

GENERAL NOTES

All standards for construction, materials and execution of the work shall conform to the city of New Orleans, Department of Safety and Permits requirements for construction. Unless otherwise stated, all requirements of the International Residential Code 2012 edition shall apply.

The drawings and specifications, including drawings prepared by specific engineering disciplines, are complimentary. Items shown in any one location shall be requirements of the contract for construction. The Architect shall be notified of any discrepancies or omissions which would interfere with the satisfactory completion of the work.

Contractor and subcontractors are to familiarize themselves with the construction site and verify existing conditions, site grades and locations of all utilities prior to commencing construction. Any deviation or changes necessary to achieve the installations shown shall be called to the attention of the architect.

All manufactured articles, materials and equipment shall be supplied, installed, connected, erected, used, cleaned, and conditioned as directed by the manufacturers, unless otherwise noted

Contractor shall at all times keep premises free from accumulation of demolition debris, waste materials or rubbish caused by his operation and shall remove no less than weekly all debris from and about the project.

When all or opart of this structure is open to the exterior, protect interior from wind, storm, rain and vandalism.

Provide blocking for all surface mounted, semi-recessed or recessed items such as accessories, grab bars, closet rods and shelves, drapery rods, shower curtain rods, countertops, etc.

Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect prior to continuing construction of area in question.

Provide separation at all dissimilar metals.

All exterior exposed work shall be installed in such a manner as to assure weather tight condition. Contractor shall provide all caulking and weather barrier materials required for weather tight conditions. All occupied spaces shall receive an insulation barrier that is continuous at all exterior wall, ceiling and floor surfaces.

The General Contractor shall submit in writing all proposals for additional work to the Architect for review and approval. No work is to proceed until a signed proposal is returned to the general contractor.

The General Contractor shall submit all subcontractors shop drawings to the architect for written approval prior to work being performed.

The General Contractor is responsible for final and thorough cleaning of all surfaces, finishes and equipment and shall deliver the premises in "move-in" condition.

SYMBOLS LEGEND

GRAPHIC SYMBOLS



BUILDING SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN



CABINET TYPE SYMBOL:
UPPER=CABINET STYLE
LOWER=CABINET SIZE IN INCHES



WALL SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN



DETAIL SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN



EQUIPMENT TYPE INDICATOR:
LETTER= GROUP FUNCTION
NUMBER= ITEM NUMBER



TOILET ACCESSORY INDICATOR:
TA= TOILET ACCESSORY
NUMBER= ITEM NUMBER



EXTERIOR ELEVATION SYMBOL:
UPPER=THE ELEVATION NUMBER
LOWER=THE SHEET WHERE DRAWN



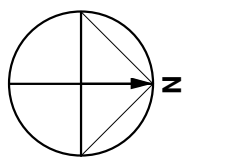
STRUCTURAL GRIDLINE IDENTIFIER



INTERIOR ELEVATION SYMBOL: THE
DARKENED CORNERS INDICATE DRAWN
WALLS. ELEVATION DRAWINGS ARE
ARRANGED NUMERICALLY BY ROOM
NUMBER ON THE INTERIOR ELEVATION
SHEETS.



MATCHLINE FLAG



PLAN AND TRUE NORTH INDICATOR:
THE HEAVY LINE REPRESENTS PLAN
NORTH (USUALLY TOWARD THE TOP
OF THE SHEET) THE SMALL ARROW
INDICATES TRUE NORTH (IF
DIFFERENT FROM PLAN NORTH).



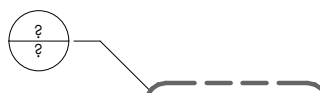
WALL TYPE INDICATOR: REFER
TO THE WALL TYPES SHEET FOR
WALL TYPE ASSEMBLY.



WORK NOTE INDICATOR



CEILING HEIGHT ABOVE FLOOR



DETAIL IDENTIFICATION: DASHED
LINE INDICATES EXTENT OF
ENLARGED PLAN OR DETAIL



ROOM IDENTIFICATION:

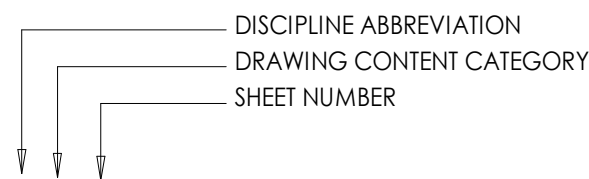
DISCIPLINE INDEX

A	ARCHITECTURAL DRAWINGS
AV	AUDIO VISUAL DRAWINGS
C	CIVIL OR SURVEY DRAWINGS
E	ELECTRICAL DRAWINGS
FP	FIRE PROTECTION
IF	INTERIOR FURNISHINGS
L	LANDSCAPE DRAWINGS
M	MECHANICAL DRAWINGS
G	GENERAL INFORMATION
P	PLUMBING DRAWINGS
S	STRUCTURAL DRAWINGS
T	TECHNOLOGY DRAWINGS
VT	VERTICAL TRANSPORTATION DRAWINGS

CONTENT INDEX

0	GENERAL INFORMATION AND STANDARDS
1	PLANS INCLUDING SITE, FLOOR, CEILING AND ROOF DRAWINGS
2	EXTERIOR ELEVATIONS
3	BUILDING SECTIONS
4	ENLARGED PLANS, SECTIONS AND ELEVATIONS
5	DETAILS
6	SCHEDULES
7	SUPPLEMENTAL DWGS
8	SUPPLEMENTAL DRAWINGS

SHEET NUMBERING



A101

MATERIAL PATTERNS

	BATT INSULATION
	BRICK
	CAST-IN-PLACE CONCRETE
	CONCRETE BLOCK
	EARTH OR BACKFILL
	STEEL
	PLASTER & GYPSUM BOARD
	PLYWOOD
	PRECAST CONCRETE
	RIGID INSULATION

TEXT SYMBOLS

&	AND
@	AT
X	BY
#	POUND OR NUMBER
/ OR :	PER
X'	(X) FEET
X"	(X) INCHES

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THE SET. SYMBOLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWINGS

A/C	AIR CONDITIONING	HB	HOSE BIB	SPEC	SPECIFICATION (S)
ACST	ACOUSTIC	HCAP	HOLLOW CORE HANDICAPPED	SPL	SPECIAL
ACR	ACRYLIC	HDW	HARDWARE	SQ	SQUARE
AD	AREA DRAIN	HM	HOLLOW METAL	SST	STAINLESS STEEL
ADD	ADDENDUM	HOR	HORIZONTAL	STC	SOUND TRANSMISSION CLASS
ADH	ADHESIVE	HPT	HIGH POINT	STD	STANDARD
ADJ	ADJACENT	HR	HOURL	STL	STEEL
ADJUST	ADJUSTABLE	HT	HEIGHT	STO	STORAGE
AFF	ABOVE FINISHED FLOOR	HTR	HEATER	STRUC	STRUCTURAL
AHU	AIR HANDLING UNIT	HVAC	HEATING/VENTILATION/AC	SUS	SUSPENDED
ALUM	ALUMINUM	HW	HOT WATER	SYM	SYMMETRICAL
AL	ALTERNATE	HWH	HOT WATER HEATER	T	TREAD
ANOD	ANODIZED	ID	INSIDE DIAMETER	T&B	TOP AND BOTTOM
APC	ACOUSTICAL CEILING TILE	IN	INCH(ES)	T&G	TONGUE AND GROOVE
APPROX	APPROXIMATE (LY)	INCL	INCLUDE (D), (ING)	TEL	TELEPHONE
ARCH	ARCHITECT(URAL)	INFO	INFORMATION	TEMP	TEMPERATURE
ASPH	ASPHALT	INS	INSULATE (D), (ION)	THK	THICK (NESS)
AUTO	AUTOMATIC	INT	INTERIOR	THR	THRESHOLD
BD	BOARD	INVERT	JOINT	THRU	THROUGH
BTWN	BETWEEN	JT	JOINT	TO	TOP OF
BLDG	BUILDING	LAB	LABORATORY	TOB	TOP OF BEAM
BLK(G)	BLOCK (ING)	LAM	LAMINATE (D)	TOC	TOP OF CURB
BM	BEAM	LAV	LAVATORY	TOI	TOP OF INSULATION
BO	BY OTHERS	LB	POUND(S)	TOP	TOP OF PARAPET
BOT	BOTTOM	LIB	LIBRARY	TOM	TOP OF MASONRY
BR	BACKER ROD	LIN	LINEAL	TOS	TOP OF SLAB
BRG	BEARING	LKR	LOCKER	TOSTL	TOP OF STEEL
BRK	BRICK	LT	LIGHT	TOW	TOP OF WALL
BS	BOTH SIDES	MAINT	MAINTAIN (ENANCE)	TPD	TOILET PAPER DISPENSER
BSMT	BASEMENT	MAS	MASONRY	TPART	TOILET PARTITION
BUR	BUILT UP ROOFING	MAX	MAXIMUM	TR	TRANSOM
CAB	CABINET	MC	MECHANICAL CONTRACTOR	TS	TUBE STEEL
CFM	CUBIC FEET/MINUTE	MECH	MECHANIC (AL)	TV	TELEVISION
CG	CORNER GUARD	MET	METAL	TYP	TYPICAL
CIPC	CAST-IN-PLACE CONCRETE	MFR	MANUFACTURE (ER)	TZ	TERRAZZO
CJ	CONTROL JOINT	MH	MANHOLE	UL	UNDERWRITERS LABORATORY
CL	CENTERLINE	MIN	MINIMUM	UNFIN	UNFINISHED
CLG	CEILING	MISC	MISCELLANEOUS	UNO / UON	UNLESS OTHERWISE NOTED
CLO	CLOSET	MO	MASONRY OPENING	UR	URINAL
CLR	CLEAR (ANCE)	MR	MOISTURE RESISTANT	VAR	VARIABLE (VARIES)
CMU	CONCRETE MASONRY UNIT	MT	MOUNT (ED), (ING)	VB	VAPOR BARRIER
CTR	CENTER	MTL	MATERIAL (S)	VCT	VINYL COMPOSITION TILE
CO	CLEANOUT	NA	NOT APPLICABLE	VERT	VERTICAL
COL	COLUMN	NIC	NOT IN CONTRACT	VEST	VESTIBULE
COMP	COMPRESS(ED, ION, IBLE, OR)	NO	NUMBER	VFY	VERIFY
CONST	CONSTRUCTION	NOM	NOMINAL	VIF	VERIFY IN FIELD
CONC	CONCRETE	NR	NONE REQUIRED	W	WIDE OR WIDTH
CONT	CONTINUOUS OR CONTINUE	NRC	NOISE REDUCTION COEFFICIENT	W/	WITH
CONTR	CONTRACT (OR)	NTS	NOT TO SCALE	W/O	WITHOUT
COORD	COORDINATE	OA	OVERALL	WC	WATER CLOSET
CORR	CORRIDOR	OB	OBSCURE	WD	WOOD
CORRUG	CORRUGATED	OC	ON CENTER (S)	WP (G)	WATERPROOF (ING)
CPT	CARPET (ED)	OD	OUTSIDE DIAMETER	WR	WATER RESISTANT
CT	CERAMIC TILE	OH	OVERHEAD	WWF	WELDED WIRE FABRIC
CSNK	COUNTERSINK/COUNTERSUNK	OPG	OPENING		
CW	COLD WATER	OPH	OPPOSITE HAND		
DBL	DOUBLE	OPP	OPPOSITE		
DEMO	DEMOLISH, DEMOLITION	ORD	OVERFLOW ROOF DRAIN		
DF	DRINKING FOUNTAIN	OZ	OUNCE		
DIAM	DIAMETER	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED		
DIM	DIMENSION	PAR	PARALLEL		
DISP	DISPOSAL	PC	PRECAST CONCRETE		
DN	DOWN	PERP	PERPENDICULAR		
DP	DEEP	PL	PLATE		
DPF	DAMP-PROOFING	PLAM	PLASTIC LAMINATE		
DR	DOOR	PLBG	PLUMBING		
DS	DOWNSPOUT	PNT	PAINT(ED)		
DTL	DETAIL	PRN	PORCELAIN		
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT		
EA	EACH	PSI	POUNDS PER SQUARE INCH		
EJ	EXPANSION JOINT	PT	PRESSURE TREATED		
ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE		
ELEC	ELECTRIC (AL)	PVMT	PAVEMENT		
ENC	ENCLOSE (URE)	PWD	PLYWOOD		
ENT	ENTRANCE	QTY	QUANTITY		
EQ	EQUAL	R	RESISTANCE, THERMAL, RISER		
EQP	EQUIPMENT	RB	RESILIENT BASE		
EWC	ELECTRIC WATER COOLER	RAD	RADIUS		
EXH	EXHAUST	RCP	REFLECTED CEILING PLAN		
EXIST	EXISTING	RD	ROOF DRAIN		
EXP	EXPOSED	RE	REFERENCE, REFER TO		
EXPN	EXPANSION	REINF	REINFORCING		
EXT	EXTERIOR	REM	REMOVE		
FBO	FURNISHED BY OWNER	REQ	REQUIRE (D)		
FD	FLOOR DRAIN	RM	ROOM		
FEC	FIRE EXTINGUISHER CABINET	RO	ROUGH OPENING		
FEX	FIRE EXTINGUISHER	ROW	RIGHT OF WAY		
FIN	FINISH(ED)	RR	RESTROOM		
FLR(G)	FLOOR (ING)	SC	SOLID CORE		
FND	FOUNDATION	SCH	SCHEDULE		
FOS	FACE OF STUD	SD	STORM DRAIN		
FR	FIRE RESISTIVE	SEC	SECTION		
FT	FOOT, FEET	SHT	SHEET		
FTG	FOOTING	SHTH	SHEATHING		
FUT	FUTURE	SIM	SIMILAR		
GA	GAUGE, GAGE	SOG	SLAB ON GRADE		
GALV	GALVANIZED				
GB	GYPSUM BOARD				
GBAR	GRAB BAR				
GC	GENERAL CONTRACT (OR)				
GL	GLASS, GLAZING				

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D200	EXISTING ELEVATIONS - DEMO
D201	EXISTING ELEVATIONS - DEMO
NEW CONSTRUCTION	
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A151	FIRST FLOOR RCP
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MECHANICAL	
M100	MECHANICAL SPECS
M101	FIRST FLOOR PLAN - MECHANICAL
M102	MECHANICAL DETAILS

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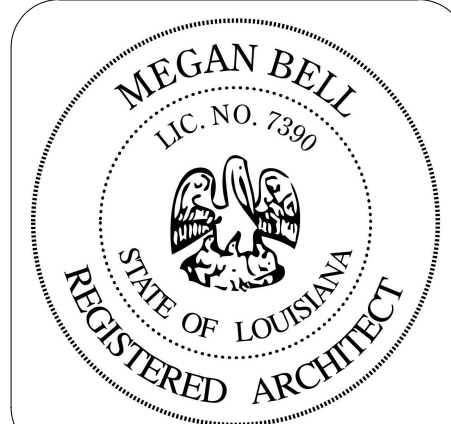
ARCHITECT'S STATEMENT

These plans and specifications have been prepared under my close personal supervision and to the best of my knowledge and belief, they comply with all local and state requirements.

I will be observing the work.

Megan Bell, AIA
LA #7390

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






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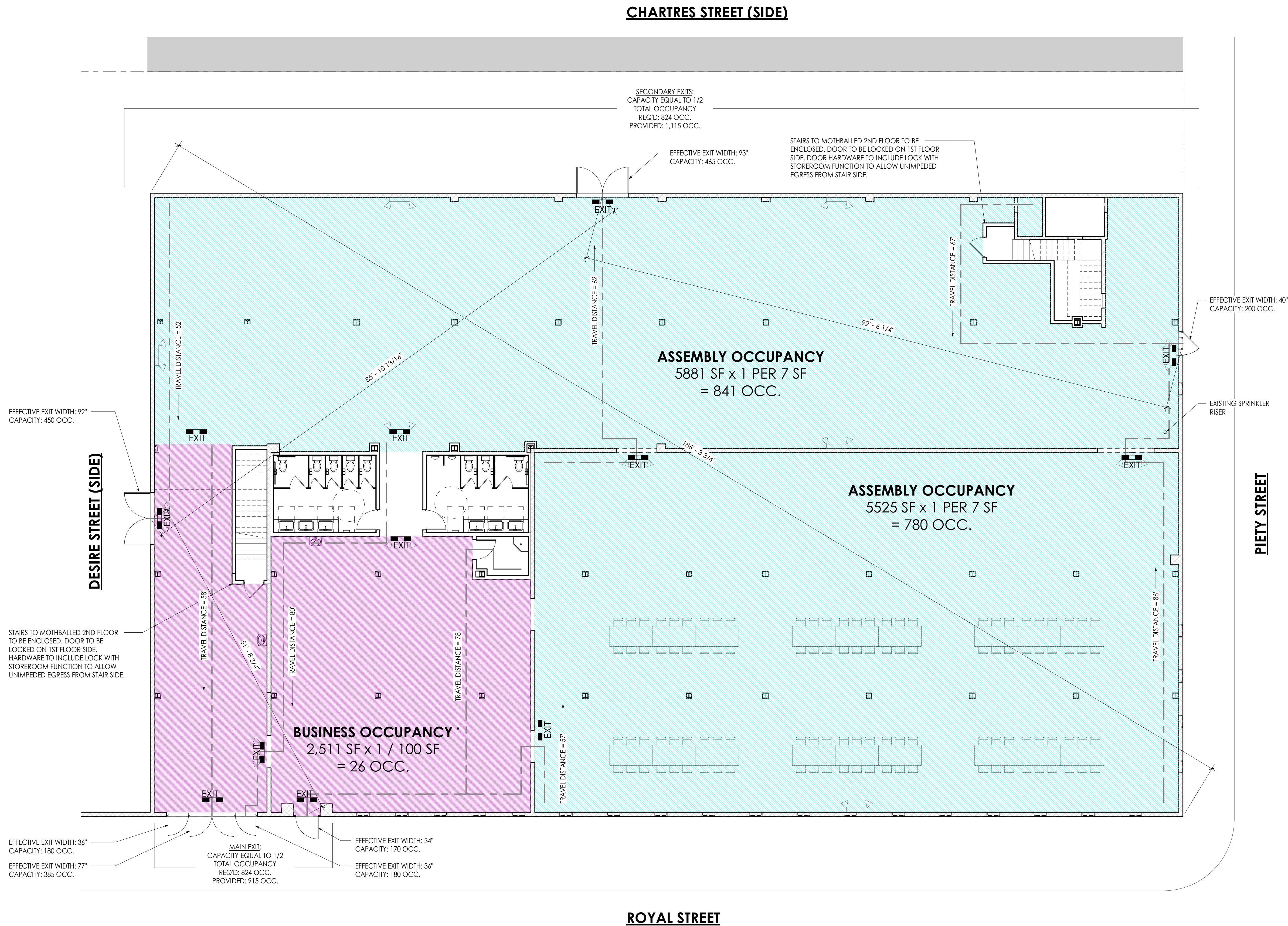
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COVER

G000

FLS LEGEND

- COMMON PATH OF EGRESS TRAVEL
-  FIRE ALARM ANNUNCIATOR
-  EMERGENCY LIGHTS
-  WALL MOUNT LED EXIT SIGNAGE: DIRECTIONAL ARROWS INDICATE DIRECTIONAL SIGNAGE
 CEILING MOUNT LED EXIT SIGNAGE
-  FIRE EXTINGUISHER
-  FIRE ALARM PULL STATION
-  SMOKE DETECTOR, HARD WIRED



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LIC. NO. 7390
REGISTERED ARCHITECT
STATE OF LOUISIANA

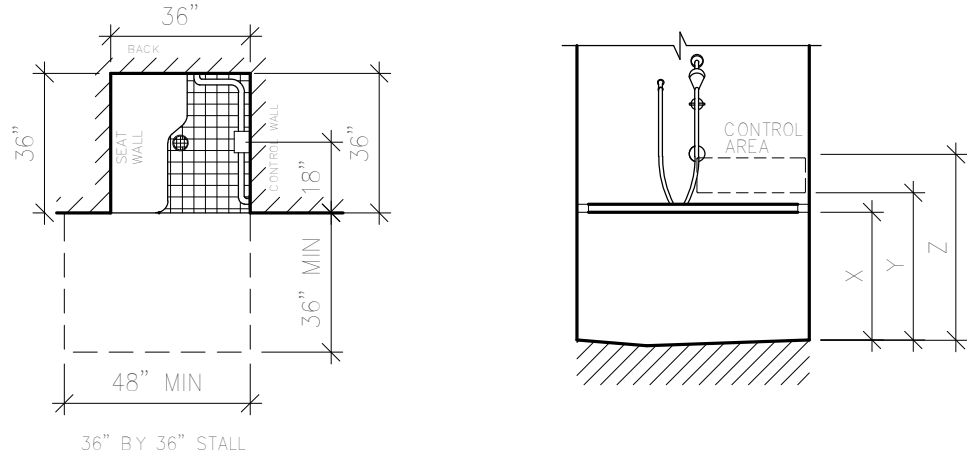
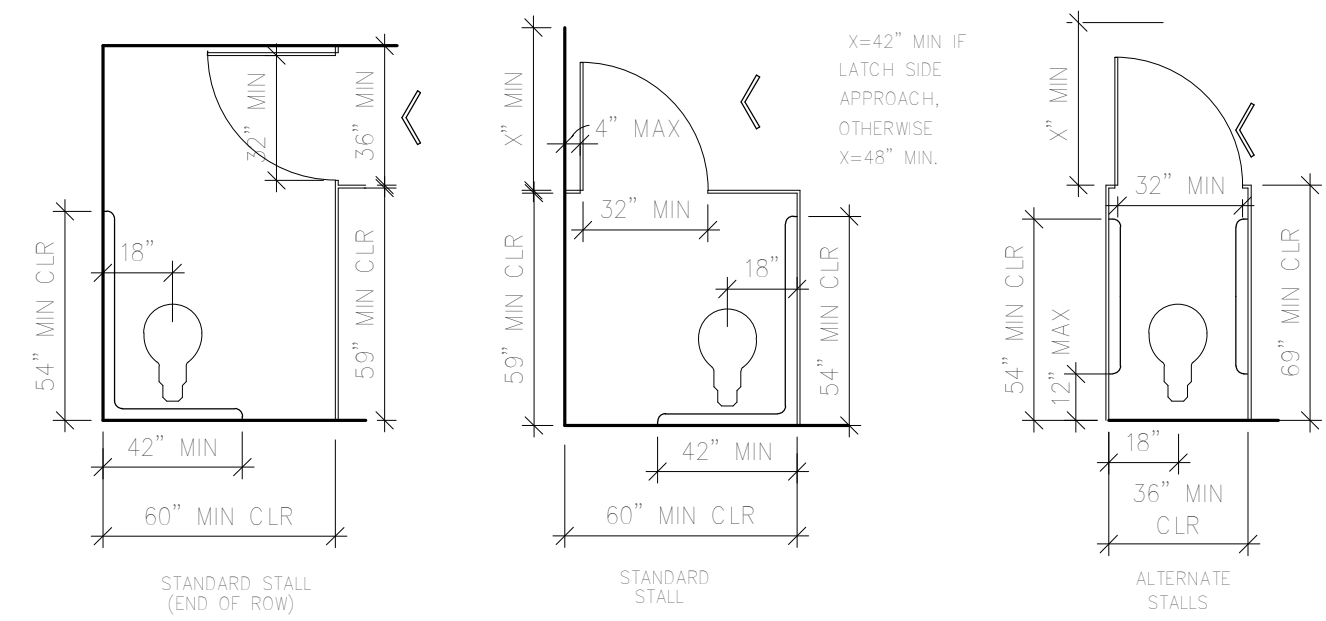
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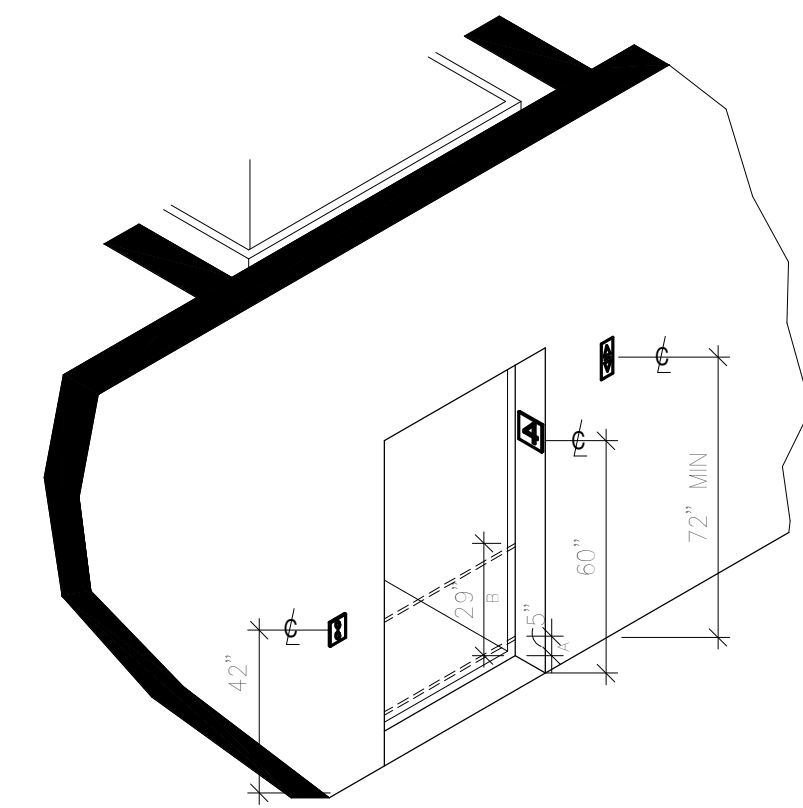
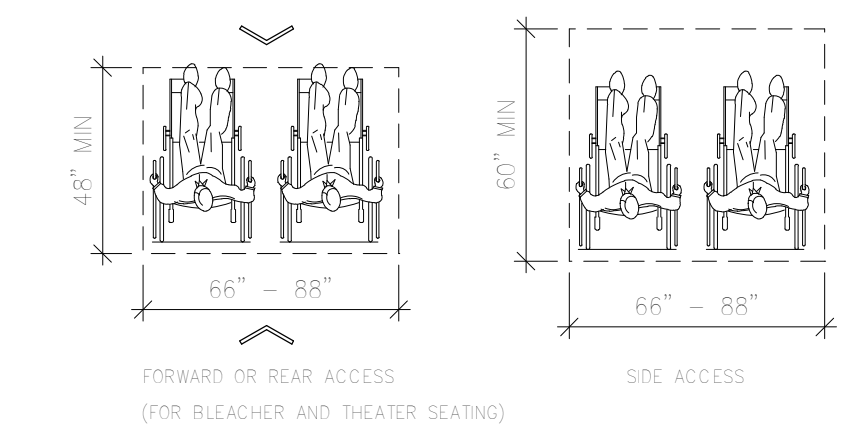
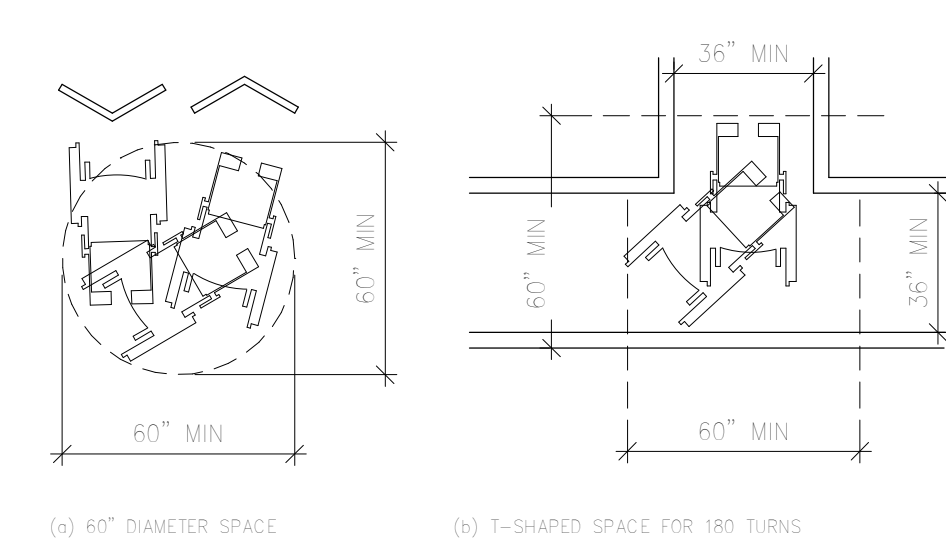
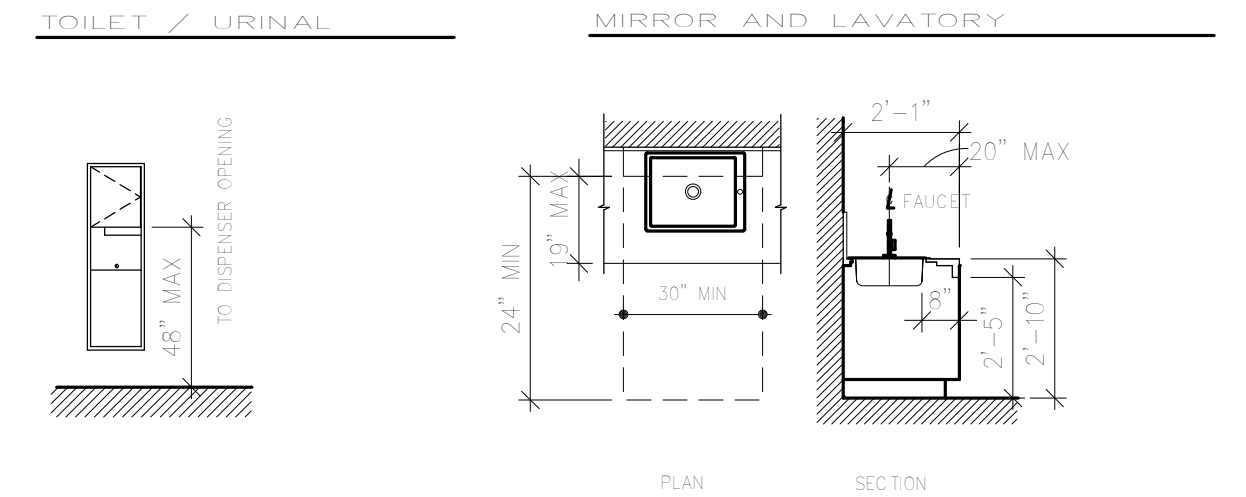
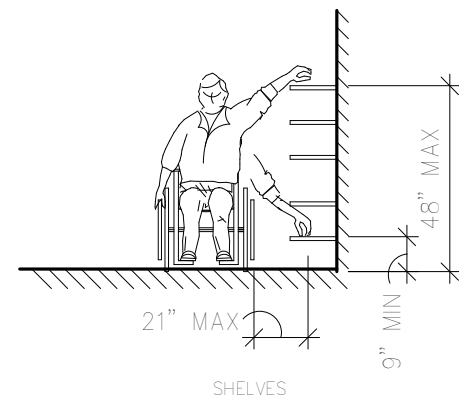
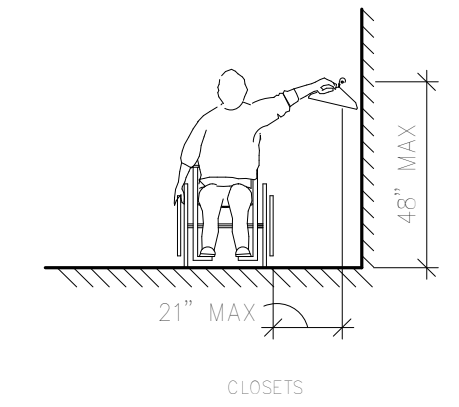
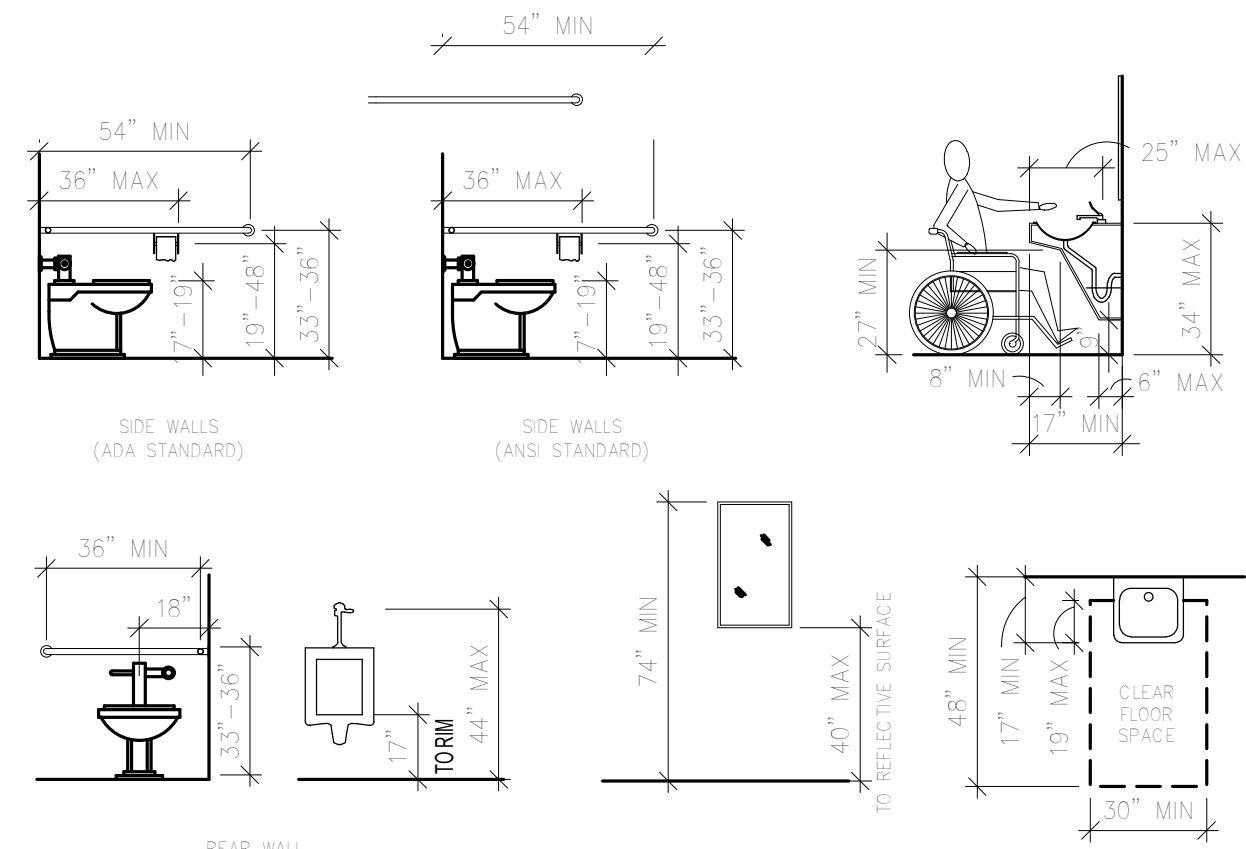
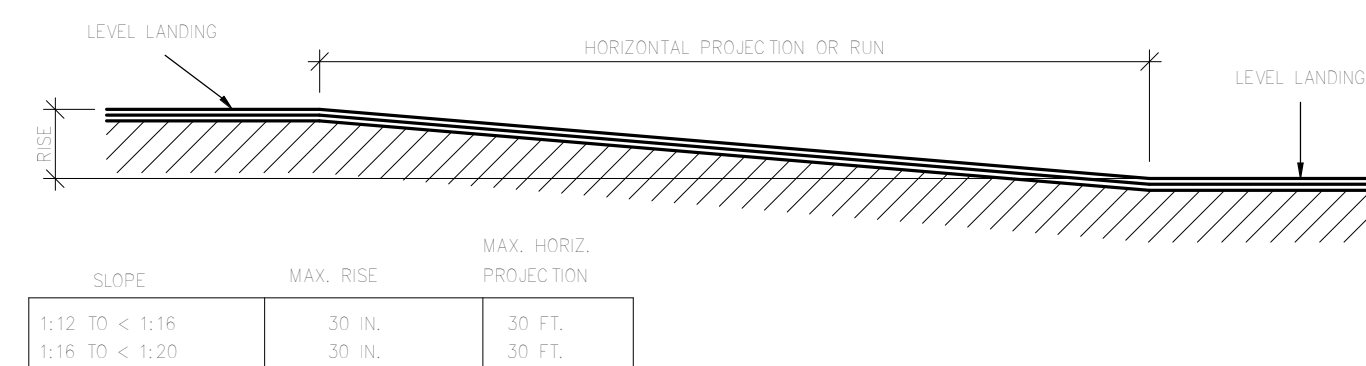
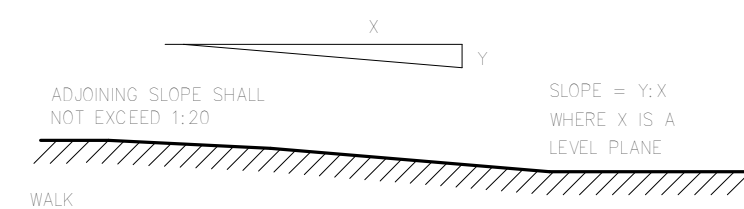
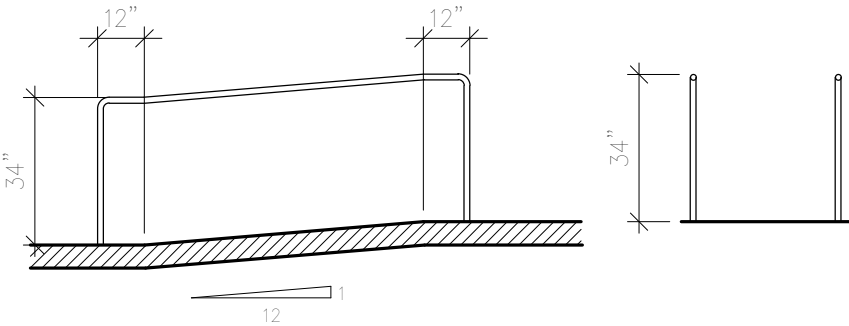
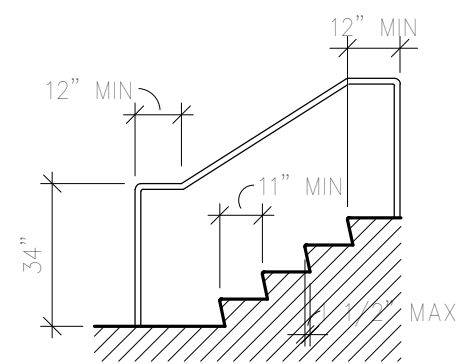
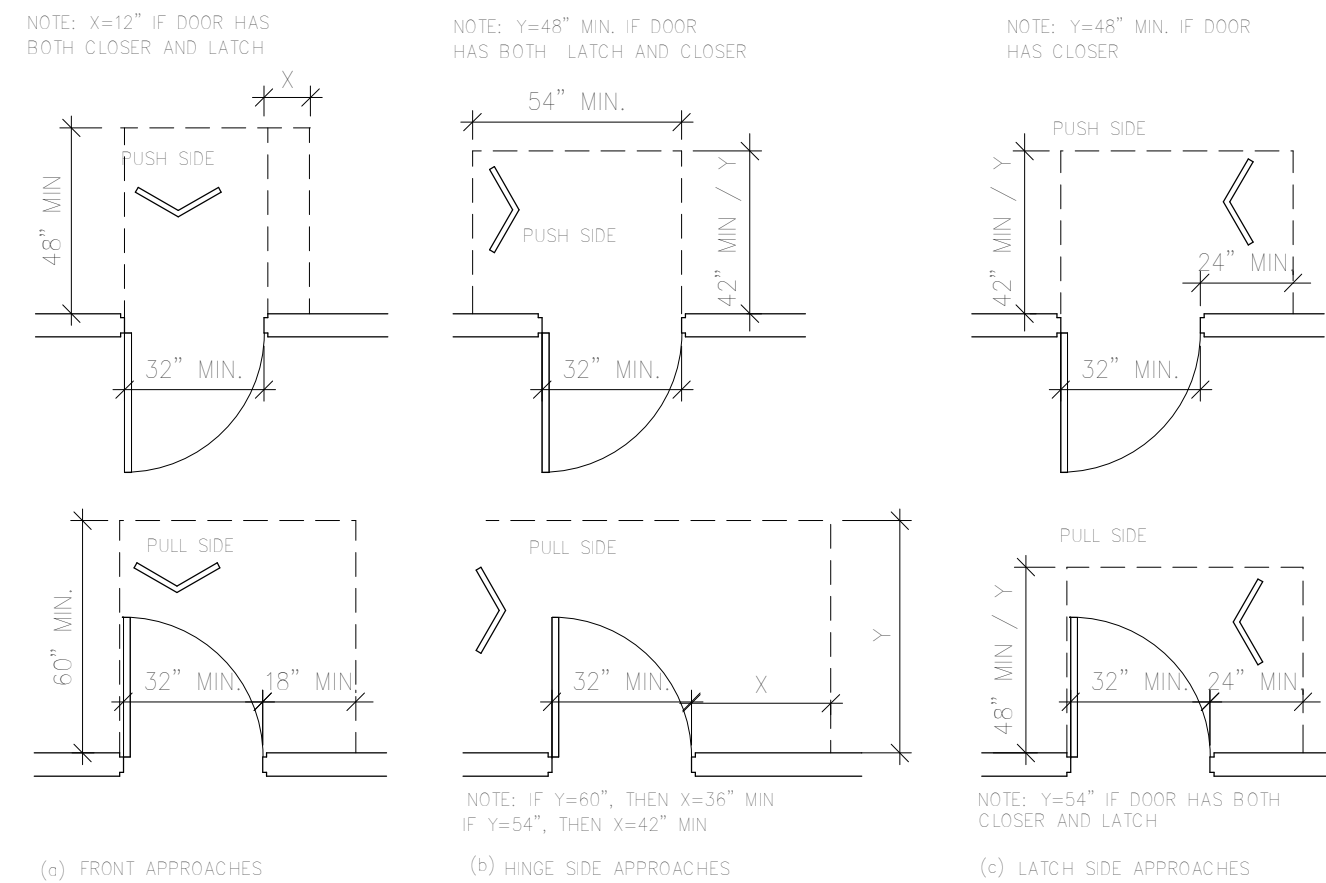
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1	11-10	11-10
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FIRST FLOOR FLS PLAN

G001

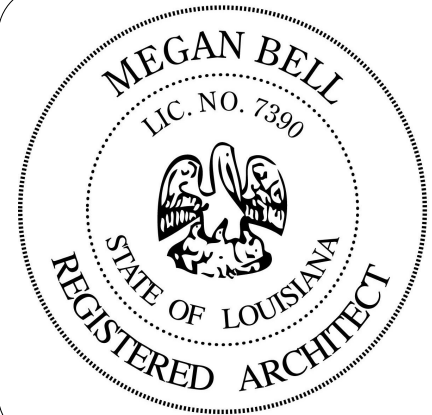


ADULT STD:	6-8 OR 9 STD:	PREK-5 OR 6 STD:
X=33"-36"	X=30"-32"	X=28"-30"
Y=38" MAX	Y=35" MAX	Y=32" MAX
Z=48" MAX	Z=45" MAX	Z=42" MAX

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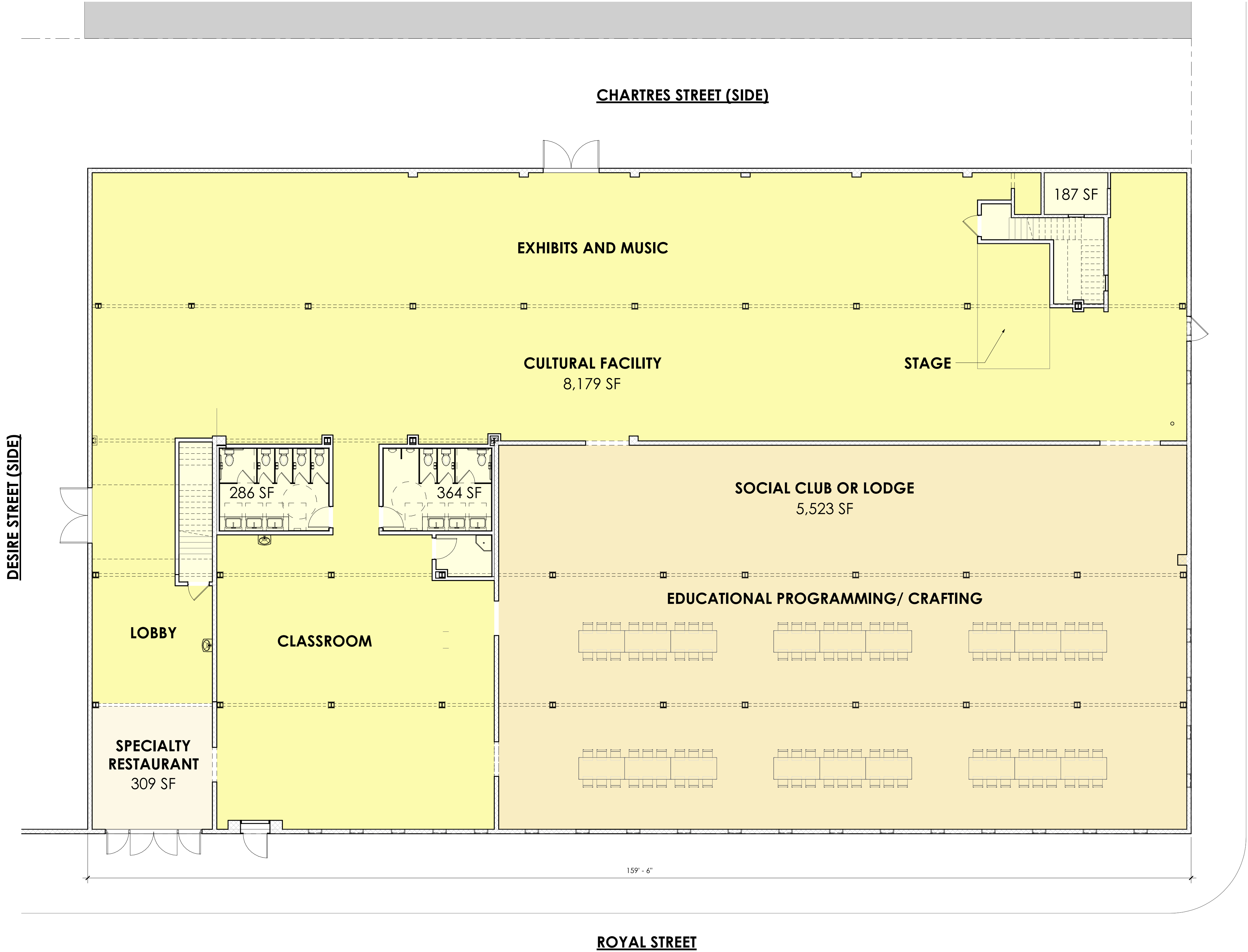
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ACCESSIBILITY

G003

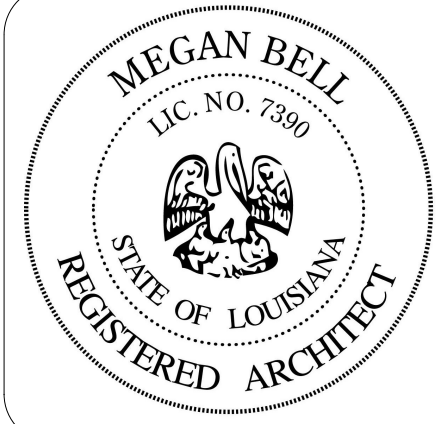


PHASE I PARKING SUMMARY

ADDRESS	3300 ROYAL STREET	
BLDG AREA	1ST FLOOR:	15,350 GSF
	2ND FLOOR:	9,428 GSF (MOTHBALLED)
	TOTAL:	15,350 GSF
	CULTURAL FACILITY:	8,179 GSF
	SOCIAL CLUB OR LODGE:	5,523 GSF
	RESTAURANT, SPECIALTY:	309 GSF
	SIMULTANEOUS OCC. / CIRC.:	837 GSF
OFF STREET PARKING FOR EXISTING USE:		
WAREHOUSE SPACE:		
1/20,000 SF of Floor Area:		REQUIRED: 1
OFFICE:		
2/1,000 SF of Floor Area:		REQUIRED: 1
TOTAL REQ'D:		2
TOTAL ACTUAL:		0
GRANDFATHERED:		2
NEW OFF STREET PARKING		
CULTURAL FACILITY:		
1/300 SF of Floor Area:		REQUIRED: 27
SOCIAL CLUB OR LODGE:		
1/500 SF of Floor Area:		REQUIRED: 11
RESTAURANT, SPECIALTY:		
1/500 SF of Floor Area:		REQUIRED: 1
TOTAL REQ'D:		39
GRANDFATHERED:		2
TOTAL PROVIDED:		14
NET VEHICULAR DEFICIENCY:		23 TOTAL
BICYCLE PARKING		
CULTURAL FACILITY:		
1/2,500 SF of Floor Area:		REQUIRED: 3
SOCIAL CLUB OR LODGE:		
LESS THAN 10,000 SF:		NOT REQUIRED: 0
RESTAURANT, SPECIALTY:		
1/2,500 SF of Floor Area:		REQUIRED: 1
BIKE REQUIRED:		4 TOTAL
OFF STREET LOADING		NOT REQ'D. (22.7.C)

USES PER NOLA CZO

- SIMULTANEOUS OCC. / CIRC.
- SPECIALTY RESTAURANT
- CULTURAL FACILITY
- SOCIAL AID AND PLEASURE CLUB
- BAR



3300 ROYAL

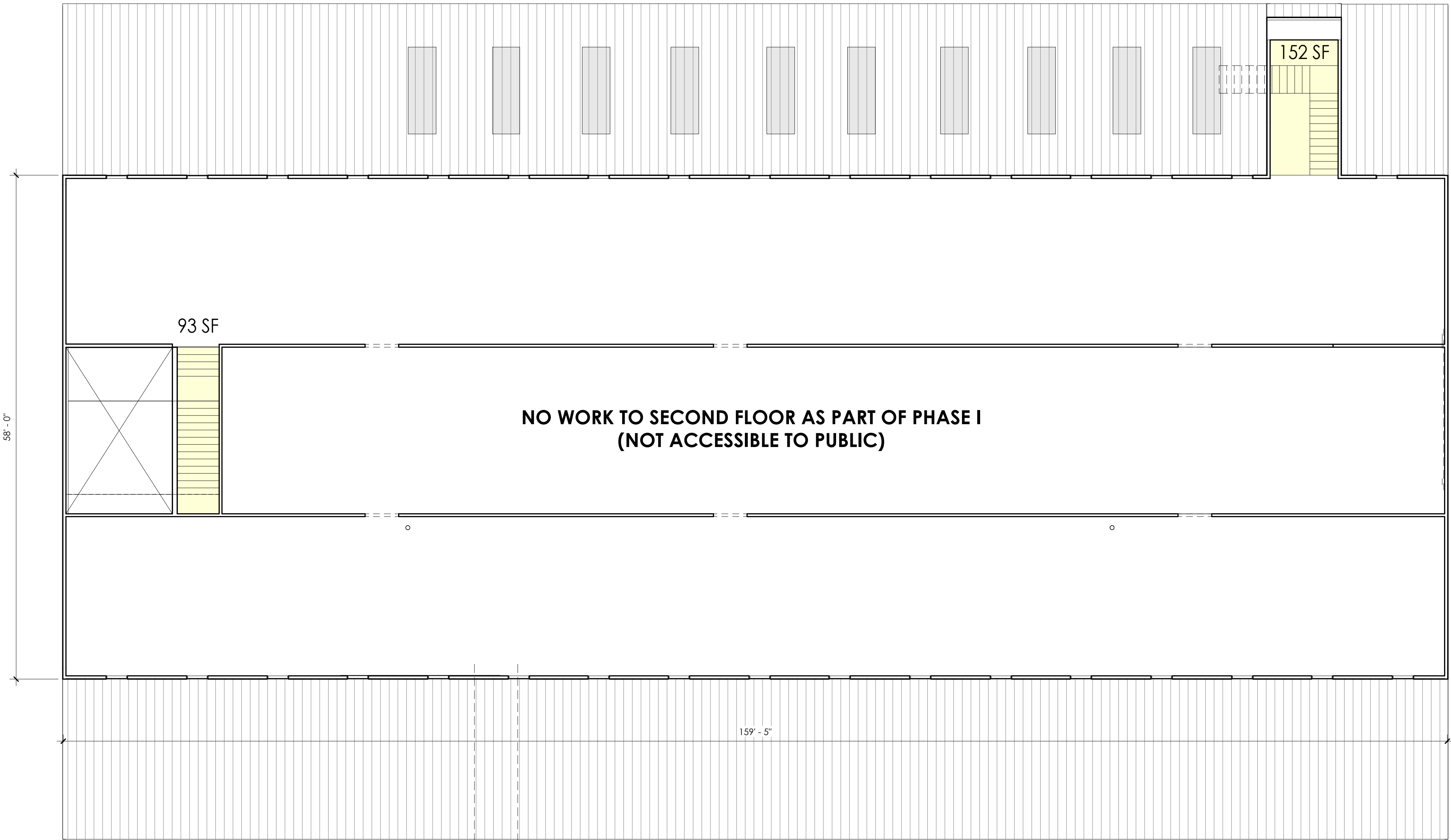
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PHASE I FIRST FLOOR USE PLAN

G004



- USES PER NOLA CZO**
- SIMULTANEOUS OCC. / CIRC.
 - UNOCCUPIED / MOTHBALLED

1 SECOND FLOOR PLAN
1/8" = 1'-0"

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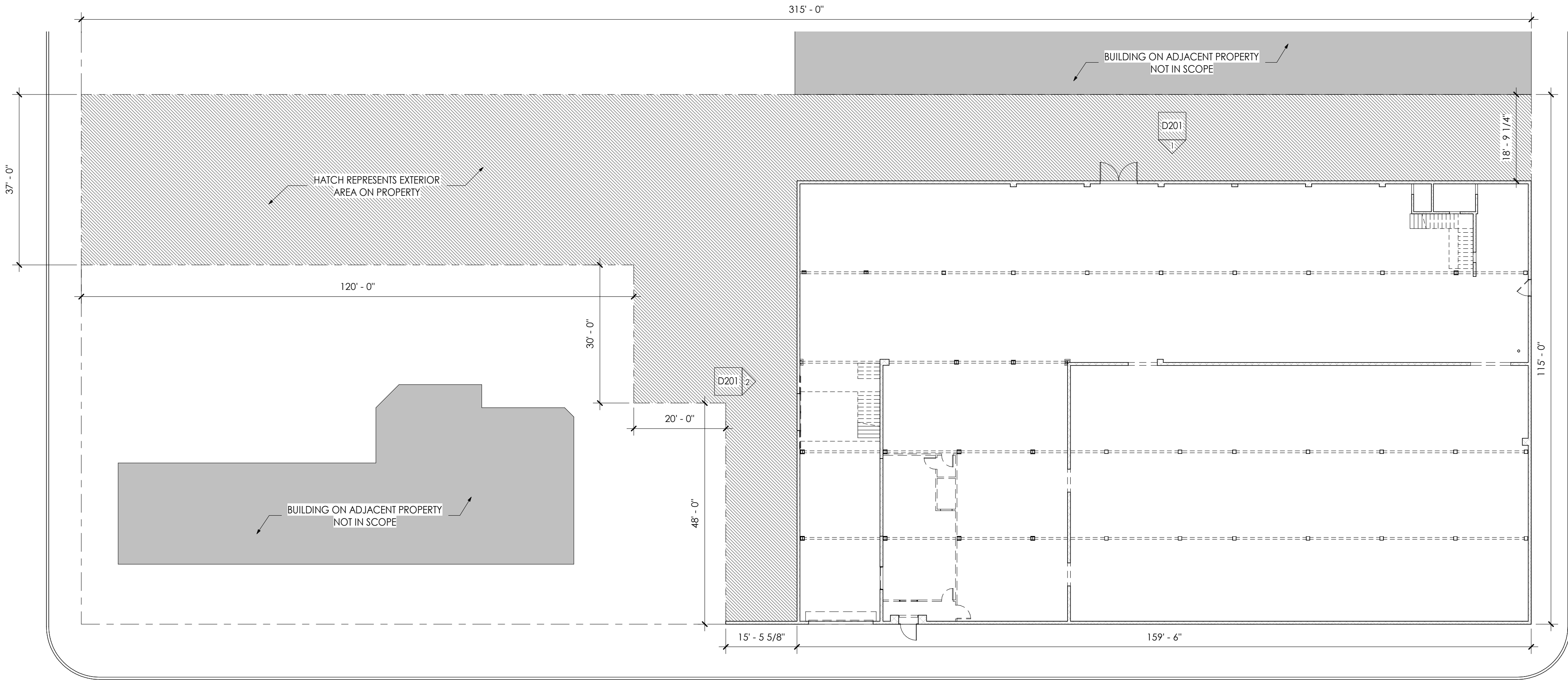
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HISTORIC DISTRICT LANDMARKS COMMISSION
11-10
22
APPROVED

PHASE I SECOND FLOOR USE PLAN

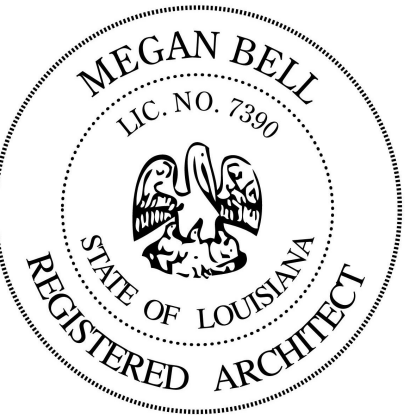
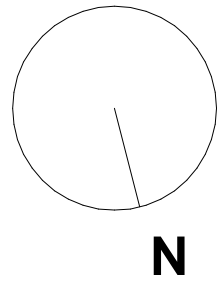
G005

DESIRE STREET



ROYAL STREET

PIETY STREET



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1811 HASTINGS PLACE - SUITE B. NEW ORLEANS - LOUISIANA - 70130
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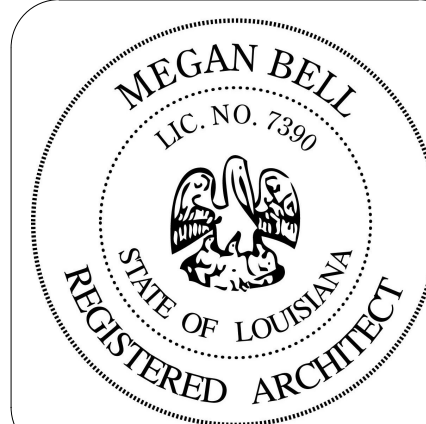
3300 ROYAL
3300 Royal Street | New Orleans, Louisiana | 70117

ISSUE:
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DATE:
10/12/2022
REVISION:

#	Description	Date
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
EXISTING SITE
PLAN

D100



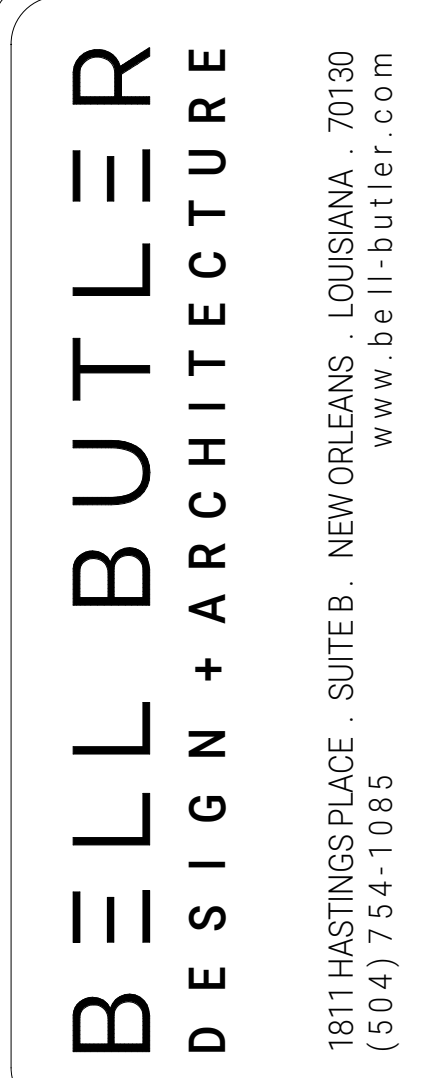
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
EXISTING
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D102



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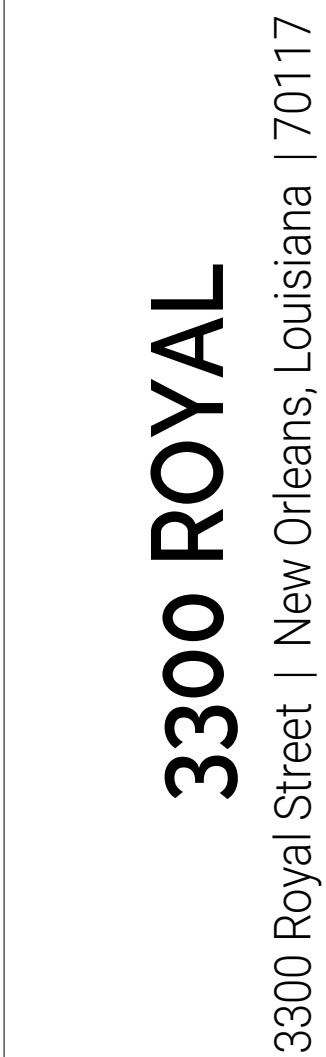
ISSUE:
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10/12/2022

#	Description	Date
		

EXISTING
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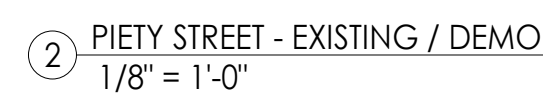
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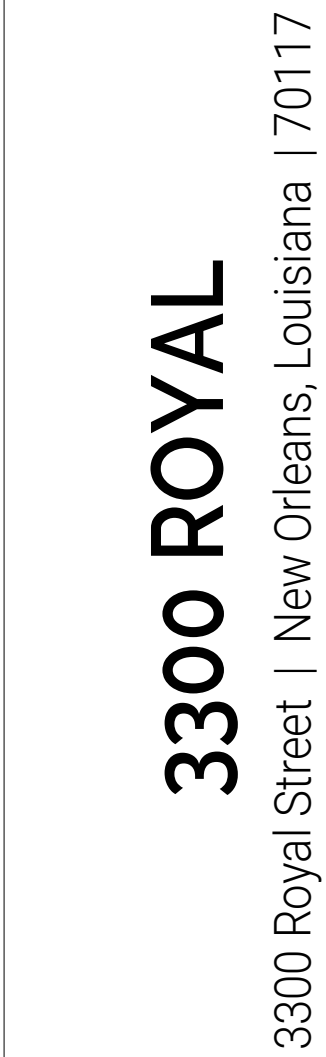
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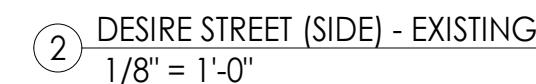
REVISION

D200

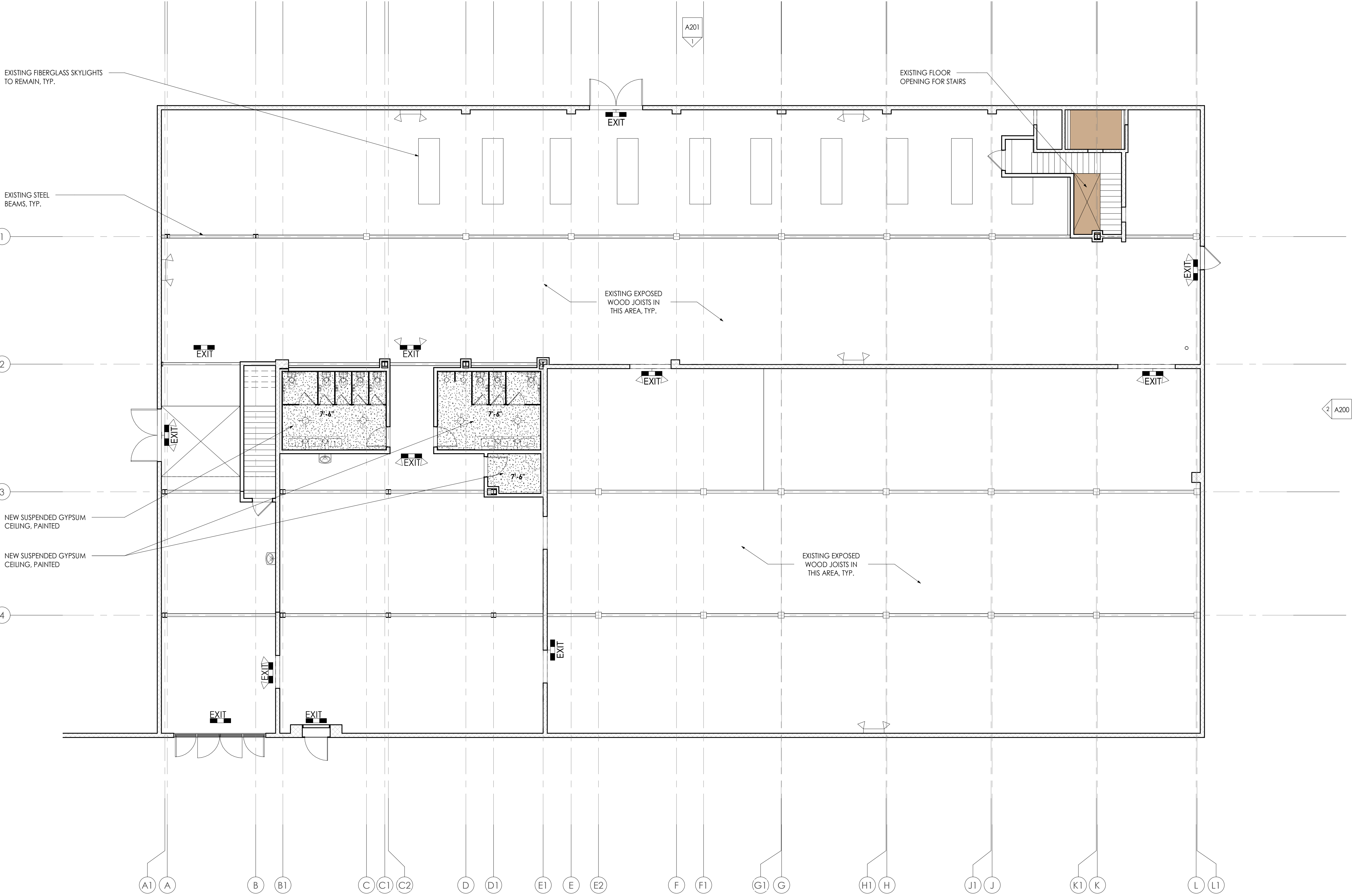




REVISION

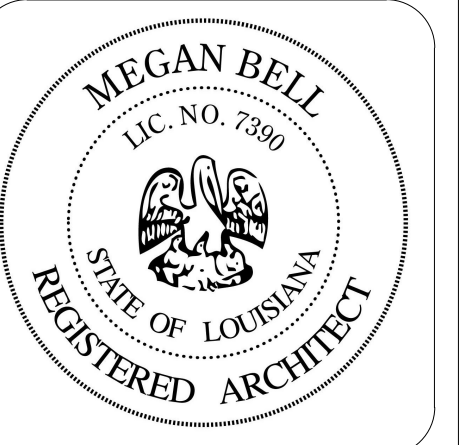
D201

NOTE:
ALL CEILINGS OPEN TO
STRUCTURE ABOVE UNLESS
OTHERWISE NOTED.



1 FIRST FLOOR RCP
1/8" = 1'-0"

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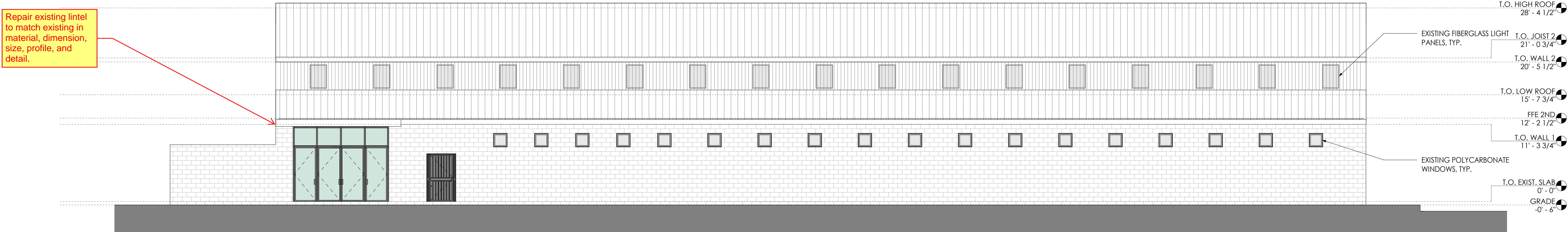
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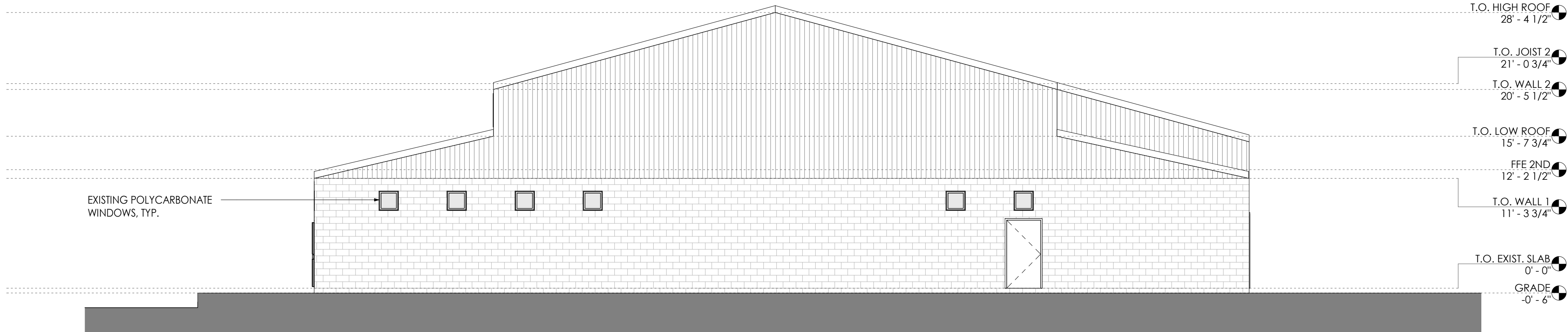
#	Description	Date
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2	22	22

FIRST FLOOR RCP
A151

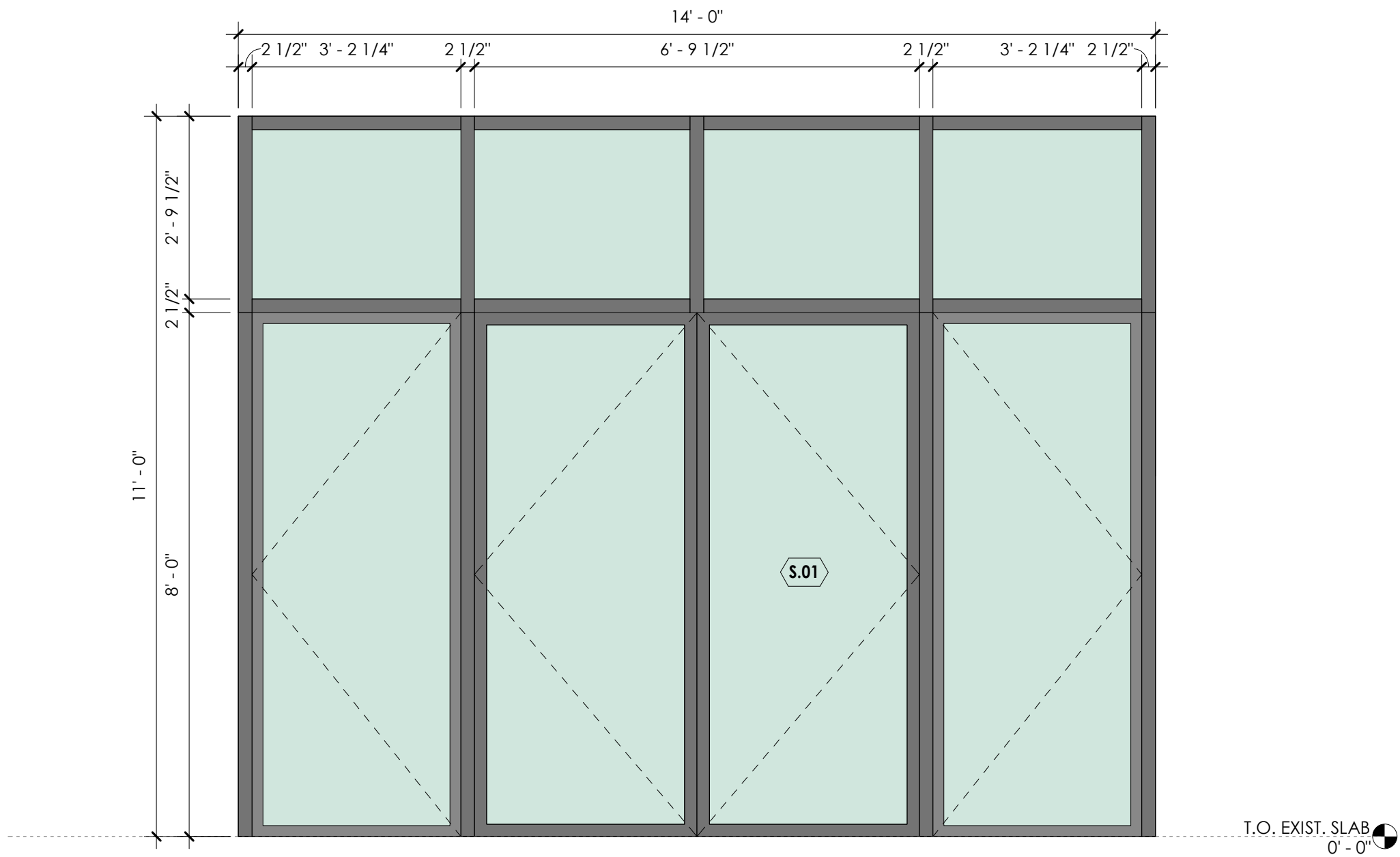
① ROYAL STREET
1/8" = 1'-0"



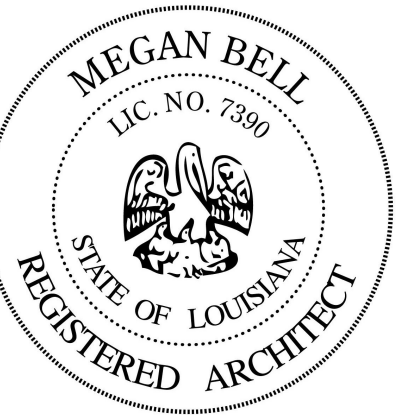
② PIETY STREET
1/8" = 1'-0"



③ STOREFRONT ELEVATIONS
1/2" = 1'-0"



Submit storefront assembly for HDLC review and approval prior to purchase and installation.



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ELEVATIONS

A200

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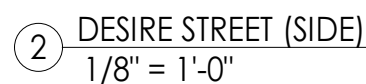
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#	Description	Date
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ELEVATIONS

A201



C-01:	EXISTING EXPOSED STRUCTURE
C-02:	PAINTED GYPSUM BOARD (1) COAT OF PRIMER, (2) OF COATS PAINT COLOR TO BE SELECTED BY OWNER
CT-01:	SOLID SURFACE COUNTERTOP, MANUFACTURER TBD
F-01:	EXISTING CONCRETE FLOOR FINISH
F-02:	SEALED CONCRETE, MANUFACTURER TBD
TI-01:	4"x4" WALL TILE BY , MANUFACTURER TBD, COLOR TO BE SELECTED BY ARCHITECT
TP-01:	SOLID PLASTIC TOILET PARTITION, ZERO SIGHTLINE SYSTEM BY IRONWOOD, COLOR TO BE SELECTED BY ARCHITECT
TR-01:	VINYL RESILIENT BASE, MANUFACTURER TBD, COLOR TO BE SELECTED BY ARCHITECT
W-01:	EXISTING EXPOSED CMU
W-02:	PAINTED GYPSUM BOARD (1) COAT OF PRIMER, (2) OF COATS PAINT COLOR TO BE SELECTED BY OWNER
W-03:	WET RATED GYPSUM BOARD WITH FRP PANEL TO 48" HEIGHT

M-01:	MIRROR, MANUFACTURER TBD
M-02:	MIRROR, WALL MOUNT
P-01:	WATER CLOSET, MANUFACTURER TBD
P-02:	URINAL, MANUFACTURER TBD
P-03:	WALL MOUNTED LAVATORY, MANUFACTURER TBD
P-04:	UNDER COUNTERED LAVATORY, MANUFACTURER TBD
TA-01:	42" GRAB BAR, MANUFACTURER TBD
TA-02:	36" GRAB BAR, MANUFACTURER TBD
TA-03:	TOILET PAPER DISPENSER, MANUFACTURER TBD
TA-04:	HAND DRYER, MANUFACTURER TBD

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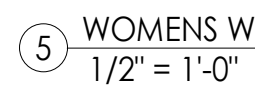
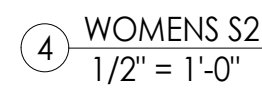
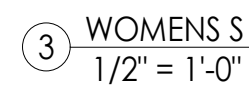
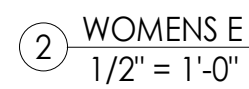
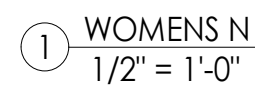


11-10
oaklugh
22
APPROVED

ENLARGED PLANS

A400

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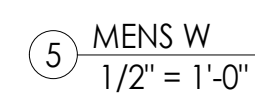
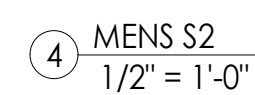
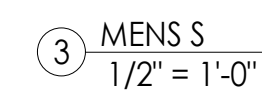
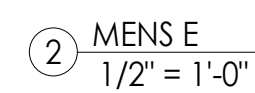
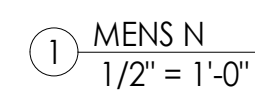


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TA-03:	TOILET PAPER DISPENSER, MANUFACTURER TBD
TA-04:	HAND DRYER, MANUFACTURER TBD




A401



M-01:	MIRROR, MANUFACTURER TBD
M-02:	MIRROR, WALL MOUNT
P-01:	WATER CLOSET, MANUFACTURER TBD
P-02:	URINAL, MANUFACTURER TBD
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TA-03:	TOILET PAPER DISPENSER, MANUFACTURER TBD
TA-04:	HAND DRYER, MANUFACTURER TBD



REVISION



A501

