



EGRESS DOOR (PAIR)	
WIDTH	68"
CAPACITY	340
OCCUPANTS	30

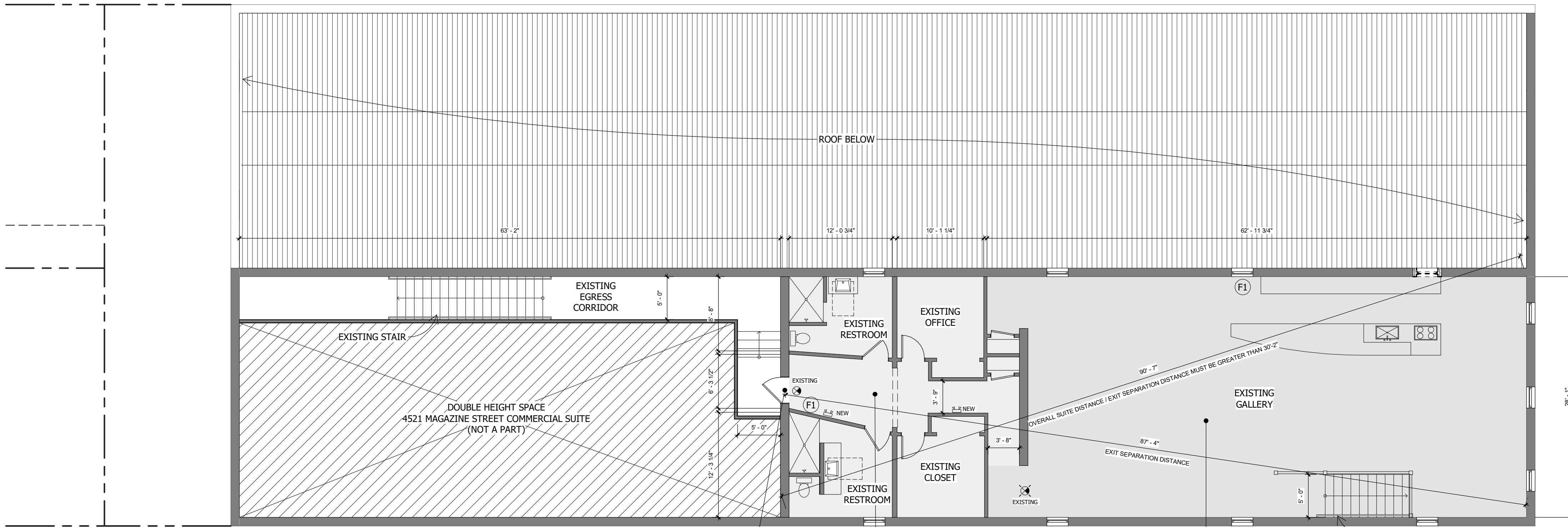
HARDWARE: PUSH BAR PROVIDED.
INSTALL DEADLATCH PADDLE.

EGRESS DOOR	
WIDTH	33.4"
CAPACITY	167
OCCUPANTS	30

HARDWARE: REPLACE LEVER
WITH PANIC HARDWARE

1 LEVEL 01 - EXISTING LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



EGRESS DOOR	
WIDTH	33.4"
CAPACITY	167
OCCUPANTS	30

HARDWARE: REPLACE LEVER
WITH PANIC HARDWARE

ACCESSORY AREAS	
Area	300 SF/OCCUP. GROSS
	724 SF
OCCUPANT LOAD	- 3

ASSEMBLY GROUP A-3	
ART GALLERY	30 SF/OCCUP. NET
	1,694 SF
OCCUPANT LOAD	- 57

2 LEVEL 02 - EXISTING LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

CODE SUMMARY

APPLICABLE CODES

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
ENERGY CODE:	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL GAS CODE:	2015 FUEL GAS CODE WITH LOCAL AMENDMENTS
ELECTRICAL CODE:	2014 NATIONAL ELECTRICAL CODE
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE
FIRE CODE:	2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
LIFE SAFETY CODE:	2015 NFPA 101 LIFE SAFETY
ACCESSIBILITY:	AMERICAN DISABILITIES ACT (ADA)

PROJECT DESCRIPTION

EXISTING 2,650 SF COMMERCIAL SPACE RECENTLY USED AS A SHORT TERM RENTAL TO BE CONVERTED BACK TO COMMERCIAL USE AS AN ART GALLERY. NO WORK REQUIRED BEYOND MEETING LIFE SAFETY REQUIREMENTS. ENTIRE BUILDING IS SPRINKLERED PER NFPA 13.

USE AND OCCUPANCY CLASSIFICATION

ASSEMBLY GROUP A-3 (ART GALLERY)
ACCESSORY AREAS (STORAGE & RESTROOMS)

GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE BUILDING HEIGHT:	75'-0" / 3 STORIES
ALLOWABLE BUILDING AREA:	38,000 SF
ACTUAL TENANT HEIGHT:	1 STORY (LOCATED ON SECOND FLOOR)
ACTUAL TENANT AREA:	2,650 SF

TYPES OF CONSTRUCTION

CONSTRUCTION TYPE III-B
NFPA 13 SPRINKLER

PRIMARY STRUCTURAL FRAME:	0 HRS
BEARING WALLS INTERIOR:	0 HRS
NON BEARING WALLS INTERIOR:	0 HRS
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:	0 HRS
TENANT SEPARATION:	0 HRS (ALL CURRENT ADJACENT TENANT USES ARE COMMERCIAL)

FIRE PROTECTION SYSTEMS

SPRINKLERED PER NFPA 13 (EXISTING)

PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH SECTION 906.1 AND NFPA 101. EXTINGUISHERS TO BE LOCATED AS INDICATED ON DRAWINGS, MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER NOT TO EXCEED 75'-0" (TABLE 906.31)

MEANS OF EGRESS

OCCUPANT LOAD	
ASSEMBLY A-3	57 OCCUPANTS
ACCESSORY AREAS	3 OCCUPANTS
TOTAL	60 OCCUPANTS

TWO EXITS PROVIDED.
TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 100'-0"
CORRIDOR: 0 HOUR REQUIRED FIRE RESISTANCE RATING WITH SPRINKLER SYSTEM

ACCESSIBILITY NOTES

1. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STATE OF LOUISIANA AND AMERICANS WITH DISABILITIES ACT AND LIFE SAFETY GUIDELINES.
2. ALL CONTROL DEVICES FOR LIGHT, POWER, HEAT, ALARMS, ETC. SHALL BE MOUNTED NO HIGHER THAN 48" FROM THE FLOOR TO THE HIGHEST OPERATIONAL ELEMENT OF THE DEVICE. TO BE WITHIN THE REACH RANGE OF INDIVIDUALS WITH DISABILITIES.
3. EXTERIOR AND INTERIOR PASSAGE DOORS, WHERE OPERABLE HARDWARE IS PROVIDED, SHALL BE EQUIPPED WITH HANDLES, PULLS, LATCHES, LOCKS OR OTHER OPERATING HARDWARE DEVICES HAVING A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE GRASPING, TIGHT PINCHING OR WRIST-TWISTING MOTION TO OPERATE. CONSISTENT WITH THE MOST STRINGENT ACCESSIBILITY CODE WITHIN THE PROJECT JURISDICTION.
4. CONTRACTOR TO VERIFY THAT NO ELEMENT BETWEEN 27" AND 80" A.F.F. PROJECTS MORE THAN 4" INTO AN ACCESSIBLE ROUTE UNLESS IDENTIFIED WITH A CANE DETECTION ELEMENT. THIS INCLUDES LIGHT SCONCES, FIRE EXTINGUISHERS, FIRE EXTINGUISHER CABINETS, PULL STATIONS, STROBES SIGNS, HANGING FIXTURES, ETC.
5. PROVIDE SLIP RESISTANT FLOOR SURFACES ALONG ALL ACCESSIBLE ROUTES.
6. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED PER ANSI

LIFE SAFETY LEGEND

- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- EXIT SIGN WITH INTEGRATED EMERGENCY LIGHT
- CLASS A FIRE EXTINGUISHER

