

# LIFE-SAFETY INFORMATION

<b>APPLICABLE CODES</b>	
NFPA 101 LIFE-SAFETY CODE 2015	
OCCUPANCY TYPE(S) AND CHAPTER(S)	
BUSINESS (CHAPTER 38)	
MULTIPLE, MIXED, OR SEPARATE OCCUPANCY (REFERENCE CHAPTER 6)	
N/A	
<b>OCCUPANT LOAD FACTOR</b> (REFERENCE TABLE 7.3.1.2)	
2,160 SF / 100 SF PER OCCUPANT =	23 OCCUPANTS
<b>CLASSIFICATION OF HAZARD OF CONTENTS</b>	
(REFERENCE: OCCUPANCY CHAPTER AND 6.2.2: SPECIFY LOW, ORDINARY, OR HIGH)	
<b>CONSTRUCTION TYPE(S)</b> (REFERENCE: CHAPTER 8, TABLE A.8.2.1.2 AND COMMENTARY TABLE 8.1 IN HANDBOOK)	
V	
<b>MINIMUM EXIT SEPARATION DISTANCE FOR REMOTELY LOCATED EXITS</b>	
(REFERENCE: SECTION 7.5; SPECIFY 1/2 OR 1/3 DIAGONAL DISTANCE OF AREA SERVED)	
1/3 DIAGONAL =	24'-10"
<b>MAXIMUM DEAD-END CORRIDORS</b> (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)	
30'	
<b>MAXIMUM COMMON PATH OF TRAVEL DISTANCE</b> (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)	
100'	
<b>MAXIMUM TRAVEL DISTANCE TO EXITS</b> (REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6)	
300'	
MAIN ENTRANCE MUST BE SIGNED TO ACCOMMODATE 1/2 OCCUPANT LOAD OF BUILDING	

<b>DETECTION, ALARM, AND COMMUNICATION SYSTEMS</b>	NO
<b>ALLOWABLE HEIGHT AND BUILDING AREA</b>	PER IBC EQUIVALENT CONSTRUCTION TYPE

# BUILDING CODE INFORMATION

<b>APPLICABLE CODES</b>	
IBC 2021	
<b>BUSINESS GROUP B</b> (IBC 2021 CHAPTER 19)	
<b>OCCUPANT LOAD CALCULATIONS</b> (TABLE 1004.1.1)	
BUSINESS =	2,160 SQ FT 100 SF PER OCCUPANT (GROSS) 23 OCCUPANTS
<b>CONSTRUCTION TYPE(S)</b> (TABLE 504)	
VB (SECTION 504)	
<b>ALLOWABLE HEIGHT AND BUILDING AREA LIMITED BY TYPE OF CONSTRUCTION</b>	
MAXIMUM HEIGHT IN STORIES (SECTION 504.4)	2
MAXIMUM AREA IN SQUARE FEET (SECTION 503, 506 & 507, TABLE 503)	9,000

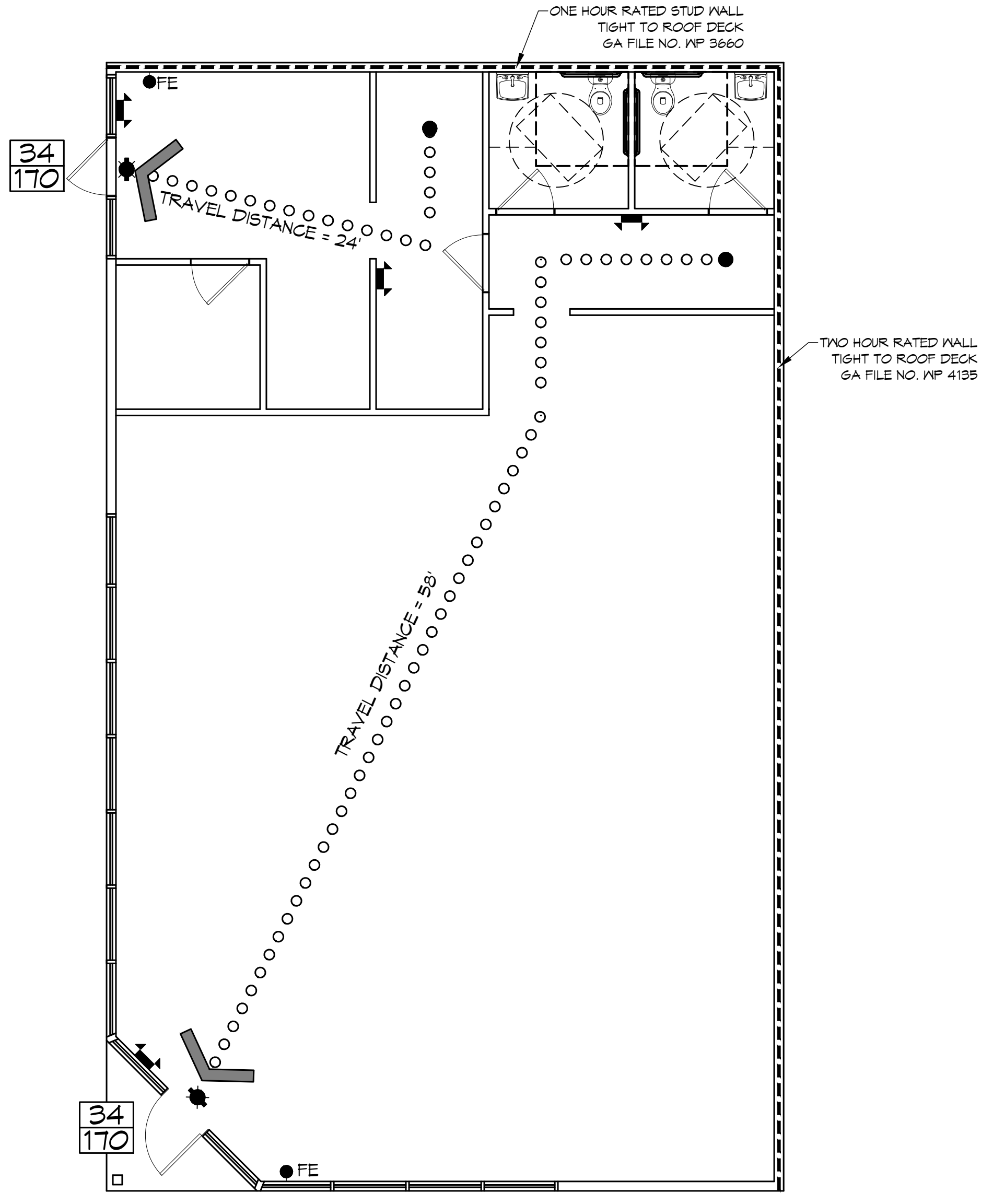
# WIND SPEED DESIGN REQUIREMENTS

THIS BUILDING SHALL BE DESIGNED WITH IBC SEC 1609 AS A FULLY ENCLOSED BLDG USING THE FOLLOWING INFORMATION:

<b>WIND DESIGN DATA:</b>	
DETERMINATION OF WIND LOADS SHALL BE IN ACCORDANCE WITH IBC SEC 1609.3 (1), (2), OR (3) DEPENDING ON THE RISK CATEGORY	
WIND SPEED V <sub>ult</sub> (3 SECOND GUST) =	144 MPH (IBC FIG. 1609.3(1))
NOMINAL DESIGN WIND SPEED V <sub>std</sub> =	111 MPH ( $V_{ult} \times (0.6)^{1/2}$ )
RISK CATEGORY:	CATEGORY II BLDG
TOPOGRAPHIC FACTOR =	1
DESIGN WIND PRESSURE (ASCE 7-10 TABLE 26.6-1):	37.7 PSF
INTERNAL PRESSURE COEFFICIENT (ASCE 7-10 TABLE 26.11-1):	± 0.18
<b>LIVE LOADS (IBC SEC 1607)</b>	
OFFICE LOBBIES & CORRIDORS 1ST FLOOR (IBC TABLE 1607.1):	100 PSF
OFFICES (IBC TABLE 1607.1):	50 PSF
ROOF LIVE LOADS (IBC TABLE 1607.1):	20 PSF UNIFORM, 300 LB CONCENTRATED
<b>SNOW LOADS (IBC SEC 1609):</b>	
GROUND SNOW LOAD (IBC FIG 1609.2):	5 PSF

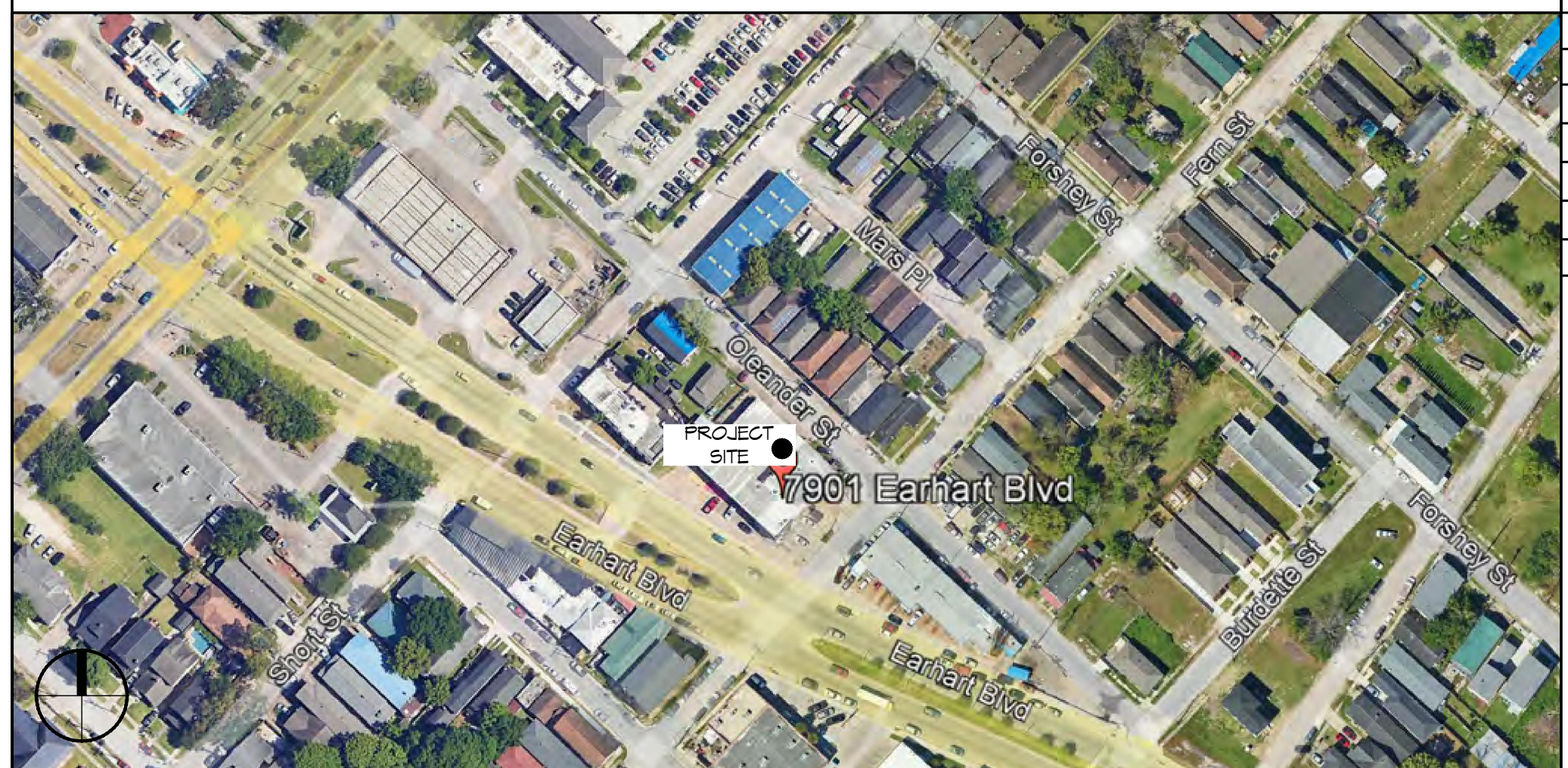
# LIFE-SAFETY LEGEND

SYMBOL	DESCRIPTION
	EXITS
	DOOR FIRE RATINGS (MINUTES)
	DOOR WIDTH/EGRESS CAPACITY
	EXIT LIGHT
	FIRE EXTINGUISHER IV WALL MTD BRACKET
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE
	DECISION POINT



**LIFE-SAFETY PLAN**  
SCALE: 3/16" = 1'-0"

# VICINITY MAP



# SHEET INDEX

SHEET #	SHEET TITLE
G101	GENERAL INFORMATION SHEET
C101	EXISTING SITE PLAN
D101	DEMOLITION PLAN
A101	FLOOR PLAN
A102	REFLECTED CEILING PLAN
E101	POWER & MECHANICAL PLAN AND LIGHTING PLAN

# GENERAL NOTES

- ALL MATERIALS AND WORK, INCIDENTAL TO THE CONSTRUCTION OF THIS PROJECT, SHALL CONFORM TO ALL GOVERNING CODES, AND REGULATIONS OF AGENCIES IN AUTHORITY.
- CONTRACTOR SHALL PROVIDE ALL PUBLIC PROTECTIONS NECESSARY AS REQUIRED BY LAW.
- THE DRAWINGS AND ANY SUBSEQUENTLY ISSUED ADDENDA, AMENDMENTS OR SUCH CHANGE ORDERS APPROVED BY THE OWNER AND THE CONTRACTOR ARE PART OF THESE CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS. CONSULT WITH THE ENGINEER REGARDING ANY ITEMS IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.
- TRASH SHALL BE REMOVED FROM THE SITE NOT LESS THAN TWICE MONTHLY.
- THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR VEHICLES AND EQUIPMENT NECESSARY FOR CONSTRUCTION MAY BE PARKED ON THE SITE. OTHER VEHICLES PARKED ON THE SITE REQUIRE THE OWNER'S PERMISSION.
- ALL MATERIALS/EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WORK NOT CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS WILL BE REJECTED BY OWNER/ARCHITECT.

I HAVE RESEARCHED THE BUILDING AND RELATED CODES OF ORLEANS PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH.

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REVISIONS	DATE
1	
2	
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10	



**SUITE A&B RETAIL STRIP**  
**NORTON EARHEART**  
9102 FERN ST  
NEW ORLEANS, LA 70125  
JOB NO: 06-01-2025  
DATE: 06-01-2025  
DRAWN BY: CKD  
CHECKED BY: JMS



**SHEET TITLE:**  
GENERAL INFORMATION SHEET

**DRAWING NUMBER:**  
**G101**

SHEET No: 1 of 6



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DEMO LEGEND	
	EXISTING TO REMAIN
	DEMO

**GENERAL DEMO NOTES**

- THIS DEMOLITION PLAN HAS BEEN DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ENGINEER DOES NOT GUARANTEE ACCURACY OF THE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IN AREAS TO BE RENOVATED PRIOR TO BID IN ORDER TO PROVIDE AN ACCURATE BID AND BE AWARE OF ALL CONSTRUCTION METHODS NEEDED TO PROVIDE THE FINISHED PRODUCT AS SHOWN ON THE PLANS. ILLUSTRATIONS, DIMENSIONS, AND INFORMATION IN THESE DRAWINGS ARE BASED, IN PART, ON EXISTING DRAWINGS FURNISHED BY THE OWNER. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.
- THE CONTRACTOR SHALL COORDINATE REMOVAL OF SMOKE AND OTHER FIRE ALARM ADDRESSABLE UNITS ATTACHED TO THE AHU WITH THE FIRE ALARM CONTRACTOR PRIOR TO REMOVAL.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, AND REGULATIONS PERTAINING TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- ALL EXISTING STEEL FRAMING MEMBERS (COLUMNS, BEAMS, JOISTS, DECK, ETC...) SHALL REMAIN INTACT AND UNDAMAGED.
- WHEN DEMOLITION TAKES PLACE, SHOULD ANY WORK AFFECT THE INTEGRITY OF THE STRUCTURE, WORK MUST STOP IMMEDIATELY, AND DAMMON ENGINEERING NOTIFIED. UNDER NO CIRCUMSTANCES SHALL REINFORCING OF ANY KIND BE DAMAGED, CUT, OR BROKEN.
- EXISTING ITEMS, EQUIPMENT, PLUMBING FIXTURES, ETC. TO REMAIN IN PLACE SHALL BE PROTECTED FROM DIRT AND DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- ALL OPENINGS AND VOIDS LEFT BY THE REMOVAL OF EXISTING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, ETC. SHALL BE PROPERLY PATCHED AND CLOSED OFF TO MAINTAIN PROPER FIRE RATING IN WALL. PREPARE PATCHES TO RECEIVE NEW FINISHES AS REQUIRED.
- WHERE A RATING HAS BEEN GIVEN TO AN EXISTING WALL, ALL PENETRATIONS (EXISTING OR NEW) MUST BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT.
- REMOVAL OF EXISTING HVAC SHALL INCLUDE DUCT WORK HANGERS, GRILLES, DIFFUSERS, THERMOSTATS, ETC. AS REQUIRED TO COMPLETE DEMOLITION.

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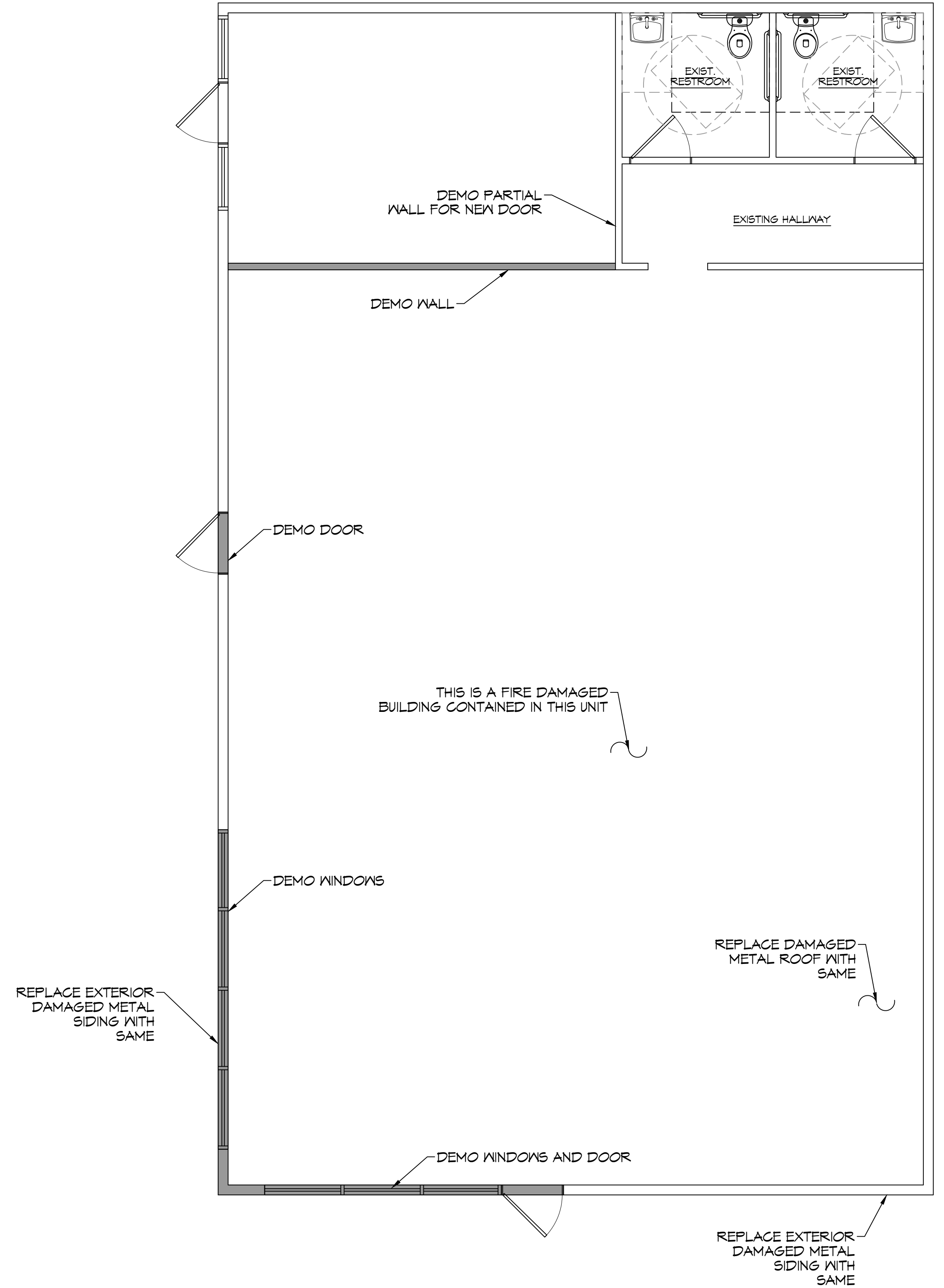
Chief Engineer: Brian M. Stiehl, PE  
554 Old Spanish Trail  
Stiehl, LA 70458

REVISIONS	DATE
#	DESCRIPTION



**GYPSTUM DEMO NOTES**

- REMOVE THE MINIMUM AMOUNT OF SUSPENDED GYPSTUM CEILING AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DOCUMENTS. ALL GYPSTUM CEILING BOARD AND RELATED SUPPORT SYSTEMS TO BE REMOVED SHALL INCLUDE GYPSTUM CEILING BOARD, LIGHT FIXTURES, GRILLES, DIFFUSERS, EXIT SIGNS, ELECTRICAL, COMMUNICATIONS, ETC. EXISTING LIGHT FIXTURES, EXIT SIGNS AND COMMUNICATIONS.
- ALL OPENINGS AND VOIDS LEFT BY THE REMOVAL OF EXISTING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, ETC. SHALL BE PROPERLY PATCHED AND CLOSED OFF TO MAINTAIN PROPER FIRE RATING IN WALL. PREPARE PATCHES TO RECEIVE NEW FINISHES AS REQUIRED.
- REMOVE ALL FIRE DAMAGED MATERIALS.
- ALL FIRE RATED WALLS AND CEILING SHALL REMAIN IN PLACE.



**2 DEMO FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SUITE A&B RETAIL STRIP  
**NORTON EARHEART**

3102 FERN ST.  
NEW ORLEANS 70125

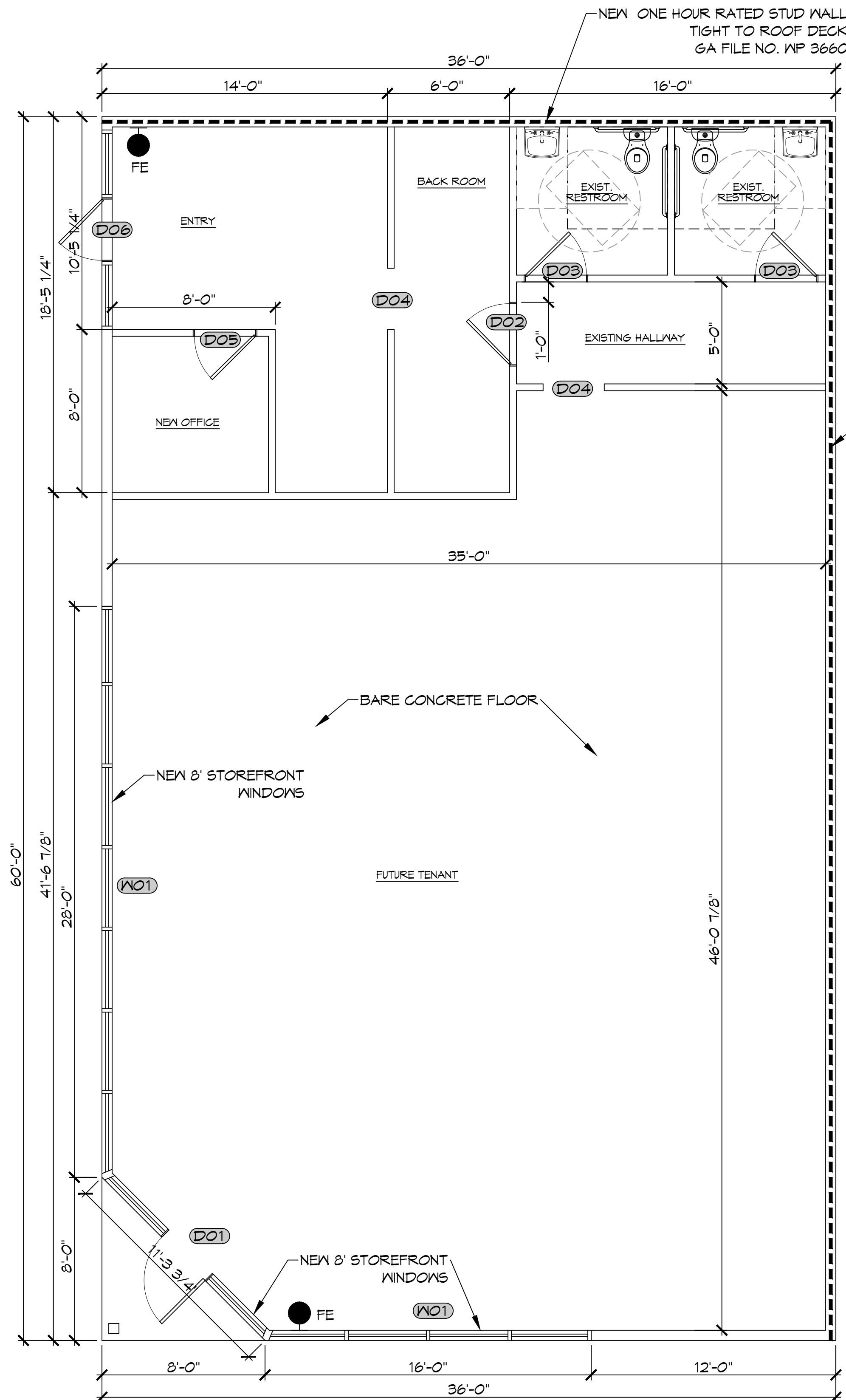
JMS  
DATE: 05-01-2025  
DRAWN BY: SCGK  
CHECKED BY:

SHEET TITLE:  
DEMO FLOOR PLAN

DRAWING NUMBER:  
**D101**

SHEET No: 3 of 6

FILE NAME: J:\Projects\2023\05\05\3rd Floor Plan.dwg  
 PLOT DATE: 05/01/2023 11:26:43 AM  
 PLOT BY: JMS



**3<sup>RD</sup> 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**

- INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IBC 2012 SECTION 719.
  - CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450, EXCEPT THAT IN COMBUSTIBLE (WOOD FRAME) CONSTRUCTION.
  - FACING SHALL COMPLY WITH IBC 2021.
- ALL MATERIALS SHALL BE NEW AND UL LISTED.
- NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
- CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE, AND LOCAL CODES.
- CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
- EXTERIOR CAULKING SHALL BE THICK CAULK.
- 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 MANUFACTURER. COLORS TO BE SELECTED BY OWNER.
- PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH SHALL BE STORED INSIDE BUILDING PREMISES.
- ALL BATT INSULATION SHALL HAVE A CLASS "A" (0-25) FLAME SPREAD IN COMPLIANCE WITH IBC 2012.
- USE 2x6 STUDS, OR TWO 2x4 STAGGERED STUDS WITH 2x6 BILL PLATE AT ALL WALLS WHERE 4" PIPE IS INDICATED. SEE PLUMBING RISER DIAGRAM FOR PIPE SIZE.
- PROVIDE GALVANIZED METAL PAN WITH DRAIN AT ALL WATER HEATERS.
- ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
- 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.
- INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
- PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX 'E' OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
- ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
- 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.)
- SERVICE COUNTERS SHALL HAVE AN ACCESSIBLE WRITING SURFACE IN COMPLIANCE WITH ADAAG ACCESSIBILITY GUIDELINES 2010, SECTION 902.3.

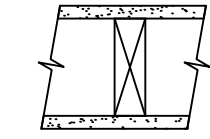
**DESIGN CRITERIA**

THE CONSTRUCTION FOR SAID BUILDING, WHERE WIND SPEED IS 150 MILES PER HOUR AND 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 (NFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION. STRUCTURE SHALL BE BUILT TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND STATE AMENDMENTS ADOPTED JULY 1, 2023.

**GA FILE NO. WP 3660 GENERIC**

GYPSUM WALLBOARD, WOOD STUDS  
 ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X6 WOOD STUDS 16" O.C. WITH 2 1/4" TYPE S OR W DRYWALL SCREWS 7" O.C.  
 VERTICAL JOINTS STAGGERED 16" O.C., HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES.  
 TESTED AT 5,156 LBS PER STUD OR 100 PERCENT OF DESIGN LOAD. (LOAD-BEARING)

**1 HOUR FIRE**



THICKNESS: 6 3/8"  
 APPROX. WEIGHT: 8 PSF  
 FIRE TEST: ITS J99-22441.2, 10-99

**GA FILE NO. WP 4135 GENERIC**

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 8D COATED NAILS, 1 1/2" LONG, 0.085" SHANK, 1/2" HEADS, 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2 3/8" LONG, 0.100" SHANK 1/4" HEADS, 8" O.C.  
 JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH STUDS 16" O.C. AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. (LOAD BEARING)

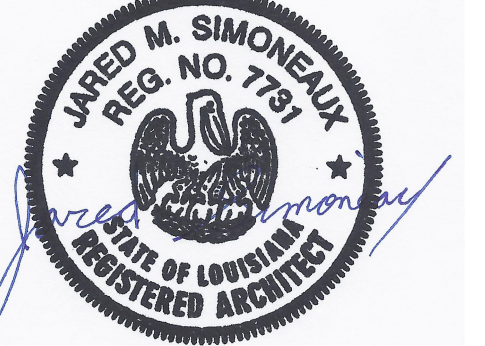
**2 HOUR FIRE 40 TO 44 STC SOUND**



THICKNESS: 6 1/8"  
 APPROX. WEIGHT: 12 PSF  
 FIRE TEST: FM WP 360, 9-27-74  
 SOUND TEST: NGC 2363, 4-1-70

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REVISIONS	DATE	DESCRIPTION



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 JOB No: 05-01-2023  
 DRAWN BY: CKD  
 CHECKED BY: JMS

SHEET TITLE:  
**FLOOR PLAN**  
 DRAWING NUMBER:  
**A101**  
 SHEET No: 4 of 6



