

Project Directory

CIVIL ENGINEER:
WARREN DIETZ, JR.

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Code Data

NFPA 101 - LIFE SAFETY CODE 2015 EDITION

CLASSIFICATION OF OCCUPANCY:
RENOVATIONS TO EXISTING BUILDING
ASSEMBLY CHAPTER 12

CLASSIFICATION OF CONSTRUCTION TYPE:
VB

OCCUPANT LOAD FACTOR:
1 PERSON PER 15 SQ. FT. - LESS CONCENTRATED
USE

INTERNATIONAL BUILDING CODE 2015 EDITION

USE & OCCUPANCY CLASSIFICATION:
SECTION 303.3 -ASSEMBLY GROUP A-2

TYPE OF CONSTRUCTION:
VB (UNPROTECTED/UNSPRINKLERED)

GENERAL BUILDING HEIGHTS AND AREAS
BUILDING-1 1/2 STORY

INTERIOR WALL AND CLG. FINISHES
CLASS A IN EXITS ENCLOSURES AND EXIT
PASSAGEWAYS, CLASS B CORRIDORS,
ROOMS AND ENCLOSED SPACES CLASS C.

MEANS OF EGRESS

PER TABLE 1005.1, EGRESS WIDTH OF
CORRIDORS.

THE COMMON PATH OF EGRESS TRAVEL,
PER IBC 1014.3 IS LESS THAN 75 FEET.

ACCESSIBILITY

ALL LANDINGS AND WALKWAYS ARE TO
BE LEVEL WITH FINISHED FLOOR ELEVATION
5'-0" FROM THRESHOLD. ALL EXITS ARE TO
PAVED TO PUBLIC WAY.

HANDI-CAP PARKING AND SIGNAGE IS
EXISTING TO THE RETAIL DEVELOPMENT.

TOILET FACILITIES ARE EXISTING AND ARE
NOT TO BE ALTERED UNDER THIS WORK.

SIGNAGE WILL BE PROVIDED TO COMPLY
WITH IBC SECTION 1109.

LOADS
1ST. FLOOR LIVE LOAD=100 PSF
CORRIDOR LIVE LOAD=100PSF
ROOF LIVE LOADS=20# WITH TRIBUTARY REDUCTION
FLOOR LIVE LOADS=100 PSF
ROOF SNOW LOADS= 5# PSF GROUND SNOW
FLOOR LOADS ABOVE 1ST FLOOR = NA
WIND SPEED=120
NOMINAL WIND SPEED=90
RISK CATEGORY=2
WIND EXPOSURE=B
APPLICABLE INTERNAL PRESSURE COEFFICIENT=0.18
COMP & CLOUDING WIND PRESSURE=35PSF

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2998 PONTCHARTRAIN

DR.

CAMELLIA POINT

7/25/2024

DD-226C

General Notes

THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL ASPECTS OF THE CONSTRUCTION OUTLINED IN THIS DOCUMENT PRIOR TO SUBMITTING A BID. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE DESIGNER/ENGINEERS.

IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SPECIFICATIONS AS WELL AS THE DRAWINGS.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS REQUIRED TO INSURE THE HEALTH OF WORKERS AS WELL AS THE OWNERS AND GENERAL PUBLIC.

THE CONTRACTOR SHALL PROVIDE ANY SITE DEMOLITION/UTILITY RELOCATION NECESSARY FOR COMPLETION OF WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORIES AS REQUIRED BY ROOFING MANUFACTURER TO PROVIDE A COMPLETE ROOF CERTIFIABLE BY THE MANUFACTURER.

IN NO WAY DO THE DIMENSIONS SHOWN ON THE PLANS REPRESENT AN EXACT QUANTITY OF MATERIALS. THE BIDDER IS SOLEY RESPONSIBLE FOR THE QUANTITIES IN HIS BID.

CONTRACTOR TO COODINATE EXPANSION JOINT LOCATIONS WITH ENGINEER.

PROVIDE LEVEL TRANSITION AT ALL DOORS FOR A MINIMUM OF 5'-0" IN FRONT AND BACK OF DOORS. EXTERIOR DOORS MUST HAVE ENOUGH ROOM FOR A 5'-0"MIN. LANDING WITH MAXIMUM FALL OF 1:50.

ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL KEEP THE SITE AND ALL INTERIOR SPACES CLEAR OF TRASH AND CONSTRUCTION DEBRIS DURING CONSTRUCTION ON A DAILY BASIS.

THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITIES EXACT LOCATIONS PRIOR TO EXCAVATION WORK. REPAIR OF THE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR SHOULD THEY BE DAMAGED DURING THE COURSE OF THIS CONSTRUCTION CONTRACT.

ALL DOORS LAID OUT IN AN EGRESS WAY SHALL BE LAID OUT IN SUCH A MANNER AS TO ALLOW 18" ON THE PULL SIDE OF THE DOOR AND 12" ON THE PUSH SIDE OF HTE DOOR AND AS PER A.D.A. ACCESSIBILITY GUIDELINES. ANY DOOR IN QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER FOR DISCUSSION PRIOR TO LAYOUT AND CONSTRUCTION.

THE SITE PLAN REPRESENTS GENERAL LOCATION OF IMPROVEMENTS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL IMPROVEMENTS ON SITE PRIOR TO ALTERATION, ADDITION OR TIE-IN. ALL DAMAGE SHALL BE PROPERLY REPAIRED BY THE GENERAL CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.

FINE GRADING AND SEEDING SHALL EXTEND OVER THE SITE IN AREAS DISTURBED BY CONSTRUCTION.

ALL MATERIALS SHALL BE NEW EXCEPT WHERE OTHERWISE NOTED AND SHALL CONFORM WITH THE STANDARDS OF UNDERWRITER'S LABORATORY IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION.

THE CONTRACTOR SHALL OBTAIN IN PAY ALL NECESSARY PERMITS AND AFTER COMPLETION, FURNISH OWNER CERTIFICATIONS OF FINAL INSPECTIONS AND APPROVAL AS ISSUED BY THE INSPECTION DEPARTMENT OF THE CITY IN WHICH BUILDING IS LOCATED.

ALL TESTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE N.E.C. THE TESTS SHALL BE MADE IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE.

ELECTRICAL WORK SHALL COMPLY WITH NFPA AND NATIONAL ELECTRICAL CODE AND BE PERFORMED BY AN LICENSED ELECTRICIAN.

ALL WORK IS TO HAVE A ONE YEAR WARRANTY, MINIMUM AND AS SPECIFIED.

ALL HVAC SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA AND SHALL PROVIDE REQUIRED SMOKE DETECTION DEVICES. SYSTEMS SHALL BE INSTALLED BY LICENSED HVAC CONTRACTOR.

ALL EXPOSED ALUMINUM PIECES/PARTS TO BE PREFINISHED IN A MATCHING COLOR TO BE SELECTED BY ARCHITECT. COATING TYPE SHALL BE AS SPECIFIED.

THE STORAGE OF MATERIALS ON SITE SHALL BE ALLOWED ON DESIGNATED AREAS. STAGING WILL BE ALLOWED ON LAWN OR GARDEN AREAS. HOWEVER ANY DAMAGE TO LAWN SURFACES AND GARDEN/LANDSCAPE AREAS SHALL REQUIRE RESTORATION TO ORIGINAL CONDITION BY GENERAL CONTRACTOR AT NO COST TO OWNER.

CONTRACTOR IS TO COORDINATE ALL WORK SCHEDULES WITH OWNER AND USERS. ACCESS INTO BUILDING SHALL NOT BE INTERRUPTED UNLESS OWNER AND USER APPROVAL HAS BEEN OBTAINED.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARZIED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND RELATED HIS OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS PRIOR TO BIDDING.

DO NOT SCALE DRAWINGS.

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS ON THESE DRAWINGS OR BETWEEN DRAWINGS AND ACTUALY FIELD CONDITIONS PRIOR TO BEGINING ANY WORK INVOLVING THE AREAS OF CONFLICT.

CONTRACTOR SHALL COORDINATE ALL DISRUPTIVE WORK WITH THE OWNER. DISPRUPTIVE WORK TO BE PERFORMED AFTER

Drawing Index

Project Discription

THIS PROJECT CONSIST OF AN EXISTING BUILDING COVERED IN RESTAURANT / BAR CAMELLIA POINT

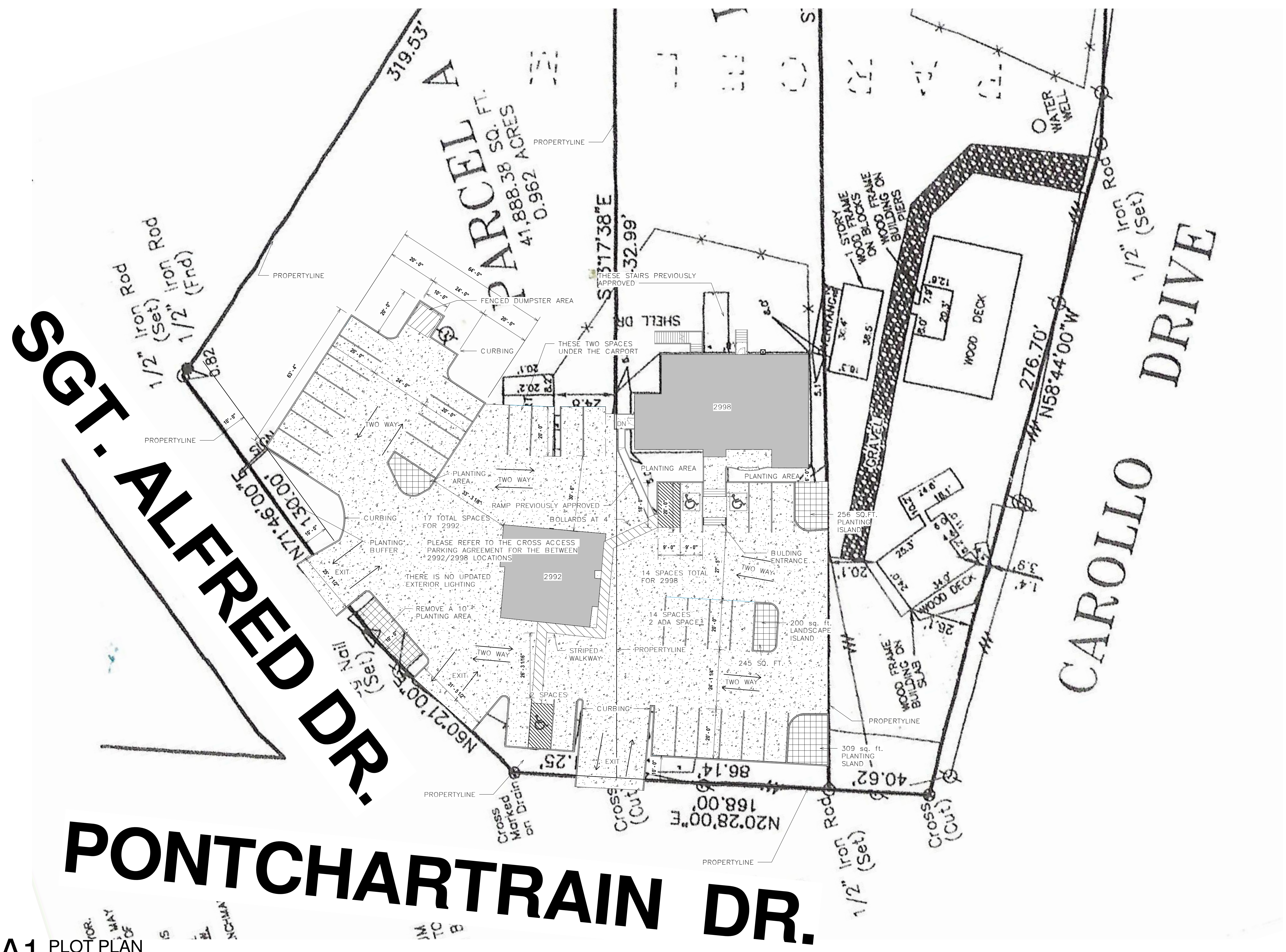
GENERAL NOTE:

ALWAYS REFER TO ALL FIRE MARSHALL CAUTIONARY NOTES AND REVIEW LETTERS FOR ANY FINAL CHANGES THAT MAY NOT HAVE BEEN PUT INTO DRAWING AFTER FINAL REVIEW OF PLAN FROM THE FIREMARSHALL.



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Commercial
Planners

A1 PLOT PLAN
1" = 20'-0"



2998 PONTCHARTRAIN DR.
CAMELLIA POINT
CITY OF SLIDELL

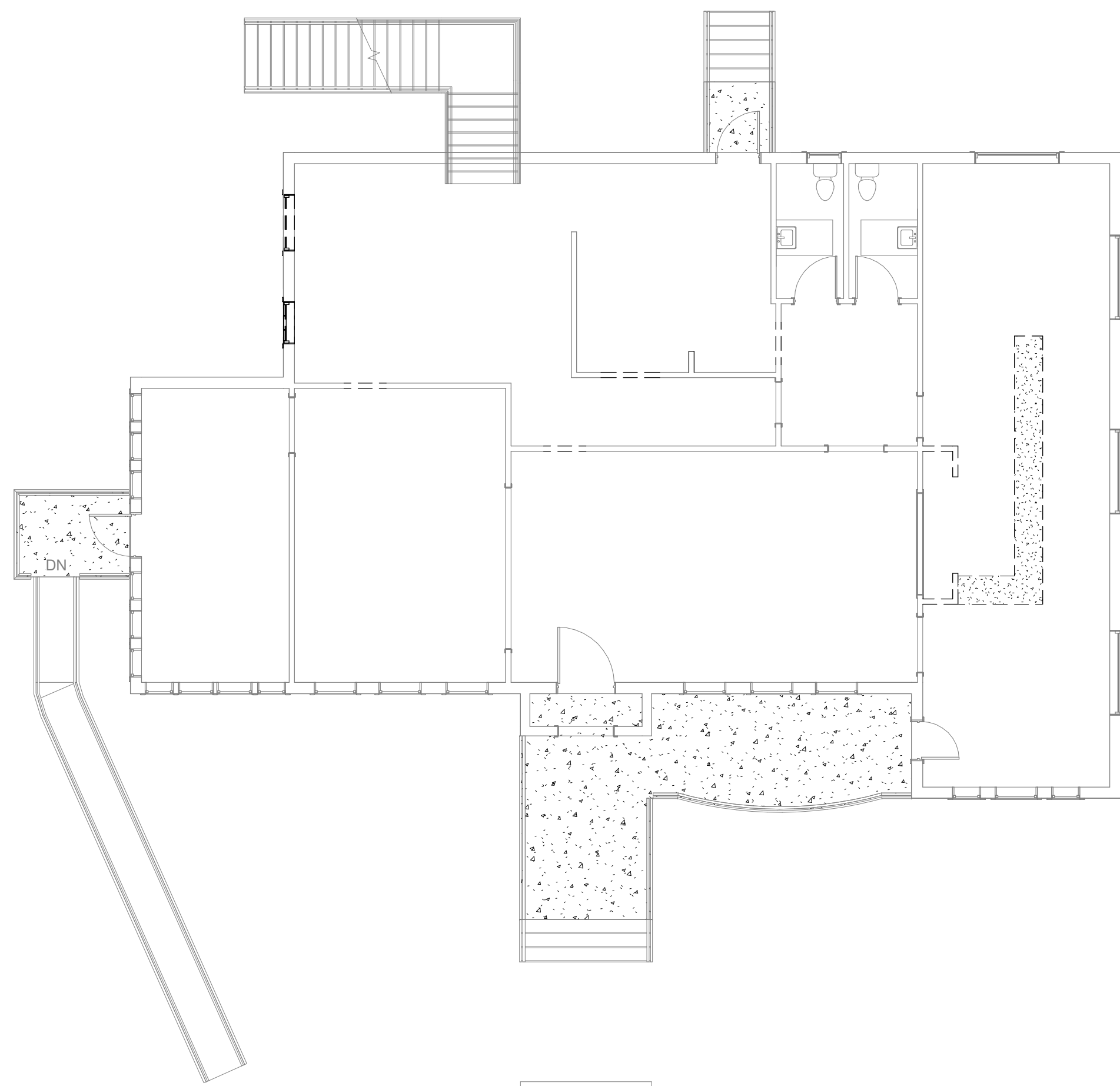


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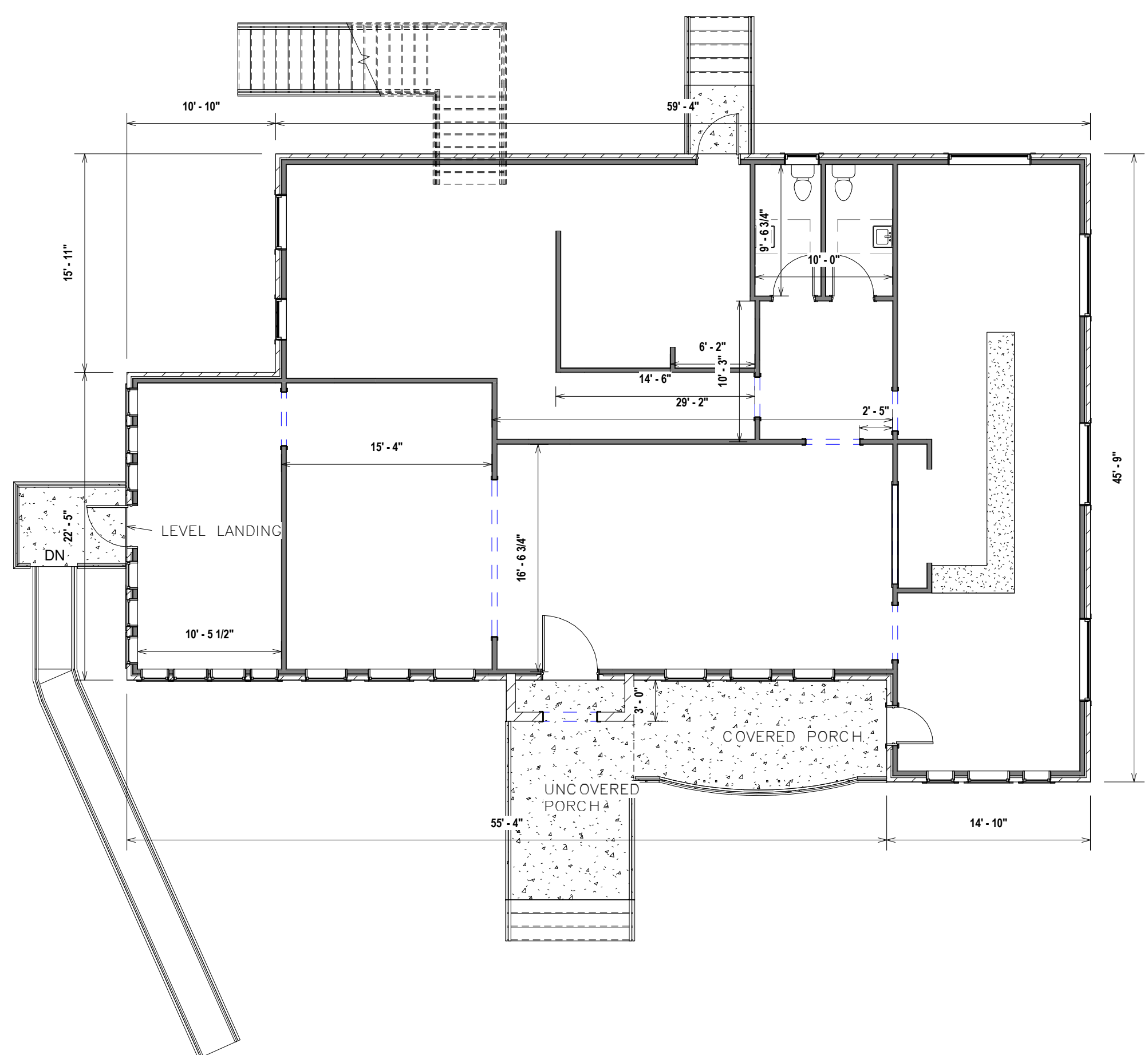
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SHEET
A1.1



C1 1ST FLOOR - DEMO
1/8" = 1'-0"

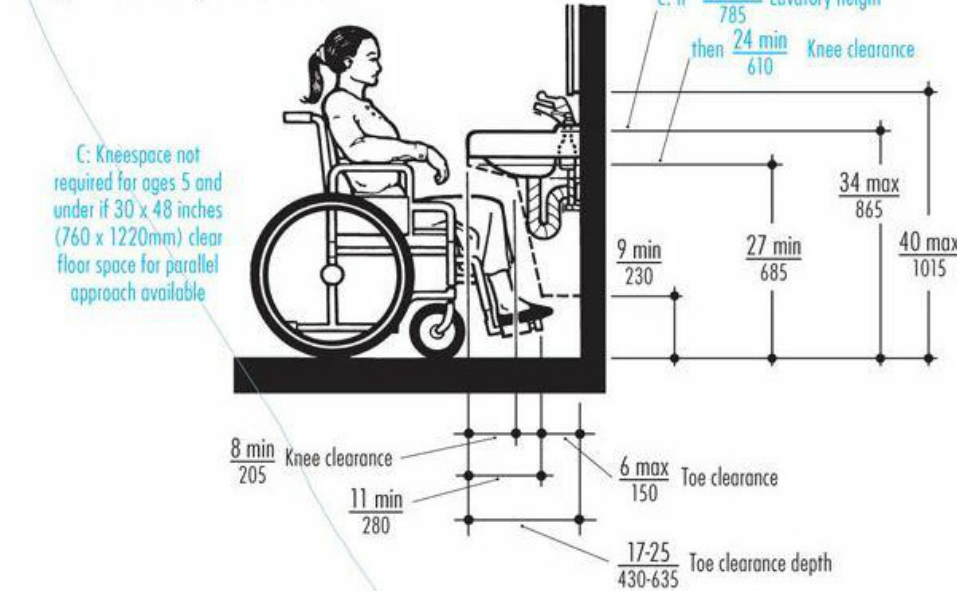


A1 1ST FLOOR - EXISTING
1/8" = 1'-0"

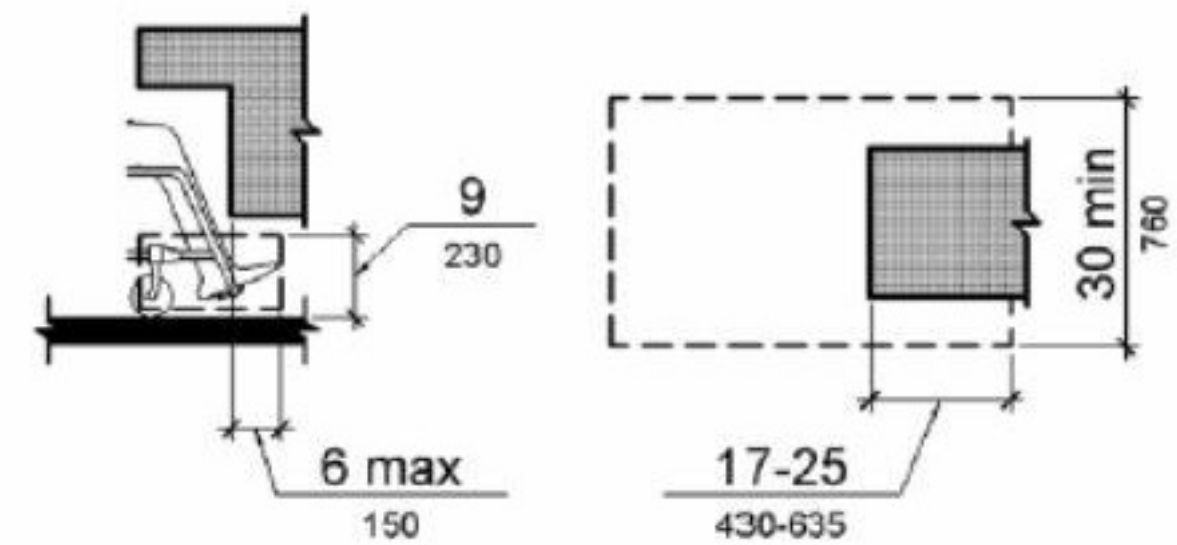
ADA HEIGHT STANDARDS
SCALE: NO SCALE

Lavatory Clearances

Fig. 4 Lavatory Clearances.



D3 DD-ADA-HEIGHT STANDARDS
12" = 1'-0"



D4 ADA TOE CLEARANCE
3/4" = 1'-0"

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SHEET

A1.2

GENERAL NOTES:
 -ALL A/C IS IN PLACE AND EXISTING-NO CHANGES
 -ALL ELECTRICAL IS IN PLACE AND EXISTING
 -THERE IS NO CHANGE OF OCCUPANCY, IT WAS CURRENTLY A RESTURANT
 -THIS BUILDING IS ALL EXISTING, THE BUILD OUT IS ONLY TO THE BAR,COOLER RM. AND KITCHEN AREA
 -TWO WINDOWS ARE BEING REMOVED FROM KITCHEN
 -ALL REAR STAIR HAVE BEEN APPROVED PREVIOUSLY AND ARE COMPLIANT
 -THE SECOND FLOOR WILL BE USED AS A OFFICE AND THE OCCUPANT LEVEL IS BELOW 30 PEOPLE AND EXITS DIRECTLY TO THE OUTSIDE

- 1 2X6 WALL
- 2 EXISTING STAIRS
- 3 RAILINGS ARE TO HAVE 4" MIN. SPACE BETWEEN BALUSTERS, AND 34" TO 38" HIGH.
- 4 STAIRS: AS PER CODE, 2021 IRC-R311.7
- 5 2-FRYERS-ATO-ATFS-40
- 6 DISHWASHER-495NOWF1EX
- 7 REACH IN COOLER-178a49fhc
- 8 REACH IN FREEZER- 178a49fhc
- 9 HAND SINK-600hs12
- 10 BAR DISHWASHER-MD-GW-HTB22P
- 11 BAR TRIPLE COMPARTMENT-600hs31014g
- 12 CHILL RITE CM SBT 20F TAP SYSTEM
- 13 BAR HAND SINK 600hs12
- 14 MERCH REACH IN-ATVANCO 54" 178gdc49hcb
- 15 HOOD SYSTEM W/ SUSPRESSION- ACCUREX XBEW-T-120.00S
- 16 PREP TABLE-EPBNR2-D4 47.5
- 17 WALK IN COOLER/FREEZER
- 18 TRIPLE SINK- 60s3151515gl
- 19 GRILL/BURNERS ATO-AGR-6B24GR-NG 66"
- 20 PIZZA OVEN-SHUFFLE 1200
- 21 SPEED RACK
- 22 ADA COUNTER
- 23 EXISTING ADA APPROVED BATHS
- 24 MOP SINK
- 25 EXISTING ADA APPROVED RAMP
- 26 BAR BRACKETS ARE TO BE WELDED TO EXISTING IRON RAILING TO MOUNT A BAR TOP TO IT.
- 27 4" STUD WALL BELOW BAR
- 28 NEW WALL OF SHELVES TO BE BUILT HERE
- 29 PREMIUM LIQUOURS
- 30 ICE MAKER (NEEDS SPECS)

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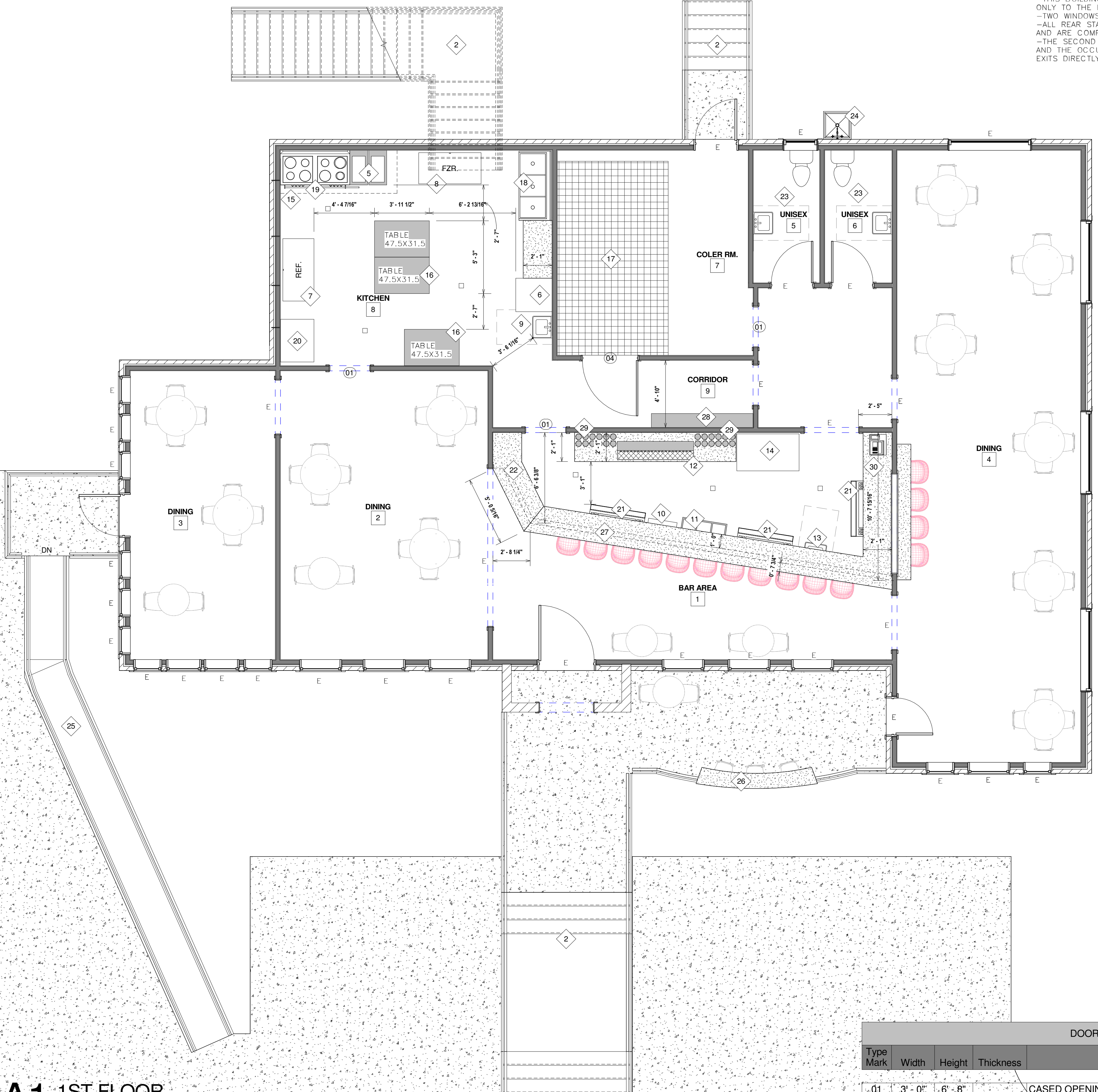
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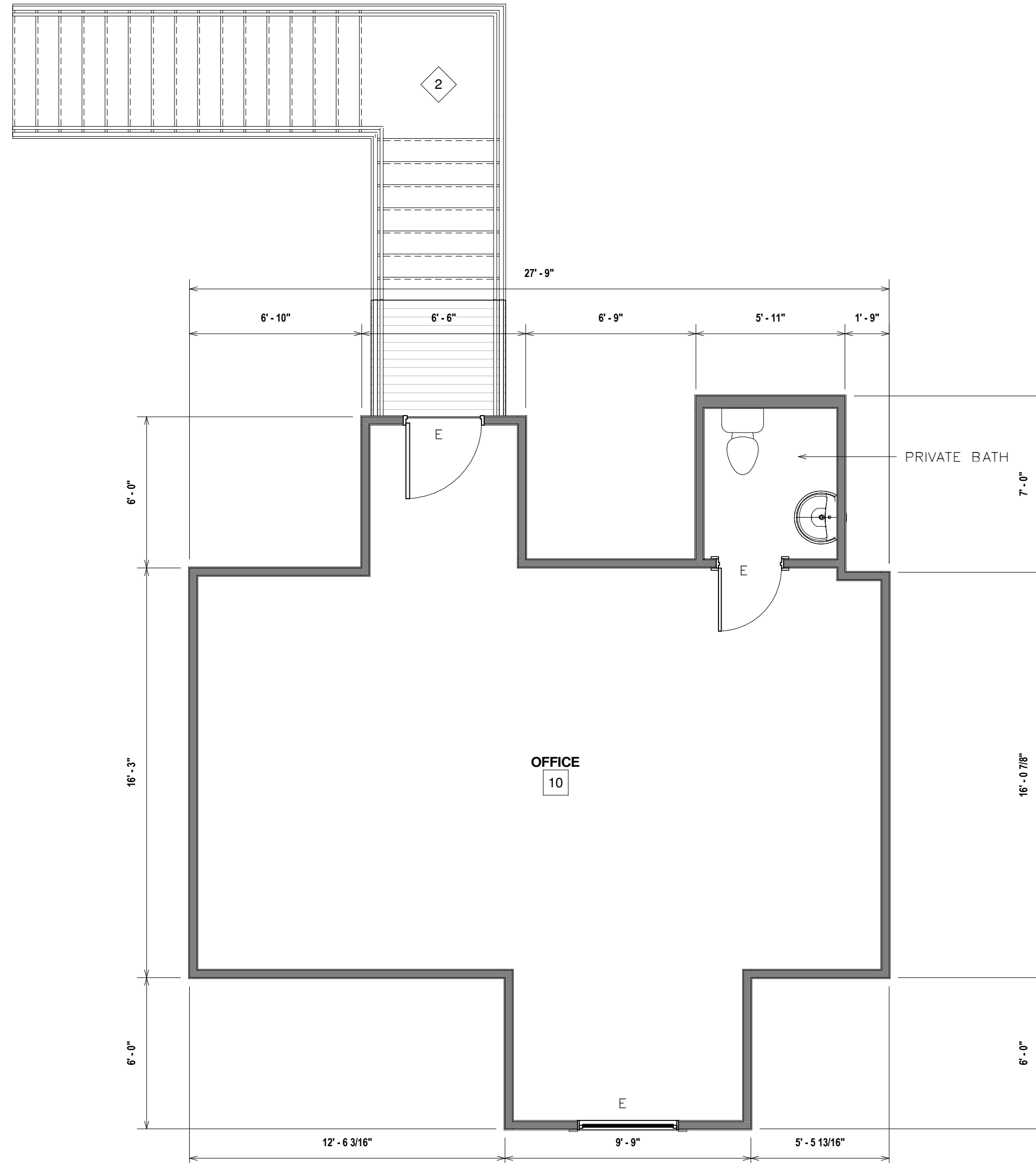
SHEET
A1.4

A1 1ST FLOOR
 1/4" = 1'-0"



DOOR SCHEDULE					
Type Mark	Width	Height	Thickness	Description	Count
.01	3'-0"	6'-8"		CASED OPENING	3
.04	4'-0"	6'-8"	0'-1 3/8"	INTERIOR SOLID DOOR	1

SQ. FOOTAGE	
Comments	Area
CONDITIONED	
EXISTING 2ND. FLR.	591 SF
EXISTING RENOVATED 1ST. FLR.	2627 SF
CONDITIONED	3218 SF
Grand total	3218 SF



A1 2ND. FLOOR
1/4" = 1'-0"

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SHEET
A1.6