

PROJECT ADDRESS: 5808 MAGAZINE STREET , Units 1, 2 & 3  
NEW ORLEANS, LA 70115

BOUNDED STREETS: Elenore Street, Nashville Ave., & Constance St.

PROPERTY DESCRIPTION: Square 24, Lot A2, Hurstville, Sixth District  
Uptown, Orleans Parish, Louisiana.

1 SITE PLAN / ROOF PLAN  
3/16"=1'-0"

## 2 SITE PLAN / GRADING ELEVATIONS

3808 MAGAZINE STREET  
NEW ORLEANS, LA 70115

**Hayes Architects  
A.P.A.C.**



## SITE PLAN

SIGNED BY: A.HAYES  
 FTER: R.KEMP  
 CKED BY: A.HAYES

SUBJECT NO.	5820M	REV.
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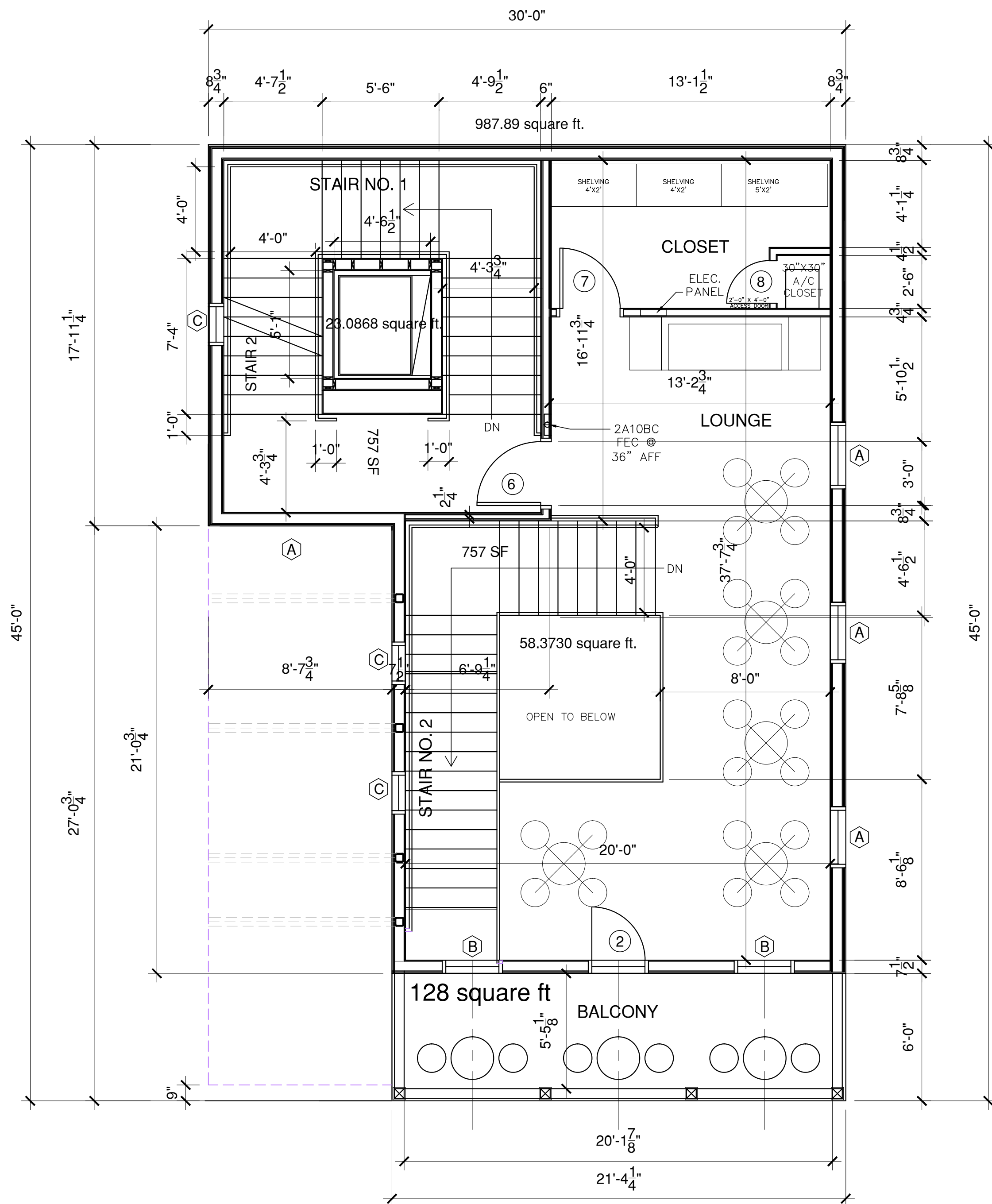
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NASHVILLE AVE.



MAGAZINE STREET

2

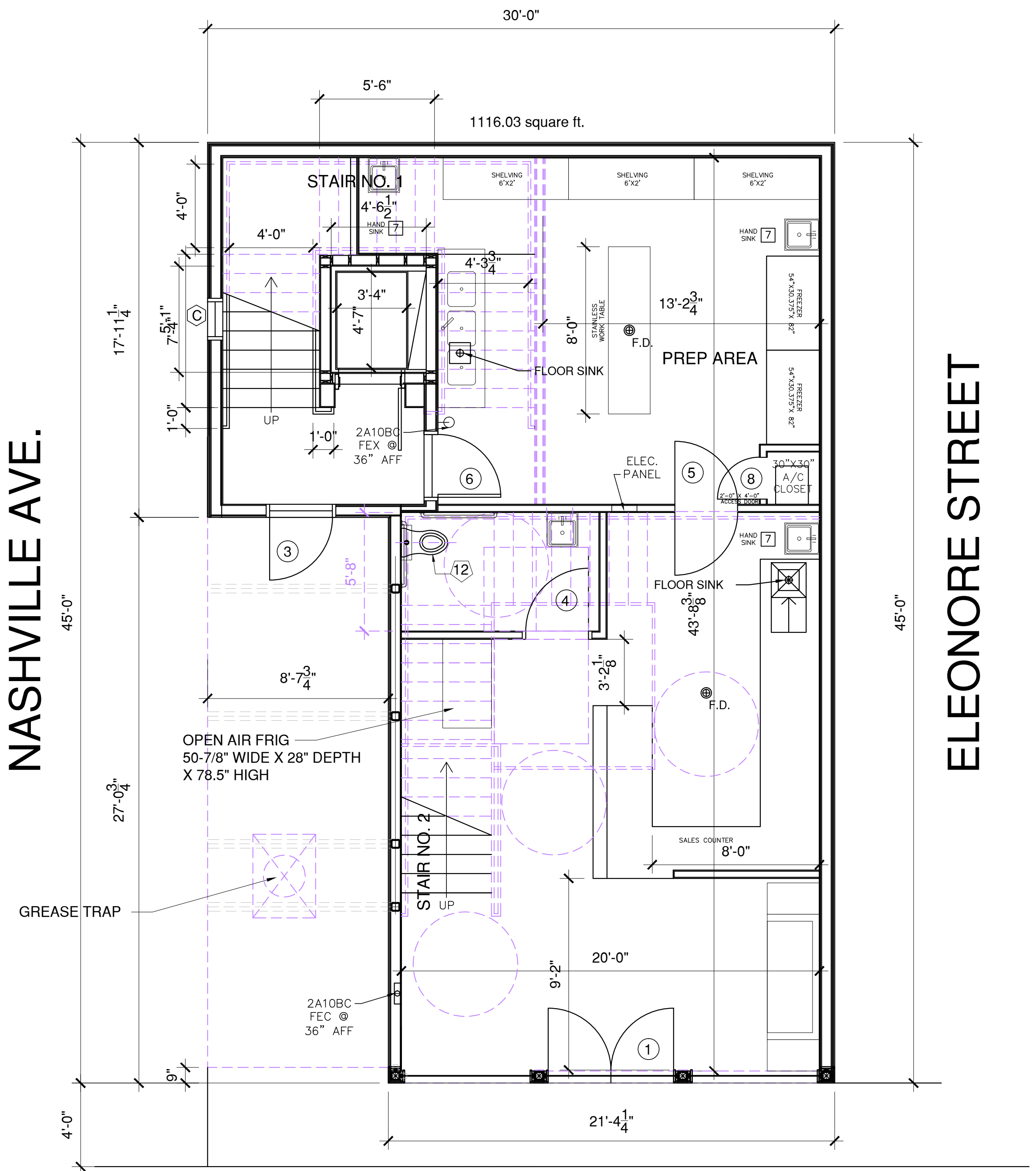
SECOND FLOOR PLAN RETAIL  
1/4"=1'-0"

NOTE: ALL EXTERIOR WALLS MIN. R-19  
NOTE: ALL ROOF AREAS MIN. R-38  
NOTE: ALL UNDERFLOOR AREAS MIN. R-19  
NOTE: ALL WINDOWS INSULATED LOW-E  
NOTE: PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS.  
AND WITHIN 24" OF ANY DOORS AND 18" OF ANY WALKING SURFACE.  
NOTE: PROVIDE 1 HOUR FIRE RESISTIVE CONSTRUCTION ON  
ROOF OVERHANGS WITHIN 3' FROM PROPERTY LINES.

NOTE: PROVIDE BATHROOM VENTILATION IN ACCORDANCE  
WITH SECTION 1507 OF THE IRC 2015 ED.  
NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE  
REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.  
CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE  
WITH TABLE R301.2.1.2 IRC 2015.  
NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE  
WITH IBC 2015 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED,  
EXPOSURE "B".

ELEONORE STREET

NASHVILLE AVE.



MAGAZINE STREET

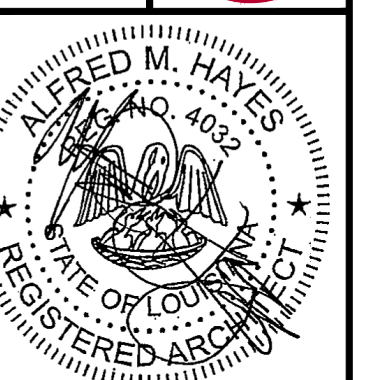
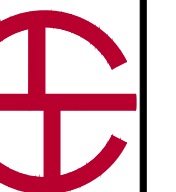
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FIRST FLOOR PLAN RETAIL  
1/4"=1'-0"

NOTE: ALL WOOD BELOW BFE MUST  
BE TREATED WOOD.  
NOTE: ALL STUDS AT EXTERIOR WALLS  
TO BE 2 X 6 AT 16" O.C.  
NOTE: ALL STUDS AT INTERIOR WALLS TO BE  
2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED  
NOTE: ALL DIMENSIONS ON ARCHITECTURAL  
FLOOR PLANS ARE TO FACE OF GYP. BD.

5808 MAGAZINE STREET  
NEW ORLEANS, LA 70115

Hayes Architects  
A.P.A.C.



FIRST & SECOND  
FLOOR PLAN

DESIGNED BY: A.HAYES  
DRAFTER: R.KEMP  
CHECKED BY: A.HAYES  
PROJECT NO. 5820M REV.

SCALE:  
DATE: 4/29/20

A-100  
SHEET 5 OF 25

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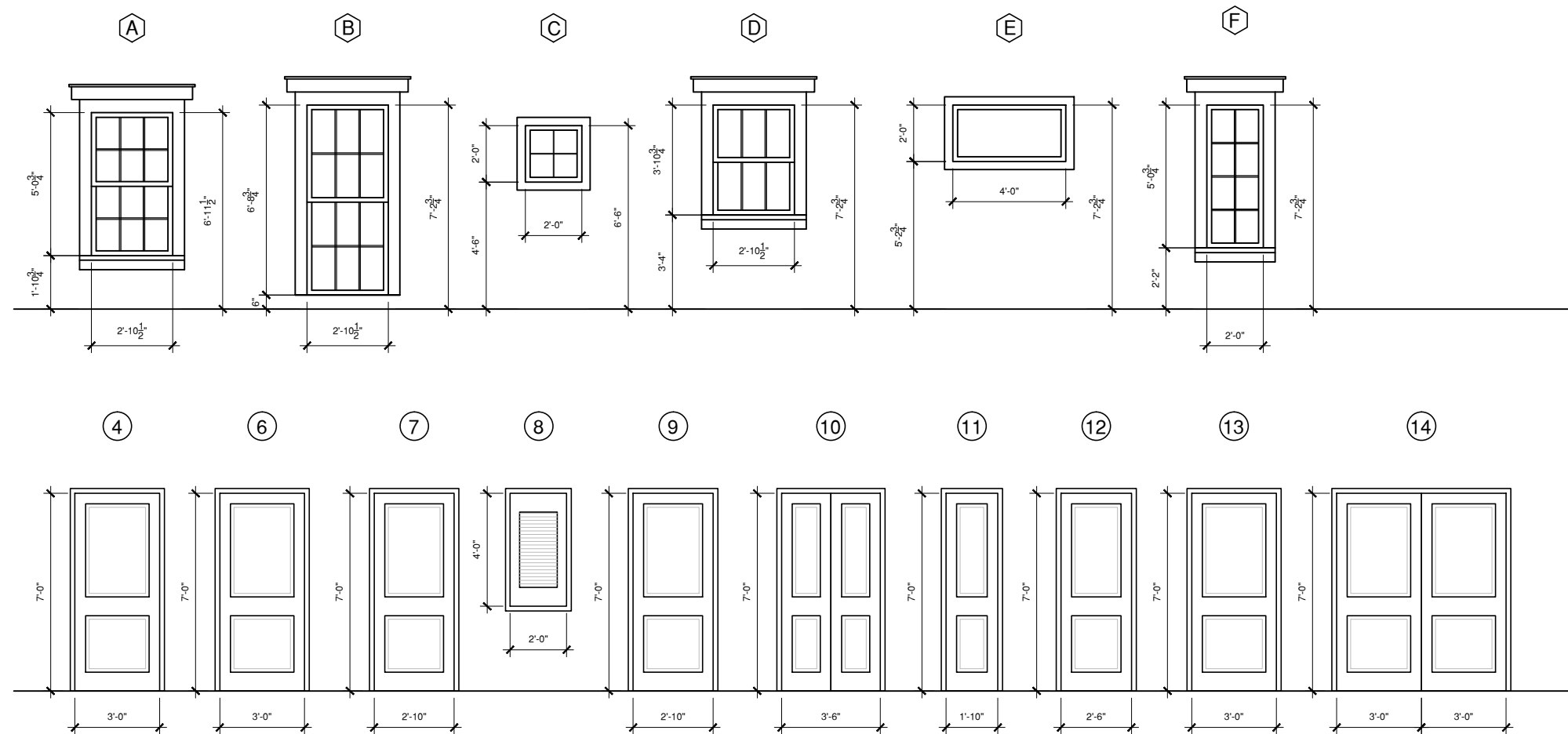


WINDOW SCHEDULE

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED LOW E GLAZING

MARK	SIZE	DESCRIPTION	REMARKS	HEAD HEIGHT
A	2' 10-1/2" X 5' 0-3/4"	VINYL SINGLE HUNG	6 LITES OVER 6 LITES	6' 11-1/2" AFF.
B	2' 10-1/2" X 6' 8-3/4"	VINYL SINGLE HUNG	6 LITES OVER 6 LITES	7' 2-3/4" AFF.
C	2'-0" X 2'-0"	VINYL FIXED	4 LITES	6'-6" AFF.
D	2' 10-1/2" X 3' 10-3/4"	VINYL SINGLE HUNG	3 LITES OVER 3 LITES	7' 2-3/4" AFF.
E	4'-0" X 2'-0"	VINYL FIXED	PICTURE WINDOW	7' 2-3/4" AFF.
F	2'-0" X 5' 0-3/4"	VINYL CASEMENT	8 LITES	7' 2-3/4" AFF.

\* SEE ELEVATIONS FOR 1ST FLOOR IMPACT GLAZING LOCATIONS & SIZES.



GENERAL NOTES UNLESS OTHERWISE STATED:

- ALL DIMENSIONS ON ARCHITECTURAL FLOOR PLANS ARE TO FACE OF GYP. BD.
- ALL FIRE EXTINGUISHERS SHALL BE 2A10BC AND MOUNTED AT 36" AFF
- ALL STUDS AT EXTERIOR WALLS TO BE 2 X 6 AT 16" O.C. UNLESS OTHERWISE NOTED
- ALL STUDS AT INTERIOR WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED
- PROVIDE EMERGENCY LIGHTING IN ALL AREAS W/ EMERGENCY BACKUP FOR 90 MINUTES (SEE PLAN FOR LOCATIONS)
- ALL WINDOWS INSULATED LOW-E.
- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS. AND WITHIN 24" OF ANY DOORS AND 18" OF ANY WALKING SURFACE.
- PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE R301.2.1.2 IRC 2015.
- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH ASCE 07-10, BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".
- INSULATION NOTES: ALL EXTERIOR WALLS MIN. R-19, ALL ROOF AREAS MIN. R-38, ALL UNDER-FLOOR AREAS MIN. R-19.
- ALL WOOD BELOW BFE MUST BE TREATED WOOD.
- MID-SPAN FIRE BLOCKING SHALL BE PROVIDED AT ALL INTERIOR & EXTERIOR WALLS OVER 8' IN HEIGHT (TYP.)
- PROVIDE 1 HOUR FIRE RESISTIVE CONSTRUCTION ON ROOF OVERHANGS WITHIN 3' FROM PROPERTY LINES.
- FOR ALL SIMPSON POST CAPS & POST BASES, INSTALL WITH STRONG-DRIVE® SD CONNECTOR SCREWS (TYP.)
- ALARM SYSTEM PROVIDED BY OWNER.
- IN CORRIDORS ALL FLOOR FINISHES SHALL BE CLASS 1, AND ALL OTHER AREAS FLOOR FINISH SHALL BE CLASS 2. ALL FLOOR COVERINGS SHALL COMPLY WITH DOCFF-1 (PILL TEST)
- PROVIDE BLOCKING IN WALLS WHERE REQUIRED FOR ALL WALL MOUNTED EQUIPMENT & SHELVES.
- PROVIDE BATHROOM VENTILATION IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2015 ED.

ELECTRICAL GENERAL NOTES:

- ALL NEW ELECTRICAL WORK SHALL BE DONE WITH MC CABLE OR CONDUIT AND IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 2015 AND THE REQUIREMENTS OF ORLEANS PARISH.
- PROVIDE PUTTY PACKS @ ALL OUTLETS AND SWITCHES IN FIRE RATED WALLS.

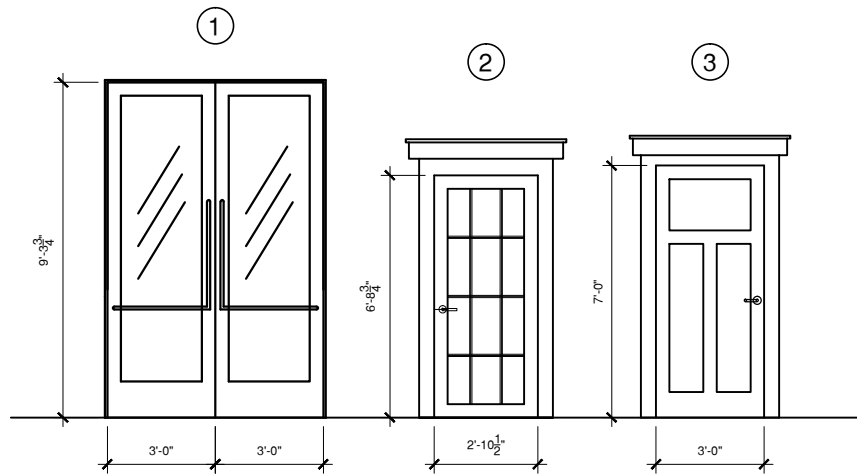
PLUMBING GENERAL NOTES:

- ALL PLUMBING WORK SHALL BE SUBMITTED TO / AND SHALL BE DONE IN ACCORDANCE WITH ORLEANS PARISH PLUMBING CODE.
- PROVIDE TRAP PRIMERS @ ALL FLOOR DRAINS.

DOOR SCHEDULE

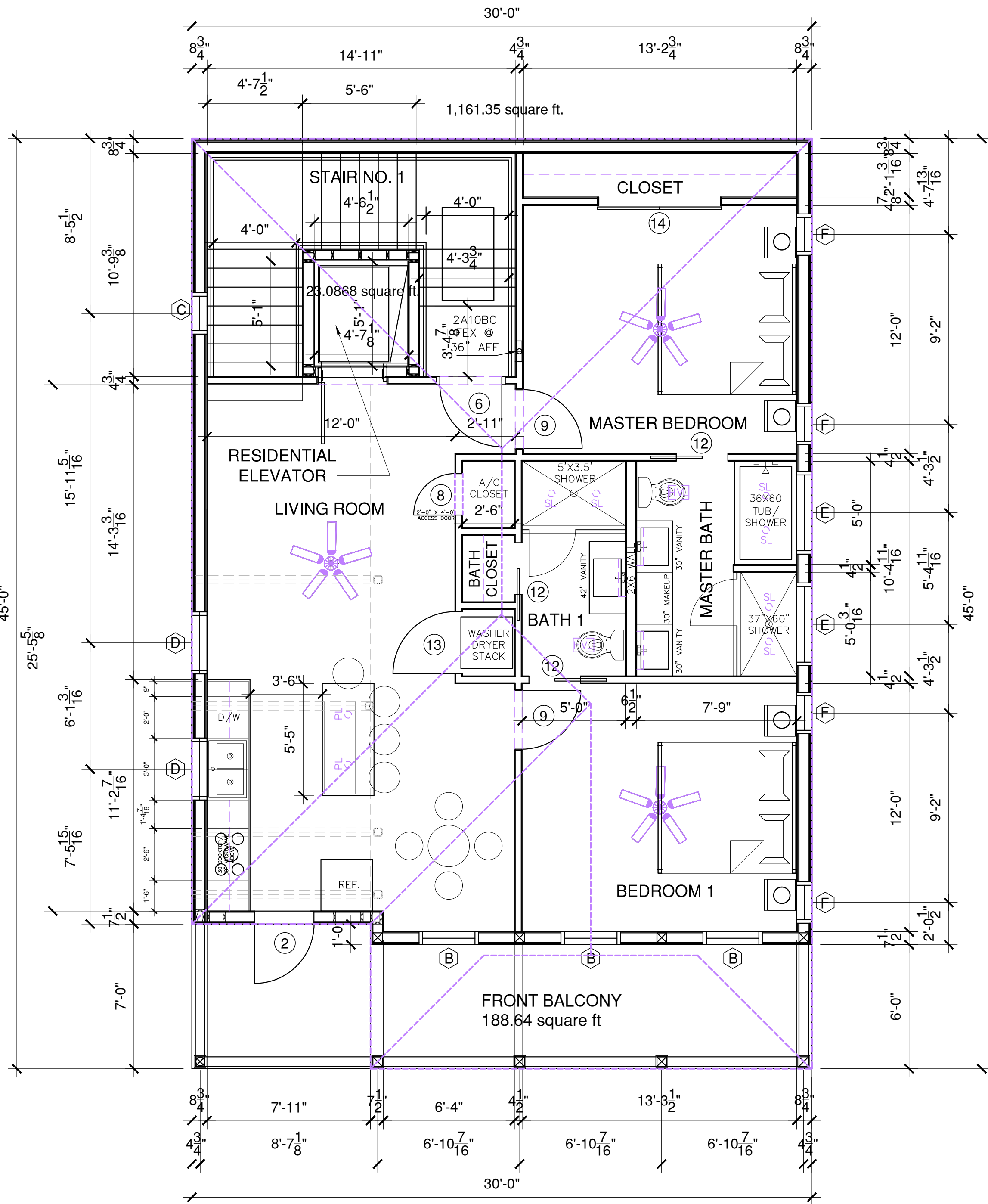
○ DENOTES DOOR

MARK	SIZE	THK	DESCRIPTION	REMARKS
1	(PAIR) 6'-0" X 9' 3-3/4"	1-3/4"	EXTERIOR SPANISH CEDAR	STOREFRONT
2	2' 10-1/2" X 6' 8-3/4"	1-3/4"	EXTERIOR SPANISH CEDAR	12 LITE
3	3'-0" X 7'-0"	1-3/4"	EXTERIOR SPANISH CEDAR	3 PANEL SQUARE RAISED PANEL
4	3'-0" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
5	3'-0" X 7'-0"	??	DOUBLE ACTING DOOR	
6	3'-0" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL 45 MINUTE RATING
7	3'-0" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
8	2'-0" X 4'-0"	1-3/4"	LOUVERED MASONITE	A/C CLOSET ACCESS DOOR
9	2'-10" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
10	(PAIR) 3'-6" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
11	1'-10" X 7'-0"	1-3/4"	SOLID CORE MASONITE	2 PANEL SQUARE RAISED PANEL
12	2'-6" X 7'-0"	1-3/4"	SOLID CORE MASONITE POCKET DOOR	2 PANEL SQUARE RAISED PANEL
13	3'-0" X 7'-0" POCKET DOOR	1-3/4"	SOLID CORE MASONITE POCKET DOOR	2 PANEL SQUARE RAISED PANEL
14	(PAIR) 6'-0" X 7'-0" BARN DOOR	1-3/4"	SOLID CORE MASONITE BARN DOOR	2 PANEL SQUARE RAISED PANEL



CONSTANCE STREET

NASHVILLE AVE.



MAGAZINE STREET

1 THIRD FLOOR PLAN RESIDENTIAL UNIT  
1/4"=1'-0"

3RD FLOOR UNIT  
975.85 square ft.

ELEONORE STREET

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NEW ORLEANS, LA 70115

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A.P.A.C.



3RD FLOOR PLAN,  
SCHEDULES,  
& NOTES

DESIGNED BY:	A.HAYES
DRAWN BY:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	5820M
REV.	

SCALE:  
DATE: 4/29/20

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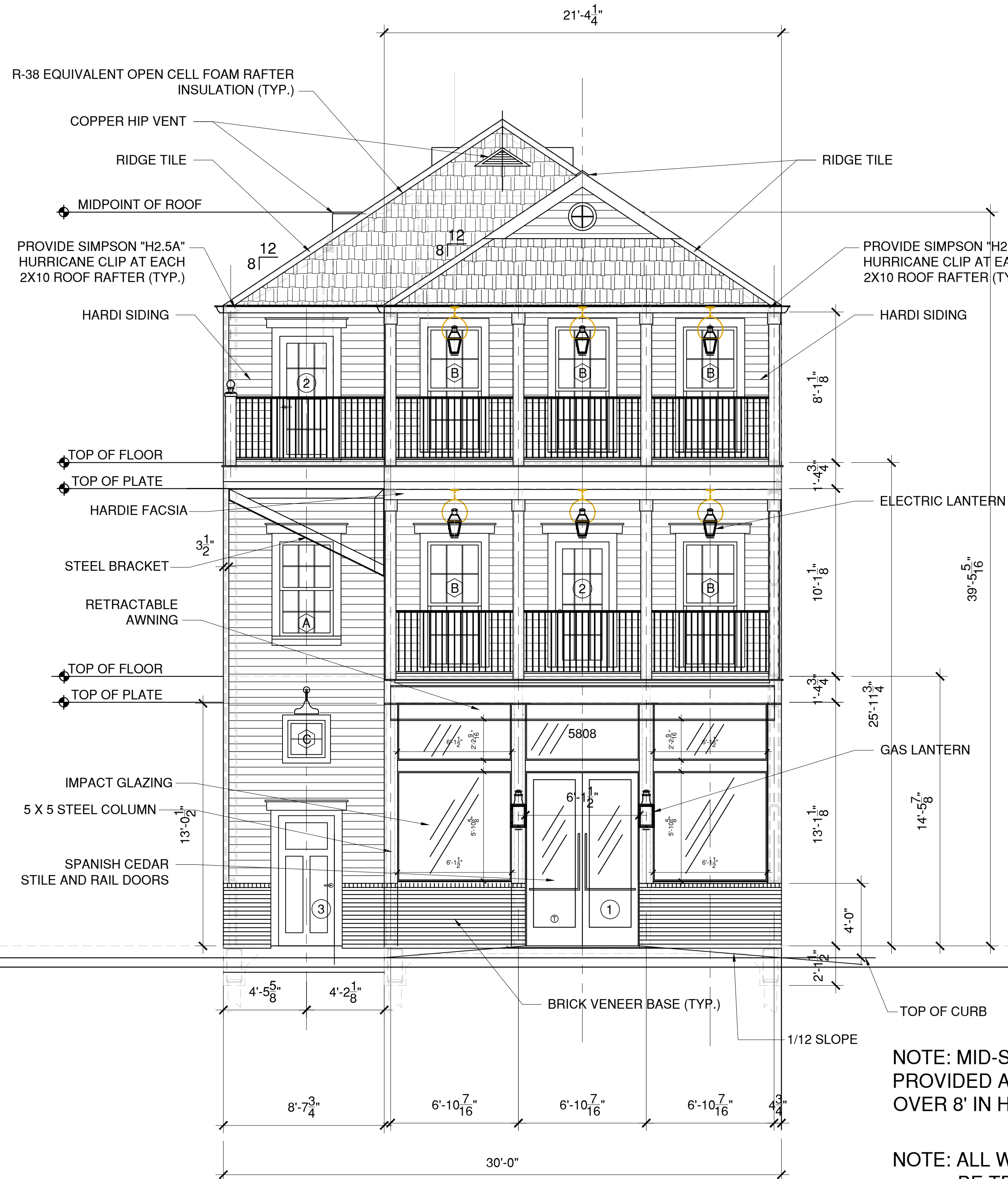
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NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE 1609.1.2 IBC 2015.

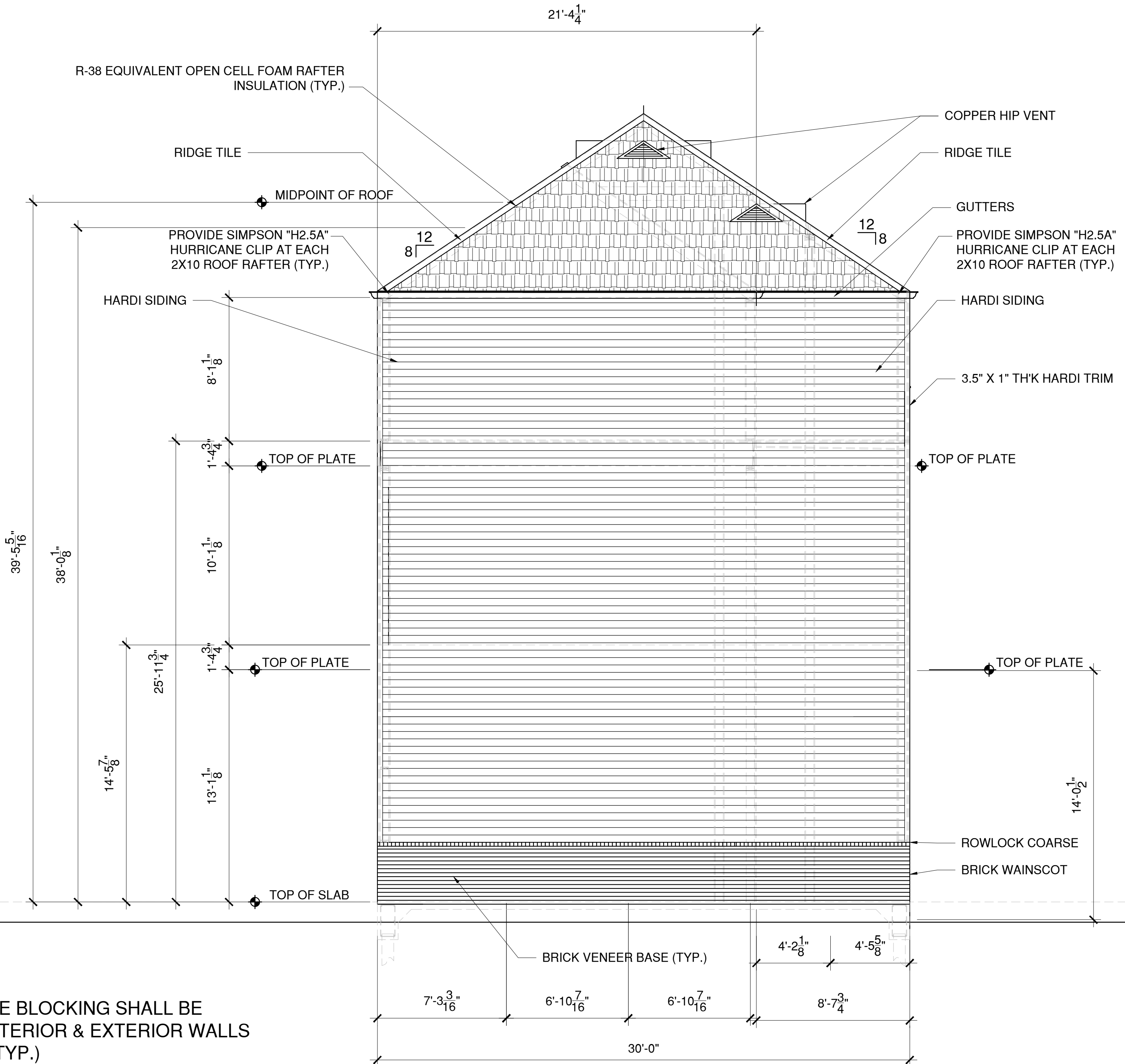
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1 FRONT ELEVATION  
1/4"=1'-0"

NOTE: MID-SPAN FIRE BLOCKING SHALL BE PROVIDED AT ALL INTERIOR & EXTERIOR WALLS OVER 8' IN HEIGHT (TYP.)

NOTE: ALL WOOD BELOW BFE MUST BE TREATED WOOD.



2 REAR ELEVATION  
1/4"=1'-0"

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FRONT & REAR  
ELEVATIONS

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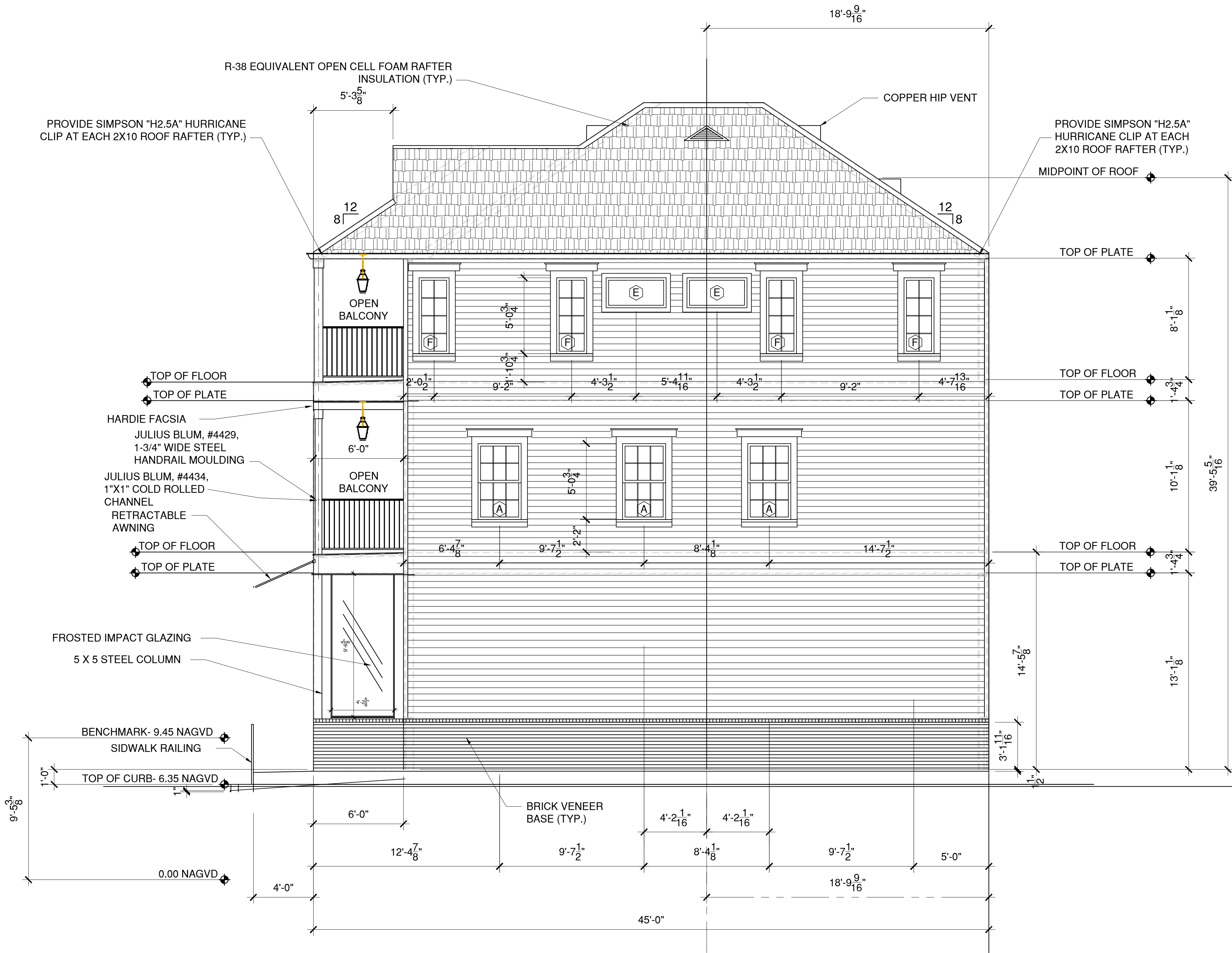
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1 RIGHT SIDE ELEVATION  
1/4"=1'-0"

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RIDE SIDE  
ELEVATION

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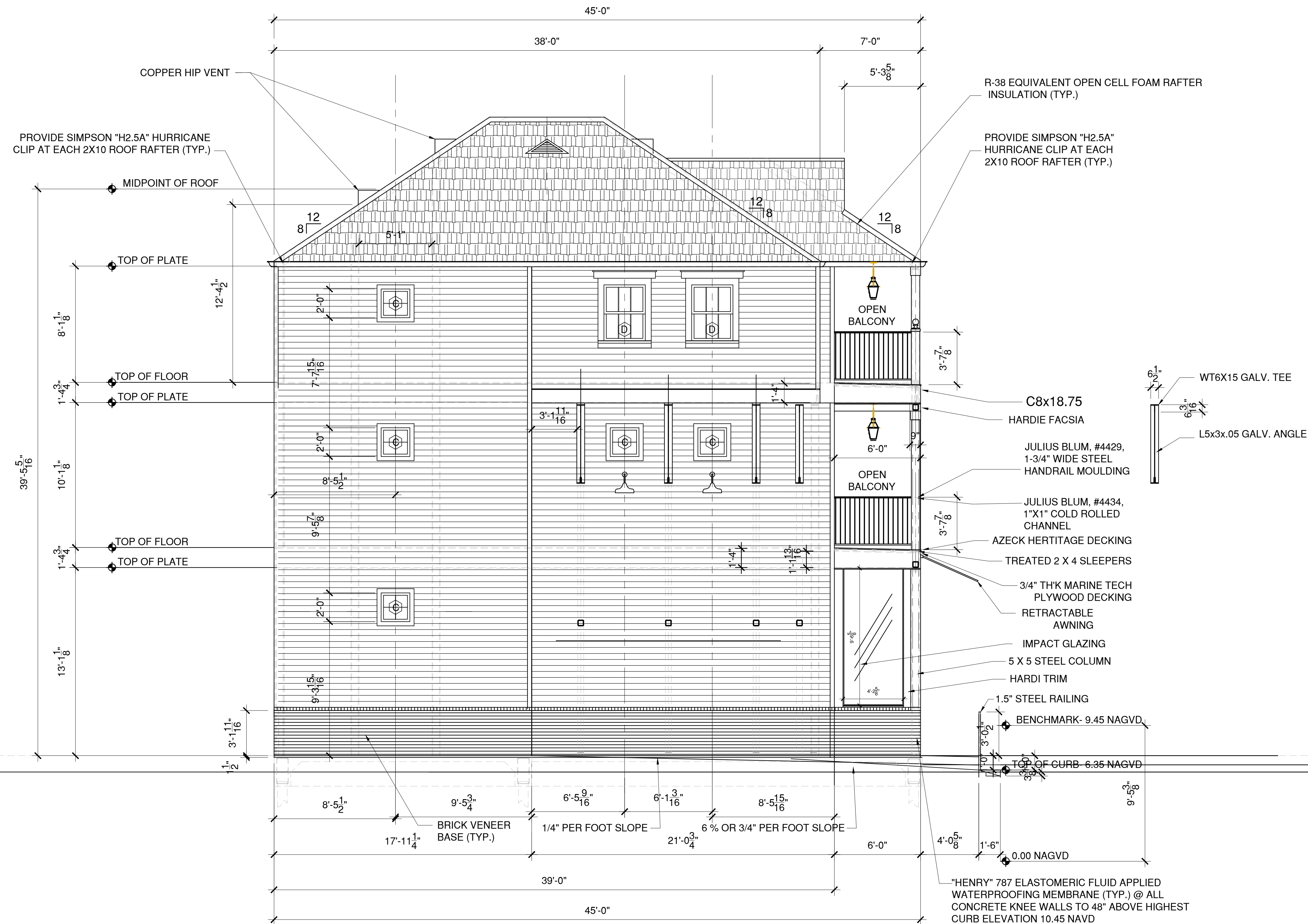
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SHEET 8 OF 25

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1 LEFT SIDE ELEVATION  
1/4"=1'-0"

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NEW ORLEANS, LA 70115

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A.P.A.C.



LEFT SIDE  
ELEVATION

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CHECKED BY: A.HAYES

PROJECT NO. 5820M REV.

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SHEET 9 OF 25

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