



ABRAMS
 4.19 ACRES

MAIN ACCESS FROM EAST HERMES ON THE SOUTHEAST CORNER
 SECONDARY ACCESS FROM VIRGILIAN STREET ON THE WEST SIDE OF THE SITE AND FROM EAST HERMES STREET ON THE NORTHEAST CORNER

NEW CONSTRUCTION OF A ELEMENTARY SCHOOL SERVING PRE-K-8. THE PROJECT SCOPE INCLUDES SITE WORK ON AN 4.19 ACRE LOT AND CONSTRUCTION OF A 3-STORY BUILDING WHICH IS DIVIDED INTO TWO "BUILDINGS" BY A 2-HOUR FIRE-WALL. THE TOTAL BUILDING FOOTPRINT IS 139,406 SQUARE FEET.





→ BUILDING ENTRANCE
 MAIN PUBLIC STREET
 NEW PRIVATE DRIVE
 TREE LINE

25' setback SETBACK (ADDITIONAL 6' FOR INCREASED BUILDING HEIGHT)
25' setback

0 100 ft 300 ft
 N

FENCE TYPE LEGEND	
TYPE A	7'-0" HIGH DECORATIVE ALUMUM FENCE
TYPE A1	7'-0" HIGH DECORATIVE ALUMUM FENCE WITH OPAQUE SCREEN
TYPE B	4'-0" HIGH DECORATIVE ALUMUM FENCE
TYPE C	7'-0" HIGH WOOD BOARD FENCE ON CONCRETE CURB, SEE CIVIL
TYPE D	7'-0" HIGH CHAIN LINK FENCE ON CONCRETE CURB, SEE CIVIL

SITE NOTE

A. INFORMATION PERTAINING TO PROPERTY LINES, EXISTING UTILITIES, BENCHMARK ELEVATIONS AND OTHER SITE FEATURE WAS OBTAINED FROM SURVEY MADE BY GILBERT, KELLY AND COUTURE, INC. (AUGUST 24, 2012)

B. GRADING CONTRACTOR SHALL LEAVE NEWGRADE READY FOR SOD, WHERE OCCURS.

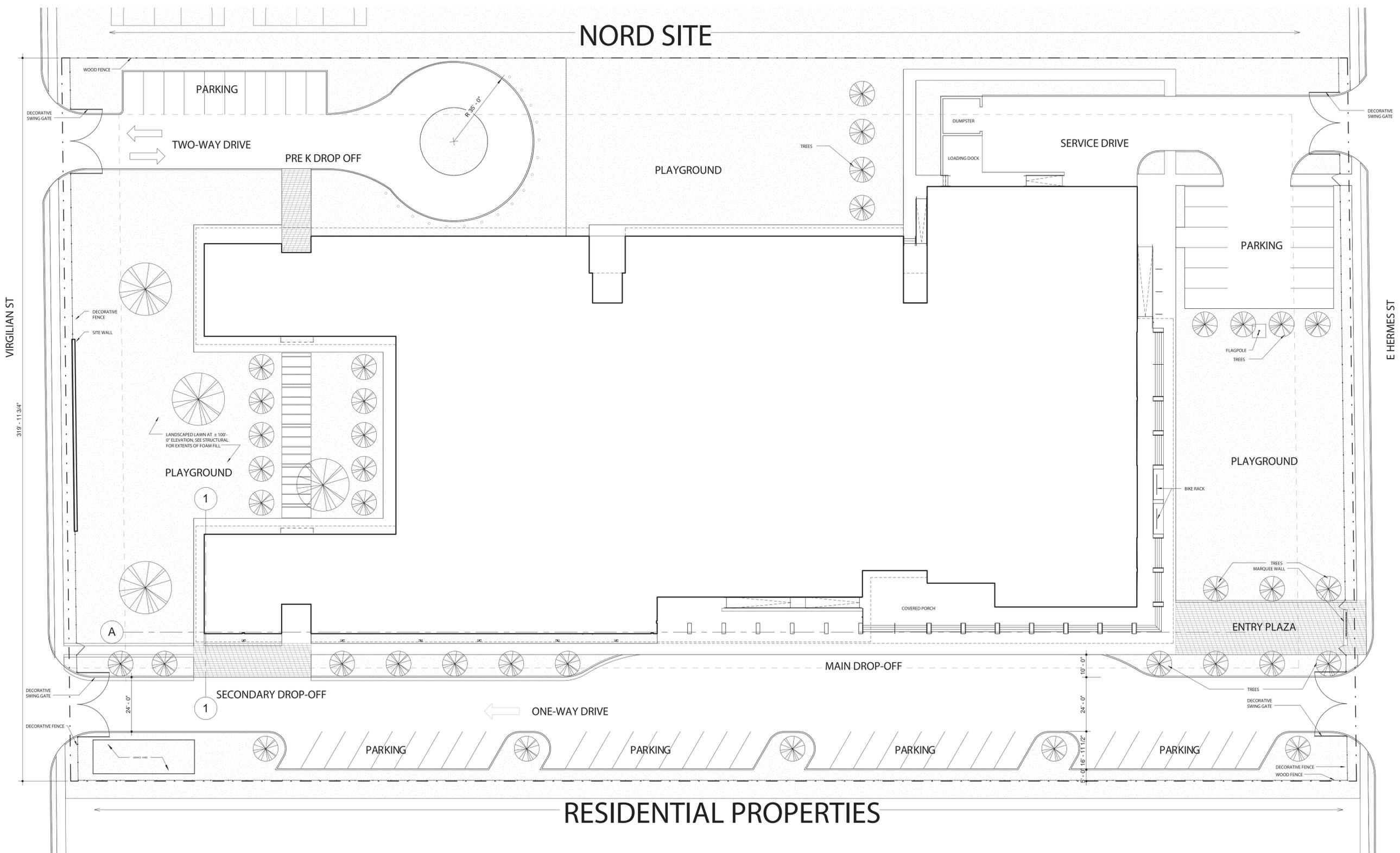
C. GRADES SHOWN ON SITE PLAN ARE FINAL GRADES FOR TOP OF GRASS. CONTRACTOR SHALL LEAVE GRADES 2" LOWER THAN THE ONES SHOWN HEREIN FOR THICKNESS OF GRASS.

D. REGRADE ALL EXISTING DIRT SURFACES AFFECTED BY CONSTRUCTION TRAFFIC AND/OR PROCESS.

FIRST FLOOR SLAB ELEVATION = ±100'-0" = +16.75' CAIRO DATUM

LEGEND	
---	PROPERTY LINE
CB	CATCH BASIN, SEE PROJECT MANUAL FOR PROTECTION REQUIREMENTS DURING CONSTRUCTION
---	REMOVE TREES, SHRUBS, AND OTHER VEGETATION THIS AREA TO PERMIT INSTALLATION OF OTHER WORK INCLUDED AS PART OF THIS PROJECT GRIND DOWN STUMP AND REMOVE ROOTS LARGER THAN 2 INCHES IN DIAMETER TO A DEPTH OF 18 INCHES BELOW EXPOSED SUBGRADE; CHIP REMOVED TREE MATERIAL AND DISPOSE OF OFF-SITE.

NORD SITE



SITE PLAN | Waggonner & Ball Architects
 ABRAMS ELEMENTARY SCHOOL

LEARNING FROM E.A. CHRISTY

We have completed the *Charles Colton School* in Faubourg Marigny and are now engaged in the renovations and additions to the *Sophie Wright School* in Uptown. Both schools were designed by City Architect Edward Angelo Christy. Sophie Wright, his second school, was constructed in 1912 and Charles Colton in 1928. In working on these schools we have learned the *merits of developing an efficient prototype*, one that is sustainable and has an *economy of means and expression* and is adaptable to all the dense urban neighborhoods throughout the city's older neighborhoods. Most of the schools have a U-shaped plan form that allows *daylight to enter both classroom and corridor, with an auditorium block and cafeteria at the heart of the school*, accessed by a *formal entrance located on the principal bordering street*.

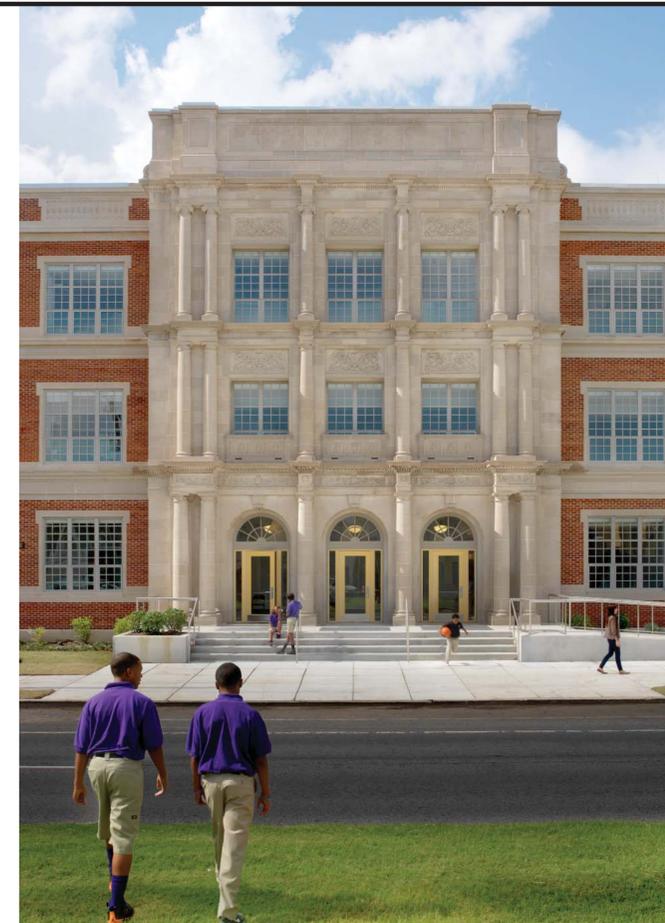
In developing the new prototype, primarily in our case for suburban contexts, we became aware of the merits of Christy's approach. The buildings, typically three stories in height, are unmistakable as schools with their *generous window areas* and *brick wall*. The larger schools have a flat cornice line and are civic landmarks throughout the city. Christy was able to give *each school its own expression* by changing the color of the brick, changing the window and door trim profiles or designing a special and gracious exterior stair for access to the primary floor or piano nobile. We feel that similar adaptations of a new prototype are possible to make each one slightly different, recognizable and a source of pride for its neighborhood.

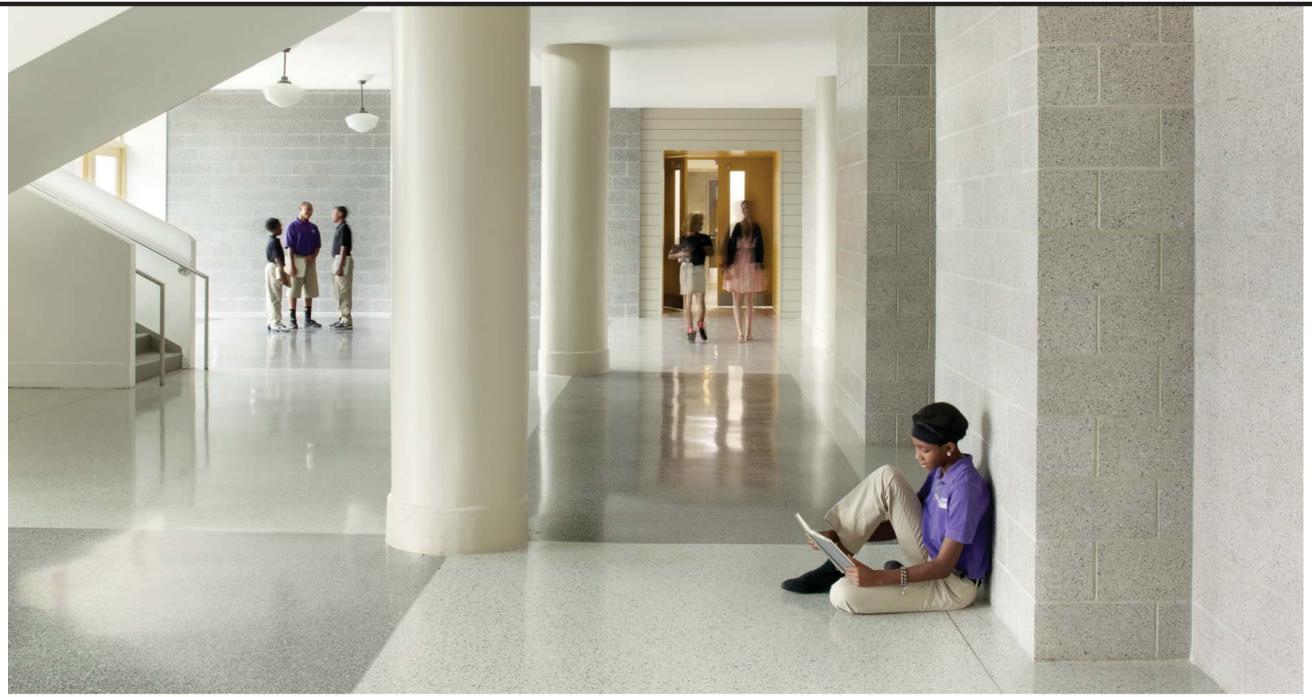
Another feature of the Christy school prototype is that the buildings are generally located on their own city block with *multiple access points*. At Colton we were able to create three distinct drop off points for different age groups. In this age of increased security this may be less and less possible for the present, but schools should be planned and designed to allow for this possibility in the future. Not only does it make the experience of entering the building different for each age group, it also serves as *a way to break down the scale of the complex* and offer an important and valuable *sense of accomplishment as one moves on to a new grade*.

Christy's early buildings were generally bearing wall structures, many with a steel column and beam structure on the ground floor to support the classroom corridor walls and wood floor framing on the upper floors. This is the case at Sophie Wright. In developing our renovation design for that school we were asked to insert a new full competition court gymnasium into the center of the U-shaped plan. As a result, we were able to make a very efficient school design that, in fact, became a progenitor for our proposed new prototype.

LEARNING FROM E.A. CHRISTY: CHARLES J. COLTON SCHOOL RENOVATION

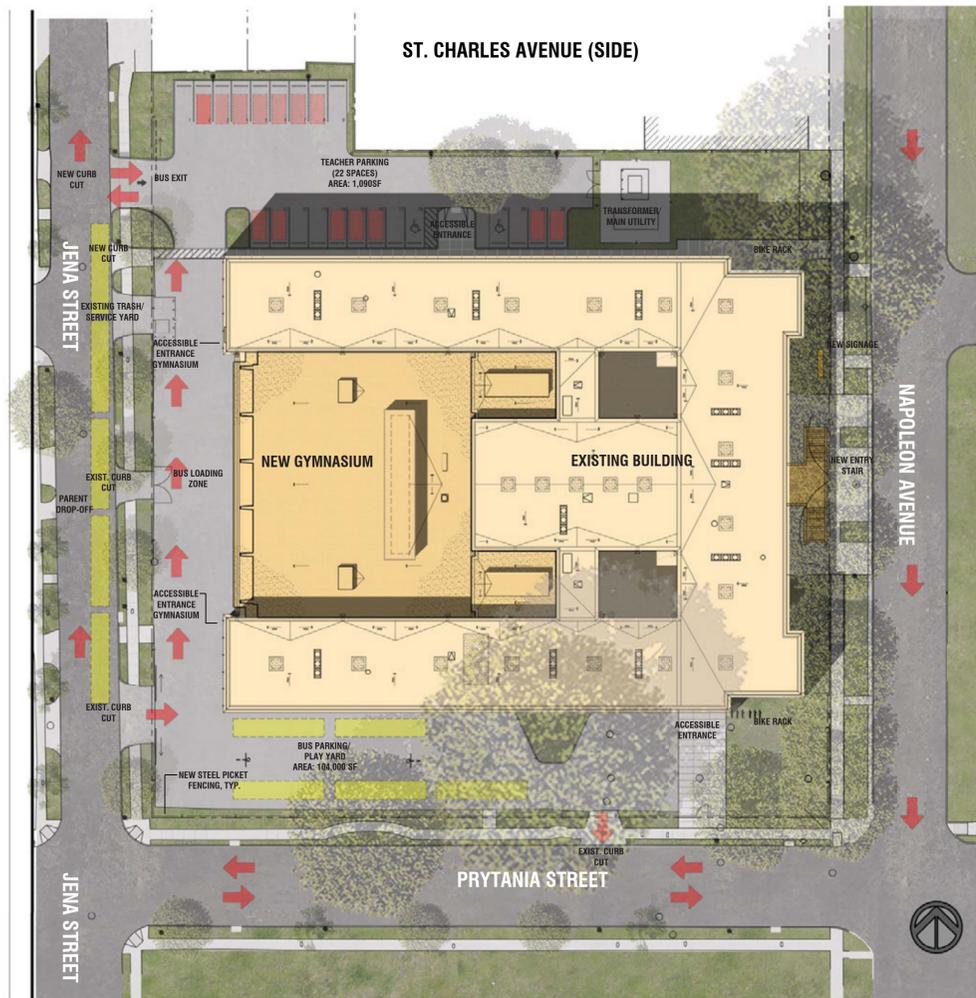
Total Building Square Footage: 143,442 SF
Total Site Area: 2.2 ACRE

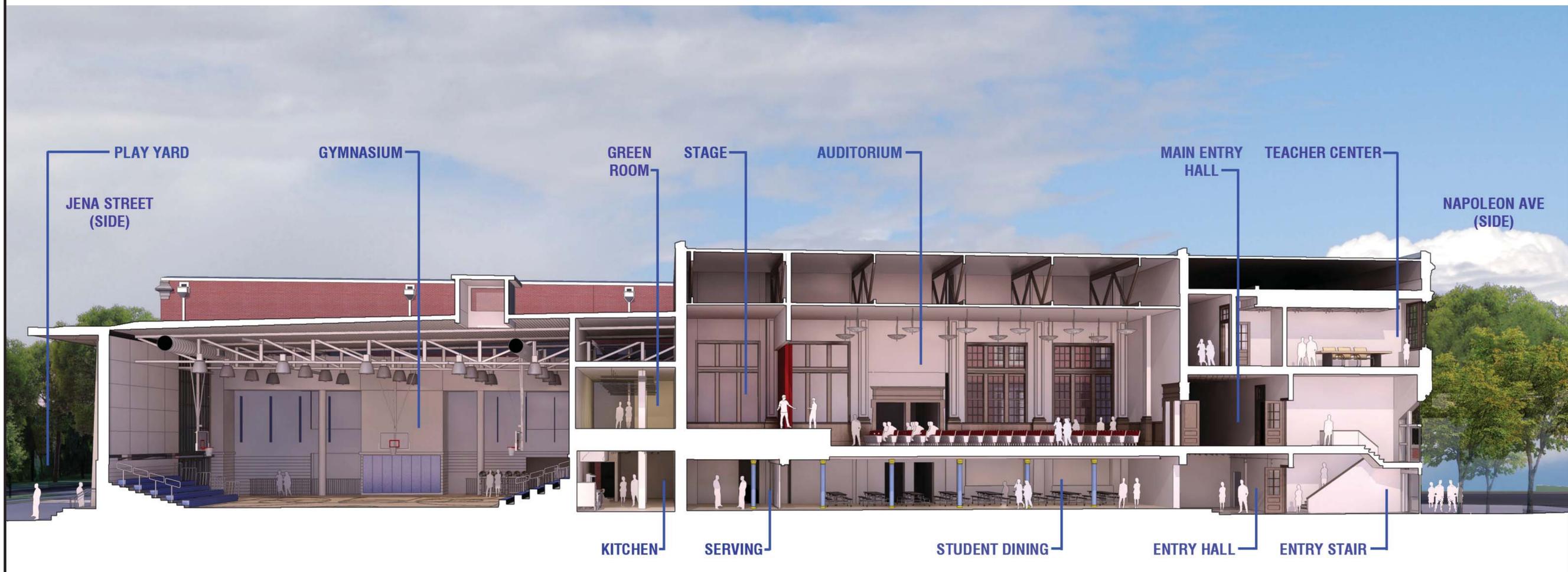




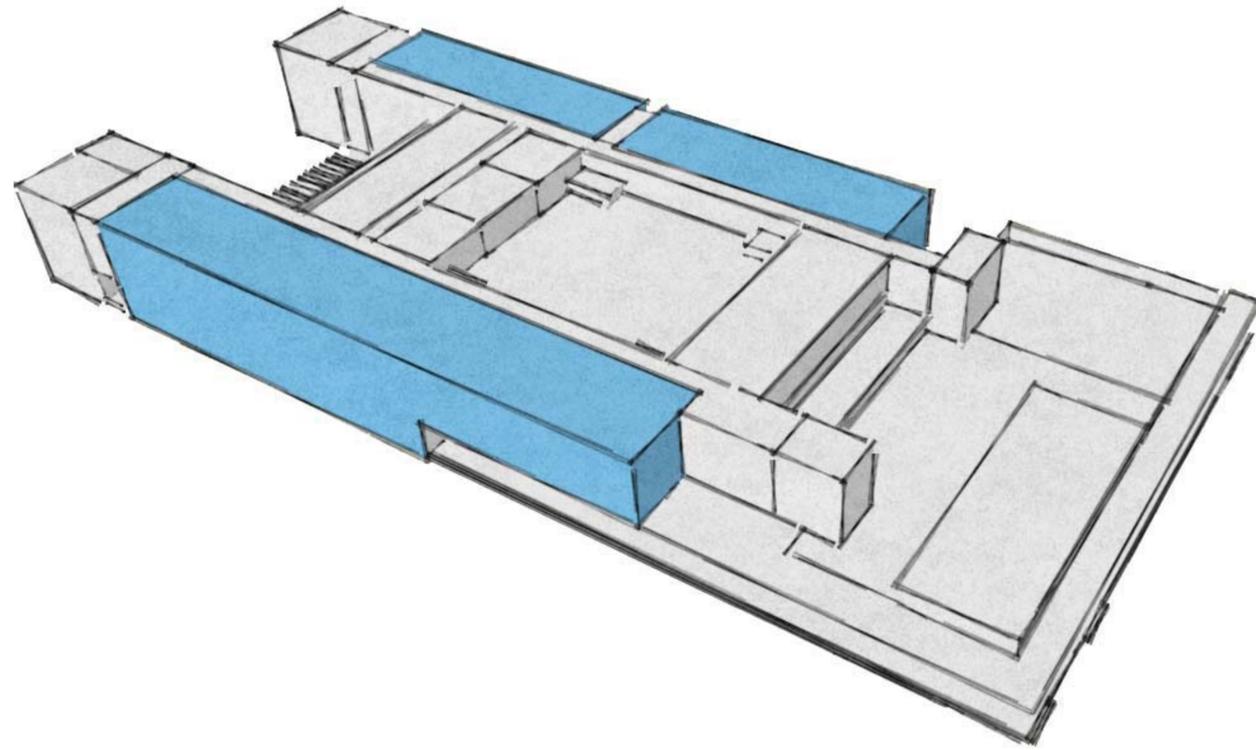
LEARNING FROM E.A. CHRISTY: SOPHIE B. WRIGHT SCHOOL

Total Building Square Footage: 113,958 SF
Total Site Area: 2.1 ACRE



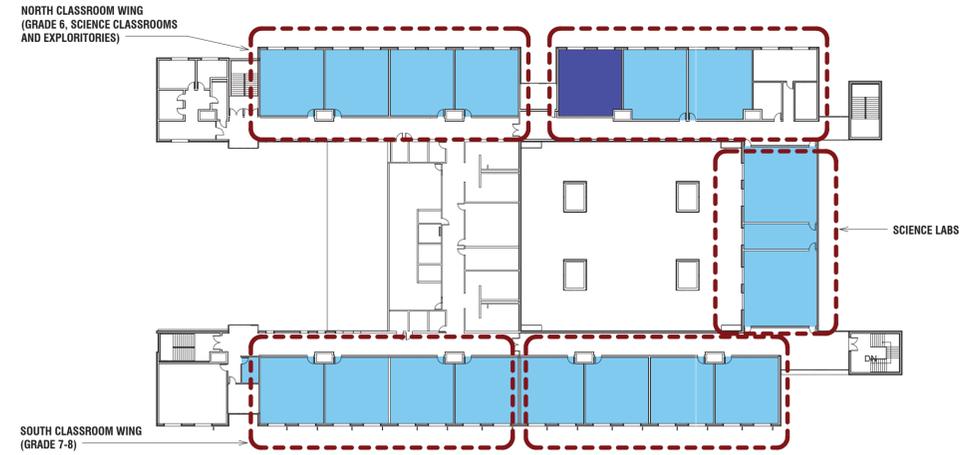


THE MERITS OF THE PROTOTYPE PLAN:

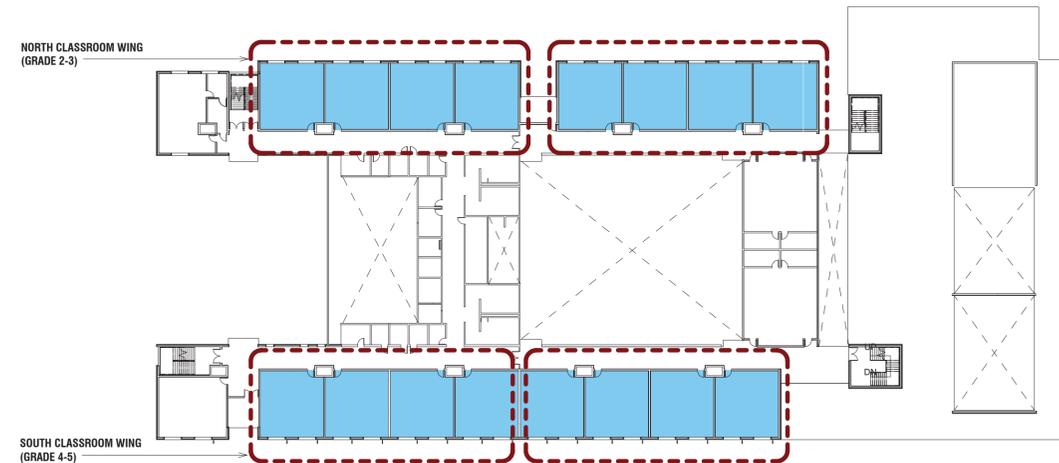


- **Neighborhood Classroom Arrangement:** The plan form subdivides this large school into a series of “neighborhoods” with each 4-grade cluster occupying its own corridor and separated by doors from adjacent grades. The plan allows for a linear progression through the school with the smallest children (Pre-K and K) in their own “center” on the north side adjacent to their separate and protected play yard and away from the street. After Kindergarten, children would progress to the Grant Street side and begin their journey through the school.

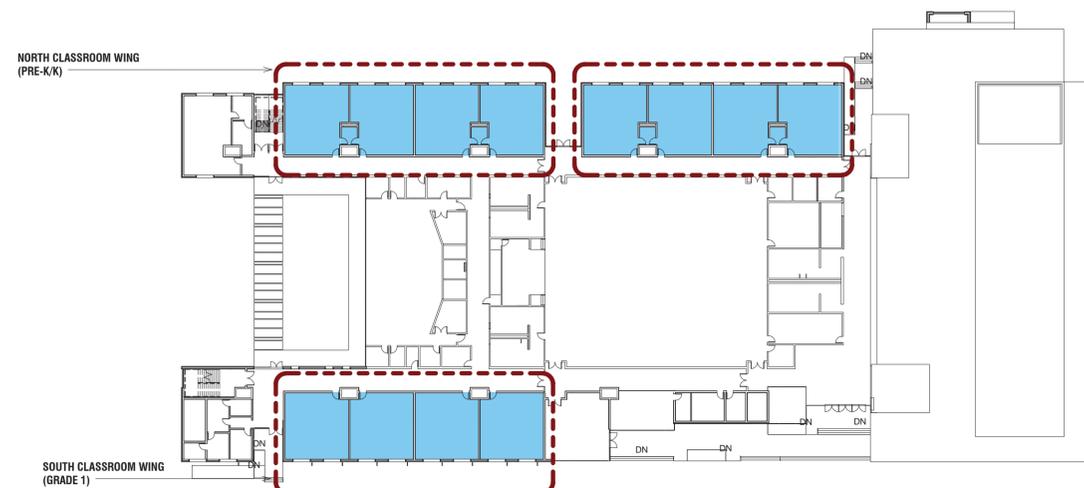
THIRD FLOOR

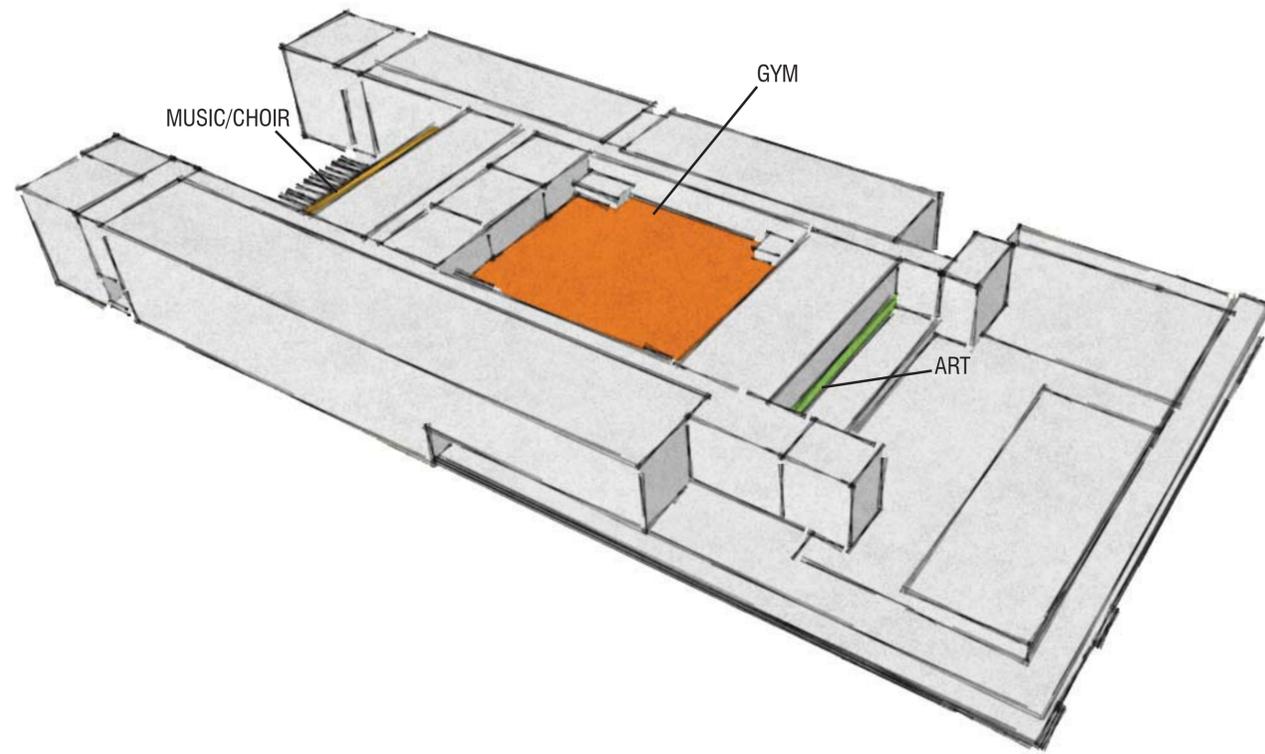


SECOND FLOOR

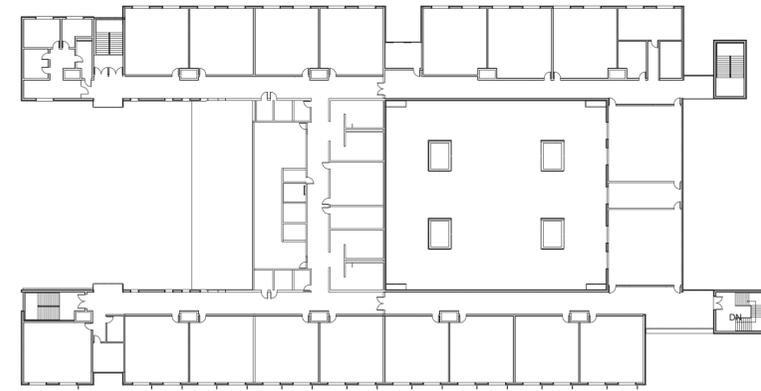


FIRST FLOOR

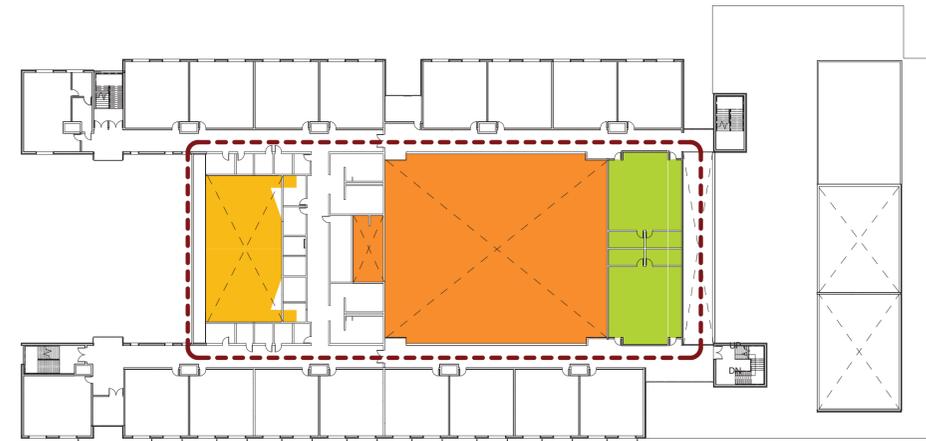




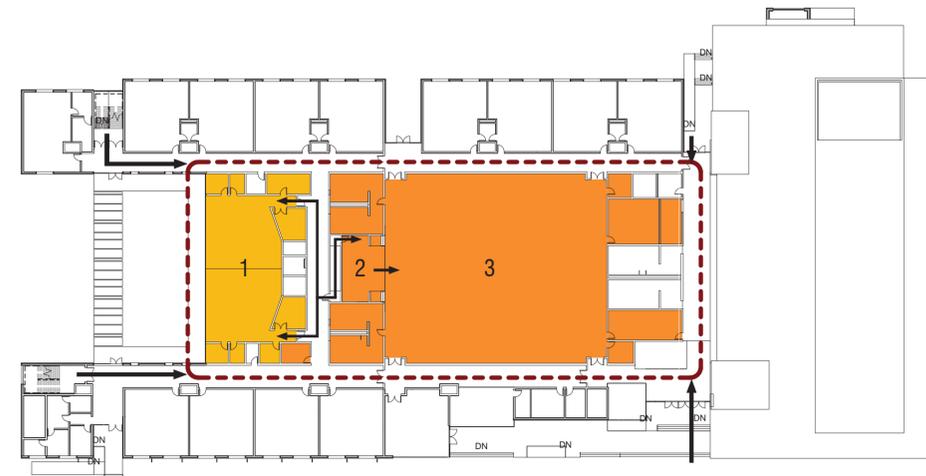
THIRD FLOOR



SECOND FLOOR

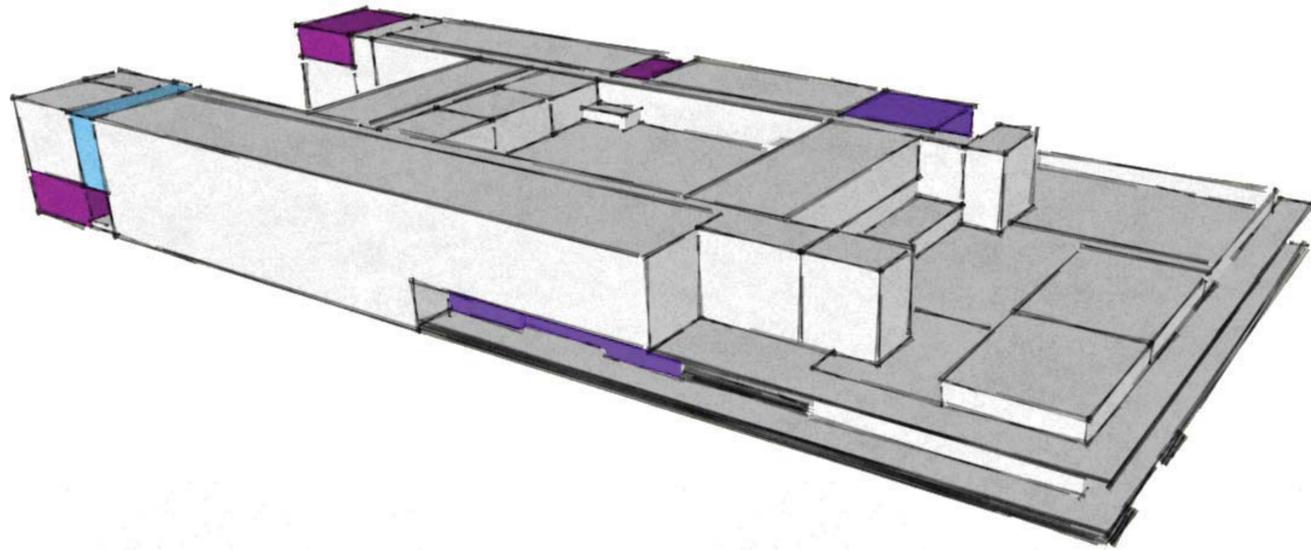


FIRST FLOOR



- Enrichment Programs at the Core:**
 Enrichment classrooms (Music, Gym and Art) are arranged at the core of the building to reduce students circulation path from core classrooms. Students from Music/Choir (1) can easily access the stage (2) which is open to the Gym (3).

- **Public Access and Security:** The spaces that require public access for community, neighborhood and all school events (gymnasium, cafeteria and media center) are located off a common lobby near the front entrance, allowing the balance of the school to be cordoned off and secured.



- **Legible Entry and Access:** The building's main entry is designed to be very legible to the public and not confusing as is the case with many public buildings. A covered entry and waiting area for drop off and pick up is adjacent to a main stair tower. Access to the school from the staff and public parking area on the north side is available either by entering the lobby/cross corridor on the north side or along a covered walk across the cafeteria face of the building.

- **Centrally Located Administration Suite:** The Welcome Center is adjacent to the entry at the center of the principal street façade for easy access and good visibility and control.

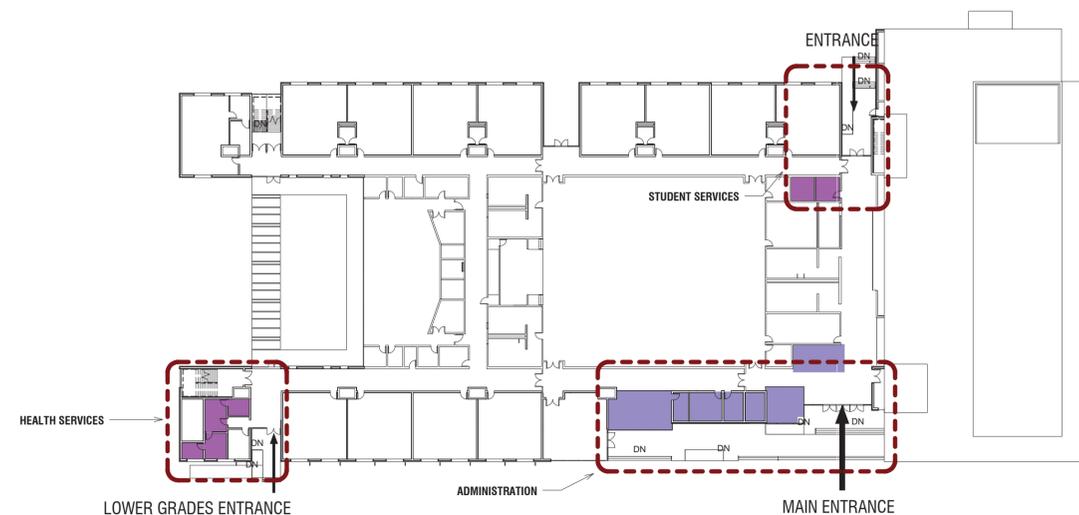
THIRD FLOOR



SECOND FLOOR

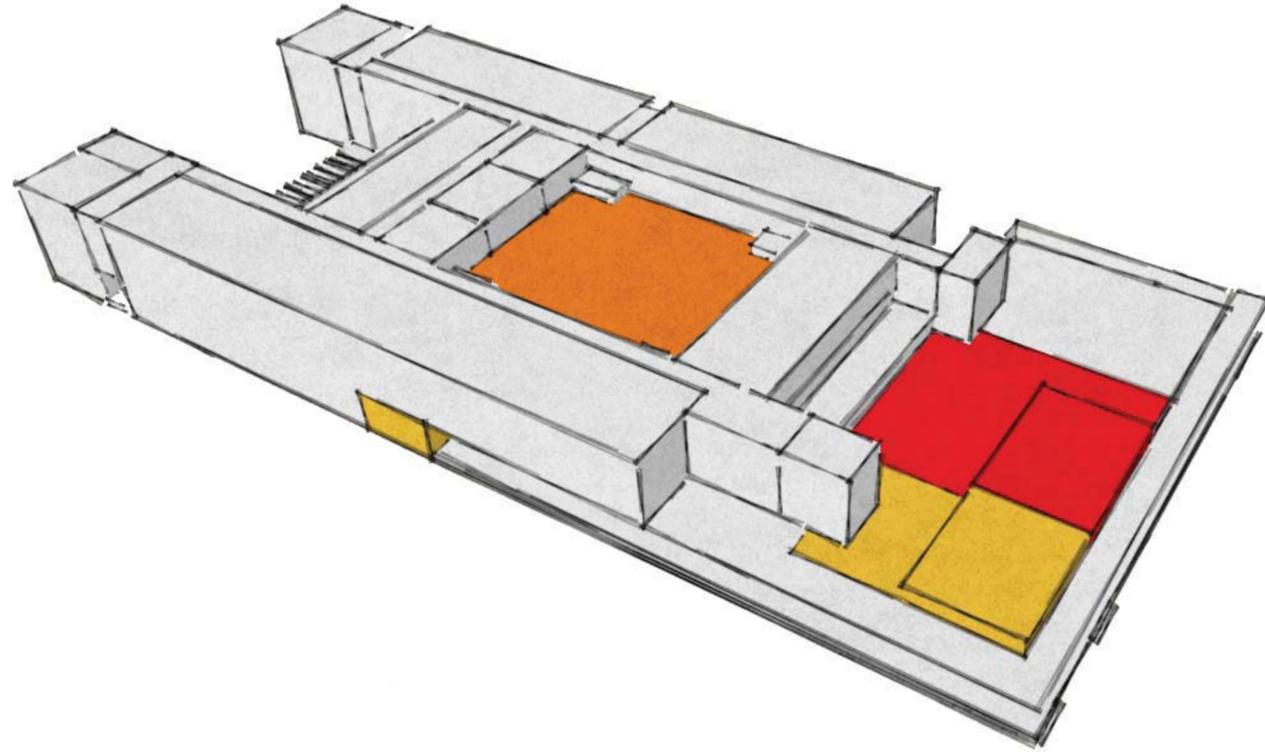


FIRST FLOOR



- **Gymnasium as Forum:**

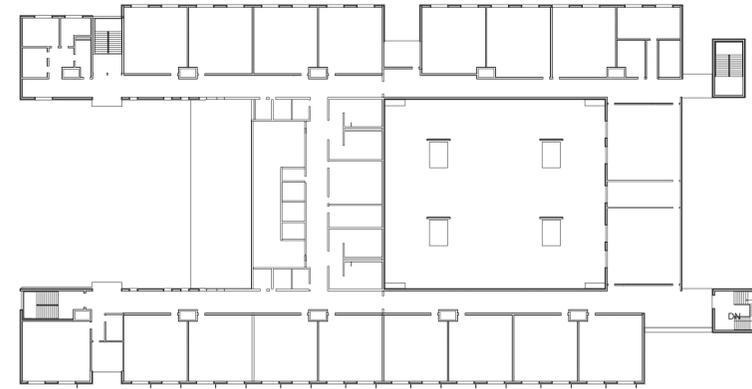
Much like an urban public open space or piazza defined by buildings, the large gymnasium, with a roof supported by trusses on masonry bearing walls, can



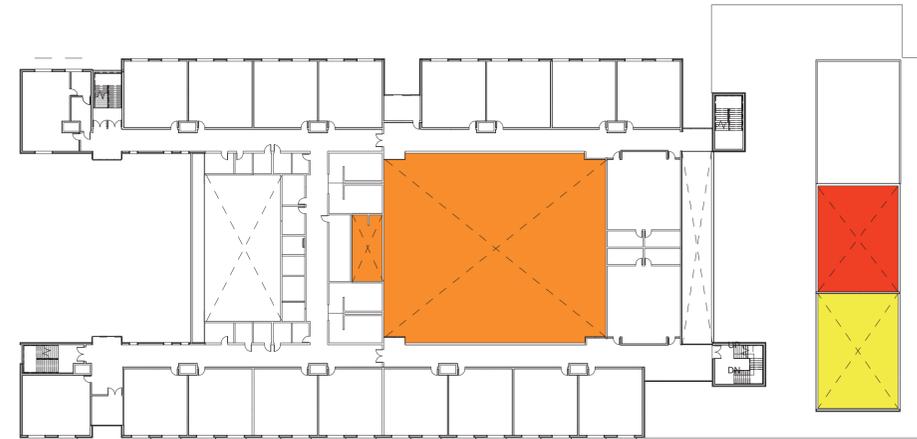
function as the true heart of the school being centrally located within the school and daylit by roof mounted clerestories. This generous space can act as a school and community forum where athletics, announcements, performances, special events and community meetings can take place.

- **Cafeteria as Destination:** Given New Orleans' rich food culture, dining is an important component of any school whether it be an elementary, middle, high school or university. The act of going to this important community function is heightened when it becomes a journey. It gives a rhythm to the day, a chance to get exercise, to walk and burn off energy and to assemble with children of other ages and grades.

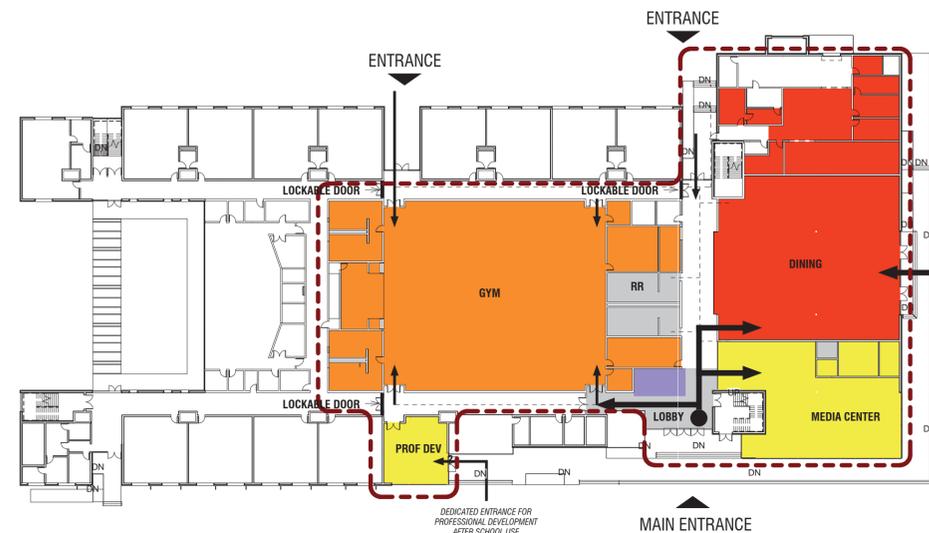
THIRD FLOOR

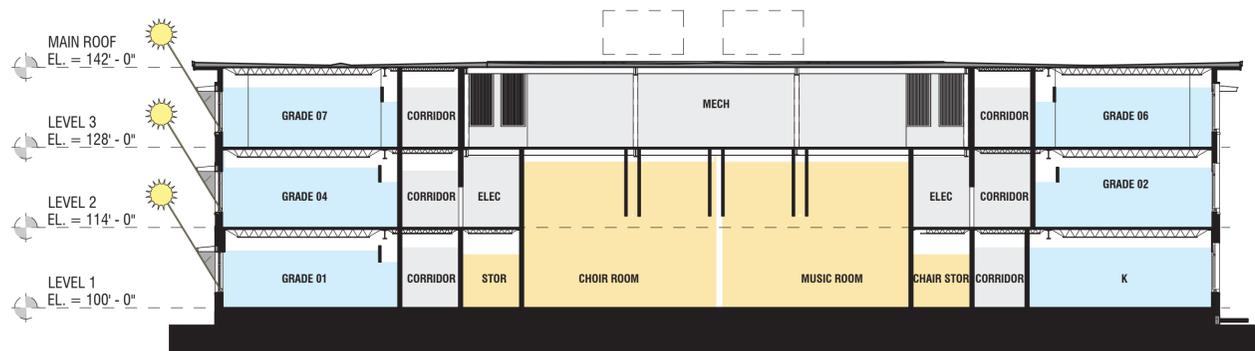


SECOND FLOOR

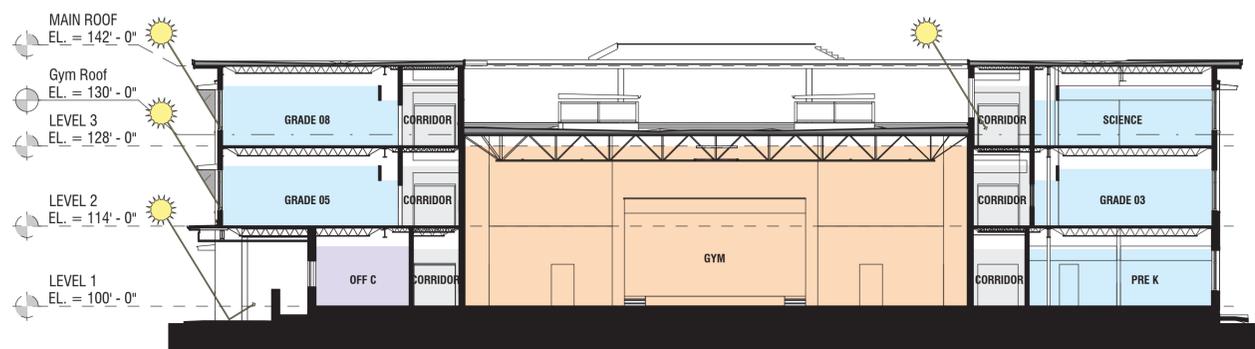


FIRST FLOOR

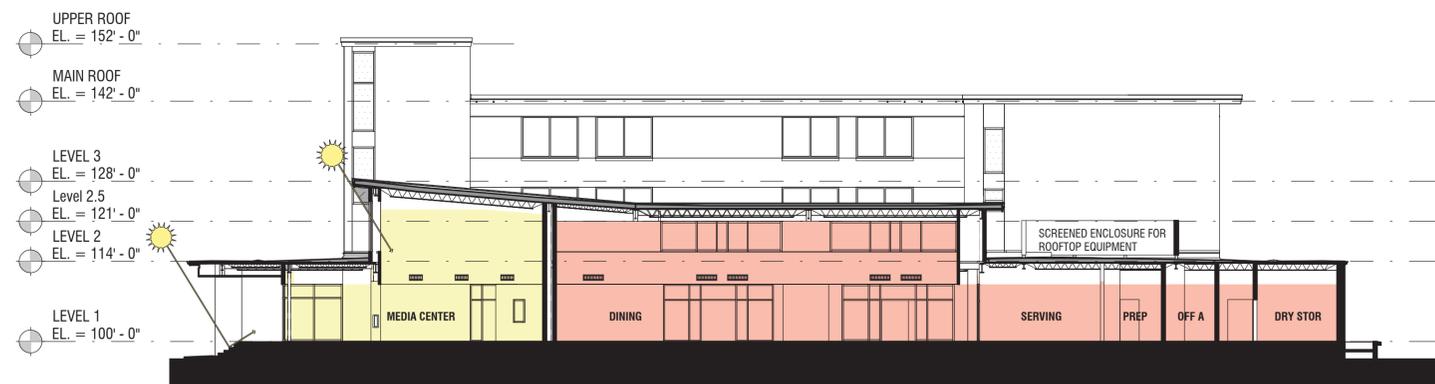




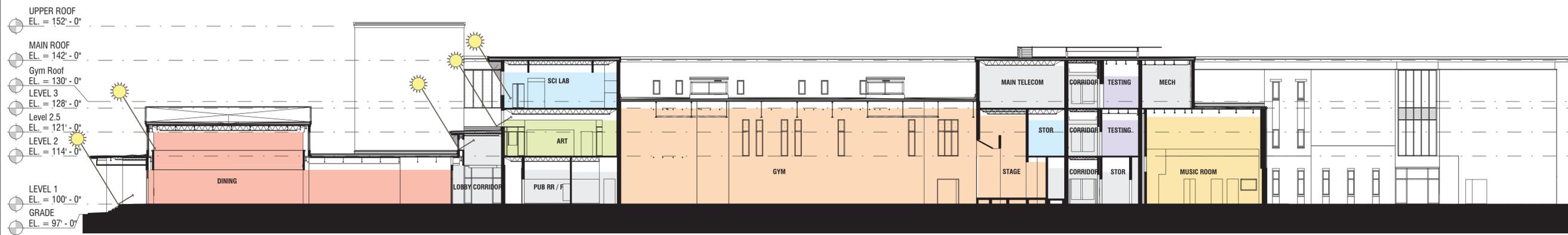
1
P-6/P-6
TRANSVERSE SECTION 1
1/16" = 1'-0"



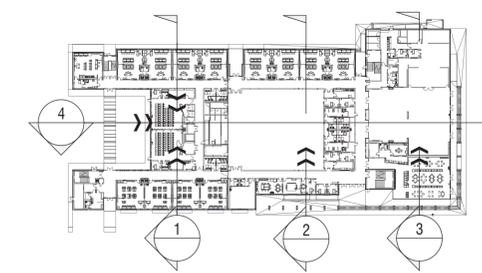
2
P-6/P-6
TRANSVERSE SECTION 2
1/16" = 1'-0"



3
P-6/P-6
TRANSVERSE SECTION 3
1/16" = 1'-0"



4
P-6/P-6
LONGITUDINAL SECTION 4
1/16" = 1'-0"

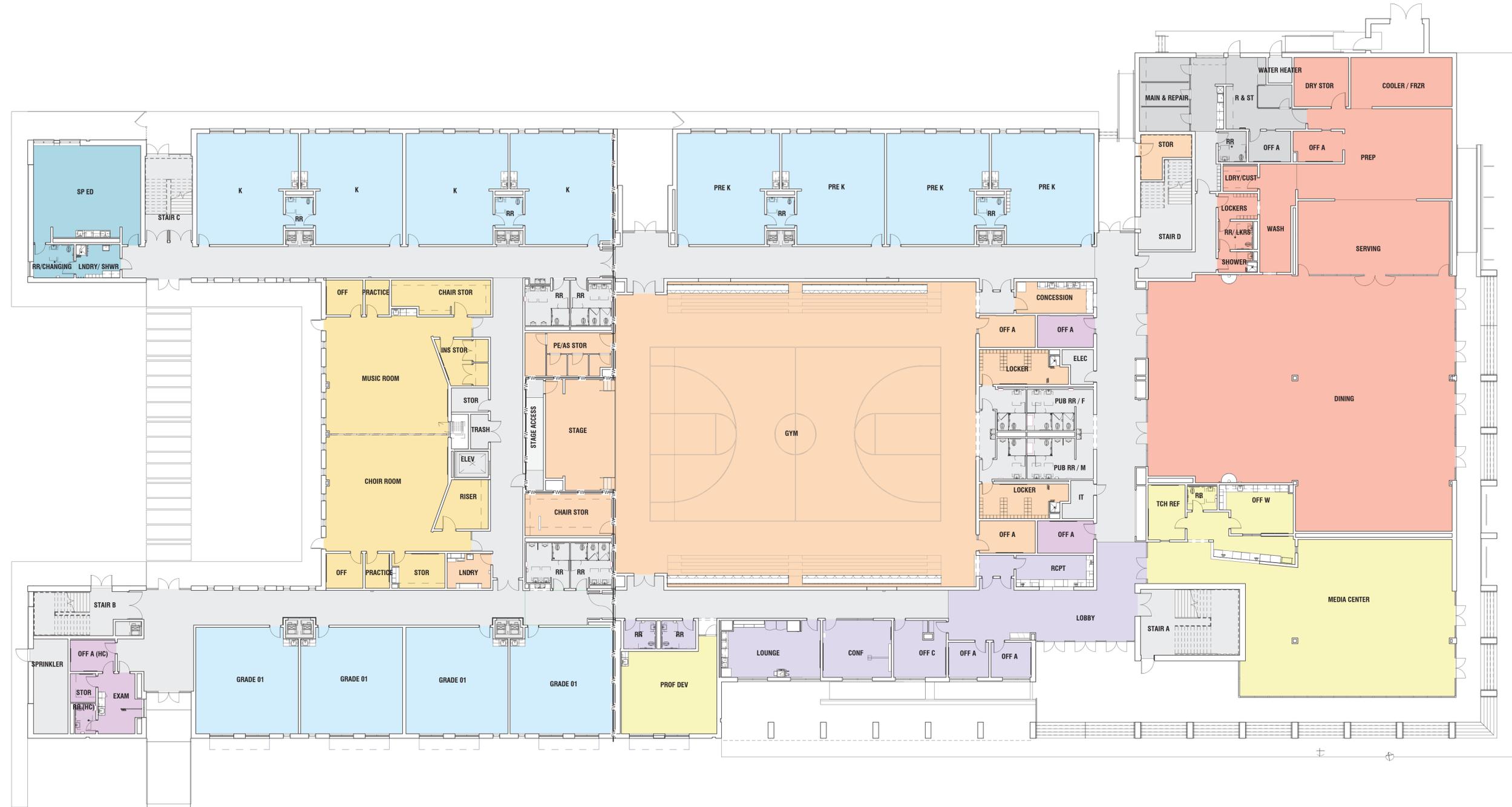


5
A-110/P-6
Copy of Key Plan
1" = 100'-0"

Department Legend

- ADMIN/ WELCOME
- ART
- BUILDING SUPPORT
- CORE ACADEMIC
- KITCHEN / DINING
- MUSIC
- PE

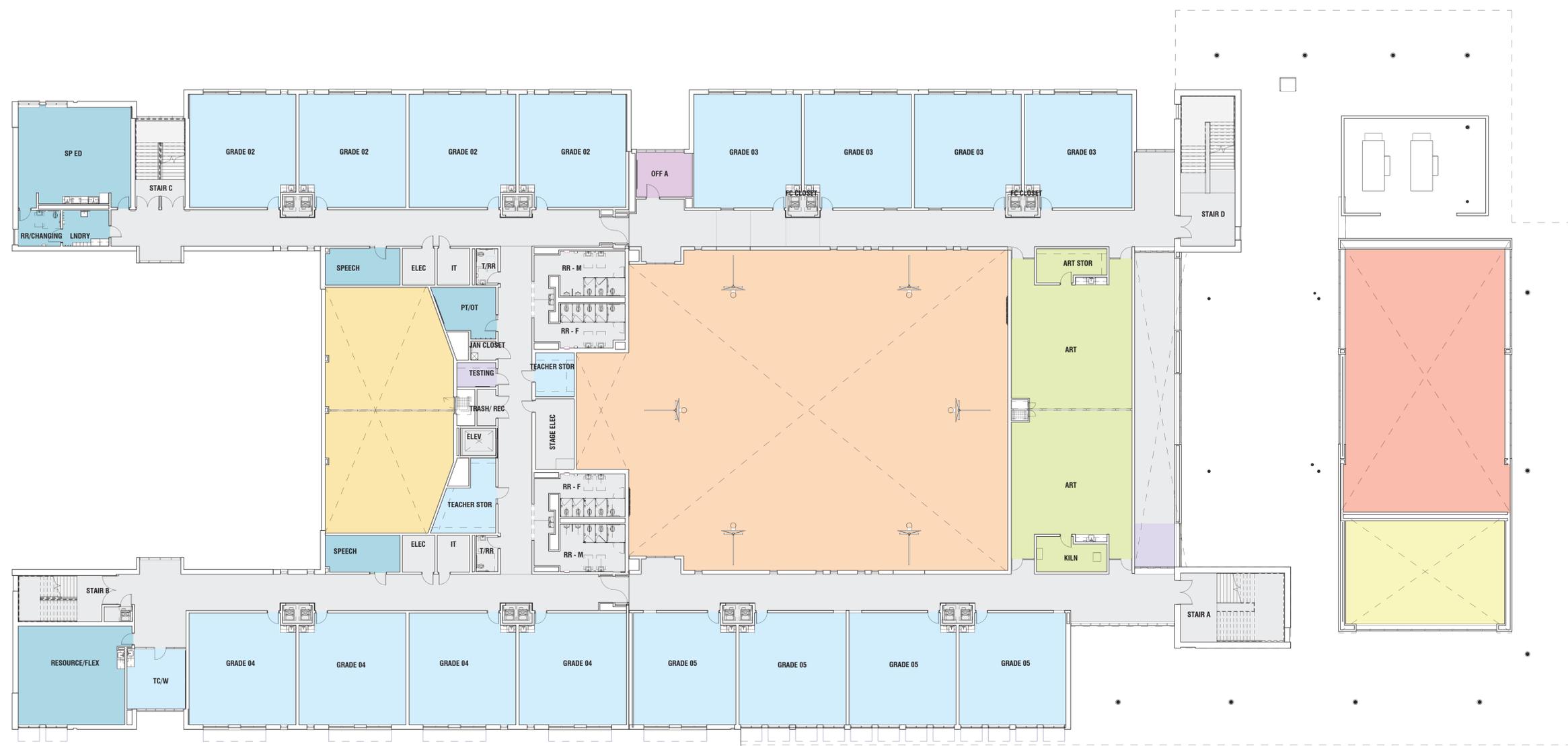
FIRST FLOOR PLAN



Department Legend

 ADMIN/ WELCOME	 CUSTODIAL/MAINTENANCE	 MUSIC	 STUDENT SERVICES
 BUILDING SUPPORT	 KITCHEN / DINING	 PE	
 CORE ACADEMIC	 LIBRARY/ MEDIA	 SPECIAL ED	

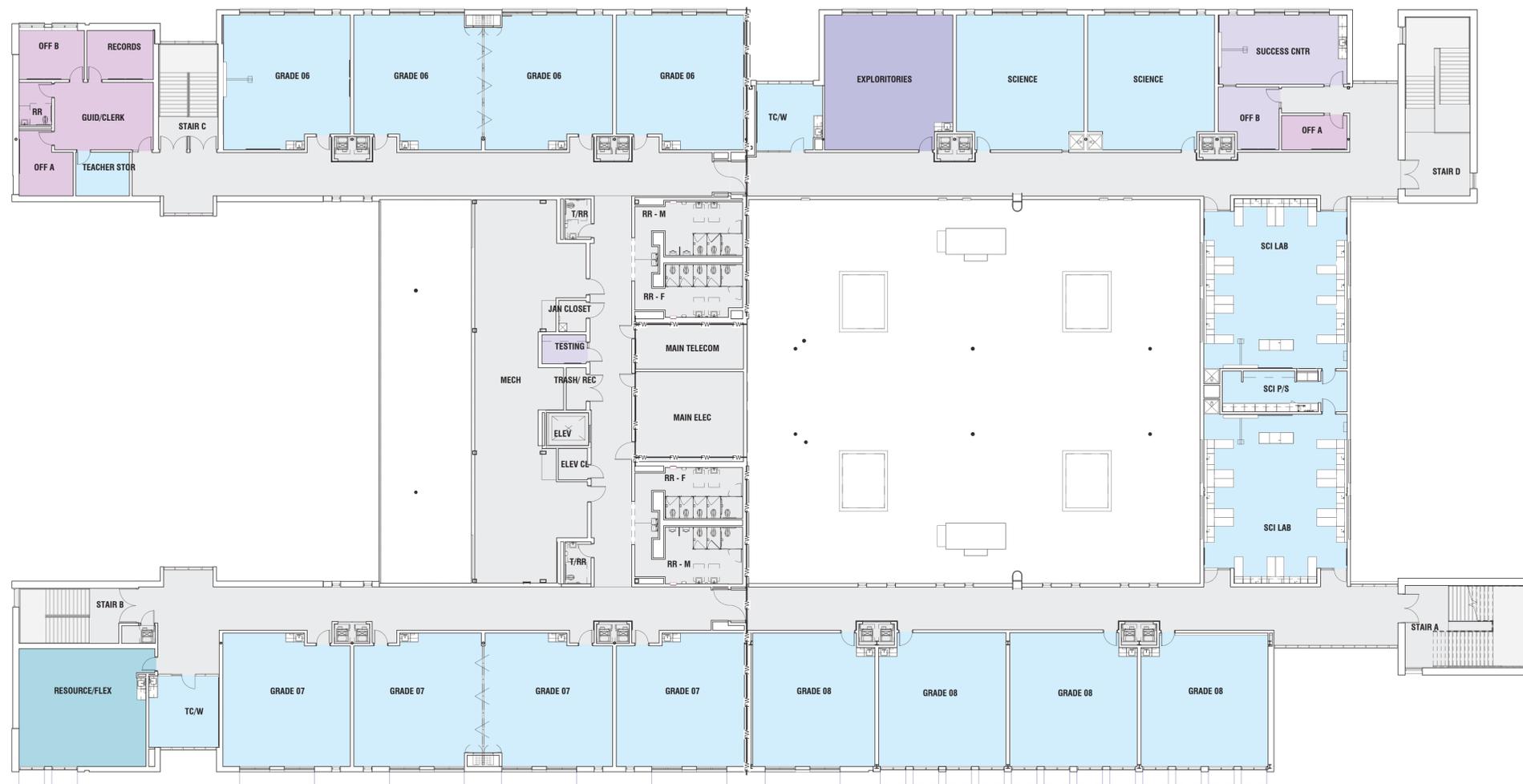
SECOND FLOOR PLAN



Department Legend

- | | | | |
|---|--|--|--|
| ADMIN/ WELCOME | CORE ACADEMIC | MUSIC | STUDENT SERVICES |
| ART | KITCHEN / DINING | PE | |
| BUILDING SUPPORT | LIBRARY/ MEDIA | SPECIAL ED | |

THIRD FLOOR PLAN



Department Legend

- | | | |
|--|---|--|
| ADMIN/ WELCOME | CORE ACADEMIC | SPECIAL ED |
| BUILDING SUPPORT | EXPLORATORIES | STUDENT SERVICES |



1 SOUTH ELEVATION
A-110/SD-301 1/16" = 1'-0"



2 NORTH ELEVATION
A-111/SD-301 1/16" = 1'-0"



3 WEST ELEVATION
A-110/SD-301 1/16" = 1'-0"

4 EAST ELEVATION
A-2018/SD-301 1/16" = 1'-0"





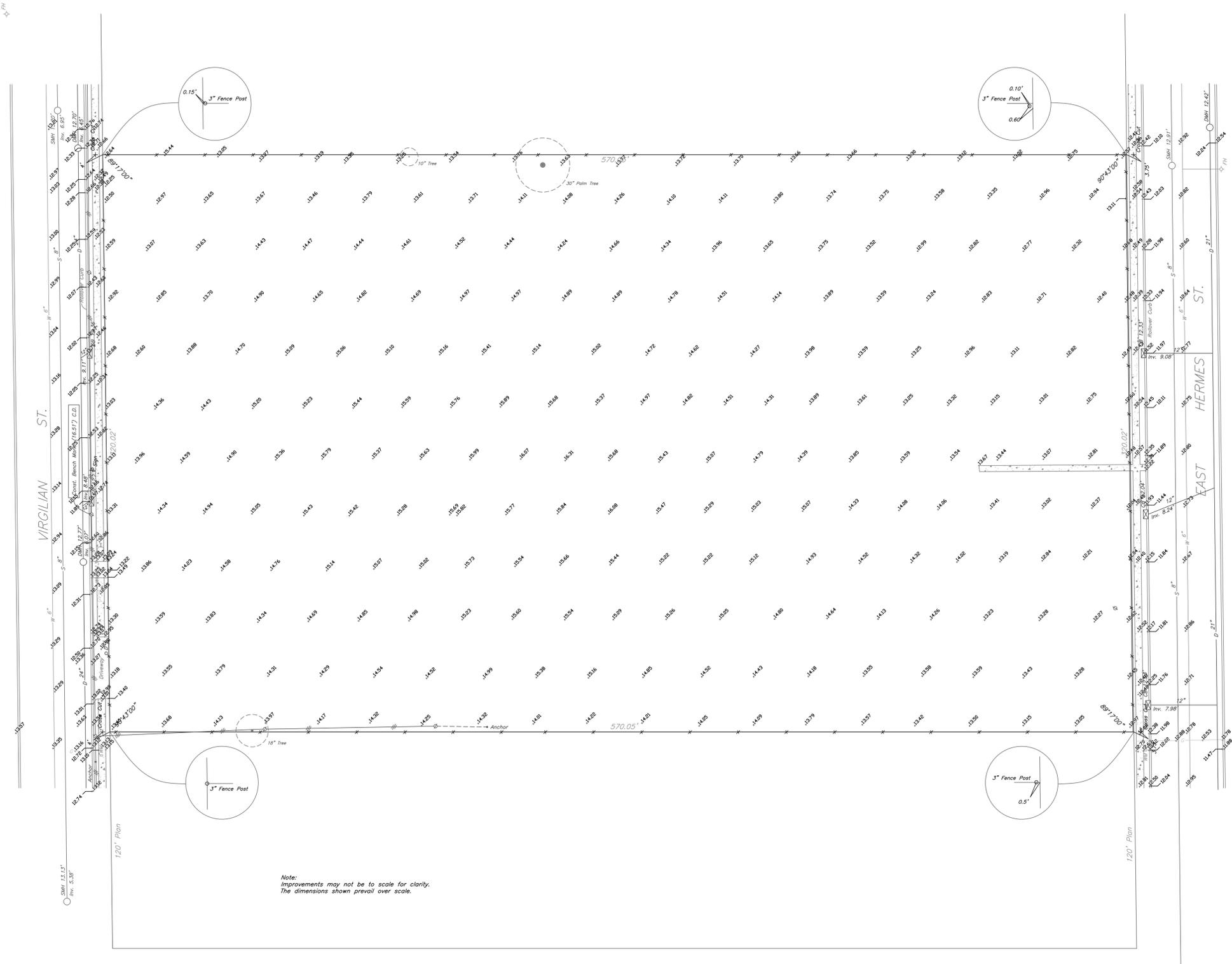
RSD ABRAMS SCHOOL

Waggonner & Ball Architects
ABRAMS ELEMENTARY SCHOOL

SQ. NO. 20, PINES VILLAGE
THIRD DISTRICT

ORLEANS PARISH
NEW ORLEANS, LA

PINES BLVD. SIDE



LEGEND

I.R.	Iron Rod	MH	Manhole
I.P.	Iron Pipe	CB	Catch Basin
Fd.	Found	D.I.	Drop Inlet
R/W	Right of Way	FH	Fire Hydrant
C	Center Line	WM	Water Meter
P	Property Line	WM	Water Meter
		%	Clean Out

S	Sewer
W	Water
D	Drain
G	Gas
T	Telephone
UG E	Underground Electric
CATV	Cable Television
OP	Overhead Power Line
X	Fence

[Pattern]	Concrete
[Pattern]	Building

●	I.R.	T	7"
○	I.P.	→	Arrow
⊙	Mon.	•	Nail
+	Cross	▲	PK Nail

○	MH	◇	Fire Hydrant
⊗	SCB MH	○	%
⊗	CB	□	Meter
⊗	D.I.	○	Meter
⊗	D.I.	•	Anchor
⊗	Power Pole	⊗	Valve
○	Lt. Pole	⊗	Handicap
---	Interior Lot Line		
---	Property Line		

Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.

DWYER RD.

Call before you dig.
1-800-971-3000

Ref. Bench Mark: ALCO (26.23') C.D. (+5.8') NAVD
Const. Bench Mark: Nail set in Power Pole (16.51') C.D. (-3.32') NAVD

Note:
The locations of underground and other nonvisible utilities shown hereon have been determined from data and/or extracted from records made available to us by agencies controlling such records. Where found, the surface features of locations are shown. The ACTUAL nonvisible locations may vary from those shown hereon. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown hereon, including prior to excavation and digging.

Conversion: 0.00' NAVD = 20.43' C.D.
NAVD - (North American Vertical Datum)
C.D. - (Cairo Datum)

All elevation datum is in C.D. (Cairo Datum)

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE A-4 (-4.0)

All lot angles as per plan of sub.

Date: December 2, 2013
Scale: 1" = 30'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "B" survey.
Made at the request of Waggoner & Ball Architects.

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121
114724

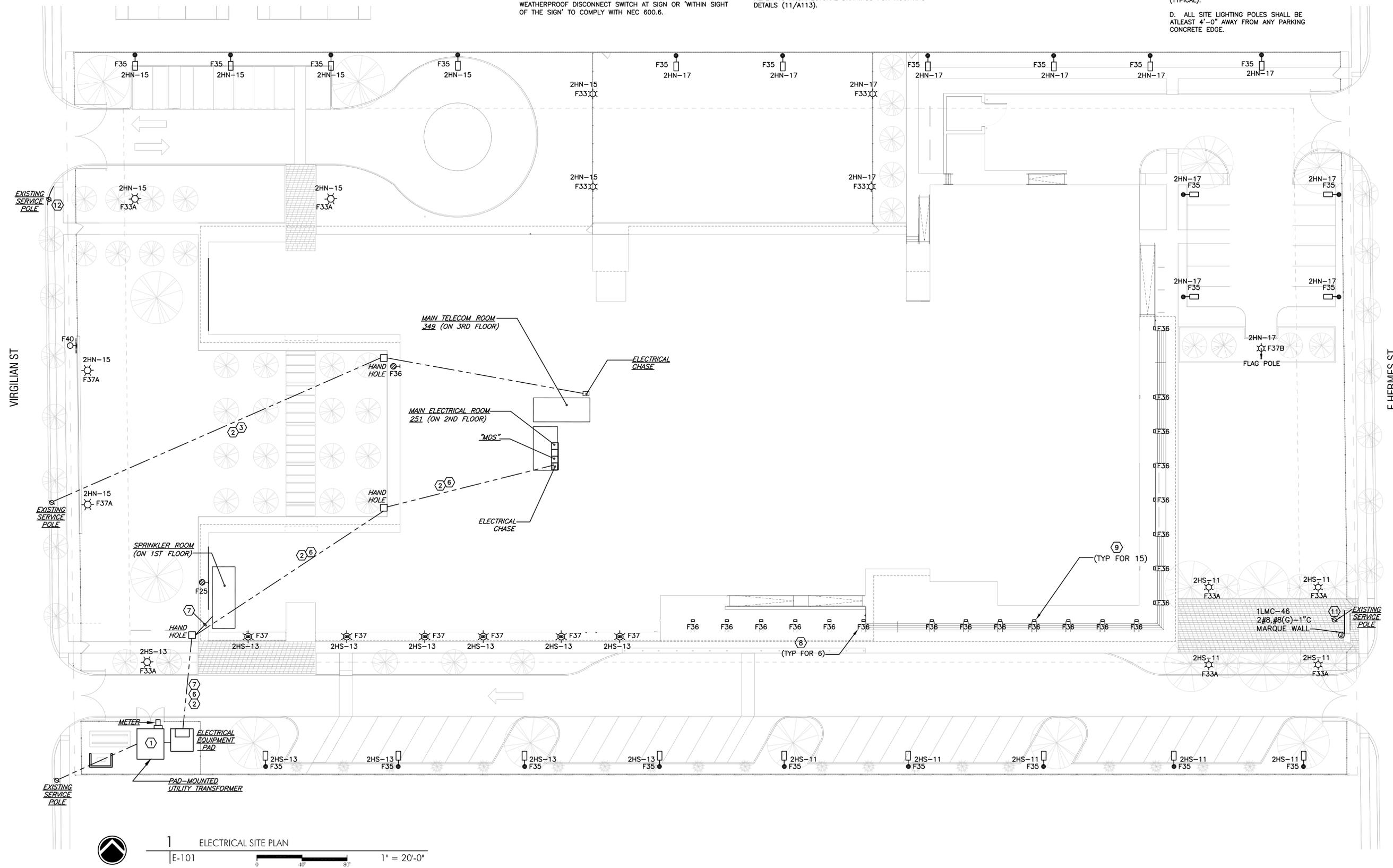
- REFERENCE NOTES (ELECTRICAL SITE PLAN):**
- COORDINATE LOCATION OF TRANSFORMER WITH ENTERGY. METER TO BE INSTALLED AT TRANSFORMER. COORDINATE WITH ENTERGY. COORDINATE/PROVIDE CT'S AND CT CABINET WITH ENTERGY. PROVIDE TRANSFORMER PAD (AND PILINGS) AS PER ENTERGY SPECIFICATIONS.
 - ALL ENTRANCE CONDUITS TO:
 - STUB UP AT ASSOCIATED UTILITY POLES. COORDINATE FINAL LOCATION WITH SERVICE PROVIDERS.
 - PROVIDE NYLON PULL ROPES.
 - RUN IN ACCORDANCE WITH SERVICE PROVIDER STANDARDS.
 - BE STUBBED UP TO SPECIFIC LOCATION AS REQUIRED.

- REFERENCE NOTES (ELECTRICAL SITE PLAN): cont.**
- PROVIDE A MINIMUM OF ONE (1) 4" CONDUIT FOR WIDE AREA NETWORK (WAN). PROVIDE ONE (1) 4" CONDUIT FOR CABLE TELEVISION (CATV). PROVIDE TWO (2) 4" CONDUITS FOR TELEPHONE.
 - 2 - 5" EMPTY CONDUITS RUN FROM SERVICE POLE TO PAD-MOUNTED UTILITY TRANSFORMER. SEE RISER DIAGRAM AND ENTERGY SPECIFICATIONS.
 - POWER TO MONUMENTAL SIGN. VERIFY LOCATION OF SIGN WITH ARCHITECT. VERIFY REQUIREMENTS WITH MANUFACTURER, INCLUDING IF WEATHERPROOF JUNCTION BOX IS REQUIRED OR IF DIRECT CONNECTION TO SIGN IS ACCEPTABLE. CIRCUIT SHALL BE CONTROLLED VIA SIGN'S INTEGRAL PHOTOCELL. REFER TO SPECIFICATION SECTION 10 14 63. PROVIDE WEATHERPROOF DISCONNECT SWITCH AT SIGN OR 'WITHIN SIGHT OF THE SIGN' TO COMPLY WITH NEC 600.6.

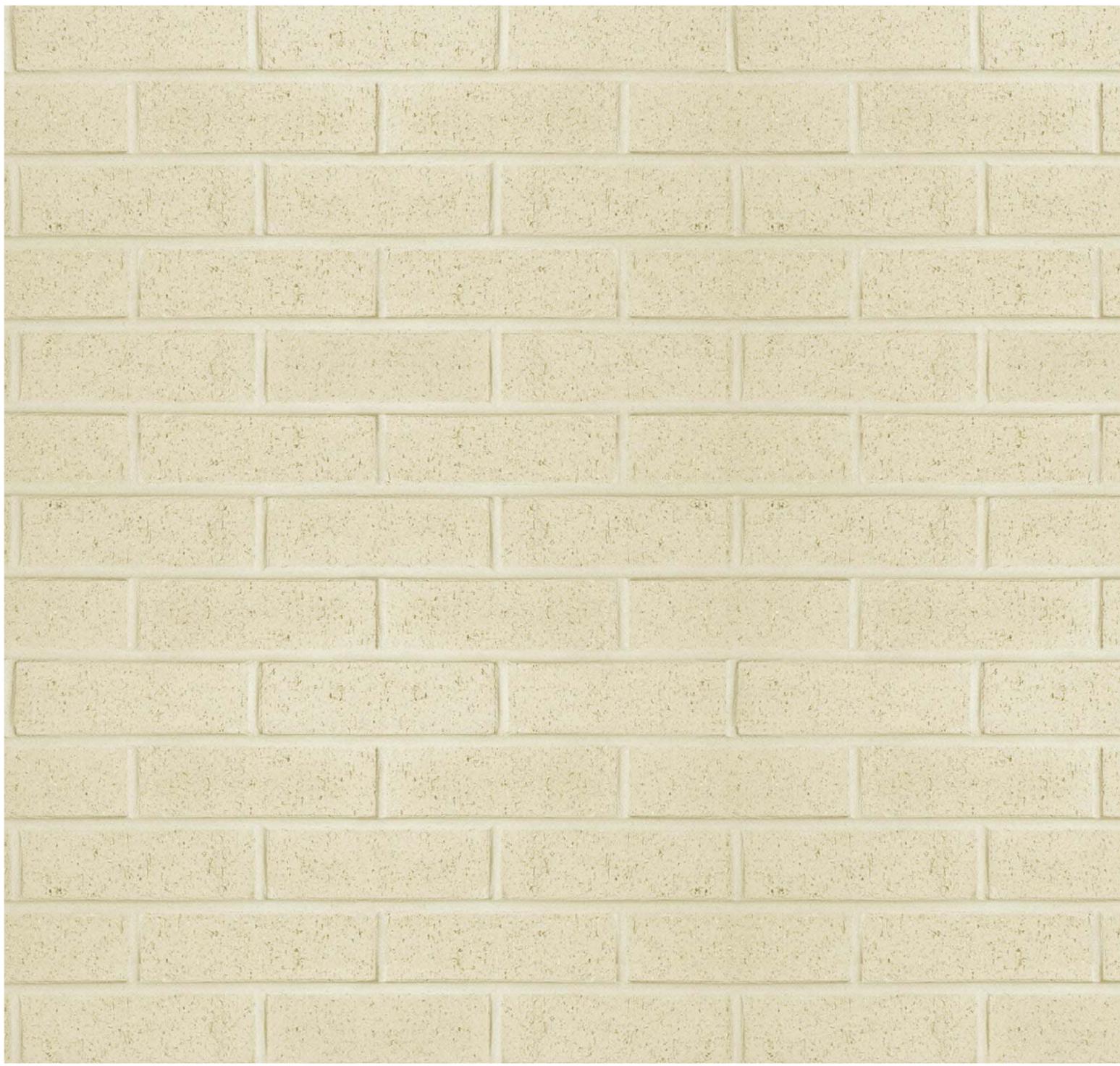
- REFERENCE NOTES (ELECTRICAL SITE PLAN): cont.**
- 7 - 4" CONDUITS RUN FROM ENTERGY TRANSFORMER PAD TO COMBINATION SERVICE DISCONNECT/MANUAL TRANSFER SWITCH TO MAIN ELECTRICAL ROOM.
 - CONDUIT RUN FROM ENTERGY TRANSFORMER PAD TO COMBINATION FIRE PUMP CONTROLLER/ATS IN FIRE PUMP ROOM. SEE RISER DIAGRAM.
 - MOUNT FIXTURE (TYPE 36) IN NORTH SIDE OF BRICK WALL AT SCOPING WALL. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS (2/A112).
 - MOUNT FIXTURE (TYPE 36) 2'-0" ABOVE LEVEL 1, LOCATED IN CENTER OF EXTERIOR BRICK COLUMNS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS (11/A113).

- REFERENCE NOTES (ELECTRICAL SITE PLAN): cont.**
- 2#8, #10(G) IN 3/4"C, UNDERGROUND.
 - DEMOLISH POLE.
 - RELOCATE EXISTING POLE AS REQUIRED TO MAINTAIN CLEAR DRIVE. VERIFY LOCATION WITH ARCHITECT AND CIVIL DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE/COORDINATE THIS IN PRICING AND PROVIDE/COMPLY WITH ALL SERVICE PROVIDER REQUIREMENTS.

- GENERAL NOTES (ELECTRICAL SITE PLAN):**
- REFER TO LIGHTING FLOOR PLANS FOR BUILDING MOUNTED EXTERIOR LIGHT FIXTURES NOT INDICATED ON THIS PLAN.
 - ALL EXTERIOR LIGHT FIXTURES, INDICATED ON THIS SHEET, SHALL RUN THROUGH RELAY PANEL AND BE TIME CONTROLLED THROUGH THE BUILDING AUTOMATION SYSTEM (BAS). REFER TO LIGHTING CONTROL DIAGRAM, SHEET E-013.
 - WIRE SIZE FOR ALL EXTERIOR LIGHTING POLES SHALL BE 2#8, #10(G), IN 3/4"C, ROUTED UNDERGROUND (TYPICAL).
 - ALL SITE LIGHTING POLES SHALL BE AT LEAST 4'-0" AWAY FROM ANY PARKING CONCRETE EDGE.



1 ELECTRICAL SITE PLAN
 |E-101
 0 40' 80'
 1" = 20'-0"





STREET ELEVATION_VIRGILIAN



STREET ELEVATION_E HERMES