

LIFE SAFETY AND
FIRE PROTECTION GUIDELINES

INTERNATIONAL BUILDING CODE (IBC) - 2021 EDITION

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
101 LIFE SAFETY CODE - 2021 EDITION

1.

LAC 55:V:307 Periodic observation of construction shall be made by a licensed architect or civil engineer. The Certificate of Completion containing the signature(s) of the responsible design professional(s) shall be presented to the Inspector at time of final inspection for occupancy.
2.

NFPA 101:7.2.1.5 and IBC 1010.2.4 Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open in the direction of egress.
3.

NFPA 101:7.2.1.5.10.2 and IBC 1010.2.1 Doors shall be openable with **ONLY** one releasing operation. A two-step release, such as a knob and an independent slide bolt, is **NOT** acceptable.
4.

LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 720, International Building Code, 2021 Edition.

a) Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke development of 0-450 in accordance with IBC 720.

b) Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 720.

c) Foam plastic insulation shall meet the requirements of IBC 720.

d) Thermal barriers shall protect foam plastic insulation used in attics or crawl spaces where entry is made only for service of utilities in accordance with IBC 2603.4.1.6.
5.

LRS 40:1711 Provide safety glazing in hazardous locations.
6.

Interior walls and ceilings shall have a flame spread of 0-200 except in exist enclosures and exit access corridors which shall have a flame spread of 0-75 and smoke development rating of 0-450.
7.

Interior floor finish in corridors and exits shall be Class I or II in accordance with NFPA 101:10.2.7
8.

NFPA 101:8.2.2.3 Fire Compartments shall be formed by fire barriers that are continuous from foundation through all intervening construction to the roof deck or floor deck, from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above a ceiling, including interstitial spaces.

a) NFPA 101:8.2.3 Fire resistive-rated building assemblies shall be of a design that has been tested and listed by an approved testing laboratory for the intended application. (NFPA 251:1-3.2 does not permit variations from the test assemblies).
9.

NFPA 101:8.3.5 Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E-814 or ANSI/UL 1479 or by assemblies of firestopping materials capable of preventing the passage of flames and hot gases when tested and rated in accordance with NFPA 251. (This requirements applies for elevator controls on shaft walls, electrical outlets, light switches, etc.).
10.

LRS 40:1574 and LAC 55:V:303 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by the Office of the State Fire Marshal.
11.

LRS 40:1664.4 All work and inspections of life safety and property protection systems and equipment shall be performed by a contractor licensed with the appropriated endorsement by the Office of the State Fire Marshal.
12.

NFPA 101:9.7.4.1 Where required by the other provisions of another section of this code, portable fire extinguishers shall be selected, installed, inspected, and maintained in accordance with NFPA 10.
13.

NFPA 101:9.1.1 Install gas piping in accordance with NFPA 54 and/or NFPA 58.
14.

HVAC system shall be constructed in accordance with NFPA 101:9.2.
15.

NFPA 101:9.2.1 Install smoke detectors that automatically stop the fan in HVAC duct systems over 2000 cfm in accordance with NFPA 90A:6.4.2(1). Where fire alarm is required, duct detectors shall be connected to the building alarm system.
16.

Corridors shall not serve as the supply, return, exhaust, relief or ventilation air ducts per IBC 1020.6
17.

NFPA 90A:5.3.1.2 Provide fire dampers in air transfer openings in partitions required to be fire rated.
18.

Compliance with the 2011 NFPA 70, National Electrical Code (NEC), is mandated by RS 40:1730.28.A(7). Contact the local Building Official of the applicable local political subdivision or a Louisiana State Uniform Construction Code Council registered third-party provider to verify plan review and inspection requirements of the proposed electrical work.

ACCESSIBILITY GUIDELINES

AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)
ARCHITECTURAL BARRIERS ACT OF 1968 (ABA)
2010 STANDARDS

1.

LRS 40:1731-(Effective 10/01/11) Provide access to persons with disabilities in accordance with ADA-ABA (also known as the 2010 Standards). This does not include a review for compliance with the Federal Americans with Disabilities (Civil Rights) Act of 1990. NOTE: as per ADA-ABA 2004, Section F103, Office of the State Fire Marshal appeal determinations are not valid for facilities that are designed, constructed, altered, or operated with federal funds, or leased by a federal agency. The authority having jurisdiction over such appeals is the administrator of the General Services Administration (GSA). Compliance with state regulations and requirements does not guarantee compliance with federal law. INFORMATIONAL items and paragraph references are as follows:

a) Floor and ground surfaces shall be stable, firm, and slip-resistant and shall comply with Section 302 of ADA.

b) Where changes in level are permitted in floor or ground surfaces, they shall comply with Section 303 of ADA. (not more than 1/8" height and beveled if over 1/4"). Thresholds shall also comply with requirements of this section.

c) Ramps on accessible routes shall comply with Section 405 of ADA

d) ADA 405.2 Ramp run shall have a running slope not steeper than 1:12.

e) ADA 404.2.7 Handles, pulls, latches, locks and other operable parts on doors and gates shall comply with Section 309 of ADA. ADA 309.4 Operable parts of shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5lbs.

f) Toilet and bathing rooms shall comply with Section 603 of ADA.

g) Bathrooms, water closets, urinals, lavatories, and sinks shall comply with the following:

1) A turning space complying with Section 304 of ADA shall be provided within the room.

2) All required floor spaces, clearances at fixtures and turning spaces shall be permitted to overlap, however doors shall not swing into clear floor space or clearances at fixtures.

3) Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface no more than 40" from the floor.

4) Water closets and toilet compartments shall comply with Section 604 of ADA.

5) Urinals shall comply with Section 605 of ADA.

6) Lavatories and Sinks shall comply with Section 606 of ADA.

7) Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum from the floor.

8) Controls for faucets shall comply with Section 309 of ADA. Hand-operated metering faucets shall remain open for 10 seconds minimum.

9) Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact.

10) There shall be no sharp or abrasive surfaces under lavatories and sinks.

h) Fire alarm systems shall have permanently installed audible and visible alarms in accordance with Section 702 of ADA. Employee work areas and offices shall be wired such that visible alarms can be installed as needed.

i) Signage shall comply with Section 703 of ADA (raised characters, Braille, visible characteristics, height).

j) Signs for accessible parking spaces shall be mounted 60" minimum above the ground surface, measured to the bottom of the sign.

2.

NFPA 101:7.2.1.2.3.2, 101:7.1.5.1, and IBC 1010.1.1 A doorway in a means of egress shall provide at least 32" in clear width (consider installing 36" wide doors) and at least 6'-8" in nominal height. Where a pair of doors is provided, at least one leaf shall comply with clear width requirement.

3.

NFPA 101:7.2.1.3.1, 101:7.1.6.3, and IBC 1010.1.4 The floor elevation shall not change by more than 1/2" from one side of a door to the other.

ABBREVIATIONS & SYMBOLS

DRAWING NUMBER

SHEET NUMBER

ADDITIONAL NOTES

DRAWING NUMBER

SHEET NUMBER

DRAWING IS LOCATED

XXXXXXX

SCALE XXXXXX

XXXXXXX

DRAWING TITLE

SCALE OF DRAWING

DRAWING NUMBER

SHEET NUMBER

DRAWING IS LOCATED

DIRECTION OF SECTION

DRAWING NUMBER

SHEET NUMBER

DRAWING IS LOCATED

DIRECTION OF ELEVATION

DRAWING NUMBER

SHEET NUMBER

WHERE DRAWING LOCATED

ENLARGED DETAIL MARK

PLAN NORTH

PLAN NORTH ARROW

4

DOOR MARK

A

WINDOW MARK

HB +

HOSE BIB

WATER +

RECESS WATER CONNECTION

+ GAS

GAS CONNECTION

WALL TYPES

XX

REVISION NUMBER

XXXX

EXISTING ELEVATION

XXXX

NEW ELEVATION

MT

METAL THRESHOLD

FOB

FACE OF BRICK

CFOB

CORNER FACE OF BRICK

FOS

FACE OF STUD

CFOS

CORNER FACE OF STUD

N.I.C.

NOT IN CONTRACT

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CAD WORKING DRAWINGS

CONSTRUCTION DOCUMENTS

Amalia Plaza Exterior Maintenance

Hesmer Farms

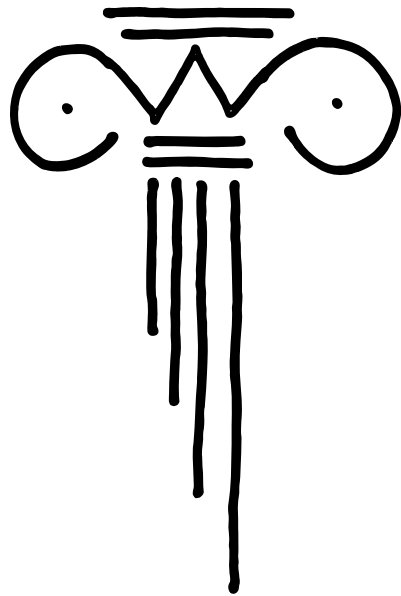
Metairie, Louisiana

CIS Architects

Metairie, Louisiana

www.cisarchitects.com

504 454 3112



DATE
FEBRUARY 1, 2024

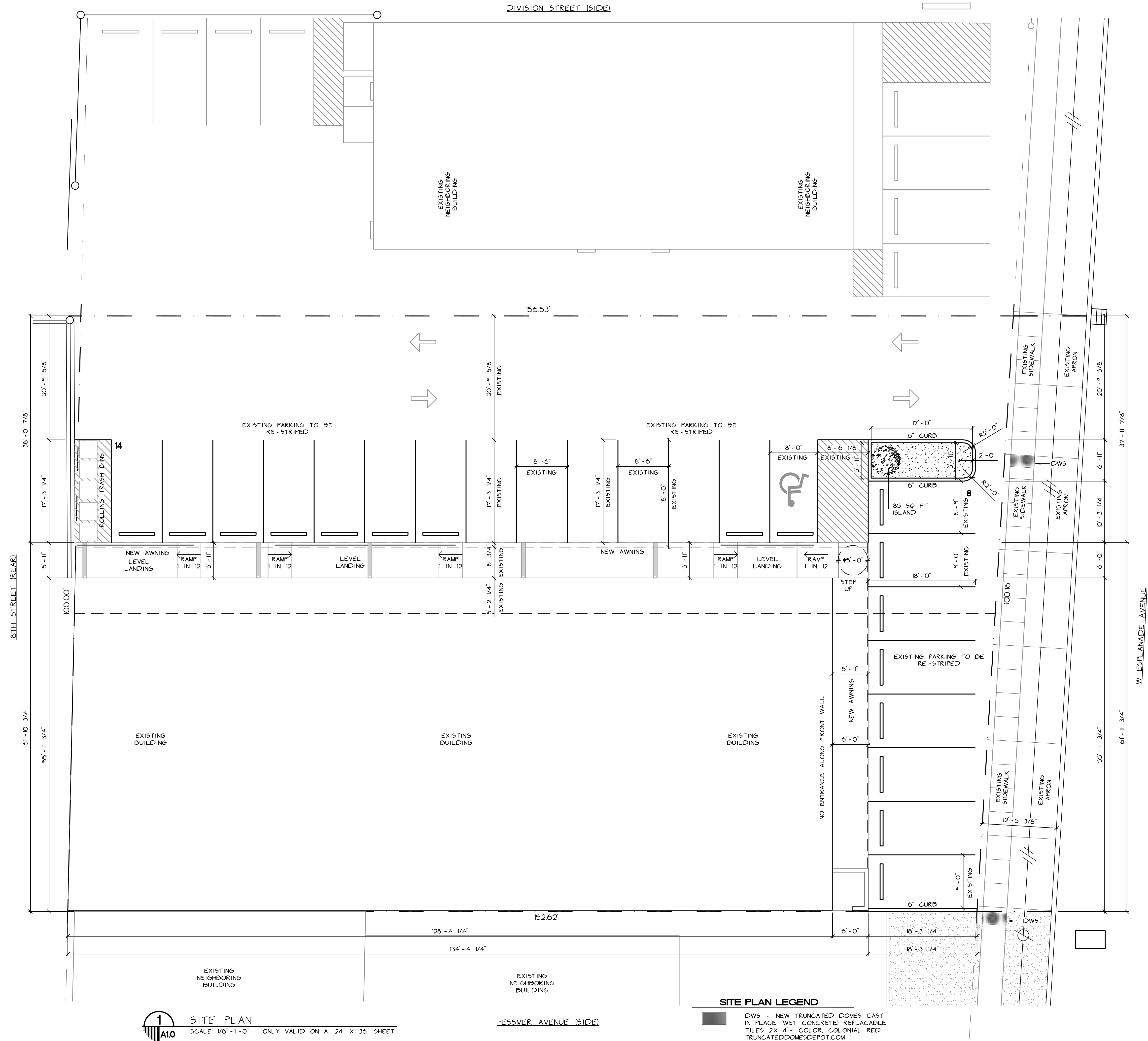
PROJECT NO.
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DRAWN BY
CIS BUR

CHECKED BY
CHARLES SILBERNAGEL

SHEET

T 2



1 SITE PLAN
SCALE 1/8"=1'-0" ONLY VALID ON A 24" X 36" SHEET

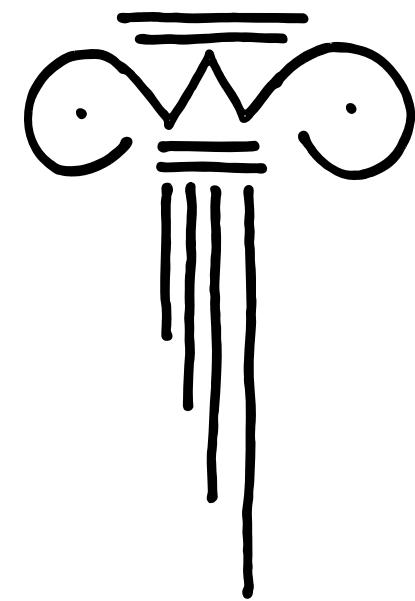
SITE PLAN LEGEND

DWS - NEW TRUNCATED DOMES CAST IN PLACE (WET CONCRETE) REPLACABLE TILES 2X 4" COLOR: COLONIAL RED TRUNCATEDDOMESDEPOT.COM

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Hessmer Farms

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SHEET

A 1.0

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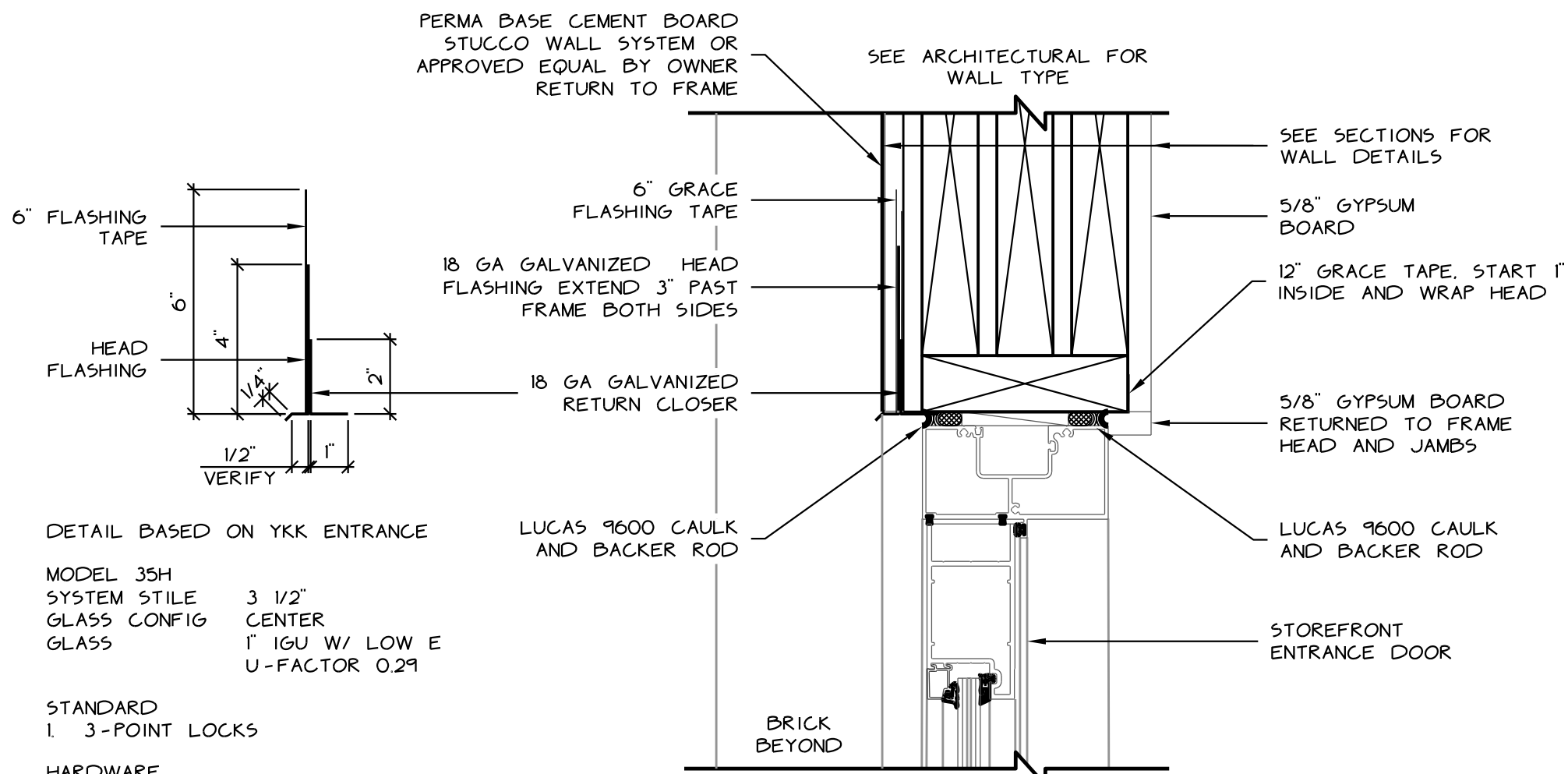
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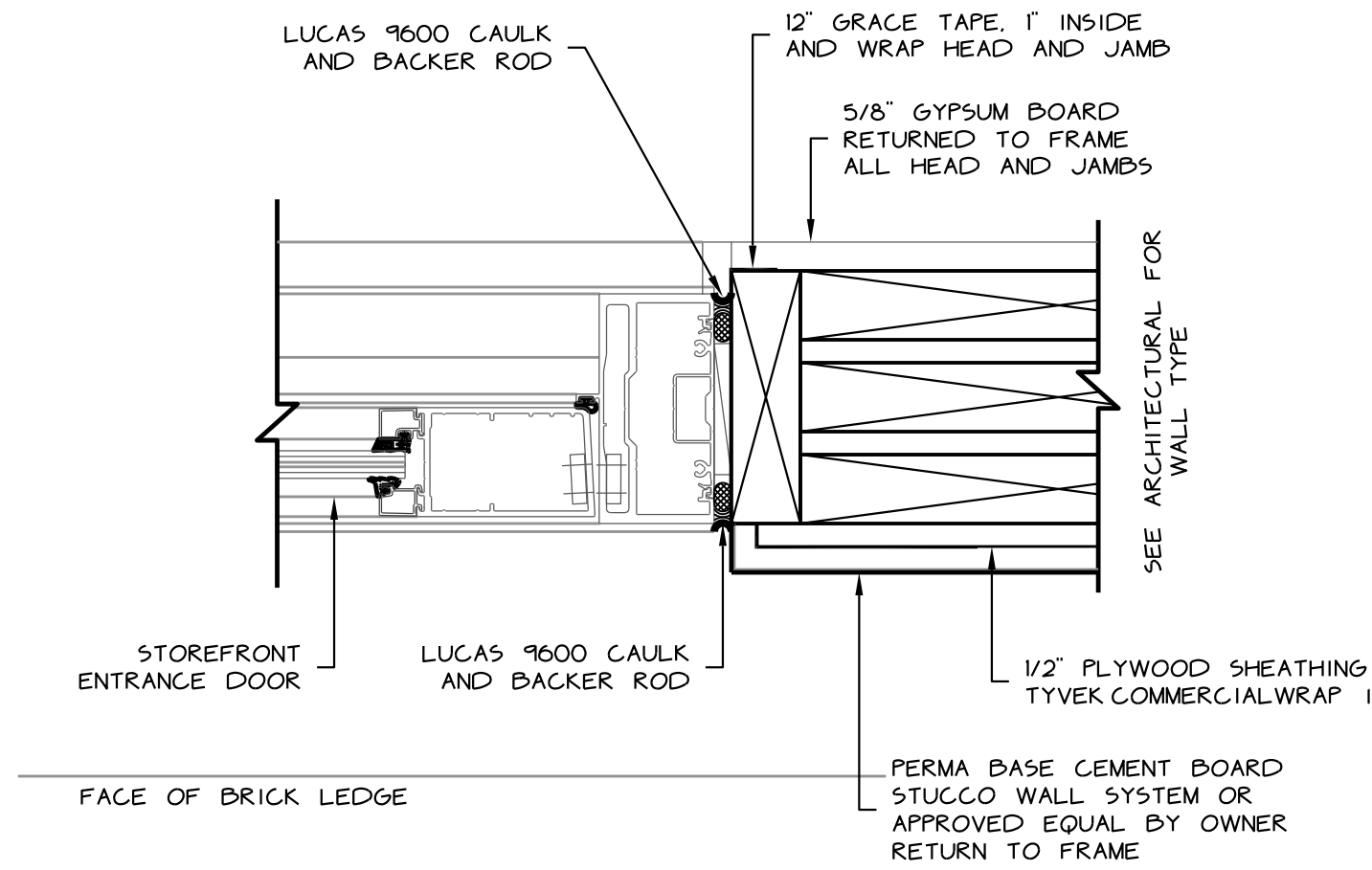
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1753 / AMALIA PLAZA

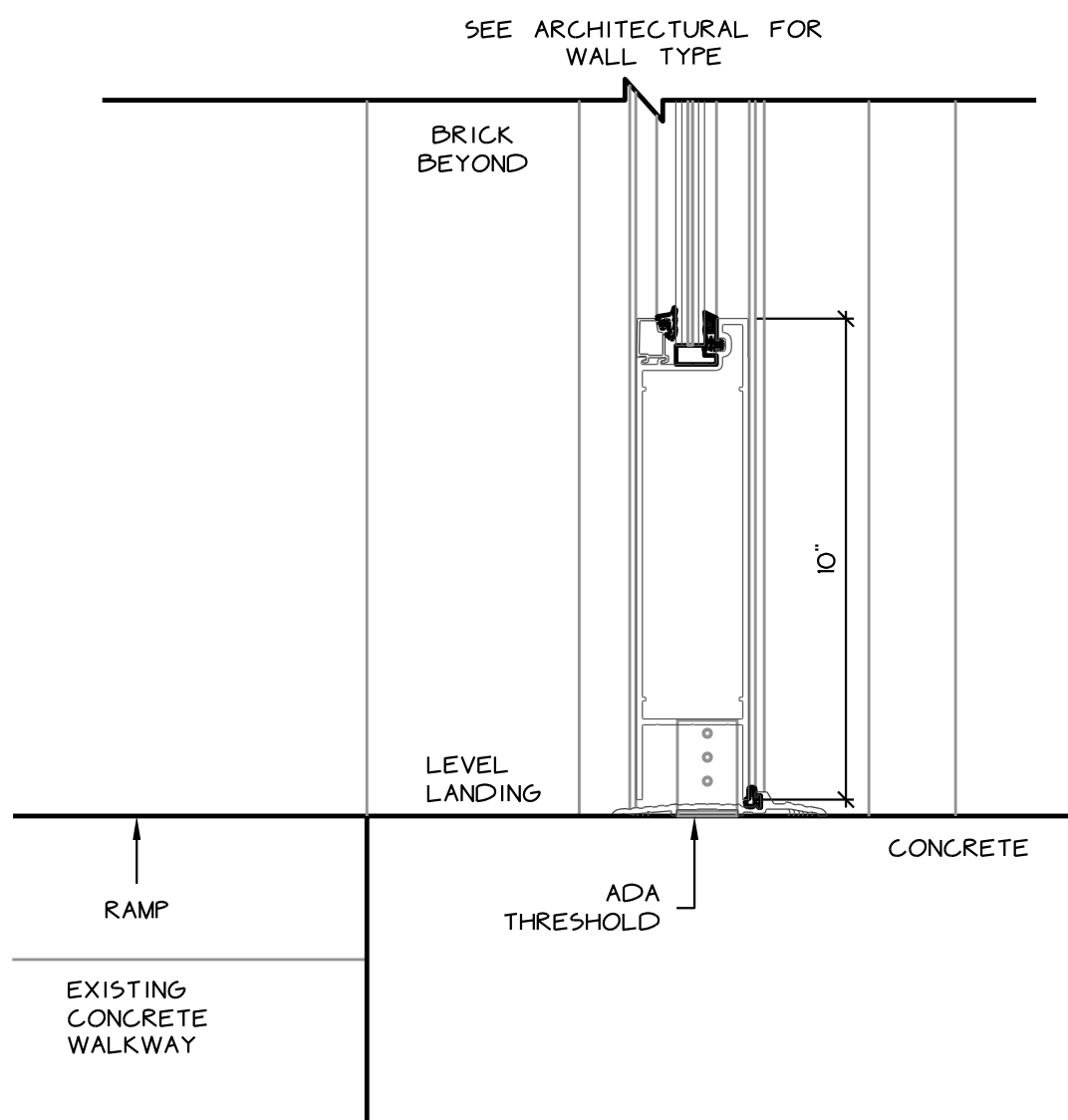




1
A3.0
STOREFRONT DOOR
HEAD DETAIL
SCALE 3'-1'-0" ONLY VALID ON A 24" X 36" SHEET



2
A3.0
STOREFRONT DOOR
JAMB DETAIL
SCALE 3'-1'-0" ONLY VALID ON A 24" X 36" SHEET



3
A3.0
STOREFRONT DOOR
JAMB DETAIL
SCALE 3'-1'-0" ONLY VALID ON A 24" X 36" SHEET

WINDOW SCHEDULE										
NO.	SIZE			FUNCTION	GLASS	WINDOW FRAME				REMARKS
	W	H	T			MATERIAL	JAMB	HEAD	SILL	
A	4'-11"	4'-11"		FIXED	SEE NOTE	ALUMINUM	5/A3.0	4/A3.0	6/A3.0	PLYGEM 4800 SERIES
B	4'-11"	4'-11"		FIXED	SEE NOTE	ALUMINUM	5/A3.0	4/A3.0	6/A3.0	PLYGEM 4800 SERIES
C	4'-11"	4'-11"		FIXED	SEE NOTE	ALUMINUM	5/A3.0	4/A3.0	6/A3.0	PLYGEM 4800 SERIES
D	4'-11"	4'-11"		FIXED	SEE NOTE	ALUMINUM	5/A3.0	4/A3.0	6/A3.0	PLYGEM 4800 SERIES
E	4'-11"	4'-11"		FIXED	SEE NOTE	ALUMINUM	5/A3.0	4/A3.0	6/A3.0	PLYGEM 4800 SERIES
F	4'-11"	4'-11"		FIXED	SEE NOTE	ALUMINUM	5/A3.0	4/A3.0	6/A3.0	PLYGEM 4800 SERIES

GLAZING: 4800IFR IMPACT - THERMAL PERFORMANCE
7/8" HP SG GLASS, DOUBLE GLAZED, ARGON GAS, WARM EDGE PLUS, TEMPERED.
PERFORMANCE RATING: F=50, DP=50/-50, U-FACTOR=0.36, SHGC=0.26, VLT=0.5

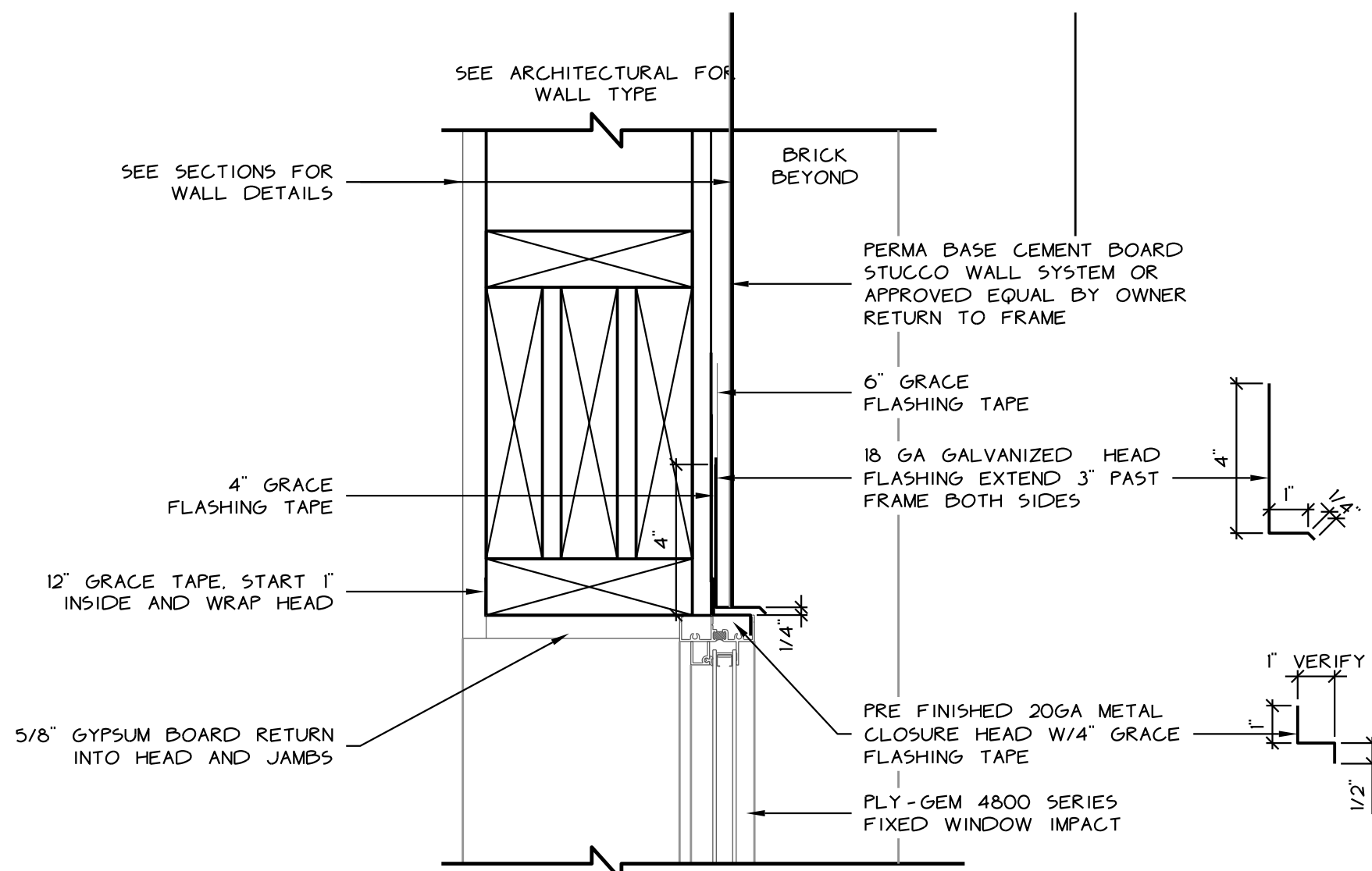
DOOR SCHEDULE													
FIRST FLOOR													
NO.	SIZE			DOOR	GLASS	DOOR FRAME				FIRE RATING	THRESHOLD	HARDWARE SET	REMARKS
	W	H	T			FRAME	JAMB	HEAD	SILL				
1	3'-9"	7'-0"	VERIFY	METAL SWING	1/GC/T/TN	STOREFRONT	2/A3.0	1/A3.0	3/A3.0	N/A	ADA	VERIFY	STOREFRONT DOOR
2	3'-9"	7'-0"	VERIFY	METAL SWING	1/GC/T/TN	STOREFRONT	2/A3.0	1/A3.0	3/A3.0	N/A	ADA	VERIFY	STOREFRONT DOOR
3	3'-9"	7'-0"	VERIFY	METAL SWING	1/GC/T/TN	STOREFRONT	2/A3.0	1/A3.0	3/A3.0	N/A	ADA	VERIFY	STOREFRONT DOOR
4	3'-9"	7'-0"	VERIFY	METAL SWING	1/GC/T/TN	STOREFRONT	2/A3.0	1/A3.0	3/A3.0	N/A	ADA	VERIFY	STOREFRONT DOOR
5	3'-9"	7'-0"	VERIFY	METAL SWING	1/GC/T/TN	STOREFRONT	2/A3.0	1/A3.0	3/A3.0	N/A	ADA	VERIFY	STOREFRONT DOOR

ABBREVIATIONS:

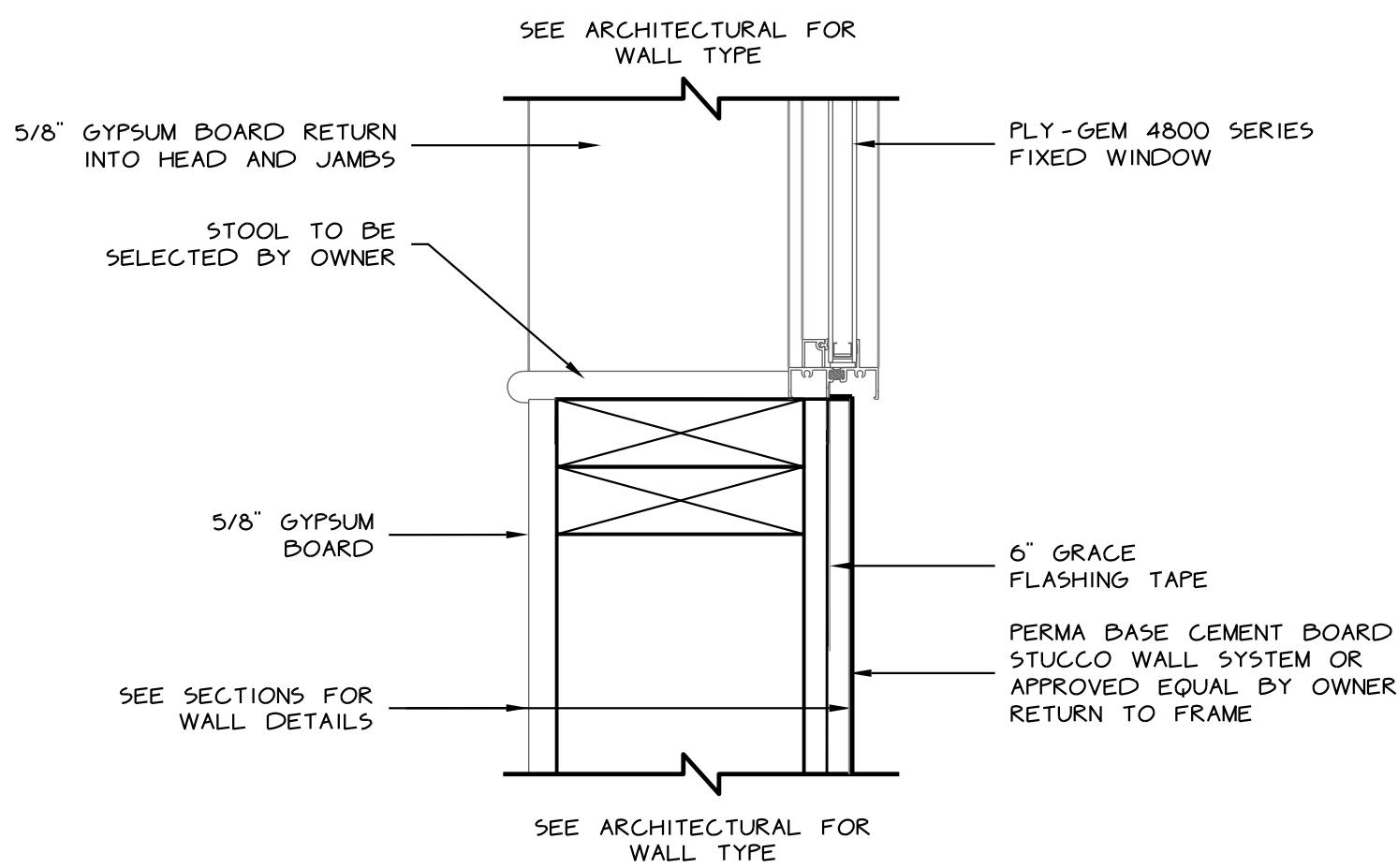
TBS TO BE SELECTED
SGC SINGLE GLAZING CLEAR
1/GC INSULATING GLAZING CLEAR
1/GF INSULATING GLAZING FROSTED
1/GC/E INSULATING GLAZING CLEAR
LOW-E #3 ARGON
U-FACTOR=0.28 SHGC=0.34
T TEMPERED
TN TINT

GENERAL NOTES:

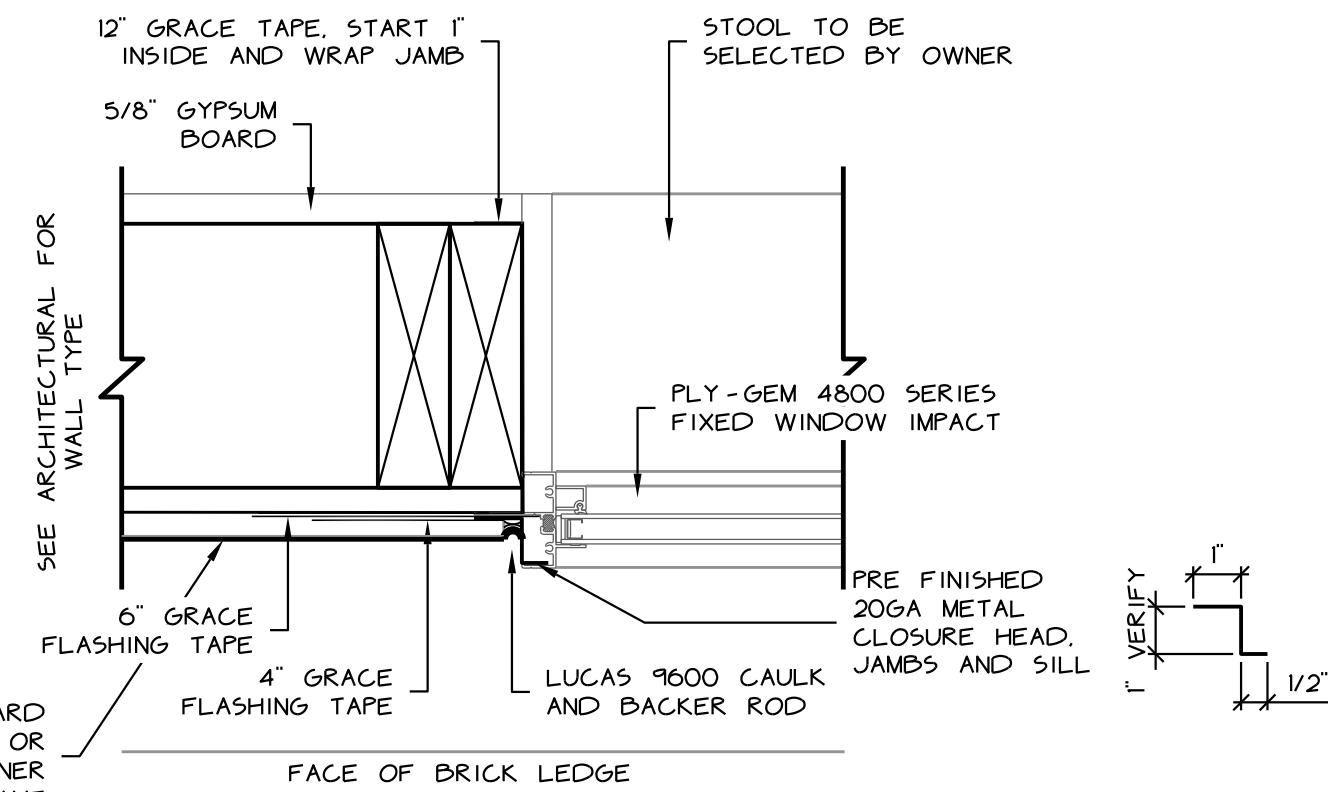
- THE ABOVE SIZES ARE NOMINAL. VERIFY WITH DOOR SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.
- ALL WINDOWS AND GLAZING SHALL CONFORM TO INTERNATIONAL RESIDENTIAL CODE 2015 CHAPTER 3, BUILDING PLANNING, SECTION R301.2.12-PROTECTION OF OPENINGS
- ALL DOOR WITH FIBER FACING SHALL BE SMOOTH



4
A3.0
PLYGEM 4800 SERIES
WINDOW HEAD DETAIL
SCALE 3'-1'-0" ONLY VALID ON A 24" X 36" SHEET



6
A3.0
PLYGEM 4800 SERIES
WINDOW SILL DETAIL
SCALE 3'-1'-0" ONLY VALID ON A 24" X 36" SHEET



5
A3.0
PLYGEM 4800 SERIES
WINDOW JAMB DETAIL
SCALE 3'-1'-0" ONLY VALID ON A 24" X 36" SHEET

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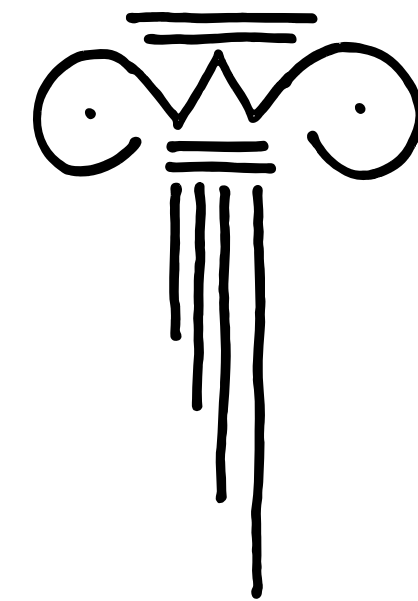
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Hessmer Farms
Metairie, Louisiana

CIS Architects

Metairie, Louisiana www.cisarchitects.com 504 454 3112



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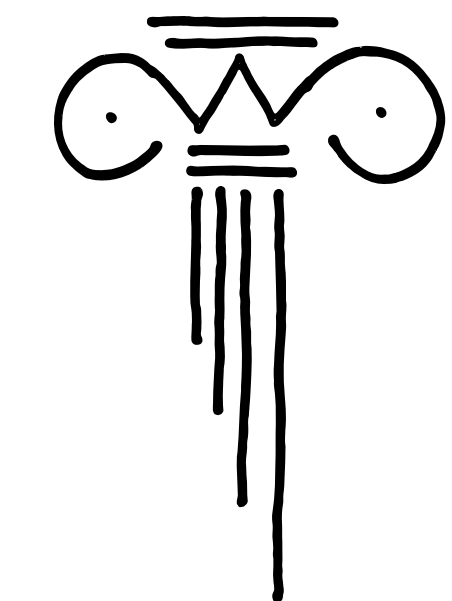
SHEET

A 3.0

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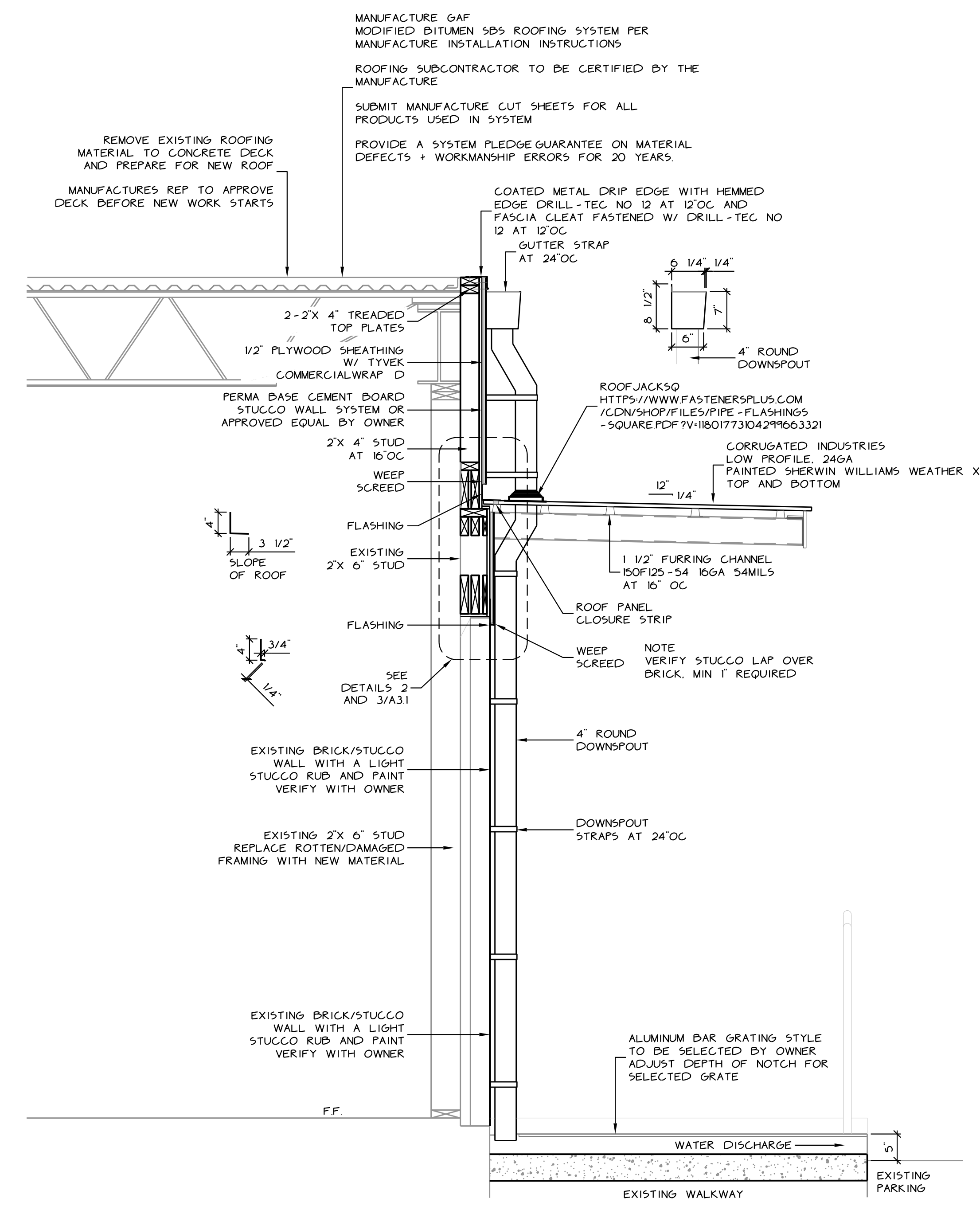
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A 31



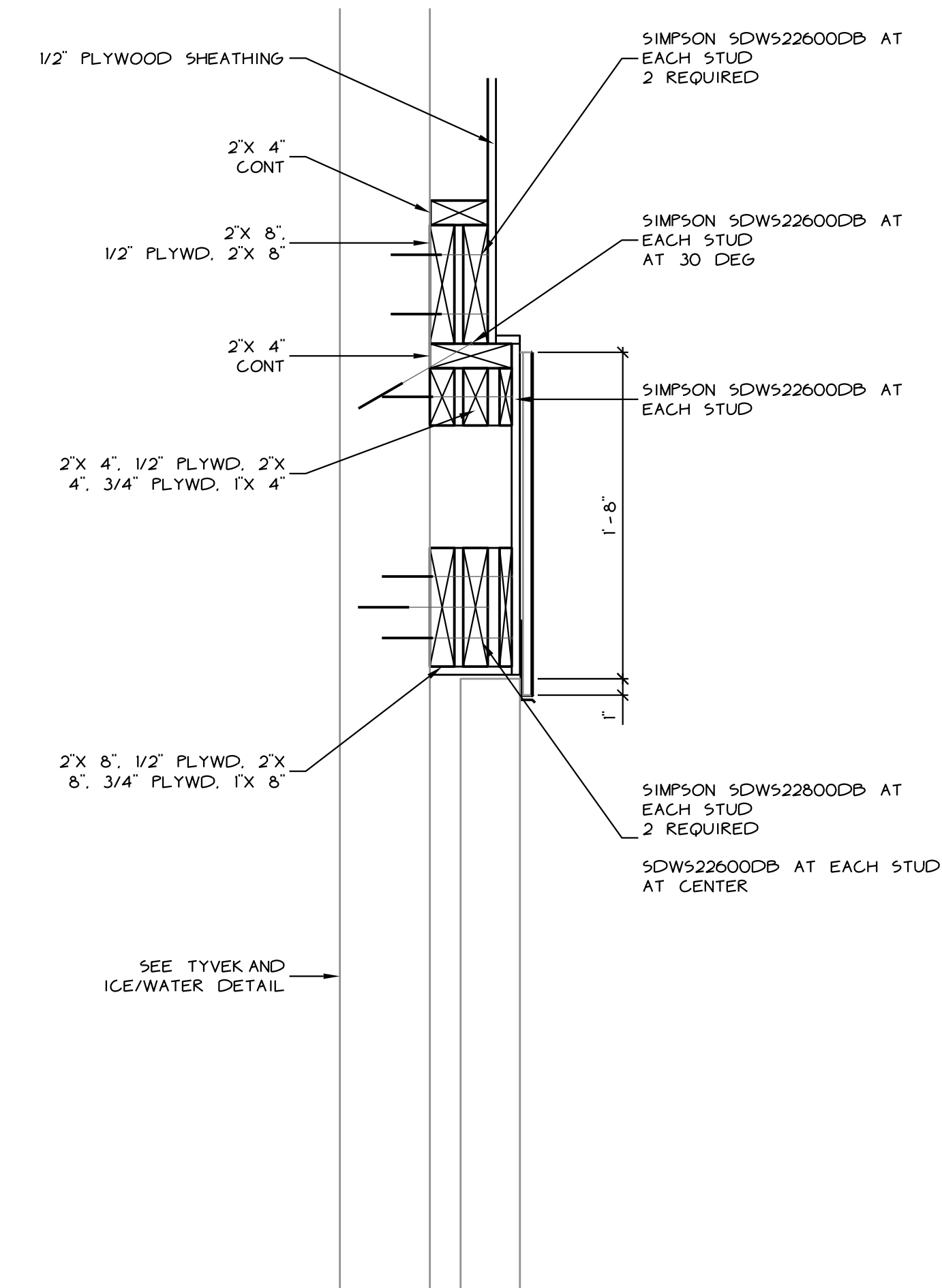
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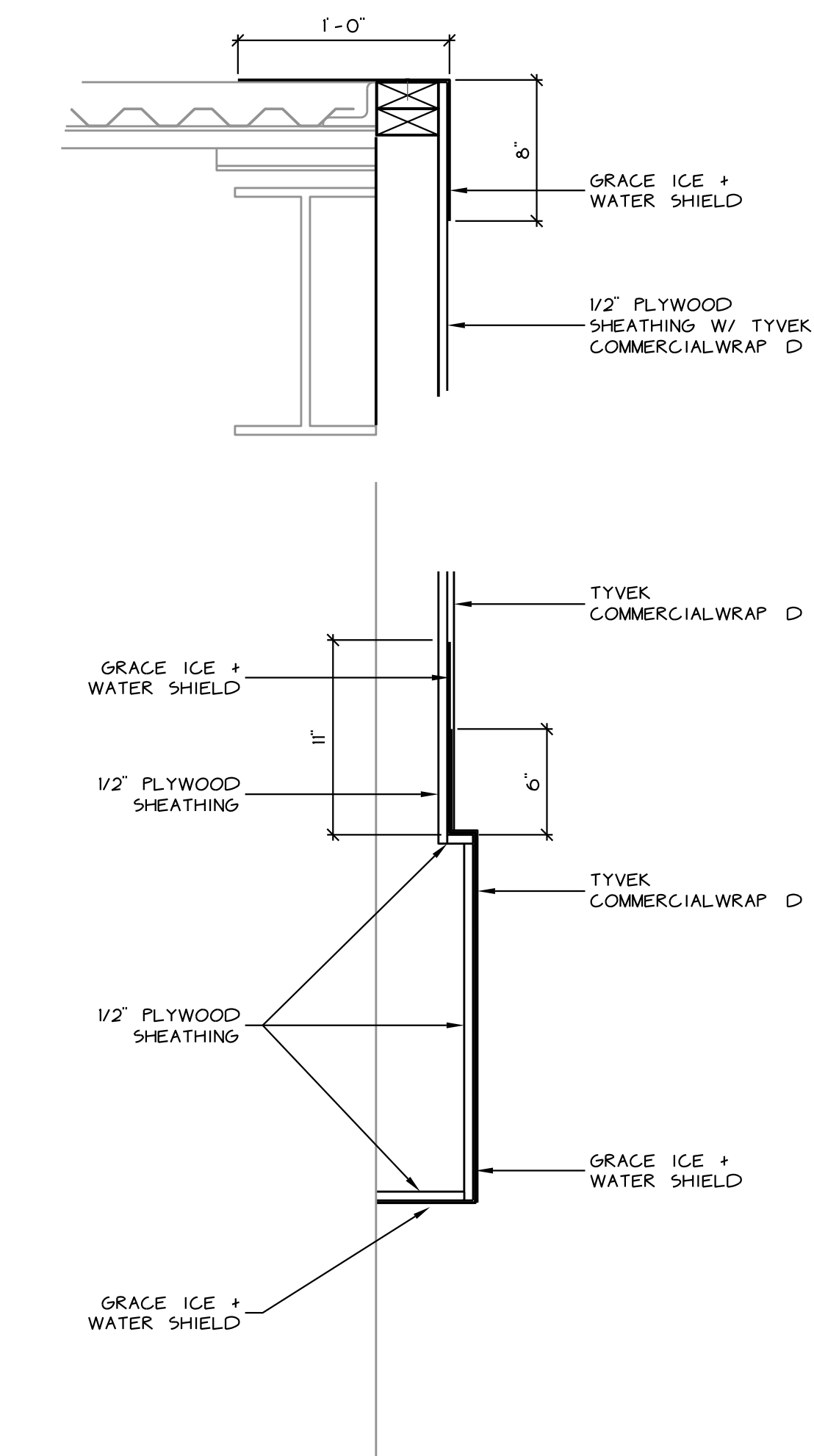
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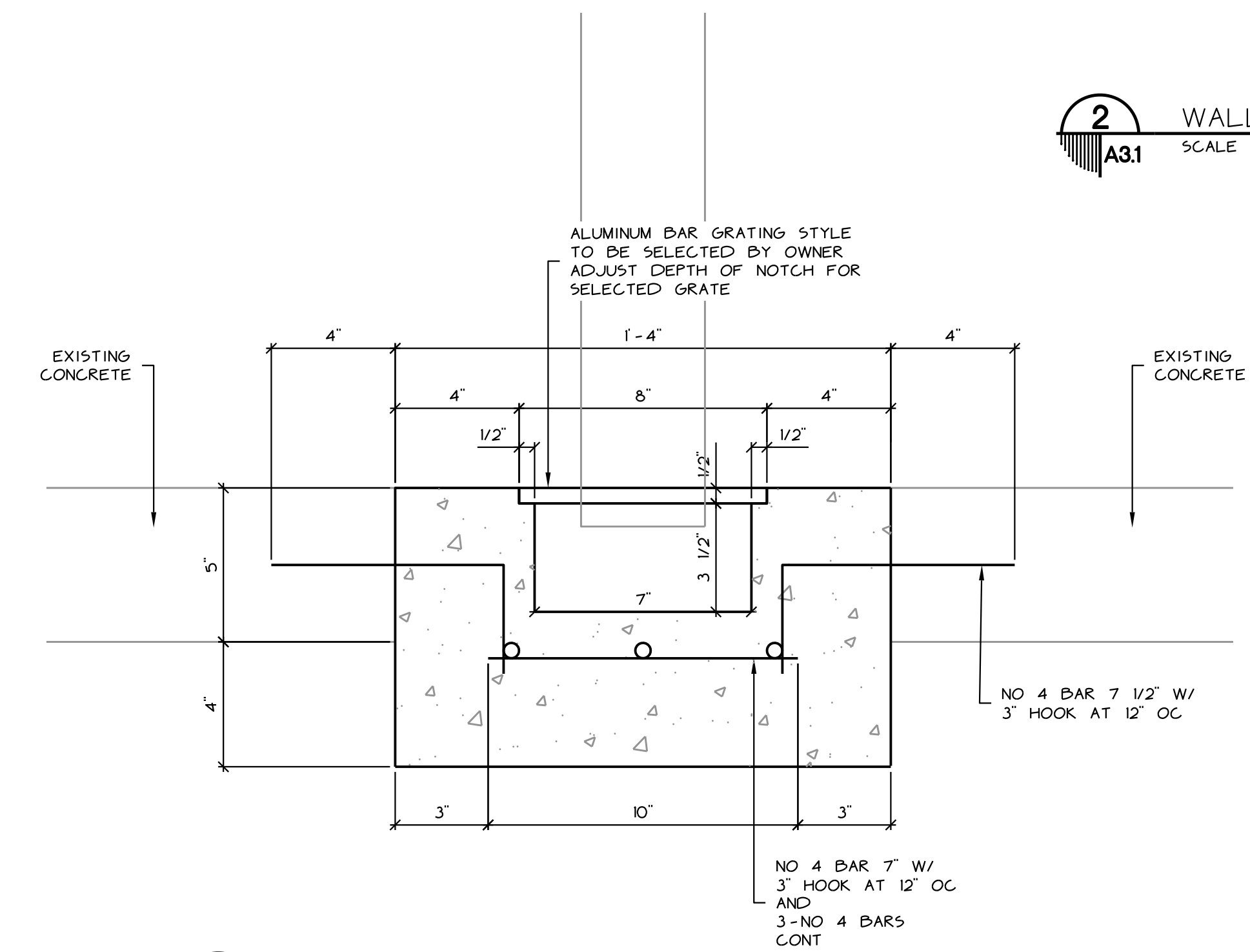
1 WALL SECTION
SCALE 3/4"=1'-0" ONLY VALID ON A 24" X 36" SHEET



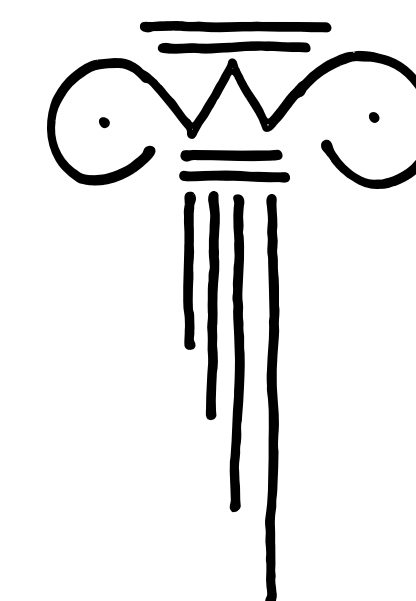
2 WALL SECTION DETAIL
SCALE 1 1/2"=1'-0" ONLY VALID ON A 24" X 36" SHEET



3 TYVEK AND ICE/WATER DETAIL
SCALE 1 1/2"=1'-0" ONLY VALID ON A 24" X 36" SHEET



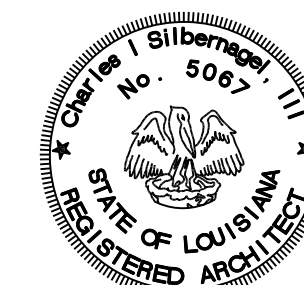
4 DRAINAGE SECTION DETAIL
SCALE 1 1/2"=1'-0" ONLY VALID ON A 24" X 36" SHEET

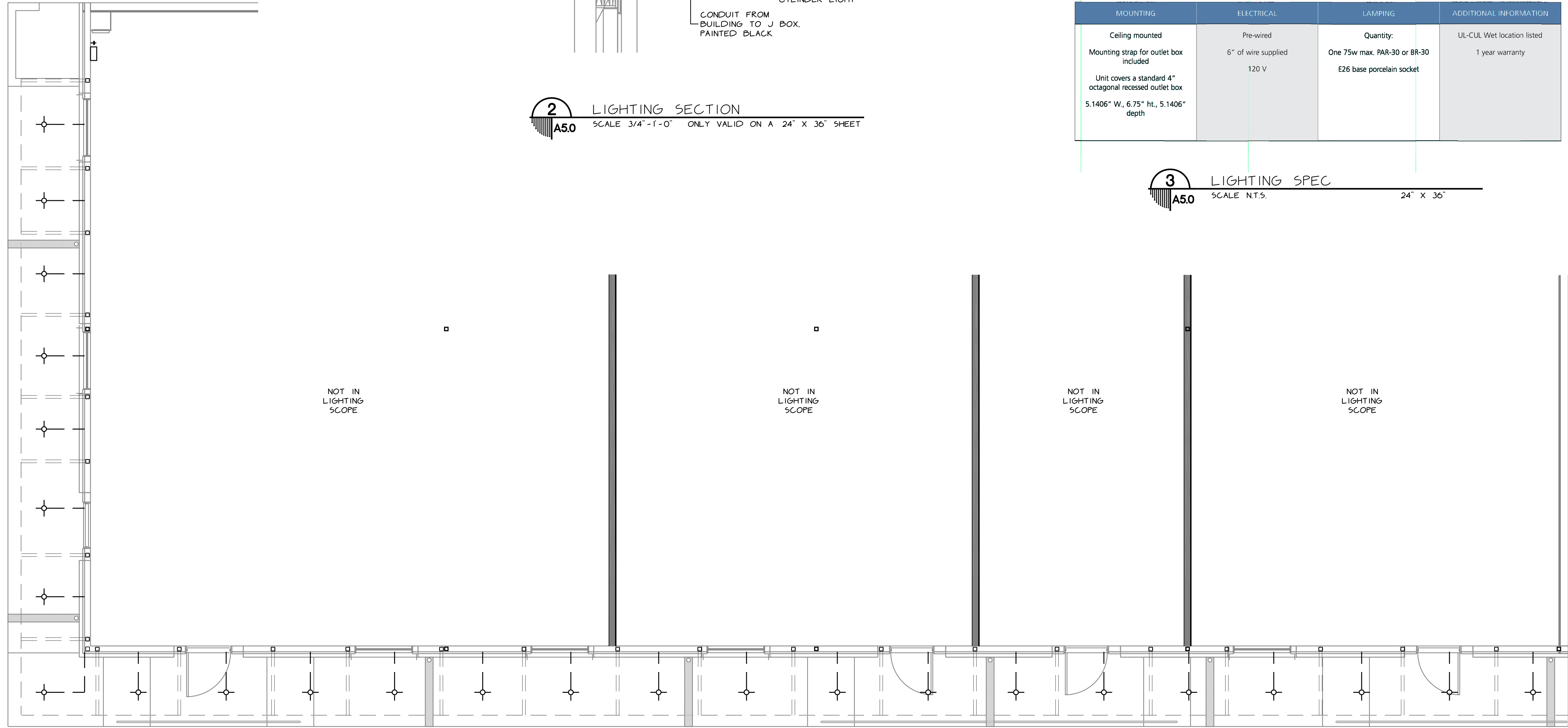


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ASSOCIATES, INC.





LIGHTING LEGEND:

5" CYLINDER LIGHT, BLACK, PROGRESS LIGHTING

FLEXIBLE METAL CONDUIT

SWITCH BOX WITH MECHANICAL TIMER

1 LIGHTING PLAN
SCALE 3/16"=1'-0" ONLY VALID ON A 24" X 36" SHEET

2 LIGHTING SECTION
SCALE 3/4"=1'-0" ONLY VALID ON A 24" X 36" SHEET

3 LIGHTING SPEC
SCALE N.T.S. 24" X 36"

PROGRESS
LIGHTING™

DATE: TYPE:
NAME:
PROJECT:

Halogen/incandescent
P5774-31
Cylinder

5" flush mount cylinder. The P5774 Series are ideal for a wide variety of interior and exterior applications including residential and commercial.

- Black finish.
- Powdercoat finish.
- Ideal for a wide variety of interior and exterior applications.
- Heavy duty aluminum framing.

Category: Outdoor
Finish: Black (powder coat paint)
Construction: Aluminum Construction



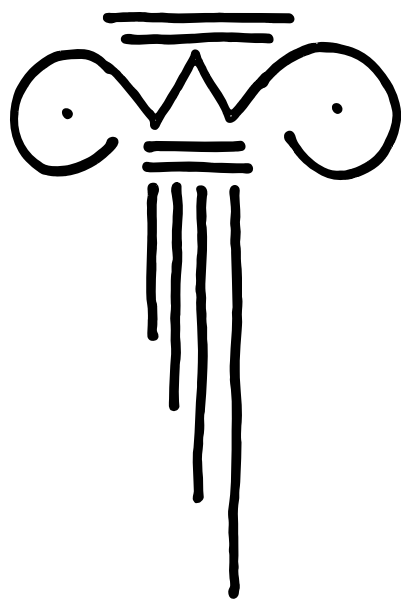
Diameter: 5"
Height: 6-3/4"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Ceiling mounted Mounting strap for outlet box included Unit covers a standard 4" octagonal recessed outlet box 5.1406" W., 6.75" Ht., 5.1406" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 75w max. PAR-30 or BR-30 E26 base porcelain socket	UL-CUL Wet location listed 1 year warranty

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A 5.0

REVISIONS

CONCEPTUAL SKETCHES
CAD PRELIMINARY APPROVAL
CAD WORKING DRAWINGS
CONSTRUCTION DOCUMENTS

