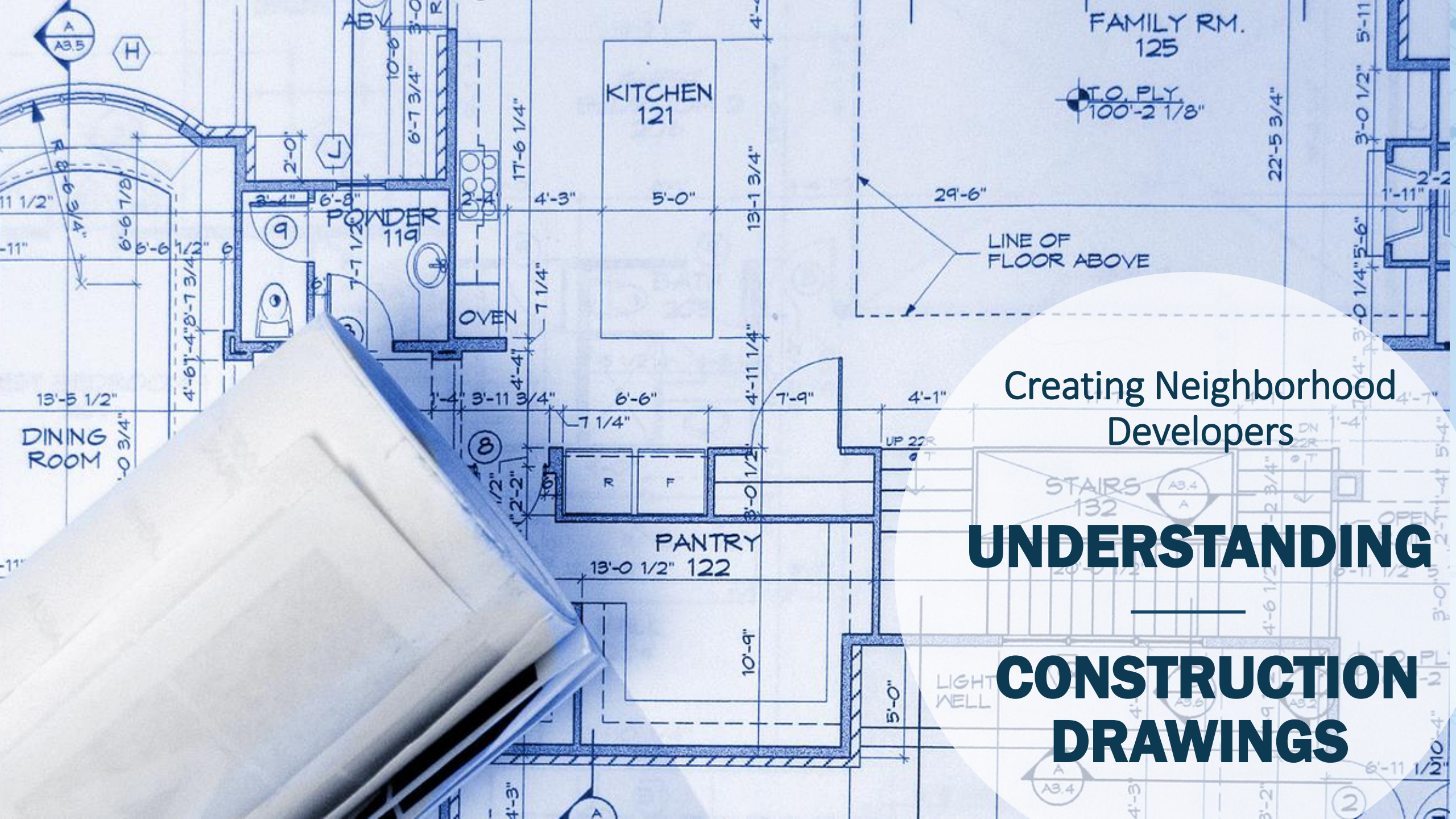
WEEK 4
Saturday
Nov. 19, 2022
9:00AM–1:00 PM

8th GENERATION CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS' PROGRAM: *Virtual*

9:00am:	***Welcome!!*** Dr. Donald Andrews- Dean, College of Business, Southern University and A&M College
9:05am:	***CSNDs Program*** Co-Creator of CSND, Eric L. Porter/ComNet LLC
9:10am:	***Study Guide:*** Dr. Sung NO, Co-Director, SU EDA University Center.
9:15am:	***"Understand Design Plans"*** Roland Arriaga, Archi - Dinamica Architects.
10:15am:	***"Organizational Management"*** Mel Robertson, 3M Global LLC
11:00am:	***Break***
11:05am:	***Motivational- "Show-Up & Show-Out"*** Michael Roberts, The Roberts Group
11:30am:	"***Project Development Case"*** Charles Theus, Developer/Consultant.
12:15pm:	***"Project Development Case"*** Clem Lafluer, Developer/Consultant.
12:55pm:	***Closing*** Eric L. Porter, Dean Donald Andrews Dr. Sung No



Creating Neighborhood Developers

UNDERSTANDING CONSTRUCTION DRAWINGS

Communicating with Construction Drawings

This class is administered by:

Roland A. Arriaga

National Council of Architectural Registration Boards
Adjust Lecturer, Creating Neighborhood Developers, Southern University Center for Entrepreneurship

Registered architect in FL, LA, MS, TX, UT

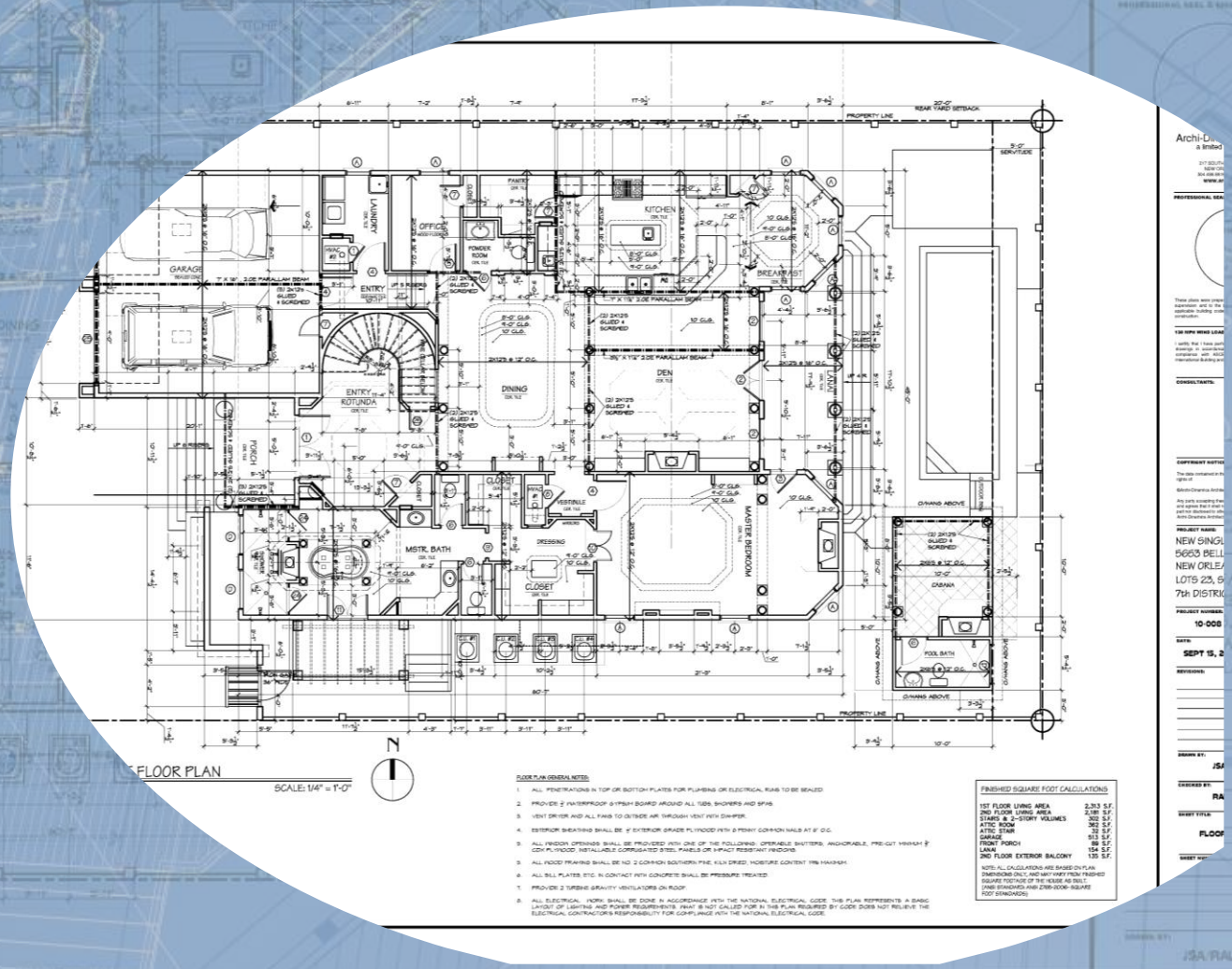
40 + years experience in commercial, mixed-use, adaptive reuse, institutional, multi-family, hospitality, and residential architecture.

Communicating with Construction Drawings

At the end this class you will understand how a set of plans is organized and how to read architectural “blueprints”.

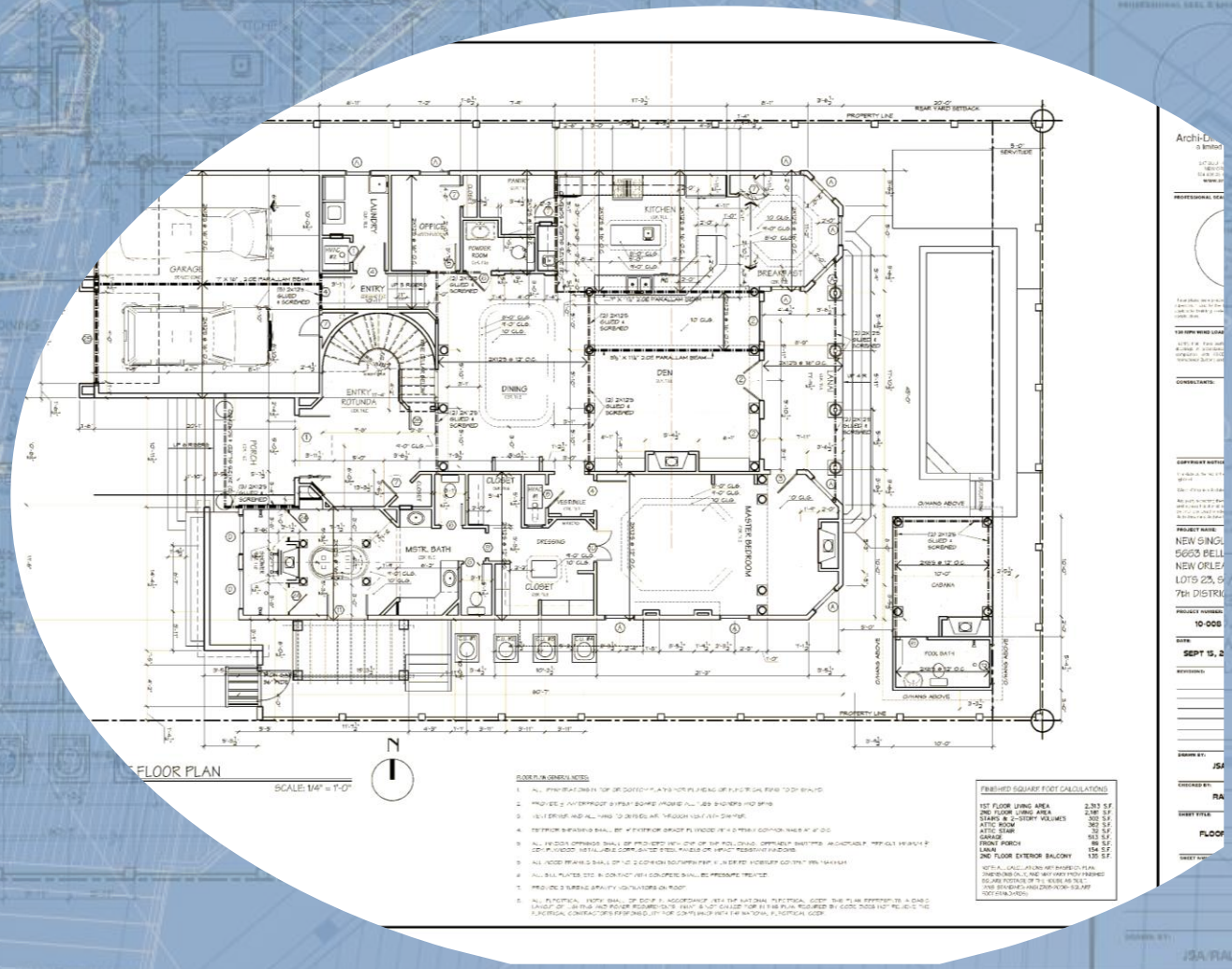
Introduction

- The complexity behind a single building can be translated into a set of construction drawings.
- Blueprints also known as construction drawings or working drawings are composites of several plans assembled into a set of drawings.
- Construction drawings are the main vehicle used in construction communication.
- Construction drawings are used as a basis for building construction and includes all the necessary information that a contractor and a developer needs to develop and build a project.



Why Construction Drawings?

- As buildings and the systems within them have become increasingly complex, so have the two-dimensional drawings that describe all the details of the project. From a simple residence to a large commercial building project, the same basic drawings and related information are required in order to obtain permits, estimate costs, establish a construction schedule, and ultimately construct the project.



COMMUNICATING WITH CONSTRUCTION DRAWINGS

PART ONE

THE BASICS

SCALES

A knowledge of the scales on construction drawings is essential for the accurate interpretation of drawings. Three types of measuring scales are used in determining measurements in construction drawings:

- Architect's SCALE
- Engineer's SCALE
- Metric SCALE

Using the Architect's scale

Architect's scale combinations and sample measurements at different scales.

The triangular architect's scale contains 11 different scales. Architect scales have numbers that run incrementally both from left to right and from right to left. A whole number or fraction to the left or right of the number line indicates the scale those numbers represent. Each increment represents a foot and is further divided into smaller increments representing inches.

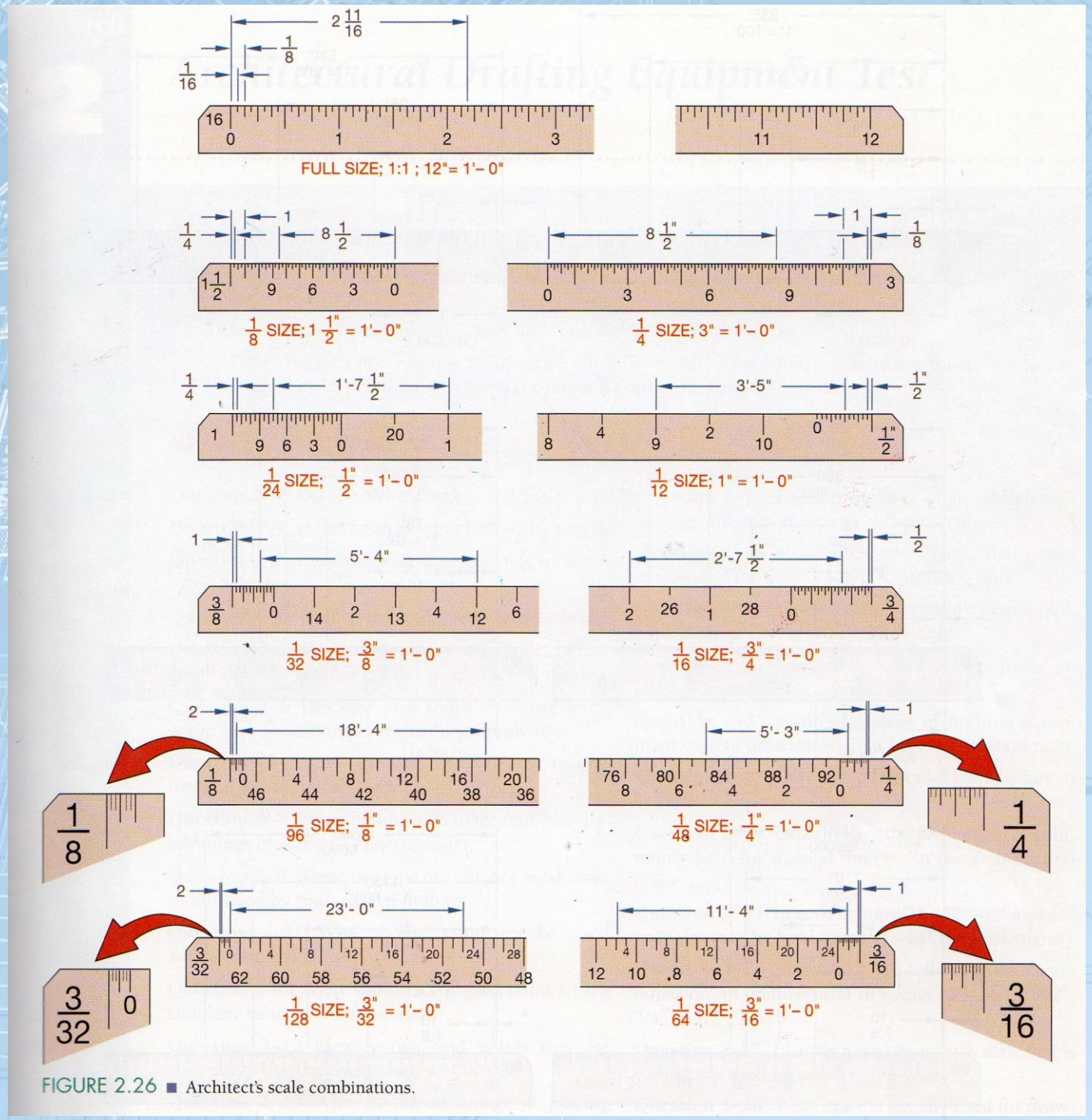


FIGURE 2.26 ■ Architect's scale combinations.

Using the Engineer's scale

Engineer's scale combinations and sample measurements at different scales.

Engineer scales have numbers that run incrementally from left to right. The whole number to the left of the number line indicates the scale those numbers represent.

The Engineer's Scale is often used for measuring topographical features on plot plans, surveys, and other large land tract plans showing roads, water mains, and other utilities.

The Engineer's Scale is calibrated in multiples of 10 with each space representing a foot.

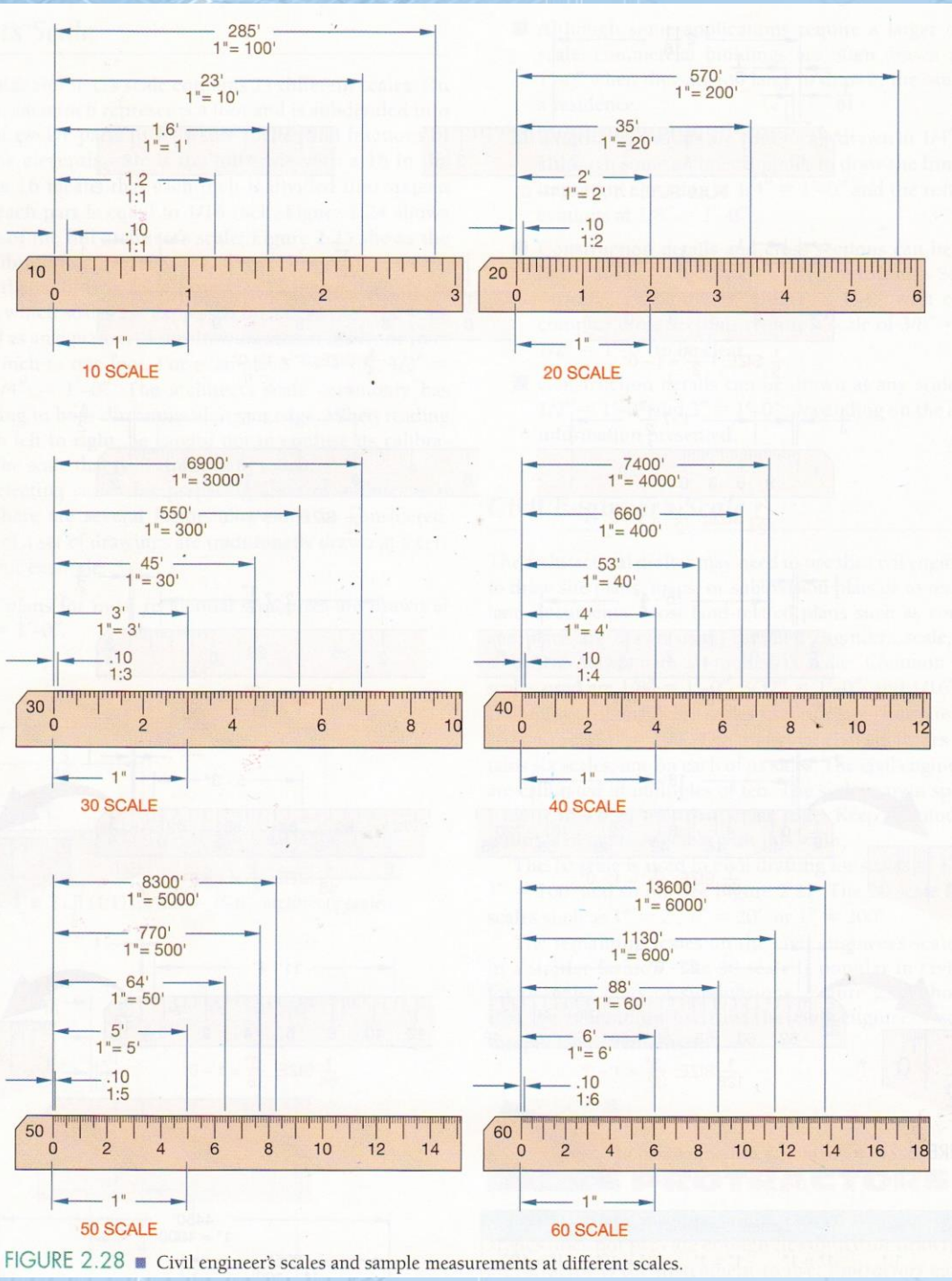
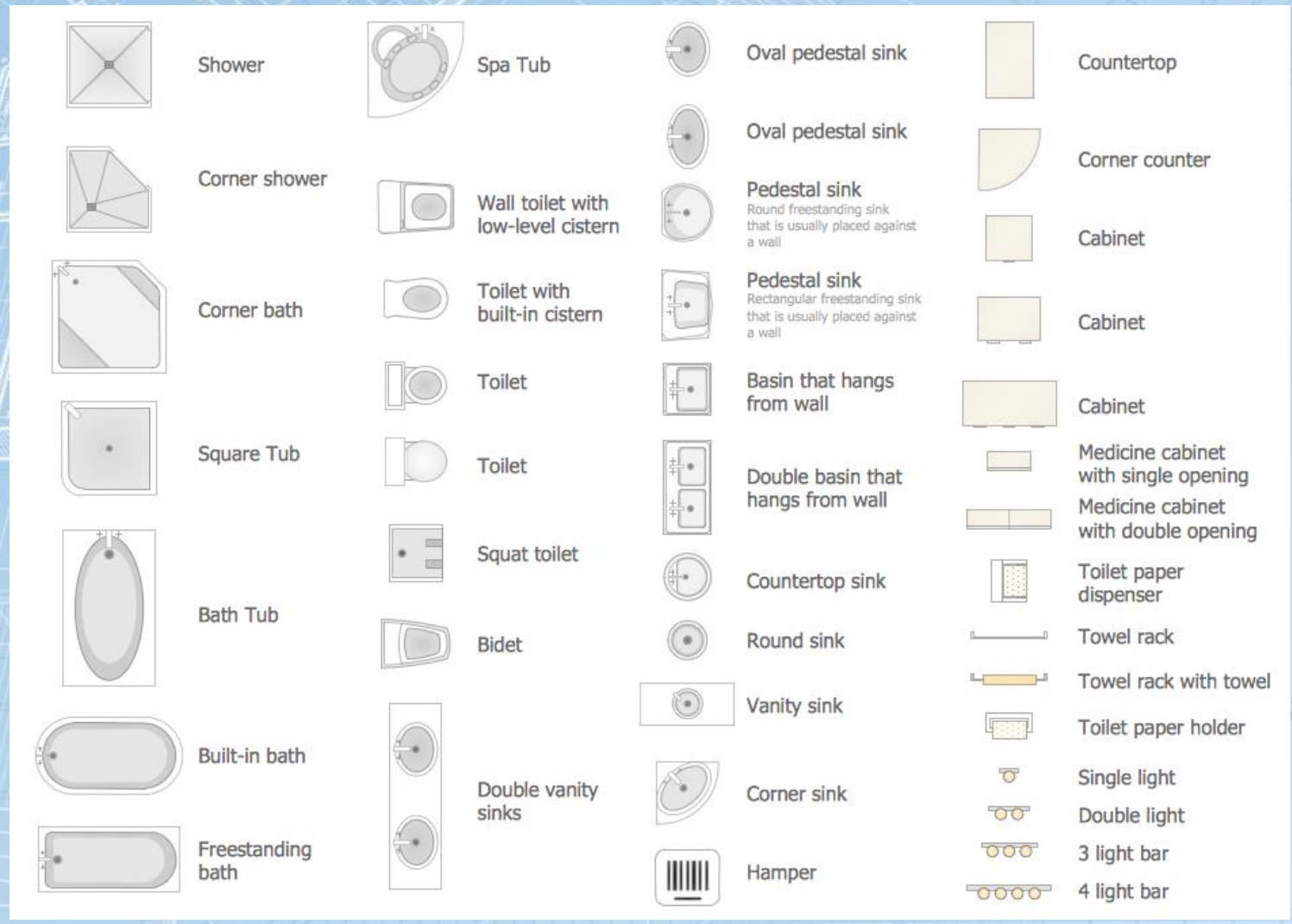


FIGURE 2.28 ■ Civil engineer's scales and sample measurements at different scales.

Architectural Blueprint Symbols & Lines

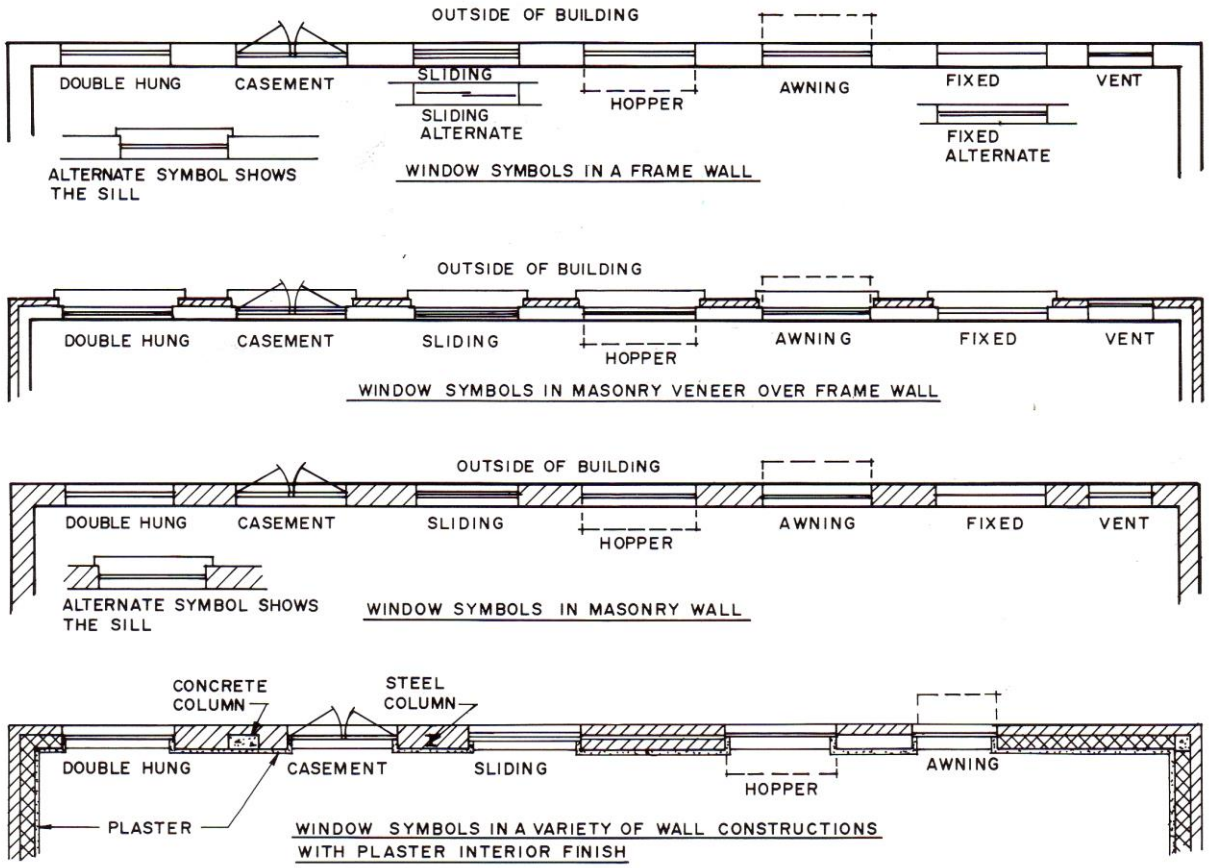
- Architects use standardized symbols so that anyone who looks at the drawing can understand that they are looking at a fireplace, window, kitchen table, or bathtub. For reference, every set of architectural drawings includes a symbol legend. If you aren't familiar with a symbol, you will be able to find it in the legend.



Architectural Blueprint Symbols & Lines

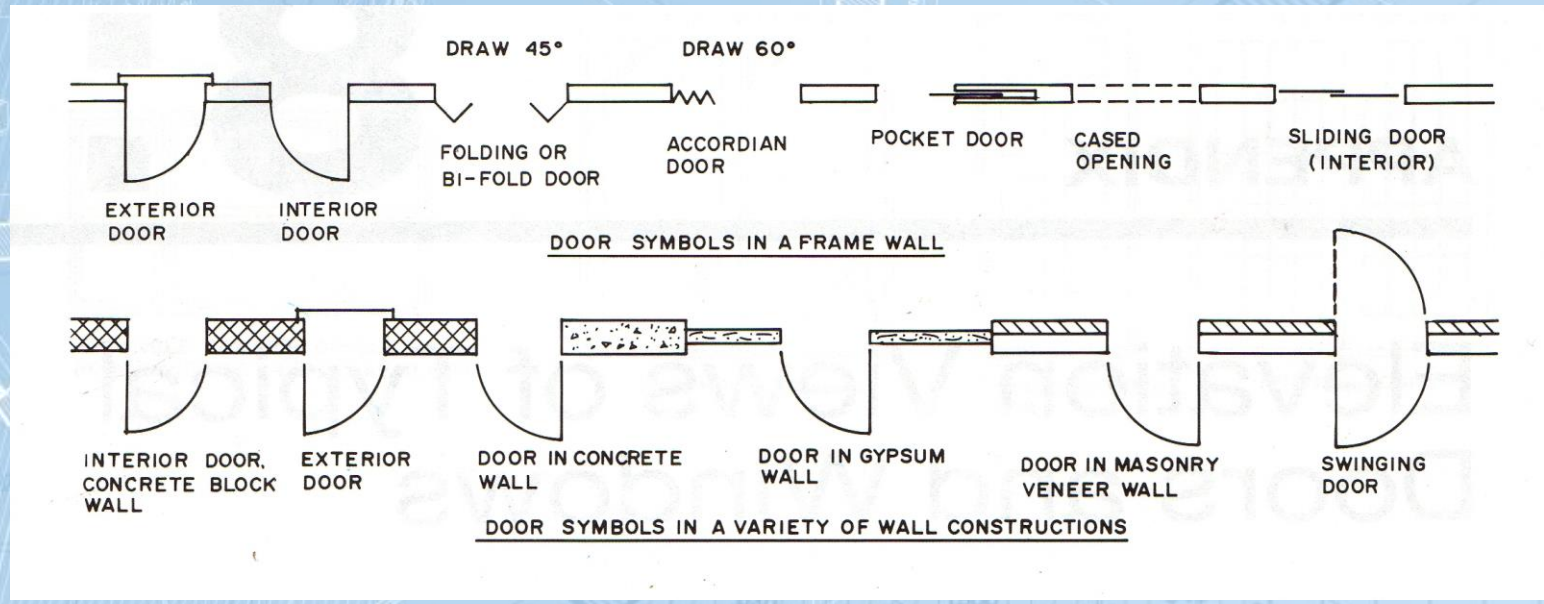
- Hundreds of abbreviations and symbols are used to convey building components such as doors, windows, and related information.

Door and Window Symbols in Plan View



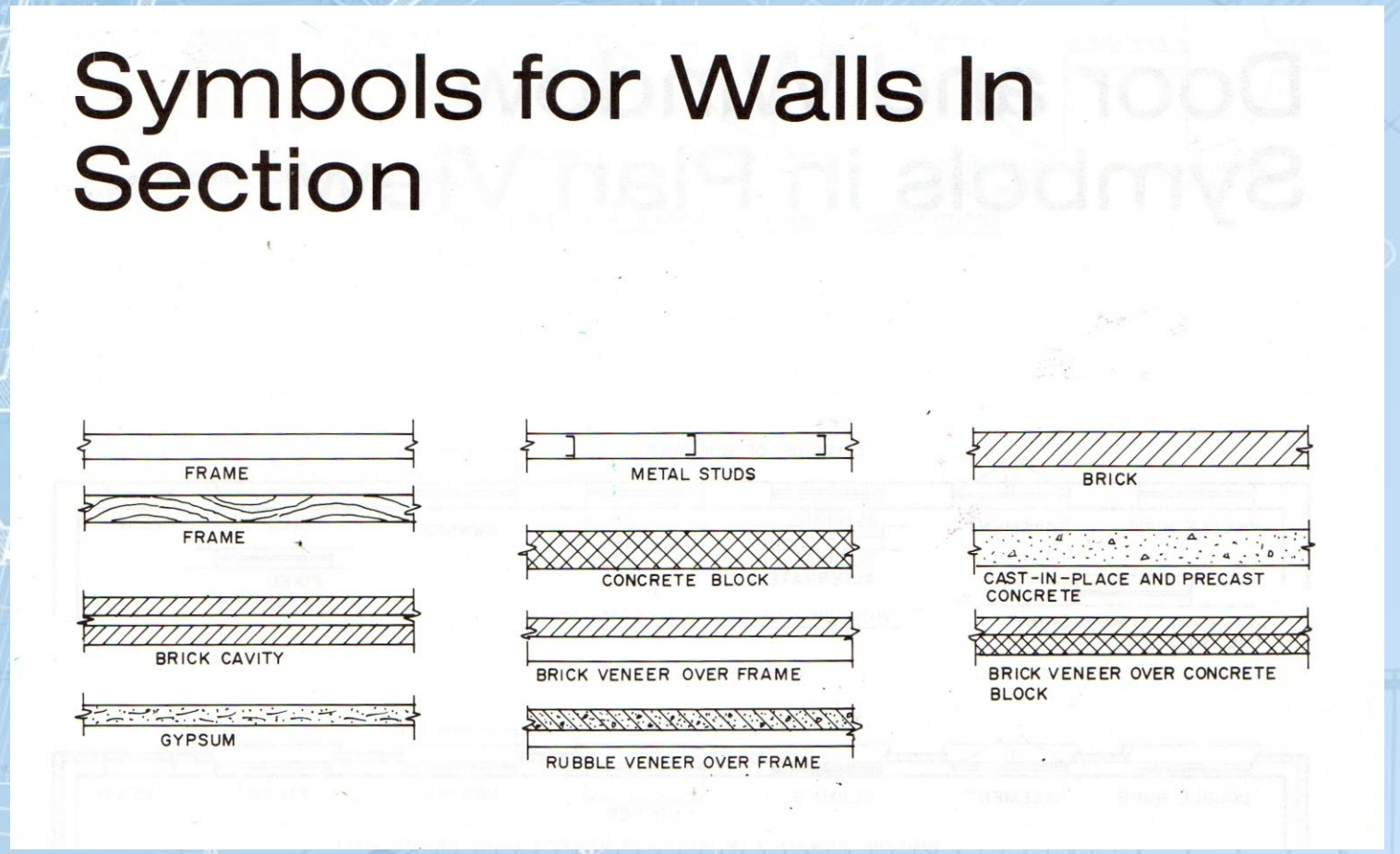
Architectural Blueprint Symbols & Lines

- Symbols provide a “common language” for plan reading throughout the US and abroad and they are created according to relevant standards and conventions.



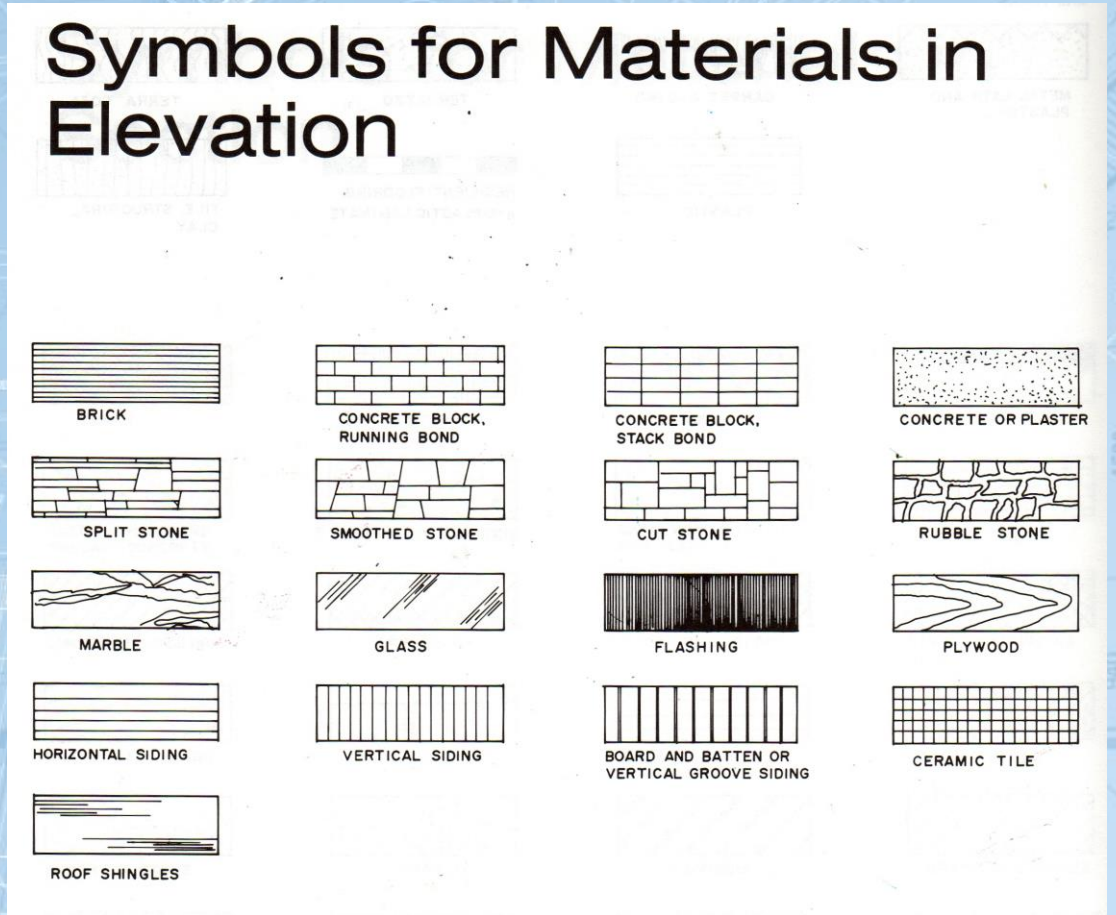
Architectural Blueprint Symbols & Lines

- Different types of lines are used on floor plans to show wall thicknesses. Walls are shown as two parallel lines.
- Each line type conveys a meaning in the way it is represented and its placement on the drawing.
- The addition of veneers and exterior material is shown with additional lines containing the symbol for the material used.



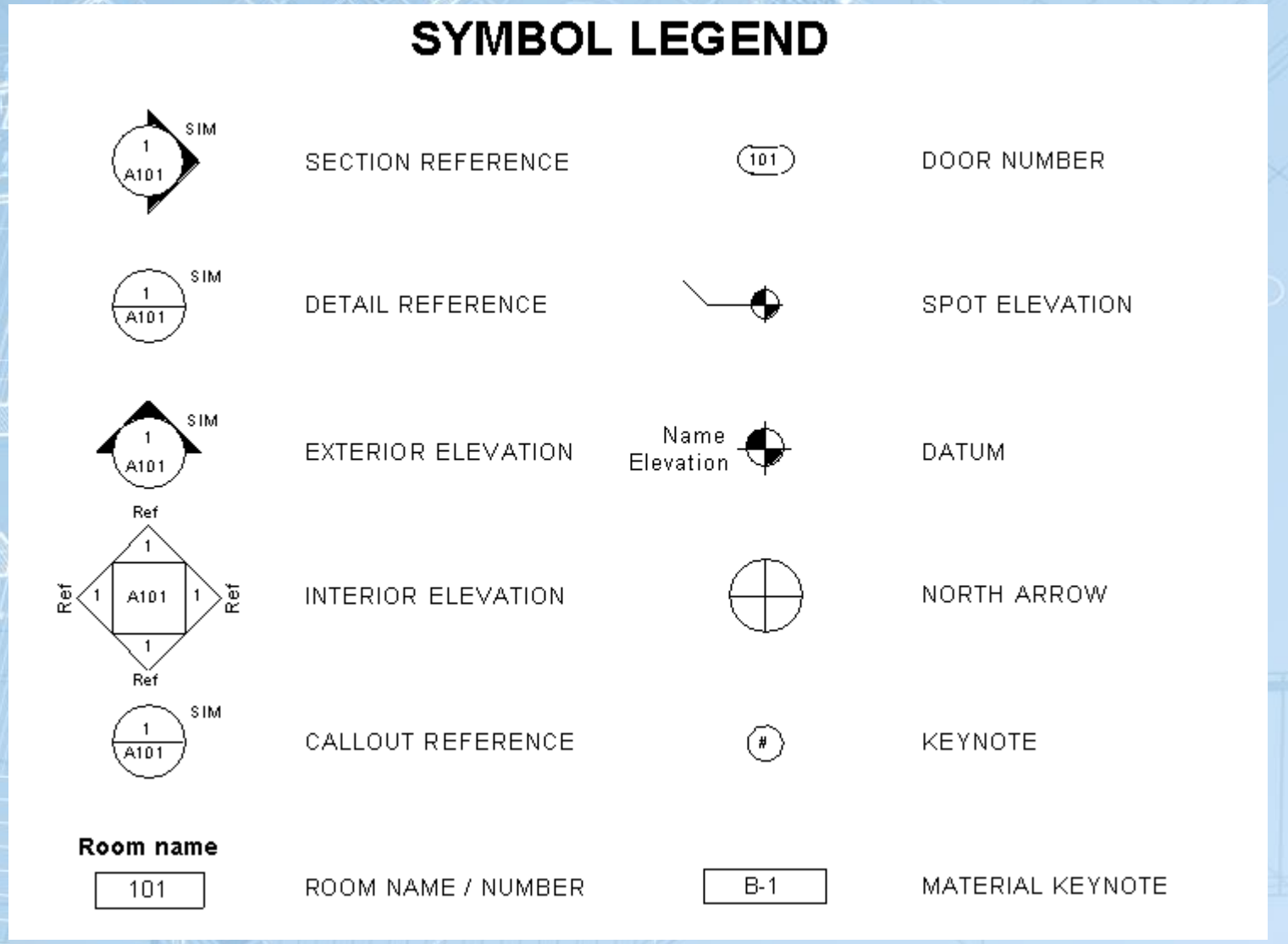
Architectural Blueprint Symbols & Lines

- Architects and engineers use basic graphics to describe specific building elements and materials. For example, a masonry wall when viewed in section will normally be shown with a 45-degree cross-hatching through the wall. These standardized graphics help the architect, engineer and builder communicate more clearly.



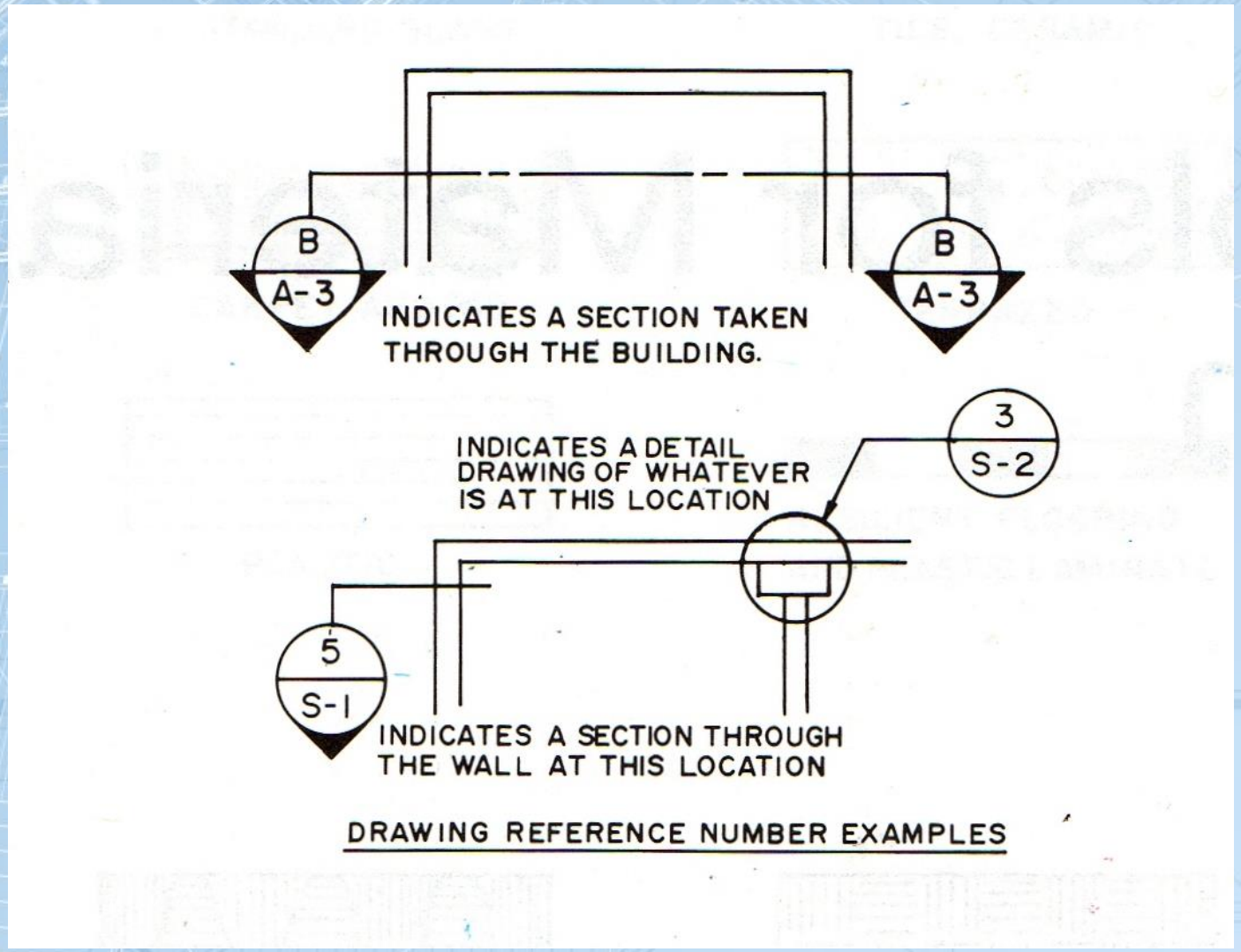
Architectural Blueprint Symbols & Lines

- To clarify their intent, the architect provides a legend, typically on the first sheet, that relates the symbols and their intended meaning.



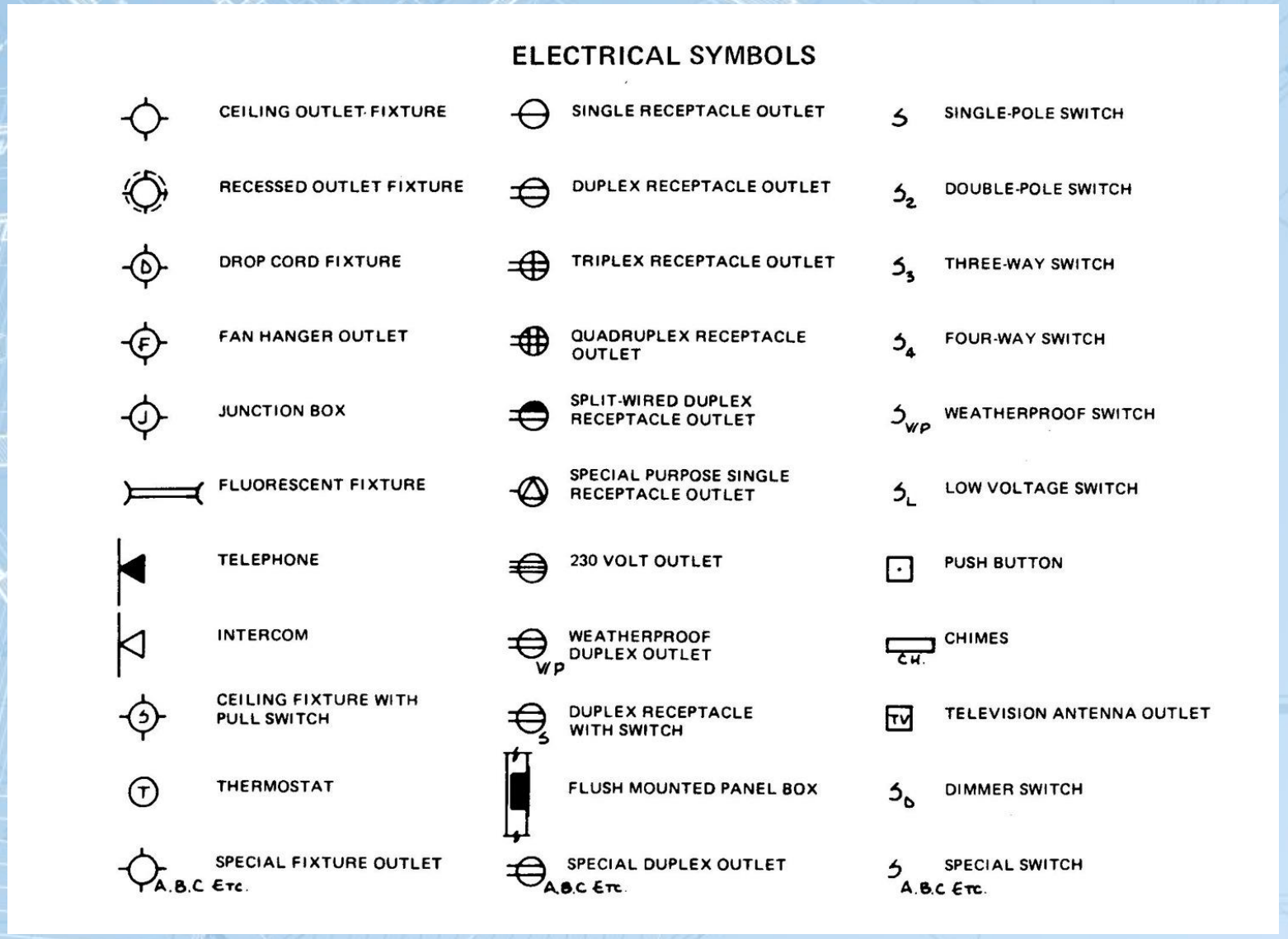
Architectural Blueprint Symbols & Lines

- A Building Section reference describes a cut through the body of the building



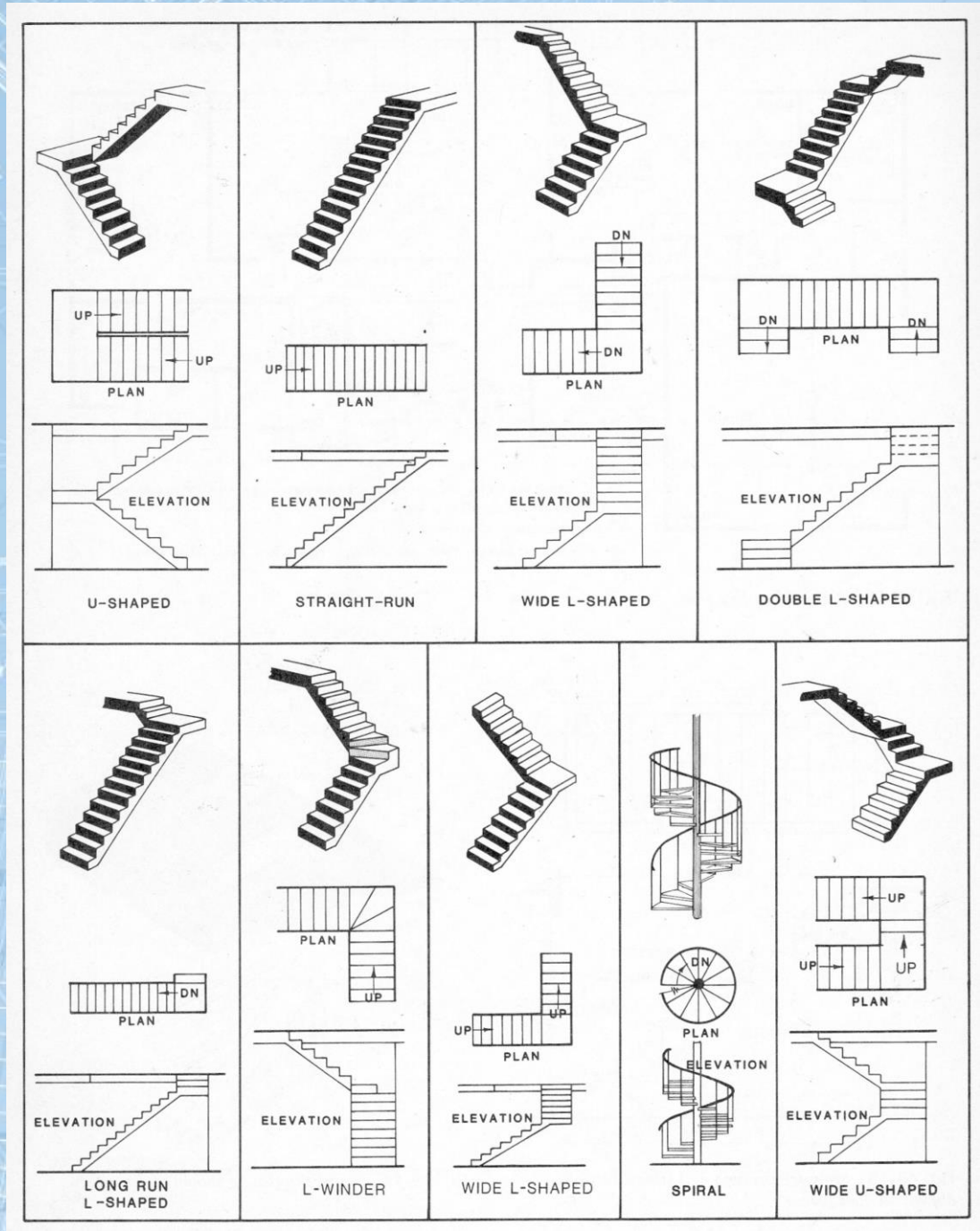
Architectural Blueprint Symbols & Lines

- Electrical symbols on power and lighting plans

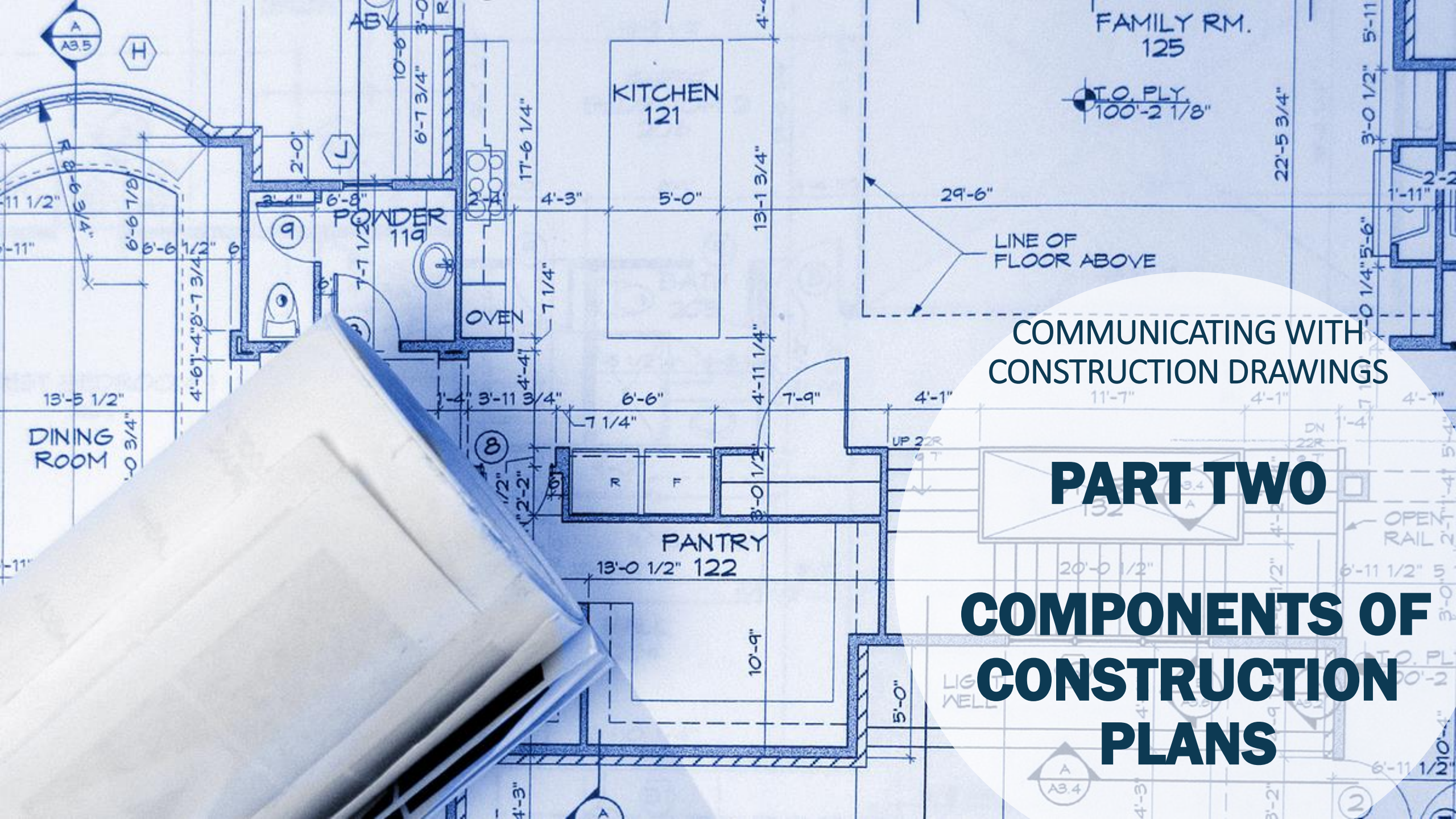


Stairs

- Stairs on plan will be drawn as a straight run, open, and U-shaped stair layouts.
- Masonry (units of brick, block or stone) are dimensioned to their edges.



Stairs

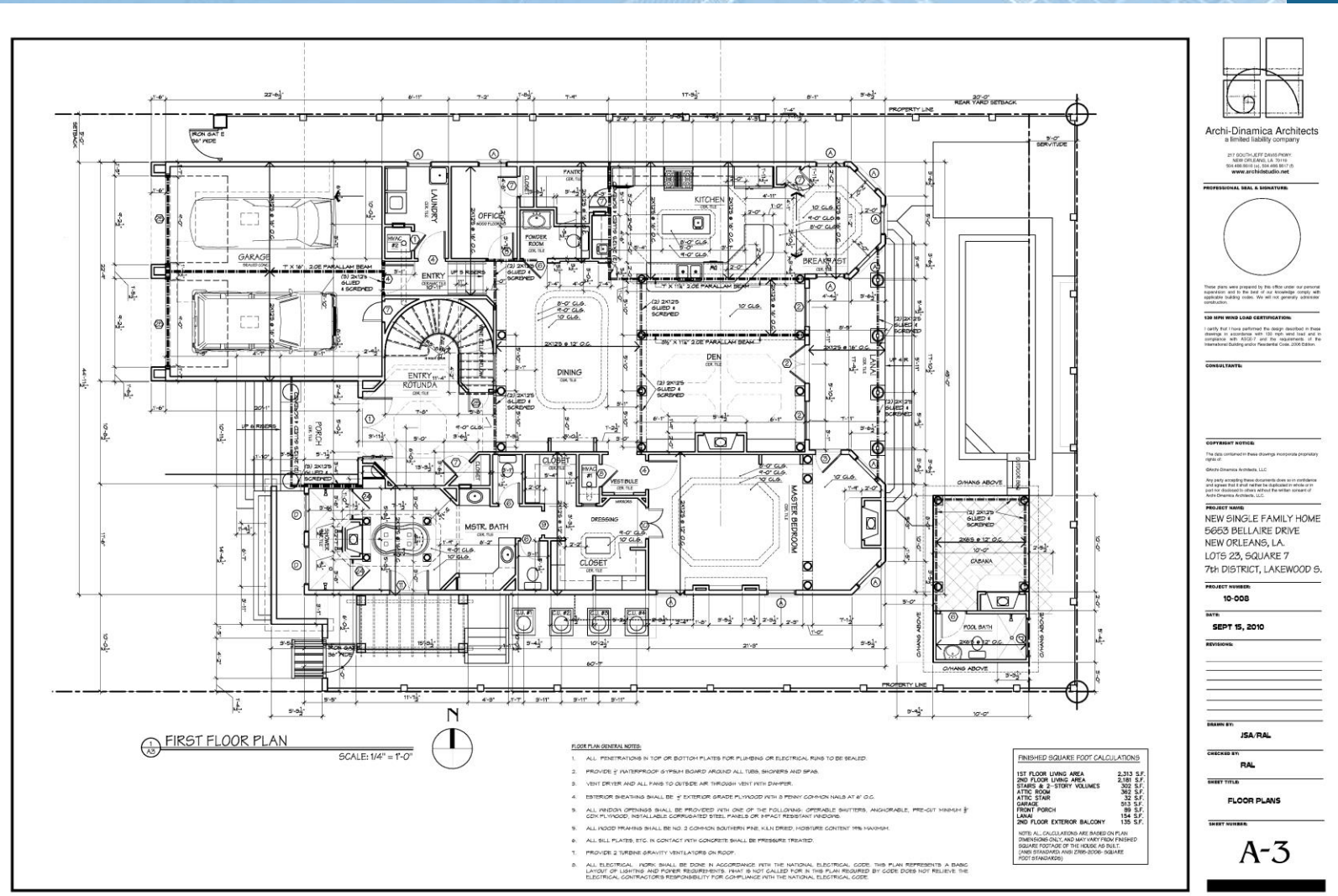


COMMUNICATING WITH CONSTRUCTION DRAWINGS

PART TWO

COMPONENTS OF CONSTRUCTION PLANS

Basic Parts of a Drawing sheet



- Title Block
- Border
- Drawing area
- Revision block
- Legend

A residential drawing set is composed of 8 major types of drawings.

- Title Sheet
- Project Information Sheet
- Site Plan
- Foundation Plan
- Floor Plans
- Exterior Elevations
- Electrical & Lighting Plan
- Building Sections & Construction Details.

Sometimes Landscape, HVAC, and Plumbing Plans are included in the drawing set for public bid projects.

1036 BROOKLYN STREET

NEW SINGLE FAMILY HOME FOR
SEAN MURPHY & ALLISON MANKER
NEW ORLEANS, LA.

REVISED PERMIT READY SET
OCT. 14, 2019 REVISED PERMIT SET

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
A-1	TITLE SHEET
A-2	PROJECT INFORMATION
A-3	FOUNDATION PLAN & DETAILS
A-4	SITE PLAN, FLOOR PLANS
A-5	ROOF PLAN, OUTDOOR STAIR DETAIL, SCHEDULES
A-6	FRAMING PLANS
A-7	ELECTRICAL, POWER & LIGHTING PLANS
A-8	3D VIEWS
A-9	EXTERIOR ELEVATIONS
A-10	BUILDING SECTIONS AND DETAILS

130 MPH WIND LOAD CERTIFICATION

I certify that I have performed the design described in these drawings in accordance with 130 mph wind load (R301.2.(4) and in compliance with ASCE 07-10 and the requirements of the International Residential Code, 2015 Edition.

10-11-2019

STATEMENT OF RESPONSIBILITY

103.2.1.: I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF THE CITY OF NEW ORLEANS (AMENDMENTS) AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENT OF THESE PLANS. I WILL NOT ADMINISTER/OVERSEE CONSTRUCTION.

10-11-2019

ROLAND A. ARRAGA, ARCHITECT LIC. NO. 3893 - LA
ARCHI-DINAMICA ARCHITECTS, LLC

A-D ARCHITECTS, LLC

10-11-2019

PROJECT NAME:
NEW SINGLE FAMILY HOME FOR SEAN MURPHY & ALLISON MANKER
1036 BROOKLYN AVE.
NEW ORLEANS, LA.

PROJECT NUMBER: 19-012

DATE: OCT. 11, 2019

DRAWN BY: RA/JSA

CHECKED BY: JSA

SHEET TITLE: TITLE SHEET

SHEET NUMBER: A-1

Title Sheet

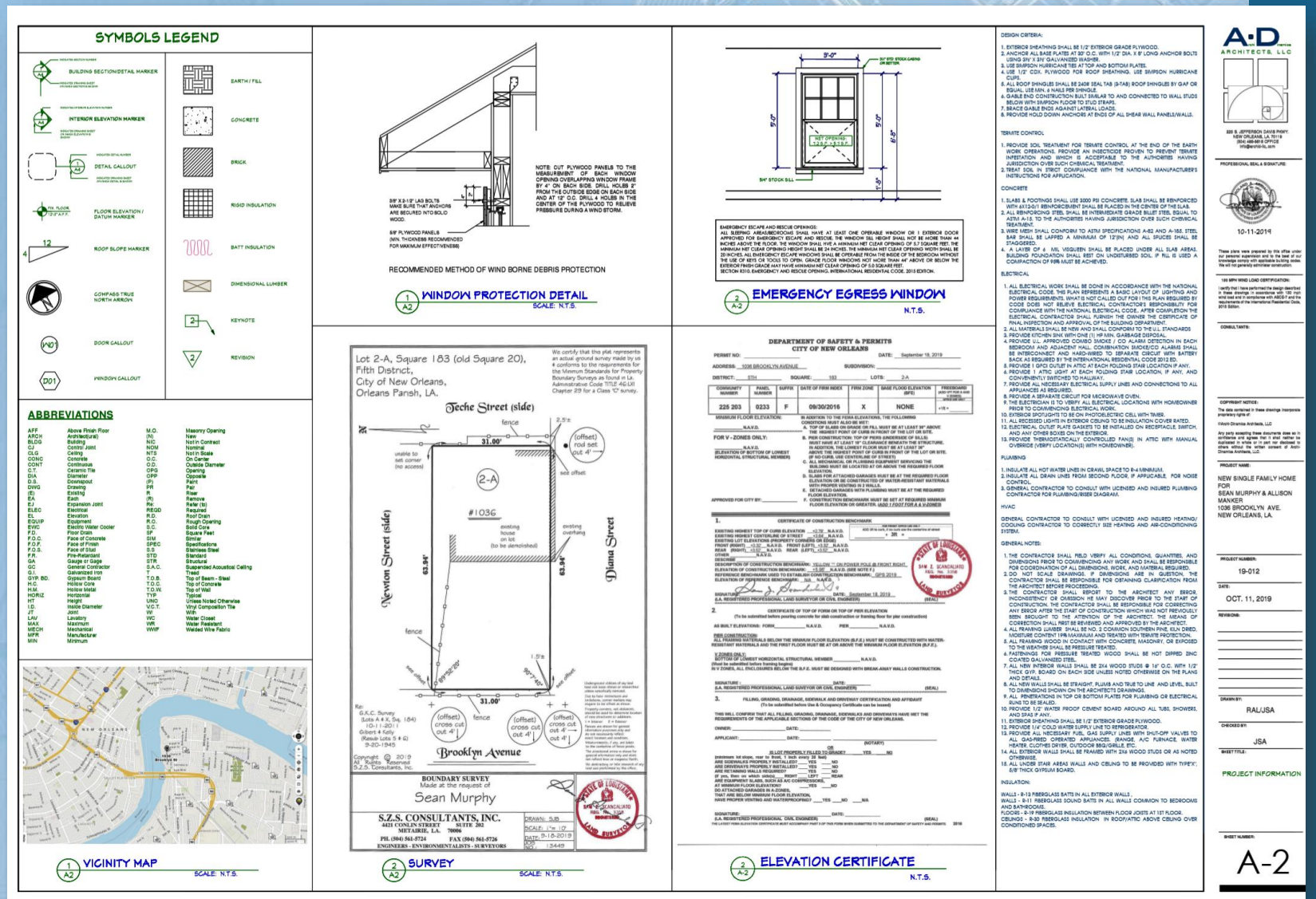
The Title Sheet contains

- Sheet index
- Rendering of project
- Title of project
- Responsibility Statements

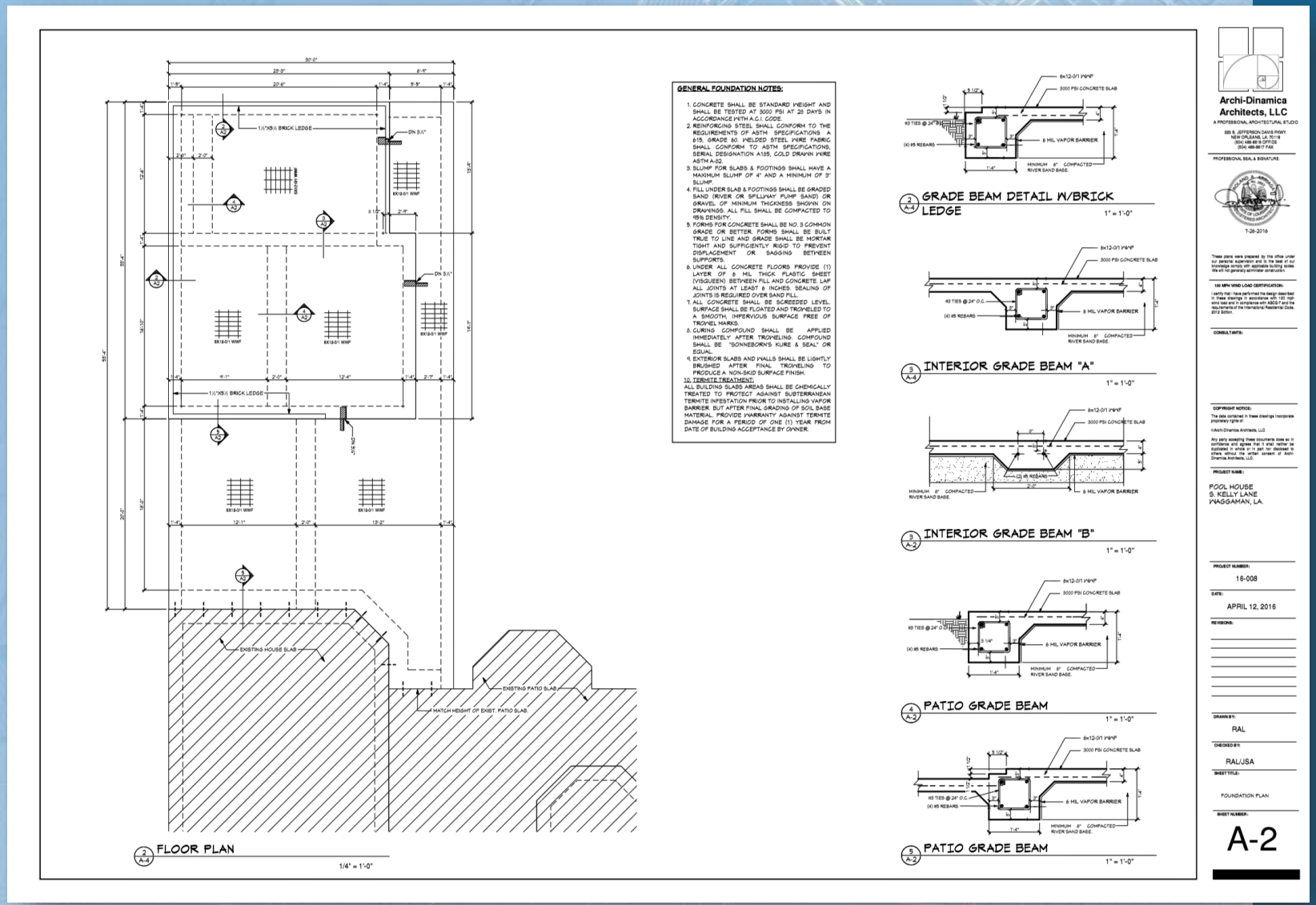
Project Information Sheet

The Project Information Sheet contains

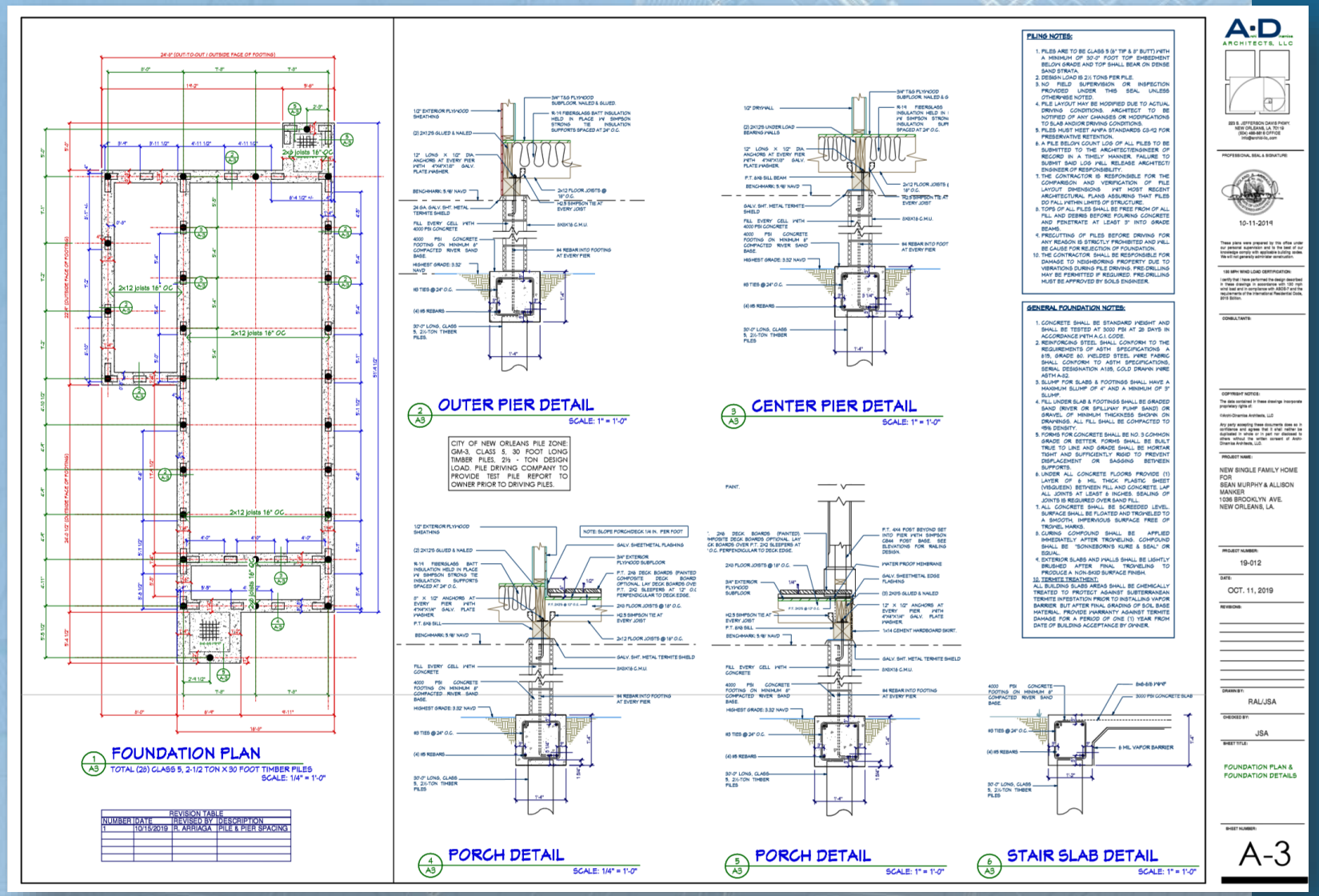
- General building code requirements
- Copy of the land survey
- FEMA certificate
- Symbols and Materials Legend



Slab On-Grade Foundation

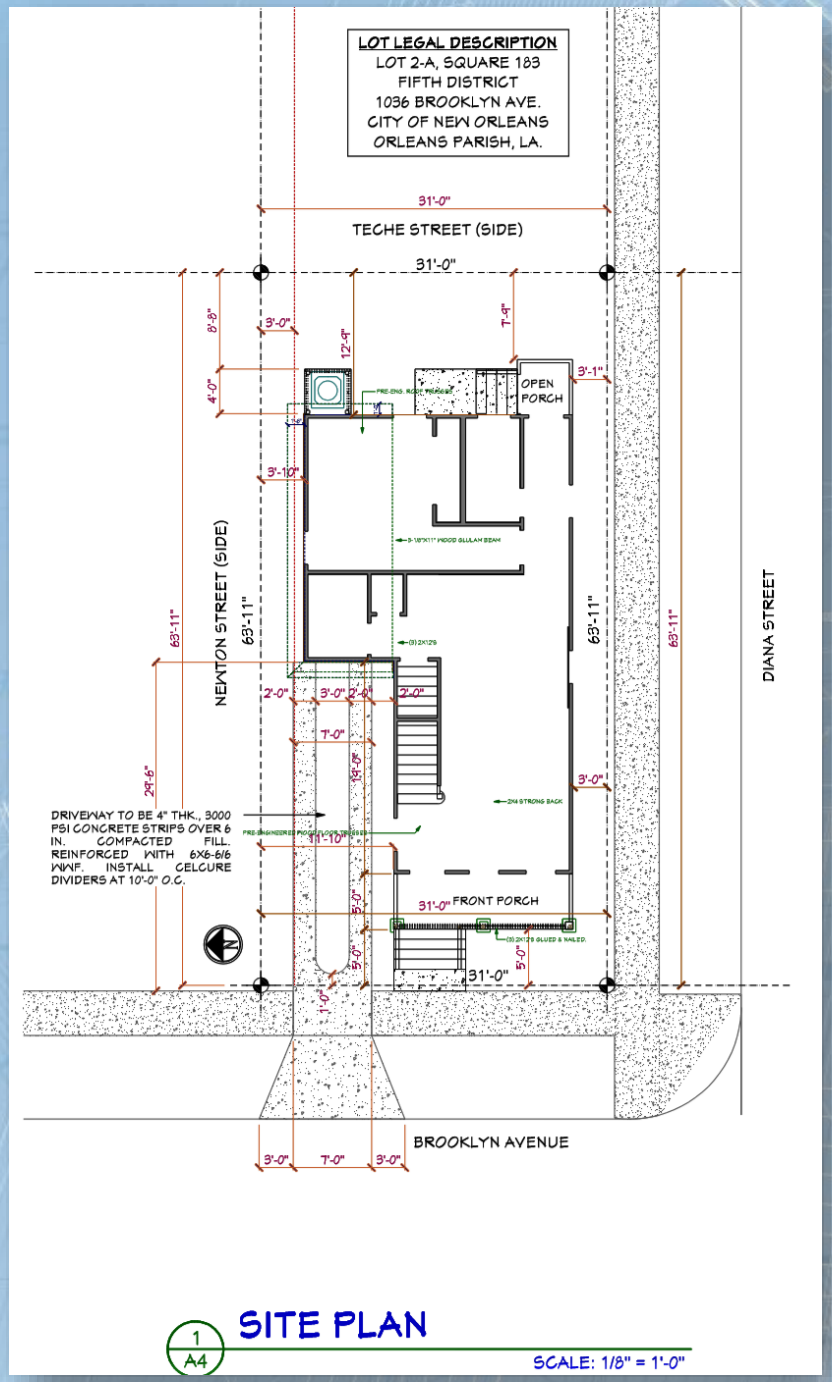


The Slab-on-Grade Foundation Plan shows the location of all piling and reinforcing associated with the plan. It is poured on compacted sand or soil.



Raised Foundation

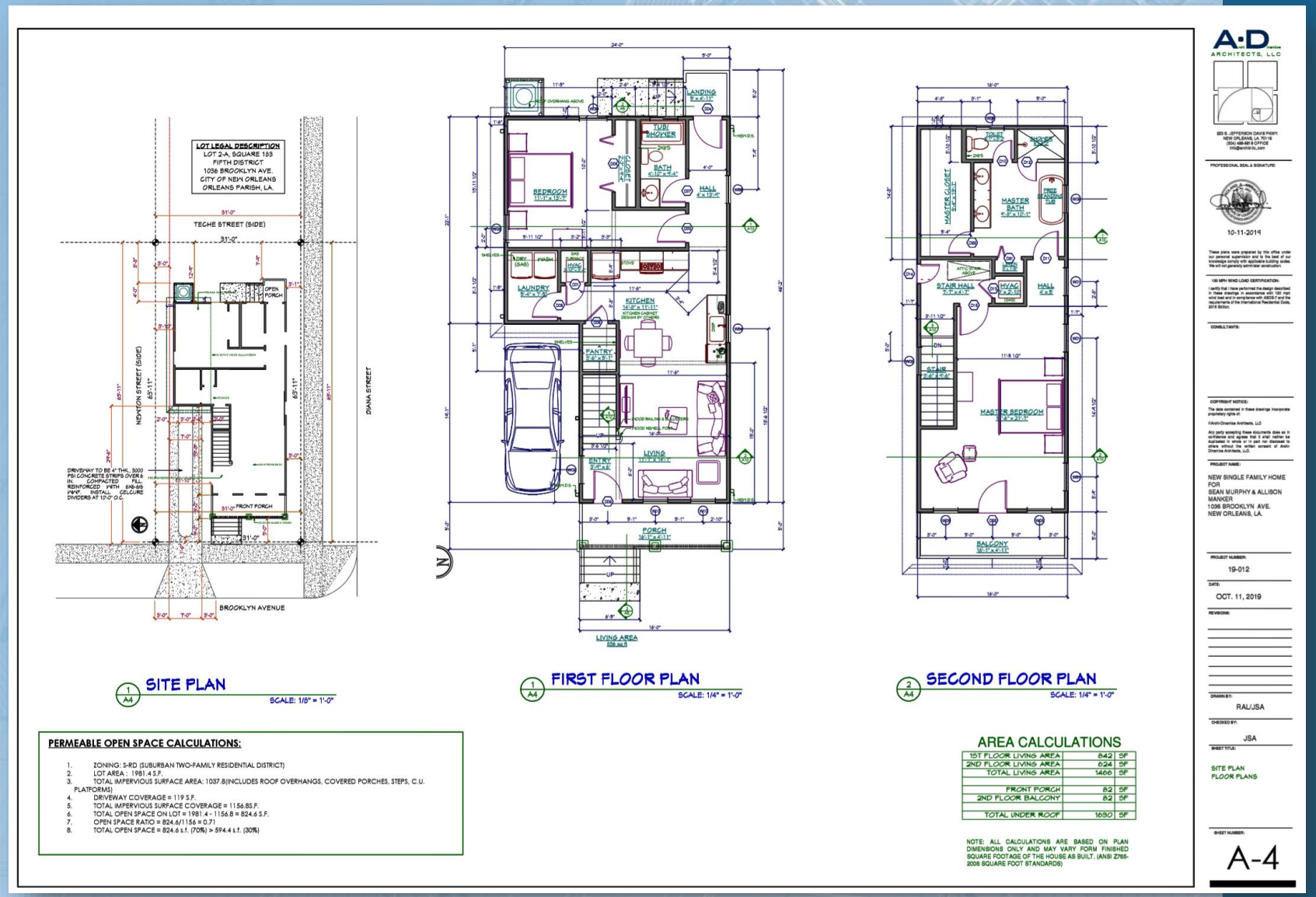
The Raised Foundation Plan shows an elevation structure above the Base Floor Elevation. Typically a raised foundation is called a pier foundation. The pier are constructed with concrete cinder blocks.



Site Plan

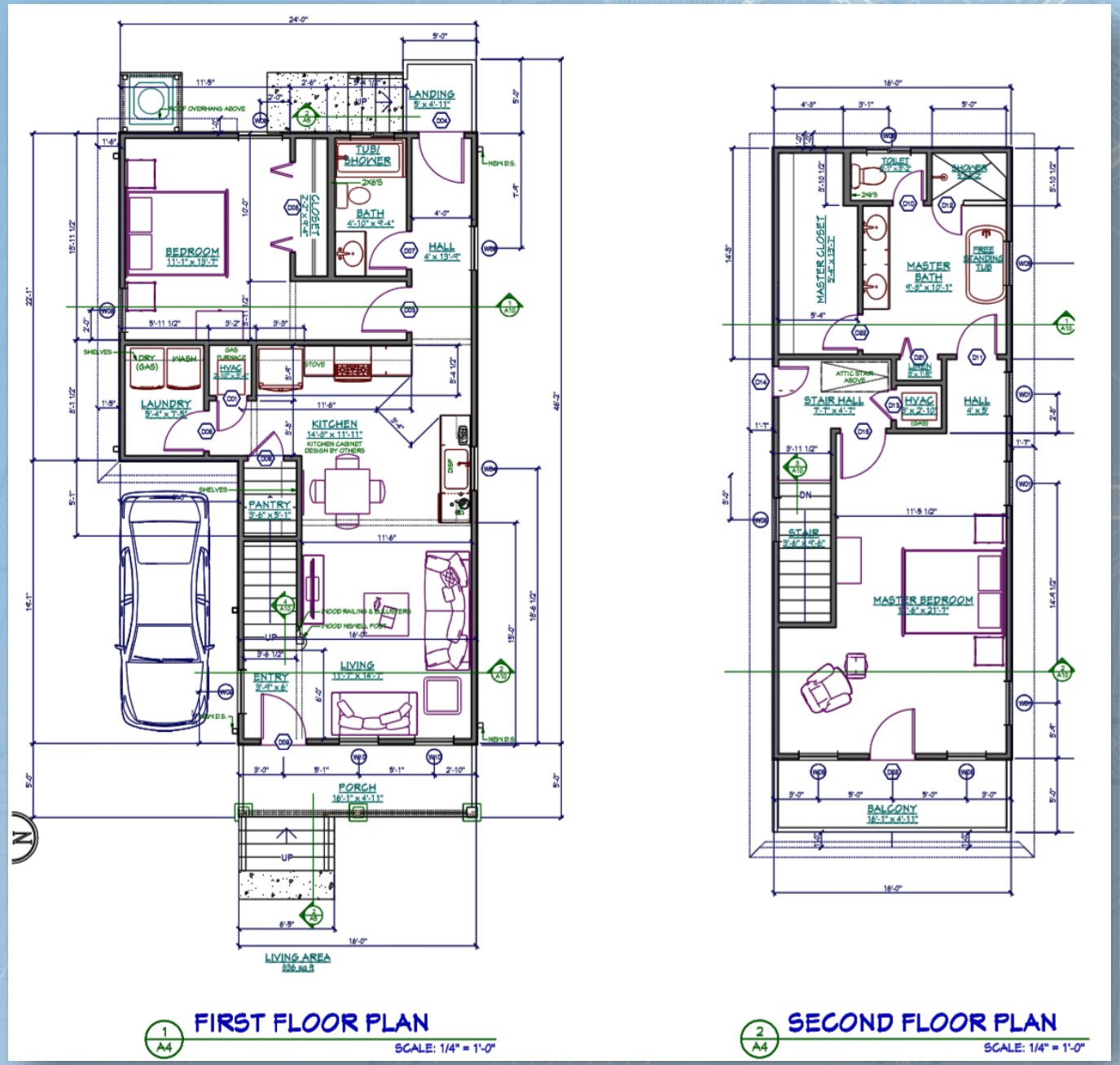
The Site Plan locates the building 'footprint' on the actual site and describes the required site work. The Site Plan shows sidewalks, driveways, flatwork, and all details related to site work.

Floor Plan View



FLOOR PLAN FOR A HOUSE

Floor plans are simply that. Each floor of the building is drawn to scale (usual a ⅛” or ¼” scale). These plans show interior and exterior walls, door and window locations, room dimensions, stairs, cabinets, toilets and sinks, and other relevant information.



Close up of Floor Plan View

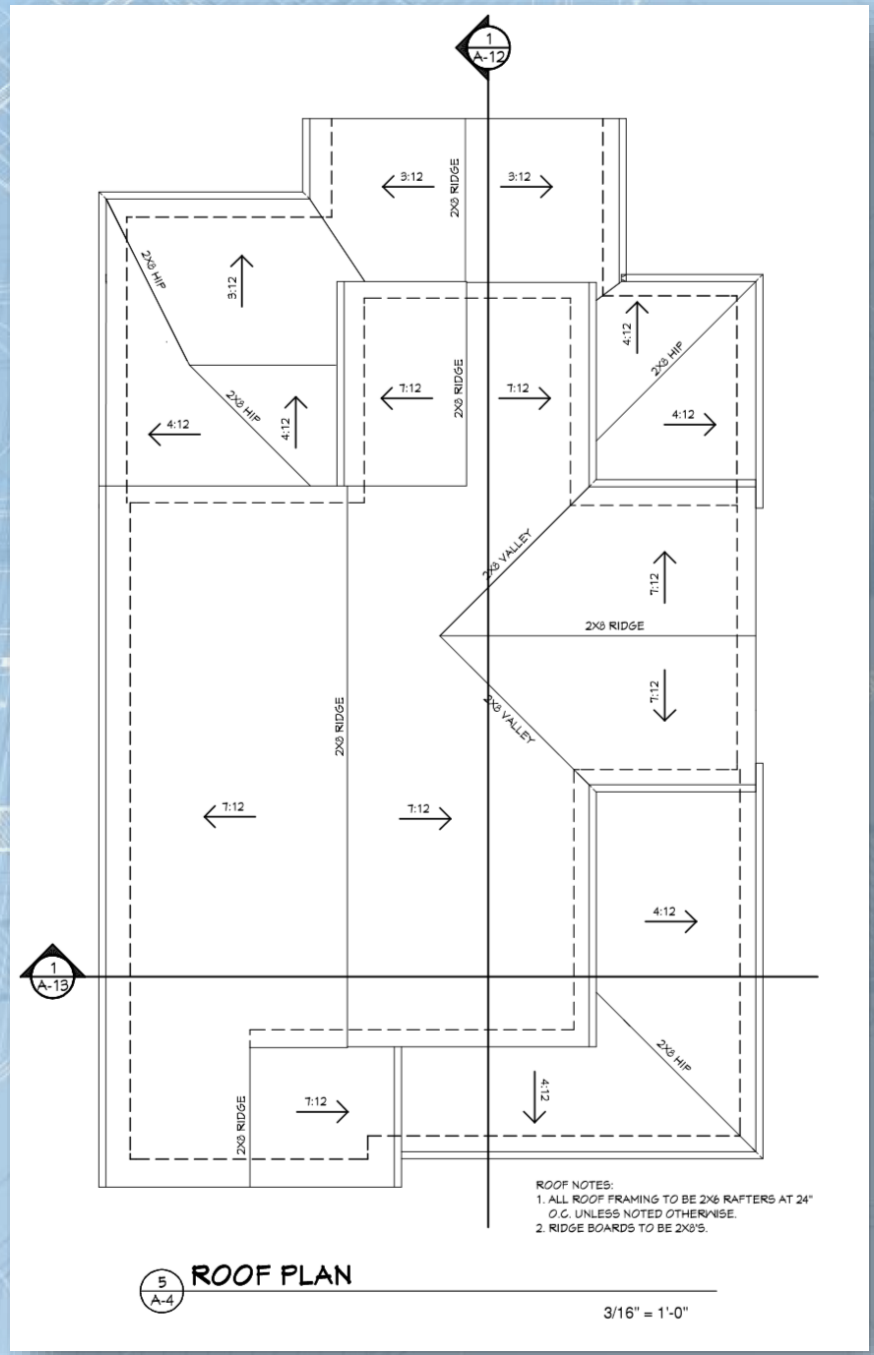
FLOOR PLAN FOR A HOUSE

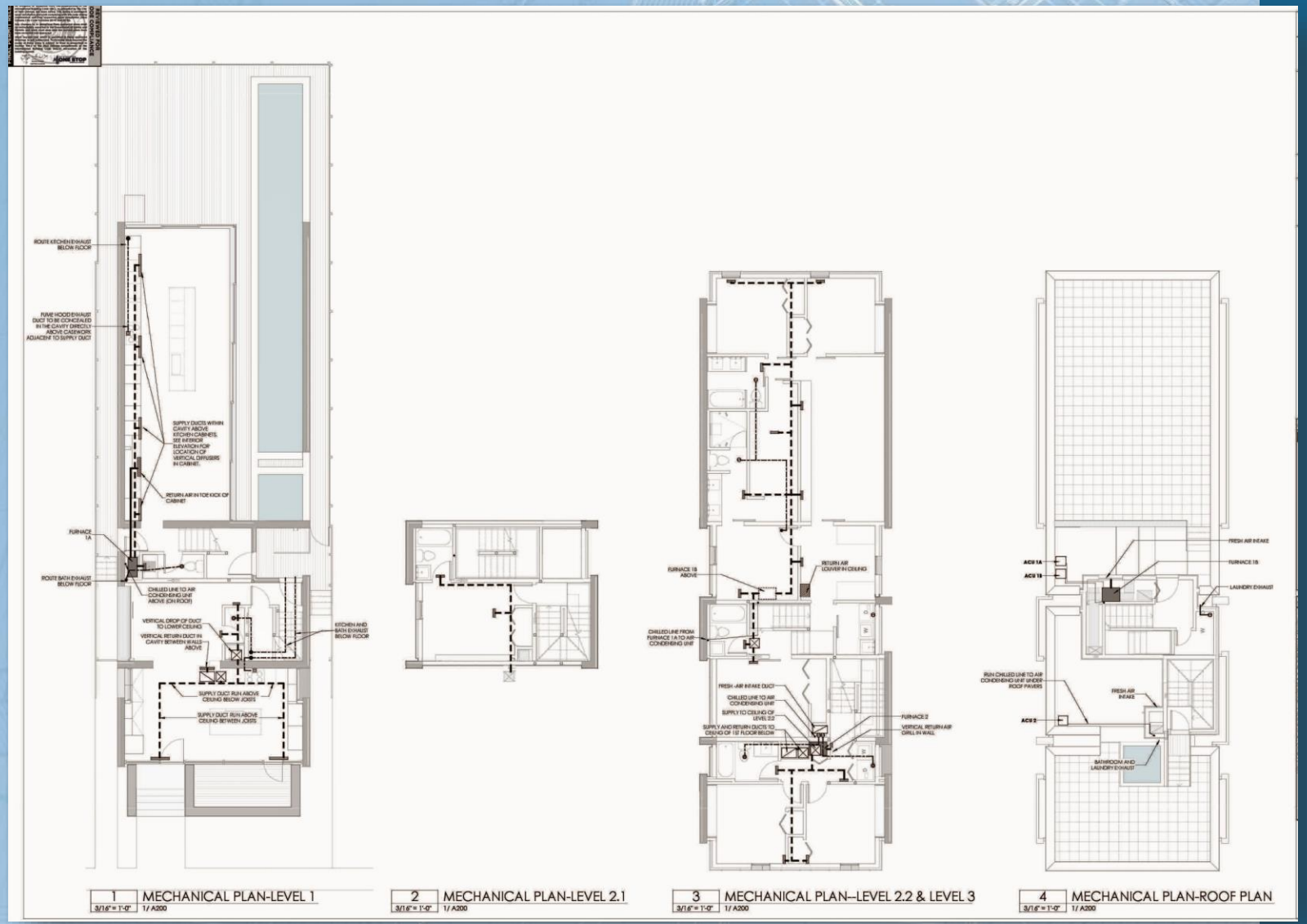
Floor plans are simply that. Each floor of the building is drawn to scale (usual a ⅛” or ¼” scale). These plans show interior and exterior walls, door and window locations, room dimensions, stairs, cabinets, toilets and sinks, and other relevant information.

Roof Plan View

ROOF PLAN FOR A HOUSE

Roof plans show dormers, hips, valleys, roof slope, roof pitch, roof-mounted equipment and other related details such as materials to be used and roof penetrations like plumbing or exhaust vents.





Air Conditioning Duct Layout

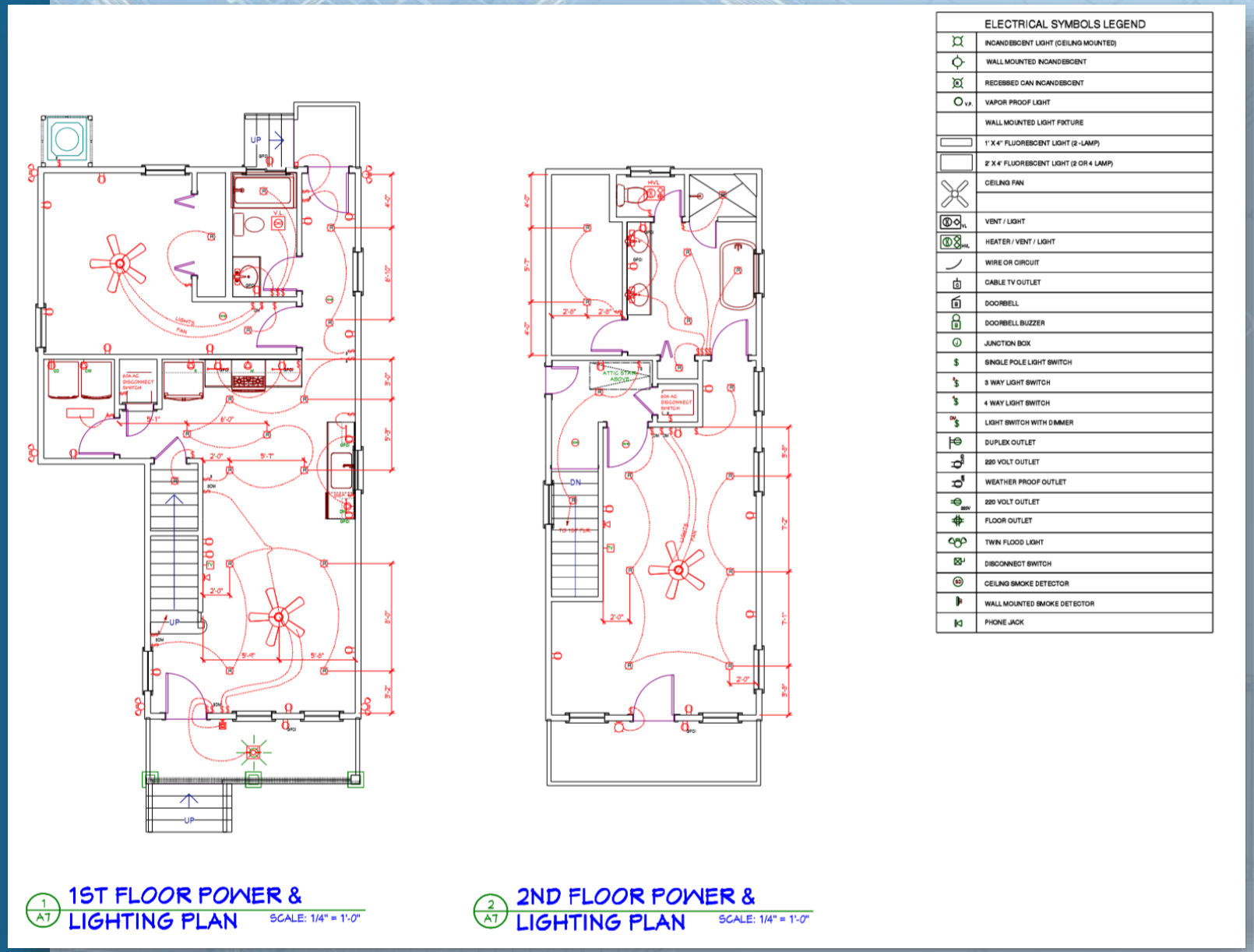
MEP - MECHANICAL, ELECTRICAL, PLUMBING PLANS FOR A RESIDENTIAL PROJECT

Plumbing, mechanical and electrical plans are usually needed for larger projects, but under certain public bid circumstances in housing projects each individual discipline can be shown on separate sheets without making the Architectural Plan too crowded and difficult to understand.

Electrical & Lighting Plan View

ELECTRICAL & LIGHTING PLAN FOR A RESIDENTIAL BUILDING

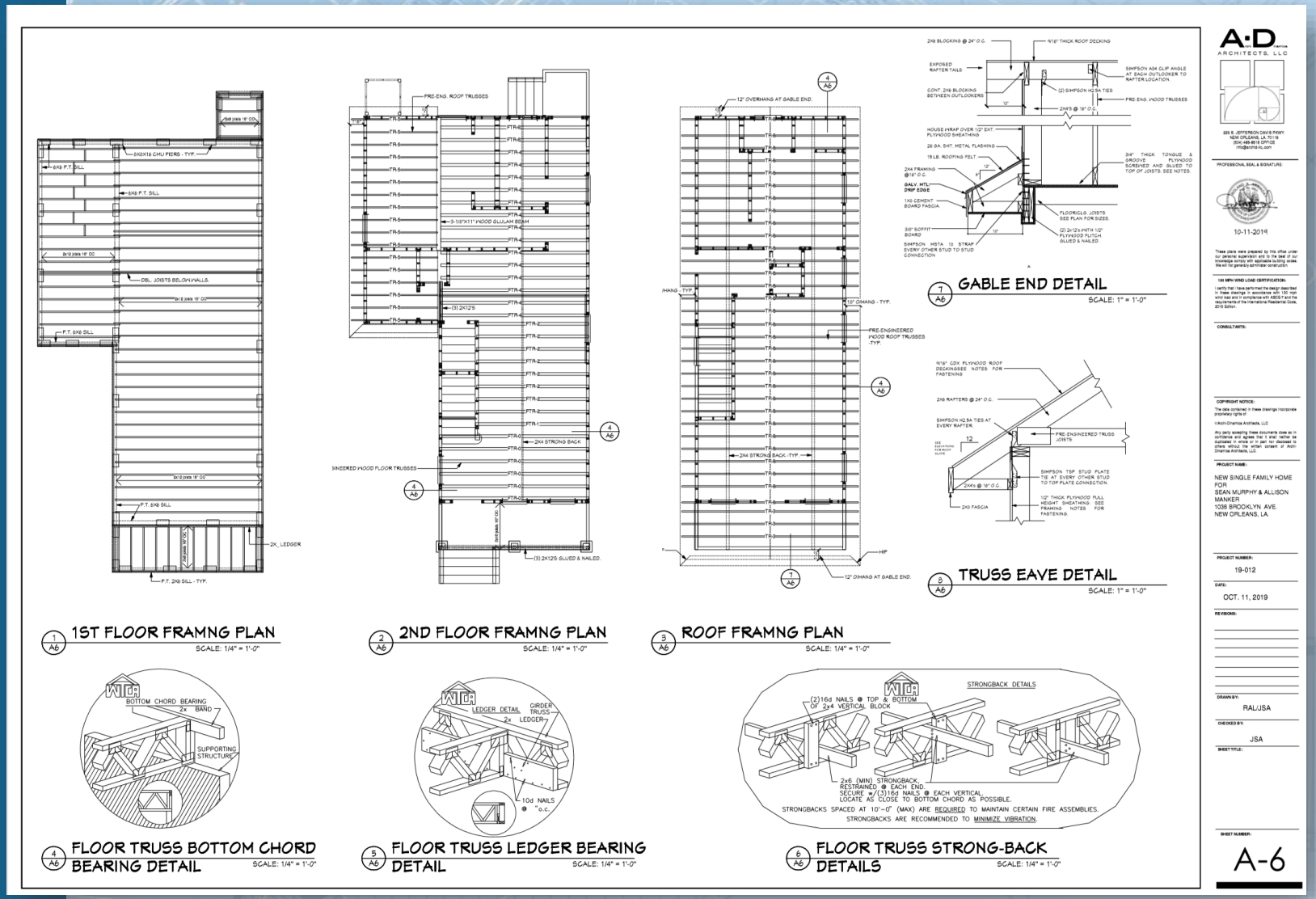
The lighting plan shows locations of all light fixtures, switches, emergency lighting, and special lighting.



Plan View

STRUCTURAL FRAMING PLANS

The framing plans shows the framing member sizes and location of all beams and columns and framing details relevant to the framing type specified.



Elevations

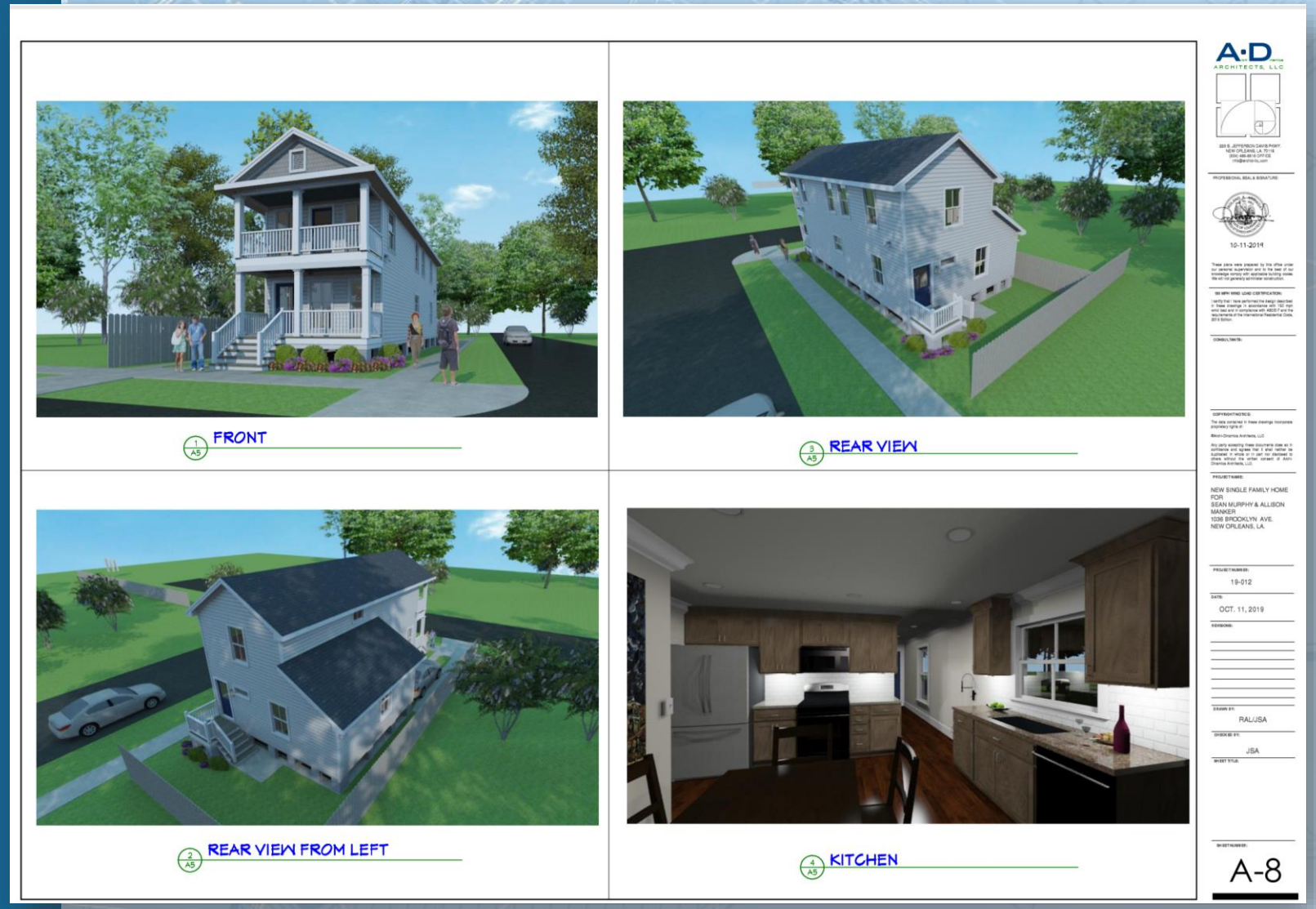
ELEVATIONS

Elevations are side views showing each of the exterior walls of the building. Usually the elevations are noted north, south, east, and west and they should be cross-referenced on the First Floor Plan.

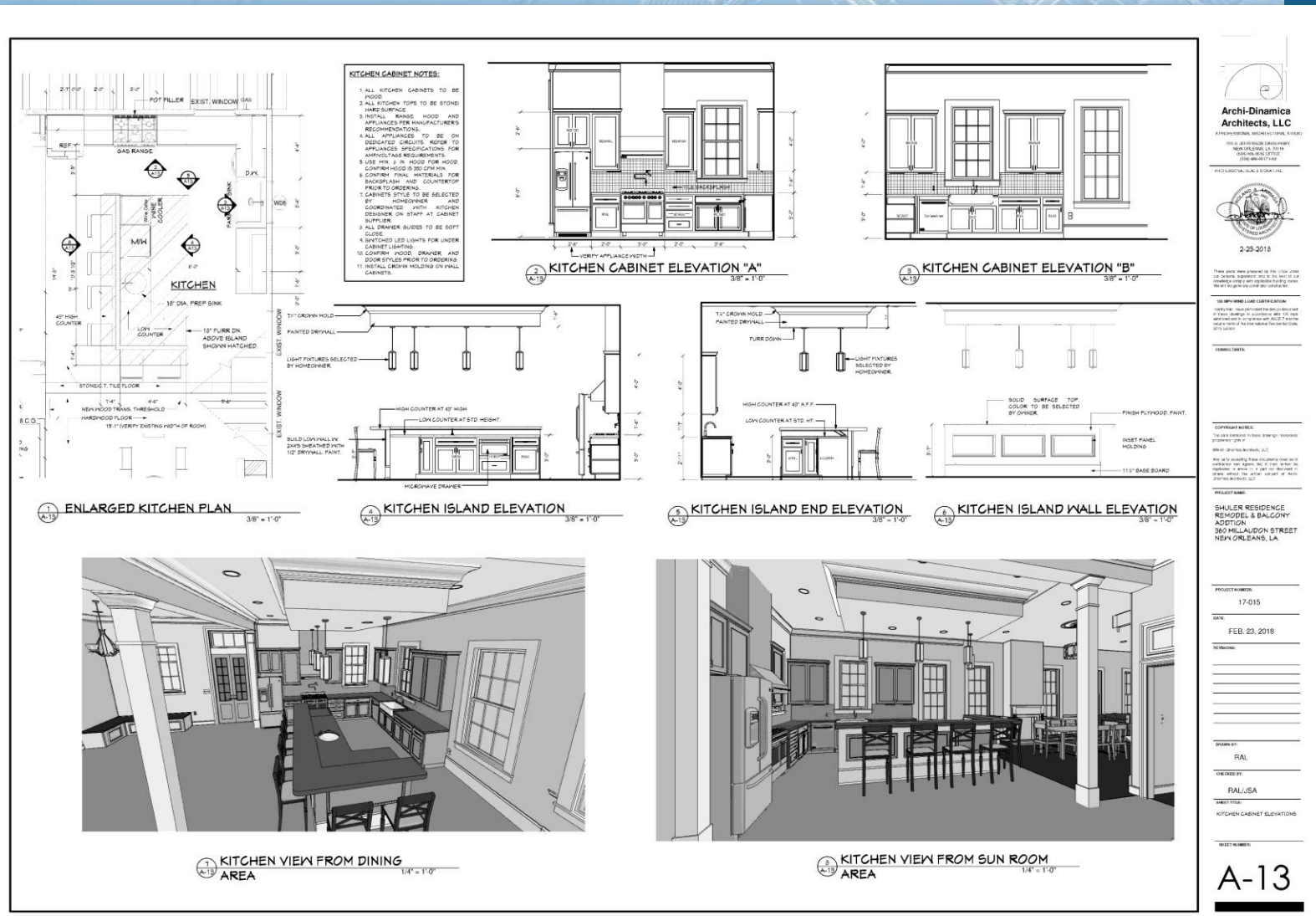
Exterior Renderings

EXTERIOR RENDERING

Describe the project in three-dimensional form. It helps with the understanding of volumes, roof planes, and certain features that cannot be described in two-dimensional format. It makes the plans easier to understand.



Interior Elevations

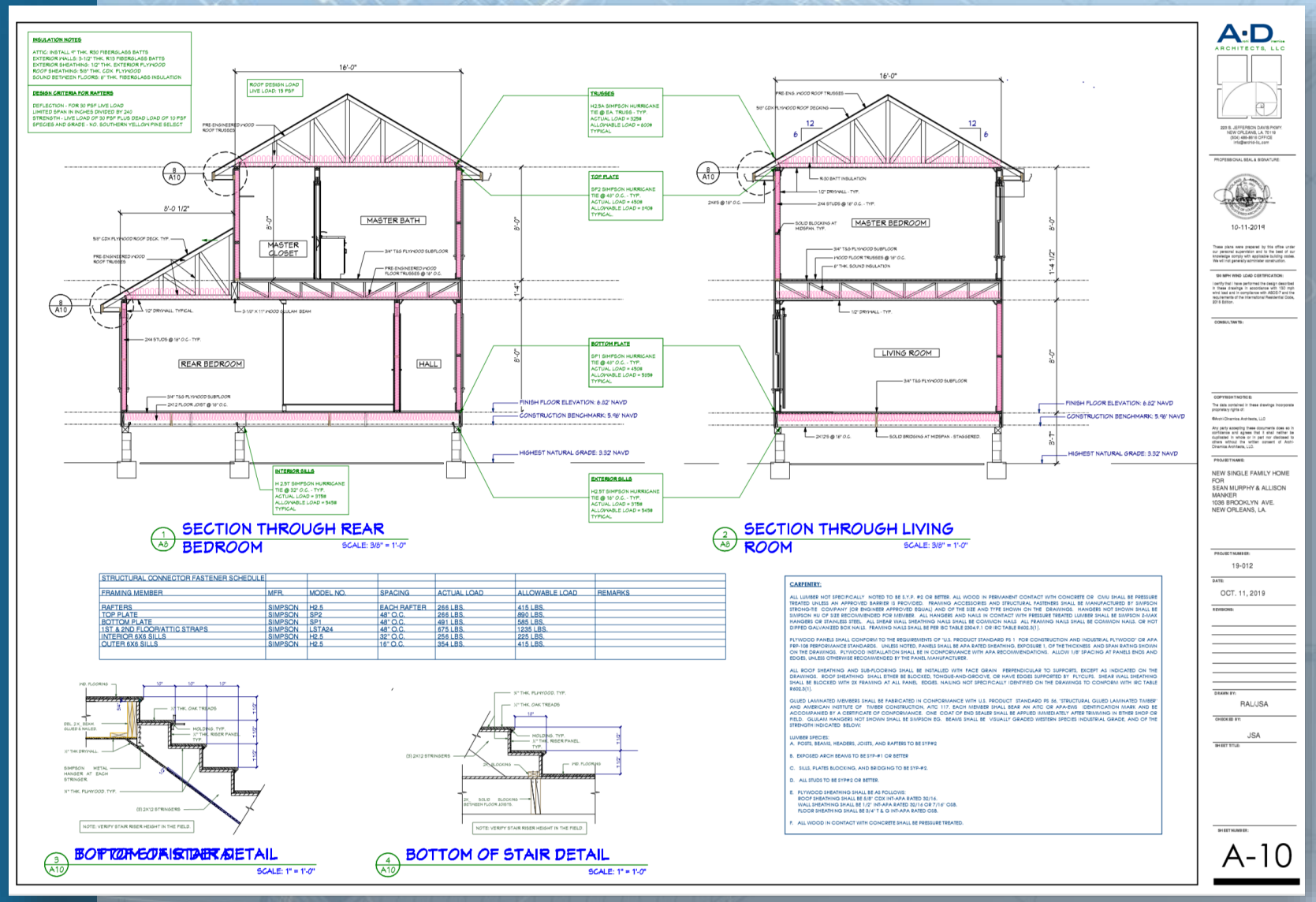


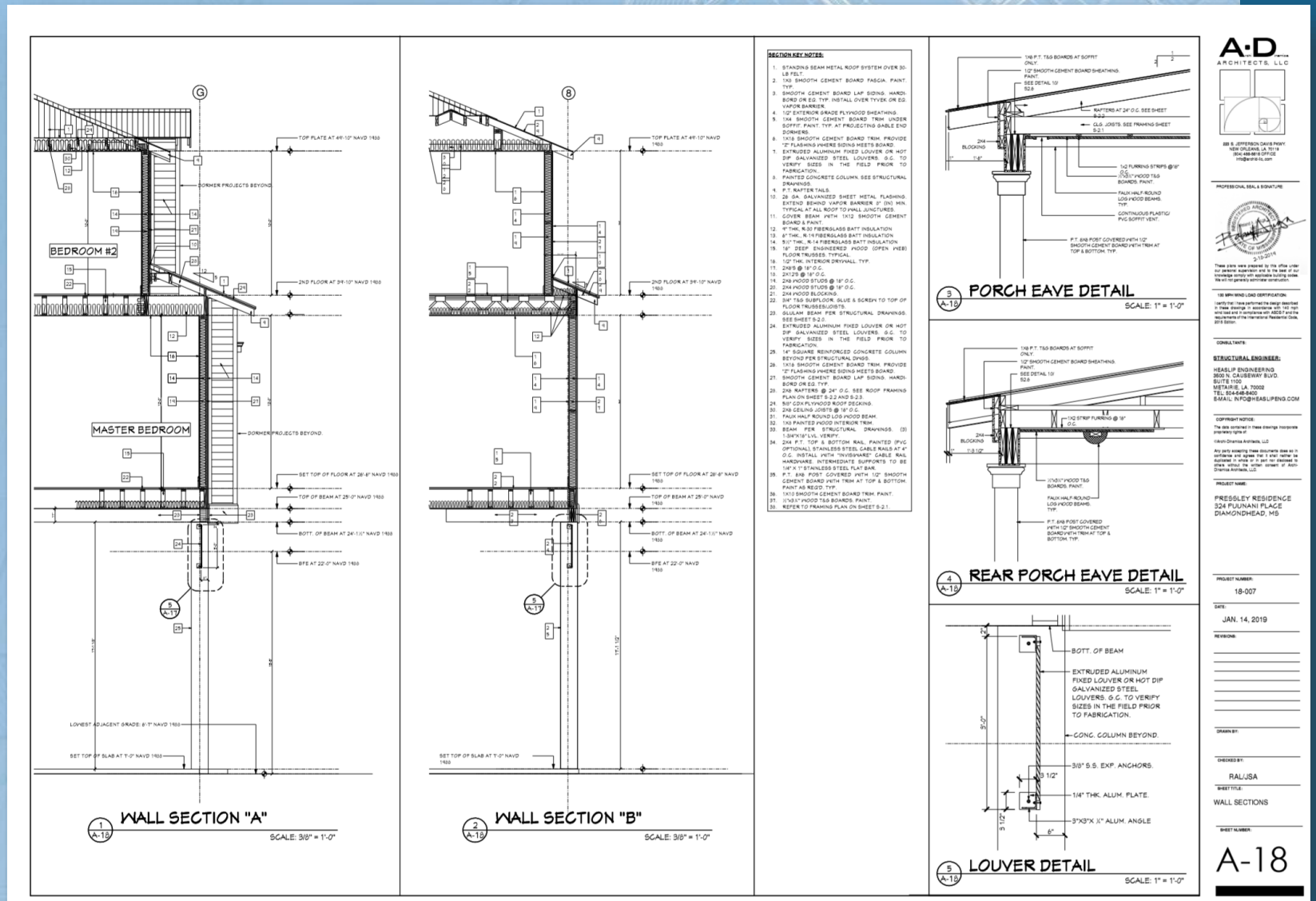
INTERIOR ELEVATIONS

Interior elevations are also included, typically to show cabinets and countertop work, bathroom walls and anywhere a plan view alone can't communicate what is needed.

Building Sections

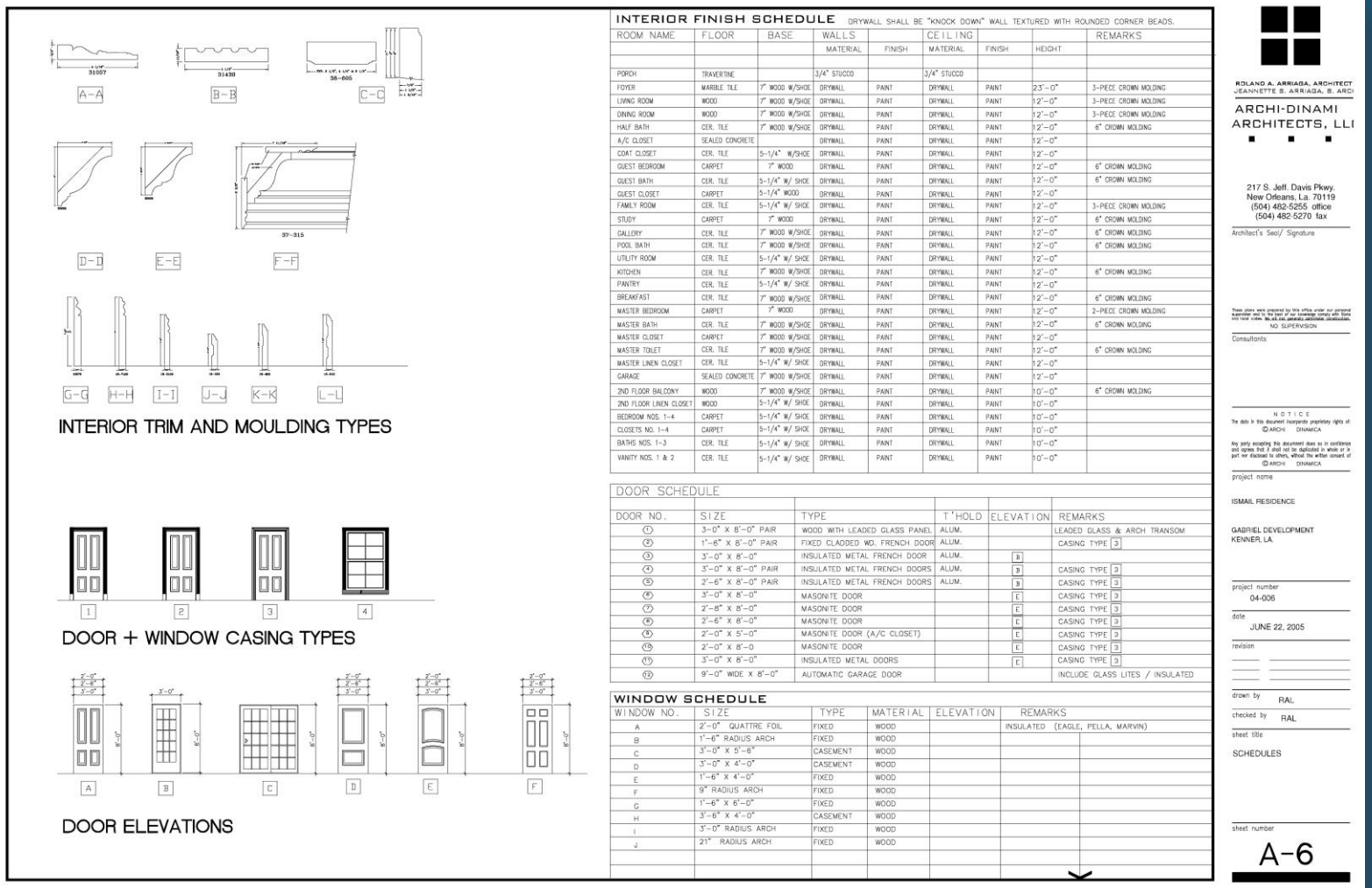
Plan views and elevations are not sufficient to fully describe the various building components needed or how each component relates to the others. This is where ‘sections’ are used. Sections are basically ‘slices’ through a building or building component.





Wall Sections

A common ‘section’ is a Wall Section. This is a vertical slice through the wall that shows the inside, outside and interior components of the wall, such as studs, sheathing, insulation, siding, or masonry, as well as how the wall engages the floor or foundation below, and the roof or floor structure above.



INTERIOR TRIM AND MOULDING TYPES

DOOR + WINDOW CASING TYPES

DOOR ELEVATIONS

INTERIOR FINISH SCHEDULE DRYWALL SHALL BE "KNOCK DOWN" WALL TEXTURED WITH ROUNDED CORNER BEADS.

ROOM NAME	FLOOR	BASE	WALLS		CEILING			REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
PORCH	TRAVERTINE		3/4" STUCCO		3/4" STUCCO			
FOYER	MARBLE TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	23'-0"	3-PIECE CROWN MOLDING
LIVING ROOM	WOOD	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	3-PIECE CROWN MOLDING
DINING ROOM	WOOD	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	3-PIECE CROWN MOLDING
HALF BATH	CER. TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
A/C CLOSET	SEALED CONCRETE		DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
COAT CLOSET	CER. TILE	5-1/4" W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
GUEST BEDROOM	CARPET	7" WOOD	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
GUEST BATH	CER. TILE	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
GUEST CLOSET	CARPET	5-1/4" WOOD	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
FAMILY ROOM	CER. TILE	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	3-PIECE CROWN MOLDING
STUDY	CARPET	7" WOOD	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
GALLERY	CER. TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
POOL BATH	CER. TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
UTILITY ROOM	CER. TILE	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
KITCHEN	CER. TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
PANTRY	CER. TILE	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
BREAKFAST	CER. TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
MASTER BEDROOM	CARPET	7" WOOD	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	2-PIECE CROWN MOLDING
MASTER BATH	CER. TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
MASTER CLOSET	CARPET	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
MASTER TOILET	CER. TILE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	6" CROWN MOLDING
MASTER LINEN CLOSET	CER. TILE	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
GARAGE	SEALED CONCRETE	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	12'-0"	
2ND FLOOR BALCONY	WOOD	7" WOOD W/SHOE	DRYWALL	PAINT	DRYWALL	PAINT	10'-0"	6" CROWN MOLDING
2ND FLOOR LINEN CLOSET	WOOD	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	10'-0"	
BEDROOM NOS. 1-4	CARPET	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	10'-0"	
CLOSETS NO. 1-4	CARPET	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	10'-0"	
BATHS NOS. 1-3	CER. TILE	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	10'-0"	
VANITY NOS. 1 & 2	CER. TILE	5-1/4" W/ SHOE	DRYWALL	PAINT	DRYWALL	PAINT	10'-0"	

DOOR SCHEDULE

DOOR NO.	SIZE	TYPE	T'HOLD	ELEVATION	REMARKS
1	3'-0" X 8'-0" PAIR	WOOD WITH LEADED GLASS PANEL	ALUM.		LEADED GLASS & ARCH TRANSOM
2	1'-6" X 8'-0" PAIR	FIXED CLADDED WD. FRENCH DOOR	ALUM.		CASING TYPE 3
3	3'-0" X 8'-0"	INSULATED METAL FRENCH DOOR	ALUM.	B	
4	3'-0" X 8'-0" PAIR	INSULATED METAL FRENCH DOORS	ALUM.	B	CASING TYPE 3
5	2'-6" X 8'-0" PAIR	INSULATED METAL FRENCH DOORS	ALUM.	B	CASING TYPE 3
6	3'-0" X 8'-0"	MASONITE DOOR		E	CASING TYPE 3
7	2'-8" X 8'-0"	MASONITE DOOR		E	CASING TYPE 3
8	2'-6" X 8'-0"	MASONITE DOOR		E	CASING TYPE 3
9	2'-0" X 5'-0"	MASONITE DOOR (A/C CLOSET)		E	CASING TYPE 3
10	2'-0" X 8'-0	MASONITE DOOR		E	CASING TYPE 3
11	3'-0" X 8'-0"	INSULATED METAL DOORS		E	CASING TYPE 3
12	9'-0" WIDE X 8'-0"	AUTOMATIC GARAGE DOOR			INCLUDE GLASS LITES / INSULATED

WINDOW SCHEDULE

WINDOW NO.	SIZE	TYPE	MATERIAL	ELEVATION	REMARKS
A	2'-0" QUATTRE FOIL	FIXED	WOOD		INSULATED (EAGLE, PELLA, MARVIN)
B	1'-6" RADIUS ARCH	FIXED	WOOD		
C	3'-0" X 5'-8"	CASEMENT	WOOD		
D	3'-0" X 4'-0"	CASEMENT	WOOD		
E	1'-6" X 4'-0"	FIXED	WOOD		
F	9" RADIUS ARCH	FIXED	WOOD		
G	1'-6" X 6'-0"	FIXED	WOOD		
H	3'-6" X 4'-0"	CASEMENT	WOOD		
I	3'-0" RADIUS ARCH	FIXED	WOOD		
J	21" RADIUS ARCH	FIXED	WOOD		

ROLAND A. ARRIAGA, ARCHITECT
JEANNETTE S. ARRIAGA, B. ARCH
ARCHI-DINAMI ARCHITECTS, LLC

217 S. Jeff. Davis Pkwy.
New Orleans, La. 70119
(504) 482-5255 office
(504) 482-5270 fax

Architect's Seal/ Signature

NO SUPERVISION

Consultants

N O T I C E
The data in this document incorporate proprietary rights of © ARCHI DINAMICA

Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part nor disclosed to others, without the written consent of © ARCHI DINAMICA

project name
ISMAIL RESIDENCE

GABRIEL DEVELOPMENT
KENNER, LA

project number
04-006

date
JUNE 22, 2005

revision

drawn by RAL

checked by RAL

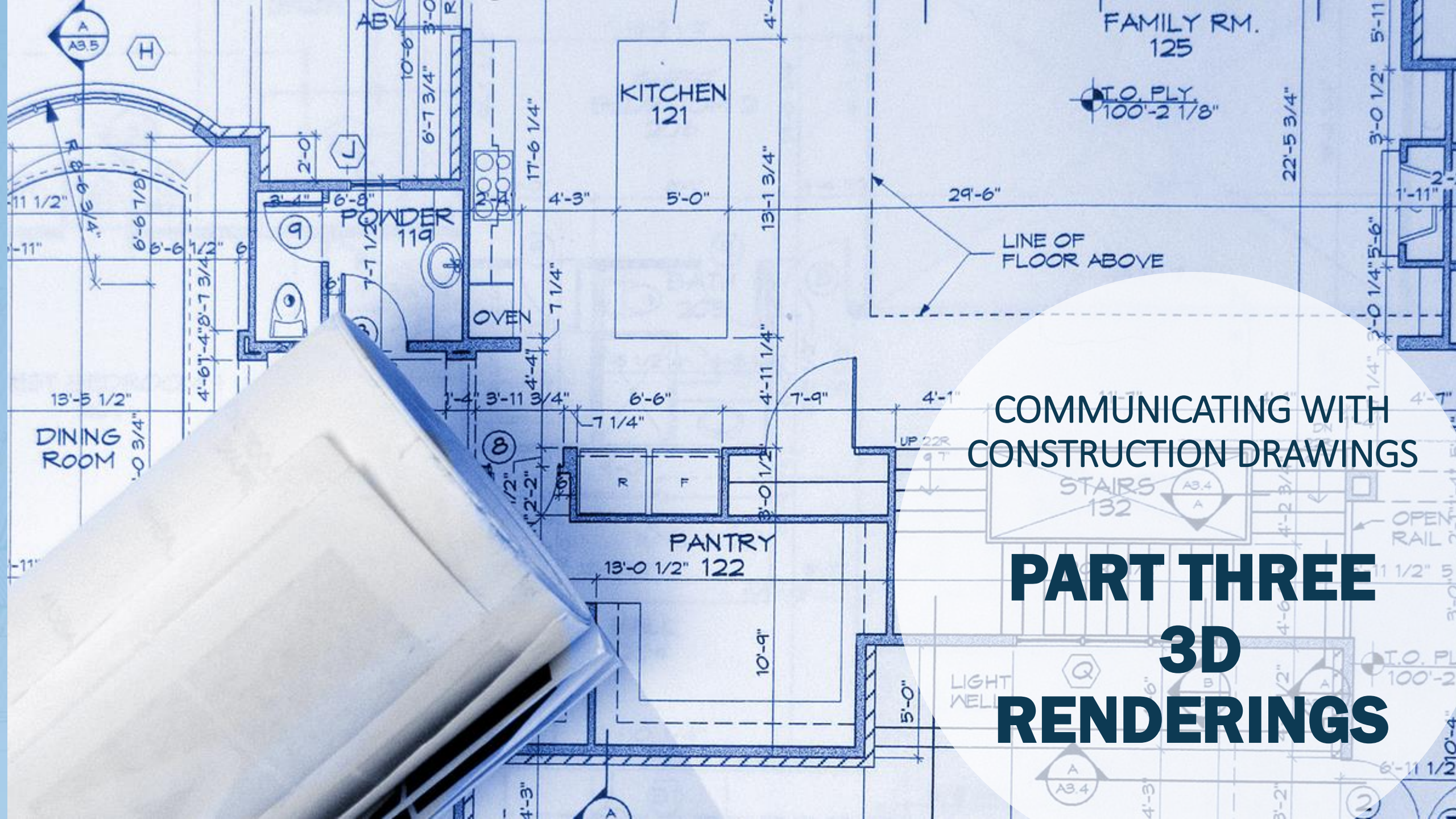
sheet title
SCHEDULES

sheet number
A-6

Schedules

SCHEDULES

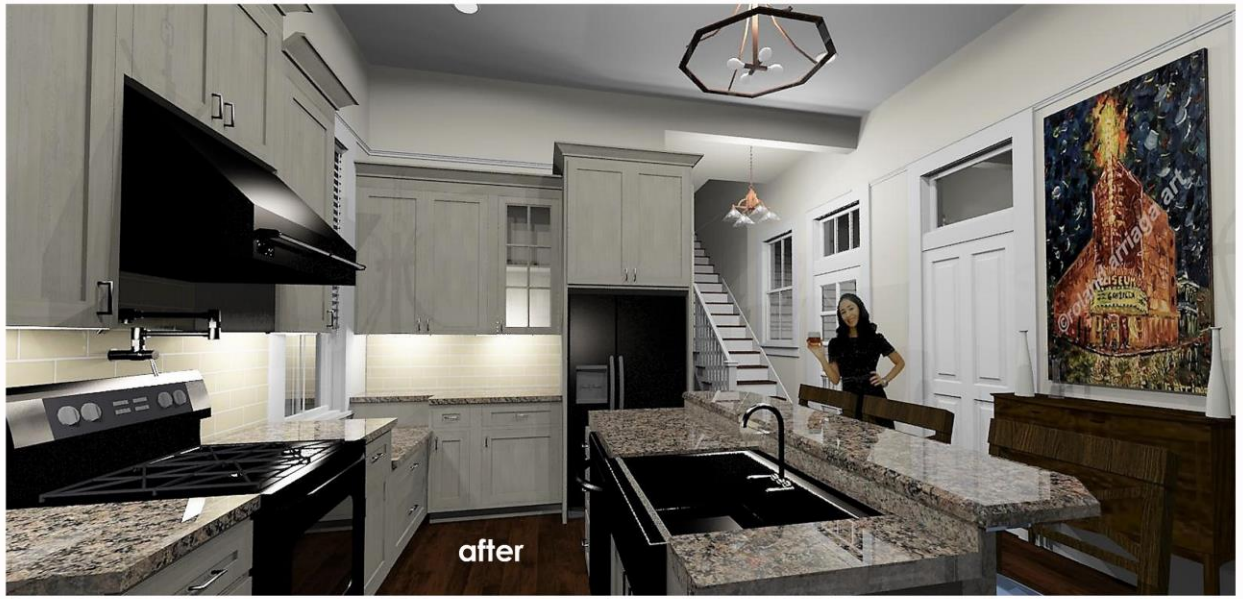
Many building components are organized in simple matrices called 'schedules.' Door, frame and door hardware details will be described in a door schedule. The floor plan will have simple door number or mark, and that will correspond with the detailed information on the door schedule. Windows, interior finishes, are all typically detailed in schedules.



COMMUNICATING WITH CONSTRUCTION DRAWINGS

PART THREE
3D RENDERINGS


before


after


before


after
A·D
Archi Dinamica
ARCHITECTS, LLC

Archi-Dinamica Architect, LLC
223 South Jefferson Davis Pkwy.
New Orleans, La. 70119
Office: 504-486-8616
Fax: 504-486-8617
Email: ral@archid-llc.com

ComNet, LLC
4811 Harding Blvd.
Baton Rouge, LA 70811
Office: 225-205-6562
Fax: 225-355-3435
Email: comnetllc@yahoo.com


J. W. BROWN LABORATORY SCHOOL
1906 ADAMS STRET
MONROE, LA.
© ARCHI-DINAMICA ARCHITECTS, LLC

Before

After

ComNet LLC

A·D Archi Dinamica ARCHITECTS, LLC
HOUSTON NEW ORLEANS

After

ComNet LLC

Archi Dinamica ARCHITECTS, LLC
HOUSTON NEW ORLEANS

Architects & Builders make it happen

Architects design homes & buildings. Builders built the home from the architect's blueprints.

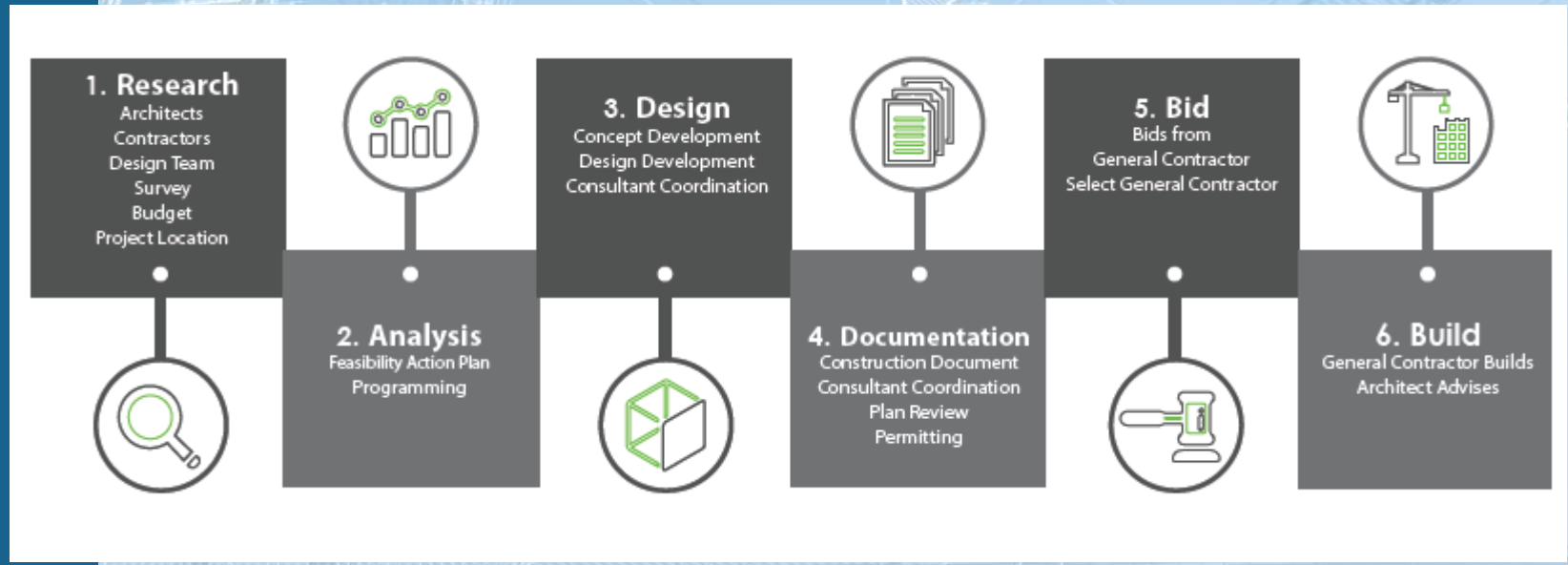
Architects have a unique 4-step process:

A. Architects first LISTEN carefully to their Clients to document their desired LIFESTYLES and FUNCTIONAL NEEDS.

B. Architects also ANALYZE THE LAND on which a project is to be built, to understand its characteristics and opportunities.

C. Architects then INVENT A CONCEPT(s) for the project that is/are suggested by your Lifestyle, Functions & Land. This Concept(s) has architectural implications that are artistic, inspirational and technical.

D. Architects then DESIGN homes, buildings, spaces, materials and energies that recall imagery of the Project Concept(s) and that perform in an outstanding Functional manner for you and your Lifestyle, integrating well with your Land.



DESIGN FEASIBILITY / NEEDS & OPTION STUDIES

When a design is started without an answer to specific questions that establish proper groundwork for any project, it means significant design changes later, with time and cost overruns during construction because of insufficient information and discrepancies in the plans. Thus, the need for a Design Feasibility Study.

ComNet LLC

A·D Archi Dinamica ARCHITECTS, LLC
HOUSTON NEW ORLEANS

The Design Needs and Options Report

- Helps clients, building owners & facility managers, and developers achieve positive results through a systematic assessment and evaluation of possible alternative.
- Establishes solid starting points and puts all the technical and regulatory aspects of a project together into an understandable order of importance resulting in economical architectural designs and well-coordinated construction documents that will save time and money and prevent disappointments later.
- The report figures out which of the options/alternatives appear to be the most cost-effective solution for the project.

ComNet LLC

A·D Archi inamica ARCHITECTS, LLC HOUSTON NEW ORLEANS

ComNet LLC

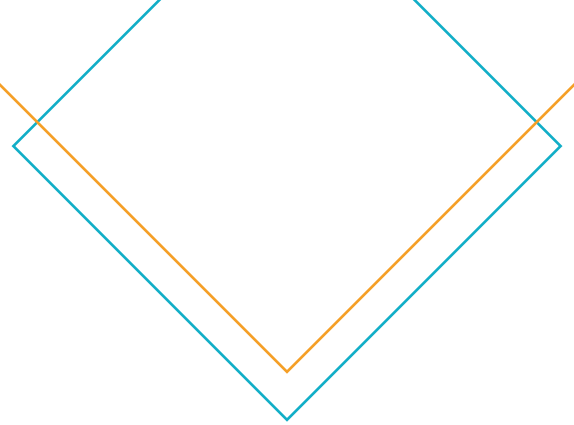
A·D Archi Dinamica
ARCHITECTS, LLC
HOUSTON NEW ORLEANS

End of Presentation

Question & Answer

Organizational Management and Leadership In a Post Pandemic World or Environment

Presentation



LEARNING OBJECTIVES
Understand the functions of management.
What is Organizational Leadership.
Explain the three basic leadership styles.
Explain the three basic levels of management.
Understand the management skills that are important for a successful small business.
Understand the steps in ethical decision making.

All small businesses need to be concerned about management principles. Management decisions will impact the success of a business, the health of its work environment, its growth if growth is an objective, and customer value and satisfaction. Seat-of-the-pants management may work temporarily, but its folly will inevitably take a toll on a business. This section discusses management principles, levels, and skills—all areas that small business owners should understand so that they can make informed and effective choices for their businesses.

What Is Management?

There is no universally accepted definition for management. The definitions run the gamut from very simple to very complex. For our purposes, we define management as “the application of planning, organizing, staffing, directing, and controlling functions in the most efficient manner possible to accomplish meaningful organizational objectives.”John M. Ivancevich and Thomas N. Duening, *Business: Principles, Guidelines, and Practices* (Mason, OH: Atomic Dog Publishing, 2007), 172. Put more simply, management is all about achieving organizational objectives through people and other resources. David L. Kurtz, *Contemporary Business* (Hoboken, NJ: John Wiley & Sons, 2011), 254.

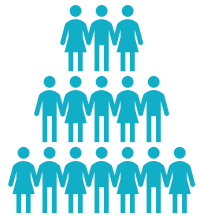
Management principles apply to all organizations—large or small, for-profit or not-for-profit. Even one-person small businesses need to be concerned about management principles because without a fundamental understanding of how businesses are managed, there can be no realistic expectation of success. Remember that the most common reason attributed to small business failure is failure on the part of management.

Planning

- **Planning** “is the process of anticipating future events and conditions and determining courses of action for achieving organizational objectives.”David L. Kurtz, *Contemporary Business* (Hoboken, NJ: John Wiley & Sons, 2011), 257. It is the one step in running a small business that is most commonly skipped, but it is the one thing that can keep a business on track and keep it there. "Management Principles,” *Small Business Notes*, accessed February 2, 2012, www.smallbusinessnotes.com/managing-your-business/management-principles. Planning helps a business realize its vision, get things done, show when things cannot get done and why they may not have been done right, avoid costly mistakes, and determine the resources that will be needed to get things done. John M. Ivancevich and Thomas N. Duening, *Business: Principles, Guidelines, and Practices* (Mason, OH: Atomic Dog Publishing, 2007), 176; David L. Kurtz, *Contemporary Business* (Hoboken, NJ: John Wiley & Sons, 2011), 257. Business planning for the small business is discussed in Chapter 5 "The Business Plan", and marketing planning is discussed in Chapter 8 "The Marketing Plan".

Organization

Learning Organizational Leadership Skills and Mindsets



"If your goal is to influence people and impact the organization at the highest level possible, then you want to learn about organizational leadership," said Deborah Gogliettino, faculty lead for human resources at SNHU.

It's one thing to learn about a subject. But can the essential skills and mindsets of organizational leadership be learned? According to Ellington, these include:

Problem-solving and decision-making

Communicating (especially listening) effectively

Relationship- and team-building (including developing leadership potential in others)

Identifying future innovations and opportunities

Understanding your business environment and operations

Using integrity and ethics

Thinking strategically, system-wide, and holistically

Spreading the organization's vision and inspiring others to share in that vision

Staffing

Staffing

The **staffing** function involves selecting, placing, training, developing, compensating, and evaluating (the performance appraisal) employees. John M. Ivancevich and Thomas N. Duening, *Business: Principles, Guidelines, and Practices* (Mason, OH: Atomic Dog Publishing, 2007), 176. Small businesses need to be staffed with competent people who can do the work that is necessary to make the business a success. It would also be extremely helpful if these people could be retained. Many of the issues associated with staffing in a small business are discussed in Section 12.4 "People".

Weighing the Opportunities and Challenges in a pandemic environment.

- Many U.S. workers now consider work/life balance and flexibility to be the most important factors in considering job offers. In fact, 81 percent of employees said they would be more loyal to their employers if they had flexible work options, according to a 2020 survey by FlexJobs.
- However, offering flexible work arrangements can involve a paradigm shift for organizations, especially smaller ones that may not have the critical mass of technology, budget, management and competitive flexibility necessary to make extensive use of flexible work arrangements.

Leadership identified the following benefits when making the business case for the policy:

•**Travel.** Conferencing technology like Skype would reduce travel expenses.

•**Technology.** Upgrading technology would help the company stay competitive and build Unilever's brand as a best place to work. Costs would be offset by other savings.

•**Real estate.** Cubicles and offices would be converted to communal facilities, thereby reducing space requirements by 30 percent. Sites would be converted gradually as leases expired.

•**Health.** Onsite fitness facilities would increase employee satisfaction, help reduce illness and cut insurance costs.

•**Work/life balance.** Empowering workers would enhance work/life balance. Satisfaction ratings would rise, and recruitment would become easier.

•**Sustainability.** Reducing travel, office energy costs and paperwork would decrease the environmental footprint.

•**Retention and engagement.** Flexibility would enhance the employer value proposition, improving retention and supporting diversity.

- OPPORTUNITIES

- Flexible work arrangements offer numerous benefits to both employers and employees. Such benefits include:
- Assisting in recruiting efforts.
- Enhancing worker morale.
- Managing employee attendance and reducing absenteeism.
- Improving retention of good workers.
- Boosting productivity.
- Creating a better work/life balance for workers.
- Minimizing harmful impact on global ecology. Certain flexible work arrangements can contribute to sustainability efforts by reducing carbon emissions and workplace "footprints" in terms of creation of new office buildings.
- Allowing for business continuity during emergency circumstances such as a weather disaster or pandemic.

CHALLENGES

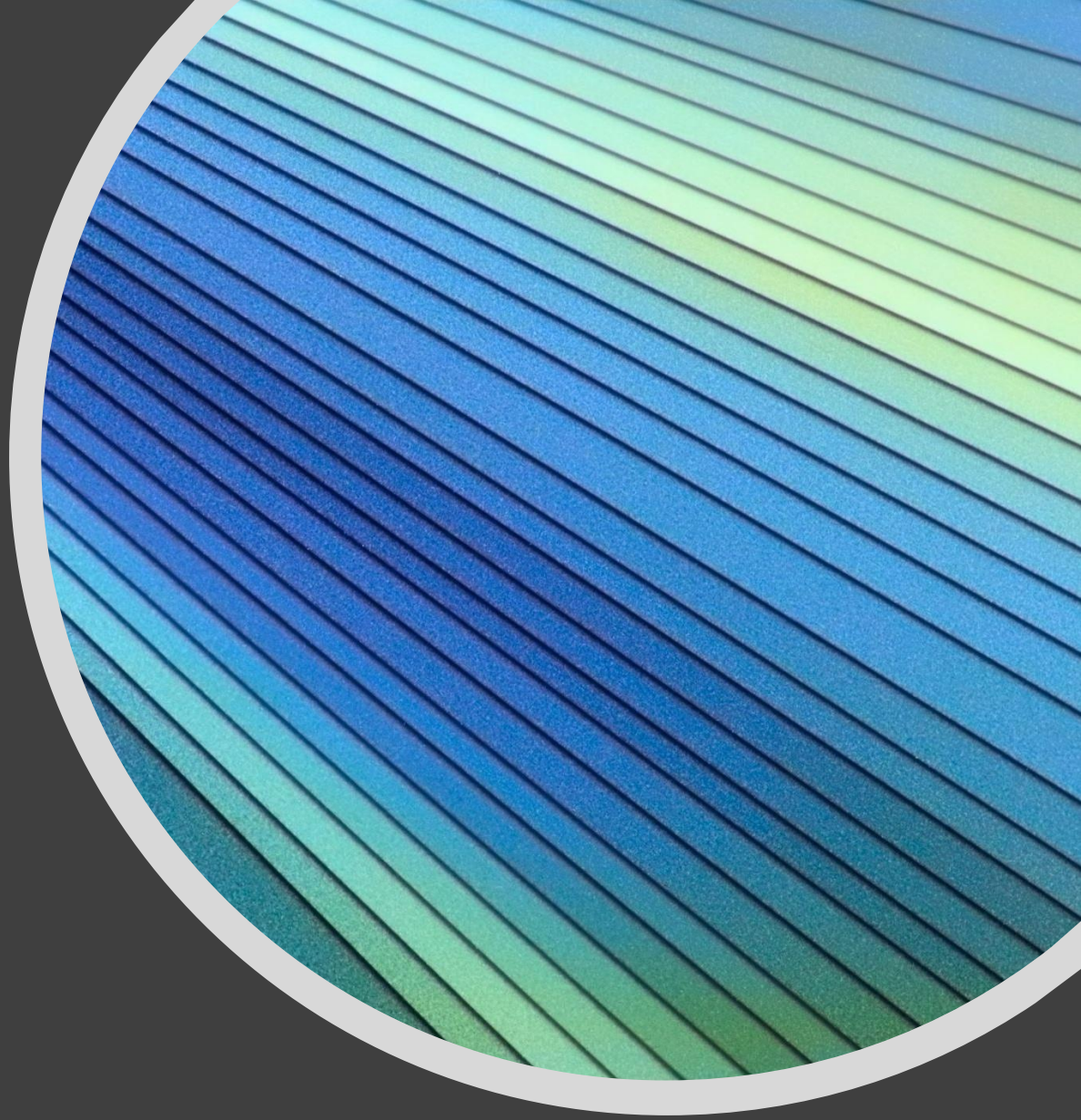
Managers tasked with implementing strategic goals related to flexible work arrangements need to keep many things in mind:

Keeping programs relevant to workers' real needs/wants.

Focusing on the unique needs of specific groups of workers without creating a second class of workers and without engaging in unlawful disparate treatment or disparate impact discrimination.

Communicating broadly to achieve the benefits of flexible work arrangements.

Exercising caution when eliminating a program that is not working or is no longer relevant to enough workers. Any loss of a benefit can impair morale, even if only a few workers had used it. Employers should consider phasing out unproductive programs over time.



Directing

- **Directing** is the managerial function that initiates action: issuing directives, assignments, and instructions; building an effective group of subordinates who are motivated to do what must be done; explaining procedures; issuing orders; and making sure that mistakes are corrected. John M. Ivancevich and Thomas N. Duening, *Business: Principles, Guidelines, and Practices* (Mason, OH: Atomic Dog Publishing, 2007), 177; David L. Kurtz, *Contemporary Business* (Hoboken, NJ: John Wiley & Sons, 2011), 257. Directing is part of the job for every small business owner or manager. **Leading** and **motivating** work together in the directing function. Leading "is the process of influencing people to work toward a common goal [and] motivating is the process of providing reasons for people to work in the best interests of an organization. "William M. Pride, Robert J. Hughes, and Jack R. Kapoor, *Business* (Boston: Houghton Mifflin, 2008), 224.
- Different situations call for different leadership styles. In a very influential research study, Kurt Lewin established three major leadership styles: autocratic, democratic, and laissez-faire.Kurt Lewin, Ronald Lippitt, and Ralph K. White, "Patterns of Aggressive Behavior in Experimentally Created 'Social Climates,'" *Journal of Social Psychology* 10, no. 2 (1939): 269–99. Although good leaders will use all three styles depending on the situation, with one style normally dominant, bad leaders tend to stick with only one style.Don Clark, "Leadership Styles," *Big Dog and Little Dog's Performance Juxtaposition*, June 13, 2010, accessed February 2, 2012, www.nwlink.com/~donclark/leader/leadstl.html.

Directing- continued

Leadership styles within an organization

Autocratic leadership

Democratic leadership

Laissez-faire leadership (or delegative or free-reign leadership)

Autocratic leadership occurs when a leader makes decisions without involving others; the leader tells the employees what is to be done and how it should be accomplished. However, this style works when all the information needed for a decision is present, there is little time to make a decision, the decision would not change as a result of the participation of others, the employees are well motivated, and the motivation of the people who will carry out subsequent actions would not be affected by whether they are involved in the decision or not.

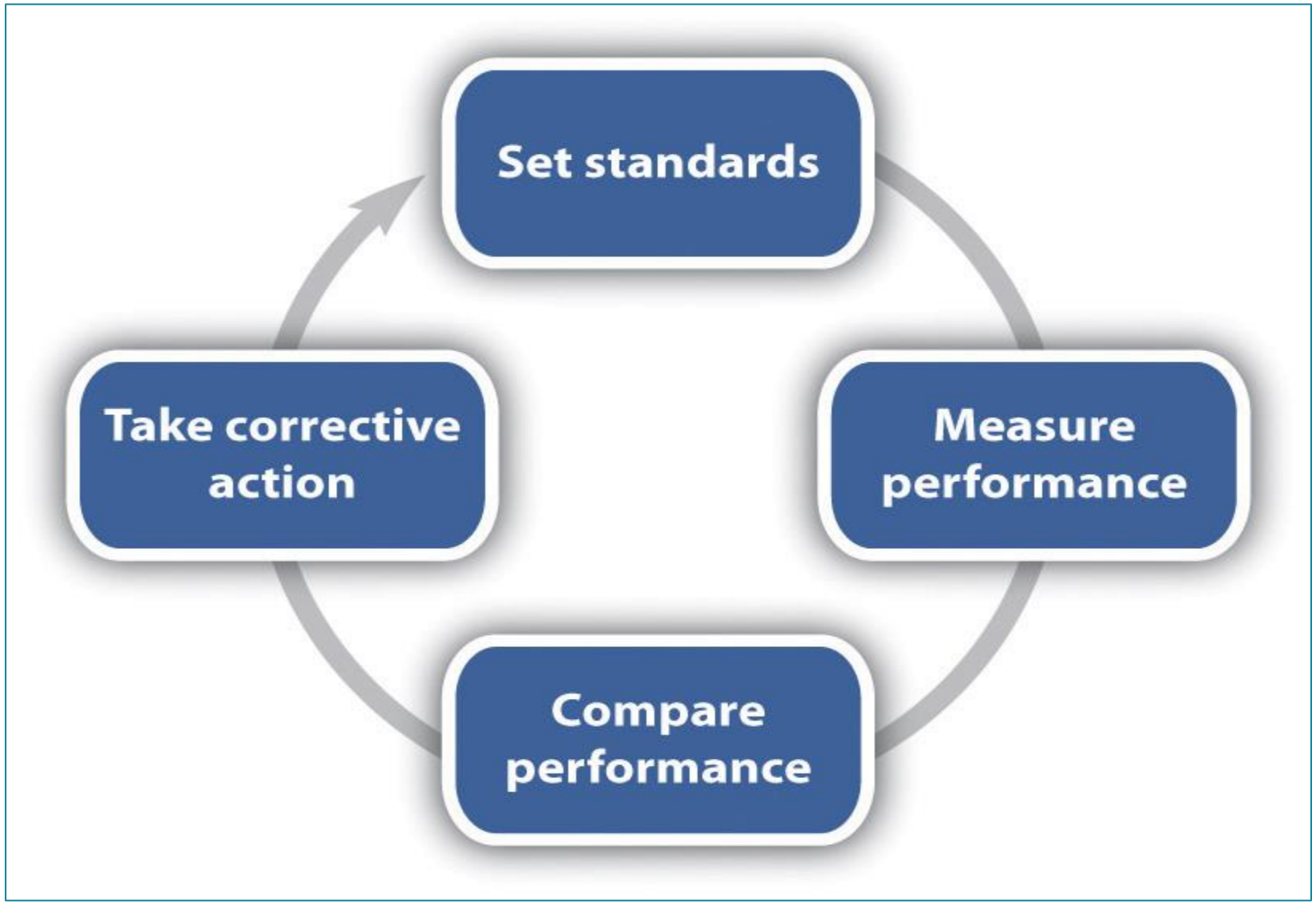
Democratic leadership involves other people in the decision making—for example, subordinates, peers, superiors, and other stakeholders—but the leader makes the final decision. Rather than being a sign of weakness, this participative form of leadership is a sign of strength because it demonstrates respect for the opinions of others. The extent of participation will vary depending on the leader's strengths, preferences, beliefs, and the decision to be made, but it can be as extreme as fully delegating a decision to the team.

Laissez-faire leadership (or delegative or free-reign leadership) minimizes the leader's involvement in decision making. Employees are allowed to make decisions, but the leader still has responsibility for the decisions that are made. The leader's role is that of a contact person who provides helpful guidance to accomplish objectives. This style works best when employees are self-motivated and competent in making their own decisions, and there is no need for central coordination; it presumes full trust and confidence in the people below the leader in the hierarchy. However, this is not the style to use if the leader wants to blame others when things go wrong. This style can be problematic because people may tend not to be coherent in their work and not inclined to put in the energy they did when having more visible and active leadership.

Good leadership is necessary for all small businesses. Employees need someone to look up to, inspire and motivate them to do their best, and perhaps emulate. In the final analysis, leadership is necessary for success. Without leadership, "the ship that is your small business will aimlessly circle and eventually run out of power or run aground. "Susan Ward, "5 Keys to Leadership for Small Business,"

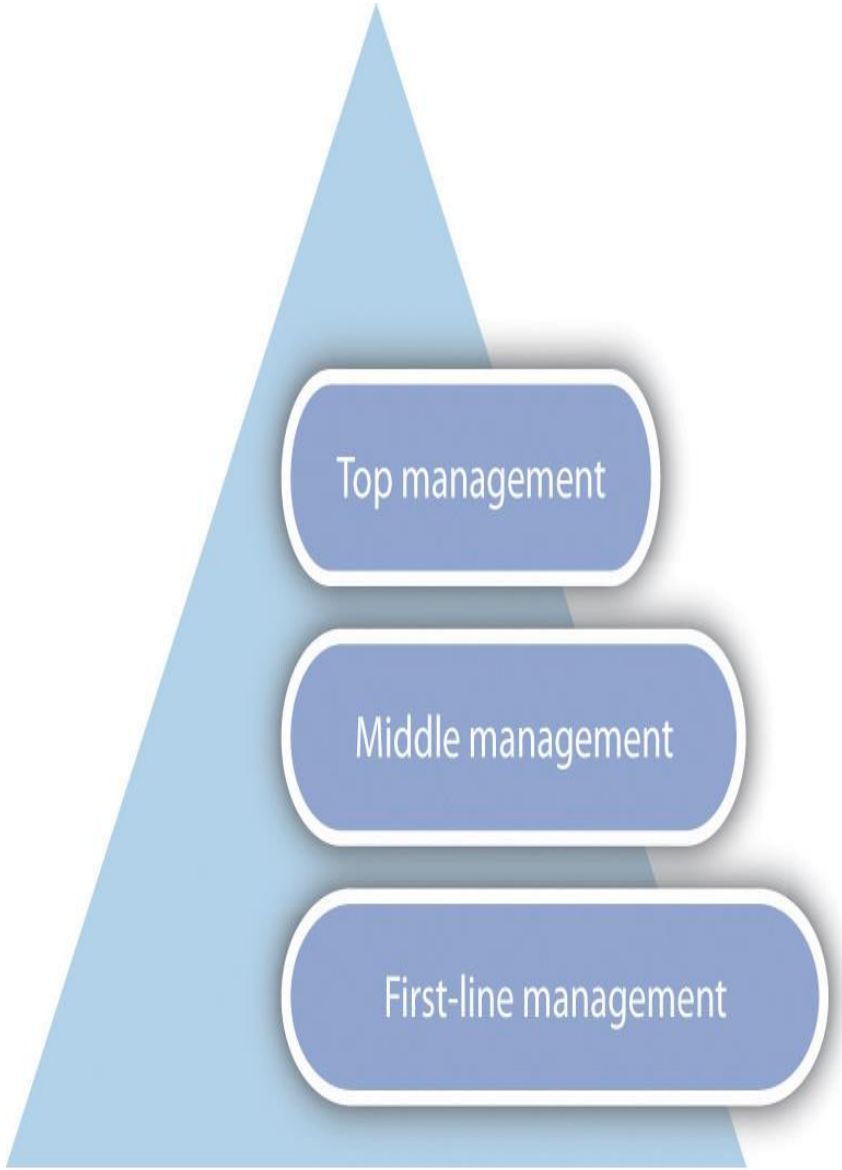
Controlling is about keeping an eye on things. It is “the process of evaluating and regulating ongoing activities to ensure that goals are achieved. "William M. Pride, Robert J. Hughes, and Jack R. Kapoor, *Business* (Boston: Houghton Mifflin, 2008), 224. Controlling provides feedback for future planning activities and aims to modify behavior and performance when deviations from plans are discovered. John M. Ivancevich and Thomas N. Duening, *Business: Principles, Guidelines, and Practices* (Mason, OH: Atomic Dog Publishing, 2007), 176. There are four commonly identified steps in the controlling process. John M. Ivancevich and Thomas N. Duening, *Business: Principles, Guidelines, and Practices* (Mason, OH: Atomic Dog Publishing, 2007), 176; William M. Pride, Robert J. Hughes, and Jack R. Kapoor, *Business* (Boston: Houghton Mifflin, 2008), 224.

Controlling Function



- Levels of Management
- As a small business grows, it should be concerned about the levels or the layers of management. Also referred to as the **management hierarchy** (Figure 12.3 "The Management Hierarchy"), there are typically three levels of management: top or executive, middle, and first-line or supervisory. To meet a company's goals, there should be coordination of all three levels.

Management Hierarchy



Top management, also referred to as the executive level, guides and controls the overall fortunes of a business. This level includes such positions as the president or CEO, the chief financial officer, the chief marketing officer, and executive vice presidents. Top managers devote most of their time to developing the mission, long-range plans, and strategy of a business—thus setting its direction. They are often asked to represent the business in events at educational institutions, community activities, dealings with the government, and seminars and sometimes as a spokesperson for the business in advertisements. It has been estimated that top managers spend 55 percent of their time planning. John M. Ivancevich and Thomas N. Duening, *Business: Principles, Guidelines, and Practices* (Mason, OH: Atomic Dog Publishing, 2007), 183.

Management *Hierarchy continued*

Middle management is probably the largest group of managers. This level includes such positions as regional manager, plant manager, division head, branch manager, marketing manager, and project director. Middle managers, a conduit between top management and first-line management, focus on specific operations, products, or customer groups within a business. They have responsibility for developing detailed plans and procedures to implement a firm's strategic plans. David L. Kurtz, *Contemporary Business, 13th Edition Update* (Hoboken, NJ: John Wiley & Sons, 2011), 255.

First-line or supervisory management is the group that works directly with the people who produce and sell the goods and/or the services of a business; they implement the plans of middle management. They coordinate and supervise the activities of operating employees, spending most of their time working with and motivating their employees, answering questions, and solving day-to-day problems. Examples of first-line positions include supervisor, section chief, office manager, foreman, and team leader.

Thank You

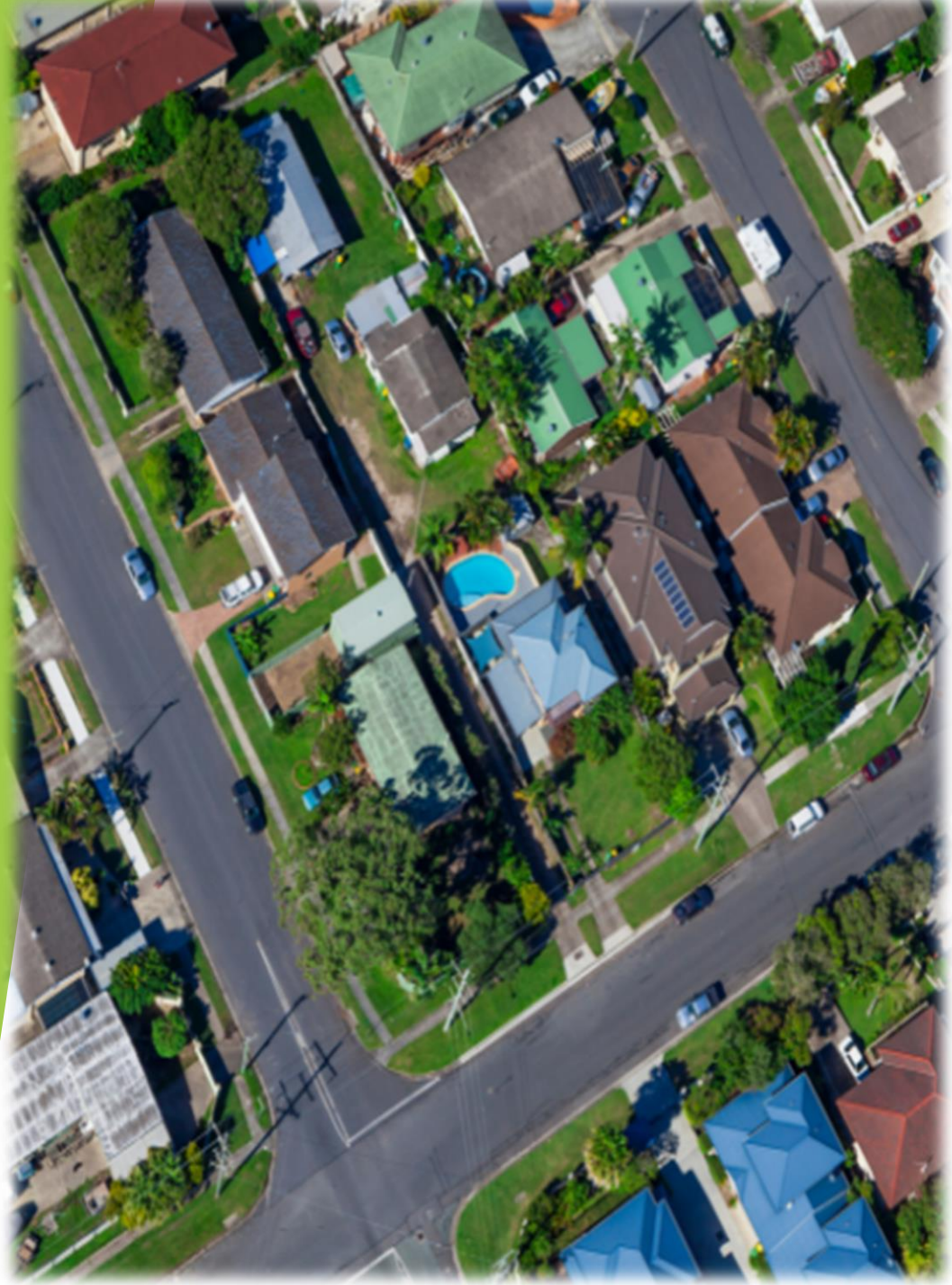
Resources/content used:

•Publisher: Saylor Academy, https://saylordotorg.github.io/text_small-business-management-in-the-21st-century/s00-license.html

•SNHU: https://www.snhu.edu/about-us/newsroom/business/what-is-organizational-leadership#:~:text=Organizational%20leadership%20is%20a%20management,in%20service%20to%20those%20goals.

Contact Info:

Facilitator/Speaker:
Mel Robertson, BAEC mM, CPSF, CKFTF
225-933-6420 | MelRobertson@3mglobalIlc.com



CLEM JR DEVELOPMENT

CREATING NEIGHBORHOOD DEVELOPERS

PROJECT DEVELOPMENT & CONSTRUCTION

KNOW YOUR MARKET AREA

- 1. WHO ARE BUYING THE HOMES
- 2. IS THERE A SHORTAGE OF AFFORDABLE HOMES IN THIS MARKET
- 3. IS IT FEASIBLE TO BUILD IN THIS MARKET
- 4. WHAT TYPE OF HOUSE/S CAN I BUILD
- 5. WILL I GET THE REVENUE I AM EXPECTING

BUILDING RELATIONSHIP WITH THE RIGHT PLAYERS:

1. BUILD A RELATIONSHIP WITH YOUR BANK

2. KNOW YOUR BANK DECISION MAKING PROCESS

3. NEVER BRING YOUR BANK A BAD DEAL

FINANCIAL STATEMENTS

1. YOU HAVE TO HAVE A BALANCE SHEET
2. YOU HAVE TO HAVE A PROFIT & LOSS SHEET
3. PROVIDE THE LAST THREE YEAR TAX RETURNS

LOCAL ECONOMIC DEVELOPMENT OFFICERS – DIRECTORS - MANAGERS

- **1. DOES THE CITY OR PARISH HAVE MONEY TO DISPERSE?**
- **2. HOW MUNCH LIQUIDITY DO YOU HAVE TO PLEDGE TO THE PROJECT**
- **3. MAKE SURE YOU MAKE A PROFIT**

CLEM JR DEVELOPMENT

RENOVATION CONSTRUCTION

RENOVATION CONSTRUCTION

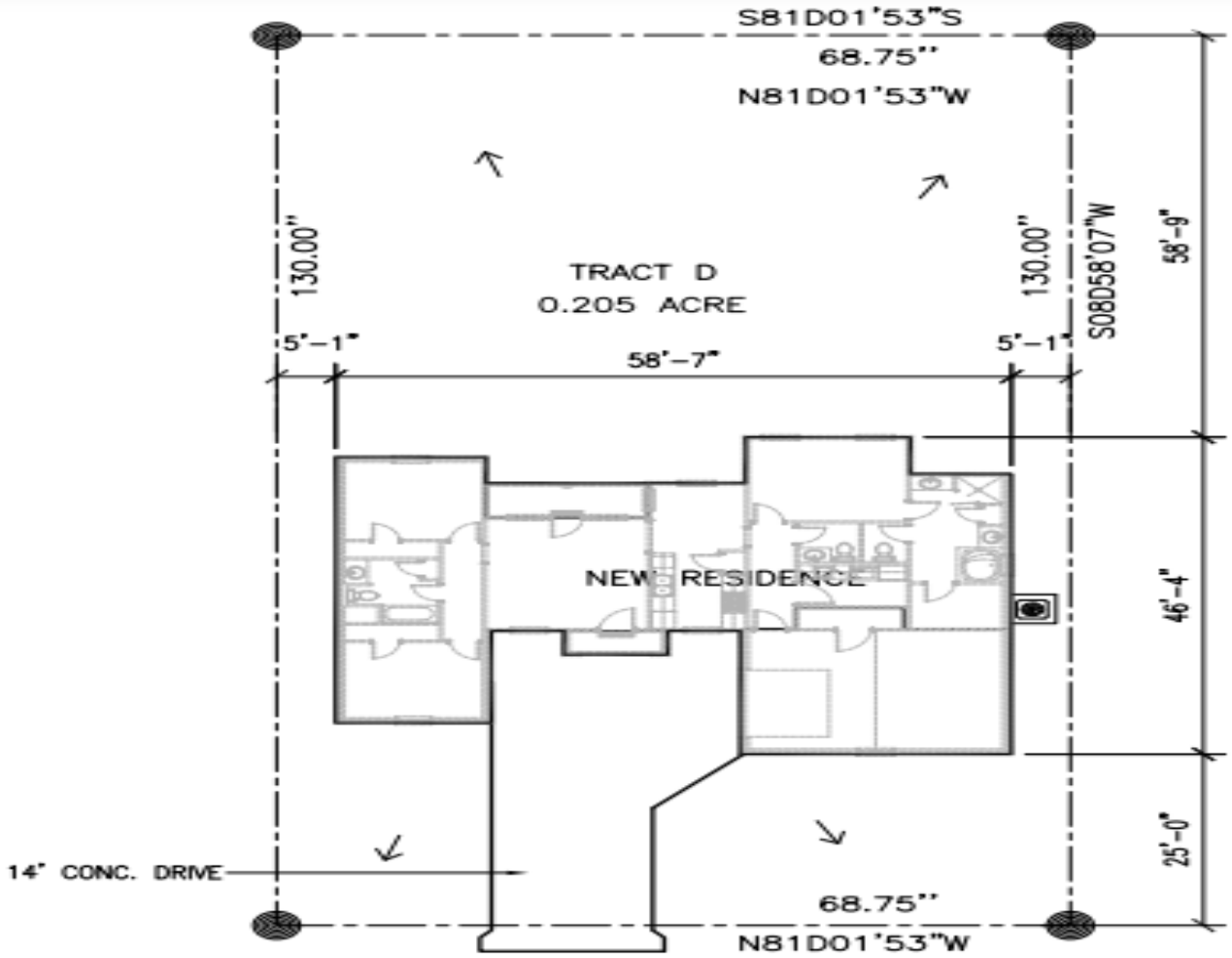
CLEM JR DEVELOPMENT

CLEM JR DEVELOPMENT

NEW CONSTRUCTION

NEW CONSTRUCTION

CLEM JR DEVELOPMENT

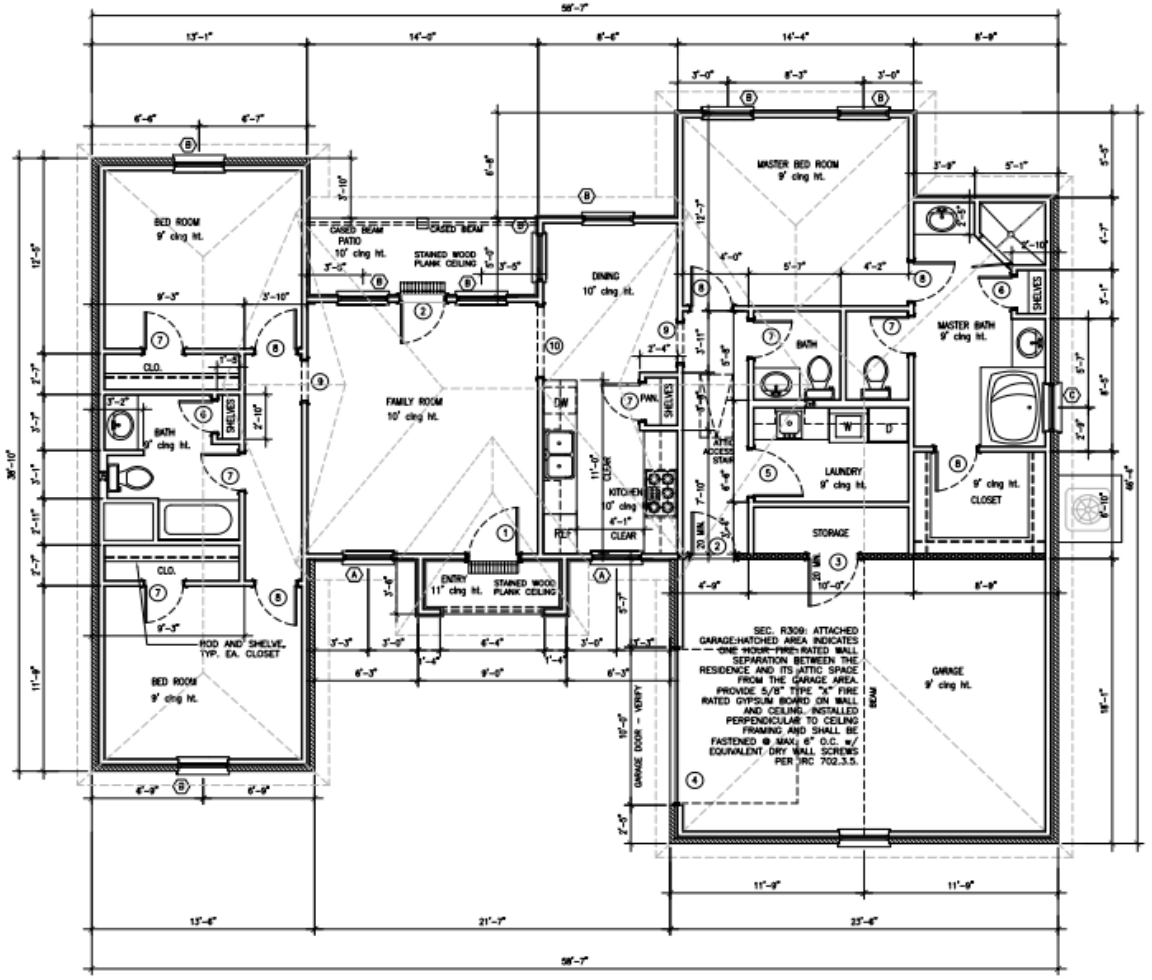


1 SITE PLAN

SCALE: 1" = 20'-0"

↑ WATER FLOW

1. CONCRETE DRIVE SHALL BE 6" WITH 6x6x10 GUAGE WELDED WIRE MESH REINFORCING INCLUDING WALKWAYS EXPANSION JOINTS MUST BE AT MINIMUM OF 8' LIGHT BROOM FINISH ON DRIVEWAY WALKWAY TO HAVE EXPOSED AGGREGATE FINISH
2. SLOPE AS NECESSARY TO DIVERT WATER AWAY FROM RESIDENCE.
3. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS.
4. CONTRACTOR SHALL COORDINATE POWER FOR SPRINKLER SYSTEM AND LANDSCAPE LIGHTING.
5. CONTRACTOR SHALL COORDINATE ANY FENCING (LOCATION AND TYPE) WITH OWNER.



1 FLOOR PLAN

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

ALL WALLS OVER 10'-0" HIGH TO BE 2x6 AT 16" O.C. AND RECEIVE 2 ROWS OF 2x6 BLOCKING AT 1/3 POINTS OF HEIGHT.

NOTE:
INTERIOR DIMENSIONS TO FACE OF STUD – EXTERIOR DIMENSIONS TO FACE OF SLAB UNLESS OTHERWISE NOTED.

CODE REFERENCES:

IRC	INTERNATIONAL RESIDENTIAL CODE
NEC	NATIONAL ELECTRIC CODE
PLUMBING	LOUISIANA STATE PLUMBING CODE

SEC. R602.10.3: WALLS ADJACENT TO GARAGE DOOR OPENINGS MUST BE SHEATHED AND THE MINIMUM LENTHS PROVIDED IN TABLE R602.10.5 OR HAVE AN ENGINEERED METHOD OF RESISTING SHEAR.

NOTES

G.C. TO COORDINATE GAS SERVICE REQUIREMENTS WITH THE OWNER.

G.C. TO CONSULT AND COORDINATE WITH OWNER AND THE PLANS FOR ALL BUILT IN REQUIREMENTS INCLUDING SHELVING, CLOSETS, PANTRY, BOOKCASES, ETC.

G.C. TO CONSULT AND COORDINATE WITH OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS AND ANY AUDIO, COMPUTER OR TELEVISION (INCLUDING SATELLITE) SYSTEMS.

G.C. TO VERIFY EXISTING TOPOGRAPHIC GRADE LEVELS. LOCATION OF TREES AND THE PROPOSED HOUSE LOCATION. G.C. TO COMMUNICATE TO OWNER ANY RECOMMENDED CHANGES BEFORE THE START OF WORK.

G.C. TO LOCATE ALL UTILITY SERVICES I.E. WATER, SEWER, GAS ELECTRIC, TELEPHONE, CABLE TV AND COORDINATE THE EXTENSIONS TO THE HOUSE WITH THE APPROPRIATE INSTALLER. ALL CONNECTIONS, METERS, CLEAN OUTS, ETC, TO BE LOCATED AWAY FROM THE PROMINENT VIEW.

G.C. TO COORDINATE FINISH TOPOGRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC., AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM HOUSE.

G.C. TO COORDINATE ALL LANDSCAPING WITH THE OWNER AND DETERMINE WHETHER THE LANDSCAPING PACKAGE IS TO BE PROVIDED BY GENERAL CONTRACTOR OR BY OTHERS.

GENERAL CONTRACTOR TO INSPECT THE JOB SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION G.C. TO COMMUNICATE WITH OWNER ANY CONDITIONS REGARDING SOILS, GROUND WATER OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN BY A LICENSED STRUCTURAL ENGINEER

G.C. TO ENSURE THAT PREFAB FIREPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES. PROVIDE COMBUSTIBLE AIRE VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME. ALL FIREPLACE CHASE WALLS TO BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL DRAFT STOPS AT EACH FLOOR LEVEL BY PACKING 6" (R-13) INSULATION BETWEEN JOIST.

G.C. TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.

G.C. TO VIEW ALL FINISH FLOOR MATERIALS, ALL FINISH FLOORS TO BE INSTALLED TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS, G.C. TO ADJUST THE FOUNDATION AS REQUIRED TO ENSURE THAT ALL FLOORS ARE FLUSH.

G.C. IS RESPONSIBLE FOR CONSULTING WITH LOCAL CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.

ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

FLOOR FRAMING LAYOUT TO BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCTWORK.

PROVIDE R-13 BATT INSULATION IN 2x4 WALLS AND R13 IN 2x4 WALLS, MINIMUM R-30 INSULATION IN FLAT CEILING AND R-15 IN VAULTED CEILINGS, ALLOW 1/2" MIN. AIRSPACE BETWEEN SHEATHING AND INSULATION. INSTALL INSULATION WITH BARRIER TO WORM SIDE.

ALL BATH AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS TO HAVE WATER RESISTANT GYPSUM BOARD.

BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MIN. OF 90 CFM FAN. RANGE HOODS TO BE VENTED TO OUTSIDE.

ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS TO BE TEMPERED.

PROVIDE TERMITE TREATMENT PRIOR TO POURING SLAB.

OPENING SCHEDULE

ALL FINISHES TO BE COORDINATED WITH OWNER BEFORE INSTALLATION

MARK	SIZE (w x h)	THICK	DESCRIPTION
1	3'-0" x 7'-0"	1 3/4"	EXTERIOR GRADE, SC WOOD, FULL LITE
2	3'-0" x 6'-8"	1 3/4"	EXTERIOR GRADE, SC WOOD, FULL LITE
3	3'-0" x 6'-8"	1 3/4"	EXTERIOR GRADE, INSULATED, METAL
4	10'-0" x 7'-0"	STD.	GARAGE DOOR W/ DOOR OPENER
5	3'-0" x 6'-8"	1 3/8"	INTERIOR GRADE, SMOOTH MASONITE
6	2'-0" x 6'-8"	1 3/8"	INTERIOR GRADE, SMOOTH MASONITE
7	2'-4" x 6'-8"	1 3/8"	INTERIOR GRADE, SMOOTH MASONITE
8	2'-6" x 6'-8"	1 3/8"	INTERIOR GRADE, SMOOTH MASONITE
9	2'-8" x 7'-0"		CASED OPENING
10	3'-0" x 7'-0"		CASED OPENING

ALL WINDOWS TO INSULATED LOW "E" ALL WINDOWS TO BE COORDINATED WITH OWNER BEFORE INSTALLATION

MARK	SIZE (W x H)	DESCRIPTION
A	3'-0" x 6'-4"	SINGLE HUNG, WHITE ALUMINUM, INSULATED,
B	3'-0" x 5'-0"	SINGLE HUNG, WHITE ALUMINUM, INSULATED,
C	3'-0" x 3'-0"	GLASS BLOCK

DOOR AND WINDOW HEADER SPANS

UP TO 3'-6"	2 – 2 X 4
3'-6" TO 4'-0"	2 – 2 X 6
4'-0" TO 6'-0"	2 – 2 X 8
6'-0" TO 8'-0"	2 – 2 X 10
8'-0" TO 10'-0"	2 – 2 X 12
10'-0" TO 12'-0"	2 – 2 X 12 WITH 1/2" PLYWOOD FILLER
12'-0" TO 16'-0"	2 – 11-1/2" MICROLAM

BRICK LINTEL STEEL ANGE SIZES

FOR OPENING WITH BRICK ABOVE MINIMUM 6" BEARING AT EACH END

UP TO 6'-0"	3-1/2" X 3-1/2" X 1/4"
6'-0" TO 8'-0"	4" X 3" X 3/8"
8'-0" TO 10'-0"	5" X 4" X 3/8"
10'-0" TO 14'-0"	6" X 4" X 1/2"
14'-0" TO 20'-0"	(2) 6" X 4" X 1/2"

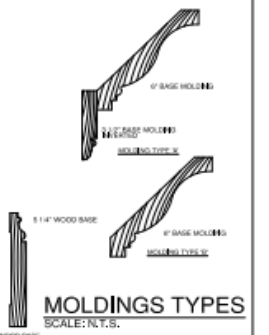
1. CONTRACTOR TO COORDINATE ALL APPLIANCES WITH PRIOR TO INSTALLATION.
2. CONTRACTOR TO COORDINATE ALL COUNTER TOPS, CABINETS, SHELVES AND MILLWORK WITH OWNER PRIOR TO INSTALLATION.

NOTE:
LOCAL VARIATIONS MAY REQUIRE CHANGES. BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION, THE BUILDER MUST REVIEW AND BE RESPONSIBLE TO INSURE THAT THE RESIDENCE TO BUILT TO MEET ALL CURRENT GOVERNMENT REQUIREMENTS AND CODES IN THE PARTICULAR AREA.

COORDINATE ALL FLOOR FINISHES WITH OWNER BEFORE INSTALLATION.

COORDINATE ALL MILLWORK WITH OWNER BEFORE INSTALLATION.

EACH CRAFT SHALL BE RESPONSIBLE FOR CLEANING THEIR PORTION OF WORK.



MOLDINGS TYPES

SCALE: N.T.S.

FINAL MOLDING TYPE(S) AND QUANTITY TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

AREA CALCULATIONS		
LIVING	=	1,496 SQ.FT
GARAGE/STORAGE	=	459 SQ.FT
PORCH/PATIO	=	102 SQ.FT
TOTAL SQ.FT	=	2,057 SQ.FT

DESIGNER:
EDWARD SMITH
5109 HARDING ST. BAKER, LA.
(225) 803-8440

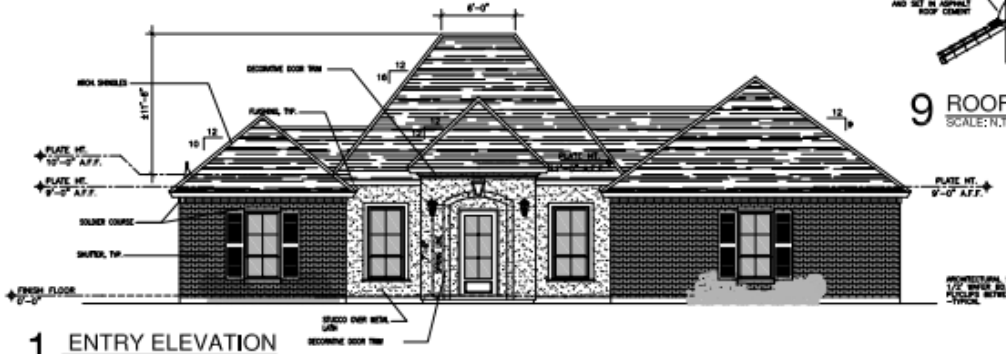
NEW RESIDENCE FOR

CLEM JR. DEVELOPMENT, LLC

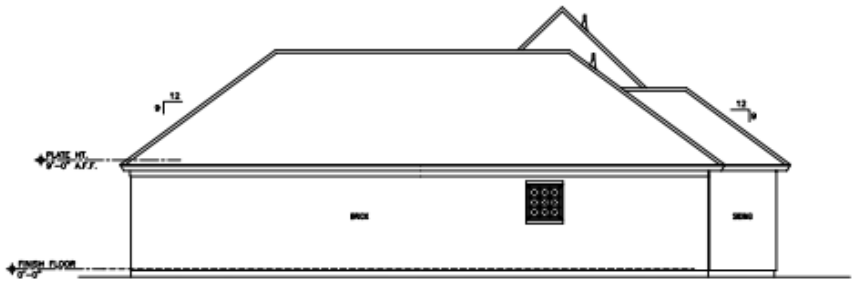
RUE MAURY STREET
TRACT D
VILLE PLATTE, LA 70586

NO.	REVISIONS	DATE

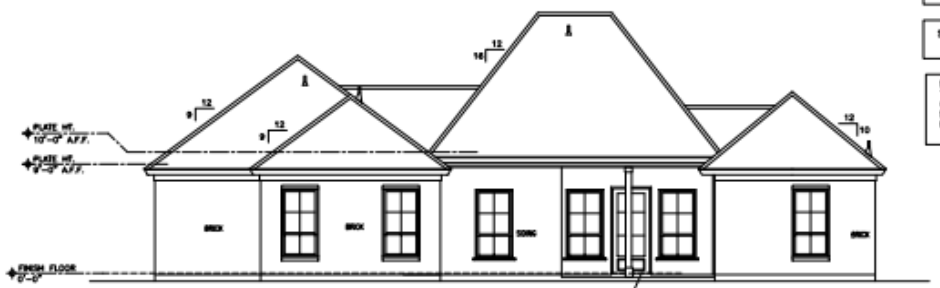
PROJECT NO.:	SHEET NO.
DRAWING FILE:	A1
DRAWN/CHECKED:	
JAN. 19, 2021	



1 ENTRY ELEVATION
SCALE: N.T.S.



2 SIDE ELEVATION
SCALE: N.T.S.



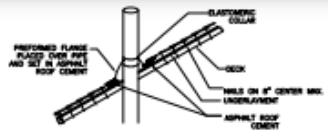
3 REAR ELEVATION
SCALE: N.T.S.

DECORATIVE 4x6 TREATED WOOD COLUMN, PAINTED
ADEQUATELY ANCHOR ALL COLUMNS TO SLAB TO PREVENT LATERAL DISPLACEMENT

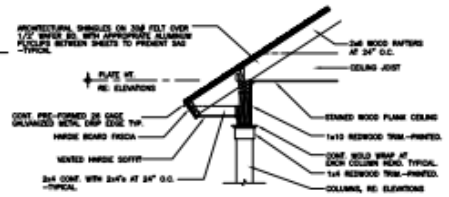
THIS HOME IS DESIGNED AND SHALL BE CONSTRUCTED TO COMPLY WITH THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, PER THE INTERNATIONAL RESIDENTIAL CODE 2006 EDITION SECTION R301.2 (A) THIS RESIDENCE SHALL WITHSTAND WIND LOADS UP TO 120 MPH.

ALL WALLS OVER 10'-0" HIGH TO BE 2x6 AT 16" O.C. AND RECEIVE 2 ROWS OF 2x6 BLOCKING AT 1/3 POINTS OF HEIGHT.

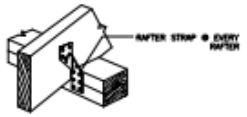
COORDINATE ALL DECORATIVE TRIM AT STUCCO WINDOWS AND DOORS WITH OWNER PRIOR TO INSTALLATION



9 ROOF VENT DETAIL
SCALE: N.T.S.



7 EXTERIOR WALL SECTION
SCALE: N.T.S.



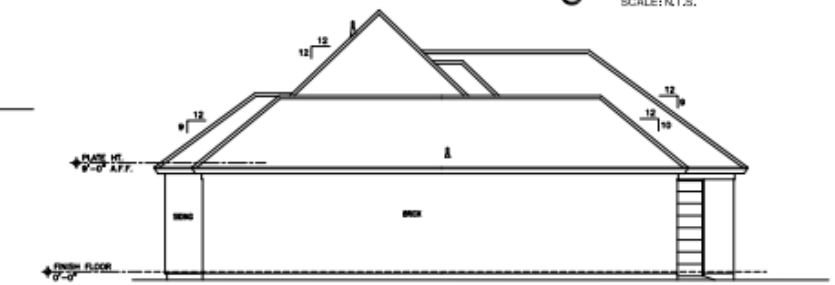
Simpson Strong-Tie

6 ROOF DETAIL
SCALE: N.T.S.

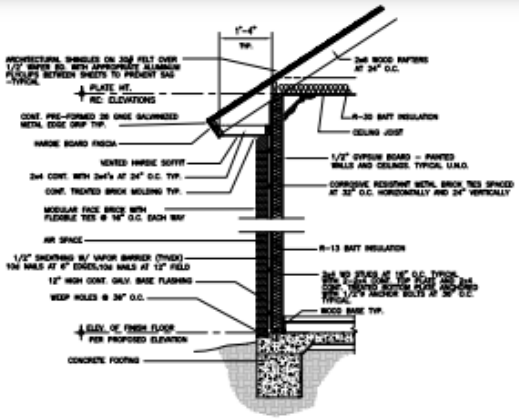
SLAB ELEVATION SHALL BE DETERMINED BY A LICENSED CIVIL ENGINEER. ALL FOOTINGS ARE 12" MIN. INTO UNDISTURBED SOIL.

SOLDIER COURSE OVER ALL BRICK WINDOWS AND AT BRICK DOORS

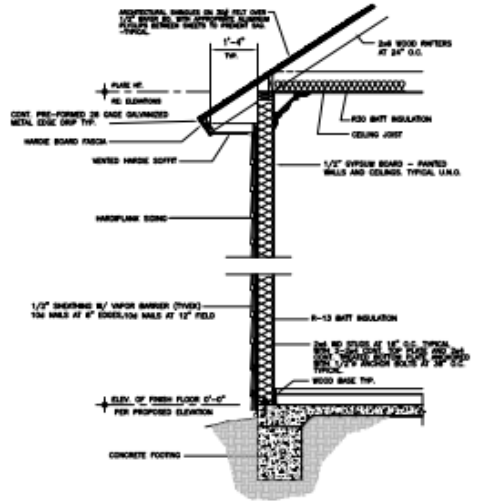
MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSIVE RESISTANT METAL TIES SPACES NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES VERTICALLY



4 SIDE ELEVATION
SCALE: N.T.S.



8 EXTERIOR WALL SECTION
SCALE: N.T.S.



5 EXTERIOR WALL SECTION
SCALE: N.T.S.

GENERAL NOTES

ARCHITECTURAL SHINGLES ON 30# FELT OVER 1/2" WAFER BOARD - TYPICAL. STYLE AND COLOR TO BE APPROVED BY THE OWNER.

2x6 RAFTERS AT 24" O.C. TYPICAL U.N.O.

2x8 RIDGE BOARD AND VALLEY(S) TYPICAL

ROOF VALLEY FLASHING: 26 GAGE GALVANIZED METAL COVERED BY SHINGLES - TYPICAL

ROOF EDGE DRIP: PRE-FORMED 26 GAGE GALVANIZED

PROVIDE CONT. RIDGE VENTS AT ALL RIDGES TYPICAL

ELEVATION NOTES

EXTERIOR FLASHING TO BE CORRECTLY INSTALLED TO ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, SKYLIGHT, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

G.C. TO PROVIDE ADEQUATE ATTIC VENTILATION AND ROOF VENTS PER LOCAL GOVERNING CODE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS

ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITH IN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND PAINTED TO CLOSELY MATCH THE ROOF COLOR.

G.C. TO LOCATE UTILITY METERS AWAY FROM ANY PROMINENT VIEW. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.

GUTTER AND DOWNSPOUTS ARE NOT DRAWN ON THE ELEVATIONS. G.C. TO VERIFY EXISTING TOPOGRAPHIC GRADES AND LOCATE DOWN SPOUTS TOWARDS FRONT AND REAR OF HOUSE BASED ON TOPOGRAPHIC CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY FROM THE HOUSE. G.C. TO OBTAIN OWNER APPROVAL OF ALL DOWN SPOUT LOCATIONS.

DESIGNER
EDWARD SMITH
5109 HARDING ST, BAKER, LA
(225) 803-6440

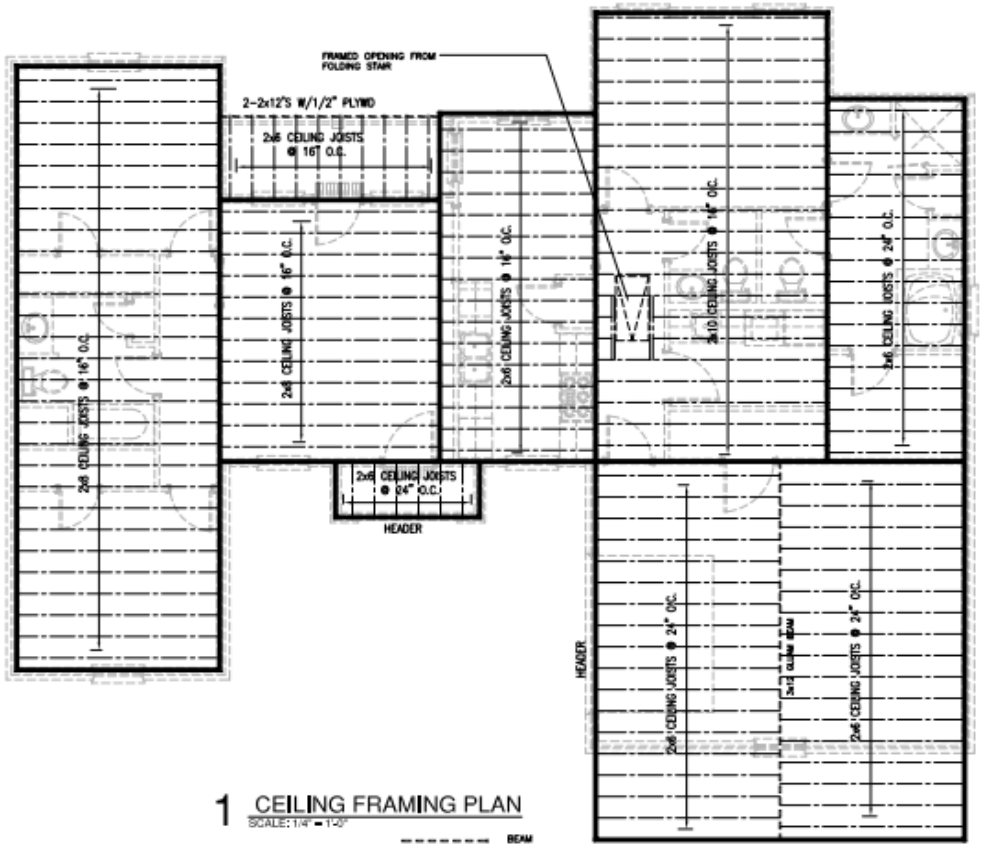
NEW RESIDENCE FOR
CLEM JR. DEVELOPMENT, LLC
RUE MAURY STREET
TRACT D
VILLE PLATTE, LA 70586

THE DESIGNER STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND GOVERNMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CORRECT THE ERROR AND/OR OMISSION AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DESIGNER.

NO.	REVISIONS	DATE

PROJECT NO:
DRAWING FILE:
DRAWN/CHECKED:
JAN. 19, 2021

SHEET NO.
A2



1 CEILING FRAMING PLAN

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

BEAM

LOAD BEARING WALL

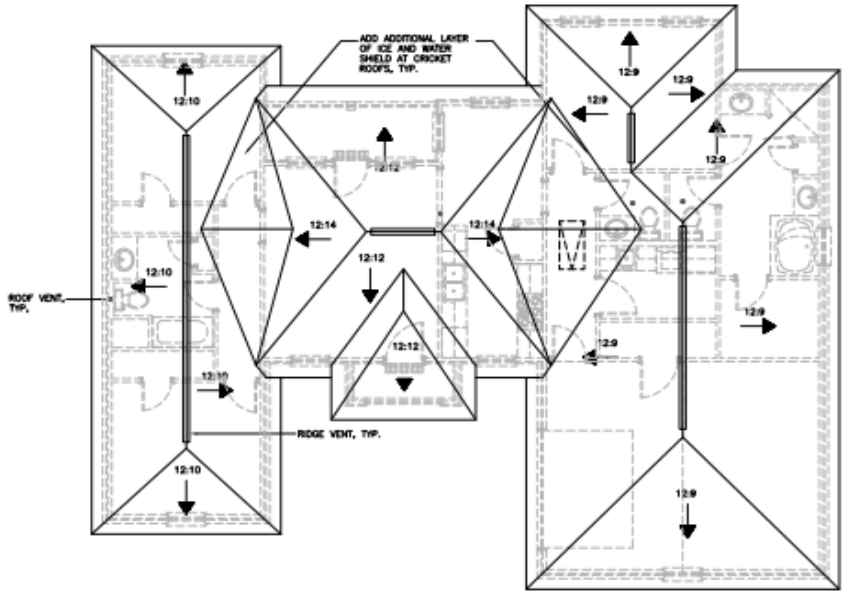
PROVIDE ROOF AND FLOOR BRACING PER CODE.

Hurricane Strapping & Bracing:

a. Exterior PT sole plates to conc. foundation - use Simpson MAS @ 24" O.C. (or approved equal)

c. Truss/Rafter Ties - use Simpson H5 18 gauge strap ties @ 24" o.c. (ea. truss)(or approved equal).

d. Shear Walls/Wind Bracing: 1/2" plywood sheathing/ 1/2" and 6" O.C. In field with 1.6" nail penetration into studs @ all exterior walls.



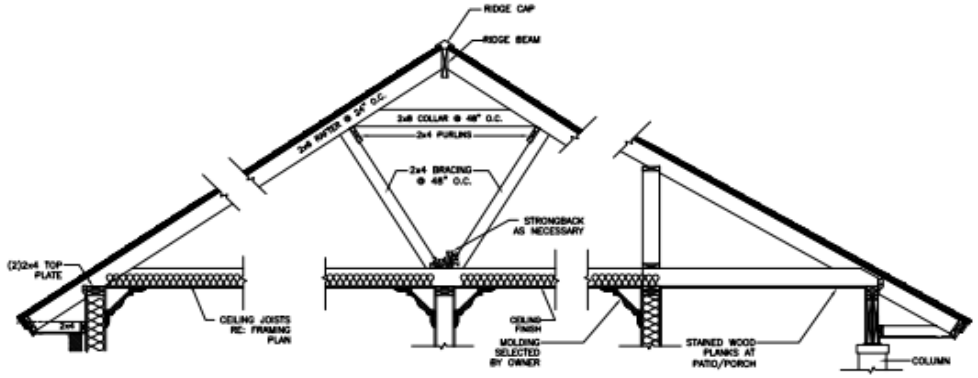
2 ROOF PLAN

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

NOTE: CONTRACTOR TO VERIFY ALL ROOF SLOPES PRIOR TO CONSTRUCTION.

ALL WOOD JOIST MEMBERS, STUDS AND WOOD POSTS SHALL BE NO. 2 SOUTHERN PINE KILN-DRIED WITH 15% MOISTURE CONTENT AT TIME OF DRESSING.

ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITH IN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND PAINTED TO CLOSELY MATCH THE ROOF COLOR.



3 TYPICAL ROOF DETAIL

SCALE: N.T.S.

DESIGNER:
EDWARD SMITH
5109 HARDING ST. BAKER, LA
(225) 803-8440

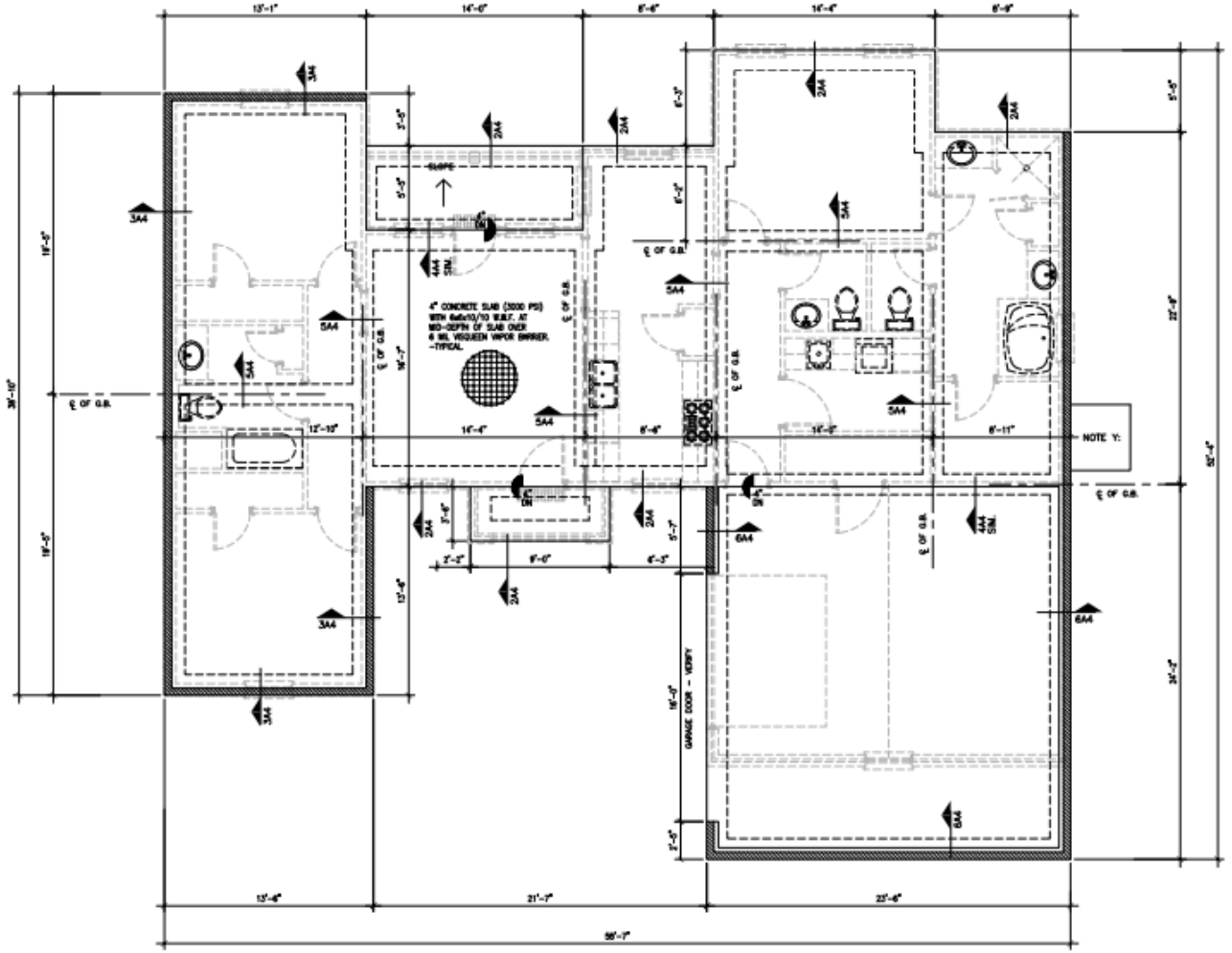
NEW RESIDENCE FOR

CLEM JR. DEVELOPMENT, LLC

RUE MAURY STREET
TRACT D
VILLE PLATTE, LA 70586

NO.	REVISIONS	DATE

PROJECT NO.:	SHEET NO.
DRAWING FILE:	A3
DRAWN/CHECKED:	
JAN. 19, 2021	



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

FOUNDATION ELEVATION:

6" THICK CONC. SLAB, @ 3000 PSI, w/6 x 6 WELDED WIRE FABRIC, ON 6 MIL. VISQUEEN, 4" COMPACTED SAND FILL, ON COMPACTED EARTH FILL. SLAB ELEVATION SHALL BE DETERMINED BY A LICENSED CIVIL ENGINEER. ALL FOOTINGS ARE 12" MIN. INTO UNDISTURBED SOIL.

IF POST-TENSION SLAB IS USED, ADAPT FOUNDATION DETAILS TO SUIT POST TENSION ENGINEERING. SUBMIT POST TENSIONING DRAWINGS SEALED BY AN ENGINEER LICENSED IN LOUISIANA

GENERAL NOTES

A. APPLICABLE DESIGN CODES & MISCELLANEOUS

2012 INTERNATIONAL RESIDENTIAL CODE
AMERICAN CONCRETE INSTITUTE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION

B. CONCRETE AND GROUT

CONCRETE MIXING, HANDLING, PLACING AND CURING SHALL BE IN ACCORDANCE WITH ACI 301.

GENERAL CONTRACTOR TO VERIFY SOIL COMPACTION OF 92% PROCTOR OR BETTER PRIOR TO CONSTRUCTION.

ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS WITH A MINIMUM PORTLAND CEMENT CONTENT OF 5.3 BAGS PER CUBIC YARD.

ALL CONCRETE SHALL CONTAIN A MAXIMUM SLUMP OF 4" UNLESS THE CONTRACTOR USES A SUPERPLASTERCIZING ADMIXTURE.

FLY ASH IS NOT PERMITTED ON THIS JOB.

ALL GROUT SHALL BE NON-SHRINK GROUT.

ALL FLOOR DRAINS, DROPS, CURBS, ETC. SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

ALL EXPOSED SURFACES OF GRADE BEAMS, WALLS AND SLAB EDGES SHALL BE PLYWOOD FORMED AND COATED WITH A REPAIR MORTAR.

C. CONCRETE REINFORCEMENT

ALL REBARS SHALL BE GRADE 60 (FY = 60,000 PSI MINIMUM).

VAPOR BARRIER AT GROUND FLOOR SLABS TO BE 6 MIL POLYETHYLENE.

HOOK ALL GRADE BEAM TOP BARS AT THE END OF THE GRADE BEAM.

PROVIDE 2 #6 3" ONE TOP AND ONE BOTTOM AT THE OUTSIDE FACE OF ALL GRADE BEAM CORNERS.

PROVIDE 4 #6 3" TWO TOP AND TWO BOTTOM AT ALL GRADE BEAM INTERSECTIONS.

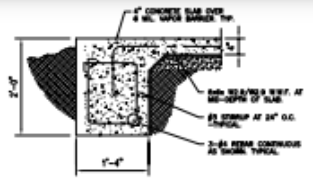
D. WOOD MEMBERS

ALL WOOD JOIST MEMBERS, STUDS AND WOOD POSTS SHALL BE NO. 2 SOUTHERN PINE KILN-DRIED WITH 15% MOISTURE CONTENT AT TIME OF DRESSING.

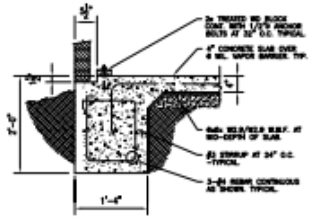
ALL FIELD FRAMING SHALL BE IN ACCORDANCE WITH THE SOUTHERN BUILDING CODE DATED 1994.

THE ENTIRE ROOF IS TO BE SHEATHED WITH 1/2" CDX PLYWOOD OR 1/2" WAFER BOARD WITH APPROPRIATE ALUMINUM PLY CLIPS BETWEEN SHEETS TO PREVENT SAG.

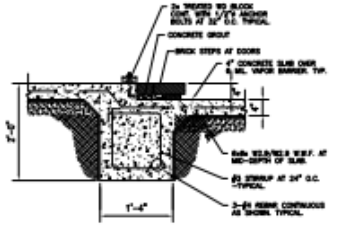
PROVIDE DOUBLE 2x10 HEADERS ABOVE ALL DOORS AND WINDOWS.



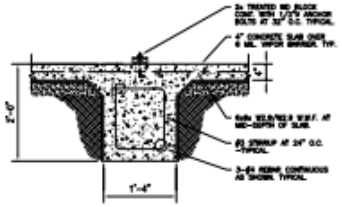
2 FOUNDATION DETAIL
SCALE: N.T.S.



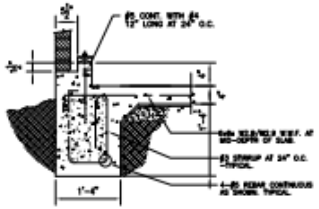
3 FOUNDATION DETAIL
SCALE: N.T.S.



4 FOUNDATION DETAIL
SCALE: N.T.S.



5 FOUNDATION DETAIL
SCALE: N.T.S.



6 FOUNDATION DETAIL
SCALE: N.T.S.

NOTE Y:

PROVIDE 4" CONCRETE SLAB AT A.C. UNITS.

PROTECTION AGAINST TERMITES:

1. SUBTERRANEAN TERMITE CONTROL: IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS) OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT: FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

DESIGNER:
EDWARD SMITH
5109 HARDING ST. BAKER, LA.
(225) 803-6440

NEW RESIDENCE FOR
CLEM JR. DEVELOPMENT, LLC
RUE MAURY STREET
TRACT D
VILLE PLATTE, LA 70586

NO.	REVISIONS	DATE

PROJECT NO.:
DRAWING FILE:
DRAWN/CHECKED:
JAN. 19, 2021

SHEET NO.
A4

PLUMBING LEGEND

PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	CW	H	WASTE	VENT
WC	WATER CLOSET (TANK)	1/2"	---	4"	3"
LAV	LAVATORY	1/2"	1/2"	2"	2"
SINK	SINK	1/2"	1/2"	2"	2"
SHOWER	SHOWER	1/2"	1/2"	2"	2"
JACUZZI	JACUZZI	3/4"	3/4"	3"	3"

WATER PIPE SIZING TABLE

NUMBER OF FIXTURES	PIPE SIZE (IPS)
2 OR LESS	1/2"
3 TO 5	3/4"
6 TO 10	1"
11 TO 15	1-1/4"

ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITH IN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM AWAY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND PAINTED TO CLOSELY MATCH THE ROOF COLOR.

HVAC DUCT SIZING SCHEDULE

CFM	DUCT DIAMETER (ROUND)	DUCT DIAMETER (SQUARE)
50 - 65	6"	6"
65 - 80	6"	6"
80 - 100	6"	7"
100 - 125	7"	7"
125 - 150	8"	8"
150 - 185	8"	9"
185 - 220	9"	9"
220 - 260	9"	10"
260 - 330	10"	10"
330 - 340	10"	11"
340 - 408	11"	11"
408 - 508	12"	12"
508 - 608	12"	12"

ELECTRICAL INFORMATION:

SERVICE: 120/240 V, 1 PH., 3 W
MAIN: 200 AMP
ELECTRICAL CONTR. TO VERIFY
PANEL: FLUSH MOUNT, 30 CIRCUITS
CIRCUITRY SHALL BE AS SHOWN, AND VERIFIED BY ELECTRICAL CONTRACTOR.

(T) TELEVISION MOUNTED TO WALL - COORDINATE ALL CABLE CONNECTION AND MISC. CONNECTIONS WITH OWNER PRIOR TO INSTALLATION (NO EXPOSED WIRES)

NOTE A :
INSTALL LIGHT IN ATTIC WITH SWITCH WITHIN 12" OF ACCESS STAIRS. TYPICAL AT ALL ACCESS STAIRS

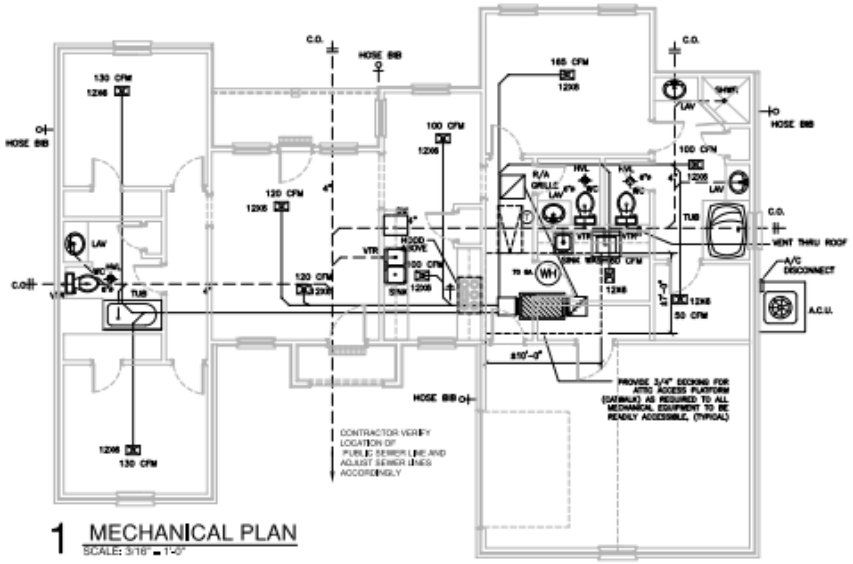
NOTE B:
COORDINATE ALL ELECTRICAL FIXTURES WITH OWNER PRIOR TO INSTALLATION

NOTE C:
CARBON MONOXIDE ALARMS - REQUIRED IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES

NOTE D:
PROVIDE MOTION DETECTORS ON ALL FLOOD LIGHTS.

ELECTRICAL LEGEND

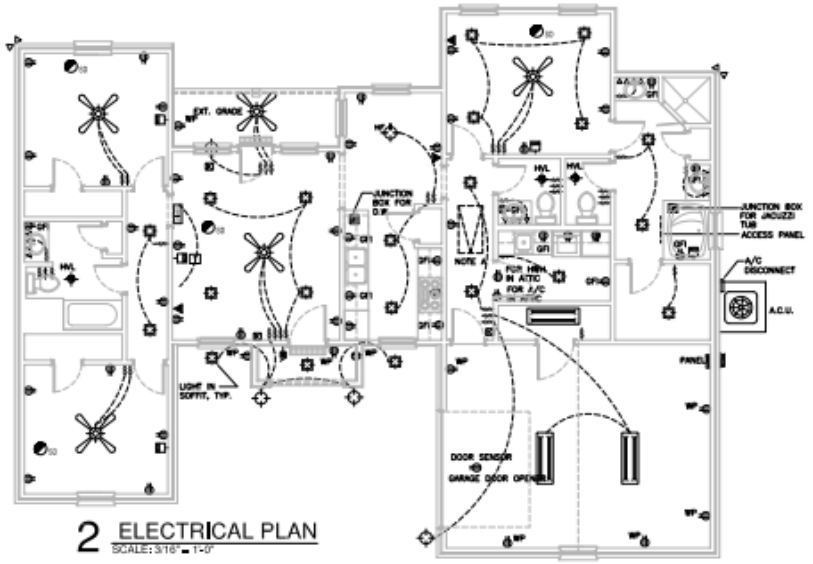
- SINGLE OUTLET
- WEATHERPROOF OUTLET
- SINGLE POLE SWITCH
- TELEPHONE
- CABLE VISION
- HEAT/VENT/LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- HANGING FIXTURE
- WALL MOUNTED FIXTURE
- DOOR-BELL CHIMES
- DR. BELL
- SECURITY SYSTEM KEYPAD
- INSTALLED CEILING FAN W/LIGHT FIX.
- PANEL BOX
- RECESSED FLUOR. LIGHT FIXTURE
- SMOKE DETECTOR



1 MECHANICAL PLAN

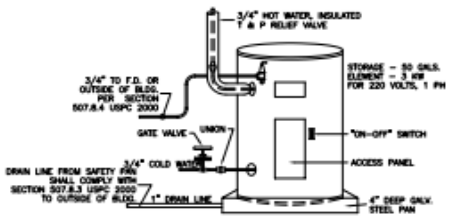
SCALE: 3/16" = 1'-0"

HVAC NOTES:
UNIT - HORIZONTAL UNIT
LENNOX, 4 TON ELECTRIC FURNACE/ AIR CONDITIONER UNIT OR APPROVED EQUAL



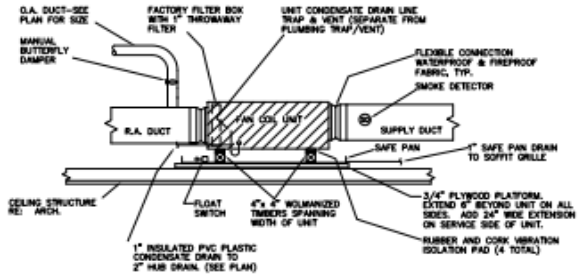
2 ELECTRICAL PLAN

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



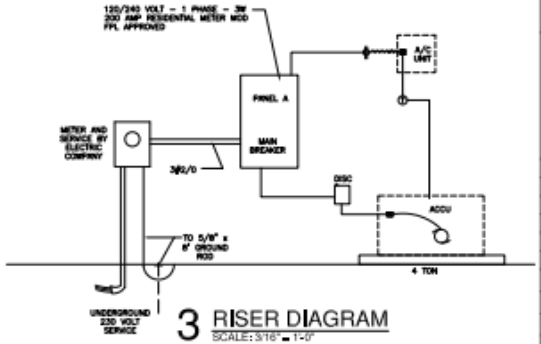
5 WATER HEATER DETAIL

SCALE: N.T.S.



4 HORIZONTAL FAN COIL UNIT DETAIL (TYP.)

SCALE: NTS



3 RISER DIAGRAM

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

COORDINATE ALL MECHANICAL COMPONENTS WITH OWNER BEFORE INSTALLATION.

THIS HVAC/DUCT LAYOUT IS FOR SCHEMATIC PURPOSES ONLY. FINAL LAYOUT WILL BE DETERMINED BY MECHANICAL/PLUMBING CONTRACTOR.

HVAC PLAN SHOULD BE RECALCULATED BY A QUALIFIED HEATING AND COOLING PROFESSIONAL. HE SHALL BE RESPONSIBLE FOR VERIFYING THE EQUIPMENT STATED BEFORE IT IS PURCHASED.

COORDINATE ALL PLUMBING COMPONENTS WITH OWNER BEFORE INSTALLATION.

THIS PLUMBING LAYOUT IS FOR SCHEMATIC PURPOSES ONLY. FINAL LAYOUT WILL BE DETERMINED BY MECHANICAL/PLUMBING CONTRACTOR.

PLUMBING FIXTURES (VERIFY):

1 QTY S.S. SINK
4 QTY SINKS (BATHROOMS)
SINK IN CABINET (LAUNDRY)
SHOWER WITH TILE SURROUND AND GLASS DOOR (MASTER BATH)
1 QTY FIBERGLASS SOAKER TUB
1 QTY FAUCET (3 PC) FOR TUB (MASTER BATH)
1 QTY BATH/SHOWER FAUCET CONTROL COMBO (MASTER BATHROOM)
1 QTY FAUCET W/SPRAYER (3 PC) (KITCHEN)
1 QTY FAUCETS W/SPRAYER (2 PC) (LAUNDRY)
1 QTY SHOWER FAUCET CONTROL (MASTER BATH)
3 QTY TOILETS (BATHROOMS)
1 QTY WHIRLPOOL TUBE WITH JETS - MARBLE DECKING
RANGE HOOD

CONTRACTOR SHALL PROVIDE GAS TO HOOK UP THE FOLLOWING:
-36" 6 BURNER GAS COOK TOP

GENERAL NOTES

1. ALL ELECTRICAL OUTLETS IN THE KITCHEN, BATHROOMS, UTILITY, POWDER, GARAGE, AND EXTERIOR ARE TO BE GROUND-FAULT CIRCUIT-INTERUPTER (GFI) TYPE.
2. GARAGE IS TO BE PRE-WIRED FOR ELECTRIC GARAGE DOOR OPENERS.
3. GARAGE OUTLETS INSTALLED AT 42 IN ABOVE FINISH FLOOR.
4. RESIDENCE TO BE PRE-WIRED FOR SECURITY SYSTEM .
5. PROVIDE DOORBELL FOR FRONT DOOR AND REAR DOOR AS SHOWN.
6. PROVIDE MOTION DETECTORS ON ALL FLOOD LIGHTS.
7. COORDINATE ALL ELECTRICAL FIXTURES AND LOCATIONS OWNER PRIOR TO INSTALLATION.
8. PROVIDE LIGHT IN ATTIC AT ATTIC STAIR.

DESIGNER:
EDWARD SMITH
5109 HARDING ST. BAKER, LA
(225) 803-8440

NEW RESIDENCE FOR
CLEM JR. DEVELOPMENT, LLC
RUE MAURY STREET
TRACT D
VILLE PLATTE, LA 70586

THE DESIGNER STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND GOVERNMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CORRECT THE ERROR AND/OR OMISSION AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DESIGNER.

NO.	REVISIONS	DATE

PROJECT NO.:
DRAWING FILE:
DRAWN/CHECKED:
JAN. 19, 2021

SHEET NO.
A5


MOEN
MOEN

FINISH PROJECT

FUTURE PROJECT

CLEM JR DEVELOPMENT

VILLE PLATTE, LA

CONTACT: CLEM LAFLEUR – DEVELOPER
OFFICE: 337-363-5107
MOBILE: 337-831-2828
EMAIL: CLEMLAFLEUR@CENTURYTEL.NET

HOUSING DEVELOPMENT

CHARLES R. THEUS

DEVELOPER

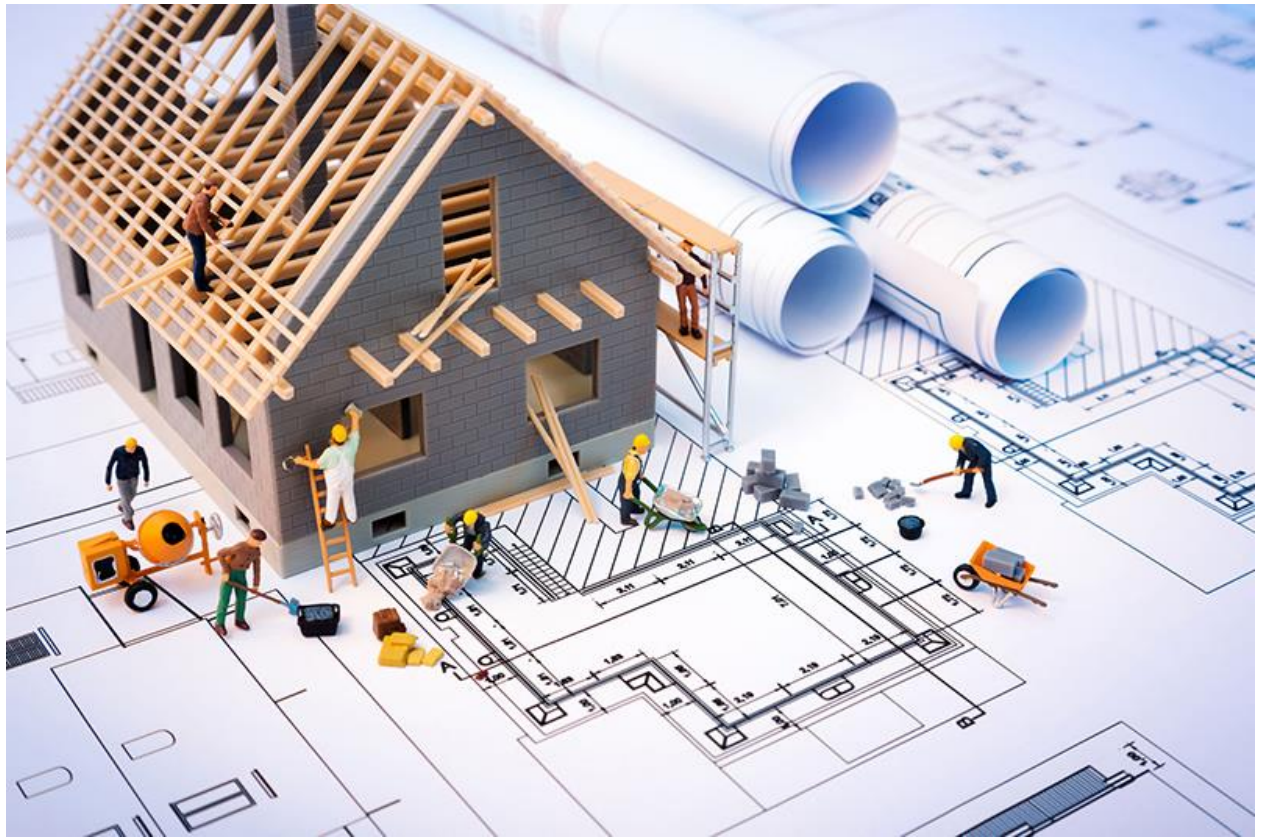
WHAT DOES HOUSING DEVELOPMENT MEAN?

The Housing Development Process. As with any large and complex undertaking bringing a housing development to life requires both a big-picture vision and attention to detail. Housing development is usually described as having four major phases: Concept, …

1. **Concept,**
2. **Predevelopment**
3. **Construction**
4. **Lease/Occupancy and ongoing operations**

CONCEPT

1. Architect
2. Developer
3. Owner
4. Designer



CONCEPT

What is concept? con·cept

NOUN

an abstract idea; a general notion:

"structuralism is a difficult concept" ·

[more]

synonyms:

idea · notion · conception · abstraction · conceptualization · theory · hypothesis · postulation · belief · conviction · opinion · view · image · impression · picture

FUNDING THE PROJECT

Your Project Can Be Funded With A Plethora Of Ways.

Traditional Bank Financing

- Banker Client Relationship

Tax Credit Financing

- State And Federal Tax Credits
- Housing Tax Credits
- Historic Tax Credits

FUNDING THE PROJECT

Bonds For Small And Large Projects

- Syndicators
- Bond Firm (Red Book)
- Bank Involvement
- Private Placement Of Bonds

Grants

- Louisiana Housing
- Rental Program (Landlord)
- Noah Program - (Nonprofit Open Cycle Affordable Housing Program)

STEP 1: THE PRE-CONSTRUCTION PHASE (DESIGN DEVELOPMENT)

Pre-construction services can provide owners with a formal approach for developing cost, scope, and schedule to execute the construction on time and in control.

The pre-construction, or design phase, is central to the success of the entire project. Yes, the entire project's success is built upon the process before the first brick is even set in place. We develop a thorough process of understanding the project, outline a strategy, and assemble a dedicated team to get the job done. Before the project begins, we develop a thorough understanding of the chief's business goals and align the project goals accordingly. Learn what the pre-construction phase is and what it takes to truly have the project under control.

STEP 1: THE PRE-CONSTRUCTION PHASE (DESIGN DEVELOPMENT) cont..

What does the process entail?

Meeting with the client is imperative to the process because they are defining the project, and we get a better sense of whom we are working with. Finding out the objectives and resolving any questions that the client may have is important as well.

The outcomes of the pre-construction effort.

The main outcome is a firm and plausible schedule, project scope, and cost estimate for the business owner. The cost estimate is dependent on how accurate the client requires it. The following can also be provided via the pre-construction process.

- Procurement plan
- Execution plan
- Project scope
- Engineering

STEP 1: THE PRE-CONSTRUCTION PHASE (DESIGN DEVELOPMENT) cont..

- Evaluations as specified by client
- Basis of design
- Integrated Project Schedule
- Risk analysis
- Utility requirements
- Cash curve
- Constructability review

- Equipment list
  - Options for alternative cost-saving equipment
  - Analysis of different equipment approaches
- City/county requirements
- General arrangements
- Site plan and site evaluation
- Evaluation of decisions to be made such as expansion/upfit versus new facility
- Analysis of the cost impact of materials and product
- Suggestions such as ways to save money and/or expedite the project timeline

ESTIMATING THE PROJECT COST INCLUDING THE DEVELOPMENTAL COST:

1. Use an architect to estimate the building cost
2. Use an engineer to estimate everything for the site work including concrete foundations.

- Soil boring
- Driveways
- Fill (dirt)
- Etc.

3. Use an experience contractor to provide bid proposal and contingency.
4. Use account to keep track of soft cost and land cost.

IMPORTANT PRE-CONSTRUCTION TEAM MEMBERS

- Engineer
- Architect
- Banker
- Owner
- Construction Manager
- Developer
- CPA

THE CONSTRUCTION PHASE

Contractor is important to this phase:

- Project Manager is vital

The construction stage is the hub of the project. It is the phase where the planning takes off. The whole professional team involving architects, consultants, and engineers are engaged in this phase. The experienced team has to perform quality control inspections, check and approve the technical submittals and ensure that the contractor generally delivers the project as designed.

It is here that the contractor divides the work into smaller phases and, in many cases, tenders the smaller stages to subcontractors. However, the main contractor always retains responsibility for the overall project.

THE CONSTRUCTION PHASE

During this stage, there are very many important things to consider. Some of them are as follows:

- Ensuring the contractor knows his appropriate duty and quality requirements.
- Assurance from the contractor that he will correct any arising problems in the inspected construction works.
- Stipulating the defects liability period, if any
- Checking if there are contractual distinctions between different works described. For instance, are there any contractual distinctions on works and engineering works?
- What are the procedures to be undertaken in the case of a dispute?
- The probability of timely project completion

THE CONSTRUCTION PHASE

The activities during this phase are quite numerous. It is essential to be keen on the sequencing, lead times, and any legislative or time-sensitive compliance issues. Apart from the granular issues covering construction, there are other vital components of this phase that you should consider.

If you carry out a risk analysis on the construction phases, the highest risk is the construction phase. Here is where the construction manager comes in to mitigate the risks. Through comprehensive planning, the construction manager can identify the threat and counter it before it happens. There are some risks, such as weather, that are, however, beyond anyone's control.

Apart from risk mitigation, the construction manager must be very vigilant to keep the project on track. Their services may include monitoring the contractor's safety program, monitoring the scope, time and budget, and any other insurance and risk management controls.

LEASE UP/ OCCUPANCY

How to do a successful lease-up?

Study the market rigorously, learn what is realistically possible during lease-up and keep your partners firmly in the loop every step of the way. Open and regular communication among all players during the lease-up from the construction team to the investors and the marketing team is vital to success.

What are the benefits to a well-organized lease-up program to the developer?

Study the market rigorously, learn what is realistically possible during lease-up and keep your partners firmly in the loop every step of the way. Open and regular communication among all players during the lease-up from the construction team to the investors and the marketing team is vital to success.

LEASE UP/ OCCUPANCY

Who are involved in the Lease-up process?

There are usually several parties involved in created a lease up schedule, including the building's owner, property manager, and construction team. This makes modeling properties with lease up schedules much more complex than modeling stabilized properties.

Leasing Agent Responsibilities:

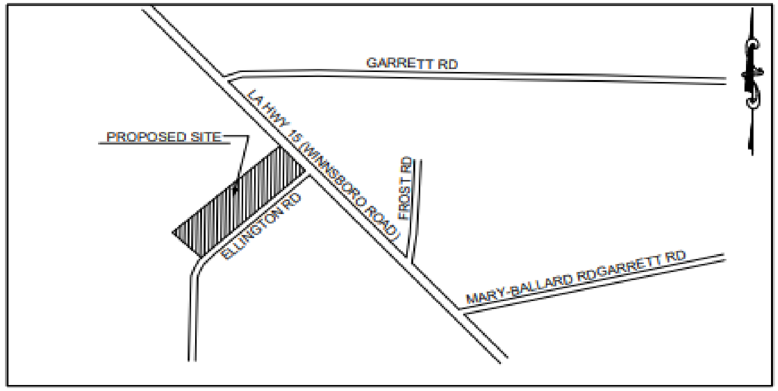
- Recording and updating details of prospective and existing landlords and tenants into computer database swiftly.
- Examining properties and informing maintenance staff of issues.
- Advertising available properties and conducting property tours as part of marketing activities.

LEASE UP/ OCCUPANCY

- Screening prospective tenants to ensure they meet eligibility requirements.
- Completing lease applications and assisting with verification of application information.
- Informing prospective tenants of results.
- Inspecting properties when tenants take occupation and vacate the primases, meeting with tenants to provide information and address their complaints and concerns.
- Maintaining and storing documentation effectively.
- Accepting rent payments, security deposits and other applicable fees.

COGNITIVE DEVELOPMENT CENTER, INC

ELLINGTON DRIVE APARTMENTS



VICINITY MAP

DRAWING LIST

DESIGN LOAD CRITERIA

BUILDING CRITERIA	IBC PROVISIONS
BUILDING OCCUPANCY:	RESIDENTIAL R2
BUILDING HEIGHT:	28 FT. (TABLE 504.3)
MAX. # OF STORIES:	2 ALLOWED (TABLE 504.4)
	2 PROVIDED
MAX. ALLOWABLE AREA:	48,000 S.F. (TABLE 506.2)
TOTAL ACTUAL AREA:	9,550 S.F.
OCCUPANT LOAD: (T1004.1.2)	48 OCCUPANTS
	48 OCCUPANTS TOTAL

LIFE SAFETY CODE ANALYSIS

BUIDING CRITERIA

LIFE SAFETY CODE: NFPA 101-2015 ED
TYPE OF OCCUPANCY: RESIDENTIAL
TYPE OF CONSTRUCTION: TYPE V(000)
MAXIMUM TRAVEL DISTANCE: 200 FT

BUIDING AREA

19,504 HTD SF / 25,434.3 TOTAL SF

OCCUPANT LOADING

OCCUPANT/200 SF

MAXIMUM TOTAL OCCUPANTS: 48

EGRESS WIDTH REQUIRED

XX OCUPANTS x 0.2"/OCCUPANT = 9.6
MINIMUM EGRESS WIDTH = 36
EXITS PROVIDED: 2/UNIT

MISCELLANEOUS:

NFPA 13 AUTOMATIC SPRINKLER SYSTEM REQUIRED.
NFPA 72 FIRE ALARM SYSTEM REQUIRED.
TRAVEL DISTANCE DOES NOT EXCEED 200 FT.

101.7.2.5.4.2 - HANDRAILS COMPLYING WITH 7.2.2.4 SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP WITH A RISE GREATER THAN 6".

DESIGN LOAD CRITERIA

CODES	
BUILDING CODE	2015 IBC
ROOF LIVE LOAD	20 PSF SECONDARY MEMBERS
ROOF LIVE LOAD	12 PSF PRIMARY MEMBERS
BUILDING DEAD LOAD	AS CALCULATED
COLLATERAL LOAD	4 PSF MINIMUM
GROUND SNOW LOAD	10 PSF
ROOF SNOW LOAD	10 PSF
WIND SPEED	115 MPH
IMPORTANCE FACTOR	1.0
BUILDING TYPE	ENCLOSED
INTERNAL PRESSSURE COEF.	± 0.18
FIRST FLOOR LIVE LOAD	100 PSF

MEANS OF EGRESS

ITEM	CODE REQUIREMENTS	PROVIDED
NUMBER OF EXITS (T-1019.1 & T-1015.1)	1 (T-1019.1)	2
MAXIMUM TRAVEL DISTANCE:	200 FT.	58 FT±
MINIMUM CORRIDOR WIDTH	44"	72"
WIDTH OF EGRESS DOOR:	32 IN MIN.	36 IN
MINIMUM STAIR WIDTH:	36 IN	42"

IMC OUTDOOR AIR
VENTILATION REQUIREMENTS

ITEM	OCCUPANTS OR AREA	OA RQ'D
ROOMS: 50 CFM/ROOM	5 ROOMS	250 CFM
	TOTAL:	250 CFM

BUILDING AREA

1 BEDROOM UNIT	
HEATED AREA	885.7 SF
COVERED AREA	65.8 SF
STORAGE AREA	32.8 SF
1 BDRM UNIT TOTAL AREA	984.3 SF

2 BEDROOM UNIT	
HEATED AREA	964.4 SF
COVERED AREA	63.5 SF
STOIRAGE AREA	35.2 SF
2 BEDRM UNIT TOTAL AREA	1063.1 SF

BUILDING AREA	BLDG 1	BLDG 2	BLDG 3	TOTAL AREA
BUILDING HEATED AREA	4743.3 SF	4743.3 SF	4743.3 SF	14229.9 SF
BUILDING COVERED AREA	319.8 SF	319.8 SF	319.8 SF	959.4 SF
BUILDING STAROAGE AREA	194.2 SF	194.2 SF	194.2 SF	582.6 SF
BUILDING AREA TOTAL	5293.3 SF	5293.3 SF	5293.3 SF	15879.9 SF

HOWSE PLANS

COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

COVER SHEET

22-13

A-00

SPECIFICATIONS FOR POST TENSIONED FOUNDATION SLAB ON GRADE

1.0 MATERIALS

1.1 All post tensioning strands and anchorages shall conform to Section 3.1 for Post Tensioning Materials, Post Tensioning Manual, Post Tensioning Institute, 1976. Strands shall be fabricated from 1/2" diameter, 270 K.S.I. strand meeting current ASTM specifications.

1.2 Conventional structural reinforcing steel shall conform to ASTM Specification A-615-40.

1.3 Concrete shall have a minimum compressive strength of 2,000 PSI at the time of tensioning and 3,000 PSI at 28 days. Concrete shall have a minimum slump of 5". Calcium Chloride shall not be used in concrete.

1.4 Anchors shall have a minimum bearing of 11.8 sq. in.

2.0 CONSTRUCTION

2.1 The subgrade shall be stripped of all vegetation, and topsoil prior to preparation of base.

2.2 The subgrade shall be prepared in accordance with ASTM D698.

2.3 Grade beams shall extend into natural undisturbed ground or, where the depth of fill is too great to allow the beams to bear upon natural ground, drilled concrete shafts or piers shall be constructed under the grade beams. The piers shall be 12" diameter minimum and shall be long enough to extend into natural ground a minimum of 10 ft for perimeter or exterior beams and 2 ft for interior beams. Piers shall be placed as shown on the plans. In the event the plans do not show the location of piers they shall be placed around the perimeter beam at a spacing not to exceed 10 ft and at all exterior corners of the slab. Interior piers shall be placed at all interior beam intersections. Piers shall be constructed in accordance with the TYPICAL DRILLED CONCRETE SHAFT DETAIL SHOWN ON THIS DRAWING.

2.4 Alternately, piers will not be required where the fill is certified by a qualified soils testing service as meeting the requirements of these specifications.

2.5 Trees shall not be allowed within 20 ft. of the slab nor shall the drip line of the trees extend over the slab.

2.6 The site shall be graded so as to direct drainage away from the slab.

2.7 A 0.006 mil polyethylene waterproofing membrane shall be installed between the slab and the supporting base material.

2.8 The contractor and/or builder shall be responsible for verifying all foundation dimensions with the final architectural floor plans. Discrepancies between the foundation plans and the architectural floor plan shall be brought to the attention of the engineer; otherwise the architectural dimensions shall govern.

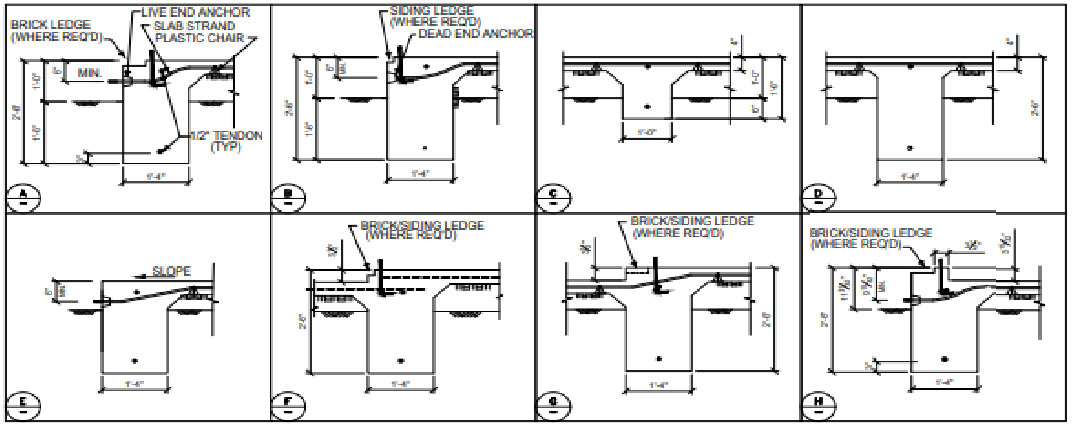
2.9 Post tensioning strands shall be tied at intersections and supported by chairs at a 4-ft. spacing.

2.10 Post tensioning strands shall be placed under compression by tensioning the strands no later than seven (7) days after placement of the concrete. Loading the slab with any type of building construction or placement of building materials will not be allowed until strands have been fully stressed.

3.0 INSPECTION

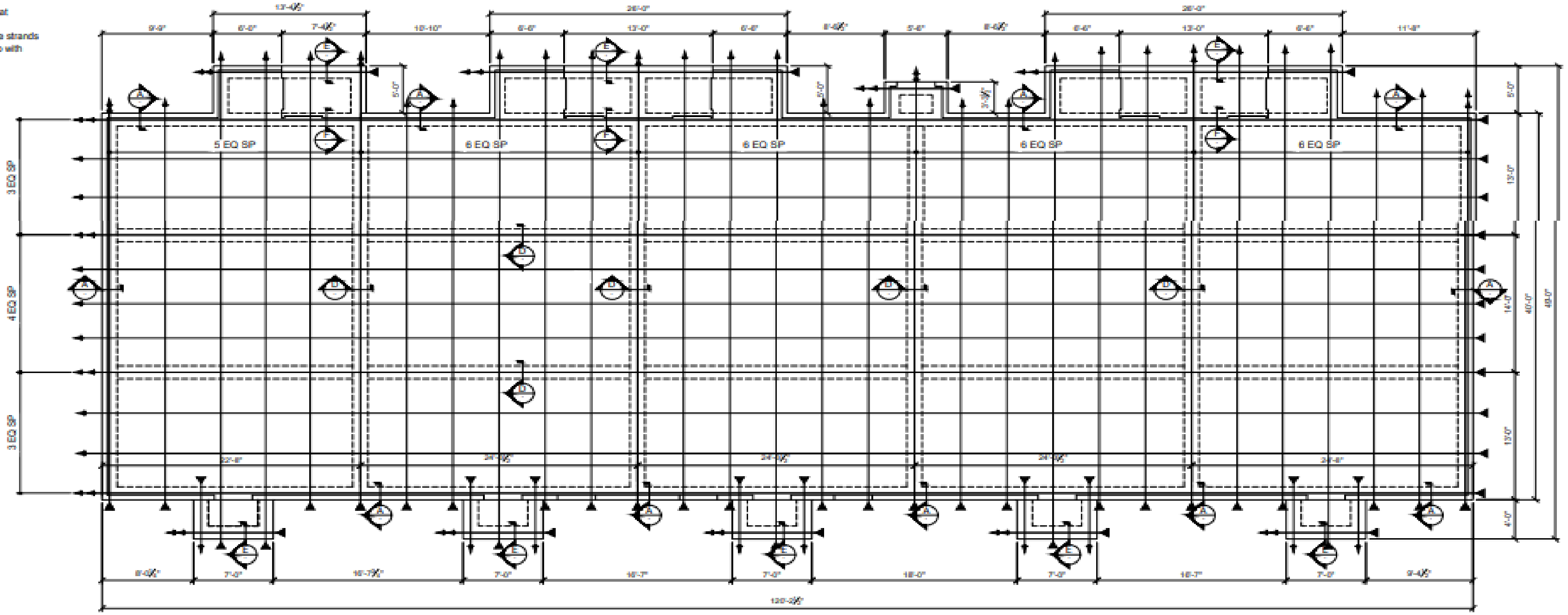
3.1 Prior to placement of concrete and after excavation of grade beams and installation of strands, a representative of the design engineer shall inspect the installation. The engineer's representative shall again inspect and witness the tensioning of the strands. It is the responsibility of the contractor to notify the engineer a minimum of 24 hours prior to the time that the inspection will be required. The time between the first inspection and the placement of concrete shall not exceed three days.

3.2 The engineer's performance of inspections of the foundation does not attest to the quality of workmanship or materials used in placing and curing the concrete foundations, nor to the quality and ability of the supporting sub-grade soils to support the applied loads without significant settlement or movement. The design engineer does not offer a soils or materials testing service, and recommends that the builder furnish a soil test on each individual building site by an independent testing laboratory to verify sub surface soil conditions. If the builder chooses not to do so, the engineer will use the most readily available information for design purposes but assumes no responsibility or liability as to the accuracy of the information.



TYPICAL FOOTING DETAILS FOR POST TENSION SLABS

3/4" = 1'-0"



BUILDING TYPE "A" - FOUNDATION PLAN

3/16" = 1'-0"

FOUNDATION AREA = 5293 SQ. FT. x 3 = 15879 TOTAL SQ. FT.

CONCRETE = 168 CU. YD. x 3 = 504 TOTAL CU. YD

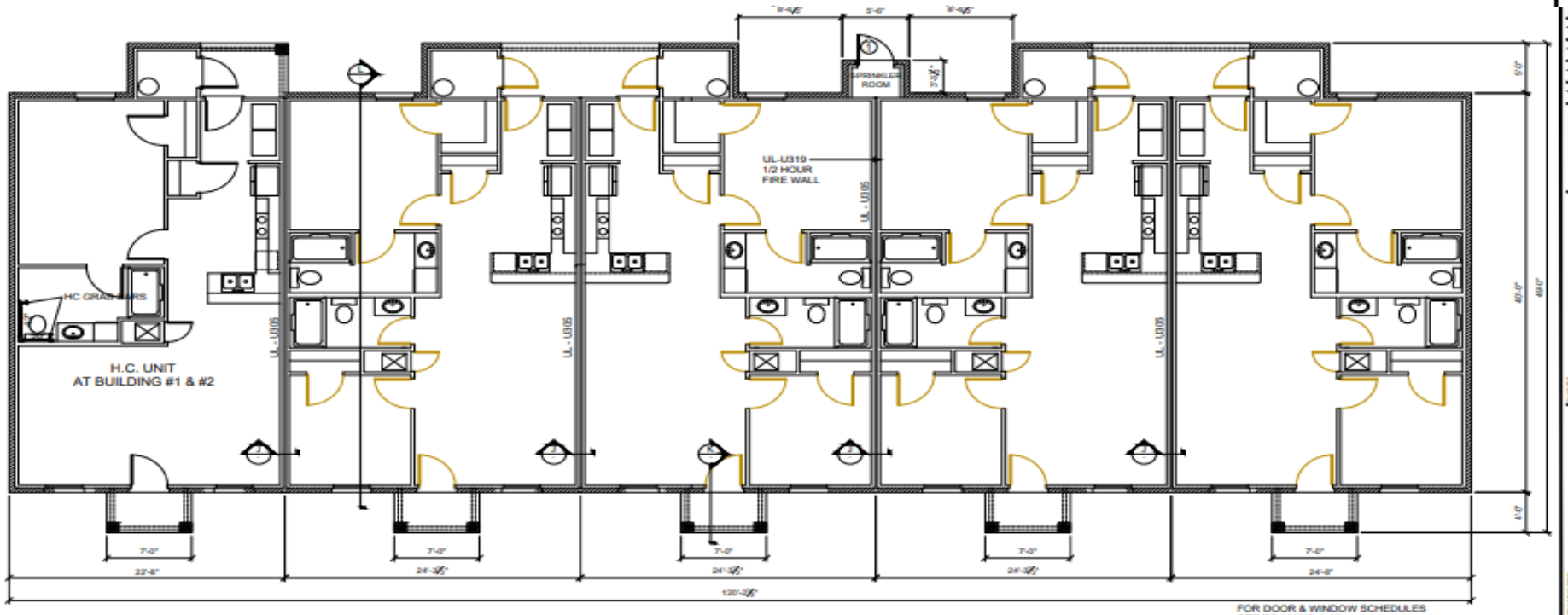
HOWSE PLANS

COGNATIVE DEVELOPMENT CENTER, INC. ELLINGTON DR. MONROE, LA.

BUILDING "A" FOUNDATION PLAN

22-13

A-01



BUILDING #1, 2, & 3 FLOOR PLAN

3/16" = 1'-0"

FOR DOOR & WINDOW SCHEDULES
SEE DRAWING A-05

DESIGN BY
CSW
DRAWN BY
CSW
DATE
05-10-22
SCALE
AS SHOWN

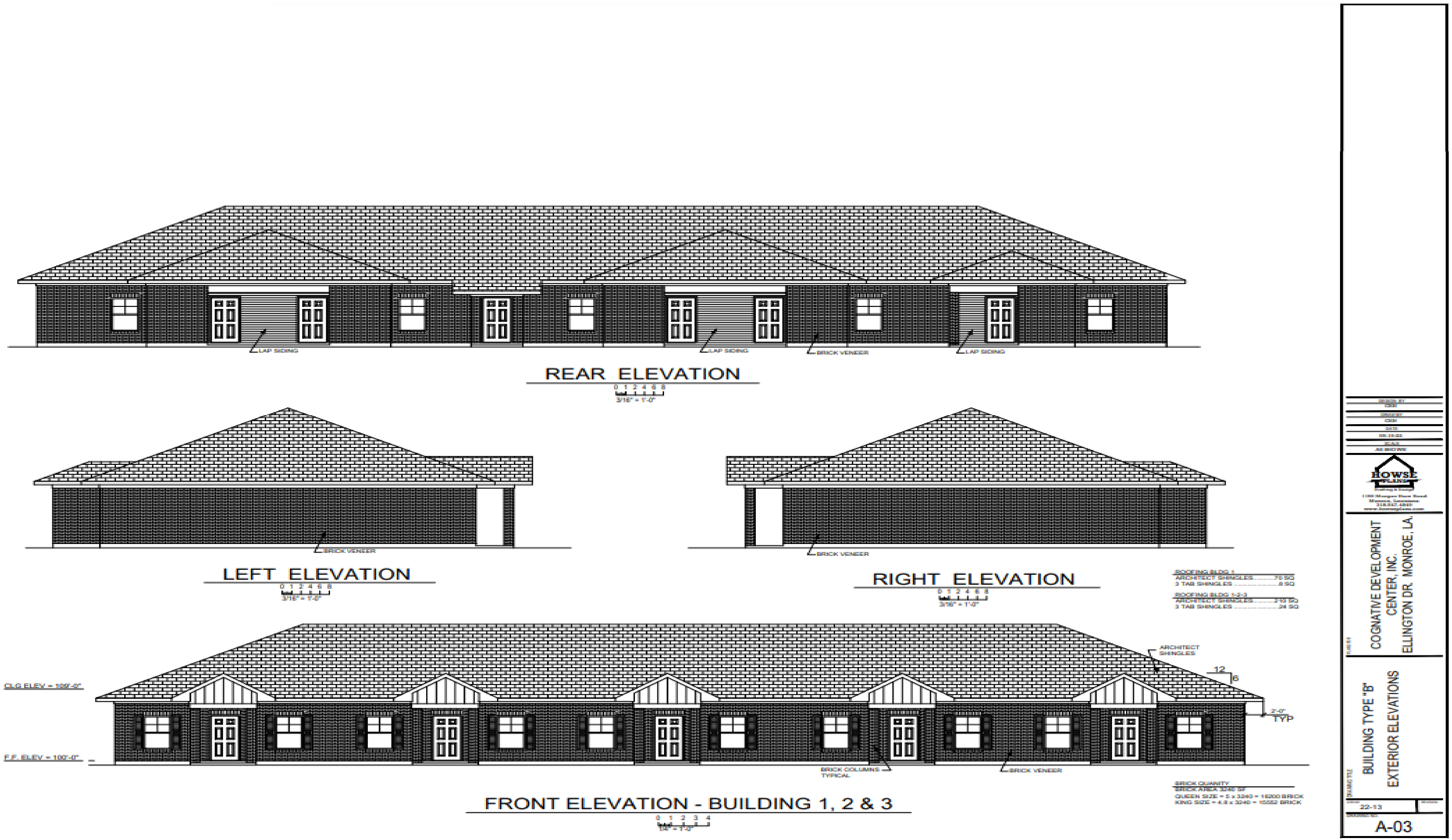
Howse PLANS
Drafting & Design
1209 Morgan Store Road
Monroe, Louisiana
318.547.4849
www.howseplans.com

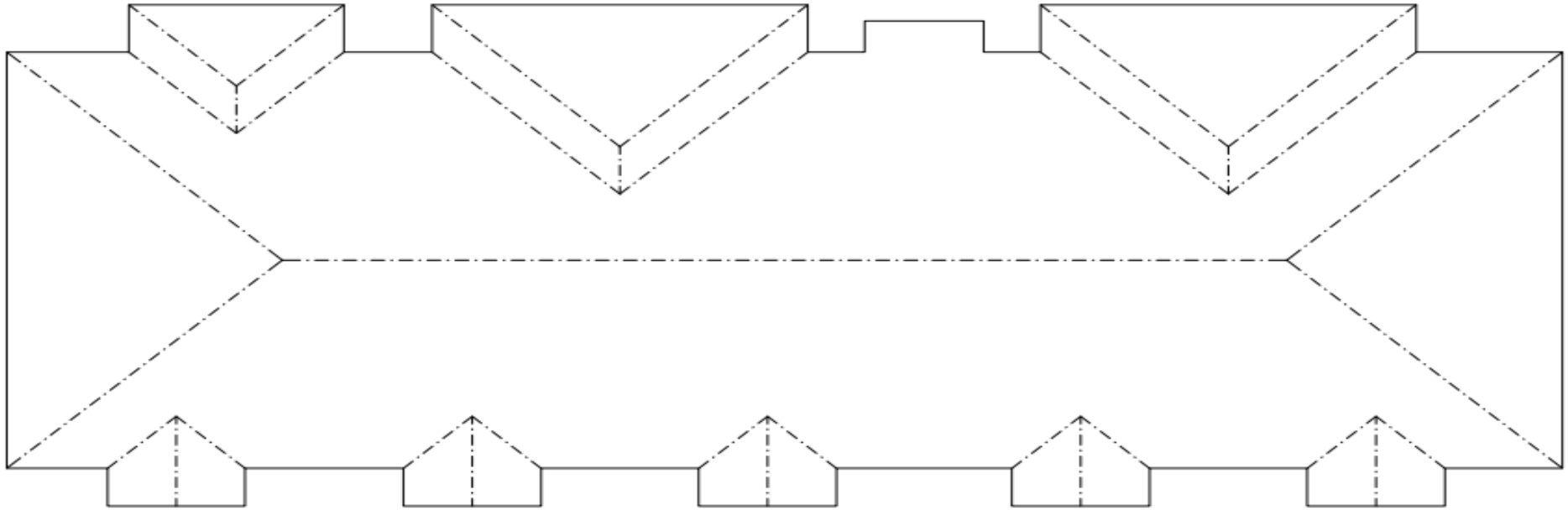
COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

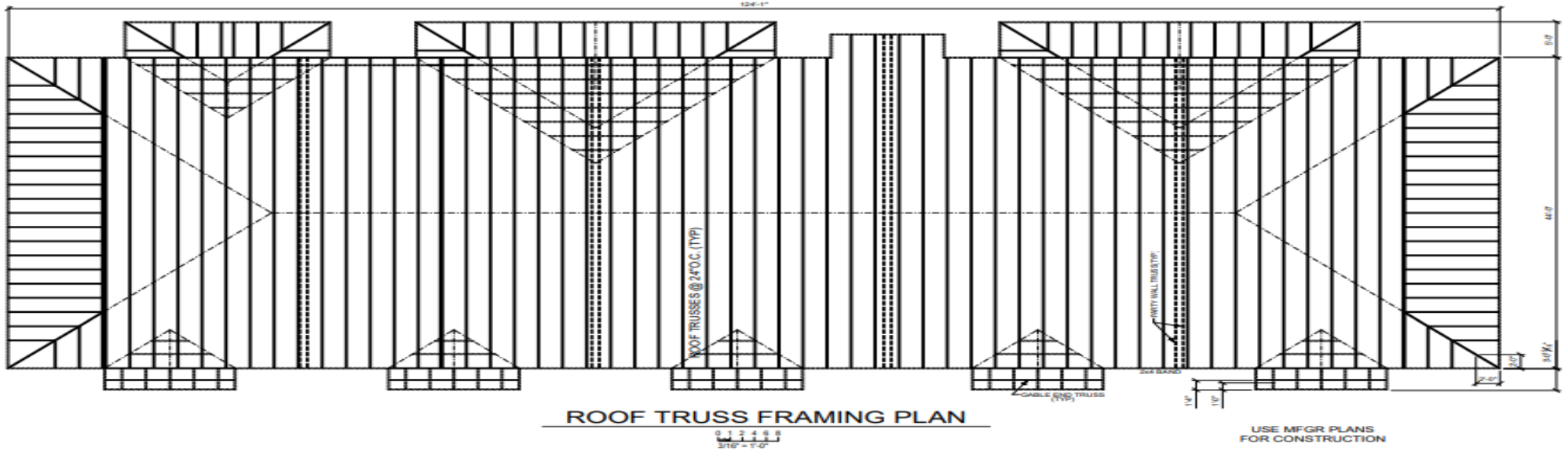
BUILDING "A"
FLOOR PLAN

DRAWING TITLE

DATE 22-13
DRAWING NO. A-02
REVISIONS


LAP SIDING
LAP SIDING
BRICK VENEER
LAP SIDING
REAR ELEVATION
3/16" = 1'-0"
BRICK VENEER
LEFT ELEVATION
3/16" = 1'-0"
BRICK VENEER
RIGHT ELEVATION
3/16" = 1'-0"
ROOFING BLDG 1
ARCHITECT SHINGLES.........70 SQ
3 TAB SHINGLES.........8 SQ
ROOFING BLDG 1-2-3
ARCHITECT SHINGLES.........210 SQ
3 TAB SHINGLES.........24 SQ
CLG ELEV = 109'-0"
F.F. ELEV = 100'-0"
ARCHITECT SHINGLES
12
6
2'-0" TYP
BRICK COLUMNS TYPICAL
BRICK VENEER
FRONT ELEVATION - BUILDING 1, 2 & 3
1/4" = 1'-0"
BRICK QUANITY
BRICK AREA 3240 SF
QUEEN SIZE = 5 x 3240 = 16200 BRICK
KING SIZE = 4.8 x 3240 = 15552 BRICK
HOWSE PLANS
COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.
BUILDING TYPE "B"
EXTERIOR ELEVATIONS
22-13
A-03





ROOF TRUSS FRAMING PLAN

0 1 2 4 6 8
3/16" = 1'-0"

USE MFGR PLANS
FOR CONSTRUCTION

DESIGNED BY
CBDH
DRAWN BY
CBDH
DATE
05-24-22
SCALE
AS SHOWN

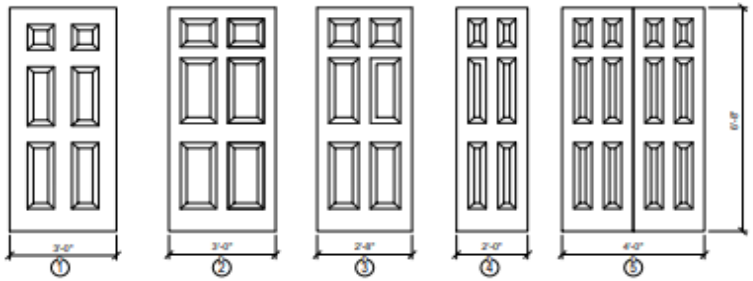
HOWSE PLANS

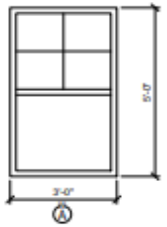
COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

ROOF TRUSS FRAMING PLAN

JOB NO.
22-13

A-04

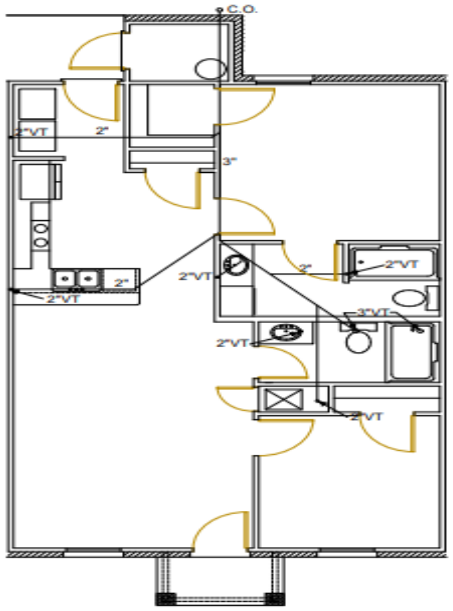




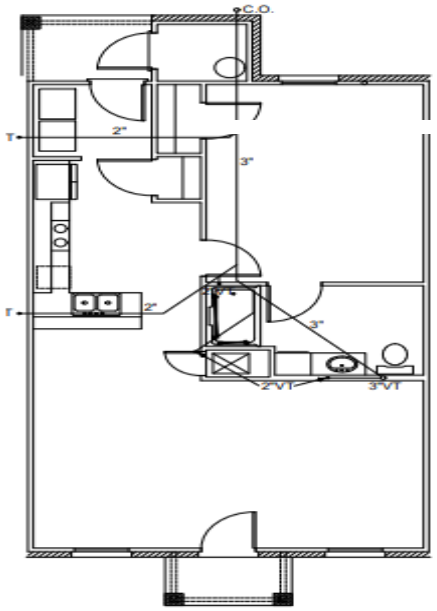
SCHEDULE OF OPENINGS

MK	SIZE	DESCRIPTION
DOOR		
1	3-0 x 6-8	*EXTERIOR 6 PANEL, S.C. FIBERGLASS
2	3-0 x 6-8	INTERIOR 6 PANEL H.C. MASONITE OR EQUAL
3	2-8 x 6-8	INTERIOR 6 PANEL H.C. MASONITE OR EQUAL
4	2-0 x 6-8	INTERIOR 6 PANEL H.C. MASONITE OR EQUAL
5	4-0 x 6-8	INTERIOR (2) 6 PANEL H.C. MASONITE OR EQUAL
WINDOW		
A	3-0 x 5-0	S.H. VINYL DBL GLAZED INSULATED 4/1 LITE

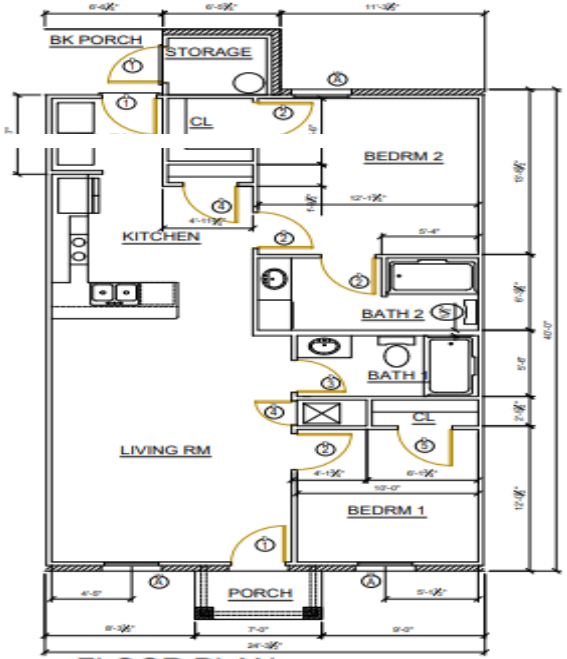
* DOORS IN FIREWALLS TO BE 45 MIN LABLED



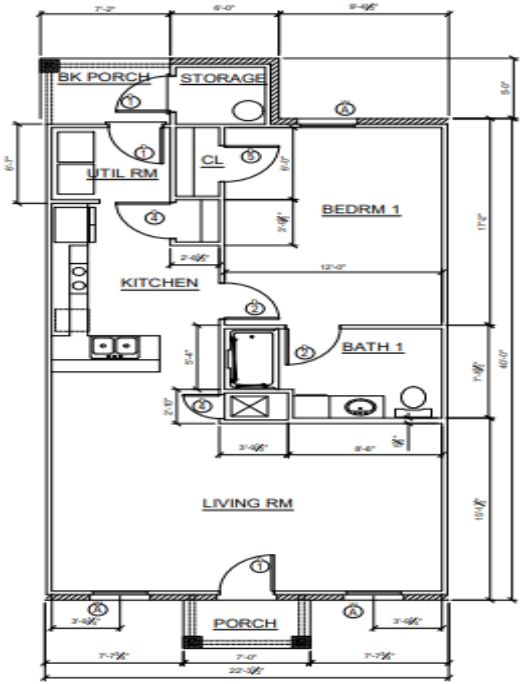
PLUMBING PLAN
2 BEDROOM UNIT



PLUMBING PLAN
1 BEDROOM UNIT



FLOOR PLAN
2 BEDROOM UNIT



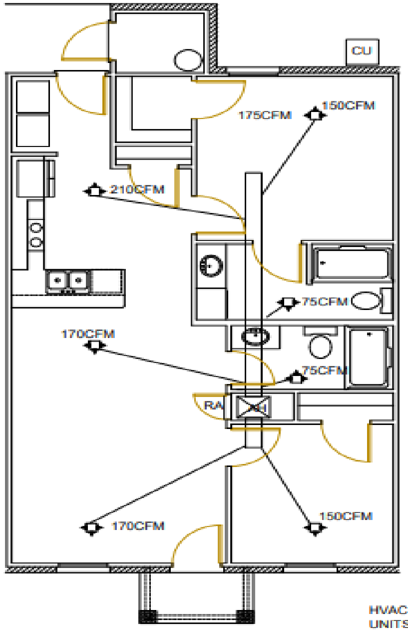
FLOOR PLAN
1 BEDROOM UNIT

COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR MONROE, LA.

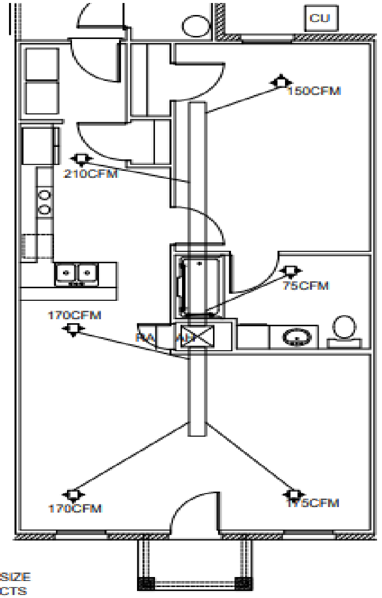
1 & 2 BEDROOM UNITS
FLOOR PLANS
&
PLUMBING PLANS

22-13

A-05



HVAC PLAN



HVAC CONTRACTOR TO SIZE UNITS, REGISTERS & DUCTS

HVAC PLAN 1 BEDROOM UNIT

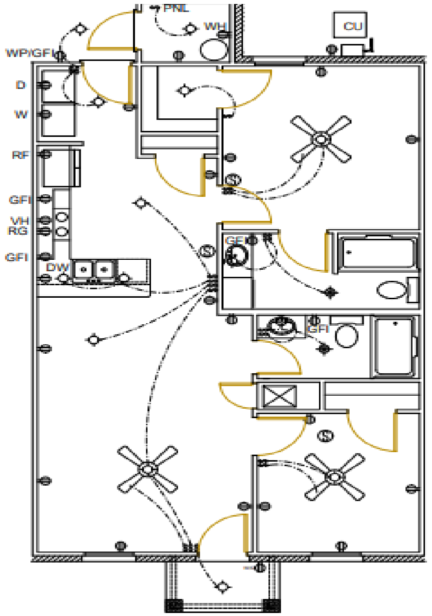
1/4" = 1'-0"

200A

1	HVAC - CU	50A	30A	WATER HEATER	2
3					4
5	HVAC - AH	20A	30A	DRYER	6
7	RANGE/OVEN	40A			8
9			20A	WASHER	10
11	RANGE VENT	20A	20A	GFI - KITCHEN	12
13	MICROWAVE	20A	20A	GFI - KITCHEN	14
15	DISHWASHER	20A	20A	GFI - BATH	16
17	REFRIGERATOR	20A	20A	GFI - MSTR BATH	18
19	REFRIGERATOR	20A	20A	POWER	22
21	LIGHTING	15A	20A	POWER	20
23	LIGHTING	15A	20A	POWER	24
25	LIGHTING	15A		SPARE	26
27	SPARE			SPARE	28
29	SPARE			SPARE	30

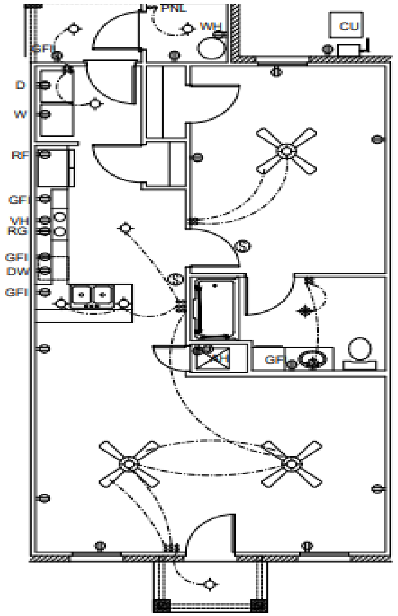
ELECTRICAL SCHEDULE

LEGEND - ELECTRICAL			
	CEILING LIGHT	$4	SWITCH - 4 WAY
	CLG LIGHT - RECESSED		SMOKE DETECTOR
	CLG LIGHT - SOCKET		110v OUTLET (2)
	CLG LIGHT - FLOOD		110v OUTLET (4)
	EXIT LIGHT		220v OUTLET
	WALL LIGHT		JUNCTION BOX
	FLOURECENT LIGHT		CABLE TV
	HEATER,VENT,LIGHT		FIRE ALARM
	CEILING FAN		THERMASTAT
	EXHAUST FAN		TELEPHONE JACK
$	SWITCH - SINGLE POLE	PNL	CURCIUT BRAKER PANEL
$2	SWITCH - DOUBLE POLE		DISCONNECT BOX
$3	SWITCH - 3 WAY		METER



ELECTRICAL PLAN 2 BEDROOM UNIT

1/4" = 1'-0"



ELECTRICAL PLAN 1 BEDROOM UNIT

1/4" = 1'-0"

HOWSE PLANS

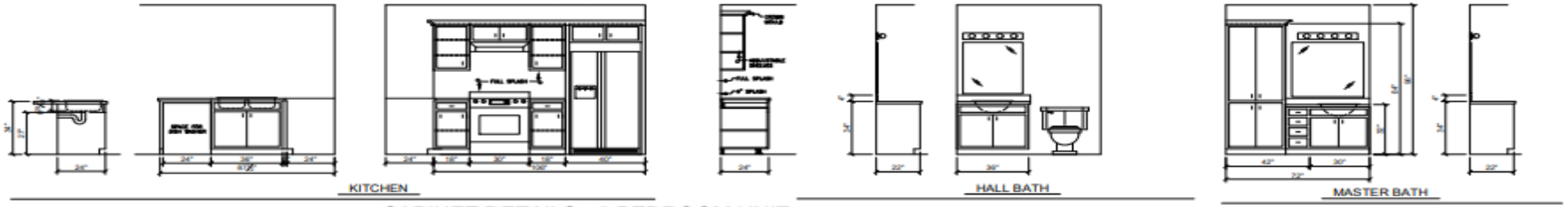
COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

1 & 2 BEDROOM UNITS
ELECTRICAL PLANS
&
HVAC PLANS

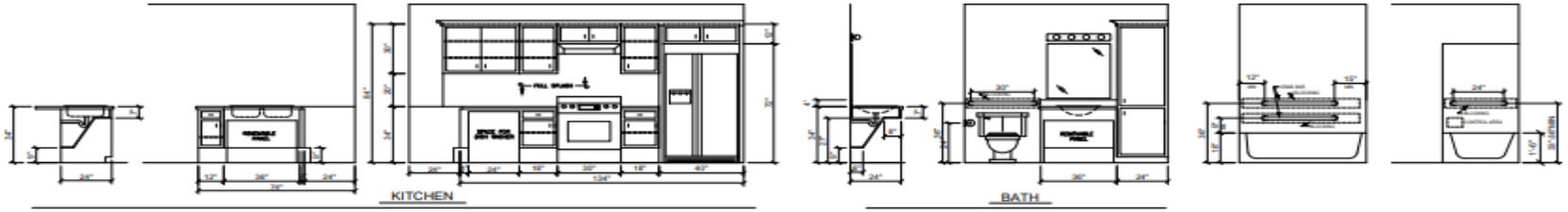
22-13

A-06

CABINET DETAILS - 2 BEDROOM UNIT - H.C.



CABINET DETAILS - 2 BEDROOM UNIT



CABINET DETAILS - 1 BEDROOM UNIT - H.C.

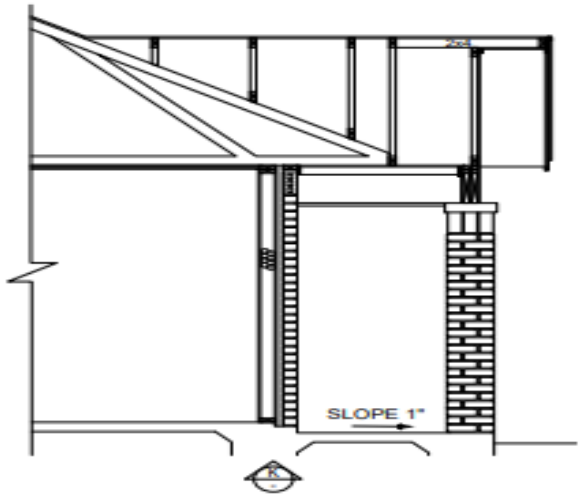
CABINET DETAILS - 1 BEDROOM UNIT

COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

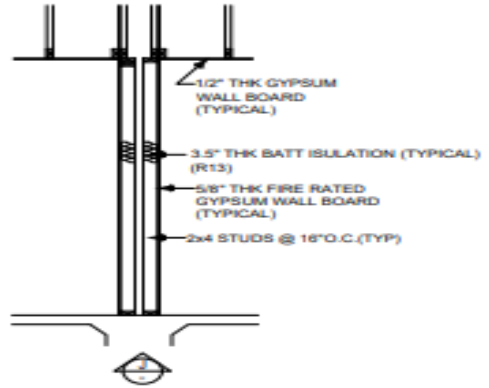
1 & 2 BEDROOM UNITS
CABINET DETAILS

22-13

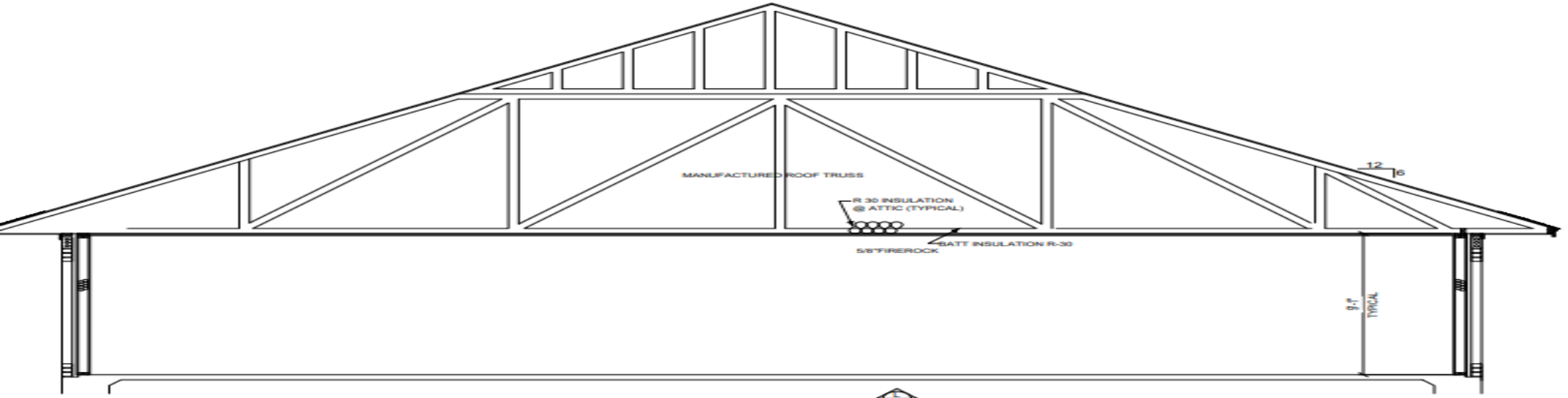
A-07



TYPICAL SECTION @ FRONT PORCH



TYPICAL PARTY WALL SECTION



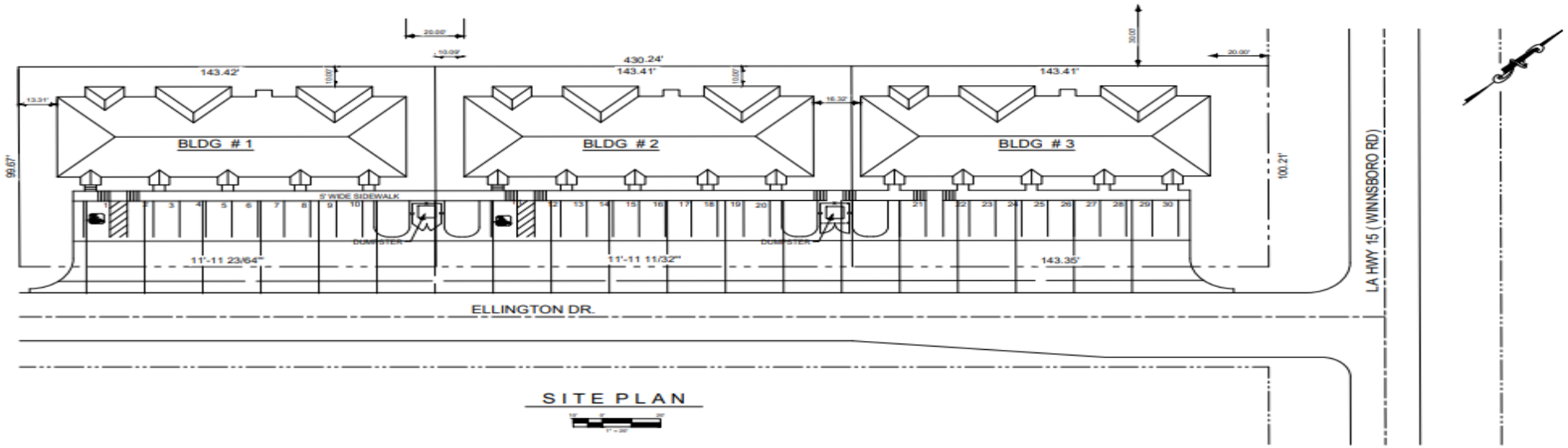
TYPICAL BUILDING SECTION

COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

BUILDING SECTIONS

22-13

A-08



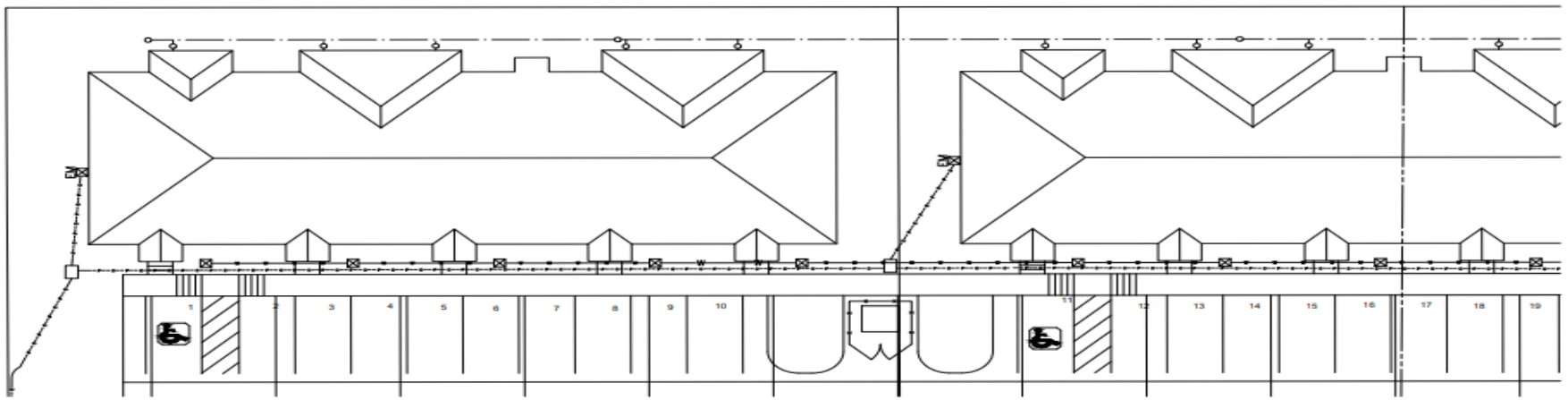
SITE PLAN

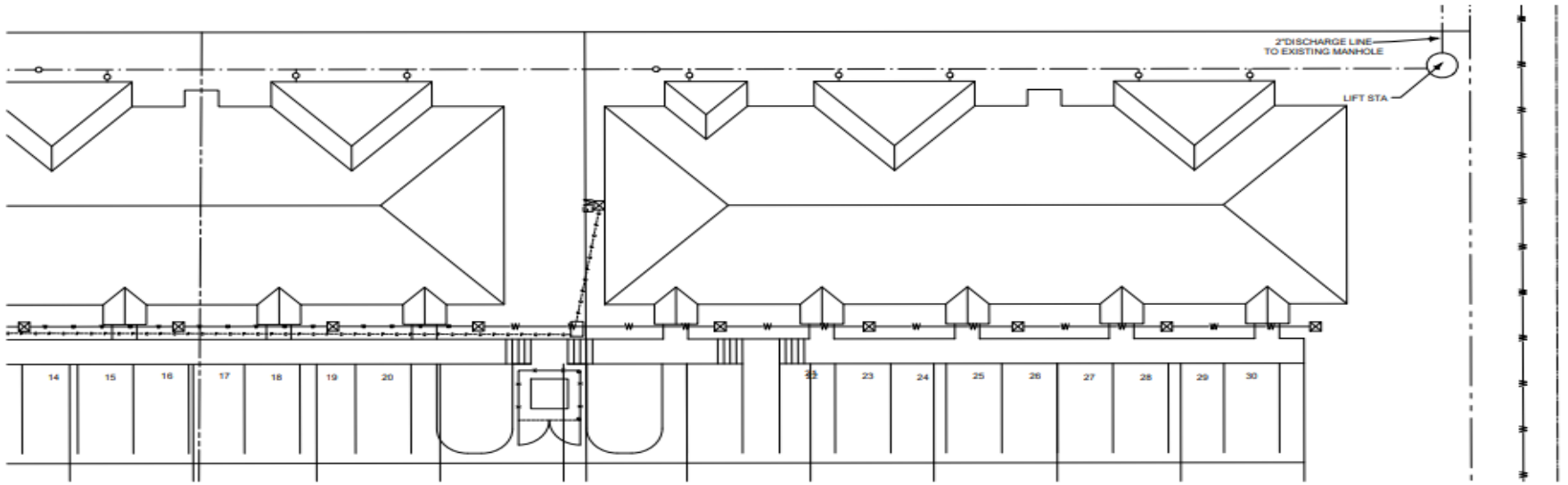
COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

SITE PLAN

22-13

S-01





SITE UTILITY PLAN

LEGEND

6" SEWER LINE	C.O. SEWER CLEAN OUT
POWERLINE	W.V. WATER VALVE
POWER CONDUIT	E.T. ELECTRICAL TRANSFORMER/JUNCTION BOX
WATER LINE	CB CATCH BASIN
	WM WATER METER
	EM ELECTRICAL METERS

DESIGN BY
CBW
DRAWN BY
CBW
DATE
05.19.22
SCALE
AS SHOWN

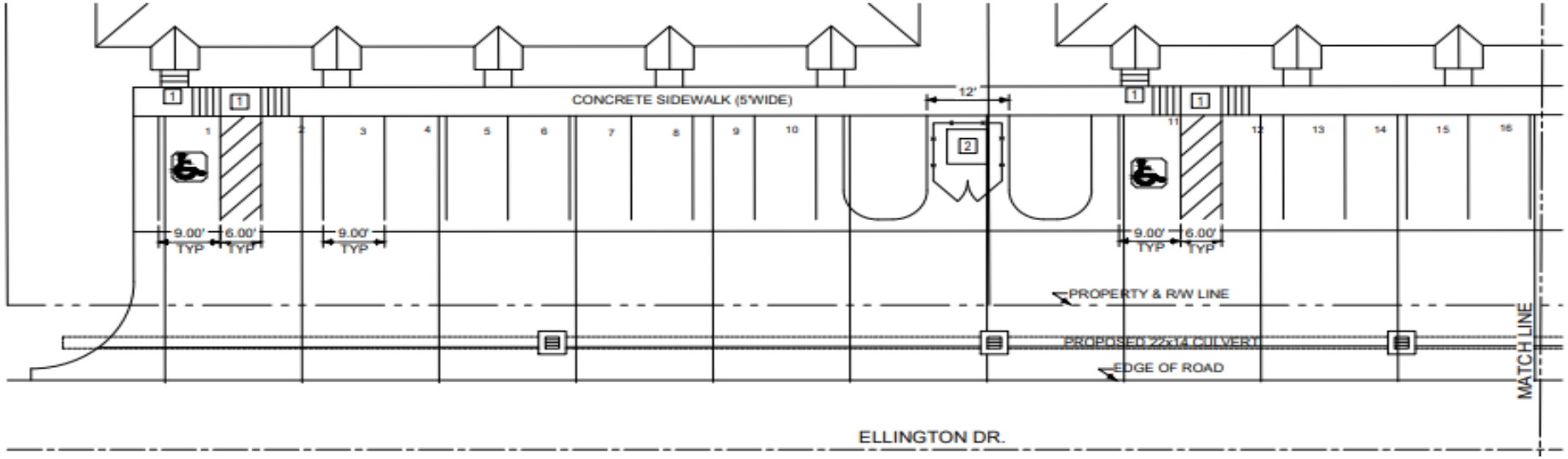
HOWSE PLANS
Drafting & Design
1309 Morgan Haire Road
Monroe, Louisiana
318.547.4849
www.howseplans.com

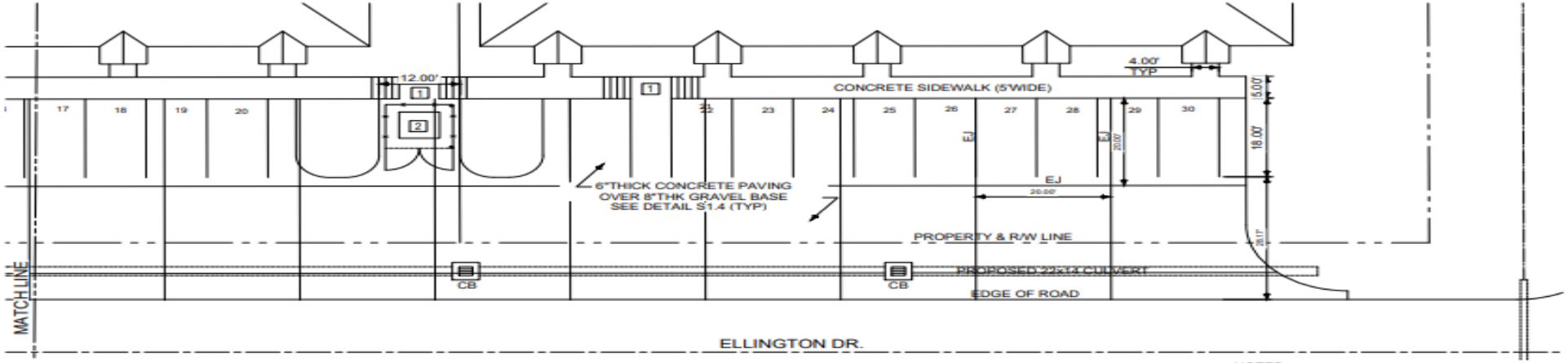
PROJECT
COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

DRAWING TITLE
SITE UTILITY PLAN

JOB NO.
22-13

DRAWING NO.
S-02





PARKING & PAVING PLAN

NOTES:
1. H.C. RAMPS(1:12 SLOPE)(TYP) SEE DETAIL S1.4 (TYP)
2. DUMPSTER (10'x10'x7' FENCED AREA) (12'x12'x6"THK CONCRETE PAD

COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

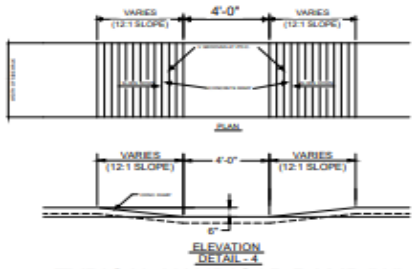
PARKING & PAVING PLAN

22-13

S-03

PARKING & PAVING PLAN

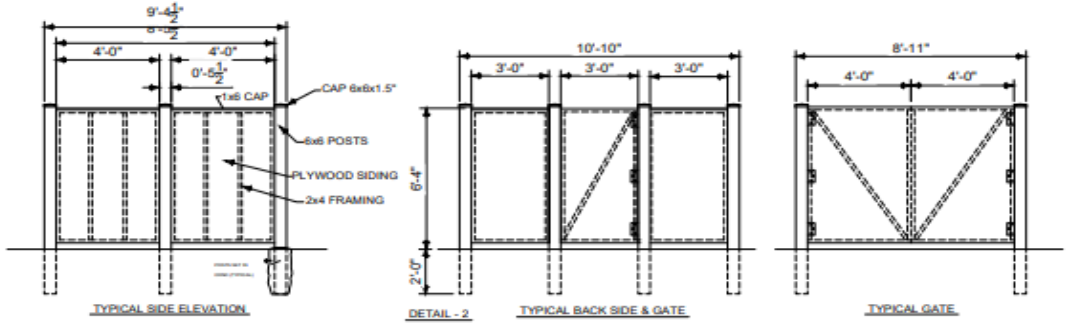
0 1 2 3



TYPICAL HANDICAP RAMP "A"

0 1 2 3

3/8" = 1'-0"



NOTE: ALL MATERIAL PRESSURE TREATED WOOD W/WATER SEAL STAIN FINISH.

TYPICAL FENCING AT DUMPSTERS

0 1 2 3

3/8" = 1'-0"

DESIGN BY
CEM
DRAWN BY
CEM
DATE
05-10-22
SCALE
AS SHOWN

HOWSE PLANS
Drafting & Design
1189 Morgan River Road
Monroe, Louisiana
318.807.4849
www.howseplans.com

COGNATIVE DEVELOPMENT CENTER, INC.
ELLINGTON DR. MONROE, LA.

PARKING & PAVING DETAILS

DRAWING TITLE

JOB NO.
22-13
DRAWING NO.
S-04

Questions / Answers

HOUSING DEVELOPMENT

CHARLES R. THEUS

DEVELOPER