

City of Slidell, Louisiana
Planning Commission
Agenda



SCAN ME
for the
PC website

February 9, 2026 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from January 12, 2026
4. **Public Hearing**
 - a. **DEXCP 2026-0003:** A request for a Design Exception for a Functional Dependent Design per Appendix B Section 3.6 of the Municipal Code for proposed construction of an auto parts store located at 115 Northshore Blvd.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be March 16, 2026.



City of Slidell, Louisiana
Planning Commission
Minutes

January 12, 2026 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Washington at 7:00 p.m.

Commissioners Present

Landon Washington, Chair
Sandy Hicks
Michael Newton
Richard Reardon

Commissioners Not Present

Gayle Green, Vice Chair
Chad Duffaut, Jr.

Staff Present

Daniel McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Hicks to approve minutes of December 15, 2025 as written; Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. **DEXCP 2025-0002:** A request for a Design Exception for a Functional Dependent Design per Appendix B Section 3.6 of the Municipal Code for proposed construction of a police headquarters and jail facility at 911 Robert Blvd. for the Slidell Police Department.

Introduced by Chair Washington. No one from the public wished to speak. Director McElmurray addressed the Commission and recommended approval. Commissioner Hicks made a motion to approve **DEXCP2025-0002**. Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **DEXCP2025-0002**.

- b. **AZ 2025-0001:** A request to annex property located at 1450 Gause Blvd W, identified as Parcel No. 113491 containing 21.12 Acres, into the City of Slidell and establish City zoning classification as A-8 High Density Urban / R3 High Density Residential.

Introduced by Chair Washington. Ms. Katherine Mire of Jones Fussell, LLP was present to answer any questions by the Commission. Director McElmurray addressed the Commission and recommended approval with a favorable recommendation to City Council. Commissioner Hicks made a motion to approve **AZ2025-0001** and forward to City Council with a favorable recommendation. Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **AZ2025-0001**.

5. **Other Business**

- a. **SUBD 2025-0017:** A re-subdivision plat of Lot 66b-1 and the south 25 feet of that unbuilt portion of Warren Street abandoned by the City of Slidell into Lot 66c-1, Square 66b, at 2050 Eleventh St, in Pine Park Place Subdivision, in Section 10, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana.

Introduced by Chair Washington. Director McElmurray addressed the Commission and recommended approval. Commissioner Hicks made a motion to approve **SUBD2025-0017**. Commissioner Reardon seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2025-0017**.

- b. **SUBD 2025-0018:** A re-subdivision plat of Lots 6 and 7, Square 4, Magnolia Heights, into Lot 6-1, at 3636 Pontchartrain Dr, in Section 44, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, St Tammany Parish, Louisiana.

Introduced by Chair Washington. Director McElmurray addressed the Commission and recommended approval. Commissioner Reardon made a motion to approve **SUBD2025-0018** and forward to City Council with a favorable recommendation. Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0, ABSTAIN approved **SUBD2025-0018**.

- c. **SUBD 2025-0020:** A re-subdivision plat of Lot 5, Discovery Park Subdivision, into Lots 5A, 5B, 5C, 5D, 5E, and 5F, within the Coldwater Creek Condo development, Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana.

Introduced by Chair Washington. Director McElmurray addressed the Commission and recommended approval, subject to minor modifications for recordation. Commissioner Reardon made a motion to approved **SUBD2025-0020** with a receipt and acceptance of outstanding documentation. Commissioner Hicks seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2025-0020**.

6. **General and Public Comments.**

- a. **Unified Development Code Update**

Director McElmurray gave the Commission an update on the UDC and there was discussion.

7. **Adjournment.** Meeting adjourned at 7:39 p.m. on motion by Commissioner Reardon, seconded by Commissioner Newton, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

Case No. DEXCP 2026-0003

Design Exception for Design Standards for Commercial Construction at
115 Northshore Blvd

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 115 Northshore Blvd (**Figure 1**)

Owner: O'Reilly Auto Parts

Applicant: Esterly Schneider & Associates, Inc.

Zoning: CR – Regional Commercial (**Figure 2**)

Request: Design Exception from Unified Development Code Chapter 8 Section 3.305.D.1; 3.305.D.2; Section 8.5.7.C.1.; Section 8.5.7.C.2.; Section 8.5.7.D.; and, Section 8.5.7.F.

PC Meeting: 2/9/2026

CURRENT CONDITIONS

1. The property at 911 Robert Blvd is zoned C-2 Neighborhood Commercial. (**Figure 1**).
2. The proposed construction is a Functional Dependent Design for a new auto parts retail store on one of the recently subdivided outparcels at Village at North Shore shopping center.
3. UDC Chapter 8 Section 8.5.7.A. states that: All buildings shall include a minimum of 2 architectural details that promote and are in harmony with the design vernacular including, but not limited to: Arcades; Awning; Balcony; Canopy; Columns; Cornice; Oriel window; Porch; Quoining; Recessed entry; Stringcourse; Window molding.
4. UDC Chapter 8 Section 8.5.7.C.2. states that: Side and rear elevations shall have at least one of the following for each 100 feet of horizontal distance: wall sconces, display windows, entry areas, towers, pilasters, columns, horizontal and vertical offsets, and other elements that create a pattern of light and shadow on the building wall.
5. UDC Chapter 8 Section 8.5.7.D. states that: Front elevations must have transparent windows or doors composing a minimum of 50 percent of the total area of the front facade, unless the Director of Planning determines that the required transparency is inconsistent with the operational requirements of the building.
6. UDC Chapter 8 Section 8.5.7.F. states that: Each building, regardless of size, shall have clearly-defined, highly-visible customer entrances that include at least three of the following architectural features: Canopies, porticos, arcades, or overhangs; Recesses or projections; Raised corniced parapets; Over the door or peaked roof forms; Arches; Outdoor patios or plazas; Display windows; Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; and/or Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

FINDINGS

7. Elevations, site plan, and landscape plan for the construction of the new retail auto parts store (**Figure 3**) have been reviewed by the Planning Director.
8. As permitted in Section 4.10 of the Unified Development Code, "...the Planning Commission is empowered to review and approve design exceptions upon review and recommendation of the Director of Planning and after conducting a public hearing on the matter. Examples for when design exceptions may be appropriate include specialized exterior cladding for energy efficient design and building layouts that do not have clearly defined front, side and rear elevations or where the functional design requirements for the building's intended use make it difficult to adhere to the strict requirements of the design guidelines."
9. Due to the simplified architectural style of the building using clean lines and limited detailing, significant storage area requirements, security provisions, limited area available due to parking accessibility for adjacent sites, required customer access walkway, and the provision of site landscaping, ensuring full compliance with Chapter 8 Section 8.5.7.A. is not supportive of the facility purpose or architectural design and would negatively impact accessibility and landscape compliance. The front elevation does provide one detail in providing architectural relief through an 8" offset of the customer entry portal giving the impression of a recessed entry. (**Figure 3**)
10. Due to the simplified architectural style of the building, significant storage area requirements, security provisions, limited area available due to parking accessibility for adjacent sites, required customer access walkway, and the provision of site landscaping, ensuring full compliance with Chapter 8 Section 8.5.7.C.2. is not supportive of the facility purpose or architectural design and would negatively impact accessibility and landscape compliance. The west elevation does provide visual relief with exposed downspouts creating a limited shadow pattern. (**Figure 3**)
11. Ensuring full compliance with Chapter 8 Section 8.5.7.D. is not supportive of the facility purpose or simplified architectural design; the required transparency is inconsistent with the operational requirements of the building. The design does provide a front façade with 34.7% transparency. (**Figure 3**)
12. Ensuring full compliance with Chapter 8 Section 8.5.7.F. is not supportive of the facility purpose or simplified architectural design; the design does provide for two out of the three required architectural features. (**Figure 3**)
13. The offset for limited façade treatments is the provision of required landscape elements that will effectively screen significant portions of the building façade. Since the applicant and owner understand that per UDC Chapter 8 Section 8.4.3.E.3.e. that "Landscaping must be maintained to ensure continued use of a space for its intended purpose and to ensure continuity of zoning compliance", the overall effect of the landscape is a long-term benefit and is believed to outweigh the functional design limitations. (**Figure 3**)

RECOMMENDATION

The Planning Director, after reviewing the proposed construction plans, finds the request complete and has found the proposed design is a functionally dependent design that, while not unique, does have specific visibility, security, and interior space requirements as a retail facility that will need to be reflected in the construction as requested; the provision of screening landscape elements provides visual relief on the redeveloped site.

FIGURES

Figure 1. Location in context

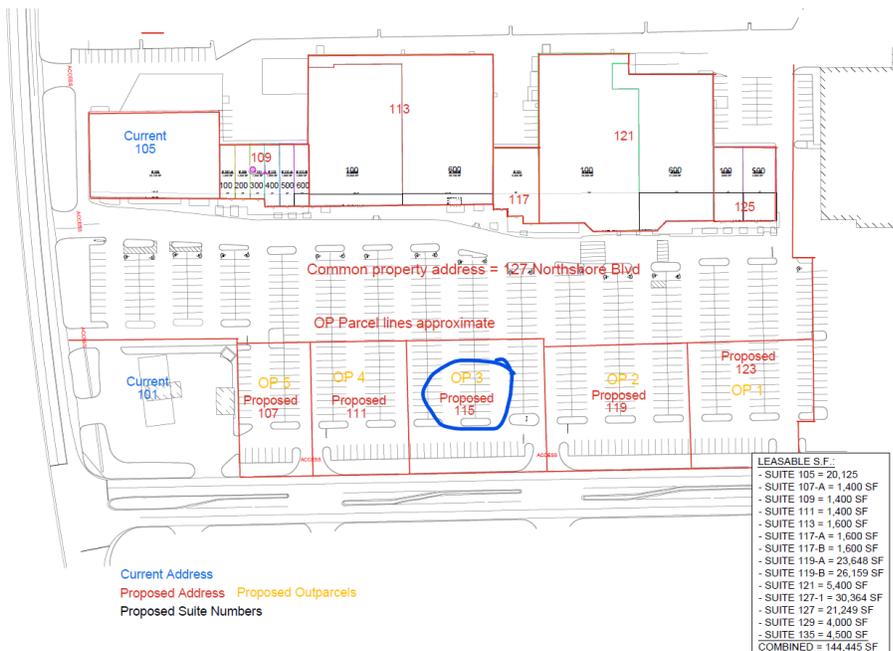


Figure 2. Site and Area Zoning

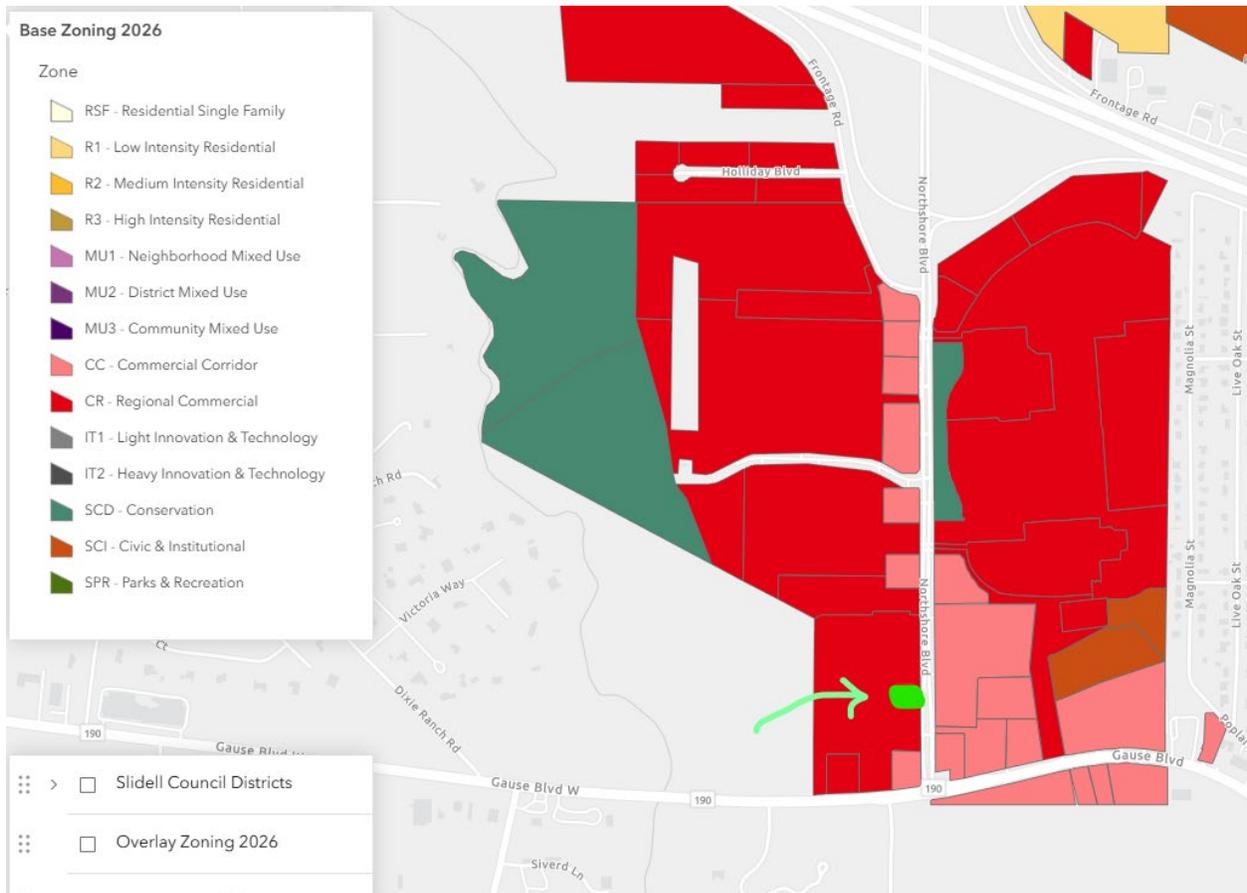
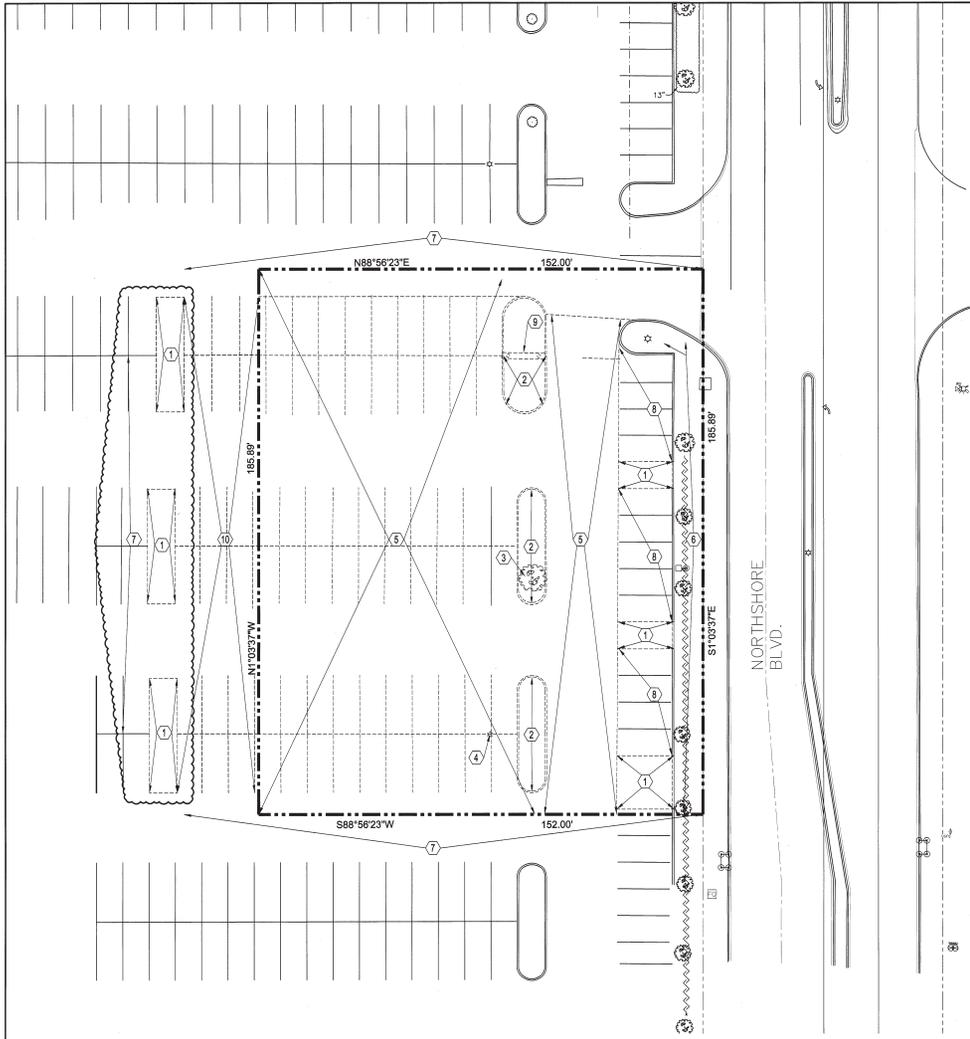


Figure 3. Site and Architectural Plans (following pages)



1 SITE DEMOLITION PLAN
 D1.1 SCALE: 1" = 30'-0"

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- (C) REMOVE ALL EXISTING SITE CONSTRUCTION AND DELETERIOUS MATERIALS UNLESS OTHERWISE NOTED.
- (D) EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REPLACE AND/OR REPAIR EXISTING CONSTRUCTION DAMAGED DUE TO CONTRACTOR ACTIVITIES.
- (E) ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.
- (F) REFER TO SITE UTILITY PLAN FOR DEMOLITION OF EXISTING UTILITIES.
- (G) EXISTING UNDERGROUND INSTALLATION SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, POWER LINES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS IS EXPRESSLY DISCLAIMED. GENERALLY SERVICE CONNECTIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCOVERY OF EXISTING UNDERGROUND INSTALLATIONS IN ADVANCE OF EXCAVATING OR TRENCHING BY CONTRACTING LOCAL UTILITIES.

KEY NOTES

- (1) PORTION OF EXISTING CURB AND PAVING TO BE REMOVED, TO ALLOW NEW FOR NEW LANDSCAPE ISLANDS.
- (2) EXISTING LANDSCAPE ISLAND TO BE REMOVED AS SHOWN.
- (3) EXISTING PLANTING TO BE REMOVED, INCLUDING STUMP.
- (4) EXISTING LIGHT POLE TO BE REMOVED. COORDINATE WITH MEP DRAWINGS.
- (5) EXISTING PAVING AND PARKING LOT STRIPING TO BE REMOVED AS SHOWN. SAW-CUT ALONG PROPERTY LINES & EDGE OF EXISTING PAVING SHOWN TO REMAIN.
- (6) EXISTING LANDSCAPE TO REMAIN. PROTECT AS REQUIRED.
- (7) OFF SITE PAVING AND STRIPING TO REMAIN. PROTECT AS REQUIRED.
- (8) PORTION OF EXISTING PAVING AND PARKING LOT STRIPING WITHIN SITE TO REMAIN. PROTECT AS REQUIRED.
- (9) EXISTING MULTI-TENANT SIGN TO BE REMOVED AND RELOCATED BY PROPERTY OWNER.
- (10) PAINT OVER EXISTING PARKING STRIPES WITH HIGHWAY MARKING PAINT (2 COATS) - COLOR TO MATCH EXISTING PAVEMENT.

ENVIRONMENTAL GENERAL NOTES

- (A) AN ENVIRONMENTAL ANALYSIS HAS BEEN PERFORMED ON THE EXISTING SITE. REFER TO PROJECT MANUAL.
- (B) IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

————— EXISTING CONDITIONS TO REMAIN
 - - - - - EXISTING CONDITIONS TO BE REMOVED.

CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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

FUNCTIONAL DEPENDENT DESIGN

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 Springfield, Missouri 65804
 417.862.8555
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 Email: architect@esteryscneider.com

ESTERY SCNEIDER ASSOCIATES, INC.
 AIA architects & planners AIA

PROJECT:
NEW O'REILLY AUTO PARTS STORE
NORTHSHORE BOULEVARD
SLIDELL, LA #4
SITE DEMOLITION PLAN

O'Reilly AUTO PARTS
 MISSOURI
 233 SOUTH HATFIELD
 SPRINGFIELD, MISSOURI 65802
 (417) 862.2674 TELEPHONE

COMM #	4846
DATE:	9-22-24
REVISION	
DATE:	10-8-25
	11-5-25
	12-19-25

D1.1

T.O. MASONRY
ELEV. 119'-4"
T.O. MASONRY
ELEV. 117'-4"
TOP OF OPENING
ELEV. 111'-4"
FINISH FLOOR HEIGHT
ELEV. 100'-0"



FINISH LEGEND:

	FIELD BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "SHOJI WHITE" SW7042
	ACCENT BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "DORIAN GRAY" SW7017
	STUCCO BEHIND-SIGN	CUSTOM RED MIX BY DRYVIT ORAP011030S SHERWIN WILLIAMS "POSITIVE RED" SW6871
	STOREFRONT -	KAWNEER "DARK IVY"

1 EAST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. MASONRY
ELEV. 119'-4"
T.O. MASONRY
ELEV. 117'-4"
FINISH FLOOR HEIGHT
ELEV. 100'-0"



T.O. ROOF TOP SCREEN
ELEV. 120'-8 3/4"
EAVE HEIGHT
ELEV. 114'-7 1/2"

2 NORTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. ROOF TOP SCREEN
ELEV. 120'-8 3/4"
T.O. MASONRY
ELEV. 117'-4"
EAVE HEIGHT
ELEV. 114'-7 1/2"
FINISH FLOOR HEIGHT
ELEV. 100'-0"



3 WEST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. ROOF TOP SCREEN
ELEV. 120'-8 3/4"
T.O. MASONRY
ELEV. 117'-4"
EAVE HEIGHT
ELEV. 114'-7 1/2"
FINISH FLOOR HEIGHT
ELEV. 100'-0"



T.O. METAL STUD
ELEV. 119'-4"

4 SOUTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
NORTHSHORE BOULEVARD
SLIDELL, LA #4
COLOR ELEVATIONS



COMM #	
DATE:	00-00-00
REVISION	
DATE:	

NOT FOR CONSTRUCTION

CE1



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ESTERY SCHEIDER ASSOCIATES, INC.
AIA
architects & planners AIA

PROJECT:
NEW O'REILLY AUTO PARTS STORE
NORTHSHORE BOULEVARD
SLIDELL, LA #4
EXTERIOR ELEVATIONS

O'Reilly AUTO PARTS
EXTERIOR ELEVATIONS
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COM #	4846
DATE	9-27-24
REVISION	10-8-25
DATE	11-5-25
	12-19-25

A2.1

EXTERIOR FINISH SCHEDULE

PORTLAND CEMENT STUCCO
KEY NOTE NO. 1:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG. (REFER TO PROJECT MANUAL)
FINISH: STUCCO
TEXTURE: MEDIUM SAND
COLOR: EQUAL TO DRYVIT® "ORAP010305" STRATOTONE HIGH PERFORMANCE
COLOR STANDARDS: SHERWIN WILLIAMS "POSITIVE RED" SW8871 (SHER-CRYL) GLOSS

UNIT MASONRY
KEY NOTE NO. 2A:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG. (REFER TO PROJECT MANUAL)
SIZE: 8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSE: RUNNING BOND
FINISH: FIELD PAINT (ACCENT COLOR)
COLOR: SHERWIN WILLIAMS "DORIAN GRAY" SW7017 (SATIN)
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

KEY NOTE NO. 2B:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG. (REFER TO PROJECT MANUAL)
SIZE: 8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSE: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "SHU" WHITE" SW7042 (SATIN)
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL
KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG. (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG. (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR)

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT STUCCO
MFG. (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "THREE COMPONENT (885T105 / 885V105 / 885C105) CLEAR URETHANE"

KEY NOTE NO. 6:
TYPE: SHEET METAL CONDUCTOR HEAD AND DOWNSPOUTS
MFG. LOCAL SUPPLIER
FINISH: FACTORY PRIME, FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR)

DOORS AND WINDOWS
KEY NOTE NO. 10:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG. (OWNER FURNISHED) (CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LUNT CLUB" SW6468 (SEMI-GLOSS)

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG. (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LUNT CLUB" SW6468 (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG. (EFCO, KAWNEER, OR CLO GASTLE (VISTA WALL)) (NO SUBSTITUTES)
COLOR: EFCO "VY" KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING
KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIME AND PAINTED
COLOR: SHERWIN WILLIAMS "LUNT CLUB" SW6468 (SEMI-GLOSS)

ROOF ACCESS LADDER:
KEY NOTE NO. 11:
TYPE: PRE-FABRICATED ROOF ACCESS LADDER
MFG. LOCAL SUPPLIER
FINISH: FACTORY PRIME, FIELD PAINT
COLOR: (MATCH FIELD MASONRY COLOR)

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- (D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- (E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

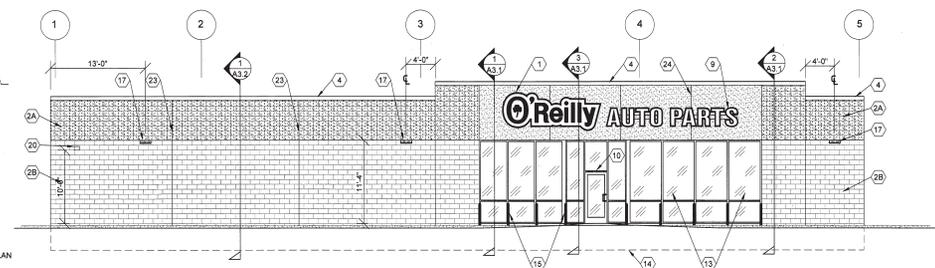
KEY NOTES

- (1) PORTLAND CEMENT STUCCO.
- (2A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (2B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (3) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- (4) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)
- (5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EPS)
- (6) SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.
- (7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- (8) LINE OF ROOF BEYOND WITH 1/4" 12" SLOPE MINIMUM.
- (10) BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL, ADHERED TO EXTERIOR FACE OF GLAZING.
- (11) ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.
- (12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- (14) APPROXIMATE LINE OF FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
- (15) STEEL BOLLARDS. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB. REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- (18) ELECTRIC METER AND BOX. REFER TO ELECTRICAL PLANS.
- (19) ROOF TOP UNIT WITH MECHANICAL SCREEN (BEYOND) APPROXIMATE LOCATION. PROVIDE HVAC SCREEN EQUAL TO ENVISOR 35 VERTICAL STYLE BY CITYSCAPES, INC. SCREENS AND CONNECTIONS TO BE DESIGNED TO MEET STRUCTURAL CRITERIA (INCLUDING WIND LOADS) AS INDICATED ON SHEET 01.1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- (20) MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- (21) PLUMBING ROOF VENT (BEYOND). REFER TO PLUMBING DRAWINGS AND DETAIL 11A4.2.
- (22) DOWNSPOUT COLLECTION SYSTEM. REFER TO CIVIL.
- (23) MASONRY CONTROL JOINT. REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
- (24) STUCCO EXPANSION JOINT. REFER TO DETAIL 6A3.2.
- (25) PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER (BEYOND) AND THRU WALL SCUPPER SYSTEM. REFER TO SHEET A3.1.
- (26) PRE-ENGINEERED METAL BUILDING THRU WALL OVERFLOW SCUPPER SYSTEM.

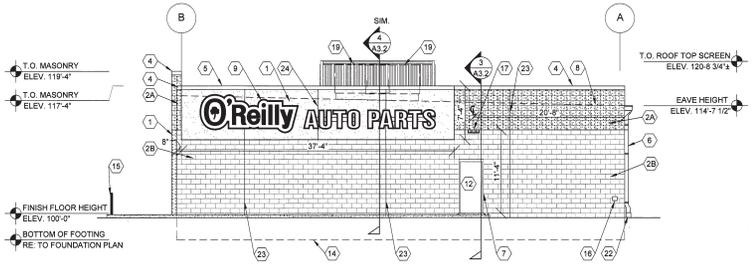
CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS

- GENERAL**
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
 - MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE. (NO SUBSTITUTES).
 - APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.
 - QUALITY CONTROL: SUBMIT INSTALLER AND MANUFACTURER WARRANTIES SPECIFIED.
- CONCRETE MASONRY UNIT (CMU) EXTERIOR SURFACE COATINGS:**
- FINISH COLORS. (REFER TO EXTERIOR FINISH SCHEDULE).
 - PRIMER: "LOXON" ACRYLIC BLOCK SURFACER "LX01W020-LXN BLOCK SURF WHT" (NO LESS THAN 10 MILS). TWO COATS MAY BE REQUIRED TO ACHIEVE PINHOLE FREE SURFACE. (REFER TO EXTERIOR FINISH SCHEDULE).
 - COAT 1: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER TO EXTERIOR FINISH SCHEDULE).
 - COAT 2: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER TO EXTERIOR FINISH SCHEDULE).
- CONCRETE MASONRY UNIT (CMU) INTERIOR SURFACE COATINGS:**
- APPLY PRIOR TO INSTALLATION OF INTERIOR SURFACE FURRING, INSULATION, AND GYPSUM BOARD ASSEMBLIES.
 - FINISH COLOR: MATCH "W2" (REFER TO INTERIOR FINISH TYPES).
 - PRIMER: "LOXON" WATER BLOCKING PRIMER "LX12W050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). APPLICATION WITH OVERNIGHT DRYING BETWEEN COAT 1. MATCH "W2" (REFER TO INTERIOR FINISH TYPES).
 - COAT 1: "LOXON" WATER BLOCKING PRIMER "LX12W050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). MATCH "W2" (REFER TO INTERIOR FINISH TYPES).

FUNCTIONAL DEPENDENT DESIGN

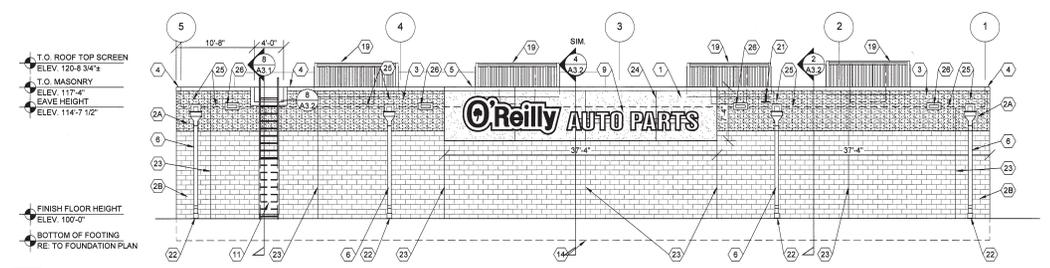


1 EAST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

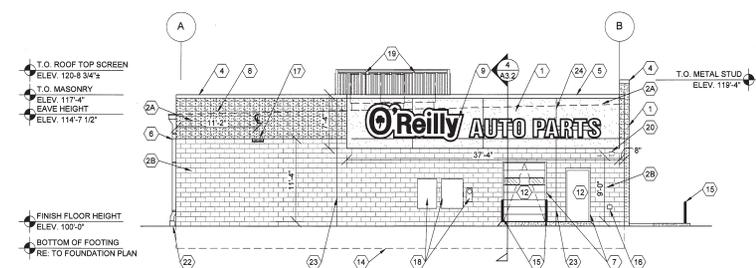


WEST WALL TO BE MIN. 1 HOUR FIRE RATED PER UL #3005. REFER TO DETAIL 2A1.1.

2 NORTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
A2.1

WEST WALL TO BE MIN. 1 HOUR
FIRE RATED PER UL #1905.
REFER TO DETAIL 2/A1.1.

BUILDING CODE

BUILDING OFFICIAL CONTACT NUMBER: (985) 646-4323
ST. TAMMANY
COUNTY: 70460
GOVERNING CODES AND ORDINANCES
BUILDING CODE: 2021 IBC
2021 IPC
MECHANICAL CODE: 2021 IMC
ELECTRICAL CODE: 2000 NEC
2015 IFC
FIRE CODE: 2021 LAEC
ENERGY CODE: 2012 ICC A117.1
CITY OF SLIDELL
ACCESSIBILITY CODE:
AMENDING ORDINANCE:

USE GROUP & CONSTRUCTION TYPE
PRIMARY USE GROUP: M (MERCANTILE)
MIXED USE AND OCCUPANCY:
CONSTRUCTION TYPE: NONSEPARATED
II-B
(NON-COMBUSTIBLE / UNPROTECTED)

AREA MODIFICATIONS
FRONTAGE INCREASE: NOT APPLIED
AUTOMATIC SPRINKLER INCREASE: NOT PROVIDED

ALLOWABLE HEIGHT & BUILDING AREA
NO. STORIES: 2 STORIES
AREA: 12,500 SQ. FT.

ACTUAL HEIGHT & BUILDING AREA
NO. OF STORIES: 1 STORY
HEIGHT: 19'-4"
GROSS BUILDING AREA: 6,828 SQ. FT.

FIRE PROTECTION SYSTEMS
AUTOMATIC SPRINKLER SYSTEM: NOT REQUIRED
PORTABLE FIRE EXTINGUISHERS: REQUIRED
FIRE ALARM SYSTEM: NOT REQUIRED
AUTOMATIC DETECTION SYSTEM: NOT REQUIRED

STRUCTURAL DESIGN
(REFER TO STRUCTURAL DRAWINGS)
1. LIVE LOADS
ROOF (14'-12"): 20 PSF (REDUCIBLE)
2. ROOF COLLATERAL LOADS
A. ARCHITECTURAL / MECHANICAL: 2.5 PSF
B. SUSPENDED ACOUSTICAL CEILING SYSTEM LOAD (WHERE OCCURS): 2.0 PSF
C. SPRINKLER SYSTEM
UNIFORM BRANCH PIPE LOAD: 0.0 PSF
LINEAL LOOP / TEE MAIN PIPE LOAD: 0.0 PLF
3. SNOW LOADS $C_e = 1.0$ $C_t = 1.0$
GROUND LOAD (Pg): 5 PSF
ROOF SNOW LOAD (P): 3.5 PSF
IMPORTANCE FACTOR (Is): 1.0

4. WIND LOADS $G_{CPI} = \pm 0.18$
BASIC WIND SPEED: $V_{w1} = 140$ MPH
 $V_{w2} = 108.4$ MPH
C

EXPOSURE:
5. SEISMIC
Ss: 0.089
S1: 0.057
Sds: 0.095
Sd1: 0.091
IMPORTANCE FACTOR (Ie): 1.0
SITE CLASS: D (DEFAULT)
DESIGN CATEGORY: B

6. BUILDING LATERAL DEFLECTION LIMITS:
(REFERENCE CODE DEFLECTION LIMITS, WHERE MORE STRINGENT CODE DEFLECTION LIMITS APPLY, THEY SHALL SUPERSEDE THE FOLLOWING)
MAX. ROOF SNOW OR LIVE LOAD DEFLECT.: SPAN/240
MAX. ROOF TOTAL LOAD DEFLECT.: SPAN/180
MAX. METAL BUILDING RIGID FRAME LATERAL DEFLECTION: HEIGHT/150
MAX. METAL BUILDING HORIZONTAL GIRT LATERAL DEFLECTION: SPAN/360
COMMERCIAL ENERGY EFFICIENCY CODE
COMPLIANCE WITH BUILDING ENERGY EFFICIENCY REQUIREMENTS BASED UPON APPLICABLE ENERGY CODE (PERFORMANCE METHOD).

CERTIFICATE OF COMPLIANCE AND CALCULATIONS TO BE PROVIDED UPON REQUEST UNDER SEPARATE COVER.

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO PLANS, SECTIONS, AND DETAILS FOR CONSTRUCTION OF FIRE RATED ASSEMBLIES, WHERE UNDERWriters LABORATORY (UL) TEST NUMBERS ARE REFERENCED, CONTRACTOR SHALL PROVIDE CONSTRUCTION MATERIALS, MEANS AND METHODS TO COMPLY WITH TESTED ASSEMBLY.
- (C) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (D) OWNER FURNISHED AND INSTALLED FURNISHINGS AND FIXTURES SHOWN FOR REFERENCE ONLY.
- (E) CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED TO PROTECT THE WORK AREA AND EACH STORAGE UNIT AND JOB TRAILER PER THE FIRE CODE.
- (F) SURFACE MOUNTED PORTABLE FIRE EXTINGUISHERS SHALL BE UL LISTED ABC TYPE, WITH 10 LBS. CAPACITY. REFER TO DETAIL 10AA.2 FOR TYPICAL MOUNTING REQUIREMENTS.
- (G) EXIT DISCHARGE DOORS, PROVIDE TACTILE EXIT SIGNS STATING "EXIT" WITH BRAILLE (GRADE 2 CONTRACTED) LETTERING, SIGN CONSTRUCTION AND MOUNTING TO COMPLY WITH ANS117.1. REFER TO FLOOR PLAN FOR LOCATIONS.

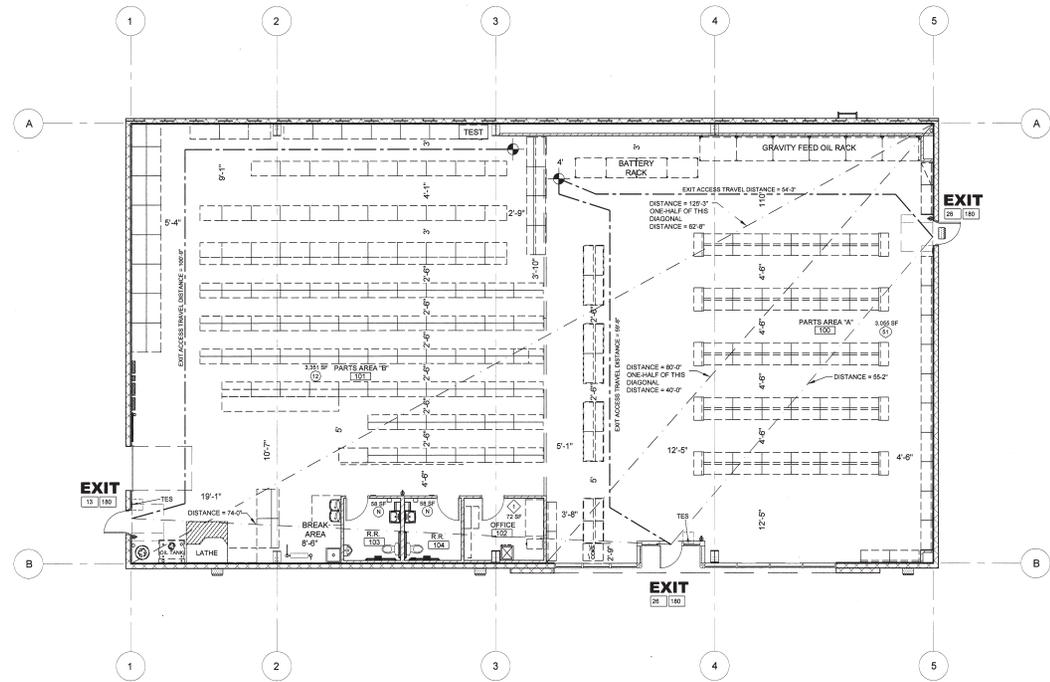
SYMBOLS LEGEND

- M PRIMARY USE GROUP: (MERCANTILE)
 - II-B CONSTRUCTION TYPE: (COMBUSTIBLE/UNPROTECTED)
 - 125 SF ROOM SQUARE FOOTAGE
 - (125) DESIGN OCCUPANT LOAD SERVED BY EXIT: MAXIMUM ALLOWABLE CAPACITY (EXAMPLE: 36' / 2" = 150)
 - (1) OCCUPANT LOAD SERVED BY EXIT BUT NOT COUNTED IN TOTAL OCCUPANT LOAD
 - (1) HOUR FIRE SEPARATION ASSEMBLY EXTENDS UP TO DECK, FIRE SEAL COMPLETELY.
 - (2) ROOM OCCUPANT LOAD AT 60 SQ. FT. GROSS PER PERSON
 - (3) ROOM OCCUPANT LOAD AT 150 SQ. FT. GROSS PER PERSON
 - (4) ROOM OCCUPANT LOAD AT 300 SQ. FT. GROSS PER PERSON
 - (5) FIRE EXTINGUISHER (SURFACE MOUNTED)
 - (6) EXTERIOR WALL LIGHT
 - TES - LOCATION OF TACTILE EXIT SIGNAGE
 - (7) EGRESS TRAVEL PATH STARTING POINT
 - (8) EXIT ACCESS TRAVEL DISTANCE (LENGTH IN FEET)
 - (9) CLEAR FLOOR AREA (EXIT DOOR AND / OR FIRE EXTINGUISHER)
- REFER TO LIGHTING PLAN FOR EMERGENCY EXIT LIGHTING LOCATIONS

PLUMBING FIXTURE SUMMARY

GENERAL	
IPC TABLE 403.1	PRIMARY OCCUPANCY: (M) MERCANTILE
TOTAL OCCUPANCY:	84
OCCUPANCY LOAD CALCULATED PER SEX:	
FEMALE:	84 / 2 = 32
MALE:	84 / 2 = 32
PLUMBING FIXTURES	
WATER CLOSETS (URINALS):	1 PER 500
REQUIRED FOR FEMALE:	32/500 = 1
PROVIDED FOR FEMALE:	1
REQUIRED FOR MALE:	32/500 = 1
PROVIDED FOR MALE:	1 AND 1 URINAL
LAVATORIES:	1 PER 750
REQUIRED FOR FEMALE:	32/750 = 1
PROVIDED FOR FEMALE:	1
REQUIRED FOR MALE:	32/750 = 1
PROVIDED FOR MALE:	1
DRINKING FOUNTAINS:	1 PER 1,000
REQUIRED:	64/1000 = 1
PROVIDED:	2
SERVICE SINK REQUIRED:	1
SERVICE SINK PROVIDED:	1

FUNCTIONAL DEPENDENT DESIGN



1 CODE SUMMARY PLAN

G1.1 SCALE: 1/8" = 1'-0"

PROJECT DATA

REAL ESTATE PROPERTY GROSS AREA:	28,255 GSF
SITE NEW PARKING AREA:	2,280 GSF
EXISTING PARKING AREA:	2,628 GSF
TOTAL PARKING GROSS AREA:	4,908 GSF
BUILDING BUILDING GROSS AREA:	6,828 GSF
BUILDING INTERIOR AREA:	6,449 SF

HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS)

- (A) UPON REQUEST OWNER TO PROVIDE UNDER SEPARATE COVER, PROJECT HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) FOR COMMODITY TYPES, HAZARD CLASS, AND QUANTITIES.
- (B) OWNER RESPONSIBLE FOR MONITORING INVENTORY COMMODITY TYPES AND QUANTITIES TO NOT EXCEED CODE REQUIREMENTS.

OCCUPANCY LOAD SUMMARY

ROOM OR AREA (REFER TO FLOOR PLAN)	AREA PER OCCUPANT(S.F.)	OCCUPANTS (QTY.)
100 - PARTS AREA "A"	60	51
101 - PARTS AREA "B"	300	12
102 - OFFICE	150	1
103 - RESTROOM	N/A	0
104 - RESTROOM	N/A	0
TOTAL OCCUPANCY		64

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AIA architects & planners AIA

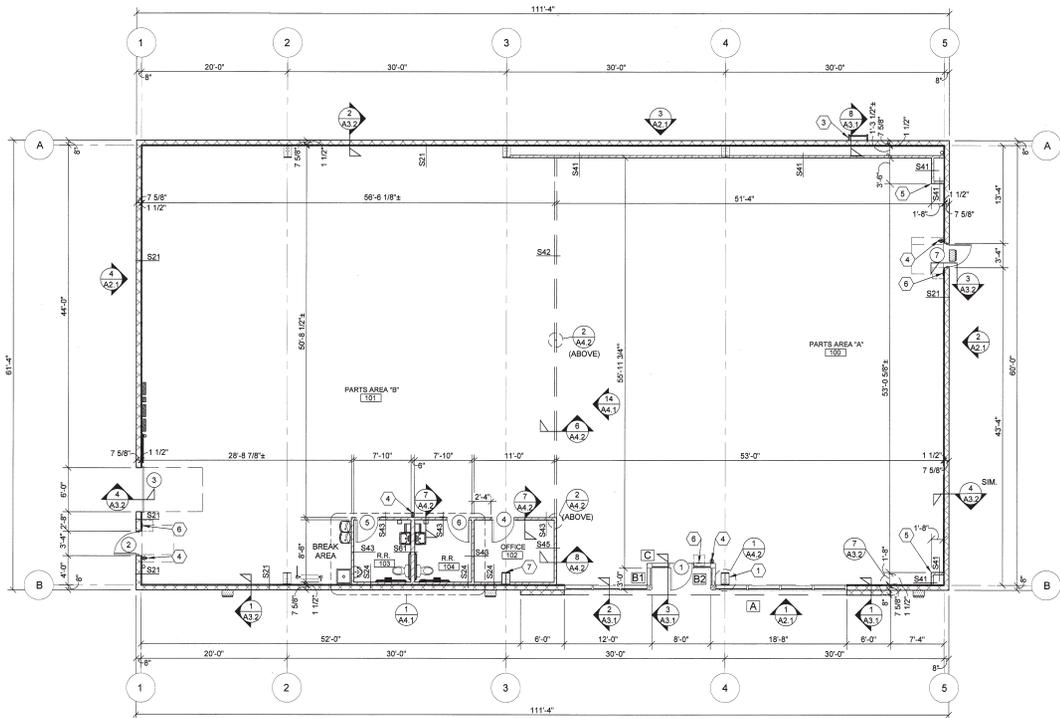
PROJECT: **NEW O'REILLY AUTO PARTS STORE**
NORTHSHORE BOULEVARD
SLIDELL, LA #4
CODE SUMMARY PLAN

O'Reilly AUTO PARTS
PLUMBING DIVISION
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 866-2674 TELEPHONE

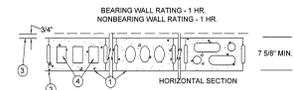
COMM # 4848
DATE: 9-27-24
REVISION DATE: 10-8-25
11-5-25

G1.1

WEST WALL TO BE MIN. 1 HOUR FIRE RATED PER UL #1005. REFER TO DETAIL 2A1.1.



1 FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

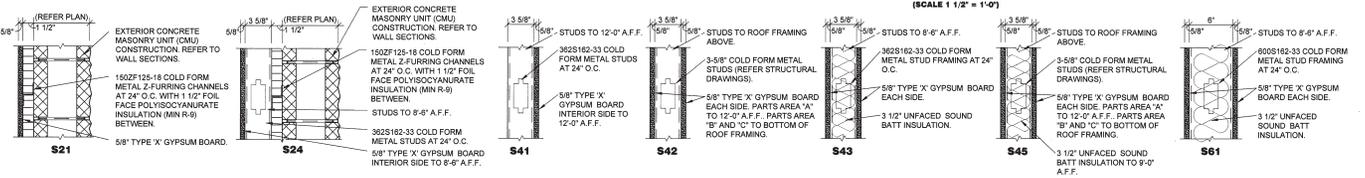


- CONCRETE BLOCKS - VARIOUS DESIGNS. CLASSIFICATION D-2 (2 HR).
- MORTAR - BLOCKS LAID IN FULL BED OF MORTAR. NOM. 3/8 IN. THICK. IF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS BY CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT PROPORTIONED BY VOLUME AND NOT MORE THAN 5% PORTLAND CEMENT. BY CEMENT VOLUME. VERTICAL JOINTS STAGGERED.
- PORTLAND CEMENT BRICKS OR GYPSUM PLASTER - IF USED, ADD 1/2 HR TO CLASSIFICATION. WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX. CLASSIFICATION OF 1-1/2 HR. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
- LOOSE MASONRY FILL - IF ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS). WATER REPELLANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION ADD 2 HR TO CLASSIFICATION.
- FOAMED PLASTIC - (OPTIONAL - NOT SHOWN) 1-1/2 IN THICK MAX. 4 FT WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1). CELOTEX CORP. - TYPE THERMAX

2 U.L. # U905
A1.1 SCALE: 1/8" = 1'-0"

INTERIOR WALL TYPES

(SCALE 1 1/2" = 1'-0")



GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- ALL DIMENSIONS TO ROUGH FACE OF ROUGH FRAMING. CONCRETE, MASONRY OR CENTERLINE OF STRUCTURE, UNLESS OTHERWISE NOTED. COLD FORM METAL STUD INTERIOR PARTITION DIMENSIONS 3/8" UNLESS OTHERWISE INDICATED AND NOT SHOWN FOR CLARITY.
- REFER TO EXTERIOR AND INTERIOR FINISH SCHEDULES FOR ADDITIONAL REQUIREMENTS.
- REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS. NOTIFY ARCHITECT IF FINAL DESIGN CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

KEY NOTES

- CONCEALED STEEL COLUMN. REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS. PROVIDE SHEET METAL COVER WITH NO EXPOSED HORIZONTAL SEAMS. FINISH TO MATCH WINDOW FRAMING.
- EXPOSED STEEL COLUMN. REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS. (PAINT W-3, REFER INTERIOR FINISH SCHEDULE).
- ALUMINUM ROOF ACCESS LADDER. REFER TO SECTION BA3.1.
- SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER. REFER TO DETAIL 10A4.2.
- SHOWROOM CORNER WALL BOX OUT. INSTALL 5/8" FIRE TREATED PLYWOOD BACKING TO BACK SIDE OF STUD INTERIOR FLANGE ON EACH EXPOSED WALL FACE FROM 8'-0" TO 10'-0" A.F.F. FOR INSTALLATION OF SECURITY MIRRORS. REFER TO 4A4.2 (TYPICAL).
- TACTILE EXIT SIGN AT EXIT DISCHARGE DOOR STATING "EXIT" WITH BRAILLE (GRADE 2 CONTRACTED) LETTERING. SIGN CONSTRUCTION AND LOCATION TO COMPLY WITH ANSI A117.1. MOUNT 4" MINIMUM ABOVE FINISH FLOOR TO BOTTOM OF LOWEST TACTILE CHARACTER AND 6" MAXIMUM ABOVE FINISH FLOOR TO BOTTOM OF HIGHEST TACTILE CHARACTER.
- STEEL COLUMN. PROVIDE 7/8" COLD FORM FURRING (20 GA.) OR FIRE TREATED 2X NAILERS AT 24" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD. HOLD TIGHT AND PLUMB WITH COLUMN.

INTERIOR WALL & CEILING NOTES

- GENERAL
 - REFER TO FINISH SCHEDULES FOR ADDITIONAL WALL FINISH MATERIAL APPLICATIONS.
 - REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL CONDITIONS.
- FRAMING
 - PROVIDE FIRE TREATED 2X BLOCKING AS REQUIRED FOR INSTALLATION OF ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE DIAGONAL WALL BRACING (2" X 8 GA. FLAT STRIP) AT CORNER FACES OF FREE STANDING PARTITION SYSTEMS.
 - WHERE WALL FRAMING EXTENDS TO BOTTOM OF ROOF DECK OR STRUCTURE, PROVIDE DEFLECTION CHANNELS AT TOP TRACK FOR 1/2" MINIMUM DEFLECTION.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL STUD REQUIREMENTS.
- PROVIDE WINDOW AND DOOR HEAD, JAMB AND SILL DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.
- PROVIDE HORIZONTAL STUD BRIDGING AT 4'-0" O.C. VERTICAL.
- GYPSUM AND BACKING BOARD
 - EXPANSION/CONTROL JOINTS - INSTALL EXPANSION/CONTROL JOINTS IN CELINGS EXCEEDING 200 SQ. FT. IN AREA AND IN PARTITION WALL LENGTHS EXCEEDING 30 FEET. LOCATE JOINTS AT LOCATIONS OF MASONRY CONTROL JOINTS SHOWN ON EXTERIOR ELEVATION AND NOT EXCEED A DISTANCE OF 50 FEET IN ANY DIRECTION BETWEEN CEILING JOINTS. INSTALL CONTROL JOINTS WHERE FRAMING OR FURRING CHANGES DIRECTION.
 - PROVIDE MOISTURE RESISTANT TYPE "X" GYPSUM BOARD AT ALL WET LOCATIONS (RESTROOMS, WET WALLS, AND JANITORS SINK AREAS).
 - PROVIDE "J" MOLDING, REGLETS, OR CORNER BEAD AT GYPSUM BOARD PERIMETER CONDITIONS TRANSITIONING TO DISSIMILAR EXPOSED FINISH MATERIALS.
- INSULATION
 - INSULATION SHALL HAVE A FLAME SPREAD RATING OF 0-25 AND A SMOKE DEVELOPMENT RATING OF 0-450.
 - PROVIDE SEALANT ON BOTH SIDES OF STUD BOTTOM TRACKS AT ACoustICAL, INSULATED WALL LOCATIONS.
- FIRE STOPPING
 - PROVIDE FIRE STOPPING AND FIRE SEALANT MATERIALS AS REQUIRED AT ALL FIRE RATED ASSEMBLY TRANSITIONS, PENETRATIONS, AND PERIMETER CONDITIONS. RATING TO BE EQUAL TO RATED ASSEMBLY.

FUNCTIONAL DEPENDENT DESIGN



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PROJECT: **NEW O'REILLY AUTO PARTS STORE**
NORTHSHORE BOULEVARD
SLIDELL, LA #4
FLOOR PLAN

O'Reilly AUTO PARTS
A SERVICE CENTER
233 SOUTH PATTERSON
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COMD # 4546
DATE: 9-27-24
REVISION DATE: 10-8-25
11-5-25

A1.1

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE SELECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MIN) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AREAS EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OR APPROVED COMPOST PER 1000 SQUARE FEET. ROT0-TILL ORGANIC MATTER A MINIMUM OF 4 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. LAIN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1/2" BELOW ADJACENT SURFACES OF TREE SOO AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REMOVE EXISTING SOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, KEEF SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL, AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
- IF INPUT TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF BEDROCK, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 18 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND OTHER CHARACTERISTICS. TEST REPORTS COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
- AGCITY/ALLIANCE RANGE - PH 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- PERMANENT TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEWAGE BEDS, INFILTRATION FACILITIES, OR FINISH SYSTEMS.
- ANY TREE MUST BE PLANT A MINIMUM OF 5' AWAY FROM ANY UNDERGROUND OR SITE UTILITY.
- SEWAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

LANDSCAPE AREA PREPARATION NOTES:

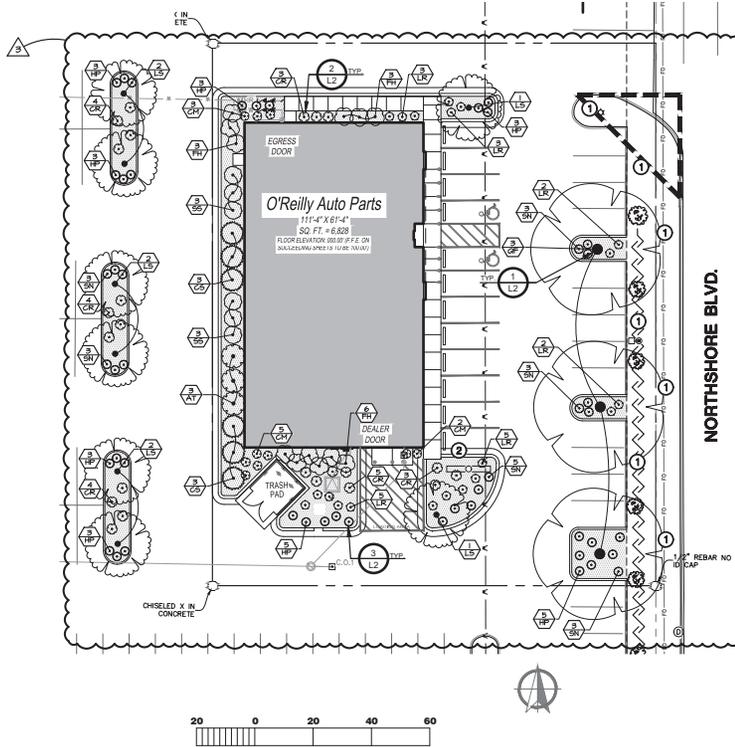
- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBER AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT GRASS BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELAVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOO OR SEED.
- UNCHANGED SUBGRADES: IF KEEP IS TO BE PLANTED IN AREAS UNLATERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 4 INCHES. REMOVE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH AND OTHER EXTRANEIOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM, FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
 - DO NOT SOON IMMEDIATELY FOLLOWING RAIN, OR WHEN GRASS IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55° AND 85° F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

WEED ABATEMENT NOTES:

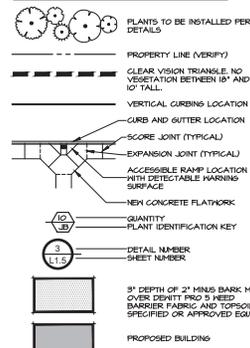
- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE BEEN TREATED WITH AN APPROVED WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH GROUP-UPA (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FORTY-EIGHT (48) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF GROUNDWATER TO ALL EXPOSED WEEDS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 3268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL, MINIMUM FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCES: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF BEDROCK, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- FLAGE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAIN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE FINISH GRADES WITH SUBORDINATE LAIN AREAS.
 - PLANTER BEDS: 18 INCHES MINIMUM.
- FINISH GRADE TOPSOIL TO GROWTH EVEN SURFACE WITH LOOSE, UNIFORM, FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOO AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED BY STOCKPILED MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.



LANDSCAPE LEGEND



CALLOUT LEGEND

- SAVE AND PROTECT EXISTING ROW LANDSCAPE
- MONUMENT SIGN

LANDSCAPE REQUIREMENTS

PARKING LOT			
Requirements:	TOTAL ISLAND	PLANTS PROVIDED	
1 TREE # 5 SHRUBS/ ISLAND ENCAP	INDICES: 5	TREES: 5 SHRUBS: 25	
3 CAMELLIA PLANTS FOR FIRST 5 ACRES	SITE ACRES: 0.5	PLANTS PROVIDED: 10	
OPEN SPACE			
Requirements:	TOTAL SITE	REQUIRED	PROVIDED
ON OPEN SPACE ON 28,250 SQ SITE	28,250 SQ	2000 SF LARGE TREE 1/2 SMALL TREE 1/2	2000 SF LARGE TREE 1/2 SMALL TREE 1/2
		SHRUBS: 45	SHRUBS: 45
OFF SITE PARKING ISLANDS			
Requirements:	TOTAL ISLAND	PLANTS PROVIDED	
1 TREE # 5 SHRUBS/ ISLAND ENCAP	INDICES: 5	TREES: 0 SHRUBS: 30	

PLANT SCHEDULE

SYMBOL/CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
CS	6	<i>Cupressus sempervirens 'Stricta'</i>	Columnar Italian Cypress	2' Gal. B&B	40' H X 8" B"
LS	8	<i>Liquidambar styraciflua</i>	Sweet Gum	2' Gal. B&B	40' X 25" B"
SS	6	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Slender Silhouette Sweet gum	2' Gal. B&B	45" H X 6" B"
OF	3	<i>Quercus falcata</i>	Southern Red Oak	2' Gal. B&B	80" X 50" B"
SMALL TREES					
AT	3	<i>Acer palmatum 'Tokusao Silhouette'</i>	Tokusao Silhouette Japanese Maple	2' Gal. B&B	20' H X 8" B"
FH	12	<i>Ilex x attenuata 'Foster'</i>	Foster's Holly	2' Gal. B&B	15" H X 8" B"
SHRUBS					
GR	25	<i>Callistemon rigidus</i>	SEFF Bottlebrush	5 gal.	6' X 4' H
GM	10	<i>Camellia sasanqua 'Marie Kirk'</i>	Autumn Moon Camellia	5 gal.	8' X 3' H
HP	26	<i>Hebe x 'Patty's Purple'</i>	Patty's Purple Hebe	5 gal.	15' X 3' H
LR	20	<i>Lantana camara 'Radiation'</i>	Radiation Lantana	2 gal.	4' X 3' H
SN	20	<i>Spiraea japonica 'SNE-SUMPR'</i>	Double Play Red Spirea	5 gal.	3' H X 3' H



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
NORTHSHORE BOULEVARD
SLIDELL, LA #4
LANDSCAPE PLAN



CMHM # 4848
DATE: 0-27-2024
REVISION
DATE: 10-8-2025
11-5-2025
12-19-2025