

LIFE-SAFETY INFORMATION

APPLICABLE CODES	
NFPA 101 LIFE-SAFETY CODE 2015	
ASSEMBLY	
ASSEMBLY HALL	(REFERENCE CHAPTER 6)
OCCUPANT LOAD FACTOR	(REFERENCE TABLE 7.3.1.2)
FIXED SEATING 781 S.F.	8 PLUMBING FIXTURES
8 OCCUPANTS	
TOTAL OCCUPANTS = 8 OCCUPANTS	
CLASSIFICATION OF HAZARD OF CONTENTS	
(REFERENCE: OCCUPANCY CHAPTER AND 8.2.2. SPECIFY LOW, ORDINARY, OR HIGH)	
LOW HAZARD	
CONSTRUCTION TYPE(S) (REFERENCE: CHAPTER 8, TABLE A.8.2.1.2 AND COMMENTARY TABLE 8.1 IN HANDBOOK)	
VB	
MINIMUM EXIT SEPARATION DISTANCE FOR REMOTELY LOCATED EXITS	
(REFERENCE: SECTION 7.5; SPECIFY 1/2 (NON-SPRINKLED) OR 1/3 (SPRINKLED) DIAGONAL DISTANCE OF AREA SERVED)	
1/2 DIAGONAL (MERCANTILE):	61.7 FT / 2 = 30.85 FT
SECTION 42.2.4.1 LOW AND ORDINARY HAZARD STORAGE OCCUPANCIES & SECTION 39.2.4.2 FOR BUSINESS ALLOYS FOR SINGLE MEANS OF EGRESS	
MAXIMUM DEAD-END CORRIDORS	(REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6) 50 (S), 50 (B), 20 (M)
MAXIMUM COMMON PATH OF TRAVEL DISTANCE	(REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6) 50 (S), 75 (B), 75 (M)
MAXIMUM TRAVEL DISTANCE TO EXITS	(REFERENCE: OCCUPANCY CHAPTER AND TABLE A.7.6) 200 (S), 200 (B), 150 (M)
EXTINGUISHMENT REQUIREMENTS	
SPRINKLER (NOT REQUIRED)	
DETECTION, ALARM, AND COMMUNICATION SYSTEMS	
NONE REQUIRED (12.3.4.4 - 42.3.4.4)	
ALLOWABLE HEIGHT AND BUILDING AREA	
PER IBC EQUIVALENT CONSTRUCTION TYPE	

BUILDING CODE

APPLICABLE CODES	
BC 2021	
OCCUPANCY A - 3 (SMALL ASSEMBLY SPACES)	
OCCUPANT CALCULATIONS	(TABLE 1004.5)
ASSEMBLY WITH FIXED SEATING 781 S.F.	8 PLUMBING FIXTURES
8 OCCUPANTS	
TOTAL OCCUPANTS	
8 OCCUPANTS	
CONSTRUCTION TYPE(S)	
VB (SECTION 503)	
ALLOWABLE HEIGHT AND BUILDING AREA LIMITED BY TYPE OF CONSTRUCTION	
MAXIMUM ALLOWABLE HEIGHT IN FEET (SECTION 503 & 504, TABLE 504.3)	NON-SPRINKLED 40
MAXIMUM ALLOWABLE NUMBER OF STORIES (SECTION 503 & 504, TABLE 504.4)	NON-SPRINKLED 1
MAXIMUM ALLOWABLE AREA IN SQUARE FEET (SECTION 503, 506 & 507, TABLE 506.2)	NON-SPRINKLED 6,000 S.F.

WIND SPEED DESIGN REQUIREMENTS

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

WIND DESIGN DATA:

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_{ult} = 143 MPH (IBC FIG. 1609.3(1))

NOMINAL DESIGN WIND SPEED V_{asd} = 111 MPH (V_{ult} x (0.8)^{1/2})

RISK CATEGORY:	CATEGORY II BLDG	SURFACE ROUGHNESS =	B
TOPOGRAPHIC FACTOR =	1	EXPOSURE =	B
DESIGN WIND PRESSURE	(ASCE 7-22 EQUATION 30.6-1):	14.0 PSF	

INTERNAL PRESSURE COEFFICIENT (ASCE 7-22 TABLE 26.19-1): ± 0.18

LIVE LOADS (IBC SEC 1607):

STORAGE WAREHOUSE, LIGHT DUTY (IBC TABLE 1607.1):	125 PSF
OFFICE LOBBIES & CORRIDORS 1ST FLOOR	100 PSF
OFFICES (IBC TABLE 1607.1):	50 PSF
ROOF LIVE LOADS (IBC TABLE 1607.1):	20 PSF UNIFORM, 300 LB CONCENTRATED

SNOW LOADS (IBC SEC 1608):

GROUND SNOW LOAD (IBC FIG. 1608.2):	5 PSF
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FLOOD ZONE INFORMATION

BASED ON THE SURVEY OF THIS PROPERTY BY J.V. BURKES AND ASSOCIATES. THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

FIRM, COMMUNITY NO. 220204 0010 C DATE: 04/21/1999

FLOOD ZONE:	AE-1	BASE FLOOD ELEVATION	11 FT
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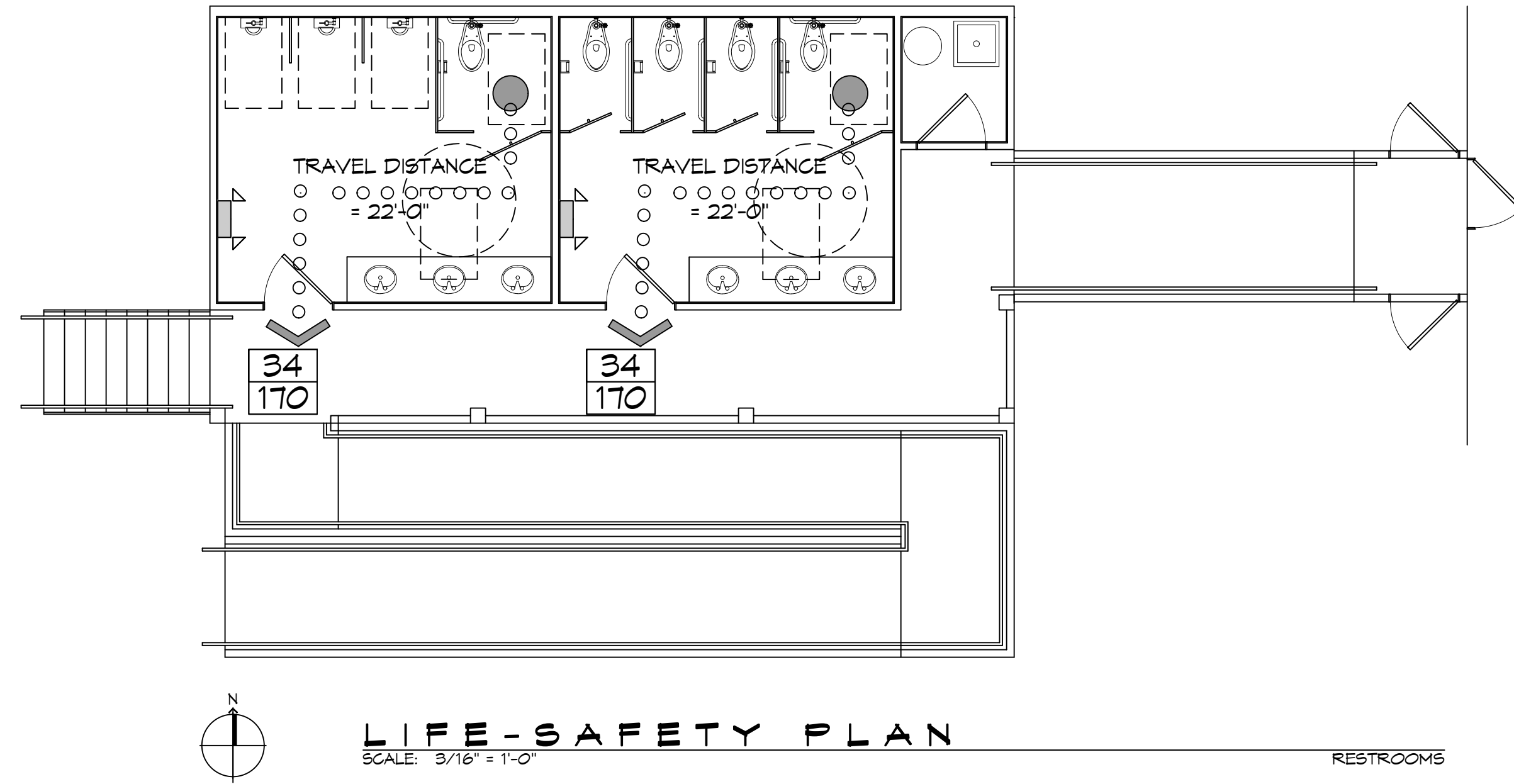
LIFE-SAFETY LEGEND

SYMBOL	DESCRIPTION
➤	EXITS
(45)	DOOR FIRE RATING (MINUTES)
36/170	DOOR WIDTH/EGRESS CAPACITY
☒	EXIT LIGHT
● FE	FIRE EXTINGUISHER IV WALL MTD BRACKET
—————	COMMON PATH OF TRAVEL
○○○○○○○○○	TRAVEL DISTANCE
●	DECISION POINT

PROJECT DESCRIPTION

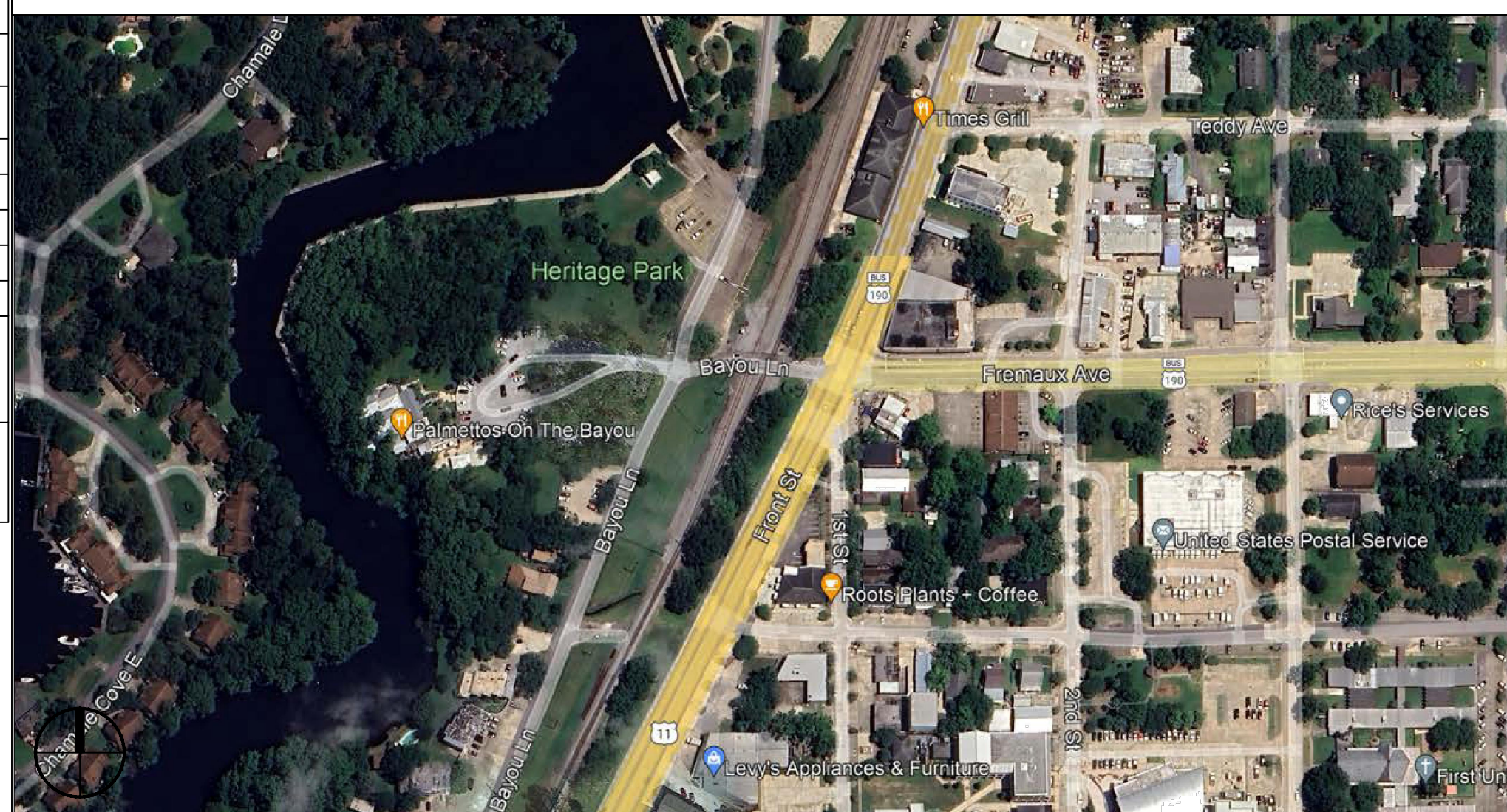
PALMETTOS ON THE BAYOU IS A RESTAURANT / WEDDING VENUE WITH A SEPARATE COTTAGE FOR THE WEDDING PARTY TO HAVE OUTDOOR WEDDINGS. THIS NEW BUILDING WILL CONTAIN WOMEN AND MEN RESTROOMS FOR THE COTTAGE AND GUEST OF THE OUTDOOR WEDDING.

PALMETTOS ON THE BAYOU OUTDOOR RESTROOMS



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

VICINITY MAP



SHEET INDEX

SHEET #	SHEET TITLE
G101	GENERAL INFORMATION SHEET
G102	ACCESSIBILITY INFORMATION
C101	PROPOSED OVERALL SITE PLAN & ENLARGED PLAN
C102	DRAINAGE, EROSION CONTROL & DETAILS & RAMP DETAILS
S101	FLOOR JOIST, CEILING JOIST, ROOF RAFTER LAYOUT & SECTIONS
A101	RESTROOM FLOOR PLAN AND RESTROOM ELEVATIONS
A102	BUILDING ELEVATIONS
P101	PLUMBING, RISER & EXHAUST PLAN
E101	LIGHTING AND POWER PLAN

GENERAL NOTES

1. ALL MATERIALS AND WORK, INCIDENTAL TO THE CONSTRUCTION OF THIS PROJECT, SHALL CONFORM TO ALL GOVERNING CODES, AND REGULATIONS OF AGENCIES IN AUTHORITY.
2. CONTRACTOR SHALL PROVIDE ALL PUBLIC PROTECTIONS NECESSARY AS REQUIRED BY LAW.
3. 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.
4. **DO NOT SCALE DRAWINGS.** CONSULT WITH THE ENGINEER REGARDING ANY ITEMS IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.
5. TRASH SHALL BE REMOVED FROM THE SITE NOT LESS THAN TWICE MONTHLY.
6. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
7. CONTRACTOR VEHICLES AND EQUIPMENT NECESSARY FOR CONSTRUCTION MAY BE PARKED ON THE SITE. OTHER VEHICLES PARKED ON THE SITE REQUIRE THE OWNER'S PERMISSION.
8. ALL MATERIALS/EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WORK NOT CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS WILL BE REJECTED BY OWNER/ARCHITECT.

DAMMON

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 Slidell, LA 70458
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 PH: 985.649.5832

#	DESCRIPTION	DATE



NEW RESTROOMS

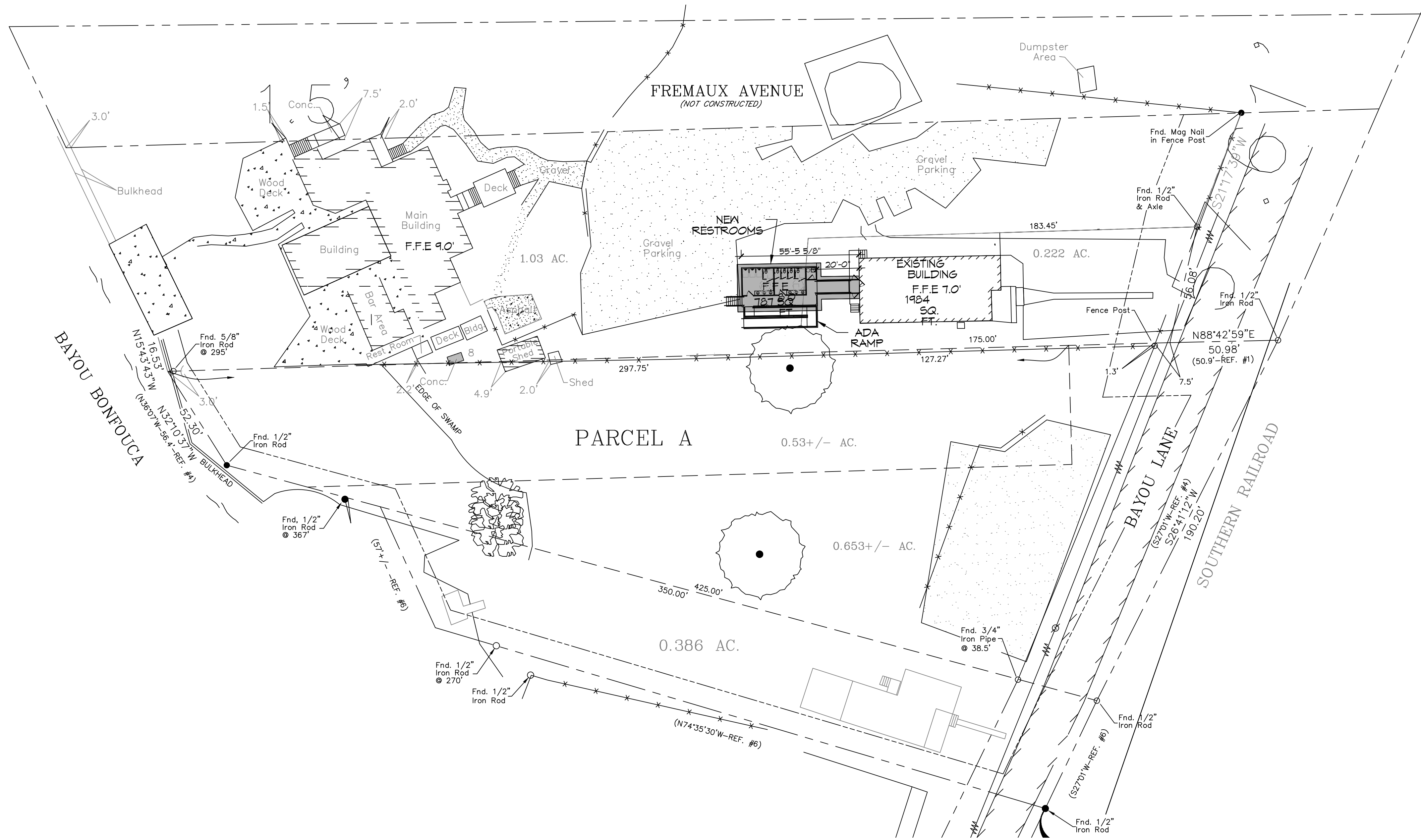
PALMETTOS ON THE BAYOU

1901 BAYOU LN
 SLIDELL, LA 70458
 JOB NO: 2024-05-29-2025
 DATE: 05-29-2025
 DRAWN BY: JMS
 CHECKED BY: CKD

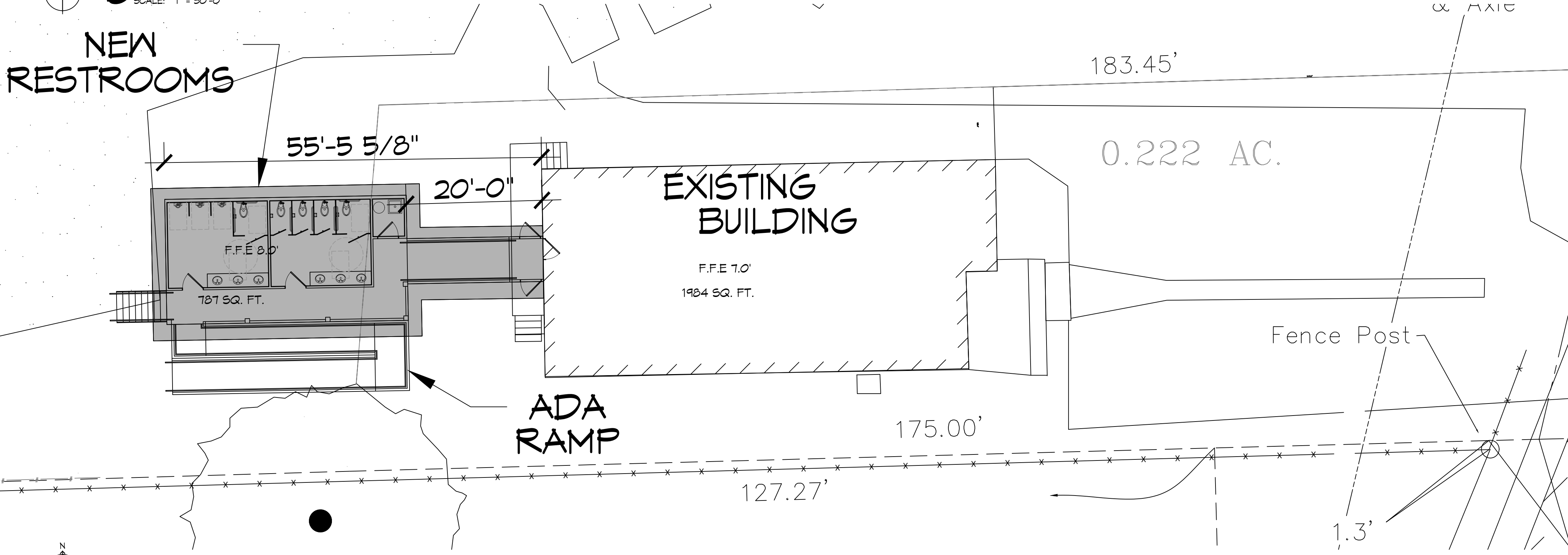
GENERAL INFORMATION SHEET

G101

SHEET TITLE:
 GENERAL INFORMATION SHEET
 DRAWING NUMBER:
 SHEET No: 1 of 9



6 PROPOSED OVERALL SITE PLAN
SCALE: 1" = 30'-0"



7 PROPOSED ENLARGED AREA PLAN
SCALE: 1" = 10'-0"

ZONING
C-2 IN OLD TOWN PRESERVATION DISTRICT
FLOOD ZONE
ZONE: AE9

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#	DESCRIPTION	DATE



NEW RESTROOMS
PALMETTOS ON THE BAYOU

1901 BAYOU LN.
SLIDELL, LA 70459

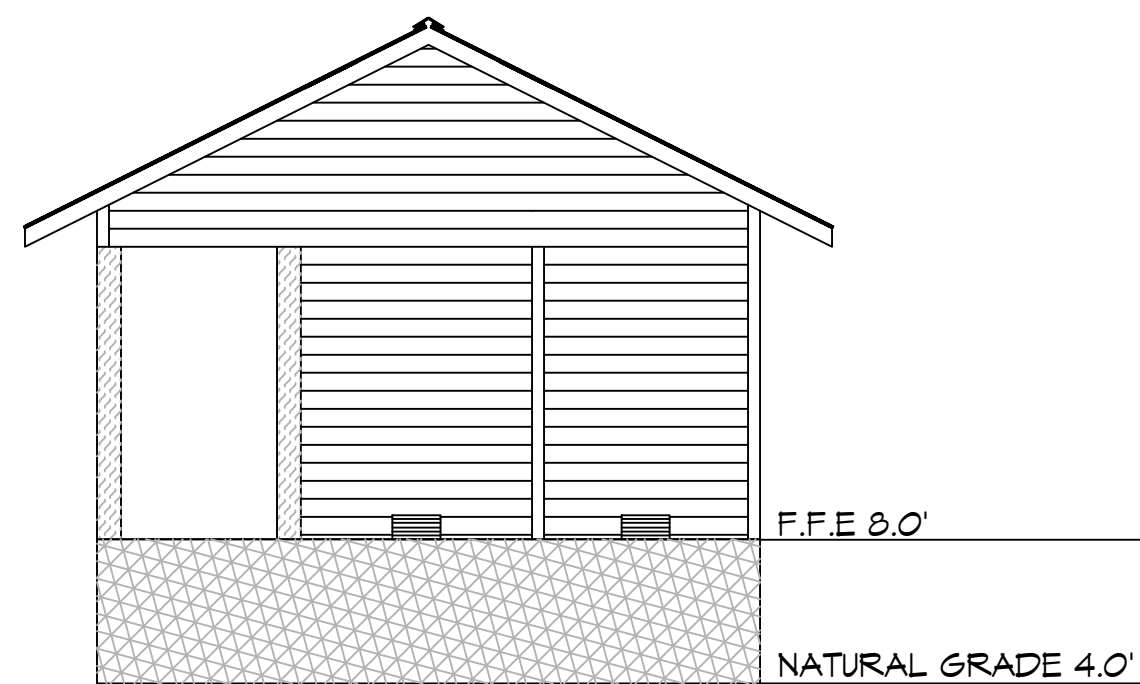
JOB No: 2024 | DATE: 05-28-2025
DRAWN BY: JMS | CHECKED BY: CKD

SHEET TITLE:
PROPOSED OVERALL SITE
PLAN & ENLARGED PLAN

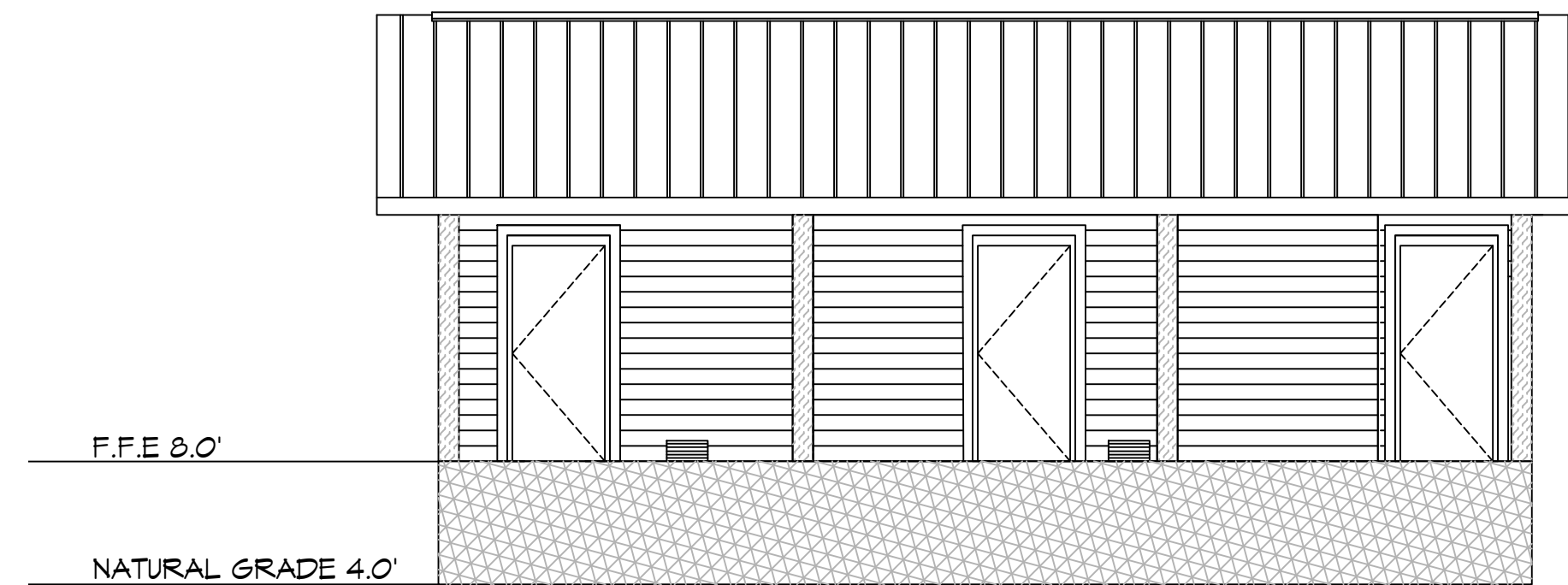
DRAWING NUMBER:
C101

SHEET No: 3 of 4

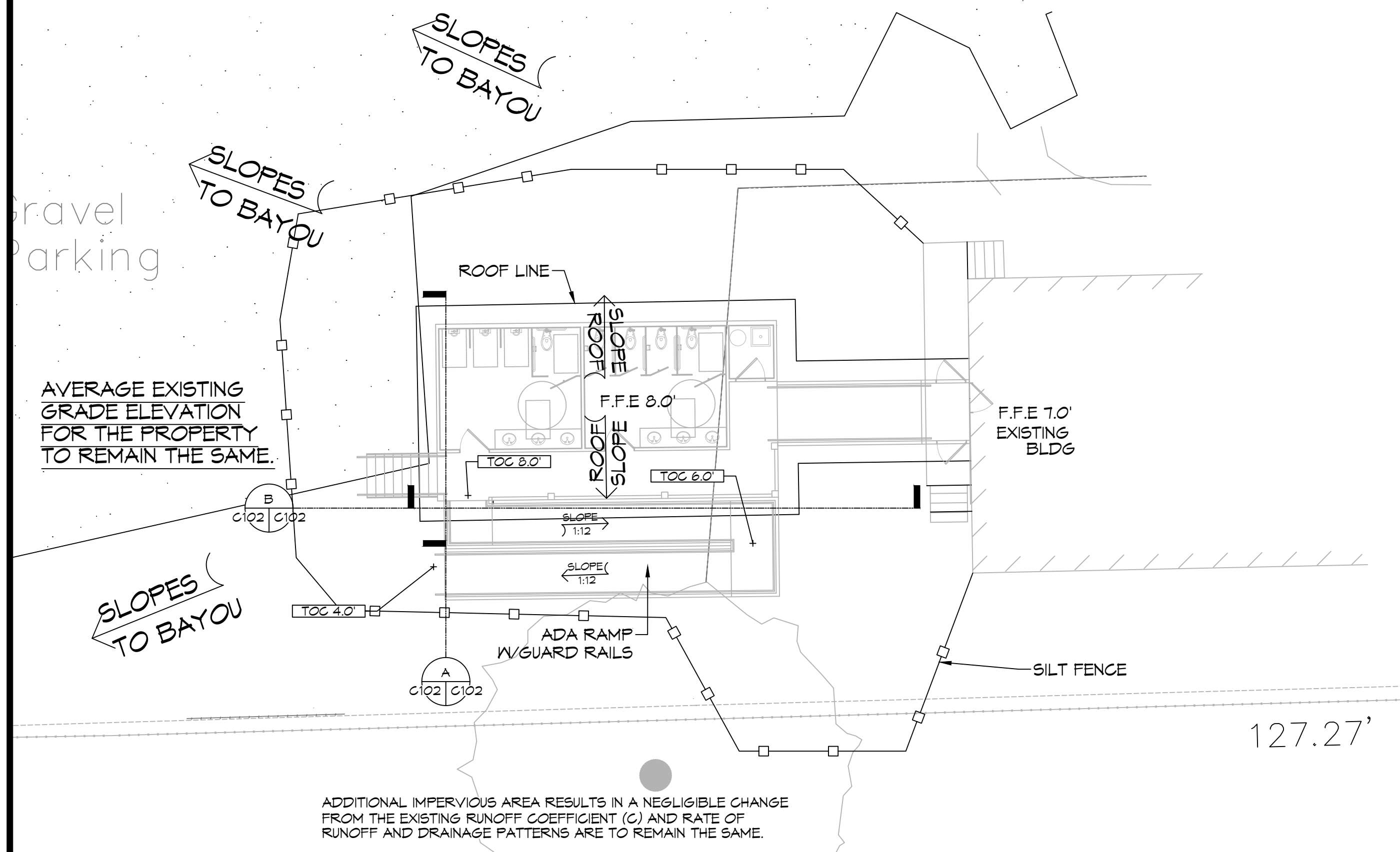
D:\Projects\2024\Palmettos on the Bayou\Drawings\2024-09-24\2024-09-24-01.dwg - 2024-09-24 10:00:00 AM - 2024-09-24 10:00:00 AM



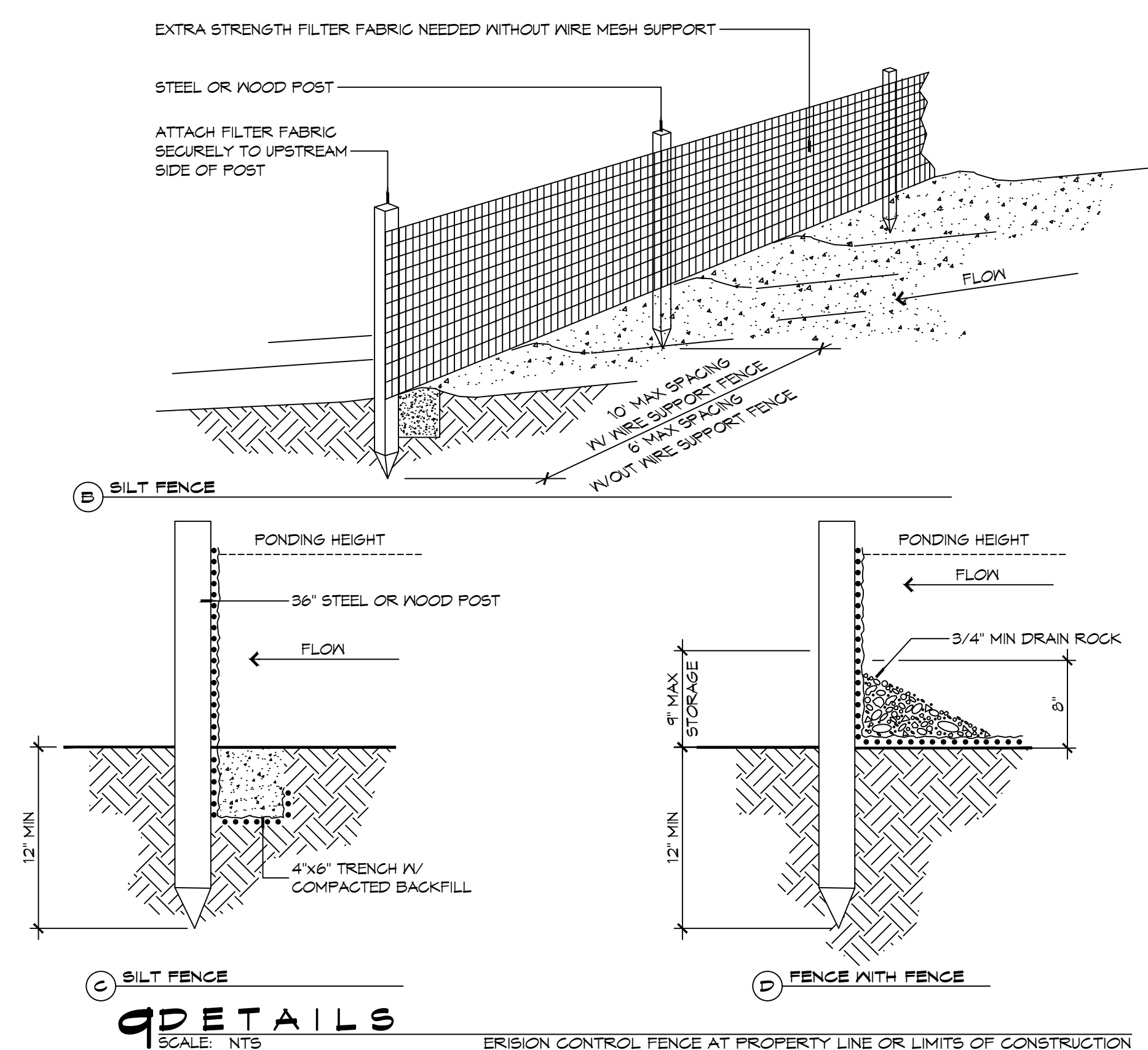
A SECTION
 C102/C102 SCALE: 3/16" = 1'-0" BUILDING SECTION



B SECTION
 C102/C102 SCALE: 3/16" = 1'-0" BUILDING SECTION



PROPOSED DRAINAGE, EROSION & RAMP CONTROL PLAN
 SCALE: 1" = 10'-0"



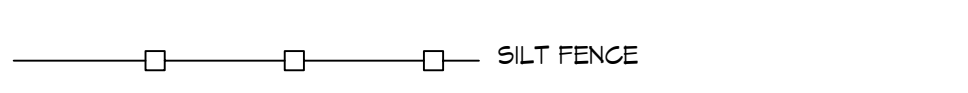
GENERAL EROSION CONTROL NOTES

- ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
- APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
- THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL THE SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
- ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION'S STANDARDS.
- THE SITE SHALL BE AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL CATCH BASIN INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THESE PLANS.
- EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- ANY AREA OUTSIDE THE PROJECT LIMIT THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
- ANY WORK WITHIN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/Private ROADS.

SILT FENCE INSTALLATION NOTES

- THE BASE OF BOTH END POSTS MUST BE AT LEAST 2'-4" ABOVE THE TOP OF THE SILT FENCE FABRIC ON THE WIDE DITCH CHECKS TO DRAIN PROPERLY. USE A HAND LEVEL OR STRING LEVEL, IF NECESSARY, TO MARK BASE POINTS BEFORE INSTALLATION.
- INSTALL POSTS 3 - 4 FEET APART IN CRITICAL WATER RETENTION AREAS AND 6 - 7 FEET APART ON STANDARD APPLICATIONS.
- INSTALL POSTS 24" DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
- INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FENCE FABRIC.
- ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45° THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ADDITIONALLY, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
- WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
- NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
- THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE SILT IF NECESSARY.
- COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 PSI OF PRESSURE. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. NINE INCH MAXIMUM RECOMMENDED STORAGE HEIGHT.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

EROSION CONTROL LEGEND



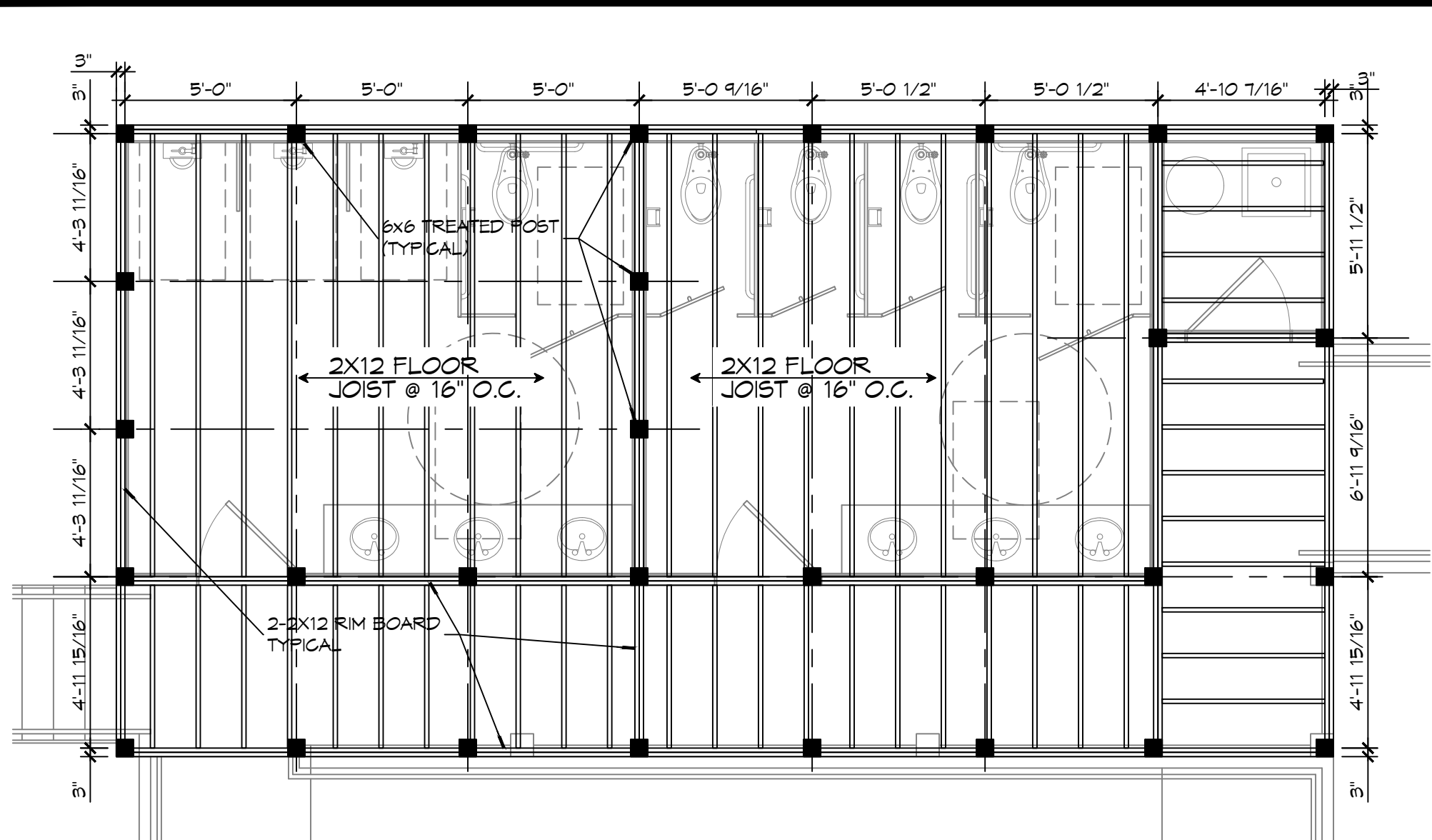
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#	DESCRIPTION	DATE
1		

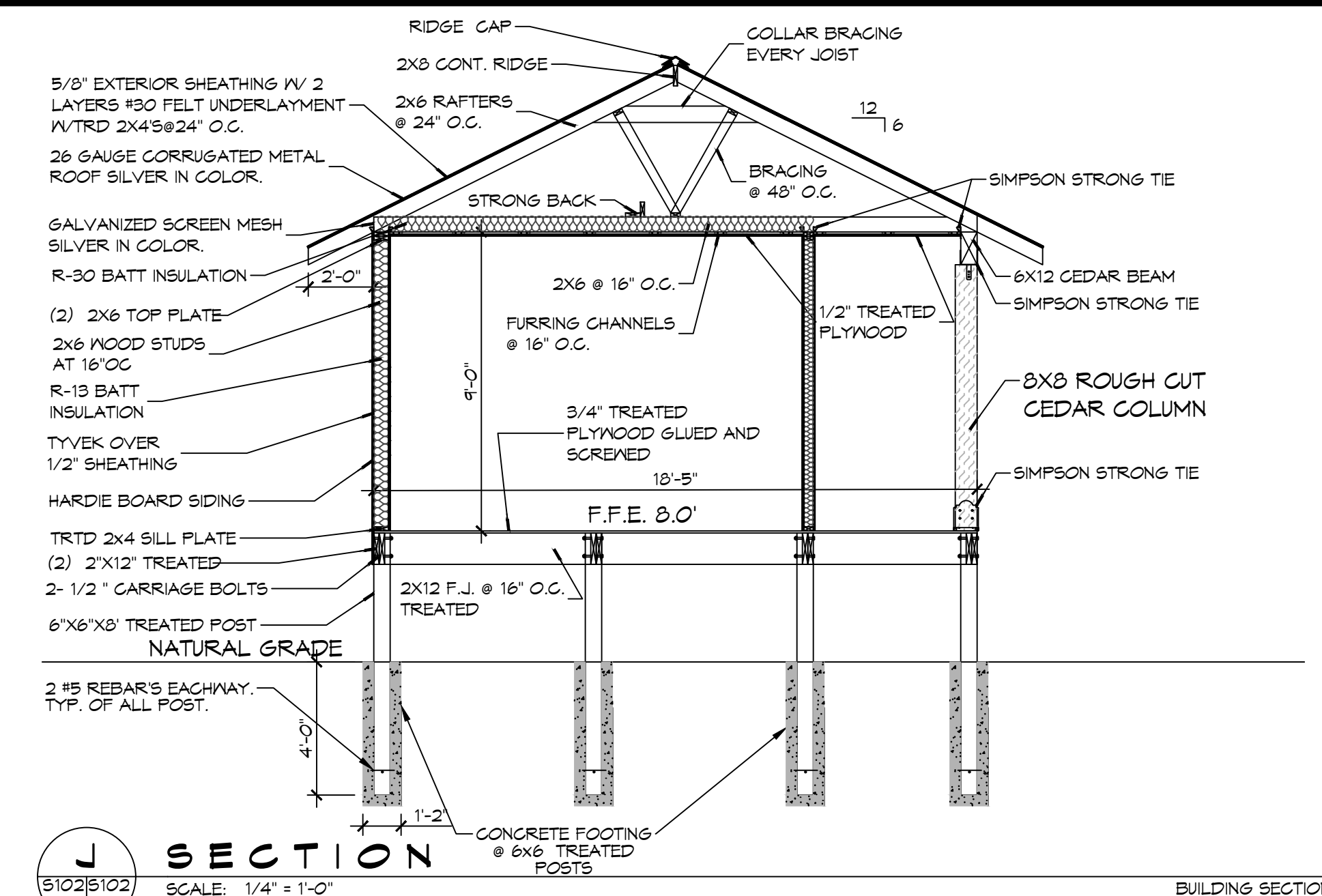


NEW RESTROOMS
PALMETTOS ON THE BAYOU
 1501 BAYOU LN.
 SLIDELL, LA 70458
 JOB No: 2024
 DATE: 09-24-2025
 DRAWN BY: CKD
 CHECKED BY: BAK

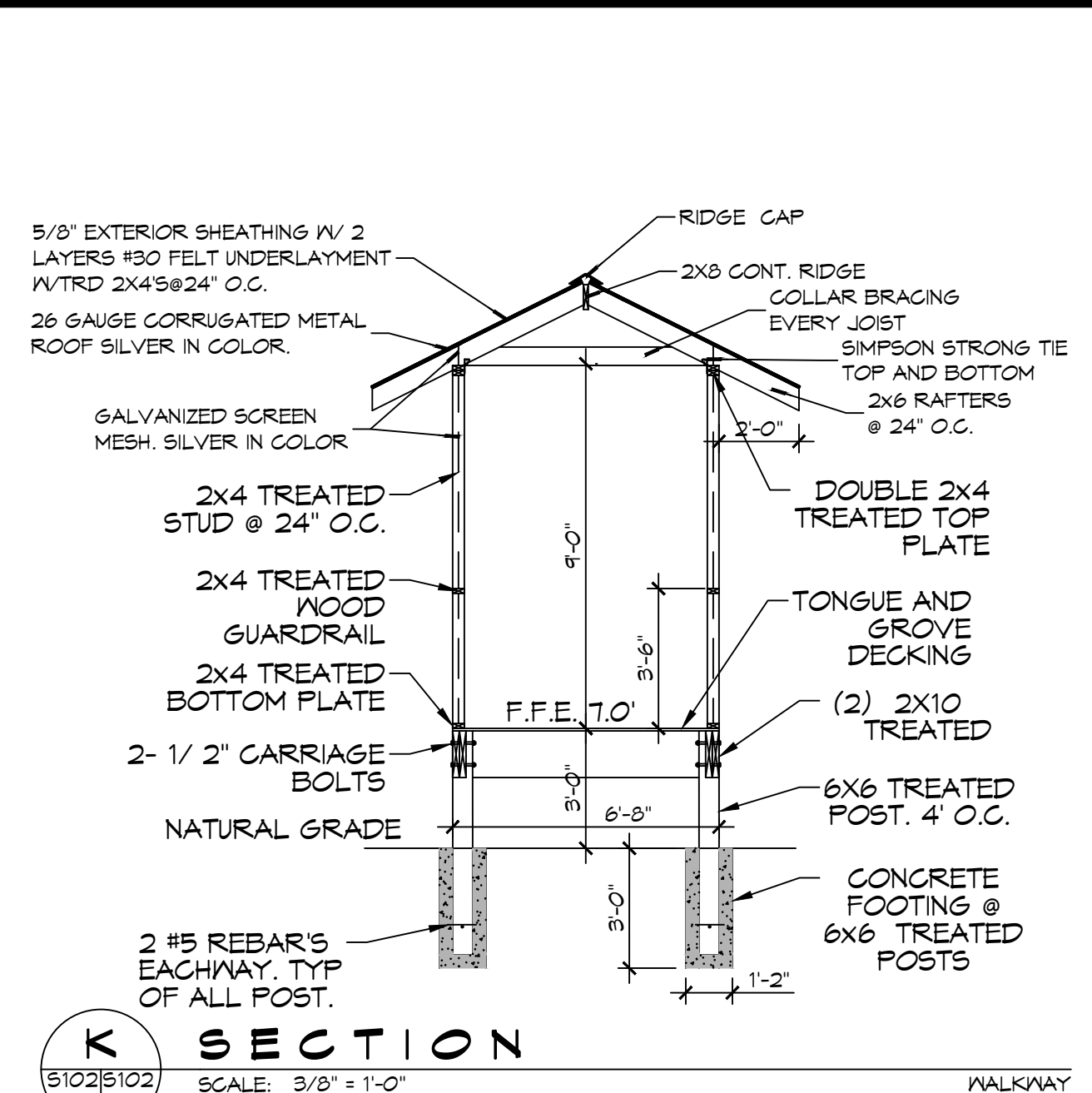
SHEET TITLE:
DRAINAGE, EROSION CONTROL & RAMP DETAILS
 DRAWING NUMBER:
C102
 SHEET No: 4 of 4



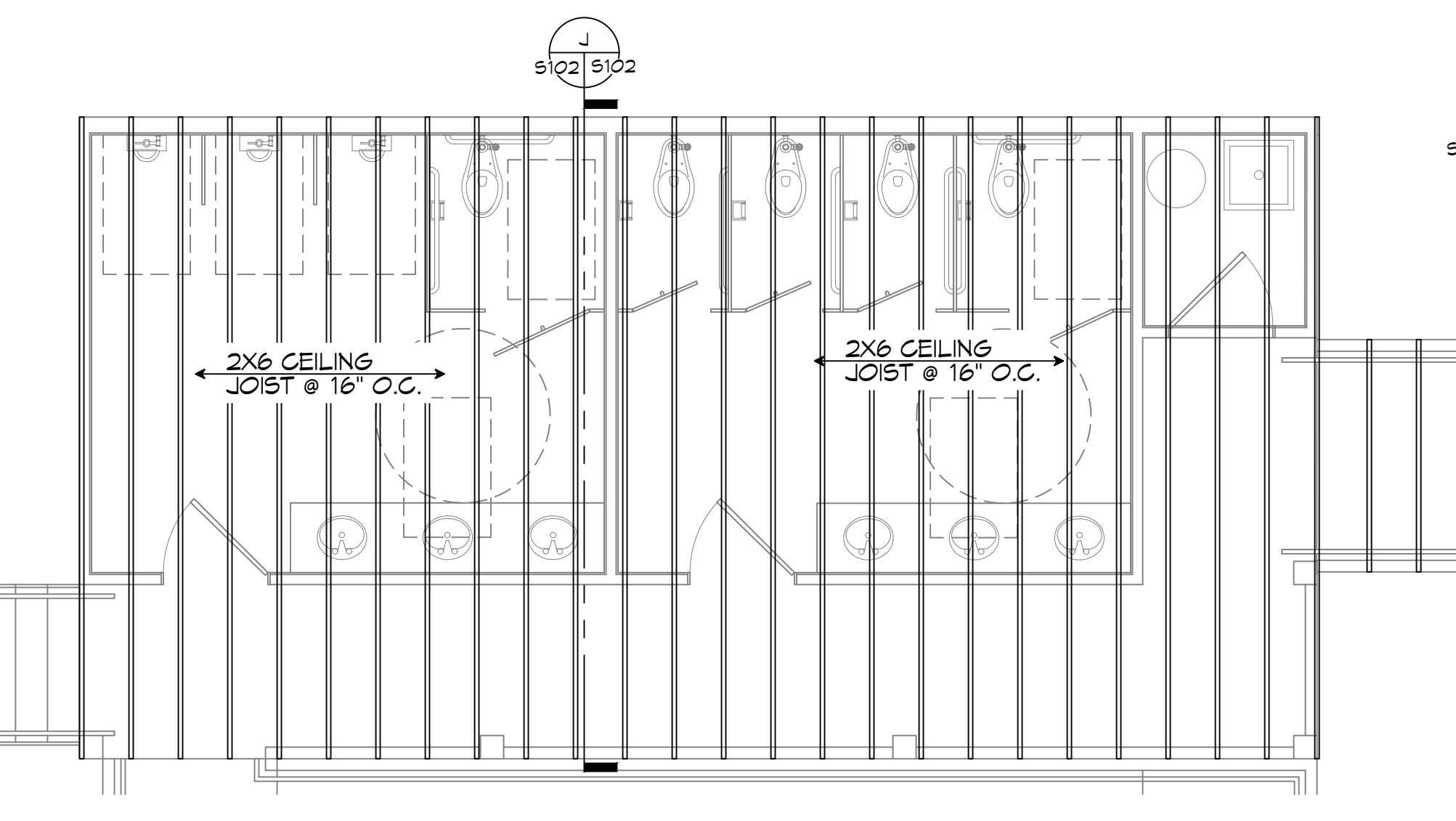
10 FLOOR JOIST FRAMING LAYOUT
RESTROOM
SCALE: 1/4" = 1'-0"



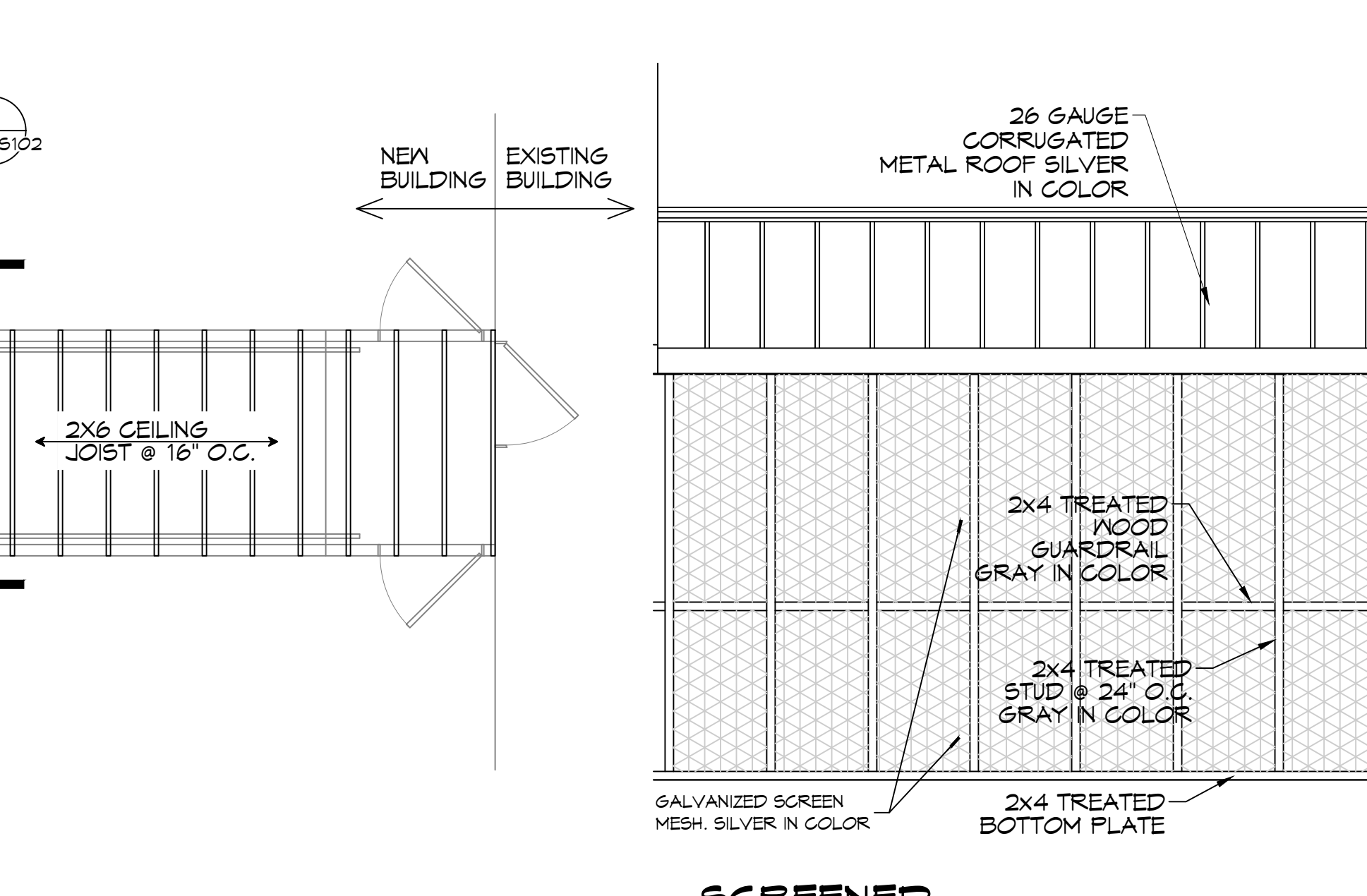
J SECTION
BUILDING SECTION
SCALE: 1/4" = 1'-0"



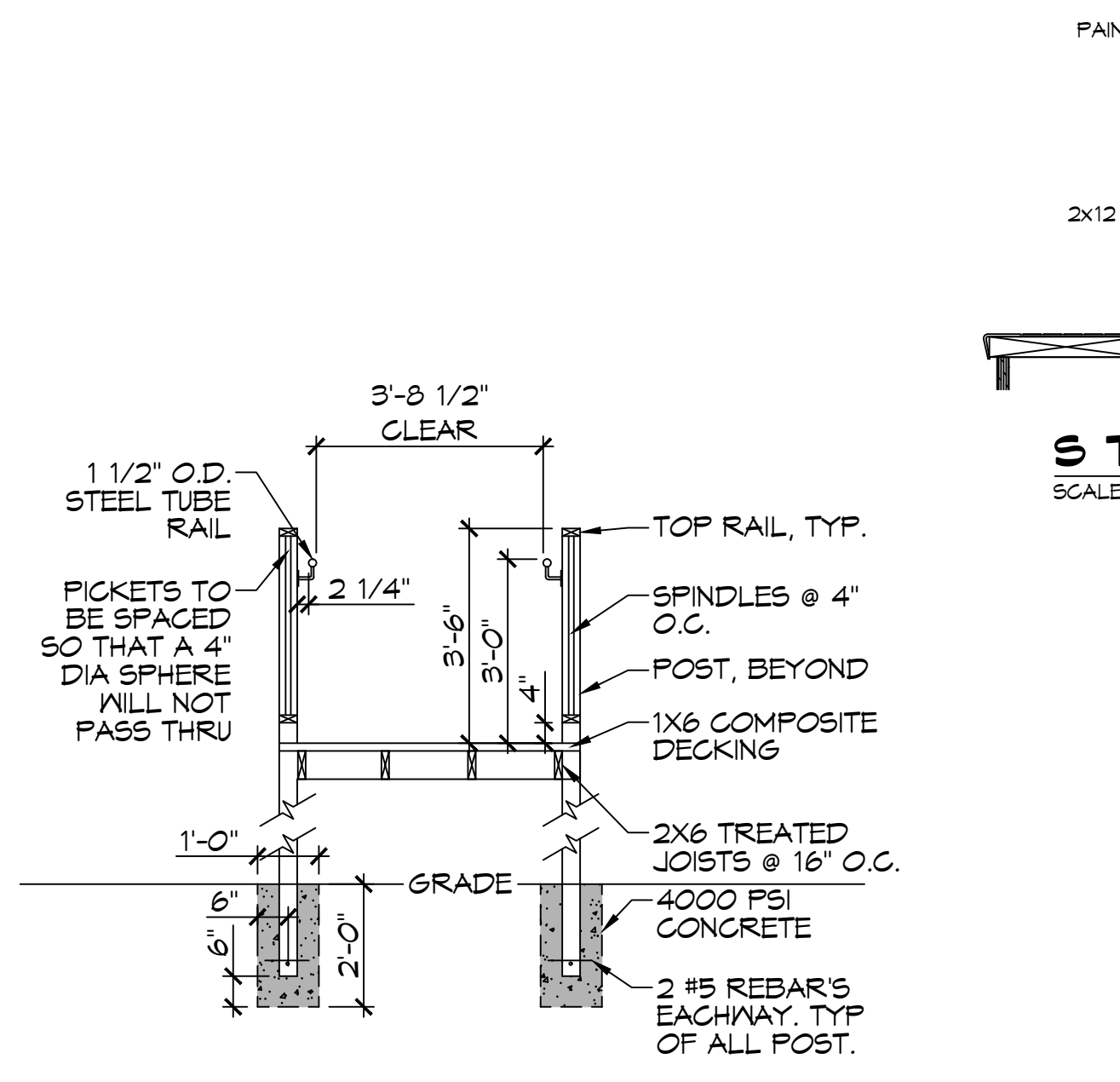
K SECTION
WALKWAY
SCALE: 3/8" = 1'-0"



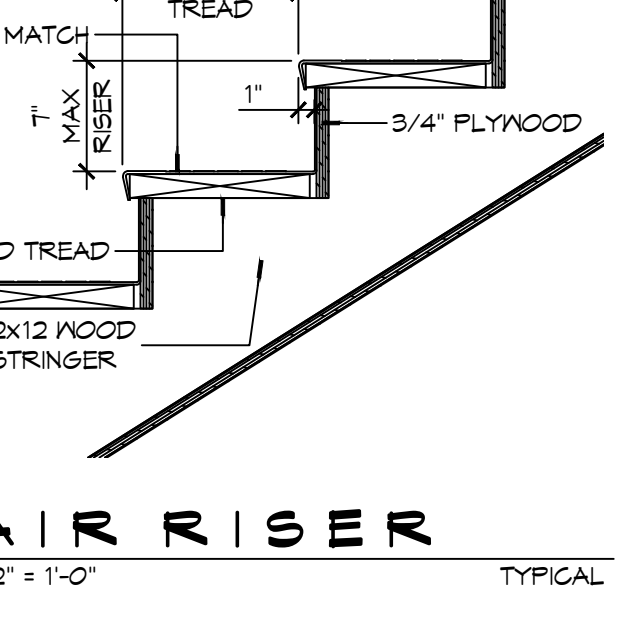
11 CEILING JOIST FRAMING LAYOUT
RESTROOM
SCALE: 1/4" = 1'-0"



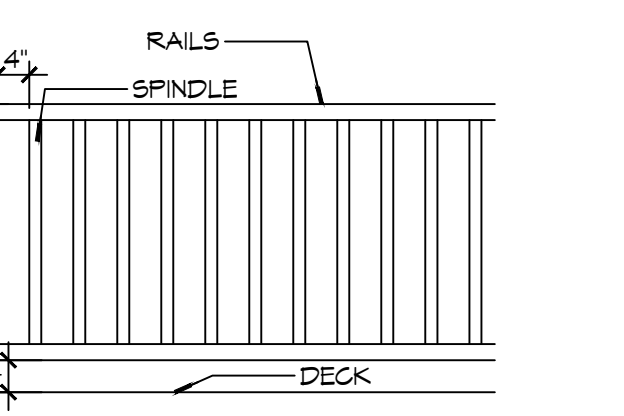
SCREENED PORCH
SCALE: 3/8" = 1'-0"



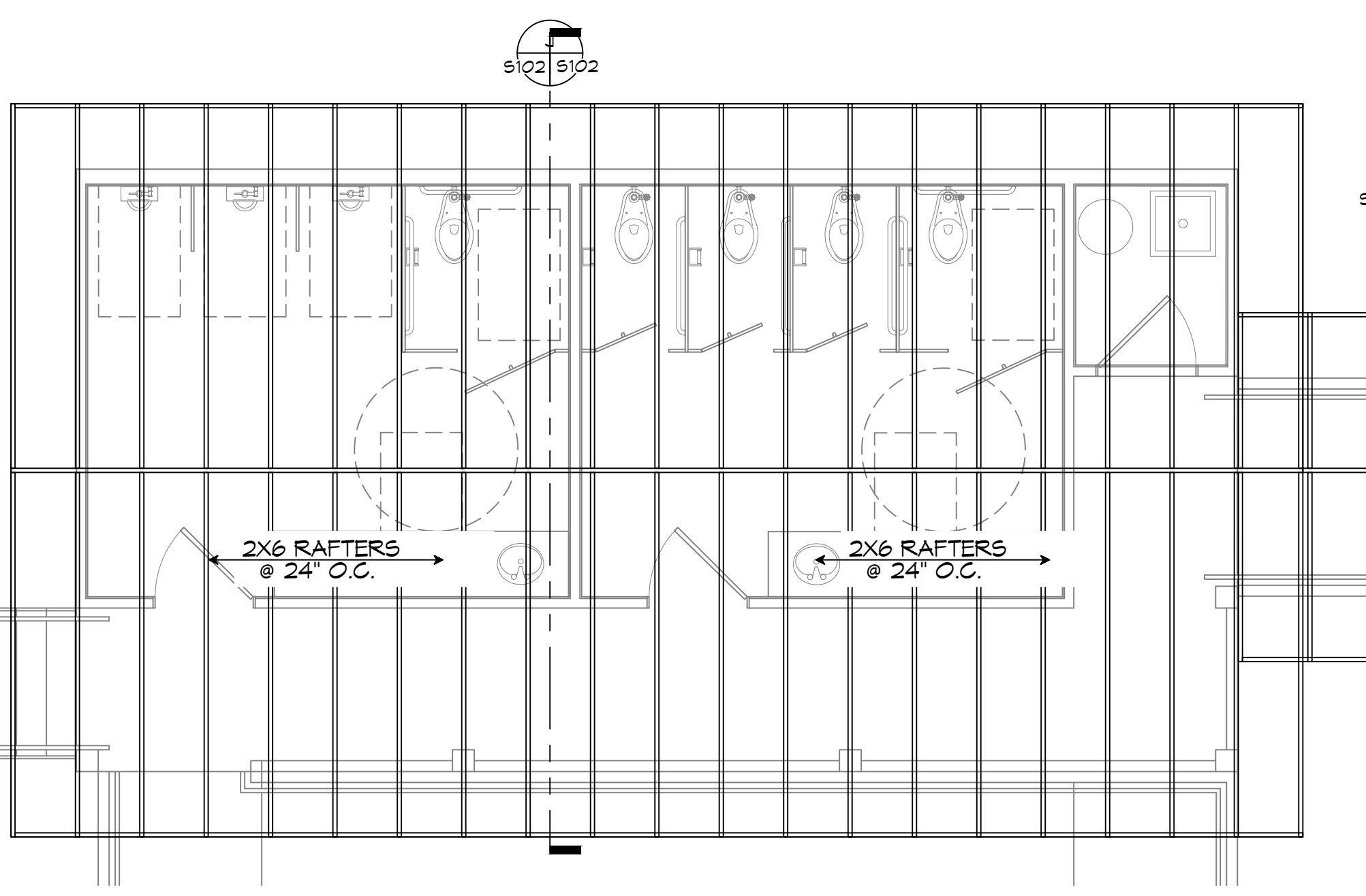
RAMP SECTION
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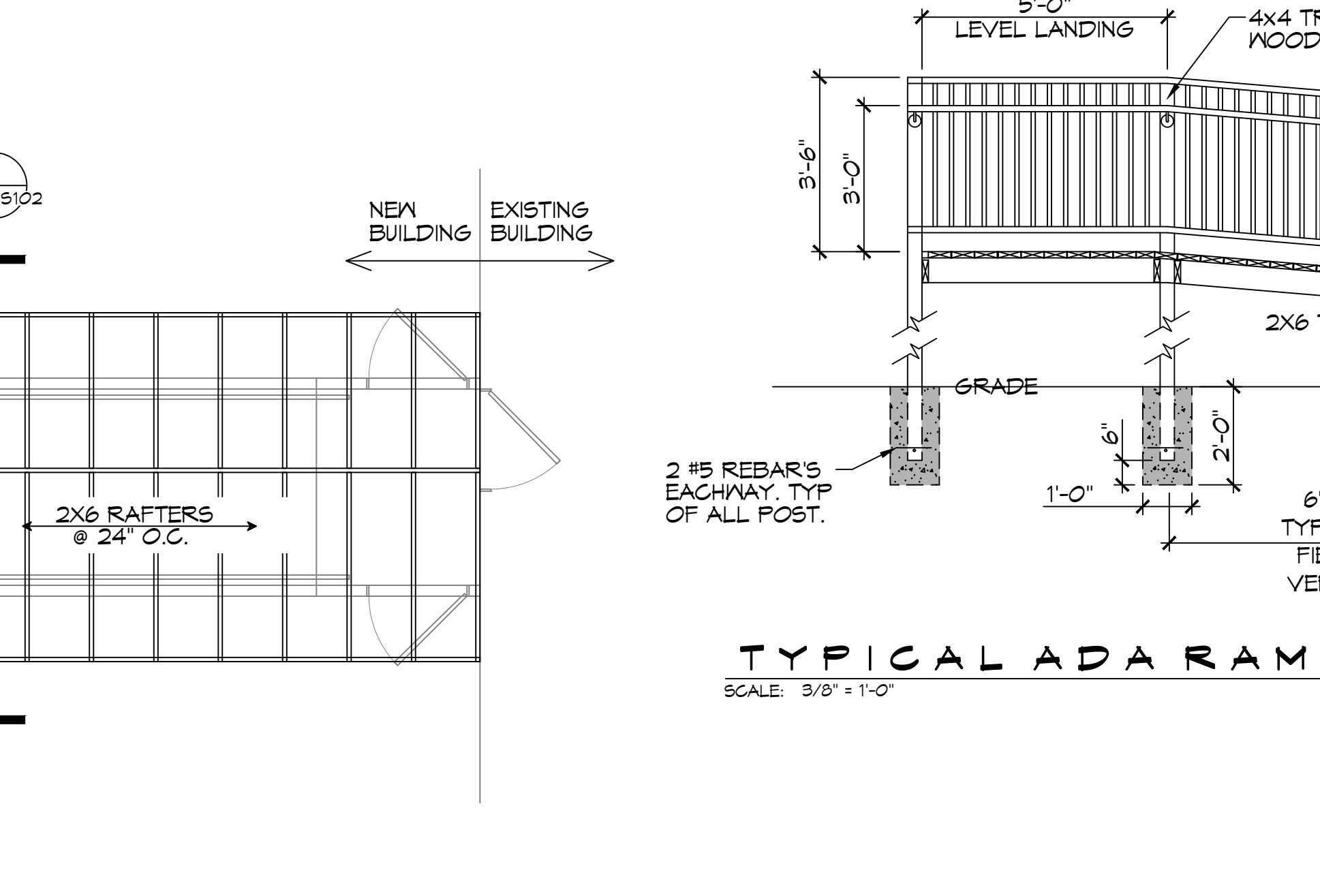
STAIR RISER
SCALE: 1/2" = 1'-0"



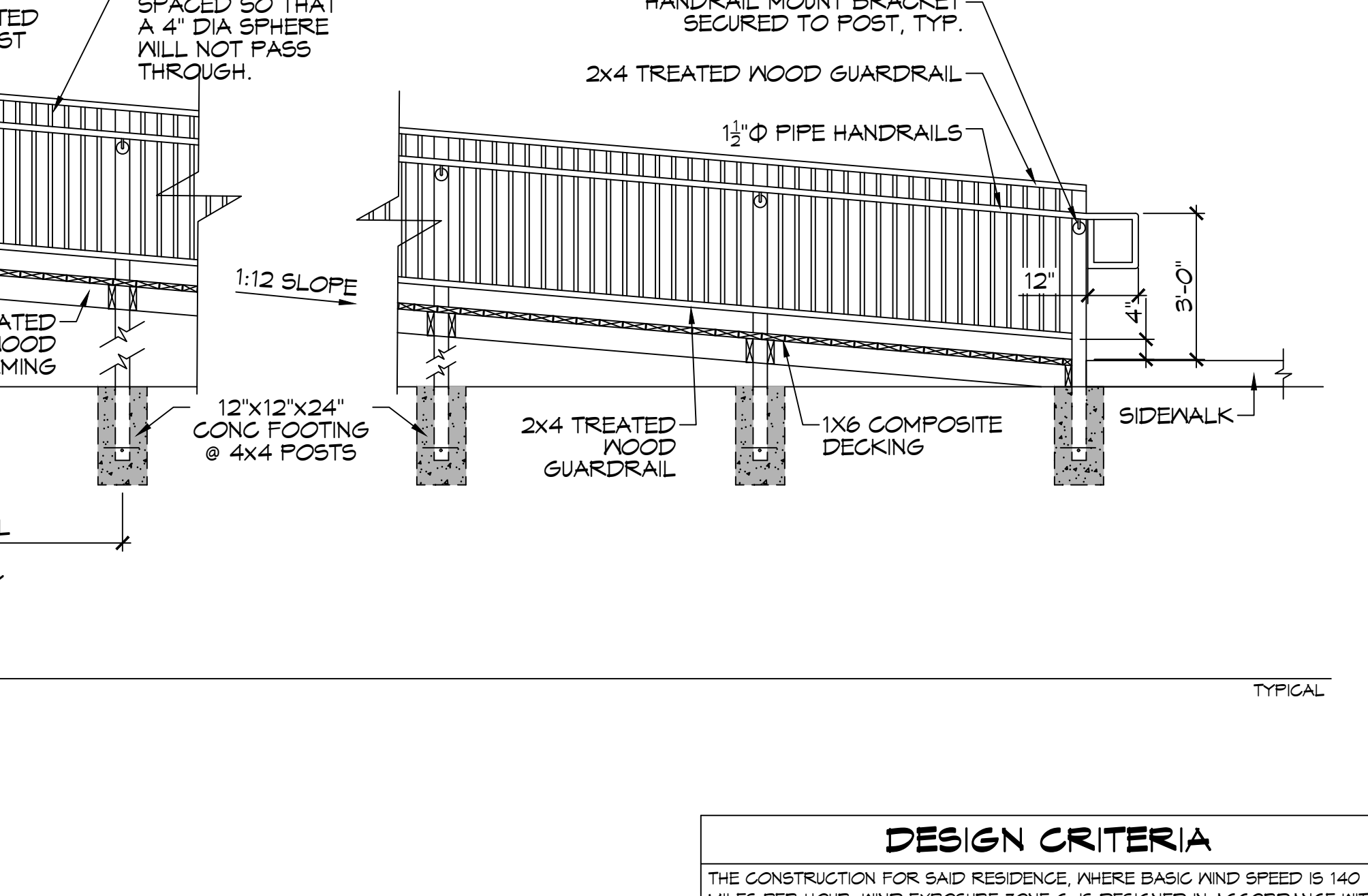
PORCH RAILING
SCALE: 1/2" = 1'-0"



12 ROOF RAFTER FRAMING LAYOUT
RESTROOM
SCALE: 1/4" = 1'-0"



TYPICAL ADA RAMP
SCALE: 3/8" = 1'-0"



TYPICAL ADA RAMP
SCALE: 3/8" = 1'-0"

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DATE	REVISIONS	DESCRIPTION



NEW RESTROOMS
PALMETTOS ON THE BAYOU
1501 BAYOU LN.
SHIDELL, LA 70488
JOB No: 2024 / DATE: 05-24-2025
DRAWN BY: JMS / CHECKED BY: CAC
SHEET TITLE: FLOOR JOIST, CEILING JOIST, ROOF RAFTER LAYOUT & SECTIONS
DRAWING NUMBER: **S101**
SHEET No: 5 of 4

DESIGN CRITERIA
THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 140 MILES PER HOUR, 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 (MFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

