GENERAL NOTES

All standards for construction, materials and execution of the work shall conform to all adopted codes, standards, and regulations of the AHJ.

The drawings and specifications, including drawings prepared by specific engineering disciplines, are complimentary. Items shown in any one location shall be requirements of the contract for construction. The Architect shall be notified of any discrepancies or omissions which would interfere will the satisfactory completion of the work.

Contractor and subcontractors are to familiarize themselves with the construction site and verify existing conditions, site grades and locations of all utilities prior to commencing construction. Any deviation or changes necessary to achieve the installations shown shall be called to the attention of the architect.

All manufactured articles, materials and equipment shall be supplied, installed, connected, erected, used, cleaned, and conditioned as directed by the manufacturers, unless otherwise noted

Contractor shall at all times keep premises free from accumulation of demolition debris, waste materials or rubbish caused by his operation and shall remove no less than weekly all debris from and about the project.

When all or a part of this structure is open to the exterior, protect interior from wind, storm, rain and vandalism.

Provide blocking for all surface mounted, semi-recessed or recessed items such as accessories, grab bars, closet rods and shelves, drapery rods, shower curtain rods, countertops, etc.

Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect prior to continuing construction of area in question.

Provide separation at all dissimilar metals.

All exterior exposed work shall be installed in such a manner as to assure weather tight condition. Contractor shall provide all caulking and weather barrier materials required for weather tight conditions. All occupied spaces shall receive an insulation barrier that is continuous at all exterior wall, ceiling and floor surfaces.

The General Contractor shall submit in writing all proposals for additional work to the Architect for review and approval. No work is to proceed until a signed proposal is returned to the general contractor.

The General Contractor shall submit all subcontractors shop drawings to the architect for written approval prior to work being performed.

The General Contractor is responsible for final and thorough cleaning of all surfaces, finishes and equipment and shall deliver the premises in "move-in" condition.

PROJECT DIRECTORY

OWNER:
Elmwood Expansion Retail, LLC
Will Place, L+A Retail
Patrick Schindler, Felicity Property Co
1400 S Clearview Pkwy, Suite 1166
Elmwood, LA 70123

CIVIL:
Duplantis Design Group
Scott Tabary
1 Galleria Blvd, Suite 1506
Metairie, Louisiana 70001
504-434-6565
stabary@ddgpc.com

LANDSCAPE:
Daly Sublette Landscape Architects
Brian Sublette
216 Ridgelake Dr
Metairie, LA 70001
504-832-9775
brian@dalysublette.com

ARCHITECT:
Bell Butler Design and Architecture
Megan Bell
2518 Saint Claude Avenue
New Orleans, LA 70117
504-754-1085
megan@bell-butler.com

STRUCTURAL:
Axis Engineering
James Heaslip
3500 N Causeway Blvd STE 500
Metairie, LA 70002
504-380-0800
james@axisengr.com

MEP:
Laginiappe Consulting Group
Patrick Webre
1305 Distributors Row Ste K
Elmwood, LA 70123
504-338-4584
pwebre@lcg-mep.com

SYMBOLS LEGEND

GRAPHIC SYMBOLS

BUILDING SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

CABINET TYPE SYMBOL:
UPPER=CABINET STYLE
LOWER=CABINET SIZE IN INCHES

WALL SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

DETAIL SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

EXTERIOR ELEVATION SYMBOL:
UPPER=THE ELEVATION NUMBER
LOWER=THE SHEET WHERE DRAWN

STRUCTURAL GRIDLINE IDENTIFIER

INTERIOR ELEVATION SYMBOL: THE DARKENED CORNERS INDICATE DRAWN WALLS. ELEVATION DRAWINGS ARE ARRANGED NUMERICALLY BY ROOM NUMBER ON THE INTERIOR ELEVATION SHEETS.

MATCHLINE FLAG

PLAN AND TRUE NORTH INDICATOR: THE HEAVY LINE REPRESENTS PLAN NORTH (USUALLY TOWARD THE TOP OF THE SHEET) THE SMALL ARROW INDICATES TRUE NORTH (IF DIFFERENT FROM PLAN NORTH).

PATTERN SET OUT POINT

WALL TYPE INDICATOR: REFER TO THE WALL TYPES SHEET FOR WALL TYPE ASSEMBLY.

WINDOW OR LOUVER TAG

DOOR TAG

FINISH TAG

FIXTURE TAG

WORK NOTE INDICATOR

9'-0" CEILING HEIGHT ABOVE FLOOR

DETAIL IDENTIFICATION: DASHED LINE INDICATES EXTENT OF ENLARGED PLAN OR DETAIL

ROOM IDENTIFICATION:

DISCIPLINE INDEX

A	ARCHITECTURAL
AV	AUDIO VISUAL
C	CIVIL OR SURVEY
D	DEMOLITION
E	ELECTRICAL
G	GENERAL INFORMATION
I	INTERIORS
L	LANDSCAPE
M	MECHANICAL
P	PLUMBING
S	STRUCTURAL
T	TECHNOLOGY
VT	VERTICAL TRANSPORTATION

CONTENT INDEX

0	GENERAL INFORMATION AND STANDARDS
1	PLANS INCLUDING SITE, FLOOR, CEILING AND ROOF DRAWINGS
2	EXTERIOR ELEVATIONS
3	BUILDING SECTIONS
4	ENLARGED PLANS, SECTIONS AND ELEVATIONS
5	DETAILS
6	SCHEDULES
7	SUPPLEMENTAL DWGS
8	SUPPLEMENTAL DRAWINGS

SHEET NUMBERING

DISCIPLINE ABBREVIATION
DRAWING CONTENT CATEGORY
SHEET NUMBER

A101

MATERIAL PATTERNS

BATT INSULATION

BRICK

CAST-IN-PLACE CONCRETE

CONCRETE BLOCK

EARTH OR BACKFILL

STEEL

PLASTER & GYPSUM BOARD

PLYWOOD

PRECAST CONCRETE

RIGID INSULATION

TEXT SYMBOLS

&	AND
@	AT
X	BY
#	POUND OR NUMBER
/ OR :	PER
X'	(X) FEET
X"	(X) INCHES

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THE SET. SYMBOLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWINGS

A/C	AIR CONDITIONING
ACST	ACOUSTIC
ACR	ACRYLIC
AD	AREA DRAIN
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJST	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AL	ALTERNATE
ANOD	ANODIZED
APC	ACOUSTICAL CEILING TILE
APPROX	APPROXIMATE (LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BTWN	BETWEEN
BLDG	BUILDING
BLK(G)	BLOCK (ING)
BM	BEAM
BO	BY OTHERS
BOT	BOTTOM
BR	BACKER ROD
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CFM	CUBIC FEET/MINUTE
CG	CORNER GUARD
CIPC	CAST-IN-PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR (ANCE)
CMU	CONCRETE MASONRY UNIT
CTR	CENTER
CO	CLEANOUT
COL	COLUMN
COMP	COMPRESS(ED, ION, IBLE, OR)
CONST	CONSTRUCTION
CONC	CONCRETE
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACT (OR)
COORD	COORDINATE
CORR	CORRIDOR
CORRUG	CORRUGATED
CPT	CARPET (ED)
CT	CERAMIC TILE
CSNK	COUNTERSINK/COUNTERSUNK
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DIAM	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DP	DEEP
DPF	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRIC (AL)
ENC	ENCLOSE (URE)
ENT	ENTRANCE
EQ	EQUAL
EQP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXPN	EXPANSION
EXT	EXTERIOR
FBO	FURNISHED BY OWNER
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FEX	FIRE EXTINGUISHER
FIN	FINISH(ED)
FLR(G)	FLOOR (ING)
FND	FOUNDATION
FOS	FACE OF STUD
FR	FIRE RESISTIVE
FT	FOOT, FEET
FTG	FOOTING
FUT	FUTURE
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GBAR	GRAB BAR
GC	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
HB	HOSE BIB
HC	HOLLOW CORE
HCAP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING/VENTILATION/AC
HW	HOT WATER
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IN	INCH(ES)
INCAN	INCANDESCENT
INCL	INCLUDE (D), (ING)
INFO	INFORMATION
INS	INSULATE (D), (ION)
INT	INTERIOR
INV	INVERT
JT	JOINT
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LB	POUND(S)
LIB	LIBRARY
LIN	LINEAL
LKR	LOCKER
LT	LIGHT
MAINT	MAINTAIN (ENANCE)
MAS	MASONRY
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MECH	MECHANIC (AL)
MET	METAL
MFR	MANUFACTURE (ER)
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MT	MOUNT (ED), (ING)
MTL	MATERIAL (S)
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NONE REQUIRED
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OB	OBSCURE
OC	ON CENTER (S)
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PAR	PARALLEL
PC	PRECAST CONCRETE
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PNT	PAINT(ED)
PRN	PORCELAIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWD	PLYWOOD
QTY	QUANTITY
R	RESISTANCE, THERMAL, RISER
RB	RESILIENT BASE
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REFERENCE, REFER TO
REINF	REINFORCING
REM	REMOVE
REQ	REQUIRE (D)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RESTROOM
SC	SOLID CORE
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION (S)
SPL	SPECIAL
SQ	SQUARE
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUC	STRUCTURAL
SUS	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK (NESS)
THR	THRESHOLD
THRU	THROUGH
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CURB
TOI	TOP OF INSULATION
TOP	TOP OF PARAPET
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOSTL	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPART	TOILET PARTITION
TR	TRANSOM
TRTD	PRESSURE TREATED
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
TZ	TERRAZZO
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VAR	VARIABLE (VARIES)
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WP (G)	WATERPROOF (ING)
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC

SHEET TABLE OF CONTENTS

GENERAL

G000	COVER
G001	ACCESSIBILITY STANDARDS
G002	CODE AND ZONING
G101	ARCHITECTURAL SITE PLAN
G102	3D VIEWS
G103	BIRD'S EYE 3D VIEWS
G104	AXONS

CIVIL

C-1	DEMOLITION PLAN
C-2	OVERALL SITE PLAN
C-2.1	SITE PLAN
C-3	DRAINAGE PLAN
C-3.1	GRADING PLAN
C-3.2	GRADING PLAN
C-4.1	UTILITY PLAN
C-4.2	UTILITY PLAN
C-5	EROSION CONTROL PLAN
C-6	SITE & GRADING DETAILS
C-6.1	SITE & GRADING DETAILS
C-6.2	UTILITY & EROSION DETAILS
C-6.3	JEFFERSON PARISH DETAILS
C-6.4	JEFFERSON PARISH DETAILS
C-6.5	JEFFERSON PARISH DETAILS

LANDSCAPE

L-1.0	MAIN THOROUGHFARE
L-1.1	RESTAURANT AND PARKING
L-1.2	PEDESTRIAN PLAZA
L-1.3	BUILDING ALLEY
L3.0	IRRIGATION PLAN
L3.1	IRRIGATION PLAN + SCHEDULE
L4.0	PLANTING PLAN
L4.1	PLANTING PLAN
L4.2	PLANTING PLAN
L4.3	PLANTING PLAN
L4.4	PLANTING PLAN
L5.0	LIGHTING PLAN

STRUCTURAL

S-000A	NOTES
S-000B	NOTES
S-000C	NOTES
S-100	PILE PLAN - BUILDING 1 / AREA A
S-101	PILE PLAN - BUILDING 1 / AREA B
S-110	FOUNDATION PLAN - BUILDING 1 / AREA A
S-111	FOUNDATION PLAN - BUILDING 1 / AREA B
S-112	FOUNDATION DETAILS - BUILDING 1 / AREA B
S-120	CEILING FRAMING PLAN - BUILDING 1 / AREA A
S-121	CEILING FRAMING PLAN - BUILDING 1 / AREA B
S-130	ROOF FRAMING PLAN - BUILDING 1 / AREA A
S-131	ROOF FRAMING PLAN - BUILDING 1 / AREA B
S-200	PILE PLAN - BUILDING 2 / AREA A
S-201	PILE PLAN - BUILDING 2 / AREA B
S-210	FOUNDATION PLAN - BUILDING 2 / AREA A
S-211	FOUNDATION PLAN - BUILDING 2 - AREA B
S-212	FOUNDATION DETAILS - BUILDING 2 / AREA B
S-220	CEILING FRAMING PLAN - BUILDING 2 / AREA A
S-221	CEILING FRAMING PLAN - BUILDING 2 / AREA B
S-230	ROOF FRAMING PLAN - BUILDING 2 / AREA A
S-231	ROOF FRAMING PLAN - BUILDING 2 / AREA B
S-300	PILE PLAN - BUILDING 3 / AREA A
S-301	PILE PLAN - BUILDING 3 / AREA B
S-302	PILE PLAN - BUILDING 3 / AREA C
S-303	PILE PLAN - BUILDING 3 / AREA D
S-304	PILE PLAN - BUILDING 3 / AREA E
S-305	PILE PLAN - BUILDING 3 / AREA F
S-310	FOUNDATION PLAN - BUILDING 3 / AREA A
S-311	FOUNDATION PLAN - BUILDING 3 / AREA B
S-312	FOUNDATION PLAN - BUILDING 3 / AREA C
S-313	FOUNDATION PLAN - BUILDING 3 / AREA D
S-314	FOUNDATION PLAN - BUILDING 3 / AREA E
S-315	FOUNDATION PLAN - BUILDING 3 / AREA F
S-316	FOUNDATION DETAILS - BUILDING 3
S-320	CEILING FRAMING PLAN - BUILDING 3 / AREA A
S-321	CEILING FRAMING PLAN - BUILDING 3 / AREA B
S-322	CEILING FRAMING PLAN - BUILDING 3 / AREA C
S-323	CEILING FRAMING PLAN - BUILDING 3 / AREA D
S-324	CEILING FRAMING PLAN - BUILDING 3 / AREA E
S-325	CEILING FRAMING PLAN - BUILDING 3 / AREA F
S-330	ROOF FRAMING PLAN - BUILDING 3 / AREA A
S-331	ROOF FRAMING PLAN - BUILDING 3 / AREA B
S-332	ROOF FRAMING PLAN - BUILDING 3 / AREA C
S-333	ROOF FRAMING PLAN - BUILDING 3 / AREA D
S-334	ROOF FRAMING PLAN - BUILDING 3 / AREA E
S-335	ROOF FRAMING PLAN - BUILDING 3 / AREA F

ARCHITECTURAL

A1-100	BLDG 1 FLS
A1-101	BLDG 1 PLANS
A1-102	BLDG 1 - ROOF PLAN & RCP
A1-201	BLDG 1 ELEVATIONS
A1-301	BLDG 1 SECTIONS
A1-601	OPENINGS + SCHEDULES
A1-901	BLDG 1 3D VIEWS
A1-902	BLDG 1 AXONS
A2-100	BLDG 2 FLS
A2-101	BLDG 2 PLANS
A2-102	BLDG 2 - ROOF PLAN & RCP
A2-201	BLDG 2 ELEVATIONS
A2-301	BLDG 2 SECTIONS
A2-601	OPENINGS + SCHEDULES
A2-901	BLDG 2 3D VIEWS
A2-902	BLDG 2 AXONS
A3-100	BLDG 3 FLS
A3-101	BLDG 3 - SLAB EDGE PLAN
A3-102	BLDG 3 PLAN
A3-151	BLDG 3 - REFLECTED CEILING PLAN
A3-152	BLDG 3 ROOF PLAN
A3-201	BLDG 3 - ELEVATIONS
A3-202	BLDG 3 - ELEVATIONS
A3-301	BLDG 3 SECTIONS
A3-601	OPENINGS + SCHEDULES
A3-901	BLDG 3 - 3D VIEWS
A3-902	BLDG 3 - AXONS
A500	TYPICAL DETAILS
A501	WALL SECTIONS
A502	WALL SECTIONS
A503	WALL SECTIONS
A504	WALL SECTIONS
A505	WALL SECTIONS
A506	WALL SECTIONS
A507	WALL SECTIONS
A508	WALL SECTIONS
A509	WALL SECTIONS
A510	WALL SECTIONS

MECHANICAL

M0-000	MECHANICAL LEGEND AND NOTES
M1-100	BLDG 1 MECHANICAL PLAN
M2-100	BLDG 2 MECHANICAL PLAN
M3-100	BLDG 3 MECHANICAL PLAN

ELECTRICAL

E0-000	ELECTRICAL SCHEDULES AND NOTES
E0-001	ELECTRICAL DETAILS
E0-100	ELECTRICAL SITE PLAN
E1-100	BLDG 1 ELECTRICAL PLAN
E2-100	BLDG 2 ELECTRICAL PLAN
E3-100	BLDG 3 ELECTRICAL PLAN

PLUMBING

P0-000	PLUMBING LEGEND AND NOTES
P0-001	PLUMBING DETAILS
P1-100	BLDG 1 PLUMBING PLAN
P2-100	BLDG 2 PLUMBING PLAN
P3-100	BLDG 3 PLUMBING PLAN

BELL BUTLER
DESIGN + ARCHITECTURE
2518 SAINT CLAUDE AVENUE NEW ORLEANS LOUISIANA . 70117
(504) 754-1085
www.bell-butler.com

MEGAN BELL
LIC. NO. 23806
STATE OF LOUISIANA
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION / FOR PERMIT ONLY

Elmwood Retail Expansion

5108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

ISSUE:
PERMIT

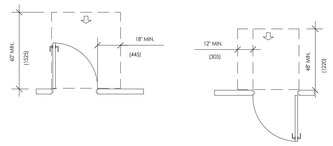
DATE:
OCTOBER 16, 2026

No.	Description	Date

COVER

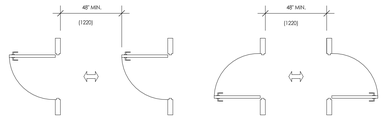
G000

DOORS AND DOORWAYS



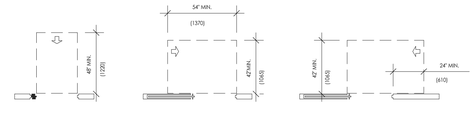
(A) FRONT APPROACH, PULL SIDE
(B) FRONT APPROACH, PUSH SIDE
*ADDITIONAL 12" REQUIRED IF DOOR IS EQUIPPED WITH BOTH A CLOSER AND A LATCH
(C) HINGE APPROACH, PULL SIDE
(D) HINGE APPROACH, PULL SIDE
(E) HINGE APPROACH, PUSH SIDE
(F) LATCH APPROACH, PULL SIDE
(G) LATCH APPROACH, PUSH SIDE

FIG. 404.2.4.1
MANEUVERING CLEARANCE AT SWINGING DOORS



(A)
(B)

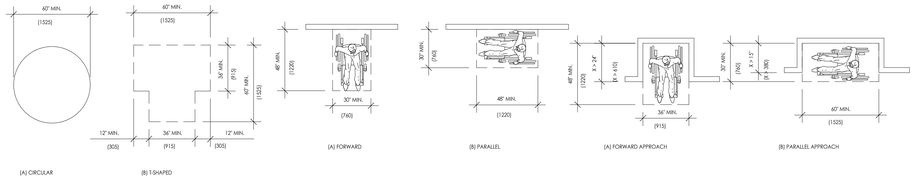
FIG. 404.2.6
TWO DOORS IN A SERIES



(A) FRONT APPROACH
(B) POCKET OR HINGE APPROACH
(C) STOP OR LATCH APPROACH

FIG. 404.2.4.2
MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

CLEAR FLOOR SPACE



(A) CIRCULAR
(B) T-SHAPED

FIG. 304.3
SIZE OF WHEELCHAIR TURNING SPACE

(A) FORWARD
(B) PARALLEL

FIG. 405.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

(A) FORWARD APPROACH
(B) PARALLEL APPROACH

FIG. 305.7
MANEUVERING CLEARANCE IN AN ALCOVE

FIG. 304.3
KNEE CLEARANCE

FIG. 306.2
TOE CLEARANCE

FIG. 307.4
REDUCED VERTICAL CLEARANCE

REACH RANGES

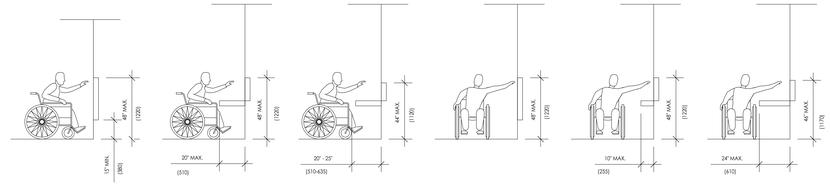


FIG. 308.2.1
UNOBSTRUCTED FORWARD REACH

FIG. 308.2.2
OBSTRUCTED HIGH FORWARD REACH

FIG. 308.3.1
UNOBSTRUCTED SIDE REACH

FIG. 308.3.2
OBSTRUCTED HIGH SIDE REACH

GENERAL SITE AND BUILDING ELEMENTS

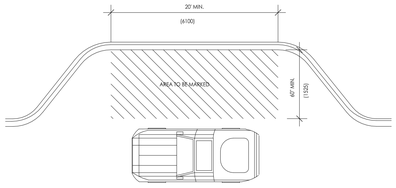


FIG. 503.3
PASSENGER LOADING ZONE ACCESS AISLE

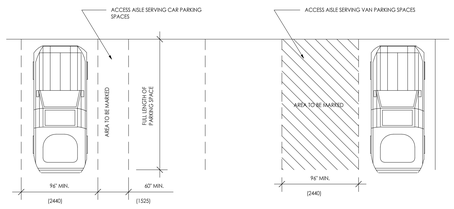
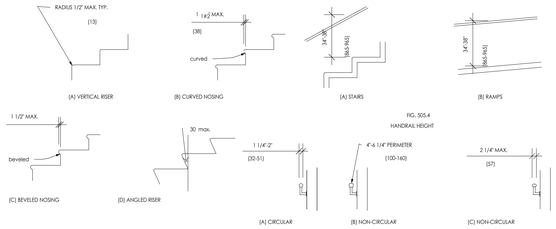


FIG. 502.2/502.3
VEHICLE PARKING SPACE/
PARKING SPACE ACCESS AISLE



(A) VERTICAL RISER
(B) CURVED NOSING
(A) STAIRS
(B) RAMPS

FIG. 505.4
HANDRAIL HEIGHT

FIG. 505.5
HANDRAIL CLEARANCE

(C) BEVELED NOSING
(D) ANGLED RISER

FIG. 504.5
STAIR NOSINGS

(A) CIRCULAR
(B) NON-CIRCULAR
(C) NON-CIRCULAR

FIG. 505.7
HANDRAIL CROSS SECTION

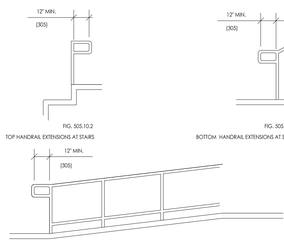


FIG. 505.10.2
TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

FIG. 505.10.2
BOTTOM HANDRAIL EXTENSIONS AT STAIRS

FIG. 505.10.1
TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

FIG. 504.2
TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS

BUILDING BLOCKS

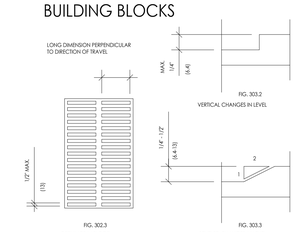


FIG. 303.2
VERTICAL CHANGES IN LEVEL

FIG. 302.3
OPENINGS IN FLOOR OR GROUND SURFACES

FIG. 303.3
BEVELED CHANGES IN LEVEL

COMMUNICATION ELEMENTS AND FEATURES

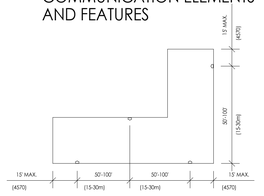
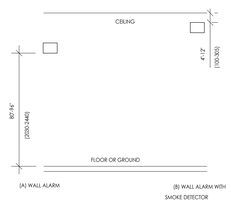


FIG. 702.3.5.1
APPLIANCE SPACING IN CORRIDORS



(A) WALL ALARM
(B) WALL ALARM WITH SMOKE DETECTOR

FIG. 702.3.3.1
LOCATION OF WALL-MOUNTED APPLIANCES

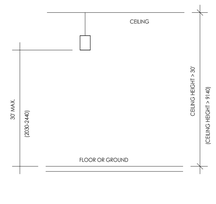
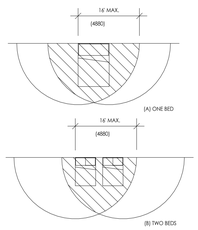


FIG. 702.3.3.2
LOCATION OF CEILING-MOUNTED APPLIANCES



(A) ONE BED
(B) TWO BEDS

FIG. 702.3.6.2
APPLIANCE LOCATION IN SLEEPING ROOMS

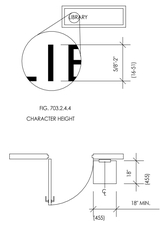
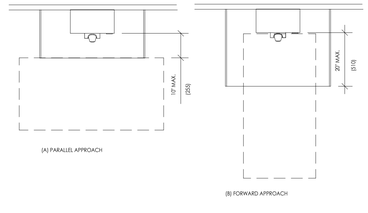


FIG. 703.2.4.4
CHARACTER HEIGHT

FIG. 703.2.8
MOUNTING LOCATION AT DOORS



(A) PARALLEL APPROACH
(B) FORWARD APPROACH

FIG. 704.2.1
CLEAR FLOOR OR GROUND SPACE FOR TELEPHONES

PROTRUDING OBJECTS

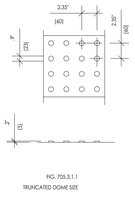


FIG. 705.3.1.1
TRUNCATED DOME SIZE

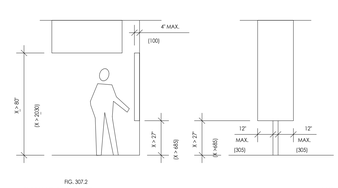
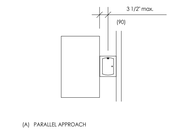


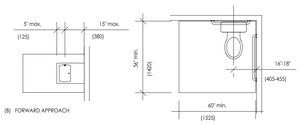
FIG. 307.2
LIMITS OF PROTRUDING OBJECTS

FIG. 307.3
POST-MOUNTED PROTRUDING OBJECTS

PLUMBING ELEMENTS AND FACILITIES



(A) PARALLEL APPROACH



(B) FORWARD APPROACH

FIG. 602.5
DRINKING FOUNTAIN SPOUT LOCATION

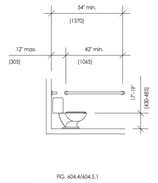


FIG. 604.4/604.5.1
HEIGHT OF WATER CLOSET/
SIDE WALL GRAB BAR FOR WATER CLOSET

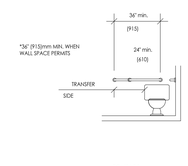


FIG. 604.3/604.3.1
WATER CLOSET LOCATION/
SIZE CLEARANCE

FIG. 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

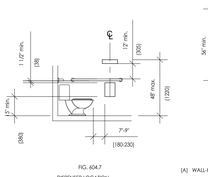
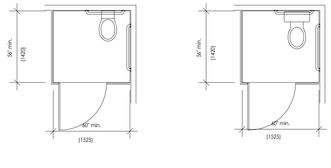


FIG. 604.7
DISPENSER LOCATION



(A) WALL-HUNG WATER CLOSET
(B) FLOOR-MOUNTED WATER CLOSET

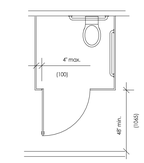


FIG. 604.8.3
TOILET COMPARTMENT DOORS

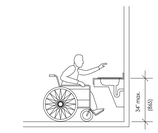


FIG. 606.3
HEIGHT OF LAVATORIES AND SINKS

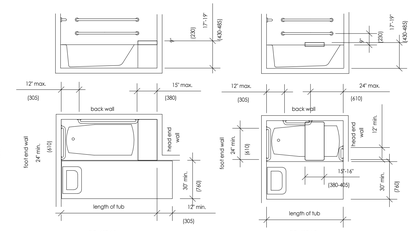


FIG. 607.4.1
GRAB BARS FOR BATHTUBS
WITH PERMANENT SEATS
(WITH FIG. 607.2 CLEARANCES)

FIG. 607.4.2
GRAB BARS FOR BATHTUBS
WITHOUT PERMANENT SEATS
(WITH FIG. 607.2 CLEARANCES)

FIG. 607.5
LOCATION OF BATHTUB CONTROLS

FIG. 608.2.1/608.3.1
TRANSFER-TYPE SHOWER COMPARTMENT WITH GRAB BARS

FIG. 608.2.2
STANDARD ROLL-IN-TYPE
SHOWER COMPARTMENT

FIG. 608.2.2
STANDARD ROLL-IN-TYPE
SHOWER COMPARTMENT

FIG. 610.3.1
RECTANGULAR SHOWER
COMPARTMENT SEAT

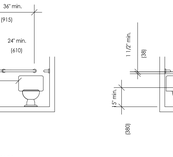
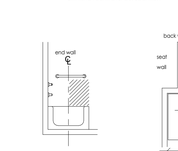
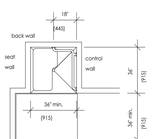


FIG. 610.3.2
L-SHAPED SHOWER
COMPARTMENT SEAT

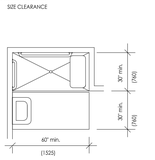
FIG. 609.3
SPACING OF GRAB BARS



(A) STANDARD ROLL-IN-TYPE SHOWER

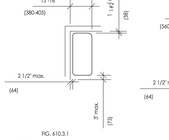


(B) ROLL-IN-TYPE SHOWER WITH SEAT

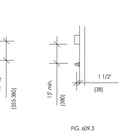


(C) GRAB BARS IN ROLL-IN-TYPE SHOWERS

FIG. 608.3.2
GRAB BARS IN ROLL-IN-TYPE SHOWERS



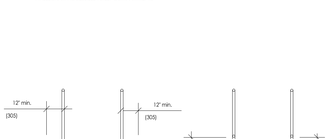
(A)



(B)

FIG. 608.5
CONTROLS IN TRANSFER-TYPE
SHOWERS

FIG. 608.6
LOCATION OF SHOWER SPRAY UNIT



(A) EXTENDED SURFACE
(B) CURB OR BARRIER

FIG. 405.9
RAMP EDGE PROTECTION

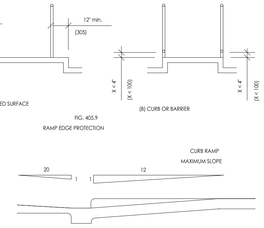


FIG. 406.3
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

(A) CUT THROUGH AT ISLAND

(A)

(B)

(C)

FIG. 406.4
SIDES OF CURB RAMPS

FIG. 407.2.2
ELEVATOR CALL BUTTONS

ACCESSIBLE ROUTES

FIG. 403.5
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

FIG. 403.5.1
CLEAR WIDTH AT TURN

(A) HINGED DOOR

(B) SLIDING DOOR
(C) FOLDING DOOR

FIG. 404.2.3
CLEAR WIDTH OF DOORWAYS

(A)

(B)

FIG. 405.7
RAMP LANDINGS

(B) CURB RAMP AT ISLAND

FIG. 406.12
ISLANDS

(A)

(B)

FIG. 406.11
DIAGONAL CURB RAMPS

FIG. 407.2.3.2.1
HEIGHT OF ELEVATOR VISIBLE SIGNALS

BELL BUTLER
DESIGN + ARCHITECTURE
2518 SAINT CLAUDE AVENUE NEW ORLEANS LOUISIANA . 70117
(504) 754-1085
www.bell-butler.com

MEGAN BELL
LIC. NO. 23080
STATE OF LOUISIANA
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION / FOR PERMIT ONLY

Elmwood Retail Expansion

5108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

ISSUE:
PERMIT

DATE:
OCTOBER 16, 2026

No.	Description	Date

ACCESSIBILITY STANDARDS

G001

ZONING ZUMMARY - BLDG 1

ADDRESS	5112 CITRUS BOULEVARD ELMWOOD, LA 70123
SUBDIVISION	ELMWOOD VILLAGE CENTER
LOT	3130168 / C-1B-A6
LOT AREA	229,239 SF/5.26 ACRES
ZONING	C2 GENERAL COMMERCIAL DISTRICT
PERMITTED USES	RETAIL STORES AND ESTABLISHMENTS
BULK AND YARD	MAX BLDG HEIGHT: 65' FRONT YARD: NONE SIDE YARD: NONE REAR YARD: NONE

ZONING ZUMMARY - BLDG 2

ADDRESS	5116 CITRUS BOULEVARD ELMWOOD, LA 70123
SUBDIVISION	ELMWOOD VILLAGE CENTER
LOT	3130168 / C-1B-A6
LOT AREA	**###,### SF/#.## ACRES**
ZONING	C2 GENERAL COMMERCIAL DISTRICT
PERMITTED USES	RETAIL STORES AND ESTABLISHMENTS
BULK AND YARD	MAX BLDG HEIGHT: 65' FRONT YARD: NONE SIDE YARD: NONE REAR YARD: NONE

ZONING ZUMMARY - BLDG 3

ADDRESS	5108 CITRUS BOULEVARD ELMWOOD, LA 70123
SUBDIVISION	ELMWOOD VILLAGE CENTER
LOT	**###### / C-1B-A6**
LOT AREA	196,836 SF / 4.52 ACRES
ZONING	I-MU INDUSTRIAL MIXED-USE
PERMITTED USES	GENERAL SALES OR SERVICES FOOD SERVICES
BULK AND YARD	MAX BLDG HEIGHT: NONE FRONT YARD: 10' SETBACK REAR YARD: 10' SETBACK SIDE YARD: 10' SETBACK CORNER/INTERIOR CORNER: 10' SETBACK I-MU PROPERTY BUFFER: FENCING AND 10' LANDSCAPE BUFFER REQUIRED* *WILL REQUIRE VARIANCE

CODE COMPLIANCE

2021 International Building Code
2021 International Residential Code
2021 International Mechanical Code
2021 International Fuel Gas Code
2021 International Plumbing Code
2021 National Electrical Code
NFPA 101 Life Safety Code
2010 ADA Standards for Accessible Design

PROJECT INFORMATION

SCOPE OF WORK
THE SCOPE OF WORK IS LIMITED TO THE NEW CONSTRUCTION OF (3) MIXED USE BUILDINGS, INCLUDING CORE AND SHELL LEVEL COMMERCIAL SPACE

DESCRIPTION OF USE
THE GROUND LEVEL CORE AND SHELL COMMERCIAL SPACES ARE INTENDED TO BE BUSINESS, RETAIL, AND ASSEMBLY OCCUPANCIES

OCCUPANCY

A-2 ASSEMBLY
M MERCANTILE
B BUSINESS

NON-SEPARATED OCCUPANCIES

GENERAL BLDG INFO

CONSTRUCTION TYPE: II-B, UNPROTECTED, NON-COMBUSTIBLE

BLDG 1 FOOTPRINT
17,795 SF

BLDG 2 FOOTPRINT
13,140 SF

BLDG 3 FOOTPRINT
39,070 SF

BLDG HEIGHT: 504.3
UNLIMITED

BLDG STORIES: 504.4
UNLIMITED

BLDG AREA FACTOR: 506.2, S1
A-2: 38,000 SF
B: 92,000 SF
M: 50,000 SF

FIRE RATED CONSTRUCTION

CONSTRUCTION TYPE	TYPE II-B
IBC 601	
FIRE RESISTANCE RATING REQS	
STRUCTURAL FRAME	0HR
EXTERIOR WALLS	0HR
INTERIOR NON-BEARING WALLS	0HR
FLOOR CONSTRUCTION	0HR
ROOF CONSTRUCTION	0HR

NON-COMBUSTIBLE CONSTRUCTION
IBC 603.1.1
FIRE RETARDANT TREATED WOOD PERMITTED IN NON-BEARING PARTITIONS.

FIRE-RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FSD
IBC TABLE 705.5
X = FIRE SEPARATION DISTANCE
II-B OCCUPANCY GROUPS A, B, M $10 \leq X \leq 30$ = 0HR

FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM
NFPA 13

FIRE ALARM SYSTEM
NFPA 72

PORTABLE FIRE EXTINGUISHERS
IFC 906.1
1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OCCUPANCIES.
2. FIRE EXTINGUISHERS WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT
3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED, OR DISPENSED

IFC 906.3(1)
MAX TRAVEL DISTANCE TO EXTINGUISHER: 75'
*FIRE EXTINGUISHERS TO BE PROVIDED WITH TENANT BUILD OUT

MEANS OF EGRESS

EGRESS CAPACITY
NFPA 7.3.3.1
COMPONENTS: 0.2"/PERSON

NUMBER OF MEANS OF EGRESS
NFPA 7.4
OCCUPANT LOAD < 50 : 1
OCCUPANT LOAD 50-500: 2
OCCUPANT LOAD 500-1000: 3

REMOTENESS OF EXITS
NFPA 7.5.1.3.3
MIN. SEPARATION DISTANCE IS 1/3 THE DIAGONAL IN FULLY SPRINKLERED BUILDINGS.

EXIT ACCESS TRAVEL DISTANCE
IBC TABLE 1017.2; NFPA 101 TABLE A.7.6.
WITH AUTOMATIC SPRINKLER SYSTEM
- A, M: 250'
- B: 300'

TRAVEL DISTANCE
NFPA TABLE A.7.6
SPRINKLERED ASSEMBLY

COMMON PATH OF TRAVEL LIMIT	75'
*COMMON PATH SERVING >50 OCC =	20' / <50OCC = 75'
DEAD END LIMIT	20'
TRAVEL DISTANCE LIMIT	250'

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
IBC TABLE 1006.2.1
A-2 ASSEMBLY

MAX. OCCUPANT LOAD:	49 OCCUPANTS
MAX. COMMON PATH OF EGRESS TRAVEL:	75'

M MERCANTILE

MAX. OCCUPANT LOAD:	49 OCCUPANTS
MAX. COMMON PATH OF EGRESS TRAVEL:	75'

PANIC HARDWARE
NFPA 12.2.2.3
PANIC HARDWARE REQUIRED ON LATCHING DOORS SERVING 100 OR MORE OCCUPANTS

MAIN ENTRANCE / EXIT
NFPA 12.2.3.6.4
THE MAIN ENTRANCE/EXIT SHALL ACCOMMODATE 1/2 THE OCCUPANT LOAD.

SIZE OF DOORS
IBC 1010.1.1

MIN. CLEAR WIDTH	32"
MAX. SWINGING DOOR WIDTH	48"

EXIT DISCHARGE
IBC 1028.2; NFPA 101 7.7.1.1
EXIT DISCHARGE SHALL BE NOT LESS THAN THE MINIMUM CAPACITY OF EXITS SERVED.

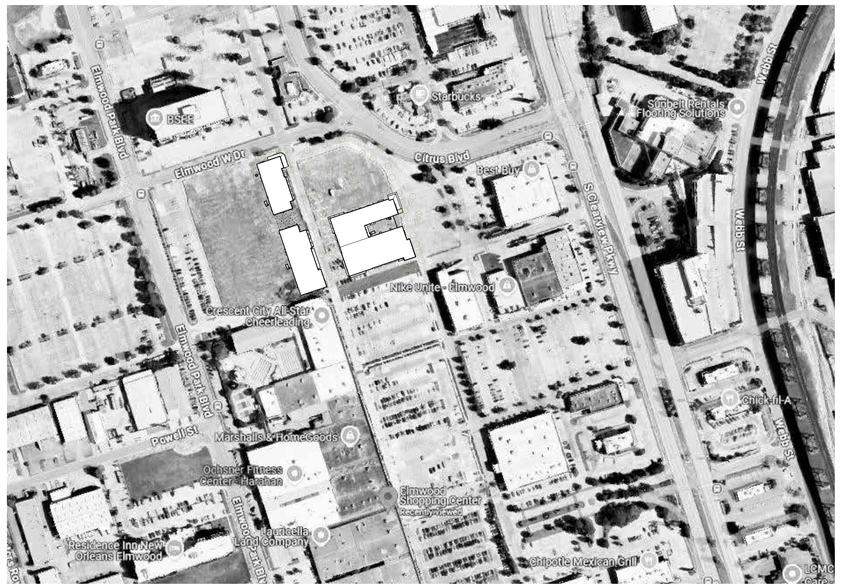
MEANS OF EGRESS CONT.

COMMON PATH OF TRAVEL
NFPA 101 36.2.5.3
COMMON PATHS OF TRAVEL SHALL BE LIMITED BY ANY OF THE FOLLOWING:
1. COMMON PATHS OF TRAVEL SHALL NOT EXCEED 75 FT (23 M) IN MERCANTILE OCCUPANCIES CLASSIFIED AS LOW OR ORDINARY HAZARD.
2. COMMON PATHS OF TRAVEL SHALL NOT EXCEED 100 FT (30 M) IN MERCANTILE OCCUPANCIES CLASSIFIED AS LOW OR ORDINARY HAZARD WHERE THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1).
3. COMMON PATHS OF TRAVEL SHALL NOT BE PERMITTED IN MERCANTILE OCCUPANCIES CLASSIFIED AS HIGH HAZARD.

NFPA 36.2.5.11
EXIT ACCESS IN CLASS A AND CLASS B MERCANTILE OCCUPANCIES THAT ARE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1), AND EXIT ACCESS IN ALL CLASS C MERCANTILE OCCUPANCIES, SHALL BE PERMITTED TO PASS THROUGH STOREROOMS, PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. NOT MORE THAN 50 PERCENT OF EXIT ACCESS SHALL BE PROVIDED THROUGH THE STOREROOM.
2. THE STOREROOM SHALL NOT BE SUBJECT TO LOCKING.
3. THE MAIN AISLE THROUGH THE STOREROOM SHALL BE NOT LESS THAN 44 IN. (1120 MM) WIDE.
4. THE PATH OF TRAVEL THROUGH THE STOREROOM SHALL BE DEFINED, DIRECT, AND CONTINUOUSLY MAINTAINED IN AN UNOBSTRUCTED CONDITION.

ASSEMBLY EXITS
IBC1030.2
- A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT HAS AN OCCUPANT LOAD OF GREATER THAN 300 AND IS PROVIDED WITH A MAIN EXIT, THAT MAIN EXIT SHALL BE OF SUFFICIENT CAPACITY TO ACCOMMODATE NOT LESS THAN ONE-HALF OF THE OCCUPANT LOAD, BUT SUCH CAPACITY SHALL BE NOT LESS THAN THE TOTAL REQUIRED CAPACITY OF ALL MEANS OF EGRESS LEADING TO THE EXIT. WHERE THE BUILDING IS CLASSIFIED AS A GROUP A OCCUPANCY, THE MAIN EXIT SHALL FRONT ON NOT LESS THAN ONE STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 10 FEET (3048 MM) IN WIDTH THAT ADJOINS A STREET OR PUBLIC WAY. IN A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE MULTIPLE MAIN EXITS ARE PROVIDED, EXITS SHALL BE PERMITTED TO BE DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING PROVIDED THAT THE TOTAL CAPACITY OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED CAPACITY.

IBC1030.3
- IN ADDITION TO HAVING ACCESS TO A MAIN EXIT, EACH LEVEL IN A BUILDING USED FOR ASSEMBLY PURPOSES HAVING AN OCCUPANT LOAD GREATER THAN 300 AND PROVIDED WITH A MAIN EXIT, SHALL BE PROVIDED WITH ADDITIONAL MEANS OF EGRESS THAT SHALL PROVIDE AN EGRESS CAPACITY FOR NOT LESS THAN ONE-HALF OF THE TOTAL OCCUPANT LOAD SERVED BY THAT LEVEL AND SHALL COMPLY WITH SECTION 1007.1. IN A BUILDING USED FOR ASSEMBLY PURPOSES WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE MULTIPLE MAIN EXITS ARE PROVIDED, EXITS FOR EACH LEVEL SHALL BE PERMITTED TO BE DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING, PROVIDED THAT THE TOTAL WIDTH OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED WIDTH.



② SITE KEY PLAN
1" = 200'-0"

IECC 2021 COMPLIANCE TABLE

PRESCRIPTIVE COMPLIANCE, CLIMATE ZONE 2

OPAQUE BUILDING THERMAL ENVELOPE

BUILDING COMPONENT	INSULATING MATERIAL	MIN. R-VALUE REQ'D.	R-VALUE PROV'D.	REMARKS
SLAB-ON-GRADE FLOOR, UNHEATED	N/A	R-0	R-0	—
SLAB-ON-GRADE FLOOR, HEATED	N/A	R-7.5 + R-5	N/A	—
FLOOR, MASS	N/A	R-6.3ci	N/A	—
FLOOR, JOIST/FRAMING	N/A	R-30	N/A	—
WALLS, BELOW GRADE	N/A	R-0	N/A	—
MASS WALL	N/A	R-5.7ci	N/A	—
METAL BUILDING WALL	N/A	R-13 + R-6.5ci	N/A	—
METAL FRAMED WALL	6" BATT + 1.5" EPS	R-13 + R-5ci	R-13 + R-6ci	—
WOOD FRAMED WALL AND OTHER WALLS	N/A	R-13 + R-3.8ci OR R-20	N/A	—
ROOF, INSULATION ENTIRELY ABOVE ROOF DECK	(2) LAYERS 3" EPS INSULATION	R-25ci	R-25ci	—
ROOF, ATTIC AND OTHER	N/A	R-38	N/A	—
ROOF, METAL BUILDING	N/A	R-19 + R-11 LS	N/A	—

FENESTRATION

BUILDING COMPONENT	MAX. U-FACTOR ALLOWED	U-FACTOR PROV'D.	MAX. SHGC ALLOWED	SHGC PROV'D.	REMARKS
FIXED VERTICAL FENESTRATION	0.45	0.45	0.23	0.23	—
OPERABLE VERTICAL FENESTRATION	0.60	N/A	0.25	N/A	—
GLAZED ENTRANCE DOORS	0.77	0.77	0.25	0.25	—
SKYLIGHTS	0.65	N/A	0.30	N/A	—

ENERGY COMPLIANCE NOTES

1. PER NOTE G. OF TABLE C402.1.3, IECC 2021, THE FIRST VALUE IS PERIMETER INSULATION AND THE SECOND VALUE IS FOR FULL UNDER-SLAB INSULATION. PERIMETER INSULATION IS NOT REQUIRED TO EXTEND BELOW THE BOTTOM OF THE SLAB.

2. PER NOTES OF TABLE C402.1.3, IECC 2021, "LS" REFERS TO "LINER SYSTEM", AND "CI" TO "CONTINUOUS INSULATION".

BELL BUTLER
DESIGN+ARCHITECTURE
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MEGAN BELL LIC. NO. 23980 STATE OF LOUISIANA REGISTERED ARCHITECT

NOT FOR CONSTRUCTION / FOR PERMIT ONLY

Elmwood Retail Expansion

5108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

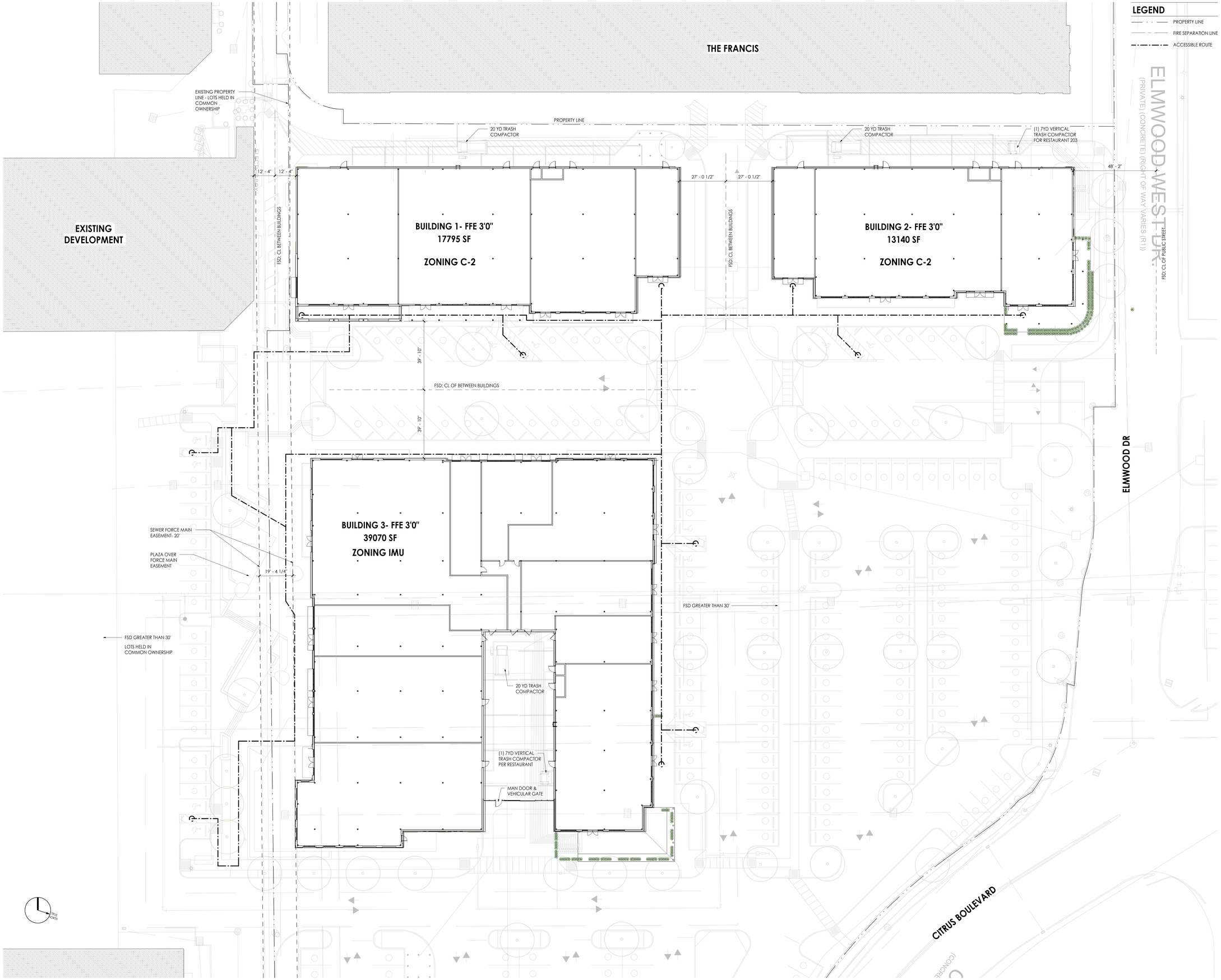
ISSUE:
PERMIT

DATE:
OCTOBER 16, 2026

No.	Description	Date

CODE AND ZONING

G002



1 SITE PLAN
1" = 20'-0"

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No.	Description	Date

ARCHITECTURAL SITE PLAN

G101



9 VIEW FROM ELMWOOD DRIVE ENTRANCE



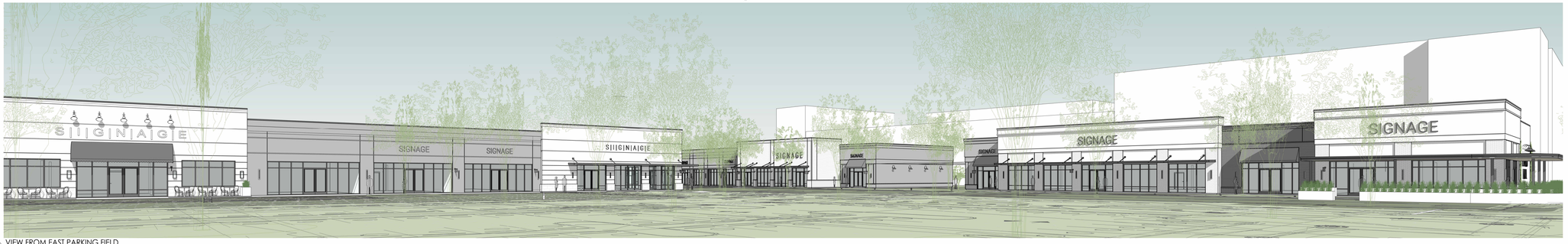
13 VIEW DOWN MAIN ST TO EXISTING DEV



18 VIEW TOWARDS THE FRANCIS FROM BLDG 3
PEDX



10 VIEW FROM EXISTING DEVELOPMENT DRIVE
AISLE DOWN MAIN ST



17 VIEW FROM EAST PARKING FIELD



15 VIEW FROM SOUTH PARKING / OLD NAVY

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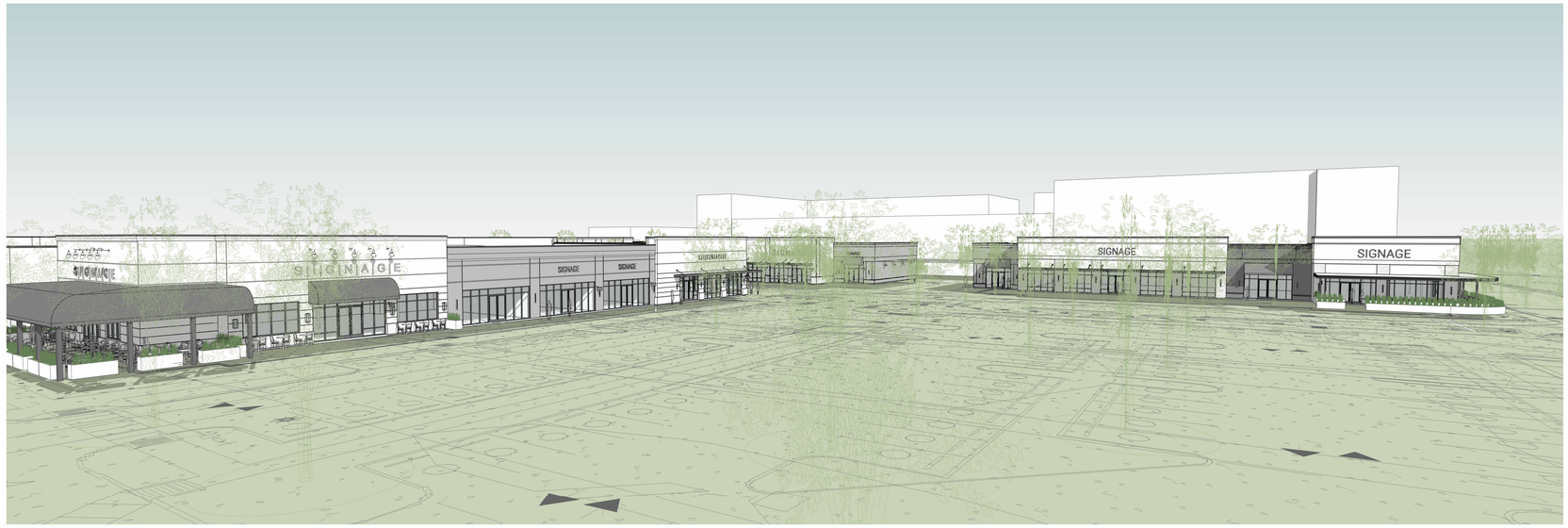
PERMIT

DATE:
OCTOBER 16, 2026

No.	Description	Date

3D VIEWS

G102



1 BIRD'S EYE FROM CITRUS BLVD



2 BIRD'S EYE FROM MAIN PARKING FIELD



3 BIRD'S EYE DOWN MAIN ST 1



4 BIRD'S EYE DOWN MAIN ST 2

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MEGAN BELL
LIC. NO. 7309
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REGISTERED ARCHITECT

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Elmwood, Louisiana 70123

ISSUE:
PERMIT

DATE:
OCTOBER 16, 2026

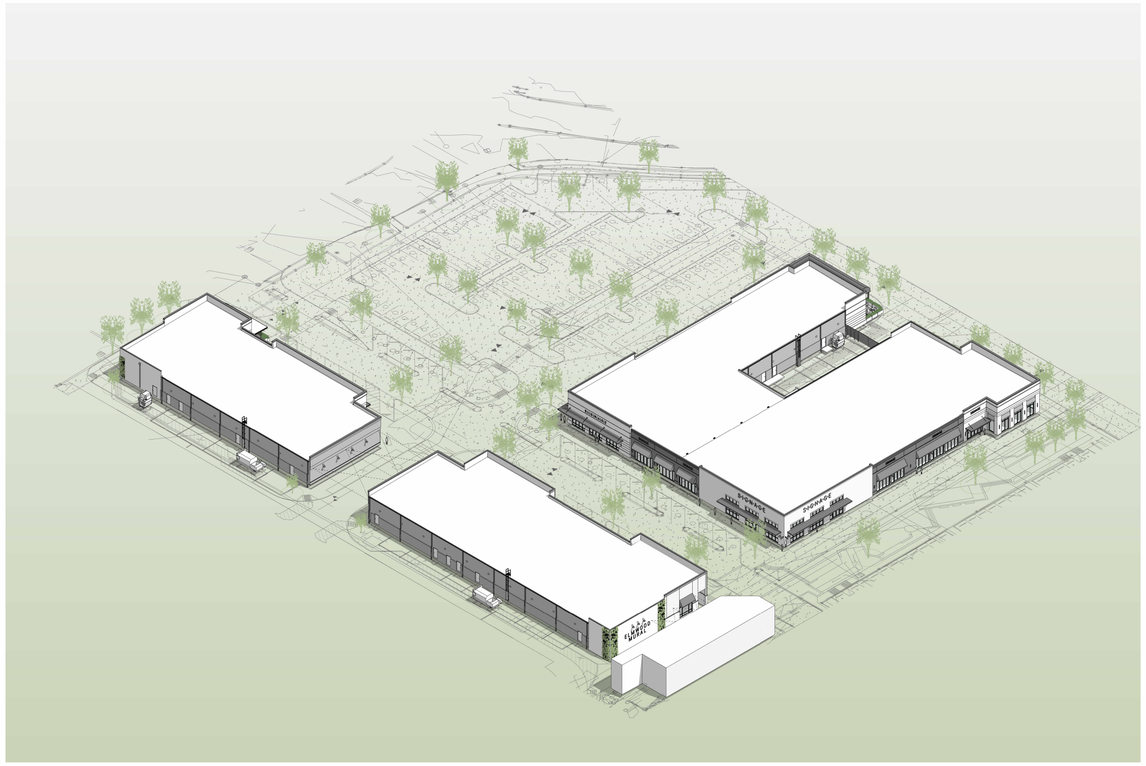
No.	Description	Date

BIRD'S EYE 3D VIEWS

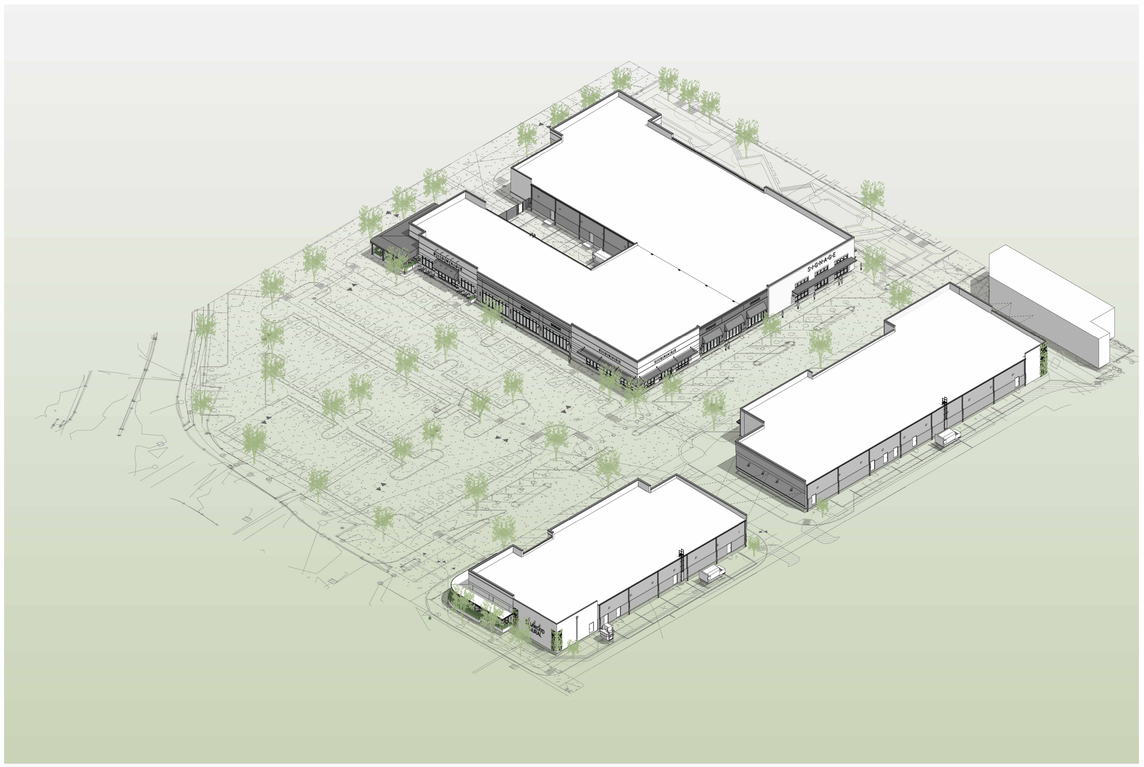
G103



4 AXON_04



3 AXON_03



2 AXON_02



1 AXON_01

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Elmwood Retail Expansion

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Elmwood, Louisiana 70123

ISSUE:
PERMIT

DATE:
OCTOBER 16, 2026

No.	Description	Date

AXONS

G104

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS AND ACCESSORY STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL, &/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO DETERMINE IF PORTIONS OF UTILITY WORK WILL BE PERFORMED BY THE UTILITY COMPANY'S FORCES & ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR UTILITY DISCONNECTION, REMOVALS/RELOCATIONS, AND PAYING ASSOCIATED FEES & CHARGES UNLESS OTHERWISE NOTED IN THE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION & REMOVAL OF ALL BUILDINGS, STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC, TO FACILITATE THE CONSTRUCTION OF IMPROVEMENTS SHOWN ON THE REMAINING CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED WITH DEMOLITION ACTIVITIES AND IS RESPONSIBLE FOR REMOVING & DISPOSAL OF THE DEBRIS IN AN APPROVED, LAWFUL MANNER. THE CONTRACTOR MAY NOT STORE DEMOLISHED MATERIAL ONSITE UNLESS APPROVED IN WRITING BY THE OWNER.
4. EXISTING UTILITIES (INCLUDING METERS, VALVES, ETC.) BEING REMOVED SHALL BE REMOVED, TERMINATED & CAPPED AT THE PROPERTY LINE UNLESS OTHERWISE NOTED IN THE PLANS.
5. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO THE EXISTING ADJACENT PROPERTIES AT ALL TIMES. IF UTILITY REMOVAL &/OR RELOCATION WILL AFFECT AN ADJACENT PROPERTY OWNER, THE CONTRACTOR SHALL COORDINATE WITH AFFECTED PARTIES & UTILITY COMPANIES PRIOR TO THE RELOCATION &/OR REMOVAL OF UTILITIES. UTILITY SERVICE SHALL NOT BE INTERRUPTED WITHOUT WRITTEN APPROVAL FROM THE AFFECTED END USER.
6. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, UTILITY STRUCTURES, AND FACILITIES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH COMPACTED SELECT BACKFILL MATERIAL. SELECT FILL MATERIAL SHALL BE PLACED & COMPACTED PER THE REQUIREMENTS OF SITE PREPARATION NOTES, APPLICABLE SPECIFICATIONS & THE OWNERS GEOTECHNICAL ENGINEER.
7. EXISTING CAST IN PLACE SEPTIC TANKS SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE BACKFILLED PER THE PROJECT SPECIFICATIONS. IF AN EXISTING CAST IN PLACE SEPTIC TANK IS LOCATED SUCH THAT IT CONFLICTS WITH THE REQUIRED FOUNDATION SYSTEM, THE SEPTIC TANK SHALL BE REMOVED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
8. EXISTING FENCES LOCATED IN THE PROJECT AREA SHALL BE DEMOLISHED & REMOVED UNLESS OTHERWISE NOTED.
9. EXISTING MANHOLES, DRAINAGE STRUCTURES & VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
10. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT THE LOUISIANA ONE CALL SYSTEM AT 1-800-272-3020 OR 811. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS.
11. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
12. ANY DAMAGE TO EXISTING IMPROVEMENTS TO REMAIN SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. REPLACEMENT AND REPAIRS MADE SHALL BE EQUAL TO OR BETTER THAN EXISTING.
13. THE CONTRACTOR SHALL CONTACT THE OWNER AT LEAST 72-HOURS PRIOR TO BEGINNING OF DEMOLITION OPERATIONS TO ENSURE ALL SALVAGEABLE MATERIAL DESIRED BY THE OWNER IS REMOVED FROM THE SITE.
14. PRIOR TO BEGINNING DEMOLITION, CONTRACTOR SHALL LOCATE AND MARK LIMITS OF CONSTRUCTION. NO CONSTRUCTION ACTIVITIES SHALL TAKE PLACE OUTSIDE OF THOSE LIMITS.
15. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ON SITE WITH ALL UTILITY COMPANIES IMMEDIATELY AFTER CONTRACT AWARD TO COORDINATE SCHEDULE FOR UTILITY REMOVAL AND RELOCATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID TO DETERMINE THE COMPLETE SCOPE OF THE DEMOLITION PROGRAM.
17. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE IF ANY ITEMS BE SALVAGED OR REMOVED BY OTHERS PRIOR TO DEMOLITION.
18. ADEQUATE EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES UNLESS OTHERWISE NOTED IN THE PLANS OR APPROVED IN WRITING BY THE ENGINEER.
19. PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.

LEGEND - NEW IMPROVEMENTS

- EXISTING SIGNAGE TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED
- LIMITS OF DEMOLITION
- EXISTING PAVEMENT & CURB AND GUTTER TO BE REMOVED (EXTENTS OF PAVEMENT REMOVAL TO BE VERIFIED BY CONTRACTOR AS DICTATED BY FIELD CONDITIONS)
- EXISTING CURB & GUTTER TO BE REMOVED
- EXISTING DRAINAGE PIPE TO BE REMOVED
- EXISTING WATER LINE TO BE REMOVED
- EXISTING BOLLARD TO BE REMOVED
- EXISTING SEWER CLEANOUT TO BE REMOVED
- EXISTING CATCH BASIN/DROP INLET TO BE REMOVED
- EXISTING TREE TO BE REMOVED (REMOVAL INCLUDES STUMP AND ROOTS)

LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	△	EXISTING SPOT ELEVATION	× 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	◢	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	○	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING GROUND CONTOUR LINE	5
EXISTING PARKING LOT LIGHT	☼	EXISTING SEWER MANHOLE	S
EXISTING GUY ANCHOR	→	EXISTING SEWER CLEANOUT	CO
EXISTING ELECTRIC PEDESTAL	E	EXISTING GRAVITY SEWER LINE	S
EXISTING OVERHEAD POWER LINE	OE	EXISTING SEWER FORCE MAIN	SFM
EXISTING UNDERGROUND POWER LINE	UE	EXISTING DRAINAGE MANHOLE	D
EXISTING TELEPHONE PEDESTAL	T	EXISTING SUBSURFACE DRAINAGE	
EXISTING TELEPHONE MANHOLE	T	EXISTING DRAINAGE DROP INLET	
EXISTING TELEPHONE LINE	T	EXISTING DRAINAGE CATCH BASIN	
EXISTING CABLE TV PEDESTAL	CA	EXISTING FIRE HYDRANT	
EXISTING CABLE TV LINE	C	EXISTING WATER METER	WM
EXISTING GAS METER	GM	EXISTING WATER VALVE	WV
EXISTING GAS VALVE	GV	EXISTING WATER LINE	W
EXISTING GAS LINE	G	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	//	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARB WIRE FENCE LINE	X	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	○	EXISTING POLYVINYL CHLORDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	□	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST	◓	EXISTING MAILBOX	⊠

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
504.434.6565

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET

C-1

DEMOLITION PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

811 Know what's **below.** **Call** before you dig.

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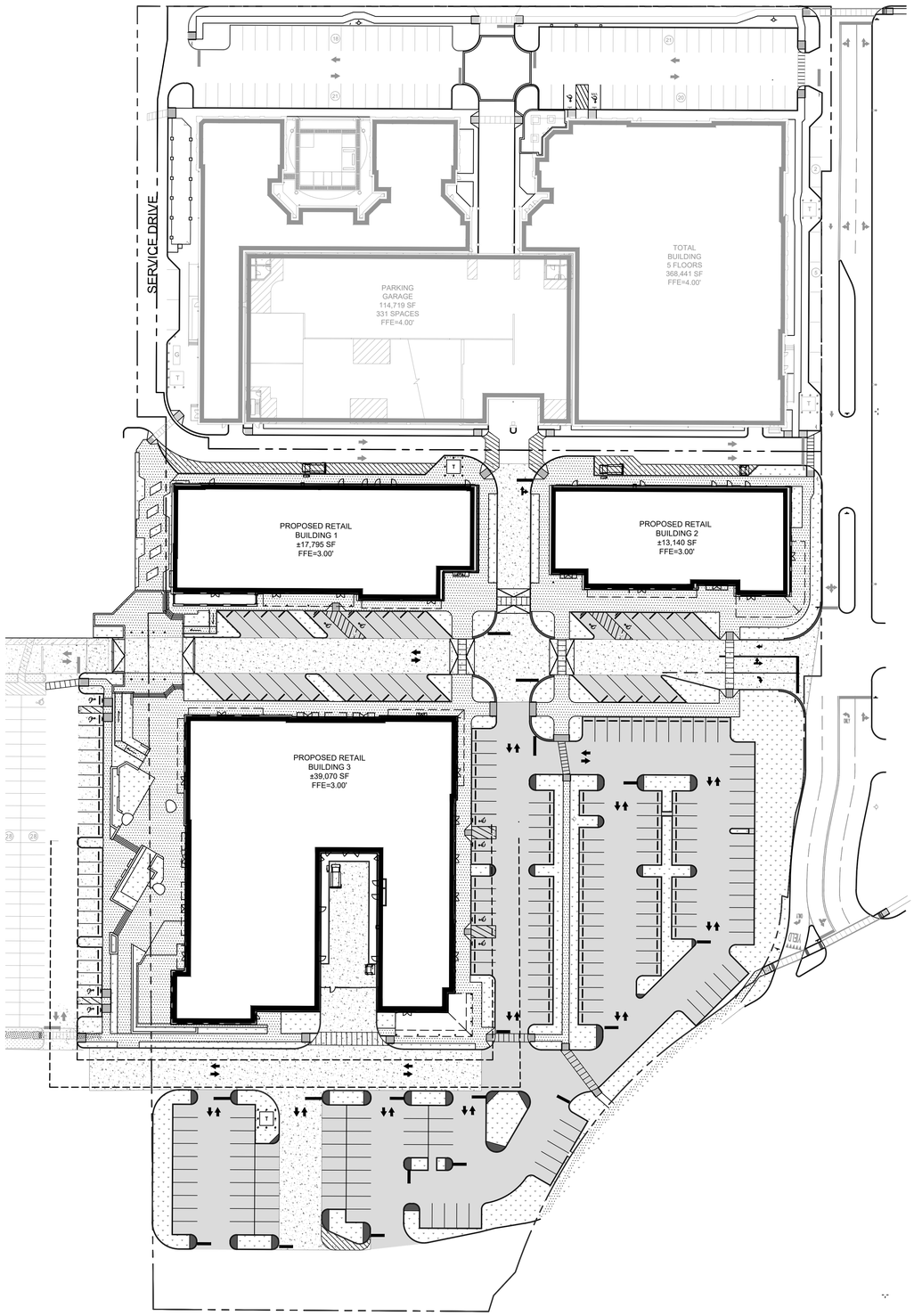
Z:\2021\21-671\CIVIL\CAD\21-671 C-1 DEMO.DWG



LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	△	EXISTING SPOT ELEVATION	× 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	◪	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⌀	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	☼	EXISTING GROUND CONTOUR LINE	----5----
EXISTING PARKING LOT LIGHT	☼	EXISTING SEWER MANHOLE	Ⓢ
EXISTING GUY ANCHOR	⟶	EXISTING SEWER CLEANOUT	C.O.
EXISTING ELECTRIC PEDESTAL	E	EXISTING GRAVITY SEWER LINE	——S——
EXISTING OVERHEAD POWER LINE	——OE——	EXISTING SEWER FORCE MAIN	——SFM——
EXISTING UNDERGROUND POWER LINE	——UE——	EXISTING DRAINAGE MANHOLE	Ⓓ
EXISTING TELEPHONE PEDESTAL	T	EXISTING SUBSURFACE DRAINAGE	=======
EXISTING TELEPHONE MANHOLE	Ⓣ	EXISTING DRAINAGE DROP INLET	▣ ▣
EXISTING TELEPHONE LINE	——T——	EXISTING DRAINAGE CATCH BASIN	▭ ▭
EXISTING CABLE TV PEDESTAL	C	EXISTING FIRE HYDRANT	
EXISTING CABLE TV LINE	——C——	EXISTING WATER METER	WM ○
EXISTING GAS METER	GM □	EXISTING WATER VALVE	WV
EXISTING GAS VALVE	GV	EXISTING WATER LINE	——W——
EXISTING GAS LINE	——G——	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	——//——	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARB WIRE FENCE LINE	—— X ——	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	——○——	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	——□——	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST		EXISTING MAILBOX	

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
3. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 06/25/2024 BY DUPLANTIS DESIGN GROUP, PC.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF PYLON SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL EXISTING UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
7. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
9. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
11. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
15. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
16. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
17. ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED. STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
18. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS.
19. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
20. THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE AE, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANELS NO. 22051C0180F AND 22051C0185F DATED 02/02/2018.

SITE LAYOUT NOTES:

1. SITE AREA = +/- 6.154 ACRES.
2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 5 FEET UNLESS NOTED OTHERWISE.

AREA ANALYSIS	
BUILDING 1	±18,500 S.F.
BUILDING 2	±12,950 S.F.
BUILDING 3	±39,295 S.F.
TOTAL	±70,745 S.F.

PARKING ANALYSIS	
SURFACE STANDARD	219 SPACES
SURFACE ADA	12 SPACES
TOTAL PROVIDED	231 SPACES
TOTAL REQUIRED*	177 SPACES

*PARKING REQUIRMENTS:

MULTIPLE TENANT RETAIL CENTER - 1 SPACE PER GROSS FLOOR AREA

70,745 / 400 = 176.8 = 177 SPACES

LEGEND - NEW IMPROVEMENTS

SIDEWALK

HEAVY DUTY CONCRETE PAVEMENT

LIGHT DUTY CONCRETE PAVEMENT

GRASS/LANDSCAPE AREA

BUILDING

CURB & GUTTER

PARKING SPACES (10)

SITE LIGHTING POLES

ADA RAMPS

DIRECTIONAL ARROWS

LEGEND - STRIPING

DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SWSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

OVERALL SITE PLAN

SCALE IN FEET

40' 20' 0 40' 80' 120'

811 Know what's **below.** **Call** before you dig.

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY

HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
5 0 4 . 4 3 4 . 6 5 6 5

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET

C-2

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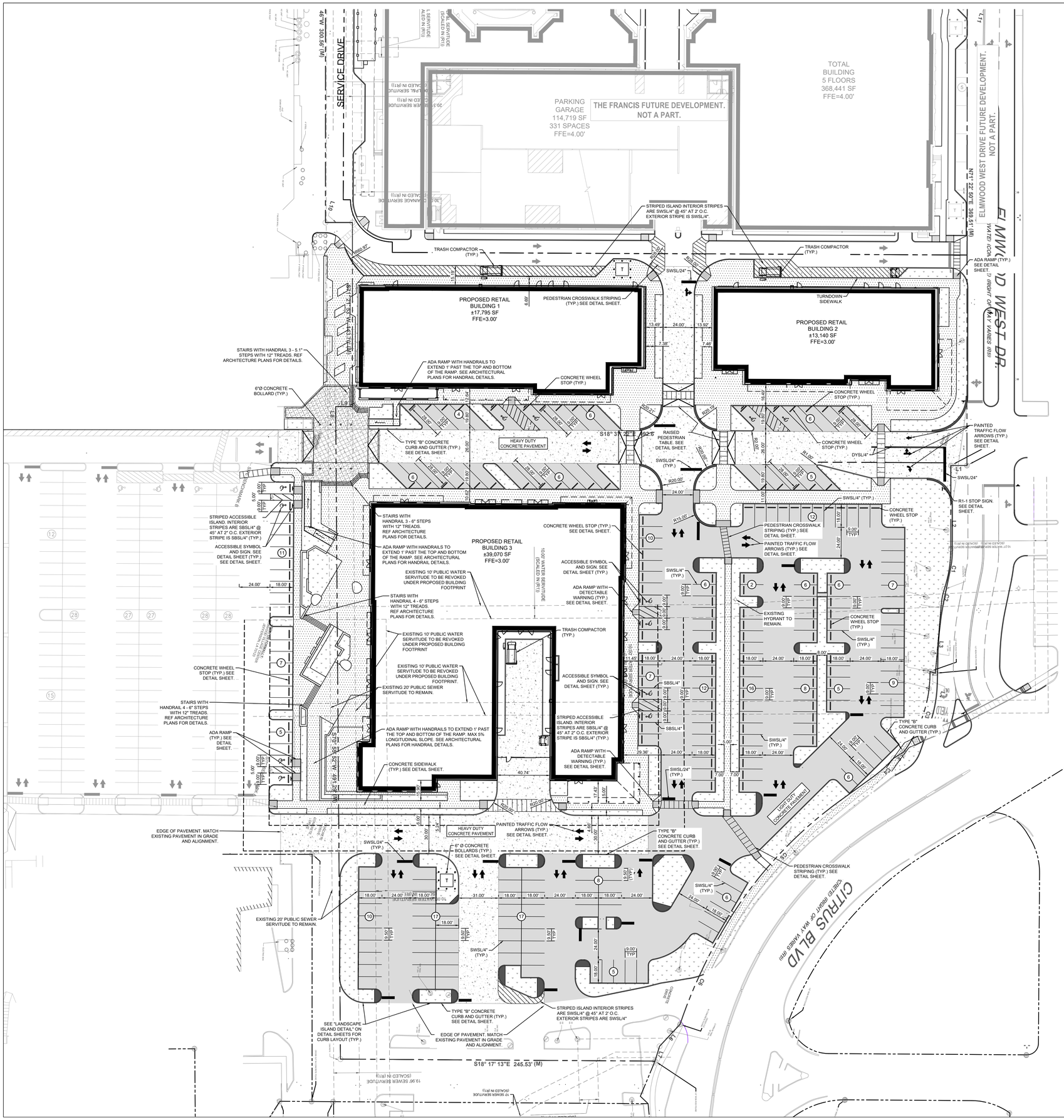

LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	△	EXISTING SPOT ELEVATION	× 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	◪	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⌀	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	☼	EXISTING GROUND CONTOUR LINE	5
EXISTING PARKING LOT LIGHT	☼	EXISTING SEWER MANHOLE	S
EXISTING GUY ANCHOR	⟶	EXISTING SEWER CLEANOUT	C.O.
EXISTING ELECTRIC PEDESTAL	E	EXISTING GRAVITY SEWER LINE	S
EXISTING OVERHEAD POWER LINE	OE	EXISTING SEWER FORCE MAIN	SFM
EXISTING UNDERGROUND POWER LINE	UE	EXISTING DRAINAGE MANHOLE	D
EXISTING TELEPHONE PEDESTAL	T	EXISTING SUBSURFACE DRAINAGE	
EXISTING TELEPHONE MANHOLE	T	EXISTING DRAINAGE DROP INLET	
EXISTING TELEPHONE LINE	T	EXISTING DRAINAGE CATCH BASIN	
EXISTING CABLE TV PEDESTAL	TV	EXISTING FIRE HYDRANT	
EXISTING CABLE TV LINE	C	EXISTING WATER METER	WM
EXISTING GAS METER	GM	EXISTING WATER VALVE	WV
EXISTING GAS VALVE	GV	EXISTING WATER LINE	W
EXISTING GAS LINE	G	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	//	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARB WIRE FENCE LINE	X	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	○	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	□	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST	⬭	EXISTING MAILBOX	

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
3. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 06/25/2024 BY DUPLANTIS DESIGN GROUP, PC.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF PYLON SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL EXISTING UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
7. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
9. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
11. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
15. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
16. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
17. ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED. STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
18. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS.
19. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
20. THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE AE, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANELS NO. 22051C0180F AND 22051C0185F DATED 02/02/2018.

SITE LAYOUT NOTES:

1. SITE AREA = +/- 6.154 ACRES.
2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 5 FEET UNLESS NOTED OTHERWISE.

AREA ANALYSIS	
BUILDING 1	±17,795 S.F.
BUILDING 2	±13,140 S.F.
BUILDING 3	±39,070 S.F.
TOTAL	±70,005 S.F.

PARKING ANALYSIS	
SURFACE STANDARD	219 SPACES
SURFACE ADA	12 SPACES
TOTAL PROVIDED	231 SPACES
TOTAL REQUIRED*	175 SPACES

*PARKING REQUIRMENTS:

MULTIPLE TENANT RETAIL CENTER - 1 SPACE PER 400 S.F. OF GROSS FLOOR AREA

70,005 / 400 = 175 SPACES

LEGEND - NEW IMPROVEMENTS

SIDEWALK		BUILDING	
		CURB & GUTTER	
HEAVY DUTY CONCRETE PAVEMENT		PARKING SPACES	10
LIGHT DUTY CONCRETE PAVEMENT		SITE LIGHTING POLES	
GRASS/LANDSCAPE AREA		ADA RAMPS	
ARCHITECTURAL PAVEMENT		DIRECTIONAL ARROWS	
		TRANSFORMER	T

LEGEND - STRIPING

DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

SITE PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

811 Know what's **below.** **Call** before you dig.

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
504.434.6565

PROJECT NO. 21-671

SUBMITTAL NAME
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CHECKED SMT
DRAWN BY NCM

SHEET
C-2.1

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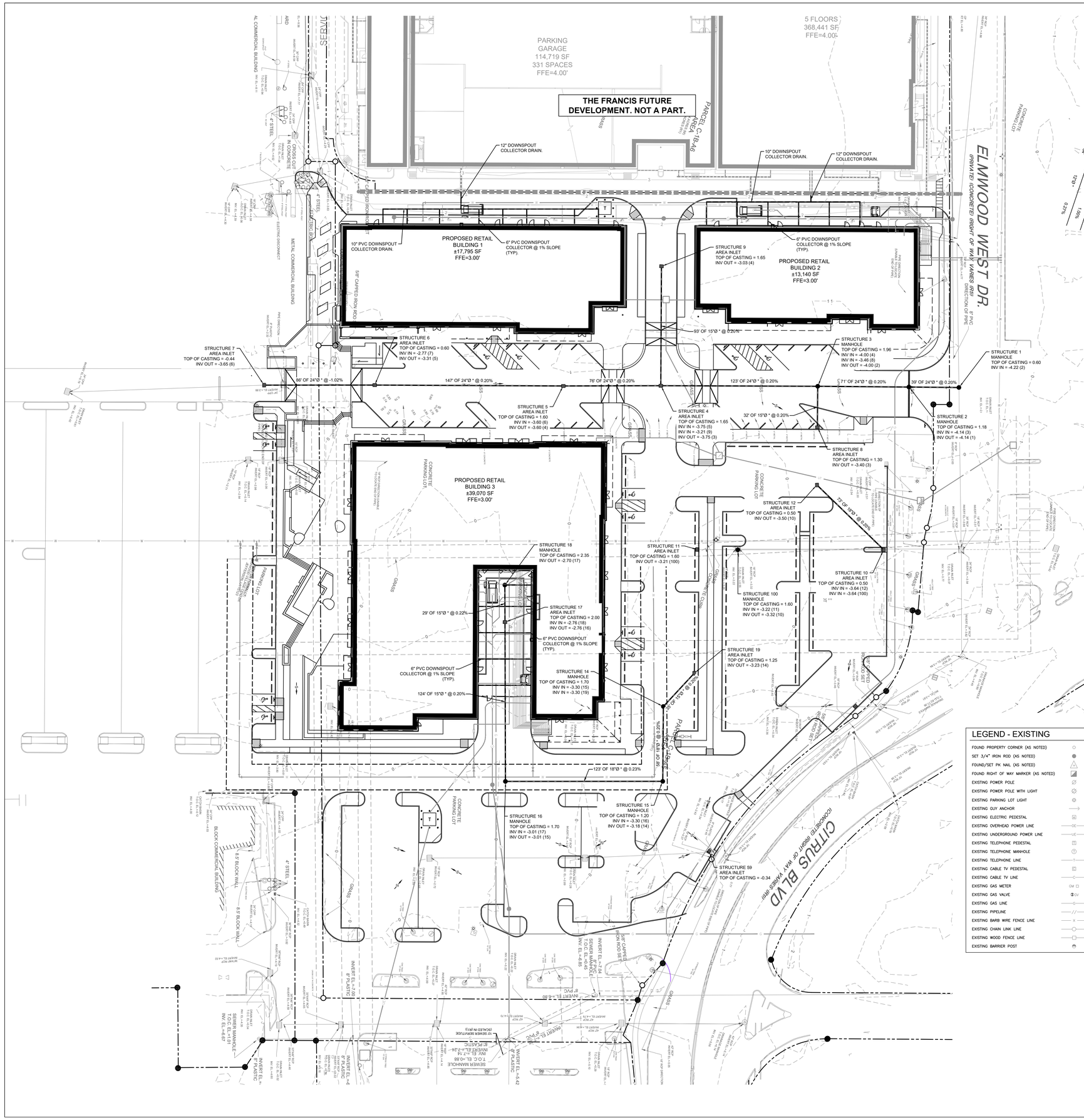
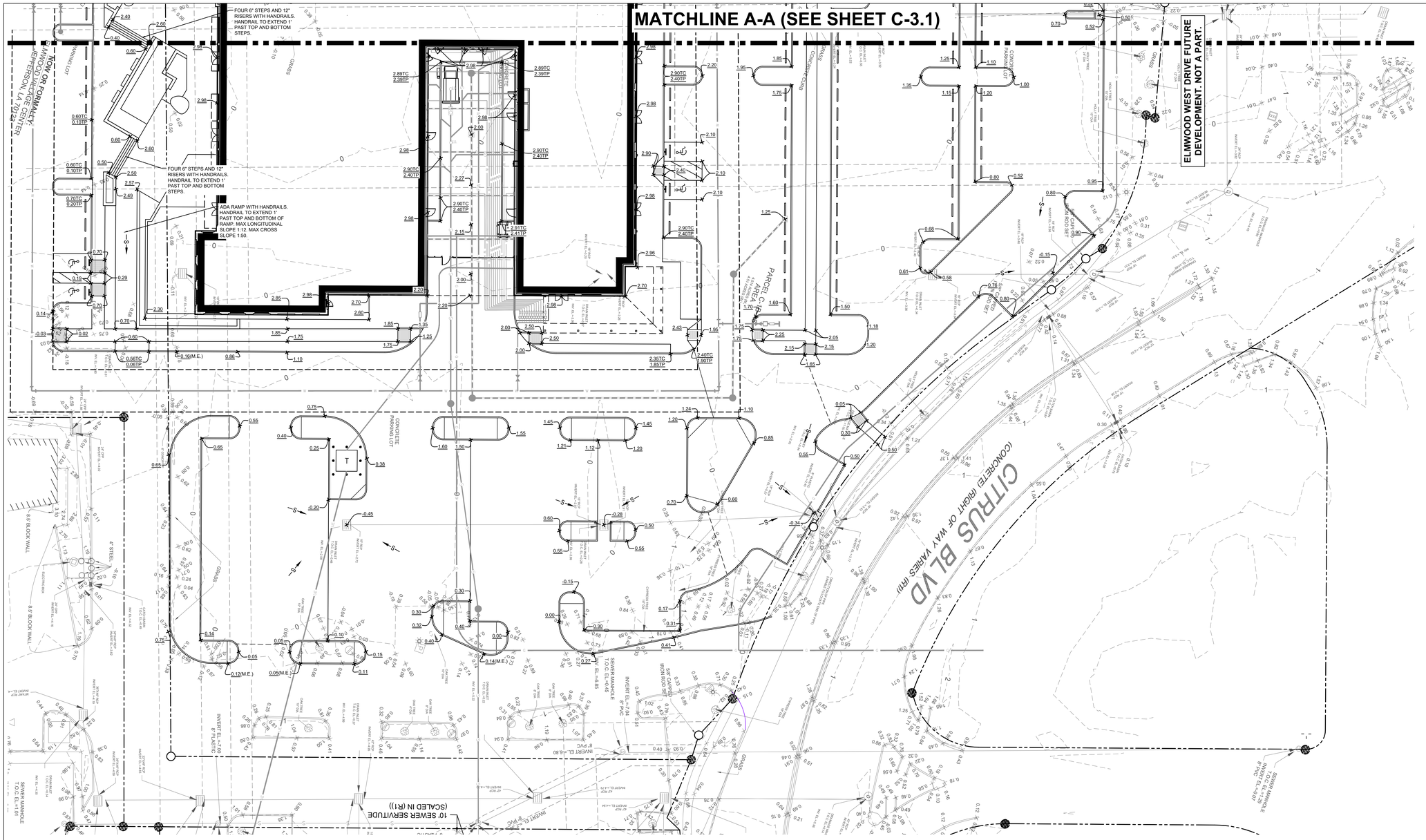

THE FRANCIS FUTURE DEVELOPMENT. NOT A PART.
PARKING GARAGE 114,719 SF 331 SPACES FFE=4.00'
5 FLOORS 368,441 SF FFE=4.00'
PARCEL C-1B-46 AREA = 4.0 ACRES
ELMWOOD WEST DR.
(PRIVATE) CONCRETE) (RIGHT OF WAY VARIES (R/W)
CITRUS BLVD.
(CONCRETE) (RIGHT OF WAY VARIES R/W)
PROPOSED RETAIL BUILDING 1 ±17,795 SF FFE=3.00'
PROPOSED RETAIL BUILDING 2 ±13,140 SF FFE=3.00'
PROPOSED RETAIL BUILDING 3 ±39,070 SF FFE=3.00'
12" DOWNSPOUT COLLECTOR DRAIN.
10" DOWNSPOUT COLLECTOR DRAIN.
6" PVC DOWNSPOUT COLLECTOR @ 1% SLOPE (TYP.).
STRUCTURE 1 MANHOLE TOP OF CASTING = 0.60 INV IN = -4.22 (2)
STRUCTURE 2 MANHOLE TOP OF CASTING = 1.18 INV IN = -4.14 (3) INV OUT = -4.14 (1)
STRUCTURE 3 MANHOLE TOP OF CASTING = 1.96 INV IN = -4.00 (4) INV IN = -3.46 (8) INV OUT = -4.00 (2)
STRUCTURE 4 AREA INLET TOP OF CASTING = 1.65 INV IN = -3.75 (5) INV IN = -3.21 (9) INV OUT = -3.75 (3)
STRUCTURE 5 AREA INLET TOP OF CASTING = 1.60 INV IN = -3.60 (6) INV OUT = -3.60 (4)
STRUCTURE 6 AREA INLET TOP OF CASTING = 0.60 INV IN = -2.77 (7) INV OUT = -3.31 (5)
STRUCTURE 7 AREA INLET TOP OF CASTING = -0.44 INV OUT = -3.65 (6)
STRUCTURE 8 AREA INLET TOP OF CASTING = 1.30 INV OUT = -3.40 (3)
STRUCTURE 9 AREA INLET TOP OF CASTING = 1.65 INV OUT = -3.03 (4)
STRUCTURE 10 AREA INLET TOP OF CASTING = 0.50 INV IN = -3.64 (12) INV IN = -3.64 (100)
STRUCTURE 11 AREA INLET TOP OF CASTING = 1.60 INV OUT = -3.21 (100)
STRUCTURE 12 AREA INLET TOP OF CASTING = 0.50 INV OUT = -3.50 (10)
STRUCTURE 14 MANHOLE TOP OF CASTING = 1.70 INV IN = -3.30 (15) INV IN = -3.30 (19)
STRUCTURE 15 MANHOLE TOP OF CASTING = 1.20 INV IN = -3.30 (16) INV OUT = -3.18 (14)
STRUCTURE 16 MANHOLE TOP OF CASTING = 1.70 INV IN = -3.01 (17) INV OUT = -3.01 (15)
STRUCTURE 17 AREA INLET TOP OF CASTING = 2.00 INV IN = -2.76 (18) INV OUT = -2.76 (16)
STRUCTURE 18 MANHOLE TOP OF CASTING = 2.35 INV OUT = -2.70 (17)
STRUCTURE 19 AREA INLET TOP OF CASTING = 1.25 INV OUT = -3.23 (14)
STRUCTURE 59 AREA INLET TOP OF CASTING = -0.34
STRUCTURE 100 MANHOLE TOP OF CASTING = 1.60 INV IN = -3.22 (11) INV OUT = -3.32 (10)
93' OF 15"Ø * @ 0.20%
147' OF 24"Ø * @ 0.20%
76' OF 24"Ø * @ 0.20%
123' OF 24"Ø * @ 0.20%
71' OF 24"Ø * @ 0.20%
39' OF 24"Ø * @ 0.20%
56' OF 24"Ø * @ -1.02%
32' OF 15"Ø * @ 0.20%
73' OF 18"Ø * @ 0.20%
29' OF 15"Ø * @ 0.22%
124' OF 15"Ø * @ 0.20%
123' OF 18"Ø * @ 0.23%
55' OF 12"Ø * @ 0.20%
PARKING LOT C-1B-46
CONCRETE PARKING LOT
GRASS
METAL COMMERCIAL BUILDING
BLOCK COMMERCIAL BUILDING
8.5' BLOCK WALL
4" STEEL
CROSS OUT IN CONCRETE
CAP CAPPED IRON ROD SET
SEWER MANHOLE T.O.C EL.=0.88 INV. EL.=-7.24
SEWER MANHOLE T.O.C EL.=0.88 INV. EL.=-6.07
8" PVC
8" PLASTIC
INVERT EL.=-6.60
INVERT EL.=-7.00
INVERT EL.=-6.42
INVERT EL.=-7.04
INVERT EL.=-6.46
INVERT EL.=-6.79
INVERT EL.=-6.14
INVERT EL.=-6.89
INVERT EL.=-6.88
INVERT EL.=-6.89
INVERT EL.=-6.88
INVERT EL.=-6.89
INVERT EL.=-6.88



GRADING NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY INCLUDED AS PART OF THESE CONSTRUCTION DOCUMENTS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW AND APPROVAL.
2. EXISTING AND/OR PROPOSED GRADE CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE REQUIRED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO ORDERING STORM DRAIN STRUCTURES, THE CONTRACTOR SHALL VERIFY THE INVERT OF THE EXISTING STORM SYSTEM AT THE TIE IN POINT(S) AND NOTIFY THE CIVIL ENGINEER OF ANY DEVIATION TO WHAT IS SHOWN ON THE PLANS.
6. CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS & REPLACING ALL PROPERTY CORNER MARKERS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
7. THE EARTHWORK FOR ALL PAVEMENT AREAS OUTSIDE OF THE BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
8. THE EARTHWORK FOR THE BUILDING FOUNDATION AND UP TO 5' BEYOND SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
9. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
10. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING VERTICAL CONTROL INCLUDING THE SETTING OF CONSTRUCTION BENCHMARKS.
11. DUE TO CONTINUAL CHANGES TO FLOOD MAPS THE CONTRACTOR SHALL CONTACT THE PERMIT AUTHORITY PRIOR TO THE START OF CONSTRUCTION AND CONFIRM THE NEED (OR LACK OF) FOR AN ELEVATION CERTIFICATE AND SHALL NOTIFY THE OWNER AND CIVIL ENGINEER IF THE MINIMUM REQUIRED FINISH FLOOR ELEVATION OF THE BUILDING IS HIGHER THAN WHAT IS SHOWN ON THE PLANS.
12. ADEQUATE DRAINAGE MEASURES MUST BE ESTABLISHED, MAINTAINED, AND TEMPORARILY ADJUSTED AS NEEDED THROUGHOUT CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES AND PREVENT ACCUMULATION OF SURFACE WATER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUBGRADE CONDITIONS AND PROTECTING THE CONDITION OF PREVIOUSLY PERFORMED EARTHWORK.
13. DEWATERING: GROUNDWATER LEVELS CAN FLUCTUATE DEPENDING ON TIME OF YEAR. THE CONTRACTOR SHALL INCLUDE PROVISIONS IN THEIR BASE BID FOR WATER CONTROL DURING CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) DEEP EXCAVATIONS, DEMOLITION, PROOF ROLLING ACTIVITIES, FOUNDATION/FOOTING WORK, PLACEMENT OF FILL, AND INSTALLATION OF SUB-SURFACE IMPROVEMENTS.

SITE PREPARATION NOTES:

1. SINCE THE K-MART STORE HAS ALREADY BEEN DEMOLISHED, SITE PREPARATION IS EXPECTED TO INCLUDE, BUT NOT BE LIMITED TO, REMOVING ANY REMAINING FOUNDATION ELEMENTS AND SURROUNDING PAVEMENTS. EXISTING UTILITY LINES IN THE AREA SHALL BE LOCATED AND RE-ROUTED AS NECESSARY.
2. CONSIDERATION SHALL BE GIVEN TO THE PRESENCE OF THE FORMER K-MART STORE FOUNDATIONS AND THEIR EFFECT ON THE PROPOSED CONSTRUCTION, BASED ON OUR EXPERIENCE IN THE AREA, IT IS ANTICIPATED THAT THE K-MART STRUCTURE WAS SUPPORTED ON TIMBER PILES. CONSEQUENTLY, A REVIEW OF THE EXISTING PILE LOCATIONS SHALL BE MADE TO DETERMINE IF THEY ARE IN CONFLICT WITH THE NEW PILES. IF SUCH A CONFLICT EXISTS, THE INTERFERING PILES MAY NEED TO BE EXTRACTED. OTHERWISE, THE EXISTING PILES COULD BE LEFT IN-PLACE AND CUT OFF AT LEAST TWO (2) FEET BELOW THE NEW PILE SUPPORTED FOUNDATION.
3. THE SUBGRADE IN ANY NON-PILE SUPPORTED AREAS SHALL BE PROOFROLLED WITH A TANDEM AXLE DUMP TRUCK OR A SIMILAR HEAVILY LOADED RUBBER TIRED VEHICLE. SOILS, WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD, SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOFROLLING AND UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
4. AFTER THE SUBGRADE PREPARATION AND OBSERVATION HAVE BEEN COMPLETED, THE STRUCTURAL FILL SHALL BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFT AND SHALL BE ADEQUATELY KEYED INTO THE STRIPPED AND SCARIFIED SOILS. LOCALLY AVAILABLE "PUMPED" RIVER SAND IS RECOMMENDED FOR USE AS STRUCTURAL FILL. THE SAND SHALL BE FREE OF ORGANICS OR OTHER DELETERIOUS MATERIALS AND HAVE A MAXIMUM OF 10 PERCENT PASSING THE #200 SIEVE. THE SAND SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
5. THE STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIAL AND SHALL BE COMPACTED WITHIN THE RANGE OF ONE (1) PERCENTAGE POINT BELOW TO THREE (3) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT VALUE. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. EACH LIFT OF COMPACTED STRUCTURAL FILL SHALL BE TESTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. IN-PLACE DENSITY MEASUREMENTS SHALL BE TAKEN TO ASSURE THAT THE ABOVE DEGREE OF COMPACTION IS ACHIEVED. PROOFROLLING OF THE SUBGRADE AND COMPACTION OF THE FILL IN THE PILE SUPPORTED BUILDING AREAS MAY BE WAIVED.

LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)	△	EXISTING SPOT ELEVATION	× 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)	◪	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⌀	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	⌀	EXISTING GROUND CONTOUR LINE	5
EXISTING PARKING LOT LIGHT	☼	EXISTING SEWER MANHOLE	Ⓢ
EXISTING GUY ANCHOR	⟶	EXISTING SEWER CLEANOUT	C.O.
EXISTING ELECTRIC PEDESTAL	E	EXISTING GRAVITY SEWER LINE	S
EXISTING OVERHEAD POWER LINE	OE	EXISTING SEWER FORCE MAIN	SFM
EXISTING UNDERGROUND POWER LINE	UE	EXISTING DRAINAGE MANHOLE	Ⓓ
EXISTING TELEPHONE PEDESTAL	T	EXISTING SUBSURFACE DRAINAGE	
EXISTING TELEPHONE MANHOLE	Ⓣ	EXISTING DRAINAGE DROP INLET	
EXISTING TELEPHONE LINE	T	EXISTING DRAINAGE CATCH BASIN	
EXISTING CABLE TV PEDESTAL	C	EXISTING FIRE HYDRANT	
EXISTING CABLE TV LINE	C	EXISTING WATER METER	WM ○
EXISTING GAS METER	GM ⊡	EXISTING WATER VALVE	WV
EXISTING GAS VALVE	GV	EXISTING WATER LINE	W
EXISTING GAS LINE	G	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	//	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARB WIRE FENCE LINE	x	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE	○	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE	□	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST	◓	EXISTING MAILBOX	⊠

LEGEND - NEW IMPROVEMENTS

SUBSURFACE DRAINAGE	
MANHOLE	●
AREA INLET	■
CURB INLET	▮
OUTLET CONTROL STRUCTURE	⊡
CLEANOUT	○ C.O.
CONTOUR	12
SWALE	
SPOT ELEVATION	× 12.00
SPOT ELEVATION (TOP OF PAVEMENT)	× 12.00 T.P.
SPOT ELEVATION (TOP OF CONCRETE)	× 12.00 T.C.
SPOT ELEVATION (MATCH EXISTING)	× 12.00 M.E.
SLOPE	-S-

811 Know what's **below.** **Call** before you dig.

GRADING PLAN

SCALE IN FEET
20' 10' 0 20' 40' 60'

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
5 0 4 . 4 3 4 . 6 5 6 5

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET
C-3.2

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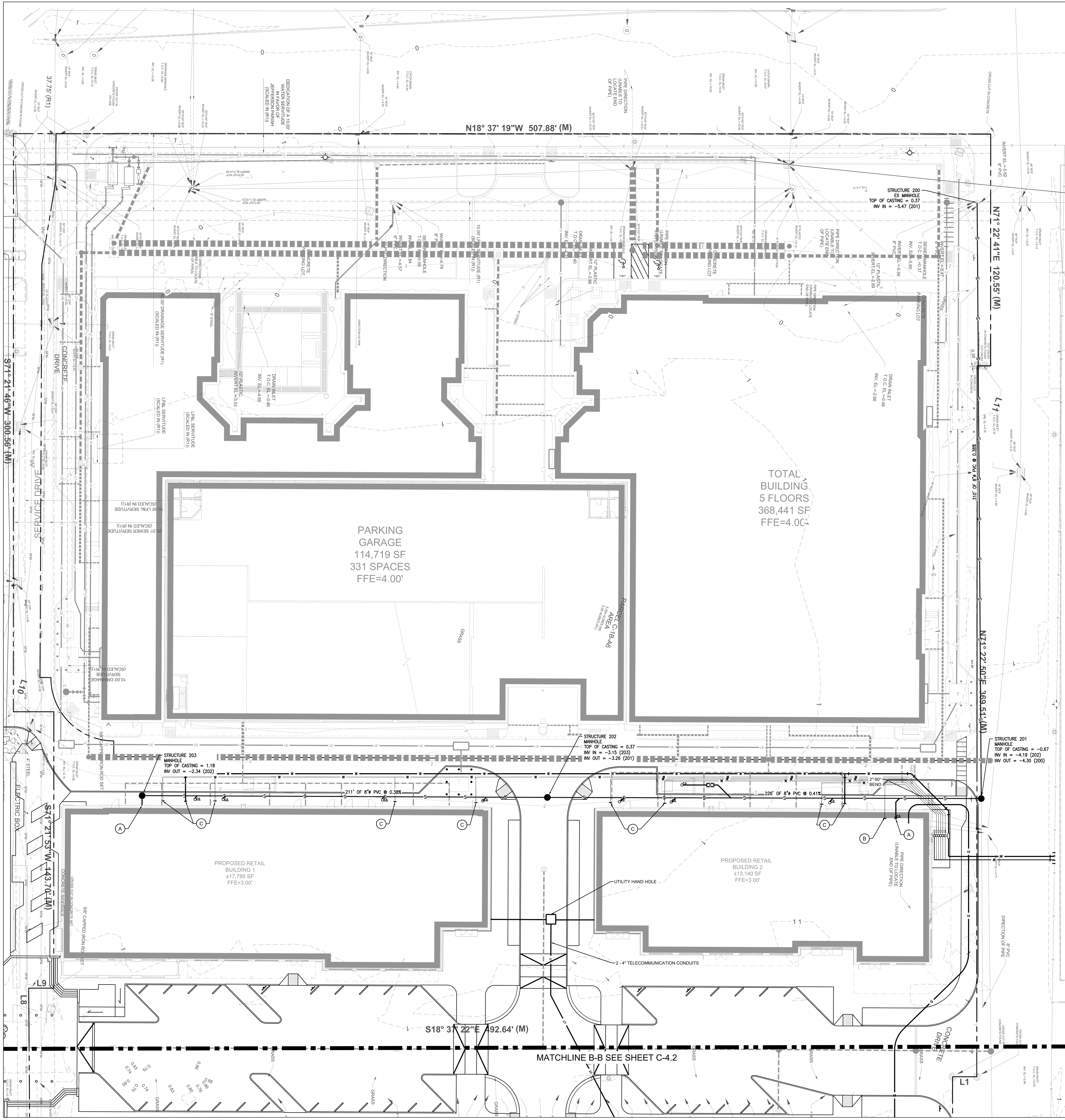

UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES &, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, FOUNDATIONS, EASEMENTS, & CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES & GUY WIRES, WATER METERS & WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, & ASPHALT, SHOWN & NOT SHOWN, WITHIN CONSTRUCTION LIMITS & WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS & SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC & FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, CABLE T.V., & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS & SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
7. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO BUILDING.
8. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO SAME.
9. SEE SPECIFICATIONS & DETAIL SHEETS FOR BACKFILLING & COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
11. SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE JEFFERSON PARISH STANDARD SITEWORK SPECIFICATIONS.
12. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH & PREVENT ANY CONFLICT OF UTILITIES.
13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER & SEWER LINE IS TEN (10) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER & SEWER LINE IS EIGHTEEN (18) INCHES.
14. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
15. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
16. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & REQUIREMENTS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES & OWNERS INSPECTING AUTHORITIES.
17. SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES & BUILDING CONTRACTOR.
18. ALL NECESSARY INSPECTIONS &/OR CERTIFICATIONS REQUIRED BY CODES &/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION & THE FINAL CONNECTION OF SERVICES.

POWER NOTES:

1. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
2. ALL PRIMARY & SECONDARY SERVICE LOCATIONS ARE APPROXIMATE & ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POWER COMPANY, TO DETERMINE EXACT LOCATION & RESPONSIBILITIES INCLUDING COST.

WATER NOTES:

1. ALL WORK SHALL BE DONE TO THE JEFFERSON PARISH STANDARD SPECIFICATIONS.
2. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING FIRE SERVICE & DOMESTIC SERVICE CONNECTION LOCATIONS.
3. CONTRACTOR SHALL CONSTRUCT WATER SERVICES AS SHOWN, & CONSTRUCT METERS, PITS, & INSTALL CHECK VALVE.
4. ALL SPRINKLER & DOMESTIC LEADS TO BUILDING SHALL END AT THE FACE OF BUILDING WALL, UNLESS NOTED, & SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE & EXTEND AS NECESSARY).
5. ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH THE RETAINER GLANDS. ANY JOINTS 25 FEET OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH A RETAINER GLAND.
6. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
7. ALL VALVES SHALL BE INSTALLED IN A CAST IRON VALVE BOX WITH COVER.
8. THRUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, & FIRE HYDRANTS. SEE DETAIL.
9. THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET.
10. PIPE SIZES 3" & SMALLER SHALL BE PVC. FITTINGS SHALL BE BRASS. SEE SPECIFICATIONS.
11. PIPE SIZES 4" & LARGER SHALL BE PVC C-900 WATER PIPE. ALL FITTINGS 4" & LARGER SHALL BE CAST IRON CONFORMING TO ANSI & AWWA STANDARD SPECIFICATIONS.
12. GATE VALVES 3/4" THROUGH 3" SHALL BE BRONZE WEDGE TYPE GATE VALVE. VALVES SHALL HAVE NON-RISING STEM WITH SOLID TEE HEAD OPERATING NUT UNLESS NOTED OTHERWISE.
13. GATE VALVES 4" & LARGER SHALL BE CAST IRON GATE VALVE WITH PARALLEL DOUBLE DISC. VALVES SHALL HAVE MECHANICAL JOINT ENDS & NON-RISING STEM WITH SQUARE OPERATING NUT.

TELEPHONE NOTES:

1. ALL PHONE LINE LOCATIONS ARE APPROXIMATE & SHOWN FOR COORDINATION PURPOSES ONLY. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.

SANITARY SEWER NOTES:

1. ALL WORK SHALL BE DONE TO THE JEFFERSON PARISH STANDARD SPECIFICATIONS.
2. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
3. CONTRACTOR SHALL PAY ALL FEES & CHARGES PERTINENT TO SANITARY SEWER CONSTRUCTION & SHALL COORDINATE WITH JEFFERSON PARISH PRIOR TO COMMENCING WITH CONSTRUCTION.
4. ALL STUB-OUTS & WYE LATERALS SHALL BE PLUGGED WITH A STANDARD TYPE PLUG.
5. SANITARY SEWER PIPE OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MADE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
6. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
7. THE SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SDR 35, SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.

GAS NOTES:

1. THE GAS COMPANY WILL INSTALL THE REQUIRED GAS MAIN FROM THE POINT OF CONNECTION TO & INCLUDING THE METER INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR THE GAS LINE INSTALLATION FROM THE METER TO THE BUILDING.

UTILITY LEGEND

(A) 6" SANITARY SEWER LATERAL (AT MINIMUM 1.00% SLOPE). SITE CONTRACTOR SHALL INSTALL TWO-WAY SEWER CLEANOUT 5' FROM BUILDING. CONTRACTOR TO REFER TO PLUMBING PLANS FOR EXACT ENTRY LOCATION AND ELEVATION. COORDINATE WITH JEFFERSON PARISH FOR SAID WORK, INSPECTION AND ANY FEES INVOLVED.

(B) 2" DOMESTIC WATER LINE. WITH 2" RPZ BACKFLOW PREVENTER AND 2" PVC C-900 WATERLINE. INSULATE ALL EXPOSED ITEMS. FOR METERS 3" OR LARGER THE CONTRACTOR SHALL TAP THE EXISTING LINE, FURNISH AND INSTALL THE DOMESTIC LINE, VALVES (ONE AFTER THE TAP AND TWO LOCATED OUTSIDE BOTH SIDES OF THE VAULT), STRAINER AND METER WITH METER INSTALLED IN A CONCRETE BOX OR VAULT AND BACKFLOW PREVENTER AFTER METER PER JEFFERSON PARISH STANDARDS. CONTRACTOR AND OWNER SHALL CONTACT PETE BLAHA WITH JEFFERSON PARISH DEPARTMENT OF ENGINEERING @ (504) 736-6791 PRIOR TO CONSTRUCTION TO ESTABLISH NEW WATER ACCOUNT. CONTACT JEFFERSON PARISH DEPARTMENT OF ENGINEERING @ (504) 736-6814 WHEN READY TO MOVE THE TAP. REFERENCE PLUMBING PLANS FOR EXACT ENTRY LOCATION AND ELEVATION INTO THE BUILDING.

(C) 1" DOMESTIC WATER LINE. WITH 1" RPZ BACKFLOW PREVENTER AND 1" PVC C-900 WATERLINE. INSULATE ALL EXPOSED ITEMS. FOR METERS 3" OR LARGER THE CONTRACTOR SHALL TAP THE EXISTING LINE, FURNISH AND INSTALL THE DOMESTIC LINE, VALVES (ONE AFTER THE TAP AND TWO LOCATED OUTSIDE BOTH SIDES OF THE VAULT), STRAINER AND METER WITH METER INSTALLED IN A CONCRETE BOX OR VAULT AND BACKFLOW PREVENTER AFTER METER PER JEFFERSON PARISH STANDARDS. CONTRACTOR AND OWNER SHALL CONTACT PETE BLAHA WITH JEFFERSON PARISH DEPARTMENT OF ENGINEERING @ (504) 736-6791 PRIOR TO CONSTRUCTION TO ESTABLISH NEW WATER ACCOUNT. CONTACT JEFFERSON PARISH DEPARTMENT OF ENGINEERING @ (504) 736-6814 WHEN READY TO MOVE THE TAP. REFERENCE PLUMBING PLANS FOR EXACT ENTRY LOCATION AND ELEVATION INTO THE BUILDING.

(D) 8" PVC C-900 DR-14 FIRE WATER LINE WITH 8" BACKFLOW PREVENTER. INSULATE ALL EXPOSED ITEMS. FOR METERS 3" OR LARGER THE CONTRACTOR SHALL TAP THE EXISTING LINE, FURNISH AND INSTALL THE FIRE LINE, VALVES (ONE AFTER THE TAP AND TWO LOCATED OUTSIDE BOTH SIDES OF THE VAULT), STRAINER AND METER WITH METER INSTALLED IN A CONCRETE BOX OR VAULT AND BACKFLOW PREVENTER AFTER METER PER JEFFERSON PARISH STANDARDS. CONTACT JEFFERSON PARISH DEPARTMENT OF ENGINEERING @ (504) 736-6814 WHEN READY TO MOVE THE TAP. REFERENCE PLUMBING PLANS FOR EXACT ENTRY LOCATION AND ELEVATION INTO THE BUILDING.

(E) 1.5" IRRIGATION LINE. JEFFERSON PARISH SHALL TAP, FURNISH, AND INSTALL 12"X1.5" TEE, 1.5" GATE VALVE, AND 1.5" METER. CONTACT JEFFERSON PARISH ENGINEERING DEPARTMENT @ (504) 736-6814 FOR COORDINATION AND FEES INVOLVED. SEE IRRIGATION PLAN FOR CONTINUATION.

(F) UNDERGROUND ELECTRIC FROM TRANSFORMER TO BUILDING. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL (2) 5" PVC SCHEDULE 40 CONDUITS. ENTERGY WILL SET NEW TRANSFORMER, FURNISH AND PULL NEW LINE TO THE METER PAN. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, PULL WIRES AND PULL BOXES, WHICH MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH ENTERGY FOR SAID WORK. CONTACT MADISON SAVARESE@ MSAVARESE@ENTERGY.COM FOR COORDINATION AND FEES. REFER TO ELECTRICAL PLANS FOR EXACT ENTRY LOCATION AND ROUTING.

(G) UNDERGROUND TELECOMMUNICATION FROM THE UTILITY CONTACT TO BUILDING TO BE EXTENDED BY SITE CONTRACTOR. REFER TO ELECTRICAL PLANS FOR CONTINUATION. CONTRACTOR SHALL INSTALL (2)-4" CONDUIT WITH PULL WIRES FOR UNDERGROUND TELECOMMUNICATION SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, PULL WIRES, AND BACK FILL WHICH MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH TELECOMMUNICATION COMPANY FOR SAID WORK AND COST INVOLVED. REFER TO ELECTRICAL PLANS FOR PANEL SIZE & GROUND. CONTACT MICHAEL MITCHELL WITH AT&T @ (214) 202-5762 AND GEORGE BLANCHARD WITH COX COMMUNICATION @ (504)-358-6055 FOR COORDINATION AND FEES.

(H) 2" NATURAL GAS LINE AND GAS METER. GAS SERVICE PROVIDED BY ATMOS ENERGY. GAS COMPANY WILL EXTEND LINE FROM RIGHT OF WAY TO METER LOCATION AND FURNISH AND INSTALL METER. CONTRACTOR SHALL INSTALL GAS LINE FROM METER TO THE BUILDING. REFERENCE MEP PLANS FOR EXACT ENTRY LOCATION INTO THE BUILDING. CONTACT SHAUN BORDELON WITH ATMOS ENERGY AT (504) 214-6361 FOR COORDINATION AND FEES INVOLVED.

LEGEND - NEW IMPROVEMENTS

Item	Symbol
WATERLINE	W
DOMESTIC WATERLINE	DW
IRRIGATION WATERLINE	IW
FIRE WATERLINE	FW
SANITARY SEWERLINE	S
GAS LINE	G
OVERHEAD TELEPHONE & ELECTRIC	OE/T
SEWER FORCE MAIN	SFM
UNDERGROUND TELEPHONE	UT
UNDERGROUND ELECTRIC	UE
STORM DRAIN SYSTEM	
FIRE HYDRANT	
POWER POLE	
SEWER MANHOLE & STRUCTURE #	2
TRANSFORMER	T

LEGEND - EXISTING

Item	Symbol	Item	Symbol
FOUND PROPERTY CORNER (AS NOTED)		ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)		ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND/SET PK NAIL (AS NOTED)		EXISTING SPOT ELEVATION	× 10.63
FOUND RIGHT OF WAY MARKER (AS NOTED)		ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE		ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT		EXISTING GROUND CONTOUR LINE	5
EXISTING PARKING LOT LIGHT		EXISTING SEWER MANHOLE	S
EXISTING GUY ANCHOR		EXISTING SEWER CLEANOUT	C.O.
EXISTING ELECTRIC PEDESTAL	E	EXISTING GRAVITY SEWER LINE	S
EXISTING OVERHEAD POWER LINE	OE	EXISTING SEWER FORCE MAIN	SFM
EXISTING UNDERGROUND POWER LINE	UE	EXISTING DRAINAGE MANHOLE	D
EXISTING TELEPHONE PEDESTAL	T	EXISTING SUBSURFACE DRAINAGE	
EXISTING TELEPHONE MANHOLE	T	EXISTING DRAINAGE DROP INLET	
EXISTING TELEPHONE LINE	T	EXISTING DRAINAGE CATCH BASIN	
EXISTING CABLE TV PEDESTAL	C	EXISTING FIRE HYDRANT	
EXISTING CABLE TV LINE	C	EXISTING WATER METER	WM
EXISTING GAS METER	GM	EXISTING WATER VALVE	WV
EXISTING GAS VALVE	GV	EXISTING WATER LINE	W
EXISTING GAS LINE	G	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING PIPELINE	//	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING BARB WIRE FENCE LINE	x	EXISTING CORRUGATED METAL PIPE	24" CMP
EXISTING CHAIN LINK LINE		EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING WOOD FENCE LINE		EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE
EXISTING BARRIER POST		EXISTING MAILBOX	

UTILITY PLAN

SCALE IN FEET

20' 10' 0 20' 40' 60'

Know what's **below**. **Call** before you dig.

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
504.434.6565

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET

C-4.1

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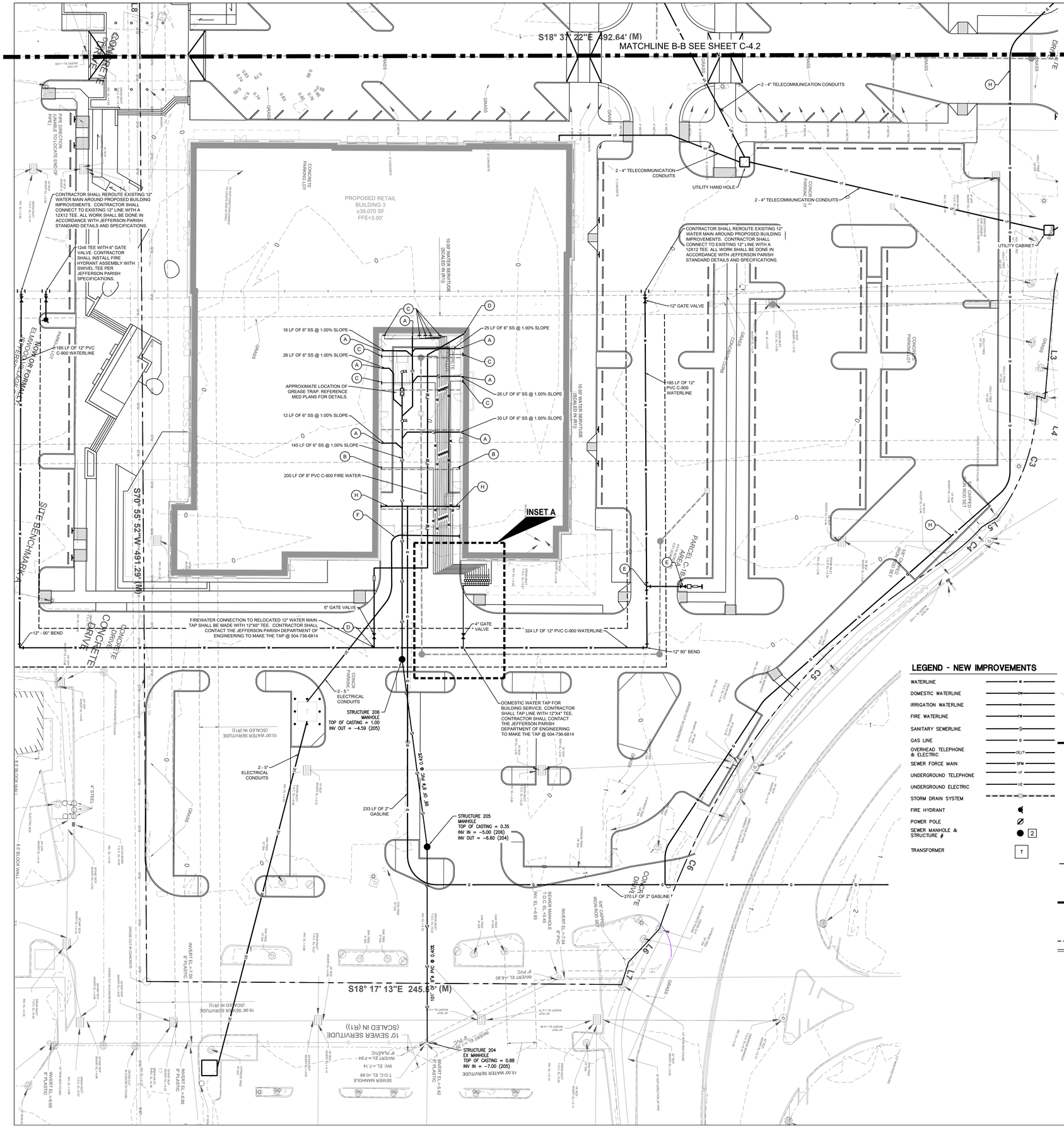
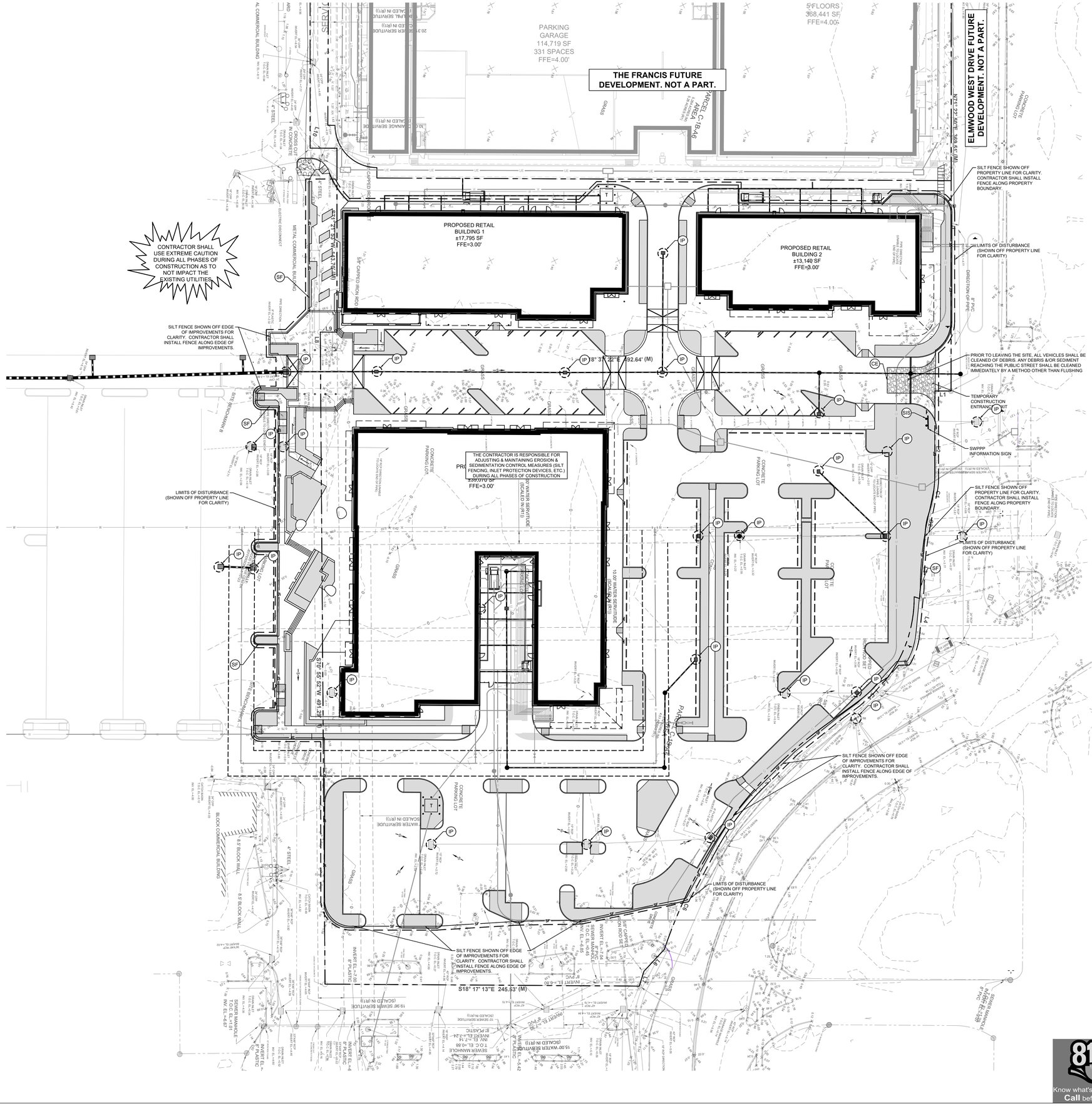

S18° 37' 22"E 492.64' (M)
MATCHLINE B-B SEE SHEET C-4.2
2 - 4" TELECOMMUNICATION CONDUITS
2 - 4" TELECOMMUNICATION CONDUITS
UTILITY HAND HOLE
2 - 4" TELECOMMUNICATION CONDUITS
UTILITY CABINET
CONTRACTOR SHALL REROUTE EXISTING 12" WATER MAIN AROUND PROPOSED BUILDING IMPROVEMENTS. CONTRACTOR SHALL CONNECT TO EXISTING 12" LINE WITH A 12X12 TEE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH JEFFERSON PARISH STANDARD DETAILS AND SPECIFICATIONS.
PROPOSED RETAIL BUILDING 3 ±39.070 SF FFE=3.00'
CONTRACTOR SHALL REROUTE EXISTING 12" WATER MAIN AROUND PROPOSED BUILDING IMPROVEMENTS. CONTRACTOR SHALL CONNECT TO EXISTING 12X12 TEE. WITH A 12X6 TEE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH JEFFERSON PARISH STANDARD DETAILS AND SPECIFICATIONS.
12x6 TEE WITH 6" GATE VALVE. CONTRACTOR SHALL INSTALL FIRE HYDRANT ASSEMBLY WITH SWIVEL TEE PER JEFFERSON PARISH SPECIFICATIONS.
185 LF OF 12" PVC C-900 WATERLINE
12" GATE VALVE
185 LF OF 12" PVC C-900 WATERLINE
10.00' WATER SERVITUDE (SCALED IN (R1))
16 LF OF 6" SS @ 1.00% SLOPE
26 LF OF 6" SS @ 1.00% SLOPE
APPROXIMATE LOCATION OF GREASE TRAP. REFERENCE MEP PLANS FOR DETAILS.
12 LF OF 6" SS @ 1.00% SLOPE
145 LF OF 6" SS @ 1.00% SLOPE
200 LF OF 8" PVC C-900 FIRE WATER
25 LF OF 6" SS @ 1.00% SLOPE
26 LF OF 6" SS @ 1.00% SLOPE
30 LF OF 6" SS @ 1.00% SLOPE
INSET A
6" GATE VALVE
FIREWATER CONNECTION TO RELOCATED 12" WATER MAIN TAP SHALL BE MADE WITH 12"X6" TEE. CONTRACTOR SHALL CONTACT THE JEFFERSON PARISH DEPARTMENT OF ENGINEERING TO MAKE THE TAP @ 504-736-6814
12" - 90° BEND
4" GATE VALVE
324 LF OF 12" PVC C-900 WATERLINE
12" 90° BEND
S70° 55' 52"W 491.29' (M)
SITE BENCHMARK A
ELMWOOD PARKWAY
WORK FORMALLY PETERS CAGE
CONCRETE DRIVE
CONCRETE DRIVE
CONCRETE PARKING LOT
CONCRETE PARKING LOT
CONCRETE PARKING LOT



EROSION CONTROL NOTES:

1. SEDIMENT & EROSION CONTROL FACILITIES & STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
3. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
4. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 1' FROM THE BOTTOM OF THE FENCE.
5. EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY & AFTER EACH RAINFALL & REPAIRED AS NECESSARY.
6. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER &/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
7. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY & PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
8. THE GENERAL CONTRACTOR & THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO ENSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
9. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
10. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
11. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
12. PRIOR TO CONSTRUCTION, THE EROSION & SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING & GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
13. LAND DISTURBING ACTIVITIES WILL BE KEPT TO A MINIMUM & WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
14. SEDIMENT & EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS & WILL BE REPAIRED, ADJUSTED & MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION & SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION & UNTIL ALL DISTURBED AREAS ARE STABILIZED.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE "PRIME CONTRACTOR CERTIFICATION" & "THE MONTHLY INSPECTION REPORT & CERTIFICATION FORM FOR EROSION & SEDIMENT CONTROLS" LOCATED IN THE SITEWORK SPECIFICATIONS & SUBMITTING THE FORMS TO THE OFFICE OF POLLUTION CONTROL.
16. THE CONTRACTOR SHALL ALSO CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
17. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.

BMP MAINTENANCE EROSION NOTES:

ALL MEASURES STATED ON THIS SITE MAP, & IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES & BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, & RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING & STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONAL AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS &/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

ACREAGE SUMMARY	
SITE PROPERTY AREA	+/- X.XX ACRES
DISTURBED ON-SITE AREA	+/- X.XX ACRES
DISTURBED OFF-SITE AREA	+/- X.XX ACRES
TOTAL DISTURBED AREA	+/- X.XX ACRES

LEGEND - NEW IMPROVEMENTS

SF	SILT FENCE		LIMITS OF DISTURBANCE
CF	CONSTRUCTION FENCE		PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS WITHOUT TEMPORARY STONE CONSTRUCTION EXIT
EEL	EROSION EEL		APPROXIMATE SOIL BOUNDARY
DD	DIVERSION DITCH		LIMITS OF DRAINAGE SUB-BASIN
SS	SWPPP INFORMATION SIGN	CoA	EXISTING SOIL TYPE
CE	TEMPORARY STONE CONSTRUCTION EXIT		TEMPORARY SEEDING (HYDROMULCH) (SLOPES 3:1 OR GREATER SHALL BE SODDED)
CD	ROCK CHECK DAM	S	DIRECTION OF OVERLAND FLOW
SB	STRAW BALE BARRIER	17	PROPOSED CONTOUR
TR	TEMPORARY RIP-RAP		PROPERTY LINE
PR	PERMANENT RIP-RAP		PROPOSED BUILDING
PP	OPEN PIPE PROTECTION		PROPOSED STORM DRAINAGE
IP	INLET PROTECTION		
CS	EROSION CONTROL AT OUTLET CONTROL STRUCTURE		REFERENCE SHEET XXXX FOR DETAILS ON EROSION CONTROL MEASURES.
ST	TEMPORARY SEDIMENT TRAP		
FS	FAIRCLOTH SKIMMER WITH ORIFICE (OR APPROVED EQUAL)		
TP	TREE PROTECTION FENCING		
MA	EROSION CONTROL MATTING		

EROSION CONTROL PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

811 Know what's **below.** **Call** before you dig.

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
504.434.6565

PROJECT NO. 21-671

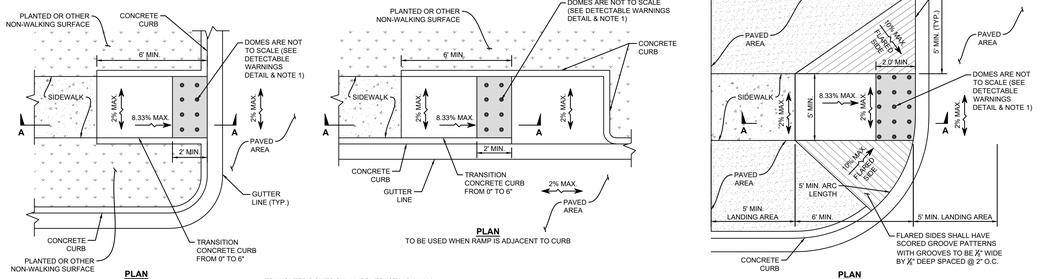
SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET
C-5

© 2022 DUPLANTIS DESIGN GROUP, P.C.

Z:\2021\21-671\CIVIL\CAD\21-671 C-5 EROSION CONTROL PLAN.DWG



PLAN

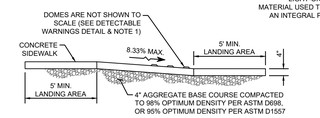
TO BE USED WHEN RAMP IS SURROUNDED BY 'NON-WALKING' SURFACE (I.E. GRASS)

PLAN

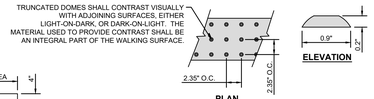
TO BE USED WHEN RAMP IS ADJACENT TO CURB

PLAN

TO BE USED WHEN RAMP IS SURROUNDED BY PAVED AREAS



SECTION A-A'



PLAN

DETECTABLE WARNINGS DETAIL

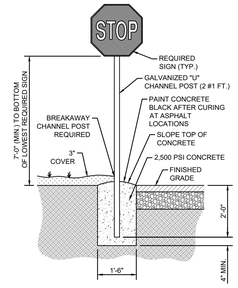
* PRE-FABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED

ADA RAMP IN SIDEWALK DETAIL

N.T.S.

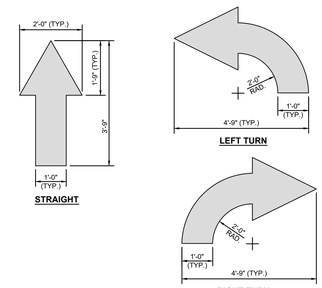
NOTES:

1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS WITHIN PUBLIC R.O.W. SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNING DETAIL.
2. RAMP SIDE SLOPE (WHERE APPLICABLE) VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.
4. REFER TO PLANS FOR ADJACENT SLOPES.
5. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
6. AT A MINIMUM, THE BOTTOM 2' OF THE CURB RAMP SHALL CONTRAST VISUALLY WITH THE ADJOINING SURFACES & CONTAIN DETECTABLE WARNING SURFACES.
7. CONTRACTOR SHALL VERIFY REQUIREMENTS OF LOCAL CODES PRIOR TO CONSTRUCTING RAMPS.



STANDARD SIGN POST DETAIL

N.T.S.

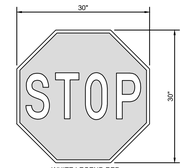


NOTES:

1. ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT.
2. NEW PAVEMENT SURFACES SHALL BE ALLOWED TO CURE AT LEAST 30 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
3. INSTALL PAVEMENT MARKINGS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS & PROJECT SPECIFICATIONS.

INTERNAL TRAFFIC FLOW ARROW DETAIL

N.T.S.



WHITE LEGEND RED BACKGROUND

R1-1

STOP SIGN

N.T.S.

A. 6" OF PORTLAND CEMENT CONCRETE PAVEMENT, TYPE B, (12.5' JOINT SPACING, MAX.) COMPLYING WITH LSSRB, LATEST EDITION.	**A.** 8" OF PORTLAND CEMENT CONCRETE PAVEMENT, TYPE B, (15.0' JOINT SPACING, MAX.) COMPLYING WITH LSSRB, LATEST EDITION.
B. 12" COMPACTED GRANULAR FILL (SAND) UNDERLAIN BY GEOTEXTILE FABRIC.	**B.** 12" COMPACTED GRANULAR FILL (SAND) UNDERLAIN BY GEOTEXTILE FABRIC.
C. COMPACTED SUBGRADE.	**C.** COMPACTED SUBGRADE.
LIGHT DUTY CONCRETE PAVEMENT N.T.S.	**HEAVY DUTY CONCRETE PAVEMENT** N.T.S.

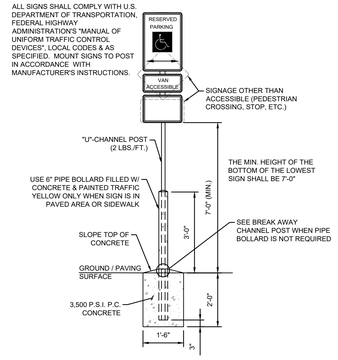
NOTES:

PAVEMENT DESIGN BASED ON A MODULUS OF SUBGRADE REACTION OF 100 PSI AND A CBR OF 3.

ALL MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS & BRIDGES, 2016 EDITION.

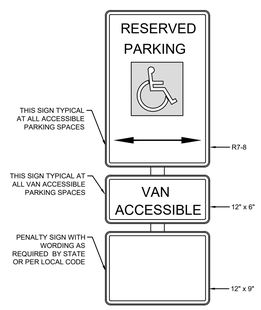
PORTLAND CEMENT CONCRETE SHALL POSSESS A MINIMUM COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH AT 28 DAYS. DEPTH OF THE WEAKENED PLANES SHALL BE ONE-FOURTH THE PAVEMENT THICKNESS. ALL SUBGRADE, BASE, & PAVEMENT CONSTRUCTION OPERATIONS & MATERIALS SHALL MEET MINIMUM REQUIREMENTS OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS & BRIDGES (LSSRB), 2016 EDITION. CONCRETE SHALL BE DESIGNED WITH 5+/- 1 PERCENT ENTRAINED AIR TO IMPROVE WORKABILITY & DURABILITY.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES & AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



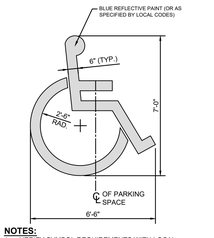
SITE SIGN BASE DETAILS

N.T.S.



ACCESSIBLE PARKING SIGN

N.T.S.

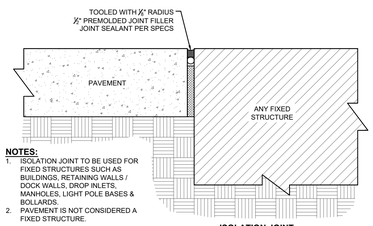


NOTES:

1. VERIFY SYMBOL REQUIREMENTS WITH LOCAL JURISDICTION.
2. ADD "VAN" LETTERING WHERE INDICATED ON SITE PLAN.
3. LOCATE SYMBOL AT THE EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING.

ACCESSIBLE PARKING SYMBOL DETAIL

N.T.S.



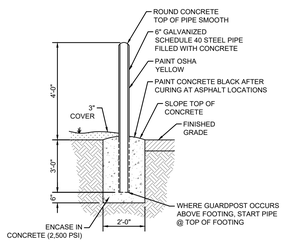
NOTES:

1. ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS / DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES & BOLLARDS.
2. PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT

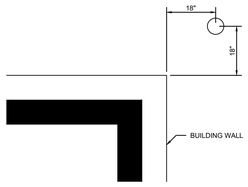
ISOLATION JOINT DETAILS

N.T.S.



BOLLARD DETAIL

N.T.S.



TYPICAL BOLLARD PLACEMENT DETAIL

N.T.S

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET

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SITE & GRADING DETAILS

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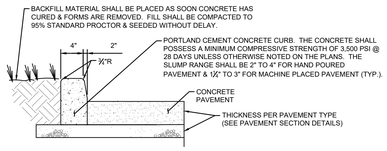
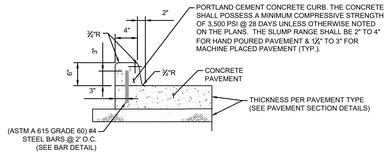
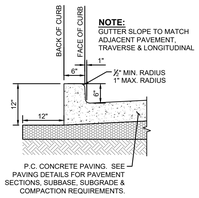


TEMPORARY CURB DETAIL
N.T.S.



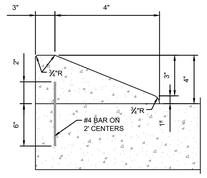
PIN ON BARRIER CURB DETAIL
N.T.S.

USED WITH CONCRETE PARKING LOT PAVEMENT SECTION UNLESS OTHERWISE NOTED ON PLANS



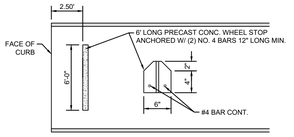
NOTE:
GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL

TYPE "B" INTEGRAL CURB & GUTTER
N.T.S.
(SPECIAL)



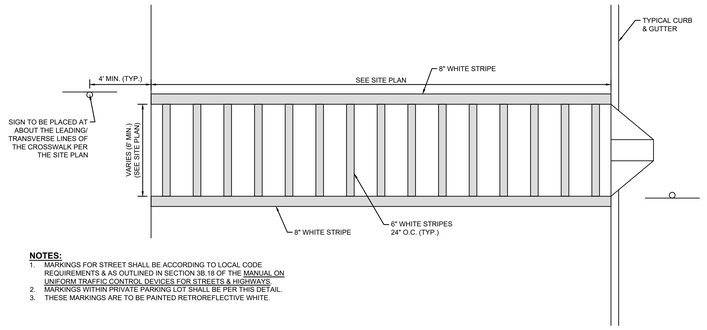
MOUNTABLE CONCRETE CURB
N.T.S.

USED FOR CONCRETE ISLAND IN FRONT PARKING LOT



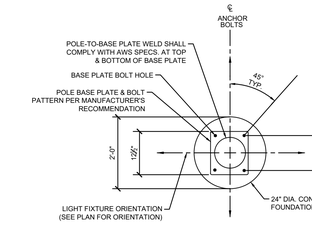
NOTE:
SEE SITE PLAN FOR PARKING SPACE SIZE & FOR WHEEL STOP LOCATIONS. PAINT WHEEL STOPS OSHA YELLOW.

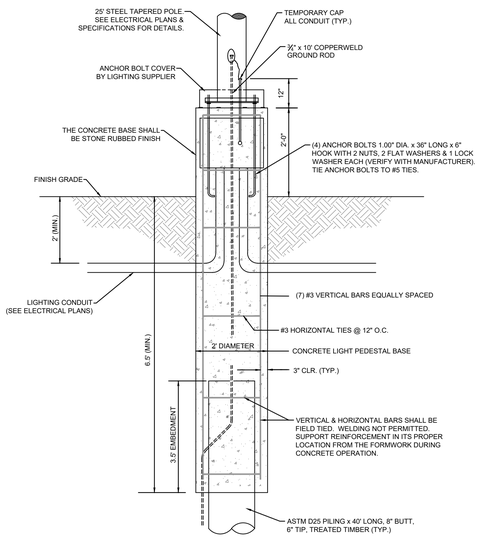
CONCRETE WHEEL STOP
N.T.S.



NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS & AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

CROSSWALK MARKING W/ LONGITUDINAL STRIPES
N.T.S.



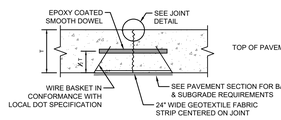


NOTES:
1. 3,000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. EXPOSED CONCRETE SHALL BE STONE RUBBED FINISH.
4. DETAIL FOR 25' POLE WITH MAX. FIXTURE EPA 2.10 SQ.FT.

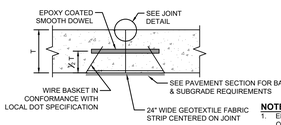
TYPICAL SITE LIGHTING POLE BASE DETAIL - PB
N.T.S.



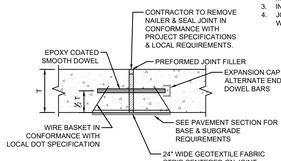
BUTT JOINT DETAIL



CONTRACTION / CONTROL JOINT DETAIL

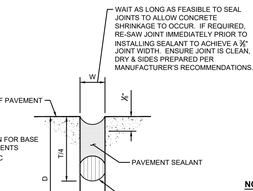


CONSTRUCTION JOINT DETAIL



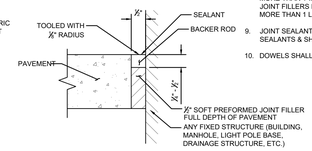
NOTE:
EXPANSION JOINTS TO BE PLACED AT ALL RADIUS POINTS, OR MAXIMUM 180' O.C. SPACING.

EXPANSION JOINT DETAIL



JOINT DETAIL

NOTES:
1. ENSURE JOINTS ARE CLEAN & DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED & DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER ROD AT CONSISTENT & UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.



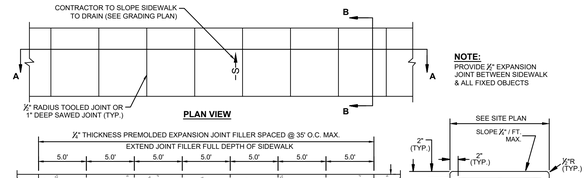
ISOLATION JOINT AT STRUCTURES

TABLE 1

PAVEMENT THICKNESS	SMOOTH DOWEL BARS			MINIMUM JOINT DEPTH
" T " (IN)	SIZE Ø (IN)	LENGTH (IN)	SPACING (IN)	" D " (IN)
5"	½"	12"	18"	1½"
6"	½"	14"	12"	1½"
7"	1"	16"	12"	2"
8"	1¼"	18"	12"	3"
9"	1¼"	18"	12"	3"
10"	1¼"	18"	12"	3¼"

NOTES:
1. JOINTS SHALL BE SAWCUT AS SOON AS THE CONCRETE HAS REACHED SUFFICIENT STRENGTH TO SUPPORT THE SAWING EQUIPMENT & TEARING OF CONCRETE DOES NOT OCCUR.
2. GEOTEXTILE FABRIC SHALL BE CONSTRUCTED OF NON-WOVEN POLYPROPYLENE FIBERS RESISTANT TO CHEMICAL ATTACK, MILDEW, & ROT. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A GEOTEXTILE MATERIAL SUBMITTAL FOR APPROVAL.
3. CONSTRUCT EXPANSION, WEAKENED PLANE CONTROL (CONTRACTION), & CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE.
4. CONSTRUCT CONTROL JOINTS FOR DEPTH EQUAL TO AT LEAST ¼ OF THE CONCRETE THICKNESS AS FOLLOWS:
   A. FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL & FINISHING EDGE WITH JOINTER.
   B. FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION.
5. CONSTRUCTION JOINTS: PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS & AT LOCATIONS WHERE PLACEMENTS OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN ½ HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH DETAILS.
6. EXPANSION JOINTS: LOCATE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS. MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PRE-MOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, & OTHER FIXED OBJECTS.
7. BUTT JOINTS: FOR JOINTS AGAINST EXISTING PAVEMENT, PLACE DOWELS OF THE SIZE INDICATED IN TABLE 1 INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB. EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND. PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE. DOWEL SPACING TO BE AS INDICATED IN TABLE 1. SAW JOINTS & FILL WITH JOINT SEALER.
8. JOINT FILLERS: EXTEND JOINT FILLERS FULL WIDTH & DEPTH OF JOINT, & NOT LESS THAN ½-INCH OR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1 PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
9. JOINT SEALANTS: JOINTS SHALL BE SEALED WITH APPROVED EXTERIOR PAVEMENT JOINT SEALANTS & SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
10. DOWELS SHALL NOT BE PLACED CLOSER THAN 12" TO A JOINT INTERSECTION.

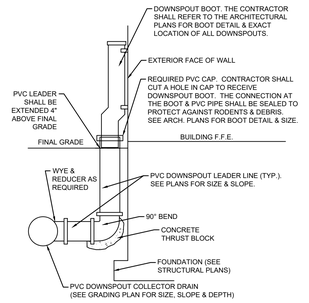
CONCRETE JOINT DETAILS
N.T.S.



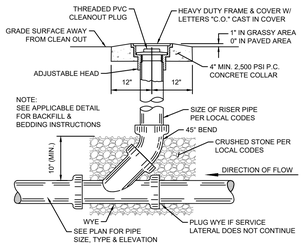
NOTE:
REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF

NOTES:
1. TO BE USED FOR ALL SIDEWALKS THROUGHOUT SITE, WIDTHS SHALL BE AS DENOTED ON PLAN.
2. CONCRETE SHALL BE PORTLAND CEMENT CONCRETE (CLASS M), 3,000 PSI, PER SECTION 901, LSSRB (2006 ED.)

CONCRETE SIDEWALK
N.T.S.



DOWNSPOUT COLLECTOR DRAIN
N.T.S.



SANITARY SEWER CLEANOUT
N.T.S.

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
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PRELIMINARY NOT FOR CONSTRUCTION

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CHECKED SMT
DRAWN BY NCM

SHEET
C-6.1

SITE & GRADING DETAILS

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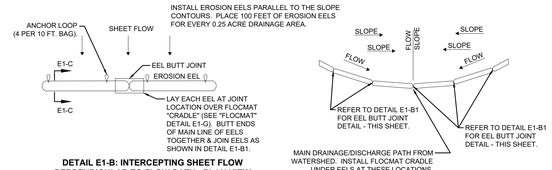
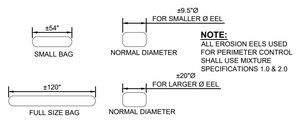


DETAIL E1-B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH - PLAN VIEW

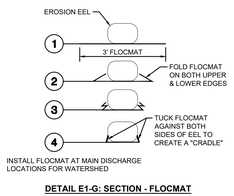


BUTT JOINT DETAIL E1-B1



NOTE:
ALL EROSION EELS USED FOR PERIMETER CONTROL SHALL USE MIXTURE SPECIFICATIONS 1.0 & 2.0

DETAIL E1-A: EROSION EELS



DETAIL E1-G: SECTION - FLOCMAT

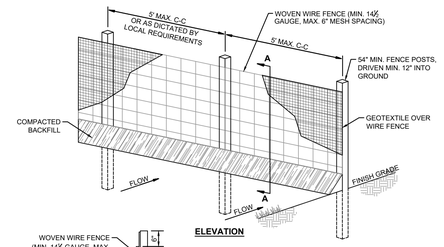
DETAIL E1-F: PLAN VIEW - TYPICAL ARRANGEMENT OF EELS FOR PERIMETER CONTROL

CONTACT INFORMATION:
FRIENDLY ENVIRONMENT
100 PRINCE STREET
SHELBYVILLE, TN 37160
1-866-H2O-EELS
INFO@FRIENDLYENVIRONMENTUS.COM
http://FRIENDLYENVIRONMENTUS.COM

GENERAL NOTES:

1. EROSION EELS USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.0 OR 2.0.
   A. MIXTURE SPECIFICATION 1.0. A FILTER MATERIAL COMPRISED OF 100% RUBBER SHREDS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES & SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF ±½" INCH.
   B. MIXTURE SPECIFICATION 2.0. A FILTER MIXTURE COMPRISED OF 100% SHREDDED RUBBER DERIVED FROM RECYCLED TIRES. MAXIMUM PARTICLE SIZE IS ±2 INCHES.
2. LENGTH OF EROSION EELS SHALL BE EITHER NOMINAL ±10 FEET OR ±4.5 FEET. NOMINAL DIAMETER SHALL BE ±9.5 INCHES FOR PERIMETER CONTROLS & ±20 INCHES FOR CHECK DAM APPLICATIONS.
3. EROSION EELS CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOE VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW & PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
4. EROSION EELS SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF THE SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING & RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
5. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS.
6. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, & WOODY VEGETATION. EROSION EELS CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE & ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
7. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
8. DO NOT PLACE EEL DIRECTLY OVER RILL & GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED & RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
9. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) & FOR PERIMETER CONTROLS, BED THE EELS IN A FLOCMAT CRADLE PER THE DETAILED DRAWINGS.
10. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
11. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, PREPARE JOINTS PER DETAIL E1-B1.
12. EROSION EELS SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
13. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FEET LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
14. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS. T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 3 FEET INTO GROUND ON STEEP SLOPES GREATER THAN 25%.

EROSION EEL
N.T.S.



ELEVATION

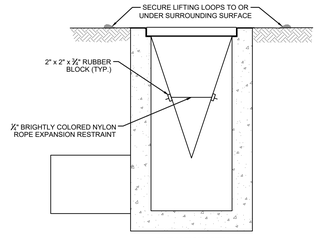
SECTION A-A

POSTS: STEEL EITHER T OR U TYPE
FENCE: WOVEN WIRE, 14½ GA. 6" MAX. MESH OPENING
FABRIC: 1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

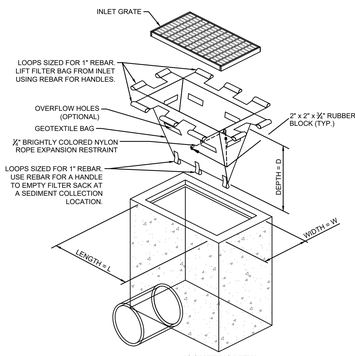
NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP & MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES & FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE.

SEDIMENTATION SILT FENCE WITH WIRE SUPPORT
N.T.S.

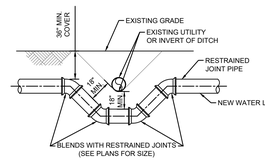


ELEVATION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK

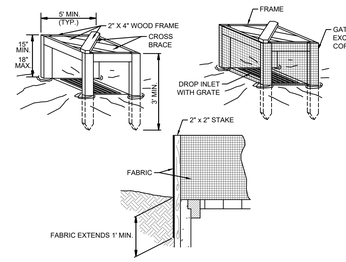


ISOMETRIC VIEW

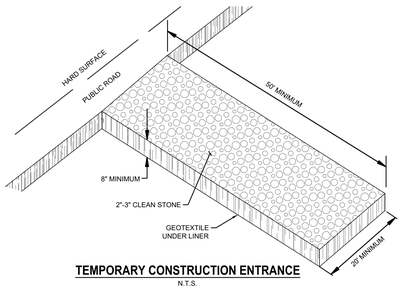
INLET PROTECTION - PAVED AREAS
N.T.S.



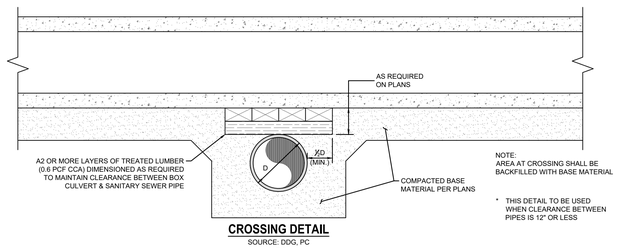
WATER LINE OFFSET DETAIL
N.T.S.



SILT FENCE INLET PROTECTION (UNPAVED AREAS)
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



CROSSING DETAIL
SOURCE: DDG, PC
N.T.S.

UTILITY & EROSION DETAILS

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
5 0 4 . 4 3 4 . 6 5 6 5

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET

C-6.2

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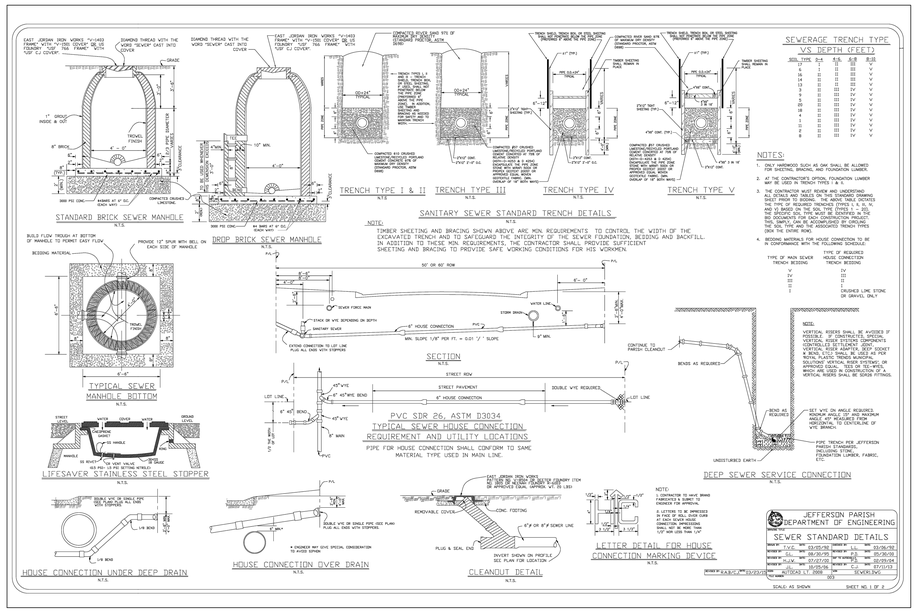

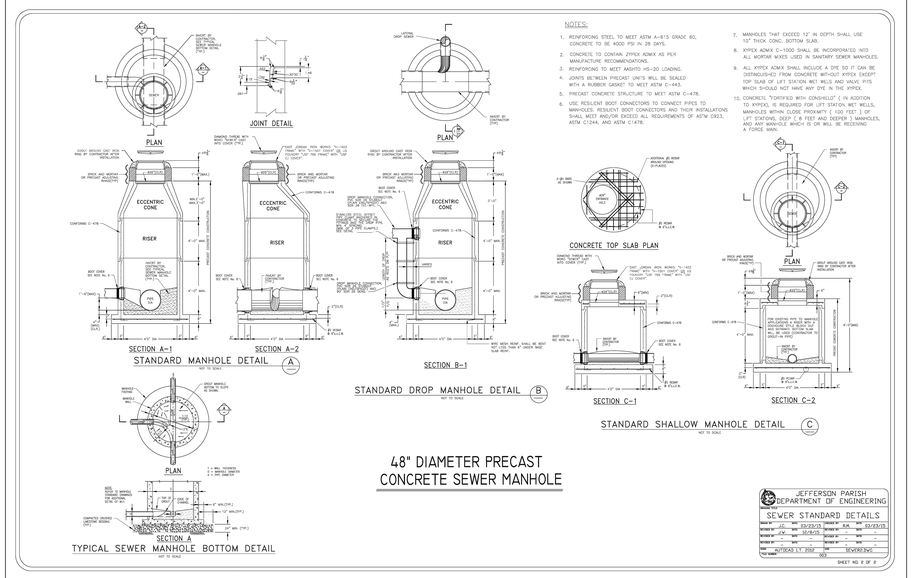

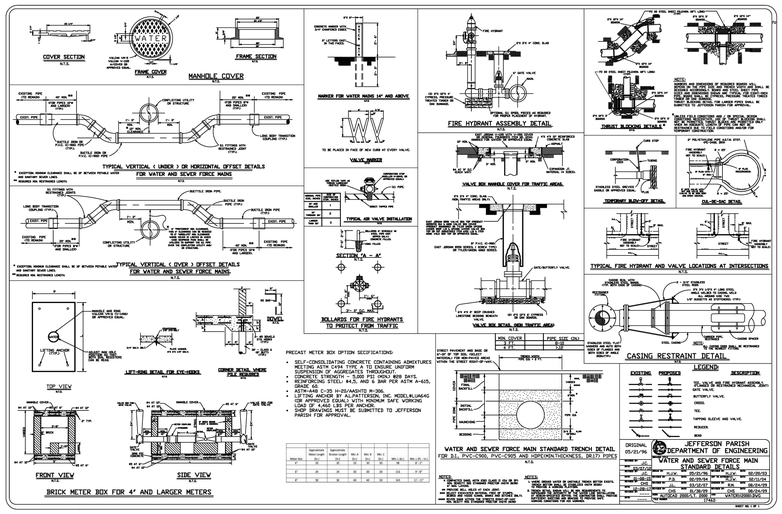

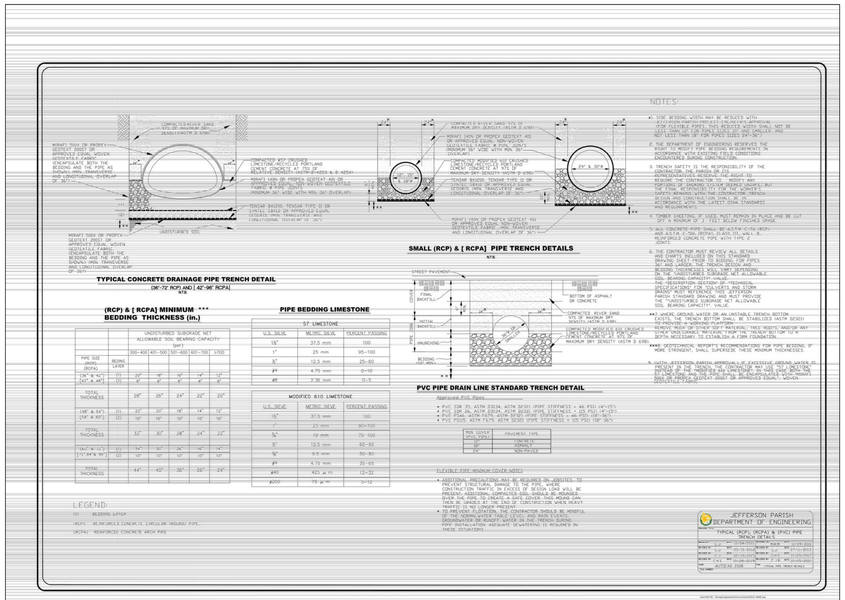

JEFFERSON PARISH DETAILS

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ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
504.434.6565

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET

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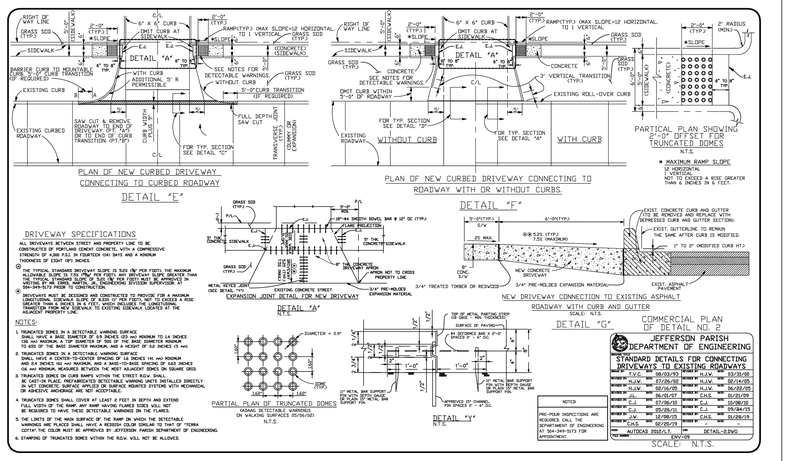

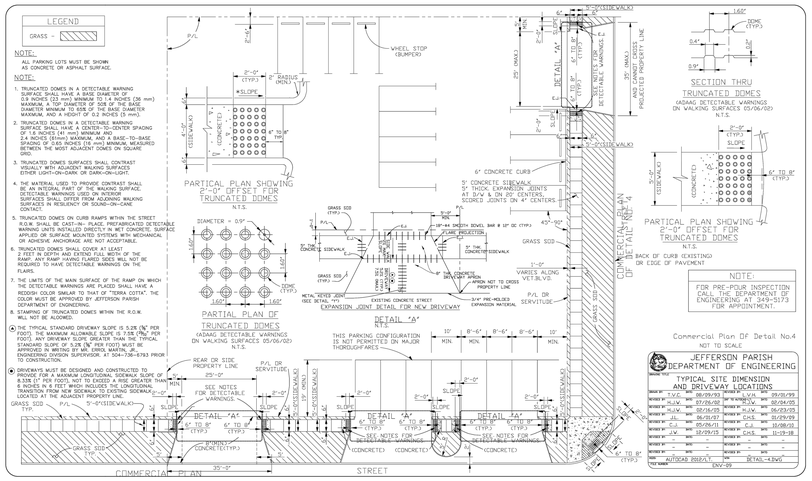

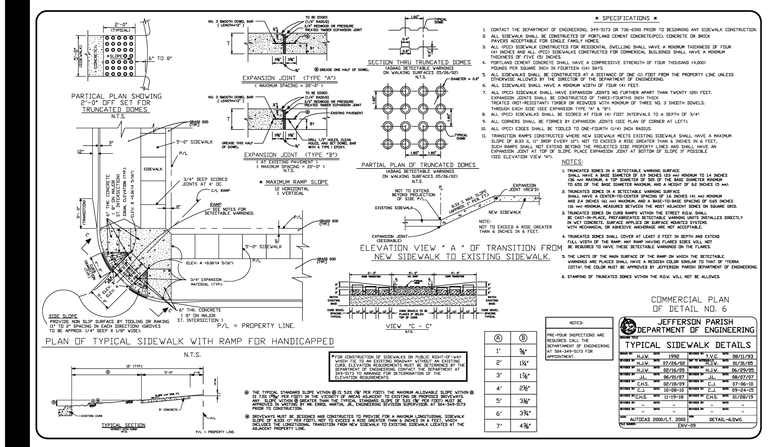

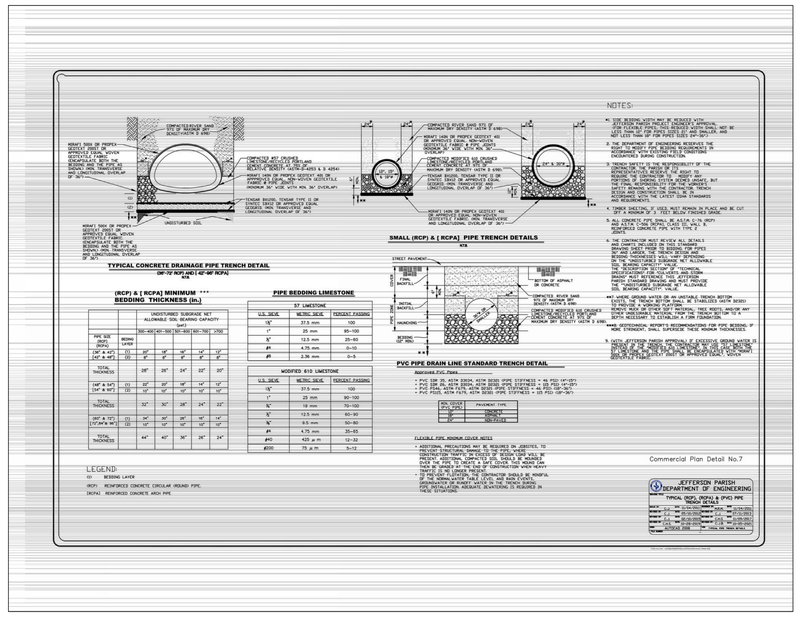

ELMWOOD RETAIL EXPANSION

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
504.434.6565

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
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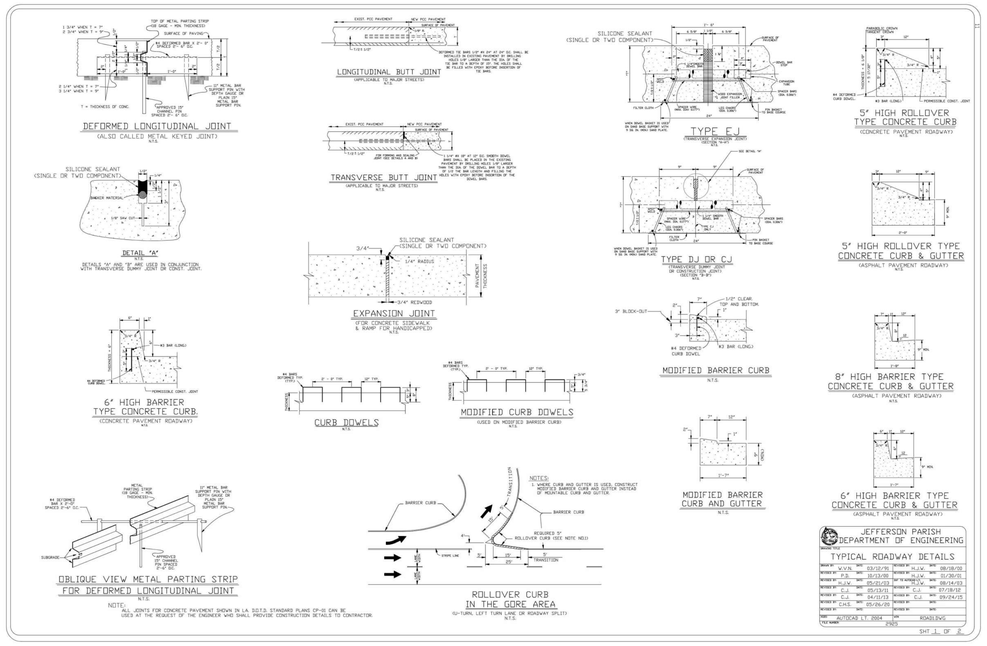
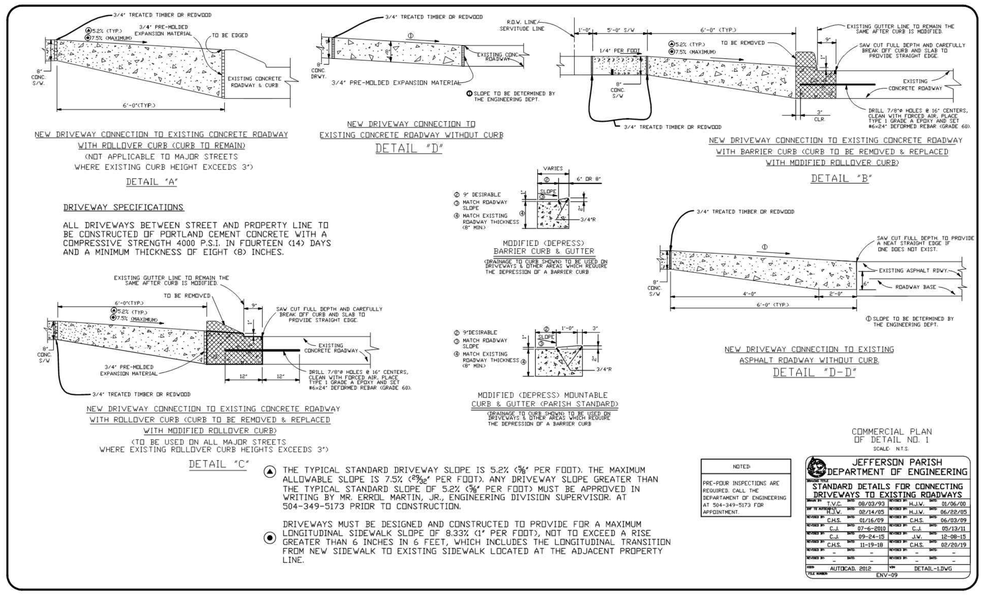
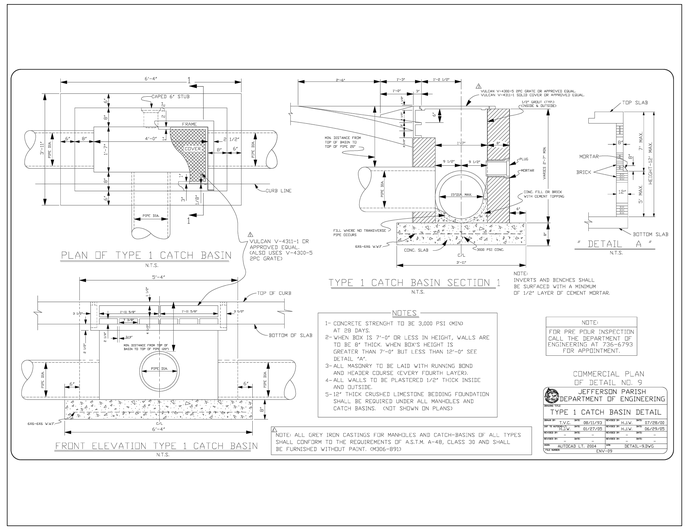
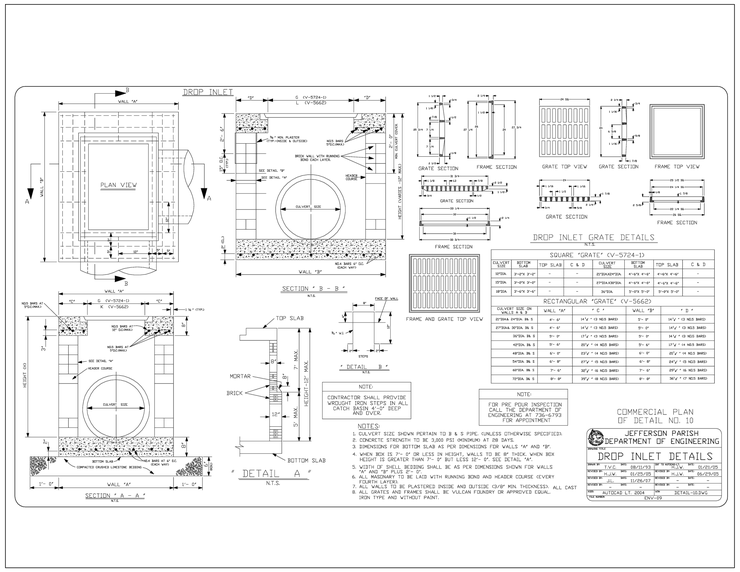




THE TYPICAL STANDARD DRIVEWAY SLOPE IS 5.2% (5⅛" PER FOOT). THE MAXIMUM ALLOWABLE SLOPE IS 7.5% (9" PER FOOT). ANY DRIVEWAY SLOPE GREATER THAN THE TYPICAL STANDARD SLOPE OF 5.2% (5⅛" PER FOOT) MUST BE APPROVED IN WRITING BY MR. ERROL MARTIN, JR., ENGINEERING DIVISION SUPERVISOR. AT 504-349-5173 PRIOR TO CONSTRUCTION.

DRIVEWAYS MUST BE DESIGNED AND CONSTRUCTED TO PROVIDE FOR A MAXIMUM LONGITUDINAL SIDEWALK SLOPE OF 8.33% (1" PER FOOT), NOT TO EXCEED A RISE GREATER THAN 6 INCHES IN 6 FEET, WHICH INCLUDES THE LONGITUDINAL TRANSITION FROM NEW SIDEWALK TO EXISTING SIDEWALK LOCATED AT THE ADJACENT PROPERTY LINE.





JEFFERSON PARISH DETAILS

ELMWOOD RETAIL

LAURICELLA LAND COMPANY
HARAHAN, LA 70123

DDG
1 GALLERIA BLVD. | SUITE 1506
METAIRIE, LA 70001
504.434.6565

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 21-671

SUBMITTAL NAME
DESIGN DEVELOPMENT
10/16/2026

CHECKED SMT
DRAWN BY NCM

SHEET

C-6.5

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GENERAL STRUCTURAL NOTES:

1. THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF THE OWNER AND FOR THE SPECIFIC PROJECT IDENTIFIED HEREIN.
2. CONSTRUCTION MUST BE PERFORMED BY A CONTRACTOR PROPERLY LICENSED BY THE LOUISIANA STATE LICENSING BOARD FOR CONTRACTORS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY, AND CODE COMPLIANCE. THE CONTRACTOR SHALL CONFORM IN ALL RESPECTS TO THE RULES, REGULATIONS AND STATUTES GOVERNING CONSTRUCTION SAFETY.
3. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES. SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
5. STRUCTURAL DRAWINGS SHALL BE USED AND INTERPRETED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND VERIFYING ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE MEANS AND MEASURES TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT DURING CONSTRUCTION. THESE SHALL INCLUDE BUT NOT BE LIMITED TO NECESSARY SHORING, TEMPORARY BRACING, DEWATERING, ETC.
9. CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND ALL AS-BUILT CONDITIONS AS THE WORK PROGRESSES.
12. ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
13. STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
14. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
15. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION, SUPERVISION, OR INSPECTION OF THE WORK, NOR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER ENTITIES OR PERSONS PERFORMING OR SUPERVISING ANY PORTION OF THE WORK.
16. NO FIELD OBSERVATIONS ARE PROVIDED UNDER THIS SEAL, UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN.
17. BY PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR AGREES TO THESE TERMS AND ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE AND EXECUTION IN ACCORDANCE WITH DESIGN INTENT.

SHOP DRAWING NOTES:

1. THE GENERAL CONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND APPROVE AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE PROFESSIONAL OF RECORD. CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR REINFORCING, JOIST, DECKING, STRUCTURAL MEMBERS, ETC. ONCE REVIEWED AND STAMPED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND/OR ENGINEER. FABRICATION AND INSTALLATION SHALL BE MADE FROM ONLY SHOP DRAWINGS NOTED BY THE ENGINEER AS "NO EXCEPTIONS TAKEN".
2. ONLY SHOP DRAWINGS NOTED AS "NO EXCEPTIONS TAKEN" MAY BE RELEASED FOR FABRICATION. SHOP DRAWINGS WITH ANY OTHER NOTATION MUST BE REVISED UNTIL NOTED AS "NO EXCEPTIONS TAKEN". MATERIAL FABRICATED WITHOUT FOLLOWING THIS PROCEDURE SHALL BE SUBJECT TO REJECTION.
3. FABRICATION DRAWINGS SHALL SPECIFICALLY AND PROMINENTLY HIGHLIGHT CHANGES MADE FROM SHOP DRAWINGS WHICH DO NOT STRICTLY COMPLY WITH THE CONTRACT DOCUMENTS AND RECEIVE WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO COMMENCING FABRICATION.
4. FABRICATION CHANGES THAT RESULT IN MODIFICATIONS TO THE CONTRACT SUM MUST BE APPROVED IN ACCORDANCE WITH PROVISIONS CONTAINED IN THE OWNER-CONTRACTOR AGREEMENT OR PROCEDURES OUTLINED IN THE PROJECT MANUAL/SPECIFICATIONS.
5. ALL CONNECTIONS, INCLUDING TYPICAL FRAMED CONNECTIONS, SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED AND ENGAGED BY THE CONTRACTOR. ALL SUCH SHOP DRAWINGS AND OTHER RELATED SUBMITTALS, INCLUDING CALCULATIONS SHALL BEAR THE ENGINEER'S SEAL.
6. CONTRACTOR'S LICENSED PROFESSIONAL ENGINEER SHALL SUBMIT SUBSTANTIATING CONNECTION INFORMATION INCLUDING CALCULATIONS, SOFTWARE RESULTS, CONNECTION DETAILS, AND OTHER RELATED DOCUMENTS TO THE ENGINEER OF RECORD FOR REVIEW.
7. ENGINEER'S REVIEW OF SHOP DRAWINGS AND SUBMITTALS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. CONTRACTOR AND ITS FABRICATOR ARE RESPONSIBLE FOR DIMENSIONS AND QUANTITIES ASSOCIATED WITH THEIR PORTION OF THE PROJECT. ANY MEANS AND METHODS ASSOCIATED WITH THE FABRICATION OF ANY MATERIAL SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND FABRICATOR AS WELL AS THE COORDINATION OF INSTALLATION SEQUENCES AFFECTING OTHER TRADES.
8. ENGINEER'S NOTATION OF "NO EXCEPTION TAKEN" ON SUBMITTED SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR AND FABRICATOR OF RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ALL CONNECTIONS, DETAILED DIMENSIONS ON SHOP DRAWINGS, NOR THE GENERAL FIT-UP OF PARTS AND ELEMENTS TO BE ASSEMBLED IN THE FIELD.
9. NO CHANGES IN DETAILS OR THE SUBSTITUTION OF MEMBERS OR OTHER STRUCTURAL ELEMENTS SHALL BE PERMITTED WITHOUT THE SPECIFIC WRITTEN APPROVAL BY THE ENGINEER.

FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT BY STRATUM ENGINEERING, LLC, SE PROJECT No.: G24-032, DATED 04-12-24.
2. PILE TYPE:

PILING SHALL BE ONE PIECE TREATED TIMBER PILING (CCA 0.80) SHOWN THUS ● AND SHALL CONFORM TO ANSI 05.1 CLASS 5 AND HAVE A MINIMUM TIP DIAMETER OF 6 INCHES AND A MINIMUM BUTT DIAMETER OF 8 INCHES MEASURED 3 FEET FROM THE END OF THE PILE. THE TIPS OF ALL PILES SHALL BE DRIVEN TO AN ELEVATION OF 40 FEET BELOW EXISTING GRADE. PILING CONTRACTOR TO DRIVE PROBE PILE TO DETERMINE LENGTH OF PILES. CONTACT ENGINEER OF RECORD AFTER PROBE PILE INSTALLATION FOR DEPTH DETERMINATION BEFORE ORDERING ADDITIONAL PILES.

(A) DESIGN LOAD = 8 TONS

(B) CUT-OFF TREATMENT: BRUSH TREAT TOP OF PILE WITH COPPER NAPTHENATE CONFORMING TO A.W.P.A. SPECIFICATION M4

(C) HAMMER, PRE-DRILLING, AND VIBRATION: SEE GEOTECH REPORT FOR RECOMMENDATIONS

(D) PILE DRIVER TO MONITOR PILE INSTALLATION FOR VIBRATION AND PROVIDE VIBRATION REPORTS TO ENGINEER OF RECORD.

3. PILE CAPS AND GRADE BEAMS SHALL BE CENTERED ON COLUMNS AND WALLS.
4. PILE CAPS AND GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN THE APPLICABLE ACI CODES ARE ADHERED TO.
5. PLACE 15 MIL. STEGO WATERPROOF MEMBRANE BENEATH ALL INTERIOR SLABS AND BEAMS ON GRADE. LAP 12" TO ACCOMMODATE CONCRETE POURING DIRECTION.

CONCRETE NOTES:

1. APPLICABLE CODES OR STANDARDS:

   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

   (A) ACI 117 – SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS

   (B) ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE

   (C) ACI 304 – RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE

   (D) ACI 308 – RECOMMENDED PRACTICE FOR CURING CONCRETE

   (E) ACI 315 AND 315R – DETAILS AND DETAILING OF CONCRETE REINFORCEMENT

   (F) ACI 316 – RECOMMENDED PRACTICE FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES

   (G) ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

   (H) ACI 336 – SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS

   (I) ACI 347 – RECOMMENDED PRACTICE FOR CONCRETE FORM WORK

   (J) ASTM STANDARDS FOR THE MATERIALS LISTED.

2. MATERIALS:

   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

   (B) CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.)

   (C) PORTLAND CEMENT SHALL MEET ASTM C150 TYPE II.

   (D) AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.

   (E) REINFORCING STEEL SHALL MEET ASTM A615 GRADE 60.

   (F) WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.

   (G) STEEL PLAIN WIRE SHALL MEET ASTM A82.

   (H) STYROFOAM USED FOR FILLING VOIDS UNDER CONCRETE SHALL BE AMOFORM EXTRUDED POLYSTRENE INSULATION BOARD BY GEOFOAM FOAM PRODUCTS CO. OR APPROVED EQUAL. MINIMUM COMPRESSIVE STRENGTH SHALL BE 30 PSI.

3. SLUMPS:

   CONCRETE SLUMPS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) CONCRETE WITHOUT WATER-REDUCING ADMIXTURES OR PRIOR TO THEIR ADDITIONS SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES.

   (B) CONCRETE WITH LOW TO MODERATE RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 6 INCHES.

   (C) CONCRETE WITH HIGH RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.

4. EXPOSED EDGE CONDITIONS:

   (A) EXPOSED EDGES OF CONCRETE ABOVE GRADE SHALL BE CHAMFERED 3/4" AT 45 DEGREES (AS SHOWN ON SECTIONS IF REQUIRED).

5. BONDING:

   BONDING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) CONSTRUCTION JOINTS BETWEEN NEW AND HARDENED CONCRETE SHALL BE CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4".

   (B) FOR INSTALLATION OF DOWELS IN HARDENED CONCRETE, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 200 OR APPROVED EQUAL.

   (C) FOR INSTALLATION OF DOWELS IN BRICK MASONRY, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 270 OR APPROVED EQUAL.

6. CONCRETE PROTECTION FOR REINFORCEMENT:

   CONTRACTOR SHALL PROVIDE PROTECTIVE COVER FOR REINFORCING LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) 3" FOR CONCRETE GRADE BEAMS AND FOOTINGS DEPOSITED DIRECTLY AGAINST THE GROUND.

   (B) 2" FOR FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.

   (C) 1" FOR CONCRETE SLABS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND

   (D) 1 1/2" FOR CONCRETE BEAMS, GIRDERS, AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.

7. PLACEMENT:

   PLACEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.

   (B) REINFORCING BARS OR FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED ADEQUATELY TO SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.

   (C) PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCING IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID-SPAN.

   (D) CONTINUOUS BOTTOM BARS SHOULD BE LAP SPLICED 6" AT CENTER OF SUPPORT.

   (E) LAP ALL WELDED WIRE FABRIC ONE WIRE SPACING PLUS 6 INCHES.

   (F) COLUMN VERTICAL REINFORCING SHALL HAVE STANDARD HOOKS AT THE TOP OF THE UPPERMOST SECTION OF EACH COLUMN.

   (G) PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. HOOK INSIDE BAR IN WALLS AT ENDS.

   (H) PLACEMENT OF SLEEVES, HOLES, OR OPENINGS THROUGH BEAMS, FOOTINGS, PILE CAPS, SLABS, ETC. IS NOT PERMITTED WITHOUT ENGINEER OF RECORD'S APPROVAL

   (I) WHERE POSSIBLE, EXISTING REINFORCEMENT SHALL NOT BE CUT, BENT, OR DAMAGED. WHENEVER REINFORCEMENT IS CUT, DAMAGED OR BENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. REINFORCEMENT SHALL BE REPAIRED OR REPLACED AS DIRECTED.

8. SPLICES:

   REINFORCEMENT STEEL SPLICES SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) REINFORCING BARS SHALL BE SPLICED WITH CLASS "B" LAP SPLICES.

   (B) PROVIDE REQUIRED LAP LENGTHS FOR CORNER BARS, TEMPERATURE BARS IN SLAB, INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS, ETC.

CONCRETE NOTES (CONT.):

9. EXPANSION JOINTS AND JOINT SEALERS:

   EXPANSION JOINTS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK SEAL-TIGHT ASPHALT EXPANSION JOINT FILLER OR APPROVED EQUAL.

   (B) EXPANSION JOINTS SHALL SEPARATE PAVING FROM FOUNDATION GRADE BEAMS, FOOTINGS, ETC. AS SHOWN ON DRAWINGS.

10. EMBEDMENTS:

    CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

    (A) CONTRACTOR SHALL SUBMIT FOR APPROVAL A DIAGRAM DEPICTING ALL CONDUITS, PIPES, OR SLEEVES EMBEDDED IN CONCRETE.

    (B) CONTRACTOR SHALL FOLLOW ALL REGULATIONS OUTLINED IN THE APPLICABLE ACI CODES FOR EMBEDDING CONDUITS, PIPES, ETC.

    (C) CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE ENGINEER OF RECORD'S APPROVAL.

    (D) IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION TO INSTALL CONDUITS, PIPES, ETC. WITHOUT THE ENGINEER OF RECORD'S APPROVAL.

    (E) CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, BEAM, OR WALL SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION.

    (F) OUTSIDE DIMENSIONS FOR SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 1/3 THE OVERALL THICKNESS OF SLAB, BEAM, OR WALL IN WHICH THEY ARE EMBEDDED. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM.

    (G) CONDUITS, PIPES, ETC. SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.

11. DRILLING HOLES OR CORING HOLES IN EXISTING CONCRETE:

    DRILLING OR CORING HOLES IN EXISTING CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

    (A) PRIOR TO DRILLING OR CORING HOLES, THE CONTRACTOR SHALL LOCATE ALL EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC. THROUGH NON-DESTRUCTIVE TESTING SUCH AS WITH AN X-RAY, RADAR, ETC.

    (B) CONTRACTOR SHALL MARK THE LOCATION OF ALL REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, AND OTHER EXISTING INTERFERENCES ON THE SURFACE OF THE CONCRETE.

    (C) CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ALL CONFLICTS BETWEEN NEW HOLES AND EXISTING REINFORCING, POST-TENSIONING, CONDUIT, PIPING, ETC.

    (D) CONTRACTOR SHALL DRILL SMALL PILOT HOLES AT NEW HOLE LOCATIONS TO VERIFY NO CONFLICTS EXIST. IF NO CONFLICTS EXIST, COMPLETE THE INSTALLATION. IN THE CASE OF STEEL TO BE FASTENED TO THE EXISTING CONCRETE WITH MULTIPLE ANCHORS, FABRICATE FROM A FIELD TEMPLATE, THE STEEL TO BE FASTENED TO THE CONCRETE BY THE ANCHORS AND COMPLETE THE INSTALLATION.

    (E) CONTRACTOR SHALL EXERCISE CARE WHEN INSTALLING NEW HOLES TO PREVENT "NICKING" OR CUTTING EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC.

12. QUALITY CONTROL TESTING DURING CONSTRUCTION

    (A) GENERAL: EMPLOY A TESTING AGENCY TO PERFORM TESTS AND TO SUBMIT TEST REPORTS.

    (B) SAMPLING AND TESTING FOR QUALITY CONTROL DURING CONCRETE PLACEMENT SHALL INCLUDE THE FOLLOWING, AS DIRECTED BY ARCHITECT.

    1. SAMPLING FRESH CONCRETE: ASTM C 172, EXCEPT MODIFIED FOR SLUMP TO COMPLY WITH ASTM C 94
    2. SLUMP: ASTM C 143; ONE TEST AT POINT OF DISCHARGE FOR EACH DAY'S POUR OF EACH TYPE OF CONCRETE, ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY SEEMS TO HAVE CHANGED.
    3. AIR CONTENT: ASTM C 173, VOLUMETRIC METHOD FOR LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE; ASTM C 231, PRESSURE METHOD FOR NORMAL WEIGHT CONCRETE; ONE FOR EACH DAY'S POUR OF EACH TYPE OF AIR-ENTRAINED CONCRETE.
    4. CONCRETE TEMPERATURE: ASTM C 1064; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F (4 DEG C) AND BELOW, WHEN 80 DEG F (27 DEG C) AND ABOVE, AND ONE TEST FOR EACH SET OF COMPRESSIVE-STRENGTH SPECIMENS.
    5. COMPRESSION TEST SPECIMEN: ASTM C 31, ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPRESSIVE-STRENGTH TEST, UNLESS OTHERWISE DIRECTED. MOLD AND STORE CYLINDERS FOR LABORATORY-CURED TEST SPECIMENS EXCEPT WHEN FIELD-CURED TEST SPECIMENS ARE REQUIRED.
    6. COMPRESSIVE-STRENGTH TESTS: ASTM C 39; ONE SET FOR EACH DAY'S POUR EXCEEDING 5 CU. YD. PLUS ADDITIONAL SETS FOR EACH 50 CU. YD MORE THAN THE FIRST 25 CU. YD. OF EACH CONCRETE CLASS PLACED IN ANY ONE DAY; ONE SPECIMEN TESTED 7 DAYS, TWO SPECIMENS TESTED AT 28 DAYS, AND ONE SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.

(C) WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE STRENGTH TESTS FOR A GIVEN CLASS OF CONCRETE, CONDUCT TESTING FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.

(D) TEST RESULTS WILL BE REPORTED IN WRITING TO ARCHITECT, STRUCTURAL ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TEST.

(E) NONDESTRUCTIVE TESTING: IMPACT HAMMER, SONOSCOPE, OR OTHER NONDESTRUCTIVE DEVICE MAY BE PERMITTED BY SHALL NOT BE USED AS THE SOLE BASIS FOR ACCEPTANCE OR REJECTION.

(F) ADDITIONAL TEST: THE TESTING AGENCY WILL MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE WHEN TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS AND OTHER CHARACTERISTICS HAVE NOT BEEN ATTAINED IN THE STRUCTURE, AS DIRECTED BY ARCHITECT. TESTING AGENCY MAY CONDUCT TESTS TO DETERMINE ADEQUACY OF CONCRETE BY CORED CYLINDERS COMPLYING WITH ASTM C 42, OR BY OTHER METHODS AS DIRECTED.

AXIS ENGINEERING
CIVIL | STRUCTURAL
INFO@AXISENGR.COM
504.380.0800
3500 N. CAUSEWAY BLVD, #650
METAIRIE, LOUISIANA 70002

Elmwood Retail Expansion
5108, 5112, 5118 Citrus Blvd.
Elmwood, Louisiana 70123

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NOT FOR
CONSTRUCTION

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS.
I AM NOT OBSERVING THE WORK.

REVISIONS:

TITLE:

GENERAL STRUCTURAL NOTES

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-000A

STRUCTURAL STEEL NOTES:

1. APPLICABLE CODES OR STANDARDS:

   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

   (A) AISC – STEEL CONSTRUCTION MANUAL (SCM)

   (B) AISC – SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS

   (C) AISC – CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES

   (D) AISC/RCSC – SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS

   (E) ASTM STANDARDS FOR THE MATERIALS LISTED

   (F) AISI STANDARDS FOR THE MATERIALS LISTED

   (G) AWS D1.1 – STRUCTURAL WELDING CODE – STEEL

   (H) SSPC MANUAL OF GOOD PAINTING PRACTICE

   (I) SSPC MANUAL OF SYSTEMS AND SPECIFICATIONS

   (J) STRUCTURAL STEEL FABRICATOR SHALL PARTICIPATE IN THE AISC FABRICATOR CERTIFICATION PROGRAM AND BE CERTIFIED BY AISC FOR – STANDARD BUILDING STRUCTURES (STD).

2. MATERIALS:

   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) STRUCTURAL STEEL W AND T SHAPES SHALL MEET ASTM A992.

   (B) OTHER STRUCTURAL STEEL ROLLED SHAPES, BARS, AND FLAT PLATES SHALL MEET ASTM A36.

   (C) STRUCTURAL STEEL PIPE SHAPES SHALL MEET ASTM A53 GRADE B

   (D) ROUND HSS SHAPES SHALL MEET ASTM A500 GRADE C.

   (E) RECTANGULAR AND SQUARE HSS SHAPES SHALL MEET ASTM A500 GRADE C.

   (F) MACHINE BOLTS SHALL MEET ASTM A307.

   (G) HIGH STRENGTH BOLTS SHALL MEET ASTM F3125 GRADE A325 TYPE I.

   (H) HEAVY HEX NUTS SHALL MEET ASTM A563.

   (I) FLAT CIRCULAR, SQUARE, OR RECTANGULAR BEVELED WASHERS SHALL MEET ASTM F436.

   (J) MECHANICAL DIRECT TENSION INDICATORS SHALL MEET ASTM F959, AS SUPPLIED BY APPLIED BOLTING TECHNOLOGY, INC. OR APPROVED EQUAL

   (K) WELDING ELECTRODES SHALL MEET AWS A5.1 E–7018.

3. INSPECTION AND TESTING:

   INSPECTION AND TESTING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) BOLTED STRUCTURAL JOINTS SHALL BE INSPECTED AS REQUIRED BY AISC/RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" SECTION 9.

   (B) WELDING SHALL BE INSPECTED BY AWS CERTIFIED WELDING INSPECTORS.

   (C) PRIOR TO GALVANIZING OR PAINTING, ALL WELDING SHALL BE VISUALLY INSPECTED AND SHALL MEET THE ACCEPTANCE CRITERIA LISTED IN AWS D1.1 TABLE 6.1 FOR STATICALLY LOADED CONNECTIONS.

4. ANCHOR RODS:

   ANCHOR RODS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) ANCHOR RODS SHALL MEET ASTM F1554 GRADE 36, S1 (WELDABLE SPECIFICATION)

   (B) ANCHOR RODS SHALL BE UNIFIED COARSE THREAD SERIES AND MEET ANSI B1.1 CLASS 2A.

   (C) ANCHOR RODS SHALL BE HOOKED OR HEADED AT THE UNTHREADED END AND NOT MODIFIED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

   (D) HEAVY HEX NUTS SHALL MEET ASTM A563.

   (E) FLAT CIRCULAR, SQUARE, OR RECTANGULAR BEVELED WASHERS SHALL MEET ASTM F436.

   (F) ANCHOR RODS SHALL BE GALVANIZED.

   (G) ANCHOR ROD THREADS SHALL BE CHASED AFTER GALVANIZING.

   (H) UNLESS TORQUE VALUES ARE SPECIFIED ON THE DESIGN DRAWINGS, ANCHOR RODS SHALL BE SNUG TIGHTENED.

   (I) EPOXY SET ANCHOR RODS SHALL BE INSTALLED USING HILTI HIT–HY 200 (MAX.) SYSTEM OR APPROVED EQUAL IN CONCRETE OR CONCRETE MASONRY UNIT WALLS (GROUT FILLED CELLS).

   (J) EPOXY SET ANCHOR RODS SHALL BE INSTALLED USING HILTI HIT–HY 270 (MAX.) SYSTEM OR APPROVED EQUAL IN MASONRY WALLS.

   (K) EXPANSION ANCHOR RODS SHALL BE HILTI KWIK BOLT 3 AS MANUFACTURED BY HILTI INC. OF HOUSTON, TEXAS OR APPROVED EQUAL.

5. CONNECTIONS:

   CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) SHOP CONNECTIONS SHALL BE WELDED. FIELD WELDS SHALL BE MADE WITH E–70XX ELECTRODES. ERECTION DRAWINGS SHALL SHOW ALL FIELD WELDS REQUIRED.

   (B) SPLICES IN STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

   (C) OPENINGS IN STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

   (D) BEAMS AND DIAGONAL BRACING SHALL NOT BE RELEASED FROM THE HOIST CABLE UNTIL THE MEMBER IS SECURED BY A MINIMUM OF TWO BOLTS PER END.

   (E) BOLT HOLES IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED IN THE SHOP. ANY FIELD HOLES SHALL BE MECHANICALLY DRILLED OR PUNCHED, AND NO BURNING OF HOLES SHALL BE ALLOWED.

   (F) FIELD CONNECTIONS FOR MAIN STRUCTURAL ELEMENTS SHALL BE MADE WITH HIGH STRENGTH BOLTS.

   (G) FIELD CONNECTIONS FOR PURLINS, GIRTS, STAIRS, LADDERS, AND HANDRAILS SHALL BE MADE WITH MACHINE BOLTS.

   (H) HIGH STRENGTH BOLTS SHALL MEET ASTM A325–X (THREADS EXCLUDED FROM SHEAR PLANE).

   (I) BOLTS SHALL BE 3/4" DIAMETER.

   (J) BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER.

   (K) MINIMUM FILLET WELD SIZE SHALL BE THE GREATER OF 3/16" OR THE REQUIRED SIZE BY AISC SCM SECTION J2.

   (L) FILLET WELDS SHALL BE MADE USING ONLY E–70XX ELECTRODES.

   (M) GUSSET PLATES SHALL BE 3/8".

STRUCTURAL STEEL NOTES (CONT.):

   (N) STIFFENER PLATES SHALL BE 3/8".

   (O) WELDS SHALL DEVELOP THE FULL STRENGTH FROM THE LESSER OF THE MEMBERS IT JOINS. ALL BUTT, GROOVE, OR BEVEL WELDS SHALL BE COMPLETE FULL PENETRATION.

   (P) SIMPLE BEAM CONNECTIONS (S.B.C.) SHALL BE CAPABLE OF SUPPORTING THE REACTIONS (ONE HALF THE TOTAL LOAD LISTED) OBTAINED FROM AISC SCM TABLES 3–6 THROUGH 3–9.

   (Q) MOMENT CONNECTIONS (M.C.) SHALL BE CAPABLE OF SUPPORTING ONE HALF THE FULL BEAM FLEXURAL STRENGTH.

   (R) BRACING CONNECTIONS (B.C.) SHALL BE CAPABLE OF DEVELOPING THE FULL BRACING MEMBER TENSION STRENGTH. WHEN NOTED, BRACING CONNECTIONS (B.C.) SHALL BE CAPABLE OF DEVELOPING THE COMPRESSION (–) OR TENSION (+) SHOWN ON THE DRAWING.

   (S) THE MAXIMUM ALLOWABLE NUMBER OF BOLT ROWS SHALL BE PROVIDED FOR EACH BEAM DEPTH IN ACCORDANCE WITH AISC SCM PART 10.

   (T) BOLTED CONNECTIONS SHALL BE MADE WITH A MINIMUM OF TWO BOLTS.

   (U) DOUBLE ANGLE BRACING SHALL BE PROVIDED WITH FILLER PLATES AND CONNECTORS AS REQUIRED BY AISC SCM SECTION E6.

   (V) WHENEVER POSSIBLE, GUSSET PLATES FOR VERTICAL DIAGONAL BRACING SHALL CONNECT TO BOTH THE BEAM AND COLUMN.

   (W) TUBULAR MEMBERS SHALL HAVE A CLOSURE PLATE 1/4" SEAL WELDED AT ALL OPEN ENDS.

6. COATINGS:

   COATINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) STRUCTURAL STEEL SURFACES SHALL BE PREPARED IN ACCORDANCE WITH SSPC–SP3 POWER TOOL.

   (B) STRUCTURAL STEEL SHALL BE SHIPPED WITH ONE COAT OF SHOP PRIMER EXCEPT FOR GALVANIZED STEEL OR IN AREAS WITH FIREPROOFING.

   (C) STRUCTURAL STEEL, BOLTING MATERIALS, AND MISCELLANEOUS HARDWARE SPECIFIED AS GALVANIZED SHALL BE CLEANED AND HOT–DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM SPECIFICATIONS A123, A143, A153, A384, A386, B695, OR F–2329, WHICHEVER IS APPLICABLE.

   (D) FIELD CHANGES OR REPAIRS OF GALVANIZED MATERIAL SHALL BE DONE BY MEANS OF SURFACE TOLERANT EPOXY COATING, (2) COATS OF INTERSEAL 670HS AS MANUFACTURED BY INTERNATIONAL PAINT LTD OR APPROVED EQUAL.

COLD FORMED METAL FRAMING NOTES:

1. APPLICABLE CODES OR STANDARDS:

   ALL DESIGN, FABRICATION, TESTING AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

   (A) AISI – NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURAL MEMBERS

   (B) AISI – NORTH AMERICAN STANDARD FOR COLD–FORMED STEEL FRAMING – GENERAL PROVISIONS

   (C) AISI – NORTH AMERICAN STANDARD FOR COLD–FORMED STEEL FRAMING – PRODUCT STANDARD

   (D) AISI – CODE OF STANDARD PRACTICE FOR COLD–FORMED STEEL STRUCTURAL FRAMING

   (E) AISI – NORTH AMERICAN STANDARD FOR COLD–FORMED STEEL STRUCTURAL FRAMING

   (F) ASTM STANDARDS FOR THE MATERIALS LISTED

   (G) AWS D1.3 – STRUCTURAL WELDING CODE – SHEET STEEL

2. MATERIALS:

   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) COLD–FORMED METAL JOISTS, STUDS, AND TRACKS FORMED WITH 20 OR 18 GAGE MATERIAL SHALL CONFORM TO ASTM REQUIREMENTS WITH A YIELD STRENGTH FY = 33 KSI.

   (B) COLD–FORMED METAL JOISTS, STUDS, AND TRACKS FORMED WITH 16, 14, OR 12 GAGE MATERIAL SHALL CONFORM TO ASTM REQUIREMENTS WITH A YIELD STRENGTH FY = 50 KSI.

3. CONNECTIONS:

   CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) COLD FORMED ELEMENTS SHALL BE CONNECTED WITH #12 STEEL SCREWS.

   (B) SCREWS USED SHALL HAVE THE FOLLOWING MINIMUM DIAMETERS MEASURED OUT TO OUT OF THREADS: #8 – 0.164", #10 – 0.190", #12 – 0.216".

4. COLD FORMED DESIGNATION:

   (A) COLD FORMED METAL MEMBERS ARE CALLED OUT SIMILAR TO THE FOLLOWING DESIGNATION: 600 S 162 – 43. THIS REPRESENTS A 6" DEEP, 1 5/8" FLANGE, 18 GAGE "C" – SHAPED MEMBER.

5. OPENINGS:

   OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) HEADER MEMBERS SHALL BE CONSTRUCTED WITH NON–PUNCHED MEMBERS.

   (B) OPENINGS IN EXTERIOR WALLS OR INTERIOR LOAD BEARING WALLS SHALL HAVE HEADERS AS SHOWN ON THE PLANS OR AS FOLLOWS:

OPENING DIMENSION	REQUIRED HEADER MEMBERS
LESS THAN 4'–0"	2 – 600S162–43
4'–1" TO 6'–0"	2 – 1000S162–43
6'–1" TO 8'–0"	2 – 1200S162–43
8'–1" TO 12'–0"	3 – 1200S162–43
12'–1" TO 16'–0"	3 – 1200S162–68
GREATER THAN 16'–1"	SEE PLAN OR CONSULT WITH ENGINEER OF RECORD

   (C) OPENINGS IN EXTERIOR WALLS SHALL BE FRAMED AS SHOWN IN THE TYPICAL DETAILS.

STEEL JOISTS NOTES:

1. STEEL JOISTS AND ACCESSORIES (INCLUDING BRIDGING) SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S AND STEEL JOIST INSTITUTE'S (SJI) LATEST SPECIFICATIONS AND REQUIREMENTS.
2. THE JOIST MANUFACTURER SHALL CONFIRM THAT ALL ROOF JOISTS CAN SAFELY WITHSTAND NET UPLIFT PRESSURE AS INDICATED IN THE DESIGN CRITERIA UNDER COMPONENTS AND CLADDING DESIGN PRESSURES. BRIDGING SHALL BE SPECIFIED AND PLACED AS REQUIRED FOR LATERAL SUPPORT OF THE BOTTOM CHORDS. THE BRIDGING REQUIREMENTS AS WELL AS ANY ADDITIONAL BRACING OR INCREASE IN MEMBER SIZE FOR THIS LOADING SHALL BE DETERMINED AND PROVIDED BY THE JOIST MANUFACTURER.
3. STRUT JOISTS (S.J.) ARE NOTED ON THE PLANS AND SHALL HAVE BOTTOM CHORD MEMBERS THAT ARE THE SAME AS TOP CHORD MEMBERS. DO NOT CONNECT BOTTOM CHORDS TO BEAMS OR COLUMNS UNTIL FLOOR AND ROOF LOADS ARE IN PLACE ON THE JOIST.
4. ITEMS IMPOSING CONCENTRATED LOADS ON JOISTS SHALL BE PLACED AT JOIST PANEL POINTS. WHERE ITEMS ARE NOT AT JOIST PANEL POINTS, THE JOIST SHALL BE REINFORCED TO DISTRIBUTE THE LOAD TO THE PANEL POINTS.
5. WHERE JOISTS CHANGE DIRECTION, INSTALL 2 1/2" x 2 1/2" x 3/16" TUBE ON BEAMS TO SUPPORT THE STEEL DECK.

METAL ROOF DECK NOTES:

UNLESS NOTED OTHERWISE, METAL ROOF DECK SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION.

1. DECKS SHALL MATCH TYPE AND DIRECTION SHOWN ON DRAWINGS.
2. CONTRACTOR SHALL ATTACH DECK TO STEEL STRUCTURAL SUPPORTS WITH HILTI X–ENP–19 FASTENERS OR APPROVED EQUAL. CONTRACTOR SHALL ATTACH DECK TO STEEL BAR JOISTS SUPPORTS AND LIGHT–GAUGE STEEL SUPPORTS WITH HILTI X–HSN 24 FASTENERS OR APPROVED EQUAL.
3. CONTRACTOR SHALL ATTACH TO SUPPORTS USING PATTERNS LISTED BELOW.
   (A) INTERMEDIATE: 24/4
   (B) END/END LAPS: 24/4
   (C) PERIMETER: 12" ON CENTER MAX
   (D) SIDELAPS: 36" ON CENTER MAX
4. ROOF DECK AND ITS FASTENINGS TO ITS SUPPORTED FRAMING SHALL BE DESIGNED (AS A MINIMUM) FOR A NET UPLIFT PRESSURE APPLIED TO THE HORIZONTAL PROJECTED ROOF AREA AS INDICATED IN THE COMPONENTS AND CLADDING DESIGN PRESSURES (LISTED IN THE DESIGN INFORMATION SECTION). THE MANUFACTURER SHALL SUBMIT A NOTARIZED AFFIDAVIT STATING FULL DESIGN COMPLIANCE WITH THE UPLIFT CRITERIA.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ANY FLOOR DECK OPENINGS LARGER THAN 12 INCHES WHICH ARE NOT SHOWN ON THE DRAWINGS.
6. ROOF DECK SHALL BE SUPPORTED AROUND ALL OPENINGS, PENETRATIONS, HIPS, AND VALLEYS.
7. PROVIDE HSS 3 1/2 x 2 1/2 x 3/16" AT CENTERLINE OF BEAM TOP FLANGE BETWEEN JOISTS FOR SUPPORT OF DECK WHERE DECK CHANGES DIRECTION.

MECHANICAL EQUIPMENT NOTES:

1. PRIOR TO THE DETAILING OF ANY STRUCTURAL MATERIALS INVOLVED IN THE SUPPORT OF MECHANICAL EQUIPMENT, THE ENGINEER OF RECORD SHALL BE PROVIDED WITH ALL INFORMATION RELATIVE TO LOADS, LOAD POINTS, DIMENSIONS, ETC. FOR THE ACTUAL EQUIPMENT FURNISHED.
2. LOCATION OF SUPPORT BEAMS MUST BE COORDINATED WITH MECHANICAL EQUIPMENT LOCATIONS.

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REVISIONS:

TITLE:

GENERAL STRUCTURAL NOTES

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-000B

DESIGN INFORMATION:

1. DESIGN LOADS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).

(A) DESIGN BUILDING CODE – 2021 INTERNATIONAL BUILDING CODE (IBC)

(B) DESIGN GRAVITY LOADS:

FIRST FLOOR	DL = 63 PSF LL = 100 PSF
ROOF	DL = 15 PSF LL = 20 PSF

(C) WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7–16:

MAIN WIND FORCE RESISTING SYSTEM

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	TABLE 1.5–1
BASIC WIND SPEED	Vult. = 144 MPH Vasd. = 113 MPH	FIGURE 26.5–1B
DIRECTIONALITY	Kd = 0.85	FIGURE 26.6–1
EXPOSURE CATEGORY	B	SECTION 26.7
TOPOGRAPHIC FACTOR	Kzt = 1.0	FIGURE 26.8–1
GUST EFFECT FACTOR	0.85	SECTION 26.9
ENCLOSURE CLASSIFICATION	ENCLOSED	SECTION 26.10
INTERNAL PRESSURE COEFFICIENT	GCpi = +/–0.18	SECTION 26.11
VELOCITY	qh = 31.61 PSF	SECTION 28.3.2

COMPONENTS AND CLADDING DESIGN PRESSURES (PSF)

EWA (FT²) \ ZONE	1 INTERIOR ROOF		2 EDGE ROOF		3 CORNER ROOF		4 INTERIOR WALL		5 EDGE WALL	
≤10	15.17	–37.30	15.17	–62.59	15.17	–94.20	34.14	–36.99	34.14	–45.52
20	14.22	–36.35	14.22	–55.93	14.22	–78.03	32.63	–35.47	32.63	–42.50
50	12.96	–35.09	12.96	–47.12	12.96	–56.64	30.63	–33.47	30.63	–38.50
100	12.01	–34.14	12.01	–40.46	12.01	–40.46	29.12	–31.96	29.12	–35.47

NOTES:

1. EWA IS THE EFFECTIVE WIND AREA OF A STRUCTURAL COMPONENT.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
3. PRESSURES SHOWN ARE BASED ON LRFD DESIGN. APPLY APPROPRIATE FACTORS TO CONVERT TO ASD DESIGN.

COMPONENTS AND CLADDING DIAGRAMS

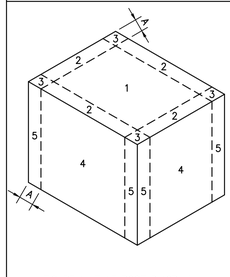

FIGURE 1: FLAT ROOF DIAGRAM

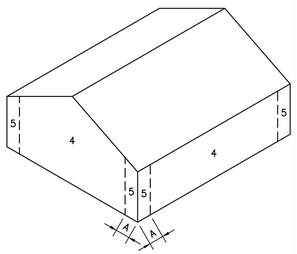

FIGURE 2: GABLE ROOF WALL ZONE DIAGRAM

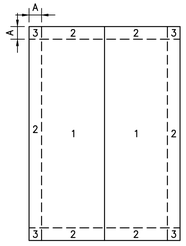

FIGURE 3: GABLE ROOFS
θ ≤ 7° ZONE DIAGRAM

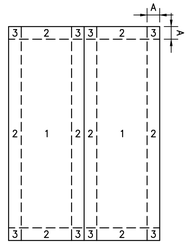

FIGURE 4: GABLE ROOFS
θ > 7° ZONE DIAGRAM

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REVISIONS:

TITLE:

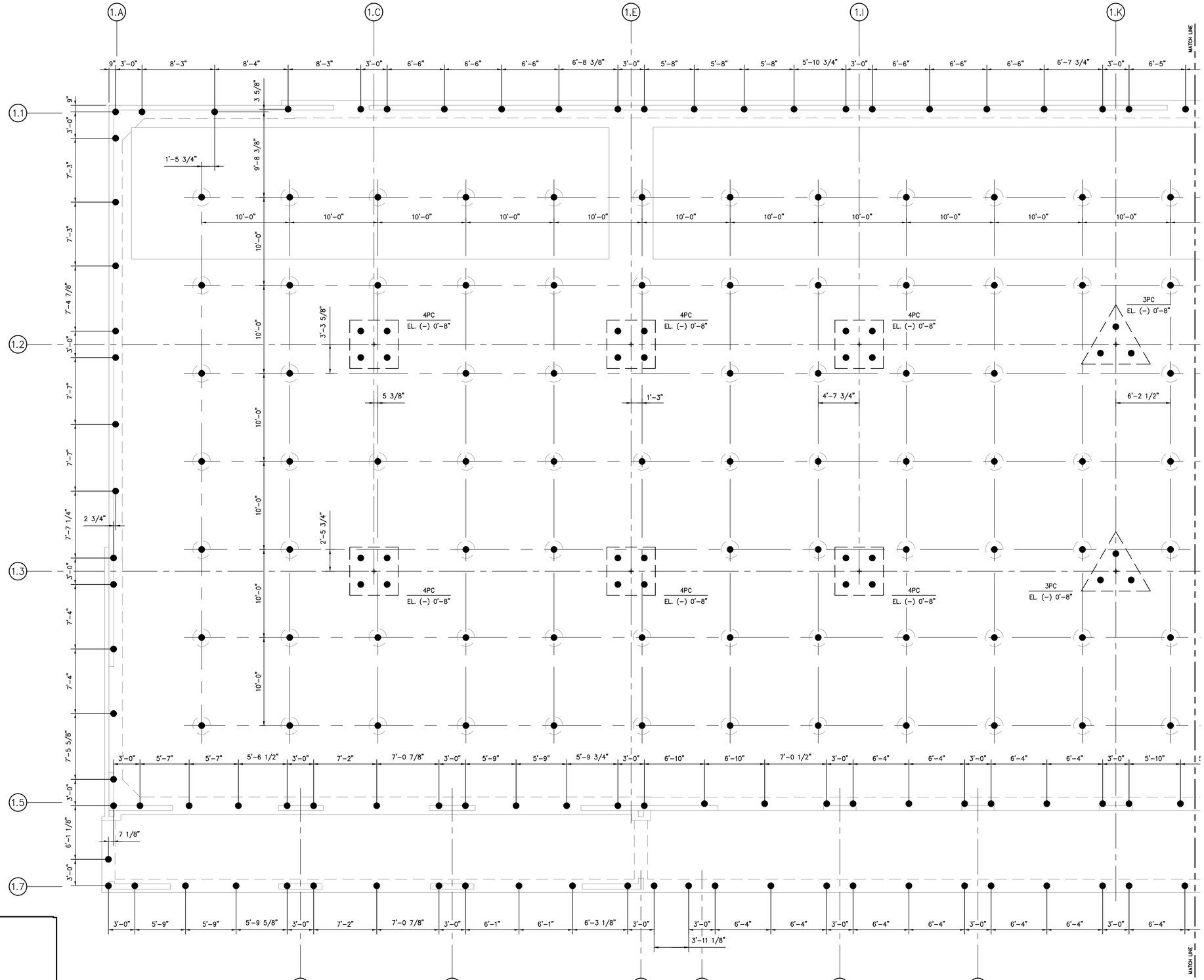
GENERAL STRUCTURAL NOTES

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-000C

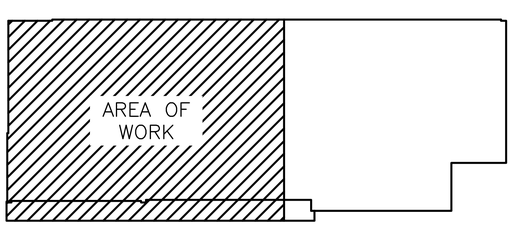
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-101.



PARTIAL PILE PLAN

SCALE: 3/16" = 1'-0"



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TITLE:

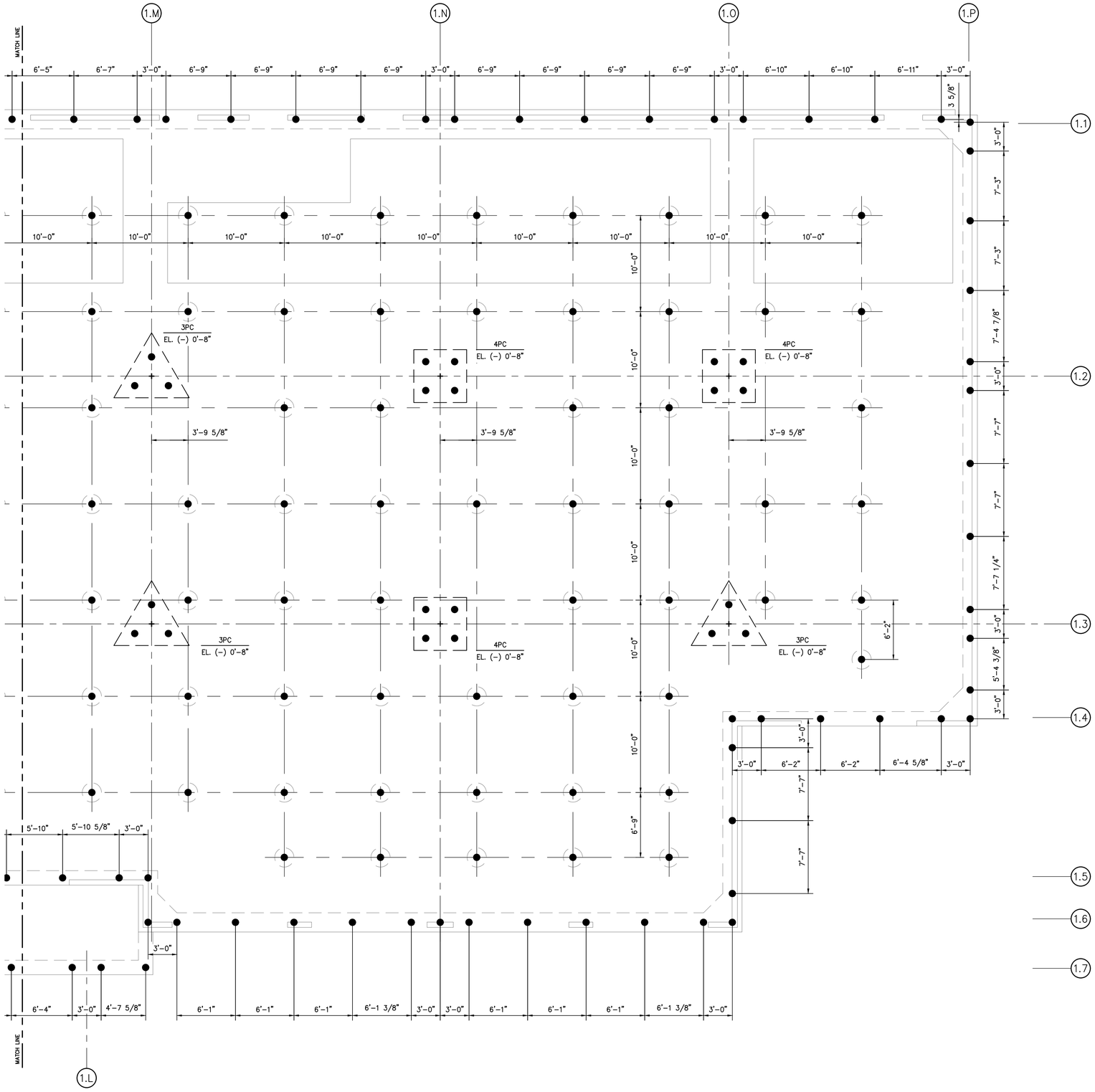
BUILDING 1
PARTIAL PILE PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

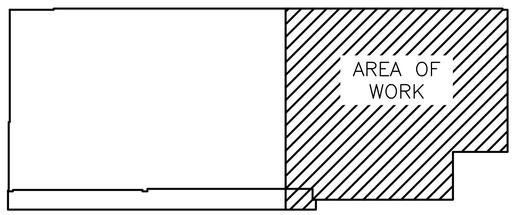
S-100

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S000C.
2. TOTAL PILE COUNT = 330
3. ● – SYMBOL ON PLAN INDICATES PILE (SEE FOUNDATION NOTES).
4. + – SYMBOL ON PLAN INDICATES CENTER OF GRAVITY OF PILE CAP (SEE PILE CAP DETAILS DRAWING Sxxx).
5. 4PC / (–) 0'–8" – SYMBOL ON PLAN INDICATES 4 PILE CAP (PC) WITH THE TOP OF CAP ELEVATION (–) 0'–8" (SEE DETAIL, DRAWING S–xxx).



PARTIAL PILE PLAN
SCALE: 3/16" = 1'–0"



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REVISIONS:

TITLE:

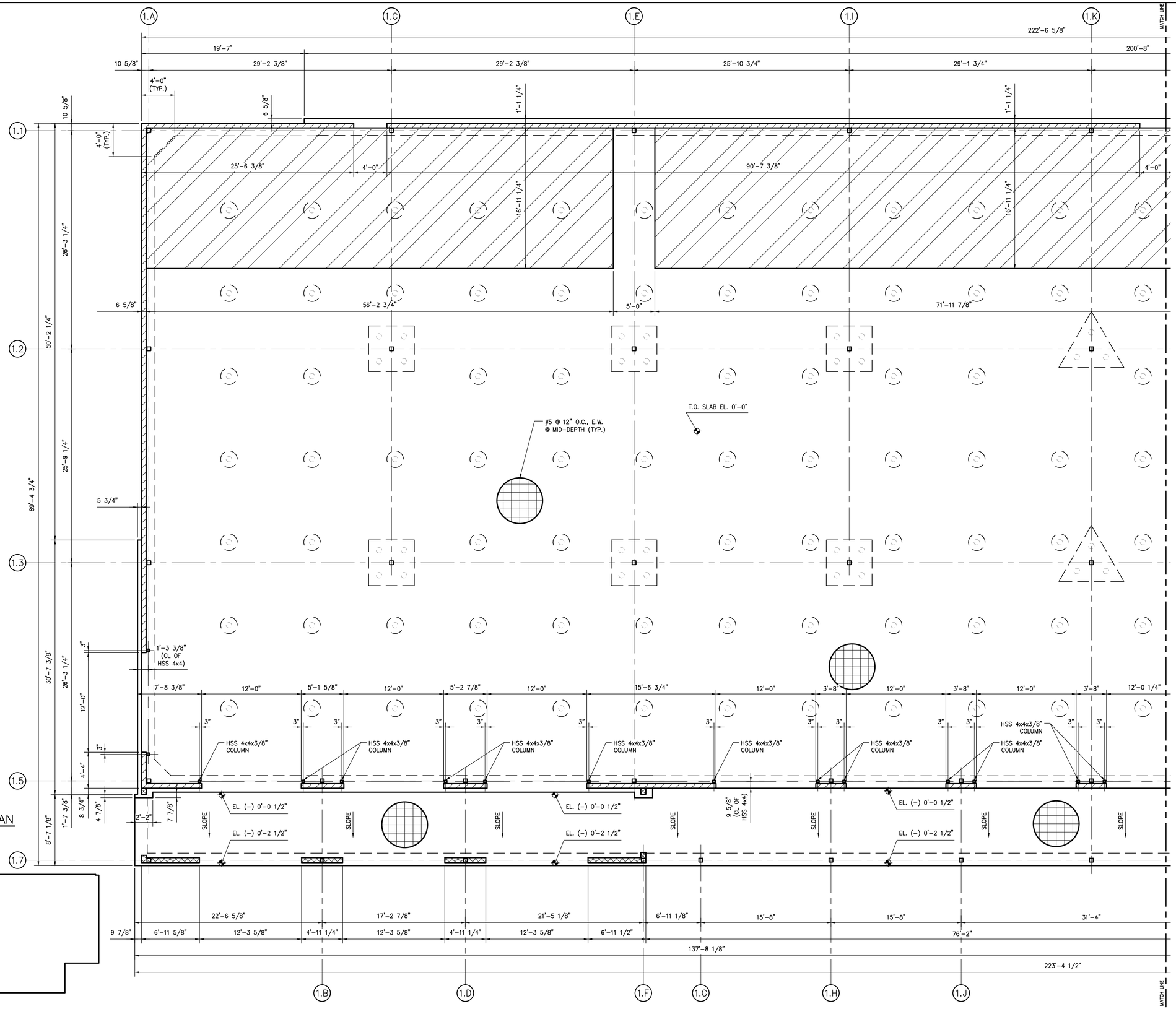
BUILDING 1
PARTIAL PILE PLAN

Drawn By: JRN | Checked By: JBH
Date: 10/17/2026 | Proj. #: 25049

S-101

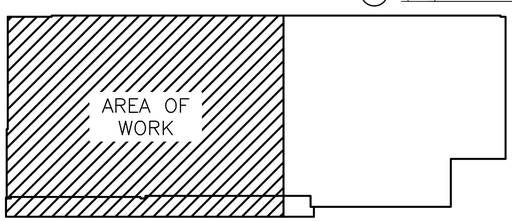
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-103.



PARTIAL FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

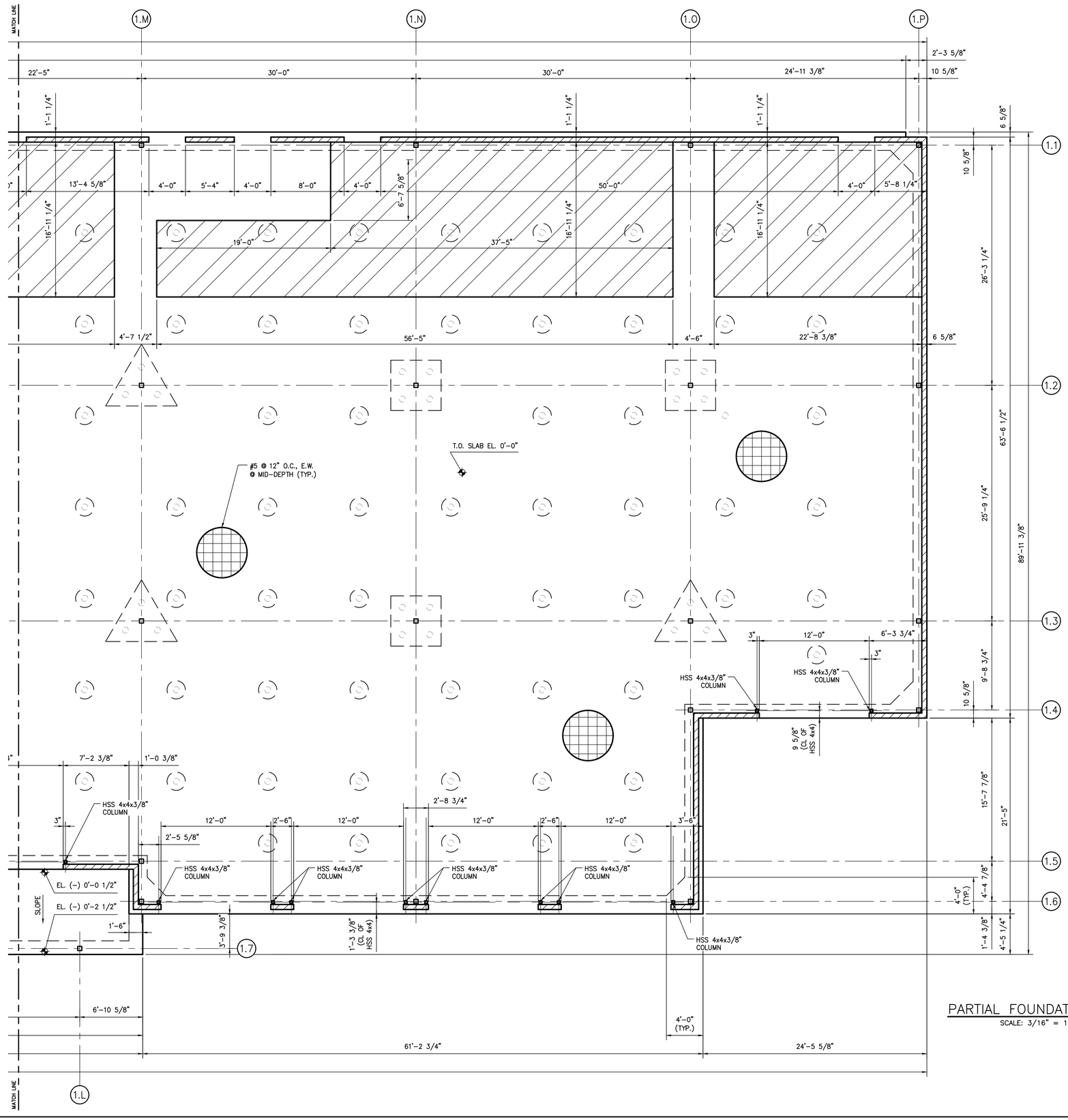
BUILDING 1
PARTIAL
FOUNDATION
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-102

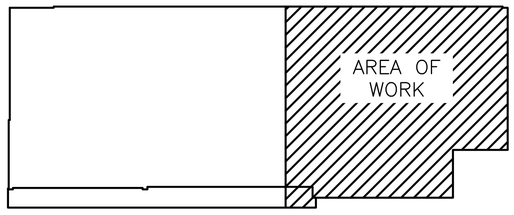
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S1.0A – S1.0B.
2. TOP OF 5" SLAB ELEVATION 0'–0"; (REFERENCE ARCHITECTURAL DRAWINGS).
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
4. MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
5. ☐ – SYMBOL ON PLAN INDICATES HSS 6x6x1/2" COLUMN (TYPICAL UNLESS NOTED OTHERWISE).
6. ▨ – SYMBOL ON PLAN INDICATES 6 5/8" WIDE CURB (T.O. CURB EL. 0'–4") W/ 6" METAL STUD EXTERIOR LOAD–BEARING WALL SYSTEM:
   - A. 600S162–33 METAL STUD @ 16" O.C. (MAX.).
   - B. TOP & BOTTOM TRACK: 600T162–33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   - C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S2.7).
   - D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD
7. ▨ – SYMBOL ON PLAN INDICATES 7 1/4" WIDE CURB (T.O. CURB EL. 0'–4") W/ 6" METAL STUD EXTERIOR LOAD–BEARING WALL SYSTEM:
   - A. 600S162–33 METAL STUD @ 16" O.C. (MAX.).
   - B. TOP & BOTTOM TRACK: 600T162–33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   - C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S2.7).
   - D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD EACH SIDE OF WALL
8. ▨ – SYMBOL ON PLAN INDICATES FUTURE SLAB.



PARTIAL FOUNDATION PLAN

SCALE: 3/16" = 1'–0"



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BUILDING 1
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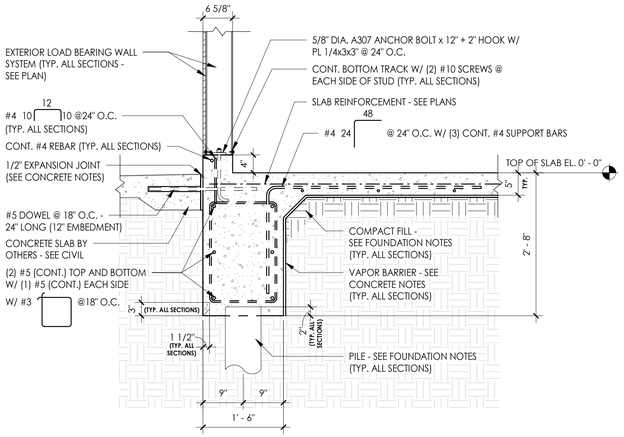
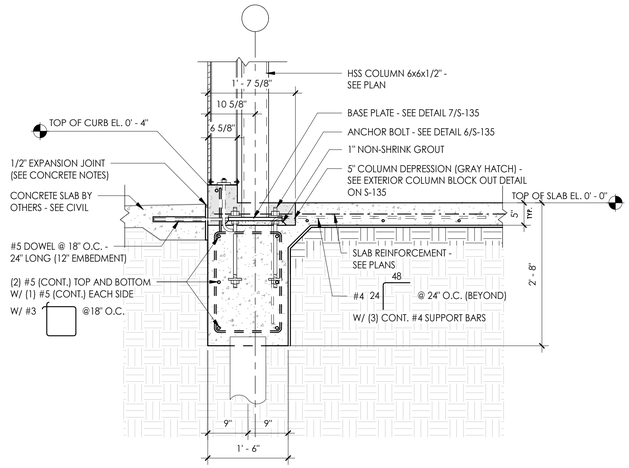
Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-103

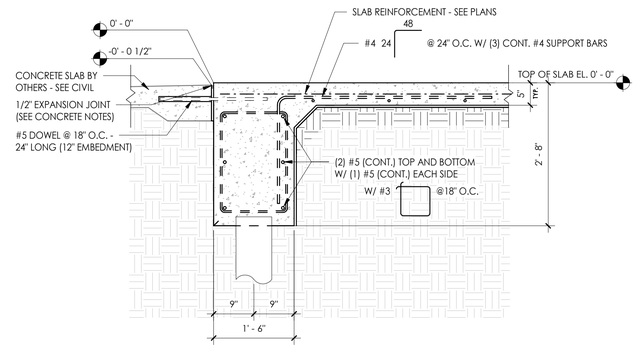
FOUNDATION DETAILS AT 0" CURB DISTANCE FROM EDGE OF SLAB



1 FOUNDATION SECTION
3/4" = 1'-0"

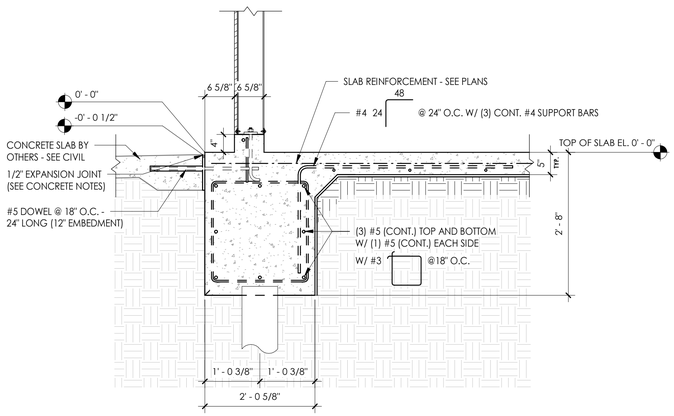


2 FOUNDATION SECTION
3/4" = 1'-0"

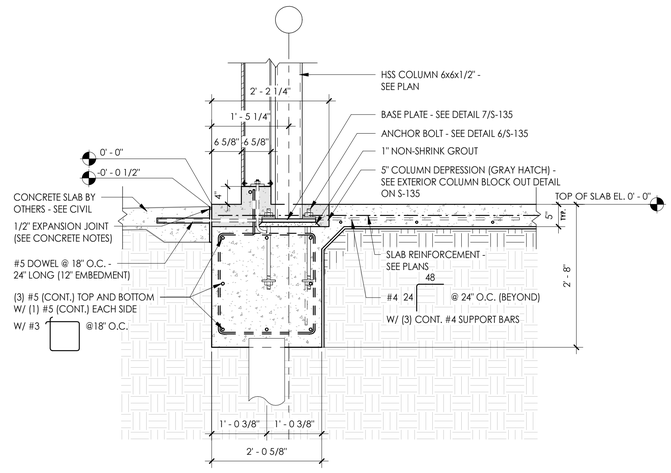


3 FOUNDATION DETAIL
3/4" = 1'-0"

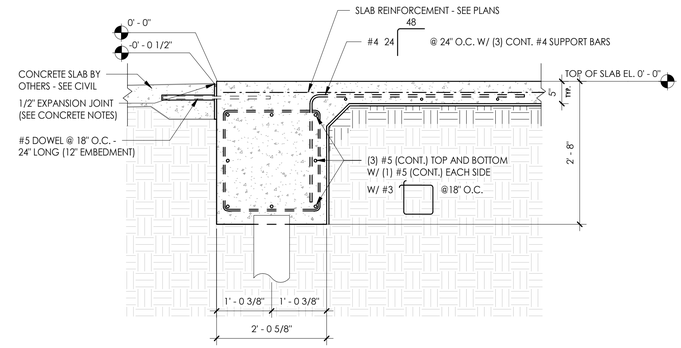
FOUNDATION DETAILS AT 6 5/8" CURB DISTANCE FROM EDGE OF SLAB



4 FOUNDATION SECTION
3/4" = 1'-0"



5 FOUNDATION SECTION
3/4" = 1'-0"



6 FOUNDATION SECTION
3/4" = 1'-0"

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REVISIONS:

TITLE

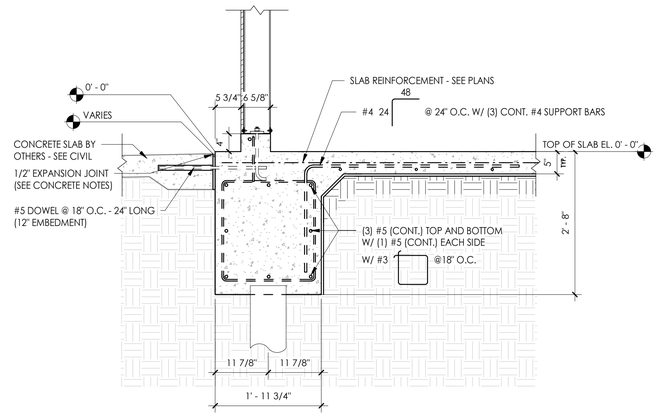
PROGRESS SET

FOUNDATION DETAILS - BUILDING 1

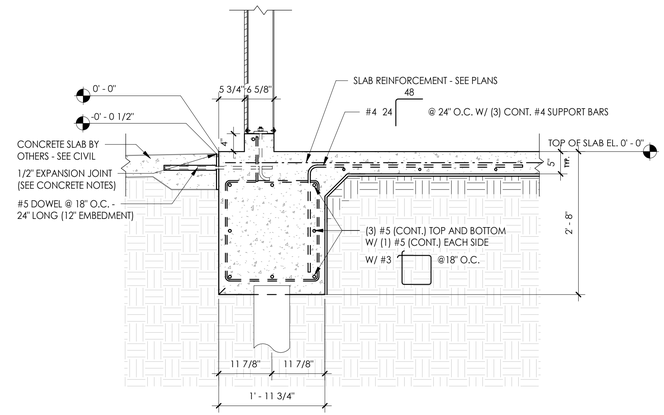
AXIS PROJECT #:	25049
ISSUE DATE:	08.07.2025
DRAWN BY:	LPD
CHECKED BY:	JBH

S-104

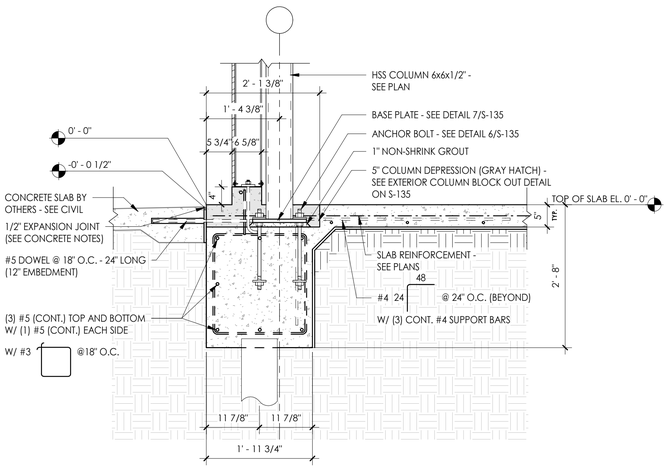
FOUNDATION DETAILS AT 5 3/4" CURB DISTANCE FROM EDGE OF SLAB



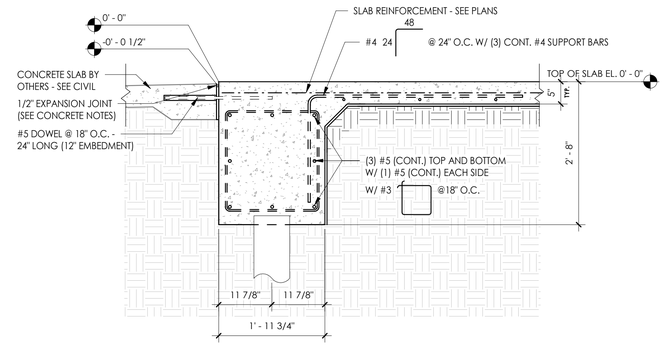
8 FOUNDATION DETAIL
3/4" = 1'-0"



9 FOUNDATION DETAIL
3/4" = 1'-0"



10 FOUNDATION DETAIL
3/4" = 1'-0"



11 FOUNDATION DETAIL
3/4" = 1'-0"

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FOUNDATION DETAILS - BUILDING 1

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ISSUE DATE:	08.07.2025
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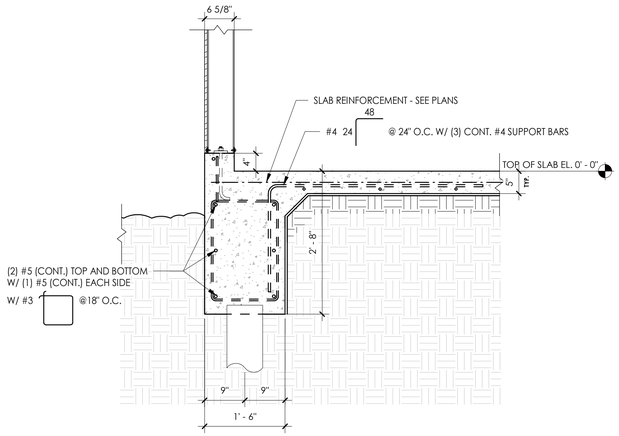
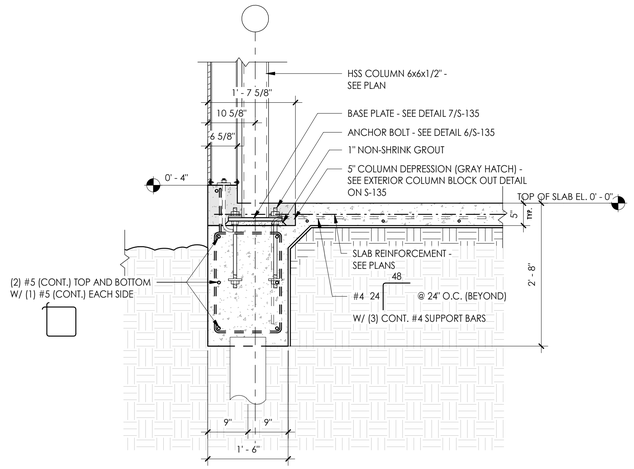
S-105

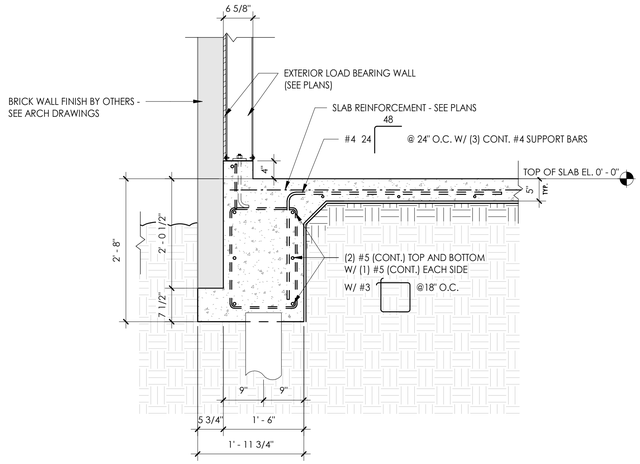
FOUNDATION DETAILS AT FUTURE PLANTERS (LEFT SIDE)



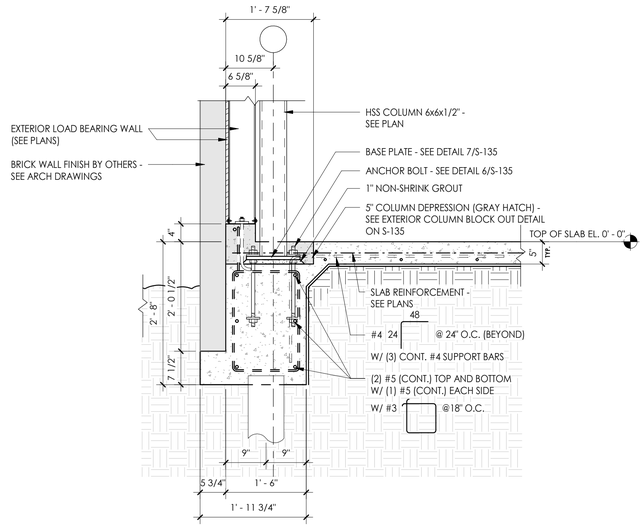
12 FOUNDATION SECTION
3/4" = 1'-0"



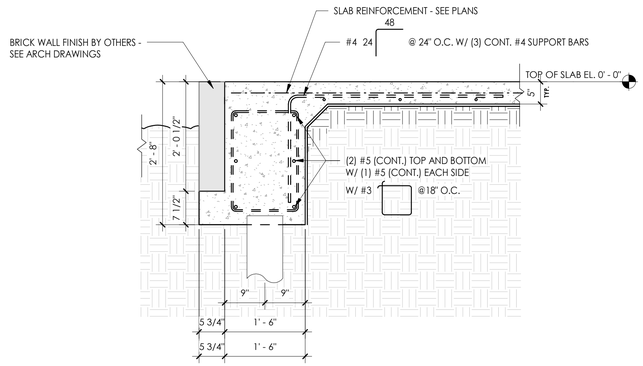
13 FOUNDATION SECTION
3/4" = 1'-0"



14 FOUNDATION SECTION
3/4" = 1'-0"



15 FOUNDATION SECTION
3/4" = 1'-0"



16 FOUNDATION SECTION
3/4" = 1'-0"

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Elmwood Retail Expansion

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I AM OBSERVING THE WORK.

REVISIONS:

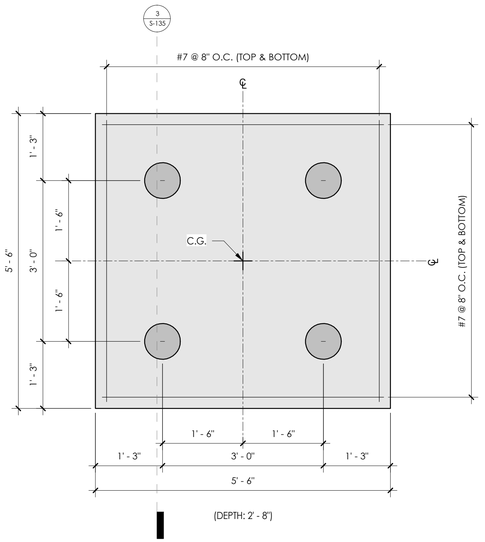
TITLE

PROGRESS SET

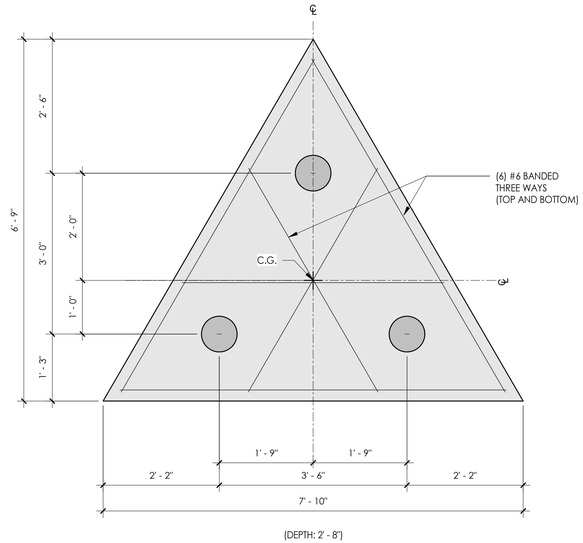
FOUNDATION DETAILS - BUILDING 1

AXIS PROJECT #:	25049
ISSUE DATE:	08.07.2025
DRAWN BY:	LPD
CHECKED BY:	JBH

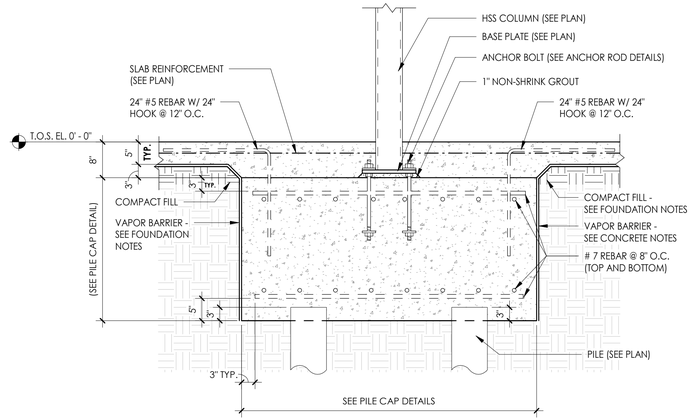
S-106



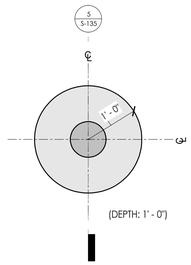
1 4 PILE CAP (4PC) PLAN DETAIL
3/4" = 1'-0"



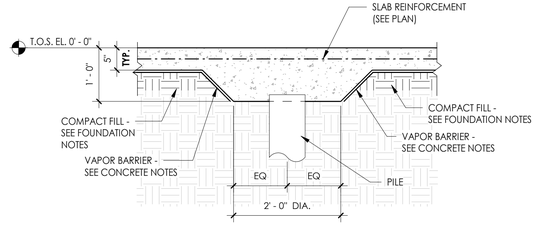
2 3 PILE CAP (3PC) PLAN DETAIL
3/4" = 1'-0"



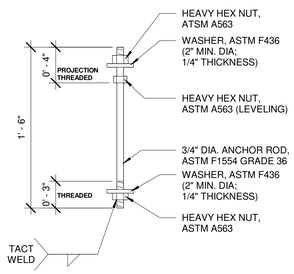
3 STANDARD PILE CAP SECTION DETAIL
3/4" = 1'-0"



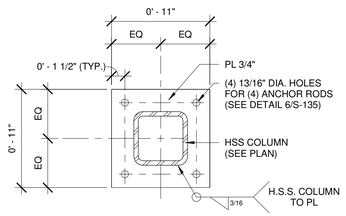
4 DAP-OUT PLAN DETAIL
3/4" = 1'-0"



5 DAP-OUT SECTION DETAIL
3/4" = 1'-0"



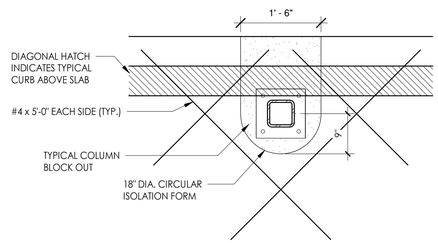
6 ANCHOR BOLT DETAIL
1 1/2" = 1'-0"



BP1
BASE PLATE TYPE 1

7 BASE PLATE PLAN DETAIL
1 1/2" = 1'-0"

EXTERIOR COLUMN BLOCK OUT DETAIL



NOTE:
REINFORCE BLOCK OUTS AS SHOWN AND INFILL W/ CONCRETE AFTER COLUMNS HAVE BEEN PLUMBED AND GROUTED

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I AM OBSERVING THE WORK.

REVISIONS:

TITLE

PROGRESS SET

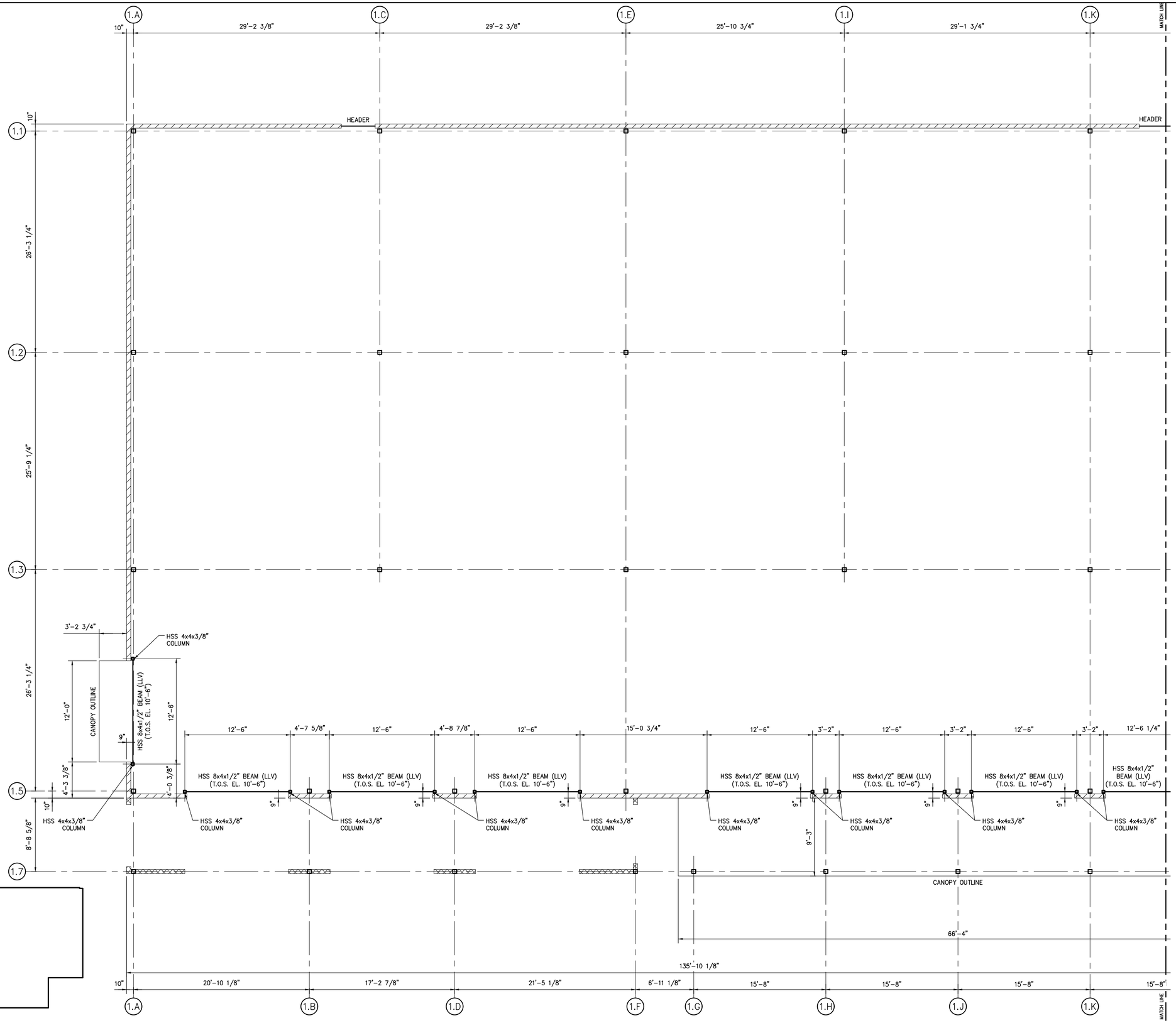
FOUNDATION DETAILS - BUILDING 1

AXIS PROJECT #:	25049
ISSUE DATE:	08.07.2025
DRAWN BY:	LPD
CHECKED BY:	JBH

S-107

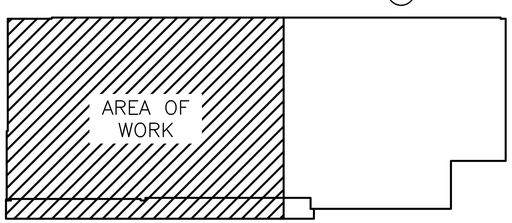
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-121.



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'-0"



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CIVIL | STRUCTURAL
504.380.0800
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REVISIONS:

TITLE:

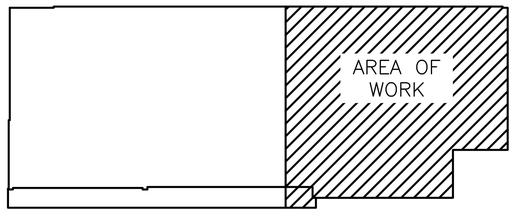
BUILDING 1
PARTIAL OPENING FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

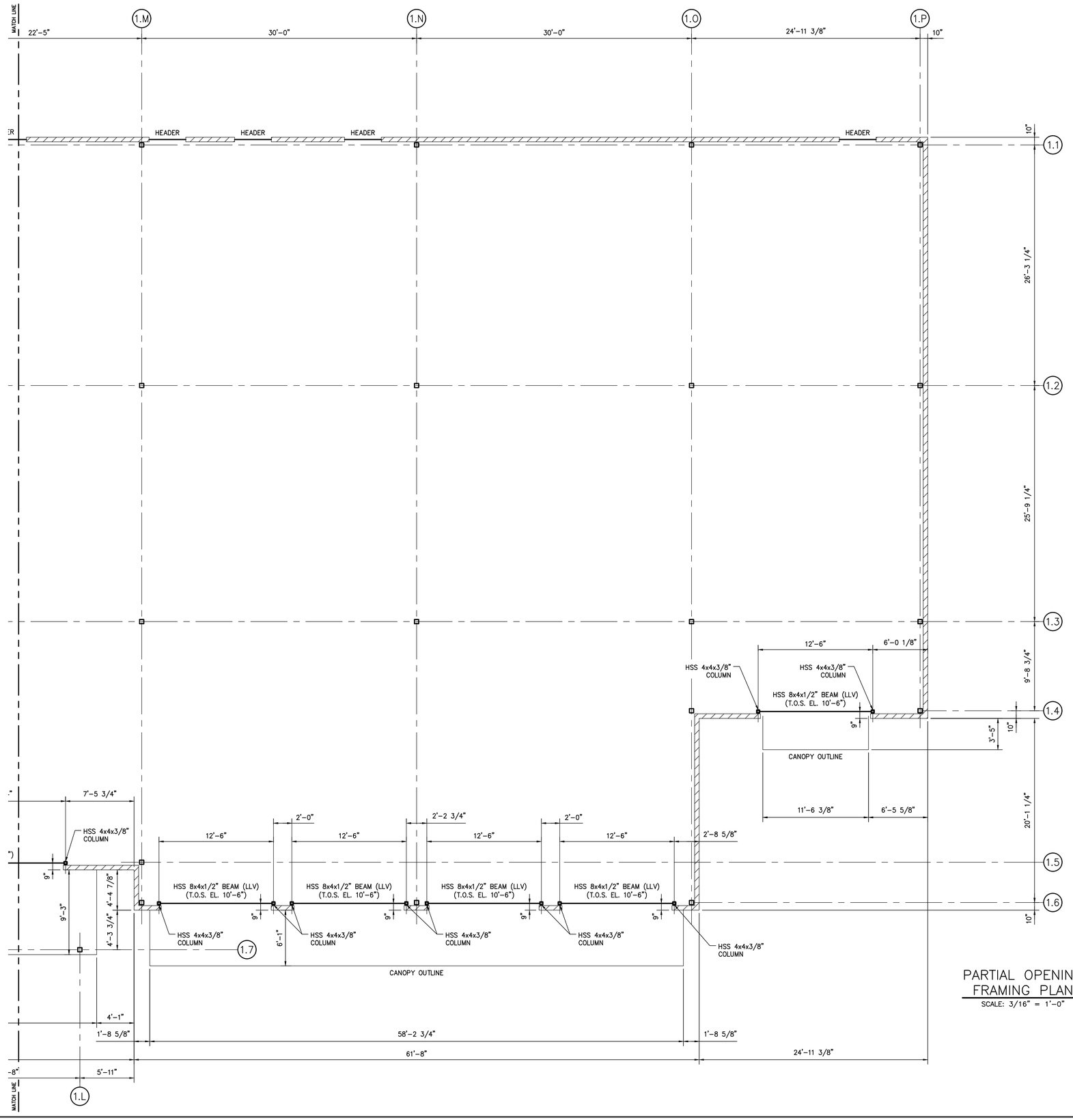
S-120

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S1.0A – S1.0B.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
3. MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
4. ☐ – SYMBOL ON PLAN INDICATES HSS 6x6x1/2" COLUMN (TYPICAL UNLESS NOTED OTHERWISE).
5. ▶ – SYMBOL ON PLAN INDICATES MOMENT CONNECTION.
6. ▨ – SYMBOL ON PLAN INDICATES 6 5/8" WIDE CURB W/ 6" METAL STUD EXTERIOR LOAD–BEARING WALL SYSTEM:
   A. 600S162–33 METAL STUD @ 16" O.C. (MAX.).
   B. TOP & BOTTOM TRACK: 600T162–33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S2.7).
   D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD
7. ▨ – SYMBOL ON PLAN INDICATES 7 1/4" WIDE CURB W/ 6" METAL STUD EXTERIOR LOAD–BEARING WALL SYSTEM:
   A. 600S162–33 METAL STUD @ 16" O.C. (MAX.).
   B. TOP & BOTTOM TRACK: 600T162–33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S2.7).
   D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD EACH SIDE OF WALL
8. ⟋ – SYMBOL ON PLAN INDICATES VULCRAFT 1.5B20 METAL DECKING AND DIRECTION.
9. HEADER – SYMBOL ON PLAN INDICATES METAL STUD HEADER (SEE SECTION xx/S–xxx).



KEY PLAN



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'–0"

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CIVIL I STRUCTURAL
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INFO@AXISENGR.COM
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I AM NOT OBSERVING THE WORK.

REVISIONS:

TITLE:

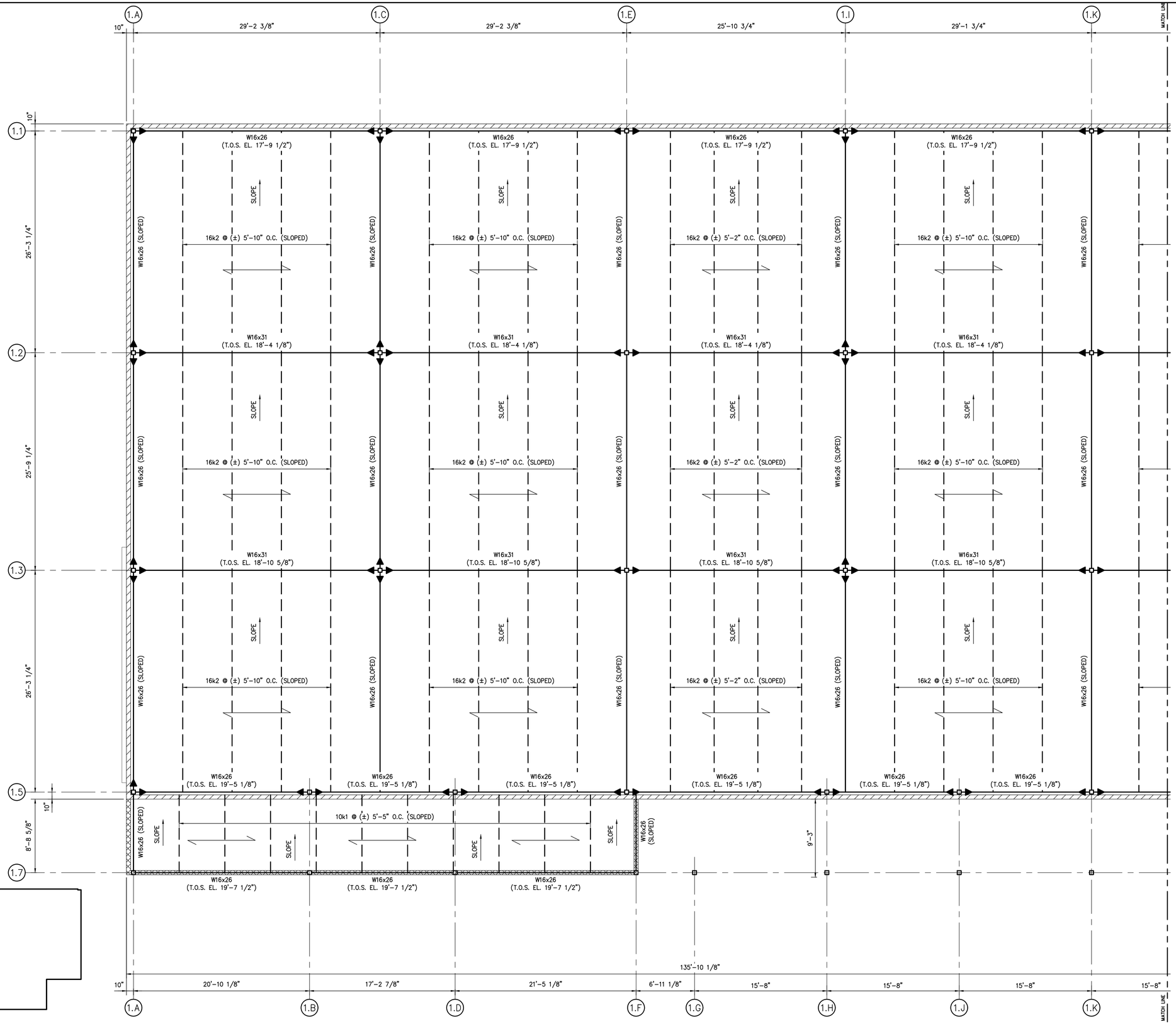
BUILDING 1
PARTIAL OPENING
FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

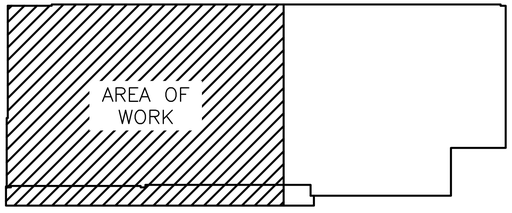
S-121

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-121.



PARTIAL ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



KEY PLAN

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REVISIONS:

TITLE:

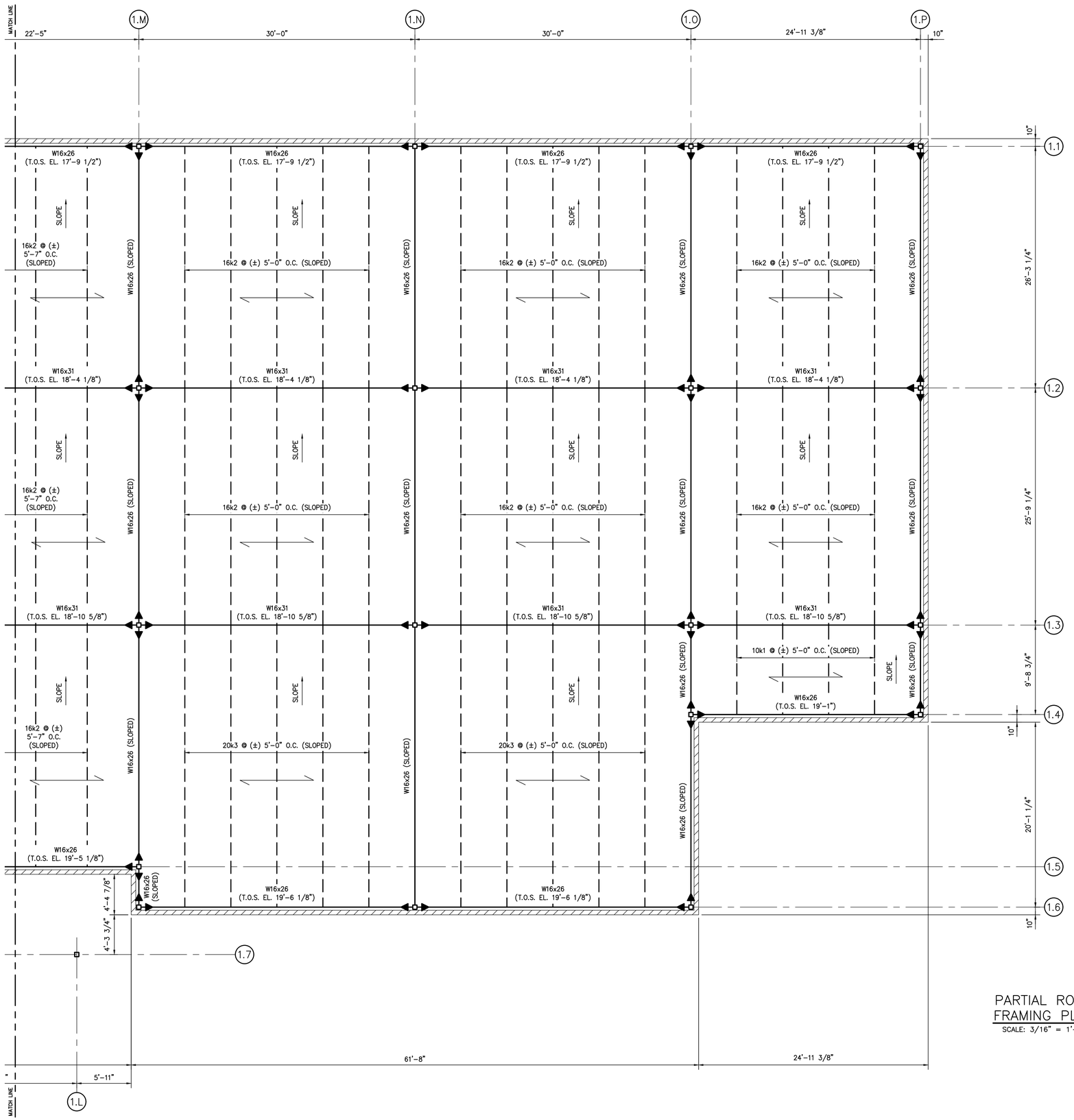
BUILDING 1
PARTIAL ROOF FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-122

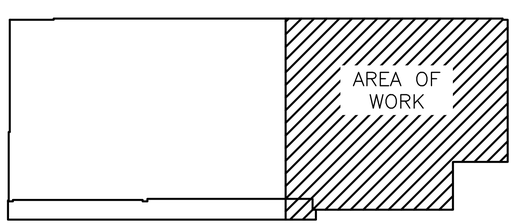
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-121.



PARTIAL ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

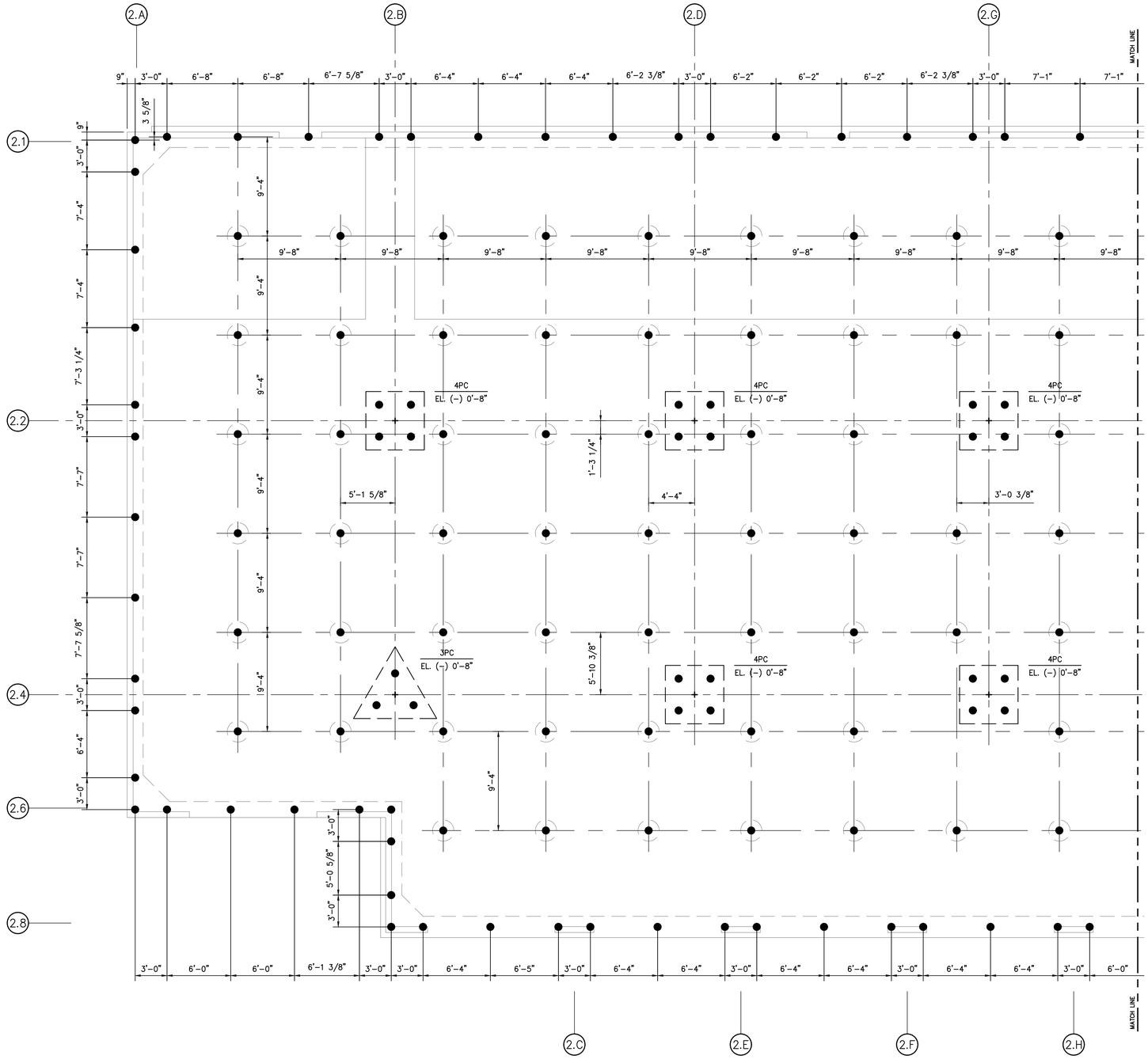
BUILDING 1
PARTIAL ROOF
FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

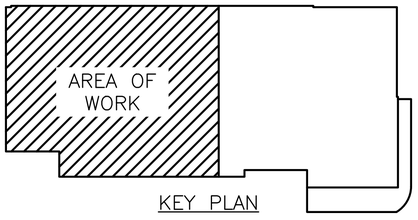
S-123

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. TOTAL PILE COUNT = 267
3. ● – SYMBOL ON PLAN INDICATES PILE (SEE FOUNDATION NOTES).
4. + – SYMBOL ON PLAN INDICATES CENTER OF GRAVITY OF PILE CAP (SEE PILE CAP DETAILS DRAWING Sxxx).
5. 4PC / (–) 0'–8" – SYMBOL ON PLAN INDICATES 4 PILE CAP (PC) WITH THE TOP OF CAP ELEVATION (–) 0'–8" (SEE DETAIL, DRAWING S–xxx).



PARTIAL PILE PLAN
SCALE: 3/16" = 1'–0"



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REVISIONS:

TITLE:

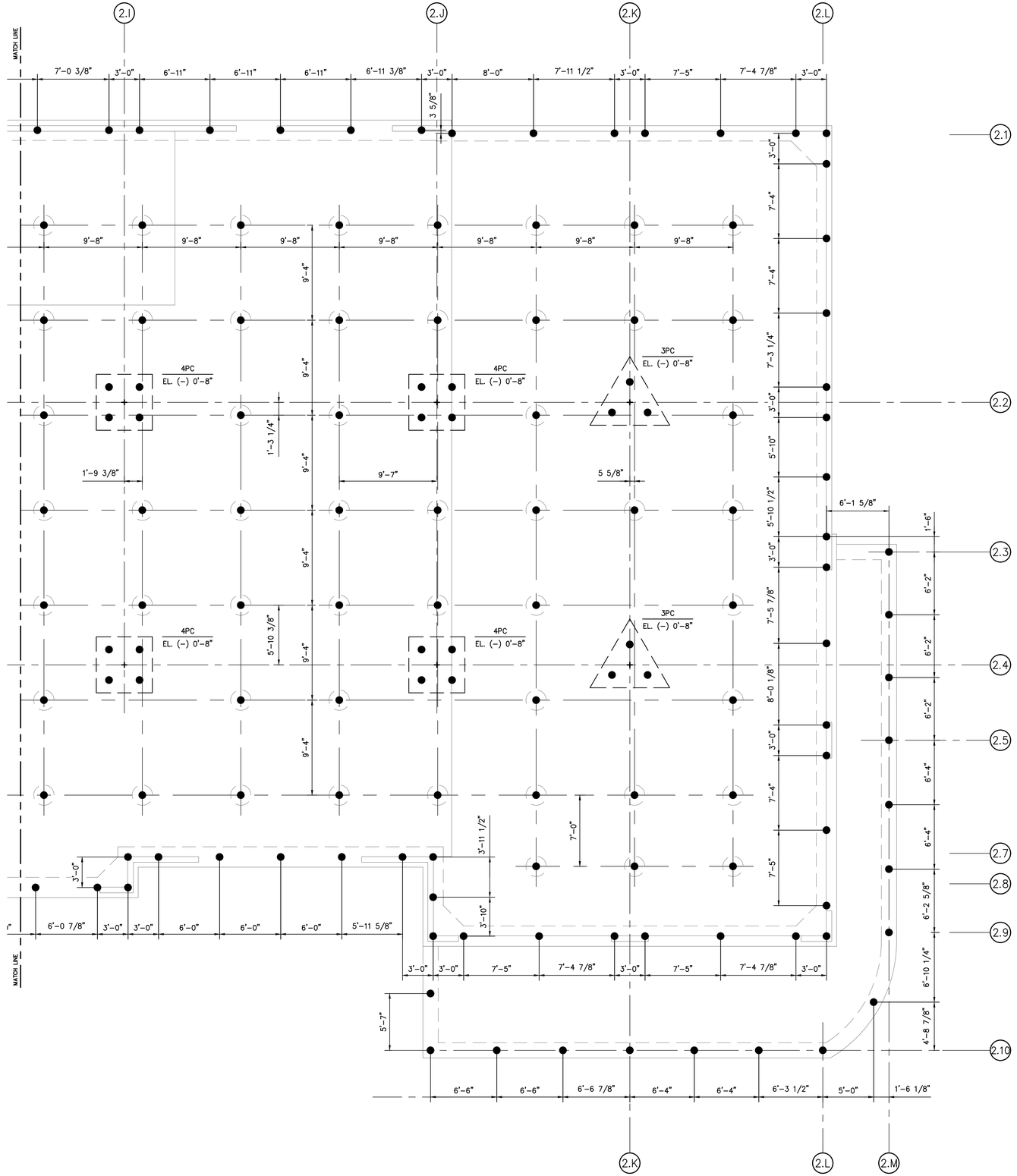
BUILDING 2
PARTIAL PILE
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

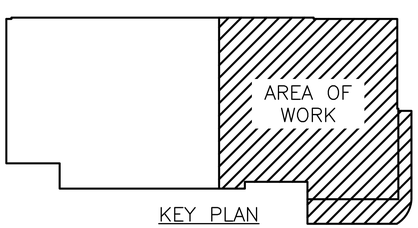
S-200

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-200.



PARTIAL PILE PLAN
SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

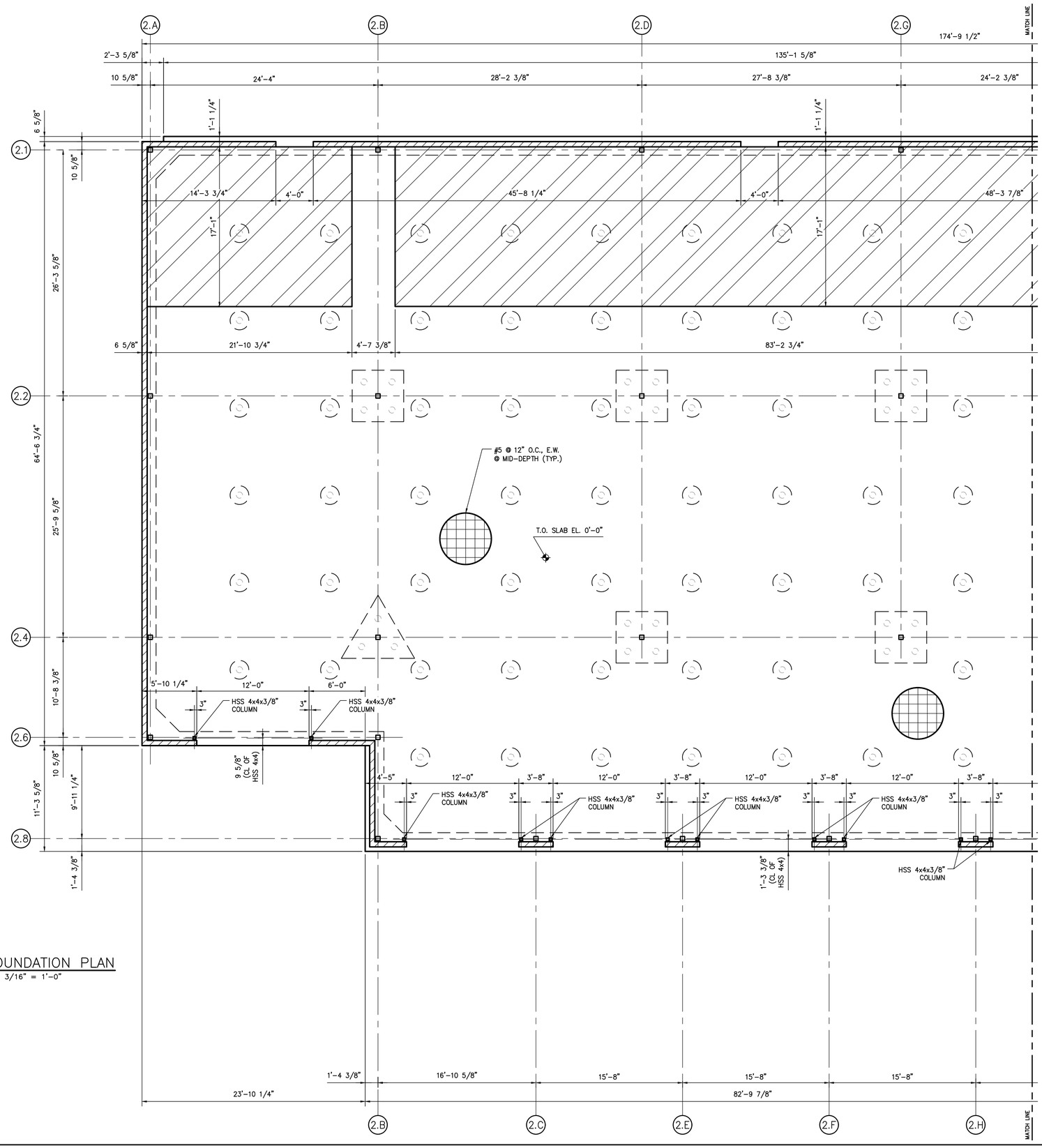
BUILDING 2
PARTIAL PILE PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-201

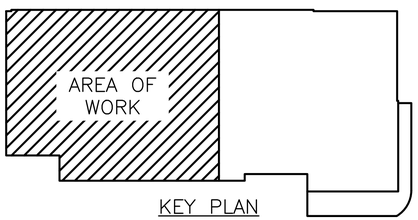
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. TOP OF 5" SLAB ELEVATION 0'-0"; (REFERENCE ARCHITECTURAL DRAWINGS).
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
4. MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
5. ☐ – SYMBOL ON PLAN INDICATES HSS 6x6x1/2" COLUMN (TYPICAL UNLESS NOTED OTHERWISE).
6. ▨ – SYMBOL ON PLAN INDICATES 6 5/8" WIDE CURB (T.O. CURB EL. 0'-4") W/ 6" METAL STUD EXTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 600S162-33 METAL STUD @ 16" O.C. (MAX.).
   - B. TOP & BOTTOM TRACK: 600T162-33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   - C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S2.7).
   - D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD
7. ▨ – SYMBOL ON PLAN INDICATES FUTURE SLAB.



PARTIAL FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

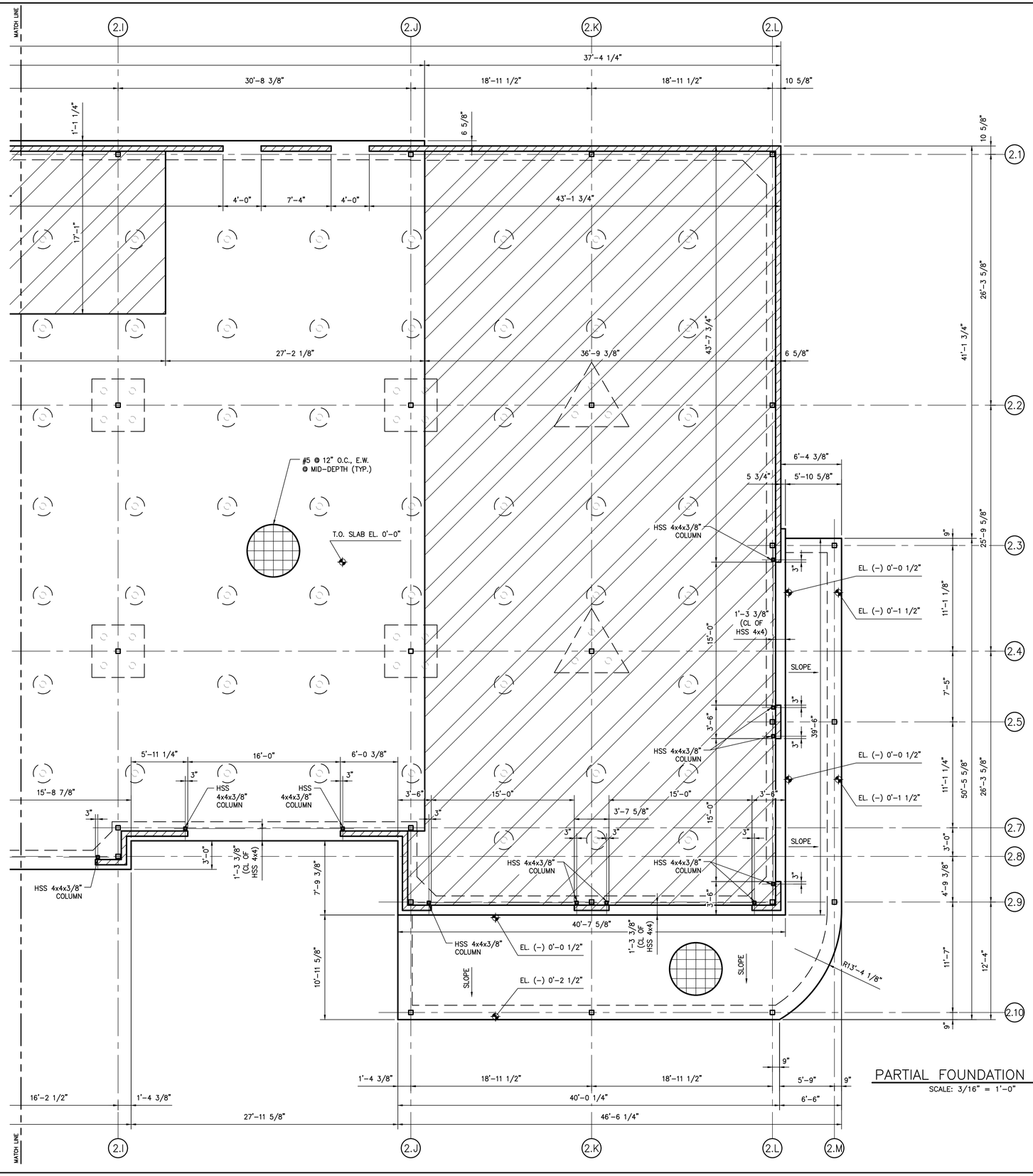
BUILDING 2
PARTIAL
FOUNDATION
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

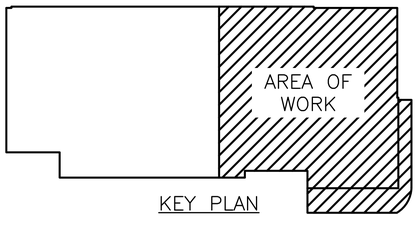
S-202

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-202.



PARTIAL FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



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CIVIL | STRUCTURAL
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INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD, #650
METAIRIE, LOUISIANA 70002

Elmwood Retail Expansion
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Elmwood, Louisiana 70123

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I AM NOT OBSERVING THE WORK.

REVISIONS:

TITLE:

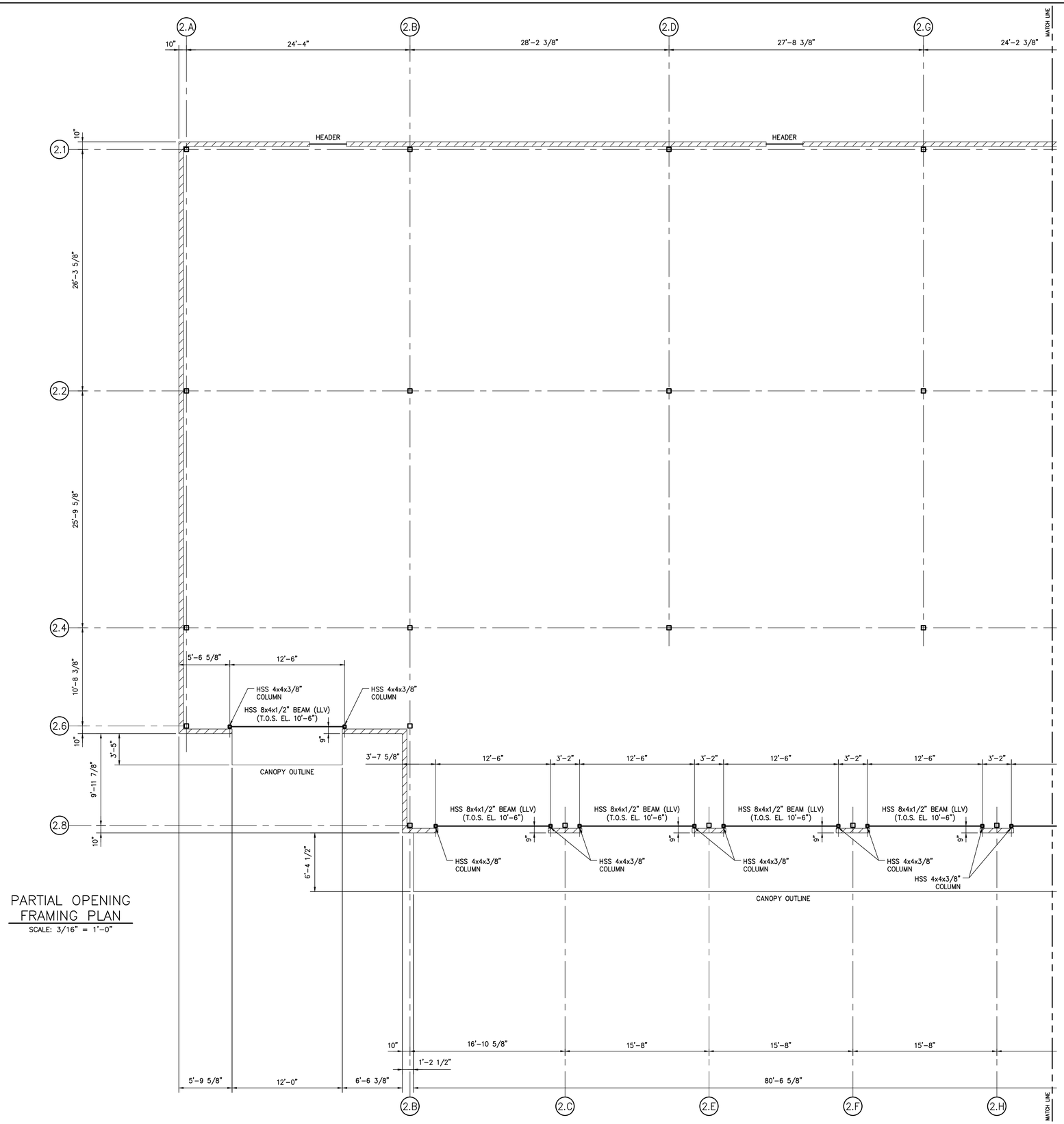
BUILDING 2
PARTIAL
FOUNDATION
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

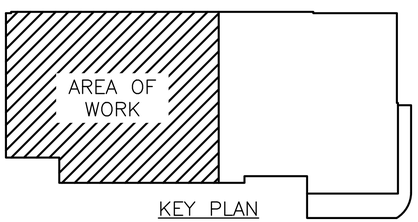
S-203

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S–000A – S–000C.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
3. MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
4. ☐ – SYMBOL ON PLAN INDICATES HSS 6x6x1/2" COLUMN (TYPICAL UNLESS NOTED OTHERWISE).
5. ▶ – SYMBOL ON PLAN INDICATES MOMENT CONNECTION.
6. ▨ – SYMBOL ON PLAN INDICATES 6 5/8" WIDE CURB W/ 6" METAL STUD EXTERIOR LOAD–BEARING WALL SYSTEM:
   - A. 600S162–33 METAL STUD @ 16" O.C. (MAX.).
   - B. TOP & BOTTOM TRACK: 600T162–33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   - C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S2.7).
   - D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD
8. ⟶ – SYMBOL ON PLAN INDICATES VULCRAFT 1.5B20 METAL DECKING AND DIRECTION.
7. HEADER – SYMBOL ON PLAN INDICATES METAL STUD HEADER (SEE SECTION xx/S–xxx).



PARTIAL OPENING FRAMING PLAN
SCALE: 3/16" = 1'–0"



KEY PLAN

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504.380.0800
INFO@AXISENGR.COM
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I AM NOT OBSERVING THE WORK.

REVISIONS:

TITLE:

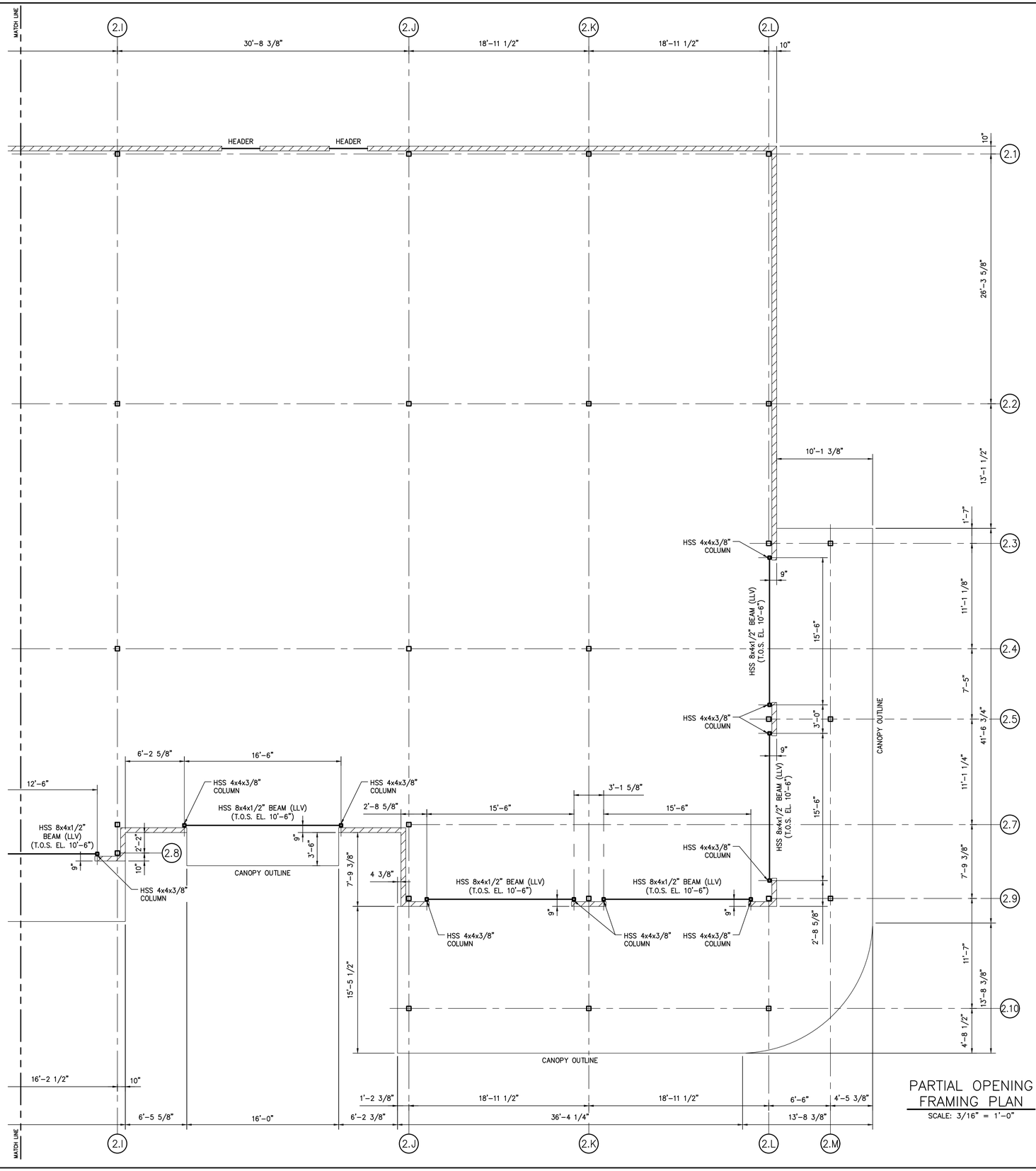
BUILDING 2
PARTIAL OPENING FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-220

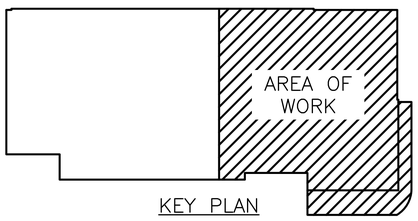
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-220.



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

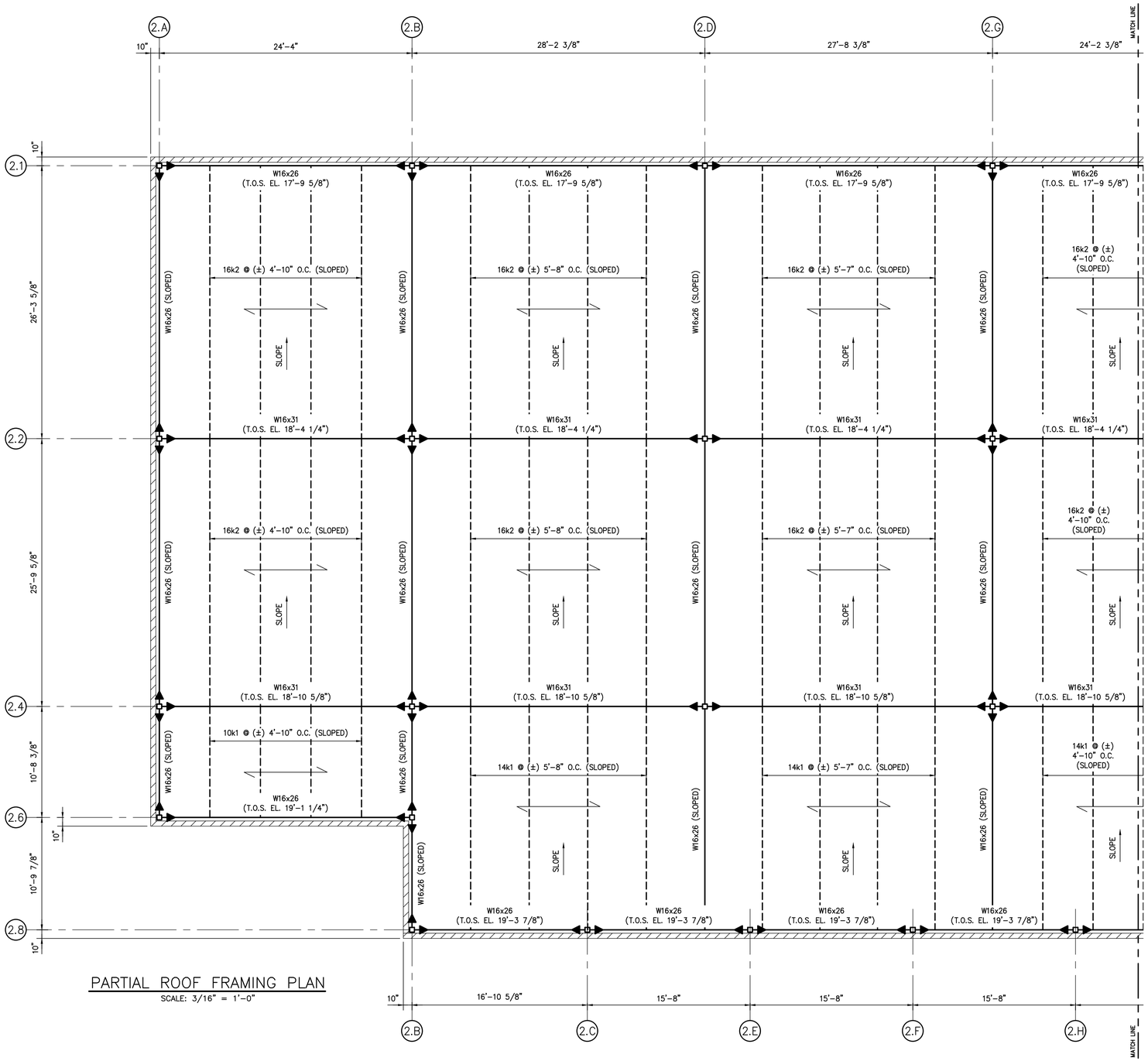
BUILDING 2
PARTIAL OPENING
FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-221

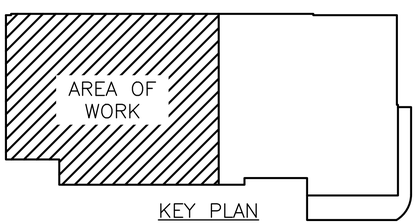
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-220.



PARTIAL ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

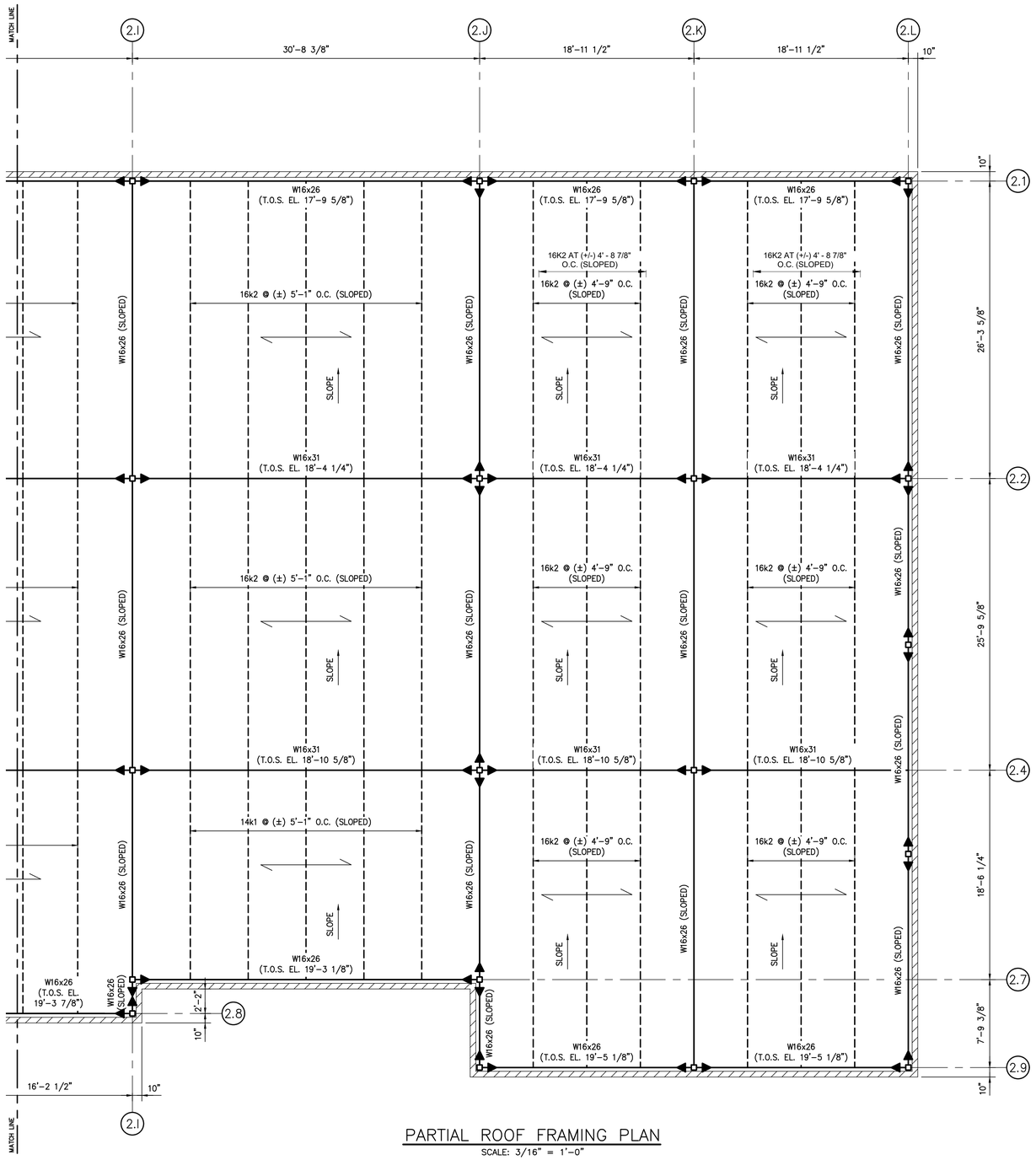
BUILDING 2
PARTIAL ROOF
FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

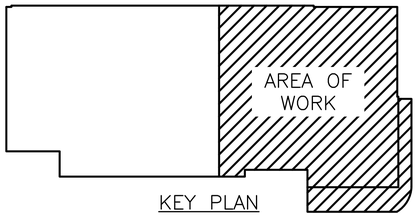
S-222

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-220.



PARTIAL ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

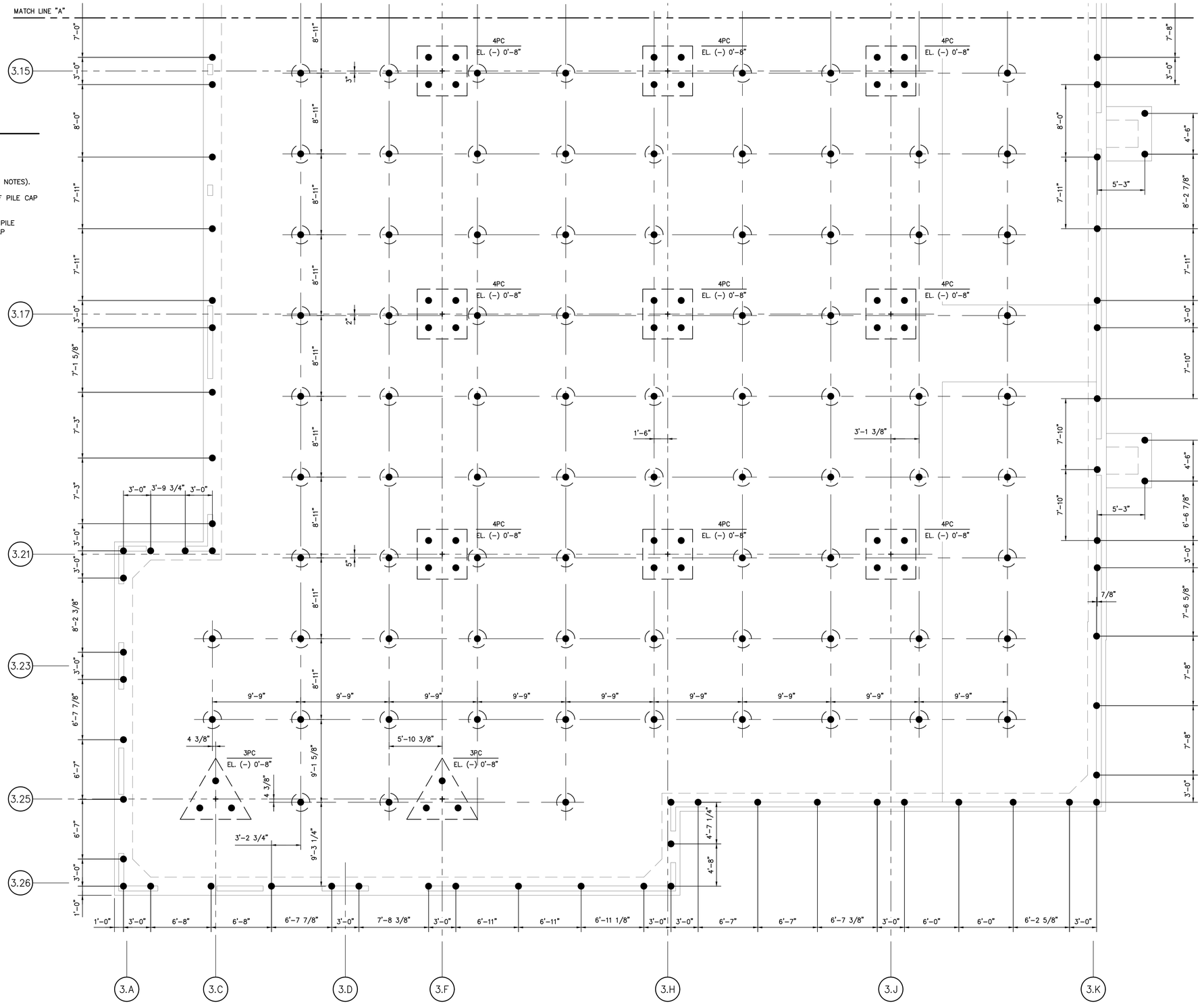
BUILDING 2
PARTIAL ROOF
FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

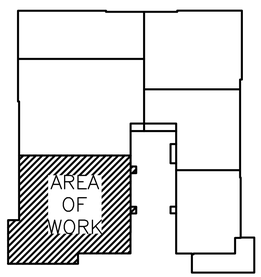
S-223

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. TOTAL PILE COUNT = 761
3. ● – SYMBOL ON PLAN INDICATES PILE (SEE FOUNDATION NOTES).
4. + – SYMBOL ON PLAN INDICATES CENTER OF GRAVITY OF PILE CAP (SEE PILE CAP DETAILS DRAWING Sxxx).
5. 4PC / (–) 0'–8" – SYMBOL ON PLAN INDICATES 4 PILE CAP (PC) WITH THE TOP OF CAP ELEVATION (–) 0'–8" (SEE DETAIL, DRAWING S–xxx).



PARTIAL PILE PLAN
SCALE: 3/16" = 1'–0"



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REVISIONS:

TITLE:

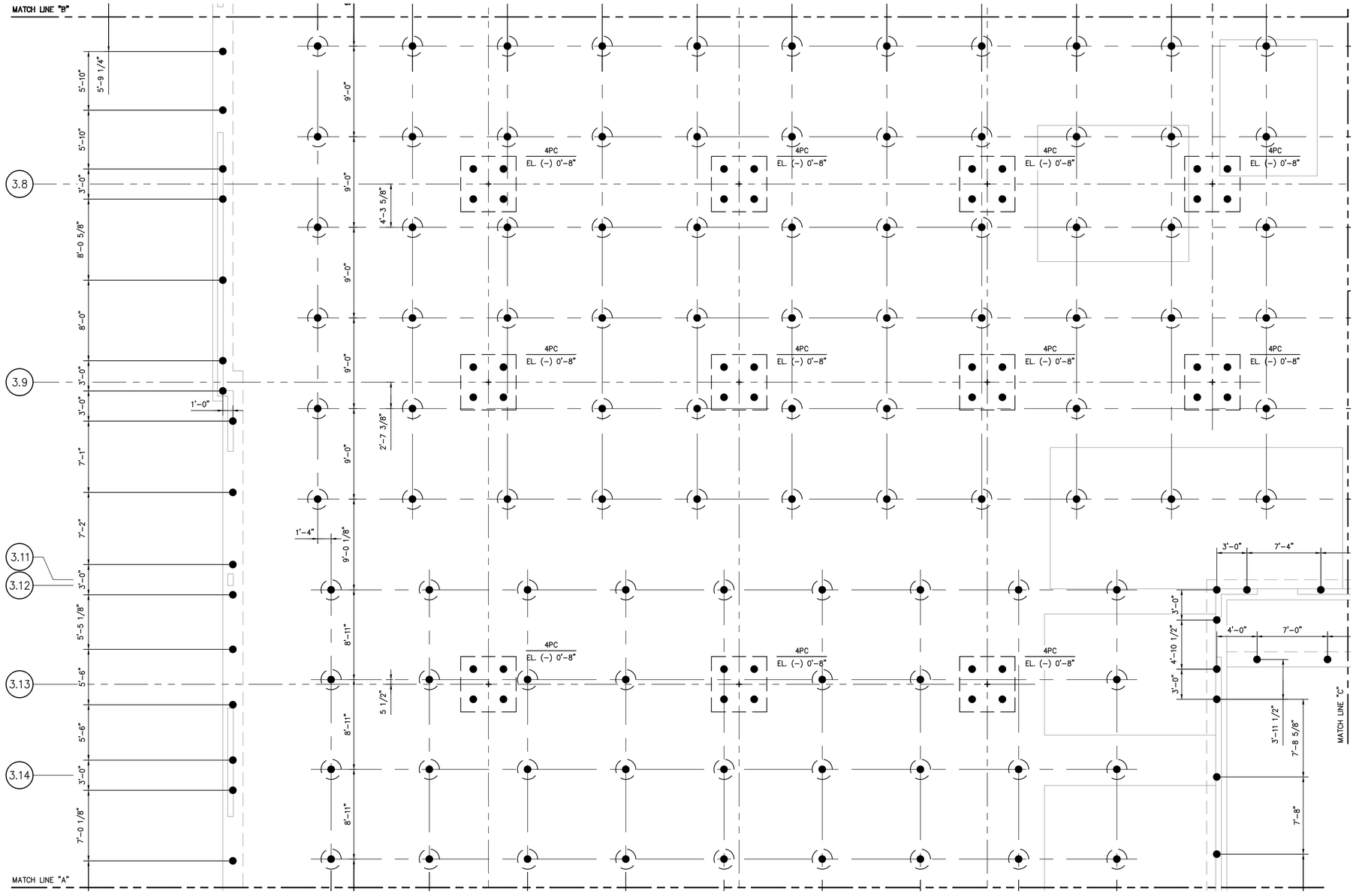
BUILDING 3
PARTIAL PILE
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

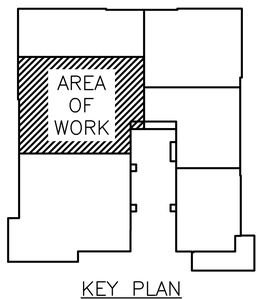
S-300

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S–000A – S–000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S–300.



PARTIAL PILE PLAN
SCALE: 3/16" = 1'–0"



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REVISIONS:

TITLE:

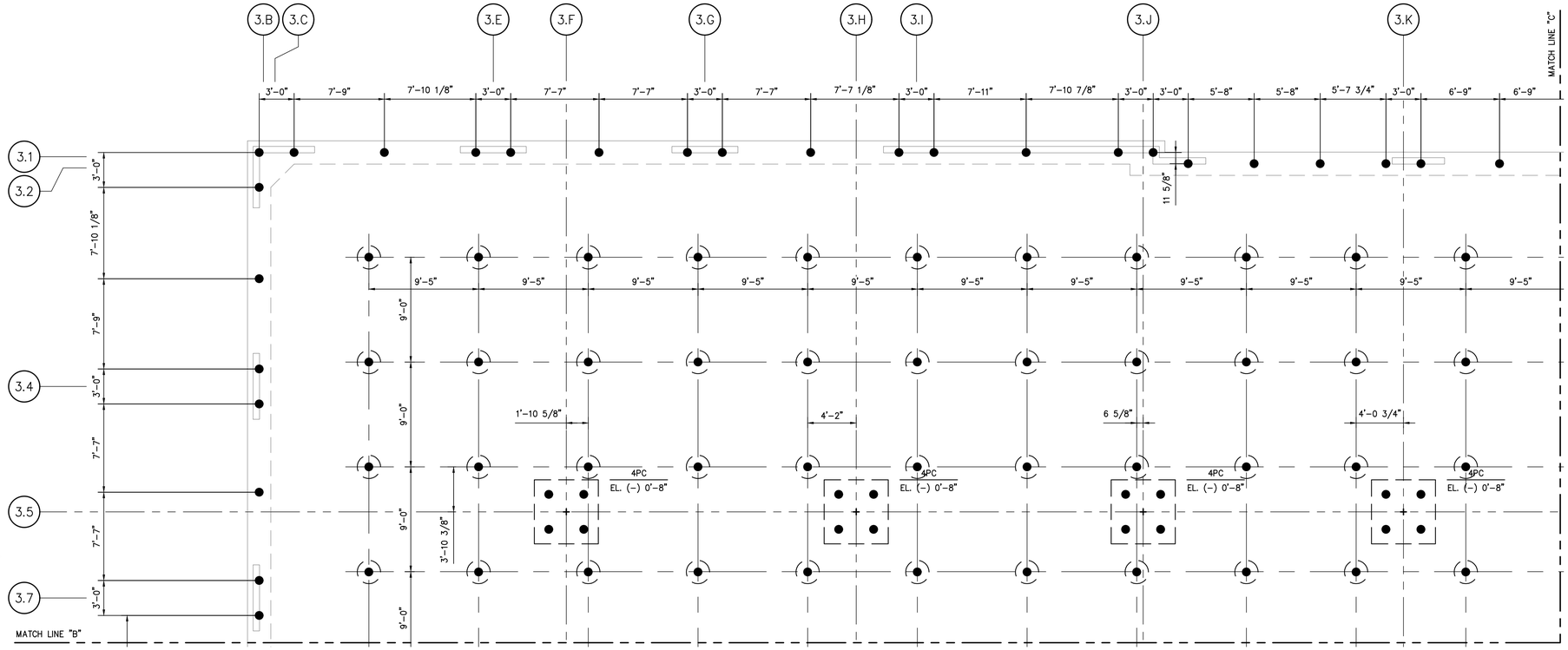
BUILDING 3
PARTIAL PILE
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-301

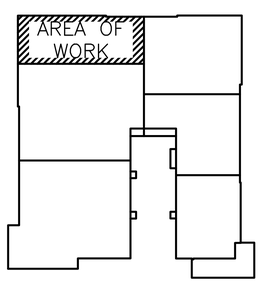
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-300.



PARTIAL PILE PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

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REVISIONS:

TITLE:

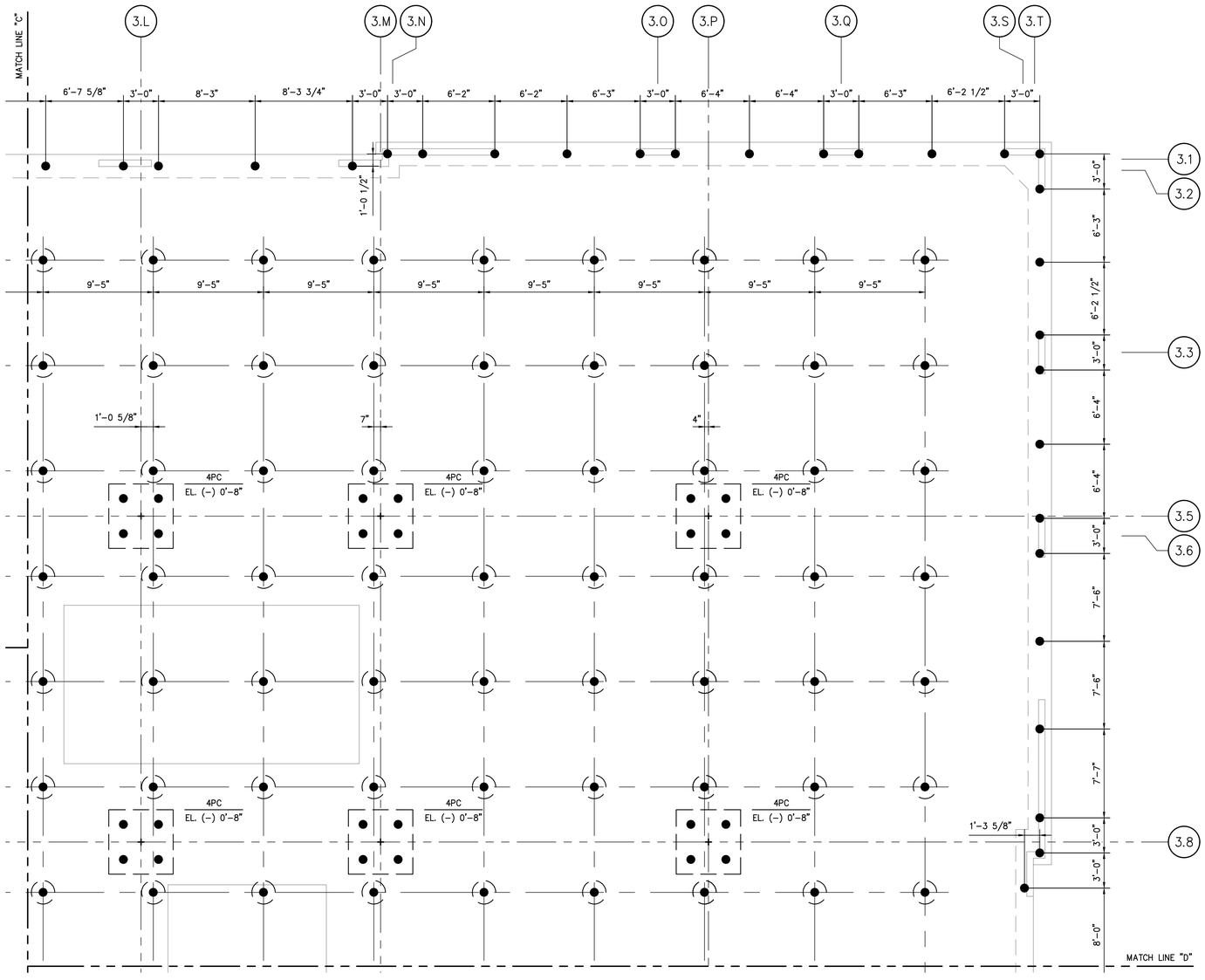
BUILDING 3
PARTIAL PILE
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

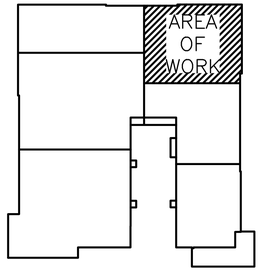
S-302

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-300.



PARTIAL PILE PLAN
SCALE: 3/16" = 1'-0"



KEY PLAN

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REVISIONS:

TITLE:

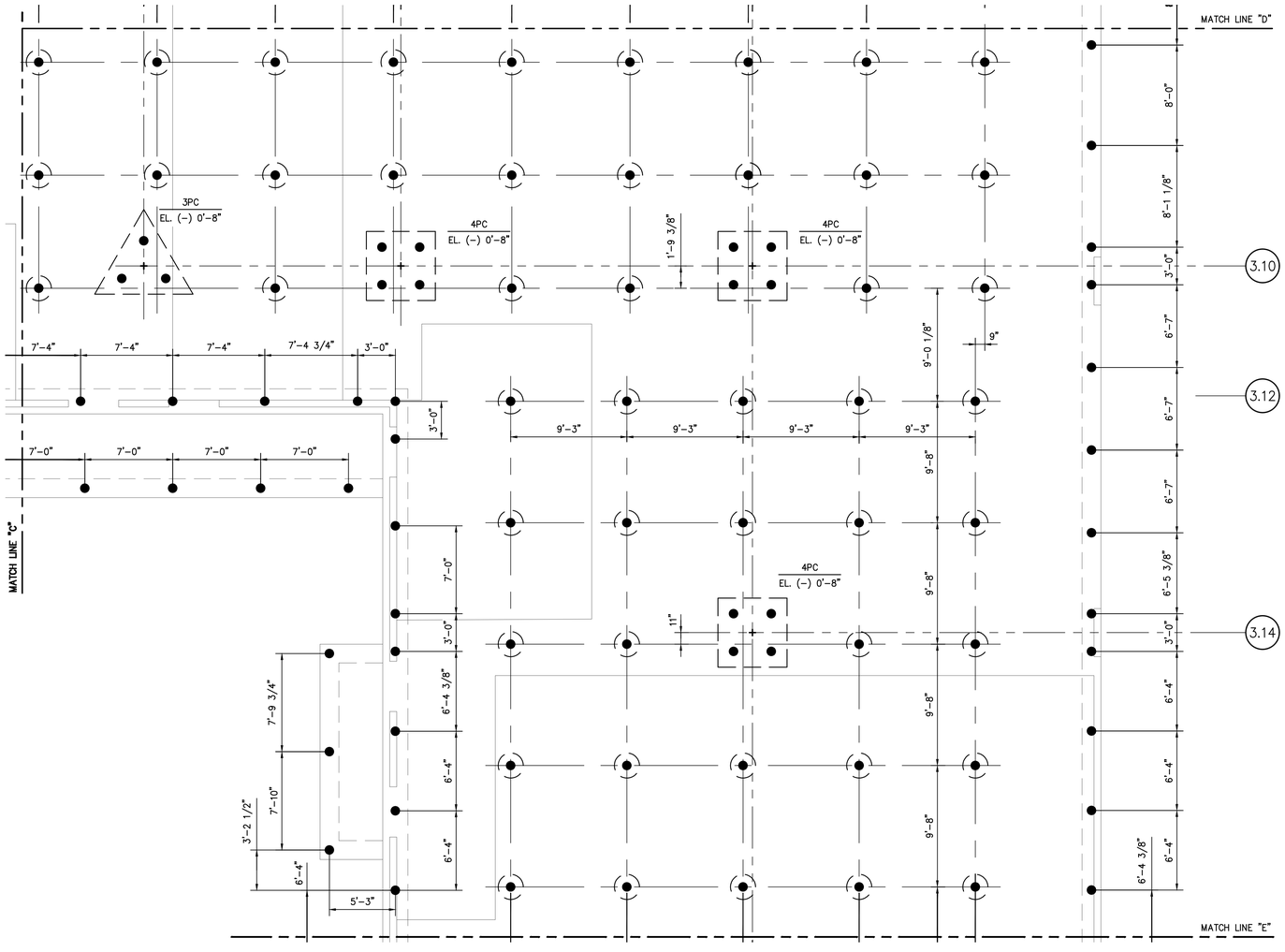
BUILDING 3
PARTIAL PILE PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

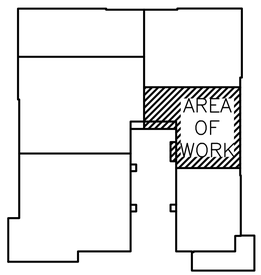
S-303

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-300.



PARTIAL PILE PLAN
SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

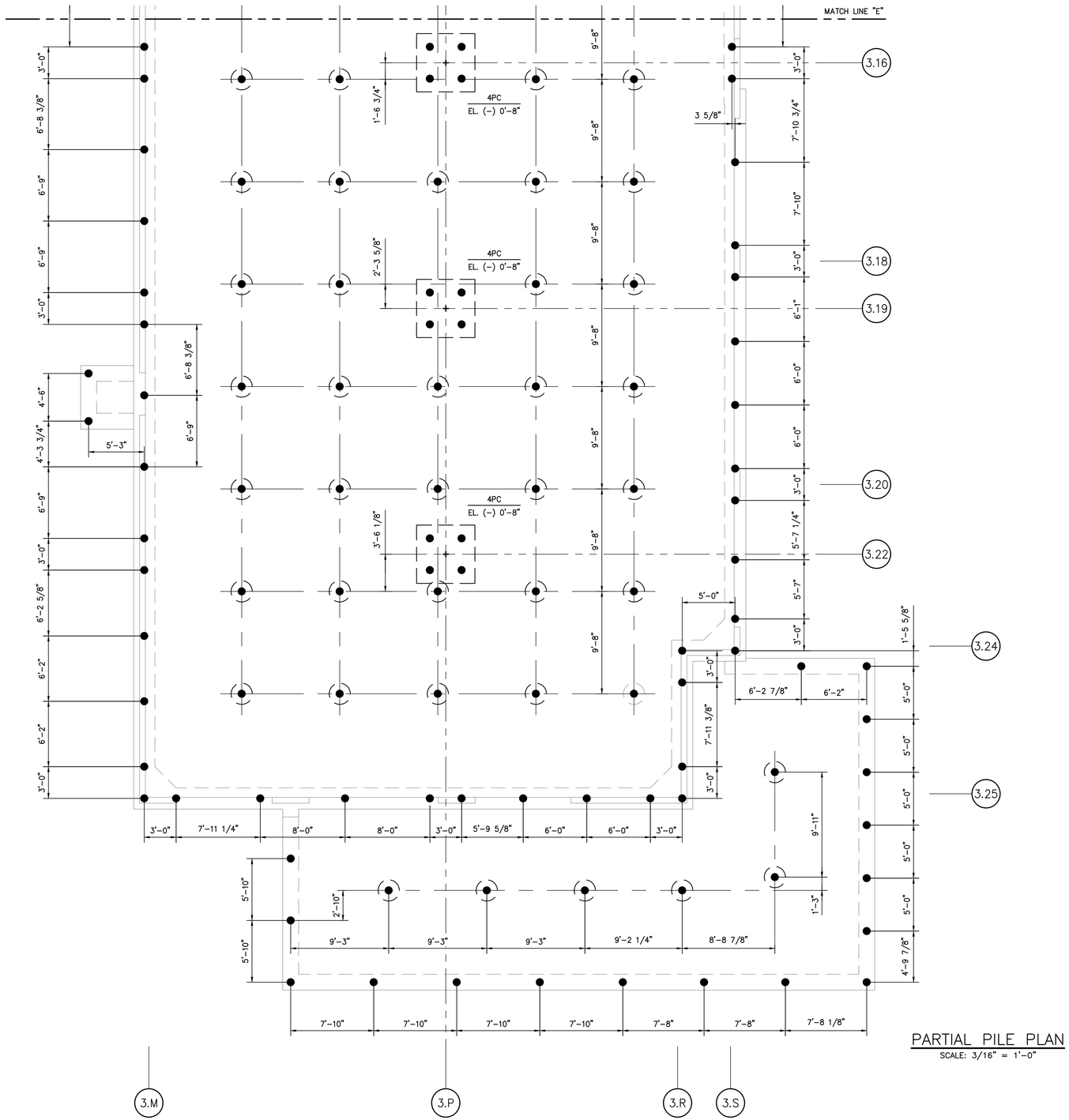
BUILDING 3
PARTIAL PILE
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

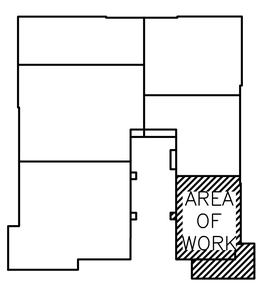
S-304

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-300.



PARTIAL PILE PLAN
SCALE: 3/16" = 1'–0"



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REVISIONS:

TITLE:

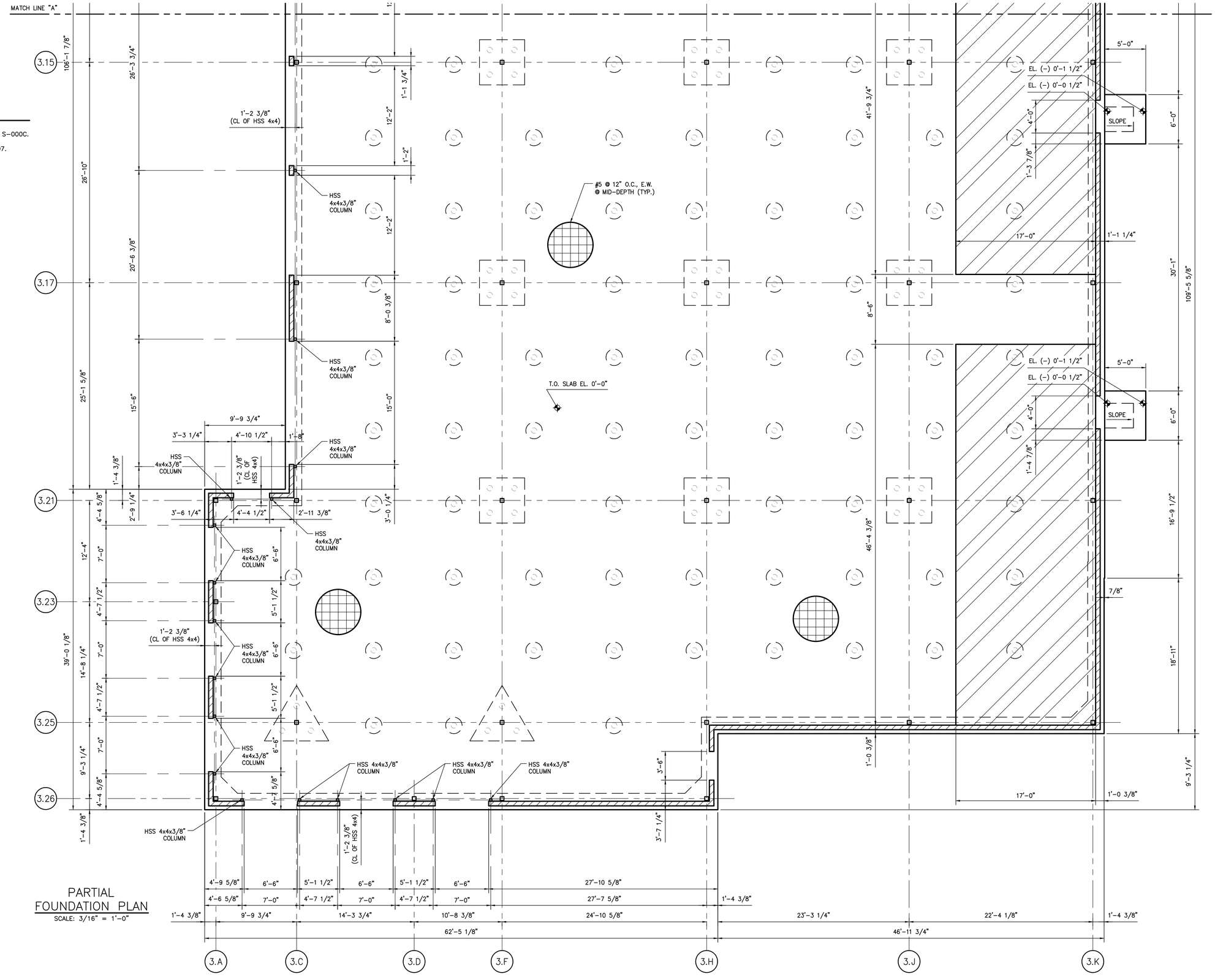
BUILDING 3
PARTIAL PILE PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-305

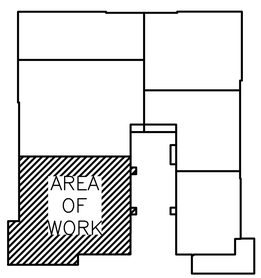
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S–000A – S–000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S–307.



PARTIAL FOUNDATION PLAN

SCALE: 3/16" = 1'–0"



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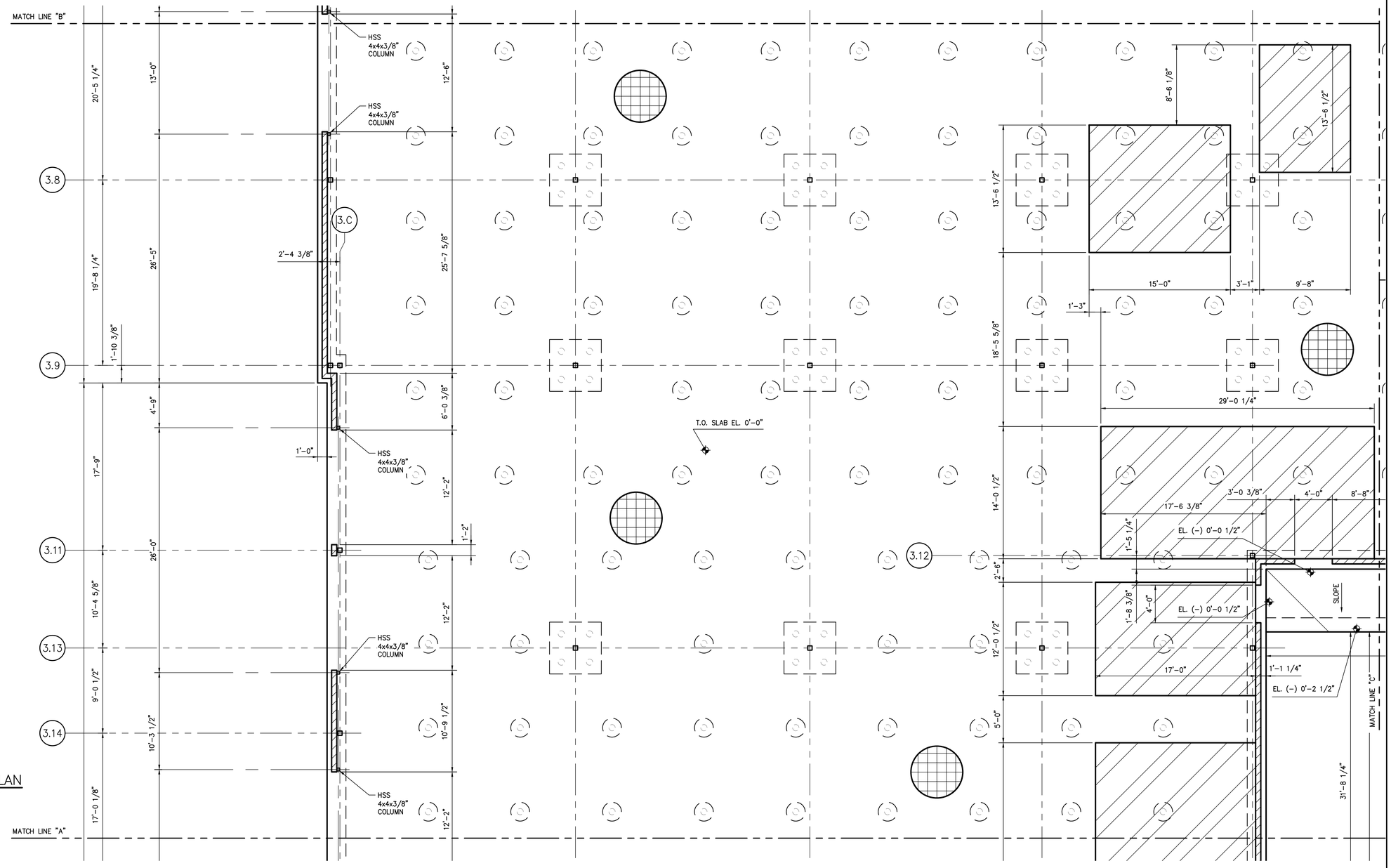
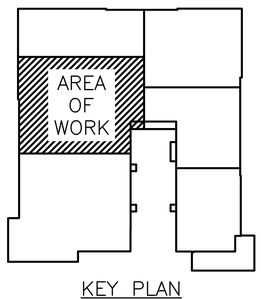
S-306



PARTIAL
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



KEY PLAN

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. TOP OF 5" SLAB ELEVATION 0'-0"; (REFERENCE ARCHITECTURAL DRAWINGS).
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
4. MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
5. ☐ – SYMBOL ON PLAN INDICATES HSS 6x6x1/2" COLUMN (TYPICAL UNLESS NOTED OTHERWISE).
6. ▨ – SYMBOL ON PLAN INDICATES 6 5/8" WIDE CURB (T.O. CURB EL. 0'-4") W/ 6" METAL STUD EXTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 600S162-33 METAL STUD @ 16" O.C. (MAX.).
   - B. TOP & BOTTOM TRACK: 600T162-33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   - C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S2.7).
   - D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD
7. ▨ – SYMBOL ON PLAN INDICATES FUTURE SLAB.

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REVISIONS:

TITLE:

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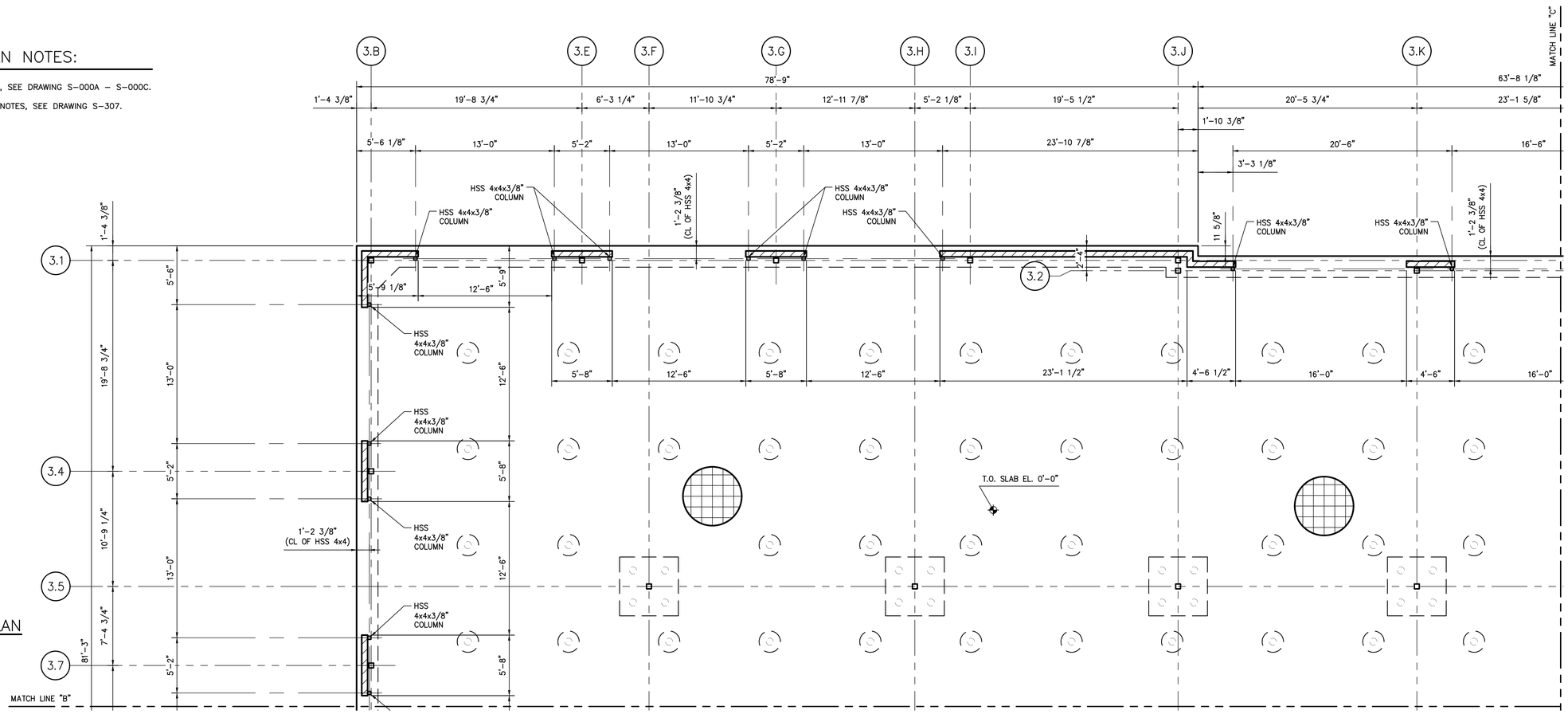
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-307

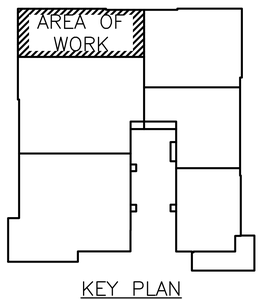
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-307.



PARTIAL FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

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I AM NOT OBSERVING THE WORK.

REVISIONS:

TITLE:

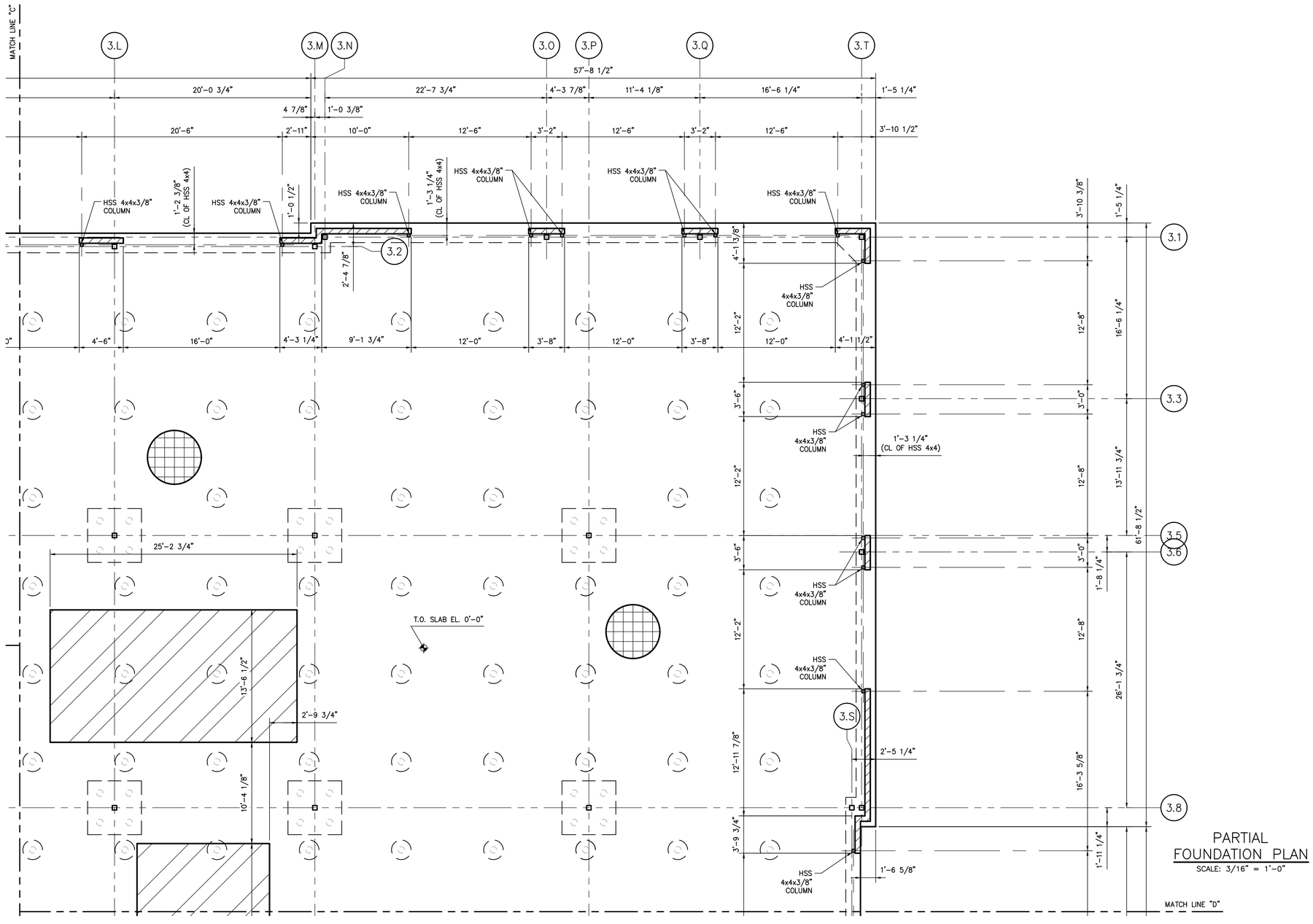
BUILDING 3
PARTIAL FOUNDATION PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-308

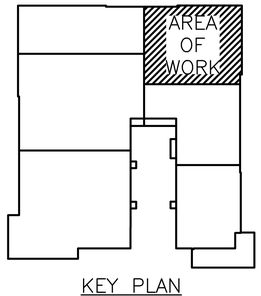
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-307.



PARTIAL FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



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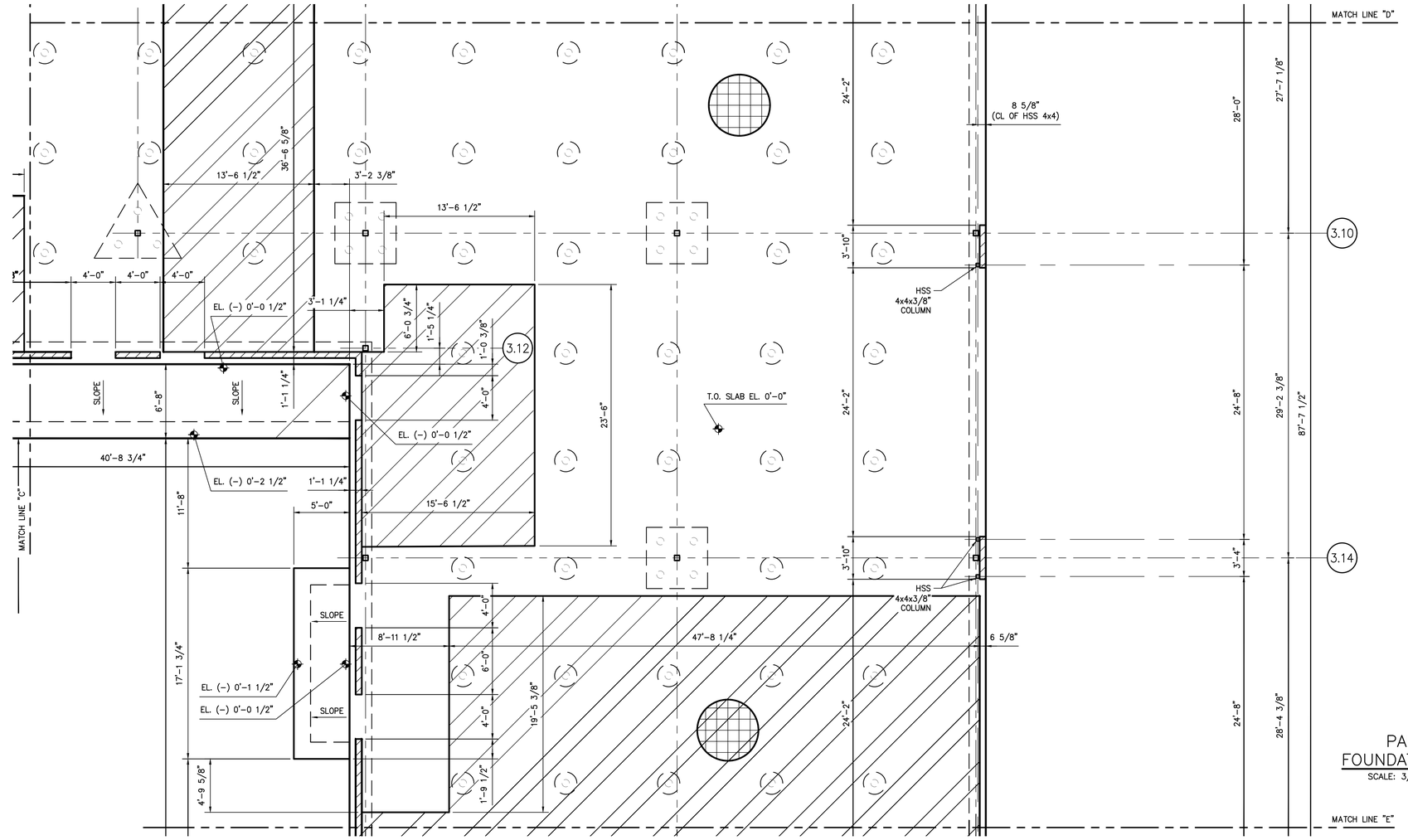
PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

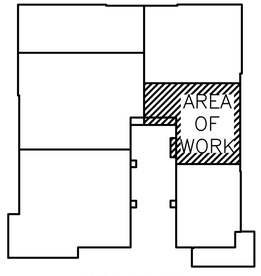
S-309

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-307.



PARTIAL
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



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Drawn By: JRN	Checked By: JBH
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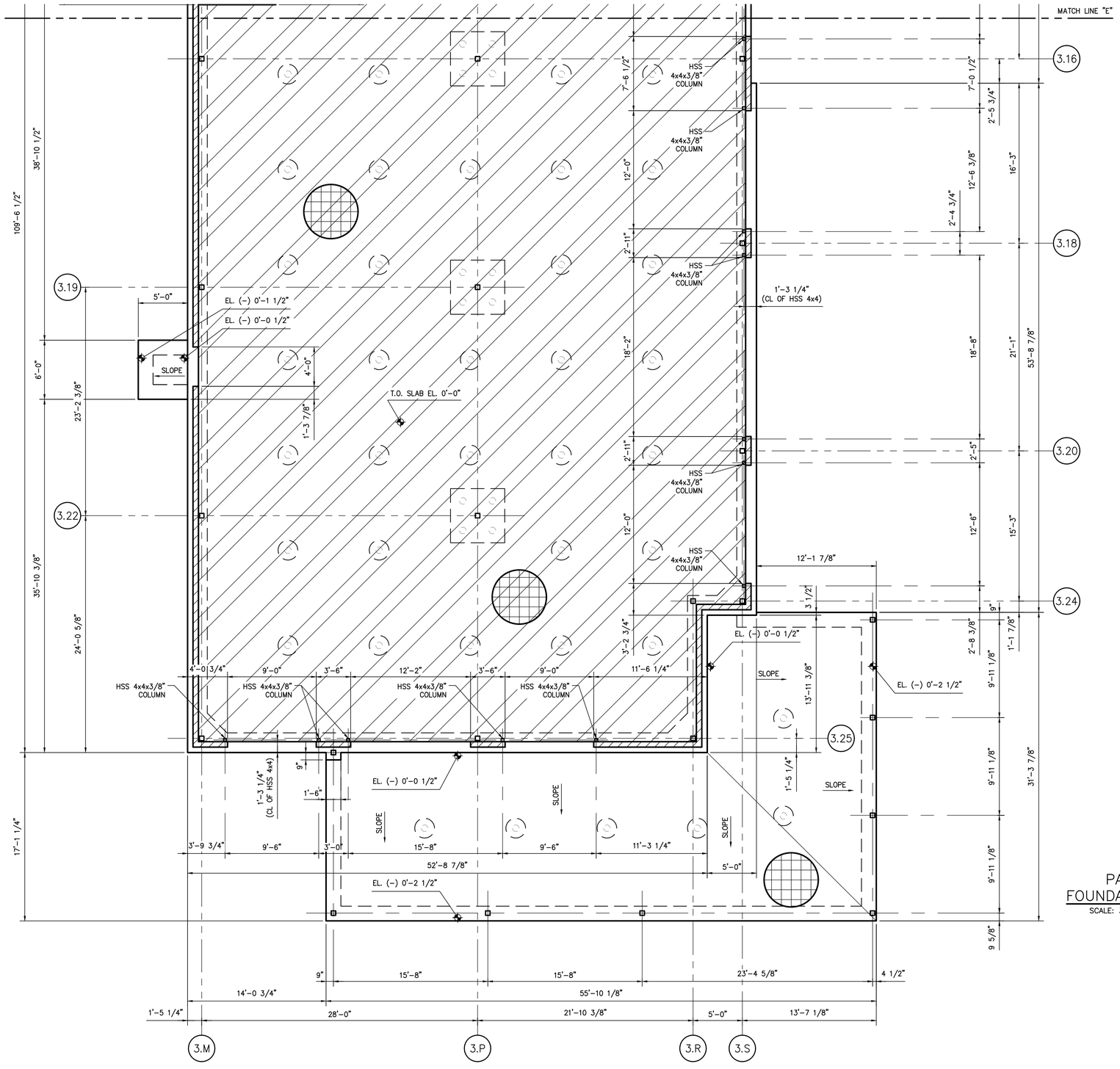
S-310

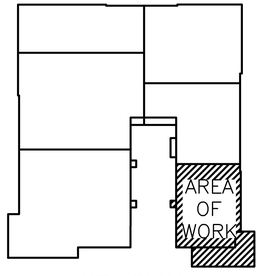
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-307.



PARTIAL FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



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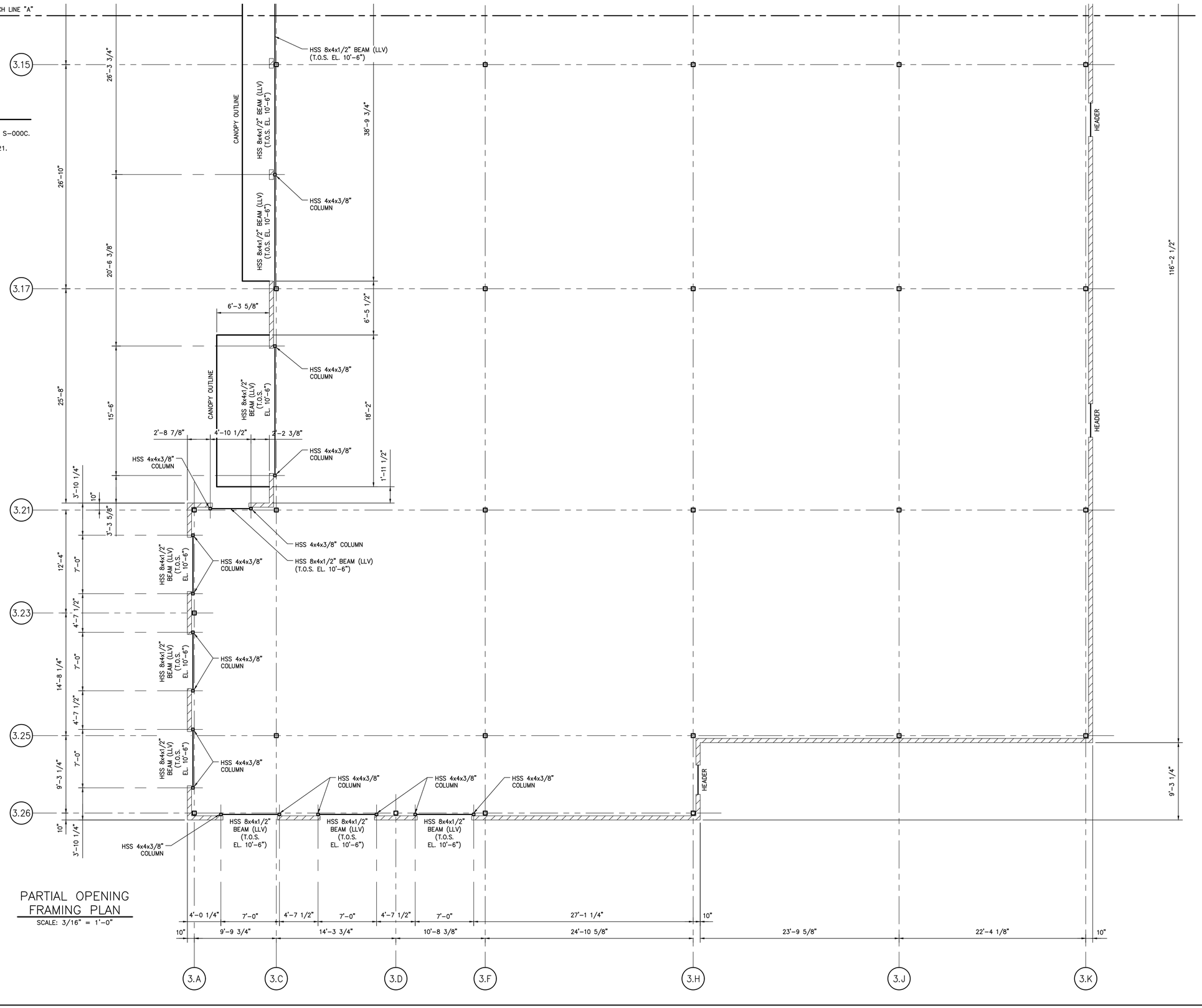
S-311

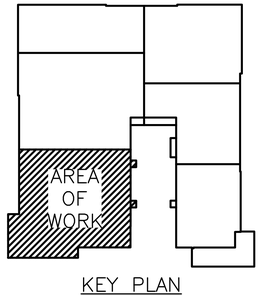
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'-0"



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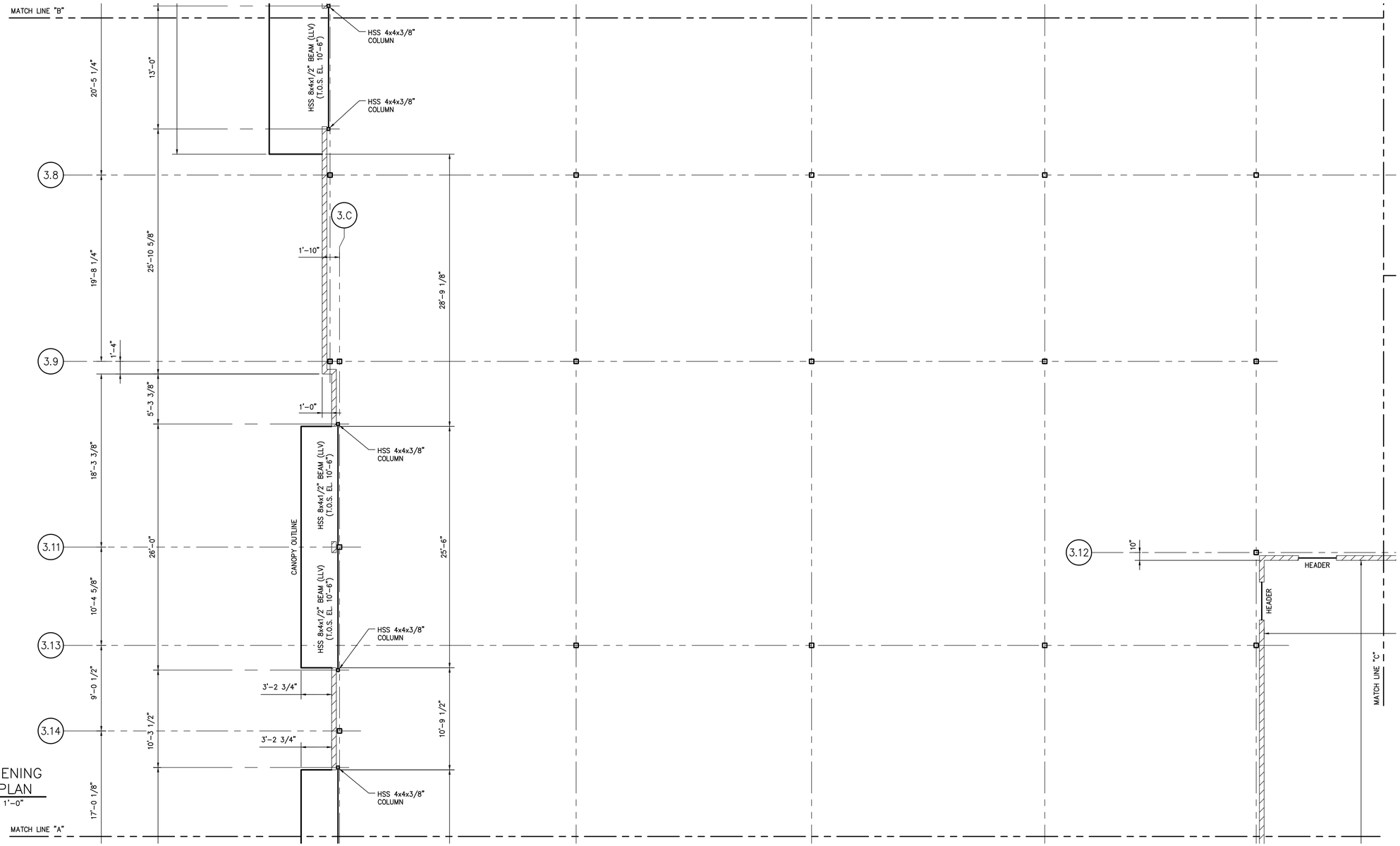
BUILDING 3
PARTIAL OPENING FRAMING PLAN

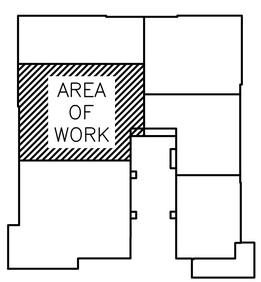
Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-320



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
3. MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
4. □ – SYMBOL ON PLAN INDICATES HSS 6x6x1/2" COLUMN (TYPICAL UNLESS NOTED OTHERWISE).
5. ▶ – SYMBOL ON PLAN INDICATES MOMENT CONNECTION.
6. ▨ – SYMBOL ON PLAN INDICATES 6 5/8" WIDE CURB W/ 6" METAL STUD EXTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 600S162-33 METAL STUD @ 16" O.C. (MAX.).
   - B. TOP & BOTTOM TRACK: 600T162-33 W/ 2 – #10 SCREWS @ EACH SIDE OF STUD.
   - C. PROVIDE 2 ROWS OF EQUALLY SPACED CONT. MECHANICALLY FASTENED HORIZONTAL BRIDGING ATTACHED TO EACH STUD. (SEE CRC LATERAL BRACING DETAIL, DRAWING S-xxx).
   - D. EXTERIOR SHEATHING – 5/8" CDX PLYWOOD
8. ⟋ – SYMBOL ON PLAN INDICATES VULCRAFT 1.5B20 METAL DECKING AND DIRECTION.
7. HEADER – SYMBOL ON PLAN INDICATES METAL STUD HEADER (SEE SECTION xx/S-xxx).

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TITLE:

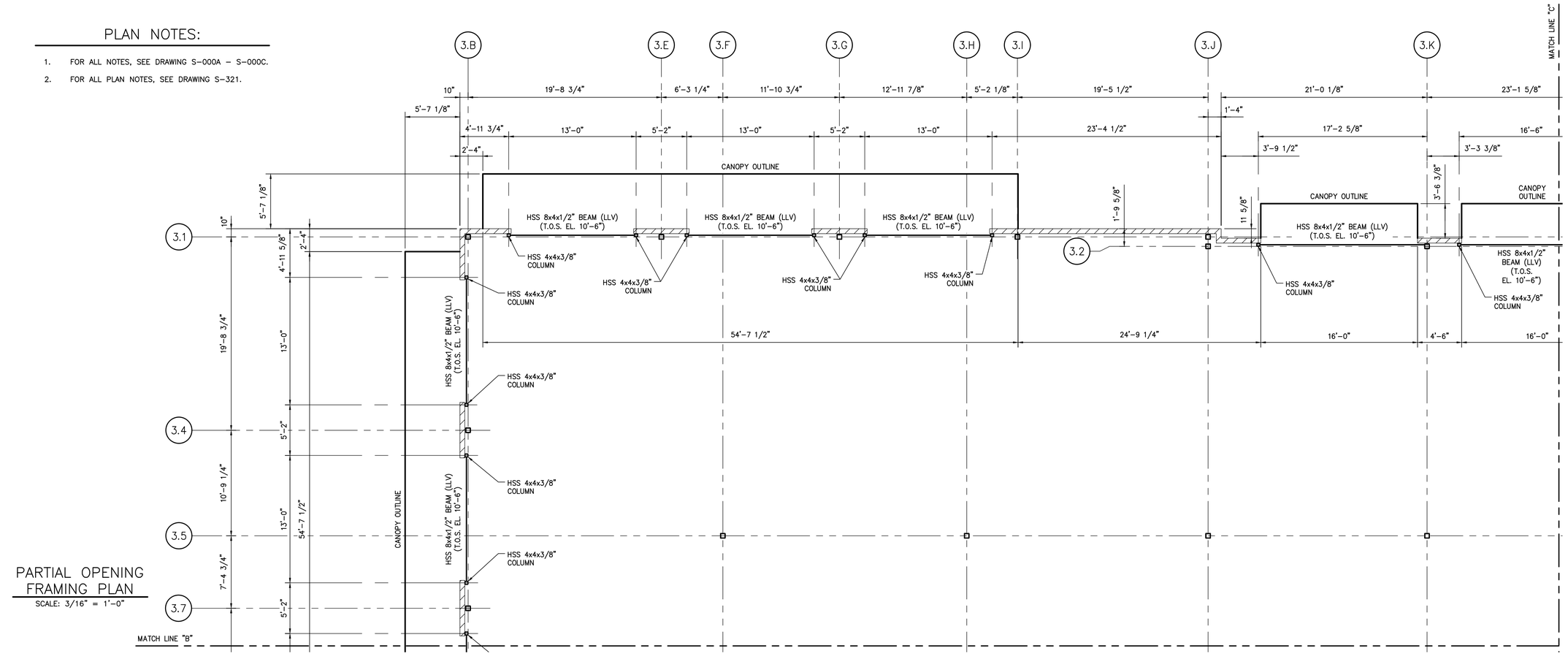
BUILDING 3
PARTIAL OPENING FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-321

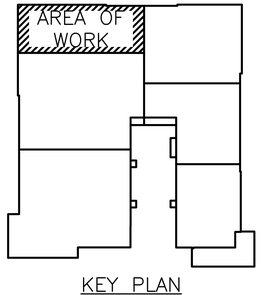
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'-0"



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Drawn By: JRN	Checked By: JBH
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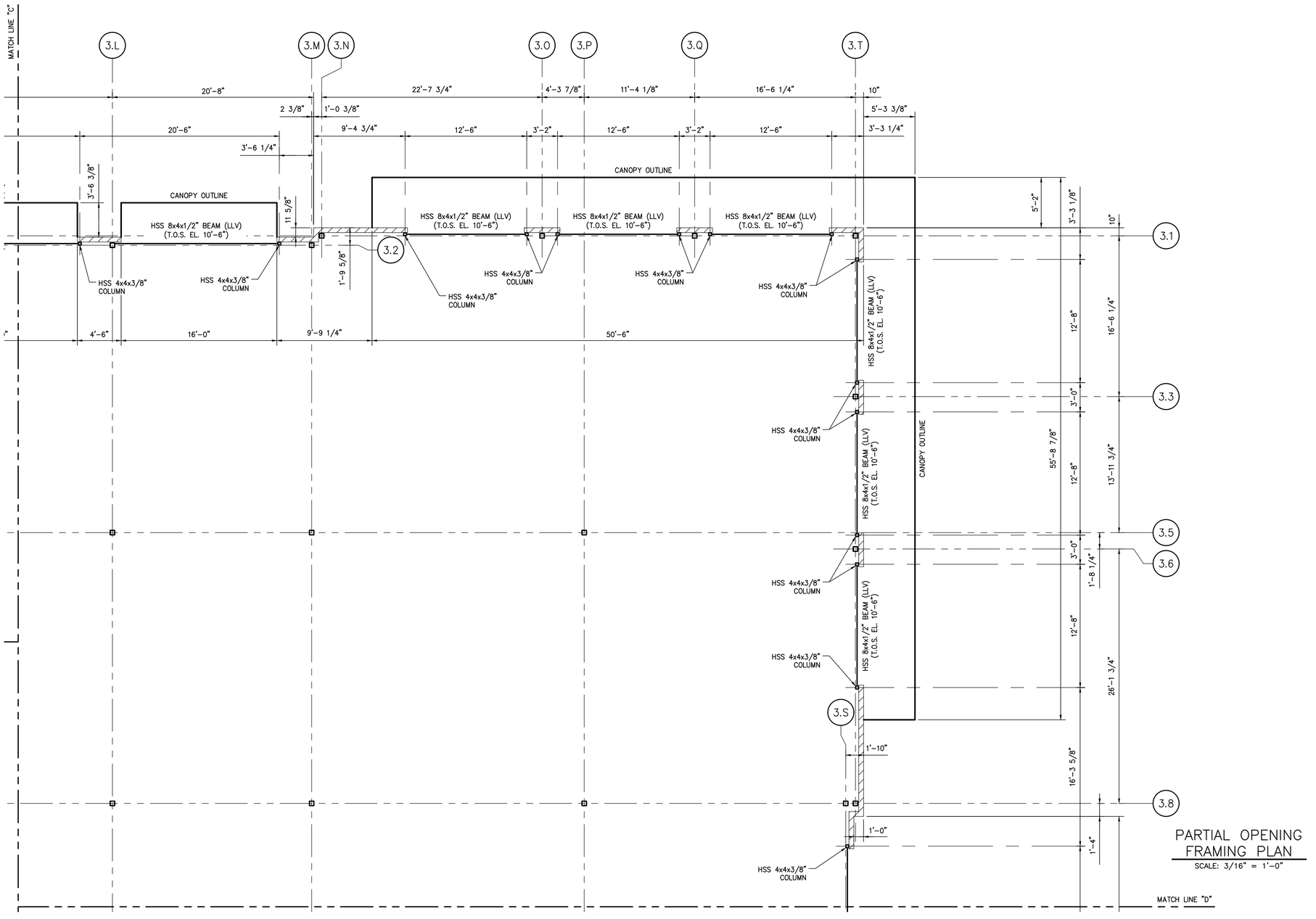
S-322

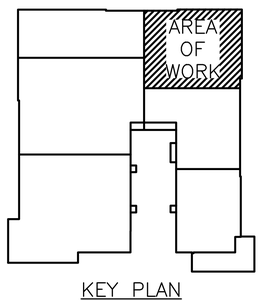
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'-0"



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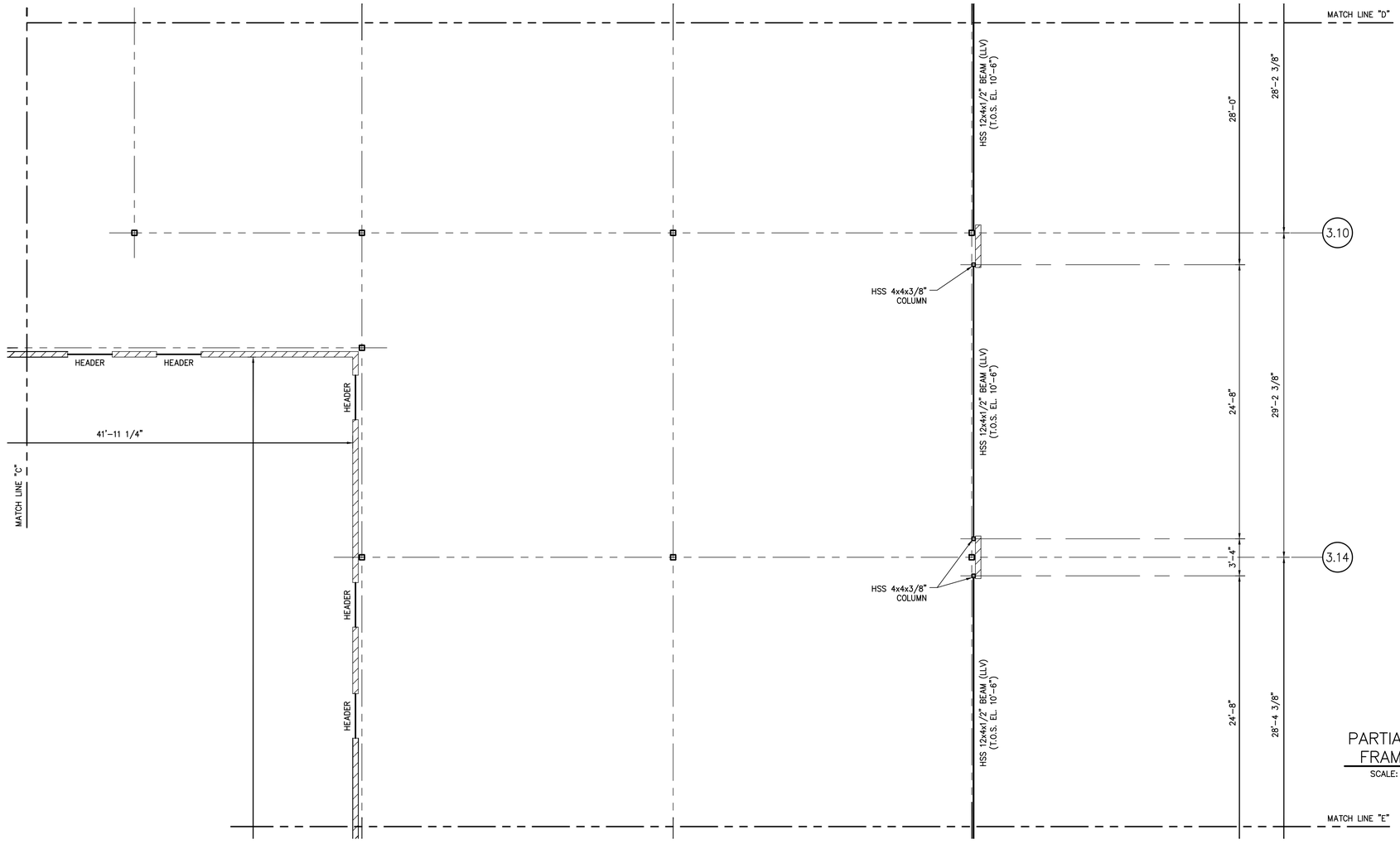
BUILDING 3
PARTIAL OPENING FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-323

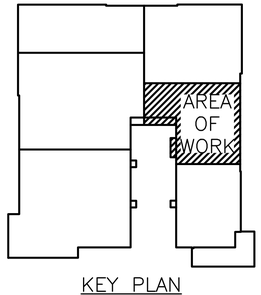
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL OPENING FRAMING PLAN

SCALE: 3/16" = 1'-0"



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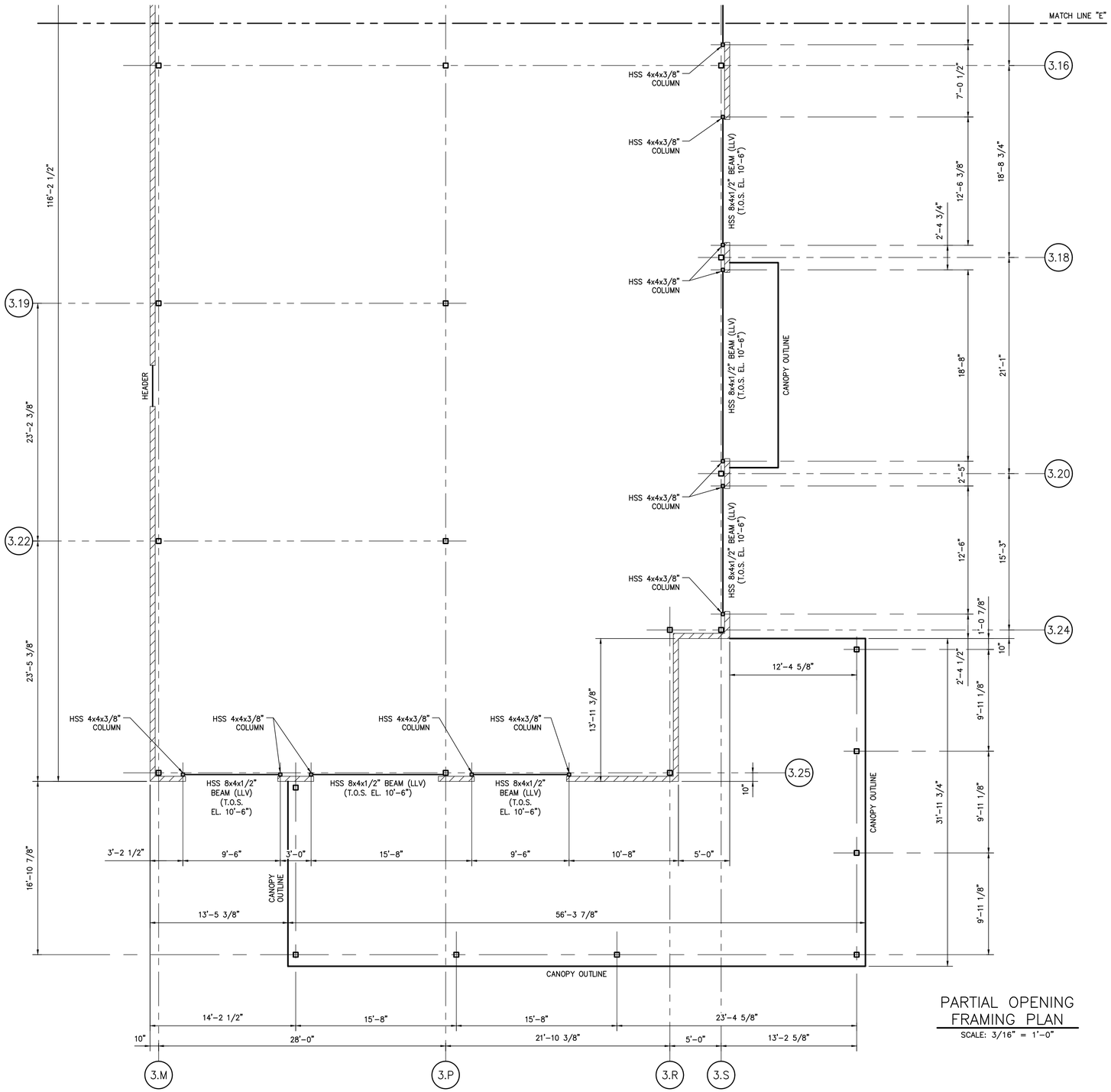
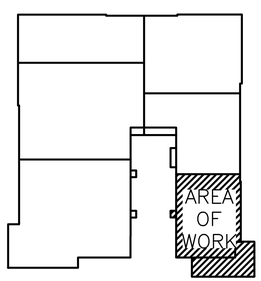
S-324

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL OPENING FRAMING PLAN
SCALE: 3/16" = 1'-0"



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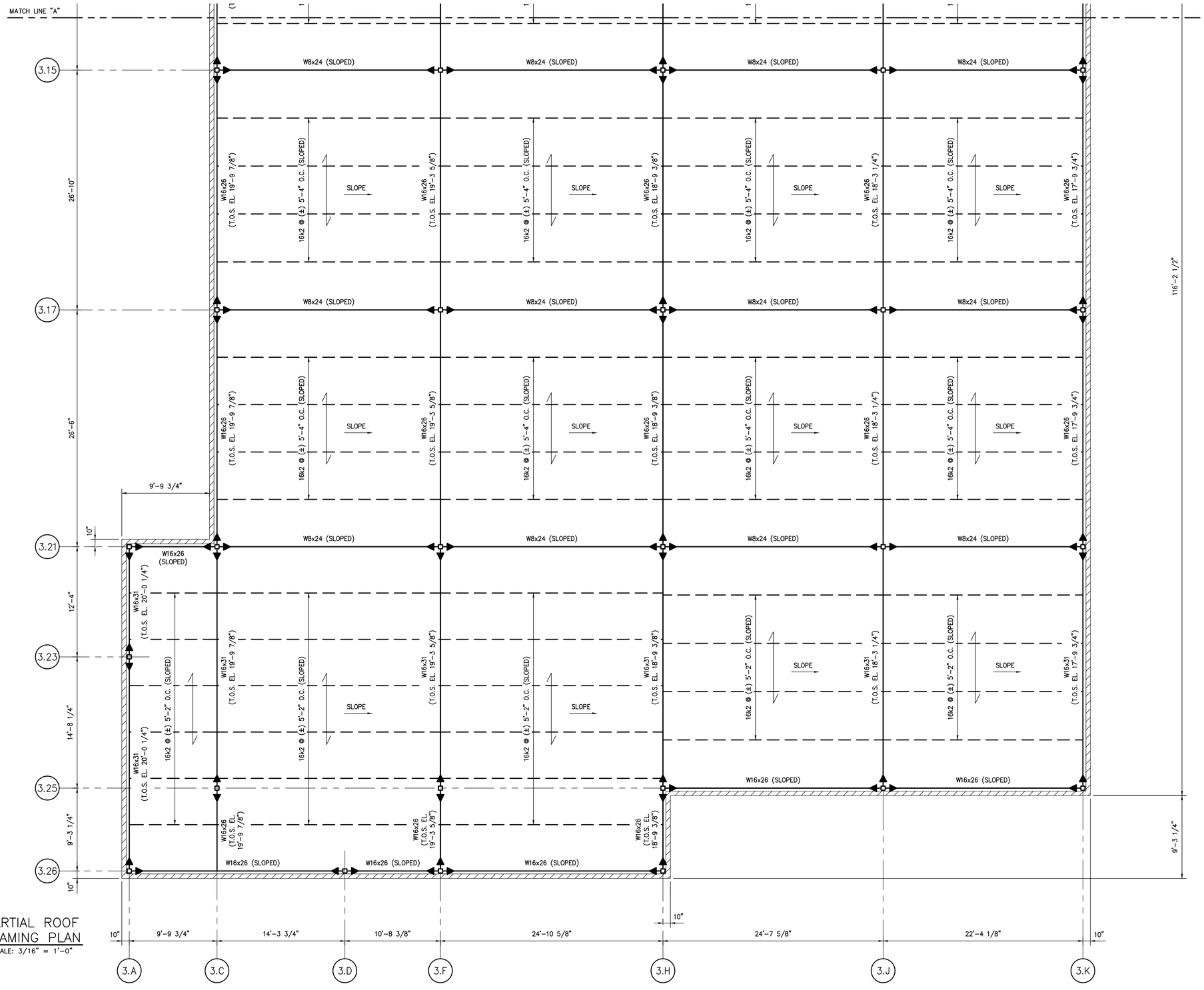
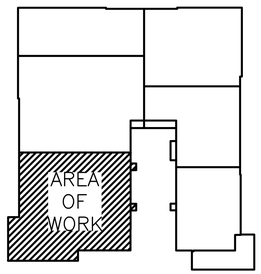
S-325

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



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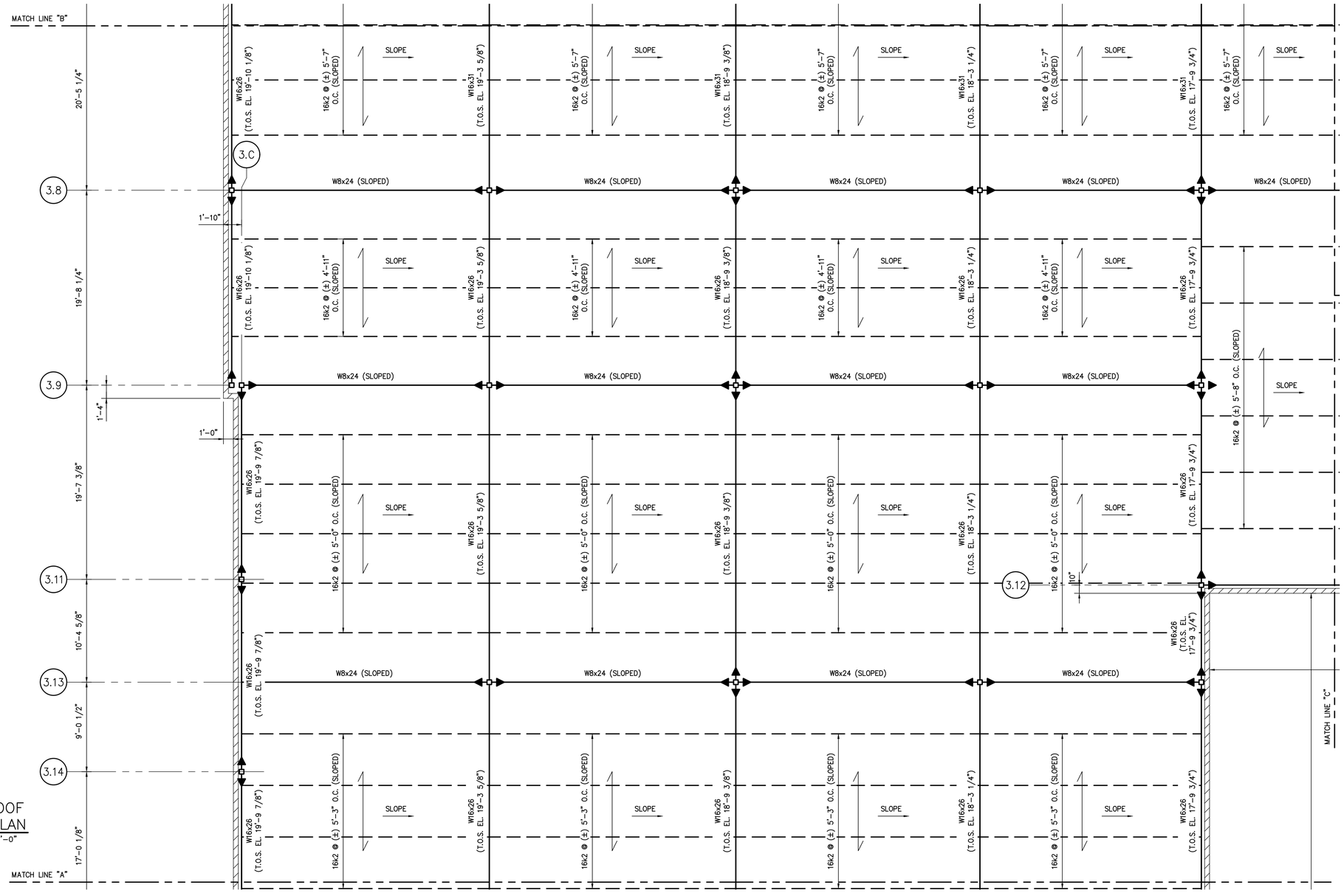
S-326

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



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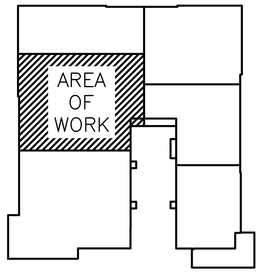
SCALE: 3/16" = 1'-0"



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S-327

PLAN NOTES:

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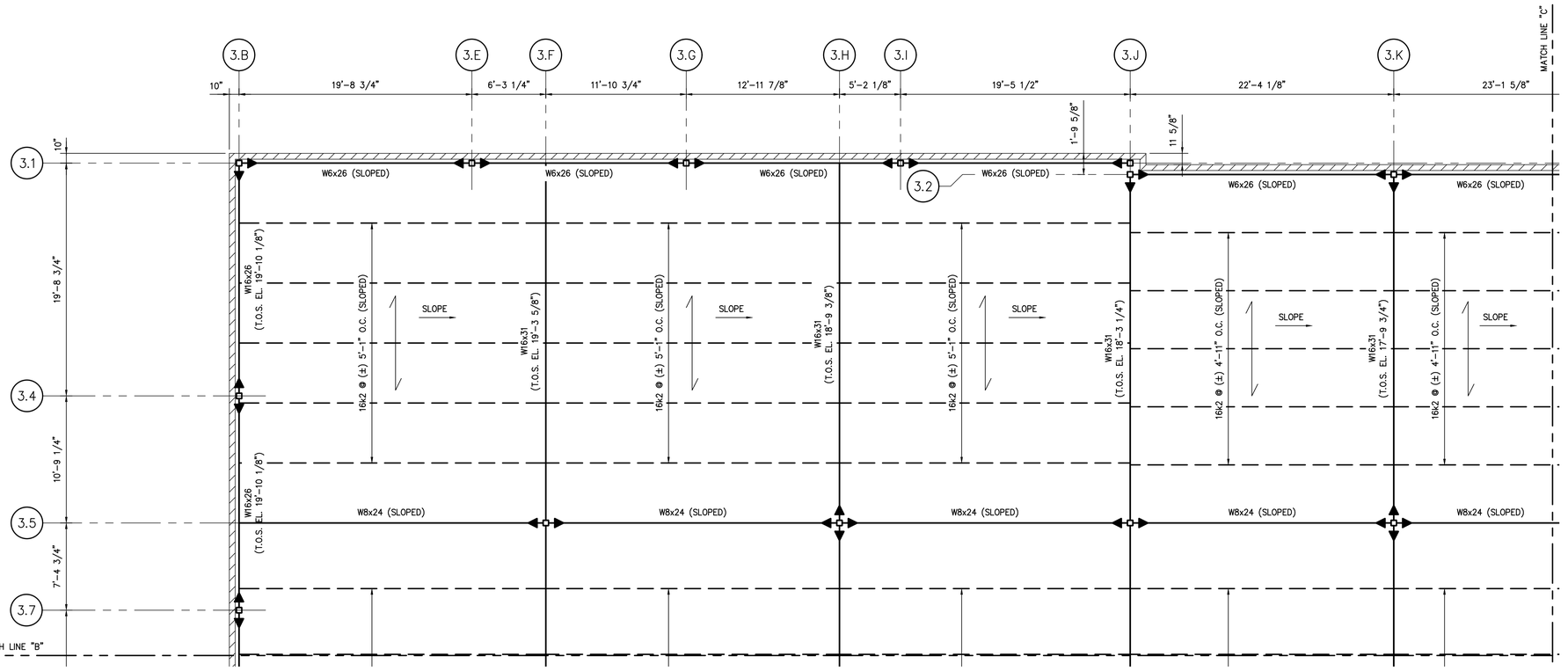
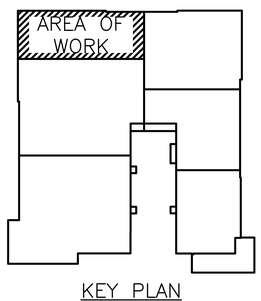


PARTIAL ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"



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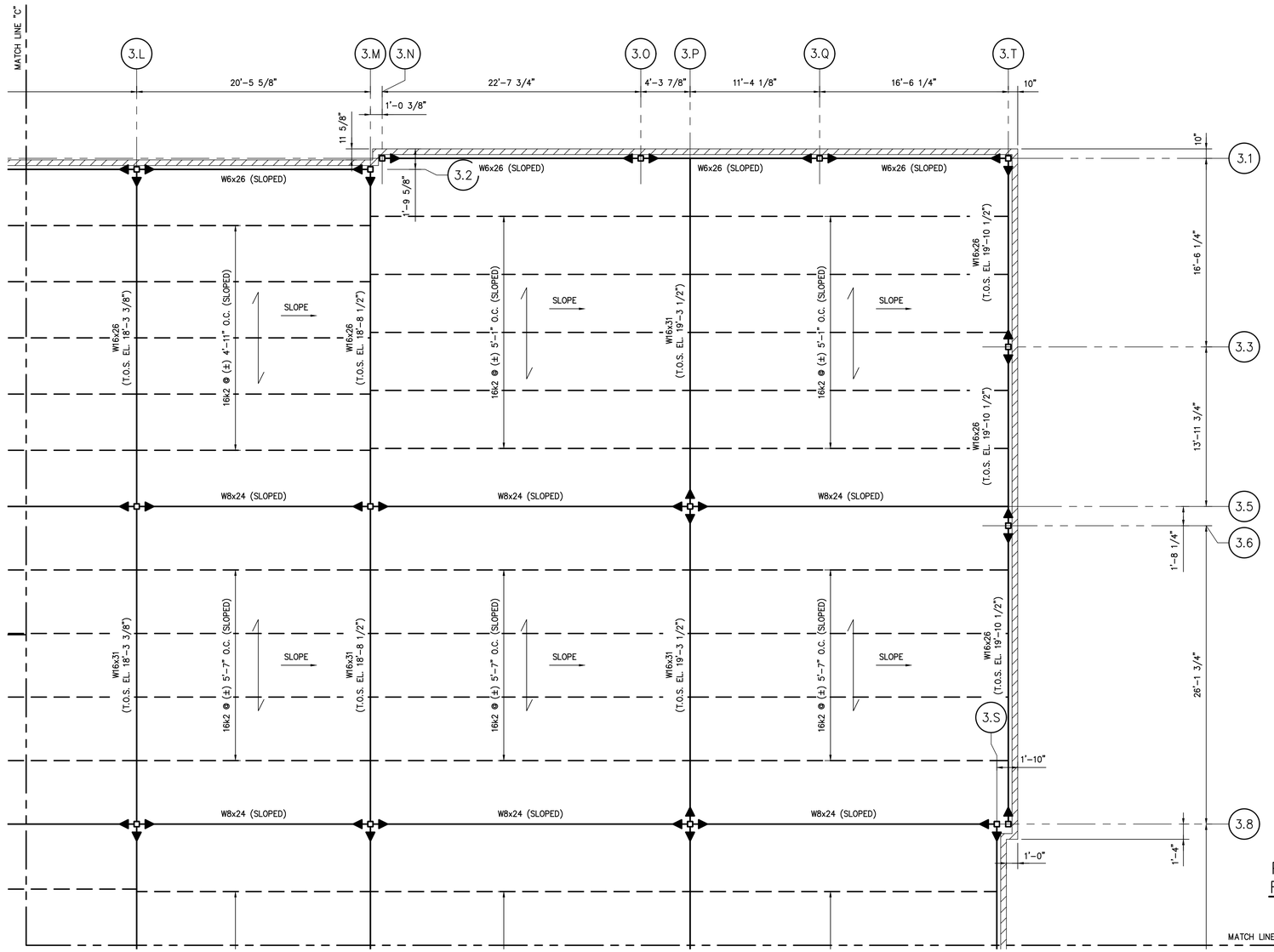
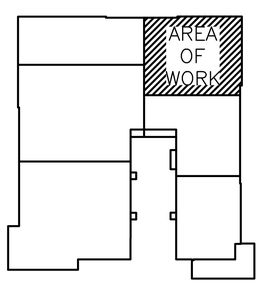
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



KEY PLAN

AXIS ENGINEERING
CIVIL I STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD, #650
METAIRIE, LOUISIANA 70002

Elmwood Retail Expansion
5108, 5112, 5118 Citrus Blvd.
Elmwood, Louisiana 70123

SEAL:

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NOT FOR CONSTRUCTION

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I AM NOT OBSERVING THE WORK.

REVISIONS:

TITLE:

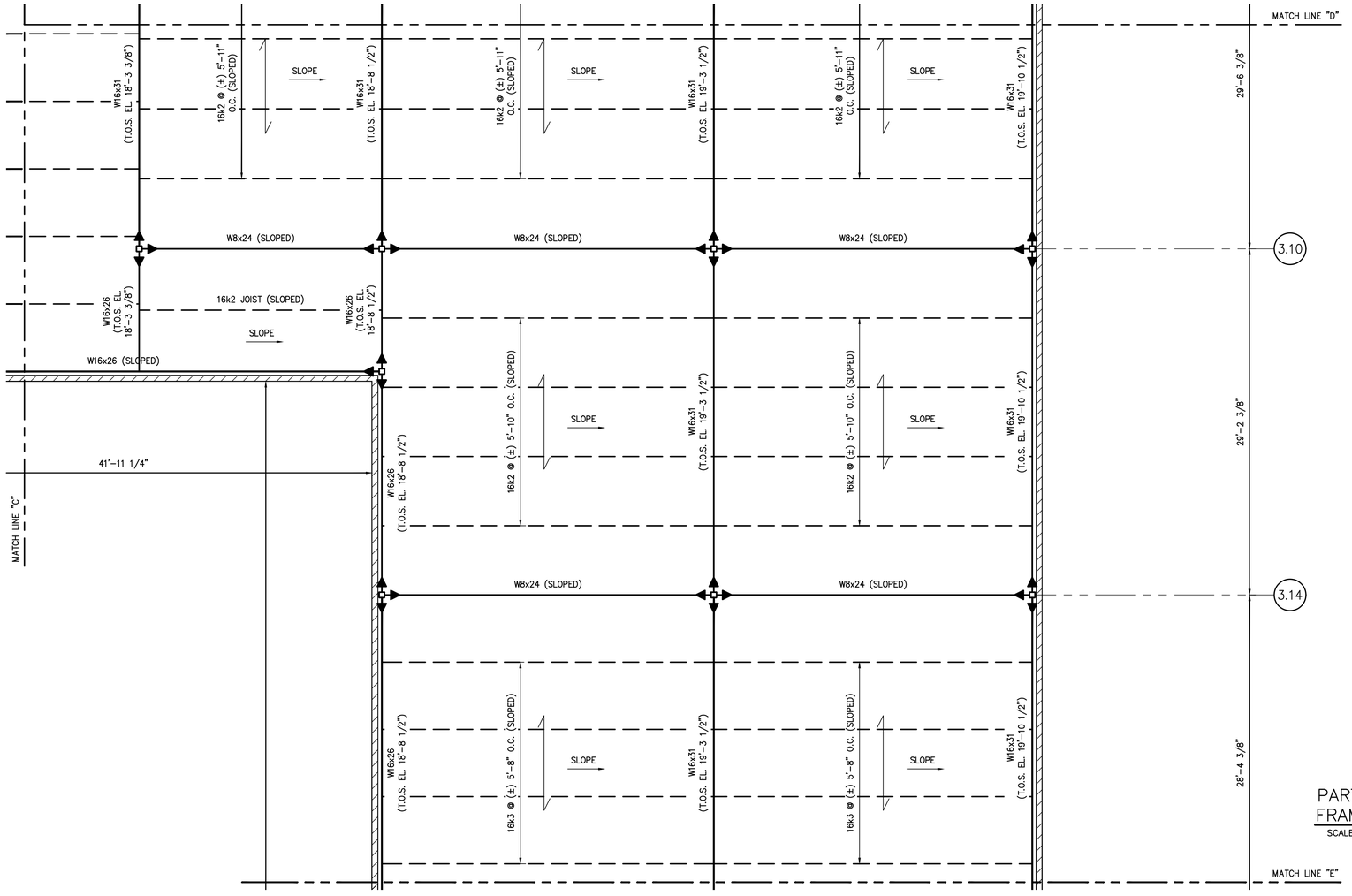
BUILDING 3
PARTIAL ROOF FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

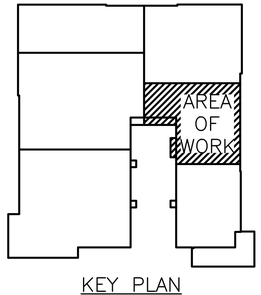
S-329

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



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REVISIONS:

TITLE:

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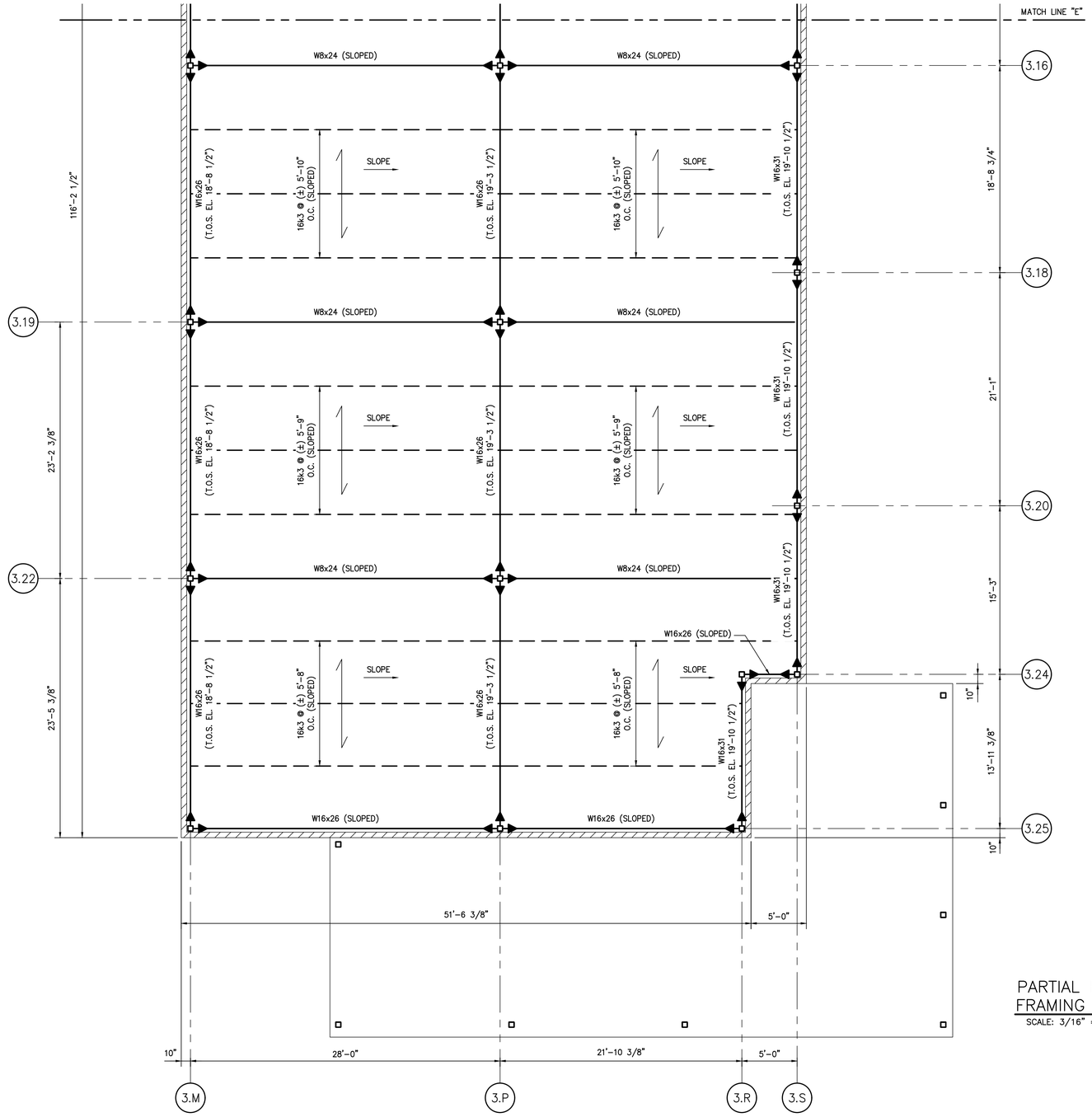
PARTIAL ROOF FRAMING PLAN

Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

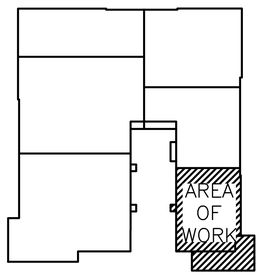
S-330

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S-000A – S-000C.
2. FOR ALL PLAN NOTES, SEE DRAWING S-321.



PARTIAL ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



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Drawn By: JRN	Checked By: JBH
Date: 10/17/2026	Proj. #: 25049

S-331

OCCUPANT LOAD - BLDG 1

No.	Name	Area	Occupancy	Area Per Occupant	Area Type	Occupant Load
100a	IDF	35 SF	SIMULTANEOUS	0 SF	N/A	
100b	RISER	72 SF	SIMULTANEOUS	0 SF	N/A	
101	RETAIL	4629 SF	MERCANTILE	60 SF	GROSS	78
102	RETAIL	6042 SF	MERCANTILE	60 SF	GROSS	101
103	RETAIL	4942 SF	MERCANTILE	60 SF	GROSS	83
104	RETAIL	1529 SF	MERCANTILE	60 SF	GROSS	26

FLS LEGEND

- COMMON PATH OF EGRESS TRAVEL
- EMERG. BATTERY BACKUP LIGHT
- ADA HORN/STROBE ALERT, HARDWIRED
- WALL MOUNT LED EXIT SIGNAGE; DIRECTIONAL ARROWS INDICATE DIRECTIONAL SIGNAGE
- CEILING MOUNT LED EXIT SIGNAGE
- FE — FIRE EXTINGUISHER
- FIRE — FIRE ALARM PULL STATION
- SD — SMOKE DETECTOR, HARD WIRED

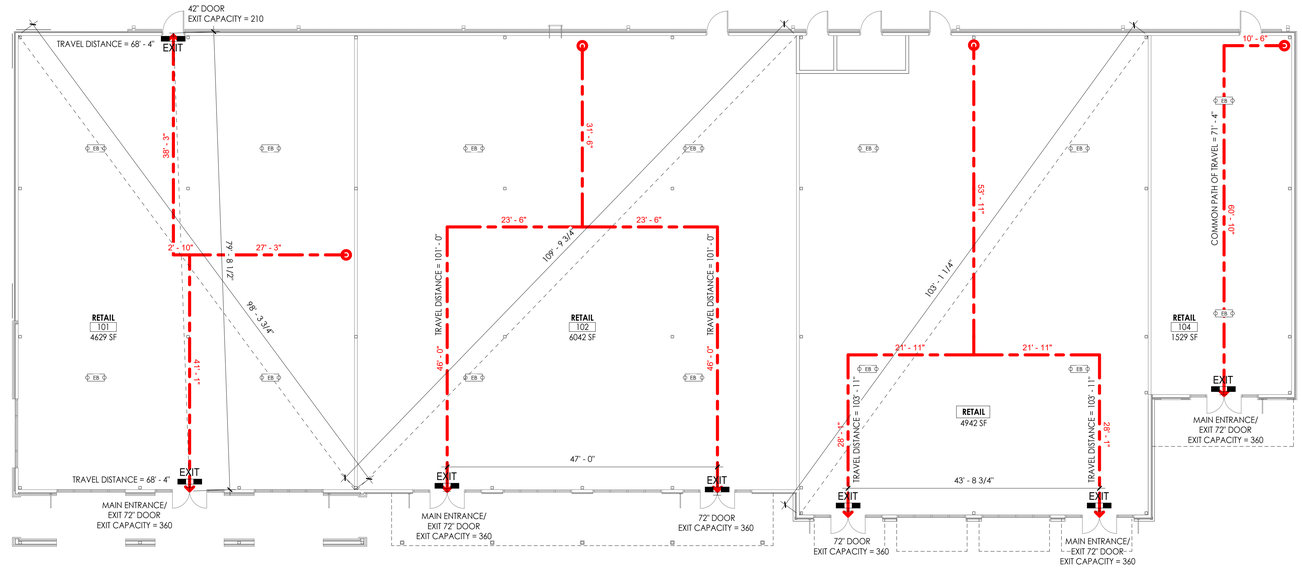
LIFE SAFETY NOTES:

FINAL LOCATION & QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED UPON BUILD OUT BY AHJ REPRESENTATIVE.

KNOX BOX TO BE LOCATED BY AHJ REPRESENTATIVE.

PULL STATIONS TO BE LOCATED BY AHJ REPRESENTATIVE.

SPRINKLER SYSTEM DRAWINGS TO BE SUBMITTED AND PERMITTED SEPARATELY BY FIRE SUPPRESSION SUB-CONTRACTOR.



01 BLDG 1 - FLS
3/32" = 1'-0"

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PERMIT

DATE:
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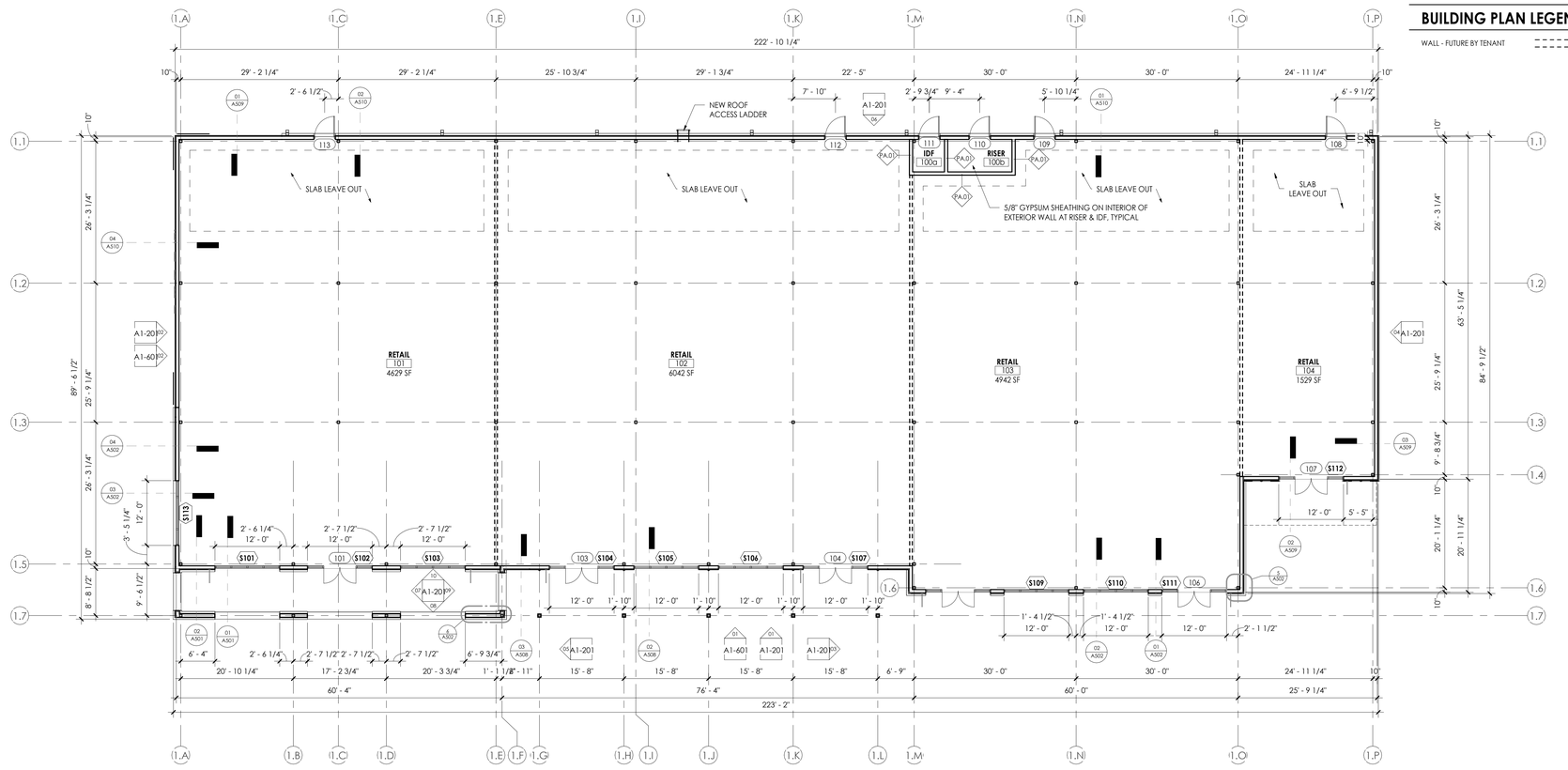
No.	Description	Date

BLDG 1 FLS

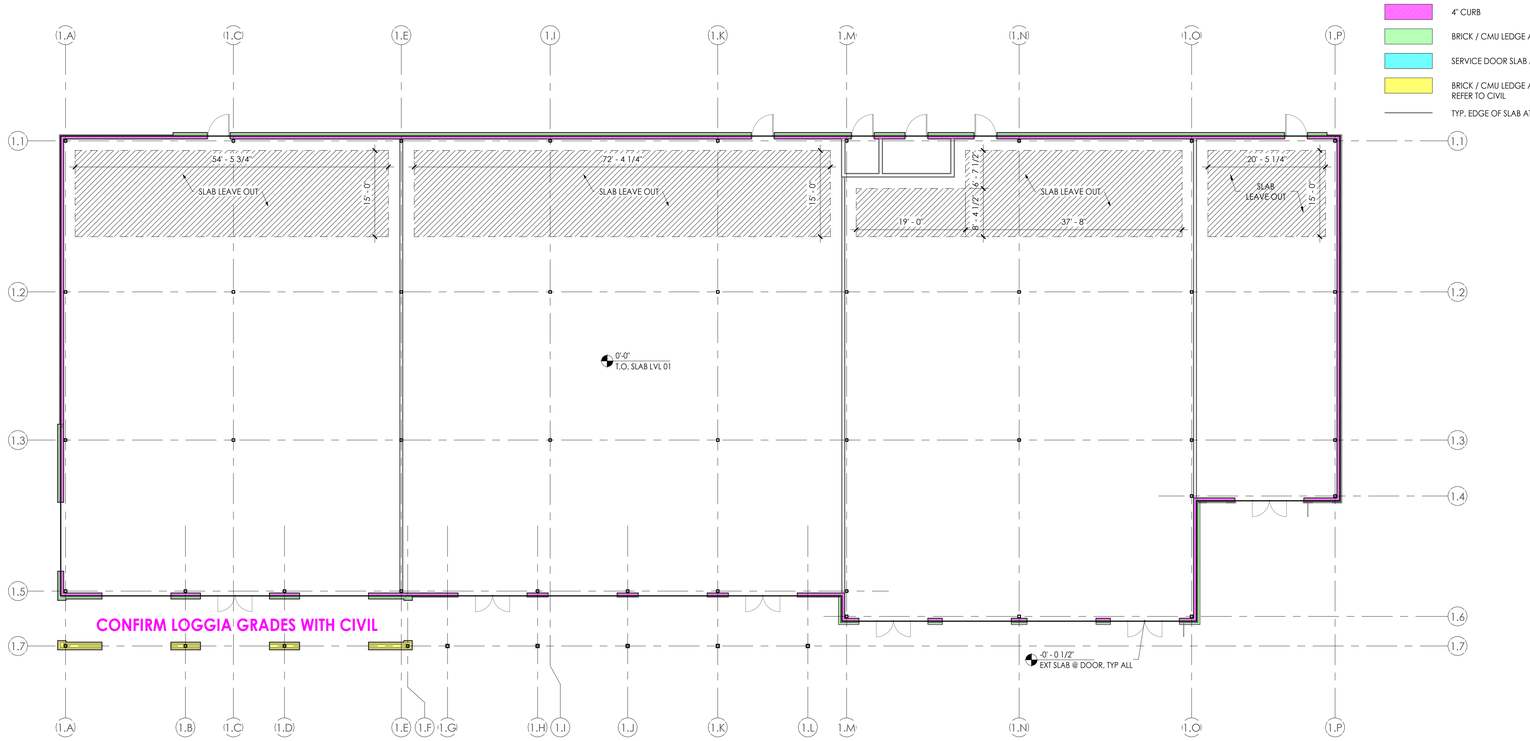
A1-100



02 BLDG 1 - PLAN
3/32" = 1'-0"

BUILDING PLAN LEGEND

WALL - FUTURE BY TENANT



01 SLAB EDGE PLAN - BLDG 1
3/32" = 1'-0"

SLAB LEGEND

- SLAB LEAVE-OUT
- 4" CURB
- BRICK / CMU LEDGE AT -0'-1/2"
- SERVICE DOOR SLAB AT -0'-1/2"
- BRICK / CMU LEDGE AT LOGGIA, REFER TO CIVIL
- TYP. EDGE OF SLAB AT 0'-0"

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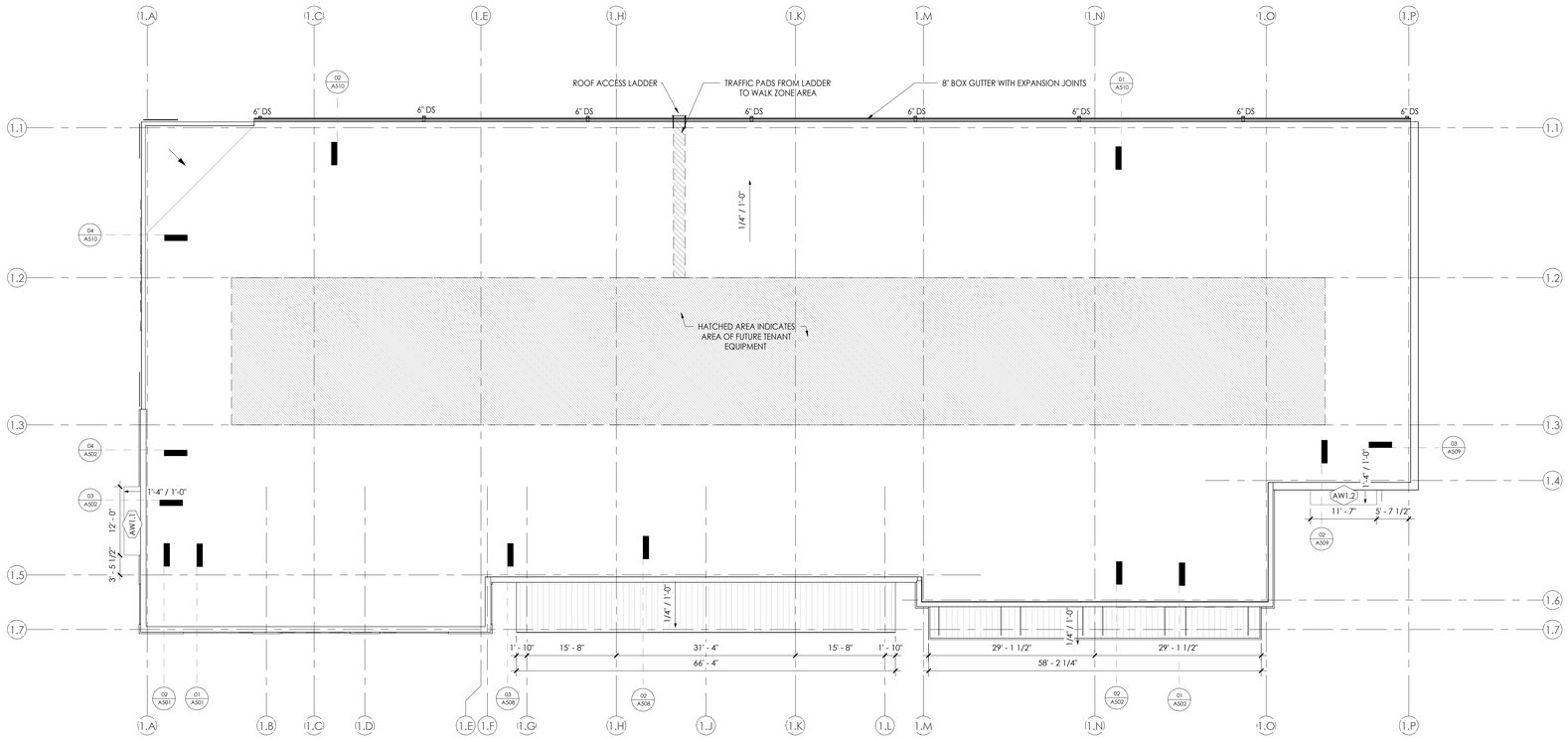
No.	Description	Date

BLDG 1 PLANS

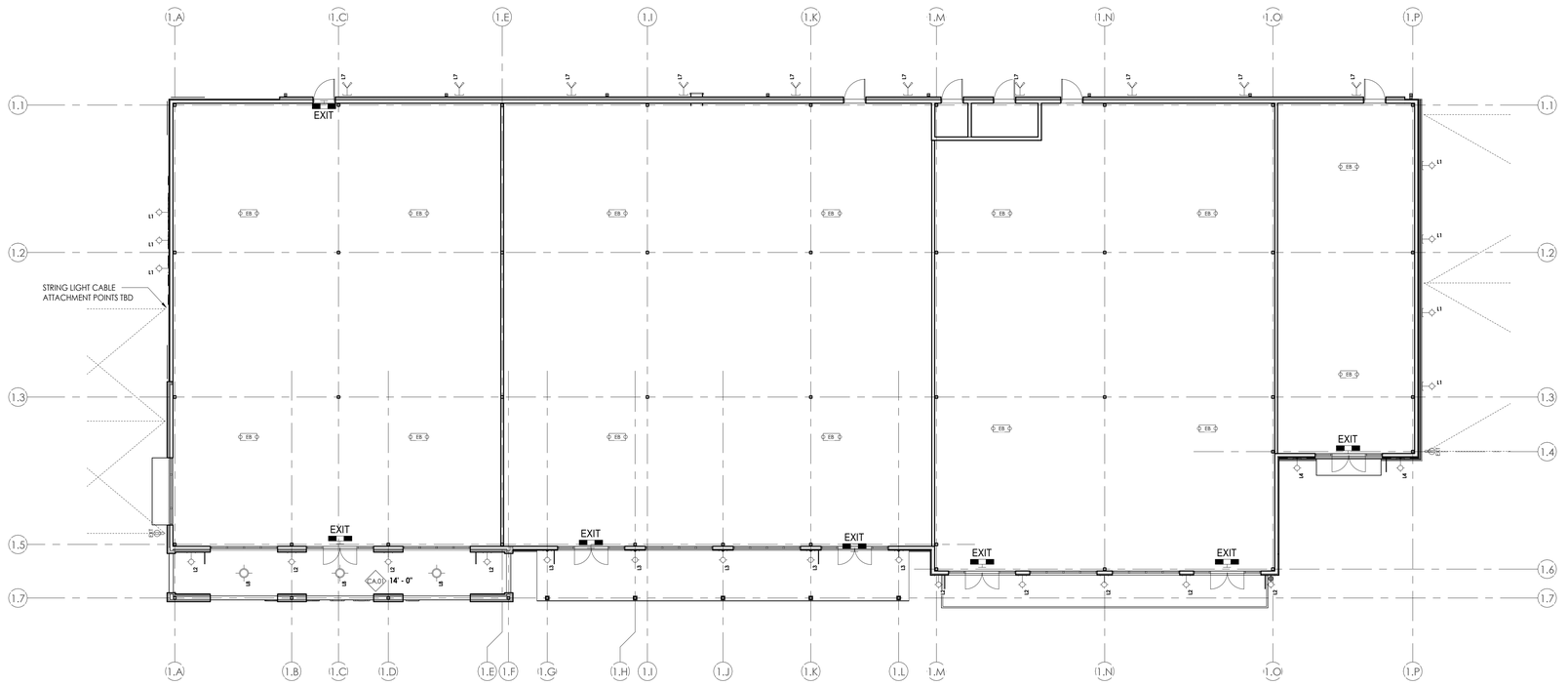
A1-101



02 ROOF PLAN - BLDG 1
3/32" = 1'-0"

RCP SYMBOLS

- L1 LARGE GOOSENECK/BARN LIGHT
- L2 SMALL GOOSENECK/BARN LIGHT
- L3 TESLA SCONCE - LONG
- L4 TESLA SCONCE - SHORT
- L5 ANGLED GOOSENECK/BARN LIGHT
- L6 BOX LANTERN SCONCE
- L7 SERVICE AREA FLOOD LIGHT
- L8 RECESSED SOFFIT LIGHT
- STRING LIGHTS HARDWIRED OR PLUG IN, TBD
- UTILITY FIXTURE
- EXIT SIGN
- EMERGENCY BATTERY BACKUP
- EXTERIOR OUTLET



01 BLDG 1 - RCP
3/32" = 1'-0"

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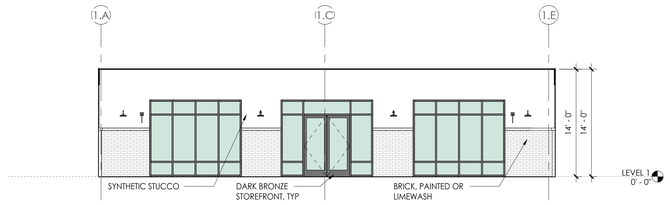
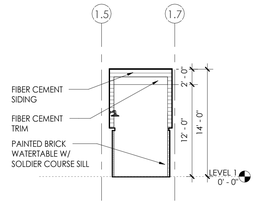
BLDG 1 - ROOF PLAN & RCP

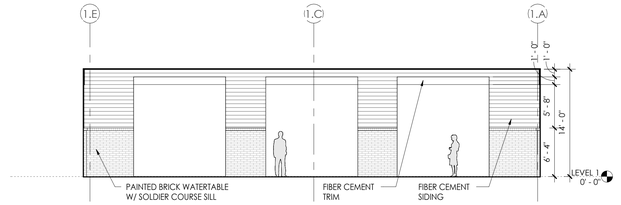
A1-102



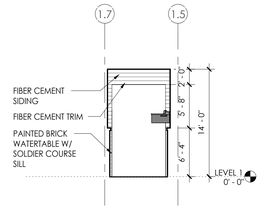
10 BLDG ELEV - BLDG 1 - LOGGIA N
1/8" = 1'-0"



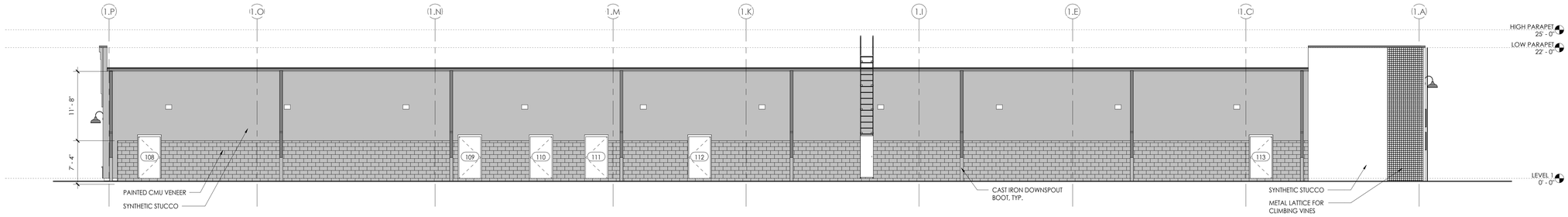
09 BLDG ELEV - BLDG 1 - LOGGIA E
1/8" = 1'-0"



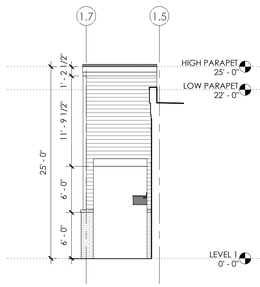
08 BLDG ELEV - BLDG 1 - LOGGIA S
1/8" = 1'-0"



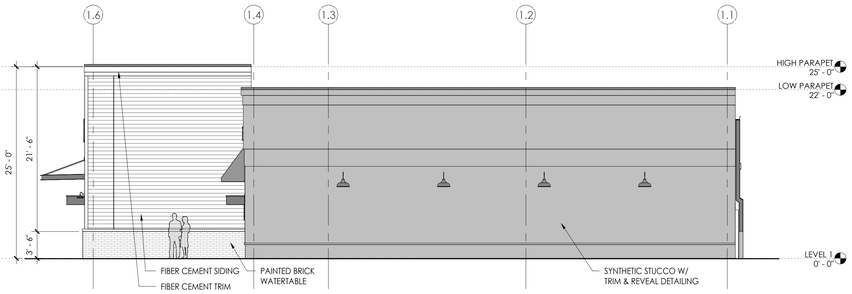
07 BLDG ELEV - BLDG 1 - LOGGIA W
1/8" = 1'-0"



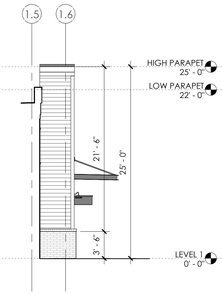
06 BLDG ELEV - BLDG 1 NORTH
1/8" = 1'-0"



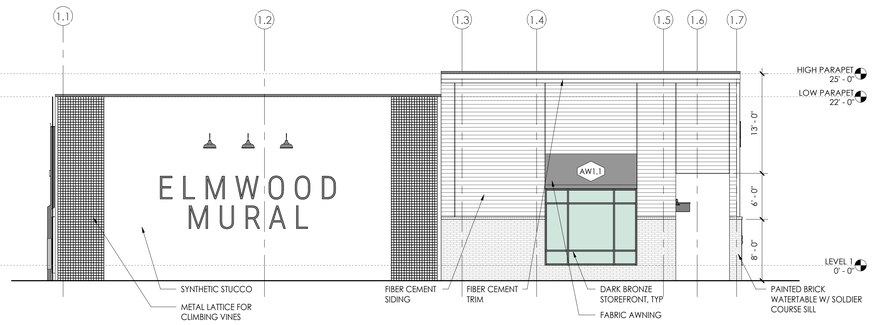
05 BLDG ELEV - BLDG 1 EAST.A
1/8" = 1'-0"



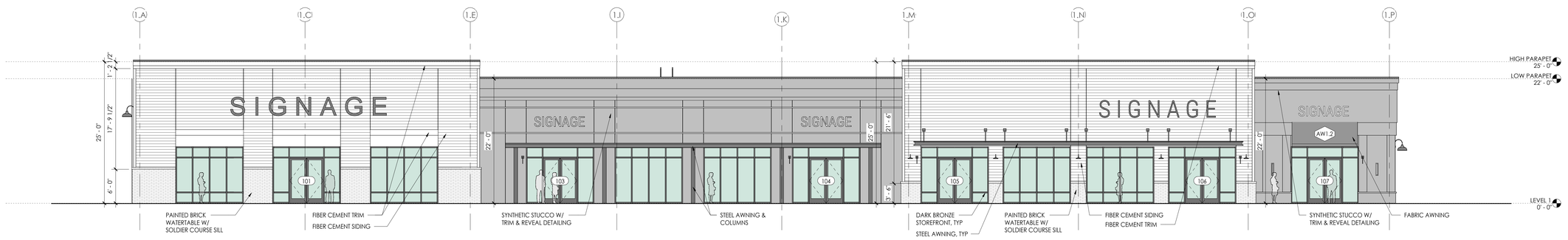
04 BLDG ELEV - BLDG 1 EAST
1/8" = 1'-0"



03 BLDG ELEV- BLDG 1 WEST.A
1/8" = 1'-0"



02 BLDG ELEV - BLDG 1 WEST
1/8" = 1'-0"



01 BLDG ELEV - BLDG 1 SOUTH
1/8" = 1'-0"

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DATE:
OCTOBER 16, 2026

No.	Description	Date

BLDG 1 ELEVATIONS

A1-201

ASSEMBLIES

ROOF:

RA.01: TYPICAL ROOF
TPO ROOF MEMBRANE
1/4" COVERBOARD
(2) LAYERS 3" EPS INSULATION
1.5" MTL DECK PER STRUCT
BAR JOISTS PER STRUCT

RA.02: UNINSULATED ROOF
TPO ROOF MEMBRANE
1/2" COVERBOARD
1.5" MTL DECK PER STRUCT
BAR JOISTS PER STRUCT

FLOOR:

FA.01: TYPICAL SLAB FLOOR
5" CONC SLAB W/ LEAVE OUTS
VAPOR BARRIER

EXT CEILING:

CA.01: TYPICAL EXT CEILING
SUSPENSION SYSTEM
5/8" EXT SOFFIT GYPSUM BOARD

WALLS:

WA.01: SERVICE REAR WALL
4x8x16 CMU VENEER
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.02: SYNTHETIC STUCCO
SYNTHETIC STUCCO W/ EMBEDDED MESH
*HIGH IMPACT TO 8' AFF
REINFORCING MESH EMBEDDED IN BASE COAT
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING PER STRUCTURAL
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.03: FIBER CEMENT SIDING
SHIP LAP, V-GROOVE, OR LAP SIDING
1.5" EPS RIGID INSULATION W/ 1.5" Z-FURRING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.04: BRICK VENEER
3 5/8" BRICK VENEER
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.05: CAST STONE VENEER
3 5/8" CAST STONE
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

NON THERMAL WALLS:

WA.06: BRICK LOGGIA AT 310/ITALIAN & 101/SEPHORA
3 5/8" BRICK VENEER
1.5" AIR GAP
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
1.5" AIR GAP
3 5/8" BRICK VENEER

WA.07: FIBER CEMENT SIDING LOGGIA AT 101/SEPHORA
SHIP LAP, V-GROOVE, OR LAP SIDING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

NON THERMAL WALLS TO ALIGN W/ THERMAL WALLS:

WA.07b: FIBER CEMENT SIDING LOGGIA AT 101/SEPHORA TO ALIGN W/ EXT CONDITIONED WALL
SHIP LAP, V-GROOVE, OR LAP SIDING
1.5" Z-FURRING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

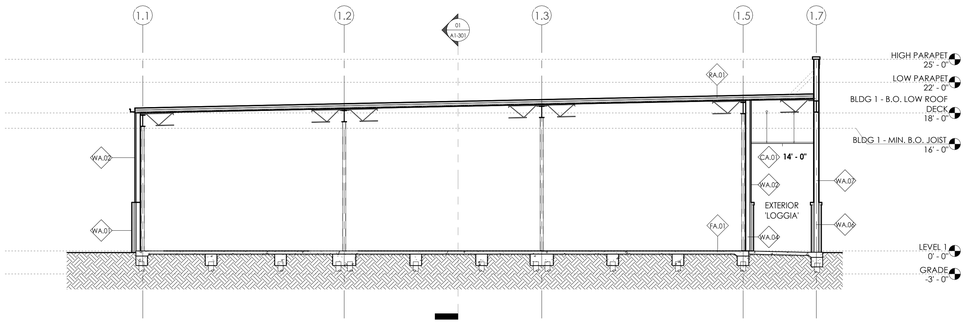
WA.07c: BRICK LOGGIA AT 101/SEPHORA TO ALIGN W/ EXT CONDITIONED WALL
3 5/8" BRICK VENEER
3" AIR GAP
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

INTERIOR PARTITIONS:

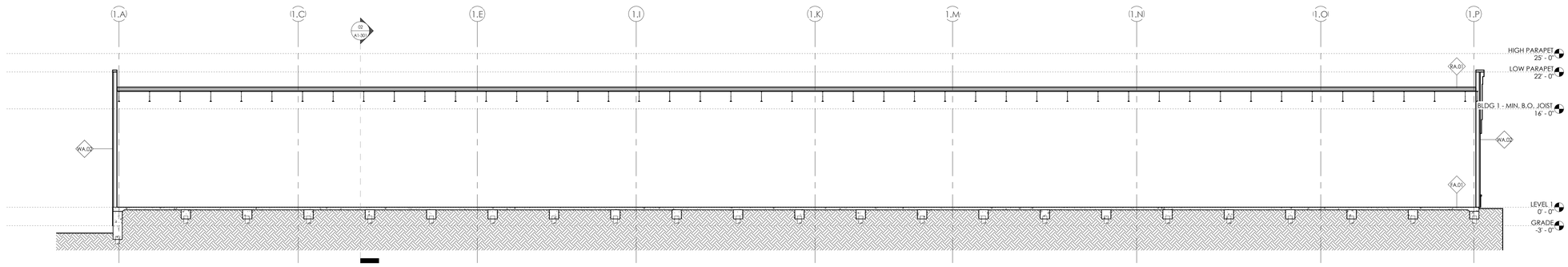
PA.01: INTERIOR PARTITION- HOUSE AREAS
5/8" GYPSUM SHEATHING
6" CFMF FRAMING
6" ACOUSTIC BATT INSULATION
5/8" GYPSUM SHEATHING

PA.02: TENANT SEPARATION WALLS
*THESE WALLS WILL NOT BE BUILT AS PART OF THIS SCOPE BUT WILL BE FUTURE SCOPE
*NO REQUIRED FIRE OR ACOUSTIC RATING

6" CFMF FRAMING ONLY SHOWN TO DEMARCATE TENANT SUITES



02 SECTION - BLDG 1 TRANSVERSE
1/8" = 1'-0"



01 SECTION - BLDG 1 LONGITUDINAL
1/8" = 1'-0"

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No.	Description	Date

BLDG 1
SECTIONS

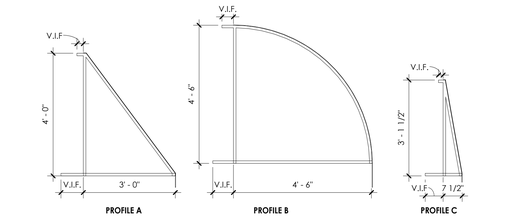
A1-301

ROOM FINISH SCHEDULE - BLDG 1

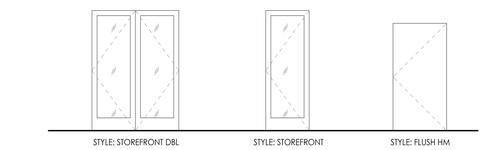
NO.	NAME	FLOOR	NORTH		SOUTH		EAST		WEST		CEILING
			WALL	BASE	WALL	BASE	WALL	BASE	WALL	BASE	
100a	IDF	CONC	GYP	RB	GYP	RB	GYP	RB	GYP	RB	NONE
100b	RISER	CONC	FRP	RB	FRP	RB	FRP	RB	FRP	RB	NONE
101	RETAIL										
102	RETAIL										
103	RETAIL										
104	RETAIL										

AWNING SCHEDULE - BLDG 1

AWNING NO.	PROFILE	WIDTH	LENGTH	HEIGHT	NOTES
AW1.1	A	12' - 0"	3' - 0"	4' - 0"	
AW1.2	A	12' - 0"	3' - 0"	4' - 0"	



AWNING PROFILE LEGEND
1/2" = 1'-0"



DOOR TYPES
1/4" = 1'-0"

EXT. DOOR SCHEDULE - BLDG 1

MARK	STYLE	HEIGHT	WIDTH	HARDWARE	NOTES
101	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
103	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
104	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
105	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
106	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
107	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
108	FLUSH HM	7' - 0"	3' - 8"	HW02	
109	FLUSH HM	7' - 0"	3' - 8"	HW02	
110	FLUSH HM	7' - 0"	3' - 8"	HW02	
111	FLUSH HM	7' - 0"	3' - 8"	HW02	
112	FLUSH HM	7' - 0"	3' - 8"	HW02	
113	FLUSH HM	7' - 0"	3' - 8"	HW02	

DOOR HARDWARE

HW01 - STOREFRONT ENTRANCE DOORS (DOUBLE)

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
2	OFFSET PIVOT SET	195	D. BRONZE	RIXSON
2	INTERMEDIATE PIVOT SET	M19	D. BRONZE	RIXSON
4	OFFSET PULLS (BACK TO BACK)	RM1230-30	D. BRONZE	ROCKWOOD
2	OVERHEAD CONCEALED CLOSER	2030	D. BRONZE	LCN
1	DEADLATCH	1850-050	D. BRONZE	ADAMS RITE
1	MORTISE CYLINDER- KEY/THUMBTURN		D. BRONZE	
1	FLUSHBOLT	MS2180	D. BRONZE	ADAMS RITE
2	DOOR BOTTOM SWEEP		D.BRONZE	
2	SILENCERS		BLACK	
2	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW02 - STOREFRONT ENTRANCE DOOR (SINGLE)

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	OFFSET PIVOT SET	195	D. BRONZE	RIXSON
1	INTERMEDIATE PIVOT SET	M19	D. BRONZE	RIXSON
2	OFFSET PULLS (BACK TO BACK)	RM1230-30	D. BRONZE	ROCKWOOD
1	OVERHEAD CONCEALED CLOSER	2030	D. BRONZE	LCN
1	DEADLATCH	1850-050	D. BRONZE	ADAMS RITE
1	MORTISE CYLINDER- KEY/THUMBTURN		D. BRONZE	
1	FLUSHBOLT	MS2180	D. BRONZE	ADAMS RITE
1	DOOR BOTTOM SWEEP		D.BRONZE	
1	SILENCERS		BLACK	
1	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW03 - HM EXT SERVICE DOOR

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	CONT HINGE	FM	D.BRONZE	PEMKO
1	SURFACE CLOSER	4020	D. BRONZE	LCN
1	LOCKSET	L9460 03	D. BRONZE	SCHLAGE
1	WALL DOOR STOP	405	D. BRONZE	ROCKWOOD
1	KICK DOWN DOOR STOP	461	D. BRONZE	ROCKWOOD
1	DOOR BOTTOM SWEEP		D.BRONZE	
1	SILENCERS		BLACK	
1	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

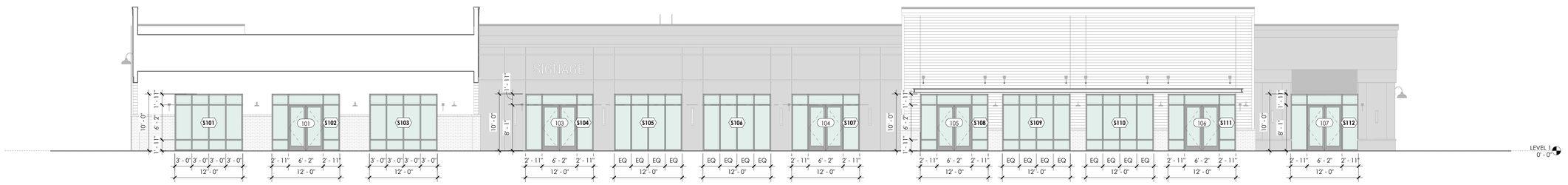
HW04 - HM INT SERVICE DOOR

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	CONT HINGE	FM	D.BRONZE	PEMKO
1	SURFACE CLOSER	4020	D. BRONZE	LCN
1	LOCKSET	L9460 03	D. BRONZE	SCHLAGE
1	WALL DOOR STOP	405	D. BRONZE	ROCKWOOD
1	KICK DOWN DOOR STOP	461	D. BRONZE	ROCKWOOD
1	SILENCERS		BLACK	
1	THRESHOLD		D. BRONZE	



NOTE: AWNINGS NOT SHOWN FOR CLARITY

02 STOREFRONT ELEV - BLDG 1 W
1/8" = 1'-0"



NOTE: AWNINGS AND SIGNAGE NOT SHOWN FOR CLARITY

01 STOREFRONT ELEV - BLDG 1 S
1/8" = 1'-0"

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OPENINGS + SCHEDULES

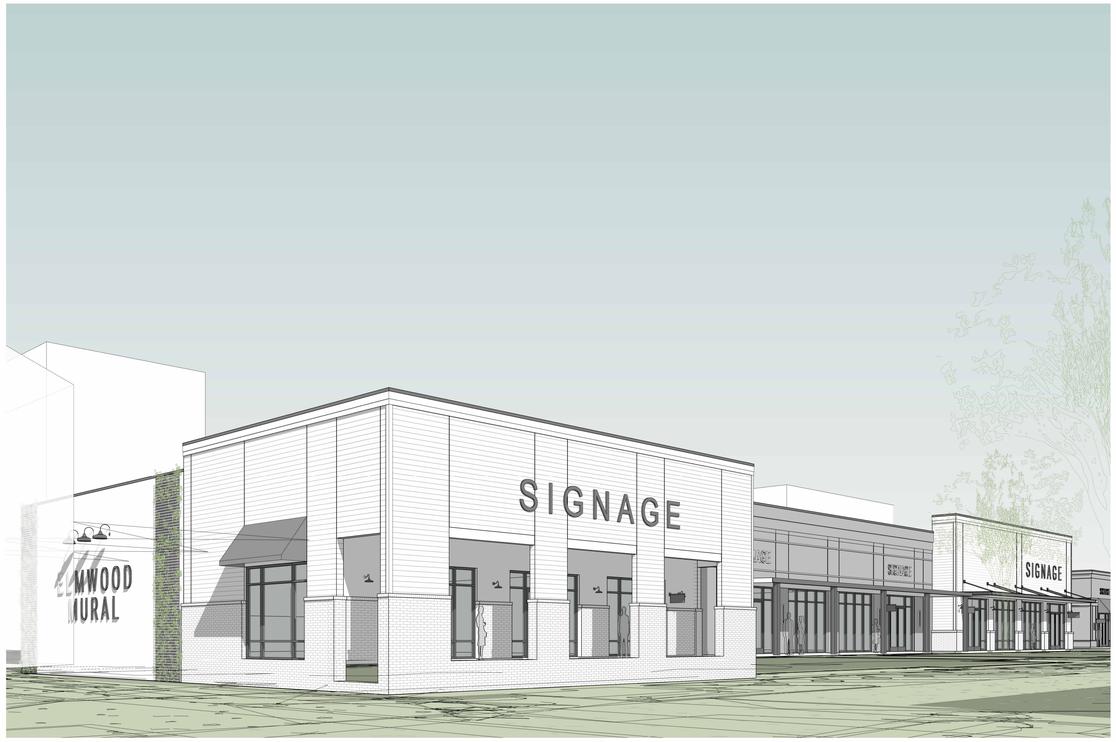
A1-601



03 PERSPECTIVE - BLDG 1 S



02 PERSPECTIVE - BLDG 1 SE



01 PERSPECTIVE - BLDG 1 SW

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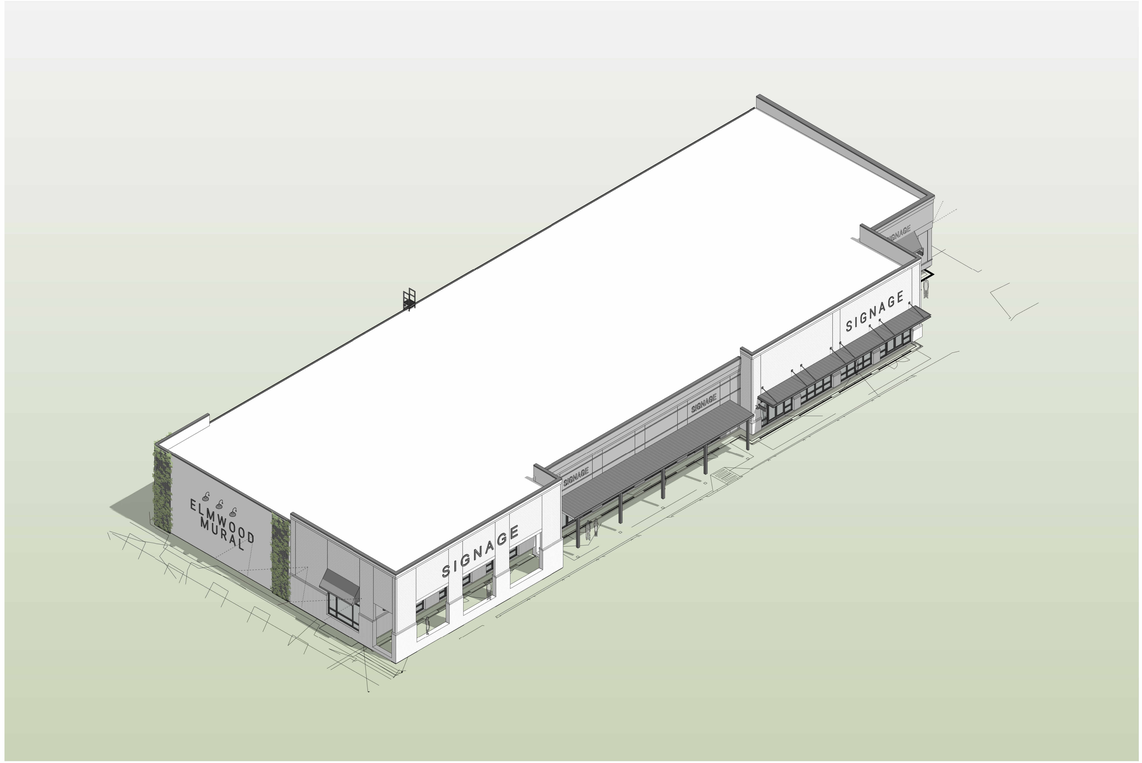
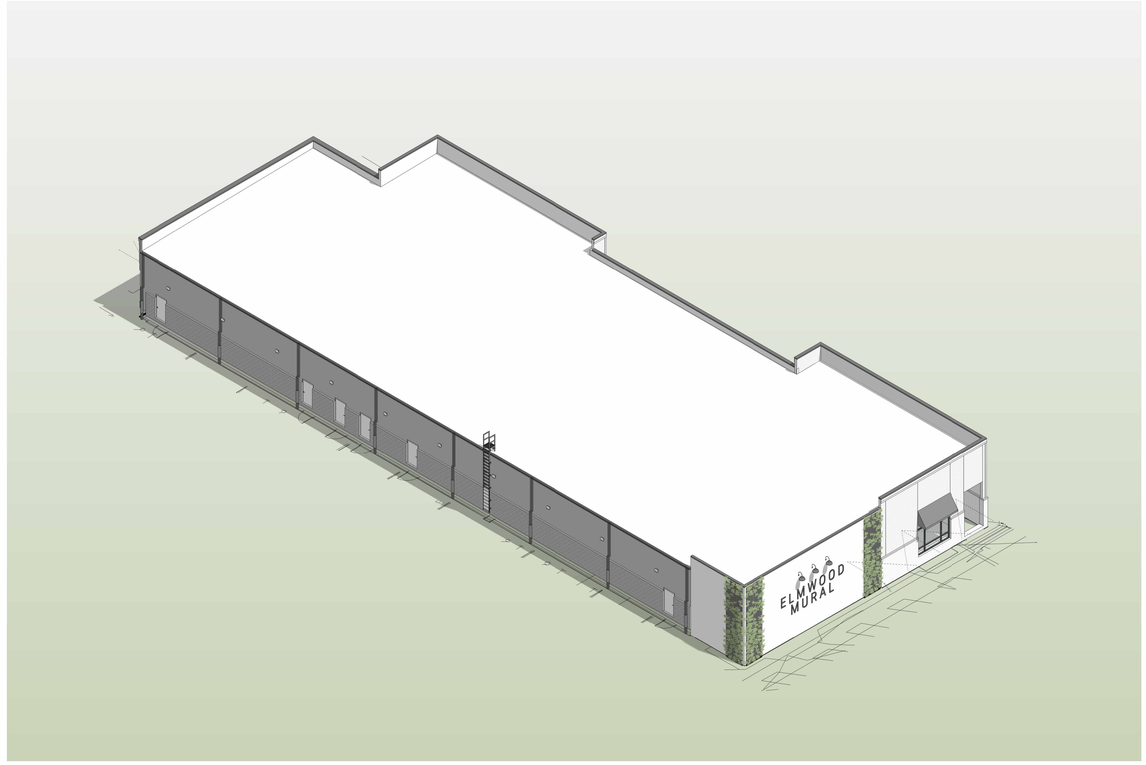
BLDG 1 3D VIEWS

A1-901



04 BLDG 1 - AXON_04



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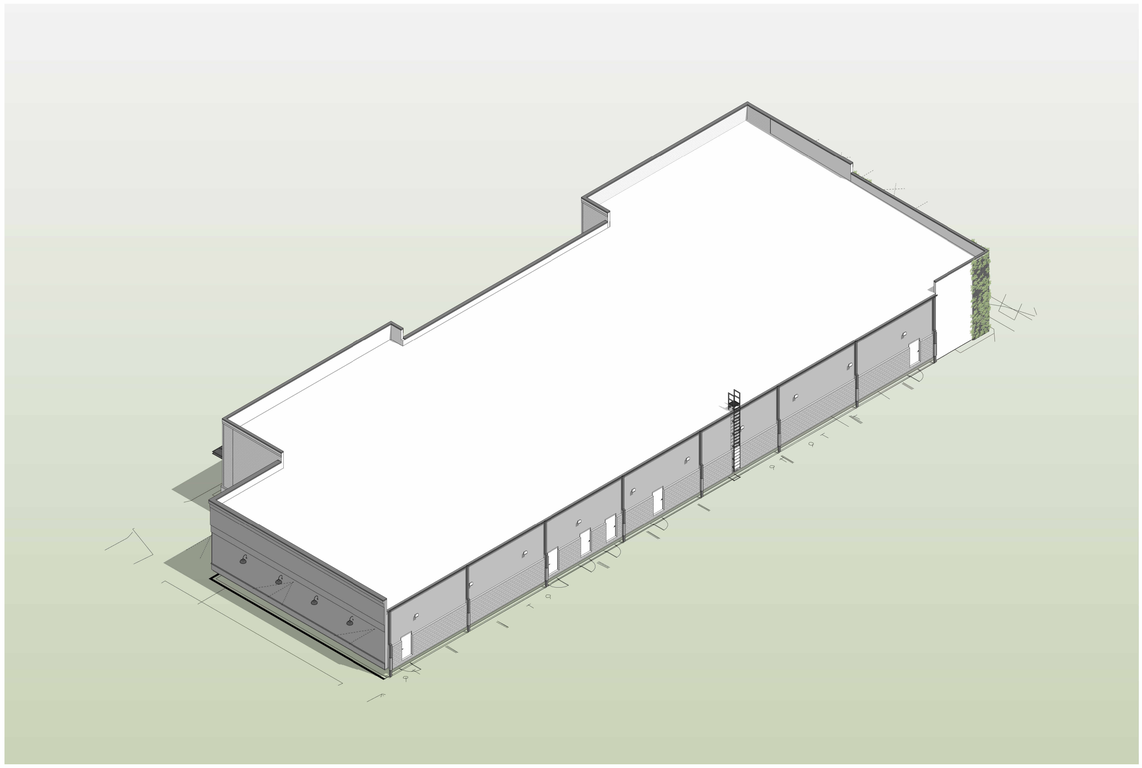

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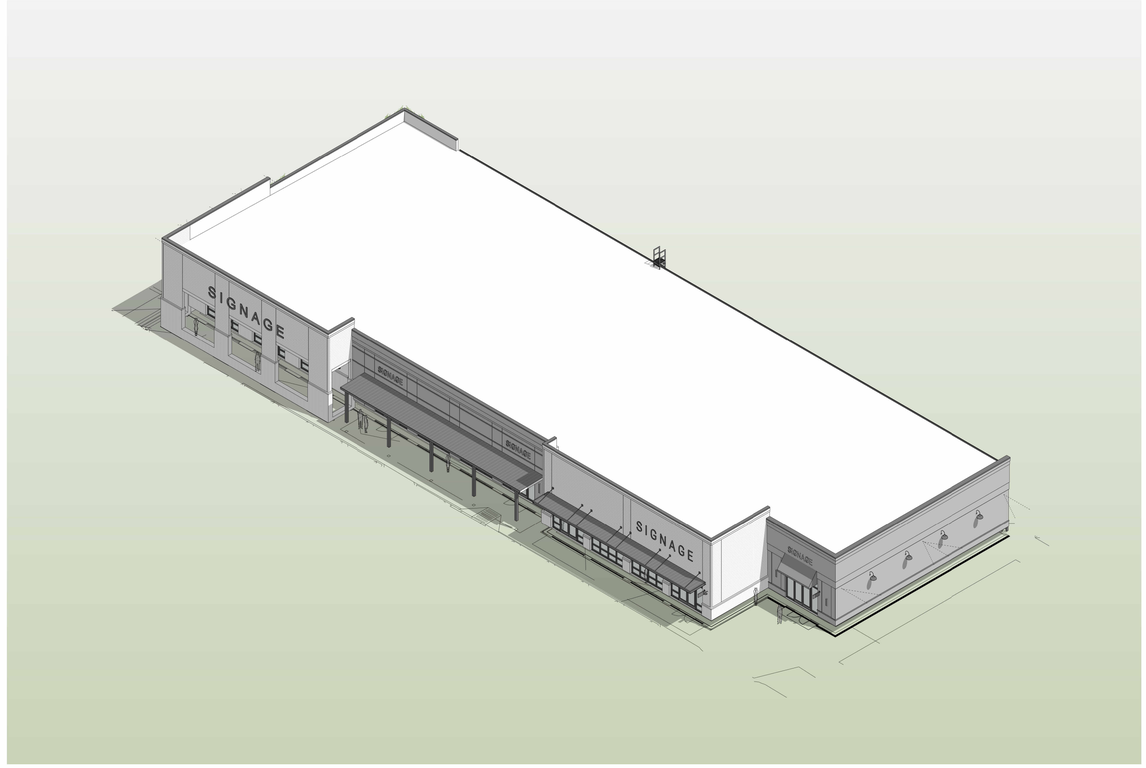

01 BLDG 1 - AXON_01

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BLDG 1 AXONS

A1-902

OCCUPANT LOAD - BLDG 2

No.	Name	Area	Occupancy	Area Per Occupant	Area Type	Occupant Load
200a	IDF	40 SF	SIMULTANEOUS	0 SF	N/A	
200b	RISER	80 SF	SIMULTANEOUS	0 SF	N/A	
201	RETAIL	1515 SF	MERCANTILE	60 SF	GROSS	26
202	RETAIL	7793 SF	ASSEMBLY A-2	15 SF	NET	520
203	RETAIL	3221 SF	MERCANTILE	60 SF	GROSS	54

FLS LEGEND

- COMMON PATH OF EGRESS TRAVEL
- EMERG. BATTERY BACKUP LIGHT
- ADA HORN/STROBE ALERT, HARDWIRED
- WALL MOUNT LED EXIT SIGNAGE; DIRECTIONAL ARROWS INDICATE DIRECTIONAL SIGNAGE
- CEILING MOUNT LED EXIT SIGNAGE
- FE — FIRE EXTINGUISHER
- FIRE — FIRE ALARM PULL STATION
- SD — SMOKE DETECTOR, HARD WIRED

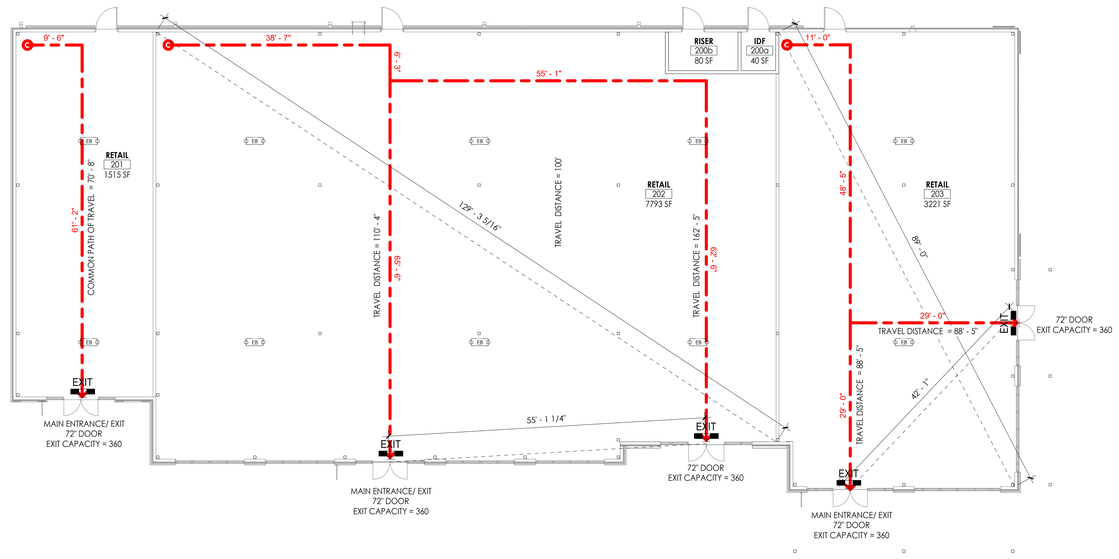
LIFE SAFETY NOTES:

FINAL LOCATION & QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED UPON BUILD OUT BY AHJ REPRESENTATIVE.

KNOX BOX TO BE LOCATED BY AHJ REPRESENTATIVE.

PULL STATIONS TO BE LOCATED BY AHJ REPRESENTATIVE.

SPRINKLER SYSTEM DRAWINGS TO BE SUBMITTED AND PERMITTED SEPARATELY BY FIRE SUPPRESSION SUB-CONTRACTOR.



01 BLDG 2 - FLS
3/32" = 1'-0"

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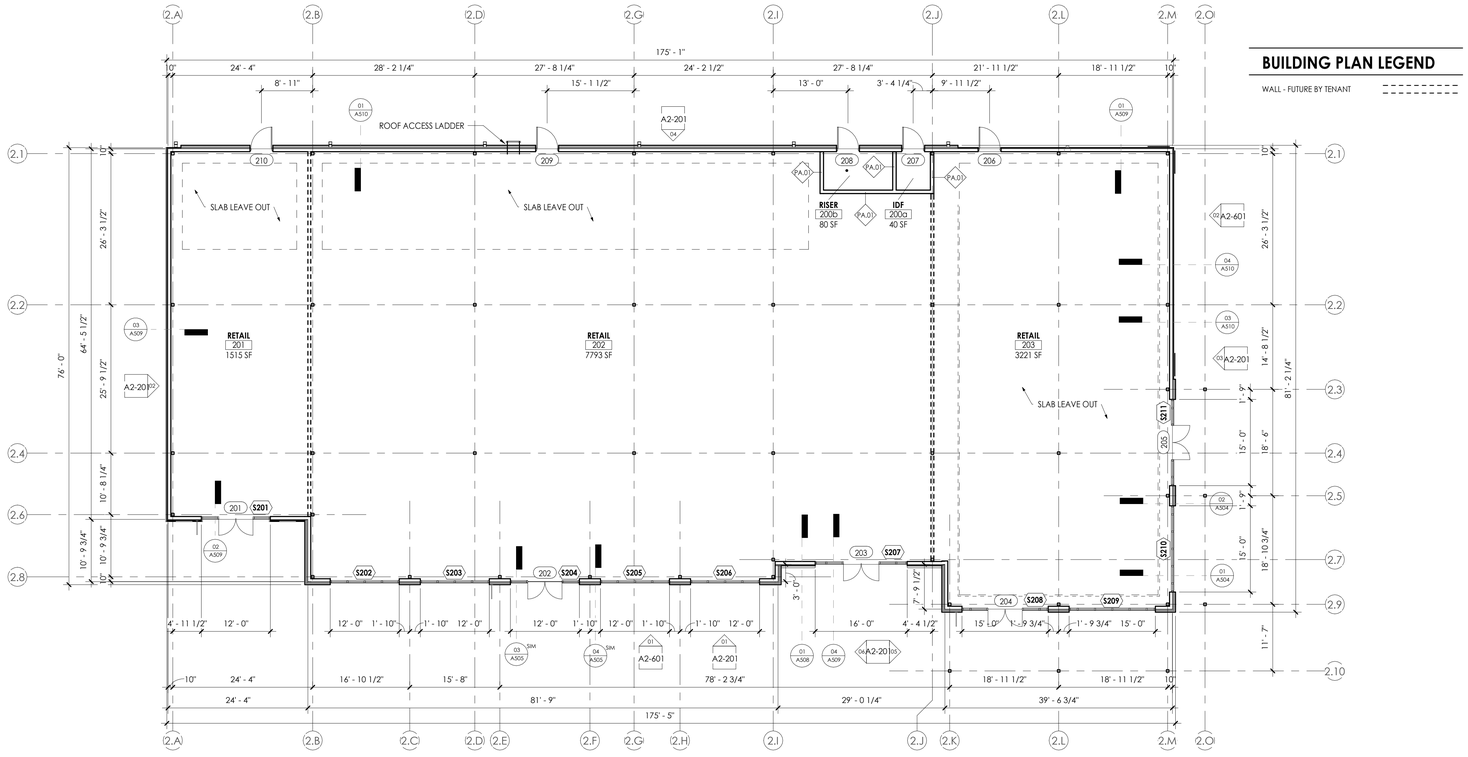
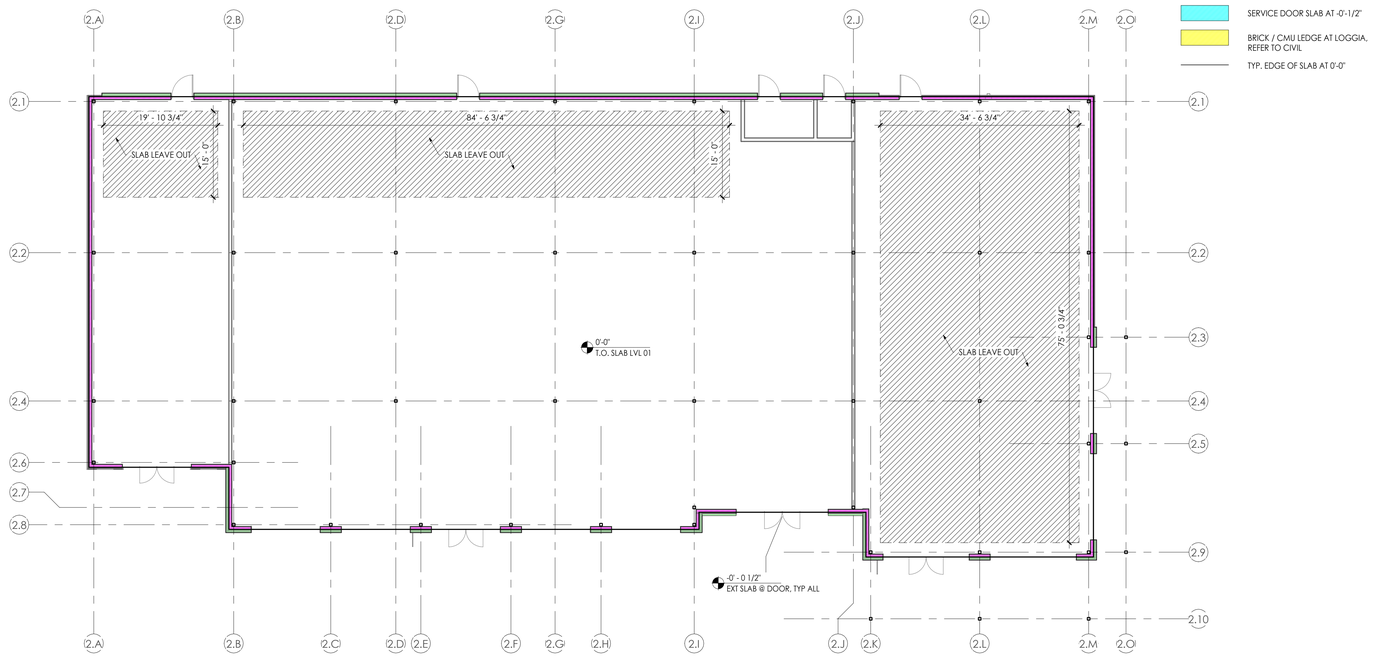
BLDG 2 FLS

A2-100



02 BLDG 2 - PLAN
3/32" = 1'-0"



01 SLAB EDGE PLAN - BLDG 2
3/32" = 1'-0"

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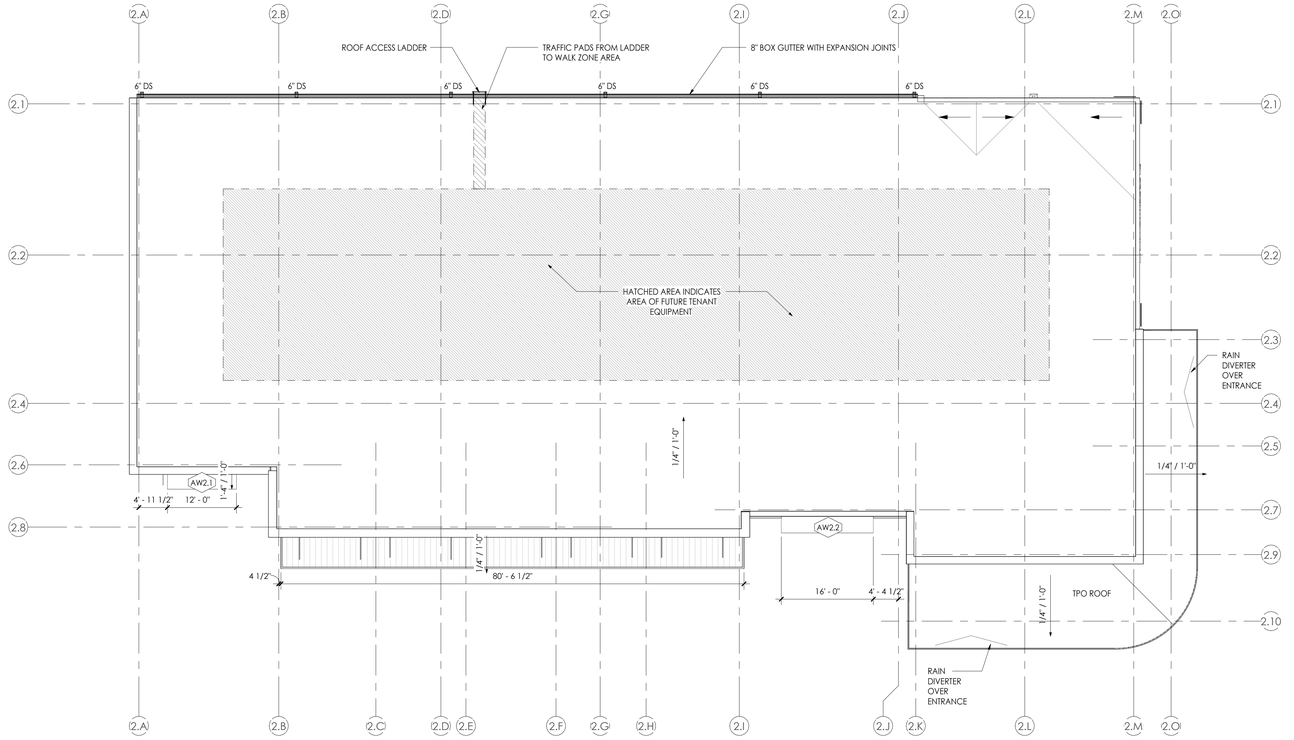
BLDG 2 PLANS

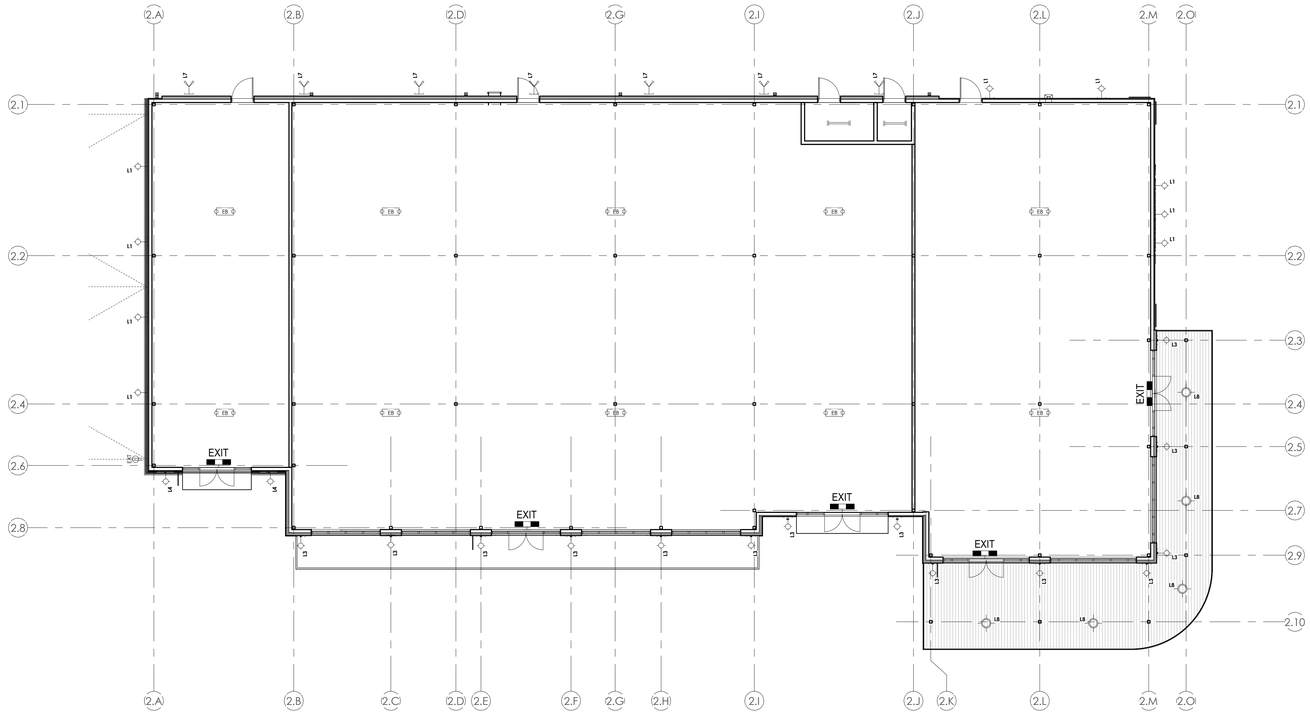
A2-101



02 ROOF PLAN - BLDG 2
3/32" = 1'-0"

RCP SYMBOLS

- L1 LARGE GOOSENECK/BARN LIGHT
- L2 SMALL GOOSENECK/BARN LIGHT
- L3 TESLA SCONCE - LONG
- L4 TESLA SCONCE - SHORT
- L5 ANGLED GOOSENECK/BARN LIGHT
- L6 BOX LANTERN SCONCE
- L7 SERVICE AREA FLOOD LIGHT
- L8 RECESSED SOFFIT LIGHT
- STRING LIGHTS HARDWIRED OR PLUG IN, TBD
- UTILITY FIXTURE
- EXIT SIGN
- EB EMERGENCY BATTERY BACKUP
- EO EXTERIOR OUTLET



01 BLDG 2 - RCP
3/32" = 1'-0"

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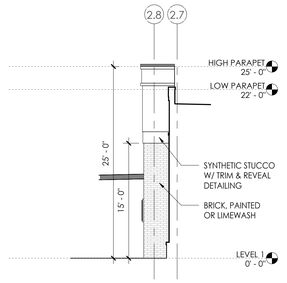
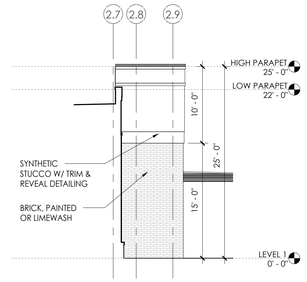
BLDG 2 - ROOF PLAN & RCP

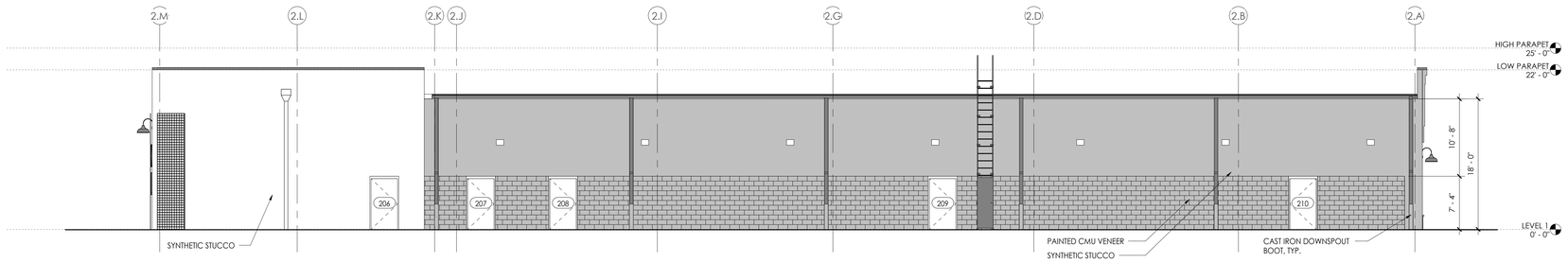
A2-102



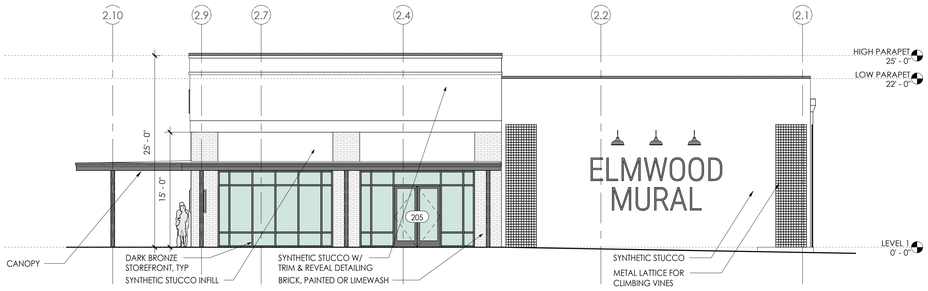
06 BLDG ELEV - BLDG 2 EAST A
1/8" = 1'-0"



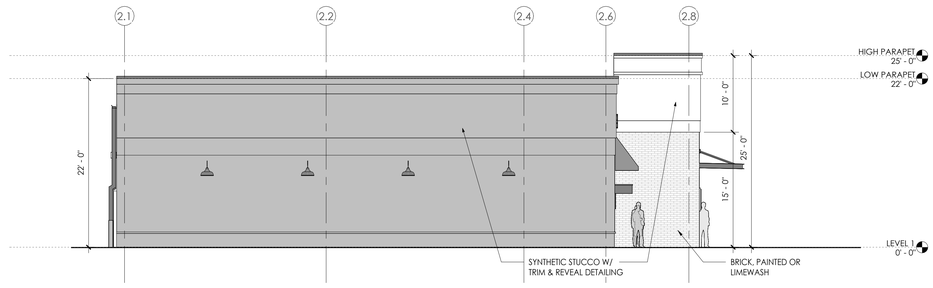
05 BLDG ELEV - BLDG 2 WEST A
1/8" = 1'-0"



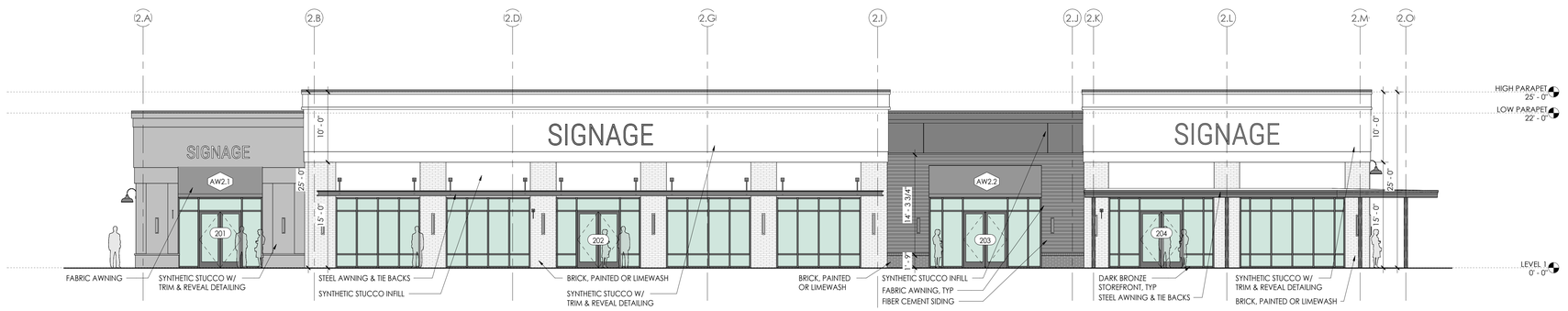
04 BLDG ELEV - BLDG 2 NORTH
1/8" = 1'-0"



03 BLDG ELEV - BLDG 2 EAST
1/8" = 1'-0"



02 BLDG ELEV - BLDG 2 WEST
1/8" = 1'-0"



01 BLDG ELEV - BLDG 2 SOUTH
1/8" = 1'-0"

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BLDG 2 ELEVATIONS

A2-201

ASSEMBLIES

ROOF:

RA.01: TYPICAL ROOF
TPO ROOF MEMBRANE
1/4" COVERBOARD
(2) LAYERS 3" EPS INSULATION
1.5" MTL DECK PER STRUCT
BAR JOISTS PER STRUCT

RA.02: UNINSULATED ROOF
TPO ROOF MEMBRANE
1/2" COVERBOARD
1.5" MTL DECK PER STRUCT
BAR JOISTS PER STRUCT

FLOOR:

FA.01: TYPICAL SLAB FLOOR
5" CONC SLAB W/ LEAVE OUTS
VAPOR BARRIER

EXT CEILING:

CA.01: TYPICAL EXT CEILING
SUSPENSION SYSTEM
5/8" EXT SOFFIT GYPSUM BOARD

WALLS:

WA.01: SERVICE REAR WALL
4x8x16 CMU VENEER
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.02: SYNTHETIC STUCCO
SYNTHETIC STUCCO W/ EMBEDDED MESH
*HIGH IMPACT TO 8' AFF
REINFORCING MESH EMBEDDED IN BASE COAT
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING PER STRUCTURAL
6" BATT INSULATION, MIN. R13
*NO GYPSUM TO INTERIOR, BY TENANT

WA.03: FIBER CEMENT SIDING
SHIP LAP, V-GROOVE, OR LAP SIDING
1.5" EPS RIGID INSULATION W/ 1.5" Z-FURRING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.04: BRICK VENEER
3 5/8" BRICK VENEER
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.05: CAST STONE VENEER
3 5/8" CAST STONE
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

NON THERMAL WALLS:

WA.06: BRICK LOGGIA AT 310/ITALIAN & 101/SEPHORA
3 5/8" BRICK VENEER
1.5" AIR GAP
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
1.5" AIR GAP
3 5/8" BRICK VENEER

WA.07: FIBER CEMENT SIDING LOGGIA AT 101/SEPHORA
SHIP LAP, V-GROOVE, OR LAP SIDING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

NON THERMAL WALLS TO ALIGN W/ THERMAL WALLS:

WA.07b: FIBER CEMENT SIDING LOGGIA AT 101/SEPHORA TO ALIGN W/ EXT CONDITIONED WALL
SHIP LAP, V-GROOVE, OR LAP SIDING
1.5" Z-FURRING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

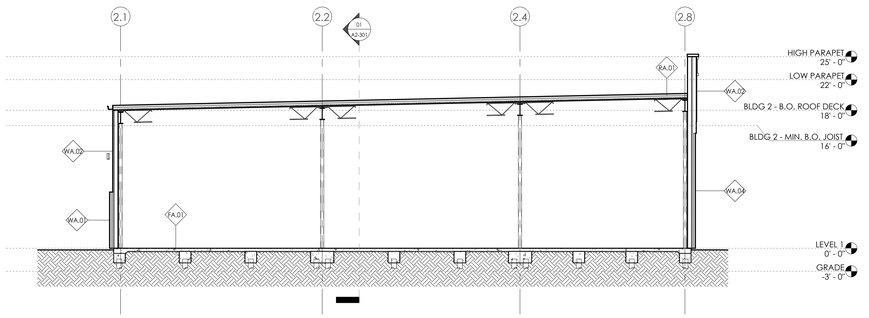
WA.07c: BRICK LOGGIA AT 101/SEPHORA TO ALIGN W/ EXT CONDITIONED WALL
3 5/8" BRICK VENEER
3" AIR GAP
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

INTERIOR PARTITIONS:

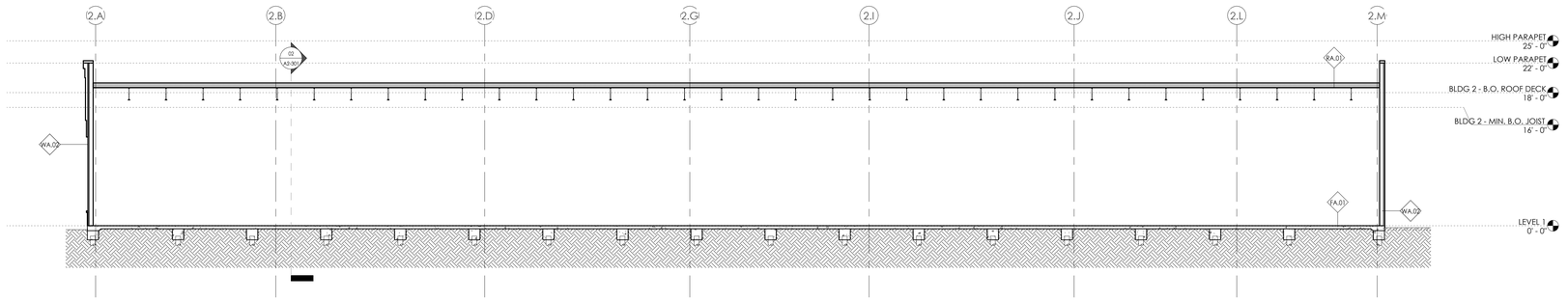
PA.01: INTERIOR PARTITION- HOUSE AREAS
5/8" GYPSUM SHEATHING
6" CFMF FRAMING
6" ACOUSTIC BATT INSULATION
5/8" GYPSUM SHEATHING

PA.02: TENANT SEPARATION WALLS
*THESE WALLS WILL NOT BE BUILT AS PART OF THIS SCOPE BUT WILL BE FUTURE SCOPE
*NO REQUIRED FIRE OR ACOUSTIC RATING

6" CFMF FRAMING ONLY SHOWN TO DEMARCATE TENANT SUITES



02 SECTION - BLDG 2 TRANVERSE
1/8" = 1'-0"



01 SECTION - BLDG 2 LONGITUDINAL
1/8" = 1'-0"

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BLDG 2 SECTIONS

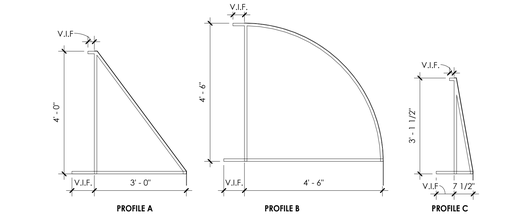
A2-301

ROOM FINISH SCHEDULE - BLDG 2

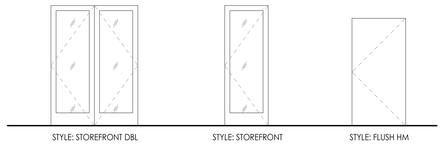
NO.	NAME	FLOOR	NORTH		SOUTH		EAST		WEST		CEILING
			WALL	BASE	WALL	BASE	WALL	BASE	WALL	FINISH	
200a	IDF	CONC	GYP	RB	GYP	RB	GYP	RB	GYP	RB	NONE
200b	RISER	CONC	FRP	RB	FRP	RB	FRP	RB	FRP	RB	NONE
201	RETAIL	CONC									
202	RETAIL	CONC									
203	RETAIL	CONC									

AWNING SCHEDULE - BLDG 2

AWNING NO.	PROFILE	WIDTH	LENGTH	HEIGHT	NOTES
AW2.1	A	12' - 0"	3' - 0"	4' - 0"	
AW2.2	A	16' - 0"	3' - 0"	4' - 0"	



AWNING PROFILE LEGEND
1/2" = 1'-0"



DOOR TYPES
1/4" = 1'-0"

EXT. DOOR SCHEDULE - BLDG 2

MARK	STYLE	HEIGHT	WIDTH	HARDWARE	NOTES
201	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
202	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
203	STOREFRONT DBL	7' - 11 3/4"	6' - 2"	HW01	
204	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
205	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
206	FLUSH HM	7' - 0"	3' - 8"	HW02	
207	FLUSH HM	7' - 0"	3' - 8"	HW02	
208	FLUSH HM	7' - 0"	3' - 8"	HW02	
209	FLUSH HM	7' - 0"	3' - 8"	HW02	
210	FLUSH HM	7' - 0"	3' - 8"	HW02	

DOOR HARDWARE

HW01 - STOREFRONT ENTRANCE DOORS (DOUBLE)

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
2	OFFSET PIVOT SET	195	D. BRONZE	RIXSON
2	INTERMEDIATE PIVOT SET	M19	D. BRONZE	RIXSON
4	OFFSET PULLS (BACK TO BACK)	RM1230-30	D. BRONZE	ROCKWOOD
2	OVERHEAD CONCEALED CLOSER	2030	D. BRONZE	LCN
1	DEADLATCH	1850-050	D. BRONZE	ADAMS RITE
1	MORTISE CYLINDER- KEY/THUMBTURN		D. BRONZE	
1	FLUSHBOLT	MS2180	D. BRONZE	ADAMS RITE
2	DOOR BOTTOM SWEEP		D.BRONZE	
2	SILENCERS		BLACK	
2	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW02 - STOREFRONT ENTRANCE DOOR (SINGLE)

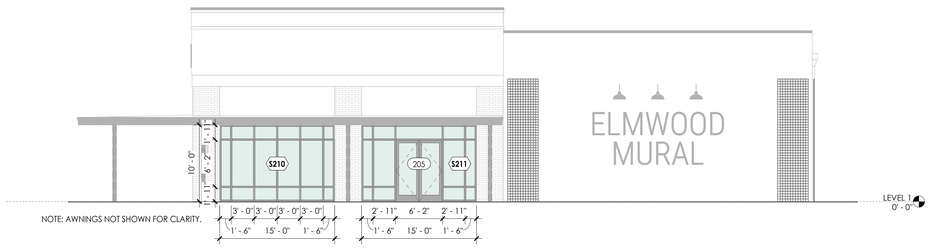
QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	OFFSET PIVOT SET	195	D. BRONZE	RIXSON
1	INTERMEDIATE PIVOT SET	M19	D. BRONZE	RIXSON
2	OFFSET PULLS (BACK TO BACK)	RM1230-30	D. BRONZE	ROCKWOOD
1	OVERHEAD CONCEALED CLOSER	2030	D. BRONZE	LCN
1	DEADLATCH	1850-050	D. BRONZE	ADAMS RITE
1	MORTISE CYLINDER- KEY/THUMBTURN		D. BRONZE	
1	FLUSHBOLT	MS2180	D. BRONZE	ADAMS RITE
1	DOOR BOTTOM SWEEP		D.BRONZE	
1	SILENCERS		BLACK	
1	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW03 - HM EXT SERVICE DOOR

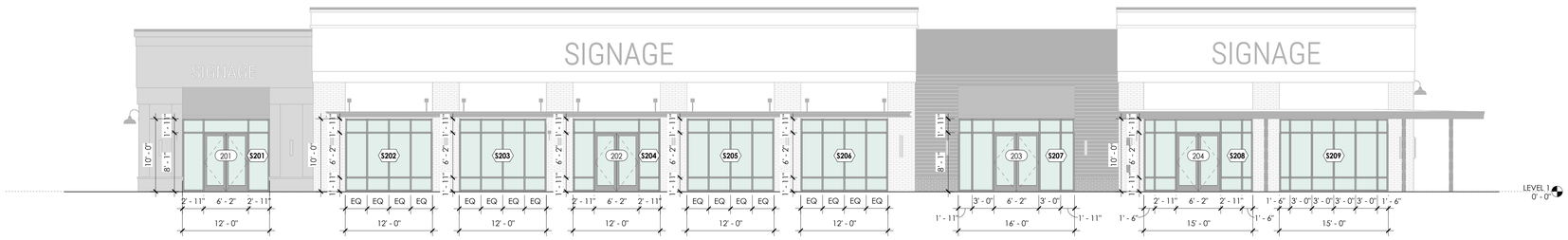
QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	CONT HINGE	FM	D.BRONZE	PEMKO
1	SURFACE CLOSER	4020	D. BRONZE	LCN
1	LOCKSET	L9460 03	D. BRONZE	SCHLAGE
1	WALL DOOR STOP	405	D. BRONZE	ROCKWOOD
1	KICK DOWN DOOR STOP	461	D. BRONZE	ROCKWOOD
1	DOOR BOTTOM SWEEP		D.BRONZE	
1	SILENCERS		BLACK	
1	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW04 - HM INT SERVICE DOOR

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	CONT HINGE	FM	D.BRONZE	PEMKO
1	SURFACE CLOSER	4020	D. BRONZE	LCN
1	LOCKSET	L9460 03	D. BRONZE	SCHLAGE
1	WALL DOOR STOP	405	D. BRONZE	ROCKWOOD
1	KICK DOWN DOOR STOP	461	D. BRONZE	ROCKWOOD
1	SILENCERS		BLACK	
1	THRESHOLD		D. BRONZE	



02 STOREFRONT ELEVATION - BLDG 2 E
1/8" = 1'-0"



01 STOREFRONT ELEVATION - BLDG 2 S
1/8" = 1'-0"

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OPENINGS + SCHEDULES

A2-601



03 BLDG 2 - OPTION 2 (SOUTH FRONT)



02 BLDG 2 - OPTION 2 SE



01 BLDG 2 - OPTION 2 SW

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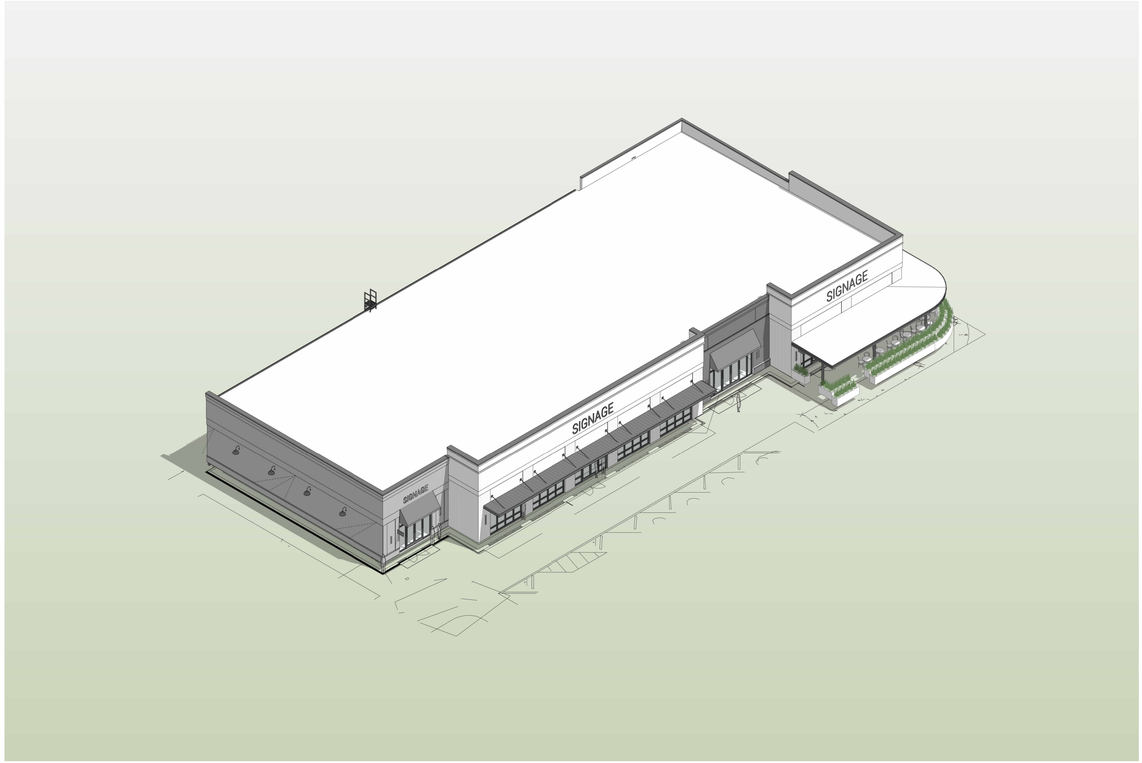
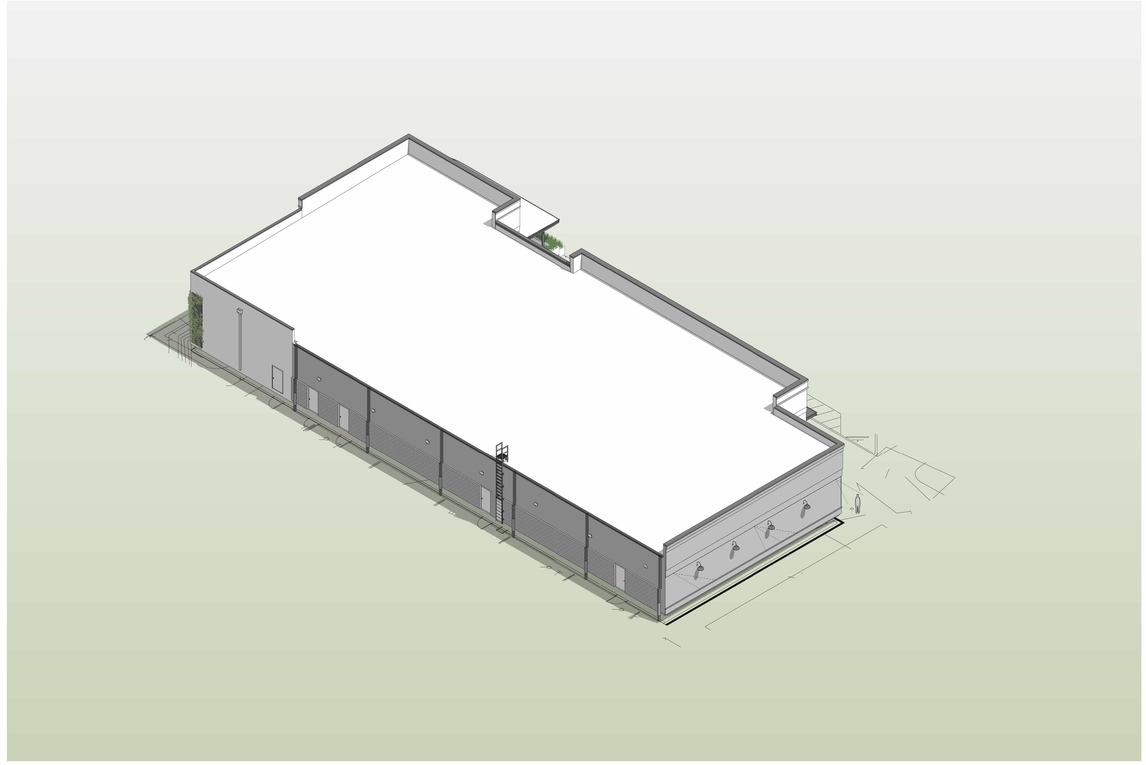
BLDG 2 3D VIEWS

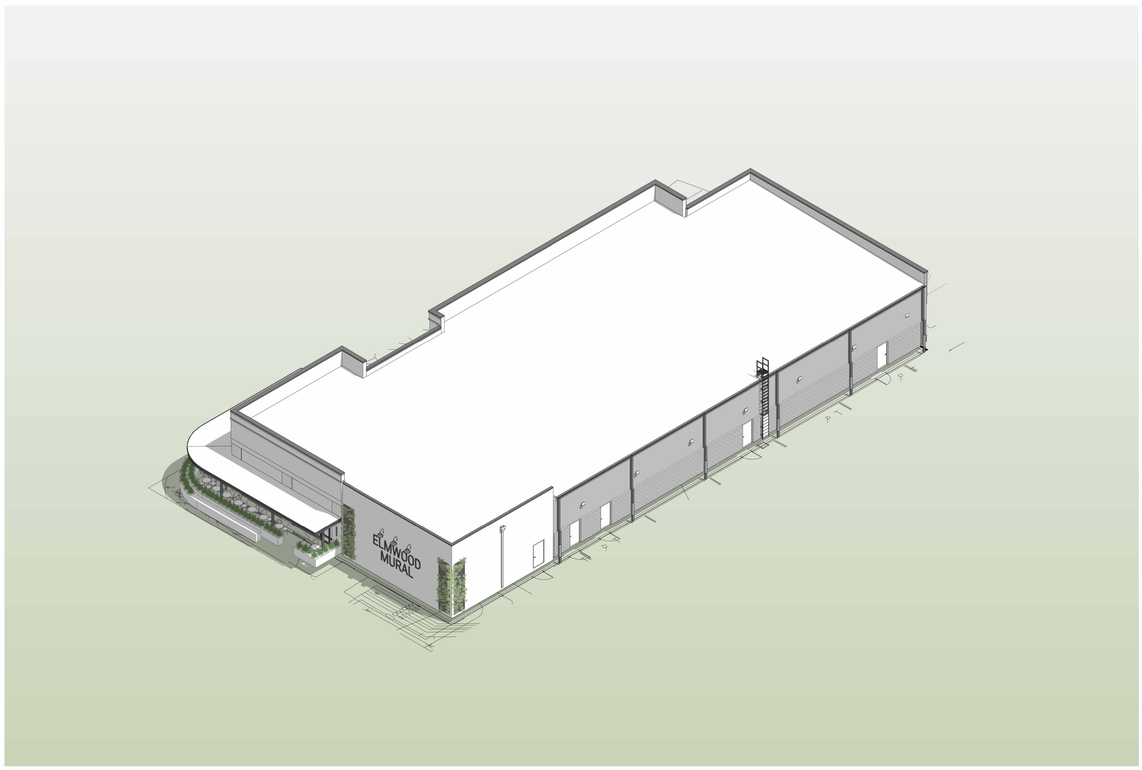
A2-901



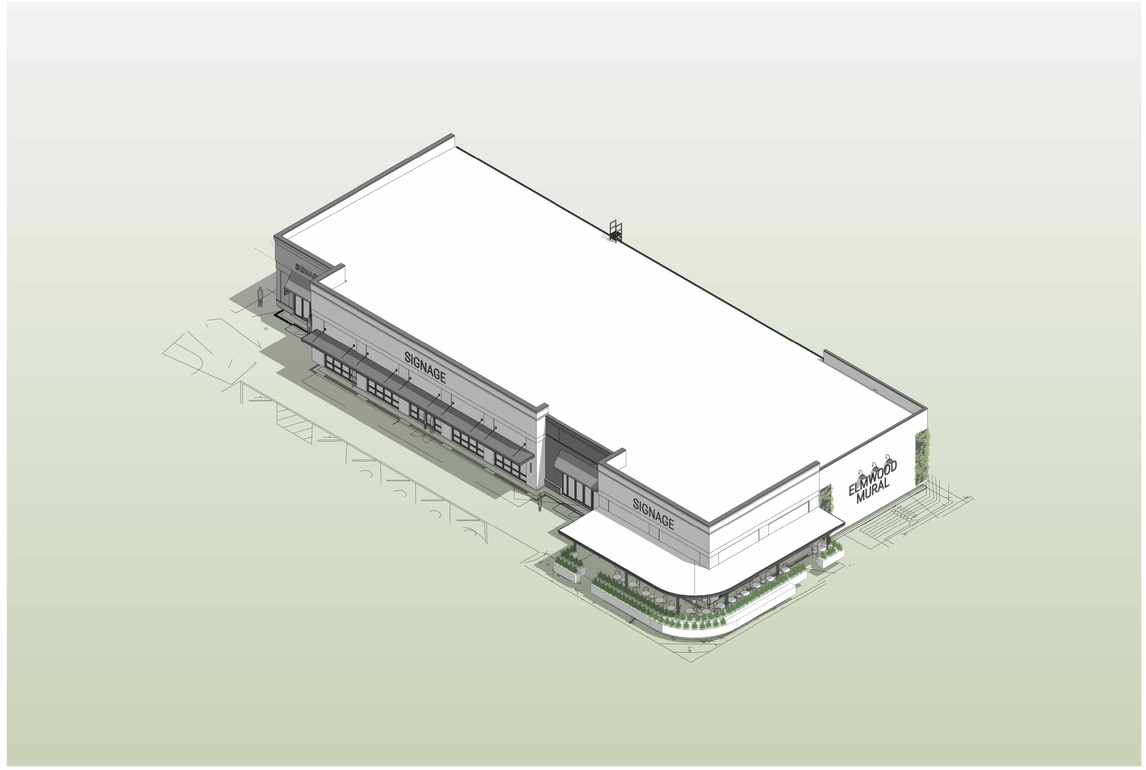
04 BLDG 2 - AXON_04



03 BLDG 2 - AXON_03



02 BLDG 2 - AXON_02



01 BLDG 2 - AXON_01

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BLDG 2 AXONS

A2-902

OCCUPANT LOAD - BLDG 3

No.	Name	Area	Occupancy	Area Per Occupant	Area Type	Occupant Load
300a	IDF	32 SF	SIMULTANEOUS	0 SF	N/A	
300b	RISER	63 SF	SIMULTANEOUS	0 SF	N/A	
300c	CORRIDOR	413 SF	SIMULTANEOUS	0 SF	N/A	
301	RETAIL	7772 SF	MERCANTILE	60 SF	GROSS	130
302	RETAIL	1166 SF	MERCANTILE	60 SF	GROSS	20
303	RETAIL	1820 SF	MERCANTILE	60 SF	GROSS	31
304	RETAIL	3941 SF	MERCANTILE	60 SF	GROSS	66
305	RETAIL	2532 SF	MERCANTILE	60 SF	GROSS	43
306	RETAIL	1527 SF	MERCANTILE	60 SF	GROSS	26
307	RESTAURANT	5170 SF	ASSEMBLY A-2	15 SF	NET	345
307P	COVERED PATIO	1429 SF	ASSEMBLY A-2	15 SF	NET	96
308	RETAIL	5757 SF	MERCANTILE	60 SF	GROSS	96
309	RETAIL	4869 SF	MERCANTILE	60 SF	GROSS	82
310	RETAIL	2583 SF	MERCANTILE	60 SF	GROSS	44

FLS LEGEND

- COMMON PATH OF EGRESS TRAVEL
- EMERG. BATTERY BACKUP LIGHT
- ADA HORN/STROBE ALERT, HARDWIRED
- WALL MOUNT LED EXIT SIGNAGE: DIRECTIONAL ARROWS INDICATE DIRECTIONAL SIGNAGE
- CEILING MOUNT LED EXIT SIGNAGE
- FE — FIRE EXTINGUISHER
- FACP — FIRE ALARM PULL STATION
- SD — SMOKE DETECTOR, HARD WIRED

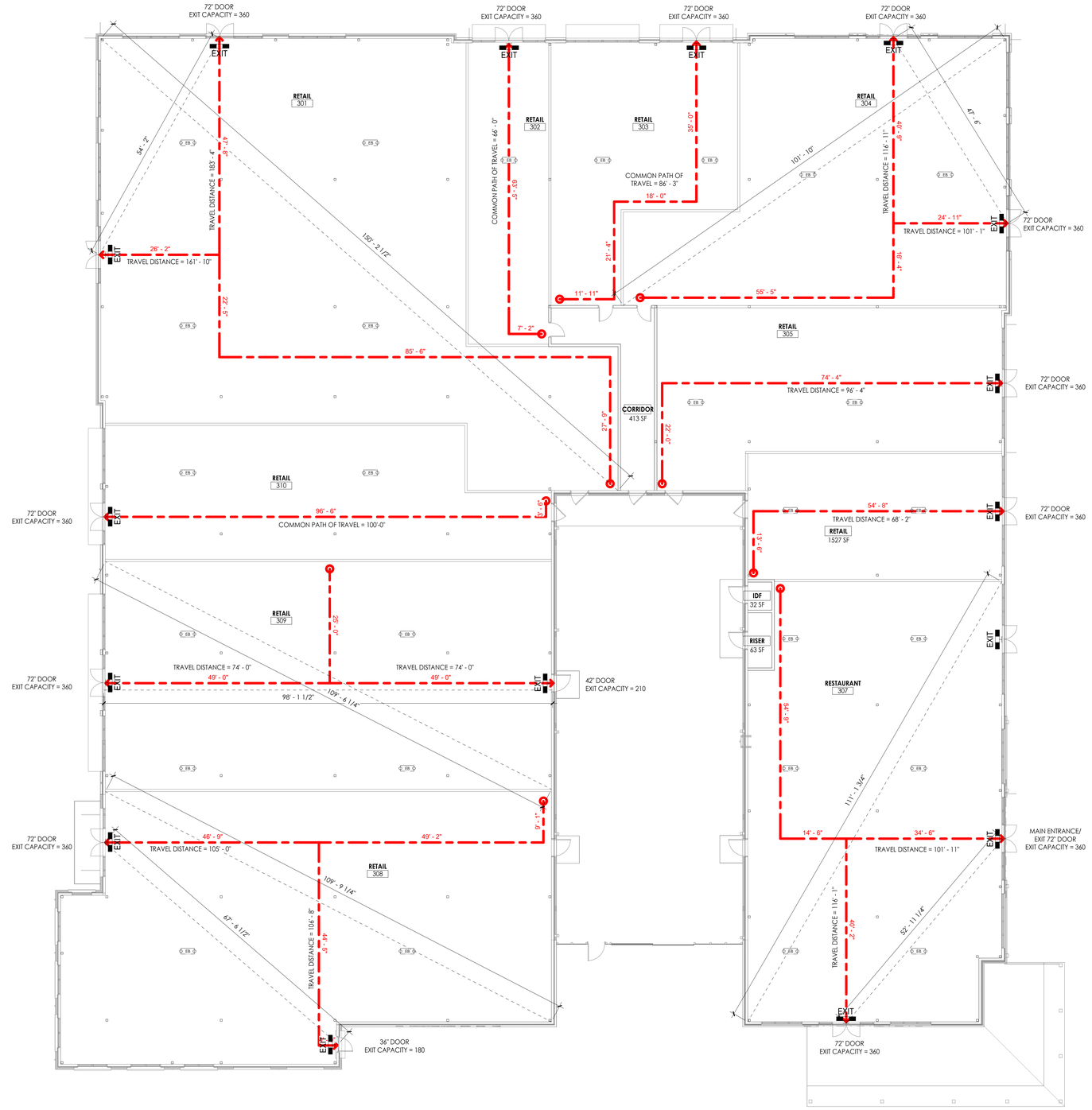
LIFE SAFETY NOTES:

FINAL LOCATION & QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED UPON BUILD OUT BY AHJ REPRESENTATIVE.

KNOX BOX TO BE LOCATED BY AHJ REPRESENTATIVE.

PULL STATIONS TO BE LOCATED BY AHJ REPRESENTATIVE.

SPRINKLER SYSTEM DRAWINGS TO BE SUBMITTED AND PERMITTED SEPARATELY BY FIRE SUPPRESSION SUB-CONTRACTOR.



01 BLDG 3 - FLS
3/32" = 1'-0"

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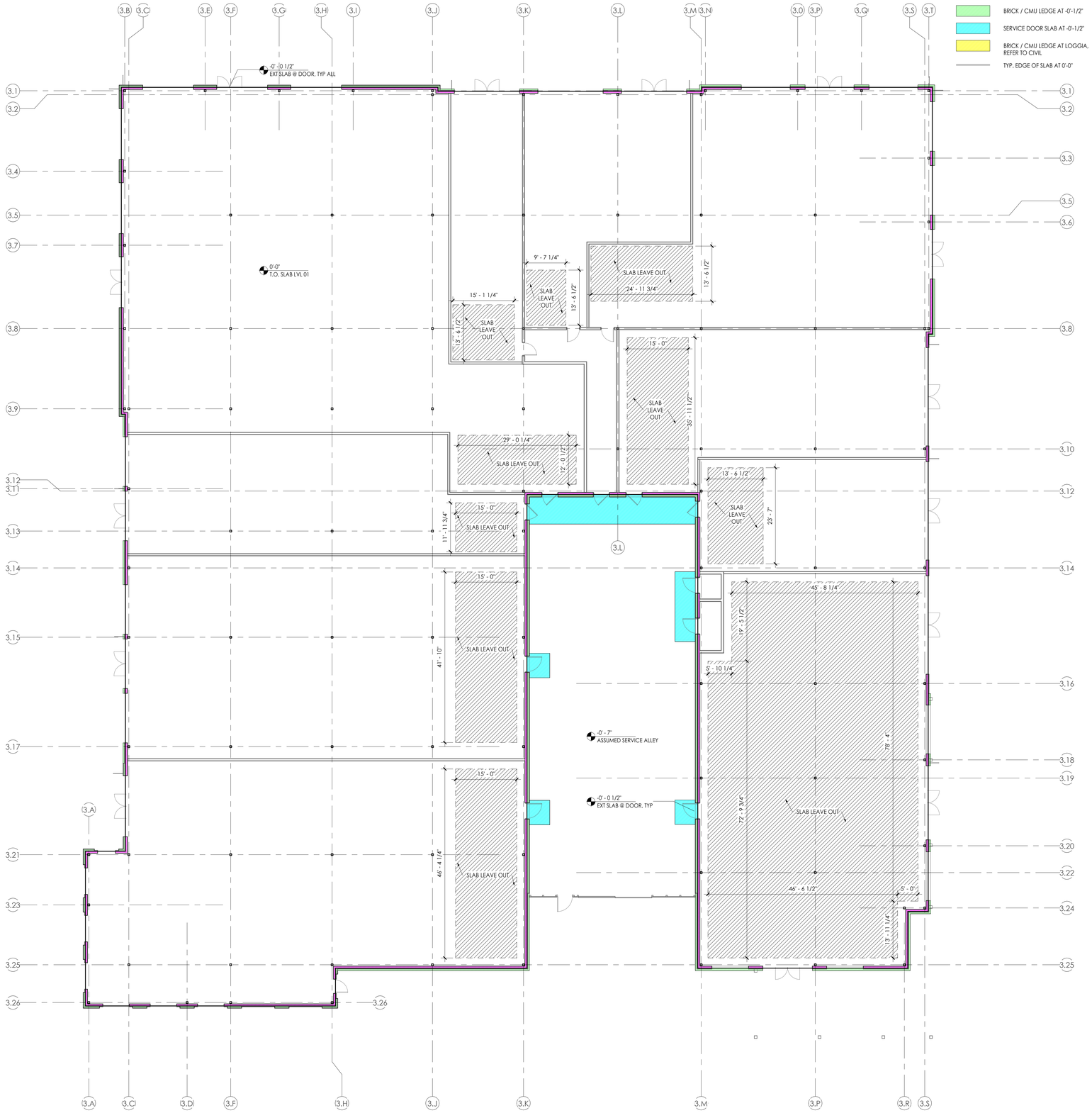
BLDG 3 FLS

A3-100

SLAB LEGEND

- SLAB LEAVE-OUT
- 4" CURB
- BRICK / CMU LEDGE AT -0'-1/2"
- SERVICE DOOR SLAB AT -0'-1/2"
- BRICK / CMU LEDGE AT LOGGIA, REFER TO CIVIL
- TYP. EDGE OF SLAB AT 0'-0"



01 SLAB EDGE PLAN - PARENT VIEW BLDG 3
3/32" = 1'-0"

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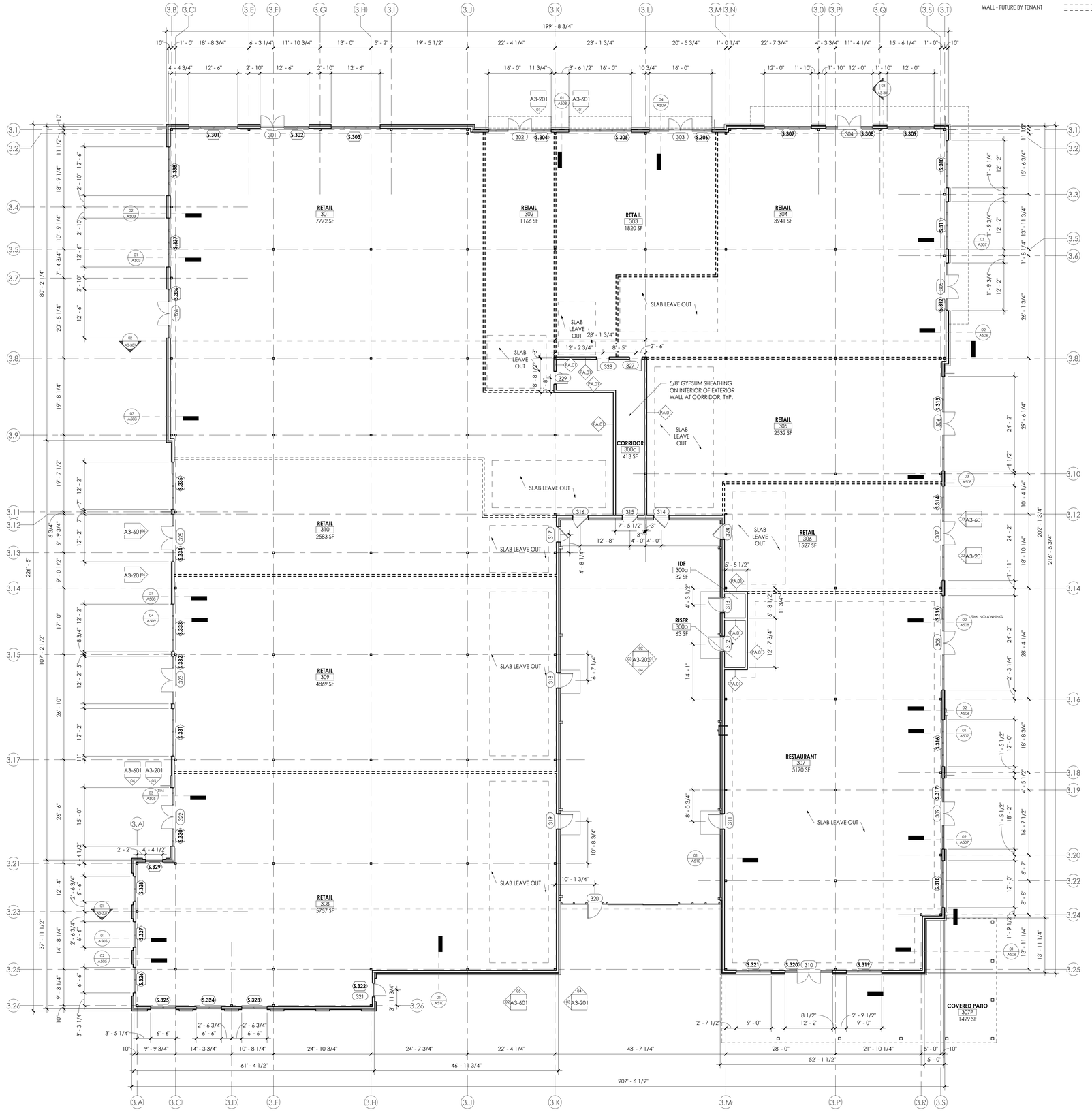
BLDG 3 - SLAB EDGE PLAN

A3-101

BUILDING PLAN LEGEND

WALL - FUTURE BY TENANT



01 BLDG 3 - PLAN
3/32" = 1'-0"

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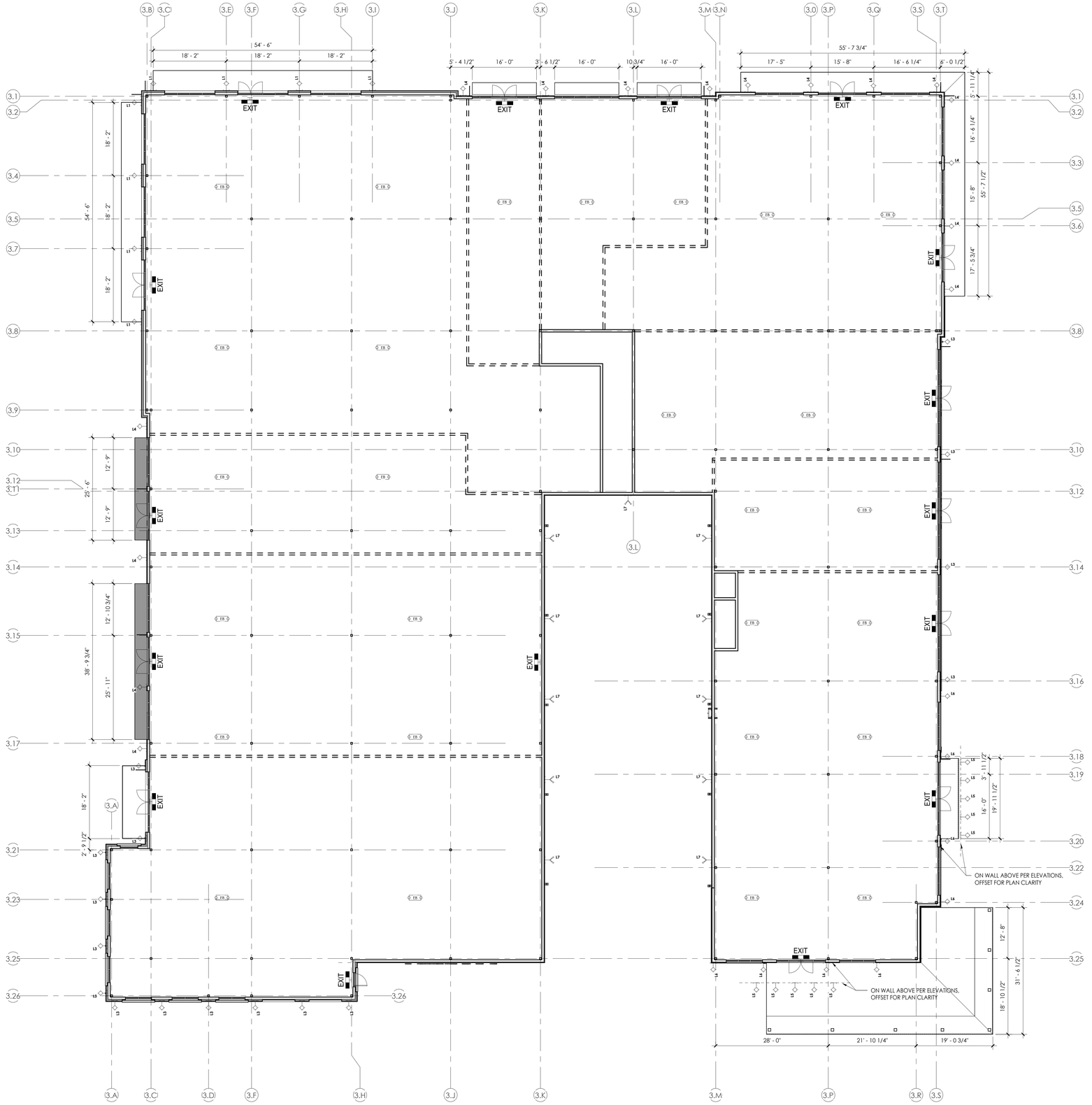
BLDG 3 PLAN

A3-102



01 BLDG 3 - RCP
3/32" = 1'-0"

RCP SYMBOLS

- L1 LARGE GOOSENECK/BARN LIGHT
- L2 SMALL GOOSENECK/BARN LIGHT
- L3 TESLA SCONCE - LONG
- L4 TESLA SCONCE - SHORT
- L5 ANGLED GOOSENECK/BARN LIGHT
- L6 BOX LANTERN SCONCE
- L7 SERVICE AREA FLOOD LIGHT
- L8 RECESSED SOFFIT LIGHT
- STRING LIGHTS HARDWIRED OR PLUG IN, TBD
- UTILITY FIXTURE
- EXIT SIGN
- EB EMERGENCY BATTERY BACKUP
- EXTERIOR OUTLET

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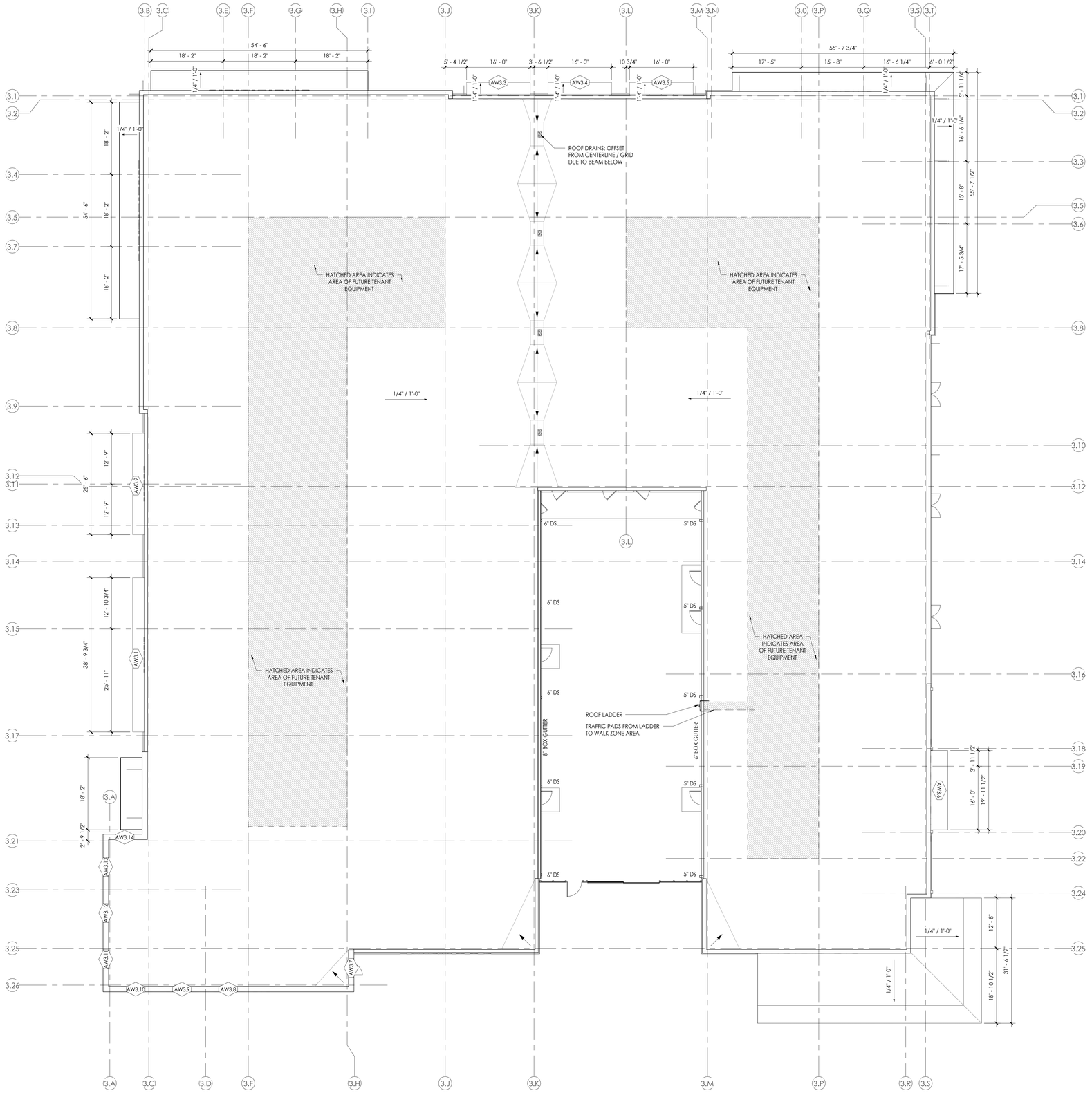
BLDG 3 - REFLECTED CEILING PLAN

A3-151



01 ROOF PLAN - BLDG 3
3/32" = 1'-0"

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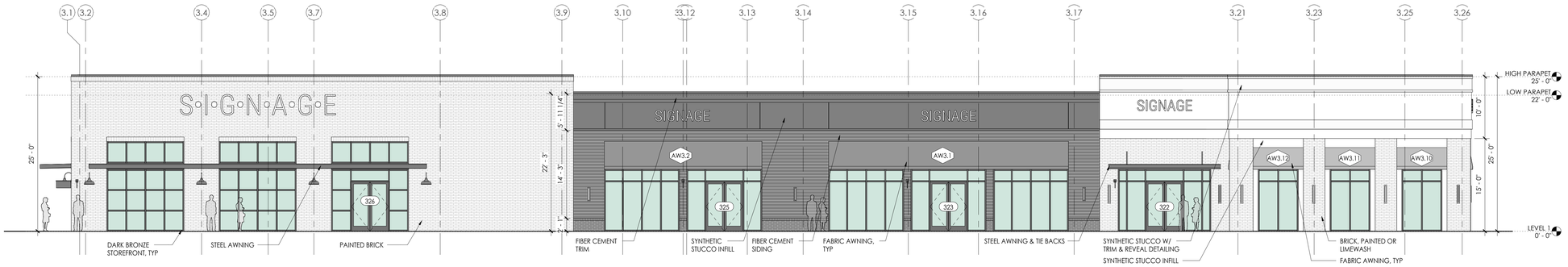
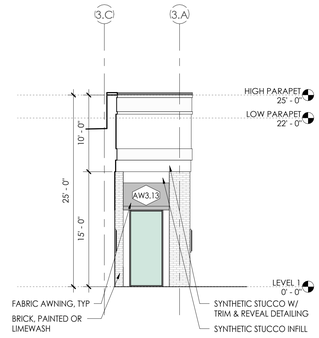
BLDG 3 ROOF PLAN

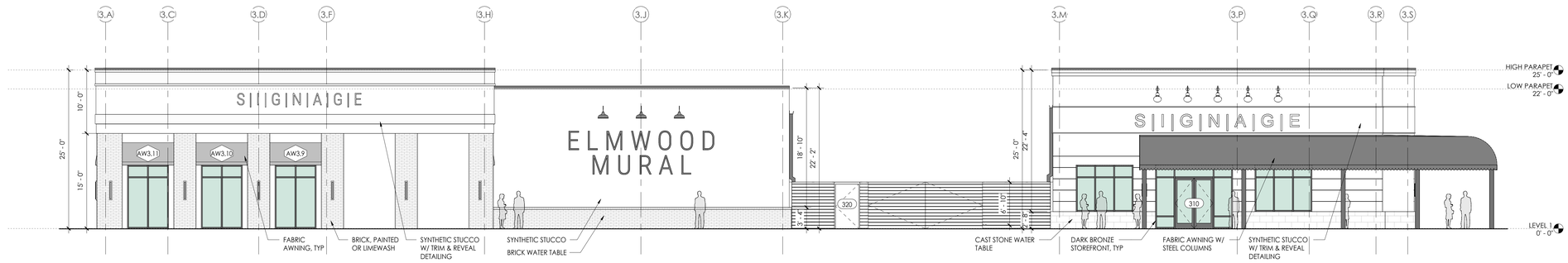
A3-152



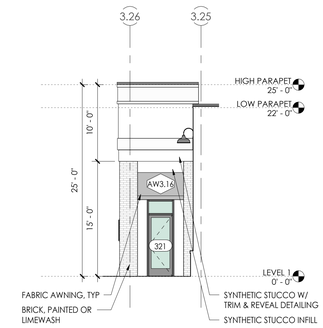
06 BLDG ELEV - BUILDING 3 W
1/8" = 1'-0"



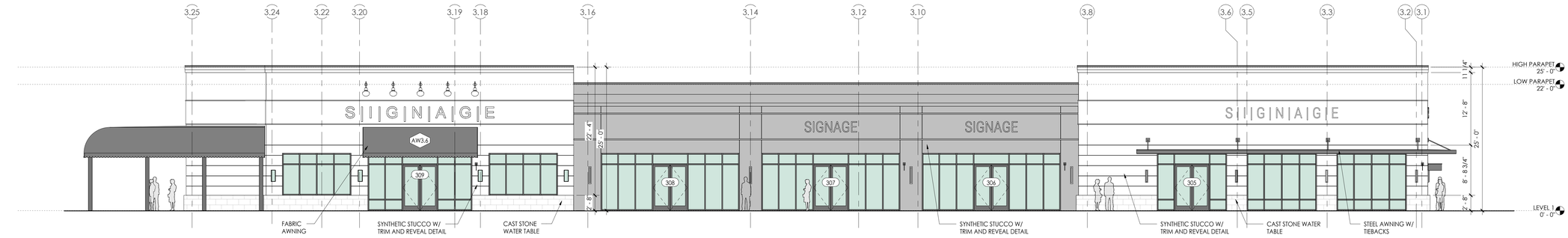
05 BLDG ELEV - BLDG 3 MISC A
1/8" = 1'-0"



04 BLDG ELEV - BUILDING 3 S
1/8" = 1'-0"



03 BLDG ELEV - BLDG 3 MISC B
1/8" = 1'-0"



02 BLDG ELEV - BUILDING 3 E
1/8" = 1'-0"



01 BLDG ELEV - BUILDING 3 N
1/8" = 1'-0"

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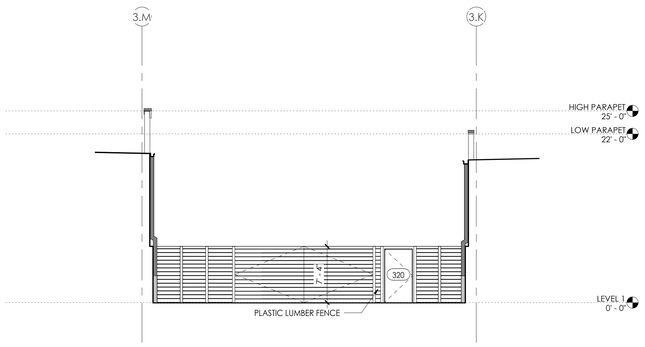
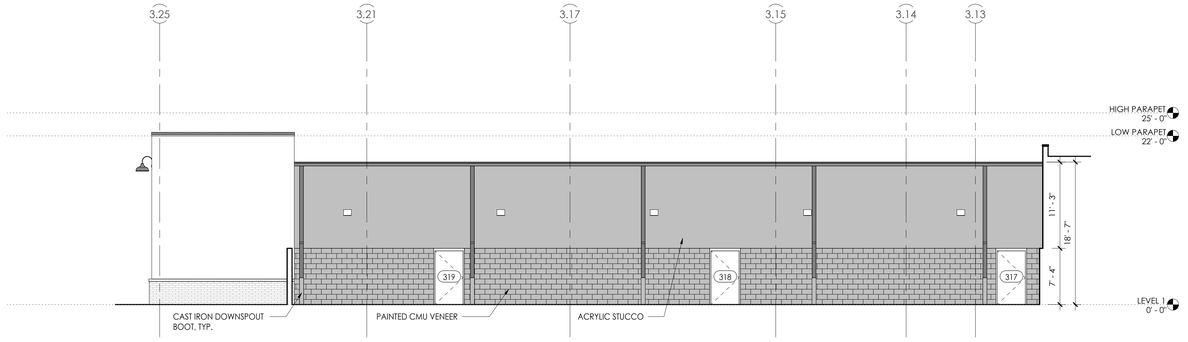
BLDG 3 - ELEVATIONS

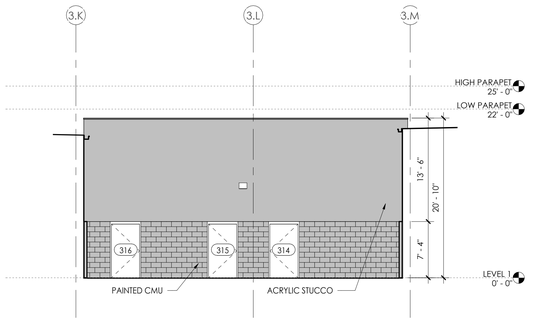
A3-201



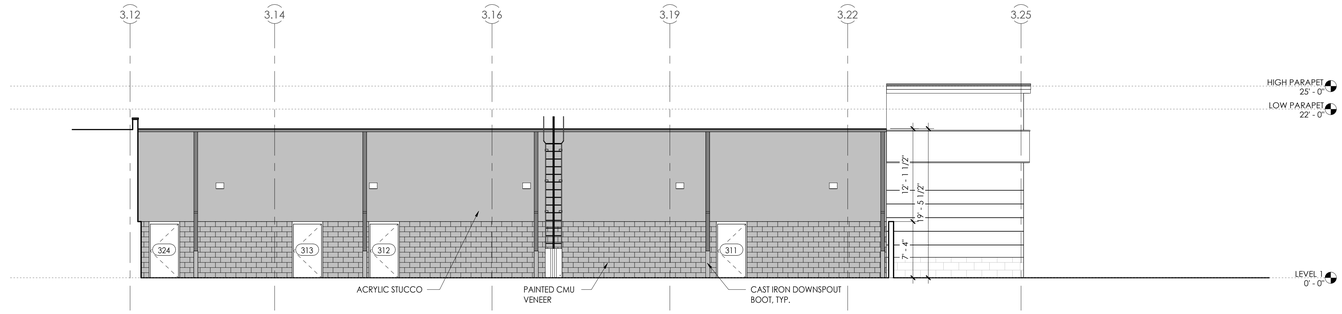
04 BLDG ELEV - BUILDING 3 SERVICE S
1/8" = 1'-0"



03 BLDG ELEV - BUILDING 3 SERVICE W
1/8" = 1'-0"



02 BLDG ELEV - BUILDING 3 SERVICE N
1/8" = 1'-0"



01 BLDG ELEV - BUILDING 3 SERVICE E
1/8" = 1'-0"

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BLDG 3 - ELEVATIONS

A3-202

ASSEMBLIES

ROOF:

RA.01: TYPICAL ROOF
TPO ROOF MEMBRANE
1/4" COVERBOARD
(2) LAYERS 3" EPS INSULATION
1.5" MTL DECK PER STRUCT
BAR JOISTS PER STRUCT

RA.02: UNINSULATED ROOF
TPO ROOF MEMBRANE
1/2" COVERBOARD
1.5" MTL DECK PER STRUCT
BAR JOISTS PER STRUCT

FLOOR:

FA.01: TYPICAL SLAB FLOOR
5" CONC SLAB W/ LEAVE OUTS
VAPOR BARRIER

EXT CEILING:

CA.01: TYPICAL EXT CEILING
SUSPENSION SYSTEM
5/8" EXT SOFFIT GYPSUM BOARD

WALLS:

WA.01: SERVICE REAR WALL
4x8x16 CMU VENEER
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.02: SYNTHETIC STUCCO
SYNTHETIC STUCCO W/ EMBEDDED MESH
*HIGH IMPACT TO 8' AFF
REINFORCING MESH EMBEDDED IN BASE COAT
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING PER STRUCTURAL
6" BATT INSULATION, MIN. R13
*NO GYPSUM TO INTERIOR, BY TENANT

WA.03: FIBER CEMENT SIDING
SHIP LAP, V-GROOVE, OR LAP SIDING
1.5" EPS RIGID INSULATION W/ 1.5" Z-FURRING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.04: BRICK VENEER
3 5/8" BRICK VENEER
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

WA.05: CAST STONE VENEER
3 5/8" CAST STONE
1.5" AIR GAP
1.5" EPS RIGID INSULATION
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
6" BATT INSULATION, MIN R13
*NO GYPSUM TO INTERIOR; BY TENANT

NON THERMAL WALLS:

WA.06: BRICK LOGGIA AT 310/ITALIAN & 101/SEPHORA
3 5/8" BRICK VENEER
1.5" AIR GAP
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
1.5" AIR GAP
3 5/8" BRICK VENEER

WA.07: FIBER CEMENT SIDING LOGGIA AT 101/SEPHORA
SHIP LAP, V-GROOVE, OR LAP SIDING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

NON THERMAL WALLS TO ALIGN W/ THERMAL WALLS:

WA.07b: FIBER CEMENT SIDING LOGGIA AT 101/SEPHORA TO ALIGN W/ EXT CONDITIONED WALL
SHIP LAP, V-GROOVE, OR LAP SIDING
1.5" Z-FURRING
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

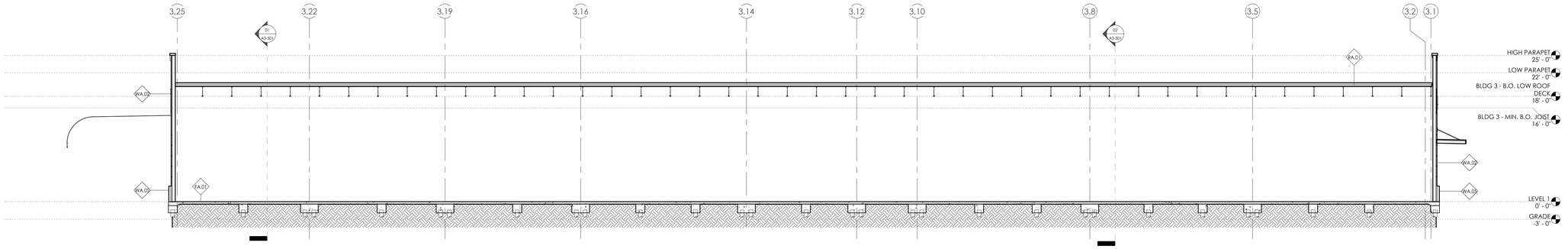
WA.07c: BRICK LOGGIA AT 101/SEPHORA TO ALIGN W/ EXT CONDITIONED WALL
3 5/8" BRICK VENEER
3" AIR GAP
WEATHER BARRIER
5/8" EXTERIOR GYPSUM SHEATHING
6" CFMF FRAMING
5/8" EXTERIOR GYPSUM SHEATHING
WEATHER BARRIER
SHIP LAP, V-GROOVE, OR LAP SIDING

INTERIOR PARTITIONS:

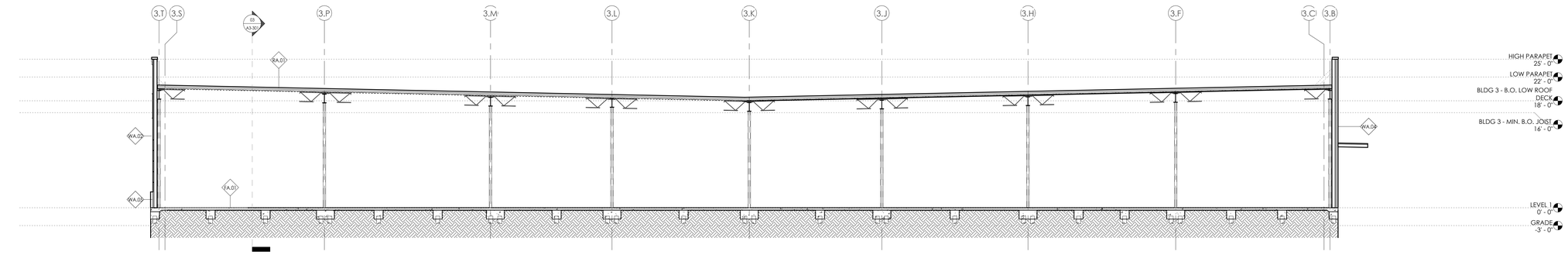
PA.01: INTERIOR PARTITION- HOUSE AREAS
5/8" GYPSUM SHEATHING
6" CFMF FRAMING
6" ACOUSTIC BATT INSULATION
5/8" GYPSUM SHEATHING

PA.02: TENANT SEPARATION WALLS
*THESE WALLS WILL NOT BE BUILT AS PART OF THIS SCOPE BUT WILL BE FUTURE SCOPE
*NO REQUIRED FIRE OR ACOUSTIC RATING

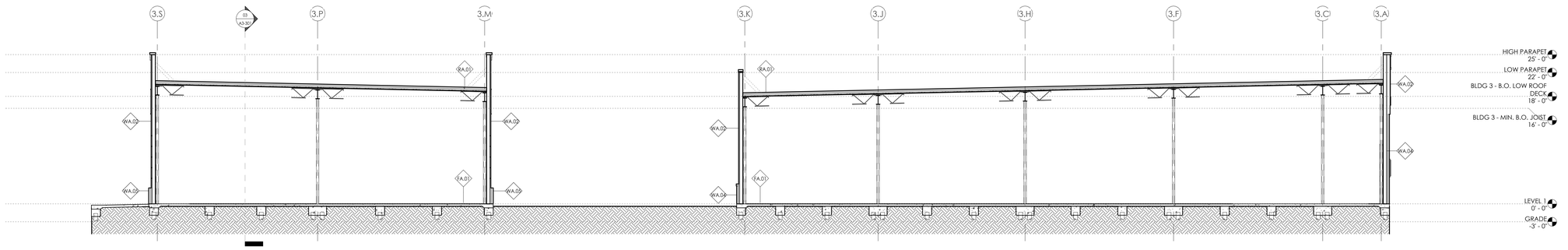
6" CFMF FRAMING ONLY SHOWN TO DEMARCATE TENANT SUITES



03 SECTION - BLDG 3 LONGITUDINAL
1/8" = 1'-0"



02 SECTION - BLDG 3 TRANSVERSE
1/8" = 1'-0"



01 SECTION - BLDG 3 TRANSVERSE @ LOADING
1/8" = 1'-0"

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DATE:
OCTOBER 16, 2026

No.	Description	Date

BLDG 3 SECTIONS

A3-301

ROOM FINISH SCHEDULE - BLDG 3

NO.	NAME	FLOOR	NORTH WALL	NORTH BASE	SOUTH WALL	SOUTH BASE	EAST WALL	EAST BASE	WEST WALL	WEST FINISH	CEILING
300a	IDF	CONC	FRP	RB	FRP	RB	FRP	RB	FRP	RB	NONE
300b	RISER	CONC	GYP	RB	GYP	RB	GYP	RB	GYP	RB	NONE
300c	CORRIDOR	CONC	GYP	RB	GYP	RB	GYP	RB	GYP	RB	NONE
301	RETAIL	CONC									--
302	RETAIL	CONC									--
303	RETAIL	CONC									--
304	RETAIL	CONC									--
305	RETAIL	CONC									--
306	RETAIL	CONC									--
307	RESTAURANT	CONC									--
308	RETAIL	CONC									--
309	RETAIL	CONC									--
310	RETAIL	CONC									--

AWNING SCHEDULE - BLDG 3

AWNING NO.	PROFILE	WIDTH	LENGTH	HEIGHT	NOTES
AW3.1	A	25' - 6"	3' - 0"	4' - 0"	
AW3.2	A	25' - 6"	3' - 0"	4' - 0"	
AW3.3	A	16' - 0"	3' - 0"	4' - 0"	
AW3.4	A	16' - 0"	3' - 0"	4' - 0"	
AW3.5	A	16' - 0"	3' - 0"	4' - 0"	
AW3.7	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	
AW3.8	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	
AW3.9	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	
AW3.10	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	
AW3.11	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	
AW3.12	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	
AW3.13	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	
AW3.14	C	8' - 1 1/2"	0' - 7 1/2"	3' - 6 1/2"	

DOOR HARDWARE

HW01 - STOREFRONT ENTRANCE DOORS (DOUBLE)

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
2	OFFSET PIVOT SET	195	D. BRONZE	RIXSON
2	INTERMEDIATE PIVOT SET	M19	D. BRONZE	RIXSON
4	OFFSET PULLS (BACK TO BACK)	RM1230-30	D. BRONZE	ROCKWOOD
2	OVERHEAD CONCEALED CLOSER	2030	D. BRONZE	LCN
1	DEADLATCH	1850-050	D. BRONZE	ADAMS RITE
1	MORTISE CYLINDER- KEY/THUMBTURN		D. BRONZE	
1	FLUSHBOLT	MS2180	D. BRONZE	ADAMS RITE
2	DOOR BOTTOM SWEEP		D.BRONZE	
2	SILENCERS		BLACK	
2	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW02 - STOREFRONT ENTRANCE DOOR (SINGLE)

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	OFFSET PIVOT SET	195	D. BRONZE	RIXSON
1	INTERMEDIATE PIVOT SET	M19	D. BRONZE	RIXSON
2	OFFSET PULLS (BACK TO BACK)	RM1230-30	D. BRONZE	ROCKWOOD
1	OVERHEAD CONCEALED CLOSER	2030	D. BRONZE	LCN
1	DEADLATCH	1850-050	D. BRONZE	ADAMS RITE
1	MORTISE CYLINDER- KEY/THUMBTURN		D. BRONZE	
1	FLUSHBOLT	MS2180	D. BRONZE	ADAMS RITE
1	DOOR BOTTOM SWEEP		D.BRONZE	
1	SILENCERS		BLACK	
1	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW03 - HM EXT SERVICE DOOR

QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	CONT HINGE	FM	D.BRONZE	PEMKO
1	SURFACE CLOSER	4020	D. BRONZE	LCN
1	LOCKSET	L9460 03	D. BRONZE	SCHLAGE
1	WALL DOOR STOP	405	D. BRONZE	ROCKWOOD
1	KICK DOWN DOOR STOP	461	D. BRONZE	ROCKWOOD
1	DOOR BOTTOM SWEEP		D.BRONZE	
1	SILENCERS		BLACK	
1	WEATHERSTRIPPING		BLACK	
1	THRESHOLD		D. BRONZE	

HW04 - HM INT SERVICE DOOR

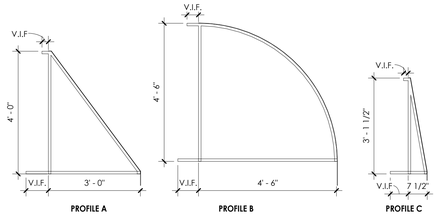
QTY	ITEM	NUMBER	FINISH	MANUFACTURER
1	CONT HINGE	FM	D.BRONZE	PEMKO
1	SURFACE CLOSER	4020	D. BRONZE	LCN
1	LOCKSET	L9460 03	D. BRONZE	SCHLAGE
1	WALL DOOR STOP	405	D. BRONZE	ROCKWOOD
1	KICK DOWN DOOR STOP	461	D. BRONZE	ROCKWOOD
1	SILENCERS		BLACK	
1	THRESHOLD		D. BRONZE	

INT. DOOR SCHEDULE - BLDG 3

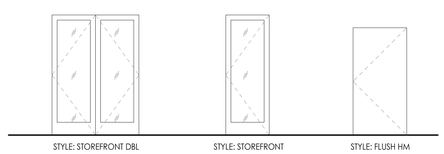
MARK	STYLE	HEIGHT	WIDTH	HARDWARE	NOTES
327	FLUSH HM	6' - 8"	3' - 0"		
328	FLUSH HM	6' - 8"	3' - 0"	HW03	
329	FLUSH HM	6' - 8"	3' - 0"		

EXT. DOOR SCHEDULE - BLDG 3

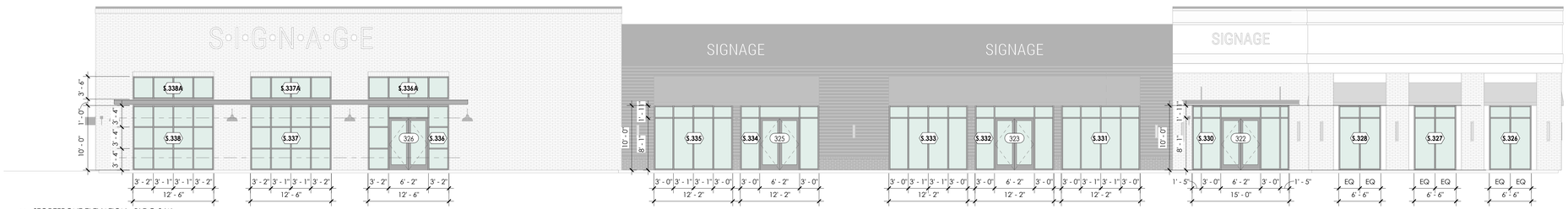
MARK	STYLE	HEIGHT	WIDTH	HARDWARE	NOTES
301	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/4"	HW01	
302	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
303	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
304	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
305	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
306	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
307	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
308	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
309	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
310	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
311	FLUSH HM	7' - 0"	3' - 8"	HW03	
312	FLUSH HM	7' - 0"	3' - 8"	HW03	
313	FLUSH HM	7' - 0"	3' - 8"	HW03	
314	FLUSH HM	7' - 0"	3' - 8"	HW03	
315	FLUSH HM	7' - 0"	3' - 8"	HW03	
316	FLUSH HM	7' - 0"	3' - 8"	HW03	
317	FLUSH HM	7' - 0"	3' - 8"	HW03	
318	FLUSH HM	7' - 0"	3' - 8"	HW03	
319	FLUSH HM	7' - 0"	3' - 8"	HW03	
320	FLUSH HM	7' - 0"	3' - 8"	HW03	
321	STOREFRONT	7' - 11 3/4"	3' - 1"	HW02	ENTRY W/ TRANSOM
322	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
323	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
324	FLUSH HM	7' - 0"	3' - 8"	HW03	
325	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	
326	STOREFRONT DBL	7' - 11 3/4"	5' - 11 1/2"	HW01	



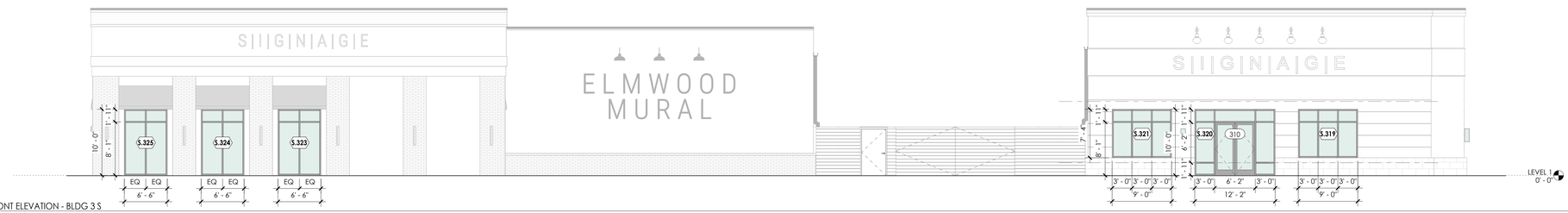
AWNING PROFILE LEGEND
1/2" = 1'-0"



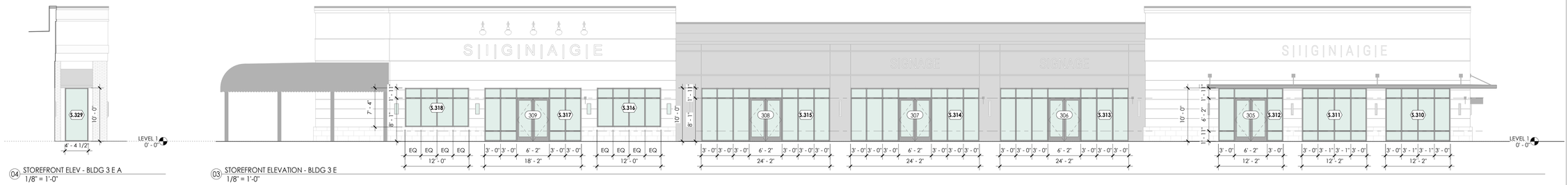
DOOR TYPES
1/4" = 1'-0"



06 STOREFRONT ELEVATION - BLDG 3 W
1/8" = 1'-0"

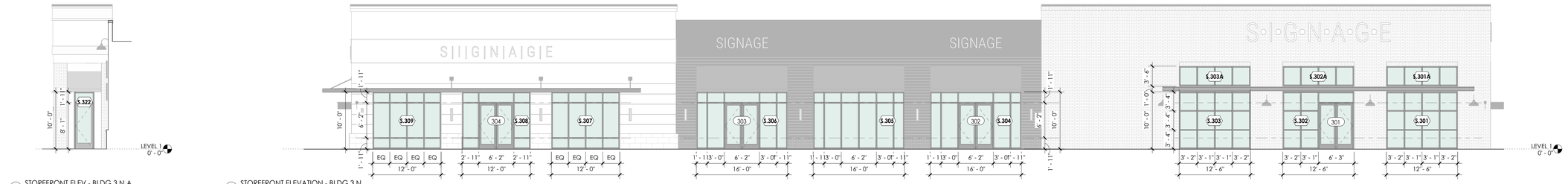


05 STOREFRONT ELEVATION - BLDG 3 S
1/8" = 1'-0"



04 STOREFRONT ELEV - BLDG 3 E A
1/8" = 1'-0"

03 STOREFRONTELEVATION - BLDG 3 E
1/8" = 1'-0"



02 STOREFRONT ELEV - BLDG 3 N A
1/8" = 1'-0"

01 STOREFRONT ELEVATION - BLDG 3 N
1/8" = 1'-0"

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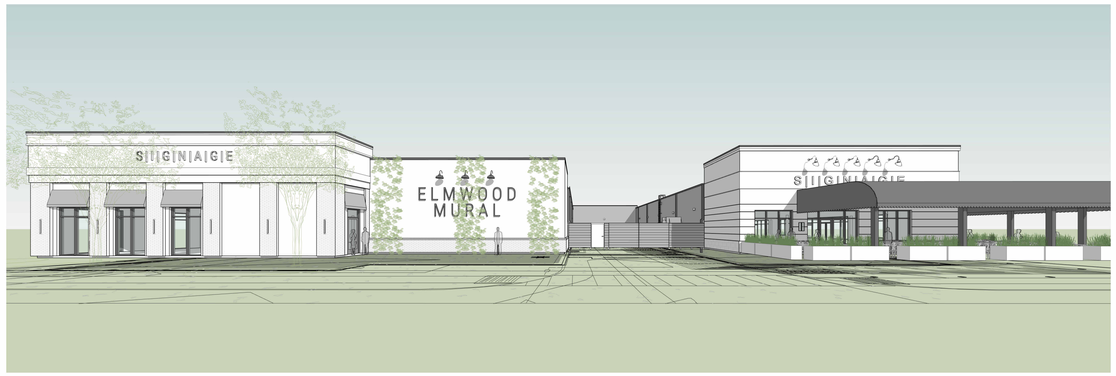
OPENINGS + SCHEDULES

A3-601



8 BLDG 3 - W ELEV



7 BLDG 3 - S ELEV



6 BLDG 3 - E ELEV



5 BLDG 3 - N ELEV



4 BLDG 3 - OPTION 3 SW



3 BLDG 3 - OPTION 3 SE



2 BLDG 3 - OPTION 3 NW



1 BLDG 3 - OPTION 3 NE

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BLDG 3 - 3D VIEWS

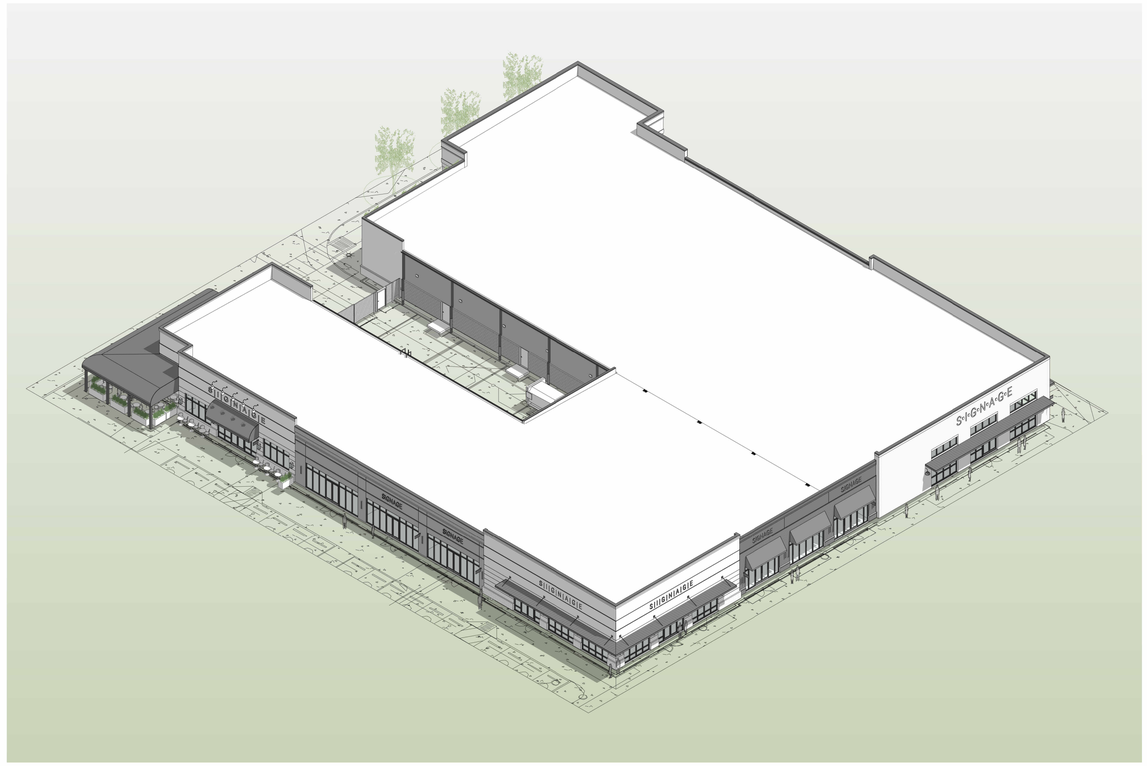
A3-901



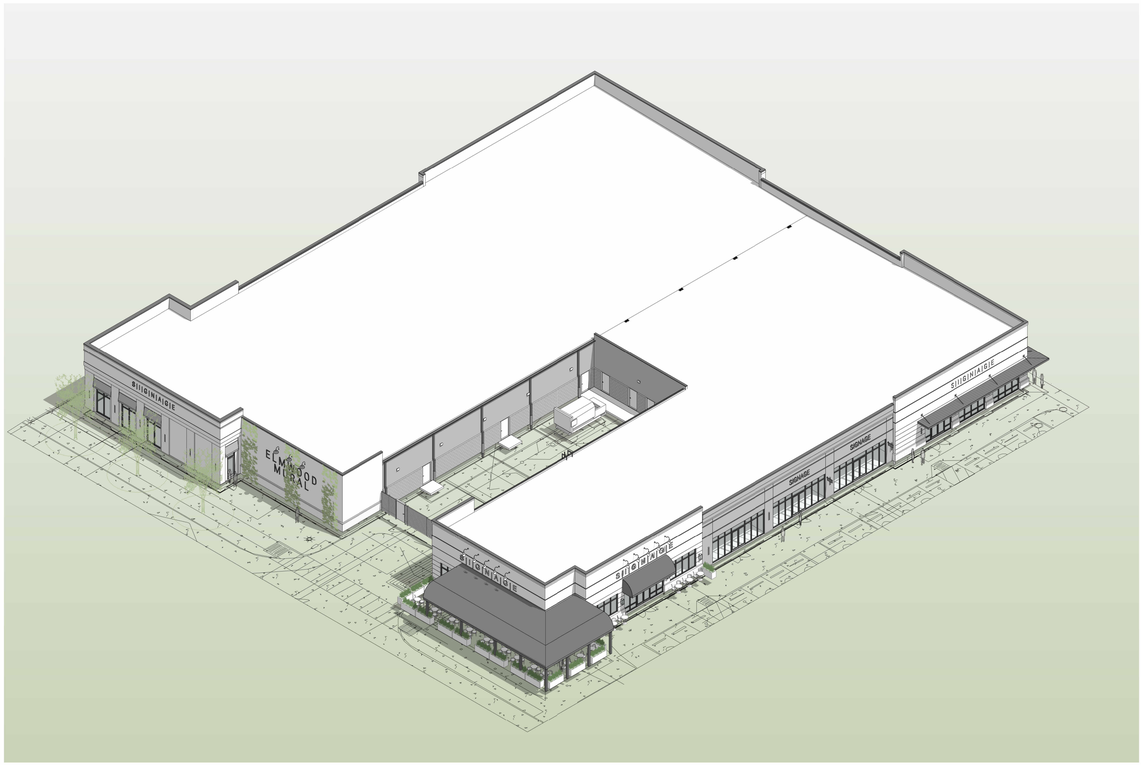
4 BLDG 3 - AXON_04



3 BLDG 3 - AXON_03



2 BLDG 3 - AXON_02



1 BLDG 3 - AXON_01

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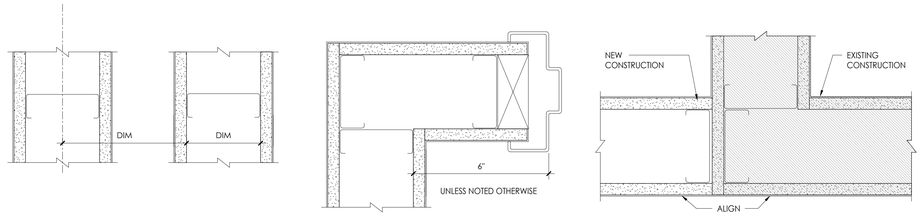
BLDG 3 - AXONS

A3-902



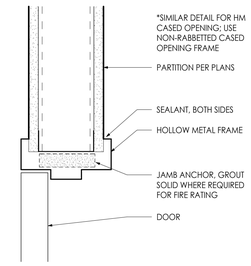
CENTERLINE OF WALL
NOTE: REFER TO WALL TYPES FOR CONSTRUCTION TYPE

FACE OF STUD TO FACE OF STUD

DOOR & FRAME LOCATION

ALIGN SYMBOL

11 DIMENSION LEGEND- HORIZONTAL FORMAT
12" = 1'-0"

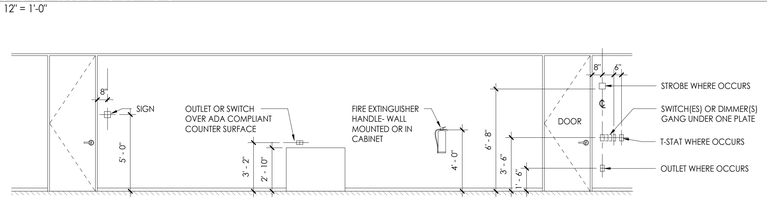


10 HM HEAD TYP @ MTL STUD
3" = 1'-0"

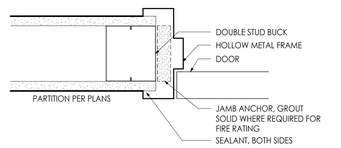
WALL ASSEMBLIES NOTES

WALL ASSEMBLIES DEPICT ROUGH CONSTRUCTION ONLY; I.E. METAL FRAMING AND SHEATHING.

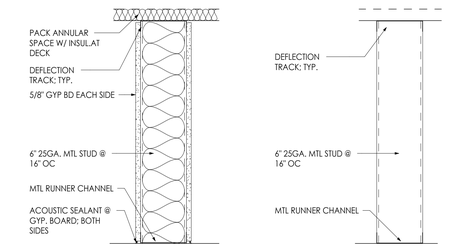
REFER TO FINISH SCHEDULE, BLOW UPS, AND DETAILS FOR WALL FINISH AND BASE. HEAD SHOWN DEPICTS CONDITION WHERE WALL GOES TO UNDERSIDE OF STRUCTURE ABOVE. WALLS NOT NOTED AS ACOUSTIC PARTITIONS MAY BE FRAMED TO 6" ABOVE THE FINISH CEILING.



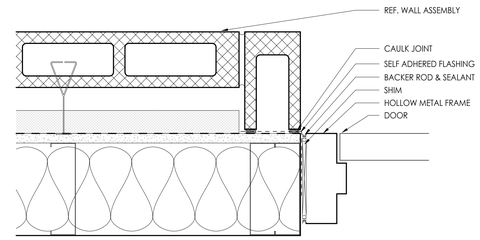
09 TYPICAL MOUNTING LOCATIONS
1/4" = 1'-0"



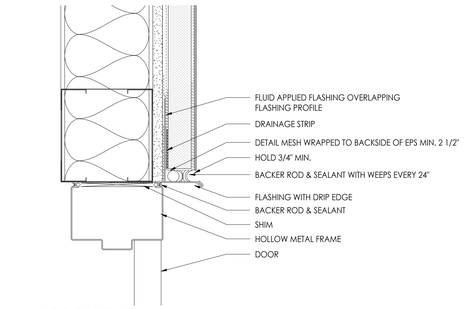
08 HM JAMB TYP @ MTL STUD
3" = 1'-0"



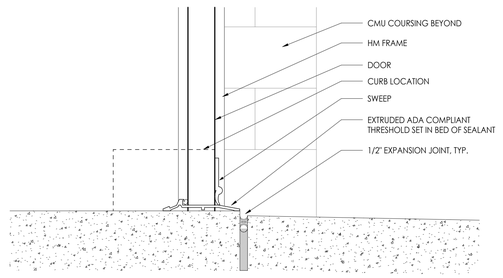
07 WALL ASSEMBLIES
1 1/2" = 1'-0"



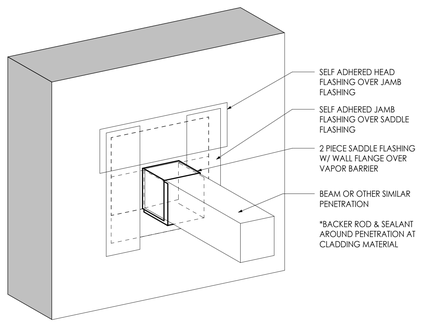
06 HM JAMB @ EIFS/CMU
3" = 1'-0"



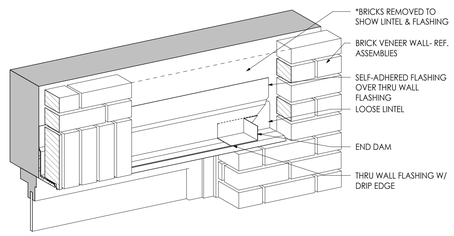
05 HM HEAD @ EIFS/CMU
3" = 1'-0"



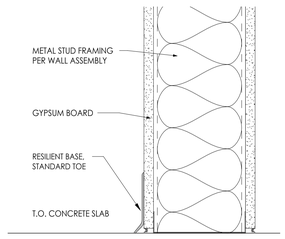
04 HM SILL @ EIFS/CMU
3" = 1'-0"



03 TYPICAL SADDLE FLASHING @ PENETRATION
3" = 1'-0"



02 TYPICAL LINTEL W/ END DAM FLASHING
1 1/2" = 1'-0"



01 WALL BASE TRIM
3" = 1'-0"

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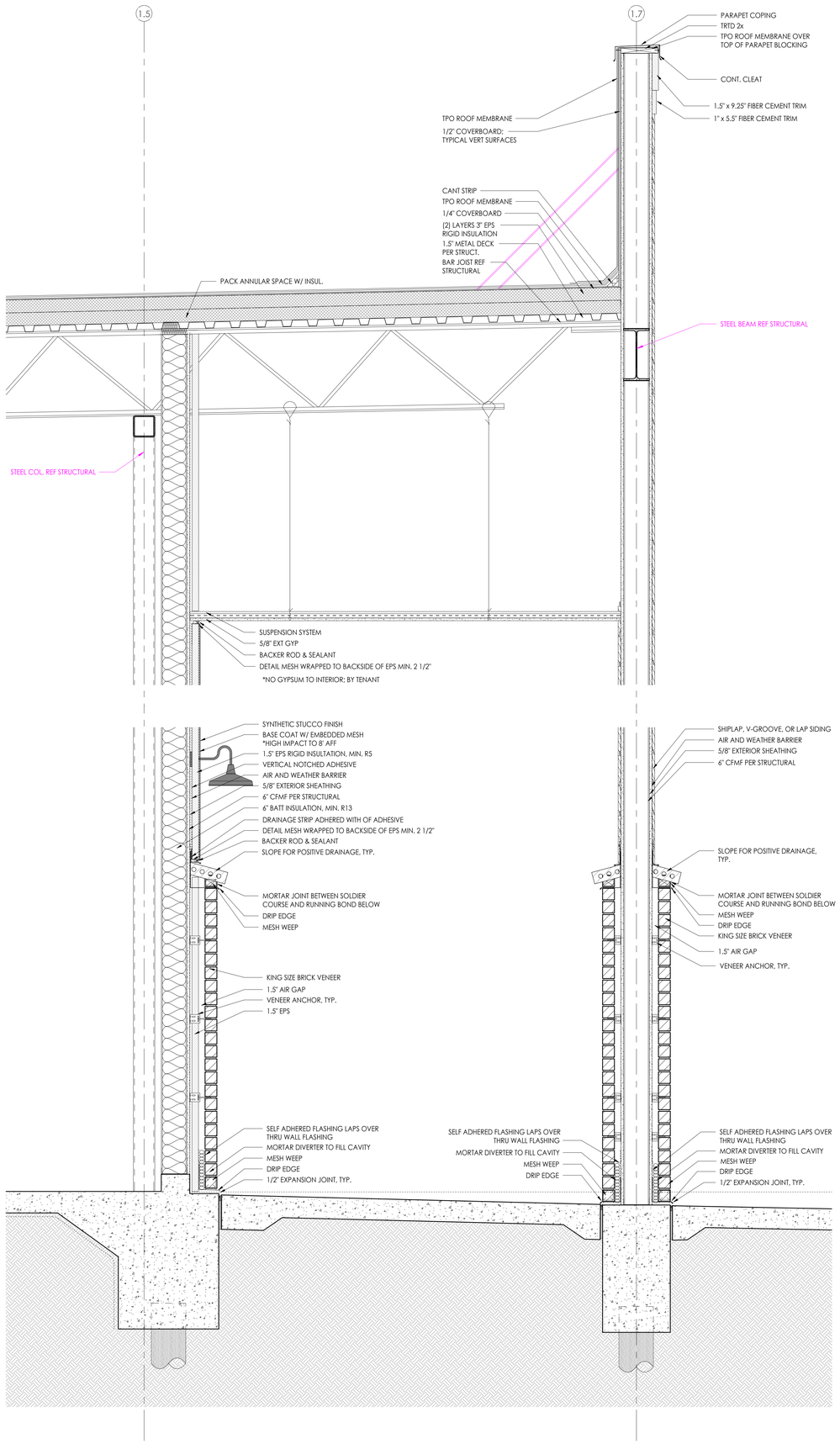
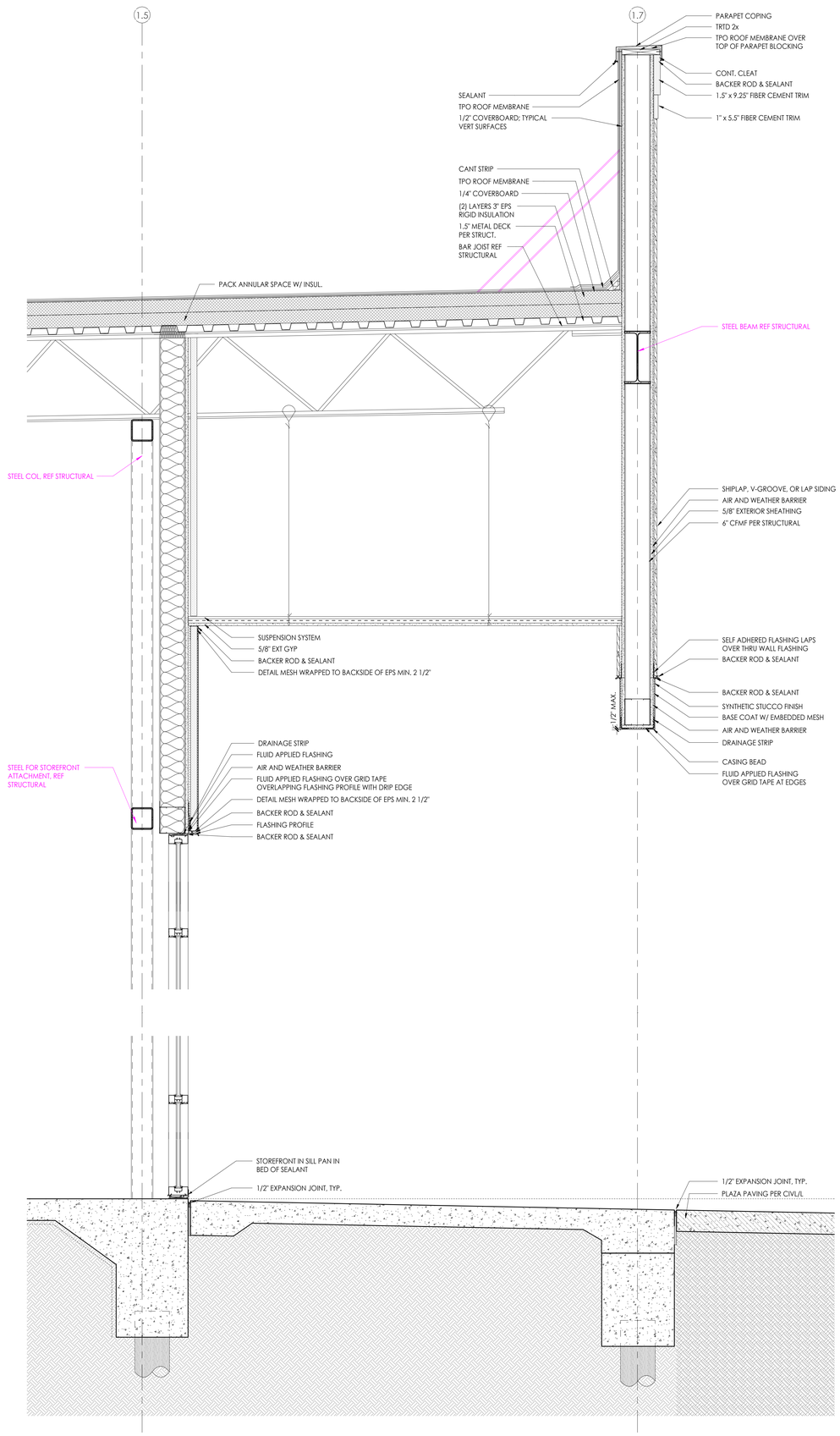
TYPICAL DETAILS

A500



02 SIDING ANCHOR A1/LOGGIA
1" = 1'-0"



01 SIDING ANCHOR A1/LOGGIA STOREFRONT
1" = 1'-0"

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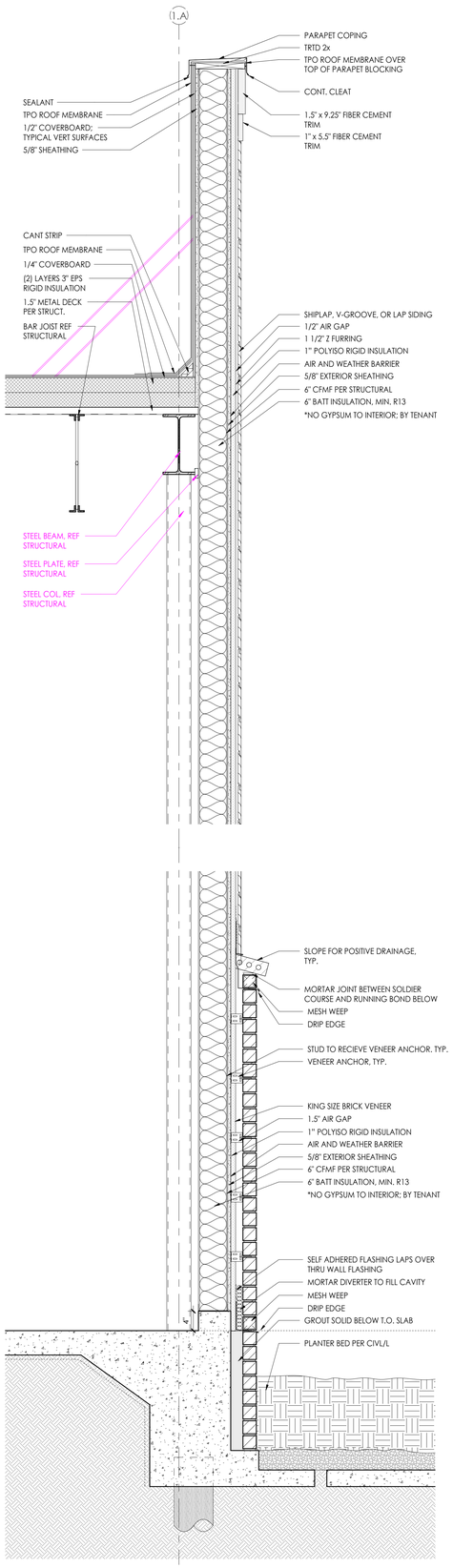
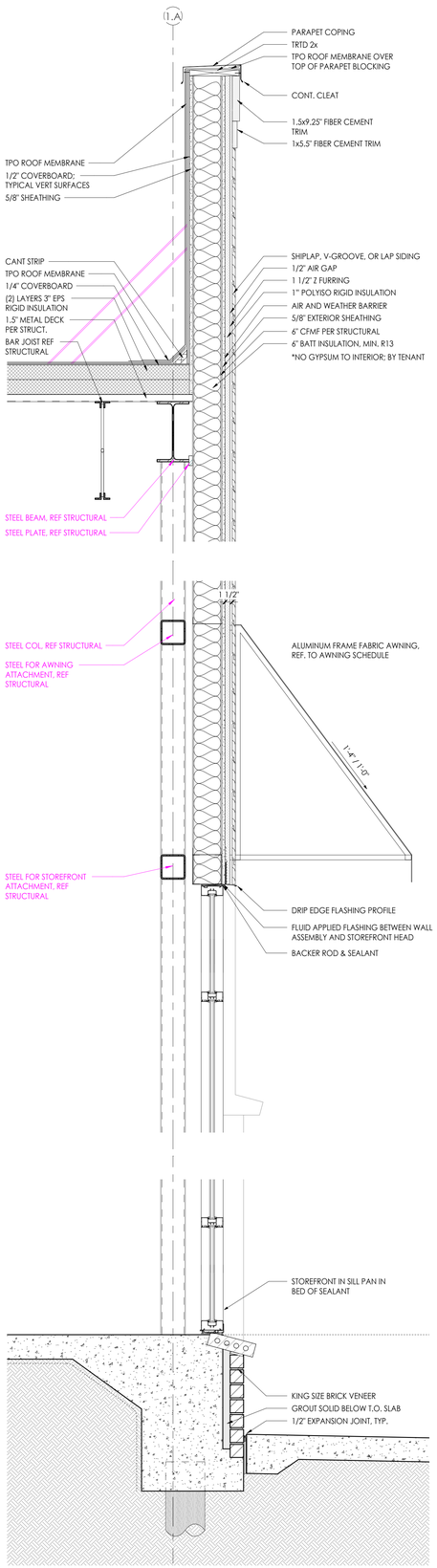
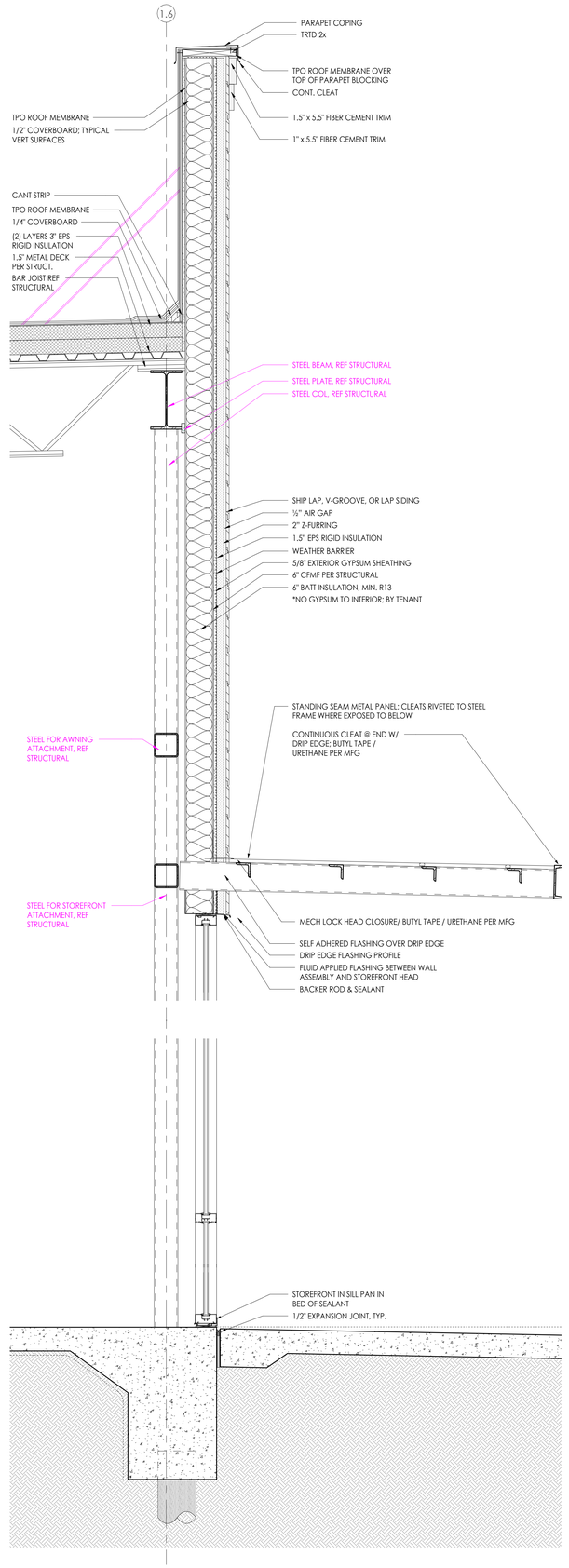


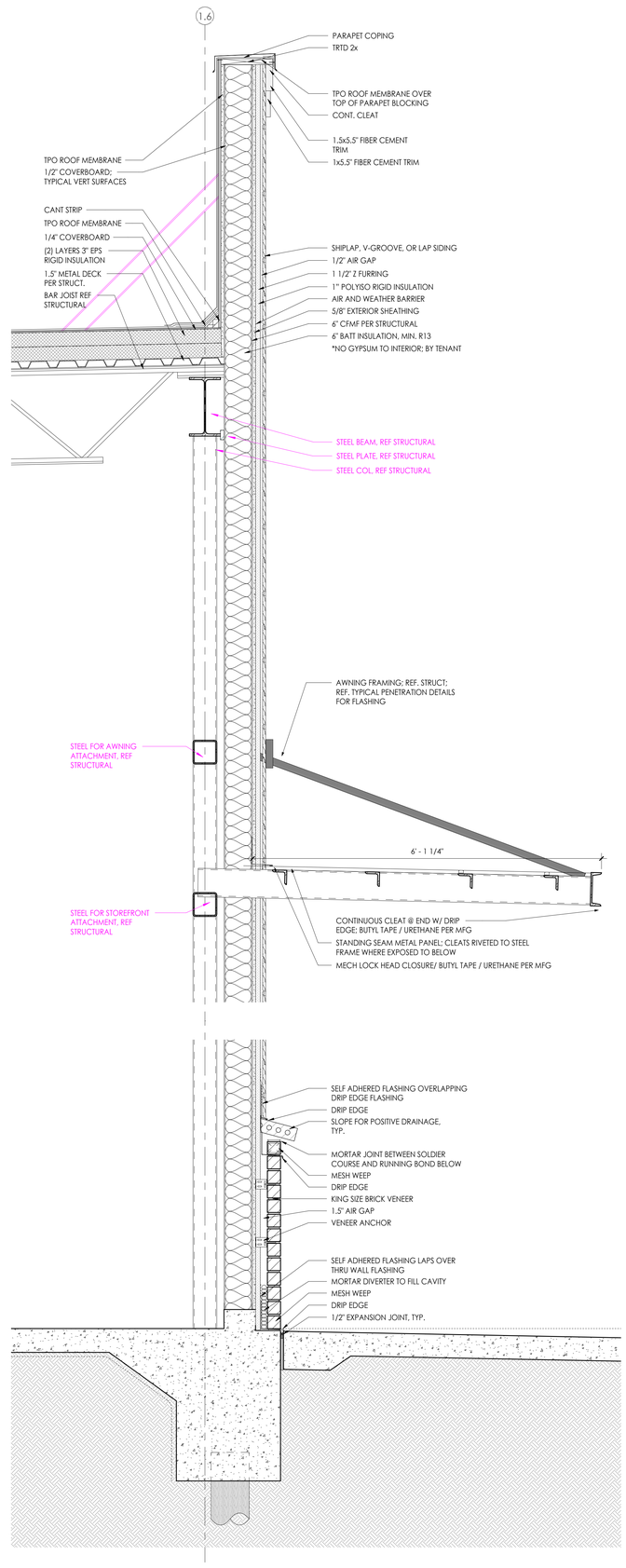
04 SIDING ANCHOR A1/BASE BELOW FFE
1" = 1'-0"



03 SIDING ANCHOR A1/STOREFRONT AWNING BASE BELOW FFE
1" = 1'-0"



02 SIDING ANCHOR A2 STOREFRONT/AWNING
1" = 1'-0"



01 SIDING ANCHOR A2 W/ AWNING
1" = 1'-0"

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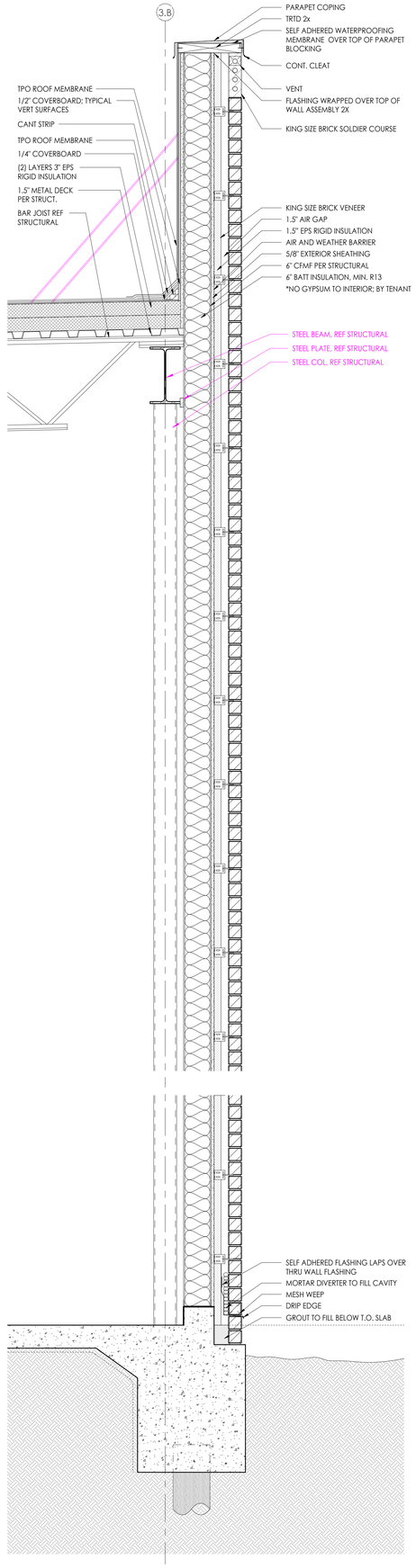
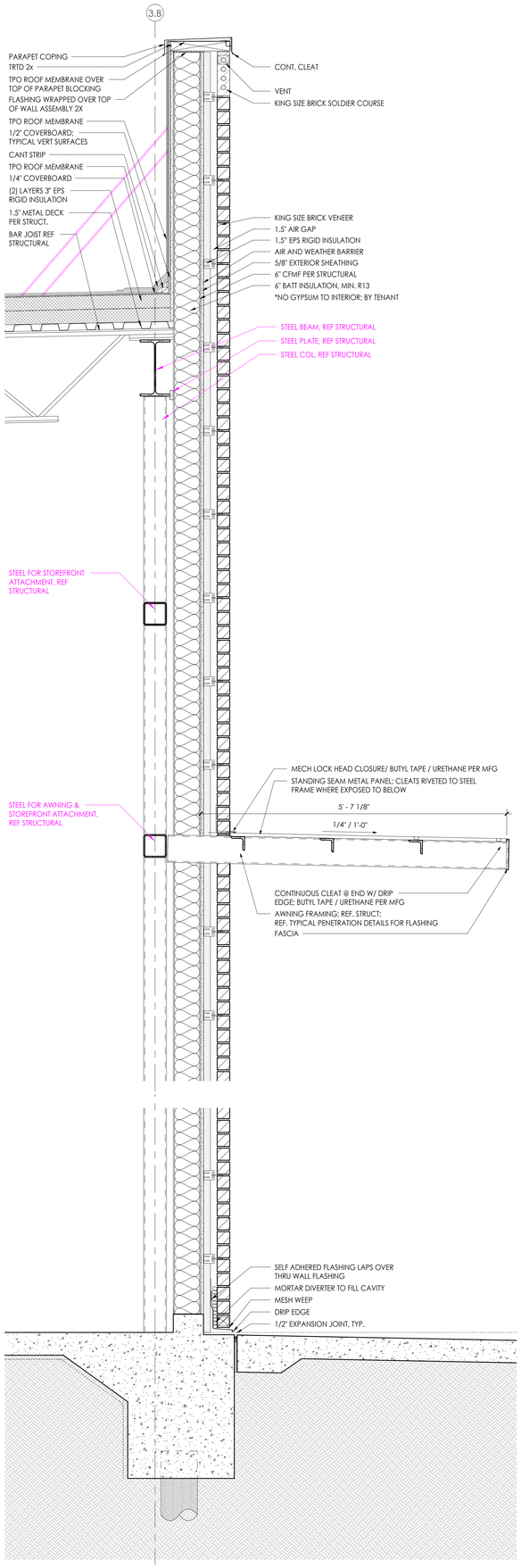
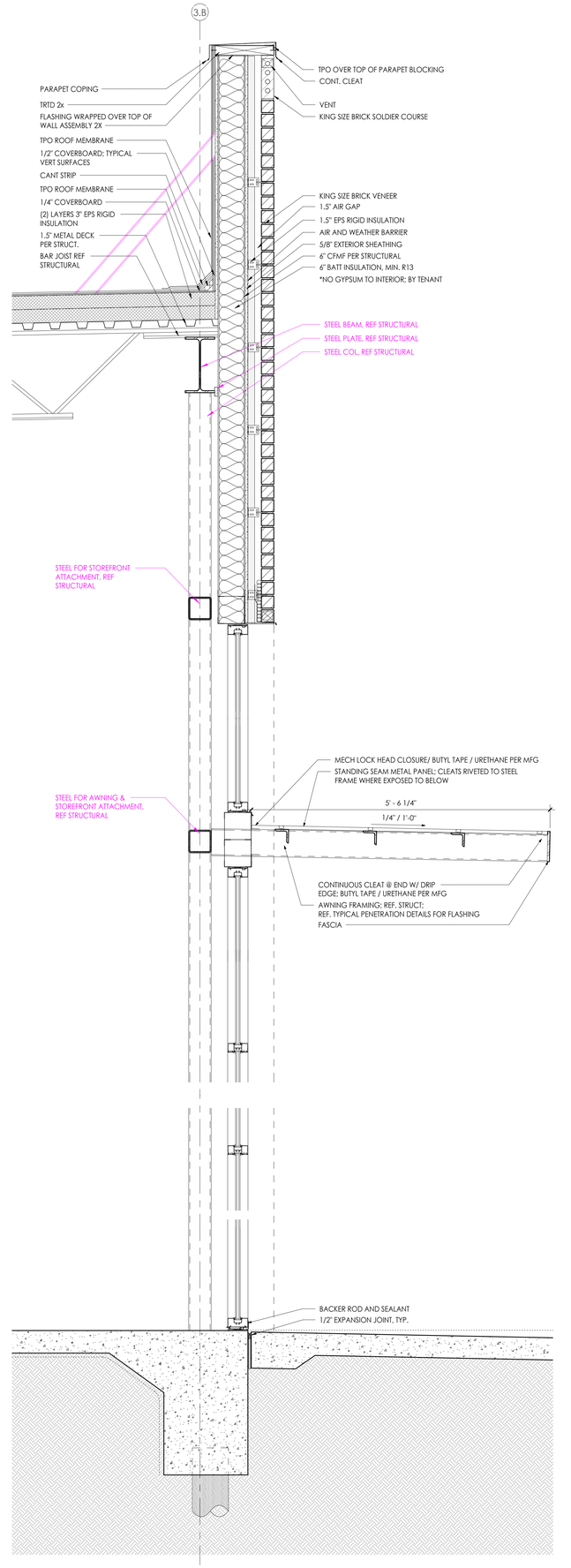
A502



03 ANCHOR B BRICK BASE AT PLANTING
1" = 1'-0"



02 ANCHOR B BRICK BASE AT PAVING
1" = 1'-0"



01 ANCHOR B BRICK AT STOREFRONT/AWNING
1" = 1'-0"

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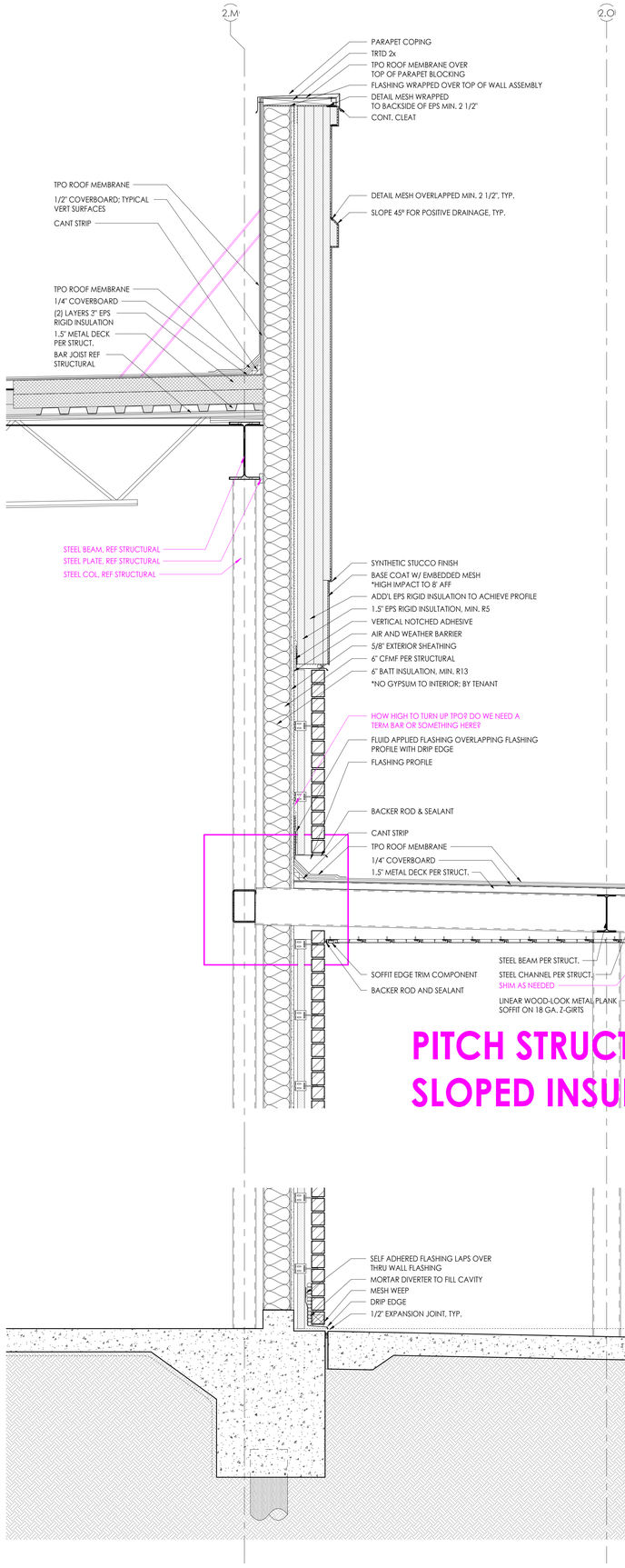
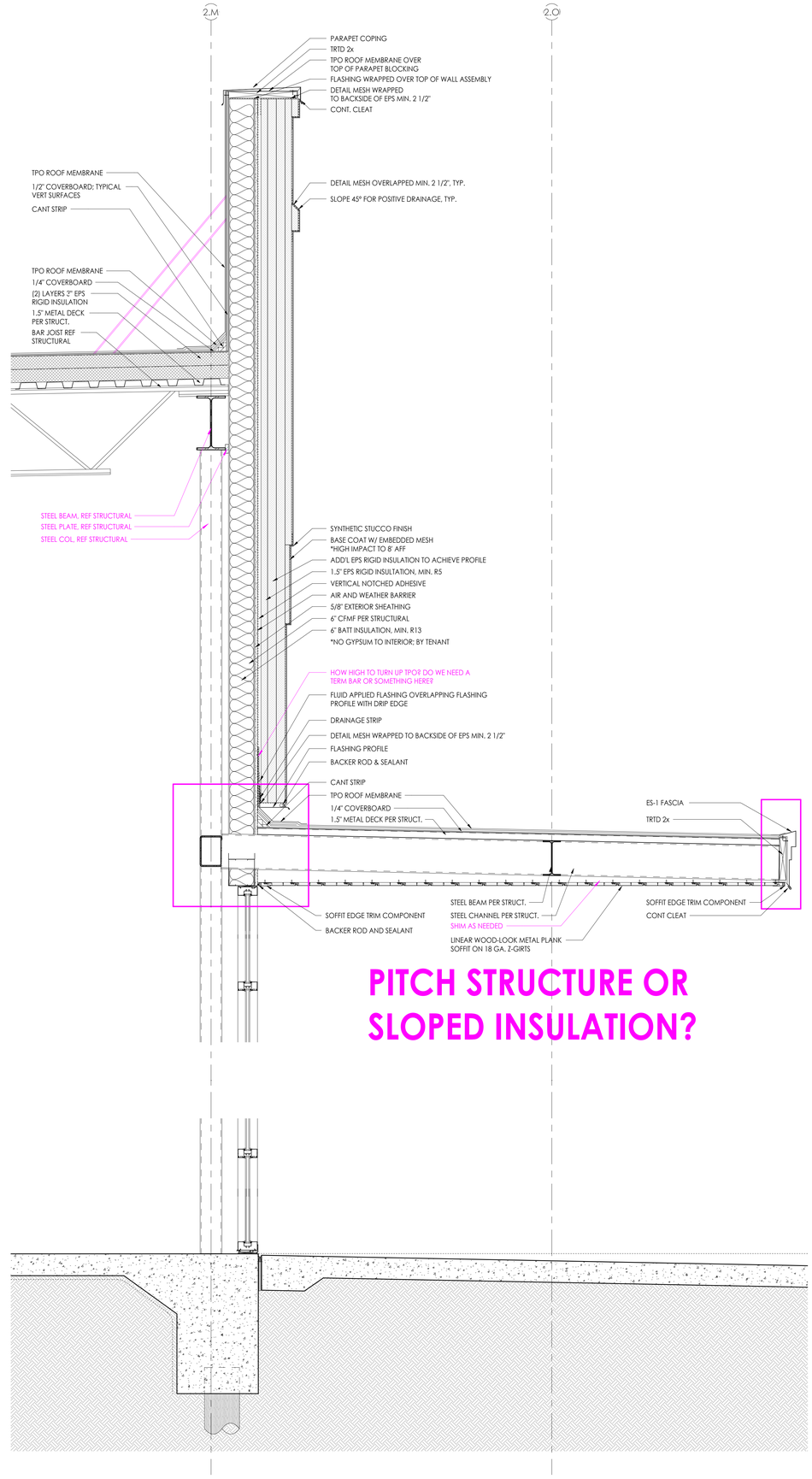
A503



02 BRICK/EIFS ANCHOR C CANOPY
1" = 1'-0"



01 BRICK/EIFS ANCHOR C CANOPY STOREFRONT
1" = 1'-0"

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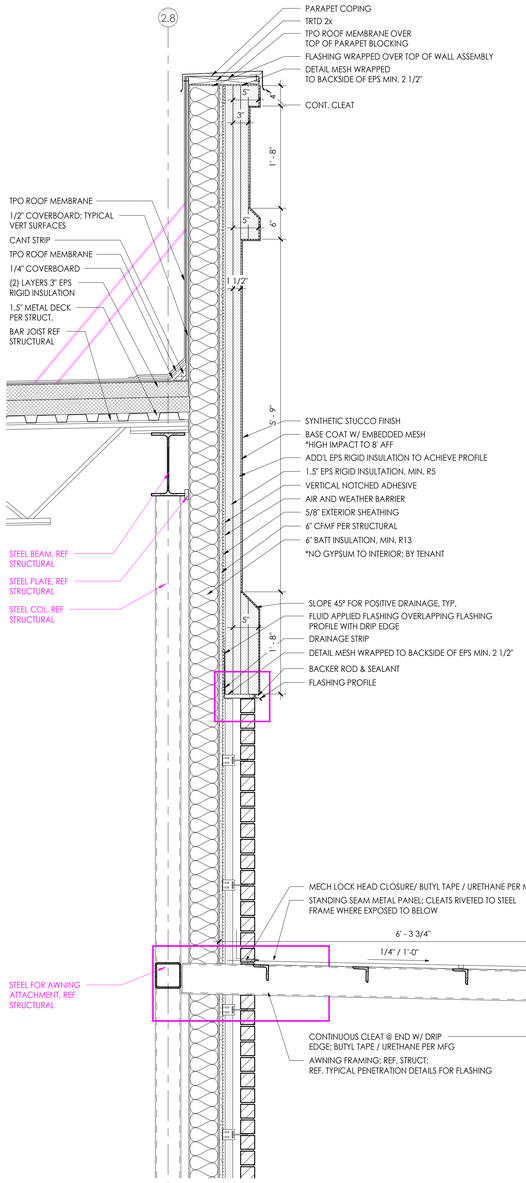
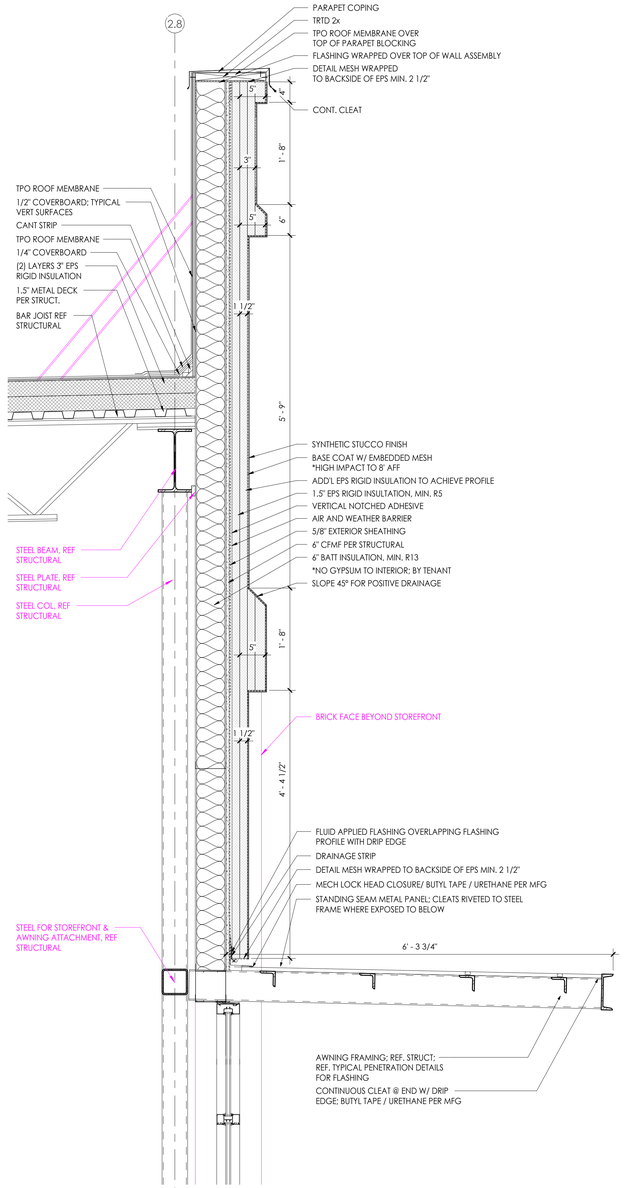
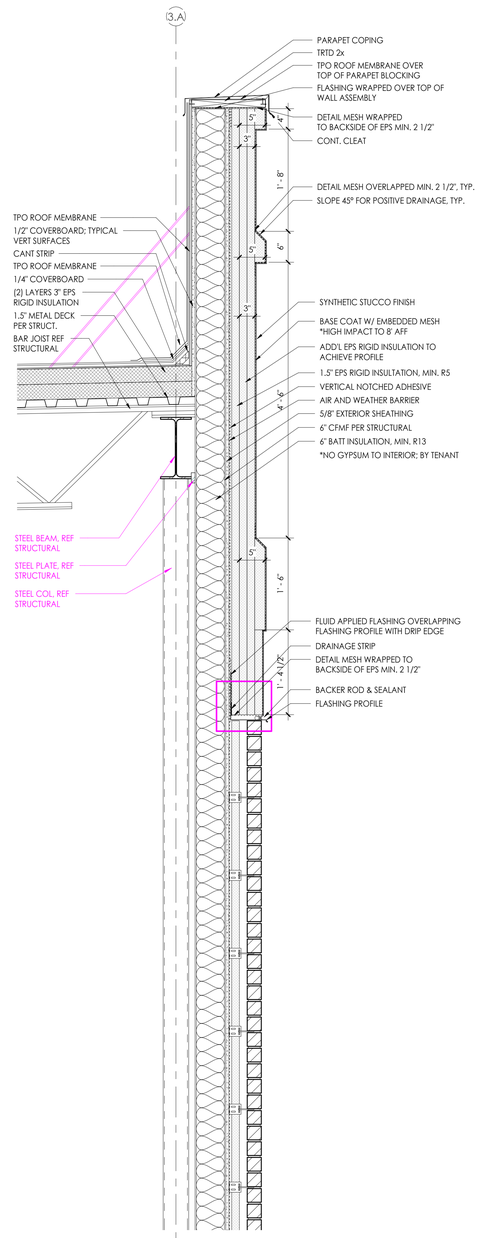
A504



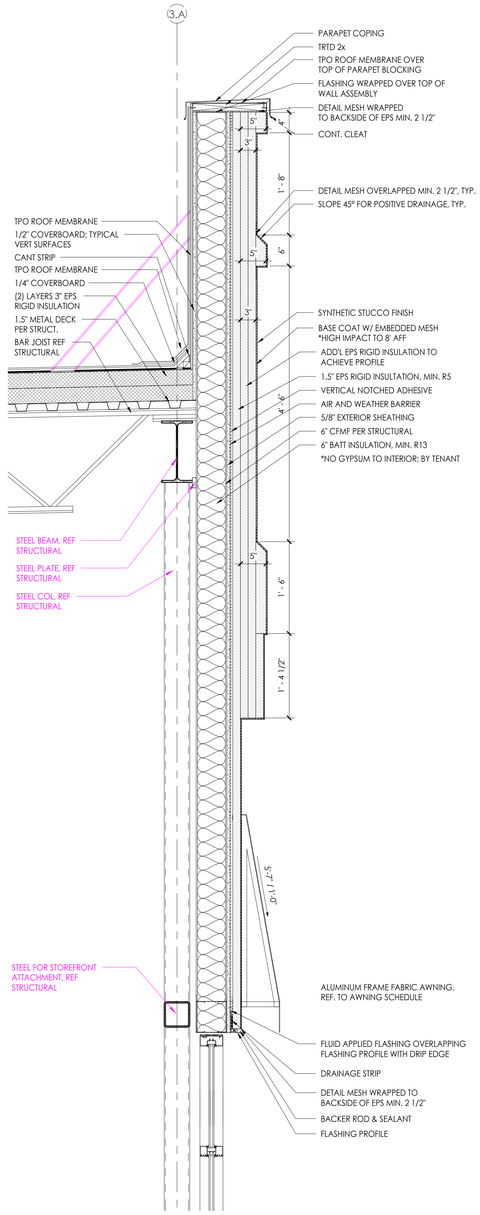
04 BRICK/EIFS ANCHOR C NO STOREFRONT W/ AWNING
1" = 1'-0"



03 BRICK/EIFS ANCHOR C STOREFRONT/AWNING
1" = 1'-0"



02 BRICK / EIFS ANCHOR C
1" = 1'-0"



01 BRICK / EIFS ANCHOR C STOREFRONT
1" = 1'-0"

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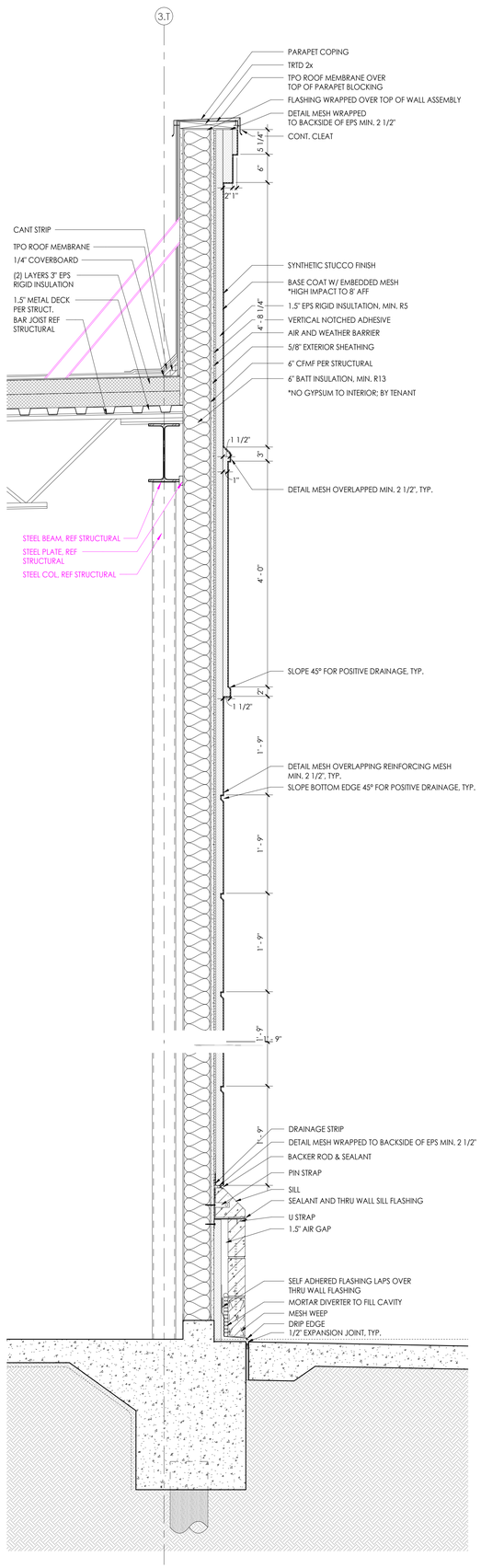
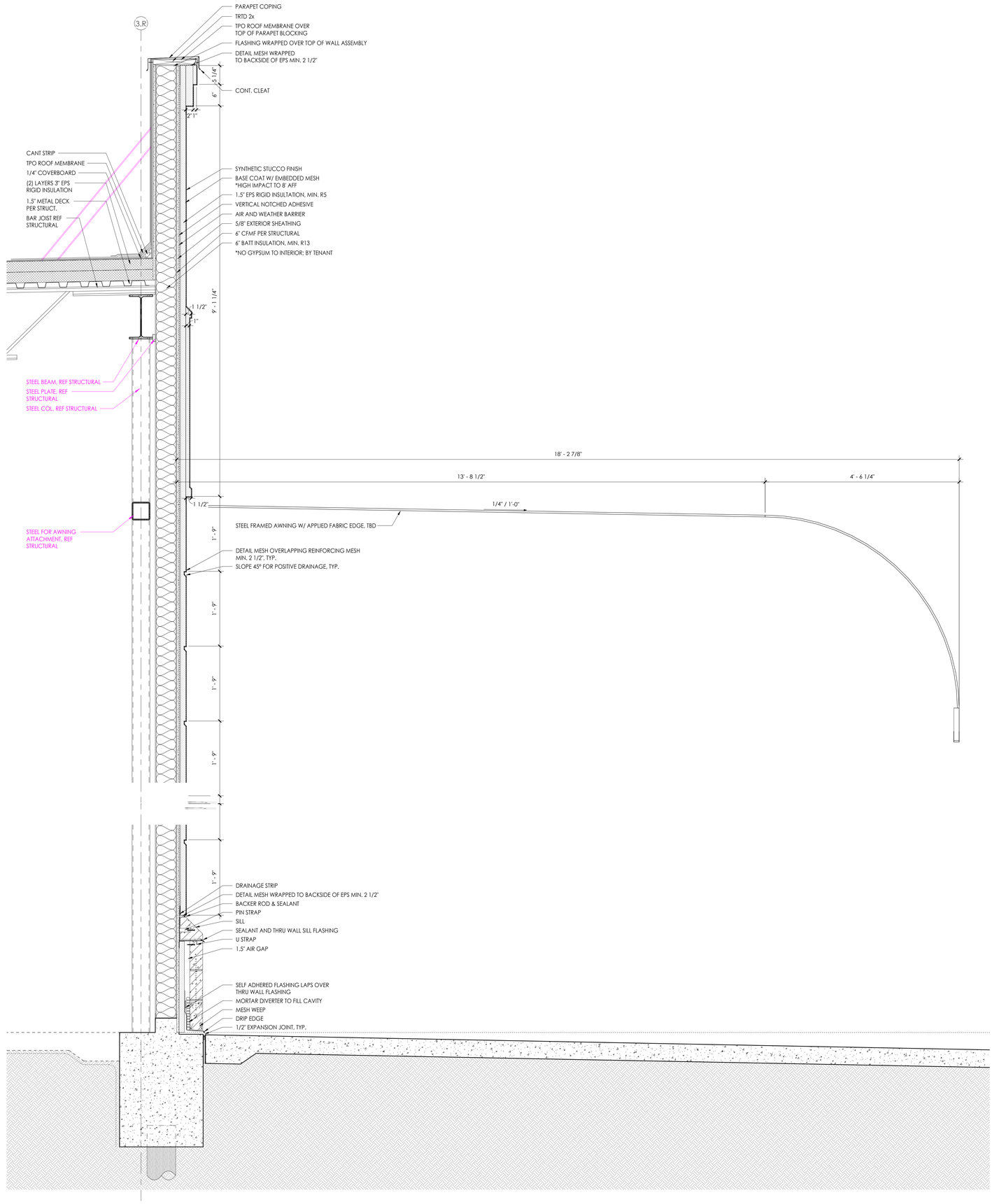
A505



02 EIFS ANCHOR D
1" = 1'-0"



01 EIFS ANCHOR D PATIO COVERING
1" = 1'-0"

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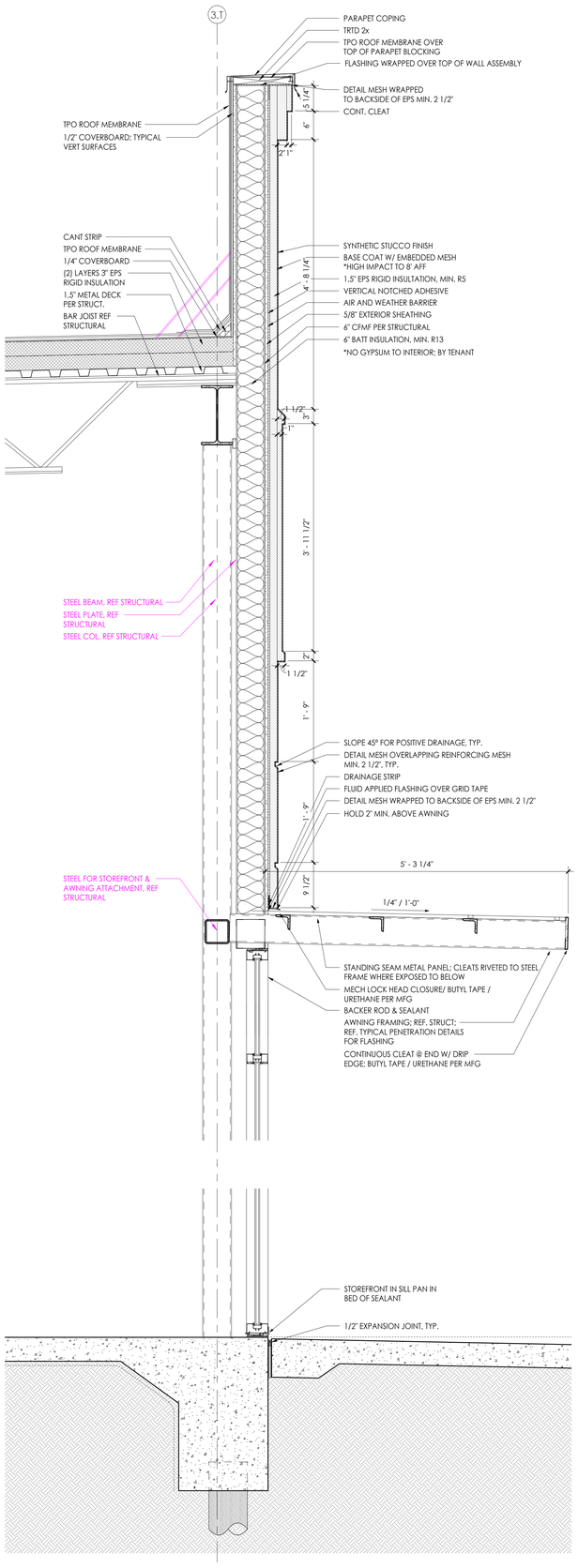
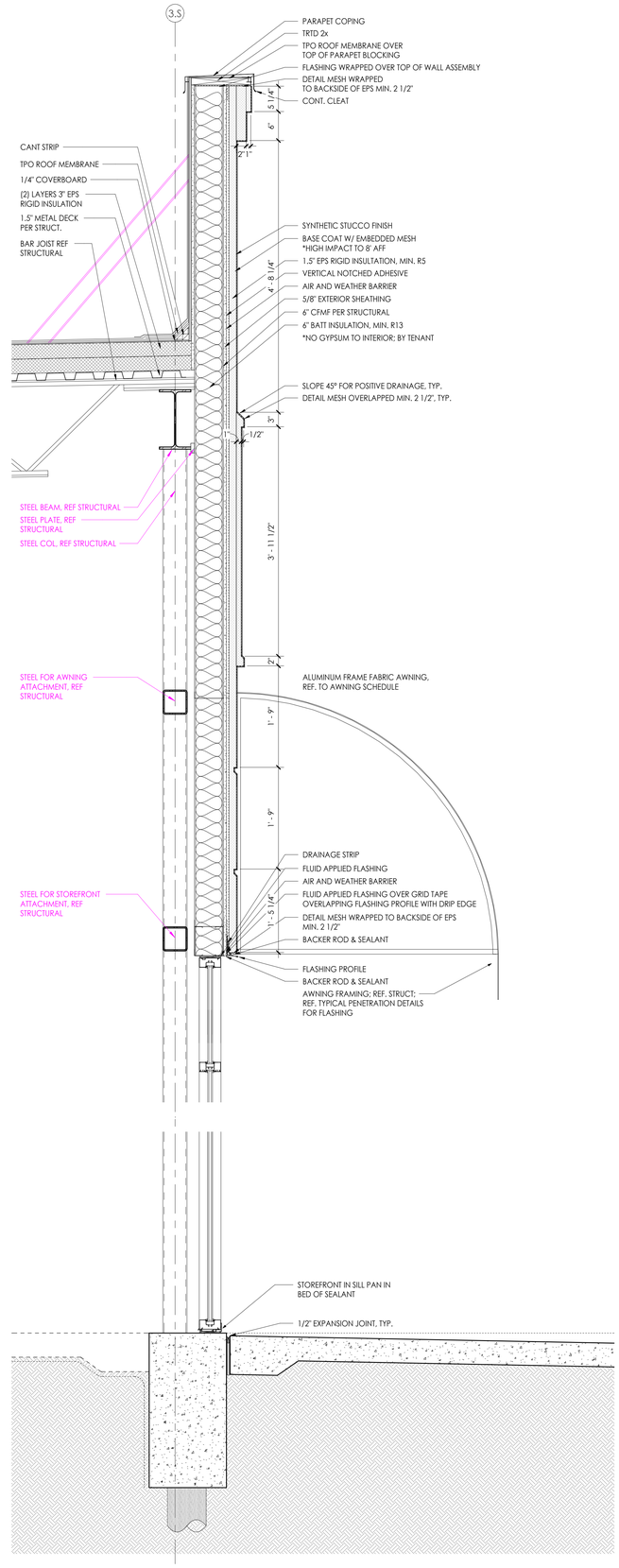
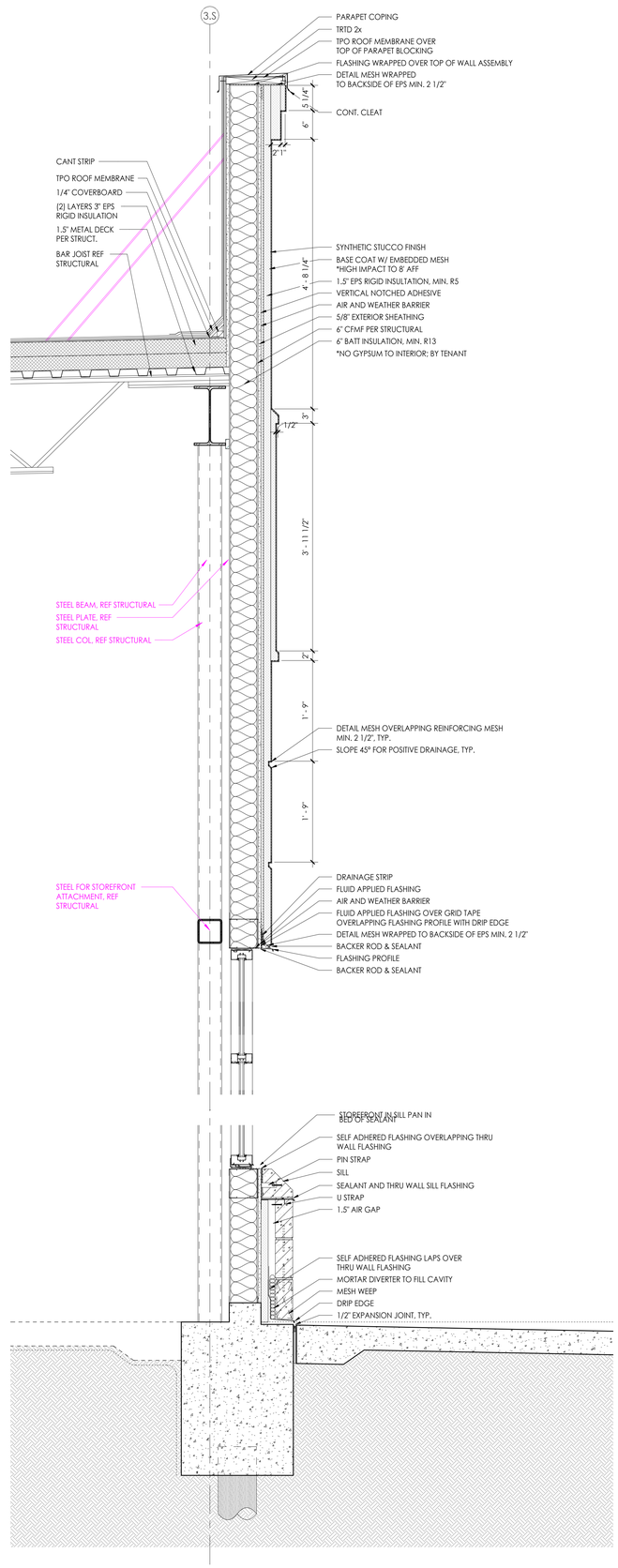
A506



03 EIFS ANCHOR D STOREFRONT/AWNING
1" = 1'-0"



02 EIFS ANCHOR D2 STOREFRONT/AWNING
1" = 1'-0"



01 EIFS ANCHOR D2 STOREFRONT SILL
1" = 1'-0"

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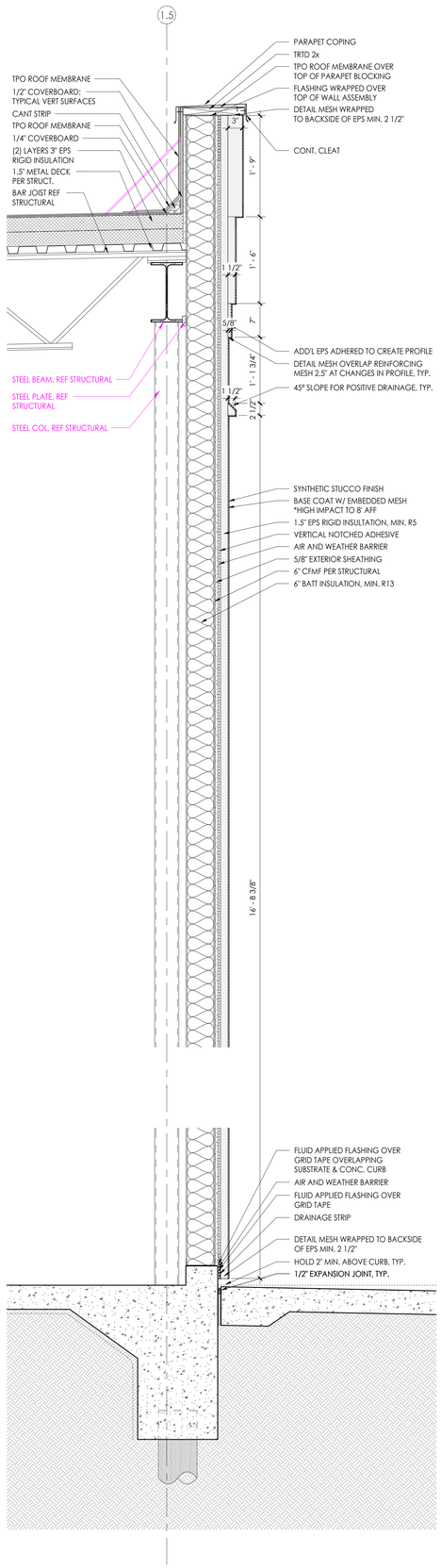
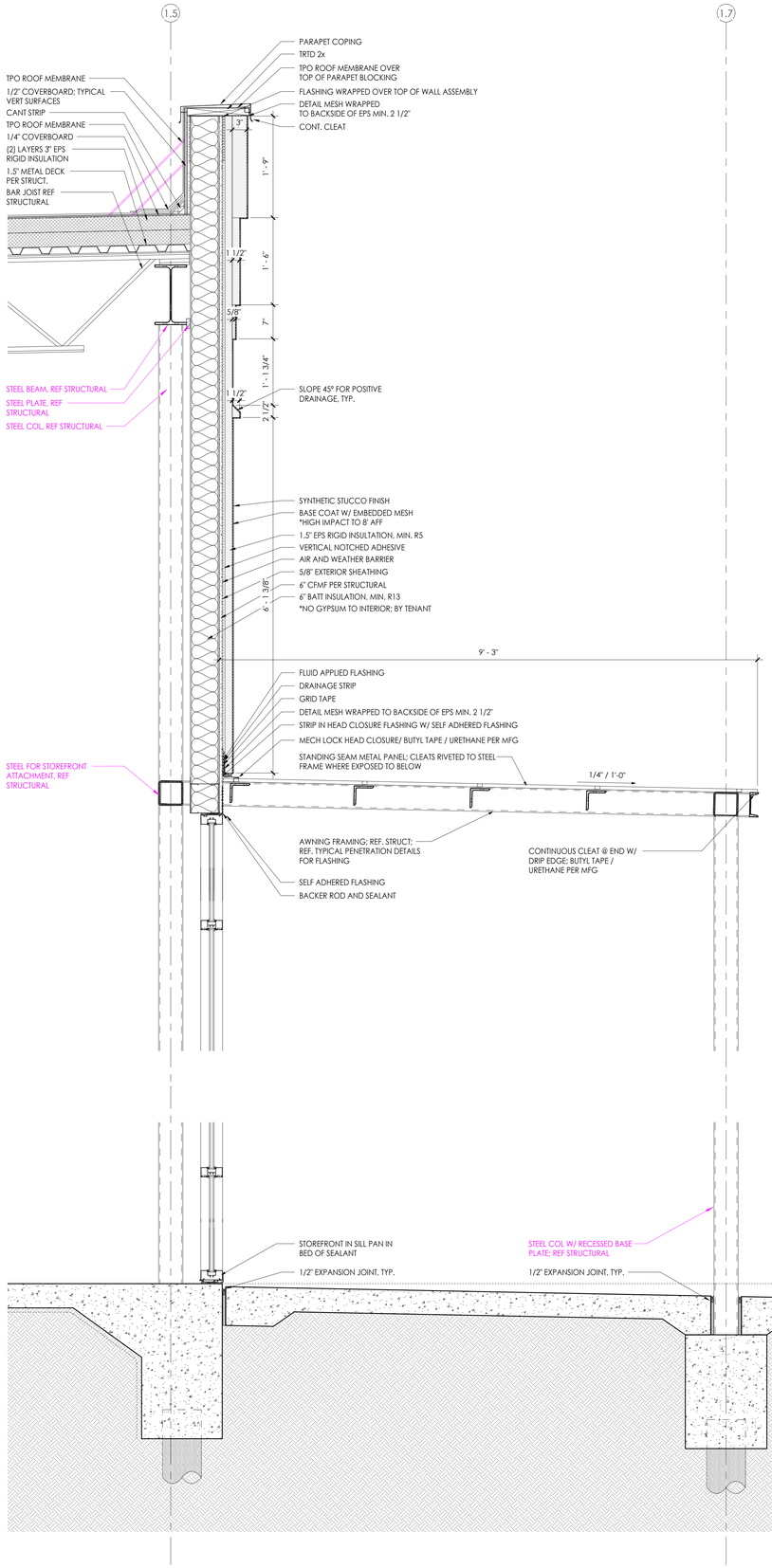
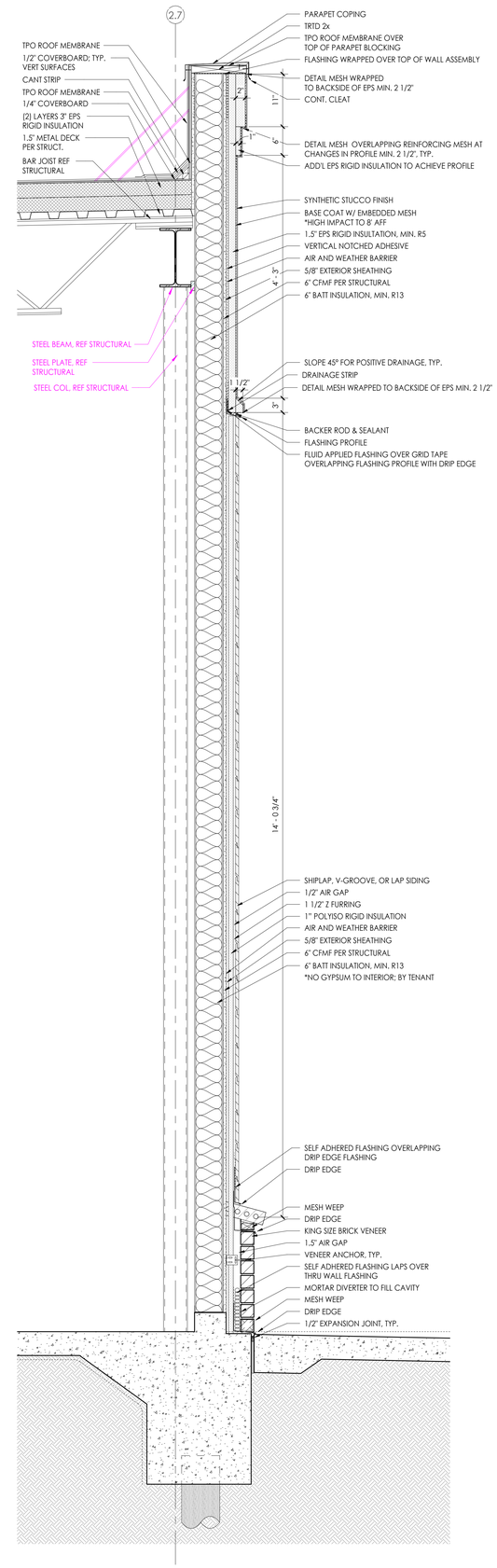
A507



03 EIFS INFILL 1
1" = 1'-0"



02 EIFS INFILL 1 AT STOREFRONT/AWNING
1" = 1'-0"



01 SIDING/EIFS INFILL 2
1" = 1'-0"

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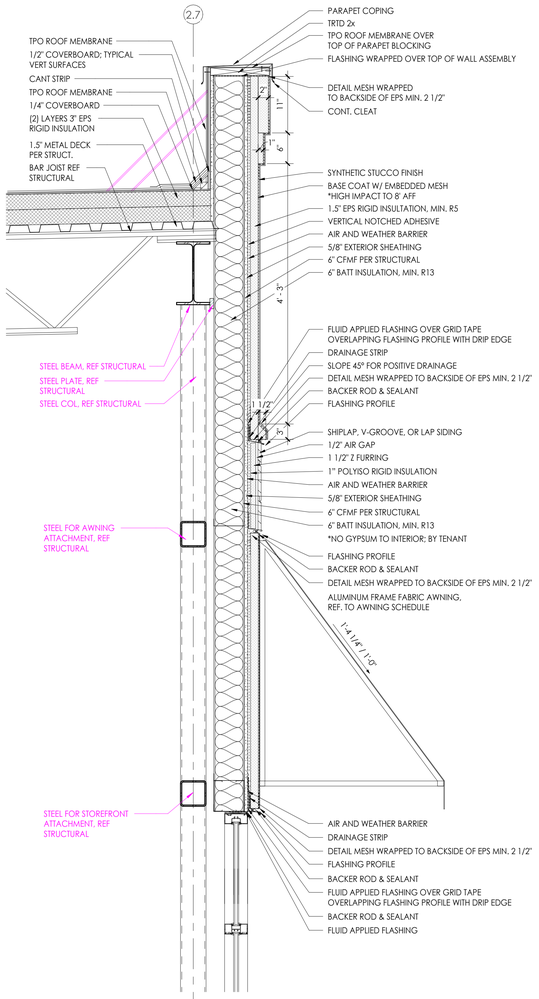
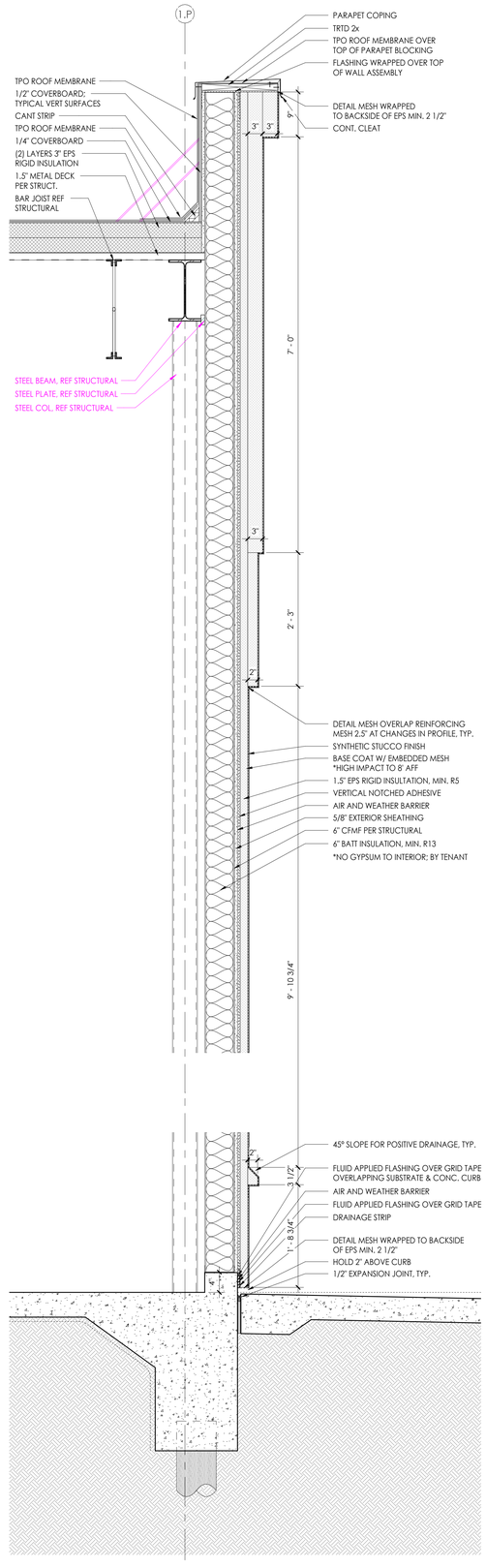
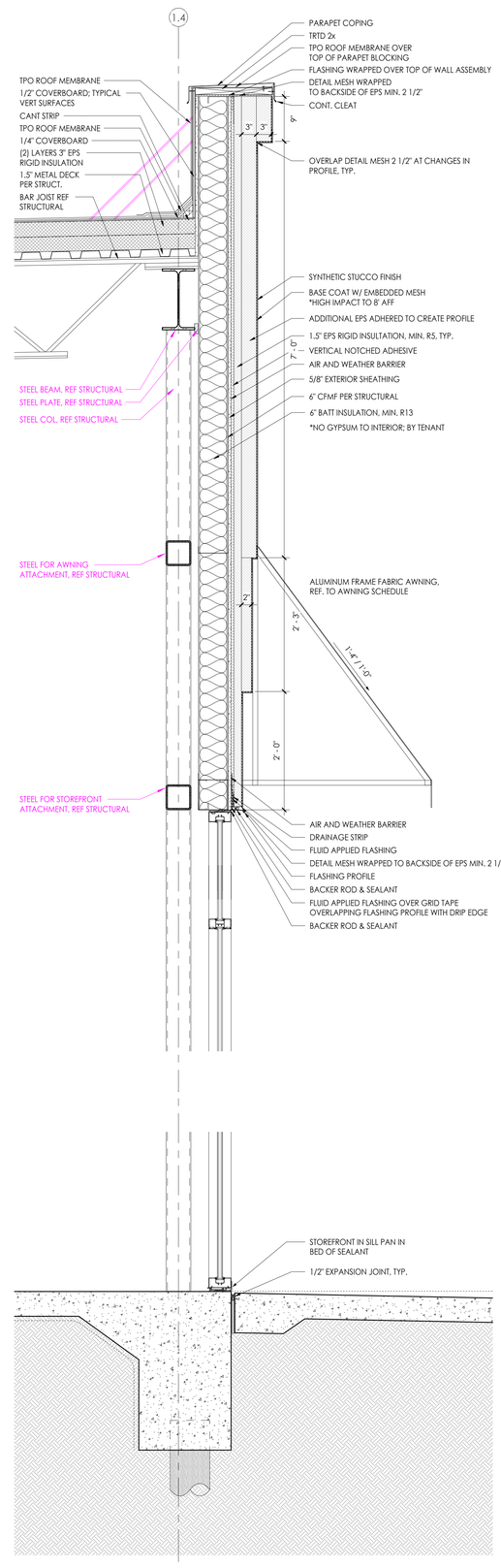
A508



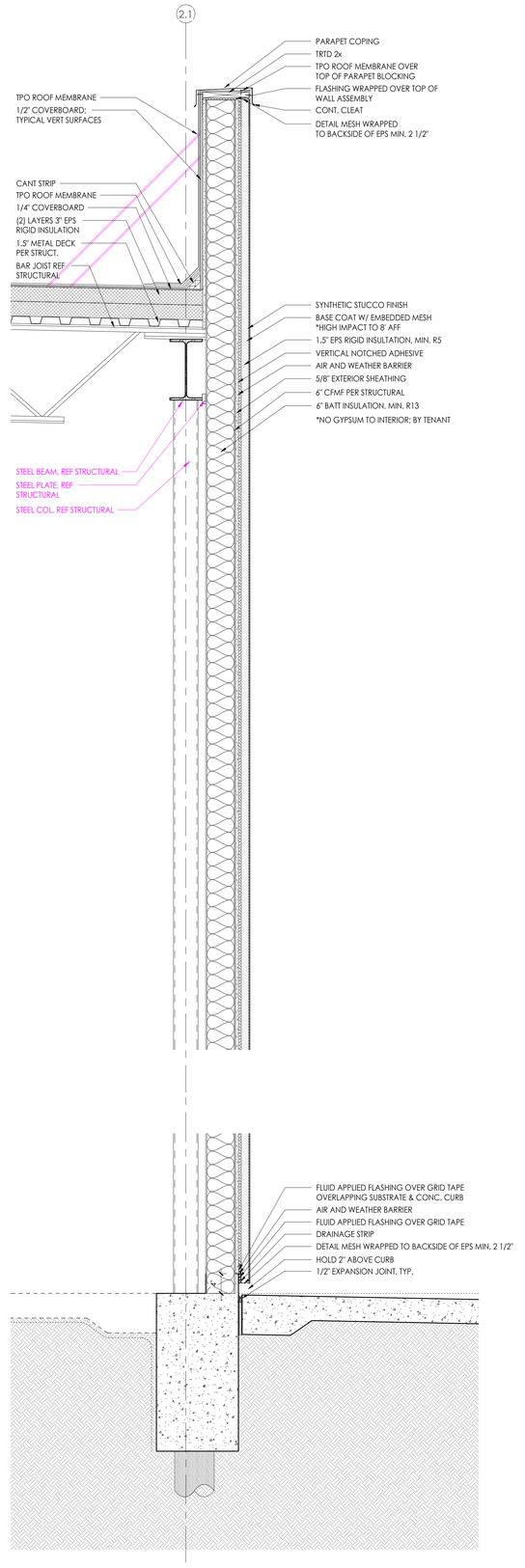
04 SIDING/EIFS INFILL 2 AT STOREFRONT/AWNING
1" = 1'-0"



03 EIFS INFILL 3
1" = 1'-0"



02 EIFS INFILL 3 AT STOREFRONT/AWNING
1" = 1'-0"



01 EIFS INFILL 3 REAR
1" = 1'-0"

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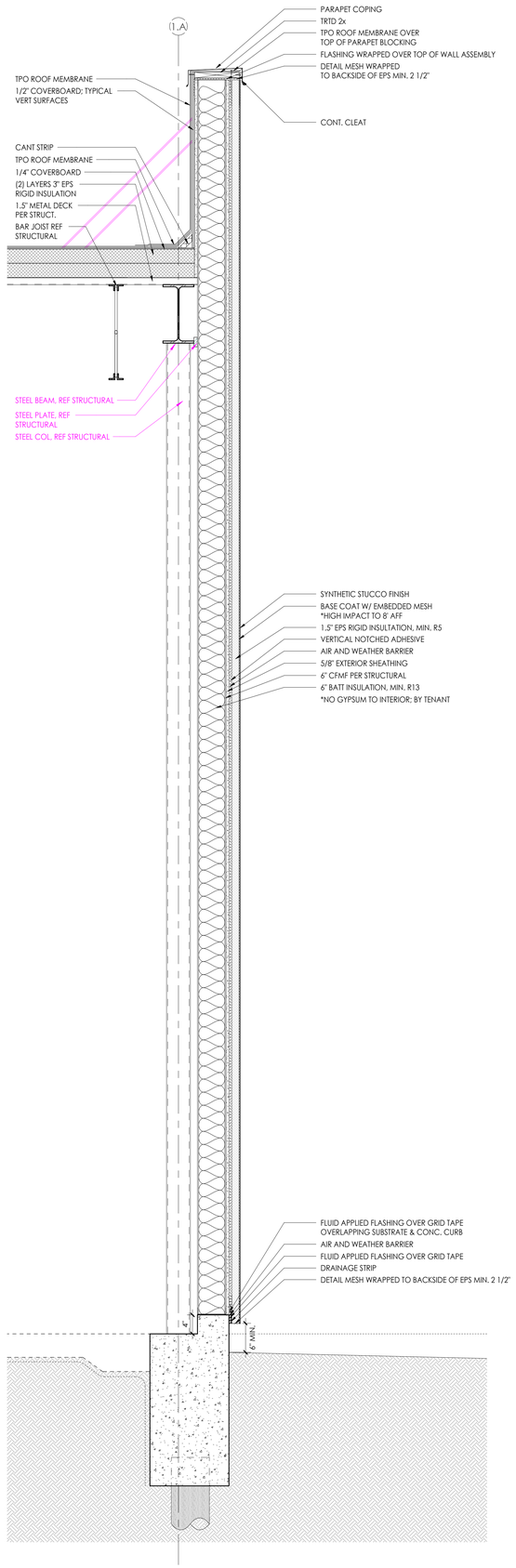
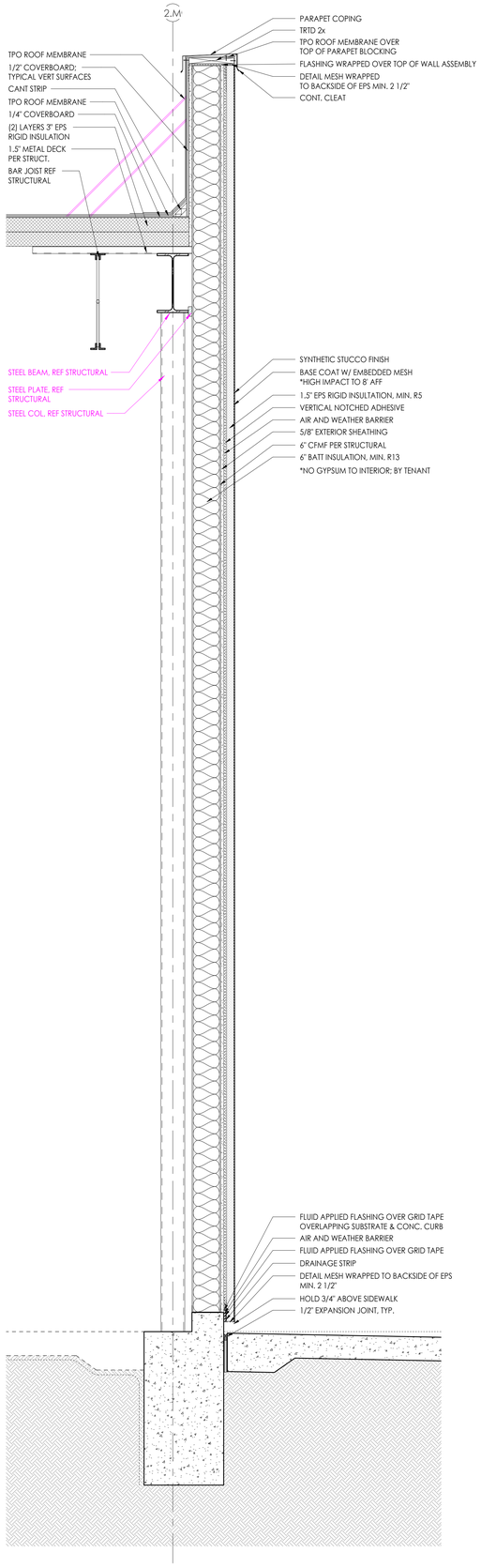
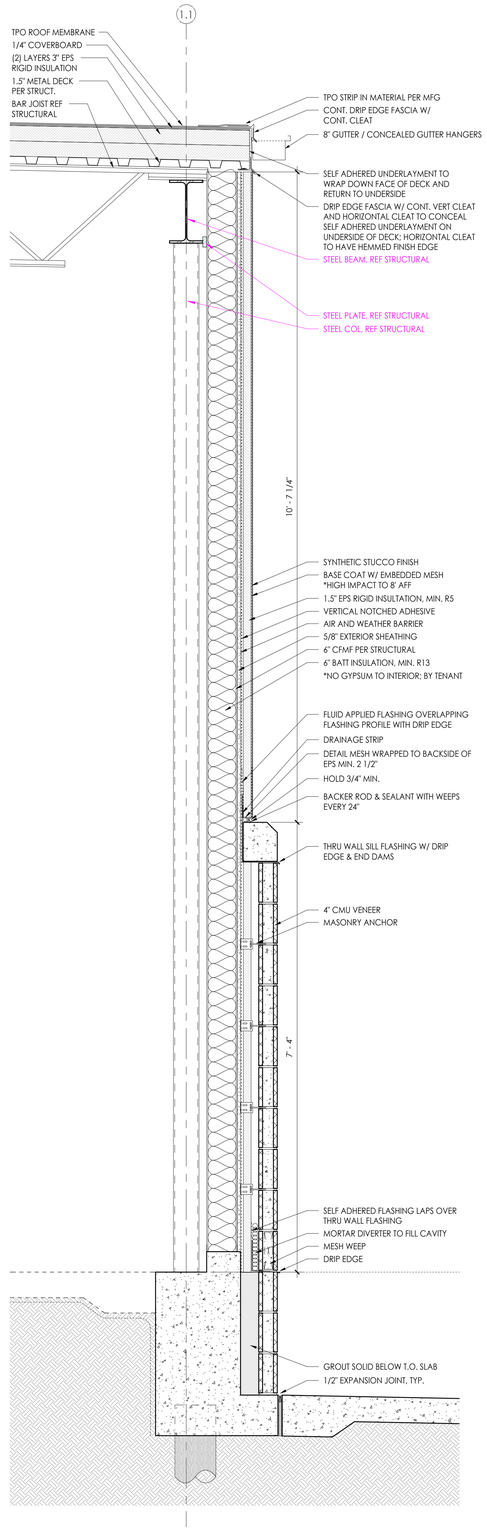


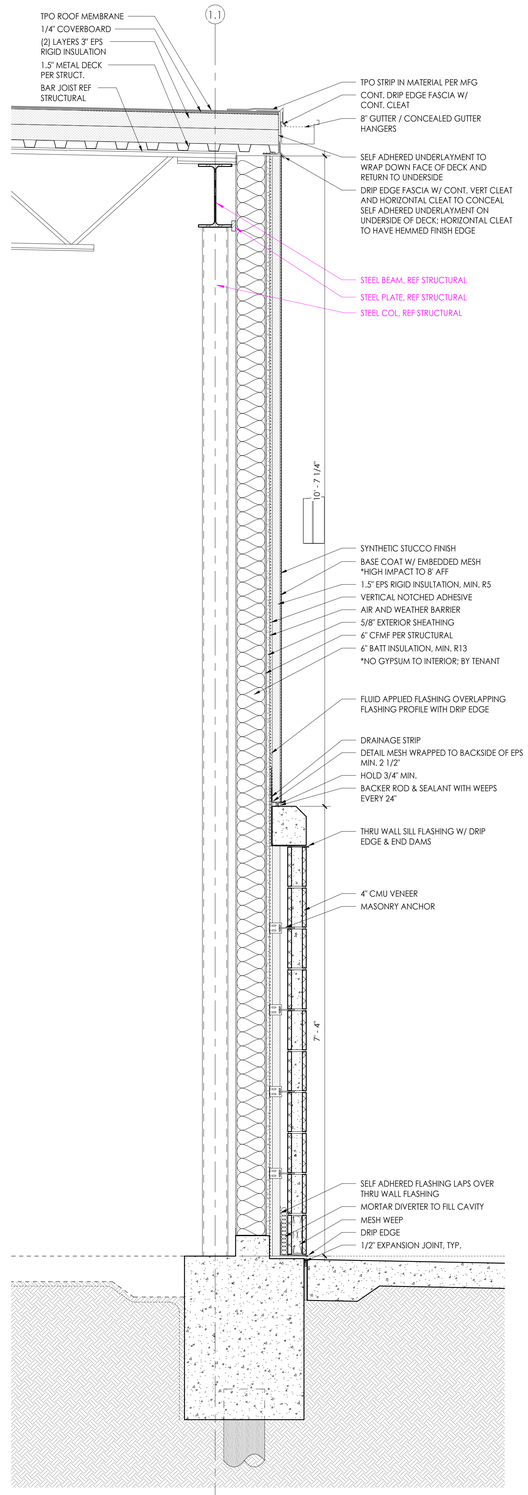
04 EIFS MURAL/BASE BELOW GRADE
1" = 1'-0"



03 EIFS MURAL BASE
1" = 1'-0"



02 CMU VENEER BELOW FFE TO 7' EIFS REAR
1" = 1'-0"



01 CMU VENEER TO 7' EIFS REAR TYPICAL
1" = 1'-0"

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MECHANICAL GENERAL NOTES

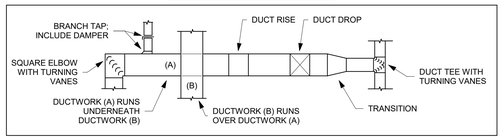
1. ALL WORK SHALL COMPLY WITH THE LATEST APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL PLUMBING CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 NATIONAL ELECTRICAL CODE, NFPA 72, NFPA 90A, AND ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE PROJECT SCOPE AND CONSTRAINTS, UTILITY CONNECTIONS, AND ALL BUILDING SERVICES, PRIOR TO SUBMITTING BID.
3. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH SITE CONDITIONS, AND WITH WORK OF ALL OTHER TRADES.
4. EQUIPMENT SHOWN ON THE PLANS AND ELEVATIONS ILLUSTRATE THE GENERAL ARRANGEMENT AND SPACE ALLOCATIONS. THE CONTRACTOR SHALL VERIFY THE SPACE REQUIREMENTS FOR EACH SYSTEM COMPONENT USING MANUFACTURER'S CERTIFIED SHOP DRAWINGS AND MAKE THE NECESSARY ADJUSTMENTS IN EQUIPMENT PLACEMENT AND CONNECTION IN ORDER TO ACCOMMODATE THE EXACT EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL LOCATE EQUIPMENT FOR READY AND SAFE ACCESS FOR FUTURE MAINTENANCE AND REPAIRS.
5. DETAILS ILLUSTRATED ON THE DRAWINGS SHALL BE APPLIED IN ALL CASES WHERE THE FEATURE OCCURS IN THE SYSTEM DESIGN UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL COORDINATE WITH ARCHITECT PRIOR TO CUTTING ANY OPENING IN THE STRUCTURE.
7. COORDINATE ANY DEVICE REQUIRING AN ACCESS PANEL WITH THE ARCHITECT.
8. SUPPORTS, ANCHOR BOLTS, AND HANGERS FOR ALL EQUIPMENT SPECIFIED IN DIVISION 23 SHALL CONFORM TO THE SPECIFICATIONS. MISCELLANEOUS STEEL BRACING SUPPORTS AND REINFORCING STEEL NEEDED TO SUPPORT EQUIPMENT SPECIFIED IN DIVISION 23 SHALL BE FURNISHED AS PART OF SCOPE OF WORK OF DIVISION 23.
9. ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, AND PARTITIONS SHALL HAVE A ULL LISTED FIRE DAMPER, SMOKE DAMPER, FIRE/SMOKE DAMPER AND/OR CEILING RADIATION DAMPER AS REQUIRED TO MEET OR EXCEED RATING OF ASSEMBLY.
10. FIRE DAMPERS, SMOKE DAMPERS, FIRE/SMOKE DAMPERS, AND RADIATION DAMPERS SHALL BE INSTALLED IN ALL DUCTWORK PENETRATIONS THROUGH RATED WALLS, FLOORS, CEILINGS AND MECHANICAL FIRE RATED CHASES. CONTRACTOR SHALL BE RESPONSIBLE FOR THESE DEVICES AT ALL LOCATIONS WHERE DUCT PENETRATES A RATED WALL. FINAL COORDINATION OF THESE DEVICES SHALL BE DETERMINED BY COORDINATING DEVICES WITH ARCHITECTURAL LIFE SAFETY PLAN. DAMPERS SHALL MEET THE RATING OF THE FIRE/SMOKE WALL THAT THE DUCT PENETRATES. ALL DAMPERS SHALL BE "U.L." LABELED. REFER TO ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF ALL FIRE AND SMOKE WALLS. SEE LIFE SAFETY PLAN FOR FIRE AND SMOKE BARRIER RATINGS. ALL DUCTS REQUIRING FIRE DAMPERS, SMOKE DAMPERS, FIRE/SMOKE DAMPERS, OR RADIATION DAMPERS SHALL BE MEASURED IN FIELD FOR ACTUAL DAMPER SIZING.
11. SMOKE DETECTORS SHALL BE LOCATED AS INDICATED ON THE MECHANICAL PLANS AND IN CONFORMANCE WITH NFPA 90A, NFPA 72, INTERNATIONAL MECHANICAL CODE AND ALL OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. PROVIDE REMOTE RESET IN AN ACCESSIBLE LOCATION. PROVIDE AN ANNUNCIATOR IN AN OCCUPIED LOCATION WHERE REQUIRED BY GOVERNING CODES.
12. CONTRACTOR SHALL VERIFY CLEARANCE REQUIREMENTS AND ROUTING OF DUCTWORK BEFORE FABRICATION BEGINS, AS DUCT RISES AND DROPS MAY BE NECESSARY DUE TO FIELD CONDITIONS. GENERAL CONTRACTOR TO COORDINATE VARIOUS TRADES FOR SCOPE OF WORK ABOVE CEILING LEVELS. PROVIDE ABOVE-CEILING COORDINATION DRAWING FOR ARCHITECT REVIEW PRIOR TO START OF CEILING, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. SEE LIFE SAFETY PLAN FOR FIRE AND SMOKE BARRIER RATINGS.
13. ALL DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS IN INCHES. REFER TO SPECIFICATIONS FOR INSULATION REQUIREMENTS.
14. PROVIDE ALL SUPPLY AIR AND RETURN AIR DUCT ELBOWS WITH SINGLE THICKNESS TURNING VANES.
15. DIFFUSERS, REGISTERS, AND GRILLES SHOWN ON THE MECHANICAL DRAWINGS SHALL BE IN ACCORDANCE WITH THE DIFFUSER AND GRILLE SCHEDULE. BRANCH DUCTS TO AIR DEVICES SHALL BE IN ACCORDANCE WITH THE SCHEDULE UNLESS NOTED OTHERWISE.
16. CEILING DIFFUSERS, REGISTERS AND GRILLES SHALL BE LOCATED AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN. DIFFUSERS, REGISTERS AND GRILLES SHALL BE FURNISHED WITH MOUNTING FRAMES AND FEATURES IN ACCORDANCE WITH THE CEILING TYPE.
17. UNLESS OTHERWISE NOTED ON PLANS, LOW RETURN AIR AND LOW EXHAUST AIR GRILLES OR REGISTERS ARE TO BE LOCATED MINIMUM 8-INCHES ABOVE THE FINISHED FLOOR TO BOTTOM OF REGISTER OR GRILLE.
18. AIR INTAKES SHALL BE MINIMUM 10 FEET FROM ALL EXHAUST FAN OUTLETS AND PLUMBING VENTS THROUGH ROOF.
19. REFRIGERANT PIPING, CONDENSATE DRAIN PIPING, AND ELECTRICAL CONNECTIONS TO AIR HANDLER SHALL BE ROUTED TO ALLOW REMOVAL AND SERVICE OF ALL FILTERS AND COMPONENTS.
20. ALL WALL-MOUNTED THERMOSTATS AND CARBON DIOXIDE SENSORS SHALL BE MOUNTED AT 48 INCHES AFF.
21. PROVIDE CONDENSATE DRAIN PIPING FROM ALL DIRECT EXPANSION COOLING COILS. PIPING SHALL BE TYPE L, COPPER AND SHALL BE MINIMUM 1-INCH FOR ROOFTOP UNITS AND 3/4-INCH FOR SPLIT SYSTEMS. ALL INDOOR CONDENSATE DRAIN PIPING AND THE P-TRAP OF RECEPTOR TO BE INSULATED WITH ELASTOMETRIC INSULATION TO PREVENT CONDENSATION.
22. PROVIDE INDICATORS AT CEILING TILES BELOW ALL CEILING-MOUNTED EQUIPMENT REQUIRING ACCESS AND MAINTENANCE AND AT ALL VALVES. INDICATING SYSTEM SHALL MATCH EXISTING STANDARDS IMPLEMENTED BY OWNER.
23. CONTRACTOR SHALL VERIFY ALL TIE IN POINTS PRIOR TO BIDDING, PRICING, OR START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DEVIATIONS FOUND PRIOR TO SUBMITTING FINAL PRICING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED DEVIATIONS TO TIE IN POINTS AFTER FINAL PRICING IS SUBMITTED.
24. VALVE TAGGING AND IDENTIFICATION LABELS SHALL COMPLY WITH CLIENT STANDARDS.
25. DUCTWORK AND PIPING PLANS ILLUSTRATE THE GENERAL ROUTING OF SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OFFSETS, RISES AND DROPS THAT ARE REQUIRED TO AVOID EXISTING AND NEW PIPING, STRUCTURAL AND ELECTRICAL SYSTEMS.
26. ALL OUTSIDE AIR AND EXHAUST AIR SHEETMETAL DUCTS BELOW ROOF TO BE INSULATED.

SYMBOL SCHEDULE - MECHANICAL

SYMBOL	DESCRIPTION
	SUPPLY AIR GRILLE AND DUCTWORK
	RETURN AIR GRILLE AND DUCTWORK
	EXHAUST AIR GRILLE AND DUCTWORK
	FLEXIBLE DUCTWORK
F	FIRE DAMPER (VERTICAL)
F	FIRE DAMPER (HORIZONTAL)
S	SMOKE DAMPER (VERTICAL)
S	SMOKE DAMPER (HORIZONTAL)
FS	COMBINATION FIRE AND SMOKE DAMPER (VERTICAL)
FS	COMBINATION FIRE AND SMOKE DAMPER (HORIZONTAL)
T	THERMOSTAT
H	HUMIDISTAT
SD	SMOKE DETECTOR
HD	HEAT DETECTOR
	POINT OF DISCONNECT
	POINT OF CONNECTION, NEW TO EXISTING
24x12	RECTANGULAR DUCTWORK; DIMENSIONS ARE INSIDE CLEAR
24"Ø	ROUND DUCTWORK; DIMENSIONS ARE INSIDE CLEAR
M	MANUAL BALANCING DAMPER (VD)
M	MOTORIZED BALANCING DAMPER

NOTES:
1. ALL SYMBOLS & MODIFIERS SHOWN MAY NOT APPEAR ON DRAWINGS
2. COORDINATE ALL MOUNTING HEIGHTS AND FINAL LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.

DUCTWORK LEGEND



ELECTRIC UNIT HEATER SCHEDULE

1. HEATER TO BE ACTUATED WITH UNIT MOUNTED THERMOSTAT SET AT 45 F
2. SUSPEND HEATER FROM STRUCTURE AT 9'-0" AFF. PROVIDE REQUIRED MOUNTING BRACKET AND HARDWARE.
3. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALL INCLUDING CONTROL TRANSFORMER, DISCONNECT, AND THERMOSTAT.

MARK	SERVING	MANUFACTURER	MODEL NO.	KW	TYPE	AIR THROW	ELECTRICAL DATA VOLTS/PH/HERTZ	AMPS	REMARKS
UH-1	SEE PLAN	MARKEL	P3PUH03CA1	3.3	ELECTRIC	26 FEET	480/3/60	4.0	1,2,3
UH-2	SEE PLAN	MARKEL	3P5103CA1N	3.3	ELECTRIC	12 FEET	480/3/60	4.0	1,2,3

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MECHANICAL LEGEND & NOTES

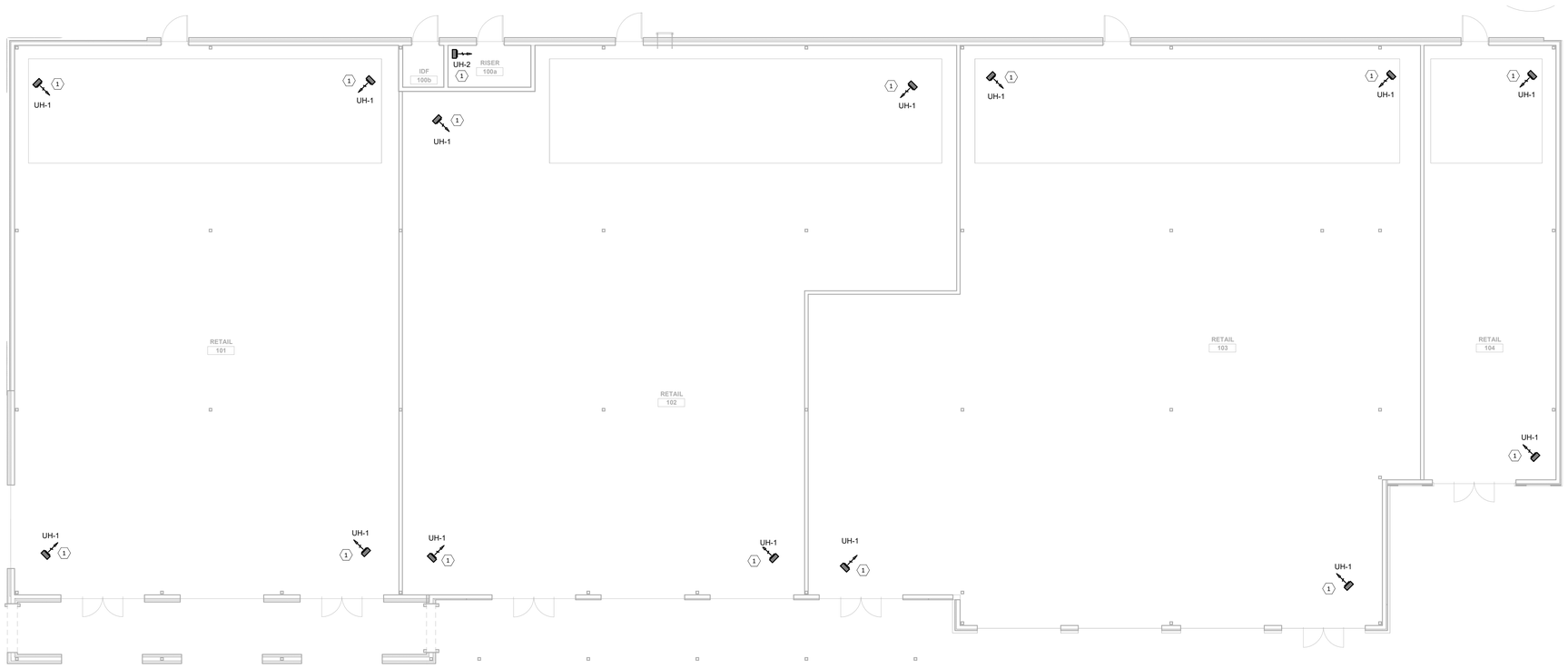
M0-000

COLOR LEGEND:

- NEW MECHANICAL WORK (EQUIPMENT)
- NEW MECHANICAL WORK (SUPPLY)
- NEW MECHANICAL WORK (RETURN)
- NEW MECHANICAL WORK (EXHAUST)
- NEW MECHANICAL WORK (OUTSIDE AIR)

SPECIFIC NOTES:

1. INSTALL ELECTRIC UNIT HEATER FOR FREEZE PROTECTION IN THE GENERAL AREA INDICATED. MOUNT AT MANUFACTURER'S RECOMMENDED HEIGHT. PROVIDE THERMOSTAT IN SPACE SET AT 45°F. PROVIDE ALL MOUNTING HARDWARE AND ACCESSORIES REQUIRED FOR AUTOMATIC CONTROL.



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

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BLDG 1 MECHANICAL PLAN

M1-100

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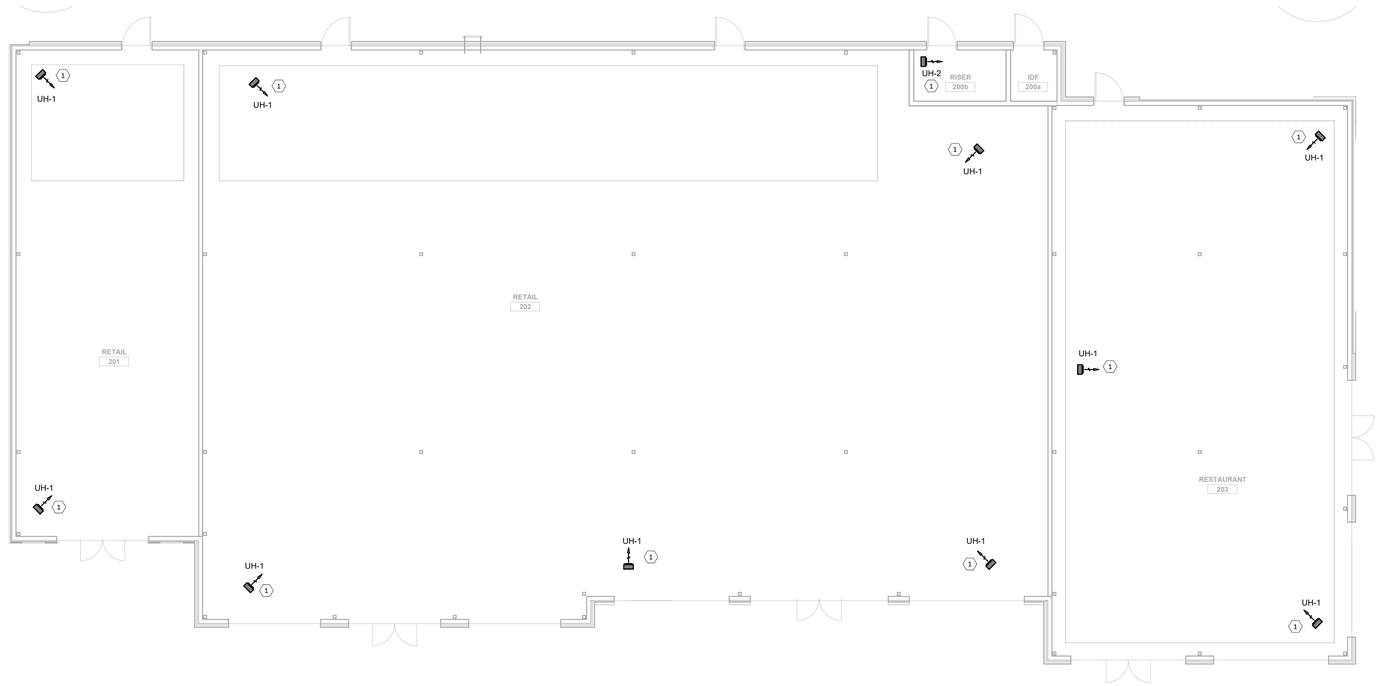
COLOR LEGEND:

- NEW MECHANICAL WORK (EQUIPMENT)
- NEW MECHANICAL WORK (SUPPLY)
- NEW MECHANICAL WORK (RETURN)
- NEW MECHANICAL WORK (EXHAUST)
- NEW MECHANICAL WORK (OUTSIDE AIR)

SPECIFIC NOTES:

1. INSTALL ELECTRIC UNIT HEATER FOR FREEZE PROTECTION IN THE GENERAL AREA INDICATED. MOUNT AT MANUFACTURER'S RECOMMENDED HEIGHT. PROVIDE THERMOSTAT IN SPACE SET AT 45°F. PROVIDE ALL MOUNTING HARDWARE AND ACCESSORIES REQUIRED FOR AUTOMATIC CONTROL.



1 BLDG 2 - MECHANICAL PLAN
1/8" = 1'-0"

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BLDG 2 MECHANICAL PLAN

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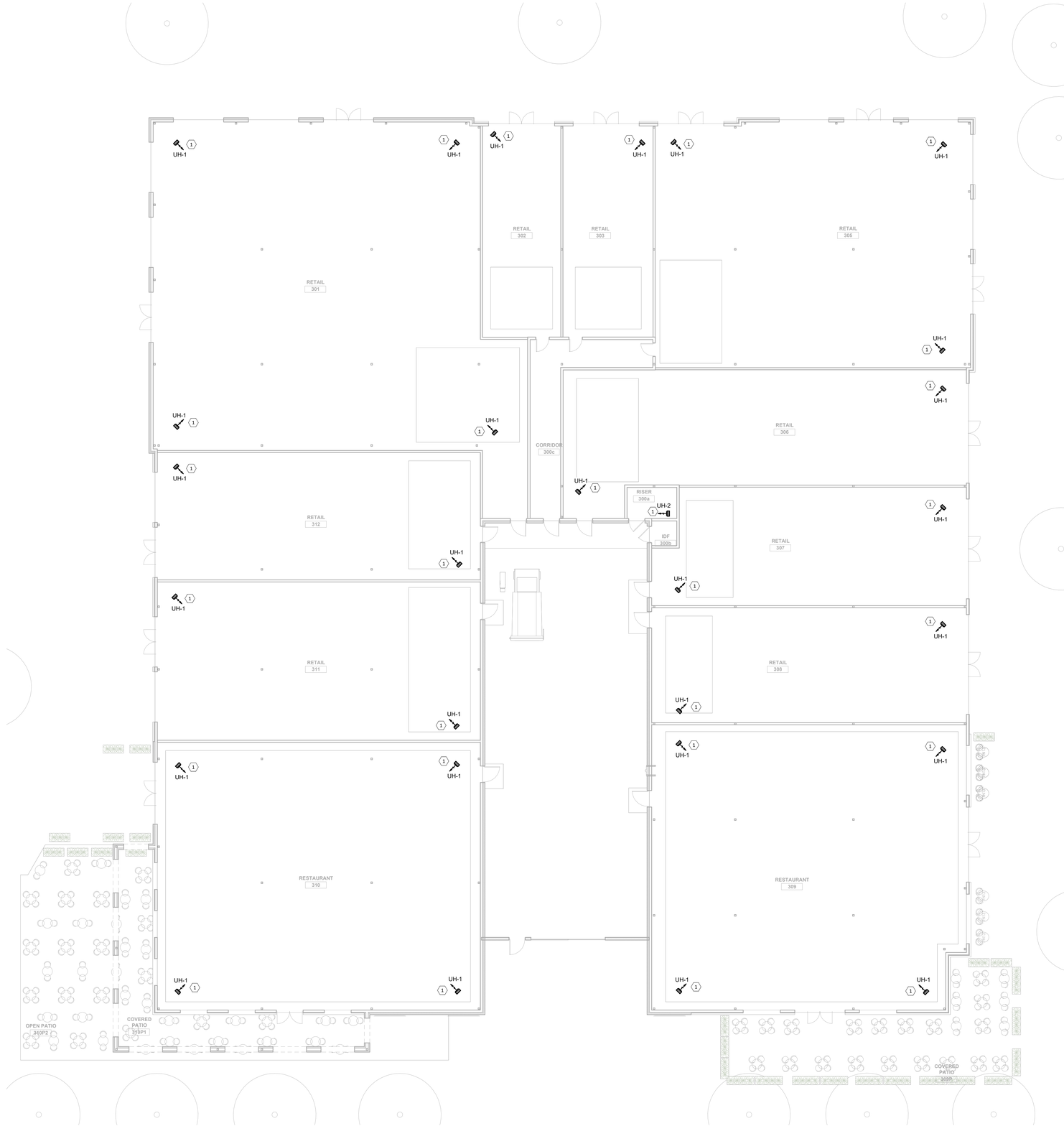
COLOR LEGEND:

- NEW SANITARY WASTE PIPING
- NEW SANITARY VENT PIPING
- NEW DOMESTIC COLD WATER PIPING
- NEW DOMESTIC HOT WATER PIPING
- NEW LOW PRESSURE NATURAL GAS PIPING

SPECIFIC NOTES:

(1) INSTALL ELECTRIC UNIT HEATER FOR FREEZE PROTECTION IN THE GENERAL AREA INDICATED. MOUNT AT MANUFACTURER'S RECOMMENDED HEIGHT. PROVIDE THERMOSTAT IN SPACE SET AT 45°F. PROVIDE ALL MOUNTING HARDWARE AND ACCESSORIES REQUIRED FOR AUTOMATIC CONTROL.



(1) BLDG 3 - MECHANICAL PLAN
3/32" = 1'-0"

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BLDG 3
MECHANICAL
PLAN

M3-100

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ELECTRICAL GENERAL NOTES

1. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH 2020 NEC AND 2021 IECC. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, AND GOVERNING CODES, THEN THE MOST STRINGENT REQUIREMENT APPLIES.
2. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL WORK TO PROVIDE PROPER CLEARANCES FOR INSTALLATION OF PLUMBING AND MECHANICAL SYSTEMS.
3. THE CONTRACTOR SHALL CONTACT THE ARCHITECT OR ENGINEER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN THEIR BID ALL COSTS TO MEET THE DESIGN INTENT.
4. ALL ELECTRICAL WIRING AND CABLES TO BE INSTALLED IN A NEAT MANNER PARALLEL/PERPENDICULAR WITH BUILDING LINES, UTILIZING RACEWAYS ON A TRAPEZE SYSTEM. ALL COUPLINGS SHALL LINE UP HORIZONTALLY.
5. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
6. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND DISCIPLINES, INCLUDING CASEWORK CONTRACTOR, PRIOR TO FINAL PLACEMENT OF ANY ELECTRICAL DEVICES.
7. COORDINATE LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN FOR ALL FIXTURE TRIMS AND MOUNTING HARDWARE BASED ON CEILING TYPES, SUSPENDED FIXTURES MOUNTING HEIGHT, AND ALL FIXTURE FINISHES PRIOR TO PURCHASE.
8. INSTALLATION OF LIGHTING FIXTURES SHALL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CODES REQUIREMENTS.
9. COORDINATE WITH THE ARCHITECT FOR ALL FINAL ELECTRICAL DEVICES MOUNTING HEIGHTS AND LOCATIONS, INCLUDING ALL FURNITURE AND EQUIPMENT CONNECTIONS, PRIOR TO ROUGH-IN.
10. VERIFY ELECTRICAL REQUIREMENTS AND EXACT LOCATIONS OF ALL HVAC AND PLUMBING EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS WITH THE MECHANICAL CONTRACTOR PRIOR TO PURCHASING RELATED ELECTRICAL EQUIPMENT.
11. CONTRACTOR TO BE RESPONSIBLE FOR SYSTEM VENDORS AND PROVIDE ALL REQUIRED RACEWAYS AND BACK BOXES FOR THE SPECIAL SYSTEMS, INCLUDING FIRE ALARM, SECURITY, ACCESS CONTROL, DATA/TELECOM, INTERCOM, ETC. COORDINATE WITH ALL SYSTEM VENDORS AND OTHER TRADES PRIOR TO ROUGH-IN.
12. ALL FIRE ALARM DEVICE AND EQUIPMENT LOCATIONS SHOWN ARE FOR CONVENIENCE ONLY. ADDITIONAL CODE REQUIRED DEVICES SHALL BE INCLUDED IN THE PROJECT BID AS DETERMINED BY THE CERTIFIED FIRE ALARM SUPERINTENDENT.
13. COORDINATE WITH THE MECHANICAL AND PLUMBING CONTRACTORS FOR INTERCONNECTION OF ALL FIRE PROTECTION DEVICES WITH THE FIRE ALARM SYSTEM.
14. ALL UNIT GENERAL RECEPTACLES LOCATED OUTSIDE OF KITCHEN AND BATHROOMS TO BE 120V 15 NEMA 5-15R DUPLEX RECEPTACLES UNLESS NOTED OTHERWISE.
15. COORDINATE WITH THE ARCHITECT FOR ALL FIRE RATED CONSTRUCTION AND ENSURE THE FIRE RATED INTEGRITY IS PRESERVED WHERE PENETRATING WALL, FLOOR, AND CEILING ASSEMBLIES.
16. FOR ALL CONDUIT RUNS SHOWN ON THE ELECTRICAL DRAWINGS, THE ROUTING IS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING FIELD CONDITIONS AND ALL OTHER TRADES PRIOR TO ROUGH-IN.

SYMBOL SCHEDULE - ELECTRICAL

SYMBOL	DESCRIPTION
LIGHTING AND SWITCHING	
QTY:# "F1" PN:CN a	-DESIGNATES QUANTITY OF MATCHING FIXTURE TYPES LOCATED WITHIN A SPACE -DESIGNATES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE -DESIGNATES PANEL NAME:CIRCUIT NUMBER -DESIGNATES SWITCH ID
	2'x2', 2'x4', ROUND, LINEAR LIGHT FIXTURE LED, NORMAL BRANCH, CEILING - SURFACE, RECESSED, OR SUSPENDED SEE FIXTURE TYPE AND SCHEDULE FOR MOUNTING; COORDINATE WITH CEILING TYPE
	2'x2', 2'x4', ROUND, LINEAR LIGHT FIXTURE LED, EMERGENCY BRANCH, CEILING - SURFACE, RECESSED, OR SUSPENDED SEE FIXTURE TYPE AND SCHEDULE FOR MOUNTING; COORDINATE WITH CEILING TYPE
	LED, NORMAL BRANCH, SCONCE; SEE FIXTURE TYPE AND SCHEDULE FOR MOUNTING HEIGHTS
	LED, EMERGENCY BRANCH, SCONCE; SEE FIXTURE TYPE AND SCHEDULE FOR MOUNTING HEIGHTS
	LED EXIT FIXTURE; CHEVRONS AS INDICATED
S	SINGLE POLE SWITCH; 20A 120/277V AT 46" AFF (ARCHITECT TO SELECT SWITCH TYPE/FINISH)
	3 - THREE WAY SWITCH D - DIMMER SWITCH OS - OCCUPANCY SENSOR SWITCH M - MOTOR RATED SWITCH WITH THERMAL OVERLOAD
OS	CEILING MOUNTED OCCUPANCY SENSOR
PC	SURFACE MOUNTED PHOTOCELL
RECEPTACLES, DATA, AND OUTLETS	
	DUPLEX RECEPTACLE; 20A, 125V NEMA 5-20R AT 18" AFF
	QUADRUPLEX RECEPTACLE; (2) 20A, 125V NEMA 5-20R IN 2-GANG BOX AT 18" AFF
	NON-FEED THROUGH GFCI DUPLEX RECEPTACLE; 20A, 125V NEMA 5-20R AT 18" AFF
	DUPLEX RECEPTACLE; 20A, 125V NEMA 5-20R; MOUNTING HEIGHT AS NOTED
	QUADRUPLEX RECEPTACLE; (2) 20A, 125V NEMA 5-20R IN 2-GANG BOX; MOUNTING HEIGHT AS NOTED
	NON-FEED THROUGH GFCI DUPLEX RECEPTACLE; 20A, 125V NEMA 5-20R; MOUNTING HEIGHT AS NOTED
	SPECIAL RECEPTACLE; NEMA RATING AS NOTED ON DRAWINGS (MOUNTED 18" AFF, UNO)
	STANDARD TWO PORT OR FOUR PORT DATA OUTLET WITH CAT 6 CABLE DROPS STUBBED UP WITH 1" EMT (TYPICAL 2 DATA DROPS UNLESS DENOTED #); MOUNTED AT 18", UNO
DATA	4 GANG FLOOR BOX; PROVIDE DEVICES AS NOTED ON DRAWINGS (ARCHITECT TO SELECT FINISH)
TV DATA	DOUBLE GANG RECESSED BOX WITH DUPLEX RECEPTACLE, SINGLE DATA PORT, HDMI PORT, AND A COAXIAL PORT. (COORDINATE WITH OWNER/ARCHITECT)
CLG FLR	VERTICALLY STACKED RECEPTACLES; (TYP ALL ELECTRICAL DEVICES) - SECOND POSITION; HEIGHT AS NOTED -FIRST POSITION; 18" AFF, UNO
	WIREMOLD - LENGTH AS INDICATED (MOUNTED 18" AFF, UNO)
J	JUNCTION BOX; SIZED AS REQUIRED (INSTALL IN ACCESSIBLE LOCATION)
CIRCUITING	
PN:CN	DESIGNATES PANEL NAME:CIRCUIT NUMBER
	WIRING IN CONDUIT CONCEALED IN CEILING OR WALL
	WIRING IN CONDUIT EXPOSED
	WIRING IN CONDUIT BELOW FLOOR/GRADE
	WIRING IN CONDUIT EXISTING TO REMAIN
	WIRING IN CONDUIT TO BE REMOVED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
EQUIPMENT	
	DISCONNECT SWITCH, SIZE (V/A/POLES) NEMA RATING AND FUSED AS NOTED TOP OF ENCLOSURE TO BE MOUNTED NO HIGHER THEN 78" AFF
	PANELBOARD; SEE PANEL SCHEDULES FOR V/A/ØØ/KAIC, NEMA RATING, MOUNTING, AND MAIN BREAKER TOP OF ENCLOSURE TO BE MOUNTED NO HIGHER THEN 78" AFF
XFMR	TRANSFORMER; SEE RISER DIAGRAM FOR V/KVA, NEMA RATING, AND MOUNTING
FIRE ALARM AND SPECIAL SYSTEMS	
FACP	FIRE ALARM CONTROL PANEL; TOP OF ENCLOSURE TO BE MOUNTED NO HIGHER THEN 78" AFF
ANN	FIRE ALARM ANNUNCIATOR PANEL; TOP OF ENCLOSURE TO BE MOUNTED NO HIGHER THEN 78" AFF
D	FIRE ALARM SMOKE DETECTOR; CEILING MOUNTED. 'CM' DENOTES CARBON MONOXIDE SENSOR
F	FIRE ALARM STROBE (15CD, UNO); CEILING MOUNTED
FS	FIRE ALARM STROBE/SPEAKER COMBINATION (15CD, UNO); CEILING MOUNTED
F	FIRE ALARM STROBE (15CD, UNO); WALL MOUNTED AT 96" AFF
FS	FIRE ALARM STROBE/SPEAKER COMBINATION (15CD, UNO); WALL MOUNTED AT 96" AFF
F	FIRE ALARM MANUAL PULL STATION; WALL MOUNTED 46" AFF
DD	DUCT DETECTOR
V	VISUAL AID NOTIFIER
DR	DOOR RELEASE

NOTES:
1. ALL SYMBOLS & MODIFIERS SHOWN MAY NOT APPEAR ON DRAWINGS
2. COORDINATE ALL MOUNTING HEIGHTS AND FINAL LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.

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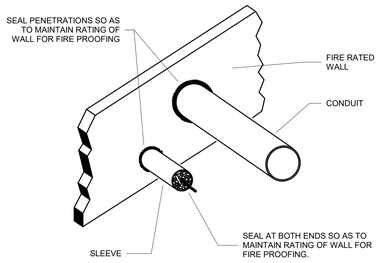
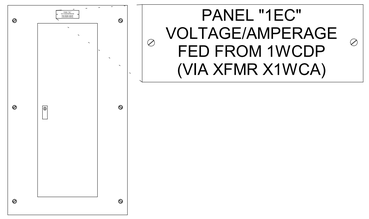
ELECTRICAL SCHEDULES & NOTES

E0-000

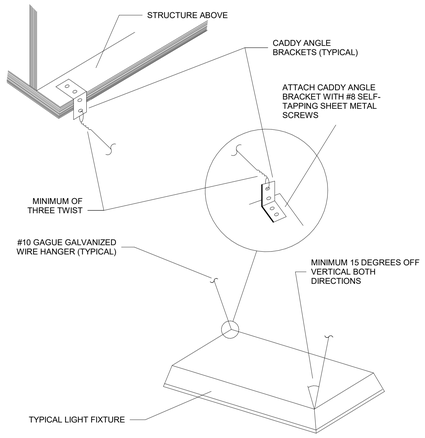


RATED WALL PENETRATION

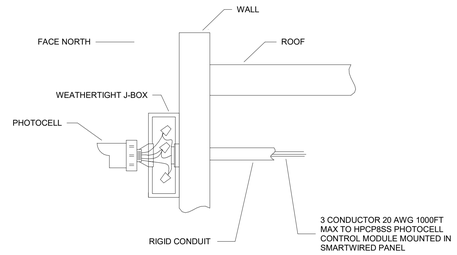


NOTE:
ALL PANELBOARDS INVOLVED IN THIS PROJECT SHALL BE IDENTIFIED BY THE PANEL NAME AND BRANCH OF THE ELECTRICAL SYSTEM. REFER TO THE SPECIFICATIONS FOR COLORS AND ADDITIONAL REQUIREMENTS.

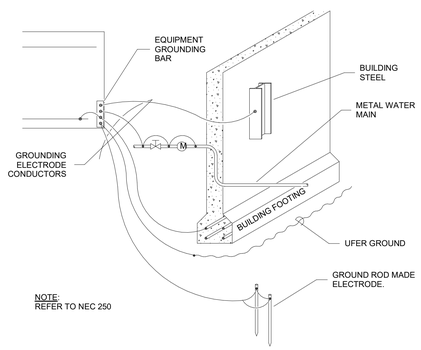
PANELBOARD IDENTIFICATION



TYPICAL 2'X4' AND 2'X2' LIGHT FIXTURE DETAIL

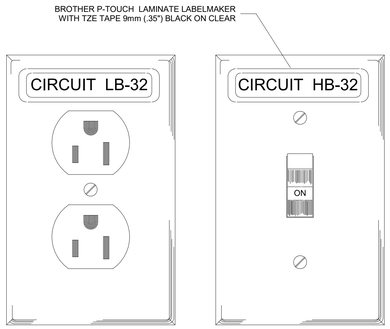


PHOTOCELL INSTALLATION AND WIRING



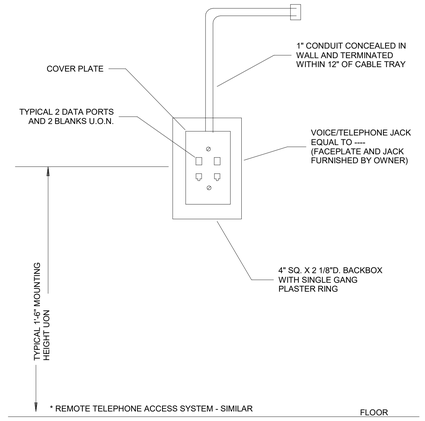
NOTE:
REFER TO NEC 250

GROUNDING ELECTRODE

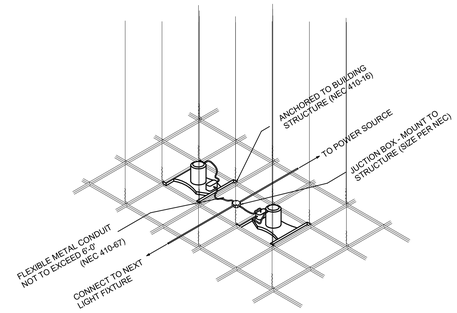


NOTE:
ALL LABELS SHALL BE TYPED. RECEPTACLES SHALL BE INSTALLED WITH GROUND FACING UP

RECEPTACLE/SWITCH IDENTIFICATION



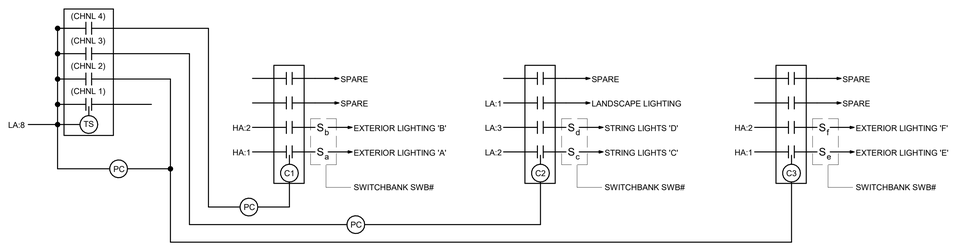
TYPICAL FOUR PORT DATA OUTLET



NOTE:
LIGHTING FIXTURE SHALL FASTENED TO THE CEILING FRAMING MEMBER BY MECHANICAL MEANS, SUCH AS BOLTS, SCREWS, OR RIVETS. IN NON-ACCESSIBLE CEILINGS, CENTER IN FACE ELEMENT OF CEILING OR AS DIRECTED BY ARCHITECTS. AND FIXTURE(S) SHALL BE ALSO BE PERMITTED.

TYPICAL DOWNLIGHT FIXTURE DETAIL

TYPICAL LIGHTING CONTROL



1. FURNISH AND INSTALL 4 CHANNEL TORK MODEL DZS400BP TIME SWITCH. FURNISH AND INSTALL 20A, ELECTRICALLY HELD 120/277V LIGHTING CONTACTOR WITH 120V COIL IN NEMA 1 ENCLOSURE AND NUMBER OF POLES AS REQUIRED, MINIMUM 5KAIC. EXTERIOR PHOTOCELLS (PC) ON ROOF FACING NORTH.

LIGHTING CONTROL DETAIL

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ELECTRICAL DETAILS

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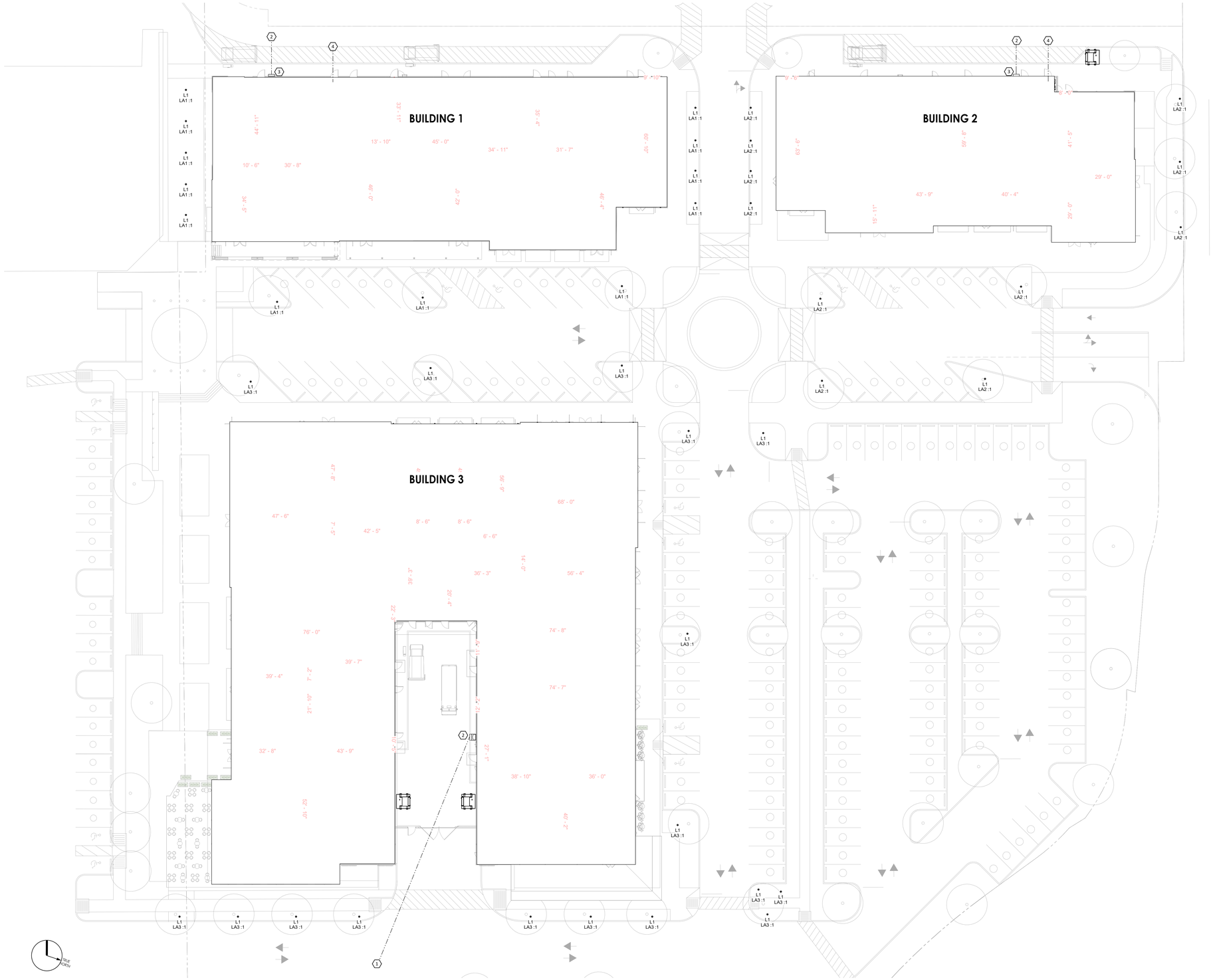
website: www.lcg-mep.com

GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, INCLUDING EXISTING EQUIPMENT AND NEW CONDUIT ROUTING SHOWN PRIOR TO BID.

SPECIFIC NOTES:

1. FEEDER FROM NEW ENTERGY TRANSFORMER. COORDINATE THE EXACT LOCATION OF THE NEW TRANSFORMER WITH ENTERGY PRIOR TO ROUGH-IN. ALL CONDUITS AND CONDUCTORS FROM THE UTILITY TRANSFORMER TO BE PROVIDED AND ISNTALLED BY THE CONTRACTOR. INSTALLATION OF ALL EQUIPMENT, CONDUIT, CONDUCTORS, DEVICES, AND APPURTENANCES TO STRICTLY FOLLOW ENTERGY INSTALLATION GUIDELINES.
2. NEW 277/480V 3Ø-4W 2500A NEMA 3R MDP WITH (2) 1200A 3Ø BREAKERS. EACH BREAKER TO FEED A CORRESPONDING METER GROUP. REF: E400 RISER DIAGRAM FOR ALL CONDUIT AND CONDUCTOR SIZING.
3. NEW BUILDING DEMARCATION LOCATION. COORDINATE EXACT LOCATION WITH ENTERGY AND ALL OTHER TRADES PRIOR TO ROUGH-IN.
4. ROUTE (3) 4" CONDUITS WITH PULLSTRING FROM TELCO CONNECTION POINT TO THE IDF. COORDINATE WITH AT&T FOR ALL CONNECTIONS REQUIREMENTS PRIOR TO ROUGH-IN.



1 ELECTRICAL SITE PLAN
1" = 20'-0"

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ELMWOOD RETAIL EXPANSION

2108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

ISSUE:
DESIGN DEVELOPMENT

DATE:
JUNE 27, 2025

No.	Description	Date

ELECTRICAL SITE PLAN

E0-100

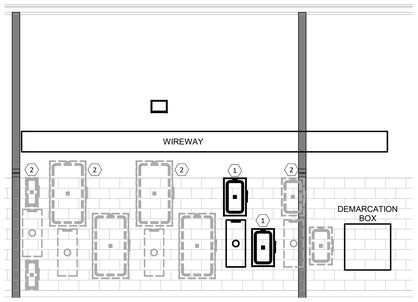
LCG Lagniappe Consulting Group
Mechanical•Electrical•Plumbing
1305 Distributors Row, Ste. K New Orleans, LA. 70123
Project No.: 2501201 Registration #: 7188
website: www.lcg-mep.com

GENERAL NOTES:

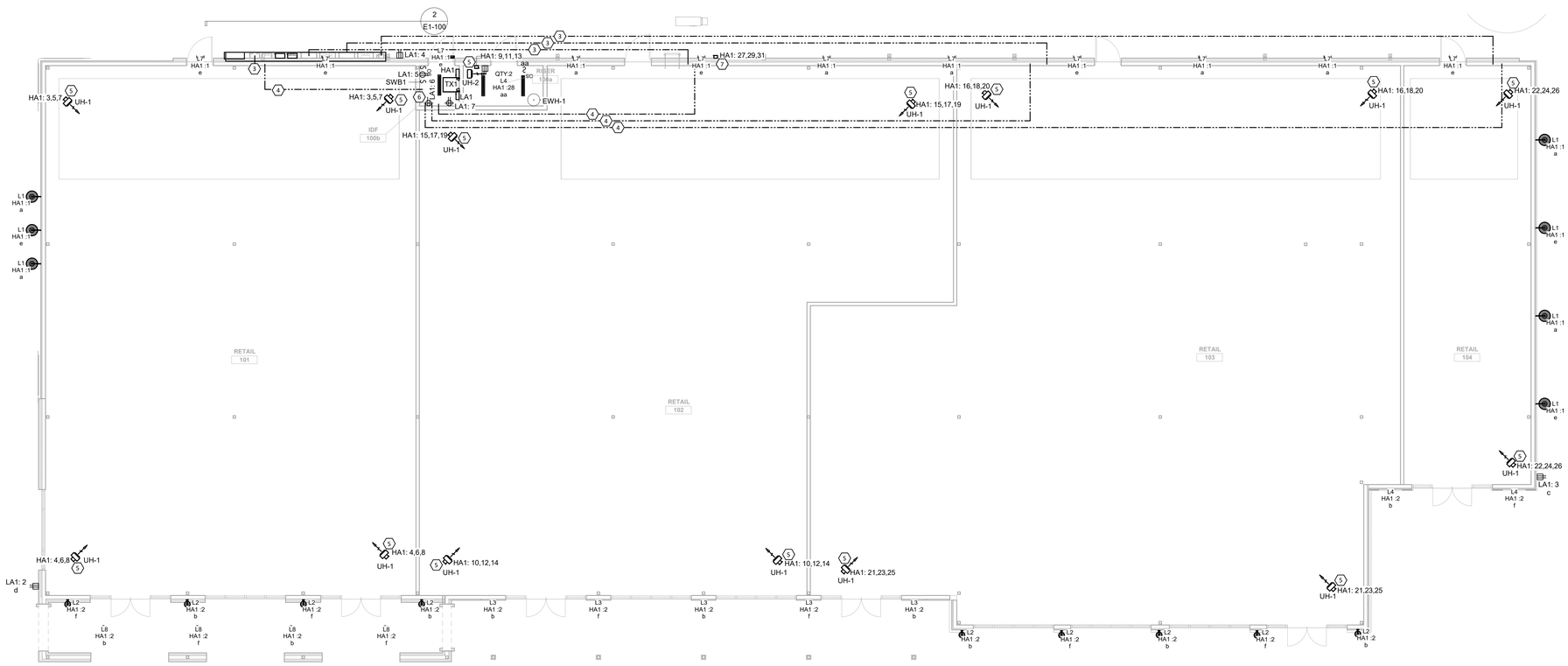
1. ALL INTERIOR AND EXTERIOR LIGHTING TO MEETS THE REQUIREMENTS OF 2021 IECC.
2. ALL SENSOR CONTROLLED LIGHTING TO BE TURNED OFF AFTER 20 MINUTES OF VACANCY, UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:

1. HOUSE SERVICE. REF: E400 RISER DIAGRAM FOR EQUIPMENT, CONDUIT, AND CONDUCTOR SIZING.
2. FUTURE ELECTRICAL EQUIPMENT.
3. PROVIDE (2) 4" CONDUITS WITH PULLSTRING FROM THE ELECTRICAL SERVICE AREA TO THE NEW TENANT SUITE FOR FUTURE ELECTRICAL SERVICE.
4. PROVIDE (2) 2" CONDUITS WITH PULLSTRING FROM THE IDF TO THE NEW TENANT SUITE FOR FUTURE TELCO SERVICE.
5. PROVIDE A 30A 600V 3Ø NEMA 3R DISCONNECT FOR THE UNIT HEATER.
6. LIGHTING CONTROL PANEL LC1 TO BE LOCATED WITHIN THE IDF ROOM. REF. LIGHTING CONTROL DETAIL.
7. PROVIDE A 30A 600V 3Ø NEMA 3R FUSED DISCONNECT FUSED AT 30A FOR THE TRASH COMPACTOR.



2 BLDG 1 ELECTRICAL SERVICE ELEVATION
1/4" = 1'-0"



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

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No.	Description	Date

BLDG 1 ELECTRICAL PLAN

E1-100

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Mechanical•Electrical•Plumbing
1305 Distributors Row, Ste. K New Orleans, LA. 70123
Project No.: 2501201 Registration #: 7188
website: www.lcg-mep.com

GENERAL NOTES:

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2. ALL SENSOR CONTROLLED LIGHTING TO BE TURNED OFF AFTER 20 MINUTES OF VACANCY, UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:

(1) HOUSE SERVICE. REF: E400 RISER DIAGRAM FOR EQUIPMENT, CONDUIT, AND CONDUCTOR SIZING.

(2) FUTURE ELECTRICAL EQUIPMENT.

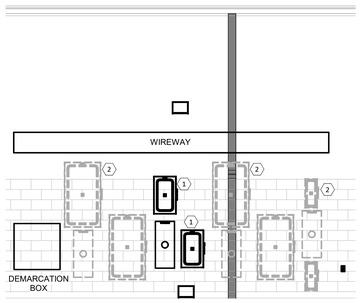
(3) PROVIDE (2) 4" CONDUITS WITH PULLSTRING FROM THE ELECTRICAL SERVICE AREA TO THE NEW TENANT SUITE FOR FUTURE ELECTRICAL SERVICE.

(4) PROVIDE (2) 2" CONDUITS WITH PULLSTRING FROM THE IDF TO THE NEW TENANT SUITE FOR FUTURE TELCO SERVICE.

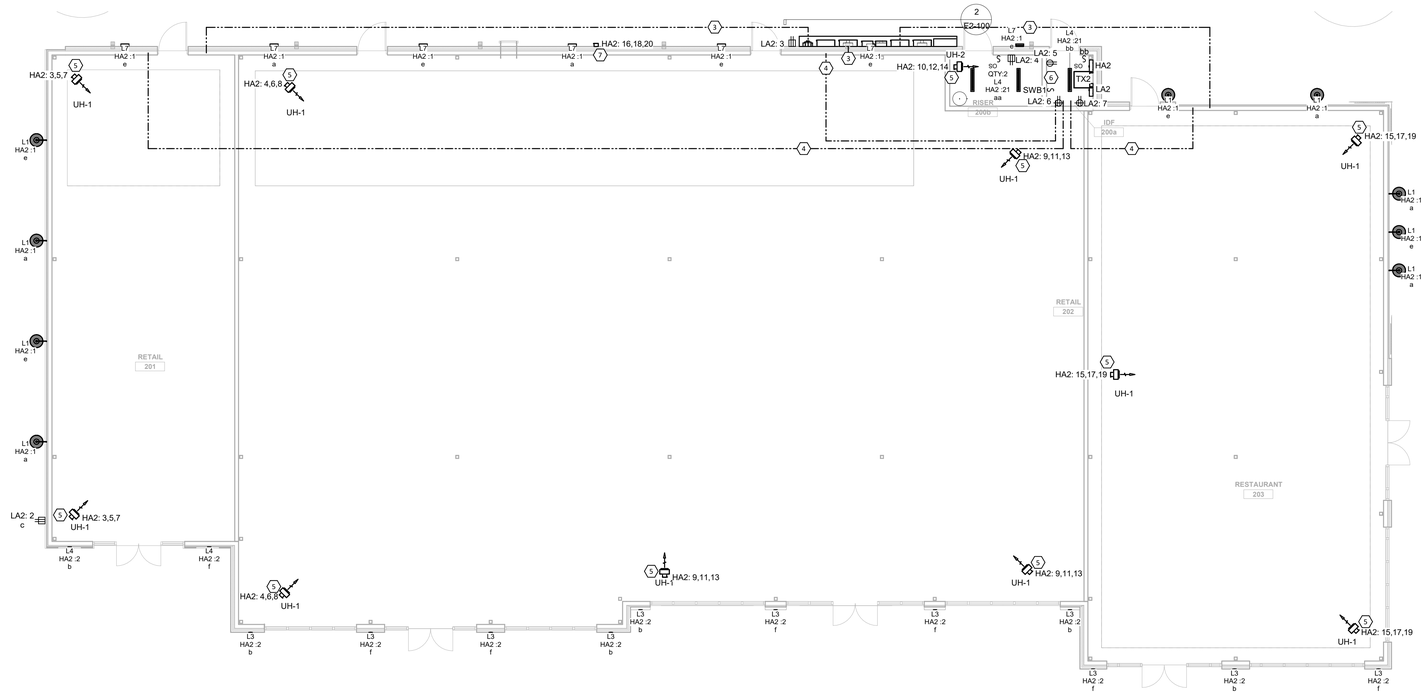
(5) PROVIDE A 30A 600V 3Ø NEMA 3R DISCONNECT FOR THE UNIT HEATER.

(6) LIGHTING CONTROL PANEL LC2 TO BE LOCATED WITHIN THE IDF ROOM. REF. LIGHTING CONTROL DETAIL.

(7) PROVIDE A 30A 600V 3Ø NEMA 3R FUSED DISCONNECT FUSED AT 25A FOR THE TRASH COMPACTOR.



(2) BLDG 2 ELECTRICAL SERVICE ELEVATION
1/4" = 1'-0"



(1) BLDG 2 - ELECTRICAL PLAN
1/8" = 1'-0"

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No.	Description	Date

BLDG 2 ELECTRICAL PLAN

E2-100

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Project No.: 2501201 Registration #: 7188
website: www.lcg-mep.com

GENERAL NOTES:

1. ALL INTERIOR AND EXTERIOR LIGHTING TO MEETS THE REQUIREMENTS OF 2021 IECC.
2. ALL SENSOR CONTROLLED LIGHTING TO BE TURNED OFF AFTER 20 MINUTES OF VACANCY, UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:

(1) HOUSE SERVICE. REF: E400 RISER DIAGRAM FOR EQUIPMENT, CONDUIT, AND CONDUCTOR SIZING.

(2) FUTURE ELECTRICAL EQUIPMENT.

(3) PROVIDE (2) 4" CONDUITS WITH PULLSTRING FROM THE ELECTRICAL SERVICE AREA TO THE NEW TENANT SUITE FOR FUTURE ELECTRICAL SERVICE.

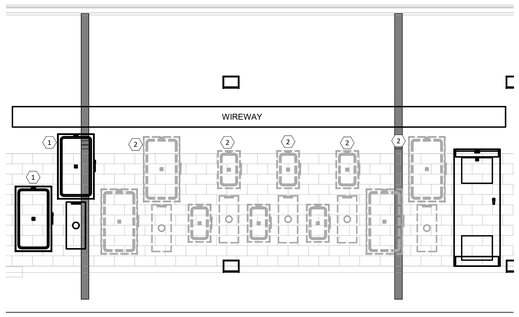
(4) PROVIDE (2) 2" CONDUITS WITH PULLSTRING FROM THE IDF TO THE NEW TENANT SUITE FOR FUTURE TELCO SERVICE.

(5) PROVIDE A 30A 600V 3Ø NEMA 3R DISCONNECT FOR THE UNIT HEATER.

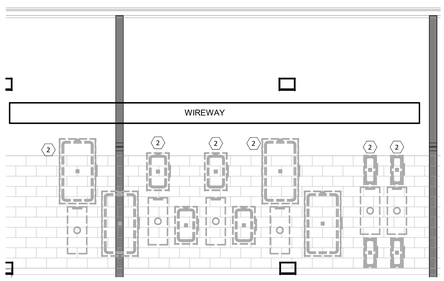
(6) LIGHTING CONTROL PANEL LC3 TO BE LOCATED WITHIN THE IDF ROOM. REF. LIGHTING CONTROL DETAIL.

(7) PROVIDE A 30A 600V 3Ø NEMA 3R FUSED DISCONNECT FUSED AT 25A FOR THE TRASH COMPACTOR.

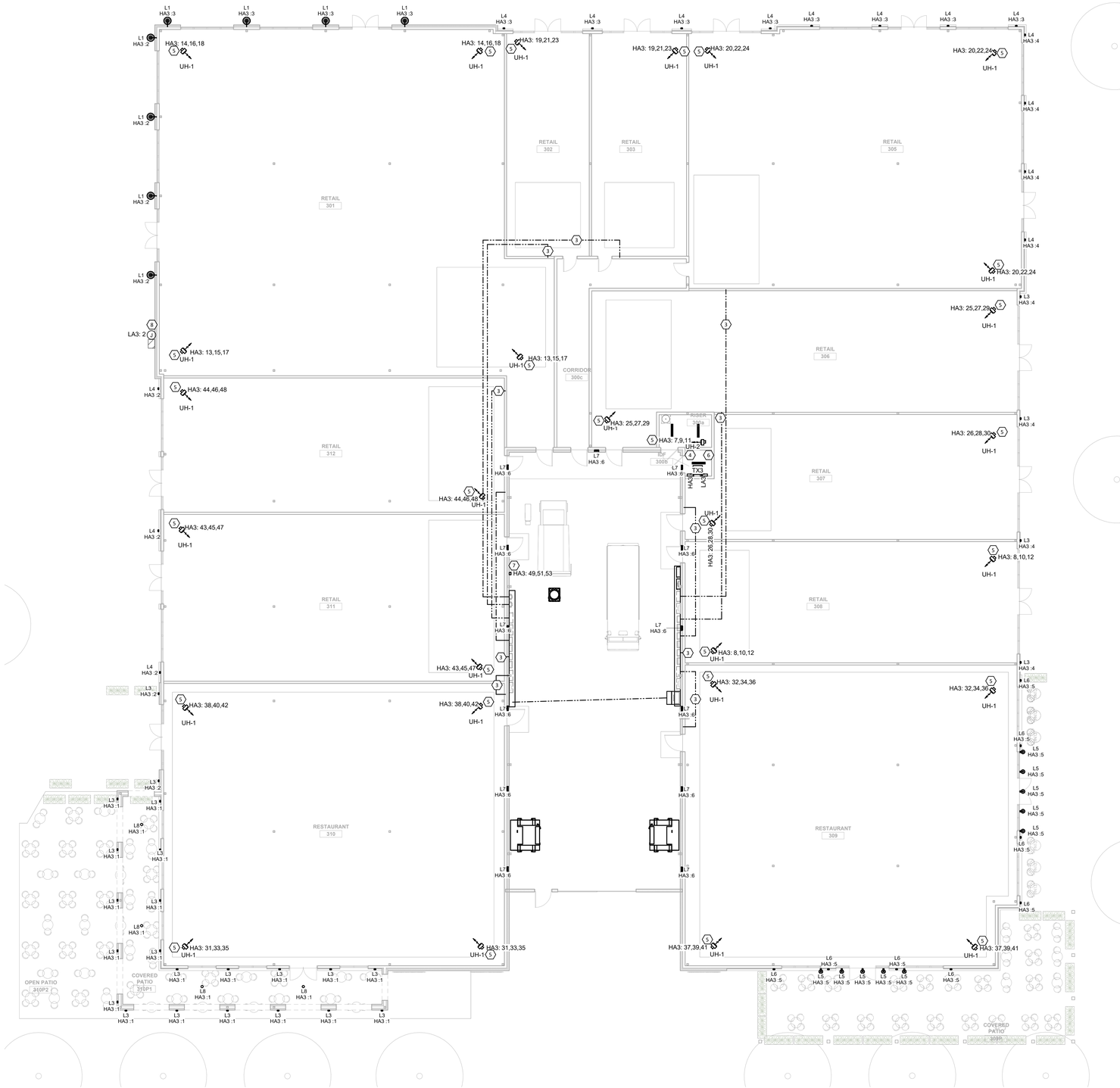
(8) 120V CIRCUIT FOR LANDSCAPE LIGHTING TRANSFORMER AND CONTROL PANEL. COORDINATE WITH THE LANDSCAPE ARCHITECT FOR ALL ELECTRICAL REQUIREMENTS.



2 BLDG 3 EAST ELECTRICAL SERVICE ELEVATION
1/4" = 1'-0"



3 BLDG 3 WEST ELECTRICAL SERVICE ELEVATION
1/4" = 1'-0"



1 BLDG 3 - ELECTRICAL PLAN
3/32" = 1'-0"

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ELMWOOD RETAIL EXPANSION

2108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

ISSUE:
DESIGN DEVELOPMENT

DATE:
JUNE 27, 2025

No.	Description	Date

BLDG 3 ELECTRICAL PLAN

E3-100

Branch Panel: HA1

Location: IDF 100b | **Volts:** 480/277 Wye | **A.I.C. Rating:** 22kA
Supply From: | **Phases:** 3 | **Mains Type:** MLO
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 250 A
Enclosure: TYPE 1 | **Interior Rating:** 0 A

Circuit...	Load Name	Rating	Poles	A		B		C		Poles	Rating	Load Name	Circuit...
1	EXTERIOR LIGHTING	20 A	1	420 VA	918 VA					1	20 A	EXTERIOR LIGHTING	2
3						2200 VA	2200 VA						4
5	UH-1 - 101	20 A	3					2200 VA	2200 VA	3	20 A	UH-1 - 101	6
7				2200 VA	2200 VA								8
9						1100 VA	2200 VA						10
11	UH-1 - RISER	20 A	3					1100 VA	2200 VA	3	20 A	UH-1 - 102	12
13				1100 VA	2200 VA								14
15						2200 VA	2200 VA						16
17	UH-1 - 102	20 A	3					2200 VA	2200 VA	3	20 A	UH-1 - 103	18
19				2200 VA	2200 VA								20
21						2200 VA	2200 VA						22
23	UH-1 - 103	20 A	3					2200 VA	2200 VA	3	20 A	UH-1 - 104	24
25				2200 VA	2200 VA								26
27						5000 VA	114 VA			1	20 A	INTERIOR LIGHTING	28
29	TRASH COMPACTOR	30 A	3					5000 VA	720 VA				30
31				5000 VA	360 VA					3	20 A	TX1	32
33							540 VA						34
35													36
37													38
39													40
41													42
			Total Load:	23198 VA		22154 VA		22220 VA					
			Total Amps:	84 A		80 A		80 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	Panel Totals:	
Equipment	15000 VA	100.00%	15000 VA	**Total Connected Load:**	67572 VA
Heating	49500 VA	100.00%	49500 VA	**Total Estimated Demand Current:**	81 A
Lighting	1632 VA	100.00%	1632 VA	**Spare Capacity:**	67.49%
Receptacle	1440 VA	100.00%	1440 VA		

Notes:

Branch Panel: HA2

Location: IDF 200a | **Volts:** 480/277 Wye | **A.I.C. Rating:** 22kA
Supply From: | **Phases:** 3 | **Mains Type:** MLO
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 250 A
Enclosure: TYPE 1 | **Interior Rating:** 0 A

Circuit...	Load Name	Rating	Poles	A		B		C		Poles	Rating	Load Name	Circuit...
1	EXTERIOR LIGHTING	20 A	1	540 VA	494 VA					1	20 A	EXTERIOR LIGHTING	2
3						2200 VA	2200 VA						4
5	UH-1 - 201	20 A	3					2200 VA	2200 VA	3	20 A	UH-1 - 202	6
7				2200 VA	2200 VA								8
9						3300 VA	1100 VA						10
11	UH-1 - 202	20 A	3					3300 VA	1100 VA	3	20 A	UH-2 - RISER	12
13				3300 VA	1100 VA								14
15						3300 VA	5000 VA						16
17	UH-1 - 203	20 A	3					3300 VA	5000 VA	3	20 A	TRASH COMPACTOR	18
19				3300 VA	5000 VA								20
21	INTERIOR LIGHTING	20 A	1			114 VA	705 VA						22
23									360 VA	3	20 A	TX2	24
25					540 VA								26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
			Total Load:	18674 VA		17919 VA		17460 VA					
			Total Amps:	68 A		65 A		63 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	Panel Totals:	
Equipment	15000 VA	100.00%	15000 VA	**Total Connected Load:**	54053 VA
Heating	36300 VA	100.00%	36300 VA	**Total Estimated Demand Current:**	65 A
Lighting	1313 VA	100.00%	1313 VA	**Spare Capacity:**	73.99%
Receptacle	1440 VA	100.00%	1440 VA		

Notes:

Branch Panel: HA3

Location: IDF 300b | **Volts:** 480/277 Wye | **A.I.C. Rating:** 22kA
Supply From: | **Phases:** 3 | **Mains Type:** MLO
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 250 A
Enclosure: TYPE 1 | **Interior Rating:** 0 A

Circuit...	Load Name	Rating	Poles	A		B		C		Poles	Rating	Load Name	Circuit...
1	EXTERIOR LIGHTING	20 A	1	872 VA	430 VA					1	20 A	EXTERIOR LIGHTING	2
3	EXTERIOR LIGHTING	20 A	1			544 VA	304 VA			1	20 A	EXTERIOR LIGHTING	4
5	EXTERIOR LIGHTING	20 A	1					904 VA	0 VA	1	20 A	EXTERIOR LIGHTING	6
7				1100 VA	2200 VA								8
9	UH-2 - RISER	20 A	3			1100 VA	2200 VA			3	20 A	UH-1 - 308	10
11								1100 VA	2200 VA				12
13				2200 VA	2200 VA								14
15	UH-1 - 301	20 A	3			2200 VA	2200 VA			3	20 A	UH-1 - 301	16
17								2200 VA	2200 VA				18
19				2200 VA	3300 VA								20
21	UH-1 - 302/303	20 A	3			2200 VA	3300 VA			3	20 A	UH-1 - 305	22
23								2200 VA	3300 VA				24
25				2200 VA	2200 VA								26
27	UH-1 - 306	20 A	3			2200 VA	2200 VA			3	20 A	UH-1 - 307	28
29								2200 VA	2200 VA				30
31				2200 VA	2200 VA								32
33	UH-1 - 310	20 A	3			2200 VA	2200 VA			3	20 A	UH-1 - 309	34
35								2200 VA	2200 VA				36
37				2200 VA	2200 VA								38
39	UH-1 - 309	20 A	3			2200 VA	2200 VA			3	20 A	UH-1 - 310	40
41								2200 VA	2200 VA				42
43				2200 VA	2200 VA								44
45	UH-1 - 311	20 A	3			2200 VA	2200 VA			3	20 A	UH-1 - 312	46
47								2200 VA	2200 VA				48
49				5000 VA	755 VA								50
51	TRASH COMPACTOR	20 A	3			5000 VA	0 VA			3	20 A	TX3	52
53								5000 VA	0 VA				54
55													56
57													58
59													60
61													62
63													64
65													66
			Total Load:	37857 VA		36648 VA		36704 VA					
			Total Amps:	137 A		132 A		133 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	Panel Totals:	
Equipment	15000 VA	100.00%	15000 VA	**Total Connected Load:**	111209 VA
Heating	92400 VA	100.00%	92400 VA	**Total Estimated Demand Current:**	134 A
Lighting	3309 VA	100.00%	3309 VA	**Spare Capacity:**	46.49%
Receptacle	500 VA	100.00%	500 VA		

Notes:

Branch Panel: LA1

Location: IDF 100b | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10kA
Supply From: TX1 | **Phases:** 3 | **Mains Type:** MLO
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 125 A
Enclosure: TYPE 1 | **Interior Rating:** 100 A

Circuit...	Load Name	Rating	Poles	A		B		C		Poles	Rating	Load Name	Circuit...
1	WELL LIGHTING	20 A	1	180 VA	180 VA					1	20 A	STRING LIGHT RECEPT	2
3	STRING LIGHT RECEPT	20 A	1			180 VA	180 VA			1	20 A	EXTERIOR RECEPT	4
5	IDF RECEPT	20 A	1					180 VA	360 VA	1	20 A	IDF RECEPT	6
7	IDF RECEPT	20 A	1	360 VA	0 VA					1	20 A	LC1	8
9													10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
			Total Load:	720 VA		360 VA		540 VA					
			Total Amps:	6 A		3 A		5 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	Panel Totals:	
Lighting	180 VA	100.00%	180 VA	**Total Connected Load:**	1620 VA
Receptacle	1440 VA	100.00%	1440 VA	**Total Estimated Demand Current:**	4 A
				Spare Capacity:	96.40%

Notes:

Branch Panel: LA2

Location: IDF 200a | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10kA
Supply From: TX2 | **Phases:** 3 | **Mains Type:** MLO
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 125 A
Enclosure: TYPE 1 | **Interior Rating:** 100 A

Circuit...	Load Name	Rating	Poles	A		B		C		Poles	Rating	Load Name	Circuit...
1	WELL LIGHTING	20 A	1	165 VA	180 VA					1	20 A	STRING LIGHT RECEPT	2
3	EXTERIOR RECEPT	20 A	1			180 VA	180 VA			1	20 A	RISER RECEPT	4
5	IDF RECEPT	20 A	1					180 VA	360 VA	1	20 A	IDF RECEPT	6
7	IDF RECEPT	20 A	1	360 VA	0 VA					1	20 A	LC2	8
9													10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
			Total Load:	705 VA		360 VA		540 VA					
			Total Amps:	6 A		3 A		5 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	Panel Totals:	
Lighting	165 VA	100.00%	165 VA	**Total Connected Load:**	1605 VA
Receptacle	1440 VA	100.00%	1440 VA	**Total Estimated Demand Current:**	4 A
				Spare Capacity:	96.44%

Notes:

Branch Panel: LA3

Location: IDF 300b | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10kA
Supply From: TX3 | **Phases:** 3 | **Mains Type:** MLO
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 125 A
Enclosure: TYPE 1 | **Interior Rating:** 100 A

Circuit...	Load Name	Rating	Poles	A		B		C		Poles	Rating	Load Name	Circuit...
1	WELL LIGHTING	20 A	1	255 VA	500 VA					1	20 A	LANDSCAPE XFMR	2
3													4
5													6
7					0 VA					1	20 A	LC3	8
9													10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
			Total Load:	755 VA		0 VA		0 VA					
			Total Amps:	6 A		0 A		0 A					

Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	Panel Totals:	
Lighting	255 VA	100.00%	255 VA	**Total Connected Load:**	755 VA
Receptacle	500 VA	100.00%	500 VA	**Total Estimated Demand Current:**	2 A
				Spare Capacity:	98.32%

Notes:

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PANEL SCHEDULES AND RISER

E400

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Mechanical•Electrical•Plumbing
1305 Distributors Row, Ste. K New Orleans, LA. 70123
Project No.: 2501201 Registration #: 7188
website: www.lcg-mep.com

PLUMBING GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE LATEST APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO 2021 INTERNATIONAL PLUMBING CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 NATIONAL ELECTRICAL CODE, NFPA 72, NFPA 90A, AND ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL COORDINATE EQUIPMENT CONNECTIONS WITH EQUIPMENT DRAWINGS AND SUPPLIER. INSTALL EQUIPMENT AND MAKE FINAL CONNECTIONS, FURNISHING CUTOFF VALVES, P-TRAPS, P.R.V.S, BACKFLOW PREVENTERS, AND PIPING AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY CONFLICTS BETWEEN THESE DOCUMENTS AND EQUIPMENT CUT SHEETS PRIOR TO CLOSING IN WALLS AND CEILINGS.
3. COORDINATE WATER, WASTE, VENT, AND STORM WATER PIPING WITH OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.
4. FIXTURES, EQUIPMENT, CONNECTIONS, AND PIPING SHALL BE FURNISHED AND INSTALLED TO MEET OR EXCEED ALL APPLICABLE CODES AND REQUIREMENTS.
5. FURNISH AND INSTALL SHOCK ARRESTORS IN COLD WATER LINES AT CONNECTIONS TO FLUSH VALVES, QUICK CLOSING VALVES, AND AT ALL HOT AND COLD WATER CONNECTIONS TO FIXTURES.
6. PLUMBING VENTS AND STACKS THROUGH ROOF SHALL BE INSTALLED A MINIMUM OF 10'-0" CLEAR OF A/C OUTSIDE AIR INTAKES AND WINDOWS IN STRUCTURE.
7. PENETRATIONS THROUGH PARTITIONS AND FLOORS SHALL BE SLEEVED AND SEALED TO MAINTAIN INTEGRITY OF PARTITION AND/OR FLOOR RATING.
8. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND WITH ALL OTHER TRADES.
9. ORIENT WATER CLOSET FLUSH HANDLES ASSOCIATED WITH BARRIER-FREE WATER CLOSETS ON WIDE SIDE OF STALL TO COMPLY WITH ADA REQUIREMENTS.
10. PROVIDE INSULATION KIT FOR SUPPLIES, DRAIN PIPING AND TRAP FOR ALL HANDICAP ACCESSIBLE LAVATORIES AND SINKS. INSULATION KIT SHALL BE EQUAL TO TRUEBRO MODEL 103 (WHITE). WHERE PROTECTIVE SKIRT UNDER FIXTURES IS PROVIDED, INSULATION OF PIPING IS NOT REQUIRED.
11. PROVIDE ISOLATION BALL VALVES AT BRANCH LINES SERVING EACH UNIT SUCH THAT EACH UNIT MAY BE INDIVIDUALLY ISOLATED. INSTALL ISOLATION VALVE IN AN ACCESSIBLE LOCATION.
12. PROVIDE CLEANOUTS AT ALL 90° SANITARY SEWER ELBOWS AND IN ACCORDANCE WITH APPLICABLE CODES.
13. ALL SANITARY SEWER AND STORM DRAIN PIPING SHOWN SHALL BE RUN BELOW FLOOR, UNLESS NOTED OTHERWISE.
14. ALL CW, HW, HWR, NATURAL GAS, FIRE PROTECTION, AND VENT PIPING SHOWN SHALL BE RUN ABOVE CEILING, UNLESS NOTED OTHERWISE.

PLUMBING ABBREVIATIONS

AD	AREA DRAIN	KW	KILOWATT
AP	ACCESS PANEL	MBH	1000 BRITISH THERMAL UNITS PER HOUR
AFF	ABOVE FINISHED FLOOR	MECH.	MECHANICAL
BEH	BEHIND	OD	OVERFLOW DRAIN
BOP	BOTTOM OF PIPE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
BMS	BUILDING MANAGEMENT SYSTEM	OSD	OPEN SITE DRAIN
BTUH	BRITISH THERMAL UNITS PER HOUR	PD	PRESSURE DROP
CONT.	CONTINUATION	PRV	PRESSURE REDUCING VALVE
COTG	CLEAN OUT TO GRADE	PSIG	POUNDS PER SQUARE INCH GAUGE
COYB	CLEANOUT IN YARD BOX	RD	ROOF DRAIN
CW	DOMESTIC COLD WATER	RPM	REVOLUTIONS PER MINUTE
ECO	EXTERIOR CLEANOUT	SAN	SANITARY SEWER
ES/EW	EMERGENCY SHOWER / EYEWASH	SD	STORM DRAIN
EWC	ELECTRIC WATER COOLER	TP	TRAP PRIMER
EWH	ELECTRIC WATER HEATER	TW	TEMPERED WATER
F	FAHRENHEIT	TYP.	TYPICAL
FCO	FLOOR CLEANOUT	UNO	UNLESS NOTED OTHERWISE
FD	FLOOR DRAIN	VFD	VARIABLE FREQUENCY DRIVE
FMS	FACILITY MANAGEMENT SYSTEM	WB	WET BULB
FPWH	FREEZE PROOF WALL HYDRANT	WCO	WALL CLEANOUT
FT	FEET	W.G.	WATER GAGE
GPR	GAS PRESSURE REGULATOR	WH	WALL HYDRANT
HB	HOSE BIB	WHA	WATER HAMMER ARRESTOR
HP	HORSEPOWER	WPD	WATER PRESSURE DROP

SYMBOL SCHEDULE - PLUMBING

SYMBOL	DESCRIPTION
	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
CW	DOMESTIC COLD WATER PIPING; PEX-A
HW	DOMESTIC HOT WATER PIPING
TW	DOMESTIC COLD WATER PIPING; COPPER
HW (140)	DOMESTIC HOT WATER PIPING AT INDICATED TEMPERATURE
HWR	DOMESTIC HOT WATER RECIRCULATING
SD	DRAIN PIPING
W	SANITARY WASTE
V	VENT PIPING
GW	GREASE WASTE
SD	STORM DRAIN PIPING
SD	STORM OVERFLOW DRAINAGE PIPING
G	NATURAL GAS PIPING
	POINT OF DISCONNECT
	POINT OF CONNECTION, NEW TO EXISTING
ECO	EXTERIOR CLEANOUT
FCO	FLOOR CLEANOUT
WCO	EXTERIOR CLEANOUT
	ELBOW UP
	ELBOW DOWN
	DOMESTIC BRANCH PIPE CONNECTION
	TEE-OUTLET DOWN
	TEE-OUTLET UP
	PIPE REDUCER
	PUMP
	BACKFLOW PREVENTER
	GATE VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	BALL VALVE
	CONTROL VALVE, 2-WAY
	CONTROL VALVE, 3-WAY
	CHECK VALVE
	STRAINER
	STRAINER AMD BLOWDOWN VALVE
	PLUG COCK/ BALANCING VALVE/ GAS COCK
	CIRCUIT SETTER
	PRESSURE REDUCING VALVE
	GAS PRESSURE REGULATOR
	UNION
	FLEXIBLE CONNECTOR
	PIPE CAP
	GAUGE AND GAUGE COCK
	THERMOMETER
	VALVE WITH BLIND FLANGE
	STEAM TRAP
	THERMOSTATIC EXPANSION VALVE

NOTES:
1. ALL SYMBOLS & MODIFIERS SHOWN MAY NOT APPEAR ON DRAWING.
2. COORDINATE ALL MOUNTING HEIGHTS AND FINAL LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.

AUTOMATIC FIRE SPRINKLER NOTES

1. THE BUILDING SHALL BE FULLY SPRINKLERED.
2. SCOPE OF WORK INCLUDES THE DESIGN, SUPPLY, INSTALLATION, TESTING, AND COMMISSIONING OF A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM FOR THE ENTIRE BUILDING, INCLUDING TENANT SPACES, COMMON AREAS, AND MECHANICAL ROOMS. ALL WORK TO BE COMPLETED BY A LICENSED SPRINKLER CONTRACTOR/DESIGNER.
3. THE SYSTEM SHALL BE 100% HYDRAULICALLY CALCULATED PER NFPA 13, AND DESIGNED TO MEET LIGHT HAZARD (OFFICES, 0.10 GPM/FT^2), ORDINARY HAZARD GROUP 1 (RETAIL, 0.15 GPM/FT^2), AND ORDINARY HAZARD GROUP 2 (MECHANICAL ROOMS, KITCHENS, 0.20 GPM/FT^2) CLASSIFICATIONS.
4. WORK SHALL COMPLY WITH NFPA 13, NFPA 14 (WHERE APPLICABLE), 2021 IMC, 2020 NEC, LSUCC (OSFM, R.S. 40:1730.21), INSURING AGENCY REQUIREMENTS, AND LOCAL UTILITY STANDARDS.
5. THE CONTRACTOR SHALL FURNISH WET SYSTEMS FOR HEATED AREAS, DRY SYSTEMS FOR UNHEATED AREAS, AND PRE-ACTION SYSTEMS FOR SENSITIVE AREAS (IF APPLICABLE), USING SCHEDULE 40 BLACK STEEL PIPING ABOVE GROUND AND UPVC CLASS E/DUCTILE IRON BELOW GROUND.
6. QUICK-RESPONSE, UL-LISTED SPRINKLERS (K=5.6 OR 8.0, 155°F–200°F, 286°F NEAR KITCHEN EQUIPMENT) SHALL BE CENTERED IN CEILING TILES IN BOTH DIRECTIONS WHERE SUSPENDED CEILINGS ARE INSTALLED.
7. THE SYSTEM SHALL INCLUDE OS&Y OR BUTTERFLY VALVES WITH TAMPER AND PRESSURE SWITCHES, CHECK VALVES, INSPECTOR'S TEST CONNECTIONS, AND A 2.5" SIAMESE FDC LABELED "FIRE SPRINKLER FDC." ALL FLOW AND TAMPER SWITCHES SHALL BE WIRED TO THE BUILDING FIRE ALARM SYSTEM PER NEC 760.
8. INSTALLATION SHALL BE COORDINATED WITH STRUCTURAL SYSTEMS, MEP SYSTEMS, CEILINGS, AND ALL OTHER TRADES.
9. HYDRAULIC CALCULATIONS SHALL USE THE DENSITY/AREA METHOD WITH A 10% SAFETY MARGIN, 100–250 GPM HOSE STREAM, AND VERIFICATION OF MUNICIPAL WATER SUPPLY (50–80 PSI, HYDRANT TEST). A FIRE PUMP (500–1000 GPM AT 100 PSI, NFPA 20:2021) SHALL BE PROVIDED IF REQUIRED. THE CONTRACTOR, A LICENSED FIRE SUPPRESSION CONTRACTOR, SHALL SUBMIT SHOP DRAWINGS, HYDRAULIC CALCULATIONS, PRODUCT DATA, AND COORDINATION DRAWINGS FOR OSFM APPROVAL. PERFORM HYDROSTATIC TESTING (200 PSI, 2 HOURS), AND VERIFY SYSTEM PERFORMANCE WITH OSFM INSPECTORS. PROVIDE SPARE SPRINKLERS, SPANNERS, VALVE CHART, AND MAINTENANCE MANUAL.

ELECTRIC WATER HEATER SCHEDULE

MARK	LOCATION	CAPACITY (GAL)	TYPE	RECOVERY RATE	ELECTRICAL DATA					DIMENSIONS	REMARKS
					kW	VOLTS	PHASE	HZ	FLA		
EWH-1	RISER ROOM	20	TANK	23 GPH @ 80° ΔT	4.5 kW	208V	1Ø	60	21.6A	22.25"H X 21.75"DIA	AO SMITH - DEL-20-4.5

PROVIDE WITH WALL BRACKET WITH INTEGRAL DRAIN PAN (HOLDRITE SWHP OR EQUAL).
PROVIDE WITH EXPANSION TANK AND T&P RELIEF VALVE.
PIPE T&P RELIEF AND EMERGENCY DRAIN PAN DRAIN TO NEAREST FLOOR DRAIN OR TO EXTERIOR IN A COSE APPROVED MANNER.

EXPANSION TANK SCHEDULE

MARK	TYPE	TOTAL VOLUME	MAXIMUM ACCEPTANCE	CONN.	DIAMETER	HEIGHT	OPERATING WEIGHT	REMARKS
ET-1	BLADDER	3.5	2.3	3/4"	10"	14"	22 LBS	WATTS DETA-5

MARK	FIXTURE DESCRIPTION	COLD WATER	HOT WATER	DRAIN	VENT
HB	WATTS MODEL #HY-725 CONCEALED FREEZE PROOF WALL HYDRANT WITH SS BOX AND LOCKABLE COVER. WITH INTEGRAL VACUUM BREAKER.	3/4"	-	-	-
WH	WATTS MODEL #HY-700 HOT AND COLD, CONCEALED FREEZE PROOF WALL HYDRANT WITH SS BOX AND LOCKABLE COVER. WITH INTEGRAL VACUUM BREAKER.	3/4"	3/4"	-	-
RH	WATTS MODEL #HY-900, FREEZE PROOF POST ROOF HYDRANT WITH ROOF MOUNTING PLATE AND CLAMPING COLLAR. WITH INTEGRAL VACUUM BREAKER. ROUTE DRAIN PIPING TO EXTERIOR.	3/4"	-	-	-
FD1	WATTS MODEL FD-100-A FLOOR DRAIN WITH ADJUSTABLE ROUND NICKEL BRONZE STRAINER AND TRAP PRIMER CONNECTION.	-	-	SEE PLANS	SEE PLANS
AD	WATTS MODEL FD-430 AREA DRAIN WITH SEDIMENT BUCKET AND INTEGRAL TRAP.	-	-	SEE PLANS	SEE PLANS
WCO	JAY R SMITH MODEL #4710 STAINLESS STEEL SHALLOW ROUND FACE-OF-WALL ACCESS COVER AND SCREW.	-	-	PER PIPE SIZE	-
FCO	JAY R SMITH MODEL #4021S FLOOR CLEANOUT WITH NICKEL BRONZE COVER AND GASKET SEAL BRONZE PLUG.	-	-	PER PIPE SIZE	-
GT-1	SCHIER GB-50 HYDROMECHANICAL GREASE INTERCEPTOR. PROVIDE WITH TRAFFIC RATED COVERS, HIGH WATER TABLE ANCHORING KIT, AND SAMPLE WELL.	-	-	3"	2"
TP	JOSAM 88300 TRAP PRIMER VALVE AND DISTRIBUTION UNIT	-	-	-	-
WHA	JAY R SMITH 5000 SERIES WATER HAMMER ARRESTORS, SIZED PER P.D.I STANDARDS / TABLE V	-	-	-	-

PDI UNITS	AA	A	B	C	D	E	F
FIXTURE UNITS	1-3	1-11	12-32	33-60	61-113	114-154	155-330

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ELMWOOD RETAIL EXPANSION

2108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

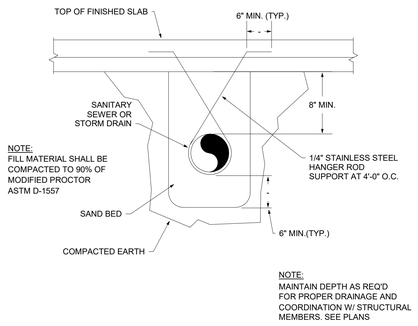
ISSUE:
DESIGN DEVELOPMENT

DATE:
JUNE 27, 2025

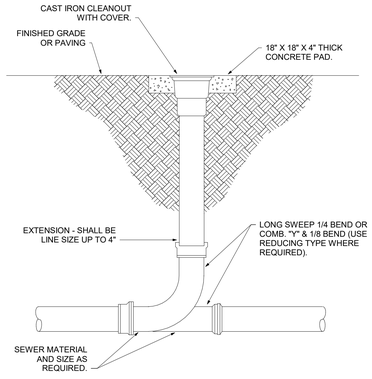
No.	Description	Date

PLUMBING LEGEND & NOTES

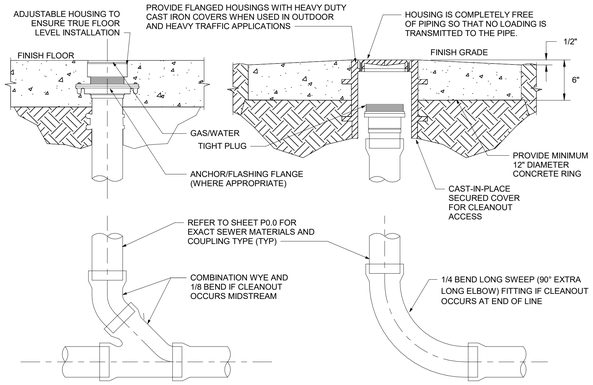
P0-000



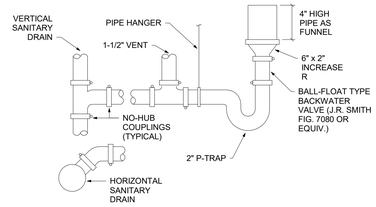
BELOW GRADE SEWER PIPING



EXTERIOR CLEANOUT



FLOOR AND EXTERIOR CLEANOUT

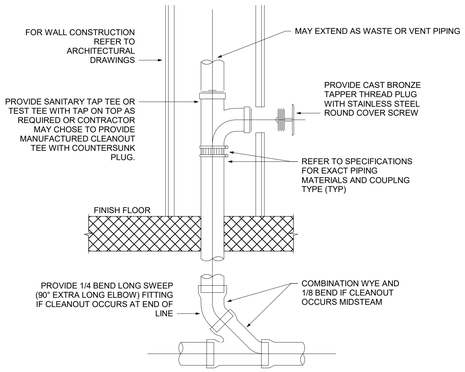


NOTE:

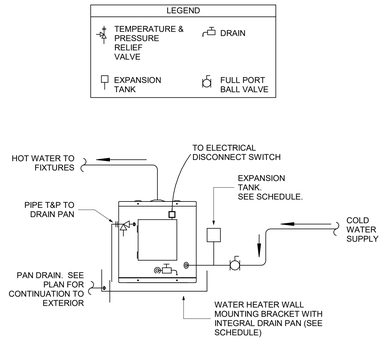
CONNECTION TO EXISTING SANITARY DRAINS MAY BE TO A VERTICAL OR HORIZONTAL DRAIN; AS SHOWN ON PLANS.

PROVIDE TRAP PRIMER FOR EACH HUB DRAIN PER DETAIL ON THIS SHEET.

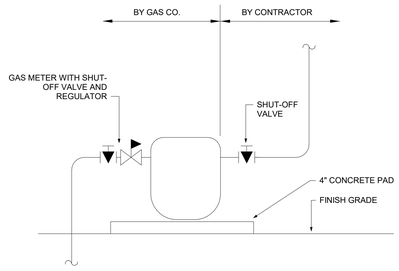
HUB DRAIN



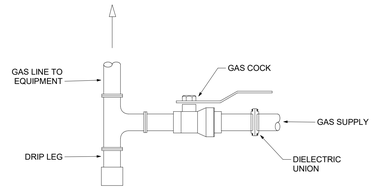
WALL CLEANOUT



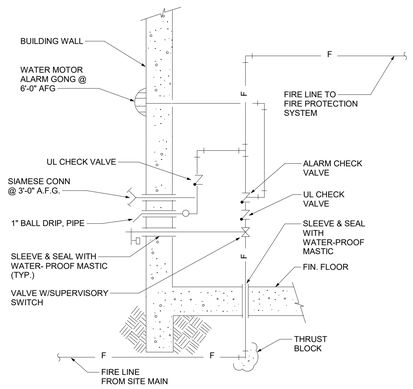
WALL MOUNTED ELECTRIC WATER HEATER



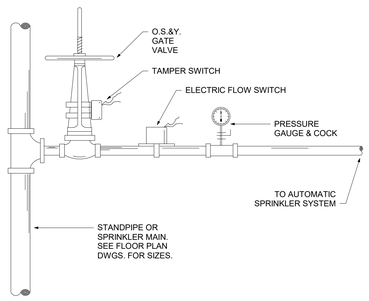
GAS SERVICE ENTRANCE



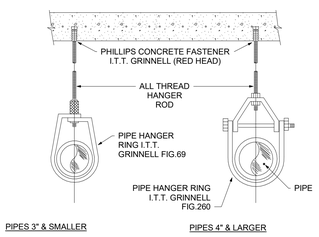
GAS SHUTOFF AND DRIP LEG



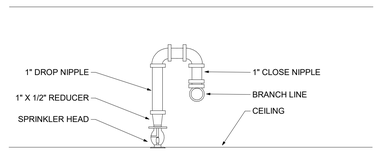
FIRE PROTECTION RISER



AUTO SPRINKLER ZONE CONNECTION



PIPE HANGER DETAIL



PER N.F.P.A. PAMPHLET 13, 3-8.4, "RETURN BENDS" FIGURE "B"

TYPICAL SPRINKLER HEAD DROP

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ELMWOOD RETAIL EXPANSION

2108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

ISSUE:
DESIGN DEVELOPMENT

DATE:
JUNE 27, 2025

No.	Description	Date

PLUMBING DETAILS

P0-001

LCG Lagniappe Consulting Group
Mechanical•Electrical•Plumbing
1305 Distributors Row, Ste. K New Orleans, LA. 70123
Project No.: 2501201 Registration #: 7188
website: www.lcg-mep.com

COLOR LEGEND:

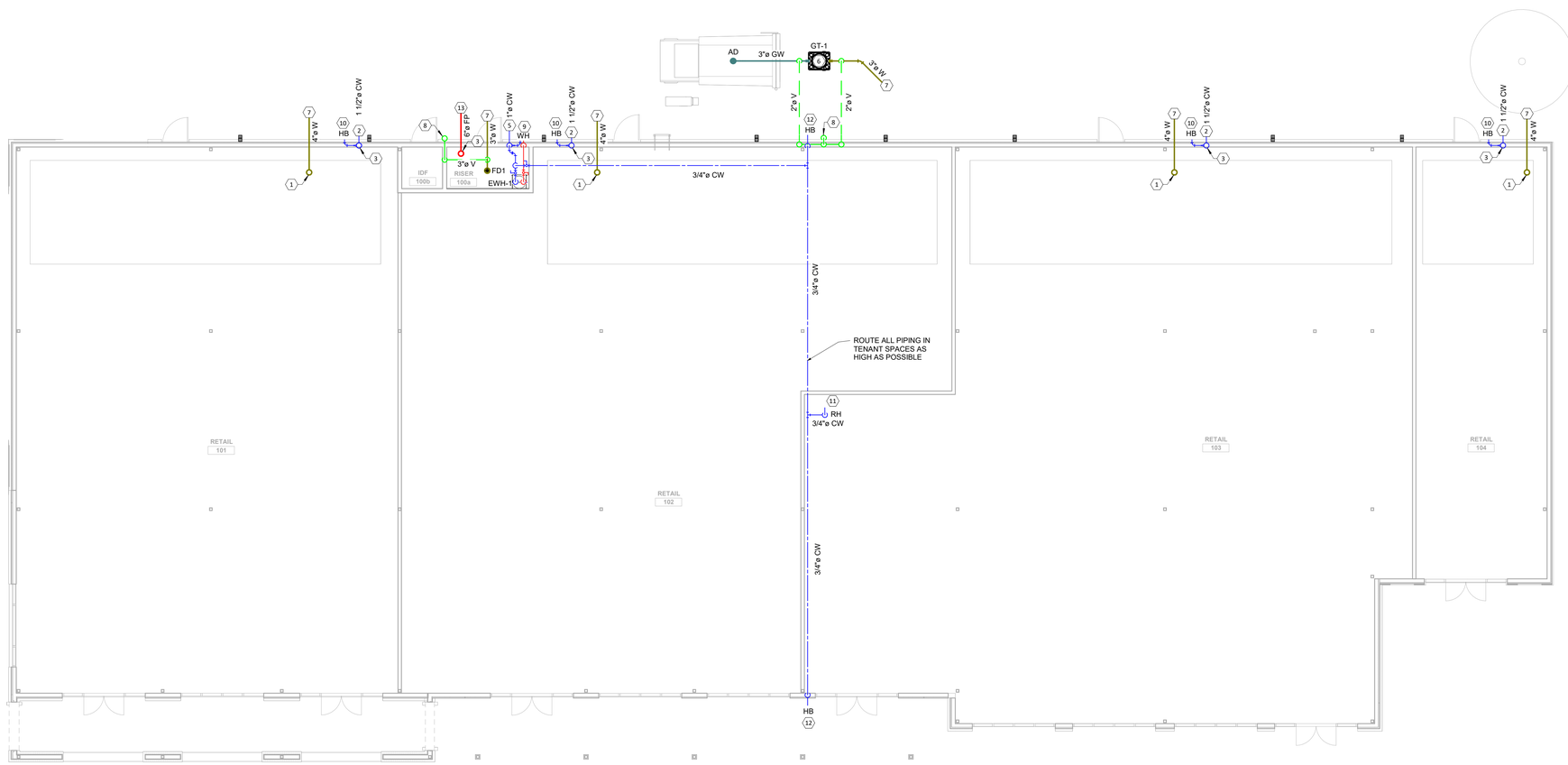
- NEW SANITARY WASTE PIPING
- NEW SANITARY VENT PIPING
- NEW DOMESTIC COLD WATER PIPING
- NEW DOMESTIC HOT WATER PIPING
- NEW LOW PRESSURE NATURAL GAS PIPING

GENERAL NOTES:

1. REFERENCE RISER DIAGRAMS FOR ALL PIPE SIZING NOT SHOWN ON THE FLOOR PLANS.
2. ALL SANITARY WASTE PIPING TO BE ROUTED UNDER SLAB UNLESS NOTED OTHERWISE.
3. ALL SANITARY VENT PIPING TO BE ROUTED ABOVE CEILING UNLESS NOTED OTHERWISE.
4. ALL DOMESTIC HOT AND COLD WATER TO BE ROUTED ABOVE THE CEILING UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:

1. STUB UP 4" SANITARY WASTE 5'-0" INTO TENANT SPACE AND CAP FOR FUTURE CONNECTION.
2. CONNECT DOMESTIC WATER PIPING TO DOMESTIC WATER FROM CIVIL SITE. ROUTE TO GENERAL LOCATION INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
3. ROUTE DOMESTIC WATER SUPPLY UNDERGROUND FROM SITE LOCATION TO INSIDE BUILDING. STUB UP IN WALL WITH SHUT-OFF VALVE AND CAP FOR FUTURE CONNECTION. PROVIDE HOSE BIB AS INDICATED IN EXTERIOR WALL. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
4. STUB UP FIRE PROTECTION WATER INTO RISER ROOM IN THIS GENERAL AREA. PROVIDE PREMANUFACTURED STAINLESS RISER FROM SERVICE PIPE TO RISER LOCATION. CAP AT 12" AFF FOR CONTINUATION BY FIRE SPRINKLER CONTRACTOR. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
5. PROVIDE 1" DOMESTIC COLD WATER PIPING FOR "HOUSE" WATER SERVICE. ROUTE DOMESTIC WATER SUPPLY UNDERGROUND FROM SITE LOCATION TO INSIDE BUILDING. PROVIDE 1" DUAL CHECK BACKFLOW PREVENTER AFTER METER. ROUTE 1" SUPPLY FROM METER TO INSIDE BUILDING. CONNECT TO HOSE BIB AND WATER HEATER AS INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
6. PROVIDE GREASE INTERCEPTOR AND AREA DRAIN AT DUMPSTER PAD.
7. CONNECT WASTE PIPING INTO SITE SEWER PIPING. SEE CIVIL PLAN FOR CONTINUATION. COORDINATION EXACT LOCATION OF TIE-IN WITH CIVIL CONTRACTOR AND SITE CONDITIONS.
8. ROUTE VENT FROM UNDERGROUND TO BOTTOM OF EAVE INSIDE WALL CAVITY. TURN OUT WALL AS HIGH AS POSSIBLE TO EXTERIOR. TERMINATE VENT ABOVE ROOF.
9. PROVIDE HOT AND COLD WATER HYDRANT IN THIS GENERAL LOCATION.
10. PROVIDE COLD WATER HOSE BIB AT DOMESTIC WATER ENTRANCE TO SPACE.
11. PROVIDE ROOF HYDRANT ON ROOF ABOVE IN THIS GENERAL LOCATION.
12. PROVIDE COLD WATER WALL HYDRANT IN THIS GENERAL LOCATION FOR "HOUSE" USE. PROVIDE LOCKABLE COVER.
13. CONNECT FIRE PROTECTION WATER PIPING TO WATER PIPING FROM CIVIL SITE. ROUTE TO GENERAL LOCATION INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.



1 BLDG 1 - PLUMBING PLAN
1/8" = 1'-0"

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BLDG 1
PLUMBING PLAN

P1-100

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SPECIFIC NOTES:

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2. STUB UP 4" GREASE WASTE 5'-0" INTO TENANT SPACE AND CAP FOR FUTURE CONNECTION.
3. PROVIDE SPACE AT GREASE WASTE CONNECTION TO SANITARY SEWER FOR FUTURE GREASE TRAP. PROVIDE CLEANOUTS AT EACH SIDE OF GREASE TRAP AND SAMPLE WELL DOWNSTREAM OF GREASE TRAP.
4. CONNECT DOMESTIC WATER PIPING TO DOMESTIC WATER FROM CIVIL SITE. ROUTE TO GENERAL LOCATION INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
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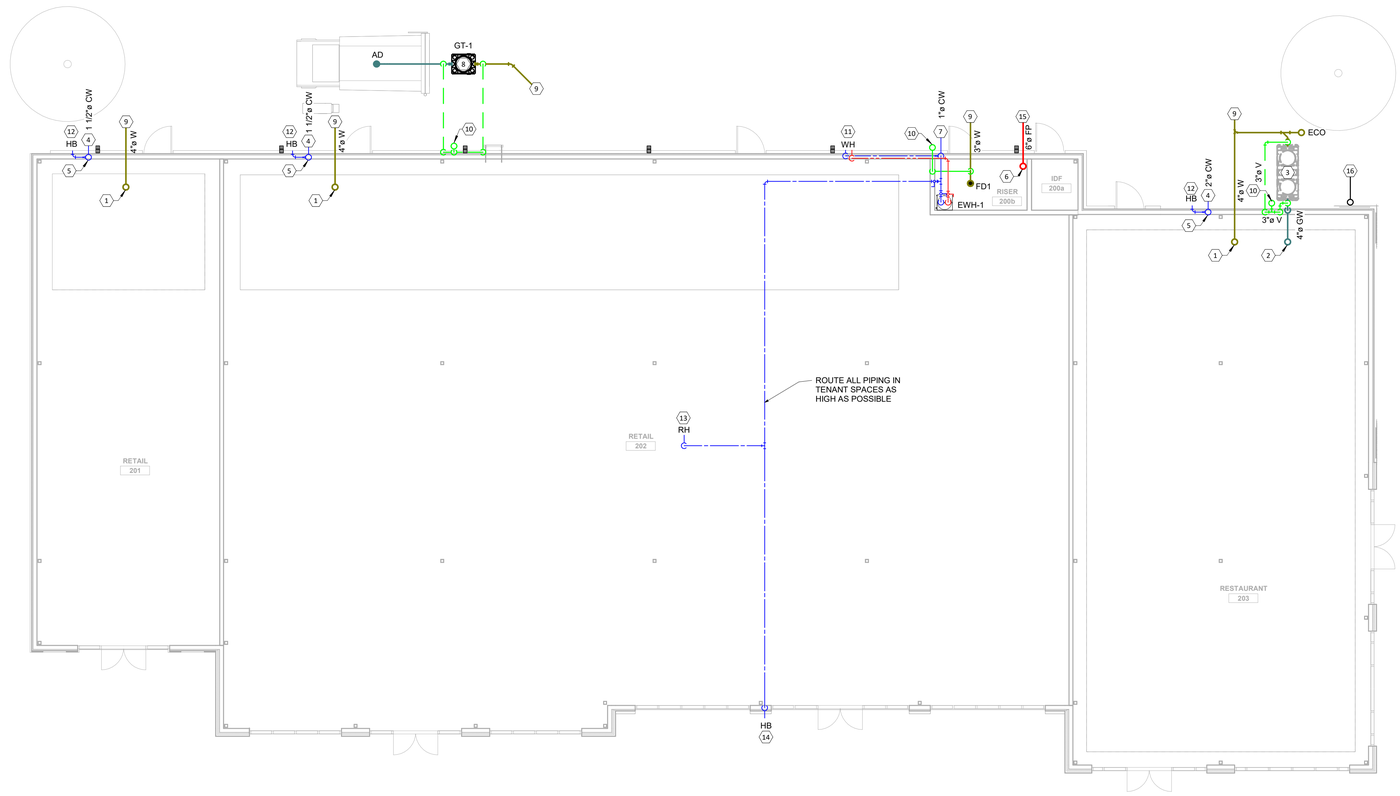
11. PROVIDE HOT AND COLD WATER HYDRANT IN THIS GENERAL LOCATION.
12. PROVIDE COLD WATER HOSE BIB AT DOMESTIC WATER ENTRANCE TO SPACE.
13. PROVIDE ROOF HYDRANT ON ROOF ABOVE IN THIS GENERAL LOCATION.
14. PROVIDE COLD WATER WALL HYDRANT IN THIS GENERAL LOCATION FOR "HOUSE" USE. PROVIDE LOCKABLE COVER.
15. CONNECT FIRE PROTECTION WATER PIPING TO WATER PIPING FROM CIVIL SITE. ROUTE TO GENERAL LOCATION INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
16. HIGH PRESSURE NATURAL GAS SERVICE PIPING. STUB-UP RISER FROM UNDERGROUND AND CAP FOR FUTURE CONNECTION IN THIS GENERAL AREA. SEE CIVIL PLAN FOR CONTINUATION.



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ELMWOOD RETAIL EXPANSION

2108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

ISSUE:
DESIGN DEVELOPMENT

DATE:
JUNE 27, 2025

No.	Description	Date

BLDG 2
PLUMBING PLAN

P2-100

COLOR LEGEND:

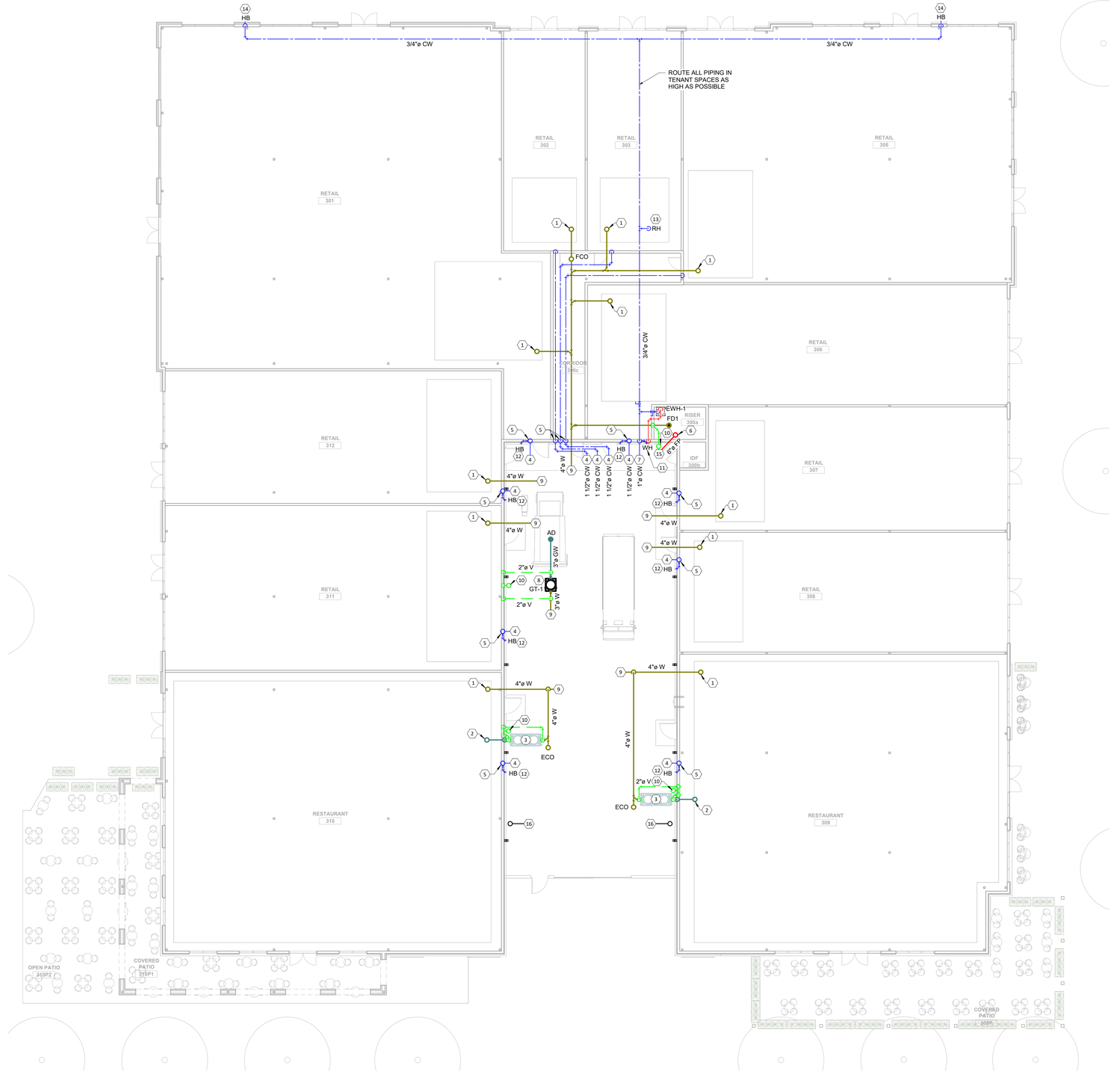
- NEW SANITARY WASTE PIPING
- NEW SANITARY VENT PIPING
- NEW DOMESTIC COLD WATER PIPING
- NEW DOMESTIC HOT WATER PIPING
- NEW LOW PRESSURE NATURAL GAS PIPING

GENERAL NOTES:

1. REFERENCE RISER DIAGRAMS FOR ALL PIPE SIZING NOT SHOWN ON THE FLOOR PLANS.
2. ALL SANITARY WASTE PIPING TO BE ROUTED UNDER SLAB UNLESS NOTED OTHERWISE.
3. ALL SANITARY VENT PIPING TO BE ROUTED ABOVE CEILING UNLESS NOTED OTHERWISE.
4. ALL DOMESTIC HOT AND COLD WATER TO BE ROUTED ABOVE THE CEILING UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:

1. STUB UP 4" SANITARY WASTE 5'-0" INTO TENANT SPACE AND CAP FOR FUTURE CONNECTION.
2. STUB UP 4" GREASE WASTE 5'-0" INTO TENANT SPACE AND CAP FOR FUTURE CONNECTION.
3. PROVIDE SPACE AT GREASE WASTE CONNECTION TO SANITARY SEWER FOR FUTURE GREASE TRAP. PROVIDE CLEANOUTS AT EACH SIDE OF GREASE TRAP AND SAMPLE WELL DOWNSTREAM OF GREASE TRAP.
4. CONNECT DOMESTIC WATER PIPING TO DOMESTIC WATER FROM CIVIL SITE. ROUTE TO GENERAL LOCATION INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
5. ROUTE DOMESTIC WATER SUPPLY UNDERGROUND FROM SITE LOCATION TO INSIDE BUILDING. STUB UP IN WALL WITH SHUT-OFF VALVE AND CAP FOR FUTURE CONNECTION. PROVIDE HOSE BIB AS INDICATED IN EXTERIOR WALL. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
6. STUB UP FIRE PROTECTION WATER INTO RISER ROOM IN THIS GENERAL AREA. PROVIDE PREMANUFACTURED STAINLESS RISER FROM SERVICE PIPE TO RISER LOCATION. CAP AT 12" AFF FOR CONTINUATION BY FIRE SPRINKLER CONTRACTOR. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
7. PROVIDE 1" DOMESTIC COLD WATER PIPING FOR "HOUSE" WATER SERVICE. ROUTE DOMESTIC WATER SUPPLY UNDERGROUND FROM SITE LOCATION TO INSIDE BUILDING. PROVIDE 1" DUAL CHECK BACKFLOW PREVENTER AFTER METER. ROUTE 1" SUPPLY FROM METER TO INSIDE BUILDING. CONNECT TO HOSE BIB AND WATER HEATER AS INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
8. PROVIDE GREASE INTERCEPTOR AND AREA DRAIN AT DUMPSTER PAD.
9. CONNECT WASTE PIPING INTO SITE SEWER PIPING. SEE CIVIL PLAN FOR CONTINUATION. COORDINATION EXACT LOCATION OF TIE-IN WITH CIVIL CONTRACTOR AND SITE CONDITIONS.
10. ROUTE VENT FROM UNDERGROUND TO BOTTOM OF EAVE INSIDE WALL CAVITY. TURN OUT WALL AS HIGH AS POSSIBLE TO EXTERIOR. TERMINATE VENT ABOVE ROOF.
11. PROVIDE HOT AND COLD WATER HYDRANT IN THIS GENERAL LOCATION.
12. PROVIDE COLD WATER HOSE BIB AT DOMESTIC WATER ENTRANCE TO SPACE.
13. PROVIDE ROOF HYDRANT ON ROOF ABOVE IN THIS GENERAL LOCATION.
14. PROVIDE COLD WATER WALL HYDRANT IN THIS GENERAL LOCATION FOR "HOUSE" USE. PROVIDE LOCKABLE COVER.
15. CONNECT FIRE PROTECTION WATER PIPING TO WATER PIPING FROM CIVIL SITE. ROUTE TO GENERAL LOCATION INDICATED. SEE CIVIL PLAN FOR CONTINUATION TO METER AND BACKFLOW PREVENTER LOCATION.
16. HIGH PRESSURE NATURAL GAS SERVICE PIPING. STUB-UP RISER FROM UNDERGROUND AND CAP FOR FUTURE CONNECTION IN THIS GENERAL AREA. SEE CIVIL PLAN FOR CONTINUATION.



1 BLDG 3 - PLUMBING PLAN
3/32" = 1'-0"

LCG Lagniappe Consulting Group
Mechanical•Electrical•Plumbing
1305 Distributors Row, Ste. K New Orleans, LA. 70123
Project No.: 2501201 Registration #: 7188
website: www.lcg-mep.com

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(504) 754-1085
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ELMWOOD RETAIL EXPANSION

2108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

ISSUE:
DESIGN DEVELOPMENT

DATE:
JUNE 27, 2025

No.	Description	Date

BLDG 3
PLUMBING PLAN

P3-100

EXISTING LA MADELEINE

BUILDING ONE

BUILDING TWO

BUILDING THREE

PARKING

RAMP

STAIRS

CONCRETE STAIRS (TYP.)
6" CONCRETE, REINFORCED, INFILL BREATH WITH SAND.
SCORED AS SHOWN ON 24" x 48" ANGLES

CONCRETE BENCH (TYP.)
12" THICK, BOARD FORMED REINFORCED CONCRETE
W/ WOOD PLANK FINISH

PLANTER TROUGH (TYP.)
(TO BE SELECTED BY LANDSCAPE ARCHITECT)

PLANTING BED, TYP.

(2) BENCHES
SEE DETAIL 3/L2.0 SCORATEE BENCH
MC GREY FINISH

CAFE STRING LIGHTS (TYP.)
~20' (2" TALL TEES) POSTS, LAID OUT AS SHOWN

CONCRETE EGGAL MOTOR COURT (TYP.)
6" THICK, REINFORCED CONCRETE
AS SHOWN, PEWTER INTEGRAL COLOR

CONCRETE EGGAL MOTOR COURT (TYP.)
6" THICK, REINFORCED CONCRETE
AS SHOWN, PEWTER INTEGRAL COLOR

CONCRETE STAIRS (TYP.)
TO MATCH AESTHETIC OF
EXISTING STAIRS ON-SITE

6" PRUNATION SLEEVE (TYP.)

CAFE STRING LIGHTS
ATTACHED TO BUILDING AS SHOWN
AND LEAVING SPACE FOR TREES
TO PUNCTUATE BETWEEN STRANDS

CONCRETE WARNING STRIP
SEE DETAIL 4/L2.0
SCORED AS SHOWN

PLANTING BED, TYP.

HAND RETWEEN RECESS AS SHOWN
AND LEAVING SPACE FOR TREES
TO PUNCTUATE BETWEEN STRANDS

RAMP

MATCH LINE

MATCH LINE

(5) NEEDLEPOINT HOLLY, TYP.
See schedule

(5) NEEDLEPOINT HOLLY, TYP.
See schedule

(5) NEEDLEPOINT HOLLY, TYP.
See schedule

(5) NEEDLEPOINT HOLLY, TYP.
See schedule

(5) NEEDLEPOINT HOLLY, TYP.
See schedule

(5) NEEDLEPOINT HOLLY, TYP.
See schedule

(5) NEEDLEPOINT HOLLY, TYP. (CLASS A)
See schedule

JAPANESE MAGNOLIA, TYP. (CLASS B)
Magnolia x soulangeana

EAGLESTON HOLLY, TYP. (CLASS B)
Ilex x 'Eagleston'

SLENDER SILHOUETTE SWEETGUM, TYP. (CLASS C)
Liquidambar styraciflua 'Slender Silhouette'

RED MAPLE, TYP. (CLASS A)
Acer rubrum

WILLOW OAK, TYP. (CLASS A)
Quercus phellos

ALLEE LACEBARK ELM, TYP. (CLASS A)
Ulmus parvifolia

SOUTHERN MAGNOLIA, TYP. (CLASS A)
Magnolia grandiflora

NUTTALL OAK, TYP. (CLASS A)
Quercus nuttallii

CATHEDRAL OAK, TYP. (CLASS A)
Quercus virginiana

(5) NEEDLEPOINT HOLLY, TYP.
See schedule

(5) NEEDLEPOINT HOLLY, TYP. (CLASS A)
See schedule

PLANTING COUNTS	
TREES:	
CATHEDRAL OAK	6
EAGLESTON HOLLY	9
JAPANESE MAGNOLIA	11
LACEBARK ELM	24
NUTTALL OAK	16
POND CYPRESS	8
RED MAPLE	15
SLENDER SILHOUETTE SWEETGUM	15
SOUTHERN MAGNOLIA	11
SWEETBAY MAGNOLIA	9
WILLOW OAK	16
SHRUBS:	
NEEDLPOINT HOLLY	122
PLANTING NOTE:	
ALL TREES AND SHRUBS TO MEET MINIMUM CALIPER SIZE REQUIREMENTS	

COUNCIL APPROVAL SITE PLAN CERTIFICATION

Docket No. _____

Ordinance No. _____

has been approved by the Jefferson Parish Council on _____.

DATE

PLANNING DIRECTOR

DATE

LA One Call 811

N

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

0' 10' 20' 40'

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ELMWOOD RETAIL EXPANSION

5108, 5112, 5116 CITRUS BOULEVARD
ELMWOOD, LOUISIANA 70123

DRAWING BY: CR
10 . 20 . 2026

MAIN THOROUGHFARE
NOT FOR CONSTRUCTION

L 1.0

CONCRETE FOCAL MOTOR COURT (TYP.)
6" DEPTH, SCORED ON A 4' GRID, 45° ANGLE
AS SHOWN, 'PEWTER' INTEGRAL COLOR

CONCRETE STAIRS (TYP.)

CONCRETE PROMENADE DECK (TYP.)
4" THICKNESS, REINFORCED, INFILL BENEATH WITH SAND,
SCORED AS SHOWN ON 30 + 60° ANGLES

CONCRETE KNEE WALL (TYP.)
16" THICK, BOARD-FORMED REINFORCED CONCRETE
W/ WOOD PLANK FINISH

PLANTER TRIPTYCH (TYP.)
FOUND THROUGHOUT PROMENADE
(12 POTS TOTAL)
(TO BE SELECTED BY LANDSCAPE ARCHITECT)

SYNTHETIC TURF
(DUPONT FOREVERLAWn SELECT LX, INSTALLED
PER MANUFACTURER'S SPECIFICATIONS)

(4) 'PETRA' BENCHES, BY LANDSCAPE FORMS,
ORGANIC-SHAPED BENCHES 77" X 75.75" X 19.25"
ON CONCRETE FOUNDATION (FOUNDATION TO
BE VERIFIED BY STRUCTURAL ENGINEER)

PLANTING BED, TYP.

(3) BENCHES
LANDSCAPE FORMS 'SOCRATES' BENCH
95", 'GREY' FINISH

CAFE STRING LIGHTS (TYP.)
STRUNG BETWEEN BUILDING FACADE
+ (5) 12' TALL STEEL POSTS, LAID OUT AS SHOWN

B U I L D I N G
T H R E E

P A R K I N G

EAGLESTON HOLLY, TYP. (CLASS B)
Ilex attenuate 'Eagleston'

JAPANESE MAGNOLIA, TYP. (CLASS B)
Magnolia x soulangiana

CATHEDRAL OAK, TYP. (CLASS A)
Quercus virginiana

NUTTALL OAK, TYP. (CLASS A)
Quercus nuttalli

SOUTHERN MAGNOLIA, TYP. (CLASS A)
Magnolia grandiflora

(50) NEEDLEPOINT HOLLY, TYP.
Ilex cornuta

RED MAPLE, TYP. (CLASS A)
Acer Rubrum

WILLOW OAK, TYP. (CLASS A)
Quercus phellos

ALLEE LACEBARK ELM, TYP. (CLASS A)
Ulmus parvifolia

(31) NEEDLEPOINT HOLLY, TYP.
Ilex cornuta

POND CYPRESS, TYP. (CLASS A)
Taxodium ascendens

MULTI-TRUNK SWEETBAY MAGNOLIA, TYP. (CLASS A)
Magnolia virginiana

(41) NEEDLEPOINT HOLLY, TYP.
Ilex cornuta

MATCH LINE

MATCH LINE

MATCH LINE

PLANTING COUNTS

TREES:

CATHEDRAL OAK	6
EAGLESTON HOLLY	9
JAPANESE MAGNOLIA	11
LACEBARK ELM	24
NUTTAL OAK	16
POND CYPRESS	8
RED MAPLE	15
SLENDER SILHOUETTE SWEETGUM	15
SOUTHERN MAGNOLIA	11
SWEETBAY MAGNOLIA	9
WILLOW OAK	16

SHRUBS:

NEEDLPOINT HOLLY	122

PLANTING NOTE:

ALL TREES AND SHRUBS TO MEET
MINIMUM CALIPER SIZE REQUIREMENTS

COUNCIL APPROVAL SITE PLAN CERTIFICATION

Docket No. _____ Ordinance No. _____

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DATE

_____ _____
PLANNING DIRECTOR DATE

LA One Call 811

NOTE:

THE CONTRACTOR SHALL VISIT AND EXAMINE THE PROJECT SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS AND TO VERIFY LOCATIONS, DIMENSIONS, AND SIZES CALLED FOR IN THE WORK.

THE CONTRACTOR SHALL CAREFULLY CHECK ALL CONDITIONS AS REQUIRED, KEEPING IN MIND THE INTENT OF THE DRAWINGS AS FOR ALIGNMENT, PATTERNS, AND DESIGN.

THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF VERIFIED CONDITIONS THAT DO NOT APPEAR TO CONFORM TO THE INTENT OF THE DRAWINGS.

THE CONTRACTOR SHALL GRIND ALL WELDS SMOOTH TO THE TOUCH.

THE CONTRACTOR SHALL SANDBLAST ALL METAL TUBING AND PRIME THE METAL AFTER ALL FABRICATION IS COMPLETE WITH RED IRON OXIDE OR APPROVED EQUAL.

THE CONTRACTOR SHALL TIE ALL DOWNSPOUTS INTO PROPOSED SUBSURFACE DRAIN SYSTEM.

ALL FOUNDATION & FRAMING DETAILS TO BE APPROVED BY A LICENSED STRUCTURAL ENGINEER.

FOUNDATION NOTE:

FOUNDATION DETAILS SHOWN ARE DIAGRAMMATIC & SHOULD BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.

N

0' 10' 20' 40'

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

ELMWOOD RETAIL EXPANSION

5108, 5112, 5116 CITRUS BOULEVARD

ELMWOOD, LOUISIANA 70123

BUILDING THREE AND PARKING

NOT FOR CONSTRUCTION

DRAWING BY: CR
10. 20. 2026

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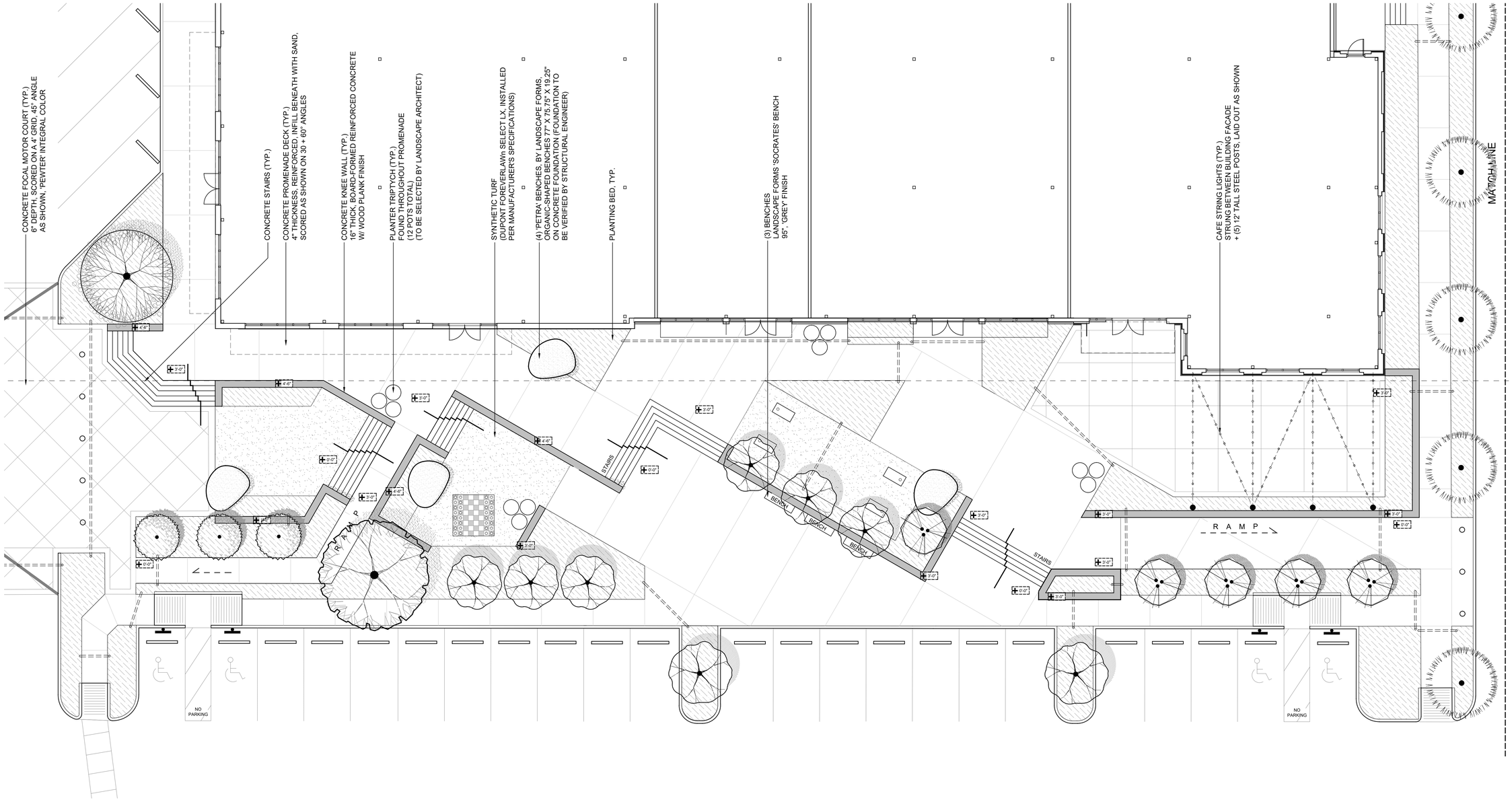
JOHN K. SUBLETTE
REG. NO. S-3015
STATE OF LOUISIANA



NOTE:

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THE CONTRACTOR SHALL SANDBLAST ALL METAL TUBING AND PRIME THE METAL AFTER ALL FABRICATION IS COMPLETE WITH RED IRON OXIDE OR APPROVED EQUAL.

THE CONTRACTOR SHALL TIE ALL DOWNSPOUTS INTO PROPOSED SUBSURFACE DRAIN SYSTEM.

ALL FOUNDATION & FRAMING DETAILS TO BE APPROVED BY A LICENSED STRUCTURAL ENGINEER.

FOUNDATION NOTE:

FOUNDATION DETAILS SHOWN ARE DIAGRAMMATIC & SHOULD BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.

ELECTRICAL NOTE:

1. PROVIDE ALL LABOR AND MATERIAL FOR ELECTRICAL ROUGH-INS.
2. ALL ELECTRICAL WORK SHALL CONFORM TO STATE AND LOCAL ELECTRICAL CODES.
3. PROVIDE ALL JUNCTION BOXES, RECEPTACLES, SWITCHES, DISCONNECT SWITCHES, ETC., AND MAKE ALL ELECTRICAL CONNECTIONS TO OUTDOOR KITCHEN EQUIPMENT.
4. ALL ELECTRICAL AND LIGHT FIXTURES TO BE SELECTED BY OWNER.

PLANTING COUNTS

TREES:

CATHEDRAL OAK	6
EAGLESTON HOLLY	9
JAPANESE MAGNOLIA	11
LACEBARK ELM	24
NUTTAL OAK	16
POND CYPRESS	8
RED MAPLE	15
SLENDER SILHOUETTE SWEETGUM	15
SOUTHERN MAGNOLIA	11
SWEETBAY MAGNOLIA	9
WILLOW OAK	16

SHRUBS:

NEEDLPOINT HOLLY	122

PLANTING NOTE:

ALL TREES AND SHRUBS TO MEET MINIMUM CALIPER SIZE REQUIREMENTS

COUNCIL APPROVAL SITE PLAN CERTIFICATION

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DATE

_____ _____
PLANNING DIRECTOR DATE

LA One Call 811

N

0' 4' 8' 12' 16'

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

ELMWOOD RETAIL EXPANSION

5108, 5112, 5116 CITRUS BOULEVARD

ELMWOOD, LOUISIANA 70123

PEDESTRIAN PLAZA

NOT FOR CONSTRUCTION

DRAWING BY: CR
10. 20. 2026

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EVAN K. SUBLETTE
REG. NO. 5-3127
STATE OF LOUISIANA

EXISTING LA MADELEINE

CAFE STRING LIGHTS
HUNG BETWEEN BUILDINGS AS SHOWN
AND LEAVING SPACE FOR TREES
TO PUNCTUATE BETWEEN STRANDS

CONCRETE WALKWAY (TYP.)
4" THICKNESS, REINFORCED,
SCORED AS SHOWN

PLANTING BED, TYP.

4" IRRIGATION SLEEVE (TYP.)

CONCRETE STAIRS (TYP.)
TO COMPLIMENT AESTHETIC OF
EXISTING STAIRS ON-SITE

STAIRS

R A M P

B

CONCRETE FOCAL MOTOR COURT (TYP.)
6" DEPTH, SCORED ON A 4' GRID, 45° ANGLE
AS SHOWN, 'PEWTER' INTEGRAL COLOR

CAFE STRING LIGHTS
HUNG BETWEEN BUILDINGS AS SHOWN
AND LEAVING SPACE FOR TREES
TO PUNCTUATE BETWEEN STRANDS

SLENDER SILHOUET
Liquidambar styraciflu

CONCRETE FOCAL MOTOR COURT (TYP.)
6" DEPTH, SCORED ON A 4' GRID, 45° ANGLE
AS SHOWN, 'PEWTER' INTEGRAL COLOR

COUNCIL APPROVAL SITE PLAN CERTIFICATION

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LA One Call 811

N

0' 10' 20' 40'

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

L 1.3

DRAWING BY: CR
10. 20. 2026

BUILDING ALLEYS
NOT FOR CONSTRUCTION

ELMWOOD RETAIL EXPANSION

5108, 5112, 5116 CITRUS BOULEVARD
ELMWOOD, LOUISIANA 70123

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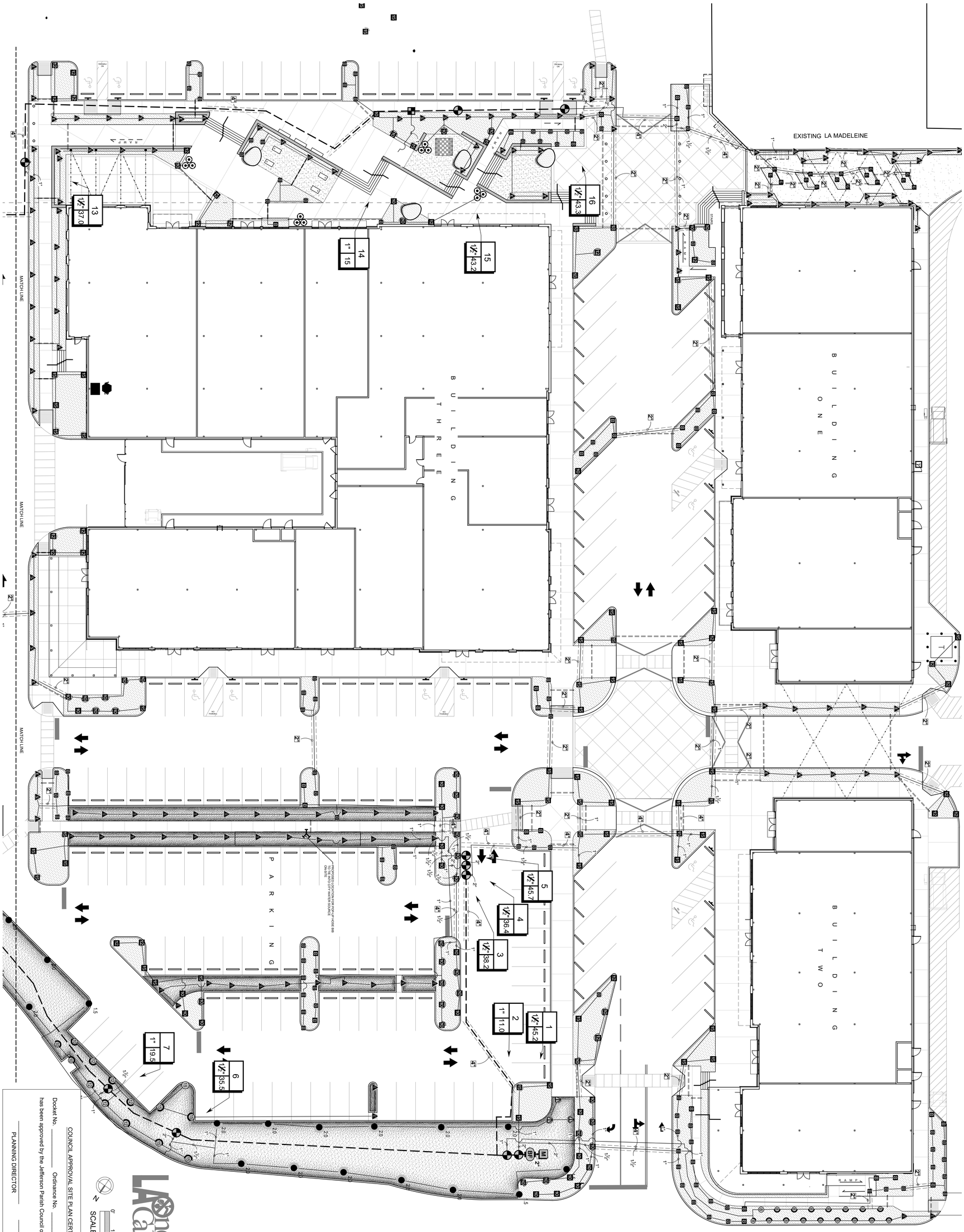
JOHN M. SUBLETTE
REG. NO. 5-319
STATE OF LOUISIANA



COUNCIL APPROVAL SITE PLAN CERTIFICATION

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_____ DATE

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ELMWOOD RETAIL EXPANSION

5108, 5112, 5116 CITRUS BOULEVARD
ELMWOOD, LOUISIANA 70123

DRAWING BY: CR
10 . 20 . 2026

IRRIGATION PLAN:
MAIN THOROUGHFARE

NOT FOR CONSTRUCTION

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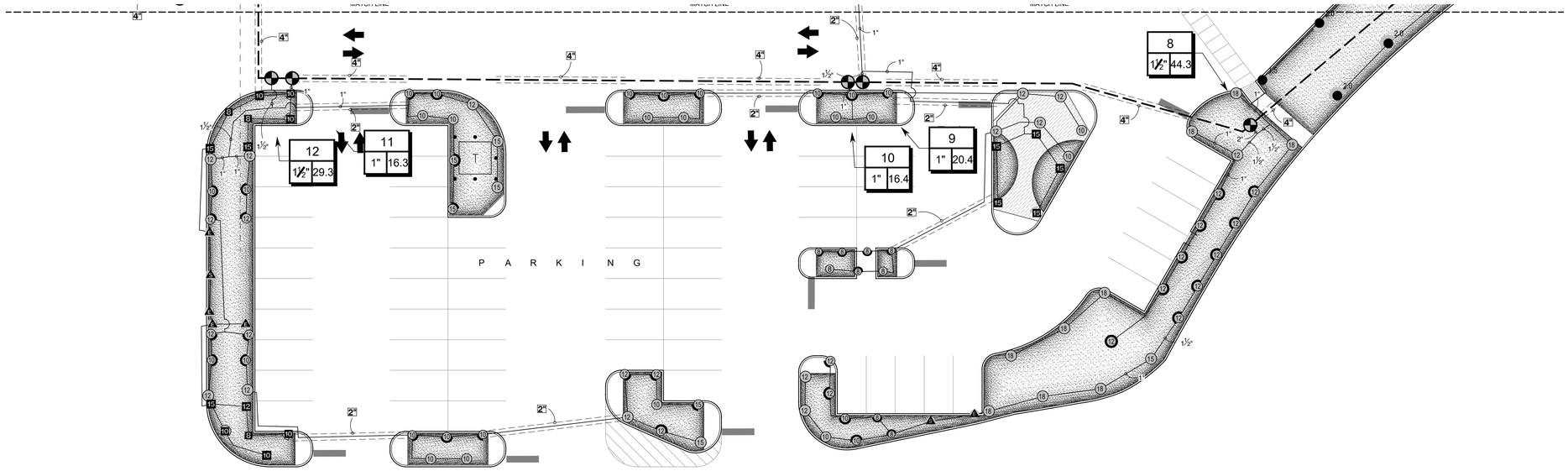

GENERAL NOTES:

THE CONTRACTOR SHALL VISIT AND EXAMINE THE PROJECT SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS AND TO VERIFY LOCATIONS, DIMENSIONS, AND SIZES CALLED FOR IN THE WORK.

THE CONTRACTOR SHALL CAREFULLY CHECK ALL CONDITIONS AS REQUIRED, KEEPING IN MIND THE INTENT OF THE DRAWINGS AS FOR ALIGNMENT, PATTERNS, AND DESIGN.

THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF VERIFIED CONDITIONS THAT DO NOT APPEAR TO CONFORM TO THE INTENT OF THE DRAWINGS.

THE CONTRACTOR SHALL GRIND ALL WELDS SMOOTH TO THE TOUCH.

THE CONTRACTOR SHALL SANDBLAST ALL METAL TUBING AND PRIME THE METAL AFTER ALL FABRICATION IS COMPLETE WITH RED IRON OXIDE OR APPROVED EQUAL.

THE CONTRACTOR SHALL TIE ALL DOWNSPOUTS INTO PROPOSED SUBSURFACE DRAIN SYSTEM.

ALL FOUNDATION & FRAMING DETAILS TO BE APPROVED BY A LICENSED STRUCTURAL ENGINEER.

IRRIGATION NOTES:

DRAWING IS DIAGRAMMATIC.

THE CONTROLLER LOCATION SHALL BE DETERMINED BY THE OWNER AT THE TIME OF INSTALLATION.

THE CONTARCTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO BIDDING.

THE INSTALLING CONTRACTOR SHALL LOCATE ANY UNDERGROUND UTILITIES PRIOR TO ANY TRENCHING AND SHALL USE ALL NECESSARY PRECAUTIONS REQUIRED TO PREVENT DAMAGING ANY UNDERGROUND UTILITIES.

THE INSTALLING CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF SLEEVES AND CONDUIT ON SITE.

ALL CONTROL WIRING SHALL BE UL/UF 14 GA. FOR DIRECT BURIAL. ALL SPLICES SHALL BE MADE IN VALVE OR SPLICE BOXES ONLY, USING WATERPROOF CONNECTORS.

THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS FOR TREE AND LARGE SHRUB LOCATIONS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF WORK.

ALL IRRIGATION INSTALLATION SHALL CONFIRM TO LOCAL CODES AND REGULATIONS; THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND PERMITS.

IRRIGATION LINES AND EQUIPMENT SHOWN OUTSIDE THE PROPERTY LINES, LANDSCAPE AREAS, AND/OR SLEEVES IS DONE SO FOR CLARITY ONLY.

THE IRRIGATION SYSTEM MAXIMUM DEMAND IS 14.94 GPM@ 30 PSI, THE INSTALLING CONTRACTOR IS TO VERIFY THE STATIC PRESSURE AT THE TIME THE SYSTEM IS TO OPERATE. IF THE STATIC PRESSURE IS FOUND TO BE BELOW THE SPECIFIED LIMITS A CENTRIFUGAL PUMP MAY HAVE TO BE INSTALLED TO BRING THE OPERATING PRESSURE UP.

ALL ROTOR AND SPRAY HEADS ARE TO BE INSTALLED USING SWING PIPE AND SWING FITTINGS.

SPRAY HEADS IN TURF AREAS ARE TO BE 6" POP-UPS, SPRAY HEADS LOCATED IN SHRUB BEDS ARE TO BE 6" OR 12" POP-UPS DEPENDING ON THE PLANT HEIGHTS IN THAT AREA.

ALL VALVES ARE TO BE INSTALLED IN APPROPRIATELY SIZED PLASTIC VALVE BOXES. THE BOX IS TO BE MARKED WITH ITS CORRESPONDING STATION NUMBER.

ALL SLEEVES ARE TO BE SCH. 40 PVC PIPE AND ARE TO BE A MIN. 2x THE DIAMETER OF THE PIPE THAT THEY ENSLEEVE.

THE BACK FLOW PREVENTER IS TO BE INSTALLED AS PER LOCAL CODES AND REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES.

CRITICAL ANALYSIS:

P.O.C. NUMBER: 01	
WATER SOURCE INFORMATION:	
WATER METER SIZE:	1-1/2"
FLOW AVAILABLE:	75 GPM
STATIC PRESSURE AT P.O.C.:	80 PSI
ELEVATION CHANGE:	5.00 FT.
SERVICE LINE SIZE:	3"
LENGTH OF SERVICE LINE:	10 FT.
PRESSURE AVAILABLE:	78 PSI
MAXIMUM STATION FLOW:	45.75 GPM
FLOW AVAILABLE AT POC:	75 GPM
RESIDUAL FLOW AVAILABLE:	29.26 GPM

CRITICAL STATION:	16
DESIGN PRESSURE:	30 PSI
FRICTION LOSS:	3.6 PSI
FITTINGS LOSS:	0.36 PSI
ELEVATION LOSS:	0 PSI
LOSS THROUGH VALVE:	3.73 PSI
PRESSURE REQ. AT CRITICAL STATION:	37.7 PSI
LOSS FOR FITTINGS:	0 PSI
LOSS FOR MAIN LINE:	11.4 PSI
LOSS FOR POC TO VALVE ELEVATION:	0 PSI
LOSS FOR BACKFLOW:	3.44 PSI
LOSS FOR WATER METER:	3.8 PSI
RITICAL STATION PRESSURE AT P.O.C.:	56.4
PRESSURE AVAILABLE:	78 PSI
RESIDUAL PRESSURE AVAILABLE:	21.6 PSI

IRRIGATION SCHEDULE SOD AND PLANTINGS

SYMBOL	MANUFACTURER/ MODEL/ DESCRIPTION	QTY
EST LCS RCS CST SST	RAIN BIRD 1804 15 STRIP SERIES TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	43
Q T H F	RAIN BIRD 1804 8 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	23
Q T H F	RAIN BIRD 1804 10 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	20
Q T H F	RAIN BIRD 1804 12 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	25
Q T H F	RAIN BIRD 1804 15 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	7
12 15	RAIN BIRD 1804 ADJ TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	42
EST LCS RCS CST SST	RAIN BIRD 1812 15 STRIP SERIES SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	103
Q T H F	RAIN BIRD 1812 8 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	99
Q T H F	RAIN BIRD 1812 10 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	40
Q T H F	RAIN BIRD 1812 12 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	12
Q T H F	RAIN BIRD 1812 15 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	15
12 15	RAIN BIRD 1812 ADJ SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	126
1/4 MJU MPT	RAIN BIRD R-VAN14 1804-S-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	3
1.5	RAIN BIRD 5004-PL-PC-LA 1.5 TURF ROTOR, 4.0IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. LOW ANGLE NOZZLE AND FLOW SHUT-OFF DEVICE.	4
2.0	RAIN BIRD 5004-PL-PC-LA 2.0 TURF ROTOR, 4.0IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. LOW ANGLE NOZZLE AND FLOW SHUT-OFF DEVICE.	16
	RAIN BIRD XCZ-100-PRF 1" MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.	1
	PLANTER POT IRRIGATION THREE EACH SXB-180-SPYKS	15
	RAIN BIRD PGA GLOBE 1-1/2" 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE.	10
	RAIN BIRD PGA GLOBE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE.	5
BF	ZURN 720A 1-1/2" PRESSURE VACUUM BREAKER	1
	RAIN BIRD ESP-2WIRE (120VAC) 50 STATION 2-WIRE, INDOOR/ OUTDOOR CONTROLLER W/ DECODER AUTO-ADDRESS. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY. USE WITH 2W-1 SINGLE STATION DECODERS AND STANDARD DIRECT BURIAL WIRE.	1
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
M	WATER METER 1-1/2"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"	8,491 LF
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1 1/2"	477.9 LF
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 2"	159.3 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2"	1,143 LF
	PIPE SLEEVE: PVC SCHEDULE 40 2"	975.5 LF
	PIPE SLEEVE: PVC SCHEDULE 40 4"	655.6 LF

NOZZLE SCHEDULE SOD AND PLANTINGS

SYMBOL	MANUFACTURER/MODEL	QTY
	RAIN BIRD 1804 15EST	18
	RAIN BIRD 1804 15SST	25
	RAIN BIRD 1804 08H	20
	RAIN BIRD 1804 08Q	3
	RAIN BIRD 1804 10H	13
	RAIN BIRD 1804 10Q	7
	RAIN BIRD 1804 12F	1
	RAIN BIRD 1804 12H	17
	RAIN BIRD 1804 12Q	7
	RAIN BIRD 1804 15H	5
	RAIN BIRD 1804 15Q	2
	RAIN BIRD 1804 08V	3
	RAIN BIRD 1804 10V	12
	RAIN BIRD 1804 12V	13
	RAIN BIRD 1804 15V	5
	RAIN BIRD 1804 18V	9
	RAIN BIRD 1812 15EST	50
	RAIN BIRD 1812 15SST	53
	RAIN BIRD 1812 08H	59
	RAIN BIRD 1812 08Q	40
	RAIN BIRD 1812 10H	21
	RAIN BIRD 1812 10Q	19
	RAIN BIRD 1812 12H	2
	RAIN BIRD 1812 12Q	10
	RAIN BIRD 1812 15Q	15
	RAIN BIRD 1812 06V	15
	RAIN BIRD 1812 08V	35
	RAIN BIRD 1812 10V	23
	RAIN BIRD 1812 12V	12
	RAIN BIRD 1812 15V	38
	RAIN BIRD 1812 18V	3
	RAIN BIRD R-VAN14 1804-S-P45 RV-14	3

IRRIGATION SCHEDULE SYNTH TURF

SYMBOL	MANUFACTURER/MODEL	QTY
	RAIN BIRD 1804 08H	1
	RAIN BIRD 1804 08Q	1
	RAIN BIRD 1804 10H	1
	RAIN BIRD 1804 12H	1
	RAIN BIRD 1804 12Q	2
	RAIN BIRD 1804 15H	2
	RAIN BIRD 1804 08V	1
	RAIN BIRD 1804 10V	1
	RAIN BIRD 1804 12V	1
	RAIN BIRD 1804 18V	2

VALVE SCHEDULE COMBINED

NO.	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	45.19	688.1	38.2	45.9	1.5 IN/H
2	RAIN BIRD PGA GLOBE	1"	TURF SPRAY	10.97	682.6	38.8	42.0	1.61 IN/H
3	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	38.18	822.5	35.6	43.4	1.2 IN/H
4	RAIN BIRD PGA GLOBE	1-1/2"	TURF SPRAY	36.37	827.0	35.1	42.5	1.76 IN/H
5	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	45.75	831.6	37.4	47.3	1.46 IN/H
6	RAIN BIRD PGA GLOBE	1-1/2"	TURF ROTOR	35.49	527.2	39.9	47.1	0.61 IN/H
7	RAIN BIRD PGA GLOBE	1"	TURF SPRAY	19.48	488.7	36.6	41.0	1.12 IN/H
8	RAIN BIRD PGA GLOBE	1-1/2"	TURF SPRAY	44.29	360.7	36.8	48.3	1.34 IN/H
9	RAIN BIRD PGA GLOBE	1"	SHRUB SPRAY	20.37	237.5	37.4	42.5	1.34 IN/H
10	RAIN BIRD PGA GLOBE	1"	TURF SPRAY	16.37	232.9	37.1	41.5	1.53 IN/H
11	RAIN BIRD PGA GLOBE	1"	SHRUB SPRAY	16.28	232.9	37.7	42.5	1.77 IN/H
12	RAIN BIRD PGA GLOBE	1-1/2"	TURF SPRAY	29.29	239.3	36.9	45.3	1.46 IN/H
13	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	36.99	292.3	33.9	46.0	1.61 IN/H
14	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	15	511.1	27.5	32.5	4.45 IN/H
15	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	43.15	532.9	35.5	53.6	1.57 IN/H
16	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	43.32	582.8	37.7	56.4	1.76 IN/H
17	RAIN BIRD PGA GLOBE	1"	TURF SPRAY	13.85	521.0	36.7	41.4	1.27 IN/H

IRRIGATION SCHEDULE SYNTH TURF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H F	RAIN BIRD 1804 8 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	2
Q T H F	RAIN BIRD 1804 10 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	1
Q T H F	RAIN BIRD 1804 12 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	3
Q T H F	RAIN BIRD 1804 15 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	2
12 15	RAIN BIRD 1804 ADJ TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	5
	RAIN BIRD PGA GLOBE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE.	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"	196.1 lf

COUNCIL APPROVAL SITE PLAN CERTIFICATION

Docket No. _____ Ordinance No. _____

has been approved by the Jefferson Parish Council on _____.
DATE

_____ _____
PLANNING DIRECTOR DATE

LA One Call 811

N

0' 10' 20' 40'

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

L 3.1

DRAWING BY: CR
10 . 20 . 2026

IRRIGATION PLAN:
PARKING + SCHEDULES

NOT FOR CONSTRUCTION

ELMWOOD RETAIL EXPANSION

5108, 5112, 5116 CITRUS BOULEVARD
ELMWOOD, LOUISIANA 70123

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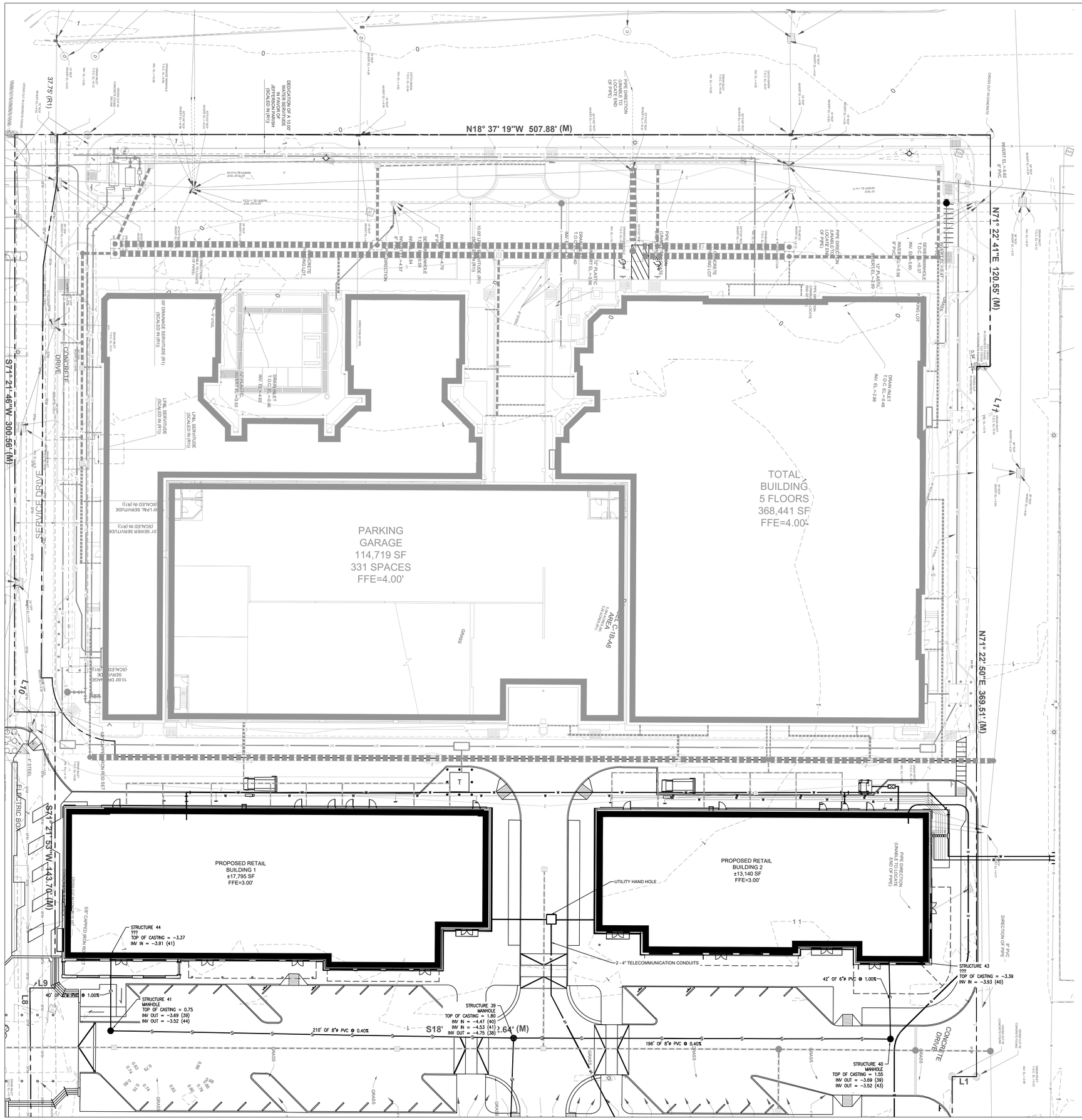
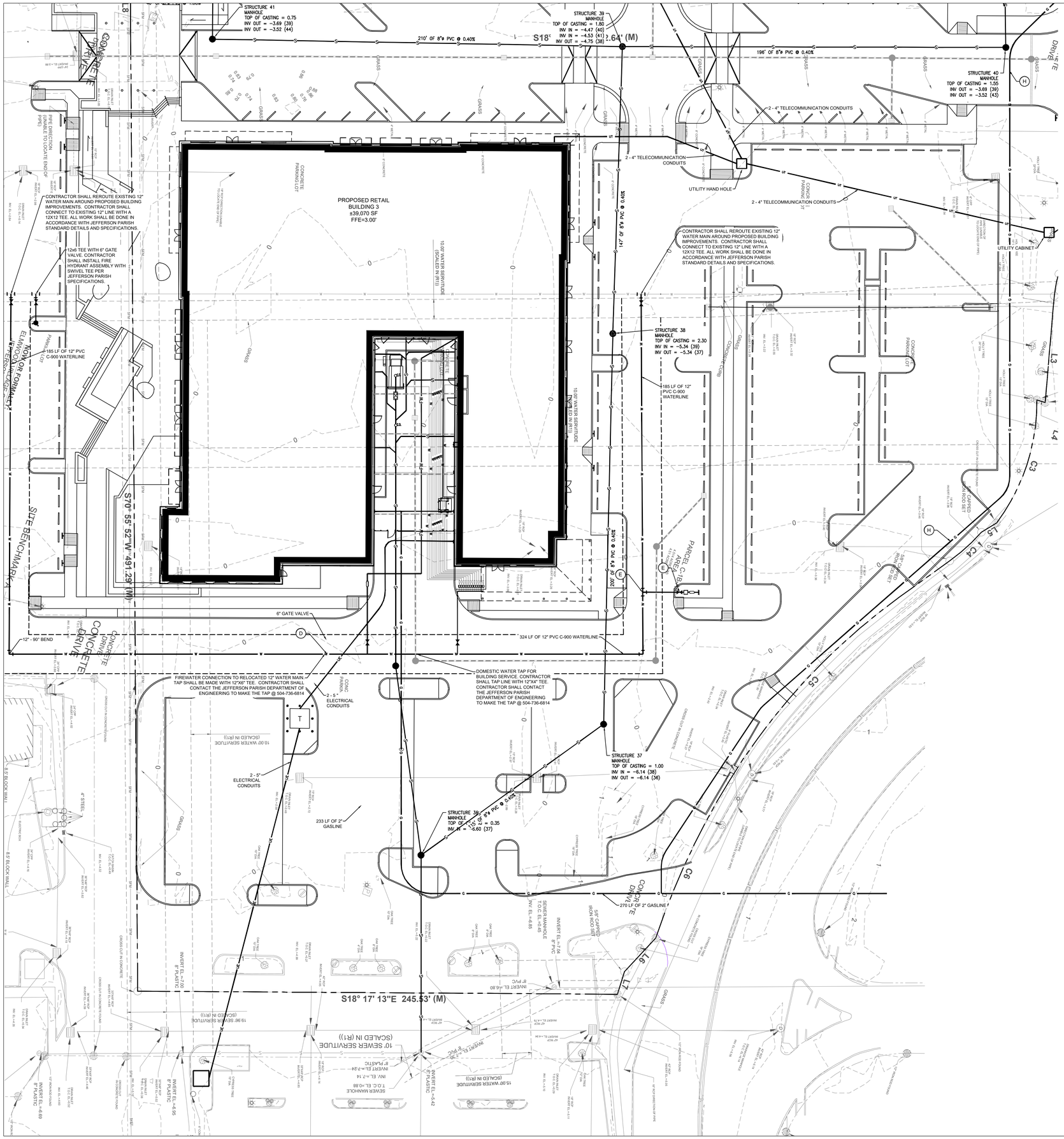
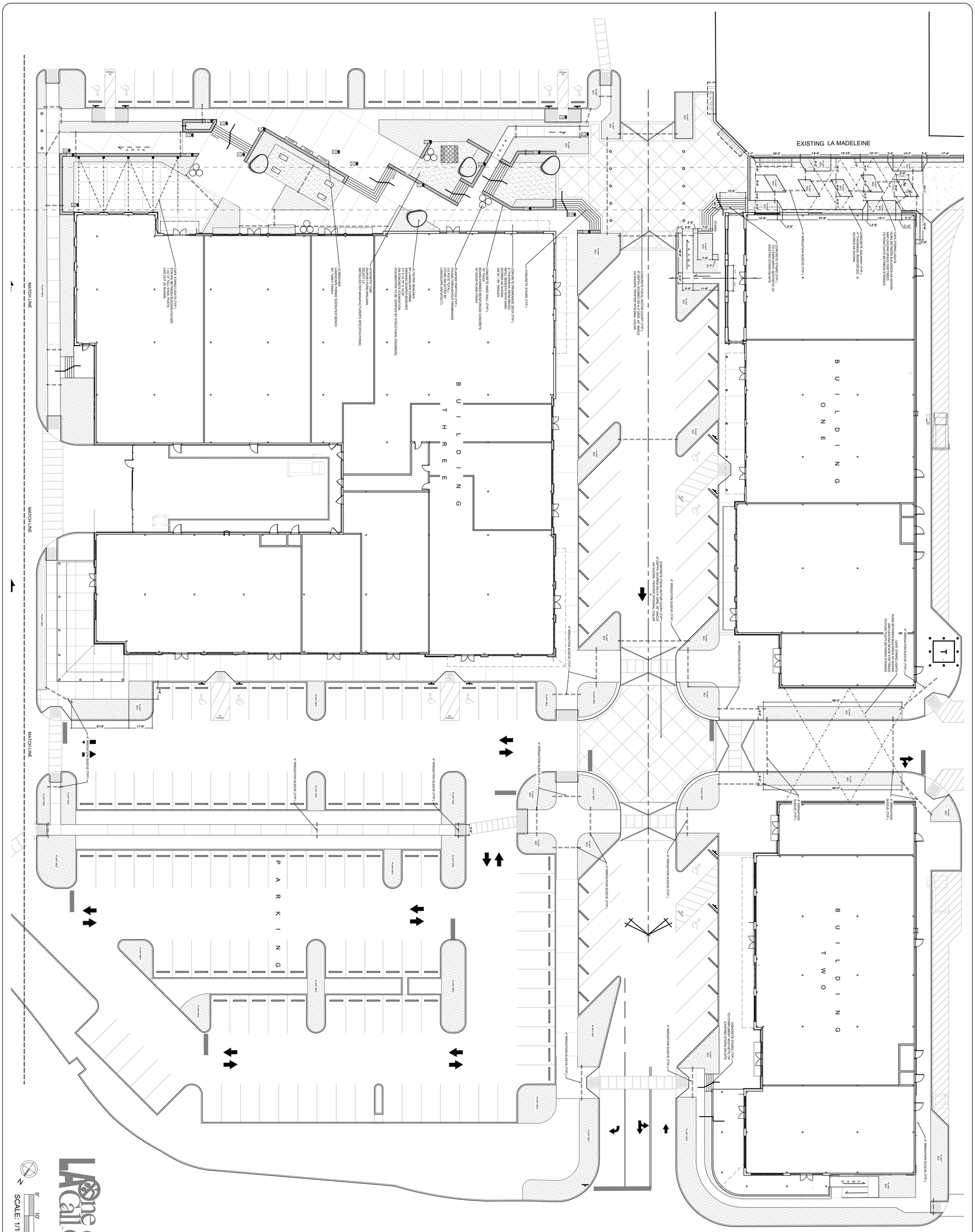
+ MAINTENANCE + DESIGN + CONSTRUCTION




N18° 37' 19"W 507.88' (M)
N71° 22' 41"E 120.55' (M)
N71° 22' 50"E 369.54' (M)
S71° 21' 53"W 143.70' (M)
S71° 21' 46"W 300.56' (M)
PROPOSED RETAIL BUILDING 1 ±17,795 SF FFE=3.00'
PROPOSED RETAIL BUILDING 2 ±13,140 SF FFE=3.00'
PARKING GARAGE 114,719 SF 331 SPACES FFE=4.00'
TOTAL BUILDING 5 FLOORS 368,441 SF FFE=4.00'
CONCRETE DRIVE
CONCRETE PARKING LOT
GRASS
STRUCTURE 44 ??? TOP OF CASTING = ~3.37 INV IN = ~3.91 (41)
STRUCTURE 41 MANHOLE TOP OF CASTING = 0.75 INV OUT = ~3.69 (39) INV OUT = ~3.52 (44)
STRUCTURE 39 MANHOLE TOP OF CASTING = 1.80 INV IN = ~4.47 (40) INV IN = ~4.53 (41) INV OUT = ~4.75 (38)
STRUCTURE 40 MANHOLE TOP OF CASTING = 1.55 INV OUT = ~3.69 (39) INV OUT = ~3.52 (43)
STRUCTURE 43 ??? TOP OF CASTING = ~3.39 INV IN = ~3.93 (40)
210' OF 8"ø PVC @ 0.40%
196' OF 8"ø PVC @ 0.40%
42' OF 6"ø PVC @ 1.00%
40' OF 6"ø PVC @ 1.00%
2 - 4" TELECOMMUNICATION CONDUITS
UTILITY HAND HOLE
10' LPAL SERVITUDE (SCALED IN (R1))
100' DRAINAGE SERVITUDE (R1) (SCALED IN (R1))
37' SEWER SERVITUDE (SCALED IN (R1))
DRAINAGE SERVITUDE (SCALED IN (R1))
DRAINAGE SERVITUDE IN FAVOR OF WATER SERVITUDE IN FAVOR OF JEFFERSON PARISH (SCALED IN (R1))
DRAINAGE SERVITUDE (SCALED IN (R1))
10.00' LPAL SERVITUDE (SCALED IN (R1))
37.75' (R1)
SOLID CAPPED IRON ROD SET
4" STEEL
ELECTRIC BOX
DRAIN INLET T.O.C. EL=4.60 INV EL=4.57
DRAIN INLET T.O.C. EL=4.60 INV EL=4.59
DRAIN INLET T.O.C. EL=4.60 INV EL=4.84
DRAIN INLET T.O.C. EL=4.60 INV EL=4.65
DRAIN INLET T.O.C. EL=0.46 INV EL=-3.33
DRAIN INLET T.O.C. EL=4.60 INV EL=4.56
DRAIN INLET T.O.C. EL=4.60 INV EL=4.89
DRAIN INLET T.O.C. EL=4.60 INV EL=4.79
DRAIN INLET T.O.C. EL=4.60 INV EL=4.69
DRAIN INLET T.O.C. EL=4.60 INV EL=4.48
DRAIN INLET T.O.C. EL=4.60 INV EL=2.86
SEWER MANHOLE T.O.C. EL=0.37 INV EL=-3.60
SEWER MANHOLE T.O.C. EL=4.47 INV EL=-3.47
PIPE DIRECTION (UNABLE TO LOCATE END OF PIPE)
PIPE DIRECTION (UNABLE TO LOCATE END OF PIPE)
PIPE DIRECTION (UNABLE TO LOCATE END OF PIPE)
PIPE DIRECTION (UNABLE TO LOCATE END OF PIPE)
INVERT EL=-5.62 8" PVC
INVERT EL=-5.47 8" PVC
INVERT EL=-5.56 8" PVC
INVERT EL=-2.89 12" PLASTIC
INVERT EL=-4.57 12" PLASTIC
INVERT EL=-4.53 12" PLASTIC
INVERT EL=-4.79 8" PVC
INVERT EL=-4.84 8" PVC
INVERT EL=-4.65 12" PLASTIC
INVERT EL=-3.33 12" PLASTIC
CROSS CUT IN CONCRETE
CROSS
CONCRETE CURB
CONCRETE ROAD
CONCRETE DRIVE
CONCRETE PAVER
CONCRETE SIDEWALK
CONCRETE CURB & GUTTER
CONCRETE ROAD


PROPOSED RETAIL
BUILDING 3
±39,070 SF
FFE=3.00'
STRUCTURE 41
MANHOLE
TOP OF CASTING = 0.75
INV OUT = -3.69 (39)
INV OUT = -3.52 (44)
210' OF 8"Ø PVC @ 0.40%
STRUCTURE 39
MANHOLE
TOP OF CASTING = 1.80
INV IN = -4.47 (40)
INV IN = -4.53 (41)
INV OUT = -4.75 (38)
S18° 2.64' (M)
196' OF 8"Ø PVC @ 0.40%
STRUCTURE 40
MANHOLE
TOP OF CASTING = 1.55
INV OUT = -3.69 (39)
INV OUT = -3.52 (43)
2 - 4" TELECOMMUNICATION CONDUITS
2 - 4" TELECOMMUNICATION CONDUITS
UTILITY HAND HOLE
2 - 4" TELECOMMUNICATION CONDUITS
UTILITY CABINET
CONTRACTOR SHALL REROUTE EXISTING 12" WATER MAIN AROUND PROPOSED BUILDING IMPROVEMENTS. CONTRACTOR SHALL CONNECT TO EXISTING 12" LINE WITH A 12X12 TEE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH JEFFERSON PARISH STANDARD DETAILS AND SPECIFICATIONS.
CONTRACTOR SHALL REROUTE EXISTING 12" WATER MAIN AROUND PROPOSED BUILDING IMPROVEMENTS. CONTRACTOR SHALL CONNECT TO EXISTING 12X12 TEE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH JEFFERSON PARISH STANDARD DETAILS AND SPECIFICATIONS.
12x6 TEE WITH 6" GATE VALVE. CONTRACTOR SHALL INSTALL FIRE HYDRANT ASSEMBLY WITH SWIVEL TEE PER JEFFERSON PARISH SPECIFICATIONS.
185 LF OF 12" PVC C-900 WATERLINE
147' OF 8"Ø PVC @ 0.40%
10.00' WATER SERVITUDE (SCALED IN R1))
STRUCTURE 38
MANHOLE
TOP OF CASTING = 2.30
INV IN = -5.34 (39)
INV OUT = -5.34 (37)
185 LF OF 12" PVC C-900 WATERLINE
10.00' WATER SERVITUDE (SCALED IN R1))
200' OF 8"Ø PVC @ 0.40%
PARCEL C-1B
AREA = 4.7 ACRES
S70° 55' 52"W 491.29' (M)
SITE BENCHMARK
6" GATE VALVE
12" - 90° BEND
324 LF OF 12" PVC C-900 WATERLINE
DOMESTIC WATER TAP FOR BUILDING SERVICE. CONTRACTOR SHALL TAP LINE WITH 12"X4" TEE. CONTRACTOR SHALL CONTACT THE JEFFERSON PARISH DEPARTMENT OF ENGINEERING TO MAKE THE TAP @ 504-736-6814
FIREWATER CONNECTION TO RELOCATED 12" WATER MAIN TAP SHALL BE MADE WITH 12"X6" TEE. CONTRACTOR SHALL CONTACT THE JEFFERSON PARISH DEPARTMENT OF ENGINEERING TO MAKE THE TAP @ 504-736-6814
2 - 5" ELECTRICAL CONDUITS
2 - 5" ELECTRICAL CONDUITS
233 LF OF 2" GASLINE
STRUCTURE 37
MANHOLE
TOP OF CASTING = 1.00
INV IN = -6.14 (38)
INV OUT = -6.14 (36)
STRUCTURE 36
MANHOLE
TOP OF CASTING = 0.35
INV IN = -6.60 (37)
270 LF OF 2" GASLINE
S18° 17' 13"E 245.53' (M)
SEWER MANHOLE
T.O.C. EL=6.46
INV. EL=-6.85
INVERT EL.=7.04
8" PVC
INVERT EL.=6.80
8" PVC
INVERT EL.=7.00
8" PLASTIC
INVERT EL.=6.95
8" PLASTIC
INVERT EL.=6.69
8" PLASTIC
INVERT EL.=5.42
8" PLASTIC
INV. EL.=7.14
8" PLASTIC
INVERT EL.=7.24
8" PVC
SEWER MANHOLE
T.O.C. EL.=0.68
10' SEWER SERVITUDE (SCALED IN R1))
19.96' SEWER SERVITUDE (SCALED IN R1))
10' SEWER SERVITUDE (SCALED IN R1))
15.00' WATER SERVITUDE (SCALED IN R1))
10.00' WATER SERVITUDE (SCALED IN R1))
CONCRETE DRIVE
CONCRETE PARKING LOT
ELMWOOD PARKWAY
ELMWOOD PARKWAY
CONCRETE DRIVE
CONCRETE DRIVE
CONCRETE DRIVE
CONCRETE PARKING LOT
CONCRETE PARKING LOT
CONCRETE PARKING LOT



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ELMWOOD RETAIL EXPANSION

5108, 5112, 5116 CITRUS BOULEVARD
ELMWOOD, LOUISIANA 70123

DRAWING BY: CR
10 . 12 . 2026

MAIN THOROUGHFARE
NOT FOR CONSTRUCTION

L 1.0