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 perpared 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 ommissions which would interfere will 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 acheive 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.

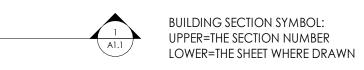
The General Contractor shall submit in wiriting all proposals for additional work to the Architect for review and approval. No work is to proceed until a signed proposal is returned to the general contractor.

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





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

ARCHITECTURAL DRAWINGS

CIVIL OR SURVEY DRAWINGS

ELECTRICAL DRAWINGS

INTERIOR FURNISHINGS

LANDSCAPE DRAWINGS

MECHANICAL DRAWINGS

GENERAL INFORMATION

PLUMBING DRAWINGS

STRUCTURAL DRAWINGS

TECHNOLOGY DRAWINGS

ROOF DRAWINGS

EXTERIOR ELEVATIONS

BUILDING SECTIONS

SUPPLEMENTAL DWGS

SUPPLEMENTAL DRAWINGS

DETAILS

SHEET NUMBERING

MATERIAL PATTERNS

BATT INSULATION

CONCRETE BLOCK

EARTH OR BACKFILL

PLYWOOD

TEXT SYMBOLS

/ OR:

AND

PER

(X) FEET

(X) INCHES

RIGID INSULATION

POUND OR NUMBER

FEX

FIN

FLR(G)

FND

FOS

FTG

FUT

GΑ

GB

GC

GALV

GBAR

FIRE EXTINGUISHER

FINISH(ED)

FLOOR (ING)

FOUNDATION

FACE OF STUD

FIRE RESISTIVE

GAUGE, GAGE

GALVANIZED

GRAB BAR

GYPSUM BOARD

GLASS, GLAZING

GENERAL CONTRACT (OR)

FOOT, FEET

FOOTING

FUTURE

SCHEDULES

CONTENT INDEX

VT VERTICAL TRANSPORTATION DRAWINGS

GENERAL INFORMATION AND STANDARDS

PLANS INCLUDING SITE, FLOOR, CEILING AND

ENLARGED PLANS, SECTIONS AND ELEVATIONS

DISCIPLINE ABBREVIATION

SHEET NUMBER

CAST-IN-PLACE CONCRETE

PLASTER & GYPSUM BOARD

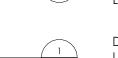
DRAWING CONTENT CATEGORY

AV AUDIO VISUAL DRAWINGS

FIRE PROTECTION



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



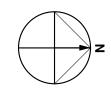
STRUCTURAL GRIDLINE IDENTIFIER



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



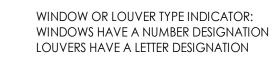
MATCHLINE FLAG



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).



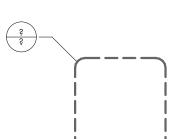
WALL TYPE INDICATOR: REFER TO THE WALL TYPES SHEET FOR WALL TYPE ASSEMBLY.





WORK NOTE INDICATOR

CEILING HEIGHT ABOVE FLOOR



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



ROOM IDENTIFICATION:

ABBREVIATIONS

OLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO

SPEC

SPL

SQ

STC

STD

STL

STO

SUS

SYM

T&B

T&G

TEMP

THK

THR

TO

TOB

TOC

TOI

TOP

TOM

TOS

TOSTL

TOW

TPD

TYP

UNFIN

VAR

VB

VCT

VERT

VEST

VFY

W/O

WC

WD

WP (G)

UNO / UON

TPART

THRU

STRUC

SPECIFICATION (S)

SPECIAL

SQUARE

STANDARD

STORAGE

STRUCTURAL

SUSPENDED

TELEPHONE

TEMPERATURE

THICK (NESS)

THRESHOLD

THROUGH

TOP OF BEAM

TOP OF CURB

TOP OF INSULATION

TOP OF PARAPET

TOP OF SLAB

TOP OF STEEL

TOP OF WALL

TRANSOM

TUBE STEEL

TELEVISION

TYPICAL

TERRAZZO

UNFINISHED

URINAL

VERTICAL

VESTIBULE

VERIFY

WITH

WITHOUT

WOOD

WATER CLOSET

WATERPROOF (ING)

WELDED WIRE FABRIC

WATER RESISTANT

TOILET PARTITION

TOP OF MASONRY

TOILET PAPER DISPENSER

UNDERWRITERS LABORATORY

UNLESS OTHERWISE NOTED

VINYL COMPOSITION TILE

VARIABLE (VARIES)

VAPOR BARRIER

VERIFY IN FIELD

WIDE OR WIDTH

TOP OF

TREAD

SYMMETRICAL

TOP AND BOTTOM

TONGUE AND GROOVE

STEEL

STAINLESS STEEL

SOUND TRANSMISSION CLASS

A/C	AIR CONDITIONING	НВ	HOSE BIB
ACST	ACOUSTIC	HC	HOLLOW CORE
ACR	ACRYLIC	HCAP	HANDICAPPED
AD	AREA DRAIN	HDW	HARDWARE
ADD	ADDENDUM	HM	HOLLOW METAL
ADH	ADHESIVE	HOR	HORIZONTAL
ADJ	ADJACENT	HPT	HIGH POINT
ADJST	ADJUSTABLE	HR	HOUR
AFF	ABOVE FINISHED FLOOR	HT	HEIGHT
AHU	AIR HANDLING UNIT	HTR	HEATER
ALUM	ALUMINUM	HVAC	HEATING/VENTILATION/AC
AL	ALTERNATE	HW	HOT WATER
ANOD	ANODIZED	HWH	HOT WATER HEATER
APC	ACOUSTICAL CEILING TILE	ID	INSIDE DIAMETER
APPROX	APPROXIMATE (LY)	IN	INCH(ES)
ARCH	ARCHITECT(URAL)	INCAN	INCANDESCENT
ASPH	ASPHALT	INCL	INCLUDE (D), (ING)
AUTO	AUTOMATIC	INFO	INFORMATION
BD.	BOARD	INS	INSULATE (D), (ION)
BTWN	BETWEEN	INT	INTERIOR
BLDG	BUILDING	INV	INVERT
		1144	IIVV LIXI
BLK(G)	BLOCK (ING)	JT	JOINT
3M	BEAM		
30 201	BY OTHERS	LAB	LABORATORY
BOT	BOTTOM	LAM	LAMINATE (D)
3R	BACKER ROD	LAV	LAVATORY
3RG	BEARING	LB	POUND(S)
3RK	BRICK	LIB	LIBRARY
38	BOTH SIDES	LIN	LINEAL
BSMT	BASEMENT	LKR	LOCKER
BUR	BUILT UP ROOFING	LT	LIGHT
CAB	CABINET		
CFM	CUBIC FEET/MINUTE	MAINT	MAINTAIN (ENANCE)
		MAS	MASONRY
CG	CORNER GUARD	MAX	MAXIMUM
CIPC	CAST-IN-PLACE CONCRETE	MC	MECHANICAL CONTRACTOR
CJ	CONTROL JOINT	MECH	MECHANIC (AL)
CL	CENTERLINE	MET	METAL
CLG	CEILING	MFR	MANUFACTURE (ER)
CLO	CLOSET	MH	MANHOLE
CLR	CLEAR (ANCE)	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MIR	MIRROR
CTR	CENTER	MISC	MISCELLANEOUS
CO	CLEANOUT	MO	MASONRY OPENING
COL	COLUMN	MR	MOISTURE RESISTANT
COMP	COMPRESS(ED, ION, IBLE, OR)	MT	MOUNT (ED), (ING)
CONST	CONSTRUCTION	MTL	MATERIAL (S)
CONC	CONCRETE		= (0)
CONT	CONTINUOUS OR CONTINUE	NA	NOT APPLICABLE
CONTR	CONTRACT (OR)	NIC	NOT IN CONTRACT
COORD	COORDINATE	NO	NUMBER
CORR	CORRIDOR	NOM	NOMINAL
CORRUG	CORRUGATED	NR	NONE REQUIRED
CPT	CARPET (ED)	NRC	NOISE REDUCTION COEFFICIEN
CT	CERAMIC TILE	NTS	NOT TO SCALE
CSNK	COUNTERSINK/COUNTERSUNK		
CW	COLD WATER	OA	OVERALL
- · ·	COLD THE NEW	ОВ	OBSCURE
OBL	DOUBLE	OC	ON CENTER (S)
DEMO	DEMOLISH, DEMOLITION	OD	OUTSIDE DIAMETER
DE/VIO DF	DRINKING FOUNTAIN	ОН	OVERHEAD
DIAM	DIAMETER	OPG	OPENING
DIAM	DIMENSION	OPH	OPPOSITE HAND
DISP	DISPOSAL	OPP	OPPOSITE
DN DN	DOWN	ORD	OVERFLOW ROOF DRAIN
		OZ OZ	OUNCE
OP OPE	DEEP	OFCI	OWNER FURNISHED CONTRACT
OPF	DAMPPROOFING	OFCI	INSTALLED
OR OS	DOOR	<u>.</u>	
OS 	DOWNSPOUT	PAR	PARALLEL
OTL	DETAIL	PC	PRECAST CONCRETE
OWG	DRAWING	PERP	PERPENDICULAR
- _A		PL	PLATE
ĒA	EACH	PLAM	PLASTIC LAMINATE
EJ	EXPANSION JOINT	PLBG	PLUMBING
ELEV	ELEVATION	PNT	PAINT(ED)
ELEC	ELECTRIC (AL)	PRN	PORCELAIN
ENC	ENCLOSE (URE)	PSF	POUNDS PER SQUARE FOOT
ENT	ENTRANCE	PSI	POUNDS PER SQUARE INCH
EQ.	EQUAL	PT	PRESSURE TREATED
EQP	EQUIPMENT	PVC	POLYVINYL CHLORIDE
EWC	ELECTRIC WATER COOLER	PVMT	PAVEMENT
EXH	EXHAUST		
EXIST	EXISTING	PWD	PLYWOOD
EXP	EXPOSED	QTY	QUANTITY
EXPN	EXPANSION		
EXT	EXTERIOR	R	RESISTANCE, THERMAL, RISER
.//1	LATERION	RB	RESILIENT BASE
ВО	FURNISHED BY OWNER	RAD	RADIUS
D	FLOOR DRAIN	RCP	REFLECTED CEILING PLAN
EC	FIRE EXTINGUISHER CABINET	RD	ROOF DRAIN
LC			
EX	FIRE EXTINGUISHER	RE	REFERENCE, REFER TO

SHEET TABLE OF CONTENTS

GENERAL

G000	COVER
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G002	CODE / FLS
G003	ACCESSIBILITY

EVICTING CONDITIONS

EXISTING COND	IIION3
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D101	EXISTING FIRST FLOOR
D102	EXISTING SECOND FLOOR
D200	EXISTING ELEVATIONS - DEMO
D201	EXISTING ELEVATIONS - DEMO

NEW CONSTRUCTION

NEW CONS	IRUCTION
A101	FIRST FLOOR PLAN
A151	FIRST FLOOR RCP
A200	ELEVATIONS
A400	ENLARGED PLANS
A401	INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS
A 50 1	TYP DETAILS

MECHANICAL

M100	MECHANICAL SPECS
M101	FIRST FLOOR PLAN - MECHANICA
M102	MECHANICAL DETAILS

PROJECT DIRECTORY

Krewe of Red Beans 818 Gallier St. New Orleans, LA 70117 Contact: Devin De Wulf redbeansfounder@gmail.com

Megan Bell

REINFORCING

REQUIRE (D)

ROUGH OPENING

RIGHT OF WAY

RESTROOM

SOLID CORE

STORM DRAIN

SCHEDULE

SECTION

SIMILAR

SHEATHING

SLAB ON GRADE

SHEET

REMOVE

ROOM

REINF

REQ

RM

ROW

SCH

SD

SEC

SHT

SHTH

SOG

SIM

Bell Butler Design & Architecture 1811 Hastings Place New Orleans, Louisiana 70130 (504) 444-3599 megan@belldesignandarchitecture.com

MECHANICAL & PUMBING: Howell Consultants 360 Mapleridge Drive Mandeville, LA 70471 Contact: Heidi Gremillion (985) 626-9305 hgremillion@howellconsultants.com

DATE: 10/12/2022 REVISION

Description

COVER

G000

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

||| S WEGAN BE

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701 σ

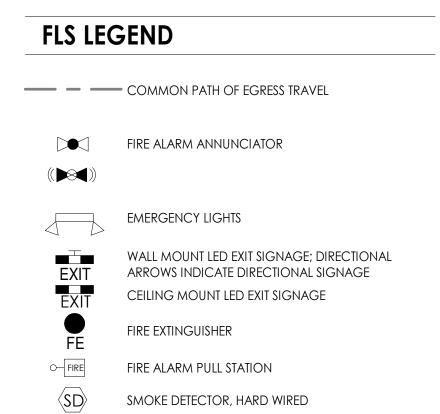
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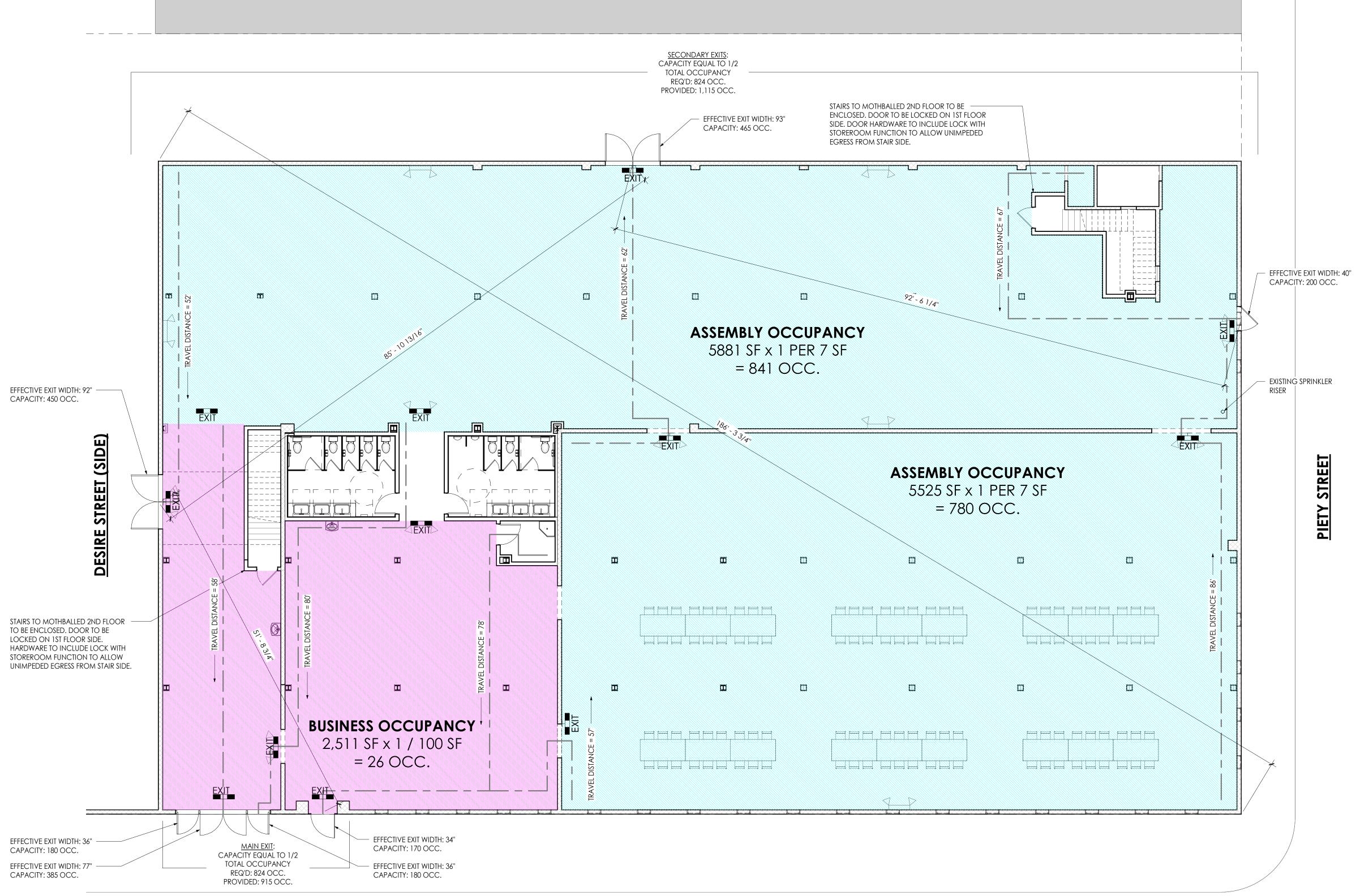
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MG DEN PERMIT

ISSUE:

CHARTRES STREET (SIDE)





ROYAL STREET

0 0 ISSUE: MG DEN PERMIT DATE: 10/12/2022 REVISION # Description Date FIRST FLOOR FLS PLAN

G001

NEGAN BEZ

 $2 \frac{\text{FIRST FLOOR FLS PLAN}}{1/8" = 1'-0"}$

CODE COMPLIANCE

- 2015 International Building Code 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2014 National Electrical Code
- NFPA 13 Standard for Installation of Sprinkler Systems
- NFPA 72 National Fire Alarm and Signaling Code
- NFPA 101 Life Safety Code 2010 Americans with Disabilities Act

PROJECT INFORMATION

SCOPE OF WORK

RENOVATION OF AN EXISTING WAREHOUSE BUILDING INTO A MARDI GRAS DEN AS DEFINED BY THE NOLA CZO FOR THE KREWE OF RED BEANS. TOILET ROOMS WILL BE CONSTRUCTED WITHIN THE EXISTING BUILDING FOOTPRINT. NEW UTILITY SERVICES WILL BE INSTALLED. EXISTING AUTOMATIC SPRINKLER SYSTEM WILL BE MODIFIED TO SERVE BOTH EXISTING AND NEW SPACES. THE EXISTING BUILDING HAS CMU MASONRY EXTERIOR WALLS AND CONCRETE SLAB FLOOR ON THE FIRST STORY. THE SECOND STORY AND ROOFS ARE WOOD FRAMED, SUPPORTED BY STEEL COLUMNS AND BEAMS AND LOAD-BEARING CMU WALLS ON THE FIRST STORY.

DESCRIPTION OF USE

THE FIRST FLOOR WILL INCLUDE A MARDI GRAS DEN AS DEFINED BY THE NOLA CZO. THE EXISTING SECOND FLOOR WILL BE MOTHBALLED AND INACCESSIBLE TO THE PUBLIC. IN ORDER TO HOST EVENTS ON OCCASIONAL BASIS WITH TEMPORARY EVENT PERMITS, THE PORTIONS OF THE FIRST FLOOR THAT WOULD BE CLASSIFIED AS WAREHOUSE UNDER THE NOLA CZO AND INDUSTRIAL UNDER THE IBC AND NFPA HAVE BEEN CLASSIFIED AS CONCENTRATED ASSEMBLY OCCUPANCY, WITH THE REMAINDER CLASSIFIED AS BUSINESS OCCUPANCY.

1,621 OCC.

26 OCC.

OCCUPANCY

NON-SEPARATED MIXED OCCUPANCY CHANGE IN OCCUPANCY

FIRST FLOOR ASSEMBLY (A-2) BUSINESS

(MOTHBALLED) 0 OCC. **SECOND FLOOR** TOTAL 1,647 OCC.

REFER TO LIFE SAFETY PLANS FOR OCCUPANT LOAD

GENERAL BLDG INFO

CONSTRUCTION TYPE		TYPE V-B
FLOOR AREA	1ST FL 2ND FL TOTAL	15,350 GSF 9,428 GSF 24,778 GSF

IBC TABLES 504.3 FOR CONSTRUCTION TYPE VB, OCCUPANCY GROUP A, IN A BUILDING EQUIPED WITH AN AUTOMATIC SPRINKLER SYSTEM

27' - 8'' **EXISTING BLDG HEIGHT ALLOWABLE HEIGHT** 60' - 0''

IBC TABLE 504.4

FOR CONSTRUCTION TYPE VB, OCCUPANCY GROUPS A-2, IN A BUILDING EQUIPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH 903.3.1.1.

NFPA 101 TABLE 13.1.6 FOR CONSTRUCTION TYPE V (000) AND AN ASSEMBLY OCCUPANCY OF ANY OCCUPANT LOAD IN A BUILDING EQUIPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

EXISTING BLDG STORIES ALLOWABLE STORIES

IBC 506.3, 506.3.2

EQUATION 5-4, W = (L1 * w1 + L2 * w2 + L3 * w3 +...) / FW = [(159' - 6'' * 51' - 11'') + (96' - 23/4'' * 40' - 6'')] / (255' - 83/4'')W = 47.62', REDUCE TO 30'

IBC 506.3.3 EQUATION 5-5, If = [F/P - 0.25] * W/30 If = [255' - 8 3/4" / 511' - 5 1/2" - 0.25] * 30' / 30

IBC 506.2, 506.2.1, 506.2.3, TABLE 506.2 BASED ON MIXED OCCUPANCY A-2 AND A-3 FOR FIRST STORY ONLY EQUATION 5-2, ALLOABLE BUILDING AREA: Aa = [At + (NS * If)]Aa = [18,000 + (6,000 * 0.25)]Aa = 19,500 SF

EXISTING BLDG AREA, 1ST FL: 15,350 GSF 19,500 GSF ALLOWABLE AREA, 1ST FL:

* SECOND FLOOR TO BE MOTHBALLED AND NOT ACCESSIBLE TO PUBLIC.

FIRE RATED CONSTRUCTION

CONSTRUCTION TYPE TYPE V-B / V (000) IBC 601; NFPA 5000 TABLE A.8.2.1.2 FIRE RESISTANCE RATING REQS STRUCTURAL FRAME EXTERIOR WALLS INTERIOR BEARING WALLS 0HR FLOOR CONSTRUCTION 0HR ROOF CONSTRUCTION 0HR

FIRE RESISTANCE RATING BASED ON FSD IBC 602

FOR CONSTRUCTION TYPE VB, OCCUPANCY GROUP A

NORTH EXTERIOR WALL: 31' - 11", X ≥ 30' NO FIRE RESISTANCE RATING REQ'D.

EAST EXTERIOR WALL: 15' - 5 5/8", 10' < X < 30'

 NO FIRE RESISTANCE RATING REQ'D. SOUTH EXTERIOR WALL: 18' - 9 1/4", 10' < X < 30'

NO FIRE RESISTANCE RATING REQ'D.

WEST EXTERIOR WALL: 24' - 5", 10' < X < 30'

NO FIRE RESISTANCE RATING REQ'D.

MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FSD

IBC 705.8, TABLE 705.8 FOR UNPROTECTED OPENINGS IN A BUILDING EQUIPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH 903.3.1.1.

NORTH EXTERIOR WALL: 31' - 11'', $X \ge 30'$: UNLIMITED UNPROTECTED OPENINGS

EAST EXTERIOR WALL: 15' - 5 5/8", 15' < X < 20':

UNLIMITED UNPROTECTED OPENINGS

1. IBC 705.8.1 EXCEPTION 2. BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMRARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENIGNS.

SOUTH EXTERIOR WALL: 18' - 9 1/4". 15' < X < 20'

UNLIMITED UNPROTECTED OPENINGS

1. IBC 705.8.1 EXCEPTION 2. BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMRARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENIGNS.

WEST EXTERIOR WALL: 24' - 5", 12' < X < 25'

UNLIMITED UNPROTECTED OPENINGS

IBC 713.4 / IBC 713.5 SHAFTS SHALL BE CONSTRUCTED AS FIRE BARRIERS WITH A 1 HR RATING.

PARAPETS

IBC 705.11 EXCEPTION 1. PARAPETS NOT REQUIRED WHERE WALL IS NOT REQUIRED TO BE FIRE RESISTANCE RATED DUE TO FIRE SEPARATION DISTANCE.

OPENING PROTECTIVES

• IBC TABLE 716.5; NFPA 101 TABLE 8.3.4.2: FIRE DOOR ASSEMBLES IN EXIT STAIR ENCLOSURES TO BE 1HR RATED WHEN

EXIT STAIR ENCLOSURES IN 1HR FIRE-RATED FIRE PARTITIONS. • IBC 716.5.9; NFPA 101 8.3.3.3: FIRE DOORS TO BE LATCHING AND SELF- OR

AUTOMATIC CLOSING.

EGRESS COURT IBC 1028.4.2

WHERE AN EGRESS COURT IS 10' OR MORE FEET IN WIDTH, THE EGRESS COURT WALLS AND ANY OPENINGS IN THOSE WALLS DO NOT NEED TO BE PROTECTED UNLESS OTHERWISE REQUIRED.

FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM - EXISTING TO BE MODIFIED

IBC [F] 903.2.1, NFPA 101 7.14.4.1, 12.3.5.2

REQ'D, NFPA 13 PROVIDED THROUGHOUT

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS USED AS GROUP A / ASSEMBLY OCCUPANCIES WITH AN OCCUPANT LOAD OF MORE THAN 300.

FIRE ALARM SYSTEM - NEW

IBC [F] 907.2.1 REQ'D, PROVIDED WITH ONE MANUAL FIRE BOX A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH IBC 907.5 SHALL BE INSTALLED IN GROUP A OCCUPANCIES WHERE THE OCCUPANT LOAD DUE TO THE ASSEMBLY OCCUPANCY IS 300 OR MORE. (A OCCUPANCIES NOT SEPARATED FROM ONE ANOTHER SHALL BE

IBC [F]907.2.1 EXCEPTION; NPFA 101 9.6.2.8, 9.6.2.6. MANUAL FIRE BOXES NOT REQUIRED FOR BUILDING EQUIPED WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT AND OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW, EXCEPT THAT NOT LESS THAN ONE MANUAL FIRE BOX SHALL BE PROVIDED TO INITIATE A FIRE ALARM SIGNAL. THE MANUAL FIRE ALARM BOX SHALL BE LOCATED WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

CONSIDERED A SINGLE OCCUPANCY FOR THIS MATTER.)

PORTABLE FIRE EXTINGUISHERS - NEW

IBC [F]906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL **OCCUPANCIES**

MEANS OF EGRESS

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

IBC 1006.2.1; NFPA 101 7.4.1.1

FOR GROUP A / ASSEMBLY OCCUPANCY WITHOUT FIXED SEATING, TWO EXIT ARE REQUIRED FOR SPACES WITH 50 OR MORE OCCUPANTS

THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS

IBC 1006.2.1.1; NFPA 101 7.4.1.2; NFPA 101 13.2.4.3 THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD OF 501 TO 1,000.

EGRESS PER STORY

IBC 1006.3.1, TABLE 1006.3.1 EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF INDEPENDENT EXITS, OR ACCESS OR EXITS PER TABLE 1006.3.1.1, FOR THE FOLLOWING OCCUPANT LOADS:

1-500: 501-1,000: 1,000+:

REMOTENESS BETWEEN TWO EXITS OR EXIT ACCESS DOORWAYS

IBC 1007.1.1 EXCEPTION 2.; NFPA 101 7.5.1.3.2, 7.5.1.3.3 WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER

MAIN EXIT NFPA 101 13.2.3.6

EVERY ASSEMBLY OCCUPANCY SHALL BE PROVIDED WITH A MAIN ENTRANCE/EXIT; THE MAIN ENTRANCE/EXIT SHALL BE OF A WIDTH THAT ACCOMMODATES ONE-HALF OF THE TOTAL OCCUPANT LOAD.

WHERE THE MAIN ENTRANCE/EXIT FROMK AN ASSEMBLY OCCUPANCY IS THROUGH A LOBBY OR FOYER, THE AGGREGATE CAPACITY OF ALL EXITS FROM THE LOBBY OR FOYER SHALL BE PERMITTED TO PROVIDE THE REQUIRED CAPACITY OF THE MAIN ENTRANCE/EXIT, REGARDLESS OF WHETHER ALL SUCH EXITS SERVE AS ENTRANCES TO THE BUILDING.

OTHER EXITS

IBC 1029.3; NFPA 101 13.2.3.7

IN ADDITION TO HAVING ACCESS TO A MAIN EXIT, EACH LEVEL IN A BUILDING USED FOR ASSEMBLY PURPOSES HAVING AN OCCUPANT LOAD GREATER THAN 300 AND PROVIDED WITH A MAIN EXIT, SHALL BE PROVIDED WITH ADDITIONAL MEANS OF EGRESS THAT SHALL PROVIDE AN EGRESS CAPACITY FOR NOT LESS THAN ONE-HALF OF THE TOTAL OCCUPANT LOAD SERVED BY THAT LEVEL AND CONFORM TO IBC 1007.1.1.

NFPA 101 13.2.3.7.2

ACCESSIBLE MEANS OF EGRESS

ADDITIONAL EXITS SHALL BE LOCATED AS FAR APART AS PRACTICABLE AND AS FAR FROM THE MAIN ENTRANCE/EXIT AS PRACTICABLE.

IBC 1009.1 EXCEPTION 1 ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO PROVIDED IN

EXISTING BUILDINGS. SIZE OF DOORS

IBC 1010.1.1 MIN. CLEAR WIDTH MAX. SWINGING DOOR WIDTH

SHALL HAVE A MAXIMUM WIDTH OF 60".

IBC 1010.1.1 EXCEPTION 9. DOORS TO WALK-IN FREEZERS AND COOLERS LESS THAN 1,000 SF IN AREA

PANIC HARDWARE

IBC 1010.1.10 GROUP A OCCUPANCY OF 50 SHALL HAVE PANIC HARDWARE EXCEPTION 1

A MAIN EXIT IS PERMITTED TO BE LOCKING IN ACCORDANCE WITH

DIRECTION OF SWING

SECTION 1010.1.9.3, ITEM 2

IBC 1010.1.2.1; NFPA 101 7.2.1.4.2 DOORS MUST SWING OUTWARDS SERVING 50 OR MORE OCCUPANTS

MINIMUM CORRIDOR WIDTH IBC 1020.2; NFPA 101 12.2.3.8

MIN. CORRIDOR WIDTH **EXIT ACCESS TRAVEL DISTANCE**

IBC 1017.2 TABLE 1017.2 WITH AUTOMATIC SPRINKLER SYSTEM A OCCUPANCY

DEAD END CORRIDORS

IBC 1020.4; NFPA 101 13.2.5.1.3 WHERE MORE THAN ONE EXIST OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE NO DEAD END CORRIDORS MORE THAN 20' IN LENGTH.

COMMON PATH OF TRAVEL

IBC XXXX; NFPA 101 13.2.5.1.2 A COMMON PATH OF TRAVEL SHALL BE PERMITTED FOR THE FIRST 20' FROM ANY POINT WHERE THE COMMON PATH SERVES ANY NUMBER OF OCCUPANTS.

EXIT DISCHARGE

IBC 1028.1: NFPA 101 7.7.1

EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE.

IBC 1028.2; NFPA 101 7.7.1.1

EXIT DISCHARGE SHALL BE NOT LESS THAN THE MINIMUM CAPACITY OF EXITS SERVED.

INTERIOR FINISHES

INTERIOR WALL AND CEILING FINISH

IBC TABLE 803.11: NFPA 101 10.2.8.1 FOR GROUPS A-2 AND A-3 / ASSEMBLY OCCUPANCY WITH AN OCCUPANT LOAD MORE THAN 300, WITH AN AUTOMATIC SPRINKLER SYSTEM

INTERIOR EXIT ENCLOSURE AND STAIRWAYS CLASS 'B' LOBBY CORRIDORS CLASS 'A' OR 'B' GENERAL WALL & CEILING FINISHES CLASS 'A' OR 'B'

INTERIOR FLOOR FINISH

IBC 804.4, 804.4.2 EXCEPTION; NFPA 101 10.2.8.2 FOR GROUP A / ASSEMBLY OCCUPANCY IN A BUILDING EQUIPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM: EXIT ENCLOSURES, EXIT ACCESS CORRIDORS, CLASS I OR II

AND SPACES NOT SEPARATED FROM THEM GENERAL FLOOR FINISHES CLASS I OR II

ZONING SUMMARY

3300 ROYAL STREET **ADDRESS** MUNICIPAL DISTRICT 139 **SQUARE** LOTS A2, A3, B, AND 1 GEOPIN 41072163 PARCEL AREA 25,525 SF

> **STORMWATER PLAN REQ'D.** NOT REQ'D **ZONING DISTRICT** HM-MU: MARIGNY/TREMÉ/ BYWATER MIXED USE

OVERLAYS RDO-1 RESIDENTIAL DIVERSITY OVERLAY DISTRICT

MANDITORY INCLUSIONARY ZONING

FLOOD ZONE

MIZ STRONG SUB-DISTRICT 2

HISTORIC DISTRICT BYWATER; HDLC FULL CONTROL **BULK & YARD** MAX HEIGHT: FRONT YARD: SIDE YARD: REAR YARD: MIN. OPEN SPACE: 15% MAX. FAR: MARDI GRAS DEN: PERMITTED **BLDG AREA** 1ST FLOOR: 15,350 GSF 9,428 GSF (MOTHBALLED) 2ND FLOOR:

GRANDFATHERED OFF STREET PARKING

TOTAL:

PER ZONING VERIFICATION CASE NUMBER 22-0555, EXISTING PROPERTY IS DEFICIENT BY TWO PARKING SPACES

MARDI GRAS DEN: OFFICE:

15,350 GSF

3,944 GSF

MARDI GRAS DEN: WAREHOUSE: 11,406 GSF

NEW OFF STREET PARKING

MARDI GRAS DEN: 1/10,000 SF of Floor Area: REQUIRED PER CZO: GRANDFATHERED DEFICIENCY: 2

NET VEHICLE REQUIRED:

BIKE REQUIRED:

BICYCLE PARKING

OFF STREET LOADING

MARDI GRAS DEN: 1/5,000 SF of Floor Area REQUIRED: 4 (50% LONG-TERM = 2)

4 TOTAL

NOT REQ'D. (22.7.C)

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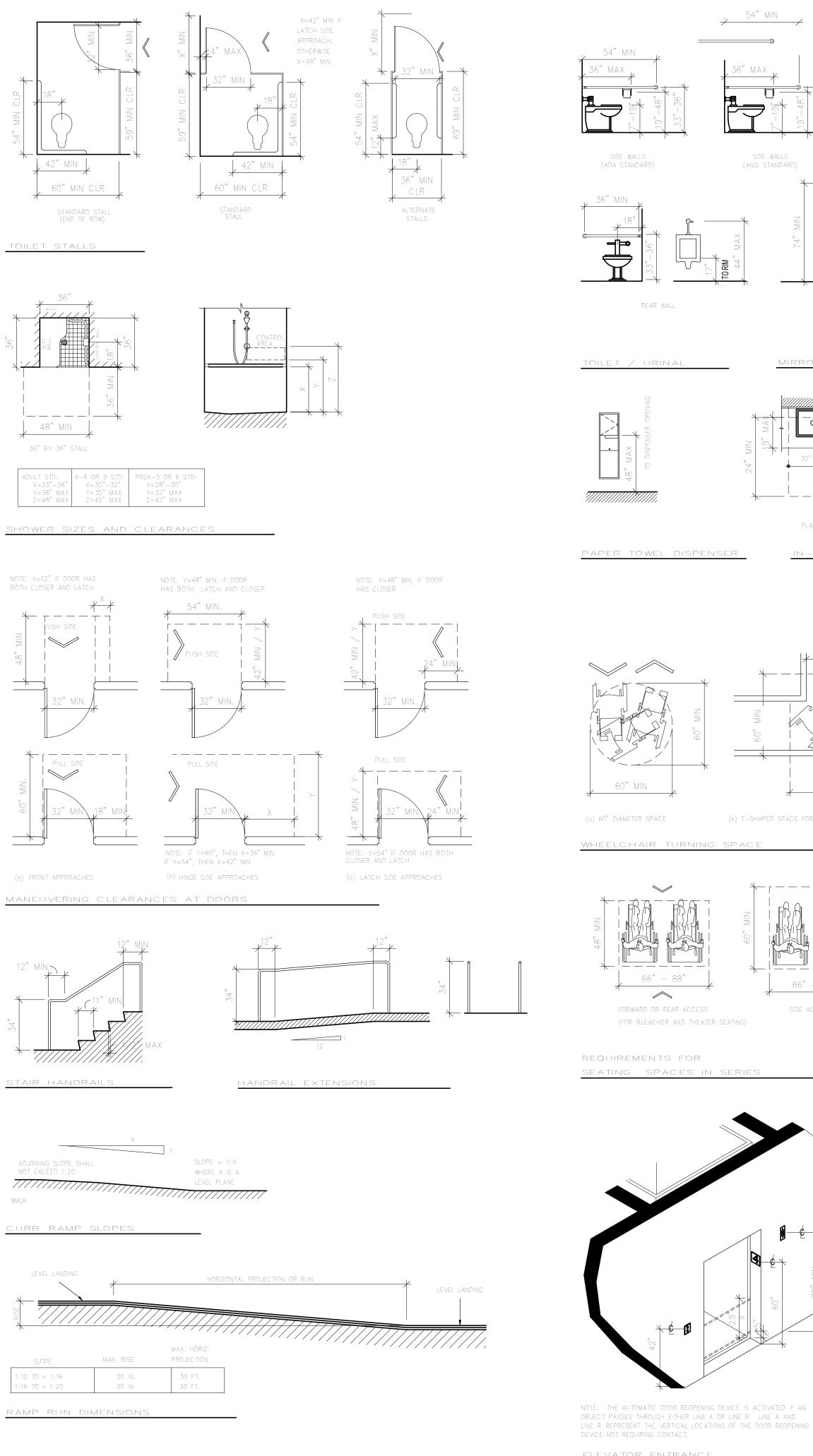
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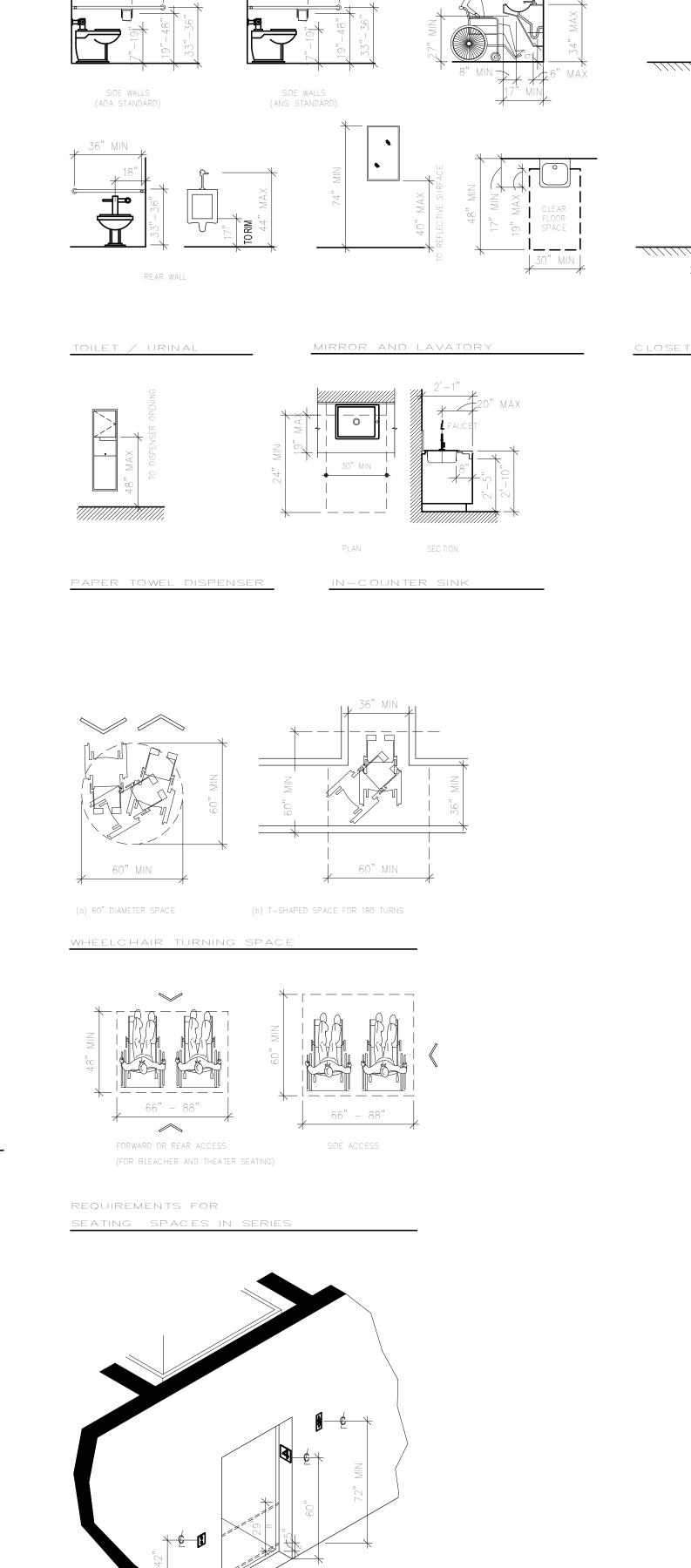
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CODE / FLS

G002

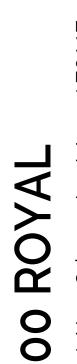




OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATIONS OF THE DOOR REOPENING

DEVICE NOT REQUIRING CONTACT.

ELEVATOR ENTRANCE



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DATE:

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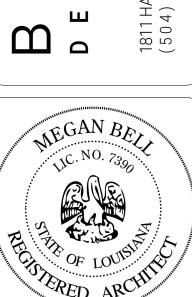
ACCESSIBILITY

G003

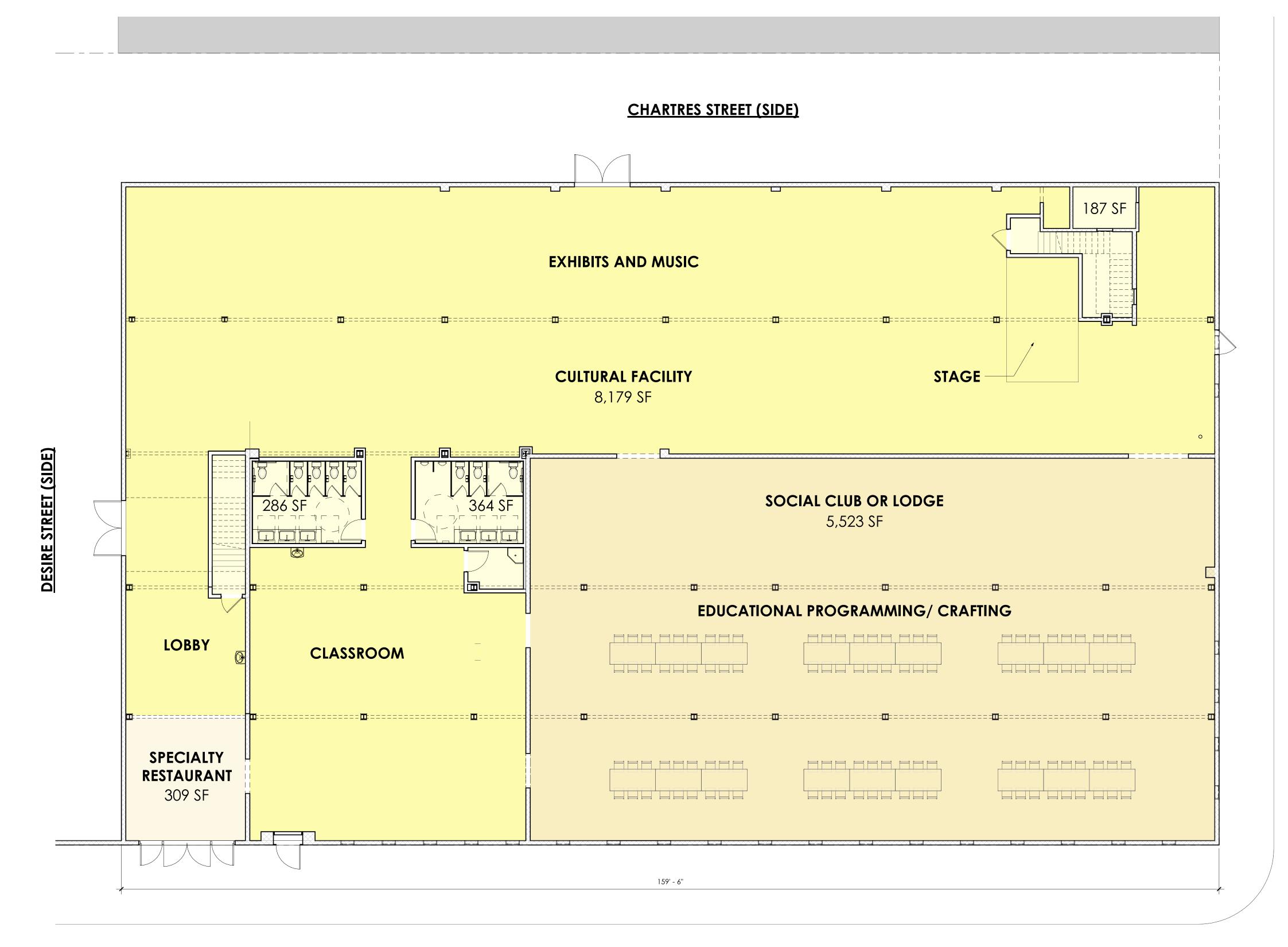


3300 Royal Street





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ROYAL STREET

1 FIRST FLOOR CZO USE PLAN 1/8" = 1'-0"

PHASE I PARKING SUMMARY

ADDRESS 3300 ROYAL STREET

BLDG AREA 1ST FLOOR: 2ND FLOOR:

15,350 GSF 9,428 GSF (MOTHBALLED) TOTAL: 15,350 GSF

CULTURAL FACILITY: 8,179 GSF 5,523 GSF SOCIAL CLUB OR LODGE: 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:**

2/1,000 SF of Floor Area: **REQUIRED:**

TOTAL REQ'D: TOTAL ACTUAL: GRANDFATHERED: 2

NEW OFF STREET PARKING

CULTURAL FACILITY: 1/300 SF of Floor Area: REQUIRED:

SOCIAL CLUB OR LODGE: 1/500 SF of Floor Area: REQUIRED:

RESTAURANT, SPECIALTY: 1/500 SF of Floor Area: REQUIRED:

TOTAL REQ'D: GRANDFATHERED: 2 TOTAL PROVIDED: 14

NET VEHICULAR DEFICIENCY:

BICYCLE PARKING

CULTURAL FACILITY: 1/2,500 SF of Floor Area REQUIRED:

SOCIAL CLUB OR LODGE: LESS THAN 10,000 SF NOT REQUIRED: 0

RESTAURANT, SPECIALTY: 1/2,500 SF of Floor Area REQUIRED:

NOT REQ'D. (22.7.C)

BIKE REQUIRED: 4 TOTAL

OFF STREET LOADING

USES PER NOLA CZO

SIMULTANEOUS OCC. / CIRC.

SPECIALTY RESTAURANT

CULTURAL FACILITY

SOCIAL AID AND PLEASURE CLUB

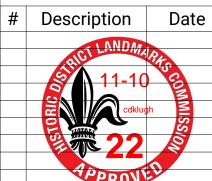
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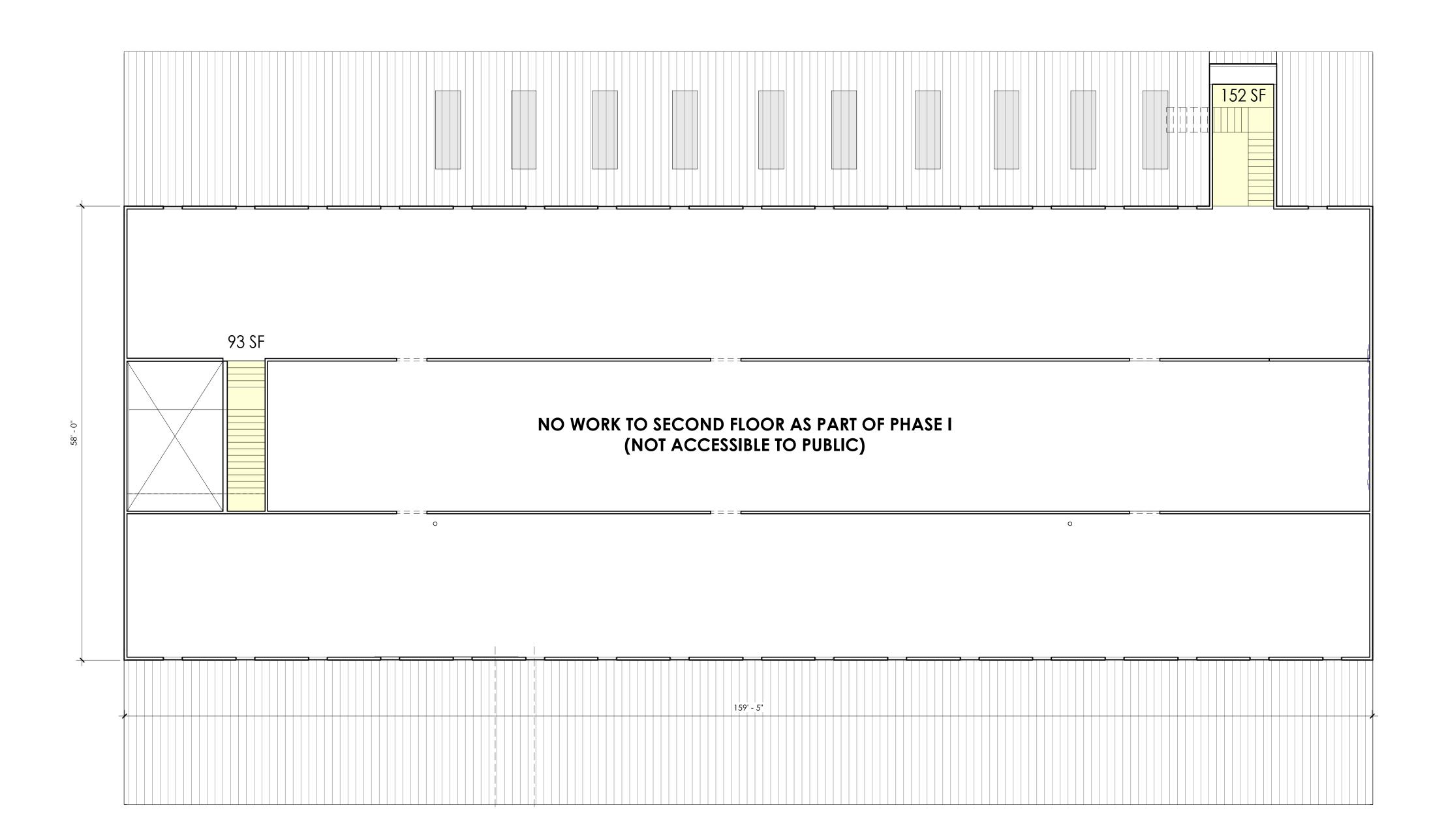
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PHASE I FIRST FLOOR USE PLAN

G004

BAR



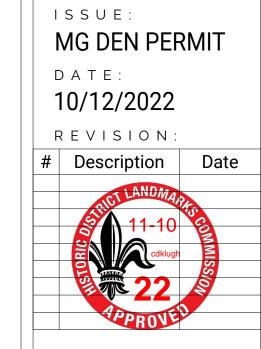
USES PER NOLA CZO

SIMULTANEOUS OCC. / CIRC.
UNOCCUPIED / MOTHBALLED

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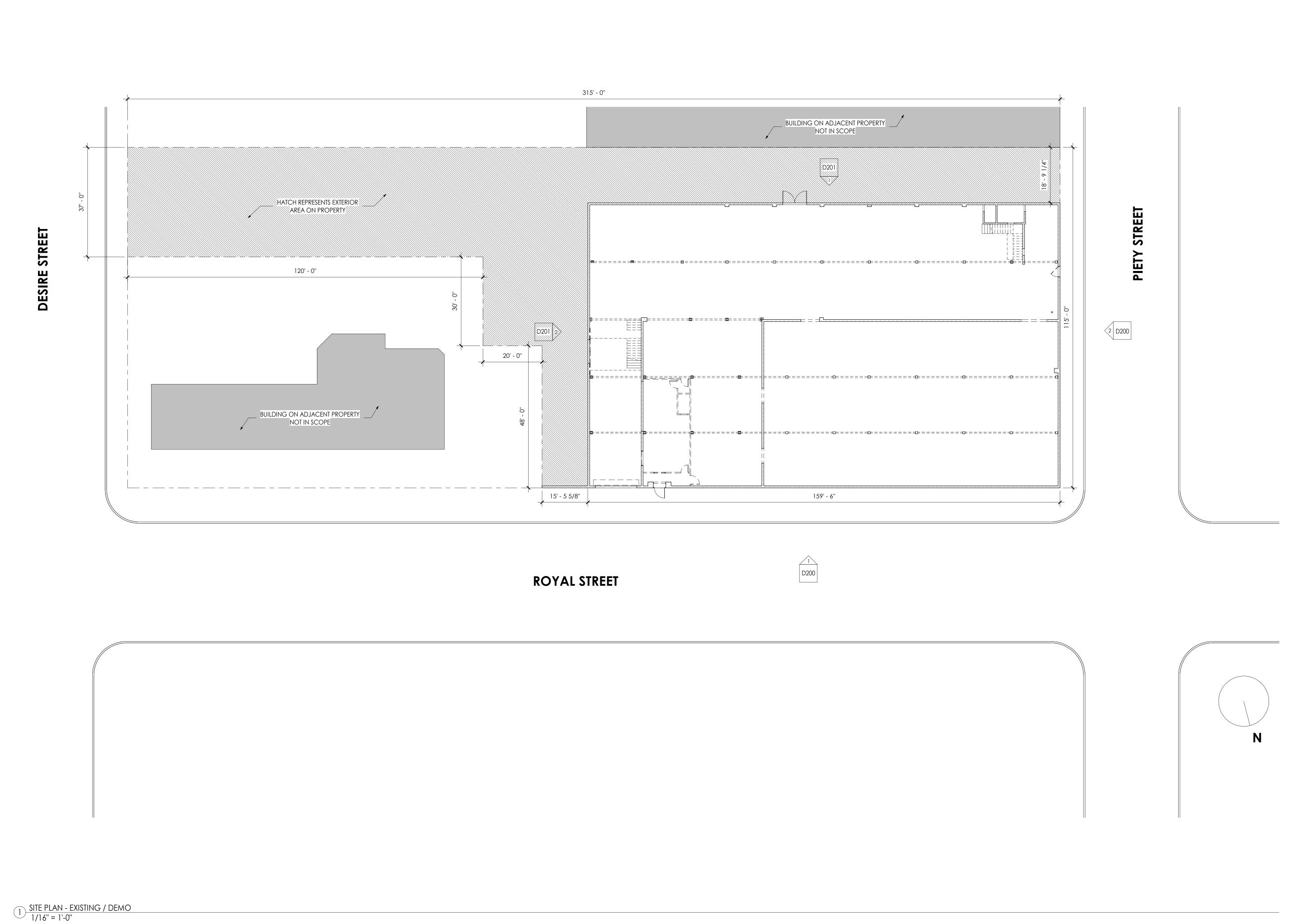


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PHASE I SECOND FLOOR USE PLAN

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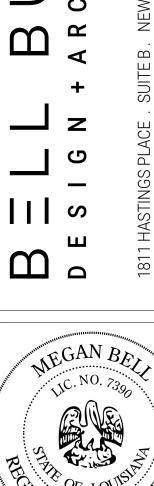
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EXISTING SITE

PLAN

D100





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Description Date

EXISTING FIRST

FLOOR

D101

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Description Date

EXISTING SECOND FLOOR

D102

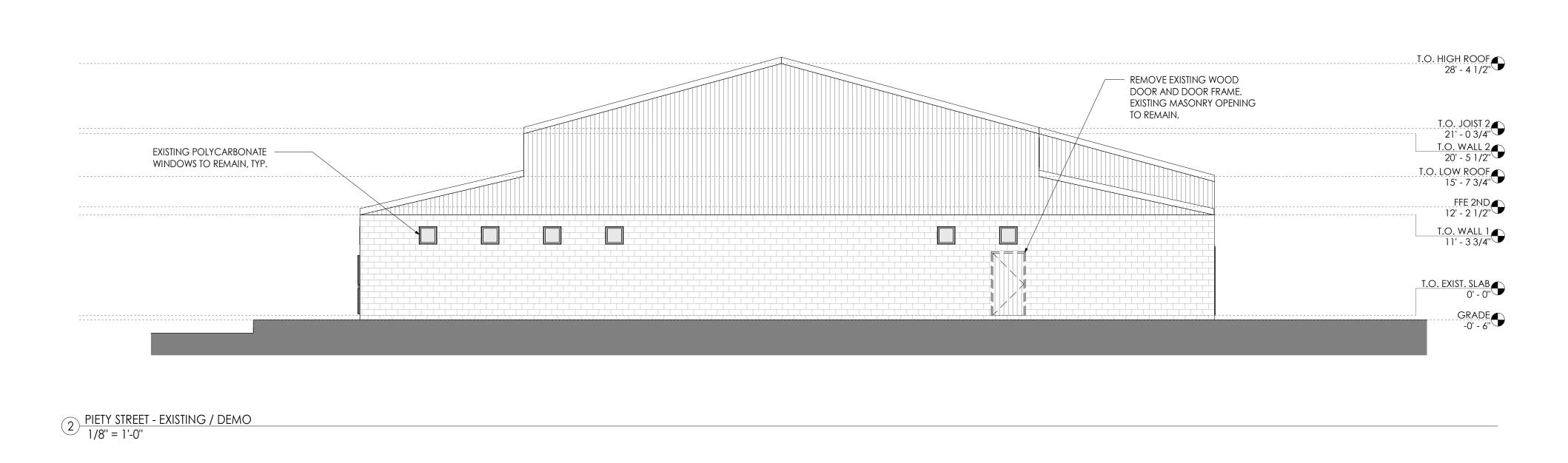
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BY DESTRUCTION

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WEGAN BELL IJC. NO. 7390

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Orleans, Nev **33**00 Royal Street

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T.O. HIGH ROOF 28' - 4 1/2"

T.O. JOIST 2 21' - 0 3/4"

T.O. WALL 2 20' - 5 1/2"

FFE 2ND 12' - 2 1/2"

T.O. WALL 1

T.O. EXIST. SLAB 0' - 0"

GRADE -0' - 6"

T.O. LOW ROOF 15' - 7 3/4"

- EXISTING FIBERGLASS LIGHT

- EXISTING POLYCARBONATE WINDOWS TO REMAIN, TYP.

PANELS TO REMAIN, TYP.

EXISTING ELEVATIONS -DEMO D200

1 ROYAL STREET - EXISTING / DEMO

EXISTING STEEL DOOR AND PANIC —

REMOVE EXISTING ROLL-UP DOOR

EXISTING MASONRY OPENING TO

AND ALL RELATED EQUIPMENT.

HARDWARE TO REMAIN

REMAIN.

T.O. HIGH ROOF 28' - 4 1/2" REMOVE EXISTING ROLLING — DOORS. EXISTING MASONRY OPENING TO REMAIN. T.O. JOIST 2 21' - 0 3/4" T.O. WALL 2 20' - 5 1/2" T.O. LOW ROOF 15' - 7 3/4" FFE 2ND 12' - 2 1/2" T.O. WALL 1 T.O. EXIST. SLAB 0' - 0" GRADE -0' - 6" All existing windows at Desire Street elevation to remain.

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v Orleans, | Nev **3300** Royal Street | N

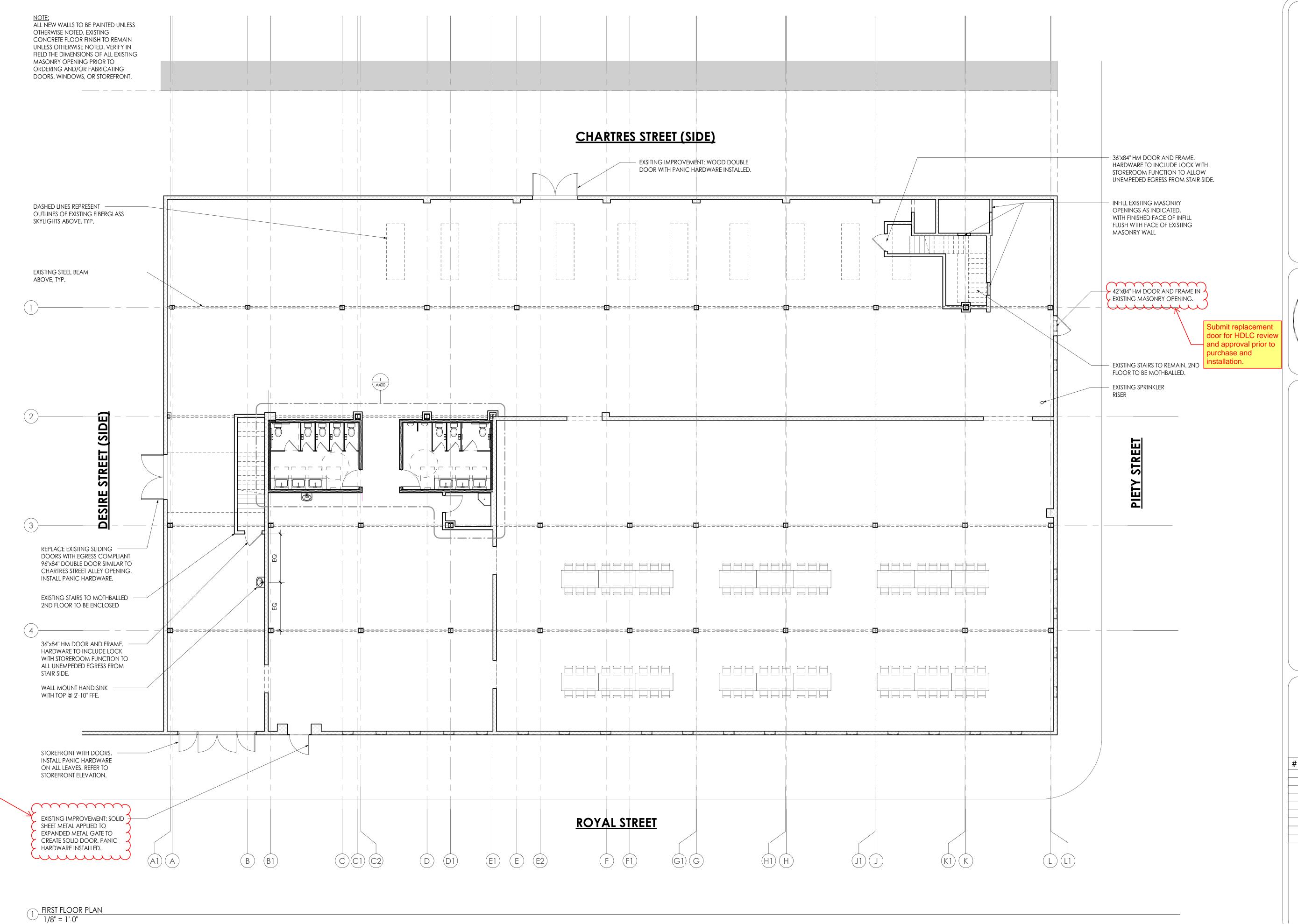
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EXISTING ELEVATIONS -DEMO

D201

1 CHARTRES STREET (SIDE) - EXISTING 1/8" = 1'-0"



Security door to be either non-opaque or have a solid door. Nothing should be

applied to the

security door.

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FIRST FLOOR PLAN

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B B1

1/8" = 1'-0"

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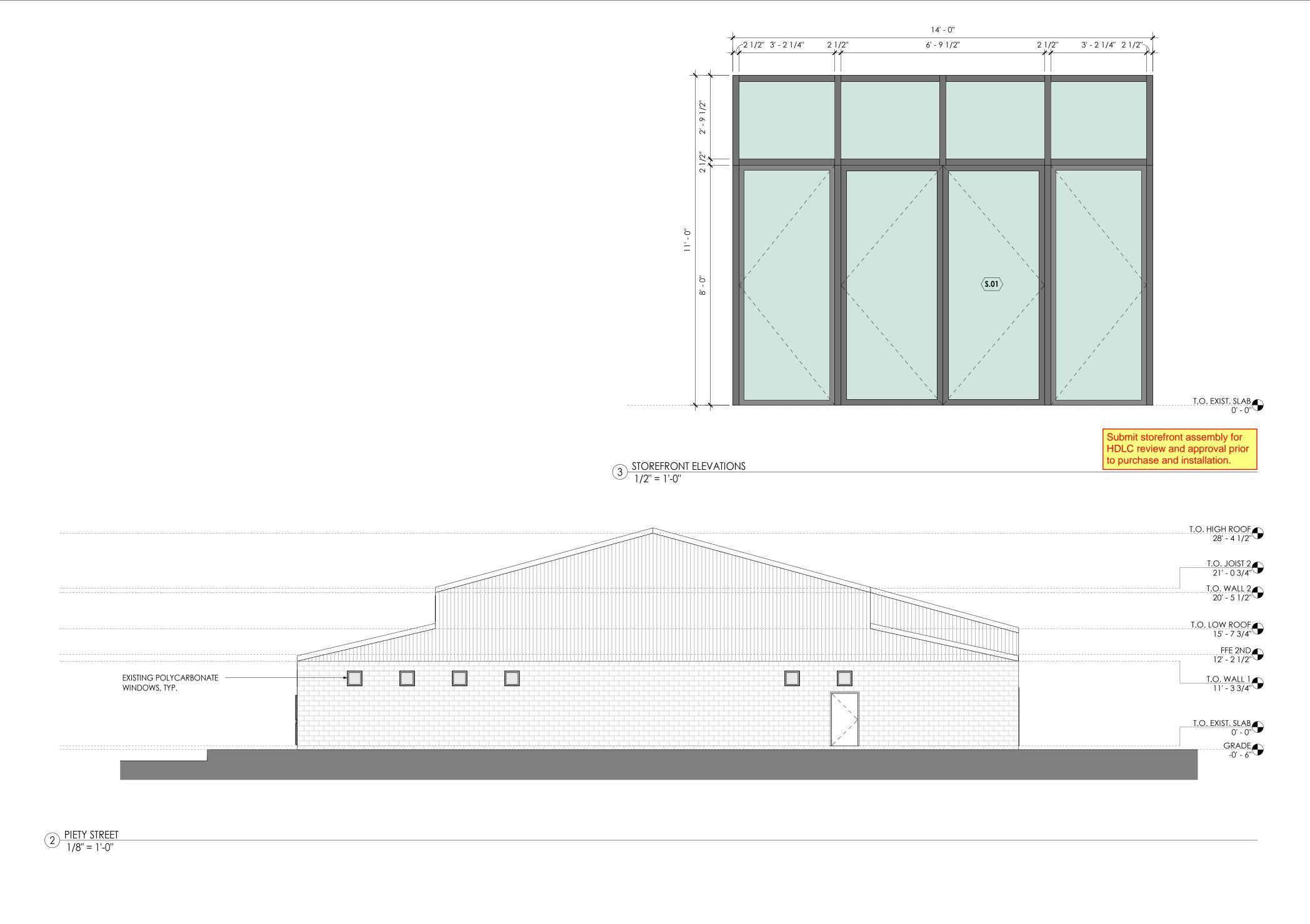
FIRST FLOOR RCP

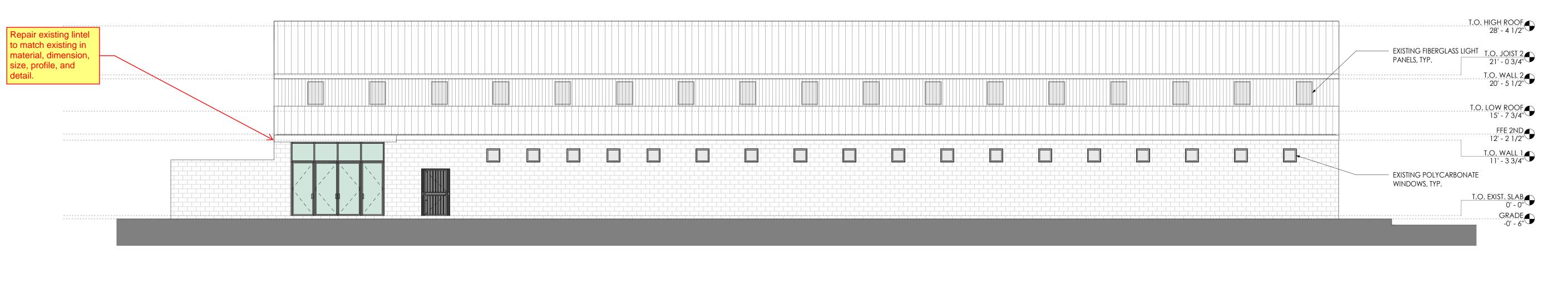
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T.O. HIGH ROOF 28' - 4 1/2"

T.O. JOIST 2 21' - 0 3/4"

T.O. WALL 2 20' - 5 1/2"

T.O. LOW ROOF 15' - 7 3/4"

FFE 2ND 12' - 2 1/2"

T.O. WALL 1

T.O. EXIST. SLAB 0' - 0"

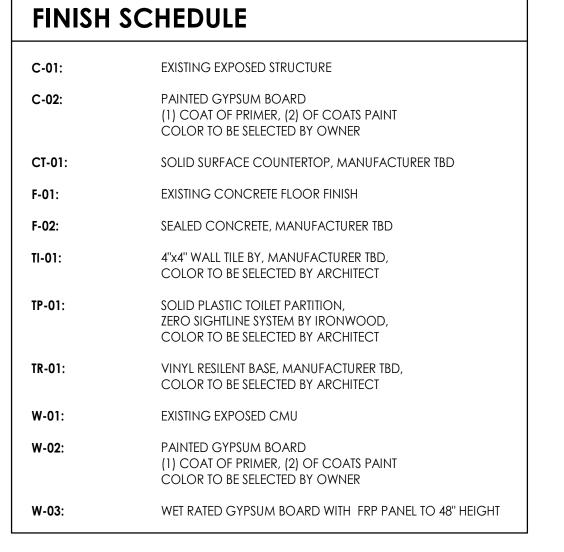
GRADE -0' - 6"

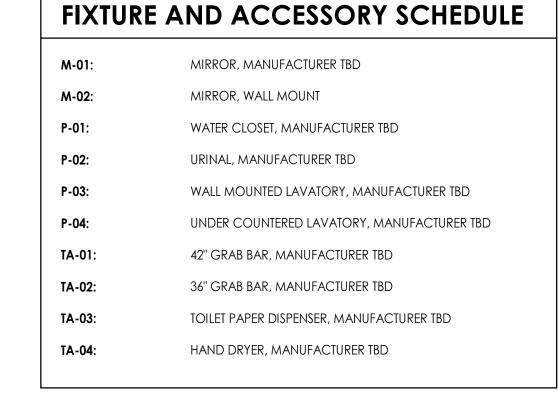
ELEVATIONS

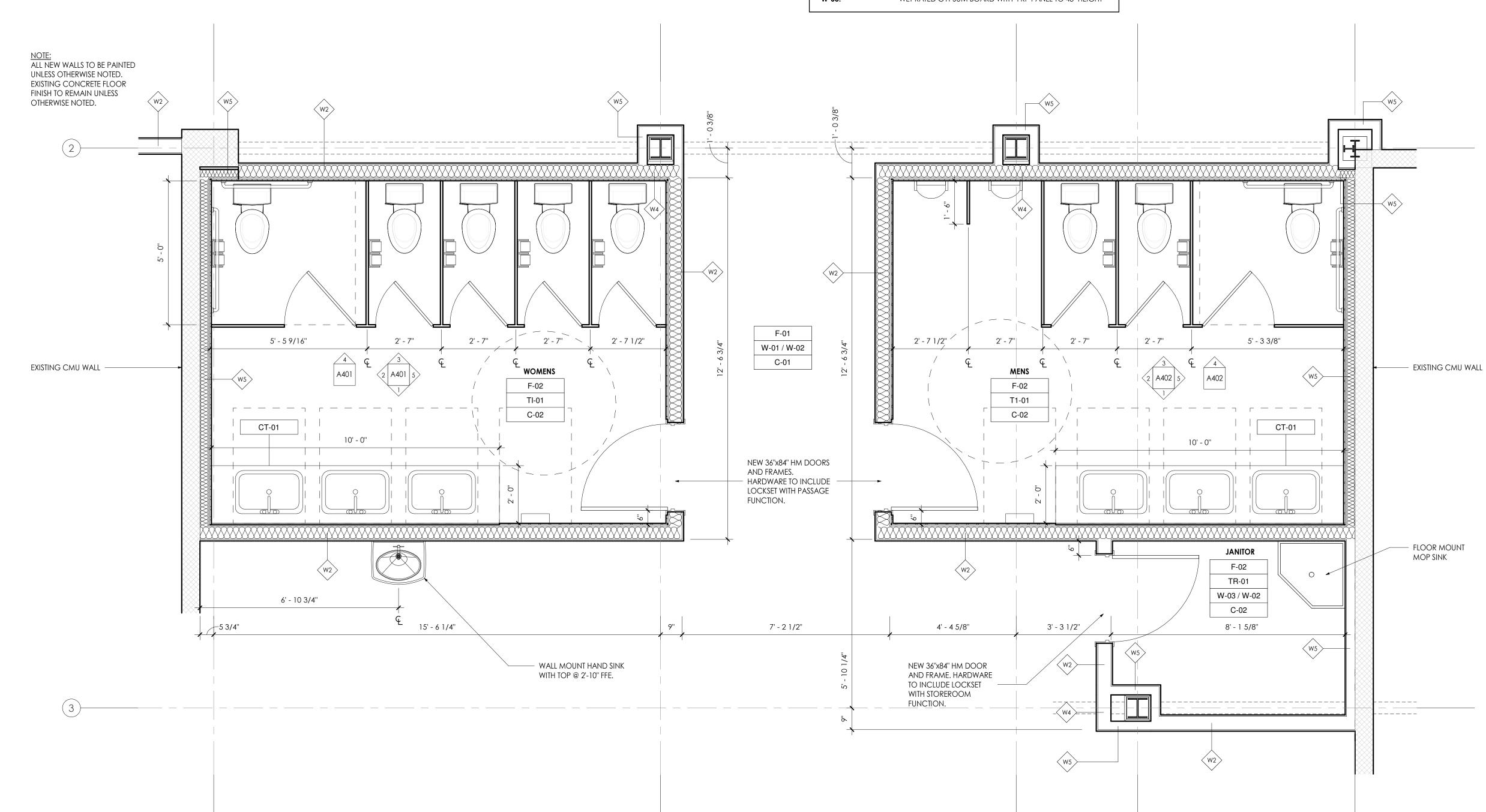
A201

EXISTING FIBERGLASS -SKYLIGHTS, TYP.

EXISTING FIBERGLASS LIGHT - PANELS, TYP.







1/2" = 1'-0"



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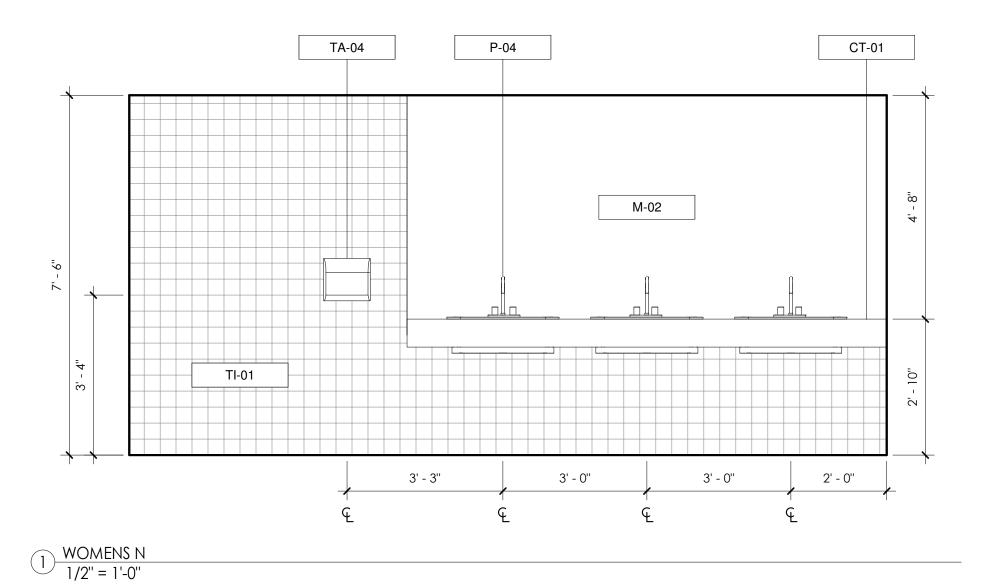
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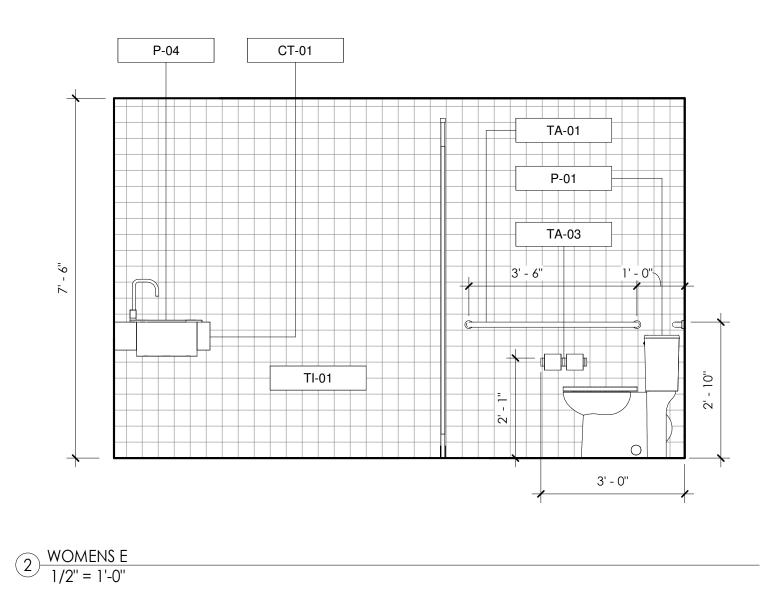
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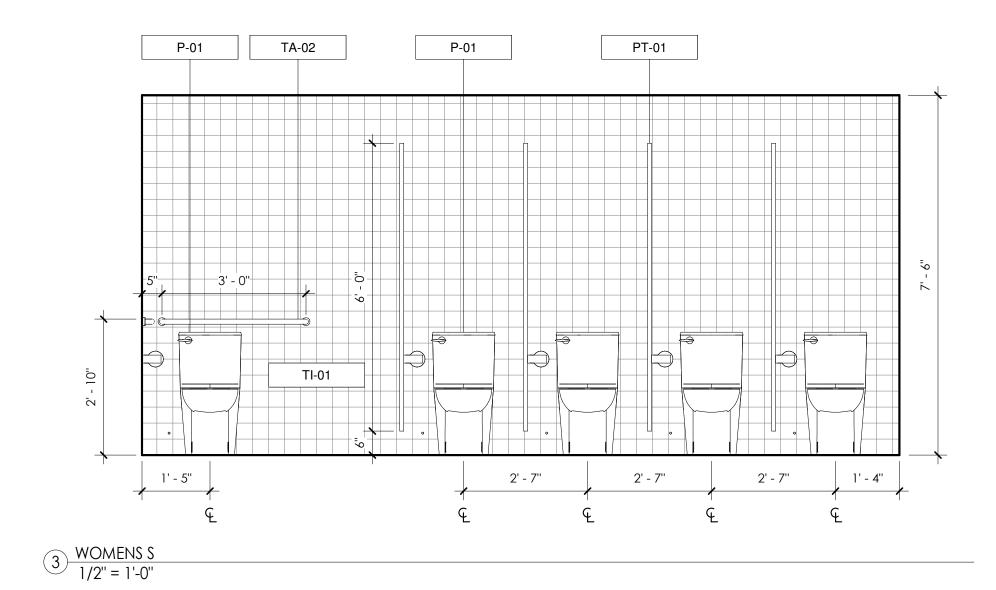
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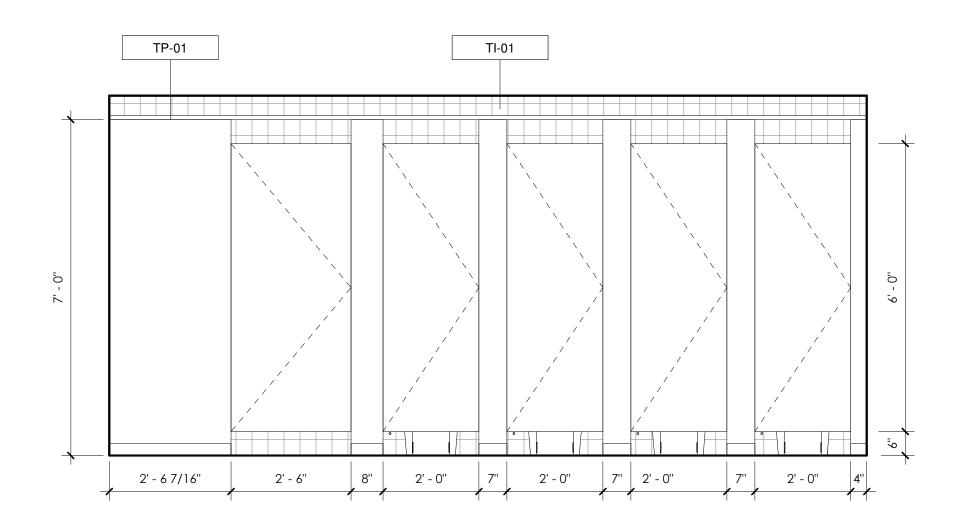
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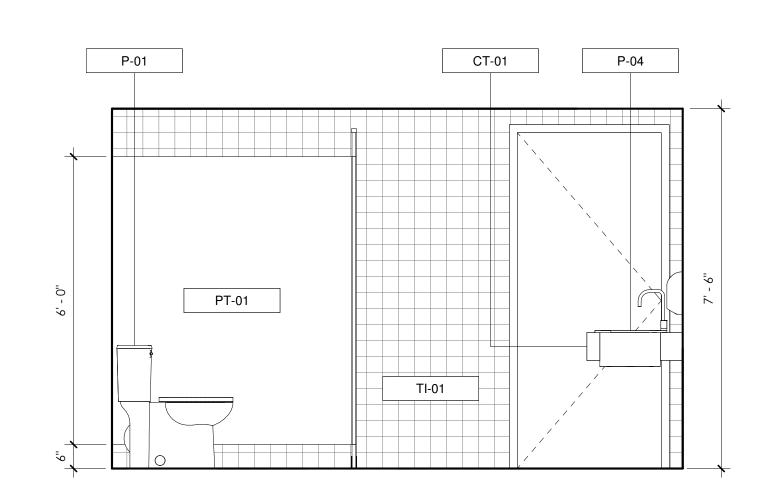
ENLARGED PLANS











4 WOMENS S2 1/2" = 1'-0" 5 WOMENS W 1/2" = 1'-0"

FINISH SCHEDULE		
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 RESILENT 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	

FIXTURE AND ACCESSORY SCHEDULE		
M-01: MIRROR, MANUFACTURER TBD		
M-02:	MIRROR, WALL MOUNT	
P-01:	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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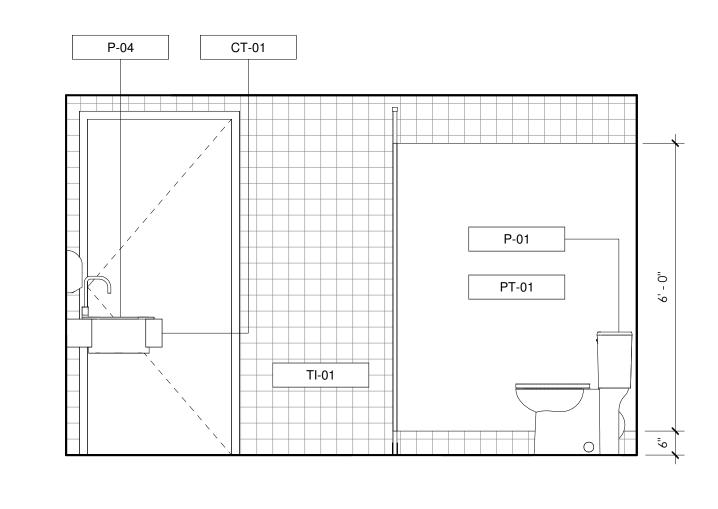
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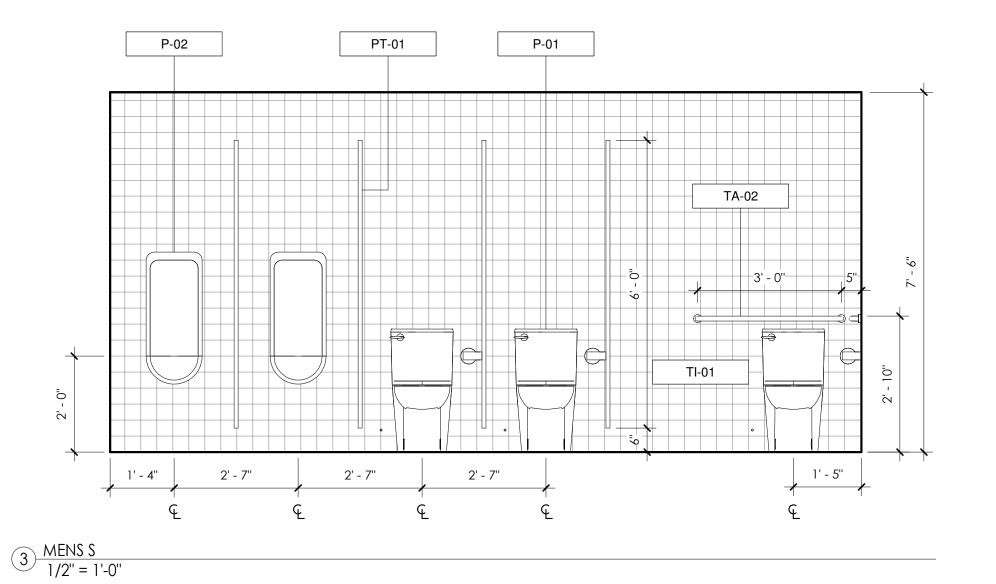
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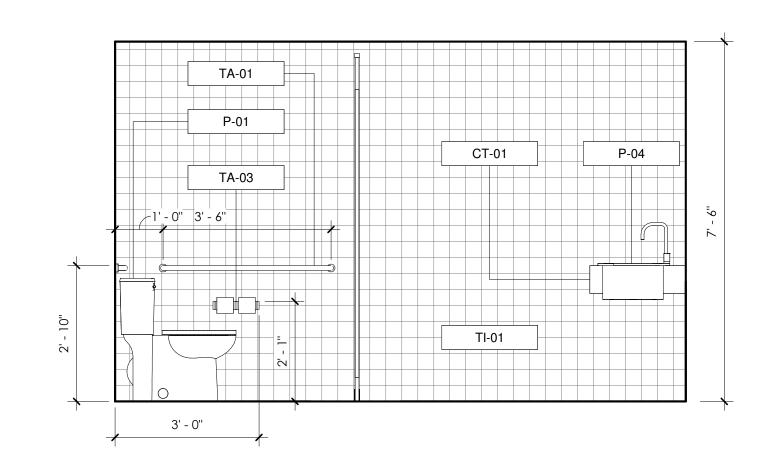
ELEVATIONS A401

INTERIOR





P-02 PT-01 PT-01 TI-01 4" 2' - 0" 7" 2' - 0" 8" 2' - 6" 2' - 4 7/8''



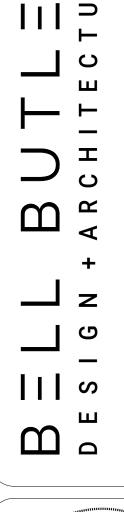
MENS S2 1/2" = 1'-0"

5 MENS W 1/2" = 1'-0"

2 MENS E 1/2" = 1'-0"

FINISH SCHEDULE EXISTING EXPOSED STRUCTURE PAINTED GYPSUM BOARD (1) COAT OF PRIMER, (2) OF COATS PAINT C-02: COLOR TO BE SELECTED BY OWNER SOLID SURFACE COUNTERTOP, MANUFACTURER TBD CT-01: F-01: EXISTING CONCRETE FLOOR FINISH F-02: SEALED CONCRETE, MANUFACTURER TBD 4"x4" WALL TILE BY, MANUFACTURER TBD, COLOR TO BE SELECTED BY ARCHITECT TI-01: TP-01: SOLID PLASTIC TOILET PARTITION, ZERO SIGHTLINE SYSTEM BY IRONWOOD, COLOR TO BE SELECTED BY ARCHITECT TR-01: VINYL RESILENT 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

FIXTURE AND ACCESSORY SCHEDULE		
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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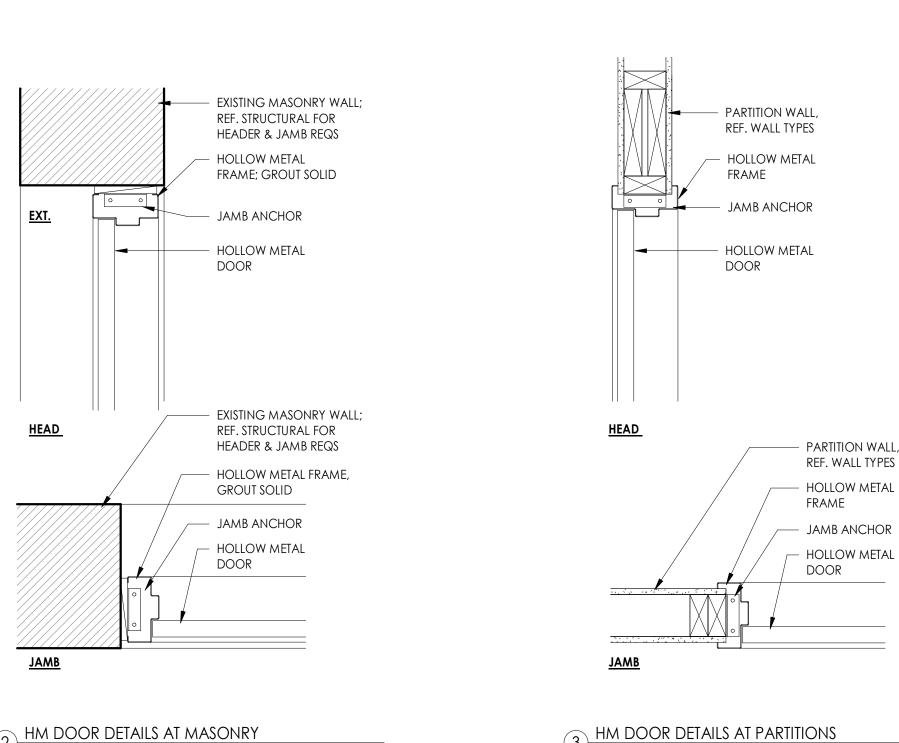
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INTERIOR **ELEVATIONS**

1 1/2" = 1'-0"



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TYP. DETAILS