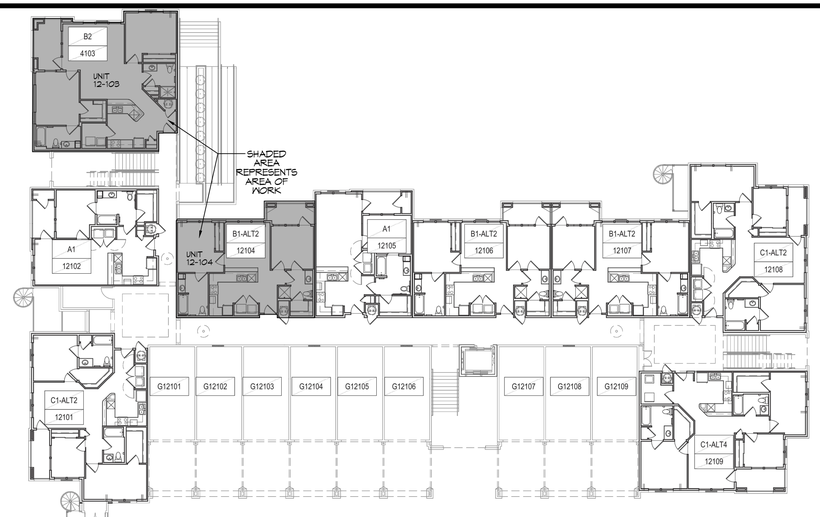
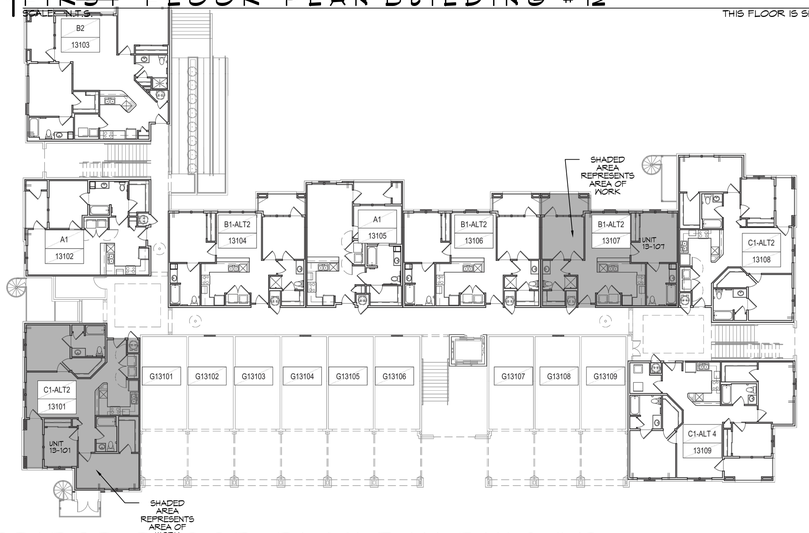
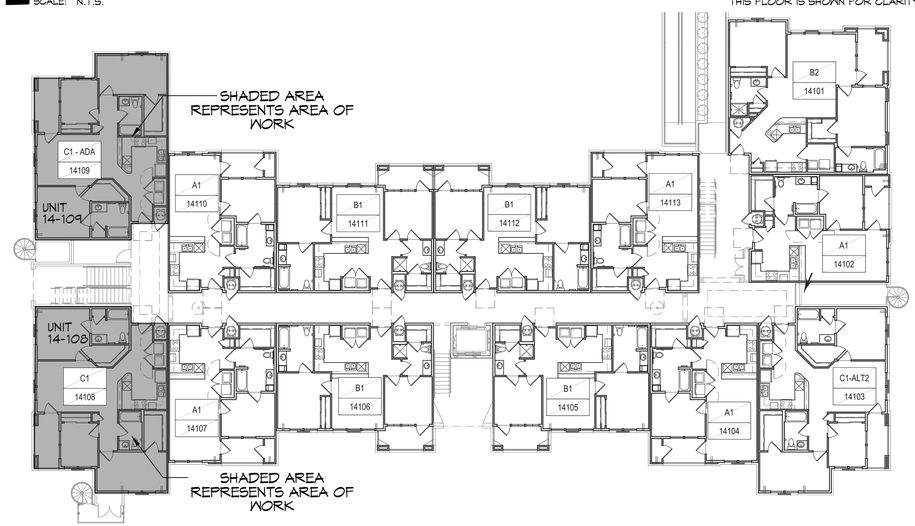


1 FIRST FLOOR PLAN BUILDING # 12
SCALE: N.T.S.
THIS FLOOR IS SHOWN FOR CLARITY



2 FIRST FLOOR PLAN BUILDING # 13
SCALE: N.T.S.
THIS FLOOR IS SHOWN FOR CLARITY



3 FIRST FLOOR PLAN BUILDING # 14
SCALE: N.T.S.
THIS FLOOR IS SHOWN FOR CLARITY

GENERAL DEMO NOTES

1. 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. 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.
2. 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.
4. ALL EXISTING TO MEMBERS (COLUMNS, BEAMS, JOISTS, DECK, ETC...) SHALL REMAIN INTACT AND UNDAMAGED.
5. 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.
6. EXISTING ITEMS, EQUIPMENT, PLUMBING FIXTURES, ETC. TO REMAIN IN PLACE SHALL BE PROTECTED FROM DIRT AND DAMAGE DURING DEMOLITION AND CONSTRUCTION.
7. 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.
8. WHERE A RATING HAS BEEN GIVEN TO AN EXISTING WALL OR FLOOR, ALL PENETRATIONS (EXISTING OR NEW) MUST BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT.

GENERAL NOTES

1. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IBC 2021 SECTION 720.
   A. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450.
   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. EXTERIOR CAULKING SHALL BE THIOKAL CAULK.
7. PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH SHALL BE STORED INSIDE BUILDING PREMISES.
8. ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
9. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450; PER IBC 2015.
10. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
11. ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
12. 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.) SEAL ALL JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE.

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 (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

UNIT 12-103&104 REPAIR NOTES

1. WHERE FLOOR DECKING WAS REMOVED ALONG A PERPENDICULAR FLOOR TRUSS, INSTALL A NEW TREATED 2X12 FROM BEAM END TO BEAM END WITH A SIMPSON STRONG TIE 2X12 JOIST HANGER TO SUPPORT NEW DECKING.
2. REMOVE AND REPLACE ANY ROTTEN FLOOR TRUSS WITH A TREATED 2X12 FROM BEAM END TO BEAM END.
3. INSTALL DECKING USING ADVANTECH 23/32" SUBFLOOR, GLUED AND SCREWED TO FLOOR TRUSSES.
4. 1/2" HOMASOTE SOUND BARRIER. INSTALL ON TOP OF ADVANTECH,

UNIT 13 -101&107 REPAIR NOTES

1. WHERE FLOOR DECKING WAS REMOVED ALONG A PERPENDICULAR FLOOR TRUSS, INSTALL A NEW TREATED 2X12 FROM BEAM END TO BEAM END WITH A SIMPSON STRONG TIE 2X12 JOIST HANGER TO SUPPORT NEW DECKING.
2. REMOVE AND REPLACE ANY ROTTEN FLOOR TRUSS WITH A TREATED 2X12 FROM BEAM END TO BEAM END.
3. INSTALL DECKING USING ADVANTECH 23/32" SUBFLOOR, GLUED AND SCREWED TO FLOOR TRUSSES.
4. 1/2" HOMASOTE SOUND BARRIER. INSTALL ON TOP OF ADVANTECH,

UNIT 14-108&109 REPAIR NOTES

1. WHERE FLOOR DECKING WAS REMOVED ALONG A PERPENDICULAR FLOOR TRUSS, INSTALL A NEW TREATED 2X12 FROM BEAM END TO BEAM END WITH A SIMPSON STRONG TIE 2X12 JOIST HANGER TO SUPPORT NEW DECKING.
2. REMOVE AND REPLACE ANY ROTTEN FLOOR TRUSS WITH A TREATED 2X12 FROM BEAM END TO BEAM END.
3. INSTALL DECKING USING ADVANTECH 23/32" SUBFLOOR, GLUED AND SCREWED TO FLOOR TRUSSES.
4. 1/2" HOMASOTE SOUND BARRIER. INSTALL ON TOP OF ADVANTECH,

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REVISIONS

#	DESCRIPTION	DATE

SEAL:

STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

BUILDING RENOVATION
VANTEBURY HOME
APARTMENTS
301 SPARTAN DR.
SLIDELL, LA 70460

JOB No:	2024
DRAWN BY:	CJCD
CHECKED BY:	BAM
DATE:	06-10-2024

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SHEET TITLE:
BUILDING 3 & 14, FLOOR PLAN

DRAWING NUMBER:
A101

SHEET No: 2 of 1

FILE NAME: J:\...\Architect\Working Home Apartments Slidell\Drawings\Current Drawings\Working dwg\A101 - Floor Plan Bldg 12-13-14.dwg PLOT DATE & TIME: Monday, June 10, 2024, 2:28:53 PM