

GENERAL REQUIREMENTS

CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDED PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.

ARCHITECT HAS MADE EFFORT TO DOCUMENT EXISTING CONDITIONS AT SITE. HOWEVER, VARIATIONS IN INFORMATION CALLED OUT HEREIN MAY EXIST. SHOULD THE GENERAL CONTRACTOR (G.C.) DISCOVER ANY DISCREPANCIES OR AMBIGUITIES OF DATA THAT CAUSE DOUBT AS TO THE MEANING OF ANY DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL NOTIFY THE ARCHITECT, AND REQUEST CLARIFICATION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

UNLESS OTHERWISE NOTED, ALL EXPOSED NEW AND EXISTING ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS LINES, DUCTS, PIPES, UNITS AND DEVICES ARE TO PRIMED AND PAINTED THE SAME COLOR AS THE WALL AND/OR CEILING SURFACE ON WHICH THEY, OR ARE TO BE LOCATED ON, IN ORDER TO BLEND IN.

PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR METALS.

ALL WOOD EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED OR OTHERWISE APPROVED FOR EXTERIOR USE.

CONCRETE SLABS SHALL BE LEVEL (UNLESS OTHERWISE NOTED) WITH A 1/8" TOLERANCE ON A 10'-0" EDGE IN ANY GIVEN DIRECTION. SLOPE ALL EXTERIOR SLABS FOR POSITIVE DRAINAGE. REFER TO CONCRETE SPECIFICATION FOR MORE STRINGENT REQUIREMENTS.

ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING AND FLOOR SURFACES.

ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH MANNER AS TO ASSURE WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT CONDITION.

SEAL ALL PIPE OR CONDUIT PENETRATIONS WITH APPROPRIATE SEALANT. PROVIDE FIRE SEALANT AT RATED PARTITIONS.

ALL JOINT SURFACES SHALL BE FREE OF ANY SUBSTANCE OR MATERIAL THAT WOULD PREVENT THE PROPER ADESION OF THE CAULKING UPON APPLICATION OR WOULD CAUSE FAILURE OF THE CONNECTION BETWEEN THE CAULKING AND THE WALL, JOINT. ALL CAULKING LINES ARE TO BE EVEN, SMOOTH, AND STRAIGHT.

PROVIDE BLOCKING (FIRE RETARDANT WHERE REQUIRED) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS, SHELVING, TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO PARTITIONS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL-SECURED CONDITIONS.

PERMITS AND INSPECTIONS

ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, HVAC, AND ANY OTHERS) REQUIRED BY AUTHORITIES HAVING JURISDICTION ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO THE OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD AND DISTRIBUTION TO THE OWNER.

EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERMITS.

COORDINATE CONSTRUCTION STAGING LOCATION WITH THE OWNER AND OBTAIN ALL NECESSARY CITY APPROVALS.

LOCATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT CONFLICTS WITH SUBSTANTIALLY CHANGE OR PROHIBIT THE WORK. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND WORK BETWEEN PLUMBING, ELECTRICAL, OTHER SUBCONTRACTORS, AND AUTHORITIES HAVING JURISDICTION.

NOTIFY APPLICABLE SPECIAL INSPECTORS, AUTHORITIES HAVING JURISDICTION, AND UTILITIES PRIOR TO COVERING UP WORK REQUIRING INSPECTION.

DRAWINGS, DIMENSIONS, & NOTES

THESE DRAWINGS ARE ONE COMPONENT OF THE CONTRACT DOCUMENTS. REFER TO AIA DOCUMENT A201 FOR A MORE DETAILED DEFINITION OF WHAT DOCUMENTS COMPRISE THE CONSTRUCTION DOCUMENTS.

DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY KEYED.

DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.

DOOR/WINDOW OPENINGS, COLUMNS, AND STRUCTURAL GRIDS ARE FROM CENTERLINE TO CENTERLINE, UNLESS OTHERWISE NOTED.

KEYNOTES ARE DRAWING OR SHEET SPECIFIC.

ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.

ANY ARCHITECTURAL WORK GRAPHICALLY INDICATED IN THE DRAWINGS (REGARDLESS OF WHETHER IT IS ANNOTATED OR NOT) IS PART OF THE SCOPE OF THE CONSTRUCTION CONTRACT AND WILL BE EXPECTED TO BE PERFORMED AS PART OF THE BASE BID.

UNLESS OTHERWISE NOTED, ALL ITEMS ARE BASE BID. PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY INDICATED AS "NOT IN CONTRACT", "BY OWNER", "FURNISHED BY OTHERS", OR "EXISTING".

SUBMITTALS

SUBMITTALS INCLUDING SHOP DRAWINGS, CLARIFICATIONS, PRODUCT SPECIFICATIONS, OR OTHER DOCUMENTS REQUIRED TO PERFORM WORK FOR ALL FINISHES, MILLWORK, FIXTURES, FABRICATIONS AND THE LIKE SHALL BE SUPPLIED TO THE ARCHITECT.

CHANGES, QUESTIONS, & SUBSTITUTIONS

ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES, OR QUESTIONS TO THE ARCHITECT, ELECTRONICALLY IN WRITING.

APPROVAL OF MINOR CHANGES OR CLARIFICATION TO PLANS MAY BE ACCOMPLISHED BY ISSUANCE OF REVISED PLANS, PARTIAL SKETCH, OR INITIALING AND DATING OF CHANGE BY THE ARCHITECT ON THE EXISTING PLANS.

MATERIAL SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING TO OWNER/ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION MUST BE SUBMITTED IN A TIMELY FASHION TO AVOID PROJECT DELAY.

MATERIAL PROTECTION

ALL MATERIAL STORED ON THE SITE SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM OTHER WORK IN PROGRESS. REPAIR OF EXISTING OR COMPLETED WORK DAMAGED IN THE COURSE OF THE PROJECT WILL BE THE G.C.'S RESPONSIBILITY AT NO COST TO THE OWNER.

ALL EXISTING DOORS, WINDOWS, HARDWOOD FLOORS, AND FINISHES SHALL BE PROTECTED DURING CONSTRUCTION

PATCH AND REPAIR

DRAWINGS INDICATE SCOPE OF MAJOR ITEMS FOR PATCH AND REPAIR OF EXISTING STRUCTURE. FOR MINOR UNDOCUMENTED EXISTING CONDITIONS, GENERAL CONTRACTOR TO MAKE MODIFICATIONS AS REQUIRED TO FULFIL DESIGN INTENT AS PART OF BASE SCOPE OF WORK.

ALL PATCH AND REPAIR WORK TO EXISTING CONSTRUCTION SHALL BE INSTALLED TO ALIGN WITH ADJACENT EXISTING AND MATCH FINISH U.N.O.

PROJECT COMPLETION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL DELIVER TO THE OWNER A COPY OF THE CERTIFICATE OF OCCUPANCY, LIEN WAIVER, WARRANTIES, GUARANTEES, AND EQUIPMENT OPERATION MANUALS.

UPON COMPLETION OF THE WORK, THE G.C. IS RESPONSIBLE FOR THE FINAL ADJUSTMENTS OF WINDOWS, DOORS, HARDWARE, DEVICES, AND THOSE ITEMS DEEMED BY THE ARCHITECT TO MAKE THE PROJECT HABITABLE.

HURRICANE, WIND, & ELEVATION COMPLIANCE

THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE BUILDING CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS.

BUILDING IS DESIGNED TO WITHSTAND 130 MPH WINDS IN ACCORDANCE WITH THE MINIMUM DESIGN LOAD FOR BUILDINGS AND OTHER STRUCTURES

BUILDING SHALL BE ANCHORED AGAINST OVERTURNING, UPLIFT AND SLIDING. STRUCTURAL MEMBERS, SYSTEMS, COMPONENTS, AND CLASSING IN BUILDING SHALL BE ANCHORED TO RESIST WIND-INDUCED OVERTURNING, UPLIFT OR SLIDING AND TO PROVIDE CONTINUOUS LOAD PATHS FOR THESE FOUNDATIONS TO THE FOUNDATIONS.

WINDOWS SHALL BE COMPLY WITH INTERNATIONAL BUILDING CODE AND SHALL BE TESTED FOR 130 MPH WIND SPEED OR SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER IRC 2015.2.1.2.

CONTRACTOR IS RESPONSIBLE FOR LOCATING FINISH FLOOR HEIGHT ACCORDING TO THE FLOOR ZONE REQUIREMENTS.

MATERIAL BELOW BFE SHALL COMPLY WITH SEC R-222.2.2 IRC 2015 FOR WATER RESISTANCE AND USE OF SPACE. SPACES BELOW THE BFE SHALL COMPLY W/ SECTION R408 OF THE IRC 2015 FOR VENTILATION, OPENINGS, AND ACCESS

CHEMICAL TERMICIDE GROUND TREATMENT SHALL BE PROVIDED; BAITING SYSTEM TO BE INSTALLED PRIOR TO OCCUPANCY AS REQUIRED BY SEC. R318 IRC 2015 ED. INSULATIVE ENVELOPE SHALL BE A MINIMUM OF R-19 FOR FLOORS; R-13 IN WALLS, AND R-30 FOR CEILING/ROOFS.

CLEAN UP

THE PROJECT SITE IS TO BE KEPT REASONABLY CLEAN AT ALL TIMES. LOOSE TRASH IS TO BE CONTAINED AND EMPTED OFF THE SITE WHEN FULL. PAINT SPOTS AND EXCESS CAULKING ARE TO BE REMOVED.

PRIOR TO OWNER OCCUPANCY, CONTRACTOR SHALL REMOVE ALL DUST, DEBRIS, OILS, STAINS, GLUES, FINGERPRINTS, AND THE LIKE FROM ALL EXPOSED SURFACES. WINDOWS SHALL BE WASHED. HVAC AIR FILTERS SHALL BE CHANGED PRIOR TO SUBSTANTIAL COMPLETION.

ALL EXTRA PAINT AND FINISHES TO BE STORED PER OWNER'S SPECIFIED LOCATION.

STRUCTURAL NOTES

CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

DESIGN BASIS BASED UPON 2015 INTERNATIONAL BUILDING CODE (IBC), NEW ORLEANS AMENDMENTS, IBC/ANSI A117.1-1998. DESIGN LOADS IN ACCORDANCE WITH IBC 2015

DESIGN LIVE LOAD:
FLOORS: 40PSF
ROOF: 20PSF
ULT. DESIGN WIND SPEED: 140MPH

ASSUMED SOIL CAPACITY: 1,000 PSF

MATERIALS

EARTHWORK

PLACE FOOTINGS ON UNDISTURBED SOIL. NOTIFY THE ARCHITECT IF 'SOFT SPOTS', UNDERGROUND OBSTRUCTIONS, OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION, OR FILLING.

TERMITE PROTECTION SHALL BE PROVIDED AS REQUIRED BY SEC. R318 IRC 2015 ED. (CHEMICAL TERMICIDE TREATMENT).

BENEATH SLABS, FOOTINGS, AND DRIVES, ALL FILL SHALL BE FREE OF TREES, ROOTS, MASONRY, AND ALL OTHER DELETERIOUS MATERIAL. FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.

SETTLEMENT OF SLABS ON FILL, SUCH AS DRIVES OR PARKING AREAS, SHOULD BE EXPECTED.

CONCRETE

ALL CONCRETE WORK SHALL CONFORM TO ACI 301 SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS AND MEET THE FOLLOWING REQUIREMENTS:
CONCRETE - TYPE I CEMENT ASTM C 150, NORMAL WEIGHT AGGREGATES ASTM C 33, 3000 PSI AT 28 DAYS, 5" SLUMP
REINFORCING STEEL - ASTM A615 GRADE 60, WELDED WIRE FABRIC ASTM A185, REINFORCING STEEL DETAILS - EXCEPT AS NOTED OTHERWISE, WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS.
LAP BAR SPLICES AS INDICATED.

#3: 1'-3"
#4: 1'-8"
#6: 2'-2"
WELDED WIRE FABRIC - ONE SPACING PLUS 6".
PROVIDE 1 1/2" TOP COVER, 3" BOTTOM COVER FOR GRADE BEAM REINFORCING.

CONCRETE MASONRY UNITS
ALL CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530/530.1-05: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES. CONCRETE MASONRY UNITS - ASTM C90, GRADE N-1.
MORTAR: ASTM C270, TYPE "M" OR "S"
GROUT: ASTM C476. 3000 PSI MINIMUM COMPRESSIVE STRENGTH, PEA GRAVEL M.X, 5" MINIMUM SLUMP.
REINFORCING STEEL - ASTM A615 GRADE 60, WIRE STEEL SHALL BE ASTM A82.

LAP SPLICE REINFORCING AS INDICATED BELOW:

#4: 2'-0"

#5: 2'-2"

#6: 2'-6"

WIRE JOINT REINFORCING: 1'-0"
THE MASONRY ASSEMBLY SHALL ACHIEVE A UNIT STRENGTH (F_M) = 1500 PSI. SEE DRAWINGS FOR COURSING TYPE.

WOOD FRAMING

ALL WOOD FRAMING FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NIPAL. THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE.

ALL LUMBER AND PLYWOOD SHALL BE IDENTIFIED BY OFFICIAL GRADE MARK AND SHALL BE THE FOLLOWING GRADE:
STUDS: #2 FIR OR SYP 24S PLATES, FURRING,
JOISTS / RAFTERS: #2 FIR OR SYP S4S
PLATES IN CONTACT WITH CONCRETE: #2 SYP CELCURE
FRAMING LUMBER SHALL BE THE FOLLOWING MINIMAL NOMINAL SIZES:
EXTERIOR WALLS: 2X6 STUDS @ 16" O.C FIR OR SYP
INTERIOR PARTITIONS: 2X4 @ 16" O.C FIR OR SYP
BASE PLATES: 2X THICKNESS OF WALL, FIR OR SYP
JOISTS: SEE PLAN FOR SIZES

BRIDGING SHALL BE SOLID AND THE SAME DEPTH AS THE JOIST. 8' MAX SPACING OF BRIDGING LINES.

HURRICANE CLIPS AT ALT. VERTICAL STUDS SECURED TO THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH 802.5.1 IRC 2015 ED.

TOP PLATES WILL BE SECURED TO EACH OTHER AT EVERY 16" O.C. D. PROVIDE HURRICANE CLIPS AT ALTERNATE RAFTER SECURING RAFTERS TO WALL FRAMING.

JOIST NOTCHES MAY OCCUR IN THE TOP OR BOTTOM, BUT MAY NOT BE LOCATED IN THE CENTER ONE-THIRD OF THE SPAN. A NOTCH MAY NOT EXCEED ONE-SIXTH THE ACTUAL DEPTH OF THE JOIST EXCEPT AT THE VERY ENDS, WHERE IT MAY BE ONE-FOURTH. HOLES BORED IN JOISTS MUST NOT BE LARGER THAN ONE THIRD THE DEPTH OF THE JOIST AND MUST NOT BE WITHIN TWO INCHES OF BOTTOM EDGE.

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. (IRC 2015 SECTION R302.12)

FLOOR DECKING

APA RATED 3/4" T&G PLYWOOD OR "ADVANTEC" FLOOR DECKING. NAIL WITH 8D NAILS SPACED AT 6" O.C. AT PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES

ROOF DECKING

SHALL BE 5/8"x4'-0"x8'-0" CDX PLYWOOD WITH EXTERIOR GLUE APPLIED OVER ROOF WITH PLY CLIPS. NAIL WITH 10D NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

WALL SHEATHING
PROVIDE 1/2" PLYWOOD OR 1/2" WINDGUARD SHEATHING ON ALL EXTERIOR WALLS. NAIL PLYWOOD EDGES WITH 10D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. THE INSTALLATION OF PLYWOOD SHEATHING ON EXTERIOR WALLS SHALL BE INSTALLED IN ORDER TO PROVIDE SHEAR WALL ON EXTERIOR OF BUILDING.

GYPSUM WALL BOARD

SHALL BE 1/2" THICKNESS AT WALLS AND 5/8" THICKNESS AT CEILINGS, 48" WIDE AND OF GREATEST POSSIBLE LENGTHS.

SITE PLAN NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES, AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.

REFER TO THE BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAY OUT PROPERTY LINE.

CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY AGENCIES TO VERIFY THAT UTILITY SERVICES HAVE BEEN TERMINATED OR DISCONNECTED PRIOR TO REMOVAL OF STRUCTURES, WATER METERS, GAS METERS, ETC.

ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO THE CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENT OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITY DEPARTMENT FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DAMAGES TO THE UTILITY ENTITIES.

CONTRACTOR SHALL FILL TRENCHES/VOIDS CREATED BY REMOVAL OF PIPES, DROP INLETS, TREES, STRUCTURES, ETC. WITH SELECT STRUCTURAL FILL.

CONTRACTOR SHALL CLEAR THE EXISTING GROUND SURFACE OF PAVEMENT, VEGETATION, STUMPS, LOOSE TOPSOIL, DEBRIS, LOOSE FILL, ORGANIC MATTER, DEMOLITION DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. STRIPPINGS SHOULD BE TO A DEPTH NECESSARY TO REMOVE VEGETATION AND ROOTS AND REACH FIRM, UNDISTURBED SOIL.

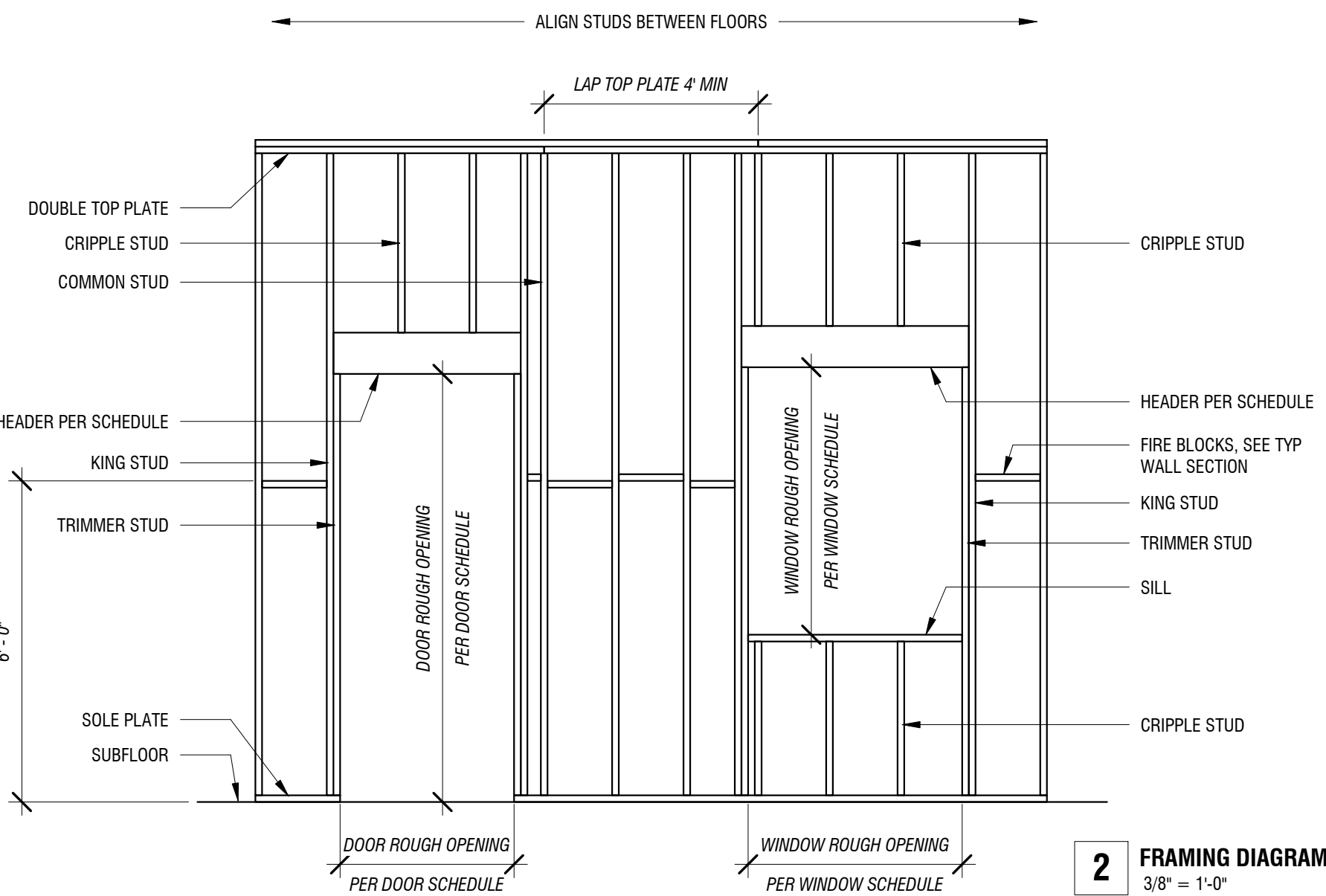
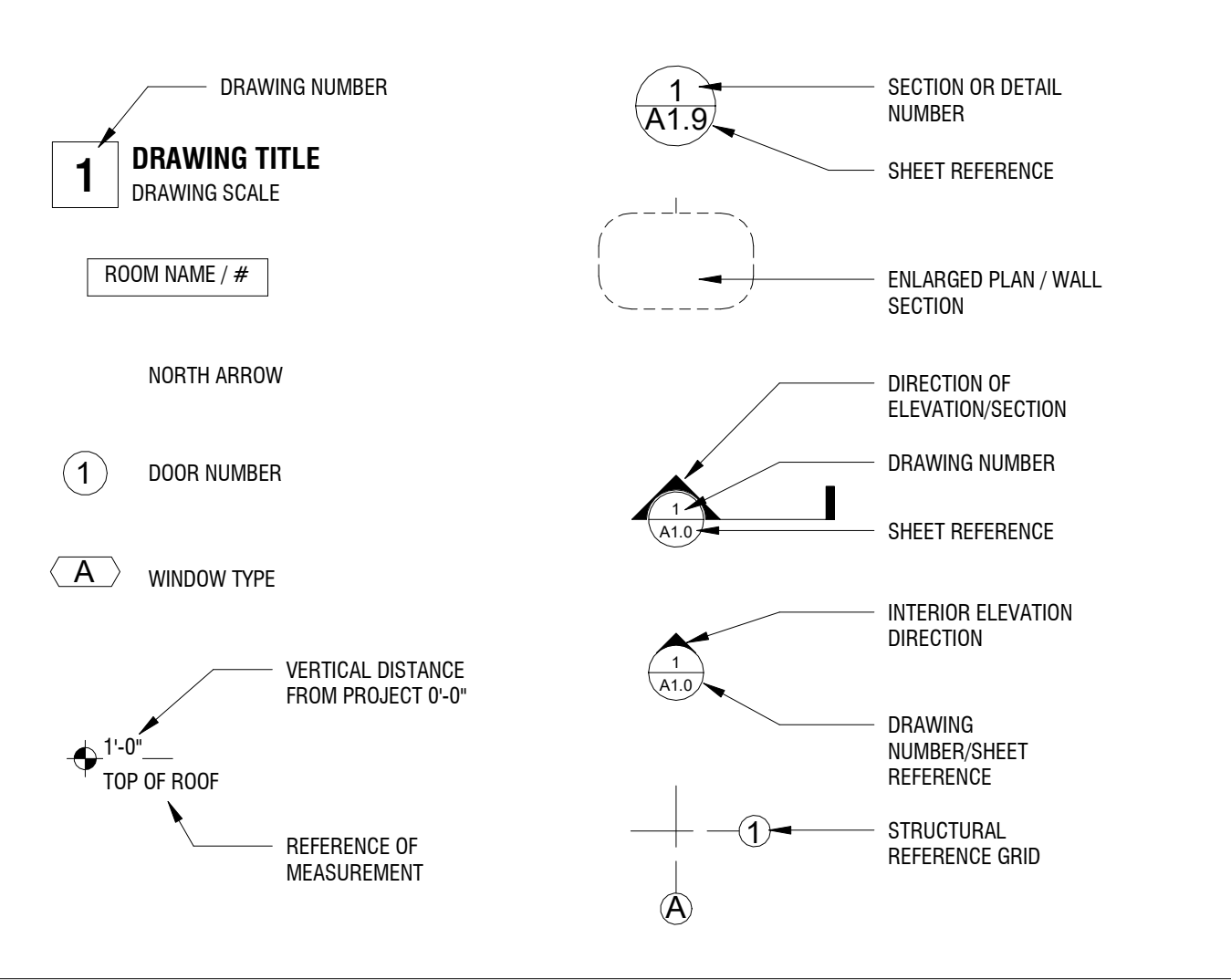
KING STUD SCHEDULE		
HEADER SPAN	MIN NO. OF KING STUDS @ EA END OF HEADER	
≤ 3'-0"	1	
4'-0"	2	
8'-0"	3	
12'-0"	5	
16'-0"	6	

HEADER SCHEDULE		
LEVEL	OPENING WIDTH	HEADER SIZE
1	2'-6" TO 7'-0"	(2) 2x10
1	> 7'-0"	SEE PLAN
2 OR 3	2'-6" TO 3'-6"	(3) 2x6
2 OR 3	3'-6" TO 7'-0"	(3) 2x6
2 OR 3	> 7'-0"	SEE PLAN

ABBREVIATIONS

ADJ	Adjacent
ALT	Alternate
APPROX	Approximate
ARCH	Architectural
ASTM	American Society for Testing & Materials
BD	Board
BTWN	Between
BFF	Below Finish Floor
BLDG	Building
BLW	Below
BM	Beam
BO	By Owner
BOF	By Owner in Future
BP	Base Plate
BS	Both Sides
CAB	Cabinet
CF	Cubic Feet
CIP	Cast-in-Place
CJT	Construction Joint
CJ	Control Joint
VL	Centerline
CLG	Ceiling
CLR	Clear
CM	Construction Manager
CMU	Concrete Masonry Units
CONC	Concrete
CONT	Continuous
COORD	Coordinate
CT	Ceramic Tile
CTR	Center
CY	Cubic Yards
DBL	Double
DEMO	Demolition/Demolish
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DWG	Drawing
(E)	Existing
EA	Each
EJ	Expansion Joint
ELEC	Electrical
EA	Equal
EXT	Exterior
FDN	Foundation
FF	Finish Floor
FT	Feet
FUT	Future
GAL	Gallon
GALV	Galvanized
GC	General Contractor
GYP	Gypsum Wallboard
HWDR	Hardware
HVAC	Heating, Ventilating, Air Conditioning
AC	Air Conditioning
HW	Hot Water
ID	Inside Diameter
IN	Inches
INT	Interior
IPS	Iron Pin Set
JST	Joist
JT	Joint
KO	Knockout
L	Angle
LAV	Lavatory
LB	Pound
LN	Linear
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MTL	Metals
NA	Not Applicable
NIC	Not in Contract
NO	Number
NOM	Nominal
NTS	Not to Scale
OC	On Center
OD	Outside Diameter
OPP	Opposite
OTB	Open to Below
PLS	Plaster
PLY	Plywood
PR	Pair
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
R	Radius
RA	Return Air
REF	Reference
REFR	Refrigerator
RM	Room
RO	Rough Opening
SECT	Section
SHT	Sheet
SIM	Similar
SPECS	Specifications
SQ	Square
SQ FT	Square Foot
SQ IN	Square Inch
STL	Steel
SUSP	Suspended
SYS	System
T	Top
T&B	Top and Bottom
T&G	Tongue and Groove
TOW	Top of Wall
TPC	Typical
UGND	Underground
UNLESS	Unless Noted Otherwise
VERT	Vertical
VB	Vertical Barrier
VENT	Ventilation
VIF	Verify in Field
VTR	Vent through Roof
W	Width / Wide
W/	With
W/O	Without
WC	Water Closet
WD	Wood
WT	Weight
WWF	Welded Wire Fabric

SYMBOLS



ZONING INFORMATION

Boundaries: Burgundy St, Franklin Ave, N Rampart St, Port St

Zoning District: HMR-3
Historic District: Faubourg Marigny (HDLC Full Control)
Overlays & LZDs: RDO-1 Residential Diversity Overlay Disrct

Parking Spaces Required: 0 (per CZO Sec. 22.5.A.1)
Parking Spaces Provided: 0

Lot Area: 2900 SF
Minimum Open Space Ratio: 0.30
Maximum FAR: 1.4

Maximum Accessory Height: 14'

Setbacks:
Front: None
Side - Interior: 3'
Rear: 20'

PROJECT INFORMATION

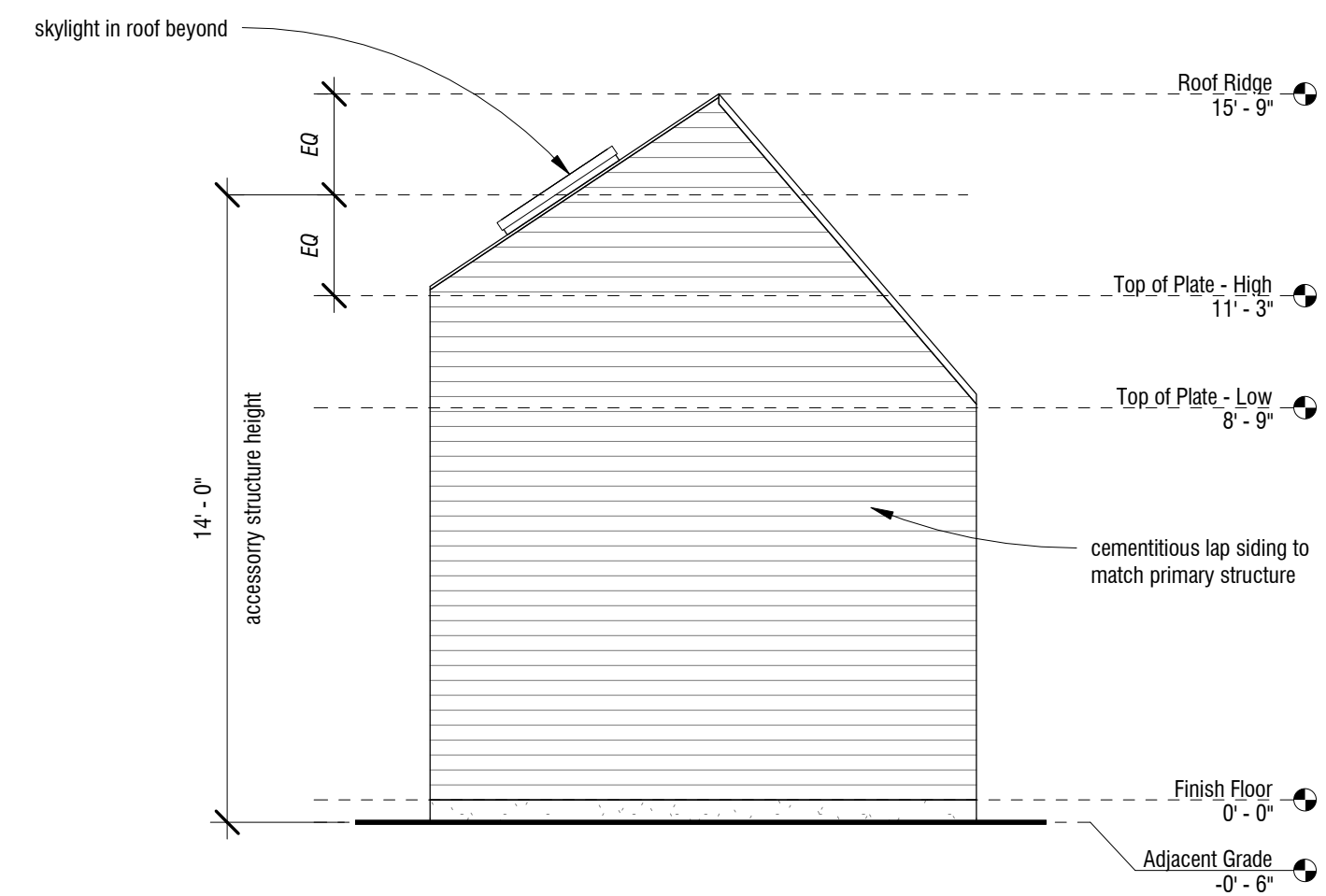
Description: Renovation & addition to existing 1-story accessory structure

Building Address: 2621 Burgundy St
New Orleans, LA 70117

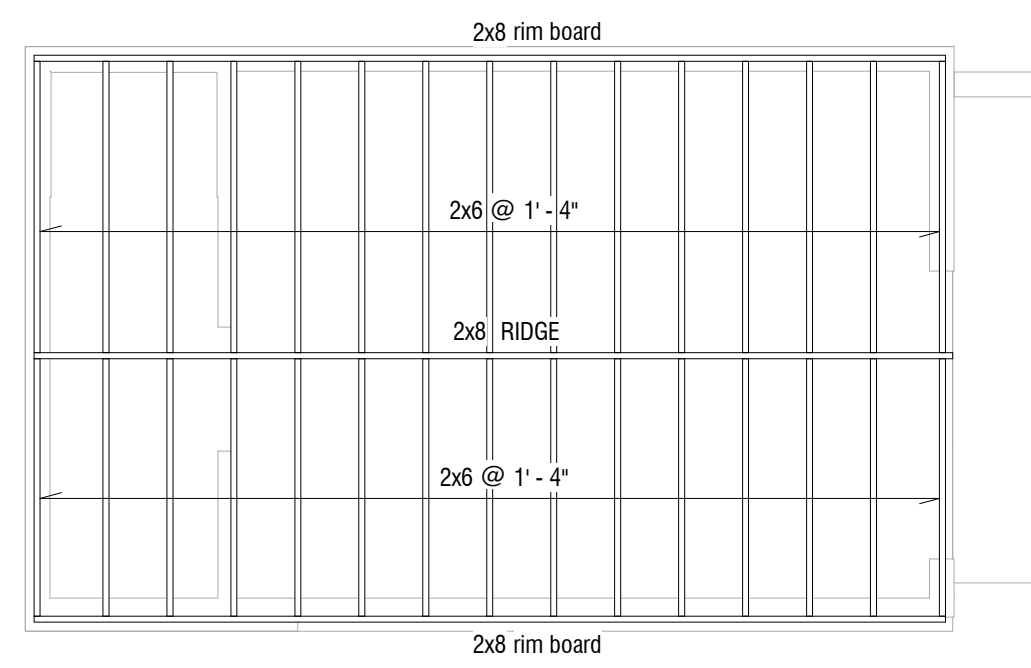
PROJECT DIRECTORY

Owner: Christopher Cullina
2621 Burgundy St
New Orleans, LA 70117

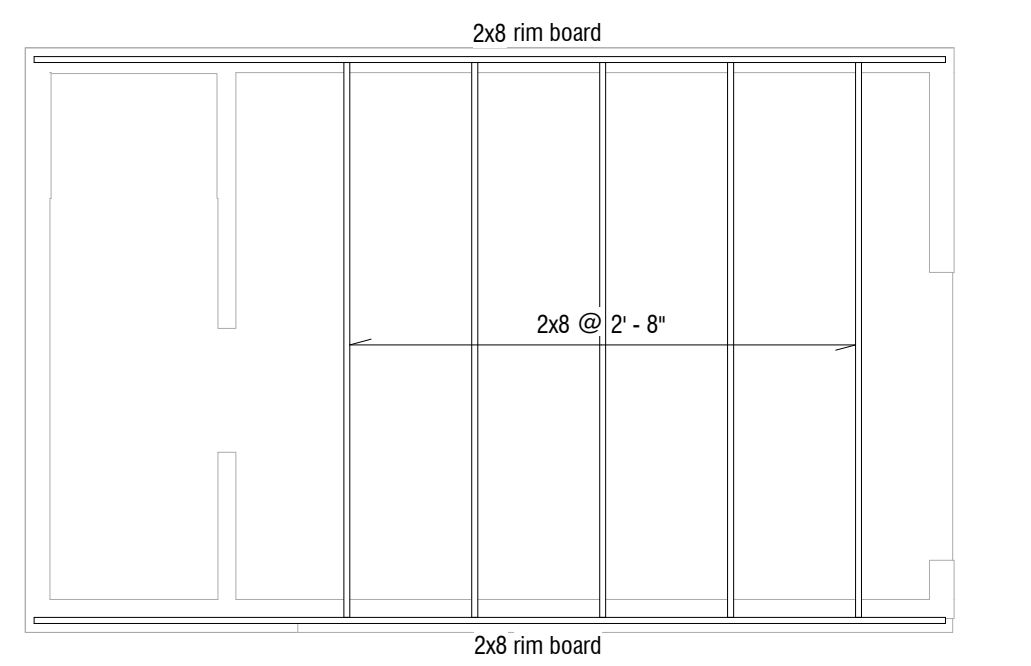
Architect: Collectivo, LLC
Seth Welty #7975
1725 Baronne



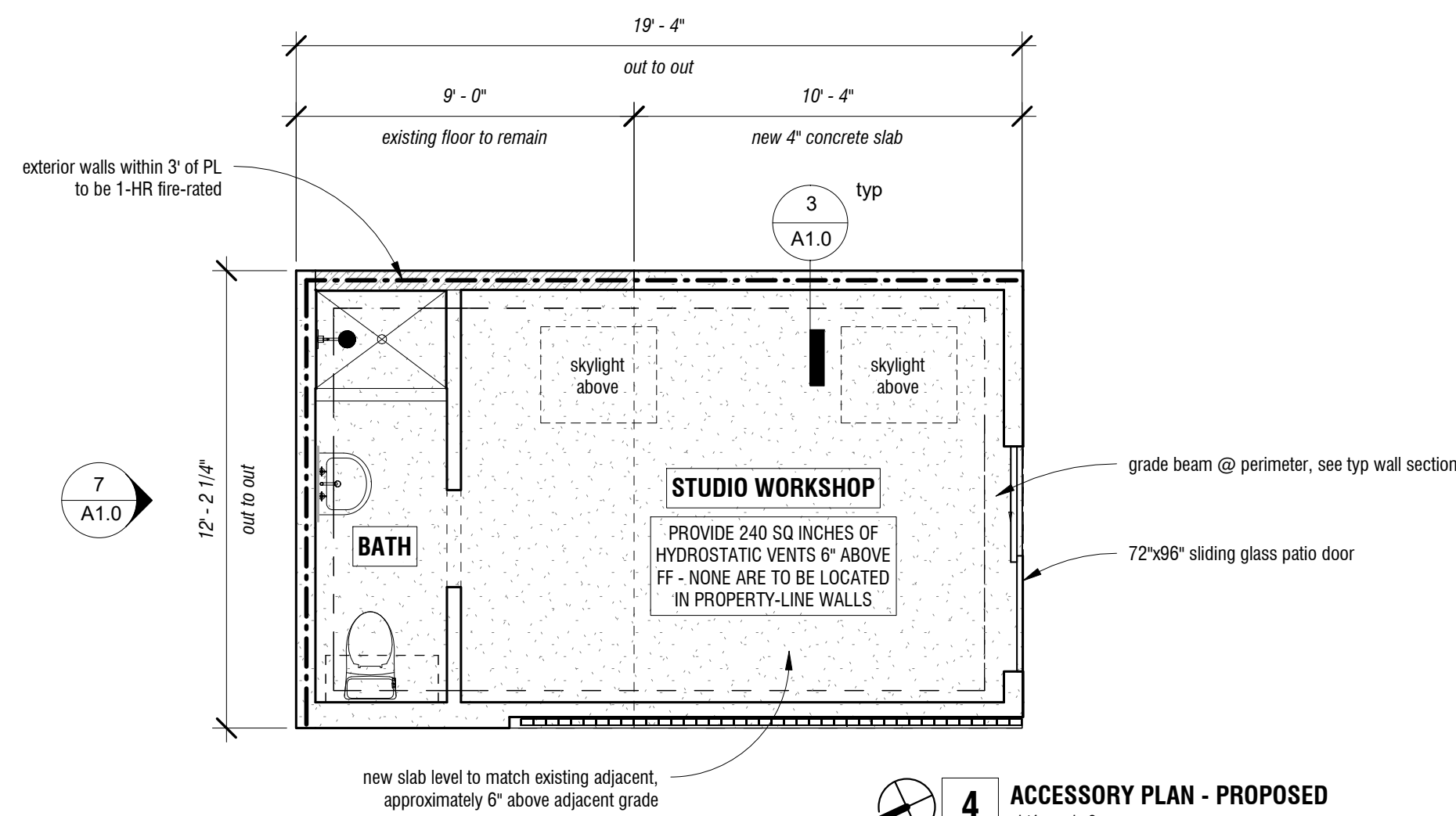
7 ACCESSORY ELEVATION
1/4" = 1'-0"



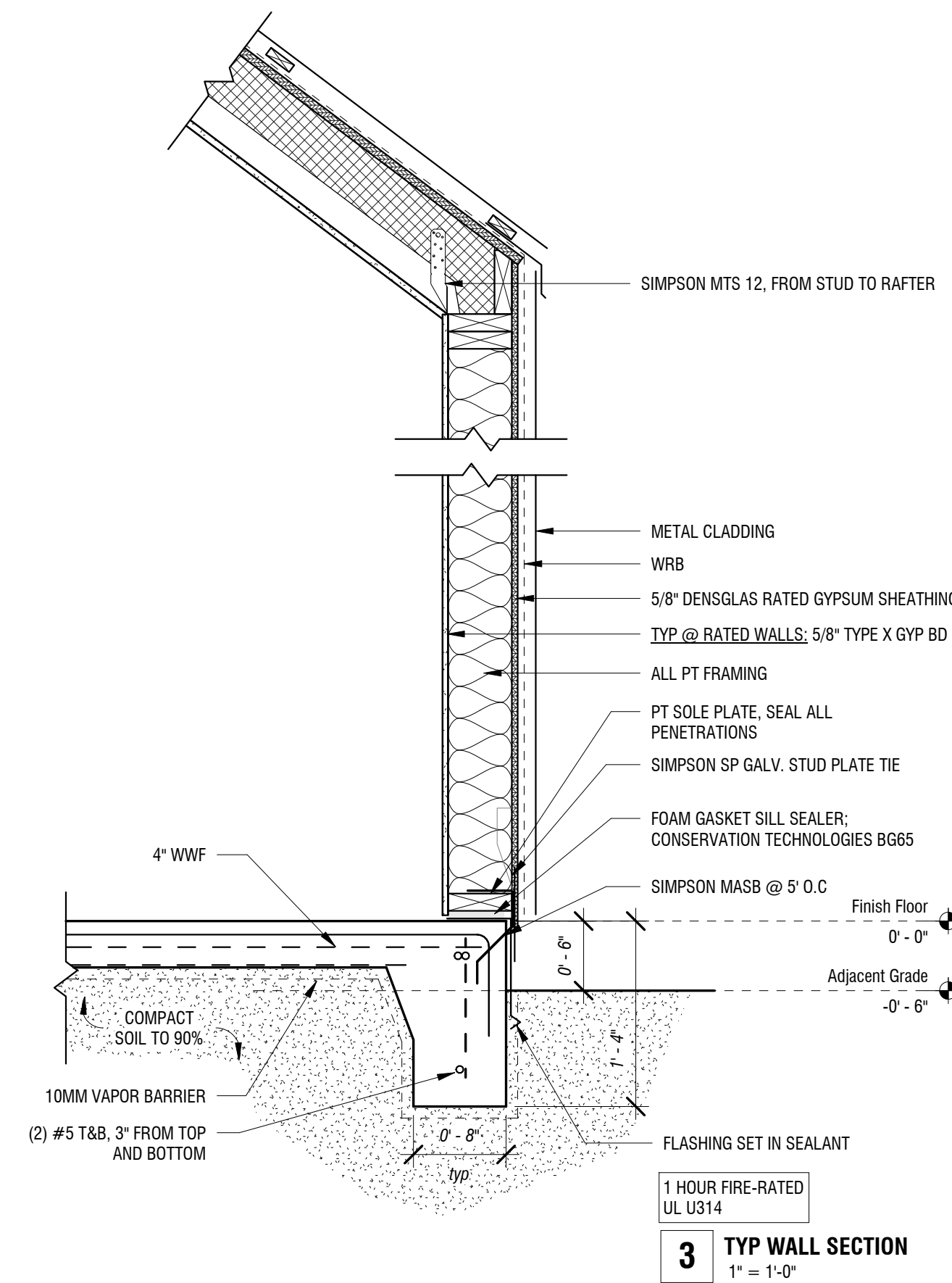
6 ROOF FRAMING PLAN
1/4" = 1'-0"



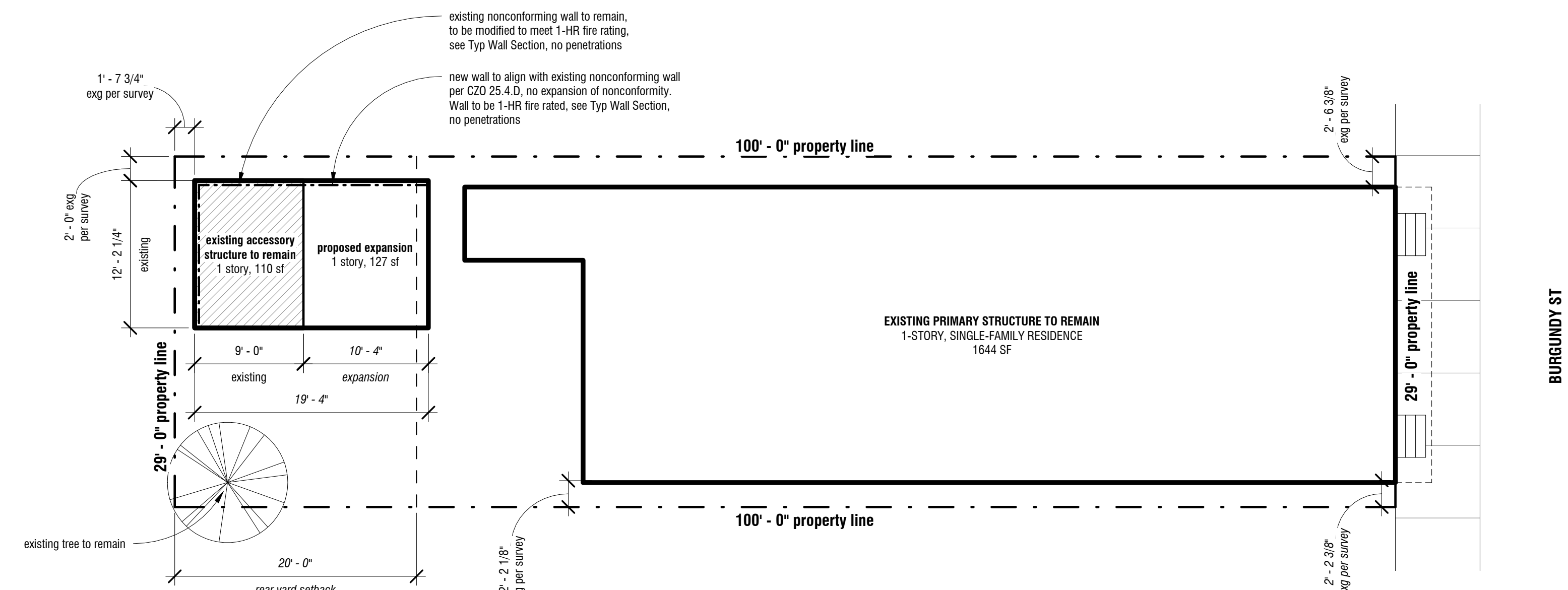
5 CEILING FRAMING PLAN
1/4" = 1'-0"



4 ACCESSORY PLAN - PROPOSED
1/4" = 1'-0"

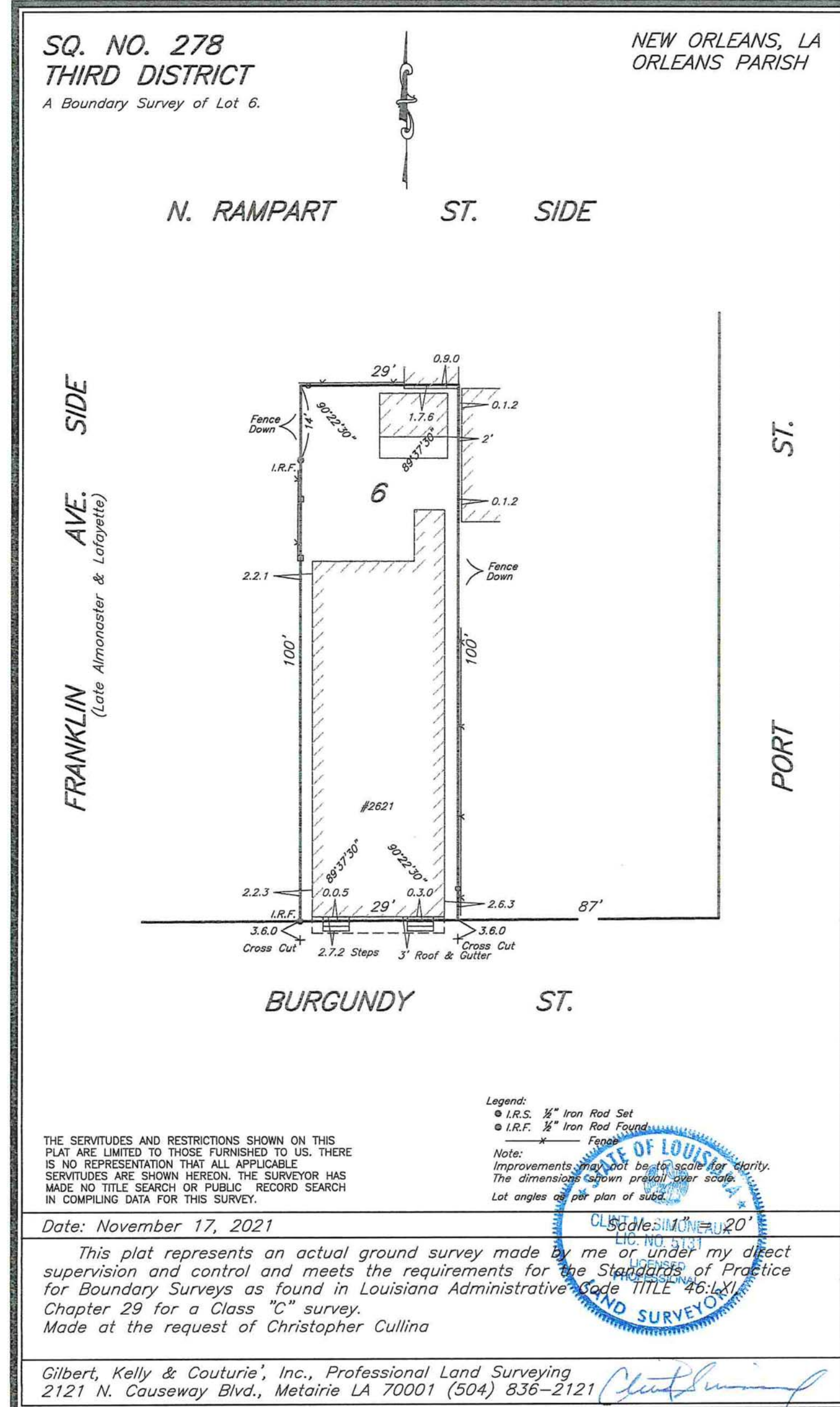


3 TYP WALL SECTION
1" = 1'-0"



1 SITE PLAN - PROPOSED
1/8" = 1'-0"

REAR YARD CALCULATION		OPEN SPACE RATIO CALCULATION	
REAR YARD SETBACK TOTAL AREA:	580 SF	LOT AREA:	2900 SF
PROPOSED ACCESSORY STRUCTURE IN REAR YARD:	224 SF	GROUND FLOOR AREA OF STRUCTURES:	1881 SF
PROPOSED ACCESSORY STRUCTURE % OF REAR YARD:	38.6%	OPEN SPACE RATIO:	1.54



2 SITE SURVEY
12" = 1'-0"

BURGUNDY ACCESSORY
2621 Burgundy Street
New Orleans, LA 70117



08/30/2022
PERMIT RELEASE SET
drawn by: sw, ep
checked by: sw
revisions:

A1.0
Accessory Structure