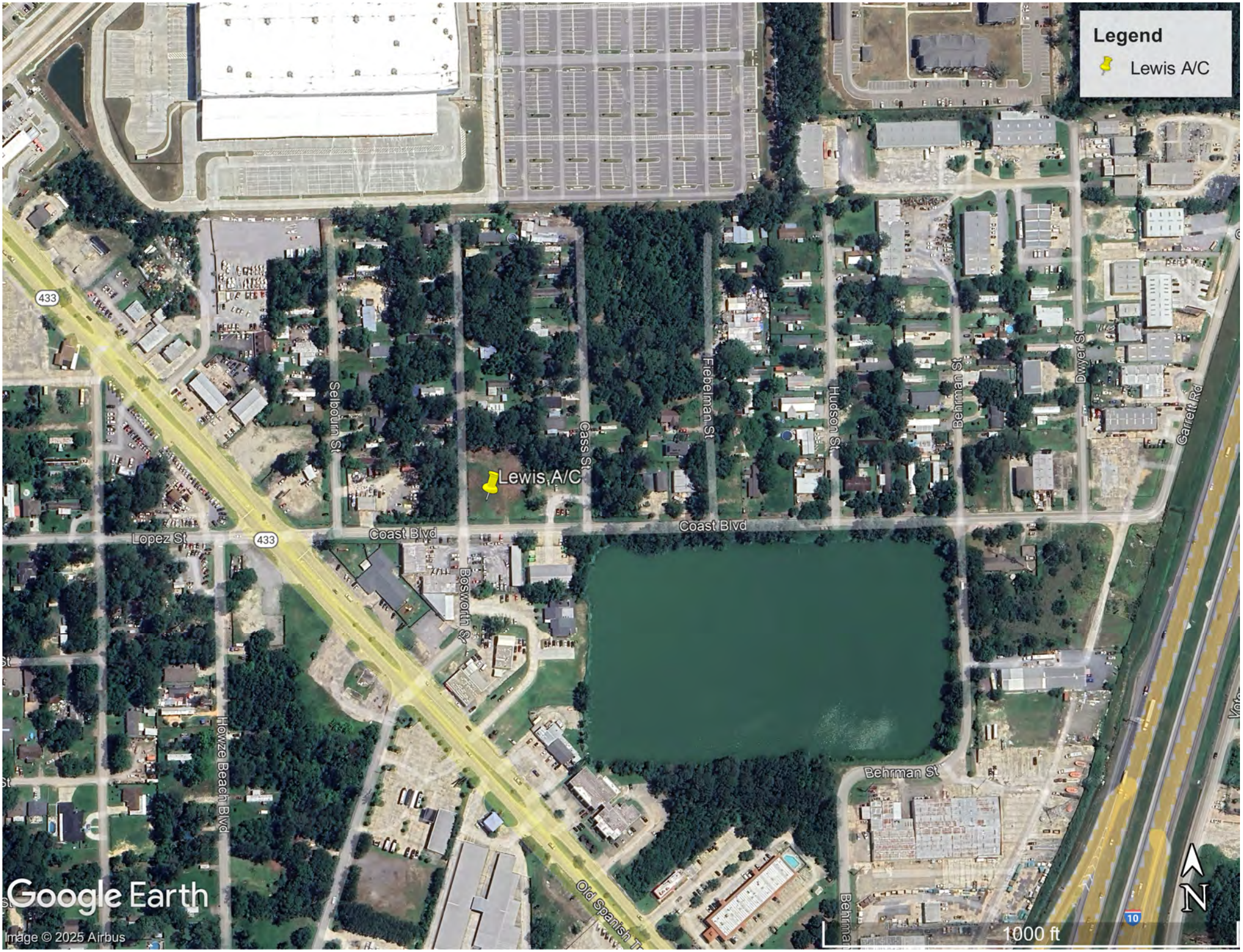
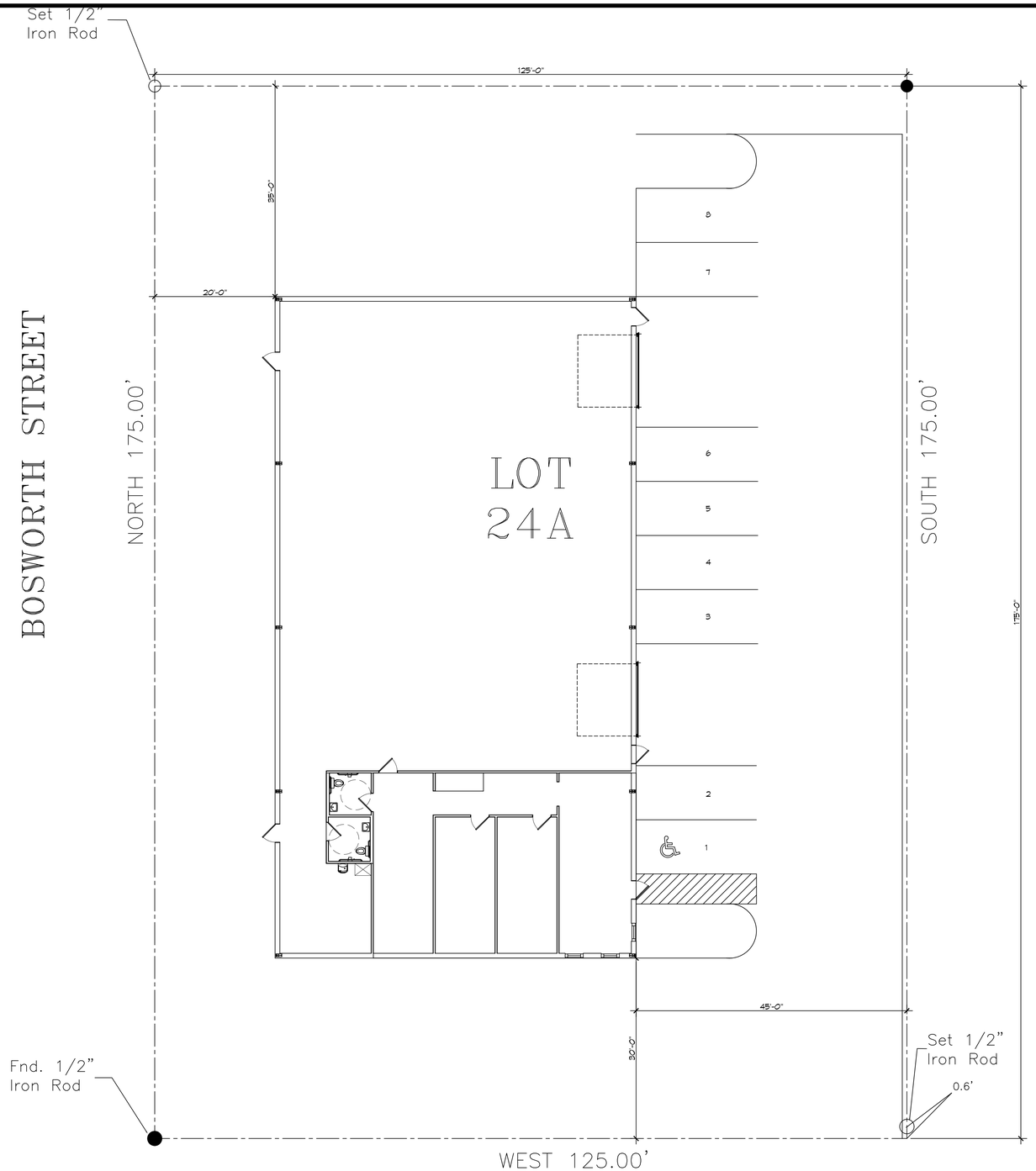

Legend
Lewis A/C
Lewis A/C
433
Lopez St
Selbourn St
Cass St
Fiebelman St
Hudson St
Behrman St
Dwyer St
Garrett Rd
Coast Blvd
Coast Blvd
Bosworth St
Howze Beach Blvd
Behrman St
Old Spanish Tr
10
1000 ft
N
Google Earth
Image © 2025 Airbus



1 PROPOSED SITE PLAN
SCALE: 1" = 50'-0"

PLANNING

ZONED I-1 LIGHT INDUSTRIAL

FLOOD ZONE

FLOOD ZONE "AE" BASE FLOOD ELEVATION N/A

BUILDING ELEVATION

N/A

BUILDING

NEW WAREHOUSE SQUARE FOOTAGE 6,600
OFFICE AREA SQUARE FOOTAGE 1,425
WAREHOUSE AREA SQUARE FOOTAGE 5,175

PARKING REQUIREMENTS

STORAGE, TESTING, REPAIRING, WAREHOUSING OR SIMILAR ESTABLISHMENTS OTHER LIGHT INDUSTRIAL USES CANNERIES; PAPER, PETROLEUM, RUBBER OR WOOD PRODUCT MANUFACTURING; STEEL MILLS REQUIRE 1 SPACE PER EACH 1250 SQFT OF STORAGE AREA PLUS 1 SPACE PER EACH 350 SQFT OF OFFICE, SALES OR OTHER SPACE TO BE USED BY VISITORS, CUSTOMERS OR SALESMEN

PARKING SPACES PROVIDED = 7
HANDICAP PARKING SPACE = 1
TOTAL PARKING SPACES PROVIDED = 8

SITE LIGHTING

EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ABUTTING PROPERTY LINE.

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID BUILDING, WHERE Vult WIND SPEED IS 140 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.

DAMMON ENGINEERING, INC.
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PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

#	DESCRIPTION	DATE
	REVISIONS	

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NEW WAREHOUSES
LENIS A/C
39109 COAST BOULEVARD
SLIDELL, LA 70460

JOB No: CKD
DATE: 10-02-2025
DRAWN BY: CHECKED BY: JMS

SHEET TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:
C101

SHEET No: 2 of 16

DOOR SCHEDULE

MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME	FR	REMARKS
D01	3'-0"	6'-8"	1-3/4"	STEEL	MTL	NR	EXTERIOR DOOR
D02	12'-0"	14'-0"	-	STEEL	MTL	NR	ROLL UP DOOR
D03	3'-0"	6'-8"	1-3/4"	WOOD	MTL	NR	INTERIOR DOOR
D04	4'-0"	6'-8"	N/A	-	WOOD		CASED OPENING

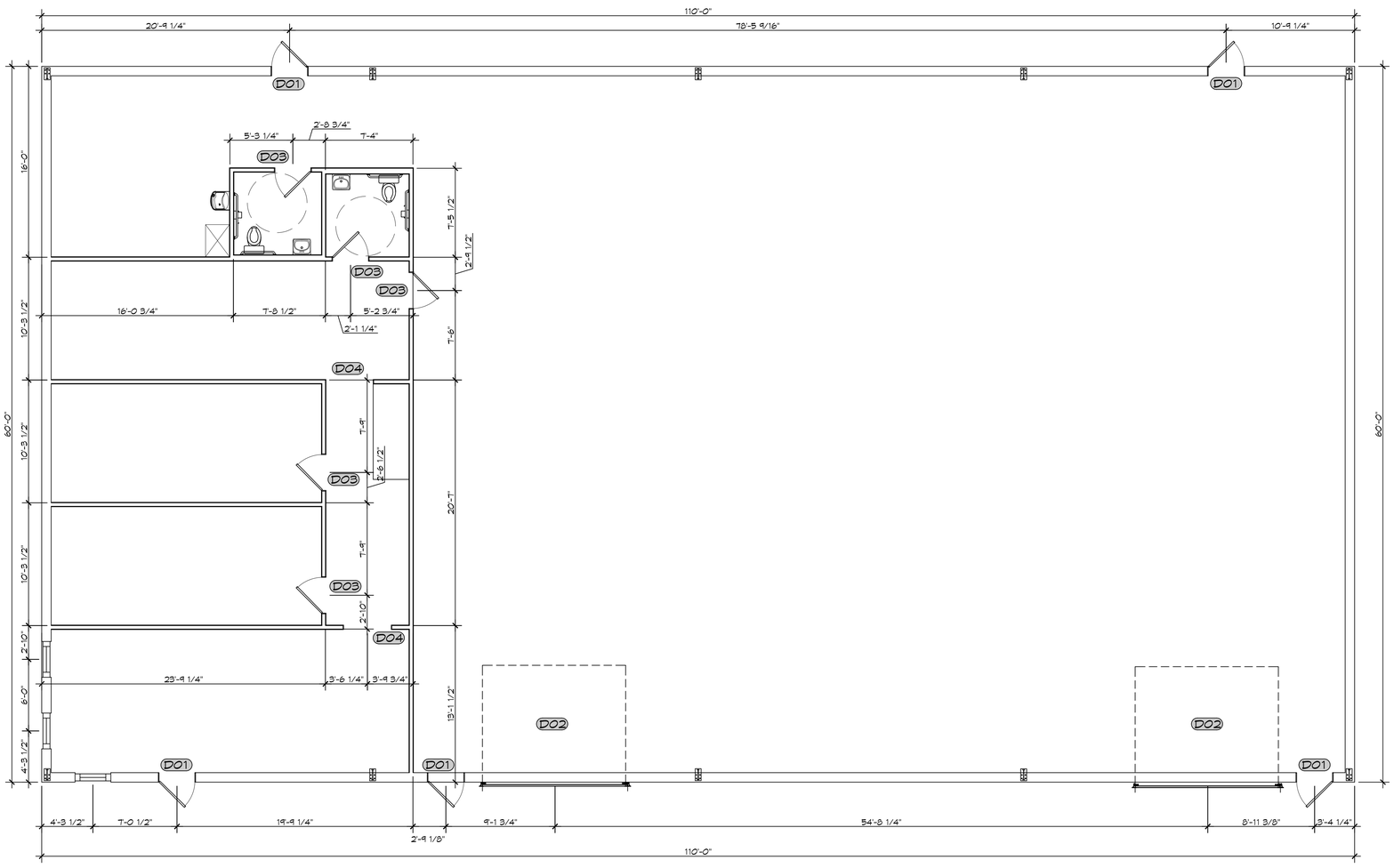
NOTE: ALL DOORS ARE TO BE FITTED WITH COMMERCIAL GRADE HARDWARE AND HANDLES.

ALL EXTERIOR DOOR ASSEMBLES TO BE RATED FOR 140 MPH WINDS AND SHALL BE MISSILE IMPACT RESISTANT.

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.

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. 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. 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.
11. PROVIDE GALVANIZED METAL PAN WITH DRAIN AT ALL WATER HEATERS.
12. ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
13. 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.
14. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450; PER IBC 2015.
15. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
16. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX "E" OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
17. ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
18. 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.
19. SERVICE COUNTERS SHALL HAVE AN ACCESSIBLE WRITING SURFACE IN COMPLIANCE WITH ADAAG ACCESSIBILITY GUIDELINES 2010, SECTION 902.3.



N

1 NEW WAREHOUSE
SCALE: 3/16"= 1'-0"

OVERALL PLAN

DAMMON ENGINEERING, INC.
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#	DESCRIPTION	DATE

REVISIONS

SEAL:

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NEW WAREHOUSES

LEWIS A/C

3810A COAST BOULEVARD
SLIDELL, LA 70460

DATE:	10-02-2025
CHECKED BY:	JMS
JOB No:	
DRAWN BY:	CKD

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SHEET TITLE:
FLOOR PLAN

DRAWING NUMBER:
A101

SHEET No: 6 of 16

FILE NAME: J:\- Office Warehouse\Lewis as Built\Current Drawings\A101 - Floor Plan.dwg PLOT DATE & TIME: Monday, October 6, 2025 4:09:06 PM