

# RENOVATION TO: SAFETY ENVIRONMENTAL PROFESSIONALS, INC. OFFICES 700 OAK HARBOR BLVD. SLIDELL, LA, 70458

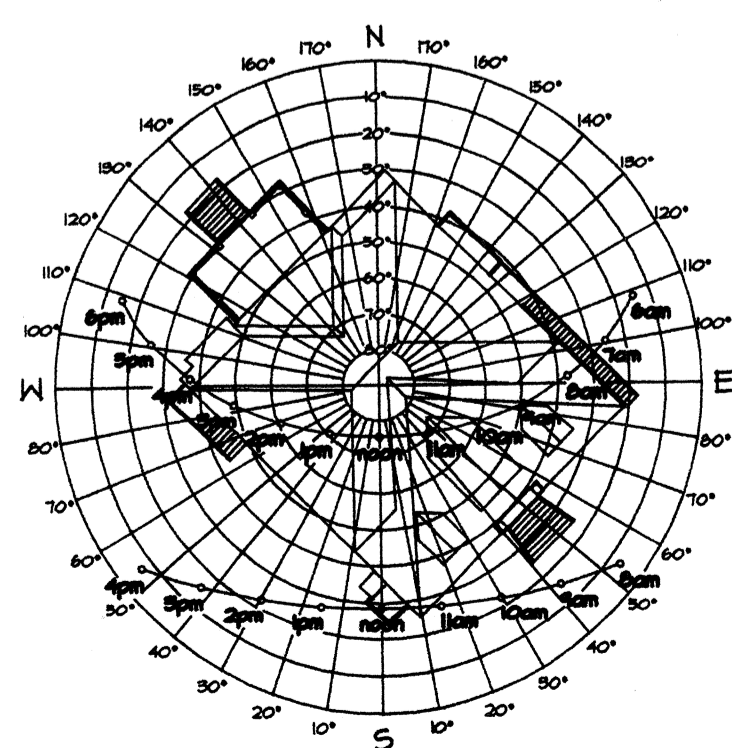
- \* CHANGE OF USE
- \* NO CHANGE OF FOOTPRINT
- \* CHANGE OF OCCUPANCY

## SCOPE OF WORK:

WARING ARCHITECTS PROPOSES TO CONVERT THIS PROBLEM STRUCTURE, WHICH WAS INTENDED AS A COMMERCIAL OFFICE FROM ITS INCEPTION, FROM THE QUASI-RESIDENTIAL BUILDING THAT WAS BUILT THROUGH A SERIES OF ERRORS AND UNINTENDED EVENTS, BACK INTO A PROPERLY PERMITTED CODE COMPLIANT, COMMERCIAL STRUCTURE. THE SCOPE OF WORK INCLUDES CORRECTION OF ALL STAIRS TO PROPER RISE - RUN RATIOS; CREATING PROPER PATHS OF EGRESS FOR THE FIRST AND SECOND FLOORS; INSTALLING A WHEELCHAIR LIFT TO REPLACE AN IMPROPERLY BUILT RAMP; PARTIALLY SPRINKLERING THE STRUCTURE; SEPARATING THE INTERIOR STAIRS; WITH A GLASS WALL; INSTALLING EXIT SIGNAGE, EMERGENCY EGRESS LIGHTING, AND FIRE EXTINGUISHERS; CORRECTING NUMEROUS PUNCH-LIST TYPE DEFICIENCIES IN THE STRUCTURE; AND COMPLETING THE FINISH COAT OF THE BUILDING.

NOTE: THERE WILL BE NO USE NOR OCCUPANCY OF THIS PROPERTY UNTIL ALL WORK IS PROPERLY PERMITTED, INSPECTED, AND A USE AND OCCUPANCY CERTIFICATE HAS BEEN ISSUED BY THE ST. TAMMANY PARISH BUILDING OFFICIALS.

## SOLAR DIAGRAM:



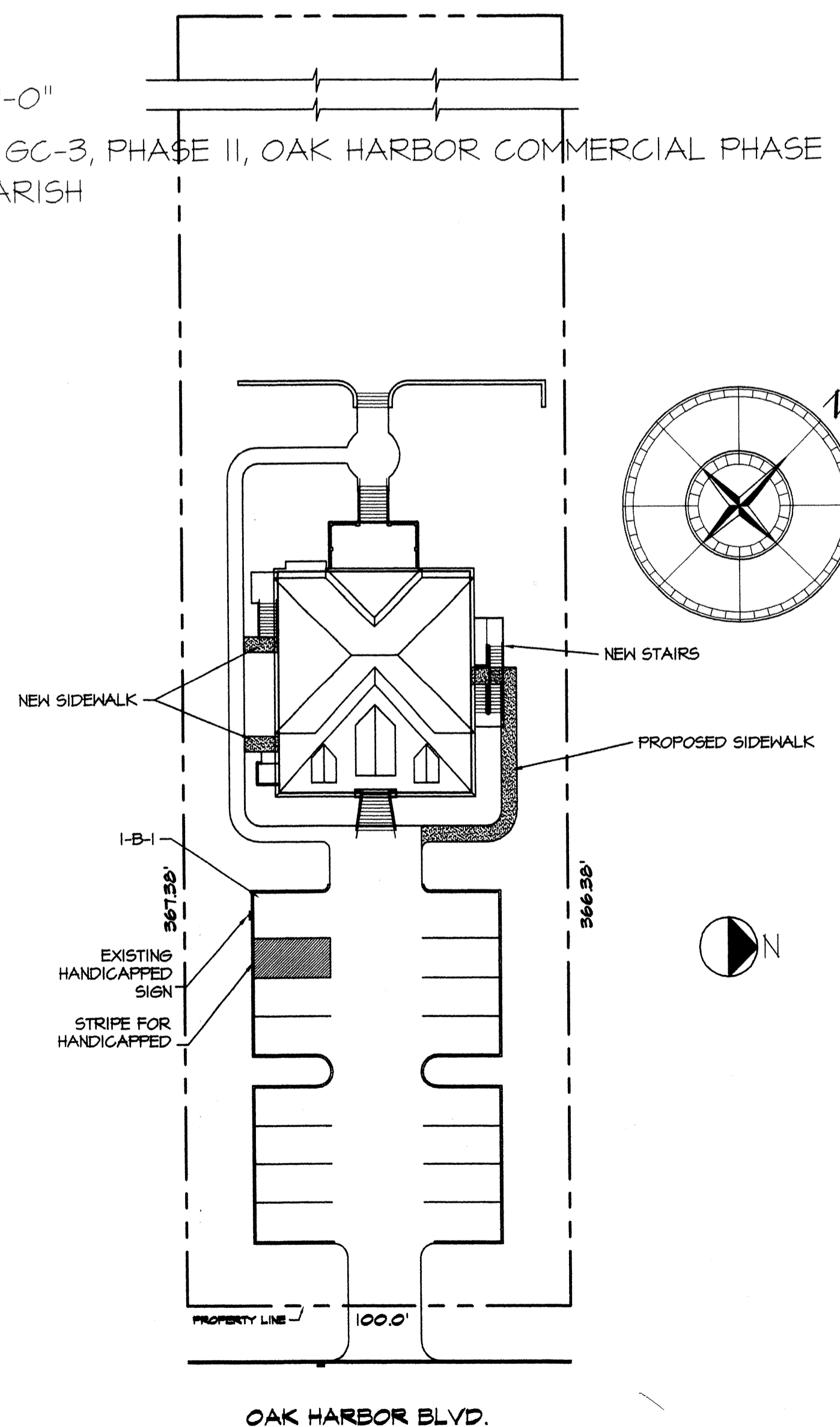
## SQUARE FOOTAGES:

EXIST. 1ST FLOOR A/C: 2,666 sq. ft.  
EXISTING COVERED PORCHES: 325 sq. ft.  
EXIST. 2ND FLOOR A/C: 2,315 sq. ft.  
TOTAL: 5,306 sq. ft.

## SITE PLAN:

SCALE: 1" = 30'-0"

LOT: 10 TRACT GC-3, PHASE II, OAK HARBOR COMMERCIAL PHASE ST. TAMMANY PARISH



## GENERAL NOTES:

- 1 The General Contractor is responsible for supplying all subcontractors with all Construction Drawings and Specifications necessary to bid and/or construct this project. Subcontractors' bids must reflect all conditions set forth in the Contract documents.
- 2 A set of specifications (if applicable) must accompany and be reviewed/used in conjunction with the Construction Drawings. All contractors are responsible for notifying the Architect of any errors, omissions or discrepancies prior to bidding the project.
- 3 Contractor shall ask for details whenever uncertain about methods of installation. Lack of details not requested shall not excuse improper installation, and correction shall be made the responsibility of the contractor.
- 4 The sheets in these drawings are complimentary to each other, what is called for by one shall be binding as if called for by all and all parties involved shall become familiar with all sheets of drawings and specifications (if any) and not simply their own work in order to fully understand and develop the construction.
- 5 These drawings have been drawn and checked to ensure a reasonable degree of accuracy. However, the Contractor is responsible for checking all dimensions, details and requirements of these plans and/or specifications prior to commencing work and immediately and without delay bringing any discrepancies to the attention of the Architect. Failure to do so shall represent an assumption of risk and liability by the Contractor.
- 6 The Contractor shall provide solid blocking for any wall hung items indicated in the Construction Documents. The Owner/Tenant shall be responsible for notifying the General Contractor of any wall hung items to be installed that are not shown on the drawings.
- 7 Upon signing of Contract for Construction with the Owner, the General Contractor shall review all owner selected and "long lead" items (e.g. glass, ceramic tile, specialty items, shop drawings, light fixtures, wall coverings, carpeting, etc.) with the Architect, Engineer, Designer, Owner, or applicable subcontractors, as appropriate, and shall insure the timely placement of orders for these items.
- 8 In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work. This requirement will apply continuously, and not be limited to normal working hours. The Contractor shall take all necessary precautions to insure the safety of the public and/or work personnel on the job. The Contractor shall also take all necessary precautions to prevent accidents or injuries to any person on, about or adjacent to the premises. The Contractor shall comply with all laws, ordinances, codes, rules and regulations relative to safety and the prevention of accidents.
- 9 Whether or not specifically indicated on the drawings, the Contractor shall be responsible for removing, relocating or demolishing existing construction (including utilities which will interfere with the new work) and shall be fully responsible for the maintenance of water-tightness, air conditioning and security of the existing structure.
- 10 Prior to tying into or shutting down any utility, Contractor shall obtain prior approval from the Owner.
- 11 The Contractor shall coordinate with the Owner, the location of the Contractor's equipment and material storage as required.
- 12 All dimensions are to face of interior studs, center of columns and fenestration, or to face of brick and exterior face of exterior studs.
- 13 Contractor shall be fully responsible for verifying all site conditions and house location prior to construction.
- 14 All materials shall be new and U.L. listed unless specifically designated otherwise.
- 15 No work shall be concealed until approved by local inspectors.
- 16 All construction shall comply with city, state and national codes as required.
- 17 Contractor to warrantee all work for one year.
- 18 Contractor shall pay for all water and power used toward construction, from existing sources.
- 19 Caulking on exterior shall be top quality silicone caulk.
- 20 Paint grade to be Benjamin Moore or equivalent. All work to receive three (3) coats. Color and finish to be selected by owner and verified by Contractor prior to contract signing. All paint to be highest quality by the manufacturer.
- 21 Orange peel finish for all new sheetrock walls unless specified otherwise. Contractor to verify existing finishes of sheetrock surfaces and ascertain with Owner whether to match existing or upgrade finish, and to include in original bid as required.
- 22 All batt insulation shall have class "A" (0-25) flame spread rating in compliance with applicable code.
- 23 Use 6 inch studs at plumbing walls. Provide metal "shoes" on framing to protect plumbing & electrical.
- 24 Site shall be left neat daily. Provide complete clean-up on a weekly basis. No trash stored in building. Proper disposal required.
- 25 Provide a galvanized metal pan with drain at water heater and A/C evaporator locations and a pvc pan beneath washing machines located above the first floor. Contractor to verify location of A/C drip pan drain pipe with Owner.
- 26 Provide a top quality insulating blanket for all new water heaters.
- 27 All corners shall be properly braced for wind loads. A 48" wide sheet of plywood sheathing shall be provided every 20 feet of wall length.
- 28 Treated Wood: All exposed exterior wood shall be treated to the following specifications:
  - 25 Treated wood not in contact with the ground.
  - 40 Treated wood in contact with the ground.
  - 50 Treated wood in contact with water.
 Painted exterior wood: Shall be treated & fully air dried before back, end & edge priming & (2) coats of premium grade exterior paint.  
 Natural exterior wood: Shall be fully cured, selected for straightness & quality, mostly free of checks, knots & splits, & treated with premium deck sealer.
- 29 All sleeping areas shall be protected with UL-approved smoke detectors. These shall be wired to the 110-volt house current, and meet design criteria as required by U.L. Design 268. They shall be installed no further than 10 feet from any sleeping rooms, no closer than 6 inches from adjacent wall or ceiling.
- 30 As per Section 5-2.2.4 of NFPA 101:
  - Handrails: Handrails on stairs shall be at least 34 inches and not more than 38 inches above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. New handrails shall provide a clearance of at least 1 1/2 inches between the handrail and the wall to which it is fastened. Handrails shall have a circular cross section with an outside diameter of at least 1 1/4 inches and not more than 2 inches. New handrails shall be continuously graspable along the entire length. New handrail ends shall be returned to the wall or floor or terminate at newel posts. Handrails shall be provided on at least one side of the stairs. Spiral stairs and winders shall have the required handrails located on the outside radius. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Handrails shall be required on stairs with an elevation difference greater than 21 inches.
  - Guards: Guards shall be at least 42 inches high measured vertically to the top of the guard from the surface adjacent thereto. Open guards shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter shall not pass through any opening up to a height of 34 inches. The triangular openings formed by the riser, tread and bottom element of a guardrail of the open side of a stair shall be of such size that a sphere 6 inches in diameter shall not pass through the triangular opening. Guards shall be required in all areas more than 30 inches above the floor or the grade below.
- 31 Treads and risers of stairs shall be so proportioned that the sum of two risers and a tread, exclusive of nosing, is not less than 24 inches nor more than 25 inches. The height of riser shall not exceed 7 inches, and treads shall not be less than 11 inches wide.
  - Treads shall be of uniform depth and risers of uniform height in any stairway between two floors. There shall be no variation exceeding 3/16 inch in the depth of adjacent treads or in the height of adjacent risers and tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed 3/8 inch in any flight. Tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.
- EXCEPTION: Where the bottom or top riser adjoins a sloping public way, walk or driveway having an established grade and serving as a landing, a variation in height of not more than 3 inches for every 3 ft of stairway width is permitted.
- 32 Contractor shall keep an accurate record of all changes and shall mark same in ink on a separate, clean set of these drawings during construction, including location of all underground utilities. Contractor shall furnish Owner and Architect each a copy of this record before final completion and acceptance is recorded.
- 33 All window unit sizes are given in actual frame size. Contractor to verify rough-opening and installation requirements with manufacturer.
- 34 This agreement between Owner and Architect does not include Construction Phase Services unless otherwise noted. Acceptance of these drawings by the Owner signifies their agreement that the Owner shall be solely responsible for interpreting these drawings and observing the work of the Contractor to discover, correct or mitigate errors, inconsistencies and omissions, and that if the Owner authorizes deviations, recorded or unrecorded, from plans prepared by the Architect, the Owner shall not bring any claim against the Architect and shall indemnify and hold the Architect, its partners, associates and employees harmless from and against claims, losses, damages and expenses, including but not limited to defense costs and the time of the Architect, to the extent such claim, loss, damage or expense arises out of or results in whole or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified under this provision.
- 35 The contractor shall grade the site as required to ensure proper rain water drainage and runoff. No part of the site shall be allowed to drain onto adjacent properties, nor shall runoff be allowed to accumulate next to the existing or proposed structure.

02/14/03

## DRAWING INDEX:

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By:

PROJECT NO:  
200343

DATE:  
11/05/03

REVISIONS:

SFM101  
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