

PLOTTED: Mar 10, 2016 1:10pm BY: Kevin

MODIFIED: Mar 10, 2016 1:10pm

Project Name: Warehouse Monument Park

FILE INFO: P:\CAD\14-78 Warehouse Memorial Park\Current\14-78_T1.00.dwg

Site Improvements for The Warehouse Monument Park Lower Garden District Site

New Orleans, LA

Schematic Design

PROGRESS PRINT - NOT FOR CONSTRUCTION

ARCHITECT

HOLLY & SMITH ARCHITECTS, APAC

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CIVIL / STRUCTURAL

HEASLIP ENGINEERING

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ADDRESS: 3500 N. Causeway Boulevard, #1100
Metairie, LA 70002

GENERAL NOTES PERTAINING TO DEMOLITION

- CONTRACTOR / SUBCONTRACTORS MUST VISIT THE SITE TO VERIFY ALL EXISTING SITE CONDITIONS, LANDSCAPING AND PAVING CONFIGURATIONS. PROTECT EXISTING WORK WHICH IS TO REMAIN IN PLACE, BE REUSED, OR REMAIN THE PROPERTY OF THE OWNER.
- PROTECT ELECTRICAL AND MECHANICAL SERVICES AND UTILITIES WITHIN THE PROPERTY BOUNDARIES.
- REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON PAVEMENTS, STREETS, OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM PAVEMENTS, STREETS, AND ADJACENT AREAS, IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO THE EXISTING CONDITIONS OF CONSTRUCTION IN NO WAY RELEASES THE GENERAL CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE CONTRACT DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS AND BENCHMARKS, MATERIALS AND METHODS ON CONSTRUCTION THAT MAY AFFECT OR BE AFFECTED BY NEW WORK, AND TO COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. DISCREPANCIES AND/OR CONFLICTS INVOLVING ANTICIPATED EXISTING CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS EXISTING ITEMS OR EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK. THE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR, AND IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF ALL NEW WORK REPRESENTED IN THIS DOCUMENT.
- THE GENERAL CONTRACTOR AND AFFECTED SUBCONTRACTORS SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A PROPOSAL. THE CONTRACTOR SHALL BECOME GENERALLY FAMILIAR WITH THE PROJECT, AND WITH THE IMPACT OF THE NEW WORK ON THE EXISTING CONDITIONS, INCLUDING THE PROPOSED PHASED EXECUTION OF THE WORK AND COORDINATION WITH THE OCCUPIED PARKING LOT. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHARGE TO THE OWNER WILL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO DO THIS.
- VERIFY ALL SUB-SURFACE CONDITIONS WITH LOCAL REGULATORY AND INSPECTION AGENCIES PRIOR TO PERFORMING ANY WORK WHICH MAY AFFECT SUB-SURFACE / BURIED UTILITIES OR STRUCTURES.

GENERAL NOTES PERTAINING TO CONSTRUCTION

- CONTRACT SHALL VERIFY ALL EXISTING SITE GRADES AND PROPOSED NEW GRADES PRIOR TO PERFORMING ANY WORK. NOTIFY ARCHITECT / CIVIL ENGINEER OF ANY POTENTIAL CONFLICTS. AT NO POINT SHALL THE SLOPE OF THE NEW CONCRETE AND PAVEMENT INSTALLATION EXCEED A SLOPE OF 1:20. IMMEDIATELY NOTIFY ARCHITECT OF CONFLICTS.
- VERIFY ALL UNDERGROUND UTILITY LOCATIONS IN THE VICINITY OF WORK TO BE PERFORMED. DO NOT PROCEED WITH THE REMOVAL OF ANY ITEMS, MATERIALS OR CONSTRUCTION SHOULD A CONFLICT EXIST OR ARISE. NOTIFY ARCHITECT / CIVIL ENGINEER OF ADDITIONAL INFORMATION THAT MAY BE REQUIRED.
- VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO SAW CUTTING EXISTING CONCRETE SURFACES AS REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION OR DRIVING PILES.
- ALL CONCRETE PAVING SHALL BE 3000 PSI AND BE PROVIDED ON COMPACTED SAND SUB-BASE.
- VERIFY MORTAR BASE AND ADHESION REQUIREMENTS WITH PAVEMENT MANUFACTURER. INSTALL PAVEMENT UNITS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- ALL MASONRY AND STONE CAPS, SHALL RECEIVE A TRANSPARENT WATER-PROOF COATING FOLLOWING THE COMPLETION OF CONSTRUCTION.

DEMOLITION KEYNOTES APPLICABLE TO THIS SHEET

- EXISTING ART TO BE REMOVED BY OTHERS.
- REMOVE EXISTING PALM BUSH IN ITS ENTIRETY.
- SAWCUT EXISTING CONCRETE FOUNDATION AND REMOVE SECTIONS AS REQUIRED FOR THE INSTALLATION OF NEW CONCRETE FOUNDATION.
- READ BLAST / SCARIFY EXISTING CONCRETE SURFACE IN ITS ENTIRETY TO RECEIVE NEW THICK SET MORTAR BASE.
- SAWCUT EXISTING SIDEWALK AND REMOVE AS REQUIRED FOR THE INSTALLATION OF NEW CONCRETE PAVEMENT.
- REMOVE EXISTING SOD, LAWN, LANDSCAPING AND FILL AS REQUIRED FOR THE INSTALLATION OF NEW PAVING AND FOUNDATIONS. RE-GRADE ALL ADJACENT SITE SURFACES TO MATCH WITH EXISTING ADJACENT GRADE ELEVATIONS. (TYP.) RE-SOD ALL AFFECTED SURFACES FOLLOWING THE COMPLETION OF CONSTRUCTION.

CONSTRUCTION KEYNOTES APPLICABLE TO THIS SHEET A1.01

- NEW STAMPED CONCRETE SIDEWALK CONNECTOR TO NEW MONUMENT FOUNDATION. THE IN NEW SIDEWALKS TO EXISTING AND NEW FOUNDATION WITH LEVEL TRANSITIONS AND PINNED TO STRUCTURE. MAX. SLOPE SHALL NOT EXCEED 1:20.
- 6" STAINED CONCRETE CURB TO PROVIDE LEVEL BORDER FOR PAVERS. (TYP.) SEE 3 AND 4 / A1.01 FOR TYPICAL DETAIL CONDITION.
- TYPICAL "FIELD" COLORED PAVEMENT IN THICK SET MORTAR BED. PROVIDE MIN. SLOPE TO DRAIN TO PERIMETER. (TYP.)
- TYPICAL "ACCENT" COLORED PAVEMENT WITH ENGRAVED TEXT SET IN THICK SET MORTAR BED. PROVIDE MIN. SLOPE TO PERIMETER. (TYP.)
- PILE-SUPPORTED CONCRETE FOUNDATION AND BASE FOR MASONRY MONUMENT. SEE A2.01 FOR ADDITIONAL INFO. SEE STRUCTURAL FOR FOUNDATION AND PILING INFORMATION. PROVIDE CONTINUOUS EXPANSION JOINT AT INTERSECTION AND DO NOT INSTALL PAVERS OVER JOINT.
- NEW CMU INTERIOR, MASONRY VENEER MONUMENTAL SIGN. SEE A2.01 FOR ADDITIONAL INFORMATION AND DIMENSIONAL CRITERIA.
- NEW SATELLITE PAVING BASES. SEE 3 / A1.01 FOR TYPICAL DETAILS.
- FOLLOWING THE COMPLETION OF CONSTRUCTION - RE-GRADE PERIMETER FOR A DISTANCE OF +/- 10'-0" AROUND EACH NEW SECTION OF PAVEMENT AND COVER WITH NEW SOD INSTALLATION.

DRAWING INDEX:

T1.00 COVER SHEET / PROJECT DESCRIPTION / VICINITY MAP / SYMBOLS / DEMOLITION PLAN

PROPERTY SURVEY

CIVIL/STRUCTURAL

C1.0 PAVING AND GRADING PLAN

C1.1 PAVING AND FOUNDATION DETAILS

ARCHITECTURAL

A1.01 ALTERED SITE PLAN, PAVING DETAILS

A2.01 MONUMENTAL SIGN DETAILS

PROJECT DESCRIPTION:

THE SCOPE OF WORK FOR THIS PROJECT IS ASSOCIATED WITH SITE IMPROVEMENTS FOR NEW CONCRETE PAVING, BRICK PAVEMENT SURFACES AND MONUMENTAL SIGN FOUNDATION AND STRUCTURE. LANDSCAPING IS LIMITED ONLY TO RE-GRADE AND SOD PLACEMENT AROUND AFFECTED AREAS.

VICINITY MAP

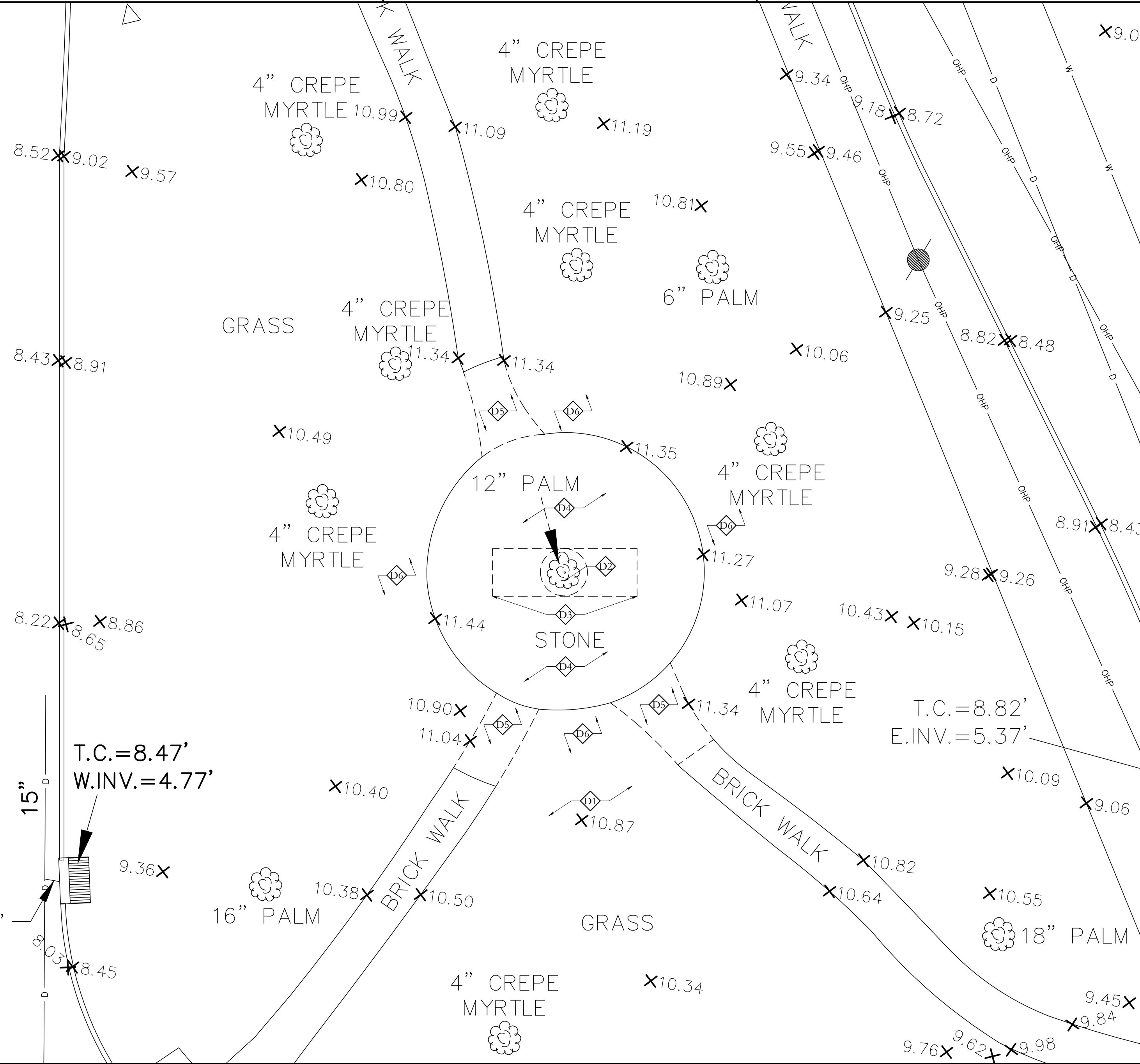
NEW ORLEANS, LOUISIANA

SYMBOLS

NOTE: ALL OF THE SYMBOLS AND ABBREVIATIONS APPEARING ON THIS SHEET MAY NOT NECESSARILY BE USED ON THIS PROJECT. FOR ADDITIONS TO AND/OR DEVIATIONS FROM THESE STANDARDS, REFER TO THE APPLICABLE DISCIPLINES WORK THROUGHOUT THE SET OF DRAWINGS.

DRAWING NUMBER SHEET NUMBER	SECTION	FINISH TYPE	SIGNAGE LOCATION AND DETAIL NUMBER
DRAWING NUMBER SHEET NUMBER	OPENING DETAIL SECTION	LEVEL LINE, CONTROL POINT, OR DATUM	C1.0 COLUMN NUMBER
DRAWING NUMBER SHEET NUMBER	ELEVATION	SEMI-RECESSED FIRE EXTINGUISHER CABINET AND EXTINGUISHER	NEW ELEVATION
DRAWING NUMBER SHEET NUMBER	INTERIOR ELEVATION	WINDOW DESIGNATION	EXISTING ELEVATION
DRAWING NUMBER SHEET NUMBER	DETAIL	LOUVER DESIGNATION	
		DOOR DESIGNATION	
		KEY NOTE	
		ROOM NAME, ROOM NUMBER	
			NEW COLUMN REFERENCE GRID

DRAWING NAME: 19
SCALE: 1/8" = 1'-0"



1 SITE PLAN - DEMOLITION

SCALE: 1/8" = 1'-0"

0 8' 16'

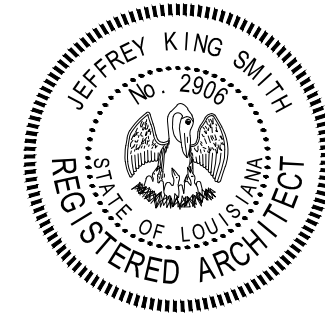
PROJECT NORTH

GENERAL NOTES

- SEE ATTACHED SURVEY FOR ADDITIONAL INFORMATION
- SEE A1.01 FOR ALTERED SITE LAYOUT

HOLLY & SMITH ARCHITECTS, APAC
2302 MAGAZINE STREET
NEW ORLEANS, LOUISIANA 70130
TEL 504.585.1315 / FAX 504.585.1316

Site Improvements for
The Warehouse Monument Park
Lower Garden District Site
New Orleans, LA



PROJECT NO	DATE	DRAWN BY	CHECKED BY
P14-78	10.01.15	GMC	KMO
REVISIONS	CITY OF N.O. - ARC REVIEW		

SCHEMATIC DESIGN

T1.00

NOT FOR CONSTRUCTION

H/S

	BUILDING
	EXISTING RIGHT OF WAY
	SERVITUDE
	CATCH BASIN
	CULVERT
	DROP INLET, DRAIN LINE
	DROP INLET, DRAIN LINE
	COMMUNICATIONS MANHOLE, LINE
	DRAIN MANHOLE, DRAIN LINE
	ELECTRICAL MANHOLE, ELEC. LINE
	GAS MANHOLE, GAS LINE
	SEWER MANHOLE, SEWER LINE
	TELEPHONE MANHOLE, TELE LINE
	TRAFFIC MANHOLE, TRAFFIC LINE
	WATER MANHOLE, WATER LINE
	UTILITY POLE / OVERHEAD LINES
	ELECTRIC, TELEPHONE, CABLE TV
	FIBER OPTIC RISER / LINE
	FENCE
	TELCO RISER / PEDESTAL
	UTILITY CLEANOUT
	UTILITY METER
	UTILITY PEDESTAL
	UTILITY VALVE
	UTILITY VALVE VAULT
	FIRE HYDRANT
	LIGHT STANDARD
	TRAFFIC SIGNAL POLE
	TRAFFIC LIGHT POWER VAULT
	CANOPY SUPPORT
	BOLLARD
	SIGN
	TREE
	RESIDENTIAL MAILBOX
	PP DEADMAN

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 OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE UTILITIES ARE SHOWN BY SURFACE 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.

ALL DRAIN LINES ARE RECIPROCATED CONCRETE PIPES (RCP) AND
SEWER LINES ARE TERRA COTTA (TC), UNLESS OTHERWISE NOTED

ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) UTILIZING GEOID 12A. THEY ARE DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE LOUISIANA STATE UNIVERSITY CONTINUOUSLY OPERATING REFERENCE STATIONS NETWORK IN ACCORDANCE WITH LOUISIANA R.S. 50:173.1 COVERING VERTICAL CONTROL STANDARDS.

T.B.M. "A" IS A 60D NAIL SET IN THE WEST FACE OF A POWER POLE; LOCATED AT THE SOUTH INTERSECTION OF EUTERPE STREET AND NORTHBOUND TCHOUPITOULAS STREET, APPROXIMATELY $\pm 24'$ WEST OF THE CENTERLINE OF NORTHBOUND TCHOUPITOULAS STREET. AS SHOWN HEREON.
ELEVATION = 10.33' GEOD 12A

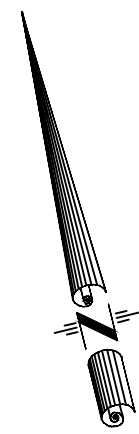
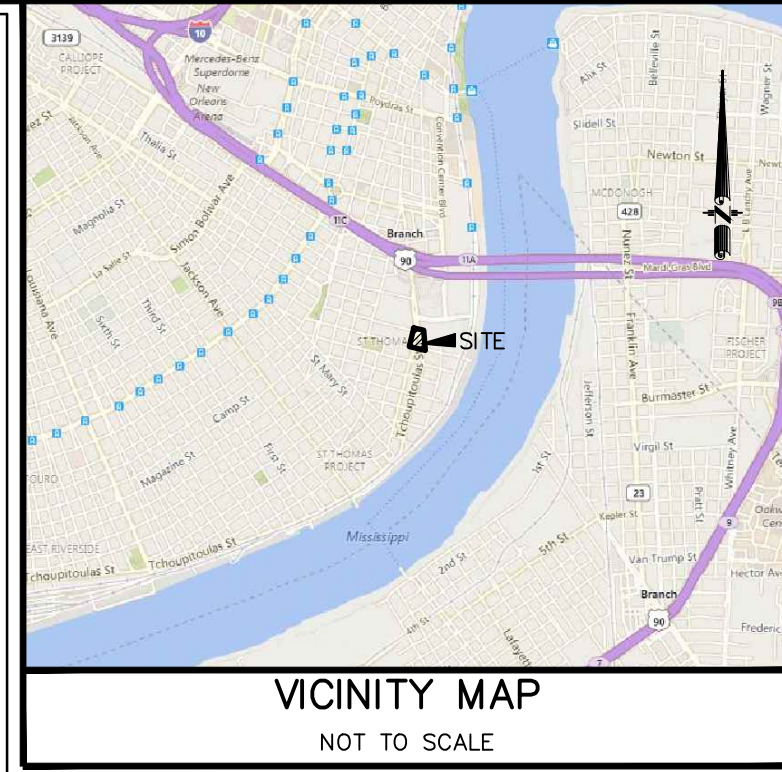
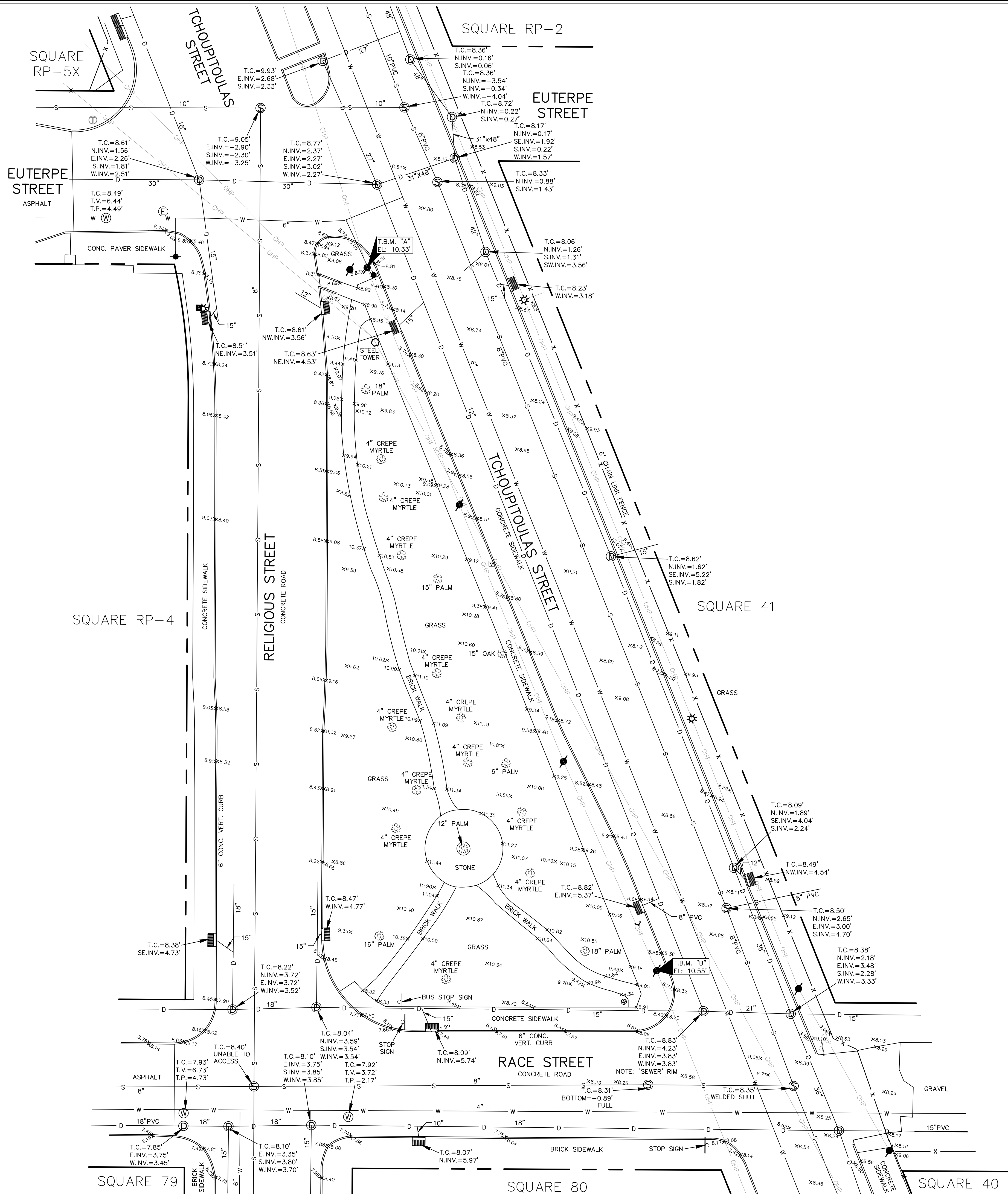
T.B.M. "B" IS A 60D NAIL SET IN THE WEST FACE OF A POWER POLE; LOCATED WEST OF NORTHBOUND TCHOUPITOULAS IN THE MEDIAN, APPROXIMATELY $\pm 24'$ WEST OF THE CENTERLINE OF NORTHBOUND TCHOUPITOULAS STREET AND $\pm 40'$ NORTH OF THE CENTERLINE OF RACE STREET. AS SHOWN HEREON.
ELEVATION= 10.55' GEOD 12A

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

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION
FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS
NOT IN A SPECIAL FLOOD HAZARD AREA.

FIRM ZONE: B
COMMUNITY PANEL NO. 2252030160E
MAP DATED/REVISED: 3/01/1984

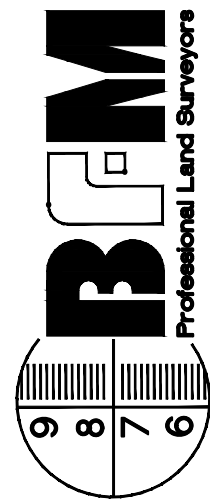
(IN FEET)
1 inch = 20 ft.



GRID NORTH
NORTH REFERENCED TO LOUISIANA
STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83.



REGISTERED PROFESSIONAL LAND SURVEYOR
RALPH P. FONTCUBERTA, JR.
REGISTRATION NO. 1320



534 WILLIAMS BOULEVARD
E-mail: btrncorp@btrmcorporation.com
(504) 468-8800
Fax No. (504) 467-0065
CITY OF KENNER
JEFFERSON PARISH, LOUISIANA, 70062

TOPOGRAPHIC SURVEY
WAREHOUSE MONUMENT SITE
LOWER GARDEN DISTRICT
OF NEW ORLEANS, 1ST DISTRICT
ORLEANS PARISH, LOUISIANA

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46: LXI, Chapter 29 for a Class C survey.

HOLLY & SMITH ARCHITECTS

[illegible]

SCALE: 1" = 20'

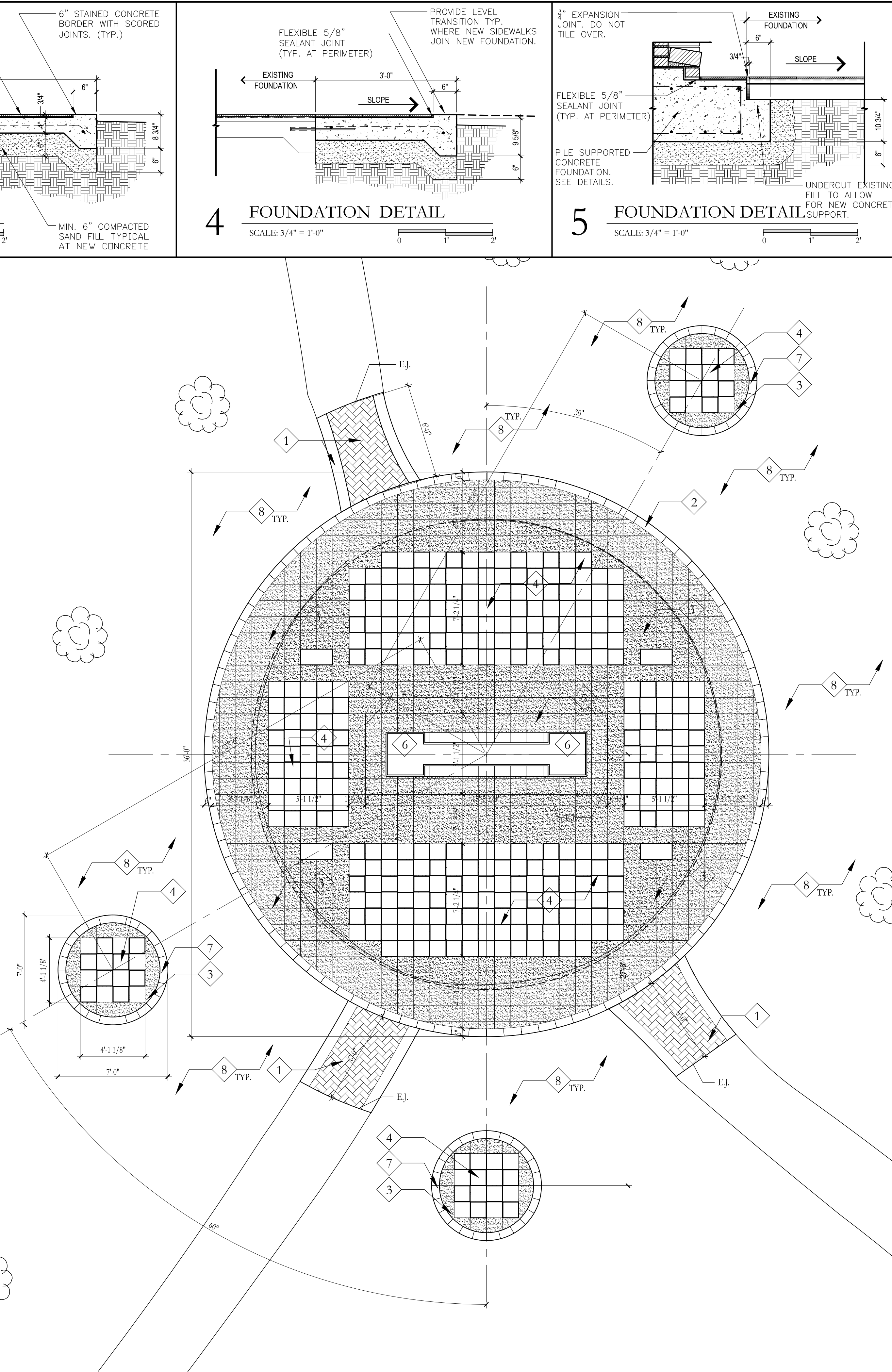
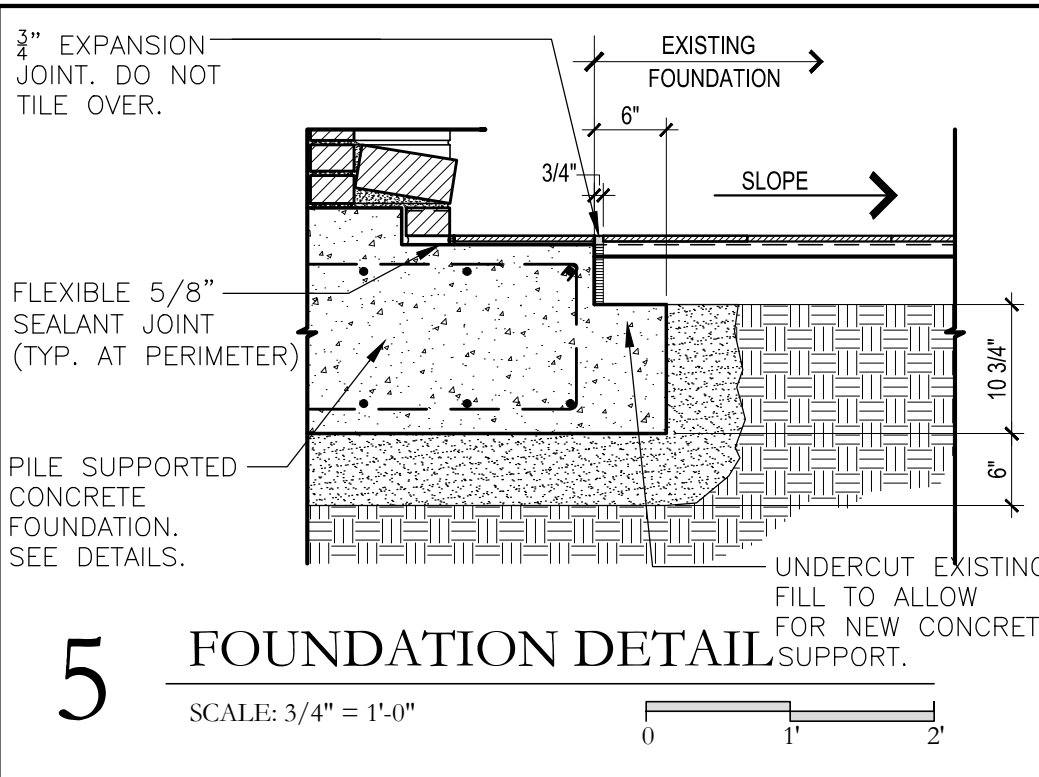
DATE: JANUARY 6, 2016

DRAWN BY:
W.R.C.

CHECKED BY:
S.L.B.

FILE NO. 9175	PROJECT NO. 9175
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SHEET 1 OF 1



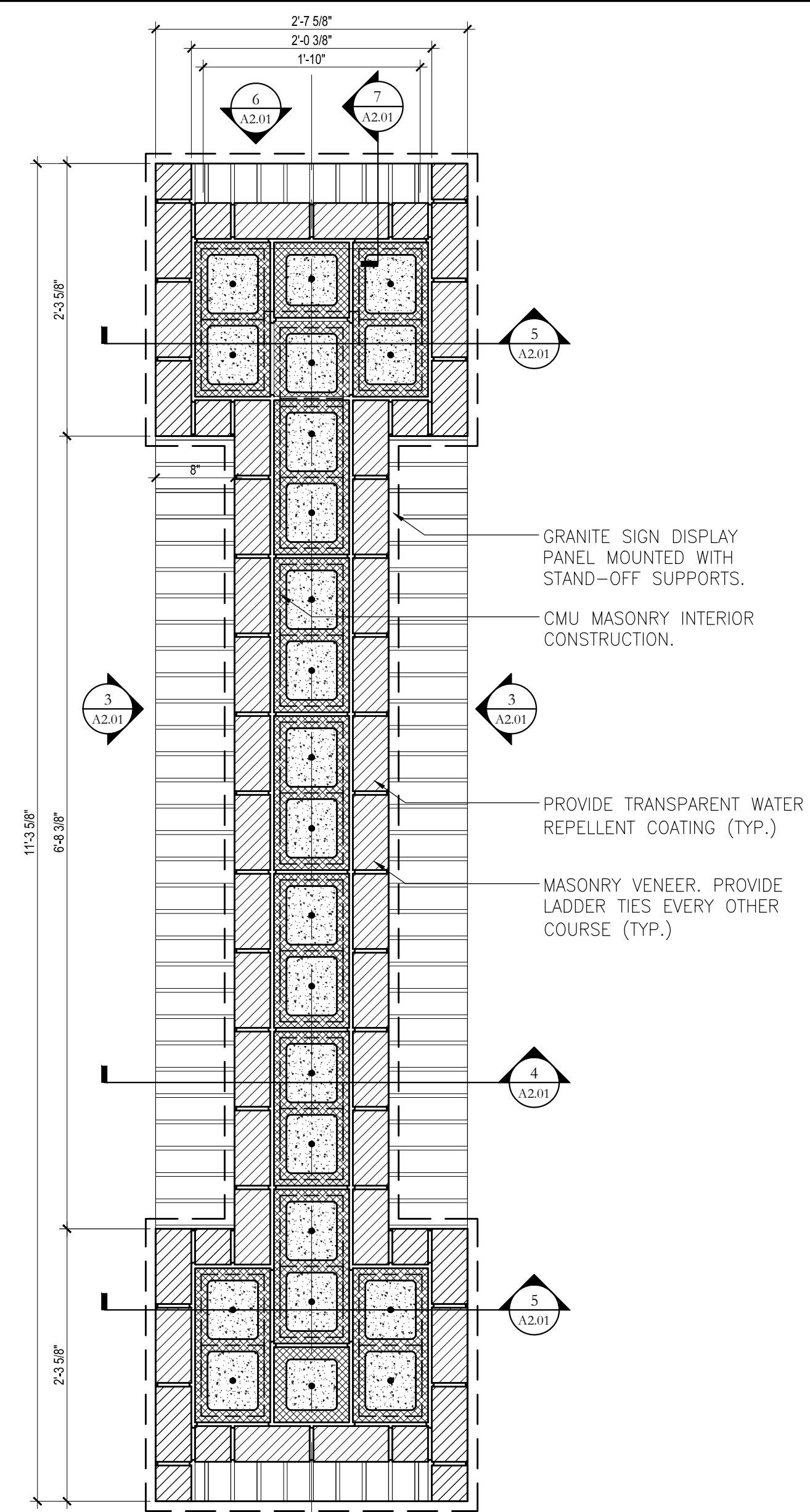
PROJECT NO	P14-78
DATE	10.01.15
DRAWN BY	
CHECKED BY	
REVISIONS	
REVISIONS	
REVISIONS	

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A1.01

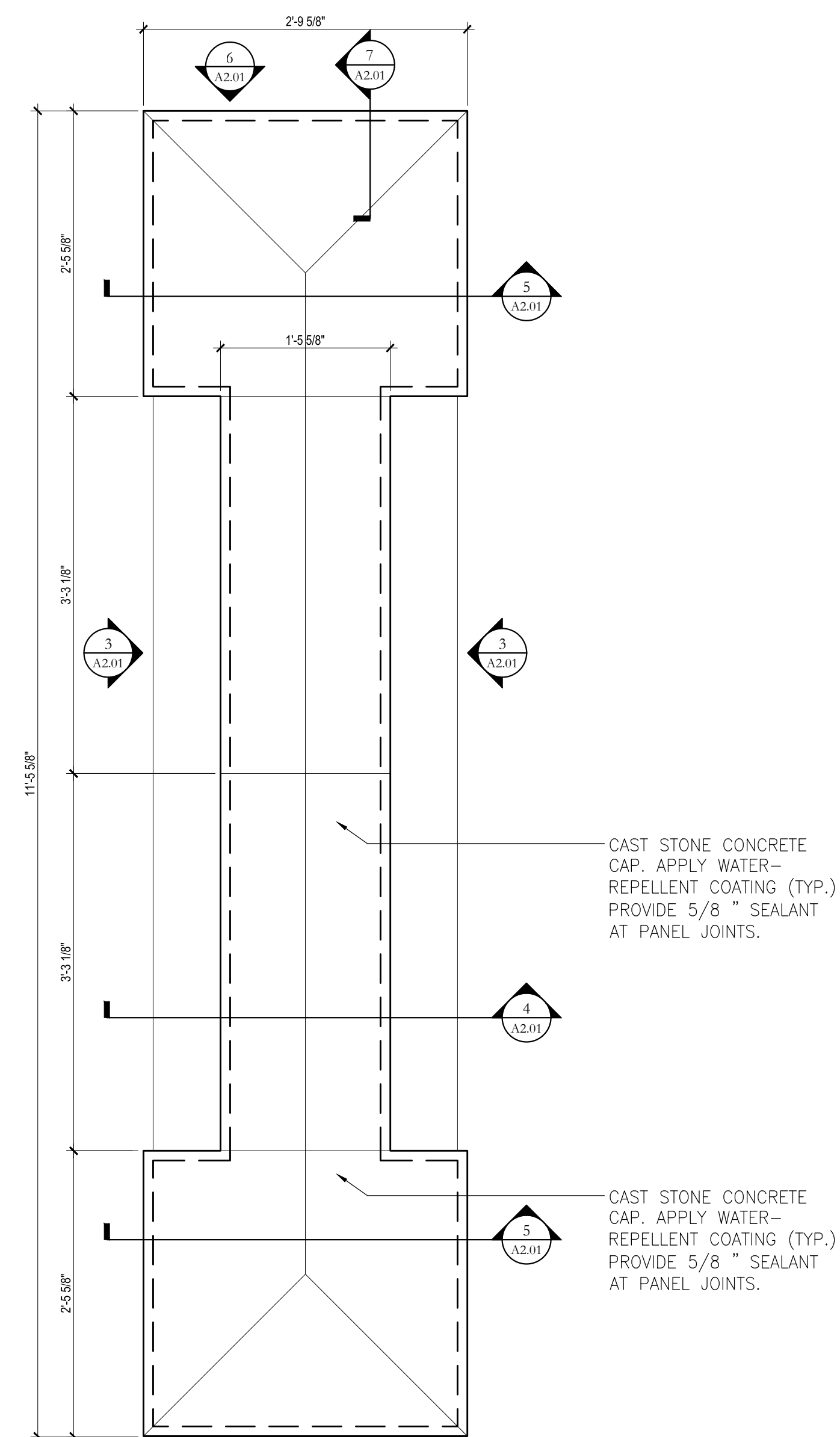
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S/H



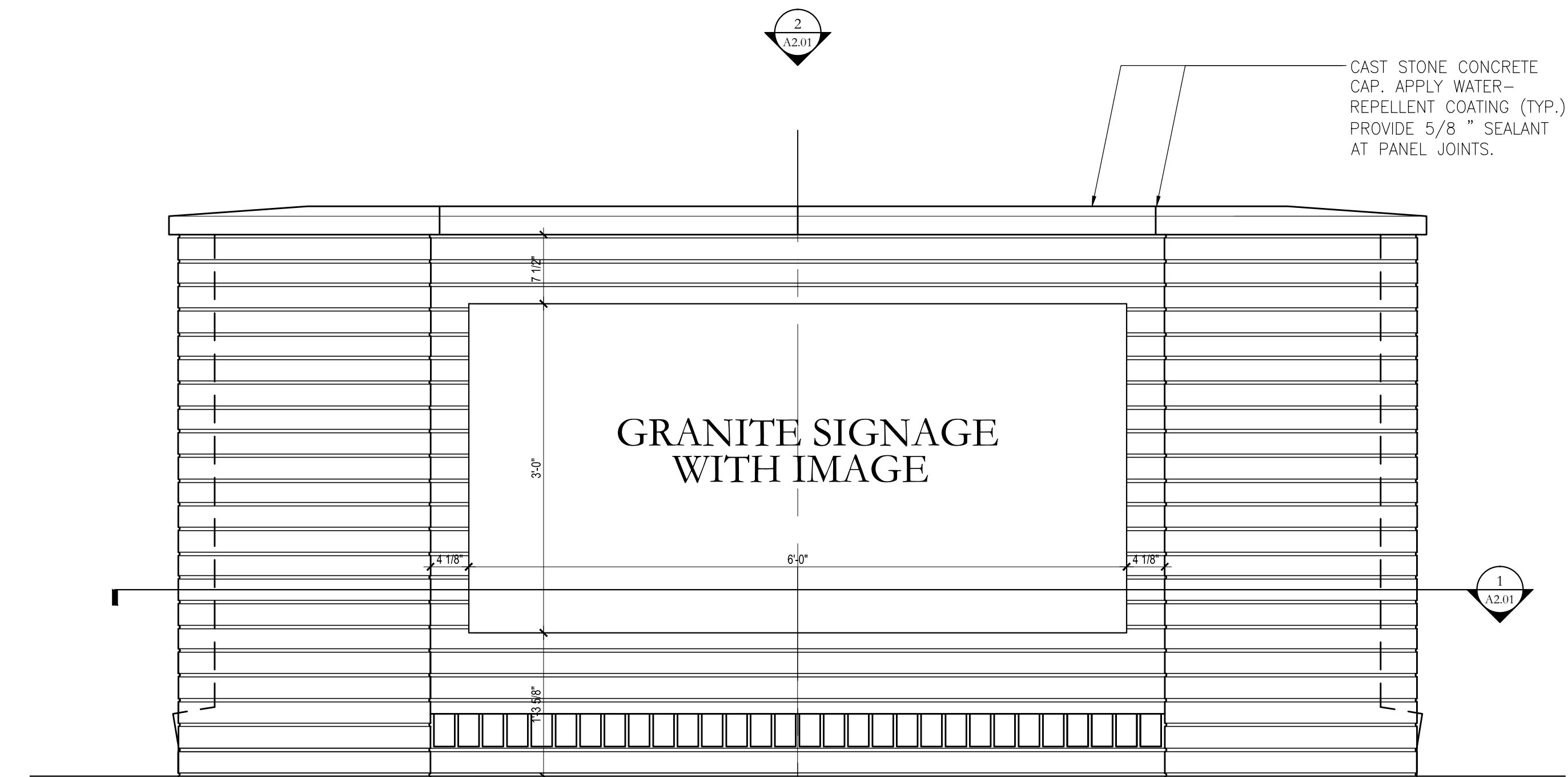
1 MONUMENTAL SIGN PLAN DETAIL

SCALE: 1" = 1'-0"



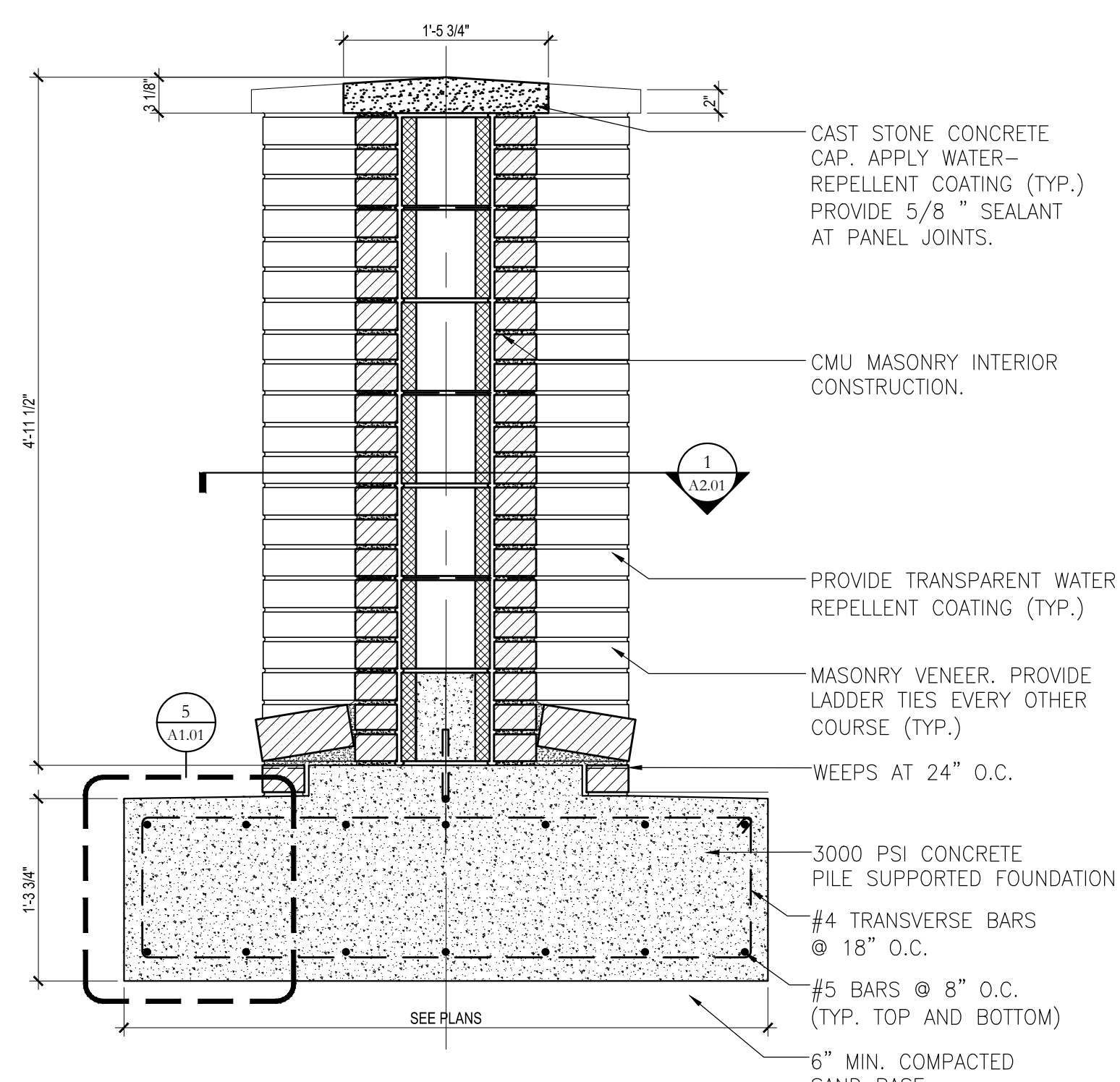
2 MONUMENTAL SIGN STONE CAP

SCALE: 1" = 1'-0"

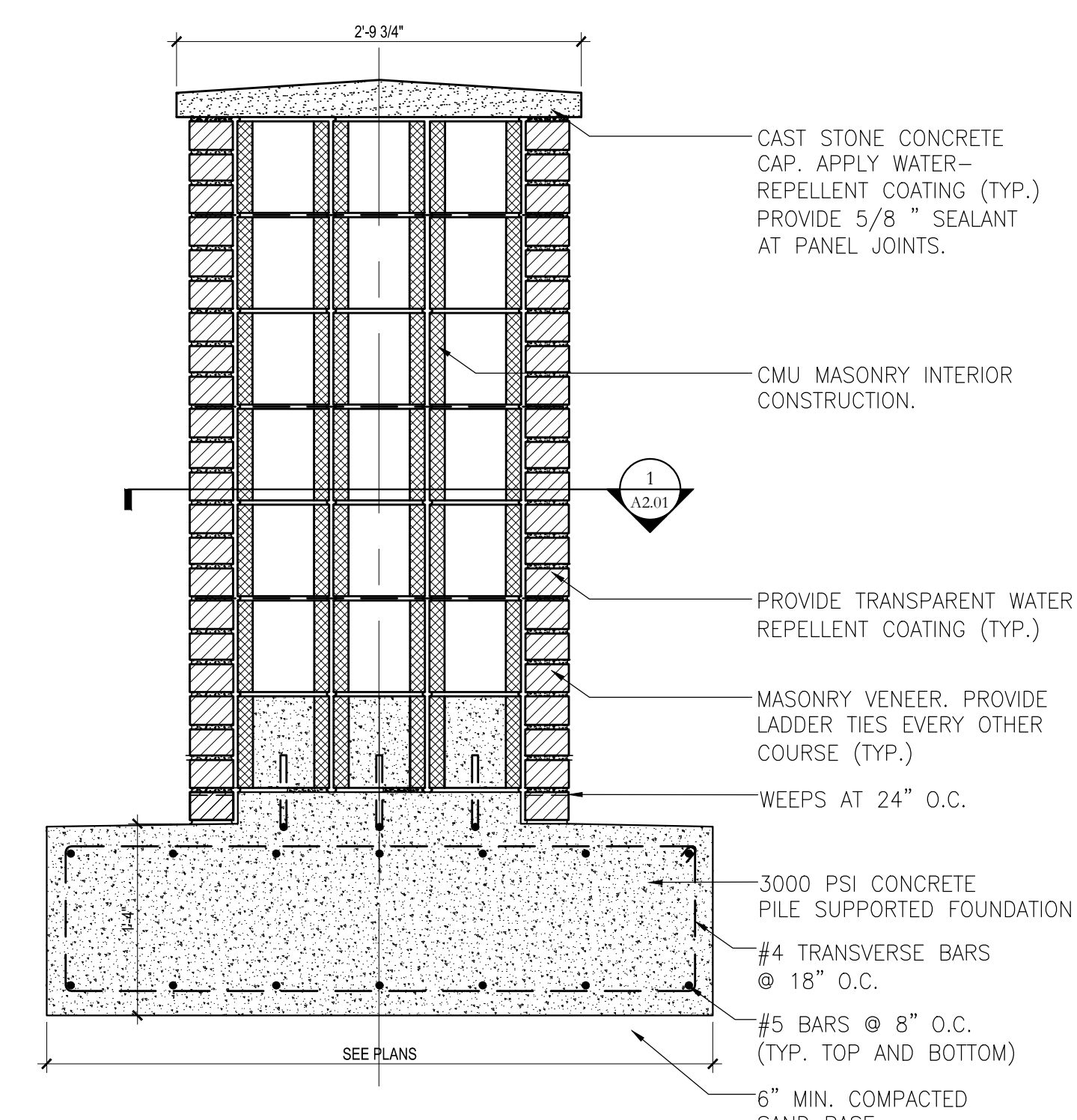


3 FRONT AND BACK ELEVATION

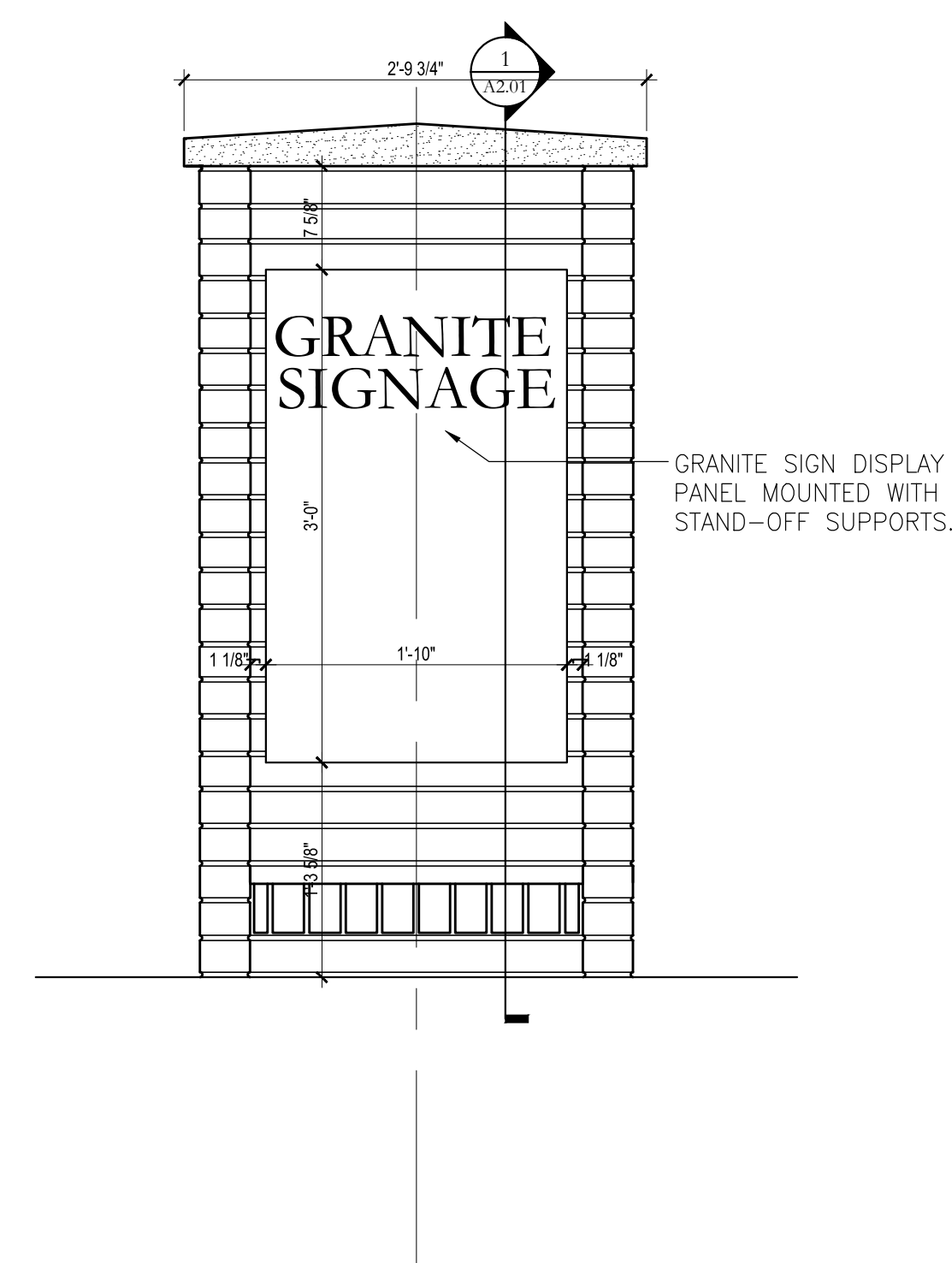
SCALE: 1" = 1'-0"



4 FOUNDATION AND MASONRY DETAIL

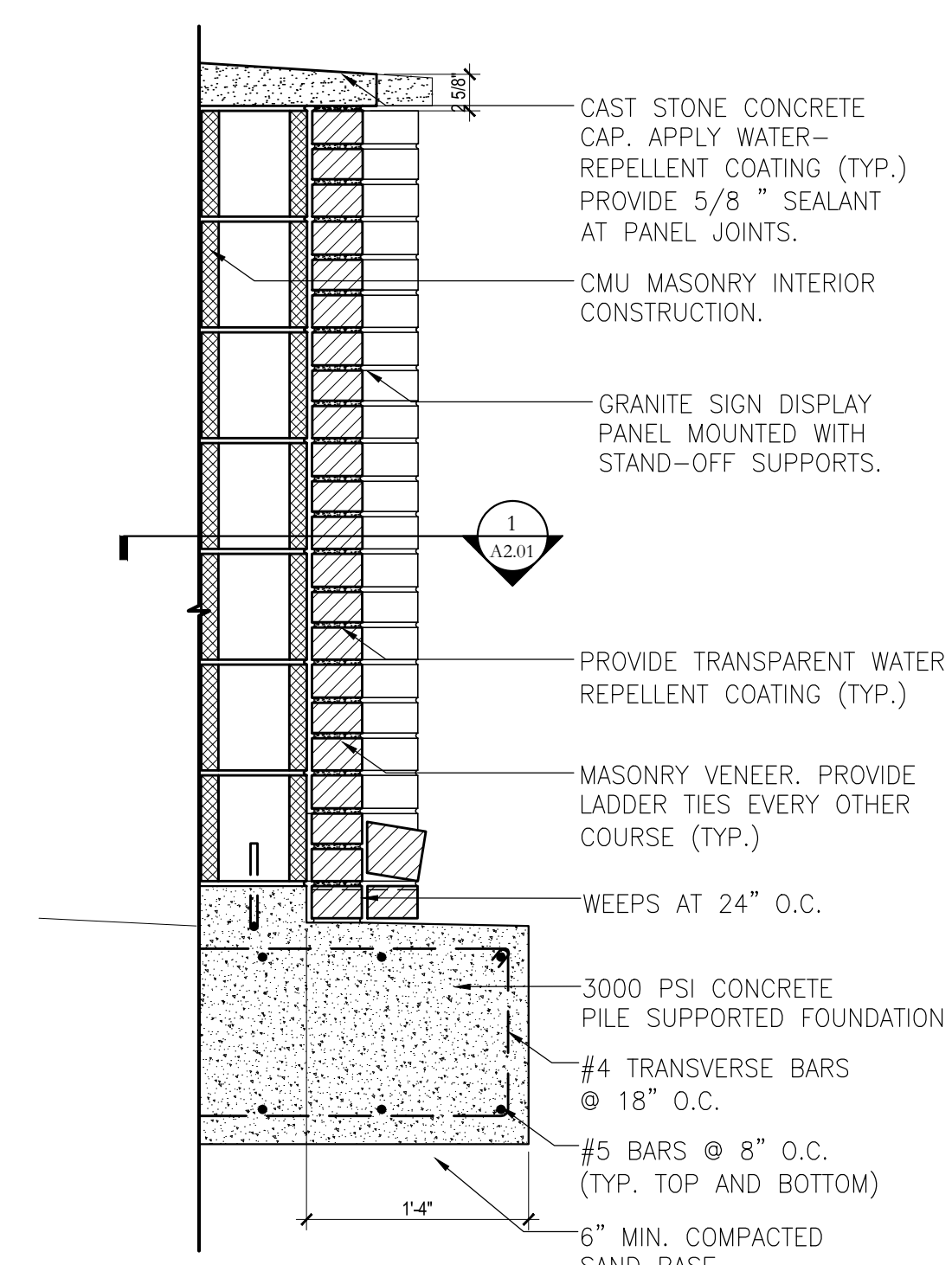


5 FOUNDATION AND MASONRY DETAILS



6 TYPICAL SIDE ELEVATION

SCALE: 1" = 1'-0"



7 MASONRY END DETAIL

PROGRESS PRINT - NOT FOR CONSTRUCTION

Site Improvements for The Warehouse Monument Park Lower Garden District Site New Orleans, LA

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2302 MAGAZINE STREET
NEW ORLEANS, LOUISIANA 70130
TEL 504.585.1315 / FAX 504.585.1316

PROJECT NO	P14-78	CITY OF N.O. - ARC REVIEW
REVISIONS		
REVISIONS		
DATE	10.01.15	
DRAWN BY	VBW	
CHECKED BY	KM	
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SCHEMATIC DESIGN

A2.01

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