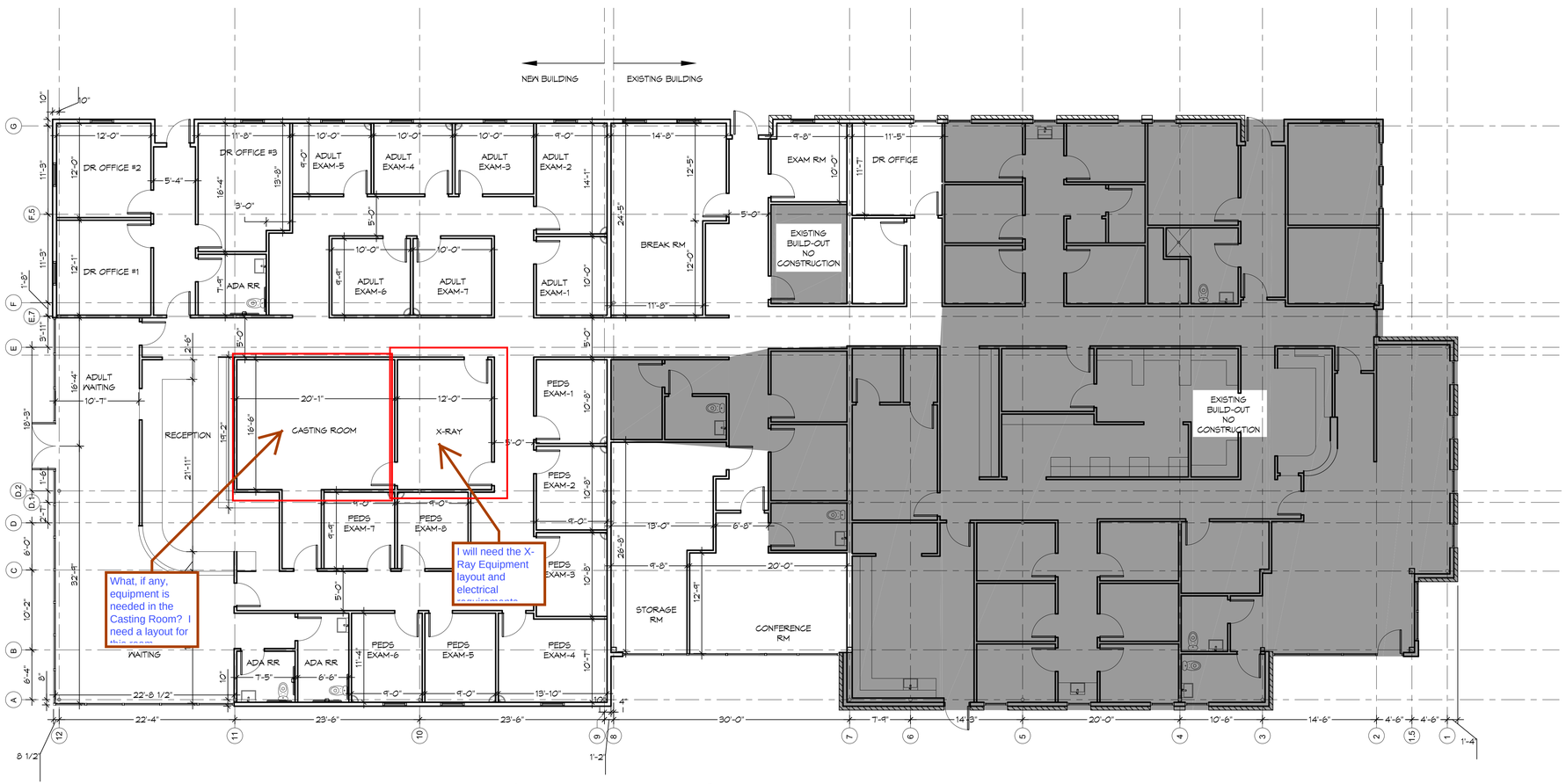
BUILDING NOTES

1. BUILDING AREA :
   A. EXISTING BUILDING = +/- 7400 S.F.
   B. BUILDING ADDITION = 5221 S.F.
   C. TOTAL BUILDING AREA = +/- 12,621 S.F.
2. OCCUPANCY CLASSIFICATION FOR DOCTOR OFFICE = BUSINESS
3. BUILDING CONSTRUCTION TYPE 2B, NON-COMBUSTIBLE MATERIALS
4. IBC 2015 TABLE 504.3; ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE FOR A NON-SPRINKLED BUSINESS OCCUPANCY WITH TYPE 2B CONSTRUCTION = 55 FT.
4. IBC 2015 TABLE 506.2; ALLOWABLE AREA FACTOR FOR A NON-SPRINKLED BUSINESS OCCUPANCY WITH TYPE 2B CONSTRUCTION = 22,000 S.F.
5. IBC 2015 TABLE 508.4; REQUIRED SEPARATION BETWEEN OCCUPANCIES. SINCE THE ENTIRE BUILDING IS THE SAME OCCUPANCY, I.E. BUSINESS; NO SEPARATION IS REQUIRED BETWEEN TENANTS.
6. IBC 2015 TABLE 705.8; MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE FOR UNPROTECTED OPENINGS, I.E. WINDOWS, NON-SPRINKLED BUILDING:
   A. FIRE SEPARATION DISTANCE TO PROPERTY LINE = 5 - 10 FT = 10%
   B. FIRE SEPARATION DISTANCE TO PROPERTY LINE = 10 - 15 FT = 15%
   C. FIRE SEPARATION DISTANCE TO PROPERTY LINE = 15 - 20 FT = 25%
   D. FIRE SEPARATION DISTANCE TO PROPERTY LINE = 25 - 30 FT = 70%



PRELIMINARY LAYOUT PLAN

1 FLOOR PLAN
SCALE: NTS

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REVISIONS

#	DESCRIPTION	DATE

SEAL:

NEW ADDITION
HONTAS MOB
71211 LA HWY 21, COVINGTON, LA 70433

JOB No:	2443	DATE:	8/5/2021
DRAWN BY:	dpd	CHECKED BY:	KJK

SHEET TITLE:
FLOOR PLAN

DRAWING NUMBER:
A101

SHEET No: 33 of #