4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PERMIT SET
02.03.23

STUDIO WTA
architecture + planning + interiors
7041 Canal Boulevard
New Orleans, LA 70124
504.593.9074 office
www.studiowta.com

SHEET SIZE: 24X36

CONTEXT MAP

GRAPHIC SYMBOLS

AREA PLAN TAG — Room name / 150 SF

ROOM + FINISH TAG — ROOM NAME 101 (FL | BA | WA | CLG); ROOM NAME 101 150 SF

ROOM + AREA TAG

BUILDING ELEVATION MARKER — Ref / 1 / A101 / Ref

INTERIOR ELEVATION MARKER — 1 Ref / Ref 1 A101 1 Ref / 1 Ref

SECTION MARKER — SIM / 1 / A101

CALLOUT TAG — 1 / A101 SIM

DRAWING TITLE — J1 / A2.01 PLAN 1/8" = 1'-0"

NORTH ARROW — PLAN NORTH / TRUE NORTH

PATH OF TRAVEL TAG — Length 250'

PROPERTY LINE TAG — N 90 00' 00" E Distance

PARKING SPACE TAG — 1i

CEILING TAG — CEILING TYPE 1'-0" A.F.F.

MATERIAL TAG — ?

LEVEL TAG — Name Elevation

WINDOW TAG — 1i

DOOR TAG — 101

MECH EQUIPMENT TAG — 1t

LIGHTING FIXTURE TAG — F1

PLUMBING FIXTURE TAG — P1

COLUMN GRID BUBBLE — 0

REF KEYNOTE — ?

SHEET NOTE — 01

SPOT ELEVATION

CENTERLINE

ABBREVIATIONS

&	AND
@	AT
APPROX	APPROXIMATELY
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
BFE	BASE FLOOD ELEVATION
BFF	BELOW FINISHED FLOOR
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
DW	DISHWASHER
EA	EACH
EQ	EQUAL / EQUALS
EXT	EXTERIOR
FEC	FIRE CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	CLEAR FINISHED DIMENSION
FL	FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FOF	FACE OF FINISH
FOS	FACE OF STUD
FSD	FIRE SEPERATION DISTANCE
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GYP BD	GYPSUM BOARD
GWB	GYPSUM BOARD
H	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
MAX	MAXIMUM
MFR	MANUFACTURER (ALSO USED: MFG)
MIN	MINIMUM
M.O.	MASONRY OPENING
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NPS	NATIONAL PARK SERVICE
NTS	NOT TO SCALE
#	NUMBER
OC	ON CENTER
OSFM	OFFICE OF STATE FIRE MARSHAL
OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
OPOI	OWNER PROVIDED, OWNER INSTALLED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
RO	ROUGH OPENING
RD	ROOF DRAIN
RE:	REFER
REBAR	REINFORCING STEEL
REF	REFRIGERATOR
REQ	REQUIRED
RTU	ROOF TOP MECHANICAL UNIT
SAFF	SELF-ADHERED FLEXIBLE FLASHING
SMANCA	SHEET METAL AND AIR CONDITIONERS NATIONAL ASSOCIATION
SPEC	SPECIFICATION(S)
SIM	SIMILAR
SHPO	STATE HISTORIC PRESERVATION OFFICE
SS	STAINLESS STEEL
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TO	TOP OF
TOS	TOP OF STEEL
TOFF	TOP OF FINISHED FLOOR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VPAB	VAPOR PERMEABLE AIR BARRIER
W	WIDTH
WD	WOOD
WRB	WATER RESISTIVE AIR BARRIER

GENERAL NOTES

1. All standards for construction, materials, and execution of the work shall conform to Orleans Parish, Code Enforcement requirements for construction. Unless otherwise stated, all requirements of the current editions of the International Residential Code shall apply.
2. The drawings and specifications, including drawings prepared by specific engineering disciplines, are complimentary. Items shown in any one location shall be requirements of the contract for construction. The Architect shall be notified of any discrepancies or omissions which would interfere will the satisfactory completion of the work.
3. Contractor and subcontractors are to familiarize themselves with the construction site and verify existing conditions, site grades and locations of all utilities prior to commencing construction. Any deviation or changes necessary to achieve the installations shown shall be called to the attention of the architect.
4. All manufactured articles, materials and equipment shall be supplied, installed, connected, erected, used, cleaned, and conditioned as directed by the manufacturers, unless otherwise noted.
5. No work shall be concealed until approved by local inspectors. All permits required by state and local codes are to be secured by the General Contractor with copies to the Owner.
6. Contractor shall at all times keep premises free from accumulation of demolition debris, waste materials or rubbish caused by his operation and shall remove no less than weekly all debris from and about the project.
7. Contractor shall install and provide all safety barriers during construction as necessary to protect the public from injury and access to the building or adjacent floors.
8. When all or part of this structure is open to the exterior, protect interior from wind, storm, rain and vandalism.
9. Provide blocking for all surface mounted, semi-recessed or recessed items such as accessories, grab bars, closet rods and shelves, drapery rods, shower curtain rods, countertops, etc.
10. Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect prior to continuing construction of area in question.
11. Provide separation at all dissimilar metals.
12. All exterior exposed work shall be installed in such a manner as to assure weather tight condition. Contractor shall provide all caulking and weather barrier materials required for weather tight conditions. All occupied spaces shall receive an insulation barrier that is continuous at all exterior wall, ceiling and floor surfaces.
13. The Contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the structure during the entire construction process to ensure the safety and integrity of the structure until necessary permanent elements are in place.
14. All wood framing work shall be in accordance with the requirements of the International Building Code or the International Residential Code as applicable, including required firestop and blocking within wall, floor and ceiling assemblies.
15. All lumber, plywood, PSL or other wood elements in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCQ to a minimum retention of 0.40 lbs/cu.ft. in accordance with AWPA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws or bolts. The coating must be hot dipped to an equivalent of G-90 rating or greater.
16. All plywood sheathing shall be pressure treated and shall be fastened with 8D ring shank nails (.131" min, diameter) or #10 screws (.19 nominal diameter) space at 6" o.c. maximum along supporting members on the interior of each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. All plywood shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.
17. Where the word "typical" is used in the drawing notes, the note is intended to apply to all matching conditions. Where there is ambiguity regarding where the note applies, coordinate with the Architect.
18. The General Contractor shall submit in writing all proposals for additional work to the Architect for review and approval. No work is to proceed until a signed proposal is returned to the general contractor.
19. The General Contractor shall submit all subcontractors shop drawings to the architect for written approval prior to work being performed.
20. All subcontractors shall direct questions, changes or requests through the general contractor. General Contractor shall submit all requests, changes or questions to the Architect in writing, either electronically or via fax.
21. Before substantial completion, all labels, stickers and protective film shall be removed from new building materials. Guarantees for products, warranties, and instruction manuals shall be delivered to Owner.
22. The General Contractor is responsible for final and thorough cleaning of all surfaces, finishes and equipment and shall deliver the premises in "move-in" condition.
23. Nothing set forth in these Drawings shall release the Contractor from its responsibility to provide appropriate quantities, field measurements, dimensional stability, installation, anchorage, and coordination with all other subcontractors and trades, or release the Contractor of responsibility to identify and resolve deviations for the requirements of these Documents or release the Contractor of responsibility to alert the Architect to errors or omissions contained therein.
24. The Contractor and all its Subcontractors shall verify in field all new and existing applicable conditions, dimensions, relationships, etc. shown in these Drawings and as pertinent to the intent of these Drawings. Any discrepancy discovered shall be brought to the attention of the Architect prior to the commencement of any Work affected by, or related to, such discrepancy. The Contractor shall be responsible for all costs associated with, or caused by, its failure to comply with this requirement.
25. Masonry assemblies to comply with International Masonry Institute recommendations and building code.
26. See Owner specifications for at least the following requirements. See contact information for any questions regarding Owner requirements.
    - A. Disposal of materials shall be done per Owner's specifications and requirements.
    - B. Strategies to maintain improve indoor air quality
    - C. penetrations of structural steel or concrete not defined in these drawings
    - D. roof work shall be through Owner roofer to maintain warranty unless given other approval compliance with ADA
    - E. hazardous substances
    - F. protocol for damage to Landlord property
    - H. condition of re-used materials
    - I. any modification or adjustment to solar panel equipment or array
27. SUBMITTALS:
    - A. Reinforced Concrete: welded wire fabric, joint assemblies, expansion joint material, curing compound, concrete mix design, manufactures product data, test. Reports and material(s) certification
    - B. Brick: material, mortar type and color, brick tie type and spacings, horizontal joint reinforcement, mortar nets and cavity requirements, weeps, thru-wall flashing type and detail
    - C. Aluminum Awning: shop drawings including all system components, sample of finish
    - D. Storefront and Exterior Openings: shop drawing, glazing specifications, harware specifications, wind + water testing data
    - E. Metal Doors: cutsheet, finish description, STC rating, fire rating
    - F. Hardware: set lists and itemized description of components, keying. Provide (4) keys each door to Ownership.
    - G. Metal Wall Panels: cutsheets and specification of all system components, sample of finish
    - H. Lighting: per MEP

DRAWING INDEX

DRAWING INDEX - CONTINUED

PROJECT DIRECTORY

OWNER:
Shelly Pecot
4231 Magazine Street, New Orlean, LA 70115
shelly.pecot@gmail.com

MEP:
Synergy Consulting Engineers
900 Camp St Suite 315, New Orleans, LA 70130

Lory Flick, Partner
lorey@synergy-mep.com
phone 504.858.2854

STRUCTURAL + CIVIL:
Batture Engineers + Land Surveyors
5110 Freret St, New Orleans, LA 70115

Mary Johnson, PE
msjohnson@batture-eng.com
phone 504.533.8644 ext 702

ARCHITECT:
studioWTA LLC (WTA)
7041 Canal Boulevard
New Orleans LA 70124

Tracie Ashe, Partner
tracie@studiowta.com
phone 504.272.7255

CONTRACTOR:
TBD

PROJECT INFO

PROJECT LOCATION:	4227 Magazine St, New Orleans, LA 70115
ZONING:	**HU-B1** – Historic Urban Neighborhood Business District
HDLC:	HDLC Partial Control
LOT INFORMATION:	SQ 229 LOT E2
OCCUPANCY:	Mixed use - commercial whitebox and two family residential
TOTAL LOT AREA:	3,609 SF
TOTAL BUILDING AREA:	4,985 SF
TOTAL COMMERCIAL AREA:	1,015 SF
TOTAL RESIDENTIAL AREA:	3,970 SF
NUMBER OF STORIES:	3
SPRINKLER:	R - 13

APPLICABLE CODES
International Building Code - 2015 Edition
NFPA 101 Life Safety Code - 2015 Edition
International Mechanical Code - 2015 Edition
National Electrical Code - 2014 Edition
International Plumbing Code - 2015 Edition
ADA-ABA - 2010 Standard
ICC/ANSI A117 - 2007 Edition
UL Fire Resistance Directory

ZONING REGULATIONS

ZONING:	**HU-B1** – Historic Urban Neighborhood Business District
MIN. PERMEABLE OPEN SPACE:	10% of lot area
MINIMUM YARD REQUIREMENTS	
FRONT YARD:	0' Built-to line
INTERIOR SIDE YARD:	None, unless abutting a residential district then 3'
REAR YARD:	None, unless abutting a residential district then 15'
MAXIMUM BUILDING HEIGHT:	40' & no more than 3 stories
BUILDING DESIGN STANDARDS:	The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly inted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background. The first floor of commercial buildings shall be designed with a minimum ceiling height of twelve (12) feet.

ARCHITECT'S STATEMENT

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY CLOSE AND PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS. I WILL BE OBSERVING THE WORK.

TRACIE ASHE, LA #8854

DESCRIPTION

New construction of wood & steel framed 3-story mixed-use building consisting of commercial restaurant/performance kitchen space at the ground floor with bathroom and dining/teaching spaces. There will be 2 stories of residential apartment units above (1 apartment per floor) connected via access stair and elevator. Rooftop patio space and mechanical equipment are present at the roof of the building. Pool, fire pit and shower areas will be surrounded by permeable driveway and parking spaces with Electric Vehicle charging stations. Accessory structures for storage and garbage disposal enclosure will be in the driveway area.

7041 Canal Boulevard
New Orleans LA 70124
504.593.9074
studiowta.com

STUDIO WTA

TRACIE L. ASHE REG. NO. 8854 STATE OF LOUISIANA REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE
1	Revision 1	3/23/2023

PERMIT SET

PROJECT INFORMATION

03.09.2023

G001

4/7/2023 3:08:12 PM

SHEET SIZE: 24X36

DEPARTMENT OF SAFETY & PERMITS
CITY OF NEW ORLEANS

PERMIT NO: _____ DATE: 03/21/23

ADDRESS: 4227 MAGAZINE STREET SUBDIVISION: BOULINGY

DISTRICT: Sixth SQUARE: 229 LOTS: E1

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (BFE)	FREEBOARD (ADD 1FT FOR A AND V ZONES) OFFICE USE ONLY
225 203	0236	F	9/30/2016	X	N/A	+1ft = _____

MINIMUM FLOOR ELEVATION:

_____ N.A.V.D.

****

FOR V - ZONES ONLY:

_____ N.A.V.D.
(ELEVATION OF BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER)

APPROVED FOR CITY BY:_____

IN ADDITION TO THE FEMA ELEVATIONS, THE FOLLOWING CONDITIONS MUST ALSO BE MET:

A. TOP OF SLABS ON GRADE OR FILL MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE.
B. PIER CONSTRUCTION: TOP OF PIERS (UNDERSIDE OF SILLS) MUST HAVE AT LEAST 18" CLEARANCE BENEATH THE STRUCTURE. IN ADDITION, THE LOWEST FLOOR MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE. (IF NO CURB, USE CENTERLINE OF STREET)
C. ALL MECHANICAL OR PLUMBING EQUIPMENT SERVICING THE BUILDING MUST BE LOCATED AT OR ABOVE THE REQUIRED FLOOR ELEVATION.
D. SLABS FOR ATTACHED GARAGES MUST BE AT THE REQUIRED FLOOR ELEVATION OR BE CONSTRUCTED OF WATER-RESISTANT MATERIALS WITH PROPER VENTING IN 2 WALLS.
E. DETACHED GARAGES WITH PLUMBING MUST BE AT THE REQUIRED FLOOR ELEVATION.
F. CONSTRUCTION BENCHMARK MUST BE SET AT REQUIRED MINIMUM FLOOR ELEVATION OR GREATER (ADD 1 FOR A & V-ZONES)

1. **CERTIFICATE OF CONSTRUCTION BENCHMARK**

FOR PERMIT OFFICE USE ONLY
ADD 3ft to curb, if no curb use the centerline of street
_____ + 3ft = _____

EXISTING HIGHEST TOP OF CURB ELEVATION +5.92 N.A.V.D.
EXISTING HIGHEST CENTERLINE OF STREET +5.80 N.A.V.D.
EXISTING LOT ELEVATIONS (PROPERTY CORNERS OR EDGE)
FRONT (RIGHT) +6.18 N.A.V.D. FRONT (LEFT) +6.25 N.A.V.D.
REAR (RIGHT) +7.52 N.A.V.D. REAR (LEFT) +5.86 N.A.V.D.
OTHER +9.00 N.A.V.D. FINISHED FLOOR ELEVATION

DESCRIPTION OF CONSTRUCTION BENCHMARK: NAIL IN UTILITY POLE LOCATED IN FRONT MUN#4231 NORTH OF MAGAZINE WITH BATTURE WASHER
ELEVATION OF CONSTRUCTION BENCHMARK: +8.92 N.A.V.D. (SEE NOTE F.)
REFERENCE BENCHMARK USED TO ESTABLISH CONSTRUCTION BENCHMARK:
ELEVATION OF REFERENCE BENCHMARK: +5.80 N.A.V.D.

STATE OF LOUISIANA
ROBERT MORA
License No. 5042
PROFESSIONAL
LAND SURVEYOR

SIGNATURE: _____ DATE: 03/21/23
(LA. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER) (SEAL)

****

2. **CERTIFICATE OF TOP OF FORM OR TOP OF PIER ELEVATION**
(To be submitted before pouring concrete for slab construction or framing floor for pier construction)

AS BUILT ELEVATIONS: FORM_____ N.A.V.D. PIER _____ N.A.V.D.

PIER CONSTRUCTION:
ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE CONSTRUCTED WITH WATER-RESISTANT MATERIALS AND THE FIRST FLOOR MUST BE AT OR ABOVE THE MINIMUM FLOOR ELEVATION (B.F.E.).

V ZONES ONLY:
BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER _____ N.A.V.D.
(Must be submitted before framing begins)
IN V ZONES, ALL ENCLOSURES BELOW THE B.F.E. MUST BE DESIGNED WITH BREAK-AWAY WALLS CONSTRUCTION.

SIGNATURE :_____ DATE: _____
(LA. REGISTERED PROFESSIONAL LAND SUVEYOR OR CIVIL ENGINEER) (SEAL)

****

3. **FILLING, GRADING, DRAINAGE, SIDEWALK AND DRIVEWAY CERTIFICATION AND AFFIDAVIT**
(To be submitted before Use & Occupancy Certificate can be issued)

THIS WILL CONFIRM THAT ALL FILLING, GRADING, DRAINAGE, SIDEWALKS AND DRIVEWAYS HAVE MET THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CODE OF THE CITY OF NEW ORLEANS.

OWNER: _____ DATE: _____

APPLICANT: _____ DATE: _____ _____
(NOTARY)

OR

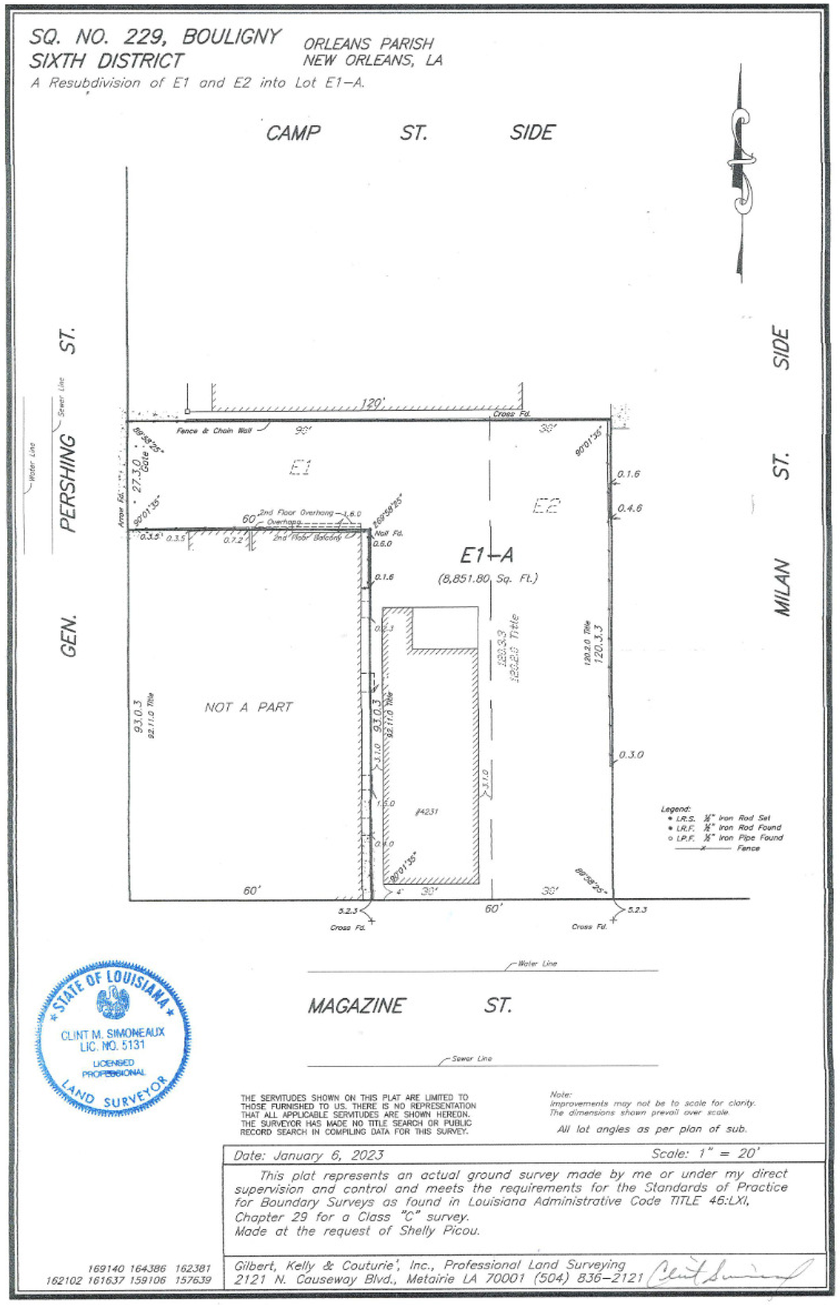
IS LOT PROPERLY FILLED TO GRADE? _____YES _____NO
(minimum lot slope, rear to front, 1 inch every 20 feet)
ARE SIDEWALKS PROPERLY INSTALLED? ____YES ____ NO
ARE DRIVEWAYS PROPERLY INSTALLED? ____ YES ____ NO
ARE RETAINING WALLS REQUIRED? ____ YES ____ NO
(if yes, then on which side(s)____ RIGHT ____ LEFT ____ REAR
ARE EQUIPMENT SLABS, SUCH AS A/C COMPRESSORS,
AT MINIMUM FLOOR ELEVATION? ____YES ____NO
DO ATTACHED GARAGES IN A-ZONES,
THAT ARE BELOW MINIMUM FLOOR ELEVATION,
HAVE PROPER VENTING AND WATERPROOFING? ____YES ____NO ____N/A

SIGNATURE: _____ DATE: _____
(LA. REGISTERED PROFESSIONAL CIVIL ENGINEER) (SEAL)

THE LATEST FEMA ELEVATION CERTIFICATE MUST ACCOMPANY PART 3 OF THIS FORM WHEN SUBMITTED TO THE DEPARTMENT OF SAFETY AND PERMITS. 2016

DO NOT SCALE

SINGLE LOT OF RECORD SURVEY-
APPLICATION NO. : Project SD035-23.



DO NOT SCALE

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TRACIE L. ASHER
REG. NO. 8845
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.
4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE
1	Revision 1	3/23/2023

PERMIT SET

BENCHMARK CERTIFICATE

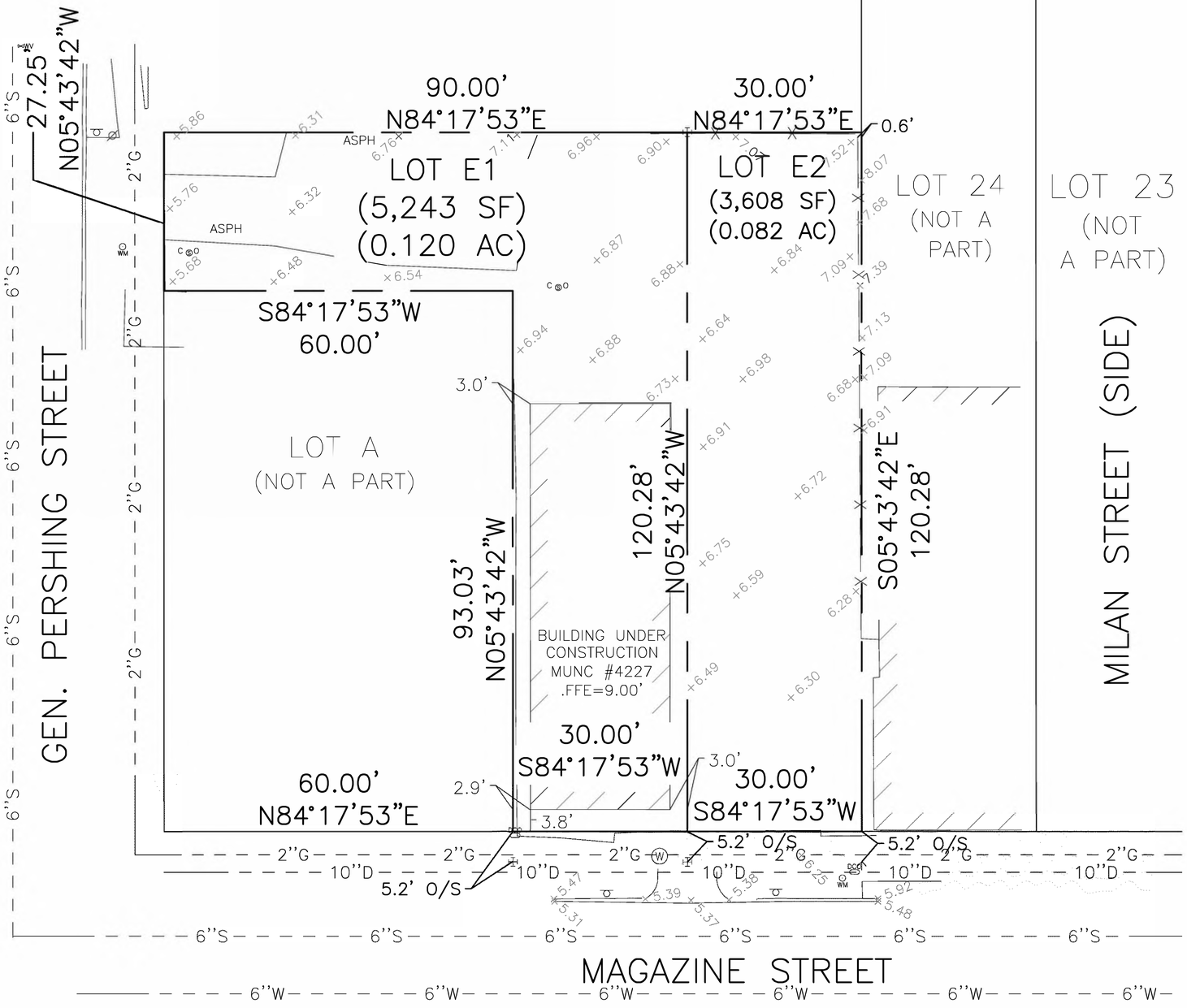
03.09.2023

G002

3/27/2023 11:51:36 AM

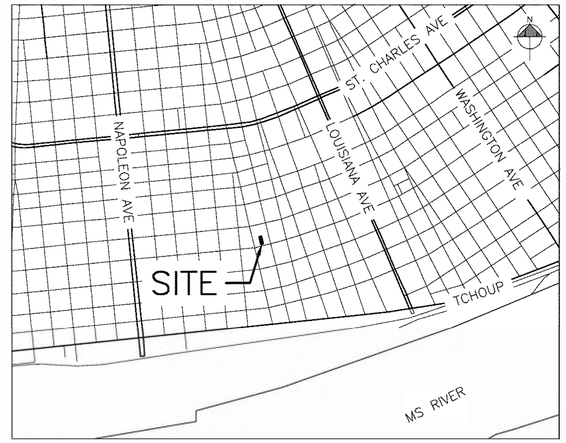
LOT E-1 & E2
SQUARE 229
SIXTH DISTRICT
ORLEANS PARISH
NEW ORLEANS LA

LOT E1 AND LOT E2 ARE BEING COMBINED INTO SINGLE LOTOF RECORD PER APPLICATION NO. PROJECT SD035-23.



N

SCALE: 1'=20 (12X18)
SCALE: 1'=10' (24X36)



VICINITY MAP
NOT TO SCALE

REFERENCE PLAT:
"SURVEY OF LOT E2" BY GILBERT, KELLY & COUTURIE', INC., SURVEYING & ENGINEERING DATED DECEMBER 7, 2020

NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL. (1-800-272-3020).
2. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
3. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0236F, EFFECTIVE DATE SEPTEMBER 30, 2016, THE SITE IS IN ZONE X (NO FLOOD ZONE).
4. ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU C4GNET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD88.
5. SOME FEATURES NOT DRAWN TO SCALE FOR CLARITY.
6. THE FOLLOWING DOES NOT REPRESENT A BOUNDARY SURVEY, SEE REFERENCE PLAT FOR PROPERTY LINE LOCATIONS AND DIMENSIONS.

LEGEND

- LIGHT POLE
- GUY WIRE
- POWER POLE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- DRAIN MANHOLE
- DRAIN CLEANOUT
- WATER VALVE
- SIGN, POLE MOUNTED
- SPOT ELEVATION
- CROSS FOUND
- CATCH BASIN
- GAS VALVE
- POST
- ARROW FOUND
- (SIZE) D — DRAIN LINE
- (SIZE) S — SEWER LINE
- (SIZE) G — GAS LINE
- (SIZE) W — WATER LINE
- BUILDING

Louisiana One Call before you dig. 1-800-272-3020

BATTURE LLC
engineers + land surveyors
5110 FRERET ST, NEW ORLEANS, LA 70115
phone 504.533.8844 | fax 504.336.2272
info@batture-eng.com | batture-eng.com

architecture+planning+interiors
1119 Tchoupitoulas Street
New Orleans, LA 70130
504.599.9704
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STATE OF LOUISIANA
ROBERT MORA
License No. 5042
PROFESSIONAL
04-26-22
LAND SURVEYOR

4227 MAGAZINE STREET
NEW ORLEANS, LA 70115

SHEET SIZE: 24" x 36"

REVISION #	DATE	ISSUE PURPOSE

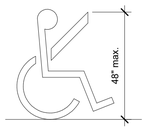
Schematic Design

EXISTING CONDITION
scale: 1:10

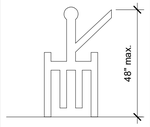
03.06.22

SURVEY

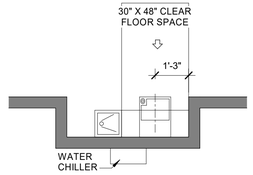
ADA DIAGRAMS



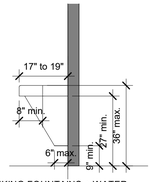
UNOBSTRUCTED REACH: FORWARD



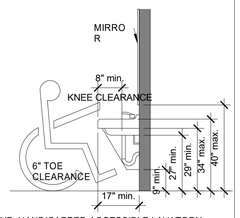
UNOBSTRUCTED REACH: SIDE



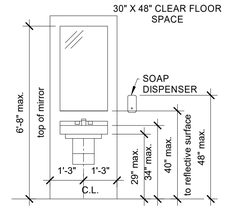
DRINKING FOUNTAINS + WATER COOLERS: PLAN VIEW



DRINKING FOUNTAINS + WATER COOLERS: SIDE VIEW



TYP. HANDICAPPED ACCESSIBLE LAVATORY + MIRROR



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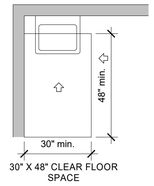
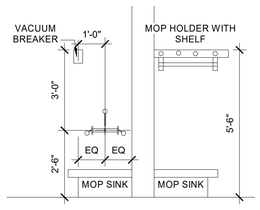
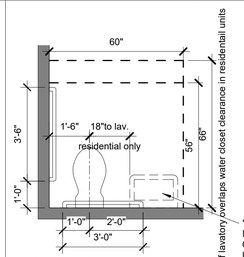


TYPICAL SINK CLEARANCES REQUIRED BY CODE

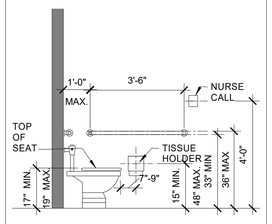


TYPICAL JANITOR CLOSET

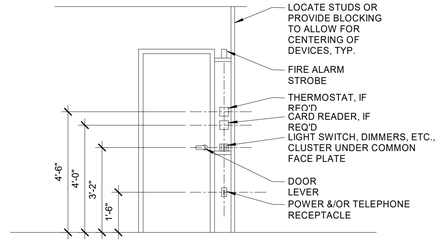


*SINK ALLOWED TO OVERLAP INTO WATER CLOSET CLEARANCE IN RESIDENTIAL UNITS

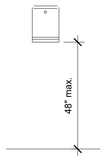
TYPICAL ACCESSIBLE TOILET



TYPICAL TOILET

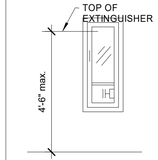


ADA COMPLIANT DEVICE LOCATIONS

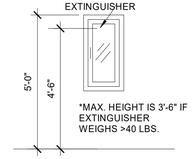


PAPER TOWEL DISPENSER

ELECTRIC HAND DRYER



FIRE EXTINGUISHER + VALVE CABINET



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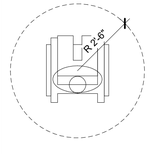
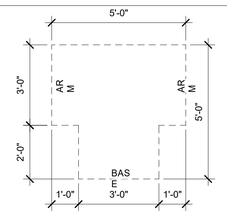
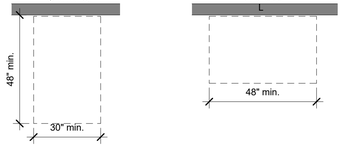


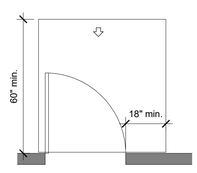
TURNING CLEARANCE - ADA



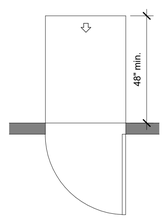
T-SHAPED TURNING SPACE



POSITION OF CLEAR FLOOR/GROUND SPACE



FRONT APPROACH, PULL SIDE



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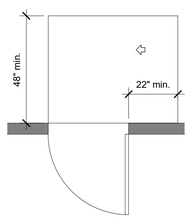
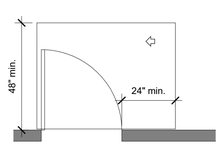


HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER + LATCH



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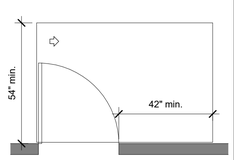

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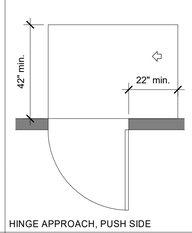

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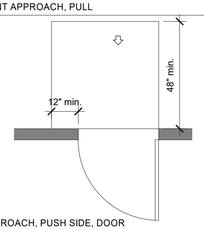
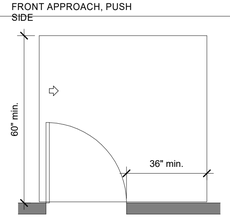


FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER + LATCH



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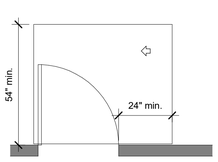
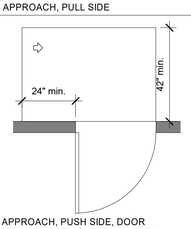
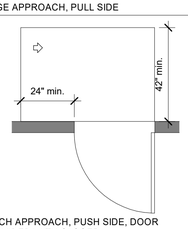


LATCH APPROACH, PULL SIDE, DOOR PROVIDED WITH CLOSER



HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER + LATCH



LATCH APPROACH, PUSH SIDE, DOOR PROVIDED WITH CLOSER

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1119 Tchoupitoulas Street
New Orleans, LA 70130
504.593.9074
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24" X 36"

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ACCESSIBILITY GUIDELINES

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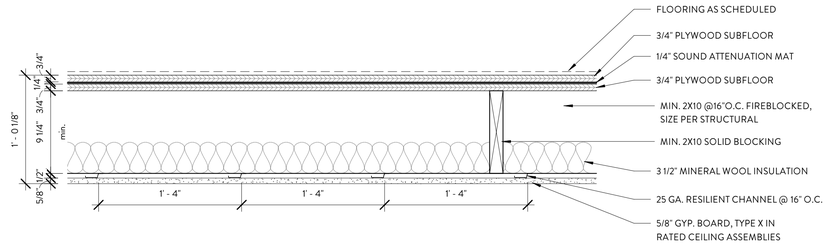
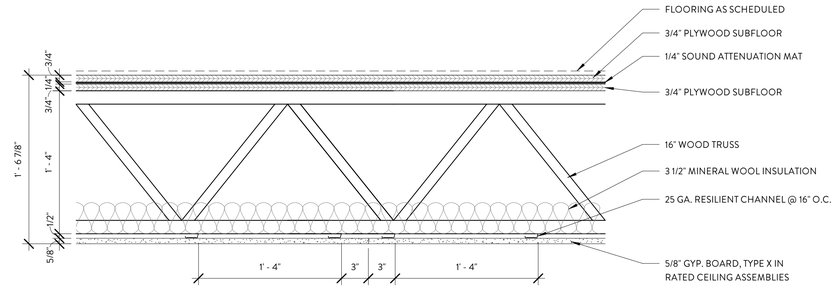


1 HR RATED CEILING/FLOOR ASSEMBLY UL L502, STC 50, IIC 50



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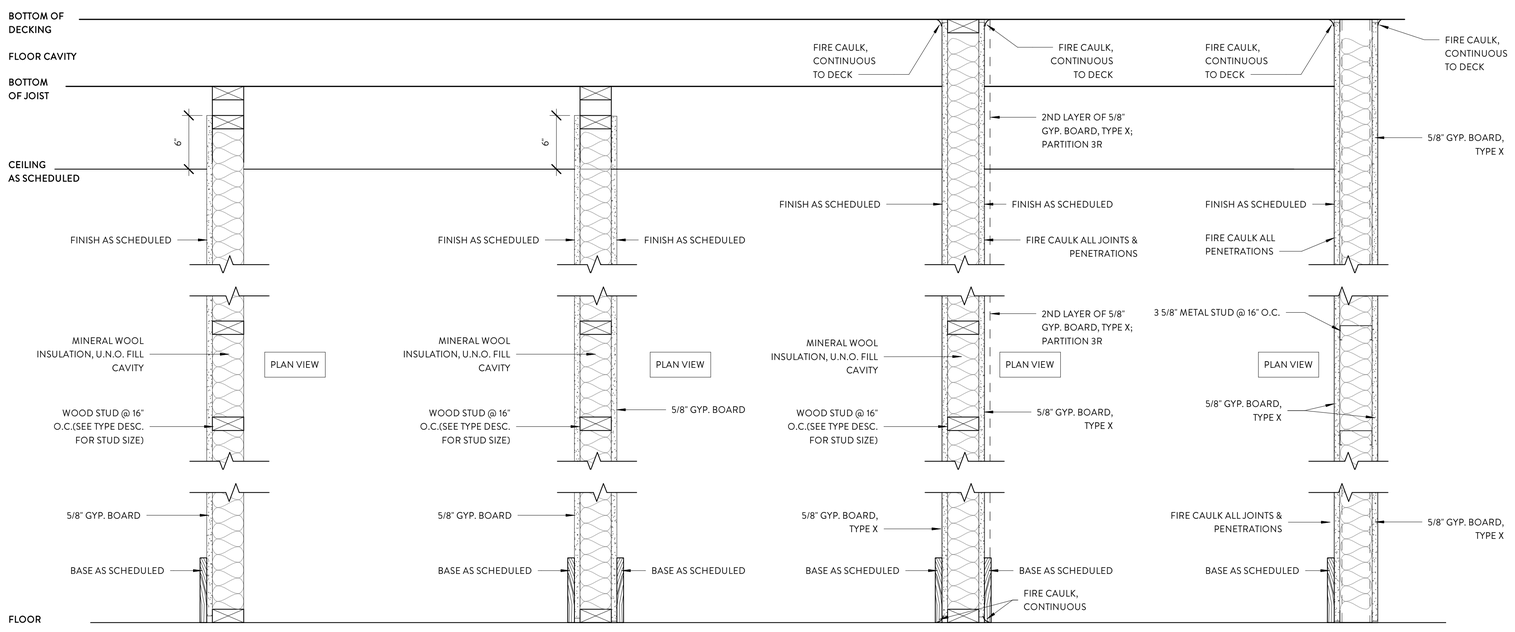

PARTITION ASSEMBLY NOTES

1. SUBSTITUTE 1/2" CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD AT TILE FINISH LOCATIONS. UNLESS AT A FIRE RATED PARTITION.
2. INSTALL BLOCKING AT 1/3 POINTS FOR ALL WALLS OVER 12'-0".
3. INSULATE ALL PLUMBING DRAIN AND VENT LINES WITHIN WALLS.
4. ACOUSTICAL BATT INSULATION AT ALL INTERIOR WALLS SURROUNDING BATHROOMS, BEDROOMS, OR CONTAINING PLUMBING.
5. UTILIZE WET RATED SHEETROCK ON ALL BATHROOM WALLS AND AT LOCATIONS ADJACENT TO KITCHEN SINK.
6. **ATTACHMENT CLIP** FOR SHAFT WALL MIN. 0.063 IN. THICK, MIN 2 IN. WIDE WITH MIN 2 IN. AND 2-1/4 IN. LEGS. CLIPS SECURED WITH TYPE S SCREWS MIN. 3/8 IN. LONG TO "H" STUDS TYPE W SCREWS MIN. 1-1/4 IN. LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. UPPER 24 FT. OF WALL SPACE CLIPS A MAX OF 10 FT OC VERTICALLY BETWEEN WOOD AND "H" STUDS. REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5 FT OC VERTICALLY BETWEEN WOOD AND "H" STUDS.
7. **STEEL H STUD** FOR SHAFT WALL NO. 25 MSG GALV STEEL HAVING "H" - SHAPED FLANGED; OVERALL DEPTH 2 IN. AND FLANGE WIDTH 1-3/8 IN.
8. ALL ELECTRICAL CABLE THRU-WALL PENETRATIONS NOT IN CONDUITS IN WALLS SHALL BE SEALED WITH AN ACOUSTICAL SLEEVE PROVIDED BY HILTI,STI OR EQUAL.
9. RECESSED FIRE EXTINGUISHER CABINETS THAT ARE INSTALLED WITHIN FIRE-RATED WALLS SHALL BE RATED CABINETS AND SHALL MATCH THE WALL RATING.
10. WHERE DIAGONAL BRACING OCCURS, STUDS ARE TO BE CUT AND INFILLED BETWEEN FRAMING (ABOVE AND BELOW) MAX STUD SPACING 16" O.C.

CEILING ASSEMBLY NOTES

1. MEMBRANE PENETRATIONS IN RATED FLOOR/CEILING ASSEMBLIES SHALL COMPLY WITH IBC 714.5.2 INCLUDING BUT NOIT LIMITED TO THESE CONDITIONS: WHERE NO PENETRATION EXCEEDS 16 SQUARE INCHES, AND THE ANNULAR SPACE BETWEEN THE MEMBRANE AND FIXTURE IS NO GREATER THAN 1/8".
2. ALL BATHROOM CEILINGS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD.
3. PER IBC 1207.2 AND 1207.3 FLOOR/CEILING ASSEMBLIES REQUIRE MINIMUM 50 STC AND 50 IIC OR MINIUMN 45 STC AND 45 IIC IF TESTED IN THE FIELD.

ROOF + EXTERIOR WALL NOTES

1. ROOF SHALL BE SEPERATED FROM THE UNIT BELOW WITH NO LESS THAN 1/2 HOUR FIRE RESISTANCE RATED ASSEMBLY. 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED CONTINUOUSLY AT UNDERSIDE OF ROOF ASSEMBLY PER DETAILS. (CALCULATED RATING OF 40 MINS PER IBC TABLE 722.1.2.4
2. WHERE EXTERIOR WALL ASSEMBLIES ARE NOTED AS REQUIRING FIRE RATING BASED ON FIRE SEPERATION DISTANCE ON THE LIFE SAFETY PLANS, FIRE RATED PLYWOOD AND FIRE RATED WOOD FRAMING SHALL BE USED.

7041 Canal Boulevard
New Orleans, LA 70124
504.593.9074
studiowta.com

STUDIO WTA

TRACIE L. ASHE
REG. NO. 8426
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

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PARTITIONS AND ASSEMBLIES

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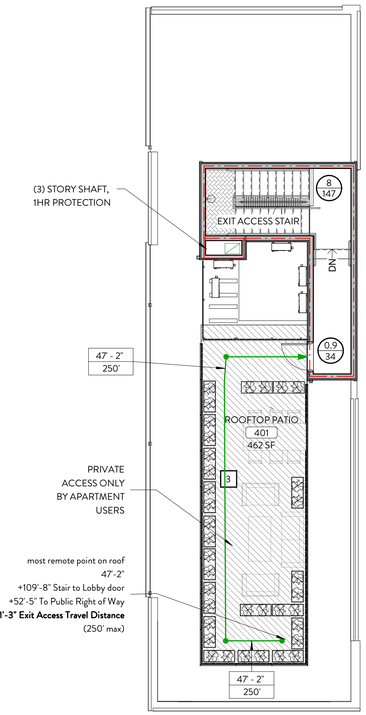
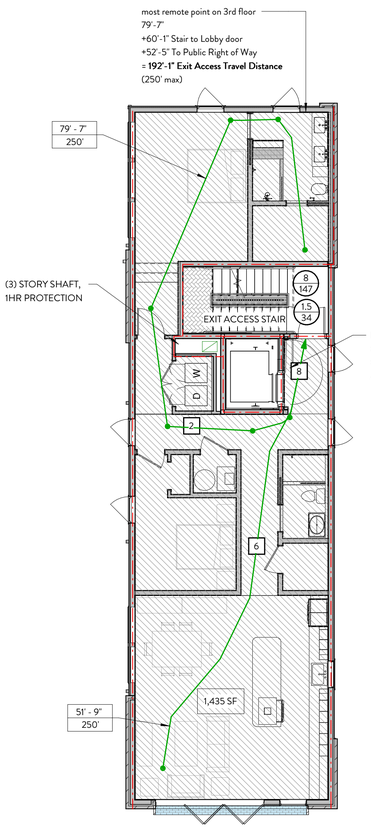
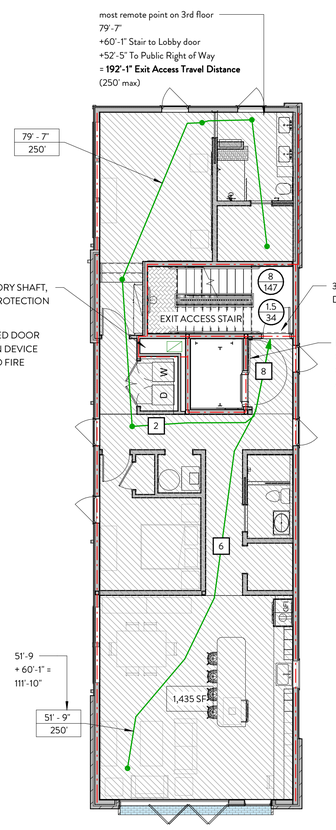


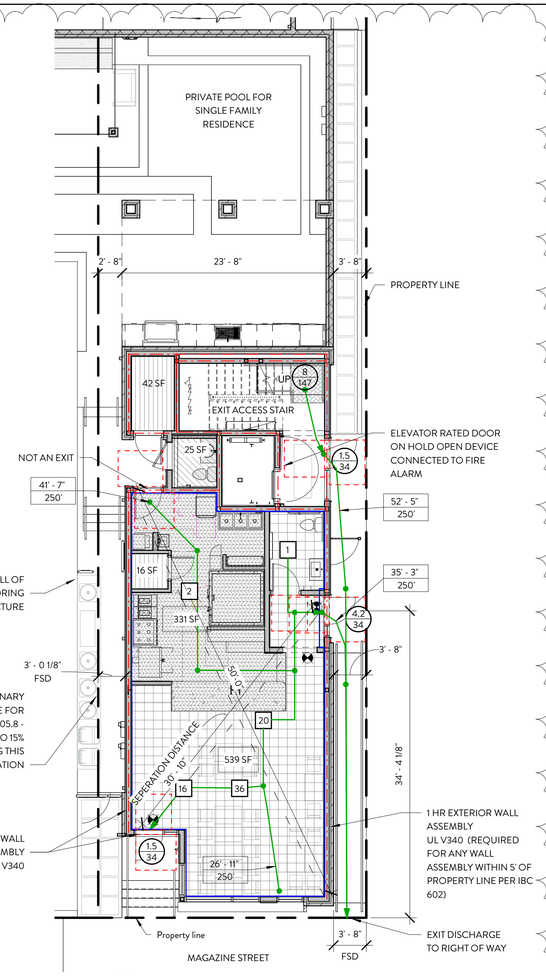
4 LS101 ROOF - LIFE SAFETY
1/8" = 1'-0"



3 LS101 LEVEL 3 - LIFE SAFETY
1/8" = 1'-0"



2 LS101 LEVEL 2 - LIFE SAFETY
1/8" = 1'-0"



1 LS101 LEVEL 1 - LIFE SAFETY
1/8" = 1'-0"

LIFE SAFETY LEGEND

- BUSINESS (ASSEMBLY < 50 = 15 NET)
- COMMERCIAL KITCHEN = 200 GROSS
- STORAGE = 200 GROSS
- RESIDENTIAL = 200 GROSS
- 1 HR. RATED WALL
- 1 HR. RATED FLOOR/CEILING ASSEMBLY ABOVE
- EXIT ACCESS TRAVEL DISTANCE
- 8 — OCCUPANT LOAD
- 50' - 6" / 125' — EXIT ACCESS TRAVEL DISTANCE PROVIDED / EXIT ACCESS TRAVEL DISTANCE MAXIMUM
- 00 / 00 — WIDTH CAPACITY REQUIRED / WIDTH CAPACITY PROVIDED
- EXIT LIGHT FIXTURE
- FEC — FIRE EXTINGUISHER CABINET

CONSTRUCTION TYPE

IBC 601 TYPES OF CONSTRUCTION - TYPE VB

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

Primary structural frame	= 0 hr fire-resistance rating
Bearing walls exterior	= 0 hr fire-resistance rating
Bearing walls interior	= 0 hr fire-resistance rating
Nonbearing walls and partitions interior	= 0 hr fire-resistance rating
Floor construction and associated secondary members	= 0 hr fire-resistance rating
Roof construction and associated secondary members	= 0 hr fire-resistance rating

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:

DISTANCE X < 5'	**= 1 HR FIRE SEPARATION**
≤ 5' DISTANCE X < 10'	= 1 HR FIRE SEPARATION
≤ 10' DISTANCE X < 30'	= 0 HR FIRE SEPARATION
DISTANCE X ≥ 30'	= 0 HR FIRE SEPARATION

EMERGENCY ESCAPE AND RESCUE
1030.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in [...] Group R-3 occupancies...
1030.2 Minimum Size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
1030.2.1 Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610mm). The minimum net clear opening width shall be 20 inches (508mm). [both cannot be minimum to meet minimum size]
1030.3 Maximum height from floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
1030.4. Emergency escape and rescue openings shall be operational from the inside without the use of keys or tools...

1510.2 PENTHOUSES
Penthouses in compliance with Sections 1510.2.1 through 1510.2.5 shall be considered as a portion of the story directly below the roof deck on which such penthouses are located. All other penthouses shall be considered as an additional story of the building.

TRAVEL DISTANCE

1017.2 EXIT ACCESS TRAVEL DISTANCE
Residential and Assembly - 250' in buildings equipped throughout with an automatic sprinkler system

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE
Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.
Exceptions:
In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the common path of egress travel does not exceed 125 feet.

Assembly occupancy maximum common path of egress travel distance - 75' with sprinkler system

1006.3.2 SINGLE EXITS
A single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists:
[...]
4. Group R-3 and R-4 occupancies shall be permitted to have one exit or access to a single exit.

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.
Exceptions:
Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.

1028.4.2 CONSTRUCTION AND OPENINGS
Where an egress court serving a building or portion thereof is less than 10 feet (3048 mm) in width, the egress court walls shall have not less than 1-hour fire-resistance-rated construction for a distance of 10 feet (3048 mm) above the floor of the egress court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.
Exceptions:
Egress courts serving an occupant load of less than 10.
Egress courts serving Group R-3.

FIRE SEPARATION

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction.
Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2-hour fire-resistance-rated construction in a building of Type IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

713.4 SHAFT ENCLOSURES:
Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

508.4 SEPARATED OCCUPANCIES:
Required Separation of Occupancies:
R-3 Residential and B Business - 1 hr in buildings equipped throughout with an automatic sprinkler system
Residential to Residential - 30 minutes (IBC 420)

1023 INTERIOR EXIT STAIRWAYS AND RAMPS:
Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

1023.7 INTERIOR EXIT STAIRWAY AND RAMP EXTERIOR WALLS
Exterior walls of the interior exit stairway or ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or ramp, or to the roof line, whichever is lower.

IBC 2021 705.8 OPENINGS - MAXIMUM AREA:

FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
3 - 5 feet	sprinklered, unprotected	15%

OCCUPANCY

IBC 2021 USE AND OCCUPANCY CLASSIFICATION:
310.5 Residential Group R-3
303.3 Business B (Assembly Group A-2 under 50 occupants)

303.1.1 Small Buildings and Tenant Spaces

A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.

OCCUPANT LOAD 1004.1.2

Assembly - Unconcentrated	15 net
Kitchen, Commercial	200 gross
Residential	200 gross
Accessory Storage Area	300 gross

OCCUPANT LOAD CALCULATION:

SQUARE FOOTAGE		OCCUPANTS
1ST FLOOR		
Assembly	539 SF	36
Kitchen	331 SF	2
Residential	25 SF	1
Storage	58 SF	1
2ND FLOOR		
Residential	1,435 SF	8
3RD FLOOR		
Residential	1,435 SF	8
ROOF TOP		
Residential	525 SF	3
TOTAL	4,344 SF	67

7041 Canal Boulevard
New Orleans, LA 70124
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TRACIE L. ASHE REG. NO. 8845 STATE OF LOUISIANA REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

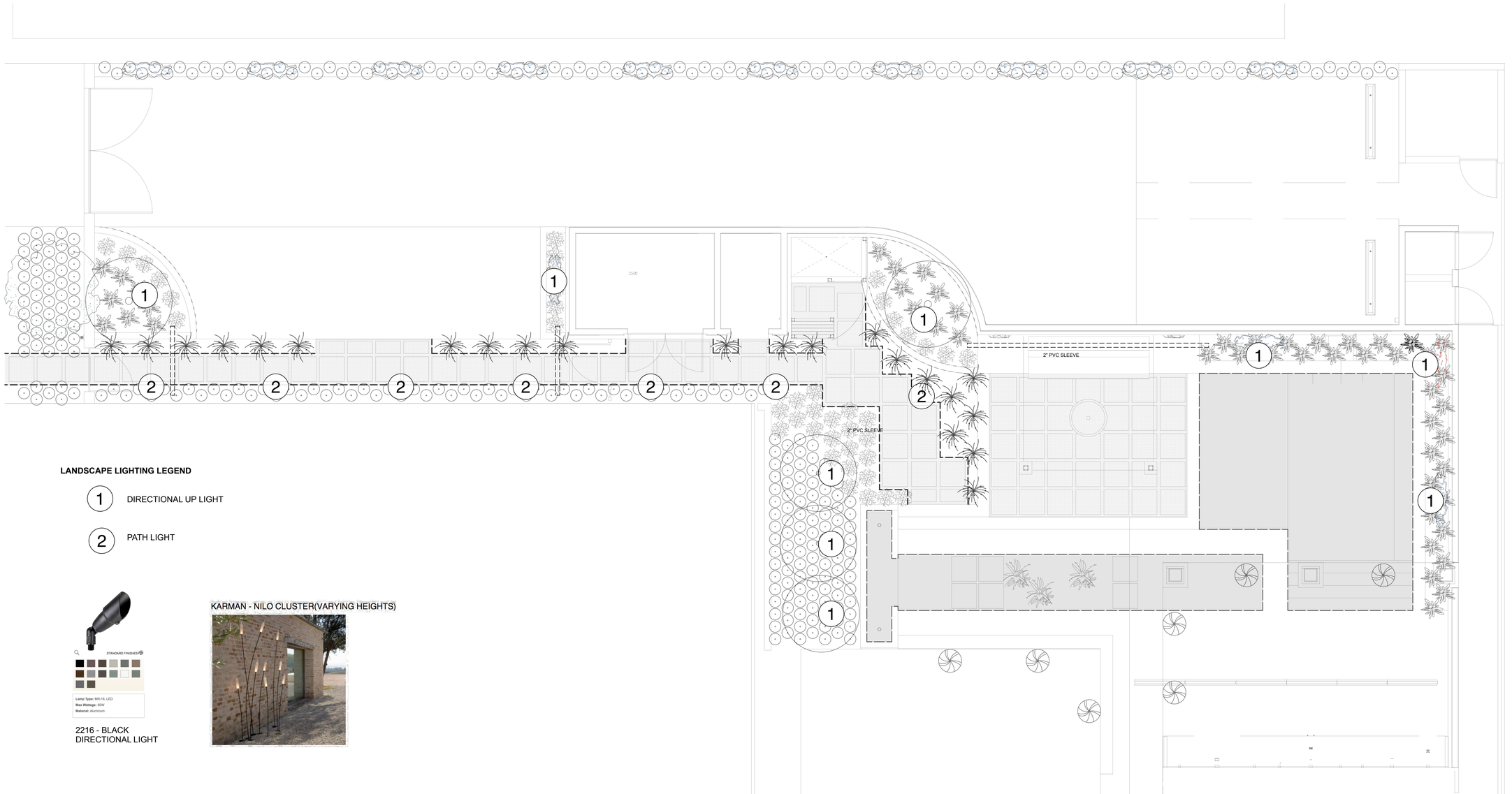
PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE
1	Revision 1	3/23/023

PERMIT SET
PLAN
03.09.2023
LS101

3/23/2023 6:05:14 PM

SHEET SIZE: 24X36



LANDSCAPE LIGHTING LEGEND

1 DIRECTIONAL UP LIGHT

2 PATH LIGHT

2216 - BLACK
DIRECTIONAL LIGHT

KARMAN - NILO CLUSTER(VARYING HEIGHTS)

TRANSFORMER W/ TIMER

1/4" = 1'-0"

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EVANS + LIGHTER
landscape architecture

STATE OF LOUISIANA
BERNARD E. LIGHTER JR.
REGISTERED
LANDSCAPE ARCHITECT

Bernard E. Lighter , Jr., PLA
L-239

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #:

2125

REV #	ISSUE PURPOSE	DATE
1	Revision 1	3/23/2023

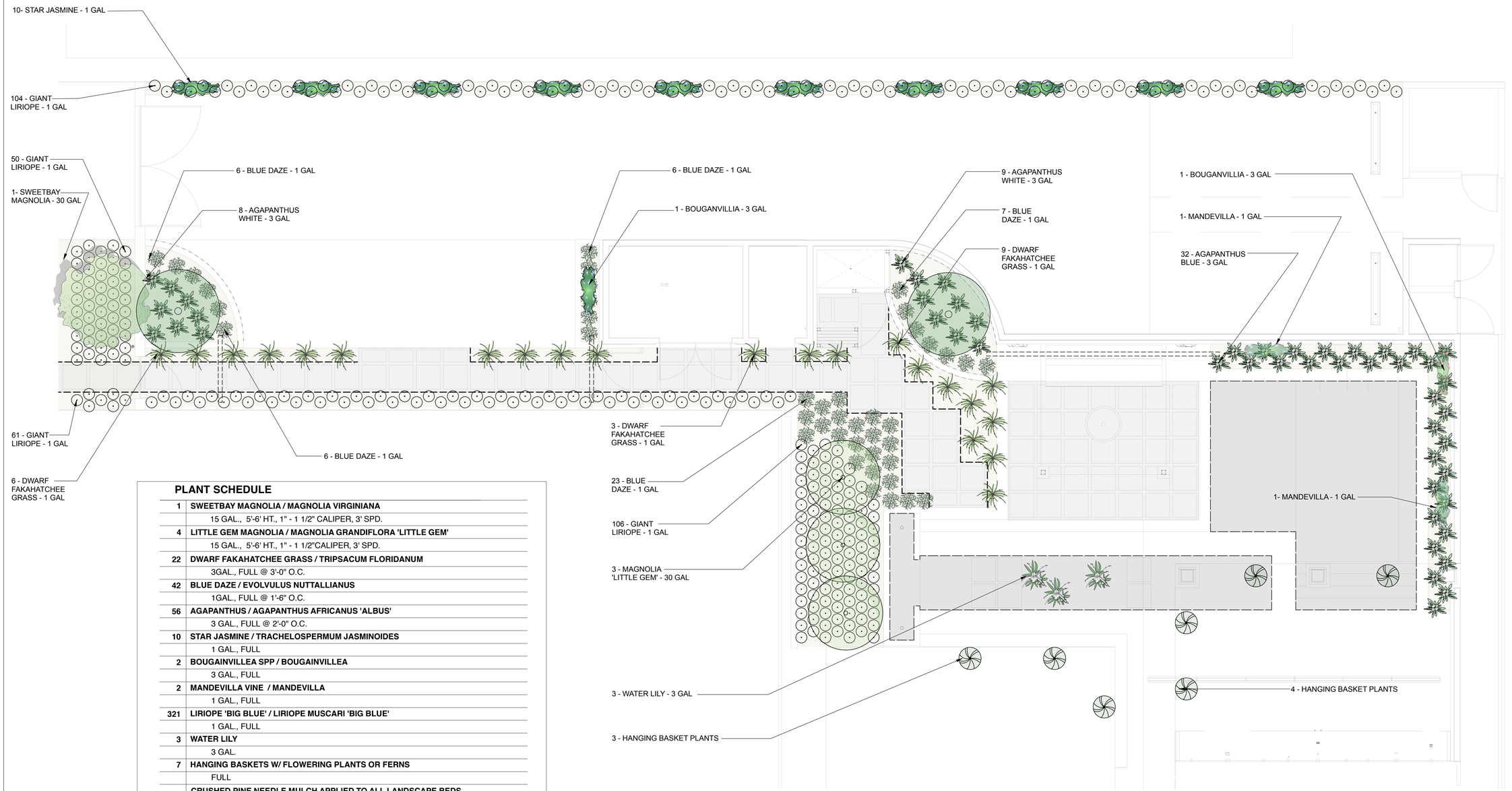
PERMIT SET

LIGHTING PLAN

04.06.2023

L001

SHEET SIZE: 24X36



PLANT SCHEDULE

1	**SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA**
	15 GAL., 5'-6' HT., 1" - 1 1/2" CALIPER, 3' SPD.
4	**LITTLE GEM MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'**
	15 GAL., 5'-6' HT., 1" - 1 1/2"CALIPER, 3' SPD.
22	**DWARF FAKAHATCHEE GRASS / TRIPSACUM FLORIDANUM**
	3GAL., FULL @ 3'-0" O.C.
42	**BLUE DAZE / EVOLVULUS NUTTALLIANUS**
	1GAL., FULL @ 1'-6" O.C.
56	**AGAPANTHUS / AGAPANTHUS AFRICANUS 'ALBUS'**
	3 GAL., FULL @ 2'-0" O.C.
10	**STAR JASMINE / TRACHELOSPERMUM JASMINOIDES**
	1 GAL., FULL
2	**BOUGAINVILLEA SPP / BOUGAINVILLEA**
	3 GAL., FULL
2	**MANDEVILLA VINE / MANDEVILLA**
	1 GAL., FULL
321	**LIRIOPE 'BIG BLUE' / LIRIOPE MUSCARI 'BIG BLUE'**
	1 GAL., FULL
3	**WATER LILY**
	3 GAL.
7	**HANGING BASKETS W/ FLOWERING PLANTS OR FERNS**
	FULL
	CRUSHED PINE NEEDLE MULCH APPLIED TO ALL LANDSCAPE BEDS

1/4" = 1'-0"

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

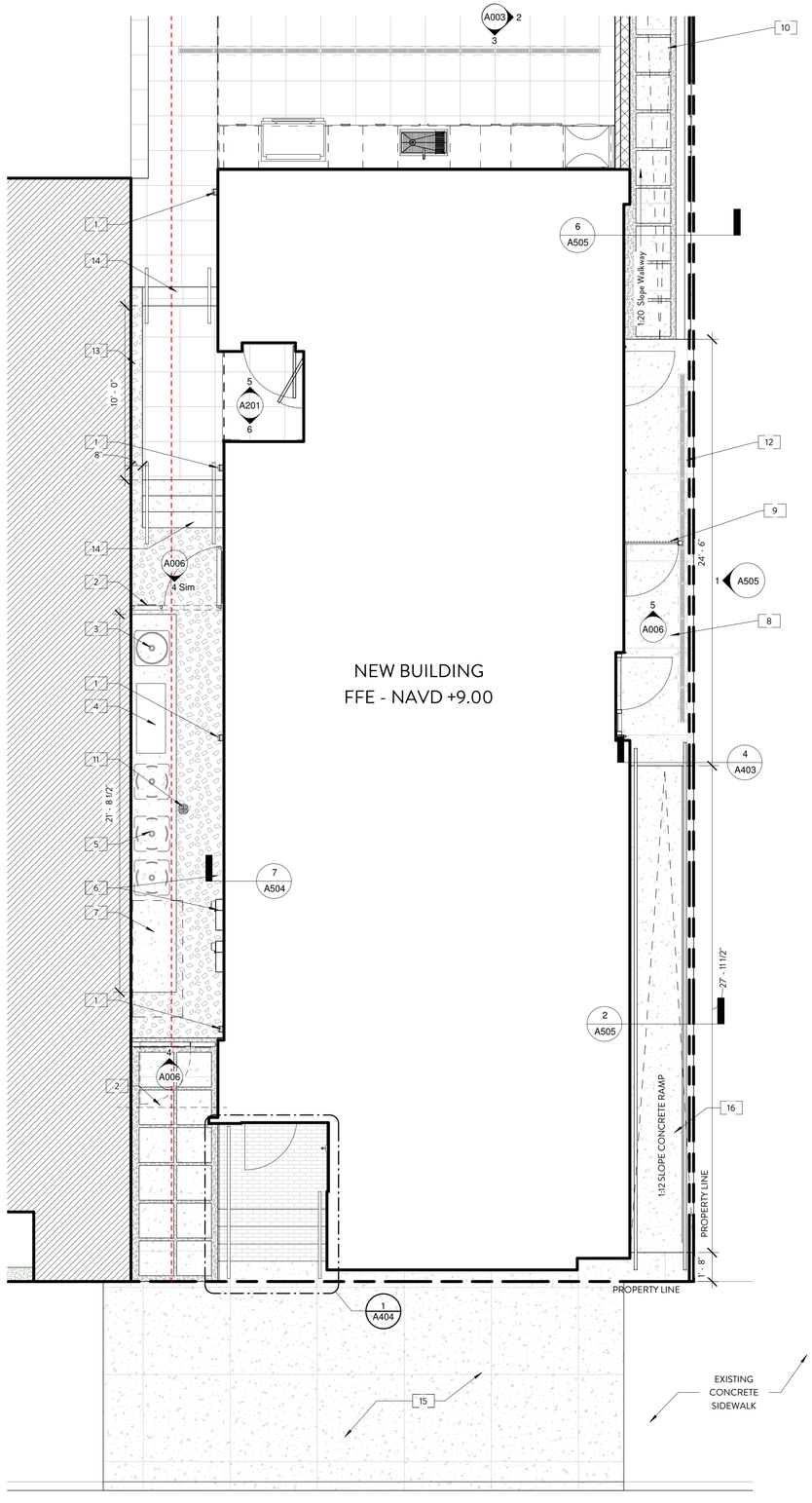
PERMIT SET

LANDSCAPE PLAN

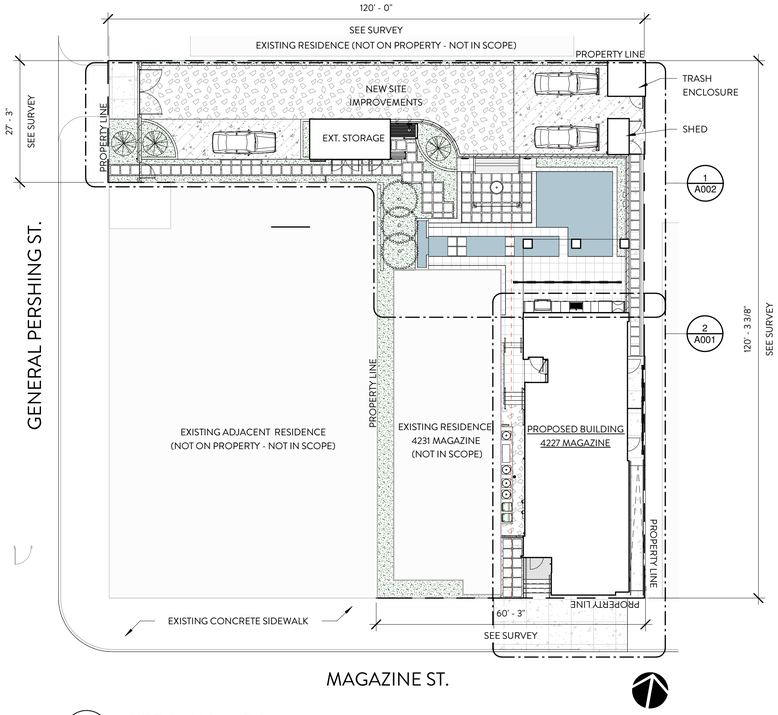
03.09.2023

L002

SHEET SIZE: 24X36



2 A001 SITE PLAN
1/4" = 1'-0"



1 A001 SITE PLAN - KEY
1/16" = 1'-0"

LEGEND

- CONCRETE PAVING; SEE CIVIL
- PERVIOUS CONCRETE PAVING; SEE CIVIL
- PAVING TILES; CORAL REEF WHITE 24" X 24"
- GRAVEL, SEE CIVIL
- LANDSCAPE/PLANTING BED; SEE LANDSCAPE
- WHITE MARBLE CHIPS GRAVEL; SEE LANDSCAPE
- EXISTING FENCE

KEYNOTES

1	PREFINISHED METAL DOWNSPOUT; TIED TO SUBSURFACE DRAINAGE
2	6' HIGH WOOD FENCE; SEE A006
3	WALK-IN COOLER CONDENSER
4	EXISTING POOL EQUIPMENT
5	EXISTING CONDENSING UNITS
6	ELETRICAL METERS
7	CONCRETE PAD; SEE CIVIL
8	CONCRETE PAVING; SEE STRUCTURAL
9	6' HIGH STEEL FENCE, PTD
10	24"X24" PAVERS, 3" SEPARATION
11	AREA DRAIN; SEE CIVIL
12	LINEAR DRAIN; SEE CIVIL
13	GRAVEL PER CIVIL
14	CAST IN PLACE CONCRETE STEPS; SEE CIVIL
15	NEW CONCRETE SIDEWALK; SEE CIVIL
16	NEW CONCRETE RAMP; SEE CIVIL

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REG. NO. 8845
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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE
1	Revision 1	3/23/2023

PERMIT SET

SITE PLAN

03.09.2023

A001

3/27/2023 11:50:07 AM

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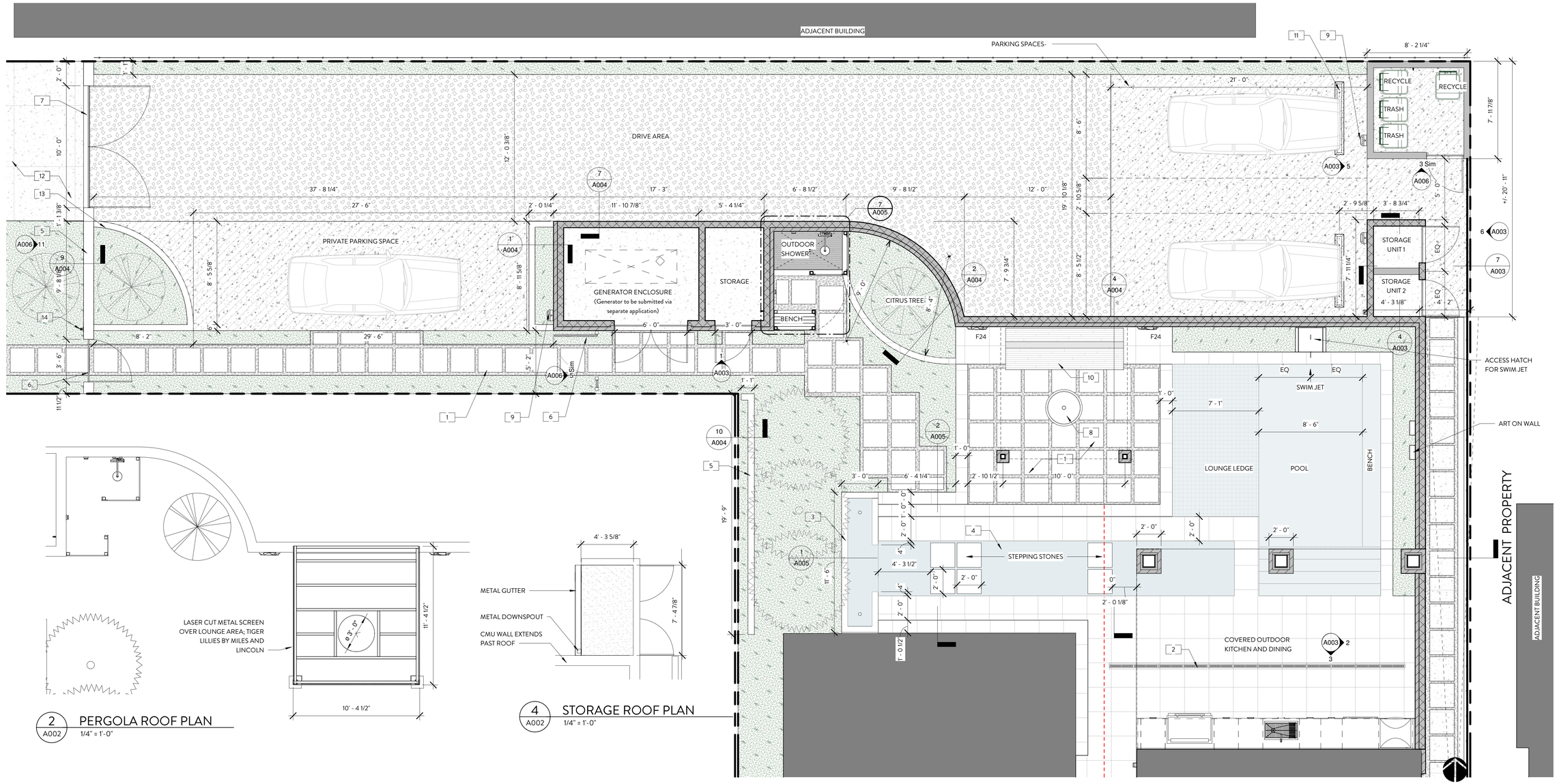

2 A002 PERGOLA ROOF PLAN
1/4" = 1'-0"

4 A002 STORAGE ROOF PLAN
1/4" = 1'-0"

1 A002 BACKYARD PLAN
1/4" = 1'-0"

KEYNOTES

1	24"X24" PAVERS, 3" SEPARATION
2	LINEAR DRAIN; SEE CIVIL
3	RAISED LILY POND W/ WATERFALL AND BUBBLER FOUNTAIN
4	LILY POND
5	EXTERIOR MASONRY WALL; HEIGHT VARIES
6	EXTERIOR METAL GATE
7	POWER ASSISTED DRIVEWAY GATE
8	GAS FIRE PIT
9	WALL MOUNTED ELECTRIC VEHICLE CHARGER
10	BUILT-IN BENCH
11	PRE-CAST CONCRETE WHEEL STOP; SEE CIVIL
12	NEW CONCRETE DRIVE; SEE CIVIL
13	NEW CONCRETE CURB; SEE CIVIL
14	WALL MOUNTED LIGHT FIXTURE; SEE ELECTRICAL

LEGEND

- CONCRETE PAVING; SEE CIVIL
- PERVIOUS CONCRETE PAVING; SEE CIVIL
- PAVING TILES; CORAL REEF WHITE 24" X 24"
- GRAVEL, SEE CIVIL
- LANDSCAPE/PLANTING BED; SEE LANDSCAPE
- WHITE MARBLE CHIPS GRAVEL; SEE LANDSCAPE
- EXISTING FENCE

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New Orleans, LA 70124
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REG. NO. 8842
STATE OF LOUISIANA
REGISTERED ARCHITECT

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE
1	Revision 1	3/23/2023

PERMIT SET

SITE PLAN

03.09.2023

A002

3/27/2023 11:50:49 AM

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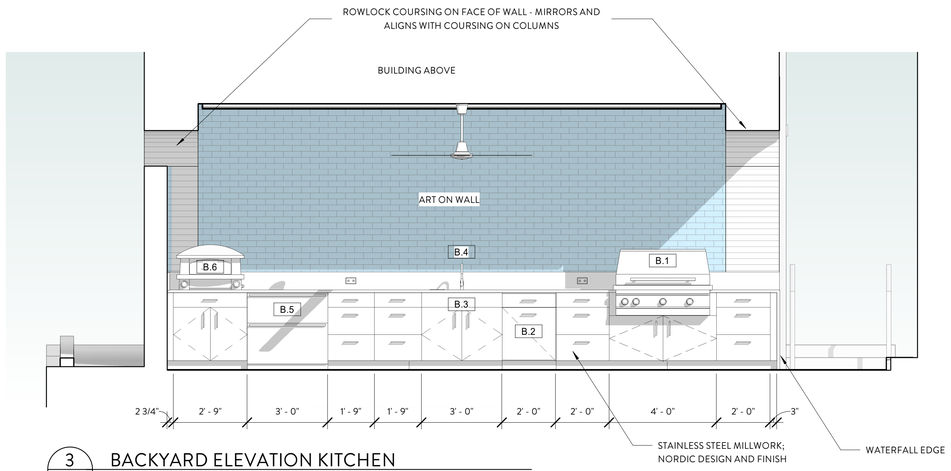
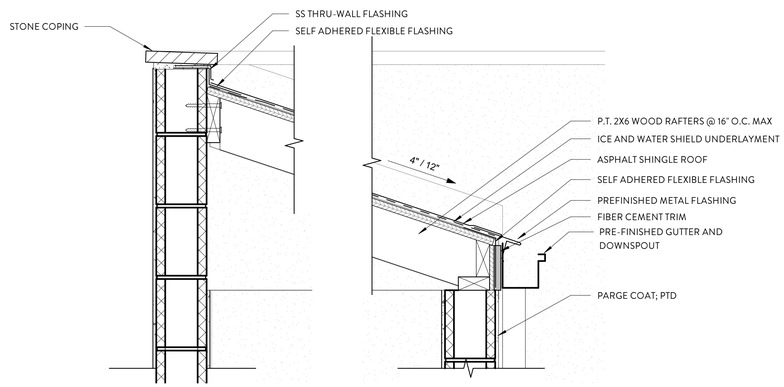
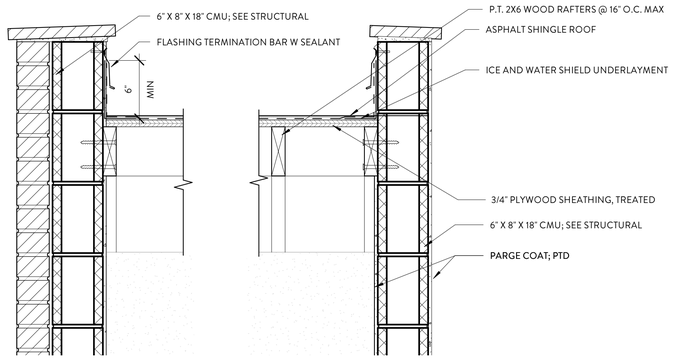


3 A003 BACKYARD ELEVATION KITCHEN
3/8" = 1'-0"

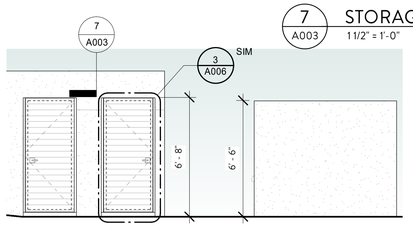
BACKYARD KITCHEN EQUIPMENT				
Type Mark	DESCRIPTION	MANUFACTURER	FINISH MATERIAL	COMMENTS
B.1	BUILT-IN GAS GRILL	ALFRESCO, ALXE-42	STAINLESS STEEL	BASE CABINET 6" WIDER THAN GRILL
B.2	TRASH DRAWER	DANVER OUTDOOR KITCHENS	MATCH CABINET MATERIAL	
B.3	KITCHEN SINK	THE GALLEY, IWS-3-S	STAINLESS STEEL	
B.4	KITCHEN FAUCET	THE GALLEY, IWTF-D-PSS-EF	STAINLESS STEEL	ECO FLOW, WITH FILTRATION
B.5	REFRIGERATOR + FREEZER DRAWERS	SUBZERO, ID-36CI	MATCH CABINET MATERIAL	ICEMAKER OPTIONAL
B.6	COUNTERTOP ARTISAN FIRE PIZZA OVEN	KALAMAZOO OUTDOOR	STAINLESS STEEL	



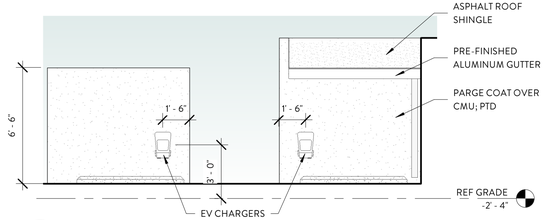
7 A003 STORAGE SECTION 2
1 1/2" = 1'-0"



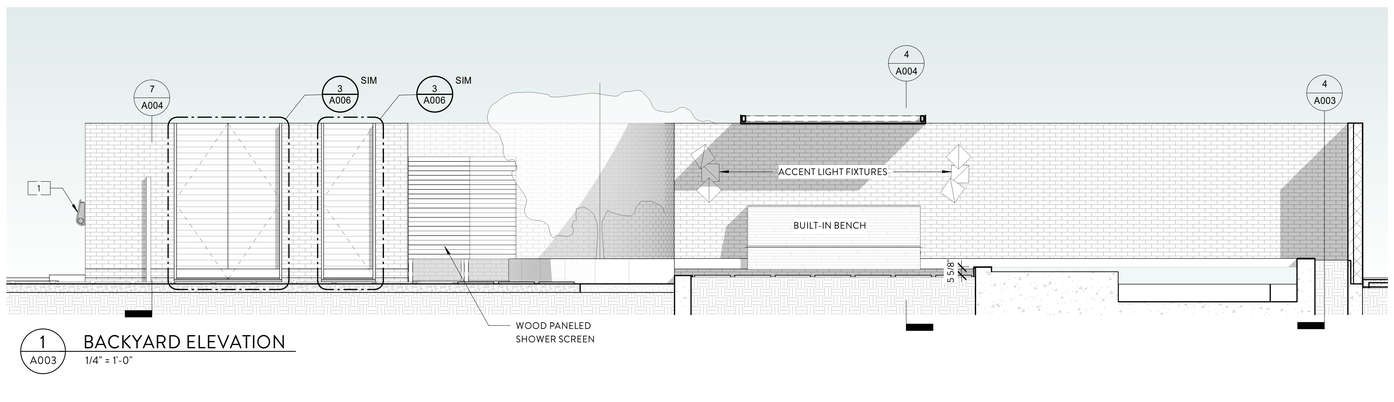
4 A003 STORAGE SECTION
1 1/2" = 1'-0"



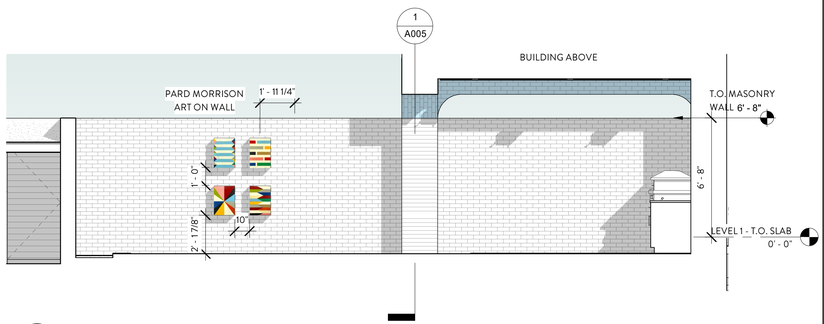
6 A003 EAST ELEVATION - CONDO STORAGE
1/4" = 1'-0"



5 A003 ELEVATION - CONDO STORAGE
1/4" = 1'-0"



1 A003 BACKYARD ELEVATION
1/4" = 1'-0"



2 A003 BACKYARD ELEVATION
1/4" = 1'-0"

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4227 MAGAZINE ST.
4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

SITE DETAILS - ELEVATIONS

02.03.23

A003

3/6/2023 2:31:47 PM

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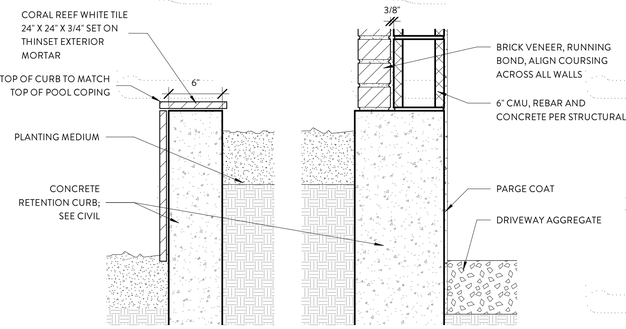
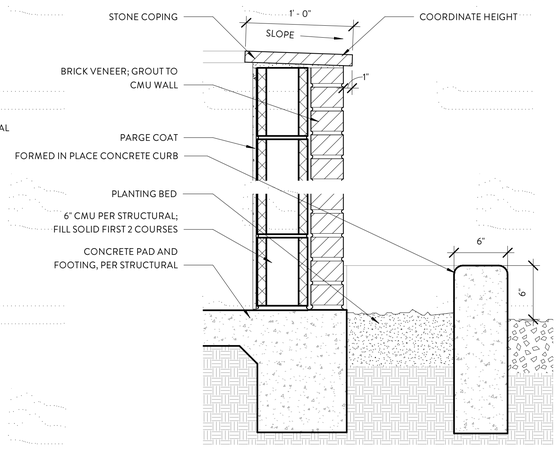
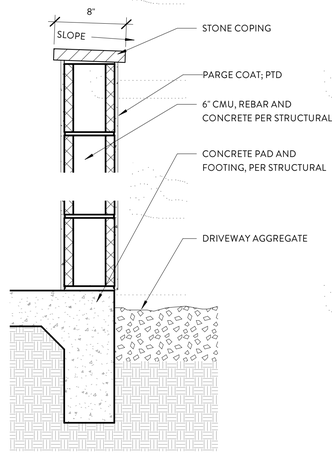


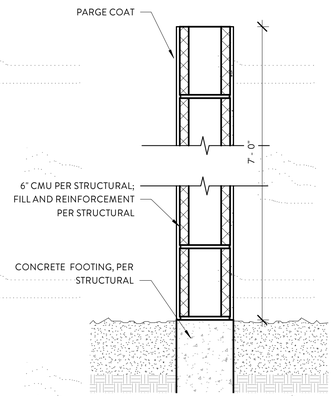
2 A004 SECTION @ LARGE PLANTER
1 1/2" = 1'-0"



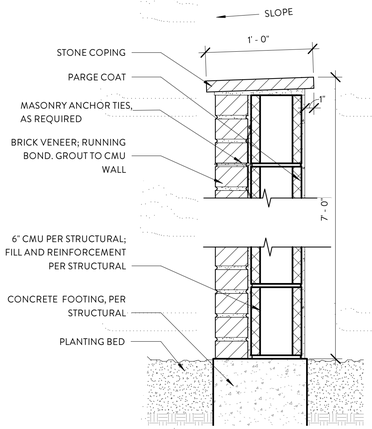
1 A004 SECTION @ CMU WALL AND PLANTER
1 1/2" = 1'-0"



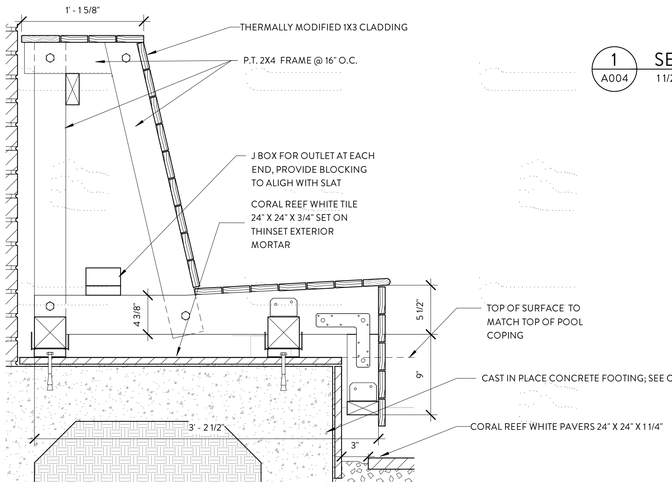
7 A004 SECTION @ CMU WALL
1 1/2" = 1'-0"



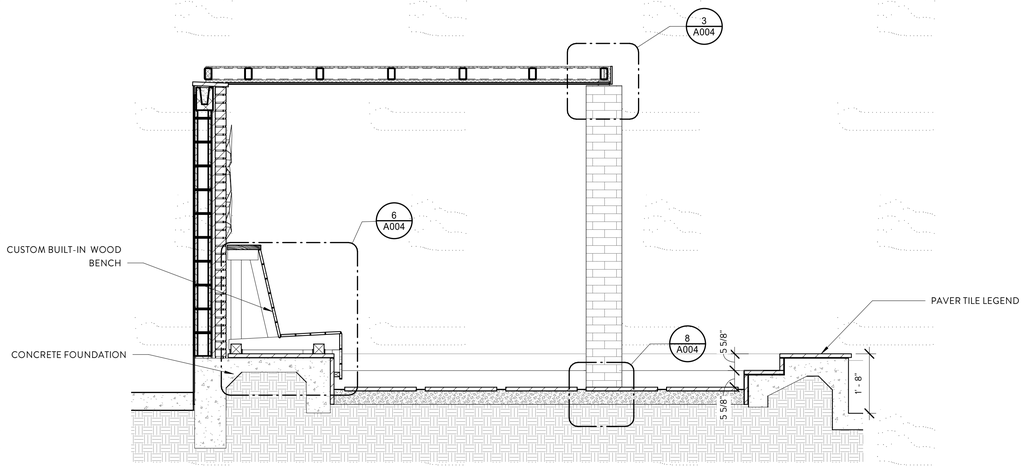
10 A004 ACOUSTIC WALL DETAIL
1 1/2" = 1'-0"



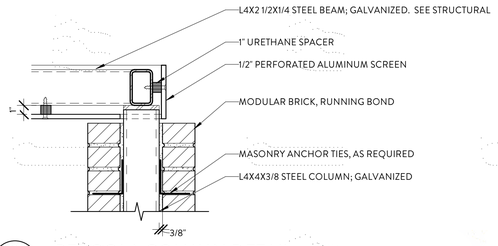
9 A004 EXTERIOR MASONRY WALL DETAIL
1 1/2" = 1'-0"



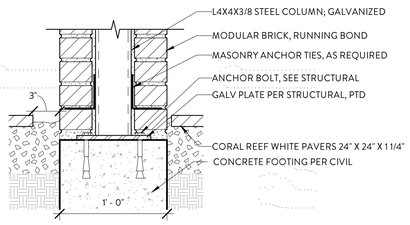
6 A004 BENCH DETAIL
1 1/2" = 1'-0"



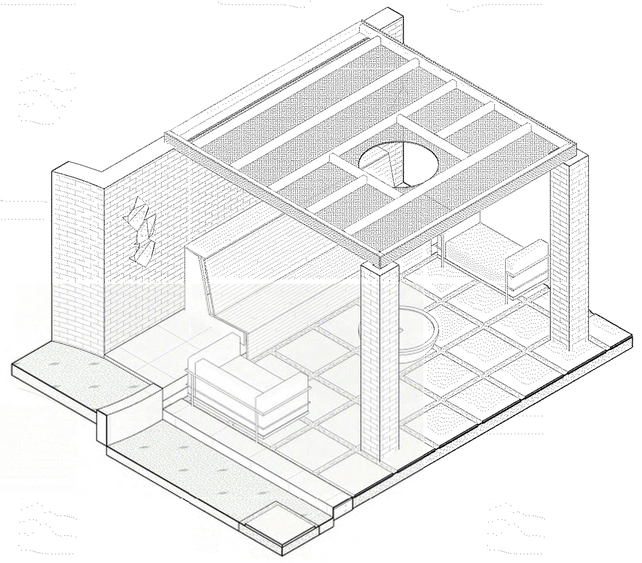
4 A004 BACKYARD SECTION
1/2" = 1'-0"



3 A004 PERGOLA COLUMN DETAIL
1 1/2" = 1'-0"



8 A004 PERGOLA COLUMN BASE DETAIL
1 1/2" = 1'-0"



5 A004 PERGOLA AXON

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4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

SITE DETAILS & PERGOLA

02.03.23

A004

3/1/2023 4:39:42 PM

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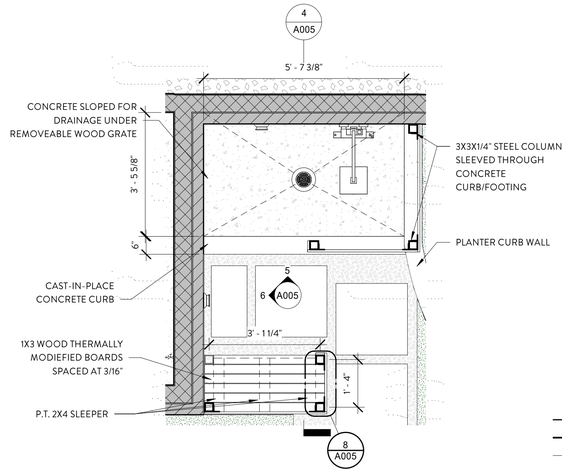
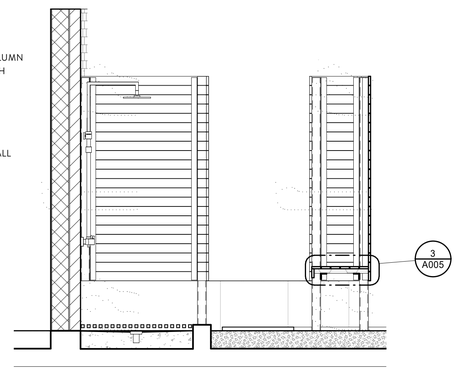
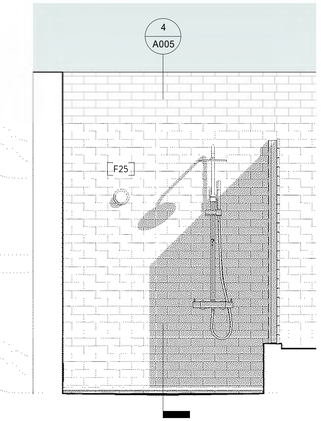


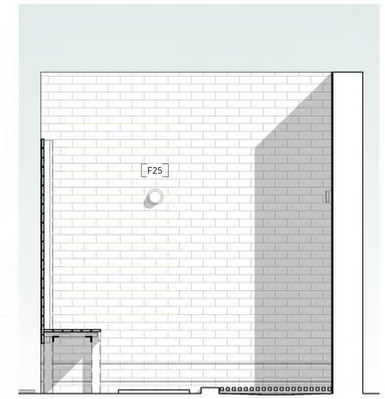
7 A005 ENLARGED OUTDOOR SHOWER PLAN
1/2" = 1'-0"



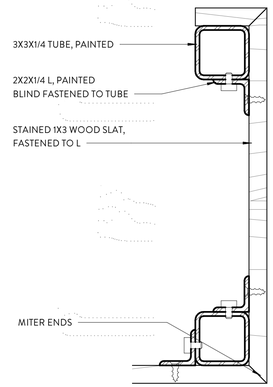
4 A005 SHOWER SECTION
1/2" = 1'-0"



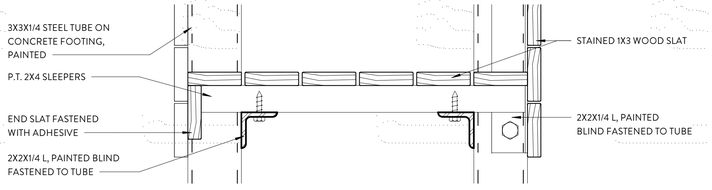
5 A005 SHOWER ELEVATION
1/2" = 1'-0"



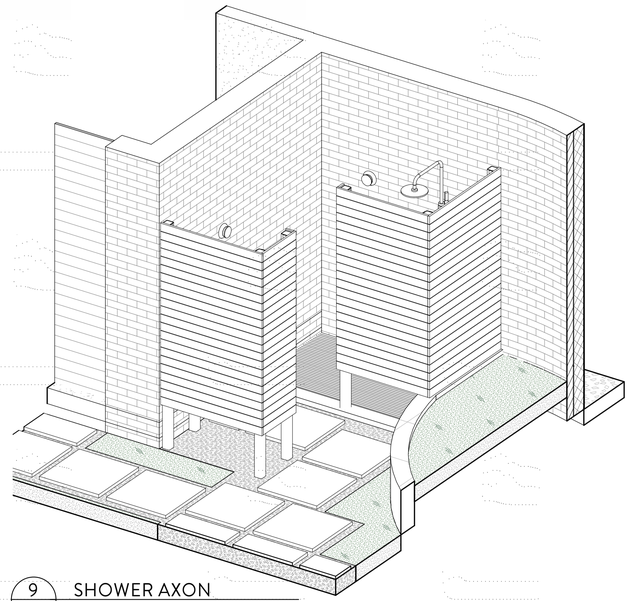
6 A005 SHOWER ELEVATION 1
1/2" = 1'-0"



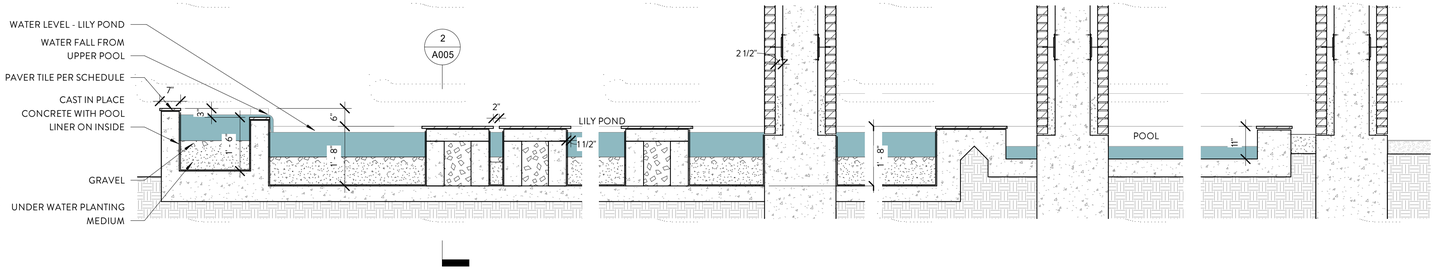
8 A005 TYP. SHOWER SURROUND DETAIL
3" = 1'-0"



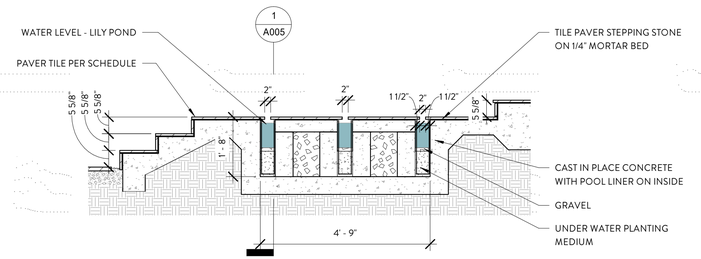
3 A005 SHOWER BENCH DETAIL
3" = 1'-0"



9 A005 SHOWER AXON



1 A005 BACKYARD SECTION
1/2" = 1'-0"



2 A005 BACKYARD SECTION
1/2" = 1'-0"

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4227 MAGAZINE ST.

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

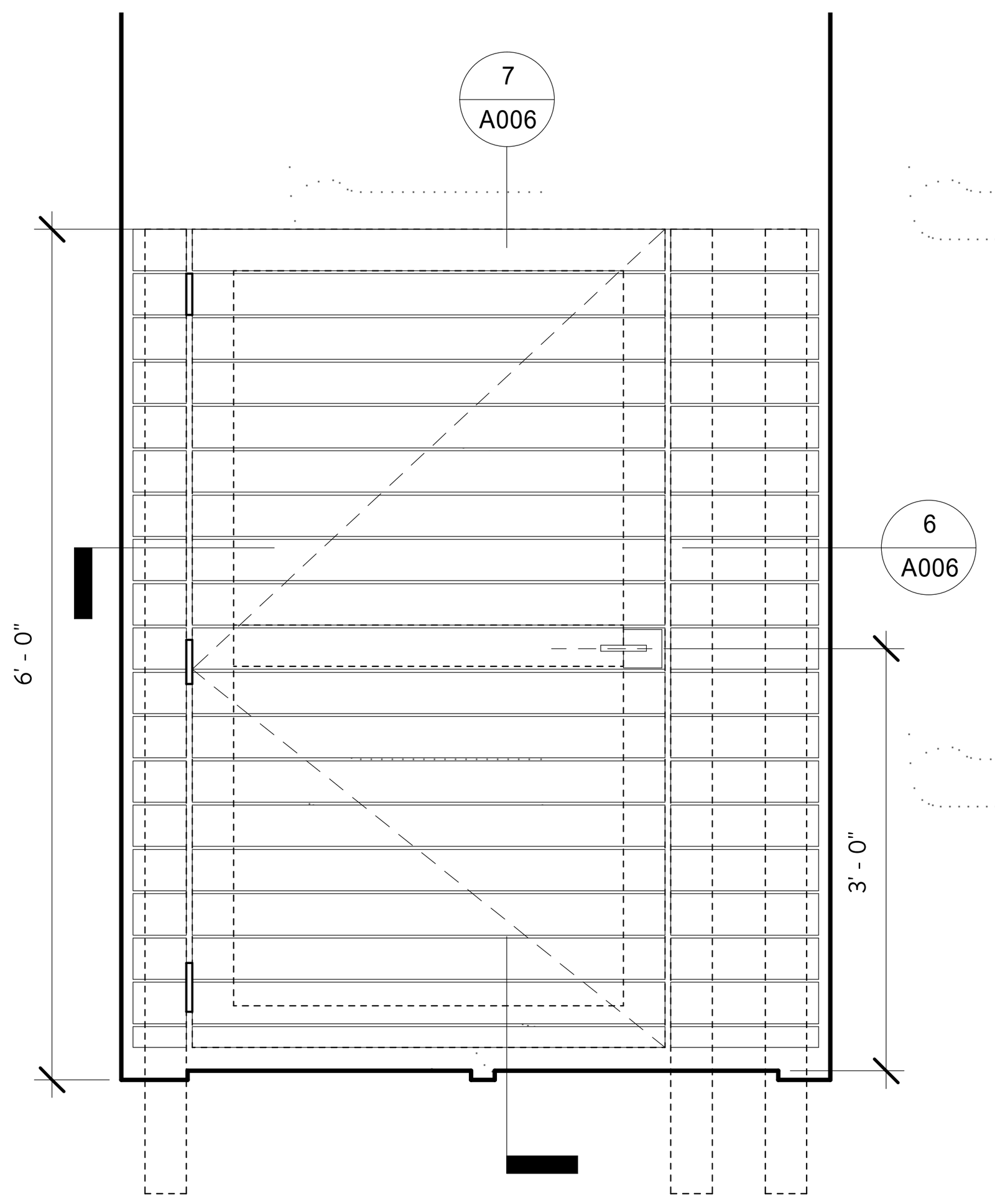
SITE DETAILS & SHOWER

02.03.23

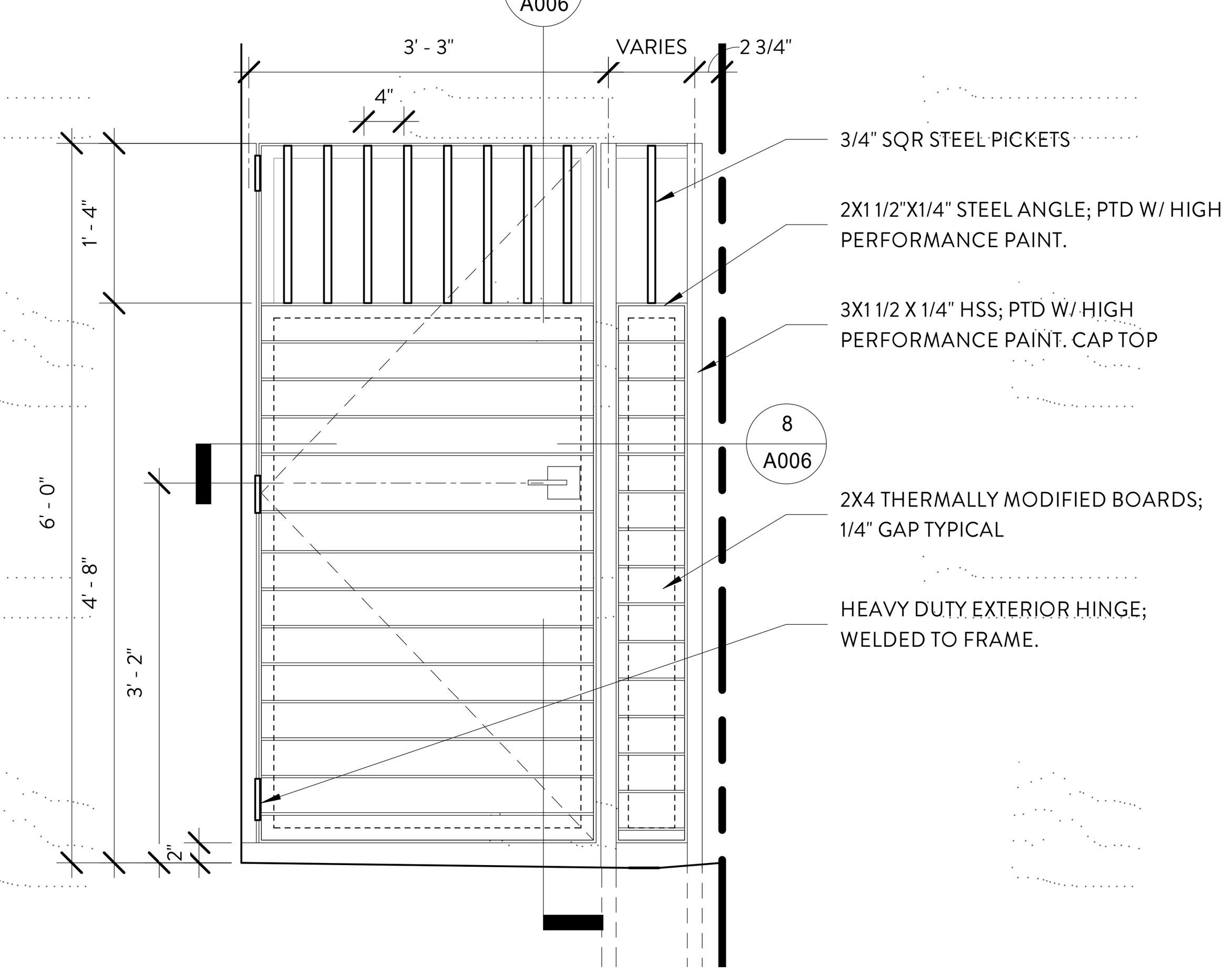
A005

3/1/2023 4:39:46 PM

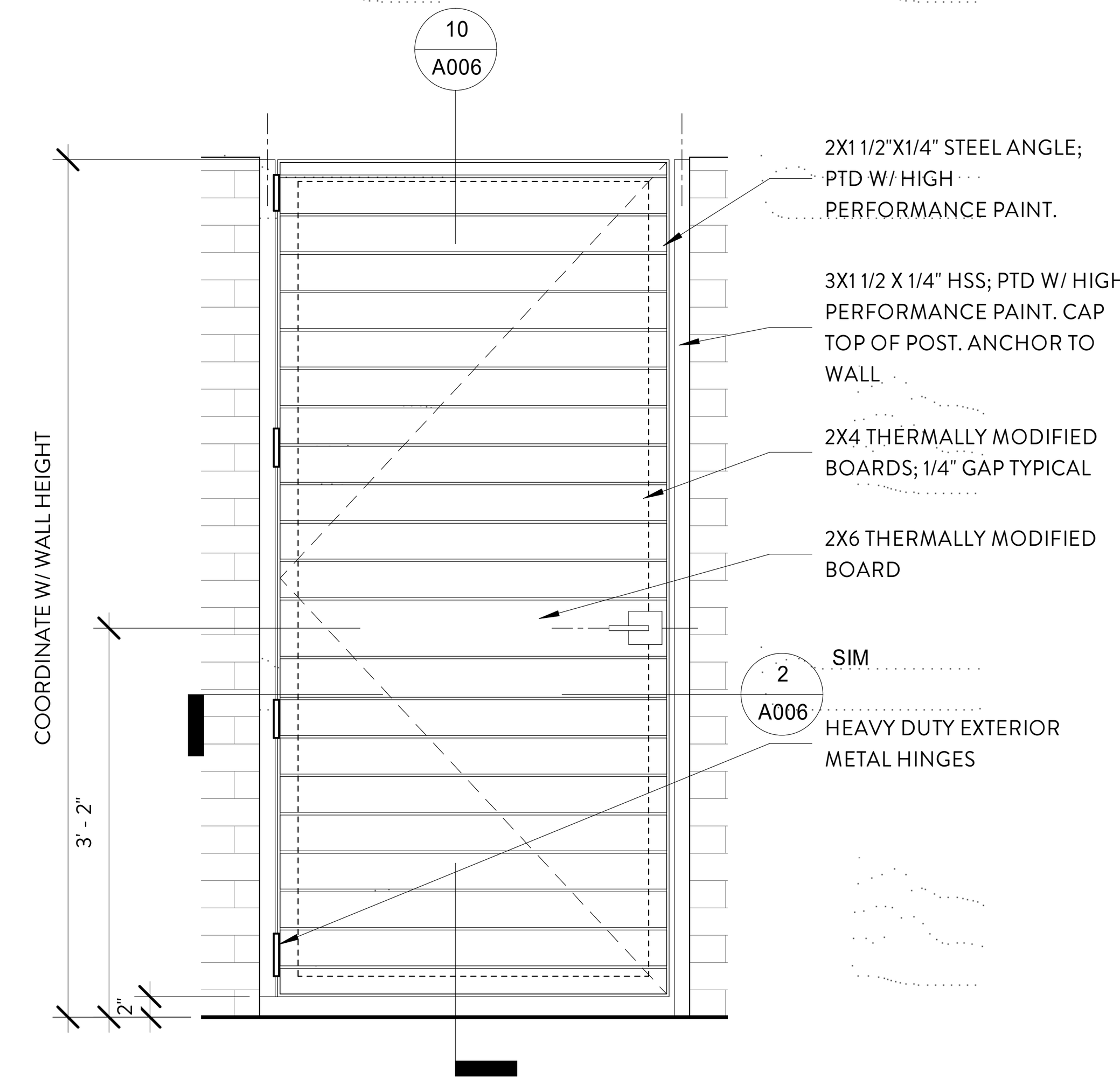
SHEET SIZE:



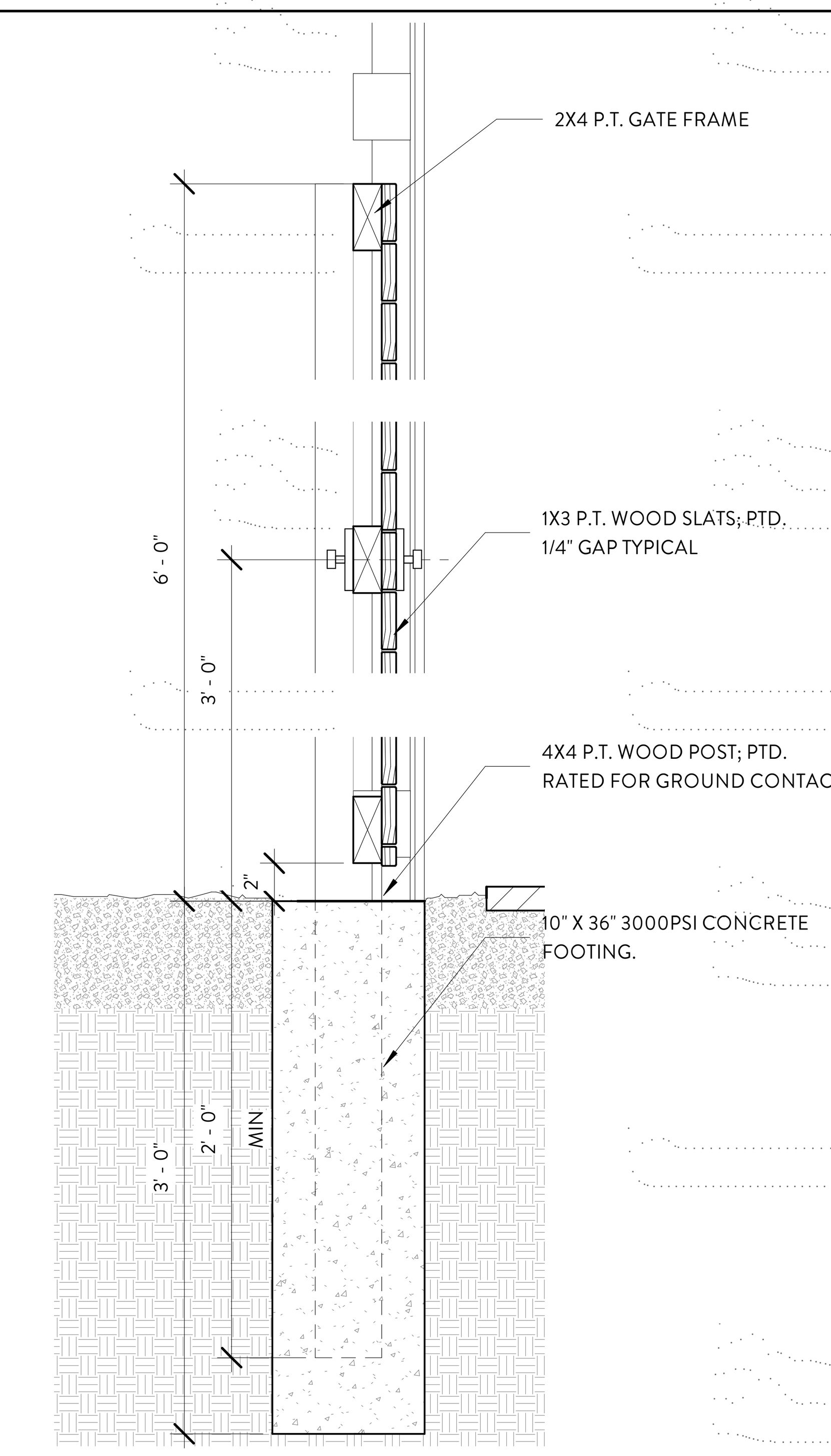
4 A006 WOOD GATE ELEVATION
3/4" = 1'-0"



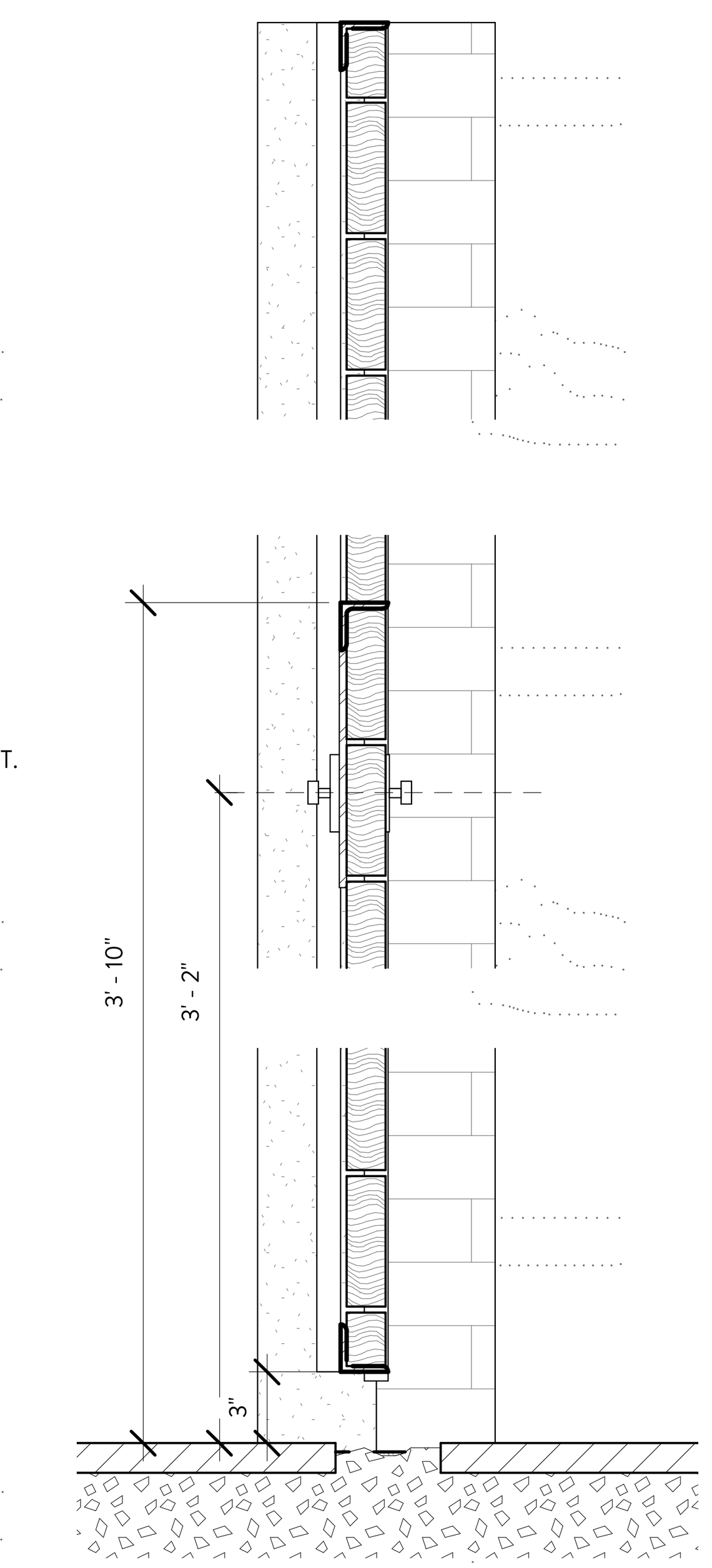
5 A006 IRON GATE ELEVATION
3/4" = 1'-0"



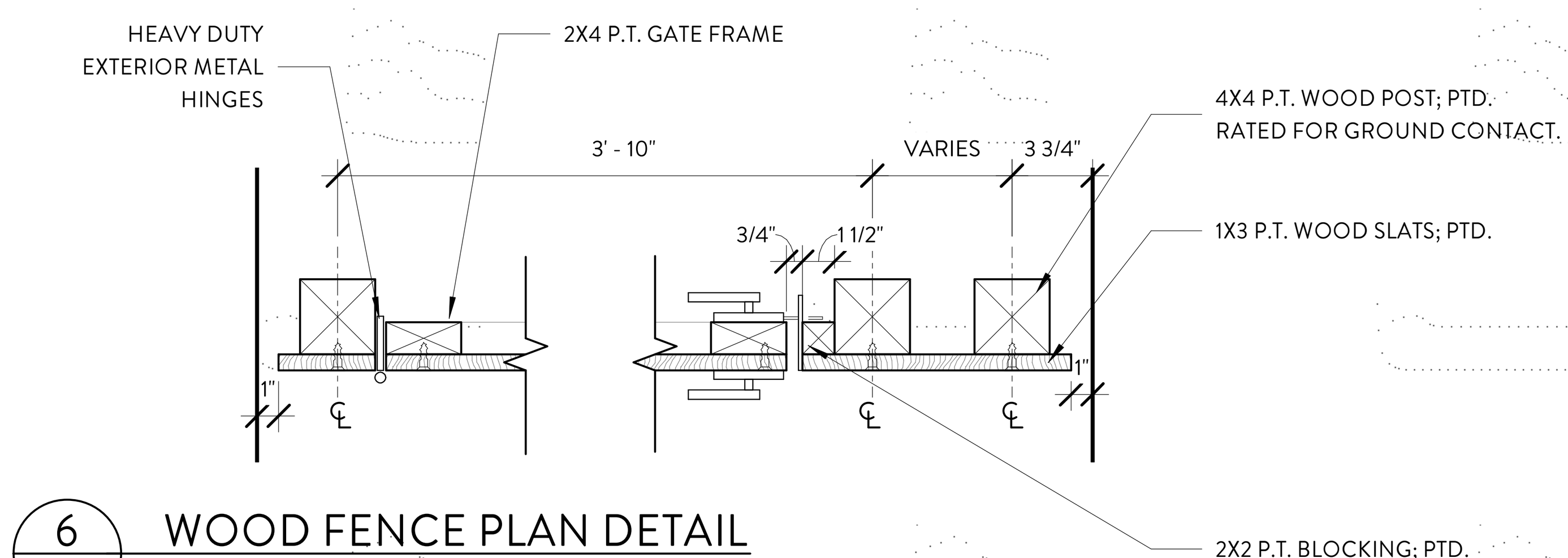
3 A006 TYP. WOOD GATE
3/4" = 1'-0"



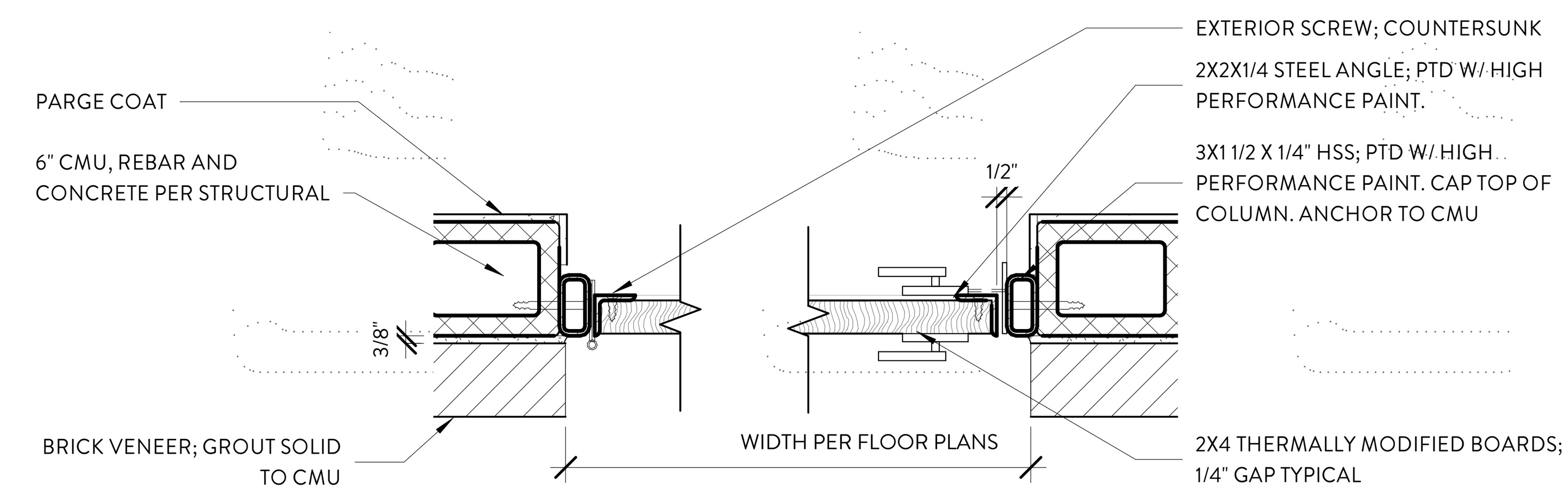
7 A006 WOOD FENCE SECTION
1 1/2" = 1'-0"



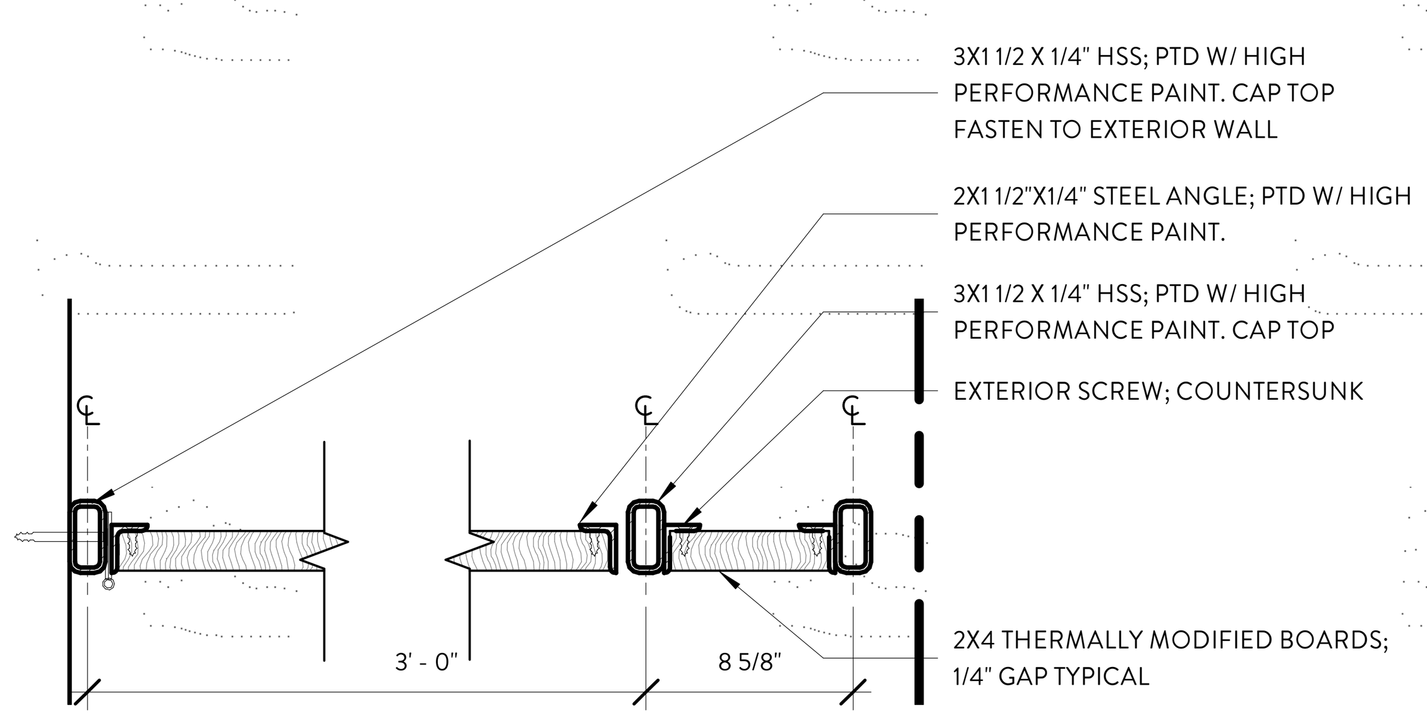
12 A006 DRIVEWAY GATE SECTION DETAIL
1 1/2" = 1'-0"



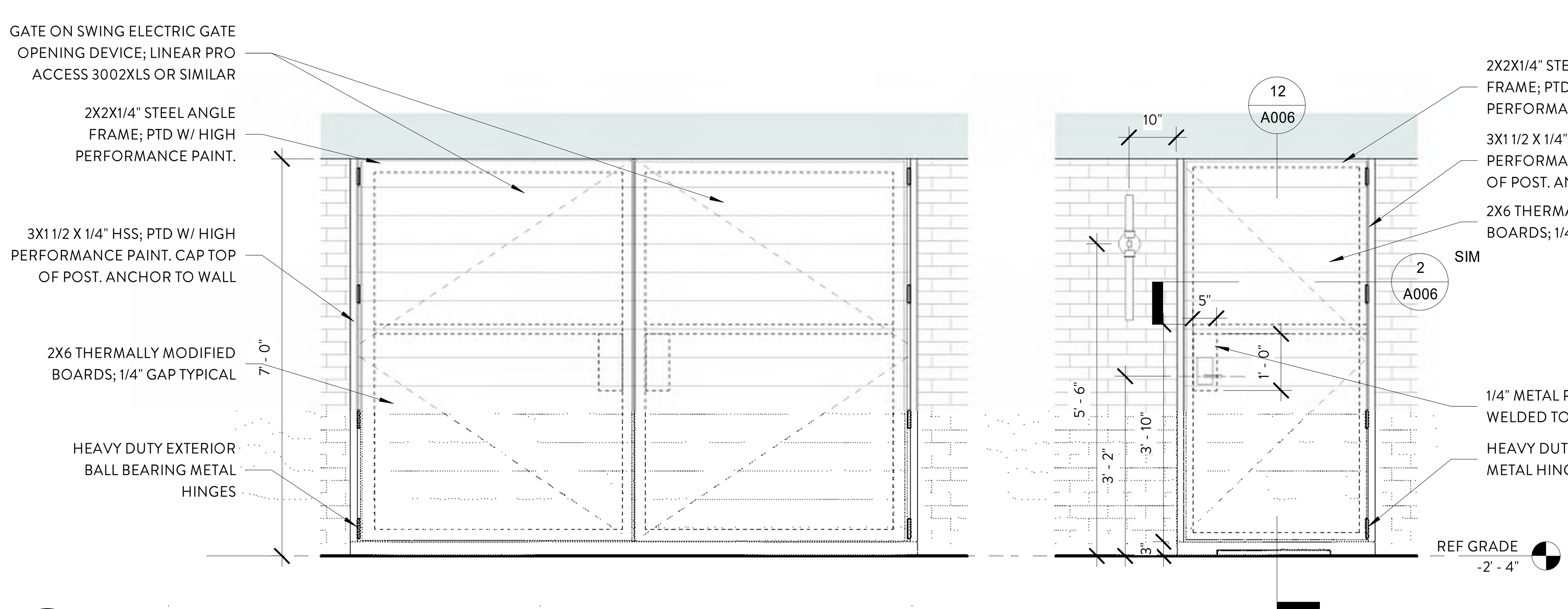
6 A006 WOOD FENCE PLAN DETAIL
1 1/2" = 1'-0"



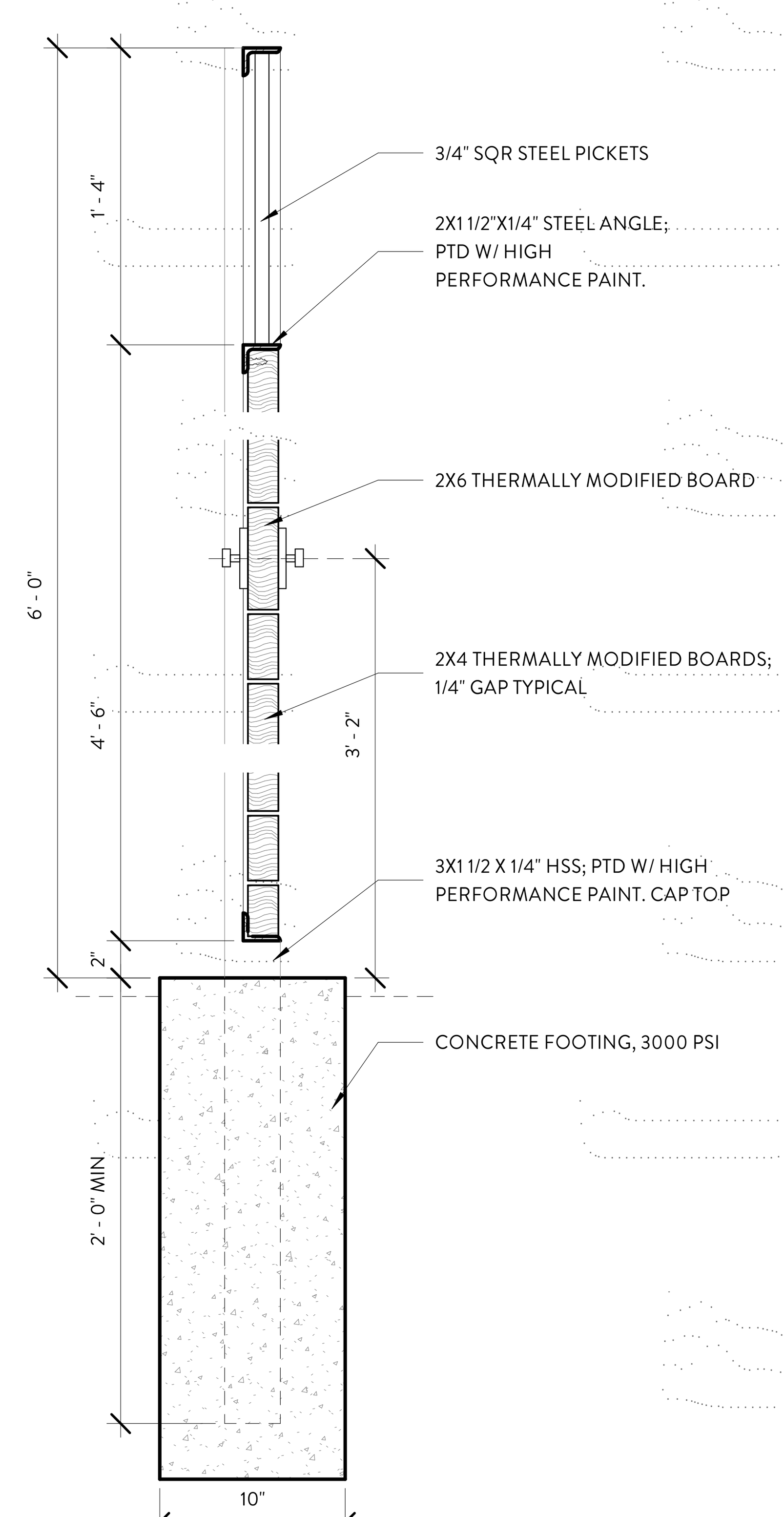
2 A006 PLAN DETAIL - STEEL & WOOD GATE
1 1/2" = 1'-0"



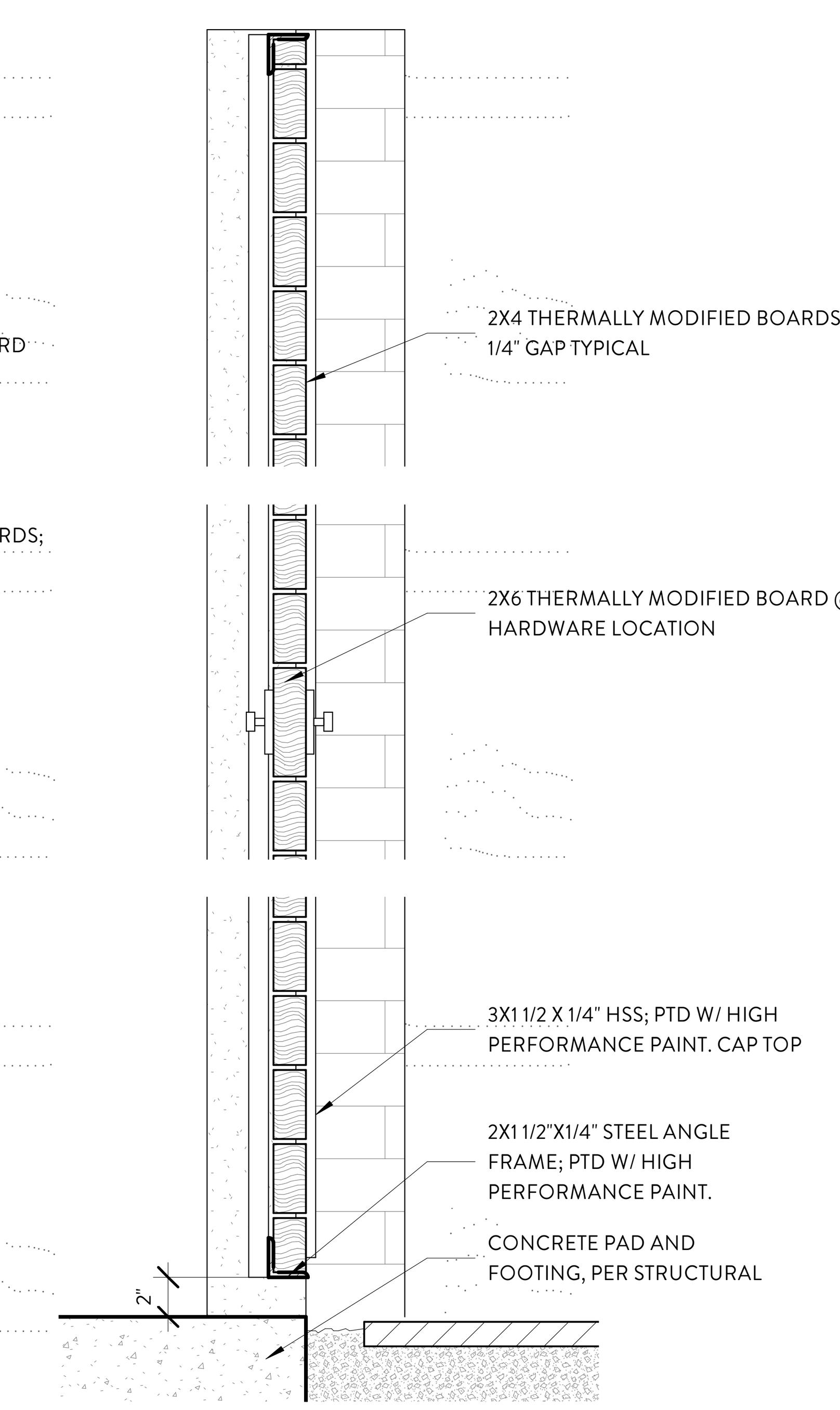
8 A006 IRON FENCE PLAN
1 1/2" = 1'-0"



11 A006 PARKING GATE ENTRANCE ELEVATION
1/2" = 1'-0"



9 A006 IRON FENCE SECTION DETAIL
1 1/2" = 1'-0"



10 A006 SECTION DETAIL - STEEL & WOOD GATE
1 1/2" = 1'-0"

3/1/2023 4:39:47 PM

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STUDIO WTA

TRACIE L. ASHE REG. NO. 6854 STATE OF LOUISIANA REGISTERED ARCHITECT

4227 MAGAZINE ST.
4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

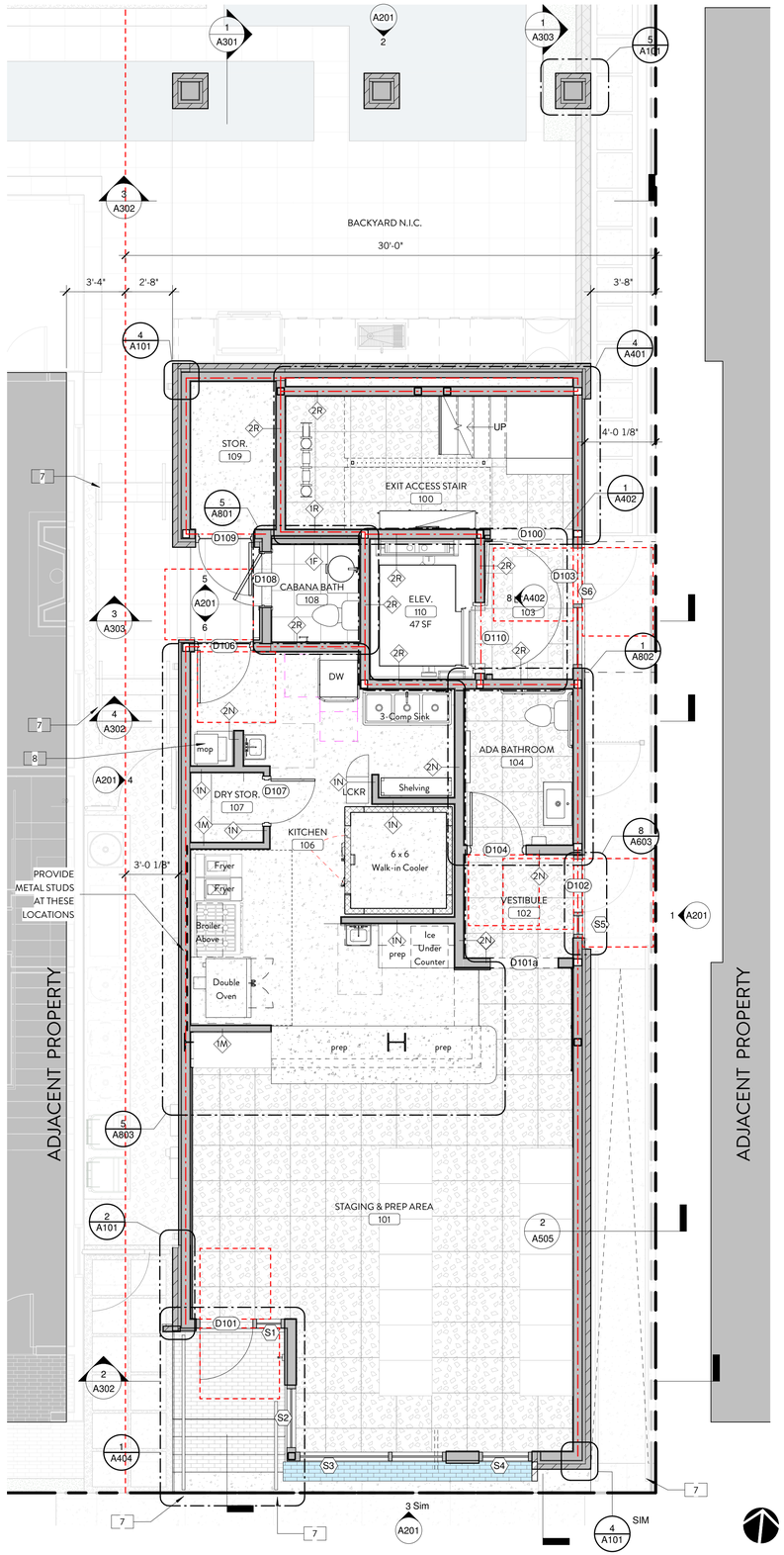
PERMIT SET

SITE DETAILS - OPENINGS

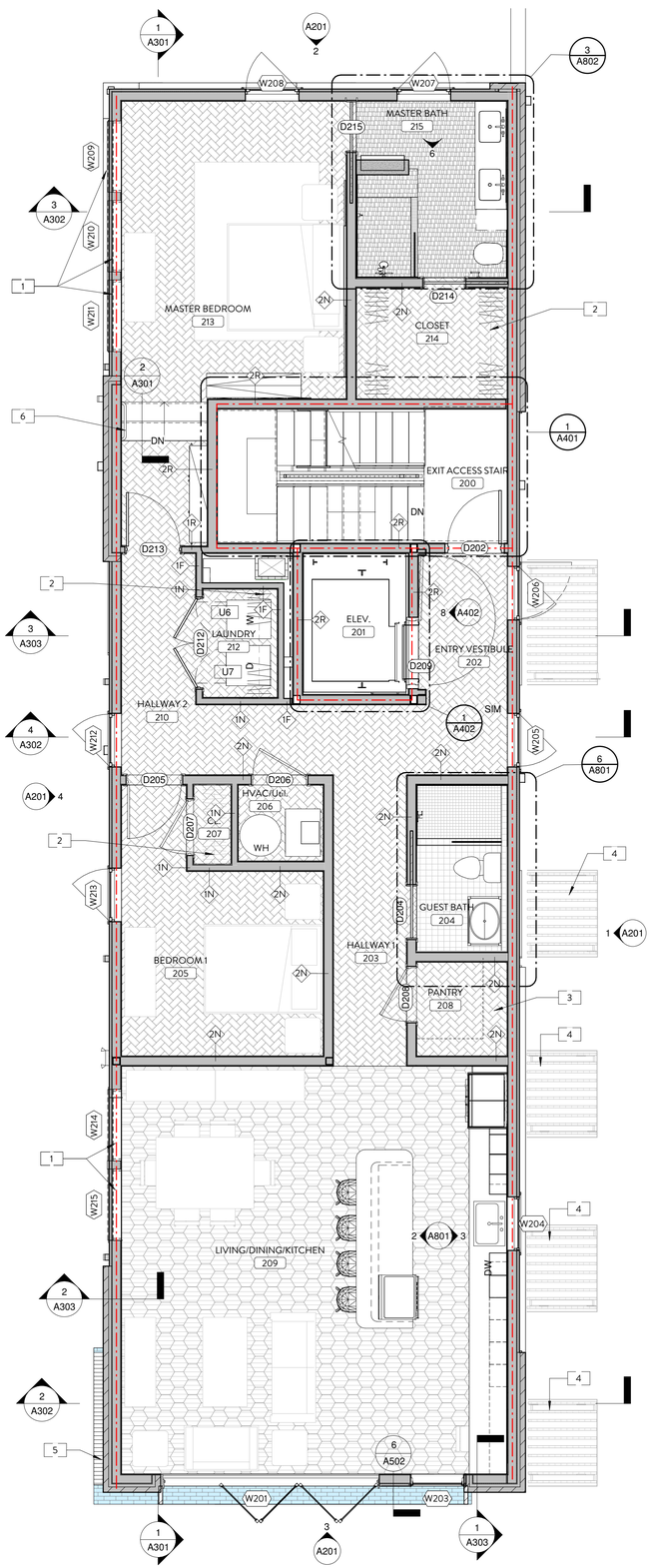
02.03.23

A006

SHEET SIZE: 24X36



1 LEVEL 1- FLOOR PLAN
A101 1/4" = 1'-0"



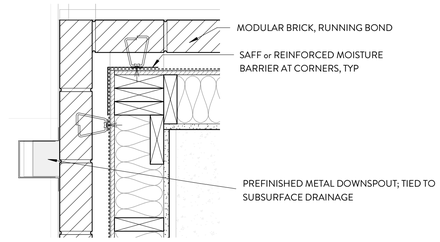
3 LEVEL 2- FLOOR PLAN
A101 1/4" = 1'-0"

PLAN GENERAL NOTES

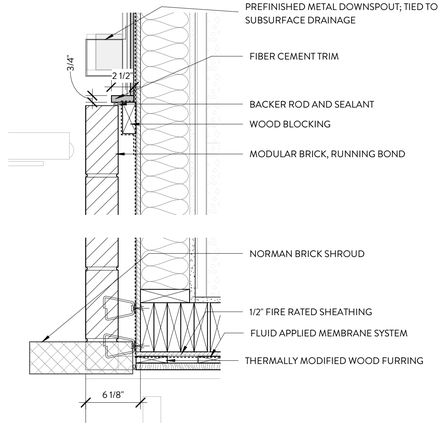
1. DIMENSIONS ARE TAKEN TO FACE OF STUD U.N.O.
2. RECESSED FIRE EXTINGUISHER CABINETS THAT ARE INSTALLED WITHIN FIRE-RATED WALLS SHALL BE RATED CABINETS AND SHALL MATCH THE WALL RATING.
3. PROVIDE VERTICAL GYPSUM BOARD EXPANSION JOINSTS IN WALLS AT 30'-0" OC. MAX WHERE WALLS EXCEED 30FT IN LENGTH. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
4. ALL INTERIOR EXPOSED STEEL COLUMNS AND BEAMS TO BE PAINTED.
5. FRAME OPENINGS IN STUD PARTITIONS TO ACCOMMODATE THRU-WALL DUCT PENETRATIONS, SEAL PENETRATIONS TIGHT TO THE DUCT INSULATION WITH ACOUSTICAL SEALANT ON BOTH SIDES.

KEYNOTES

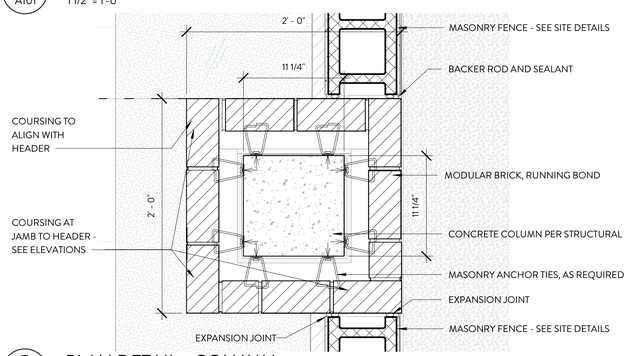
1 CLERESTORY WINDOWS ABOVE
2 CURTAIN ROD AND SHELF
3 12" DEEP MILLWORK SHELVING; THREE TIER
4 THERMALLY MODIFIED WOOD SCREEN
5 NORMAN BRICK SHROUD
6 STAINED WOOD HANDRAIL, WALL MOUNTED
7 PREFINISHED STEEL HANDRAIL
8 WATER HEATER ON SHELF ABOVE
9 THERMALLY MODIFIED WOOD FURRING
10 FLUID APPLIED MEMBRANE SYSTEM
11 1/2" FIRE RATED SHEATHING
12 WOOD BLOCKING
13 MODULAR BRICK, RUNNING BOND
14 FIBER CEMENT TRIM
15 PREFINISHED METAL DOWNSPOUT; TIED TO SUBSURFACE DRAINAGE
16 BACKER ROD AND SEALANT
17 CONCRETE COLUMN PER STRUCTURAL
18 MASONRY ANCHOR TIES, AS REQUIRED
19 EXPANSION JOINT



4 A101 PLAN DETAIL - BRICK CORNER
1 1/2" = 1'-0"



2 A101 PLAN DETAIL - BRICK @ ENTRY STOOP
1 1/2" = 1'-0"



5 A101 PLAN DETAIL - COLUMN
1 1/2" = 1'-0"

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TRACIE L. ASHLEE REG. NO. 8842 STATE OF LOUISIANA REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

LEVEL 1 & 2 - REFERENCE PLAN

03.09.2023

A101

4/7/2023 2:41:48 PM

STUDIO WTA

7 April 2023

To: Stephen Kroll
Plan Reviewer, City Planning Commission
skroll@nola.gov

RE: CPC - Design Review
Project Number: **23-06091-NEWC**
Project Location: 4227 Magazine St., New Orleans, LA 70115

Dear Mr. Kroll:

We present here our narrative addressing how our project at 4227 Magazine Street complies with the CPC Character Preservation Corridor Design Overlay District and the Magazine Street Use Restriction Overlay District. Please see the attached documents in support of this narrative.

Summary

The proposed 3-story building will be wood framed with exterior cladding in brick and cementitious siding. The ground floor will be occupied by a small 928 square foot catering kitchen and supporting spaces. The 2nd and 3rd floors will each have a single condominium unit, and will share a small rooftop patio accessed via the common stair. We've designed our building so that it meets all the requirements outlined in the Comprehensive Zoning Ordinance section 12.3.B Building Design Standards and 21.6.O Flat Roof Features. Below are outlined requirements of this section and our compliance.

CPC Character Preservation Corridor Design Overlay District

Development Plan + Design Review Required: Required for a project of any size in the CPC Character Preservation Corridor Design Overlay District.

18.14.B Additional Design Review Approval Standards

1. **Design shall be compatible in scale, materials, street level uses, and spatial relationship with existing development in historic districts that retain unique character.**

   The proposed design is in line with scale, materials, street level uses, and spatial relationship with existing development in historic districts. Three story buildings are not uncommon on Magazine Street, and the overall height is in proportion to the overall streetscape for this block and the surrounding area. Other taller buildings in our immediate vicinity include the Mignon Faget headquarters at 4301 Magazine, the police station at 4316 Magazine, and the new-construction 4111 Magazine.

   Brick is a commonly used material throughout New Orleans and in this commercial area, as is lapped siding. Our brick façade on the street presents a more formal approach similar to nearby buildings: Shaya on our block, Nirvana on the opposite side of the street a block down, and 4208 Magazine across the street. The proposed glazed brick brings a touch of modernity to the material, so that the design gives a nod to historic architecture while distinguishing itself as a building of its time, becoming part of the living history of Magazine Street.

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New Orleans, Louisiana 70124
504.593.9074

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Coincidentally, both Nirvana and 4208 are also both blue buildings, though their brick is painted, rather than glazed. Lapped fiber cement siding clads the sides of our building perpendicular to Magazine; lapped siding is extremely common in this area.

At street level, the first floor will have a street-facing catering kitchen and the private residential entry will be down the side alley on a shared sloped walkway with our ADA accessible entrance to the kitchen. The building is designed to fill the site to the required setbacks, in keeping with the densely spaced structures along Magazine. Each of the two upper floors contains one residence, with large windows overlooking the street.

Planters along the sidewalk below the commercial storefront windows on the ground floor will add a further layering to the façade. These planters occur within the property line of the project.

2. **Design shall preserve the rhythm of the street, doorways, and windows, although minor variations to add interest are allowed.**

   The arrangement of a primary entrance from the street adjacent to large picture/storefront windows and a side entry (ramp) on the ground floor is a common development strategy on Magazine Street where the base flood elevation must be addressed. High visibility into the ground floor commercial space is a hallmark of Magazine Street mixed use buildings and is visible in various nearby structures.

   The upper story windows are large and provide an appropriate ratio of solid/void that is in line with historic buildings along Magazine Street. The mullion pattern and use of solid infill sections emphasizes a verticality to the windows, even though they're arranged in a horizontal configuration when viewed as a whole. These windows are designed to function as Juliet balconies so that residents can enjoy a more tangible connection to the pedestrian life of the street below.

3. **Street facades shall be articulated with no blank walls along the street.**

   There are ample openings on our street-facing façade. Upper story folding windows proportionate to the façade have articulated casing and shroud elements to provide three-dimensional qualities and shadows to enhance the overall design and prevent the appearance of flatness.

4. **All sides and areas of structures visible to the public shall be treated with materials, finishes, and architectural details appropriate to primary street-facing facades.**

   Brick cladding, engineered wood (or similar) infill panels at window arrangements, and aluminum storefronts and upper story windows are all appropriate for this street-facing façade. The primary commercial entry will have brick steps + landing/stoop, and a steel handrail (painted).

18.20 Magazine Street Use Restriction Overlay District

The project does not propose any uses restricted by this overlay district: Standard restaurant, alcohol beverage sales in a standard restaurant, or live entertainment performance in in a standard restaurant. If, in the future, the owner wishes to incorporate any of these uses, she will pursue the formal Conditional Use process for approval.

12.3.B Building Design Standards

1. The following standards shall apply to all sites, except single and two-family residential dwellings:

a. **All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation.**

The primary entry to the building is off Magazine St and it is clearly identifiable from the public sidewalk. A sign for the business will be permitted separately as required.

b. **Structures on a corner lot shall be built to the corner.**

Not applicable; the project is mid-block.

c. **Where reuse of an existing gas station is proposed, parking is permitted in the front of the structure, subject to the landscape standards of Article 23.7 provided that a designated pedestrian access way between the sidewalk and main entrance is provided. This access way shall be separated from parking areas by a landscaped area no less than five (5) feet wide.**

Not applicable.

d. **The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.**

The ground floor provides a 74% of transparency on the primary frontage street. All glass shall be transparent with no tinting, reflectivity coating, or other. If incorporated, window signs will comply but have not been considered at this time.

e. **For new construction, ADA accessible ramps and lifts shall compliment the building and be visually unobtrusive, preferably through internalized ramps or sloped walkways.**

An acccessible means of entry is provided on the east side of the building via ramp. It is visually unobtrusive from the street and has partial trellis covering and screen elements that make it part of the overall building design, rather than an appendage with no relationship to the main structure.

f. **The first floor of commercial buildings shall be designed with a minimum ceiling height of twelve (12) feet.**

The ground floor has a 12'-0" ceiling height.

g. **Security bars, if installed, shall be on the inside of windows. Roll-up or accordion security grilles are permitted on the ground floor when constructed of a see-through, non-solid material. The Casing shall be painted to match the building and shall not damage or obscure architectural detailing.**

No security bars, roll-up grilles, etc are proposed for the building. At the upper floor windows, fall protection is provided from the inside of the windows via a railing to meet code.

h. **The following restrictions apply to building materials:**

Our building is not clad in any of the materials restricted. Our building's cladding consists of brick veneer and lapped cementitious siding.

2. The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:

a. **Windows and doors shall have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, shall be incorporated to provide dimensional elements on a façade. Windows shall be set back into or projected out from the façade to provide façade depth and shadow and a consistent style.**

   The design introduces articulation of openings by providing three-dimensional elements around the windows which accentuate depth and shadows of openings.

b. **Facades shall be designed to be viewed from multiple directions with consistent materials and treatments that wraps around all facades. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, and colors around the entire structure.**

   The building is designed with a common vocabulary in materials and forms, which carries the language three dimensionally around the different surfaces of the volumes. The glazed brick and siding materials have a playful relationship as they move around the building: The front façade glazed brick wraps the corners for a continuous appearance, then makes a transition to the lapped siding on the interior elevations.

   The rear of the building, not visible from the street, is again wrapped in glazed brick. The lapped siding will be painted to compliment the color of the glazed brick for a visually-unified building design.

Thank you for your time reviewing our proposed project for compliance with these various design standards. Should there be any questions, please don't hesitate to contact us. Below are images of existing site and context as well as a selection of rendered images of the proposed design for a visual representation of the building within its context, and presenting the overall design intent.

Respectfully submitted,

Favio Castan
Project Manager, studioWTA

View of site and context from Magazine Street

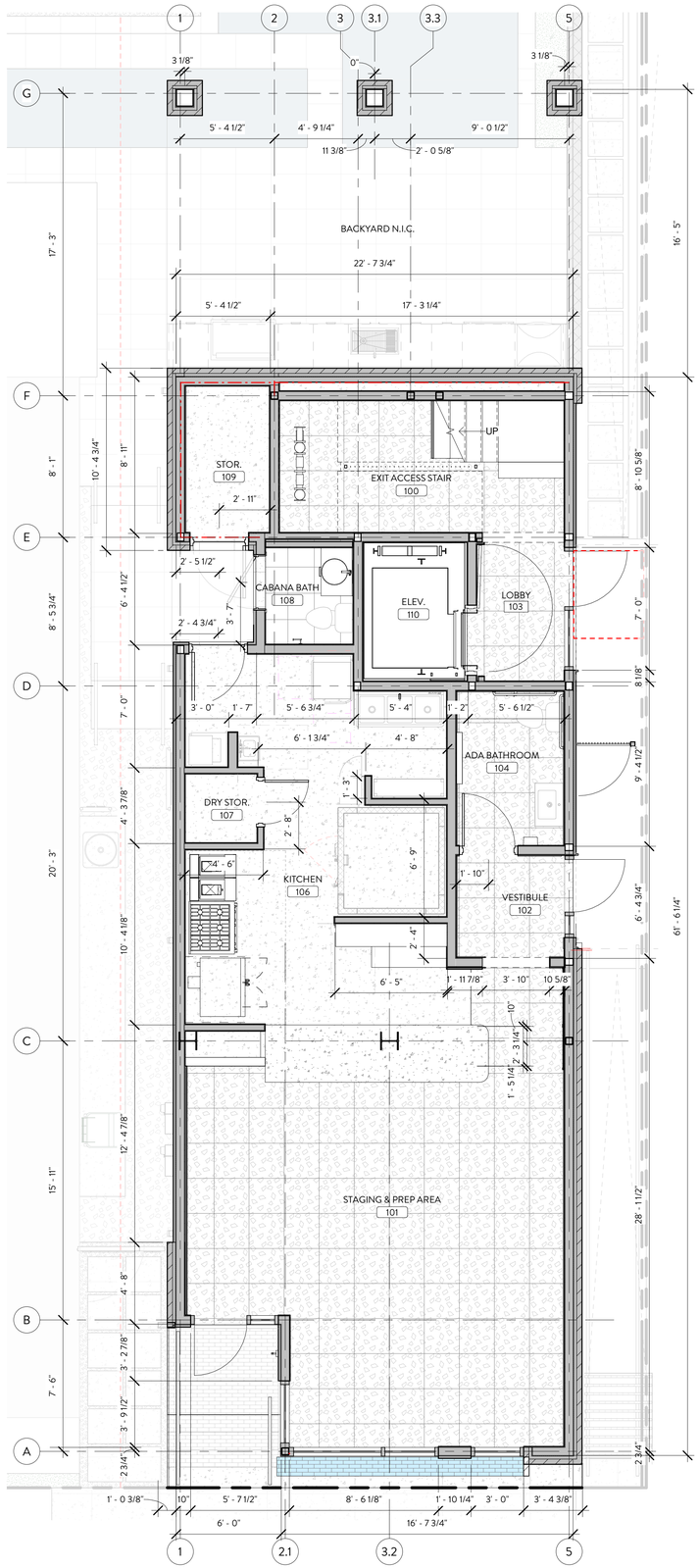
View of lot towards Magazine St.

View of proposed design from Magazine Street

Primary commercial entrance on the street with ample glazing and complexity of materials and details

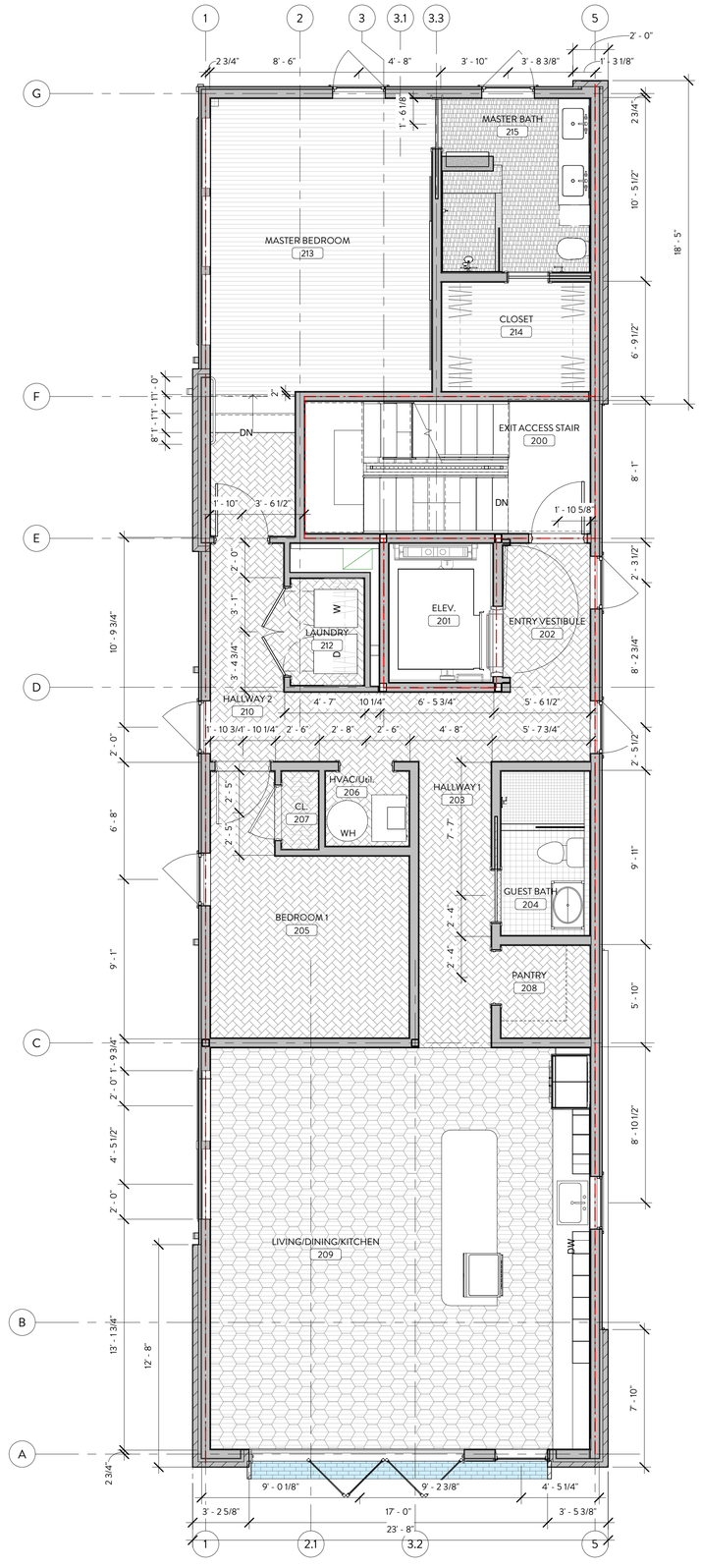
Accessible entrance + private resident entrance shared along sloped alleyway.

SHEET SIZE: 24X36



ADJACENT PROPERTY

1 LEVEL 1- DIMENSION PLAN
A102 1/4" = 1'-0"



2 LEVEL 2- DIMENSION PLAN
A102 1/4" = 1'-0"

PLAN GENERAL NOTES

1. DIMENSIONS ARE TAKEN TO FACE OF STUD U.N.O.
2. RECESSED FIRE EXTINGUISHER CABINETS THAT ARE INSTALLED WITHIN FIRE-RATED WALLS SHALL BE RATED CABINETS AND SHALL MATCH THE WALL RATING.
3. PROVIDE VERTICAL GYPSUM BOARD EXPANSION JOINSTS IN WALLS AT 30'-0" OC. MAX WHERE WALLS EXCEED 30FT IN LENGTH. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
4. ALL INTERIOR EXPOSED STEEL COLUMNS AND BEAMS TO BE PAINTED.
5. FRAME OPENINGS IN STUD PARTITIONS TO ACCOMMODATE THRU-WALL DUCT PENETRATIONS, SEAL PENETRATIONS TIGHT TO THE DUCT INSULATION WITH ACOUSTICAL SEALANT ON BOTH SIDES.

7041 Canal Boulevard
New Orleans, LA 70124
504.593.9074
studiowta.com

STUDIO WTA

TRACIE L. ASHER
REG. NO. 8826
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

LEVEL 1 & 2 - DIMENSION PLAN

03.09.2023

A102

4/7/2023 2:42:24 PM

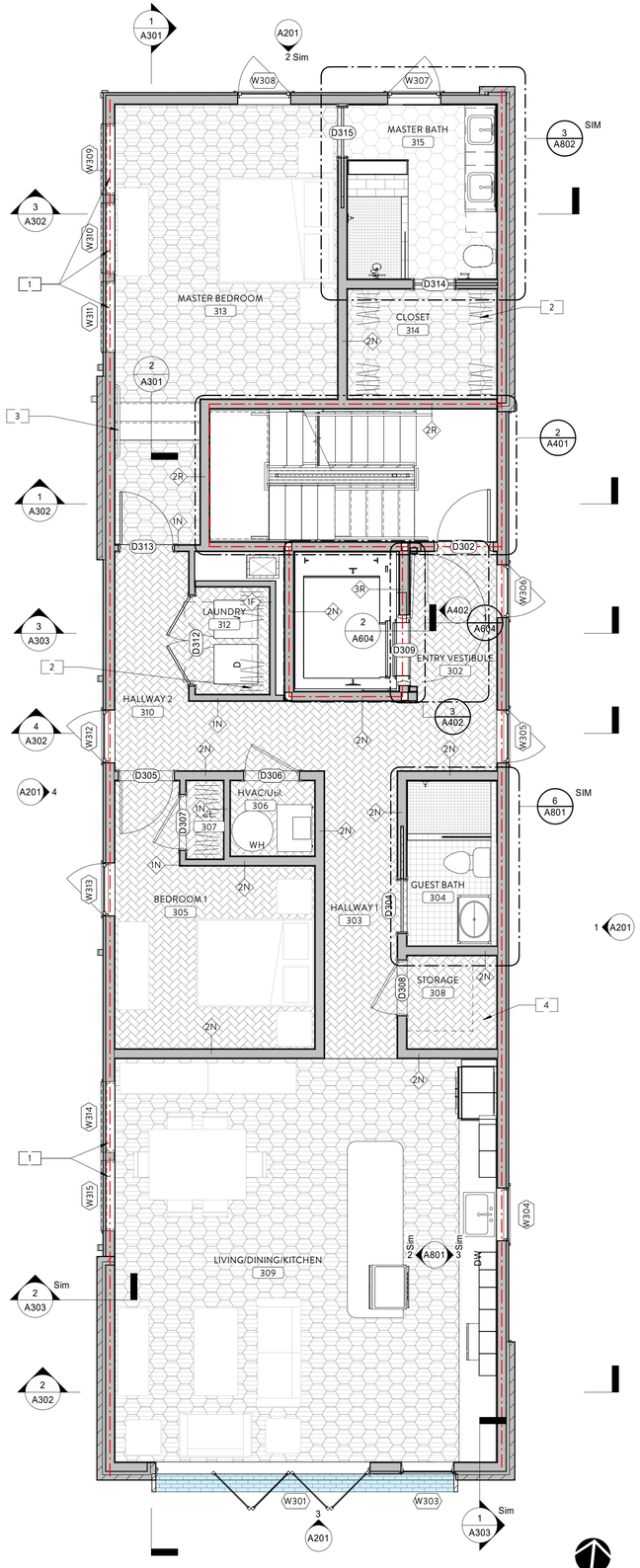
SHEET SIZE:

PLAN GENERAL NOTES

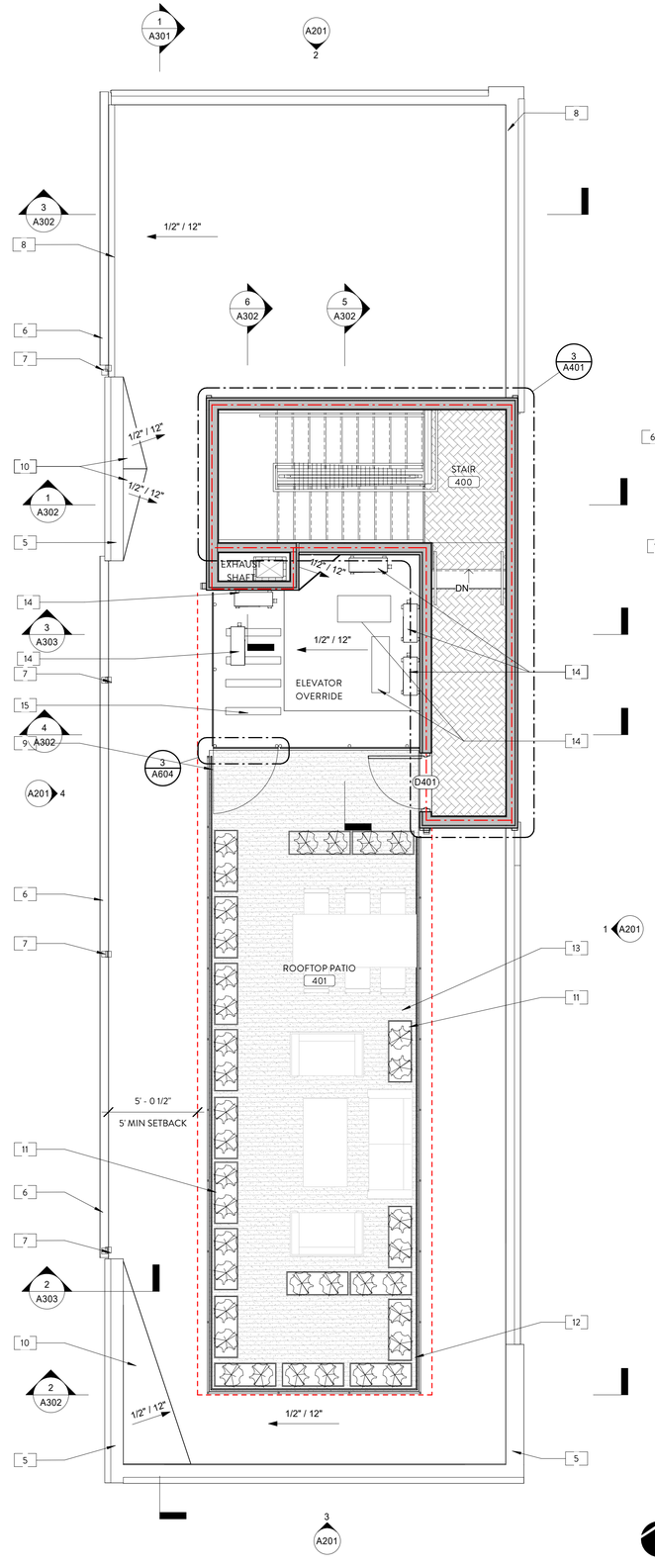
1. DIMENSIONS ARE TAKEN TO FACE OF STUD U.N.O.
2. RECESSED FIRE EXTINGUISHER CABINETS THAT ARE INSTALLED WITHIN FIRE-RATED WALLS SHALL BE RATED CABINETS AND SHALL MATCH THE WALL RATING.
3. PROVIDE VERTICAL GYPSUM BOARD EXPANSION JOINSTS IN WALLS AT 30'-0" OC. MAX WHERE WALLS EXCEED 30FT IN LENGTH. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
4. ALL INTERIOR EXPOSED STEEL COLUMNS AND BEAMS TO BE PAINTED.
5. FRAME OPENINGS IN STUD PARTITIONS TO ACCOMMODATE THRU-WALL DUCT PENETRATIONS, SEAL PENETRATIONS TIGHT TO THE DUCT INSULATION WITH ACOUSTICAL SEALANT ON BOTH SIDES.

KEYNOTES

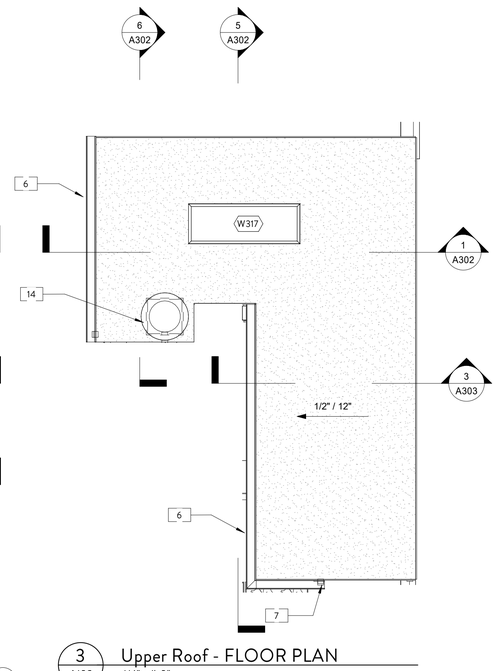
1	CLERESTORY WINDOWS ABOVE
2	CURTAIN ROD AND SHELF
3	STAINED WOOD HANDRAIL, WALL MOUNTED
4	12" DEEP MILLWORK SHELVING; THREE TIER
5	MODULAR BRICK, RUNNING BOND
6	PREFINISHED METAL GUTTER
7	PREFINISHED METAL DOWNSPOUT; TIED TO SUBSURFACE DRAINAGE
8	PREFINISHED METAL PARAPET CAP PER NRCA-ES-1 DETAILS
9	6' THERMALLY MODIFIED WOOD UTILITY SCREEN,
10	ROOFING CRICKET
11	HDPE PANTER BOX
12	THERMALLY MODIFIED WOOD SCREEN
13	PORCELAIN TILE ON PEDESTAL SYSTEM
14	CURB MOUNTED MECHANICAL EQUIPMENT
15	MECHANICAL EQUIPMENT CURB



1 LEVEL 3- FLOOR PLAN
A103 — 1/4" = 1'-0"



2 ROOF - FLOOR PLAN
A103 — 1/4" = 1'-0"



3 Upper Roof - FLOOR PLAN
A103 — 1/4" = 1'-0"

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New Orleans, LA 70124
504.593.9074
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STUDIO WTA

TRACIE L. ASHE
REG. NO. 8845
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

LEVEL 3 & ROOF - REFERENCE PLAN

02.03.23

A103

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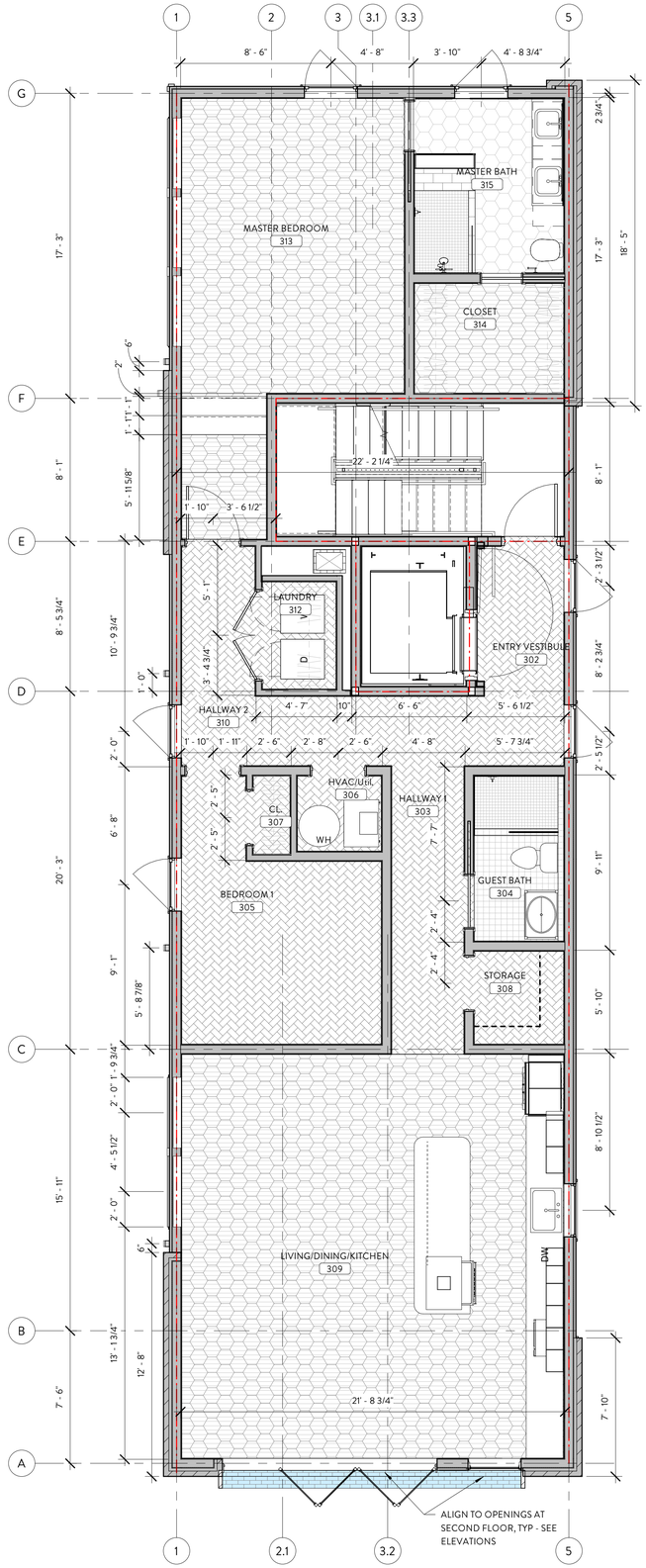
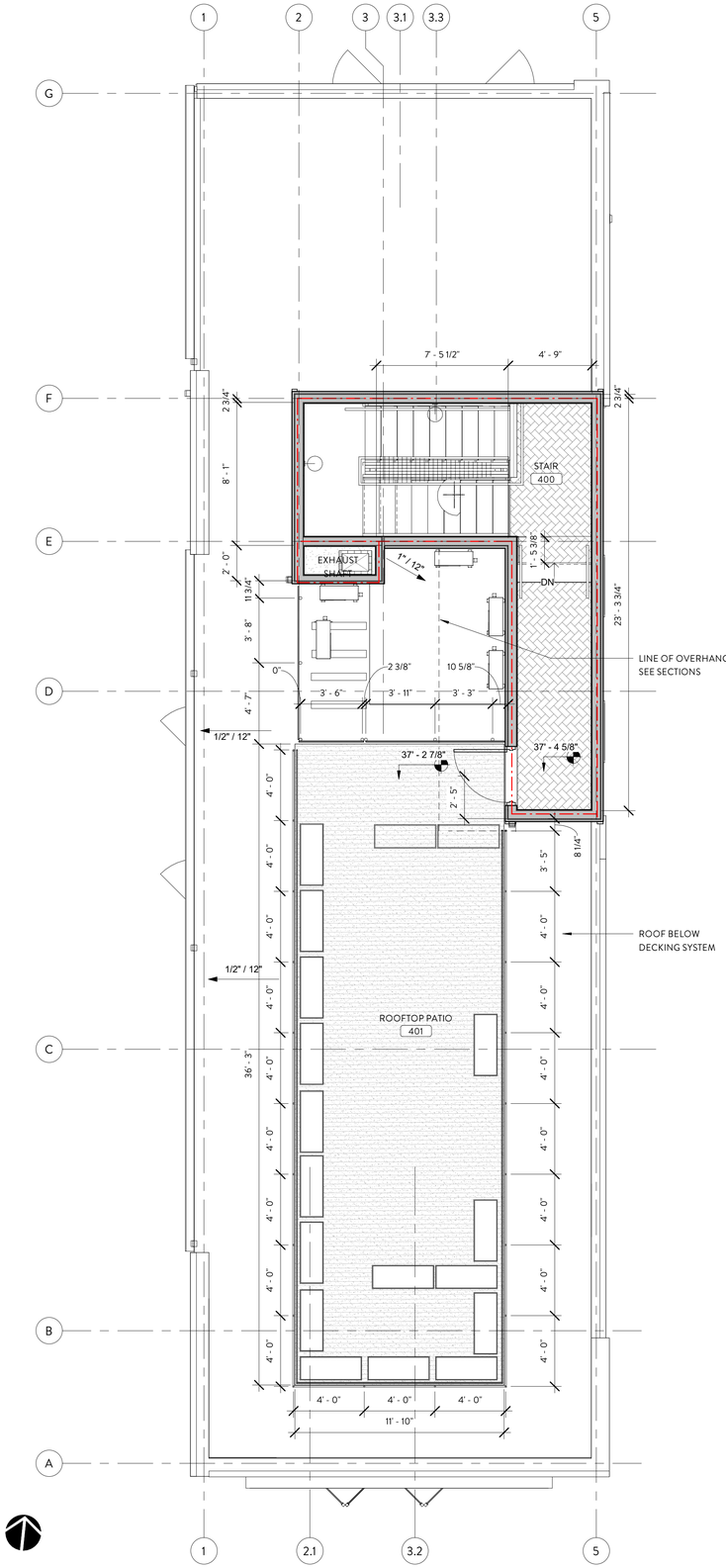
SHEET SIZE:



2 A104 LEVEL 3- DIMENSION PLAN
1/4" = 1'-0"



1 A104 ROOF - DIMENSION PLAN
1/4" = 1'-0"

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504.583.9074
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STUDIO WTA

TRACIE L. ASHER
REG. NO. 8842
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

LEVEL 3 & ROOF - DIMENSION PLAN

02.03.23

A104

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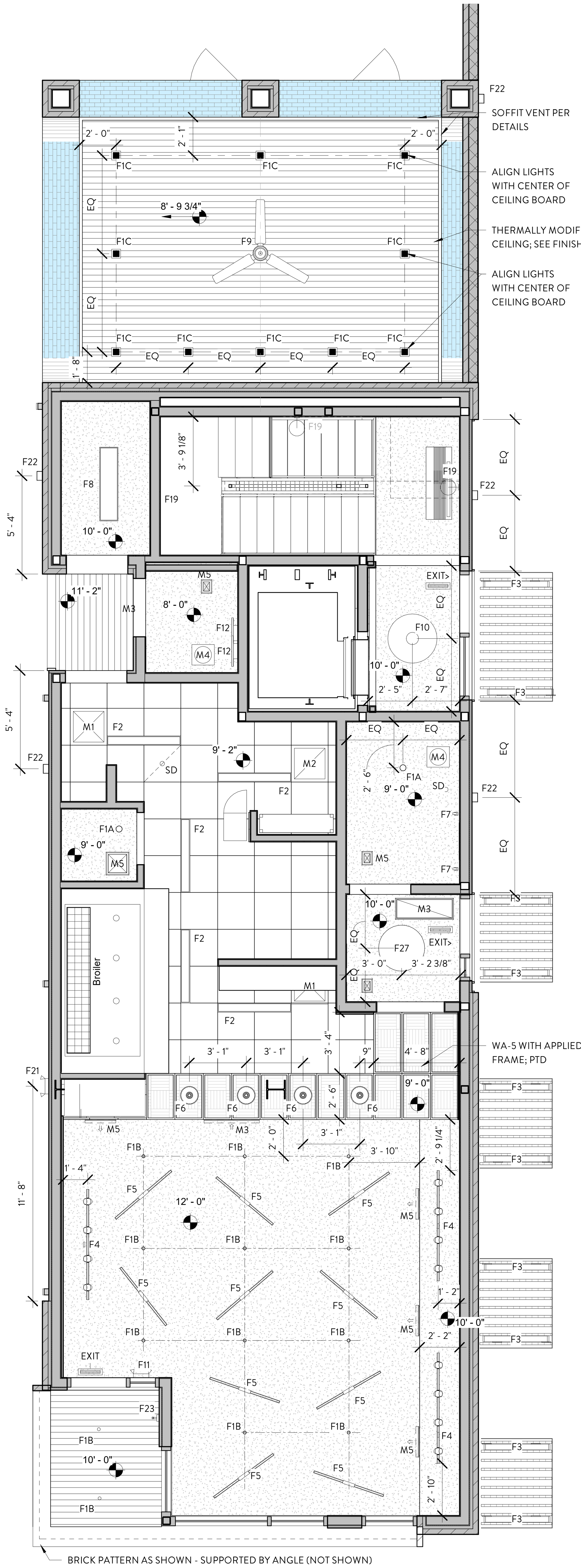
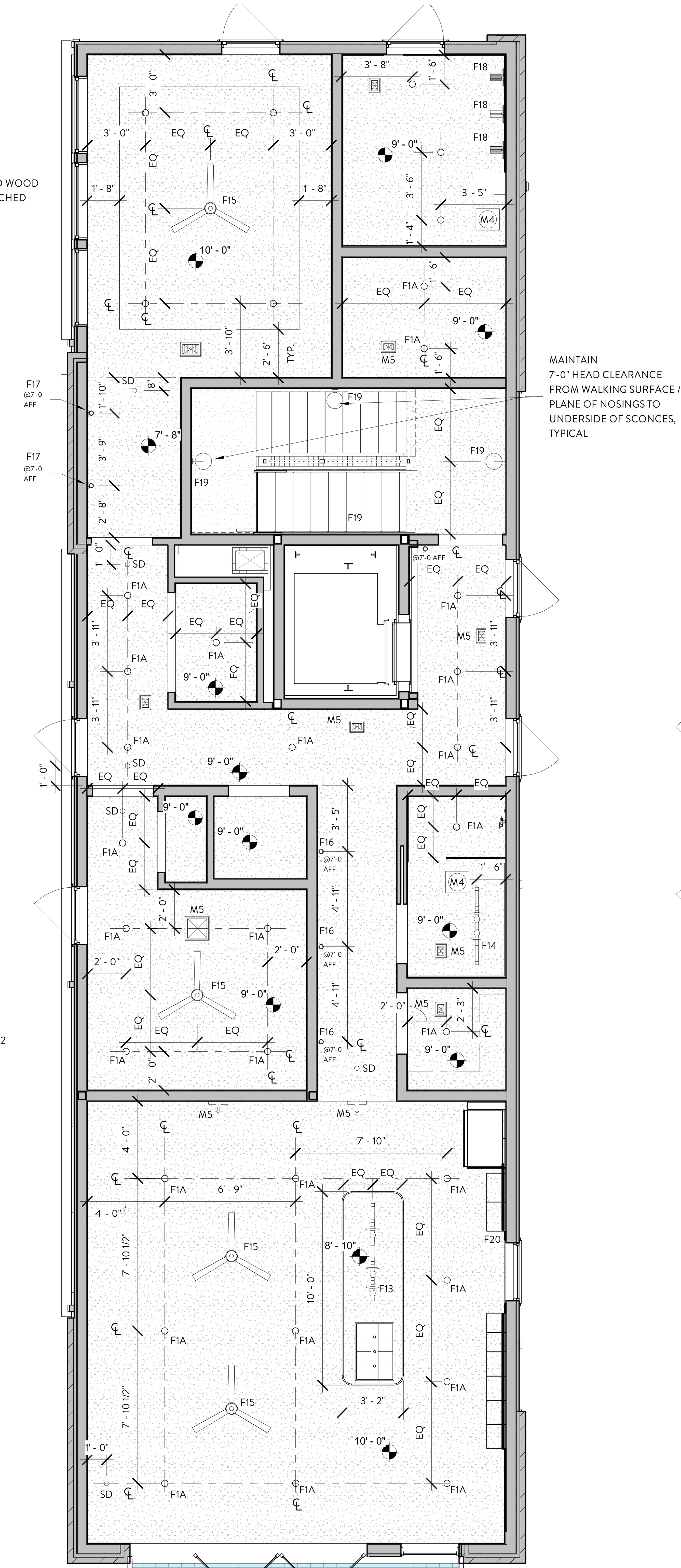
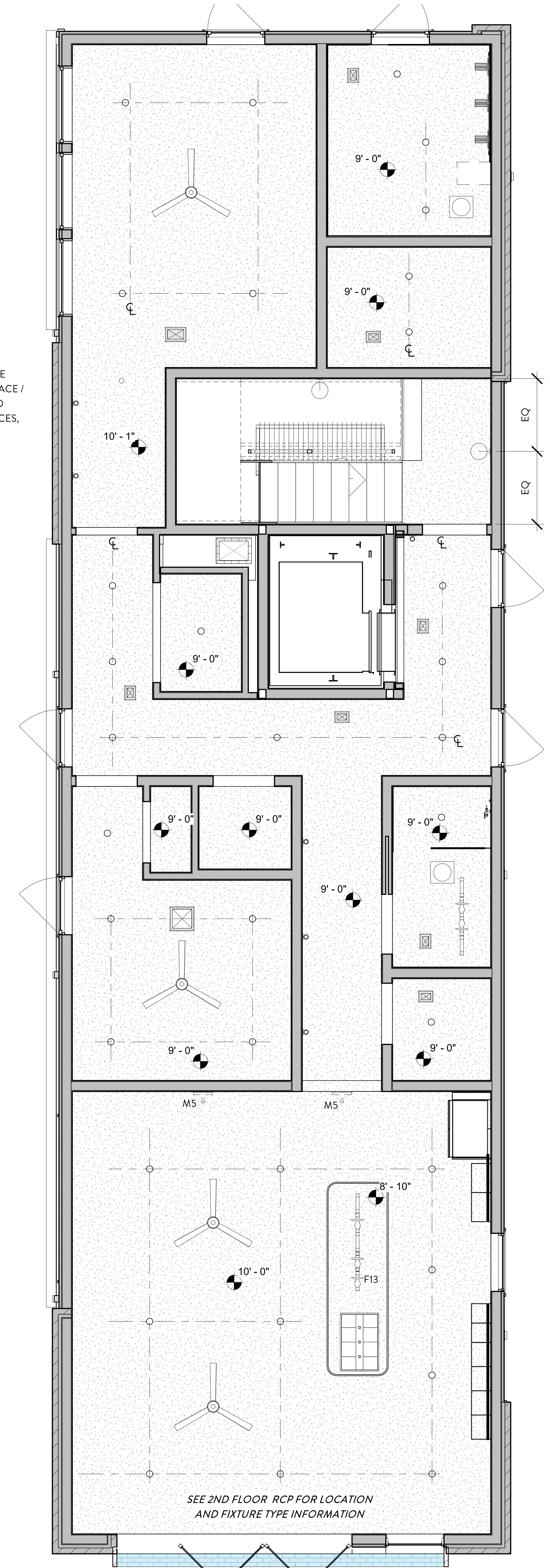


1 A111 RCP - LEVEL 1
1/4" = 1'-0"



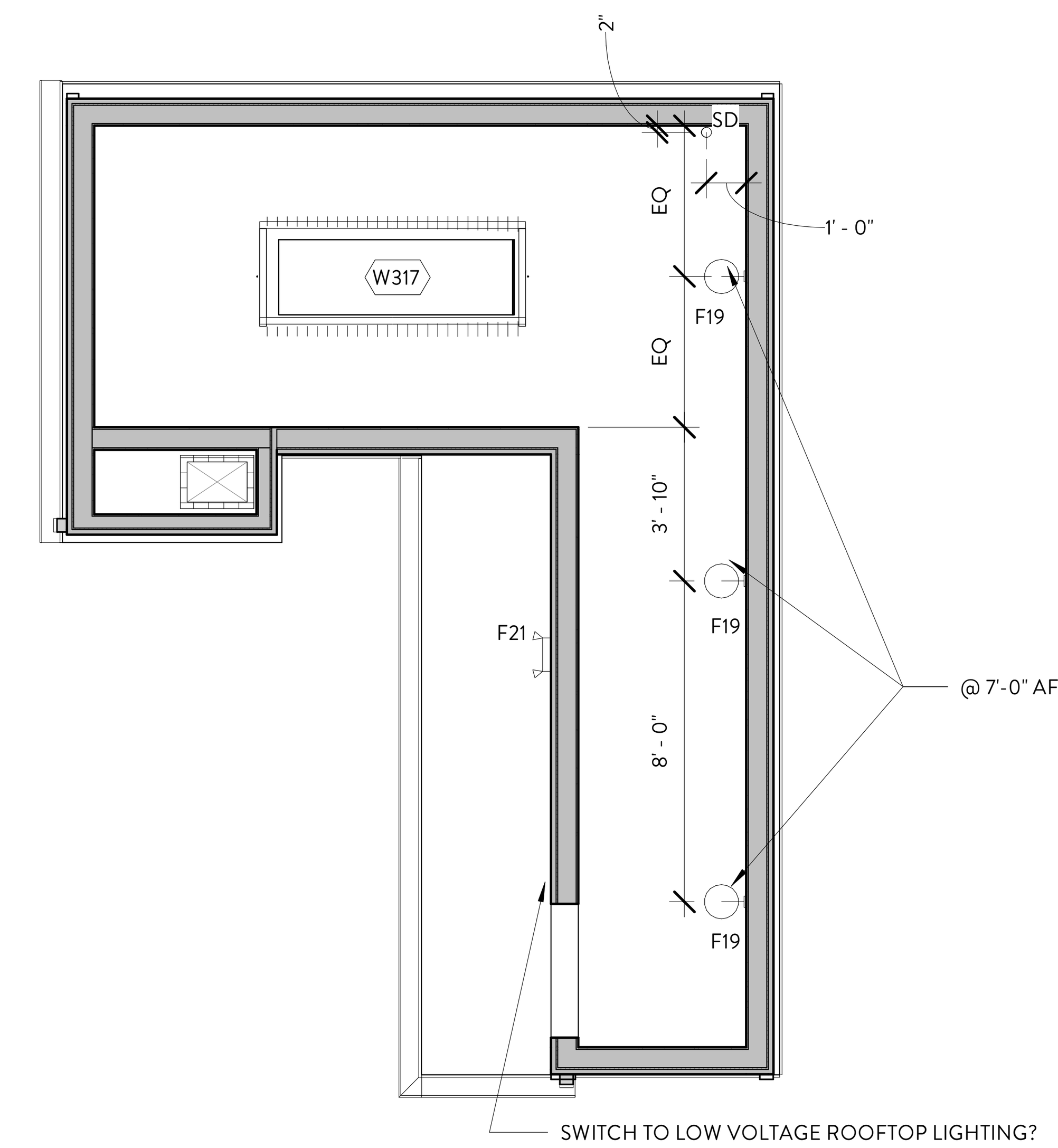
2 A111 RCP - LEVEL 2
1/4" = 1'-0"



4 A111 RCP - LEVEL 3
1/4" = 1'-0"

RCP GENERAL NOTES

1. CEILING GRIDS TO BE CENTERED IN ROOM, U.N.O.
2. COORDINATE ALL MECHANICAL DUCTWORK, PIPING, SPRINKLER LINES, CABLE TRAYS, ETC. TO AVOID CONFLICTS WITH LIGHTS AND STRUCTURE.
3. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DRAWINGS FOR LOCATION OF LIGHT FIXTURE PLACEMENT. IF DISCREPANCIES EXIST, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS AND CEILING MOUNTED EQUIPMENT, TYP.
5. ALL GYPSUM BOARD CEILINGS TO BE PAINTED, UNLESS OTHERWISE NOTED.



3 A111 RCP - ROOF
1/4" = 1'-0"

MECHANICAL EQUIPMENT LEGEND

Type Mark	Description
M1	SUPPLY DIFFUSER - GRID CEILING
M2	RETURN AIR - GRID CEILING
M3	RETURN REGISTER/GRILLE
M4	BATHROOM EXHAUST FAN
M5	SUPPLY DIFFUSER/REGISTER

LIGHTING SCHEDULE

TYPE	DESCRIPTION
F1A	4" RECESSED CAN
F1B	2" RECESSED CAN
F1C	4" RECESSED CAN - SQUARE - OUTDOOR
F2	1X4 LINEAR TROFFER
F3	LED TAPE LIGHT EXTERIOR
F4	TRACK LIGHT
F5	LINEAR PENDANT - DINING
F6	BAR PENDANT
F7	LINEAR WALL SCONCE - ADA BATHROOM
F8	SURFACE MOUNT UTILITY LIGHT
F9	CEILING FAN - OUTDOOR
F10	SURFACE MOUNTED LIGHT- ELEVATOR LOBBY
F11	EMERGENCY LIGHTING
F12	CIRCULAR SURFACE MOUNT FIXTURE - CABANA BATH
F13	LINEAR PENDANT KITCHEN ISLAND 59"

LIGHTING SCHEDULE

TYPE	DESCRIPTION
F14	LINEAR PENDANT BATHROOM 48"
F15	CEILING FAN
F16	WALL SCONCE HALLWAY - BROWN
F17	WALL SCONCE HALLWAY - CLEAR
F18	WALL SCONCE - MASTER BATH
F19	WALL SCONCE - STAIRWELL
F20	UNDERCOUNTER TAPE LIGHT
F21	EXTERIOR FLOOD LIGHT WALL PACK
F22	EXTERIOR WALL LIGHT
F23	WALL SCONCE - EXTERIOR ENTRANCE
F24	DECORATIVE WALL LIGHT
F25	EXTERIOR ACCENT WALL LIGHT
F26	WALL SCONCE - PEDESTRIAN GATE
F27	CEILING LIGHT - VESTIBULE
SD	SMOKE DETECTOR + CO2

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4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #:	2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

REFLECTED CEILING PLANS

02.03.23

A111

SHEET SIZE:

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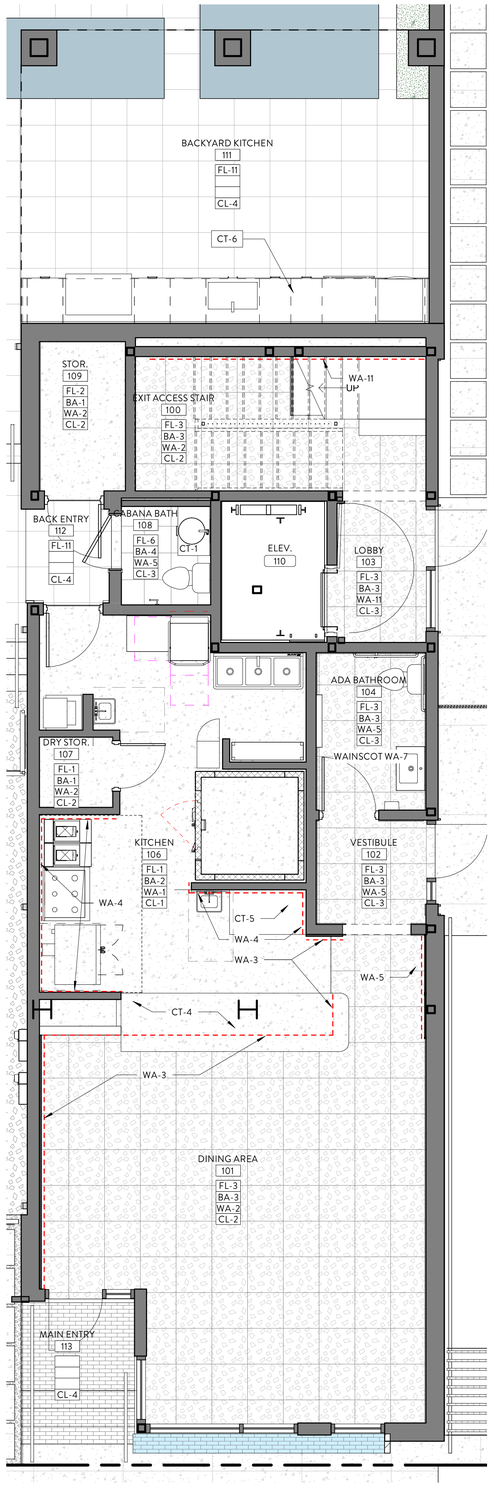
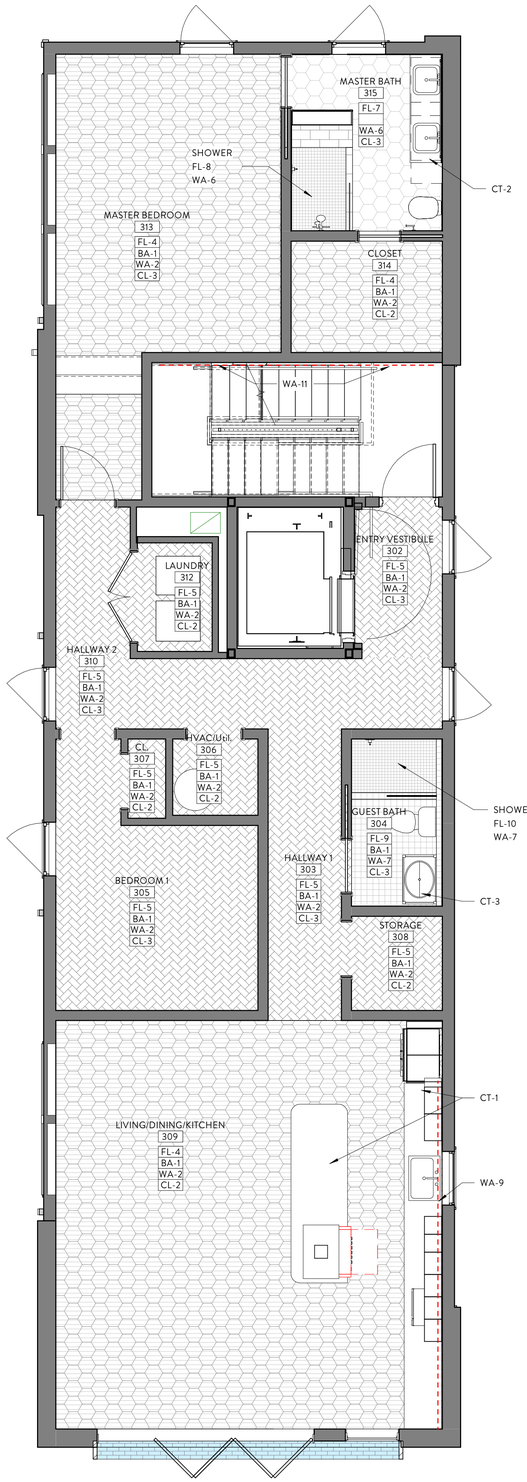
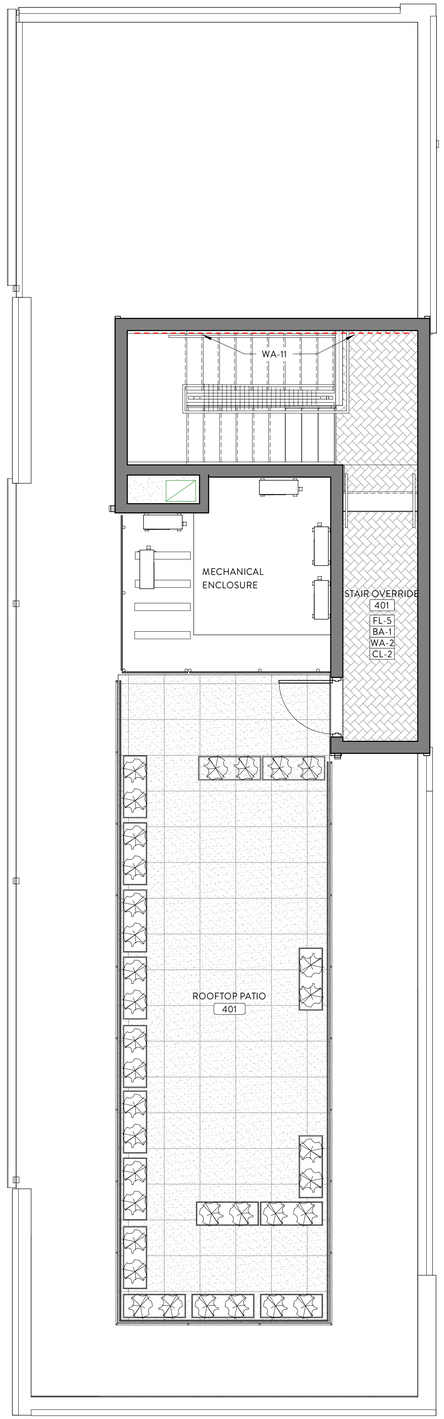


1 A121 LEVEL 1 - FINISH PLAN
1/4" = 1'-0"



2 A121 LEVEL 2 & 3 - FINISH PLAN
1/4" = 1'-0"



3 A121 ROOF DECK - FINISH PLAN
1/4" = 1'-0"

ROOM FINISH LEGEND

MARK	TYPE	MANUF.	PRODUCT	FINISH
Floor Material - Commercial				*Provide schluter threshold at height transitions for ADA
FL-1	Urethane Flooring	Dur-a-Flex	Poly-Crete MDB	RED
FL-2	Clear Sealed Concrete, nonslip			
FL 3	Porcelain Tile 24x24x1/2	Concept Surfaces	Pink	Natural
Floor Material - Residential				*Provide Schluter treshold at material transitions
FL-4	Hexagonal Parquet Wood Flooring	Junkers	Oak Hexaprket	Satin Clear
FL-5	Herringbone Wood Flooring	Haywoods	Amazon Prime 120mm	Satin Clear
FL-6	Coralstone Tile 18x18x3/4	Coral Classics	Coral Reef White	Natural
FL-7	Hexagonal Clay Tile 6"	Fireclay Tile	6" Hexagon	Flagstone
FL-8	Hexagonal Clay Tile 2" Sheeted	Fireclay Tile	2" Hexagon	Flagstone
FL-9	Zellige Tile 10 x 10	Mosaic Factory	1018 "Opaque white"	
FL-10	Zellige Tile 5 x 5	Mosaic Factory	1018 "Opaque white"	
FL-11	Coralstone Tile 24x24	Coral Classics	Coral Reef White	Natural
Base Material				
BA-1	Wood Base 1x4, Ptd.			P-1, Satin Finish
BA-2	Urethane Flooring Integral Base	Dur-a-Flex	Poly-Crete WR	RED
BA-3	Porcelain Tile 4x24x1/2	Concept Surfaces	Pink	Natural
BA-4	Coralstone Tile 4x18	Coral Classics	Coral Reef White	Natural
Wall Material - Commercial				Refer to Interior Elevations
WA-1	Fiber Reinforced Panel	Crane Composites	4x10 Panels	Clear Water (White)
WA-2	Gypsum Wallboard, Ptd.			TBD
WA-3	Terracota Tile	Cle Tile	Cotto Rossato, Column	
WA-4	Stainless Steel Panels		4x10-Panels	Brushed
WA 5	Grasscloth Wallcovering	Serena & Lily	Metallic Natural	
Wall Material - Residential				Refer to Interior Elevations
WA 6	Clay Tiles 6 x 12	Fireclay Tile	6 x 12 Tile	White Wash
WA-7	Zellige Tile 10 x 10	Mosaic Factory	1018 "Opaque white"	
WA-8	Recycled Clay Tile	Fireclay Tile	Chaine Homme	Calcite
WA-9	Tambour Paneling - Half round	Surfacing Solutions	T311 - White Oak	Satin Clear
WA-10	Tambour Paneling - Half round	Surfacing Solutions	Walnut	Satin Clear
WA-11	Wallpaper	Calico	Inverted Spaces - Orion	
WA-12	Clay Tile	Fireclay Tile	Chain Homme	TBD
Ceiling Material - Commercial				Refer to Reflected Ceiling Plans for extents
CL-1	Ceiling Tile System, Suspended	Armstrong	Kitchen Zone 2x2	White
CL-2	5/8" Gypsum board, Ptd.			P-1, Level 4, Flat Finish
CL-3	5/8" Gypsum board on concealed suspension system, Ptd.			P-1, Level 4, Flat Finish
CL-4	Thermally Modified Wood Cladding	Thermory	1x4 Cladding	Ash Benchmark
Paint				
P-1		Sherwin Williams		SW___ (TBD)
P-2		Sherwin Williams		SW___ (TBD)

COUNTERTOP LEGEND

MARK	TYPE	MFG	FINISH
CT-1	3CM QUARTZ	CAESARSTONE	5110 Alpine Mist
CT-2	3CM QUARTZ	SILESTONE	Lusso
CT-3	3CM QUARTZ	CAESARSTONE	4033 Pebble
CT-4	CONCRETE 3"	CUSTOM	POLISHED & SEALED
CT-5	STAINLESS STEEL	CUSTOM	Brushed
CT-6	NATURAL STONE	CUSTOM	

FINISH PLAN LEGEND

ROOM
100
F00
W00
B00
- ROOM DESIGNATION
- ROOM NUMBER
- FLOOR MATERIAL
- WALL MATERIAL
- BASE MATERIAL

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TRACIE L. ASHE
REG. NO. 8845
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

FINISH PLAN & SCHEDULE

02.03.23

A121

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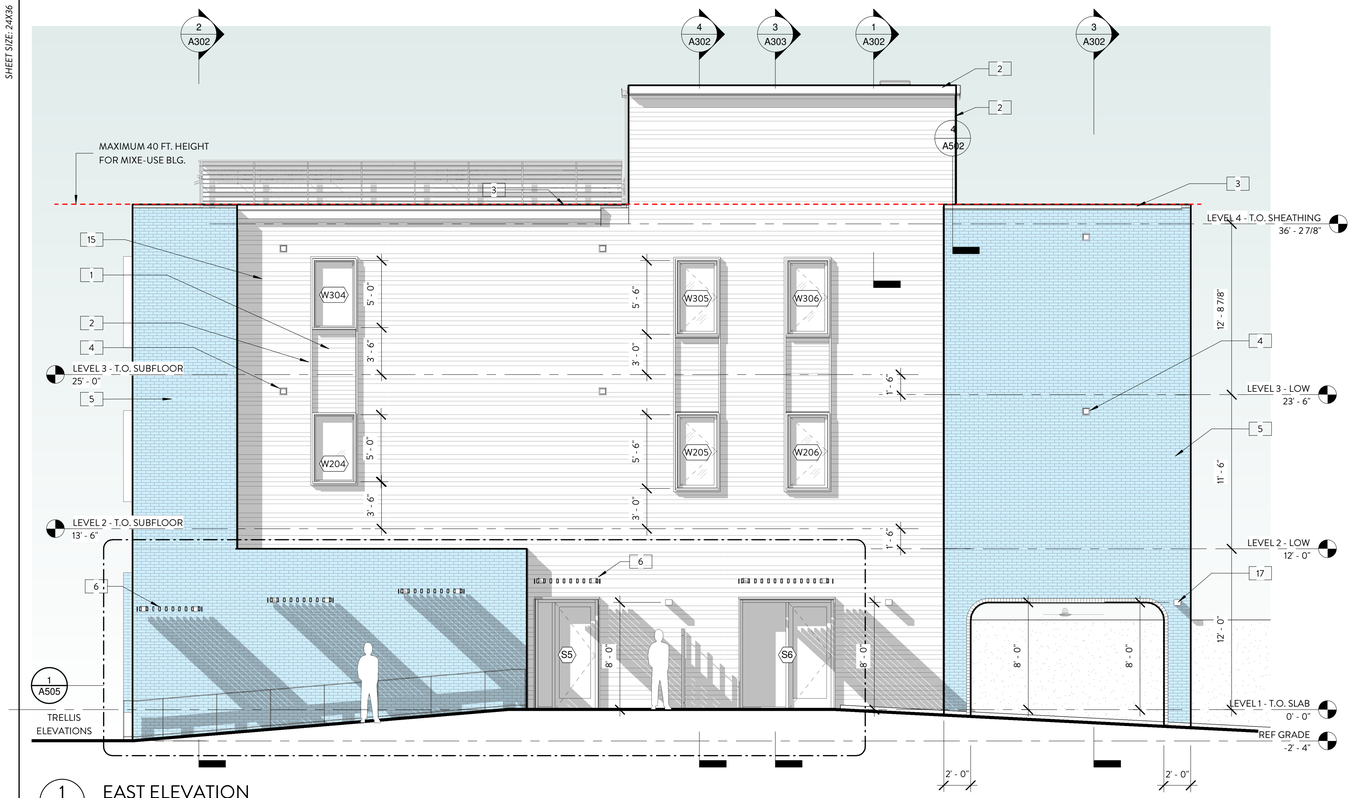
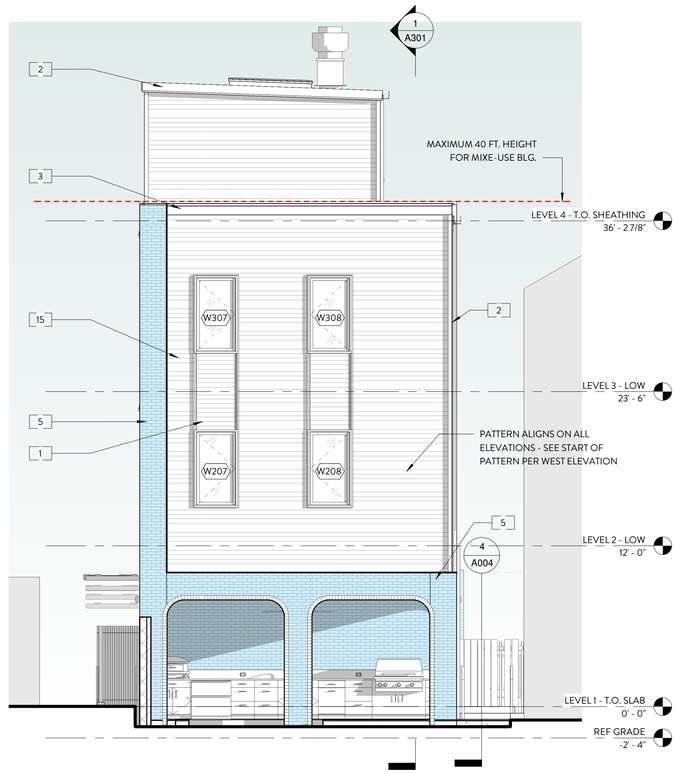


1 A201 EAST ELEVATION
3/16" = 1'-0"



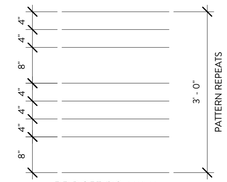
2 A201 NORTH ELEVATION
3/16" = 1'-0"

ELEVATION GENERAL NOTES

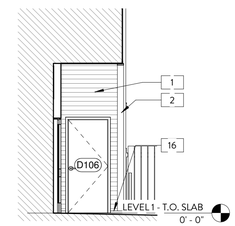
1. OPENING DETAILS REFERENCED FROM OPENING TYPES SHEET.
2. WHERE CONTROL JOINTS OR EXPANSION JOINTS ARE SHOWN ON ELEVATIONS BUT NOT TAGGED, REFER TO TYPICAL DETAILS. BRICK CONTROL JOINTS SHALL OCCUR EVERY 144 SF UNLESS SHOWN OR NOTED OTHERWISE. COORDINATE WITH ARCHITECT FOR LOCATIONS AS REQUIRED.
3. SIDING PATTERNS PER 7/A201.

KEYNOTES

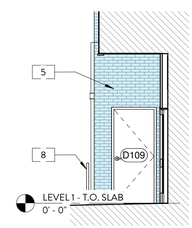
1	FIBER CEMENT LAP SIDING
2	FIBER CEMENT TRIM
3	PREFINISHED METAL PARAPET CAP PER NRCA-ES-1 DETAILS
4	PREFINISHED VENT WALL CAP PER MECH
5	MODULAR BRICK, RUNNING BOND
6	THERMALLY MODIFIED WOOD SCREEN
7	PREFINISHED METAL GUTTER
8	PREFINISHED STEEL HANDRAIL
9	NORMAN BRICK SHROUD
10	PREFINISHED METAL DOWNSPOUT; TIED TO SUBSURFACE DRAINAGE
11	CURB MOUNTED MECHANICAL EQUIPMENT
12	6" THERMALLY MODIFIED WOOD UTILITY SCREEN,
13	REINFORCED CONCRETE WITH CRYSTALLINE ADMIXTURE
14	THERMALLY MODIFIED WOOD CLADDING
15	FIBER CEMENT LAP SIDING, VARIED EXPOSURE PER DETAILS
16	COMPOSITE TRIM
17	WALL MOUNTED LIGHT FIXTURE; SEE ELECTRICAL



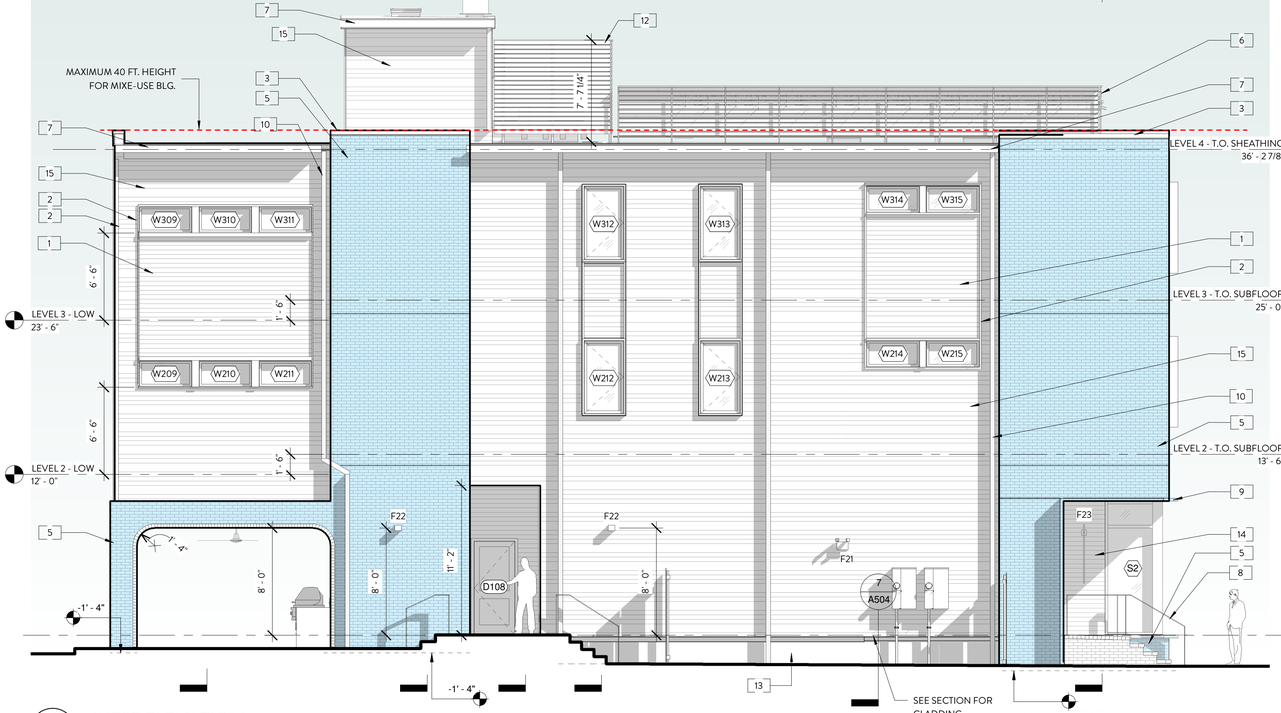
7 A201 SIDING PATTERN KEY
3/4" = 1'-0"



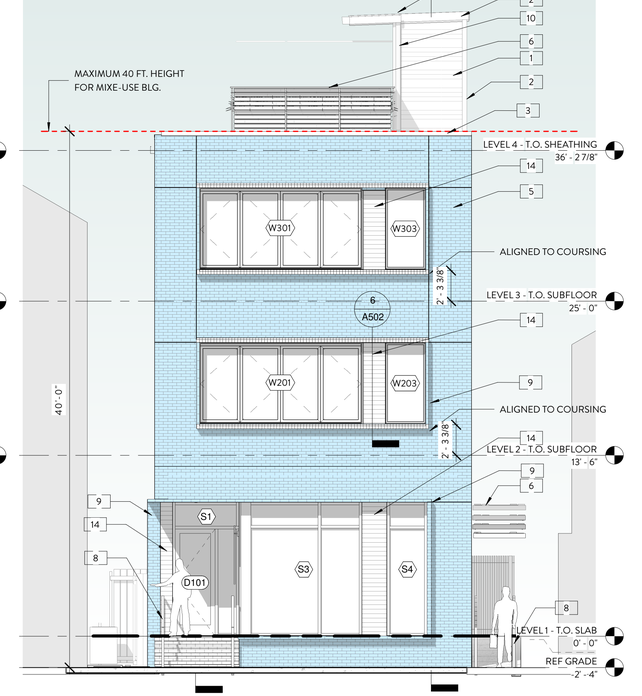
6 A201 ELEVATION
3/16" = 1'-0"



5 A201 ELEVATION
3/16" = 1'-0"



4 A201 WEST ELEVATION
3/16" = 1'-0"



3 A201 SOUTH ELEVATION
3/16" = 1'-0"

PRIMARY FACADE DESIGN STANDARD
Required 50% Transparency
Primary Facade - 247 SF
Provided Transparency - 173 SF = 70%

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TRACIE L. ASHE
REG. NO. 8845
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

BUILDING ELEVATIONS

03.09.2023

A201

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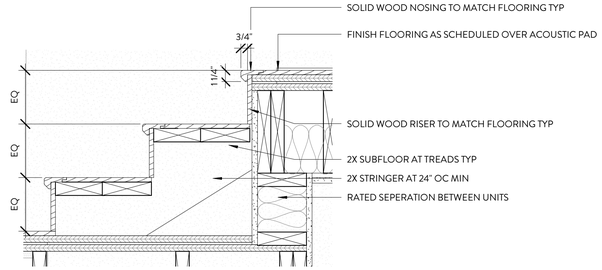
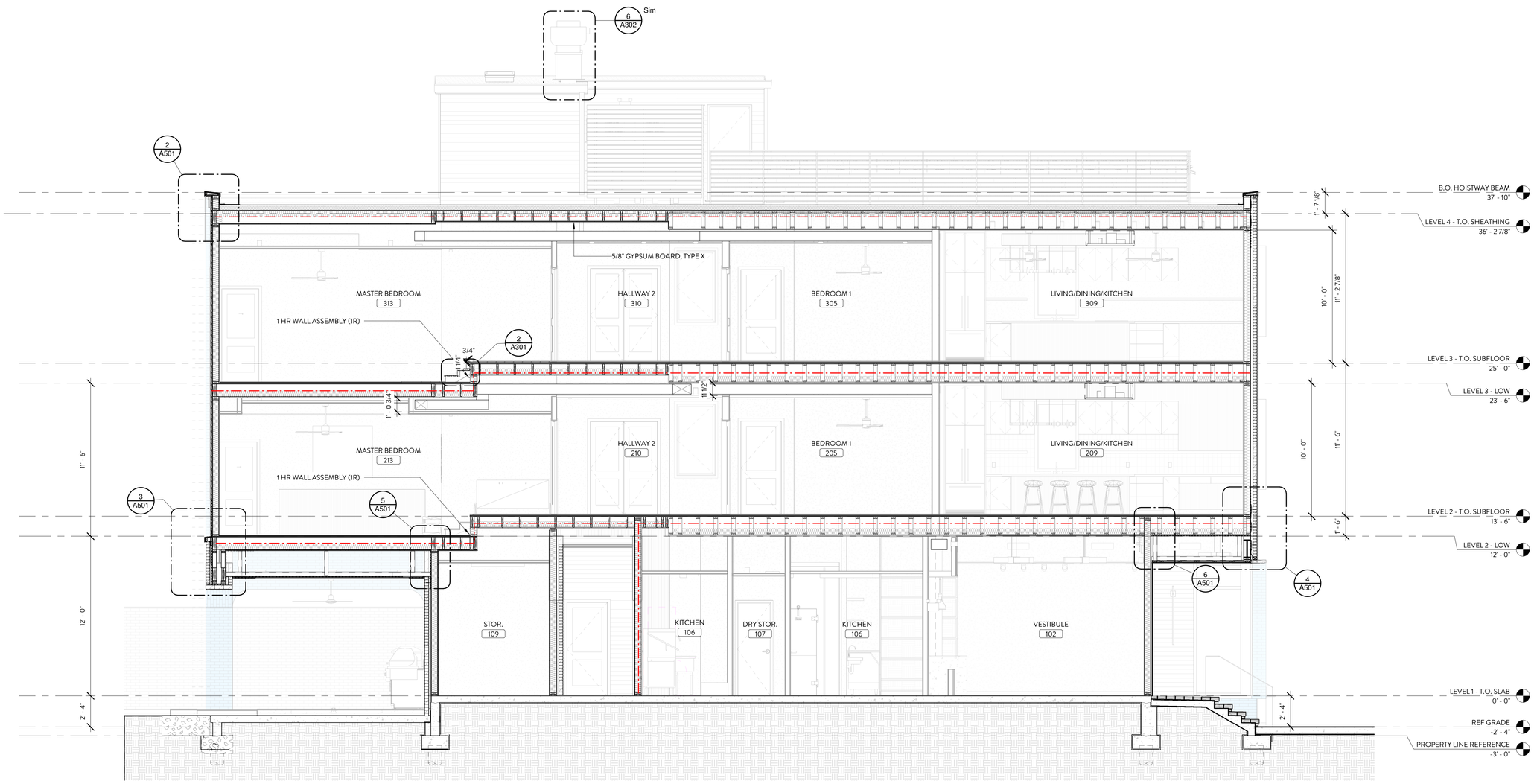


2 A301 INTERIOR STAIR DETAIL
1 1/2" = 1'-0"



1 A301 LONGITUDINAL SECTION
1/4" = 1'-0"

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4227 MAGAZINE ST.

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

BUILDING SECTIONS

03.09.2023

A301

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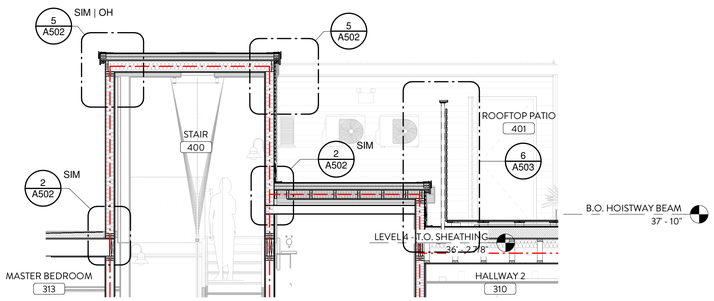
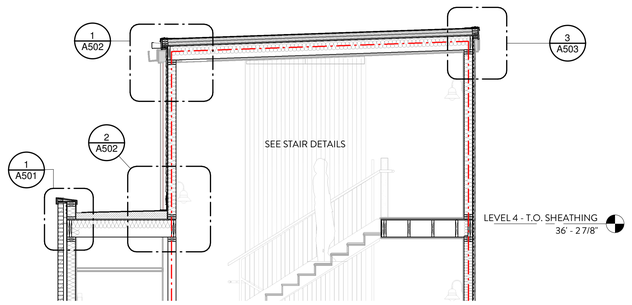
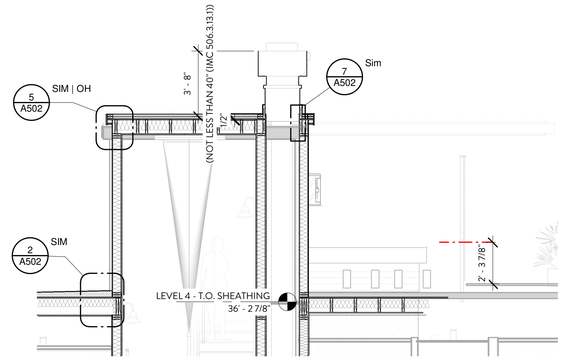


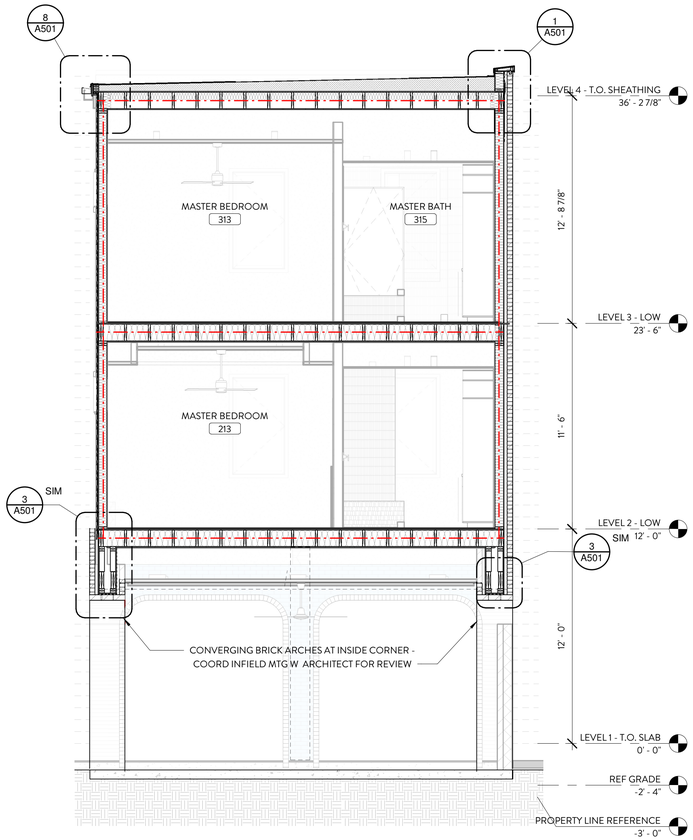
5 A302 SECTION AT STAIR PENTHOUSE
1/4" = 1'-0"



1 A302 TRANSVERSE SECTION
1/4" = 1'-0"



6 A302 Section 3
1/4" = 1'-0"



3 A302 TRANSVERSE SECTION
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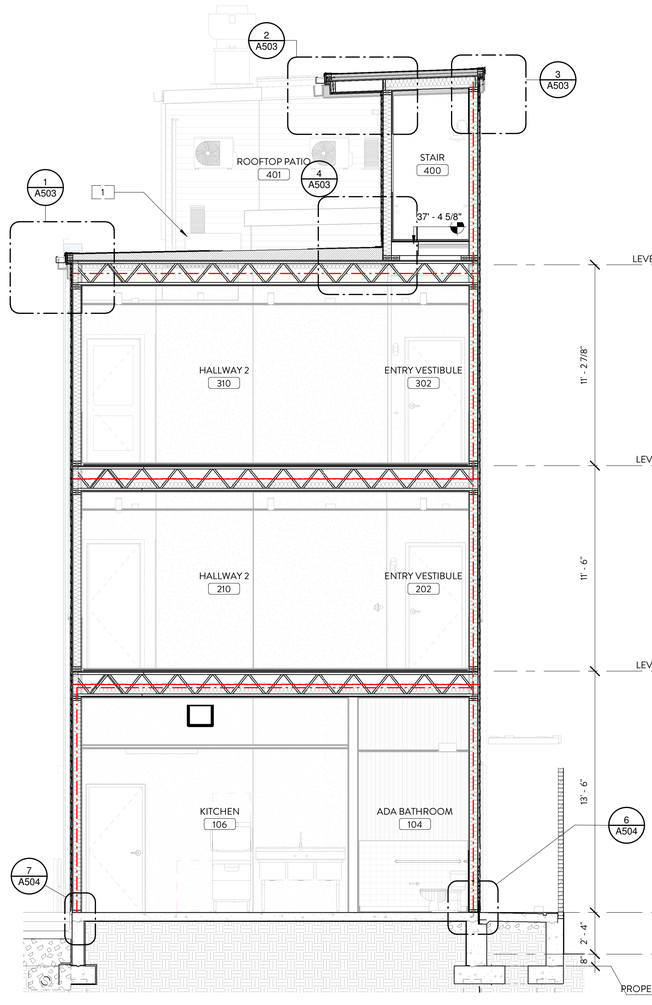
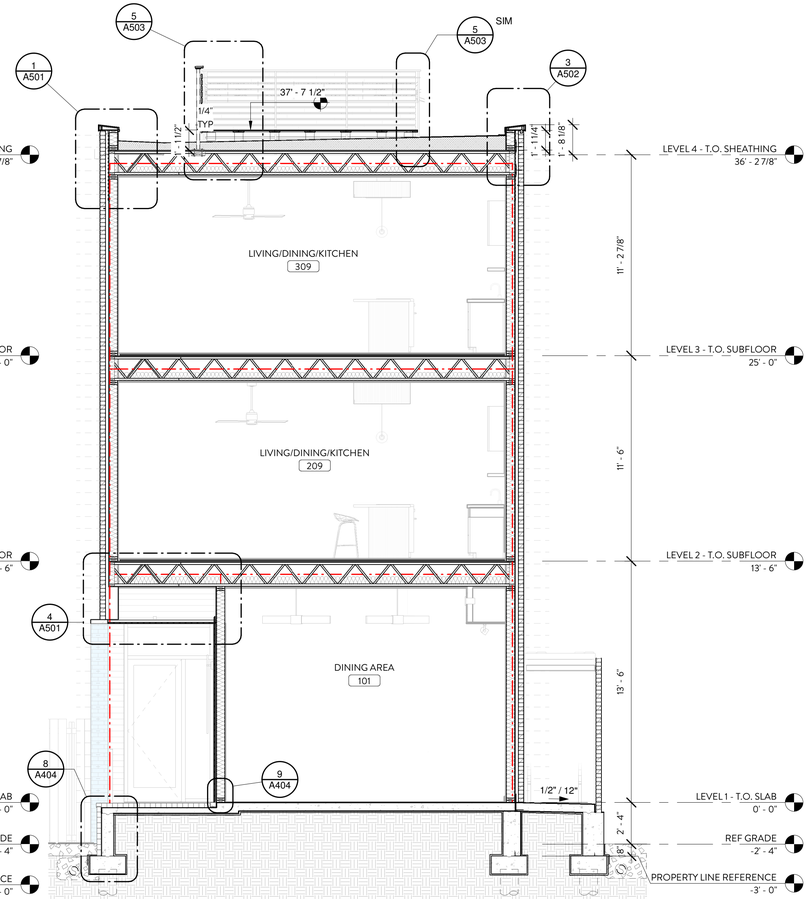


4 A302 TRANSVERSE SECTION
1/4" = 1'-0"



2 A302 TRANSVERSE SECTION
1/4" = 1'-0"

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TRACIE L. ASHER
REG. NO. 8842
STATE OF LOUISIANA
REGISTERED ARCHITECT

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New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

BUILDING SECTIONS

03.09.2023

A302

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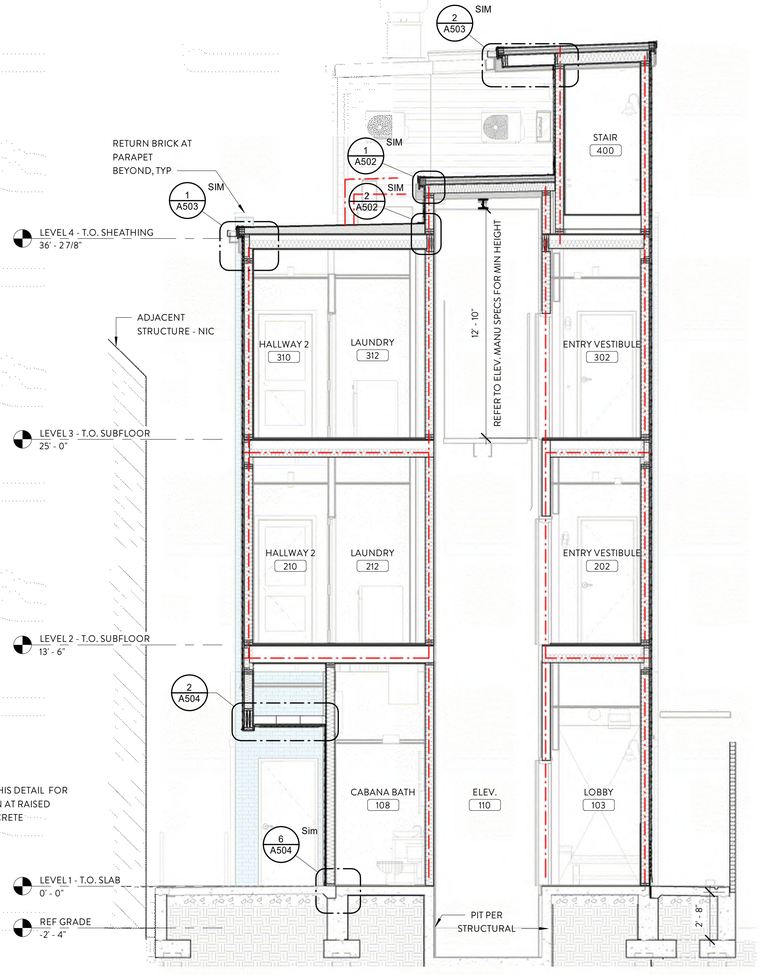

3 A303 TRANSVERSE SECTION
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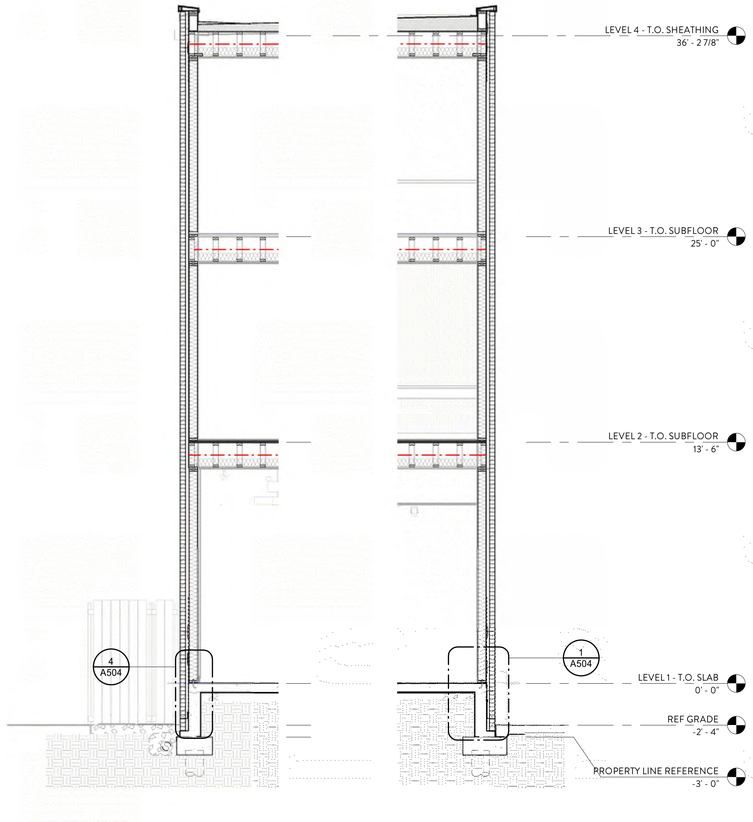

2 A303 WALL SECTION
1/4" = 1'-0"

1 A303 WALL SECTION
1/4" = 1'-0"

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TRACIE L. ASHEE
REG. NO. 8474
STATE OF LOUISIANA
REGISTERED ARCHITECT

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New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

BUILDING SECTIONS

02.03.23

A303

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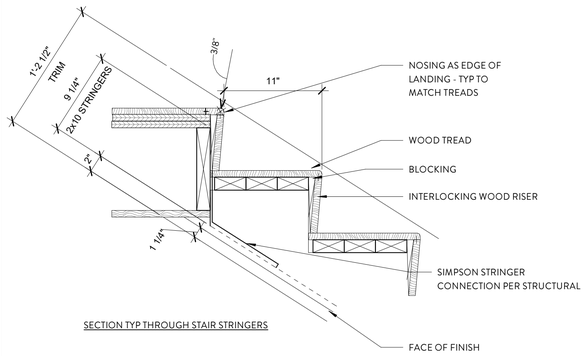
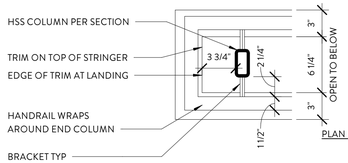
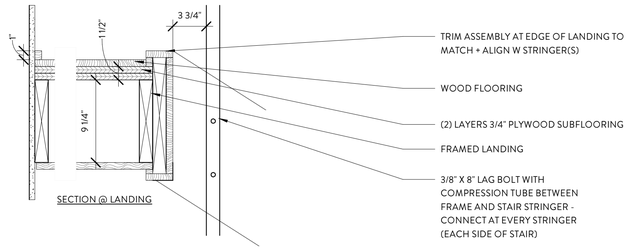


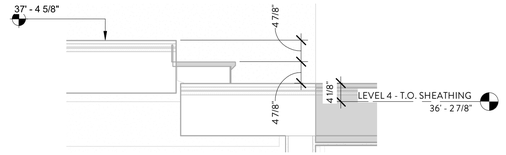
SECTION TYP THROUGH STAIR STRINGERS



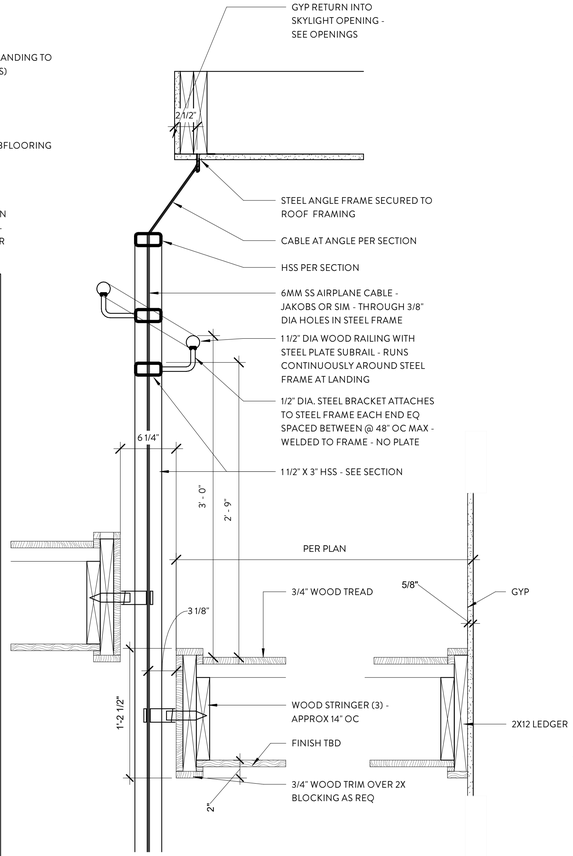
PLAN DETAIL AT HANDRAIL TURN AT LANDING



SECTION @ LANDING



7 A401 TOP OF STAIR SECTION
3/4" = 1'-0"



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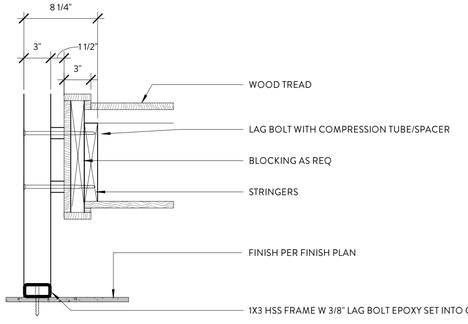
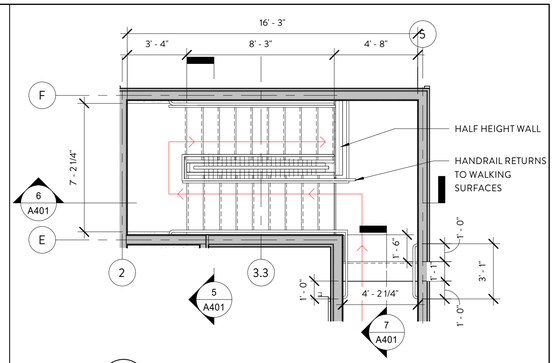
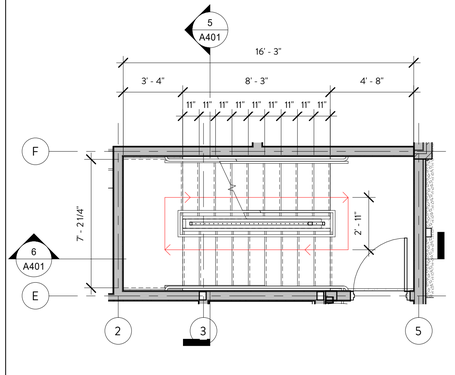


8 A401 STAIR DETAILS
1 1/2" = 1'-0"

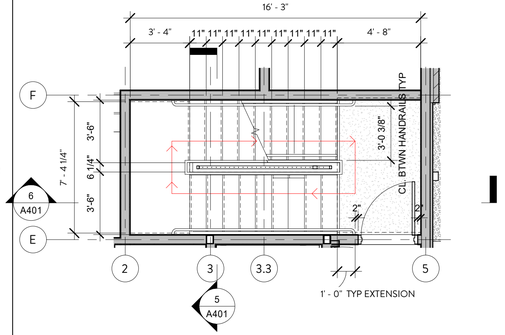
SECTION AT CONNECTION TO FLOOR



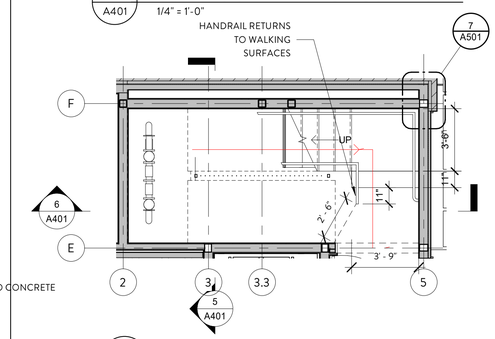
3 A401 ROOF PLAN - CIRCULATION
1/4" = 1'-0"



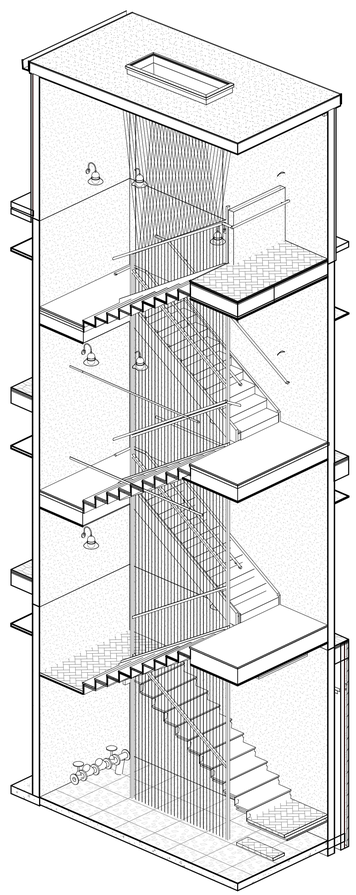
2 A401 3RD FLOOR PLAN - CIRCULATION
1/4" = 1'-0"



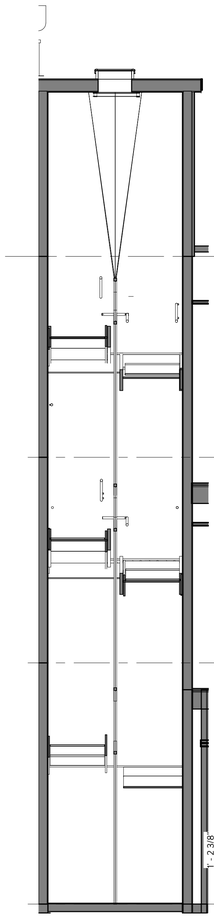
1 A401 2ND FLOOR PLAN - CIRCULATION
1/4" = 1'-0"



4 A401 1ST FLOOR PLAN - CIRCULATION
1/4" = 1'-0"



9 A401 STAIR 3D VIEW



5 A401 STAIR SECTION 2
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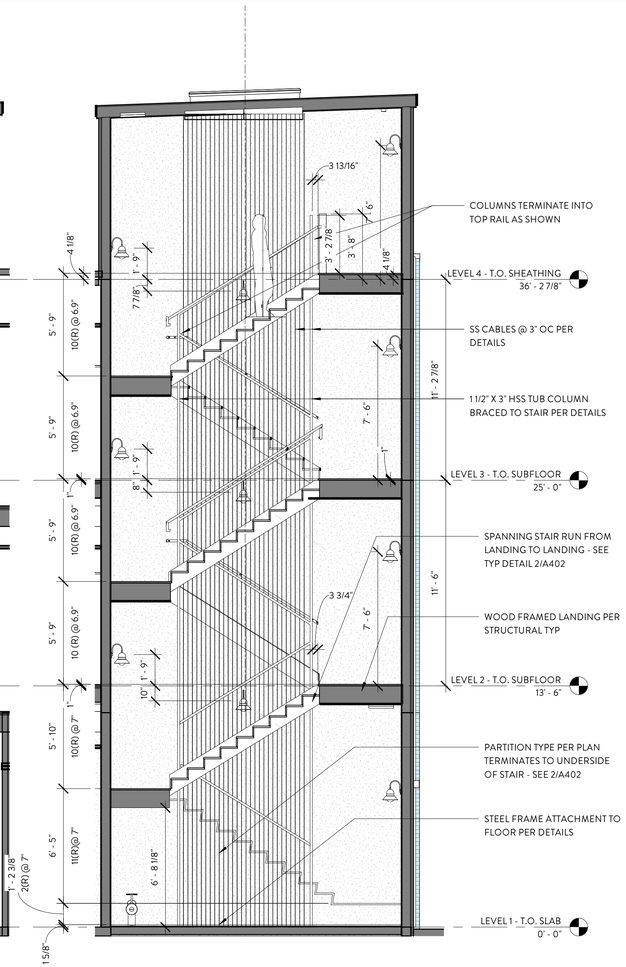

6 A401 STAIR SECTION 1
1/4" = 1'-0"

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STUDIO WTA

TRACIE L. ASHE
REG. NO. 8826
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #:	2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

VERTICAL CIRCULATION - STAIR

02.03.23

A401

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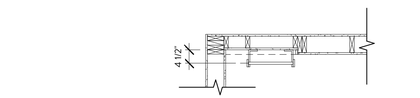
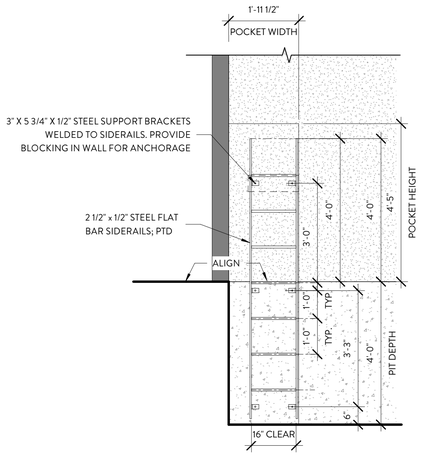
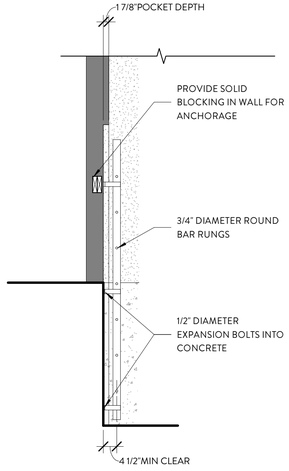
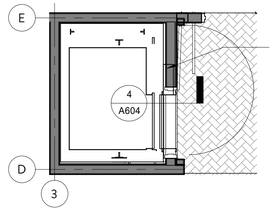
SHEET SIZE:



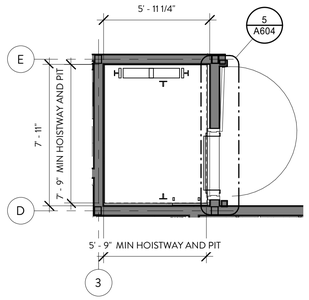


2 A402 ELEVATOR PIT LADDER DETAILS
1/2" = 1'-0"

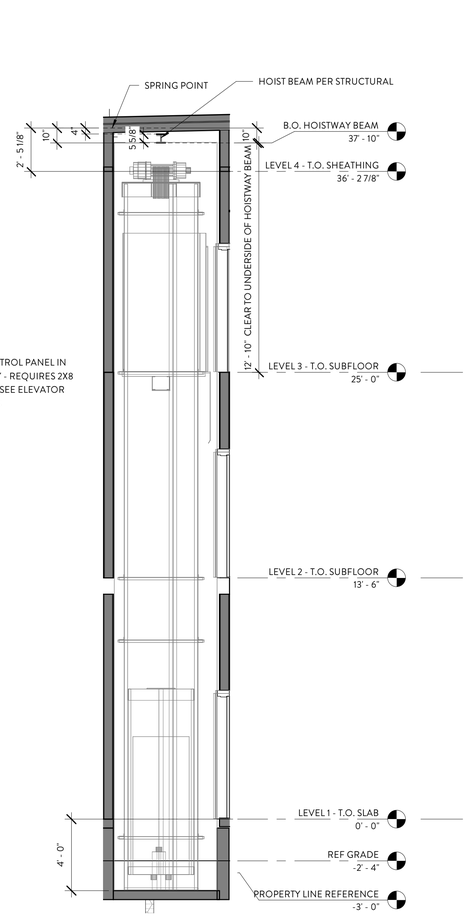




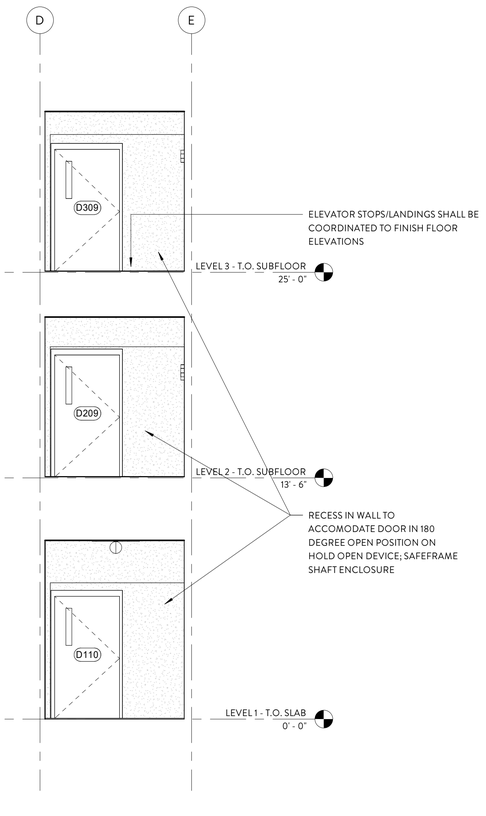
3 A402 ELEVATOR 3RD FLOOR
1/4" = 1'-0"



1 A402 ELEVATOR 1ST + 2ND FLOOR
1/4" = 1'-0"



4 A402 ELEVATOR SECTION
1/4" = 1'-0"



8 A402 ELEVATOR WALL ELEVATION
1/4" = 1'-0"

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REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

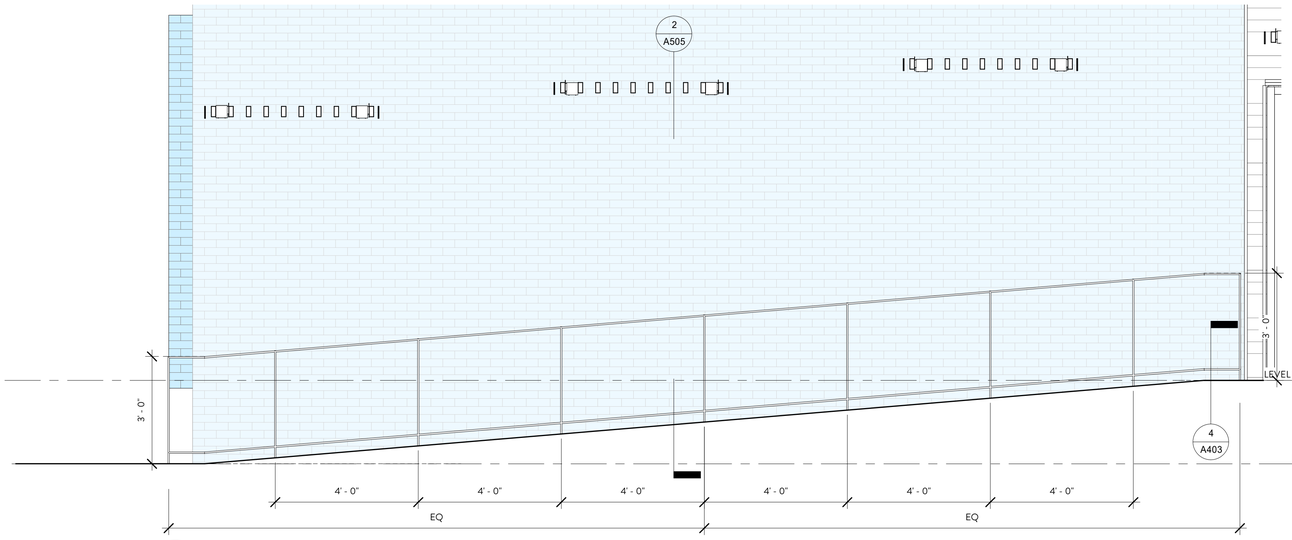
VERTICAL CIRCULATION

02.03.23

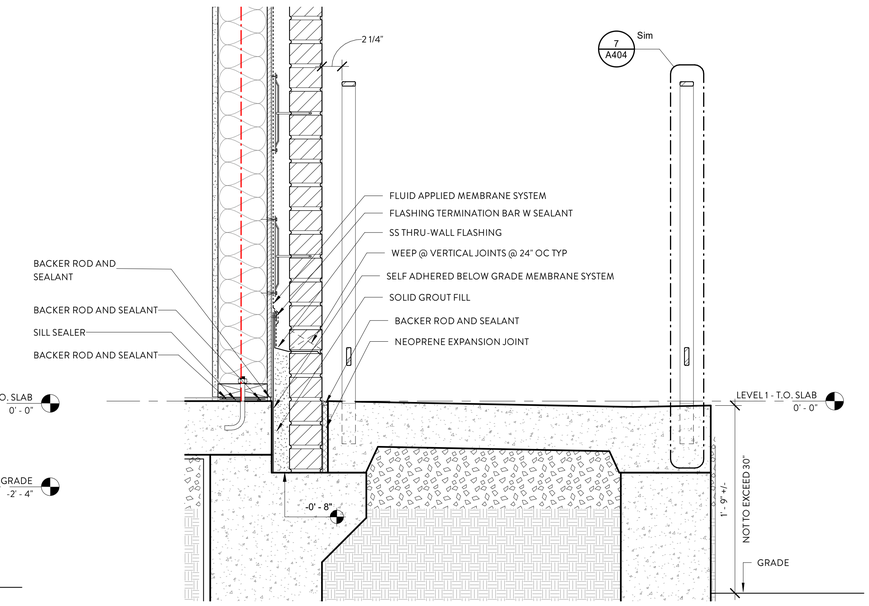
A402

3/1/2023 4:40:37 PM

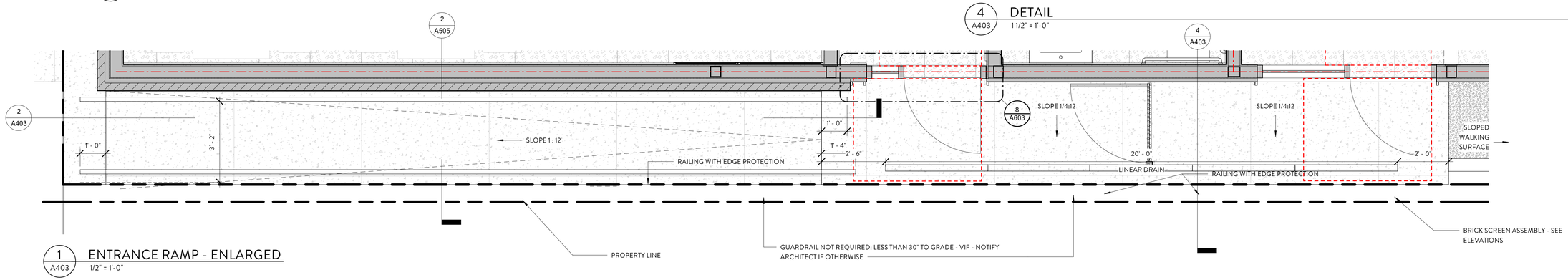
SHEET SIZE:



2 A403 ELEVATION
1/2" = 1'-0"



4 A403 DETAIL
1 1/2" = 1'-0"



1 A403 ENTRANCE RAMP - ENLARGED
1/2" = 1'-0"

3/1/2023 4:40:38 PM

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REG. NO. 8424
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

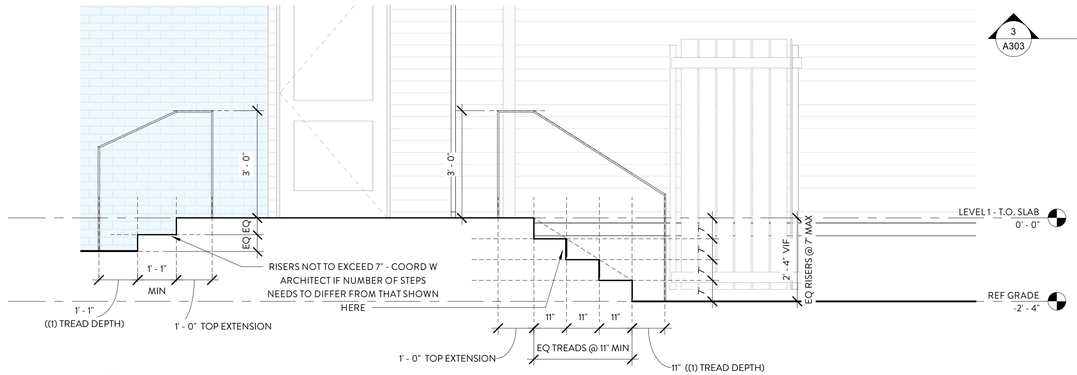
PERMIT SET

VERTICAL CIRCULATION - EXTERIOR

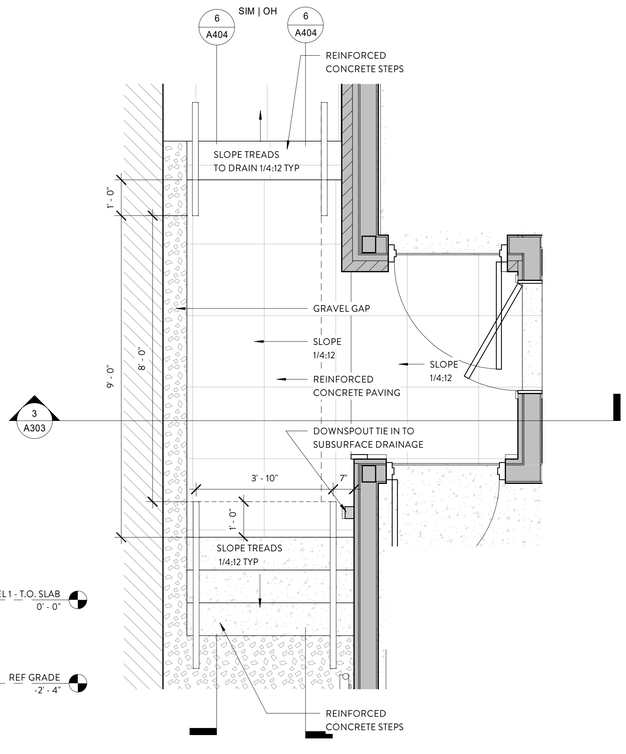
02.03.23

A403

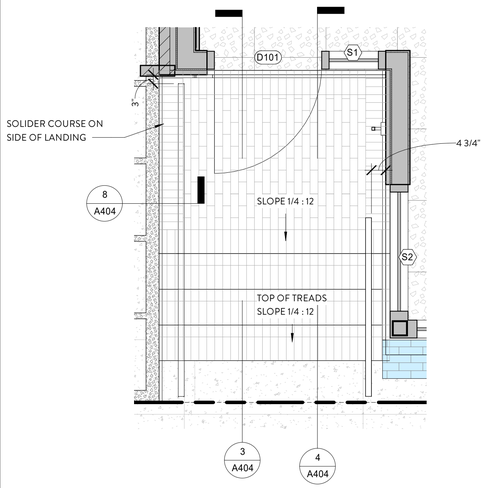
SHEET SIZE:



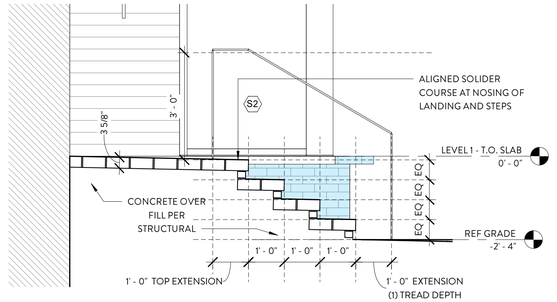
6 A404 SECTION
1/2" = 1'-0"



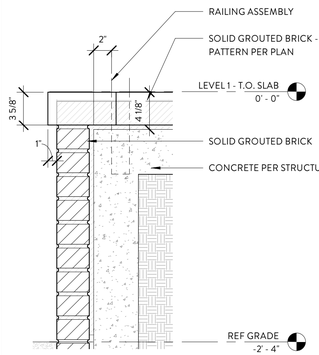
2 A404 PLAN
1/2" = 1'-0"

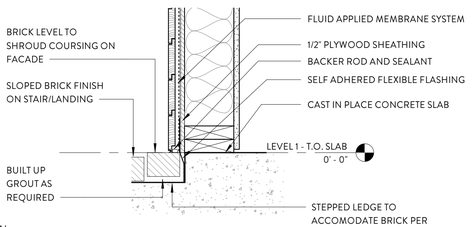


1 A404 PLAN
1/2" = 1'-0"

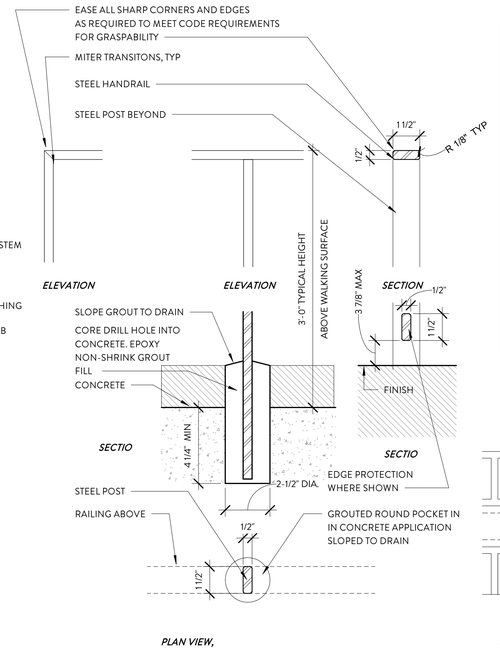


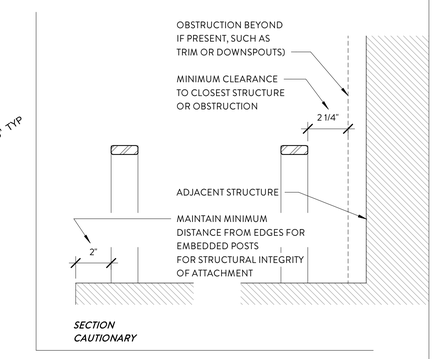
4 A404 SECTION
1/2" = 1'-0"

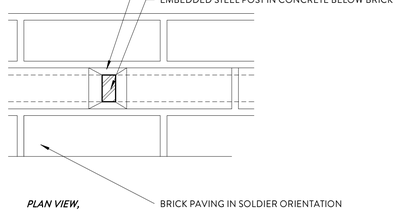




9 A404 SECTION AT STOOP TO WALL
1 1/2" = 1'-0"



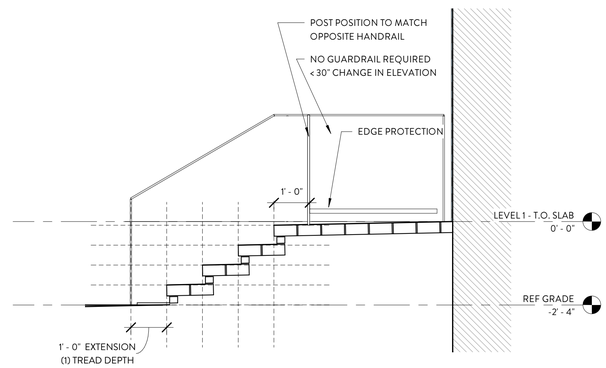




1) ALL STEEL SHALL BE HOT DIPPED GALVANIZED. STEEL TO RECEIVE ANTI-CORROSIVE PRIMER, PAINTED FINISH, TYP
2) GRIND ALL WELDS SMOOTH

8 A404 SECTION AT EDGE OF STOOP
1 1/2" = 1'-0"

7 A404 TYPICAL HANDRAIL DETAILS
3" = 1'-0"



3 A404 Detail 60
1/2" = 1'-0"

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4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

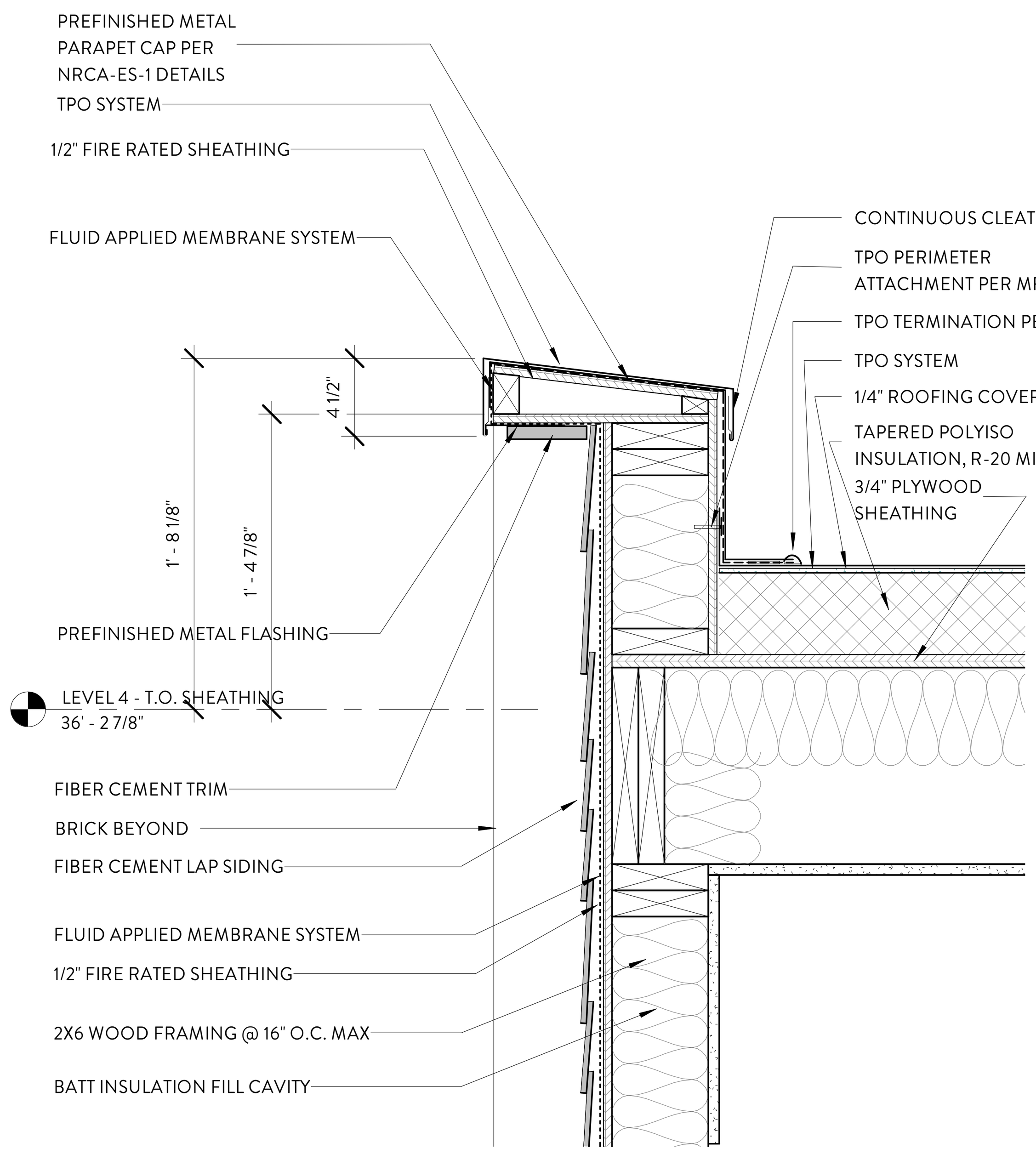
PERMIT SET

VERTICAL CIRCULATION - EXTERIOR

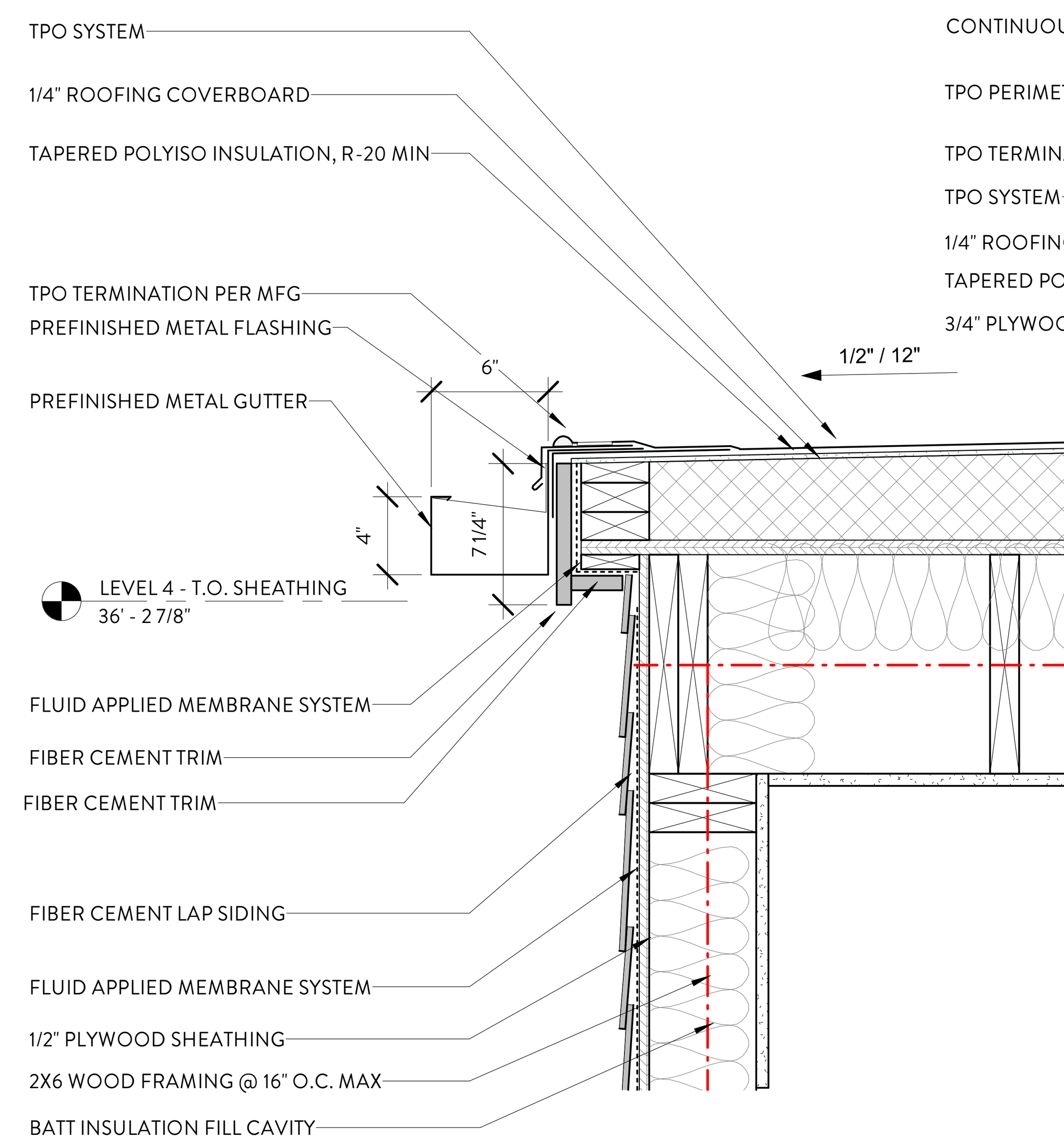
02.03.23

A404

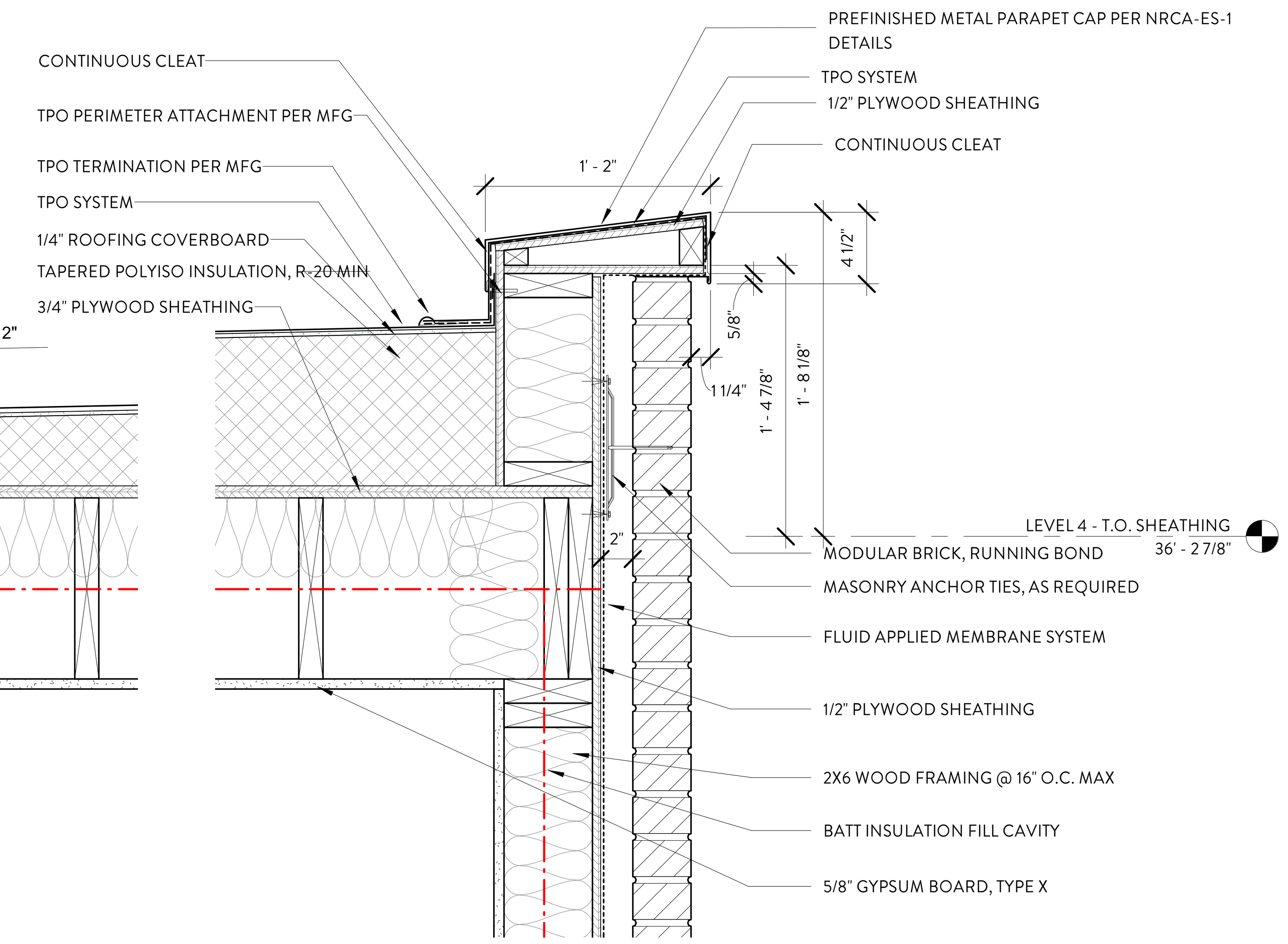
3/1/2023 4:40:40 PM



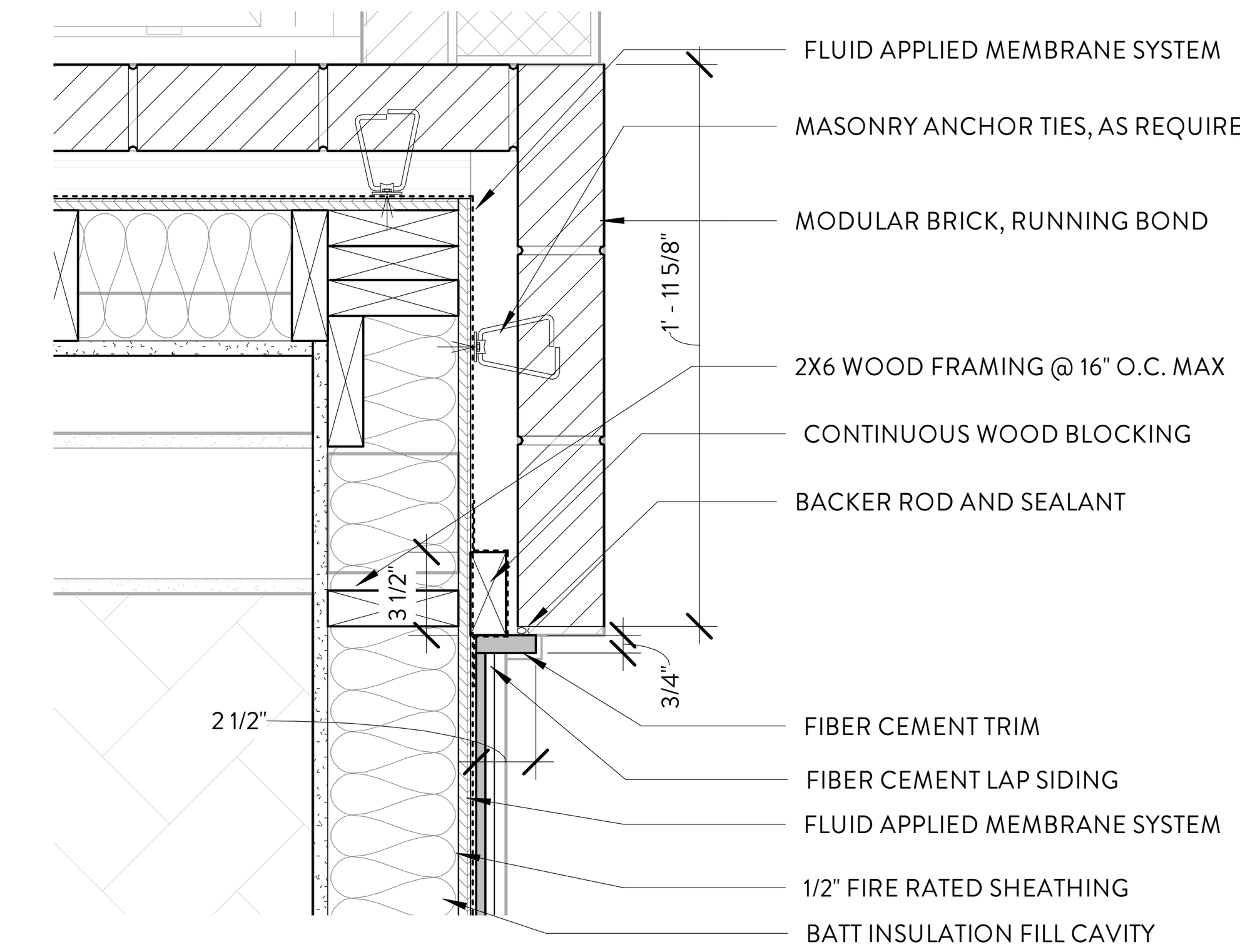
2 DETAIL
A501
1 1/2" = 1'-0"



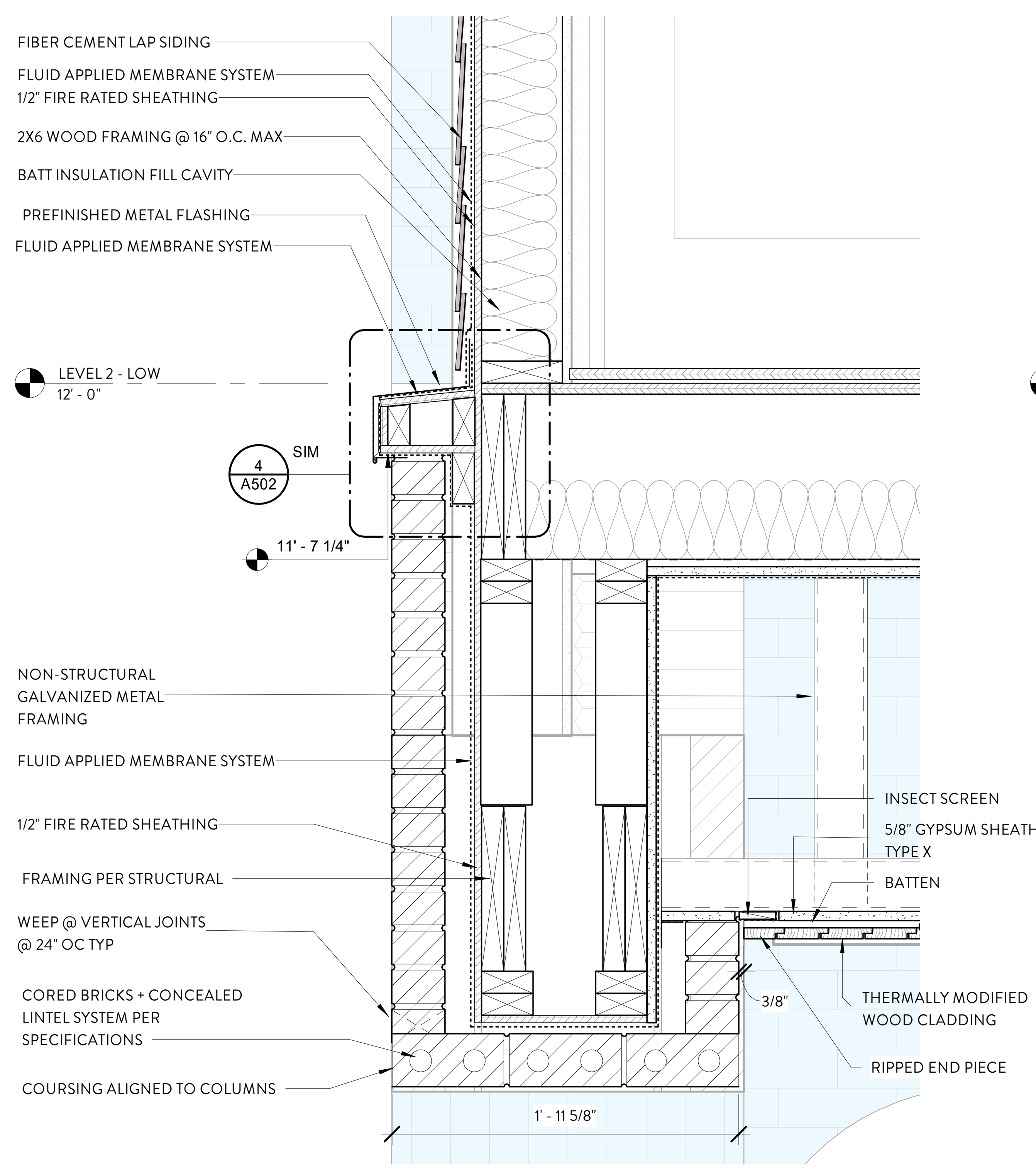
8 DETAIL
A501
1 1/2" = 1'-0"



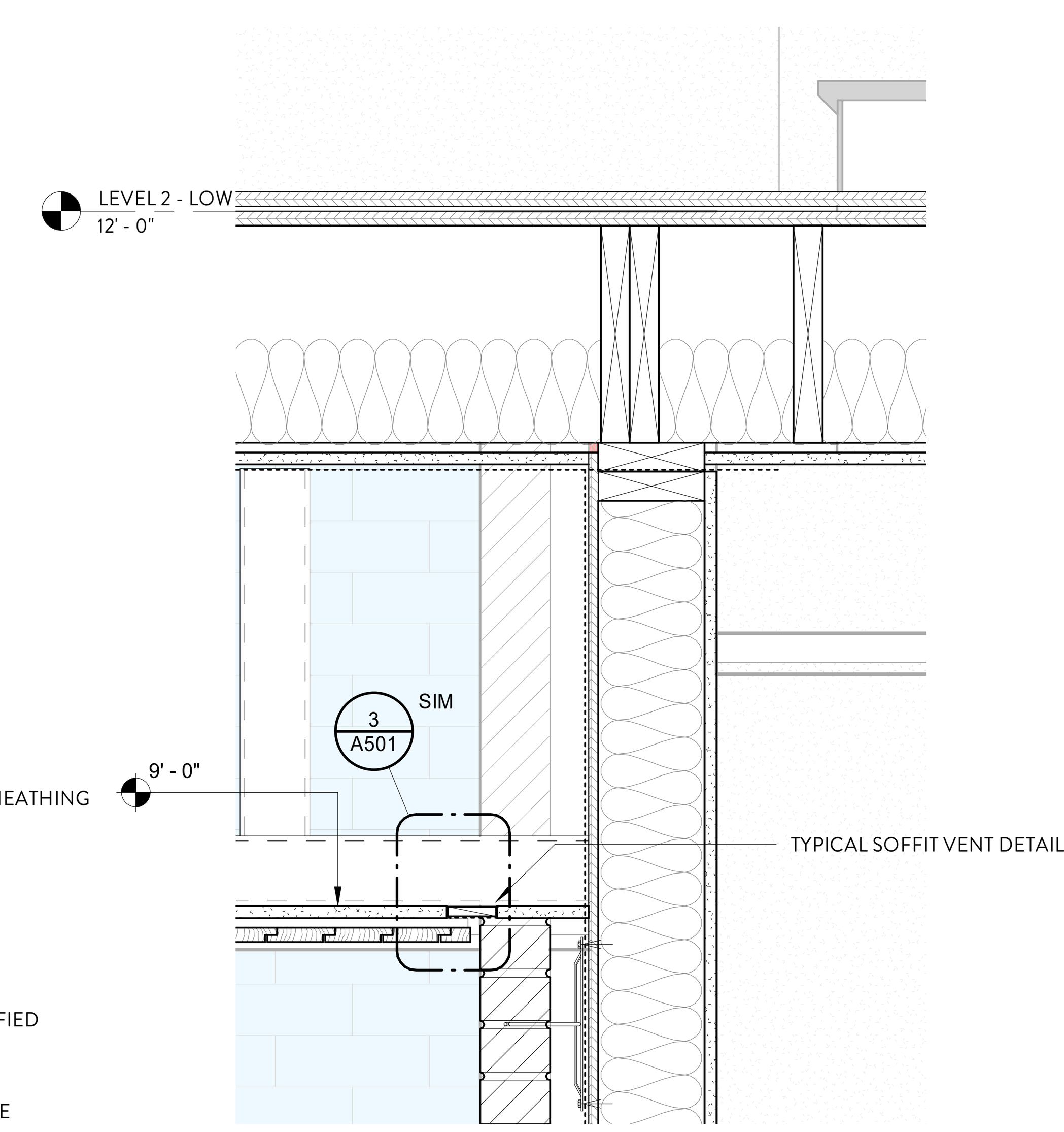
1 DETAIL
A501
1 1/2" = 1'-0"



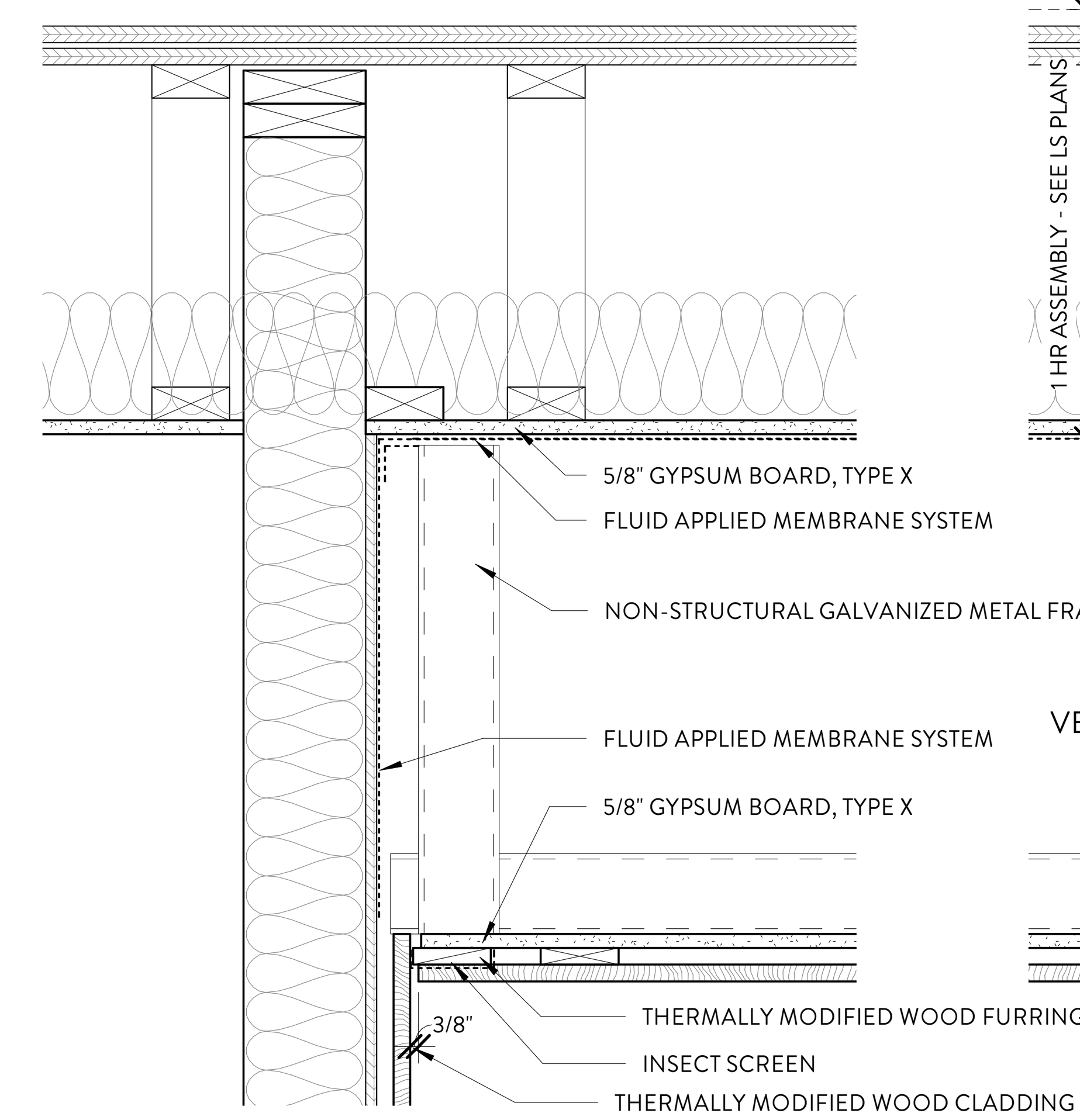
7 PLAN DETAIL - BRICK TO SIDING #1
A501
1 1/2" = 1'-0"



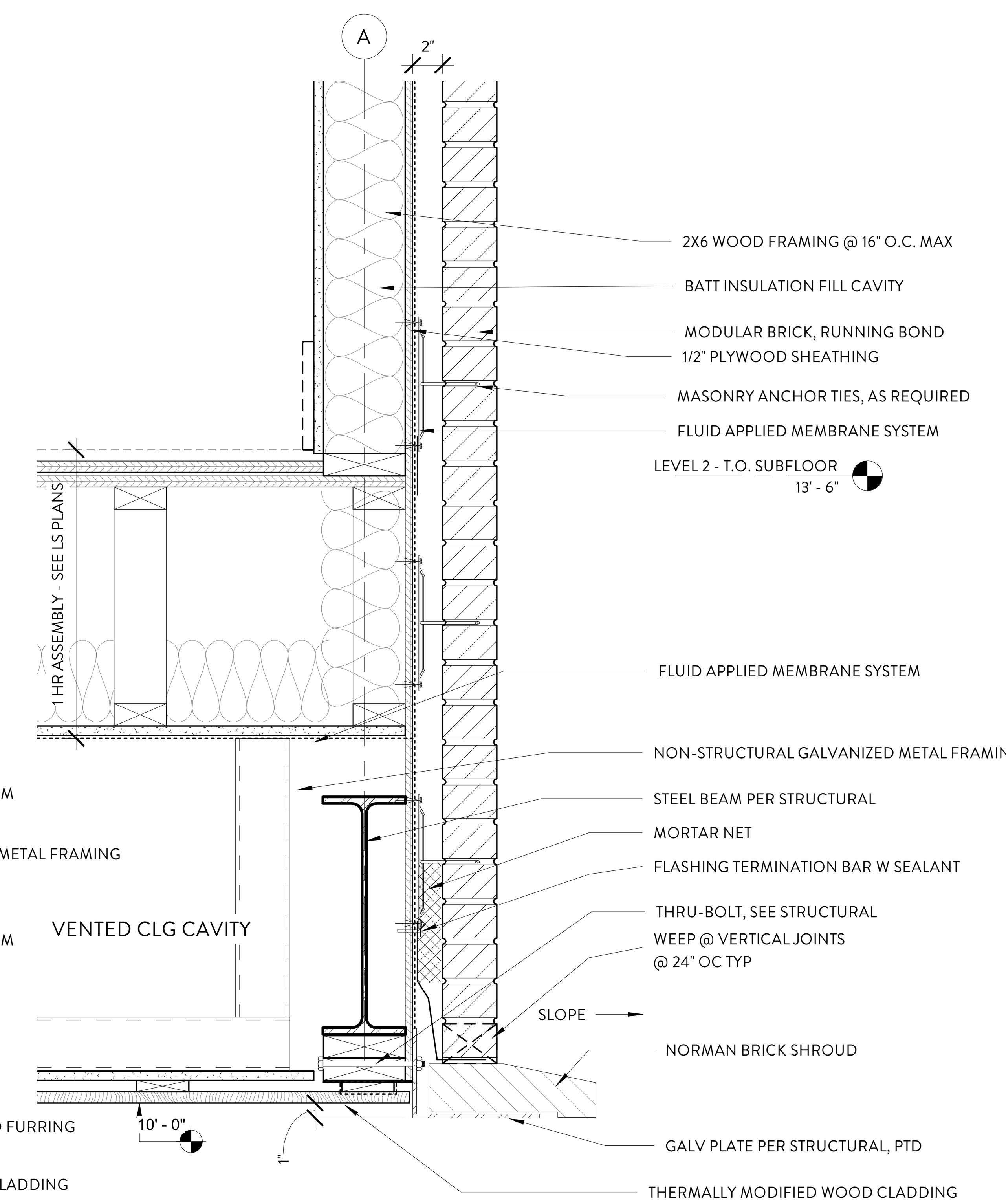
3 DETAIL
A501
1 1/2" = 1'-0"



5 DETAIL
A501
1 1/2" = 1'-0"



6 DETAIL
A501
1 1/2" = 1'-0"



4 DETAIL
A501
1 1/2" = 1'-0"

SHEET SIZE:

3/1/2023 4:40:42 PM

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REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

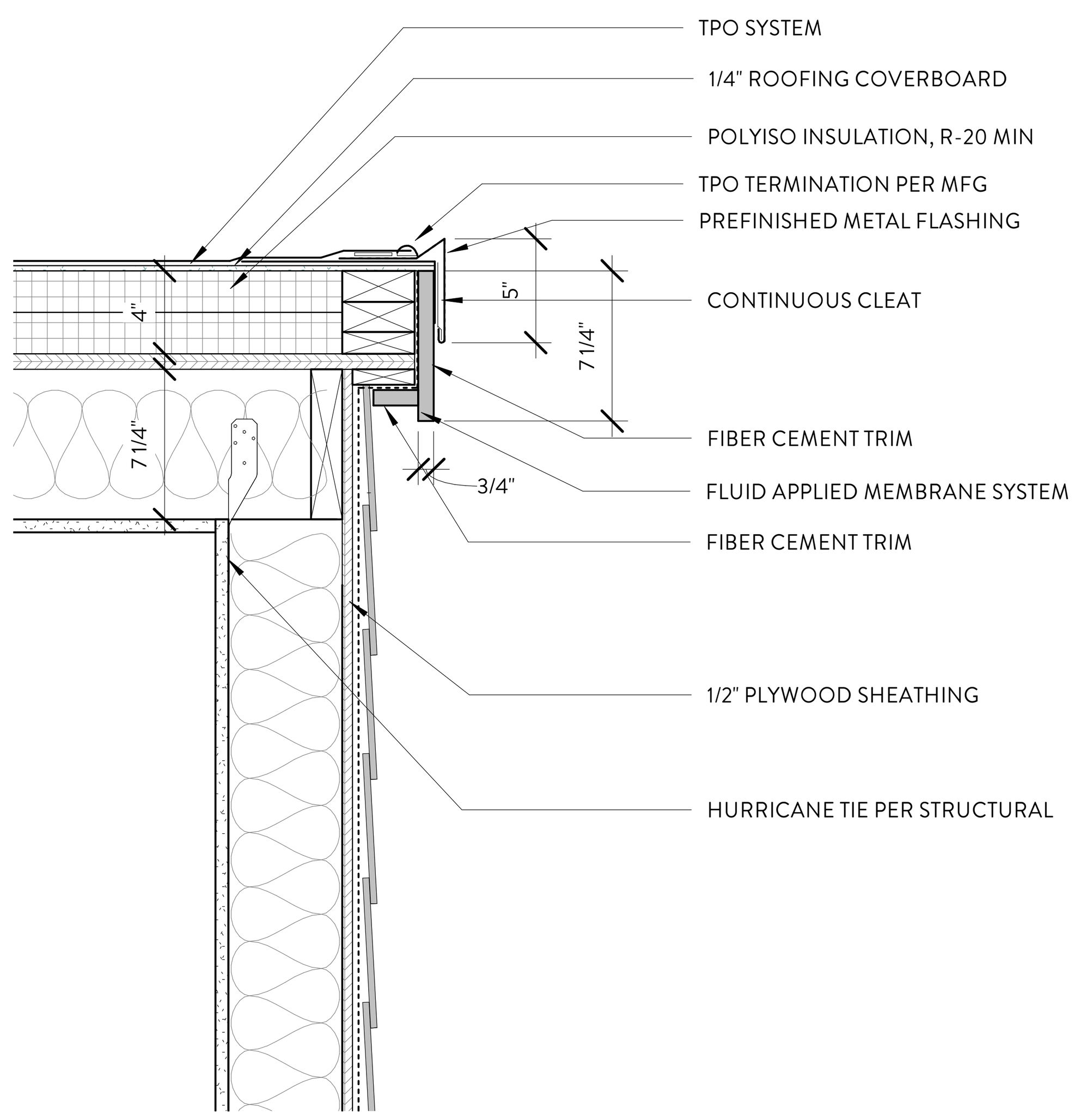
REV #	ISSUE PURPOSE	DATE

PERMIT SET

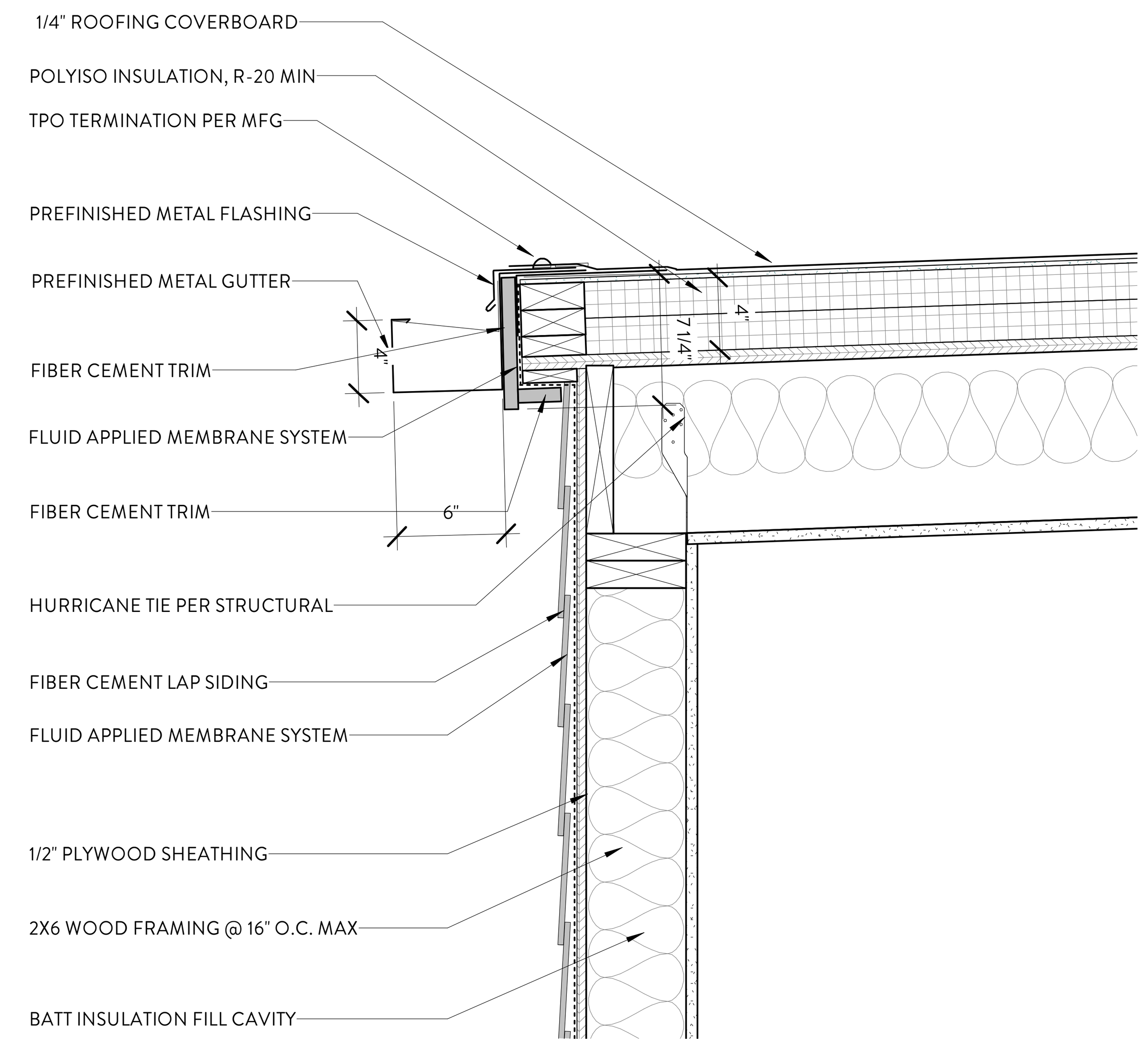
EXTERIOR DETAILS

02.03.23

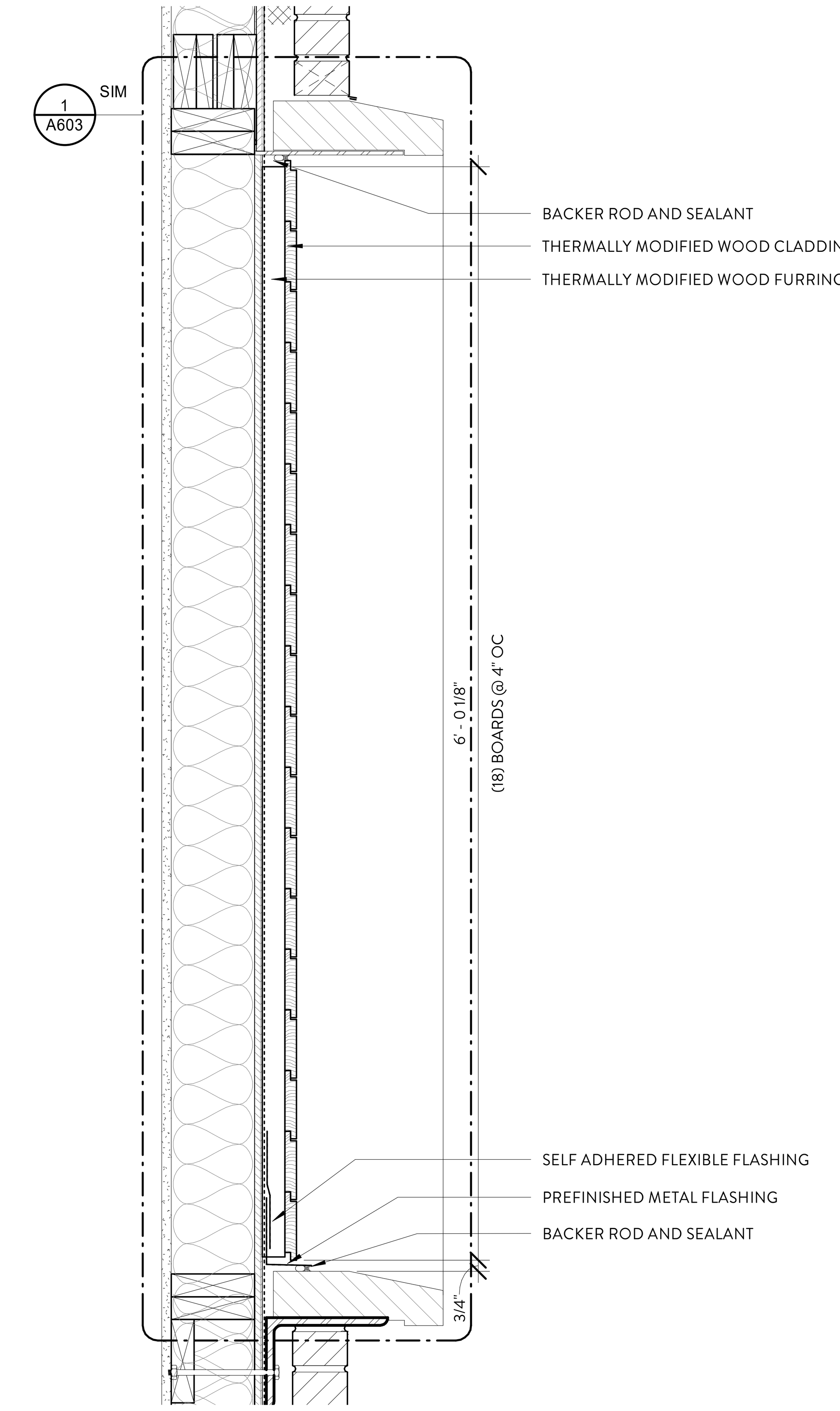
A501



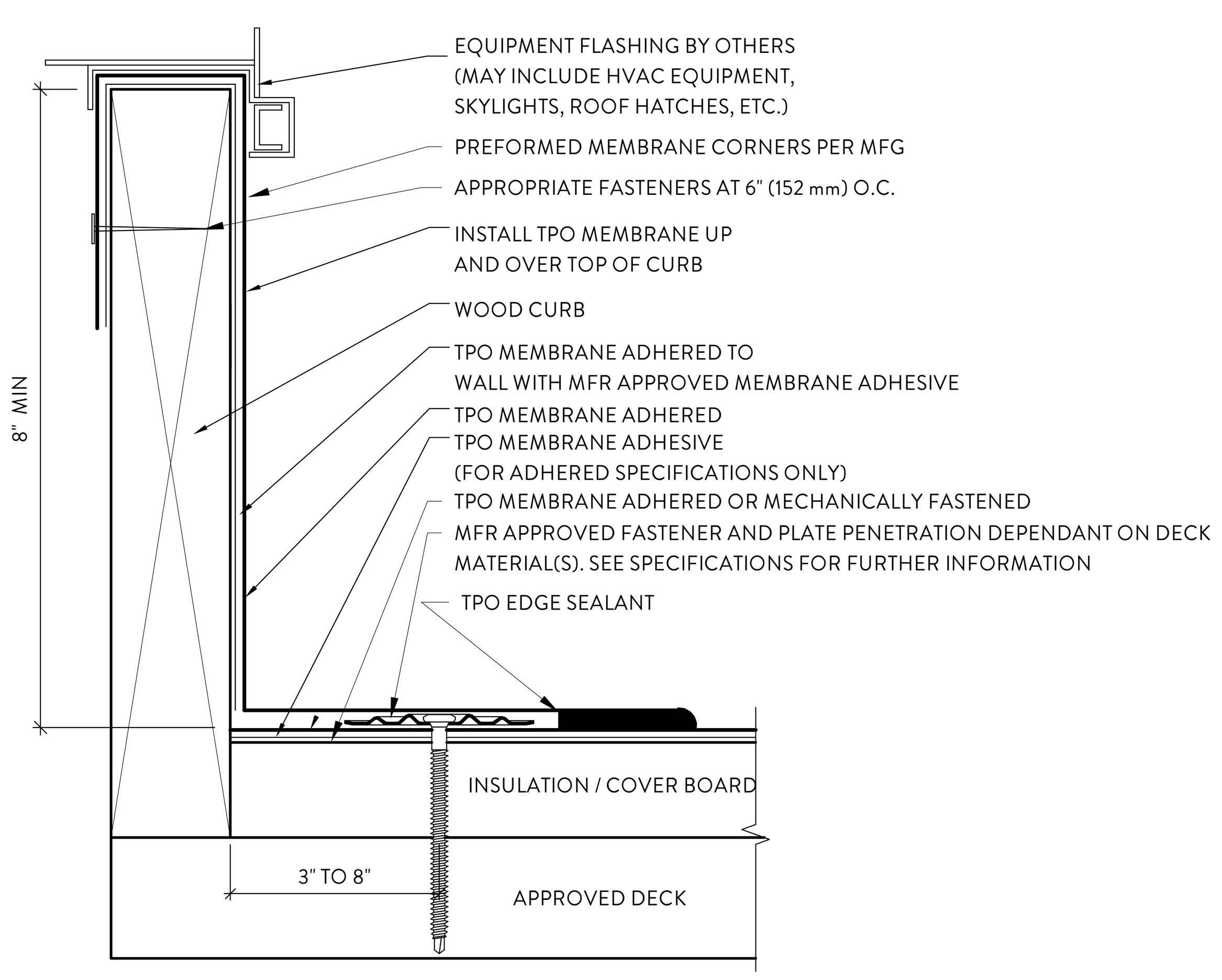
5 DETAIL
A502
1 1/2" = 1'-0"



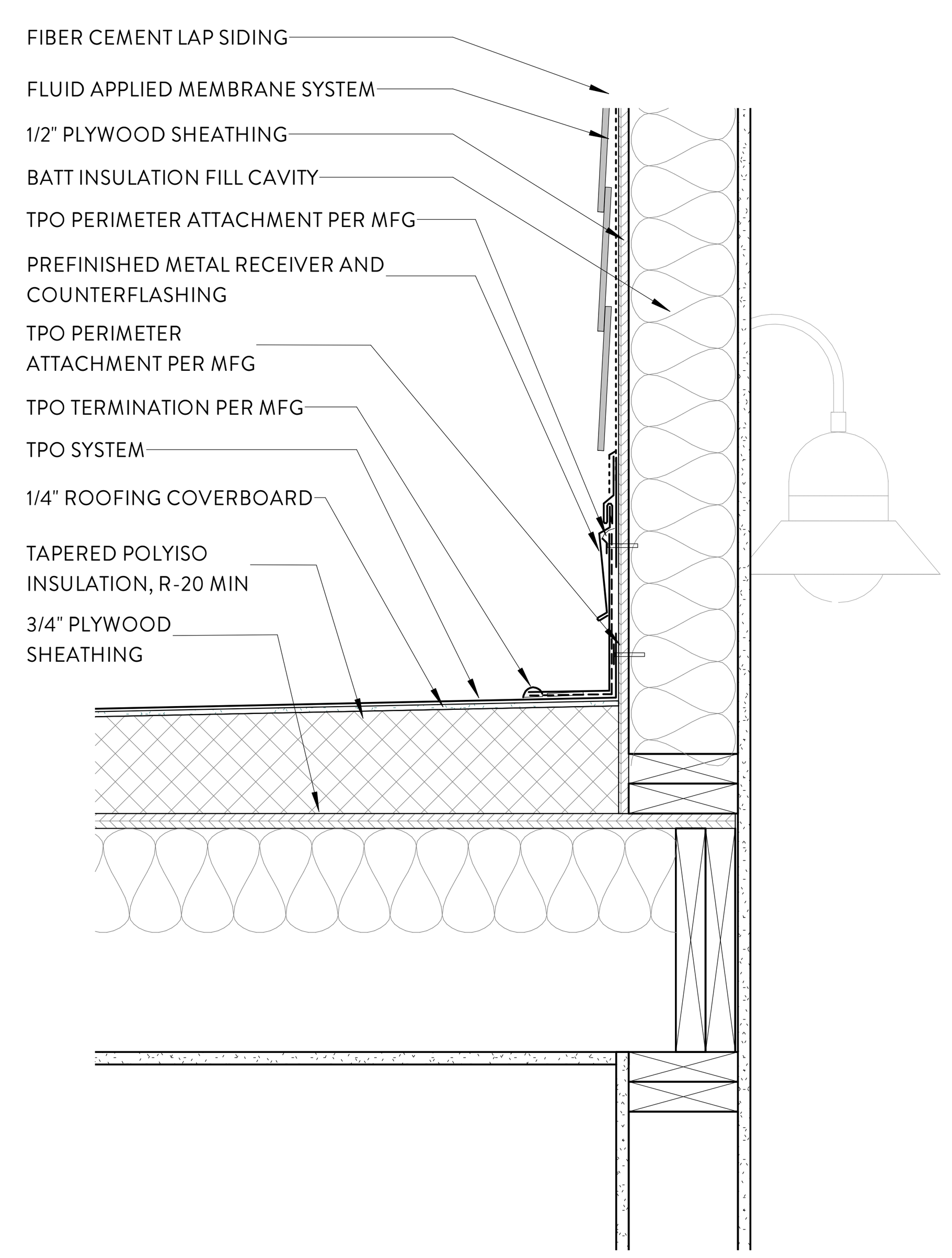
1 DETAIL
A502
1 1/2" = 1'-0"



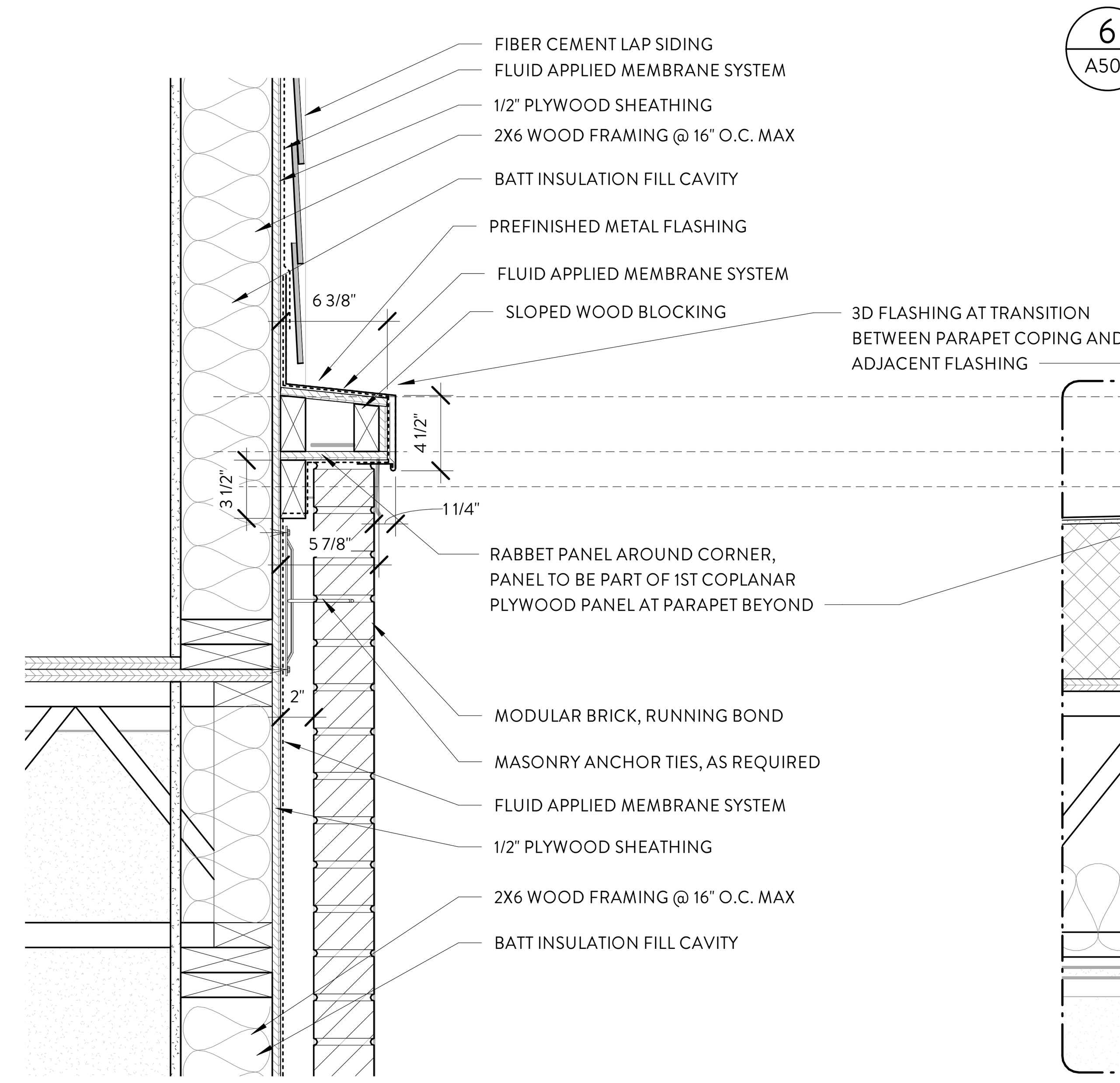
6 SECTION AT WOOD CLADDING
A502
1 1/2" = 1'-0"



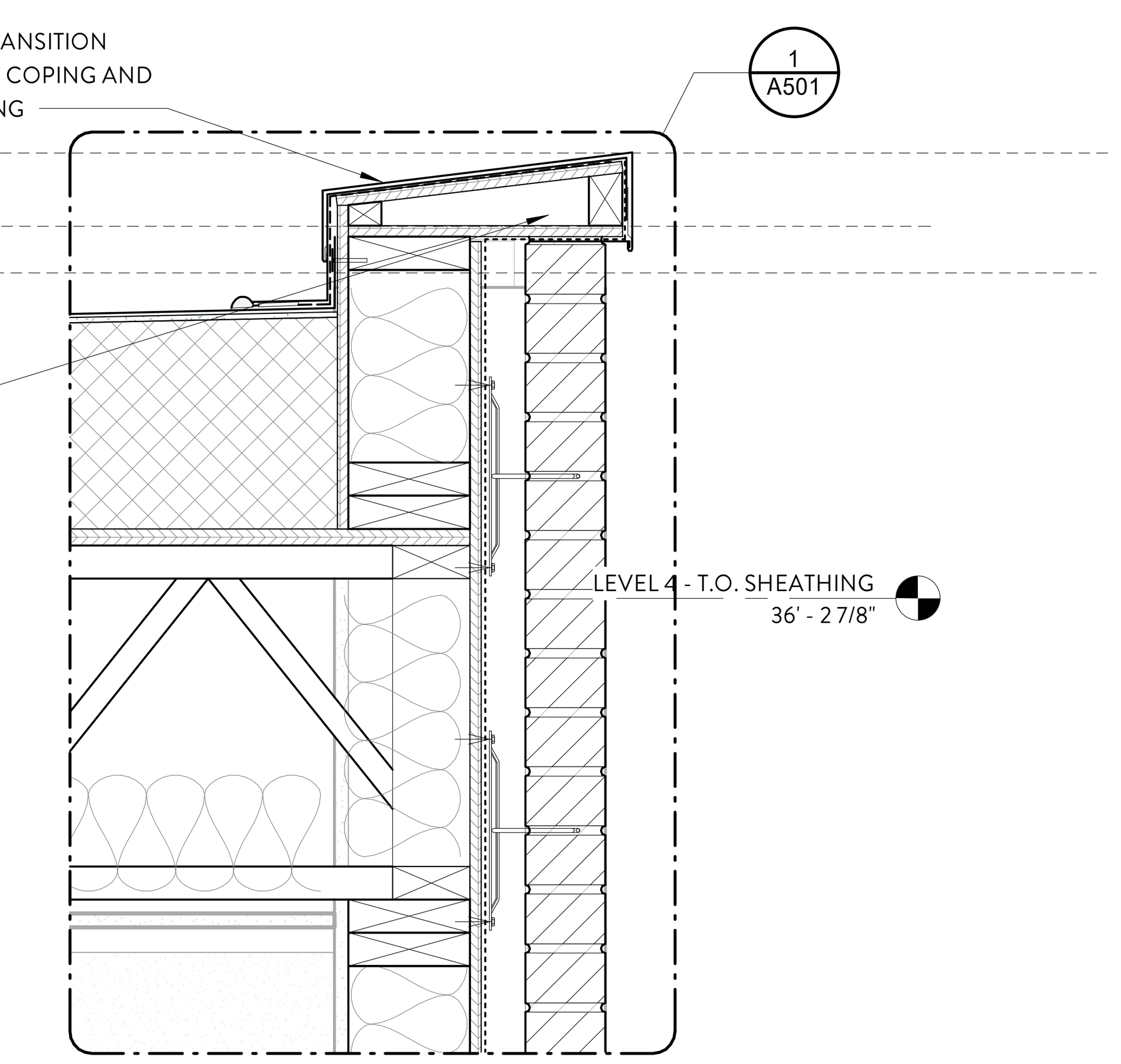
7 WOOD ROOF CURB
A502
6" = 1'-0"



2 DETAIL
A502
1 1/2" = 1'-0"



4 DETAIL
A502
1 1/2" = 1'-0"



3 DETAIL
A502
1 1/2" = 1'-0"

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4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #:	2125

REV #	ISSUE PURPOSE	DATE

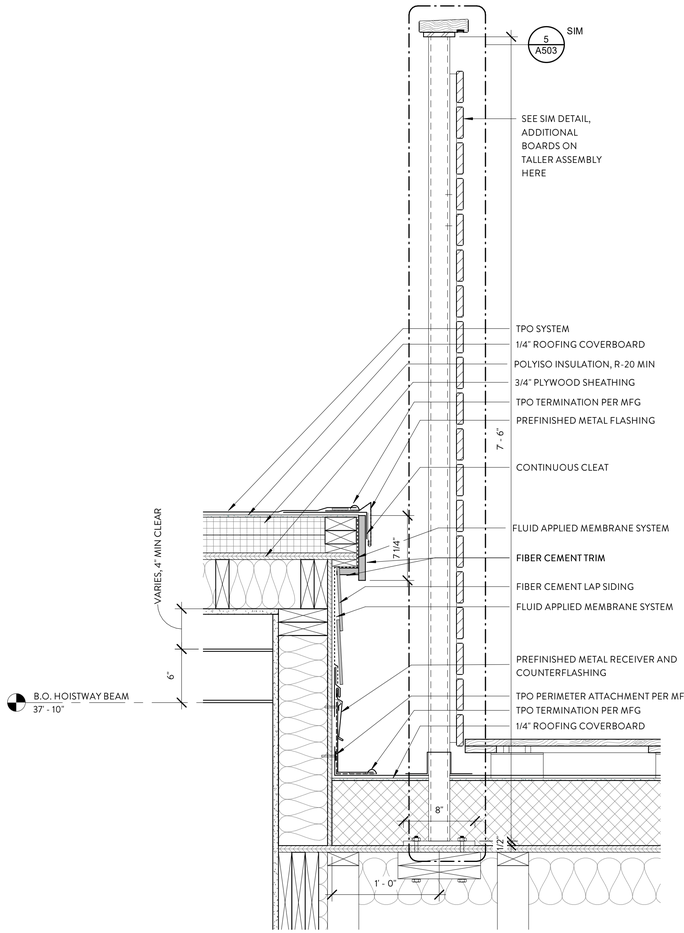
PERMIT SET

EXTERIOR DETAILS

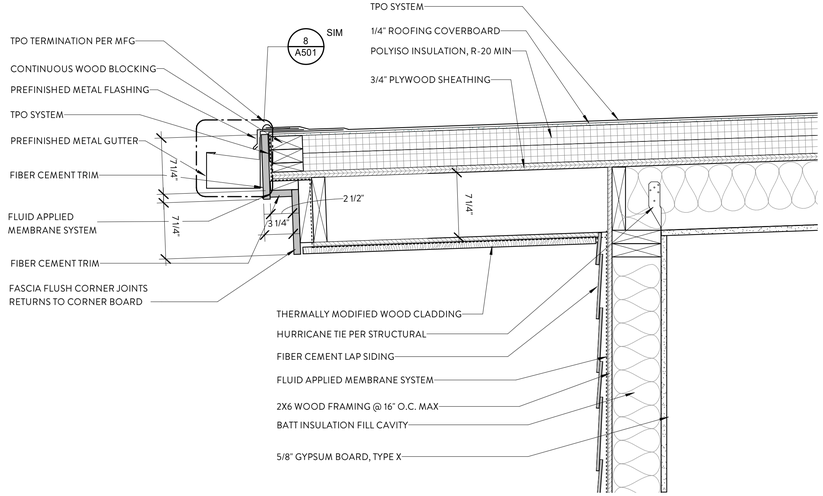
02.03.23

A502

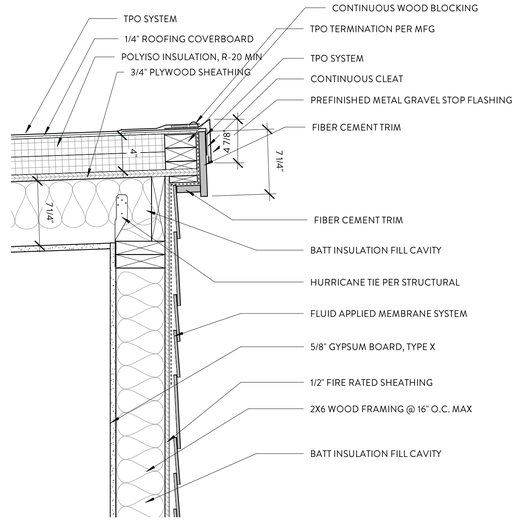
SHEET SIZE:



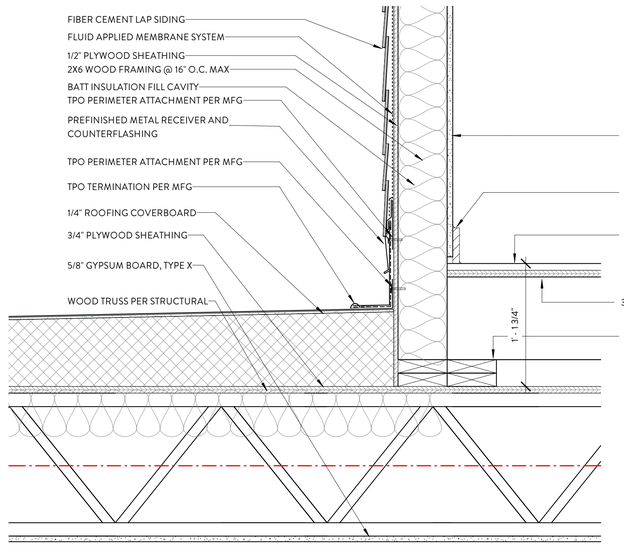
6 A503 DETAIL
1 1/2" = 1'-0"



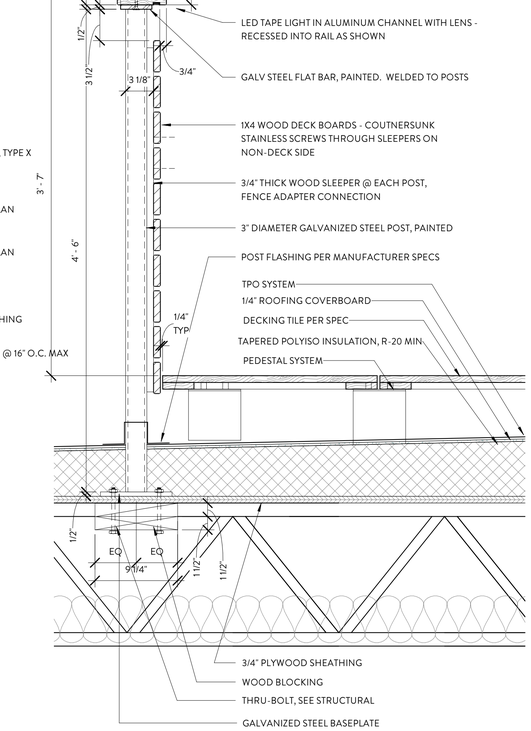
2 A503 DETAIL
1 1/2" = 1'-0"



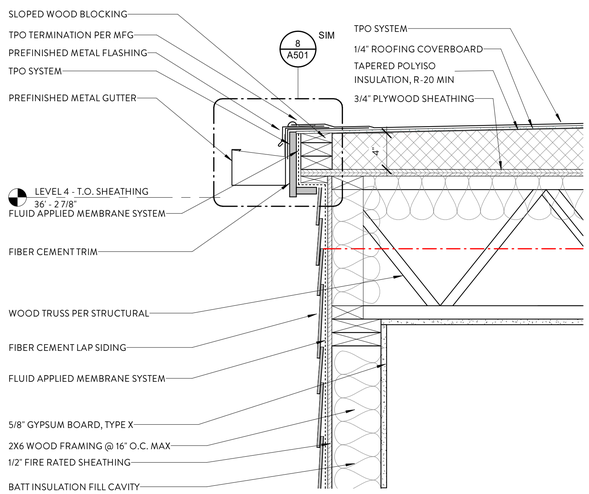
3 A503 DETAIL
1 1/2" = 1'-0"



4 A503 DETAIL
1 1/2" = 1'-0"



5 A503 DETAIL
1 1/2" = 1'-0"



1 A503 DETAIL
1 1/2" = 1'-0"

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4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

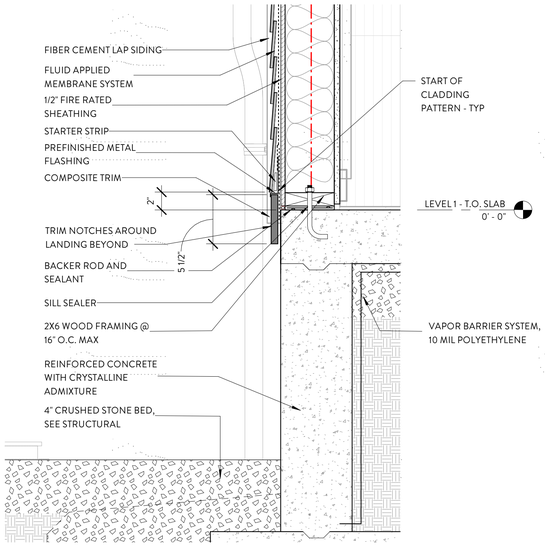
EXTERIOR DETAILS

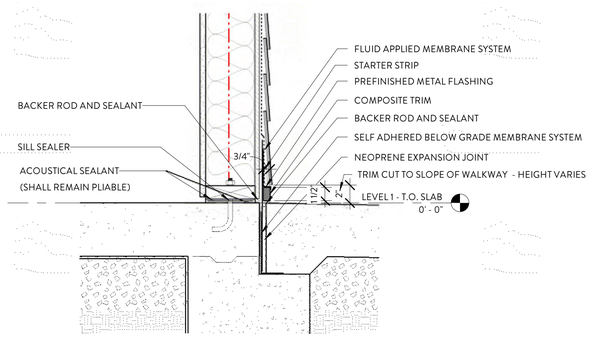
02.03.23

A503

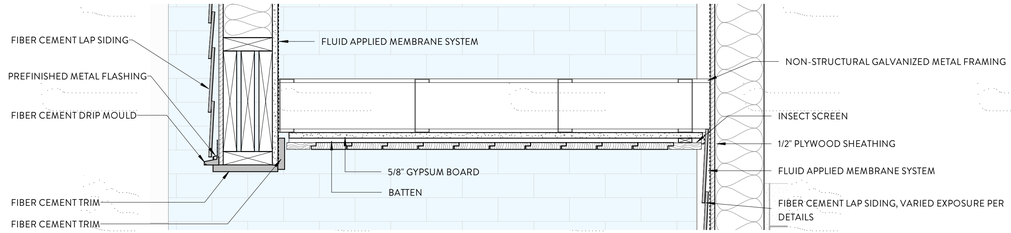
3/1/2023 4:40:45 PM

SHEET SIZE:



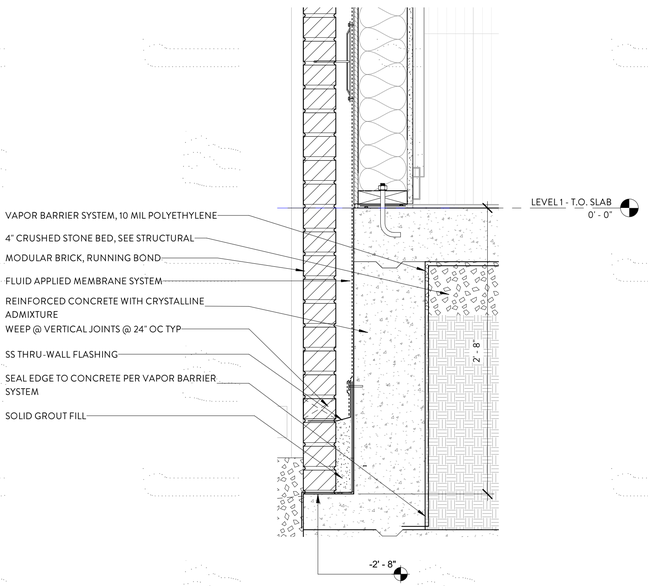


6 A504 SECTION DETAIL
1 1/2" = 1'-0"

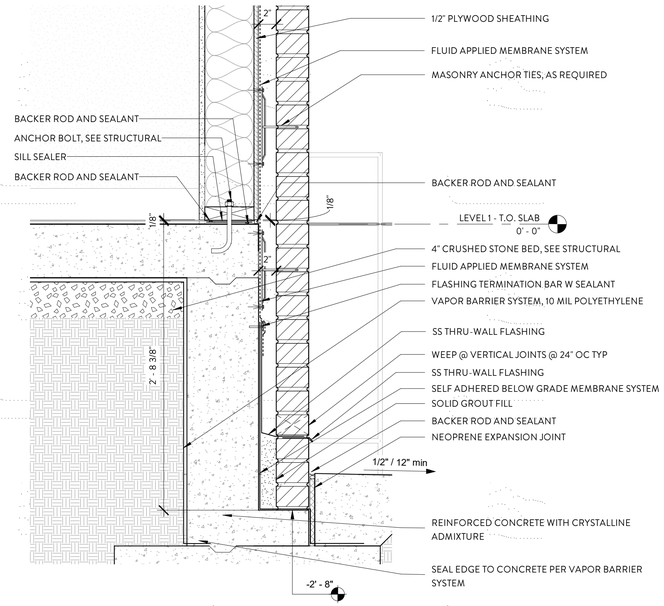


2 A504 SECTION - SOFFIT AT REAR KITCHEN ENTRY
1 1/2" = 1'-0"

7 A504 SECTION DETAIL
1 1/2" = 1'-0"



4 A504 SECTION DETAIL
1 1/2" = 1'-0"



1 A504 SECTION DETAIL
1 1/2" = 1'-0"

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REG. NO. 34476
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REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #:	2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

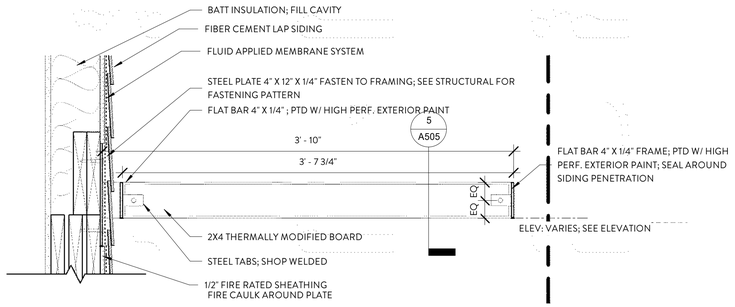
EXTERIOR DETAILS

02.03.23

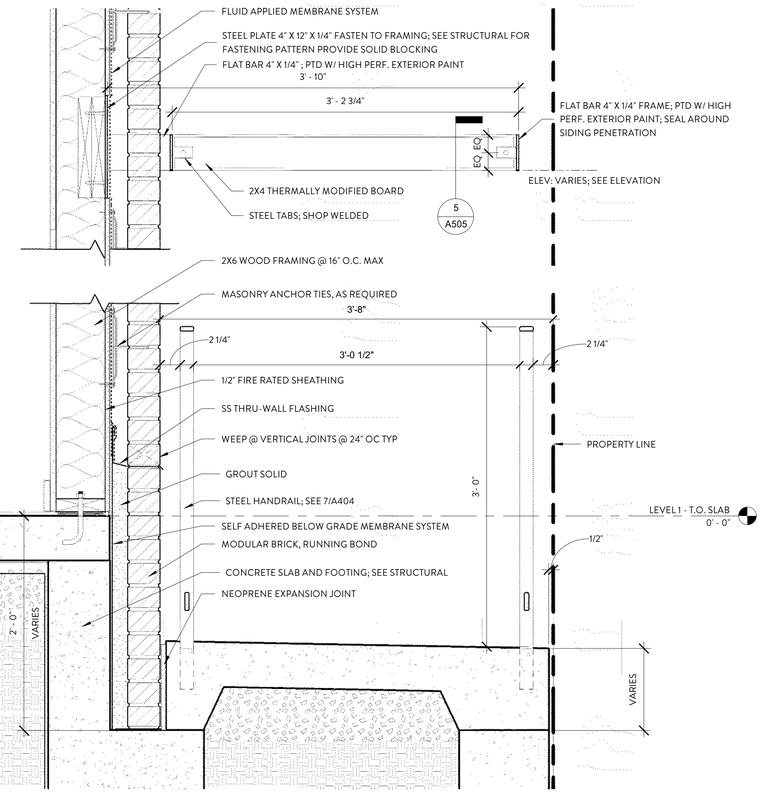
A504

3/1/2023 4:40:47 PM

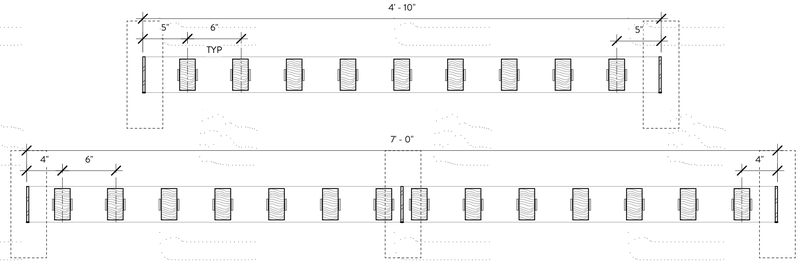
SHEET SIZE:



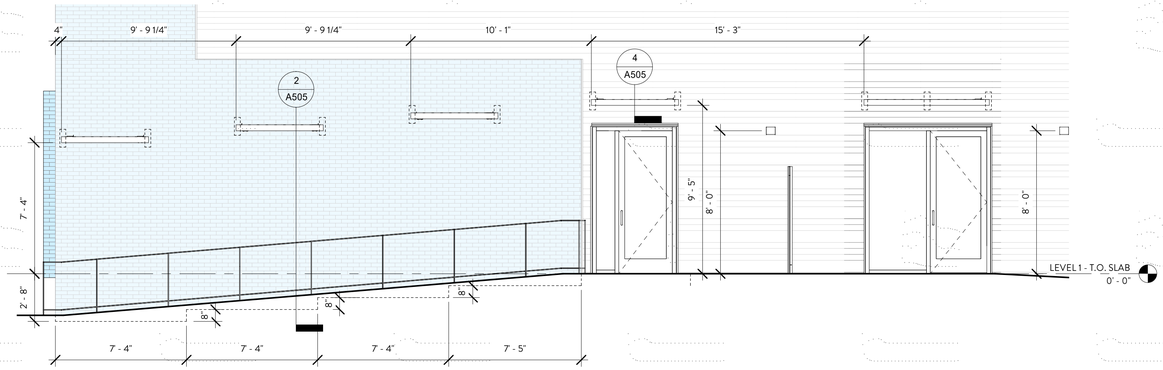
4 A505 TRELLIS SECTION DETAIL @ SIDING
1 1/2" = 1'-0"



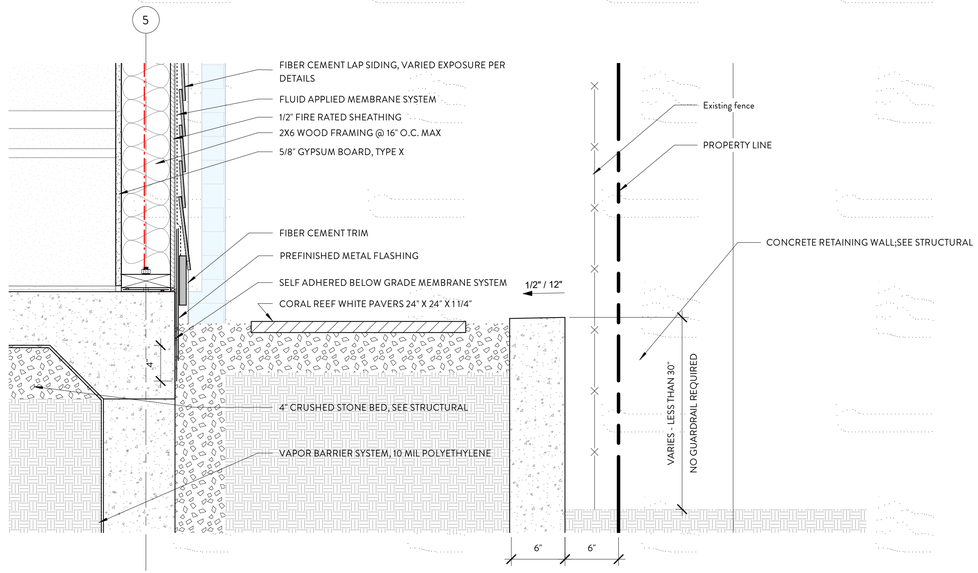
2 A505 TRELLIS SECTION DETAIL @ BRICK
1 1/2" = 1'-0"



5 A505 DETAIL
1 1/2" = 1'-0"



1 A505 BRICK SCREEN ELEVATION
1/4" = 1'-0"



6 A505 DETAIL
1 1/2" = 1'-0"

3/1/2023 4:40:49 PM

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New Orleans, LA 70124
504.593.9074
studiowta.com

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TRACIE L. ASHEE
REG. NO. 38474
STATE OF LOUISIANA
LICENSED
PROFESSIONAL
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

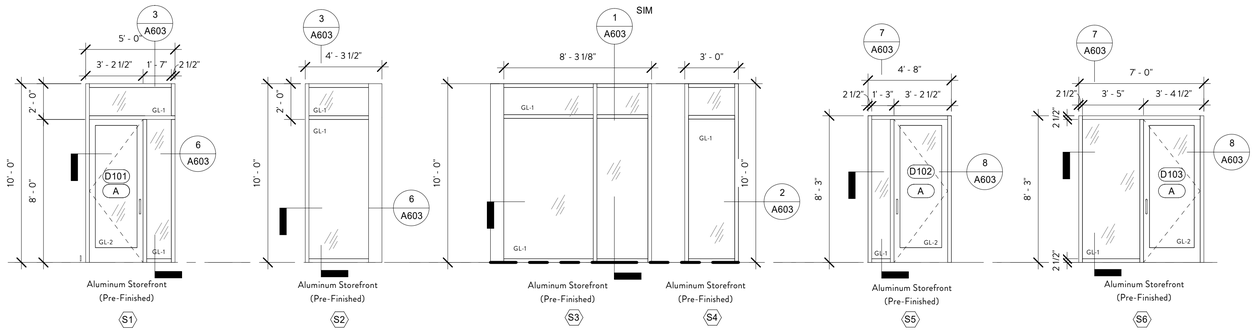
REV #	ISSUE PURPOSE	DATE

PERMIT SET

EXTERIOR DETAILS - OVERHANGS

02.03.23

A505

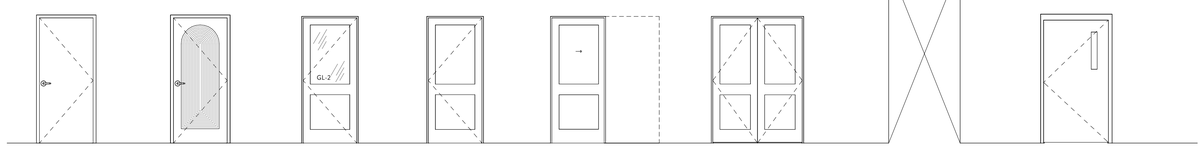


1 STOREFRONT ELEVATIONS

A601 1/4" = 1'-0"

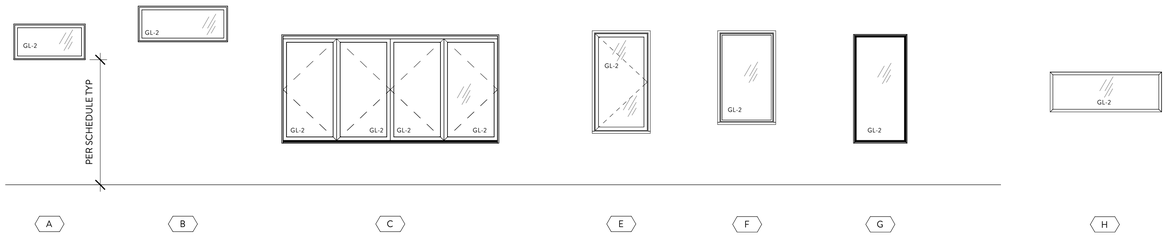
NOTE

1. BASIS OF DESIGN FOR ALUMINUM STOREFRONT IS KAWNEER TRIFAB 451T.



2 DOOR ELEVATIONS

A601 1/4" = 1'-0"



3 WINDOW ELEVATIONS

A601 1/4" = 1'-0"

DOOR SCHEDULE

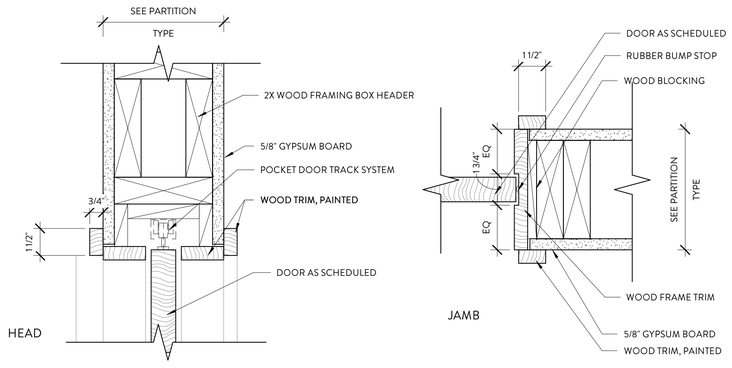
TYPE	MARK	ROOM	THICKNESS	WIDTH	HEIGHT	Operation	FRAME	DETAIL REF	IMPACT RATING	Function	COMMENTS	Fire Rating
H	D100	LOBBY		4' - 8"	9' - 0"			N/A		Interior		
A	D101	VESTIBULE		3' - 0"	8' - 0"	Single Swing	Per Storefront	See A603	Impact	Exterior	Closer	
H	D101a	VESTIBULE		3' - 10"	9' - 0"			N/A		Interior		
A	D102	VESTIBULE		3' - 0"	8' - 0"	Single Swing	Per Storefront	See A603	Impact	Exterior	Closer	
A	D103	LOBBY		3' - 2"	8' - 0"	Single Swing	Per Storefront	See A603	Impact	Exterior	Closer	
C	D104	ADA BATHROOM	1 3/8"	3' - 0"	7' - 0"	Single Swing	Hollow Metal, Painted	6/A601		Interior		
B	D106	KITCHEN	1 3/4"	3' - 0"	7' - 0"	Single Swing	Hollow Metal, Painted	10/A602	Impact	Interior	60 Minute, Closer	60 min
B	D107	DRY STOR.	1 3/8"	2' - 6"	7' - 0"	Single Swing	Hollow Metal, Painted	6/A601		Interior		
D	D108	CABANA BATH	1 3/4"	3' - 0"	7' - 0"	Single Swing	Hollow Metal, Painted	10/A602	Impact	Exterior	Privacy Film	
B	D109	STOR.	1 3/4"	3' - 0"	7' - 0"	Single Swing	Hollow Metal, Painted	8/A602		Interior		
K	D110	ELEV.	1 3/4"	3' - 7"	7' - 0"	Single Swing	Hollow Metal, Painted	5/A604		Interior	60 Minute Hold Open Device; SAFEFRAME	60 min
C	D202	ENTRY VESTIBULE	1 3/4"	3' - 0"	7' - 0"	Single Swing	Hollow Metal, Painted	6/A601		Interior		60 min
F	D204	GUEST BATH	1 3/8"	3' - 0"	7' - 0"	Pocket	Wood, Painted	5/A601		Interior		
E	D205	BEDROOM 1	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
E	D206	HVAC/Util.	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
E	D207	CL.	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
E	D208	PANTRY	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
K	D209	ENTRY VESTIBULE	1 3/4"	3' - 7"	7' - 0"	Single Swing	Hollow Metal, Painted	5/A604		Interior	60 Minute Hold Open Device; SAFEFRAME	60 min
G	D212	LAUNDRY	1 3/8"	5' - 0"	7' - 0"	Double Swing	Wood, Painted	7/A604		Interior		
E	D213	MASTER BEDROOM	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
F	D214	CLOSET	1 3/8"	2' - 4"	7' - 0"	Pocket	Wood, Painted	5/A601		Interior		
F	D215	MASTER BATH	1 3/8"	2' - 10"	7' - 0"	Pocket	Wood, Painted	5/A601		Interior		
C	D302	ENTRY VESTIBULE	1 3/4"	3' - 0"	7' - 0"	Single Swing	Hollow Metal, Painted	6/A601		Interior		60 min
F	D304	GUEST BATH	1 3/8"	3' - 0"	7' - 0"	Pocket	Wood, Painted	5/A601		Interior		
E	D305	BEDROOM 1	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
E	D306	HVAC/Util.	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
E	D307	CL.	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
E	D308	STORAGE	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
K	D309	ENTRY VESTIBULE	1 3/4"	3' - 7"	7' - 0"	Single Swing	Hollow Metal, Painted	1/A601	Impact	Interior	60 Minute Hold Open Device; SAFEFRAME	60 min
G	D312	LAUNDRY	1 3/8"	5' - 0"	7' - 0"	Double Swing	Wood, Painted	7/A604		Interior		
E	D313	MASTER BEDROOM	1 3/8"	3' - 0"	7' - 0"	Single Swing	Wood, Painted	7/A604		Interior		
F	D314	CLOSET	1 3/8"	2' - 4"	7' - 0"	Pocket	Wood, Painted	5/A601		Interior		
F	D315	MASTER BATH	1 3/8"	2' - 10"	7' - 0"	Pocket	Wood, Painted	5/A601		Interior		
B	D401	ROOFTOP PATIO	1 3/4"	3' - 0"	7' - 0"	Single Swing	Hollow Metal, Painted	10/A602	Impact	Interior	60 Minute, Closer	60 min

WINDOW SCHEDULE

Mark	Type Mark	Operation	Width	Height	Sill Height	MFG / LINE	TREATMENT	IMPACT	Glazing	Detail Ref	Comments
W201	C	4 Panel Bifold Window	12' - 0"	6' - 0"	2' - 4"	SIERRA PACIFIC WINDOWS		Impact	Low E - Double Glazed	3/A602	impact mullion, fall protection @ 36"
W203	G	Fixed	3' - 0"	6' - 1"	2' - 4"	SIERRA PACIFIC WINDOWS		Impact	Low E - Double Glazed	3/A602	impact mullion, fall protection @ 36"
W204	F	Fixed	3' - 0"	5' - 0"	3' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602	
W205	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	
W206	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	
W207	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT	Privacy Film	Impact	Low E - Double Glazed	1/A602	
W208	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT	Privacy Film	Impact	Low E - Double Glazed	1/A602	provides emergency escape
W209	A	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W210	A	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W211	A	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W212	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	
W213	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	provides emergency escape
W214	B	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W215	B	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W301	C	4 Panel Bifold Window	12' - 0"	6' - 0"	2' - 4 3/8"	SIERRA PACIFIC WINDOWS		Impact	Low E - Double Glazed	3/A602	impact mullion, fall protection @ 36"
W303	G	Fixed	3' - 0"	6' - 1"	2' - 4 3/8"	SIERRA PACIFIC WINDOWS		Impact	Low E - Double Glazed	3/A602	impact mullion, fall protection @ 36"
W304	F	Fixed	3' - 0"	5' - 0"	3' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	
W305	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	
W306	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	
W307	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT	Privacy Film	Impact	Low E - Double Glazed	1/A602	
W308	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT	Privacy Film	Impact	Low E - Double Glazed	1/A602	provides emergency escape
W309	A	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W310	A	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W311	A	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W312	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	
W313	E	Single Outswing Casement, Crankout	3' - 0"	5' - 6"	3' - 0"	KOLBE FORGENT		Impact	Low E - Double Glazed	1/A602	provides emergency escape
W314	B	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W315	B	Fixed	4' - 0"	2' - 0"	6' - 6"	KOLBE FORGENT		Impact	Low E - Double Glazed	5/A602 SIM	
W317	H	Fixed Flat Roof Skylight	2' - 3 1/8"	6' - 3 1/8"		VELUX		Impact	Low E - Double Glazed	6/A604	

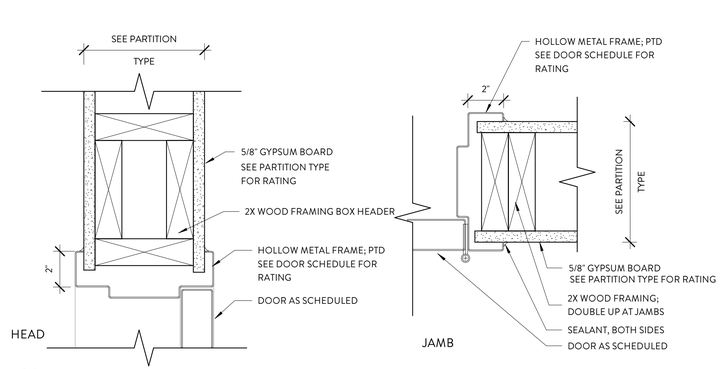
GLAZING SCHEDULE

MARK	THICKNESS	GLASS TYPE
GL-1	1 5/16"	LOW E, CLEAR INSULATED LAMINATED GLAZING` LARGE MISSILE IMPACT RESISTIVE
GL-2	9/16"	LOW E, CLEAR INSULATED LAMINATED GLAZING` LARGE MISSILE IMPACT RESISTIVE



5 POCKET DOOR CASING DETAIL

A601 3" = 1'-0"



6 HM INTERIOR TYP DETAILS

A601 3" = 1'-0"

7041 Canal Boulevard
New Orleans, LA 70124
504.593.9074
studiowta.com

STUDIO WTA

TRACIE L. ASHBY
REG. NO. 8845
STATE OF LOUISIANA
REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

OPENING TYPES + SCHEDULES

02.03.23

A601

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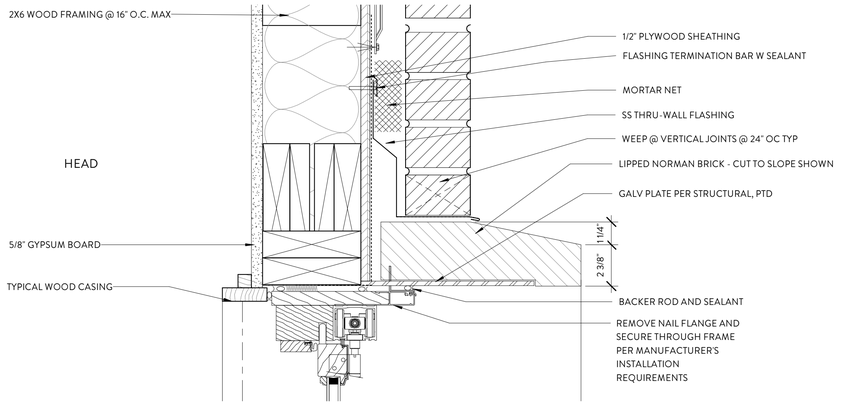
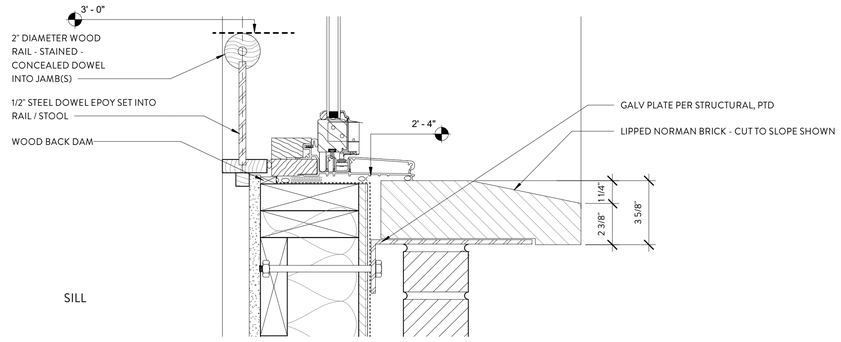
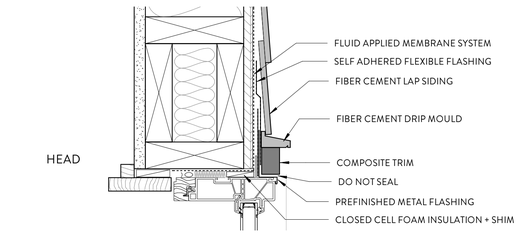
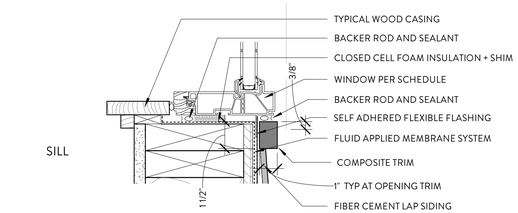
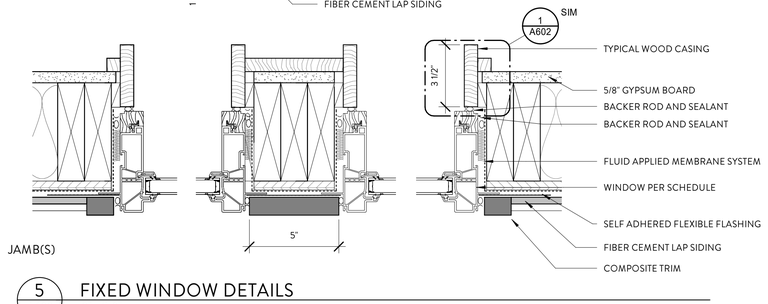


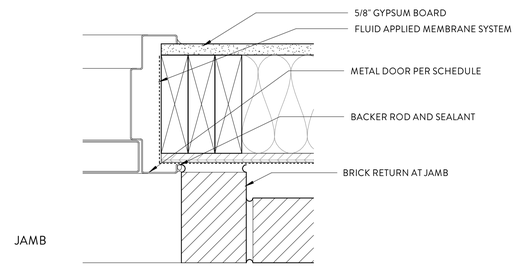


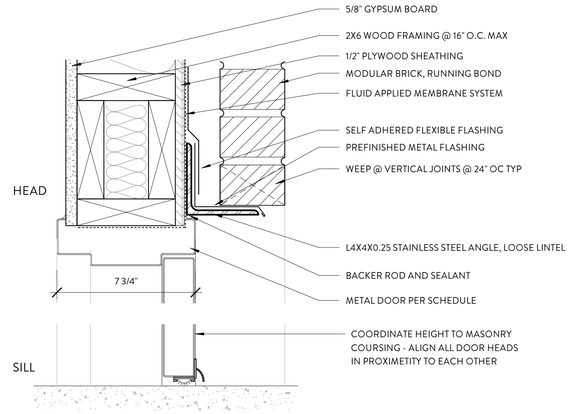




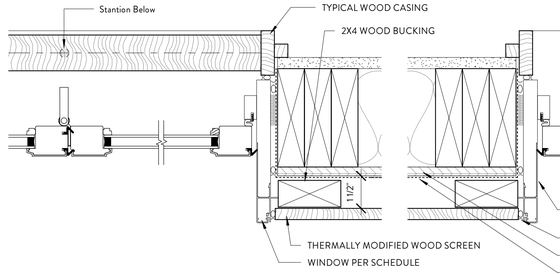


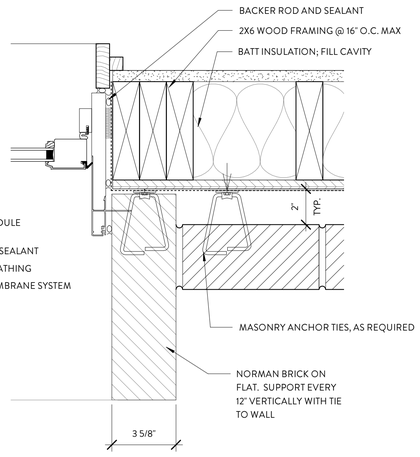
5 A602 FIXED WINDOW DETAILS
3" = 1'-0"





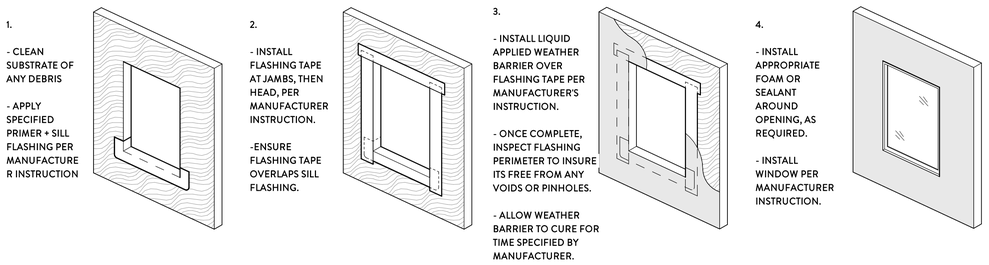
8 A602 HM @ BRICK DETAILS
3" = 1'-0"





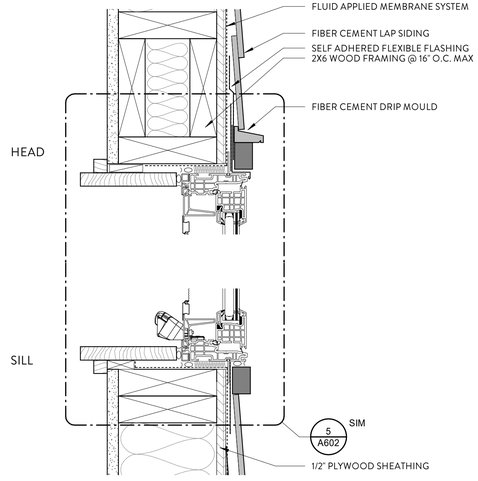
JAMB DETAILS

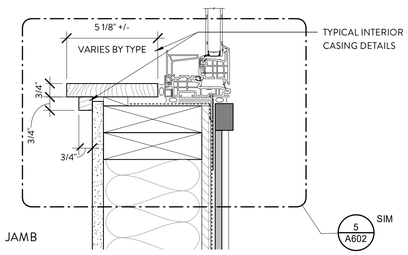
3 A602 OPENING PLAN DETAIL
3" = 1'-0"



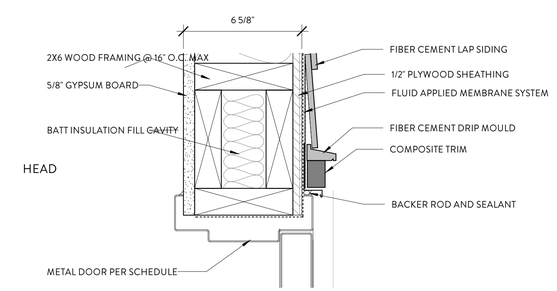
11 A602 Typical Window Flashing
1/4" = 1'-0"

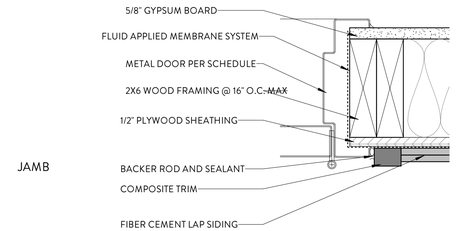
THESE DETAILS PROVIDED FOR REFERENCE. BUILDER SHALL FLASHING ALL OPENINGS BASED ON SYSTEMS SPECIFIED TO CREATE PROPER DRAINAGE AND WATERPROOFING





1 A602 CASEMENT WINDOW DETAILS
3" = 1'-0"





10 A602 HM @ SIDING DETAILS
3" = 1'-0"

7041 Canal Boulevard
New Orleans, LA 70124
504.593.9074
studiowta.com
STUDIO WTA

TRACIE L. ASHE REG. NO. 8845 STATE OF LOUISIANA REGISTERED ARCHITECT

4227 MAGAZINE ST.

4227 Magazine St.
New Orleans, LA 70130

PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

OPENING DETAILS

02.03.23

A602

3/1/2023 4:40:54 PM

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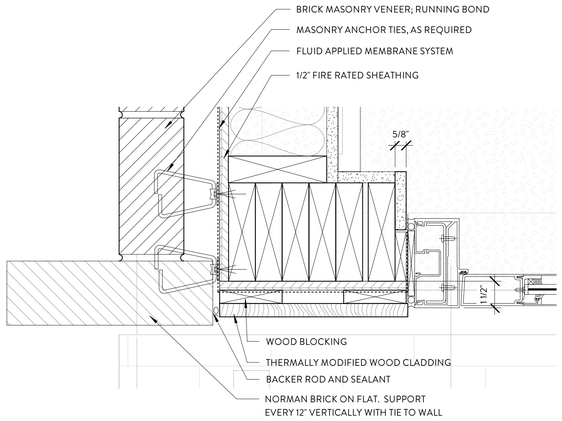
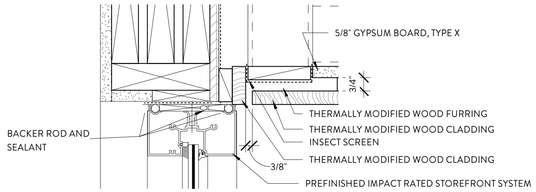
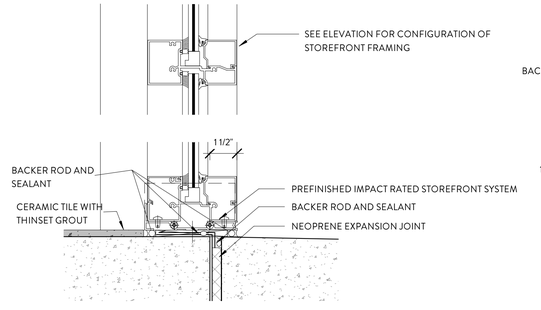


6 A603 S1 & S2 JAMB DETAIL
3" = 1'-0"





3 A603 S1 & S2 SECTION DETAIL
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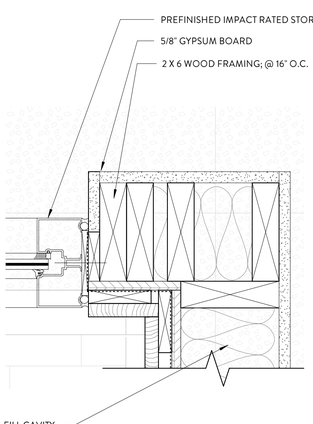
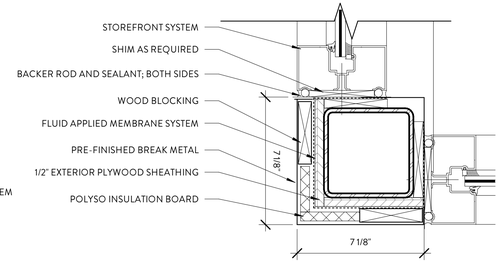
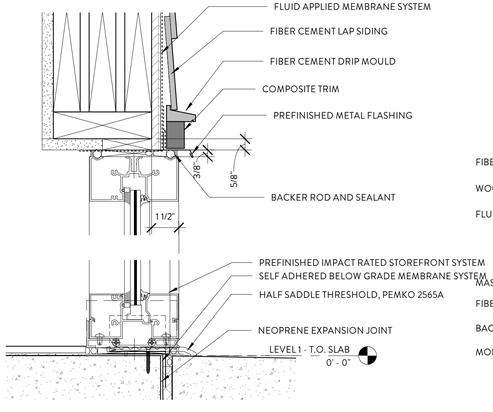
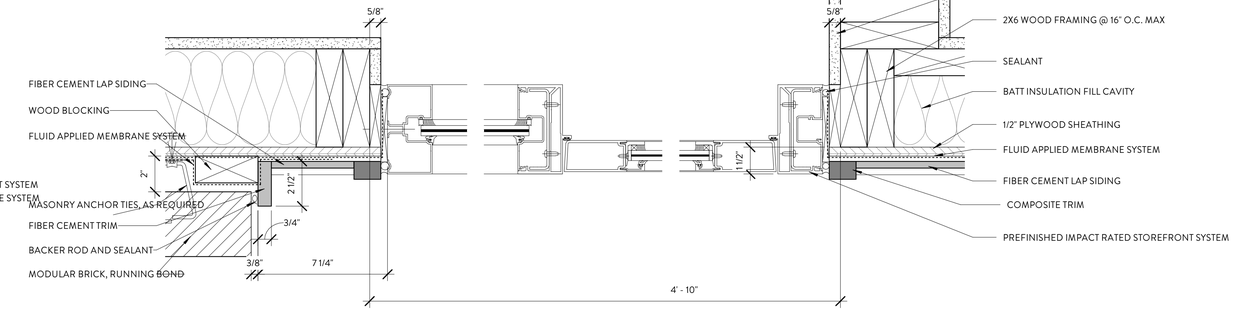


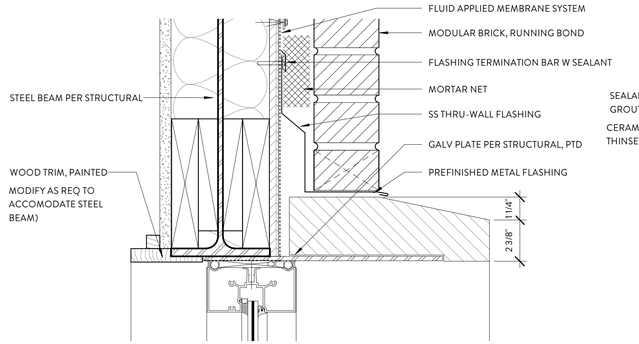


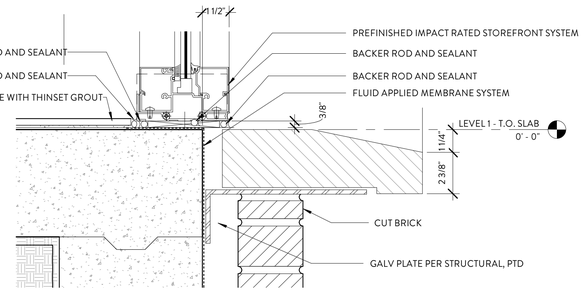


7 A603 S5 & S6 HEAD/SILL DETAIL
3" = 1'-0"

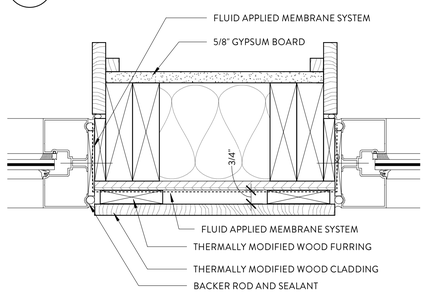


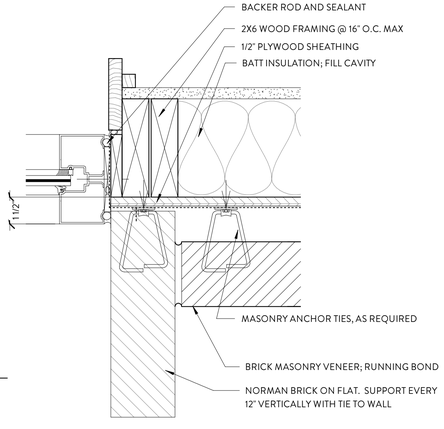
8 A603 S5 & S6 JAMB DETAIL
3" = 1'-0"



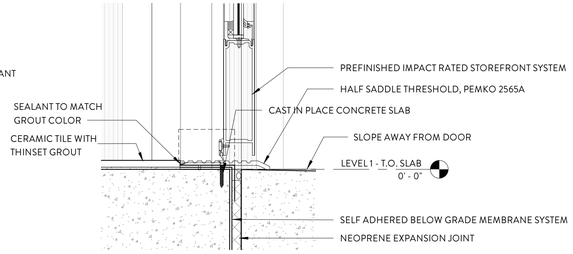


1 A603 S3 & S4 HEAD/SILL DETAIL
3" = 1'-0"





2 A603 S3 & S4 JAMB DETAIL
3" = 1'-0"



9 A603 TYP STOREFRONT DOOR SILL DETAIL
3" = 1'-0"

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

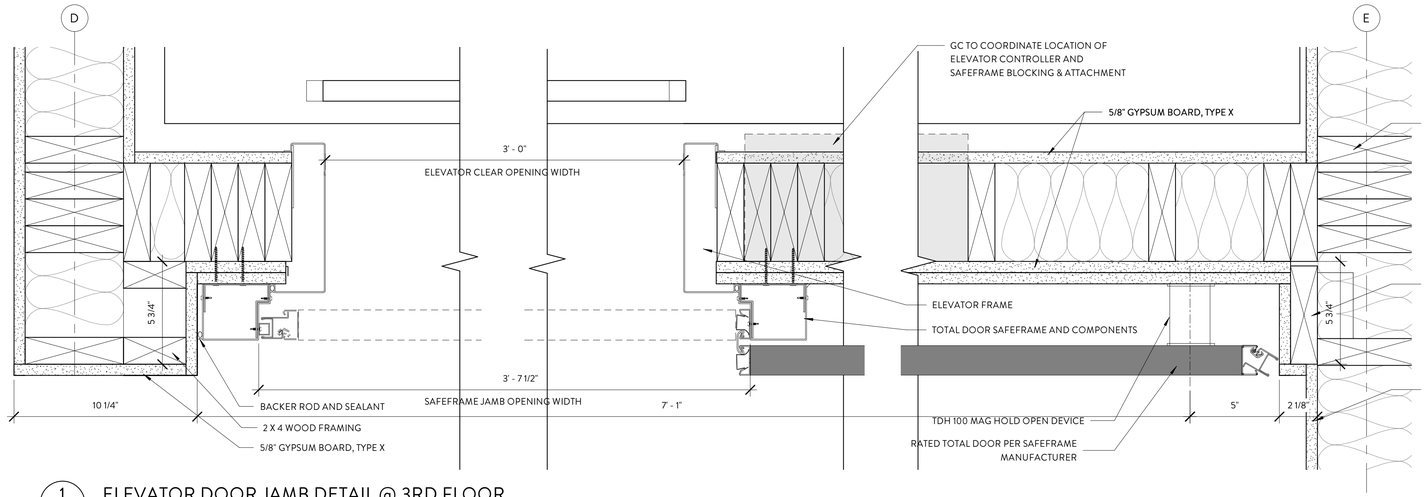
OPENING DETAILS - STOREFRONT

02.03.23

A603

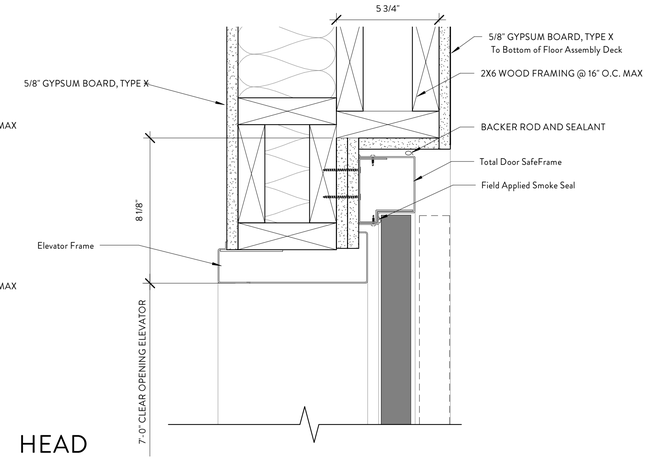
3/1/2023 4:40:56 PM

SHEET SIZE:



1 A604 ELEVATOR DOOR JAMB DETAIL @ 3RD FLOOR

3" = 1'-0"



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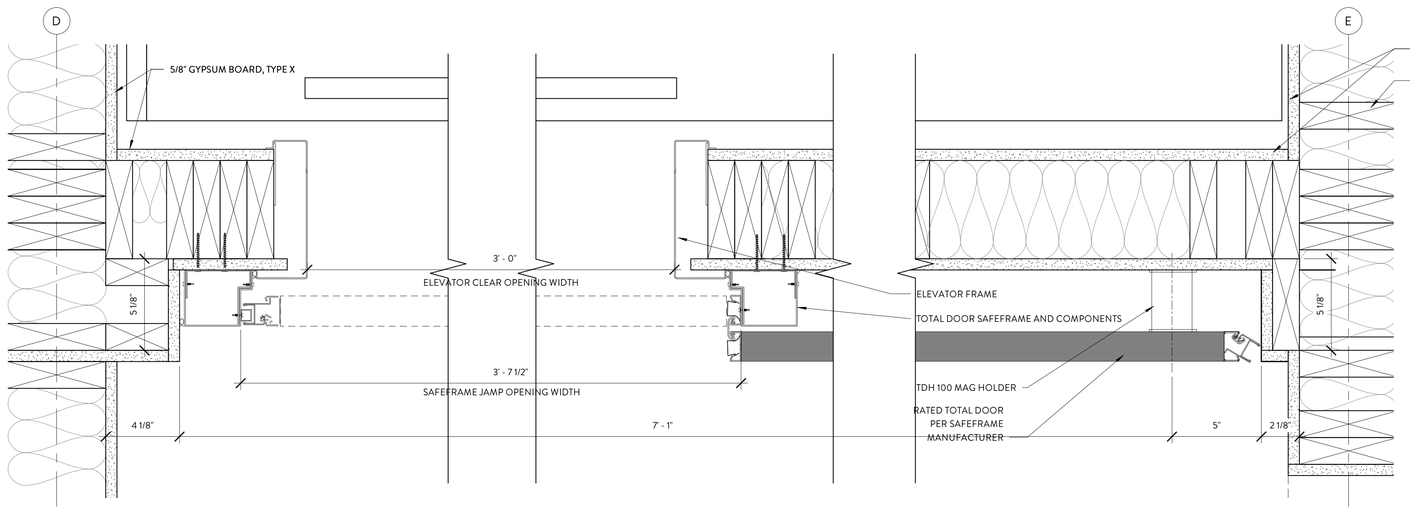
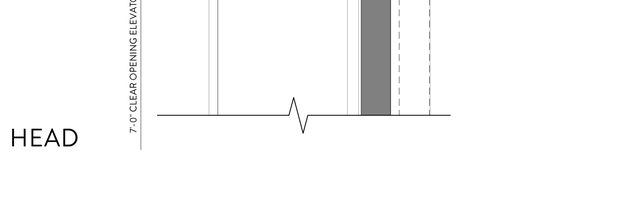


5 A604 ELEVATOR DOOR JAMB DETAIL @ 1ST & 2ND FLOOR

3" = 1'-0"



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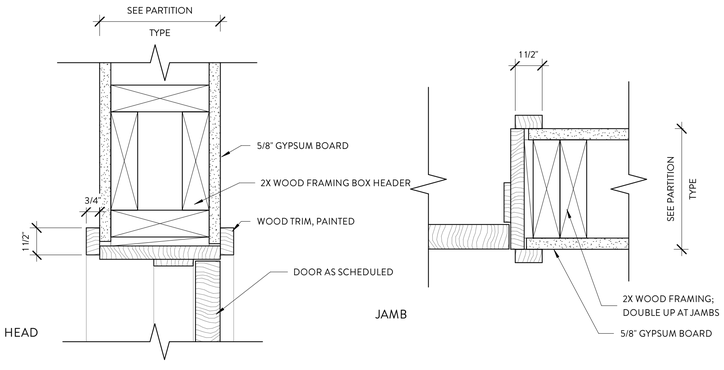
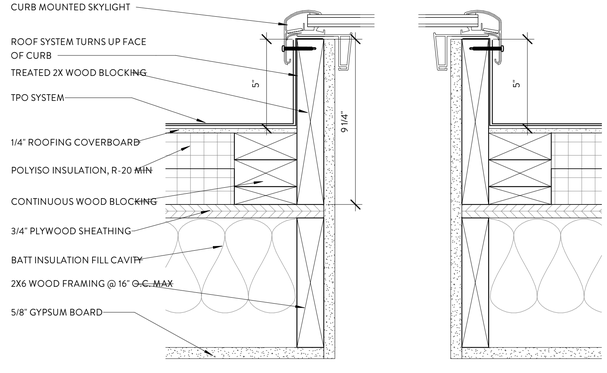


7 A604 INTERIOR WOOD CASING DETAIL. TYP.

3" = 1'-0"



6 A604 SKYLIGHT DETAIL

3" = 1'-0"

3/6/2023 3:10:23 PM

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

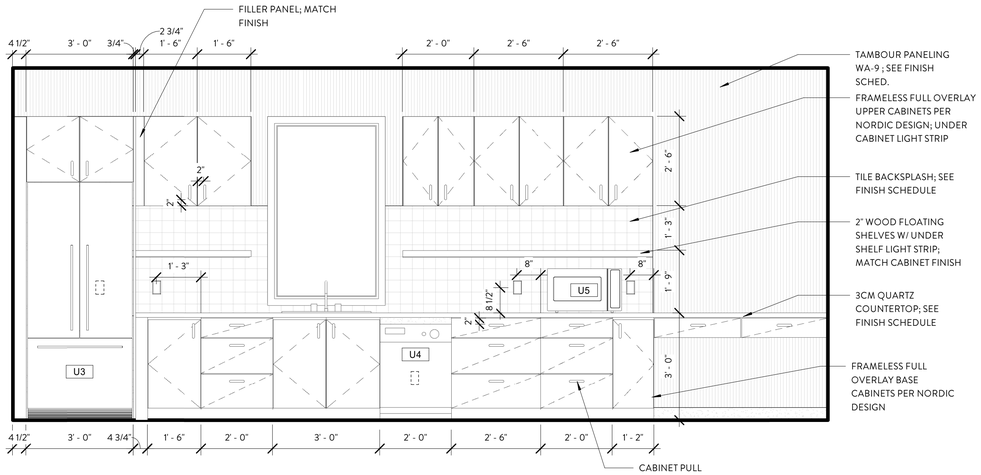
PERMIT SET

OPENING DETAILS

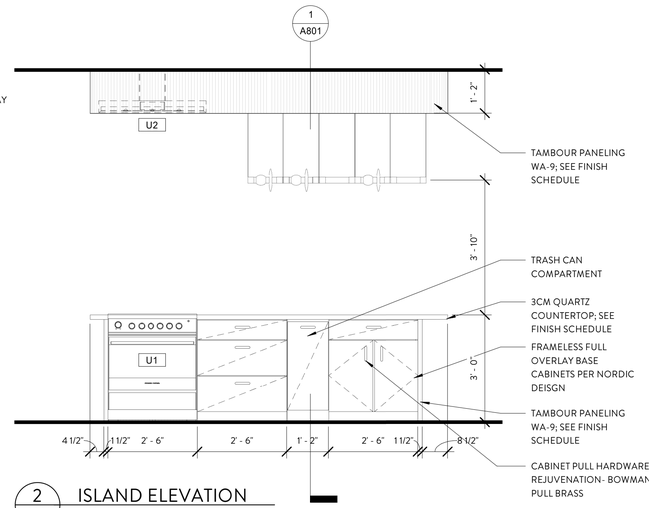
02.03.23

A604

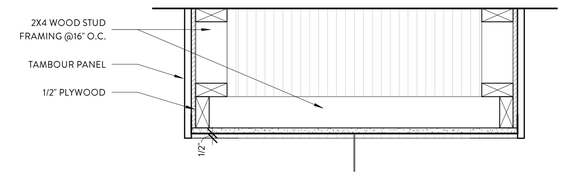
SHEET SIZE:

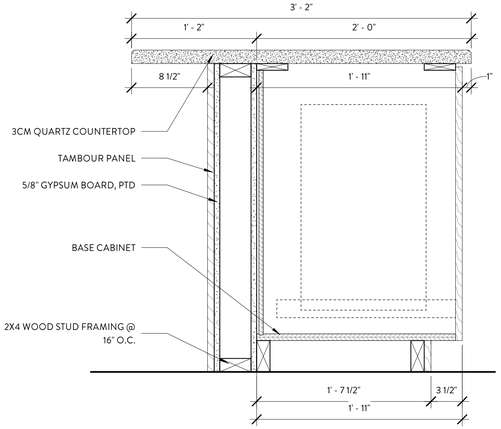


3 A801 KITCHEN ELEVATION 1
1/2" = 1'-0"



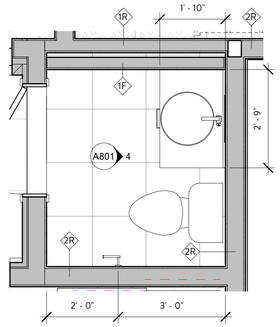
2 A801 ISLAND ELEVATION
1/2" = 1'-0"



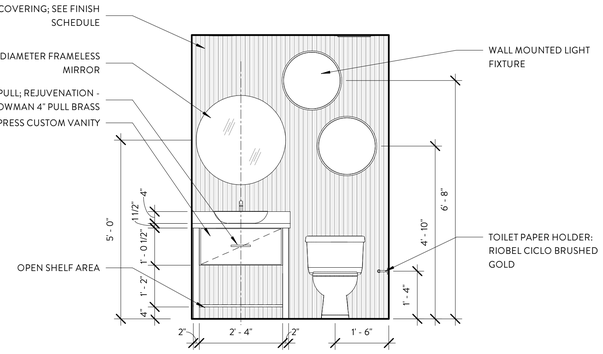


1 A801 KITCHEN CABINET DETAILS
1 1/2" = 1'-0"

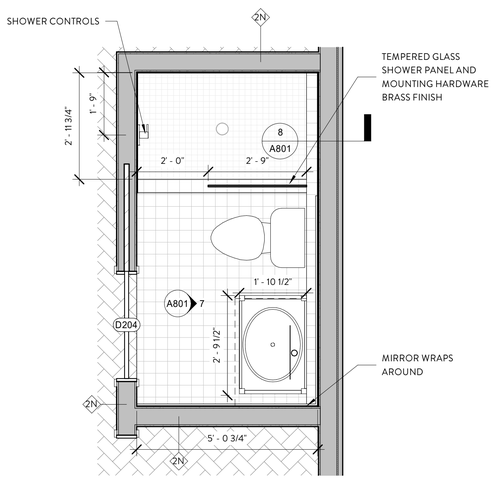
UNIT KITCHEN EQUIPMENT LIST			
MARK	DESCRIPTION	MANUFACTURER	MODEL NO.
U1	30" INDUCTION RANGE & OVEN COMBO	FISHER & PAYKEL	OR30SCI6X1
U2	RECESSED KITCHEN HOOD	BEST	CC34IQSB
U3	PANEL READY 36" REFRIGERATOR	FISHER & PAYKEL	RS36A72J1N
U4	UNDER COUNTER DISHWASHER 24"	FISHER & PAYKEL	DD24DHTI9 N
U5	ABOVE COUNTERTOP MICROWAVE	FISHER & PAYKEL	CMO24SS3Y
U6	FRONT LOAD WASHER	SAMSUNG	WF50A8800AV
U7	FRONT LOAD DRYER	SAMSUNG	DVE50A8800V



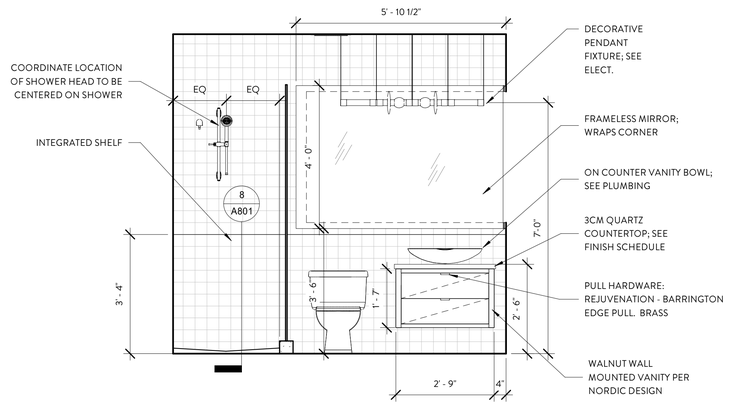
5 A801 CABANA BATH ENLARGED
1/2" = 1'-0"



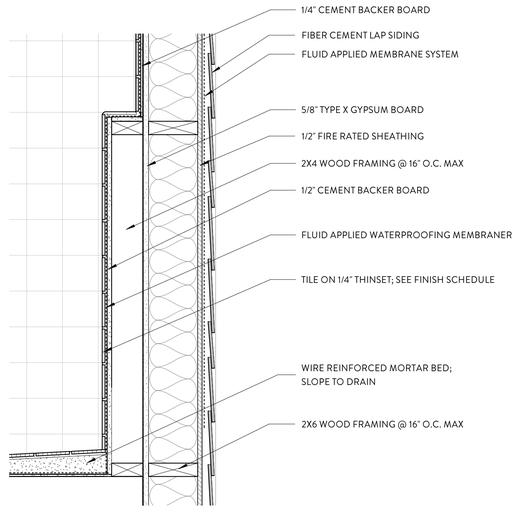
4 A801 CABANA BATH ELEVATION
1/2" = 1'-0"



6 A801 GUEST BATHROOM - ENLARGED FLOOR PLAN
1/2" = 1'-0"



7 A801 GUEST BATHROOM ELEVATION
1/2" = 1'-0"



8 A801 GUEST BATH - INTEGRATED SHELF DETAIL
1 1/2" = 1'-0"

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

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ENLARGED PLANS & INTERIOR ELEV.

02.03.23

A801

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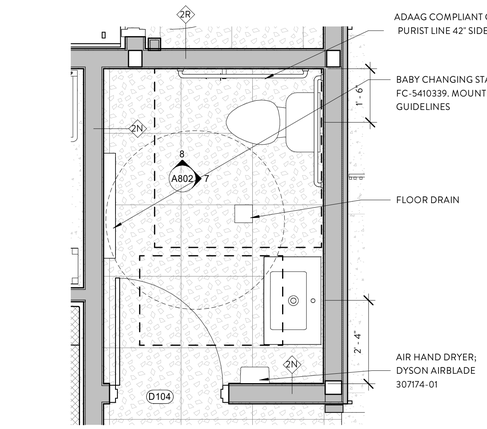
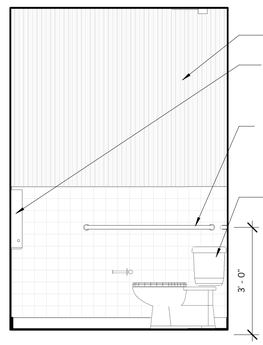
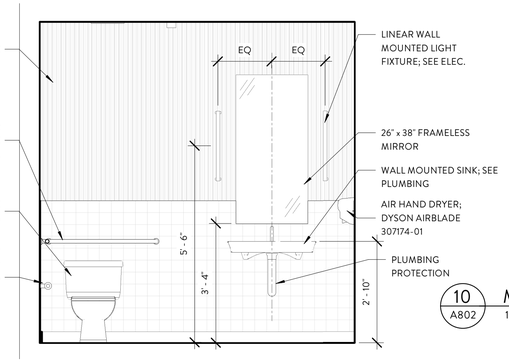


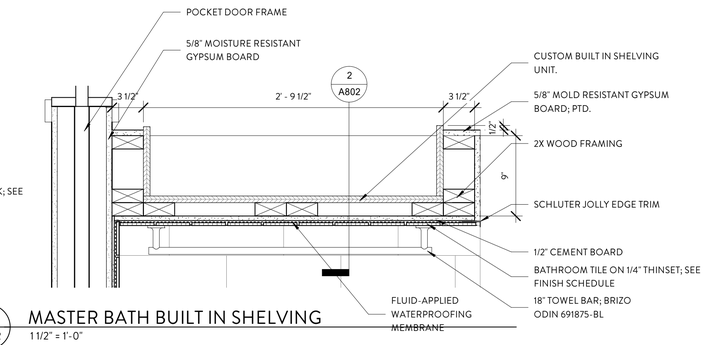
1 A802 ENLARGED FLOOR PLAN - ADA BATH
1/2" = 1'-0"



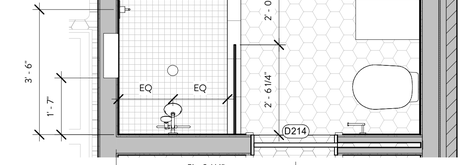
8 A802 ADA BATHROOM ELEVATION 2
1/2" = 1'-0"



7 A802 ADA BATHROOM ELEVATION
1/2" = 1'-0"

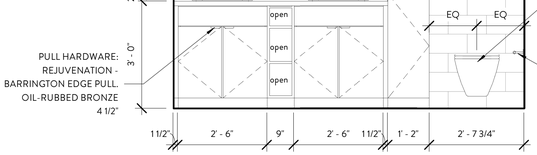


10 A802 MASTER BATH BUILT IN SHELVING
1 1/2" = 1'-0"

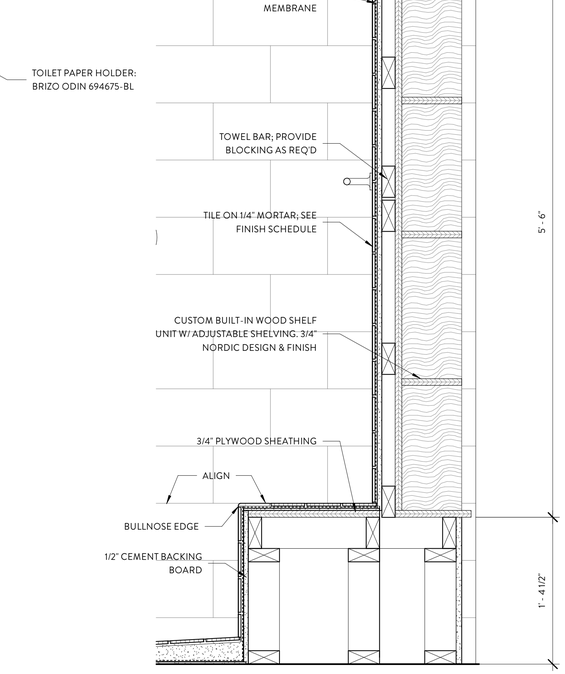


3 A802 MASTER BATH - ENLARGED FLOOR PLAN
1/2" = 1'-0"

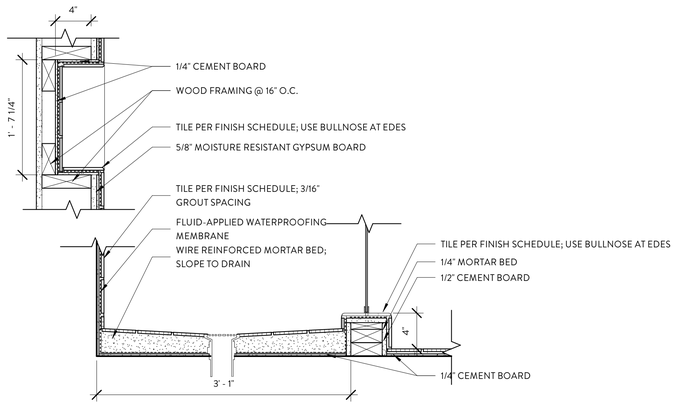
4 A802 MASTER BATH ELEVATION
1/2" = 1'-0"



5 A802 MASTER BATH ELEVATION 2
1/2" = 1'-0"



2 A802 MASTER BATH CUSTOM SHELVING
1 1/2" = 1'-0"



9 A802 TYPICAL SHOWER CURB DETAIL
1 1/2" = 1'-0"

3/6/2023 3:12:52 PM

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STATE OF LOUISIANA
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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

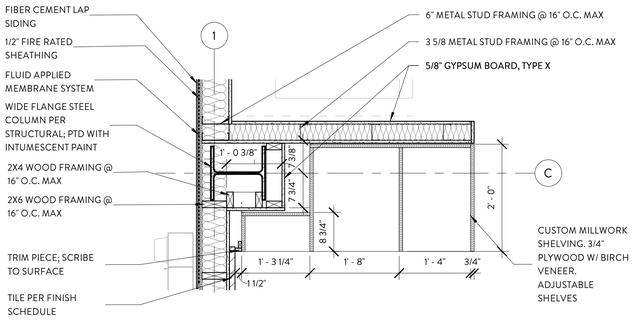
PERMIT SET

ENLARGED PLANS & INTERIOR ELEV.

02.03.23

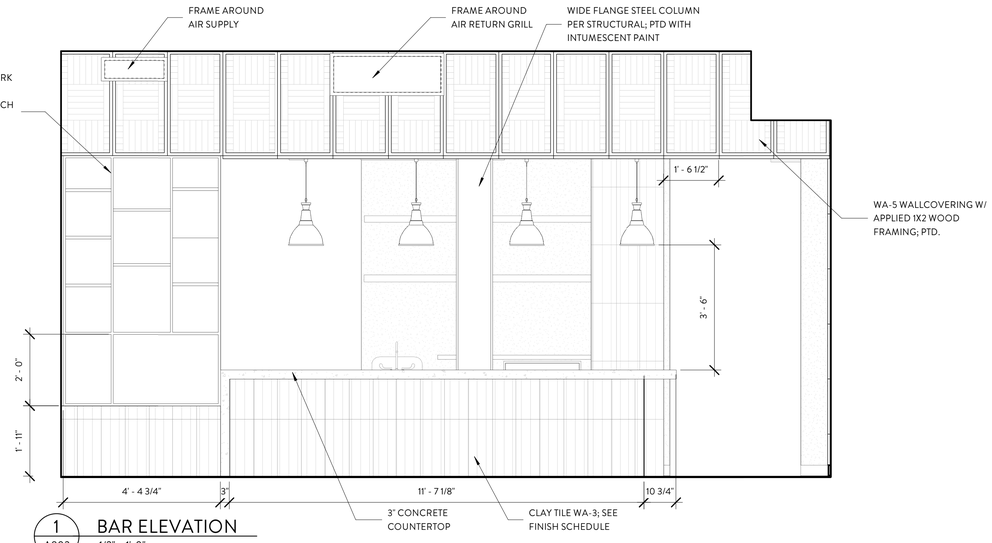
A802

SHEET SIZE:

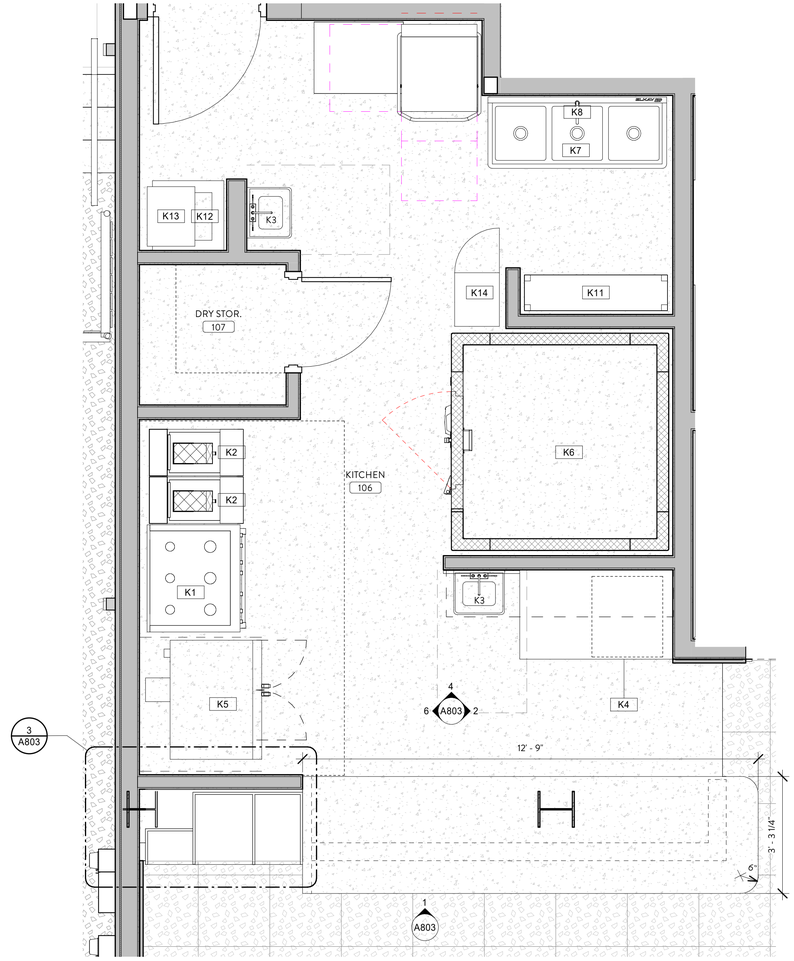


3 A803 ENTRY MILLWORK PLAN
3/4" = 1'-0"

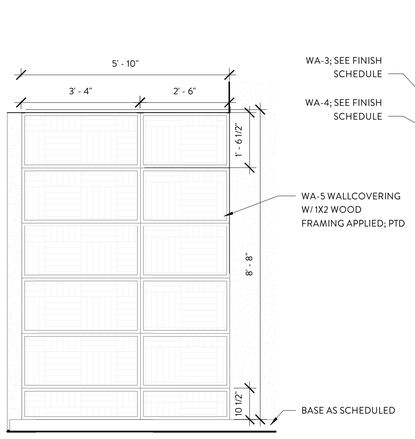
COMMERCIAL KITCHEN EQUIPMENT LIST			
MARK	DESCRIPTION	MANUFACTURER	MODEL NO.
K1	36" RANGE - 6 BURNERS	ATOSA USA	AGR-6B-NG
K2	GAS FLOOR FRYER	ATOSA USA	ATFS-40
K3	HAND SINK	BK RESOURCES	BKHS-W-SS-SS-P-G
K4	ICE MAKER, UNDERCOUNTER	ATOSA USA	YR450-AP-161
K5	DOUBLE DECK CONVECTION OVEN	MIGALI INDUSTRIES	C-C01-NG
K6	WALK IN COOLER 6' X 6'	AMERIKOOLER	QC60672**NBRC
K7	3 COMPARTMENT SINK	JOHN BOOS	E3S8-18-12-X
K8	PRE-RINSE FAUCET ASSEMBLY W/ ADD ON FAUCET	KROWNE	17-109WL
K9	SALAMANDER BROILER GAS	COOKRITE	ATSB-36
K10	EXHAUST HOOD	ECONAIR	5450339
K11	12 X 48 X 72 WIRE SHELVING RACK	ULINE	H-2937-72
K12	MOP SINK 24x24 W/ FAUCET AND MOP HANGER	MUSTEE	63CM
K13	MOP BUCKET	RUBBERMAID	H-7400
K14	PHENOLIC LOCKER 4 TIER - 12 X 18 X 72	HOLLMAN	ECPD1



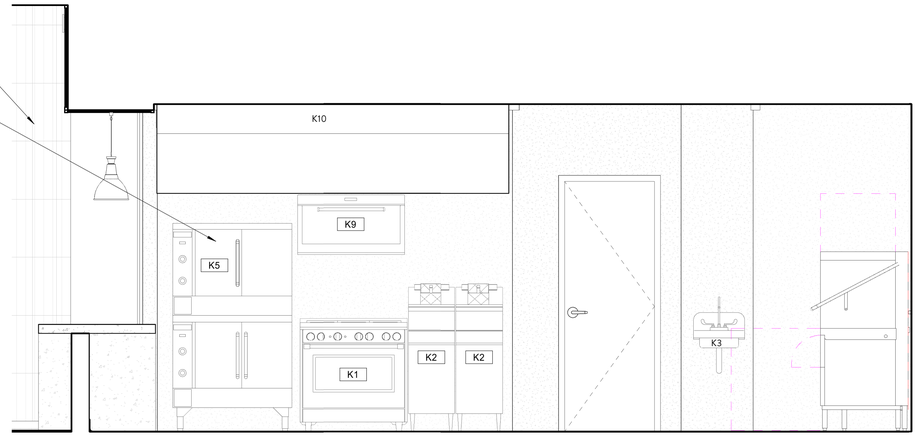
1 A803 BAR ELEVATION
1/2" = 1'-0"



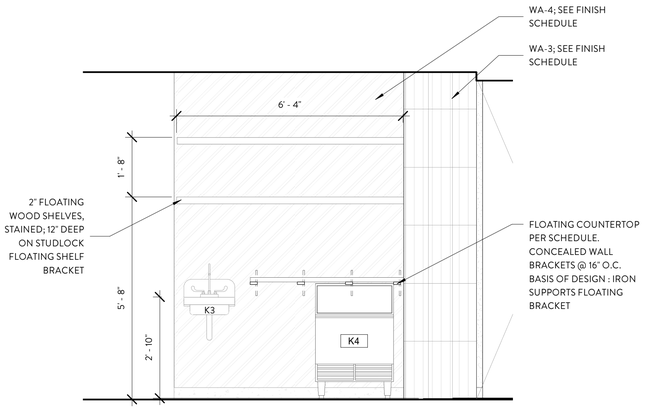
5 A803 COMMERCIAL KITCHEN ENLARGED
1/2" = 1'-0"



2 A803 PANELED WALL ELEVATION
1/2" = 1'-0"



6 A803 KITCHEN ELEVATION 3
1/2" = 1'-0"



4 A803 KITCHEN ELEVATION 2
1/2" = 1'-0"

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

ENLARGED PLANS & INTERIOR ELEV.

02.03.23

A803

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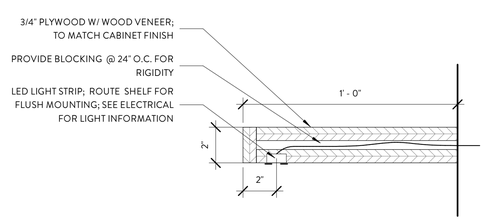
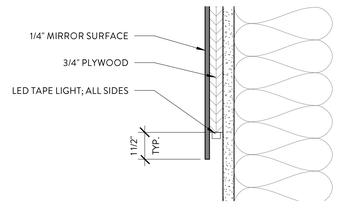
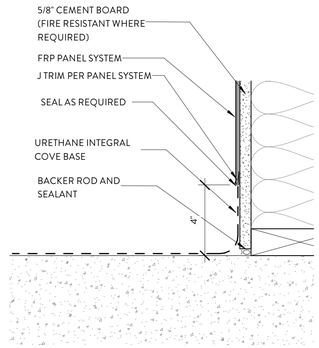
SHEET SIZE:



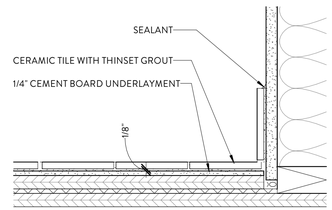
8 A810 TYP. KITCHEN SHELF DETAIL
3" = 1'-0"



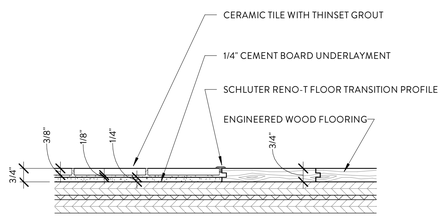
7 A810 TYP. MIRROR DETAIL
3" = 1'-0"



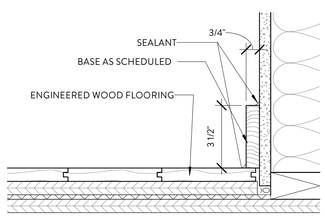
6 A810 BASE DETAIL - INTEGRAL BASE WITH FRP
3" = 1'-0"



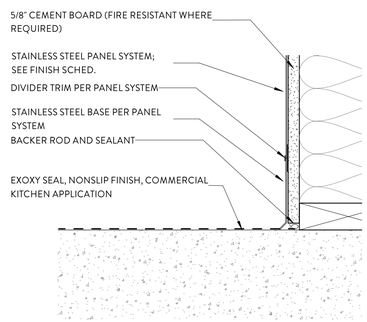
5 A810 BASE DETAIL - TILE
3" = 1'-0"



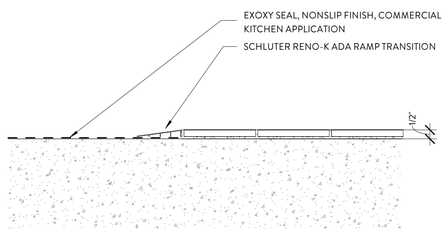
4 A810 TRANSITION DETAIL - WOOD TO TILE
3" = 1'-0"



3 A810 BASE DETAIL - PAINTED WOOD
3" = 1'-0"



2 A810 S.S. BASE WITH S.S. PANELS
3" = 1'-0"



1 A810 TRANSITION DETAIL - TILE TO CONCRETE
3" = 1'-0"

3/1/2023 4:41:07 PM

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TRACIE L. ASHIE REG. NO. 8424 STATE OF VIRGINIA REGISTERED ARCHITECT

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PROJECT #: 2125

REV #	ISSUE PURPOSE	DATE

PERMIT SET

INTERIOR DETAILS

02.03.23

A810

GENERAL STRUCTURAL NOTES

I. GENERAL

1. The contractor shall ensure that no construction load exceeds the design live loads indicated on the structural drawings and that these loads are not put on the structural members prior to the time that all framing members and their connections are in place.
2. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place.
3. See architectural and electrical drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
4. Dimensions - Use written dimensions only. Do not scale from this drawing.
5. The structural drawings shall govern the work for all structural features, unless noted otherwise. The architectural drawings shall govern the work for all dimensions.
6. Structural drawings are intended to be used with architectural, mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer. Contractor is responsible for coordinating such requirements into their shop drawings and work.
7. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
8. Weights of mechanical equipment shown on the structural plans are for units specified by the Mechanical Engineer. Contractor shall verify weights and any substitutions that result in increased weight shall be approved by the Structural Engineer of Record.
9. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team.
10. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
11. In case of conflict between the General Notes and Specifications and details, the most stringent requirements shall govern.
12. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field prior to fabrication/erection. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
    a. If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Architect/Engineer immediately and provide a sketch of the condition with his proposed modification of the details given on the Contract Documents. Do not commence work until condition is resolved and modification is approved by the Architect.
    b. Verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the Structural Engineer.
    c. Where alterations involve the existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
    d. With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.
13. If any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.
14. The contractor shall inform the professional of record in writing of any deviation from the contract documents. The contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.
15. All materials shall be stored to protect them from exposure to the elements.
16. All columns shall be centered on grid lines unless noted otherwise.
17. All column footings and pile caps shall be centered on columns unless noted otherwise.

II. DESIGN BASIS

A. Applicable Codes and Standards
   1. International Building Code 2015

B. Design Live Loads
   1. Roof - 20 psf
   2. Decks - 60 psf
   3. Living Floors - 40 psf
   4. Assembly Areas - 100 psf

C. Wind Load based on ASCE 7-16 Minimum Design Loads for Buildings and Other Structures
   1. Basic Wind Velocity 144 mph
   2. Risk Category II
   3. Exposure B
   4. Design Method
      a. MWFRS - Chapter 27, Directional Procedure
      b. C&C - Chapter 30 Part 1, Envelope Procedure
   5. Mean Roof Height = 37 ft
   6. Roof Slope = 2°
   7. Enclosure Classification = Enclosed

D. Service Components and Cladding Pressures per Code
   0.6 Factor is already included in reported pressure
   Effective Wind Area = 10 sf (+) (-)
   a. Roof
      Zone 1 10 psf -26.1 psf
      Zone 2' 10 psf -36.3 psf
      Zone 3' 10 psf -56.8 psf
   b. Wall
      Zone 4 24.1 psf -26.1 psf
      Zone 5 24.1 psf -32.3 psf
   c. See Figure 1 for C&C Zone Designations
      Distance "a" 3 ft
   Engineer of Record can furnish C&C load for larger effective wind areas upon request

III. MATERIALS

A. CONCRETE
1. Concrete shall be designed and detailed in accordance with the Building Code Requirements for Structural Concrete (ACI 318 latest edition), and constructed in accordance with the CRSI Manual of Standard Practice and ACI 301.
2. All concrete shall be normal weight and have a minimum 28-day compressive strength of 4,000 psi unless noted otherwise on the drawings.
3. Submit to Architect/Engineer reinforcing steel shop drawings for approval and mix designs for review prior to placing any concrete.
4. Unless noted otherwise, bar laps shall be Class B tension laps and shall be lapped with minimum lengths as listed in the schedule, where splices are required in reinforcing.
5. Corner bars shall be provided for all horizontal reinforcing bars at the intersections and corners of all strip footings, beams, and walls unless noted otherwise. Corner bars shall be of the same size and grade as the horizontal reinforcing they connect. See Typical Details for more information.
6. Typical minimum concrete protective covering for reinforcement shall be 1-1/2"; minimum cover shall be 2" on surfaces in contact with the earth and 3" at earth-formed surfaces.
7. All welded wire fabric shall conform to ASTM A-185 and shall be lapped a minimum of (2) wire spaces.
8. Provide minimum mil vapor barrier per Specifications below all concrete at grade level. Vapor barrier shall be continuous with 12" lap to accommodate pouring direction. Barrier shall only be cut at pile locations.
9. Bonding agent shall be used where new concrete is placed against existing concrete.
10. Chamfer all exposed concrete corners unless noted otherwise on Architectural Drawings.
11. Where existing concrete at the first floor level is removed to install new utilities, etc., the contractor shall notify the structural engineer of the location and extent of any such removal prior to performing the work. Where possible, existing reinforcement shall not be cut, bent, or damaged. Whenever reinforcement is cut, damaged or bent, it shall be brought to the attention of the structural engineer and repaired or replaced as directed.
12. EOR shall perform periodic, visual inspection of the concrete reinforcement placement prior to pouring.
13. Visual inspection by the EOR does not guarantee the Contractor's work or alleviate the Contractor from final responsibility to place reinforcement and concrete in accordance with the Contract Drawings and Specifications.
14. As part of the submittal process, the Electrical and Mechanical Contractor(s) shall submit a proposed routing plan for all pipes, conduits, or other devices to be embedded in the concrete. The submittal shall show specific sizes and locations of all proposed embed items referencing proximity to beam, column, and slab edges.
15. See Specifications for additional information.

B. PILE FOUNDATIONS
1. Piling shall be treated timber and shall conform to ASTM D25 with a minimum tip diameter of 6 inches and minimum butt diameter of 8 inches (Class 5). The tip of all piles shall be driven to an elevation of -40ft below existing grade. Design Load = 8 tons per Geotechnical Report by Gillen Engineering dated January 13, 2022.
2. Vibration shall not exceed 0.25 in/sec peak particle velocity (PPV).
3. All piles shall be treated to 0.8 CCA or approved equivalent and in accordance with AWPA Standard U1 and Use Category UC4B.
4. Trenching and other excavation coordination for foundations with Pile Foundations shall be the responsibility of the General Contractor.
5. The report of the Geotechnical Engineer or pile load test report shall be forwarded to the Architect for review.
6. Contractor is to notify "LA One Call" a minimum of 48 hours before pile driving operations commence.
7. See Specifications for additional information.

C. STRUCTURAL STEEL FRAMING
1. Fabrication and erection of structural steel shall conform to “The Manual of Steel Construction”, Fourteenth Edition, American Institute of Steel Construction (AISC) including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and AISC Code of Standard Practice.
2. All welding shall be performed by certified welders and shall conform to “AWS D1.1/D1.1M Structural Welding Code – Steel”, American Welding Society (AWS), latest edition.
3. All high-strength bolts shall be manufactured, installed, and field tested in accordance with the "Specification for Structural Joints using High Strength Bolts", RSCS, latest edition.
4. All steel in contact with weather or exterior masonry shall be galvanized unless noted otherwise. The includes steel angle, plates, and lintels along with their respective bolts and washers:
   a. Structural shapes and rods ASTM A123
   b. Bolts, fasteners and hardware ASTM A153
5. All column base plates and anchor rods shall be hot-dipped galvanized per ASTM A123 and A153.
6. Anchor rods shall conform to ASTM F1554, unless noted otherwise.
7. Anchor bolts shall be headed with a nut and washer at the lower end.
8. Steel members shown on plan shall be equally spaced unless noted otherwise.
9. Moment connection requirements shown on plans are reported as service loads.
10. Unless noted otherwise, all cap and base plates shall be welded to the columns continuously all around with a 1/4" fillet weld.
11. All exterior framing (beams & columns) shall be painted per Architectural specification.
12. All floor decks over steel framing shall be attached to steel supports, including the edge support parallel to the deck span, with powder actuated fasteners equal to HILTI X-ENP19 at 12 inches o.c. interior (36/4 pattern) and 6" o.c. at edge of deck sheet. Fasten side laps with #10 self-tapping screws @ 32" o.c. maximum spacing.
13. All roof decks over steel framing shall be attached to steel supports, including the edge support parallel to the deck span, with powder actuated fasteners equal to HILTI X-ENP19 at 12 inches o.c. interior (36/4 pattern) and 6" o.c. at edge of deck sheet. Fasten side laps with #10 self-tapping screws @ 36" o.c. maximum spacing.
14. All powder actuated fasteners shall have a minimum shank diameter of 0.157" unless noted otherwise.
15. See Specifications for additional information.

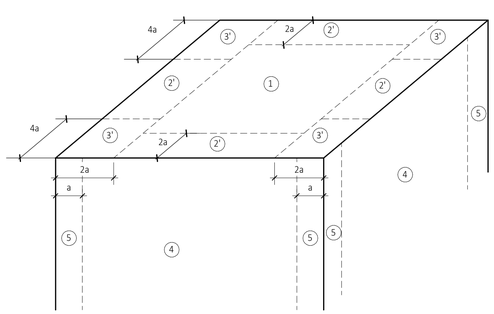

Figure 1. C&C Zone Designations

G. WOOD FRAMING
1. All wood framing fabrication and erection shall conform to the "National Design Specification (NDS) for Wood Construction" by the AFPA, the Plywood Design Specification by the APA, and the "Timber Construction Manual" as adopted by the American Institute of Timber Construction, including the AITC 106 “Code of Standard Practice” and ANSI/AITC A190.1 “American National Standard, Structural Glued Laminated Timber” by American Institute of Timber Construction.
2. See ICC International Building Code for minimum bracing and fastening requirements. Provide nailing patterns in compliance with IBC recommended fastening schedule.
3. All lumber or plywood in contact with masonry or exposed to earth or weather, including sill plates, shall be pressure treated with with CCA or MCQ to a minimum retention of 0.40 pcf in accordance with AWPA Standard U1. ACQ treatment will not be allowed.
   A. This shall include raised floor framing joists, raised first floor plywood subfloor, all exterior plywood, rafter tails, & sills.
4. Framing Lumber - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise.
5. See Specifications for fastening pattern for joining multiple pieces of lumber or engineered wood.
6. All openings in exterior wood-framed walls shall have the following minimum number of jack & king studs at each jamb:
   a. Openings less than 4'-0”.....2 jack studs, 1 king stud
   b. Openings 4'-0” to 6'-0”.....3 jack studs, 2 king studs
   c. Openings larger than 6'-0”....consult Struct. Eng.
7. Unless shown otherwise all openings less than 6'-0" in walls shall have headers consisting of a minimum of two 2x12s. Consult EOR for larger openings.
8. Members shall be set with crown up and have a minimum of 3 inches bearing.
9. Splice double sole plates directly over stud. Stagger splice of each plate.
10. Provide solid wood blocking or diagonal bridging for dimensioned lumber floor joists at intervals not exceeding 8'-0” o.c. max during construction. Blocking shall remain.
11. All load-bearing dimensional lumber walls shall have solid blocking at a maximum interval of 4ft o.c. during construction. Blocking shall remain.
12. All plywood sheathing shall comply with APA and have exterior glue.
13. Plywood Floor Sheathing - APA rated 48/24, 23/32" (3/4" nominal) thick. Nail with 12d nails spaced at 6” o.c. at panel ends and 12” o.c. at intermediate supports. The use of staples will not be allowed
14. Plywood Roof Sheathing - APA rated 32/16, 19/32” (5/8" nominal) thick. Nail with 8d ring shank or 10d nails spaced at 6” o.c. at panel edges and 12” o.c. at intermediate supports. The use of staples will not be allowed. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.
15. Plywood Wall Sheathing - Wall sheathing shall be APA rated 32/16 sheathing, 15/32” (1/2” nominal) thick. Provide plywood sheathing on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (.131” min. diameter) or #10 screws (.19” nominal diameter) spaced at 6” o.c. maximum along supporting members on the interior or each sheet and spaced at 4” o.c. maximum along supporting members at the edges of each sheet. All plywood wall sheathing shall have solid blocking at all horizontal joints.
16. OSB will not be accepted as a substitution for plywood without approval by the EOR.
17. LVL Members - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Microllam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.
18. PSL Members - All members designated as "PSL" or "PSL Plus" shall be parallel strand lumber having properties and strength equal to Trus Joist "Parallam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. Members exposed to weather shall be "Parallam Plus" members with a minimum Service Level II pressure treatment by the manufacturer.
19. TJI Members - All members designated as "TJI" shall be I-shaped joist members having properties and strength equal to those produced by the TrusJoist Company.
20. Trimjost Members - All members designated as "Trimjoist" shall be open-web truss members having properties and strength equal to those produced by the Trimjoist Company. If alternative company is requested, stamped shop drawings shall be provided by the Contractor with request for approval.
21. See Specifications for additional information.

H. ADHESIVE ANCHORS AND DOWELS
1. Substitution of expansion or adhesive anchors for embedded anchors shall not be permitted unless specifically approved in writing by the Structural Engineer of Record prior to pouring the concrete containing the anchors.
2. Unless noted otherwise, Hitli HIT-HY 270 epoxy system shall be used for an adhesive anchor in brick and concrete masonry.
3. Unless noted otherwise, Hilti HIT-HY 200 epoxy system shall be used for an adhesive anchors or dowels in concrete.
4. Where base material is hollow block brick or other material containing pockets or voids, a screen tube, per manufacturer's recommendations, shall be employed in the system.
5. The spacing, minimum embedment, and installation of the anchors shall be in accordance with the manufacturer’s recommended procedures and in accordance with the plans.
6. Follow manufacturer's requirements for minimum depth of base material, minimum edge distances, and minimum bolt/bar spacing.

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GENERAL NOTES

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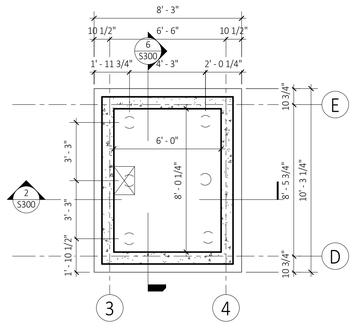

3 ELEVATOR PIT FOUNDATION
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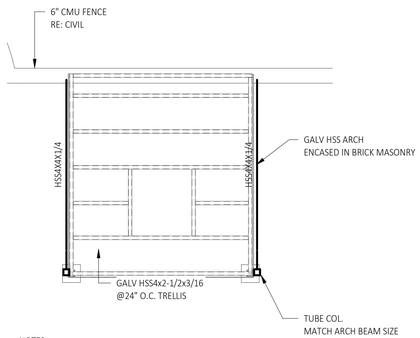

NOTES:
SEE ARCHITECTURAL SITE PLAN FOR LOCATION
SEE CIVIL FOR FOUNDATION

4 TRELLIS FRAMING PLAN
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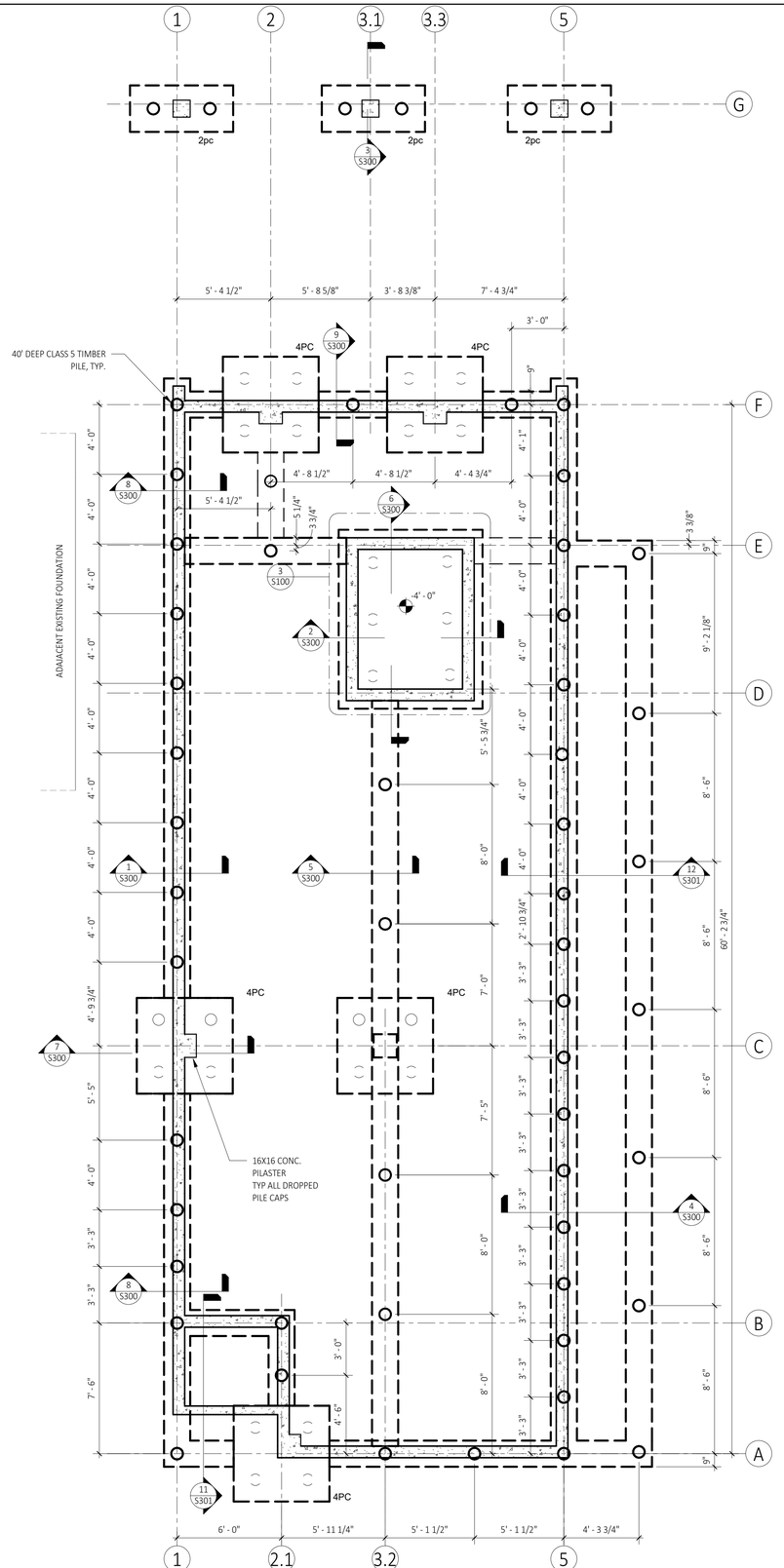

1 FOUNDATION PLAN
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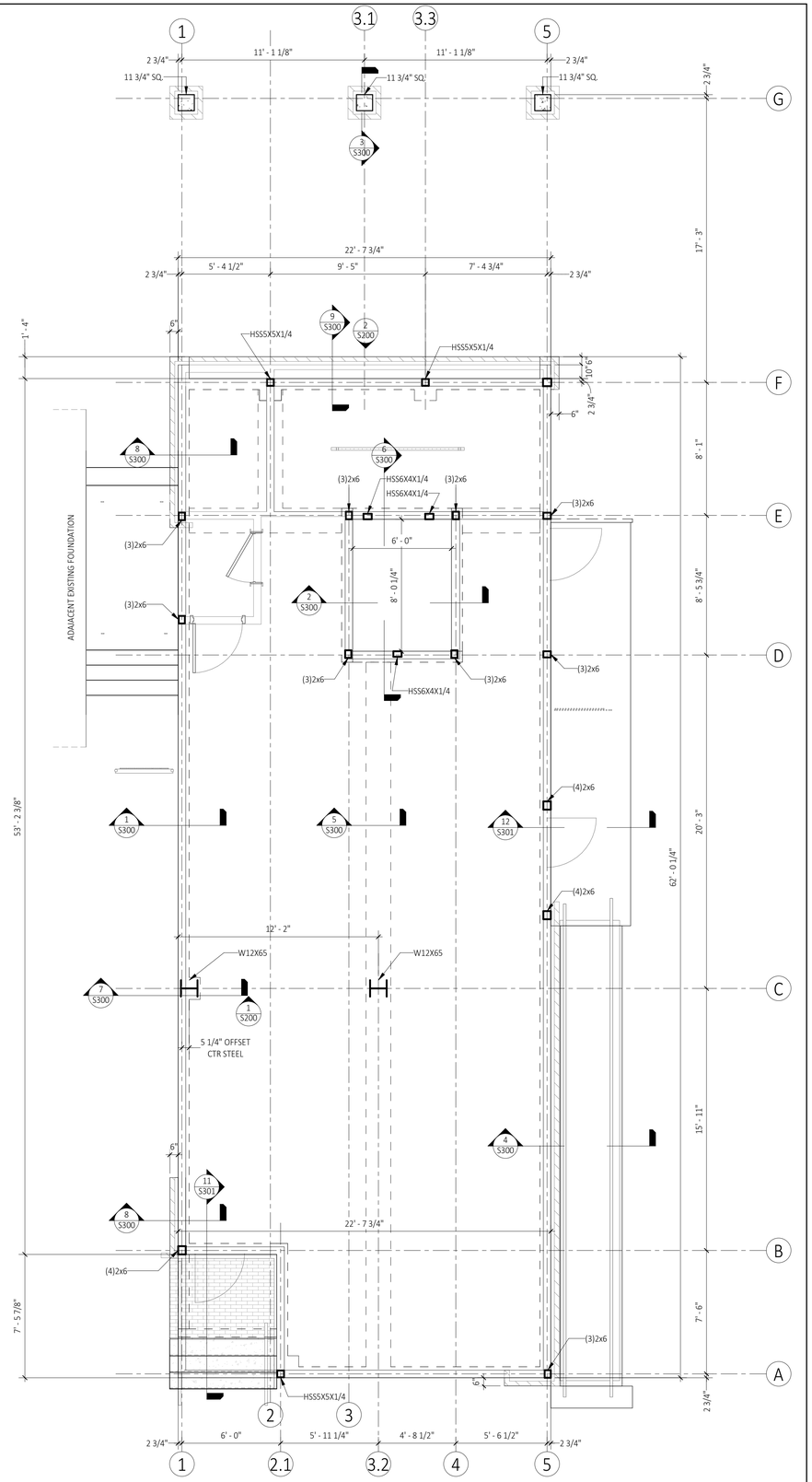

2 FIRST FLOOR PLAN
S100 1/4" = 1'-0"

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1ST FLOOR & PILE PLAN

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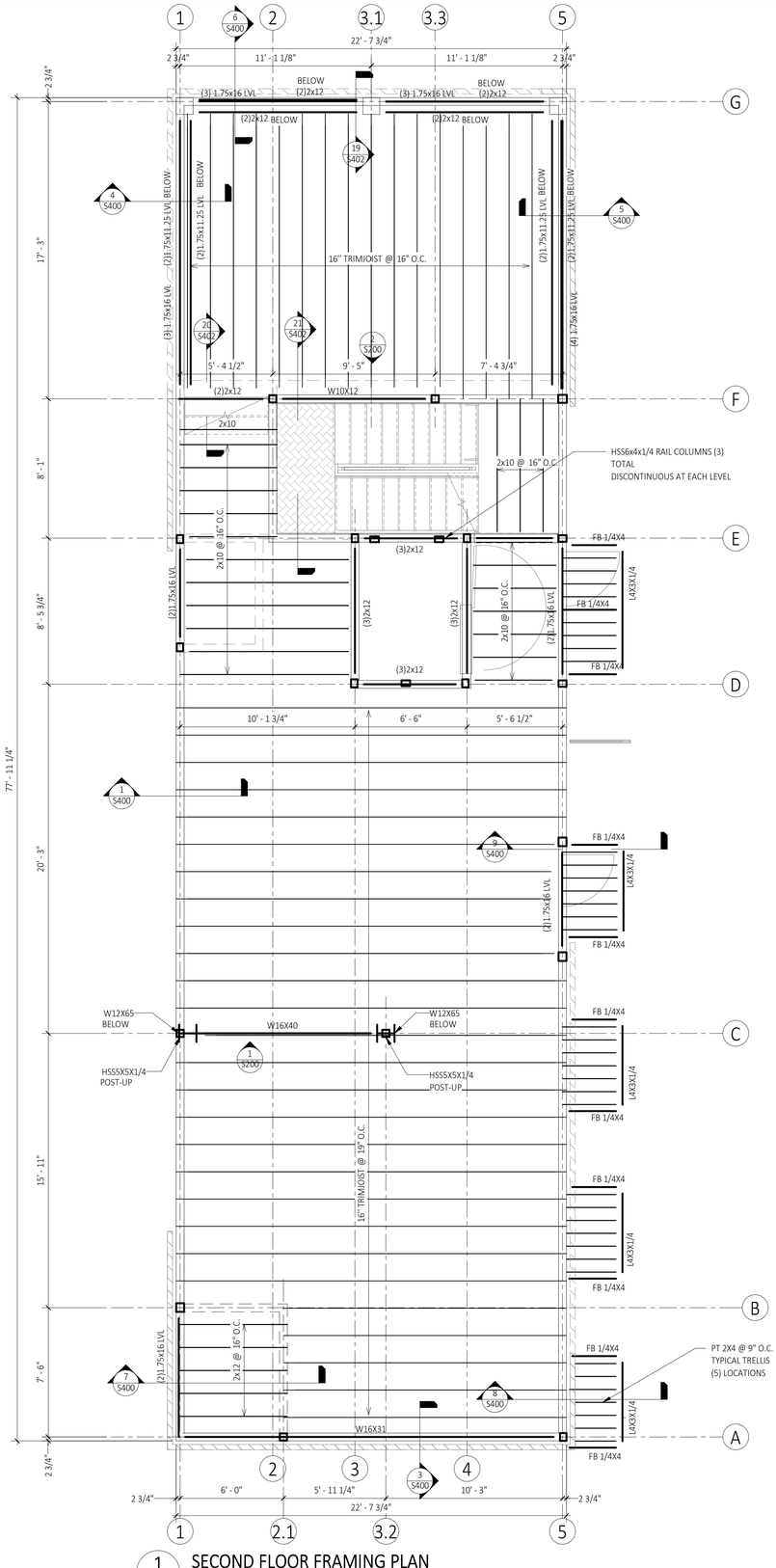
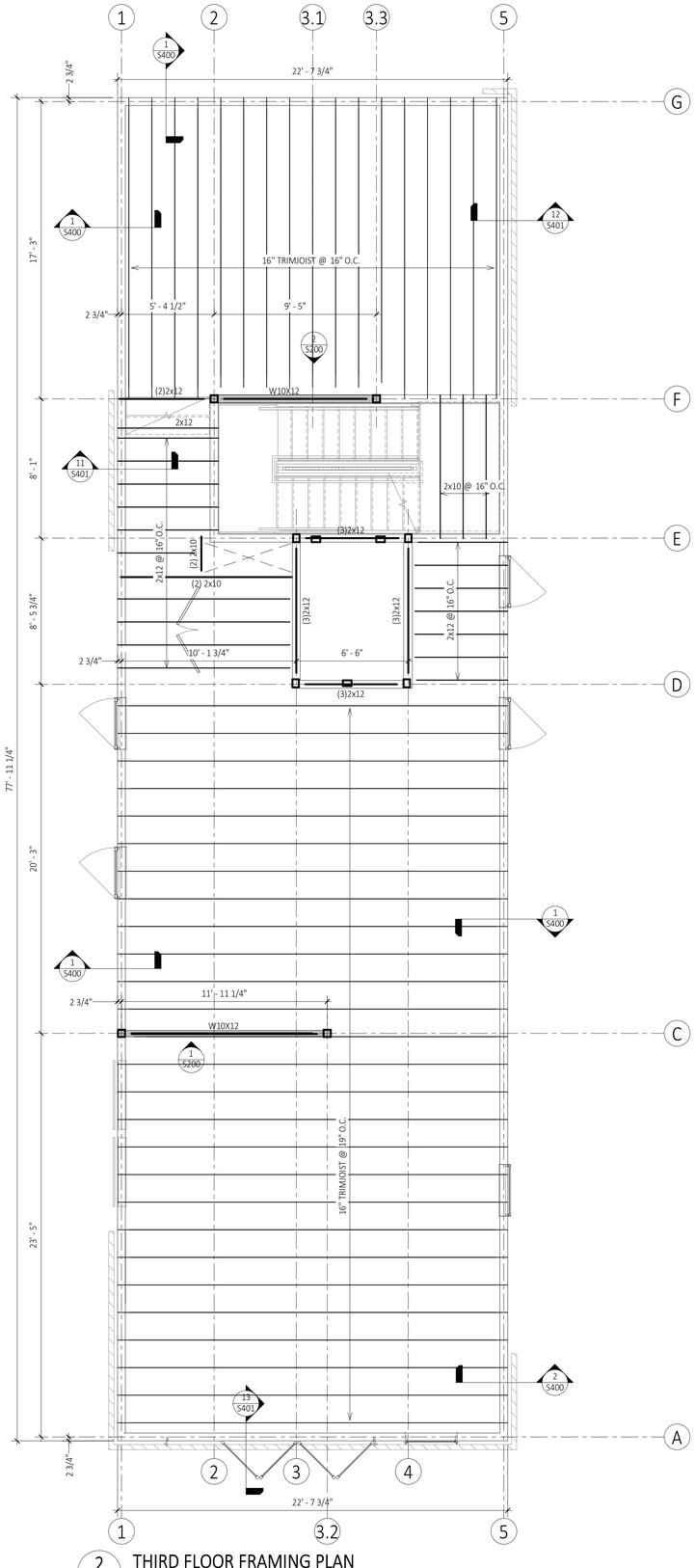


1 SECOND FLOOR FRAMING PLAN
S101 1/4" = 1'-0"



2 THIRD FLOOR FRAMING PLAN
S101 1/4" = 1'-0"

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2ND & 3RD FLOOR FRAMING PLAN

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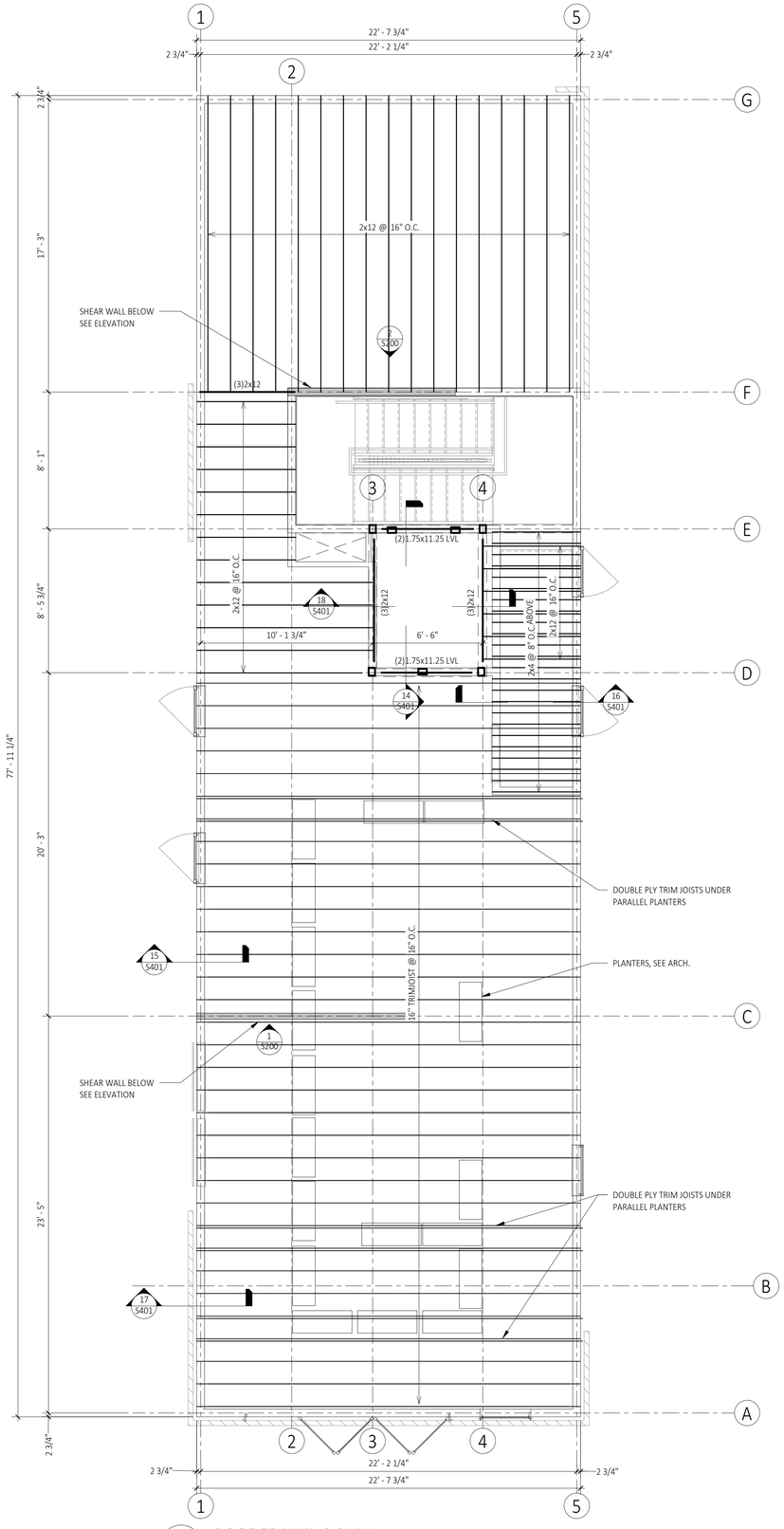
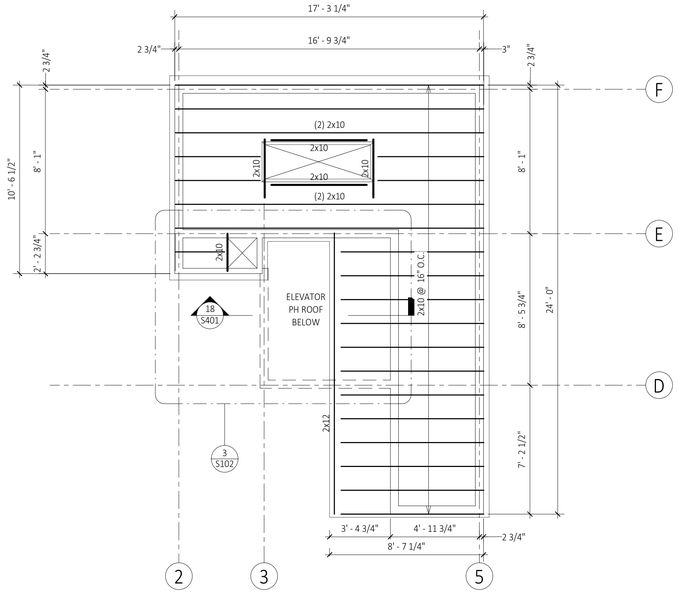
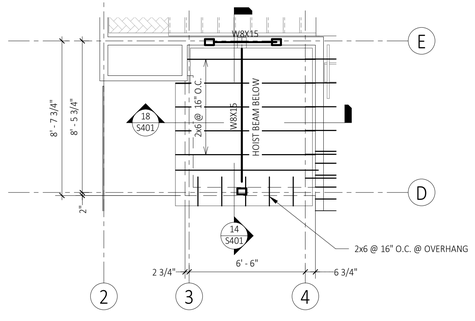


1 S102 ROOF FRAMING PLAN
1/4" = 1'-0"



2 S102 POP-UP ROOF
1/4" = 1'-0"



3 S102 S102 ELEVATOR POP-UP ROOF FRAMING
1/4" = 1'-0"

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ROOF FRAMING PLAN

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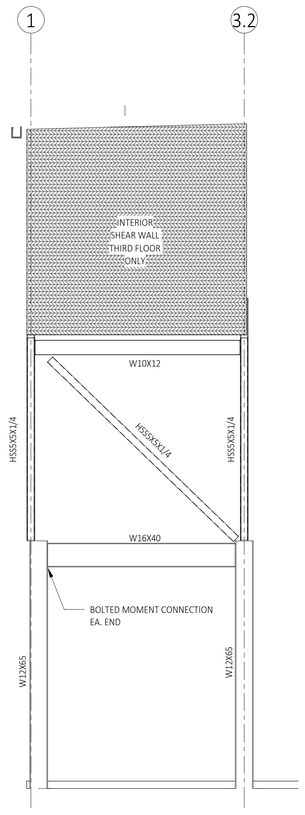

1 FRAMING ELEVATION
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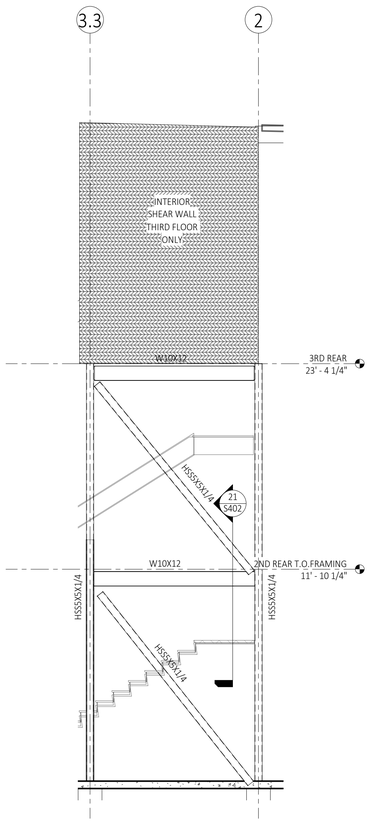

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FRAMING ELEVATION

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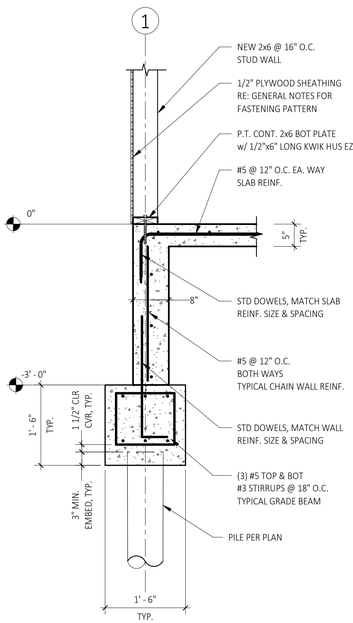

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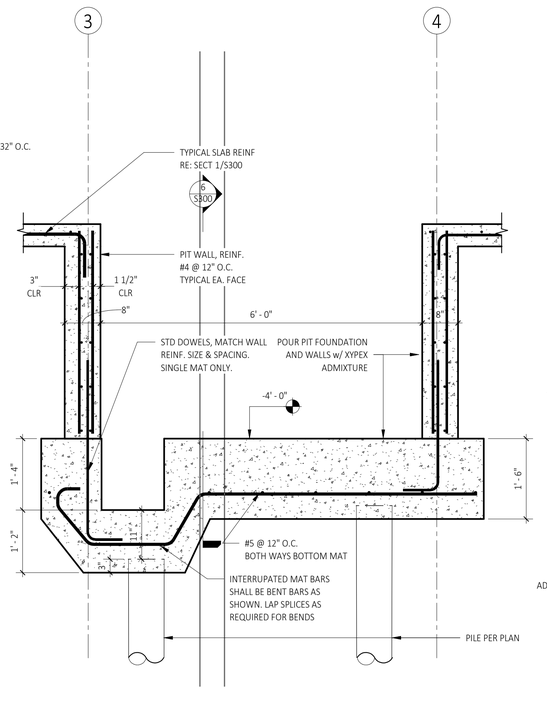

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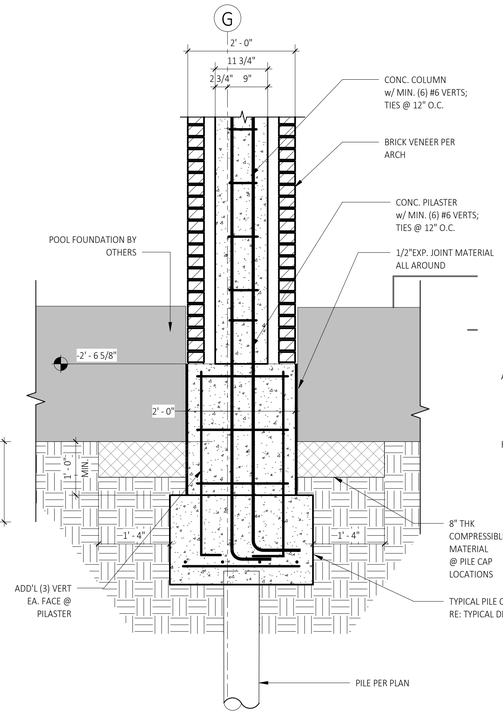

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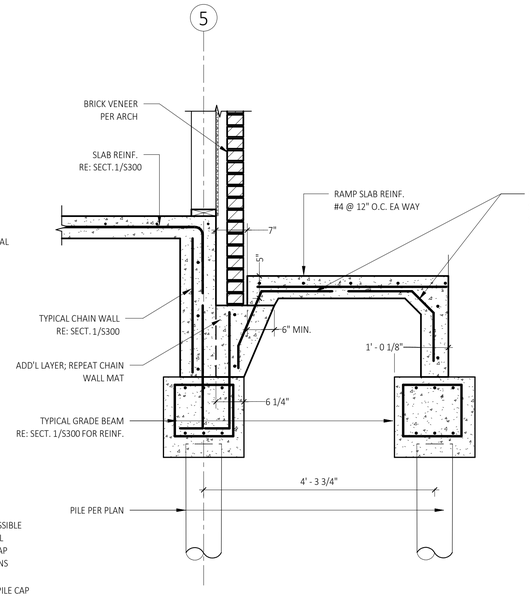

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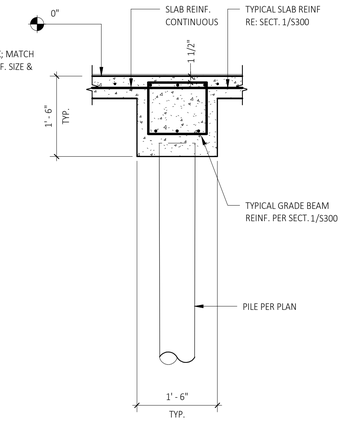

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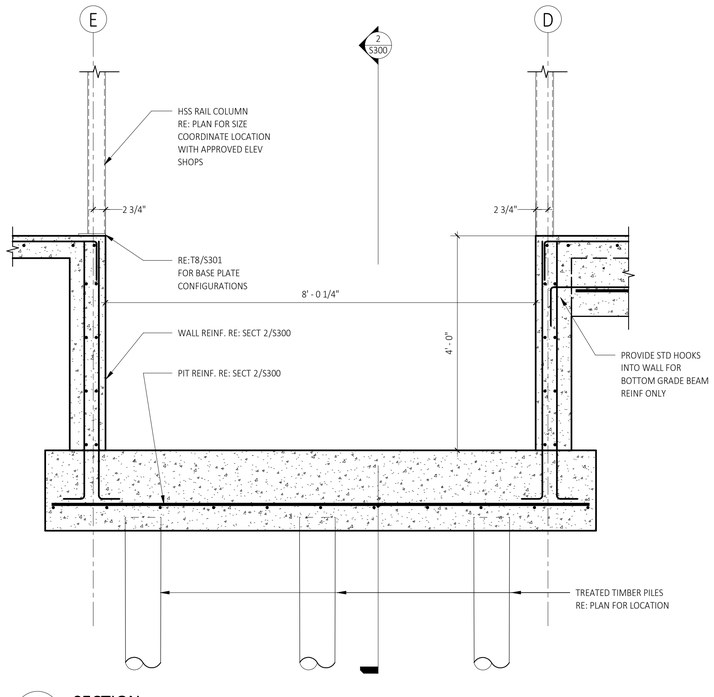

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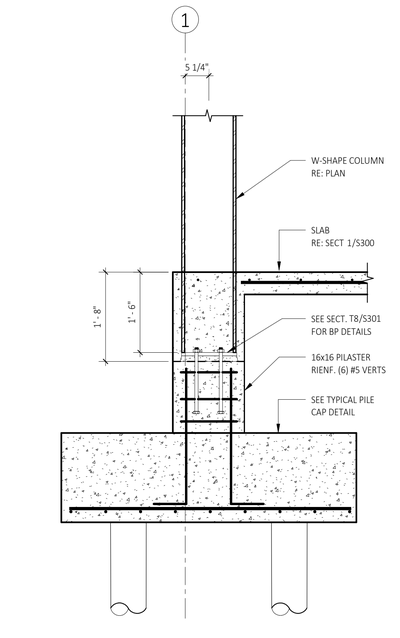

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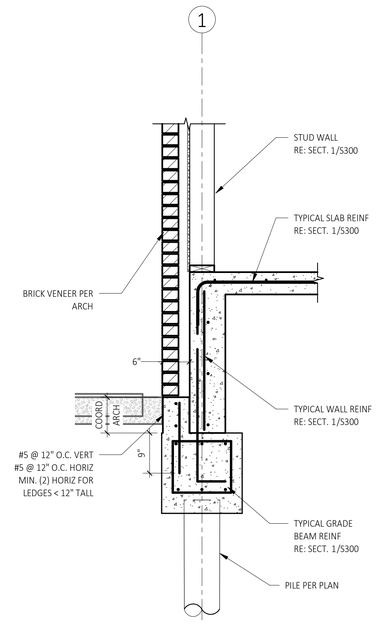

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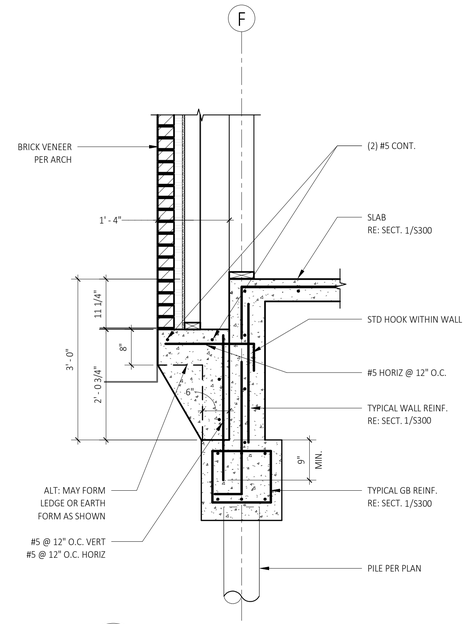

9 SECTION
S100 | S300 3/4" = 1'-0"

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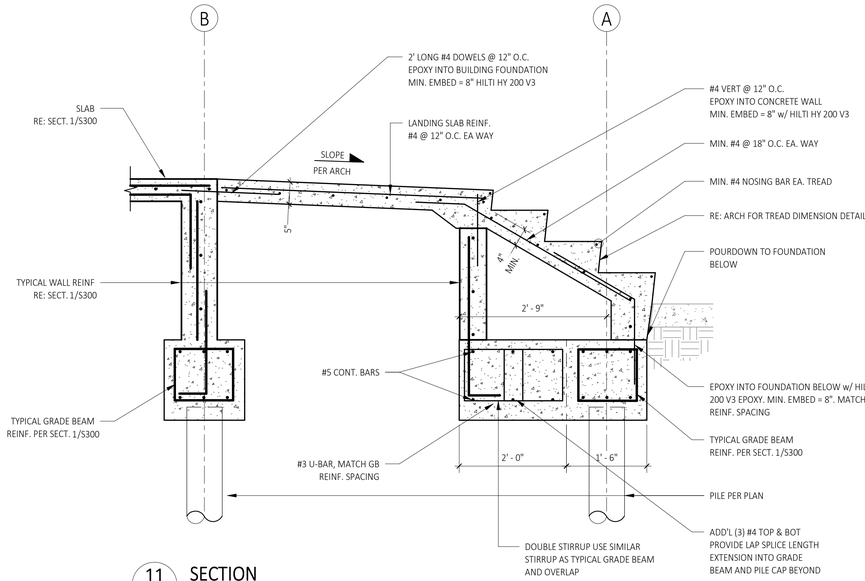
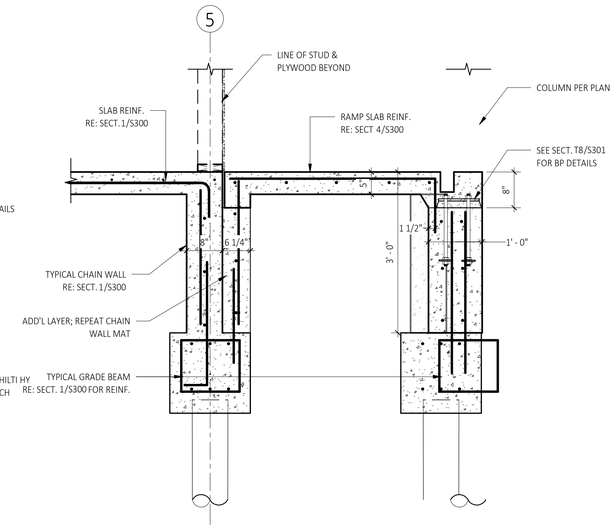
S300



11 SECTION
S100 | S301 3/4" = 1'-0"

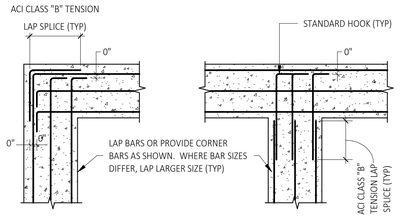


12 SECTION
S100 | S301 3/4" = 1'-0"

CONCRETE REINFORCING STEEL LAP SPLICES		
BAR SIZE	MIN LAP SPLICE LENGTH (IN.)	
	TOP BARS	OTHER BARS
3	15	12
4	24	18
5	35	27
6	40	32
7	48	37
8	60	46
9	74	57
10	88	68
11	104	80

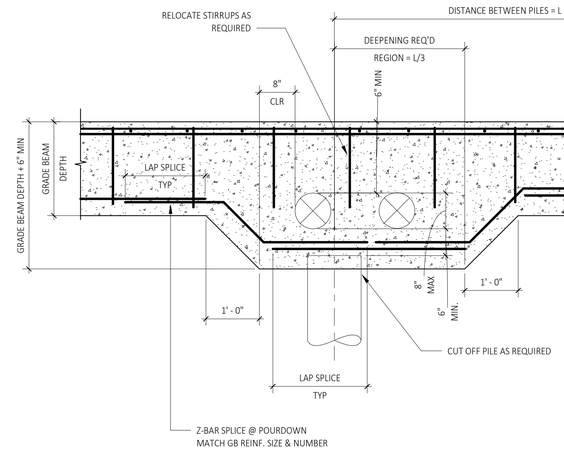
NOTES:
1. Table based on ACI 318-14
2. f'c = 4000 psi min, fy = 60000 psi
3. 3/4" min. concrete clear cover for #3 to #5 sizes; 1-1/2" min. concrete clear cover for #6 and larger.
4. Top bars are considered to be horizontal bars with more than 12" depth of concrete cast below the reinforcement.
5. Horizontal wall reinforcement is considered a top bar.

T1 TYPICAL DETAIL
S301 CONCRETE REINF. LAP SPLICE SCHEDULE



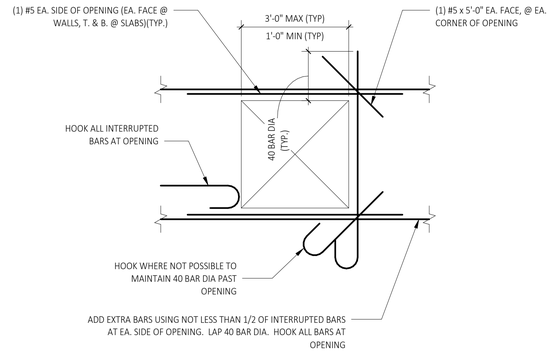
NOTES:
1. ALL DOWELS, CORNER BARS AND "U" BARS SHALL BE SAME SIZE AND SPACING AS CONT. FOOTING REINFORCING
2. NOT ALL REINFORCING SHOWN FOR CLARITY

T2 TYPICAL DETAIL
S301 CONCRETE STRIP FOOTING REINF.



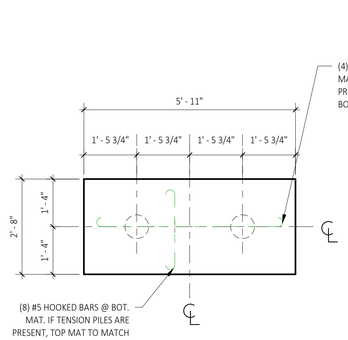
NOTE:
1. GRADE BEAM DEEPENING REQ'D FOR ANY PENETRATION WITHIN L/3 OF SUPPORT WHERE L = MAXIMUM SPAN BETWEEN PILES.
2. GRADE BEAM DEEPENING REQ'D FOR ANY PENETRATION THAT INTERRUPTS BOTTOM CONT. REINF. REGARDLESS OF LOCATION IN GRADE BEAM SPAN.
3. MAXIMUM (2) PENETRATIONS IN A GROUP

T3 TYPICAL DETAIL
S301 DEEPENING AT HORIZONTAL GRADE BEAM PENETRATION OVER PILE

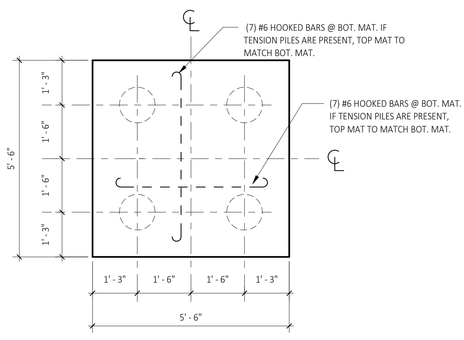


NOTES:
1. NOT ALL REINFORCING SHOWN FOR CLARITY
2. INFORMATION NOTES APPLIES TO ALL SIDES OF OPENING

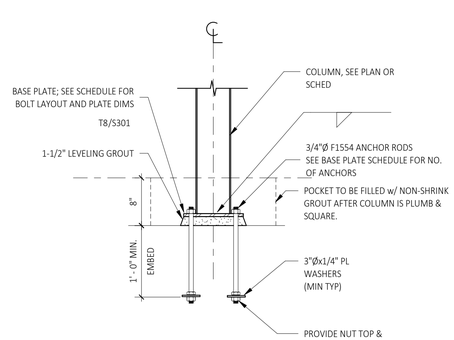
T4 TYPICAL DETAIL
S301 REINF. AT SLAB OPENING



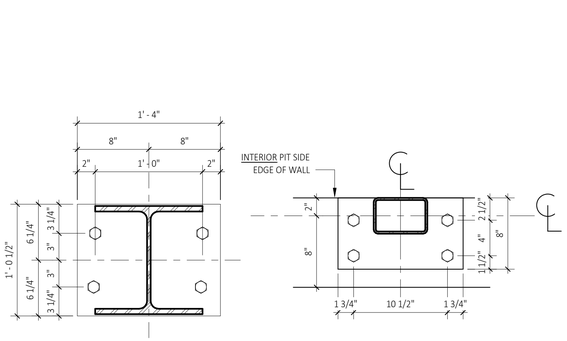
T5 TYPICAL DETAIL
S301 2PC



T6 TYPICAL DETAIL
S301 4PC



T7 TYPICAL DETAIL
S301 Column Base and Leveling Plate



T8 TYPICAL DETAIL
S301 Base Plate Configurations

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S301

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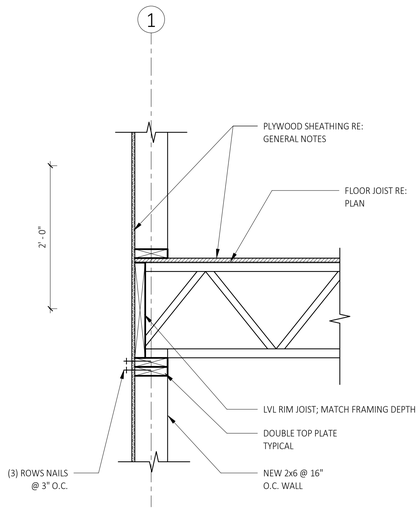
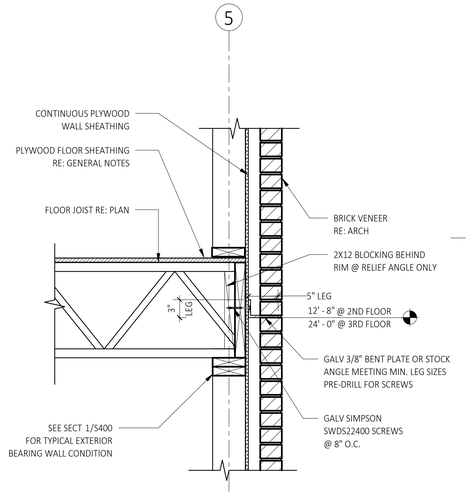
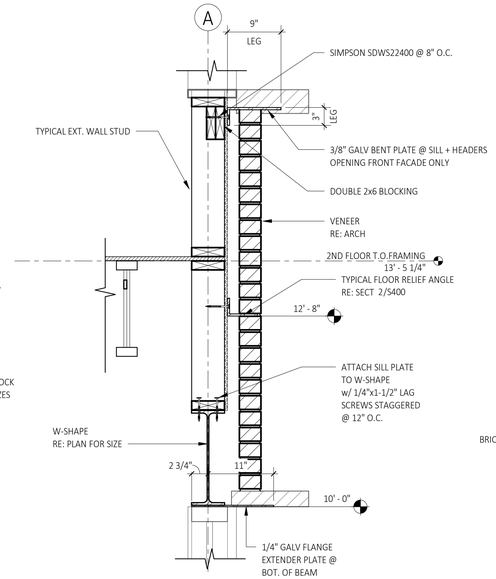


1 SECTION
S101 | S400 1" = 1'-0"



2 SECTION
S101 | S400 1" = 1'-0"



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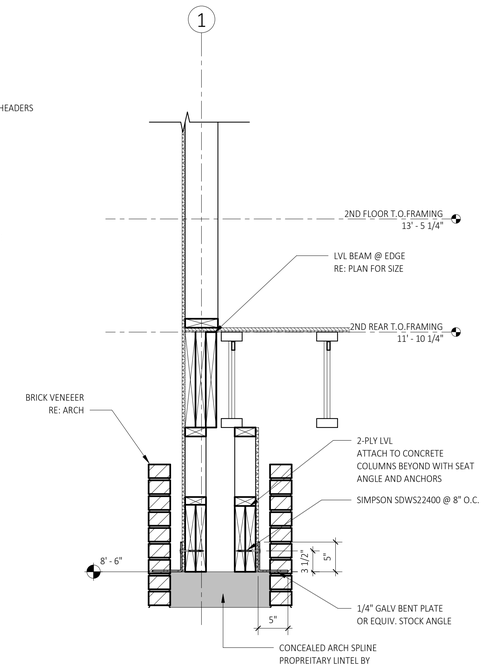
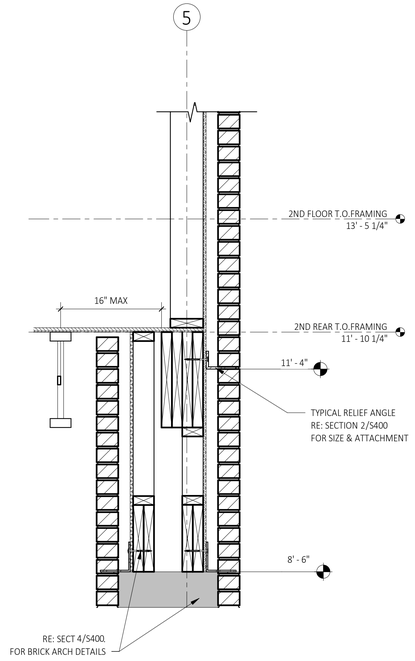
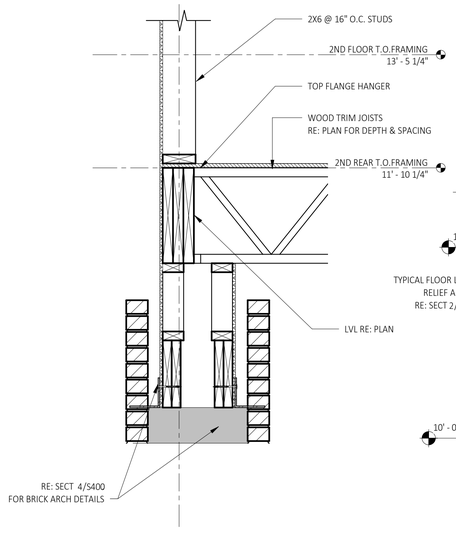


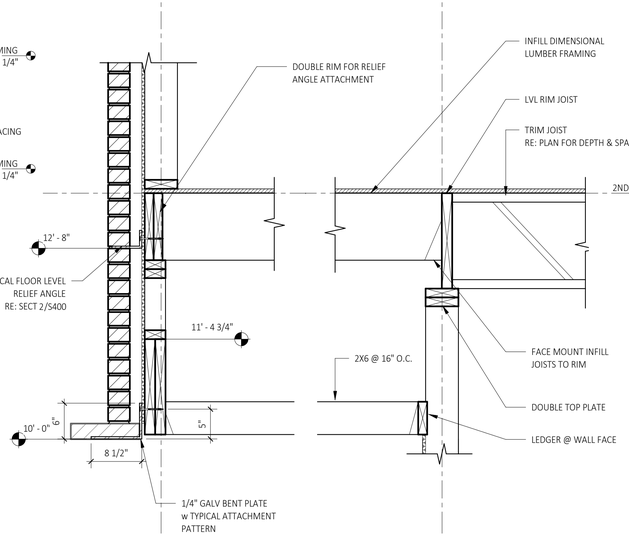
4 SECTION
S101 | S400 1" = 1'-0"



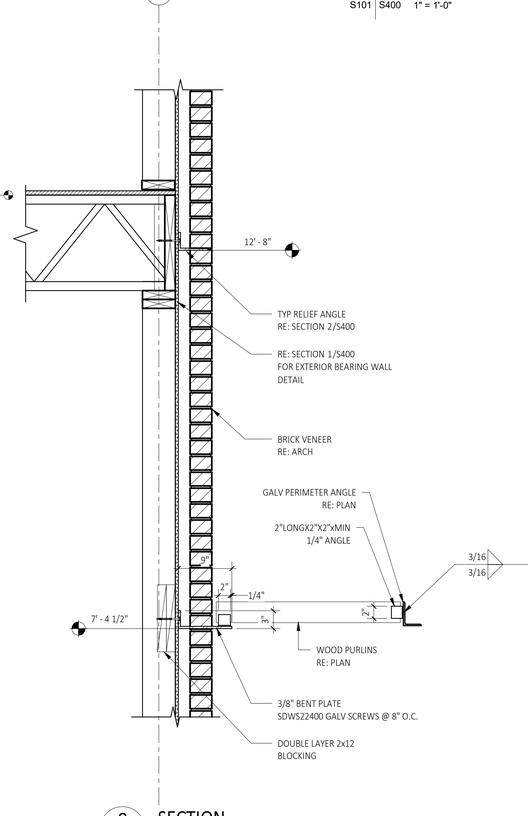
5 SECTION
S101 | S400 1" = 1'-0"



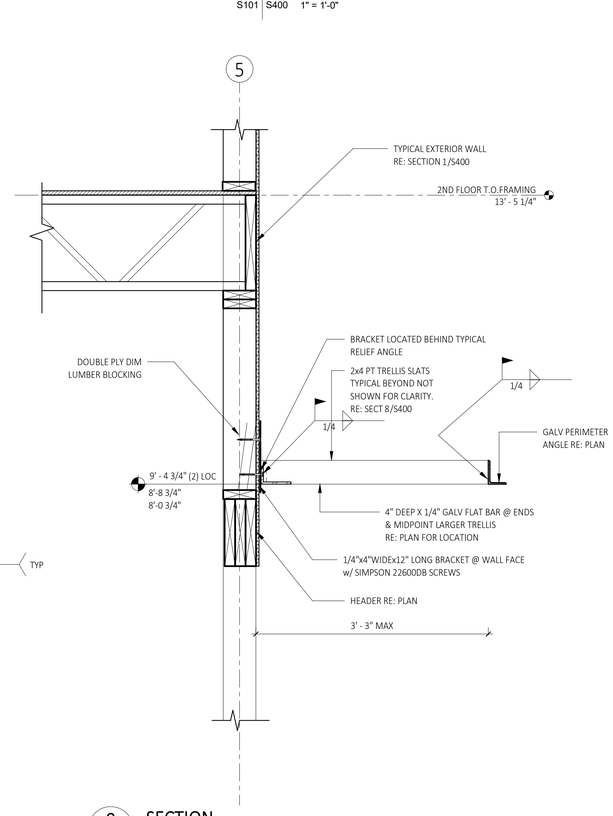
6 SECTION
S101 | S400 1" = 1'-0"



7 SECTION
S101 | S400 1" = 1'-0"



8 SECTION
S101 | S400 1" = 1'-0"



9 SECTION
S101 | S400 1" = 1'-0"

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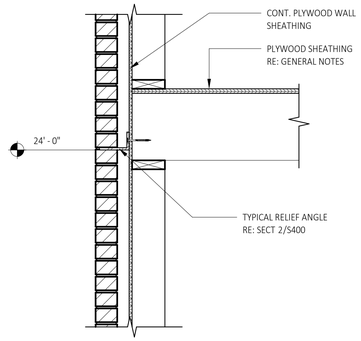

11 SECTION
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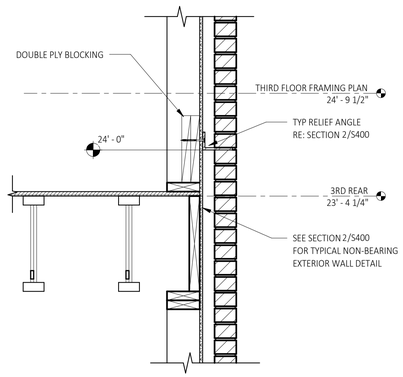
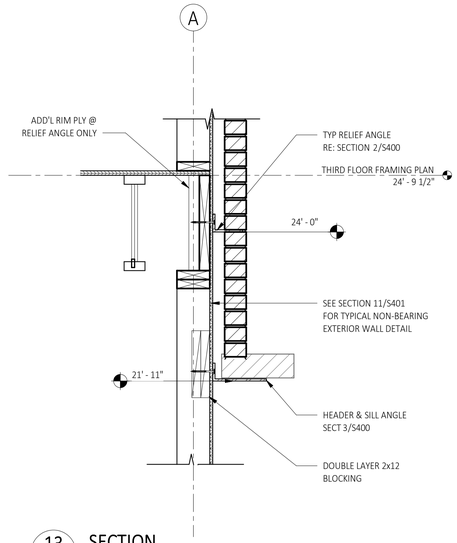
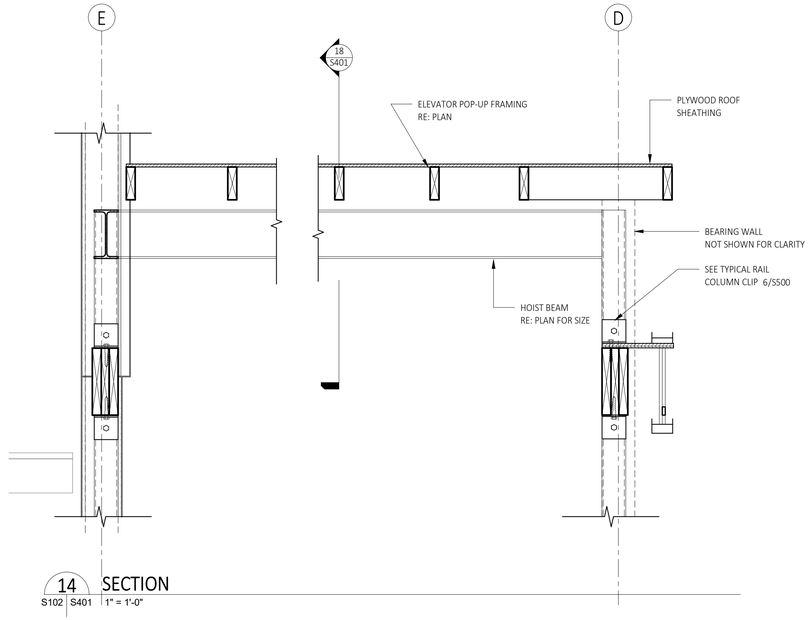


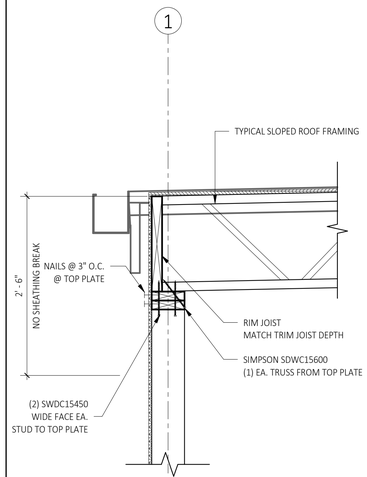
12 SECTION
S101 | S401 1" = 1'-0"



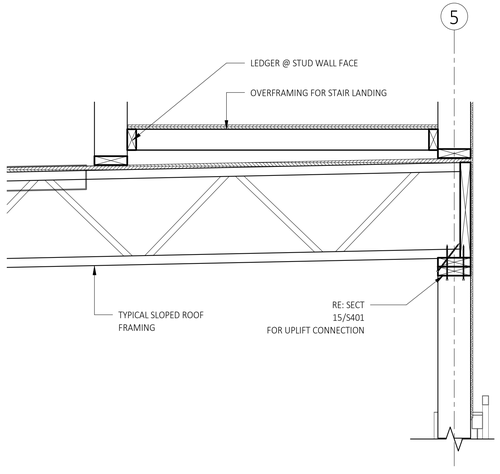
13 SECTION
S101 | S401 1" = 1'-0"



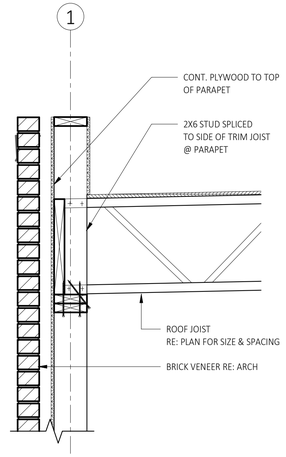
14 SECTION
S102 | S401 1" = 1'-0"



15 SECTION
S102 | S401 1" = 1'-0"



16 SECTION
S102 | S401 1" = 1'-0"



17 SECTION
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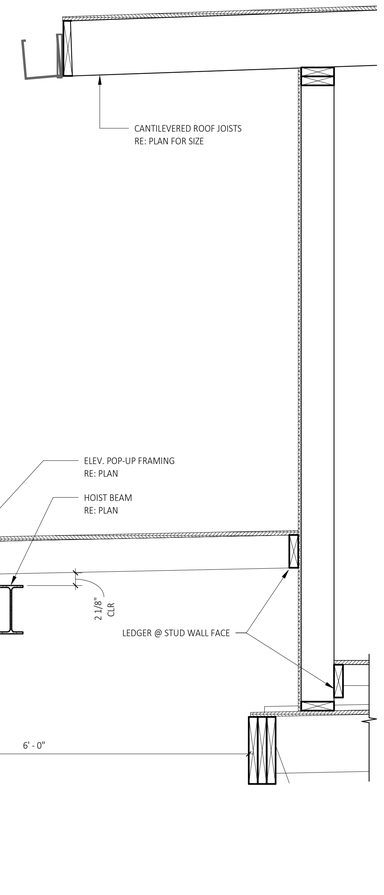

18 SECTION
S102 | S401 1" = 1'-0"

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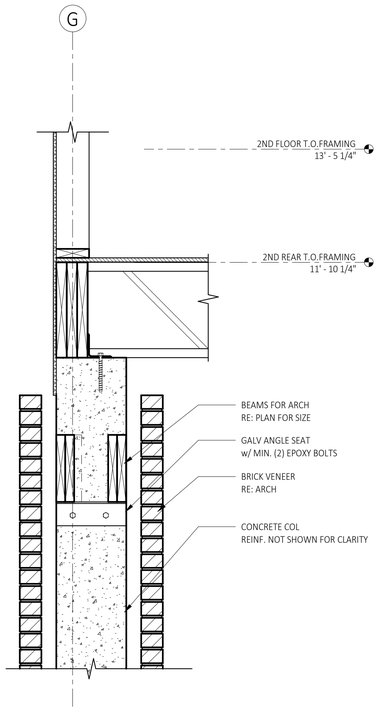
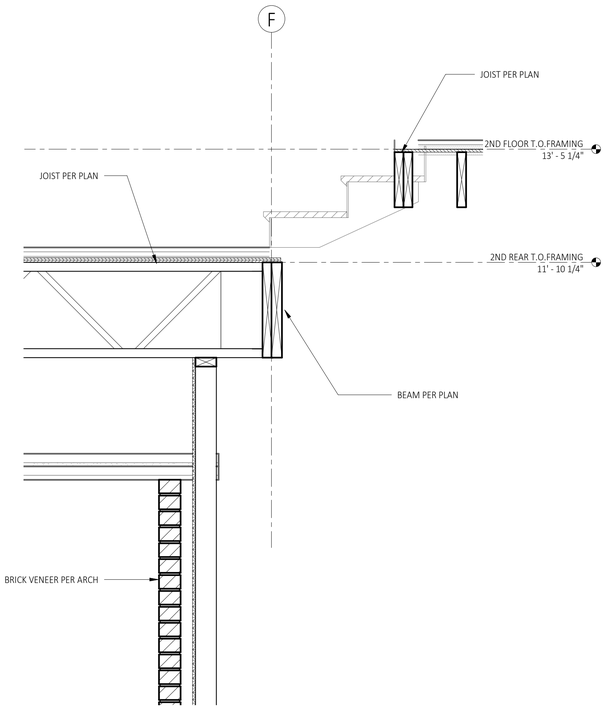


19 SECTION
S101 | S402 1" = 1'-0"



20 SECTION
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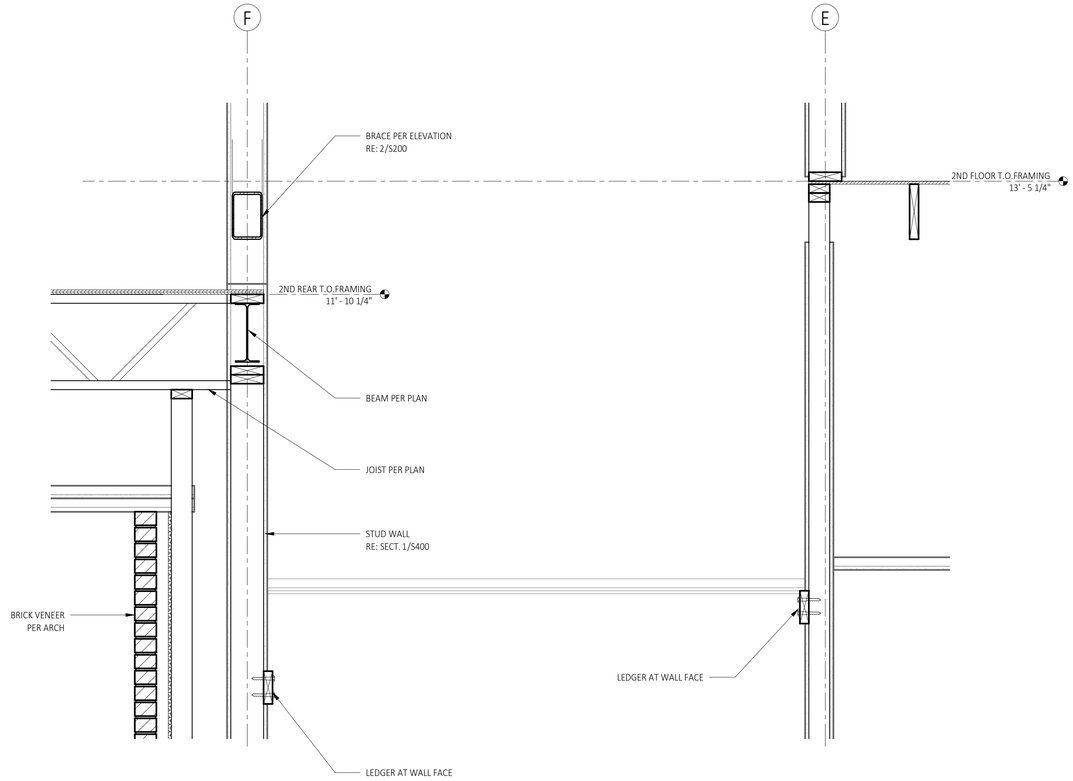

21 SECTION
S101 | S402 1" = 1'-0"

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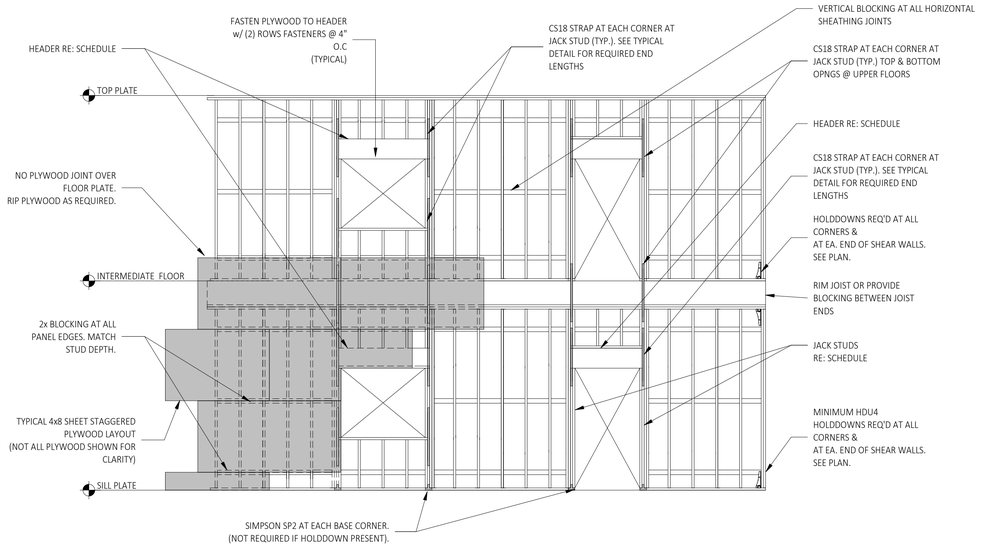
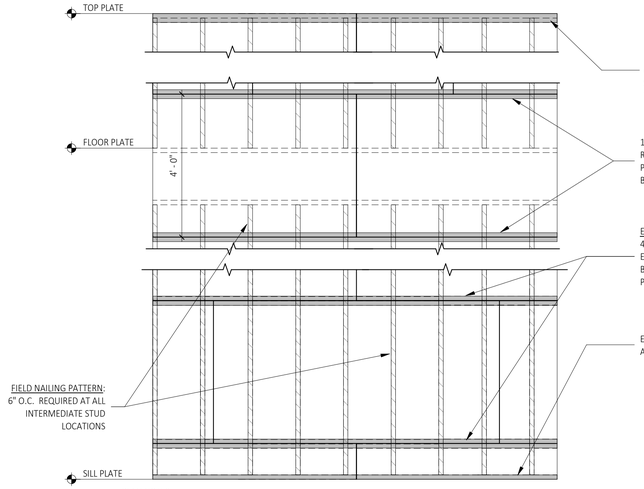
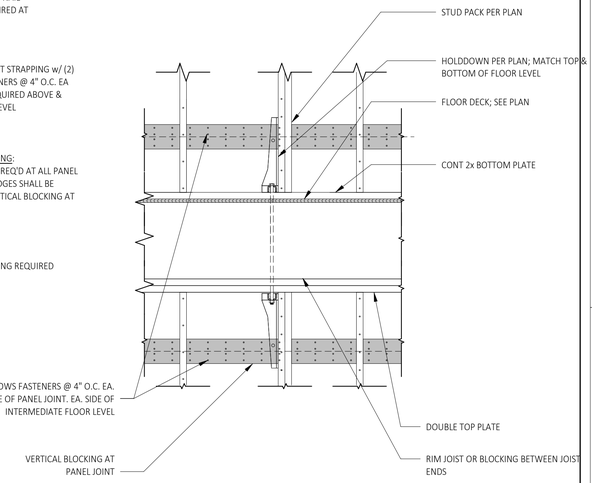


1 TYPICAL DETAIL
S500 ELEVATION AT EXTERIOR WALL

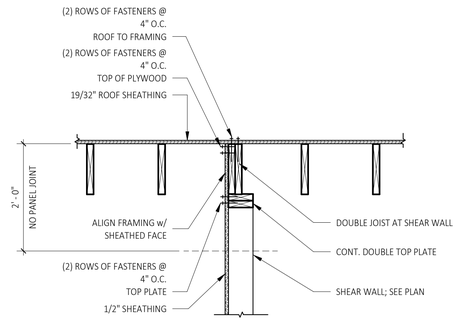


PLAN NOTES:
1. ALL FASTENERS SHALL BE 8d (MIN. 0.131" DIA) RING SHANK NAILS OR #10 SCREWS (MIN. 0.19" DIA).
2. ALL PLYWOOD SHEATHING SHALL HAVE BE BLOCKED WITH 1-1/2", 16 GA FLAT STRAPPING AT ALL PANEL EDGES
3. VERTICAL JOINTS OF PLYWOOD SHEATHING SHALL BE STAGGERED AT EVERY (4) FT O.c.
4. OSB SHALL NOT BE SUBSTITUTED FOR PLYWOOD WITHOUT APPROVAL OF THE EOR. CONTRACTOR SHALL PROVIDE PLAN OF MOISTURE PROTECTION IF SEEKING APPROVAL OF OSB PANELS.

2 TYPICAL DETAIL
S500 PLYWOOD WALL SHEATHING NAILING PATTERN

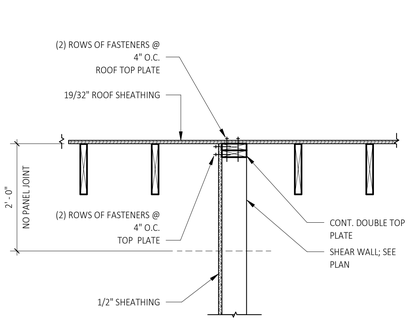


3 TYPICAL DETAIL
S500 HOLDDOWN AT INTERMEDDIATE FRAMING LEVEL



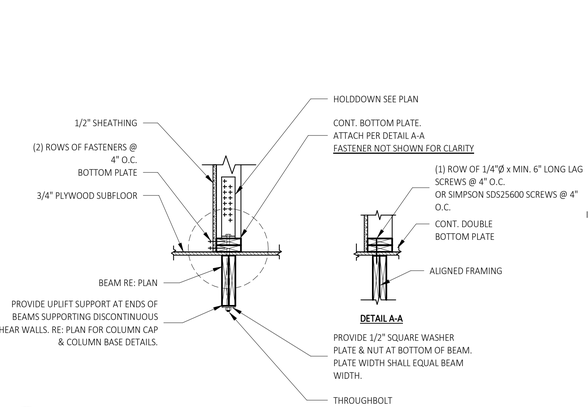
NOTES:
1. ALL FASTENERS SHALL BE 8d RING SHANK NAILS OR #10 SCREWS UNLESS NOTED OTHERWISE.
2. 8d SHANK NAILS SHALL HAVE A MIN DIAMETER OR 0.131"
3. #10 SCREWS SHALL HAVE A NOMINAL DIAMETER OF 0.19"
4. MINIMUM PENETRATION INTO FRAMING OR BLOCKING SHALL BE 1-1/2".
5. CONNECTION CAPACITY = 510 PLF ALLOWABLE SHEAR, 300 PLF UPLIFT

4 TYPICAL DETAIL
S500 INTERIOR SHEAR WAL ROOF CONNECTION OPTIONS

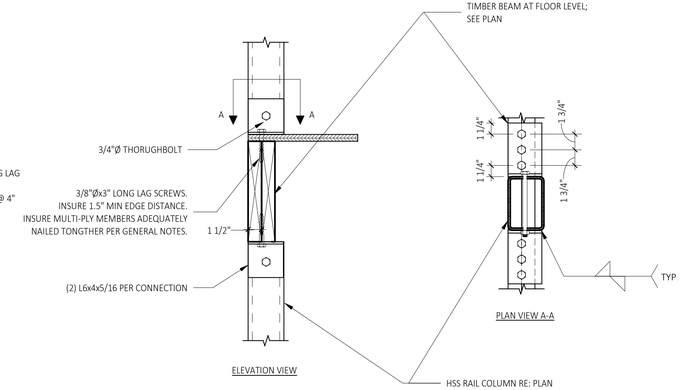


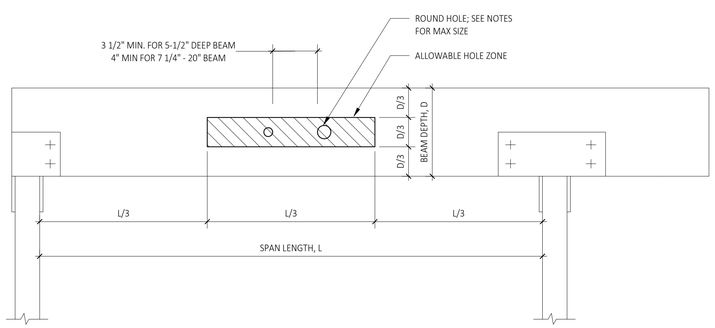
NOTES:
1. ALL FASTENERS SHALL BE 8d RING SHANK NAILS OR #10 SCREWS UNLESS NOTED OTHERWISE.
2. 8d SHANK NAILS SHALL HAVE A MIN DIAMETER OR 0.131"
3. #10 SCREWS SHALL HAVE A NOMINAL DIAMETER OF 0.19"
4. MINIMUM PENETRATION INTO FRAMING OR BLOCKING SHALL BE 1-1/2".
5. CONNECTION CAPACITY = 510 PLF ALLOWABLE SHEAR, 300 PLF UPLIFT

5 TYPICAL DETAIL
S500 DISCONTINUOUS SHEAR WALL CONNECTION TO BEAM



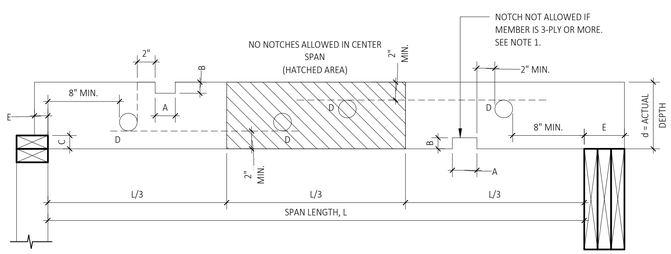
6 TYPICAL DETAIL
S500 ELEVATOR RAIL COLUMN ATTACHMENT





NOTES:
1. MAX HOLE SIZE FOR 5-1/2" DEEP LVL OR PSL BEAMS = 1 3/4"
2. MAX HOLE SIZE FOR 7 1/4" - 20" DEEP LVL OR PSL BEAMS = 2"
3. ALLOWABLE HOLE ZONE SUITABLE FOR UNIFORM LOADS ONLY.
4. ROUND HOLES ONLY.
5. DO NOT NOTCH ENGINEERED LUMBER BEAMS WITHOUT PERMISSION OF THE ENGINEER OF RECORD.
6. NO HOLES ARE PERMITTED IN CANTILEVERED ENDS WITHOUT APPROVAL OF THE ENGINEER OF RECORD.
7. OTHER HOLES MAY BE EVALUATED AS REQUESTED. DO NOT BORE NONSTANDARD HOLES WITHOUT PERMISSION OF THE ENGINEER.
8. DETAIL IS BASED ON PRODUCTS MANUFACTURED BY WEYERHAUSER.

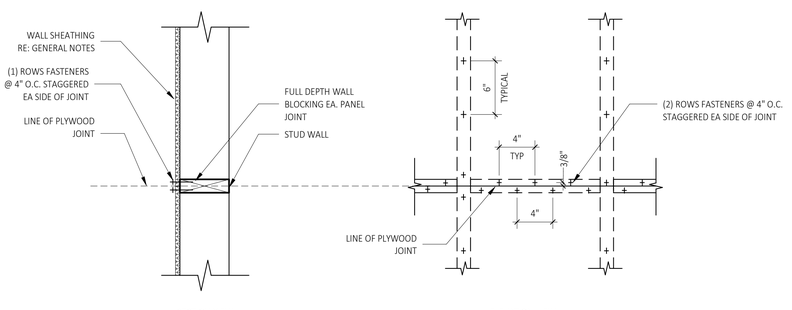
7 TYPICAL DETAIL
S500 ALLOWABLE HOLES IN LVL & PSL MEMBERS



MEMBER NOMINAL SIZE	A	B	C	D	E	
	MAX NOTCH LENGTH: d/3	MAX NOTCH DEPTH: d/6	MAX END NOTCH DEPTH: d/4	MAX HOLE DIAMETER: d/4	MIN BEARING LENGTH	
					WOOD OR STEEL	MASONRY
2x8	2 3/8"	1 3/16"	1 13/16"	2 3/8"	1 1/2"	3"
2x10	3 1/16"	1 1/2"	2 5/16"	3 1/16"	1 1/2"	3"
2x12	3 3/4"	1 7/8"	2 13/16"	3 3/4"	1 1/2"	3"

NOTES:
1. IF THICKNESS OF BUILT-UP MEMBER IS GREATER THAN 3 1/2" (3 PLYS OR MORE), NO NOTCHES ARE ALLOWED ON THE TENSION SIDE (BOTTOM FACE) WITHIN THE SPAN OF THE MEMBER. END NOTCHING OVER A SUPPORT IS PERMITTED.
2. OTHER HOLES MAY BE EVALUATED AS REQUESTED. DO NOT BORE NONSTANDARD HOLES WITHOUT PERMISSION OF THE ENGINEER.

8 TYPICAL DETAIL
S500 ALLOWABLE HOLE & NOTCHES IN DIMENSIONAL SAWN LUMBER



NOTES:
1. ALL FASTENERS SHALL BE 8d RING SHANK NAILS OR #10 SCREWS.

9 TYPICAL DETAIL
S500 PLYWOOD SHEATHING BLOCKING DETAIL

2/2/2023 4:09:12 PM

architecture+planning+interiors
1119 Tchoupitoulas Street
New Orleans, LA 70130
504.593.9074
studiowta.com
STUDIO WTA

24" X 36"

4227 Magazine Street
New Orleans, LA

REV #	ISSUE PURPOSE	DATE

STATE OF LOUISIANA
MARY SCHAMBEAU JOHNSON
License No. 40456
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
2/3/23

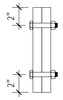
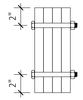
PRELIMINARY
FOR PERMIT USE ONLY

PERMIT

WOOD-FRAMED TYPICAL DETAILS

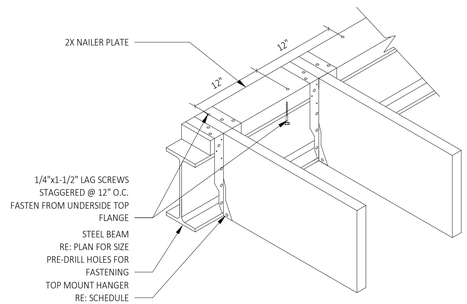
02.03.2023

S500

BUILT-UP LVL MEMBER FASTENING PATTERNS		
 (2) PLY	 (3) PLY	(4) PLY MEMBERS CANNOT BE CONNECTED w/ 10D NAILS
(3) ROWS, AS SHOWN ABOVE 10D x 3-1/2" LONG NAILS @ 12" O.C 550 PLF ALLOW	(3) ROWS, AS SHOWN ABOVE 10D x 3-1/2" LONG NAILS @ 12" O.C 415 PLF ALLOW	N/A
 (2) PLY	 (3) PLY	 (4) PLY
(2) ROWS, AS SHOWN ABOVE 1/2"Ø A307 THROUGHBOLTS @ 16" O.C 760 PLF ALLOW	(2) ROWS, AS SHOWN ABOVE 1/2"Ø A307 THROUGHBOLTS @ 16" O.C 570 PLF ALLOW	(2) ROWS, AS SHOWN ABOVE 1/2"Ø A307 THROUGHBOLTS @ 16" O.C 505 PLF ALLOW

NOTES
1. TABLES ASSUMES ALL PLYS ARE 1-3/4" THICK. FASTENING PATTERNS OF OTHER PLY WIDTHS BY REQUEST.
2. TABLE BASED ON TRUS JOIST CATALOG FOR MEMBERS DESIGNATED AS LVL
3. FASTENING PATTERNS ARE FOR UNIFORMLY LOADED BEAM (SIDE OR TOP-LOADED). ADDITIONAL FASTENING REQUIRED AT POINT LOAD LOCATIONS.
4. ALL THROUGHBOLTS SHALL BE A307 STEEL. PROVIDE WASHERS.
5. PLYS SHALL BE GLUED IN ADDITION TO FASTENING.

1 S501 **TYPICAL DETAIL**
MULTI-PLY LVL FASTENING PATTERN



2 S501 **TYPICAL DETAIL**
Nailer Plate Dim Lumber Isometric

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24" X 36"

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MARY SCHAMBEAU JOHNSON
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PROFESSIONAL ENGINEER
CIVIL ENGINEERING
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WOOD-FRAMING TYPICAL DETAILS

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S501

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CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Date _____ Received by_____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ☑ Design Review ○ Interim Zoning Districts Appeal ○ Moratorium Appeal

Property Location 4227 Magazine St. New Orleans LA, 70115

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Favio Castan

Applicant Address 3450 Magazine St.

City New Orleans State LA Zip 70115

Applicant Contact Number 813-330-9032 Email favio@studiowta.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Shelly Pecot

Property Owner Address 4231 Magazine St.

City New Orleans State LA Zip 70115

Property Owner Contact Number 917-561-6505 Email shelly.pecot@gmail.com

PROJECT DESCRIPTION

New construction of wood framed 3-story mixed-use building consisting of commercial catering kitchen with supporting spaces in the ground floor and Residential condo units above, 1 unit per floor. There will be a private rooftop patio accessible only to condominium users. The units will be connected via access stair and elevator. Scope also includes site work including landscaping, pool, parking spaces and accessory structures to house trash collecting bins and additional exterior storage. The scope provides primary entrance along the street front and an accessible ramp along the side of the building.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review
- ✓ Character Preservation Corridor
- ☐ Riverfront Design Overlay
- ☐ Enhancement Corridor
- ☐ Corridor Transformation
- ☐ Greenway Corridor
- ✓ Others as required

Non-Design Overlay District Review
- ☐ Development over 40,000 sf
- ☐ Public Market
- ☐ CBD FAR Bonus
- ☐ Wireless Antenna/Tower
- ☐ Educational Facility

- ☐ Changes to Approved Plans
- ☐ DAC Review of Public Projects
- ✓ Others as Required

ADDITIONAL INFORMATION

Current Use Empty Lot Proposed Use Mixed-Use

Square Number 229 Lot Number E1 & E2 (formerly E1-A) Permeable Open Space (sf) 4,112

New Development?	Yes ◉	No ○	Addition?	Yes ○	No ◉	Tenant Width	23'-8"
Existing Structure(s)?	Yes ◉	No ○	Renovations?	Yes ○	No ◉	Building Width	23'-8"
Change in Use?	Yes ○	No ◉	Existing Signs?	Yes ○	No ◉	Lot Width (sf)	varies
New Sign(s)?	Yes ○	No ◉	Lot Area (sf)	8,851		BuildingArea (sf)	4,344

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Date _____ **Received by**_____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (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
- ☑ Room use
- ☑ Location of all walls, doors, and windows
- ☑ Location of all plumbing fixtures
- ☑ 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
- ☑ Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- ☑ 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

- ☑ 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

FEES

Compliant Plan	$225
CBD Demolitions	$500
Moratorium Appeals	$1,000