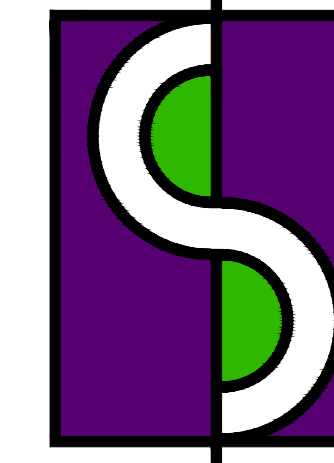


THOMAS E. PITTMAN P.E. CONSULTING ENGINEER

27011 REGENCY PARK DR
DENHAM SPRINGS, LA. 70726.

SENTINO (WHITE BOX) NEW CONSTRUCTION



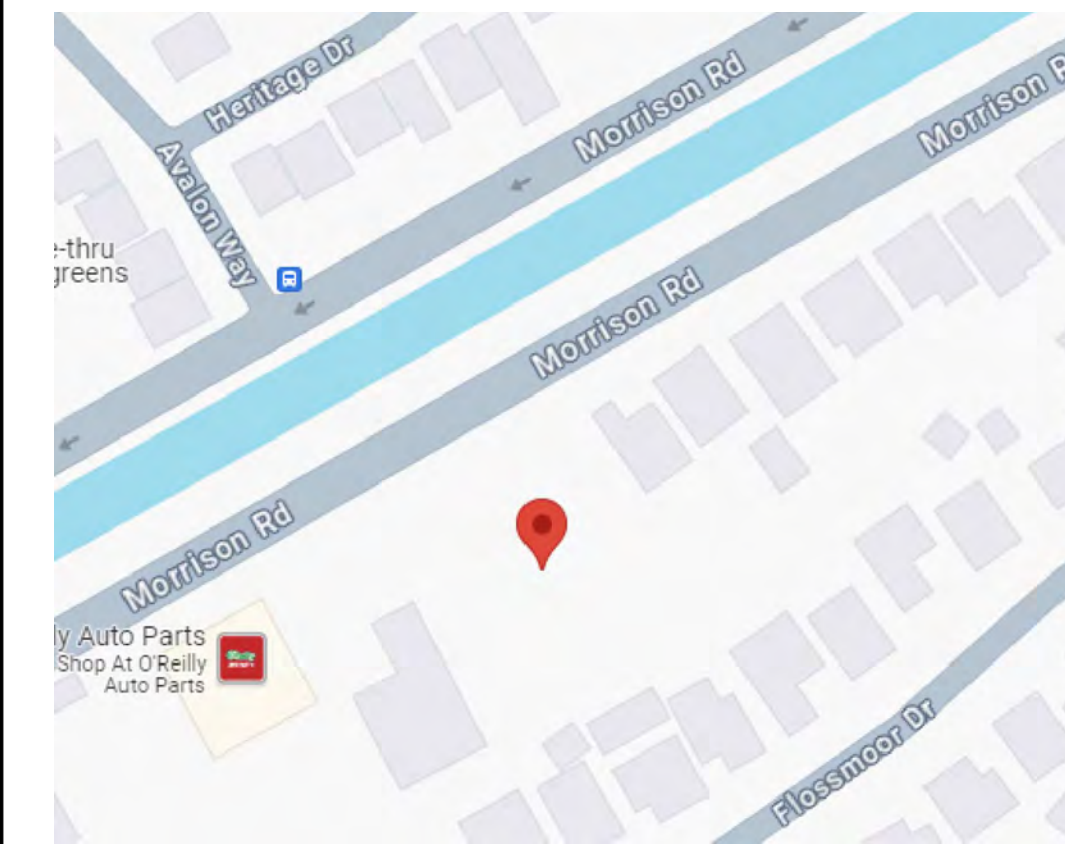
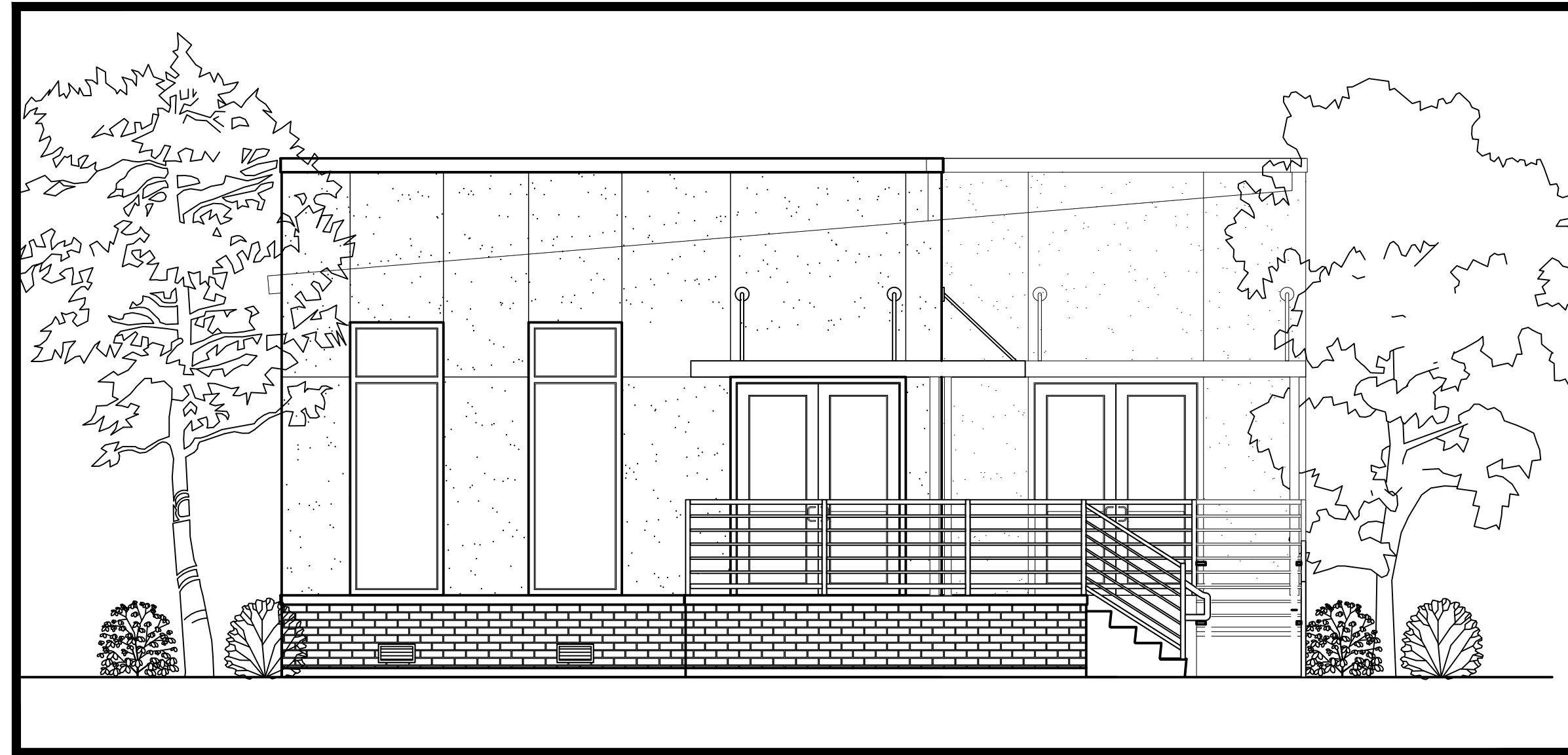
SPECTRUM DESIGNS, LLC

2439 MANHATTAN BLVD
SUITE 209, HARVEY LA
(504) 366-0710 Fax: (504) 366-0708
E-Mail: specdesignsllc@gmail.com

GENERAL NOTES:

- THE OWNER, BUILDER, AND/OR CONTRACTOR IS/ARE RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK.
- ALL CONSTRUCTION MUST CONFORM TO PROCEDURES, CODES, LAWS, AND STATUTES THAT GOVERN THE LOCATION IN WHICH THE STRUCTURE IS TO BE BUILT.
- ALL FIGURE DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL DIMENSIONS & FIT-UP OF STRUCTURE, INCLUDING VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE PROFESSIONAL OF RECORD BEFORE ANY WORK CONTINUES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS AND ELEVATIONS WITH THE DESIGNER BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
- UNLESS NOTED OTHERWISE, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS MUST BE REPORTED TO THE DESIGNER FOR CORRECTION AND INTERPRETATION BEFORE THE WORK IS EXECUTED.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONSTRUCTION DOCUMENTS AND SECURE FROM THE DESIGNER ANY ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE NEEDED TO HAVE A CLEAR AND FULL UNDERSTANDING OF THE SCOPE OF WORK AT HAND.
- DURING THE BUILDING PROCESS ANY DISCREPANCIES, CONFLICTS, AND/OR QUESTIONS OF INTERPRETATION OR UNKNOWN MISTAKES IN THE DOCUMENTS SHALL BE SUBMITTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION.
- THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ORAL INSTRUCTIONS. NO ALLOWANCE WILL BE MADE FOR AFTER THE CONSTRUCTION DUE TO A MISUNDERSTANDING.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS, & APPROVALS HAVE BEEN OBTAINED.
- ALL CONSTRUCTION SHALL BE BUILT TO WITHSTAND 145 MPH WINDS**
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS
- STRUCTURE TO BE BUILT IN ACCORDANCE WITH THE HURRICANE RESISTANT CONSTRUCTION STANDARD ASCE-7-16
- ALL CONSTRUCTION TO BE BUILT TO THE CODES AND STANDARDS LISTED IN THE IBC 2021**
- PLANS TO CONFORM WITH PRESCRIPTIVE PATH N101 THRU N104 IBC 2021 AND CONTRACTOR MUST PROVIDE COMPLIANCE SHEET IN THE BREAKER BOX BY FINAL INSPECTION**

10100 MORRISON ROAD NEW ORLEANS, LA



VICINITY MAP

CODE INFORMATION

I.B.C. 2021 & NFPA101 2021 CODE REVIEW

PROJECT DESCRIPTION - ONE STORY COMMERCIAL BUILDING/ WHITE BOX
CLASS C MERCANTILE OCCUPANCY-FUTURE TENANT BUILD OUT.
3,169 SF

GENERAL BUILDING LIMITATION CHAPTER 5

- * ALLOWABLE AREA TABLE 506.2, CONSTRUCTION TYPE-V UNPROTECTED NON SPRINKLED
- * ALLOWABLE AREAS:
M- MERCANTILE 9,000 W/O AREA INCREASE
- * AREA INCREASES: -0-

TYPES OF CONSTRUCTION CHAPTER 6

TYPE OF CONSTRUCTION V-B UNPROTECTED, NON SPRINKLED EXIST.

TABLE 601

ELEMENT	STRUCTURAL FRAME	FIRE RATING REQ.	FIRE RATING PROVIDED
* BEARING WALLS (TABLE 602)	0	0	0
* EXTERIOR (NON COMBUSTIBLE)			
FRONT	20'-1"	0 N.C.	0 HR
REAR	95'-11"	0 N.C.	0 HR
RIGHT SIDE	133'-2"	0 N.C.	0 HR
LEFT SIDE	5' TO 9'-1"	0 N.C.	2 N.C.
* ROOF CONSTRUCTION			
* INTERIOR WALLS	0	0	0
* NON BEARING WALLS (TABLE 602)			
* EXTERIOR WALLS	0	0	0 N.C.
* FLOOR CONSTRUCTION	0	0	0 N.C.

FIRE PROTECTION CHAPTER 9

- * AUTOMATIC SPRINKLER SYSTEM 903 ACCORDING TO 903.2.7- SPRINKLERS NOT REQUIRED
- 1. FIRE AREA DO NOT EXCEED 12,000 SQ. FT.
- 2. THE FIRE AREA IS NOT LOCATED MORE THAN THREE STORIES ABOVE GRADE
- 3. THE COMBINED AREA OF FIRE AREAS DO NOT EXCEED 24,000
- 4. THE OCCUPANCY WILL NOT BE USED TO DISPLAY UPHOLSTERED FURNITURE OR MATTRESSES
- * FIRE ALARM- IS NOT REQUIRED PER 36.3.4 NFPA- ONLY REQUIRES FOR CLASS A & 907.2.7 IBC

MEANS OF EGRESS CHAPTER 10

OCCUPANT AREA	1,236 SQFT/60= 20 PEOPLE
SUITE A	1,236 SQFT/60= 20 PEOPLE
SUITE B	1,596 SQFT/60= 27 PEOPLE
TOTAL	47 PEOPLE

MEANS OF EGRESS CHAPTER 10 (CONTINUED)

- * TOTAL EGRESS REQUIREMENTS TABLE 1003.2.3
- SUITE A PERSONS 20 X .15 INCH PER PERSON = 3.0 (2) 36" EGRESS DOORS PROVIDED
- SUITE B PERSONS 27 X .15 INCH PER PERSON = 4.5 (2) 36" EGRESS DOORS PROVIDED
- * EXIT TRAVEL DISTANCE TABLE 1014.3
- MAXIMUM ALLOWABLE (NON-SPINKLED A&E) - 75 LF.
- MAXIMUM DISTANCE PROVIDED ON PLAN APPROXIMATELY 44 LF.
- * CORRIDOR FIRE RESISTANCE RATING TABLE 1004.3.2.1
- A&B&C OCCUPANCY WITH NON-SPRINKLER, RATING REQUIREMENTS = "0"

WINDBORNE DEBRIS PROTECTION:

- WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2021.
- GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OR ASTM 1886 REFERENCED THEREIN PROVIDE INSULATION TO CONFORM WITH THE "R" VALUE OF THE ELECTRIC UTILITY COMPANY AND/OR MANUFACTURERS SPECS.
- FLASH ALL ROOF CHIMNEYS, VALLEYS, ETC. AREAS IN THE PRESCRIBE MANNER WITH METAL OR FABRIC FLASHING. DOORS AND WINDOWS TO BE FLASHED AS REQUIRED.

STRUCTURAL LOAD DESIGN

A. SLAB	=100 PSF
B. 1ST FLOOR	40'LL 15'DL = 55PSF
C. ROOF	25'LL 10'DL = 35PSF

AREA CALCULATIONS

FRONT UNIT AREA	1,236 SQFT.
REAR UNIT AREA	1,596 SQFT.
TOTAL CONDITIONED AREA	2,832 SQFT.
SHARED EXTERIOR PORCH	337 SQFT.
TOTAL AREA	3,169 SQFT.

FASTENER TYPE	FASTENER SPACING (inches) ^{1,2}		
	Panel span ≤ 4 feet	4 feet < panel span ≤ 8 feet	8 feet < panel span ≤ 12 feet
No. 8 wood screw based anchor with 2-inch embedment length	16	10	8
No. 10 wood screw based anchor with 2-inch embedment length	16	12	9
1/2-inch lag screw based anchor with 2-inch embedment length	16	16	16

For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.
a. This table is based on 130 mph wind speeds and a 33-foot mean roof height.
b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located a minimum of 1 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of 2 inches minimum into the building frame. Fasteners shall be located a minimum of 2 1/2 inches from the edge of concrete block or concrete.
d. Where panels are attached to masonry or masonry/stucco, they shall be attached using vibration-resistant anchors having a minimum ultimate withdrawal capacity of 1500 pounds.

PROJECT INDEX

ARCHITECTURAL

CS	INDEX SHEET, CODE REVIEW & NOTES
C-1	DRAINAGE PLAN
C-2	PERMEABLE SURFACE PLAN
A-1	SITE PLAN
A-1.1	SURVEY & DRIVEWAY NOTES
A-2	DIMENSIONED FLOOR PLAN & SCHEDULES
A-2.1	RESTROOM PLANS & SPECIFICATIONS
A-3	FRONT & RIGHT-SIDE ELEVATIONS
A-3.1	REAR & LEFT-SIDE ELEVATIONS
A-4	ROOF FRAMING PLAN
A-5	AWNING DETAILS
A-6	RAMP DETAILS
A-7	STUCCO DETAILS
A-8	RATED WALL & FRAMING DETAIL
A-9	WALL SECTIONS & PARTITIONS
A-10	BUILDING SECTION
A-11	COM CHECK
A-11.1	COM CHECK (CONTINUED)

STRUCTURAL

S-1	PILE PLAN
S-2	FOUNDATION PLAN
S-3	PIER PLAN
S-4	FLOOR FRAMING PLAN

MECHANICAL

M-1	HVAC PLAN & SCHEDULE
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ELECTRICAL

E-1	ELECTRICAL LAYOUT & NOTES
E-2	PANEL SCHEDULE, RISER DIAGRAM & NOTES

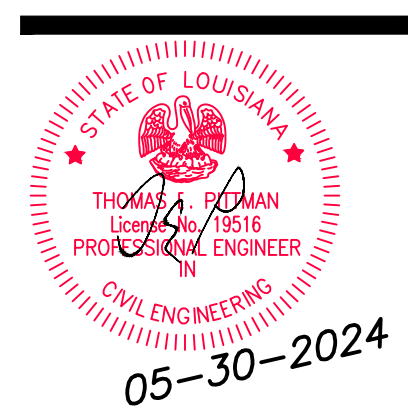
PLUMBING

P-1	WATER DISTRIBUTION PLAN
P-2	SEWER DRAINAGE PLAN & RISER

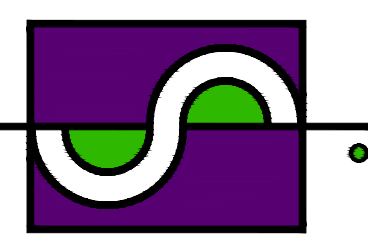
PROJECT DIRECTORY

PROJECT DESIGNER:	LYNETTE GORDON SPECTRUM DESIGNS LLC 2439 MANHATTAN BLVD. SUITE 209 HARVEY, LA 70058 TEL: (504) 366-0710 EMAIL: ADMIN@SPECTRUMDESIGNSLLC.COM
PROJECT ENGINEER:	THOMAS E. PITTMAN SPECTRUM DESIGNS LLC 2439 MANHATTAN BLVD. SUITE 209 HARVEY, LA 70058 TEL: (504) 366-0710 EMAIL: ADMIN@SPECTRUMDESIGNSLLC.COM
ELECTRICAL ENGINEER:	TERRY THOMAS 3224 GRAND WAY AVE BATON ROUGE, LA 70810 TEL: (225) 955-6130 EMAIL: TGTTHOMASPE@ADL.COM
MECHANICAL ENGINEER:	JOHN EHLERS 2116 CAMBRONNE STREET NEW ORLEANS, LA 70118 TEL: (504) 214-0574 EMAIL: EHLERSPE@BELLSOUTH.NET

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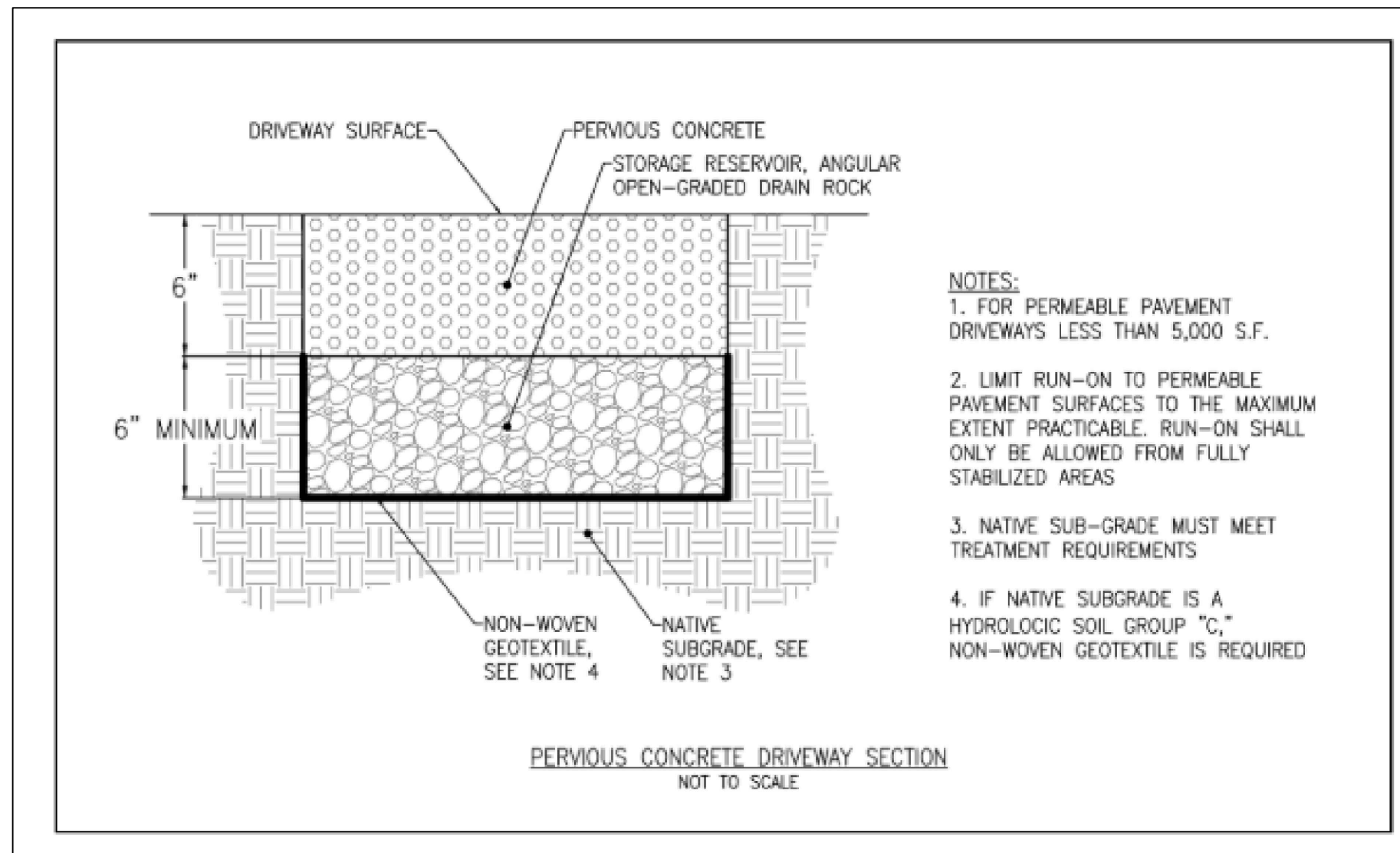
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INDEX SHEET,
CODE REVIEW
& NOTES

Drawing No.

A-1

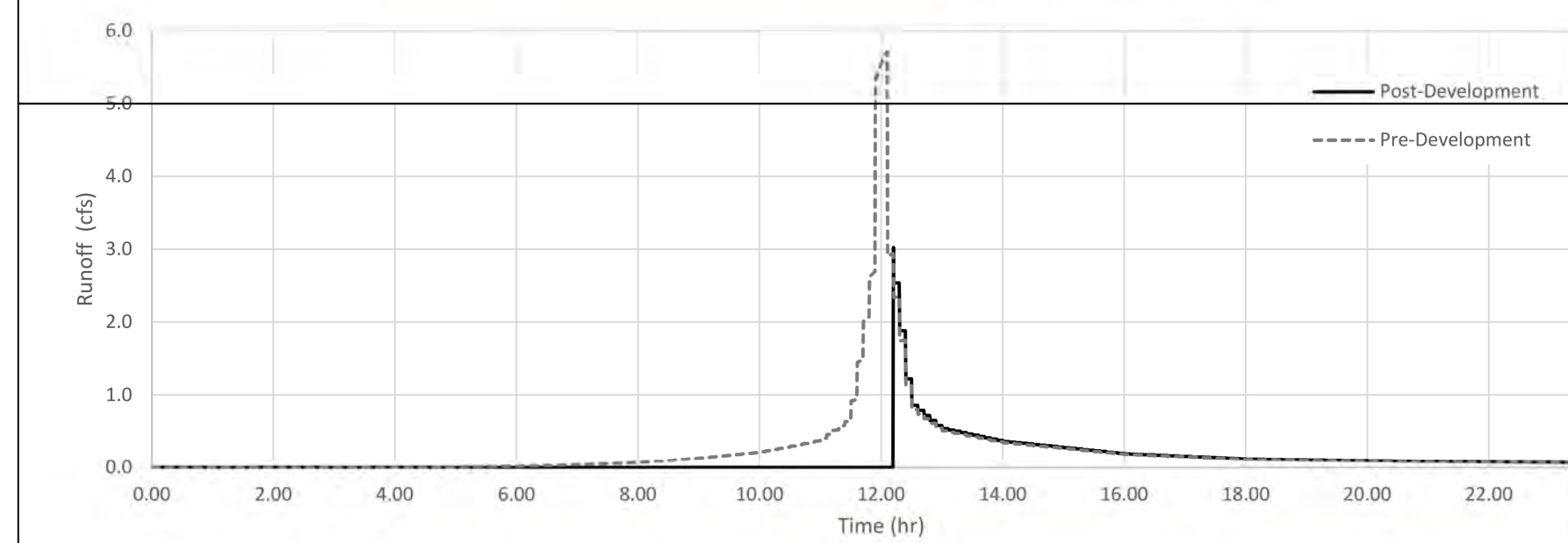




GENERAL INFORMATION	
Site Location	10100 MORRISON ROAD NEW ORLEANS, LA 70127
Name of Developer	THOMAS PITTMAN, P.E.
Name of Engineer	THOMAS PITTMAN, P.E.
Developer Contact	
Engineer Contact	

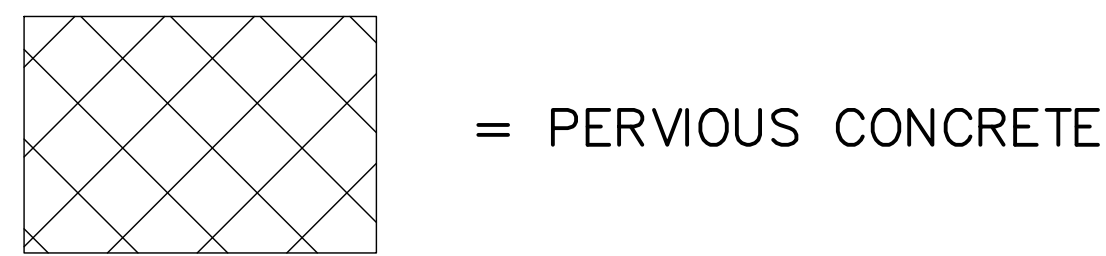
SUMMARY - STORAGE VOLUME					
	Drainage Area 1	Drainage Area 2	Drainage Area 3	Drainage Area 4	Total
Total Area (acres)	0.830	0.00			0.83
Required Storage Volume (cf)	1814	0			1814
Provided Storage Volume (cf)	14363	0			14363
Bypass Volume (cf)	0	0			0
Storage Requirement Met					YES
Bypass Volume <=10%					YES

SUMMARY - RUNOFF			
Storm for Analysis	10-yr	Rainfall Depth (in)	9.1
Total Site (acres)	0.83	0.83	YES
Peak Runoff Rate (cfs)	5.71	3.03	YES
Total Runoff (MG)	0.153	0.076	-



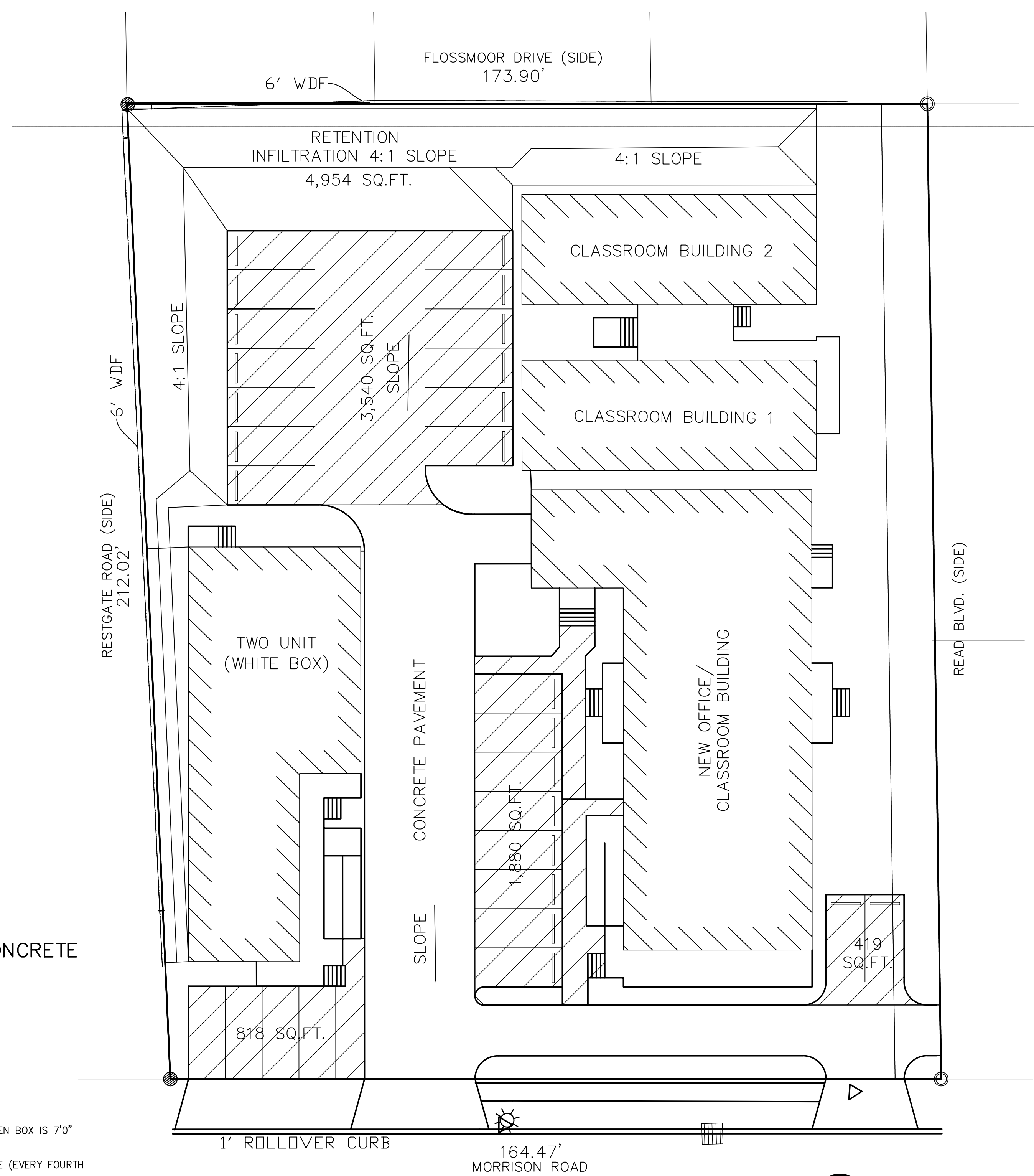
SUMMARY - WATER QUALITY		
Average Annual Rainfall Total (in)	63	New Development or Substantial Improvement? Substantial Improvement

Average Annual Loadings					
	Units	Pre-Development	Post-Development w/o GI	Post-Development w/ GI	Annual Reduction via GI
TSS	lbs	87	950	466	485
BOD	lbs	6.3	20.8	13.3	7.5
TP	lbs	0.40	3.24	2.37	0.87
TN	lbs	1.12	13.14	9.71	3.43
Pb	lbs	0.02	0.05	0.02	0.03
Zn	lbs	0.05	0.21	0.11	0.10
E.Coli	Billion Colonies	44.9	129.1	59.3	69.8



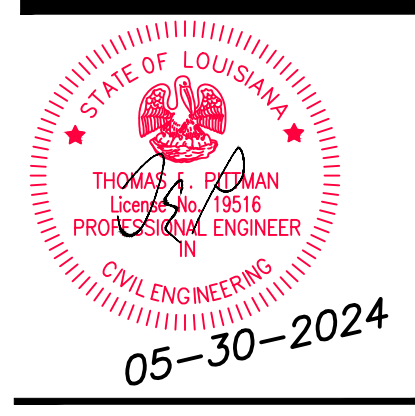
DRAINAGE

1. CONCRETE STRENGTH IS TO BE 3,000 P.S.I. (MINIMUM) AT 28 DAYS.
2. WHEN BOX IS 7'0" OR LESS IN HEIGHT, USE ONE LAYER OF BRICK. WHEN BOX IS 7'0" BUT LESS THAN 12'0" USE TWO LAYERS OF BRICK.
3. ALL MASONRY IS TO BE LAID WITH RUINING BOND AND HEADER COURSE (EVERY FOURTH LAYER).
4. ALL WALLS ARE TO PLASTERED 1/2" THICK, INSIDE AND OUTSIDE
5. 12" THICK LIMESTONE BEDDING FOUNDATION SHALL BE REQUIRES UNDER ALL MANHOLES AND BASINS.
6. WHEN THE DEPTH OF BOX OR MANHOLE IS 4" OR GREATER, THE INSTALLATION OF STEPS WILL BE REQUIRED IN ACCORDANCE WITH PUBLIC WORKS STANDARDS.
7. THE MINIMUM DRAIN INLET SIZE(INSIDE DIMENSION) THAT IS ACCEPTABLE WILL BE 18" BY 18"
8. CONTRACTOR WILL CONTACT THE DEPARTMENT OF ENGINEERING, TWO DAYS PRIOR TO ANY WORK DONE WITHIN THE PARISH RIGHT-OF-WAY OR SERVITUDE

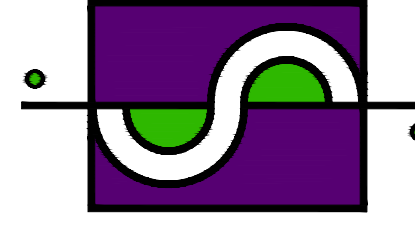


1 DRAINAGE PLAN
A-1.1 SCALE: 1/16"=1'-0"

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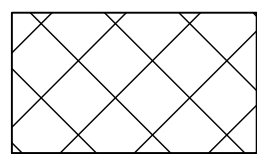
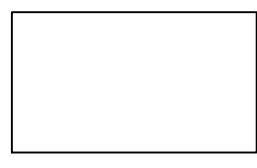


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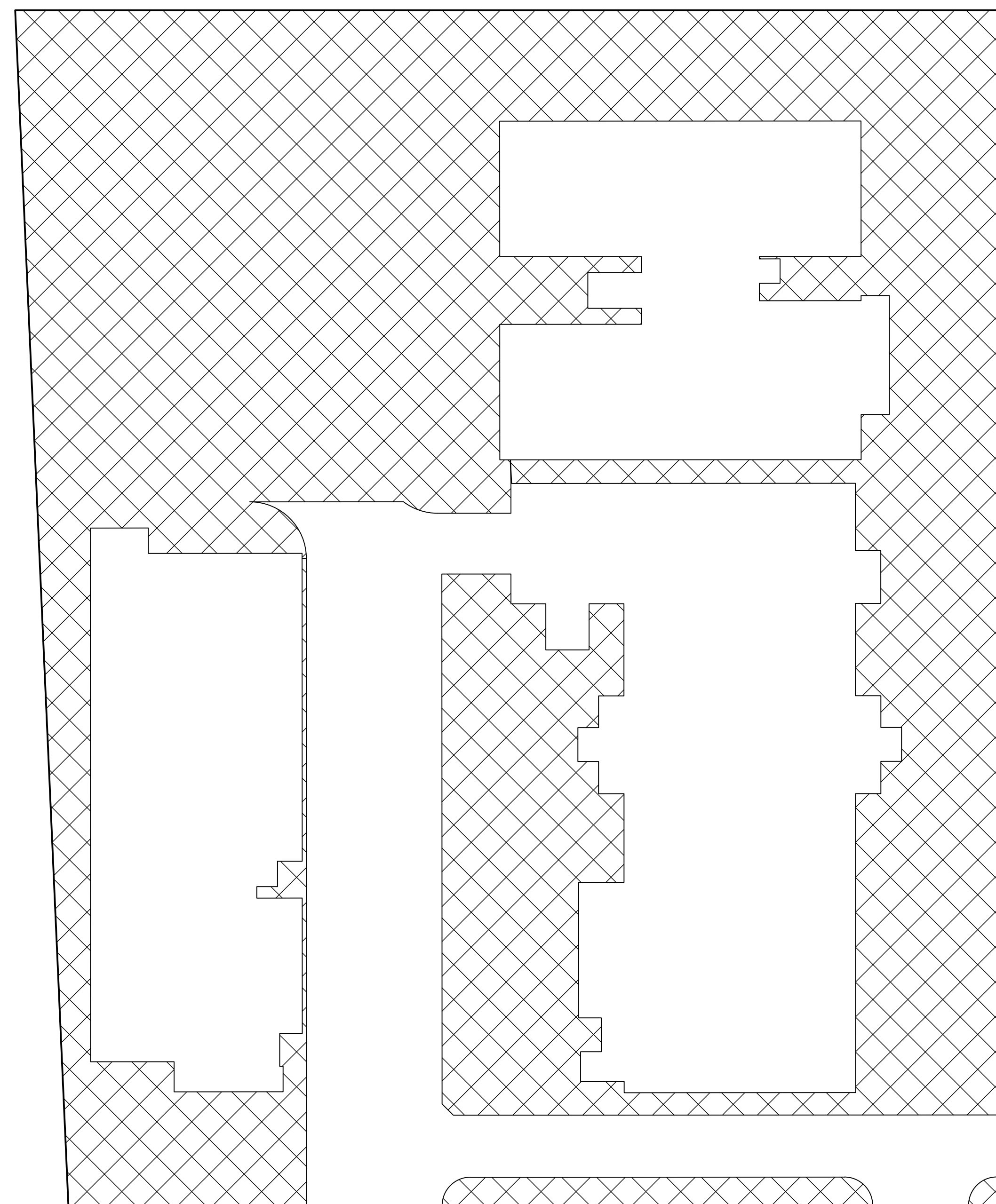
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DRAINAGE PLAN

Drawing No.

C - 1

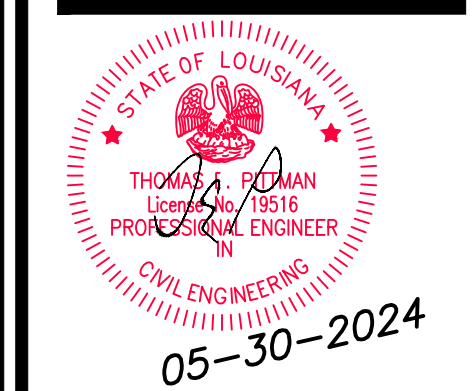
SURFACE AREA LEGEND	
PERMEABLE SURFACE	
IMPERMEABLE SURFACE	

16,816 IMPERMEABLE SITE AREA 46%
 19,019 PERMEABLE SITE AREA 53%
 35,835 TOTAL SITE AREA

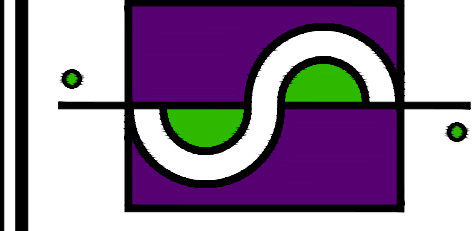


1 PERMEABLE SURFACE AREA
 C-2 SCALE: 1/16"=1'-0"

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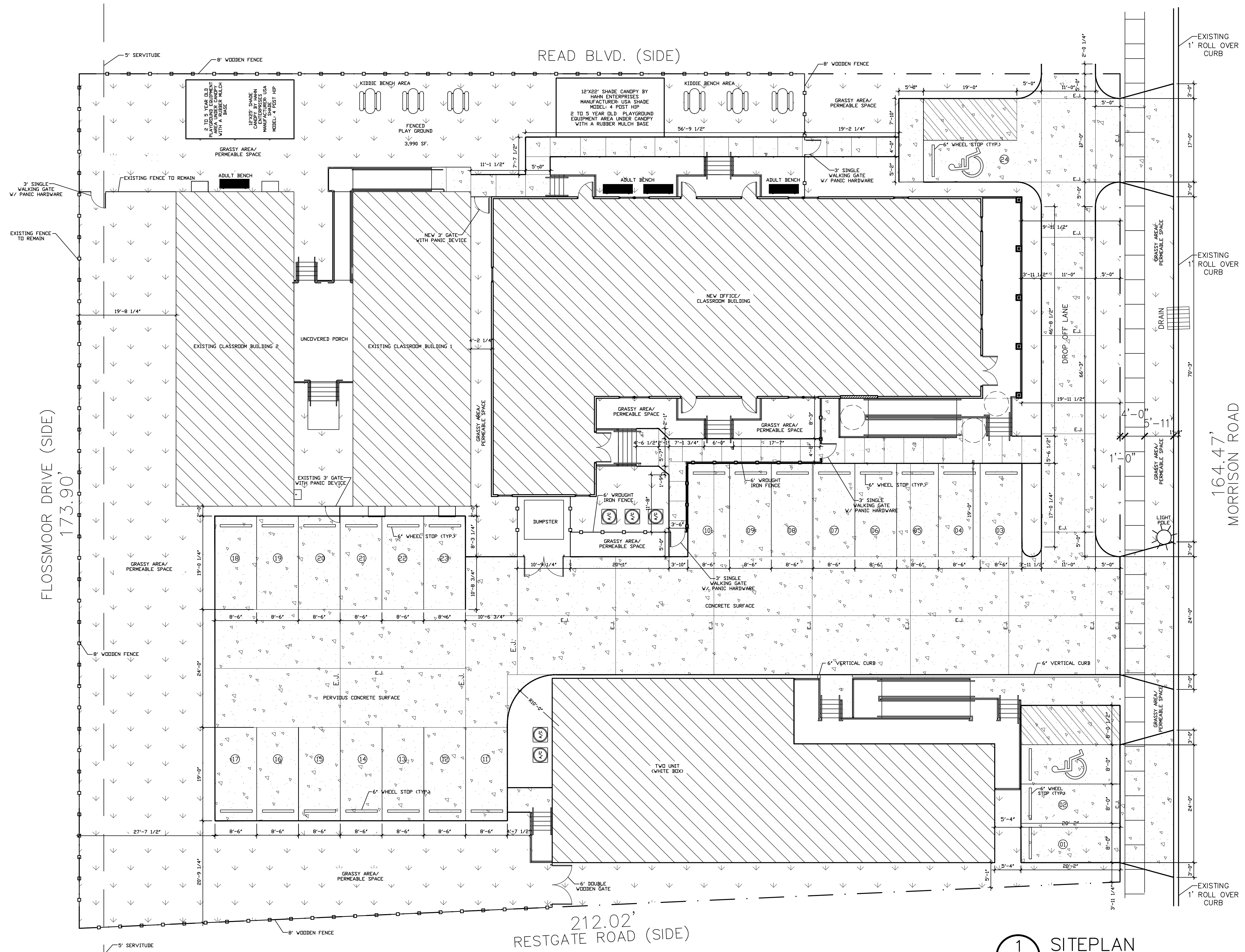


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Sheet Title:
PERMEABLE SURFACE PLAN

Drawing No.

C-2



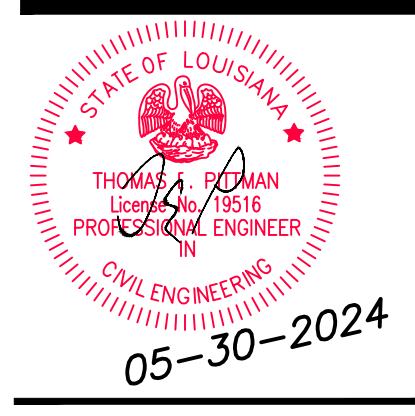
1 SITEPLAN
A-1 SCALE: 1:10=1'-0"

THIS DRAWING IS NOT TO BE REPRODUCED OR USED TO CONTRACT ANY BUILDING WITHOUT THE WRITTEN AUTHORIZATION OF SPECTRUM DESIGNS LLC

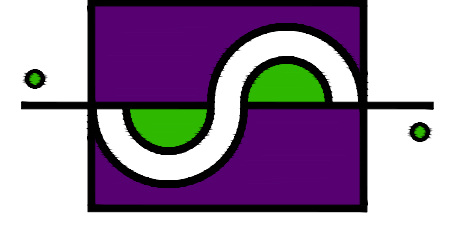
CONTRACTOR SHALL DIRECT ANY QUESTIONS PERTAINING TO THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN CONSENT FROM THE ENGINEER SHALL NULL AND VOID ALL LIABILITIES

I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

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Checked: TEP

Sheet Title:
SITEPLAN

Drawing No.

A-1

SITE PLAN GENERAL NOTES

SIDEWALKS

- ALL SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, WITH A COMPRESSIVE STRENGTH OF 2,500 P.S.I. IN TWENTY-EIGHT DAYS, AND A MINIMUM THICKNESS OF FIVE INCHES.
- ALL SIDEWALKS TO HAVE A WIDTH OF FOUR (4) FEET AND SHALL BE CONSTRUCTED AS PER THE LOCATION SHOWN ON THIS PLAN.
- ALL SIDEWALKS SHALL BE SCORED TO A DEPTH OF 3/4" AT FOUR (4) FOOT INTERVALS, WITH EXPANSION JOINTS PLACED AT TWENTY (20) FOOT INTERVALS.
- EXPANSION JOINTS SHALL BE CONSTRUCTED OF 1/2" THICK PRE-MOLDED EXPANSION MATERIAL WITH ALL CORNERS TO BE FORMED BY EXPANSION JOINTS.
- ANY SIDEWALK OR ACCESSIBLE ROUTE THAT IS NOT AT A LEVEL ELEVATION AT IT'S INTERSECTION WITH A DRIVEWAY OR STREET WILL BE REQUIRED TO INSTALL A CURB RAMP AT A MAXIMUM SLOPE OF 1:12, WITH A MAXIMUM RISE OF 30" AND A MINIMUM LEVEL STRAIGHT CURB SEGMENT OF 48".
- PROVIDE TACTILE WARNING SURFACE WITH TURNATED DOMES AS PER ADA REQUIREMENT .
- SIDEWALK SHALL BE SLOPED 1" TOWARDS THE STREET.
- CONTRACTOR WILL CONTACT THE DEPARTMENT OF ENGINEERING, #736-6793, TWO (2) DAYS PRIOR TO ANY WORK DONE WITHIN THE PARISH RIGHT OF WAY OR SERVICE

DRIVEWAYS

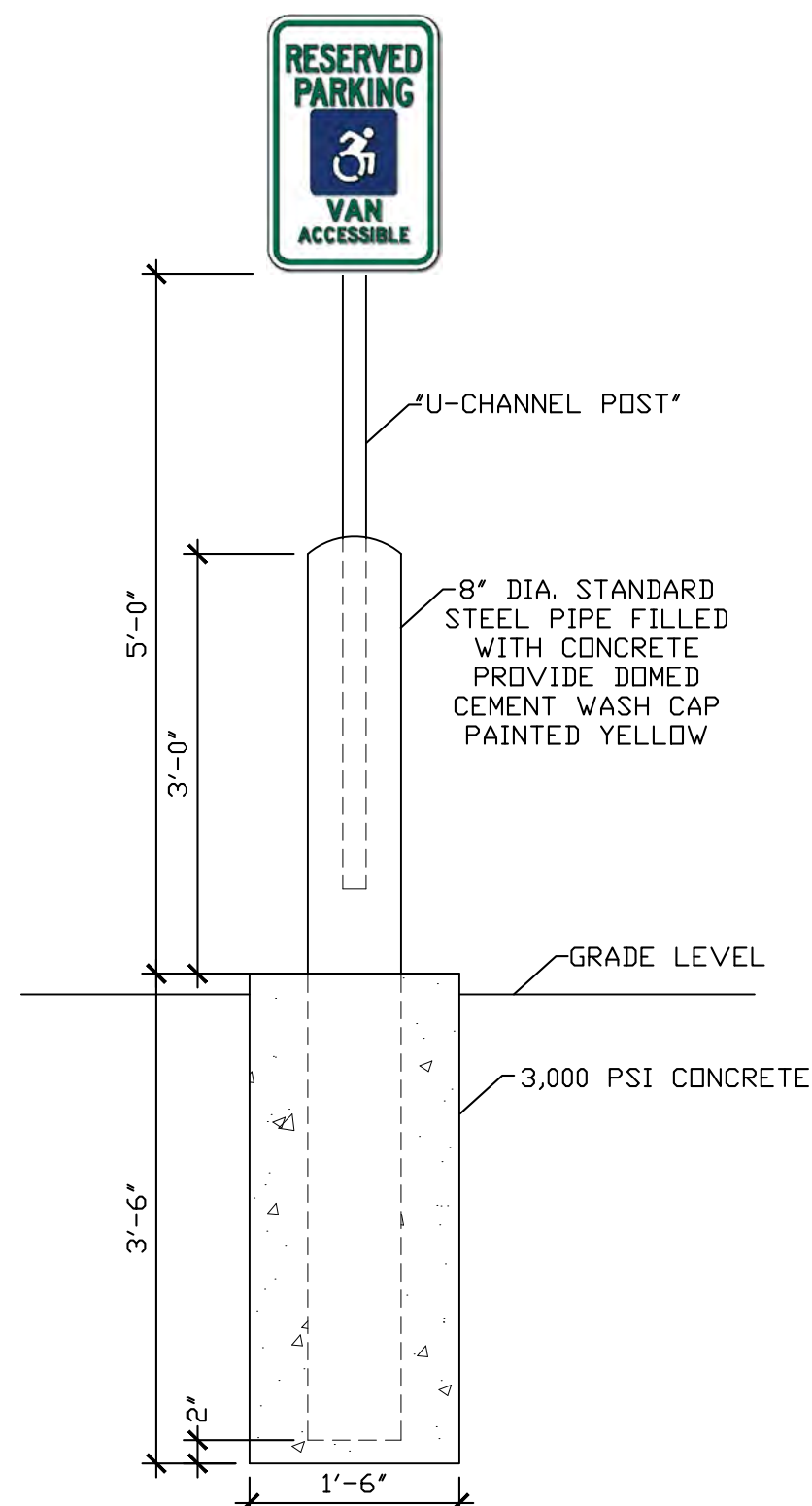
- ALL DRIVEWAYS BETWEEN STREET AND PROPERTY LINE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, WITH A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN TWENTY-EIGHT (28) DAYS AND A MINIMUM THICKNESS OF EIGHT INCHES.
- ALL DRIVEWAYS BETWEEN STREET AND PROPERTY LINE CONNECTING WITH AN EXISTING ROADWAY TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS AS SHOWN ON THIS PLAN
- EXACT LOCATIONS OF ROADWAY AND DRIVEWAY CURBING WILL BE DETERMINED IN THE FIELD BY A REPRESENTATIVE OF THE DEPARTMENT OF ENGINEERING.

PARKING LOT

- PARKING STALLS MUST BE STRIPED WITH A 4-INCH CONTRASTING STRIPE (YELLOW OR WHITE ON ASPHALT PARKING LOT).
- HANDICAP PARKING SPACE TO BE DESIGNATED BY BLUE STRIPING & EITHER A BLUE SYMBOL ON A WHITE BACKGROUND OR A WHITE SYMBOL ON A BLUE BACKGROUND. HANDICAP PARKING STALL REQUIRES THE INSTALLATION OF THE PROPER SIGNAGE.
- ALL WHEEL STOPS AND CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS PLAN.
- ALL PARKING SPACES ARE TO BE LAID OUT IN ACCORDANCE WITH THE TYPICAL DETAIL AS SHOWN ON THIS PLAN, UNLESS OTHERWISE INDICATED ON THIS PLAN.

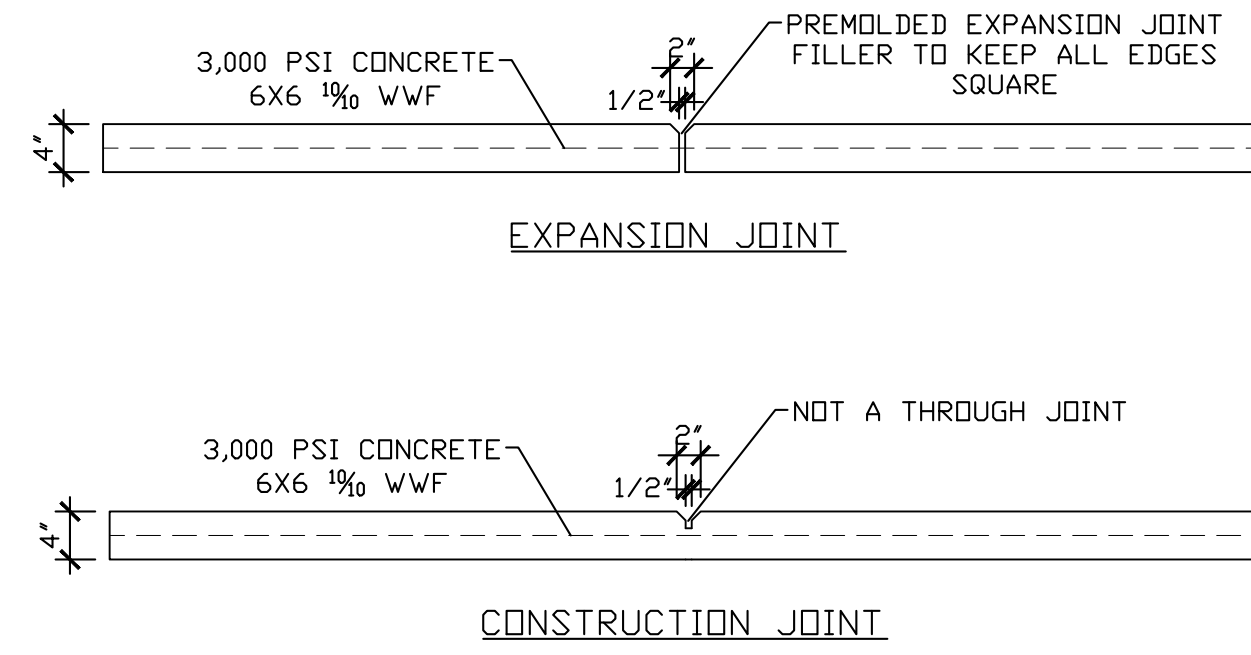
TRAFFIC CONTROLS

- ANY WORK IN THE ROADWAY ON ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO THE ST. CHARLES PARISH TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.



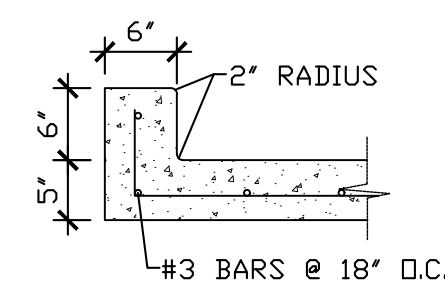
HANDICAP SIGN ASSEMBLY

SCALE: 3/4"=1'



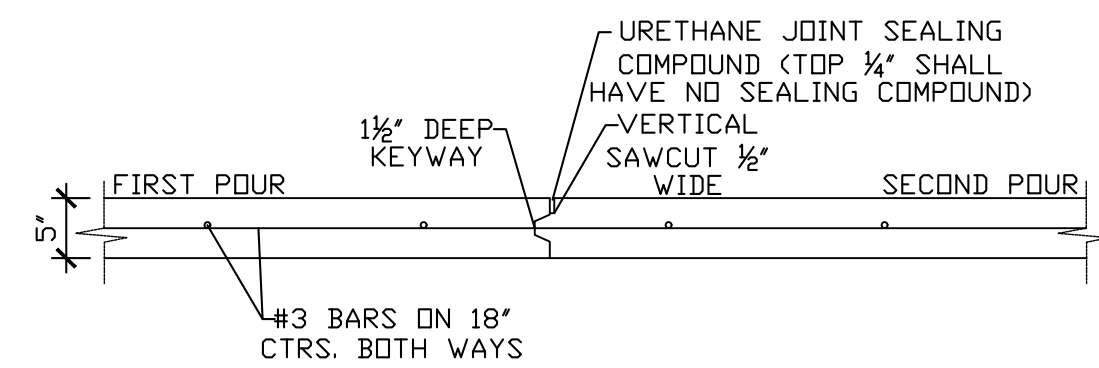
ONSITE CONCRETE SIDEWALK DETAIL

SCALE: 3/4"=1'



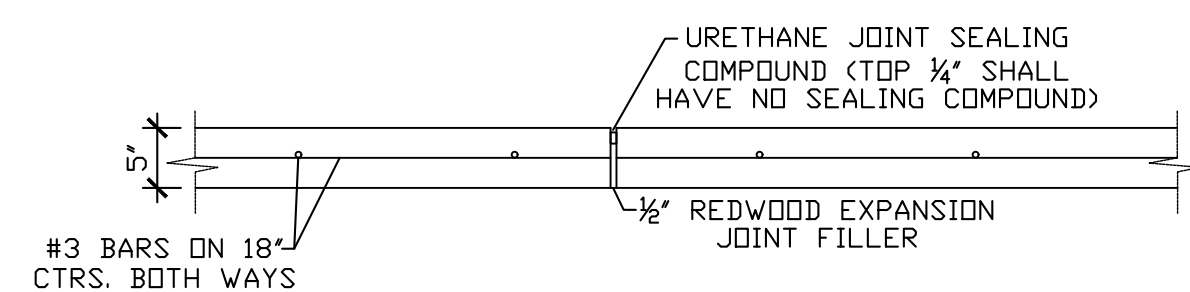
INTEGRAL CURB DETAIL (ON SITE)

SCALE: 3/4"=1'



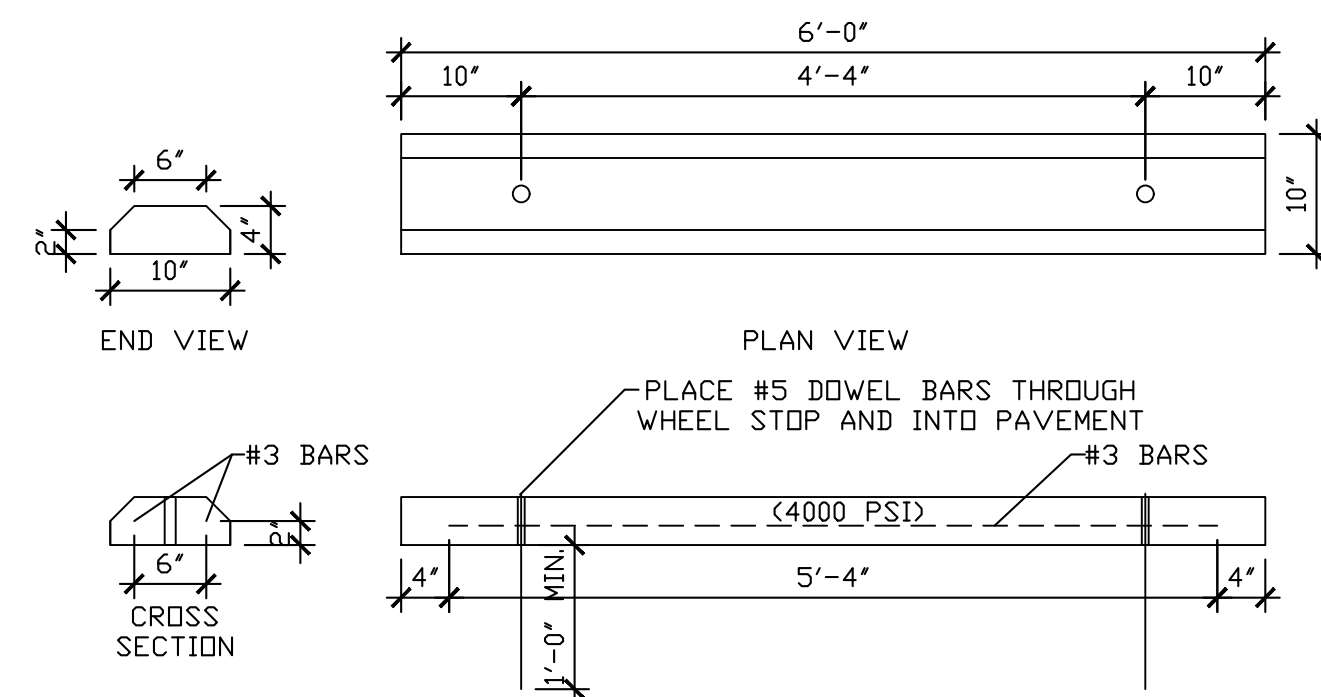
KEYED CONSTRUCTION JOINT DETAIL

SCALE: 3/4"=1'



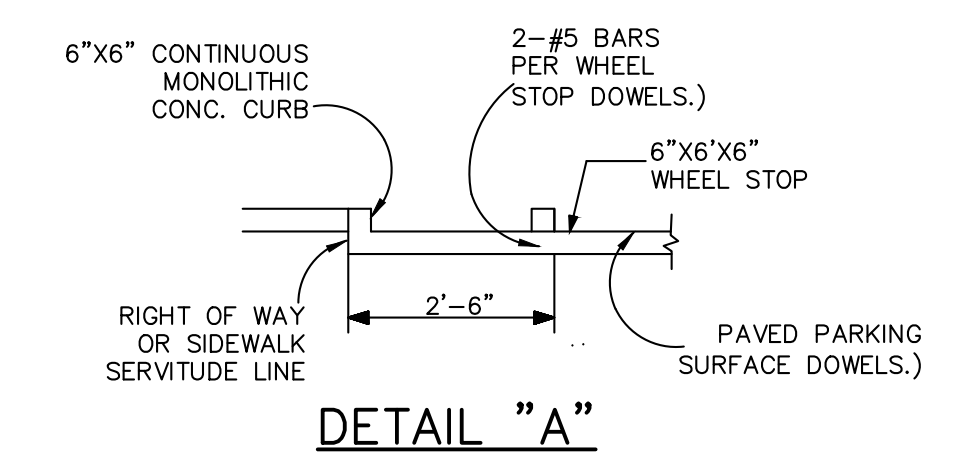
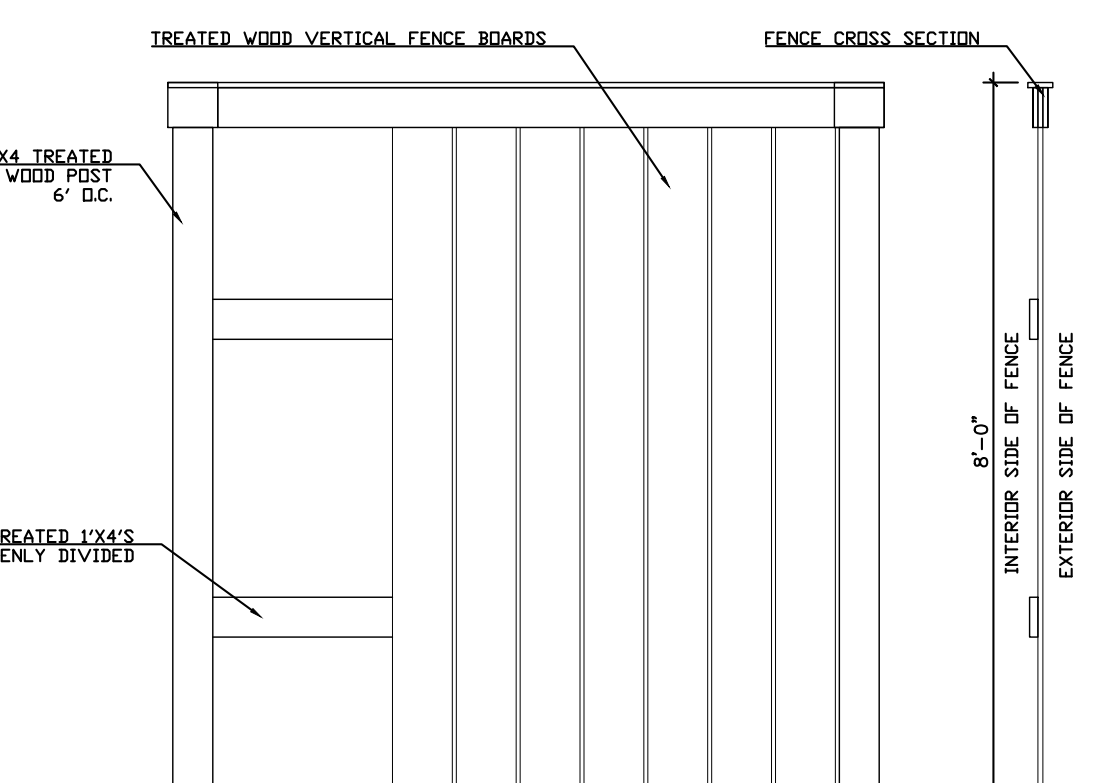
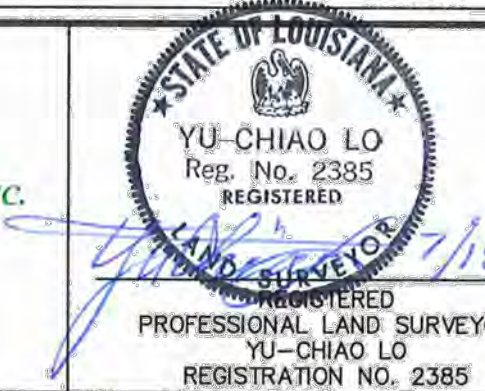
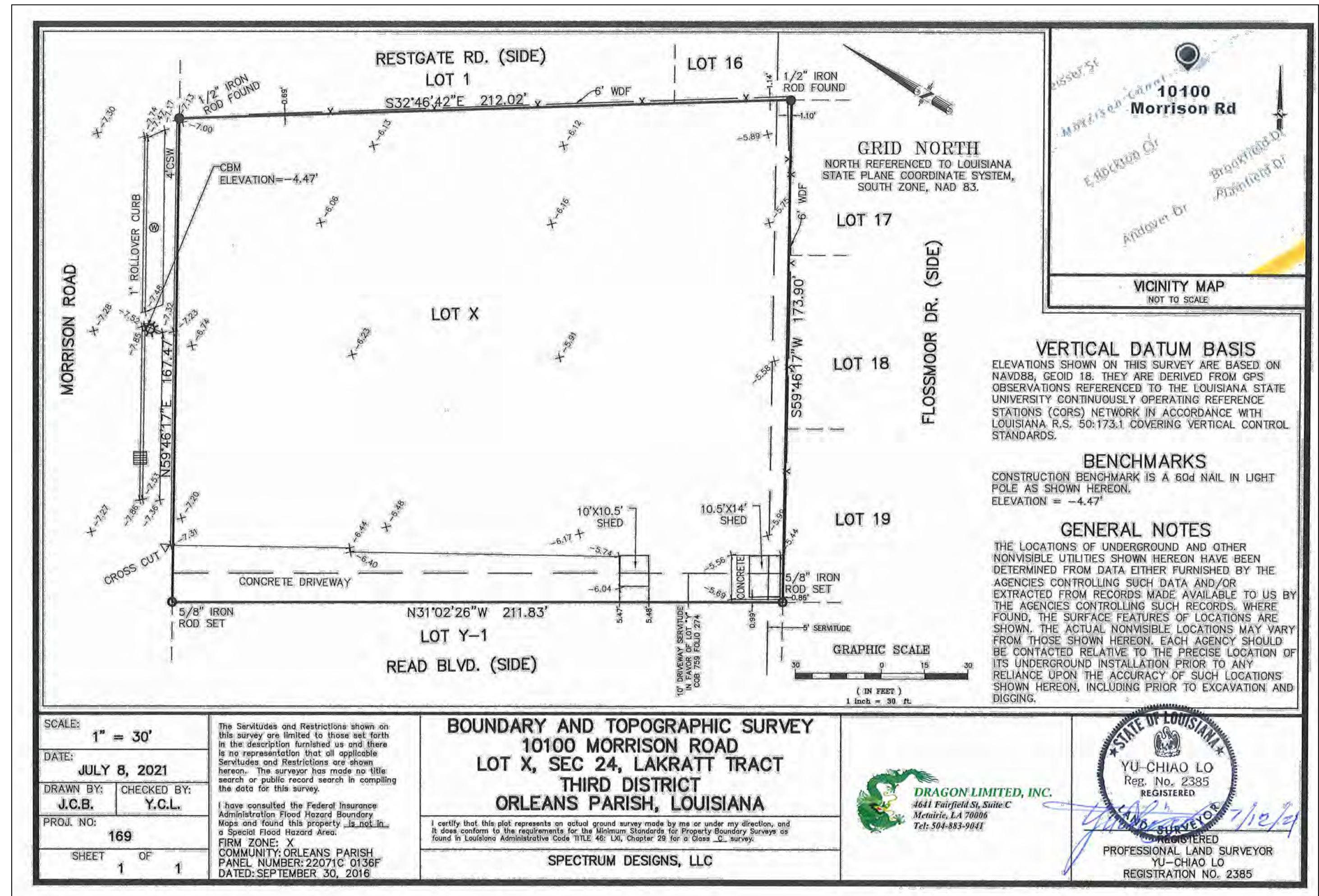
TRANSVERSE EXPANSION JOINT DETAIL

SCALE: 3/4"=1'



PARKING WHEEL STOPS

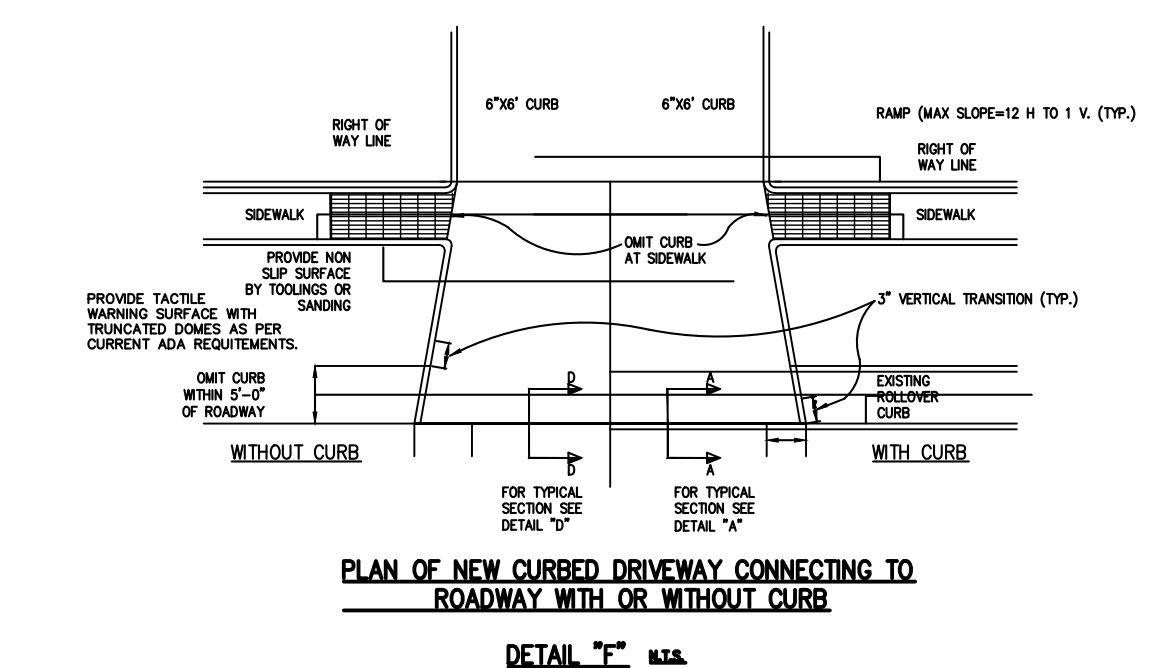
SCALE: 3/4"=1'



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

STRIPING NOTES:

- ALL PARKING STRIPES SHALL BE 4" IN WIDTH AND PAINTED WHITE.
- ALL SIGNS TO BE INSTALLED PER THE 2010 MUTCD.
- ALL PARKING STALLS ARE 8'6"x18'. DEPTH IS MEASURED FROM FACE OF CURB OR CENTER OF PARKING ISLE.
- ALL NEW SIGNS SHALL BE SET ON A SINGLE 3"x3" ALUMINUM TUBE PAINTED BLACK AND INSTALLED IN ACCORDANCE WITH THE 2010 MUTCD.
- ALL STRIPING SHALL BE PERMANENT.
- ALL HANDICAP SYMBOLS SHALL BE WHITE ON BLUE BACKGROUND ACCORDING TO THE UDC APPENDIX A.



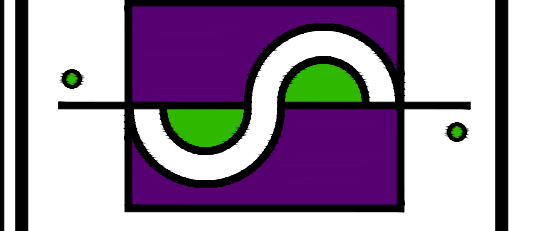
PLAN OF NEW CURBED DRIVEWAY CONNECTING TO ROADWAY WITH OR WITHOUT CURB

DETAIL "C"

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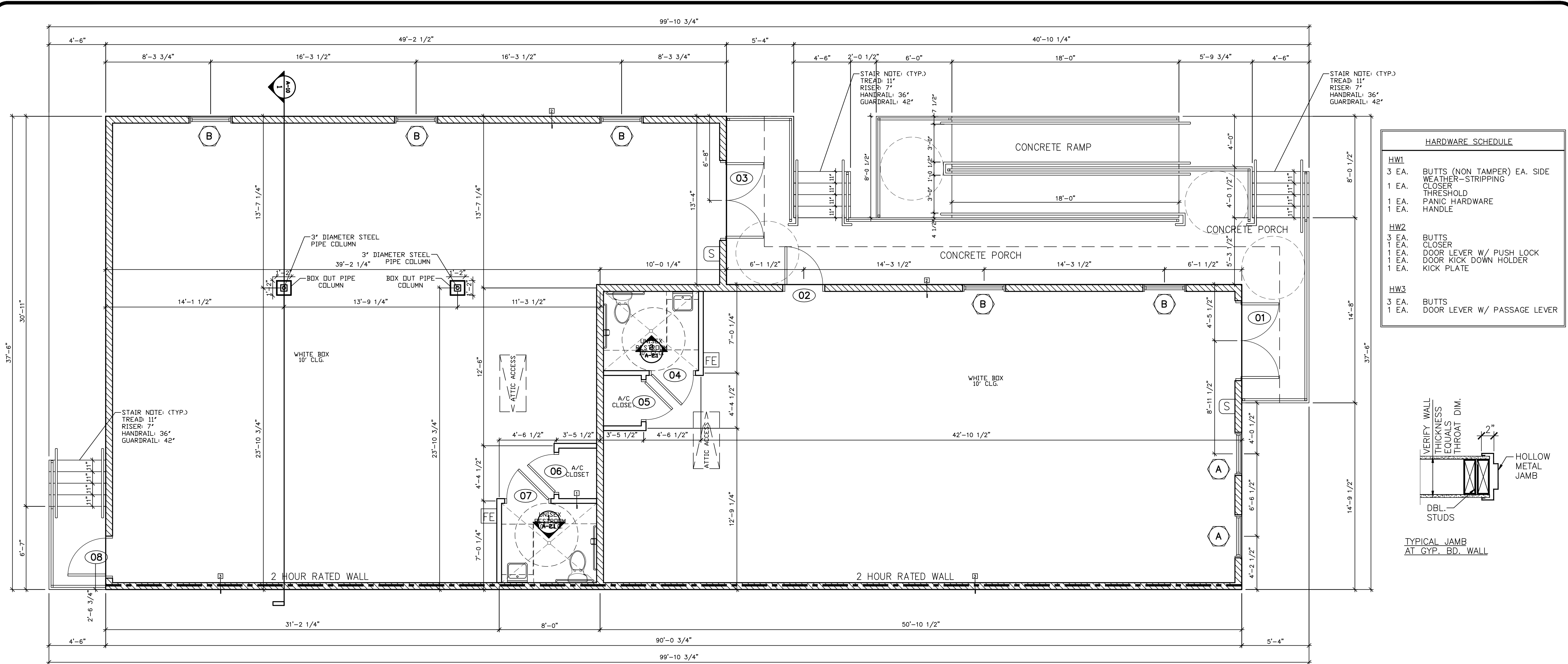


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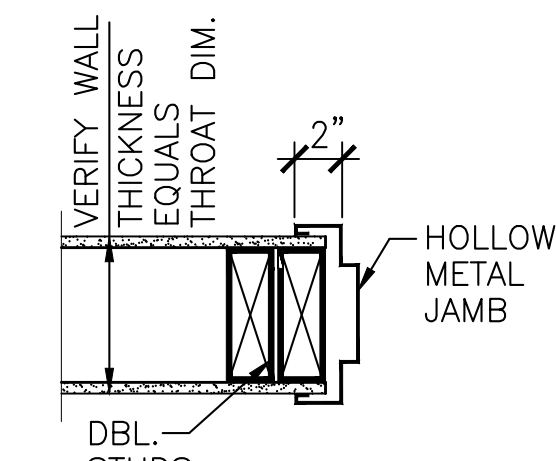
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SURVEY & DRIVEWAY NOTES

Drawing No.

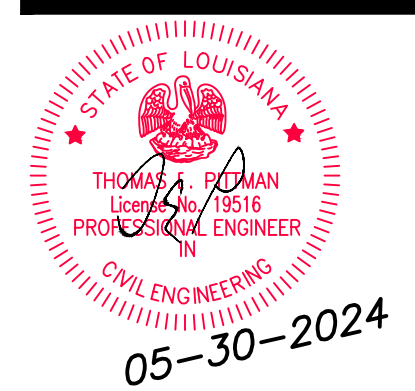
A-1.1



HARDWARE SCHEDULE	
HW1	3 EA. BUTTS (NON TAMPER) EA. SIDE
	1 EA. WEATHER-STRIPPING
	1 EA. CLOSER
	1 EA. THRESHOLD
	1 EA. PANIC HARDWARE
	1 EA. HANDLE
HW2	3 EA. BUTTS
	1 EA. CLOSER
	1 EA. DOOR LEVER W/ PUSH LOCK
	1 EA. DOOR KICK DOWN HOLDER
	1 EA. KICK PLATE
HW3	3 EA. BUTTS
	1 EA. DOOR LEVER W/ PASSAGE LEVER



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

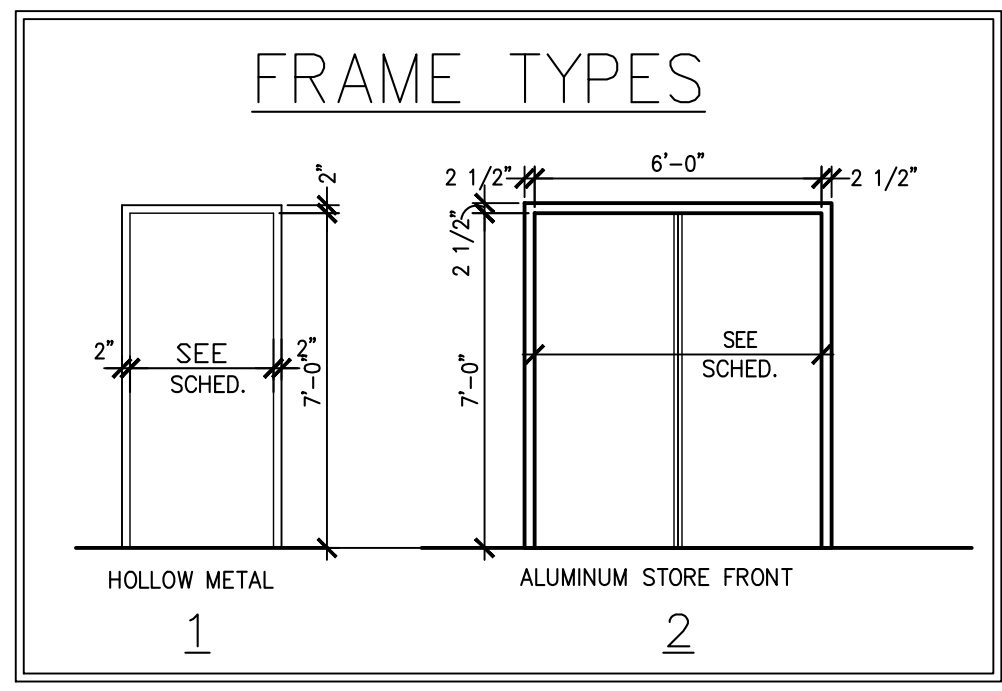
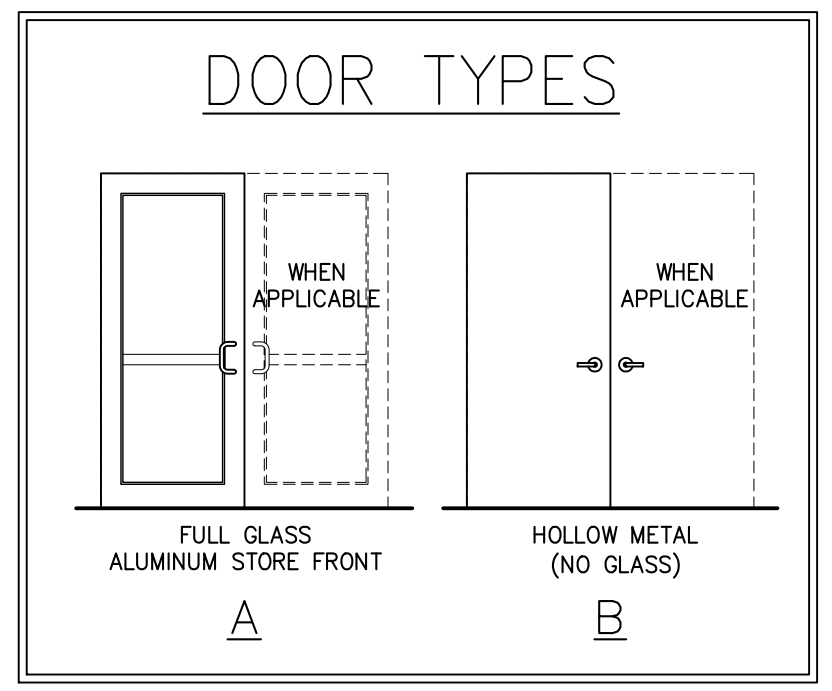
SYMBOLS LEGEND	
FE	FIRE EXTINGUISHER
S	HAND SANITIZER STATION

WALL LEGEND	
	2 HOUR UL 371
	2X6 WALL
	2X4 WALL

DOOR SCHEDULE								
#	WIDTH	HEIGHT	FRAME TYPE	DOOR TYPE	DESCRIPTION	HARDWARE	EXT./INT.	LOCATION
1	(2) 3'-0" DOORS 6'-0" OVERALL	8'-0"	2	A	STORE FRONT W/ T-ASTRAGAL	HW1	EXTERIOR	FRONT ENTRANCE UNIT A
2	3'-0"	6'-8"	1	B	HUNG SINGLE	HW1	EXTERIOR	REAR ENTRANCE UNIT A
3	(2) 3'-0" DOORS 6'-0" OVERALL	8'-0"	2	A	STORE FRONT W/ T-ASTRAGAL	HW1	EXTERIOR	FRONT ENTRANCE UNIT B
4	3'-0"	6'-8"	1	B	HUNG SINGLE	HW2	INTERIOR	UNIT A RESTROOM
5	3'-0"	6'-8"	1	B	HUNG SINGLE	HW3	INTERIOR	UNIT A A/C CLOSET
6	3'-0"	6'-8"	1	B	HUNG SINGLE	HW3	INTERIOR	UNIT B A/C CLOSET
7	3'-0"	6'-8"	1	B	HUNG SINGLE	HW2	INTERIOR	UNIT B RESTROOM
8	3'-0"	6'-8"	1	B	HUNG SINGLE	HW1	EXTERIOR	REAR ENTRANCE UNIT B

DOOR NOTES

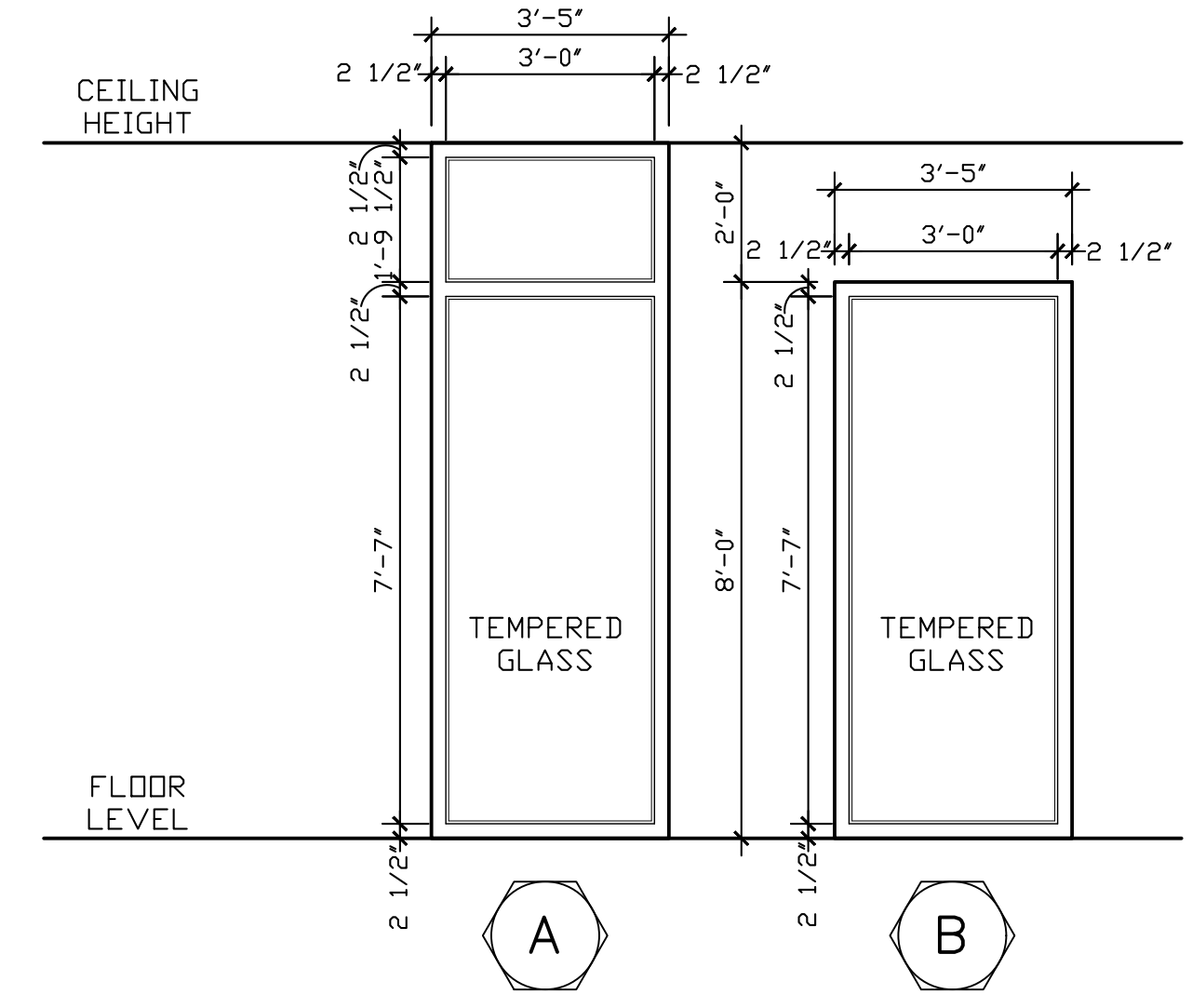
- COORDINATE WITH HVAC CONTRACTOR FOR DOORS TO BE UNDERCUT FOR HVAC RETURN
- ALL LOCKS AND DEADBOLTS SHALL BE KEYS ALIKE
- OWNER TO SELECT ALL HARDWARE TYPE, FINISH AND STYLE
- PROVIDE DEADBOLTS @ ALL EXTERIOR DOORS
- COORDINATE WITH OWNER FOR WINDOWS AND DOORS TO RECEIVE STRUCTURAL TYPE GLAZING IF STRUCTURAL TYPE GLAZING NOT SELECTED
- OWNER TO PROVIDE BUILDING INSPECTOR WITH SPECIFICATIONS FOR PROTECTION FOR WIND BORNE DEBRIS TO MEET THE CURRENT IRC CODE



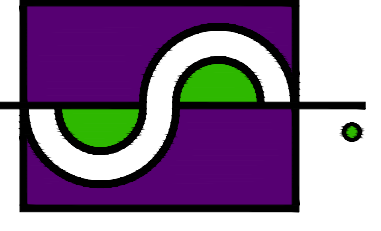
WINDOW SCHEDULE		
DIMENSIONS	QUANTITY	DESCRIPTION
A 3'-5" X 10'-0"	2	TEMPERED GLASS PICTURE WINDOW
B 3'-5" X 8'-0"	5	TEMPERED GLASS PICTURE WINDOW

WINDOW NOTES

- WINDOWS NOTED SHALL BE VINYL CLAD INSULATED WINDOWS (PRE-FINISHED COLOR SELECTED BY OWNER) WITH SELECTED DIVIDERS.
- ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.
- SIZES AND SPECS. BASED ON STANDARD VINYL CLAD WINDOWS. NON STANDARD SIZE WINDOWS MUST BE CUSTOM ORDERED.
- WINDOW DIMENSIONS ABOVE ARE NOMINAL SIZE.
- ALL BEDROOM WINDOWS SHALL HAVE A NET CLEAR OPENING OF 5.7 SQFT, 22" MIN. CLEAR HGT., 20" MIN. WIDTH, 44" MAX SILL HGT.
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER IRC R308.4.2
- GLAZING MUST BE PROVIDED ADJACENT TO DOORS, HAZARDOUS LOCATIONS CONSIDERED WHEN A DOOR IS PARALLEL IS WITH 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION



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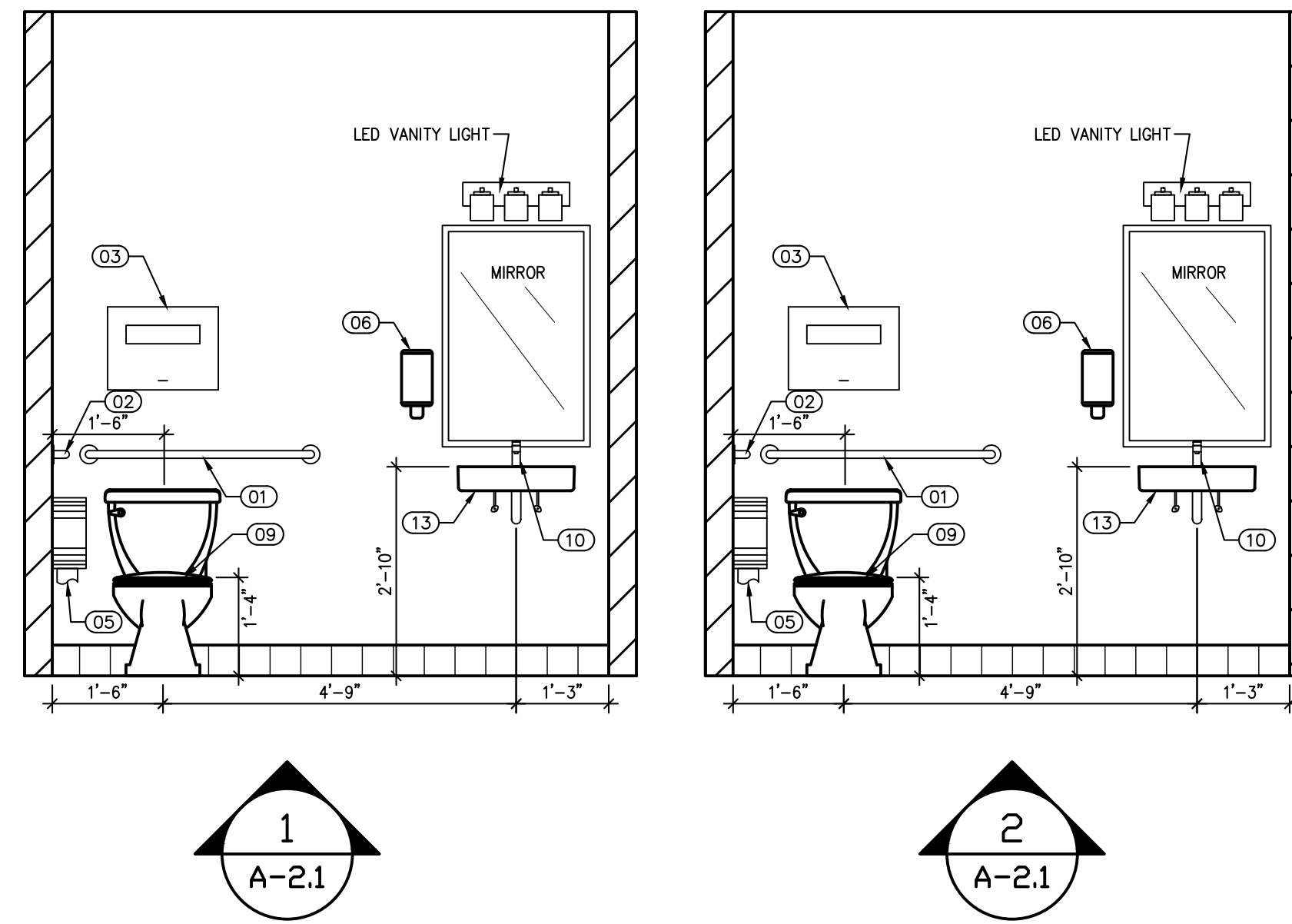
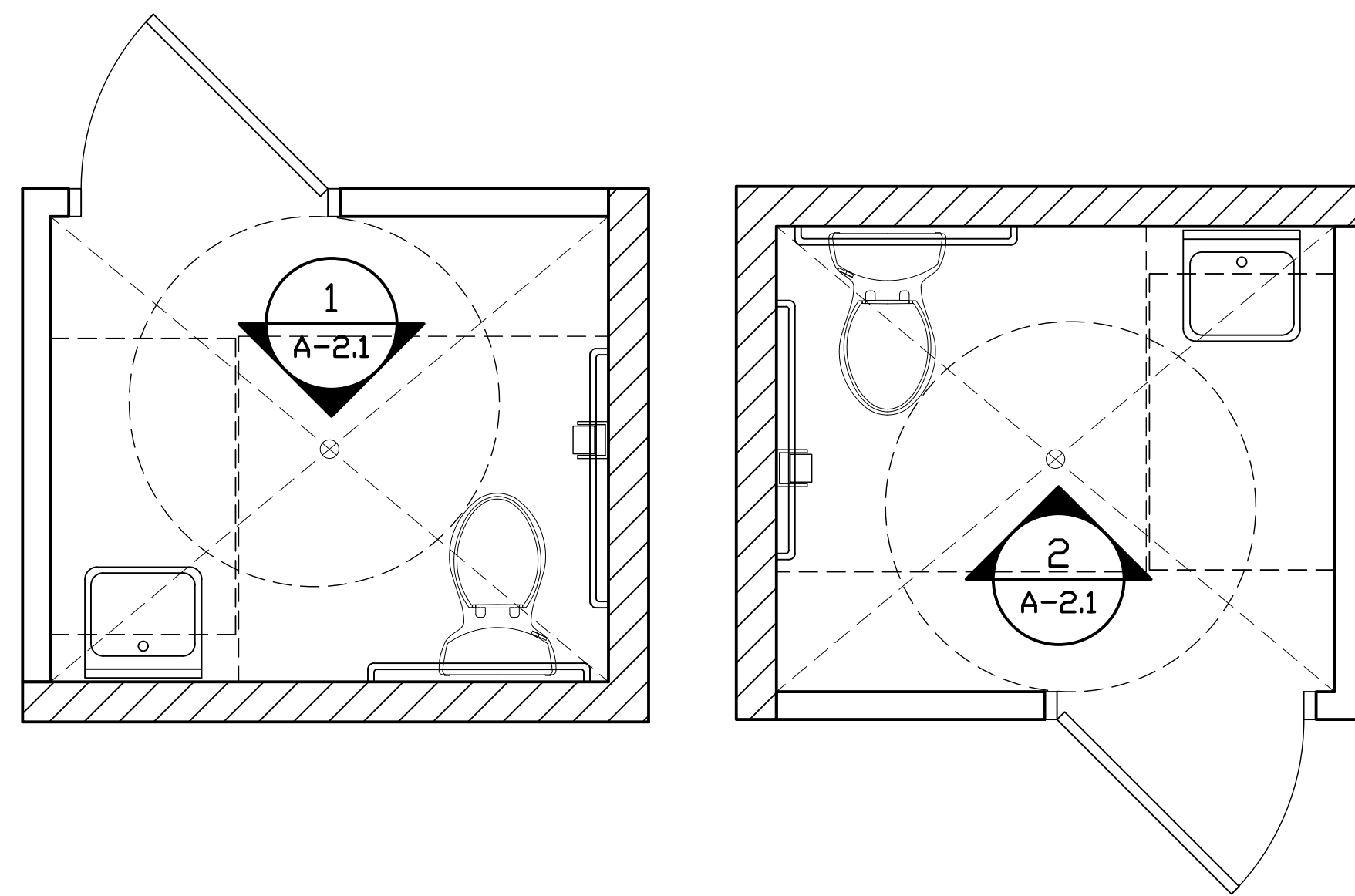


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Sheet Title:
DIMENSIONED FLOORPLAN

Drawing No.

A-2



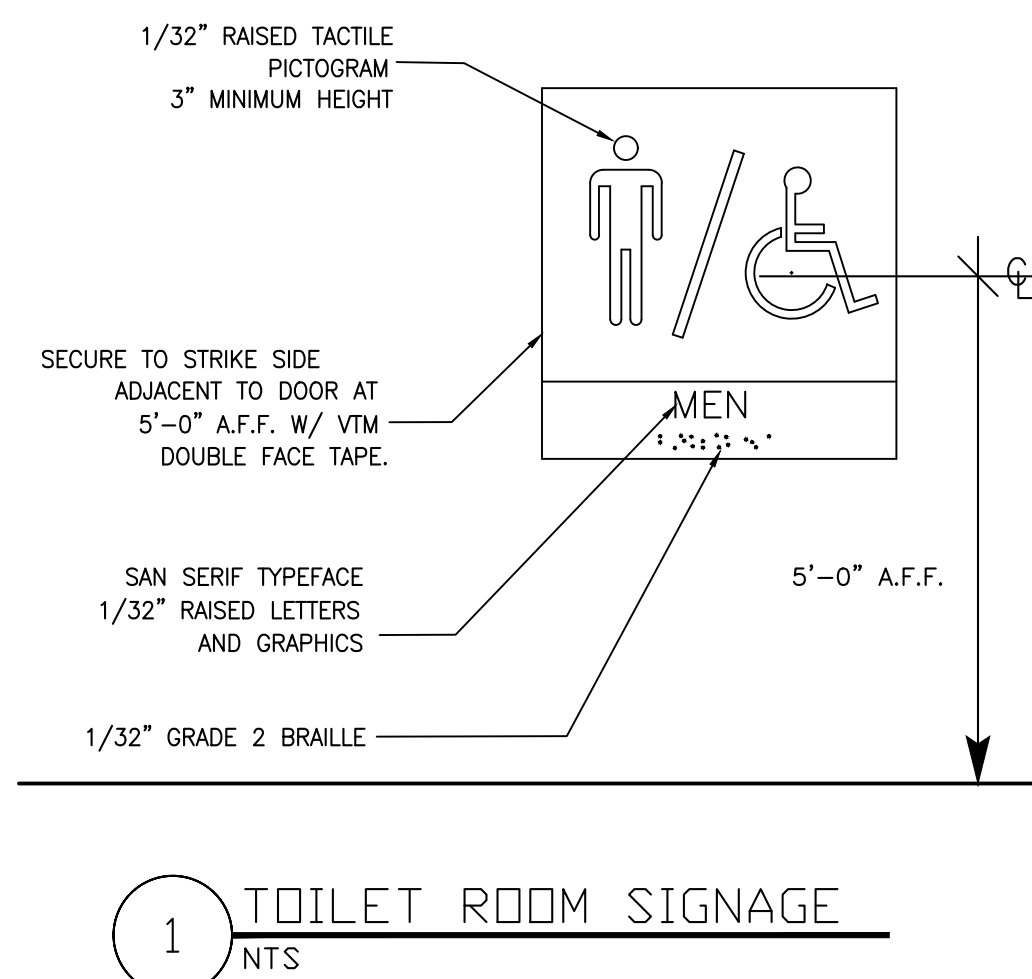
ACCESSIBILITY REQUIREMENTS

- GENERAL NOTE: IT IS THE INTENT OF THIS PROJECT TO MAKE THE PUBLIC RESTAURANT TOILETS COMPLY WITH THE REQUIREMENTS OF THE STATE & LOCAL ACCESSIBILITY STANDARDS AND THE FEDERAL ADA. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE THE FOLLOWING ITEMS COMPLY.
- 01) THE 3'-0" ENTRANCE DOORS MUST BE CAPABLE OF OPENING AT LEAST TO 90 DEGREES AND HAVING A CLEAR UNOBSTRUCTED OPENING WIDTH OF AT LEAST 32 INCHES WITH THE DOOR LEAF IN THE OPEN POSITION.
 - 02) THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1 TO 2.
 - 03) THE MAXIMUM EFFORT TO OPERATE DOORS SHALL BE 5 LBS. FOR INTERIOR DOORS.
 - 04) ALL SIGNS REQUIRED AND CALLED FOR ARE TO BE CITY, STATE, AND FEDERAL APPROVED.
 - 05) THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT.
 - 06) THE WATER CLOSET IS TO BE 18 INCHES FROM ITS CENTER LINE TO THE ADJACENT WALL.
 - 07) TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
 - 08) THE ACCESSIBLE URINAL SHALL HAVE A RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND BE AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR. URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL BE NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
 - 09) LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH A KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 6 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY. A PROJECTION OF A LAVATORY BOWL INTO THE 8 INCH CLEAR SPACE, THEREBY REDUCING THE CLEAR HEIGHT BELOW THE LAVATORY TO NO LESS THAN 27 INCHES AT 8 INCHES BACK FROM THE APRON, MEETS THE REQUIREMENT FOR PROVIDING KNEE CLEARANCE. THERE IS TO BE A MAXIMUM HEIGHT OF 34 INCHES TO THE TOP OF THE LAVATORY. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE LAVATORY. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT MORE THAN 38 INCHES ABOVE FINISHED FLOOR.
 - 10) LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 48 INCHES ABOVE FINISHED FLOOR.
 - 11) LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 36 INCHES OF THE REAR WALL. DISPENSER MUST ALLOW CONTINUOUS PAPER FLOW AND MUST NOT CONTROL DELIVERY OF PAPER.
 - 12) GRAB BARS, FASTENERS, AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 POUNDS PER LINEAR FOOT LOAD. GRAB BARS AT THE SIDE AND BACK OF THE PHYSICALLY DISABLED TOILET STALL SHALL BE SECURELY ATTACHED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR. GRAB BAR AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED AT LEAST 54 INCHES FROM THE REAR WALL. GRAB BAR AT THE BACK SHALL BE NOT LESS THAN 36 INCHES LONG AND BE POSITIONED NO MORE THAN 6 INCHES FROM THE SIDE WALL. THE DIAMETER OF A GRAB BAR SHALL BE 1-1/4 INCH TO 1-1/2 INCH AND SHALL NOT ROTATE IN THEIR FITTINGS.
 - 13) GRAB BARS, FASTENERS, AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 POUNDS PER LINEAR FOOT LOAD. GRAB BARS AT THE SIDE AND BACK OF THE PHYSICALLY DISABLED TOILET STALL SHALL BE SECURELY ATTACHED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR. GRAB BAR AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED AT LEAST 54 INCHES FROM THE REAR WALL. GRAB BAR AT THE BACK SHALL BE NOT LESS THAN 36 INCHES LONG AND BE POSITIONED NO MORE THAN 6 INCHES FROM THE SIDE WALL. THE DIAMETER OF A GRAB BAR SHALL BE 1-1/4 INCH TO 1-1/2 INCH AND SHALL NOT ROTATE IN THEIR FITTINGS.

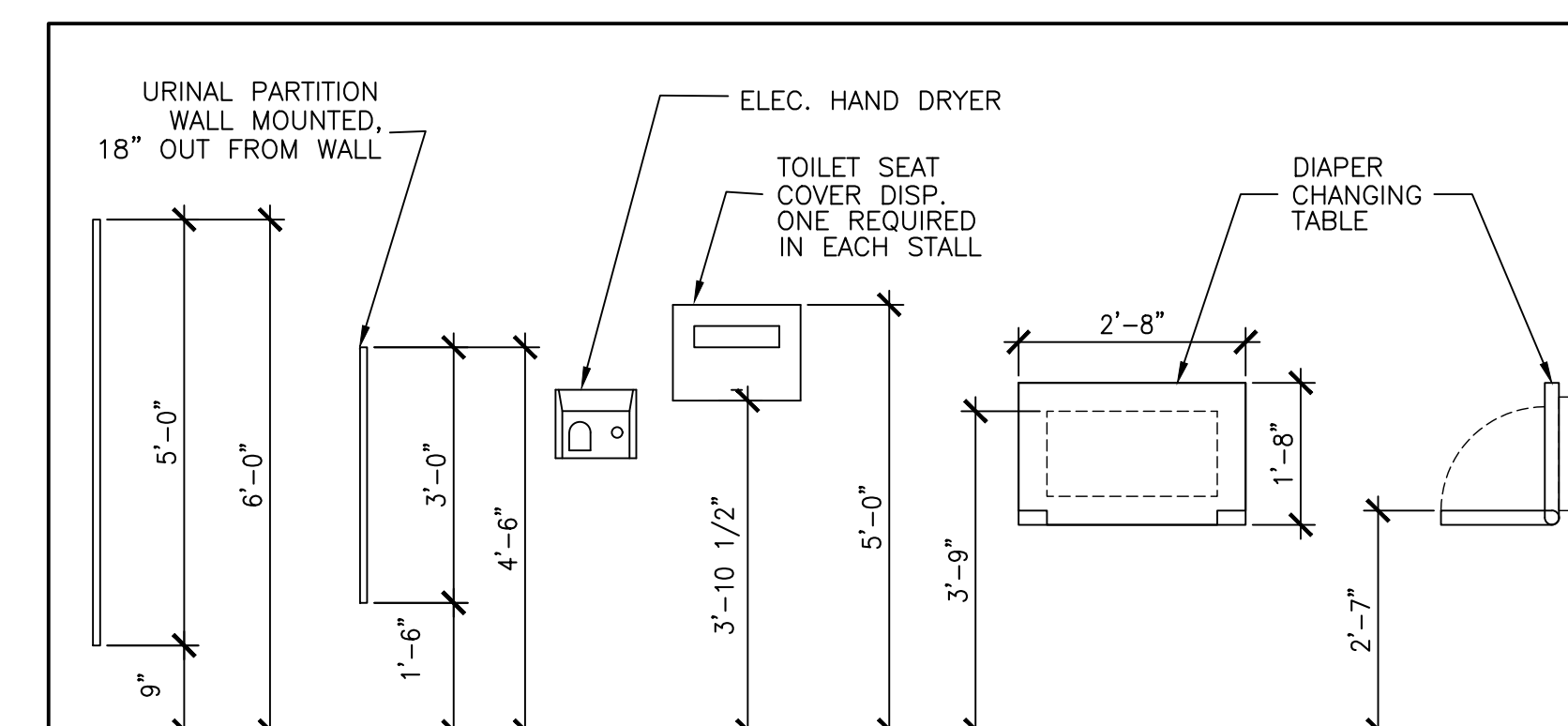
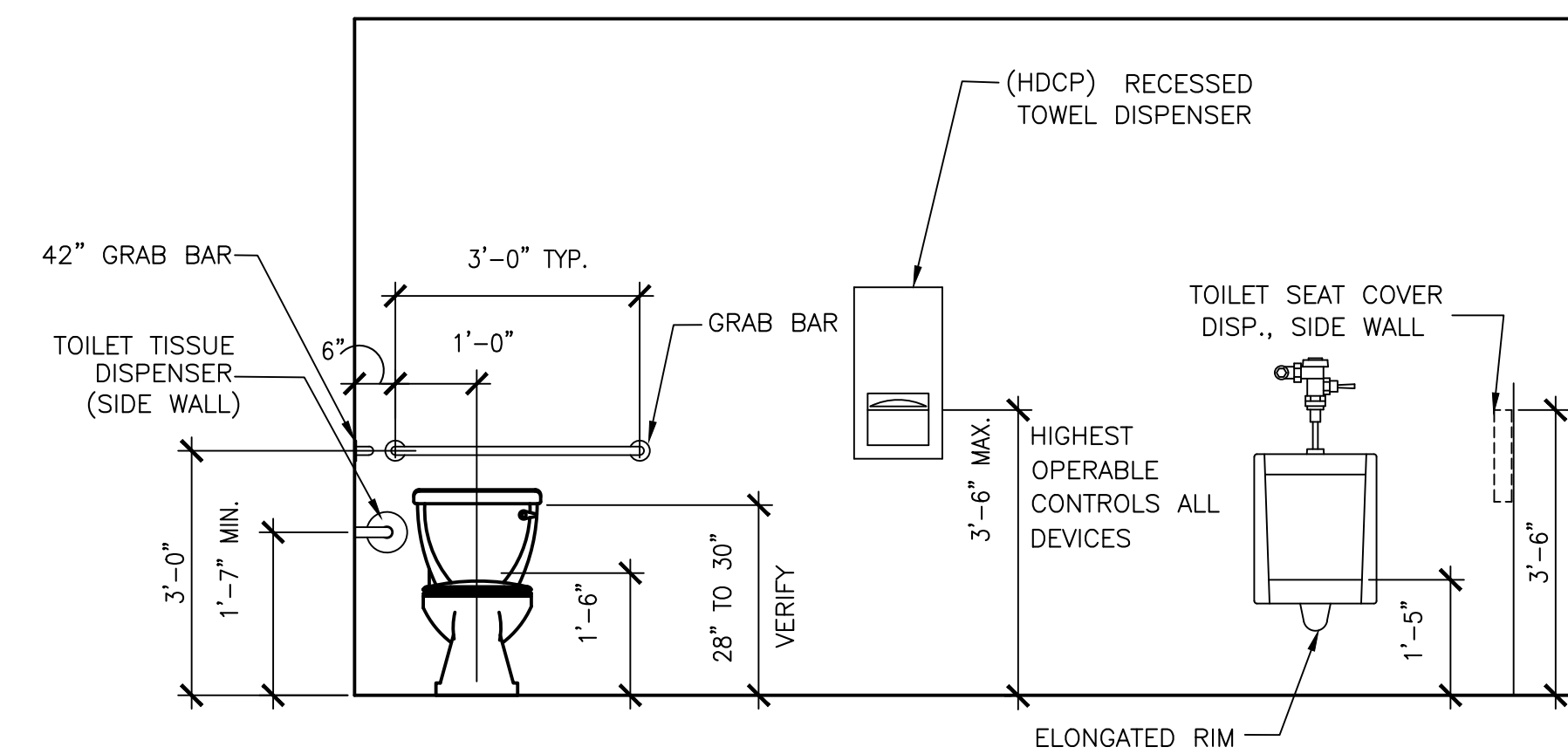
FIXTURE & ACCESSORIES SCHEDULE

KEY	ITEM / DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS
1	GRAB BAR	BOBRICK	B-5806 SERIES 36" X 1 1/4" DIAM.	
2	GRAB BAR	BOBRICK	B-5806 SERIES 42" X 1 1/4" DIAM.	
3	Surface Mounted Seat Cover Dispenser	BOBRICK	"CLASSIC SERIES" B-221	Stainless Steel
4	Recessed Convertible Folded Paper Towel Dispenser/Receptacle	BOBRICK	"CLASSIC SERIES" B-3944	Stainless Steel
5	Jumbo Bath Tissue Dispenser	TORK	H-1347	DOUBLE ROLL
6	Push Foam Soap Dispenser	TORK	H-7858	Stainless Steel
7	Horizontal Baby Changing Station	KOALA CARE	KB200-01SS	Table - Gray
8	"TEMPERED" Rite-Temp shower trim set, valve not included	KOHLER	K-TS22028-4-BN	VIBRANT BRUSHED NICKEL
9	HIGHLINE CLASSIC	KOHLER		
10	BATHROOM SINK FAUCET	DELTA	581LF-PP	MODERN 1.2 GPM SINGLE HOLE BATHROOM SINK FAUCET
11	Top Spud Blowout Urinal	AMERICAN STANDARD	6601.012.020	LYNNBROOK
12	Manual Urinal Flush Valve	AMERICAN STANDARD	6045051.002	0.5GPF
13	ADA Sink	WS BATH COLLECTIONS	SIMPLE 50.50B	19.7" L X 19.7" W X 3.9" H (ADA COMPLIANT)
14	Bath Tissue Dispenser	BOBRICK	B-5288	DOUBLE STANDARD ROLL
15	BABY TOILET	AMERICAN STANDARD	2315.228	BABY DEVORO
16	32" x 60" Shower Base with Single Threshold and Right Drain	KOHLER	K-8458-0	RELY

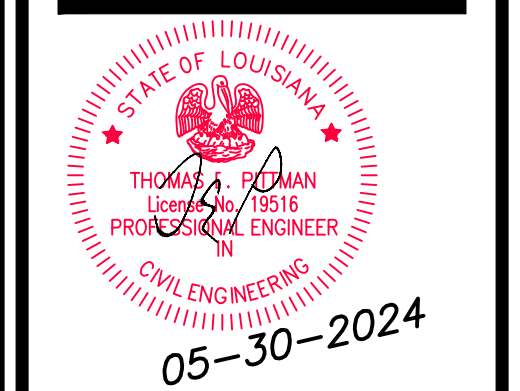
INSTALL TOILET ACCESSORIES IN ACCORDANCE WITH ADA MOUNTING HEIGHT REQUIREMENTS.



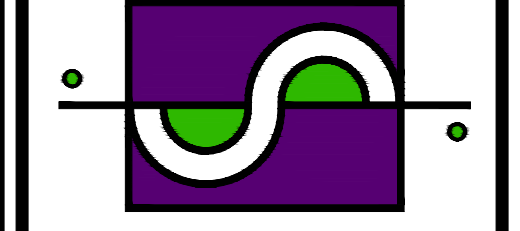
1 TOILET ROOM SIGNAGE
NTS



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Sheet Title:
RESTROOM PLAN & SPECIFICATIONS

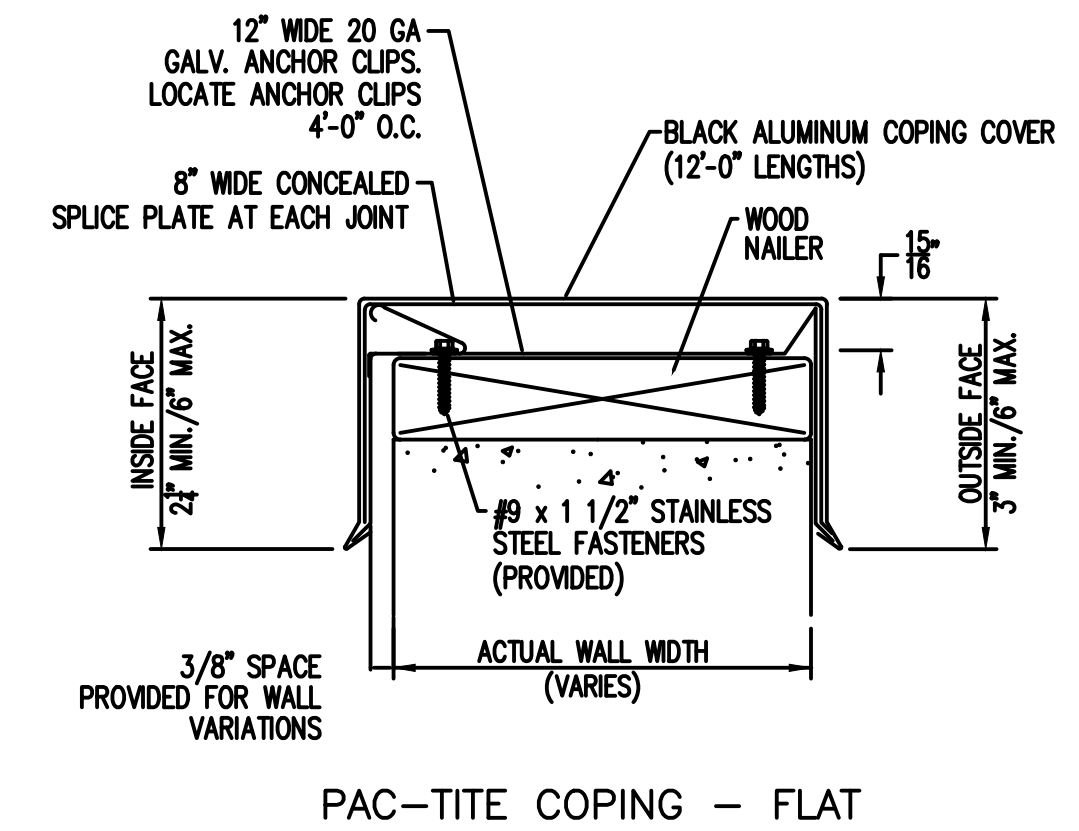
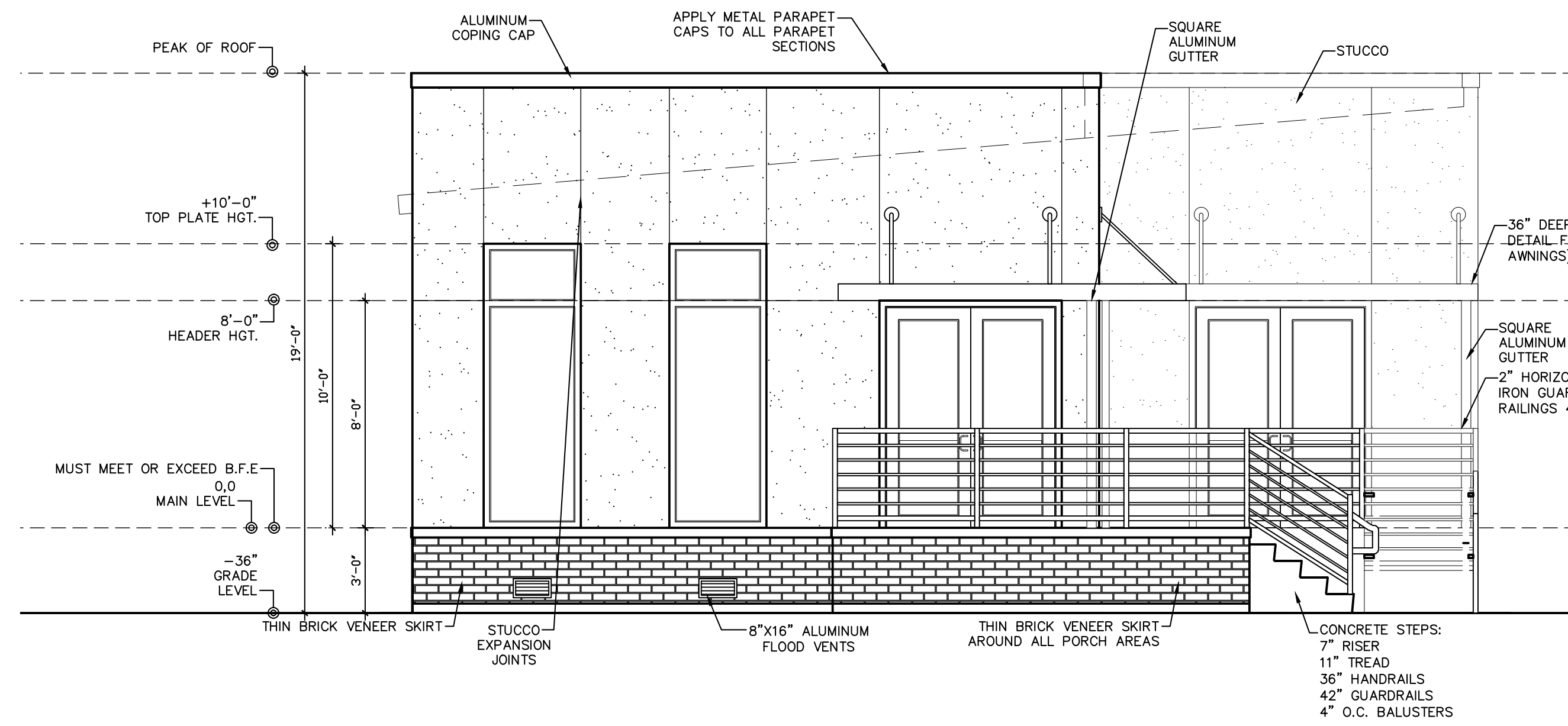
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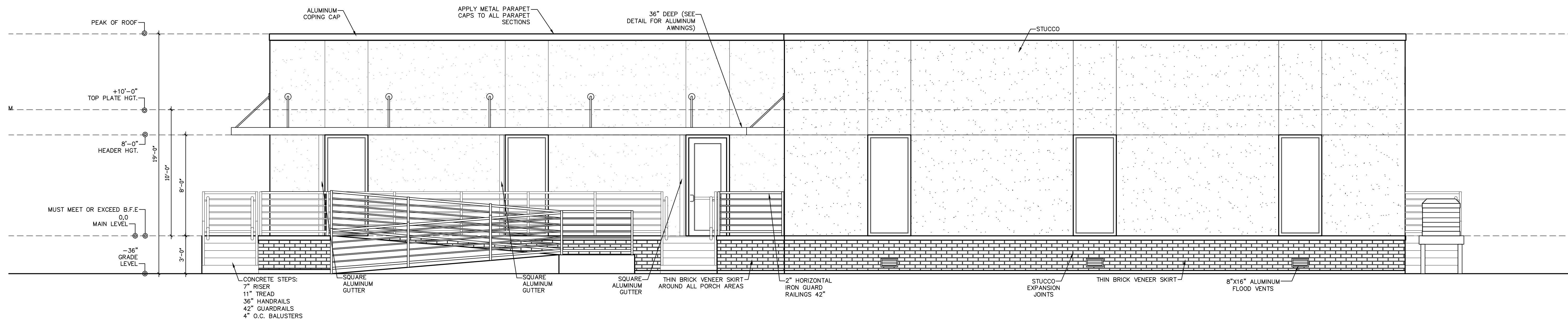
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I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

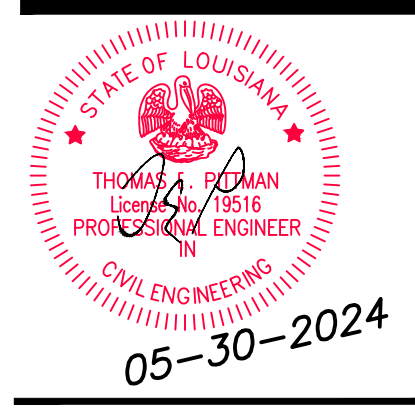


1 FRONT ELEVATION
 A-3 SCALE: 1/4"=1'-0"

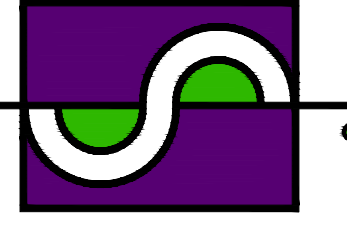


2 RIGHT-SIDE ELEVATION
 A-3 SCALE: 1/4"=1'-0"

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Sheet Title:
FRONT & RIGHT-SIDE ELEVATIONS

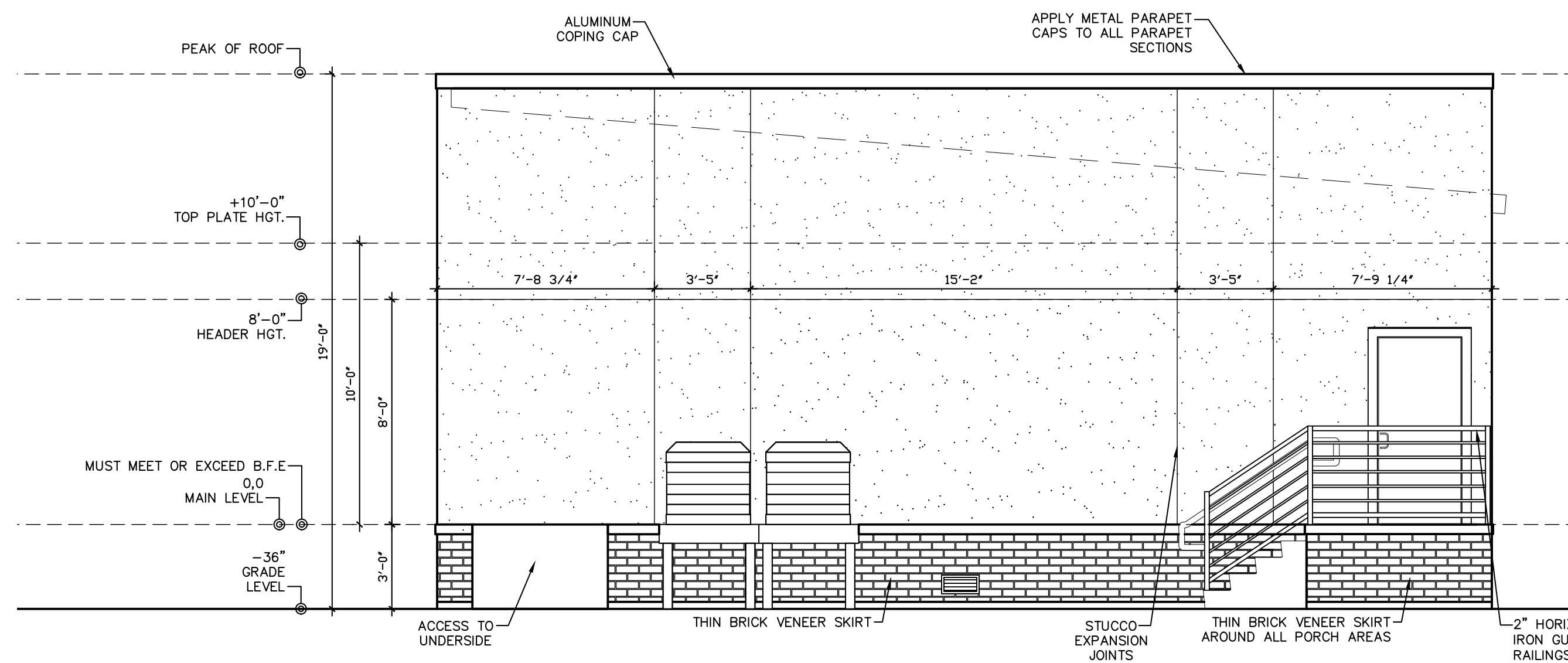
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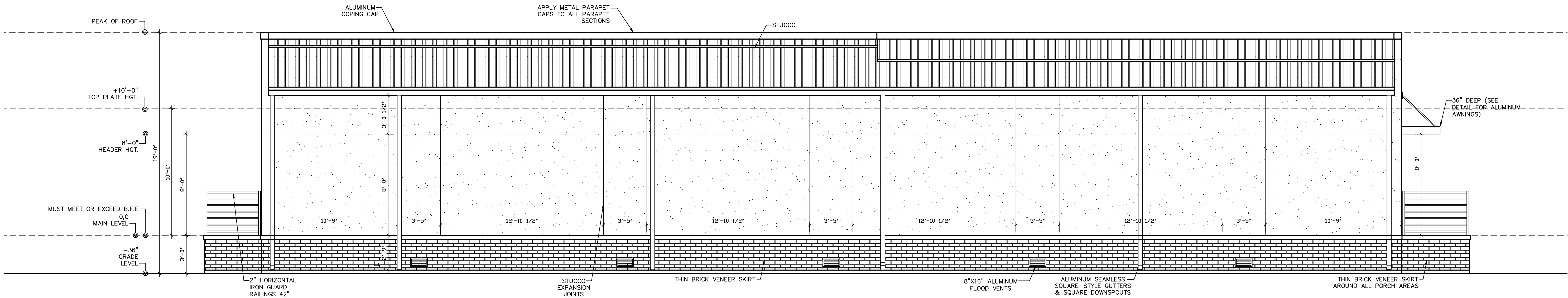
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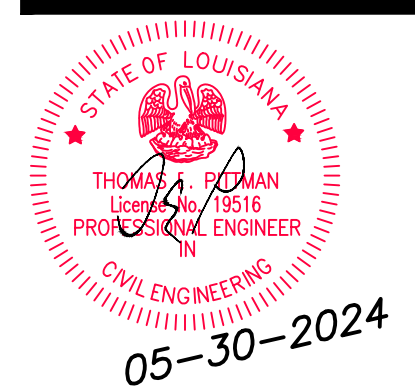


1 REAR ELEVATION
 A-3.1 SCALE: 1/4"=1'-0"

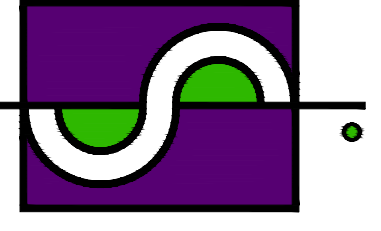


2 LEFT-SIDE ELEVATION
 A-3.1 SCALE: 1/4"=1'-0"

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Sheet Title:
REAR & LEFT-SIDE ELEVATIONS

Drawing No.

A-3.1

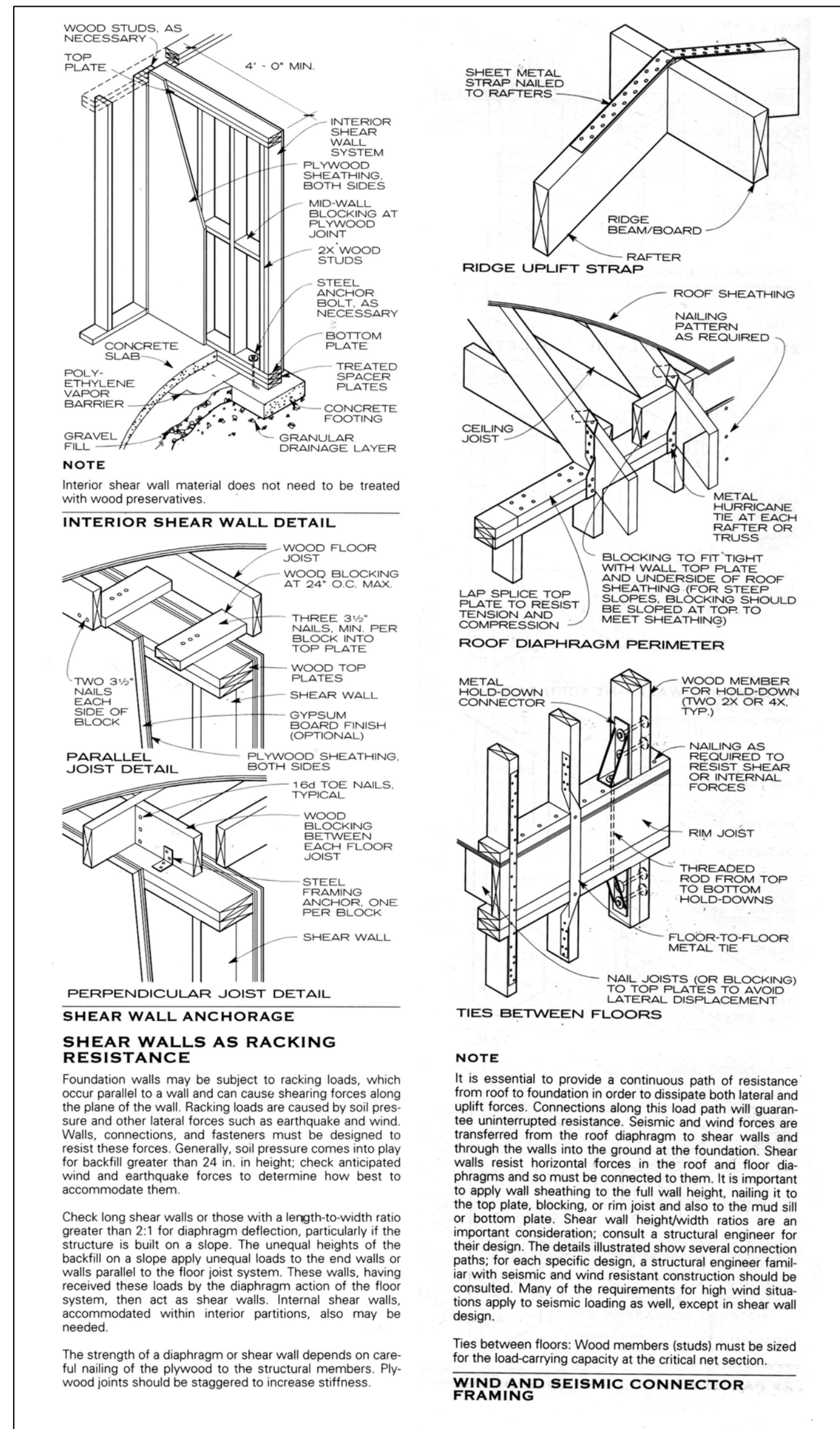
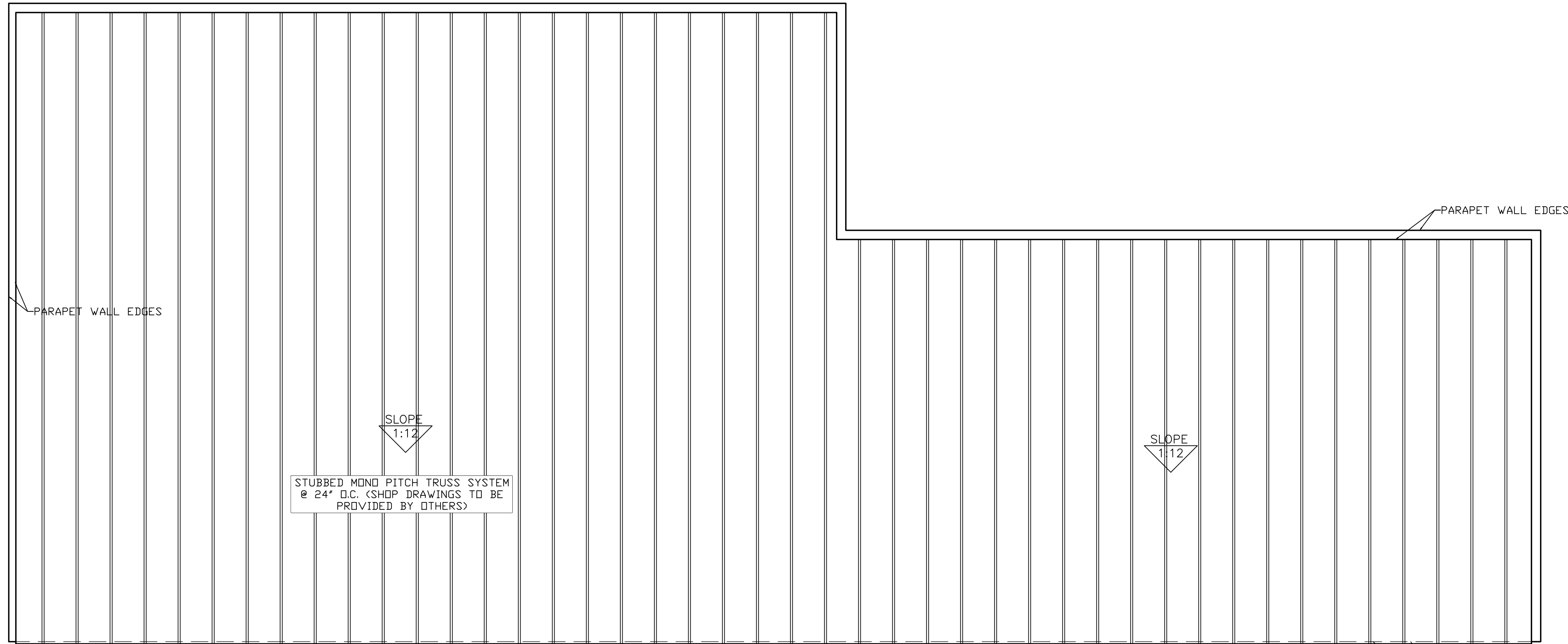
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FASTENING SCHEDULE FOR STRUCUTRAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	TYPE OF FASTENERS	# AND SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	----
1X6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d	----
2 INCH SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	2-16d	----
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	----
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	----
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALLS PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MINIMUM 24 INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	----
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	----
RM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	----
BUILT-UP HEADERS TWO PIECE WITH 1/2" SPACERS	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECE	16d	16" O.C. ALONG EACH EDGE
CEILING JOIST TO TOP PLATE, TOE NAIL	3-8d	----
CONTINUOUS HEADER TO STUDS, TOE NAIL	4-8d	----
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	----
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	----
RAFTER TO PLATE, TOE NAIL	2-16d	----
1 INCH BRACE TO EACH STUD & PLATE, FACE NAIL	2-8d	----
1X6 SHEATHING TO EACH BEARING, FACE NAIL	2-8d	----
1X8 SHEATHING TO EACH BEARING, FACE NAIL	2-8d	----
WIDER THAN 1X8 SHEATHING TO EACH BEARING, FACE NAIL	3-8d	----
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS & BEAMS, 2 INCH LUMBER LAYERS	10d	----
SPLICE 2 INCH PLANKS	2-16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, TOE NAIL	4-16d	----
FACE NAIL	3-16d	----
RAFTER TIES TO RAFTERS	3-8d	----
FACE NAILS		



WINDBORNE DEBRIS PROTECTION:

- WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2021.
- GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OR ASTM E 1886 REFERENCED THEREIN PROVIDE INSULATION TO CONFORM WITH THE "R" VALUE OF THE ELECTRIC UTILITY COMPANY AND/OR MANUFACTURERS SPECS.
- FLASH ALL ROOF CHIMNEYS, VALLEYS, ETC. AREAS IN THE PRESCRIBE MANNER WITH METAL OR FABRIC FLASHING. DOORS AND WINDOWS TO BE FLASHED AS REQUIRED.

EXTERIOR SHEATHING:

- 1/2"x4"x8' APA plywood applied on all exterior walls.

ROOF SHEATHING:

- 5/8"x4"x8' plywood applied over rafters across entire roof area

PAINTING:

- All surfaces must be clean and dry before paint application.
- Exterior painting shall be one coat of primer, and second coat and third coat shall be exterior latex paint.
- Interior gypsum board shall receive two coats, after all joints have been taped and floated, of interior latex paint.

CODE REQUIREMENTS

MAXIMUM NOTCHING & BORING OF JOISTS & RAFTERS			
MEMBER SIZE	END OF MEMBER (1/4 D)	OUTER 1/3 OF SPAN (1/6 D)	HOLE DIAMETER (1/3 D)
2x4	7/8"	9/16"	NOT PERMITTED
2x6	1-3/8"	15/16"	1-1/2"
2x8	1-13/16"	1-3/16"	2-7/16"
2x10	2-5/16"	1-9/16"	3-1/16"
2x12	2-13/16"	1-7/8"	3-3/4"

2" of wood must be above & below the hole

MAXIMUM NOTCHING & BORING OF STUDS			
MEMBER SIZE	EXTERIOR WALLS & INTERIOR BEARING WALLS	NONBEARING STUD	
	NOTCH (1/4" D)	HOLE (0.4 D)	NOTCH (0.4 D)
2x4	7/8"		NOTCH (1/4" D)
2x6	1-3/8"	NOTCH (1/4" D)	NOTCH (1/4" D)
2x8	1-13/16"	NOTCH (1/4" D)	NOTCH (1/4" D)

HURRICANE CLIPS AND SHEAR WALLS:

- The installation of plywood sheathing on the exterior wall shall be installed in order to provide shear walls.
- Provide hurricane clips at every ceiling joist, securing joist to top plate.
- Provide hurricane clips at every vertical stud, securing to the top and botom plates.
- Provide hurricane clips at every rafter, securing rafters to ceiling joists.

LUMBER

- All lumber and plywood shall be identified by official grade mark and shall be of the following grades:
 - a. Studs, Furring, Joists & Rafters: #2 Fir or SYP S4S
 - b. Plates, Sheathing: #2 Fir or SYP S4S
 - c. Roofing, Sheathing: 5/8" plywood
 - d. C-D with exterior glue, APA
- Framing lumber shall be the following nominal sizes:
 - a. Exterior walls: 2"x4" studs @ 16' o.c., Fir or SYP
 - b. Interior partitions: 2"x4" studs @ 16' o.c., Fir or SYP
 - c. Base Plates: 2"x thickness of wall, Fir or SYP
 - d. Ceiling Joist: See plans for sizes, Fir or SY

SIMPSON HURRICANE STRAPING NOTES FOR WOODEN SYSTEM

- SIMPSON HURRICANE STRAPING MODEL (2) H2.5A ONE ON EACH SIDE OR COMPARABLE LOCATED EVERY RAFTER TO STUD (MAXIMUM WORKING LOAD= 865 pounds) (ALLOWABLE LOAD PER ANCHOR= 970 pounds)
- ALL ROOF SHEATHING SHALL BE 5/8 PLYWOOD ANCHORED WITH 8 PENNY COMMOM NAILS @ 6" O.C. SPACING.
- SIMPSON HURRICANE STRAPING MODEL "MST16" OR COMPARABLE LOCATED EVERY EXTERIOR STUD TO SILL (MAXIMUM WORKING LOAD= 1182 pounds) (ALLOWABLE LOAD PER ANCHOR= 1370 pounds)
- PROVIDE 5/8" PLY. WOOD SHEATHING ON ENTIRE HOUSE FRAMING FOR CONT. LOAD PATH CONNECTIONS AS PER "SSTD 10-99"

1 ROOF PLAN

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

GENERAL FRAMING NOTES:

- ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA. THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS OF THE STANDARD BUILDING CODE. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE S.B.C..
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.
- BLOCK ALL STUDS AT MID-HEIGHT. ANCHOR BOTTOM PLATE OF STUD WALLS TO CONCRETE AT 24" O.C.
- PROVIDE WOOD CROSS BRIDGING, BLOCKING AND BRACING AS REQUIRED BY BUILDING CODE. PROVIDE DOUBLE JOIST AT ALL PARALLEL WALLS ABOVE AND SOLID BLOCKING OVER BEARING WALLS.
- CONCRETE SUBFLOOR - 2 1/2" OVER METAL DECKING
- PLYWOOD ROOF SHEATHING - APA RATED 24/0, 3/4" THICK. PROVIDE CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF RAFTERS.
- JOIST HANGERS SHALL BE 16 GA., TYPE "U" AS MANUFACTURE BY SIMPSON STRONG TIES CO.. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS. USE JOIST HANGERS FOR JOISTS AND BEAMS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS MEMBER SUPPORTED.
- PROVIDE STUB POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAMS. NAIL EACH STUD TO THE ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C., ON STUD CENTERLINE AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING ON BOTH TOP AND BOTTOM.
- COORDINATE FRAMING WITH HVAC DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.

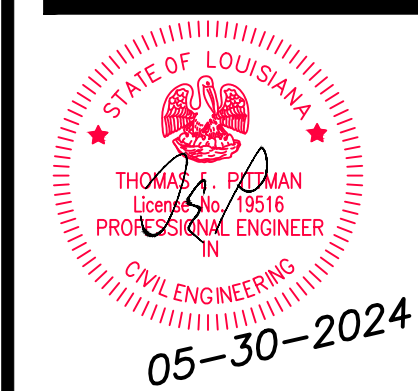
- BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGES OF JOIST, NOT LARGER THEN 1 1/4" DIAMETER AND NOT IN THE MIDDLE OF A SPAN.
- STRAP ALL STUDS CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE, NO. 24 GAUGE GALVANIZED STRAPS, 18" LONG, BOTH SIDES OF WALL, SPIKED TO PLATES.
- PROVIDE DOUBLE KING STUDS (MIN.) AT EACH SIDE OF WINDOW OPENINGS IN 2X6 WALLS.
- PROVIDE TRIPLE PACKED STUDS UNDER ALL DOUBLE JOIST, BEAMS HEADER, ETC.
- ALL BEDROOM AND COAT CLOSETS SHALL CONTAIN (1) ROD AND (1) 16" DEEP SHELF, ALL LINEN AND PANTRY CLOSETS SHALL CONTAIN 5 SHELVES, UNLESS OWNER SPECIFICS OTHERWISE.
- ALL FRAMING CONNECTORS SHALL BE INSTALLED PER MANUFACTURER "SIMPSON STRONG TIE CO."
- FRAMER TO PROVIDE BLOCKING IN WALLS FOR INSULATION OF RODS FOR WINDOW TREATMENTS, TOWEL BARS, SHOWER RODS, CABINETS, ETC.
- SEAL AROUND ALL PENETRATIONS AND ROUGH OPENINGS WITH EXPANDING FOAM CAULKING.
- MOISTURE RESISTANT DRYWALL TO BE USED IN ALL WET AREAS.
- FOR RAISED STRUCTURES AND MULTI STORY STRUCTURES, BRIDGING MUST BE PROVIDED FOR FLOOR JOIST @ 8' O.C.
- UNLESS NOTED OTHERWISE MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH 2 ROWS OF 12d NAILS AND SPACED AT 12" O.C. FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL HAVE 3 ROWS OF 12d NAILS
- A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS (IRC311.7.3)

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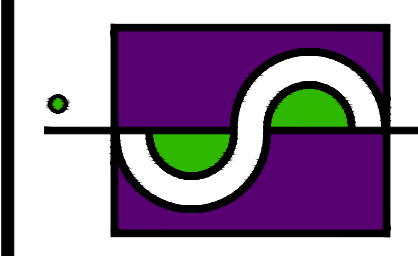
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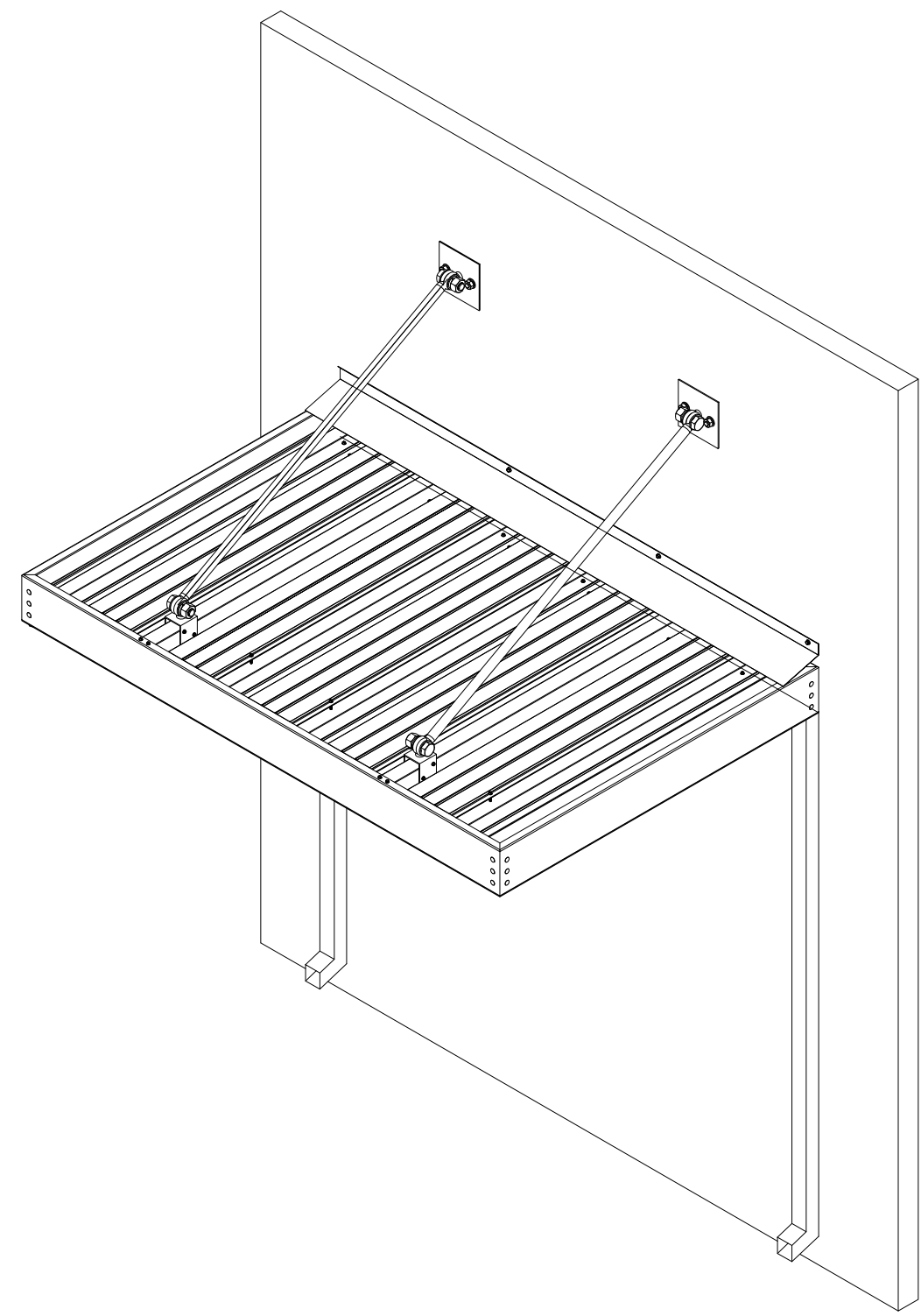


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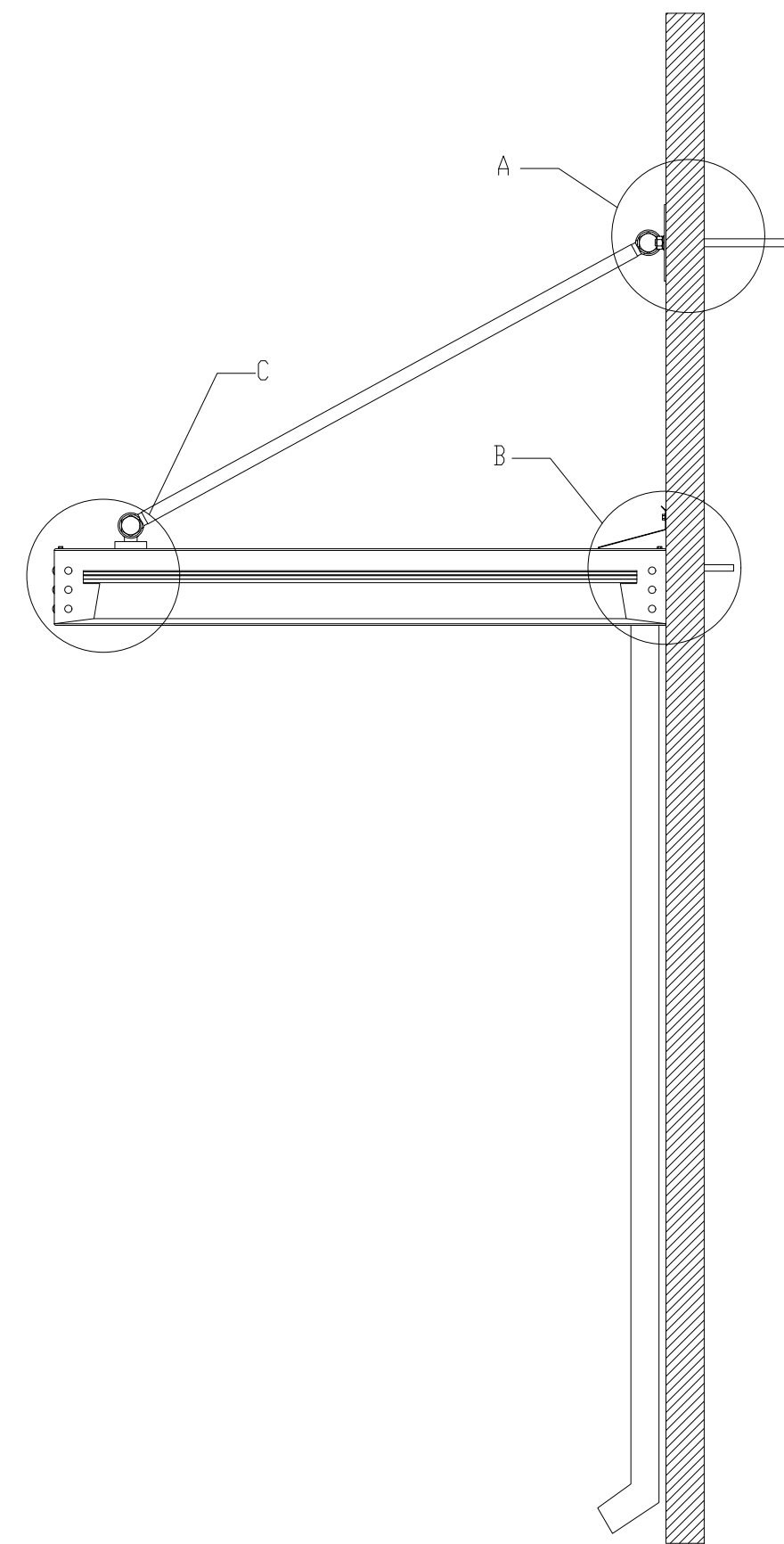
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ROOF PLAN

Drawing No.

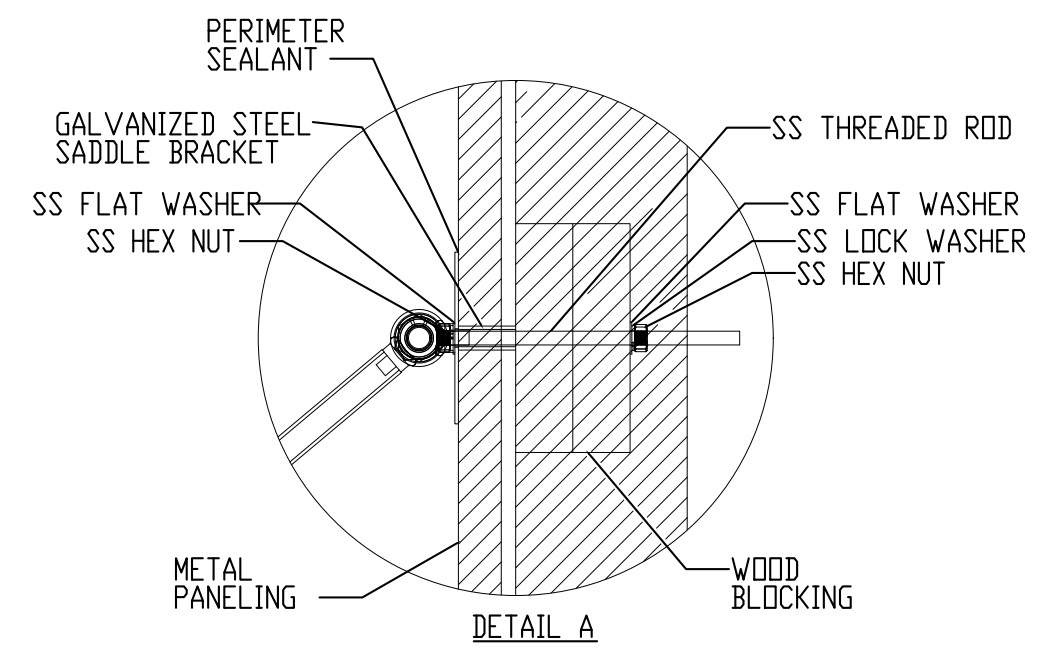




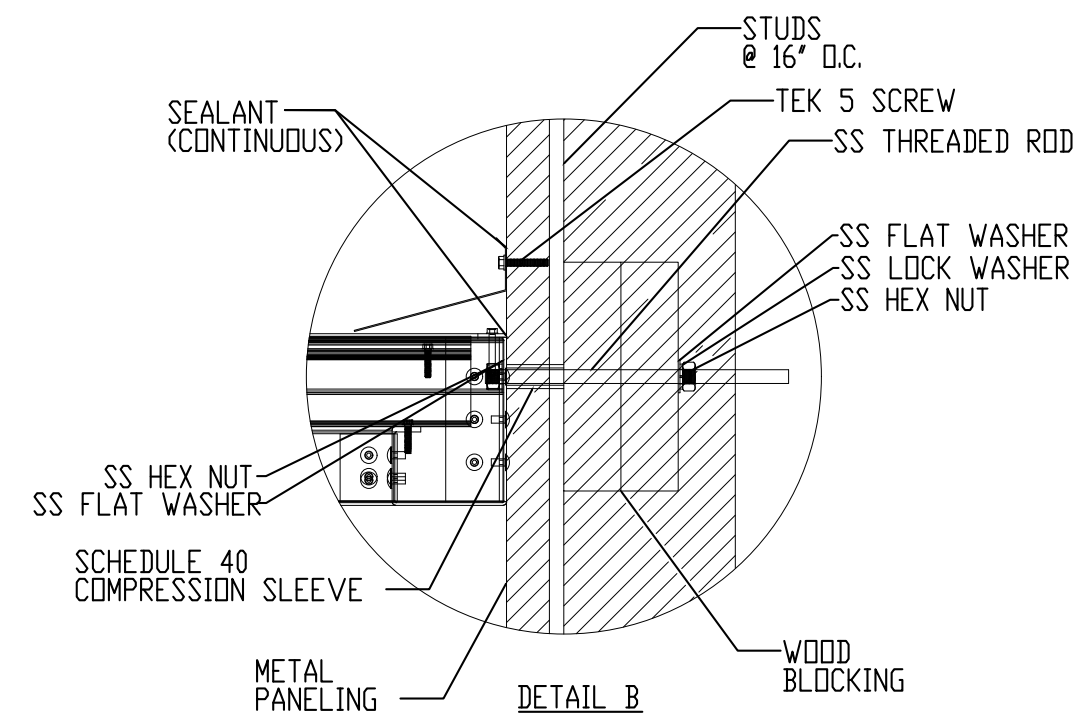
ISOMETRIC VIEW
OF CANOPY



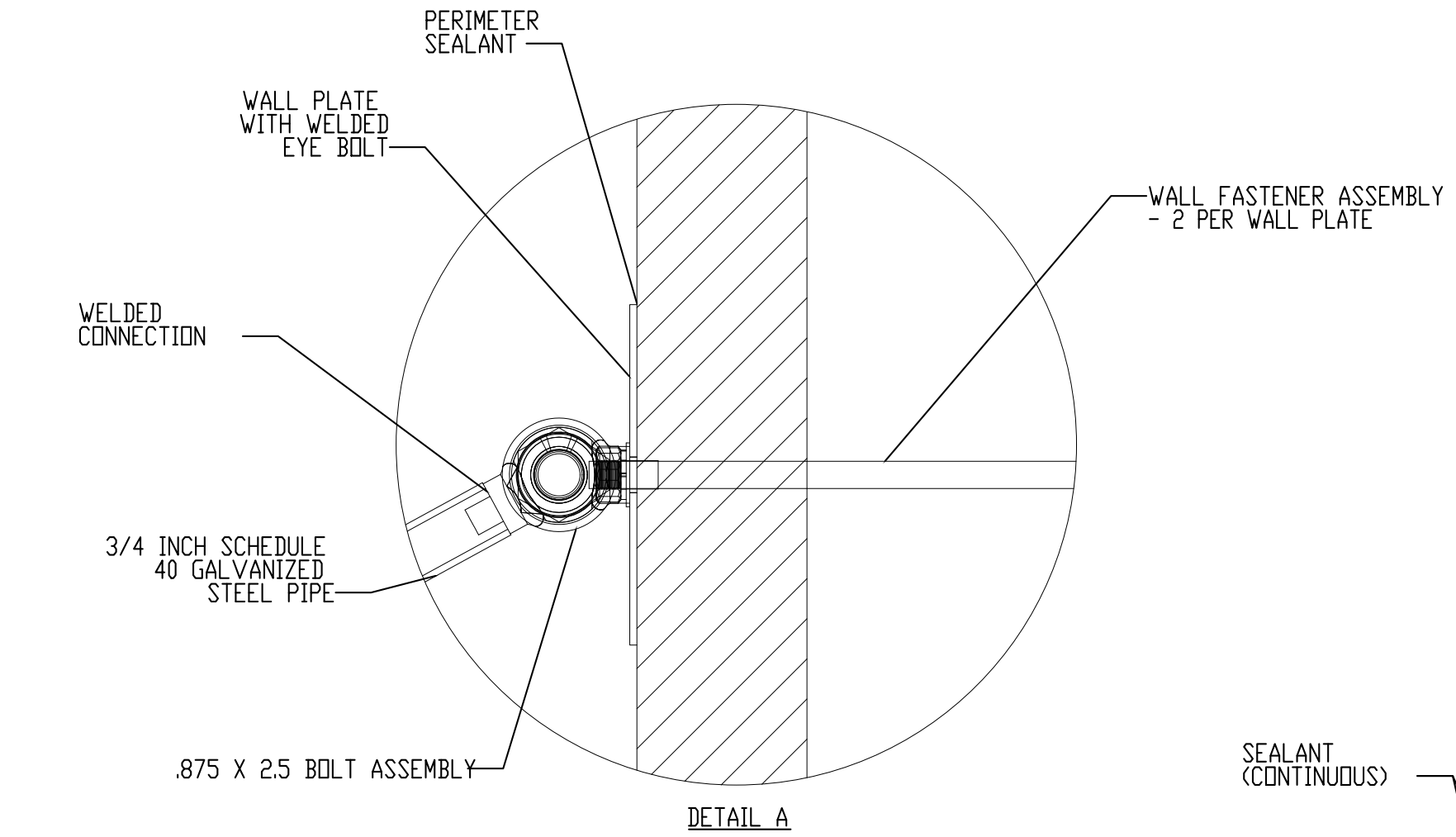
SECTION VIEW
OF CANOPY



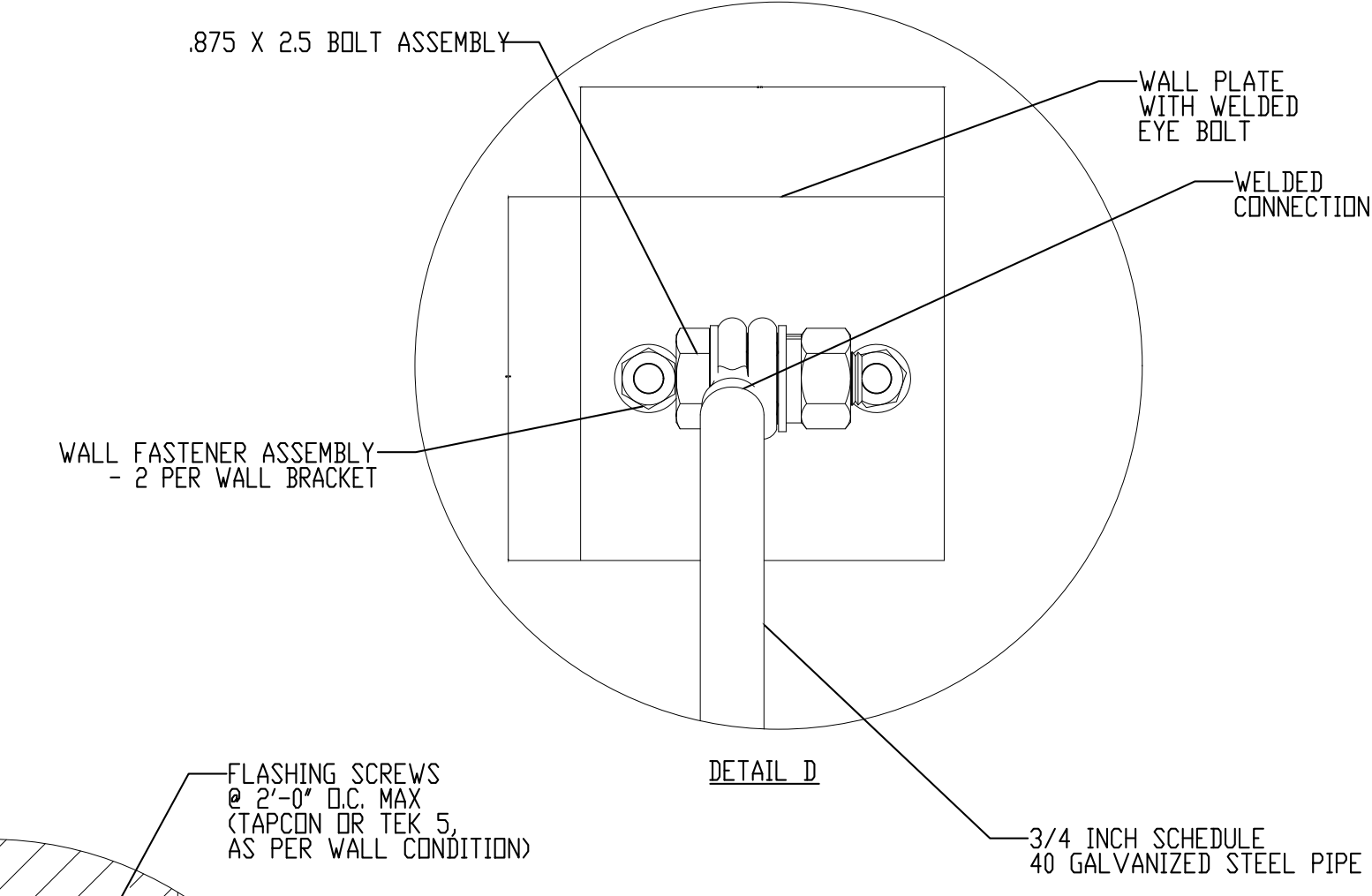
DETAIL A



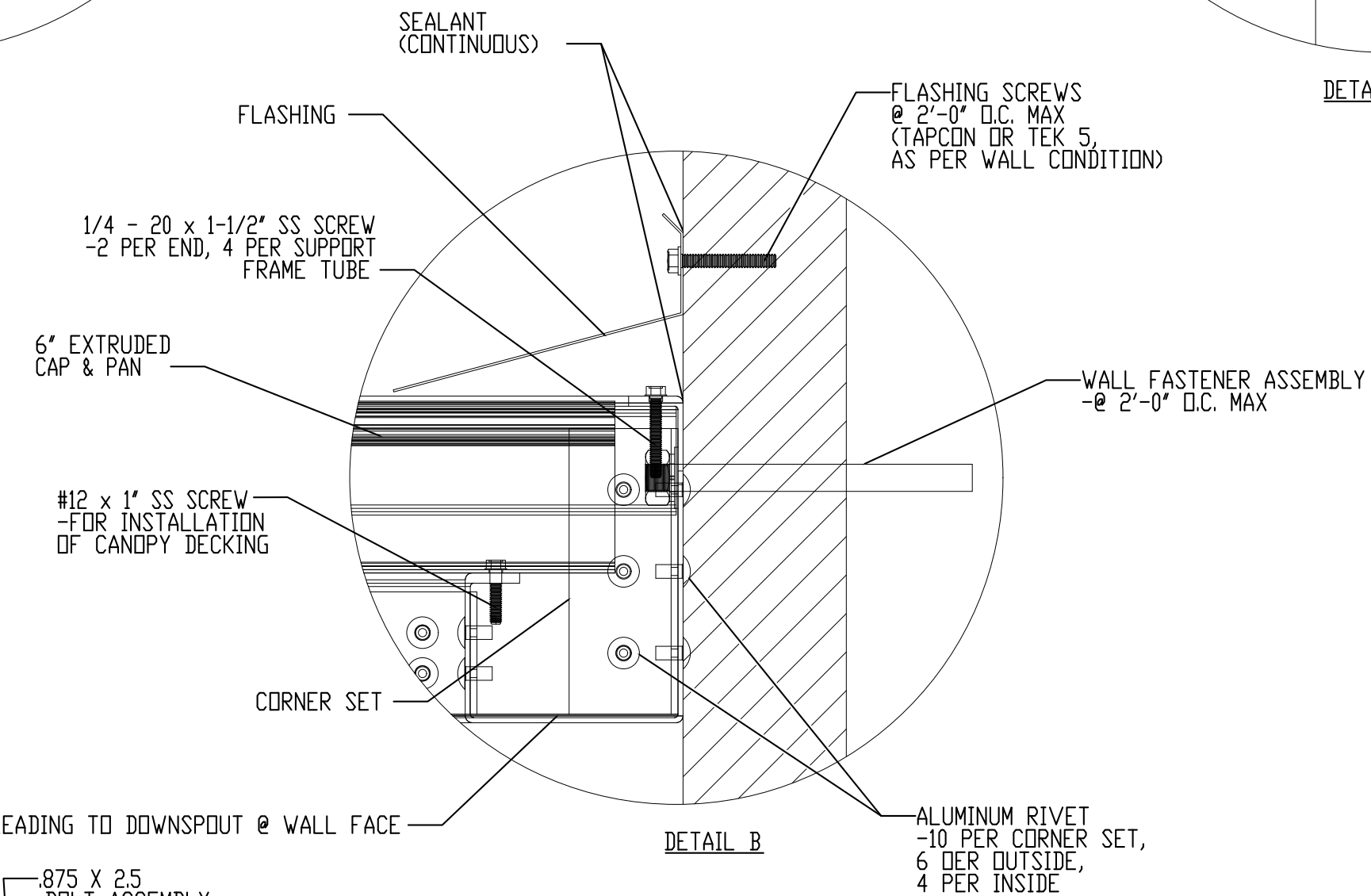
DETAIL B



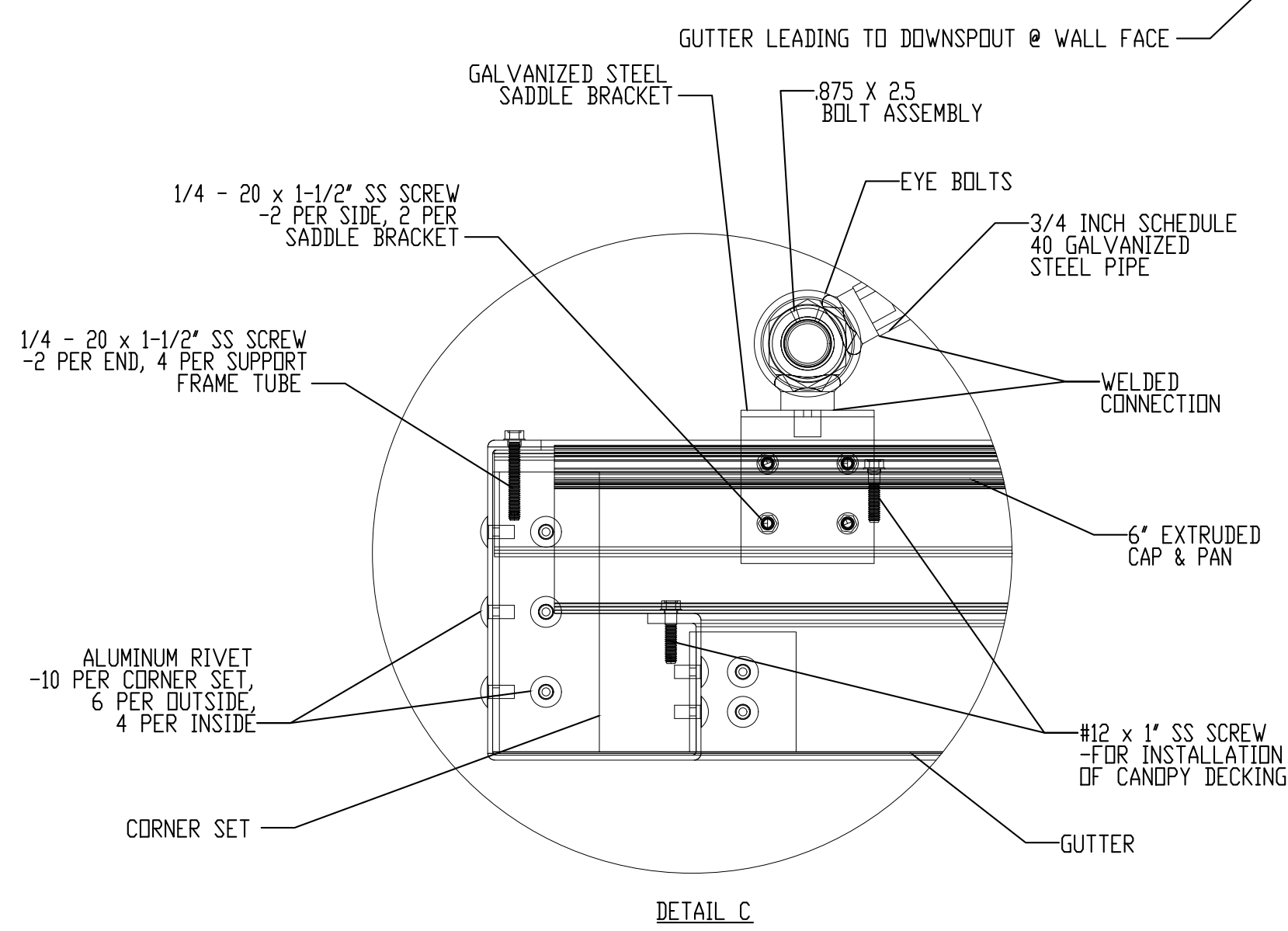
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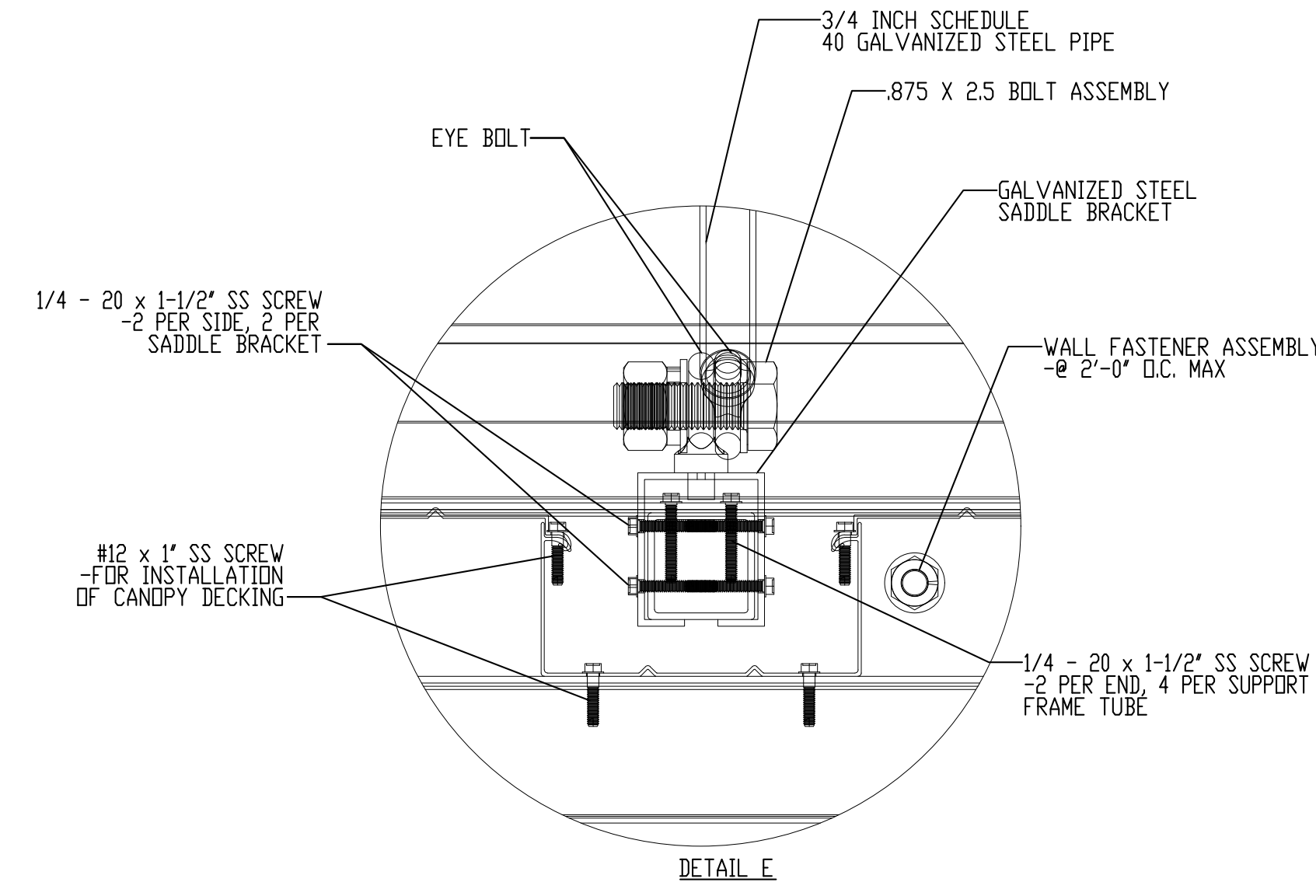
DETAIL D



DETAIL B

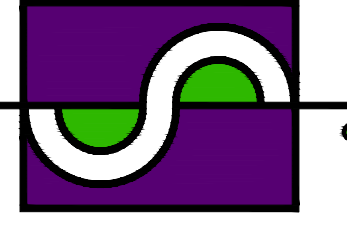


DETAIL C

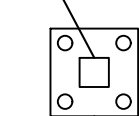


DETAIL E

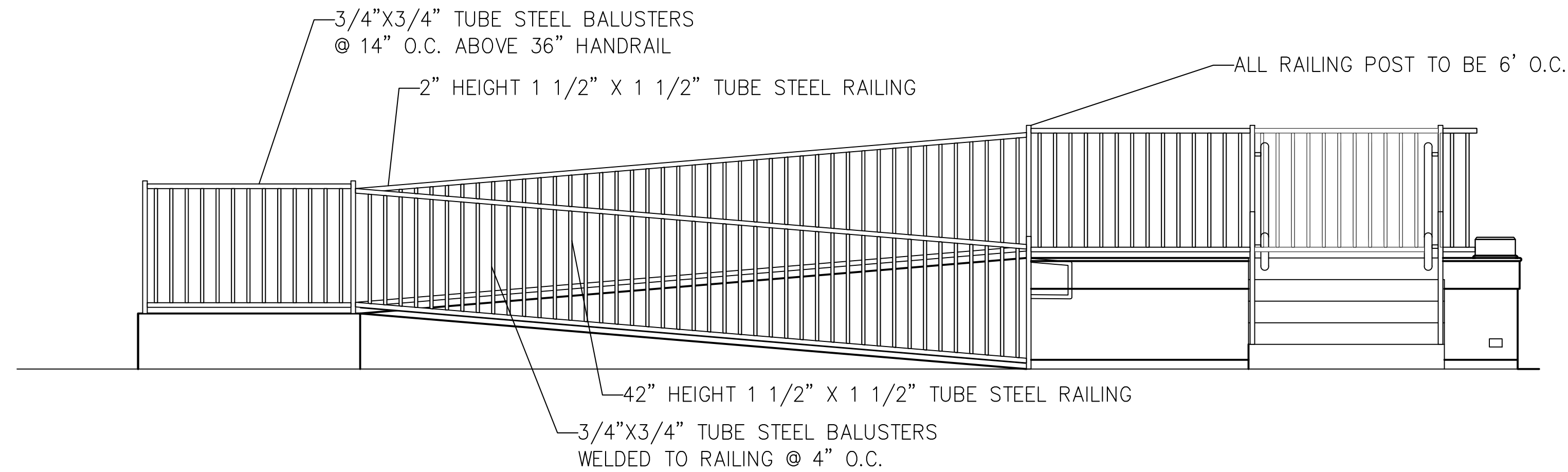
- 1.01 General Description of Work:
 A. Work in this section shall include design and fabrication of pre-engineered aluminum canopies.
 B. Canopies are to be fabricated and installed according to approved shop drawings.
- 1.02 Design Criteria:
 A. International Building Code 2021
 B. ASCE 7-16
 C. Aluminum Design Manual 2021
 D. Local governing codes and standards for site location
- 1.03 Materials:
 A. All materials shall be extruded from aluminum unless indicated otherwise on the drawing.
 B. Material sizes shall meet or exceed the design criteria on 1.02
- 1.04 Finishes:
 A. Factory applied baked enamel to comply with AAMA 2603
 B. Color selected from manufacturers standard colors



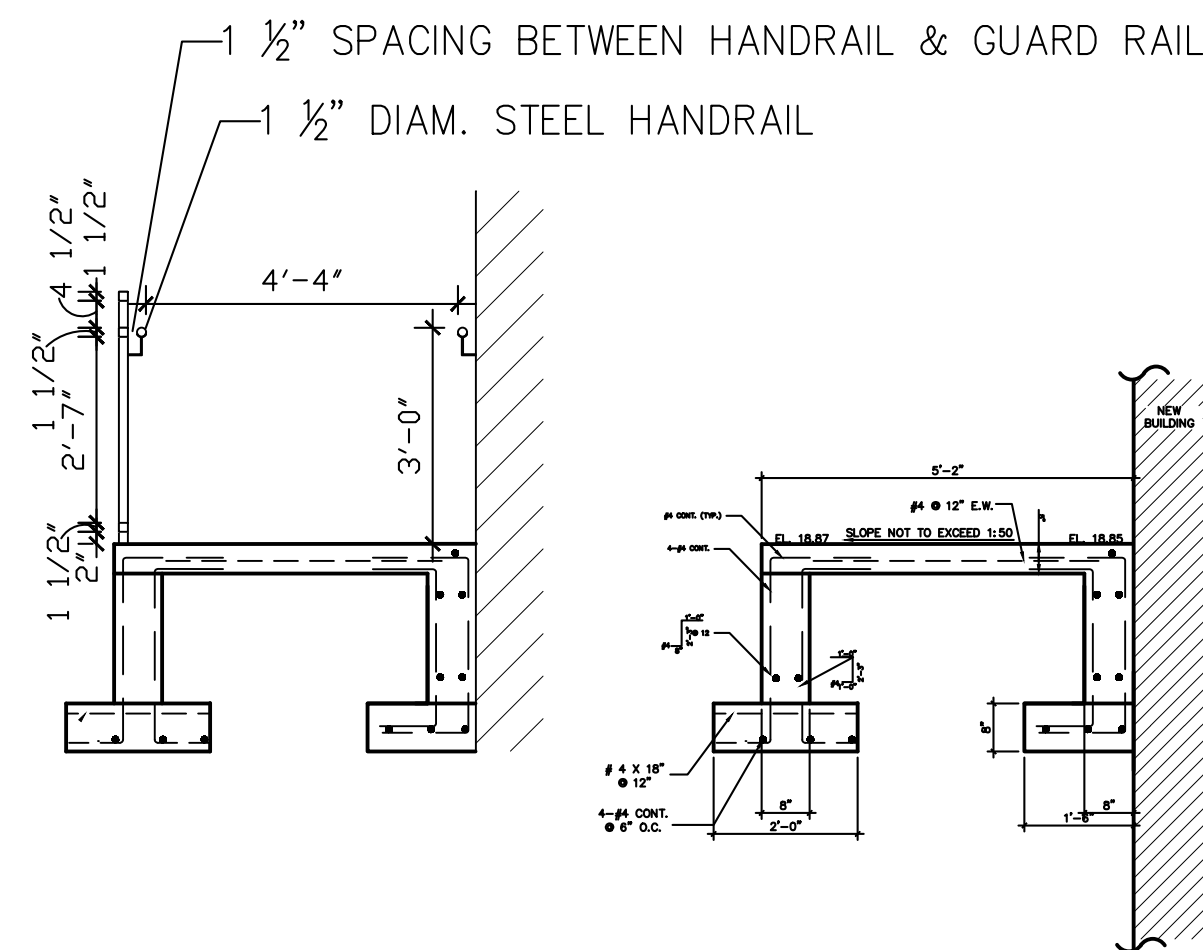
1 1/2" STEEL TUBING



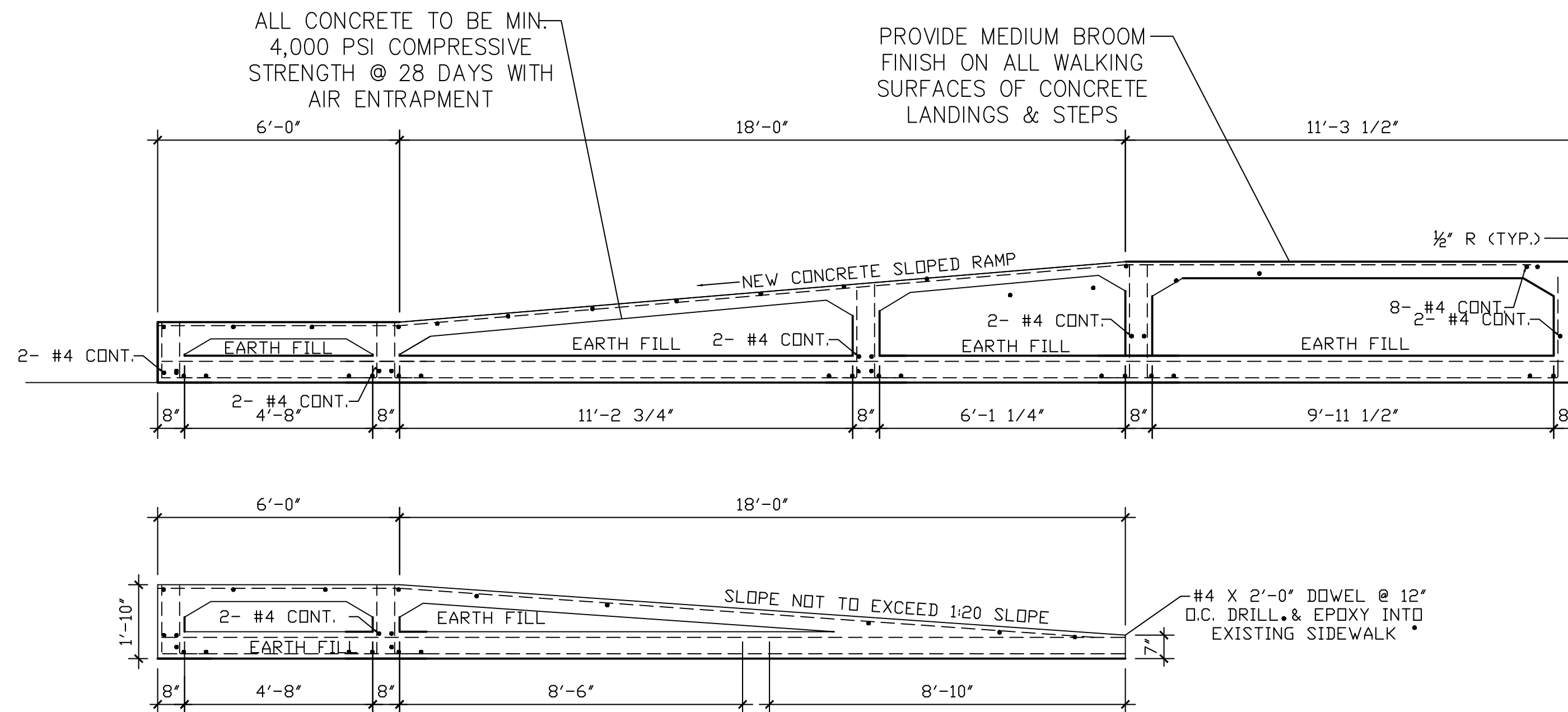
3"X3" WELDED BASE PLATE TO GUARD RAIL POST BOLTED BY 1/2" BY 3" BOLTS @ 4 CORNERS



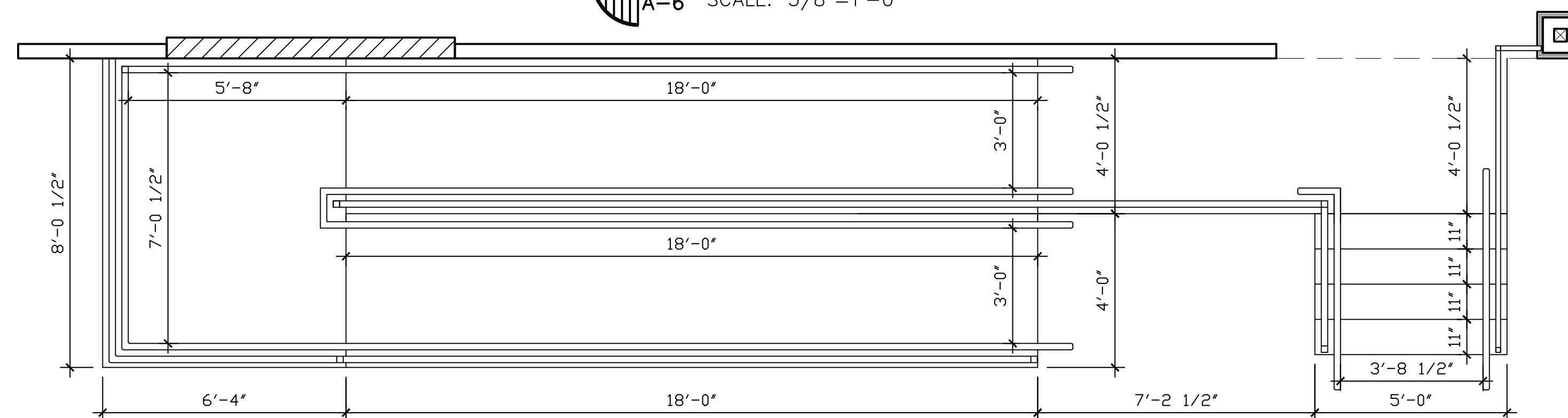
1 ELEVATION VIEW
A-6 SCALE: 3/8"=1'-0"



2 RAMP SECTION
A-6 SCALE: 3/8"=1'-0"

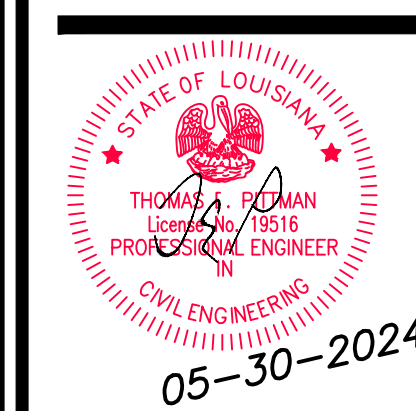


3 RAMP SECTION
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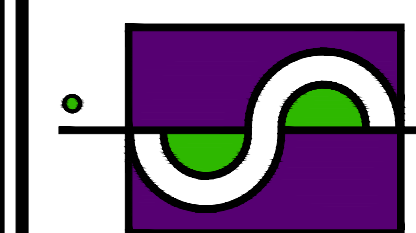


4 DIMENSIONED RAMP PLAN
A-6 SCALE: 3/8"=1'-0"

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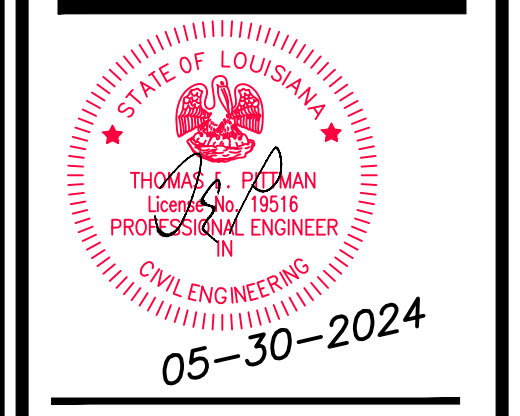
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RAMP PLAN

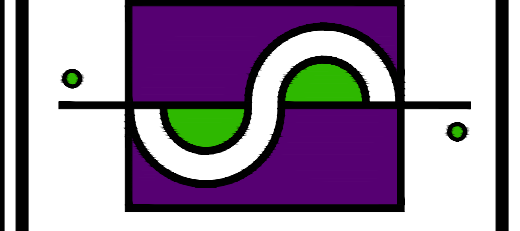
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A-6

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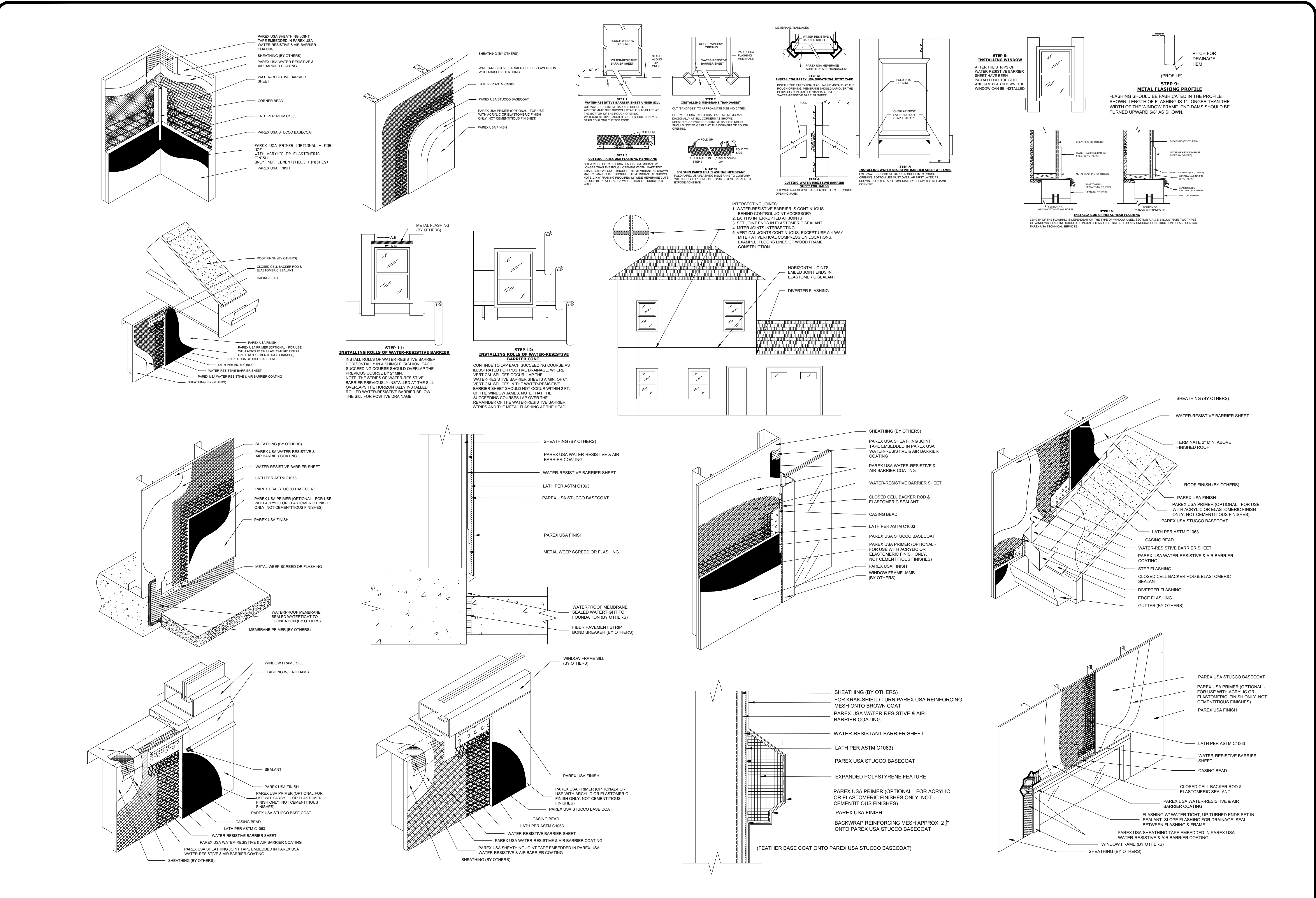
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STUCCO DETAILS

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Design No. U371
BXUV.U371
Fire-resistance Ratings - ANS/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements.

BXUV - Fire Resistance Ratings - ANS/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANS/UL 263
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U371

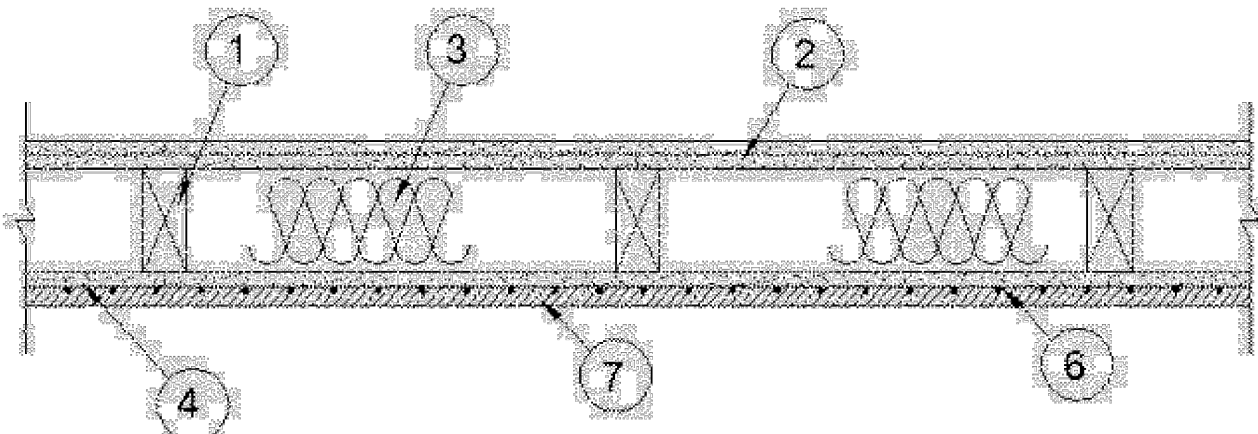
February 04, 2015

Bearing Wall Rating - 2 Hr.

Finish Rating - 41 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used - See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



- 1. Wood Studs - Nom 2 by 4 in. spaced 16 in. OC, effectively cross-braced.
2. Gypsum Board - 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type 5 steel screws spaced 12 in. OC.

NATIONAL GYPSUM CO - Types FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-8, FSW-C, FSW-G, FSWR-C, FSL, SoundBreak XP Type X Gypsum Board.

3. Batts and Blankets* - Min 3 in. thick mineral wool batt insulation friction fit between studs.
THERMAFIBER INC - Type SAFB

4. Gypsum Sheathing* - 5/8 in. thick exterior gypsum sheathing, 48 in. wide sheets. Attached directly to studs horizontally or vertically with 1-3/4 in. long, 11d, 7/16 in. diam flathead galv roofing nails spaced 8 in. OC or 2 in. long Type 5 steel screws spaced 8 in. OC.

NATIONAL GYPSUM CO - Types FSK, FSKR-C, FSW, FSW-3, FSW-6, FSW-8.

5. Wood Structural Panel Sheathing - (Optional, not shown, for use with Item 4) - Nom 15/32 in. thick, 4 ft wide, min grade "C-D" or "Sheathing", installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs.

6. Prefurred Stucco Netting - Nom 1-1/2 in. by 1-1/2 in., min 17 MSG galvanized steel netting applied over gypsum sheathing to wood studs with 1-1/4 in. by 1 in. steel staples spaced 7 in. OC. (Note If optional wood structural panel sheathing is used, fastener length must be increased such that penetration into framing members shall be not less than 3/4 in.)

6A. Metal Lath - As an option to the stucco netting, min 1.7 lb/sq yd expanded steel lath fastened to the wood studs through the gypsum sheathing with 1-1/4 in. long Type 5 lath head steel screws spaced 7 in. OC. (Note If optional wood structural panel sheathing is used, fastener length must be increased such that penetration into framing members shall be not less than 3/4 in.)

7. Stucco - Portland cement type stucco mixed at a rate of 3 parts sand to 1 part portland cement to 1.7 liters water. Thickness of stucco to be min 3/4 in., as measured to face of netting or lath.

7A. Brick Veneer - As an alternative to Items 6 and 7, any type of 4 in. wide brick may be used. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 1-1/4 in. Type 5 steel screws spaced not more than each fourth course and a max 24 in. OC horizontally. (Note If optional wood structural panel sheathing is used, fastener length must be increased such that penetration into framing members shall be not less than 3/4 in.)

8. Cementitious Backer Units* - (Optional Item Not Shown - For Use On Face Of 2 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC.

NATIONAL GYPSUM CO - Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

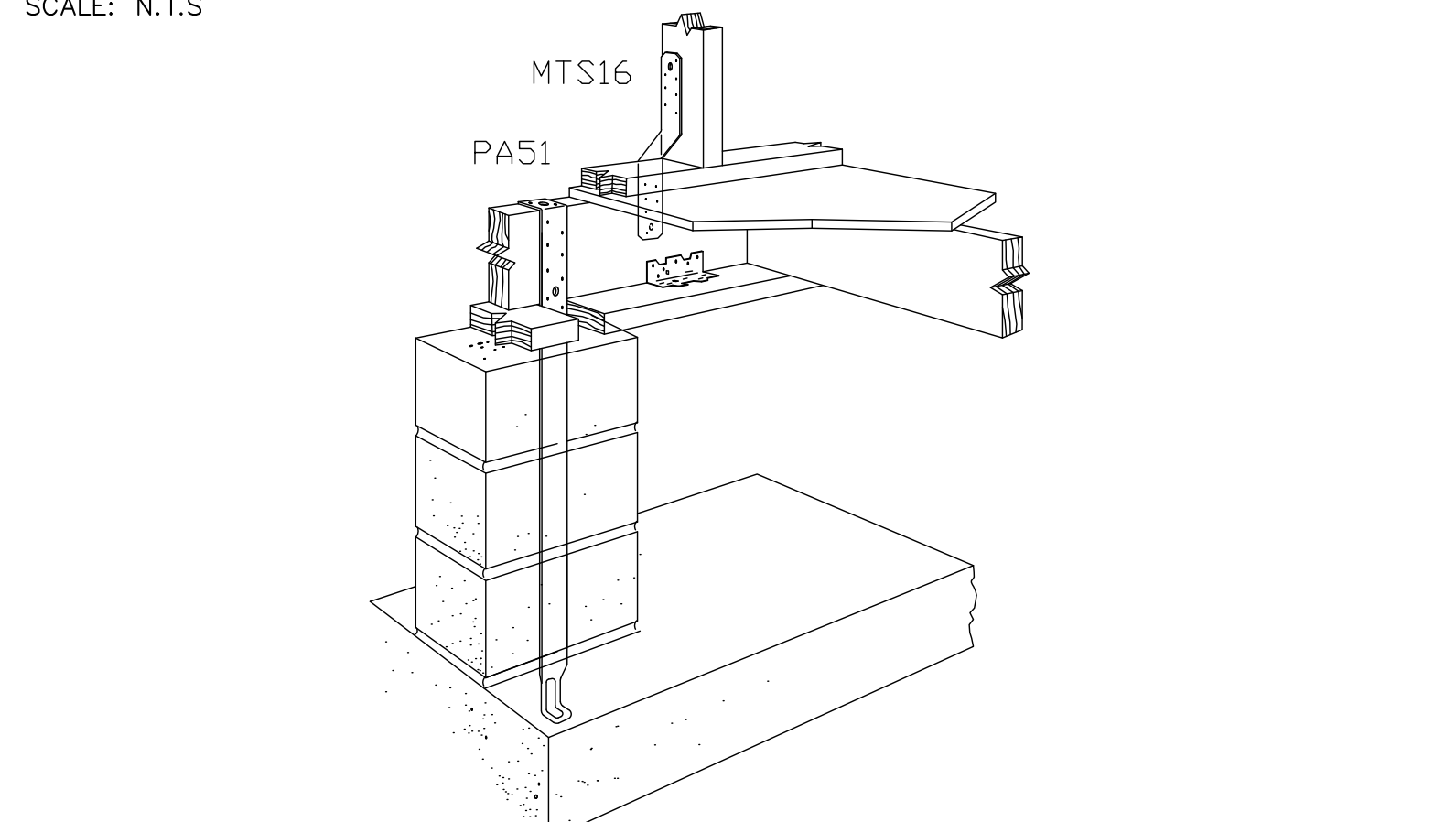
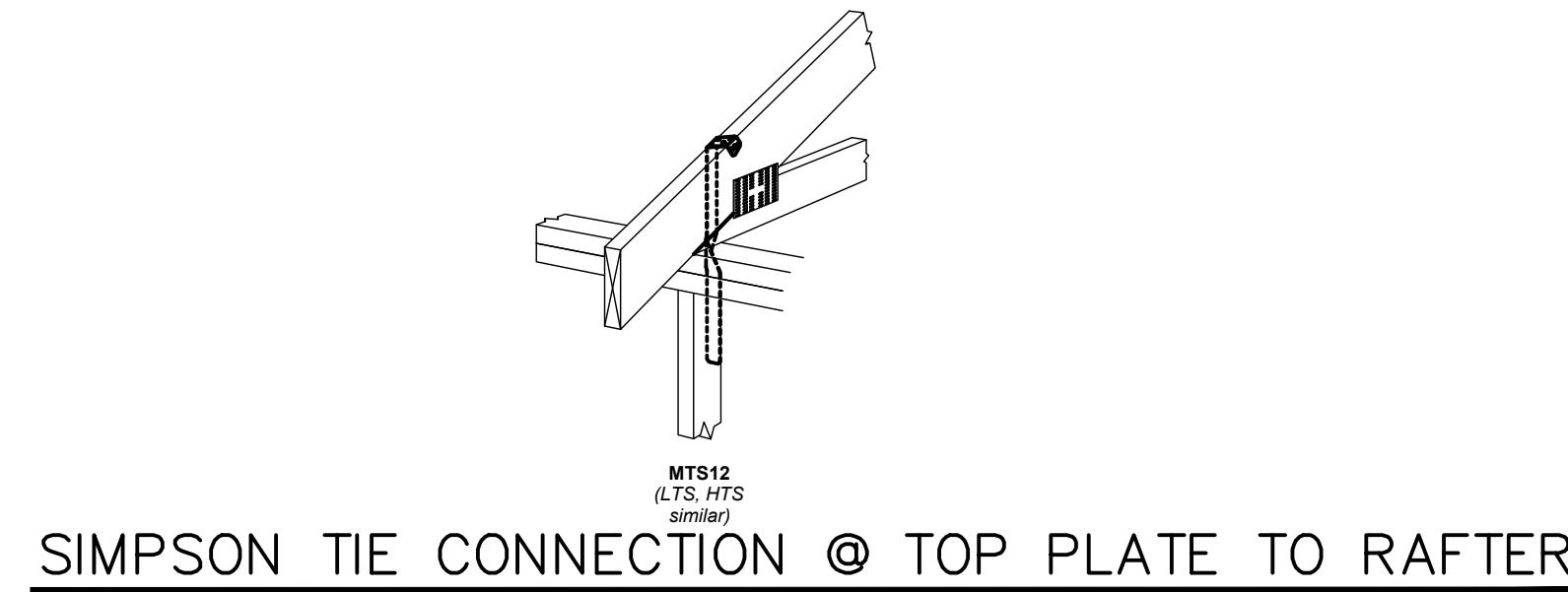
Last Updated on 2015-02-04

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GENERAL FOUNDATION NOTES:

NOTES FOR PILINGS (WHEN APPLICABLE)

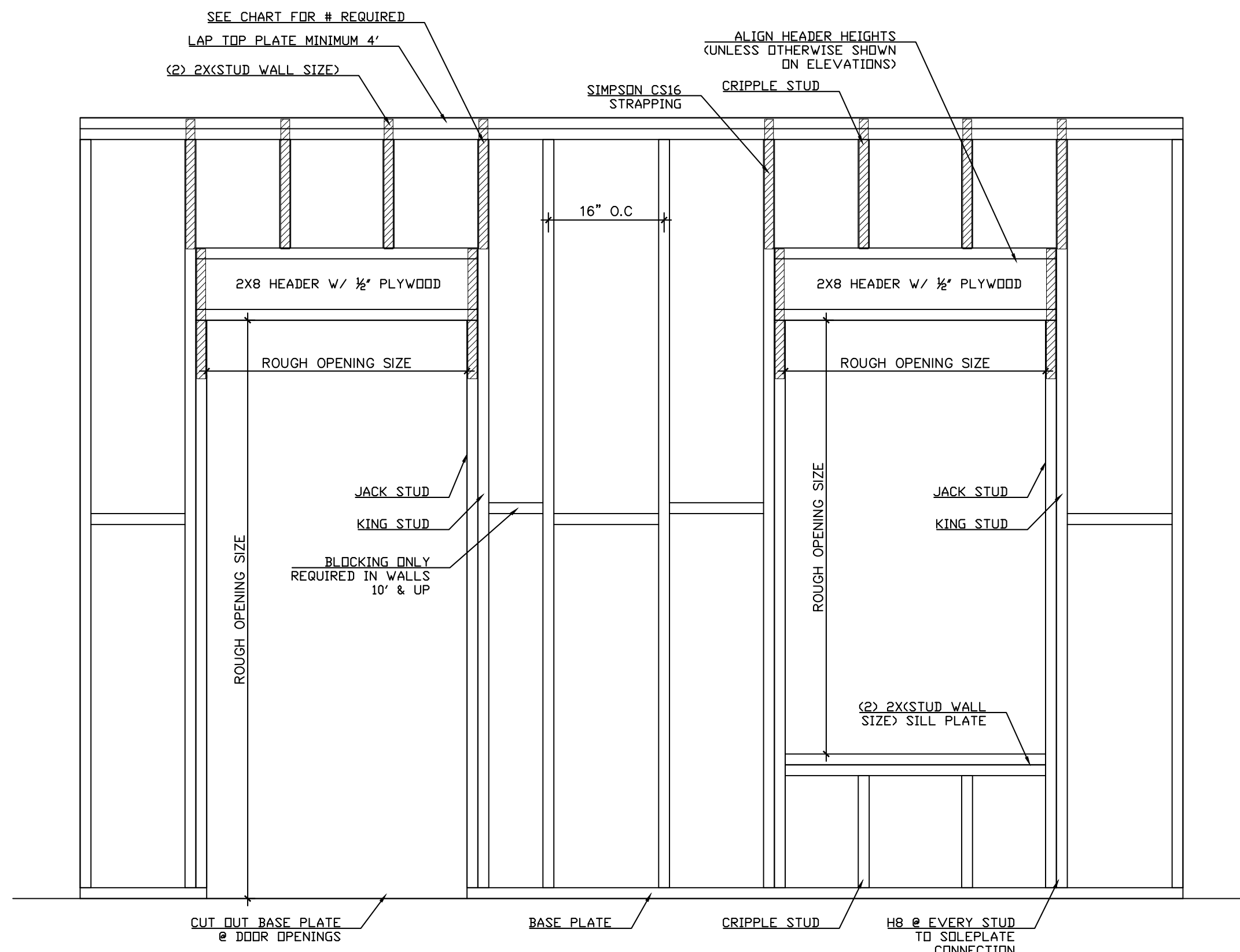
- 1. PILINGS SHALL BE ONE PIECE TREATED TIMBER PILING AND SHALL CONFORM TO ASTM D25 AND HAVE A MINIMUM TIP DIAMETER OF 6" AND A MINIMUM BUTT DIAMETER OF 8".
2. CUT OFF TREATMENT: BRUSH TOP OF PILE WITH COPPER NAPHTHENATE CONFORMING TO A.W.P.A. SPECIFICATION M4
3. HAMMERING: SINGLE ACTING DROP HAMMER DELIVERING 7,500 FT. LBS. OF ENERGY PER BLOW

NOTES FOR CONCRETE (WHEN APPLICABLE)

- 6. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A 5" MAXIMUM SLUMP, GRADE 40 DEFORMED REINFORCING.
7. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PLACEMENT".
8. FOUNDATION DESIGN IS BASED ON A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM-698) & ON PILE CAPACITY FROM MUNICIPAL PILE DATA

SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.

- 14. ALL REINFORCING SHALL BE SPLICED WITH A CLASS "B" LAP SPLICE IN ACCORDANCE WITH THE CURRENT ACI 318 SPECIFICATION.
15. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM A185 WIRE SHALL CONFORM TO ASTM A82. LAP ALL FABRIC ONE WIRE SPACING PLUS 6".
16. 6 MIL VAPOR BARRIER REQUIRED UNDER ALL CONCRETE FOUNDATIONS.
17. SECTION 403 12" MINIMUM FOOTING WIDTH, ANCHOR FLOOR PLATES TO SLAB WITH 5/8", A307 ANCHOR BOLTS (3" LEG) WITH A MINIMUM EMBEDMENT OF 7" WITH 3" X 3" X 1/8" WASHERS SPACED @ 12" O.C. BEYOND 12" FROM THE CORNER AND RUNNING FOR 4'-0". BEYOND 4'-0" FROM THE CORNER, SPACE THE BOLTS @ 36" O.C. MAX.
18. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4"

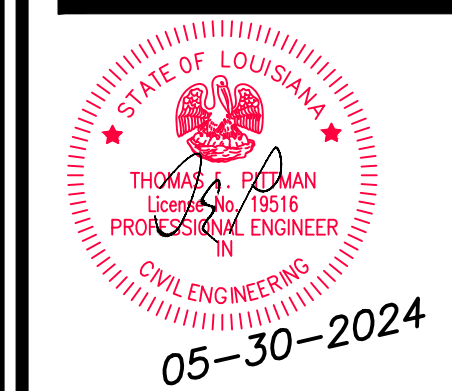


TYPICAL WALL FRAMING DETAIL

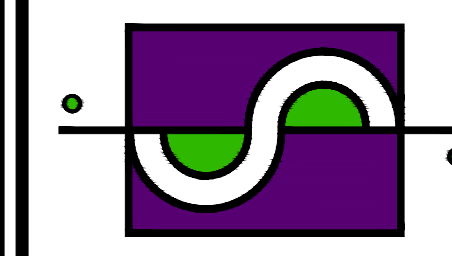
SCALE: N.T.S.

Table with 2 columns: HEADER SPAN (FT.) and # OF FULL HEIGHT STUDS REQUIRED AT EACH END OF THE HEADER BASED ON 16" O.C. STUD SPACING. Rows range from 2 to 20 ft span.

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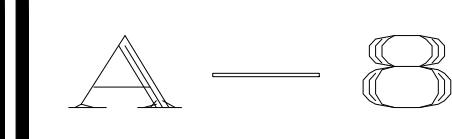
SPECTRUM DESIGNS & ENGINEERING, LLC
2439 MANHATTAN BLVD.
SUITE 209 - HARVEY, LA 70058
PHONE: (504) 366-0710 FAX: (504) 366-0708
E-Mail: ADMIN@SPECTRUMDESIGNSLLC.COM

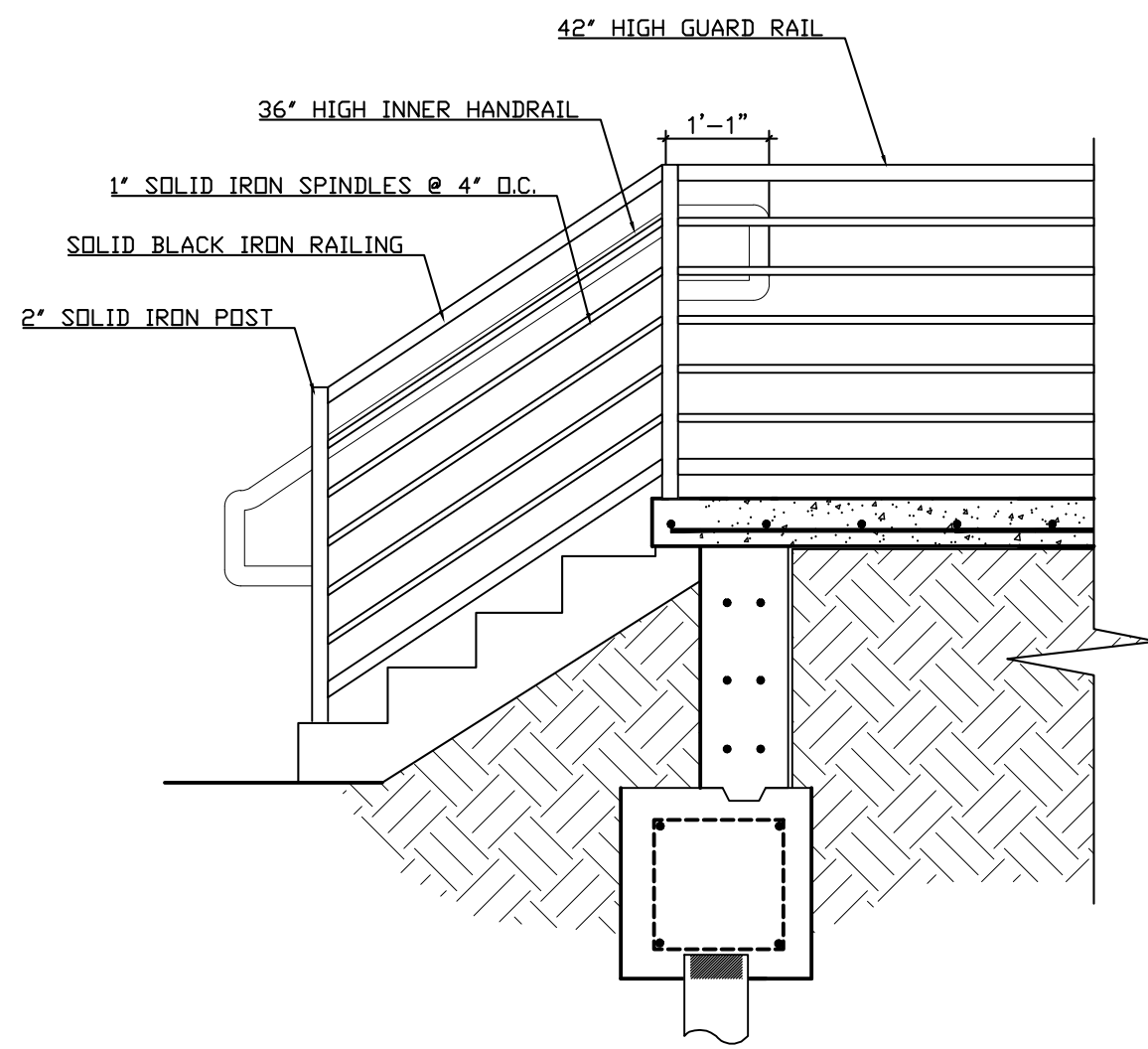


Date: 05-30-2024
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Checked: TEP

Sheet Title:
RATED WALL
NOTES &
FRAMING DETAILS

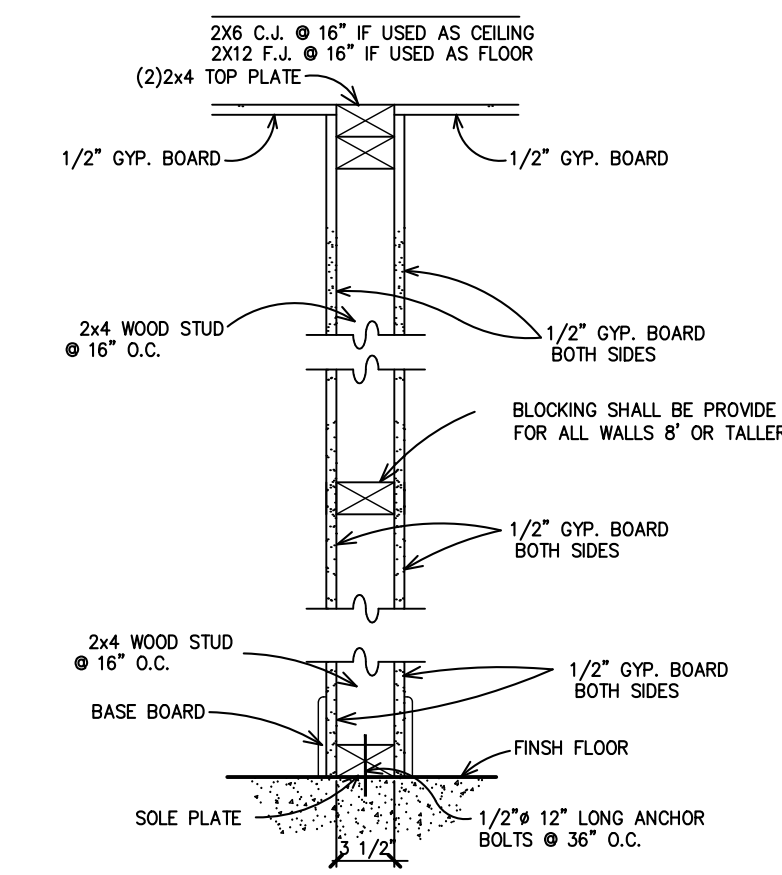
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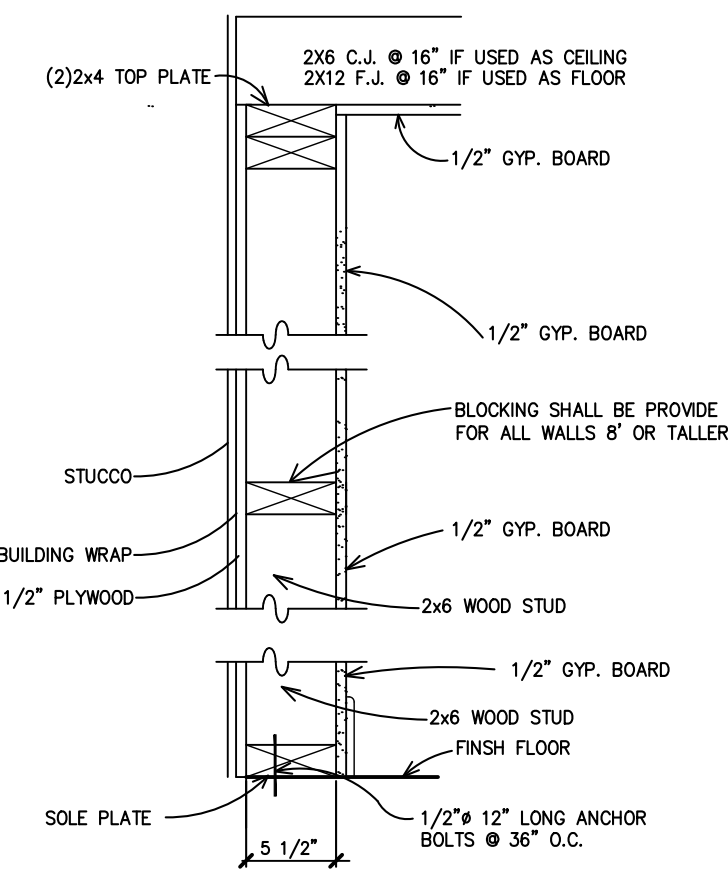


CONCRETE STAIR DETAIL

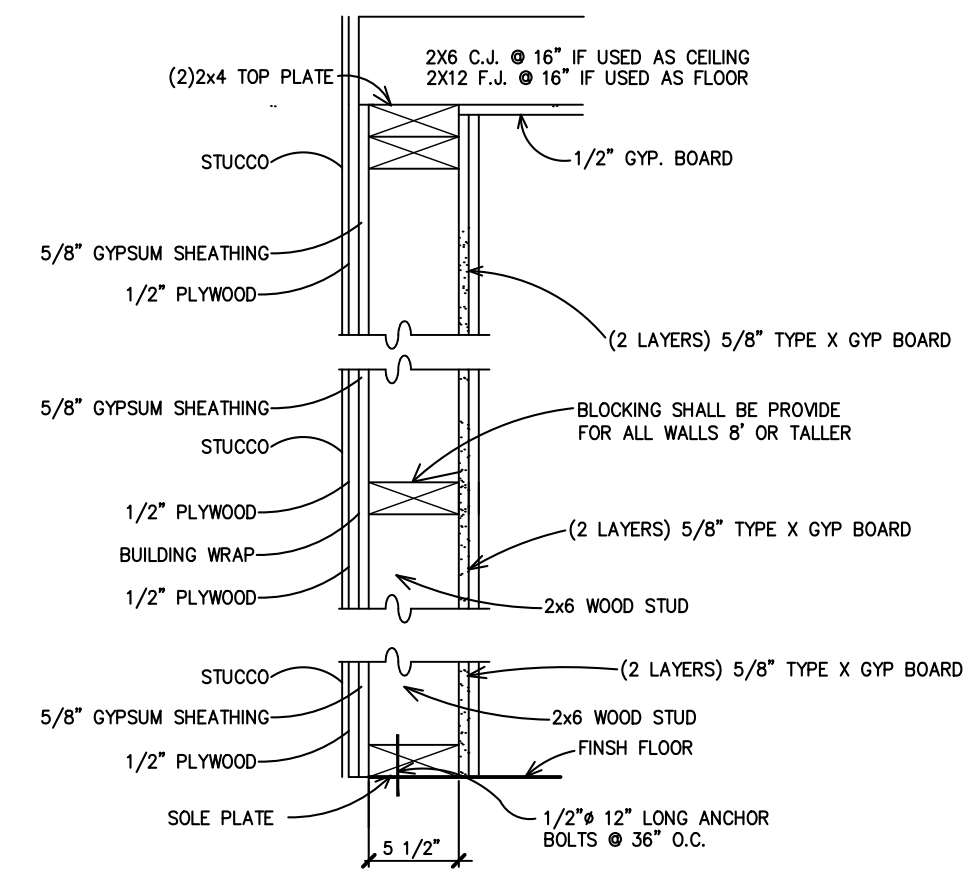
SCALE: 1/2" = 1'



1 TYPICAL INTERIOR WALL SECTION
SCALE: 1" = 1'-0" (UNLESS NOTED OTHERWISE)

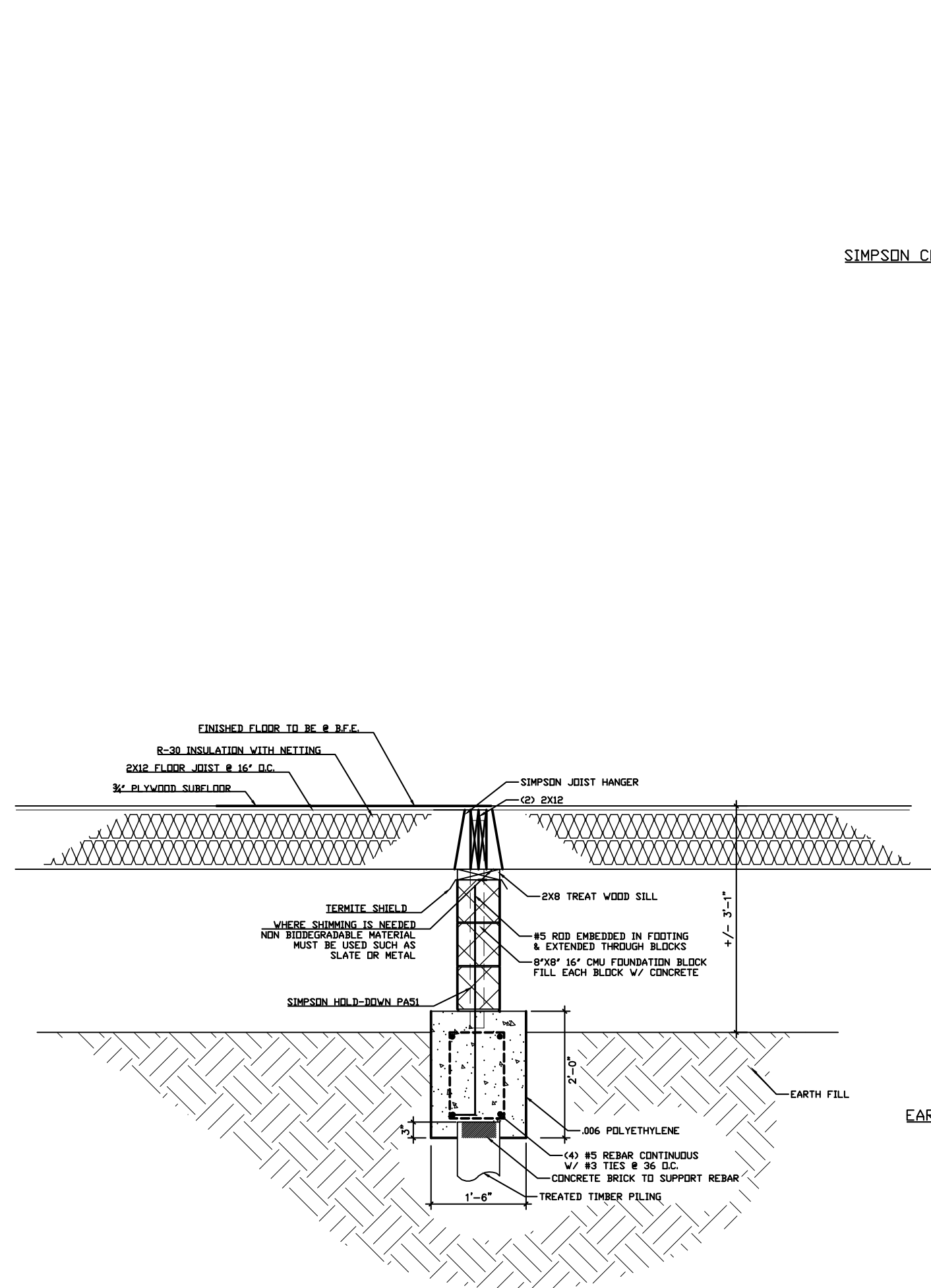


2 TYPICAL EXTERIOR WALL SECTION
SCALE: 1" = 1'-0" (UNLESS NOTED OTHERWISE)

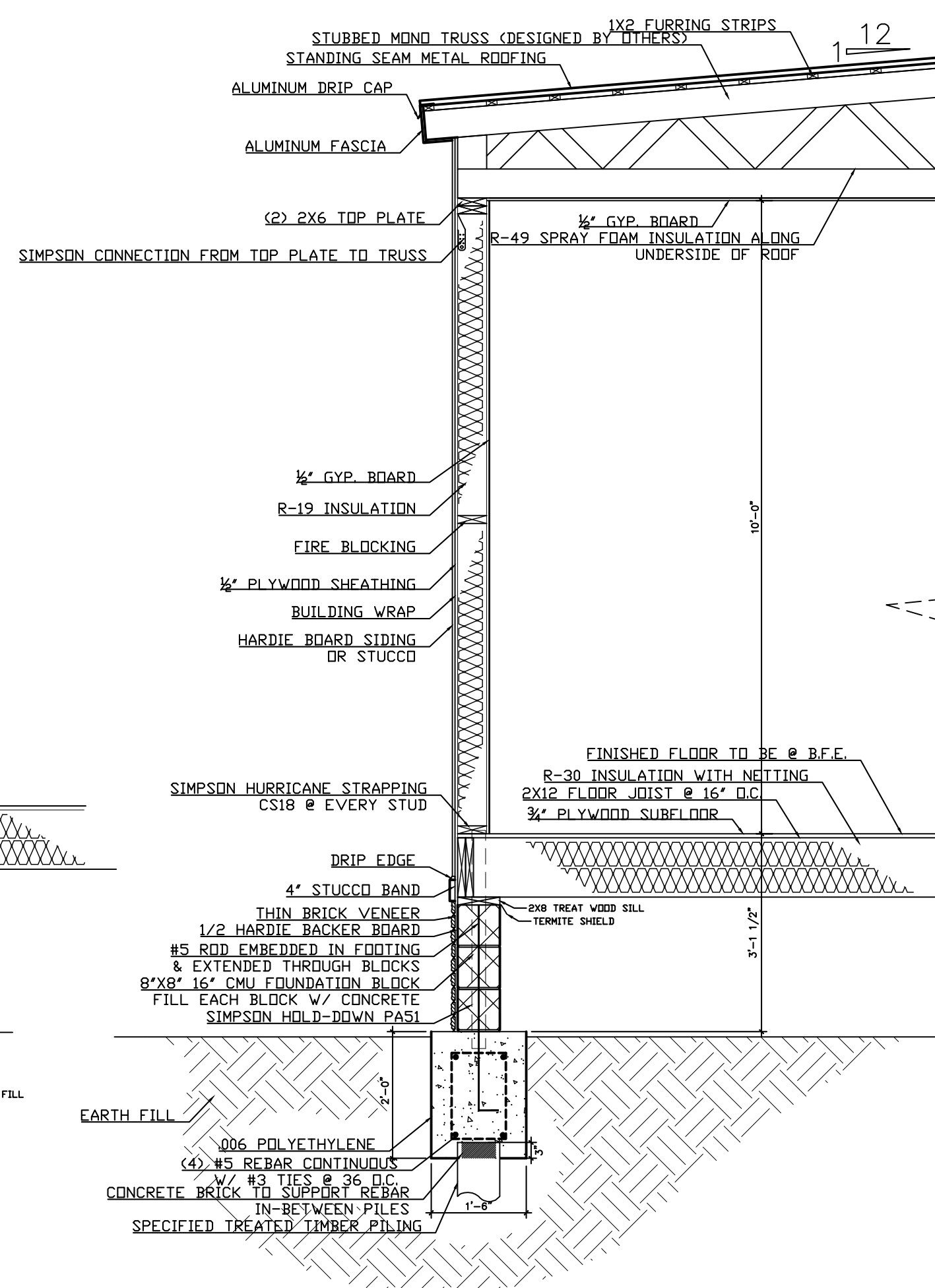


3 2 HOUR EXTERIOR RATED WALL
SCALE: 1" = 1'-0"

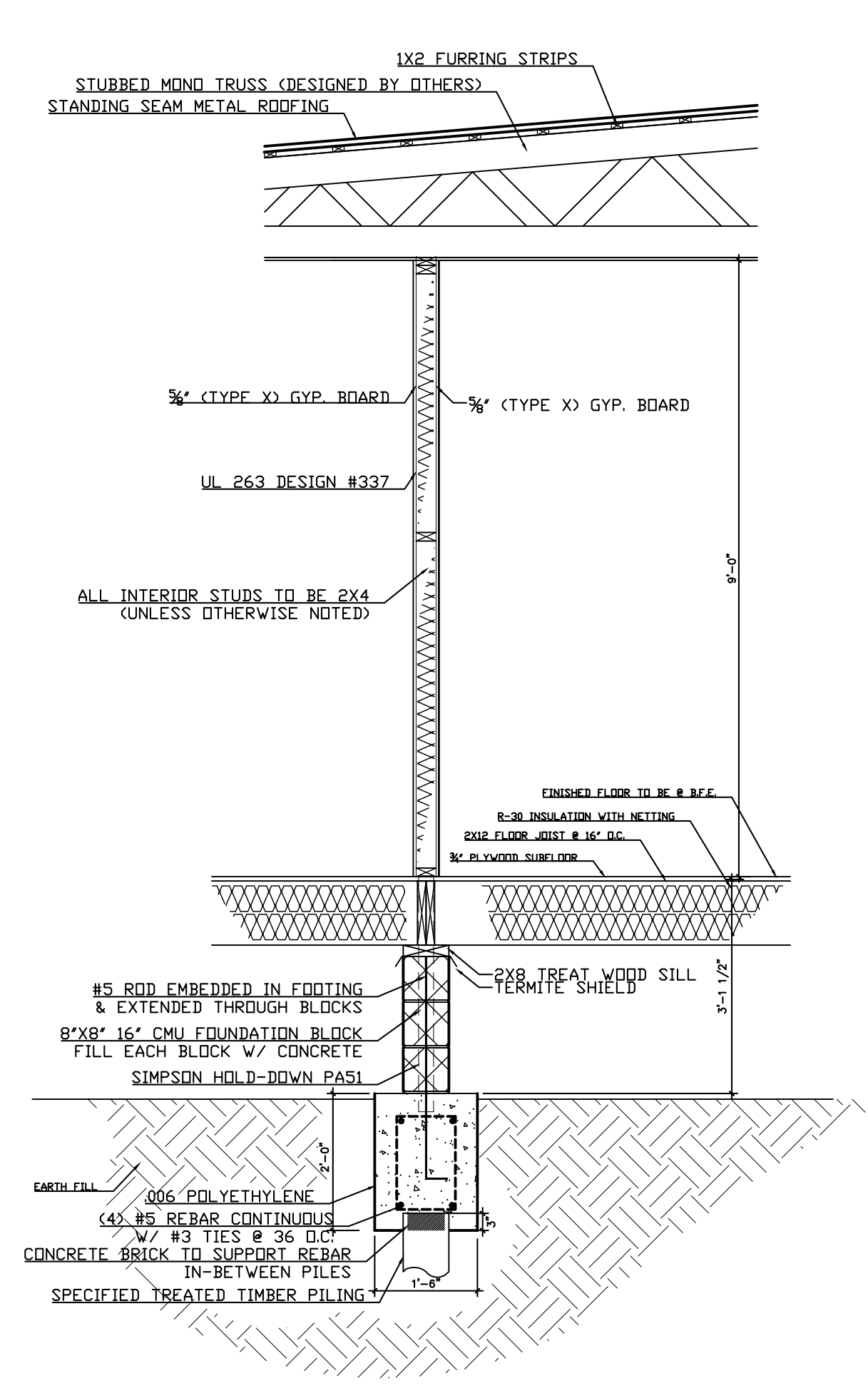
1 INTERIOR SECTION
S-4 SCALE: 1/4" = 1'



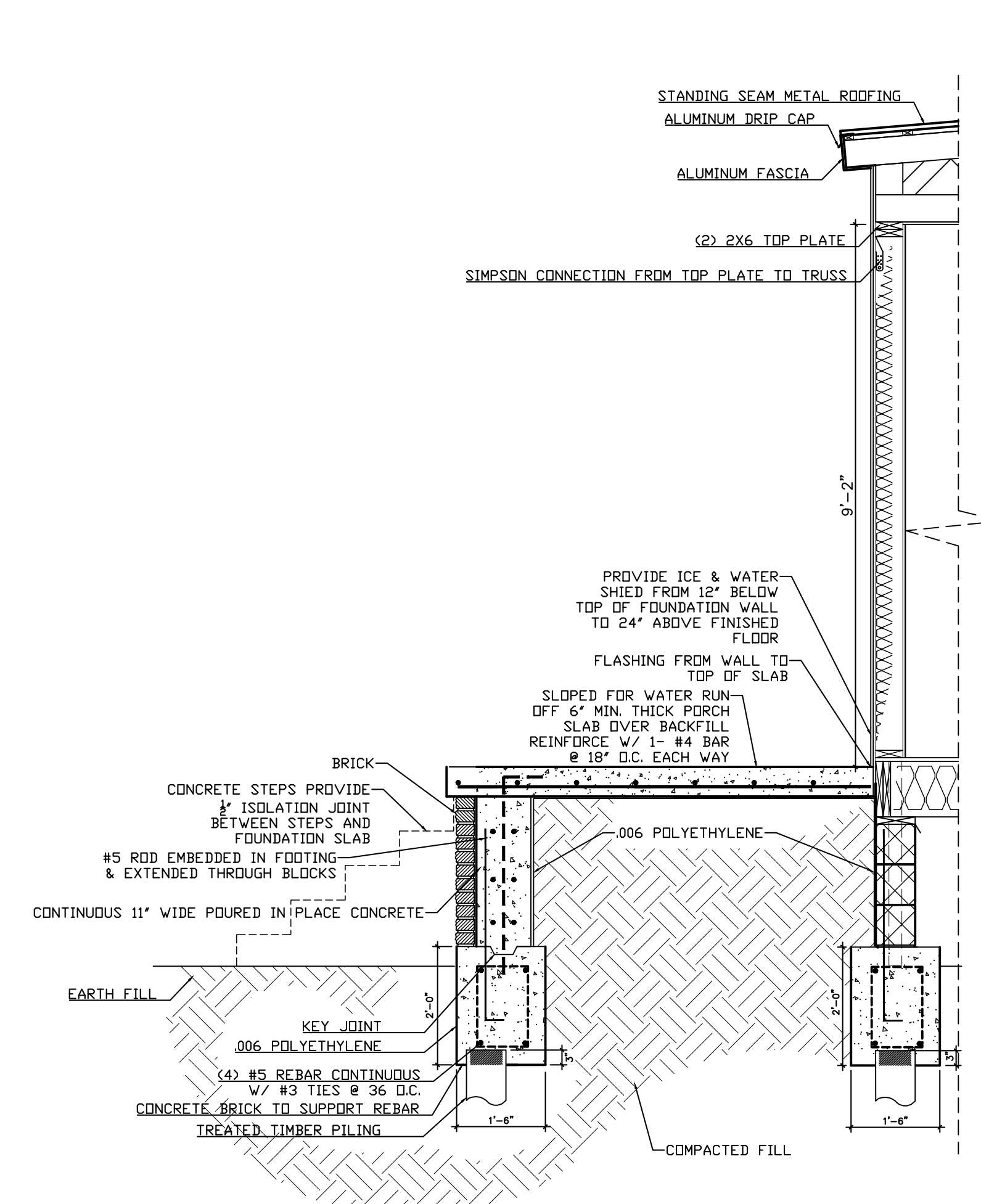
2 INTERIOR SECTION
A-9 SCALE: 1/2" = 1'



3 TYPICAL WALL SECTION
A-9 SCALE: 1/2" = 1'

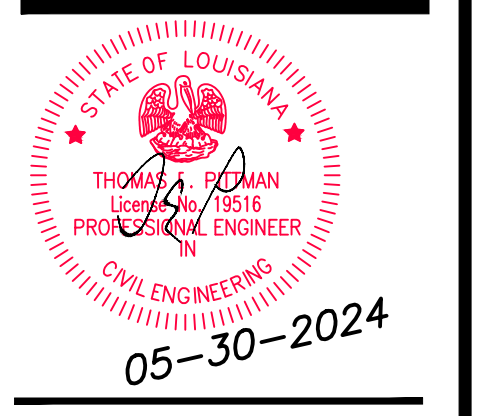


4 INTERIOR UNIT SEPARATION
A-9 SCALE: 1/2" = 1'

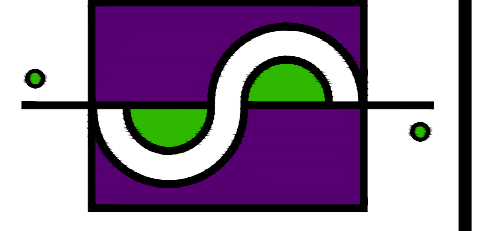


5 CONCRETE PORCH SECTION
A-9 SCALE: 1/2" = 1'

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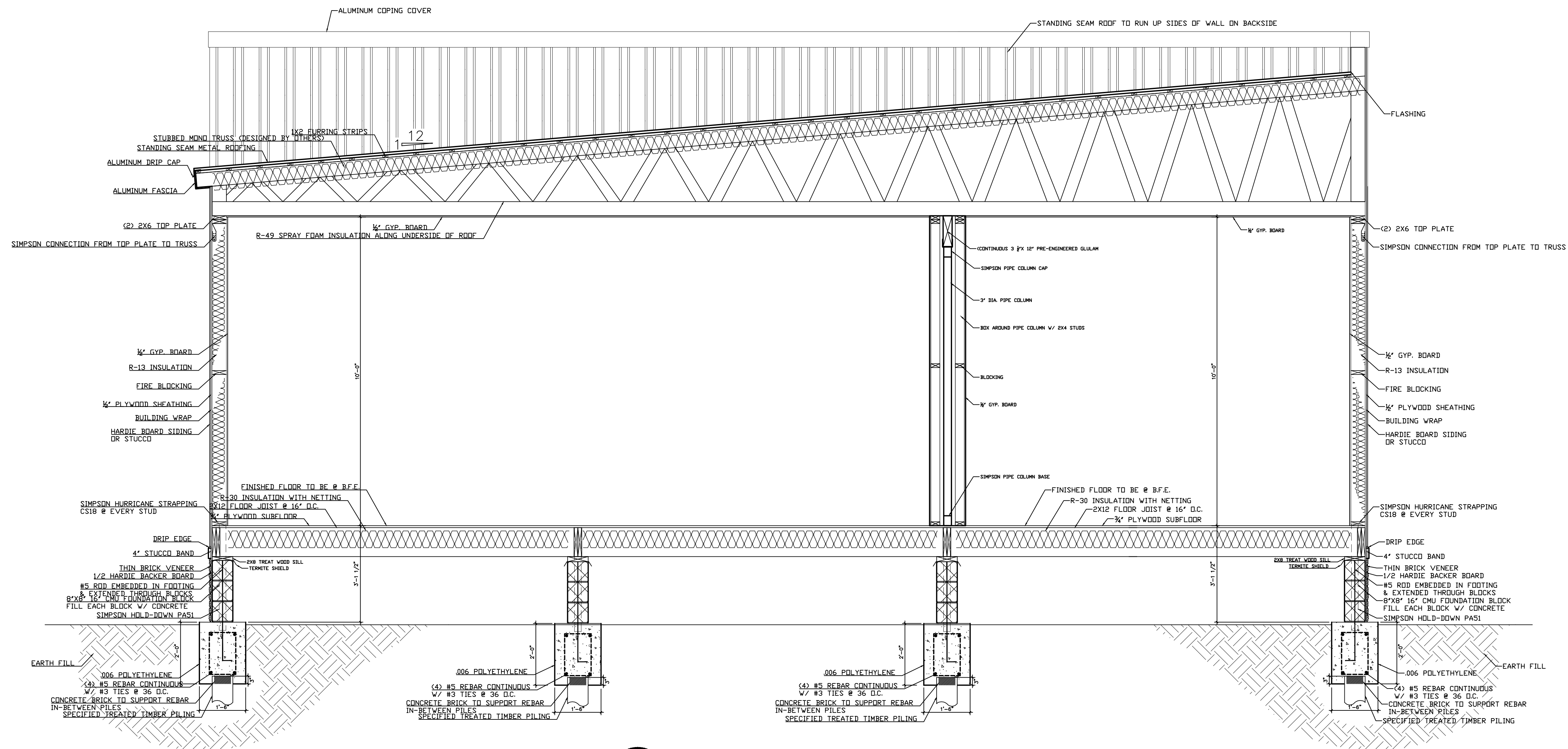


Date: 05-30-2024
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Sheet Title:
WALL SECTIONS & PARTITIONS

Drawing No.



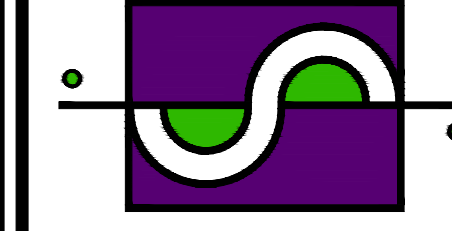


1 BUILDING SECTION
A-10 SCALE: 1/4" = 1'

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Sheet Title:
BUILDING SECTION

Drawing No.
A-10

THIS DRAWING IS NOT TO BE REPRODUCED OR USED TO CONTRACT ANY BUILDING WITHOUT THE WRITTEN AUTHORIZATION OF SPECTRUM DESIGNS LLC

CONTRACTOR SHALL DIRECT ANY QUESTIONS PERTAINING TO THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN CONSENT FROM THE ENGINEER SHALL NULL AND VOID ALL LIABILITIES

I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information
Energy Code: 2021 IECC
Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Location: New Orleans, Louisiana
Climate Zone: 2a
Project Type: New Construction
Vertical Glazing / Wall Area: 5%

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)
Credits: 10.0 Required 11.5 Proposed
10% heating efficiency improvement, 0.0 credit
10% cooling efficiency improvement, 10.5 credit
Reduced air infiltration, 1.0 credit

Building Area Floor Area
1-Office / Nonresidential 2832

Envelope Assemblies table with columns: Assembly, Gross Area or Perimeter, Cavity R-Value, Cont. R-Value, Proposed U-Factor, Budget U-Factor. Rows include Roof/Attic, Floor, NORTH, EAST, SOUTH, WEST, Window, and Door.

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Other components require supporting documentation for proposed U-factors.
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Data filename: Report date: 06/03/24 Page 1 of 18

Envelope PASSES: Design 3% better than code

Envelope Compliance Statement
Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Signature: Spectrum Designs & Engineering, Signature: Synette Gordon, Date: 6/3/24

Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Data filename: Report date: 06/03/24 Page 2 of 18

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information
Energy Code: 2021 IECC
Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)
Credits: 10.0 Required 11.5 Proposed
10% heating efficiency improvement, 0.0 credit
10% cooling efficiency improvement, 10.5 credit
Reduced air infiltration, 1.0 credit

Allowed Interior Lighting Power table with columns: Area Category, Floor Area (ft²), Allowed Watts / ft², Allowed Watts. Row: 1-TWO SUITES (Retail/Sales Area) 2832 105 2974

Proposed Interior Lighting Power table with columns: Fixture ID, Description / Lamp / Wattage Per Lamp / Ballast, B Lamps / Fixture, C # of Fixture, D Fixture Watt, E (C X D). Row: 1-TWO SUITES (Retail/Sales Area) LED-LED Linear 8W 8 38 25 950 950

Interior Lighting PASSES: Design 68% better than code

Interior Lighting Compliance Statement
Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Signature: Spectrum Designs & Engineering, Signature: Synette Gordon, Date: 6/3/24

Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Data filename: Report date: 06/03/24 Page 3 of 18

COMcheck Software Version COMcheckWeb
Exterior Lighting Compliance Certificate

Project Information
Energy Code: 2021 IECC
Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed-use area (LZ2))

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power table with columns: Area/Surface Category, Quantity, C Allowed Watts / ft², D Tradable Wattage, E Allowed Watts (B X C). Row: Illuminated area of facade wall or surface 5 ft² 0.07 No 0

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power table with columns: Fixture ID, Description / Lamp / Wattage Per Lamp / Ballast, B Lamps / Fixture, C # of Fixture, D Fixture Watt, E (C X D). Row: Illuminated area of facade wall or surface (5 ft²) Non-tradable Wattage LED-LED A Lamp 2.5W 1 10 7 85 85

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement
Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Signature: Spectrum Designs & Engineering, Signature: Synette Gordon, Date: 6/3/24

Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Data filename: Report date: 06/03/24 Page 4 of 18

COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information
Energy Code: 2021 IECC
Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Location: New Orleans, Louisiana
Climate Zone: 2a
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)
Credits: 10.0 Required 11.5 Proposed
10% heating efficiency improvement, 0.0 credit
10% cooling efficiency improvement, 10.5 credit
Reduced air infiltration, 1.0 credit

Mechanical Systems List
Quantity: System Type & Description
2 HVAC System (Single Zone)
Heating: 1 each - Central Furnace, Electric, Capacity = 5900 kBtu/h
No minimum efficiency requirement applied
Cooling: 1 each - Split System, Capacity = 4600 kBtu/h, Evaporatively Cooled Condenser, Air/Economizer
Proposed Efficiency = 14.00 EER, Required Efficiency = 11.70 EER
Proposed Part Load Efficiency = 14.00 EER, Required Part Load Efficiency = 11.90 EER

Mechanical Compliance Statement
Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Signature: Spectrum Designs & Engineering, Signature: Synette Gordon, Date: 6/3/24

Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Data filename: Report date: 06/03/24 Page 5 of 18

COMcheck Software Version COMcheckWeb
Inspection Checklist
Energy Code: 2021 IECC

Requirements: 1.0% were addressed directly in the COMcheck software
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Inspection Checklist table with columns: Section # & Req ID, Plan Review, Complies?, Comments/Assumptions. Rows include C103.2 (PR1), C103.2 (PR2), C103.2 (PR4), C402.4.1 (PR10), C402.4.1 (PR11), C402.4.1 (PR12), C402.4.1 (PR13), C402.4.1 (PR14), C402.5.1 (FR16), C402.5.4 (FR19).

Project Title: Sentino Business Center, 10100 Morrison Road, New Orleans
Data filename: Report date: 06/03/24 Page 6 of 18

Section # & Req ID, Plan Review, Complies?, Comments/Assumptions table. Row: C402.4.2 (FR14) In enclosed spaces > 2,500 ft² directly under a roof with ceiling heights > 15 ft and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation or workshop, the following requirements apply: (a) the skylight zone under skylights is >= 1/2 the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.

Section # & Req ID, Footing / Foundation Inspection, Complies?, Comments/Assumptions table. Row: C303.2.1 (FO6) Exterior insulation protective against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.

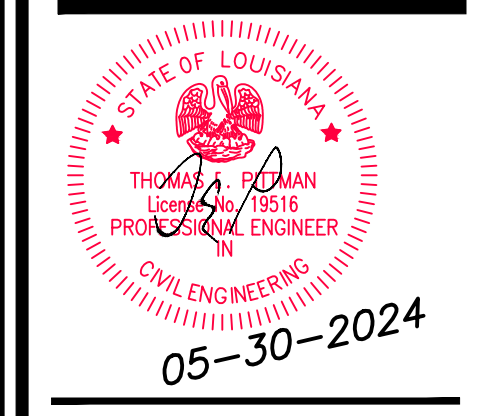
Section # & Req ID, Framing / Rough-In Inspection, Complies?, Comments/Assumptions table. Row: C303.1.3 (FR12) Fenestration products rated in accordance with NFRC certified and as to performance labels or certificates provided.

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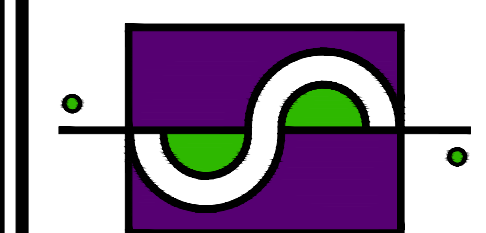
Section # & Req ID, Plumbing Rough-In Inspection, Complies?, Comments/Assumptions table. Row: C404.5, C404.5.1, C404.5.2 (PL5) Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.

Additional Comments/Assumptions:

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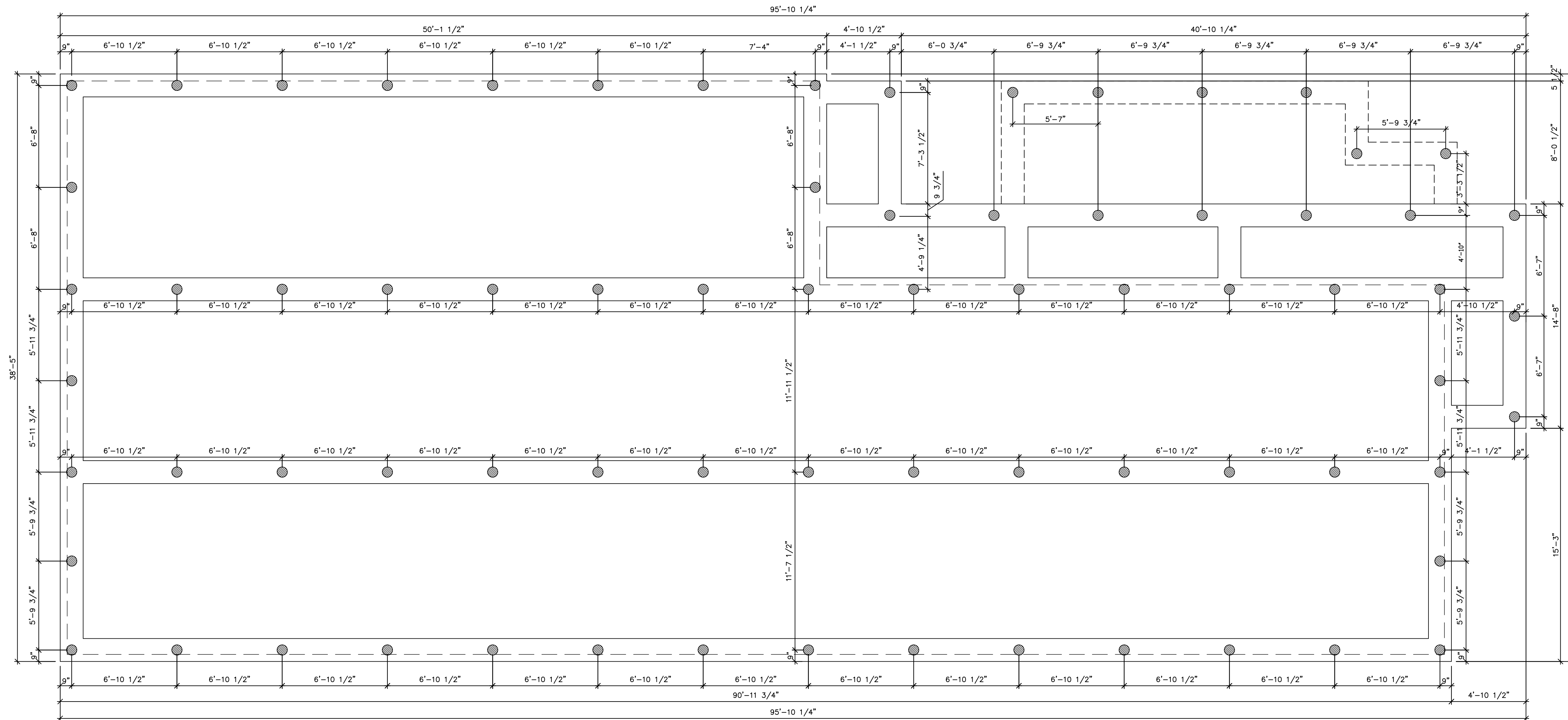
Date: 05-30-2024
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Checked: TEP

Sheet Title:
COM CHECK

Drawing No.

A-11

PILE NOTE: CLASS V, 40' LONG 5 TON (72) CONTRACTOR MUST VERIFY



FASTENING SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	TYPE OF FASTENERS	# AND SPACING OF FASTENERS
JOIST TO SILL OR GIRDER,	3-8d	---
TOE NAIL		
1X6 SUBFLOOR OR LESS TO EACH JOIST,	2-8d	---
FACE NAIL		
2 INCH SUBFLOOR TO JOIST OR GIRDER,	2-16d	---
BLIND & FACE NAIL		
SOLE PLATE TO JOIST OR BLOCKING,	16d	16" O.C.
FACE NAIL		
TOP OR SOLE PLATE TO STUD,	2-16d	---
END NAIL		
STUD TO SOLE PLATE,	3-8d or 2-16d	---
TOE NAIL		
DOUBLE STUDS,	10d	24" O.C.
FACE NAIL		
DOUBLE TOP PLATES,	10d	24" O.C.
FACE NAIL		
SOLE PLATE TO JOIST OR BLOCKING AT BRACED	3-16d	16" O.C.
WALLS PANELS		
DOUBLE TOP PLATES, MINIMUM 24 INCH OFFSET OF END JOINTS,	8-16d	---
FACE NAIL IN LAPPED AREA		
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE,	3-8d	---
TOE NAIL		
RIM JOIST TO TOP PLATE,	8d	6" O.C.
TOE NAIL		
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS,	2-10d	---
FACE NAIL		
BUILT-UP HEADERS	16d	16" O.C. ALONG EACH EDGE
TWO PIECE WITH 2" SPACERS		
CONTINUED HEADERS,	16d	16" O.C. ALONG EACH EDGE
TWO PIECE		
CEILING JOIST TO TOP PLATE,	3-8d	---
TOE NAIL		
CONTINUOUS HEADER TO STUDS,	4-8d	---
TOE NAIL		
CEILING JOIST, LAPS OVER PARTITIONS,	3-10d	---
FACE NAIL		
CEILING JOIST TO PARALLEL RAFTERS,	3-10d	---
FACE NAIL		
RAFTER TO PLATE,	2-16d	---
TOE NAIL		
1 INCH BRACE TO EACH STUD & PLATE,	2-8d	---
FACE NAIL		
1X6 SHEATHING TO EACH BEARING,	2-8d	---
FACE NAIL		
1X8 SHEATHING TO EACH BEARING,	2-8d	---
FACE NAIL		
WIDER THAN 1X8 SHEATHING TO EACH BEARING,	3-8d	---
FACE NAIL		
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDETS & BEAMS, 2 INCH LUMBER LAYERS,	10d	---
SPLICE 2 INCH PLANKS	2-16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS,		
TOE NAIL	4-16d	---
FACE NAIL	3-16d	---
RAFTER TIES TO RAFTERS	3-8d	---
FACE NAILS		

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

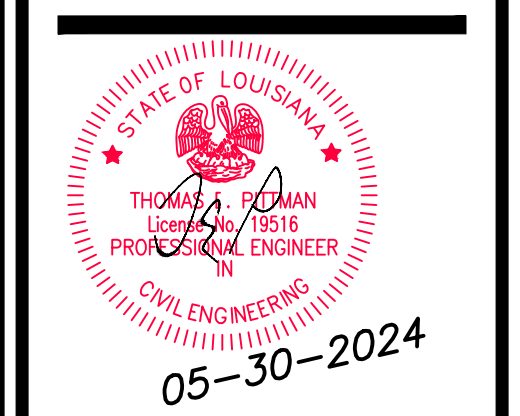
GENERAL FOUNDATION NOTES:

NOTES FOR PILINGS (WHEN APPLICABLE)

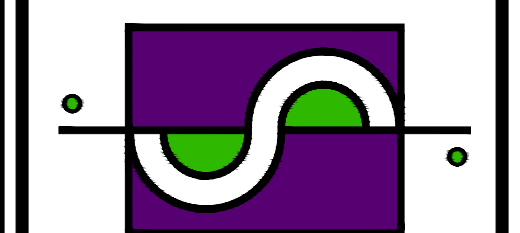
- PILINGS SHALL BE ONE PIECE TREATED TIMBER PILING AND SHALL CONFORM TO ASTM D25 AND HAVE A MINIMUM TIP DIAMETER OF 6" AND A MINIMUM BUTT DIAMETER OF 8". THE TIPS OF ALL PILES SHALL BE DRIVEN TO THE SPECIFIED DIAMETER BELOW EXISTING GRADE OR TO REFUSAL.
 - CUT OFF TREATMENT: BRUSH TOP OF PILE WITH COPPER NAPHTHENATE CONFORMING TO A.W.P.A. SPECIFICATION M4
 - HAMMERING: SINGLE ACTING DROP HAMMER DELIVERING 7,500 FT. LBS. OF ENERGY PER BLOW
 - DESIGN LOAD AS PER SPECIFICATIONS.
 - DRIVE TO A REFUSAL OF 15 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET (MAX)
- NOTES FOR CONCRETE (WHEN APPLICABLE)
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A 5" MAXIMUM SLUMP, GRADE 40 DEFORMED REINFORCING.
 - ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PLACEMENT".
 - FOUNDATION DESIGN IS BASED ON A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM-698) & ON PILE CAPACITY FROM MUNICIPAL PILE DATA
 - FOUNDATION DESIGN LIVE LOAD = 100 PSF
 - FOR ALL CONCRETE FOUNDATIONS 25" LAP WITH 2 TIES REQUIRED AT REINFORCING SPLICES.
 - 12" HOOKS REQUIRED AT CORNERS.
 - CONCRETE SHALL CONFORM TO ACI 318, LATEST EDITION.

- REINFORCING OR FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED TO ADEQUATELY SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
- ALL REINFORCING SHALL BE SPLICED WITH A CLASS "B" LAP SPLICE IN ACCORDANCE WITH THE CURRENT ACI 318 SPECIFICATION.
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM A185 WIRE SHALL CONFORM TO ASTM A82. LAP ALL FABRIC ONE WIRE SPACING PLUS 6".
- 6 MIL VAPOR BARRIER REQUIRED UNDER ALL CONCRETE FOUNDATIONS.
- SECTION 403 12" MINIMUM FOOTING WIDTH, ANCHOR FLOOR PLATES TO SLAB WITH 5/8", A307 ANCHOR BOLTS (3" LEG) WITH A MINIMUM EMBEDMENT OF 7" WITH 3" X 3" X 1/8" WASHERS SPACED @ 12" O.C. BEGINNING 12" FROM THE CORNER AND RUNNING FOR 4'-0". BEYOND 4'-0" FROM THE CORNER, SPACE THE BOLTS @ 36" O.C. MAX.
- ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4"
- REMOVE VISQUEEN AND EARTH FILL FROM THE TOPS OF PILES AND WHERE CONCRETE WILL BEAR ON THE TOP OF THE PILE CAP.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION FINISHED FLOOR LEVEL ACCORDING TO THE FLOOD ZONE REQUIREMENTS.
- ANY INFORMATION OBTAINED DETERMINE THE HEIGHT OF THE STRUCTURE MUST BE COORDINATED WITH THE OWNER PRIOR TO CONSTRUCTION TO CRETE A FULL UNDERSTANDING.
- FOUNDATION TO BE TREATED FOR TERMITES BY A LICENSED PROFESSIONAL AND TERMITE CERTIFICATE MUST BE SUBMITTED WITH TOP OF FORM CERTIFICATE.

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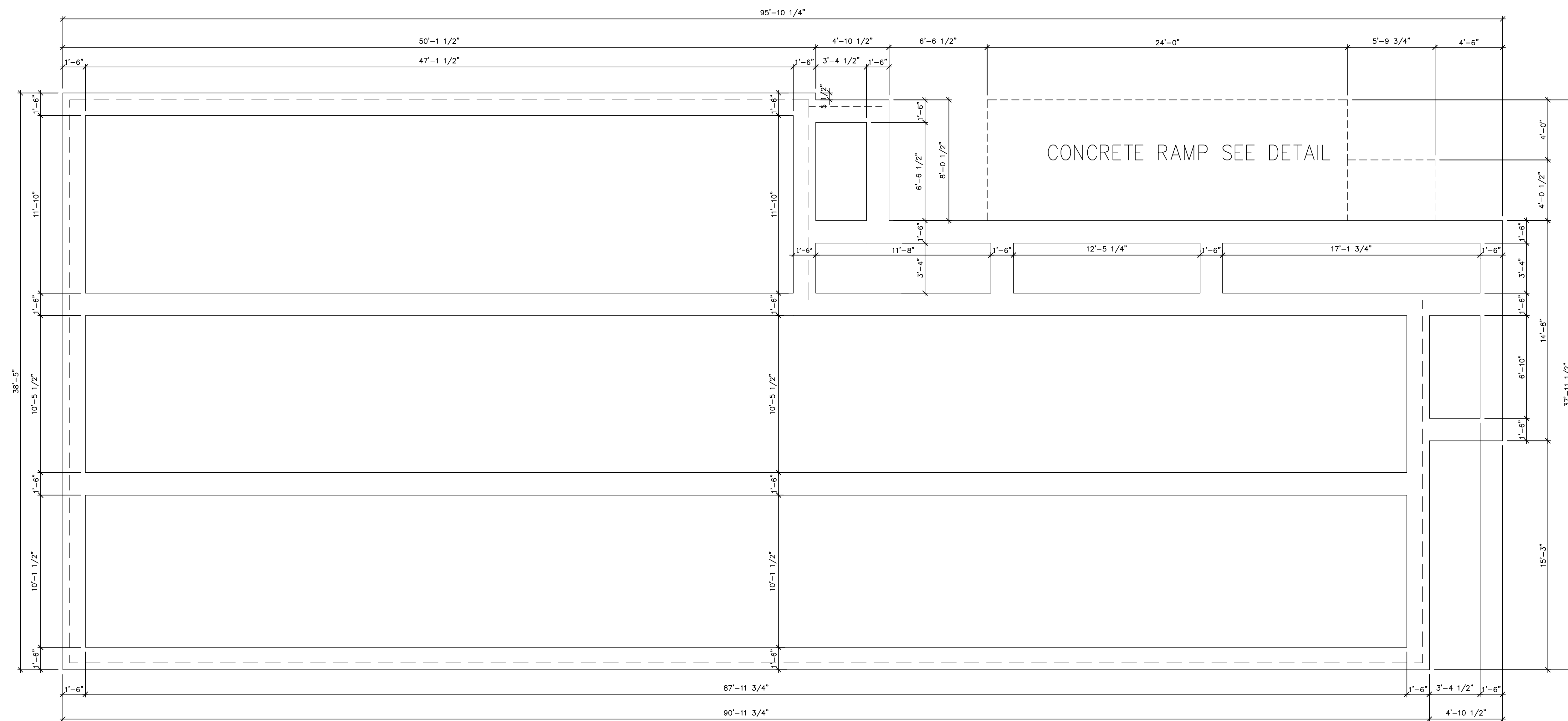
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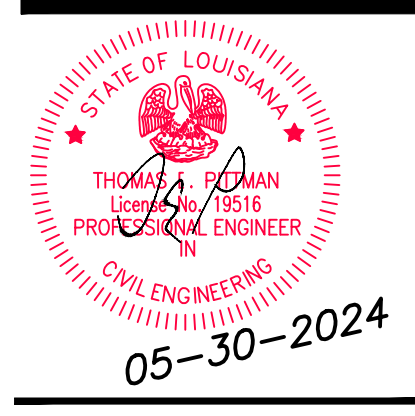
Sheet Title:
PILE PLAN

Drawing No.
S - 1

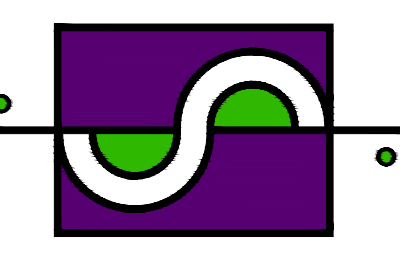


1 FOOTING PLAN
 S-2 SCALE: 1/4" = 1'

SENTINO BUSINESS CENTER
 WHITE BOX
 10100 MORRISON ROAD
 NEW ORLEANS, LA
 ORLEANS PARISH



SPECTRUM DESIGNS
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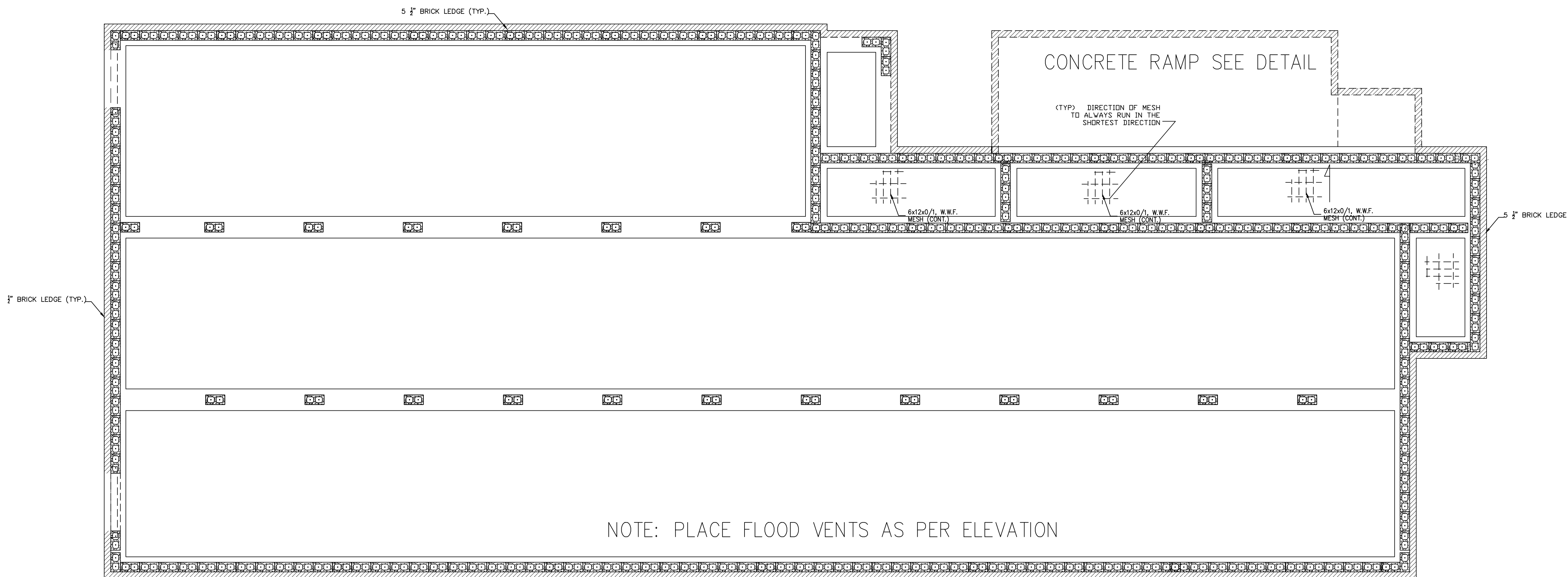
Sheet Title:
FOOTING PLAN

Drawing No.
S - 2

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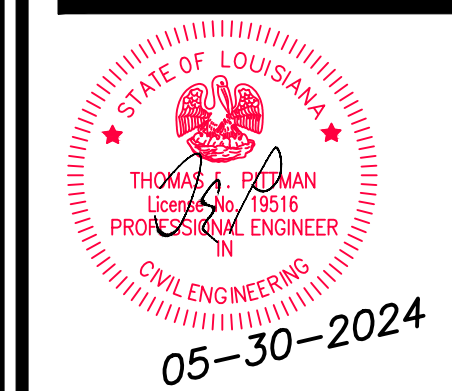
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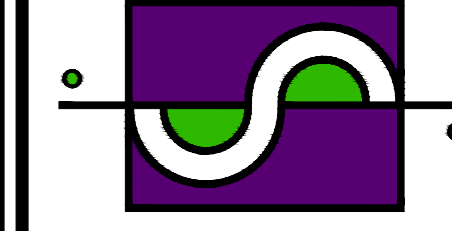


1 PIER PLAN
 S-3 SCALE: 1/4" = 1'

SENTINO BUSINESS CENTER
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 10100 MORRISON ROAD
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 ORLEANS PARISH



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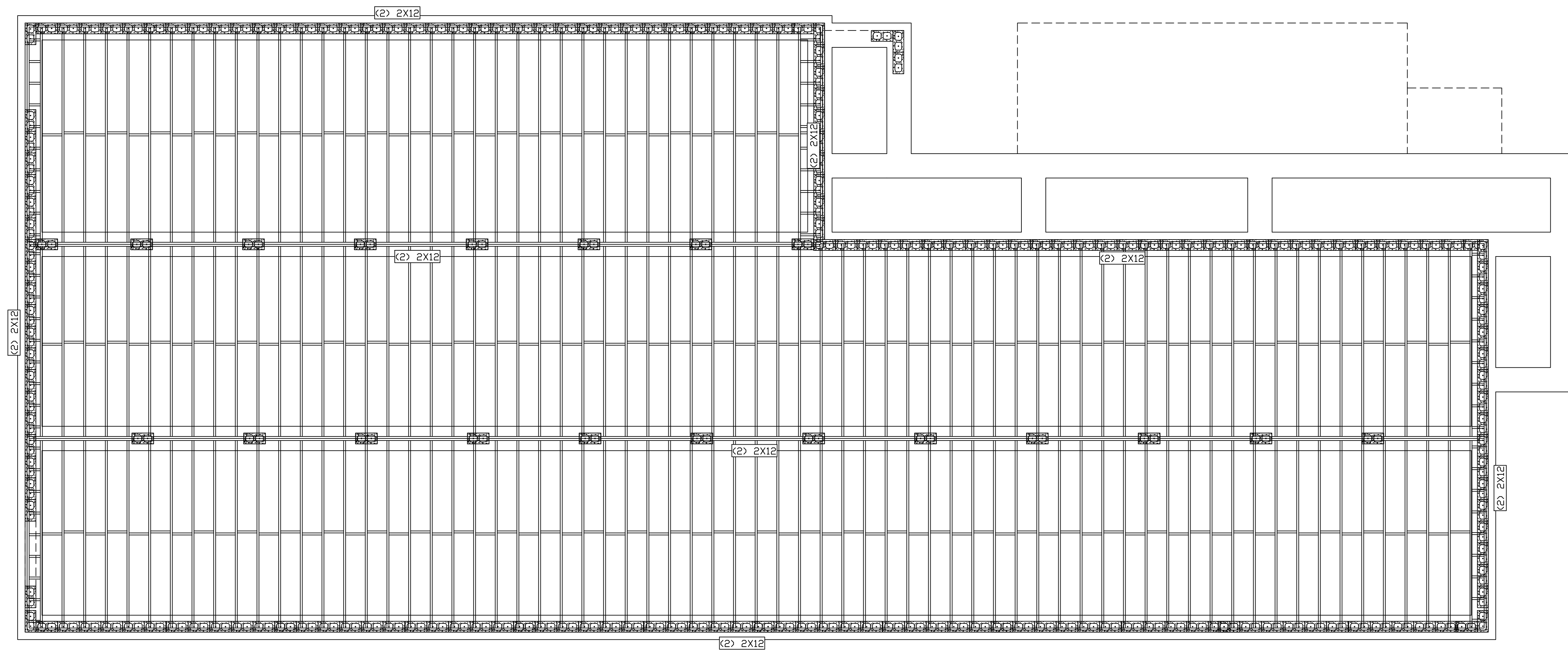
Sheet Title:
PIER PLAN

Drawing No.
S - 3

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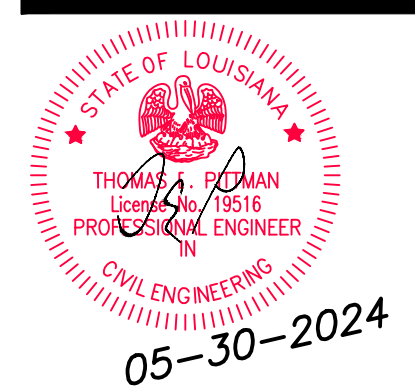
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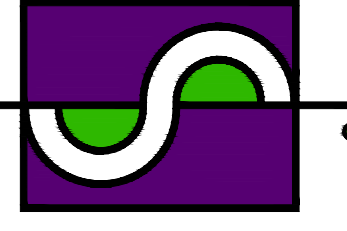


1 FLOOR FRAMING PLAN
 S-4 SCALE: 1/4" = 1'

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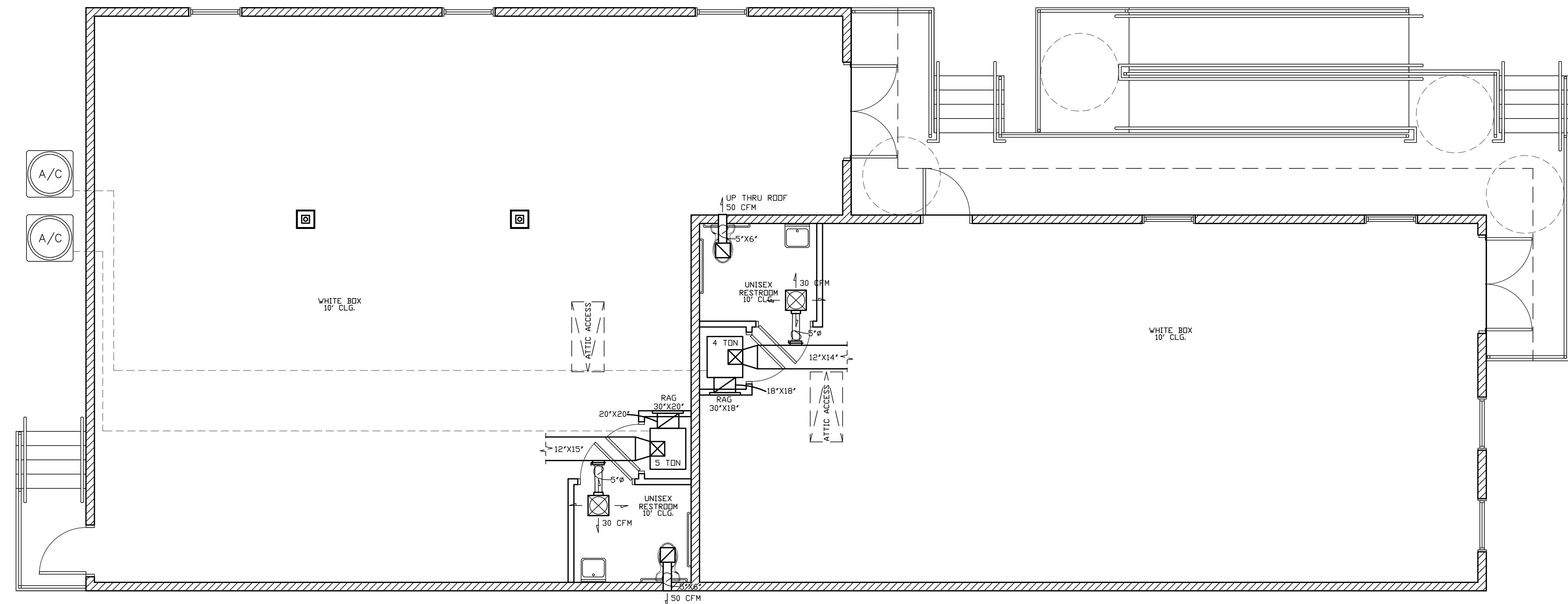
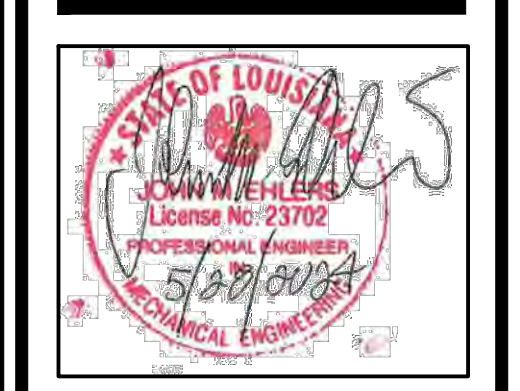
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Sheet Title:
FLOOR FRAMING PLAN

Drawing No.

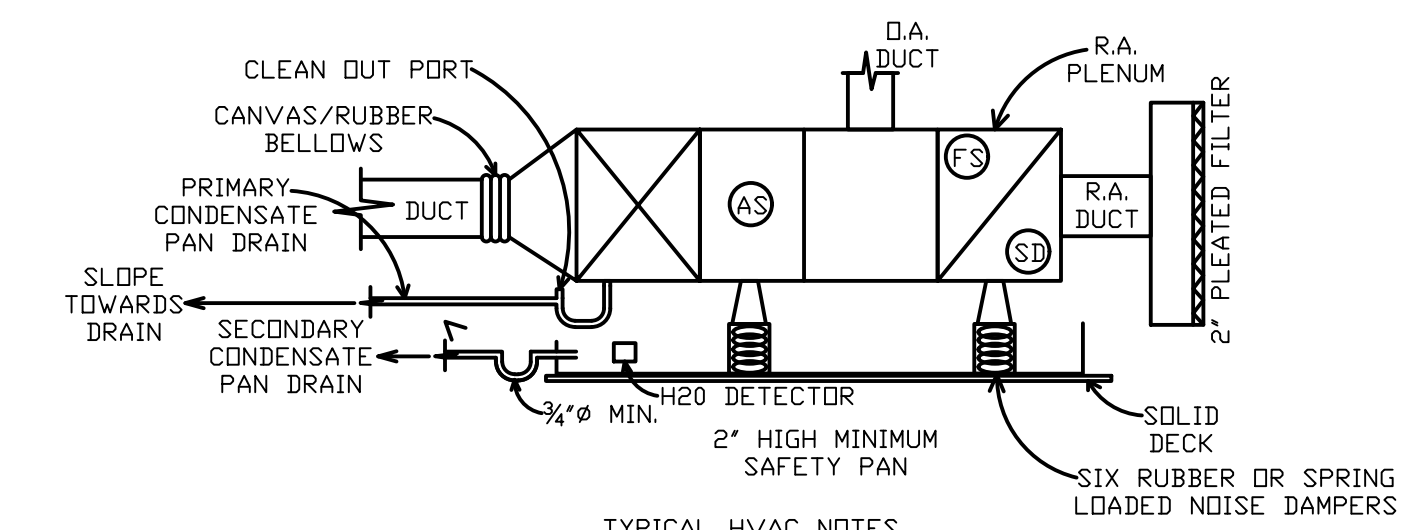
S - 4

SENTINO BUSINESS CENTER
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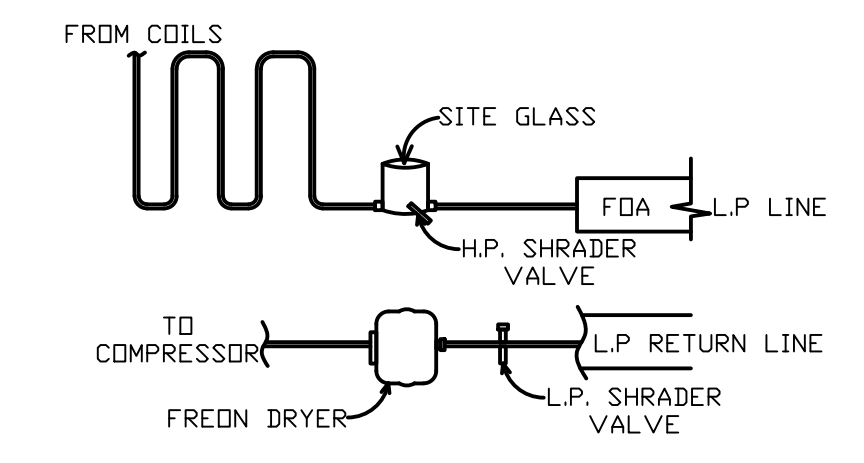


1 HVAC PLAN
 M-1 SCALE: 1/4"=1'-0"

MECHANICAL EQUIPMENT SCHEDULE								WIRING OF SAFETY SENSORS BY OTHERS	
HVAC DAIKIN (4 TON) SDS-DC-DZ13SA0483 (OUTDOOR UNIT)	RATED COOLING 46,000 BTU	AMBIENT 80/87 EER 11.0	POWER 208/230/3	MIN. CIRCUIT AMPACITY 17.6 AMPS	MAX OVER CURRENT 30.0 AMPS	MAX STARTING CURRENT 13.1 AMPS	REFRIGERANT R-410A		
FBQ48TBVJU (4 TON) (INDOOR UNIT)	RATED COOLING 46,500 BTU	SENSIBLE 35,000 BTU	POWER 208/230	MIN. CIRCUIT AMPACITY 3.6 AMPS	RATED HEAT 54,000 BTU	MAX OVER CURRENT 15.0 AMPS	NOMINAL 1,600 CFM	REFRIGERANT R-410A	
HVAC DAIKIN (5 TON) DZ18TC0603 (OUTDOOR UNIT)	RATED COOLING 56,500 BTU	AMBIENT 41,050	POWER 208/230/1	MIN. CIRCUIT AMPACITY 31.4 AMPS RLA 22.9	MAX OVER CURRENT 50.0 AMPS LRA 147.2	REFRIGERANT R-410A			
DFVE60BP14 (5 TON) HEATER UNIT HKSC10A	RATED COOLING (NOMINAL) 59,000 BTU	POWER 208/230	MIN. CIRCUIT AMPACITY RLA 4.1A	MAX OVER CURRENT 15.0 AMPS	NOMINAL 2,000 CFM	REFRIGERANT R-410A			
EXHAUST FAN(S) BROAQN 270 MODEL #673 OR EQUAL (2-REQ'D)	CFM RATING 60 CFM @ .01 STATIC	AMPS .26 AMPS	VOLTS 115V 60 HZ						
WATER HEATER(S) BOSCH MINI-TRONIC (2-REQ'D)	GALLONS 2.5 GAL.	WATTS 1440 WATTS	VOLTS 120V						

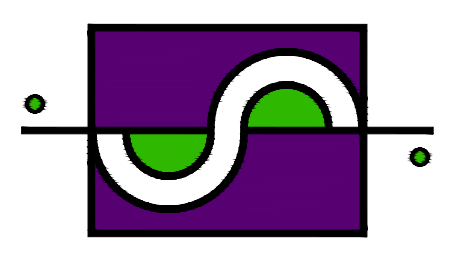


- TYPICAL HVAC NOTES
1. PROVIDE A MINIMUM (OR PER MFG. RECOMMENDATION) 3/4 CONDENSATE
 2. PROVIDE A CLEAN OUT PORT
 3. PROVIDE A U-TUBE TRAP WITH A WATER COLUMN EQUAL TO MAX. FAN PRESSURE PLUS ONE INCH.
 4. HIGHLY RECOMMEND TO PROVIDE A SECONDARY CONDENSATE PAN W/ A WATER DETECTOR AND AUTOMATIC SHUT DOWN & SECONDARY DRAIN.
 5. LIMIT FILTER FACE VELOCITY TO 450 FPM OR LESS



- TYPICAL HVAC CONDENSER NOTES
1. ARRANGE AC CONDENSER AUXILIARIES AS RECOMMENDED BY THE MANUFACTURER
 2. ASSURE SERVICE ACCESS TO BOTH SHRADER VALVES AND SIGHT GLASS
 3. LOCATE UNIT ON SERVICE PAD 6" ABOVE LOCAL TERRAIN OR ON A PLATFORM

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Sheet Title:
HVAC PLAN & SCHEDULE

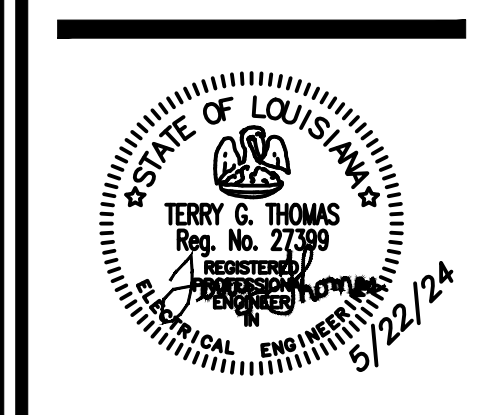
Drawing No.

M-1

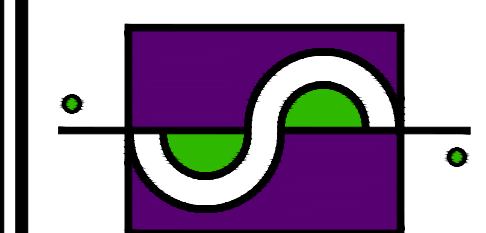
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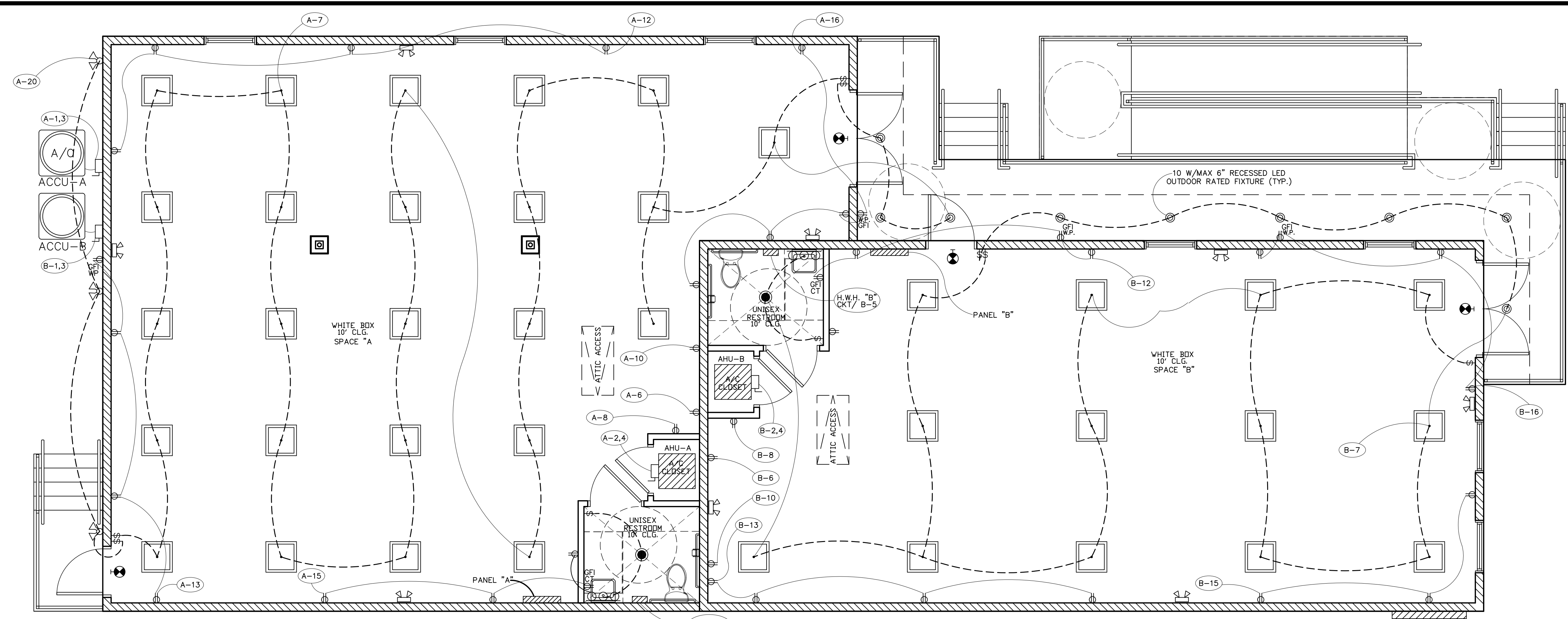
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Sheet Title:
ELECTRICAL LAYOUT & NOTES

Drawing No.
E - 1



ELECTRICAL LEGEND

- DISCONNECT SWITCH
- 110 VOLT RECEPTACLE
- 110 VOLT W/ GROUND FAULT INTERRUPTOR
- 110 VOLT WATERPROOF G.F.I.
- 220 VOLT RECEPTACLE
- CABLE TV RECEPTACLE
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- SURFACE MOUNTED 2X2 LED
- RECESSED CAN
- ABOVE MIRROR LIGHTING
- COMBO FAN / LIGHT 100 W MAX BULB
- FLOOD LIGHTS 150W TOTAL MAX
- ELECTRICAL PANEL
- LED EXIT FIXTURE 120V W/ BATTERY BACK UP
- LED EMERGENCY FIXTURE, 120V W/ BATTERY BACK UP

1 ELECTRICAL LAYOUT
 E-1 SCALE: 1/4"=1'-0"

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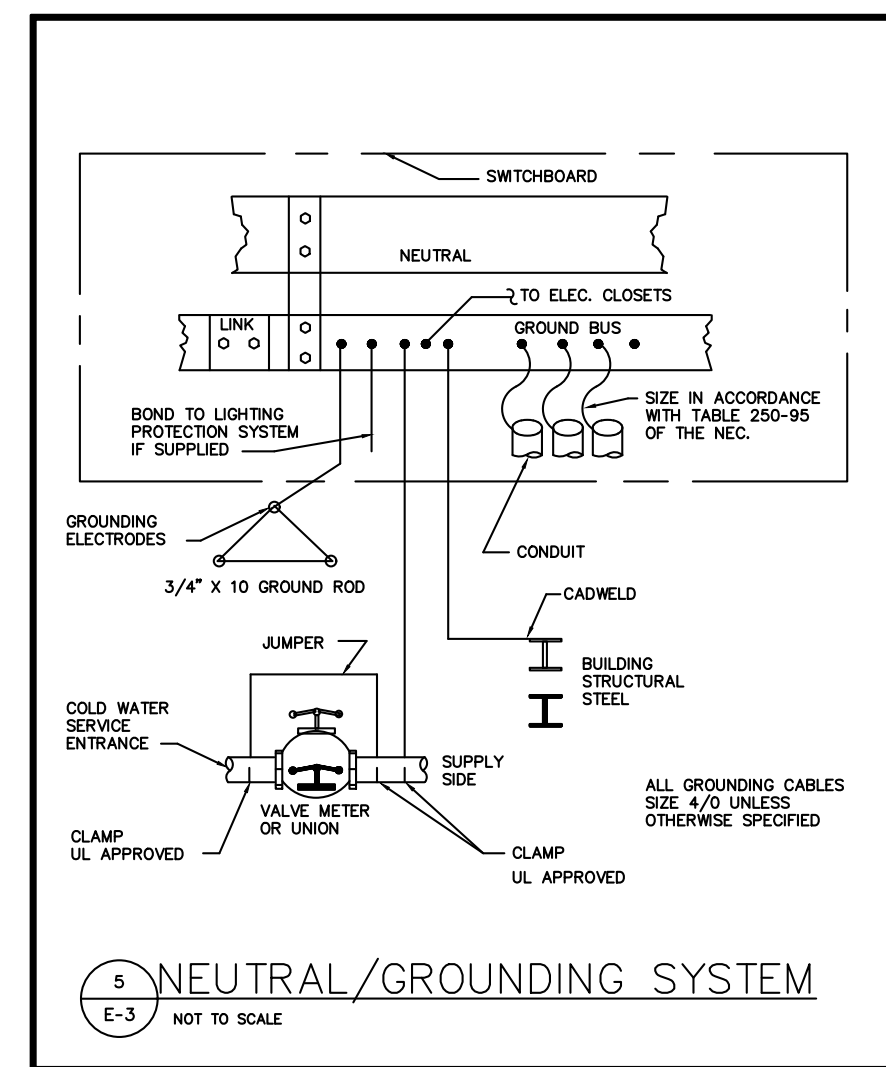
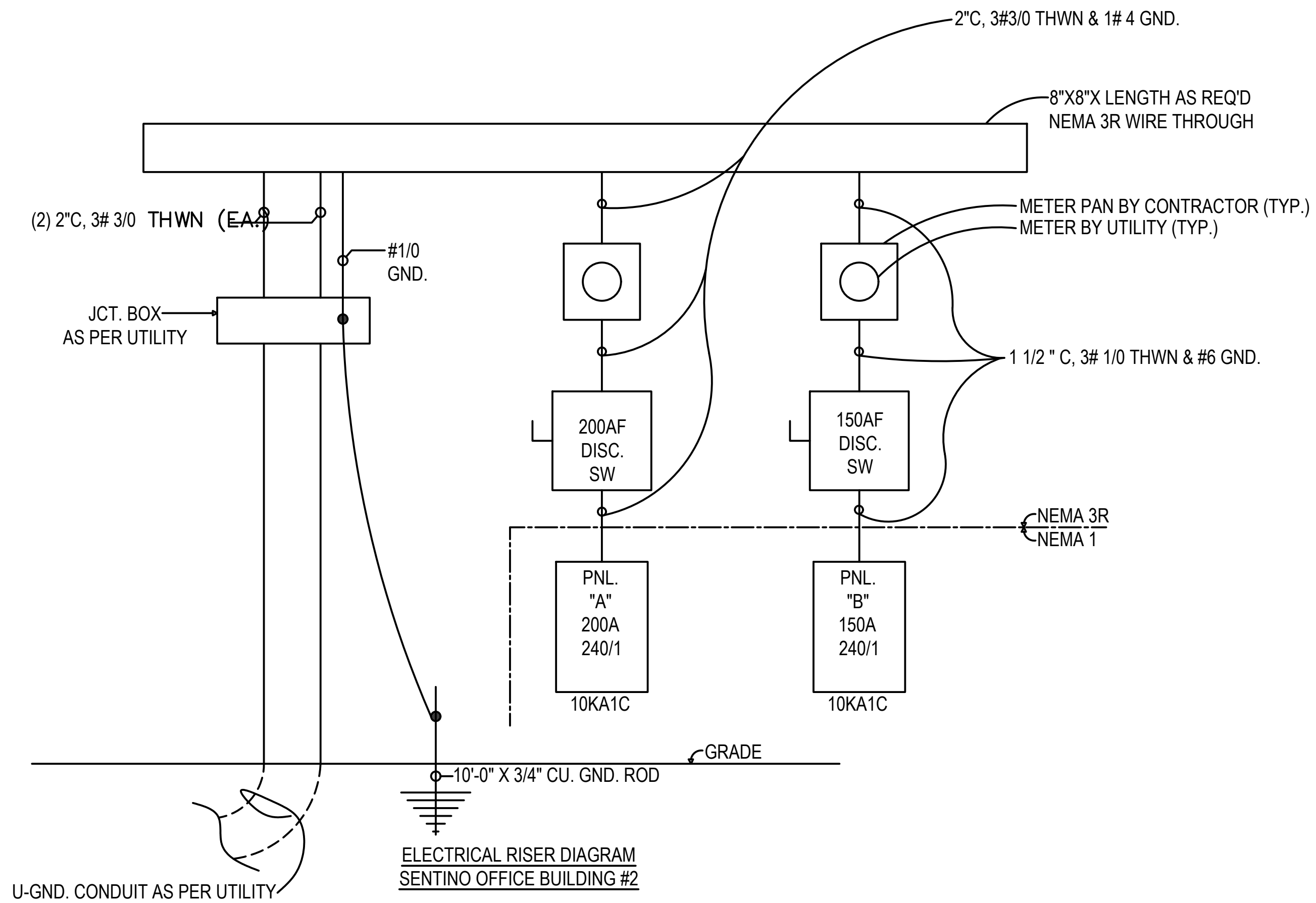
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E.C. TO VERIFY ALL MECHANICAL LOADS PRIOR TO BID & ROUGH-IN

SERVICE 240/200V 1PH/3W		BUS. CAPY. 200A		DISCONNECTING DEVICE MLO, 200AF DISC @ SERVICE ENTRANCE		LOCATION SEE DWG. E-1		MOUNTING RECESSED		FEEDER 2" C, 3# 3/0 THWN & 1# 4 GND.		COMPILED BY: T.G. THOMAS	
PANEL "A"				ENCL. NEMA 1				10 KAIC					
DESCRIPTION	VA	A#	B#	BKR	S/N	BKR	VA	A#	B#	DESCRIPTION	VA	A#	B#
ACCU#1	3750		3750	1	40	2	10000			AHU-A	10000		
WATER HEATER	1440			5	20	6	1500			REFRIG.	1500		
LTC.			984	7	20	8	1500			M. WAVE	1500		
SPACE				9	20	10	1500			APP. CKT	1500		
EXIT/EMERG. LTC.			500	11	20	12	720			RECPT.	720		
RECPT.				13	20	14				SPACE			
RECPT.	720		720	15	20	16	720			RECPT.	720		
				17	20	18							
				19	20	20	450			EXTERIOR LTC.	450		
				21	20	22							
				23	20	24							
				25	20	26							
				27	20	28							
				29	20	30							
				31	20	32							
				33	20	34							
				35	20	36							
				37	20	38							
				39	20	40							
TOTAL PHASE - A	5910					18910	VA			13000			
TOTAL PHASE - B			5954			18894	VA			12940			
TOTAL CONNECTED LOAD						37804	VA						TOTAL AMPS = 126

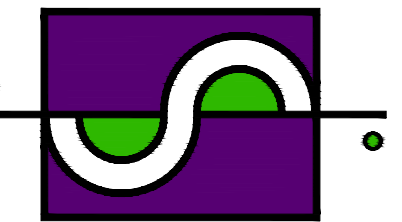
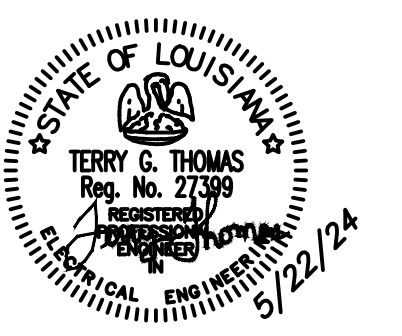
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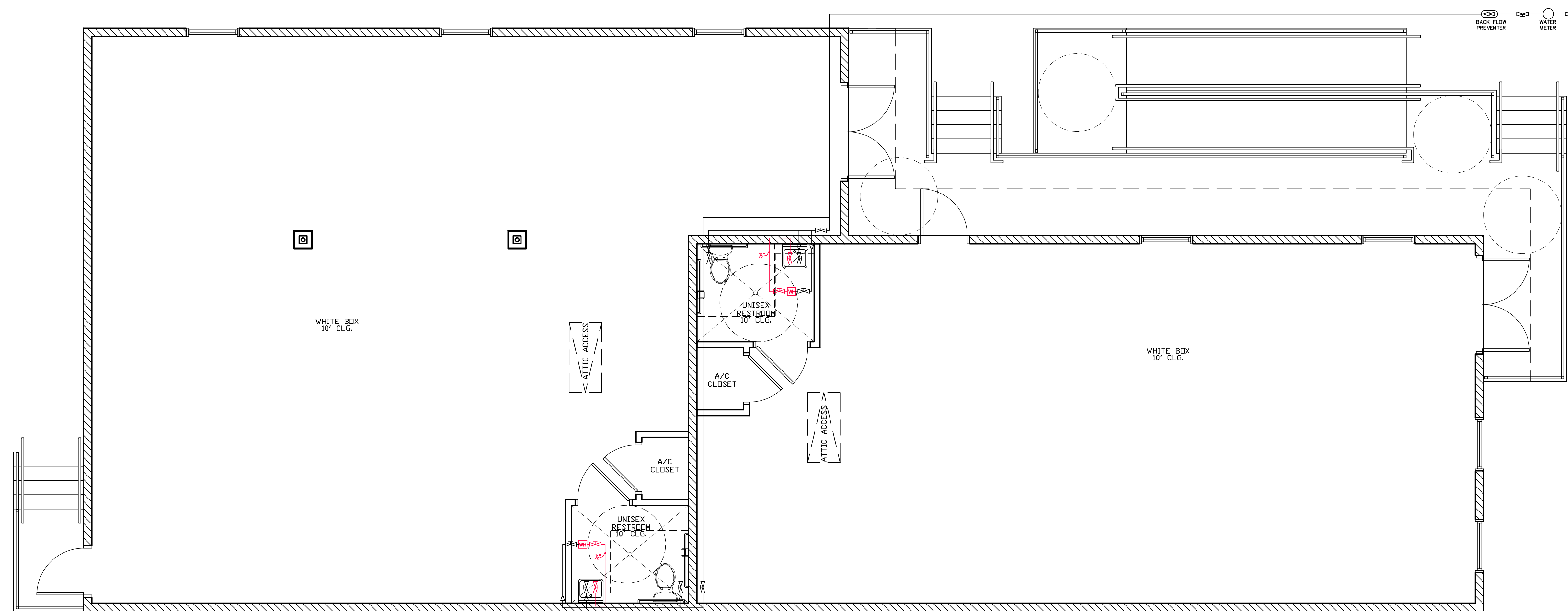
SERVICE 240/200V 1PH/3W		BUS. CAPY. 150A		DISCONNECTING DEVICE MLO, 150AF DISC @ SVC. ENT.		LOCATION SEE DWG. E-1		MOUNTING RECESSED		FEEDER 1 1/2" C, 3# 1/0 THWN & 1# 6GND.		COMPILED BY: T.G. THOMAS	
PANEL "B"				ENCL. NEMA 1				10 KAIC					
DESCRIPTION	VA	A#	B#	BKR	S/N	BKR	VA	A#	B#	DESCRIPTION	VA	A#	B#
ACCU-B	3000		3000	1	35	2	8000			AHU-B	8000		
WATER HEATER	1440			5	20	6	1500			REFRIDGE.	1500		
LTC.			738	7	20	8	1500			M. WAVE	1500		
SPACE				9	20	10	1500			APP. CKT	1500		
EXIT/EMERG. LTC.			500	11	20	12	720			RECPT.	720		
RECPT.				13	20	14				SPACE			
RECPT.	720		720	15	20	16	720			RECPT.	720		
				17	20	18							
				19	20	20							
				21	20	22							
				23	20	24							
				25	20	26							
				27	20	28							
				29	20	30							
				31	20	32							
				33	20	34							
				35	20	36							
				37	20	38							
				39	20	40							
TOTAL PHASE - A	5160					16160	VA			11000			
TOTAL PHASE - B			4958			15898	VA			10940			
TOTAL CONNECTED LOAD						32058	VA						TOTAL AMPS = 109



ELECTRICAL NOTES:

- LATEST EDITIONS OF NATIONAL ELECTRICAL CODE AND THE LOCAL ELECTRICAL CODE SHALL APPLY AS MIN. STANDARD FOR WORK PERFORMED UNDER THIS SUBCONTRACT.
- THIS SUBCONTRACT SHALL OBTAIN ALL NECESSARY PERMITS, PAY ALL LEGAL FEES AND CHARGES, AND COMPLY WITH ALL STATE AND LOCAL BUILDINGS AND SAFETY LAWS.
- THIS SUBCONTRACT INCLUDES FURNISH LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO PERFORM ALL OPERATIONS REQUIRED FOR THE COMPLETE ELECTRICAL SYSTEM AS SHOWN.
- ALL CONDUIT SHALL BE AS FOLLOWS:
UNDERGROUND RUNS AND PANEL FEEDERS: RIGID NON-METALLIC PVC SCHEDULE 40 WITH GROUND WIRE INTERMEDIATE GALV. STEEL FOR RISERS THROUGH SLABS AND WHERE SUBJECT TO PHYSICAL DAMAGES.
BRANCH CIRCUITS AND CONTROL WIRING: GALV. ELECTRICAL METALLIC TUBING(EMT), ABOVE GROUND.
- ALL CONDUCTORS SHALL BE COPPER TYPE THW 600 VOLT, NO WIRE SMALLER THAN #12 AWG FOR POWER, LIGHTING, OR SWITCH LEGS. WHERE PERMITTED BY NEC AND LOCAL CODES, MC CABLE MAY BE USED IN STRICT ACCORDANCE WITH NEC ARTICLE 334.
- FURNISH ALL SUPPORTS(FOR EQUIPMENT REQUIRING SAME), THIMBLES, INSERTS, HANGERS OR OTHER HARDWARE NECESSARY FOR COMPLETE ELECTRICAL INSTALLATION.
- FURNISH AND INSTALL STANDARD OUTLET, SWITCH, AND PULL BOXES AS REQUIRED. WEATHERPROOF BOXES ON EXTERIOR SHALL BE CAST ALUMINUM WITH GASKETED LIFT COVER.
- RECEPTACLES SHALL BE SPECIFICATION GRADE. DUPLEX GROUNDED RECEPTACLES SHALL BE 20 AMPERE 125 VOLT EQUAL TO BRYANT #5352-1, MOUNT RECEPTACLES 18" ABOVE FLOOR UNLESS OTHERWISE NOTED.
- PANELBOARDS AS SCHEDULED ON PLANS SHALL BE DEAD FRONT SAFETY TYPE, FULL SIZED CIRCUIT BREAKER BRANCHES(NO TWINS OR TANDEMS), FACTORY OR LOCALLY ASSEMBLED WITH DOOR AND GOOD LATCH, GALVANIZED STEEL CABINET AND DIRECTORY FRAME FOR TYPEWRITTEN IDENTIFICATION OFF ALL CIRCUITS. CONTRACTOR SHALL BALANCE LOADS IN PANELBOARDS.
- GROUND ENTIRE WIRING SYSTEM AND SPECIAL DEVICES IN ACCORDANCE WITH NEC FEEDER CONDUITS SHALL PROVIDE A GOOD PATH TO SYSTEM GROUND. VERIFY CONTINUITY OF ALL CONDUIT RUNS AND CORRECT ANY DISCREPANCIES. PROVIDE GROUND ROD, AND #4 COPPER TW GROUND WIRE AT TELEPHONE CABINET.
- PROVIDE LOCAL DISCONNECTS AT ALL EQUIPMENT LOCATED OUT OF SITE OF PANEL. SAFETY SWITCHES NORMAL DUTY NEMA 1 FOR PROTECTED, NEMA 3R FOR THOSE EXPOSED TO OUTDOORS. PROVIDE DUAL-ELEMENT TIME LAG BUSS FUSETRON ON EQUAL FUSES IN ALL FUSEHOLDERS.
- ALL LIGHTING FIXTURES SHALL BE FURNISHED, WIRED, AND INSTALLED COMPLETE ALL LAMPS OR DEVICES NECESSARY FOR A COMPLETE INSTALLATION. ALL FIXTURES SHALL BE THE TYPE DESCRIBED IN THE FIXTURE SCHEDULE.
- ELECTRICAL SERVICE SHALL BE AS SHOWN ON ELECTRICAL RISER. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ON-SITE CONSTRUCTION POWER ALLOWING FOR THE COST IN HIS BID.
- WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OFFICIAL ACCEPTANCE OF CONTRACT.





1 WATER DISTRIBUTION PLAN
 P-1 SCALE: 1/4"=1'-0"

PLUMBING LEGEND	
C.O.	CLEAN OUT
F.D.	FLOOR DRAIN
H.D.	HUB DRAIN
LAV	LAVATORY
W.C.	WATER CLOSET
W.H.	WATER HEATER
DW	DISHWASHER
—	DRAIN
—	HOT WATER
—	COLD WATER
—	GREASE TRAP LINE

GENERAL HEATING, VENTILATION AND AIR CONDITIONING NOTES

- This design shall follow all ASHRAE, State Mechanical Code, City of New Orleans Codes, and AHJ Codes requirements and good installation practices.
- This building shall be cooled and heated by 3 separate air conditioning and heating systems. Each system return air plenum shall be provided with a Fire Stat and with a Smoke Detector.
- Each main air supply plenum shall be equipped with an "Air Scrubber" including an Ultra Violet Light [18 watts] and an air ionizer. This will apply for the office and waiting and office areas as well as the classrooms.
- Each main duct shall be equipped with 'inspection ports' every 15 feet and at turns. These inspection ports shall be manually openable without tools, and have the same insulation as other parts of the duct. Suitable air outlets may be used in lieu of inspection ports, if there is adequate access to perform inspection.
- The air ducts may not sag or rattle or vibrate, or collect water.
- Each air conditioning system shall be provided with a primary and a secondary condensate pan. The condensate pan shall be drained with not less than a 3/4 inch diameter drain pipe, equipped with a u-tube equal in water column depth to the full or maximum pressure of the fan, plus 1/2 inch. The condensate drain shall be equipped with a cleanout/inspection port.
- The wiring of the fire stat, smoke detector, and any other safety devices to alarm or phone systems or internet connections is by others.
- While approximate air supply is given here in CFMs, actual air balance is by performed by others. This designer will not take part in submittal review, suitability evaluation, construction inspection or construction schedule or any further considerations apart from the design meeting the original usage and intentions of the owner.

GENERAL PLUMBING SPECIFICATIONS

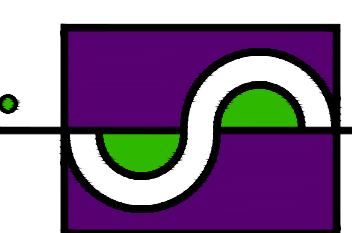
This design shall follow the Louisiana State Plumbing Codes, 2015 Edition and the current City of New Orleans Plumbing Code.

- This building shall be served by a 1.25 inch water tie-in to the main. The main shall be equipped with a double-check valve back flow preventer, shut-off valves, and a frost proof valve box. Its cover shall resist traffic.
- This building may have a separate, independent fire protection connection, sized and designed by others, if this feature required by owners. Fire protection and associated plumbing shall be done by others, and it is not a part of this design package.
- Each ADA WC shall be equipped with 2 grab bars minimum, 3 foot behind WC, and 4 foot to the side, and be provided with handicapped/lever taps for hot and cold water, an 18 inch high toilet seat, protected plumbing, and a 5 foot minimum turning circle, and temperature protection, as per current ADA requirements
- Each WC shall be protected with its own shut off valve.
- Each hot and cold water faucet shall be protected by its own shut-off valve.
- Each ice-maker or water fountain shall have its own shut-off tap.
- No shut-off valve shall be of a lesser diameter than the line it serves.
- The building shall contain grey pvc pipe risers as sized on the drawings, C-900 or equivalent rated 3009 PVC material is specified, and the main drain shall be no less than a 6 inches. Slope shall be co-ordinated by plumber and the respective Sewerage and Water Board inspectors, as per Table 7.10 of the Standard Plumbing Code.
- All drain sizes shown are minimum size. Plumber/owner has the option to increase drain size, and maintain size till tie-in, if terrain and slope dictate. All drains to be furnished with full size cleanouts except a 4 inch CO is permitted on a 6 inch drain.

20. All pipe transitions, e.g. from 1.25 inches diameter to 3/4 inches diameter, to be accomplished by reducers. Only "Tees" can be of different line sizes.

21. Water heaters throughout this building are 2.5 gallon electric, by A.O. Smith. These water heaters may serve up to 3 (three) separate lavatories. [Pls see spec sheets] The water heaters may be located beneath the lavatories, or in the ceiling; but each water heater shall be equipped with an overflow pan, with at least a 2 inch side height and a 3/4 inch drain. It is recommended that each water heater be equipped not only with a primary Pressure Temperature Relief valve, but also a secondary PRT valve, set that such no-one can get injured by hot water. Note that the water heater selected has only 1/2 inch inlet and outlet connections. It is permissible that the cold supply supply line also be sized at 1/2 inch for the final run.

22. Building piping may be PVC rated for its service, and supported every 4 feet temperature as to preclude bending, sagging, or undue strain.
 23. Each lavatory to be equipped with an "aerator" with a flow restricting orifice equal to 1/8 inch to 5/32 inch.

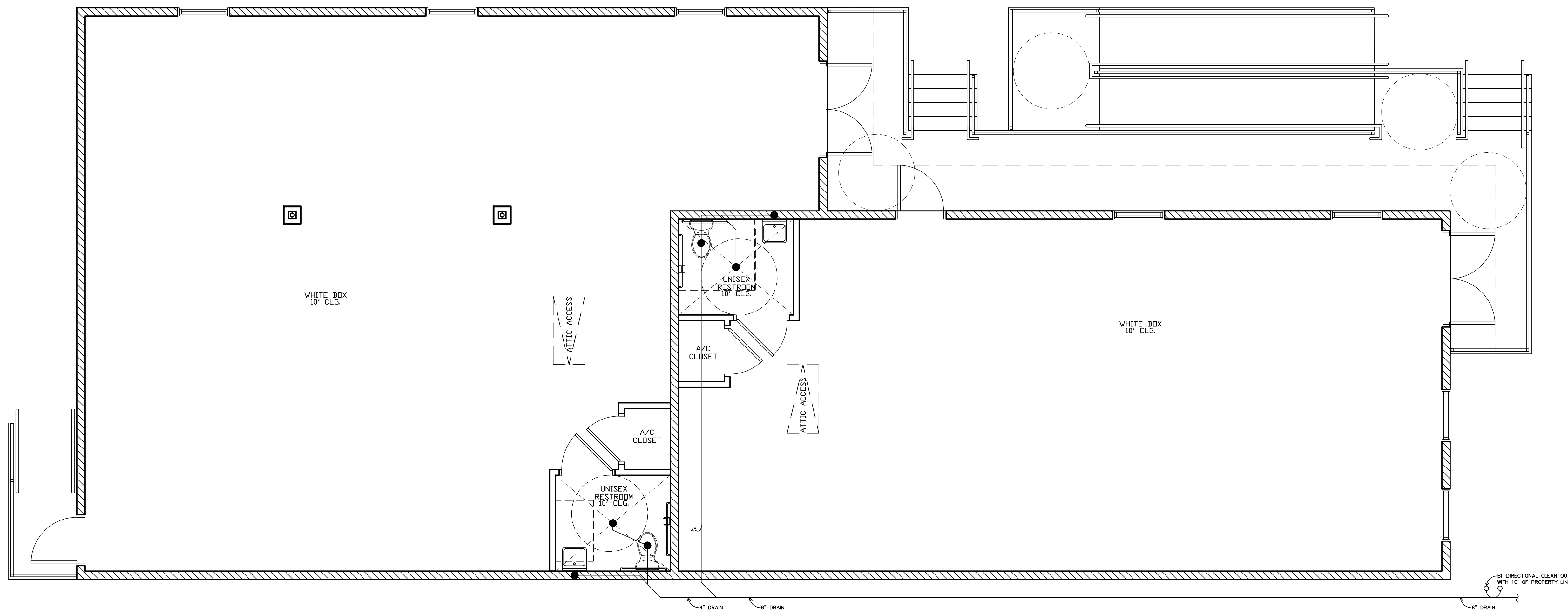


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 Checked: TEP

Sheet Title:
WATER DISTRIBUTION & NOTES

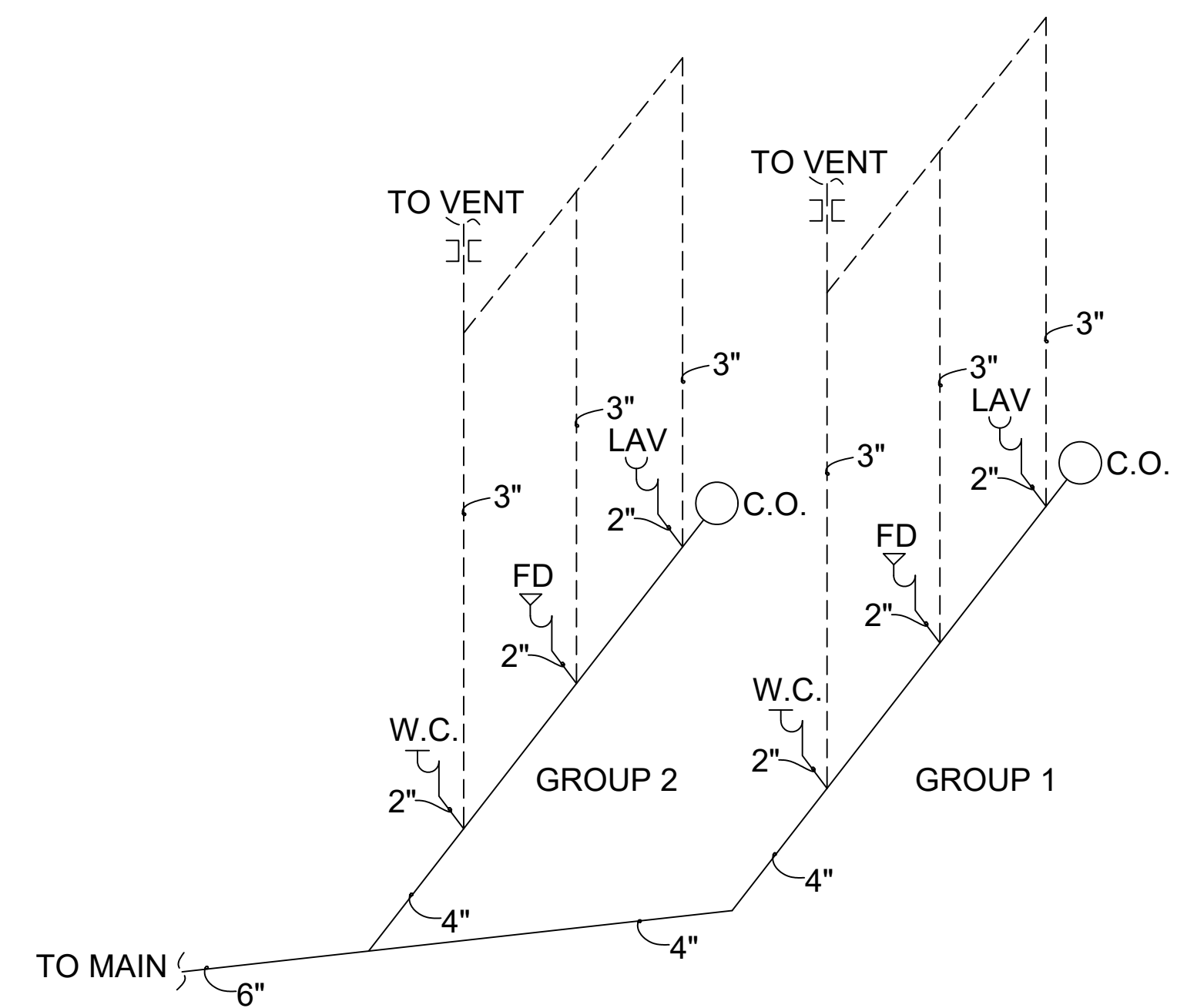
Drawing No.

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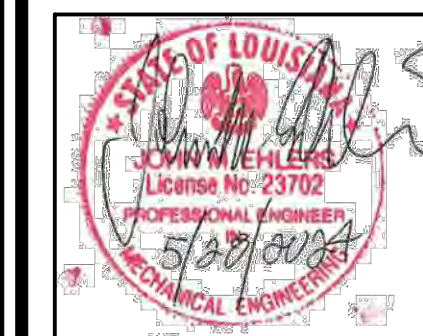


1 SEWER PLAN
 P-1 SCALE: 1/4"=1'-0"

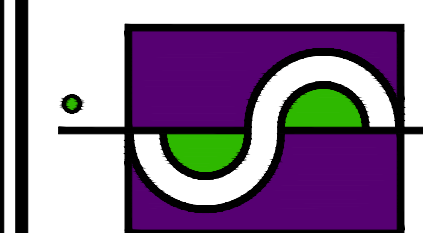
PLUMBING LEGEND	
C.O.	CLEAN OUT
F.D.	FLOOR DRAIN
H.D.	HUB DRAIN
LAV	LAVATORY
W.C.	WATER CLOSET
W.H.	WATER HEATER
DW	DISHWASHER
	DRAIN
	HOT WATER
	COLD WATER
	GREASE TRAP LINE



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 ORLEANS PARISH



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Date: 05-20-2024
 Drawn: LG
 Checked: TEP

Sheet Title:
SEWER
PLAN & RISER

Drawing No.

P-2