

# CHAMPAGNE BUILDING, LLC 2242 CAREY STREET BUILD-OUT

- RENOVATION DETAILS:**
1. HURRICANE DAMAGED BUILDING.
  2. RENOVATIONS LESS THAN 50 % VALUE OF BUILDING.
  3. BUILDING LOCATED IN SLIDELL HISTORIC PRESERVATION DISTRICT.
  4. BUILDING IN THE "MAIN STREET LOUISIANA" PROGRAM.

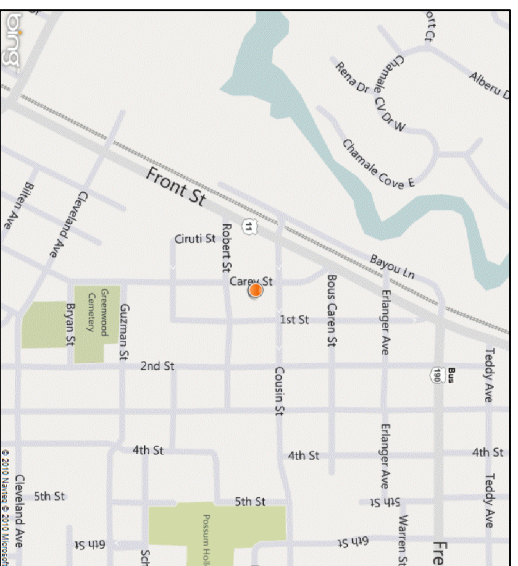
**INTERNATIONAL EXISTING BUILDING CODE 2006**

OCCUPANCY CLASSIFICATION: BUSINESS, GROUP B. (SEC 304.1)  
 ALTERATION CLASSIFICATION: LEVEL 2 (SEC 404.1)  
 OCCUPANT LOAD: (TBL 1004.1.1)  
 BUSINESS AREAS = 100 GROSS SQ.FT. / OCCUPANT  
 2,540 SQ.FT. GROSS BUILDING = TOTAL OF 25 OCCUPANTS  
 EXIT ACCESS TRAVEL DISTANCE: (SEC 101.6)  
 EXIT ACCESS TRAVEL DISTANCE = 200 NON-SPRINKLED  
 EXIT ACCESS REQUIREMENTS: (SEC 101.9)  
 EXIT REQUIRED FOR < 49 OCCUPANTS IN MERCANTILE OCCUPANCY (10 EXITS PROVIDED)  
 EXIT ACCESS TRAVEL DISTANCE = 200' UNSPRINKLED  
 ALLOWABLE HEIGHT AND BLDG. AREA: (TBL 503)  
 B=23,000 SQ.FT. / 4 STORY ALLOWED, THIS PROJECT 1 STORY / 2,540 SQ.FT.  
 CONSTRUCTION CLASSIFICATION: (SEC 602.2)  
 TYPE VB  
 FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS: (TBL 601)  
 STRUCTURAL FRAME = 0 HRS.  
 BEARING WALLS (INTERIOR AND EXTERIOR) = 0 HRS.  
 NON-BEARING WALLS = 0 HRS.  
 FLOOR CONSTRUCTION = 0 HRS.  
 ROOF CONSTRUCTION = 0 HRS.  
 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS: (TBL 602)  
 EXTERIOR WALLS WITH < 30' FIRE SEPARATION DISTANCE = 0 HR.  
 FIRE ALARM SYSTEM REQUIREMENTS: (SEC 907)  
 THIS BLDG: DOES NOT REQUIRE A FIRE ALARM SYSTEM IN ACCORDANCE WITH SEC 907.2.2  
 CONSTRUCTION DOCUMENTS: (SEC 1603)  
 THIS BLDG. SHALL BE DESIGNED IN ACCORDANCE WITH IBC SECTION 1609 AS A FULLY ENCLOSED BLDG. USING THE FOLLOWING INFORMATION:  
 WIND DESIGN DATA:  
 DETERMINATION OF WIND LOADS SHALL BE IN ACCORDANCE WITH IBC SEC 1609.4  
 BASIC WIND SPEED (3 SECOND GUSTS) = 130 MPH (FIG 1609)  
 IMPORTANCE FACTOR: CATEGORY II BLDG., IE = 1.00, IS = 1.0, IW = 1.00 (TBL 1604.5)  
 EXPOSURE B  
 DESIGN WIND PRESSURE (ASCE 7-05 FIG. 6-2): 33.6 PSF  
 INTERNAL PRESSURE COEFFICIENT (ASCE 7-05 FIG. 6-5): ± 0.18  
 LIVE LOADS: (SEC 1607)  
 LOBBIES AND 1st FLR. CORRIDOR (TBL 1607.1): 100 PSF  
 OFFICE (TBL 1607.1): 50 PSF  
 ROOF LIVE LOAD (TBL 1607.1) = 20 PSF UNIFORM, 300 LB. CONCENTRATED  
 GROUND SNOW LOAD (FIG. 1609.2) = 5 PSF

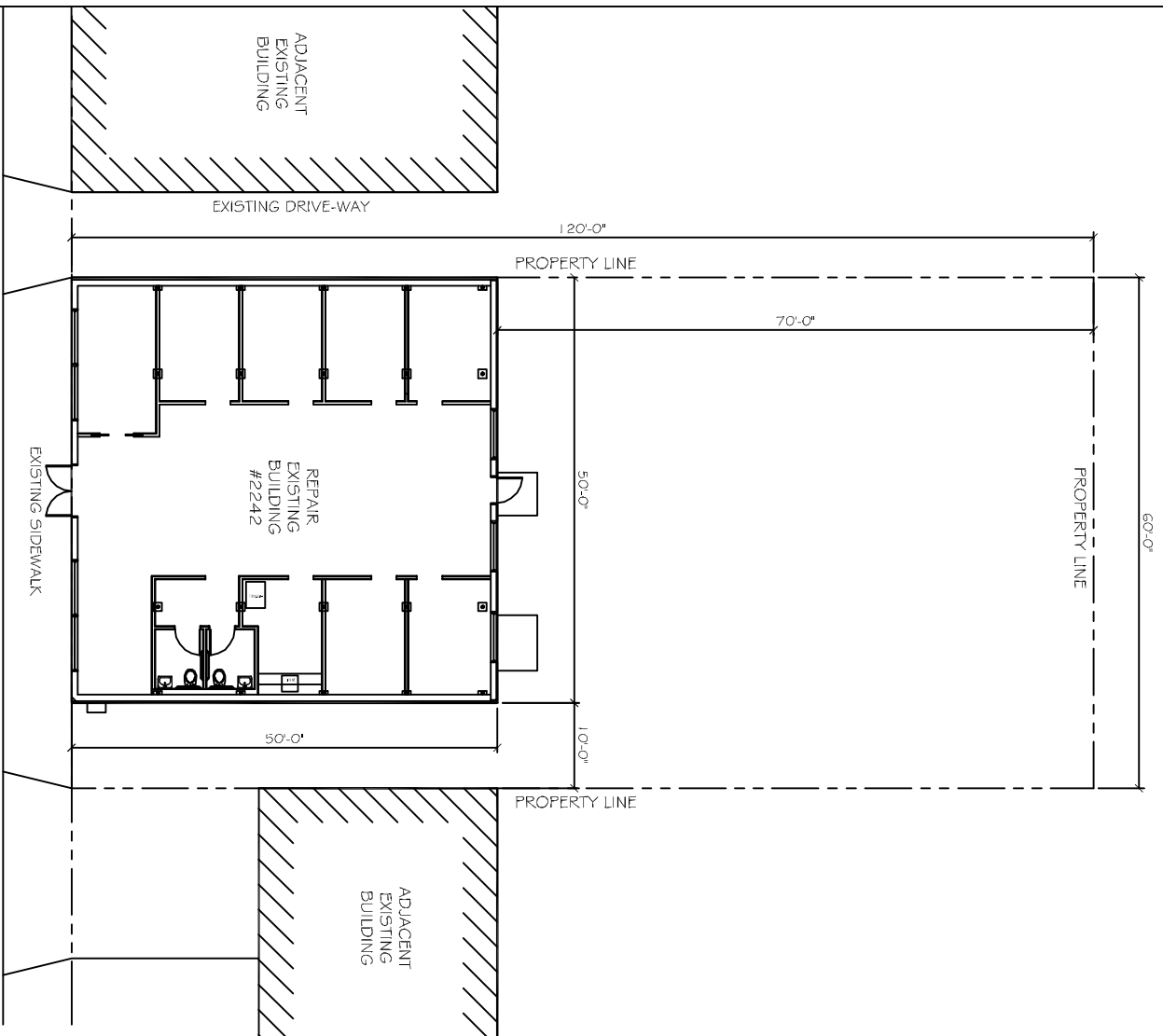
**2,540 SQ. FT.  
NON-SPRINKLED**

INDEX OF DRAWINGS

SHT#	DWG#	DRAWING NAME
1	A-1	COVER SHEET / SITE PLAN
2	A-1	FLOOR PLAN
3	A-2	GROSS SECTION AND DETAILS
4	M-1	MECHANICAL PLAN
5	E-1	ELECTRICAL PLAN
6	P-1	PLUMBING PLAN



VICINITY MAP  
N.T.S.



SITE PLAN  
N.T.S.

PRELIMINARY (NOT FOR CONSTRUCTION)



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 TENANT BUILD-OUT  
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