FILE NAME: J:\... Office\XXXX - Optimum Construction\Drawings\Current Drawings\G101 - Cover Sheet.dwg PLOT DATE & TIME: Tuesday, September 20, 2016 11:53:51 AM

FRAZIER INVESTMENTS, INC.

A OFFICE BUILDING & SITE RENOVATION

ON THE CORNER OF 7TH STREET AND LOUISIANA AVENUE SLIDELL, LA

LIFE-SAFETY INFORMATION

APPLICABLE CODES		
NFPA 101 LIFE-SAFETY CODE 2012		
OCCUPANCY TYPE(S) AND CHAPTER(S)		
BUSINESS (CHAPTER 38)		
MULTIPLE, MIXED, OR SEPARATE OCCUPANCY		(REFERENCE CHAPTER 6)
N/A		
OCCUPANT LOAD FACTOR		(REFERENCE TABLE 7.3.1.2)
1323 SF / 100 SF PER OCCUPANT =		13 OCCUPANTS
CLASSIFICATION OF HAZARD OF CONTENTS		
(REFERENCE: OCCUPANCY CHAPTER AND 6.2.2; SPECIFY LOW, ORDINARY, OR HIGH)		
CONSTRUCTION TYPE(S)		(REFERENCE: CHAPTER 8, TABLE A.8.2.1.2 AND COMMENTARY TABLE 8.1 IN HANDBOOK)
VB		
MINIMUM EXIT SEPARATION DISTANCE FOR REMOTELY LOCATED EXITS		
(REFERENCE: SECTION 7.5; SPECIFY 1/2 OR 1/3 DIAGONAL DISTANCE OF AREA SERVED)		
1/2 DIAGONAL =	22.5'	
MAXIMUM DEAD-END CORRIDORS		(REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)
20		
MAXIMUM COMMON PATH OF TRAVEL DISTANCE		(REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)
12/39		
MAXIMUM TRAVEL DISTANCE TO EXITS		(REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)
200		
EXTINGUISHMENT REQUIREMENTS		SPRINKLER (NOT REQUIRED)
DETECTION, ALARM, AND COMMUNICATION SYSTEMS		NO
ALLOWABLE HEIGHT AND BUILDING AREA		PER IBC EQUIVALENT CONSTRUCTION TYPE

BUILDING CODE INFORMATION

APPLICABLE CODES		
IBC 2012		
BUSINESS GROUP B	(IBC 2012 CHAPTER 13)	
OCCUPANT LOAD CALCULATIONS	(TABLE 1004.1.2)	
	100 SF PER OCCUPANT (GROSS)	13 OCCUPANTS
CONSTRUCTION TYPE(S)	(TABLE 503)	
VB (SECTION 503)		
ALOWABLE HEIGHT AND BUILDING AREA LIMITED BY TYPE OF CONSTRUCTION		
MAXIMUM HEIGHT IN STORIES (SECTION 503 & 504, TABLE 503)		2
MAXIMUM AREA IN SQUARE FEET (SECTION 503, 506 & 507, TABLE 503)		9000

WIND SPEED DESIGN REQUIREMENTS

THIS BUILDING SHALL BE DESIGNED WITH IBC SEC 1609 AS A FULLY ENCLOSED BLDG USING THE FOLLOWING INFORMATION:

WIND DESIGN DATA:

DETERMINATION OF WIND LOADS SHALL BE IN ACCORDANCE WITH IBC SEC 1609.3 (A), (B), OR (C) DEPENDING ON THE RISK CATEGORY

BASIC WIND SPEED (3 SECOND GUST) =		132 MPH (IBC FIG 1609C)	
RISK FACTOR:	CATEGORY I BLDG	SURFACE ROUGHNESS =	C
TOPOGRAPHIC FACTOR =	1	EXPOSURE =	C
DESIGN WIND PRESSURE (ASCE 7-10 TABLE 28.6-1):		34.7 PSF	
INTERNAL PRESSURE COEFFICIENT (ASCE 7-10 TABLE 26.11-1):		± 0.18	

LIVE LOADS (IBC SEC 1607)

STORAGE, LIGHT (IBC TABLE 1607.1):	125 PSF
ROOF LIVE LOADS (IBC TABLE 1607.1):	20 PSF UNIFORM, 300 LB CONCENTRATED
SNOW LOADS (IBC TABLE 1608):	
GROUND SNOW LOAD (IBC FIG 1608.2):	5 PSF

FLOOD ZONE INFORMATION

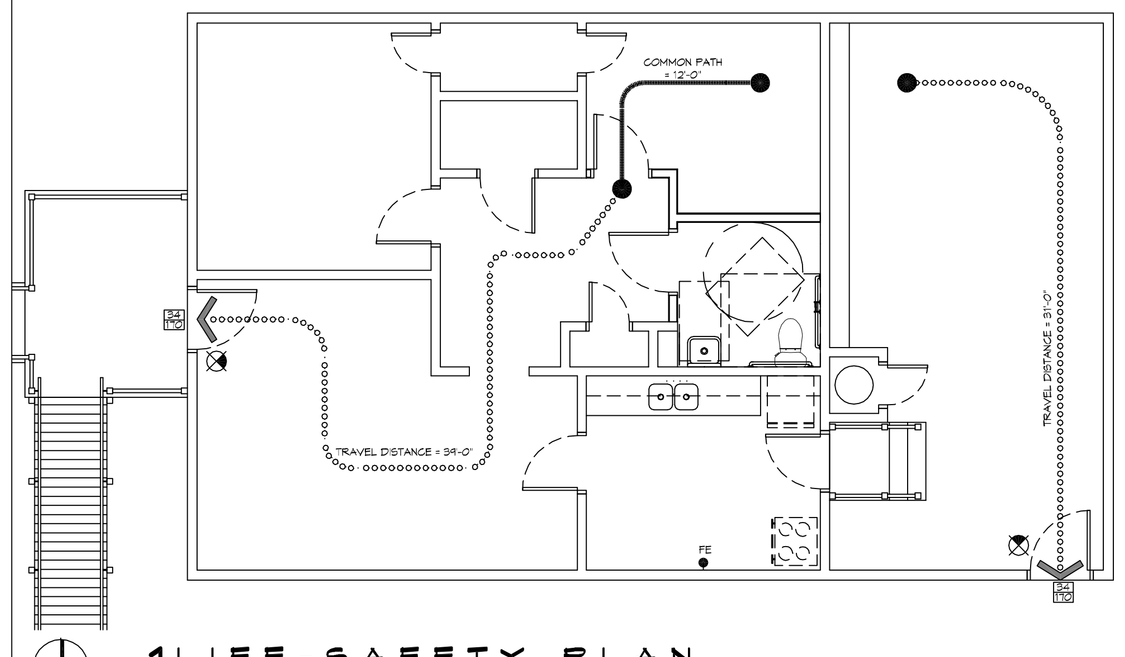
BASED ON THE SURVEY OF THIS PROPERTY BY J.V. BURKES AND ASSOCIATES, INC. THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO 22020400100; REVISED 04/21/1999

FLOOD ZONE:	AE	BASE FLOOD ELEVATION	12.0'

ELEVATIONS REFER TO NGVD 1929 DATUM

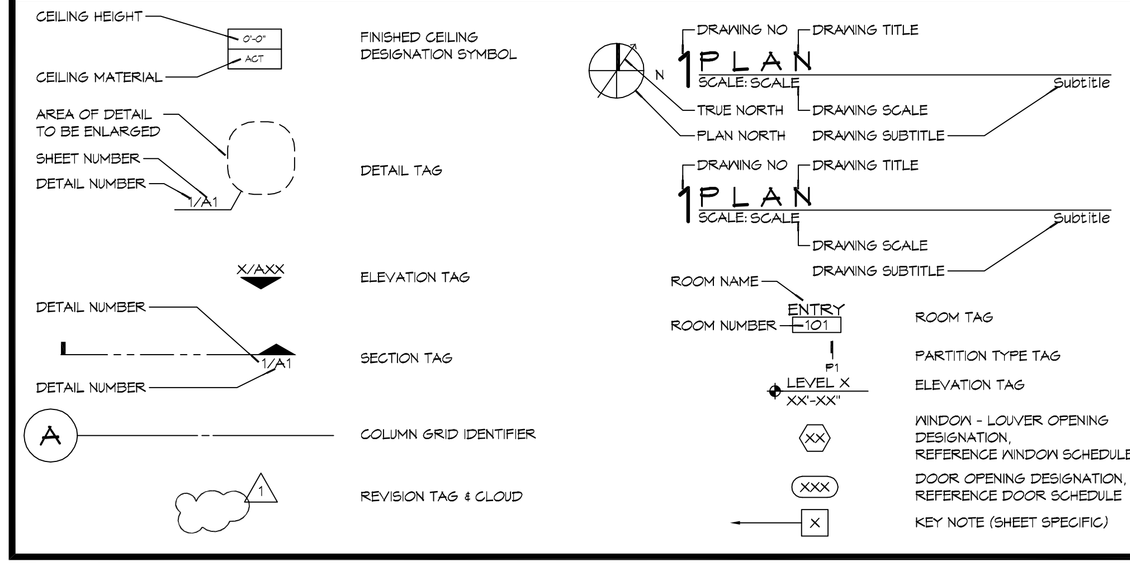
LIFE-SAFETY LEGEND

SYMBOL	DESCRIPTION
	EXITS
45	DOOR FIRE RATING (MINUTES)
36 / 150	DOOR WIDTH/EGRESS CAPACITY
	EXIT LIGHT
FEC	FIRE EXTINGUISHER AND CABINET
FE	FIRE EXTINGUISHER W/ WALL MTD BRACKET
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE
	DECISION POINT
	SMOKE PARTITION
	ONE-HOUR FIRE RATED PARTITION
	TWO-HOUR FIRE RATED PARTITION
	TWO-HOUR FIRE/SMOKE PARTITION
	FOUR-HOUR RATED PARTITION

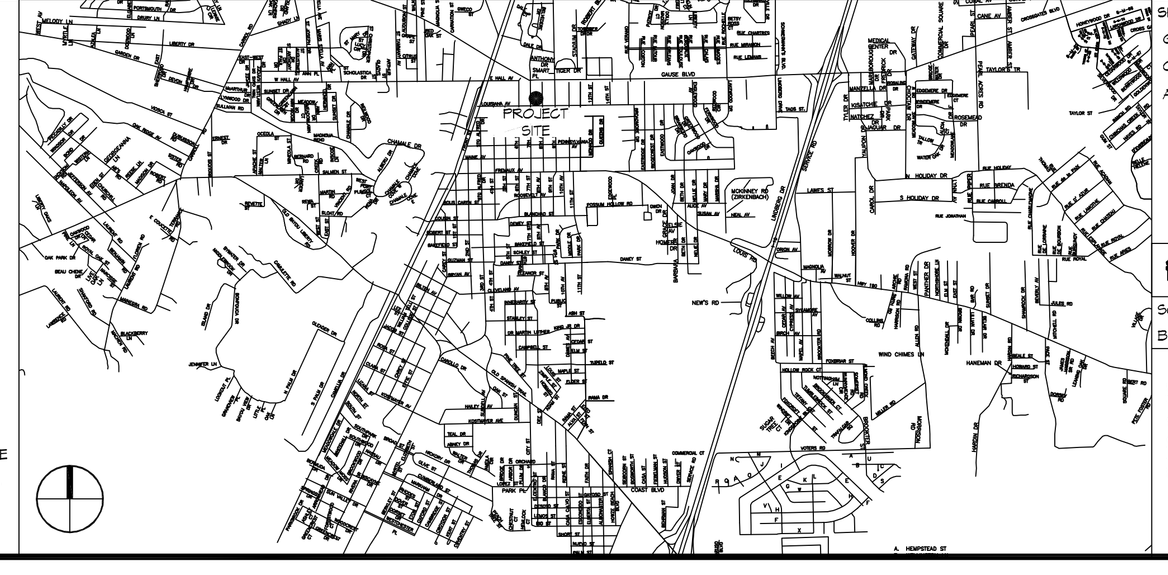


1 LIFE-SAFETY PLAN
SCALE: 3/16" = 1'-0"

GRAPHIC SYMBOLS



VICINITY MAP



SHEET INDEX

SHEET #	SHEET TITLE
G101	GENERAL INFORMATION SHEET / COVER SHEET
C101	SITE PLAN
A101	RENOVATED FLOOR PLAN & DEMO PLAN

PROJECT STATISTICS

SQUARE FOOTAGE	
BUILDING & SITE RENOVATION	
TOTAL ENCLOSED SPACE	1,323 SF

PROJECT LOCATION:
1352 7TH STREET
SLIDELL, LA 70458
OWNER:
JOHN FRAZIER
FRAZIER INVESTMENTS, INC.

GENERAL NOTES

1. ALL MATERIALS AND WORK, INCIDENTAL TO THE CONSTRUCTION OF THIS PROJECT, SHALL CONFORM TO ALL GOVERNING CODES, AND REGULATIONS OF AGENCIES IN AUTHORITY.
2. CONTRACTOR SHALL PROVIDE ALL PUBLIC PROTECTIONS NECESSARY AS REQUIRED BY LAW.
3. THE DRAWINGS, SPECIFICATIONS AND ANY SUBSEQUENTLY ISSUED ADDENDA, AMENDMENTS OR SUCH CHANGE ORDERS APPROVED BY THE OWNER AND THE CONTRACTOR ARE PART OF THESE CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS. CONSULT WITH THE ARCHITECT REGARDING ANY ITEMS IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.
6. TRASH SHALL BE REMOVED FROM THE SITE NOT LESS THAN TWICE MONTHLY.
7. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
8. CONTRACTOR VEHICLES AND EQUIPMENT NECESSARY FOR CONSTRUCTION MAY BE PARKED ON THE SITE. OTHER VEHICLES PARKED ON THE SITE REQUIRE THE OWNER'S PERMISSION.
10. NAMING A CERTAIN BRAND, MAKE OR MANUFACTURER IS TO DESIGNATE THE GENERAL STYLE, TYPE, CHARACTER AND QUALITY STANDARD OF THE PRODUCT DESIRED. SUBSTITUTION REQUESTS MUST BE SUBMITTED PRIOR TO BIDDING.
11. ALL MATERIALS/EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WORK NOT CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS WILL BE REJECTED BY OWNER/ARCHITECT.

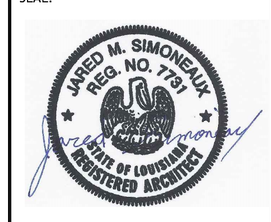
DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832 F: 985.641.9990

Chief Engineer: Brian Mistich, PE
534 Old Spanish Trail
Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE

SEAL:



A OFFICE BUILDING & SITE RENOVATION FOR
FRAZIER INVESTMENTS INC.
John Frazier
1352 7TH STREET
SLIDELL, LA 70458

JOB No: - DATE: 09-20-2016
DRAWN BY: K.K. CHECKED BY: JMS

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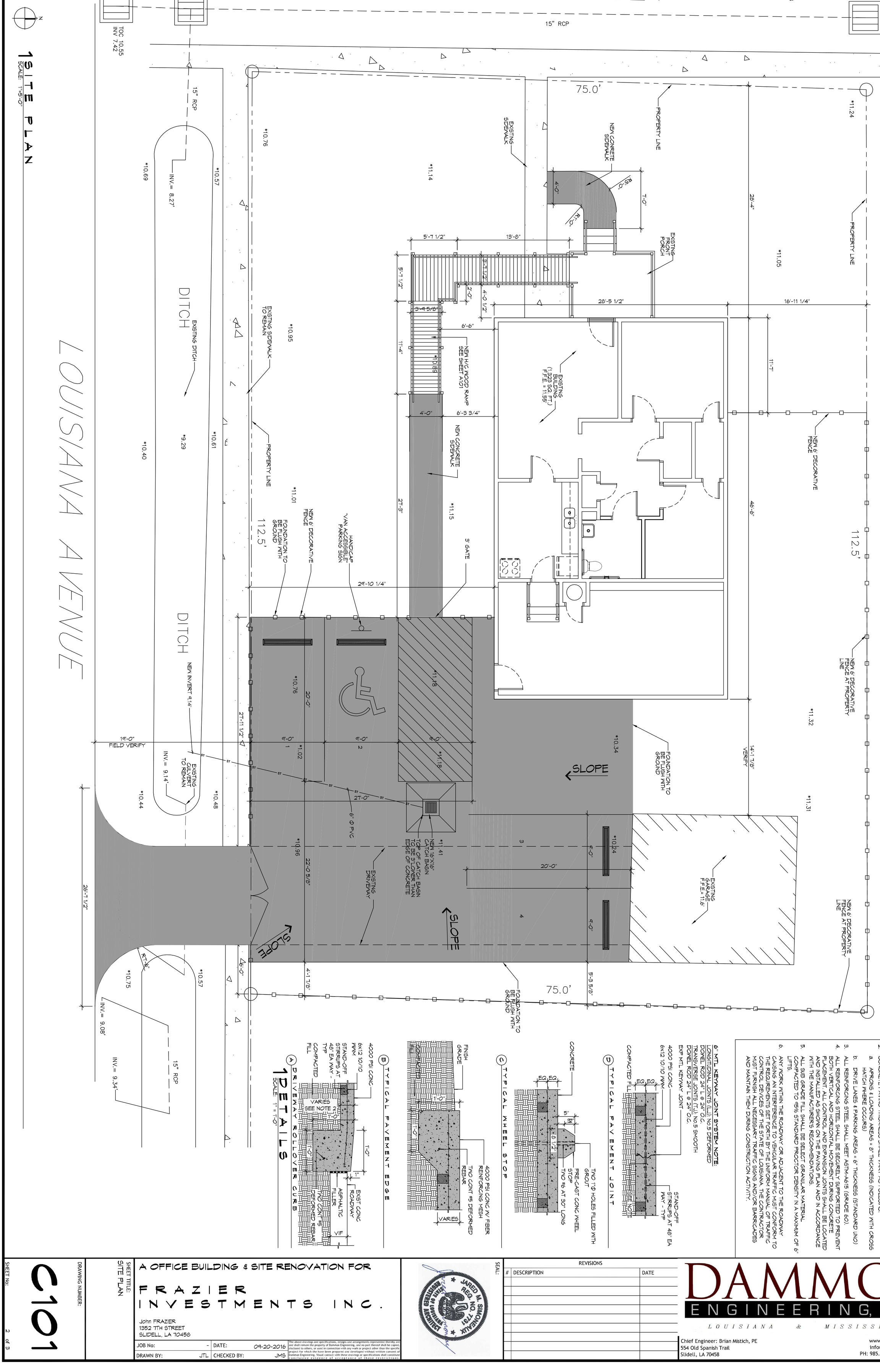
SHEET TITLE:
GENERAL INFORMATION SHEET

DRAWING NUMBER:
G101

SHEET No: 1 of 3

1 SITE PLAN
SCALE: 1"=5'-0"



GENERAL PAVING NOTES

1. ALL NEW CONCRETE SHALL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND A MINIMUM THICKNESS OF 6". CONCRETE MIX SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF ASTM C-150 TYPE 1.
2. CONCRETE PAVING THICKNESS SHALL VARY AS FOLLOWS:
   a. APRONS & LOADING AREAS = 8" THICKNESS (INDICATED WITH CROSS HATCH WHERE OCCURS)
   b. DRIVE LANES & PARKING AREAS = 6" THICKNESS (STANDARD UNO)
3. ALL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
4. ALL REINFORCING STEEL SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT. ALL CONTROL AND EXPANSION JOINTS SHALL BE LOCATED AND INSTALLED AS SHOWN ON THE PAVING PLAN AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL SUB GRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
6. ANY WORK WITHIN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.

6" MTL KEYWAY JOINT SYSTEM NOTE:
LONGITUDINAL JOINTS (LJ): NO.5 DEFORMED DOWEL ROD 24" L @ 24" O.C.
TRANSVERSE JOINTS (TJ): NO.5 SMOOTH DOWEL ROD 24" L @ 24" O.C.

D TYPICAL PAVEMENT JOINT

C TYPICAL WHEEL STOP

C TYPICAL WHEEL STOP

B TYPICAL PAVEMENT EDGE

A DRIVEWAY ROLLOVER CURB
SCALE: 1" = 1'-0"

REVISIONS		
#	DESCRIPTION	DATE

SEAL:

JARED M. SIMONEAUX REG. NO. 7731 STATE OF LOUISIANA REGISTERED LICENSED ARCHITECT

A OFFICE BUILDING & SITE RENOVATION FOR

FRAZIER INVESTMENTS INC.

John FRAZIER
1352 7TH STREET
SLIDELL, LA 70458

JOB No:	-	DATE:	09-20-2016
DRAWN BY:	JTL	CHECKED BY:	JMS

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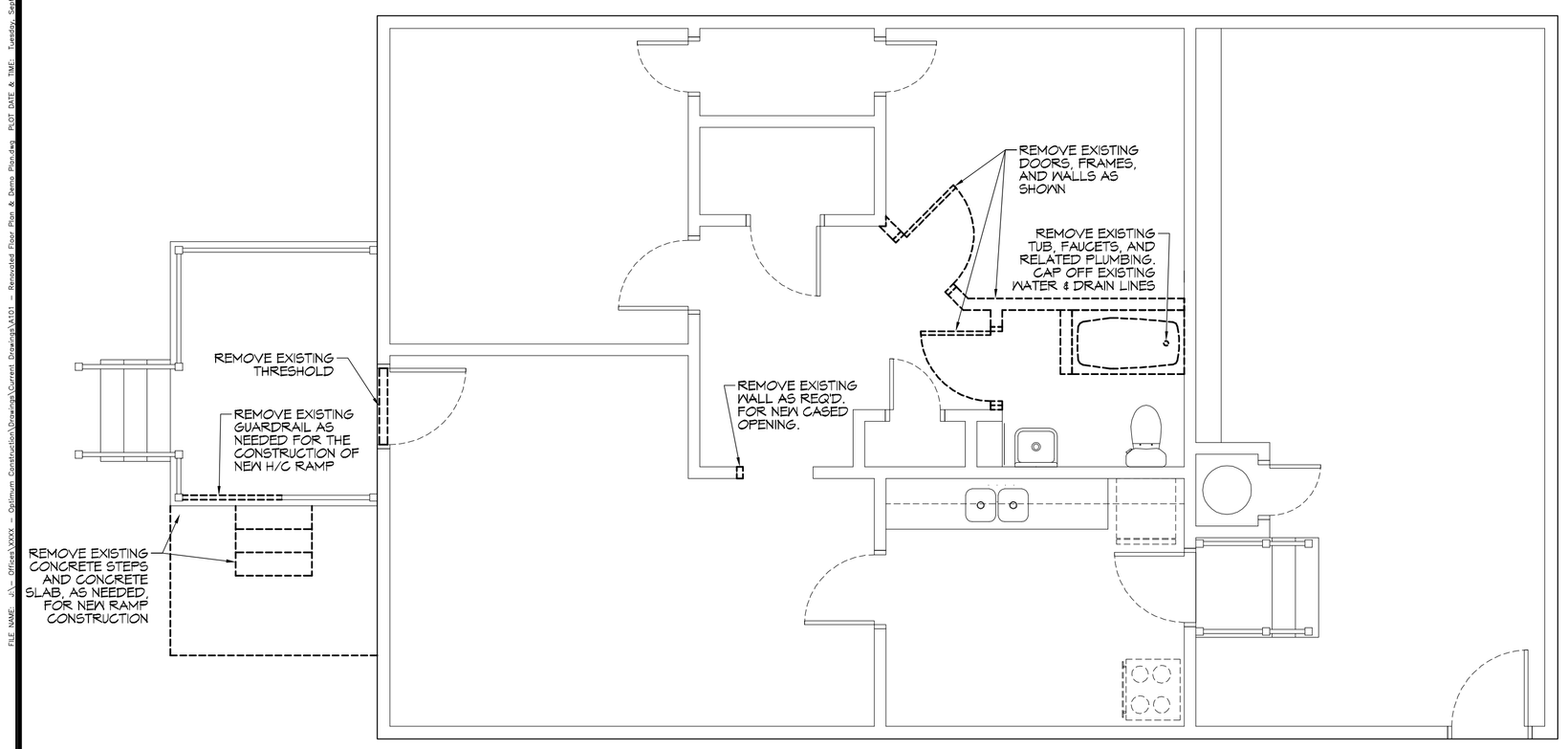
SHEET TITLE: SITE PLAN

DRAWING NUMBER: C101

SHEET No: 2 of 3

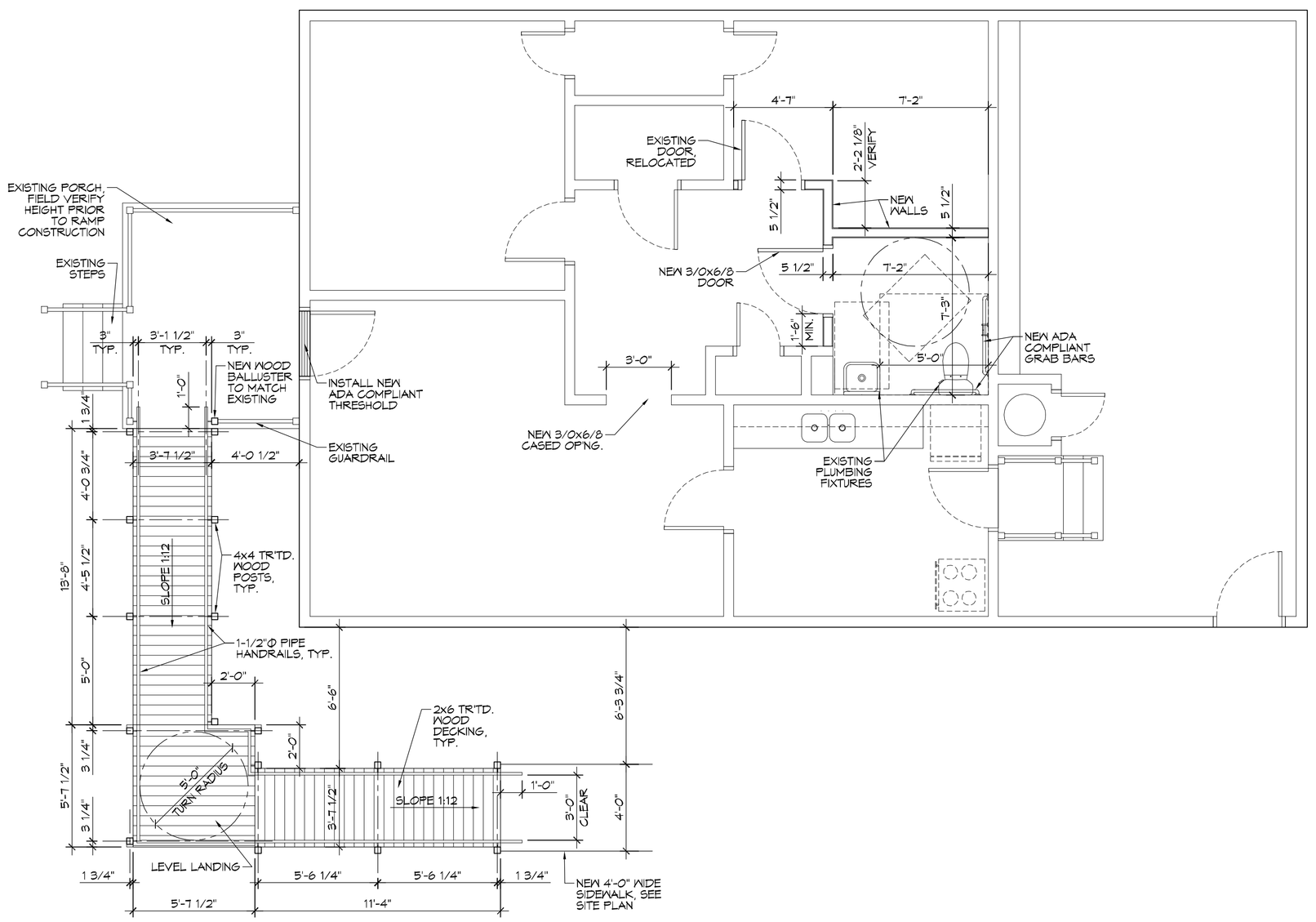
DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832 F: 985.641.5950



N

2 DEMO PLAN
SCALE: 1/4"=1'-0"

DEMOLITION PLAN



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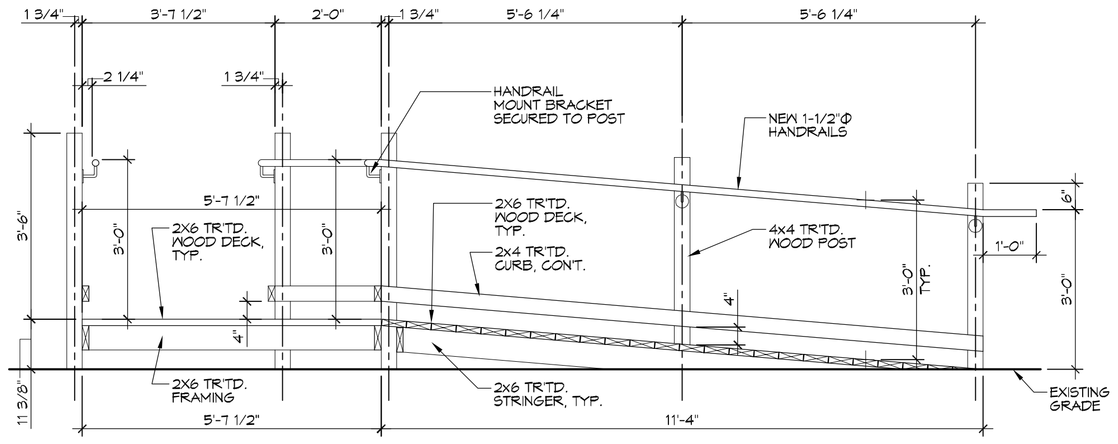
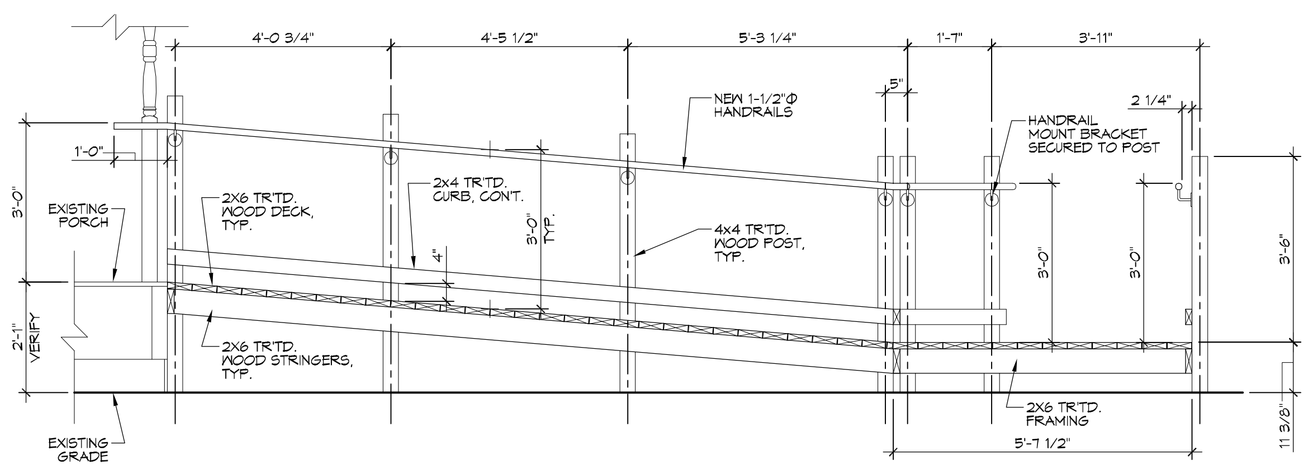
1 FLOOR PLAN
SCALE: 1/4"=1'-0"

NEWLY RENOVATED FLOOR PLAN WITH EXTERIOR H/C RAMP



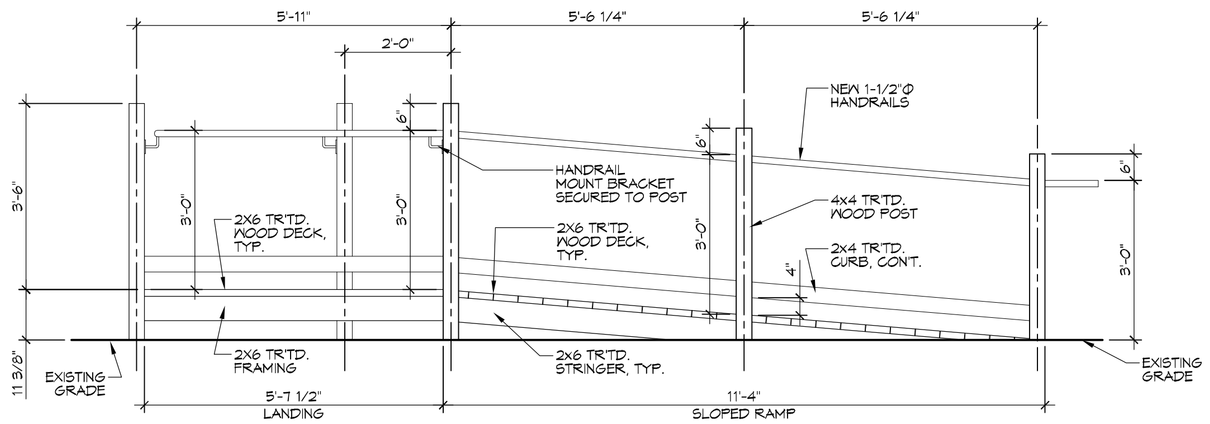
6 RAMP SECTION
SCALE: 1/2"=1'-0"

HANDICAP RAMP SHORT SIDE SECTION



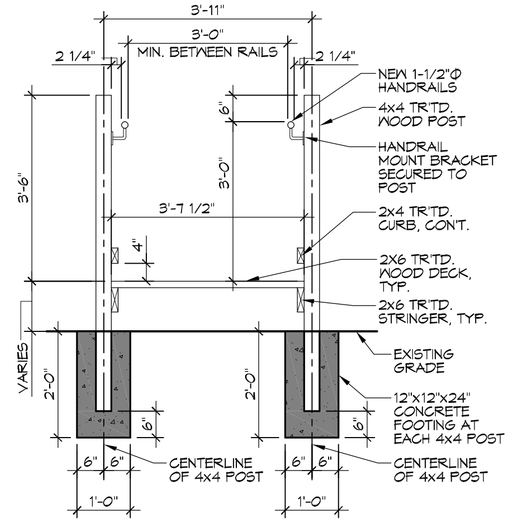
5 RAMP SECTION
SCALE: 1/2"=1'-0"

HANDICAP RAMP LONG SECTION



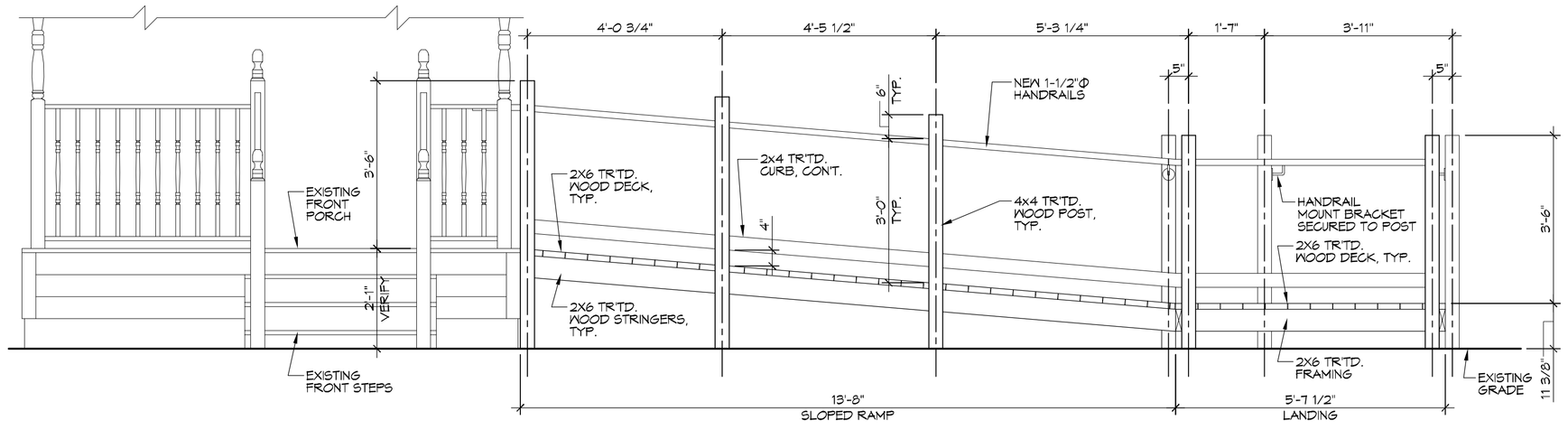
4 RAMP ELEVATION
SCALE: 1/2"=1'-0"

HANDICAP RAMP SIDE ELEVATION



7 SECTION
SCALE: 1/2"=1'-0"

TYP. CROSS-SECTION



3 RAMP ELEVATION
SCALE: 1/2"=1'-0"

HANDICAP RAMP FRONT ELEVATION

DEMOLITION NOTES

1. REMOVE ALL WALLS (GYPSUM BOARD, STUDS, & OTHER FRAMING) AS INDICATED ON DEMOLITION DRAWINGS, ALONG WITH ANY ELECTRICAL AND/OR MECHANICAL ITEMS IN SAID WALLS.
2. PRIOR TO REMOVAL OF ANY ELECTRICAL AND/OR MECHANICAL ITEMS, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE SHUTDOWN AND STARTUP SEQUENCE WITH THE NEW ELECTRICAL AND MECHANICAL WORK.
3. REMOVE ALL DOORS AND FRAMING WHERE INDICATED ON DRAWINGS.
4. REMOVE ALL PLUMBING FIXTURES WHERE INDICATED ON DRAWINGS. CAP ALL DRAIN LINES, WATER LINES, ETC.
5. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN THE REMOVAL DEMOLITION OF ANY HAZARDOUS MATERIALS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY LOCAL AUTHORITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE, AND FEDERAL AUTHORITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ITEMS THAT ARE INTENDED TO REMAIN AND SHALL REPAIR ANY DAMAGED ITEMS TO LIKE NEW CONDITION.
9. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
10. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL FIRST BE GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
Info@dammonengineering.com
PH: 985.649.5832 F: 985.641.9990
Chief Engineer: Brian Mistich, PE
534 Old Spanish Trail
Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE

SEAL:

JARED M. SIMONEAUX REG. NO. 7791 STATE OF LOUISIANA REGISTERED ARCHITECT

A OFFICE BUILDING & SITE RENOVATION FOR
FRAZIER INVESTMENTS INC.
John FRAZIER
1952 7TH STREET
SLIDELL, LA 70458

JOB No: - | DATE: 04-20-2016
DRAWN BY: JTL | CHECKED BY: JMS

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SHEET TITLE:
RENOVATED FLOOR PLAN & DEMO PLAN

DRAWING NUMBER:
A101

SHEET No: 3 of 3

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