

WESTBANK PLAZA - EXTERIOR FACADE RENOVATION

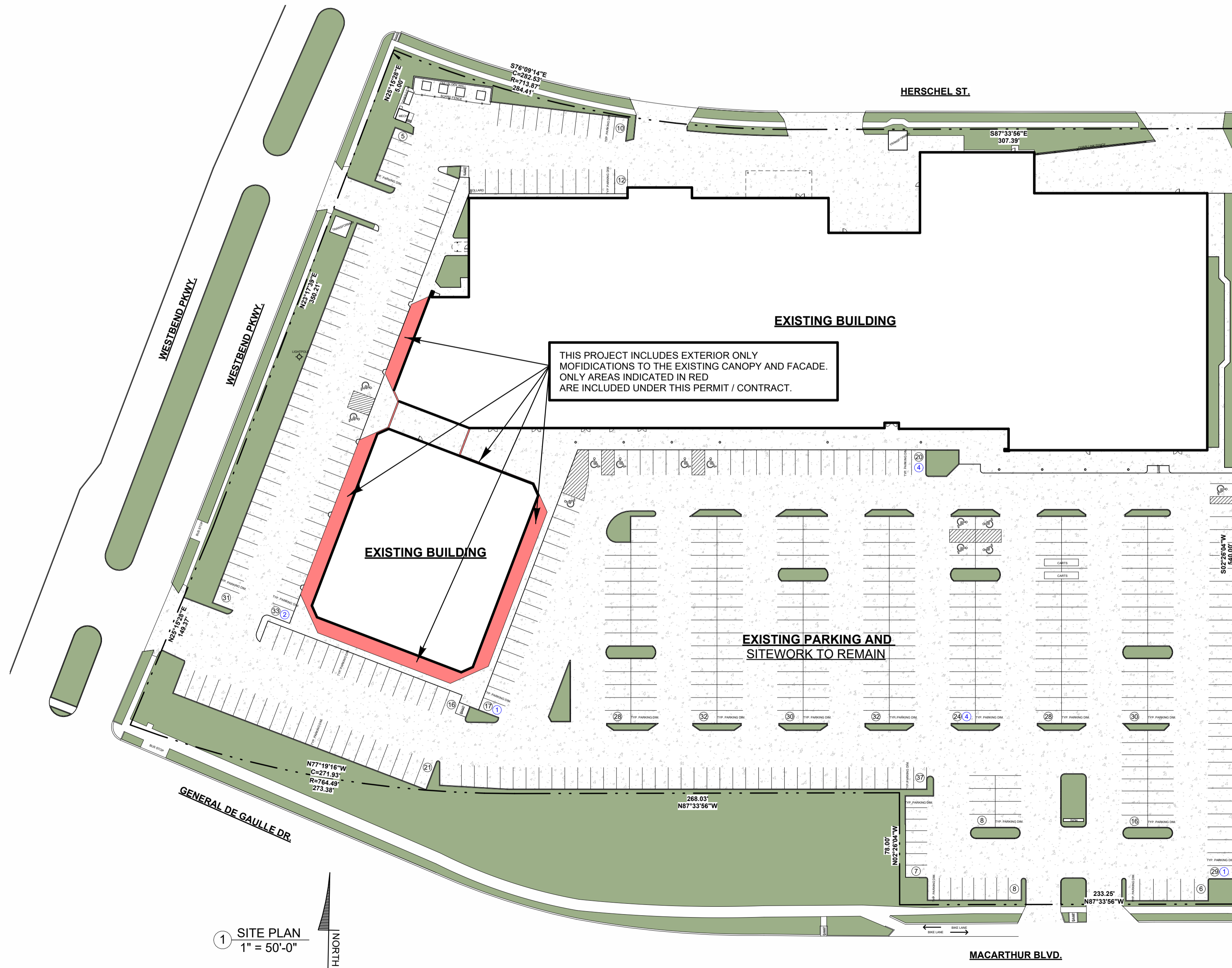
3600 MAC ARTHUR BLVD., NEW ORLEANS LA



EXISTING



PROPOSED



DESIGN SUMMARY:

THIS PROJECT INCLUDES EXTERIOR ONLY MODIFICATIONS TO THE EXISTING CANOPY AND FACADE AT WESTBANK PLAZA SHOPPING CENTER. SCOPE OF WORK IS LIMITED TO THE SMALL BUILDING ONLY AS INDICATED. NO DOORS, OR EXITS ARE TO BE MODIFIED UNDER THIS SCOPE OF WORK.

	CITATION	ALLOWED / REQUIRED	PROVIDED	COMMENTS
OCCUPANCY	IBC: CHAPTER 3	GROUP B, M		EXISTING RETAIL STRIP CENTER - MULTI TENANT
CONSTRUCTION TYPE	IBC: 601	TYPE IIB		
AREA AND HEIGHT				EXISTING RETAIL STRIP CENTER - MULTI TENANT
SEPARATION	IBC: TABLE 508.4	N/A		
DESIGN LOADS				
DESIGN LIVE LOADS	FIRST FLOOR	IBC: 1607.1.34	RETAIL: 100PSF	EXISTING
	ROOF	IBC: 1607.1.27	ORDINARY PITCHED: 20PSF	
WIND LOAD		FIG. 1609A IBC: 1609.4.3	3 SECOND GUST EXPOSURE CATEGORY B	DESIGN WIND SPEED: 130mph (V-ult) and 108mpg (V-asd)
OCCUPANCY RISK CATEGORY		IBC: 1604.5	CATEGORY II	

PROJECT NOTES:

GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE IBC RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE APPLICABLE CODES.
- TO THE BEST OF OUR KNOWLEDGE, THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 I.B.C. LIFE SAFETY CODE AND THE RULES AND REGULATIONS OF NEW CONSTRUCTION PER A.D.A. DESIGN GUIDELINES.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS WRITTEN NOTIFICATION FROM THE OWNER OR ARCHITECT TO THE CONTRARY IS RECEIVED.
- THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THAT OUR ARCHITECTURAL WORK AND JUDGMENT RENDERED MEET THE STANDARDS OF CARE OF OUR PROFESSION.
- THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH, WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATION. ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
- FIRE BARRIER SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM OTHER FIRE BARRIER TO A FIRE BARRIER, OR A COMBINATION THEREOF. INCLUDING CONTINUITY THROUGH ALL CONCEALED SPACES SUCH AS THOSE FOUND ABOVE A CEILING, INCLUDING INTERSTITIAL SPACES.

PASSAGES OF PIPES, CONDUITS, BUS DUCTS, CABLES, WIRES, AIRDUCTS, PNEUMATIC DUCTS, AND SIMILAR BUILDING SERVICES EQUIPMENT THROUGH FIRE BARRIERS SHALL BE PROTECTED AS FOLLOWS:

- THE SPACE BETWEEN PENETRATING ITEM AND FIRE BARRIER SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE RESISTANCE RATING OF THE FIRE BARRIER PRODUCT. PRODUCT USED MUST MEET TEST METHODS ASTM E814 OR UL 1479 FOR FIRE RATING.
- FIRE BARRIERS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH 1" STENCILING (AT 10' ON CENTER) ABOVE ANY DECORATIVE CEILING AND CONCEALED SPACES WITH THE FOLLOWING:

FIRE / SMOKE BARRIER
PROTECT ALL OPENINGS

- WHEN A BEAM OR COLUMN BECOMES PART OF A FIRE RATED WALL OR CEILING IT MUST BE PROTECTED AND BE FIRE RATED AS IS THE WALL OR CEILING.
- SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN. SEE DEVELOPMENT REVIEW FOR SIGNAGE APPROVAL.
- ALL METAL STUD GAUGE DESIGN SHALL BE AS REQUIRED BY PERFORMANCE AND AS INDICATED IN THE DRAWINGS.
- PRIME AND PAINT ALL STEEL EXPOSED TO VIEW, INCLUDING BUT NOT LIMITED TO: EXTERIOR RAILINGS, PIPE BOLLARDS, STAIRS, CANOPY STEEL AND TRUSSES, ETC.
- PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS INCLUDING SCREWS, NAILS AND OTHER FASTENING DEVICES.
- WHERE MATERIAL FASTENERS ARE NOT INDICATED, PROVIDE AS SPECIFIED BY THE MATERIAL MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
- ALL WOOD BLOCKING AT COPING SHALL BE PRESSURE TREATED.

JOINTS AND SEALANT NOTES

- PROVIDE CONTINUOUS WATERPROOFING SILICONE BASED SEALANT AND BACKER ROD AT ALL STOREFRONT AND MASONRY JUNCTIONS AND TERMINATIONS. SEALANT SHALL MATCH STOREFRONT.
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL JUNCTIONS, BETWEEN DISSIMILAR MATERIALS. I.E. BRICK TO E.I.F.S., STOREFRONT TO BRICK, ETC...DOW / CORNING #790.
- FASTEN ALL PREFINISHED METAL COPING W/ CONT. CLEAT AT FRONT AND NEOPRENE GROMMETTED FASTENERS AT 24" O.C. AT REAR. ALL JOINTS IN COPING SHALL BE STANDING SEAM PER "SMACNA" STANDARDS, (PLATE 76)
- PROVIDE STANDING SEAM JOINTS AT ALL COPING SPLICES FOR THERMAL EXPANSION. ALL SEAMS SHALL BE SEALED WITH DOW/CORNING #795, TYPICAL.
- PROVIDE CLOSURE END CAPS AND 90 DEGREE TRANSITIONS AT ALL EXPANSION JOINT AND END WALL CAPS ETC., TYPICAL.
- PROVIDE VERTICAL METAL FLASHING AT ALL INSIDE AND OUTSIDE CORNERS OF PARAPET. TO PROVIDE WEATHER TIGHT SEAL. EXTEND VERTICAL FLASHING UP UNDER COPING AND TERMINATE WITHIN 1" OF CANT STRIP OR WITHIN 6" OF ROOF MEMBRANE. SEAL HEMMED EDGE OF VERTICAL FLASHING WITH DOW/CORNING #795.
- ANCHOR ALL PRESSURE TREATED WOOD BLOCKING AT TOP OF WALLS UNDER COPING WITH 3/8" DIA. ANCHORS AT 36" O.C. TYP.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY AND STATE REGULATIONS AND REQUIREMENTS. I AM NOT ADMINISTERING THE CONTRACT.

BRADY P. GARRITY

LA LICENSE # 5038

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PROJECT DIRECTORY:

PROJECT LOCATION:
3600 MAC ARTHUR BLVD
NEW ORLEANS, LA

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CONTACT: BRADY GARRITY

DRAWING INDEX:

INDEX OF DRAWINGS	
T-100	TITLE SHEET
A-100	NEW ELEVATIONS- SMALL BUILDING FRONT & ALCOVE
A-101	NEW ELEVATIONS- SMALL BUILDING BACK & LEFT
A-300	WALL SECTIONS AND DETAILS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH:

INTERNATIONAL BUILDING CODE 2021 EDITION
LIFE SAFETY CODE (NFPA 101) 2015 EDITION
AMERICANS WITH DISABILITIES ACT (ADA) 2010



PROJECT
WESTBANK PLAZA EXTERIOR FACADE RENOVATION
3600 MACARTHUR BLVD.

SHEET TITLE

TITLE SHEET

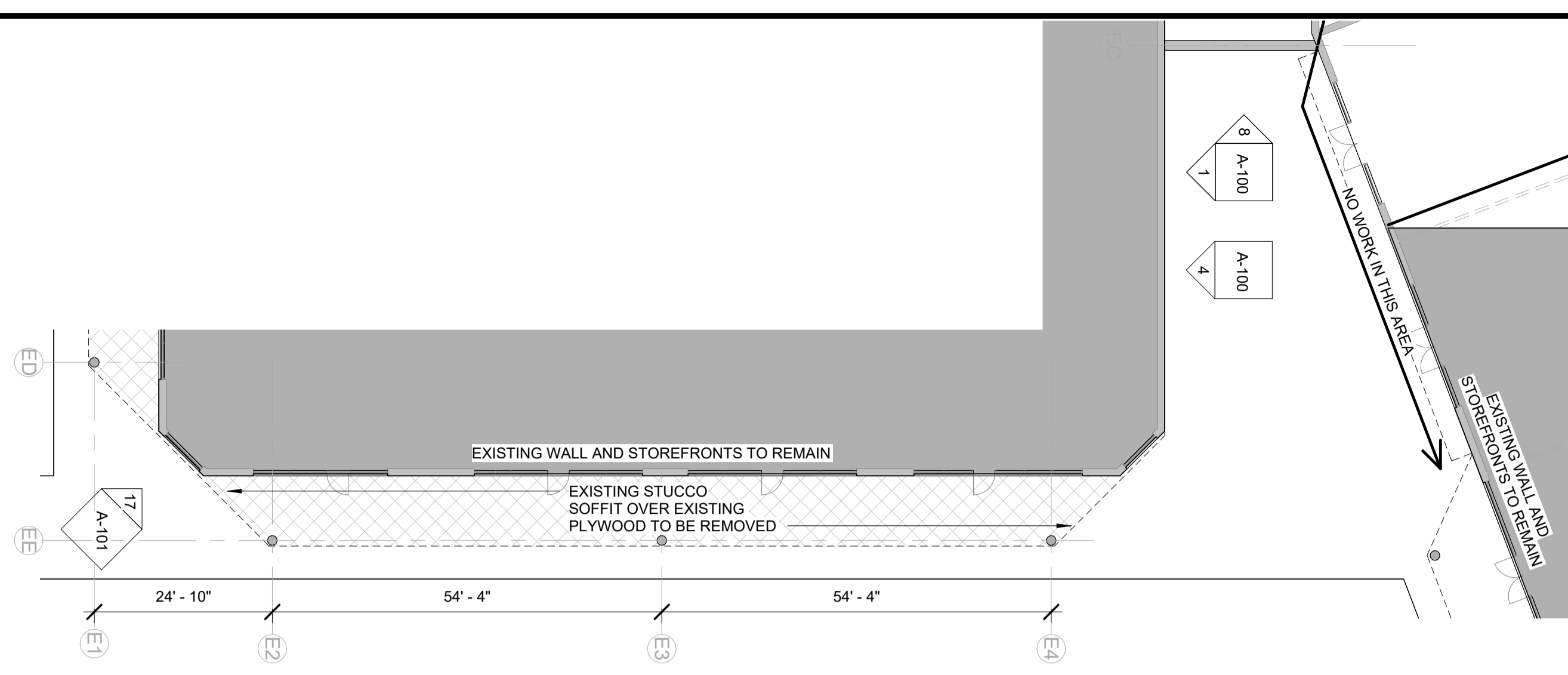
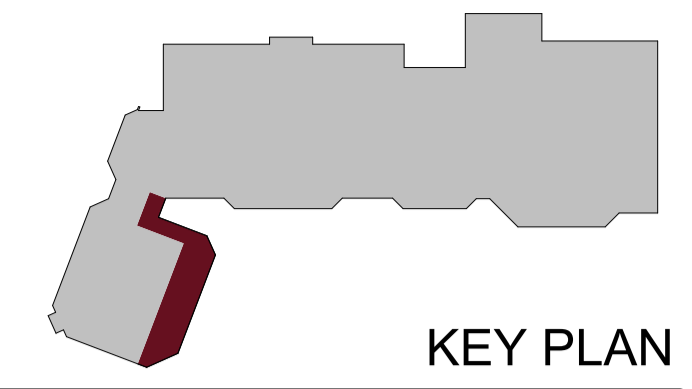
REVISIONS	

DATE 05.30.2024

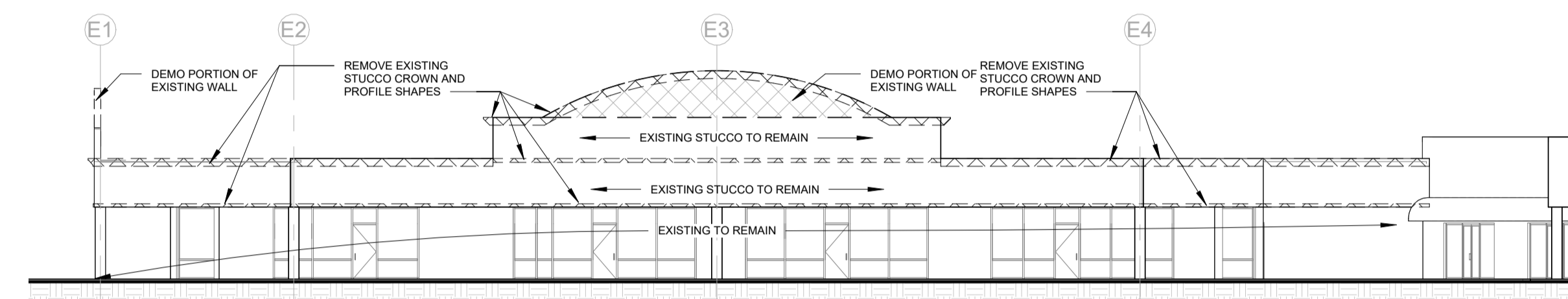
PROJECT NUMBER 24105

SHEET NUMBER T-100

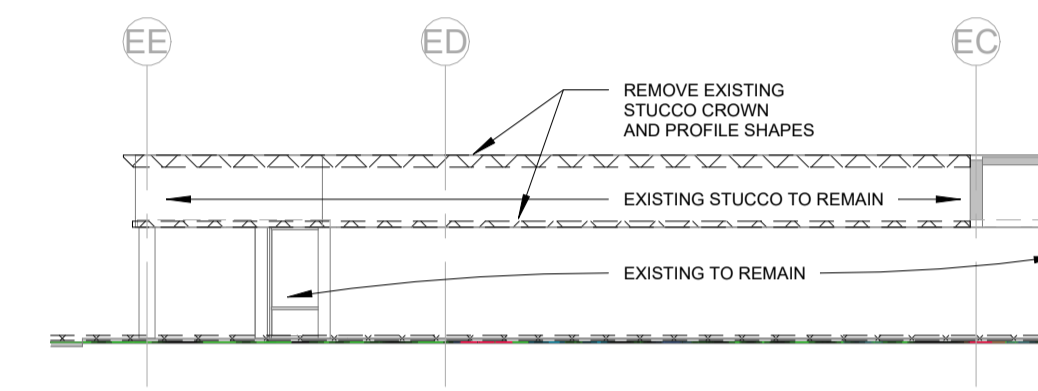
SMALL BUILDING FRONT



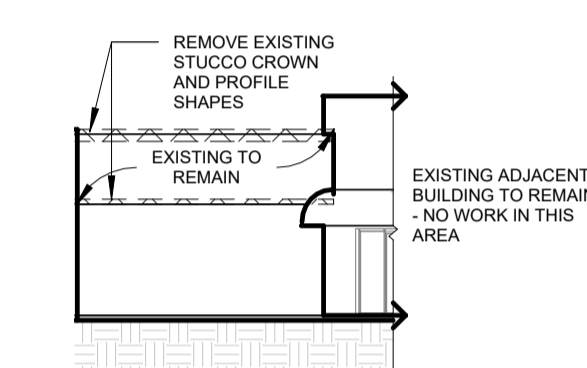
1 EXISTING FLOOR PLAN & DEMO SMALL BUILDING FRONT
1/16" = 1'-0"



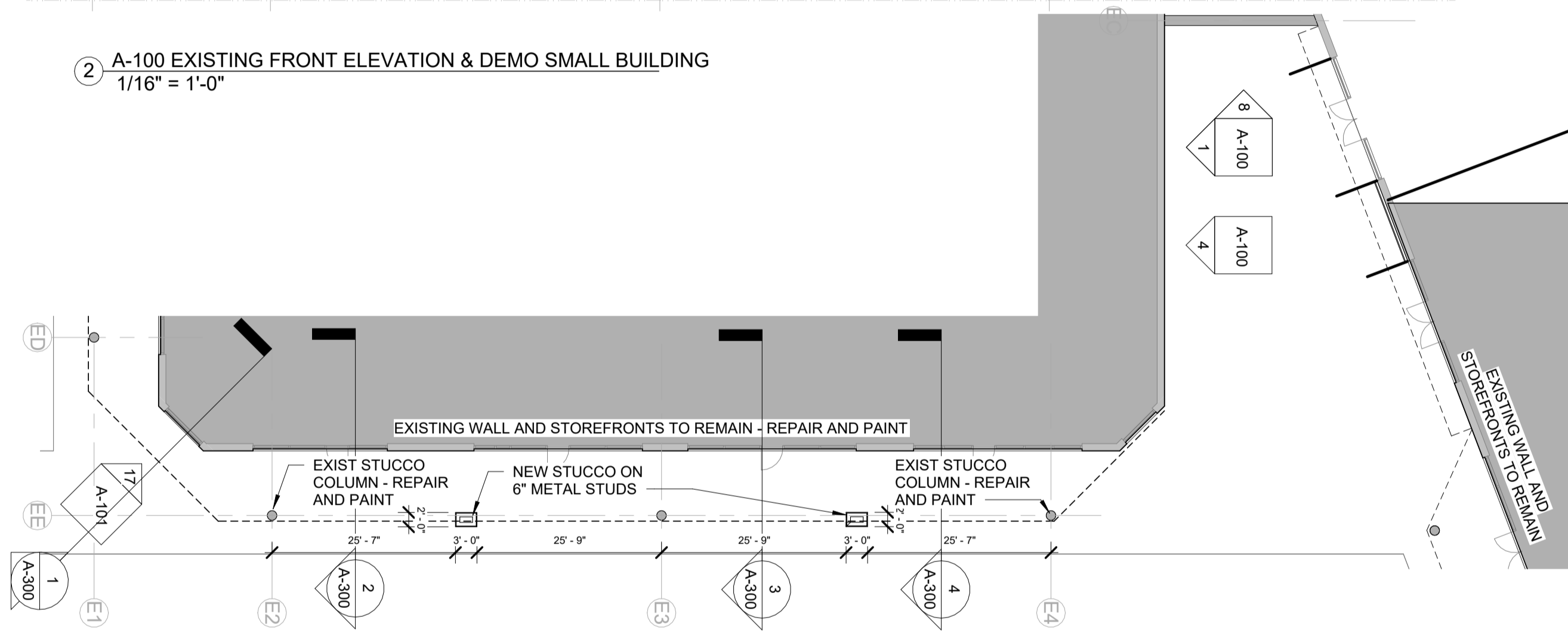
2 A-100 EXISTING FRONT ELEVATION & DEMO SMALL BUILDING
1/16" = 1'-0"



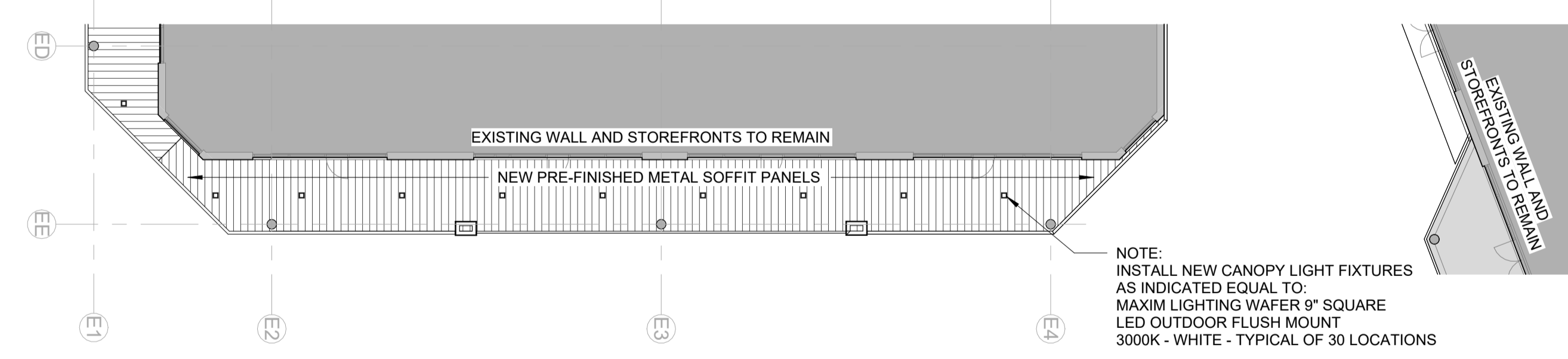
1 A-100 EXISTING ELEVATION SMALL FRONT RIGHT
1/16" = 1'-0"



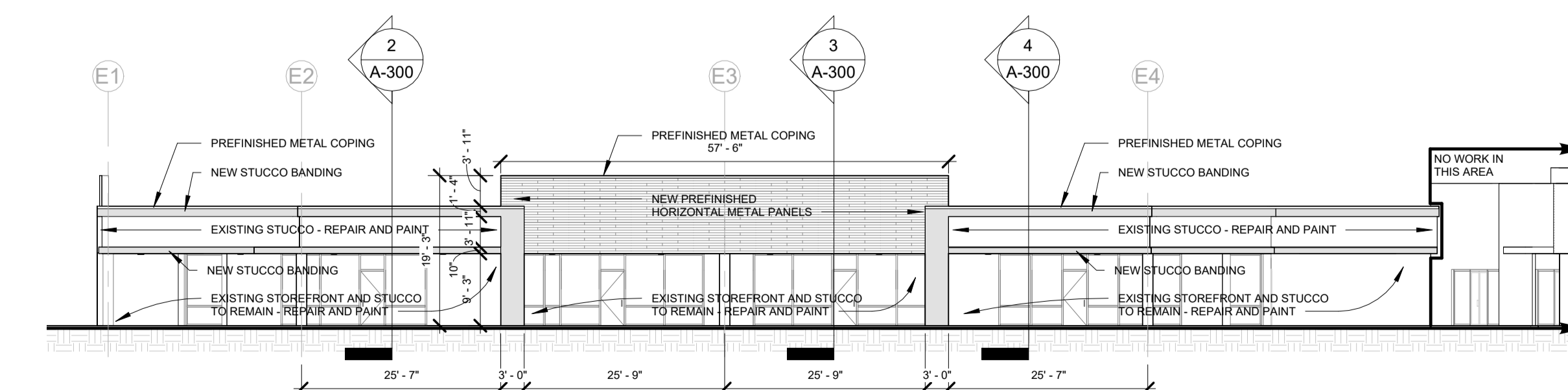
3 A-100 EXISTING ELEVATION BETWEEN BLDGS. LEFT
1/16" = 1'-0"



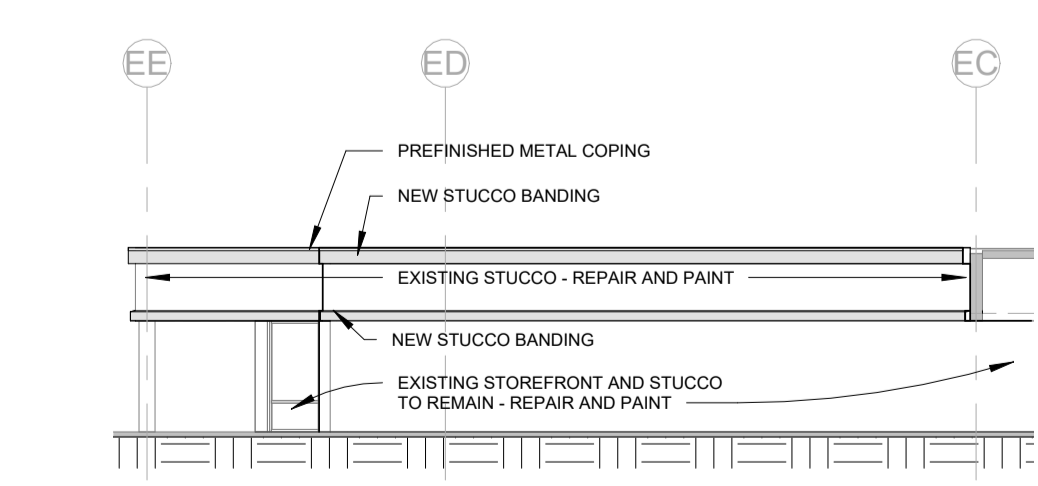
3 NEW FLOOR PLAN SMALL BUILDING FRONT
1/16" = 1'-0"



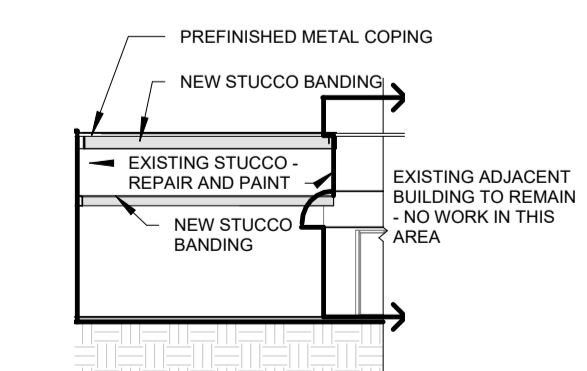
4 NEW CANOPY REFLECTED CEILING PLAN SMALL BUILDING FRONT
1/16" = 1'-0"



5 A-100 NEW FRONT ELEVATION SMALL BUILDING
1/16" = 1'-0"



4 A-100 NEW ELEVATION FRONT SMALL RIGHT
1/16" = 1'-0"

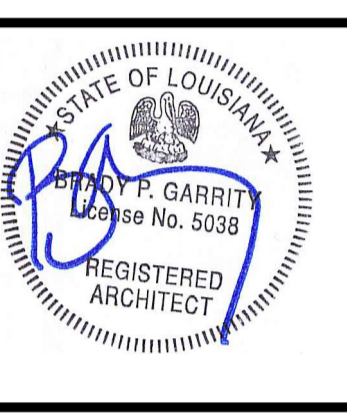
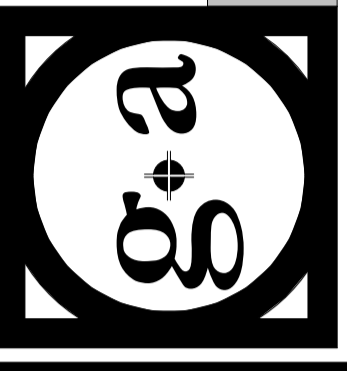


8 A-100 NEW ELEVATION BETWEEN BLDGS. LEFT
1/16" = 1'-0"

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PROJECT
**WESTBANK PLAZA
EXTERIOR FACADE
RENOVATION**
3800 MACARTHUR BLVD.

SHEET TITLE
**NEW ELEVATIONS-
SMALL BUILDING
FRONT & ALCOVE**

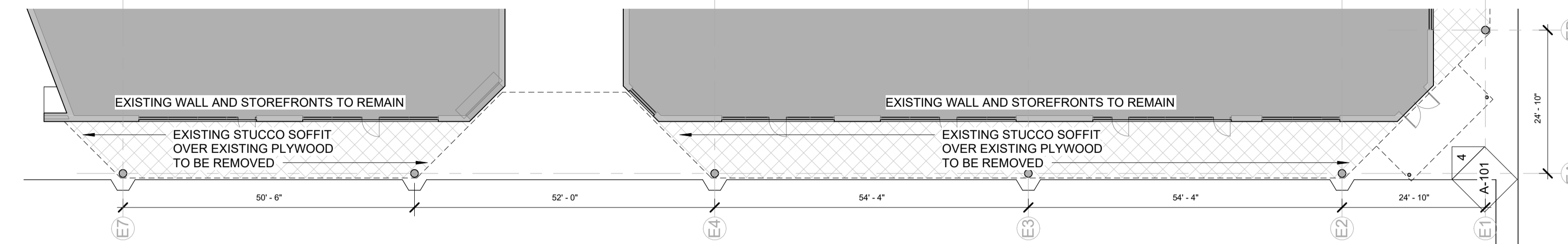
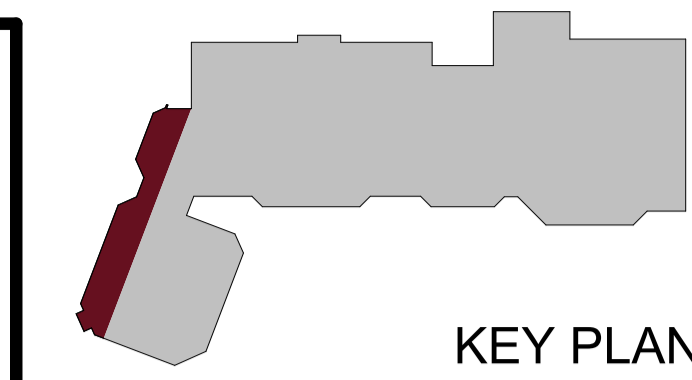
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DATE 05.30.2024

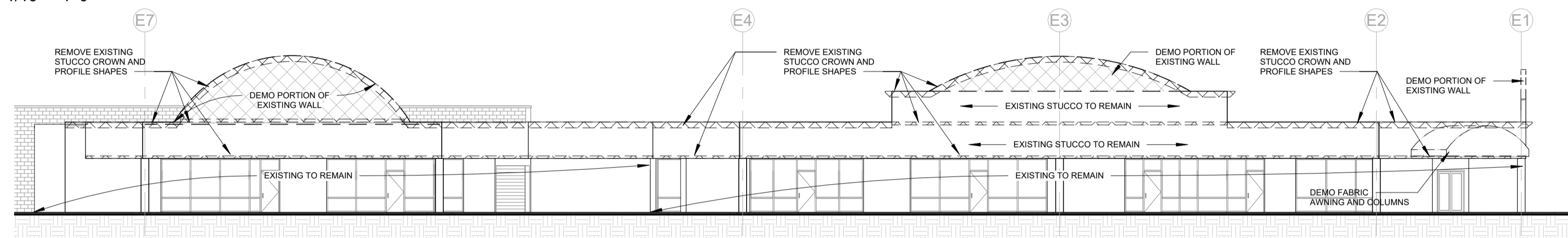
PROJECT NUMBER 24105

SHEET NUMBER
A-100

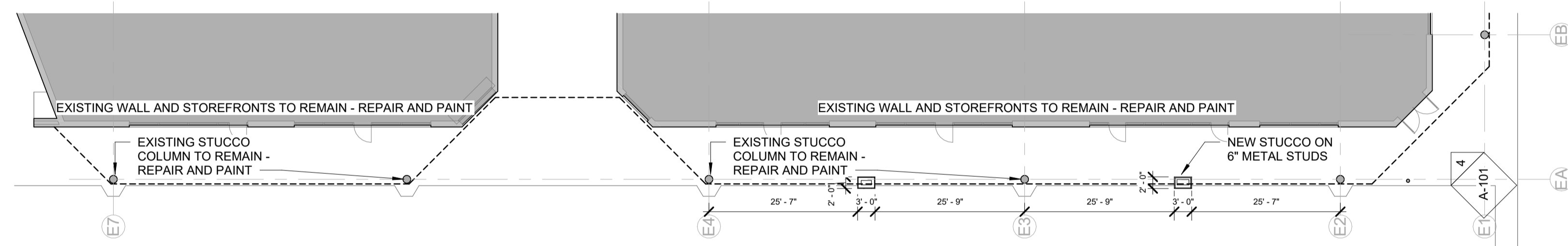
SMALL BUILDING BACK



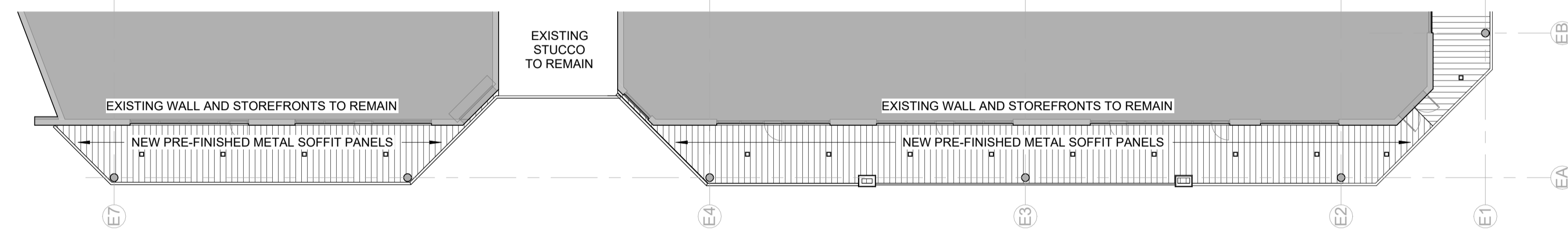
1 EXISTING FLOOR PLAN & DEMO SMALL BUILDING BACK
1/16" = 1'-0"



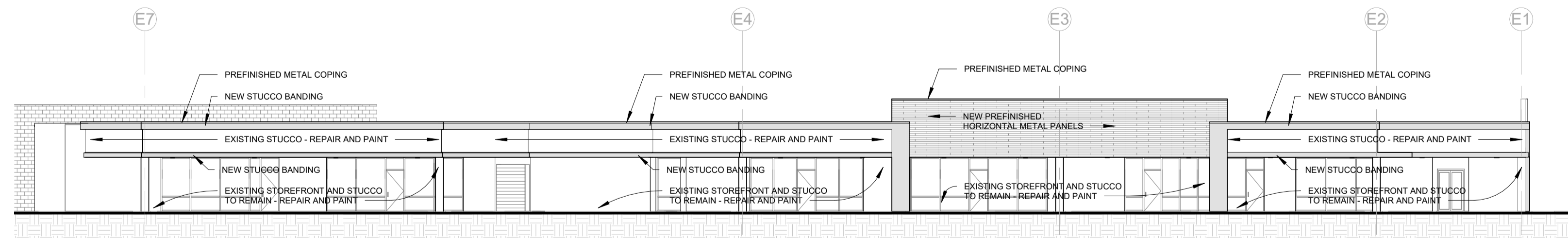
2 A-101 EXISTING BACK ELEVATION & DEMO SMALL BUILDING
1/16" = 1'-0"



3 NEW FLOOR PLAN SMALL BUILDING BACK
1/16" = 1'-0"

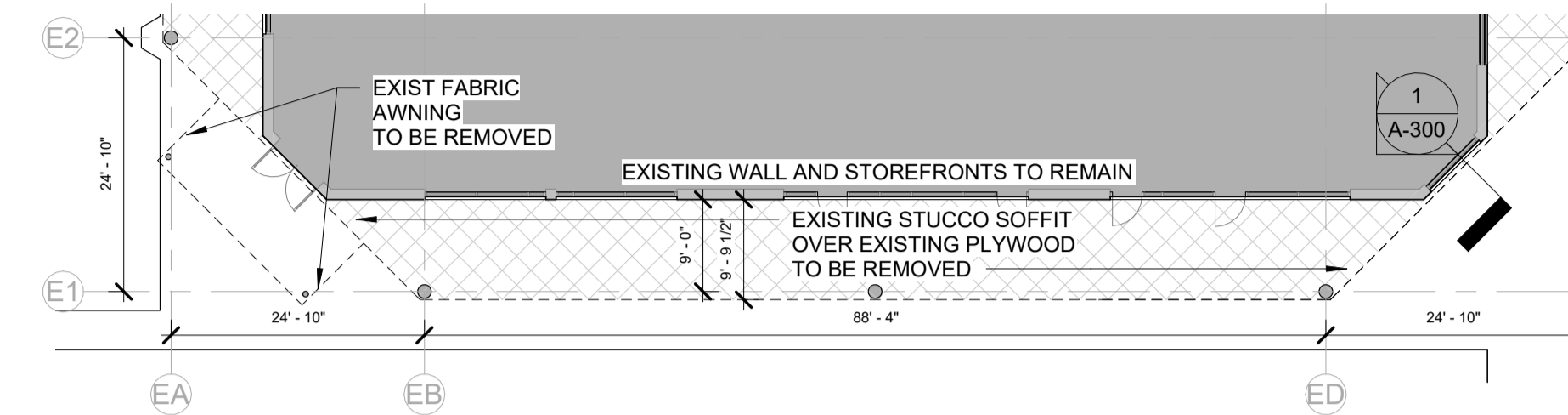
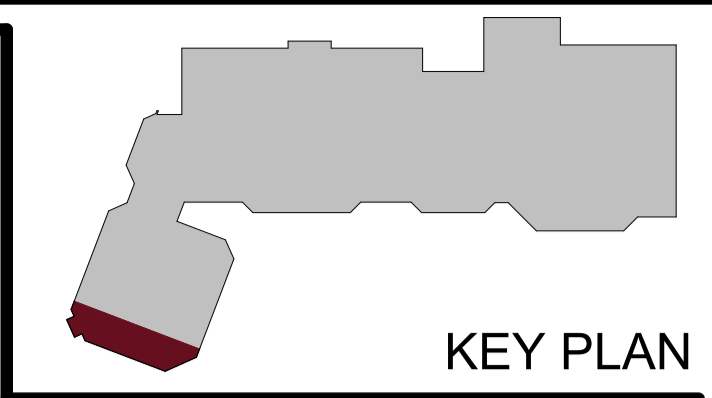


4 NEW CANOPY REFLECTED CEILING PLAN SMALL BUILDING BACK
1/16" = 1'-0"

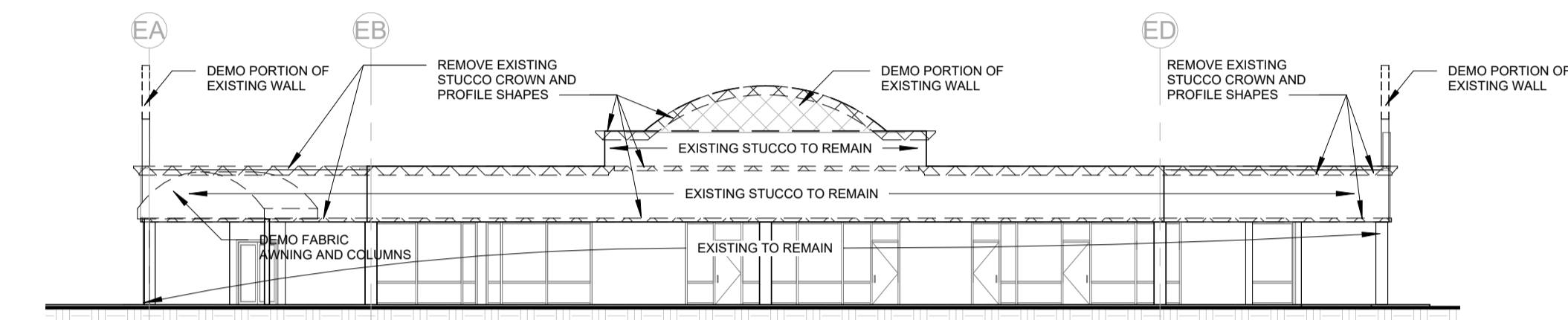


5 A-101 NEW BACK ELEVATION SMALL BUILDING
1/16" = 1'-0"

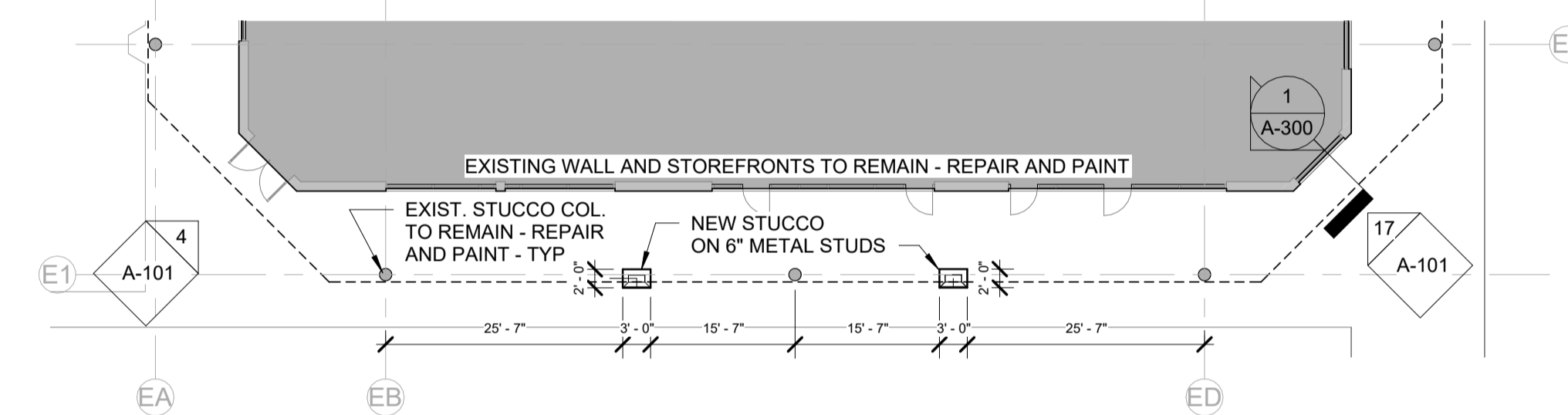
SMALL BUILDING LEFT



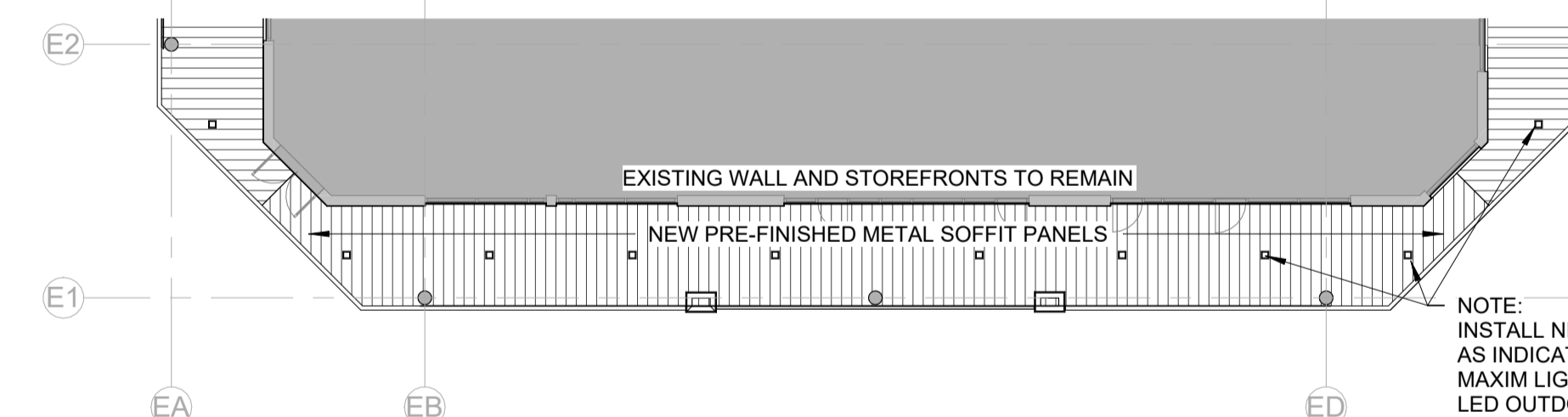
14 A-101 EXISTING FLOOR PLAN & DEMO SMALL BUILDING LEFT
1/16" = 1'-0"



15 A-101 EXISTING LEFT ELEVATION & DEMO SMALL BUILDING
1/16" = 1'-0"

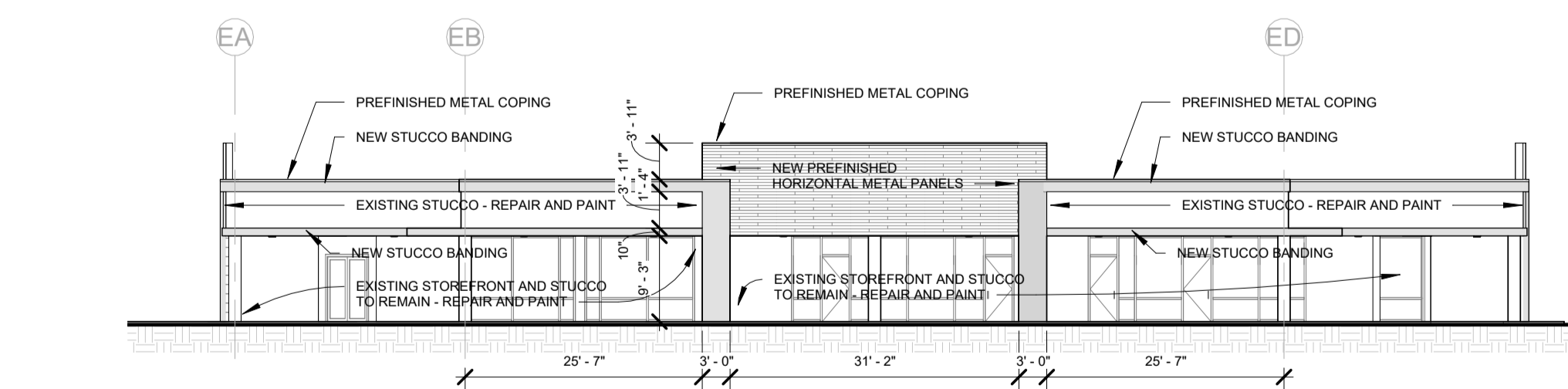


16 A-101 NEW FLOOR PLAN SMALL BUILDING LEFT
1/16" = 1'-0"

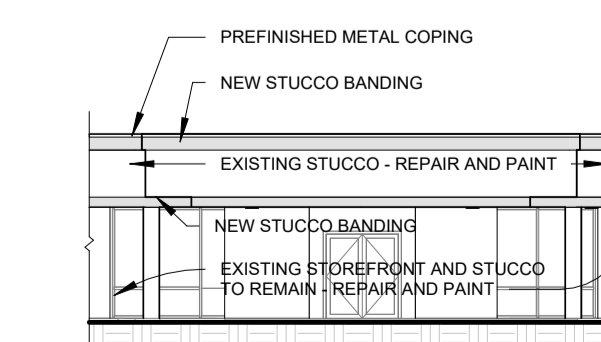


17 A-101 NEW CANOPY REFLECTED CEILING PLAN SMALL BUILDING LEFT
1/16" = 1'-0"

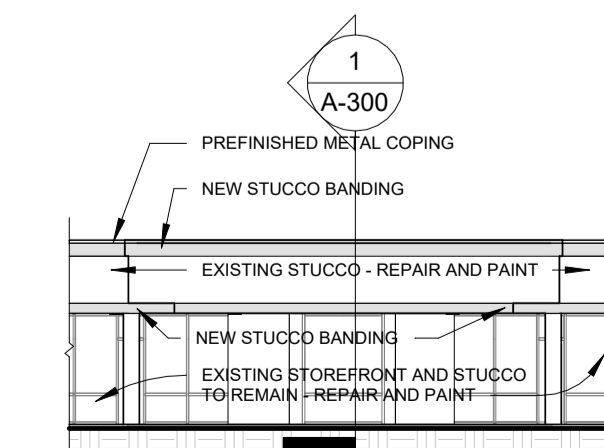
NOTE:
INSTALL NEW CANOPY LIGHT FIXTURES
AS INDICATED EQUAL TO:
MAXIM LIGHTING WAFER 9" SQUARE
LED OUTDOOR FLUSH MOUNT
3000K - WHITE - TYPICAL OF 30 LOCATIONS



13 A-101 NEW LEFT ELEVATION SMALL BUILDING
1/16" = 1'-0"



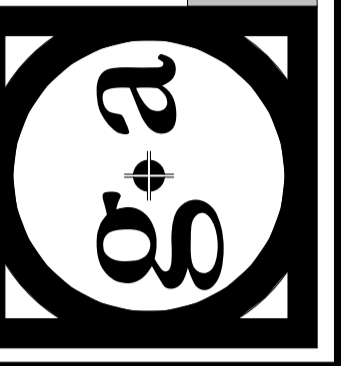
18 A-101 NEW LEFT ANGLE ELEVATION
1/16" = 1'-0"



19 A-101 NEW RIGHT ANGLE ELEVATION
1/16" = 1'-0"

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PROJECT

**WESTBANK PLAZA
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3800 MACARTHUR BLVD.

SHEET TITLE

**NEW ELEVATIONS-
SMALL BUILDING
BACK & LEFT**

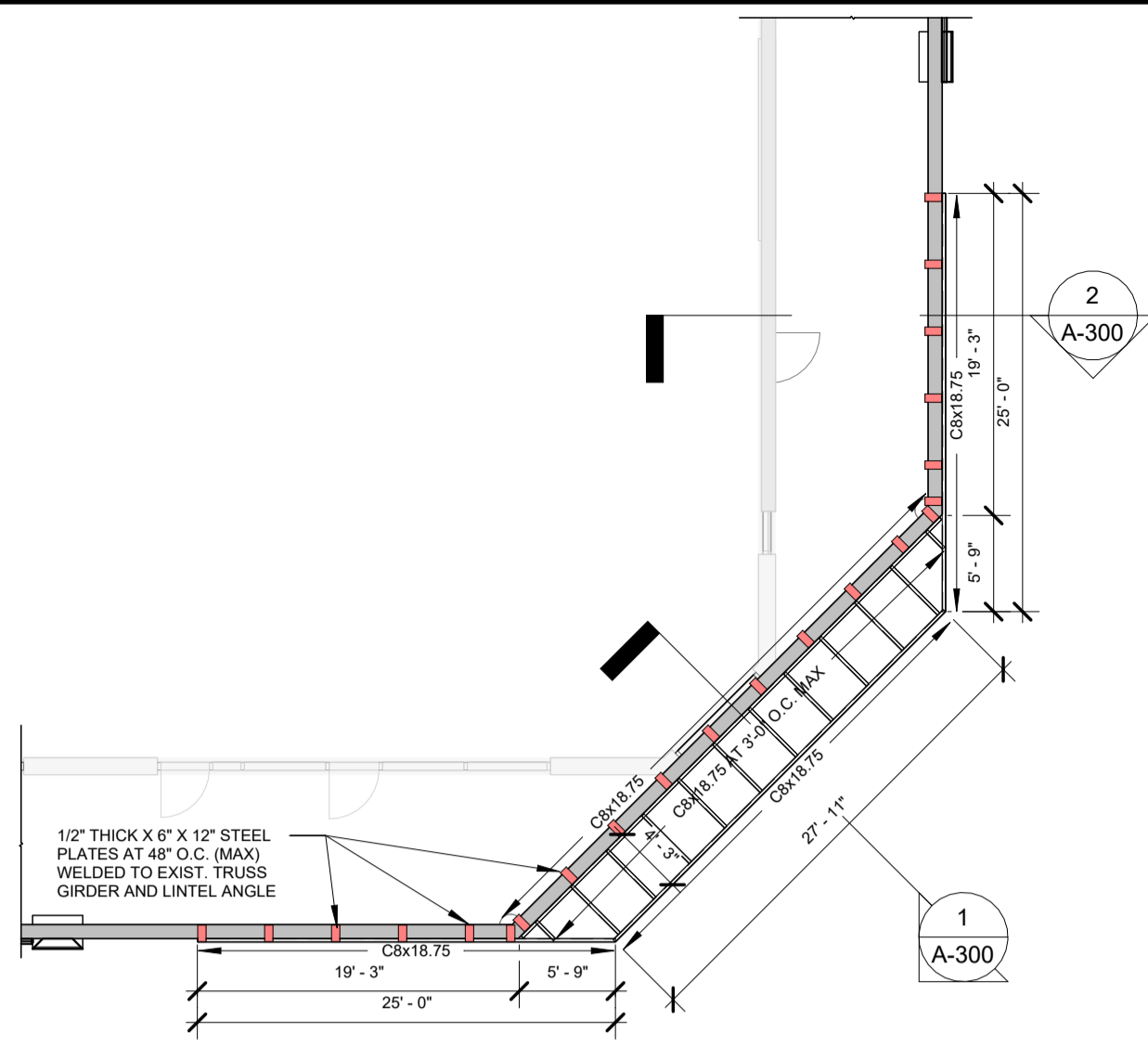
REVISIONS

DATE 05.30.2024

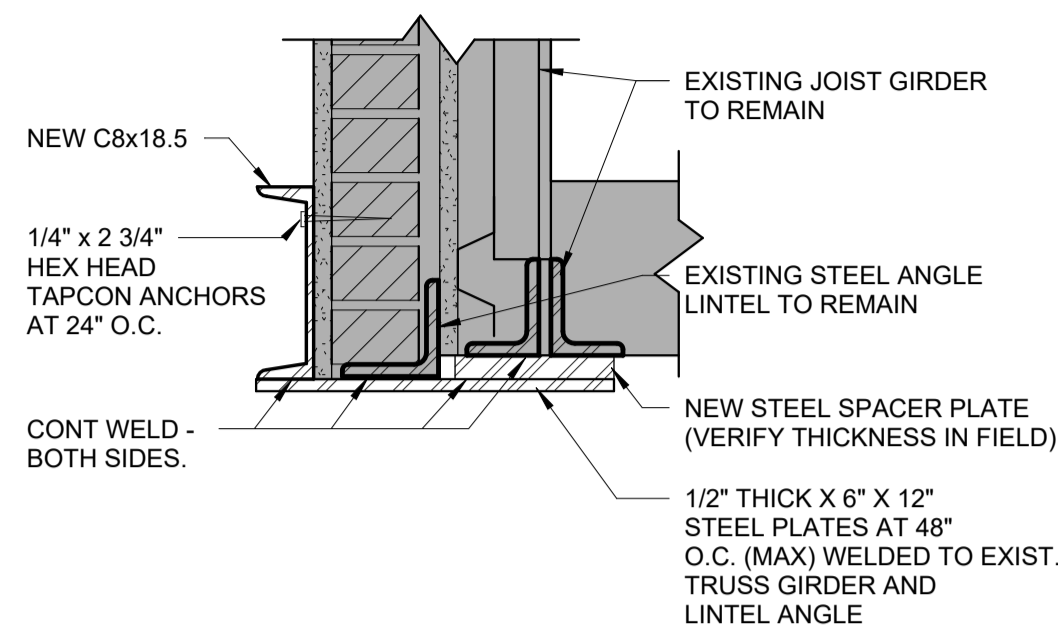
PROJECT NUMBER 24105

SHEET NUMBER

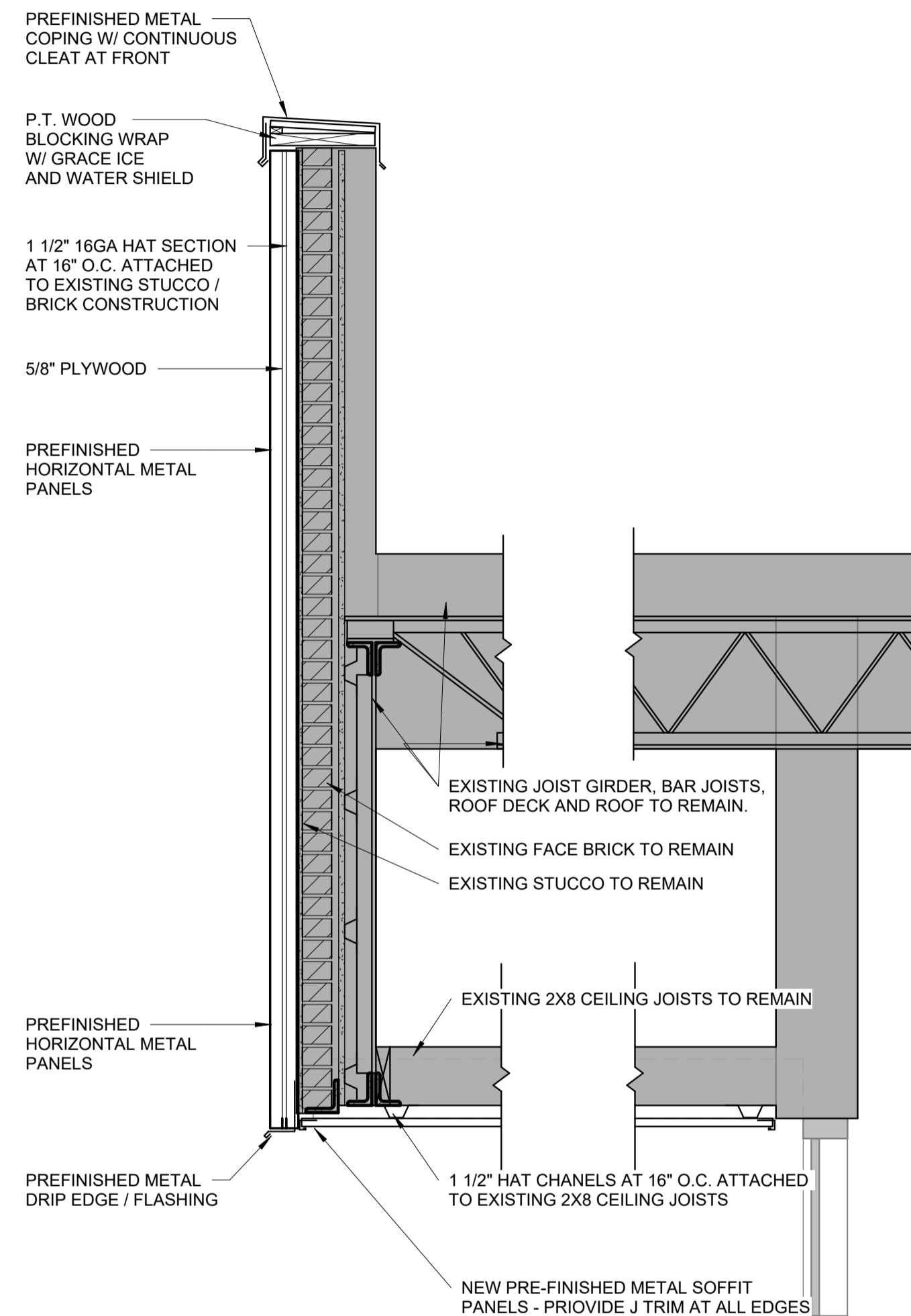
A-101



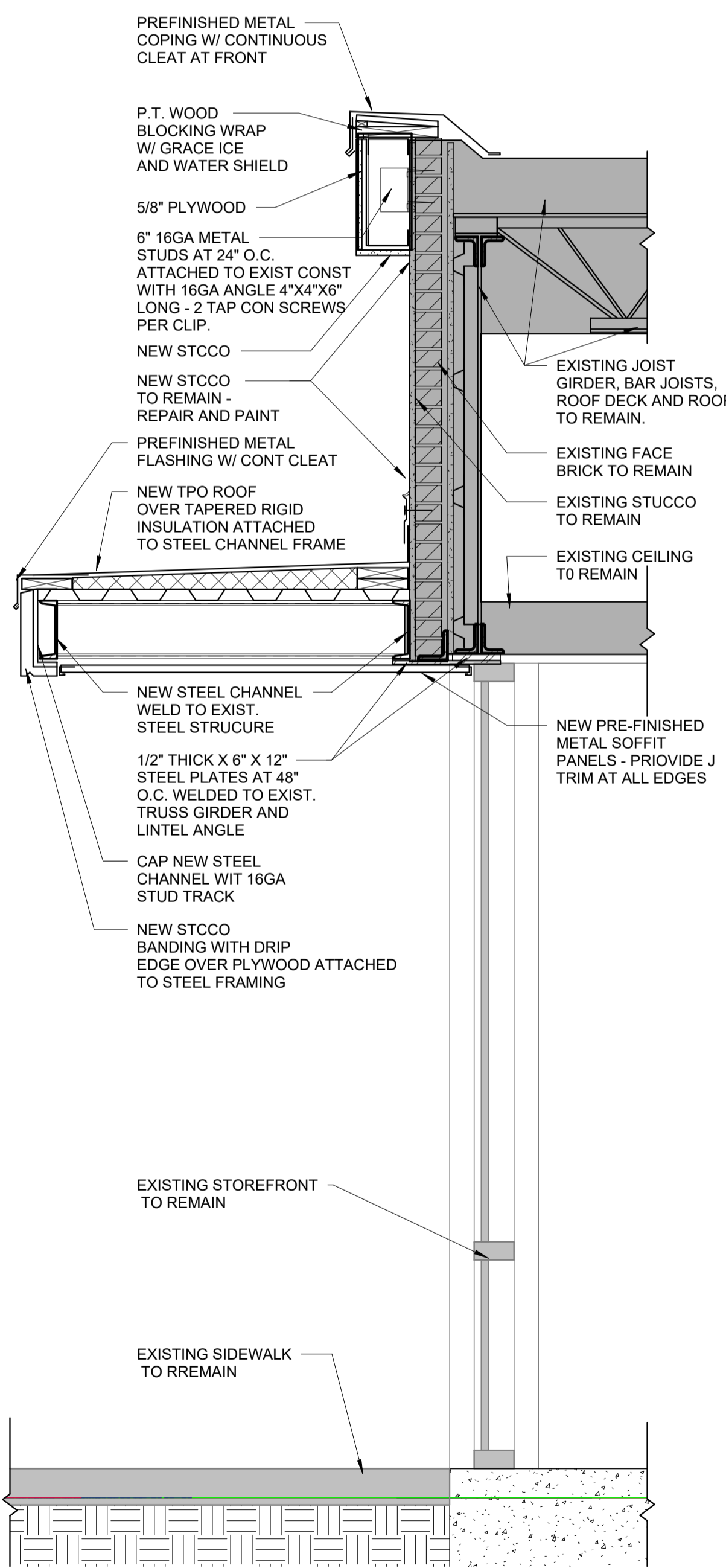
5 CANOPY FRAMING PLAN
3/32" = 1'-0"



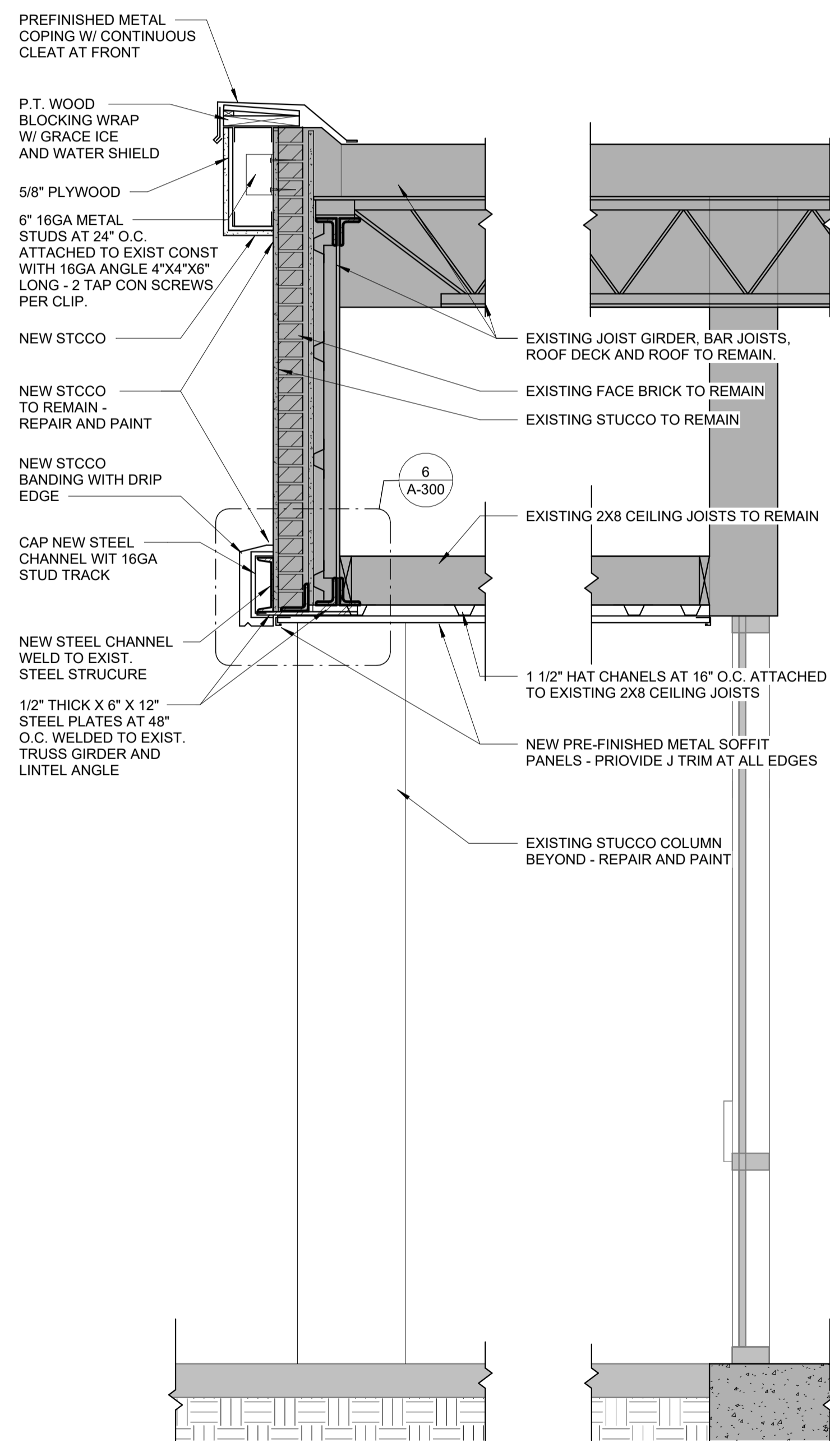
6 A-300 WALL SECTION 02 - Callout 1
1 1/2" = 1'-0"



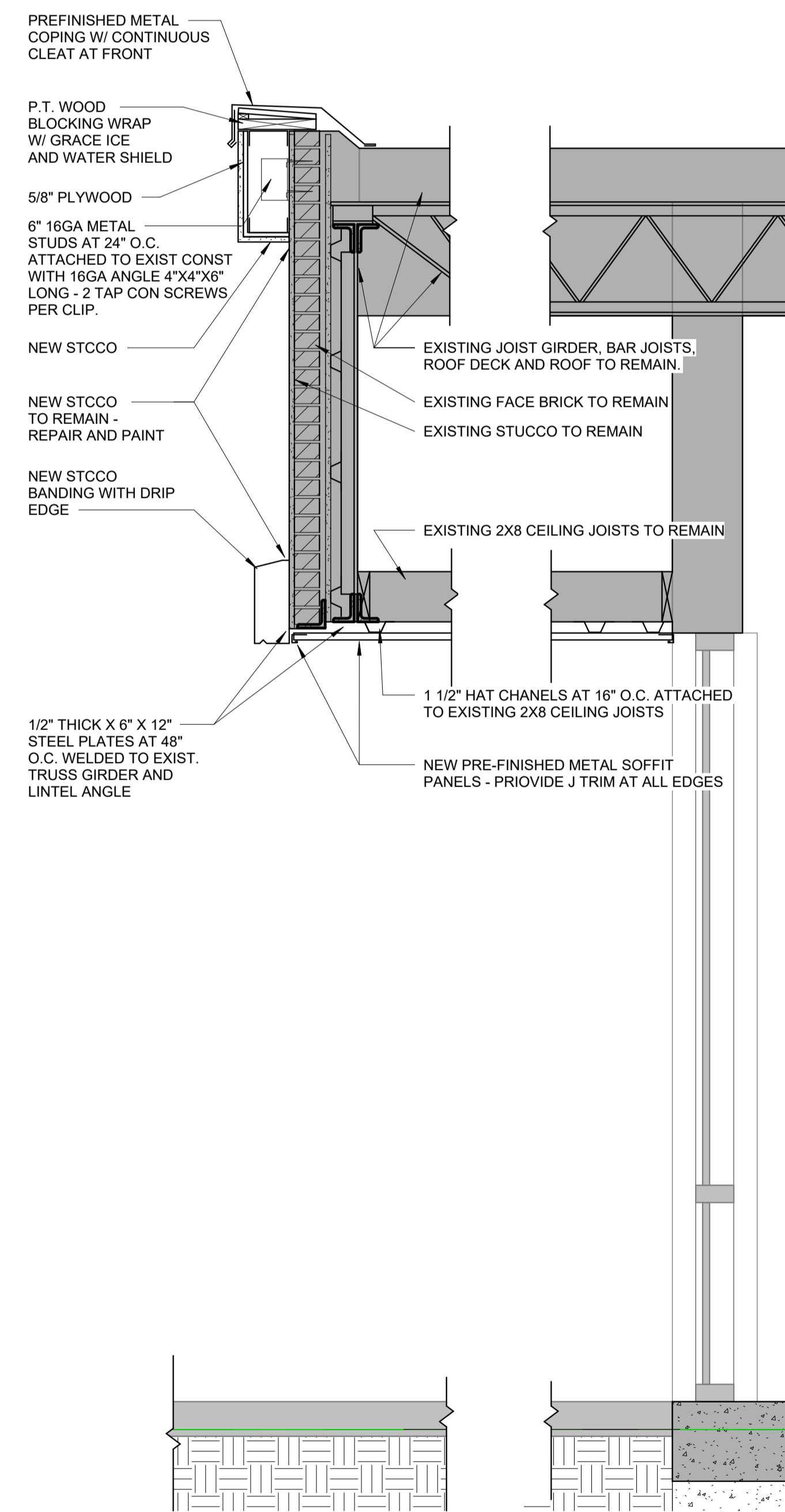
3 A-300 WALL SECTION 03
3/4" = 1'-0"



1 A-300 WALL SECTION 01
3/4" = 1'-0"



2 A-300 WALL SECTION 02
3/4" = 1'-0"



4 A-300 WALL SECTION 04
3/4" = 1'-0"

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BRADY P. GARRITY, RA
DONNA M. ACCARDO, RA



PROJECT
**WESTBANK PLAZA
EXTERIOR FACADE
RENOVATION**
3600 MACARTHUR BLVD.

SHEET TITLE
**WALL SECTIONS AND
DETAILS**

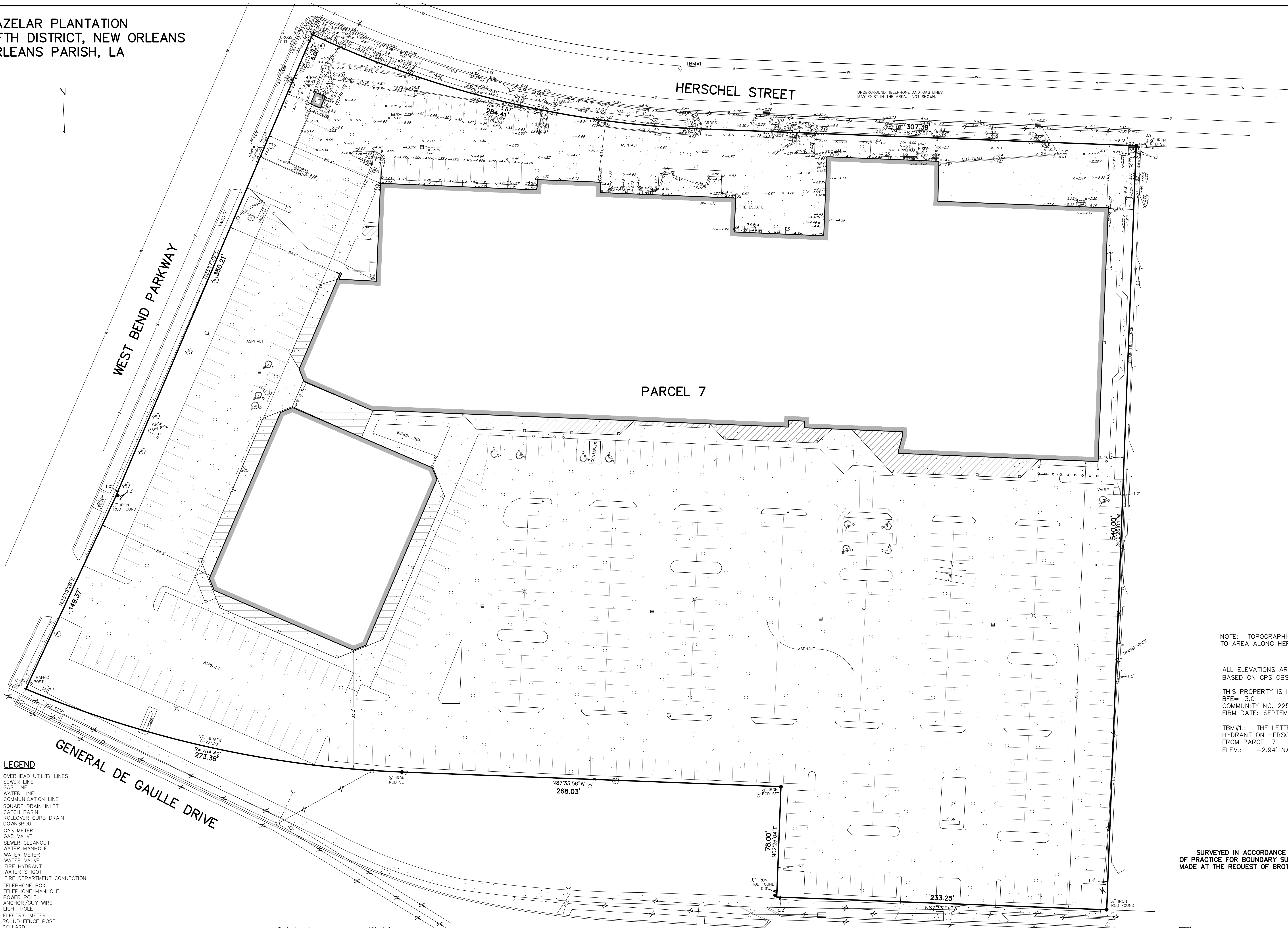
REVISIONS

DATE 05.30.2024

PROJECT NUMBER 24105

SHEET NUMBER
A-300

CAZELAR PLANTATION
FIFTH DISTRICT, NEW ORLEANS
ORLEANS PARISH, LA



PARCEL 7

HALSEY AVENUE (SIDE)

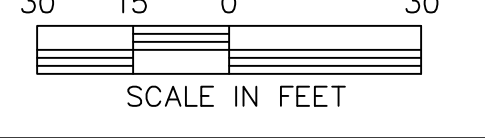
NOTE: TOPOGRAPHIC SURVEY LIMITED TO AREA ALONG HERSCHEL STREET

ALL ELEVATIONS ARE IN FEET NAVD88 BASED ON GPS OBSERVATIONS (GEOID18)

THIS PROPERTY IS IN FEMA ZONE AE, BFE=-3.0
COMMUNITY NO. 225203, PANEL NO. 0242F
FIRM DATE: SEPTEMBER 30, 2016

TBM#1: THE LETTERS "NY" ON FIRE HYDRANT ON HERSCHEL STREET ACROSS FROM PARCEL 7
ELEV.: -2.94' NAVD

- LEGEND**
- OVERHEAD UTILITY LINES
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - COMMUNICATION LINE
 - SQUARE DRAIN INLET
 - CATCH BASIN
 - ROLLOVER CURB DRAIN
 - DOWNSPOUT
 - GAS METER
 - GAS VALVE
 - SEWER CLEANOUT
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SPIGOT
 - FIRE DEPARTMENT CONNECTION
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - POWER POLE
 - ANCHOR/GUY WIRE
 - LIGHT POLE
 - ELECTRIC METER
 - ROUND FENCE POST
 - BOLLARD
 - SIGN



BEARINGS ARE BASED ON RECORD BEARINGS.

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO 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 locations of underground and other nonvisible utilities shown hereon have been determined from data either furnished by the agencies controlling such data and/or extracted from records made available to us by the agencies controlling such records. Where found, the surface features or 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.

REFERENCE:
— SURVEY BY RICHMOND W. KREBS DATED JULY 23, 2005

MAC ARTHUR BOULEVARD

FEBRUARY 28, 2023
SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY, MADE AT THE REQUEST OF BROTHERS FOOD MART.

DUFRENE SURVEYING & ENGINEERING INC.
1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-368-6390 PH.
504-368-6394 FAX
dufrene@dufrenesurveying.com



22-0735 ka.dufrene/Parcel7.dwg