

Ichiban Square - Shell Package

7673 Perkins Road, Baton Rouge , LA 70810

Ichiban Square, LLC

5741 Essen Lane
Baton Rouge, LA 70810
Phone: 225.767.2288

CONSULTANTS

Architect:
Johnson Architectural Studio, LLC
710 Acadia Street
Baton Rouge, LA 70806
Ph: 225-241-4406 Email: sean@studio-ja.com

INDEX OF DRAWINGS

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Project Data:

Building Area: Building A : 9,629 g.s.f., Non-Sprinklered
Building B : 5,306 g.s.f., Non-Sprinklered
Building C : 4,040 g.s.f., Non-Sprinklered

Occupancy: Merchantile - B, NFPA 101 - 2012
Merchantile, IBC - 2012

Construction Type: IIB, Non-Sprinklered

December 4, 2015 - Construction Documents



JOHNSON
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Revisions:

Sheet Title:

COVER SHEET/NOTES

Drawn: smj File: A1-0.dwg
Checked: smj
Date: 4.DEC.15 A1.0
Scale: AS NOTED of

LEGEND

- OHP — OVERHEAD POWER LINE
- EDGE OF PAVEMENT
- CENTER OF PAVED ROAD
- - - -32- - - CONTOUR LINE WITH ELEVATION
- - - - - EDGE OF TREES
- - - - - SEWER LINE
- - - - - PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE
- - - - - DITCH TOP
- - - - - DITCH TOE
- - - - - DITCH CENTER
- 12" CMP INV. 26.9 ← INV. 27.1 CULVERT (W/SIZE, TYPE, AND INVERT)
- POWER POLE
- ⊙ POWER POLE DEADMAN
- ⊕ POWER JUNCTION BOX
- ⊕ TEMPORARY BENCHMARK
- ⊕ CURB INLET
- ⊕ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TREE
- ⊕ BUSH
- ⊕ BARRICADE POST
- ⊕ ATMOS GAS PIPELINE MARKER
- ⊕ FOUND PROPERTY CORNER
- ⊕ LARGE BUSINESS SIGN
- (N28° 10'E) DEED BEARING } ORIGINAL 332 BUNDLE 9534
- (362.25') DEED DISTANCE } EBR PARISH PUBLIC RECORDS

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

REFERENCE MAPS:

1. "PLAT SHOWING ALTA/ACSM LAND TITLE SURVEY OF TRACT A-2-2-A FORMERLY BEING A PORTION OF SILVERSIDE PLANTATION LOCATED IN SECTION 53, T7S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR ICHIBAN'S RESTAURANT" BY GARNER K. MORALES, P.L.S. 4855, SJB GROUP, L.L.C., DATED MAY 22, 2008.
2. "PLAT SHOWING BOUNDARY/TOPOGRAPHIC SURVEY OF TRACT A-2-2-A FORMERLY BEING A PORTION OF SILVERSIDE PLANTATION LOCATED IN SECTION 53, T7S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR ICHIBAN'S RESTAURANT" BY GARNER K. MORALES, P.L.S. 4855, SJB GROUP, L.L.C., DATED MARCH 20, 2008.
3. "MAP SHOWING THE RESUBDIVISION OF LOT Y, LOT Z AND THE PITCHER PROPERTY INTO LOT Y-1, LOT Y-2 AND LOT Z-1 ORIGINALLY BEING PORTIONS OF LOTS 5 AND 6 SILVERSIDE PLANTATION SECTION 53, T7S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR PERKINS CROSSING, LLC" BY THOMAS STEPHENS, P.E., R.L.S. 4489, STEPHENS ENGINEERING, DATED JANUARY 25, 1999, REVISED MARCH 2, 1999.
4. "MAP SHOWING RESUBDIVISION OF TRACTS A-1, A-2-2, B-1 AND B-2 BEING PORTIONS OF SILVERSIDE PLANTATION LOCATED IN SECTION 53, T7S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR EXXON COMPANY, U.S.A." BY MICHAEL B. SONGY, P.L.S. 4609, CSRS CORP., DATED MARCH 18, 1994.
5. "MAP SHOWING THE RESUBDIVISION OF TRACT A-2-1 INTO TRACTS A-2-1-A AND A-2-1-B FORMERLY BEING A PORTION OF LOT 5 OF SILVERSIDE PLANTATION LOCATED IN SECTION 53, T7S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR EXXON COMPANY, U.S.A." BY MICHAEL B. SONGY, P.L.S. 4609, CSRS CORP., DATED MARCH 18, 1994.
6. "MAP SHOWING THE RESUBDIVISION OF THE MORAN INDUSTRIES, INC., M.G. CALL TRUST, AND T.J.M. CORPORATION PROPERTY FOR MORAN INDUSTRIES, M.G. CALL TRUST, T.J.M. INDUSTRIES" BY TOXIE CRAFT, C.E. 612, R.L.S. 1078, DATED JULY 27, 1982.

UTILITIES:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| ELECTRIC:
ENTERGY SOUTHERN FRANCHISE
DISTRIBUTION, CONSTRUCTION
AND DESIGN
P.O. BOX 2431
BATON ROUGE, LA. 70805
(225) 354-3151 | SEWER:
SEWER OPERATIONS - GENERAL ADMINISTRATION
329 CHIPPEWA
BATON ROUGE, LA. 70805
(225) 389-3154 |
| GAS:
ENTERGY SOUTHERN FRANCHISE
DISTRIBUTION, CONSTRUCTION
AND DESIGN
5755 CHOCTAW
BATON ROUGE, LA. 70805
(225) 354-3039 | TELEPHONE:
BELLSOUTH TELECOMMUNICATIONS, INC.
5550 S. SHERWOOD FOREST BLVD., ROOM 121
BATON ROUGE, LA. 70816
(225) 291-1878 |
| WATER:
THE BATON ROUGE WATER COMPANY
P.O. BOX 96016
BATON ROUGE, LA. 70896-9016
(225) 952-7699 | CABLE:
COX COMMUNICATION
5428 FLORIDA BLVD.
BATON ROUGE, LA. 70806
(225) 930-2329 |

ZONING:

ZONING FOR PROPERTY: C-AB-1 (COMMERCIAL ALCOHOLIC BEVERAGE ONE DISTRICT)

SETBACKS:

FRONT: 10 FT.
SIDE: NONE
REAR: NONE

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE (NAD 83).

GENERAL NOTES:

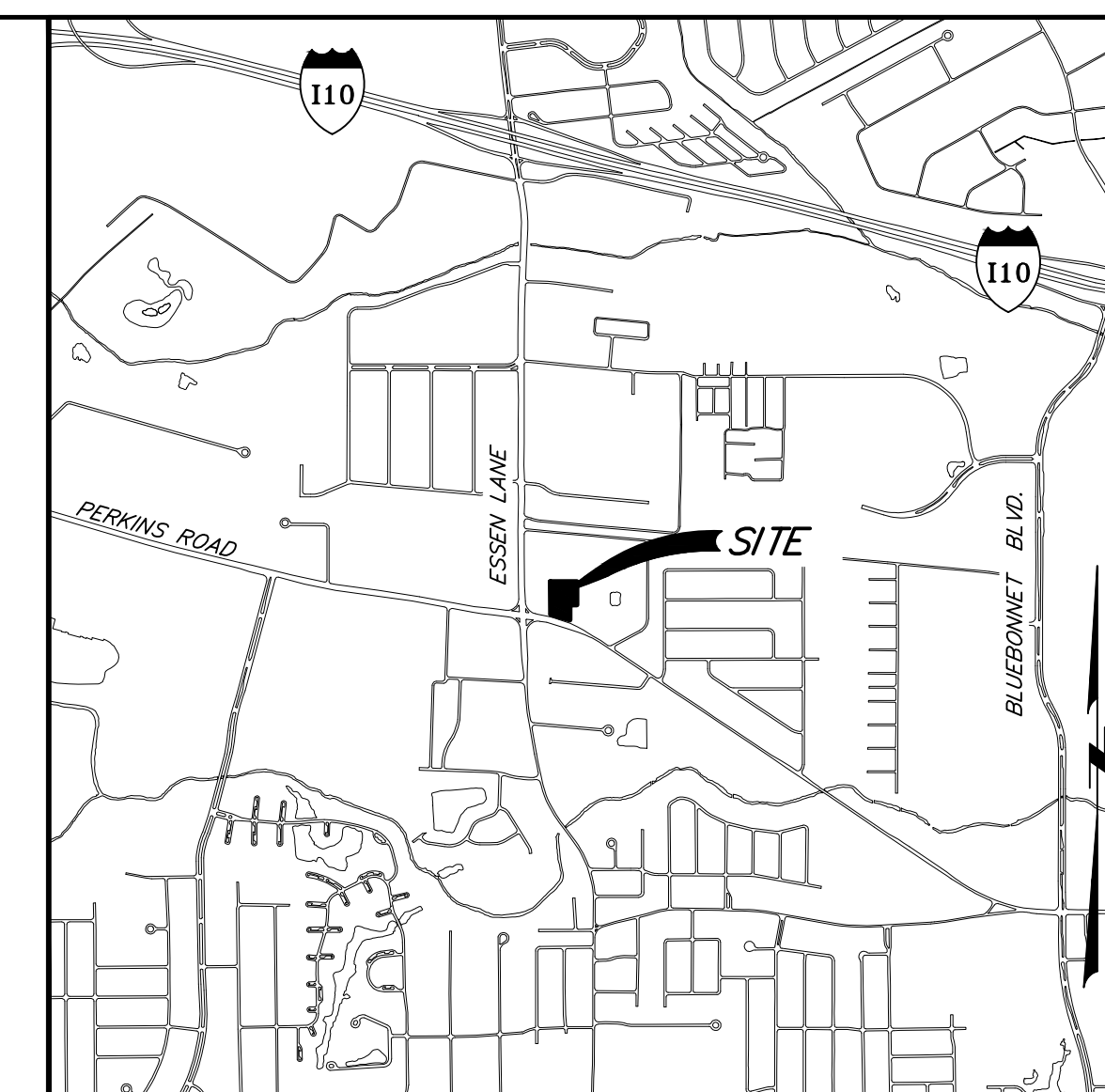
- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, LOUISIANA AND INCORPORATED AREAS, MAP NUMBER 22033C0265F, DATED JUNE 19, 2012.
- 2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 4) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
- 5) NO ATTEMPT HAS BEEN MADE BY SJB GROUP, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. SURVEY AND SERVITUDES SHOWN HEREON ARE BASED ON 2008 ABSTRACT OF TITLE.

REFERENCE STATION(S):

STATIONS:	EBR040B (D19354)	SJB1 (D1916D)
	NORTHING = 685,053.51	NORTHING = 689,601.48
	EASTING = 3,365,503.04	EASTING = 3,352,133.17
	ELEVATION = 31.0 FT.	ELEVATION = 83.3 FT.

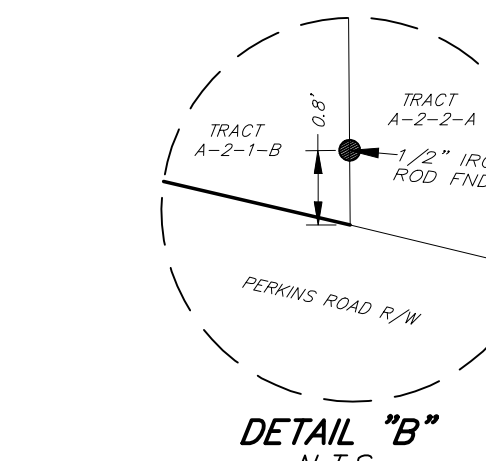
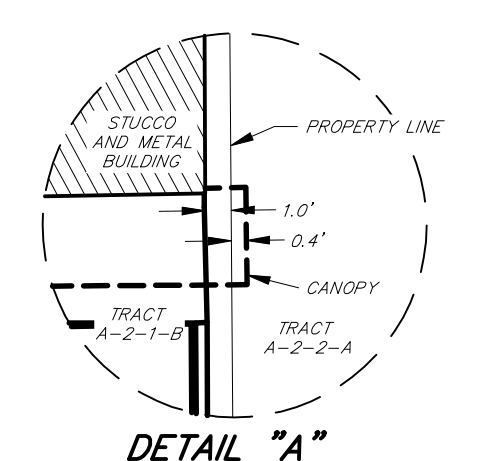
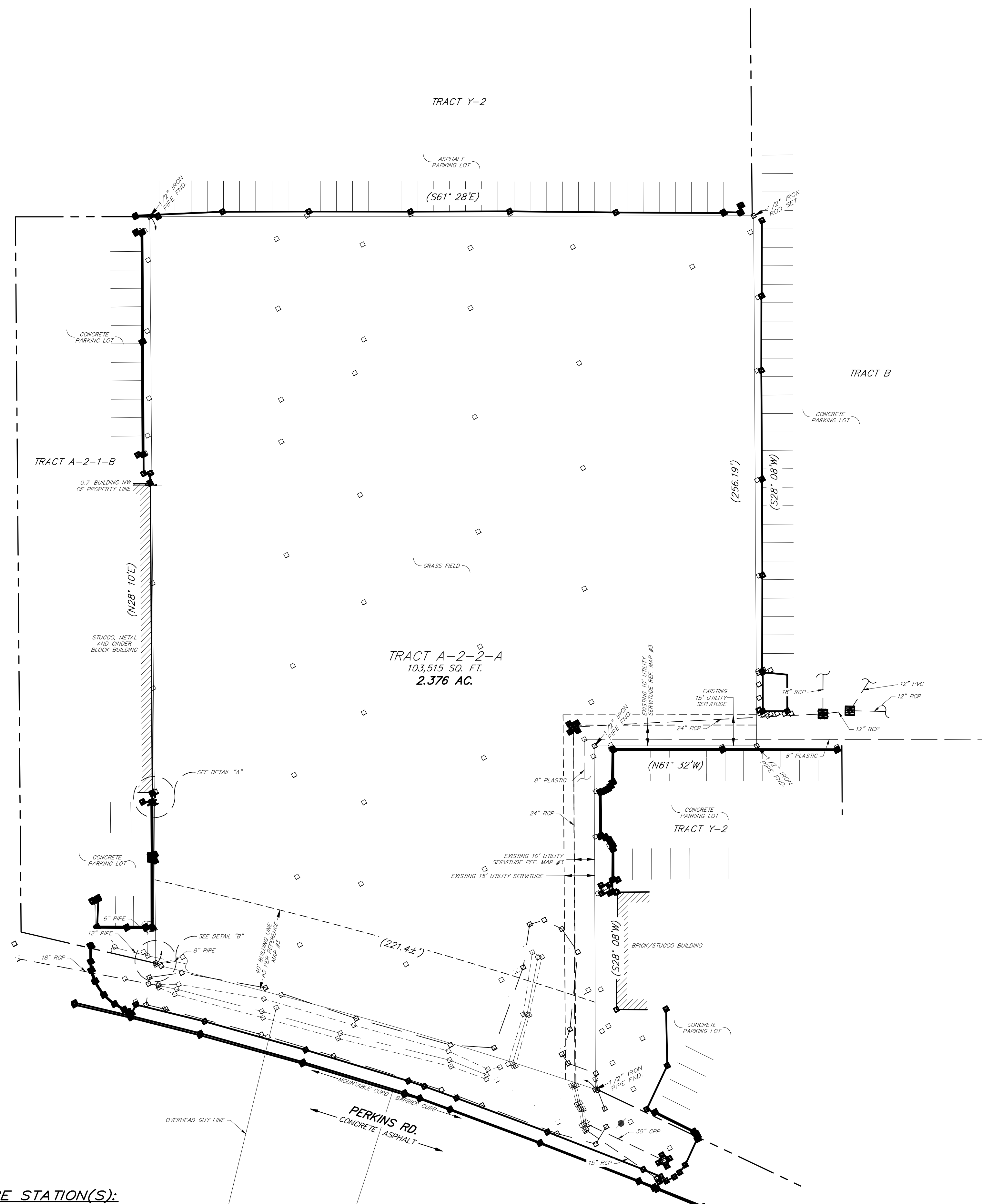
HORIZONTAL DATUM:
NAD 83
LOUISIANA STATE PLANE
SOUTH ZONE

VERTICAL DATUM:
NAVD 88
GEOID 2012A



VICINITY MAP:
SCALE: 1"=2000'

PLAT SHOWING
BOUNDARY & TOPOGRAPHIC SURVEY
OF
TRACT A-2-2-A
LOCATED IN
SECTION 53, T7S-R1E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
KIT WONG



FIELD SURVEY COMPLETED: 04/15/2015

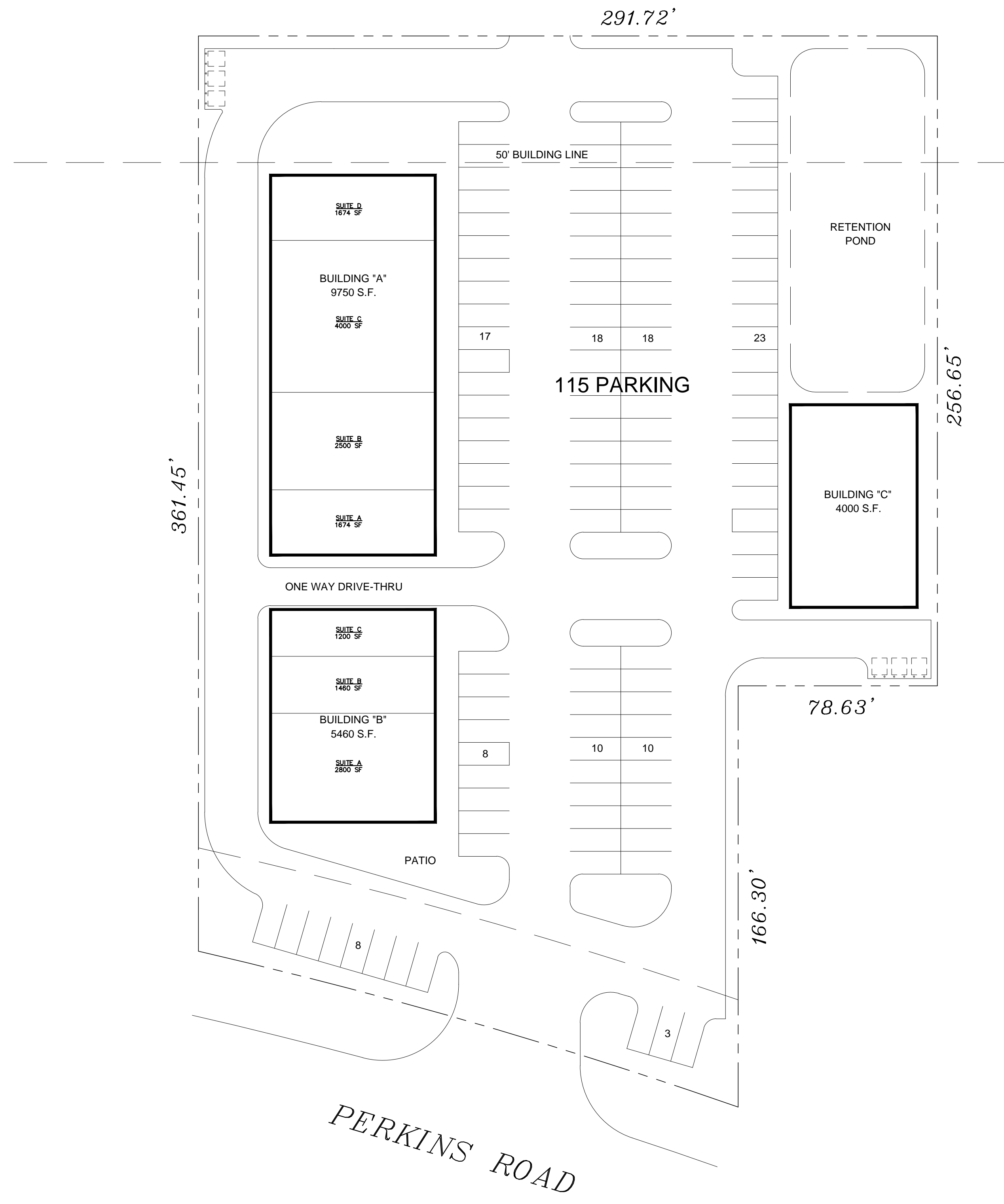
**BOUNDARY & TOPOGRAPHIC SURVEY
FOR
KIT WONG**



CAD ORIGINAL	DRAWN BY: TWJ	CHECKED BY: JLR	SCALE: 1" = 30'	DATE: 04/15/2015
DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	PARTY CHIEF: JLR	FIELD BOOK: 14-07	SHEET NO.: 1 OF 1	PROJECT NO.: 31404.0



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1 Architectural Site Plan

1" = 30'-0"

Ichiban Square - Shell Package
7673 Perkins Road
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Revisions:

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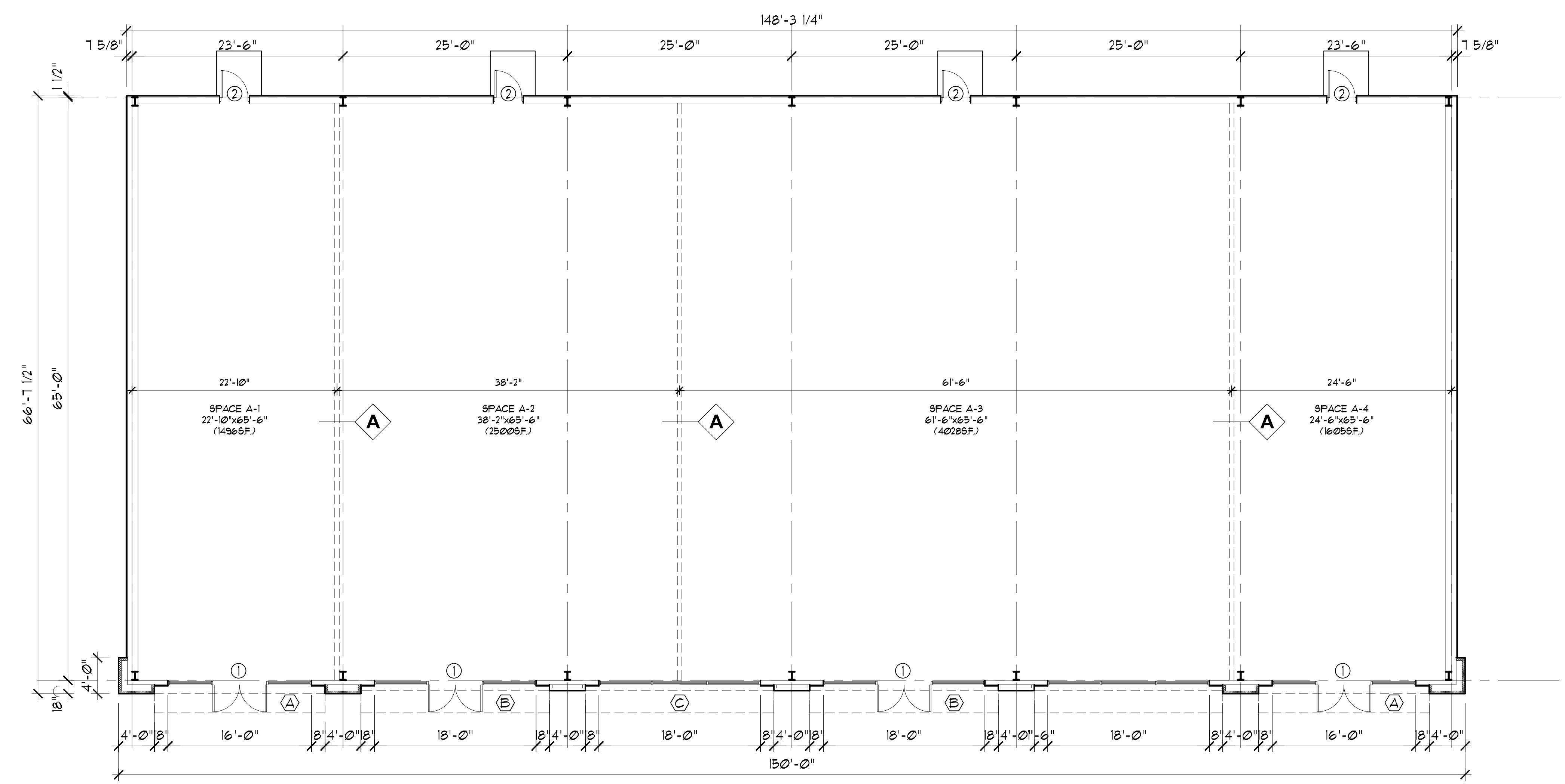


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Seal:



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 Baton Rouge, La 70810

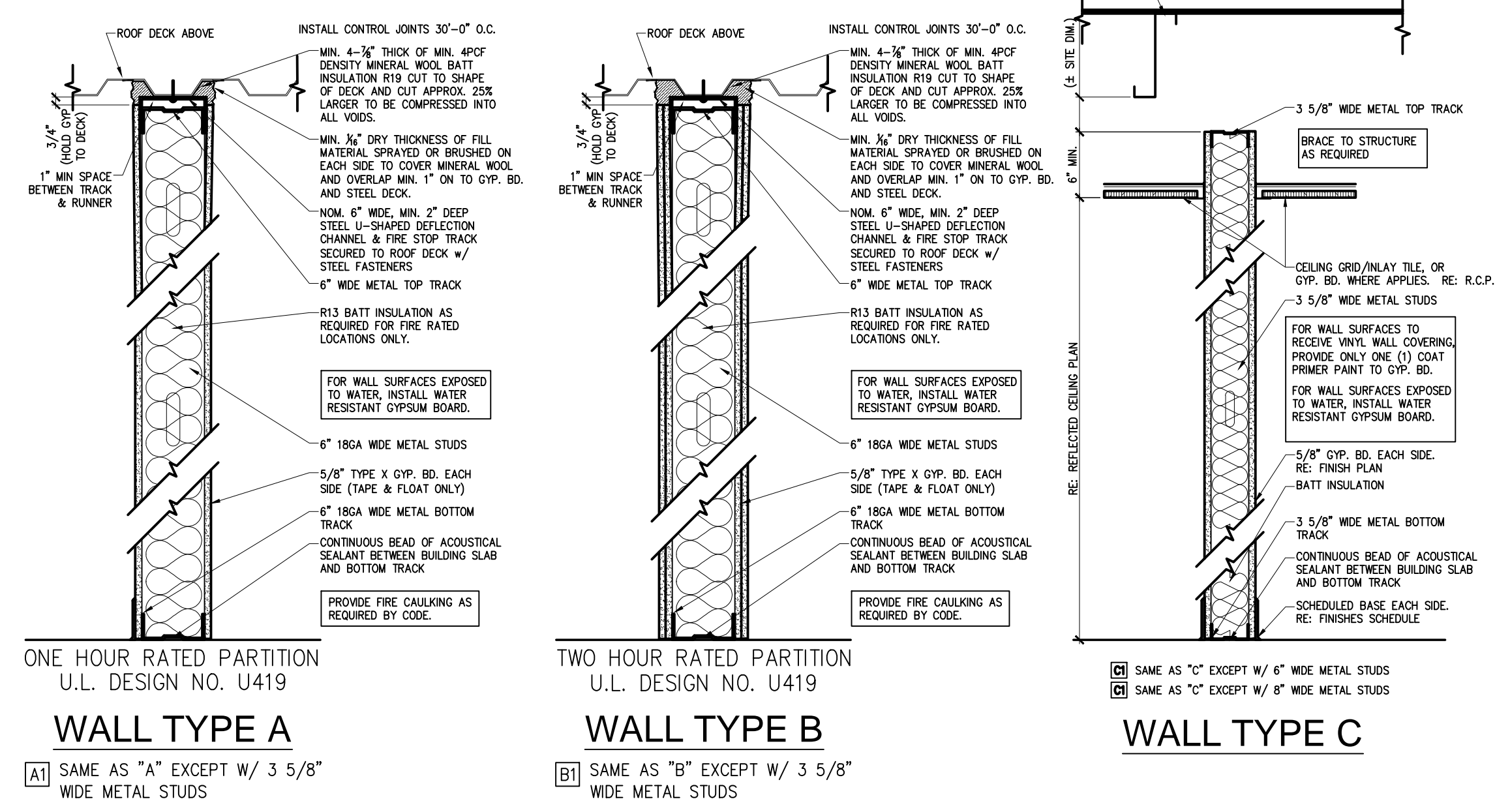


1 Floor Plan - Building A
1/8" = 1'-0"

DOOR SCHEDULE • FINISH ON DOORS BY TENANT							
MK	WIDTH	HGHT	THICK	DOOR MATERIAL	FRAME	RATING	REMARKS
1	PAIR 3'-0"	7'-0"	---	GLASS/ALUMINUM	ALUMINUM		INSULATED
2	3'-0"	7'-0"	1-3/4"	H. METAL	H. METAL		INSULATED

WINDOW SCHEDULE				
MK	SIZE	GLAZING	FRAME	REMARKS
A	16'-0" x 10'-0"	STOREFRONT GLAZING SYSTEM	ALUMINUM	
B	18" x 10'-0"	STOREFRONT GLAZING SYSTEM	ALUMINUM	
C	18" x 10'-0"	STOREFRONT GLAZING SYSTEM	ALUMINUM	
D	13" x 10'-0"	STOREFRONT GLAZING SYSTEM	ALUMINUM	
E	13" x 10'-0"	STOREFRONT GLAZING SYSTEM	ALUMINUM	
F	15" x 10'-0"	STOREFRONT GLAZING SYSTEM	ALUMINUM	

2 Schedules
NTS



3 Wall Types
NTS

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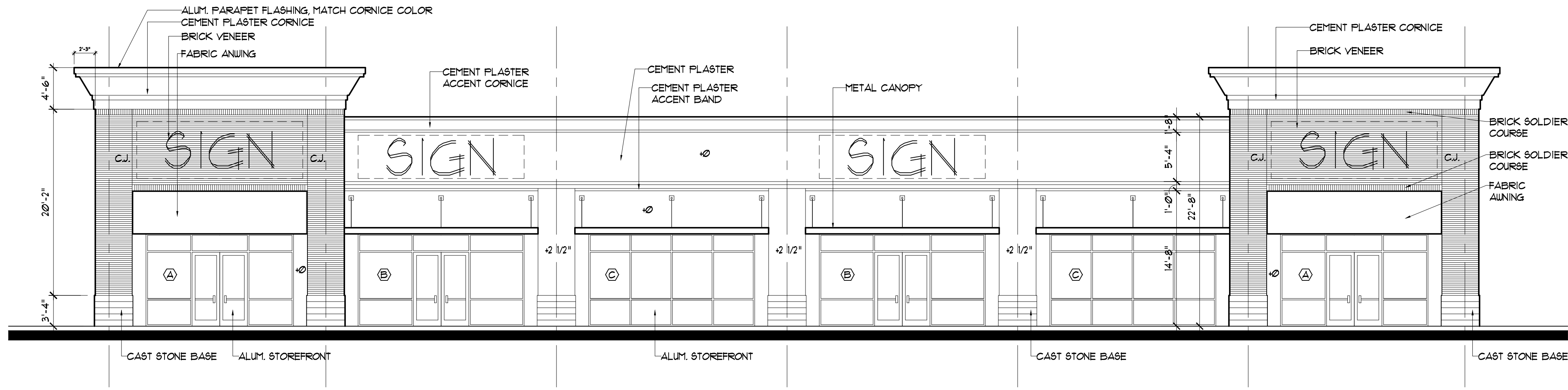
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Sheet Title:
Floor Plan Building A Schedules / Wall Types
Drawn: SMJ File: A1-1.dwg
Checked: SMJ
Date: 4.DEC.15 **A1.1**
Scale: As Noted



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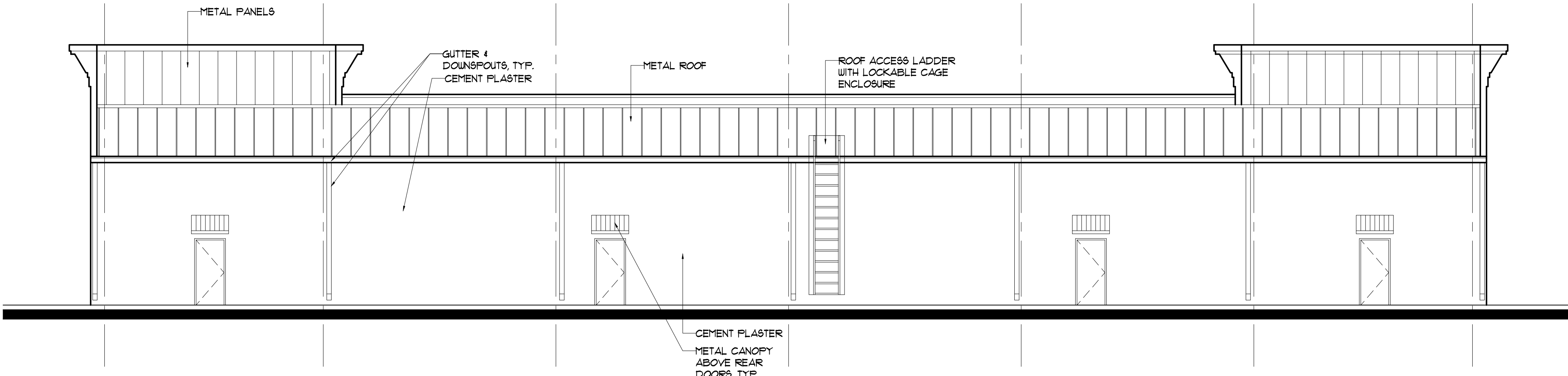


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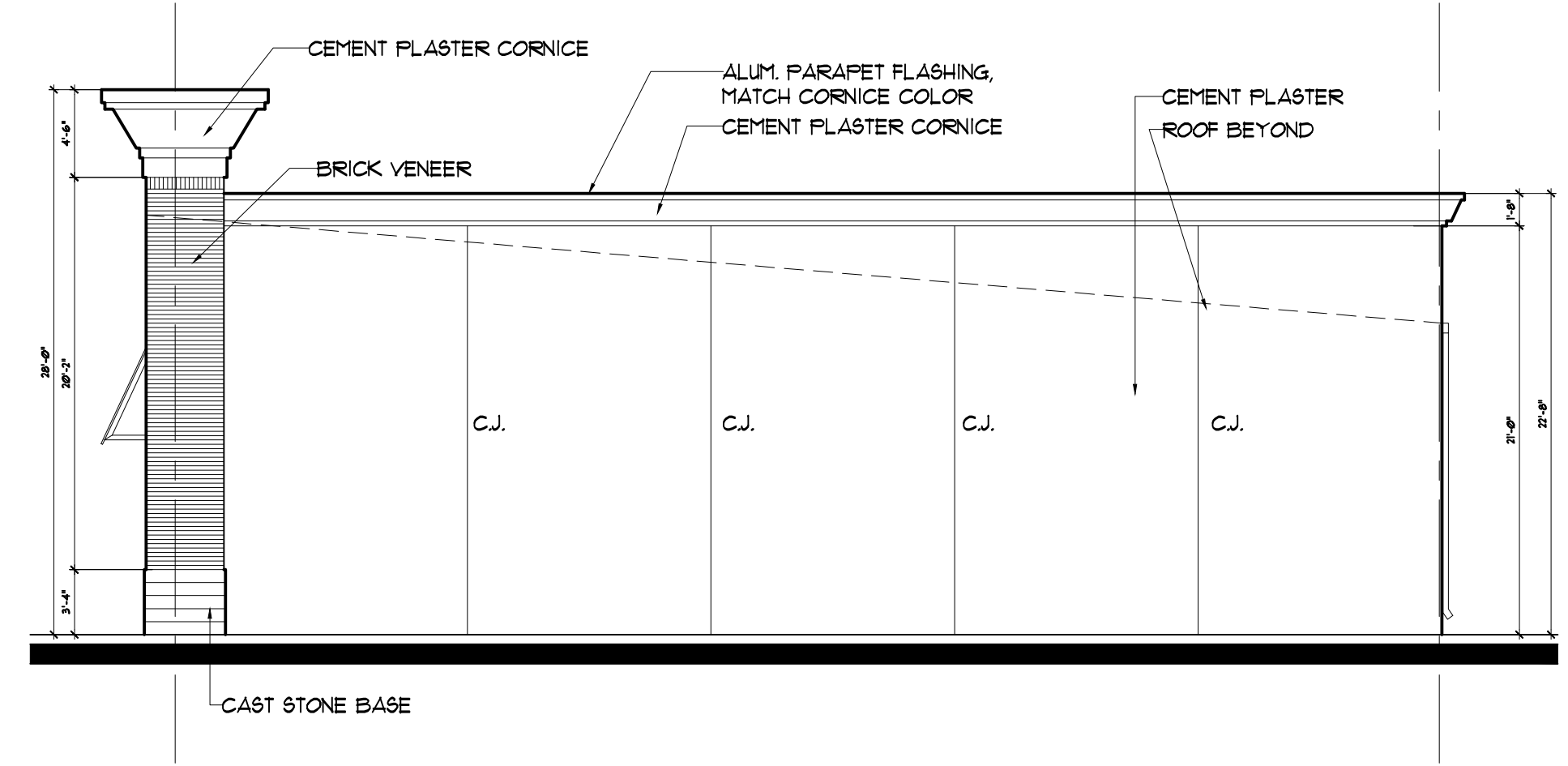


1 East Elevation
1/8" = 1'-0"

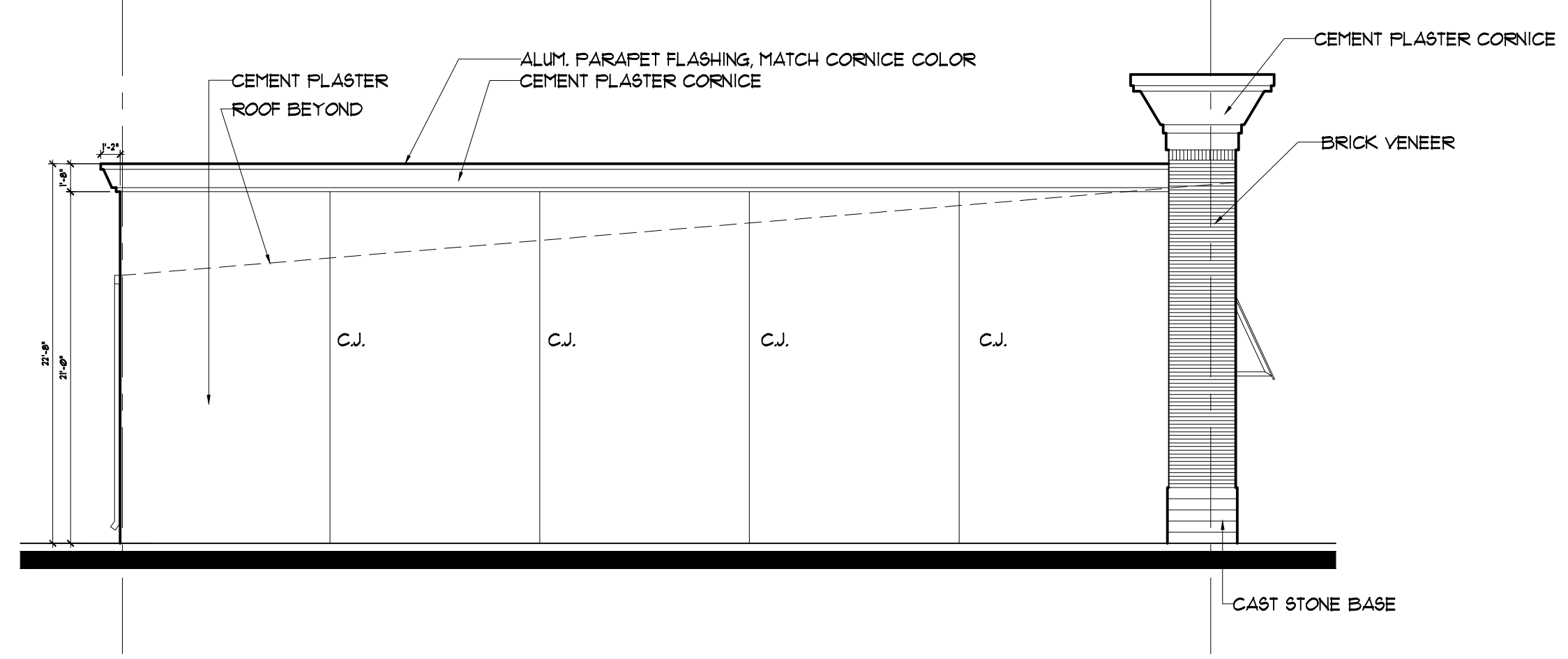
BUILDING A



2 West Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 South Elevation
1/8" = 1'-0"

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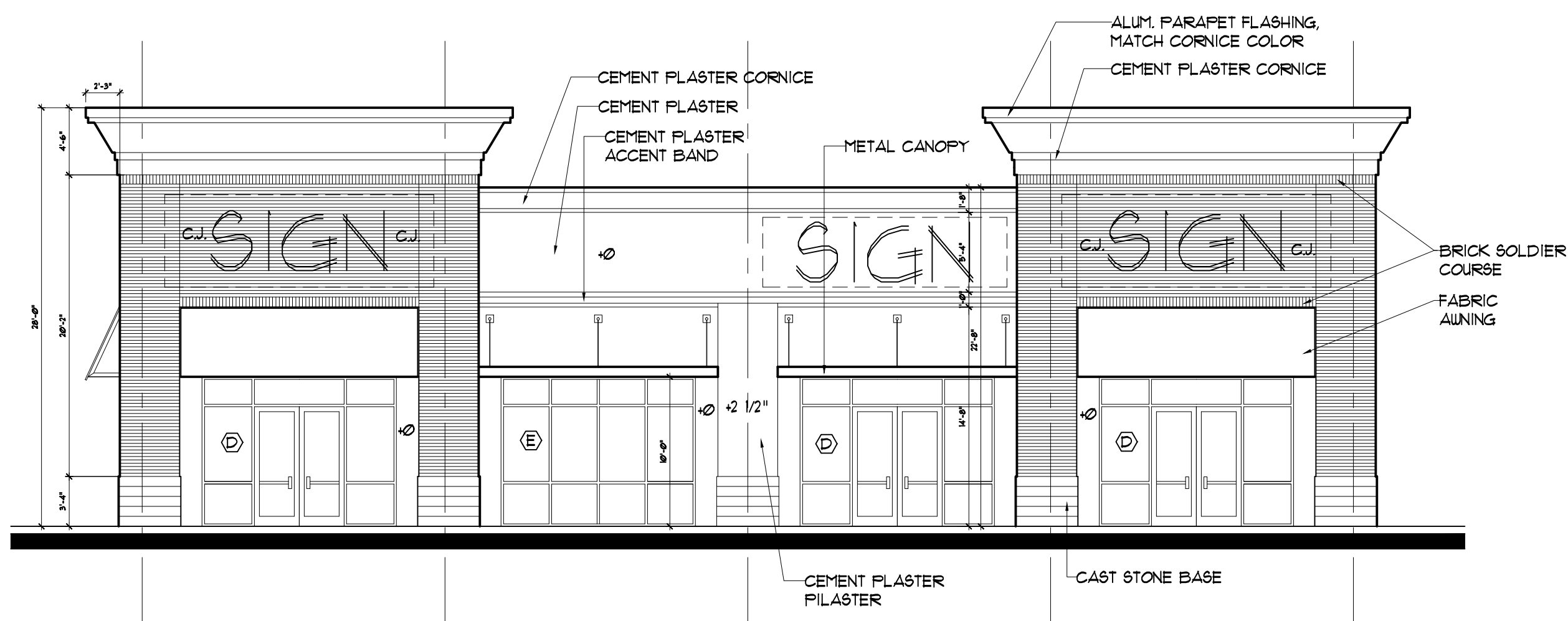
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Sheet Title:
Exterior Elevations
Building A

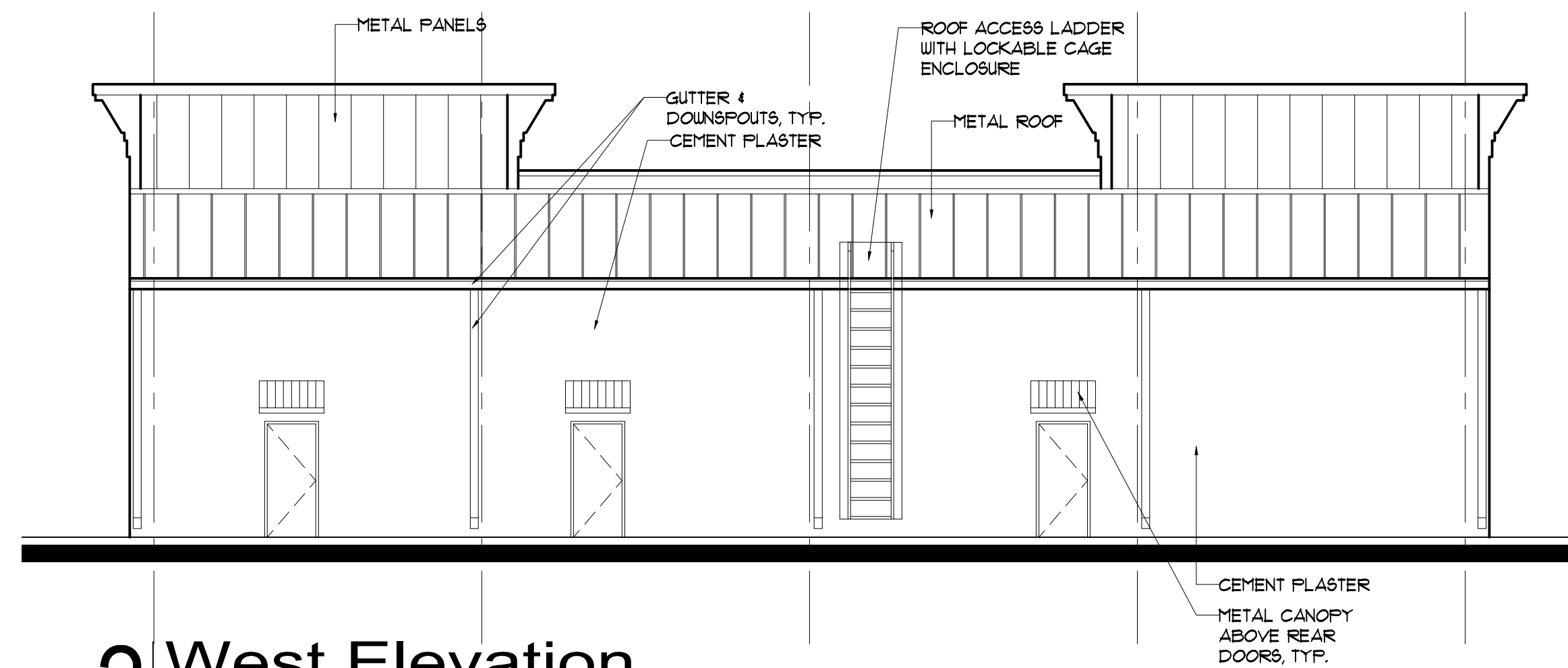
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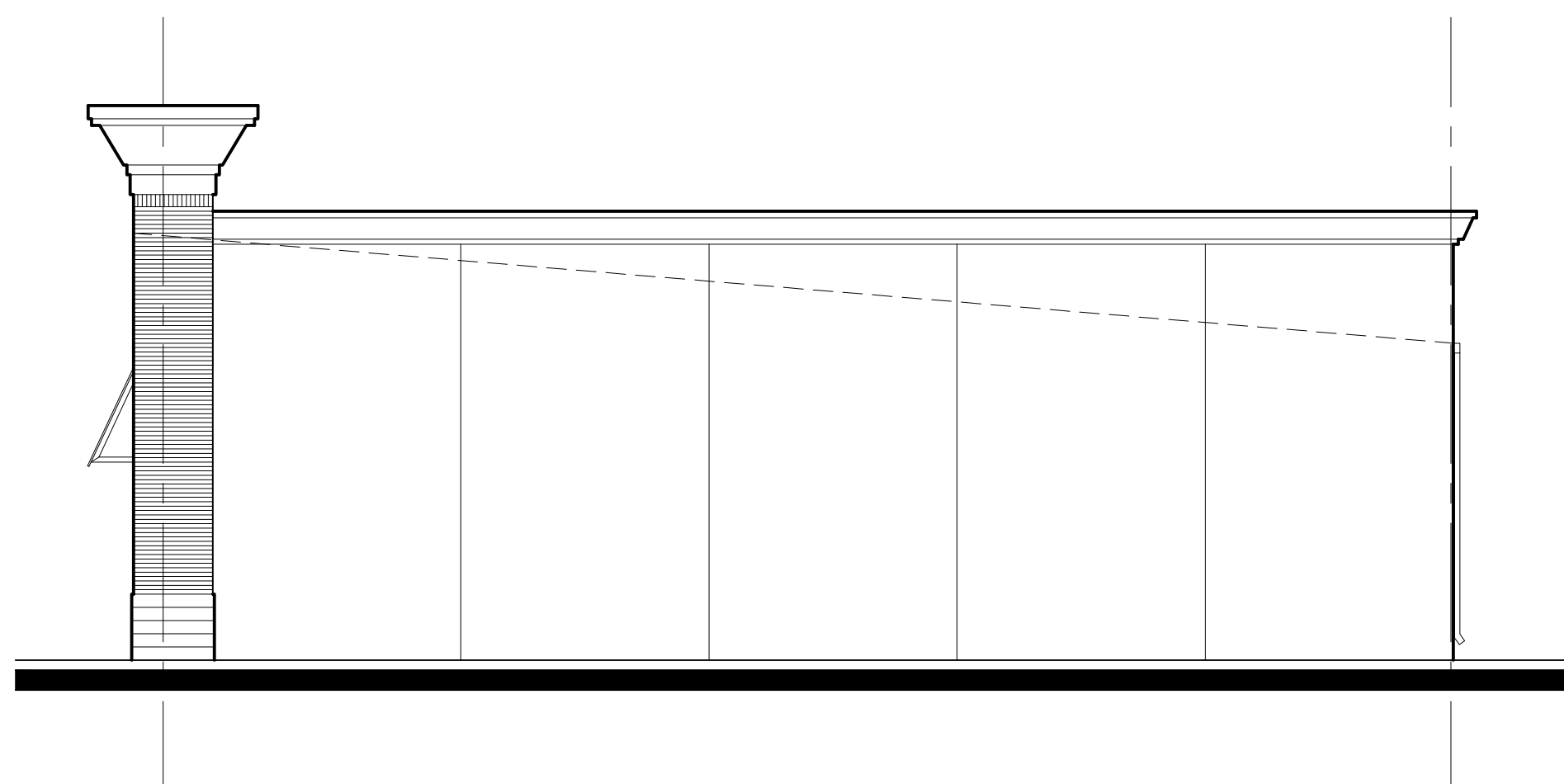
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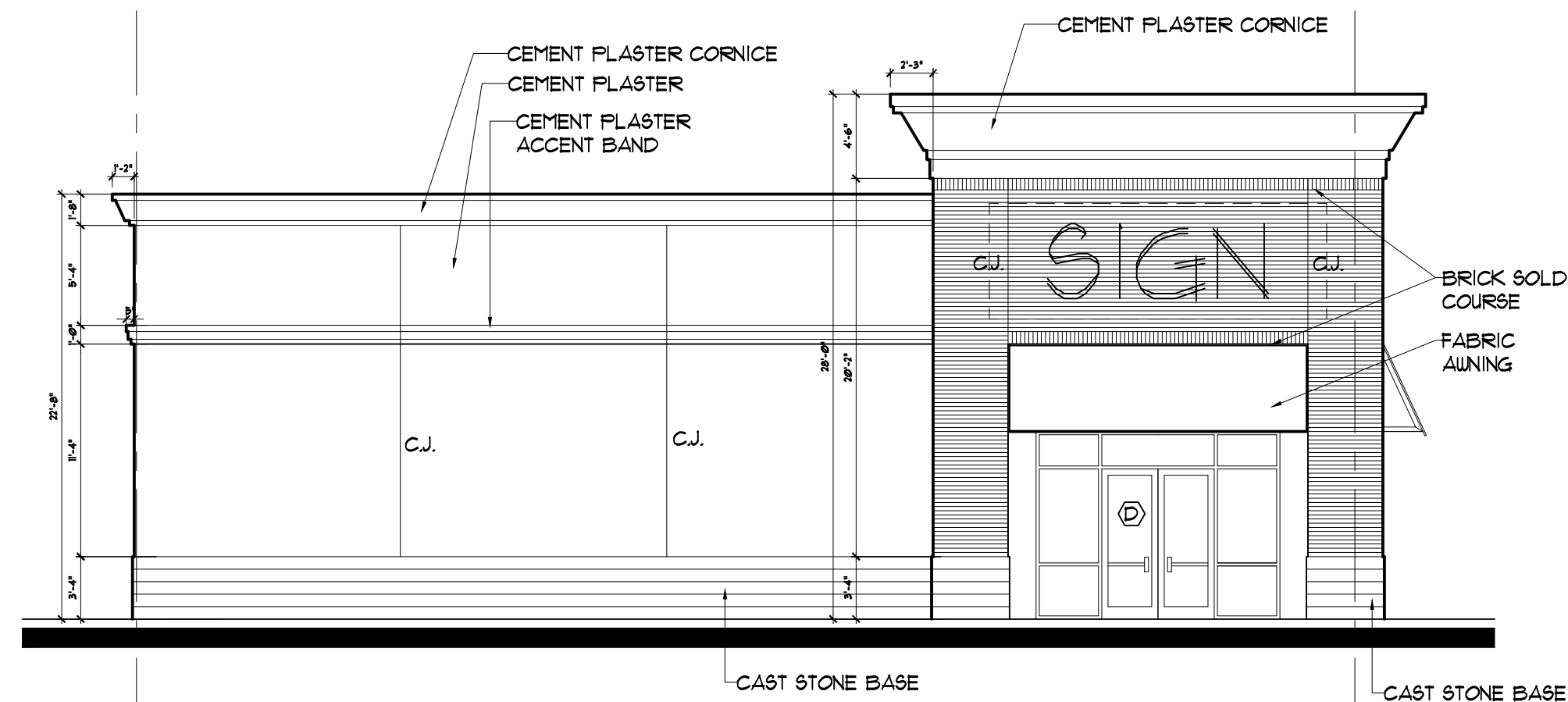
1 East Elevation
1/8" = 1'-0"



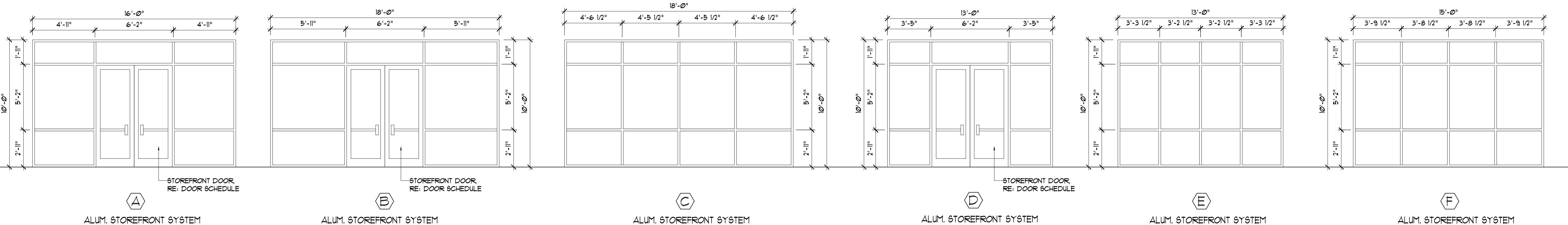
2 West Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 South Elevation
1/8" = 1'-0"



5 Window Elevations
1/4" = 1'-0"

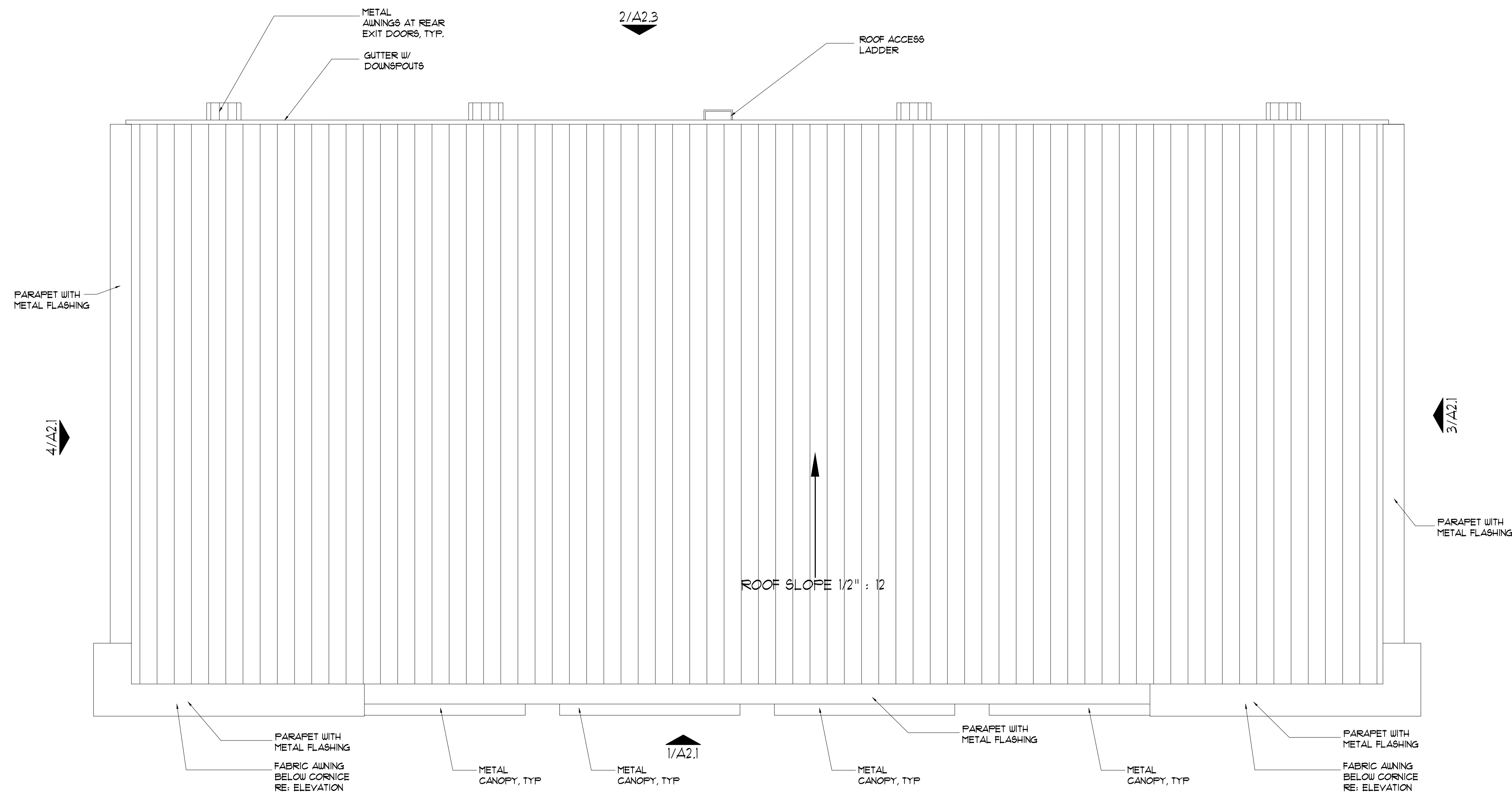
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Revisions:

Sheet Title:
**Exterior Elevations
Building B / Window Elev.**

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Scale:	As Noted		of



1 Roof Plan - Building A

1/8" = 1'-0"

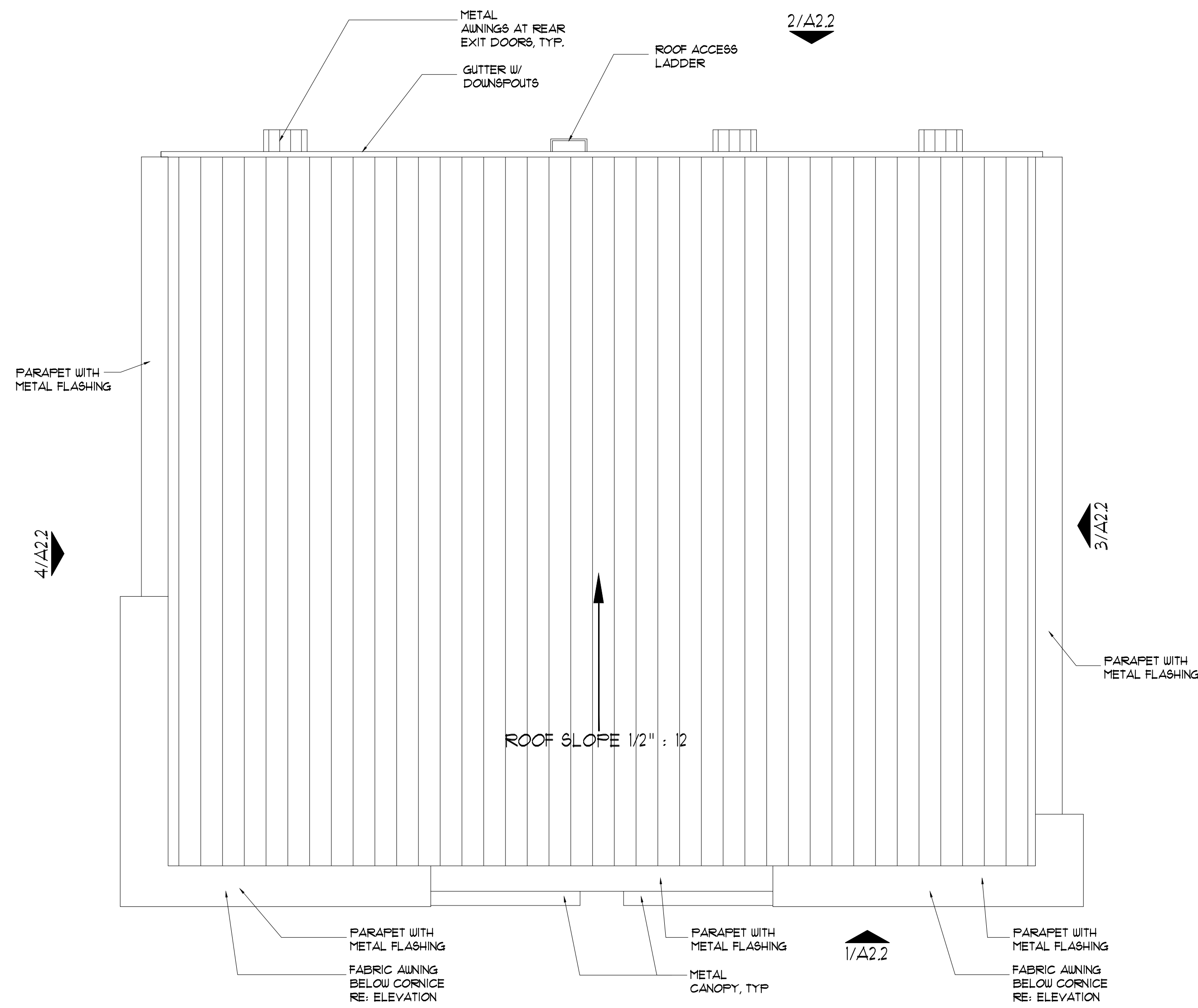
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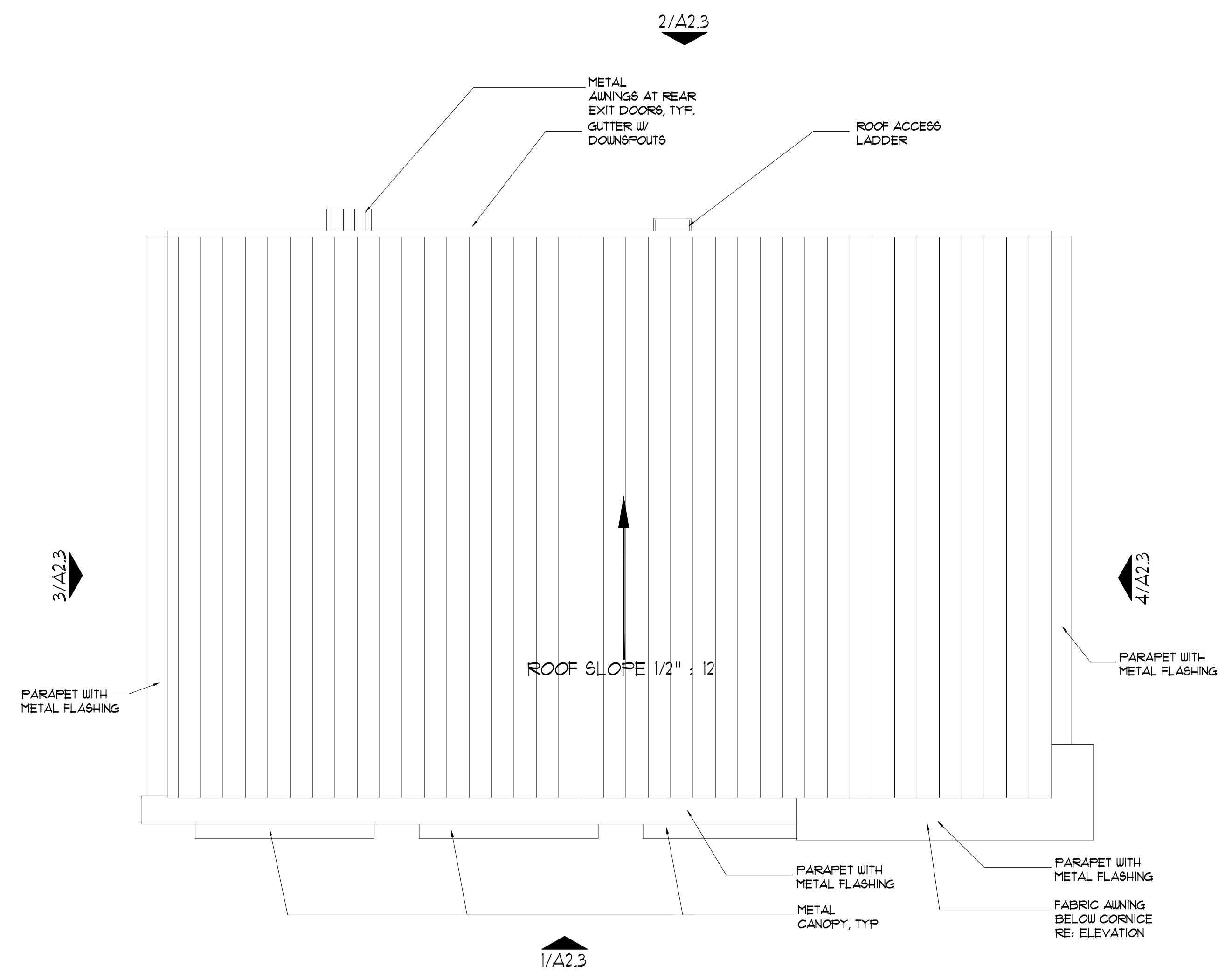
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Roof Plan Building A

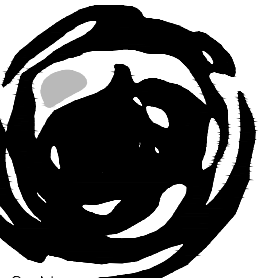
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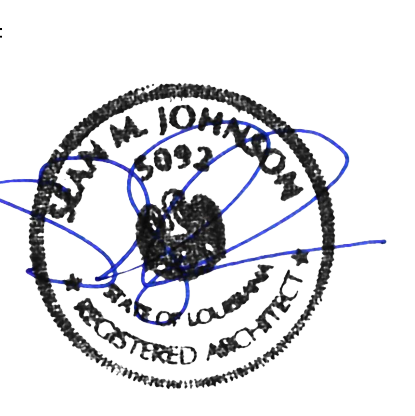
1 Roof Plan - Building B
1/8" = 1'-0"



1 Roof Plan - Building C
1/8" = 1'-0"



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Revisions:

Sheet Title:
Roof Plan Buildings B&C

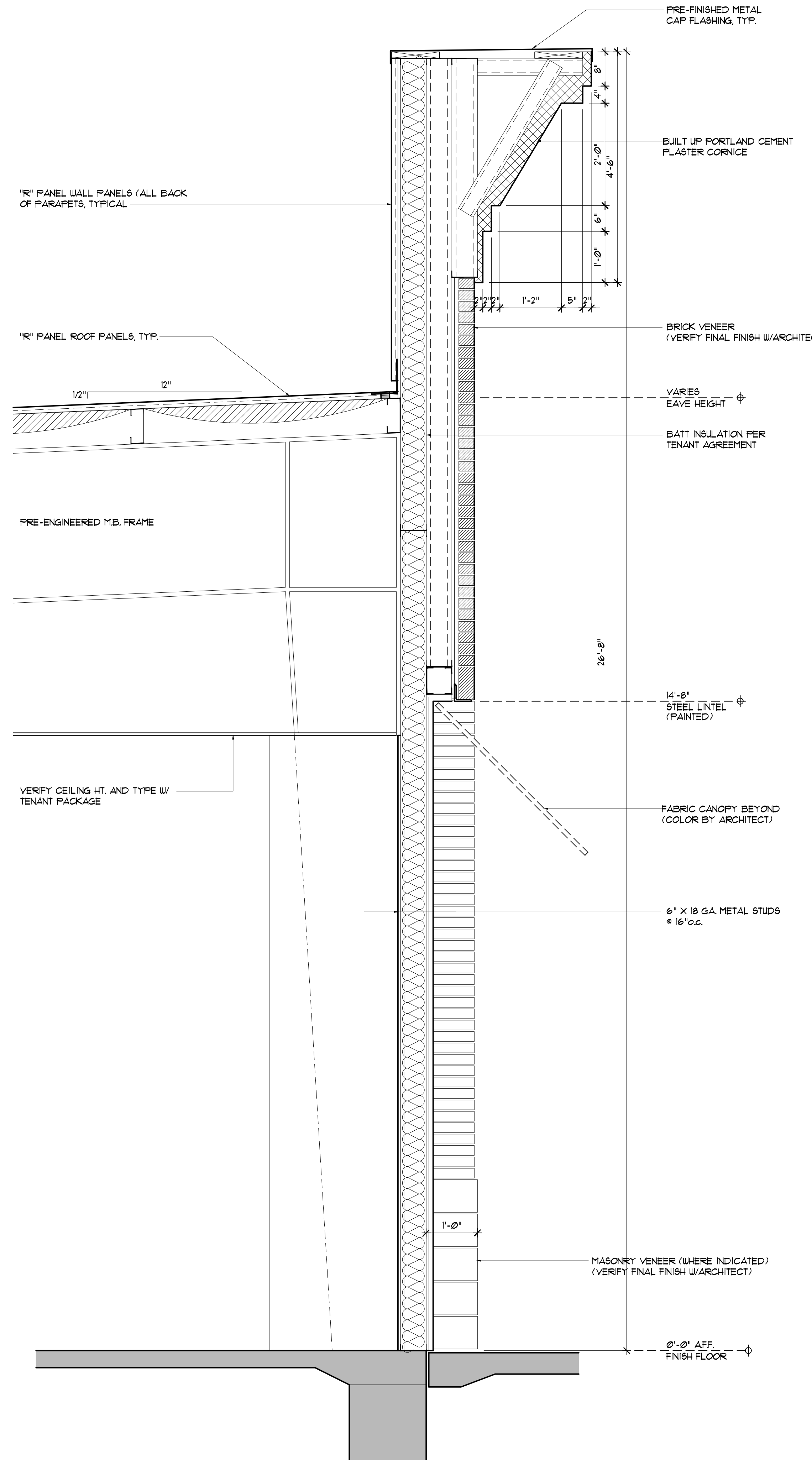
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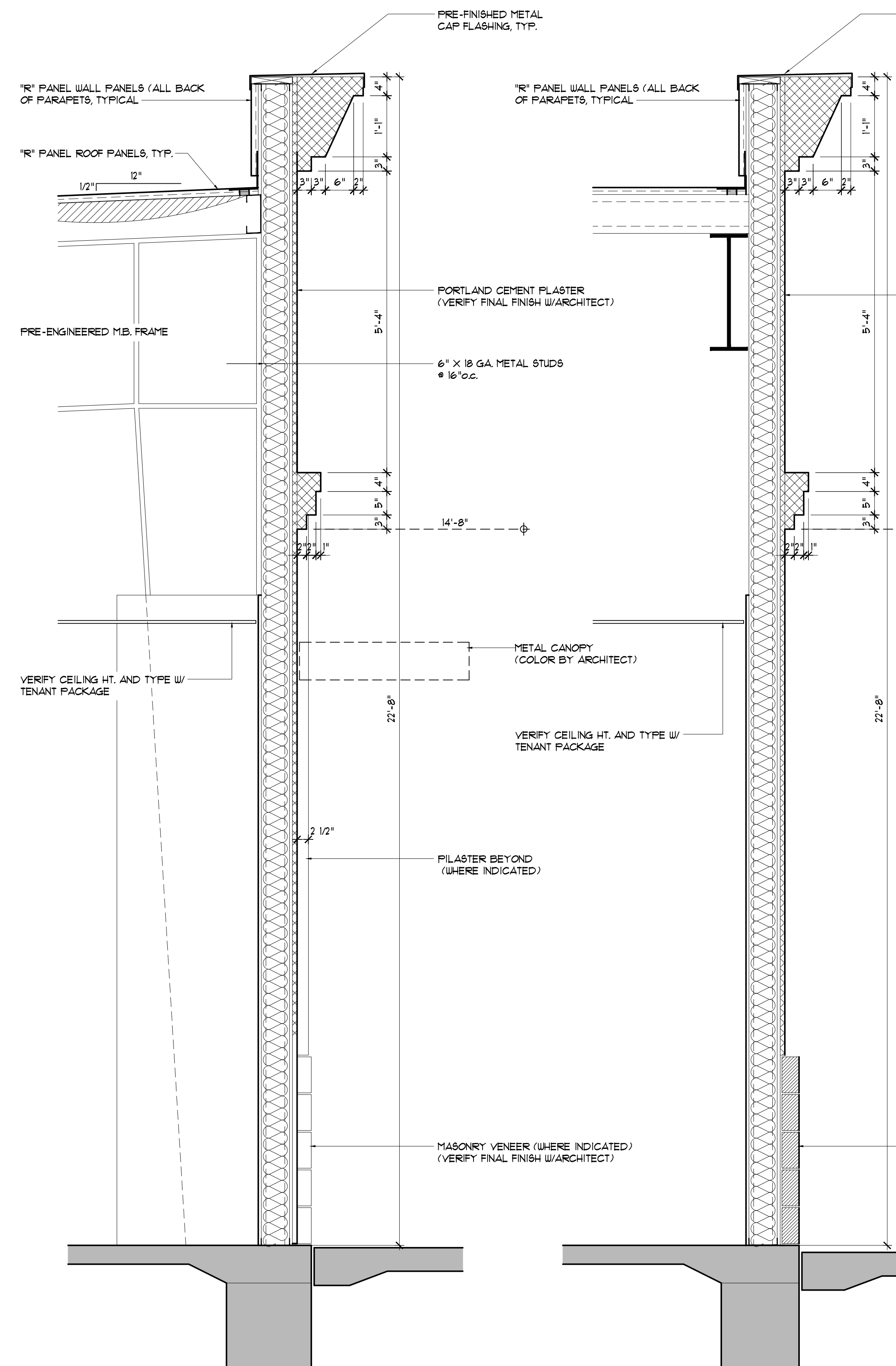
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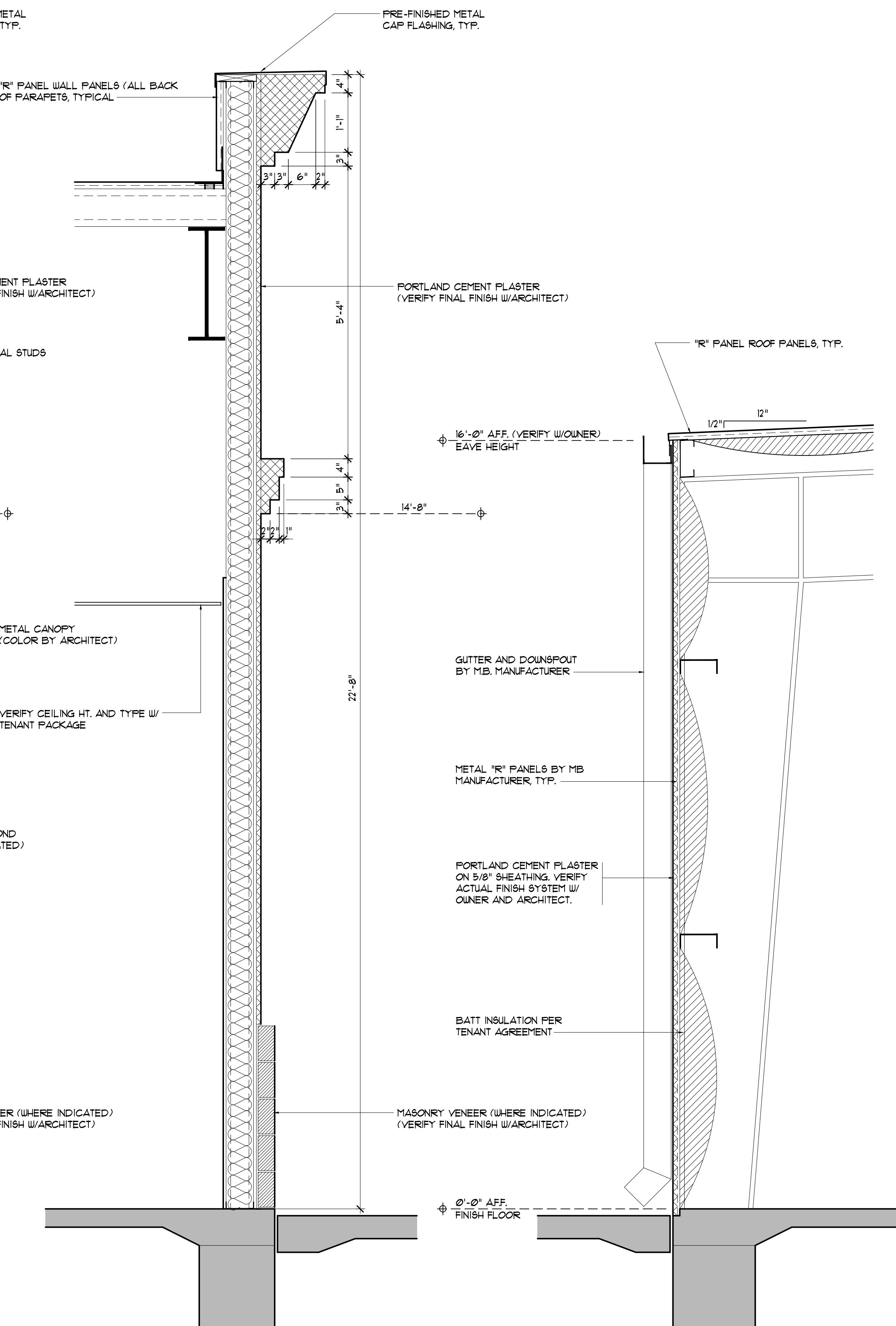
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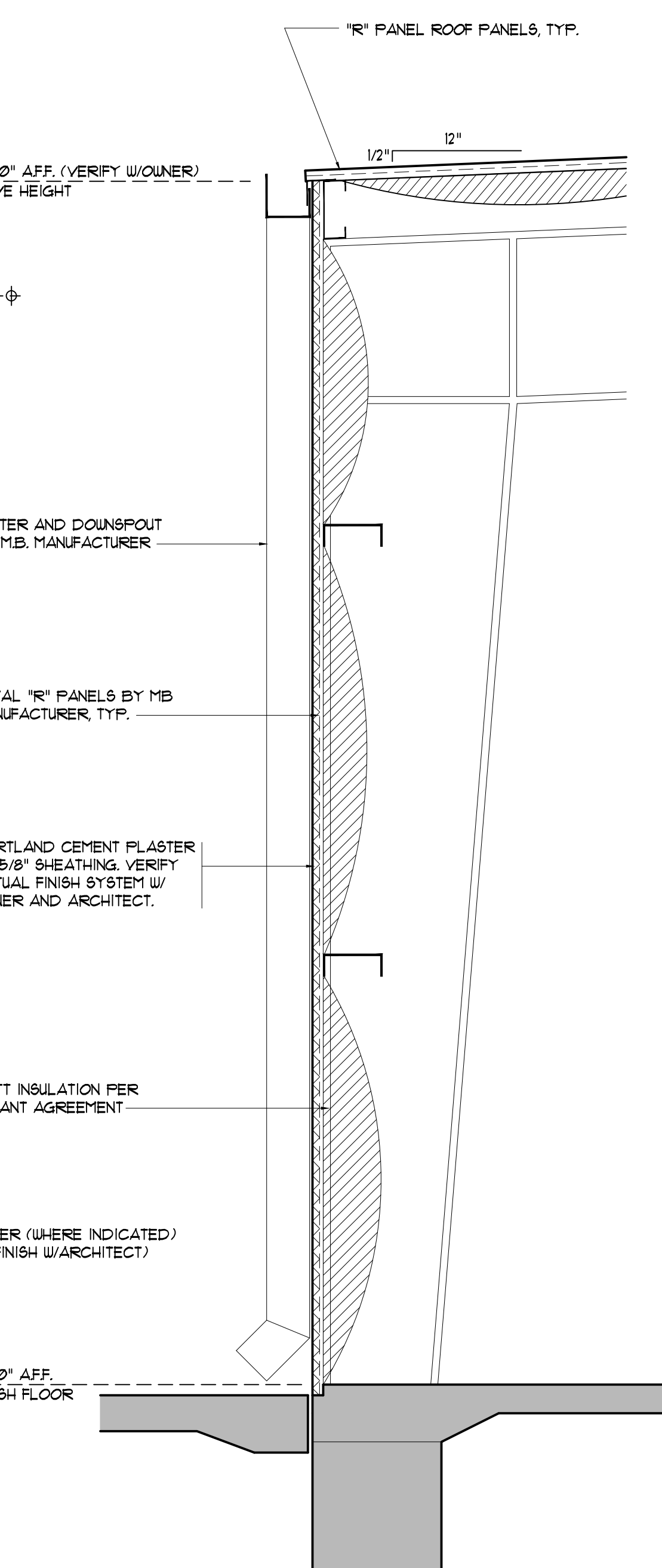
1 Wall Section
3/4" = 1'-0"



2 Wall Section
3/4" = 1'-0"



3 Wall Section
3/4" = 1'-0"



4 Wall Section
3/4" = 1'-0"

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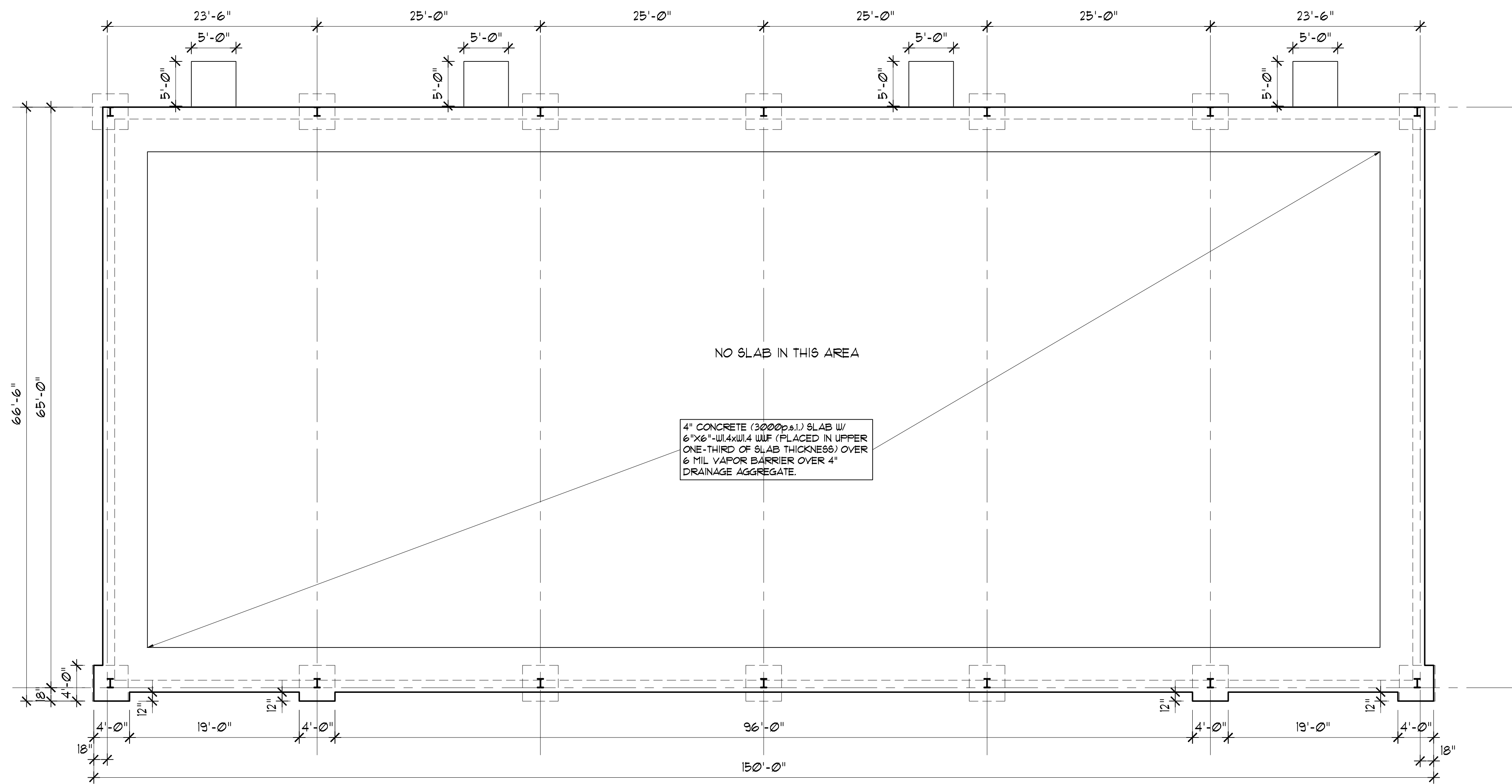
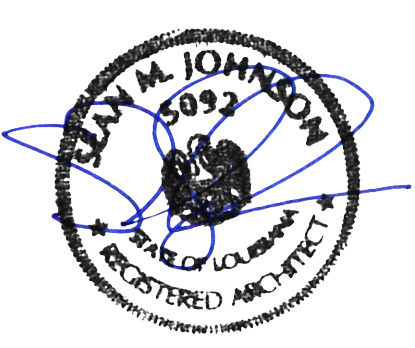
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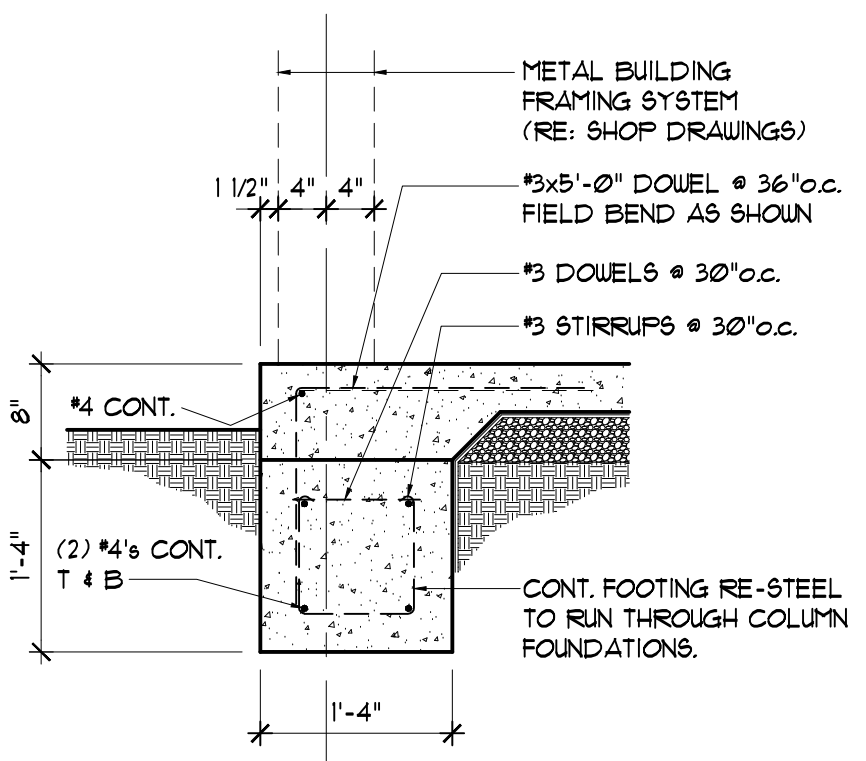
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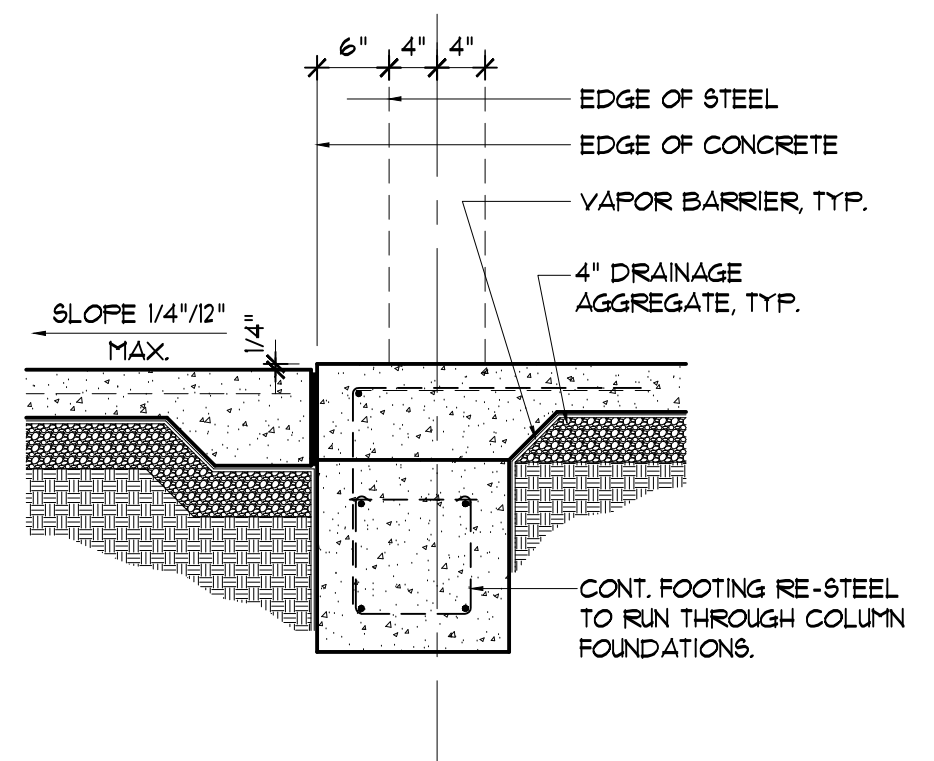
- FOUNDATION NOTES:**
1. NO GEO-TECHNICAL INFORMATION WAS PROVIDED BY THE OWNER FOR THIS SITE.
 2. SLAB TO HAVE A MACHINE TROWELED FINISH.
 3. ALL WWF SHALL BE LAPPED AND TIED A MINIMUM OF 6"
 4. MAINTAIN A MINIMUM OF 3" OF CONCRETE COVERAGE AROUND PERIMETER RE-STEEL.
 5. SELECT FILL AS REQUIRED (COMPACT TO 95% PROCTOR).
 6. CONCRETE FOOTINGS AROUND COLUMNS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL.
 7. CONTRACTOR SHALL COORDINATE ACTUAL FOOTING LOCATIONS AND QUANTITIES WITH METAL BUILDING SUPPLIER.

1 Foundation Plan - Building A
1/8" = 1'-0"

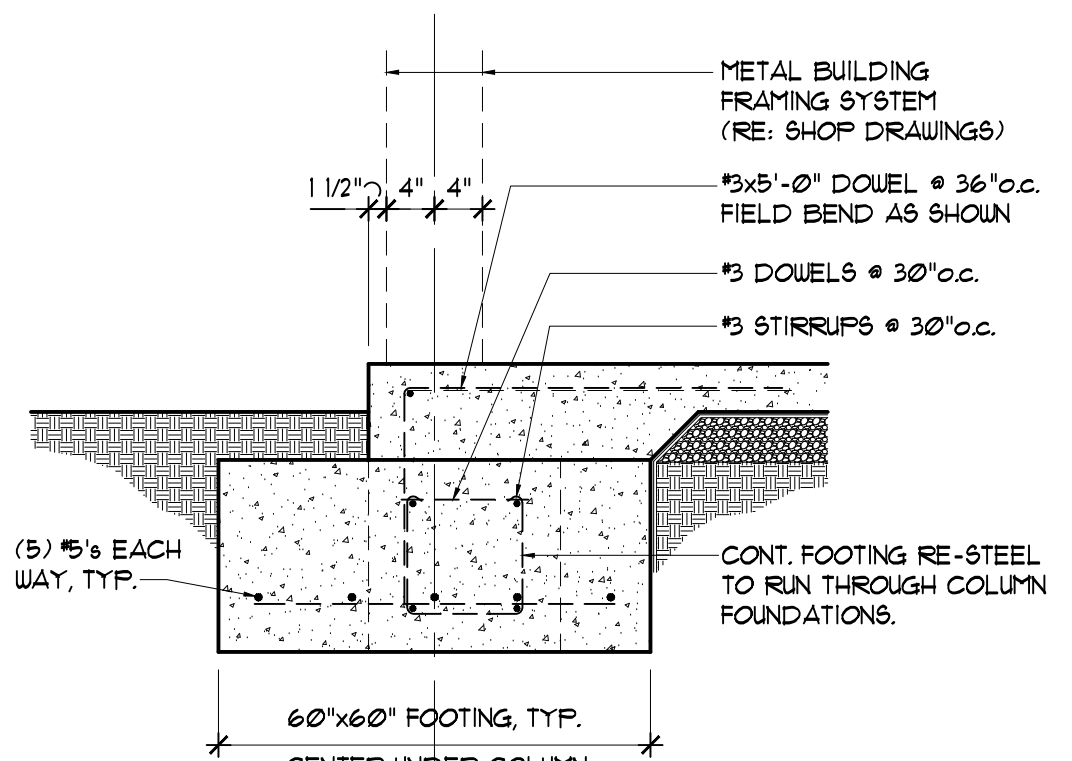
Ichiban Square - Shell Package
Perkins Road
Baton Rouge, La 70810



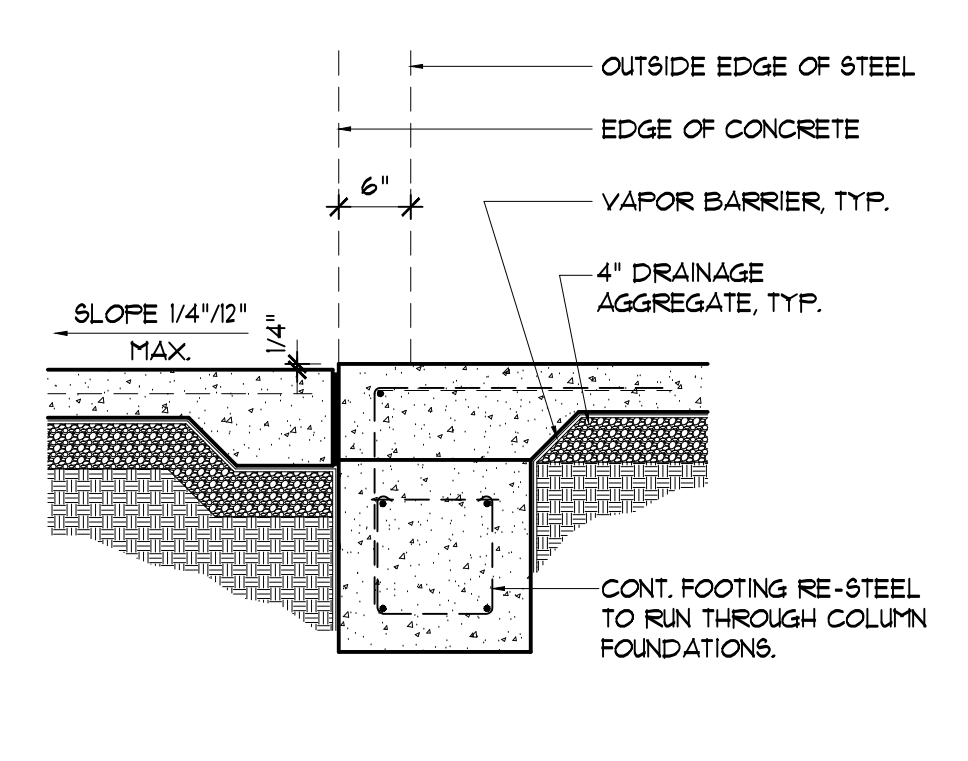
2 Typical Section (Rear Wall)
3/4" = 1'-0"



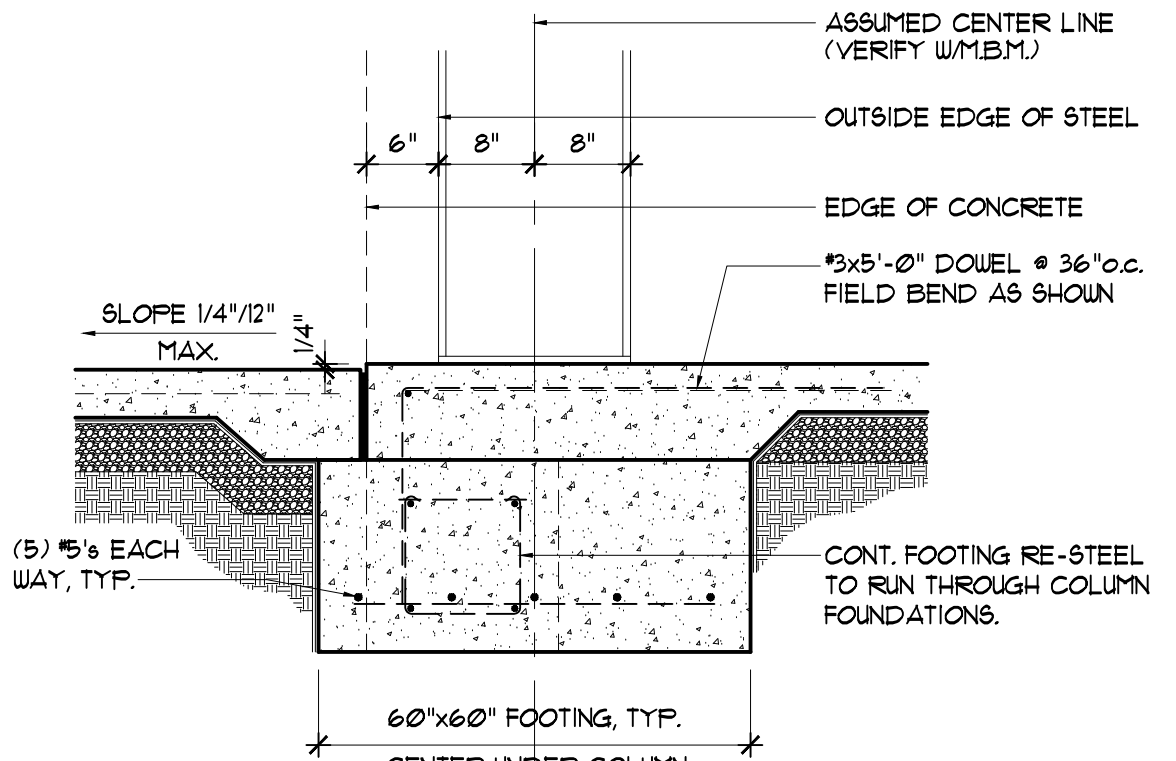
3 Typical Section (Side Wall)
3/4" = 1'-0"



4 Typical Section (Rear Wall)
3/4" = 1'-0"



5 Typical Section (Front Wall)
3/4" = 1'-0"



6 Typical Section (Front Wall)
3/4" = 1'-0"

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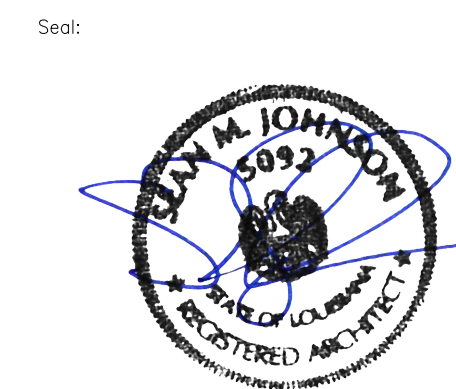
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Foundation Plan
Building A / Details

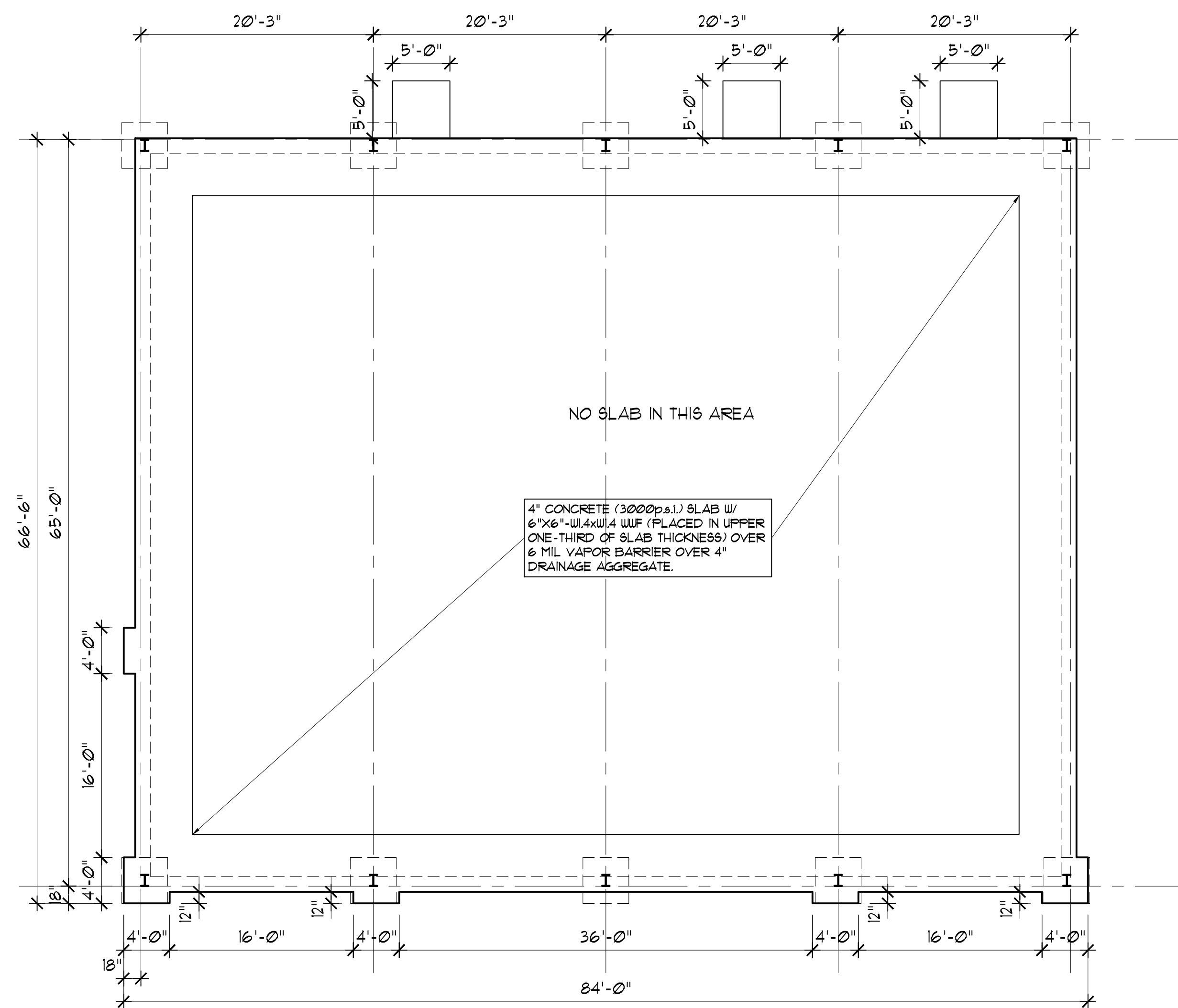
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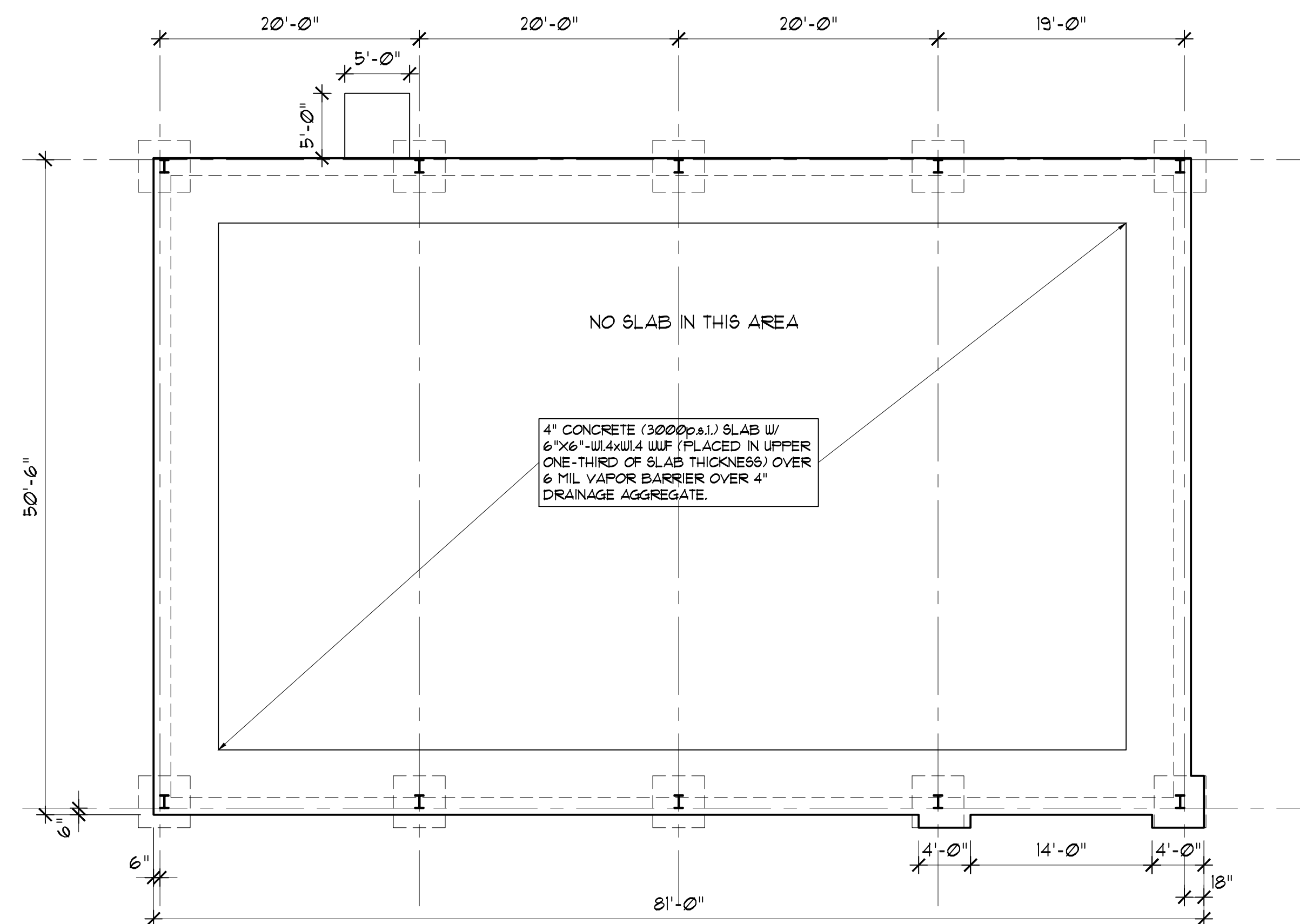
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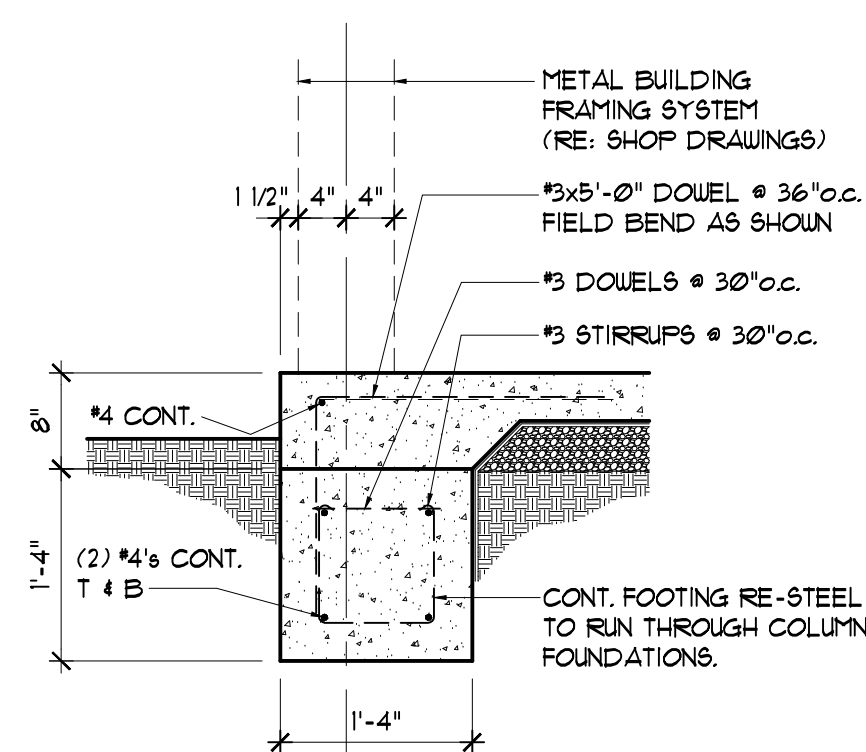
1 Foundation Plan - Building B
1/8" = 1'-0"



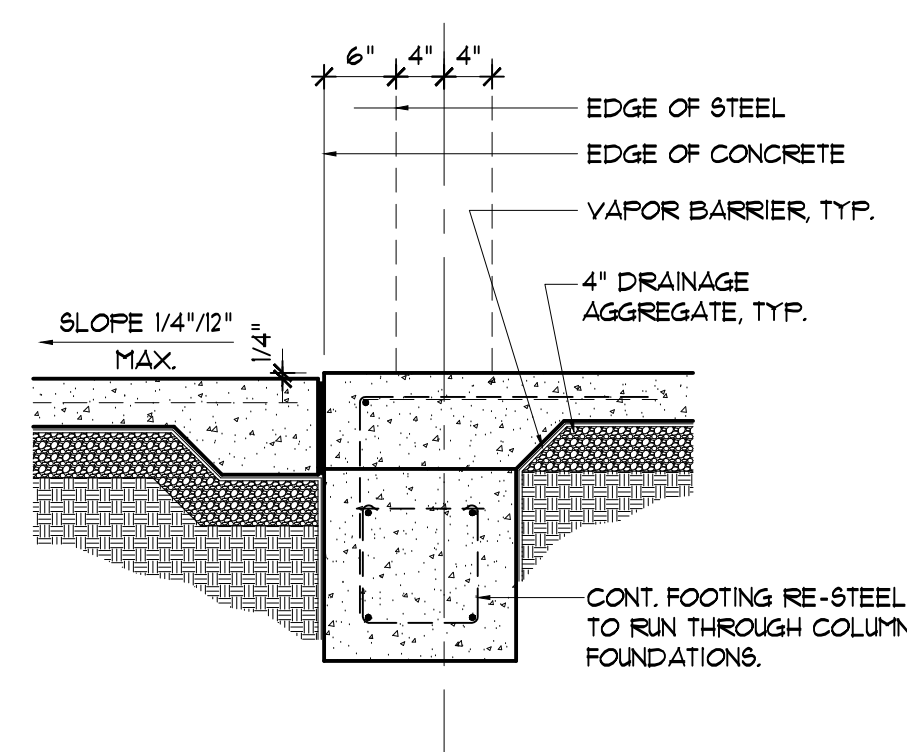
1 Foundation Plan - Building C
1/8" = 1'-0"

FOUNDATION NOTES:

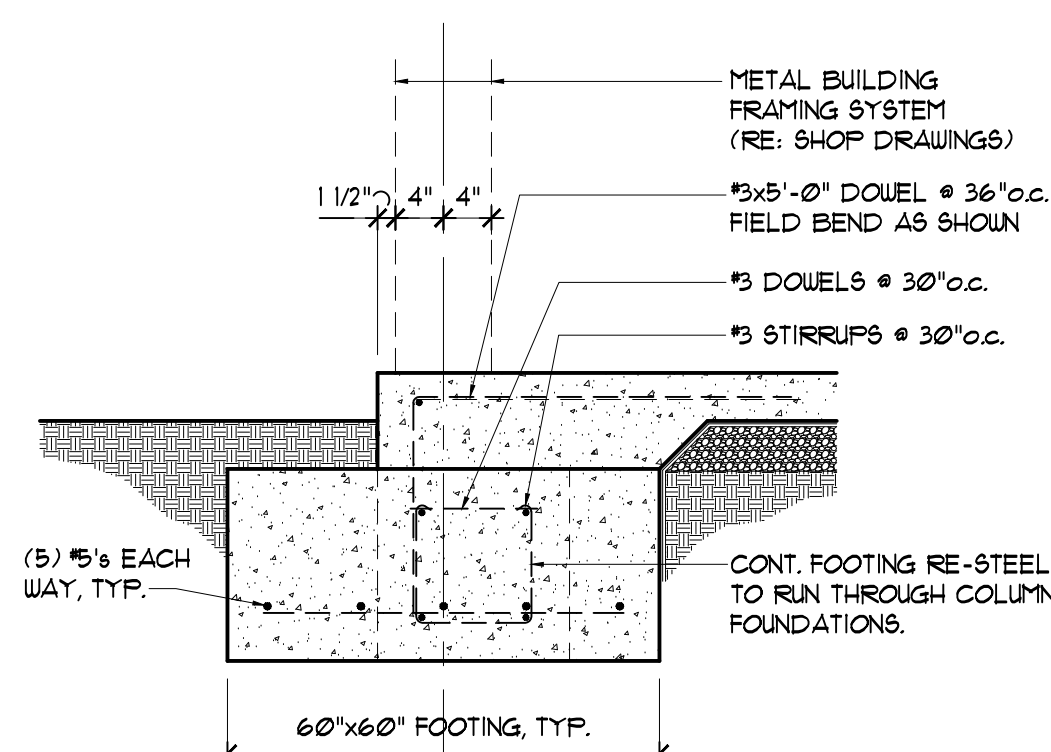
1. NO GEO-TECHNICAL INFORMATION WAS PROVIDED BY THE OWNER FOR THIS SITE.
2. SLAB TO HAVE A MACHINE TROWELED FINISH
3. ALL W.W.F. SHALL BE LAPPED AND TIED A MINIMUM OF 6"
4. MAINTAIN A MINIMUM OF 3" OF CONCRETE COVERAGE AROUND PERIMETER RE-STEEL.
5. SELECT FILL AS REQUIRED (COMPACT TO 95% PROCTOR).
6. CONCRETE FOOTINGS AROUND COLUMNS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL.
7. CONTRACTOR SHALL COORDINATE ACTUAL FOOTING LOCATIONS AND QUANTITIES WITH METAL BUILDING SUPPLIER.



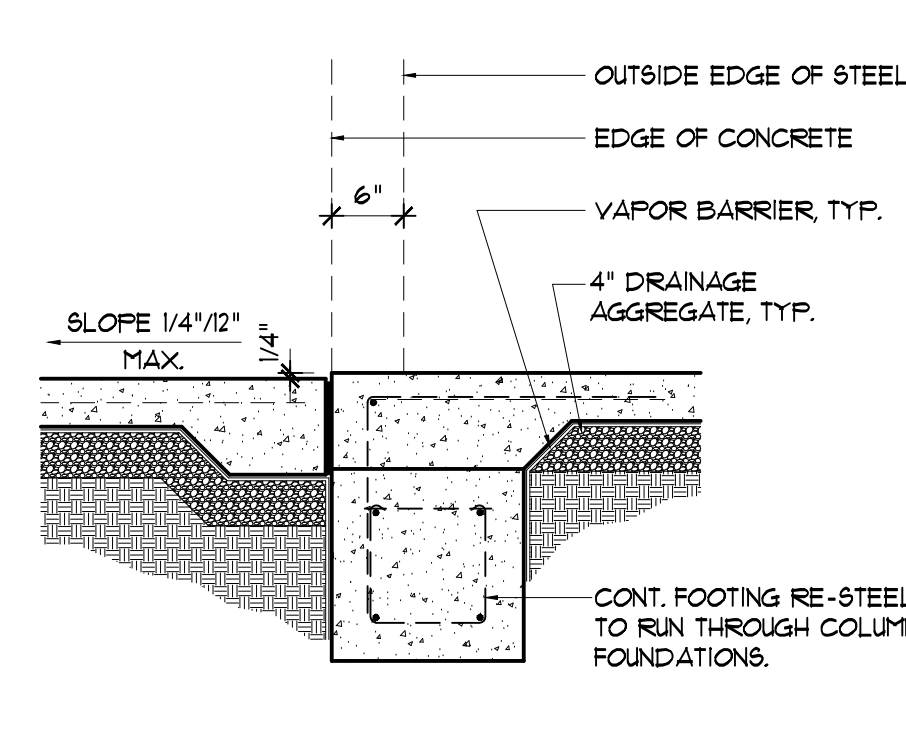
2 Typical Section (Rear Wall)
3/4" = 1'-0"



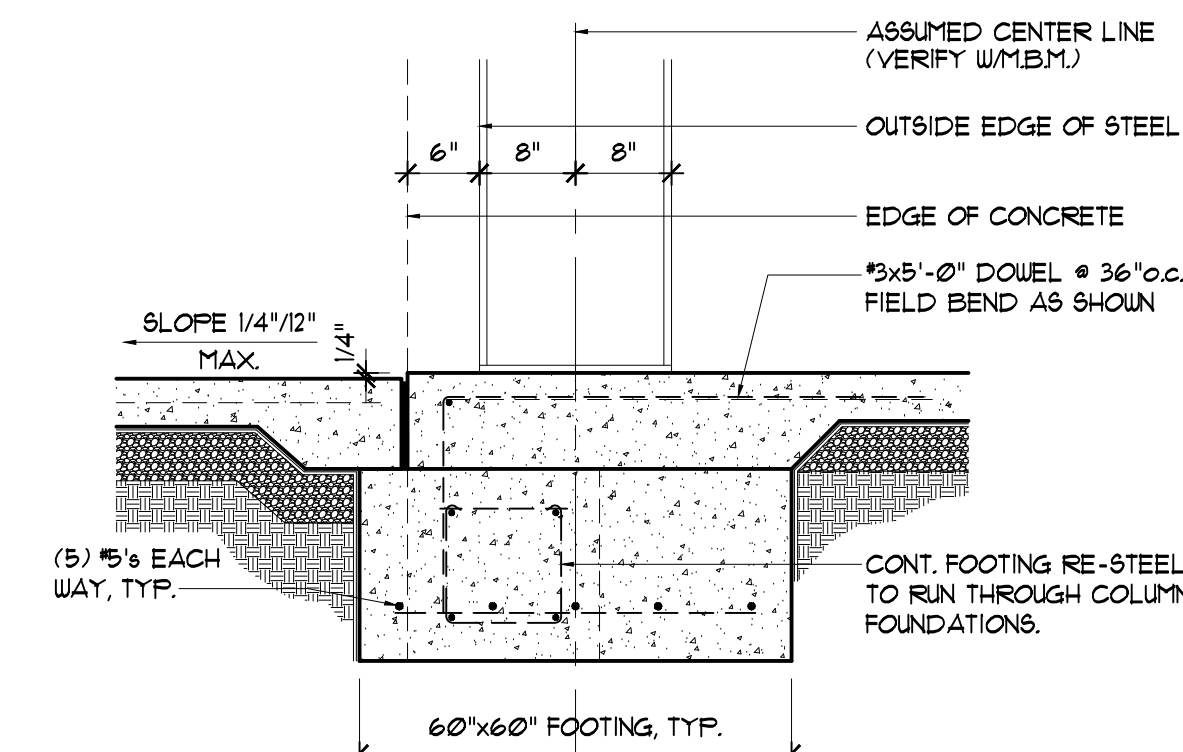
3 Typical Section (Side Wall)
3/4" = 1'-0"



4 Typical Section (Rear Wall)
3/4" = 1'-0"



5 Typical Section (Front Wall)
3/4" = 1'-0"



6 Typical Section (Front Wall)
3/4" = 1'-0"

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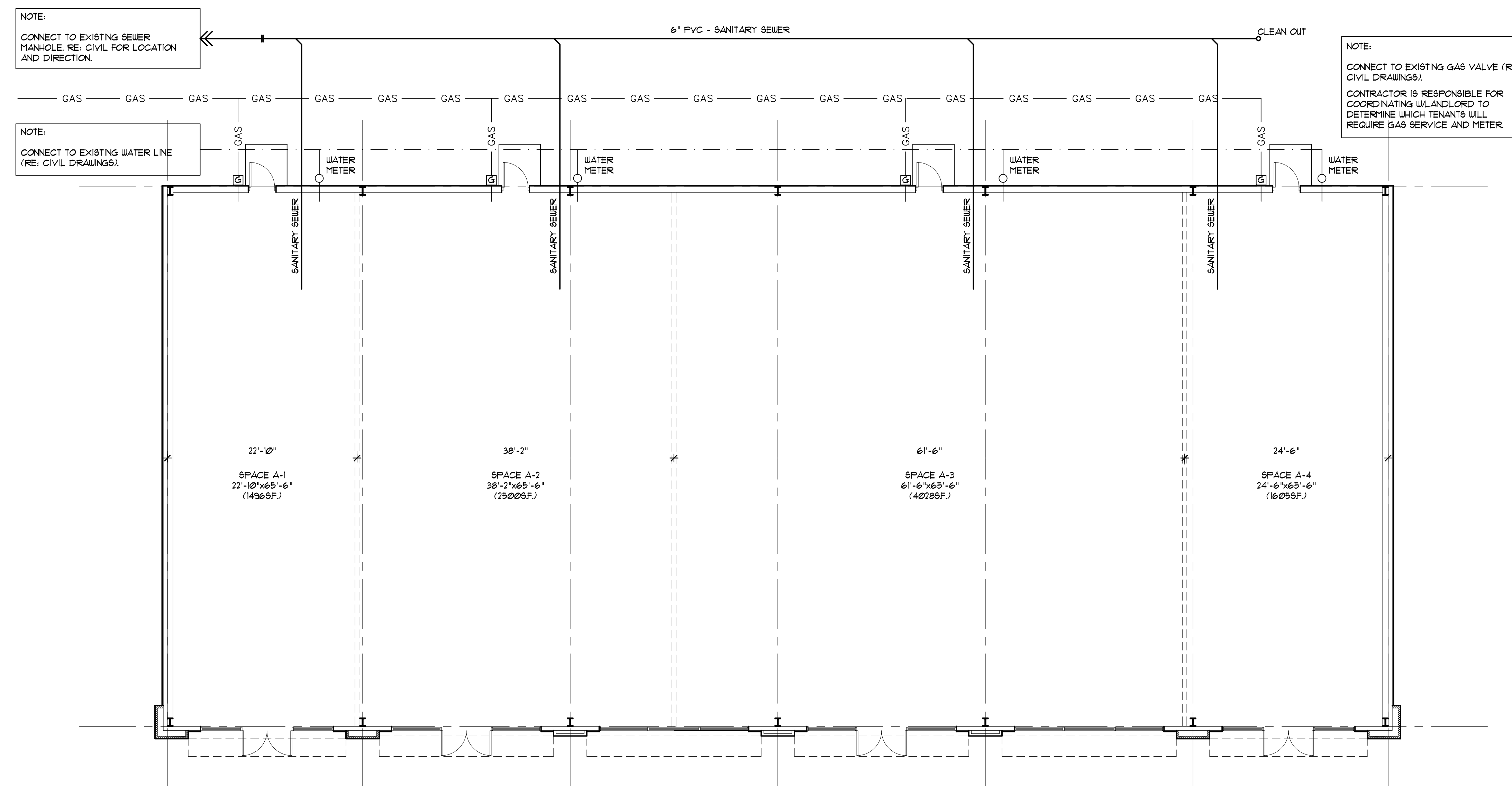
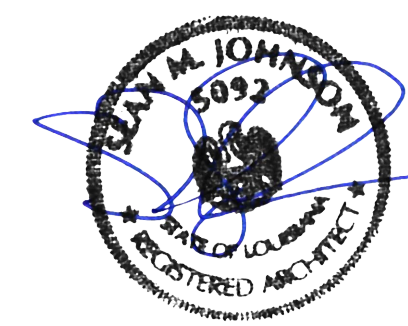
Sheet Title:
**Foundation Plan
Buildings B & C / Details**

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Seal:



- PLUMBING NOTES:**
1. 4 WATER METERS TO SERVE BUILDING (VERIFY)
 2. PLUMBER TO INSTALL BACKFLOW PREVENTERS ON WATER & SEWER LINES AS REQUIRED BY LOCAL CODES.
 3. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL HOSE CONNECTIONS AND OTHER POINTS WHERE CROSS CONTAMINATION CAN OCCUR.
 4. ALL PLUMBING SHALL COMPLY WITH STATE AND LOCAL CODES AND ANSI SPECIFICATIONS.
 5. ALL PIPING IN UNINSULATED AREAS AND ON THE EXTERIOR MUST BE INSULATED.
 6. ALL DRAIN LINES AND OTHER PLUMBING TO BE OUTSIDE OF FOOTINGS.
 7. PLUMBING CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES (WATER AND SEWER).
 8. SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC.

1 Plumbing Floor Plan - Building A
1/8" = 1'-0"

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Perkins Road
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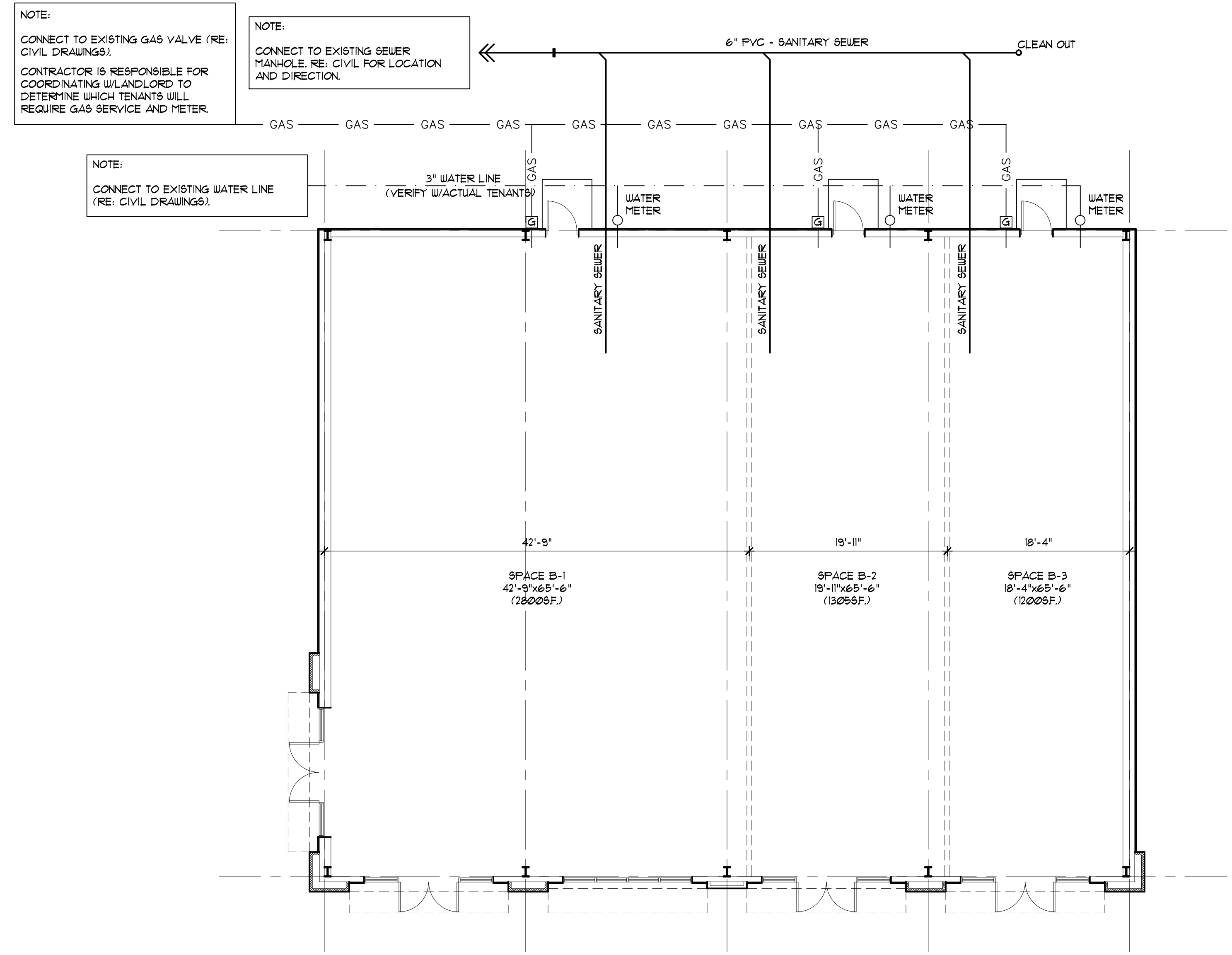
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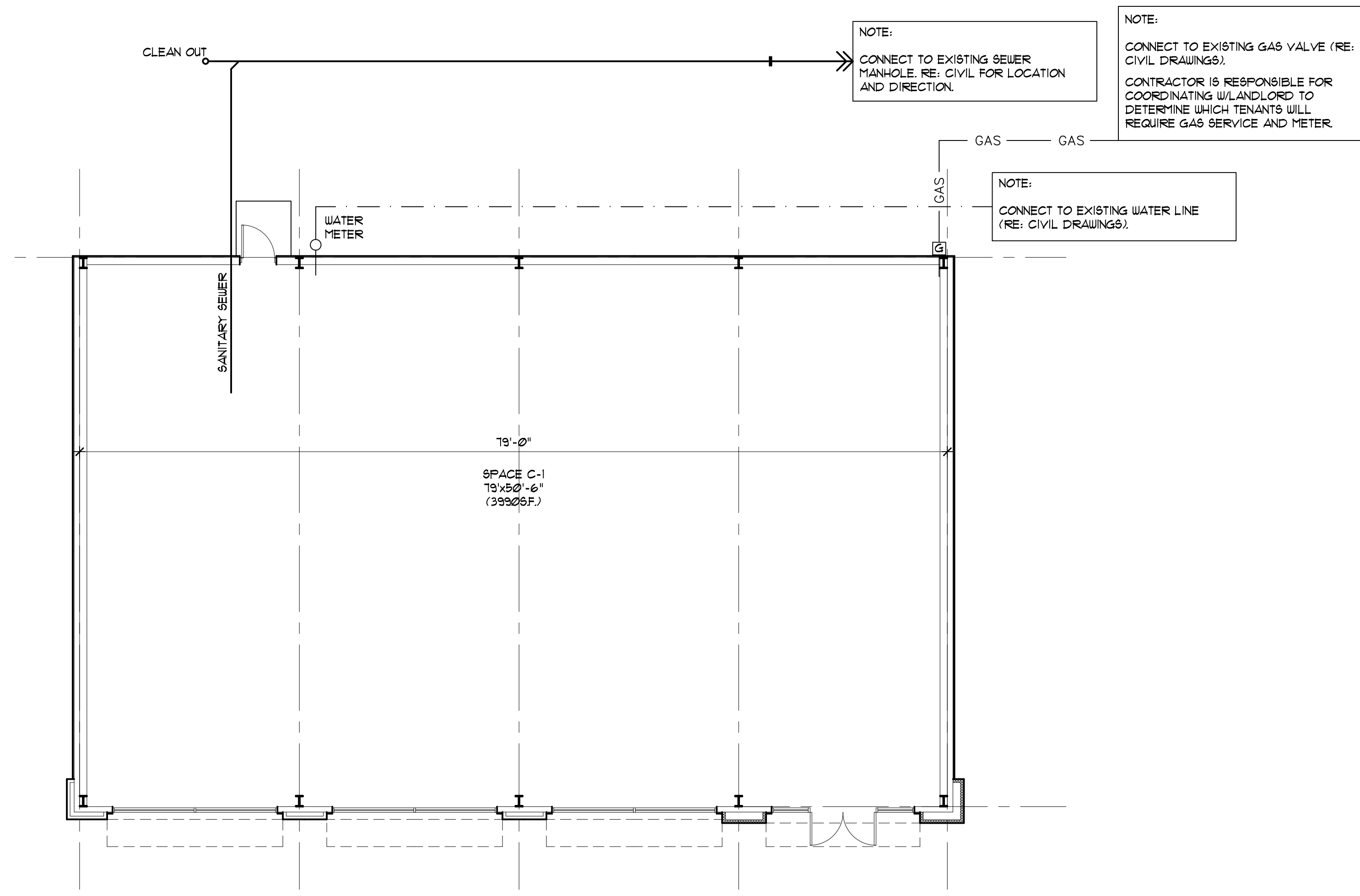
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1 Plumbing Floor Plan - Building B
1/8" = 1'-0"



2 Plumbing Floor Plan - Building C
1/8" = 1'-0"

- PLUMBING NOTES:**
- 4 WATER METERS TO SERVE BUILDING (VERIFY)
 - PLUMBER TO INSTALL BACKFLOW PREVENTERS ON WATER & SEWER LINES AS REQUIRED BY LOCAL CODES.
 - VACUUM BREAKERS SHALL BE PROVIDED FOR ALL HOSE CONNECTIONS AND OTHER POINTS WHERE CROSS CONTAMINATION CAN OCCUR.
 - ALL PLUMBING SHALL COMPLY WITH STATE AND LOCAL CODES AND ANSI SPECIFICATIONS.
 - ALL PIPING IN UNINSULATED AREAS AND ON THE EXTERIOR MUST BE INSULATED.
 - ALL DRAIN LINES AND OTHER PLUMBING TO BE OUTSIDE OF FOOTINGS.
 - PLUMBING CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES (WATER AND SEWER).
 - SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC.

Ichiban Square - Shell Package

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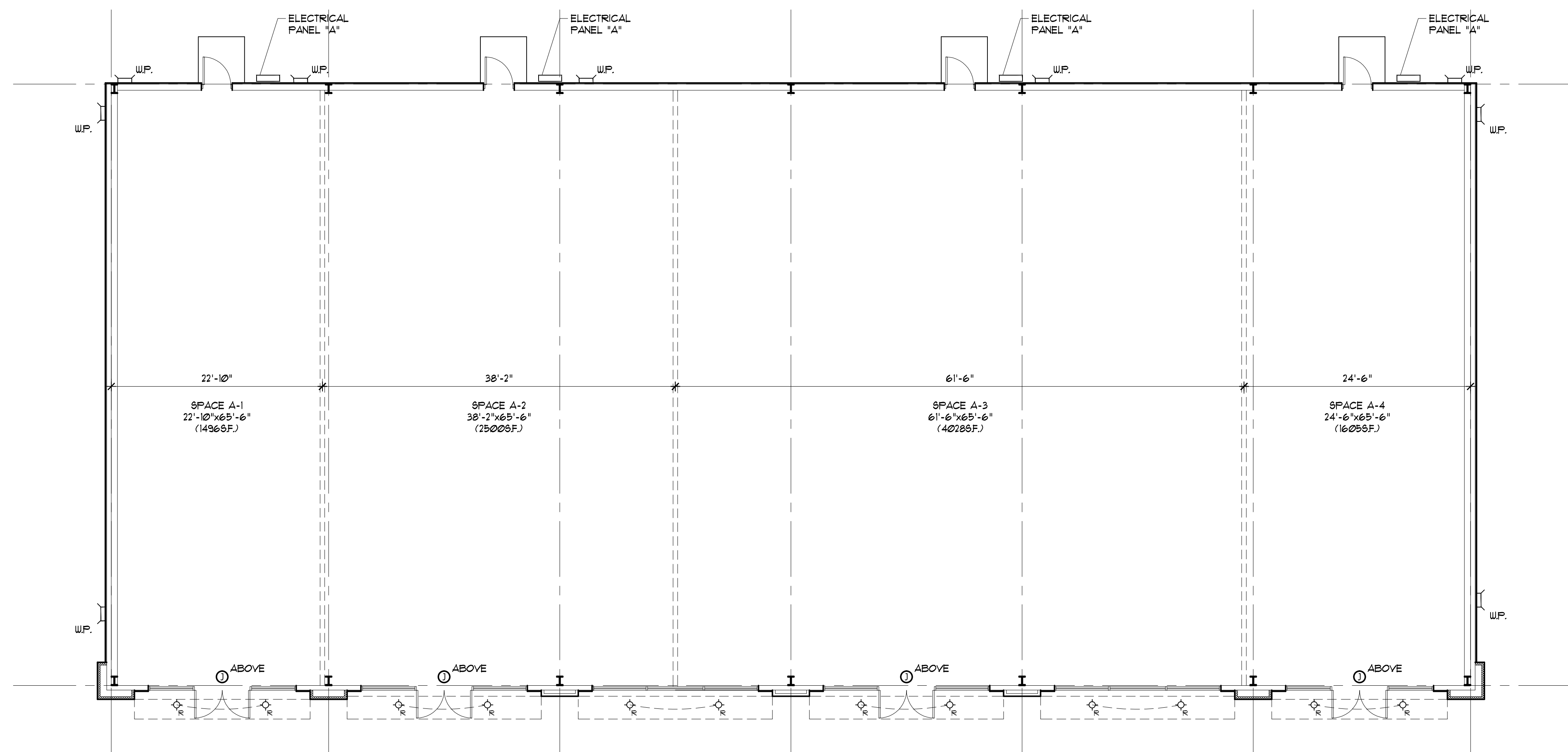
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**Plumbing Floor Plans
Buildings B&C**

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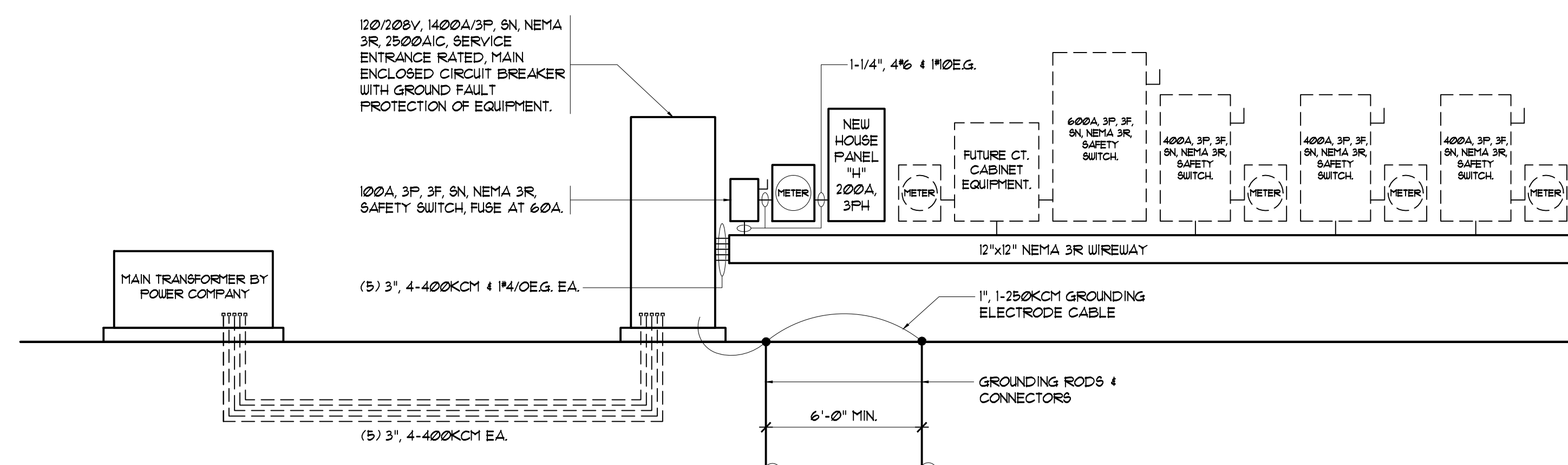


ELECTRICAL SYMBOL LEGEND	
	RECESSED/PENDANT LIGHT (BY TENANT)
	RECESSED CAN LIGHTS (ON DIMMER SWITCHES)
	2X4 FLUORESCENT LIGHT
	EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT WITH BATTERY PACK
	COMBINATION DUAL HEAD EMERGENCY LIGHT/ EXIT LIGHT WITH BATTERY BACK-UP
	110 VOLT DUPLEX RECEPTACLE GFI WHERE REQUIRED BY CODE
	110 VOLT DUPLEX FLOOR RECEPTACLE GFI WHERE REQUIRED BY CODE
	110 VOLT QUAD RECEPTACLE GFI WHERE REQUIRED BY CODE
	220 VOLT RECEPTACLE GFI WHERE REQUIRED BY CODE
	JUNCTION BOX FOR EXTERIOR SIGN (VERIFY LOCATION WITH GENERAL CONTRACTOR)
	EMPTY CONDUIT 4 BOX WITH FULL STRING FOR INTERNET (WIRING BY TENANT)
	EMPTY CONDUIT 4 DOUBLE BOX WITH FULL STRING FOR TELEPHONE 4 DATA (WIRING BY TENANT)

GENERAL NOTES:
ALL ELECTRICAL CIRCUITS AND DEVICES SHALL COMPLY WITH ALL LOCAL CODES.
ELECTRICAL SUB CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT BEFORE CONSTRUCTION.
ELECTRICAL SUB CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES BEFORE CONSTRUCTION.

1 Electrical Floor Plan - Building A

1/8" = 1'-0"



Electrical Riser Diagram

NTS

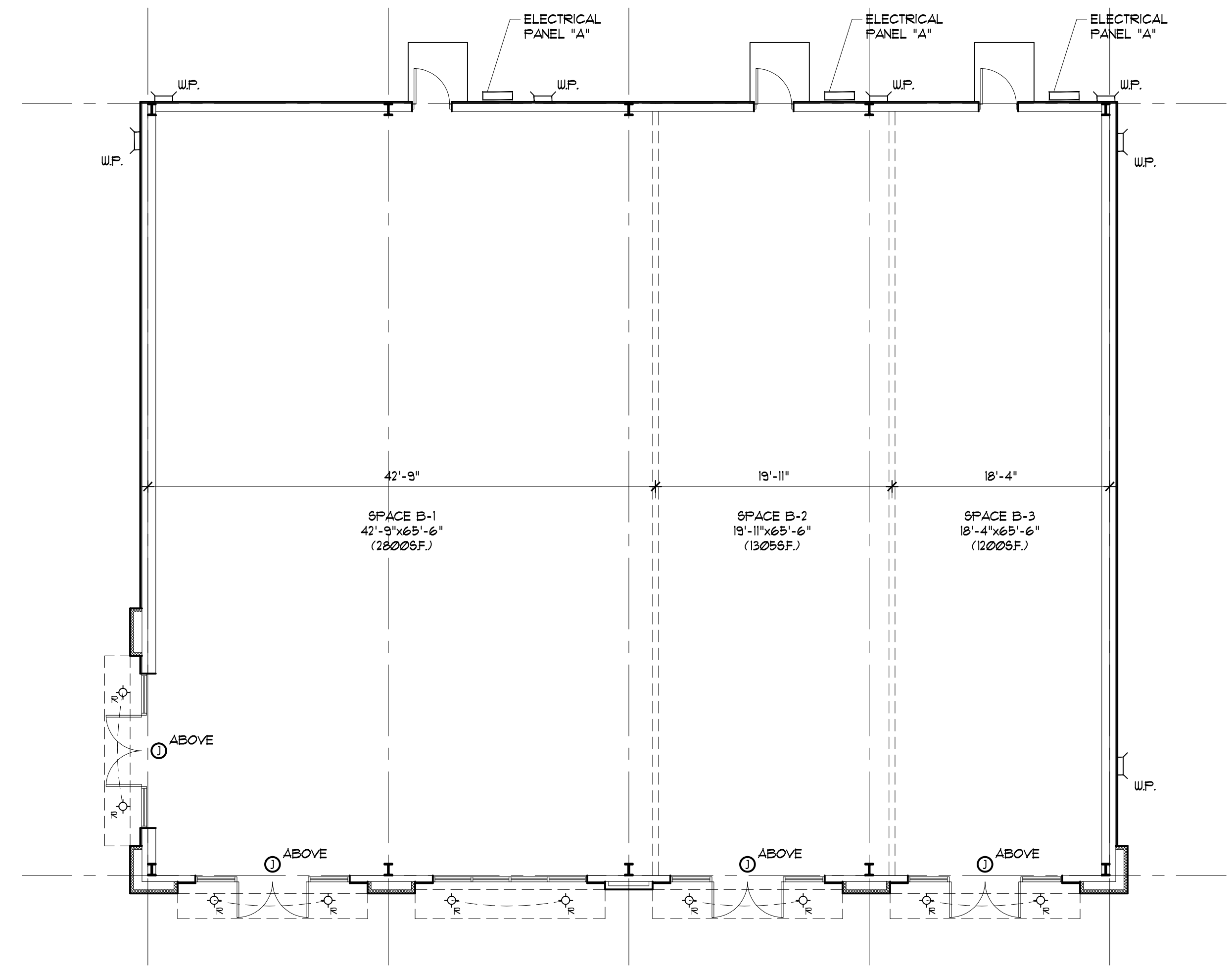
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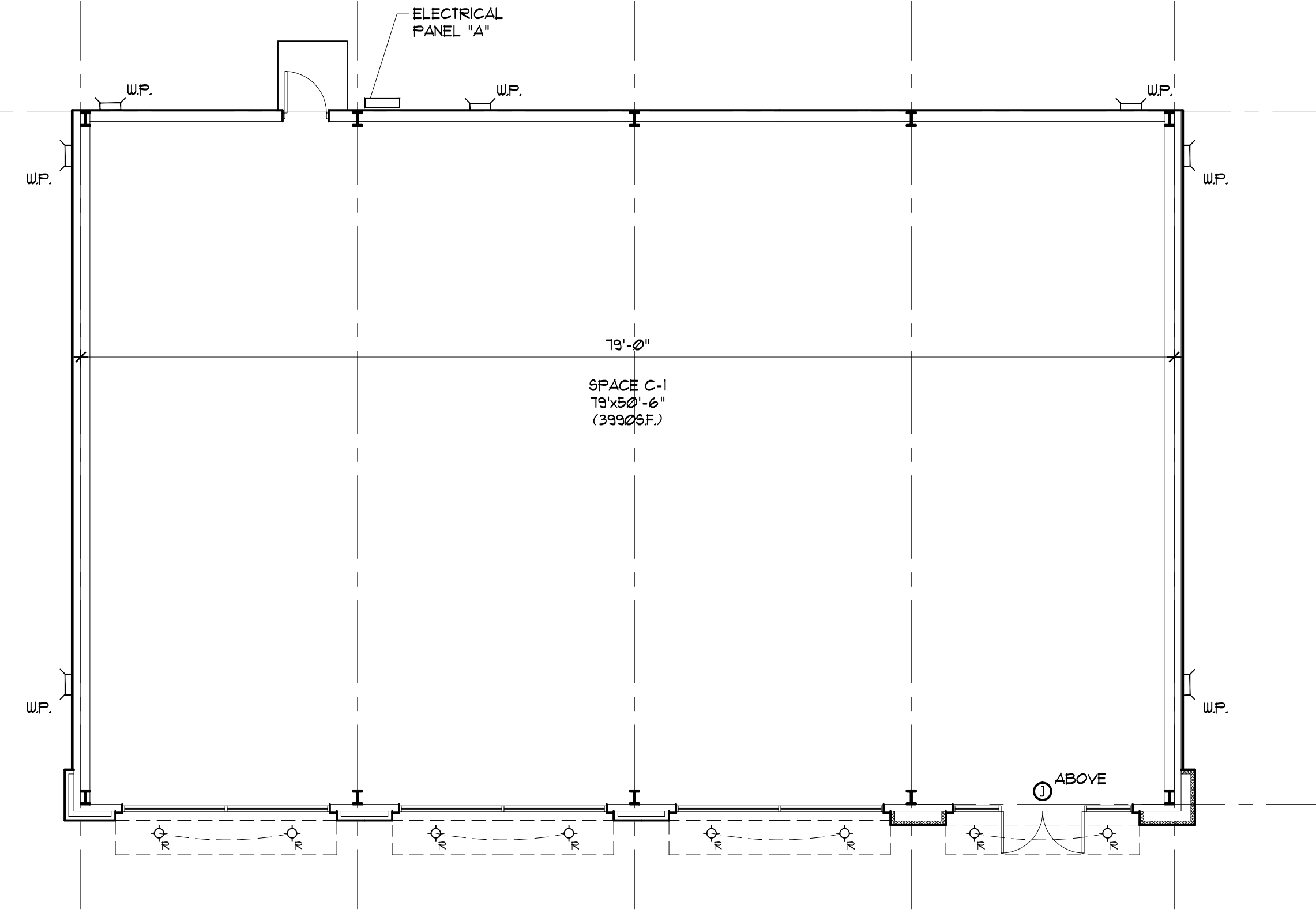
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Scale:	As Noted



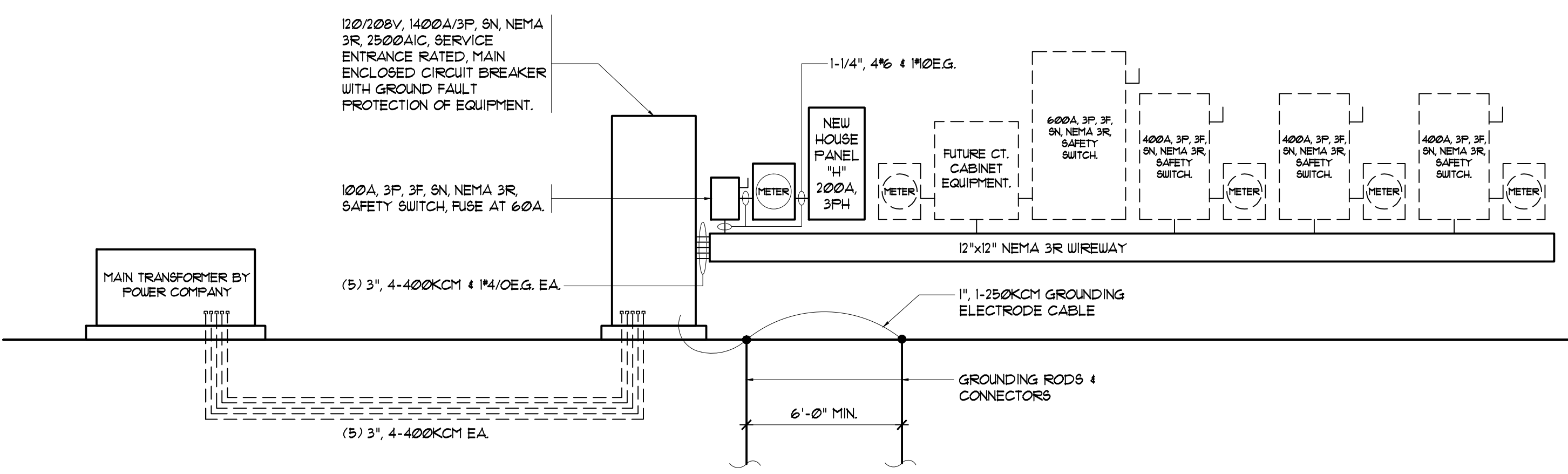
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1 Electrical Floor Plan - Building B
1/8" = 1'-0"



2 Electrical Floor Plan - Building C
1/8" = 1'-0"



Electrical Riser Diagram
NTS

ELECTRICAL SYMBOL LEGEND	
	SCONCE/PENDANT LIGHT (BY TENANT)
	RECESSED CAN LIGHTS (ON DIMMER SWITCHES)
	2X4 FLUORESCENT LIGHT
	EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT WITH BATTERY PACK
	COMBINATION DUAL HEAD EMERGENCY LIGHT/ EXIT LIGHT WITH BATTERY BACK-UP
	110 VOLT DUPLEX RECEPTACLE GFI WHERE REQUIRED BY CODE
	110 VOLT DUPLEX FLOOR RECEPTACLE GFI WHERE REQUIRED BY CODE
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ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES BEFORE CONSTRUCTION.

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