

1229 TEXAS AVENUE REHABILITATION

1229 TEXAS AVENUE
SHREVEPORT, LA 71101

CODES	EDITION
INTERNATIONAL BUILDING CODE	2021 1
INTERNATIONAL EXISTING BUILDING CODE	2021
NFPA 101 LIFE SAFETY CODE	2021
INTERNATIONAL MECHANICAL CODE	2021 1
INTERNATIONAL PLUMBING CODE	2021
INTERNATIONAL FUEL GAS CODE	2021
NATIONAL ELECTRIC CODE	2020 2
ADA STANDARDS FOR ACCESSIBLE DESIGN	2020

FIRE MARSHAL REVIEW SET DECEMBER 08, 2022 PROJECT NO. 2022.16

SHEET LIST	
GENERAL	
COV	COVERSHEET
ARCHITECTURAL	
A01	ARCHITECTURAL SITE PLAN
A20	FIRST FLOOR DEMOLITION PLAN
A21	MEZZANINE FLOOR DEMOLITION PLAN
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A81	EXTERIOR ELEVATIONS
A91	BUILDING SECTIONS

CLIENT:
MR. DILLON BREITHAUP

ARCHITECT:
DOWDEN ARCHITECTURE, LLC

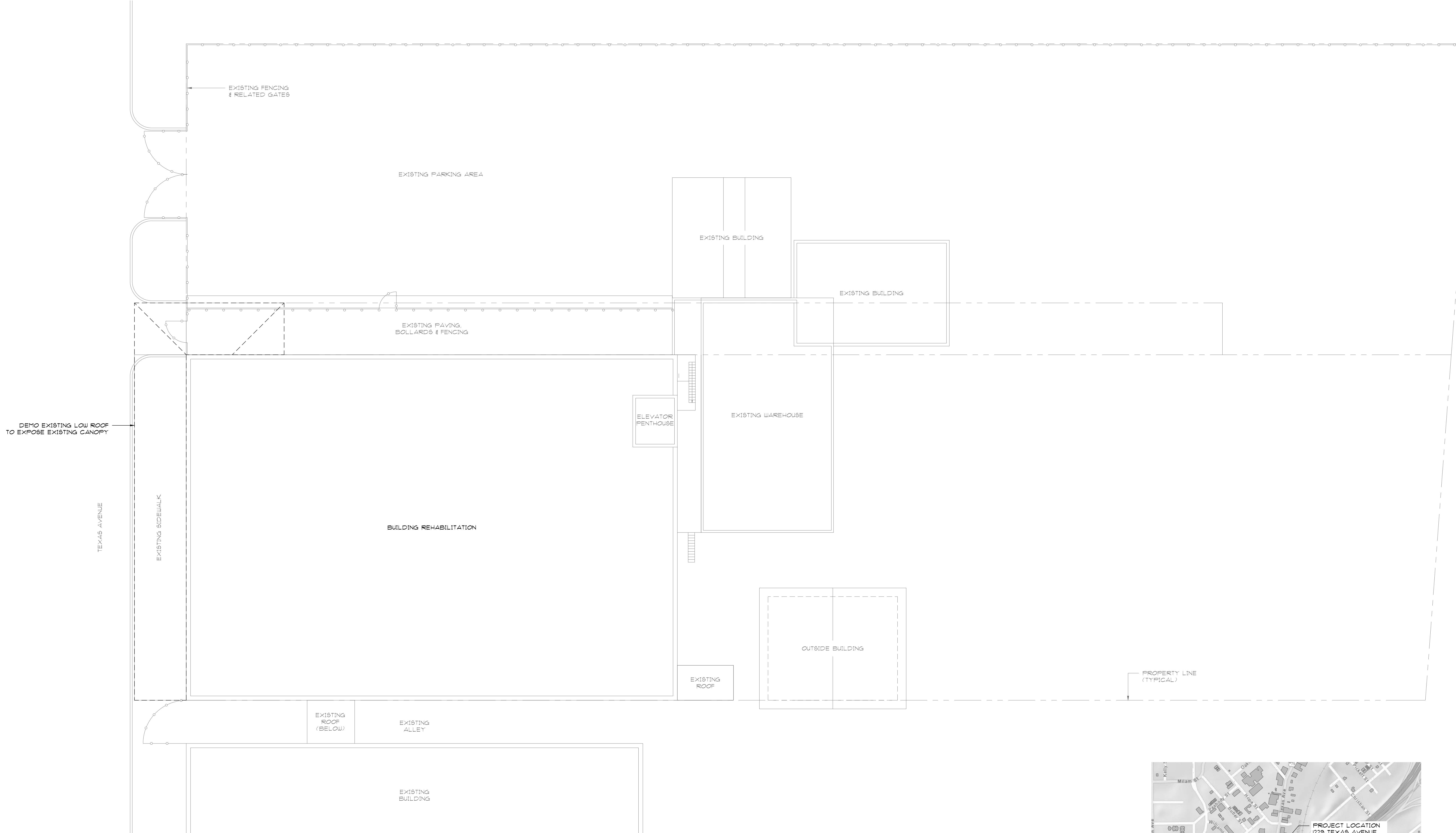
1 REVISED 01/31/2023
2 REVISED 04/26/2023

SITE PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
2. SITE BOUNDARIES SHOULD MAY VARY FROM ACTUAL LOCATIONS. PROFESSIONAL LAND SURVEY REQUIRED FOR ACCURATE PROPERTY BOUNDARIES.
3. DEMO EXISTING EXTERIOR METAL PANELS TO EXPOSE BUILDING'S ORIGINAL APPEARANCE.

WRITTEN PERMISSION FROM ARCHITECT IS REQUIRED FOR REVISIONS OR ALTERATIONS MADE BY OTHERS TO DOCUMENTS THAT CONTAIN THE DOWDEN ARCHITECTURE LOGO, SIGNATURE, & SEAL OR OTHER MARKS. ANY LIABILITY AND RESPONSIBILITY FOR MODIFICATIONS MUST BE ASSUMED BY THE PARTY MAKING THE MODIFICATIONS.

FIRE MARSHAL REVIEW SET



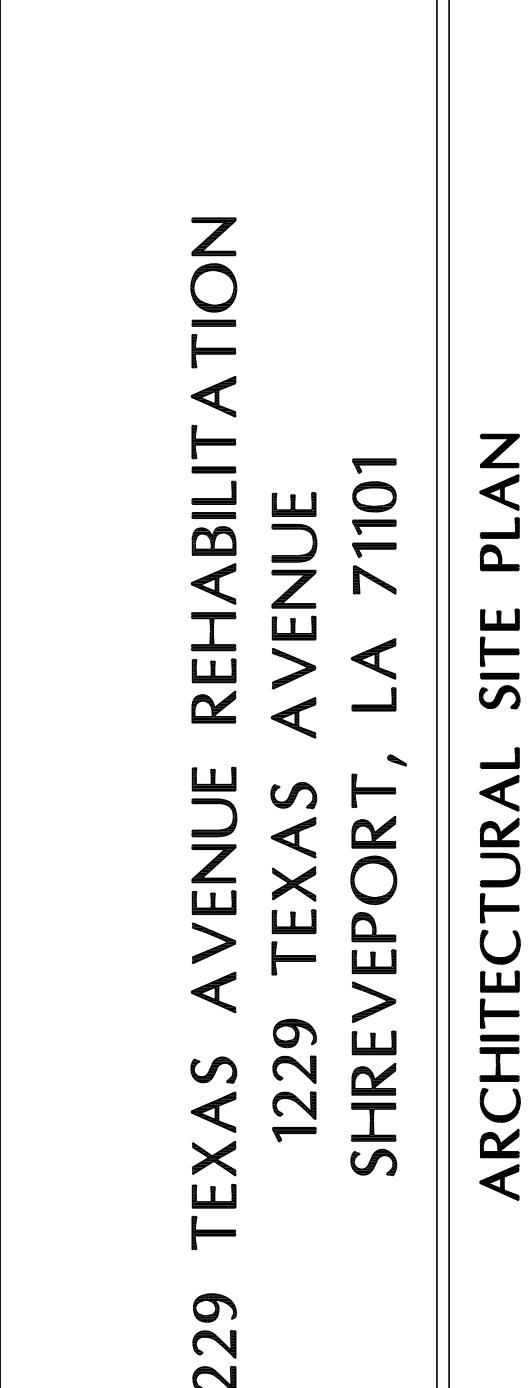
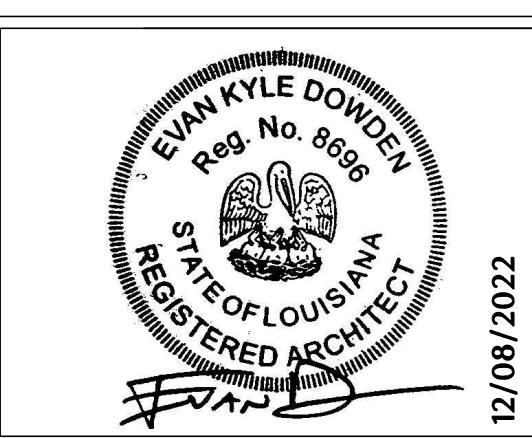
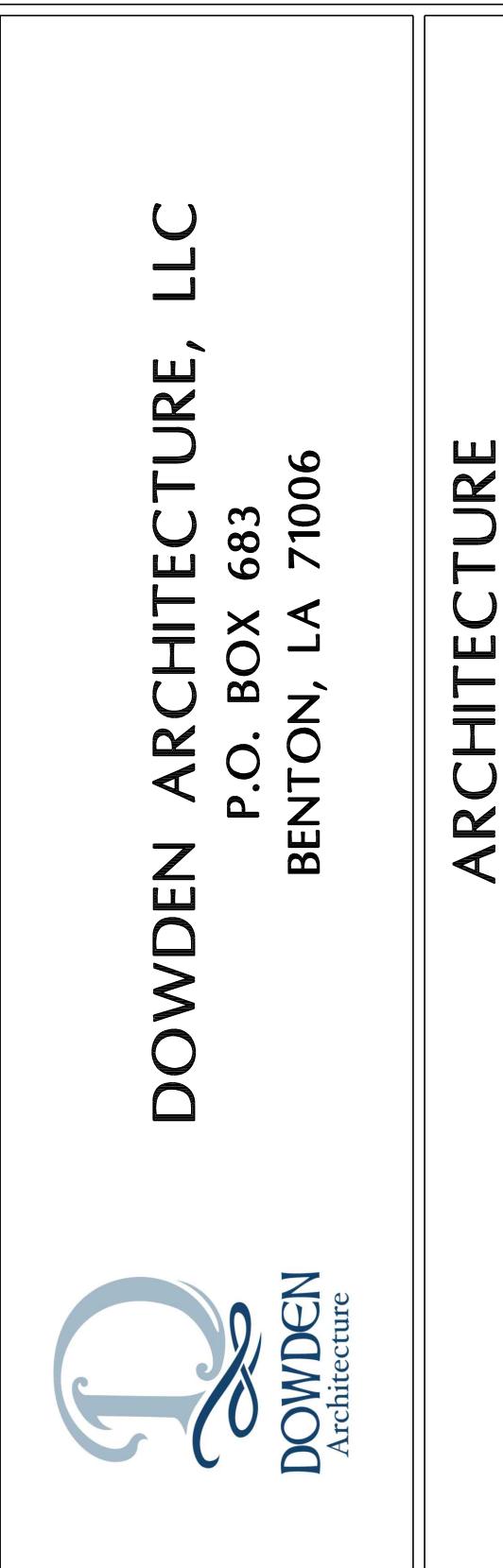
01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



N
VICINITY MAP

SCALE: 1" = 10'-0"
COORD. BY:
DRAWN BY: EKD
APPRVD BY:

A0.1



DEMO PLAN LEGEND

===== DEMOLITION
— EXISTING TO REMAIN

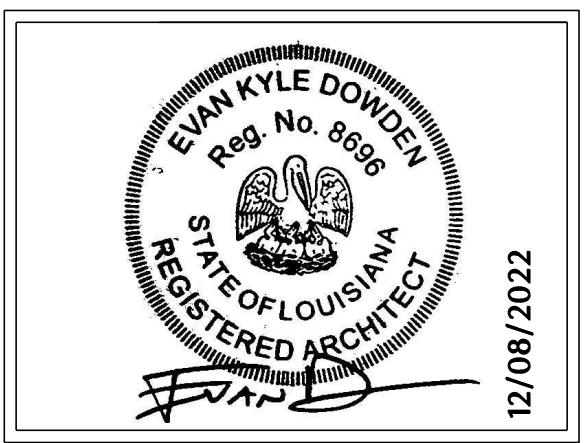
DEMO PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
2. DISCREPANCIES IN EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO EXECUTION OF DEMOLITION.
3. EXISTING BUILDING DOES NOT HAVE AN AUTOMATIC FIRE SPRINKLER OR ALARM SYSTEM.

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FIRE MARSHAL REVIEW SET

DOWDEN ARCHITECTURE, LLC P.O. BOX 683 BENTON, LA 7006
ARCHITECTURE

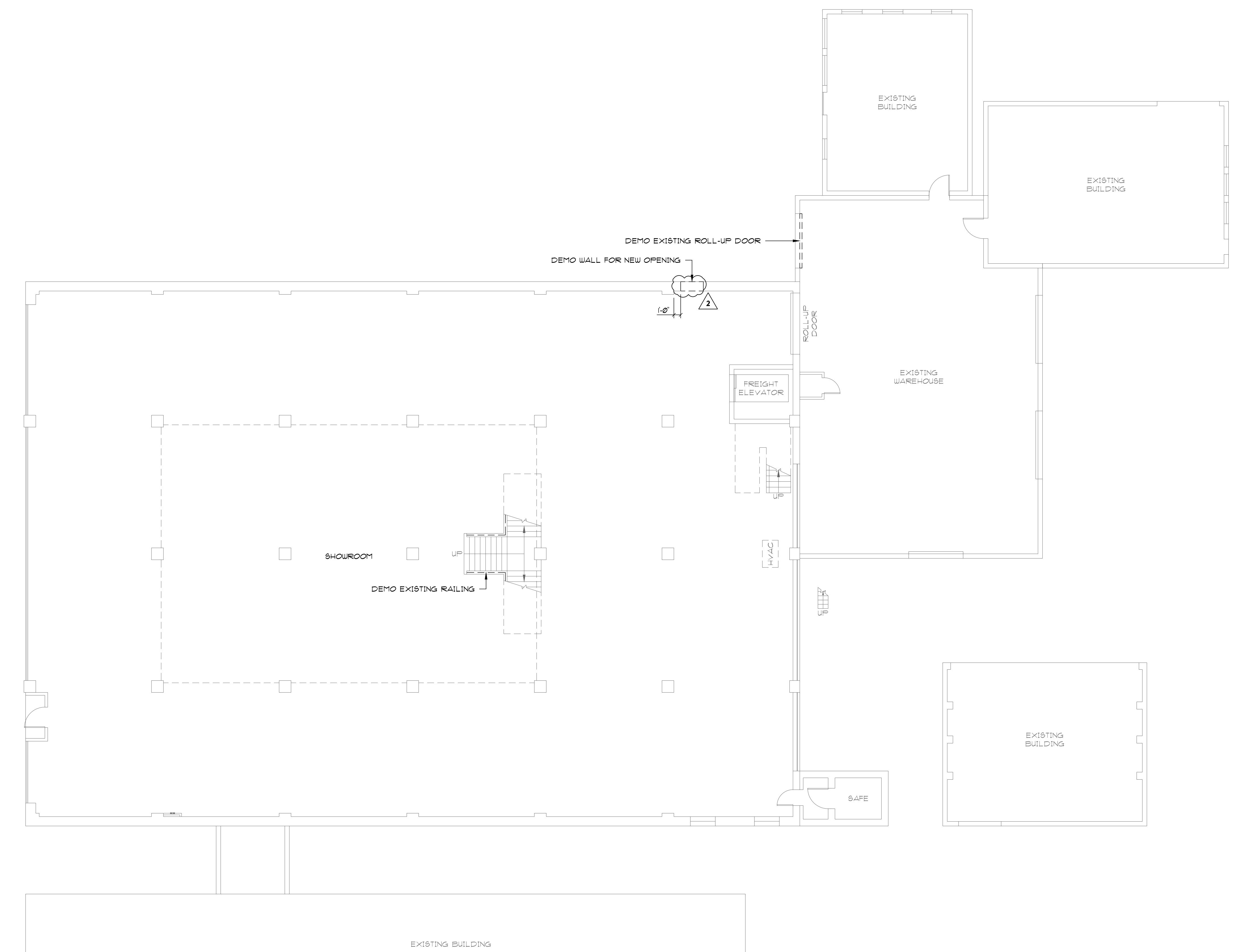


1229 TEXAS AVENUE REHABILITATION 1229 TEXAS AVENUE SHREVEPORT, LA 71101
FIRST FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0" COORD. BY: DRAWN BY: EKD APPRVD. BY: △ REVISION: 04/26/2023

01 FIRST FLOOR
DEMOLITION PLAN
SCALE: 1/8"=1'-0"

EXISTING BUILDING



A2.0

DEMO PLAN LEGEND

===== DEMOLITION
— EXISTING TO REMAIN

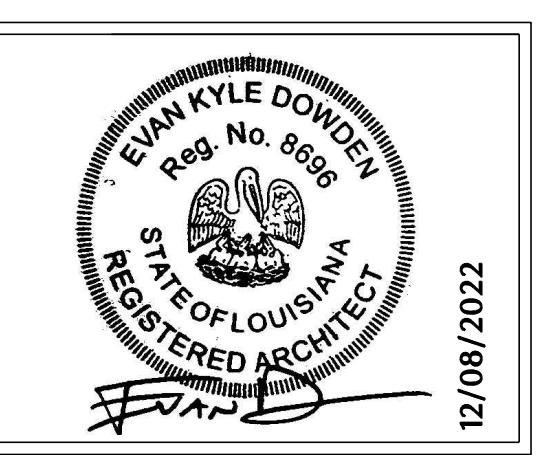
DEMO PLAN NOTES

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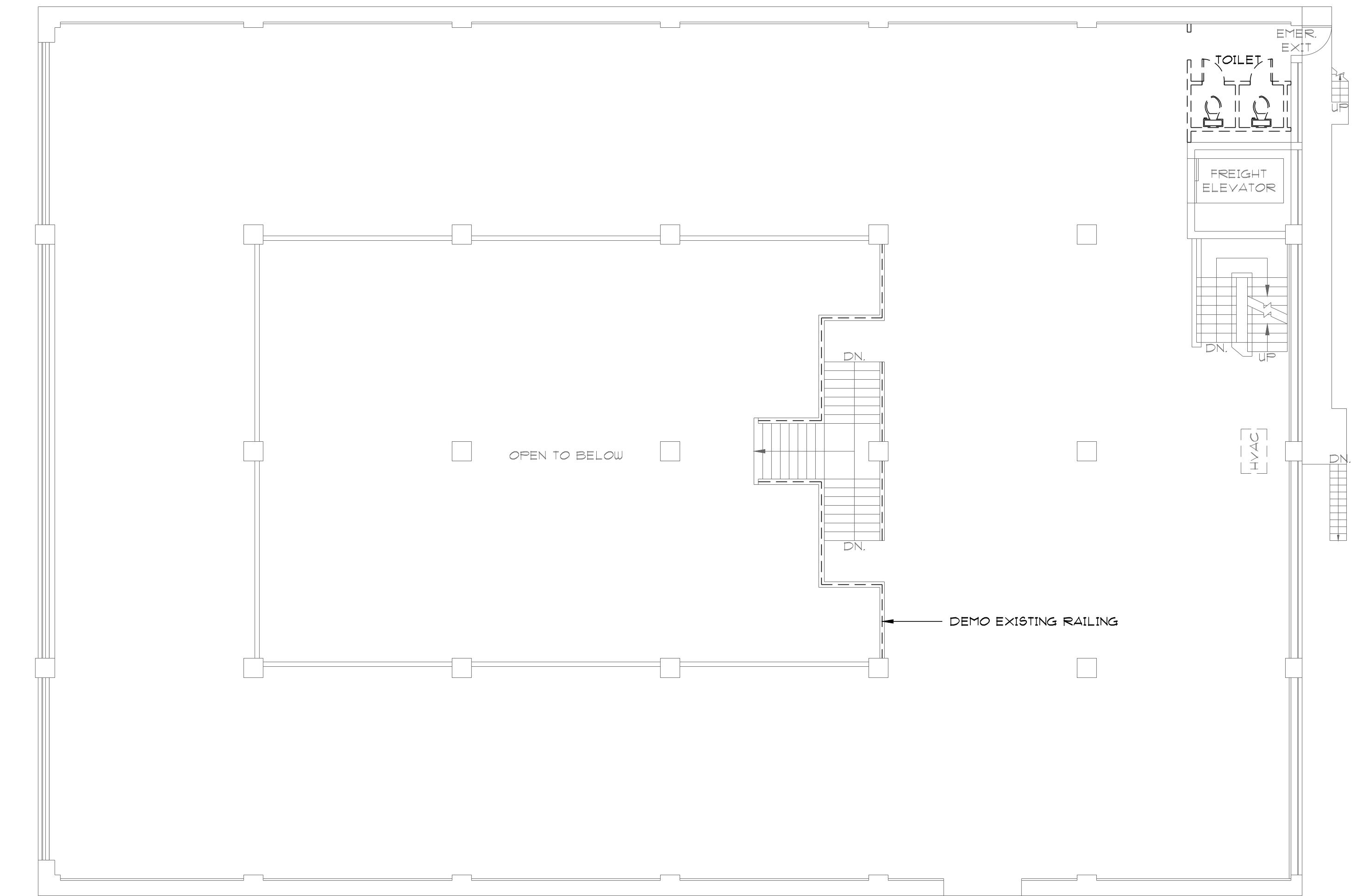
FIRE MARSHAL REVIEW SET

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ARCHITECTURE



1229 TEXAS AVENUE REHABILITATION 1229 TEXAS AVENUE SHREVEPORT, LA 71101
MEZZANINE FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0" COORD. BY: DRAWN BY: EKD APPRVD BY: _____ _____ _____ _____ A2.1
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N
01 MEZZANINE FLOOR
DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

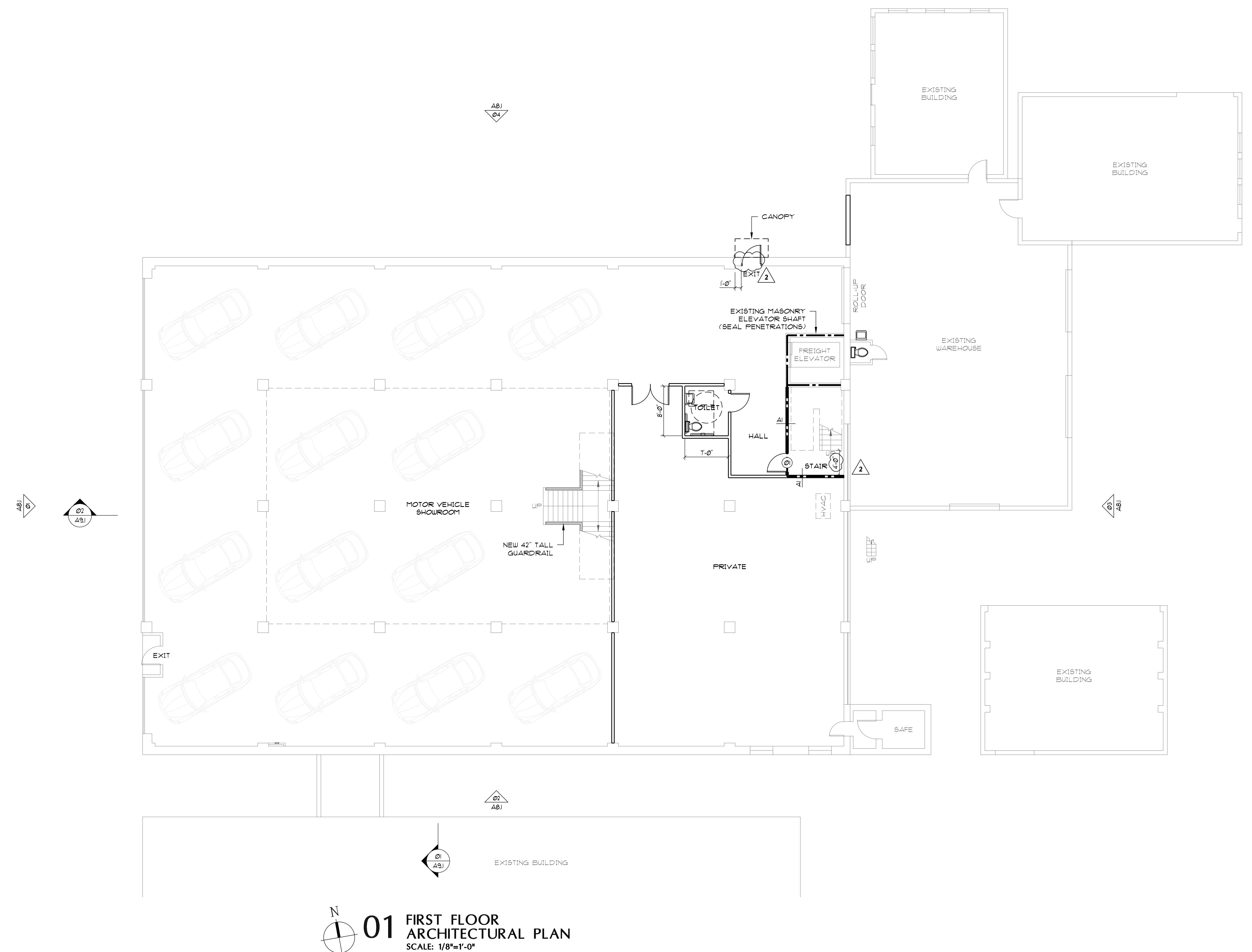
A2.1

WALL RATINGS:

—	EXISTING WALL TO REMAIN
—	WALL TYPE DESIGNATION
—	WALL TYPE
—	SMOKE PARTITION WALL UP TO FLOOR OR ROOF DECK ABOVE. (SEALED PERIMETER AND PENETRATIONS)
—	ONE-HOUR FIRE BARRIER WALL UP TO FLOOR OR ROOF DECK ABOVE. FIRE DAMPERS, 45 MIN LABELED DOORS AND FRAMES, FIRE CAULKED PENETRATIONS

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FIRE MARSHAL REVIEW SET



FLOOR PLAN NOTES

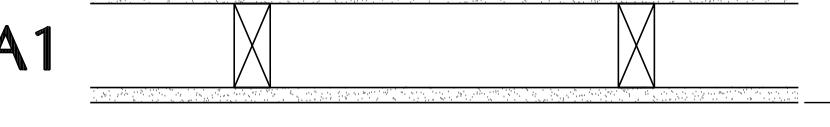
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
2. EXISTING REAR SWITCHBACK STAIR TO BE ENCLOSED IN FIRE RATED CONSTRUCTION AT ALL FLOORS.
3. PROVIDE SIGNAGE & EXIT SIGNAGE AT EXITS PER ADA-ABA & BUILDING CODE.
4. PROVIDE EMERGENCY LIGHTING AT MEANS OF EGRESS PER BUILDING CODE.
5. DOOR HARDWARE TO COMPLY WITH ADA-ABA, SHALL NOT REQUIRE TIGHT GRASING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
6. EXISTING SECOND & THIRD FLOORS TO REMAIN UNOCCUPIED.

FLOOR PLAN KEYNOTES

(1) FIRE RATED DOOR & FRAME WITH AUTOMATIC CLOSER PROVIDE SMOKE SEALS. DOOR VISION PANEL SIZE: 100 SQ. IN.

(2) DOOR & FRAME WITH SMOKE SEALS.

WALL TYPES



2x4 WOOD STUDS AT 16" O.C. WITH ONE LAYER 5/8" TYPE X GYPSUM DRYWALL ON EACH SIDE (UL NO 1214 - 1 HOUR RATING WHERE INDICATED)

1229 TEXAS AVENUE REHABILITATION
1229 TEXAS AVENUE
SHREVEPORT, LA 71101
FIRST FLOOR ARCHITECTURAL PLAN
12/08/2022

SCALE: 1/8" = 1'-0"
COORD. BY:
DRAWN BY: EKD
APPRVD BY:
REV: 04/26/2023
A4.0

DOWDEN ARCHITECTURE, LLC
P.O. BOX 683
BENTON, LA 70066
ARCHITECTURE
DOWDEN
Architecture
EVAN KYLE DOWDEN
Reg. No. 8886
State of Louisiana
REGISTERED ARCHITECT
12/08/2022

WALL RATINGS:

WALL TYPE DESIGNATION
WALL TYPE SUFFIX
WALL TYPE
SMOKE PARTITION WALL UP TO FLOOR OR ROOF DECK ABOVE. (SEALED PERIMETER AND PENETRATIONS)
ONE-HOUR FIRE BARRIER WALL UP TO FLOOR OR ROOF DECK ABOVE. FIRE DAMPERS, 45 MIN. LABELED DOORS AND FRAMES, FIRE CAULKED PENETRATIONS

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FIRE MARSHAL REVIEW SET

DOWDEN ARCHITECTURE, LLC
P.O. BOX 683
BENTON, LA 7006

ARCHITECTURE



12/08/2022

1229 TEXAS AVENUE REHABILITATION
1229 TEXAS AVENUE
SHREVEPORT, LA 71101

MEZZANINE FLOOR ARCHITECTURAL PLAN

SCALE: 1/8" = 1'-0"
COORD. BY:
DRAWN BY: EKD
APPRVD BY:

A4.1

FLOOR PLAN NOTES

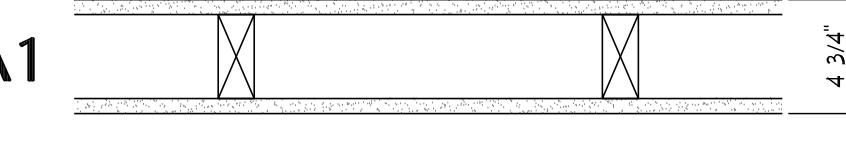
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
2. EXISTING REAR SWITCHBACK STAIR TO BE ENCLOSED IN FIRE RATED CONSTRUCTION AT ALL FLOORS.
3. PROVIDE SIGNAGE & EXIT SIGNAGE AT EXITS PER ADA-ABA & BUILDING CODE.
4. PROVIDE EMERGENCY LIGHTING AT MEANS OF EGRESS PER BUILDING CODE.
5. DOOR HARDWARE TO COMPLY WITH ADA-ABA SHALL NOT REQUIRE TIGHT GRASping, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
6. EXISTING SECOND & THIRD FLOORS TO REMAIN UNOCCUPIED.

FLOOR PLAN KEYNOTES

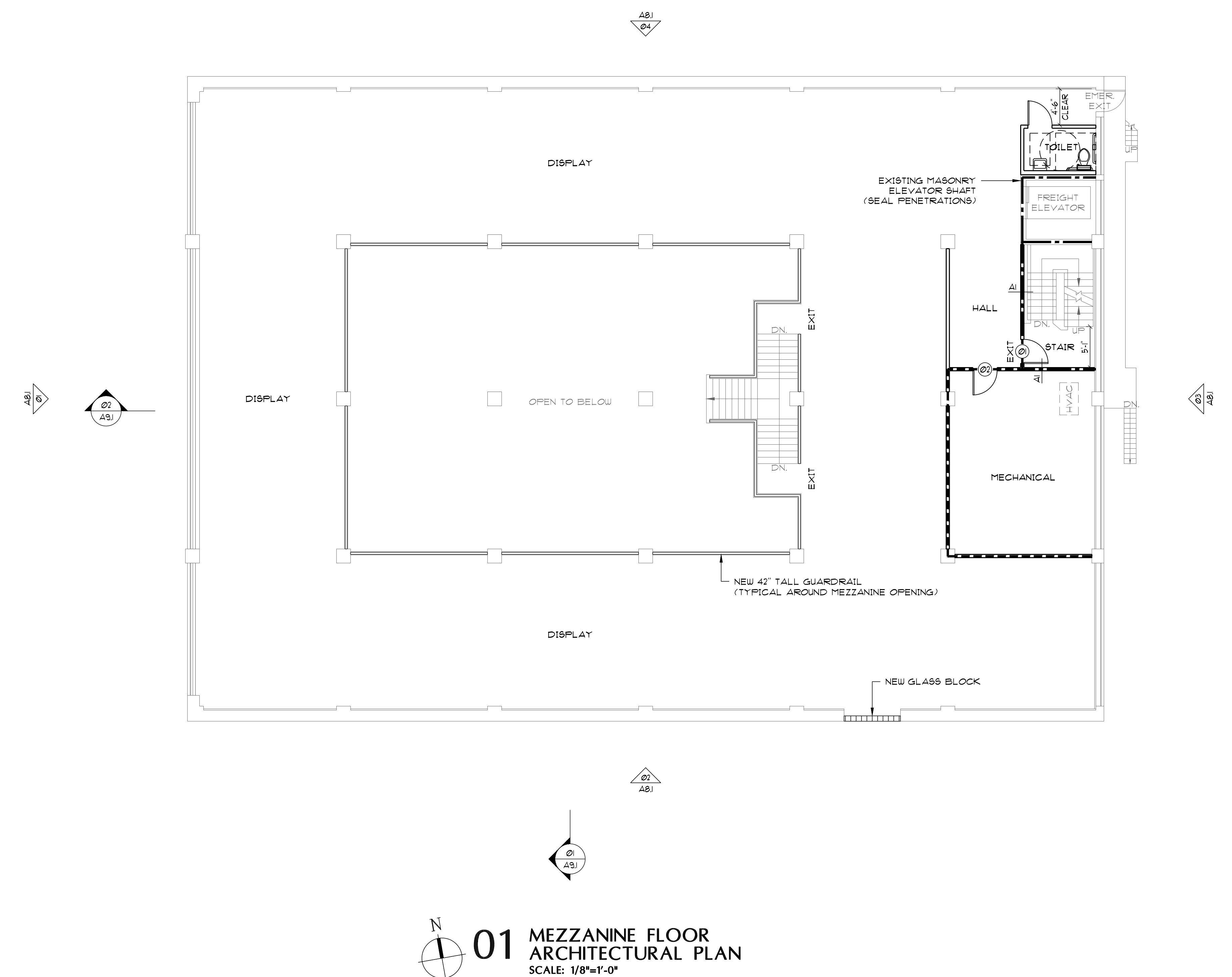
(1) FIRE RATED DOOR & FRAME WITH AUTOMATIC CLOSER
PROVIDE SMOKE SEALS.
DOOR VISION PANEL SIZE: 100 SQ. IN.

(2) DOOR & FRAME WITH SMOKE SEALS.

WALL TYPES



2x4 WOOD STUDS AT 16" O.C. WITH ONE LAYER
5/8" TYPE X GYPSUM DRYWALL ON EACH SIDE
(UL NO 1214 - 1 HOUR RATING WHERE INDICATED)



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WALL RATINGS:

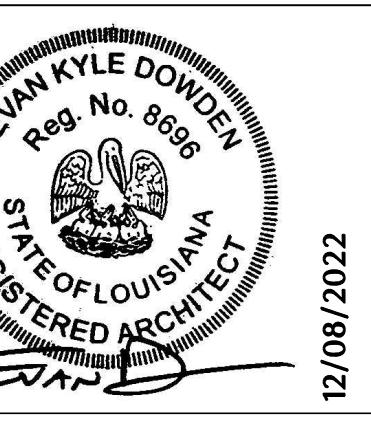
WALL TYPE DESIGNATION
WALL TYPE SUFFIX
WALL TYPE
SMOKE PARTITION WALL UP TO FLOOR OR ROOF DECK ABOVE. (SEALED PERIMETER AND PENETRATIONS)
ONE-HOUR FIRE BARRIER WALL UP TO FLOOR OR ROOF DECK ABOVE. FIRE DAMPERS, 45 MIN. LABELED DOORS AND FRAMES, FIRE CAULKED PENETRATIONS

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FIRE MARSHAL REVIEW SET

DOWDEN ARCHITECTURE, LLC
P.O. BOX 683
BENTON, LA 70066

ARCHITECTURE



12/08/2022

1229 TEXAS AVENUE REHABILITATION
1229 TEXAS AVENUE
SHREVEPORT, LA 71101

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
COORD. BY:
DRAWN BY: EKD
APPRVD BY:

A4.2

FLOOR PLAN NOTES

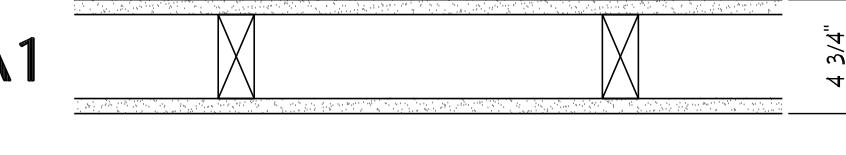
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6. EXISTING SECOND & THIRD FLOORS TO REMAIN UNOCCUPIED.

FLOOR PLAN KEYNOTES

(1) FIRE RATED DOOR & FRAME WITH AUTOMATIC CLOSER
PROVIDE SMOKE SEALS.
DOOR VISION PANEL SIZE: 100 SQ. IN.

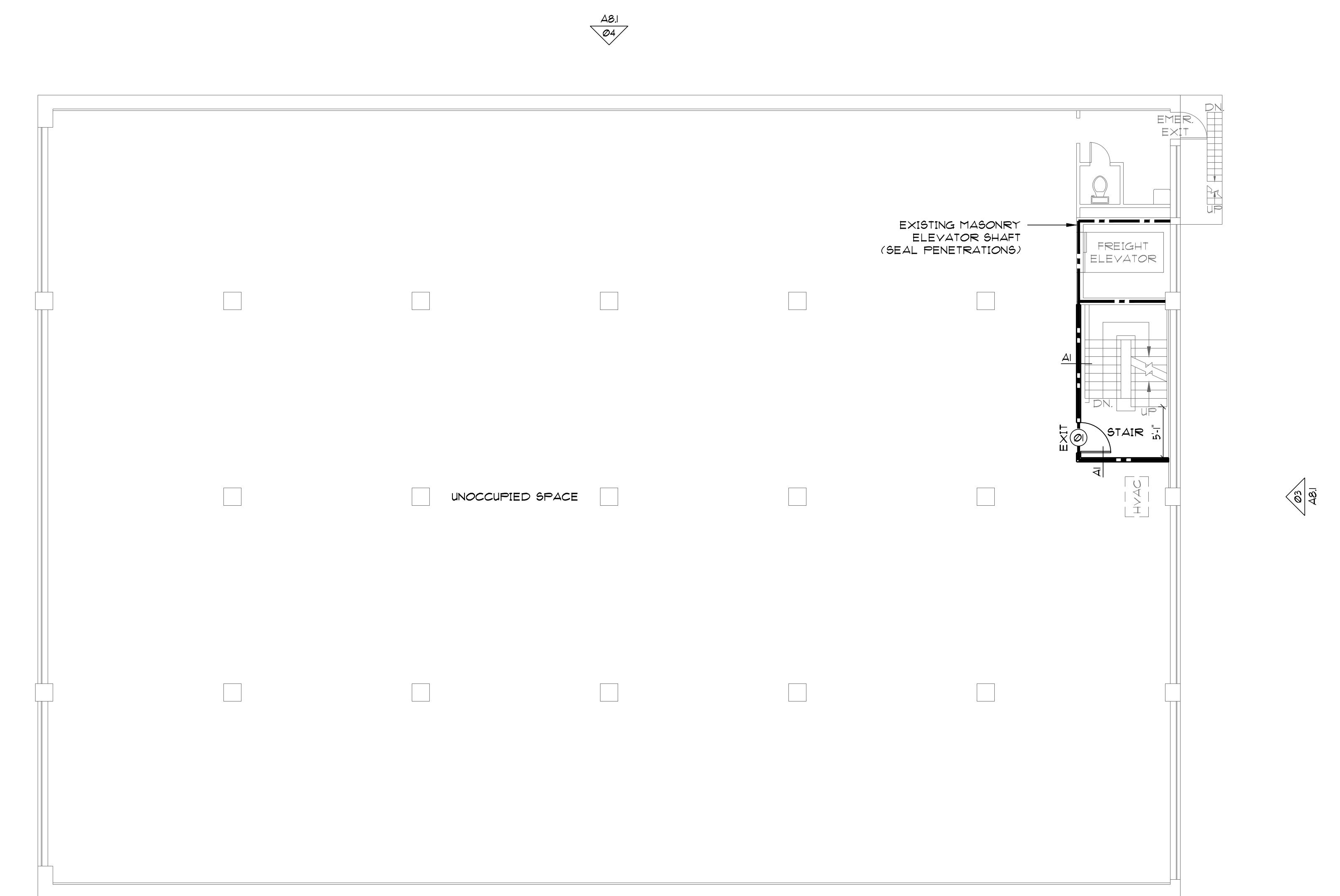
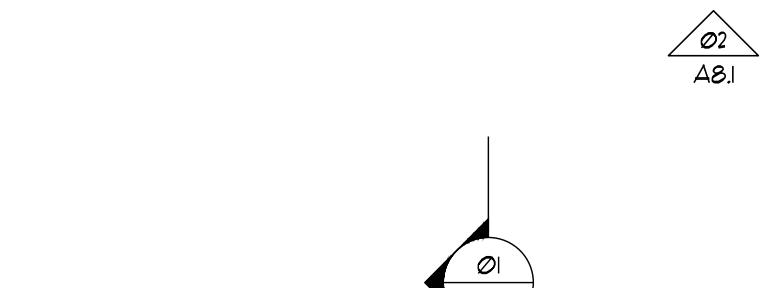
(2) DOOR & FRAME WITH SMOKE SEALS.

WALL TYPES



2x4 WOOD STUDS AT 16" O.C. WITH ONE LAYER
5/8" TYPE X GYPSUM DRYWALL ON EACH SIDE
(UL NO 1214 - 1 HOUR RATING WHERE INDICATED)

01 (REFERENCE)
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



WALL RATINGS:

WALL TYPE DESIGNATION
WALL TYPE SUFFIX
WALL TYPE
SMOKE PARTITION WALL UP TO FLOOR OR ROOF DECK ABOVE. (SEALED PERIMETER AND PENETRATIONS)
ONE-HOUR FIRE BARRIER WALL UP TO FLOOR OR ROOF DECK ABOVE. FIRE DAMPERS, 45 MIN. LABELED DOORS AND FRAMES, FIRE CAULKED PENETRATIONS

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FIRE MARSHAL REVIEW SET

DOWDEN ARCHITECTURE, LLC P.O. BOX 683 BENTON, LA 70066
ARCHITECTURE

DOWDEN ARCHITECTURE, LLC

P.O. BOX 683

BENTON, LA 70066

ARCHITECTURE



12/08/2022

1229 TEXAS AVENUE REHABILITATION

1229 TEXAS AVENUE
SHREVEPORT, LA 71101

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
COORD. BY:
DRAWN BY: EKD
APPRV'D BY:

A4.3

FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
2. EXISTING REAR SWITCHBACK STAIR TO BE ENCLOSED IN FIRE RATED CONSTRUCTION AT ALL FLOORS.
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FLOOR PLAN KEYNOTES

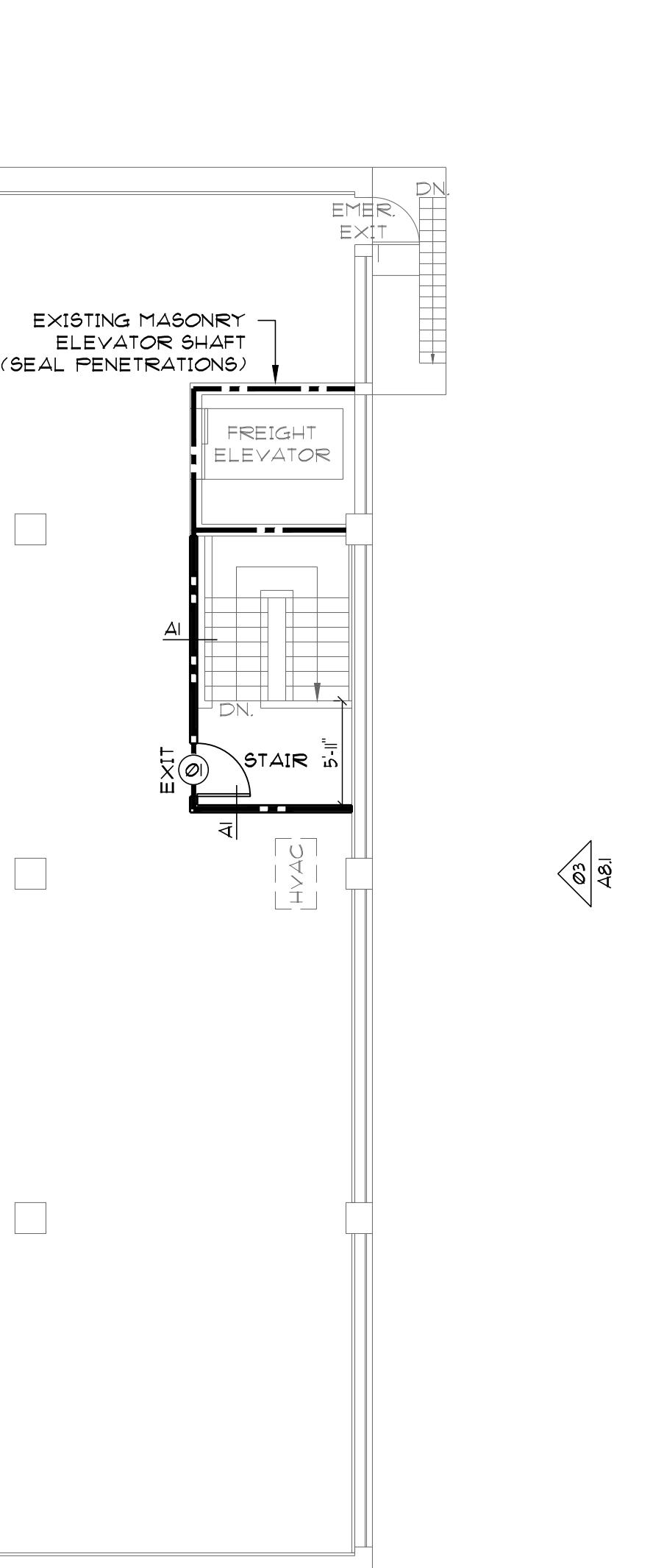
(1) FIRE RATED DOOR & FRAME WITH AUTOMATIC CLOSER
PROVIDE SMOKE SEALS.
DOOR VISION PANEL SIZE: 100 SQ. IN.

(2) DOOR & FRAME WITH SMOKE SEALS.

WALL TYPES

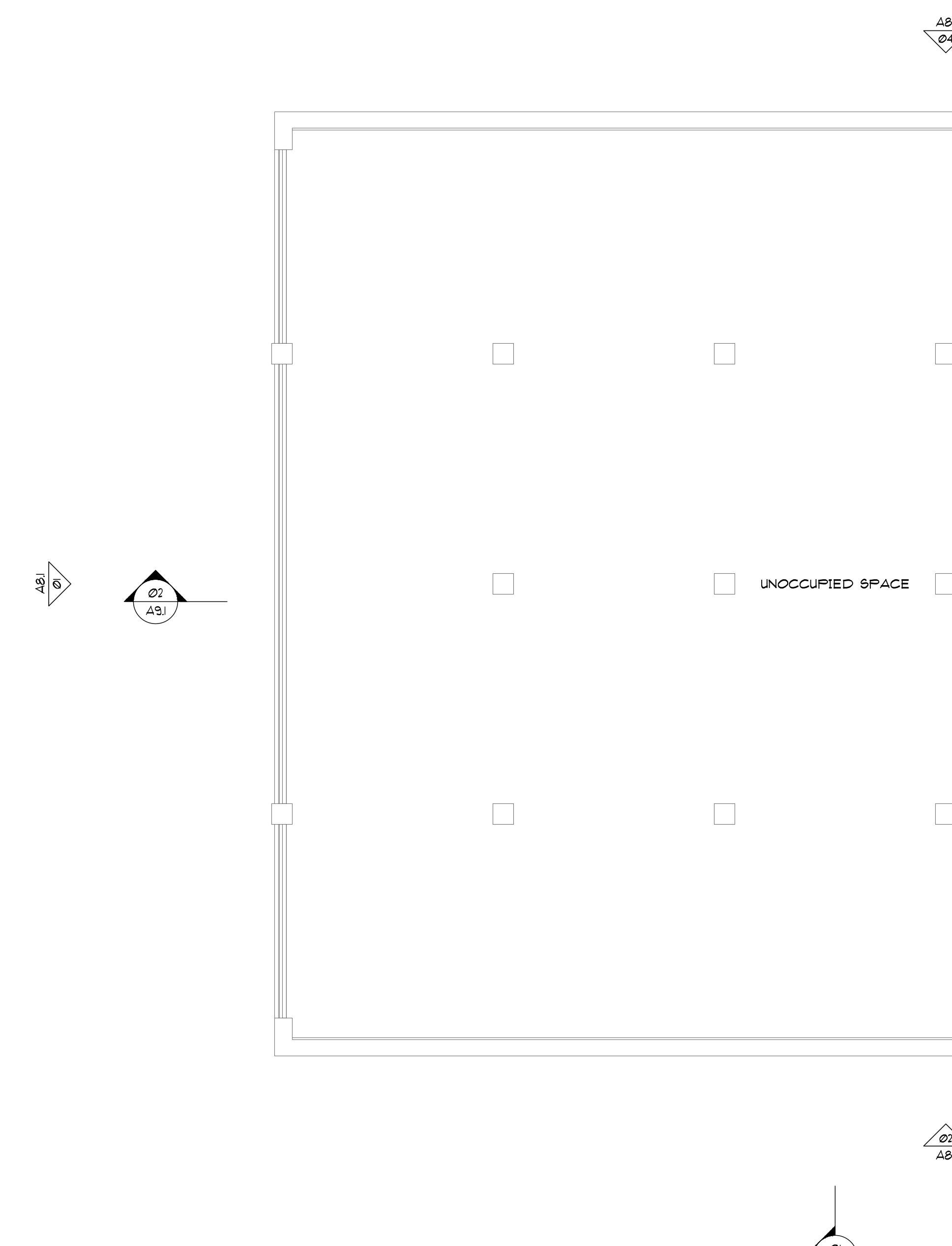
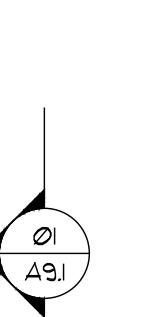


2x4 WOOD STUDS AT 16" O.C. WITH ONE LAYER
5/8" TYPE X GYPSUM DRYWALL ON EACH SIDE
(UL NO 1214 - 1 HOUR RATING WHERE INDICATED)



01 (REFERENCE)
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

N



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SCALE: 1/4" = 1'-0"
COORD. BY:
DRAWN BY: EKD
APPRVD BY:
△ REVISION: 04/26/2023

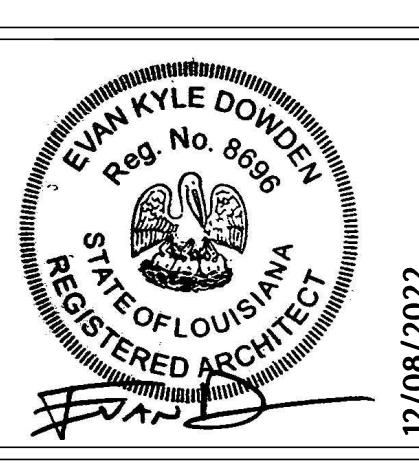
A8.1

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FIRE MARSHAL REVIEW SET	
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DOWDEN ARCHITECTURE, LLC
P.O. BOX 683
BENTON, LA 7006

ARCHITECTURE



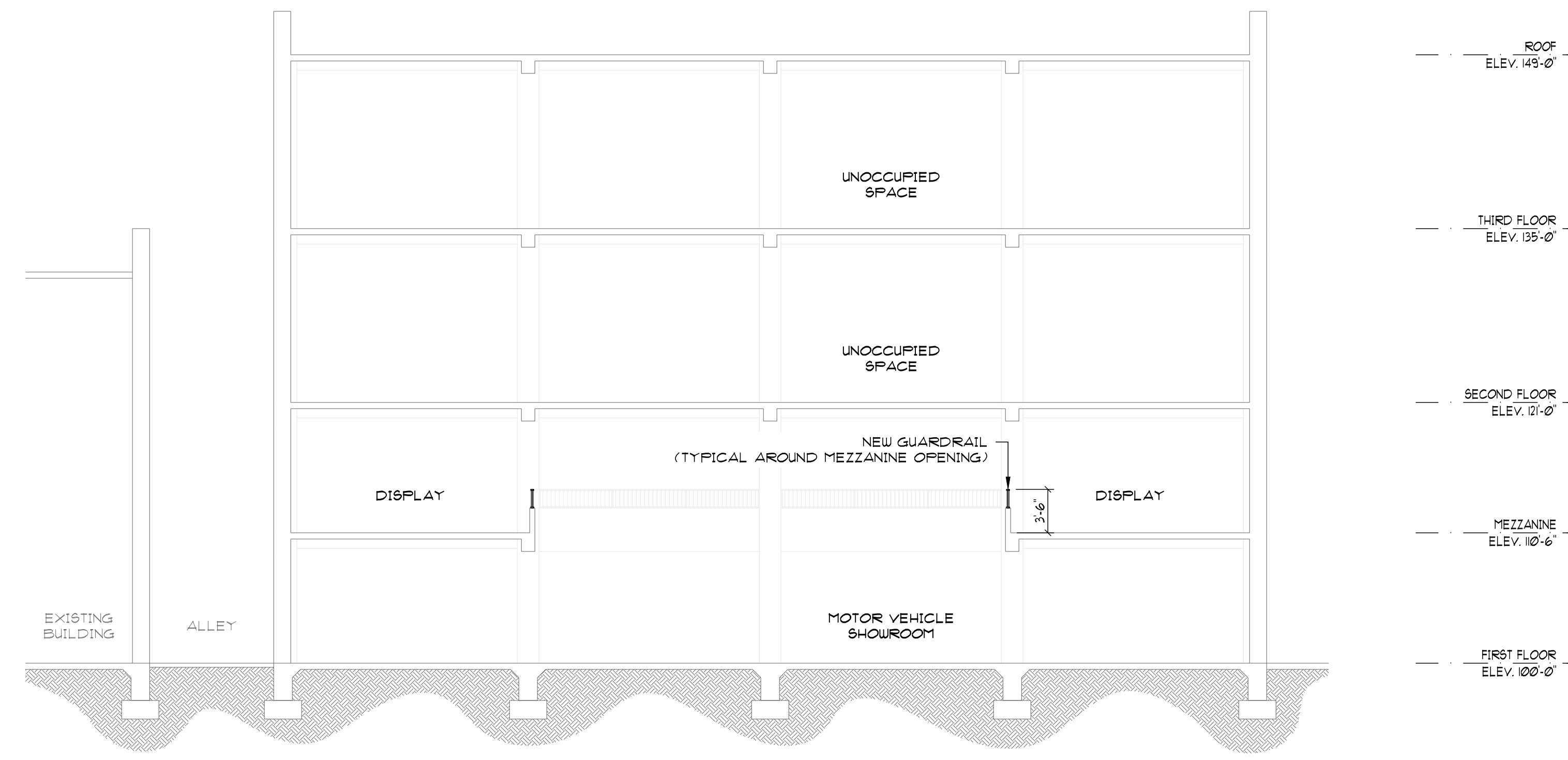
12/08/2022

1229 TEXAS AVENUE REHABILITATION
1229 TEXAS AVENUE
SHREVEPORT, LA 71101

BUILDING SECTIONS

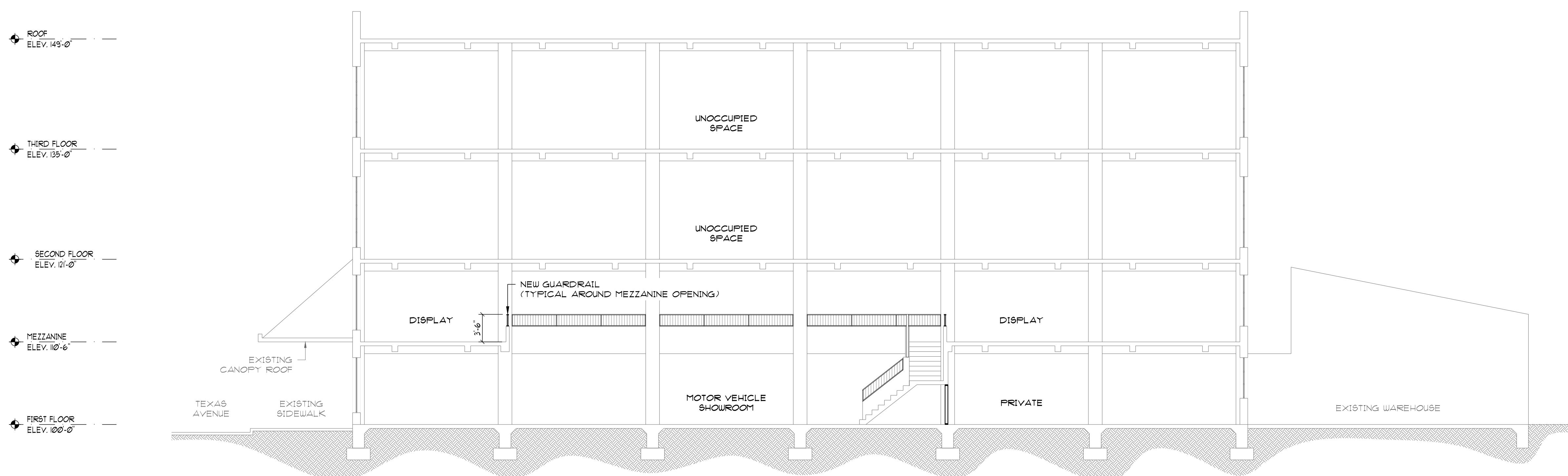
SCALE: 1/8" = 1'-0"
COORD. BY:
DRAWN BY: EKD
APPRVD BY:

A9.1



01 TRANSVERSE
BUILDING SECTION

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



02 LONGITUDINAL
BUILDING SECTION

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