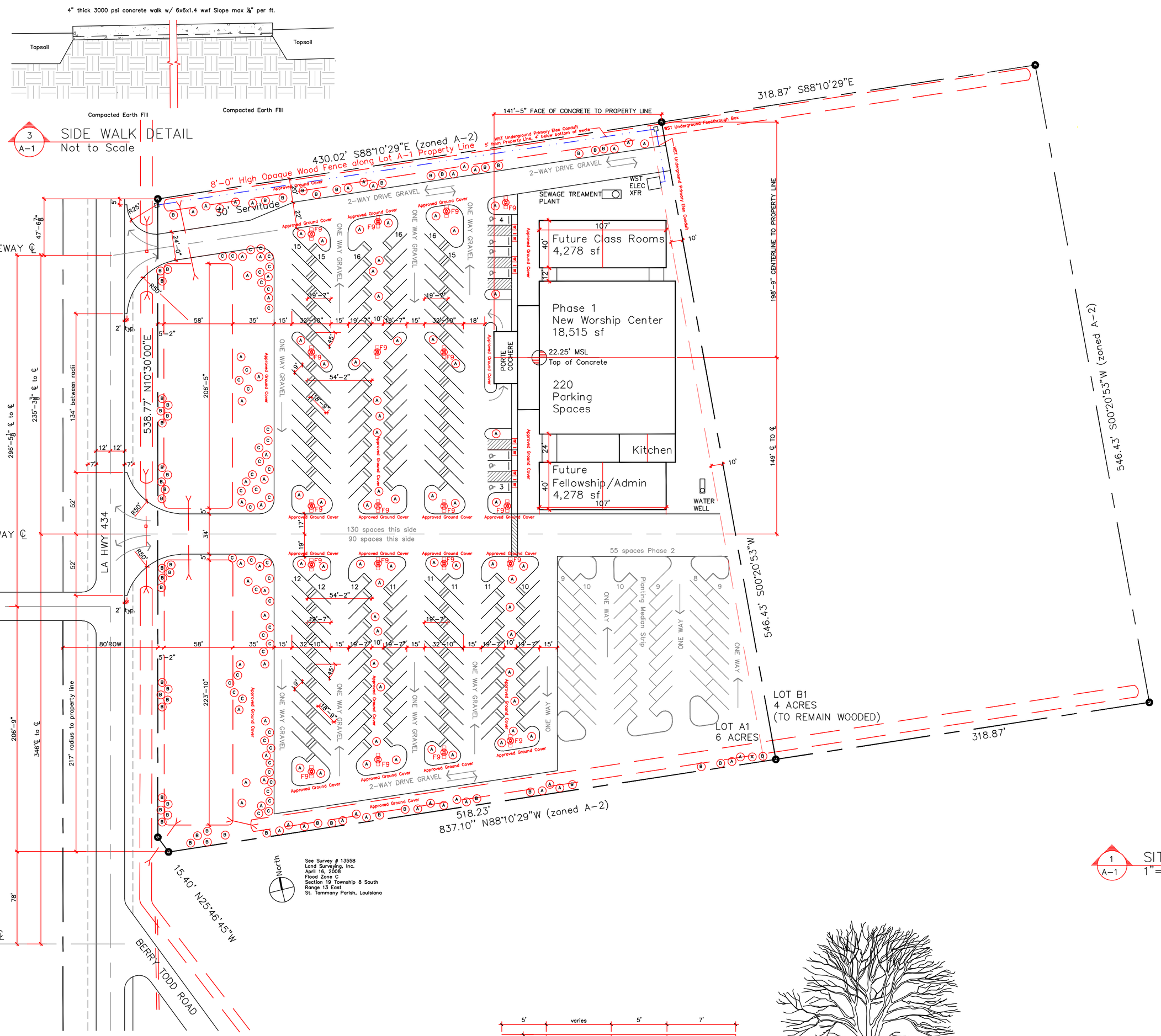
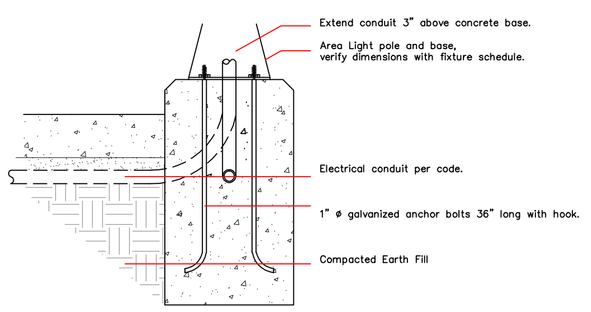
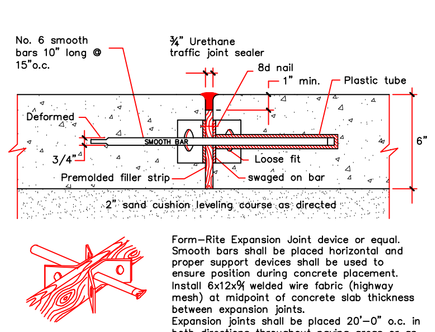


1 A-1 SITE PLAN
1"=50'-0"

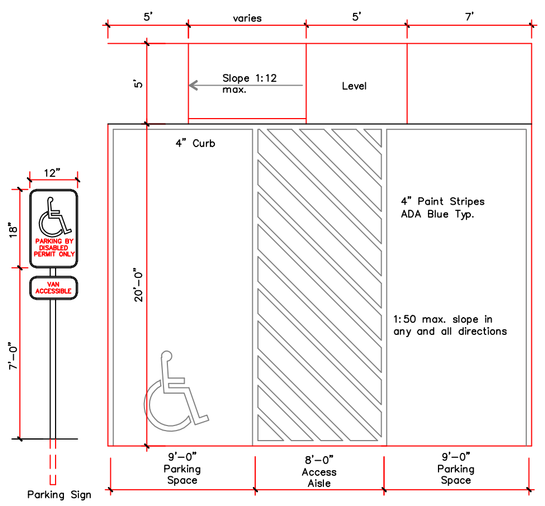


8 A-1 LIGHT POLE BASE DETAIL
Not to Scale

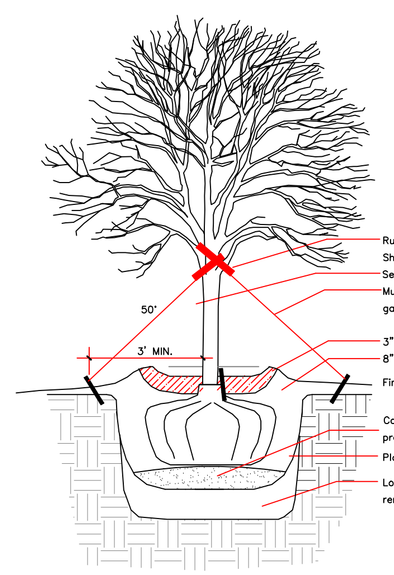


Form-Rite Expansion Joint device or equal. Smooth bars shall be placed horizontal and proper support devices shall be used to ensure position during concrete placement. Install 6x12x9 welded wire fabric (highway mesh) at midpoint of concrete slab thickness between expansion joints. Expansion joints shall be placed 20'-0" o.c. in both directions throughout paving areas or as indicated on plan.

7 A-1 Expansion Joint Detail
Not to Scale



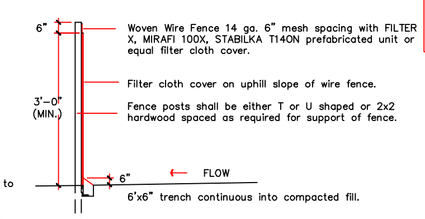
6 A-1 ADA PARKING DETAIL
Not to Scale



This Landscape Layout Plan shall be for Planning approval of Building Permit only. A Landscape Planting Plan, indicating all requirements per Parish, shall be submitted and approved, and installed prior to occupancy.

A Class A Tree
B Class B Tree
C Shrub

5 A-1 Planting Detail
Not to Scale



Sediment, erosion control and storm drain facilities shall be installed prior to any other construction.
Contractor shall install Silt Fences as detailed in locations indicated on the Site Plan and on the upstream side of all culverts.
Contractor shall maintain erosion control during the entire construction period. Additional devices may be required by authorities having jurisdiction during construction.
Silt fences shall be cleaned or replaced when silt builds up to half the fence height.
Erosion control measures are to be inspected weekly and after each rainfall and repaired as necessary at no additional expense to the Owner.
Contractor shall stake hay bales around perimeter of drop inlets and maintain as necessary to ensure proper drainage through construction period.
Contractor shall place filter cloth btwn grate and frame of drop inlets and maintain to ensure proper drainage through construction period.
Hay bales used for erosion control shall be staked in place.

4 A-1 Erosion Control Detail
Not to Scale

Louisiana One Call. before you dig. 1-800-272-3020

STRUCTURAL DESIGN CRITERIA:

This structure shall be designed in accordance with the 2006 International Building Code and Louisiana State Uniform Construction Code:
1. Basic Wind Speed (3sg): 118 mph (LSUCC Website)
2. Wind Importance Factor: 1.00 (ASCE 7) Occupancy Category: III (IBC 1604.5)
3. Wind Exposure Category: C (IBC 1609.4.3)
4. Internal Pressure Coefficient: 0.18 (ASCE 7 Fig 6.5)
5. Design Wind Pressure C&C: 25.475 psf (ASCE 7 6.4.2.2)

Flood Zone: C, Floor 18" above existing grade minimum.
Floor Loads: (IBC Table 1607.1): Live 100 psf
Roof Loads: (IBC Table 1607.1): Live 20 psf.

RIGID FRAME METAL BUILDING:

Design Wind Speed shall be as indicated on these plans.
The Contractor shall be MBMA classified and AISC certified. The Contractor shall furnish for review by the architect prior to fabrication, complete erection drawings and specifications indicating anchor bolt locations, size and reactions, side wall, end wall and roof framing, transverse cross section, covering and flashing details, and necessary installation details to clearly indicate proper assembly of all building parts furnished. Erection drawings, reaction calculations and specifications shall be sealed by a Louisiana licensed civil engineer and contain wind load calculations as required to comply with local code.
The building shall contain all primary and secondary structural framing members, connection bolts and welds, covering, flashing, fasteners, closures, sealers, insulation and other miscellaneous items required or called for in the contractors drawings and specifications.
The building shall be in compliance with the 2006 Edition of the International Building Code, the American Institute of Steel Construction, latest edition standards, and MBMA latest edition standards.
All hot rolled steel sheet plate and strip used in the fabrication of welded assemblies shall conform to the requirements of ASTM A-529, A-572, or A-570. Smooth round bars for diagonal bracing shall conform to the requirements of ASTM A-572.
All shop connections shall be welded in accordance with AWS standard code for welding and building construction.
All field connections shall be bolted. Bolts shall be machine bolts conforming to ASTM A-307 or A-325. All bolts shall be electro-zinc plated.
Roof panels: R-Panel profile, 24 gauge galv-a-lum, with thermal breaks, 20 year warranty, submitted to Owner.
Roof and wall insulation: Reinforced vinyl scrim facing in accordance with ASTM E-84, NFPA 255 and UL 723, not to exceed 25 flame spread and 50 smoke developed, R-30 indicated on facing.
The contractor shall furnish and install matching color, finish and material of all exposed flashings.

FOUNDATION/STRUCTURAL DESIGN

Foundation design and structural steel shall be designed by a Louisiana licensed engineer with drawings and design calculations submitted to the Architect for review and coordination into the work. Indications on these plans are preliminary and shall be verified prior to purchase or installation.

ARCHITECTURAL NOTES

Comply with Louisiana State Uniform Construction Code, latest edition.
Comply with 2009 Edition of NFPA 101 – Life Safety Code.
Comply with 2009 Edition of International Building Code.
Comply with Commercial Building Energy conservation Code, the applicable standard for commercial buildings, except low-rise residential buildings, is the American Society of Heating, Refrigerating and Air Conditioning engineers and Illuminating Engineering Society of North America Standard 90.1–2004 Edition, (ANSI/Ashrae/IESNA 90.1–2004, with State of Louisiana amendments.
Locks on exterior doors in a means of egress shall not require the use of a key, special device or special knowledge, or effort of operation from the egress side of the door.
Door hardware shall not require tight grasping, tight pinching or twisting of the wrist to operate. Doorways in means of egress shall be 32" minimum clear width. The floor shall be level on both sides of a door. landings outside exterior doors shall be level with the interior floor. Thresholds shall not exceed ½" in height and shall be beveled if over ¼".
Paving and all floor surfaces shall be slip resistant under all weather conditions with coefficient of friction not less than 0.85.
Provide signage at accessible entrances and directional signage at all inaccessible entrances. Handicap parking signage shall not be obscured by vehicle.
Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E-814 or ANSI/UL 1479 or by assemblies of firestopping materials capable of preventing the passage of flames and hot gases when tested and rated in accordance with NFPA 251.
Contractor shall notify District Office of Louisiana State Fire Marshal for inspection of all completed fire and/or smoke barrier walls BEFORE any construction is installed that would conceal such construction and prevent proper inspection. Access to to randomly selected areas may be required by the inspector at time of final inspection if this notification is not given.
Provide detailed instructive cut sheets of the fire penetration sealing system used to the inspector at time of inspection.
Random selective sampling by the contractor shall be observed by the inspector.
Fire compartments shall be formed by fire barriers that are continuous from foundation through all intervening construction to the roof deck, from outside wall to outside wall, or from fire barrier to fire barrier.
Draft stops of non-combustible material shall be provided in all attic areas above ceilings not to exceed 1500 sq.ft. or 50 ft. in any direction.
Insulation and insulation assemblies shall meet the requirements of Section 719, International Building Code, 2006 Edition.
Concealed and exposed insulation shall have a flame spread of 0–25 and a smoke developed of 0–450 in accordance with IBC 718.
Travel distance to a fire extinguisher shall not exceed 75 feet for Class A, C and D fires. Travel distance shall not exceed 30 feet for Class B fires (liquids). Fifty feet allowed for Light (low) Hazard 10–B, Ordinary (moderate) Hazard 20–B and Extra (high) Hazard 80–B.
Interior walls and ceilings shall have a flame spread of 0–200 and a smoke development rating of 0–450.
Interior wall and ceiling finishes shall be Class A or B in exits and enclosed corridors furnishing access to exits.
Interior floor finishes shall be Class I or II in accordance with NFPA 253 in corridors and exits.
Provide handicap accessibility in accordance with ADA–AG (Accessibility Guidelines–September 1994).
Provide low level mounted exit signage in accordance with ADA–AG 4,30.1, 4.30.5 and 4.30.6 (raised character, letter size and mounting) at all required exits.
Signage, where provided at permanent rooms and spaces and other signs which provide direction or information about functional spaces of the building, shall be in accordance with ADA–AG 4.30. (Raised character, letter size and mounting).
Faucets shall comply with ADA–AG 4.27.4.
Provide and install glass and glazing, including safety glazing in hazardous locations as defined by International Building Code, Chapter 24, Section 2406.

SITE LIGHTING CRITERIA

All exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one (1) foot candle as measured at the abutting property line.
Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook, 1987 Application Volumn, Section 2–14.

SITE SIGNAGE CRITERIA

No exterior signage is a part of this work until plans for tenant improvements shall be submitted for review and approval. All types of signs require permits. A sign review and approval will be made by St. Tammany Parish Permit Department before a permit is issued. Submit the sign packet as a separate packet for the types of signs listed below for review and approval:
Freestanding Signs (Single or Complex)
Fascia Signs (Building or Wall Signs)
Directional Signs
Interstate Signs (If Applicable)
Banners (Temporary Signs)

BUILDING CODE–ASSEMBLY

2009 Edition of NFPA 101 – Life Safety Code

Classification of Occupancy:	New Assembly Occupancy per 12.1.4 and 6.1.2.1
Classification of Hazard of Contents:	Ordinary hazard in accord with 12.1.5 and 6.2.2.3
Minimum Construction Requirements:	V(000) Assembly with OL ≤1000 LED per Table 12.1.6.
Occupant Load:	7 sf per person and 3 sf per person at waiting area per 12.1.7 and 7.3.1.2
Means of Egress Requirements:	Means of egress shall comply with Chapter 7 and Chapter 12.
Egress Capacity:	Stairways width per person = 0.3" Level components = 0.2" Aisles and Doors = 0.22 x 1.10 per seat
Number of Exits:	As required per 12.2.4.1 and 7.4
Common Path of Travel:	20 feet and 75 feet per 12.2.5.1.2
Dead End Corridor:	20 feet per 12.2.5.1.3
Travel Distance to Exits:	200 feet non–sprinklered per 12.2.6
Protection from Hazards:	Protection from Hazards per 12.3.2.
Interior Finish per 12.3.3 and 10.2:	Exit enclosures = Class A Lobbies and Corridors = Class A or B OL greater than 300 = Class A or B Projection Screens = Class A or B Interior Floor Finish = Class II
Detection, Alarm and Communication System:	Required if OL greater than 300 per 12.3.4 and 9.6.1
Extinguishment Requirement:	Not Required per 12.3.5.3 (1) with independent means of egress.
Corridors:	Non–Rated per 12.3.6.(1).

2009 Edition of International Building Code

Use and Occupancy Class:	Assembly Group A–3 per IBC 303
Req'd. Occupancy Separation:	Non–Separated per IBC 508.3
Construction Type:	Type III B (000) per IBC Table 503 with area modifier applied.
Height Limit:	55 feet per IBC 503
Allowed Number of Stories:	2 Stories per IBC 503
Max Area per Floor:	45,125 sf per IBC 506
Fire Resistance Req'd.:	TYPE III B per IBC Table 601
Fire Separation Distance:	X ≥ 30' 0–hour separation per IBC 602
Exterior Opening Protectives:	≥ 30' not required per IBC 705.8
Fire Walls on Property Line:	N/A
Vertical Shaft Enclosures:	N/A
Fire Barriers:	N/A
Smoke Barriers:	1–hour per IBC 710
Smoke Partitions:	Non–Rated per IBC 711
Horizontal Fire Separations:	Non–Rated IBC 712
Automatic Sprinkler System IBC 903:	Required per occupant load per 903.2.1.3
Fire Alarm and Detection System IBC 907:	Required per occupant load per 907.2.1
Design Occupant Load IBC 1004:	Assembly concentrated 7 net sf per person (movable chairs)
Egress width per person IBC 1005:	0.3 inches stairways 0.2 inches other components
Egress Illumination per 1006:	Means of egress illumination shall not be less than 1 foot–candle at the floor level with battery backup for 90 minutes.
Accessible Means of Egress per 1007:	4 accessible means of egress shall be provided.
Common Path of Travel Limit per IBC 1014.3:	75 feet
Number of Exits IBC 1015.1.1:	3 Exits per occupant load
Exit Access Travel Distance IBC 1016.1:	250 feet with Sprinkler
Corridor Fire Resistance Rating IBC 1018:	Non–rated with occupant load > 30 persons with sprinkler
Dead End Limit IBC 1018.4	20 feet
Minimum number of Exits req'd. per occupant load IBC 1021.1:	501–1,000 OL = 3 Exits

BUILDING CODES–BUSINESS

2009 Edition of NFPA 101 – Life Safety Code

Classification of Occupancy:	New Business Occupancy per 6.1.11.1
Classification of Hazard of Contents:	Ordinary hazard in accord with 38.1.5.1
Minimum Construction Requirements:	No special requirements per 38.1.6
Occupant Load:	100 sf per person per 7.3.1.2
Means of Egress Requirements:	Means of egress shall comply with Chapter 7.
Egress Capacity:	Stairways width per person = 0.3" Level components = 0.2"
Number of Exits:	2 Exit required per 38.2.4.3
Dead End Corridor:	20 feet per 38.2.5.2.2
Common Path of Travel:	75 feet per 38.2.5.3.3
Travel Distance to Exits:	200 feet per 38.2.6.2
Protection from Hazards:	Protection from Hazards provided by 1–hour fire rated fire barrier per 8.3.
Interior Finish:	Exit enclosures = Class A Lobbies and Corridors = Class A or B Other spaces = Class A or B or C Interior Floor Finish = Class II
Detection, Alarm and Communication System:	Not required per 38.3.4.1
Extinguishment Requirement:	Portable Fire Extinguishers shall be provided in accord with 9.7.4.1
Corridors:	Non–Rated per 38.3.6
Utilities:	Utilities shall comply with Section 9.1
Heating, Ventilating and Air Conditioning:	HVAC shall comply with Section 9.2
Extinguisher Training:	Designated employees of business occupancies shall be periodically instructed in the use of portable fire extinguishers.

2009 Edition of International Building Code

Use and Occupancy Class:	Business Group B per IBC 304
Req'd. Occupancy Separation:	Non Separated per IBC 508.3
Construction Type:	Type III B (000) per IBC Table 503 with area modifier applied.
Height Limit:	40 feet per IBC 503
Allowed Number of Stories:	3 per IBC 503
Max Area per Floor:	45,125 sf per IBC 506
Fire Resistance Req'd.:	TYPE III B per IBC Table 601
Fire Separation Distance:	X ≥ 30' 0–hour separation per IBC 602
Exterior Opening Protectives:	≥ 30' not required per IBC 705.8
Fire Walls on Property Line:	N/A
Vertical Shaft Enclosures:	N/A
Fire Barriers:	N/A
Smoke Barriers:	1–hour per IBC 710
Smoke Partitions:	Non–Rated per IBC 711
Horizontal Fire Separations:	Non–Rated IBC 712
Fire Alarm and Detection System IBC 907:	Required per occupant load per 907.2.2
Design Occupant Load IBC 1004:	100 gross sf / person
Egress width per person IBC 1005:	0.3 inches stairways 0.2 inches other components
Egress Illumination per 1006:	Means of egress illumination shall not be less than 1 foot–candle at the floor level with battery backup for 90 minutes.
Accessible Means of Egress per 1007:	2 accessible means of egress shall be provided.
Common Path of Travel Limit per IBC 1014.3:	75 feet
Exit Travel Distance per IBC 1016.1:	250 feet with Sprinkler
Corridor Fire Resistance Rating IBC 1018:	Non–rated with occupant load > 30 persons with sprinkler
Dead End Limit IBC 1018.4	20 feet
Minimum number of Exits req'd. per occupant load IBC 1021.1:	501–1,000 OL = 3 Exits

RATLEY ARCHITECTS
A Professional Architectural Corporation
Stephen C. Ratley, Architect
73279 Allen Road
Abita Springs, LA 70420
voice: 985.867.9509
mobil: 985.630.9682
ratleyarchitects @ att.net

ARCHITECTURAL SYMBOLS

N — North Arrow
1 / A-1 — Drawing Number / Sheet Number — Site Plan 1/8"=1'-0
0'-0" Finish Floor — Reference Elevation Mark
Office — Room Name
A B C D — 4th Ltr: Base Board; 3rd Ltr: Ceiling Finish; 2nd Ltr: Wall Finish; 1st Ltr: Floor Finish
A — Opening Schedule Mark
1 — Equipment Mark
FE — Portable Fire Extinguisher: 2A10BC Top of fire extinguisher , having a gross weight less than 40 lbs. shall be not more than 5 feet above the floor; 3-½ feet if gross weight is 40 lbs. or greater. Provide minimum one fire extinguisher for each 2,500 square feet of gross building area in accord with NFPA-101, 7-7.4 and NFPA 10.
03300–A — Keynote Schedule Mark

GENERAL CONDITIONS

Contractor shall obtain all permits and approvals required from authorities having jurisdiction. Construction shall not begin until the Contractor has received and throughly reviewed all contract documents and documents of authorities having jurisdiction. Contractor shall secure Driveway Permit and notify authorities having jurisdiction prior to performing work interfering with traffic of adjacent roads and shall conform with Manual on Traffic Control Devices of the State of Louisiana. Furnish and maintain all necessary or required signs and/or barricades during the work.
Contractor shall examine all contract documents and secure additional information from the architect as required for a full understanding of the work. During the bid period, if any, discrepancies, conflicts and interpretations of the contract documents shall be submitted in writing to the architect. The architect shall issue written addenda as required for clarification.
Contractor shall coordinate with local utility companies as may be required. Verify location of all underground and overhead utilities prior to work on the site. Removal and/or relocation of utilities, meters, valves, etc. shall be performed per requirements of utility companies. Damage to existing utilities shall be repaired by Contractor.
Contractor shall contain construction / demolition within boundaries of site or as designated herein. Contractor shall repair damage caused to adjoining property. Protect structures, utilities, pavements and other facilities to remain from damage caused by clearing, demolition and new construction.
Contractor shall perform all work in a safe and orderly manner avoiding hazardous conditions wherever possible. Provide all necessary, temporary shoring and bracing required to maintain safe and structurally sound execution of the work. Erect suitable barriers at hazardous areas to detour pedestrian traffic and prevent normal access to such areas to unauthorized persons. Perform all work in accordance with latest edition applicable safety codes, standards and regulations. Keep site clean during the work, trash and debris shall not accumulate at the site. Remove all waste materials from the site and dispose legally. Final cleanup and repair is part of this work.

PROJECT DATA

BUILDING TYPE:	III B Sprinklered
OCCUPANCY CLASSIFICATION:	A–3 Assembly, Non–Separated B Business, Non–Separated
NUMBER OF STORIES:	1
SQUARE FOOTAGE:	16,417 Gross Heated Area +871 Front Covered Area 17,288 Gross Building Area

This information is the property of Ratley Architects, A Professional Architectural Corporation and is submitted on the condition that it is not to be used, reproduced, or copied, in whole or in part, or used for furnishing information to others, without the prior written consent of Ratley Architects, A.P.A.C. All common law rights of copyright and otherwise are hereby specifically reserved.
These plans and specifications have been prepared by me, and to the best of my knowledge and belief, they comply with all Parish requirements. I am administering the work of this project.
By: License No.:

A New Facility for 1st Baptist Church Lacombe 62060 La Hwy 434

Lacombe, Louisiana 70445–3260
St. Tammany Parish

19.9.2013	2009–07
FOR REVIEW	FBCL6.dwg

A-1