

BUILDING D - SHELL ONLY

OFFICE PARK

220 PARK PLACE DR.

COVINGTON, LA 70433

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PROJECT DESCRIPTION - 2 STORY OFFICE BUILDING, 14,980 S.F.

1ST FLOOR - SHELL ONLY - 7490 S.F.
2ND FLOOR - SHELL ONLY- 7490 S.F.

TYPE OF CONSTRUCTION VB UNPROTECTED, SPRINKLER SYSTEM

FIRE RESISTANCE RATING: 0 HOURS
STRUCTURAL FRAME 0 HOURS
ROOF CONSTRUCTION 0 HOURS
EXTERIOR WALLS 0 HOURS

Allowable Ht. (504.3)
B, Type VB 60'
Building Ht. =28'-0"
Allowable Stories (Table 504.4) 3
2 Story Building
From Table 506.2
Allowable Building Area, Sprinkled (SM)
B = 27,000 SF, PROPOSED SF = 13,884

Wind loading - 2021 IBC, 140 U.L.T., 108 NOM
Enclosed Building
Exposure B (1609.4)
Category II (Ibc 1604.5)
Wind Importance Factor = 1.0
Internal Pressure Coefficient = +/- .18
Main Wind Resisting System - Wood Framing with interior steel columns steel beams and exterior sheathing
Building frame and components designed based on loads from ASCE 7-16
1st floor live loads - 100 psf
2nd Floor live Loads - 40 psf
Corridor live loads = 100 psf
Floor dead load - 10 psf
Roof live loads = 20 psf

Tob of slab = 21.5', Flood Zone 'C', nearest base flood elevation = 19.0'

DESIGN CRITERIA
 - 2015 INTERNATIONAL BUILDING CODE
 - 2015 NFPA 101
 - 2015 INTERNATIONAL MECHANICAL CODE
 - 2015 INTERNATIONAL PLUMBING CODE
 - 2014 NATIONAL ELECTRIC CODE

CODE INFORMATION

GENERAL NOTES:

1. Thresholds shall be no more than 1/2" in height and shall be beveled if more than 1/2". All ground and floor surfaces shall be non-slip.
2. Dimensions are to the centerline or face of studs, center line of columns, or face of vinyl.
3. Contractor to verify all site conditions and building location prior to construction.
4. Materials shall be new and U.L. listed
5. No work shall be concealed until approved by local inspectors.
6. Construction shall comply with all parish, state and local codes.
7. Contractor to guarantee work for one year.
8. Notify District Fire Inspector at completed fire walls before any construction that would conceal the fire walls.
9. Provide detailed cut sheets of the fire penetration sealing product to the inspector.
10. LIGHTING @ EXTERIOR DOORS
11. EXTERIOR DOORS
12. NFPA 101:7.2.1.5 and IBC 1008.1.9 Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open in the direction of egress.
13. ADA RESTROOMS AND SINKS (with ADA Accessibility Guidelines Sections Referenced) Provide a clearance around the water closet that complies with Figure 604.3.1. (NOTE: As per 604.3.2 No other fixtures or obstructions shall be located within the required water closet clearance.)
14. EXTERIOR DOORS
15. EXTERIOR DOORS
16. INTERIOR WALLS & CEILING - NFPA 101:38.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450.
17. UTILITIES NFPA 101:38.5.1 Utilities shall comply with the provisions of Section 9.1.
18. HVAC - HVAC system shall be constructed in accordance with NFPA 101:9.2.
19. ELECTRICAL WORK - Compliance with the 2020 NFPA 70, National Electrical Code (NEC), is mandated by RS 40:1730.28(A7). Contact the local Building Official of the applicable local political subdivision or a Louisiana State Uniform Construction Code Council registered third-party provider to verify plan review and inspection requirements of the proposed electrical work.
20. FIRE EXTINGUISHERS
21. STAIR CONSTRUCTION- Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stair. Handrails shall be no lower than 34" nor higher than 38" above the leading edge of the tread surface. Guard rails shall be at least 42" high and are required when a change in elevation exceeds 30".
22. FIRE EXTINGUISHERS
23. ALL toilet rooms and bathing rooms shall be accessible and in compliance with Chapter 6.

1. 606.2 Provide a clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.
2. 606.3 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.
3. 606.4 and 309 Controls for faucets shall not require light grasping, pinching, or twisting of the wrist.
4. 606.5 Water supply and drain pipes shall be insulated or covered.

404.2.7 Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Hardware shall not require light grasping, light pinching, or twisting of the wrist to operate.

213.1 ALL toilet rooms and bathing rooms shall be accessible and in compliance with Chapter 6.

SEISMIC
Site Class D
Risk Category II
SS = .11
S1 = .056
I = 1.00
Design Category A
Design Load Bearing of Soils - 1500 PSF



14. DOORS
 NFPA 101:7.2.1.5.9 and IBC 1008.1.9d through 1008.1.9.5 Doors shall be operable with ONLY one releasing operation. A two-step release, such as a knob and an independent slide bolt, is NOT acceptable.

15. INSULATION
 IAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 720, International Building Code, 2021 Edition.

- a) Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke developed of 0-450 in accordance with IBC 719.
- b) Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 719.
- c) Foam plastic insulation shall meet the requirements of IBC 719.
- d) Thermal barriers shall protect foam plastic insulation in accordance with IBC 2603.4.
- e) Ignition barriers shall protect foam plastic insulation used in attics or crawl spaces where entry is made only for service of utilities in accordance with IBC 2603.4.1.6.

16. INTERIOR WALLS & CEILING - NFPA 101:38.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450.

17. UTILITIES NFPA 101:38.5.1 Utilities shall comply with the provisions of Section 9.1.

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20. FIRE EXTINGUISHERS
 NFPA 106:2.1.2 Provide portable fire extinguishers within the following travel distances; nonlinear route measure:

- a) Travel distance to a fire extinguisher shall not exceed 75 feet for Class A, C and D fires. See Table 10.6.2.1.1 and NFPA 106:4 and 10.6.5.

b) Travel distance to a fire extinguisher shall not exceed 30 feet for Class B fires (liquids). (May be increased to 50 feet for Light (low) Hazard fires with 10-B extinguisher, for Ordinary (moderate) Hazard fires with 20-B extinguisher, and for Extra (high) Hazard fires with 60-B extinguisher). See Table 10.6.3.1.1.

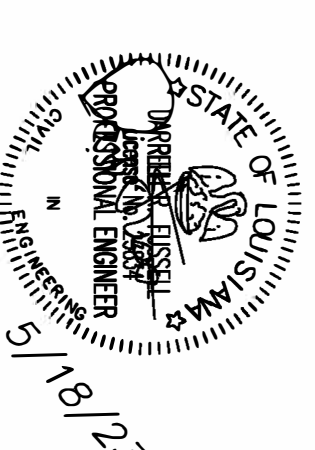
For classification of Hazards see NFPA 105:4.1.1 (Light/Low), 105.4.1.2 (Ordinary/Moderate), 105.4.1.3 (Extra/High)

NFPA 106: 1.3.3.1 Fire extinguishers shall not be obstructed or obscured from view.

NFPA 106: 1.3.3.1 Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Preferably they shall be located along normal paths of travel, including exits from areas.

NFPA 106: 1.3.8 Top of fire extinguisher, having a gross weight less than 40 lb., shall be no more than 5 feet above the floor; if gross weight 40 lbs. or greater, 3-1/2 feet above the floor.

21. STAIR CONSTRUCTION- Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stair. Handrails shall be no lower than 34" nor higher than 38" above the leading edge of the tread surface. Guard rails shall be at least 42" high and are required when a change in elevation exceeds 30".



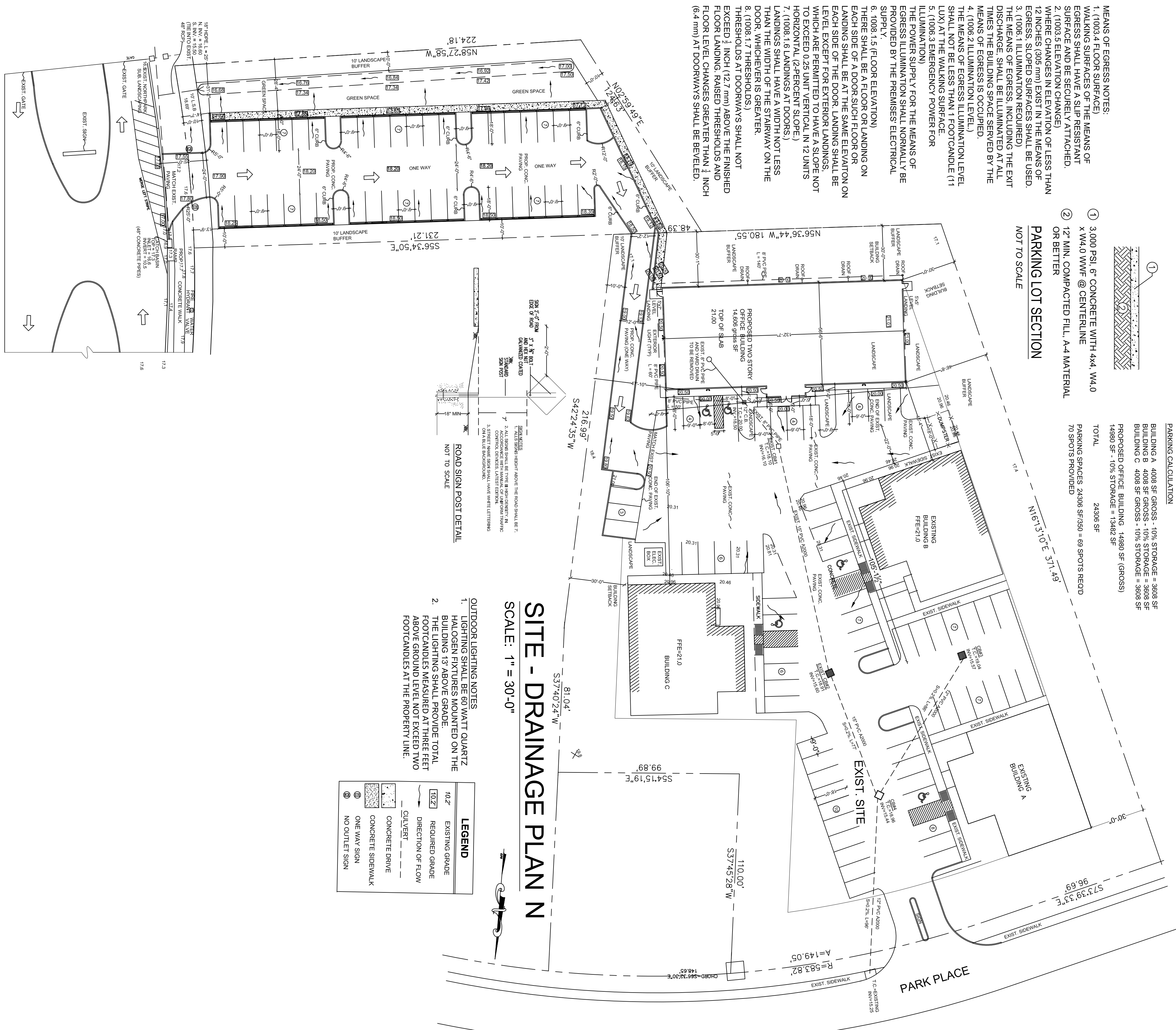
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BUILDING D
OFFICE PARK
220 PARK PLACE DR.
COVINGTON, LA 70433

Issue	Description	Date
A	FOR SFM REVIEW	12-29-21
B	REVISED	8-8-22
C	REVISED	5-18-23

T1



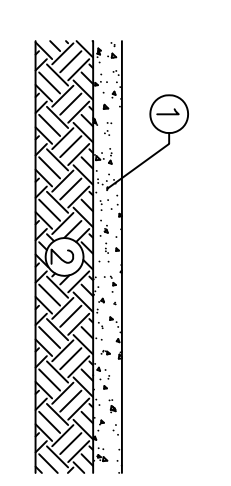
SITE - DRAINAGE PLAN N

SCALE: 1" = 30'-0"

- OUTDOOR LIGHTING NOTES**
1. LIGHTING SHALL BE 60 WATT QUARTZ HALOGEN FIXTURES MOUNTED ON THE BUILDING IS ABOVE GRADE.
 2. THE LIGHTING SHALL PROVIDE TOTAL FOOT CANDLE ABOVE THE PROPERTY LINE. FOOT CANDLES AT THE PROPERTY LINE.

LEGEND	
	EXISTING GRADE
	REQUIRED GRADE
	DIRECTION OF FLOW
	QUARRY
	CONCRETE SIDEWALK
	ONE WAY SIGN
	NO OUTLET SIGN

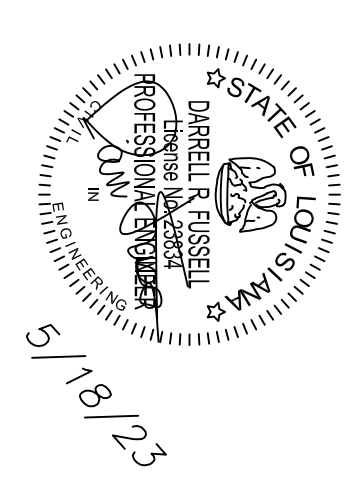
1. 3,000 PSI, 6" CONCRETE WITH 4X4, W4.0 X W4.0 WWF @ CENTERLINE
 2. 12" MIN. COMPACTED FILL, A-4 MATERIAL OR BETTER
- PARKING LOT SECTION**
NOT TO SCALE



PARKING CALCULATION

BUILDING A	4008 SF GROSS - 10% STORAGE = 3608 SF
BUILDING B	4008 SF GROSS - 10% STORAGE = 3608 SF
BUILDING C	4008 SF GROSS - 10% STORAGE = 3608 SF
PROPOSED OFFICE BUILDING	14890 SF (GROSS)
	14890 SF - 10% STORAGE = 13402 SF
TOTAL	24306 SF
PARKING SPACES: 24306 SF/350 = 69 SPOTS RECD	
70 SPOTS PROVIDED	

- MEANS OF EGRESS NOTES:**
1. (1003.4 FLOOR SURFACE) WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP RESISTANT SURFACE AND BE SECURELY ATTACHED.
 2. (1008.3 ELEVATION) RAMPED SURFACES SHALL BE SECURELY ATTACHED TO THE MEANS OF EGRESS SURFACES OF LESS THAN 12 INCHES (305 mm) EXIST IN THE MEANS OF EGRESS. SLOPED SURFACES SHALL BE USED.
 3. (1006.1 ILLUMINATION REQUIRED) THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
 4. (1006.2 ILLUMINATION LEVEL) THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
 5. (1006.3 EMERGENCY POWER FOR ILLUMINATION) EMERGENCY POWER FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY.
 6. (1008.1 FLOOR ELEVATION) THE MEANS OF EGRESS SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF A DOOR, SLOPED FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
 7. (1008.1.6 LANDINGS AT DOORS) LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY ON THE DOOR, WHICHEVER IS GREATER.
 8. (1008.1.7 THRESHOLDS) THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH (12.7 mm) ABOVE THE FINISHED FLOOR LANDING, RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 mm) AT DOORWAYS SHALL BE BEVELED.



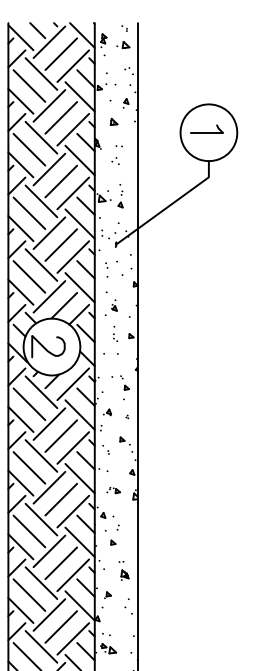
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**BUILDING D
OFFICE PARK
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Issue	Description	Date
A	For SFM SUBMITTAL	10-11-21
B	CHANGE TO WOOD FRAME	12-20-21
C	ADDED NEW PARKING	7-28-22
D	REVISED	11-16-22
E	REVISED	5-18-23

C1



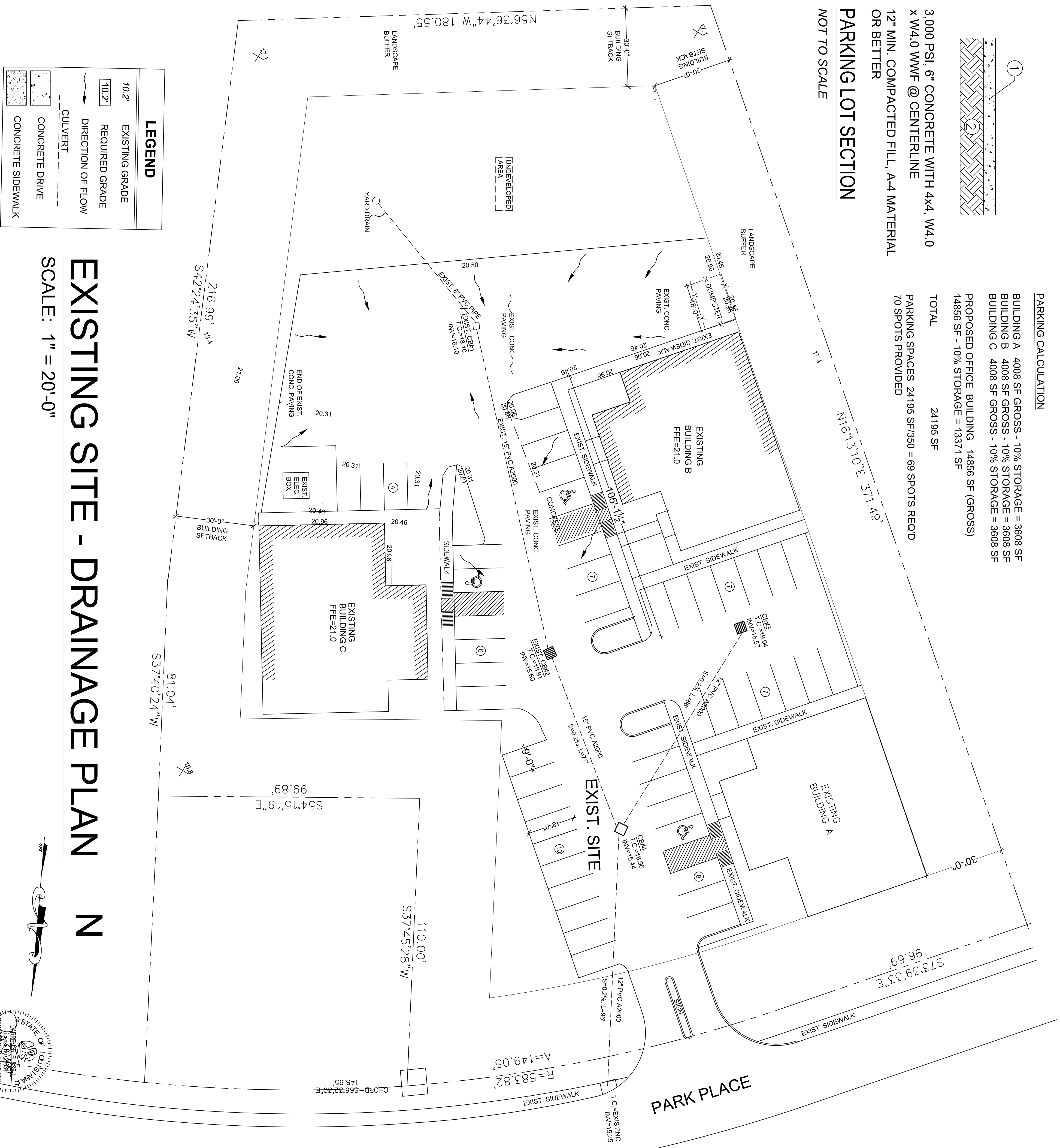
- ① 3,000 PSI, 6" CONCRETE WITH 4x4, W4.0 x W4.0 WWF @ CENTERLINE
- ② 12" MIN. COMPACTED FILL, A4 MATERIAL OR BETTER

PARKING CALCULATION

BUILDING A 4008 SF GROSS - 10% STORAGE = 3608 SF
 BUILDING B 4008 SF GROSS - 10% STORAGE = 3608 SF
 BUILDING C 4008 SF GROSS - 10% STORAGE = 3608 SF
 PROPOSED OFFICE BUILDING 14856 SF (GROSS)
 14856 SF - 10% STORAGE = 13371 SF
 TOTAL 24195 SF
 PARKING SPACES 24195 SF/350 = 69 SPOTS REQ'D
 70 SPOTS PROVIDED

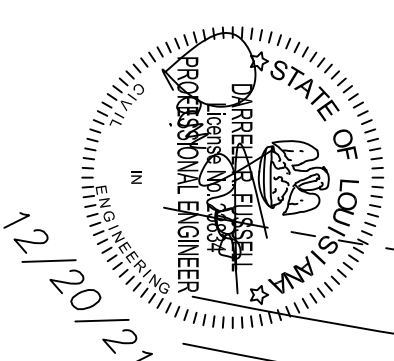
PARKING LOT SECTION
 NOT TO SCALE

- MEANS OF EGRESS NOTES:**
1. (1003.4 FLOOR SURFACE) WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP RESISTANT SURFACE AND BE SECURELY ATTACHED.
 2. (1003.5 ELEVATION CHANGE) WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES (305 mm) EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED.
 3. (1006.1 ILLUMINATION REQUIRED) THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
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 5. (1006.3 EMERGENCY POWER FOR ILLUMINATION) THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY.
 6. 1008.1.5 (FLOOR ELEVATION) THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDING SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
 7. (1008.1.6 LANDINGS AT DOORS) LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY ON THE DOOR, WHICHEVER IS GREATER.
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LEGEND	
10.2'	EXISTING GRADE
10.2'	REQUIRED GRADE
→	DIRECTION OF FLOW
---	CULVERT
▬	CONCRETE DRIVE
▬	CONCRETE SIDEWALK

EXISTING SITE - DRAINAGE PLAN
 SCALE: 1" = 20'-0"



Issue	Description	Date
A	For SFM SUBMITTAL	12-20-21

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C1.1

LEGEND	
	NEW DOUBLE SERVICE CONNECTION REQUIRED C-900 8" WATER LINE L = 511'
	EXISTING GRADE REQUIRED GRADE
	BEND WITH THRUST BLOCK
	DIRECTION OF FLOW
	CULVERT
	CONCRETE DRIVE
	CONCRETE SIDEWALK
	ELBOW FITTING WITH THRUST BLOCK
	6" SEWER SERVICE

WATER LINE NOTES:

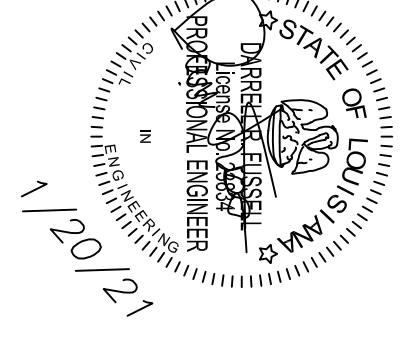
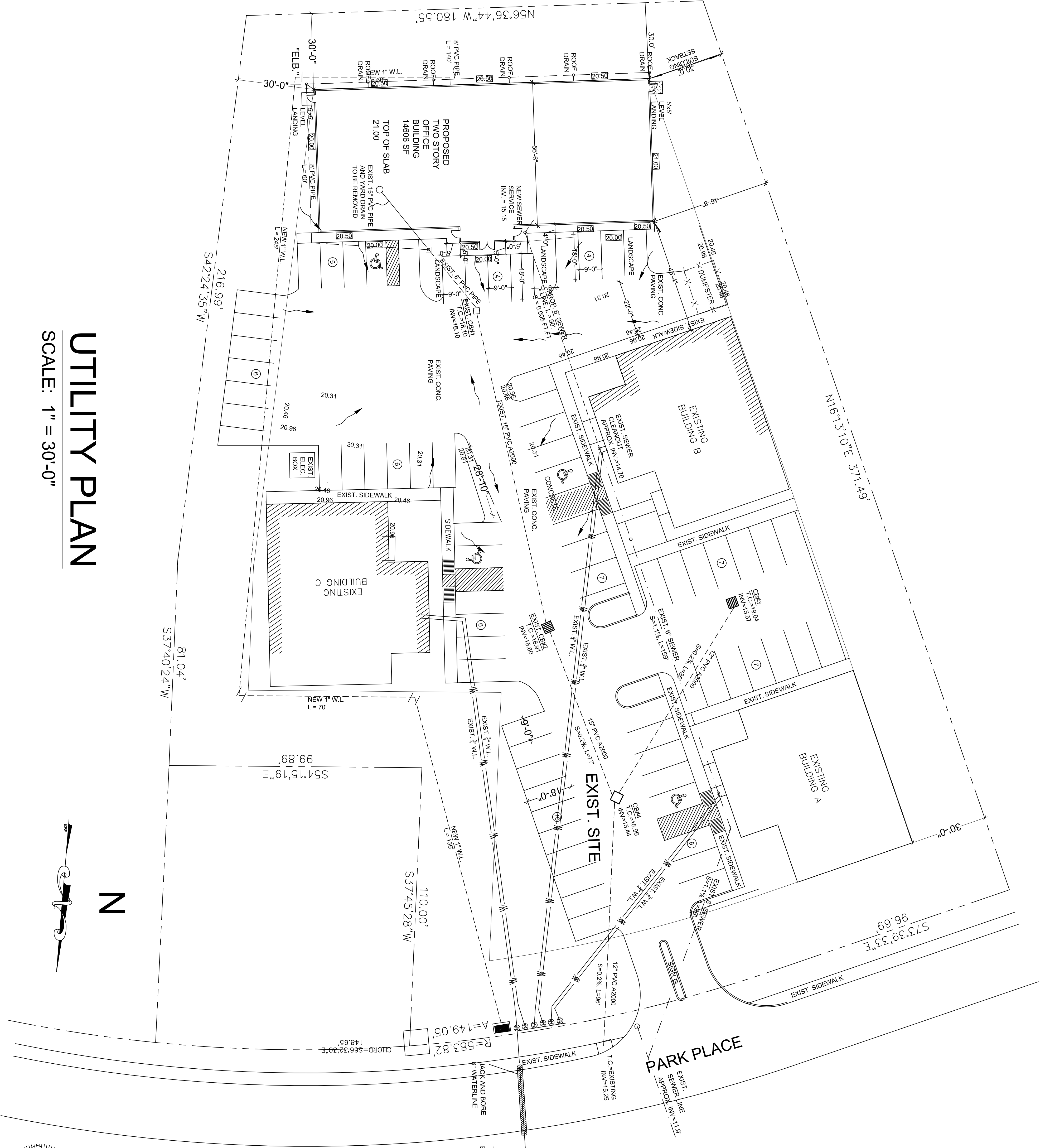
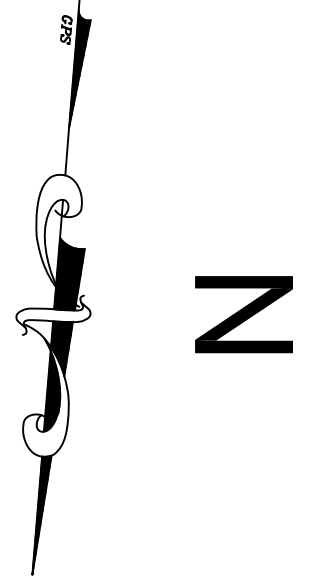
1. ALL WATER SERVICES TO BE MARKED BY 2x6
2. A MINIMUM HORIZONTAL AND VERTICAL SEPARATION OF 6"
3. AND 18" RESPECTIVELY WILL BE MAINTAINED BETWEEN THE OUTSIDE EDGE OF WATERMANS AND ANY SEWER MANHOLES, WET WELLS, FORCE MAINS, AND GRAVITY MAINS.
4. THE WATER MAIN SHALL BE ABOVE THE SEWER AT ANY CROSSING.
5. SERVICING SHALL BE LOCKED OUT.
6. SERVICING SHALL BE LOCKED OUT.
7. BACKFLOW DEVICES TO BE INSTALLED PER ULL SPECS AND DIRECTION.
8. ALL TEES, BENDS, FLUGS, AND HIGRATS TO BE PROVIDED WITH PROPER THRUST BLOCKING.
9. PIPING SYSTEM TO BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST AWWA STANDARD.
10. WATERMANS ARE TO BE FLUSHED AND TESTED IN ACCORDANCE WITH THE LAC 51201.532.A

SEWER NOTES:

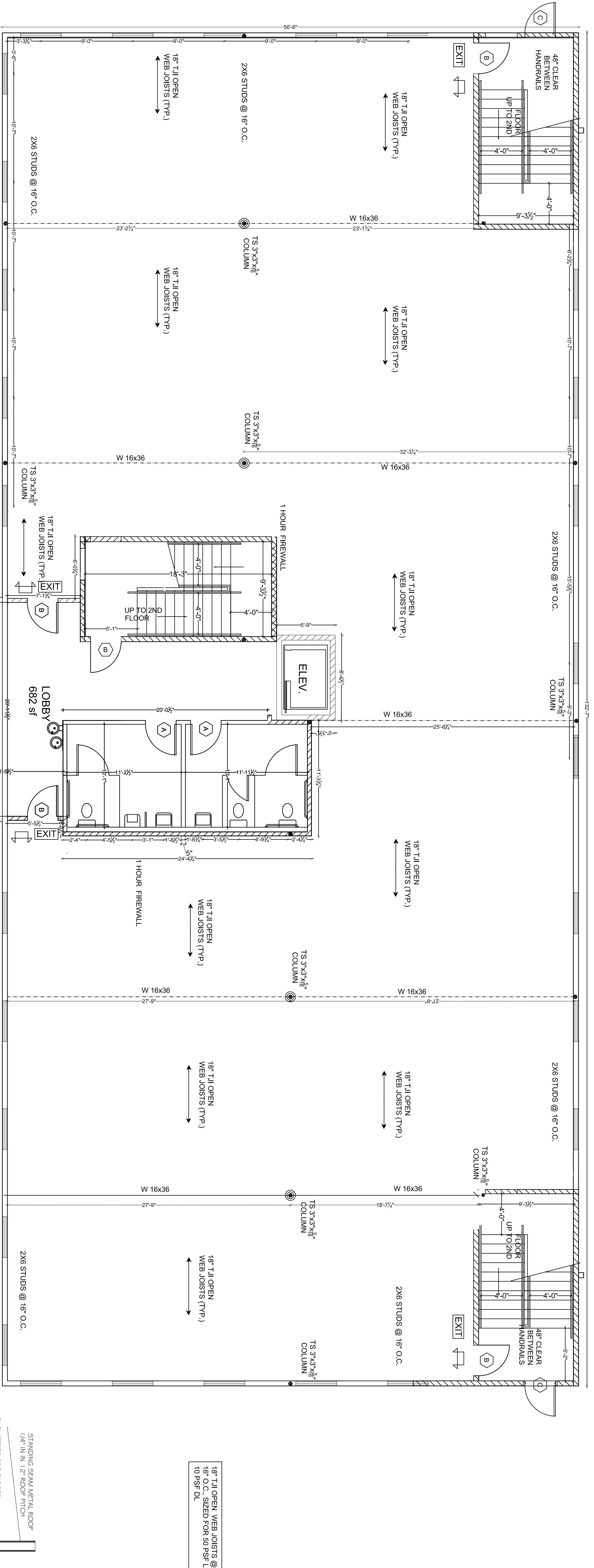
1. ALL SEWER SERVICES TO BE MARKED BY 2x6 BOARD.
2. 1/2" C STAMPED IN CONCRETE
3. A MINIMUM HORIZONTAL AND VERTICAL SEPARATION OF 6" AND 18" RESPECTIVELY WILL BE MAINTAINED BETWEEN THE OUTSIDE EDGE OF ANY SEWER MANHOLES, WET WELLS, FORCE MAINS, AND GRAVITY MAINS. THE WATER MAIN SHALL BE ABOVE THE SEWER AT ANY CROSSING.

UTILITY PLAN

SCALE: 1" = 30'-0"

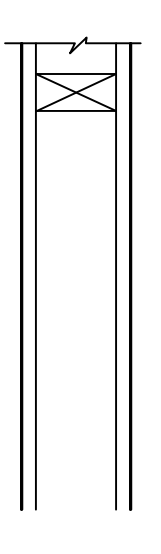


C2	ARROW ENGINEERING & CONSULTING DARRELL FUSSELL, P.E. darrfuss123@gmail.com PO BOX 881 Madisonville, LA 70447 Phone: 985-237-3908	BUILDING D OFFICE PARK 220 PARK PLACE DR. COVINGTON, LA 70433	<table border="1"> <thead> <tr> <th>Issue</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>For Permit</td> <td>3-1-21</td> </tr> <tr> <td>B</td> <td>Revised</td> <td>12-20-21</td> </tr> </tbody> </table>	Issue	Description	Date	A	For Permit	3-1-21	B	Revised	12-20-21
	Issue	Description	Date									
A	For Permit	3-1-21										
B	Revised	12-20-21										



1ST FLOOR PLAN (w/ CEILING-FLOOR FRAMING)
SCALE: 3/16" = 1'-0"

FIREWALL DETAIL UL U305 1 HOUR FIRE WALL



5/8" (15.9mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9mm) Fire-Shield MR Board nailed both sides 2 x 4 (38 mm x 89 mm) wood studs, 16" o.c. (406mm).

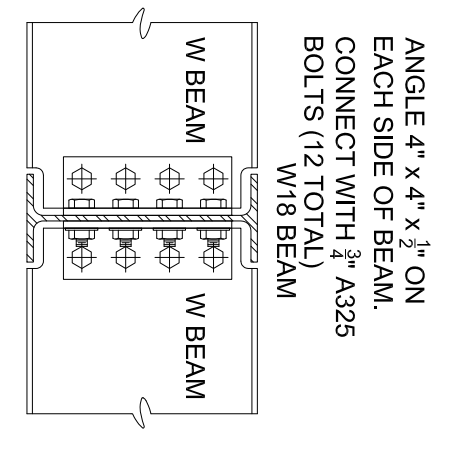
FRAMING SPECIFICATIONS:

- DESIGN WIND LOAD = 140 MPH ASD (IBC 2021)
- WALLS - ALL FRAMING LUMBER SHALL BE NO. 2 SOUTHERN PINE. TYPICAL WALLS SHALL BE 2X6 @ 16" O.C UNLESS NOTED. WET WALLS SHALL BE 2X6 @ 16" O.C. EXTERIOR AND INTERIOR BEARING WALLS OVER 10' TALL TO BE 2X6 MINIMUM. RAFTER STRAPPING - 8" O.C. TALL AT MID-HEIGHT WALLS. 10' - 12' TALL TO BE 2X6 @ 16" O.C. EACH RAFTER - TOP PLATE, STUD - TOP PLATE.
- MEMBER SIZING - RAFTERS - 2X6 @ 24" O.C. BRACE TO LIMIT SPAN TO 10' (UNLESS ON HORIZ.) FLOOR JOISTS AND CEILING JOISTS SIZING - SEE PLANS
- EXTERIOR WALL SHEATHING - FULLY SHEATH EXTERIOR WALLS WITH 7/16" THICK, 32/16 RATED OSB OR PLYWOOD FROM THE TOP OF THE TOP PLATE TO THE BOTTOM OF THE BOTTOM PLATE. NAILING PATTERN - 4" O.C. ON EDGES AT 12" O.C. ON INTERIOR. USE 10d NAILS, 2-1/2" LONG.
- ROOFING SHEATHING - USE #2020 RATED OSB OR PLYWOOD PANELS 7/16" MIN. THICKNESS. ATTACH WITH 6d RING SHANK (2-5" LONG X 1/2" DIAMETER) NAILS AT 4" O.C. ON ANY PANEL ADJACENT TO A GABLE END AND 6" O.C. ELSEWHERE.
- ROOF UNDERLAMENT - 1-5# FELT WITH A MINIMUM 2" OVERLAP AND A 6" END LAP. FLASHING - 3" WIDE AT ALL ROOF PENETRATIONS. INTERIOR OF EACH STRAP - USE LOW PROFILE NAIL WITH LOAD DISTRIBUTION DISKS
- WINDOW PROTECTION - USE 7/16" PLYWOOD OR OSB TO COVER WINDOWS. ATTACH WITH #10 WAGONER OR WOOD SCREWS @ 24" O.C. 5/8" DIA. ANCHOR BOLT @ 32" O.C. WITH MIN. 7" EMBEDMENT

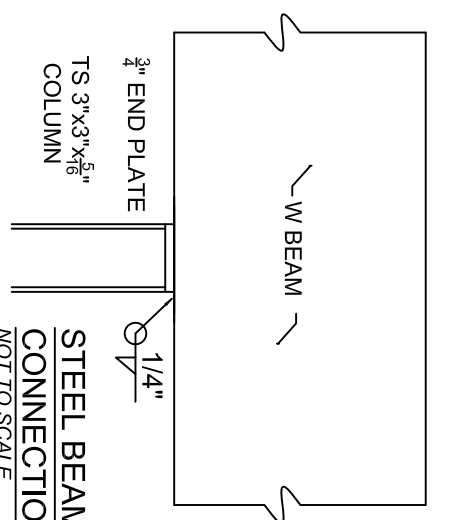
WINDOW SCHEDULE	
1	4'-0" W x 6'-0" H OPERABLE METAL

DOOR SCHEDULE

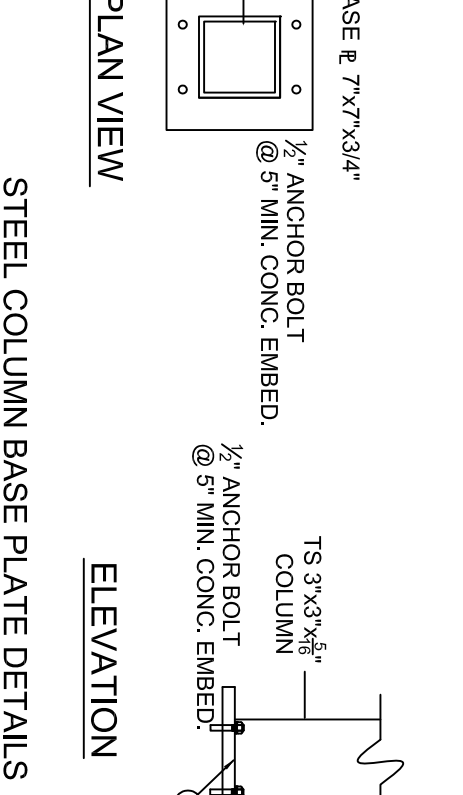
Symbol	Size	Material	Location	Notes
A	3'-0" x 7'-0"	WOOD	INTERIOR	LEVER LOCK INSIDE ALWAYS OPEN
B	3'-0" x 7'-0"	60 MIN. RATED	INTERIOR	LEVER LOCK INSIDE ALWAYS OPEN
C	3'-0" x 7'-0"	METAL	EXTERIOR	PRIVACY LOCK INSIDE ALWAYS OPEN
D	6'-0" x 7'-0"	GLASS STOREFRONT	EXTERIOR	PRIVACY LOCK INSIDE ALWAYS OPEN
E	3'-0" x 7'-0"	GLASS STOREFRONT	EXTERIOR	PRIVACY LOCK INSIDE ALWAYS OPEN



BEAM TO BEAM CONNECTION
NOT TO SCALE



STEEL BEAM - COLUMN CONNECTION
NOT TO SCALE



STEEL COLUMN BASE PLATE DETAILS
NOT TO SCALE

FRAMING AND COLUMN CONSTRUCTION:
THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL CONNECTIONS, FRAMING, AND EXTERIOR LOAD BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED DESIGN STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY THROUGHOUT CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.

STRUCTURAL STEEL SPECIFICATIONS:
1. DETAIL, FABRICATE, AND ERECT STRUCTURAL STEEL IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
2. MATERIAL:
A. STRUCTURAL SHAPES, PLATES - ASTM A572
B. TUBE COLUMNS - ASTM A500 - GRADE B, Fy=46 KSI
C. BOLTS, CONNECTIONS - ASTM A307
D. WELDING ELECTRODES - E70XX SERIES
E. PAINT: APPROVED PRIMER - 2 MILS THICK. DO NOT PAINT SURFACES TO BE WELDED. EMBEDDED IN CONCRETE OR MASONRY; OR CONTACT SURFACES OF FRICTION CONNECTIONS.

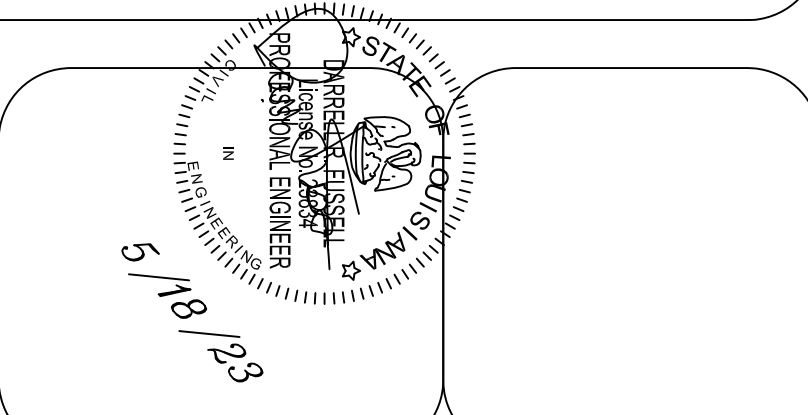
FASTEN-MASTER TIMBERLUG LAG SCREWS:
3/8" DIA. x 4" LONG @ EACH FLOOR JOIST TO PLATE CONNECTION

STUCCO SYSTEM - SEE SHT. 7
1/2" OSB SHEATHING

INSULATION (R-30)
2X6 STUDS @ 16" O.C.

INSULATION (R-13)
3/4" FLOOR DECK

ALUMINUM FASCIA
VINYL SOFFIT

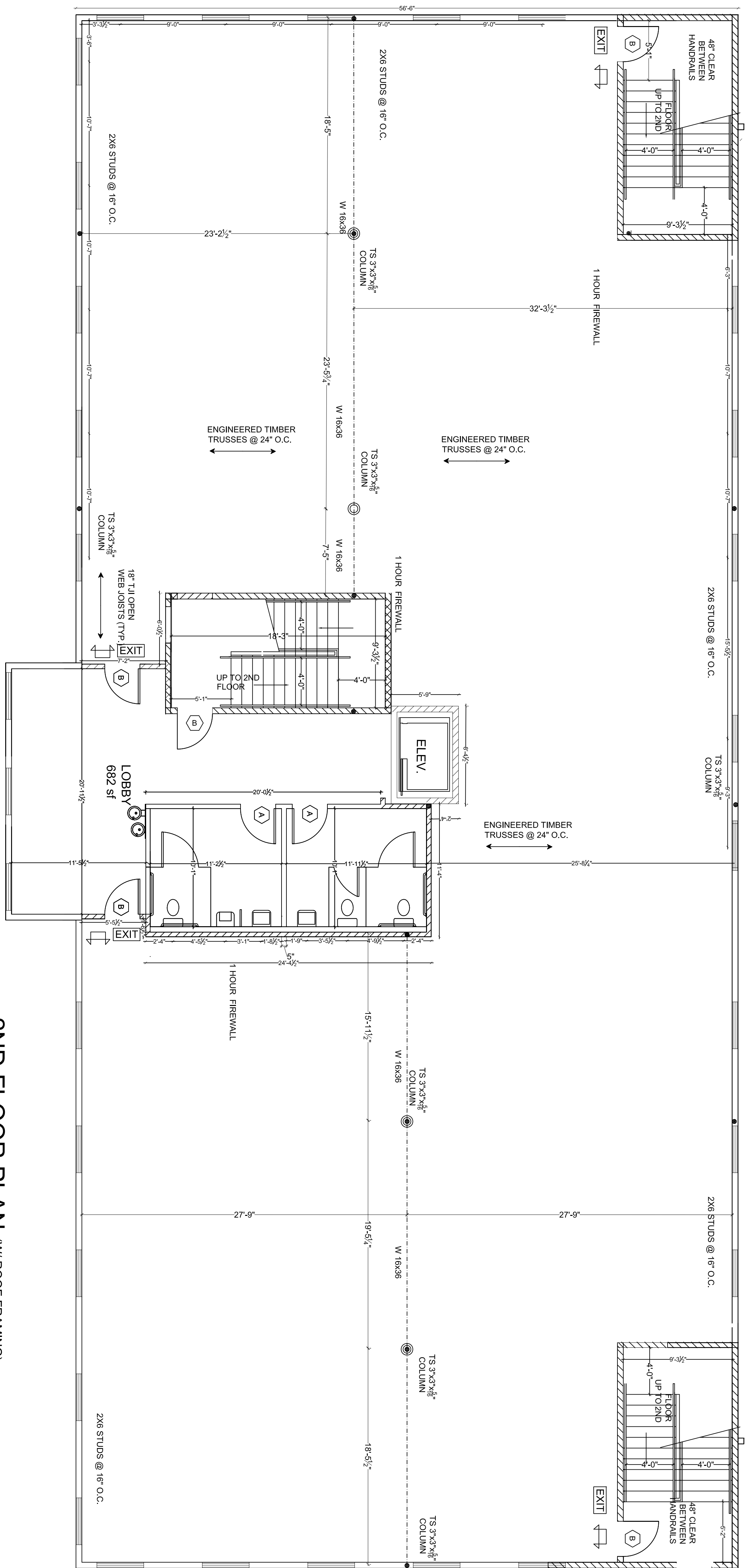


Issue	Description	Date
A	FOR SFM REVIEW	10-11-21
B	CHANGE TO WOOD FRAME	11-26-21
C	REVISED FLOOR PLAN	12-14-21
D	REVISED STAIRS	3-10-22
E	REVISED	5-18-23

BUILDING D OFFICE PARK
220 PARK PLACE DR.
COVINGTON, LA 70433

ARROW ENGINEERING & CONSULTING
DARRELL FUSSELL, P.E.
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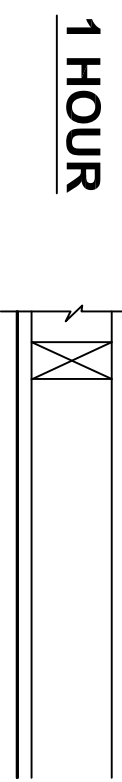
ENGINEERED TIMBER TRUSSES @ 24" O.C., SIZED FOR 20 PSF LL, 10 PSF DL.

2ND FLOOR PLAN (w/ ROOF FRAMING)
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE			
A	3'-0" x 7'-0"	WOOD INTERIOR	LEVER LOCK INSIDE ALWAYS OPEN
B	3'-0" x 7'-0"	60 MIN. RATED INTERIOR	LEVER LOCK INSIDE ALWAYS OPEN

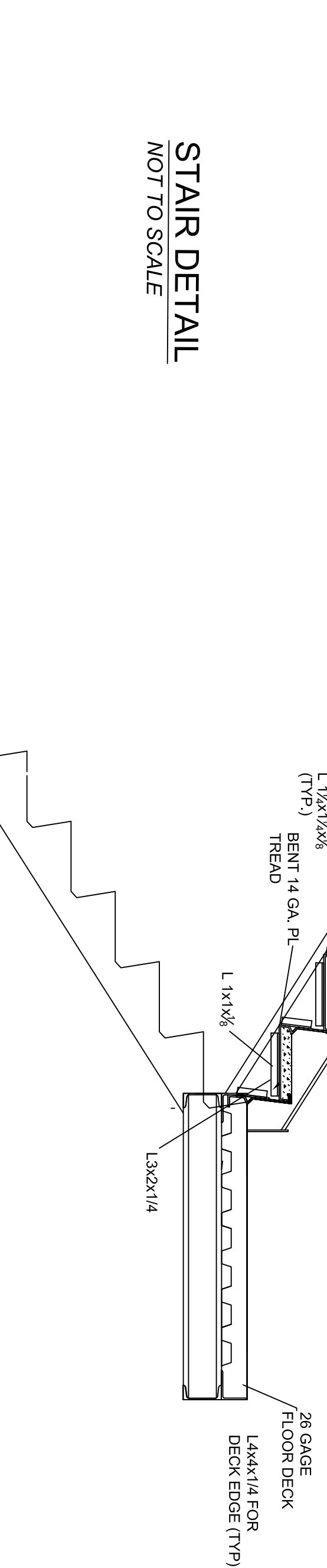
WINDOW SCHEDULE	
1	4'-0" W x 6'-0" H IMPERFORABLE METAL

FIREWALL DETAIL UL U305 1 HOUR FIRE WALL



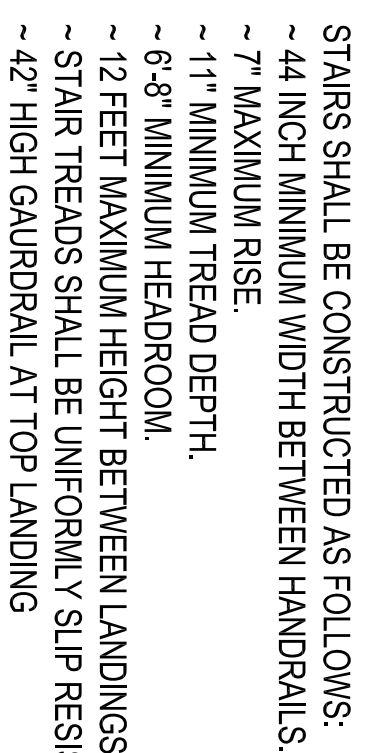
5/8" (15.9mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9mm) Fire-Shield MR Board applied both sides 2 x 4 STAIRS SHALL BE CONSTRUCTED AS FOLLOWS:
 (38 mm x 89 mm) wood 48 MAXIMUM HEADROOM BETWEEN HANDRAILS.
 ~ 7" MAXIMUM RISE.
 ~ 11" MINIMUM TREAD DEPTH.
 ~ 6-8" MINIMUM HEADROOM.
 ~ 11 FEET MAXIMUM HEIGHT BETWEEN LANDINGS.
 ~ STAIR TREADS SHALL BE UNIFORMLY SLIP RESISTANT.
 ~ 42" HIGH GAUDDRAL AT TOP LANDING.

CONTRACTOR TO PROVIDE STAIR SHOP DRAWINGS

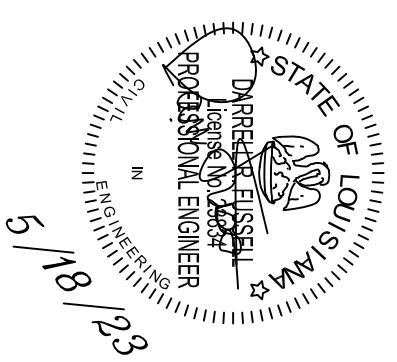


STAIR DETAIL
NOT TO SCALE

STAIR CLEARANCE
NOT TO SCALE



STAIRS SHALL BE CONSTRUCTED AS FOLLOWS:
 ~ 44 INCH MINIMUM WIDTH BETWEEN HANDRAILS.
 ~ 7" MAXIMUM RISE.
 ~ 11" MINIMUM TREAD DEPTH.
 ~ 6-8" MINIMUM HEADROOM.
 ~ 12 FEET MAXIMUM HEIGHT BETWEEN LANDINGS.
 ~ STAIR TREADS SHALL BE UNIFORMLY SLIP RESISTANT.
 ~ 42" HIGH GAUDDRAL AT TOP LANDING



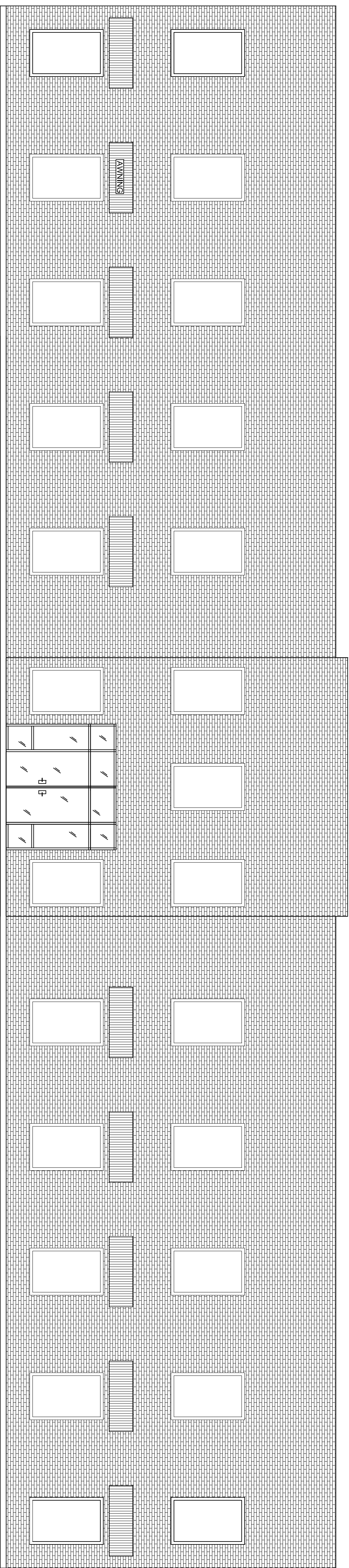
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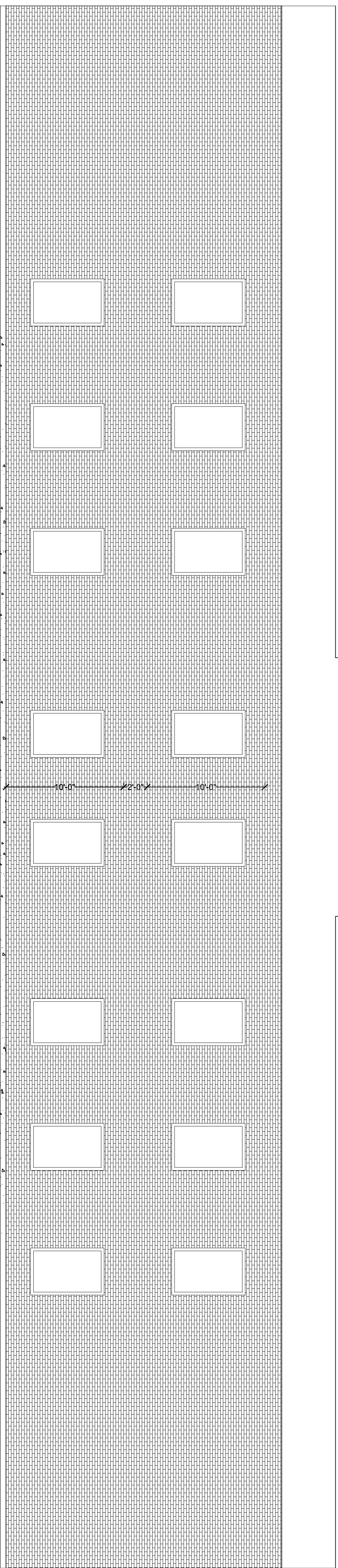
**BUILDING D
OFFICE PARK
220 PARK PLACE DR.
COVINGTON, LA 70433**

Issue	Description	Date
A	FOR SFM REVIEW	1-18-21
B	REVISED	12-14-21
C	REVISED WINDOWS	1-5-22
D	REVISED	5-18-23

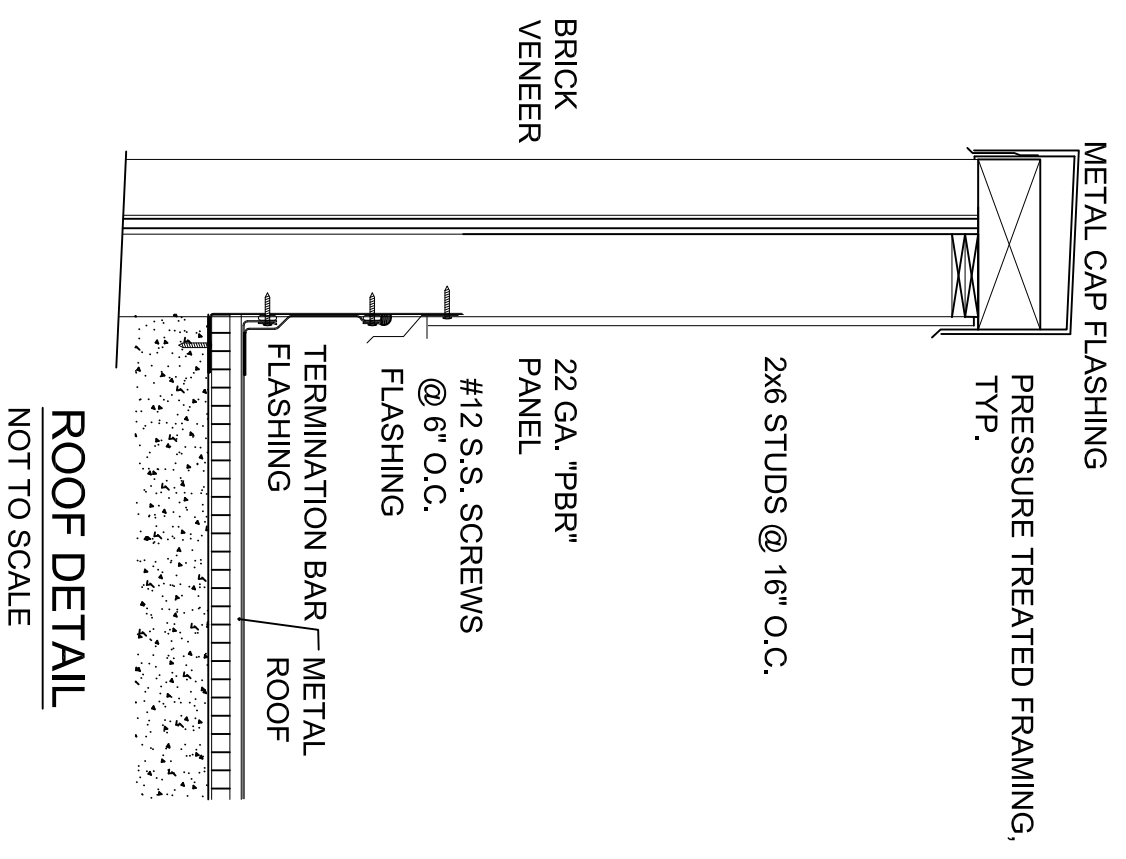
10'-0" 2'-0" 10'-0"



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



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



STANDING SEAM METAL ROOF

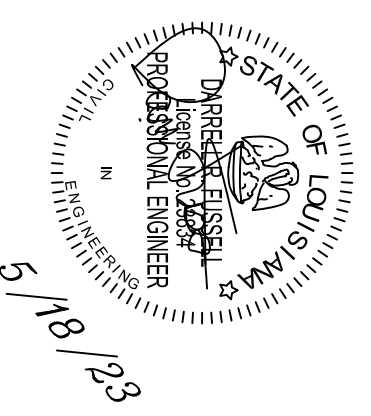
- NOTES
- 1. SPECIFICATIONS ATTACHED - STUCCO MANUFACTURER'S ASSO.
 - 2. COMPONENTS
 - 3. OSB BRACED AT ALL JOINTS OVER METAL BUILDING PANELS
 - 4. WATER RESISTANT MEMBRANE - 2 LAYERS OF TYVEK INSTALLED PER MANU. RECC.
 - 5. LATH - 17 GA. 1/2" OPENING, GALVANIZED ASTM C1032
 - 6. SCRATCH COAT - 3/8" PORTLAND CEMENT (ASTM C150)
 - 7. BROWN COAT - 3/8" PORTLAND CEMENT (ASTM C150)
 - 8. FINISH COAT - LA HABRA PERMA FLEX STUCCO ACRYLIC FINISH WITH PERMA PRIME OR APPROVED EQUAL

Issue	Description	Date
A	FOR SFM REVIEW	10-11-21
B	CHANGE TO WOOD FRAME	12-29-21
C	WINDOWS	1-5-21
D	REVISED	5-18-23

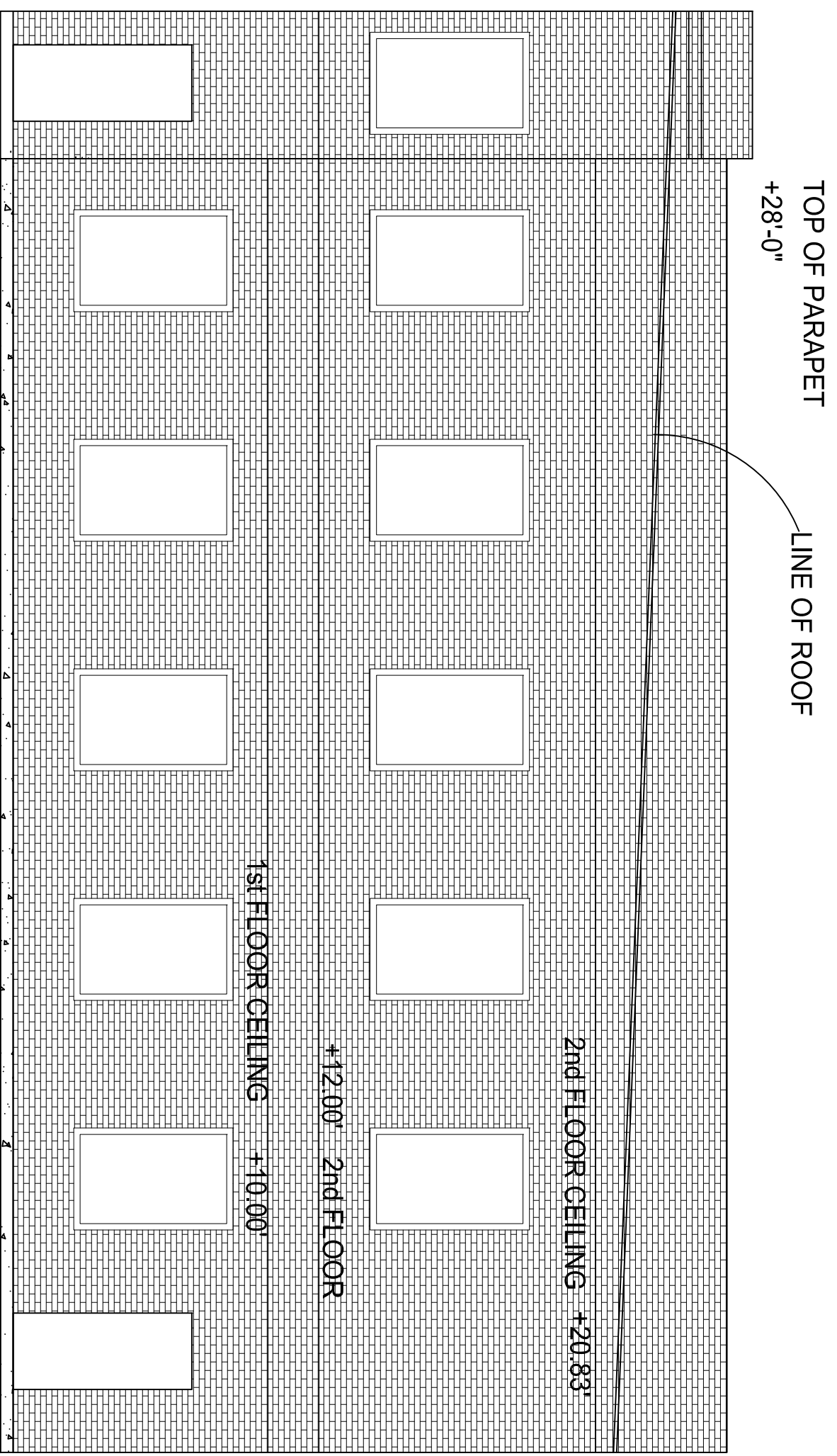
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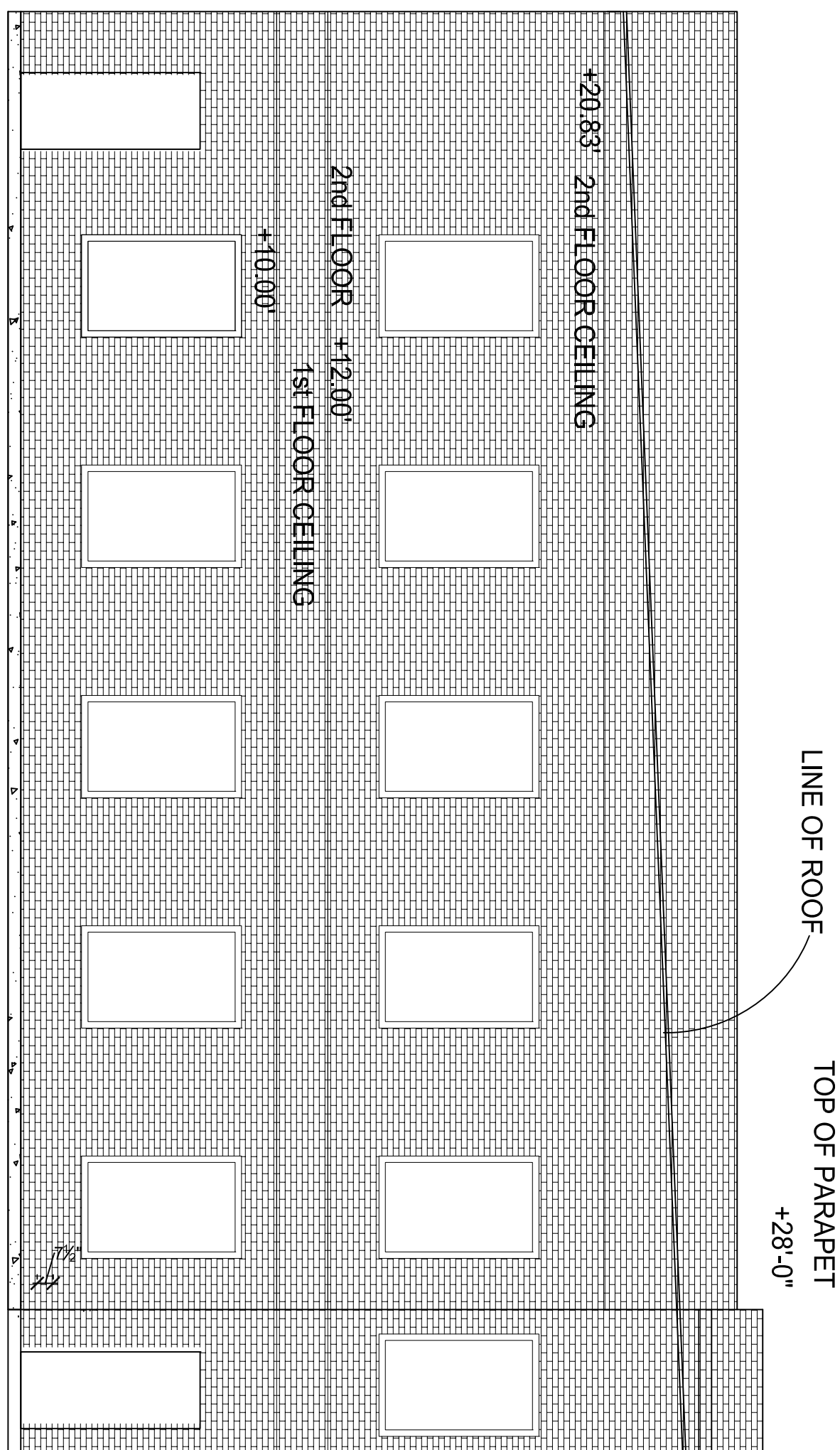


5/18/23



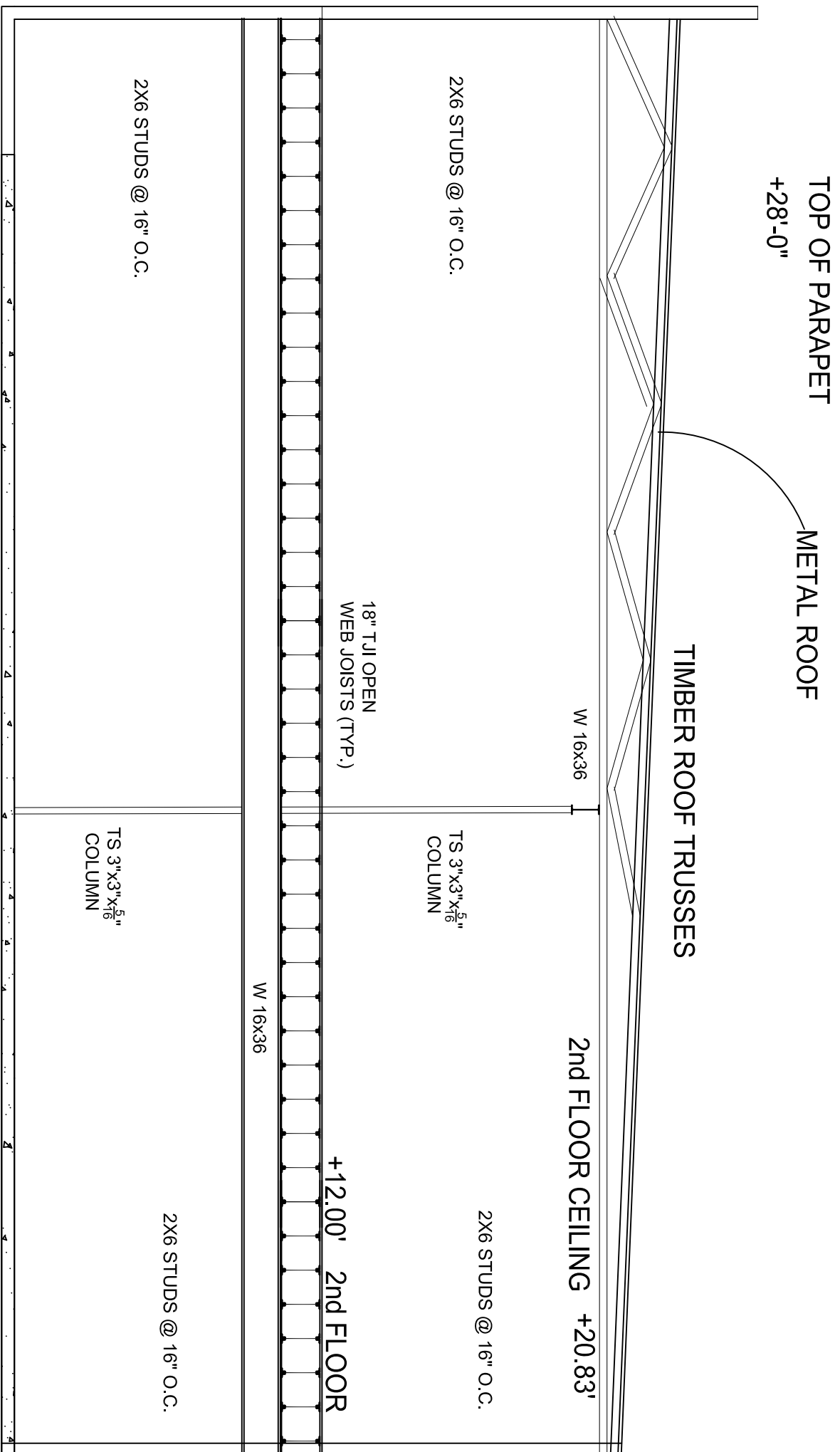
RIGHT SIDE ELEVATION

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



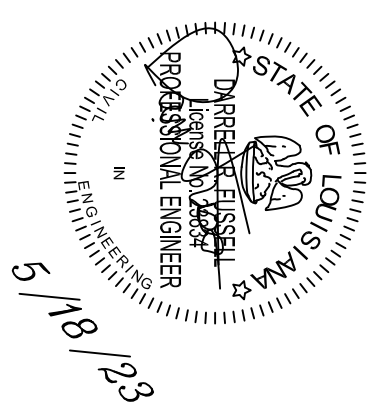
LEFT SIDE ELEVATION

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



SECTION

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



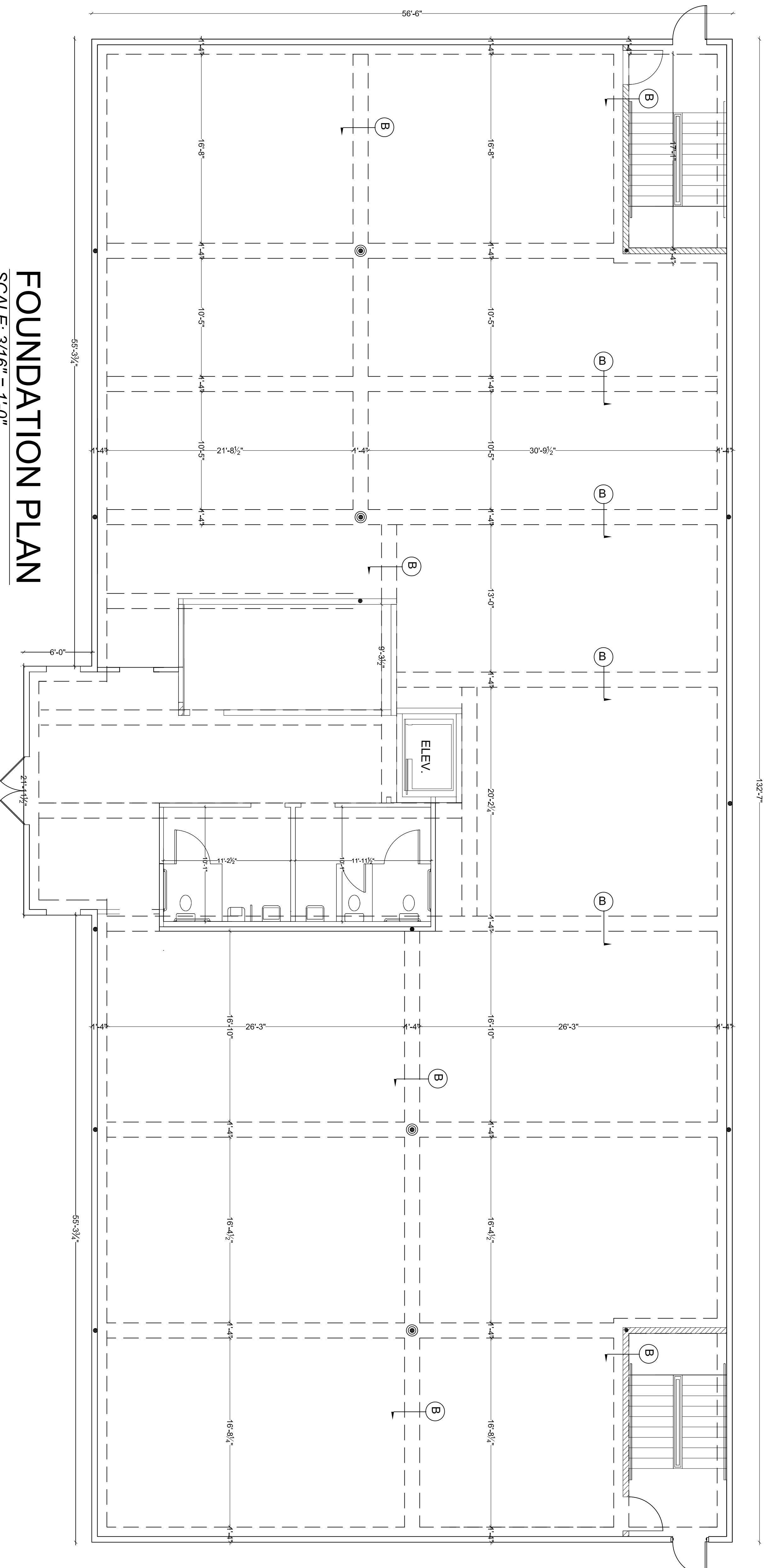
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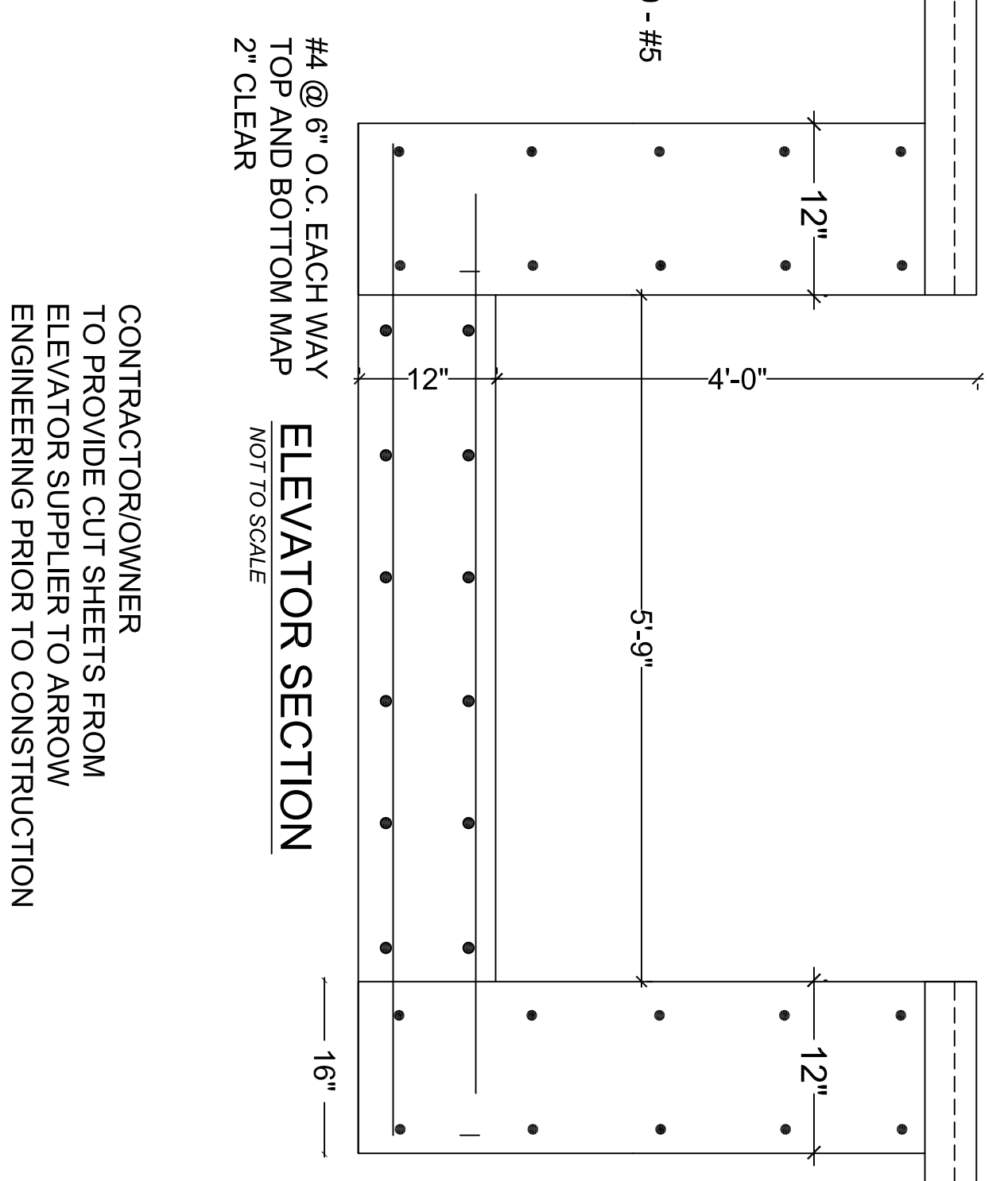
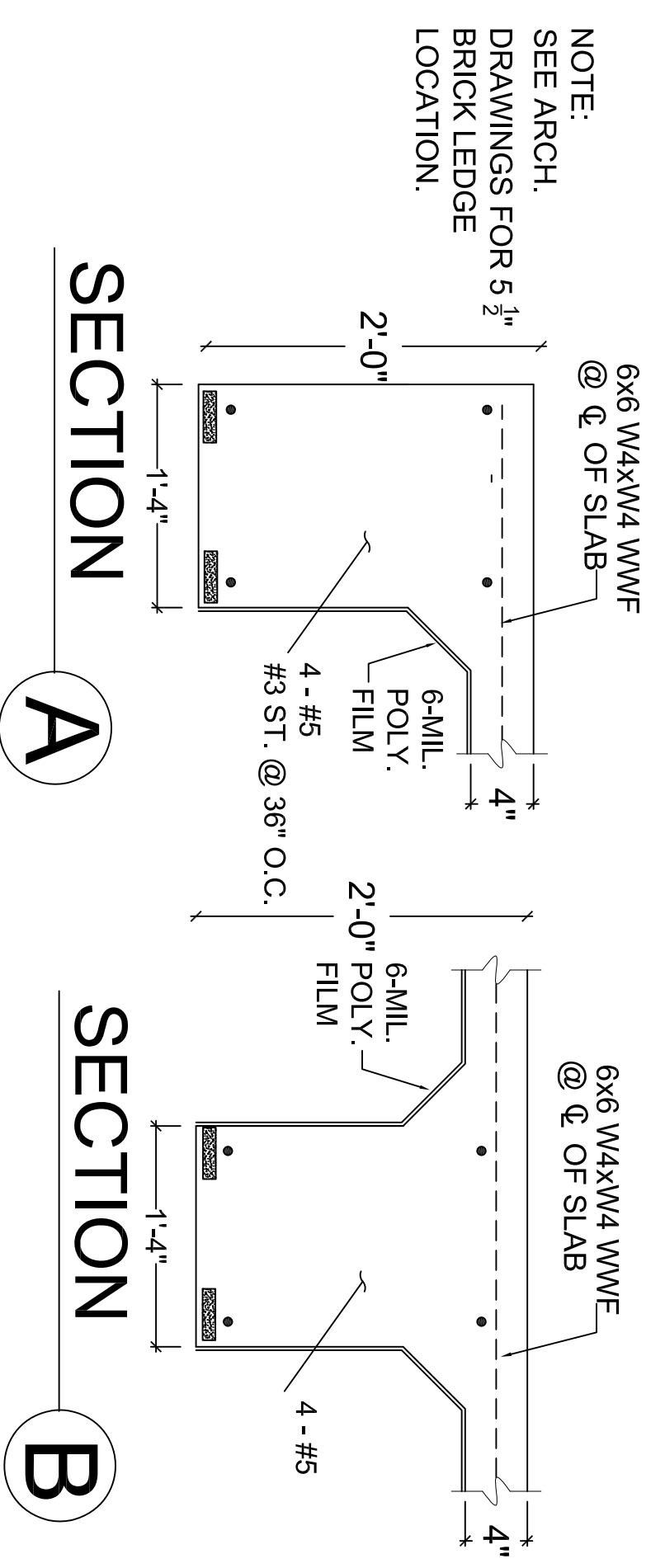
Phone: 985-237-3908

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Issue	Description	Date
A	FOR SFM REVIEW	5-18-23



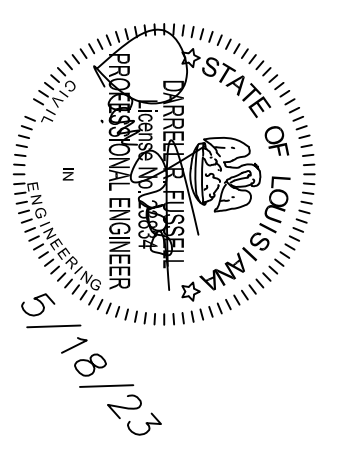
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



CONTRACTOR/OWNER
TO PROVIDE CUT SHEETS FROM
ELEVATOR SUPPLIER TO ARROW
ENGINEERING PRIOR TO CONSTRUCTION

CONCRETE NOTES:

1. CONCRETE DESIGN IS BASED UPON CONCRETE MIX HAVING A MINIMUM 50 BAGS OF CEMENT PER CUBIC YARD AND A MINIMUM 30 BAGS OF CEMENT PER CUBIC YARD FOR EACH 30 BAGS OF FREE AND POLYMER TO 54T SLUMP. SUCH A MIX SHOULD GIVE A MAXIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODE REQUIREMENTS (A.C.I. 318R-04)
2. FOUNDATION DESIGN BASED ON AN ALLOWABLE BEARING PRESSURE OF 1500 PSF AND A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM D-698). FILL PLACED @ 8" MAX. LIFTS. FILL SHALL EXTEND A MINIMUM OF 8'-0" BEYOND THE PERIMETER OF THE FOUNDATION IN ALL DIRECTIONS.
3. ALL FORMWORK SHALL BE IN COMPLIANCE WITH A.C.I. 301.
4. RECESS AS REQUIRED FOR CERAMIC TILE, WOOD, AND BRICK FLOORS, MAINTAINING FULL SLAB AND GRADE BELOW DEPTH.
5. ALL CONVENTIONAL REINFORCING STEEL SHALL BE ASTM DESIGNATION A-165, GRADE 60 REINFORCING AND WIRE MESH SHALL MEET ASTM-185 WWF REINFORCING.
6. REINFORCING SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
7. REINFORCEMENT SHALL HAVE 3" COVER IN GRADE BEAM BOTTOMS, 2" COVER IN BEAM SIDES AND TOPS, 1 1/2" COVER IN SLAB TOPS AND BOTTOMS, UNLESS OTHERWISE SHOWN.
8. REBARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENTS. REINFORCING SHALL BE SUPPORTED BY CONCRETE BRICK SUPPORTS TO MAINTAIN REINFORCING CLEARANCES. DO NOT USE CMU OR FACE BRICK.
9. 25' LAP WITH 2 TIES REQUIRED AT REINFORCING SPLICES. 12" HOOK REQUIRED AT CORNERS
10. CURING COMPOUND TO BE PLACED ON SLAB IMMEDIATELY AFTER FINISH TO CONTROL SHRINKAGE CRACKING. PLACE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. W.R. GRADE PRODUCT OR EQUAL.
11. THE CONTRACTOR SHALL VERIFY ALL DROPS, SLOPES, RECESSES, BRICK SEATS, BLOCK-OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
12. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS, AND ANY OTHER RELATED ITEMS.
13. PLANS FOR PIPES, CONDUITS, THIMBLES, ETC., TO PASS THROUGH CONCRETE SLAB OR BEAM, MUST NOT INTERFERE WITH REINFORCING. WHERE A CONFLICT WITH REINFORCING, WHERE A CONFLICT WITH REINFORCING LOCATION IS TO TAKE PRECEDENCE.
14. ALL SECTIONS SHOWN ARE THE SECTIONS AT MID-SPAN OF GRADE BEAMS UNLESS OTHERWISE SHOWN.
15. ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITHOUT ADVANCED APPROVAL FROM ARCHITECT/ENGINEER MAY VOID ARCHITECT/ENGINEER'S RESPONSIBILITY.

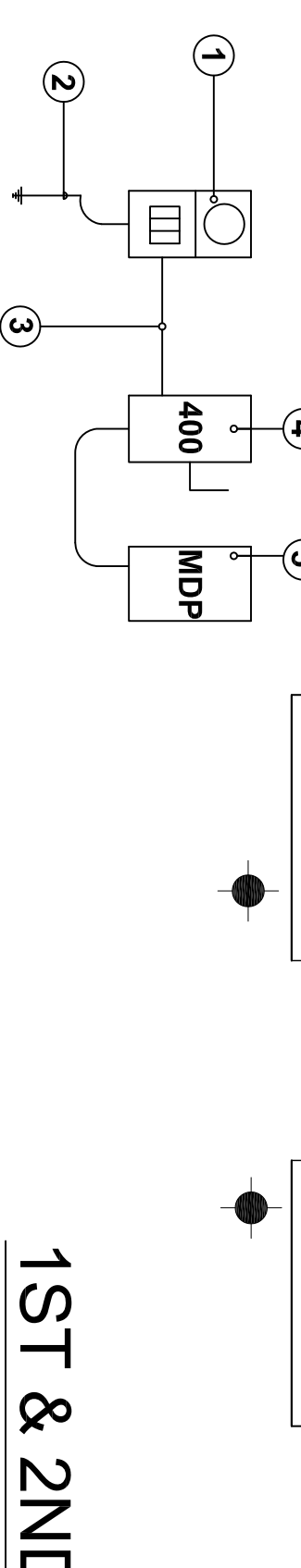
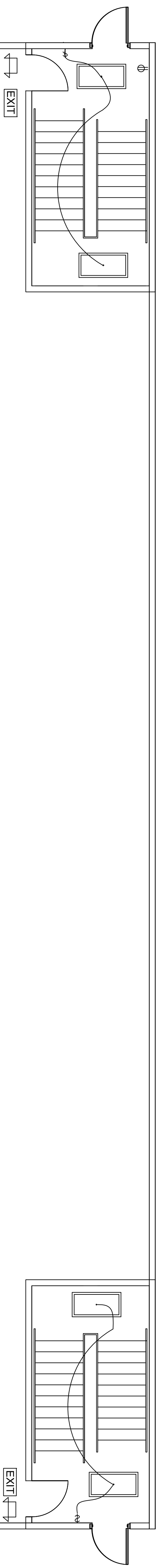


Issue	Description	Date
A	FOR SFM REVIEW	12-14-21
B	REVISED	3-10-22
C	REVISED	5-18-23

**BUILDING D
OFFICE PARK**
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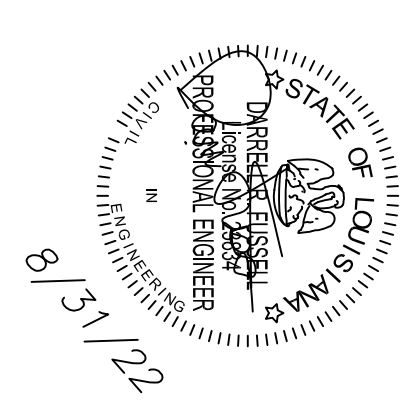
- ① 400 V, 240 V, 1 PHASE METER CAN NEMA 312.
- ② 1 # 4/0 TW WIRE CONNECTED TO 3/4" X 10" GROUND ROD.
- ③ 4 # 800, 1 #2 WIRES IN 4" CONDUIT.
- ④ 400 V, 240 V, 1 PHASE SAFETY SWITCH NEMA 312.
- ⑤ 400 AMP PANEL.

1ST & 2ND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

SYMBOL SCHEDULE	
	FLUOR FIXTURE 2x4'
	EMERGENCY FIXTURE, UNSWITCHED CIRCUIT
	EXIT FIXTURE, UNSWITCHED CIRCUIT
	TOGGLE SWITCH, 20 AMP, 125/277V
	DUPLEX RECEPTACLE, 20 AMP, 125V, NEMA 5-20R
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE, 20 AMP, 125V
	40-WATT, 2000 LUMEN MAX., METAL HALIDE EXTERIOR LIGHT W/ BATTERY PACK
	75 CFM EXHAUST FAN
	OUTDOOR LIGHT, SET 1'3" ABOVE GRADE ON WALL OF BUILDING

OUTDOOR LIGHTING NOTES
 - LIGHTING SHALL BE 60 WATT QUARTZ HALOGEN FIXTURES MOUNTED ON THE BUILDING 1'3" ABOVE GRADE.
 - THE LIGHTING SHALL PROVIDE TOTAL FOOTCANDLES MEASURED AT THREE FEET ABOVE GROUND LEVEL NOT EXCEED TWO FOOTCANDLES AT THE PROPERTY LINE.

1. Electrical work must be in compliance with the 2014 National Electrical Code.
2. Sufficient access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of the equipment as per the National Electrical Code Art. 110-26.
3. Bonding of piping systems and exposed structural steel is required for metal water piping, metal gas piping, other metal piping that may become energized and structural steel, as per The National Electrical Code section 250-104.
4. GFCI protection must be provided for receptacles located in bathrooms, rooftops, and for outdoor receptacles as per NEC section 210.8 (B).
 * Receptacle for the water fountains must also be GFCI protected.
- * Receptacles shall be not less than 6 ft. from the inside walls of the immersion pool. As per NEC, Section 680.22, Lighting, Receptacles, and Equipment, (2) Other Receptacles, Location.
- * All 15- and 20-ampere, single-phase, 125-volt receptacles located within 20 ft. of the inside walls of the immersion pool shall be protected by a ground-fault circuit interrupter. As per NEC, Section 680.22, Lighting, Receptacles, and Equipment, (4) GFCI Protection.
- * A 125 volt, single phase 15 or 20 amp, rated receptacle outlet must be installed at an accessible location for the servicing of any heating and air conditioning equipment (condensers) on the same level, within 25 feet of the equipment as per the National Electrical Code art. 210-453.
5. Each means of disconnect shall be legibly marked to indicate its purpose, unless located and arranged so the purpose is evident as per NEC section 110.22.
6. Every circuit and circuit modification, for switch and panel boards, must be legibly identified as to its clear, evident, and specific purpose or use. As per NEC section 408.4.
7. Motor disconnects in sight of equipment must be provided as indicated in NEC article 430 IX.
8. A means to disconnect each appliance from all ungrounded conductors must be provided in accordance with NEC article 427 III.
9. Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling. As per NEC, section 110.3 (B).
10. Fixtures shall be supported in accordance with section NEC 410.36.
11. Framing members of suspended ceiling systems used to support fixtures shall be securely fastened to each other and shall be securely fastened to the building structure at appropriate intervals. Frames shall be securely fastened to the ceiling framing members by mechanical means such as clips, screws, or nuts. Listed clips fasteners shall be used from the type of ceiling framing members and fixtures shall also be permitted. As per NEC section 410.36 (9).
12. Where a branch circuit serves continuous loads or any combination of continuous and non-continuous loads, the minimum branch circuit conductor size, before the application of any adjustment or correction factors, shall have an allowable ampacity of not less than the non-continuous load plus 75 percent of the continuous load. As per NEC section 210.19 (A), (1).
13. In damp or wet locations surface-type enclosures within the scope of this article shall be placed or equipped so as to prevent moisture or water from entering or accumulating within the cabinet or cutout box, and shall be mounted so that there is at least 1/4 inch airspace between the enclosure and the wall or other supporting surface.
14. Enclosures installed in wet locations shall be weatherproof (such as listed in NEMA, 250-200). For enclosures in wet locations, recessed or cables extending above the level of unshielded the parts shall use fittings listed for wet locations. As per NEC section 91.2.
15. All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served (including a concrete encased electrode) shall be bonded together to form the grounding electrode system. The concrete encased electrode as described in NEC section 250.52(A)(3) must be used at each building electrical service.

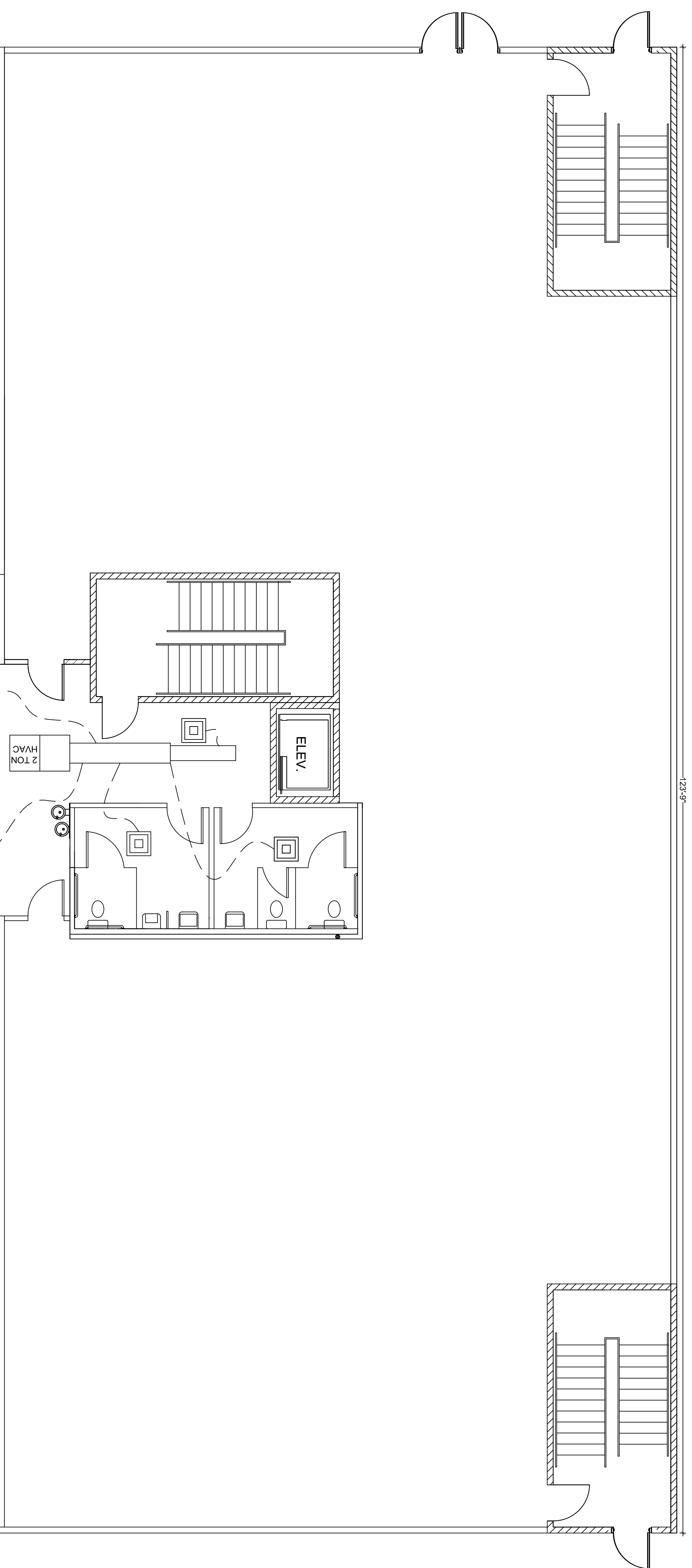


Issue	Description	Date
A	FOR SFM REVIEW	12-17-20
B	REVISED	11-26-21
C	REVISED	12-8-21
D	REVISED	8-8-22
E	ADDED DOOR LEFT SIDE	8-31-22

**BUILDING D
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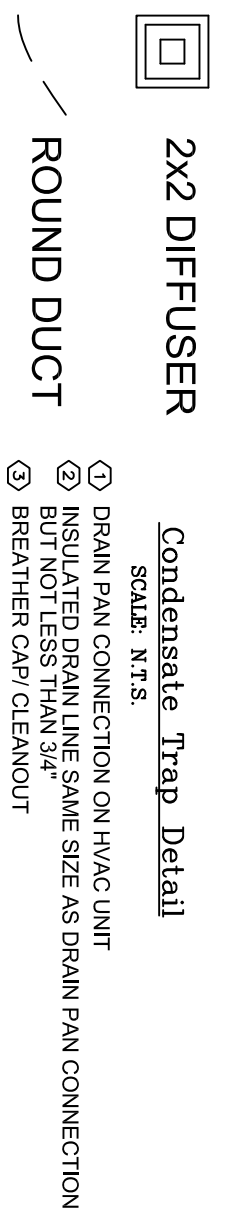
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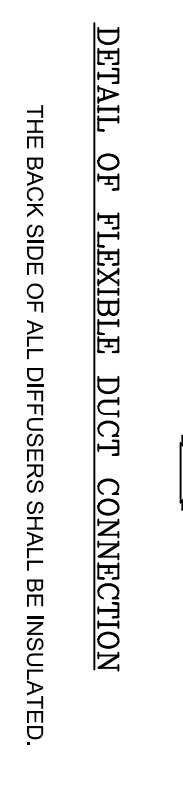
FIRST AND 2ND FLOOR HVAC PLAN
SCALE: 3/16" = 1'-0"

HVAC NOTES

1. HVAC System to be attic type with coil drain pan, built in drain and level switch.
2. The Contractor shall be responsible for field verifying all dimensions and locations prior to beginning of work.
3. The installer of mechanical systems shall coordinate with all other disciplines to avoid interference.
4. Piping and diagrams not schematically shown should not be sealed.
5. Equipment, and labor required for a complete and operational mechanical system. Mechanical Contractor shall refer to architectural drawings for all scaled reference drawings.
6. All rigid rectangular and round duct dimensions as well as flexible ducts shown are inside dimensions and represent the net airflow area of duct.
7. All ducts shall be insulated externally with 1-1/2", 1-1/2 lb. RS or greater for inside building duct and R-4 density polypropylene insulation for air resistance in the field. All ducts shall be insulated to the exterior of the building. All ducts shall be insulated to the exterior of the building. All ducts shall be insulated to the exterior of the building.
8. Provide the dampers where ducts penetrate fire resistant (fired for one or more hours) walls (French drain).
9. All dampers may not be shown on plans for clarity purposes. Contractor to factor in additional dampers for fire rated walls and ceilings not shown on plans.
10. All offsets and turns of ducts greater than 30 degrees to have single thickness turning vanes.
11. All individual return air and fresh air ducts shall have manual dampers for adjusting flow rates.
12. All tags from main ducts to ceiling diffusers and wall registers shall have manual dampers near main duct tag. See spin damper detail.
13. All diffusers, ceiling lights, and ceiling fans. Mechanical Contractor to adjust location of diffusers as needed to avoid interference with lights and fans except in cases where diffuser throws will be adversely affected.
14. All work shall be performed in accordance with the requirements of the applicable parish, all applicable state, standards, and approved product literature.
15. HVAC Air distribution systems to have airflow balanced within the distribution system, including submain, branches, and terminals to indicated quantities as shown on the drawings.
16. In addition to thermostat, the control system should include all required accessories such as transformers, thermostat to be solid state, programmable with occupant over-ride and setback capabilities.
17. Outside air dampers to be manually adjusted to cfm flowrate indicated on the equipment schedule.
18. Provide approved smoke detector in the return air stream of AHU units upstream of outside air dampers. Provide approved smoke detector in the main supply air duct prior to any branch duct connections. Smoke dampers are mandatory for systems with 2000 cfm flowrate or greater.
19. All outside air intakes shall be a minimum of 10 feet from any exhaust or vent.
20. All flexible ducts must be mechanically fastened and sealed to prevent leakage using duct mastic, as identified in the Louisiana Energy Code.
21. All metal duct traverse and biquindant seams must be sealed. Spiral ducts do not require sealing.
22. It is recommended that AHU unit blowers operate continuously during occupied periods.
23. Contractor shall balance A/C Systems to specified CFM in accordance with AABC.
24. Return air grill to have unit filters in rack w/ grill frame (locate as req'd).
25. Exhaust duct from each restroom, vent thru roof.
26. Use min. 1-1/2" ext. wrap fiberglass insulation on metal and flex-ducts.



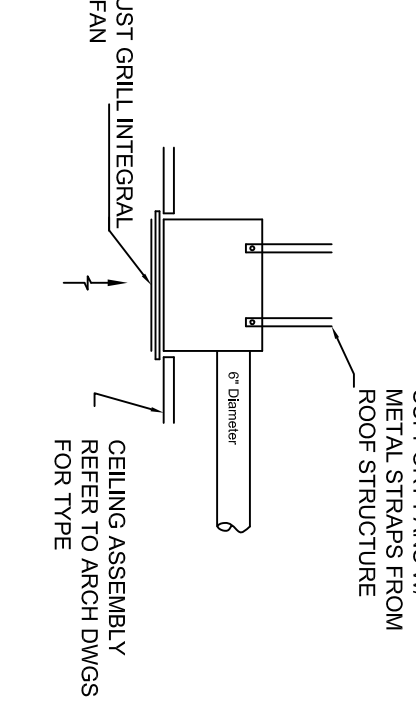
- ① DRAIN PAN CONNECTION ON HVAC UNIT
- ② INSULATED DRAIN LINE SAME SIZE AS DRAIN PAN CONNECTION BUT NOT LESS THAN 3/4"
- ③ BREATHER CAP/ CLEANOUT
- ④ BENT UP SPAL AS REQUIRED TO OVERCOME OPERATING S.P.
- ⑤ PITCH DOWN OVERPANS DRAIN



- ① MAIN EXHAUST OR RETURN
- ② 1/4" W. 5" MINIMUM
- ③ PRODUCE VOLUME DAMPER (WHETHER SHOWN ON PLANS OR NOT)
- ④ BRANCH DUCT



- ① MAIN EXHAUST OR RETURN
- ② 1/4" W. 5" MINIMUM
- ③ PRODUCE VOLUME DAMPER (WHETHER SHOWN ON PLANS OR NOT)
- ④ BRANCH DUCT



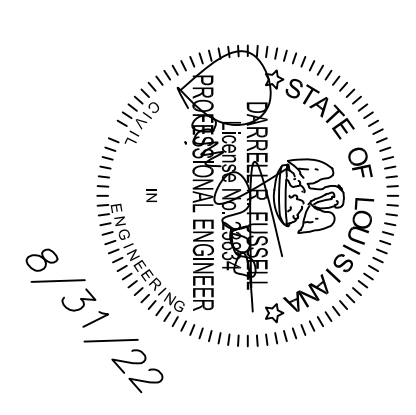
- SUPPORT FANS W/ ROOF STRUCTURE
- CEILING ASSEMBLY REFER TO ARCH DWGS FOR TYPE
- EXHAUST GRILL INTEGRAL WITH FAN

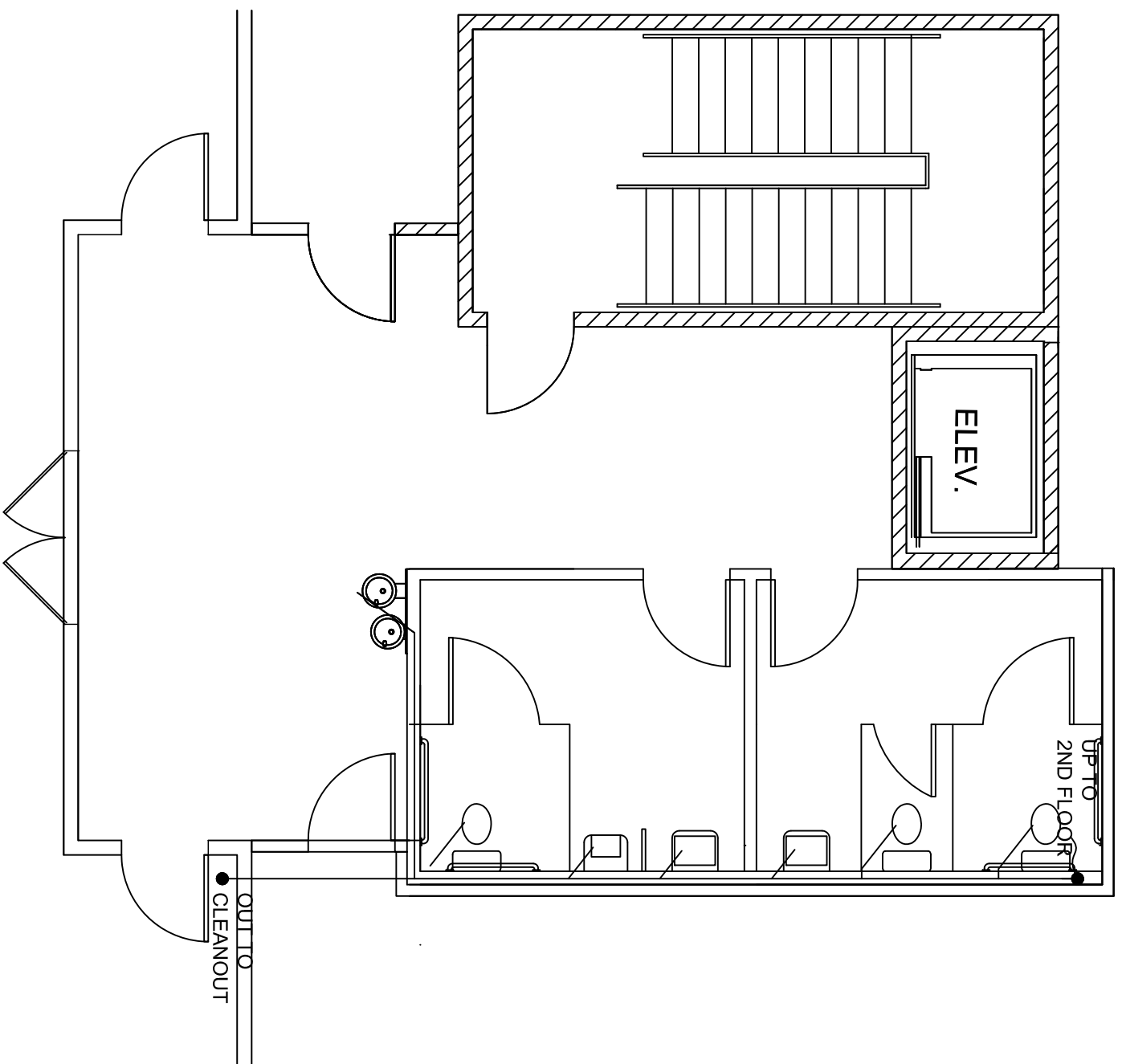
Issue	Description	Date
A	FOR SFM REVIEW	1-26-21
B	REVISED	2-8-21
C	REVISED	8-8-22
D	ADDED DOOR LEFT SIDE	8-31-22

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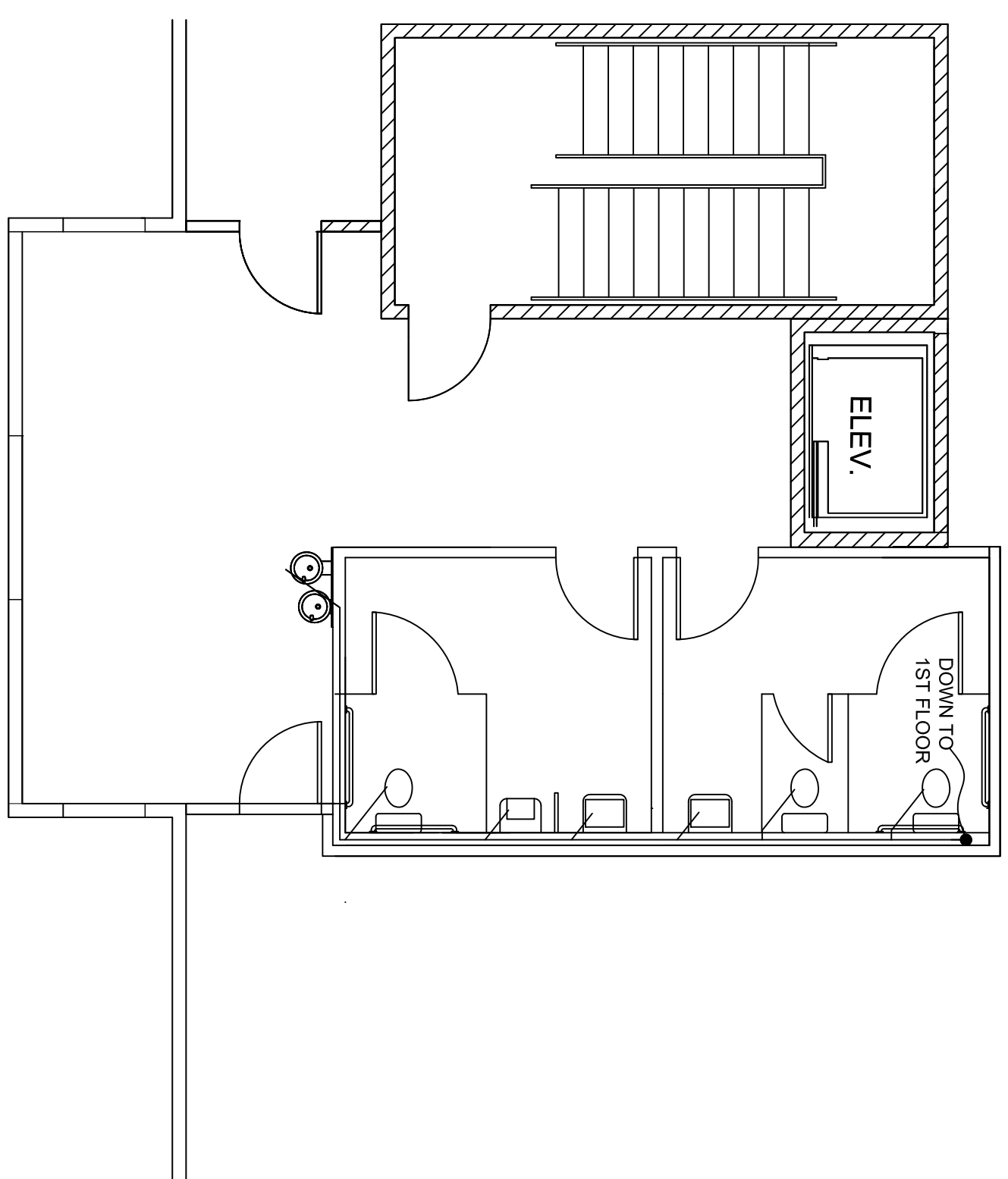
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Madisonville, LA 70447 Phone: 985-237-3908

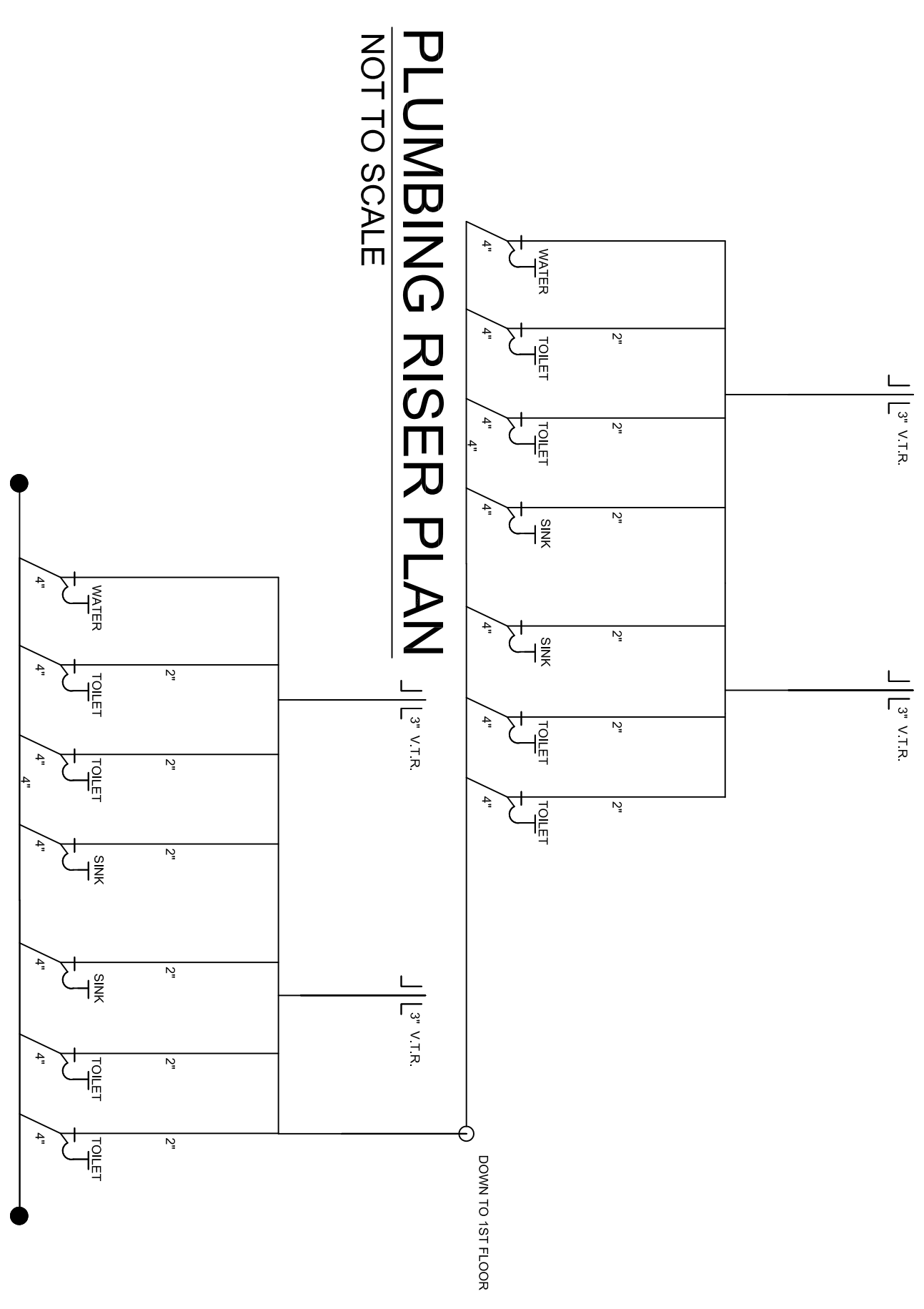




1ST FLOOR PLUMBING PLAN
SCALE: 3/16" = 1'-0"



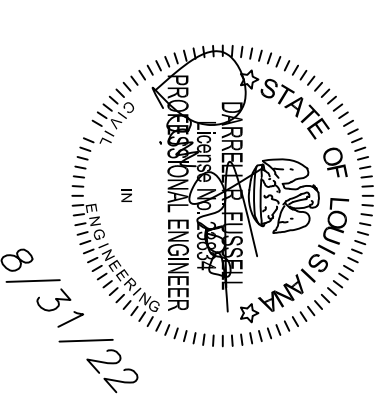
2ND FLOOR PLUMBING PLAN
SCALE: 3/16" = 1'-0"



PLUMBING RISER PLAN
NOT TO SCALE

2015 INTERNATIONAL PLUMBING CODE (IPC):

1. Number of plumbing fixtures required is to be determined by IPC TABLE 403.1.
2. The water distribution system shall be protected against backflow in accordance with section 608 IPC.
3. Devices for the prevention of backflow or back siphoning shall comply with the standards listed in 2015 IPC.
4. Drainage, sewer, vent, water and other piping must be tested in accordance with IPC (section 312).
5. Soil piping must be supported in accordance with IPC (section 308).
6. Cleanouts in the drainage piping shall be located as listed in IPC (section 708).
7. Change in Direction. The following applies to the use of fittings in changes of direction of drainage piping.
 1. Changes in direction in drainage piping shall be made by the appropriate use of 45° (0.785 rad) wyes, long-or-short-sweep quarter bends, one-sixth, one-eighth, or one sixteenth bends, or by a combination of these or equivalent fittings. Single and double sanitary tees and quarter bends may be used in drainage lines only where the direction of flow is from the horizontal to the vertical. A sanitary tee shall not be used on a horizontal drainage line as a take off fitting for a vent.
 2. Changes in direction in Schedule 40 DWV-PVC and ABS drainage piping shall be made by the appropriate use of 45° (0.785 rad) wyes, quarter bends or long sweep quarter bends, one-sixth, one-eighth, or one-sixteenth bends or by a combination of these or equivalent fittings. Single and double sanitary tees and quarter bends may be used in drainage lines only where the direction of flow is from the horizontal to the vertical. A sanitary tee shall not be used on a horizontal drainage line as a take off fitting for a vent.
 3. Short Sweeps. Short sweeps not less than 3-inch diameter may be used for making necessary offsets between the in direction of flow is from the horizontal to the vertical and may be used for making necessary offsets between the ceiling and the next floor above.
9. Prohibited Fittings. A straight tee branch shall not be used as a drainage fitting. A saddle type fitting or running threads shall not be used in the drainage or vent system. Drainage or vent piping shall not be drilled or tapped unless approved by the plumbing official. A fitting having a hub in the direction of flow shall not be used in the drainage system, unless the pipe is cut by either a saw or snap cutter, which will assure clean, smooth cuts of the pipe. Double sanitary tee pattern fittings shall not receive the discharge of fixtures or appliances with pumping action discharge.
10. Heal or Side Inlet Bend Prohibited. Heal or side inlet quarter bend fittings shall not be used in the drainage or vent system.
11. Obstruction to Flow. A fitting or connection which offers abnormal obstruction to flow shall not be permitted. IPC (Section 715).
12. Fittings are to be installed per section 605.5 IPC.
13. Provide all water temp. control not exceeding 110 degrees at all lavatories.
14. All work to conform to the 2015 IPC.



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**BUILDING D
OFFICE PARK
220 PARK PLACE DR.
COVINGTON, LA 70433**

Issue	Description	Date
A	FOR SFM REVIEW	1-26-21
B	REVISED	2-8-21
C	REVISED	8-31-22