

CITY OF NEW ORLEANS

DEPARTMENT OF PUBLIC WORKS

MAINTENANCE BUILDING & SITE CONSTRUCTION

828 SOUTH GENOIS STREET

NEW ORLEANS, LOUISIANA 70119

CITY OF NEW ORLEANS - DEPARTMENT OF PUBLIC WORKS PROJECT NO. DPW-133

ARCHITECT

VERGESROME ARCHITECTS  
320 N. CARROLLTON AVENUE  
NEW ORLEANS, LA 70119

CIVIL / LANDSCAPE CONSULTANT

DANA BROWN & ASSOCIATES, INC  
1836 VALENCE STREET  
NEW ORLEANS, LA 70115

STRUCTURAL CONSULTANT

MORPHY MAKOFSKY, INC.  
336 NORTH JEFFERSON DAVIS PKWY.  
NEW ORLEANS, LA 70119

MECHANICAL / ELECTRICAL CONSULTANT

PIVOTAL ENGINEERING, LLC  
1515 POYDRAS ST., SUITE 1875  
NEW ORLEANS, LA 70112

LIST OF ABBREVIATIONS

|          |                                                |          |                                     |        |                              |                                          |
|----------|------------------------------------------------|----------|-------------------------------------|--------|------------------------------|------------------------------------------|
| ABV      | ABOVE                                          | '        | FT                                  | FEET   | OFCI                         | OWNER FURNISHED,<br>CONTRACTOR INSTALLED |
| A.F.F.   | ABOVE FINISHED FLOOR                           | FIN      | FINISHED                            |        | P.T.                         | PRESSURE TREATED                         |
| ACOUS.   | ACOUSTICAL                                     | F.C.     | FIRE CABINET                        |        | P-LAM                        | PLASTIC LAMINATE                         |
| ADJ      | ADJUSTABLE                                     | F.E.C.   | FIRE EXTINGUISHER CABINET           |        | PART                         | PARTITION                                |
| AC       | AIR CONDITIONING                               | F.H.C.   | FIRE HOSE & CABINET                 |        | PLAS                         | PLASTIC                                  |
| ALT      | ALTERNATE                                      | FLR      | FLOOR(ING)                          | 4/-    | PLUS OR MINUS                |                                          |
| ALUM     | ALUMINUM                                       | F.D.     | FLOOR DRAIN                         | PLYWD  | PLYWOOD                      |                                          |
| BLK      | BLOCK                                          | FOEF     | FACE OF EXIST FINISH                | PROP   | PROPERTY                     |                                          |
| BLKG     | BLOCKING                                       | FOF      | FACE OF FINISH                      | PTD.   | PAINTED                      |                                          |
| BD       | BOARD                                          | FP       | FIRE PROOFING                       | REF    | REFERENCE                    |                                          |
| BOT      | BOTTOM                                         | FL       | FLUSH                               | REFR   | REFRIGERATOR                 |                                          |
| BRK      | BRICK                                          | GA       | GAGE, GAUGE                         | REINF  | REINFORCE(D), (ING)          |                                          |
| BLDG     | BUILDING                                       | GALV     | GALVANIZED                          | REM    | REMOVE                       |                                          |
| OFCI     | CONTRACTOR FURNISHED,<br>CONTRACTOR INSTALLED. | GL       | GLASS                               | R      | RADIUS                       |                                          |
|          |                                                | G.C.     | GENERAL CONTRACTOR                  | REQD   | REQUIRED                     |                                          |
|          |                                                | G.B.     | GRAB BAR                            | RIA    | RETURN AIR                   |                                          |
|          |                                                | GMS      | GALVANIZED METAL STUD               | RM     | ROOM                         |                                          |
| OPT      | CARPET(ED)                                     | GYP. BD. | GYPSUM BOARD                        | RT     | RESILIENT TILE               |                                          |
| QLG      | CEILING                                        | GWB      | GYPSUM WALL BOARD                   | SHT    | SHEET                        |                                          |
| CL       | CENTER LINE                                    | HDW      | HARDWARE                            | SIM    | SIMILAR                      |                                          |
| C.T.     | CERAMIC TILE                                   | HVAC     | HEATING/ VENTILATING/               | S.C.   | SOLID CORE                   |                                          |
| CLR      | CLEAR(ANCE)                                    |          | AIR CONDITIONING                    | SPEC   | SPECIFICATION(S)             |                                          |
| CLO      | CLOSET                                         | HT       | HEIGHT                              | SQ     | SQUARE                       |                                          |
| COL      | COLUMN                                         | HORIZ    | HORIZONTAL                          | S.F.   | SQUARE FEET                  |                                          |
| C.J., CJ | CONSTRUCTION JOINT                             | H.W.H.   | HOT WATER HEATER                    | STD    | STANDARD                     |                                          |
| CONC     | CONCRETE                                       | HIC      | HANDICAP                            | STL    | STEEL                        |                                          |
| C.M.U.   | CONCRETE MASONRY UNIT                          | *        | INCHES                              | STOR   | STORAGE                      |                                          |
| CONTR    | CONTRACTOR                                     | IC       | IN CONTRACT                         | STRUC  | STRUCTURAL                   |                                          |
| CONST    | CONSTRUCTION                                   | INCL     | INCLUDE(D), (ING)                   | SL     | SLOPE                        |                                          |
| CONT     | CONTINUOUS                                     | INSUL    | INSULATED(D), (ING)                 | SUSP   | SUSPENDED                    |                                          |
| C.C      | CABINET CONTRACTOR                             | INT      | INTERIOR                            | SYST   | SYSTEM                       |                                          |
| C.B.     | CATCH BASIN                                    | JAN      | JANITOR                             | TEL    | TELEPHONE                    |                                          |
| DEMO     | DEMOLISH, DEMOLITION                           | JT       | JOINT                               | T.V.   | TELEVISION                   |                                          |
| DTL      | DETAIL                                         | JTS      | JOISTS                              | TEMP   | TEMPORARY                    |                                          |
| DIAG     | DIAGONAL                                       | LBL      | LABEL                               | THK    | THICK(NESS)                  |                                          |
| DIA      | DIAMETER                                       | LAM      | LAMINATE(D)                         | TOIL   | TOILET                       |                                          |
| DR       | DOOR                                           | LAV      | LAVATORY                            | T.O.S  | TOP OF STEEL                 |                                          |
| DBL      | DOUBLE                                         | MFR      | MANUFACTURE(R)                      | TYP    | TYPICAL                      |                                          |
| DN       | DOWN                                           | MATL     | MATERIAL(S)                         | U.L.   | UNDERWRITER'S LABORATORY     |                                          |
| DWR      | DRAWER                                         | MAX      | MAXIMUM                             | V.B.   | VAPOR BARRIER                |                                          |
| D.F.     | DRINKING FOUNTAIN                              | MECH     | MECHANICAL                          | VERT   | VERTICAL                     |                                          |
| D.I.     | DRAIN INLET                                    | MTL      | METAL                               | V.F.T. | VINYL FLOOR TILE             |                                          |
| E.J.     | EXPANSION JOINT                                | M.E.     | MATCH EXISTING                      | VOJ    | VERIFY ON JOB                |                                          |
| EXP. JT. | EXPANSION JOINT                                | MIN      | MINIMUM                             | VOJA   | VERIFY ON JOB WITH ARCHITECT |                                          |
| EA       | EACH                                           | MISC     | MISCELLANEOUS                       | V.W.F. | VINYL WALL FABRIC            |                                          |
| EB       | EDGE BANDED                                    | MLD      | MOLDING, MOULDING                   | WSCT   | WAINSCOT                     |                                          |
| ELEC     | ELECTRIC(AL)                                   | M.R.     | MOISTURE RESISTANT                  | WH.    | WALL HUNG                    |                                          |
| EL, ELEV | ELEVATION                                      | MTD      | MOUNT(ED), (ING)                    | W.C.   | WATER CLOSET                 |                                          |
| ELEV     | ELEVATOR                                       | N.I.C.   | NOT IN CONTRACT                     | WT     | WEIGHT                       |                                          |
| E.C.     | EQUIPMENT CONTRACTOR                           | N.T.S.   | NOT TO SCALE                        | W      | WIDTH, WIDE                  |                                          |
| EQ       | EQUAL                                          | NO., #   | NUMBER                              | W/     | WITH                         |                                          |
| EQUIP    | EQUIPMENT                                      | OFCI     | OWNER FURNISHED,<br>OWNER INSTALLED | W/O    | WITHOUT                      |                                          |
| EXH      | EXHAUST                                        | OPG      | OPENING                             |        |                              |                                          |
| EXIST    | EXISTING                                       |          |                                     |        |                              |                                          |
| FI       | FACE OF                                        |          |                                     |        |                              |                                          |

SHEET INDEX:

|       |             |
|-------|-------------|
| A0.00 | TITLE SHEET |
| A0.01 | SURVEY      |
| A0.02 | SITE PHOTOS |

ARCHITECTURAL

|       |                          |
|-------|--------------------------|
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| A1.01 | FLOOR PLAN - MAINTENANCE |
| A2.00 | EXTERIOR ELEVATIONS      |
| A2.01 | EXTERIOR ELEVATIONS      |
| A2.02 | 3D RENDERING             |
| A2.03 | 3D RENDERING             |
| A3.00 | BUILDING SECTIONS        |
| A3.01 | BUILDING SECTIONS        |
| L3.01 | PLANTING ENLARGEMENT     |



PROJECT SITE



VICINITY MAP  
NOT TO SCALE



|              |                    |
|--------------|--------------------|
| DATE ISSUED: | 18 FEBRUARY 2016   |
| REVISED:     |                    |
| REVISED:     |                    |
| REVISED:     |                    |
| REVISED:     |                    |
| DRAWN BY:    | RMH                |
| CHECKED BY:  | SHR                |
| PHASE:       | DESIGN DEVELOPMENT |

13063

|        |             |
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| TITLE: | COVER SHEET |
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|        |       |
|--------|-------|
| SHEET: | A0.00 |
|--------|-------|

VergesRome

Architects

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MAINTENANCE BUILDING &  
SITE CONSTRUCTION

NEW ORLEANS, LA

838 SOUTH GENOIS STREET



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.  
F.I.R.M. COMMUNITY MAP NO. 225203 0160 E; DATED: 3/1/84  
FLOOD ZONE: A3; BASE FLOOD ELEVATION: 0.5' (20.93' CAIRO DATUM)

T.B.M. = MAG NAIL SET AT INTERSECTION OF GRAVER STREET AND S. GENOIS STREET.  
EL. 17.88' C.D.

REFERENCES:

1.) TOPOGRAPHIC SURVEY BY GANDOLFO KUHN, L.L.C. DATED 7/10/09.

NOTE: UTILITIES SHOWN WERE LOCATED BY LOUISIANA ONE CALL OR BY OBSERVED EVIDENCE. SOME INFORMATION SUCH AS LINE SIZES WERE TAKEN FROM PREVIOUS SURVEY (REF. #1) AS THE AS-BUILT INFORMATION FROM THE DEPARTMENT OF PUBLIC WORKS WAS NOT PROVIDED TO THIS OFFICE.

NOTE: AREAS WITH CAPS IN THE ELEVATION GRID ARE DUE TO STOCKPILES. CROSS ECTIONS OF STOCKPILES NOT PERFORMED WITH THIS SURVEY.

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS    SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

SITE

VICINITY MAP  
NOT TO SCALE

J.V. Burkes & Associates, Inc.

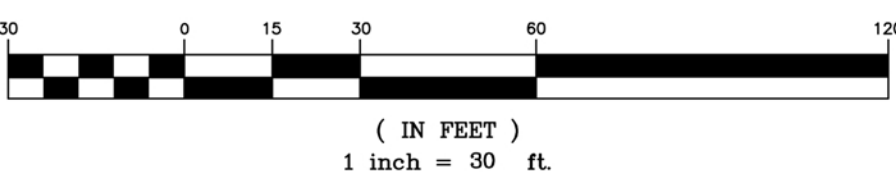
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassco@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0754  
Minneapolis Phone: 224-431-2500

| NO. | DESCRIPTION | REVISIONS | DATE | BY | CHK |
|-----|-------------|-----------|------|----|-----|
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A TOPOGRAPHIC SURVEY MAP OF  
SQUARE 701 AND A PORTION OF SQUARE 691,  
FIRST DISTRICT,  
CITY OF NEW ORLEANS,  
ORLEANS PARISH, LOUISIANA  
DECLARATION: I, J.V. BURKES, SURVEYOR, DECLARE THAT I AM A LICENSED SURVEYOR IN THE STATE OF LOUISIANA AND THAT I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CITY OF NEW ORLEANS.

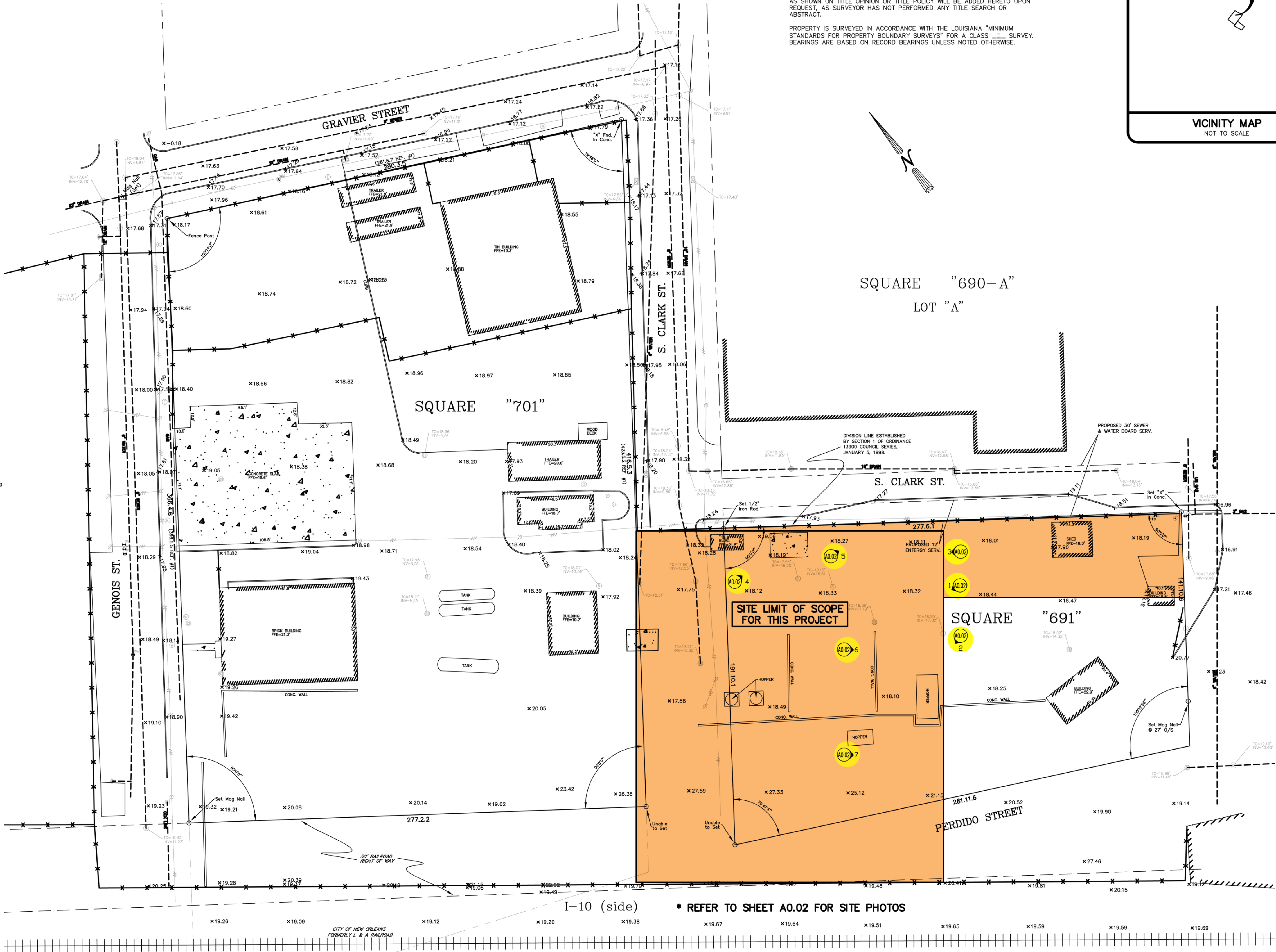
SCALE: 1" = 30'  
DATE: 2/26/14  
DRAWN BY: JDL  
DWG. NO. 20140036  
SHEET 1 OF 1

GRAPHIC SCALE



LEGEND

- SEWER MANHOLE, SEWER LINE
- WATER MANHOLE, WATER LINE
- GAS MANHOLE, GAS LINE
- TELE. MANHOLE, TELE. LINE
- DRAIN MANHOLE, DRAIN LINE
- DRAIN INLET, DRAIN LINE
- POWER POLE / OVERHEAD LINES
- ELECTRIC, TELEPHONE, CABLE TV
- ELEC. TOWER / OVERHEAD LINES
- CATCH BASIN
- LIGHT STANDARD
- TRAFFIC LIGHT
- TELE., ELEC., CATV PEDESTAL
- GAS, WATER, ELECTRIC METER
- GAS, WATER VALVE
- SEWER, DRAIN CLEANOUT
- FIRE HYDRANT
- GUY WIRE ANCHOR
- SIGN
- PYLON
- MAILBOX
- TREE
- SHRUB
- FENCE



\* REFER TO SHEET A0.02 FOR SITE PHOTOS





1 SITE PHOTO  
A0.02 NOT TO SCALE



2 SITE PHOTO  
A0.02 NOT TO SCALE



3 SITE PHOTO  
A0.02 NOT TO SCALE



4 SITE PHOTO  
A0.02 NOT TO SCALE



5 SITE PHOTO  
A0.02 NOT TO SCALE



6 SITE PHOTO  
A0.02 NOT TO SCALE



7 SITE PHOTO  
A0.02 NOT TO SCALE

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SITE CONSTRUCTION

NEW ORLEANS, LA

838 SOUTH GENOIS STREET

|              |                  |
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| DATE ISSUED: | 18 FEBRUARY 2016 |
| REVISED:     |                  |
| REVISED:     |                  |
| REVISED:     |                  |
| REVISED:     |                  |
| DRAWN BY:    | RMH              |
| CHECKED BY:  | SHR              |
| PHASE:       |                  |

DESIGN  
DEVELOPMENT

13063

TITLE:  
SITE PHOTOS  
SHEET

SHEET:  
A0.02





LEGEND:

- PROPOSED NEW BUILDING
- OVERNIGHT PARKING
- LANDSCAPED AREAS
- PARKING

- SITE AREA: 45,078 SQ.FT.  
- VEHICULAR USE AREA: 30,184 SQ.FT.  
- PEDESTRIAN PAVING: 460 SQ.FT.  
- BUILDING AREA: 7,217 SQ. FT.

NOTE:  
SITE PLAN BASED ON PROPOSED  
PROPERTY RE-SUBDIVISION BY C.N.O.



1 SITE PLAN  
A1.00 1" = 30'-0"

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MAINTENANCE BUILDING &  
SITE CONSTRUCTION  
NEW ORLEANS, LA  
838 SOUTH GENOIS STREET

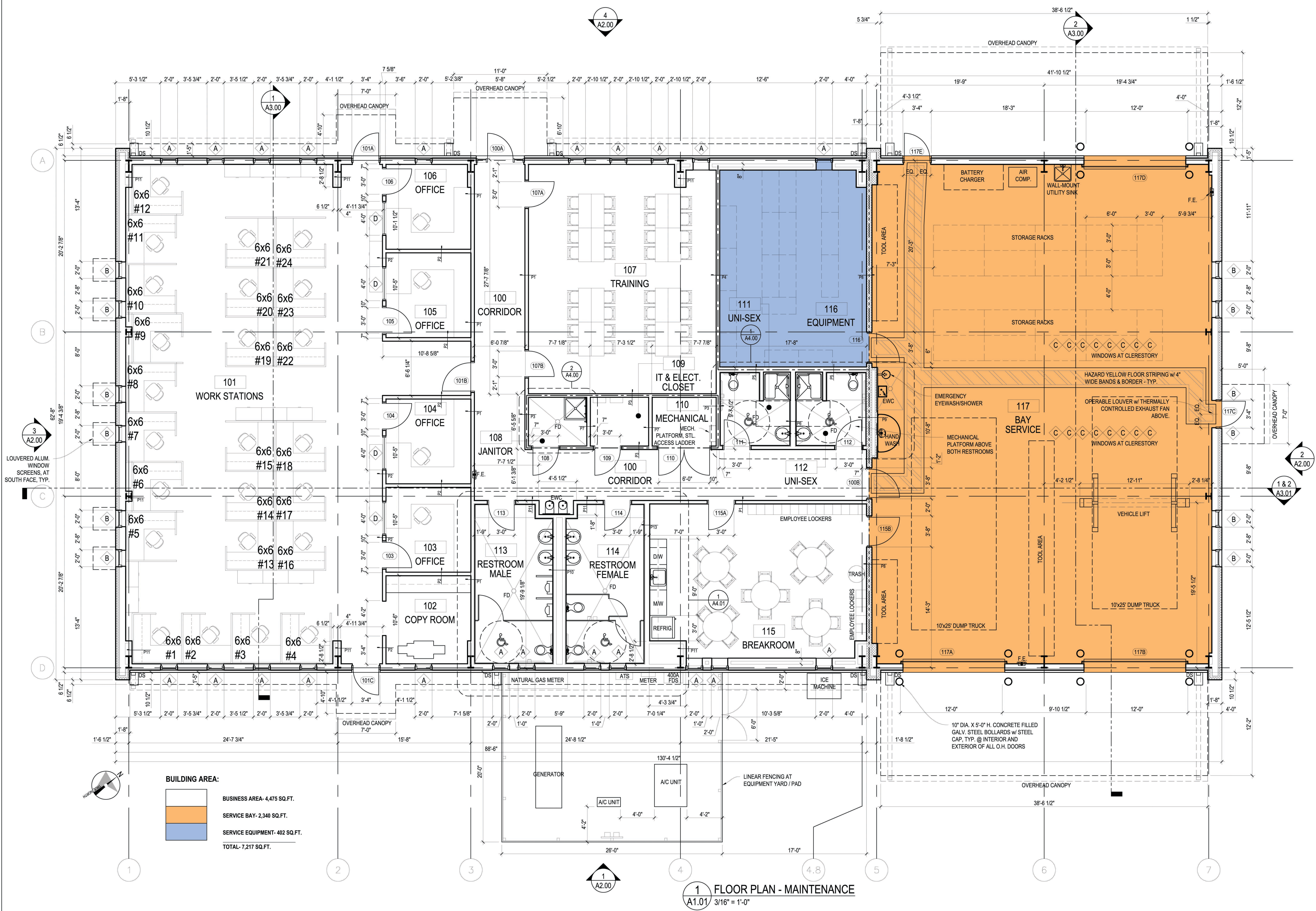
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| REVISED:     |                  |
| DRAWN BY:    | RMH, BMP         |
| CHECKED BY:  | SHR              |

PHASE:  
DESIGN  
DEVELOPMENT

13063  
TITLE:  
SITE PLAN

SHEET:  
A1.00







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CHECKED BY: SHR

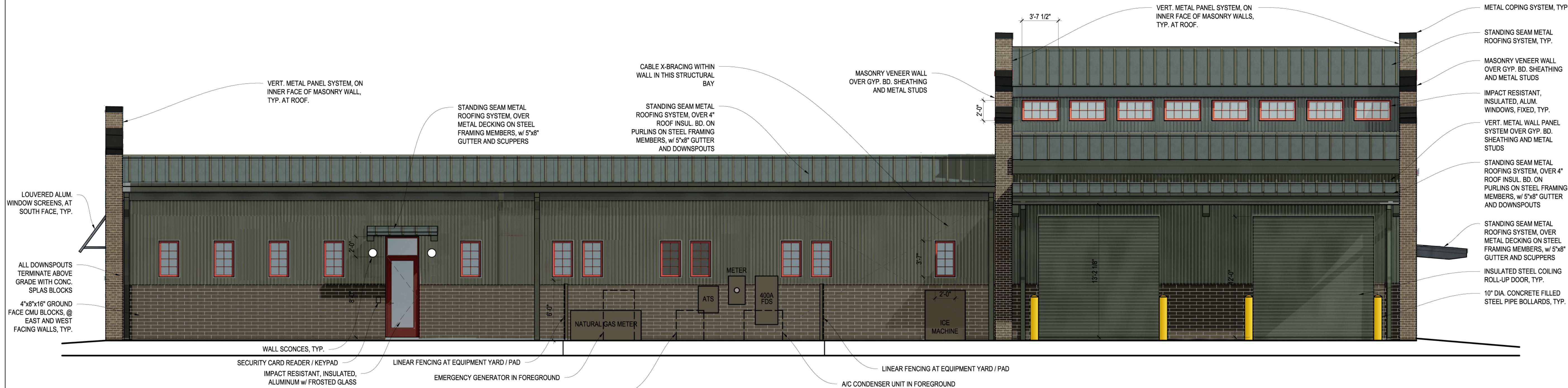
DESIGN  
DEVELOPMENT

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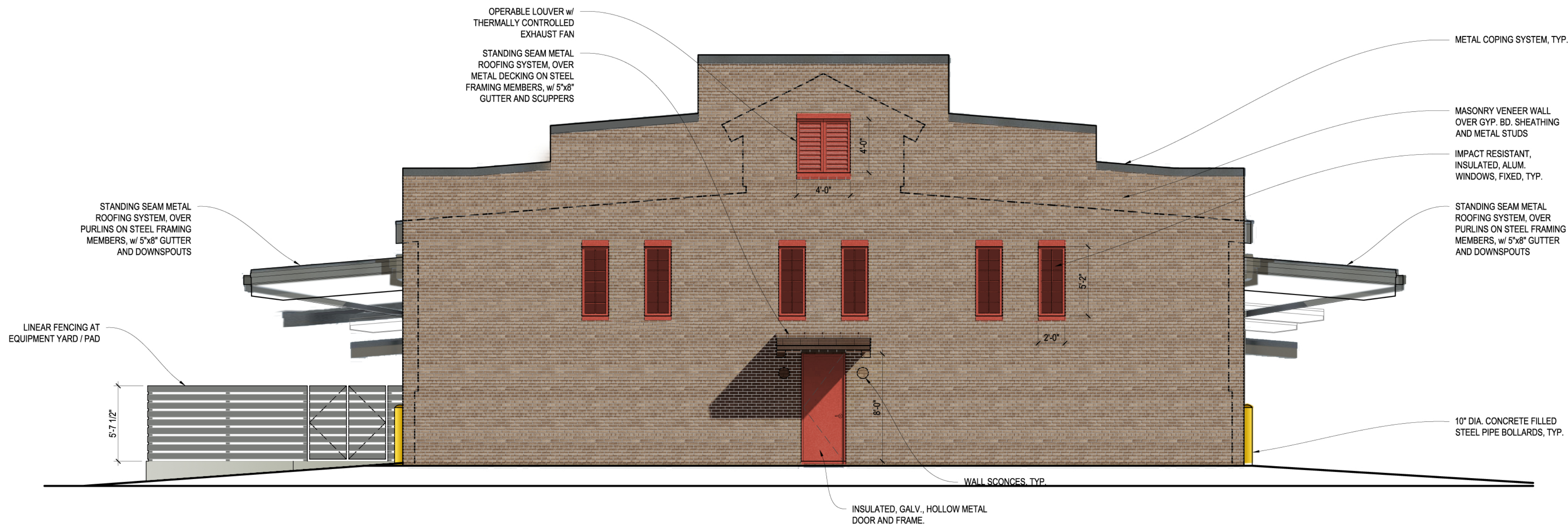
TITLE:  
EXTERIOR  
ELEVATIONS

SHEET:

A2.00



1 ELEVATION - REAR  
A2.00 3/16" = 1'-0"



2 ELEVATION - RIGHT SIDE  
A2.00 3/16" = 1'-0"



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DATE ISSUED: 18 FEBRUARY 2016  
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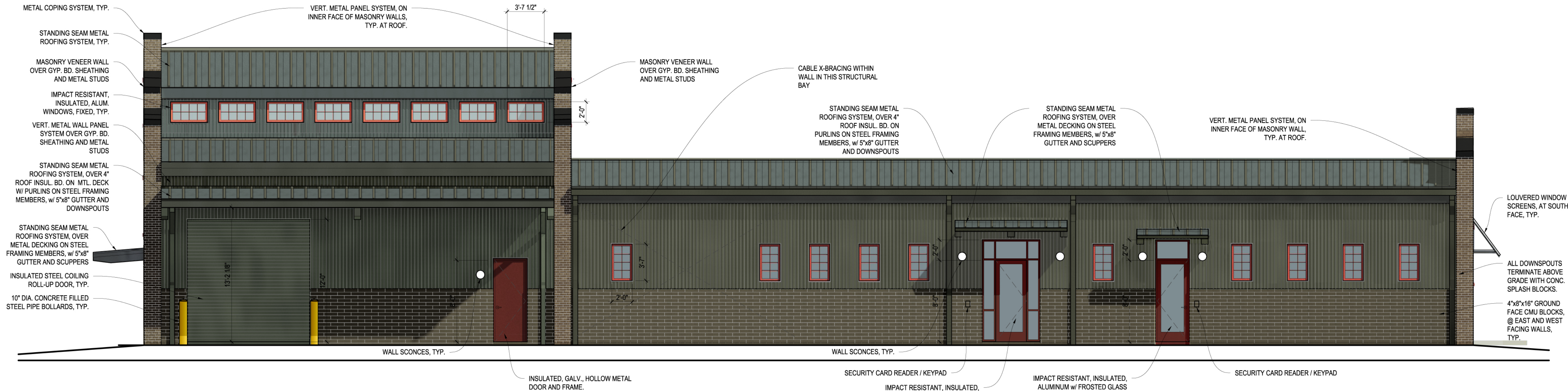
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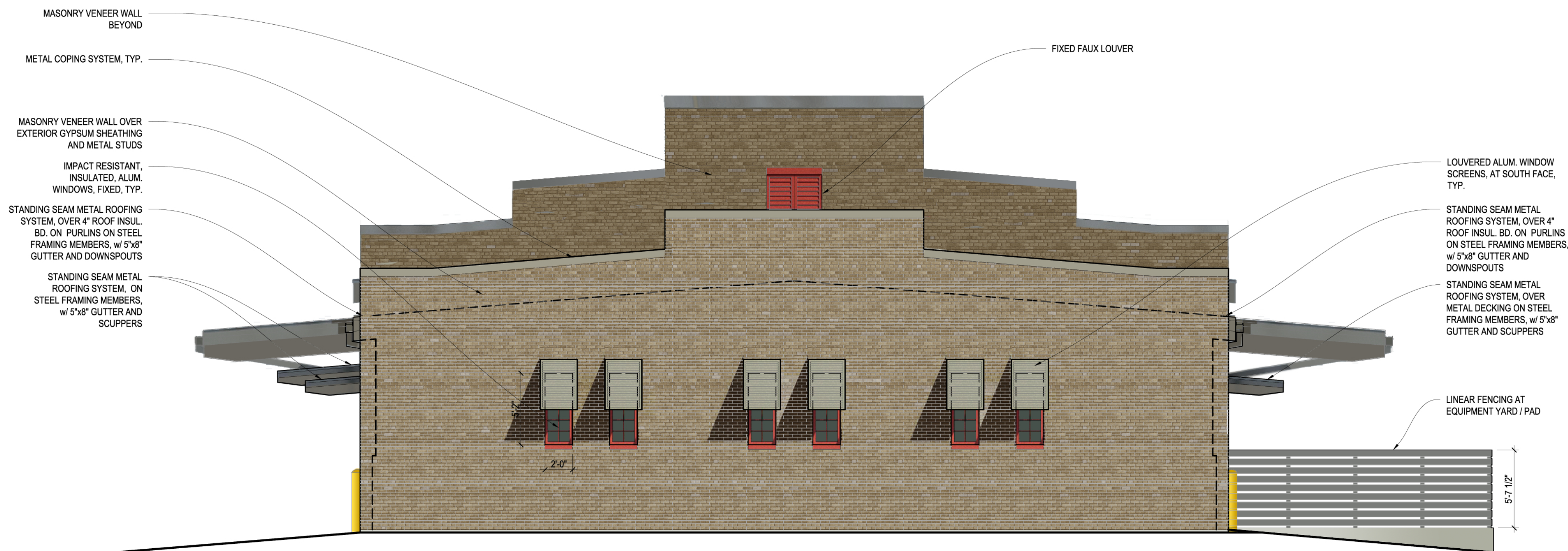
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EXTERIOR  
ELEVATIONS

SHEET:

A2.01

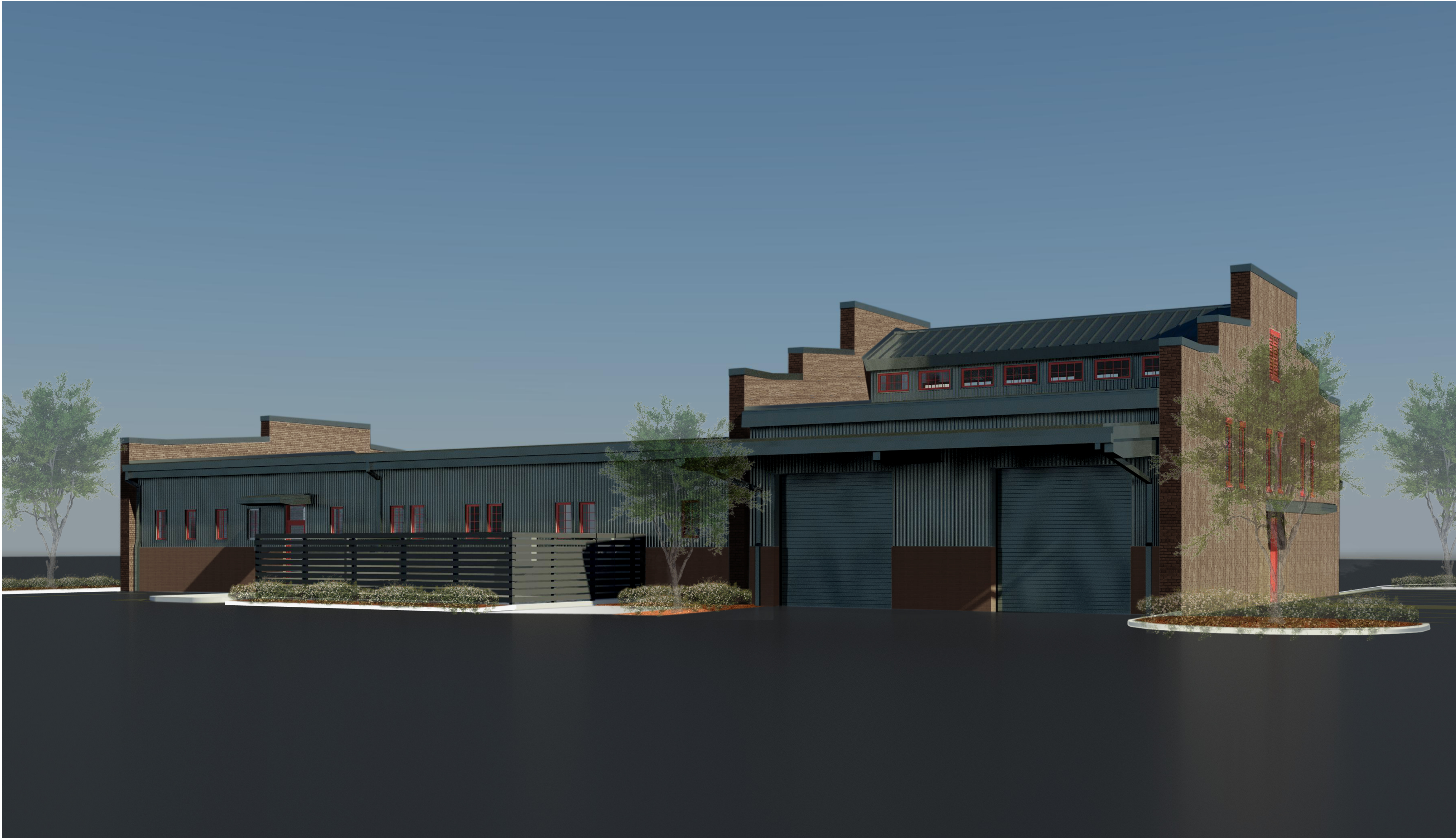


1 ELEVATION - FRONT  
A2.01 3/16\" = 1'-0"



2 ELEVATION - LEFT SIDE  
A2.01 3/16\" = 1'-0"





1 RENDERED VIEW  
A2.02 NOT TO SCALE

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PHASE: DESIGN  
DEVELOPMENT

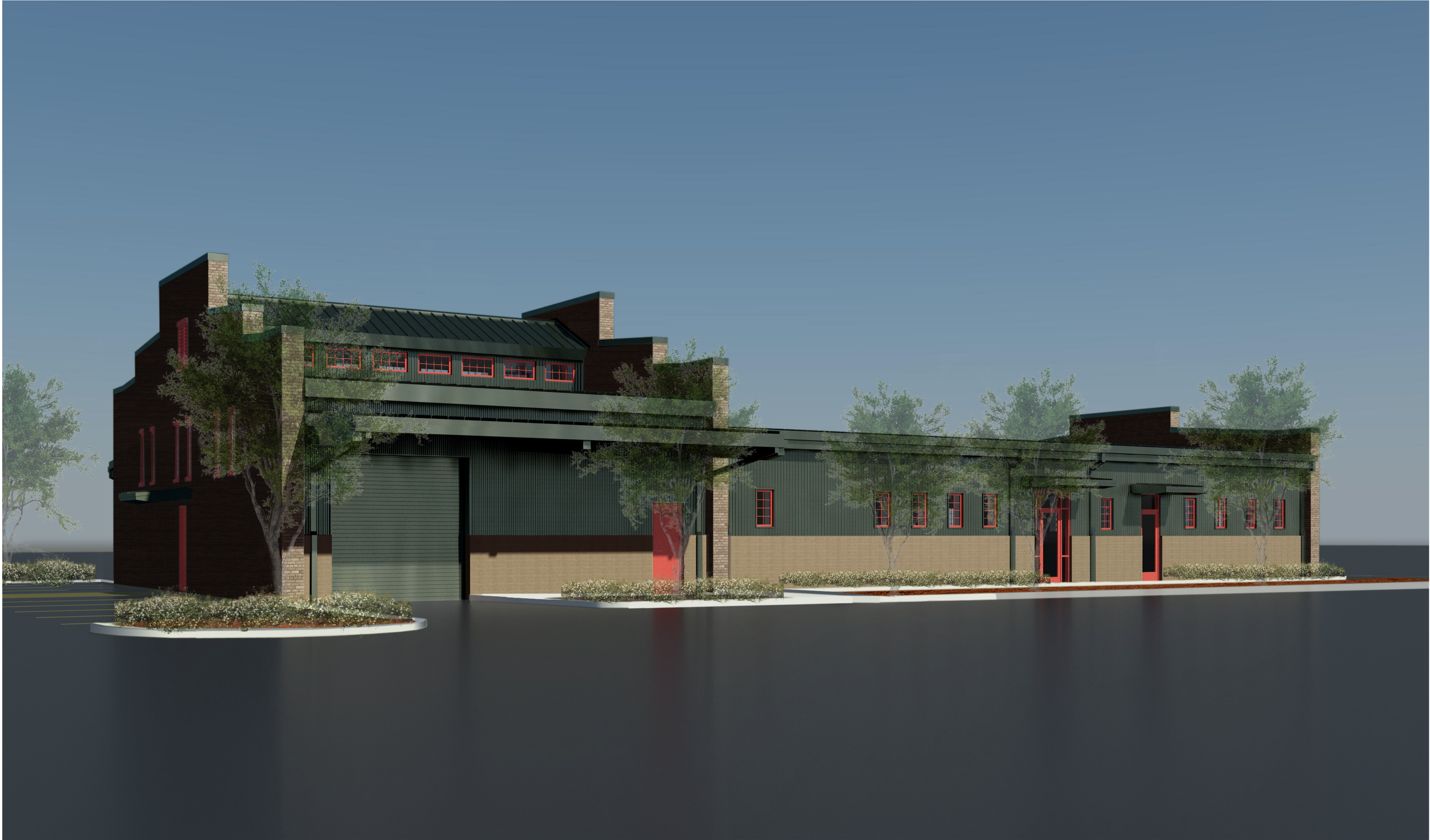
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TITLE:  
3D RENDERINGS  
SHEET

SHEET:

A2.02





1 RENDERED VIEW  
A2.03 NOT TO SCALE

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TITLE:

3D RENDERINGS  
SHEET

SHEET:

A2.03



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DESIGN  
DEVELOPMENT

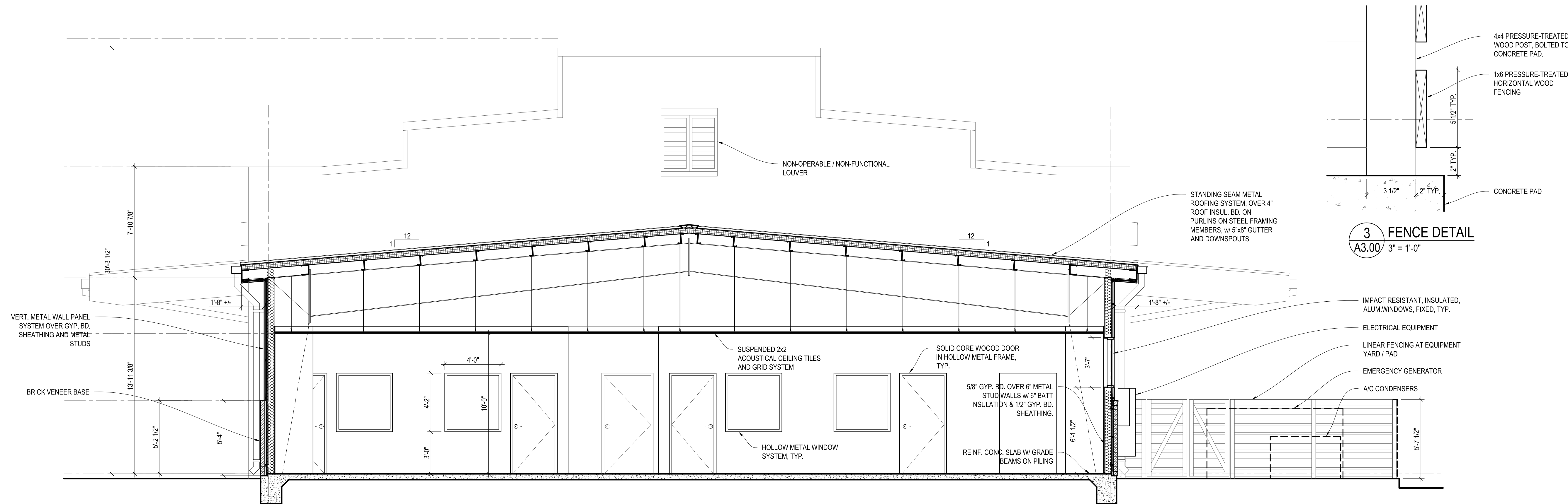
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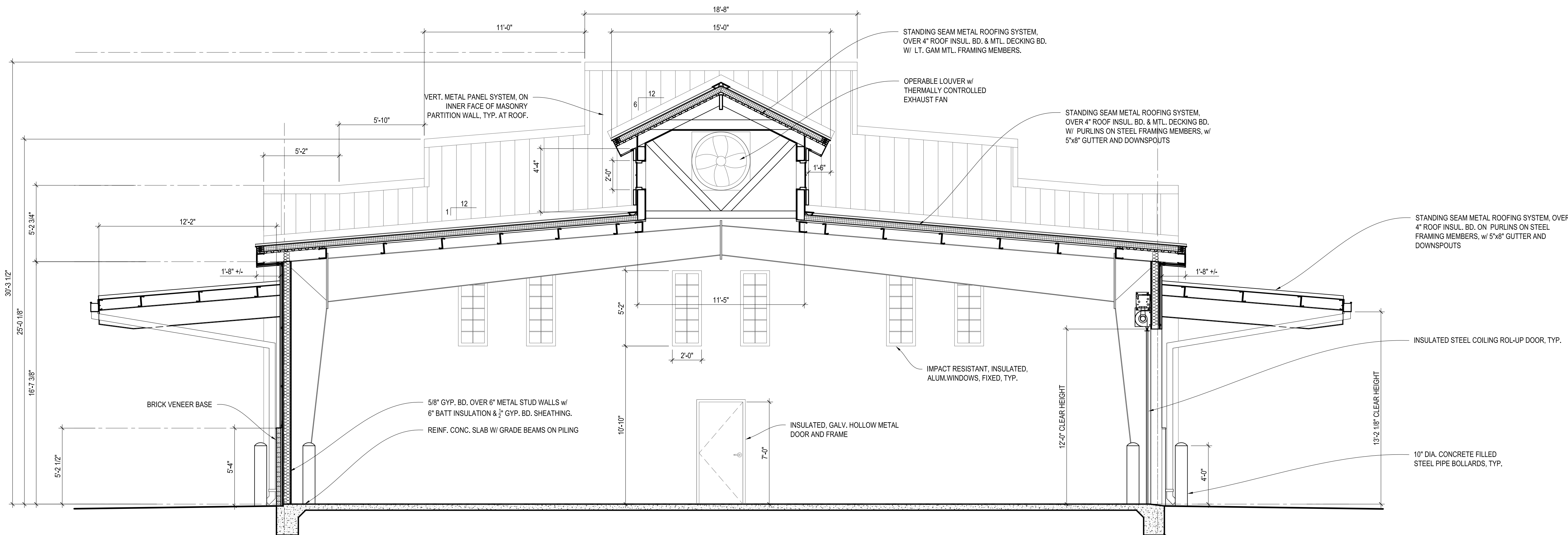
BUILDING  
SECTIONS

SHEET:

A3.00



1 SECTION - ADMINISTRATION  
A3.00 1/4" = 1'-0"



2 SECTION - SERVICE BAY  
A3.00 1/4" = 1'-0"



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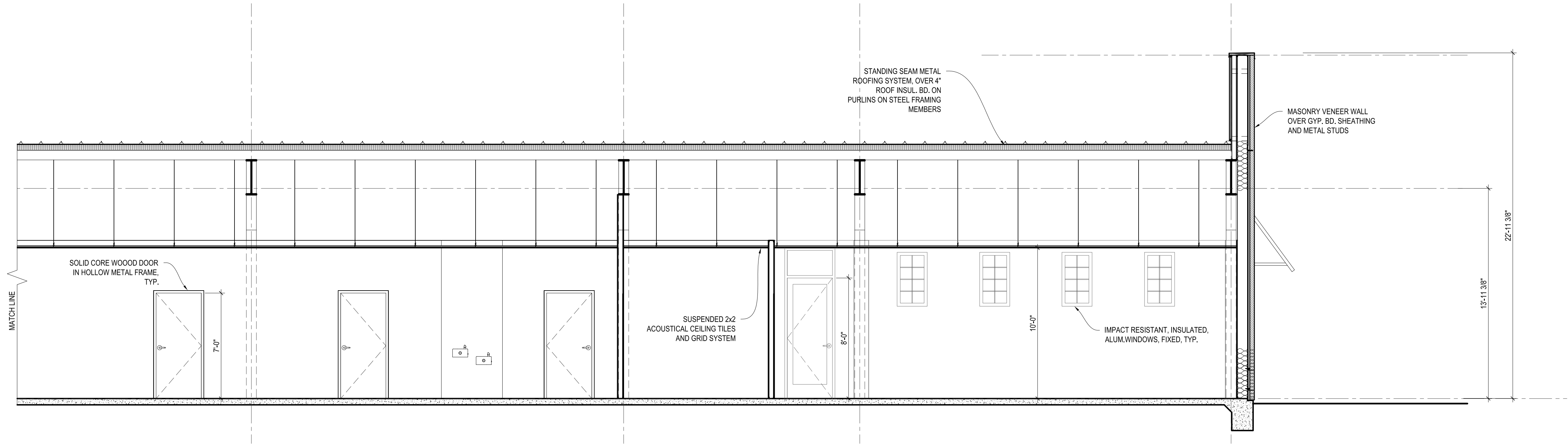
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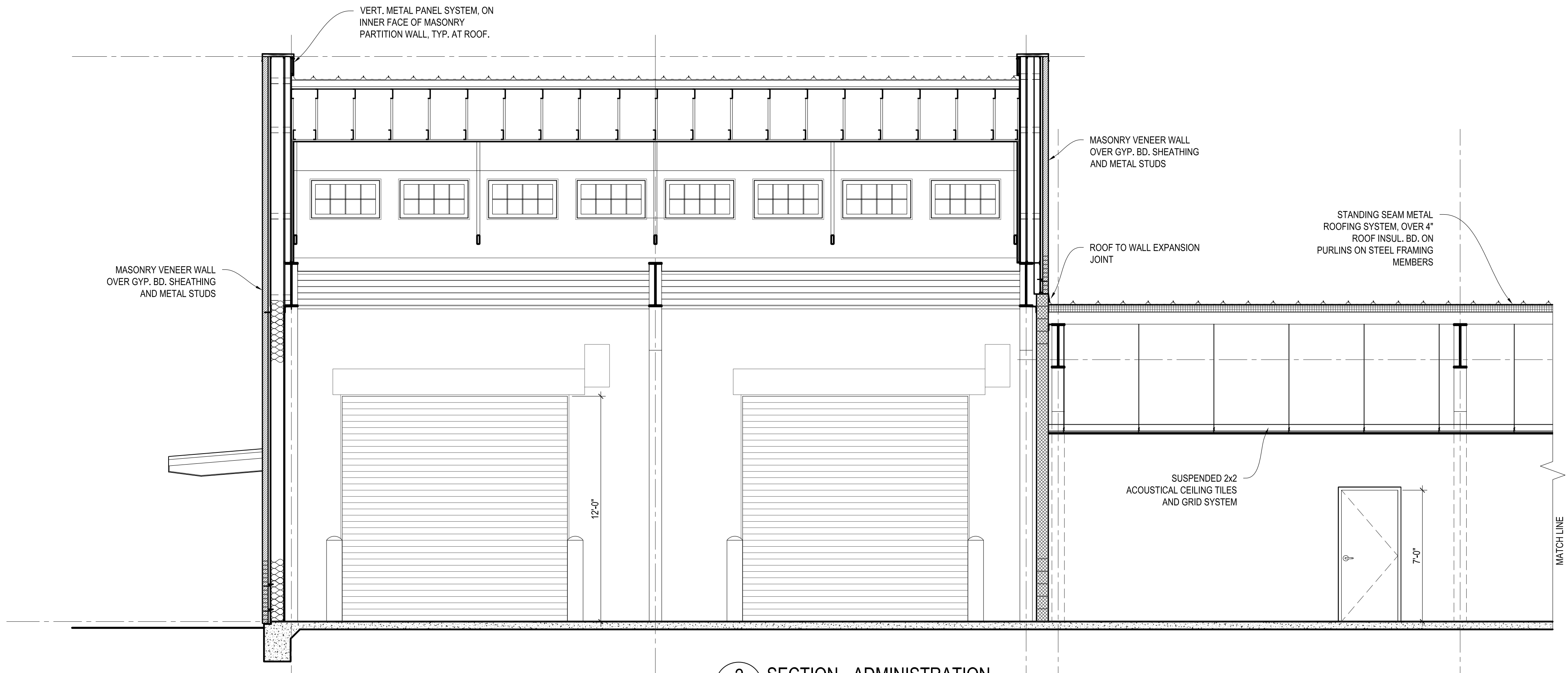
TITLE:  
BUILDING  
SECTIONS

SHEET:

A3.01



1 SECTION - SERVICE BAY  
A3.01 1/4" = 1'-0"

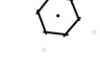


2 SECTION - ADMINISTRATION  
A3.01 1/4" = 1'-0"



PLANT SCHEDULE

| TREES                                                                             | QTY | COMMON NAME                  | BOTANICAL NAME                     | CONT  | CAL | DETAIL | REMARKS                                                                                          |
|-----------------------------------------------------------------------------------|-----|------------------------------|------------------------------------|-------|-----|--------|--------------------------------------------------------------------------------------------------|
|  | 4   | Swamp Red Maple              | Acer rubrum var. drummondii        | 2"Cal |     |        | tree shall be single stem and have a 10' min. height with a 5' min. crotch height                |
|  | 14  | Australis Sweet Bay Magnolia | Magnolia virginiana var. australis | 2"Cal |     |        | tree shall be multi-stem (3 trunks max.) and have a 10' min. height with a 5' min. crotch height |

| SHRUBS                                                                            | QTY | COMMON NAME       | BOTANICAL NAME                        | CONT   | SPACING  | DETAIL | REMARKS                                                                                                      |
|-----------------------------------------------------------------------------------|-----|-------------------|---------------------------------------|--------|----------|--------|--------------------------------------------------------------------------------------------------------------|
|  | 28  | Foster's Holly    | Ilex x attenuata "Fosteri"            | 25 gal | 60" o.c. |        | shrubs to be single stem, shrubs to have 6' min. height and a 1.5' min. caliper with a 2' max. crotch height |
|  | 119 | Pink Muhly Grass  | Muhlenbergia capillaris               | 3 gal  | 36" o.c. |        | shrubs, at installation, to meet height and width standards for designated pot size                          |
|  | 38  | White Muhly Grass | Muhlenbergia capillaris "White Cloud" | 3 gal  | 36" o.c. |        | shrubs, at installation, to meet height and width standards for designated pot size                          |
|  | 123 | Red Switch Grass  | Panicum virgatum "Rubrum"             | 3 gal  | 36" o.c. |        | shrubs, at installation, to meet height and width standards for designated pot size                          |

| GROUND COVERS                                                                     | QTY      | COMMON NAME       | BOTANICAL NAME    | CONT  | SPACING | DETAIL | REMARKS |
|-----------------------------------------------------------------------------------|----------|-------------------|-------------------|-------|---------|--------|---------|
|  | 1,449 sf | Aggregate         | Aggregate Crushed | 5 gal |         |        |         |
|  | 2,891 sf | Pine Needle Mulch | Pine Mulch        | Mulch |         |        |         |

Australis Sweet Bay Magnolia (1)

Pink Muhly Grass (18)

Australis Sweet Bay Magnolia (1)

Pink Muhly Grass (15)

Australis Sweet Bay Magnolia (5)

White Muhly Grass (18)

Pink Muhly Grass (13)

Australis Sweet Bay Magnolia (1)

Pink Muhly Grass (18)

Swamp Red Maple (4)

Red Switch Grass (123)

Australis Sweet Bay Magnolia (1)  
Pink Muhly Grass (15)

Australis Sweet Bay Magnolia (1)  
Foster's Holly (28)  
White Muhly Grass (20)

Australis Sweet Bay Magnolia (1)  
Australis Sweet Bay Magnolia (2)  
Pink Muhly Grass (14)

Pink Muhly Grass (12)

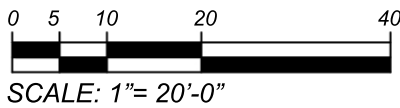
Australis Sweet Bay Magnolia (1)  
Pink Muhly Grass (14)

Australis Sweet Bay Magnolia (1)

NOTE: SITE PLAN BASED ON PROPOSED PROPERTY RE-SUBDIVISION BY C.N.O.



1 SWMP - PLANTING PLAN  
L3.00 1"= 20'-0"



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NEW ORLEANS, LA

838 SOUTH GENOIS STREET

CNO - DPW MULTI-PURPOSE COMPLEX  
MAINTENANCE BUILDING &  
SITE CONSTRUCTION

DATE ISSUED: 22 FEBRUARY 2016  
REVISED:  
REVISED:  
REVISED:  
REVISED:  
DRAWN BY: CA, GW  
CHECKED BY: SHR  
PHASE:

DESIGN  
DEVELOPMENT

13063

TITLE:  
PLANTING  
ENLARGEMENT

SHEET:

L3.01