

210 STATE ST B4 AND B5

CITY PLANNING DESIGN REVIEW

PROJECT NUMBER: DR130-20

SUBMITTED BY ESKEW+DUMEZ+RIPPLE ON

08 AUGUST 2020

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COMPLETED APPLICATION AND FEE



Building/Construction Related Permit

Date
Tracking Num

_ Received by_

ber _

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Applications must be complete and submitt Review time depends on the complexity of t			te appli	cations will not be accepted.	
Type of application: 🔗 Design Review	O Interin	n Zoning Districts Appeal		O Moratorium Appeal	
Property Location 210 State Street Build	ling 4 and 5				
APPLICANT INFORMATION					
Applicant Identity: O Property Owne	r 🖲 Age	ent			
Applicant Name Kyle Digby					
Applicant Address 365 Canal St. Suite 3	150				
City New Orleans	State LA		_ zip 7	0130	
Applicant Contact Number 5045618686		Email <u>kdigby@</u> e	skewdi	umezripple.com	
PROPERTY OWNER INFORM	ATION	SAME AS ABOVE			
Property Owner Name LCMC Health - S	Scott Landry				
Property Owner Address 200 Henry Clay					
City <u>New Orleans</u> s	State <u>LA</u>		_ Zip _	70118	
Property Owner Contact Number $504-702-$	2001	Email Scott.Lan	dry@lo	cmchealth.org	
PROJECT DESCRIPTION					
ADAPTIVE REUSE OF TWO EXISTING BUILDINGS AS A FAMILY LIVING CENTER. UPGRADES INCLUDE THE BUILDUP OF THE FIRST FLOOR IN BUILDING 4 TO MATCH EXISTING FLOOR ELEVATION OF BUILDING 5. THERE WILL BE TWO ADDITIONS, ONE TO CONNECT THE TWO EXISTING BUILDINGS, AND THE OTHER TO EXPAND ONE. ALSO INCLUDED IS A EXTERIOR FACADE RESTORATION AND FULL INTERIOR BUILD OUT					
REASON FOR REVIEW (REQUIR	ED FOR DESIGN	I REVIEW)			
 Design Overlay District Review Character Preservation Corridor Riverfront Design Overlay Enhancement Corridor Corridor Transformation Greenway Corridor Others as required 	Develop Develop Public N Parking loading Wireles	Lots with over 10 spaces of	or	Mural Reviews Campus Development Plan CBD FAR Bonus Changes to Approved Plans DAC Review of Public Projects Others as required	
ADDITIONAL INFORMATION					
Current Use ABANDONED	Current Use ABANDONED Proposed Use GUEST HOUSE				
Square Number $\underline{BLOOMENGDALE SQS 2.4.3 BURTHEVILLE SQS 1, 2.7}$ Lot Number $\underline{096}$ Permeable Open Space (sf) $\underline{+-23,500}$					
Zoning District MC		Local Historic District/La	ndmark	UPTOWN	

New Development?	Yes 🔿	No 🖲	Addition?	Yes 🖲 No 🔾	Tenant Width $\mathrm{N/A}$
Existing Structure(s)?	Yes 🖲	No 🔘	Renovations?	Yes 🖲 No 🔾	Building Width 311'
Change in Use?	Yes 🖲	No 🔘	Existing Signs?	Yes 🔍 No 🖲	Lot Width (sf) <u>+/-380'</u>
New Sign(s)?	Yes 🔘	No 🖲	Lot Area (sf)	+/-42,378	BuildingArea (sf) <u>17840</u>

1300 PERDIDO ST, NEW ORLEANS, LA 70112 • (504) 658-7100 PAGE 1 OF 2



Building/Construction Related Permit



Tracking Number

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One paper copy and one digital copy)

1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- O Room use
- O Location of all walls, doors, and windows
- Continue of all plumbing fixtures
- O Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

Architectural elevations of easch side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- O Manufacturer's illustrations and specifications of fixtures

FEES

Design Review	\$225
Moratorium Appeals	\$1,000

5. SIGNAGE PLAN

- O Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan. Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

O Photographs of the subject site and/or building

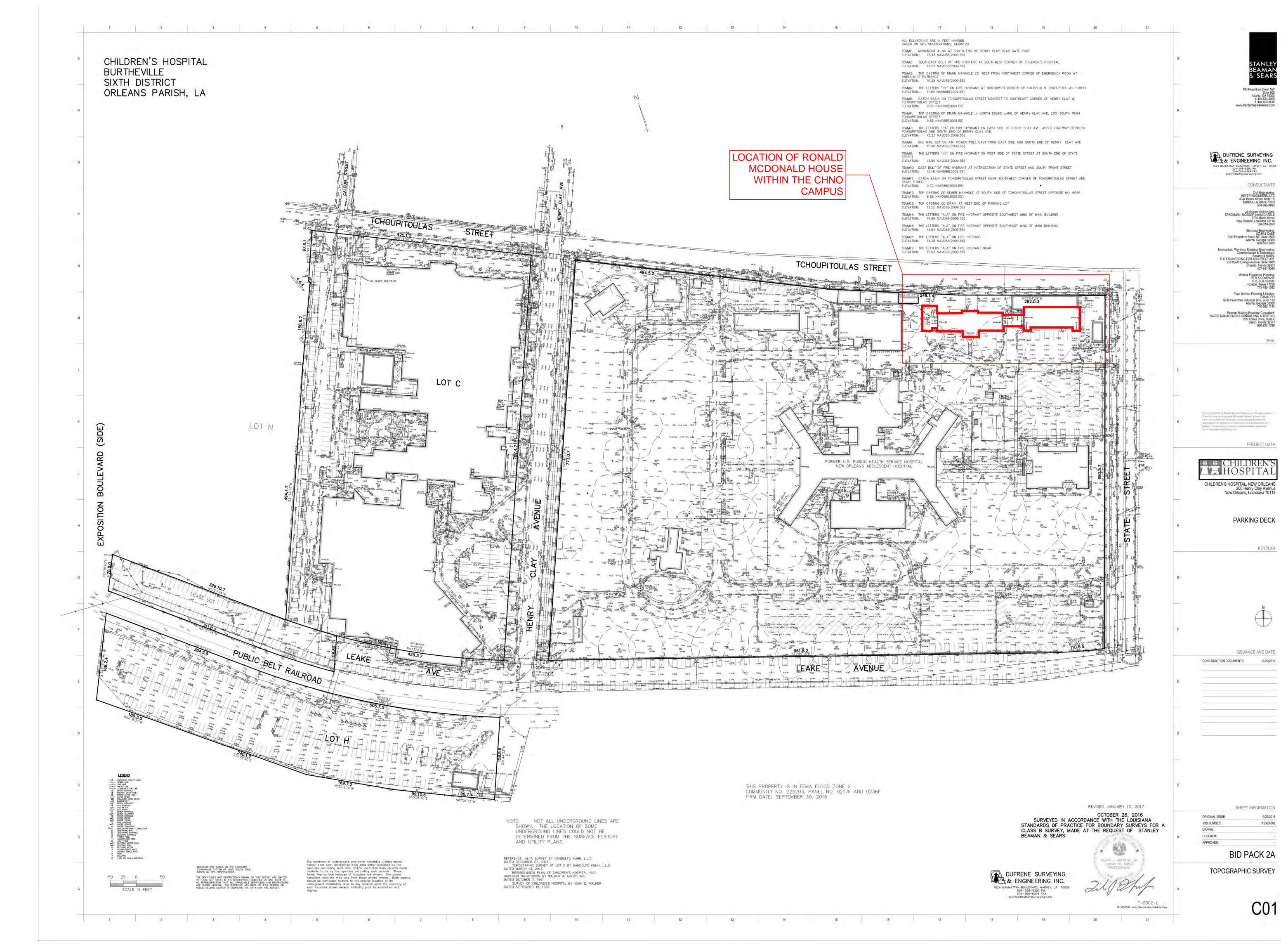
8. NARRATIVE

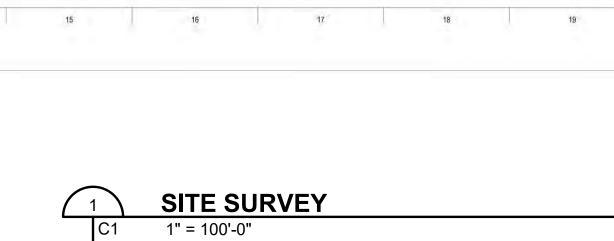
 Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

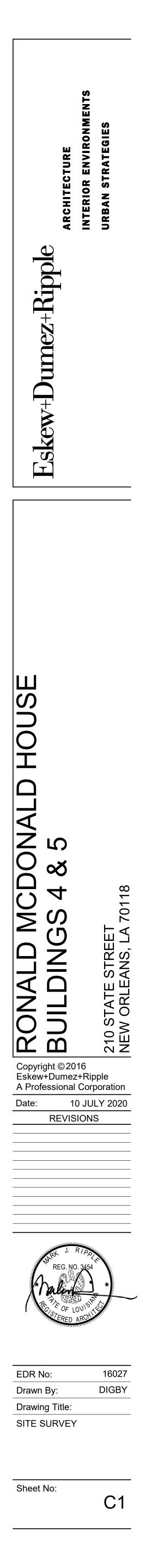
9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

○ Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

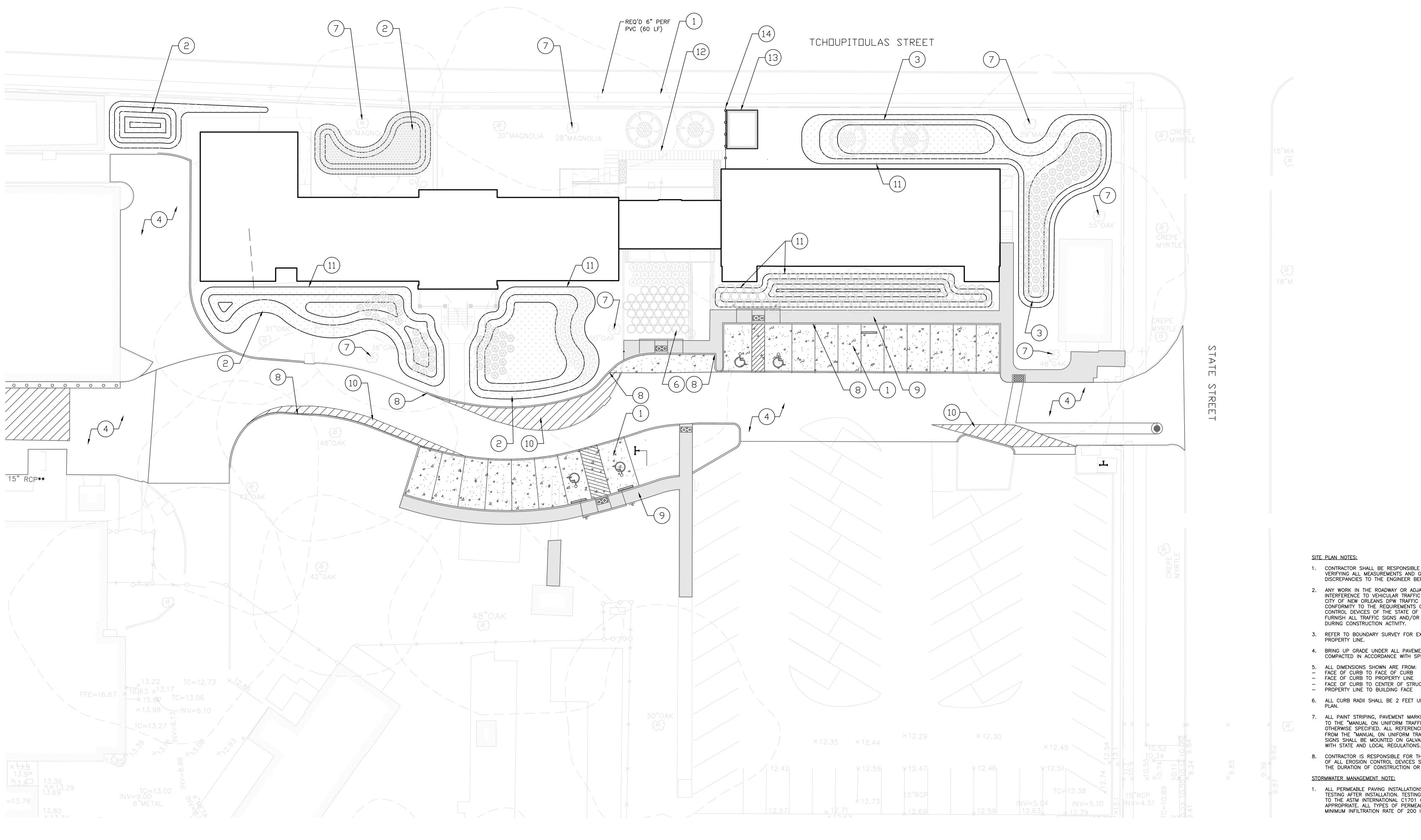
SITE PLAN

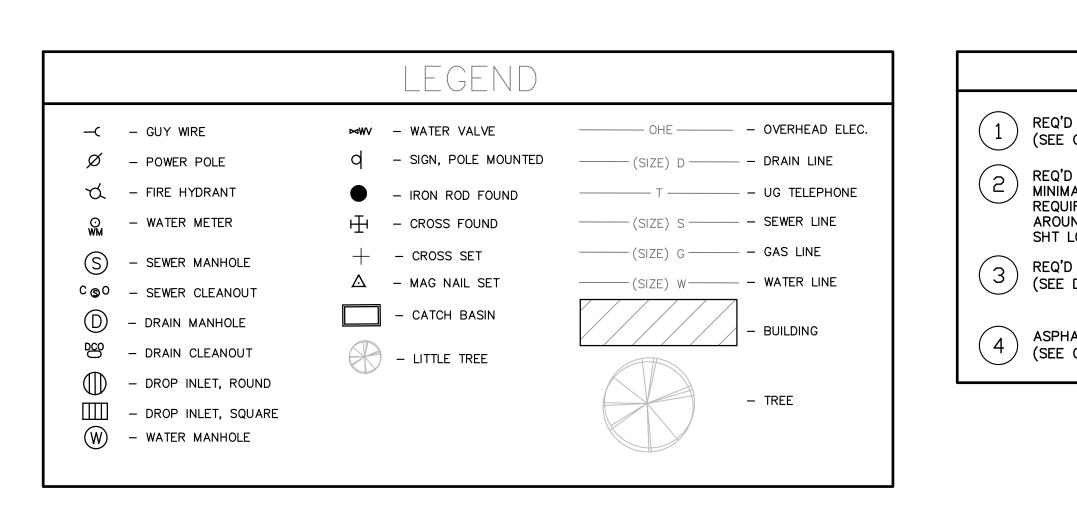






SITE PLAN 1/16" = 1'-0"



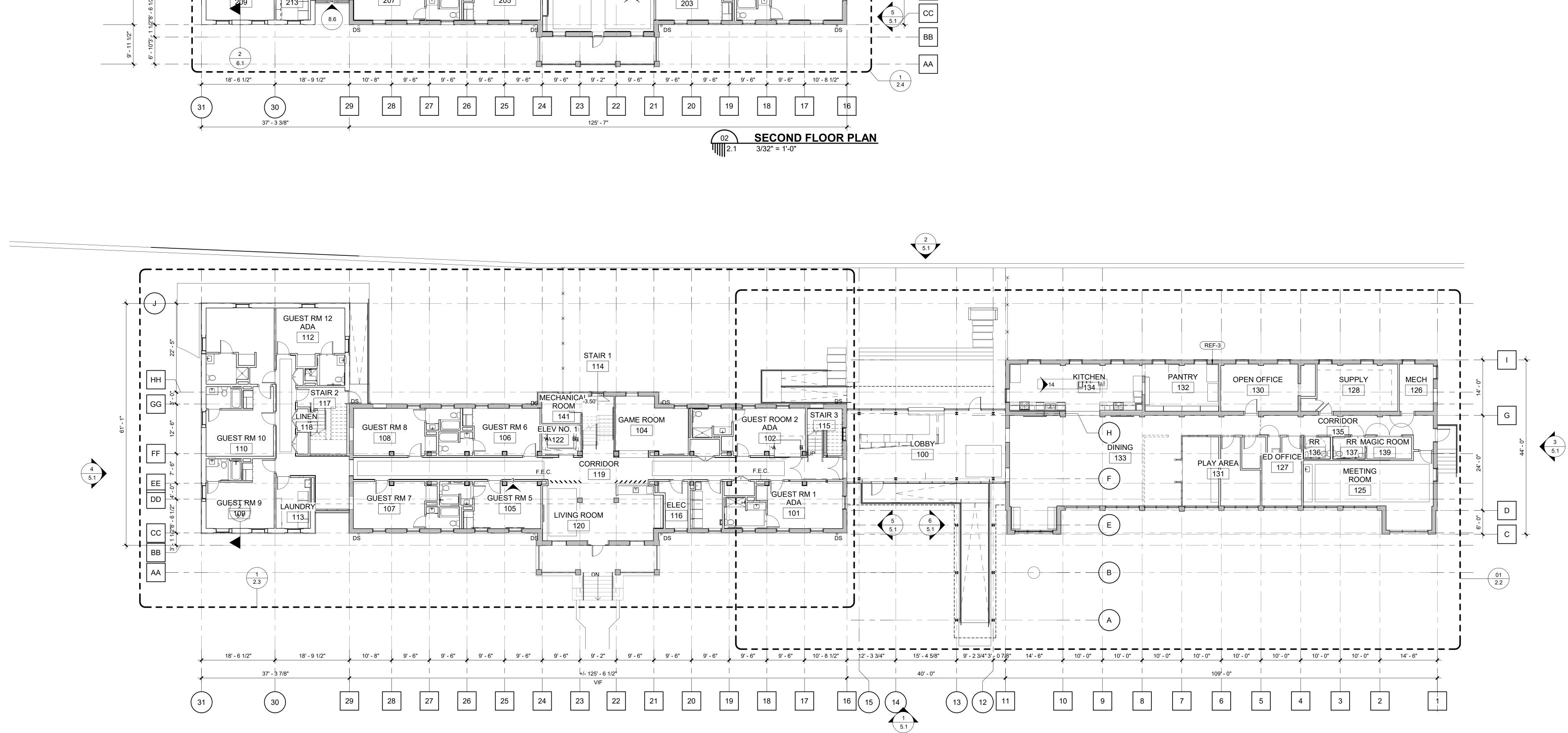


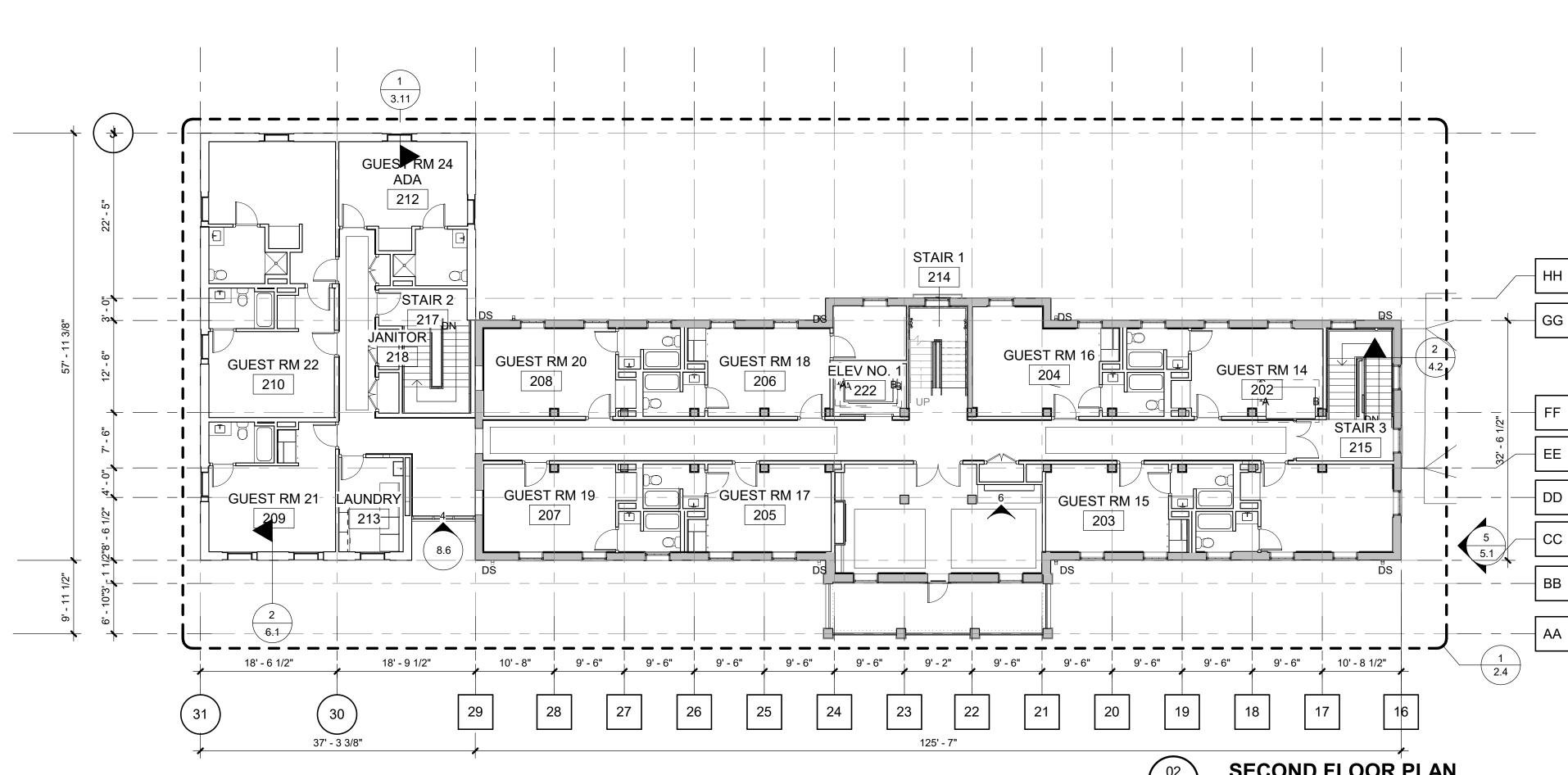
SITE PLAN LEGEND					
) REQ'D PERVIOUS CONCRETE (SEE CIVIL)	5 NOT USED	(10) ROADWAY EXPANSION (SEE CIVIL)			
) REQ'D RAIN GARDEN WITH MINIMAL EXCAVATION, SEE REQUIREMENTS FOR WORKING	6 PLANTING AREAS (SEE SHT L3.1)	(11) RAIN GARDEN AT BUILDING (SEE DETAIL 7, SHT L5.1)			
AROUND EXISTING TREES ON SHT LO.1	7 EXISTING TREE TO REMAIN, SEE SHT LO.1 FOR TREE PROTECTION REQUIREMENTS	(12) SITE PAVEMENT, BY OTHER			
) REQ'D RAIN GARDEN (SEE DETAIL 6, SHT L5.1)	8 CONCRETE CURB (SEE CIVIL)	(13) storage shed, see arch			
ASPHALT OVERLAY (SEE CIVIL)	9 CONCRETE SIDEWALK (SEE CIVIL)	14) FENCE, SEE ARCH			

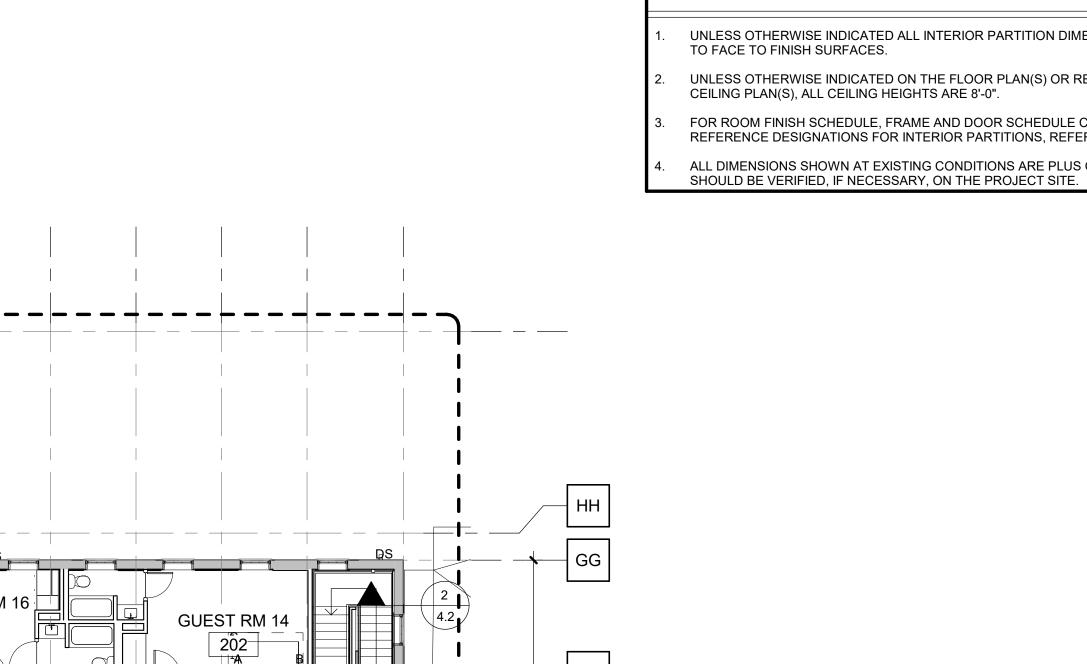




FLOOR PLAN







GENERAL NOTES

UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSION ARE FACE

UNLESS OTHERWISE INDICATED ON THE FLOOR PLAN(S) OR REFLECTED

FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE CLARIFICATION OF

REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS, REFER TO SHEE^{3.1} ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND

CLARIFICATION OF RENOVATION GRAPHICS (UNLESS OTHERWISE INDICATED)

EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN

NEW WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC.

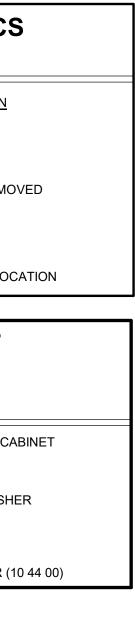
EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED

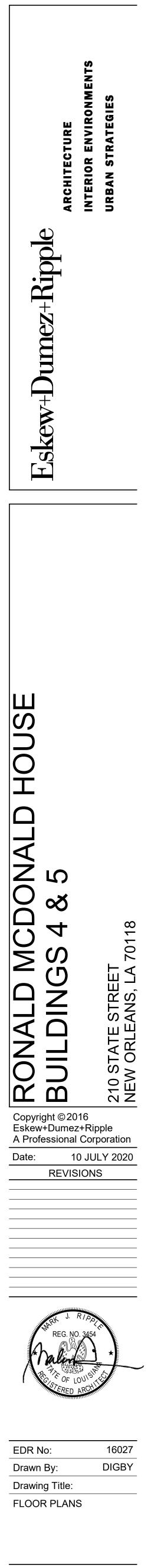
EXISTING FIXTURES, EQUIPMENT, ETC. TO BE REMOVED AND RELOCATED. XXXXXXXXXXX

EXISTING FIXTURES, EQUIPMENT, ETC. TO BE RELOCATED FROM ITS PREVIOUS LOCATION

С	LARIFICATION OF SYMBOLS FIRE EXTINGUISHER
F.E.C	RECESSED FIRE EXTINGUISHER C. (10 44 00)
F.E.C F.E.	SEMI-RECESSED FIRE EXTINGUISH CABINET (10 44 00)
	WALL HUNG FIRE EXTINGUISHER (





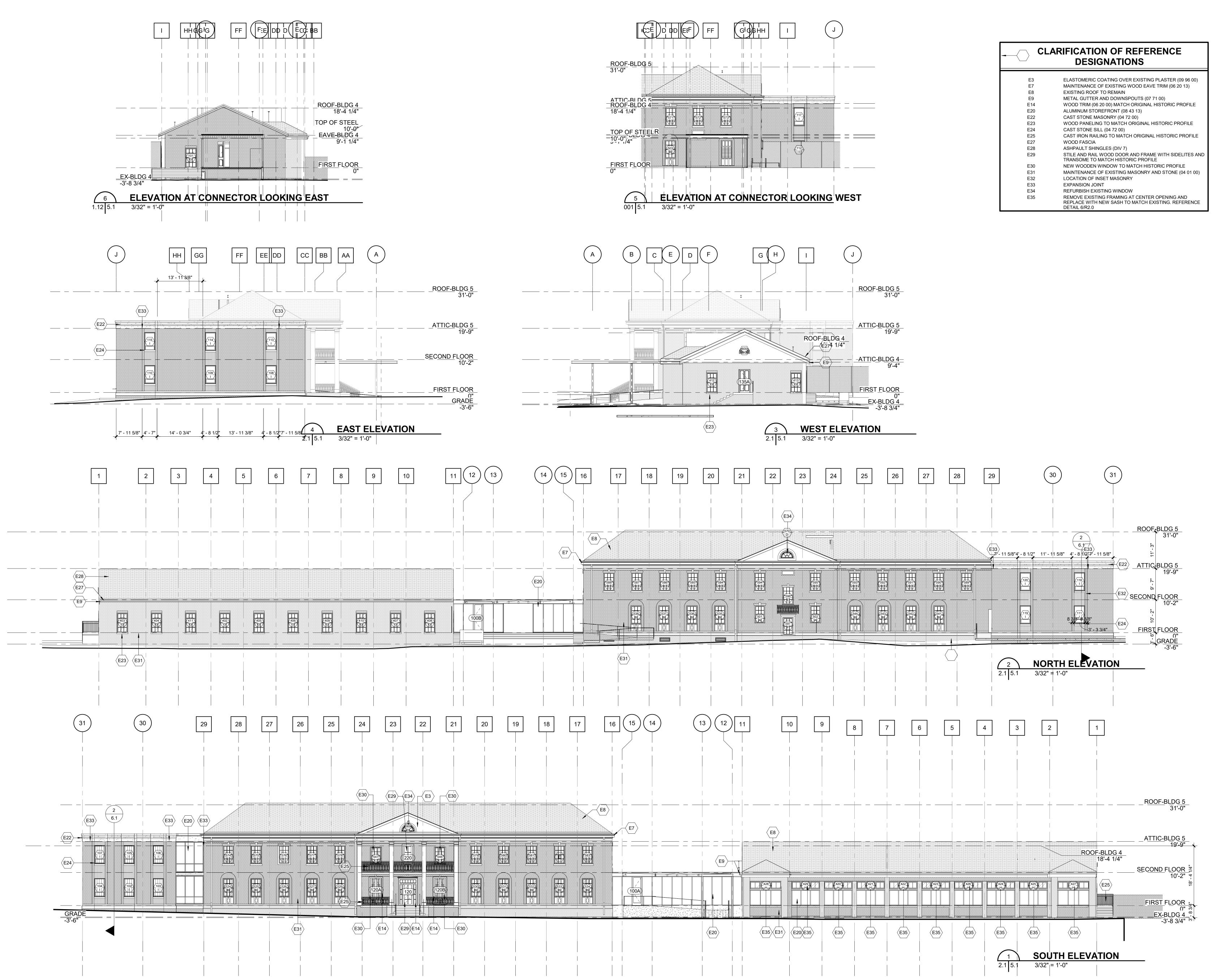


Sheet No:

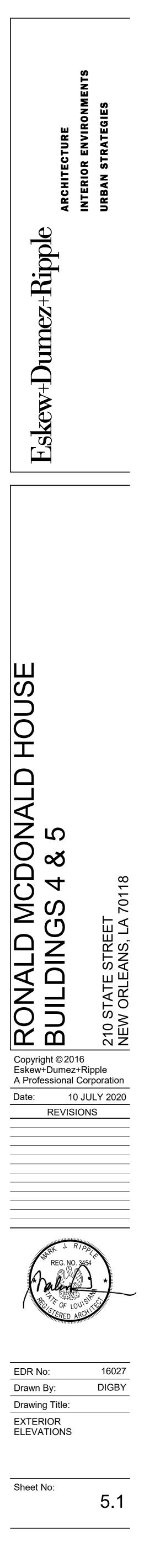
2.1

ARCHITECTURAL ELEVATIONS





	CLAR	IFICATION OF REFERENCE DESIGNATIONS
E3		ELASTOMERIC COATING OVER EXISTING PLASTER (0
E7		MAINTENANCE OF EXISTING WOOD EAVE TRIM (06 20
E8		EXISTING ROOF TO REMAIN
E9		METAL GUTTER AND DOWNSPOUTS (07 71 00)
E14		WOOD TRIM (06 20 00) MATCH ORIGINAL HISTORIC PE
E20		ALUMINUM STOREFRONT (08 43 13)
E22	2	CAST STONE MASONRY (04 72 00)
E23	1	WOOD PANELING TO MATCH ORIGINAL HISTORIC PRO
E24		CAST STONE SILL (04 72 00)
E25	;	CAST IRON RAILING TO MATCH ORIGINAL HISTORIC F
E27		WOOD FASCIA
E28	1	ASHPAULT SHINGLES (DIV 7)
E29)	STILE AND RAIL WOOD DOOR AND FRAME WITH SIDE TRANSOME TO MATCH HISTORIC PROFILE
E30)	NEW WOODEN WINDOW TO MATCH HISTORIC PROFIL
E31		MAINTENANCE OF EXISTING MASONRY AND STONE (
E32	2	LOCATION OF INSET MASONRY
E33	5	EXPANSION JOINT
E34		REFURBISH EXISTING WINDOW
E35	i	REMOVE EXISTING FRAMING AT CENTER OPENING A REPLACE WITH NEW SASH TO MATCH EXISTING. REP



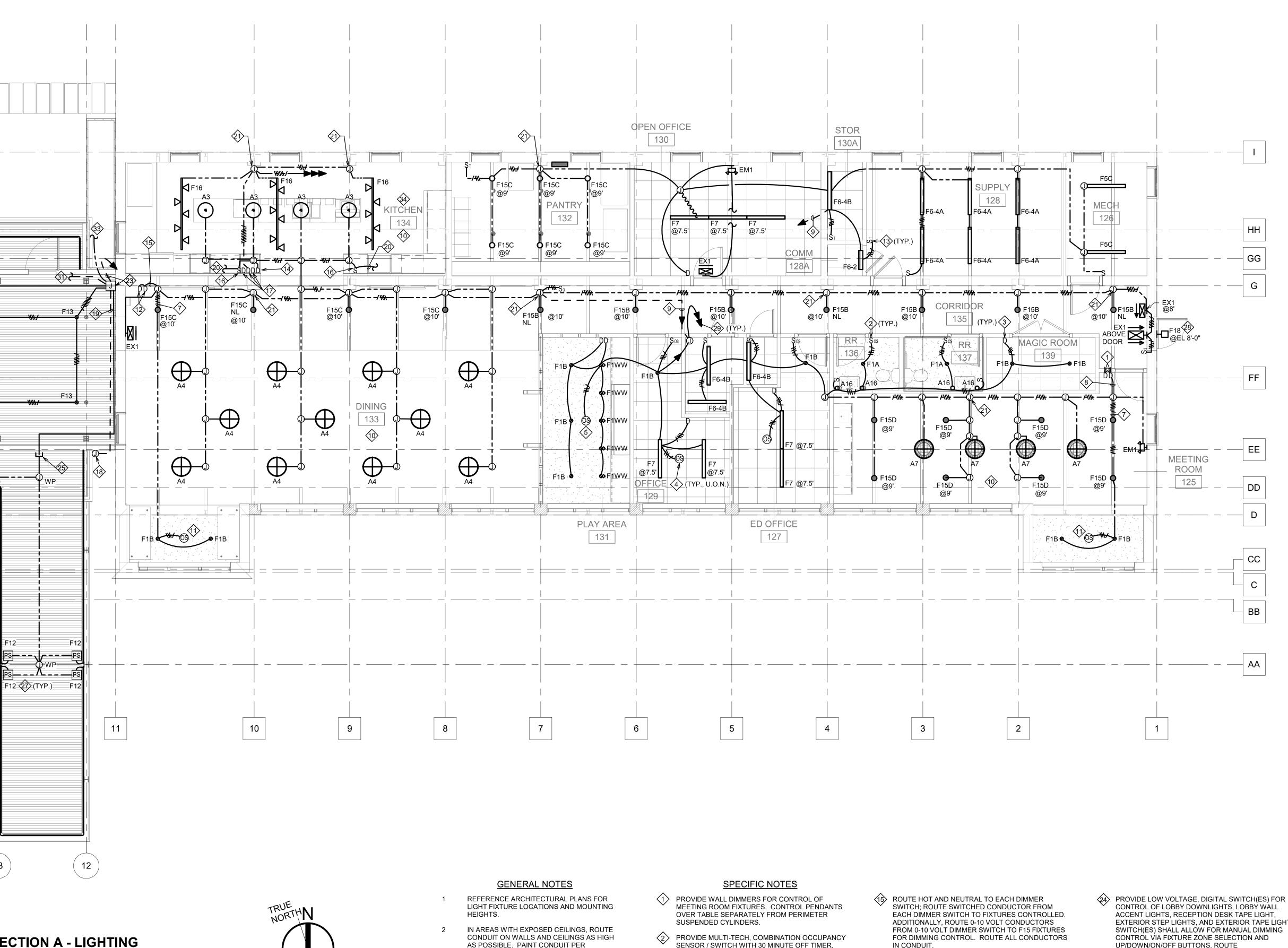
LIGHTING PLAN

PORCH 141 1 F8 (1) STAIR 3 115 <9≻ FX2 (TYP.) F12 _____ _____ 17 16 14 15

> **FIRST FLOOR PLAN - SECTION A - LIGHTING** EL2.1 3/16" = 1'-0"

F12—

SIGHT LIGHTING AT FRONT PORCHES AND REAR DECKS. EXISTING CAMPUS LIGHTING TO REMAIN



ARCHITECT PRIOR TO INSTALLATION. FOR CLARITY, 0-10 VOLT CONTROL WIRING IS NOT ILLUSTRATED ON PLANS. CONTROL WIRING SHALL BE CLASS 1, 600-VOLT RATED THHN, ROUTED IN SAME CONDUIT AS POWER

WIRING.

- ROUTE HOT AND NEUTRAL CONDUCTORS TO 4 ALL NIGHT LIGHTS, EXIT SIGNS, AND EMERGENCY LIGHTING. EMERGENCY LIGHTING UNITS SHALL BE POWERED FROM THE SAME CIRCUIT THAT SERVES THE LIGHTING IN THAT AREA.
- SEE POWER PLANS FOR LOCATIONS OF PANELBOARDS, INVERTERS, AND LIGHTING CONTROL PANELS.

SENSOR / SWITCH WITH 30 MINUTE OFF TIMER, MANUAL ON/OFF BUTTON AND LISTED FOR A MINIMUM OF 2400 SQUARE FEET OF COVERAGE. SET OFF DELAY TO MAXIMUM.

3 PROVIDE DIMMER SWITCH COMPATIBLE WITH FIXTURES TO BE DIMMED (TRIAC, PHASE CUT, ELV, OR 0-10 VOLT, AS APPLICABLE).

4 PROVIDE CEILING-MOUNTED, MULTI-TECH OCCUPANCY SENSOR WITH INTEGRAL SWITCHING RELAY AND MINIMUM COVERAGE OF 2400 SQUARE FEET

5 SENSOR SHALL CONTROL ALL PLAY ROOM FIXTURES.

6 PROVIDE WALL DIMMERS FOR CONTROL OF PLAY ROOM FIXTURES. CONTROL WALL WASHERS SEPARATELY FROM DOWNLIGHTS.

(7) ROUTE HOT AND NEUTRAL TO F1 FIXTURES. CONTROL PENDANT FIXTURES FROM DIMMER.

(8) ROUTE HOT AND NEUTRAL TO EACH DIMMER SWITCH. ROUTE SWITCHED AND 0-10 VOLT CONTROL WIRES FROM EACH DIMMER SWITCH TO ASSOCIATED FIXTURES CONTROLLED.

(9) ROUTE BELOW SLAB AND STUB-UP AT FIXTURE. (1) REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF A-SERIES PENDANTS.

(1) PROVIDE CEILING-MOUNTED, COMBINATION DAYLIGHT HARVESTING / PIR OCCUPANCY SENSOR WITH INTEGRAL SWITCHING RELAY AND MINIMUM COVERAGE OF 400 SQUARE FEET.

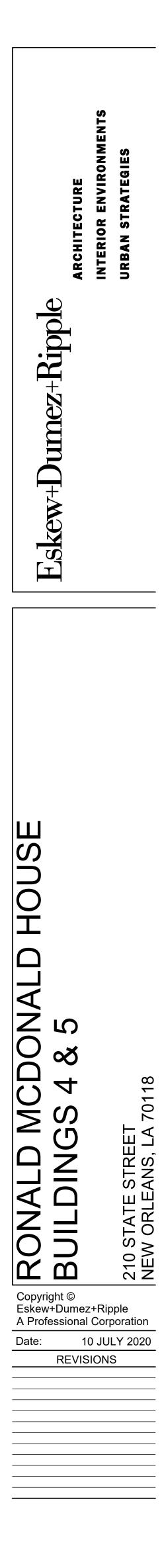
PROVIDE WALL DIMMERS FOR CONTROL OF DINING AREA PENDANTS AND SUSPENDED CYLINDERS. CONTROL PENDANTS SEPARATELY FROM SUSPENDED CYLINDERS. CONDUIT AND WIRING FROM JUNCTION BOX TO SWITCHES SHALL BE CONCEALED; PROPOSED ROUTING IS VIA FURR-OUT IN KITCHEN WALL WITH SINGLE PENETRATION IN MASONRY AT SWITCH LOCATION.

(13) PROVIDE 12-HOUR ELECTRONIC TIMER SWITCH. PROVIDE WALL DIMMER FOR CONTROL OF KITCHEN PENDANTS.

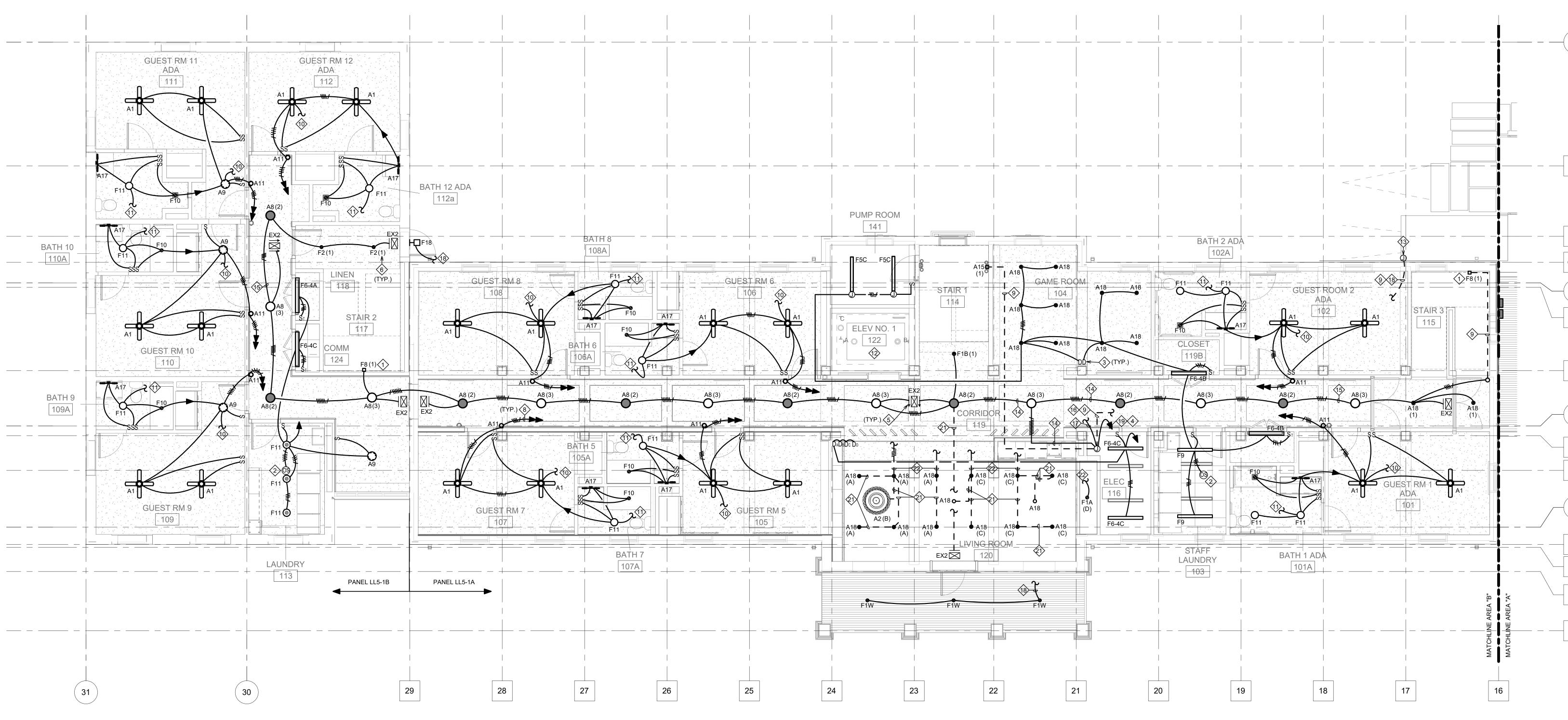
- IN CONDUIT.
- (16) PROVIDE SWITCH FOR UNDER-CABINET LIGHTS.
- (17) PROVIDE ELV DIMMER SWITCH FOR TRACK LIGHTS. ROVIDE BOX IN AN ACCESSIBLE LOCATION UNDER
- THE BUILDING AND STUB-UP BELOW / INTO RAILING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. NOTE THAT EACH STUB-UP IS ONLY SUFFICIENT FOR 20-FEET OF RAILING; MULTIPLE STU-UPS WILL BE NECESSARY. COORDINATE WITH RAILING PROVIDER.
- (19) TO JB FOR IRAIL.
- 20 TO F17 UNDER-CABINET LIGHTS; SEE ARCHITECTURAL ELEVATIONS FOR LENGTHS AND LOCATIONS OF LIGHT FIXTURES. UTILIZE FIXTURE-TO-FIXTURE JUMPER CONNECT CABLES BETWEEN ADJACENT CABINETS.
- ⟨⟨1⟩ MOUNT EM1 ON WALL, AT 8-FEET AFF. FIXTURE IS NOT SHOWN FOR CLARITY.
- DOUNT RECESSED IN MILLWORK. ALL CONDUIT / WIRING TO DEVICES SHALL BE CONCEALED.
- $\langle 23 \rangle$ MOUNT JUNCTION BOX BELOW SLAB IN ACCESSIBLE LOCATION. ROUTE THE FOLLOWING IN 2-INCH CONDUIT, BELOW THE SLAB, AND BACK TO THE ELECTRICAL ROOM IN BUILDING 4. • ROUTE 2#12, #12 GND DIRECT FROM PANEL
- LL4A:28 FOR POWER TO DECORATIVE PENDANTS. • ROUTE 5#12 (HOT, SWITCHED, NEUTRAL, 0-10 DIMMING) FROM LL4A:22, THROUGH LIGHTING CONTROL PANEL AND INVERTER, FOR CONTROL OF DOWNLIGHTS. UTILIZE
- UNSWITCHED CONDUCTOR FOR POWER TO EXIT LIGHTING IN LOBBY. ROUTE 4#12 (SWITCHED, NEUTRAL, 0-10 • DIMMING) FROM LL4A:28, THROUGH LIGHTING CONTROL PANEL FOR CONTROL OF WALL ACCENT LIGHTS.
- ROUTE 4#12 (SWITCHED, NEUTRAL, 0-10 • DIMMING) FROM LL4A:22, THROUGH LIGHTING CONTROL PANEL AND INVERTER FOR EXTERIOR TAPE LIGHT.
- ROUTE 4#12 (SWITCHED, NEUTRAL, 0-10 • DIMMING) FROM LL4A:28, THROUGH LIGHTING CONTROL PANEL FOR RECEPTION DESK TAPE LIGHT.
- ROUTE 4#12 (SWITCHED, NEUTRAL, 0-10 • DIMMING) FROM LL4A:28, THROUGH LIGHTING CONTROL PANEL FOR DECK STEP LIGHTS.
- ROUTE 4#12 (SWITCHED, NEUTRAL, 0-10 • DIMMING) FROM LL4A:28, THROUGH LIGHTING CONTROL PANEL FOR IRAIL. EXPOSED CONDUIT SHALL BE PAINTED PER
- ARCHITECT. PAINT PRIOR TO INSTALLATION.

- CONTROL OF LOBBY DOWNLIGHTS, LOBBY WALL ACCENT LIGHTS, RECEPTION DESK TAPE LIGHT, EXTERIOR STEP LIGHTS, AND EXTERIOR TAPE LIGHT. SWITCH(ES) SHALL ALLOW FOR MANUAL DIMMING CONTROL VIA FIXTURE ZONE SELECTION AND UP/DOWN/ON/OFF BUTTONS. ROUTE COMMUNICATION CABLE BELOW SLAB, IN CONDUIT BACK TO LIGHTING CONTROL PANEL IN THE ELECTRICAL ROOM IN BUILDING 4.
- 25 PENETRATE EXTERIOR WALL ABOVE CANOPY. SEAL INSIDE AND GROUT AROUND CONDUIT.
- PROVIDE TAPE LIGHT POWER SUPPLY IN WEATHERPROOF BOX MOUNTED IN ACCESSIBLE LOCATION ON TOP OF CANOPY.
- ⟨𝔅⟩ CONNECT TO SAME CIRCUIT AND CONTROLS AS PARKING AREA LIGHT POLES. ROUTE THROUGH INVERTER. SEE LIGHTING CONTROL BLOCK DIAGRAM.
- (29) ROUTE HOMERUNS BACK TO PANEL LL4A.
- $\left< \! \bigcirc \right>$ CONCEAL WIRING TO DIMMER SWITCH IN MILLWORK.
- ⟨3↑⟩ ROUTE 4#12, #12 GND IN CONDUIT UNDER SLAB, STUBBING UP BELOW MILLWORK AT RECEPTION DESK FOR RECEPTION DESK TAPE LIGHT
- 32 RECESS IN MILLWORK LEDGE. SEE ARCHITECTURAL SECTIONS. MOUNT POWER SUPPLY IN ACCESSIBLE LOCATION IN MILLWORK.
- (33) TO DECK STEP LIGHTS. SEE SITE PLAN.
- 34 DEVICE AND COVER PLATE COLORS IN KITCHEN SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. ARCHITECT RESERVES THE RIGHT TO REQUEST THAT DEVICES AND COVER PLATES BE REPLACED AT NO CHARGE TO OWNER IF COORDINATION IS NOT PERFORMED.





EL2.1



SIGHT LIGHTING AT FRONT PORCHES AND REAR DECKS. EXISTING CAMPUS LIGHTING TO REMAIN

FIRST FLOOR PLAN - SECTION B - LIGHTING 1 |||||EL2.2 3/16" = 1'-0"

GENERAL NOTES

- 1 REFERENCE ARCHITECTURAL PLANS FOR LIGHT FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- IN AREAS WITH EXPOSED CEILINGS, ROUTE CONDUIT ON WALLS AND CEILINGS AS HIGH AS POSSIBLE. PAINT CONDUIT PER ARCHITECT PRIOR TO INSTALLATION.
- FOR CLARITY, 0-10 VOLT CONTROL WIRING IS NOT ILLUSTRATED ON PLANS. CONTROL WIRING SHALL BE CLASS 1, 600-VOLT RATED THHN, ROUTED IN SAME CONDUIT AS POWER WIRING.
- ROUTE HOT AND NEUTRAL CONDUCTORS TO 4 ALL NIGHT LIGHTS, EXIT SIGNS, AND EMERGENCY LIGHTING. EMERGENCY LIGHTING UNITS SHALL BE POWERED FROM THE SAME CIRCUIT THAT SERVES THE LIGHTING IN THAT AREA.
- SEE POWER PLANS FOR LOCATIONS OF 5 PANELBOARDS, INVERTERS, AND LIGHTING

CONTROL PANELS.

SPECIFIC NOTES

$\langle 1 \rangle$	MOUNT FIXTURE IN VERTICAL ORIENTATION.
2>	PROVIDE CEILING-MOUNTED, DUAL TECHNOLOGY ULTRASONIC/INFRARED OCCUPANCY SENSOR WITH MINIMUM COVERAGE OF 1000 SQUARE FEET.
3	PROVIDE DIMMER SWITCH COMPATIBLE WITH FIXTURES TO BE DIMMED (TRIAC, PHASE CUT, ELV, OR 0-10 VOLT, AS APPLICABLE).

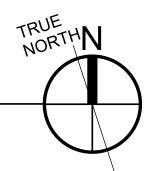
- (4) ROUTE THROUGH LIGHTING CONTROLS AND/OR INVERTER. SEE BUILDING 5 CORRIDOR LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1.
- $\langle 5 \rangle$ CONNECT ALL EXIT SIGNS TO CKT (1). SEE BUILDING 5 CORRIDOR LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1.
- (6) NUMBER IN PARENTHESES INDICATES CORRIDOR CIRCUIT NUMBER. SEE BUILDING 5 CORRIDOR LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1. $\langle 7 \rangle$ NOT USED.
- ⟨8⟩ GUESTROOM CIRCUITS HOMERUN TO SCONCE. SEE
- PANEL SCHEDULES FOR CIRCUIT INFORMATION. (9) ROUTE BELOW SLAB AND STUB-UP AT FIXTURE.
- CONNECT TO RECEPTACLES IN GUESTROOM. SEE
- POWER PLANS. (1) CONNECT TO BATHROOM RECEPTACLE. SEE POWER
- PLANS. SEE POWER PLANS FOR ELEVATOR PIT AND HOISTWAY LIGHTING.
- (13) PROVIDE BOX IN AN ACCESSIBLE LOCATION UNDER THE BUILDING AND STUB-UP BELOW / INTO RAILING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. NOTE THAT EACH STUB-UP IS ONLY SUFFICIENT FOR 20-FEET OF RAILING; MULTIPLE STU-UPS WILL BE NECESSARY. COORDINATE WITH RAILING PROVIDER.
- ROUTE 6#12, #12 GND IN 1-INCH CONDUIT FOR CORRIDOR LIGHTING. SEE BUILDING 5 CORRIDOR LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1.
- ROUTE 4#12, #12 GND IN 3/4-INCH CONDUIT FOR CORRIDOR LIGHTING. SEE BUILDING 5 CORRIDOR LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1.

ROUTE 12#12, FOR PORCH L CONDUCTOR: LIGHTING, #12
ROUTE 10#12 FOR PORCH L CONDUCTOR LIGHTING, #12
ROUTE CONC SPECIAL CAR CONSTRUCTI ROUTE IN SEC

(17)

 $\langle \mathfrak{O} \rangle$

\$



(16) TO I-RAIL ILLUMINATED RAMP RAILING.

TO PORCH FIXTURES

TO ELECTRICAL ROOM.

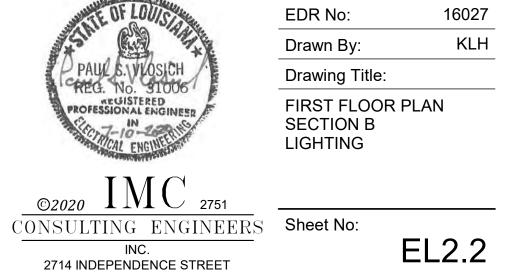
2, #12 GND PER THE FOLLOWING: 4#12 LIGHTS (INCLUDES 0-10 VOLT RS), 2#12 FOR IRAIL, 6#12 FOR CORRIDOR 12 COMMON GROUND FOR ALL.

2, #12 GND PER THE FOLLOWING: 4#12 LIGHTS (INCLUDES 0-10 VOLT

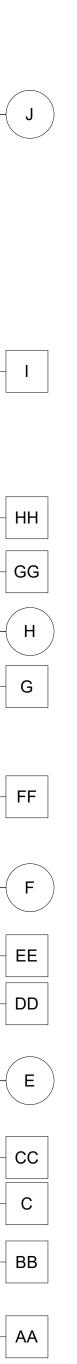
RS), 2#12 FOR IRAIL, 6#12 FOR CORRIDOR 2 COMMON GROUND FOR ALL. CEALED IN PLASTER CEILING. TAKE RE NOT TO DAMAGE CEILING DURING

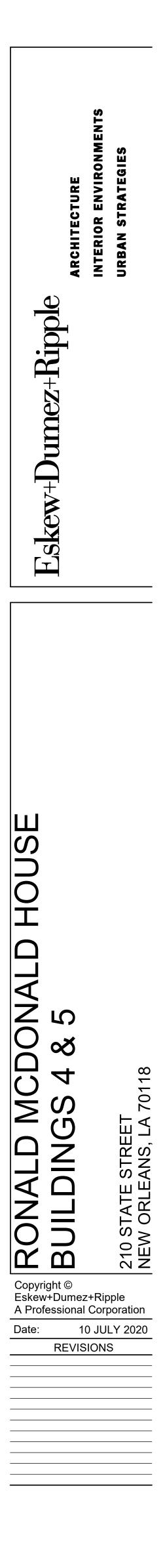
TION. CONTRACTOR MAY ELECT TO ECOND FLOOR SLAB AND STUB DOWN AT FIXTURE LOCATIONS. REFER TO DETAIL 7 ON SHEET 10.5 FOR PROPOSED METHOD OF CONCEALMENT.

ROUTE CONDUIT AND CONDUCTORS CONCEALED TO ASSOCIATED DIMMER SWITCH(ES).

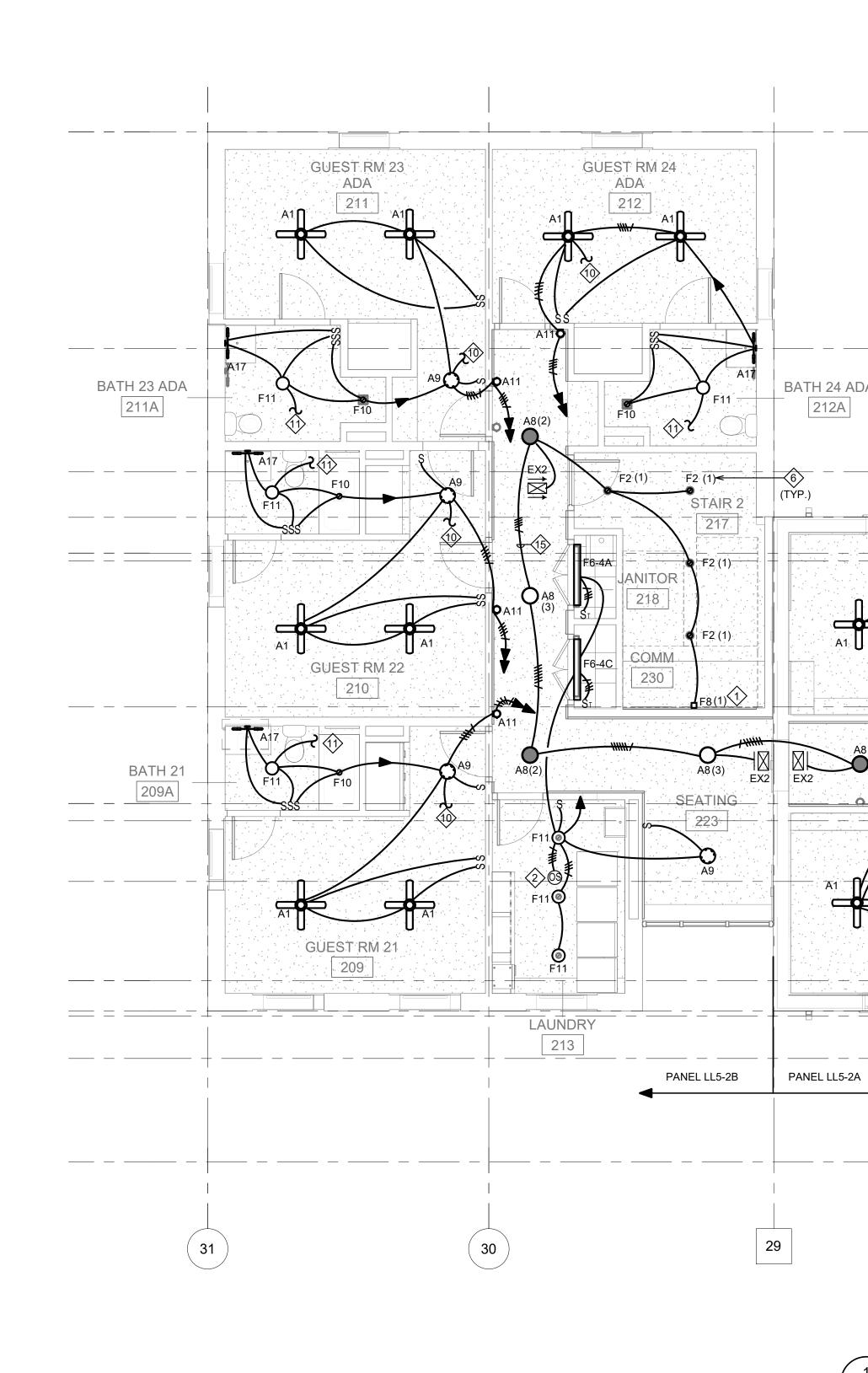


METAIRIE, LOUISIANA 70006





SIGHT LIGHTING AT FRONT PORCHES AND REAR DECKS. EXISTING CAMPUS LIGHTING TO REMAIN



GUEST RM 19

207

28

EL2.3 3/16" = 1'-0"

WIRING. ROUTE HOT AND NEUTRAL CONDUCTORS TO

LIGHTING IN THAT AREA.

CONTROL PANELS.

NOT ILLUSTRATED ON PLANS. CONTROL WIRING SHALL BE CLASS 1, 600-VOLT RATED

ALL NIGHT LIGHTS, EXIT SIGNS, AND

EMERGENCY LIGHTING. EMERGENCY

SEE POWER PLANS FOR LOCATIONS OF

LIGHTING UNITS SHALL BE POWERED FROM THE SAME CIRCUIT THAT SERVES THE

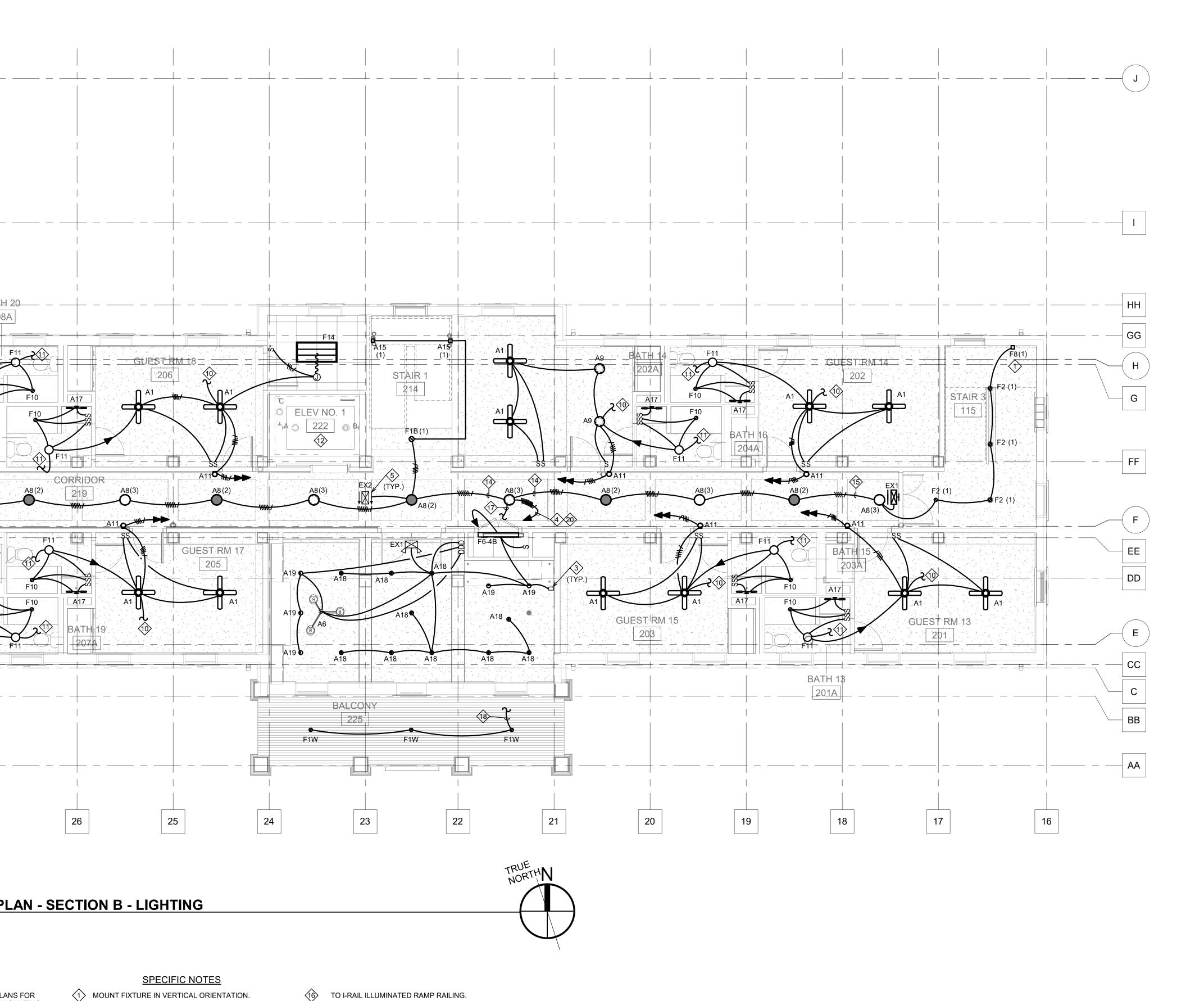
PANELBOARDS, INVERTERS, AND LIGHTING

- FOR CLARITY, 0-10 VOLT CONTROL WIRING IS THHN, ROUTED IN SAME CONDUIT AS POWER
- ARCHITECT PRIOR TO INSTALLATION.
- IN AREAS WITH EXPOSED CEILINGS, ROUTE 2 CONDUIT ON WALLS AND CEILINGS AS HIGH AS POSSIBLE. PAINT CONDUIT PER
- GENERAL NOTES REFERENCE ARCHITECTURAL PLANS FOR 1 LIGHT FIXTURE LOCATIONS AND MOUNTING HEIGHTS.

27

26

SECOND FLOOR PLAN - SECTION B - LIGHTING



A18

BALCON

225

23

(17) TO PORCH FIXTURES

20

21

(18) TO ELECTRICAL ROOM.

LIGHTING, #12 COMMON GROUND FOR ALL.

F1W

24

25

SPECIFIC NOTES

PROVIDE CEILING-MOUNTED, DUAL TECHNOLOGY ULTRASONIC/INFRARED OCCUPANCY SENSOR WITH

FIXTURES TO BE DIMMED (TRIAC, PHASE CUT, ELV,

MINIMUM COVERAGE OF 1000 SQUARE FEET.

 $\langle 3 \rangle$ PROVIDE DIMMER SWITCH COMPATIBLE WITH

ROUTE THROUGH LIGHTING CONTROLS AND/OR INVERTER. SEE BUILDING 5 CORRIDOR LIGHTING

 $\langle 5 \rangle$ CONNECT ALL EXIT SIGNS TO CKT (1). SEE BUILDING

6 NUMBER IN PARENTHESES INDICATES CORRIDOR CIRCUIT NUMBER. SEE BUILDING 5 CORRIDOR

5 CORRIDOR LIGHTING CIRCUITING DIAGRAM ON

LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1.

BUESTROOM CIRCUITS HOMERUN TO SCONCE. SEE PANEL SCHEDULES FOR CIRCUIT INFORMATION.

(9) ROUTE BELOW SLAB AND STUB-UP AT FIXTURE.

(12) SEE POWER PLANS FOR ELEVATOR PIT AND

HOISTWAY LIGHTING.

RAILING PROVIDER.

CONNECT TO RECEPTACLES IN GUESTROOM. SEE POWER PLANS.

CONNECT TO BATHROOM RECEPTACLE. SEE POWER PLANS.

(13) PROVIDE BOX IN AN ACCESSIBLE LOCATION UNDER THE BUILDING AND STUB-UP BELOW / INTO RAILING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. NOTE THAT EACH STUB-UP IS ONLY SUFFICIENT FOR 20-FEET OF RAILING; MULTIPLE STU-UPS WILL BE NECESSARY. COORDINATE WITH

ROUTE 6#12, #12 GND IN 1-INCH CONDUIT FOR CORRIDOR LIGHTING. SEE BUILDING 5 CORRIDOR LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1.

ROUTE 4#12, #12 GND IN 3/4-INCH CONDUIT FOR CORRIDOR LIGHTING. SEE BUILDING 5 CORRIDOR

LIGHTING CIRCUITING DIAGRAM ON SHEET EL7.1.

CIRCUITING DIAGRAM ON SHEET EL7.1.

OR 0-10 VOLT, AS APPLICABLE).

SHEET EL7.1.

 $\langle 7 \rangle$ NOT USED.

 $\langle 1 \rangle$ MOUNT FIXTURE IN VERTICAL ORIENTATION.

A18

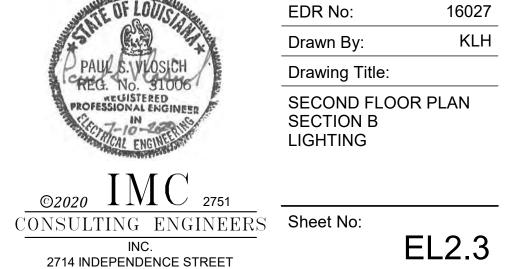
F1W

ROUTE 12#12, #12 GND PER THE FOLLOWING: 4#12 FOR PORCH LIGHTS (INCLUDES 0-10 VOLT CONDUCTORS), 2#12 FOR IRAIL, 6#12 FOR CORRIDOR

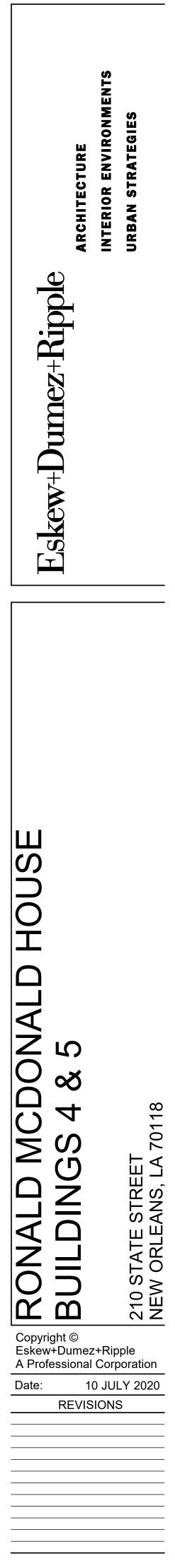
ROUTE 10#12, #12 GND PER THE FOLLOWING: 4#12 FOR PORCH LIGHTS (INCLUDES 0-10 VOLT CONDUCTORS), 2#12 FOR IRAIL, 6#12 FOR CORRIDOR LIGHTING, #12 COMMON GROUND FOR ALL.

ROUTE CONCEALED IN PLASTER CEILING. TAKE SPECIAL CARE NOT TO DAMAGE CEILING DURING CONSTRUCTION. CONTRACTOR MAY ELECT TO ROUTE IN SECOND FLOOR SLAB AND STUB DOWN AT FIXTURE LOCATIONS. REFER TO DETAIL 7 ON SHEET 10.5 FOR PROPOSED METHOD OF CONCEALMENT.

ROUTE CONDUIT AND CONDUCTORS CONCEALED TO ASSOCIATED DIMMER SWITCH(ES).



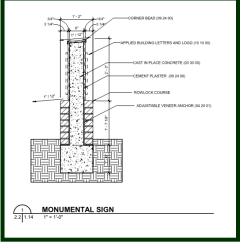
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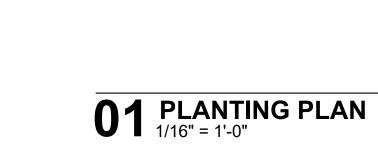
SIGNAGE PLAN

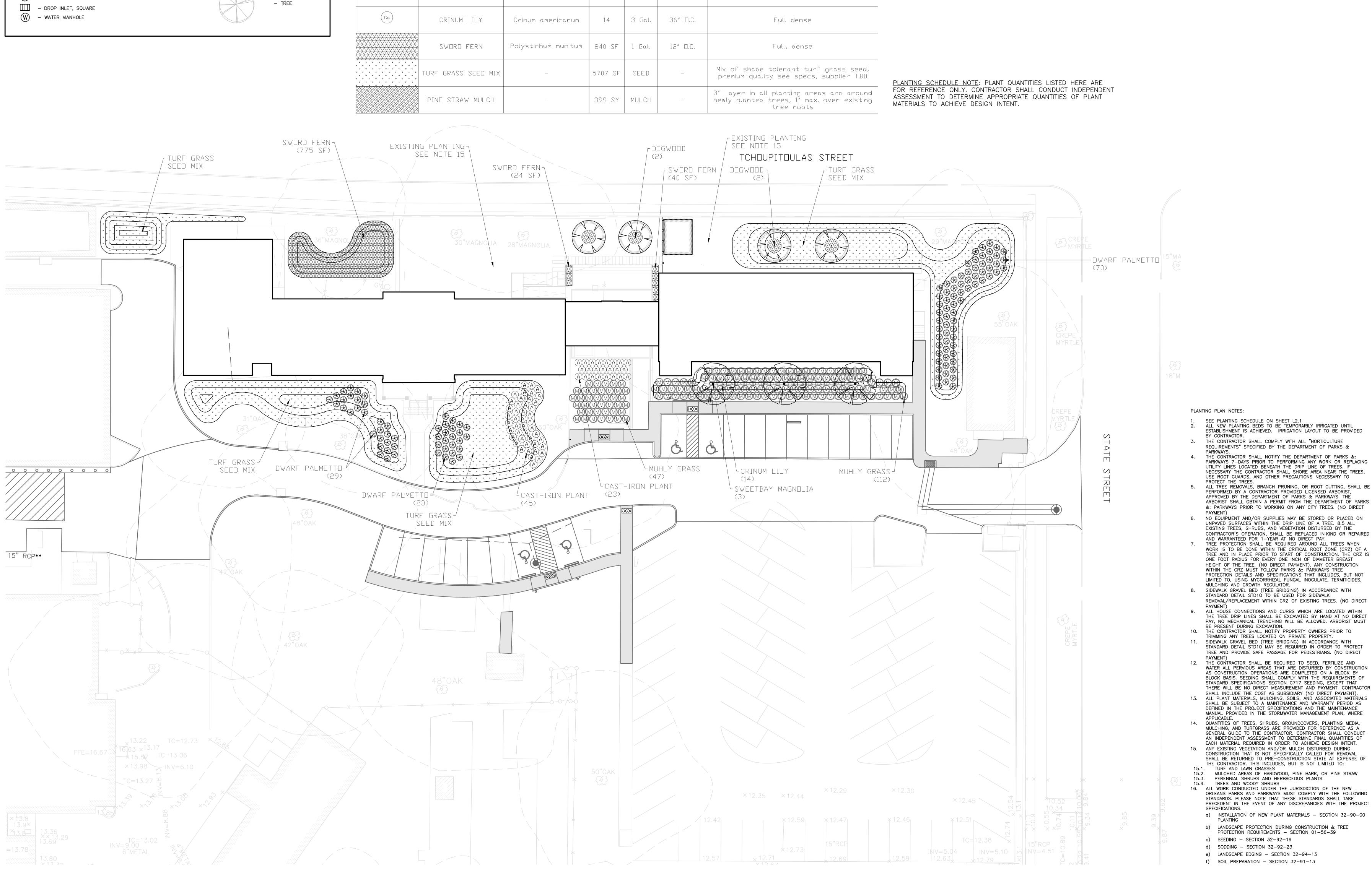


MONUMENTAL SIGN AND LOGO LOCATED AT FRONT ENTRY. EXISTING CAMPUS SIGNAGE TO REMAIN



LANDSCAPE PLAN





 \varnothing – POWER POLE

- FIRE HYDRANT

O – WATER METER

(S) – SEWER MANHOLE

COO - SEWER CLEANOUT

D – DRAIN MANHOLE

DCO – DRAIN CLEANOUT

- DROP INLET, ROUND

LEGEND

₩WV - WATER VALVE

O - SIGN, POLE MOUNTED

IRON ROD FOUND

H – CROSS FOUND

+ - CROSS SET

△ – MAG NAIL SET

– CATCH BASIN

- LITTLE TREE

------ OHE ---- OVERHEAD ELEC.

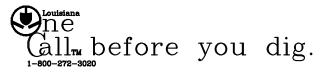
_____ T ____ − UG TELEPHONE

(SIZE) D - DRAIN LINE

- BUILDING

		PL	ANT SCH	HEDULE		
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING	NUTES
	SWEETBAY MAGNOLIA	Magnolia virginiana	3	3″ cal.	15′ 0.C. min.	Single trunk, 10'H, 6.5' min. canopy clearance, dominant leader with 5' mir crotch height
$\left(\begin{array}{c} \\ \end{array} \right)$	DOGWOOD	Cornus florida	4	4″ cal.	15′ 0.C. min.	Single trunk, 10'H, 6.5' min. canopy clearance, dominant leader with 5' mir crotch height
JUNIO DA	WHITE CLOUD MUHLY	Muhlenbergia capillaris 'White Cloud'	151	3 Gal.	36″ D.C.	Full, dense
and the second s	DWARF PALMETTO	Sabal minor	122	1 Gal.	30″ D.C.	Full, dense
A	CAST-IRON PLANT	Aspidistra elatior	68	1 Gal.	24″ D.C.	Full, dense
Ca	CRINUM LILY	Crinum americanum	14	3 Gal.	36″ O.C.	Full dense
	SWORD FERN	Polystichum munitum	840 SF	1 Gal.	12″ O.C.	Full, dense
+ +	TURF GRASS SEED MIX	_	5707 SF	SEED	_	Mix of shade tolerant turf grass see premium quality see specs, supplier TE
	PINE STRAW MULCH	_	399 SY	MULCH	_	3" Layer in all planting areas and arou newly planted trees, 1" max. over exist tree roots
	CRINUM LILY SWORD FERN TURF GRASS SEED MIX	Crinum americanum	14 840 SF 5707 SF	3 Gal. 1 Gal. SEED	36″ □.C.	Full dense Full, dense Mix of shade tolerant turf grass premium quality see specs, supplier 3" Layer in all planting areas and a newly planted trees, 1" max. over e





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Sheet No:

L3.1

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PHOTOS



EXISTING BUILDING - B4



EXISTING BUILDING - B5

NARRATIVE

Narrative:

The design goals of this project was to use the last remaining non-rehabilitated historic masonry buildings on Children's Hospital's Campus in order to create a family living center for Ronald McDonald house Charities. We believe we are in compliance with all of the Comprehensive Zoning Ordinance's requirements other than needing to submit for required review by CPC. We believe the project fits well with the other existing buildings on campus.

RENDERINGS



RENDERING AT CONNECTOR B/T B4 AND B5



RENDERING AT ADDITION OFF OF B5