

# Project Directory

CIVIL ENGINEER:  
WARREN DIETZ, JR.

(985) 867-3491 OFFICE ~ (504) 512-2099 MOBILE

## 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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SITE PLAN	A1.1
EXISTING/DEMO PLAN	A1.2
FIRST LEVEL FLOOR PLAN	A1.4
SECOND FLOOR PLAN	A1.6

# 2998 PONCHATRAIN DR.

## CAMELIA POINT

### 4/3/2024

### 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 GENERAL CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE  
HIMSELF WITH THE SPECIFICATIONS AS  
WELL AS THE

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY  
APPARATUS REQUIRED TO INSURE THE HEALTH OF WORKERS AS  
WELL AS THE OWNERS AND  
GENERAL  
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. THE DIMENSIONS SHOWN ON THE PLANS  
REPRESENT AN EXACT QUANTITY OF MATERIALS. THE BIDDER IS  
SOLEY RESPONSIBLE FOR THE  
QUANTITIES IN HIS

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  
ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF STUD UNLESS  
OTHERWI  
SE

NOTE: 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. 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

ACCESS 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 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

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. DISRUPTIVE WORK TO BE PERFORMED AFTER

## Drawing Index

## Project Discription

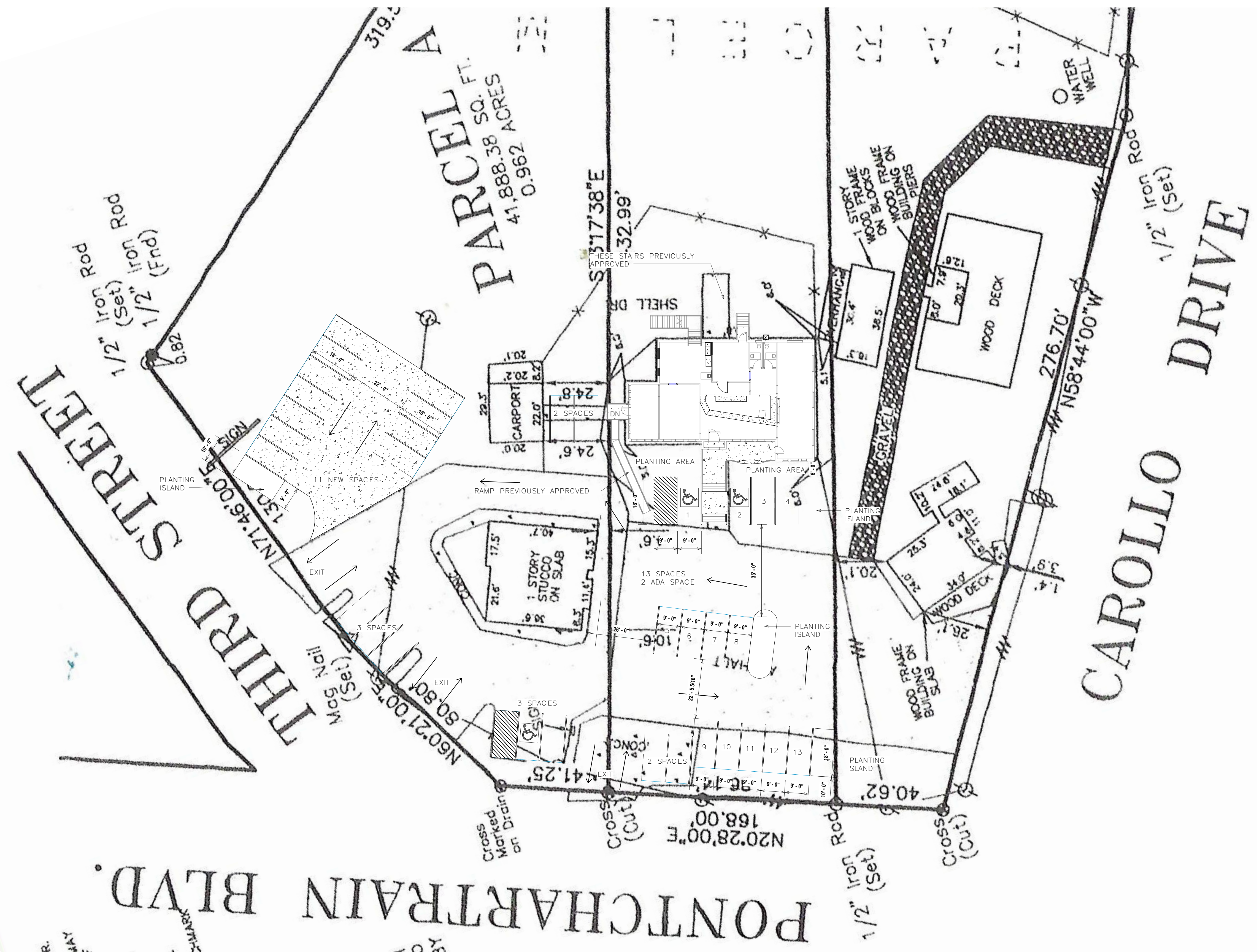
THIS PROJECT CONSIST OF A TENANT FINISH REMODEL OF THE INTERIOR  
INTERMEDIATE UNIT OF AN EXISTING RETAIL DEVELOPMENT AT THE ABOVE  
ADDRESS. THE PROPOSED LOCATION WILL BE FOR THE USE OF A GYM BUT  
WILL ONLY HAVE CARDIO EQUIP, NO WEIGHTS. A MASSAGE AREA AND  
CRYO RM

## 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.

**WARREN L. DIETZ JR. P.E.**  
**Covington, LA**  
**70433**  
**Commercial**  
**Planners**

**A1** PLOT PLAN  
1" = 20'-0"



2998 PONCHATRIN DR.  
CAMELIA POINT  
CITY OF SLIDELL

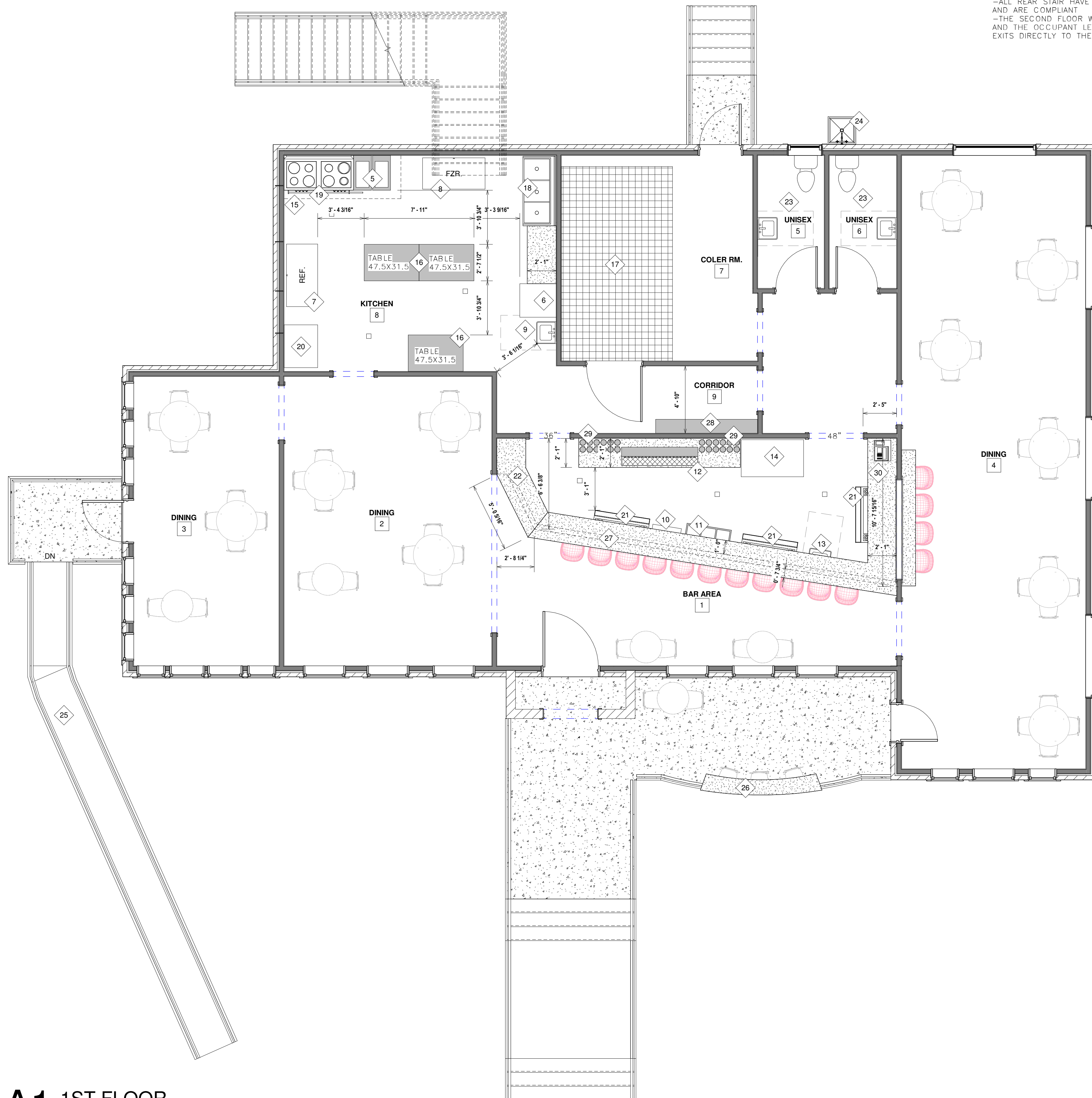
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Drawn by	Checked by
JJB	MKB
Project number	DD-226C
Date	4/3/2024

SHEET  
**A1.1**



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 2 - 2X12 BEAMS ABOVE
- 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-178a49rhc
- 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-EPBMR2-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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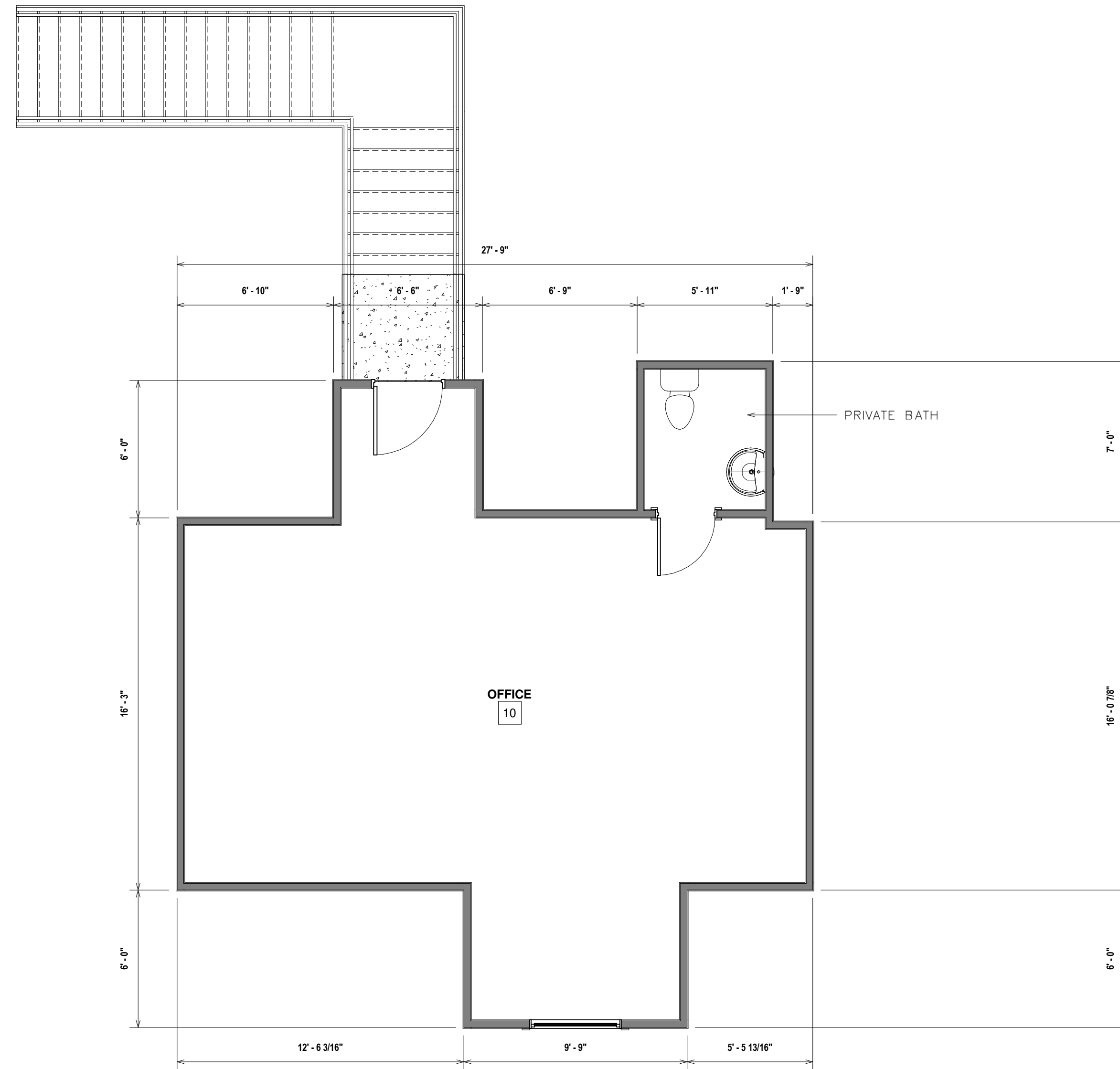
Drawn by JJB Checked by MKB

Project number DD-226C Date 4/3/2024

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

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

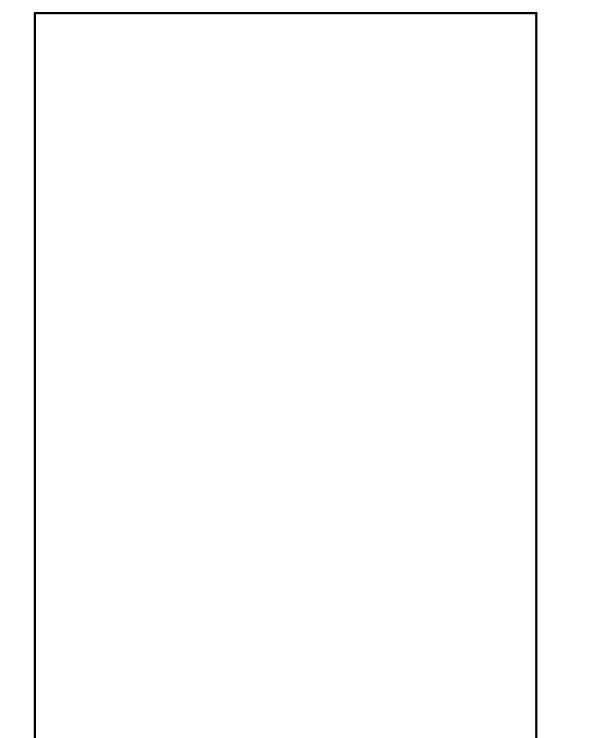
SHEET  
**A1.4**



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

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SHEET  
**A1.6**