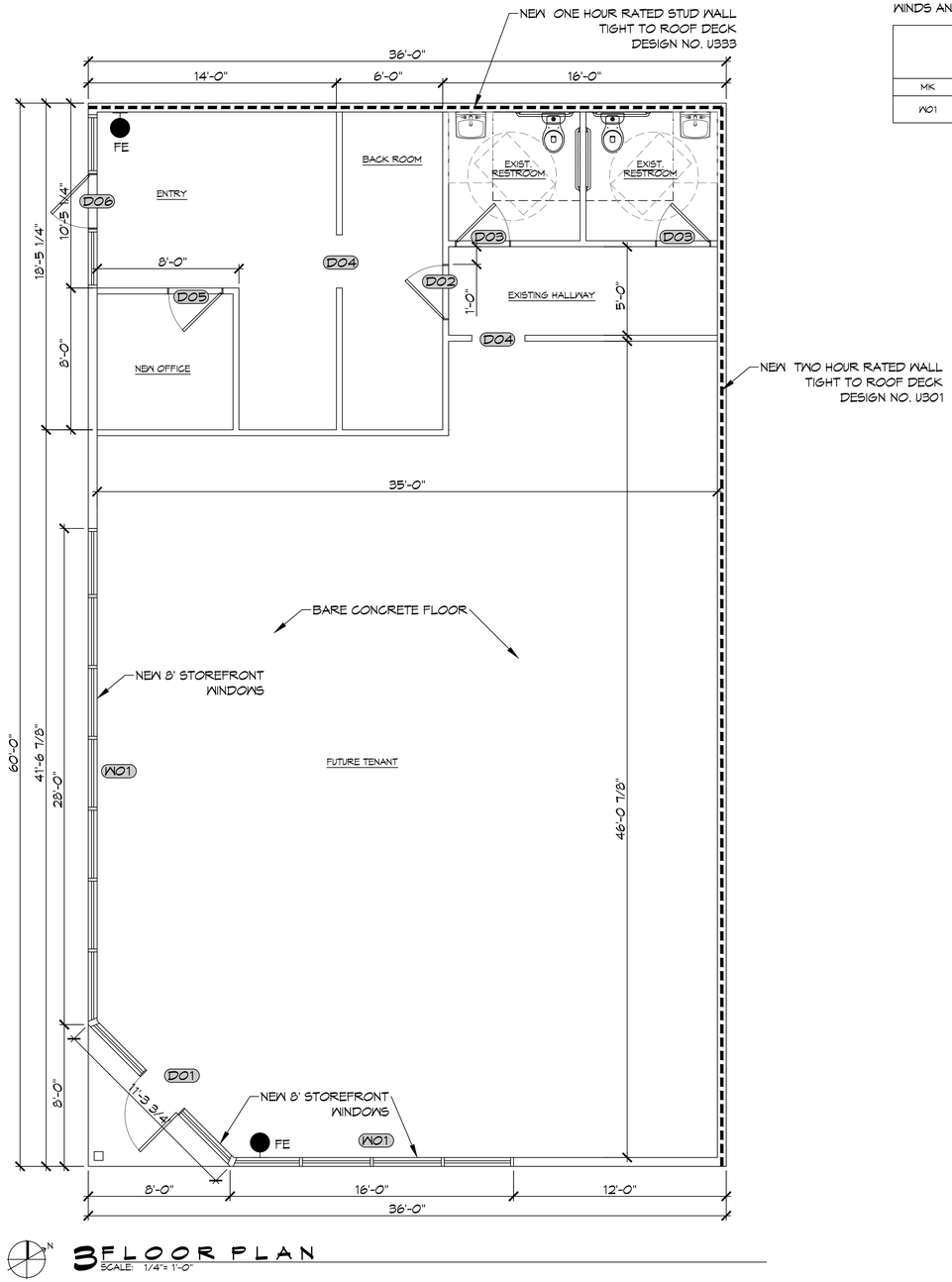
FILE_NAME: J:\~ Commercial\Drive MOA\Current Drawings\A101 - Floor Plan.pwg, PLOT DATE & TIME: Tuesday, May 27, 2025 11:17:27 AM



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

DOOR SCHEDULE

MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME	FR	REMARKS
D01	3'-0"	6'-8"	1-3/4"	GLASS	ALUM	NR	EXTERIOR DOOR
D02	3'-0"	6'-8"	1-3/4"	MASONITE	WOOD	NR	INTERIOR DOOR
D03	3'-0"	6'-8"	1-3/4"	MASONITE	WOOD	NR	EXISTING DOOR
D04	3'-0"	7'-0"	-	-	-	NR	CASED OPENING
D05	3'-0"	6'-8"	1-3/4"	MASONITE	WOOD	NR	INTERIOR DOOR
D06	3'-0"	6'-8"	1-3/4"	GLASS	ALUM	NR	EXISTING DOOR

NOTE:
DOORS IN A REQUIRED MEANS OF EGRESS SERVING ANY ASSEMBLY AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS SHALL NOT BE EQUIPPED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.

NOTE; ALL EXTERIOR DOORS ASSEMBLES TO BE RATED FOR 150 MPH WINDS AND SHALL BE MISSILE IMPACT RESISTANT.

WINDOW SCHEDULE

MK	WIDTH	HEIGHT	TYPE	FRAME	FR	REMARKS
W01	SEE PLAN	8'-0"	FIXED	ALUM	NR	STORE FRONT

NOTE; ALL EXTERIOR WINDOW ASSEMBLES TO BE RATED FOR 150 MPH WINDS AND SHALL BE MISSILE IMPACT RESISTANT.

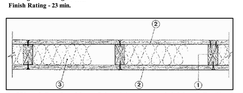
GENERAL NOTES

1. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IBC 2012 SECTION 719.
   A. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450, EXCEPT THAT IN COMBUSTIBLE (WOOD FRAME) CONSTRUCTION.
   B. FACING SHALL COMPLY WITH IBC 2021.
2. ALL MATERIALS SHALL BE NEW AND UL LISTED.
3. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
4. CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE, AND LOCAL CODES.
5. CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
6. CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
7. EXTERIOR CAULKING SHALL BE THIOKAL CAULK.
8. PAINT SHALL BE SHERWIN WILLIAMS OR EQUIVALENT AND APPROPRIATE FOR THE SUBSTRATE TO WHICH IT IS APPLIED AS RECOMMENDED BY PAINT MANUFACTURER. ALL WORK TO RECEIVE THREE COATS (ONE PRIMER COAT, TWO FINISH COATS) UNLESS OTHERWISE RECOMMENDED BY PAINT MANUFACTUER. COLORS TO BE SELECTED BY OWNER.
9. PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH SHALL BE STORED INSIDE BUILDING PREMISES.
10. ALL BATT INSULATION SHALL HAVE A CLASS "A" (0-25) FLAME SPREAD IN COMPLIANCE WITH IBC 2012.
11. USE 2x6 STUDS, OR TWO 2x4 STAGGERED STUDS WITH 2x6 SILL PLATE AT ALL WALLS WHERE 4" PIPE IS INDICATED. SEE PLUMBING RISER DIAGRAM FOR PIPE SIZE.
12. PROVIDE GALVANIZED METAL PAN WITH DRAIN AT ALL WATER HEATERS.
13. ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
14. INTERIOR LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL DEVICE TO OPEN IN THE DIRECTION OF EGRESS. ALL DOORS SHALL HAVE LEVER TYPE HANDLES.
15. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.
16. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
17. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX "E" OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
18. ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
19. ALL ELECTRICAL, MECHANICAL, AND PLUMBING MATERIALS PENETRATING FIRE WALLS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.)
20. SERVICE COUNTERS SHALL HAVE AN ACCESSIBLE WRITING SURFACE IN COMPLIANCE WITH ADAAG ACCESSIBILITY GUIDELINES 2010, SECTION 902.3.

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID BUILDING, WHERE Vult WIND SPEED IS 150 MILES PER HOUR AND Vasd WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION. STRUCTURE SHALL BE BUILT TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC) AND STATE AMENDMENTS ADOPTED JULY 1, 2023.

Fire Resistance Ratings - ANSI/UL 263
Design No. U333
December 17, 2004
Bearing Wall Rating - 1 HR.
Finish Rating - 23 min.



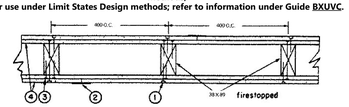
1. **Wood Studs -** Nom 2 by 4 in., spaced 16 in. OC effectively cross braced.
2. **Gypsum Board* -** 5/8 in. thick, 4 ft wide, applied either vertically or horizontally, screw attached to studs and plates with 1-1/4 in. long Type W steel screws, spaced 12 in. OC.
AMERICAN GYPSUM CO - Types AG-C.
BPB AMERICA INC - ProRoc Type C.
BPB CANADA INC – ProRoc Type C.
CANADIAN GYPSUM COMPANY - Types C, IP-X2, IPC-AR.
G-P GYPSUM CORP, SUB OF
GEORGIA-PACIFIC CORP - Type 5.
LAFARGE NORTH AMERICA INC - Types LGFC-C, LGFC-C/A.
NATIONAL GYPSUM CO - Types FSK-C, FSW-C, FSW-G.
PABCO BUILDING PRODUCTS L L C, DBA
PABCO GYPSUM - Type C or PG-C.
STANDARD GYPSUM L L C - Type SG-C.
TEMPLE-INLAND FOREST PRODUCTS CORP - Type TG-C.
UNITED STATES GYPSUM CO - Types C, IP-X2, IPC-AR.
USG MEXICO S A DE C V - Types C, IP-X2, IPC-AR.
3. **Batts and Blankets* -** (Optional) - Mineral wool insulation, partially or completely filling stud cavity.
THERMAFIBER INC - Type SAFB.
3A. **Fiber, Sprayed* -** As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft3.
U S GREENFIBER L L C - Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)
3B. **Fiber, Sprayed* -** As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC - Cellulose Insulation
4. **Joints and Nailheads -** Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound.
*Bearing the UL Classification Mark

UL Product iQ™

BXUVC.U301 - Fire-resistance Ratings
BXUVC - Fire-resistance Ratings

See General Information for Fire-resistance Ratings

Design No. U301
February 12, 2019
Assembly Rating - 2 h
Load Restricted — Assembly evaluated in accordance with Working Stress Design methods,
for use under Limit States Design methods; refer to information under Guide BXUVC.



Bearing Wall - Combustible Construction
(Finish Rating - 66 minutes)

1. **Nailheads —** Exposed or covered with joint finisher.

2. **Joints —** Exposed or covered with tape and joint finisher.

3. **Nails —** 51 mm, cement-coated flathead.

4. **Gypsum Board —** (CKNXC). 15.9 mm thick applied in two layers. Base layer placed vertically with joints butted over studs and nailed to studs 150 mm OC.
Face layer applied horizontally with joint finisher cement and nailed 300 mm OC temporarily to base layer until cement sets. All joints in face layers staggered with joints in base layers and with joints on opposite sides.

CGC INC — Types SCX, SGX, AR, WRX, IP-X1, IP-AR, SHX, C, IP-X2, WRC, ULX

UNITED STATES GYPSUM CO — Types SCX, SGX, AR, WRX, IP-X1, IP-AR, SHX, C, IP-X2, WRC, ULX

GEORGIA-PACIFIC GYPSUM L L C — Types 9, X, DGG, DS, GuardGF-2, C, TR-AR, GF-6, DAP

NATIONAL GYPSUM CO — Types FSW, FSW-3

OR

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PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
504 Gause Boulevard, Suite 1
Slidell, LA 70458

#	DESCRIPTION	REVISIONS	DATE

SEAL:

SUITE A&B RETAIL STRIP
NORTON EARHEART
3102 FERN ST.
NEW ORLEANS, LA 70125

JOB No:	DATE: 05-01-2025
DRAWN BY: GCD	CHECKED BY: JMS

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SHEET TITLE:
FLOOR PLAN

DRAWING NUMBER:
A101

SHEET No: 4 of 6