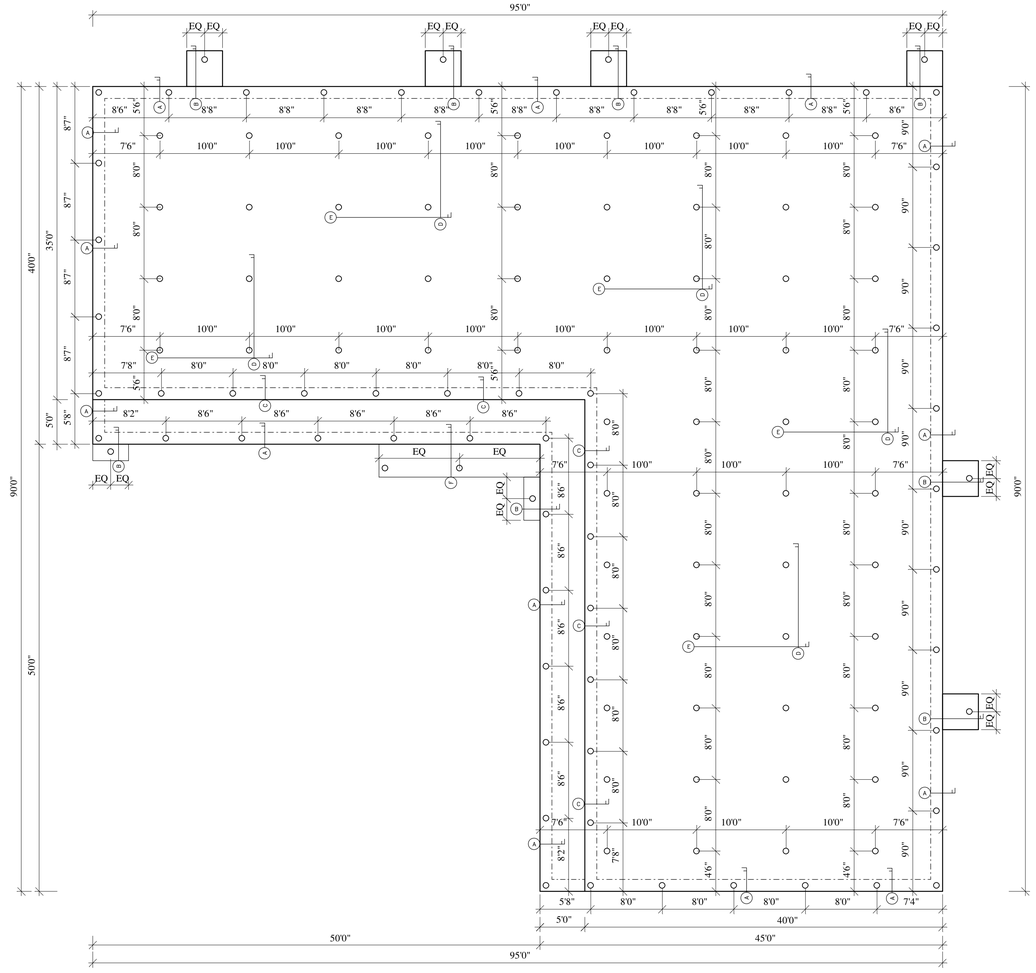
No.	Revision/Issue	Date

Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St, Hammond, LA 70403 (985) 218-8037
scott@dpesbusiness.com

Project Name and Address
PROPOSED DAYCARE BUILDING

EAGLE ONE
5433 CROWDER DRIVE ORLEANS PARISH, LA.

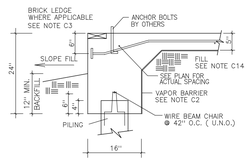
Project	Sheet
New Construction	8
Date 06/12/24	
Scale As Noted	



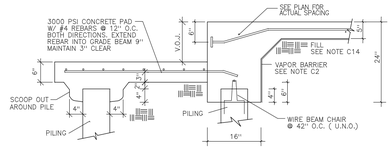
P.T. SLAB AREA = 6050.0 sq. ft.

DO NOT USE THIS PLAN TO SET FORMS!

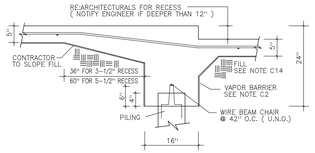
COORDINATE WITH ARCHITECTURALS FOR LOCATIONS OF BRICK LEDGE. ALL TENDONS ARE TO BE INSTALLED AND STRESSED ON INSIDE OF BRICK LEDGES. TENDON DIMENSIONS ARE FROM INSIDE OF BRICK LEDGES. TYPICAL ALL SHEETS



SECTION A



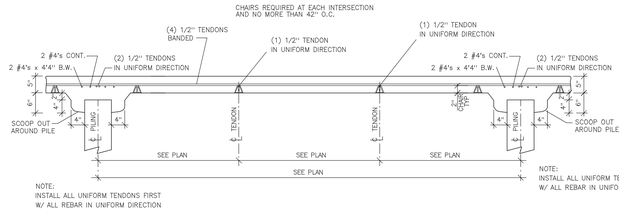
SECTION B



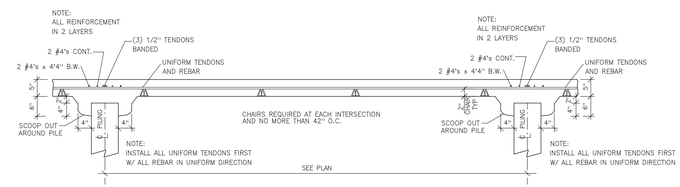
SECTION C

PILE SPECIFICATIONS TIP BEARING

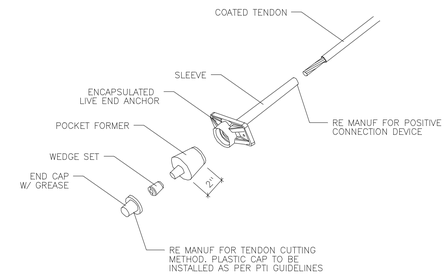
1. PILES ARE TO BE CLASS 5m (6"TIP & 8"BUTT) WITH A MINIMUM 18–35.0 ft. TIP EMBEDMENT **BELOW NATURAL GRADE AND TIP SHALL BEAR ON A DENSE SAND STRATA.** ALL PILES SHALL BE FULLY LOGGED DURING DRIVING OPERATIONS BY A QUALIFIED INDEPENDENT TESTING AGENCY. FIELD REPORTS SHALL BE SUBMITTED DAILY TO THE ENGINEER.
2. DESIGN LOAD = 8.0 TONS PER PILE.
3. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS NOTED OTHERWISE.
4. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED OF ANY MODIFICATION TO SLAB OR DRIVING CONDITIONS.
5. A BLOW COUNT PER FOOT AND TOTAL BLOWS ON THE FIRST 4 (FOUR) PILES IS TO BE REPORTED TO THE ENGINEER OF RECORD FOR REVIEW BEFORE DRIVING REMAINDER OF PILES.
6. TIMBER PILES SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 FOR USE CATEGORY VC4C– GROUND CONTACT, EXTREME DUTY.
7. A PILE BLOW COUNT LOG PER FOOT OF PILE AND TOTAL COUNT OF ALL PILES TO BE SUBMITTED TO THE ENGINEER OF RECORD IN A TIMELY MANNER. FAILURE TO SUBMIT SAID LOG WILL RELEASE THE ENGINEER OF ALL RESPONSIBILITY.
8. **CONTRACTOR IS RESPONSIBLE FOR THE COMPARISON AND VERIFICATION OF PILE LAYOUT DIMENSIONS WITH MOST RECENT ARCHITECTURALS ASSURING THAT PILES DO FALL WITHIN LIMITS OF THE STRUCTURE.**
9. TOP OF ALL PILES SHALL BE FREE OF ALL FILL & DEBRIS BEFORE POURING CONCRETE AND PENETRATE AT LEAST 3" INTO GRADE BEAMS.
10. PRECUTTING OF PILES BEFORE DRIVING FOR ANY REASON IS STRICTLY PROHIBITED AND WILL BE CAUSE FOR REJECTION OF FOUNDATION.
11. PILES SHALL BE INSTALLED BY HAMMER METHOD. IF VIBRATORY METHOD IS USED IT SHALL COMPLY WITH SECTION 1810.4.5 OF THE INTERNATIONAL BUILDING CODE 2012 AND SHALL REQUIRE SITE SPECIFIC LOAD TESTING.
12. SOIL TYPE GMU 10. THIS DESIGN REQUIRES 131 PILES.
13. NOTE: TIP BEARING PILE CAPACITY @ 8 TONS PER PILE. (*) ASTERISK AS PER TABLE 1813.12.2.3 RE: NOLA IBC 2012 AMENDMENTS TABLE 1813.11.4 DOES NOT APPLY.



TYPICAL IN UNIFORM DIRECTION
SECTION D

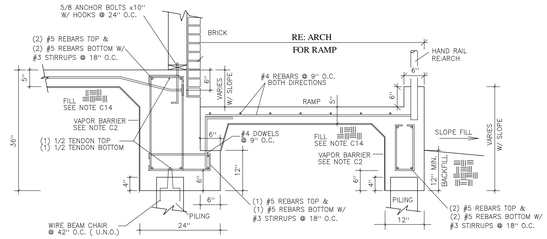


TYPICAL IN BANDED DIRECTION
SECTION E



TYPICAL ENCAPSULATED LIVE END

UPON APPROVAL OF ELONGATION REQUIREMENTS CONTRACTOR SHALL CUT THE TENDON IN ACCORANCE WITH MANUFACTURES SPECIFICATIONS WITHOUT DAMAGE TO INTERNAL SEALS.



TYPICAL RAMP
SECTION F

THIS PLAN IS ONLY VALID ONE YEAR FROM DATE ON PLAN

ACADIAN STRUCTURAL SOLUTIONS, INC.
57362 ALLEN RD, SLIDELL, LA. 70461
PHONE (985) 641-5794 FAX (985) 641-1239
PLANS@ACADIANSS.COM

CERT. # 5160

EAGLE ONE / TODDLERS UNIVERSITY 3
5433 CROWDER DR., ORLEANS PARISH, LOUISIANA

THEO SPEARS
NEW ORLEANS, LOUISIANA

SCALE: 1/8" = 1'0"
DATE: 31 MAY 24
DRAWN BY: STAFF
CHK'D BY: HN
ASS PROJECT #: 407-24

DATE	REVISIONS

SHEET
PT-1
OF
PT-2

SPECIFICATIONS – SLAB ON PILE

This plan is to be only for the location below:
5433 CROWDER DRIVE
ORLEANS PARISH, LOUISIANA

A. CONCRETE

A1. The concrete mix should yield a minimum compressive strength of 3000 p.s.i. at 28 days. Concrete design mix shall be in accordance with ACI–318 (latest version). No chlorides shall be allowed.
A2. Concrete shall have a minimum compressive strength of 2000 p.s.i. at time of stressing.
A3. Concrete Shall be well consolidated especially in the vicinity of the tendon anchors.
A4. This slab has been designed to be poured monolithically between slab & grade beams. If this cannot be achieved add #3 hairpins w/ min. 14" legs @ 12" O.C.

B. MATERIALS; TENDON AND REBAR

B1. All conventional reinforcing steel shall meet ASTM–A615 (Grade 60). Reinforcing steel shall be detailed and accessories provided in accordance with the latest "ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures".
B2. All Prestressing steel shall consist of seven–wire low relaxation strand conforming to ASTM–A416. Minimum ultimate tensile strength shall be 270 ksi. Strands shall be coated with a permanent rust preventive lubricant and a plastic sheath of at least 0.040 inches thick.
B3. Preinstalled tendons and bars shall be securely supported to prevent both vertical and horizontal movement during concrete placing. Wet set dowels are permitted. No tendon will be unsupported for more than 54 inches.
B4. All tendons shall be encapsulated
B5. The tendon location at the end of the grade beam is to be a "minimum" of 5" from the top of the slab to the CGS of the tendon.
B6. All tendon anchorages may be moved 12" horizontally or 1–1/2" vertically. Anchors shall not be below exterior finish grade.
B7. In lieu of actual test cylinder results, tendons are to be stressed no earlier than 6 days and no later than 14 days after concrete placement. Contractor to remove all form work prior to stressing of tendons.
B8. All tendons to be 270k and 1/2" in diameter.
B9. Stressing: 1/2" strand stress to 33.0 kips – anchor at 28.9 kips.
B10. Tendons, pocket formers, plastic chairs, anchors, wedges to be furnished by Tech–Con Systems, Inc. Slidell, LA. or approval equal.
B11. Liveend and Deadends may be swapped/reversed as needed, u.n.o.
B12. Tendon finishing: After written acceptance of the tendon elongation report, tendons shall be cut beyond the face of the slab. if less than 3/4" plastic tendon sleeve may be used. Stressing pocket shall be promptly grouted with non shrink cement based grout.
B13. Double live end tendons shall be fully stressed at the initial end. No additional stressing required if proper elongation has been achieved.

C. INSTALLATION

C1. Reinforcement shall have 3" cover in the grade beam bottoms, 2" cover in the beam sides and top, 1 1/2" cover in the slab top and bottoms, unless noted otherwise.
C2. 2 layers of 6 mil (min) polyethylene sheeting shall be placed under all concrete for friction reduction, except beam bottom & exterior face. Refer to Architect, project specs and local codes for additional requirements.
C3. The contractor shall verify all drops, off–sets, brick ledges, and block outs and Architectural plans and notify the Engineer of any descrepancies that may exist.
C4. Concrete sizes, excluding slab, may vary by –10%, +20%.
C5. Dead end anchor: Tendon tail at dead end shall have minimum 1" concrete cover.
C6. A minimum of 5" of concrete will be maintained throughout the entire slab. A tolerance of + 3/4" shall not be exceeded.
C7. Exterior footings will have a minimum of 12" embedment below finished grade.
C8. Contractor to install all floating forms, porch brick ribbon forms, and any brick–ledges greater than 6" deep before P.T. cable placement. Do not install brick–ledges less than 6" deep prior to tendon installation.
C9. Refer to site preparation as specified in soil report or remove a minimum of 12" of existing soil and all unstable silt prior to placing any fill.
C10. Field verify all dimensions, notes, drops, slopes, and recesses with Architectural drawings.
C11. Recess as required for ceramic tile, wood or brick floors, maintaining full slab and grade beam depth.
C12. Provide adequate supports for all tendons and rebars to maintain proper position.
C13. Slab chairs to be placed at all intersections. Secure tendons to chairs.
C14. All subgrade fill shall be sufficient to maintain grade beam shape as shown on section details. Sand (SP / AASHTO A–3) may be used if grade beam shape is maintained. Refer to note C4.
C15. Tendons & Anchors may be moved horizontally to avoid conflict with electrical, mechanical or plumbing requirements.
C16. Slab tendon placement may vary as much as 12" horizontal and 2" vertical to avoid obstructions.
C17. Tendons may be horizontally diverted around plumbing piping or other fixed objects up to 8" over a distance of 12 feet to provide a minimum of 3" clearance.
C18. Maximum of 2.0 feet of fill above natural ground may be placed under the building footprint. Maximum differential fill shall not exceed 20%.
C19. Installation of brittle floor coverings (tile, brick, stone) shall be installed as per "The Tile Council of North America – Handbook for Ceramic, Glass, and Stone Tile Installation", for structural slabs subjected to deflection and bending.

D. MISCELLANEOUS

D1. The contractor shall be responsible for coordination of the structural drawings with all other drawings.
D2. Loading of the slab prior to tensioning shall not be done without the approval and direction of the design Engineer.
D3. Alteration to or deviation from the information shown on this sheet without the written advance approval from Acadian Structural Solutions, Inc. will void designer's responsibility.
D4. This plan is for grade beam location and tendon layout only. Refer to Architectural plans for setting forms.
D5. All runoff water must be carried away from the slab to prevent saturation of the sub–base.
D6. All trees within close proximity shall be removed to prevent the roots from extending under the slab.
D7. No field supervision provided under this seal unless otherwise noted.
D8. Prior to installing any additional hardware attached to the foundation by drilling into the slab. Tendons SHALL be located to avoid tendon damage.
D9. This project has been designed in strict compliance with the referenced soil report to meet the requirements of a PTI 3/BRAB Type IV deep foundation system.
D10. This plan is for structural requirements only. Architectural details, surface requirements and compliance with A.D.A. regulations are specifically omitted from this plan. The coordination of, and responsibility for such requirements is the responsibility of others.
D11. These drawings have been checked to insure a reasonable and normally acceptable degree of accuracy. However, the contractor is responsible for verifying all dimensions, details and code requirements of these plans and specifications prior to the start of work.
D12. It is the responsibility of the builder to provide good drainage away from the foundation from the time forms are set until the construction of the building is complete. Good drainage must be maintained for the duration of the building.
D13. Seal is lot specific and for structural design only. Drawing and design valid for one (1) year after latest date in title block.
D14. This foundation has been designed to control temperature & shrinkage cracks. Shrinkage & temperature cracks may occur initially during concrete curing. This does not impact the structural integrity of the slab.

E. INSPECTIONS & OBSERVATIONS

E1. Prior to concrete placement an inspection/observation is required by a qualified third party. All descrepancies noted during inspections SHALL be corrected prior to concrete placement.
E2. Qualified third party shall have a minimum PTI Level 2 certification or a licensed professional engineer with experience in post tensioning.
E3. During the stressing operation continuous observation shall be provided by a third party.
E4. Tendon reference mark shall be provided and placed on tendon by tendon stressing company.
E5. The offset of the reference marking device shall be noted and included in all stressing logs by the observing party.
E6. Tendon elongations that do not achieve the minimum value shall be promptly reported to the post tension designer for resolution.
E7. Governing Documents: Construction and Maintenance Manual For Post–Tensioned Slab–on–Ground Foundations (Latest Edition)

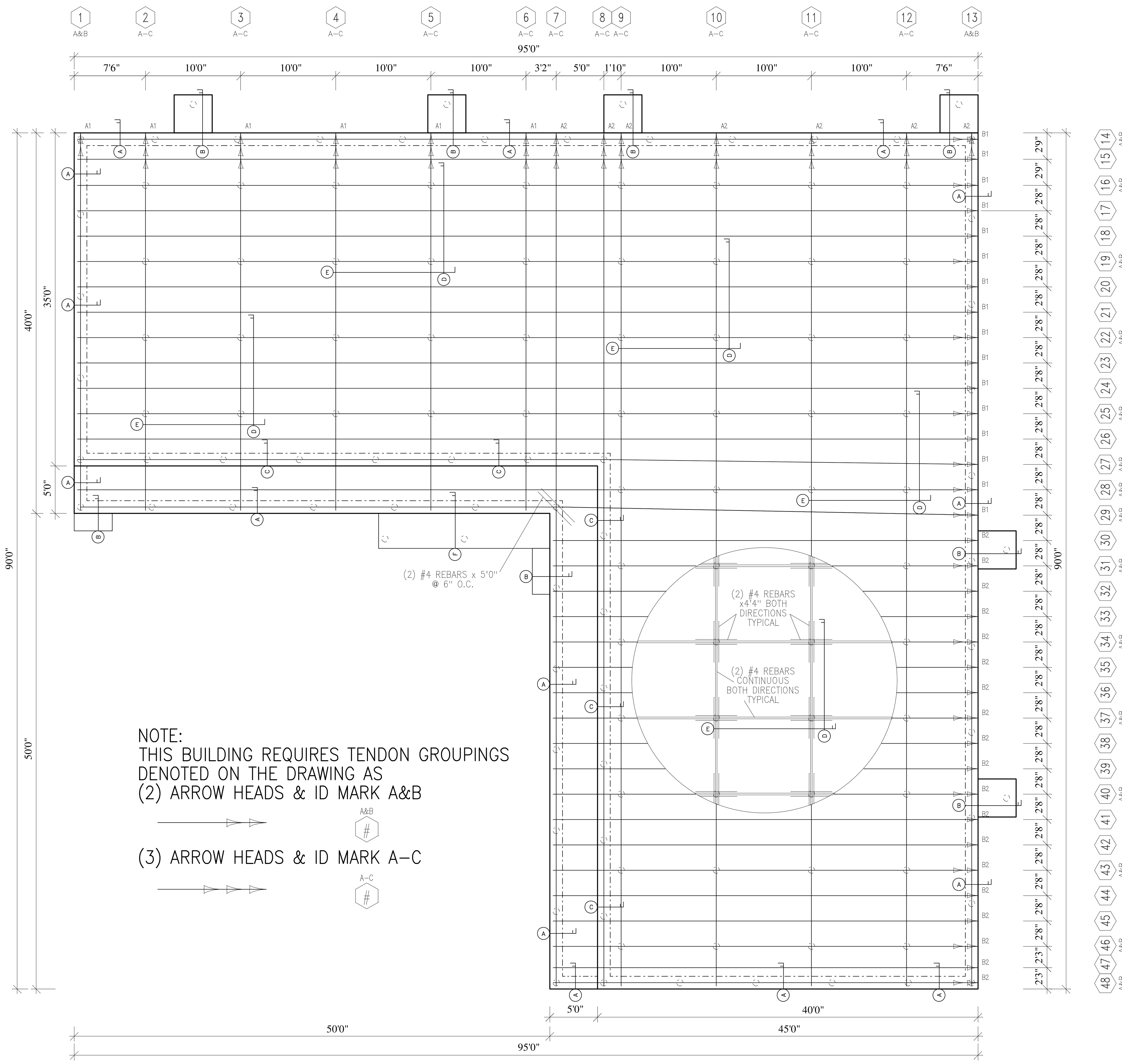
Post Tension Institute
38800 Country Club Drive
Farmington Hills, MI 48331
(248) 848–3180
www.post–tensioning.org

THIS PLAN IS FOR STRUCTURAL REQUIREMENTS ONLY. ARCHITECTURAL DETAILS, SURFACE REQUIREMENTS, AND COMPLIANCE WITH A.D.A. REGULATIONS ARE SPECIFICALLY OMITTED FROM THIS PLAN. THE COORDINATION OF, AND RESPONSIBILITY FOR SUCH REQUIREMENTS IS THE RESPONSIBILITY OF OTHERS.

THIS FOUNDATION DESIGN IS BASED ON THE SUBMITTED DRAWINGS BY:
ENGINEER: DENNEAU PROFESSIONAL ENGINEERING SERVICES, LLC.
DATE:
REVISION: N/A
CONTRACTOR SHALL REVIEW THESE DRAWINGS AND DIMENSIONS CONFIRMING THAT THEY MATCH ARCHITECTURAL DRAWINGS PRIOR TO PLACING ORDER FOR TENDONS.

NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE GOOD DRAINAGE AWAY FROM THE FOUNDATION FROM THE TIME FORMS ARE SET UNTIL THE CONSTRUCTION OF THE BUILDING IS COMPLETE. GOOD DRAINAGE MUST BE MAINTAINED FOR THE DURATION OF THE BUILDING.

THESE DRAWINGS HAVE BEEN CHECKED TO INSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, AND CODE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO THE START OF WORK.



NOTE:
THIS BUILDING REQUIRES TENDON GROUPINGS DENOTED ON THE DRAWING AS
(2) ARROW HEADS & ID MARK A&B

(3) ARROW HEADS & ID MARK A–C

P.T. SLAB AREA = 6050.0 sq. ft.

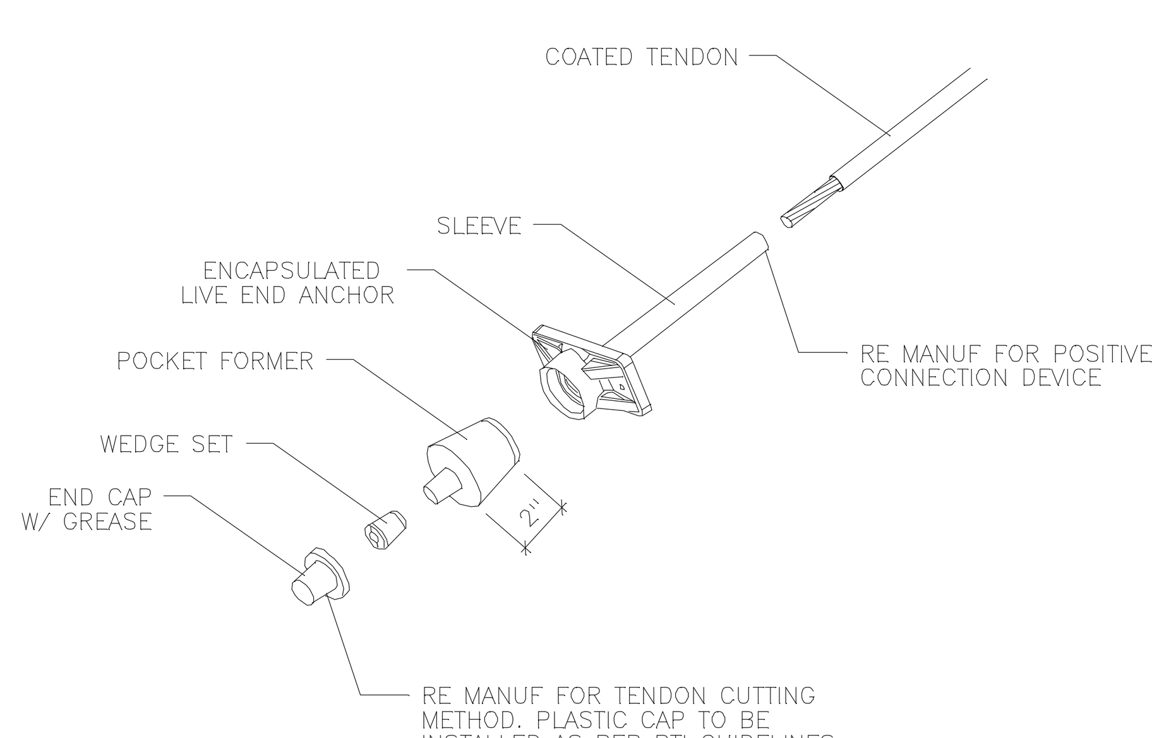
DO NOT USE THIS PLAN TO SET FORMS!

ALL TENDONS TO BE FULLY ENCAPSULATED

POST TENSIONING MATERIALS LIST

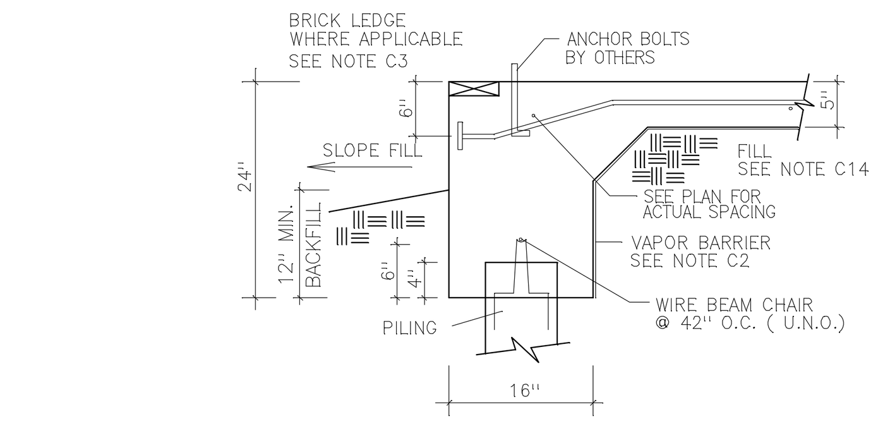
TENDON MARK No.	No. STRANDS	STRUCTURAL LENGTH	JACK EXTENSION	TOTAL TENDON LENGTH	LIVE END ANCHORS	INTERM. ANCHORS	DEAD END ANCHORS	REQUIRED ELONGATION (INCHES) –7%	NOM.	+7%	FORCE (KIPS) MIN	MAX	COLOR CODE
A1	17	40'0"	2'0"	42'0"	17	–	17	2 7/8	3 1/8	3 3/8	28.9	33.0	BLUE
A2	20	90'0"	2'0"	92'0"	20	–	20	6 5/8	7 1/8	7 5/8			GREEN
B1	24	95'0"	2'0"	97'0"	24	–	24	7	7 1/2	8 1/8			RED
B2	26	45'0"	2'0"	47'0"	26	–	26	3 1/4	3 1/2	3 3/4			YELLOW

THIS SLAB REQUIRES 87 TENDONS TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT

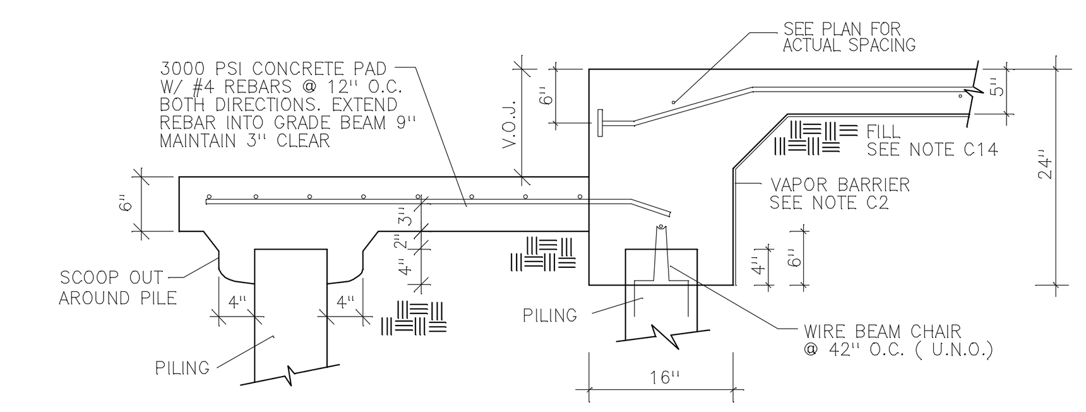


TYPICAL ENCAPSULATED LIVE END

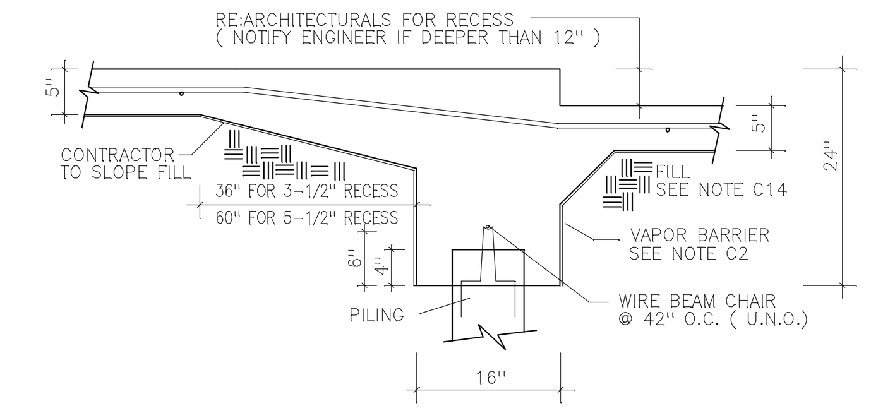
UPON APPROVAL OF ELONGATION REQUIREMENTS CONTRACTOR SHALL CUT THE TENDON IN ACCORANCE WITH MANUFACTURES SPECIFICATIONS WITHOUT DAMAGE TO INTERNAL SEALS.



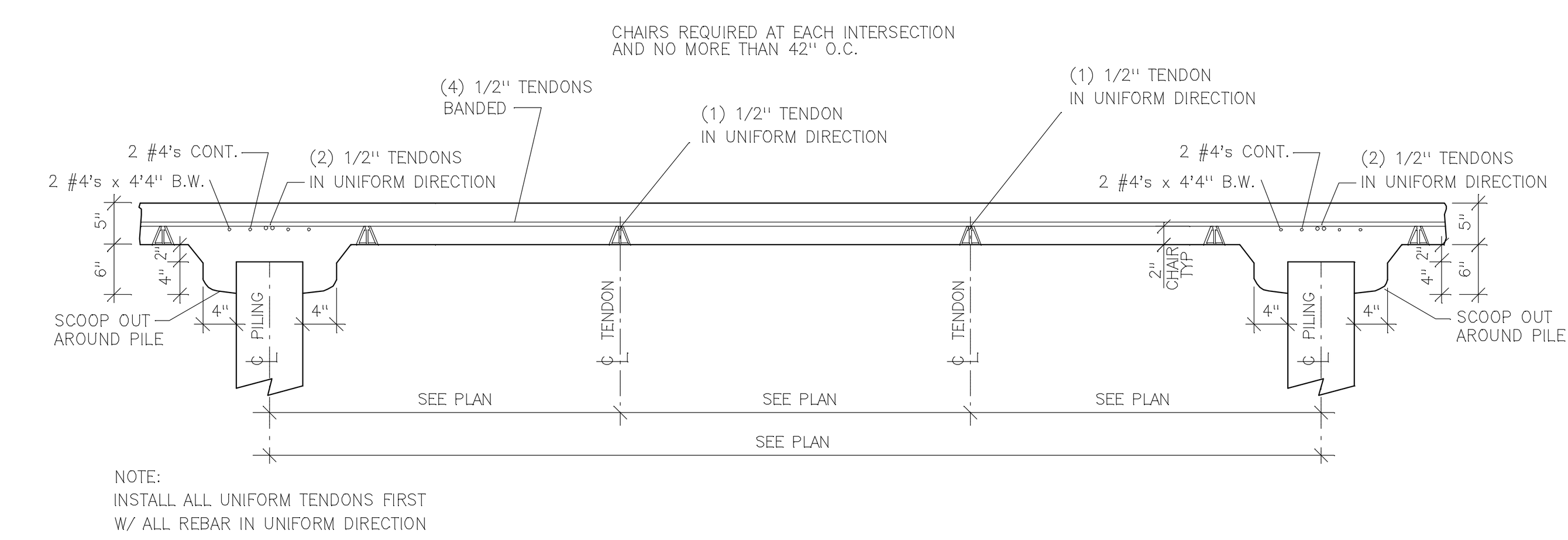
SECTION A



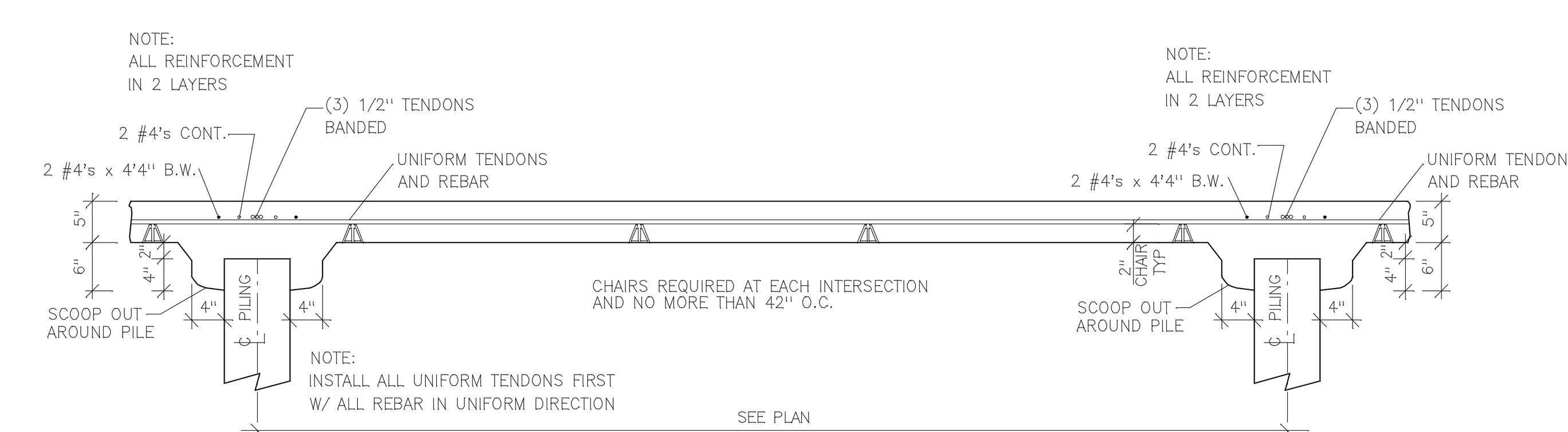
SECTION B



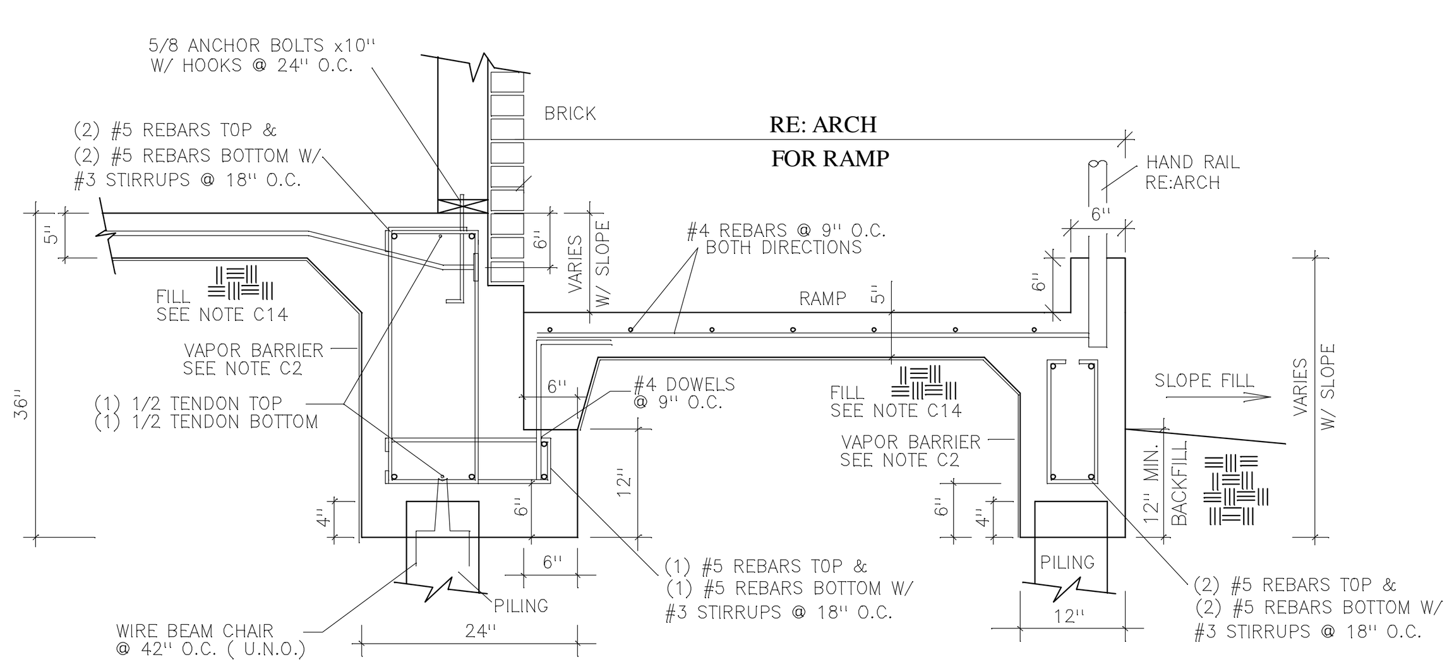
SECTION C



TYPICAL IN UNIFORM DIRECTION
SECTION D



TYPICAL IN BANDED DIRECTION
SECTION E



TYPICAL RAMP
SECTION F

STATE OF LOUISIANA
HARLEY A. NATHKEN
REG. No. 23451
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

CERT. # 5160

THIS PLAN IS ONLY VALID ONE YEAR FROM DATE ON PLAN

ACADIAN STRUCTURAL SOLUTIONS, INC.
57362 ALLEN RD, SLIDELL, LA. 70461
PHONE (985) 641-5794 FAX (985) 641-1239
PLANS@ACADIANSS.COM

EAGLE ONE / TODDLERS UNIVERSITY 3
5433 CROWDER DR., ORLEANS PARISH, LOUISIANA

THEO SPEARS
NEW ORLEANS, LOUISIANA

SCALE: 1/8" = 1'0"
DATE: 31 MAY 24
DRAWN BY: STAFF
CHK'D BY: HN
ASS PROJECT #: 407-24

REVISIONS
DATE

SHEET
PT-2
OF
PT-2

Outlook

Re: 5433 crowder

From Julia I Nickle <Julia.Nickle@nola.gov>
Date Thu 12/5/2024 3:54 PM
To tspears24@aol.com <tspears24@aol.com>
Cc Sarah C King <Sarah.King@nola.gov>

Hello,

Thank you for submitting your design review request. I know at this point Sarah King has already reached out to you about your application, and I wanted to supplement with a brief description of what a narrative entails:

- **Narrative** - Please provide a narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals. These include all that are applicable to your district, which is a C-1 General Commercial District. I advise that you address the following items in this narrative:
  - briefly summarize what you are developing and why (purpose, site layout, etc.)
  - address how this design does or does not meet the site design requirements of this district (pay special attention to Tables 15-2 and Section 15.4.A)
  - address how this design does or does not meet the design review standards, specifically Section 4.5.E, numbers 4-6.
  - address how this design does or does not meet the additional design review standards of the CT Corridor Transformation Overlay District (predominantly Section 18.16.B)

In the meantime, please let us know if you have any further questions.

Thank you,
Julia

Julia I. Nickle (she/her)
City Planner I | New Orleans City Planning Commission
Office of Business and External Services (OBES)
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7031 (office) | jnickle@nola.gov

RESOURCES:
Application forms
Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance
One Stop App
Frequently Asked Questions

From: CPCINFO <CPCINFO@nola.gov>
Sent: Thursday, December 5, 2024 9:24 AM
To: Julia I Nickle <Julia.Nickle@nola.gov>
Subject: Fw: 5433 crowder

From: Tspears24...bbless <tspears24@aol.com>
Sent: Thursday, December 5, 2024 9:05 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: 5433 crowder