

- NOTES:**
1. APPLY FOIL BACKED FOAM RAFTER Baffles BETWEEN RAFTERS - VERIFY W/OOWNER
  2. APPLY ONE LAYER OF 1/2" THK. SOUND DEADENING BOARD IN AIR SPACE OF ALL COMMON WALLS.
  3. PROVIDE TANKLESS ON-DEMAND WATER HEATERS. VERIFY W/OOWNER.

**AREA INCREASE CALCULATIONS:**

AS PER CHAPTER 5 OF THE 2015 IBC

$I_F = [R/P - 0.25] W/30$

$I_A =$  AREAS INCREASE DUE TO FRONTAGE

$F = 308$  FT. - BUILDING PERIMETER THAT FRONTS OPEN SPACE

$P = 308$  FT. - TOTAL PERIMETER OF BUILDING

$W = 30$  FT. - WEIGHTED AVERAGE AS PER SEC. 506.3

$I_F = [308/308 - 0.25] 30/30$

$I_F = 0.75 \times 1$

$I_F = .75$

GROUP B CONSTRUCTION TYPE VB = 9,000 SQ. FT.

$A_5 = A_1 + (N_5 \times I_1)$

$A_5 =$  ALLOWABLE AREA (SQ. FT.)

$A_1 = 9000$  sq. ft. - TABULAR ALLOWABLE AREA FACTOR ACCORDANCE W/TABLE 506.2

$N_5 = 9000$  sq. ft. - TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED BLDGS IN ACCORDANCE W/TABLE 506.2

$I_1 = 0.75$  - AREA FACTOR INCREASE DUE TO FRONTAGE (%) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

$A_5 = 9000 + (9000 \times .75)$

$A_5 = 9000 + 6750$

$A_5 = 15,750$  SQ. FT. MAXIMUM AREA

NOTE: BUILDING SIX WILL BE LASSOED WITH EXISTING BUILDING FIVE. THE TOTAL AREA OF THE TWO BUILDINGS COMBINED WILL BE 10,724 SQ. FT. THEREFORE ELIMINATING THE NEED FOR THE ONE HOUR FIRE RATED NORTH WALL OF PROPOSED BUILDING SIX OR THE ONE HOUR FIRE RATED SOUTH WALL OF EXISTING BUILDING FIVE.

**DESIGN LOAD PARAMETERS:**

FLOOR LIVE LOAD: 150 psf

ROOF LIVE LOAD: 20 psf

WIND SPEED: 125 mph ult/93 mph asd

RISK CATAGORY: II

WIND EXPOSURE: B

**OCCUPANT LOAD CALCULATIONS**

AREA	CALCULATIONS	LOAD
SUITE 600 OFFICE AREA	1284 SQ. FT. 100 SQ/ FT. /PERSON	13
SUITE 601 OFFICE AREA	1288 SQ. FT. 100 SQ/ FT. /PERSON	13
SUITE 602 OFFICE AREA	2702 SQ. FT. 100 SQ/ FT. /PERSON	27
<b>TOTAL PERSONS</b>		<b>53</b>

TYPE VB CONSTRUCTION  
GROUP B OCCUPANCY - OFFICE

- APPLICABLE CODES:**
- INTERNATIONAL BUILDING CODE 2015 EDITION
  - NFPA 101 LIFE SAFETY CODED, 2012 EDITION
  - ADA-ABA 2010 EDITION
  - NFPA 70, (NEC) NATIONAL ELECTRICAL CODE 2014
  - INTERNATIONAL PLUMBING CODE 2015
  - INTERNATIONAL MECHANICAL CODE 2015

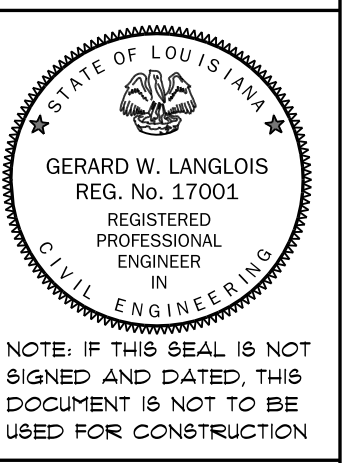
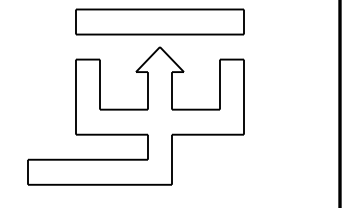
**SQUARE FOOTAGE**

SUITE 600 OFFICE AREA	2702
SUITE 601 OFFICE AREA	1284
SUITE 602 OFFICE AREA	1288
<b>TOTAL OFFICE AREA</b>	<b>5274</b>
FRONT STOOPS	88
<b>TOTAL BUILDING AREA</b>	<b>5362</b>

\* FLOOR PLAN

BUILDING PLANS FOR:  
**WESTMINGER OFFICE PARK**  
**BUILDING SIX**  
LOT B-I, GEORGE W. & ETTA V. REYNOLD TRACT  
EAST BATON ROUGE PARISH, LA.

**LANGLOIS ENGINEERING, INC.**  
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DATE: NOV. 28, 2022

DRAWN BY: RCB

CHD. BY: GWL

REVISED:

SHEET NO:

**A-1** OF **4**

PROJECT NO: C-8559-10

**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

NOTE: 10'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE

NOTE: PROVIDE A 4' CONCRETE SIDEWALK AROUND PERIMETER OF BUILDING FROM REAR CONCRETE LANDINGS TO FRONT WALK. (VERIFY WITH OWNER)

NOTE: PROVIDE COPPER GUTTERS W/DOWNSPOUTS CONNECTED TO SUBSURFACE DRAINAGE & CATCH BASINS

**PERMIT SET - 11/28/22**