

PROJECT INFORMATION

0. PROJECT DIRECTORY:

- **OWNER:**
RUSSELL & SHELTON HOLDING CO
6363 CATINA ST
NEW ORLEANS, LA 70124
T: (504) 226-5740
- **ARCHITECT:**
CICADA, LLC
2115 MAGAZINE STREET UNIT B
NEW ORLEANS, LA 70130
T: (504) 208-1171

1. BUILDING INFORMATION:

- **PROJECT ADDRESS:**
1600 ST. CHARLES AVE
NEW ORLEANS, LA 70130
- **ZONING CLASSIFICATION:**
HU-MU-1
- **GROSS BUILDING AREA:**
11,949 SQUARE FEET
- **NET BUILDING AREA:**
9,780 SQUARE FEET

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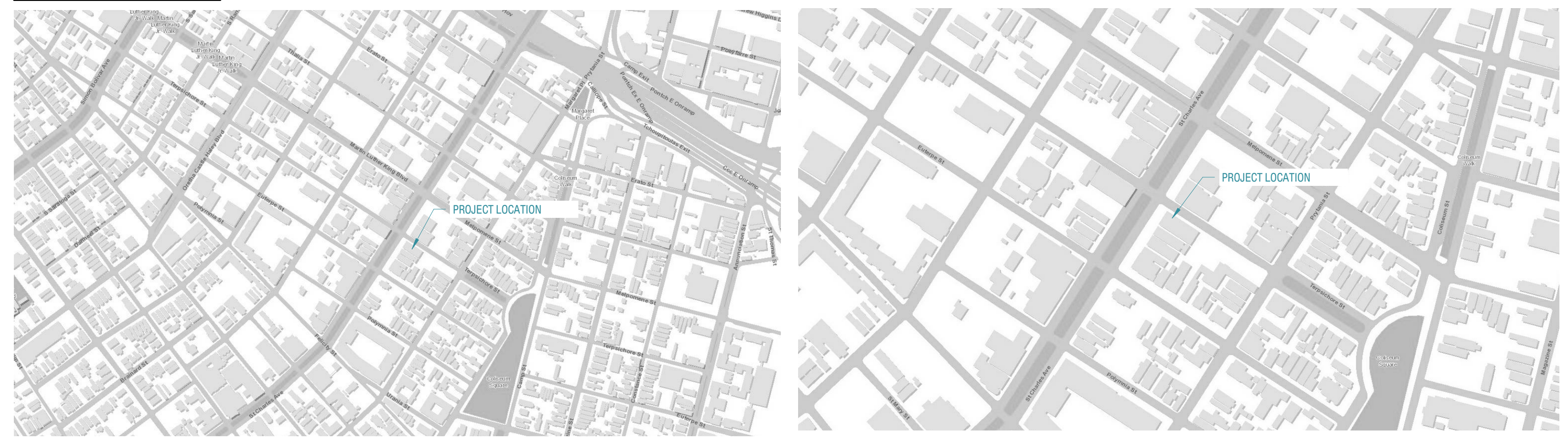


CICADA

TULANE FAMILY DENTISTRY

TULANE FAMILY DENTISTRY
1600 St. Charles Avenue New Orleans, LA 70130

VICINITY MAPS (NTS)

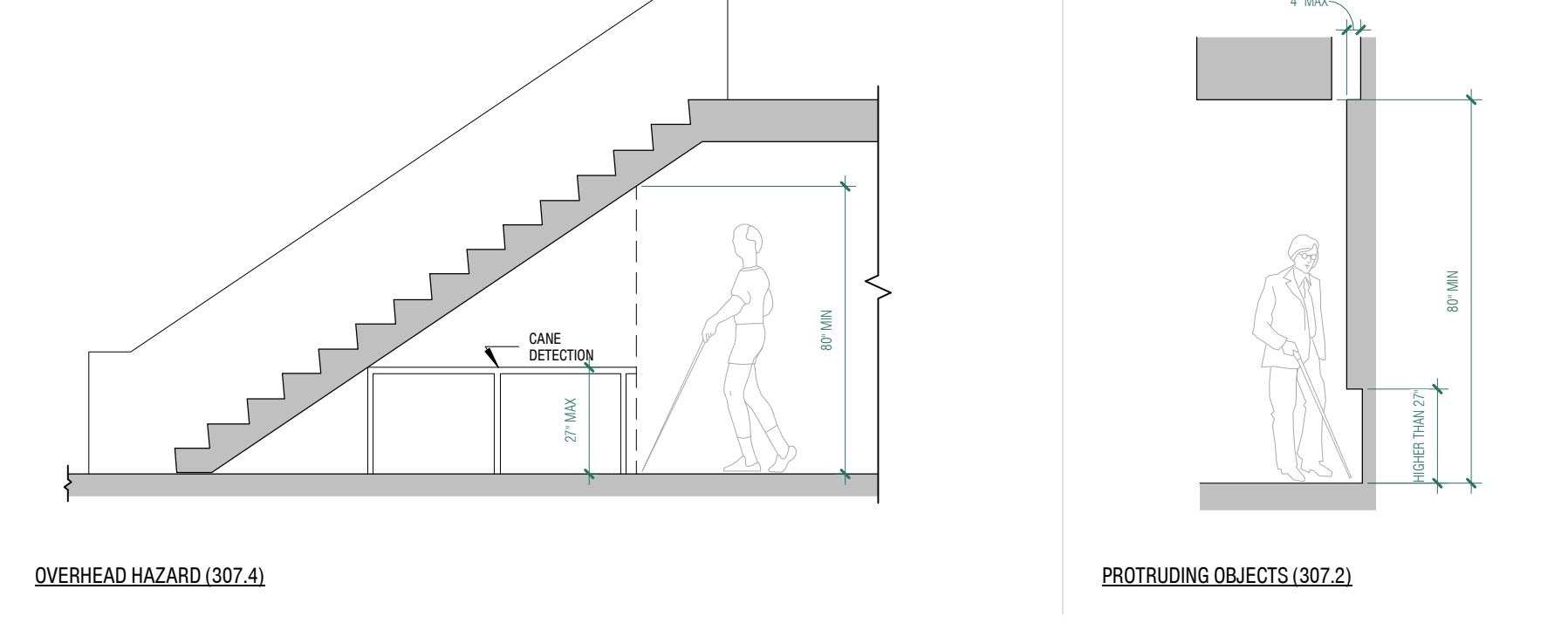
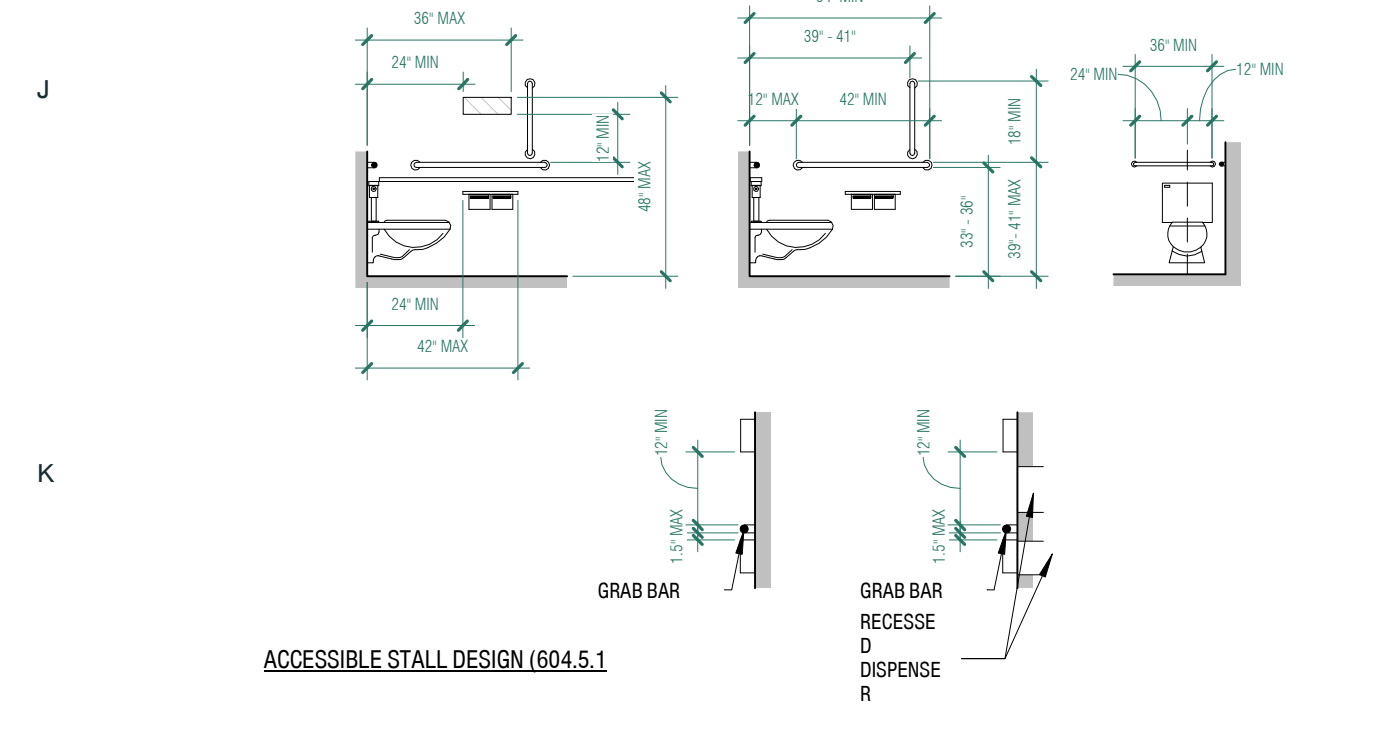
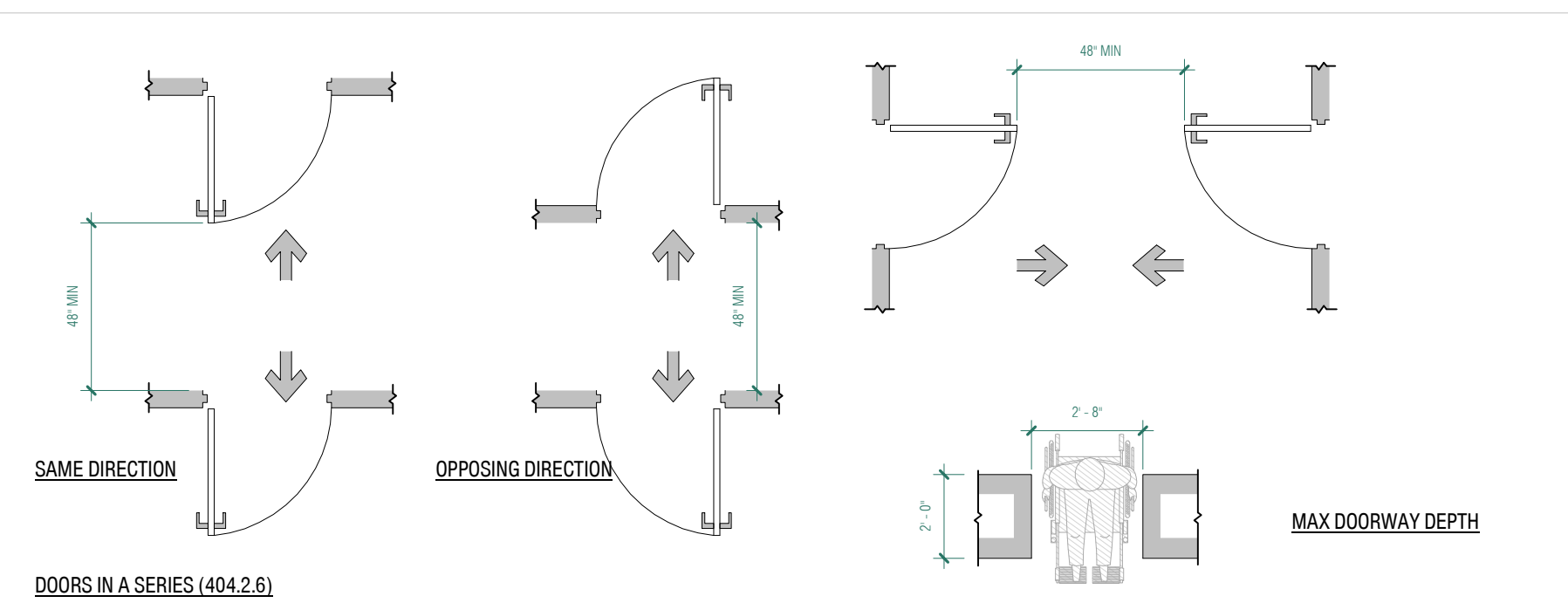
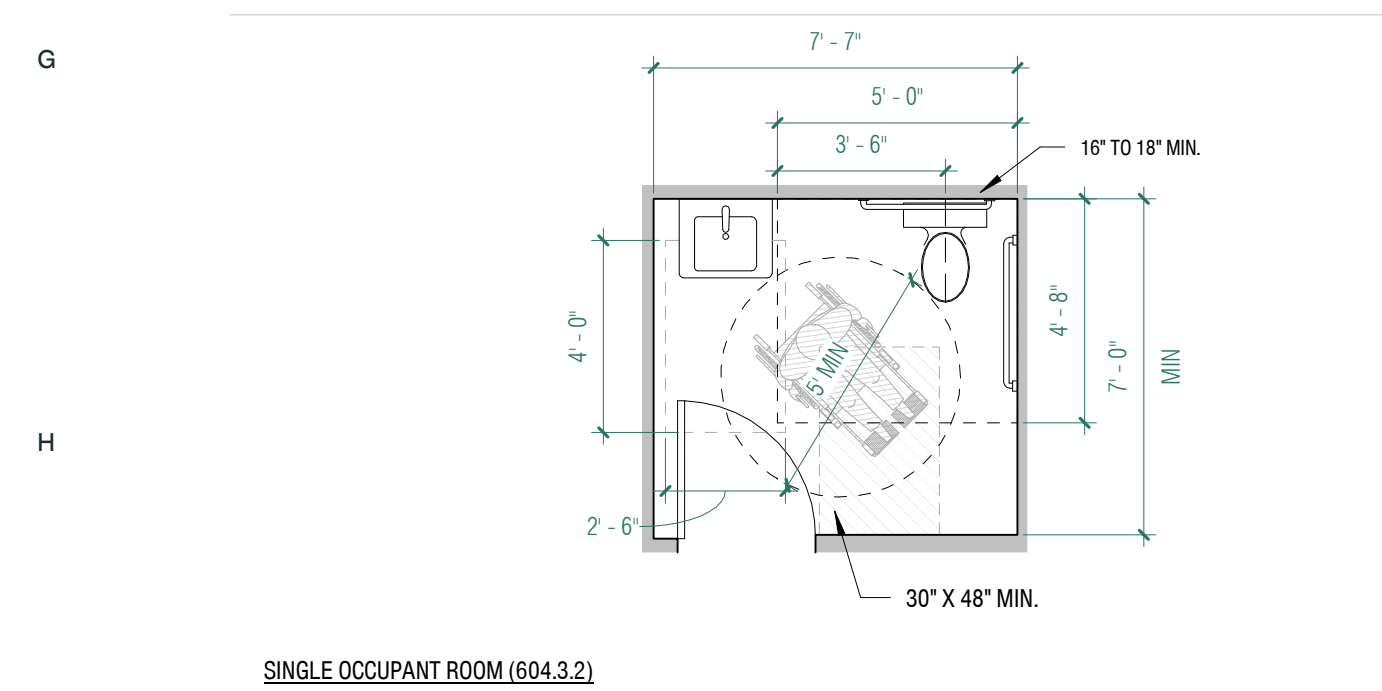
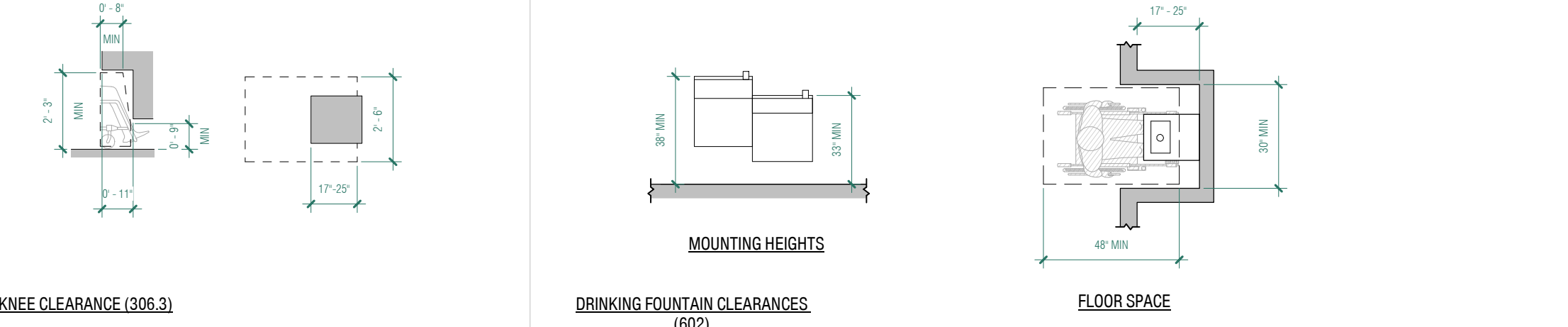
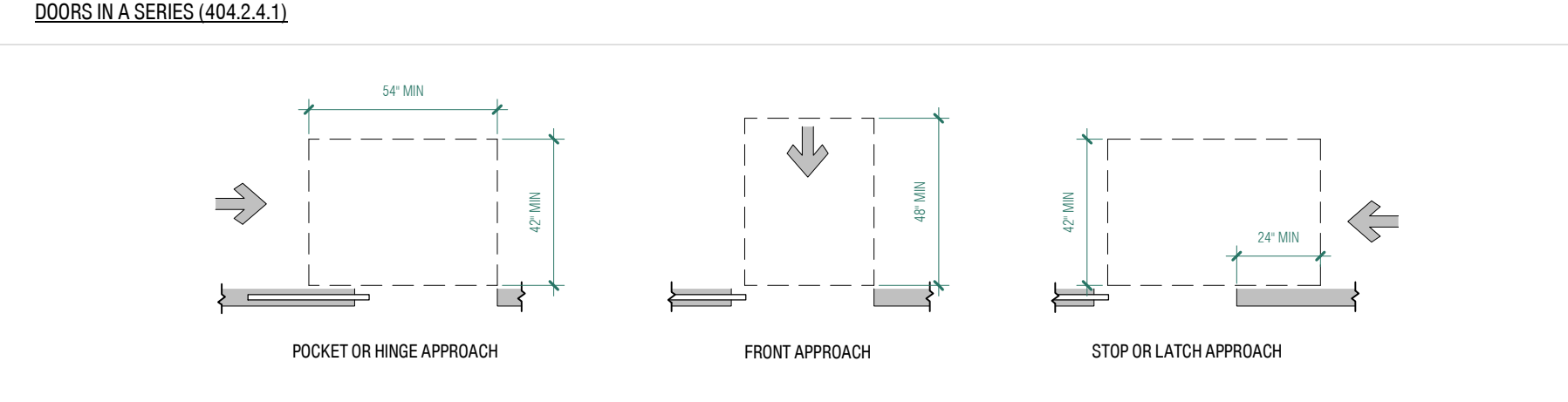
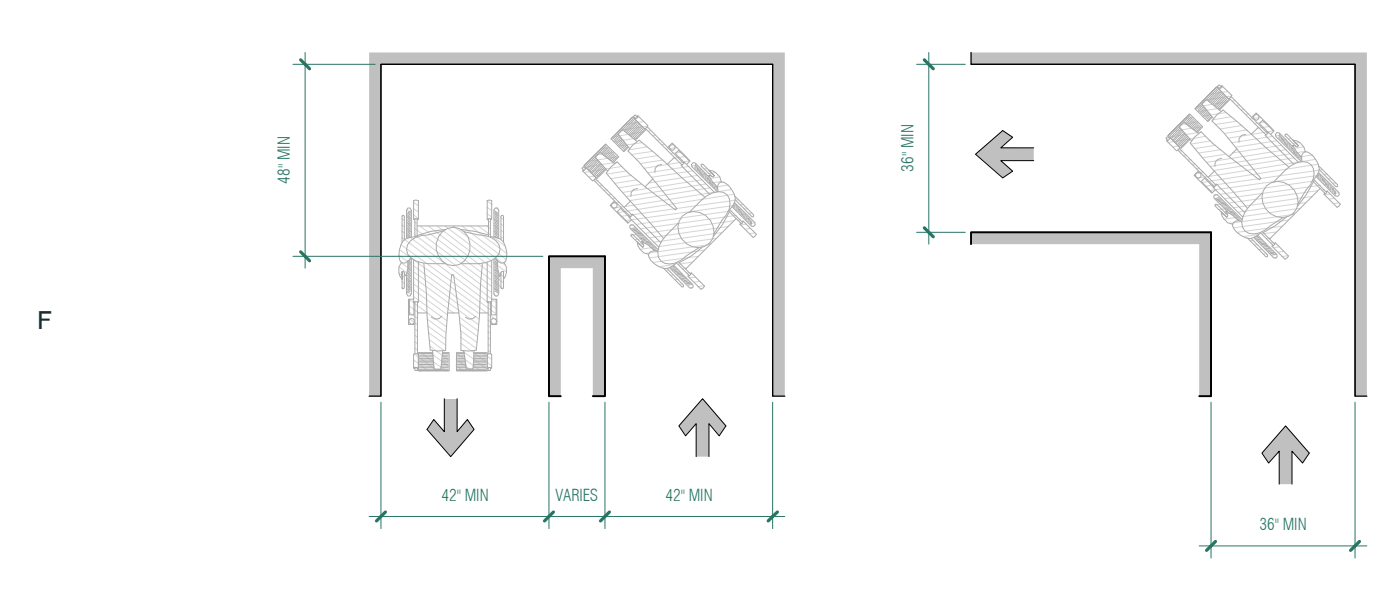
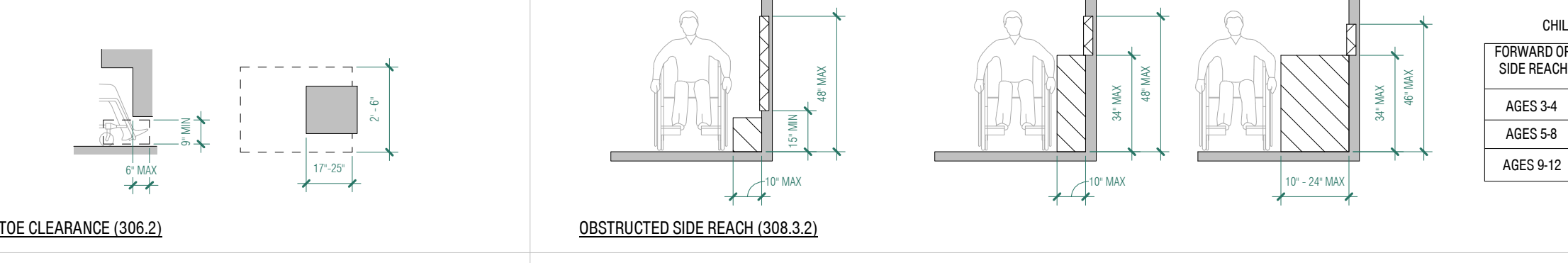
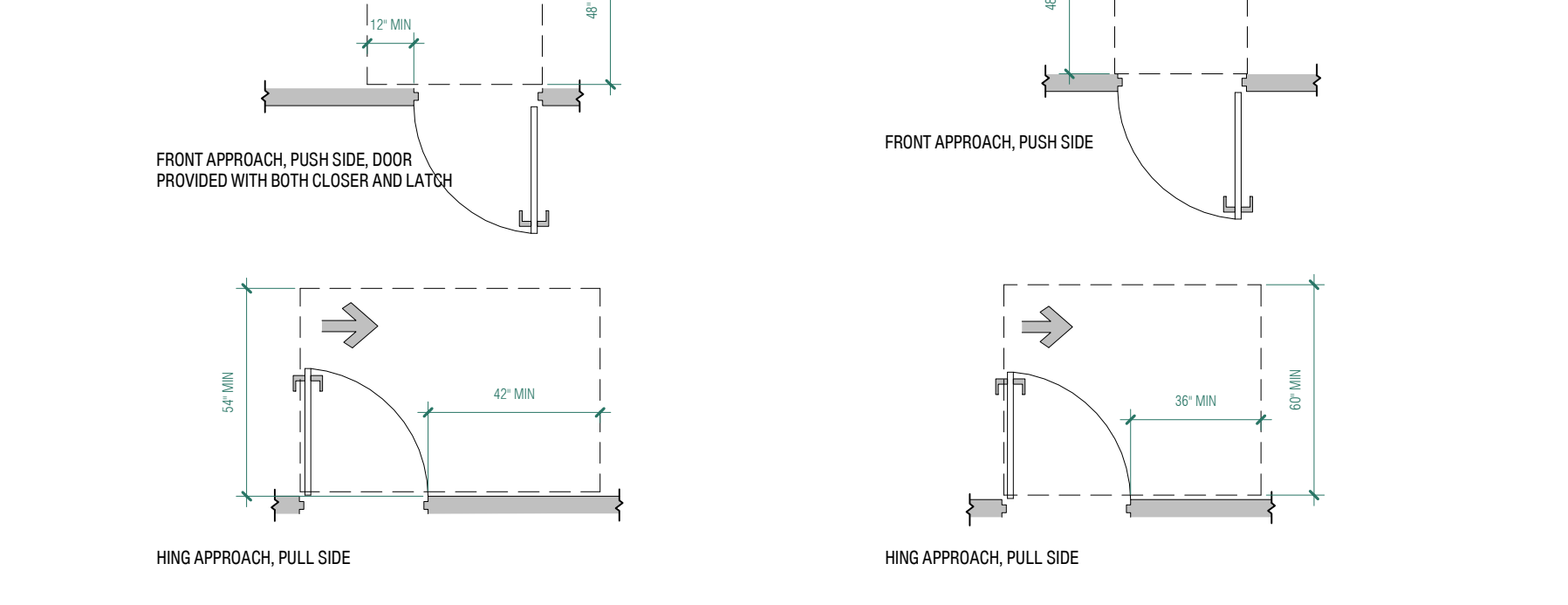
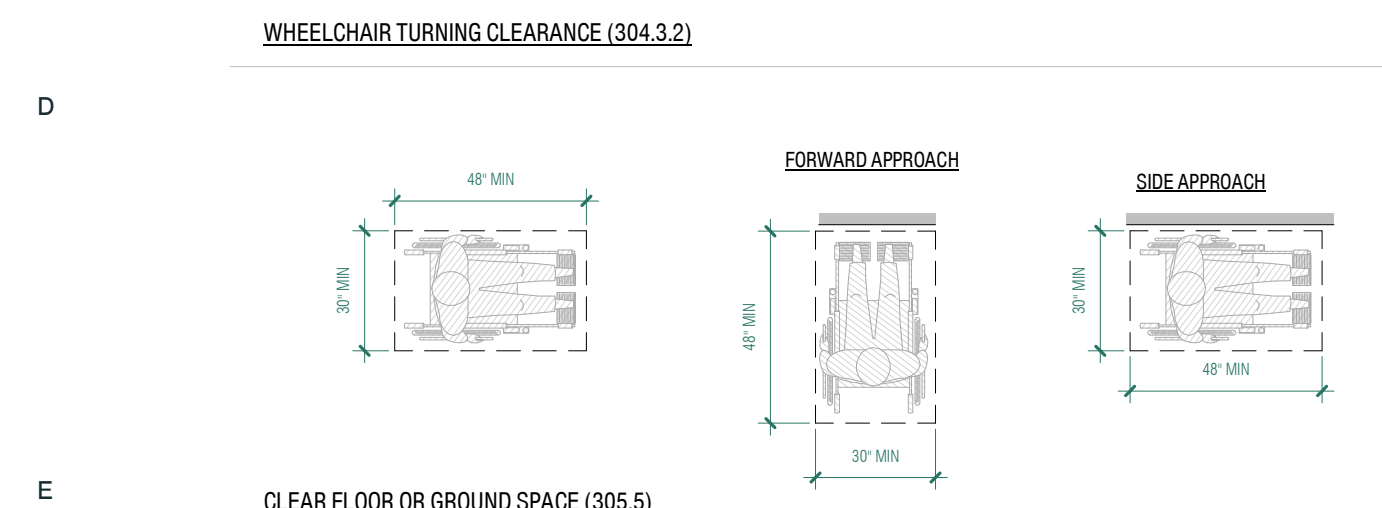
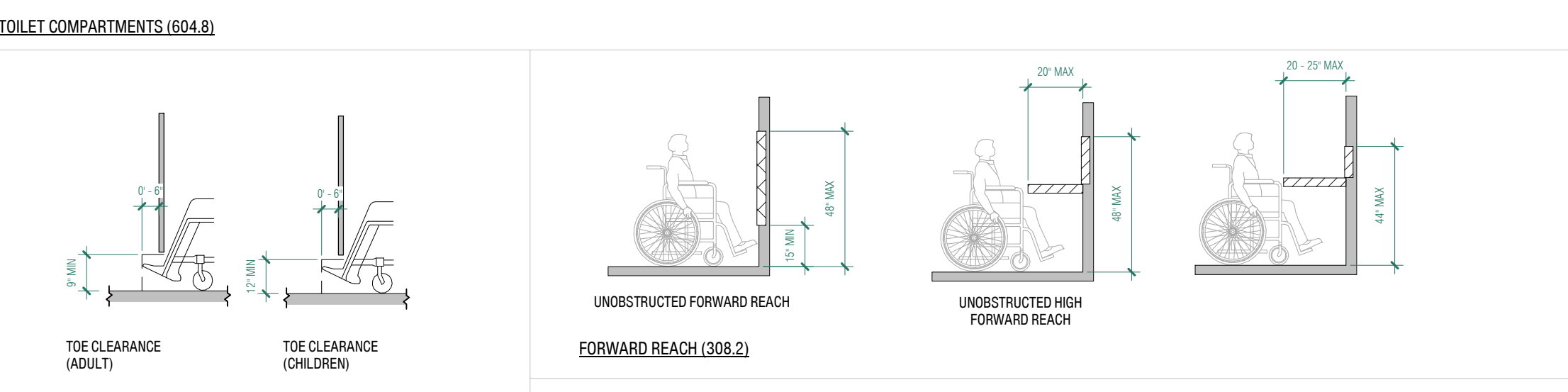
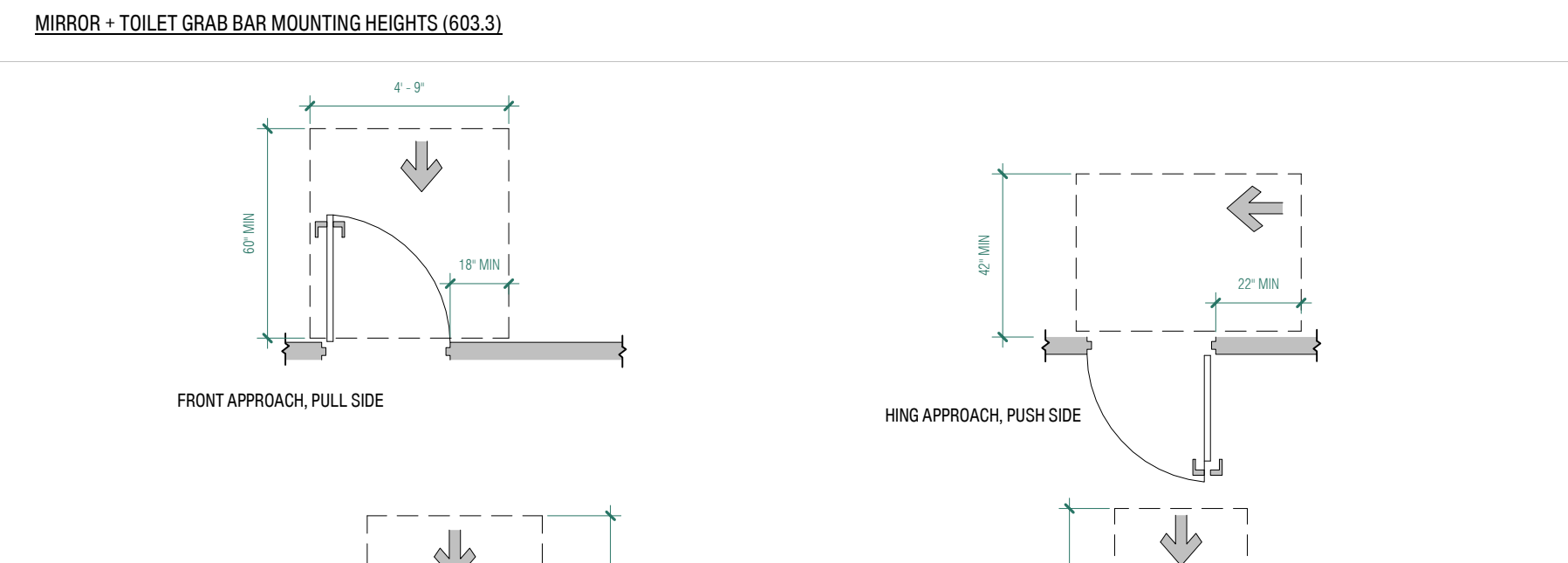
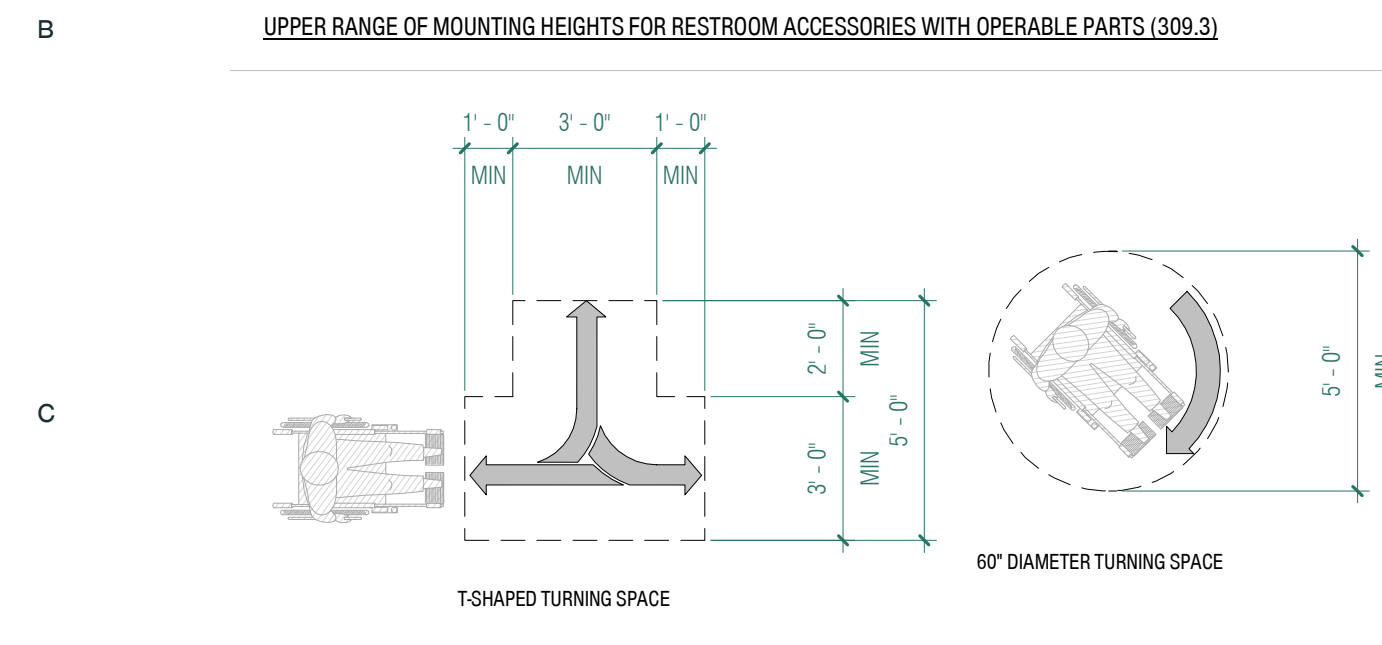
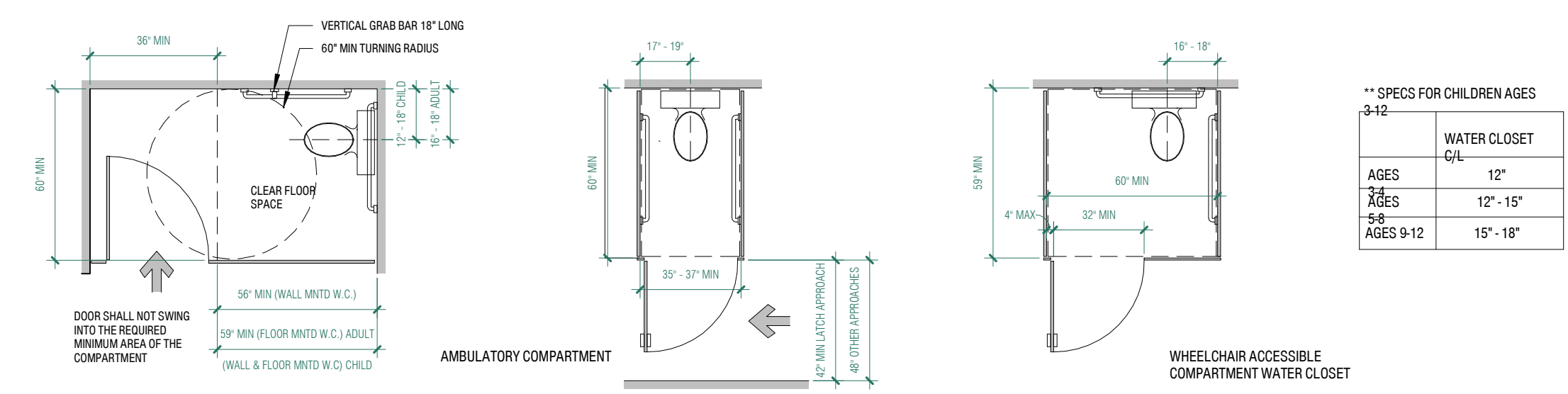
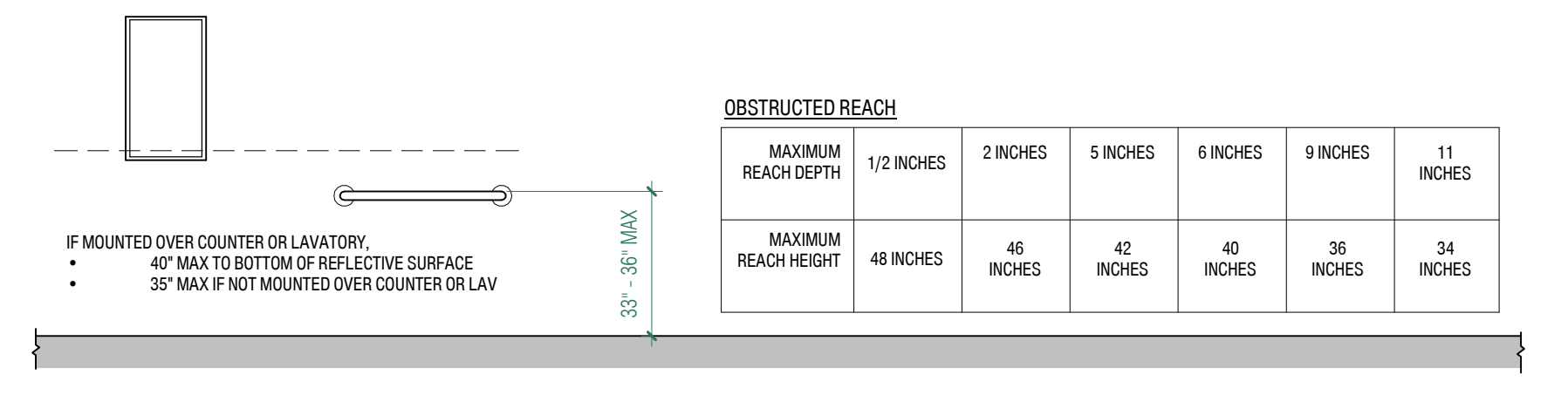
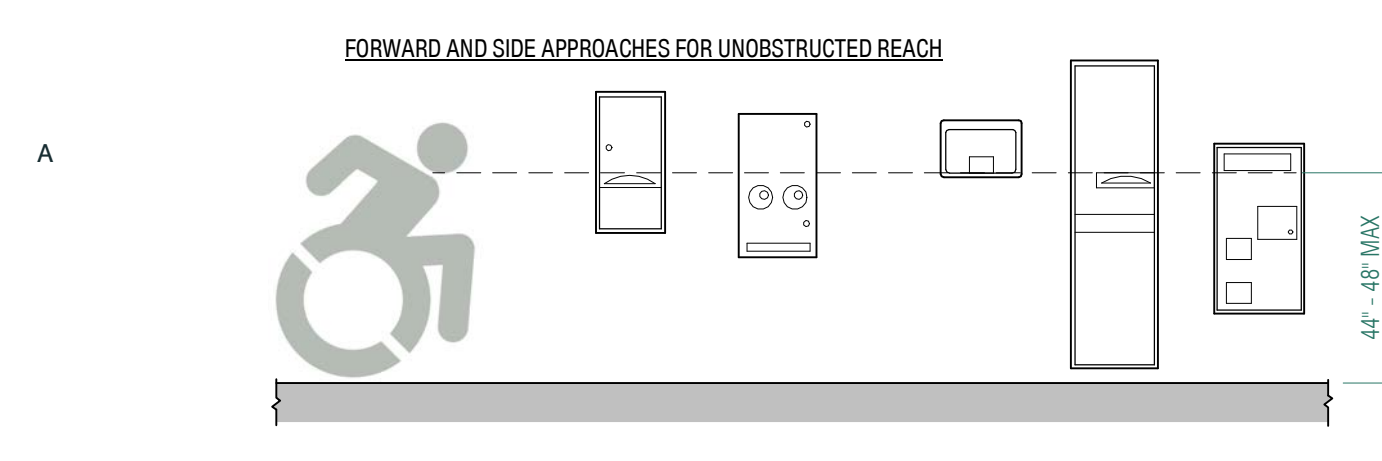


NOT FOR CONSTRUCTION

PROJECT NO:	121001
PHASE:	100% SD
ISSUED FOR:	
DATE:	03/22/2021

TITLE SHEET

GO.01



NOT FOR CONSTRUCTION

PROJECT NO:	121001
PHASE:	100% SD
ISSUED FOR:	
DATE:	03/22/2021

ACCESSIBILITY NOTES AND DETAILS

GENERAL NOTES

0. CODES:

- 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
2. APPLICABLE CODES:
A. 2015 IBC
B. 2015 NFPA
C. 2015 INTERNATIONAL MECHANICAL CODE
D. 2015 FUEL GAS CODE
E. 2015 LOUISIANA STATE PLUMBING CODE
F. 2014 NATIONAL ELECTRIC CODE
G. 2010 ADAAG/ADA
3. IN CASE OF CONFLICT BETWEEN THE APPLICABLE CODES AND STANDARDS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF WORK.

1. GENERAL:

- 1. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (AIA, AISC, ETC.) WHERE APPLICABLE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTION, AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES AND STANDARDS
3. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES
4. AN ACCURATE AND COMPLETE FINAL SURVEY MADE BY A LICENSED SURVEYOR, SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF ANY NEW BUILDING AND/ OR ANY EXTENSION TO AN EXISTING BUILDING SHOWING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURE ON LOT, LOCATION AND BOUNDARIES OF LOT, APPLICATION FOR CERTIFICATE OF OCCUPANCY.
5. DO NOT SCALE DRAWINGS FOR DIMENSIONS! CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK.
6. ALL MEANS OF EGRESS TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, TYP.
7. IN THE EVENT A CONSTRUCTION DRAWING CONTAINS AN ITEM OR ITEMS REFERENCING ANOTHER DISCIPLINE'S DRAWINGS, SUCH AS "REFER TO STRUCTURAL" OR "SEE CIVIL", THE CONTRACTOR SHALL HAVE ALLOWED FOR THE PROVISION OF THAT ITEM WHETHER SHOWN OR INDICATED IN THE OTHER DISCIPLINE OR NOT.

2. TYPE OF CONSTRUCTION / OCCUPANCY:

- 1. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR TYPE III-B UNPROTECTED NON-COMBUSTIBLE CONSTRUCTION AS DEFINED BY THE CODE.
2. THE BUILDING IS MIXED USE OCCUPANCY GROUP M (MERCANTILE) AND GROUP M (MERCANTILE).

3. DEMOLITION, UTILITIES & EXCAVATION:

- 1. LOCATE EXISTING UTILITY LINES INCLUDING: ELECTRICAL, SEWER, WATER, GAS, TELEPHONE, STEAM, FIBER OPTIC, ETC. NOTE THAT THE SITE AND FULL PROPERTY CONTAINS UNDERGROUND UTILITY LINES. THE DRAWINGS SHOW DIAGRAMMATICALLY THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES WHERE INFORMATION IS AVAILABLE, BUT THE DRAWINGS ARE NOT EXACT AS TO THE QUANTITY, EXTENT, OR LOCATION. VERIFY IN FIELD PRIOR TO CONSTRUCTION OR DEMOLITION.
2. EXERCISE CAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES. RECORD LOCATION OF DISCONNECT AND CAP AS NECESSARY, AND REPAIR DAMAGE TO EXISTING UTILITIES WHICH ARE ENCOUNTERED AS A RESULT OF WORK UNDER THIS CONTRACT.
3. THE PROJECT REQUIRES DEMOLITION OF SOME AREAS OF EXISTING CONSTRUCTION. EXERCISE CAUTION TO PROTECT ALL AREAS OF EXISTING CONSTRUCTION THAT ARE TO REMAIN AS PART OF THE FINAL CONSTRUCTION. REPAIR ANY AND ALL AREAS THAT ARE TO REMAIN AS PART OF THE FINAL CONSTRUCTION THAT ARE DAMAGED DURING THE DEMOLITION PROCESS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, DISTRICT, STATE, AND LOCAL REQUIREMENTS AND ORDINANCES.
5. ALL INTERIOR FRAMING AND UTILITIES TO BE DEMOLISHED, EXCEPT FOR MAIN BUILDING STRUCTURE. ALL COLUMN BEAMS, FLOOR AND ROOF JOISTS ARE TO REMAIN.
6. ENTIRE MEZZANINE LEVEL INCLUDING FRAMING AND FLOOR ASSEMBLY TO BE DEMOLISHED. COLUMNS AND STRUCTURE FOR THE SECOND FLOOR TO REMAIN.
7. ALL STAIRS ARE TO BE DEMOLISHED.

5. CEILING SYSTEMS:

- 1. COORDINATE THE PLACEMENT OF CEILING ELEMENTS WITH TRADES. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION REQUIREMENTS, REVIEW THE CONDITIONS WITH THE ARCHITECT PRIOR TO PROCEEDING. ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THIS PROJECT.
2. ALIGN CEILING DEVICES (SPEAKERS, SPRINKLERS, GRILLES, REGISTERS, ETC.) WITH THE CENTERLINE OF LIGHTING FIXTURES, UNLESS NOTED OTHERWISE. FINAL LOCATION TO BE APPROVED BY THE ARCHITECT.

6. ACCESS PANELS:

- 1. PROVIDE ACCESS PANELS AT WALL AND CEILING LOCATIONS FOR ELECTRICAL, PLUMBING, AND AIR CONDITIONING CONTROLS, VALVES, DAMPERS, COUNTER FIRE SHUTTERS, OR OTHER DEVICES AS REQUIRED BY THE WORK AND MAINTENANCE, AND APPLICABLE EVEN IF ACCESS PANELS ARE NOT SHOWN ON CONTRACT DOCUMENTS. ACCESS PANELS THAT ARE SHOWN ON THE DRAWINGS SHALL BE INSTALLED IN LOCATIONS AS SHOWN AND DIMENSIONED, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION INDICATING THE LOCATIONS OF ALL ACCESS PANELS.

7. FIRE PROTECTION:

- 1. THE BUILDING IS/ISNT A FULLY SPRINKLED STRUCTURE
2. CONSULT THE FIRE AUTHORITY HAVING JURISDICTION REGARDING ACCESS ROADS, GATES IN PERIMETER FENCES, AND LOCATION OF FIRE HYDRANTS, FIRE DEPARTMENT PUMPER CONNECTIONS, PORTABLE FIRE EXTINGUISHERS, AND FIRE PROTECTION DURING CONSTRUCTION. PROVIDE REQUIRED ACCESS AND EQUIPMENT.
3. OBTAIN PERMITS FOR A COMPLETE FIRE PROTECTION SYSTEM REQUIRED BY LOCAL AUTHORITIES AND FIRE DEPARTMENTS.
4. FIRE RATED CONSTRUCTION INCLUDING WALLS, FLOORS, ROOFS, SHAFTS, COLUMNS, ETC. SHALL CONFORM IN EVERY PARTICULAR WITH LOCAL AGENCIES. CUSTOM DESIGNS WHICH COMBINE COMPONENTS FROM DIFFERENT APPROVED DESIGNS, BUT HAVE NOT BEEN TESTED AS A COMPLETE ASSEMBLY WILL NOT BE ACCEPTABLE WITHOUT WRITTEN APPROVAL FROM THE LOUISIANA STATE FIRE MARSHALL.
5. FIRE AND SMOKE DAMPERS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LASFM, AND PROJECT SPECIFICATIONS. CONSULT SPECIFICATION FOR SPECIFIC TYPES OF FIRE DAMPERS TO BE USED IN SPECIFIC LOCATIONS.
6. FIRE EXTINGUISHERS: WHETHER SHOWN OR NOT, PROVIDE PORTABLE FIRE EXTINGUISHERS THROUGHOUT THE BUILDING IN ACCORDANCE WITH IBC 2015.

8. EXITS:

- 1. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. EXIT DOORS AND DOORS PROVIDING ACCESS TO EXITS SHALL BE SELF CLOSING DOORS
3. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS
4. WHERE REQUIRED, LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS WAY FINDING FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR
5. EGRESS ILLUMINATION AND POWER SOURCE FOR ILLUMINATION SHALL BE PROVIDED AS REQUIRED PER CODE.
6. DOOR JAMBS OR STOPS AND THE DOOR THICKNESS WHEN OPEN, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN HALF OF THE HALLWAY.
7. THE MINIMUM NOMINAL WIDTH OF CORRIDOR AND EXIT DOOR OPENINGS SHALL BE THIRTY-SIX INCHES, EXCEPT THAT WHERE A DOOR OPENING IS DIVIDED BY MULLIONS, THE MINIMUM NOMINAL WIDTH OF EACH SUCH OPENING SHALL BE THIRTY-TWO INCHES.

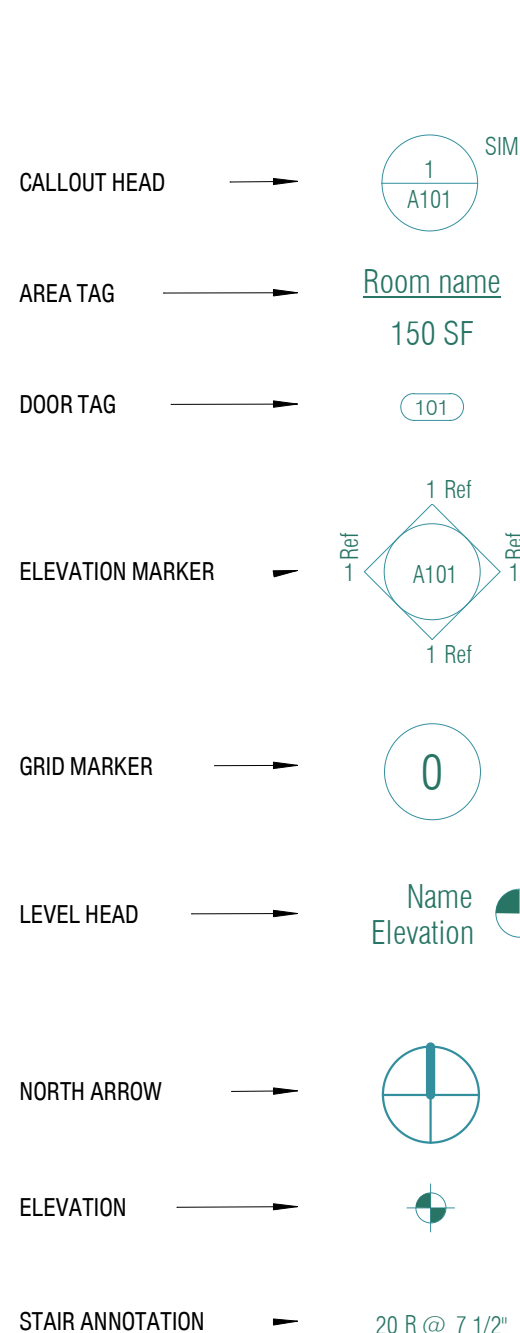
4. COORDINATION:

- 1. LOCATION OF ALL EXISTING CONSTRUCTION SHOWN IN THE DRAWINGS AND THREE-DIMENSIONAL FILES IS APPROXIMATE BASED ON EXISTING SURVEY INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND ALL EXISTING CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE START OF WORK.
2. SHOULD THE SPECIFICATIONS HAVE NO SPECIFIC PROVISIONS OR DESCRIPTIONS ON PARTICULAR MATERIALS OR KIND OF GOODS TO BE USED IN ANY PLACE, THEN IT SHALL BE THE DUTY OF THE CONTRACTOR TO SUBMIT A REQUEST FOR INTERPRETATION. THE CONTRACTOR SHALL BE DEEMED TO HAVE INCLUDED THE HIGHEST QUALITY OF MATERIAL AND MEANS OF COMPLETING THE WORK IN THE CONTRACT.
3. STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING, SECURITY, FIRE PROTECTION, LANDSCAPE, SIGNAGE & OTHER DRAWINGS AND MODELS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS AND MODELS, BUT TOGETHER WITH THE ARCHITECTURAL DRAWINGS AND MODELS FORM RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, LIGHTING, SECURITY, PLUMBING, FIRE PROTECTION AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY DISCOVERED BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTANT DISCIPLINE'S DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. CONTRACTOR SHALL NOT, EITHER KNOWINGLY OR IF HE SHOULD HAVE KNOWN BASED ON INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS, INSTALL WORK IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS. ANY SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THIS PROJECT.
4. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS, COMPUTER DATABASE, AND SPECIFICATIONS, OR WITHIN THEMSELVES, THE ARCHITECT WILL DETERMINE WHICH CONFLICTING REQUIREMENT GOVERNS. CONTRACTOR SHALL VERIFY THE DIMENSIONS, ELEVATIONS, AND ALL EXISTING CONDITIONS AND CONSTRUCTION AT THE SITE, AND SHALL REPORT TO THE ARCHITECT, IN WRITING, DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITIONS AND THE DRAWINGS AND COMPUTER DATABASE FOR THE ARCHITECT'S DECISION AND INSTRUCTIONS BEFORE PROCEEDING WITH WORK AFFECTED BY SUCH DISCREPANCIES. IF ANY DISCREPANCY OR CONFLICT OCCURS BETWEEN THE DRAWINGS, COMPUTER DATABASE, AND SPECIFICATIONS, OR ERRORS EXIST IN ANY OF THE DRAWINGS, COMPUTER DATABASE, OR SPECIFICATIONS, THE SITUATION SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND THE ARCHITECT WILL ISSUE A CLARIFICATION.
5. ALL MANUFACTURED MATERIALS USED SHALL BEAR THE APPROPRIATE MEA, BSA, OR U.L. LABELS.
6. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THESE PROJECTS.
7. VALVES, CONTROLS, AND TERMINATIONS SHALL BE POSITIONED FOR SAFE, DIRECT, AND EASY ACCESS. PIPING AND CUTWORK SHALL BE INSTALLED FOR CONVENIENT FUTURE ADDITIONS AND MODIFICATIONS.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES AND PARTITIONS AND ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, PLUMBING OR MISCELLANEOUS EQUIPMENT.
9. CONTRACTOR'S MATERIALS AND ACTIVITIES SHALL NOT BLOCK ANY EXIT OR IMPAIR FLOOR-TO-FLOOR FIRE SEPARATION WHILE THE BUILDING IS OCCUPIED.
10. CONTRACTOR SHALL VERIFY ALL CONCRETE AND EXISTING OPENINGS IN THE FIELD PRIOR TO THE FABRICATION OF DOORS AND FRAMES.
11. CONTRACTOR TO COORDINATE THE EXACT DIMENSIONS, SIZES, AND POSITIONS OF OPENINGS IN SLABS AND WALLS AND COORDINATE PLUMBING AND MECHANICAL DRAWINGS FOR STRUCTURAL BEAMS TO BE SLEEVED PRIOR TO COMMENCING STRUCTURAL WORK.
12. SPECIFIC NOTES OR KEYNOTES ON DRAWINGS APPLY TO SIMILAR CONDITIONS ON OTHER DETAILS ON ALL DRAWINGS UNLESS NOTED OTHERWISE.
13. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING THE WORK. MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS, GEOMETRY, OR CONDITIONS AND SHALL BE MADE PART OF THE WORK AT NO ADDITIONAL COST TO THIS PROJECT.
14. DRAWINGS/DETAILS IDENTIFY THE GENERAL MATERIALS TO BE USED IN THE CONSTRUCTION. SEE SPECIFICATION FOR SPECIFIC MATERIAL TYPES AND LOCATIONS TO BE USED.

ABBREVIATIONS

Table listing abbreviations for various construction materials and components, including AC (AIR CONDITIONING), AD (AREA DRAIN), ALUM (ALUMINUM), BOARD (BOARD), BLK (BLOCK), CORR (CORRIDOR), CAB (CABINET), CPT (CARPET), CON (CONCRETE), CORR (CORRIDOR), DBL (DOUBLE), DEPT (DEPARTMENT), DET (DETAIL), DIA (DIAMETER), DIA (DIAMETER), DIF (DIFFUSER), DN (DOWN), DR (DOOR), DS (DOWNSPOUT), DSP (DRY STANDPIPE), DWG (DRAWING), EA (EACH), EC (EXPOSED CONSTRUCTION), EJ (EXPANSION JOINT), EL (ELEVATION), ELEV (ELEVATOR), EXH (EXHAUST), EXP (EXPANSION, EXPOSED), EXT (EXTERIOR, EXTINGUISH), FA (FIRE ALARM, FRESH AIR), FD (FLOOR DRAIN), FDC (FIRE DEPARTMENT CONNECTION), FE (FIRE EXTINGUISHER), FEC (FIRE EXTINGUISHER CABINET), FFE (FINISHED FLOOR ELEVATION), F&E (FIXTURES, FURNISHINGS & EQUIPMENT), FIT (FITURE), FL (FLOOR, FIRE LINE), FLASH (FLASHING), FLE (FLOORING), FLEX (FLEXIBLE), FLG (FLANGE, FLASHING, FLOORING), FLR (FLOOR), FLUOR (FLUORESCENT), FO (FINISHED OPENING), FOC (FACE OF CONCRETE), FOF (FACE OF FINISH), FOS (FACE OF STUDS), FP (FIREPROOF), FRM (FRAME), FRPF (FIREPROOF), FT (FOOT), FURN (FURNITURE), GA (GAUGE, GAGE), GALV (GALVANIZED), GC (GENERAL CONTRACTOR), GP (GROUND FACE), GFI (GROUND FAULT INTERRUPTED), GFRC (GLASS FIBER REINFORCED CONCRETE), GL BLK (GLASS BLOCK), GYP BD (GYPSUM BOARD), H (HIGH), HB (HOSE BIB), HC (HANDICAPPED), HDR (HEADER), HDWD (HARDWOOD), HDWE (HARDWARE), HEX (HEXAGONAL), HGR (HANGER), HGT (HEIGHT), HM (HOLLOW METAL), HORIZ (HORIZONTAL), HTG (HEATING), HTR (HEATER), HWAC (HEATING, VENTILATING & AIR CONDITIONING), HWH (HOT WATER HEATER), HWS (HOT WATER SUPPLY), ID (INSIDE DIAMETER), IE (INVERT ELEVATION), IN (INCH), INSUL (INSULATION), INTM (INTERMEDIATE), INV (INVERT), JAN (JANITOR), JT (JOINT), KIP (1000 POUNDS), L (LENGTH), LAB (LABORATORY, LABOR), LAM (LAMINATE, LAMINATED), LAV (LAVATORY), LAB (LABORATORY), LF (LINEAR FOOT), LL (LIVE LOAD), LNDD (LANDING), LNLT (LINTEL), LTG (LIGHTING), LVR (LOUVER), LWC (LIGHT WEIGHT CONCRETE), MECH (MECHANICAL), MED (MEDIUM), MET (METAL), MFR (MANUFACTURER), MH (MANHOLE), MN (MINIMUM), MR (MIRROR), MSC (MISCELLANEOUS), MLDG (MOLDING), MO (MASONRY OPENING), MULL (MULLION), NEC (NATIONAL ELECTRICAL CODE), NEUT (NEUTRAL), NIC (NOT IN CONTRACT), NRC (NOISE REDUCTION COEFFICIENT), NTS (NOT TO SCALE), OC (ON CENTER), OD (OUTSIDE DIAMETER), OFF (OFFICE), OH (OPPOSITE HAND), OPP (OPPOSITE), P (PAINT), P LAM (PLASTIC LAMINATE), PCF (POUNDS PER CUBIC FOOT), PCPL (PORTLAND CEMENT PLASTER), PERF (PERFORATE), PKG (PACKING), PLBG (PLUMBING), PLYWD (PLYWOOD), PLUMB (PLUMBING), PREFAB (PREFABRICATED), PSF (POUNDS PER SQUARE FOOT), PSI (POUNDS PER SQUARE INCH), PSIG (POUNDS PER SQUARE INCH GAGE), PT (PAINT, POINT, PART, POTENTIAL TRANSFORMER), PTC (POST-TENSIONED CONCRETE), PTD (PAINTED, PAPER TOWEL DISPENSER), PWD (PLYWOOD), QUAL (QUALITY), QUANT (QUANTITY), QT (QUARRY TILE, QUART), QTR (QUARTER), QTY (QUANTITY), RAD (RADIUS, RADIATOR), RB (RUBBER, RUBBER BASE, RESILIENT BASE), RD (ROOF DRAIN, ROUND, RECEPTACLE DISTRIBUTION PANEL), REF (REFERENCE), REINF (REINFORCEMENT, OR REINFORCE), RESIL (RESILIENT), RM (ROOM), RO (ROUGH OPENING), RT (RUBBER TILE, RIGHT), RWD (REDWOOD), S (SOUTH), SC (SOLID CORE), S, CONC (SEALED CONCRETE), SCHED (SCHEDULE), SOW (SOLID CORE WOOD), SD (SOLID CORE), SECT (SECTION), SF (SQUARE FOOT), SGG (STRUCTURAL GLAZING GASKET), SHTHG (SHEATHING), SHWR (SHOWER), SIG (SIGNAL), SIM (SIMILAR), SKL (SKYLIGHT), SPEC (SPECIFICATION), SPC (SPEAKER), SPLR (SPRINKLER), STC (SOUND TRANSMISSION CLASS), STD (STANDARD), STOR (STORAGE), STRUC (STRUCTURAL), SUPP (SUPPLEMENTARY), SW (SWITCH), SY (SQUARE YARD), SYM (SYMMETRICAL), T&B (TOP AND BOTTOM), T&G (TONGUE & GROOVE), TEL (TELEPHONE), TEMP (TEMPORARY), THK (THICK), THR (THRESHOLD), TO (TOP OF), TOC (TOP OF CONCRETE), TOP (TOP OF PARAPET), TOS (TOPE OF STEEL), TOW (TOP OF WALL), TP (TOP OF PAVEMENT), THRMST (THERMOSTAT), THRU (THROUGH), TKBD (TACKBOARD), TOL (TOLERANCE), TV (TELEVISION), TYP (TYPICAL), TZ (TERRAZZO), UL (UNDERWRITERS' LABORATORIES), UNF (UNFINISHED), UNO (UNLESS NOTED OTHERWISE), UNO (UNLESS OTHERWISE NOTED), UT (UTILITY), VCT (VINYL COMPOSITION TILE), VENT (VENTILATE), VEST (VESTIBULE), VF (VINYL FABRIC), VFGT (VINYL FOAM GLAZING TAPE), VIF (VERIFY IN THE FIELD), VT (VINYL TILE), VTR (VENT THROUGH ROOF), W/ (WITH), W/O (WITHOUT), WB (WOOD BASE), WC (WATER/LOSET), WD (WOOD), WDW (WINDOW), WH (WATER HEATER), WP (WATERPROOF), WT (WEIGHT)

CICADA SYMBOL LEGEND



TULANE FAMILY DENTISTRY

TULANE FAMILY DENTISTRY

1600 St. Charles Avenue New Orleans, LA 70130

NOT FOR CONSTRUCTION

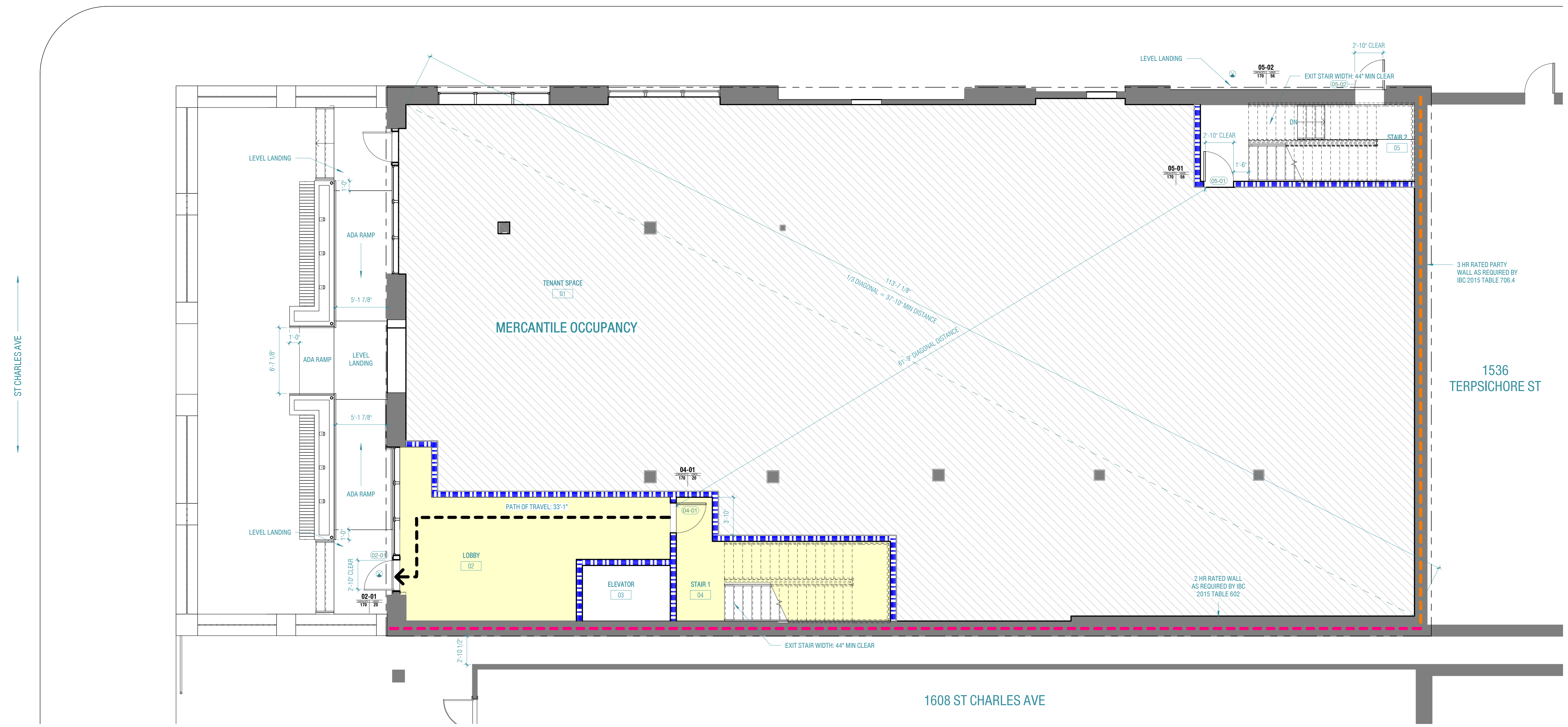
Table with project details: PROJECT NO: 121001, PHASE: 100% SD, ISSUED FOR: DATE: 03/22/2021

GENERAL NOTES, ABBREVIATIONS, SYMBOLS

GO.03

CICADA

TERPSICHORE STREET



H1 LIFE SAFETY - LEVEL 1
3/16" = 1'-0"

LIFE SAFETY KEY

- EXISTING WALLS
- NEW WALLS
- EXIT SIGNAGE LOCATION
- LIFE SAFETY DOOR TAG
- FIRE EXTINGUISHER CABINET - 1 PER 3,000 S.F. MAX TRAVEL DISTANCE OR 75' RADIUS
- 1 HOUR FIRE BARRIER
- 1 HR HORIZONTAL SEPARATION
- 2 HR FIRE-RATED WALL
- 3 HR FIRE-RATED WALL
- EXIT ACCESS
- PATH OF TRAVEL
- COMMON PATH
- LIFE SAFETY RM TAG

LIFE SAFETY NOTES

- 0. OCCUPANCY CLASSIFICATION:**
- IBC 2015 (SECTION 903)
 - MERCANTILE
 - BUSINESS
 - NFPA 101-2015 (SECTION 6.1.2)
 - MERCANTILE
 - BUSINESS
- 1. CONSTRUCTION TYPE:**
- IBC 2015 (SECTION 903)
 - III-B
 - NFPA 101-2015 (SECTION 9.7)
 - SPRINKLERED
- 2. TOTAL BUILDOUT SQUARE FOOTAGE:**
- 11,949 GROSS S.F.
- 3. OCCUPANT LOAD:**
- IBC 2015 (TABLE 1004.1.2)
 - BUSINESS: 100 GROSS
 - ASSEMBLY, CONCENTRATED: 7 NET
 - STORAGE: 300 GROSS
 - NFPA 101-2015 (TABLE 7.3.1.2)
 - BUSINESS: 150 GROSS
 - ASSEMBLY, CONCENTRATED: 7 NET
 - STORAGE: 500 GROSS

4. FIRE PROTECTION:

- IBC 2015 (SECTION 903)
 - SPRINKLERED
- NFPA 101-2015 (SECTION 9.7)
 - SPRINKLERED

5. FIRE ALARM & ANNUNCIATION:

- IBC 2015 (SECTION 907.2.1.2)
 - MANUAL FIRE ALARM REQUIRED
 - EXCEPTION: MANUAL ALARM NOT REQUIRED IF SPRINKLERED WITH WATER-FLOW ALARM
- NFPA 101-2015 (SECTION 9.7)
 - N/A

6. HEIGHT | STORIES | AREA LIMITATION:

# OF STORIES (MERCANTILE)	EXISTING CONDITION	MAX ALLOWED
2	2	3 (S)
# OF STORIES (BUSINESS)	2	4(S)
BUILDING HEIGHT	43'-4"	75'-0" (S)
CONSTRUCTION TYPE	III-B	

7. CORRIDOR FIRE RATING:

- IBC 2015 (TABLE 1020.1)
 - BUSINESS: 0 HR (SPRINKLERED)
- NFPA 101-2015
 - N/A

8. EXTERIOR FIRE SEPERATION:

- IBC 2015 (TABLE 602)
 - x < 5 FT
 - 1 HR GROUP B
 - 2 HR GROUP M
 - 5 FT ≤ x < 10 FT
 - 1 HR GROUP B & GROUP M
 - 0 HR GROUP B & GROUP M
 - 10 FT ≤ x < 30 FT
 - 1 HR GROUP B & GROUP M
 - 0 HR GROUP B & GROUP M
 - x ≥ 30 FT
 - N/A

9. MAX ALLOWABLE TRAVEL DISTANCE:

- IBC 2015 (TABLE 1017.2)
 - BUSINESS: 300 FEET (SPRINKLERED)
- NFPA 101-2015
 - BUSINESS: 300 FEET (SPRINKLERED)

10. MAX ALLOWABLE DEAD END:

- IBC 2015 (SECTION 1020.4)
 - BUSINESS: 50 FEET (SPRINKLERED)
- NFPA 101-2015
 - BUSINESS: 50 FEET (SPRINKLERED)

11. MAX ALLOWABLE COMMON PATH OF TRAVEL:

- IBC 2015 (TABLE 1006.2.1)
 - BUSINESS: 75 FEET (SPRINKLERED)
- NFPA 101-2015 (TABLE A.7.6)
 - BUSINESS: 100 FEET (SPRINKLERED)

12. REQUIRED CAPACITIES BASED ON OCCUPANT LOAD:

- IBC 2015 (SECTION 1005.1)
 - STAIRWAYS: 0.2 INCHES PER OCCUPANT (SPRINKLERED, VOICE AUTOMATED)
 - OTHER EGRESS: 0.15 PER OCCUPANT (SPRINKLERED, VOICE AUTOMATED)
- NFPA 101-2015 (TABLE 7.3.3.1)
 - STAIRWAYS: 0.3 INCHES PER OCCUPANT
 - OTHER EGRESS: 0.2 PER OCCUPANT

13. INTERIOR EXIT STAIRWAYS:

- IBC 2015 (TABLE 1023.2)
 - ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS PER IBC SECTION 707 SHALL HAVE FIRE-RESISTANCE OF 1 HR WHERE CONNECTING LESS THAN FOUR STORIES

14. OCCUPANCY SEPARATION:

- OCCUPANCY SEPARATION (IBC TABLE 508.4)
 - NO SEPARATION REQUIRED
- NFPA 101-2015 (TABLE 6.1.14.4.1)
 - 2 HR SEPARATION REQUIRED BETWEEN MERCANTILE AND BUSINESS OCCUPANCIES
 - EXCEPTION: 1 HR PERMITTED IF BUILDING IS SPRINKLERED

PLUMBING NOTES (PER IBC CH 29)

- 1. WATER CLOSETS:**
- BUSINESS (TABLE 2902.1.1)
 - 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
 - OCCUPANT LOAD OF 39 = 2 WATER CLOSETS
 - LOCATION OF TOILET FACILITIES (PI) 2902.3.2
 - THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500'
- 2. LAVATORIES:**
- BUSINESS (TABLE 2902.1.1)
 - 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
 - OCCUPANT LOAD OF 39 = 1 LAVATORY
- 3. DRINKING FOUNTAINS:**
- BUSINESS (TABLE 2902.1.1)
 - 1 PER 100
- 4. SERVICE SINK:**
- BUSINESS (TABLE 2902.1.1)
 - 1 SERVICE SINK

OCCUPANT LOAD LEGEND

BUSINESS
STORAGE
UNASSIGNED
WHITE BOX

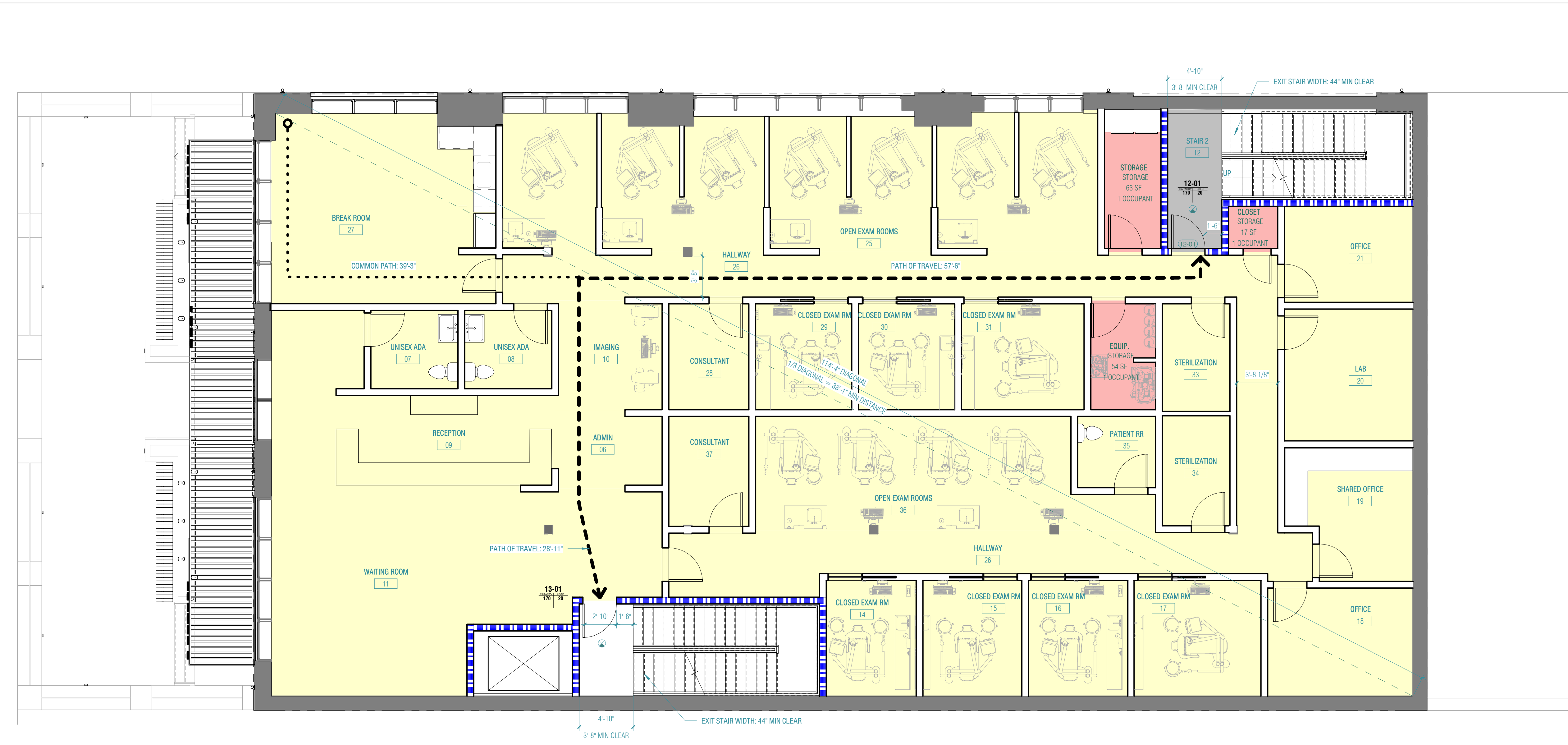
OCCUPANT LOAD CALCULATION

OCCUPANCY	AREA	LOAD FACTOR	OCCUPANT LOAD
BUSINESS: LVL 1	320 GSF	150 GROSS	3 OCCUPANTS
BUSINESS: LVL 2	4,749 GSF	150 GROSS	32 OCCUPANTS
STORAGE	SEE PLAN	500 GROSS	4 OCCUPANTS
TOTAL:			39 OCCUPANTS

PROJECT NO: 121001
 PHASE: 100% SD
 ISSUED FOR:
 DATE: 03/22/2021

FIRST FLOOR LIFE SAFETY PLAN

NOT FOR CONSTRUCTION



H1 LIFE SAFETY - LEVEL 2
3/16" = 1'-0"

LIFE SAFETY KEY

- EXISTING WALLS
- NEW WALLS
- EXIT SIGNAGE LOCATION
- LIFE SAFETY DOOR TAG
- FIRE EXTINGUISHER CABINET - 1 PER 3,000 S.F. MAX TRAVEL DISTANCE OR 75' RADI
- 1 HOUR FIRE BARRIER
- 1 HR HORIZONTAL SEPARATION
- 2 HR FIRE-RATED WALL
- 3 HR FIRE-RATED WALL
- EXIT ACCESS
- PATH OF TRAVEL
- COMMON PATH
- Room name
Occupancy
150 SF
2 Occupants
- LIFE SAFETY RM TAG

LIFE SAFETY NOTES

- 0. OCCUPANCY CLASSIFICATION:**
- IBC 2015 (SECTION 303)
 - MERCANTILE
 - BUSINESS
 - NFPA 101-2015 (SECTION 6.1.2)
 - MERCANTILE
 - BUSINESS
- 1. CONSTRUCTION TYPE:**
- IBC 2015 (SECTION 903)
 - III-B
 - NFPA 101-2015 (SECTION 9.7)
 - SPRINKLERED
- 2. TOTAL BUILDOUT SQUARE FOOTAGE:**
- 11,949 GROSS S.F.
- 3. OCCUPANT LOAD:**
- IBC 2015 (TABLE 1004.1.2)
 - BUSINESS: 100 GROSS
 - ASSEMBLY, CONCENTRATED: 7 NET
 - STORAGE: 300 GROSS
 - NFPA 101-2015 (TABLE 7.3.1.2)
 - BUSINESS: 150 GROSS
 - ASSEMBLY, CONCENTRATED: 7 NET
 - STORAGE: 500 GROSS

4. FIRE PROTECTION:

- IBC 2015 (SECTION 903)
 - SPRINKLERED
- NFPA 101-2015 (SECTION 9.7)
 - SPRINKLERED

5. FIRE ALARM & ANNUNCIATION:

- IBC 2015 (SECTION 907.2.1.2)
 - MANUAL FIRE ALARM REQUIRED
 - EXCEPTION: MANUAL ALARM NOT REQUIRED IF SPRINKLERED WITH WATER-FLOW ALARM
- NFPA 101-2015 (SECTION 9.7)
 - N/A

6. HEIGHT | STORIES | AREA LIMITATION:

# OF STORIES (MERCANTILE)	EXISTING CONDITION	MAX ALLOWED
2	2	3 (S)
# OF STORIES (BUSINESS)	2	4(3)
BUILDING HEIGHT	43'-4"	75'-0" (S)
CONSTRUCTION TYPE	III-B	

7. CORRIDOR FIRE RATING:

- IBC 2015 (TABLE 1020.1)
 - BUSINESS: 0 HR (SPRINKLERED)
- NFPA 101-2015
 - N/A

8. EXTERIOR FIRE SEPERATION:

- IBC 2015 (TABLE 602)
 - 1 HR GROUP B
 - 2 HR GROUP M
 - 5 FT ≤ x < 10 FT 1 HR GROUP B & GROUP M
 - 10 FT ≤ x < 30 FT 1 HR GROUP B & GROUP M
 - x ≥ 30 FT 0 HR GROUP B & GROUP M
- NFPA 101-2015
 - N/A

9. MAX ALLOWABLE TRAVEL DISTANCE:

- IBC 2015 (TABLE 1017.2)
 - BUSINESS: 300 FEET (SPRINKLERED)
- NFPA 101-2015
 - BUSINESS: 300 FEET (SPRINKLERED)

10. MAX ALLOWABLE DEAD END:

- IBC 2015 (SECTION 1020.4)
 - BUSINESS: 50 FEET (SPRINKLERED)
- NFPA 101-2015
 - BUSINESS: 50 FEET (SPRINKLERED)

11. MAX ALLOWABLE COMMON PATH OF TRAVEL:

- IBC 2015 (TABLE 1006.2.1)
 - BUSINESS: 75 FEET (SPRINKLERED)
- NFPA 101-2015 (TABLE A.7.6)
 - BUSINESS: 100 FEET (SPRINKLERED)

12. REQUIRED CAPACITIES BASED ON OCCUPANT LOAD:

- IBC 2015 (SECTION 1005.1)
 - STAIRWAYS: 0.2 INCHES PER OCCUPANT (SPRINKLERED, VOICE AUTOMATED)
 - OTHER EGRESS: 0.15 PER OCCUPANT (SPRINKLERED, VOICE AUTOMATED)
- NFPA 101-2015 (TABLE 7.3.3.1)
 - STAIRWAYS: 0.3 INCHES PER OCCUPANT
 - OTHER EGRESS: 0.2 PER OCCUPANT

13. INTERIOR EXIT STAIRWAYS:

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 - 2 HR SEPARATION REQUIRED BETWEEN MERCANTILE AND BUSINESS OCCUPANCIES
 - EXCEPTION: 1 HR PERMITTED IF BUILDING IS SPRINKLERED

PLUMBING NOTES (PER IBC CH 29)

- 1. WATER CLOSETS:**
- BUSINESS (TABLE 2902.1.1)
 - 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
 - OCCUPANT LOAD OF 39 = 2 WATER CLOSETS
- LOCATION OF TOILET FACILITIES (PI) 2902.3.2
THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500'
- 2. LAVATORIES:**
- BUSINESS (TABLE 2902.1.1)
 - 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
 - OCCUPANT LOAD OF 39 = 1 LAVATORY
- 3. DRINKING FOUNTAINS:**
- BUSINESS (TABLE 2902.1.1)
 - 1 PER 100
- 4. SERVICE SINK:**
- BUSINESS (TABLE 2902.1.1)
 - 1 SERVICE SINK

OCCUPANT LOAD LEGEND

BUSINESS
STORAGE
UNASSIGNED
WHITE BOX

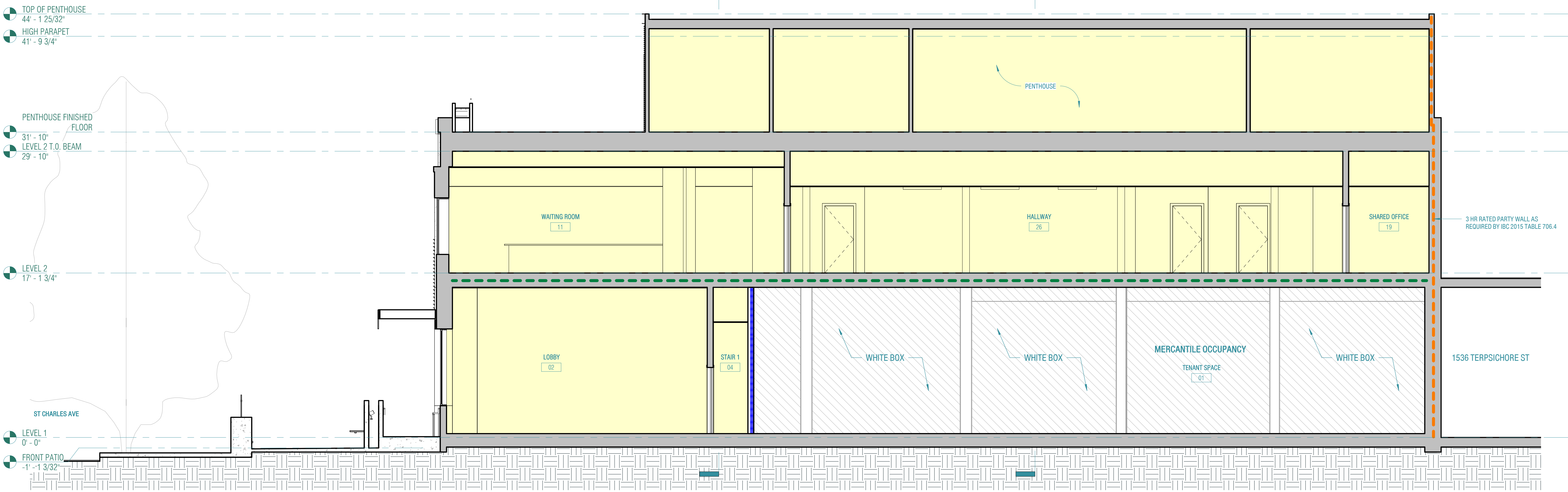
OCCUPANT LOAD CALCULATION

OCCUPANCY	AREA	LOAD FACTOR	OCCUPANT LOAD
BUSINESS: LVL 1	320 GSF	150 GROSS	3 OCCUPANTS
BUSINESS: LVL 2	4,749 GSF	150 GROSS	32 OCCUPANTS
STORAGE	SEE PLAN	500 GROSS	4 OCCUPANTS
TOTAL:			39 OCCUPANTS

NOT FOR CONSTRUCTION

PROJECT NO:	121001
PHASE:	100% SD
ISSUED FOR:	
DATE:	03/22/2021

SECOND FLOOR LIFE SAFETY PLAN



H1 LIFE SAFETY BUILDING SECTION
3/16" = 1'-0"

LIFE SAFETY KEY

- EXISTING WALLS
- NEW WALLS
- EXIT SIGNAGE LOCATION
- LIFE SAFETY DOOR TAG
- FIRE EXTINGUISHER CABINET - 1 PER 3,000 S.F. MAX TRAVEL DISTANCE OR 75' RADIUS
- 1 HOUR FIRE BARRIER
- 1 HR HORIZONTAL SEPARATION
- 2 HR FIRE-RATED WALL
- 3 HR FIRE-RATED WALL
- EXIT ACCESS
- PATH OF TRAVEL
- COMMON PATH
- LIFE SAFETY RM TAG

LIFE SAFETY NOTES

- 0. OCCUPANCY CLASSIFICATION:**
 - IBC 2015 (SECTION 903)
 - MERCANTILE
 - BUSINESS
 - NFPA 101-2015 (SECTION 6.1.2)
 - MERCANTILE
 - BUSINESS
- 1. CONSTRUCTION TYPE:**
 - IBC 2015 (SECTION 903)
 - III-B
 - NFPA 101-2015 (SECTION 9.7)
 - SPRINKLERED
- 2. TOTAL BUILDOUT SQUARE FOOTAGE:**
 - 11,949 GROSS S.F.
- 3. OCCUPANT LOAD:**
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 - BUSINESS: 150 GROSS
 - ASSEMBLY, CONCENTRATED: 7 NET
 - STORAGE: 500 GROSS
- 4. FIRE PROTECTION:**
 - IBC 2015 (SECTION 903)
 - SPRINKLERED
 - NFPA 101-2015 (SECTION 9.7)
 - SPRINKLERED
- 5. FIRE ALARM & ANNUNCIATION:**
 - IBC 2015 (SECTION 907.2.1.2)
 - MANUAL FIRE ALARM REQUIRED
 - EXCEPTION: MANUAL ALARM NOT REQUIRED IF SPRINKLERED WITH WATER-FLOW ALARM
 - NFPA 101-2015 (SECTION 9.7)
 - N/A
- 6. HEIGHT | STORIES | AREA LIMITATION:**
 - IBC 2015 (SECTION 503 & 504)

# OF STORIES (MERCANTILE)	EXISTING CONDITION	MAX ALLOWED
2	3 (S)	3 (S)
2	4 (S)	4 (S)
43'-4"	75'-0" (S)	75'-0" (S)
III-B		
- 7. CORRIDOR FIRE RATING:**
 - IBC 2015 (TABLE 1020.1)
 - BUSINESS: 0 HR (SPRINKLERED)
 - NFPA 101-2015
 - N/A
- 8. EXTERIOR FIRE SEPERATION:**
 - IBC 2015 (TABLE 602)
 - x < 5 FT
 - 1 HR GROUP B
 - 2 HR GROUP M
 - 5 FT ≤ x < 10 FT
 - 1 HR GROUP B & GROUP M
 - 1 HR GROUP B & GROUP M
 - 0 HR GROUP B & GROUP M
 - x ≥ 30 FT
 - 0 HR GROUP B & GROUP M
 - NFPA 101-2015
 - N/A
- 9. MAX ALLOWABLE TRAVEL DISTANCE:**
 - IBC 2015 (TABLE 1017.2)
 - BUSINESS: 300 FEET (SPRINKLERED)
 - NFPA 101-2015
 - BUSINESS: 300 FEET (SPRINKLERED)
- 10. MAX ALLOWABLE DEAD END:**
 - IBC 2015 (SECTION 1020.4)
 - BUSINESS: 50 FEET (SPRINKLERED)
 - NFPA 101-2015
 - BUSINESS: 50 FEET (SPRINKLERED)
- 11. MAX ALLOWABLE COMMON PATH OF TRAVEL:**
 - IBC 2015 (TABLE 1006.2.1)
 - BUSINESS: 75 FEET (SPRINKLERED)
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 - NFPA 101-2015 (TABLE 7.3.3.1)
 - STAIRWAYS: 0.3 INCHES PER OCCUPANT
 - OTHER EGRESS: 0.2 PER OCCUPANT

PLUMBING NOTES (PER IBC CH 29)

- 1. WATER CLOSETS:**
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 - OCCUPANT LOAD OF 39 = 2 WATER CLOSETS

LOCATION OF TOILET FACILITIES (PI) 2902.3.2

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 - BUSINESS (TABLE 2902.1.1)
 - 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
 - OCCUPANT LOAD OF 39 = 1 LAVATORY
- 3. DRINKING FOUNTAINS:**
 - BUSINESS (TABLE 2902.1.1)
 - 1 PER 100
- 4. SERVICE SINK:**
 - BUSINESS (TABLE 2902.1.1)
 - 1 SERVICE SINK

OCCUPANT LOAD LEGEND

BUSINESS
STORAGE
UNASSIGNED
WHITE BOX

OCCUPANT LOAD CALCULATION

OCCUPANCY	AREA	LOAD FACTOR	OCCUPANT LOAD
BUSINESS: LVL 1	320 GSF	150 GROSS	3 OCCUPANTS
BUSINESS: LVL 2	4,749 GSF	150 GROSS	32 OCCUPANTS
STORAGE	SEE PLAN	500 GROSS	4 OCCUPANTS
TOTAL:			39 OCCUPANTS

TULANE FAMILY DENTISTRY

TULANE FAMILY DENTISTRY
1600 St. Charles Avenue New Orleans, LA 70130

NOT FOR CONSTRUCTION

PROJECT NO:	121001
PHASE:	100% SD
ISSUED FOR:	
DATE:	03/22/2021

LIFE SAFETY BUILDING SECTION

LS1.03

CICADA

ELEVATION CERTIFICATE

OMB No. 1800-0008
Expiration Date: November 30, 2022

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1400 SAINT CHARLES AVENUE

City: NEW ORLEANS State: LA ZIP Code: 70130

Company NAIC Number: _____

Policy Number: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings Building Under Construction Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARA, ARAL, ARIA-A30, ARAH, ARIAD.
Complete Item C2.a-h below according to the building diagram specified in Item A2. In Puerto Rico only, enter meters.
Benchmark Utilized: AS20 Vertical Datum: NAVD 1988 - 88

Indicate elevation datum used for the elevations in items a) through h) below:
 NAVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 3.84 feet meters

b) Top of the next higher floor 4.39 feet meters

c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters

d) Attached garage (top of slab) N/A feet meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 4.97 feet meters

f) Lowest adjacent (finished) grade next to building (LAG) 2.27 feet meters

g) Highest adjacent (finished) grade next to building (HAG) 2.47 feet meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check box if attachments.

Certifier's Name: Keith C. Hartmann License Number: 4998

Title: Professional Land Surveyor

Company Name: Gilbert, Kelly & Couture, Inc.

Address: 2121 N. Causeway Blvd., Suite 121

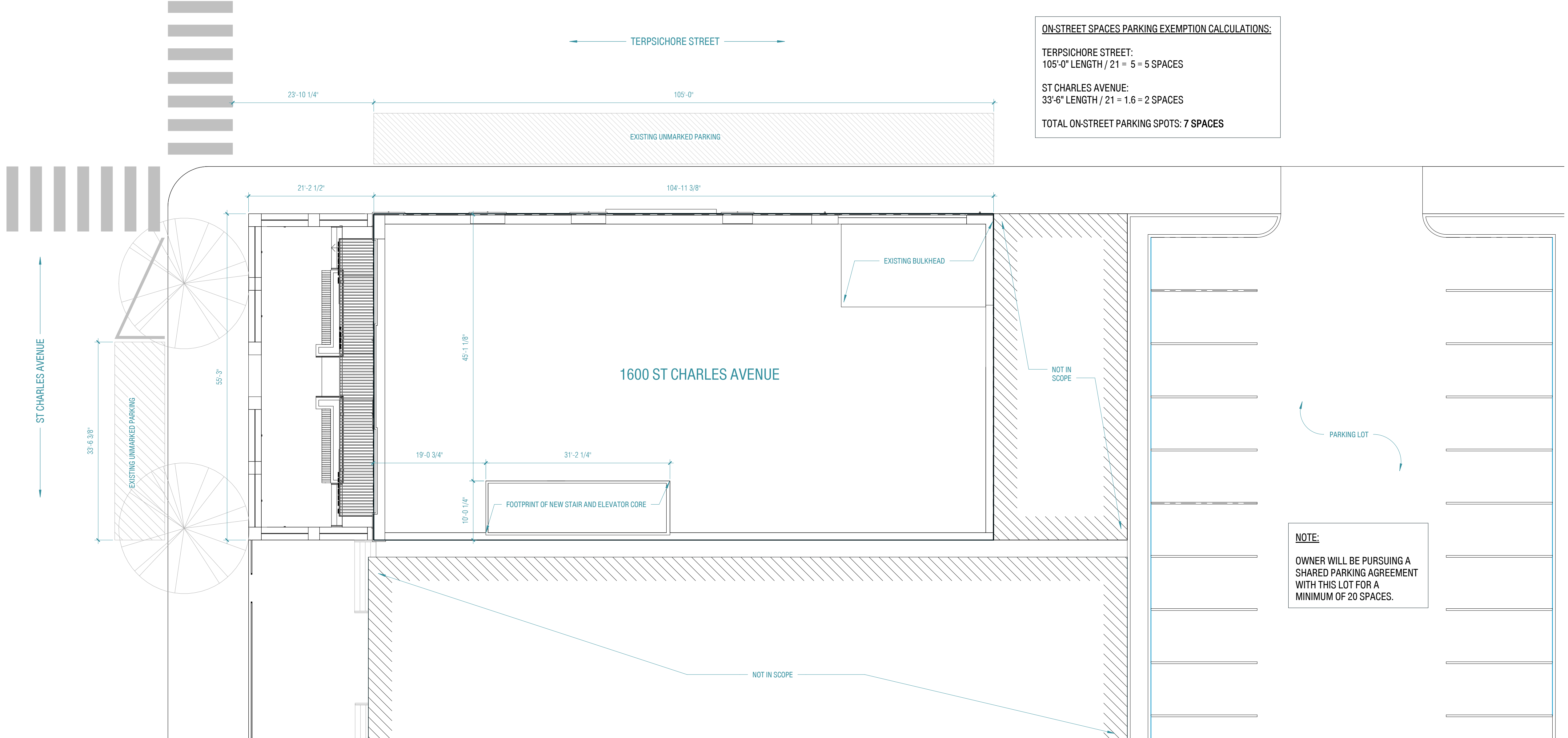
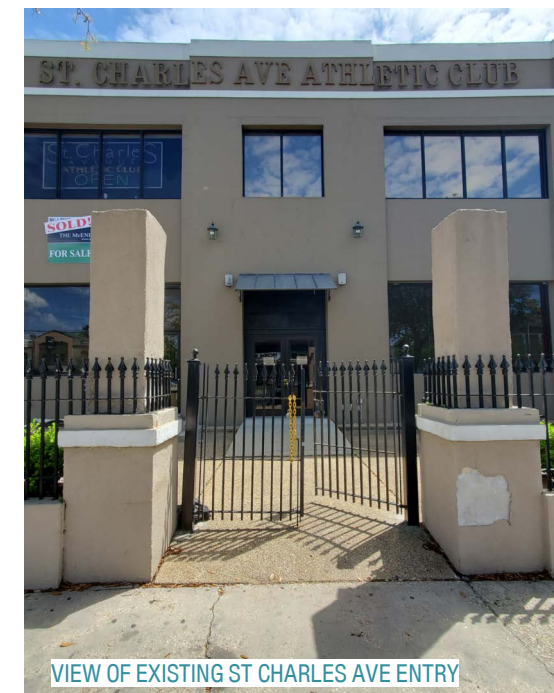
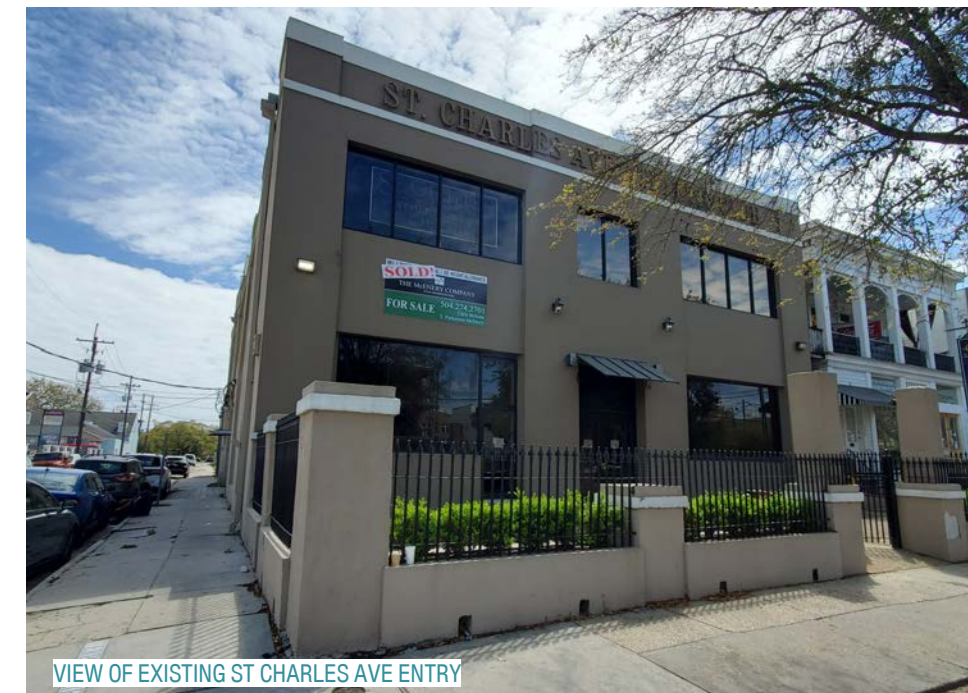
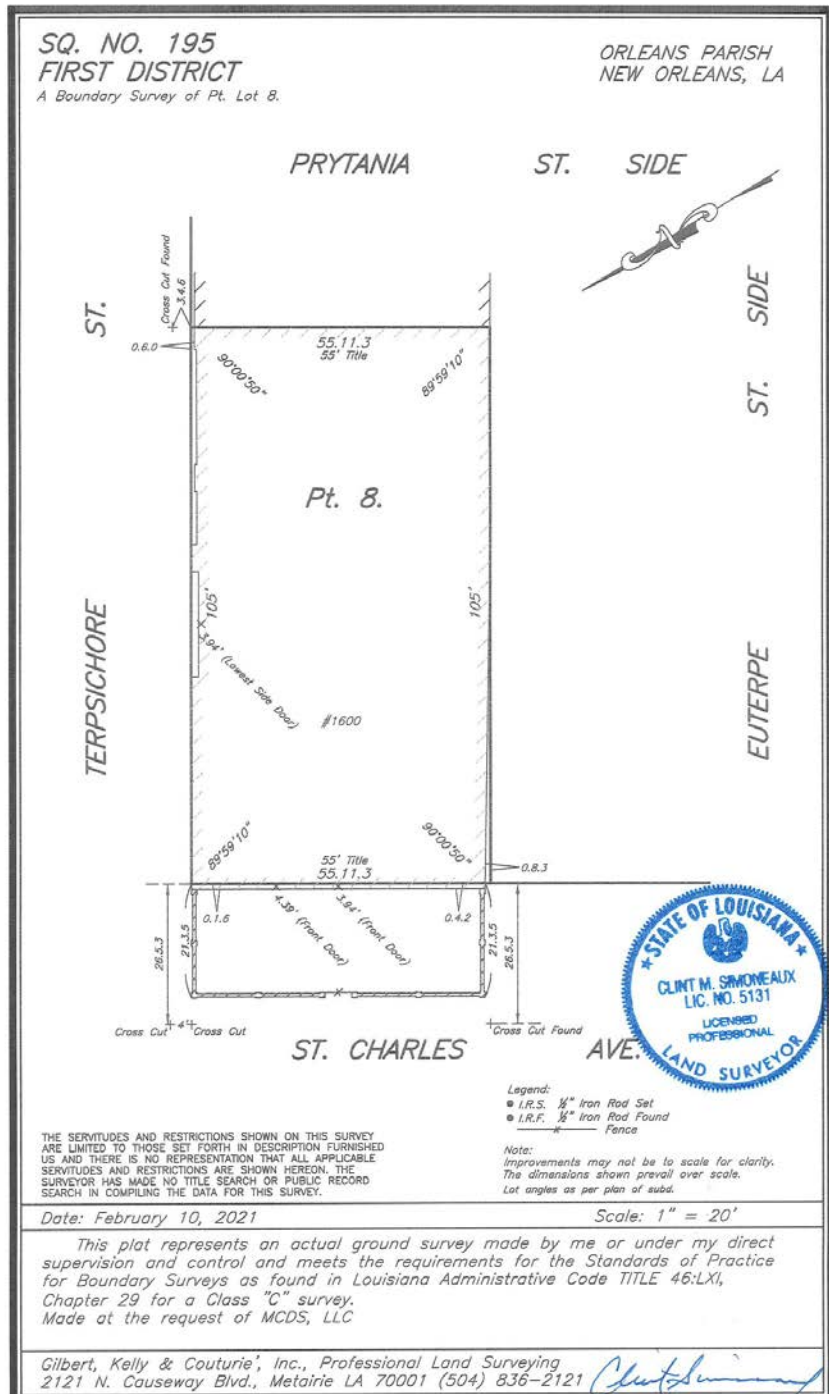
City: Metairie State: LA ZIP Code: 70001

Signature: _____ Date: 2/22/2021 Telephone: (504) 838-2121 Ext.: _____

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

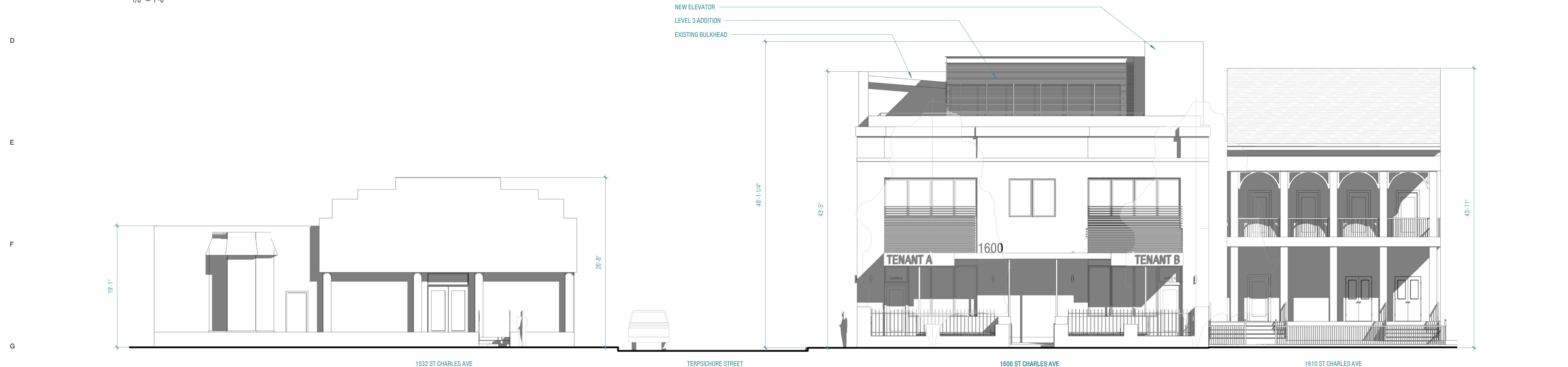
Comments (including type of equipment and location, per C2(e) if applicable):
SECTION C2A IS LOWEST FLOOR, SECTION C2E IS ELECTRICAL BOX, 1ST SECOND FLOOR IS 18.50 NAVD., THE TOP OF THE CORNER IS 1.97 NAVD.

FEMA Form 086-0-33 (12/16) Replaces all previous editions. Form Page 2 of 6

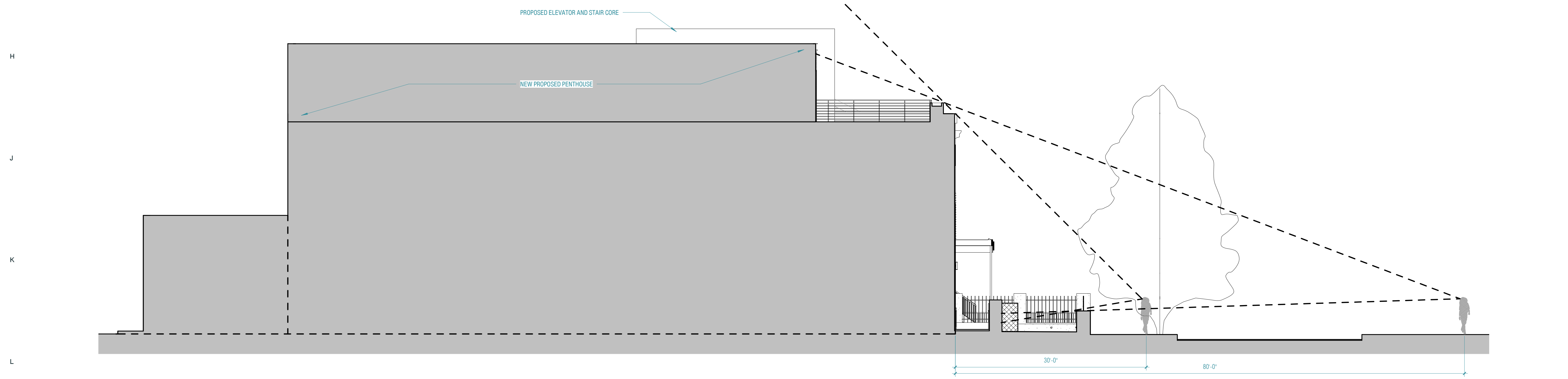




D1 ST CHARLES STREETFRONT ELEVATION - PHASE 1
1/8" = 1'-0"



H1 ST CHARLES ELEVATION - PROPOSED PHASE 2
1/8" = 1'-0"



L1 ST CHARLES SIGHTLINE STUDY
1/8" = 1'-0"

TULANE FAMILY DENTISTRY

TULANE FAMILY DENTISTRY
1600 St. Charles Avenue New Orleans, LA 70130

NOT FOR CONSTRUCTION

PROJECT NO:	121001
PHASE:	100% SD
ISSUED FOR:	
DATE:	03/22/2021

ST CHARLES AVE STREETFRONT ELEVATION



CICADA

TULANE FAMILY DENTISTRY

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1600 St. Charles Avenue New Orleans, LA 70130

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DATE:	03/22/2021

PHASE 1 RENDERINGS



CICADA

TULANE FAMILY DENTISTRY

TULANE FAMILY DENTISTRY
1600 St. Charles Avenue New Orleans, LA 70130

NOT FOR CONSTRUCTION

PROJECT NO:	121001
PHASE:	100% SD
ISSUED FOR:	
DATE:	03/22/2021

PHASE 2 RENDERINGS

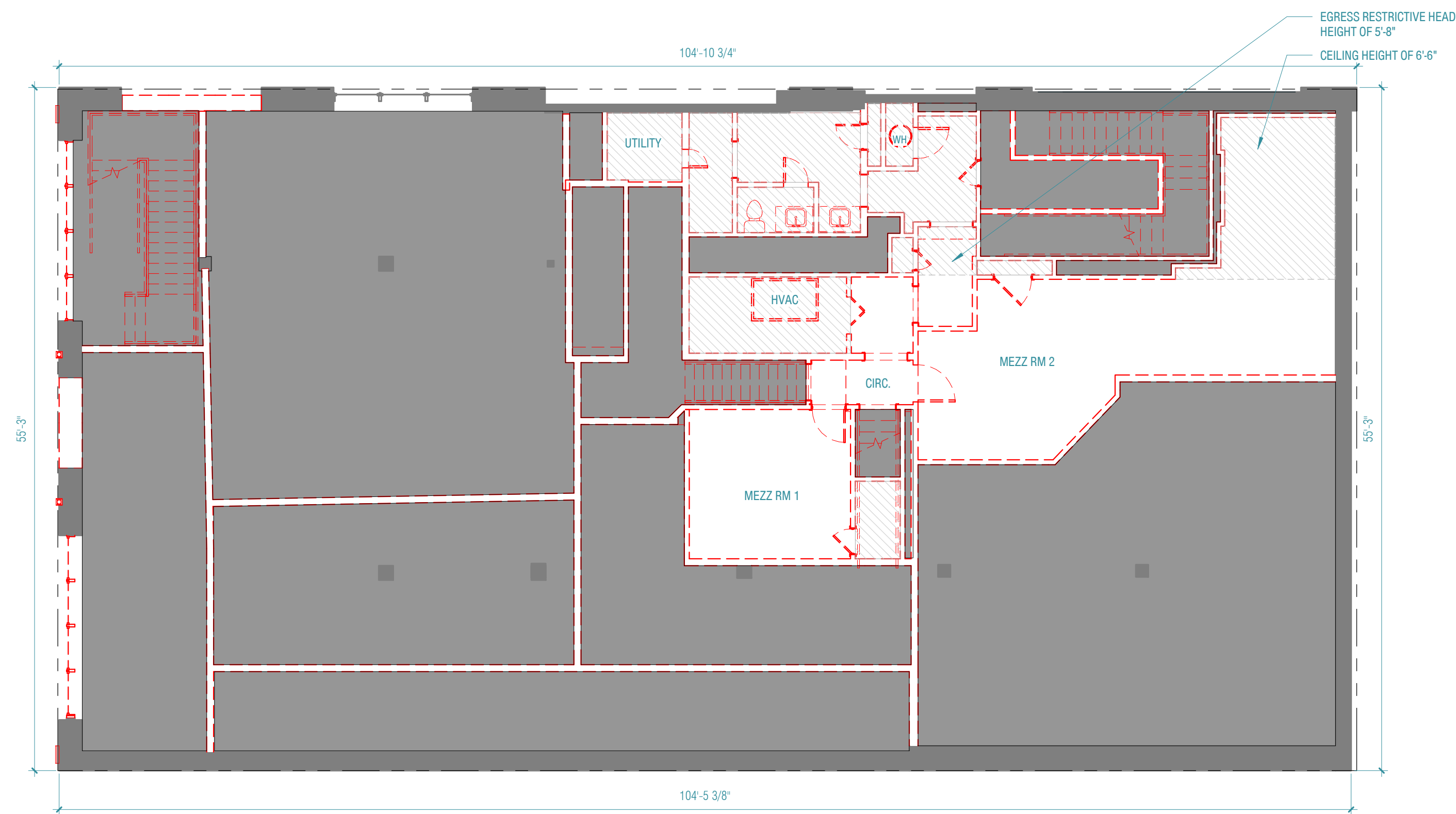
A

B

C

D

E



FLOOR PLAN LEGEND	
	OTHER FLOOR AREA
	UNOCCUPIABLE FLOOR AREA (CEILING HEIGHT LOWER THAN 7'-0", PER IBC 505.2.1)
	OCCUPIABLE FLOOR AREA

E1 MEZZANINE - DEMOLITION PLAN
1/8" = 1'-0"

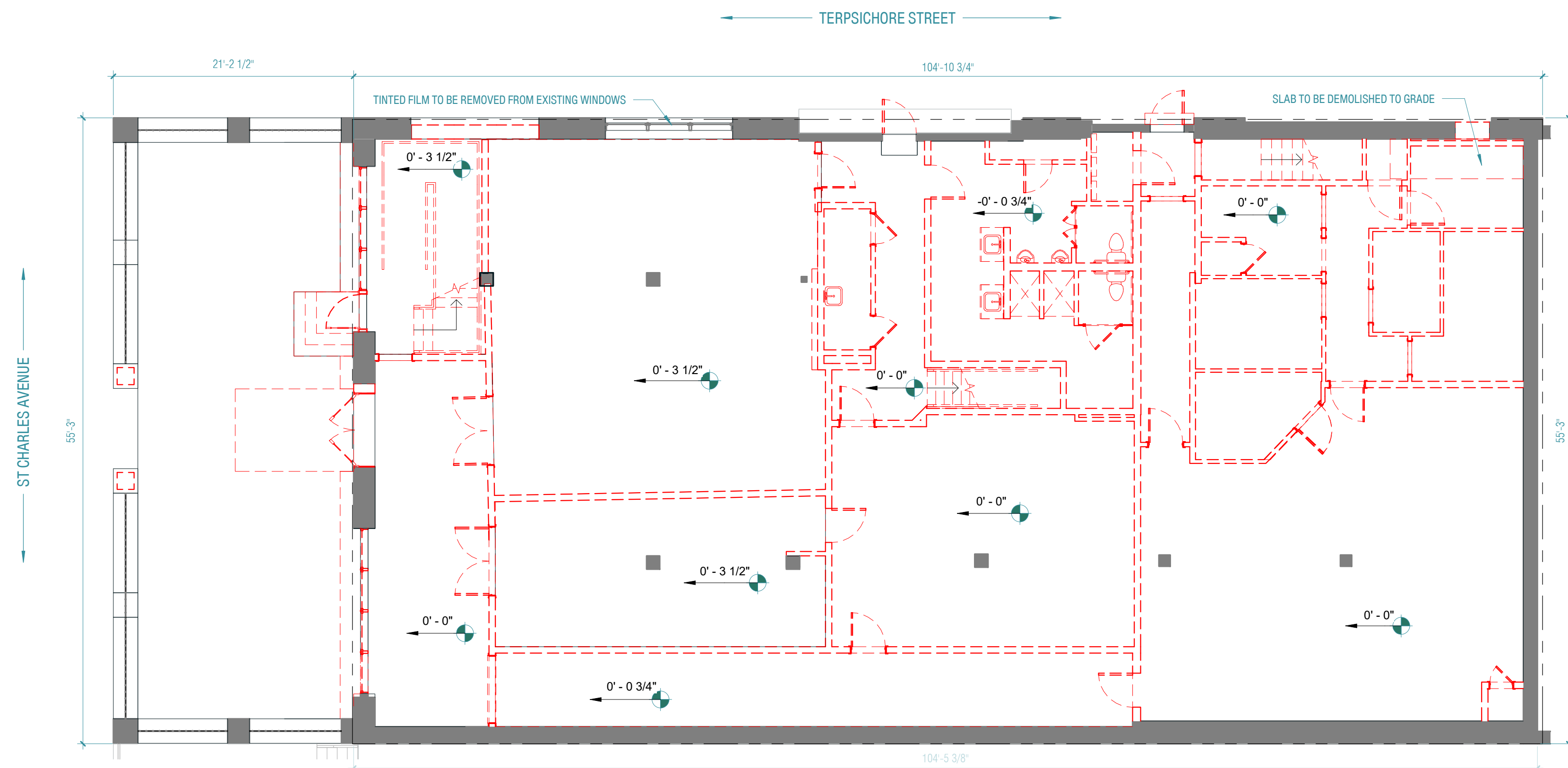
F

G

H

J

K



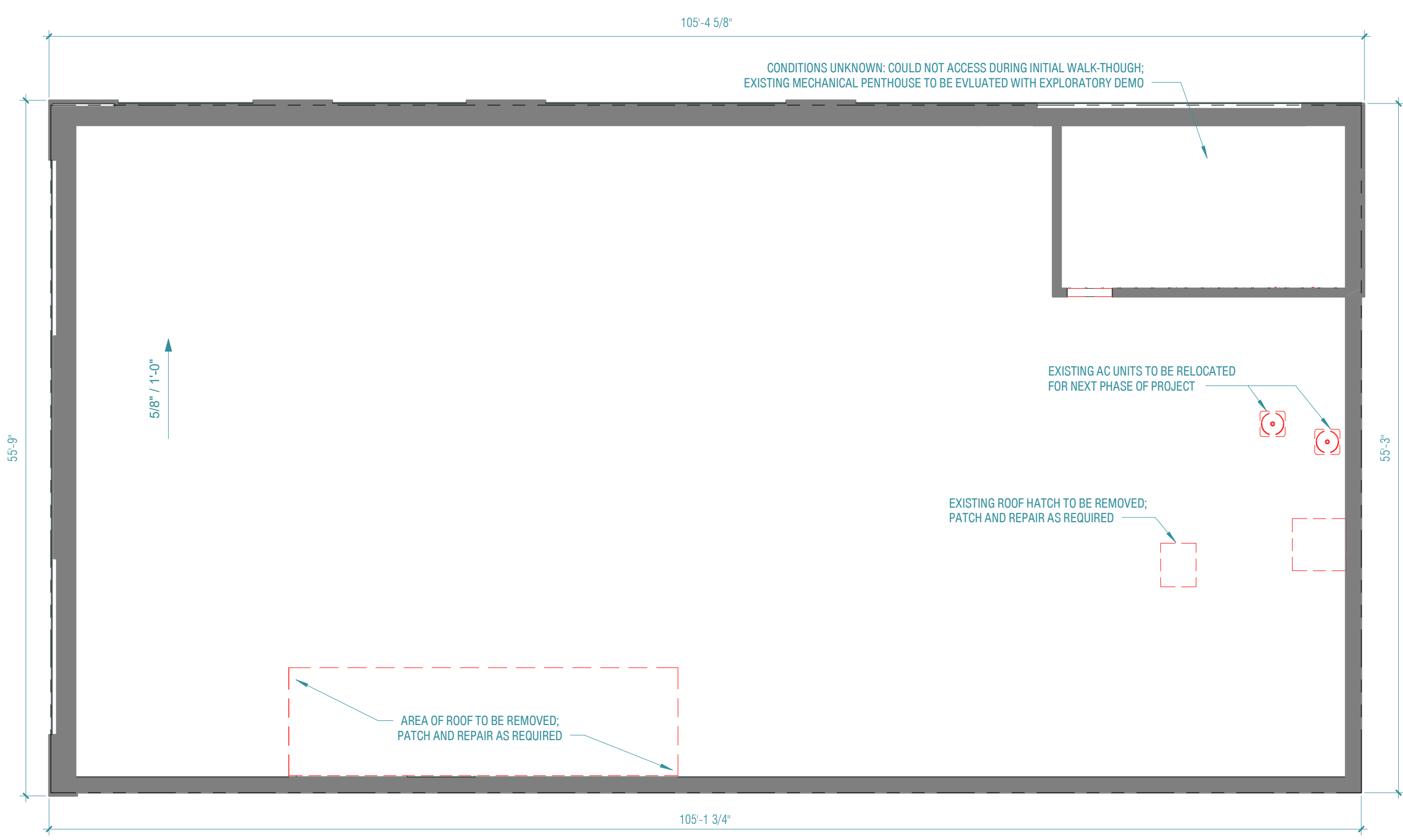
J1 LEVEL 1 - DEMOLITION PLAN
1/8" = 1'-0"

- DEMO NOTES**
- LOCATE EXISTING UTILITY LINES INCLUDING: ELECTRICAL, SEWER, WATER, GAS, TELEPHONE, STEAM, FIBER OPTIC, ETC. NOTE THAT THE SITE AND PUBLIC PROPERTY CONTAINS UNDERGROUND UTILITY LINES. THE DRAWINGS SHOW DIAGRAMMATICALLY THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES WHERE INFORMATION IS AVAILABLE, BUT THE DRAWINGS ARE NOT EXACT AS TO THE QUANTITY, EXTENT, OR LOCATION. VERIFY IN FIELD PRIOR TO CONSTRUCTION OR DEMOLITION.
 - EXERCISE CAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES. RECORD LOCATION OF DISCONNECT AND CAP AS NECESSARY, AND REPAIR DAMAGE TO EXISTING UTILITIES WHICH ARE ENCOUNTERED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - THE PROJECT REQUIRES DEMOLITION OF SOME AREAS OF EXISTING CONSTRUCTION. EXERCISE CAUTION TO PROTECT ALL AREAS OF EXISTING CONSTRUCTION THAT ARE TO REMAIN AS PART OF THE FINAL CONSTRUCTION. REPAIR ANY AND ALL AREAS THAT ARE TO REMAIN AS PART OF THE FINAL CONSTRUCTION THAT ARE DAMAGED DURING THE DEMOLITION PROCESS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, DISTRICT, STATE, AND LOCAL REQUIREMENTS AND ORDINANCES.
 - ALL INTERIOR FRAMING FINISHES AND UTILITIES TO BE DEMOLISHED, EXCEPT FOR MAIN BUILDING STRUCTURE. ALL COLUMN BEAMS, FLOOR AND ROOF JOISTS ARE TO REMAIN.
 - ENTIRE MEZZANINE LEVEL, INCLUDING FRAMING AND FLOOR ASSEMBLY TO BE DEMOLISHED. COLUMNS AND STRUCTURE FOR THE SECOND FLOOR TO REMAIN.
 - ALL STAIRS ARE TO BE DEMOLISHED.

NOT FOR CONSTRUCTION

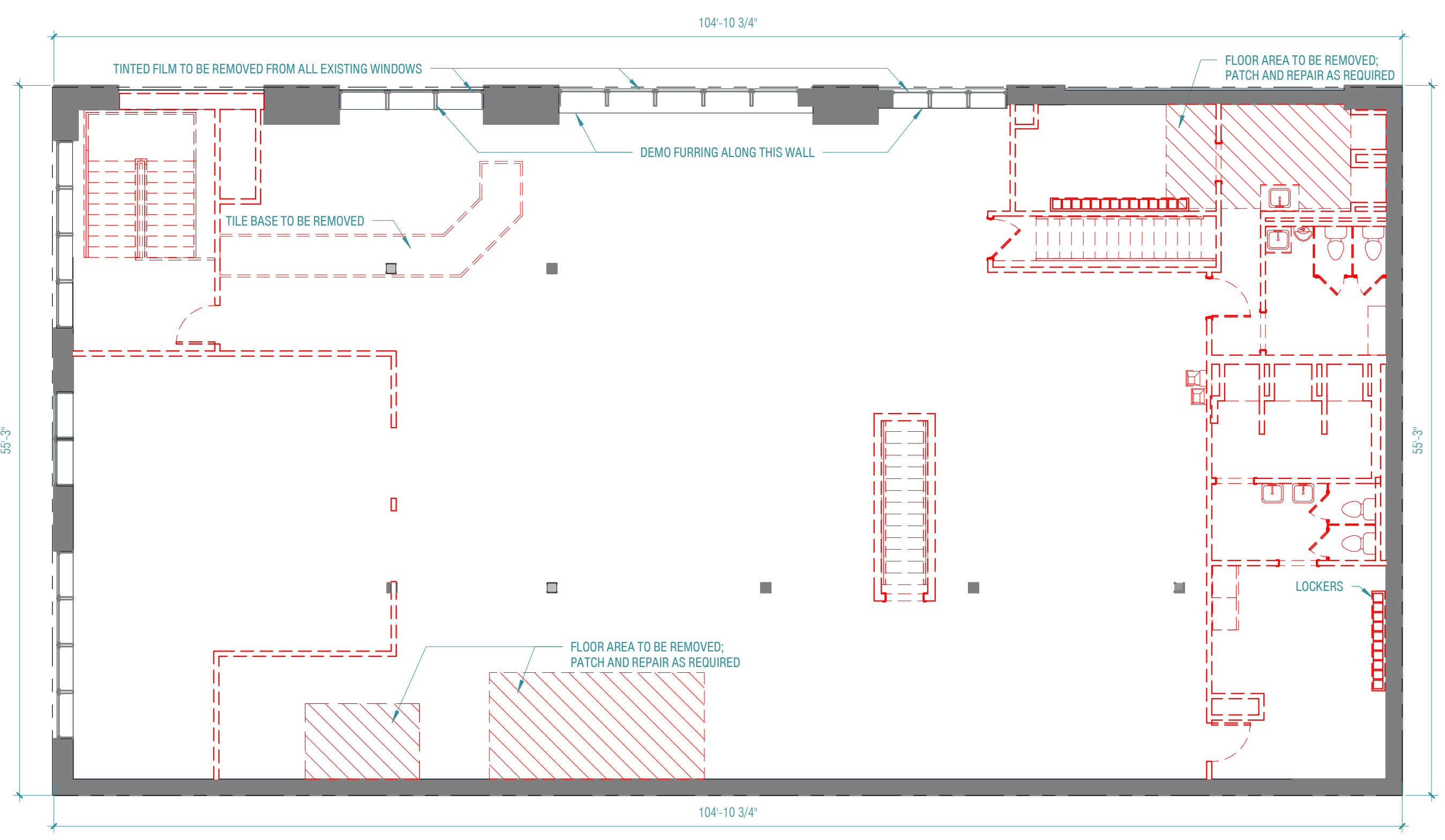
PROJECT NO:	121001
PHASE:	100% SD
ISSUED FOR:	
DATE:	03/22/2021

DEMO PLANS - LEVEL 1 & MEZZANINE



FLOOR PLAN LEGEND	
	OTHER FLOOR AREA
	UNOCCUPIABLE FLOOR AREA (CEILING HEIGHT LOWER THAN 7'-0", PER IBC 505.2.1)
	OCCUPIABLE FLOOR AREA

E1 ROOF - DEMOLITION PLAN
1/8" = 1'-0"



- DEMO NOTES**
- LOCATE EXISTING UTILITY LINES INCLUDING: ELECTRICAL, SEWER, WATER, GAS, TELEPHONE, STEAM, FIBER OPTIC, ETC. NOTE THAT THE SITE AND PUBLIC PROPERTY CONTAINS UNDERGROUND UTILITY LINES. THE DRAWINGS SHOW DIAGRAMMATICALLY THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES WHERE INFORMATION IS AVAILABLE, BUT THE DRAWINGS ARE NOT EXACT AS TO THE QUANTITY, EXTENT, OR LOCATION. VERIFY IN FIELD PRIOR TO CONSTRUCTION OR DEMOLITION.
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 - ALL STAIRS ARE TO BE DEMOLISHED.

J1 LEVEL 2 - DEMOLITION PLAN
1/8" = 1'-0"

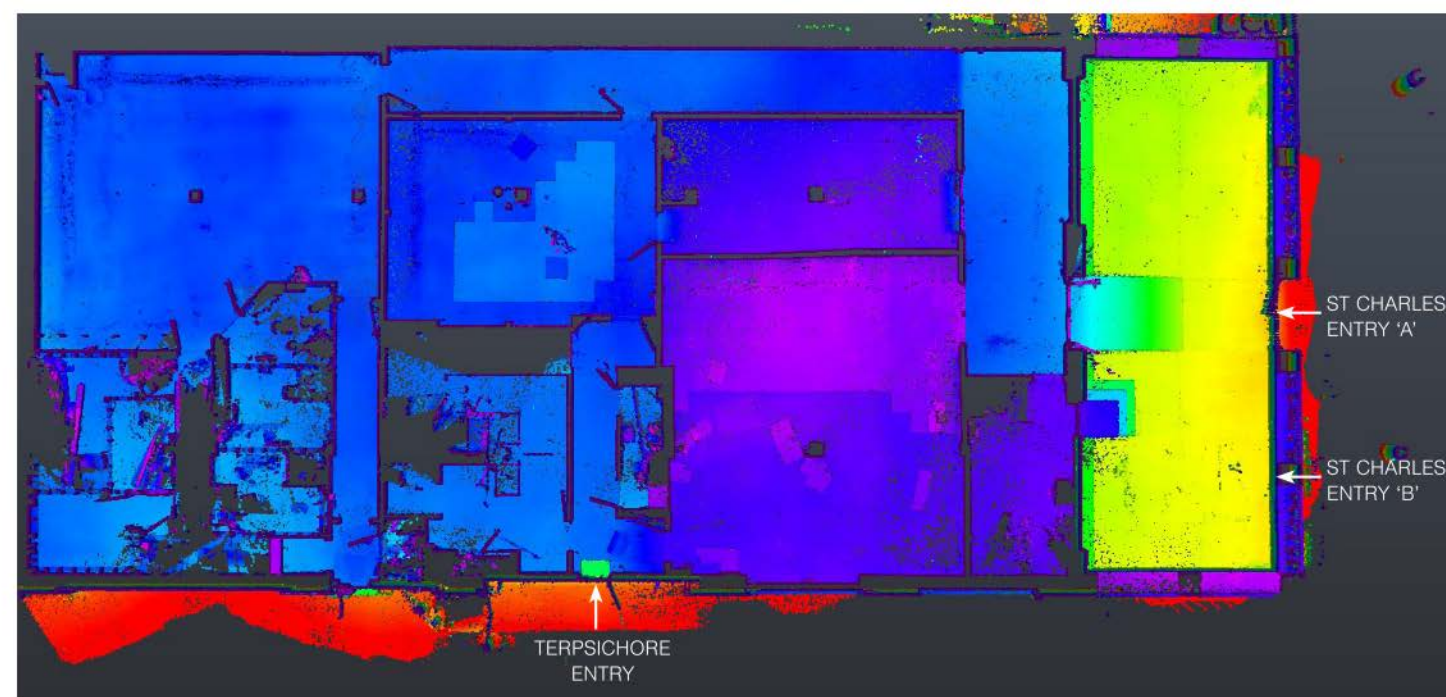
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DEMO PLANS - LEVEL 2 & ROOF

A

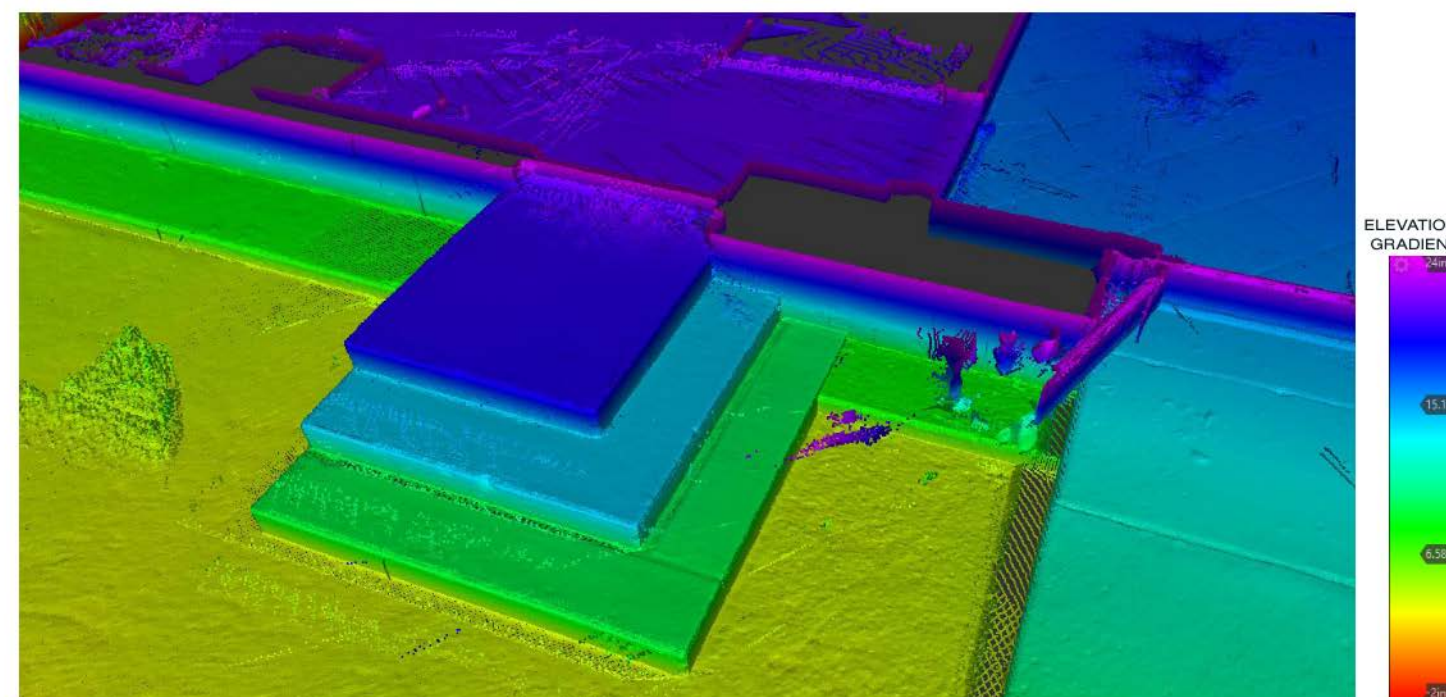
1600 ST CHARLES | POINT CLOUD ANALYSIS | PLAN VIEW



B

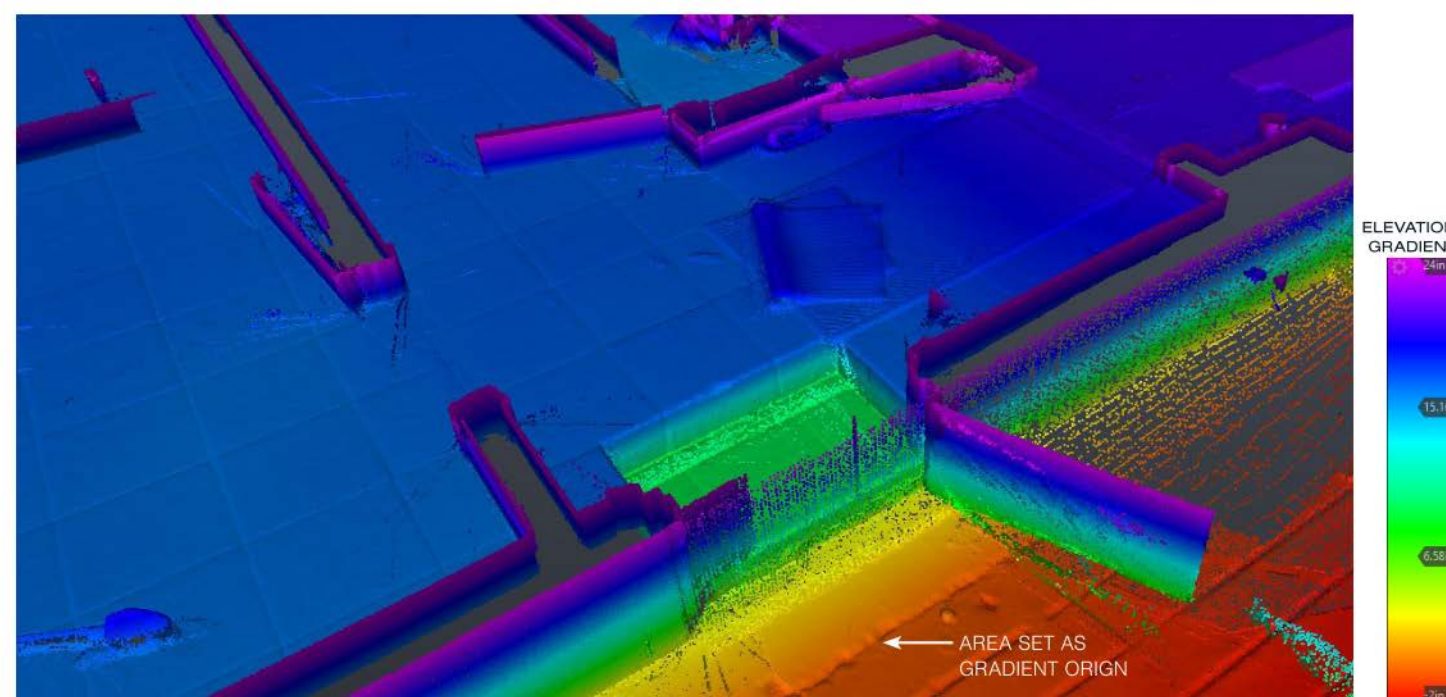
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1600 ST CHARLES | POINT CLOUD ANALYSIS | ST CHARLES ENTRY 'B'



D

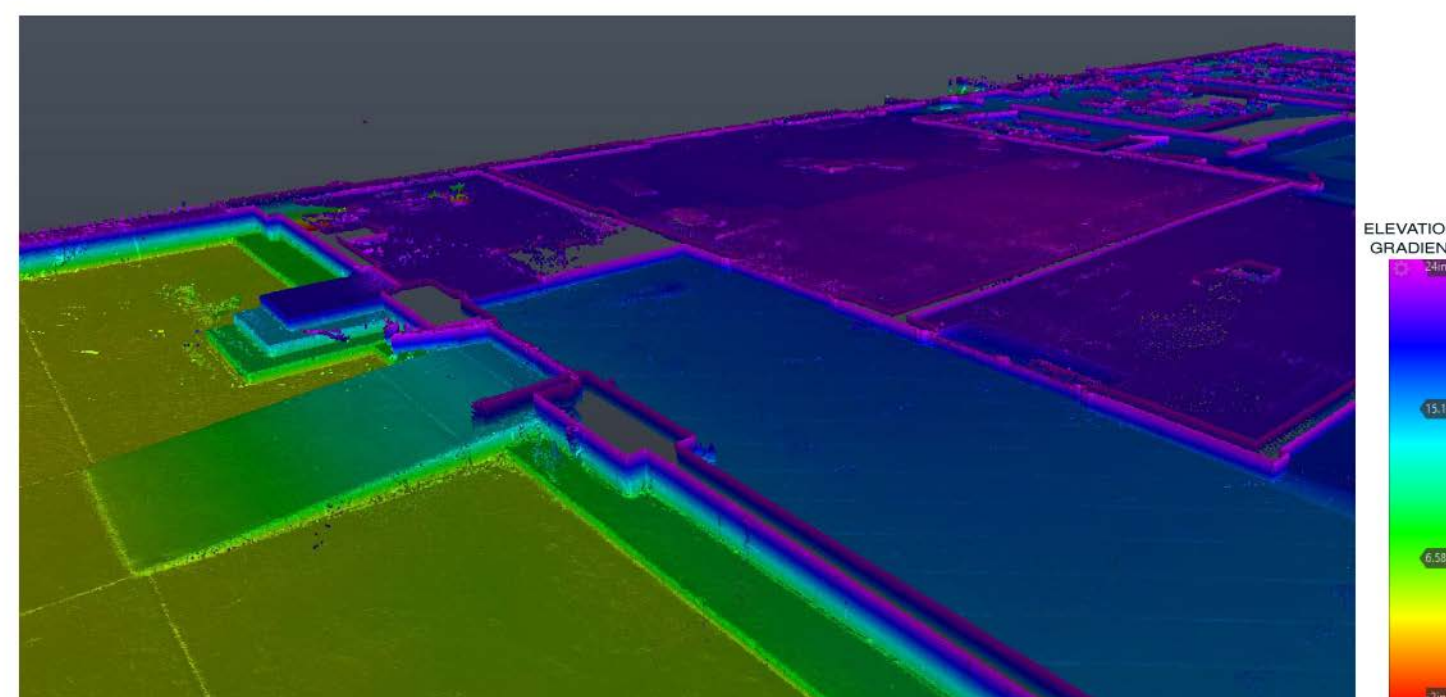
1600 ST CHARLES | POINT CLOUD ANALYSIS | TERPSICHORE ENTRY



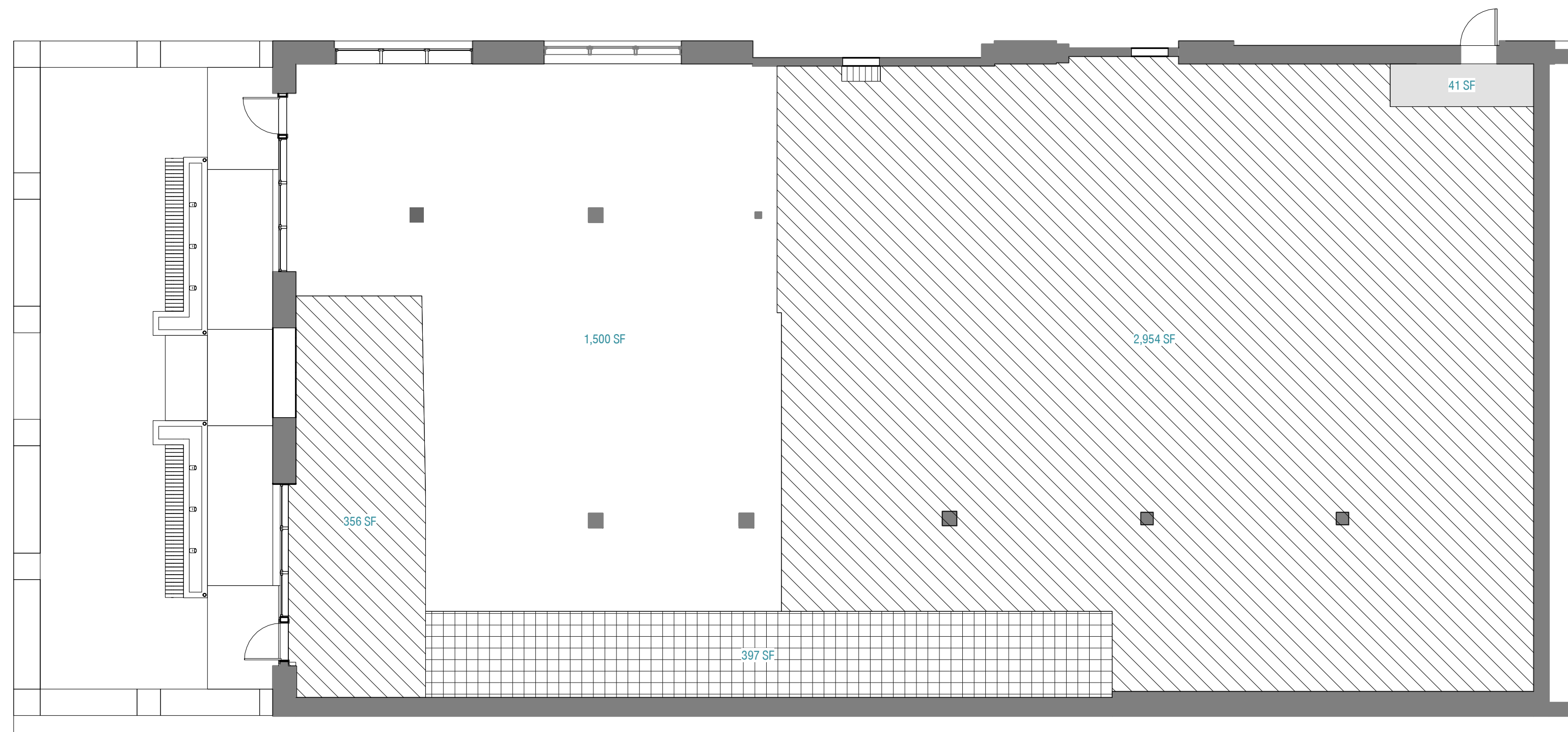
E

F

1600 ST CHARLES | POINT CLOUD ANALYSIS | ST CHARLES ENTRY 'A'



G



SLAB FILL LEGEND	
	EXISTING FLOOR FINISHES TO BE REMOVED, SLAB TO REMAIN AND LEVELED WHERE NEEDED
	ELEVATE SLAB BY 2 TO 3 INCHES
	ELEVATE SLAB BY 3 TO 4 INCHES
	ELEVATE SLAB BY 7 INCHES
	SLAB TO BE DEMOLISHED TO GRADE

NOTE: FLOOR HEIGHT ESTIMATES BASED ON BUILDING SCAN POINT CLOUD. CONTRACTOR TO VERIFY SLAB HEIGHTS AFTER DEMOLITION.

H

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L

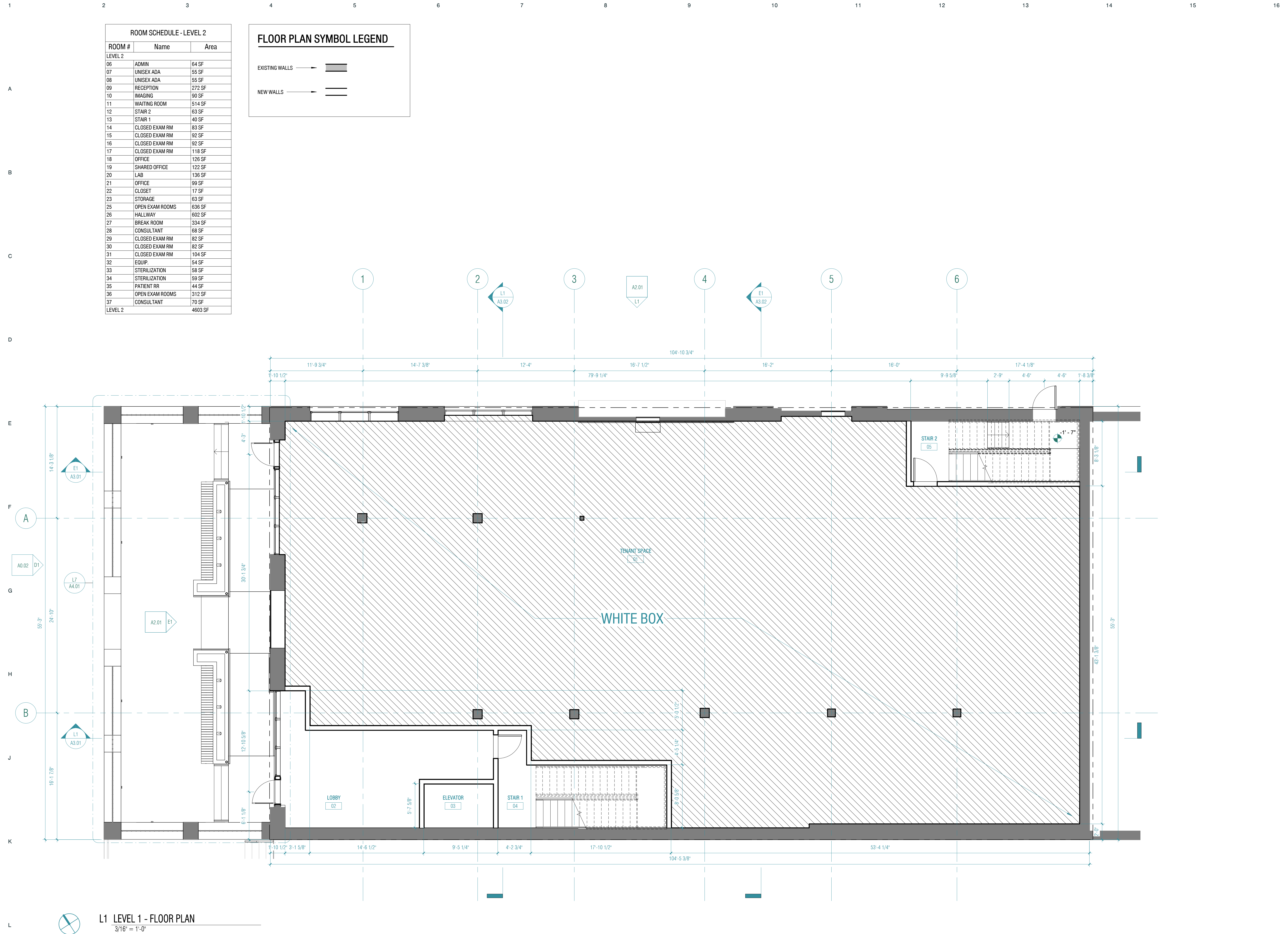
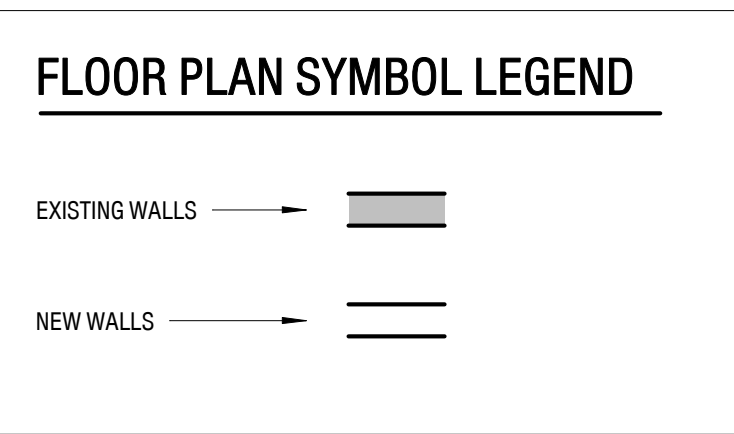
L1 SLAB FILL PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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SLAB FILL PLAN

ROOM SCHEDULE - LEVEL 2		
ROOM #	Name	Area
LEVEL 2		
06	ADMIN	64 SF
07	UNISEX ADA	55 SF
08	UNISEX ADA	55 SF
09	RECEPTION	272 SF
10	IMAGING	90 SF
11	WAITING ROOM	514 SF
12	STAIR 2	63 SF
13	STAIR 1	40 SF
14	CLOSED EXAM RM	83 SF
15	CLOSED EXAM RM	92 SF
16	CLOSED EXAM RM	92 SF
17	CLOSED EXAM RM	118 SF
18	OFFICE	126 SF
19	SHARED OFFICE	122 SF
20	LAB	136 SF
21	OFFICE	99 SF
22	CLOSET	17 SF
23	STORAGE	63 SF
25	OPEN EXAM ROOMS	636 SF
26	HALLWAY	602 SF
27	BREAK ROOM	334 SF
28	CONSULTANT	68 SF
29	CLOSED EXAM RM	82 SF
30	CLOSED EXAM RM	82 SF
31	CLOSED EXAM RM	104 SF
32	EQUIP.	54 SF
33	STERILIZATION	58 SF
34	STERILIZATION	59 SF
35	PATIENT RR	44 SF
36	OPEN EXAM ROOMS	312 SF
37	CONSULTANT	70 SF
LEVEL 2		4603 SF



TULANE FAMILY DENTISTRY

TULANE FAMILY DENTISTRY
1600 St. Charles Avenue New Orleans, LA 70130

NOT FOR CONSTRUCTION

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FIRST FLOOR PLAN

A1.01

CICADA

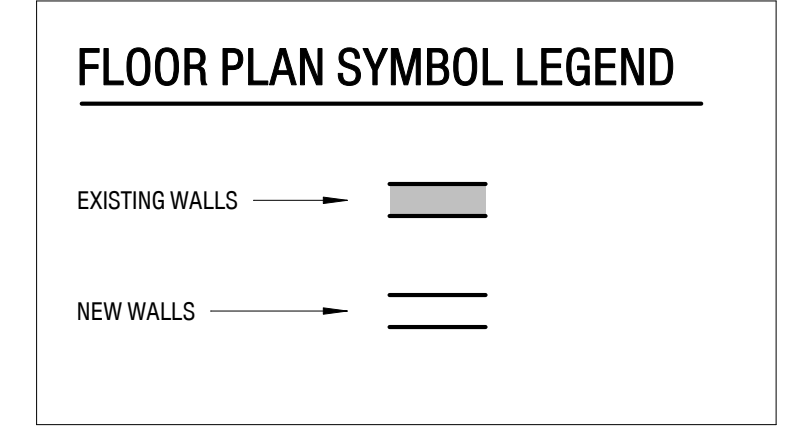
L1 LEVEL 1 - FLOOR PLAN
3/16" = 1'-0"

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SECOND FLOOR PLAN

ROOM SCHEDULE - LEVEL 1		
ROOM #	Name	Area
LEVEL 1		
D1	TENANT SPACE	4480 SF
D2	LOBBY	294 SF
D3	ELEVATOR	49 SF
D4	STAIR 1	188 SF
D5	STAIR 2	166 SF
LEVEL 1		5177 SF



L1 LEVEL 2 - FLOOR PLAN
3/16" = 1'-0"

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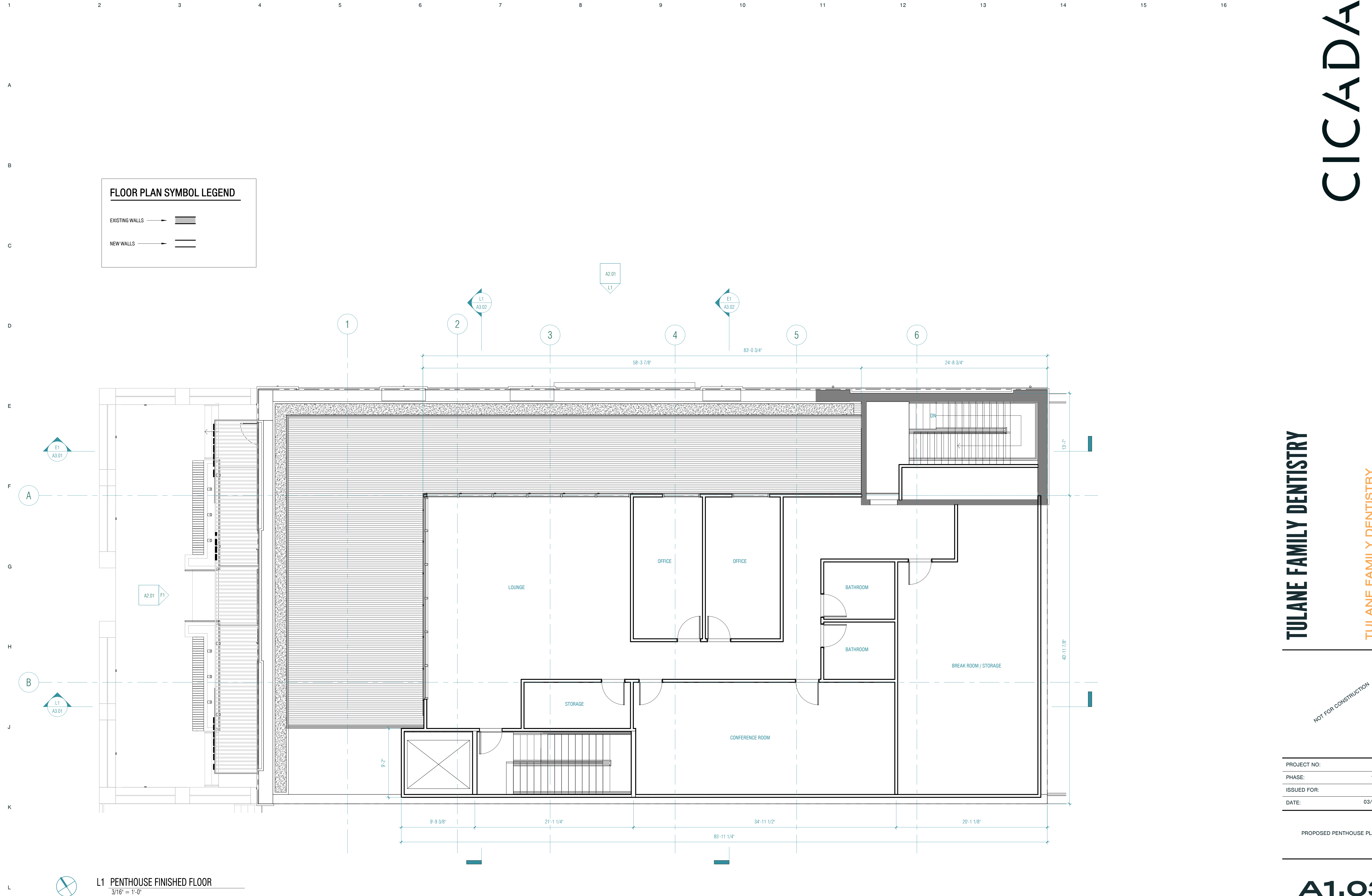
PROPOSED PENTHOUSE PLAN

A1.03

FLOOR PLAN SYMBOL LEGEND

EXISTING WALLS ————

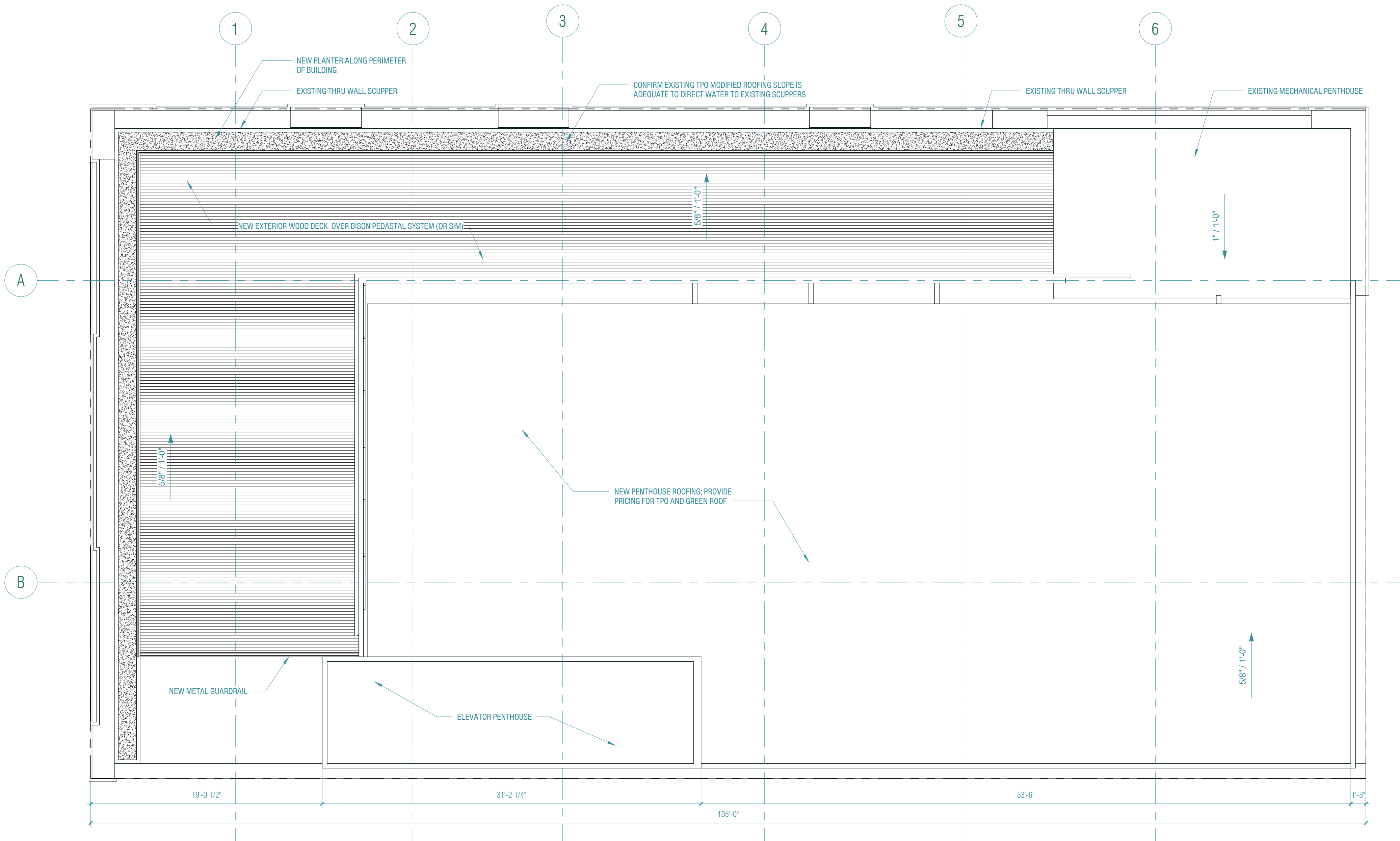
NEW WALLS ————



L1 PENTHOUSE FINISHED FLOOR
3/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

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ROOF PLAN

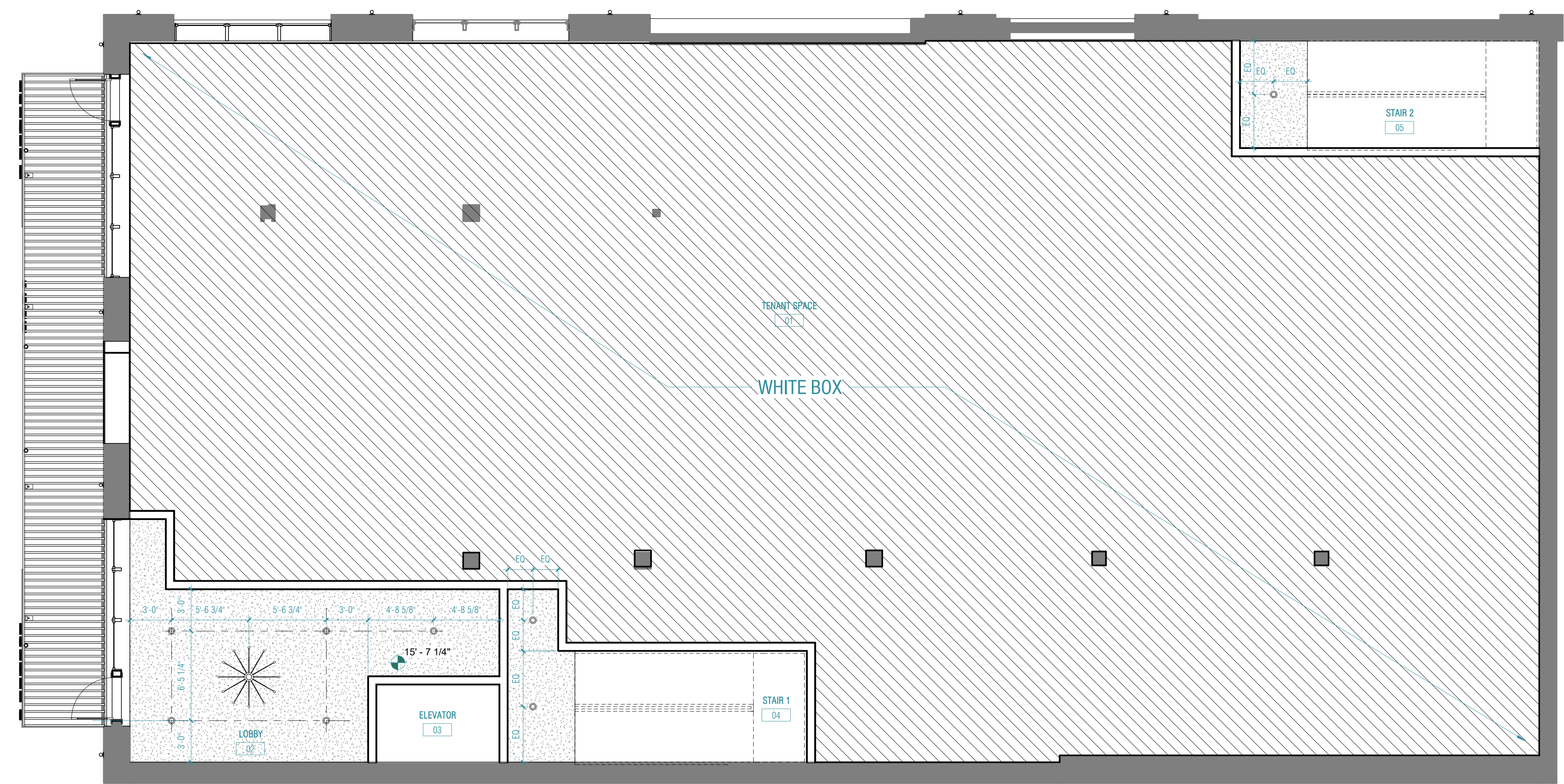
L1 ROOF PLAN
3/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A
B
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G
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J
K

RCP SYMBOL LEGEND

- CEILING HEIGHT → 1'-0"
- RECESSED CAN →
- CHANDELIER →
- 1x4 FLAT PANEL →
- ACT →
- GYPSUM BOARD →



NOT FOR CONSTRUCTION

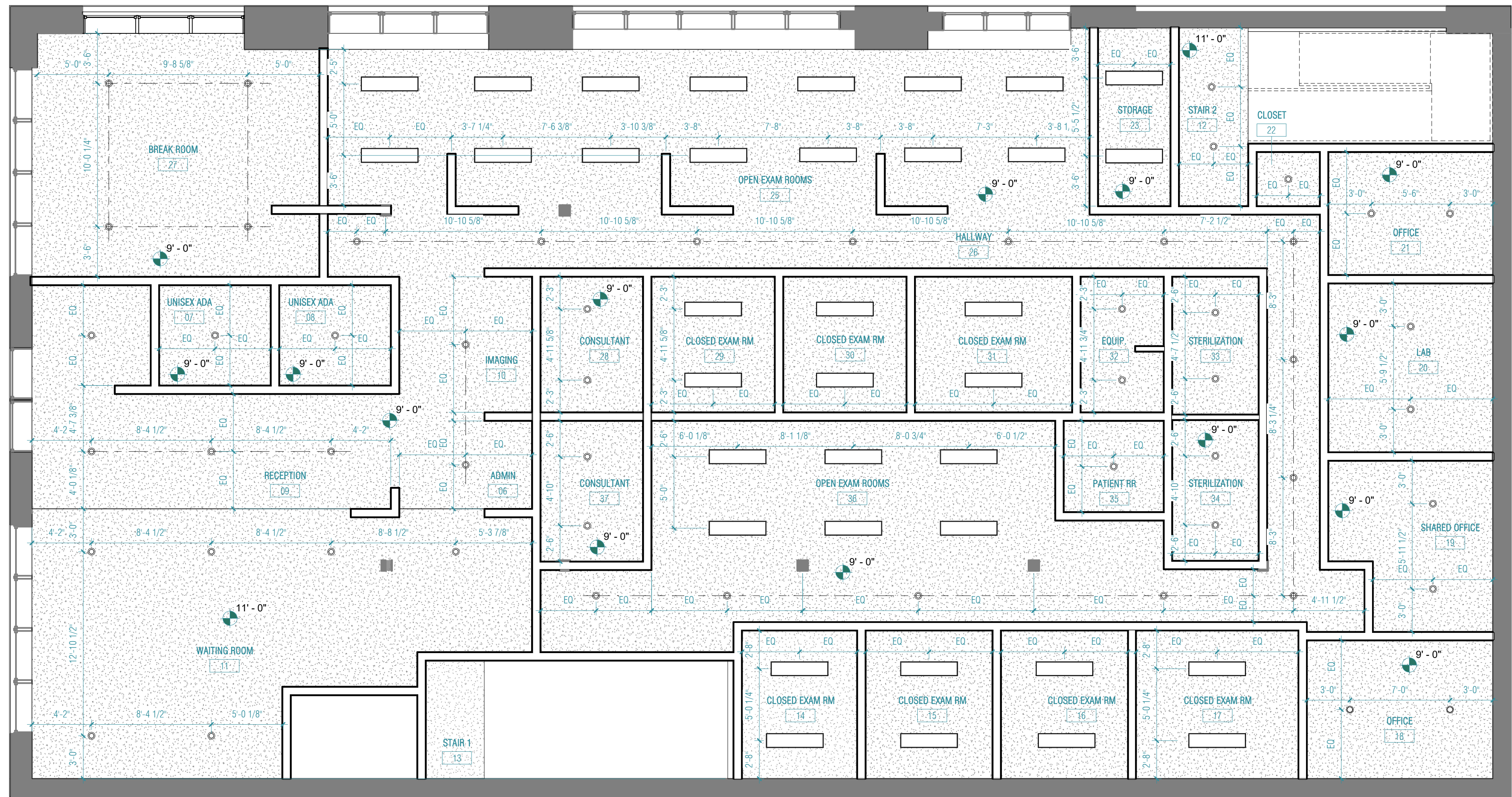
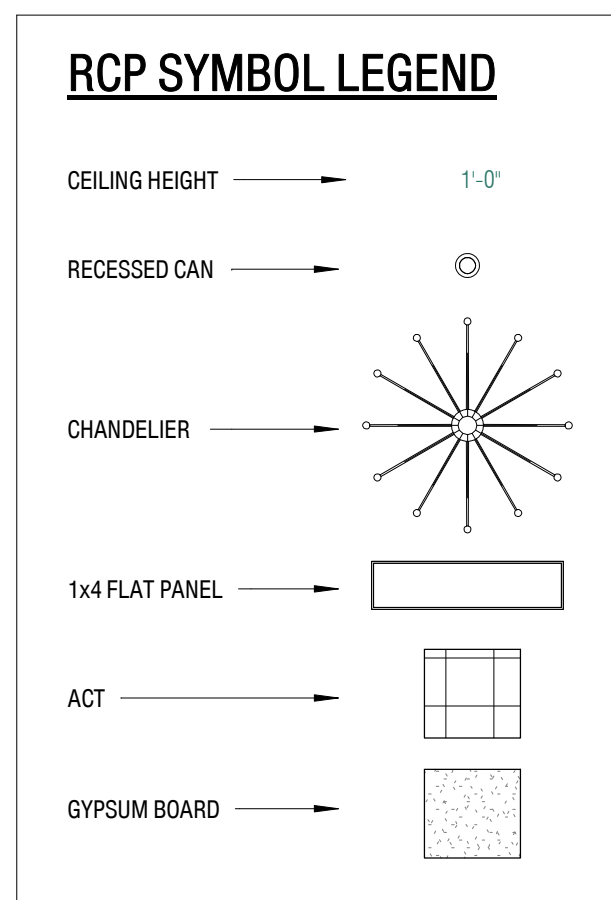
PROJECT NO:	121001
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FIRST FLOOR RCP

L1 FIRST FLOOR RCP
3/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

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TULANE FAMILY DENTISTRY

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1600 St. Charles Avenue New Orleans, LA 70130

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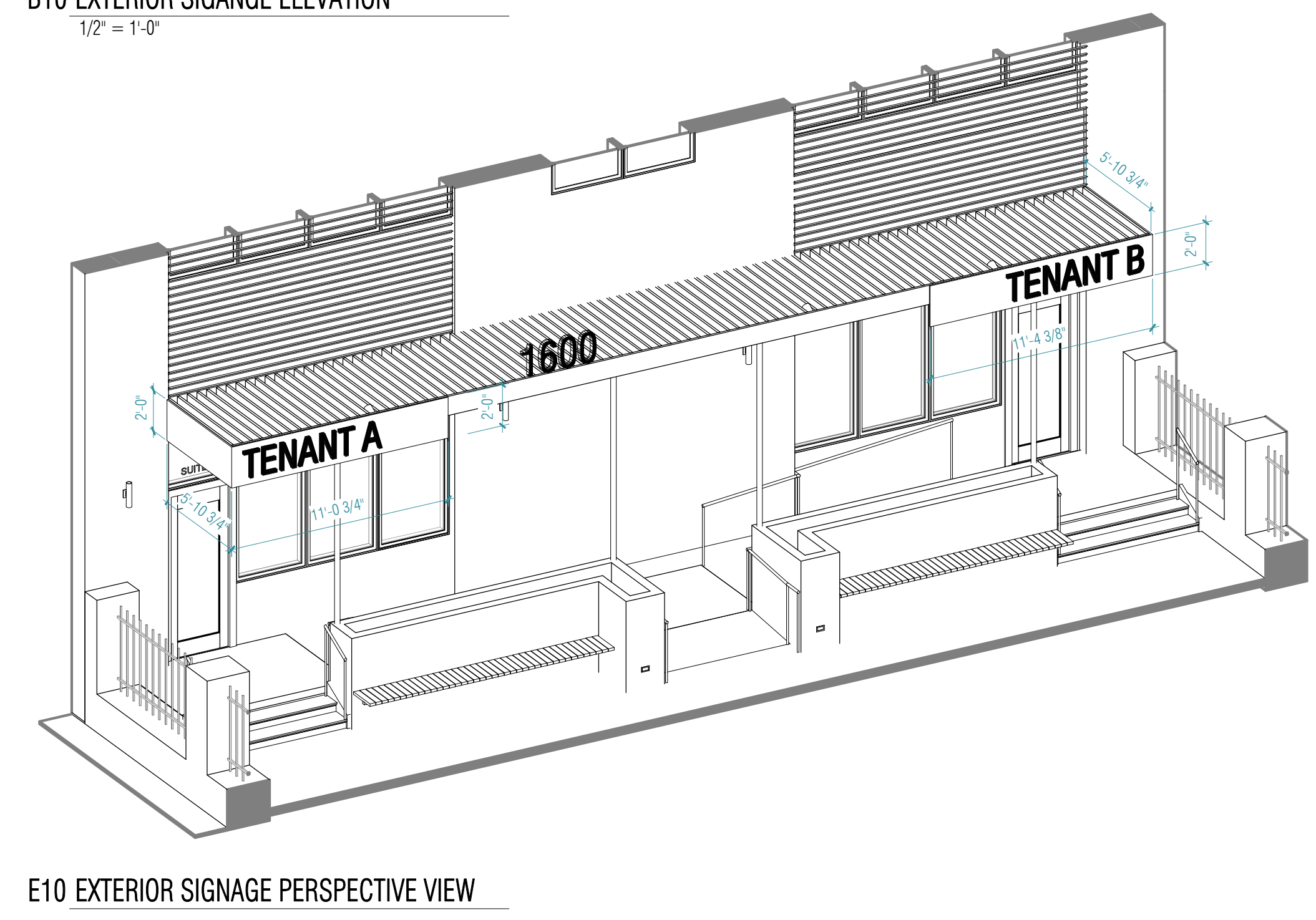
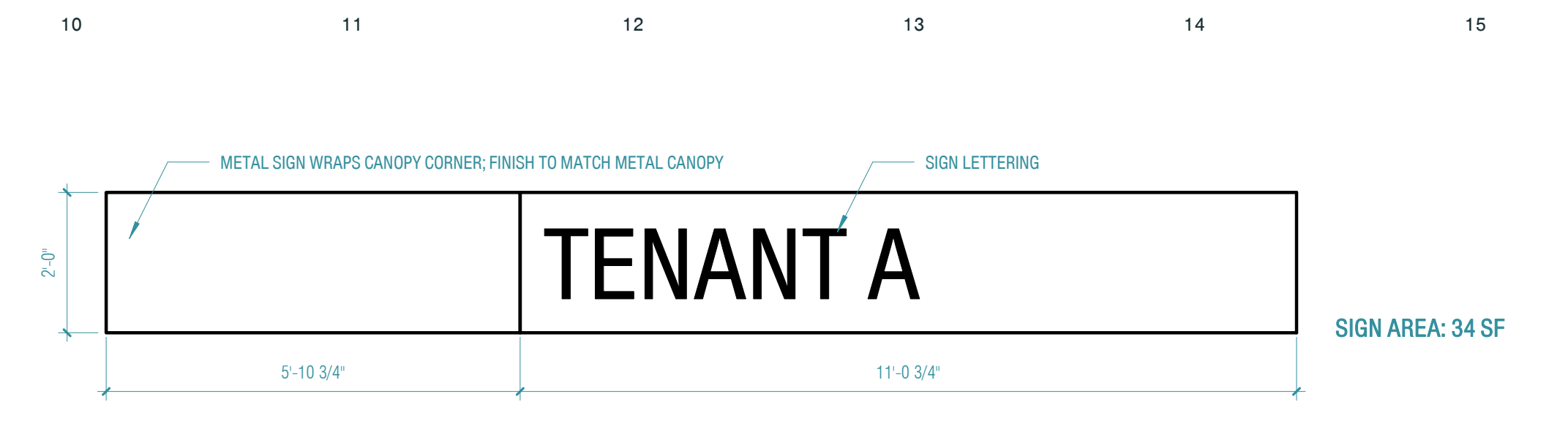
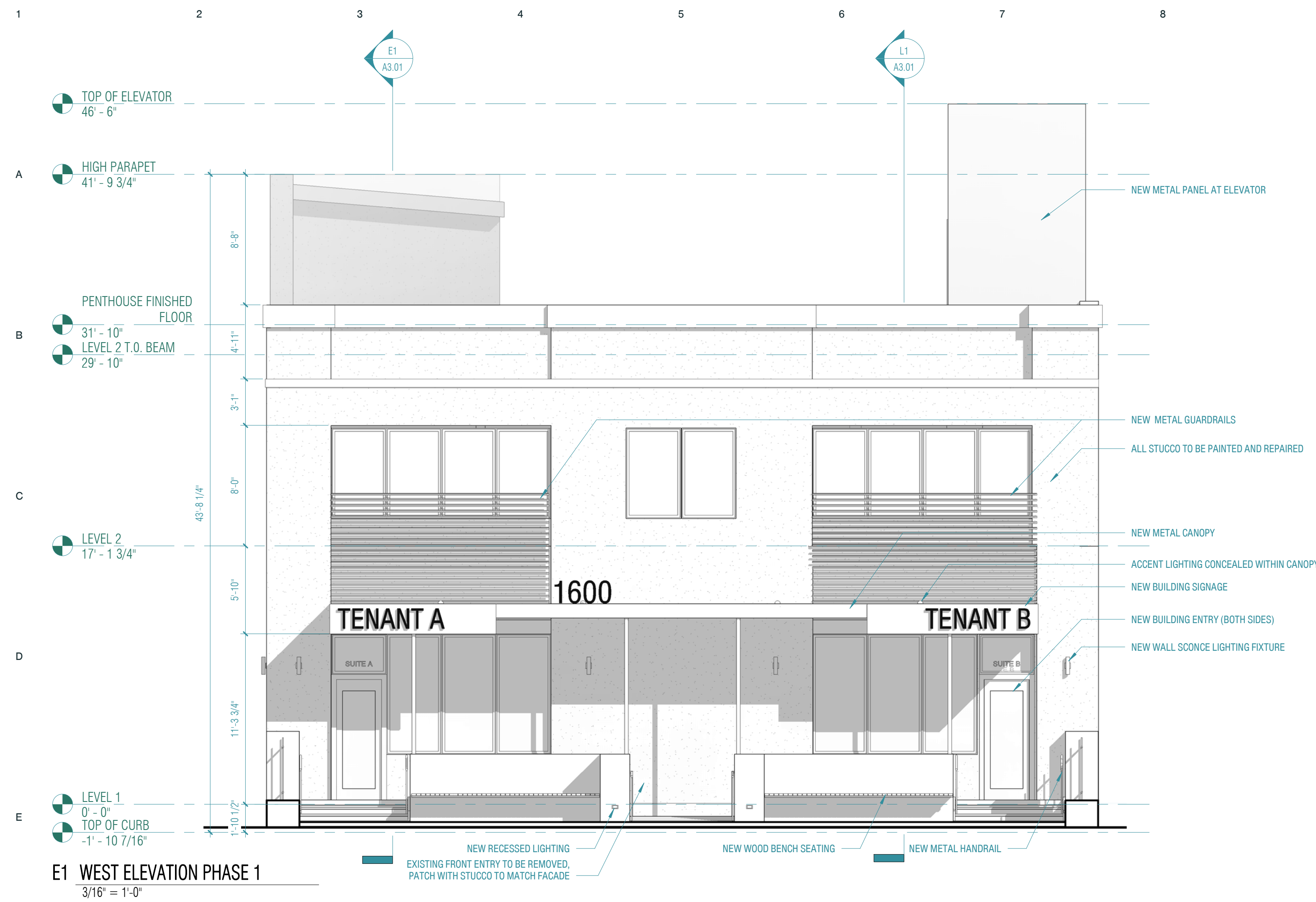
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SECOND FLOOR RCP

A1.52

CICADA

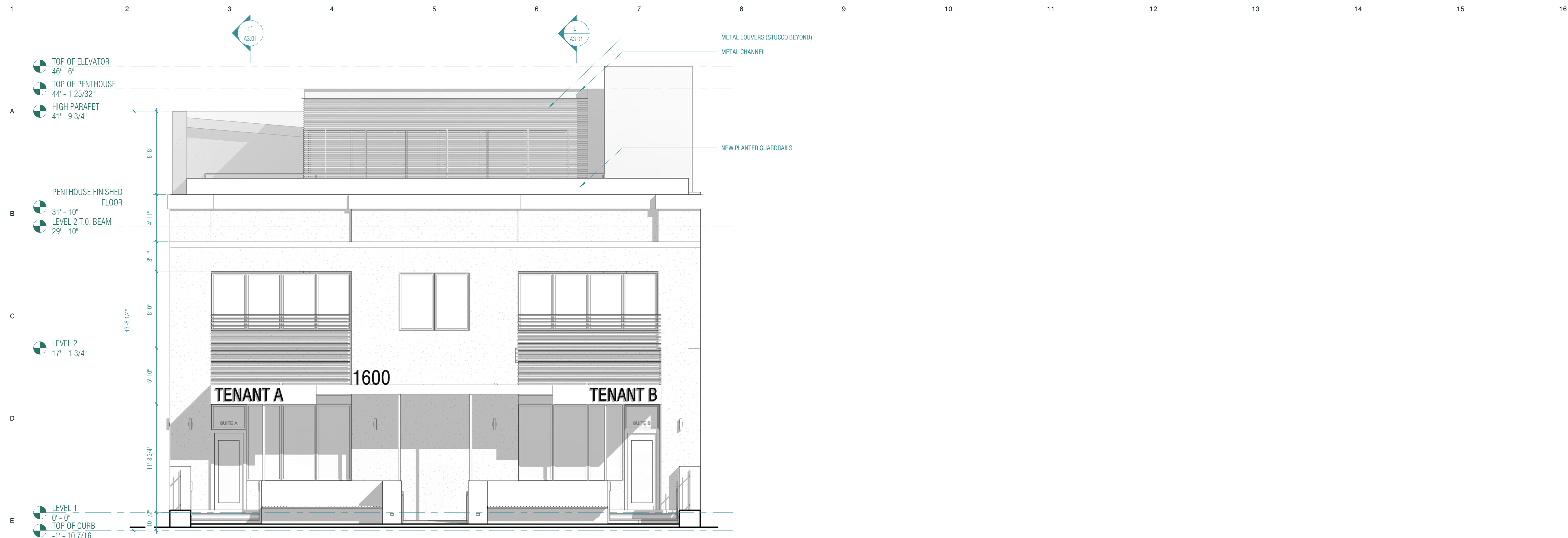
L1 RCP - LEVEL 2
3/16" = 1'-0"



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BUILDING ELEVATIONS PHASE 1 & SIGNAGE DETAILS



F1 WEST ELEVATION PHASE 2
3/16" = 1'-0"



L1 NORTH ELEVATION - PHASE 2
3/16" = 1'-0"

TULANE FAMILY DENTISTRY

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BUILDING ELEVATIONS PHASE 2

A2.02



E1 OVERALL BUILDING SECTION 02
3/16" = 1'-0"



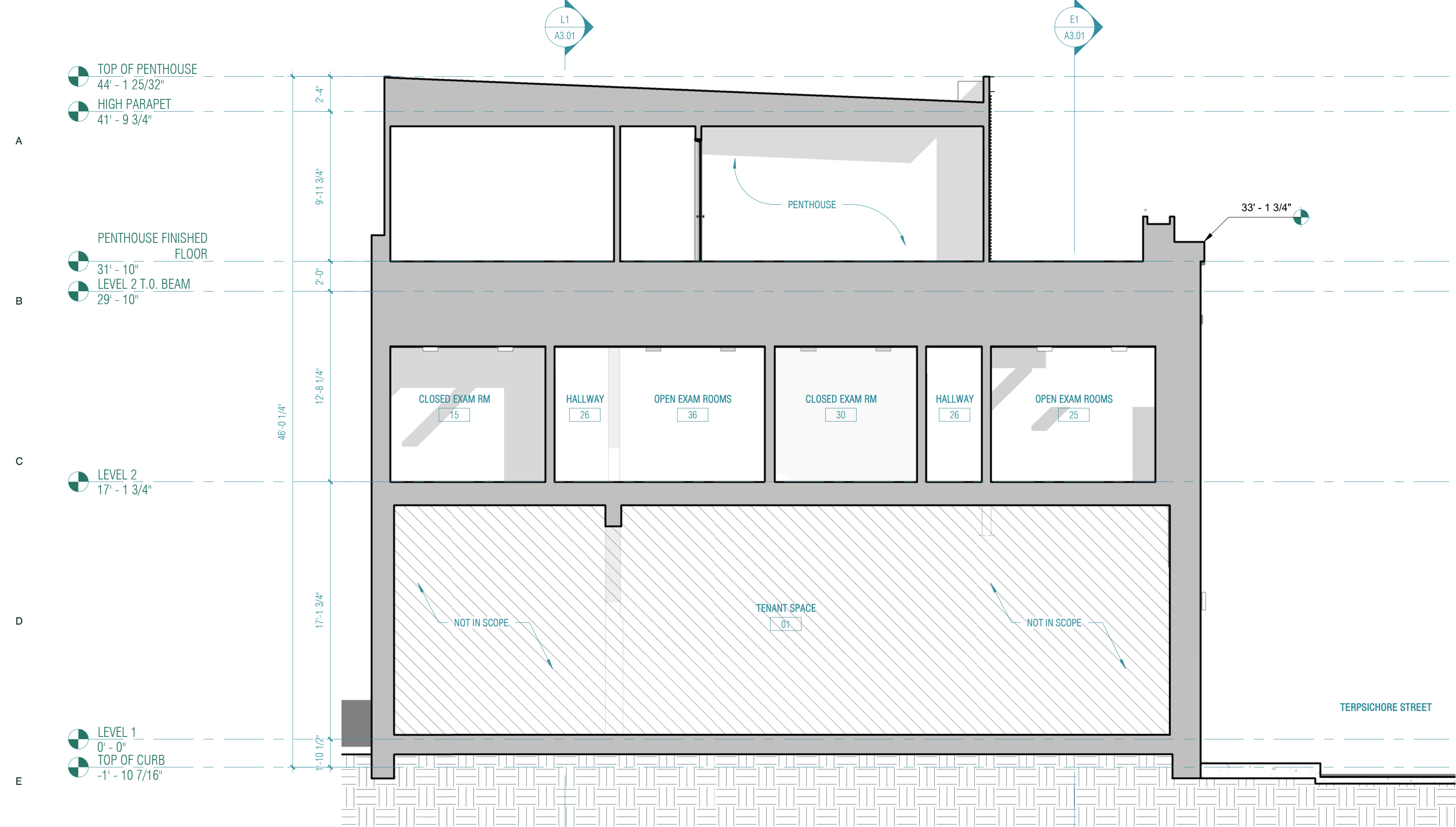
L1 OVERALL BUILDING SECTION 01
3/16" = 1'-0"

NOT FOR CONSTRUCTION

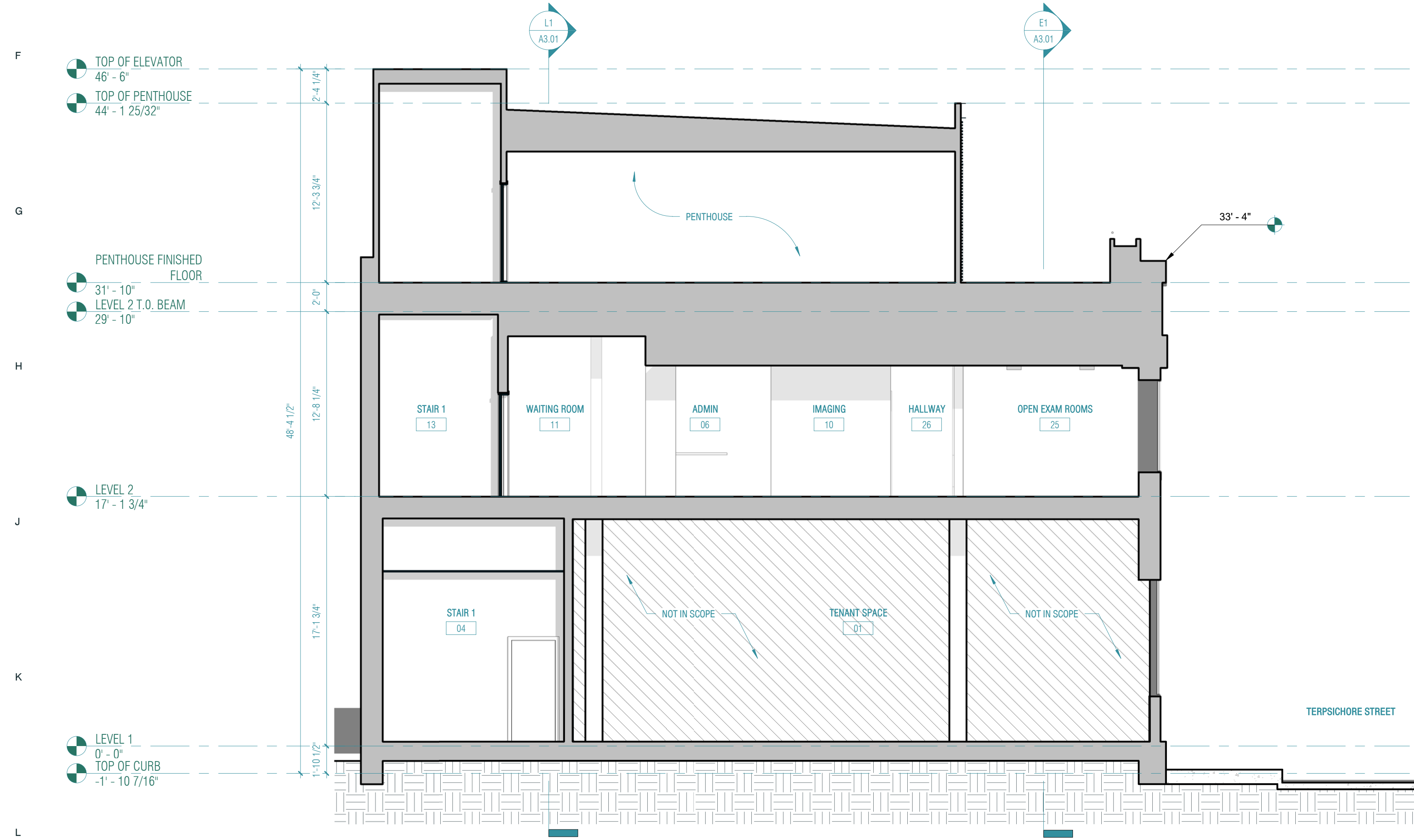
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BUILDING SECTIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



E1 OVERALL BUILDING SECTION 04
3/16" = 1'-0"



L1 OVERALL BUILDING SECTION 03
3/16" = 1'-0"

CICADA

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BUILDING SECTIONS

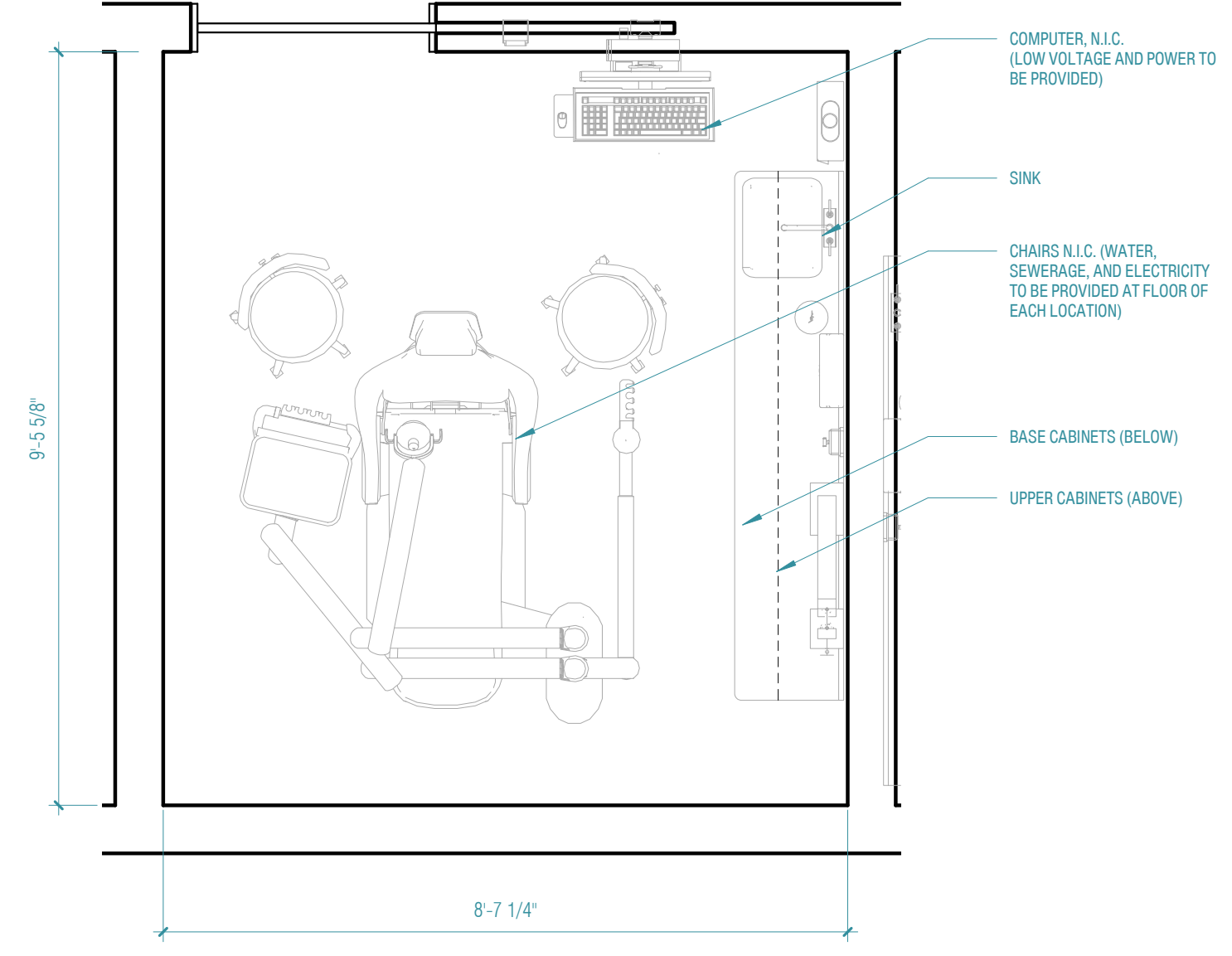
A3.02

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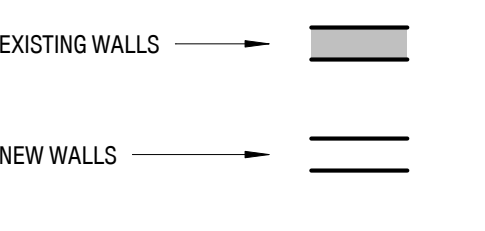
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FLOOR PLAN SYMBOL LEGEND



E1 ENLARGED PLAN - CLOSED EXAM ROOM
1/2" = 1'-0"

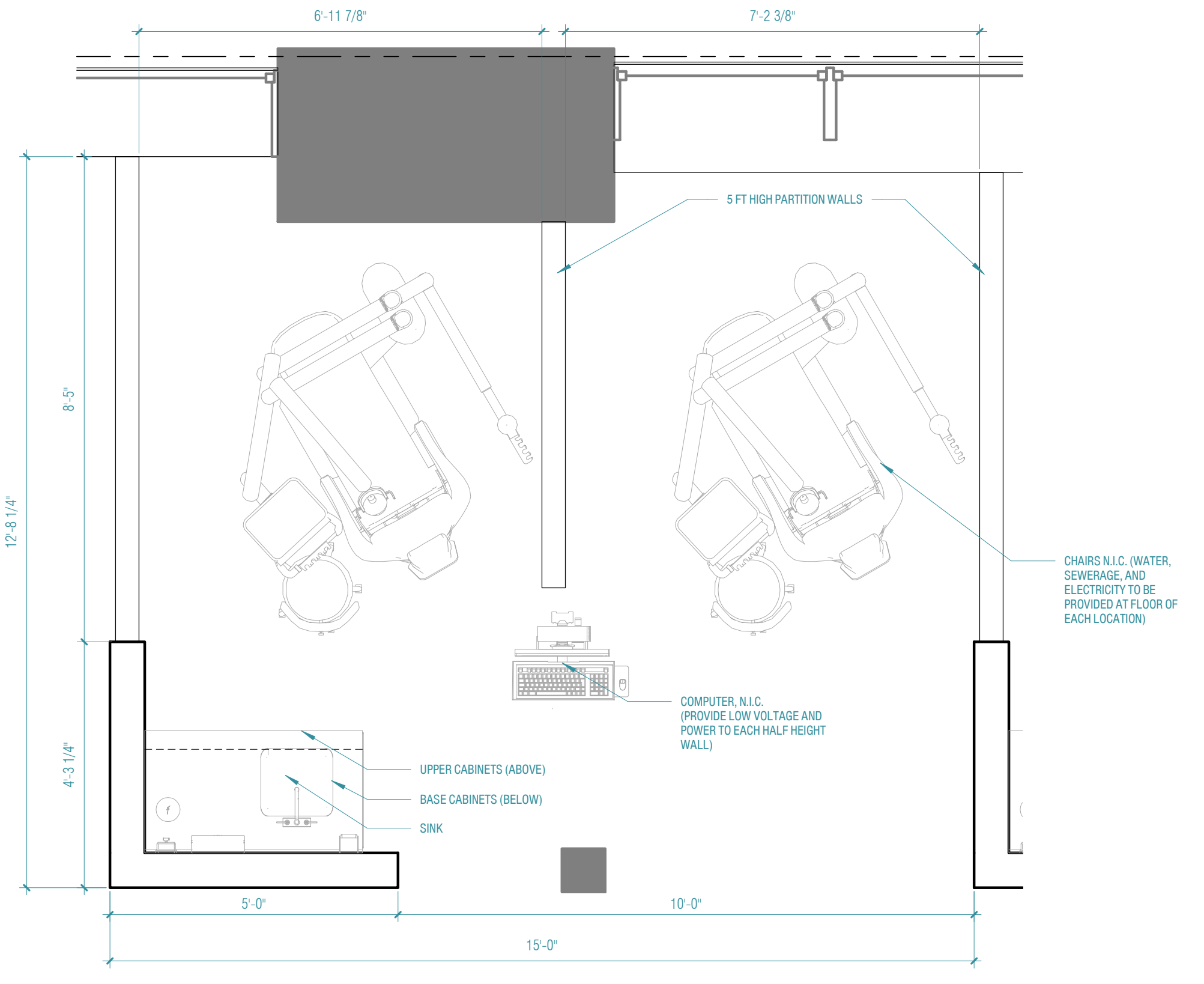
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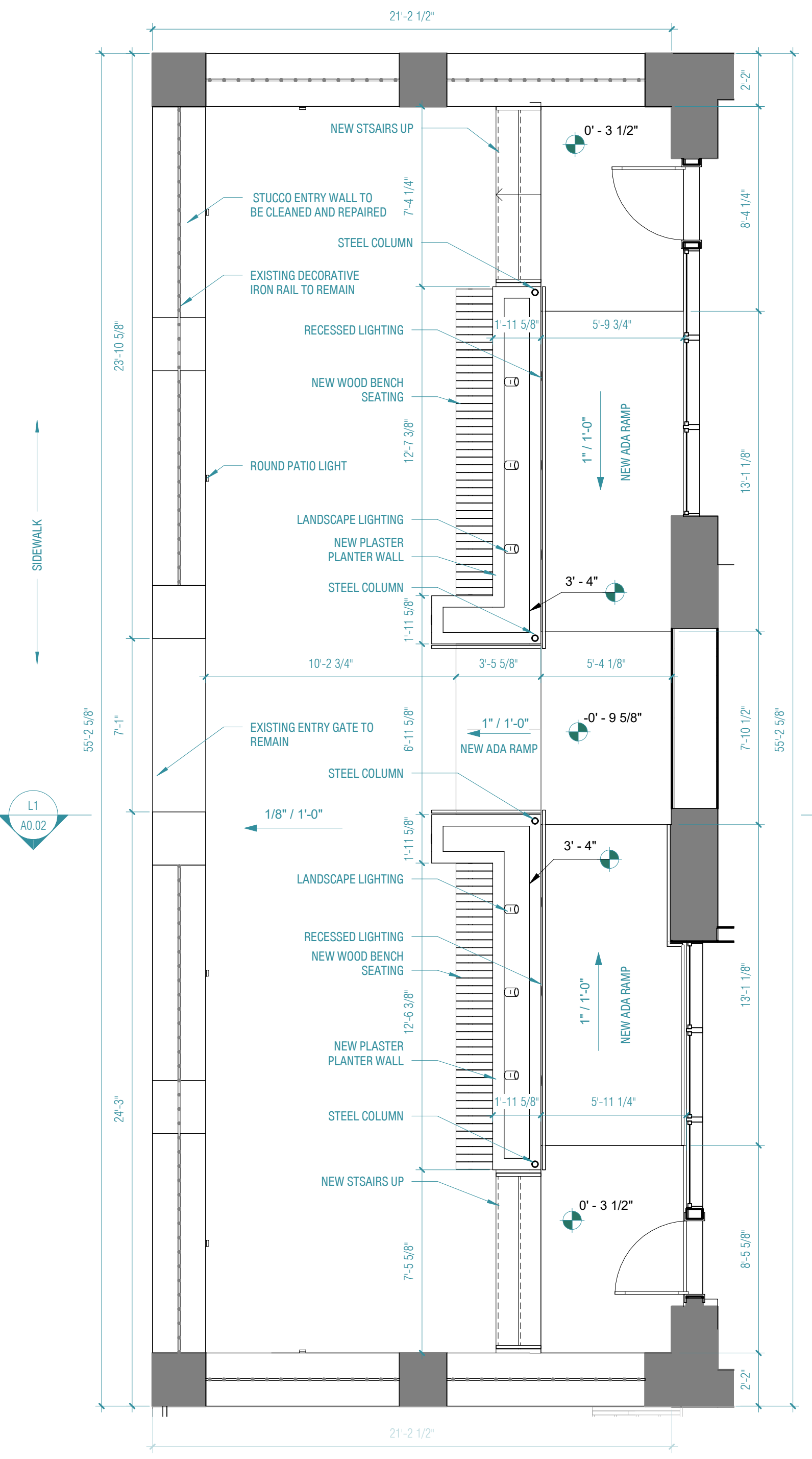
J

K



L1 ENLARGED PLAN - OPEN EXAM ROOM
1/2" = 1'-0"

L7 ENLARGED COURTYARD PLAN
1/4" = 1'-0"



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ENLARGED FLOOR PLANS

A4.01

CICADA