



1 Site  
1/32" = 1'-0"

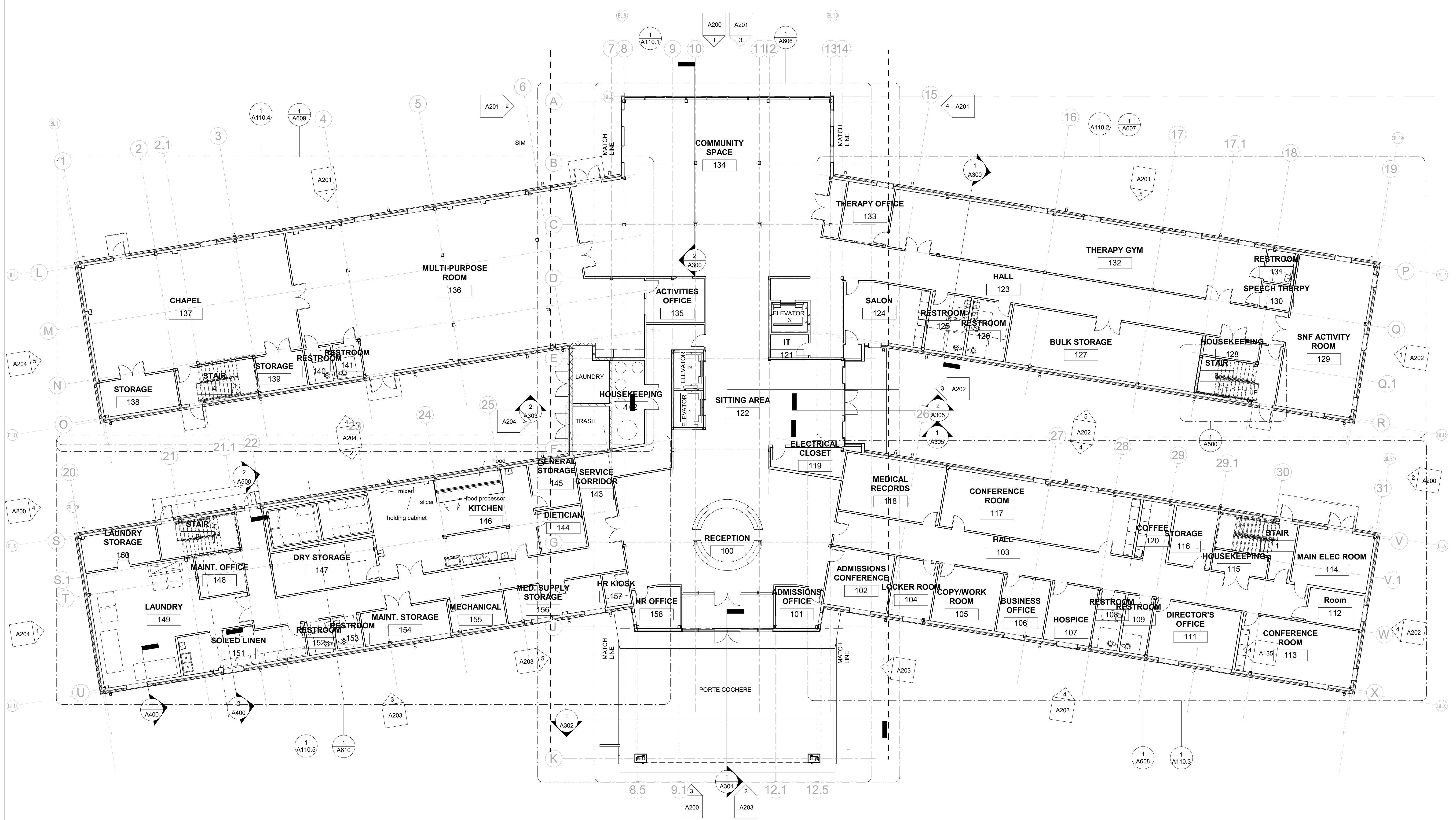
Project no. 012018  
 Drawn by: Designer  
 Checked by: JFD  
 Date: 9/3/2020  
 Issued CONSTRUCTION

NO	DESCRIPTION	DATE

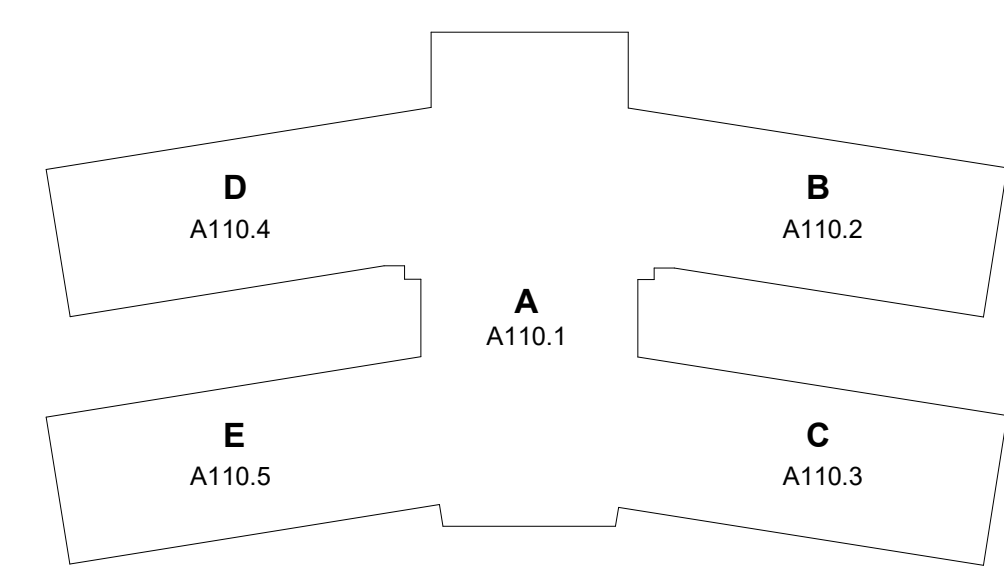
Site Plan  
 sheet contents  
**A100**  
 sheet name

100% of the work shown on this drawing is the responsibility of the architect. The contractor must verify the accuracy of all dimensions and conditions shown on the drawing. The architect is not responsible for the accuracy of the information shown on this drawing.





1 FIRST FLOOR PLAN  
A110 3/32" = 1'-0"

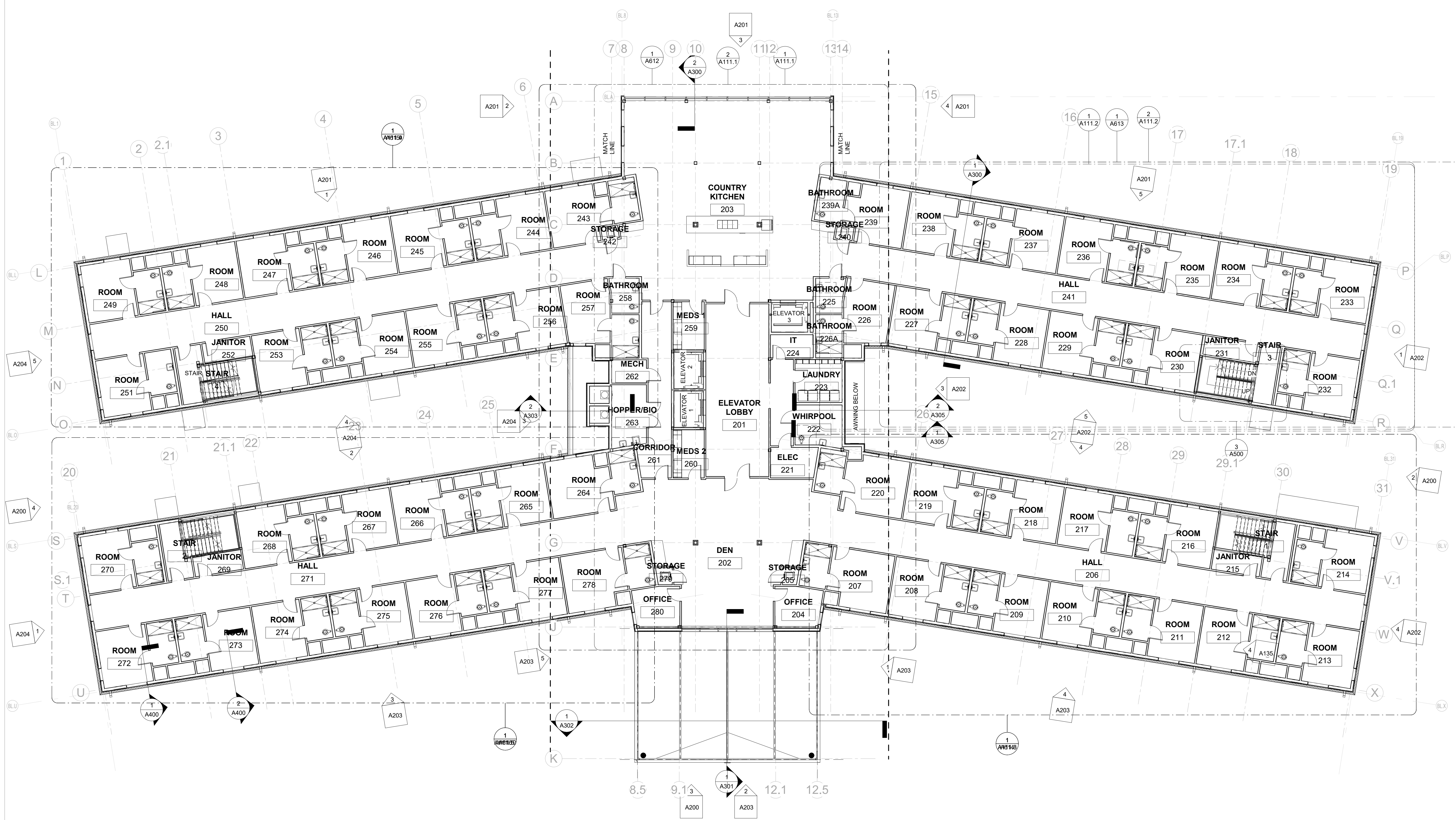


Project no. 012018  
 Drawn by: Designer  
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 Date: 3/09/20  
 Issued CONSTRUCTION

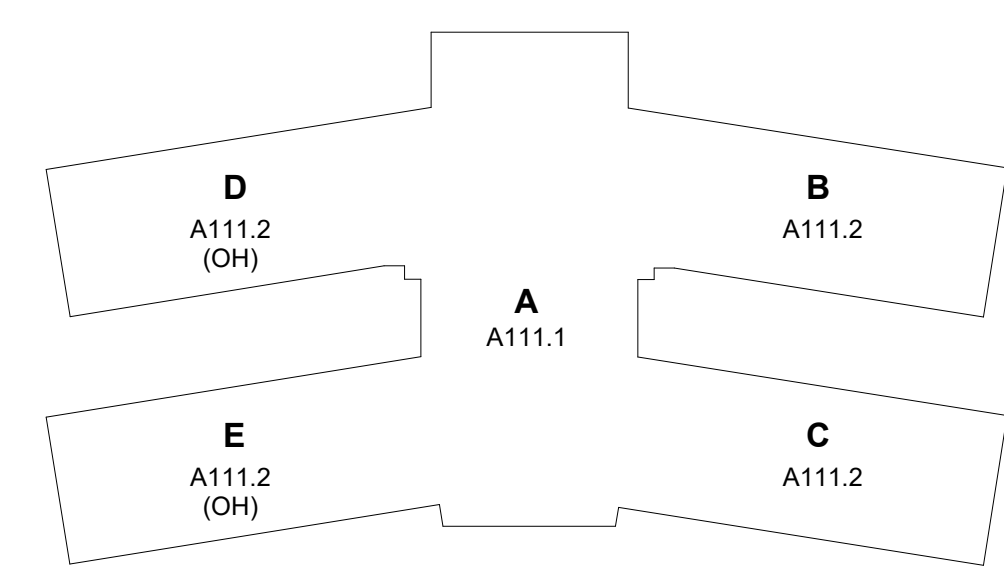
NO	DATE	DESCRIPTION

FIRST FLOOR PLAN  
 sheet contents  
**A110**  
 sheet name





1 SECOND FLOOR PLAN  
A111 3/32" = 1'-0"



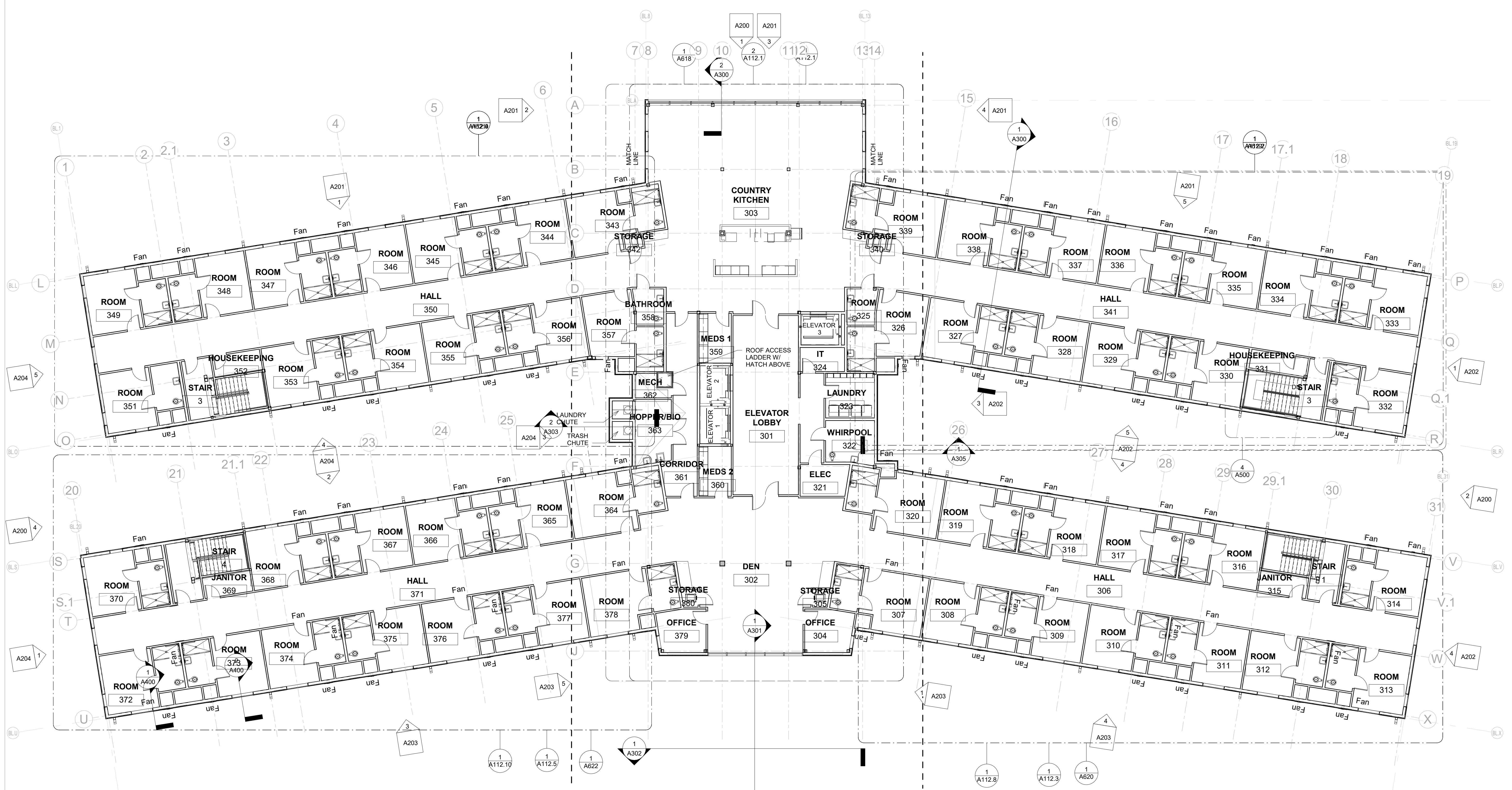
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NO	DATE	DESCRIPTION

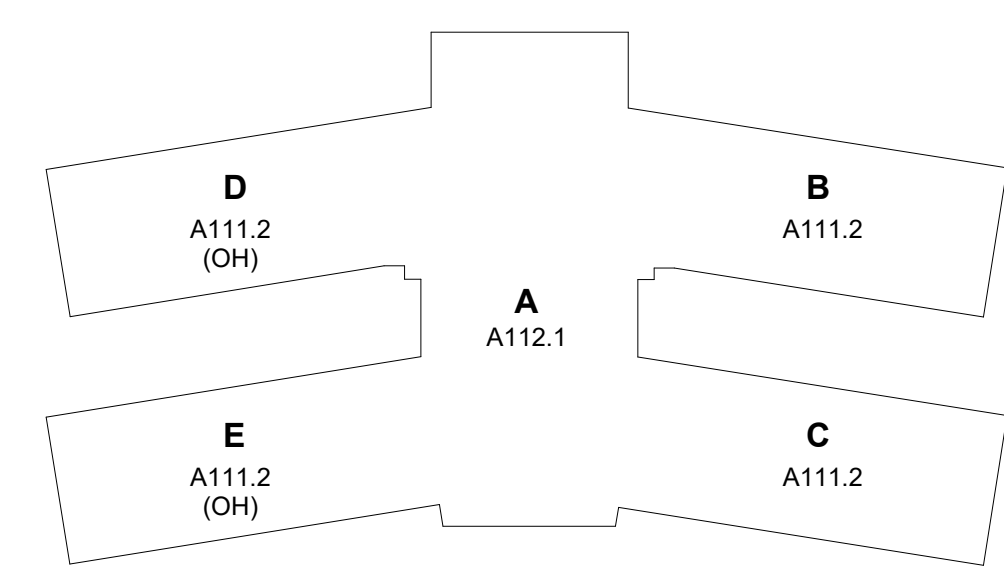
SECOND FLOOR PLAN  
 sheet contents  
**A111**  
 sheet name

Notes: 1. This floor plan was prepared in accordance with the requirements of the International Building Code (IBC) and the International Residential Code (IRC). 2. The architect is not responsible for the accuracy of the information provided by the client. 3. The architect is not responsible for the accuracy of the information provided by the client.





1 THIRD FLOOR PLAN  
A112 3/32" = 1'-0"

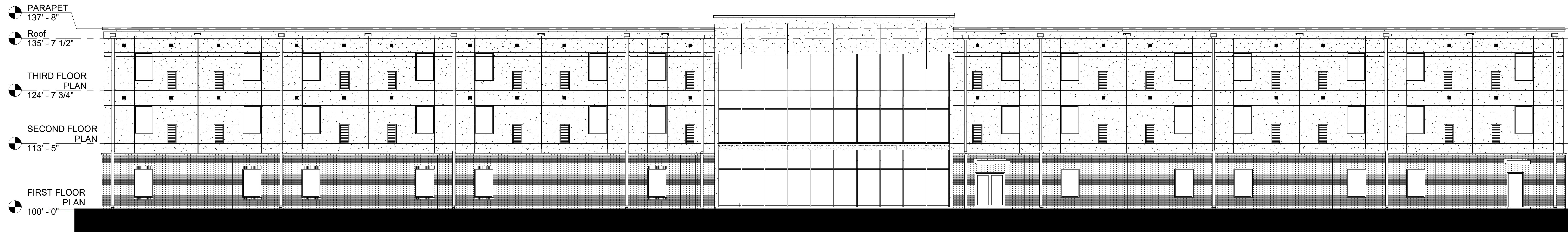


Project no. 012018  
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NO	DATE	DESCRIPTION

THIRD FLOOR PLAN  
 sheet contents  
**A112**  
 sheet name





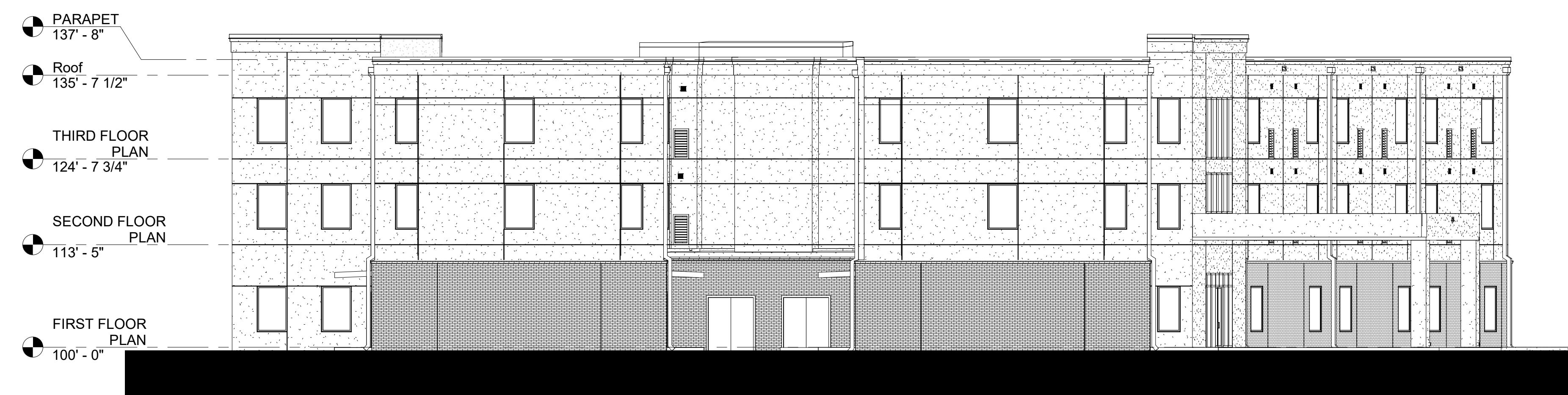
① OVERALL NORTH ELEVATION  
3/32" = 1'-0"



② OVERALL EAST ELEVATION  
3/32" = 1'-0"



③ OVERALL SOUTH ELEVATION  
3/32" = 1'-0"



④ OVERALL WEST ELEVATION  
3/32" = 1'-0"

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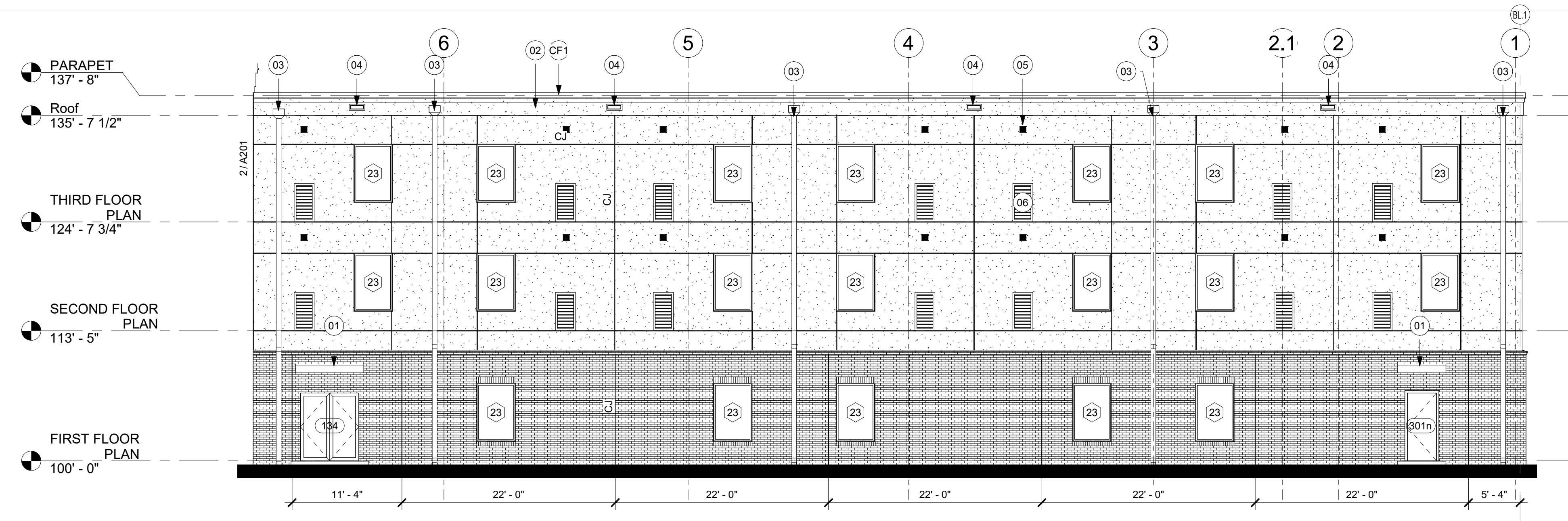
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OVERALL ELEVATIONS  
sheet contents

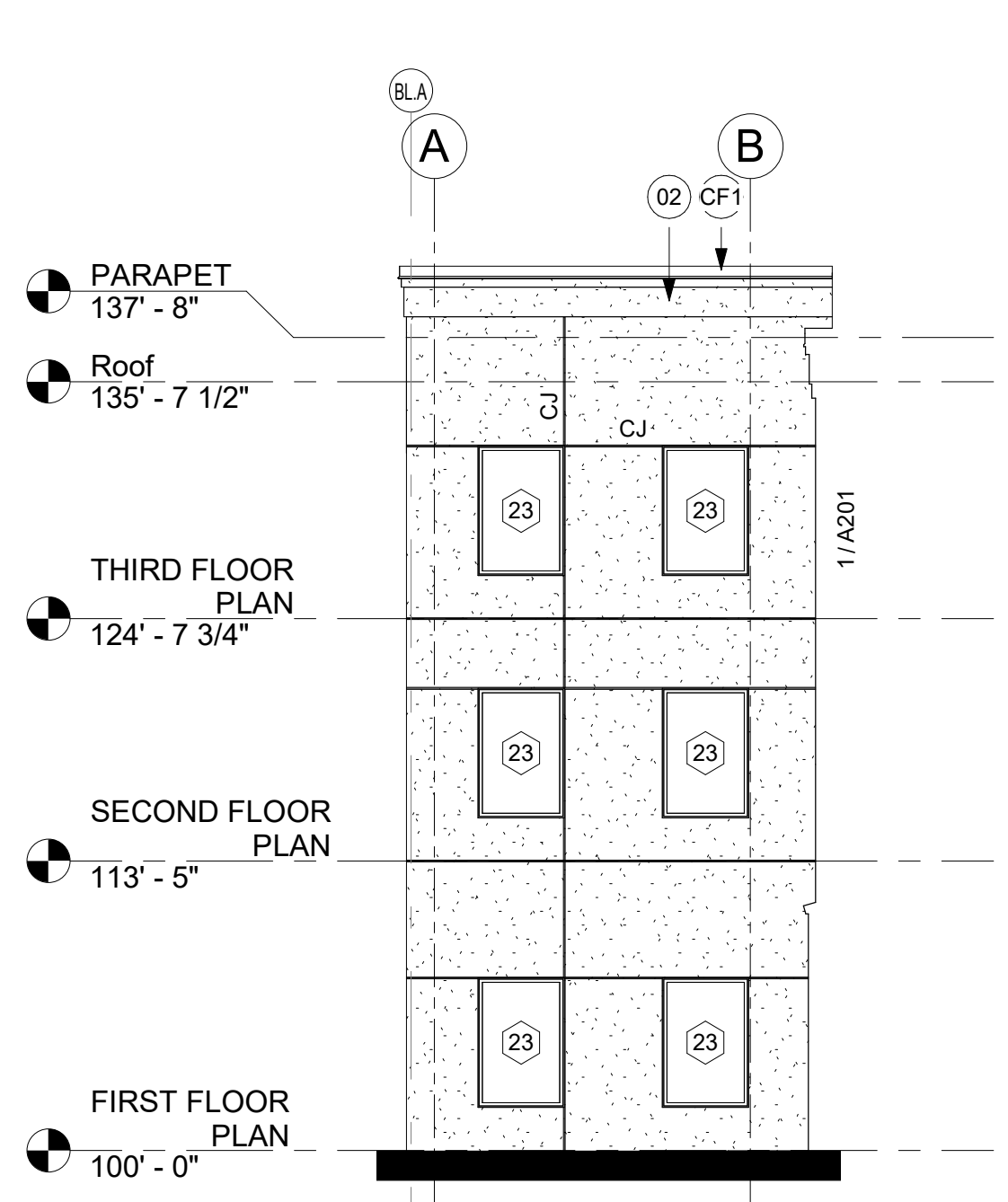
## A200

sheet name

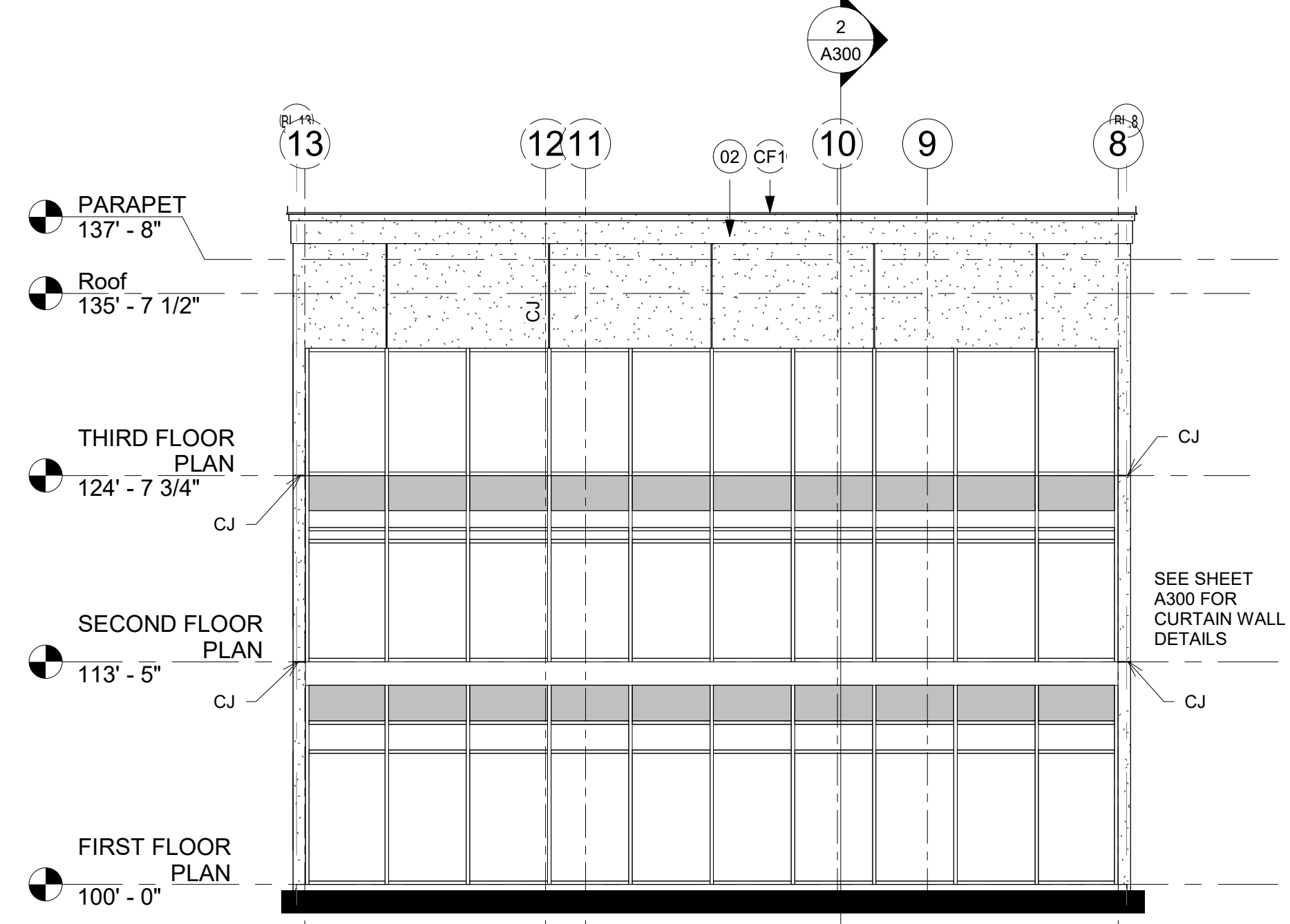




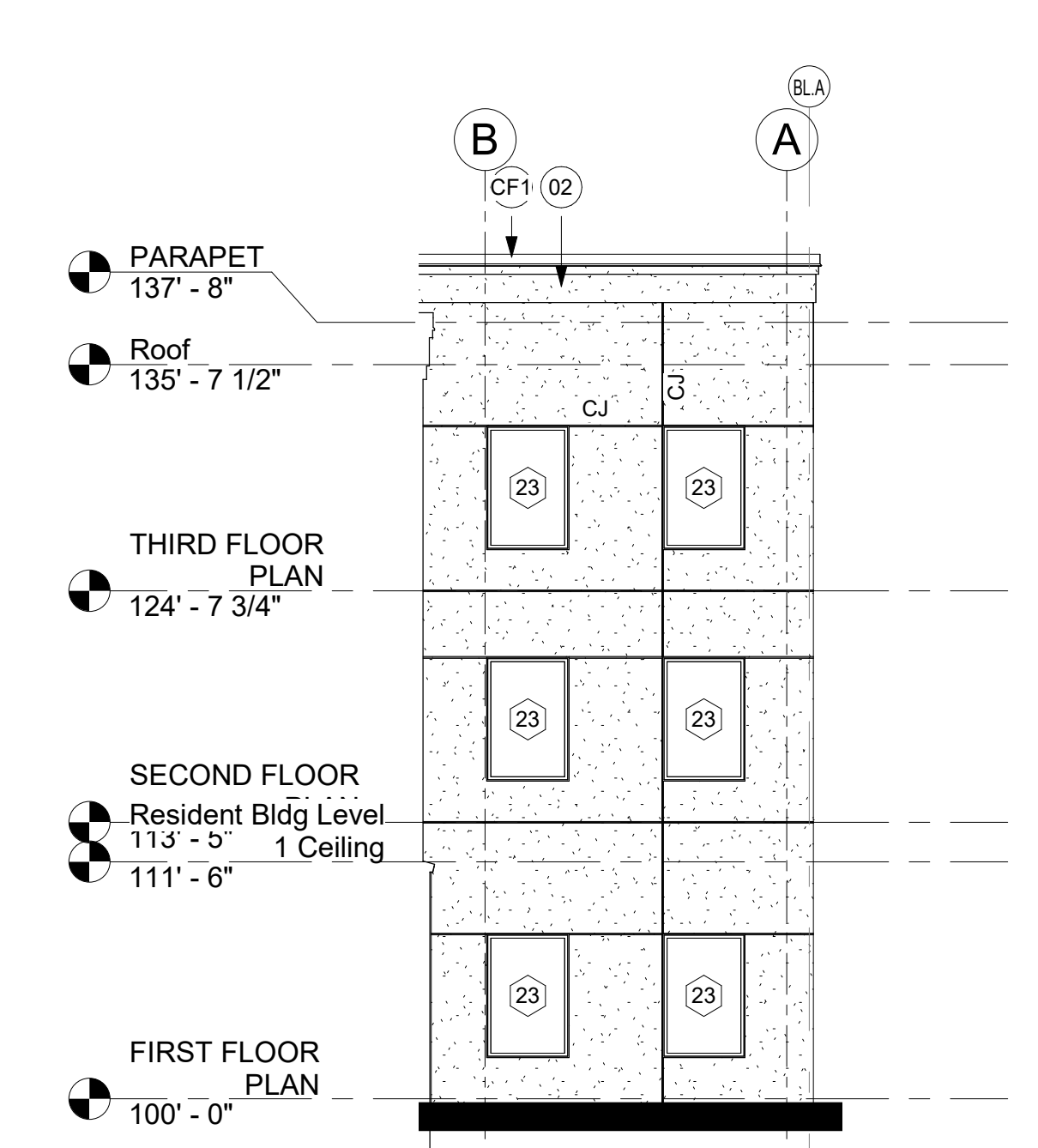
1 NORTH ELEVATION - RIGHT SIDE  
A201 1/8" = 1'-0"



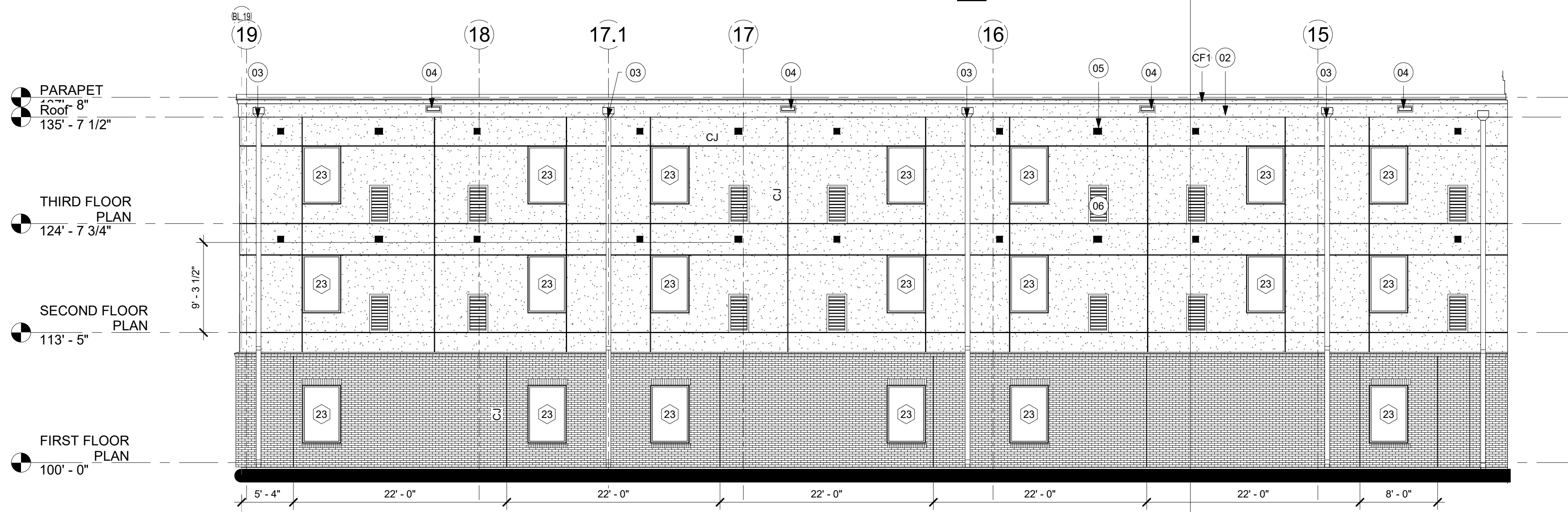
2 Elevation 1 - a  
A201 1/8" = 1'-0"



3 NORTH ELEVATION - CENTER  
A201 1/8" = 1'-0"



4 Elevation 1 - a1  
A201 1/8" = 1'-0"



5 NORTH ELEVATION - LEFT SIDE  
A201 1/8" = 1'-0"

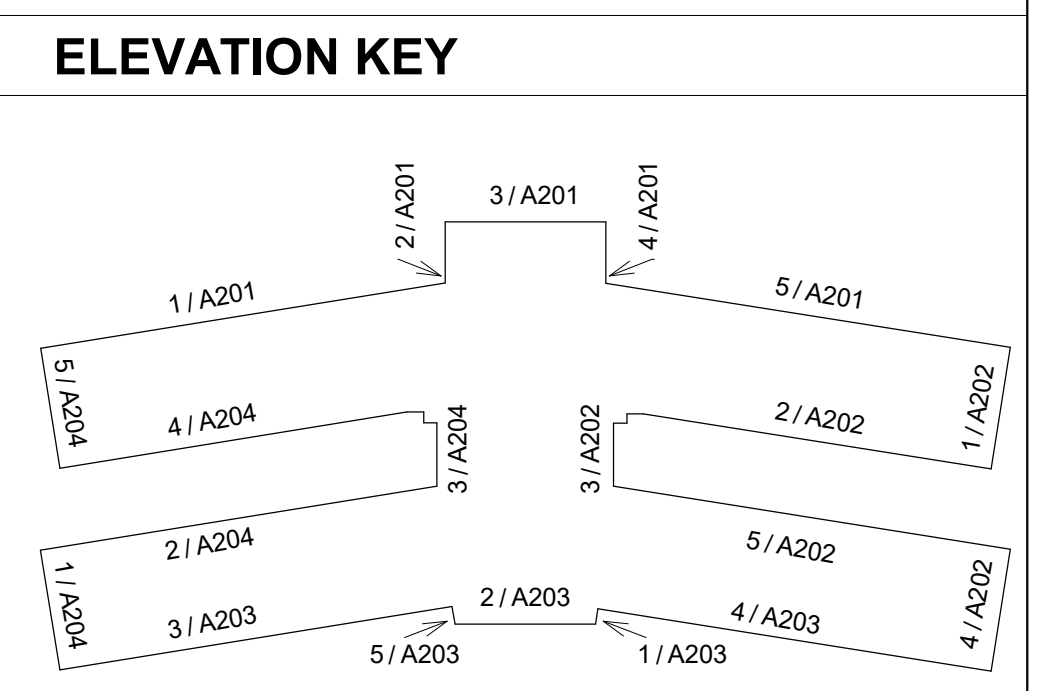
### PLAN LEGEND

- NEW STUCCO WALL: 3 PART STUCCO SYSTEM ON EXPANDED GALV. MTL. LATH OVER 60 MIN. ASPHALT IMPREGNATED BLDG. PAPER
- NEW CMU WALL W/ ELASTOMERIC PAINT
- NEW BRICK VENEER WALL; PROVIDE ROWLOCK @ TRANSITION TO STUCCO & @ WINDOW SILL; PROVIDE SOLDIER COARSE @ WINDOW HEAD
- INDICATES VTAC EXTERIOR GRILL
- CJ INDICATES CONTROL JOINTS (STUCCO OR BRICK)

- ### ELEVATION GENERAL NOTES
- THE PROJECT ARCHITECT IS TO BE NOTIFIED PRIOR TO CUTTING, OR ALTERING IN ANY MANNER THE EXTERIOR MASONRY, BALCONY, OR ORNAMENTAL METALWORK.
  - THERE ARE TO BE NO ATTACHMENTS MADE, HOLES DRILLED, OR DAMAGES DONE TO THE EXTERIOR FACADE OF THE BUILDING WITHOUT SPECIFIC AND DIRECT AUTHORIZATION FROM THE PROJECT ARCHITECT.
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  - ALL (N) EXPOSED STRUCTURAL STEEL, HANDRAILS & GUARDRAILS TO BE PRIMED & PAINTED
  - STUCCO
    - INSTALL VERTICALLY CONTROL JOINTS @ JAMBS OF WINDOWS SHOWN ON ELEVATIONS
    - INSTALL HORIZONTAL CONTROL JOINTS @ HEAD OF WINDOWS & FLOOR LINE; U.N.O
    - VERTICAL JOINTS TO BE CONT. EXCEPT WHEN INTERSECTING AN EXPANSION JOINT
    - ALL VERTICAL JOINTS TO BE EQUALLY SPACED BETWEEN DEFINED JOINTS BY WINDOW JAMBS; U.N.O
    - VERTICAL JOINTS ABOVE STOREFRONT OR CURTAIN WALL TO ALIGN WITH MULLIONS

### KEY NOTES ELEVATION

NO.	Description
01	PERSONEL DOOR CANOPY; RE: ROOF PLAN FOR SIZE AND LOCATION
02	CONT. STUCCO CORNICE
03	SCUPPER W/ LEADER HEAD & 8x8 DOWNSPOUT; RE: ROOF PLAN FOR LOCATION
04	16"x4" EMERGENCY SCUPPER; BOTTOM ELEVATION 4" ABOVE ROOF SCUPPER; RE: ROOF PLAN FOR LOCATION
05	BATHROOM EXHAUST VENT; RE: MECH.; ALIGN ABOVE VTAC VENT & LOCATE VERTICALLY B/W STUCCO JNTS
06	VTAC VENT; RE: MECH.
CF1	CONT. S.S CAP FLASHING
CF2	CONT. S.S GRAVEL GUARD



Dalton

Architects

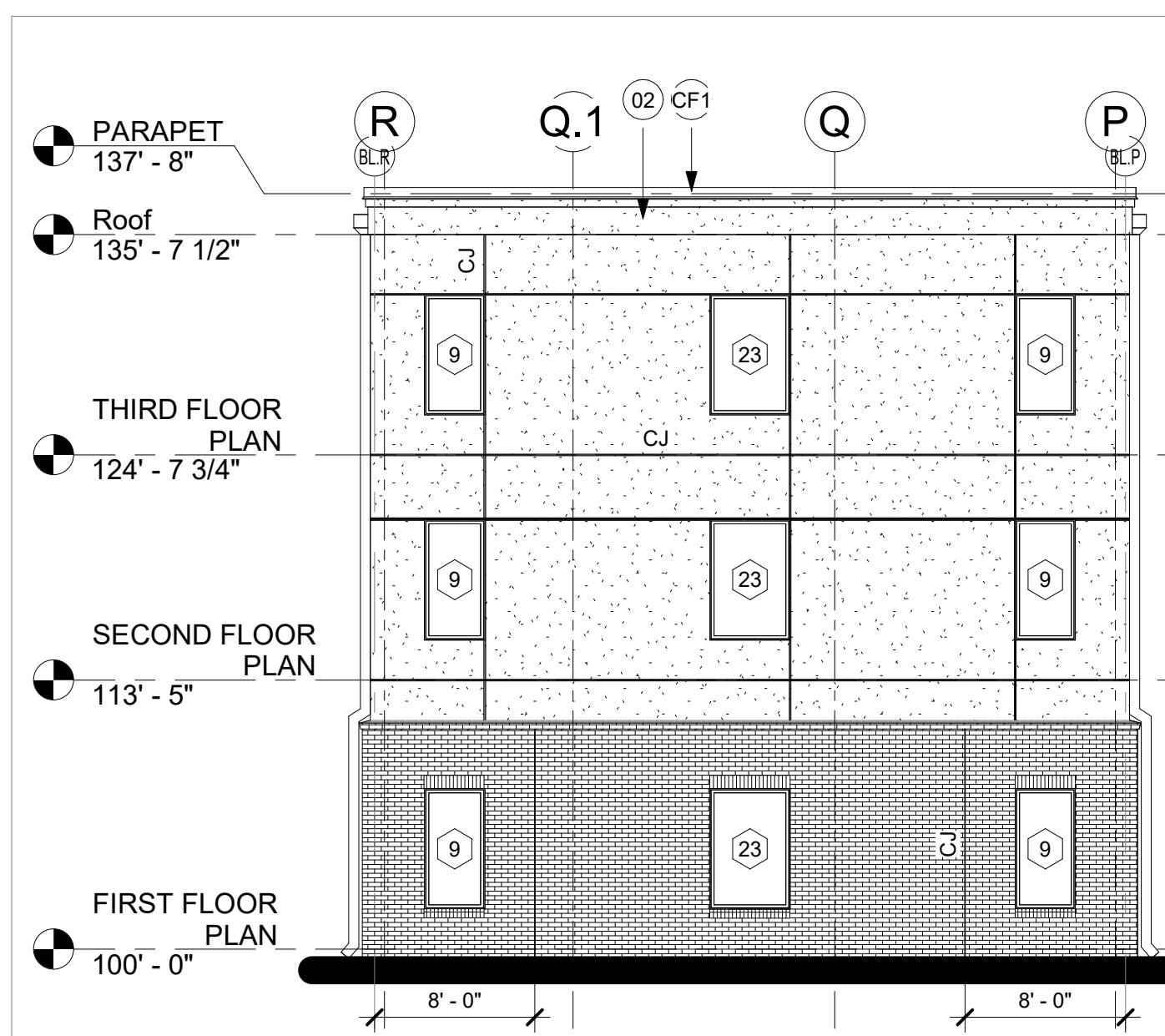
Project no. 012018  
 Drawn by: Designer  
 Checked by: JFD  
 Date: 3/09/20  
 Issued CONSTRUCTION

General De Gaulle Drive, New Orleans, LA  
 5201 Westbank Expressway Suite 104 Marrero, LA 70072  
 jdalton@daltonarchitects.com 504-782-5705

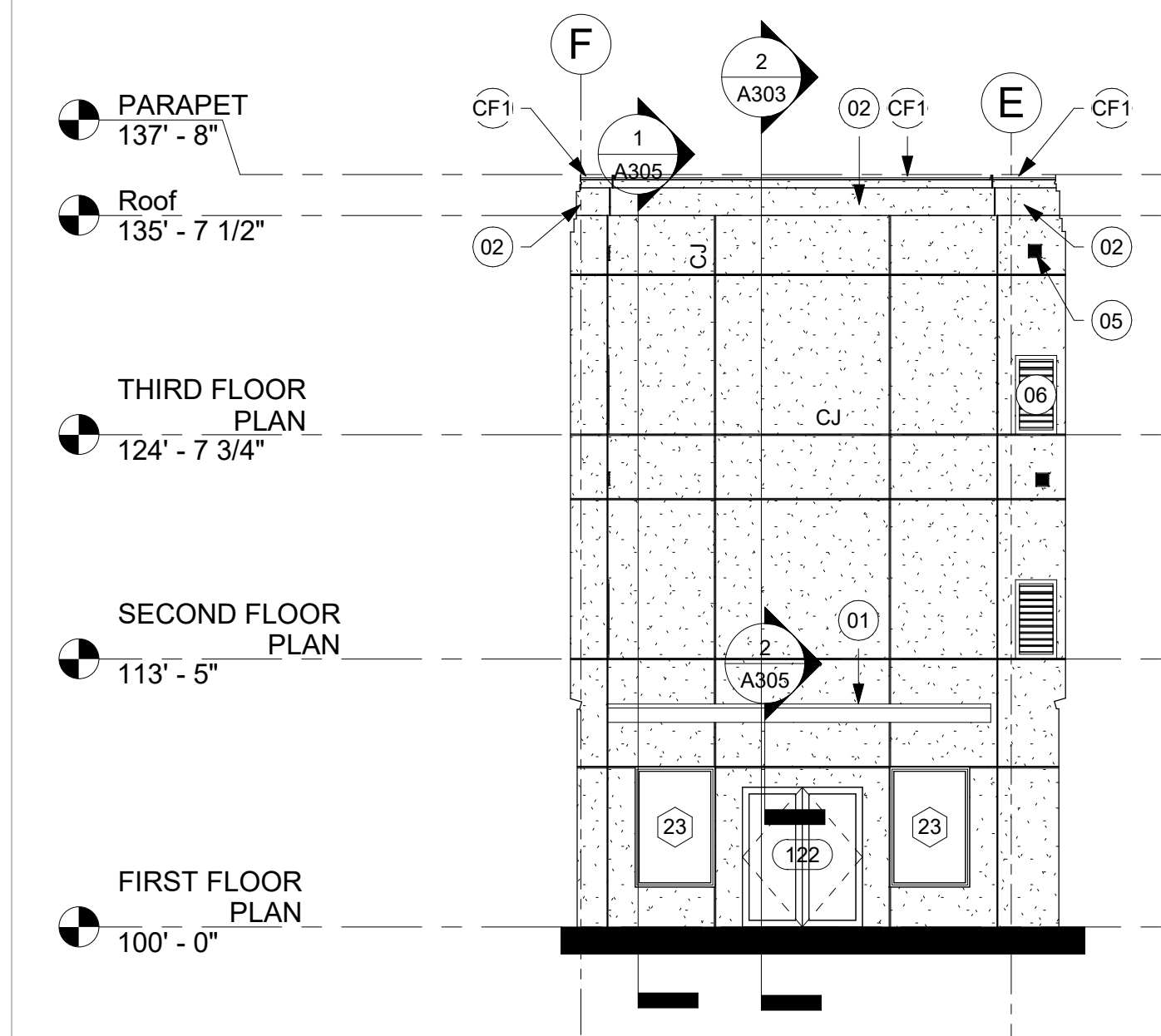
A201

ENLARGED ELEVATIONS  
 sheet contents  
 sheet name

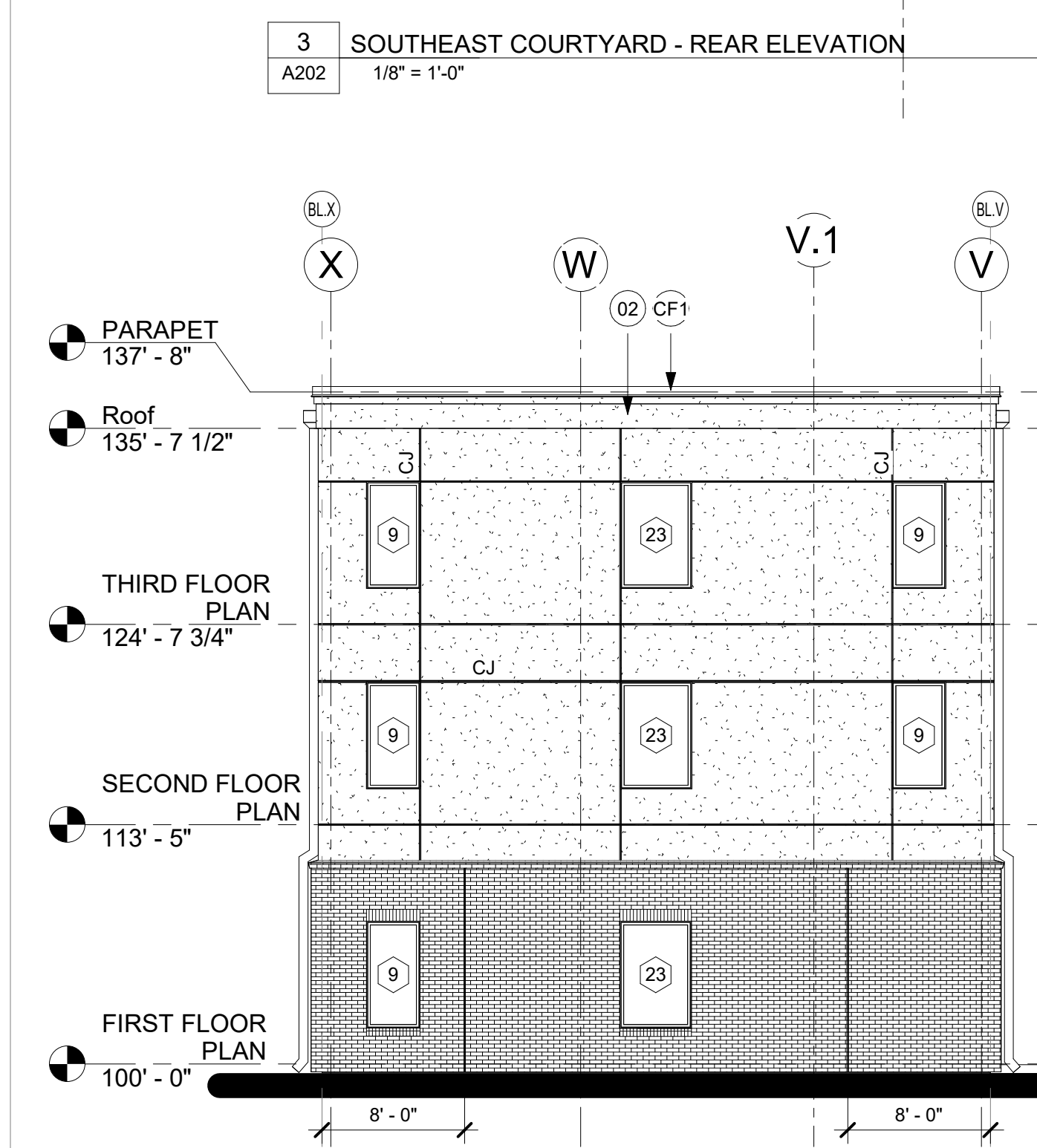




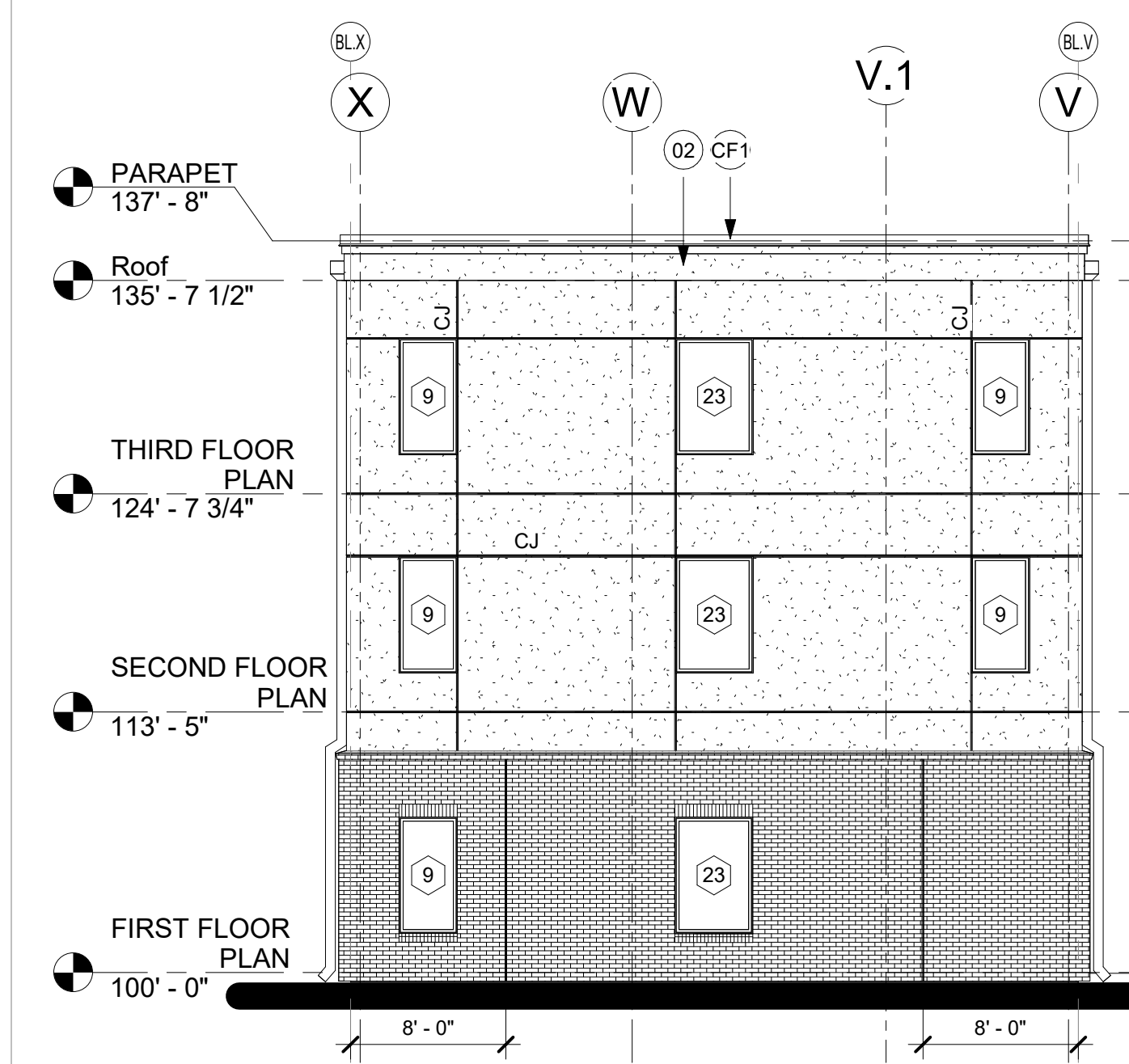
1 EAST ELEVATION - AREA B  
A202 1/8" = 1'-0"



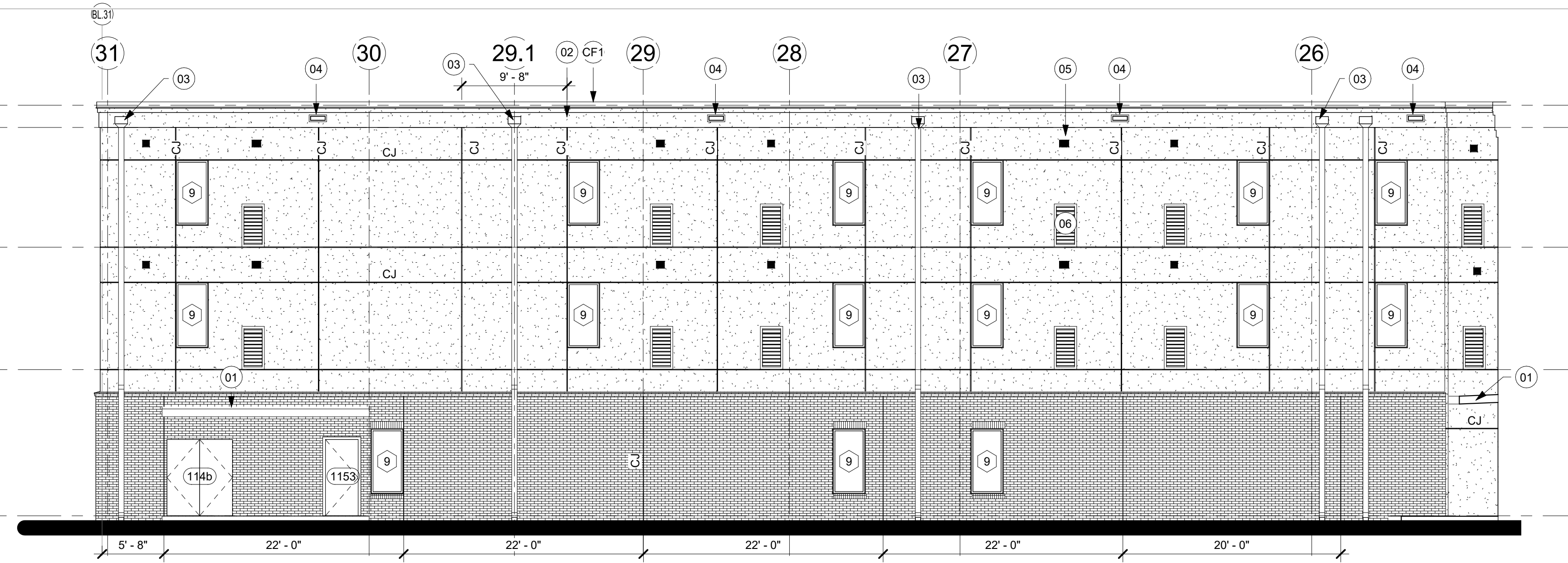
2 SOUTHEAST COURTYARD - LEFT SIDE ELEVATION  
A202 1/8" = 1'-0"



3 SOUTHEAST COURTYARD - REAR ELEVATION  
A202 1/8" = 1'-0"



4 EAST ELEVATION - AREA C  
A202 1/8" = 1'-0"



5 SOUTHEAST COURTYARD - RIGHT SIDE ELEVATION  
A202 1/8" = 1'-0"

**PLAN LEGEND**

- NEW STUCCO WALL: 3 PART STUCCO SYSTEM ON EXPANDED GALV. MTL. LATH OVER 60 MIN. ASPHALT IMPREGNATED BLDG. PAPER
- NEW CMU WALL W/ ELASTOMERIC PAINT
- NEW BRICK VENEER WALL: PROVIDE ROWLOCK @ TRANSITION TO STUCCO & @ WINDOW SILL; PROVIDE SOLDIER COARSE @ WINDOW HEAD
- INDICATES VTAC EXTERIOR GRILL
- CJ INDICATES CONTROL JOINTS (STUCCO OR BRICK)

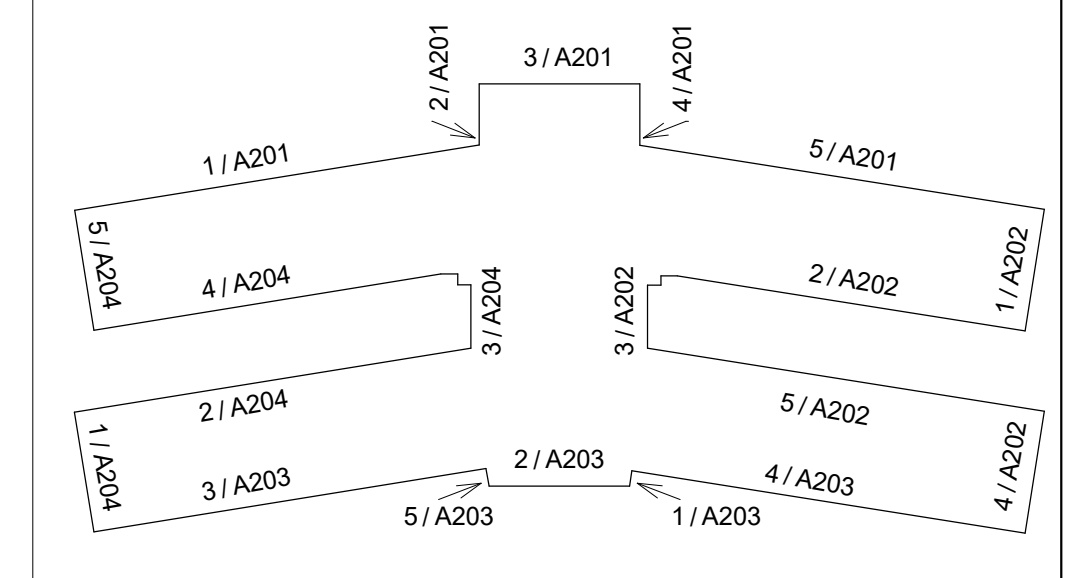
**ELEVATION GENERAL NOTES**

1. THE PROJECT ARCHITECT IS TO BE NOTIFIED PRIOR TO CUTTING, OR ALTERING IN ANY MANNER THE EXTERIOR MASONRY, BALCONY, OR ORNAMENTAL METALWORK.
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5. ALL (N) EXPOSED STRUCTURAL STEEL, HANDRAILS & GUARDRAILS TO BE PRIMED & PAINTED
6. STUCCO
  - A. INSTALL VERTICALLY CONTROL JOINTS @ JAMBS OF WINDOWS SHOWN ON ELEVATIONS
  - B. INSTALL HORIZONTAL CONTROL JOINTS @ HEAD OF WINDOWS & FLOOR LINE; U.N.O
  - C. VERTICAL JOINTS TO BE CONT. EXCEPT WHEN INTERSECTING AN EXPANSION JOINT
  - D. ALL VERTICAL JOINTS TO BE EQUALLY SPACED BETWEEN DEFINED JOINTS BY WINDOW JAMBS; U.N.O
  - E. VERTICAL JOINTS ABOVE STOREFRONT OR CURTAIN WALL TO ALIGN WITH MULLIONS

**KEY NOTES ELEVATION**

NO.	Description
01	PERSONEL DOOR CANOPY; RE: ROOF PLAN FOR SIZE AND LOCATION
02	CONT. STUCCO CORNICE
03	SCUPER W/ LEADER HEAD & 8x8 DOWNSPOUT; RE: ROOF PLAN FOR LOCATION
04	16"x4" EMERGENCY SCUPPER; BOTTOM ELEVATION 4" ABOVE ROOF SCUPPER; RE: ROOF PLAN FOR LOCATION
05	BATHROOM EXHAUST VENT; RE: MECH.; ALIGN ABOVE VTAC VENT & LOCATE VERTICALLY B/W STUCCO JNTS
06	VTAC VENT; RE: MECH.
CF1	CONT. S.S CAP FLASHING
CF2	CONT. S.S GRAVEL GUARD

**ELEVATION KEY**



Project no.	012018
Drawn by:	Designer
Checked by:	JFD
Date:	3/09/20
Issued	CONSTRUCTION

NO.	DATE	DESCRIPTION

ENLARGED ELEVATIONS  
sheet contents

**A202**  
sheet name



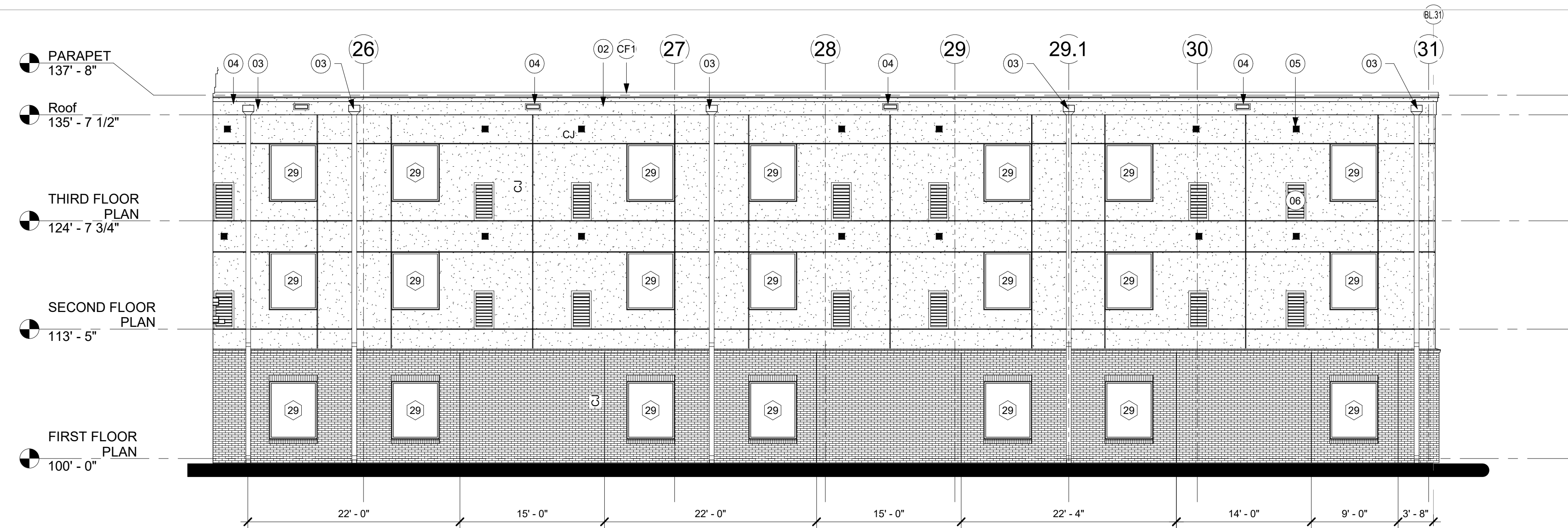
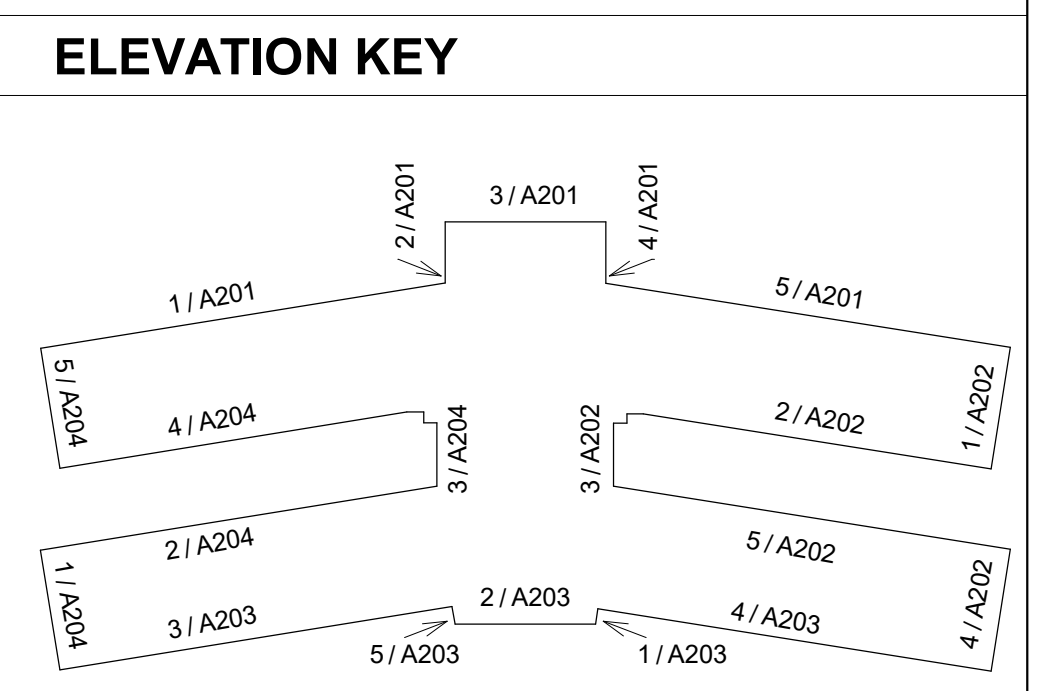
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	INDICATES VTAC EXTERIOR GRILL
	INDICATES CONTROL JOINTS (STUCCO OR BRICK)

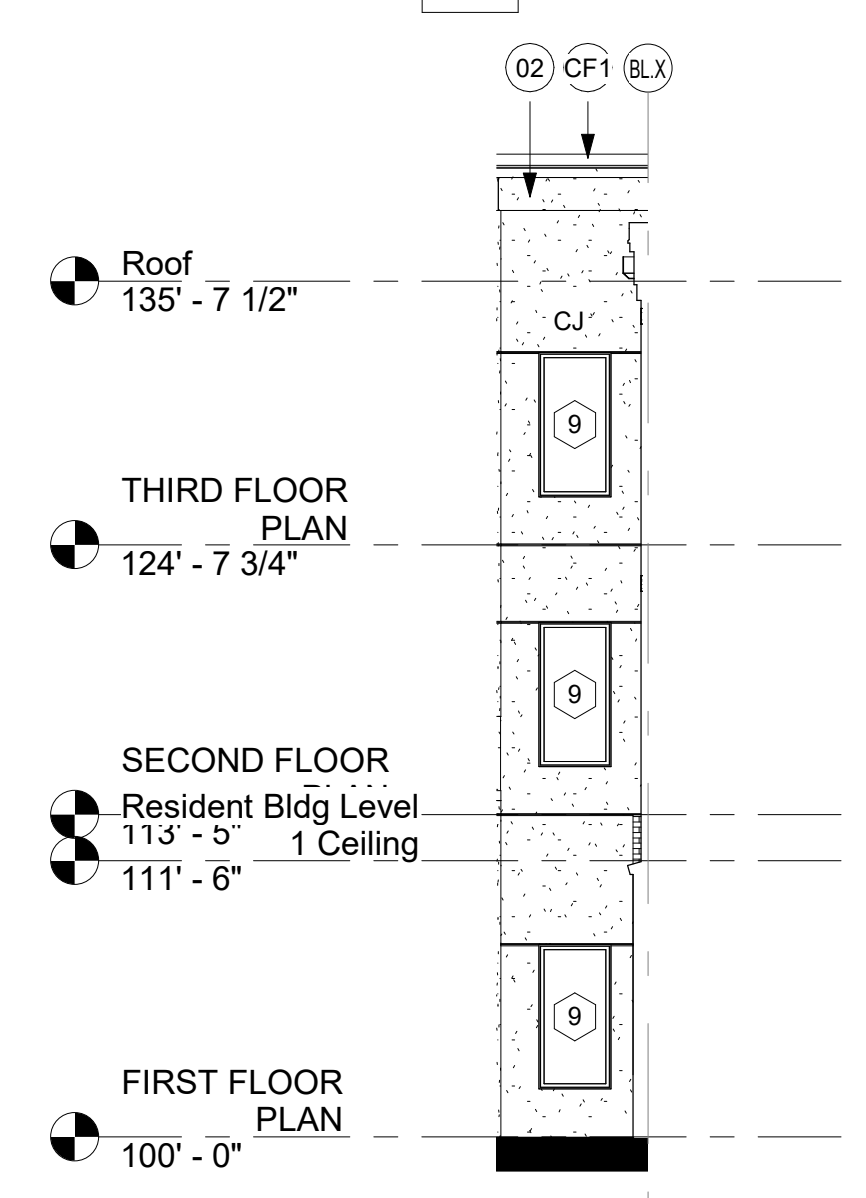
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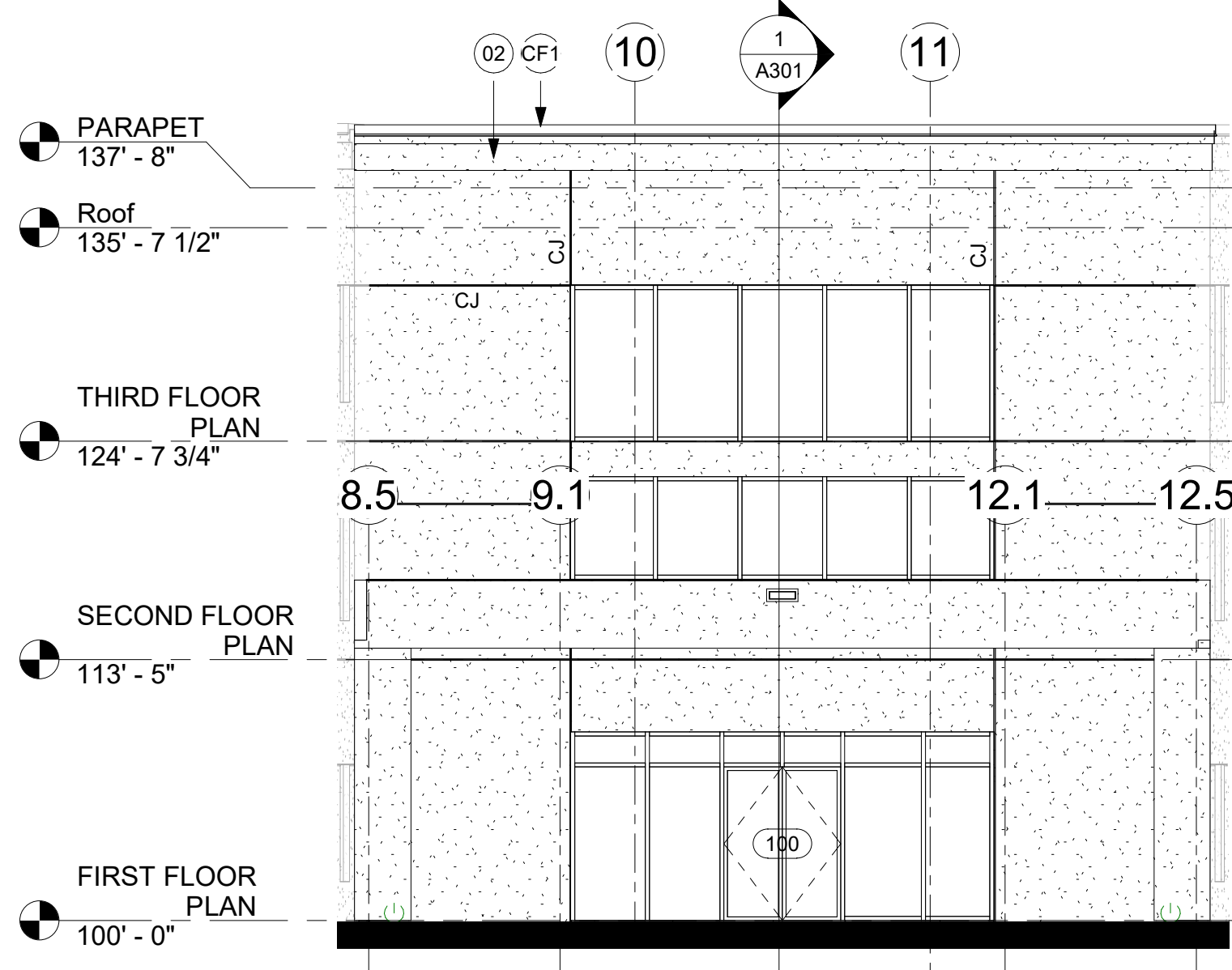
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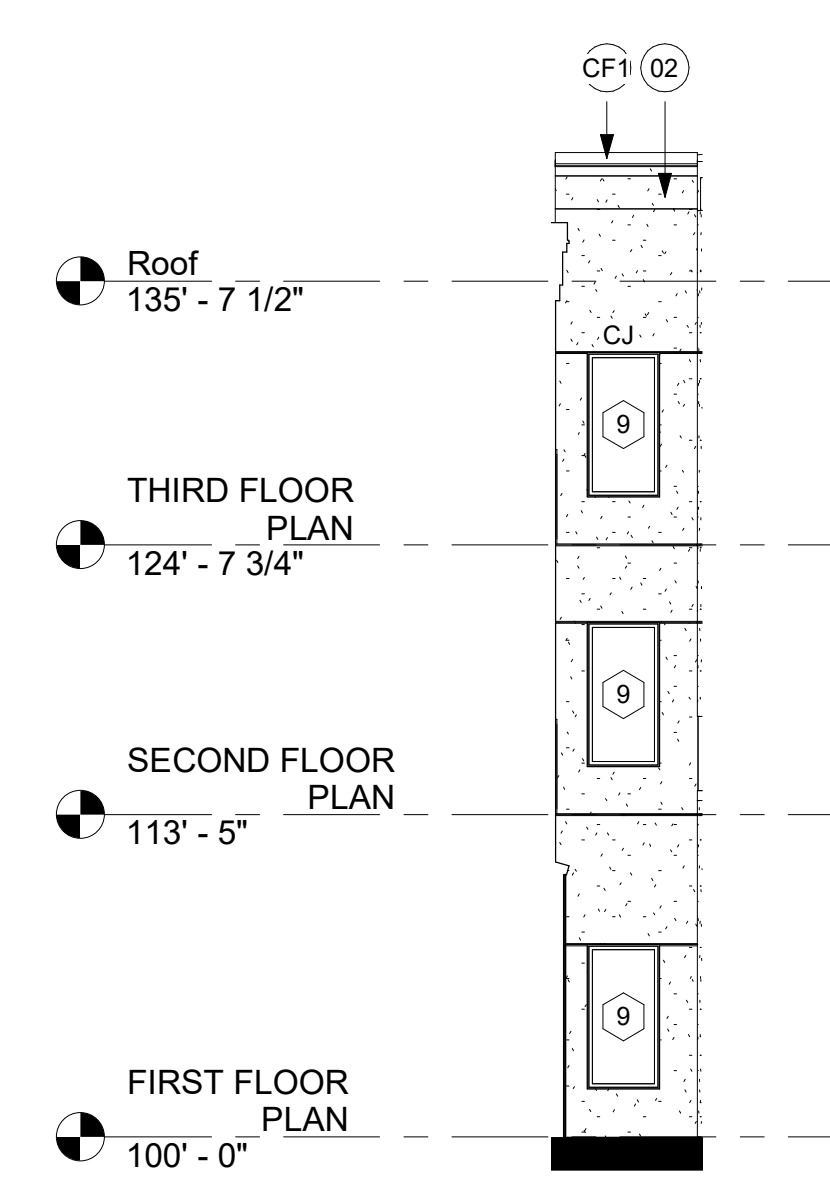
4 SOUTH ELEVATION - RIGHT SIDE  
 A203 1/8" = 1'-0"



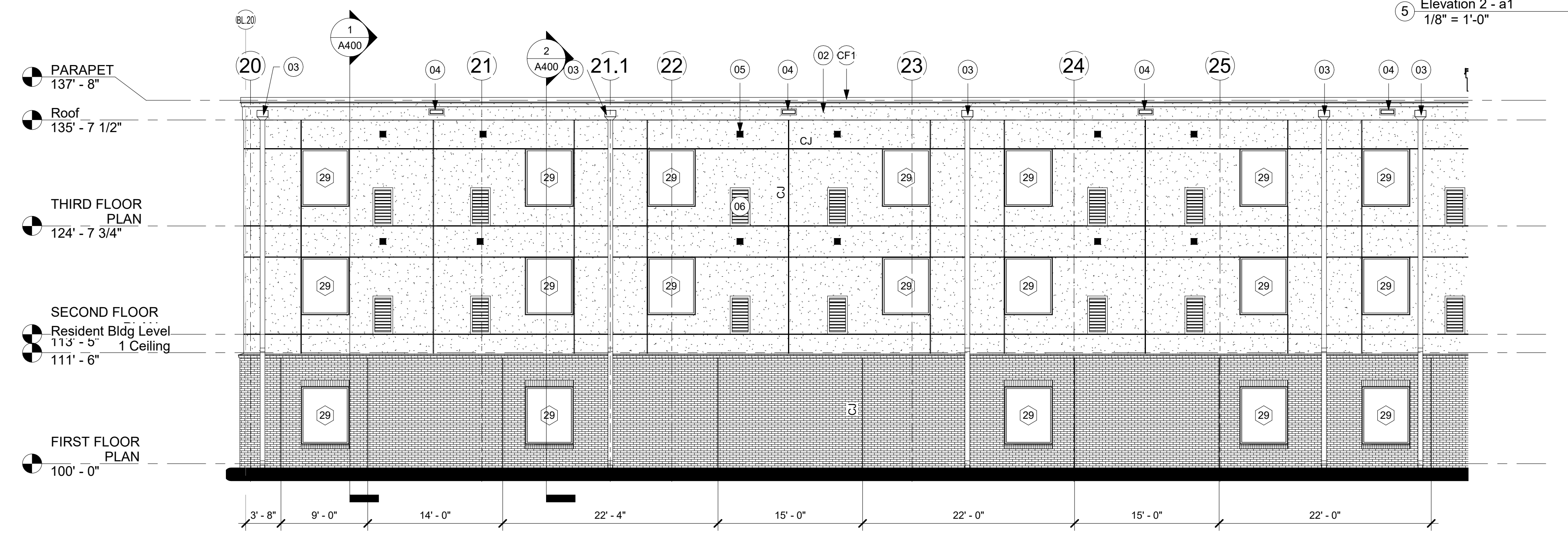
1 Elevation 2 - a  
 A203 1/8" = 1'-0"



2 SOUTH ELEVATION CENTER  
 A203 1/8" = 1'-0"

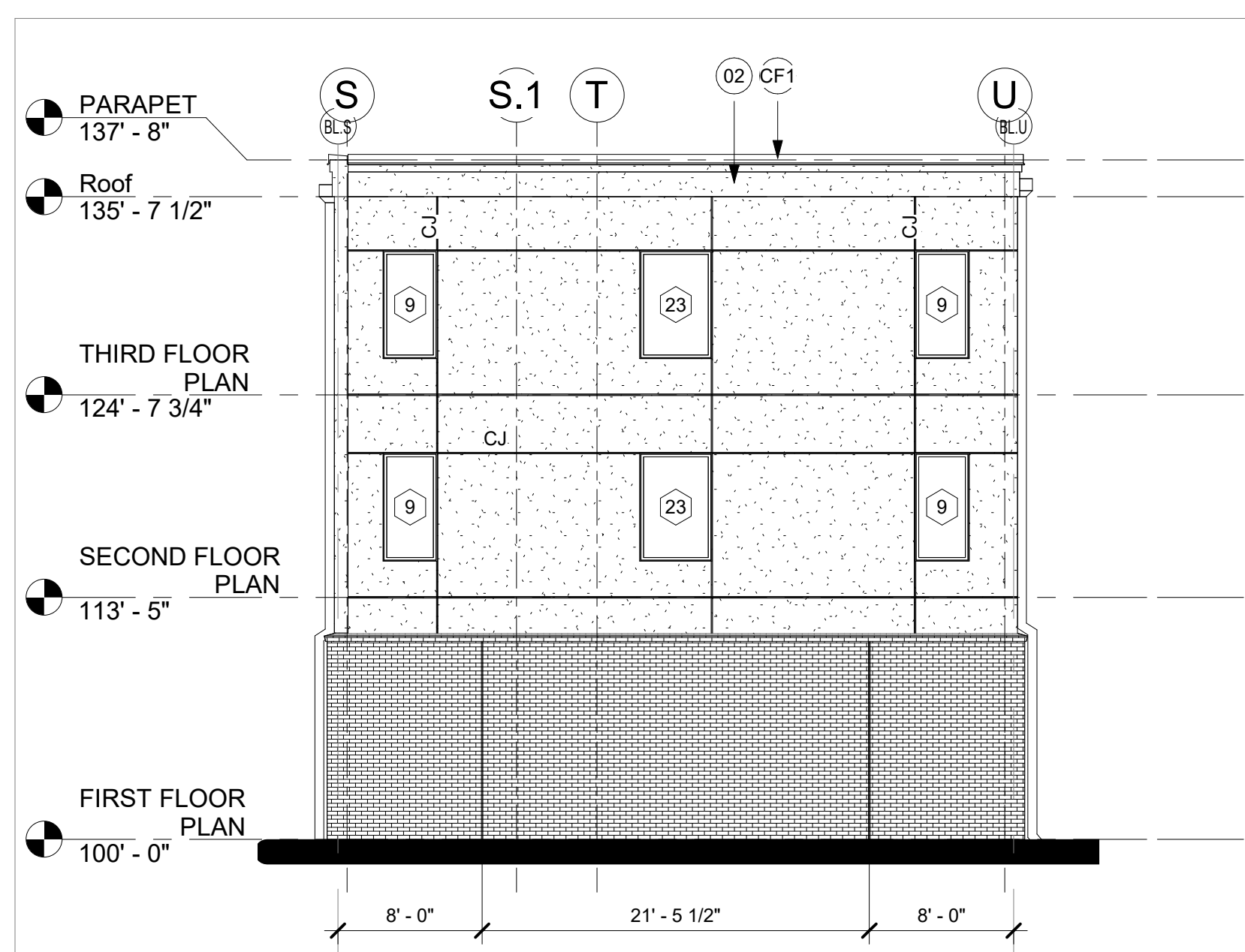


5 Elevation 2 - a1  
 1/8" = 1'-0"

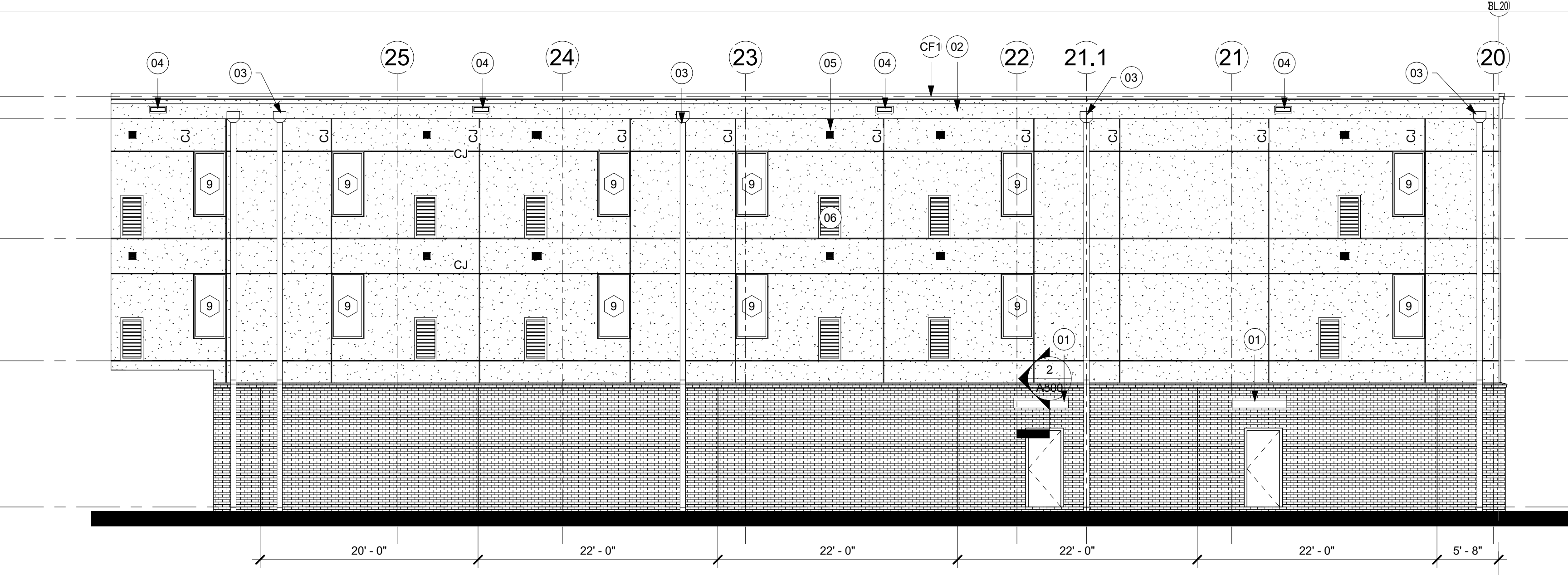


3 SOUTH ELEVATION - LEFT SIDE  
 A203 1/8" = 1'-0"

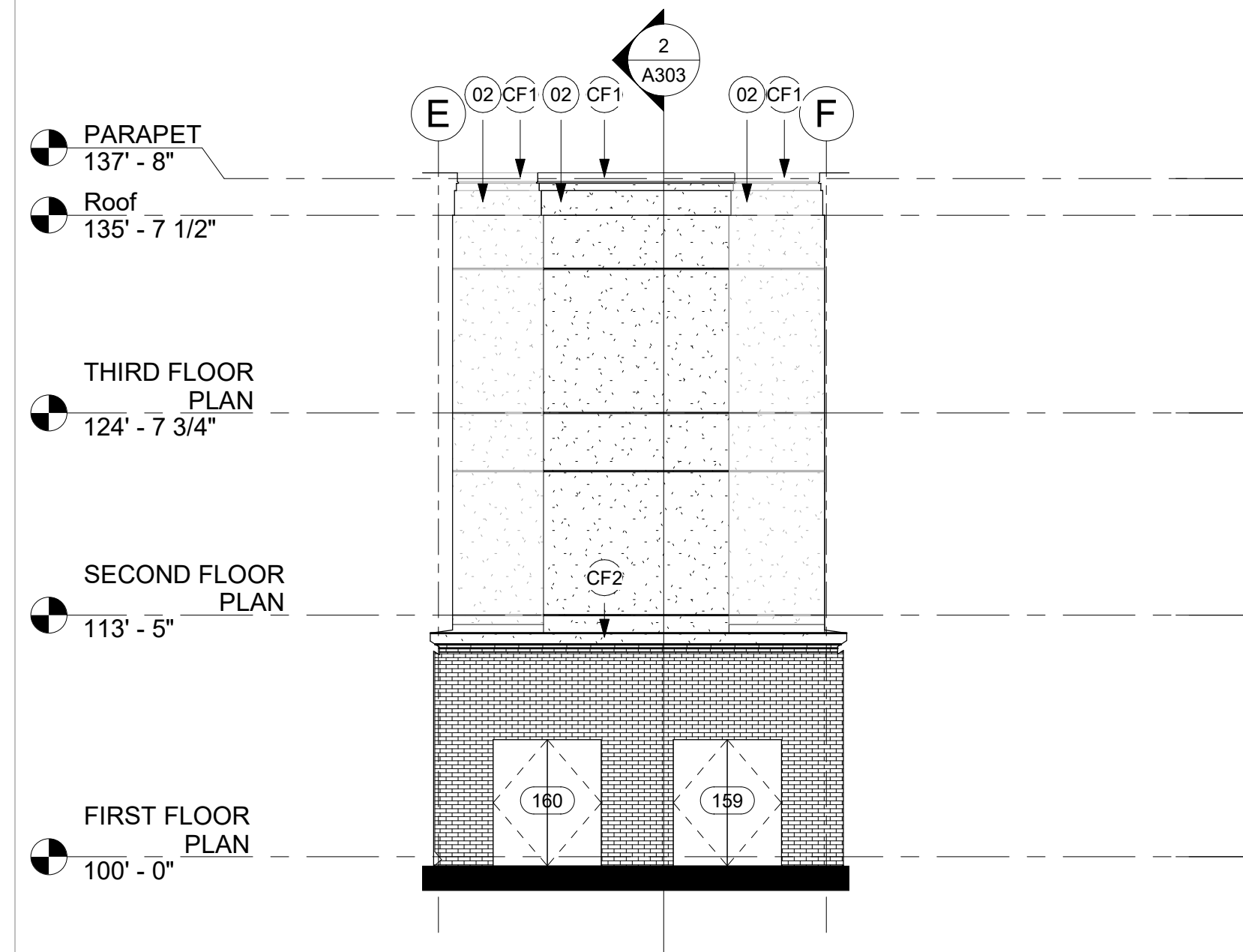




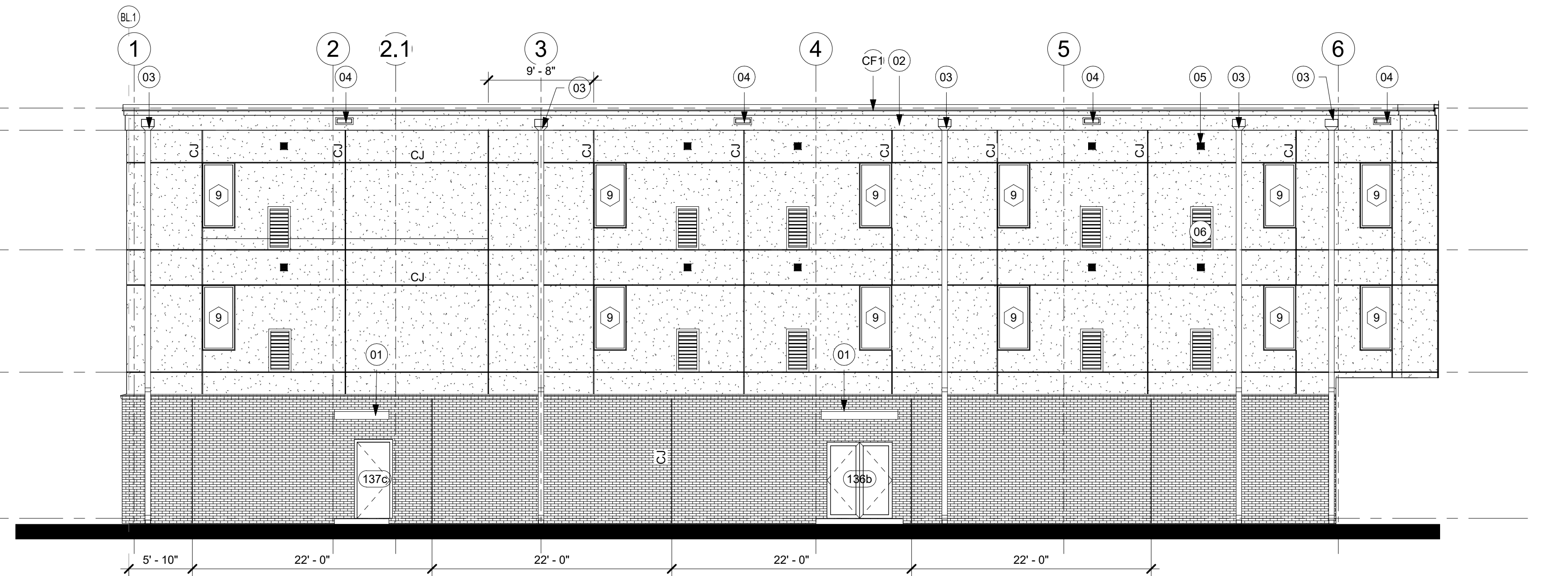
1 WEST ELEVATION - AREA E  
A204 1/8" = 1'-0"



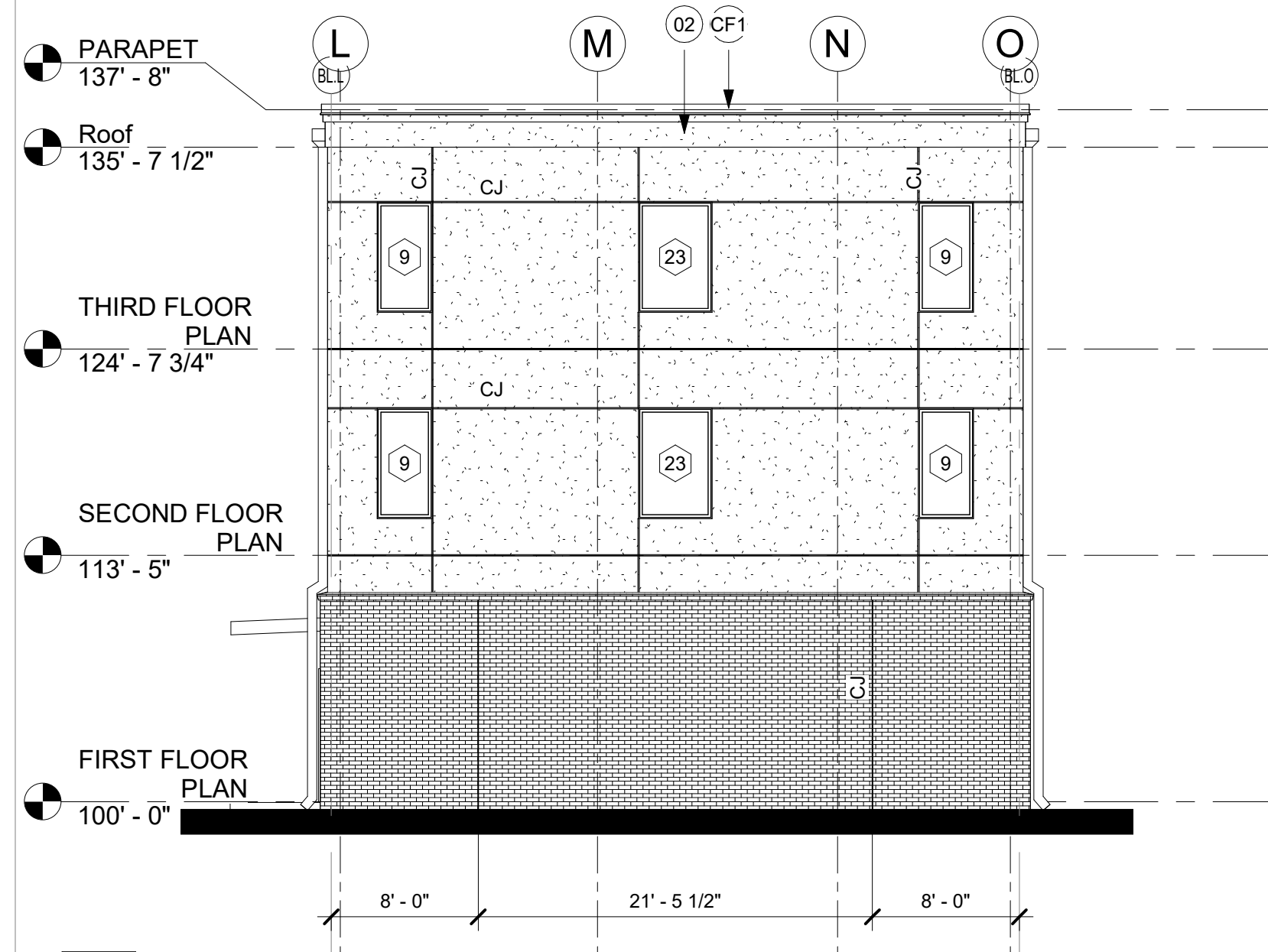
2 NORTHWEST COURTYARD - RIGHT SIDE ELEVATION  
A204 1/8" = 1'-0"



3 NORTHWEST COURTYARD - REAR ELEVATION  
A204 1/8" = 1'-0"



4 NORTHWEST COURTYARD - LEFT SIDE ELEVATION  
A204 1/8" = 1'-0"



5 WEST ELEVATION - AREA D  
A204 1/8" = 1'-0"

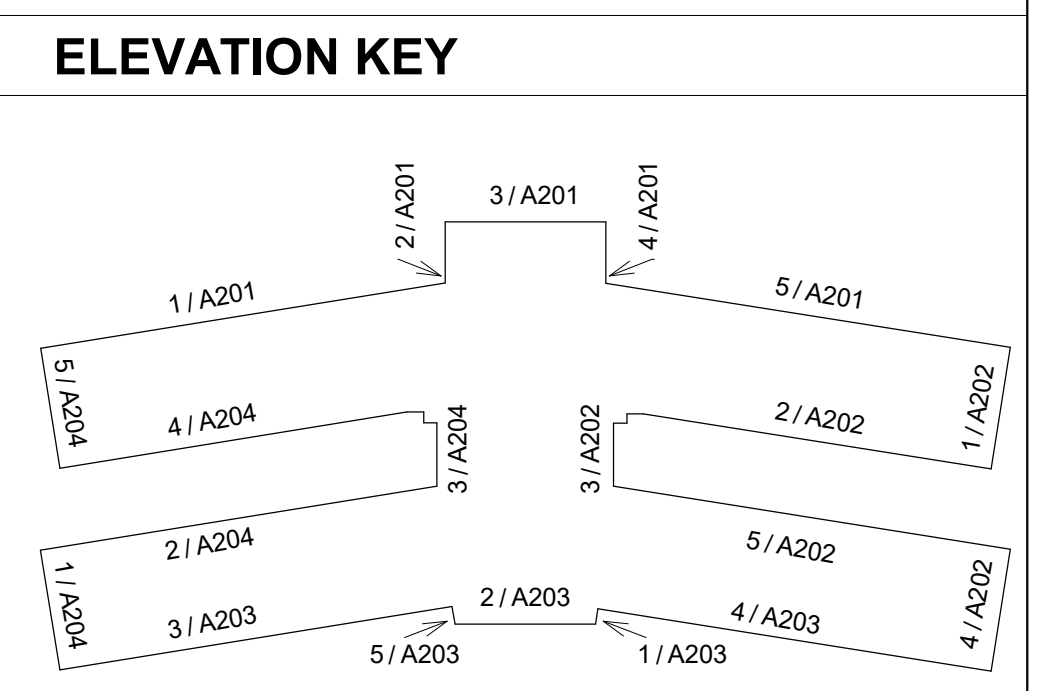
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### KEY NOTES ELEVATION

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06	VTAC VENT; RE: MECH.
CF1	CONT. S.S CAP FLASHING
CF2	CONT. S.S GRAVEL GUARD



**St. Luke's Nursing Home**

General De Gaulle Drive, New Orleans, LA

Project no. 012018  
 Drawn by: Designer  
 Checked by: JFD  
 Date: 3/09/20  
 Issued CONSTRUCTION

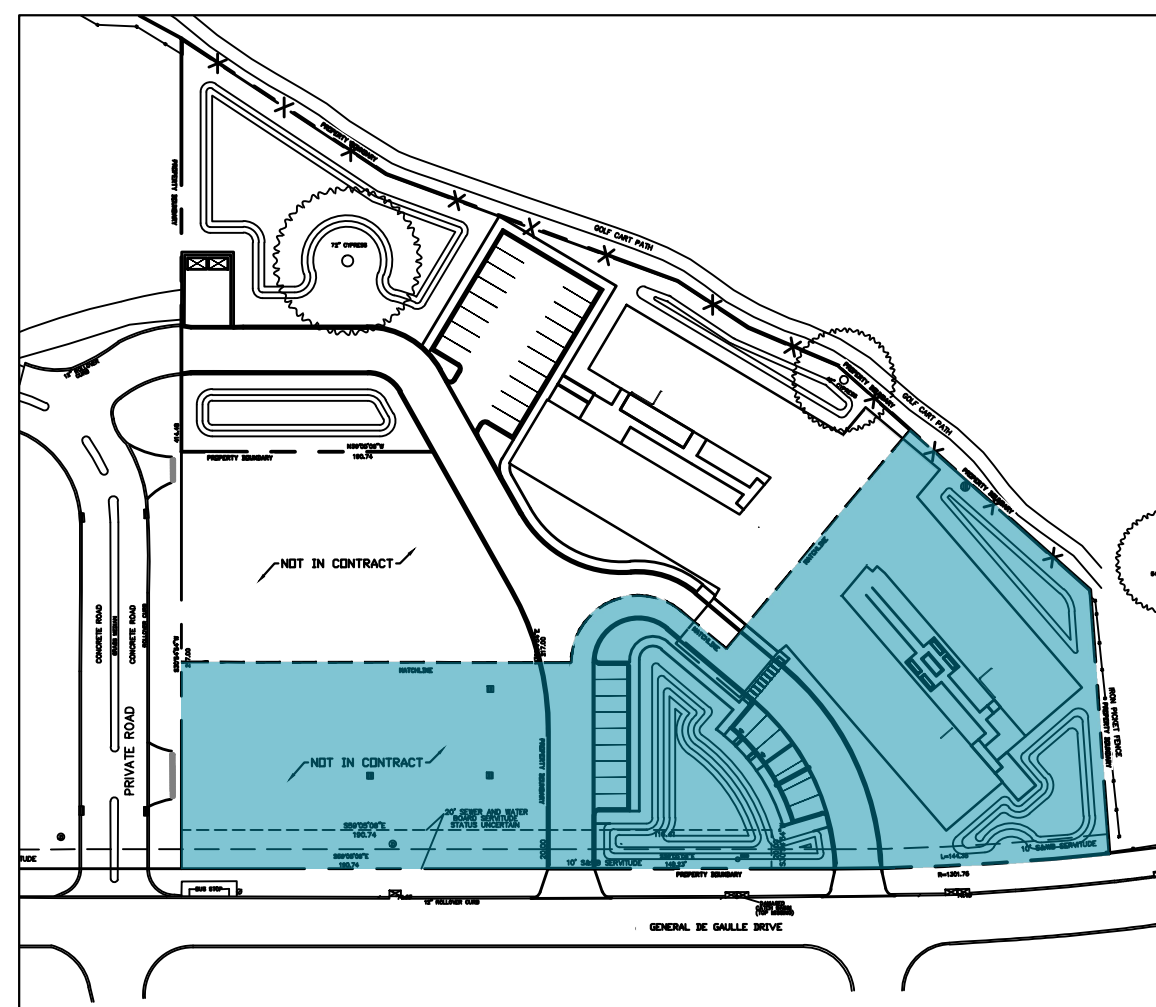
NO.	DATE	DESCRIPTION

ENLARGED ELEVATIONS  
sheet contents  
**A204**  
sheet name

John F. Dalton Jr., AIA LEED AP, Architect

5201 Westbank Expressway Suite 104 Marrero, LA 70072 - jdalton@daltonarchitects.com - 504-782-5705





KEY MAP  
SCALE: 1"=100'

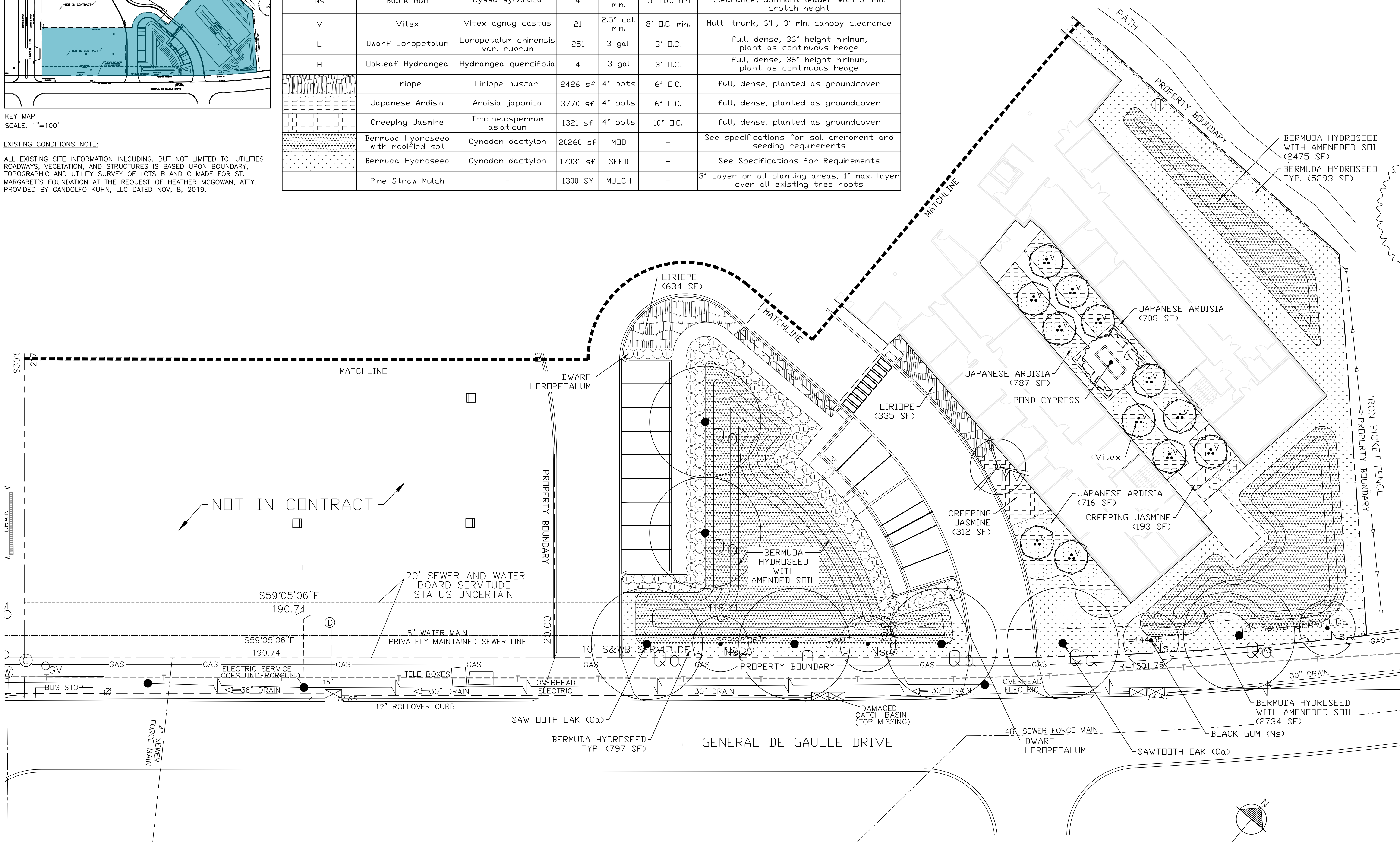
EXISTING CONDITIONS NOTE:

ALL EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, UTILITIES, ROADWAYS, VEGETATION, AND STRUCTURES IS BASED UPON BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY OF LOTS B AND C MADE FOR ST. MARGARET'S FOUNDATION AT THE REQUEST OF HEATHER MCGOWAN, ATTY. PROVIDED BY GANDOLFO KUHN, LLC DATED NOV. 8, 2019.

PLANT SCHEDULE						
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING	NOTES
Ta	Pond Cypress	Taxodium ascendens	1	2.5' cal. min.	-	Single trunk, 12'H, 6.5' min. canopy clearance, dominant leader with 5' min. crotch height
Qa	Sawtooth Oak	Quercus acutissima	7	2.5' cal. min.	30' D.C. min.	Single trunk, 12'H, 6.5' min. canopy clearance, dominant leader with 5' min. crotch height
Mv	Sweet Bay Magnolia	Magnolia virginiana	9	2.5' cal. min.	15' D.C. min.	Single trunk, 12'H, 6.5' min. canopy clearance, dominant leader with 5' min. crotch height
Ns	Black Gum	Nyssa sylvatica	4	2.5' cal. min.	15' D.C. min.	Single trunk, 12'H, 6.5' min. canopy clearance, dominant leader with 5' min. crotch height
V	Vitex	Vitex agnug-castus	21	2.5' cal. min.	8' D.C. min.	Multi-trunk, 6'H, 3' min. canopy clearance
L	Dwarf Loropetalum	Loropetalum chinensis var. rubrum	251	3 gal.	3' D.C.	full, dense, 36" height minimum, plant as continuous hedge
H	Oakleaf Hydrangea	Hydrangea quercifolia	4	3 gal.	3' D.C.	full, dense, 36" height minimum, plant as continuous hedge
	Liriope	Liriope muscari	2426 sf	4' pots	6' D.C.	full, dense, planted as groundcover
	Japanese Ardisia	Ardisia japonica	3770 sf	4' pots	6' D.C.	full, dense, planted as groundcover
	Creeping Jasmine	Trachelospermum asiaticum	1321 sf	4' pots	10' D.C.	full, dense, planted as groundcover
	Bermuda Hydroseed with modified soil	Cynodon dactylon	20260 sf	MOD	-	See specifications for soil amendment and seeding requirements
	Bermuda Hydroseed	Cynodon dactylon	17031 sf	SEED	-	See Specifications for Requirements
	Pine Straw Mulch	-	1300 SY	MULCH	-	3" Layer on all planting areas, 1" max. layer over all existing tree roots

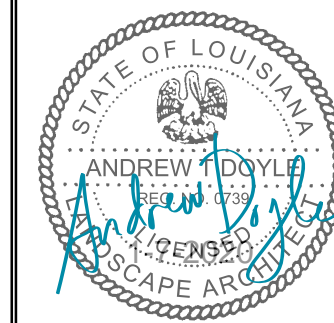
PLANTING NOTES:

- SEE SHEET C1 & C2 FOR INFORMATION REGARDING THE PROTECTION OF EXISTING TREES AND OTHER PLANT MATERIALS
- SEE SHEET L1 FOR NOTES AND REQUIREMENTS RELATED TO PLANTING WORK



REVISIONS

NO.	DESCRIPTION	DATE
1	RF1 3	4/6/20



CHECKED BY: JMS  
DRAWN BY: AD  
DATE: 03/09/2020  
ISSUE: CONSTRUCTION SET

SHEET TITLE  
**PLANTING PLAN**

SHEET NUMBER

**L2**

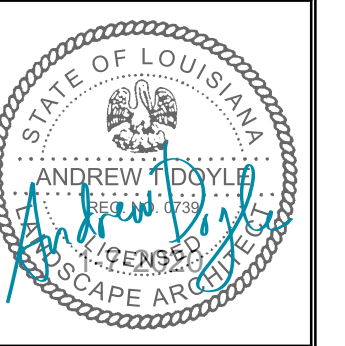
SCALE: 1"= 20' (24x36)  
SCALE: 1"= 40' (12x18)  
Call before you dig.





REVISIONS

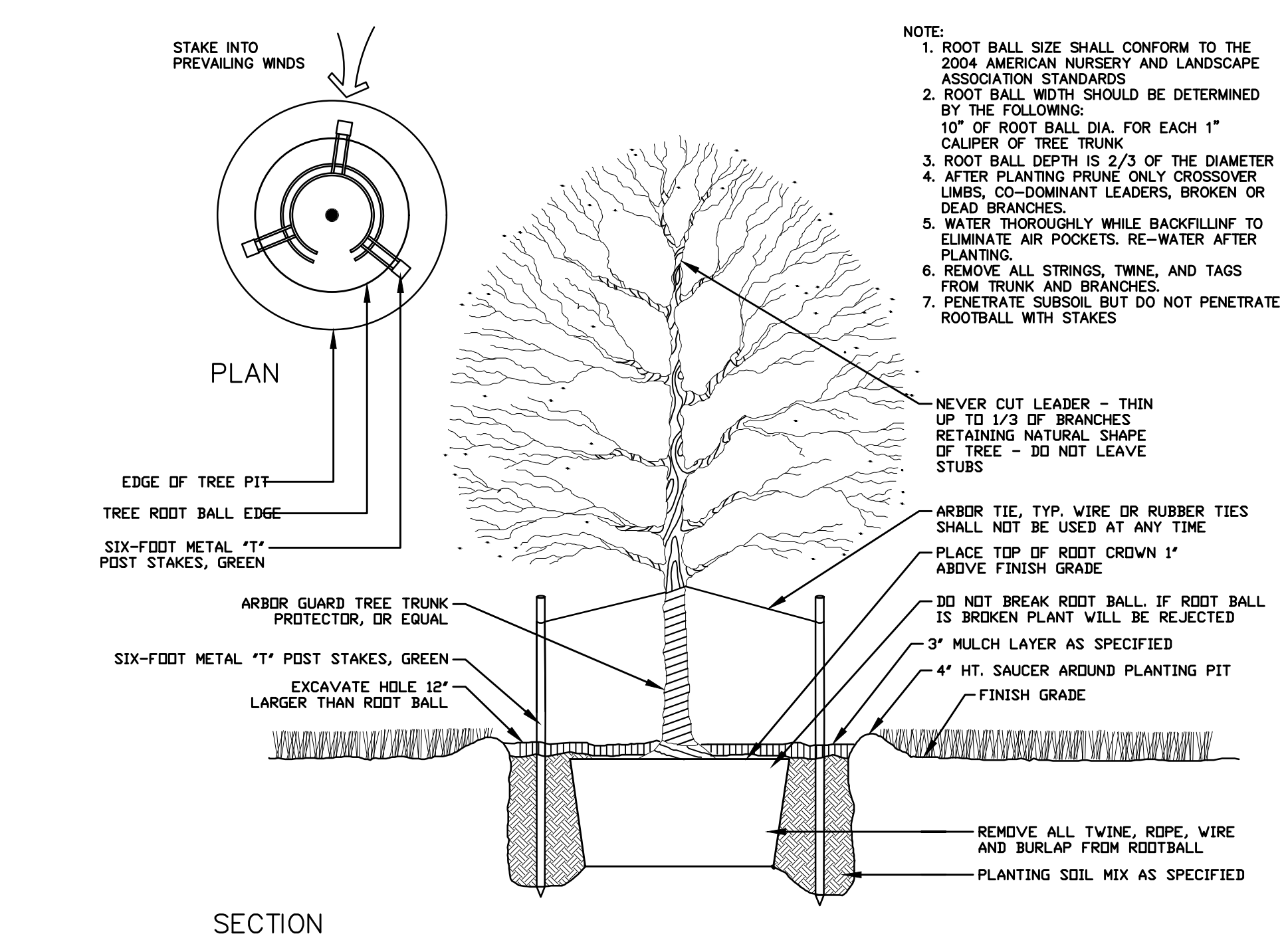
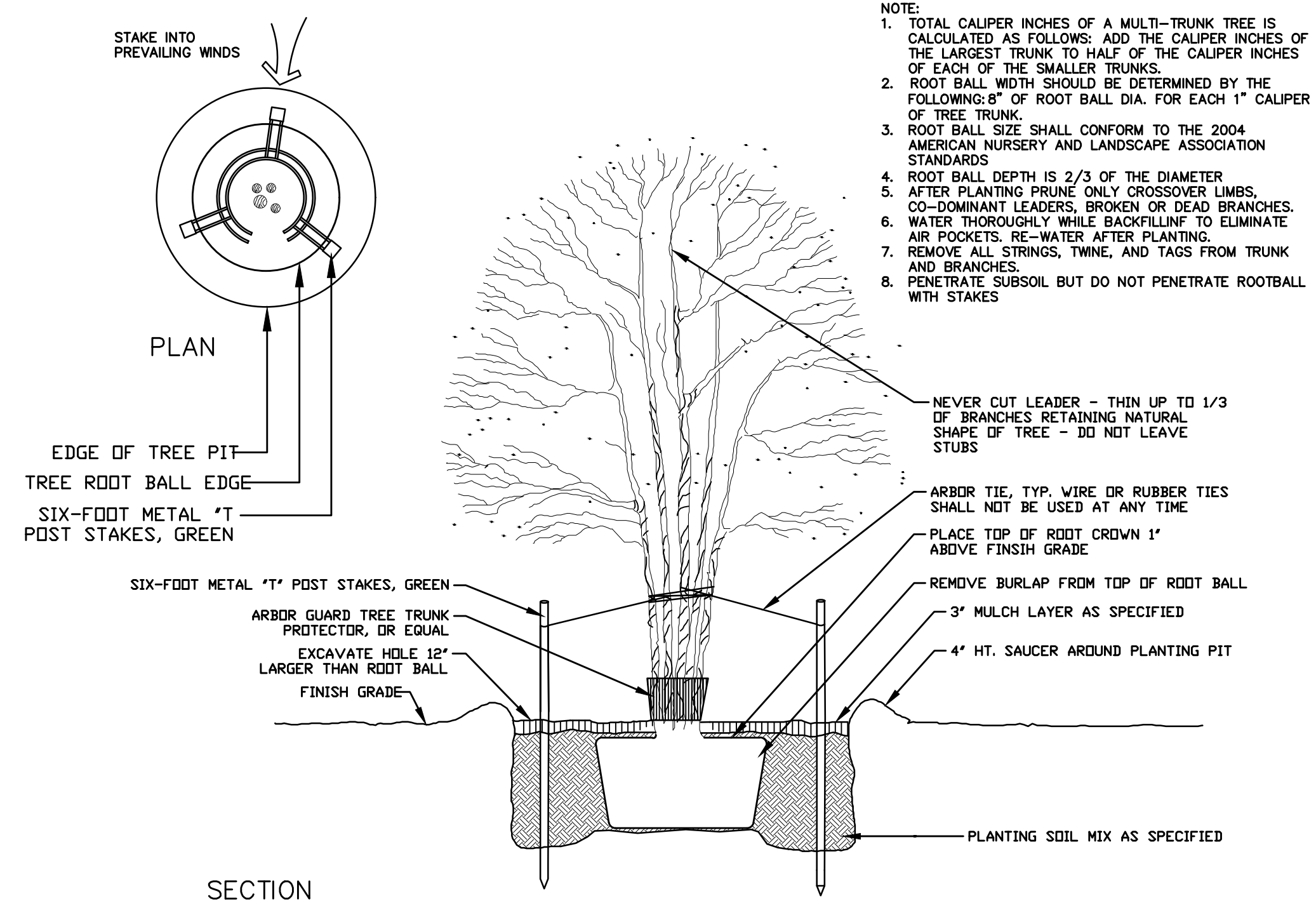
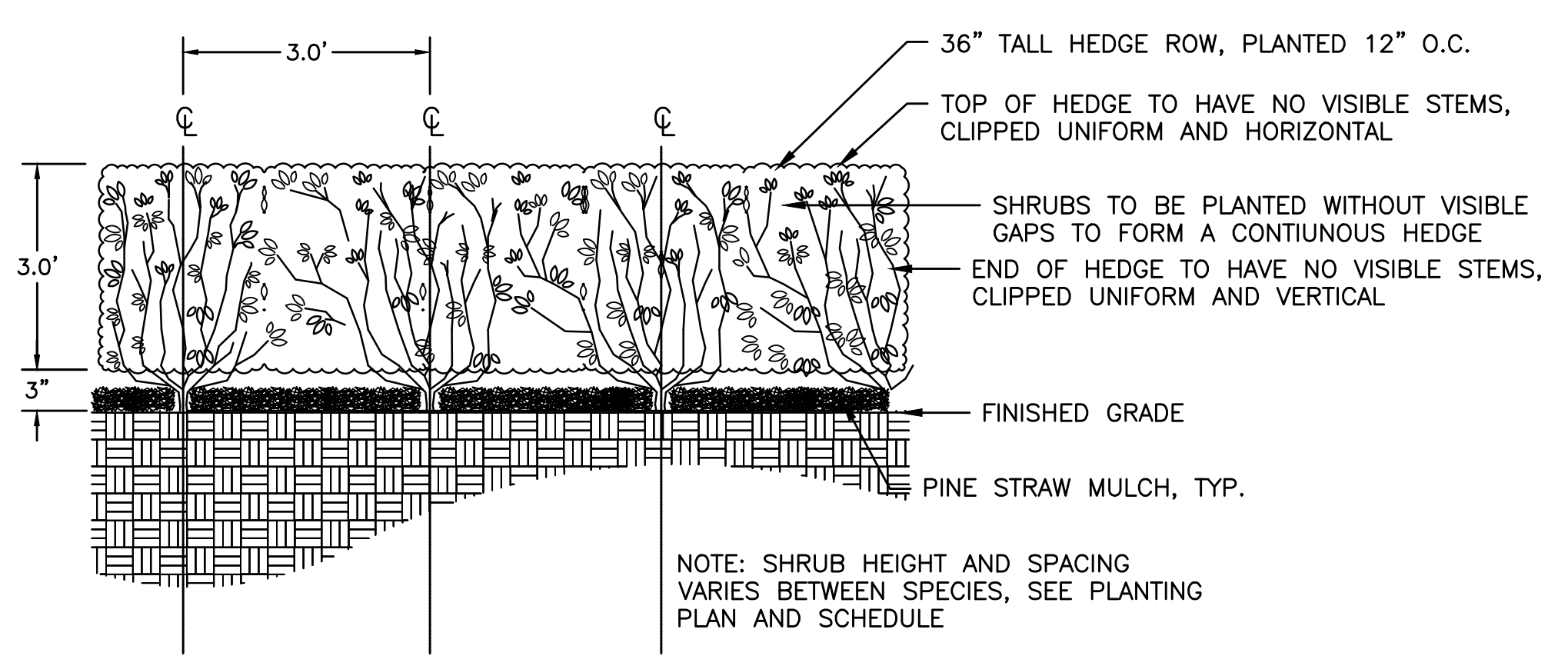
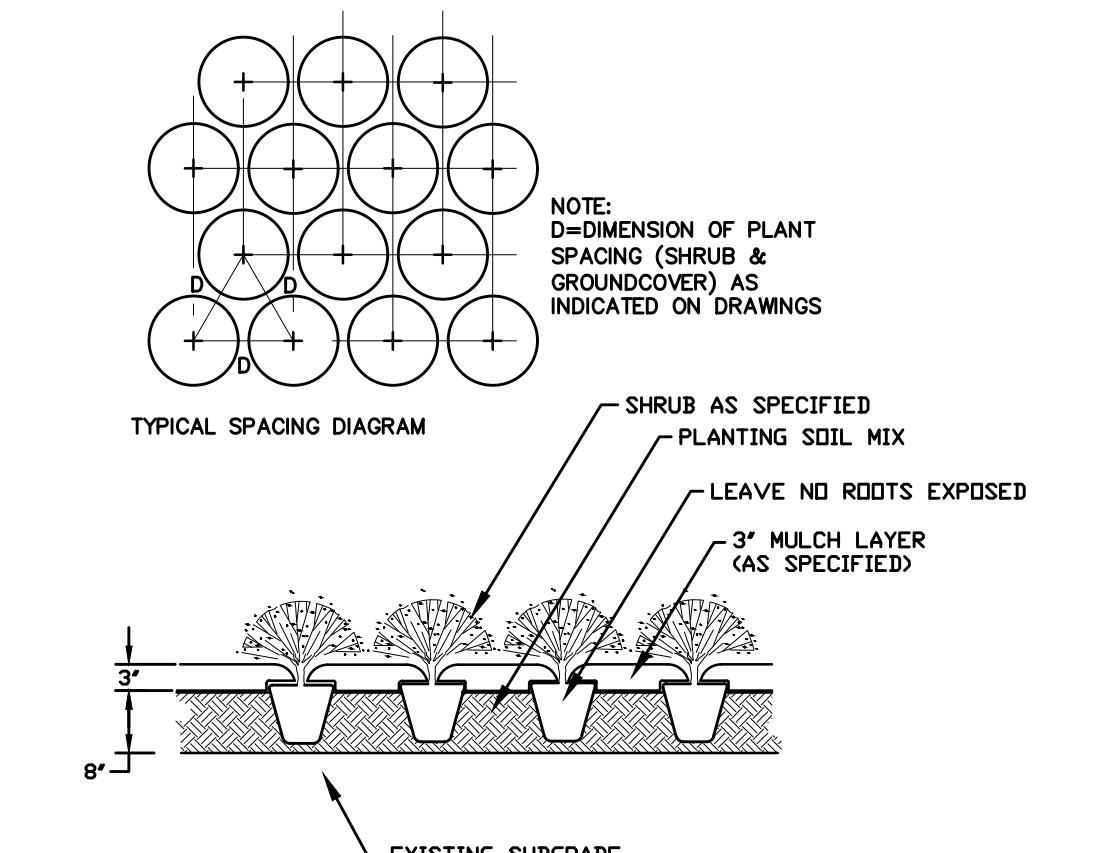
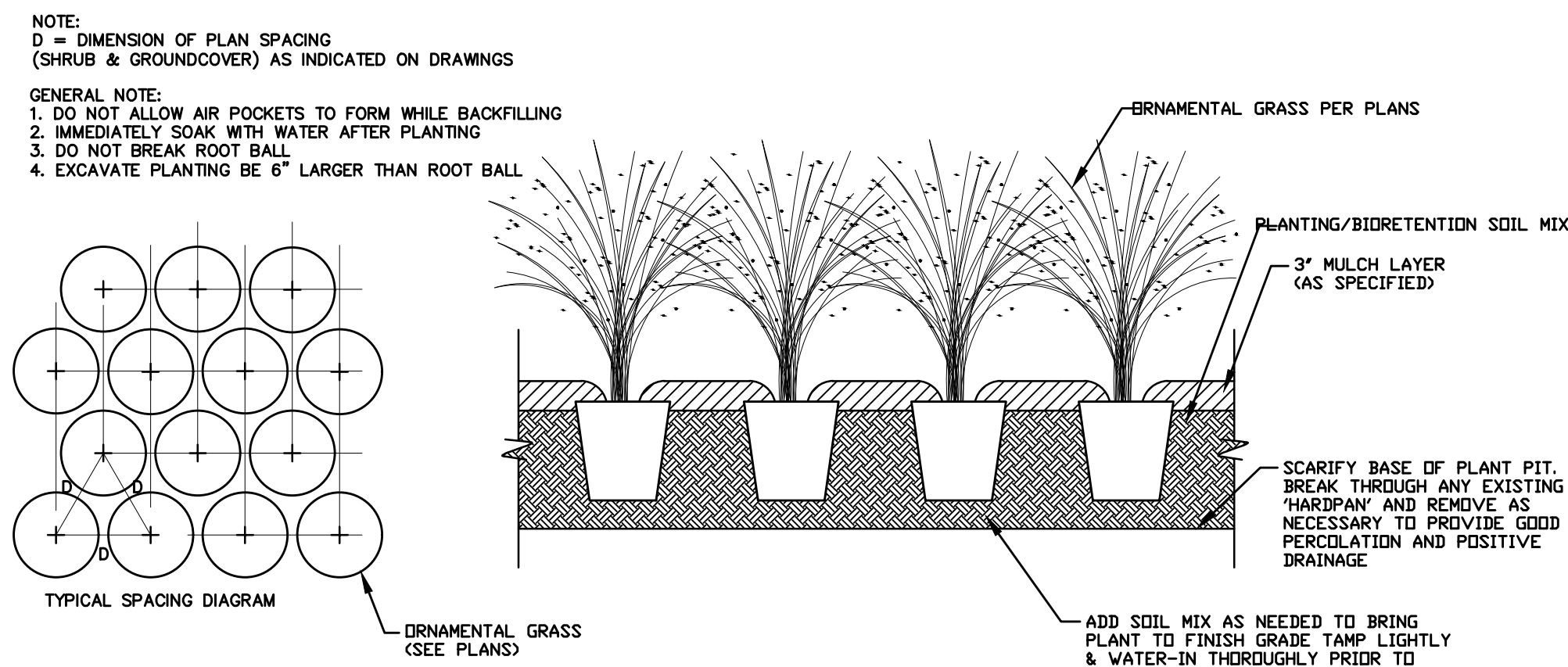
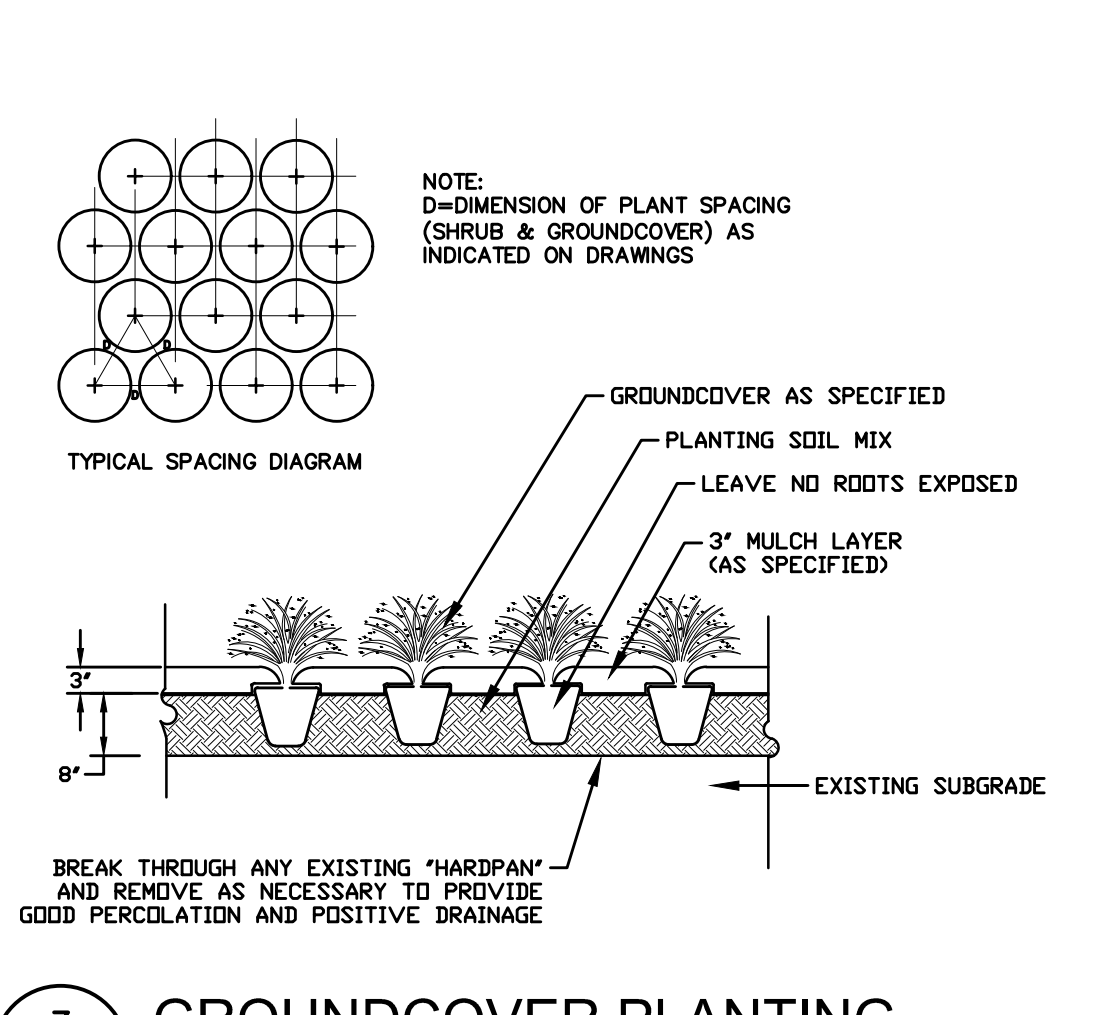
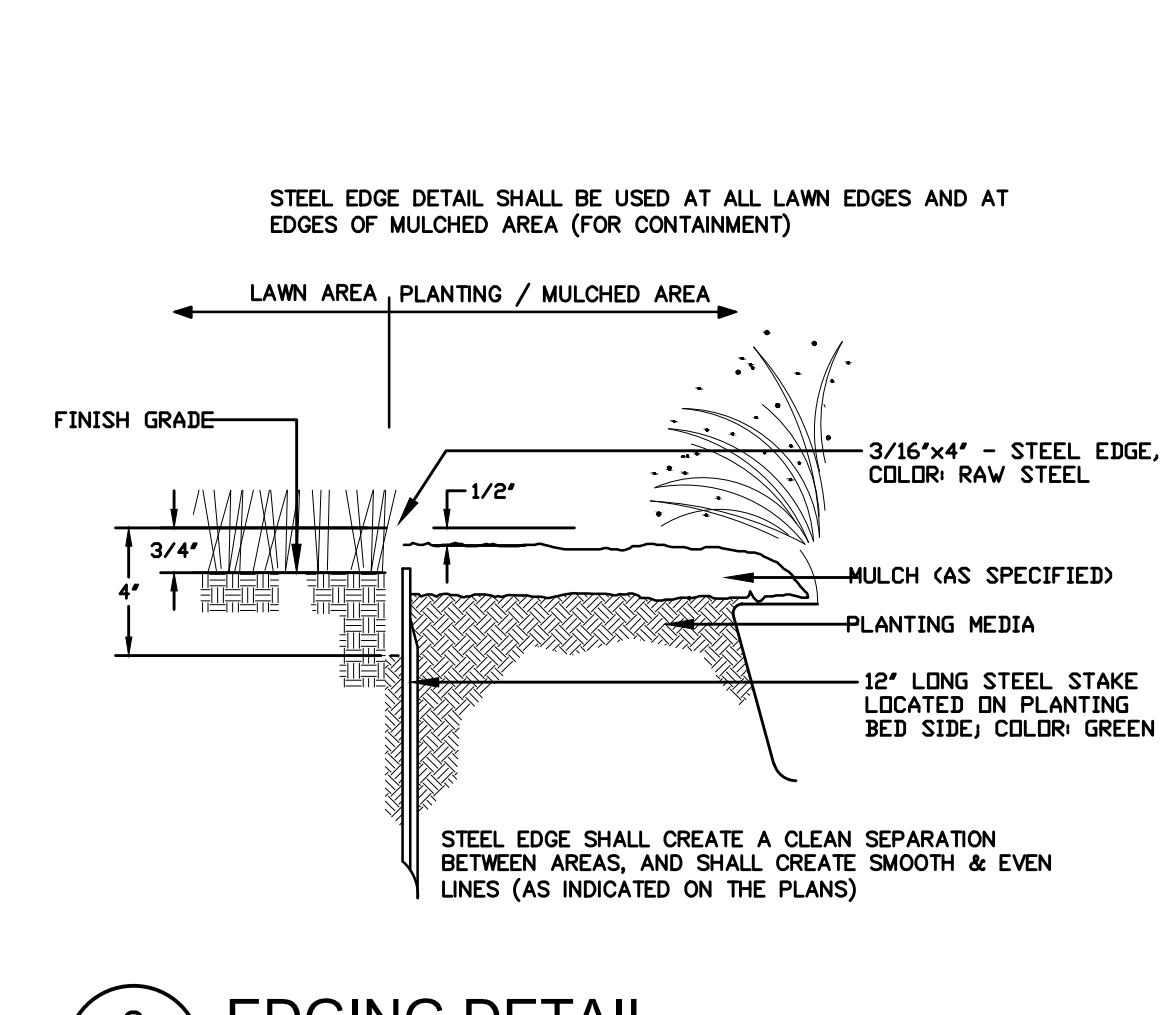
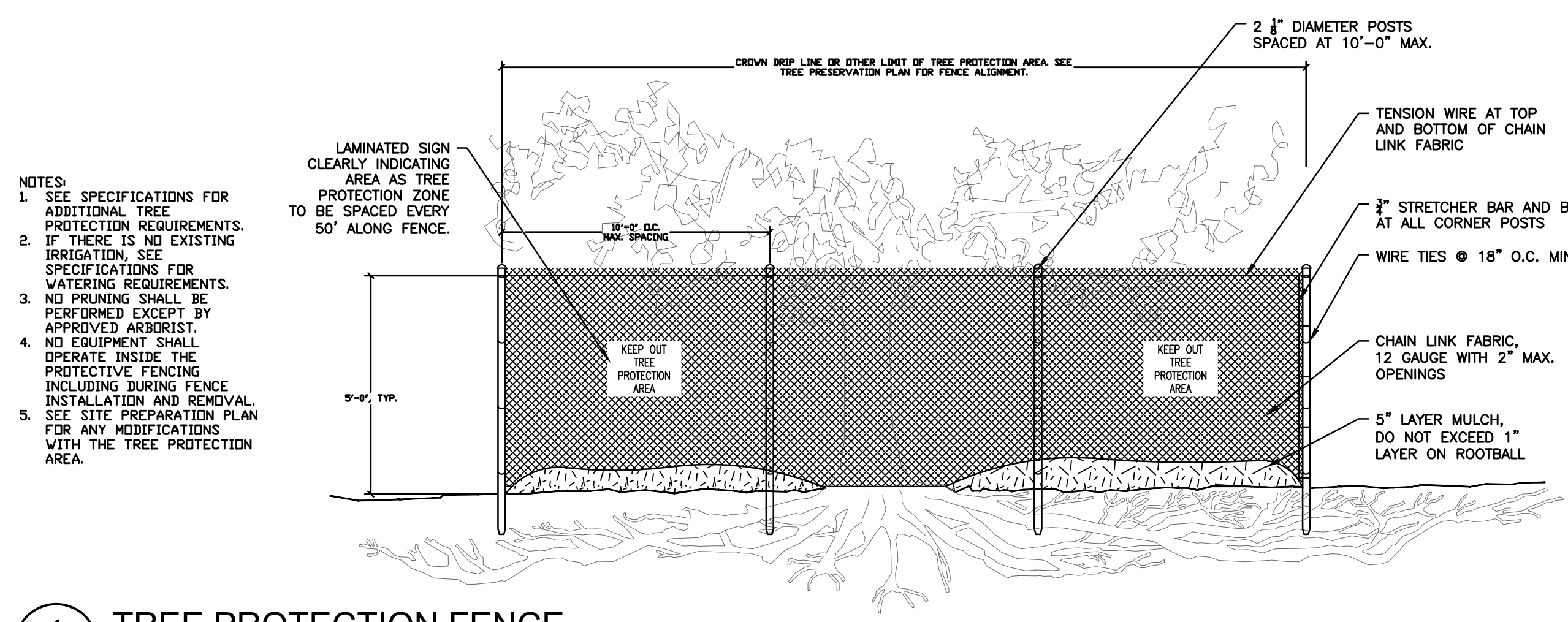
NO.	DESCRIPTION	DATE
1	RFI 3	4/6/20



CHECKED BY: JMS  
 DRAWN BY: AD  
 DATE: 03/09/2020  
 ISSUE: CONSTRUCTION SET

SHEET TITLE  
 DETAILS

SHEET NUMBER  
**L3**

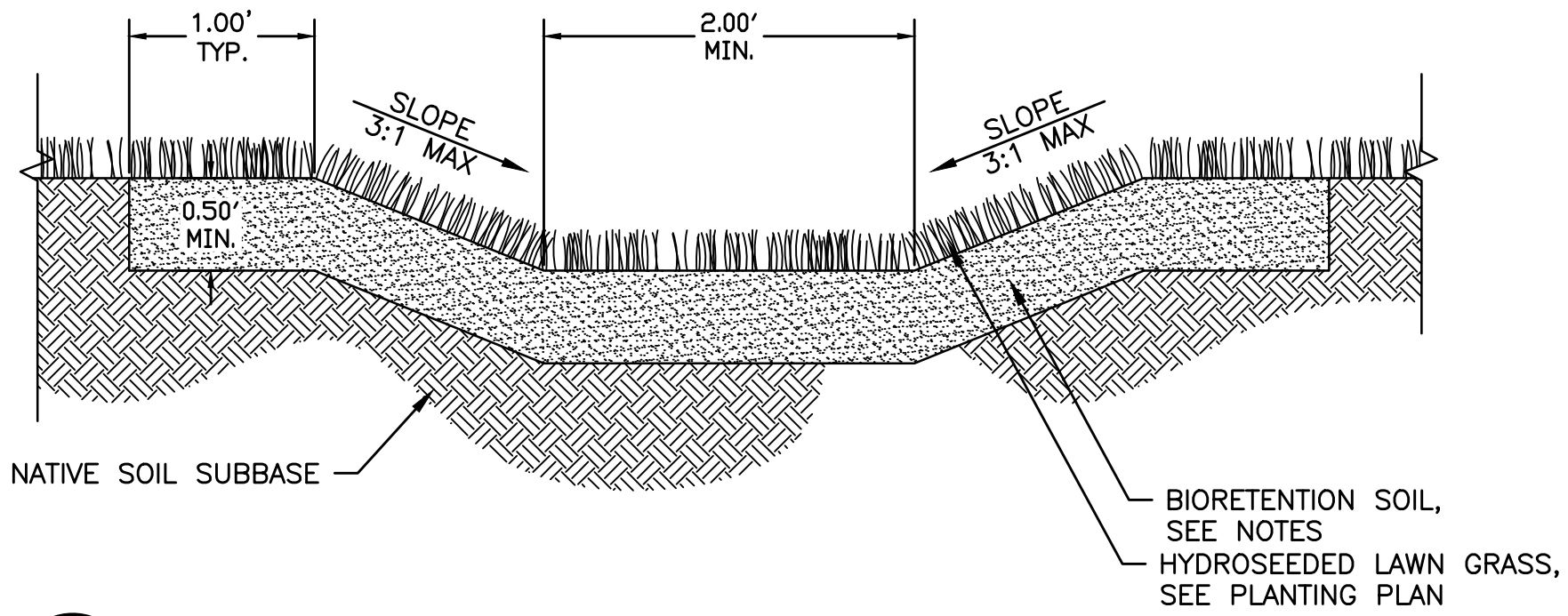




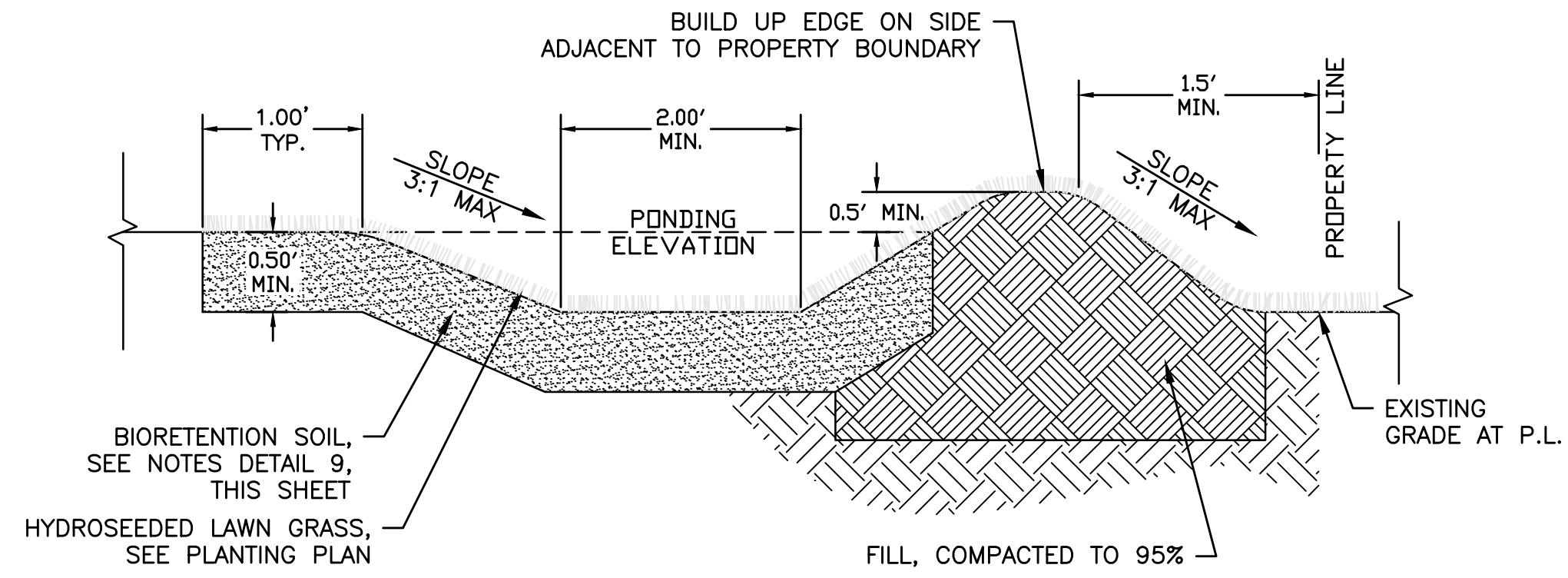
**NOTES:**

**BIORETENTION SOIL:**

- 1.1. MIX SHALL BE MANUFACTURED FROM OFF-SITE SOURCES. CONTRACTOR SHALL VERIFY SUITABILITY OF MIX TO PRODUCE VIABLE PLANTING SOIL AND PROVIDE DESIRED INFILTRATION RATE BY TESTING AND AMENDING IN ACCORDANCE WITH THE SOIL REPORT UPON APPROVAL BY PARKWAYS AND/OR LANDSCAPE ARCHITECT.
- 1.2. UNLESS OTHERWISE INDICATED BIORETENTION MEDIA SHALL BE USED IN ALL PLANTING AREAS, AND SHALL MEET THE FOLLOWING REQUIREMENTS AND CHARACTERISTICS. MIX SHALL CONSIST OF THE FOLLOWING RATIOS BY WETTED VOLUME:
  - 1.2.1. PUMPED SAND: 80% BY VOLUME
  - 1.2.2. SOIL BUILDER: 5% BY VOLUME
  - 1.2.3. PREMIUM COMPOST: 10% BY VOLUME
  - 1.2.4. REBIRTH RAISED BED SOIL, OR EQUIVALENT: 5% BY VOLUME



**9 DETENTION BASIN WITH AMENDED SOIL**  
L1 | L4 NOT TO SCALE

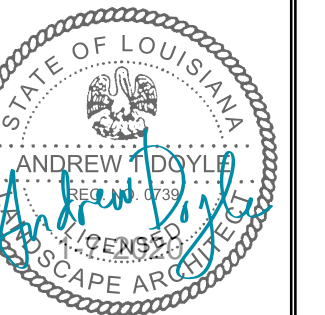


**10 DETENTION BASIN WITH BERM**  
L1 | L4 NOT TO SCALE



REVISIONS

NO.	DESCRIPTION	DATE
1	RF1 3	4/6/20



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DATE: 03/09/2020  
ISSUE: CONSTRUCTION SET

SHEET TITLE  
DETAILS

SHEET NUMBER  
**L4**



**St. Luke's Nursing Home**  
**4711 General Degaulle**  
**104 Bed Nursing Home**



**LEFT SIDE ELEVATION**



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**