

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: March 12, 2026

CALENDAR NO. 35,346

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an agreement to grant a servitude to an adjacent property owner for encroachments on/over portions of public right-of-way located at the municipal address 1800 Saint Philip Street; to fix the minimum price and terms of said servitude agreement; to declare that such use as granted in the servitude agreement will incorporate space that is neither needed for public purposes nor shall such use interfere with the use of the public right-of-way; to set forth the reasons for said servitude agreement; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the following portions of the public rights-of-way are not needed for public purposes at this time and that the Mayor is hereby authorized to grant the following servitude thereon to the adjacent property owners as described below for a yearly payment of \$1,145.00 said annual payment subject to upward adjustment of 15%, rounded to the nearest dollar, following the expiration of every fifth year after July 1, 2024:

Approximately 861 square feet of air and rights rights consisting of the Encroachments of a balcony, on/over the Saint Philip Street & North Derbigny Street public right-of-way, the Encroachments being part of the improvements located in the 2nd Municipal District, Square 226, Lot A, bounded by Saint Philip Street, North Derbigny Street, Dumaine Street, and North Roman Street, bearing the municipal address 1800 Saint Philip Street, New Orleans, Louisiana.

SECTION 2. That the grant of servitude be undertaken for the following reasons:

- (a) The owner, which owns the improvements adjacent to the City-owned property, has constructed or is planning to construct improvements upon the public rights-of-

4 way after applying for and obtaining building permits, to the extent necessary, from
5 the City of New Orleans;

6 (b) Said improvements and constructions referred to in subsection (a) hereinabove are
7 dependent upon the servitude agreement with the owner; the plans and
8 specifications submitted by the owner, to obtain the building permits for the
9 improvements described herein, accurately delineate the improvements and
10 constructions which are subject to the servitude agreement, and said plans and
11 specifications were inspected and approved by the City of New Orleans prior to
12 the issuance by the City of building permits allowing the improvements to be
13 constructed as shown therein; the disposition of property rights by the servitude
14 agreement as authorized herein will not hinder or preempt the use by the public or
15 the City of any other public property and will provide revenues to the City
16 otherwise not attainable if the aforementioned property rights were unused.

1 **SECTION 3.** That the Mayor is hereby authorized to execute the servitude agreement
2 attached hereto as described hereinabove in SECTION 1.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:
NAYS:
ABSENT:
RECUSED:

GRANT OF SERVITUDE
BY
THE CITY OF NEW ORLEANS
TO
IRONMAN CONTRACTORS, LLC

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ORLEANS

BE IT KNOWN, on the respective dates herein below but effective this ____ day of _____, 20__ (“Effective Date”), before the undersigned Notaries Public, duly commissioned and qualified in and for the Parishes/County and State hereinafter referenced, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

- (1) **THE CITY OF NEW ORLEANS**, herein represented by Helena Moreno, Mayor, acting under and by virtue of authorization contained in Ordinance No. _____ M.C.S., adopted on _____, 20__, a copy of which is attached hereto and made a part hereof (hereinafter referred to as "City"); and
- (2) **IRONMAN CONTRACTORS, LLC**, a limited liability company, with a domicile address of 5125 Perlita Street, New Orleans, LA 70122 represented herein by Martin Irons, its Authorized Agent, duly authorized to appear herein on its behalf (hereinafter referred to as “Grantee”).

WHO DECLARED THAT:

The City hereby grants a predial servitude of right-of-use for the Encroachment of a balcony

and the improvement itself on/over the Saint Philip Street & North Derbigny Street public Right-of-way to Grantee, as described further below.

ARTICLE I - DEFINITIONS

The following terms have the meanings given to them in this Section I:

- (a) **Right-of-way:** City owned property adjacent to the dominant estate, of which the servitude exists upon a portion.
- (b) **Property:** The dominant estate, made up of the immovable property, adjacent to the right-of-way and which has improvements that encroach onto the right-of-way, described on Exhibit "A" attached hereto and made a part hereof.
- (c) **Grantee:** The owner of the dominant estate.
- (d) **Encroachment:** The portion of the property that occupies the right-of-way, as shown in Exhibit "B."
- (e) **Servitude:** The predial servitude pursuant to La. C.C. Art. 646, consisting of the right to use the airspace and correlated ground for an encroachment on the right-of-way as shown on Exhibit "B" and consisting of:

Approximately 861 square feet of air and rights rights consisting of the Encroachment of a balcony on the Saint Philip Street & North Derbigny Street public right-of-way, the Encroachments being part of the improvements located in the 2nd Municipal District, Square 226, Lot A, bounded by Saint Philip Street, North Derbigny Street, Dumaine Street, and North Roman Street, bearing the municipal address 1800 SAINT PHILIP STREET, New Orleans, Louisiana.

ARTICLE II - SERVITUDE AND CONSENT

Consent of City: As permitted in La. C.C. Art. 646, City does hereby consent to the exercise by Grantee of all the following rights:

- (1) The exclusive right to erect and own the encroachment burdening the right-of-way

according to the attached Exhibit “B.”

(2) Right to install, maintain, and repair the encroachment burdening the right-of-way according to the attached Exhibit “B.”

ARTICLE III - LIMITATIONS IN GENERAL

(a) The grant of the servitude and accessory rights by City and the exercise thereof by Grantee shall be subject and subordinate to the public use of the right-of-way, governmental laws and regulations, compliance with all of the rights reserved herein by City, and the terms of this Agreement.

(b) **Limitations on Right of Use:** Exercise of the Servitude granted in Sections I and II shall be subject to the following limitations:

(1) Grantee’s right of use shall be subject to the public’s use of the right-of-way.

(2) Grantee shall perform all work in a safe and reasonably expeditious manner at its expense, shall restore the premises of City and any third party to the same condition as existed prior to commencement of any work by Grantee, and shall be responsible for any damage caused to the right-of-way or any third parties resulting from any work by Grantee;

(3) Any right of use shall be exercisable only to the extent that such rights are reserved to Grantor pursuant to this servitude agreement and subject to any limitations or requirements imposed thereby.

(4) If the Servitude may not be exercised due to City’s use of the right-of-way for public purpose, Grantee assumes all costs associated with repair, replacement, or demolition of said encroachment.

ARTICLE IV – CONSIDERATION

(a) **Annual Payments.** In consideration of this Grant of Servitude, Grantee shall pay to the City the sum of \$1,145.00 per year, until such time as the Servitude is terminated.

(b) **Due Date of Annual Payment.** Grantee shall pay the Annual Payment the first time on or before the date of execution by Grantee of this Grant of Servitude. For subsequent Annual

Payments, Grantee shall pay on or before the 1st day of July.

(c) **Late Fee.** Annual Payments received after the 10th of the month, regardless of whether the 10th is a weekend or holiday, will be assessed a late fee in the amount of 10% of the total amount due.

(d) **Adjustment of Annual Payment.** The foregoing Annual Payment shall be subject to upward adjustment of 15%, rounded to the nearest dollar, following the expiration of every fifth year after July 1, 2024.

(e) **Recordation.** Grantee shall record this Grant of Servitude in the Orleans Parish Land Records Division within thirty (30) calendar days of the date of full execution of this Grant of Servitude.

ARTICLE V - DEFAULT

(a) **Condition of Default of Annual Payment.** If Grantee fails to pay an Annual Payment on or before the due date as defined in Article IV, and Grantee fails to cure such monetary default within fifteen (15) working days after notice from the City to Grantee of such monetary default, the City shall deem Grantee ipso facto in default of this Grant of Servitude.

ARTICLE VI - ENFORCEMENT

(a) **In General.** In the event that Grantee fails to cure any violation of the terms of this Grant of Servitude within fifteen (15) working days after notice of default from the City, the City shall have the right to take any actions as may be necessary in the City's discretion to cure such violation, including but not limited to instituting legal proceedings, placing a lien on the property, and demanding removal of the encroachment(s).

(b) **Costs, Expenses, and Attorney's Fees.** The City shall be entitled to charge Grantee with all costs and expenses incurred by the City as a result of such violation. Should the City institute legal proceedings to enforce this Grant of Servitude, the City shall be entitled to recover from Grantee all of the attorney's fees, costs, and other expenses reasonably and necessarily incurred.

(c) **Remedies Cumulative**. All rights and remedies provided under this Grant of Servitude are cumulative and may be pursued singularly, in any combination, and in any order.

(d) **Non-Waiver**. The failure to enforce any of the terms and provisions of this Grant of Servitude shall in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof.

ARTICLE VII - TERM

Except as set forth below, the Servitude and Consent shall be perpetual.

(a) **Termination:** Notwithstanding the foregoing, the Servitude and Consent shall terminate if:

- (1) The building and/or encroachment is demolished, substantially damaged, destroyed, or removed and not reconstructed or replaced within one (1) year after such destruction or damage;
- (2) The encroachment is taken or removed for public purposes in whole or in such part that it is not fit for its intended purposes;
- (3) Grantee is found to be in default of any of its obligations hereunder; or
- (4) Grantee removes the encroachments and provides notice of termination to the City.

(b) **Results of termination:** Upon termination of the servitude, there shall be no right or obligation to reconstruct the Encroachment, unless such right or obligation is established by law.

ARTICLE VIII - INDEMNITY AND INSURANCE

(a) At all times during the term of this Servitude, Grantee shall and does hereby agree to hold harmless and indemnify the City from and against any and all claims of Grantee or of any third persons for injuries to persons, including death, or damages to property, occurring on the right-of-way and arising from Grantee's use or occupancy of the encroachment, including the defense of all actions brought against the City for such damages, arising from the negligent acts or

omissions of the Grantee, its employees, guests, invitees, agents or independent contractors.

(b) If a judgment is rendered thereon against Grantee, in a claim of a third party arising solely and exclusively from an act or omission by the City, its employees, guests, invitees, agents or independent contractors, the City agrees to pay the same to the extent of its comparative fault, to Grantee's complete satisfaction and discharge; provided, however, that the Grantee shall give the City prompt written notice of the existence of any such claims and of any proceedings taken against the Grantee thereon, so that such claims may be investigated and such proceedings may be contested by City.

(c) Grantee reserves the right and option to settle, compromise, and/or pay, any adjudicated claim by a third party for damages resulting from injuries to persons, including death, or damages to property, directly to said claimant, in place and stead of indemnifying the City; but if, and only if, Grantee obtains a valid and lawful complete release, satisfaction and discharge from the claimant in favor of the City.

(d) Grantee and its successors, heirs, or assigns shall furnish and maintain in effect during the Term of this Servitude an insurance policy or policies under the following terms:

- (i) If Grantee or its successors, heirs, and/or assigns to title of the Property is a non-individual, such as a corporation, partnership, limited liability company, or other entity, insurance shall remain in effect with limits not less than \$1,000,000/\$2,000,000 covering general commercial liability, in which policy or policies the City shall either be carried as an additional named insured or provision shall be made to insure the liability of Grantee under the above indemnification and hold harmless agreement under the contractual coverage provisions of said insurance policy or policies. A copy of such policy or policies, or certificate of insurance with reference to same, shall be delivered to the City upon execution of this Servitude;
- (ii) If Grantee or its successors, heirs, and/or assigns to title of the Property is an individual or individuals, an insurance policy or policies should remain in effect with limits, covering liability, not less than \$1,000,000/\$2,000,000.

ARTICLE IX - ASSIGNMENT OR TRANSFER

In the event that any of the building which the encroachment forms a part is sold by private or public sale, this Servitude shall be assigned or transferred without the prior consent of the City to the assignee or purchaser of said property. Any instrument assigning or transferring the Servitude shall be delivered to the City along with proof of insurance as required in Section VIII within thirty (30) days of the recordation of said assignment or transfer. Grantee shall cause the assignee or purchaser of said property to assume all obligations of Grantee herein and, effective as of the date of such assignment or transfer, Grantee shall thereafter be released of all obligations set forth in this agreement including, without limitation, those obligations of Grantee under Section VI and VIII above.

ARTICLE X - NOTICE

(a) **Form of Notice.** All notices, requests, claims, payments, demands and other communications between the parties shall be in writing.

(b) **Method of Notice.** All notices shall be given: (i) by delivery in person, (ii) by United States Postal Service, (iii) by first class, registered or certified mail, postage prepaid, or (iv) by electronic mail to the address of the party specified in this Grant of Servitude or such other address as either party may specify in writing. It is the responsibility of the Grantee to ensure the City has current and accurate mailing and electronic addresses at all times.

(c) **Receipt of Notice.** All notices shall be effective upon: (i) receipt by the party to which notice is properly given, or (ii) on the fifth day following mailing, whichever occurs first.

(d) **Grantee.** All notices to the Grantee shall be addressed to:

IRONMAN CONTRACTORS, LLC
c/o MARTIN IRONS
5125 PERLITA STREET
NEW ORLEANS, LA 70122

(e) **The City.** All notices to the City shall be addressed to:

Department of Property Management,
Division of Real Estate and Records
1300 Perdido Street, Room 5W06

New Orleans, LA 70112

&

City Attorney
City of New Orleans
1300 Perdido Street, Suite 5E03
New Orleans, LA 70112

ARTICLE XI - MISCELLANEOUS PROVISIONS

(a) **Amendment.** No amendment of or modification to this Grant of Servitude shall be valid unless and until executed in writing by the duly authorized representatives of both parties to this Grant of Servitude.

(b) **Conflict of Law.** This Grant of Servitude and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of Louisiana.

(c) **Construction of Agreement.** Neither party will be deemed to have drafted this Grant of Servitude. This Grant of Servitude has been reviewed by the Parties and shall be construed and interpreted according to the ordinary meaning of the words used so as to fairly accomplish the purposes and intentions of the Parties. No term of this Grant of Servitude shall be construed or resolved in favor of or against the City or the Grantee on the basis of which party drafted the uncertain or ambiguous language. The headings and captions of this Grant of Servitude are provided for convenience only and are not intended to have effect in the construction or interpretation of this Grant of Servitude. Where appropriate, the singular includes the plural and neutral words and words of any gender shall include the neutral and other gender.

(d) **Entire Agreement.** This Grant of Servitude, including all incorporated documents, constitutes the final and complete agreement and understanding between the parties. All prior and contemporaneous agreements and understandings, whether oral or written, are superseded by this Grant of Servitude and are without effect to vary or alter any terms or conditions of this Grant of Servitude.

(e) **Limitations of the City's Obligations.** The City has no obligations not explicitly set forth in this Grant of Servitude or any incorporated documents or expressly imposed by law.

(f) **No Third Party Beneficiaries.** This Grant of Servitude is entered into for the exclusive benefit of the parties and the parties expressly disclaim any intent to benefit anyone not a party to this Agreement.

(g) **Non-Waiver.** The failure of either party to insist upon strict compliance with any provision of this Grant of Servitude, to enforce any right or to seek any remedy upon discovery of any default or breach of the other party at such time as the initial discovery of the existence of such noncompliance, right, default or breach shall not affect or constitute a waiver of either party's right to insist upon such compliance, exercise such right or seek such remedy with respect to that default or breach or any prior contemporaneous or subsequent default or breach.

(h) **Severability.** Should a court of competent jurisdiction find any provision of this Grant of Servitude to be unenforceable as written, the unenforceable provision should be reformed, if possible, so that it is enforceable to the maximum extent permitted by law or, if reformation is not possible, the unenforceable provision shall be fully severable and the remaining provisions of the Grant of Servitude remain in full force and effect and shall be construed and enforced as if the unenforceable provision was never a part the Grant of Servitude.

(Signatures, Exhibits A, and B found on next pages.)

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the
___ day of _____, 20__.

CITY OF NEW ORLEANS

WITNESS:

BY: _____

HELENA MORENO, MAYOR

WITNESS:

NOTARY

Approved as to form and legality:

By: Law Department

THIS DONE AND PASSED, on this ____ day of _____, 20__.

**GRANTEE: IRONMAN
CONTRACTORS, LLC**

WITNESS:

Print Name: _____

BY: _____
MARTIN IRONS

WITNESS:

Print Name: _____

Permanent Mailing Address of Grantee:
Attn: Martin Irons
5125 Perlita Street
New Orleans, LA 70122

NOTARY
Print Name _____
Notary/Bar No. (State): _____
My Commission Expires: _____
(Affix Seal)

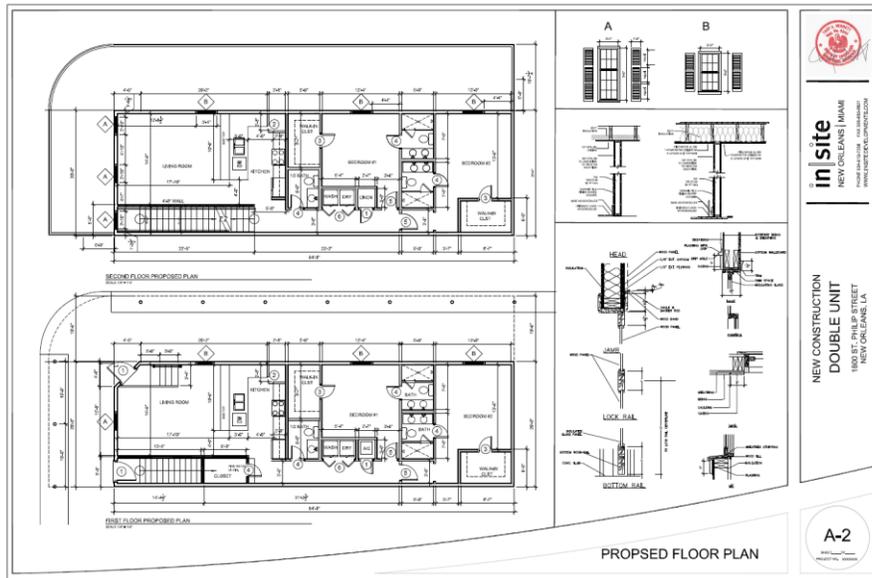
EXHIBIT A

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Second District of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE NO. 226, bounded by St. Philip, North Derbigny, North Roman and Dumaine Streets, designated by the letter A-1 on a sketch of E. A. Calogne, C. E., said lot forms the corner of St. Philip and North Derbigny Streets, and measures thence 20 feet front on St. Philip Street, same in width in the rear, by a depth and front on North Derbigny Street of 64 feet, 6 inches 1 line. Said lot bear the Municipal No. 1800 St. Phillip Street.

Being the same property acquired by Mr. Freddie L. Thomas, by act before Gerald H. Schreiber, dated June 1, 1967, registered in COB 680, Folio 47, Orleans Parish, State of Louisiana.

/

EXHIBIT B



in site
 NEW ORLEANS | MIAMI
 1500 ST. PHILIP STREET
 NEW ORLEANS, LA

A-2



in site
 NEW ORLEANS | MIAMI
 1500 ST. PHILIP STREET
 NEW ORLEANS, LA

A-3

1800 SAINT PHILIP STREET NEW ORLEANS, LOUISIANA 70122

NEW CONSTRUCTION DOUBLE TWO BEDROOM UNIT

VICINITY PLAN



GENERAL UNDERSTANDING:

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR IS RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. ALL NECESSARY PRECAUTIONS SHOULD BE TAKEN TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. IT IS NECESSARY TO COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK, SHALL BE REMOVED.
- COORDINATE WITH OWNER'S REPRESENTATIVE LOCATION OF CONTRACTORS' EQUIPMENT AND MATERIAL STORAGE.
- OWNER SHALL PROVIDE TERMITE TREATMENT IN COMPLIANCE WITH SEC. R320 IBC 2006.
- THE EXISTING 1 STORE RESIDENTIAL BUILDING IS NOT PILE SUPPORTED STRUCTURE. THE ONE STORE ADDITION IS CONNECTED AT THE REAR OF THIS EXISTING STRUCTURE. BUILDINGS IN THE ADJACENT AREA DID NOT REQUIRE PILES WHEN THEY WERE CONSTRUCTED. THE NEW ADDITION IS NOT DESIGNED TO HAVE PILES.

BUILDING GUIDELINES:

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE AT THE EXPENSE OF THE OWNER, SUBJECT TO THE RECEIPT OF AN AFFIDAVIT OR LETTER FROM THE GOVERNING BODY, AND OWNER'S PRIOR APPROVAL OF ANY ADDITIONAL COST TO BE INCURRED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR UNDER THE PROVISIONS OF THE BUILDER'S CONTRACT WITH THE OWNER. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

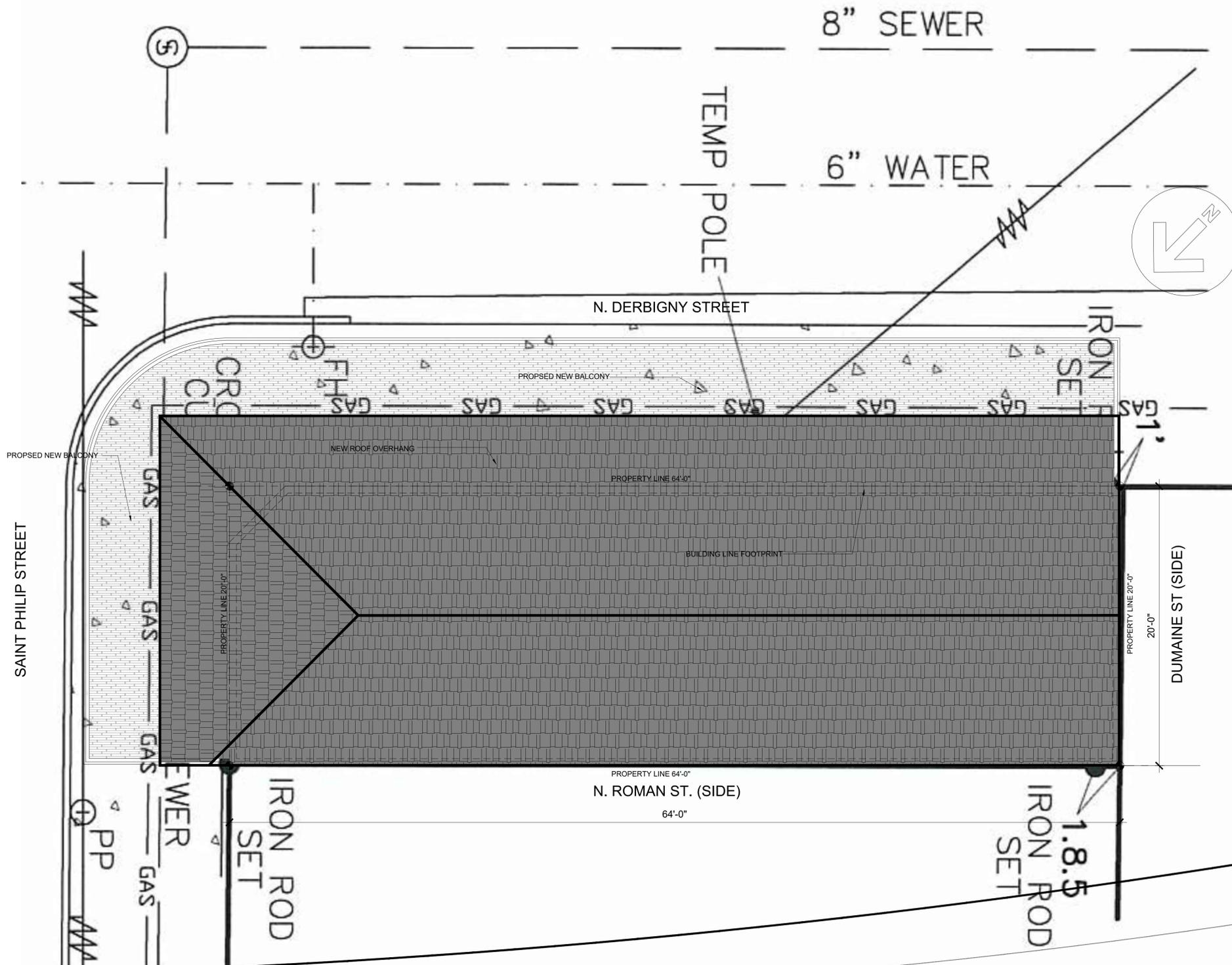
- | | |
|--------------------------|--------------------------------------|
| 1. BUILDING & STRUCTURAL | INTERNATIONAL BUILDING CODE 2023 |
| 2. PLUMBING: | LOUISIANA STATE PLUMBING CODE 2023 |
| 3. MECHANICAL: | LOUISIANA STATE MECHANICAL CODE 2023 |
| 4. ELECTRICAL: | NATIONAL ELECTRIC CODE 2023 |
| 5. OTHER | NFPA LIFE SAFETY CODE 2016 |

SAFETY AND PERMIT INFORMATION

SQUARE NUMBER	226
LOT NUMBER	A
MUNICIPAL ADDRESS	1800 SAINT PHILIP STREET
ZONED	HU-RD2
BUILDING TYPE	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE V-B
FIRST FLOOR	1280 SQ.FT.
SECOND FLOOR	1280 SQ.FT.
TOTAL LIVING AREA	2560 SQ.FT.

DRAWING INDEX

CS1	SITE PLAN COVER SHEET
A-1	FOUNDATION PLAN
A-1.1	STRUCTURAL NOTES
A-2	PROPOSED FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	BALCONY SECTION & DETAILS
A-5	FIRST FLOOR FRAMING PLAN
A-5.1	ROOF PLAN & 2ND. FL FRAMING
A-6	STAIR DETAILS
E-1	ELECTRICAL PLANS
M-1	MECHANICAL PLANS
P-1	PLUMBING PLAN



in site
NEW ORLEANS | MIAMI
PHONE 504-610-7238 FAX 305-892-9921
WWW.INSITIDEVELOPMENTS.COM

NEW CONSTRUCTION
DOUBLE UNIT
1800 ST. PHILIP STREET

COVER SHEET

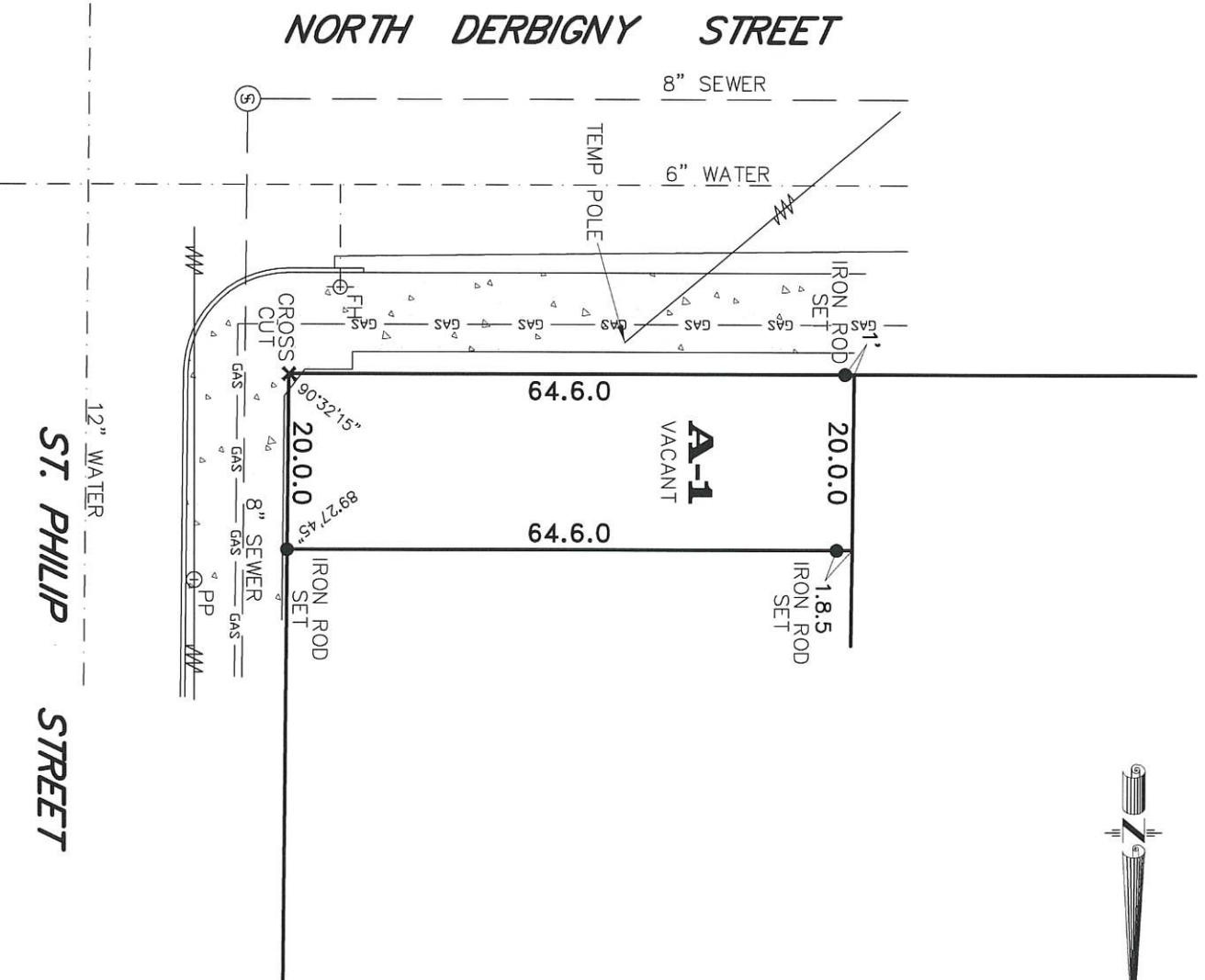
CS1
SHEET ___ OF ___
PROJECT NO. XXXXXX

**BOUNDARY SURVEY OF
LOT A-1
SQUARE 226
SECOND DISTRICT
ORLEANS PARISH, LA**

DUMAINE STREET (SIDE)



NORTH ROMAN STREET (SIDE)



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY J. J. KREBS & SONS, INC. DATED DECEMBER 14, 1965 REVISED JANUARY 3, 1968
THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: SEPTEMBER 30, 2016 FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A COMMUNITY PANEL: 225203 0229 F



THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IX, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF IRONMAN CONTRACTORS, LLC

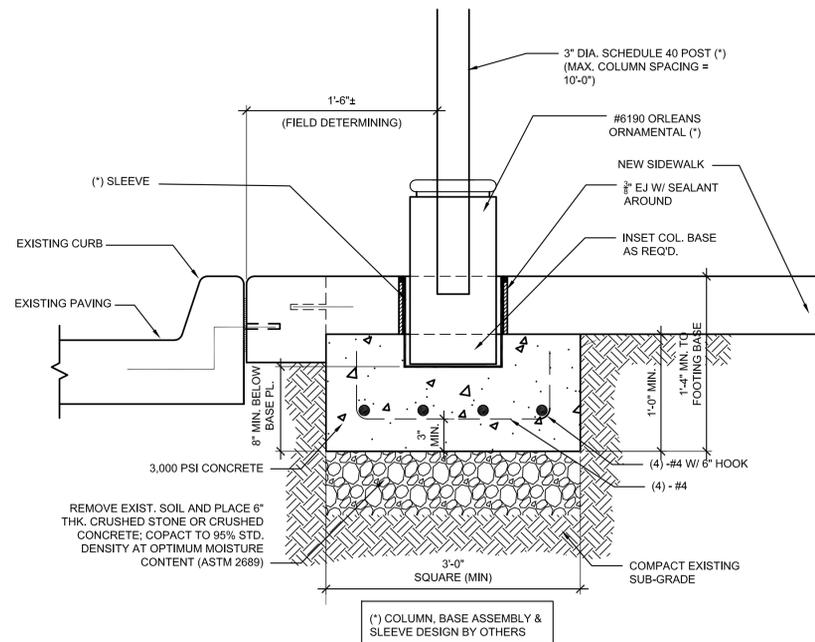
R. W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA, 70002

PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infonola@rwwkrebs.com
WEB: www.rwwkrebs.com

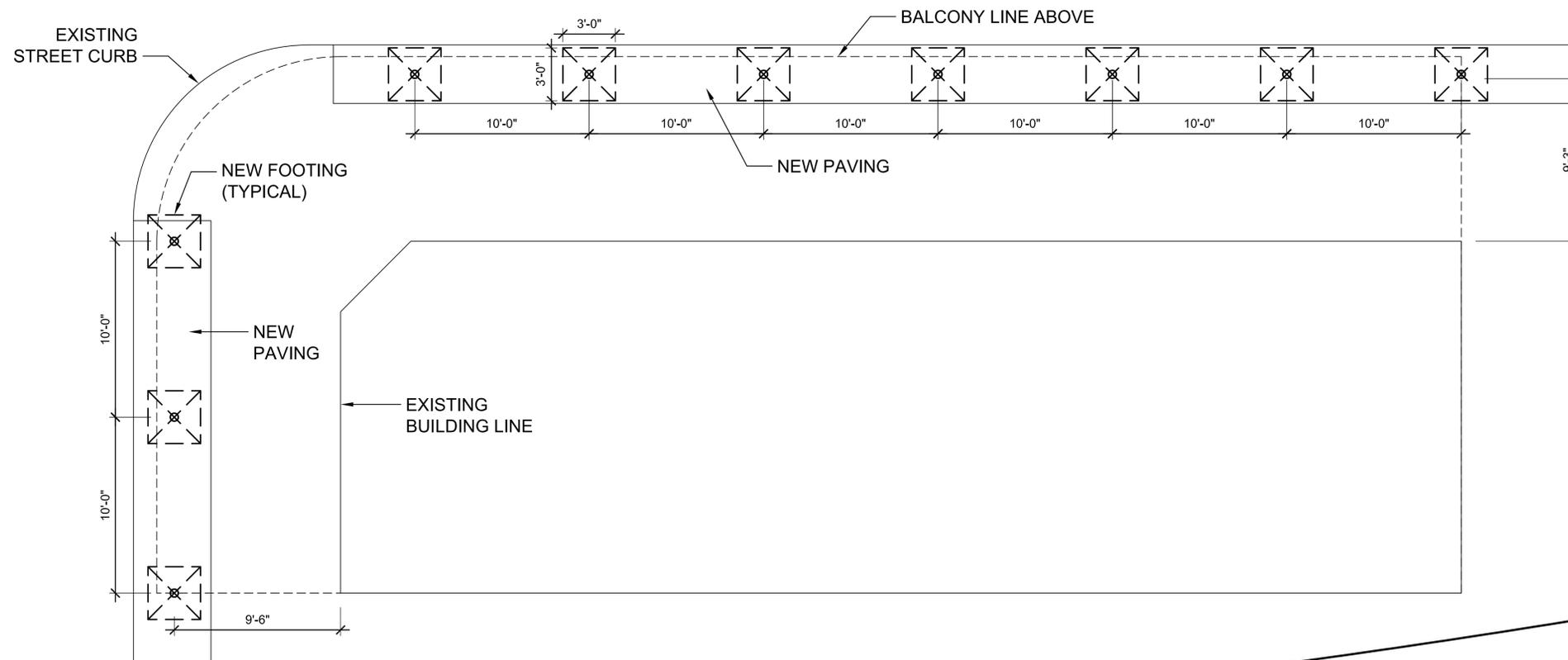
DATE: FEBRUARY 19, 2024 DRAWN BY: JSN
SCALE: 1" = 20' CHECKED BY: NDK

BY: 
RICHMOND W. KREBS, PLS, LIC. #4836

JOB #: 240194



BALCONY DETAIL
SCALE 1 1/2" = 1'-0"



COLUMN FOOTING LAYOUT
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. THIS DESIGN IS LIMITED TO THE FOOTINGS FOR THE SUPPORTED BALCONY COLUMNS. SEE SHEET A-1 FOR THE MAIN BUILDING FOUNDATION DESIGN.
2. CONCRETE SHALL BE NORMAL WEIGHT PORTLAND CEMENT CONCRETE AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS AGE. CONCRETE WATER/CEMENT RATIO SHALL BE NO MORE THAN 0.45.
3. ALL CONCRETE REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (60 KSI).
4. BRICK NOR BLOCK SHALL NOT BE USED TO ELEVATE REINFORCING STEEL ABOVE THE BASE OF FOOTINGS. ONLY GALVANIZED STEEL OR PLASTIC CHAIRS SHALL BE USED FOR THIS PURPOSE.
5. EXCAVATIONS RECEIVING CONCRETE SHALL NOT CONTAIN ANY DELETERIOUS MATTER (TRASH, WOOD, DEBRIS, ETC.) AND ALL WATER (RAINWATER OR OTHER) SHALL BE REMOVED PRIOR TO PLACING CONCRETE.
6. PHOTOGRAPHS OF EACH FOOTING/FORMED AREA SHALL BE TAKEN PRIOR TO PLACING CONCRETE. SAID PHOTOGRAPHS SHALL BE CATALOGED, AS TO LOCATION, AND SHALL BE PROVIDED TO THE PROFESSIONAL OF RECORD.
7. THIS DESIGN IS BASED ON MAXIMUM BALCONY COLUMN LOAD OF NO MORE THAN 1.0 KIP OF DEAD LOAD AND 3.2 KIPS OF LIVE LOAD.
8. THE EXACT LOCATION OF FOOTINGS SHALL BE FIELD DETERMINED AND WILL BE ALLOWED TO VARY UP TO 6" HORIZONTALLY IN ANY DIRECTION.

COLUMN FOOTING DETAIL

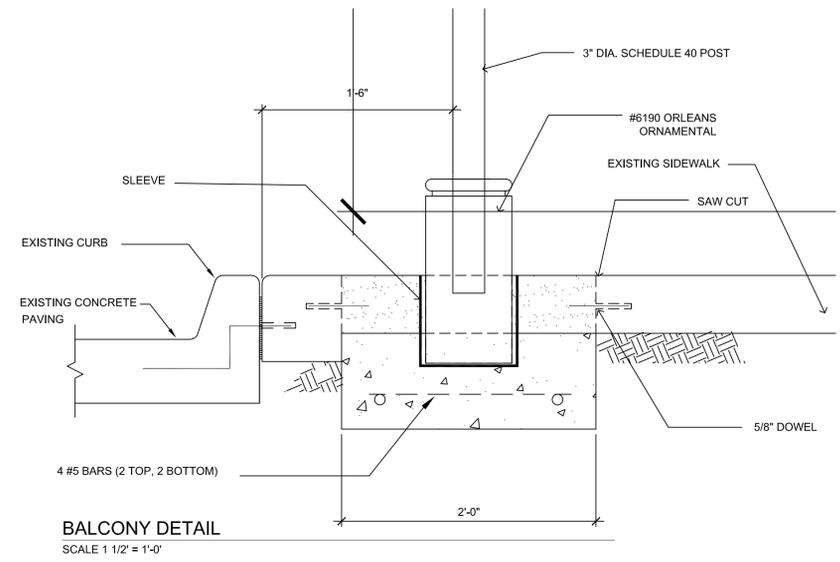
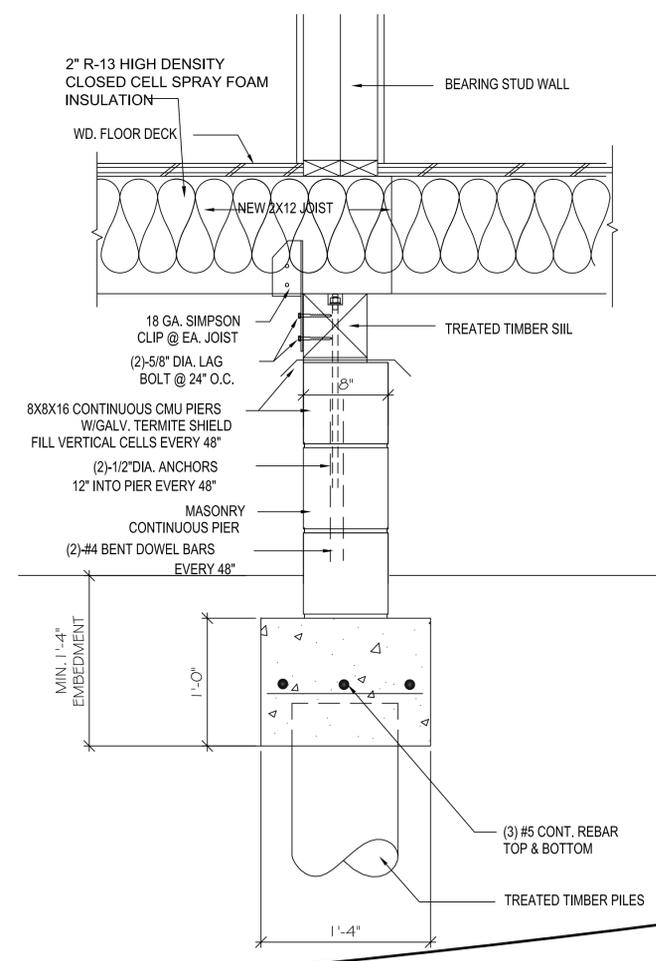
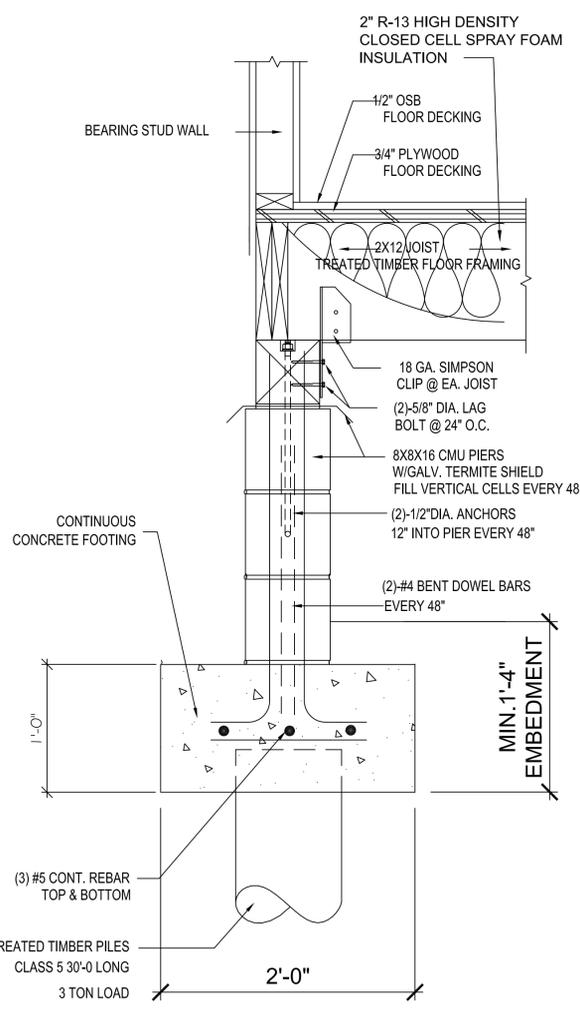
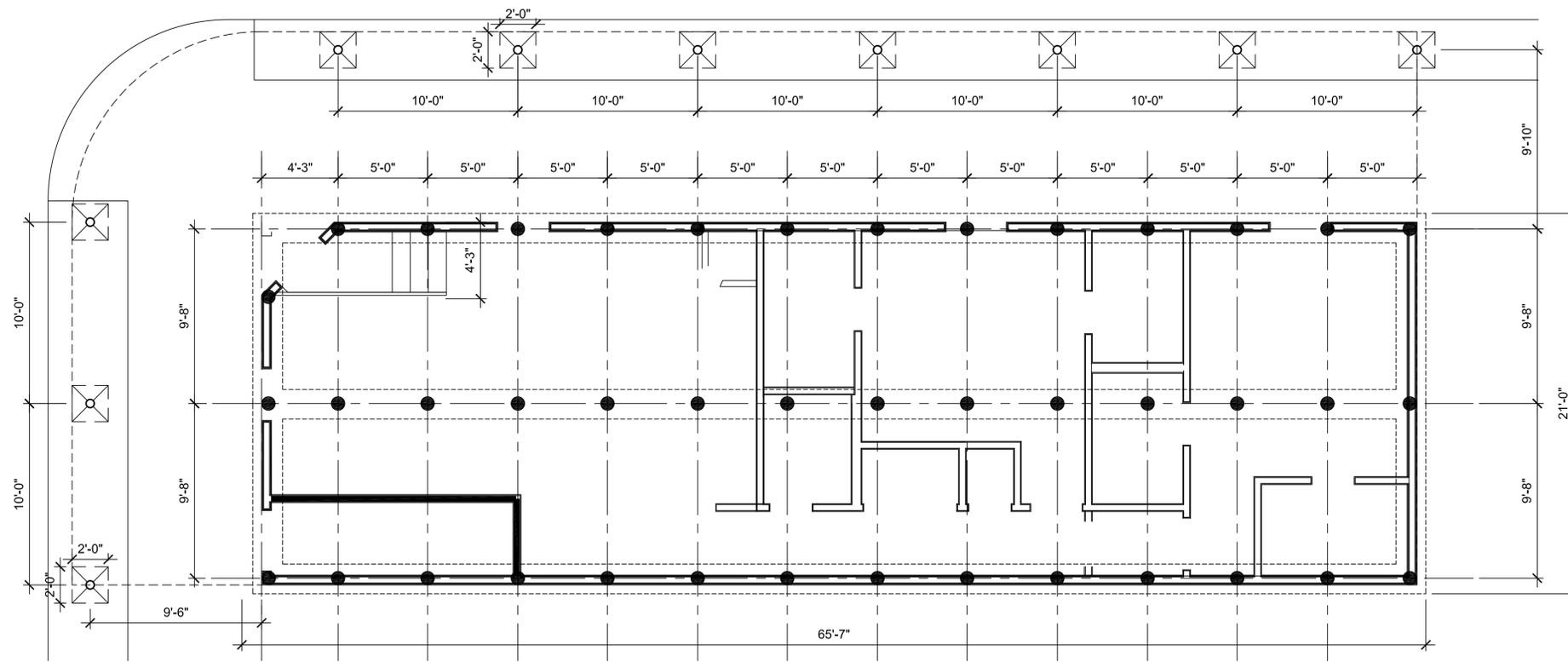


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SD-1

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BALCONY DETAIL
SCALE 1 1/2" = 1'-0"

FOUNDATION & PILE PLAN



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DESIGN LOADS

- DEAD LOADS:
THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTIONS
- LIVE LOADS:
ROOF: 16 PSF
FLOOR: SLEEPING ROOMS = 40 PSF
ALL OTHER ROOMS = 50 PSF
CORRIDORS & DECKS = 100 PSF
- WIND LOAD CONDITIONS:
PER 2003 INTERNATIONAL BUILDING CODE FOR 130 MPH WIND, MODIFIED BY THE APPROPRIATE SHAPE FACTORS FOR PRESSURE, SUCTION, AND UPLIFT.
- SEISMIC LOAD COEFFICIENTS
PER 1997 SBCI BUILDING CODE SECTION 1607, WITH THE FOLLOWING SEISMIC COEFFICIENTS
1. VELOCITY RELATED ACCELERATION COEFF: Av = 0.10
2. PEAK ACCELERATION COEFF: Aa = 0.05
3. SEISMIC HAZARD EXPOSURE: GROUP 1
4. SEISMIC PERFORMANCE: CATEGORY C
5. SOIL PROFILE TYPE: S=3
6. BASIC STRUCTURAL SYSTEM: BEARING WALL SYSTEM
SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS W/ SHEATHING
7. RESPONSE MODIFICATION FACTOR: R=6.5
DEFLECTION AMPLIFICATION FACTOR: Cd = 4.0
8. ANALYSIS PROCEDURE UTILIZED IN ACCORDANCE WITH 1607.4.

GENERAL STRUCTURAL NOTES

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING & STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE & SEQUENCE & TO INSURE THE SAFETY OF THE BUILDING & ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- GOVERNING CODE: JEFFERSON PARISH BUILDING CODE & THE STANDARD BUILDING CODE.
- SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
B. U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
C. APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
- CONNECTIONS:
A. JOISTS TO BEAMS - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE
B. SHEATHING TO JOISTS/TRUSSES: FLOORS - GLUED AND NAILED - USE 6D RING OR SCREW SHANK NAILS AT 6" O/C AT PANEL EDGES AND 10" O/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ROOFS - USE 6D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
C. USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
D. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
E. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
F. PROVIDE BRIDGING AS PER LOCAL CODES.

MASONRY

- MATERIALS:
A. CONCRETE BLOCK: ASTM C90 (HOLLOW) ASTM C145 (SOLID)
B. MORTAR: TYPE S, MINIMUM COMPRESSIVE STRENGTH: 1800 PSI
C. JOINT REINFORCING: STANDARD DUR-O-WAL, MILL GALVANIZED FINISH
- MISCELLANEOUS:
A. ALL SPLICES FOR VERTICAL WALL REINFORCING ARE TO BE LAPPED A MINIMUM OF 48 BAR DIAMETERS.
B. PROVIDE 100% SOLID BEARING, MINIMUM 3 COURSES UNDER BEAMS. ONE COURSE UNDER JOISTS, UNLESS DETAILED OTHERWISE.
C. FILL CORE SOLID AROUND ANCHOR BOLTS.
D. PROVIDE JOINT REINFORCING AT 16", EXCEPT AS NOTED.
E. PROVIDE SOLID BLOCKS OR SOLIDLY FILLED HOLLOW BLOCKS AT ALL EXPANSION BOLT LOCATIONS.

CONCRETE WORK

- LAP SPLICES AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I. "MANUAL OF STANDARD PRACTICE, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" - A.C.I. 318, 315, AND IN ACCORDANCE WITH CRSI STANDARD SPECIFICATIONS FOR REINFORCING STEEL.
A. TENSION EMBEDMENT LENGTH SHALL BE 200d. COMPRESSION LAP SPLICES SHALL BE 30d, UNLESS OTHERWISE INDICATED.
B. OTHER BARS ARE ALL BARS EXCEPT TOP BARS. CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 2" MINIMUM UNLESS OTHERWISE NOTED.
C. CLASS OF LAP SPlice SHALL BE TYPE "B" UNLESS OTHERWISE NOTED.
D. SPlice LENGTHS SHALL BE BASED ON THE SMALLER BAR BEING LAPPED.
- THE CONTRACTOR WILL BE ALLOWED TO MAKE SPLICES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS, WHERE ESSENTIAL TO CONTRACTIBILITY, SUBJECT TO APPROVAL BY THE ENGINEER. SPLICES, OTHER THAN THOSE SHOWN ON THE DRAWINGS AND OTHER THAN ANY ADDITIONAL SPLICES REQ'D. BY THE ENGINEER, WILL BE AT THE CONTRACTOR'S EXPENSE.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, BARS MAY BE SHIFTED SLIGHTLY OR BENT IN THE FIELD WHERE NECESSARY TO AVOID OPENINGS, PIPES, EMBEDDED ITEMS AND OTHER OBSTRUCTIONS.
- HOOKS AND BENDS IN REINFORCEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 318-89.
- MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE:
A. CAST AGAINST EARTH MIN. COVER = 3"
B. CAST AGAINST FORMWORK MIN. COVER = 2"
- CAST-IN-PLACE CONCRETE
LOCATION F_c @ 28 DAYS (PSI) MAX W/C (RATIO) MAX SLUMP (INCHES) WEIGHT (PCF)

FIRST FL. SLAB	4,000	0.40	4	145 (N.W.)
CONC. ON MTL. DECK	3,000	0.50	7	115 (L.W.)
ALL OTHER	4,000	0.45	5	145 (N.W.)

- TOP OF SLAB ELEVATION = SEE PLAN
- CONCRETE JOINT DETAILS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
- SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DIMENSIONS NOT SHOWN HEREIN.
- PROVIDE 6 MIL. VAPOR BARRIER UNDER ALL GROUND FLOOR AREAS. ALL TEARS AND/OR PENETRATIONS IN VAPOR BARRIER MUST BE REPAIRED WITH WATERPROOF DUCT TAPE OR APPROVED EQUAL PRODUCT ENTIRE SLAB AND GRADE BEAMS TO HAVE CONTINUOUS VAPOR BARRIER.
- CONCRETE MATERIALS:
PORTLAND CEMENT: ASTM C150, TYPE I (5-1/2 SACKS/CY (MIN.))
NORM. WT. AGGREGATE: ASTM C33
FINE AGGREGATE: CLEAN, SHARP, NATURAL SAND
COARSE AGGREGATE: CLEAN, UNCOATED, PROCESSED (NO CLAY)
WATER: CLEAN, POTABLE
ADMIXTURES: NONE WITHOUT WRITTEN APPROVAL OF ENGR
CURING COMPOUND: HYDROCIDIC, RESIN X, SONNEBORN (OR APPROVED EQUAL)
JOINT SEALANT: PECORA, THIKOL, THORO, SONNEBORN, (OR APPROVED EQUAL)
FLYASH: LIMIT TO NO MORE THAN 20% OF TOTAL CEMENT CONTENT.
SLAG: NOT ALLOWED IN ANY STRUCTURAL CONCRETE.
COLORED CONCRETE: SOUTH AND EAST PORCHES AND RAMPS TO HAVE PRE-MIXED COLORING AGENTS IN CONCRETE CONSISTING OF WHITE LIMESTONE AGGREGATE AND COLORING AGENT(S). SEE ARCHITECTURAL SPECIFICATIONS.
- ANCHOR BOLTS: ASTM A307, GALVANIZED, W/WASHERS AND HEX NUTS
- REINFORCING STEEL MATERIALS:
BARS: ASTM A-615, GRADE 60 (BILLET STEEL)
STEEL WIRE: ASTM A82, PLAIN, COLD-DRAWN STEEL
WELDED WIRE FABRIC: ASTM A-185
SUPPORTS: BOLSTERS, CHAIRS, SPACERS EITHER PRE-GALV., PLASTIC, STAINLESS STEEL OR CERAMIC (NO BRICKS NOR BLOCKS ALLOWED IN SLABS)
- SLAB FINISHING:
A. STEEL TROWEL ON ALL INTERIOR SLAB SURFACES
B. LIGHT BROOM FINISH ON EXTERIOR SLAB SURFACES (FLATWORK).
C. HAND RUBBED SMOOTH FINISH ON ALL EXPOSED VERTICAL SURFACES.
D. STEEL TROWEL FINISH THEN LIGHT BROOM FINISH ON ALL COLORED CONCRETE SURFACES.
- ALL SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS CURED FOR AT LEAST 4 DAYS AND ACCEPTED OR ACHIEVED AT LEAST 75% OF REQUIRED 28 DAY COMPRESSIVE STRENGTH.
- INSTALL (2) #4 BARS NO LESS THAN 3'-0" LONG ON FOUR SIDES OF FLOOR DRAIN AND EACH PENETRATION IN THE SLAB. EXTEND BARS TO CROSS EACH OTHER AT CORNERS.
- MAINTAIN SLAB AND GRADE BEAM DEPTHS AT ALL SLAB RECESSES AND SLOPES.
- KEEP ALL EXCAVATED AREAS FREE OF STANDING WATER DURING FOUNDATION WORK.
- THE ENGINEER AND/OR THE ARCHITECT HAVE BEEN RETAINED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES. CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS OR TO MEANS, METHODS, SHORING, SCAFFOLDING, UNDERPINNING, TEMPORARY RETAINMENT TECHNIQUES, SEQUENCES, OF EXCAVATIONS AND ANY ERECTION METHODS AND TEMPORARY BRACING NECESSARY TO COMPLETE WORK.
- THE CIVIL DRAWINGS AND THE SPECIFICATIONS FORM A PART OF THESE DRAWINGS AND SHOULD BE USED ACCORDINGLY.
- SEE SPECIFICATIONS FOR INFORMATION NOT SHOWN ON DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
- MINIMUM ANCHOR BOLT EMBEDMENT = 8 INCHES
MAXIMUM ANCHOR BOLT EMBEDMENT = 12 INCHES
- BEAM REINFORCEMENT SHALL BE CONTINUOUS AT CROSSINGS AND UNDER RECESSES.

FOUNDATION PREPARATION

- REFER TO RELATED BUILDING DRAWINGS FOR WALL LOCATIONS, PLUMBING AND ELECTRICAL RISERS, EMBEDDED ITEMS, ETC. SUPPORT ALL PLUMBING AND ELECTRICAL WORK BELOW SLAB(S) WITH CONCRETE ENCASED STAINLESS STEEL HANGERS AT 8" O.C. MAX. AND AT ALL BENDS AND RISERS.
- SUITABLE FILL SHALL BE FREE OF TRASH, LUMPS, HUMUS, PIECES OF WOOD OR ANY OTHER DELETERIOUS MATERIAL.
- CONTRACTOR TO REMOVE EXISTING SLAB(S), FOUNDATIONS, AND SUBSOIL AND COMPACT NEW SUITABLE FILL AS NECESSARY. THERE SHALL BE SUITABLE GRANULAR FILL PLACED BENEATH ALL PAVEMENTS AND FOUNDATION IN THICKNESS INDICATED IN THE DETAILS, BUT NO LESS THAN 6" THICK. CLEARING AND COMPACTION SHALL OCCUR IN DRY CONDITIONS ONLY.
- SUITABLE FILL SHALL BE PLACED BENEATH PILE SUPPORTED SLABS IN LIFTS NO GREATER THAN 18 INCHES AND DOZER COMPACTED.
- EXCAVATION DEPTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE. ALL EXCAVATION AND BACKFILL NECESSARY SHALL BE INCLUDED IN THE BID REGARDLESS OF SUBSOIL CONDITIONS, WATER TABLE FLUCTUATIONS, WEATHER CONDITIONS, ETC. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING GROUNDWATER CONTROL SYSTEMS (PUMPS, SHORING, ETC.).

TREATED TIMBER PILES

- PILES SHALL BE 30 FT. LONG, CLASS 5 CCA TREATED TIMBER POLES CONFORMING TO ASTM D-25, WITH MINIMUM BUTT DIAMETER MEASURED 3FT. FROM END TO BE 8". MINIMUM TIP DIAMETER TO BE 6" AT 3 FT. FROM END.
- DRIVE PILING WITH A STEAM HAMMER DELIVERING 7500 FT.-LBS. OF ENERGY PER BLOW. DISCONTINUE DRIVING IF 15 BLOWS PER FOOT OF PENETRATION IS ATTAINED.
- PRE-PUNCHING OR PRE-DRILLING SHOULD NOT BE NECESSARY BASED ON SOIL'S DATA. HOWEVER, IF SURFACE VIBRATIONS EXCEED ALLOWABLE TOLERANCES (0.25 IN/SEC.), THIS MAY BE NECESSARY. IF PRE-PUNCHING OR PRE-DRILLING IS REQUIRED, THE PILOT HOLE MADE MAY NOT EXCEED 5 FEET DEEP AND 75% OF THE PILE'S BUTT DIAMETER. THE NECESSITY FOR PRE-DRILLING WILL BE ASSESSED IN THE TEST PILE PROGRAM.
- REFER TO CONSTRUCTION BENCHMARK CERTIFICATE TO DETERMINE FINAL SLAB ELEVATION.
- PILE DESIGN LOAD = 5 TONS
- PILE LENGTH = 30 FT. AS INDICATED ON PLAN.
- CONTRACTOR TO NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO DRIVING SO THAT ENGINEER MAY OBSERVE PILE DRIVING.
- CONTRACTOR TO SUBMIT NOTARIZED AFFIDAVIT TO THE ENGINEER UPON COMPLETION VERIFYING THAT ALL PILES HAVE BEEN DRIVEN PER PLANS AND SPECIFICATIONS. SUBMIT COPY OF AFFIDAVIT TO ENGINEER.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE NINTH EDITION OF THE ALLOWABLE STRESS DESIGN (ASD) "MANUAL OF STEEL CONSTRUCTION" OF THE AISC.
- UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:
MEMBER ASTM MIN. STRENGTH
STRUCTURAL TUBING A500 GRADE B 46 KSI (YIELD)
STEEL PIPE A53 GRADE B 35 KSI (YIELD)
ROLLED PLATES AND SHAPES A992 GRADE 50 50 KSI (YIELD)
CONNECTION BOLTS A490 150 KSI (TENSILE)
ANCHOR BOLTS (GALVANIZED) A307 60 KSI (TENSILE)
THREADED RODS A36 58 KSI (TENSILE)
NONSHRINK GROUT: ESCOWELD 7505E / 7530 EPOXY GROUT
COMPRESSIVE STR. 14,000 PSI
TENSILE STR: 2,100 PSI
MODULUS OF ELASTICITY = 1.8 x 10⁶ PSI⁹
- ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES, UNLESS OTHERWISE NOTED. PROVIDE CONT. MIN. SIZED FILLET WELDS PER AISC REQUIREMENTS. ALL FILLET MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 46 KSI.
- WHERE CONTINUOUS MEMBERS ARE INDICATED, THE STEEL FABRICATOR SHALL SUBMIT A BOLTED CONNECTION DETAILS FOR SPLICES FOR APPROVAL.
- HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- THE STRUCTURAL STEEL ERECTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACINGS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL FABRICATIONS SHALL BE DONE AT A CERTIFIED SHOP FOR STEEL STRUCTURES AND MAINTAIN DETAILED QUALITY CONTROL PROCEDURES AS REQUIRED TO SATISFY THE SPECIAL INSPECTION REQUIREMENTS OF AISC. ALTERNATIVELY, NON-CERTIFIED FABRICATORS MUST SUBMIT PROOF OF AT LEAST 5 YEARS EXPERIENCE IN FABRICATION OF THIS TYPE OF STRUCTURE. PROOF MUST INCLUDE VERIFIABLE PROFILES FROM FIELD JOINTS.
- BEFORE THE FLOOR JOISTS EXPOSED STRUCTURAL STEEL SHALL BE SHOP PRIMED IN ACCORDANCE WITH SSPC AND PROJECT SPECIFICATIONS. PIPE COLUMNS TO BE SHOT BLASTED AND PRIMED BY SPECIALTY PAINT CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL REQUIREMENTS.
- PROTECTIVE COATINGS DAMAGED DURING THE TRANSPORTING, ERECTING AND FIELD WELDING PROCESSES SHALL BE REPAIRED IN THE FIELD TO MATCH THE SHOP APPLIED COATINGS. PRIOR TO WELDING, REMOVE COATING AT WELD LOCATION. SURFACE SHALL BE RE-COATED AFTER COMPLETION OF FIELD WELDING.
- THE OWNER WILL HIRE AN INDEPENDENT TESTING AGENCY TO PROVIDE SPECIAL INSPECTIONS OF BOLTING, WELDING AND OTHER ITEMS IN ACCORDANCE WITH AISC.
- FOR PIPE COLUMN DESIGNATIONS, SW = STANDARD WEIGHT; XS = EXTRA STRONG.
- STRUCTURAL STEEL FABRICATOR TO PROVIDE DESIGN FOR ALL CONNECTIONS NOT DETAILED ON THESE PLANS. CONNECTIONS NOT INDICATED AS MOMENT CONNECTIONS (MC), ARE TO BE SHEAR ONLY CONNECTIONS.

PLYWOOD SHEATHING AND UNDERLAYMENT

- ROOF SHEATHING: AMERICAN PLYWOOD ASSOCIATION (APA) 24/0 MINIMUM SPAN RATING, 15/32 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH LONG PANEL LENGTH PERPENDICULAR TO ROOF TRUSSES, STAGGER JOINTS. SPACE PANELS 1/8 INCH AT ENDS, 1/4 INCH AT EDGES. FASTEN TO ROOF TRUSSES WITH 10d NAILS AT 6 INCH MAXIMUM EDGE SPACING 12 INCH MAXIMUM SPACING AT INTERMEDIATE SUPPORTS. EDGE BLOCKING NOT REQUIRED UNLESS INDICATED ON THE DRAWINGS.
- EXTERIOR WALL SHEATHING AND SHEAR WALLS: AMERICAN PLYWOOD ASSOCIATION (APA) 24/0 MINIMUM SPAN RATING, 23/32 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH 1/8 INCH SPACING BETWEEN PANELS. BLOCK UNSUPPORTED ENDS. FASTEN ALL EDGES WITH 8d NAILS AT 6", 12" MAX. SPACING AT INTERMEDIATE SUPPORTS
- SUB-FLOOR: AMERICAN PLYWOOD ASSOCIATION (APA) 48/24 MINIMUM SPAN RATING, 3/4 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH LONG PANEL LENGTH PERPENDICULAR TO FLOOR JOISTS, STAGGER JOINTS. SPACE PANELS 1/8 INCH AT ENDS, 1/4 INCH AT EDGES. GLUE WITH ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. PLUS 6d RING OR SCREW SHANK NAILS AT 6" MAXIMUM NAIL SPACING 12" MAXIMUM INTERMEDIATE SPACING. (USE CCA TREATED SUBFLOOR AT ALL DECKS AND PORCHES)
- FLOOR UNDERLAYMENT: APA UNDERLAYMENT, 11/32 INCH MINIMUM THICKNESS, C-C PLUGGED OR EXPOSURE 1. STAGGER ALL JOINTS RELATIVE TO SUBFLOOR. SPACE PANELS 1/16 INCH AT ENDS AND 1/8 INCH AT EDGES. FASTEN TO SUBFLOOR WITH 4d NAILS AT 6 INCH MAXIMUM EDGE SPACING AND AT INTERMEDIATE SUPPORTS.

STRUCTURAL TIMBER FRAMING

- SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
B. U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
C. APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
- STRUCTURAL LUMBER:
JOIST, BEAMS & LOAD BEARING STUDS (SOUTHERN PINE NO. 2, MIN. 2");
FB = 1200/1400 PSI FT = 625 PSI
FV = 90 PSI E = 1600 KSI
FC = 1600 PSI M.C. = 19% MAX.
NON BEARING STUDS:
FB = 775/900 PSI E = 1400 PSI
FV = 90 PSI
FC = 575 PSI
LAMINATED VENEER LUMBER (LVL): PROVIDE MIN. SIZE AS SHOWN ON PLAN.
FB = 775/900 E = 2000 PSI
FV = 285 PSI
FC (PERP) = 500 PSI
- PROVIDE STRUCTURAL FRAMING MEMBERS OF THE SIZES INDICATED ON THESE STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS, UNLESS INSTRUCTED OTHERWISE. PROVIDE SPRUCE-PINE-FIR NO.2 OR SOUTHERN YELLOW PINE FOR ALL NON-LOAD BEARING WALLS. USE CCA-TREATED LUMBER AT ALL DECKS AND PORCHES.
- USE APA RATED PLYWOOD SHEATHING, EXPOSURE 1, C-D GRADE VENEER; THICKNESS AS INDICATED.
- PROVIDE ENGINEERED LUMBER PRODUCTS AS MANUFACTURED BY GEORGIA-PACIFIC, TRUS JOIST MACMILLAN, OR APPROVED EQUAL. JOIST SERIES AND SIZE AS INDICATED ON THESE DRAWINGS.
- STUD SPACING SCHEDULE

	BEARING WALL	NON-BEARING WALL
1st. FLOOR	12" O.C.	16" O.C.
2nd. FLOOR	16" O.C.	16" O.C.
MEZZANINE	16" O.C.	16" O.C.

NAILING SCHEDULE

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	3-8d (1)
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
SUBFLOOR TO JOIST OR GIRDER, BLIND AND	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL	16d @ 16" o.c.
FACE NAIL SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d per 16" o.c.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d toenail, or 2-16d end nail
DOUBLED STUDS, FACE NAIL	16d @ 24" o.c.
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL 3-8D	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" o.c.
CONTINUOUS HEADER, TWO PIECES	16d @ 16" o.c. along each edge
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 3-16D	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 3-16D	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" o.c.
BUILT-UP GIRDER AND BEAMS	20d @ 32" o.c. @ top and bottom and staggered, 2-20d @ ends and @ each splice
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: (2) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	8d (4) or 6d 10d (4) or 8d (5)
19/32" - 3/4" 1 1/8" - 1 1/4"	
PANEL SIDING (TO FRAMING):	6d (6) 8d (6)



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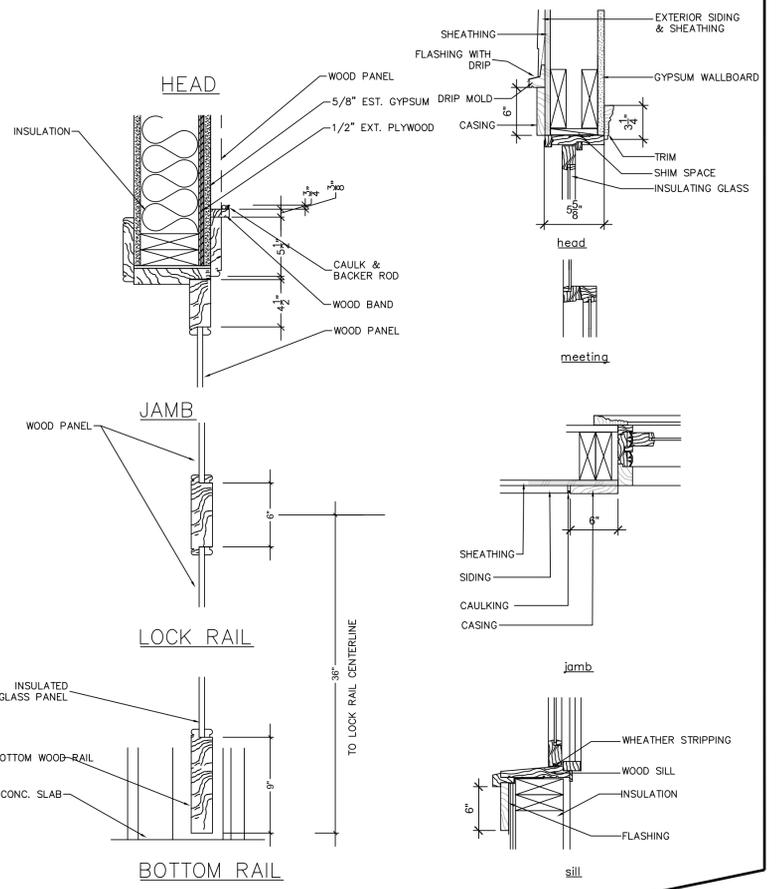
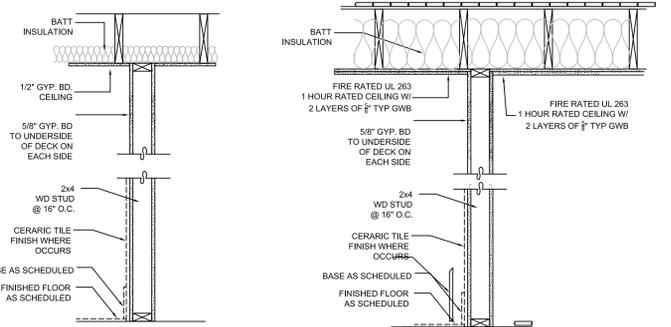
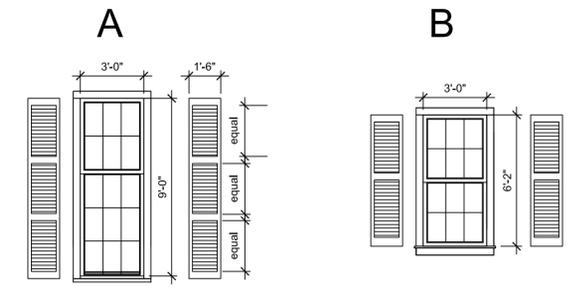
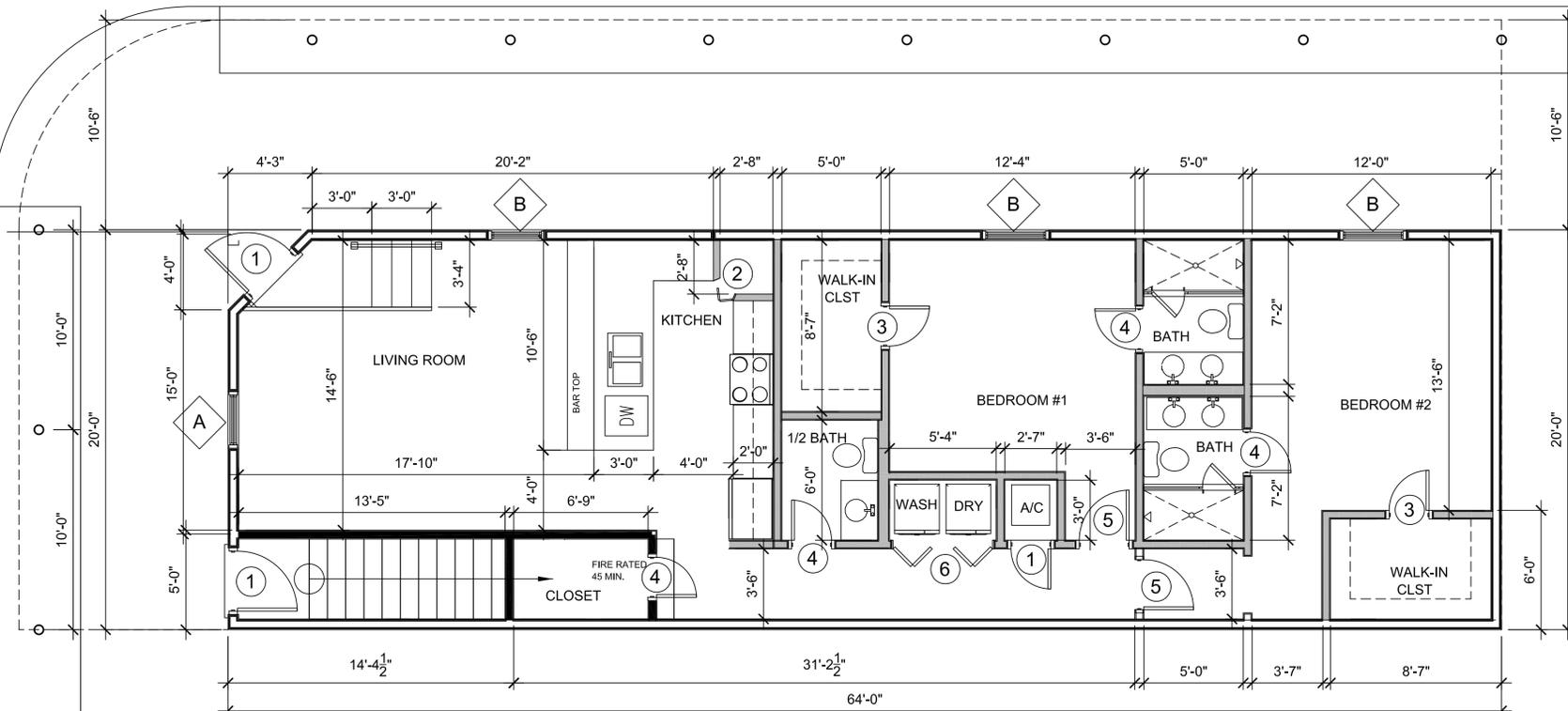
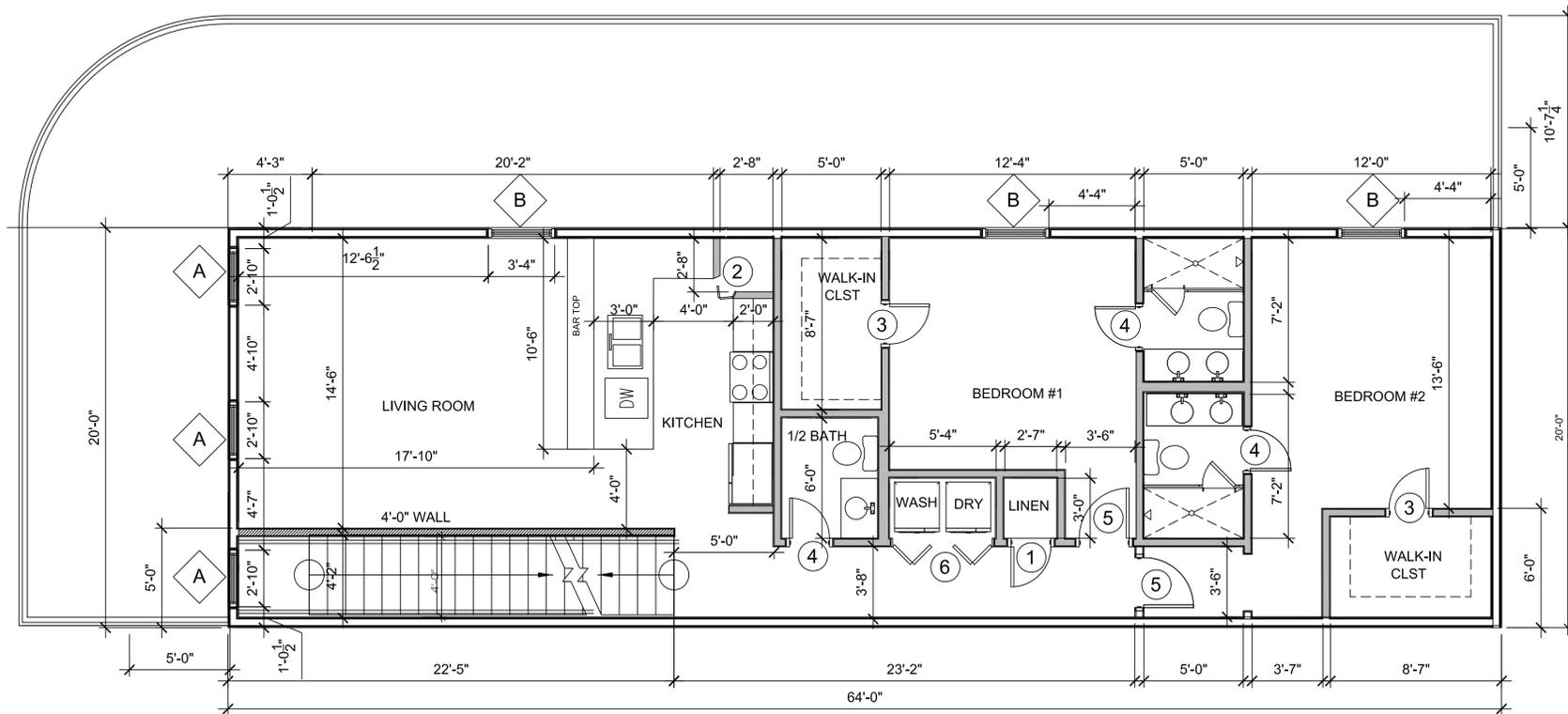
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STRUCTRURAL NOTES



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1800 ST. PHILIP STREET
NEW ORLEANS, LA

PROPOSED FLOOR PLAN

A-2

SHEET ___ OF ___
PROJECT NO. XXXXXXX

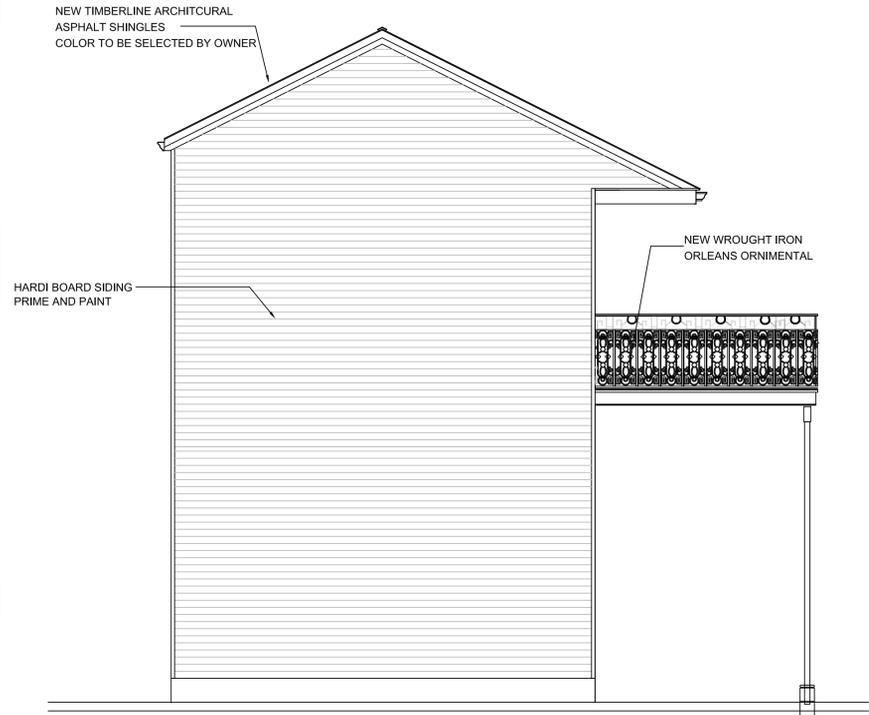


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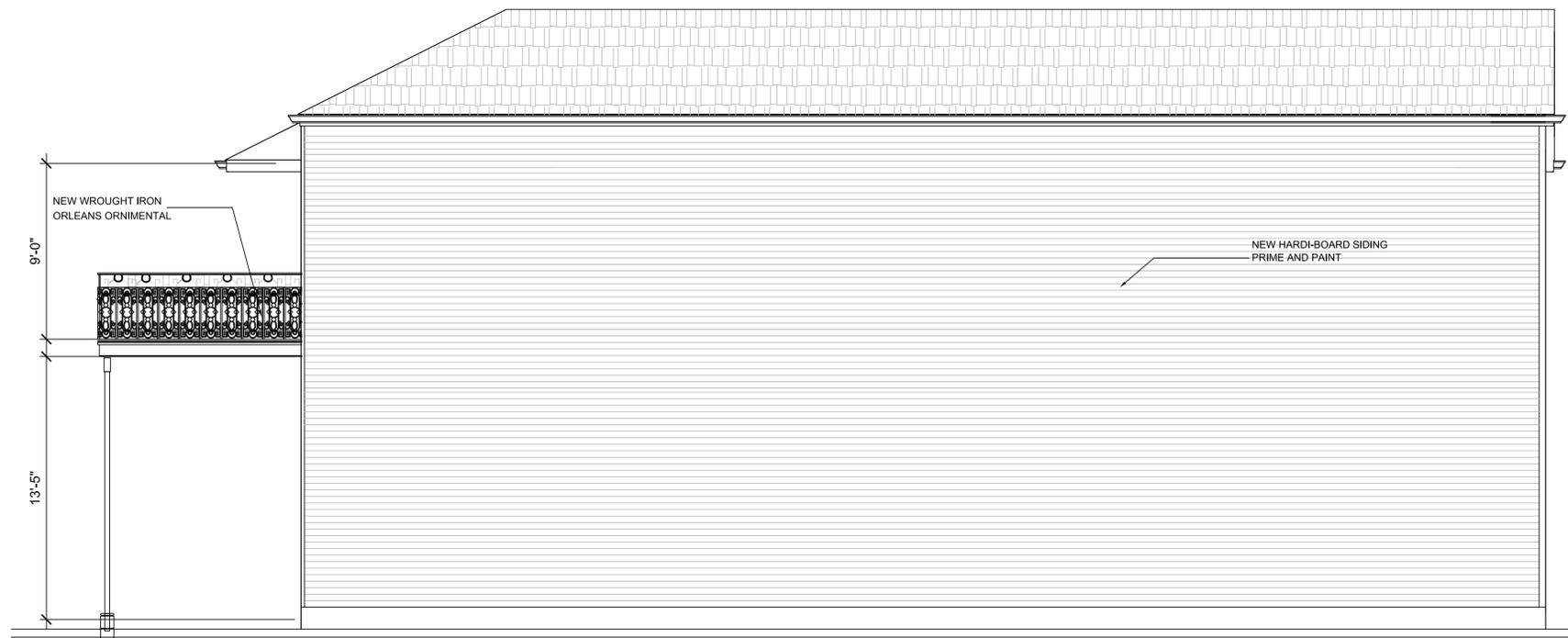


FRONT ELEVATION
 SCALE 1/4" = 1'-0"

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



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



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

ELEVATIONS

NEW CONSTRUCTION
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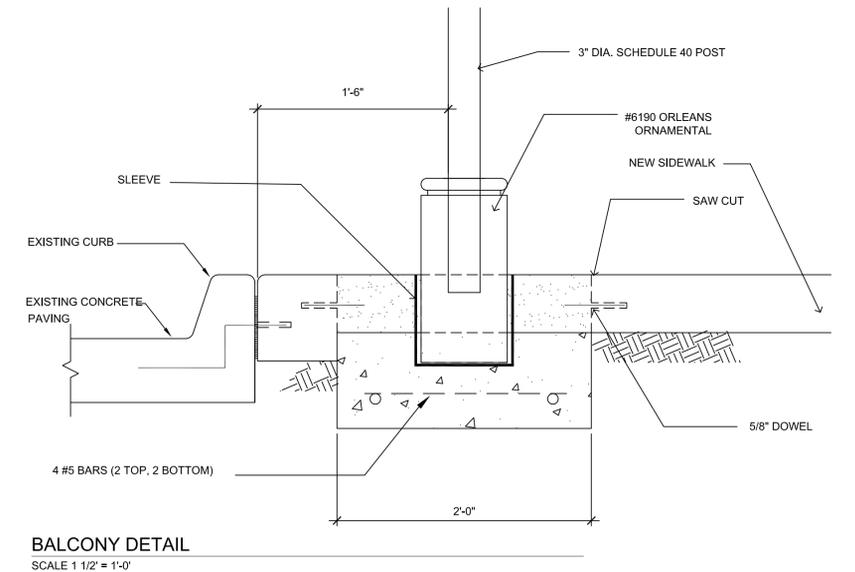
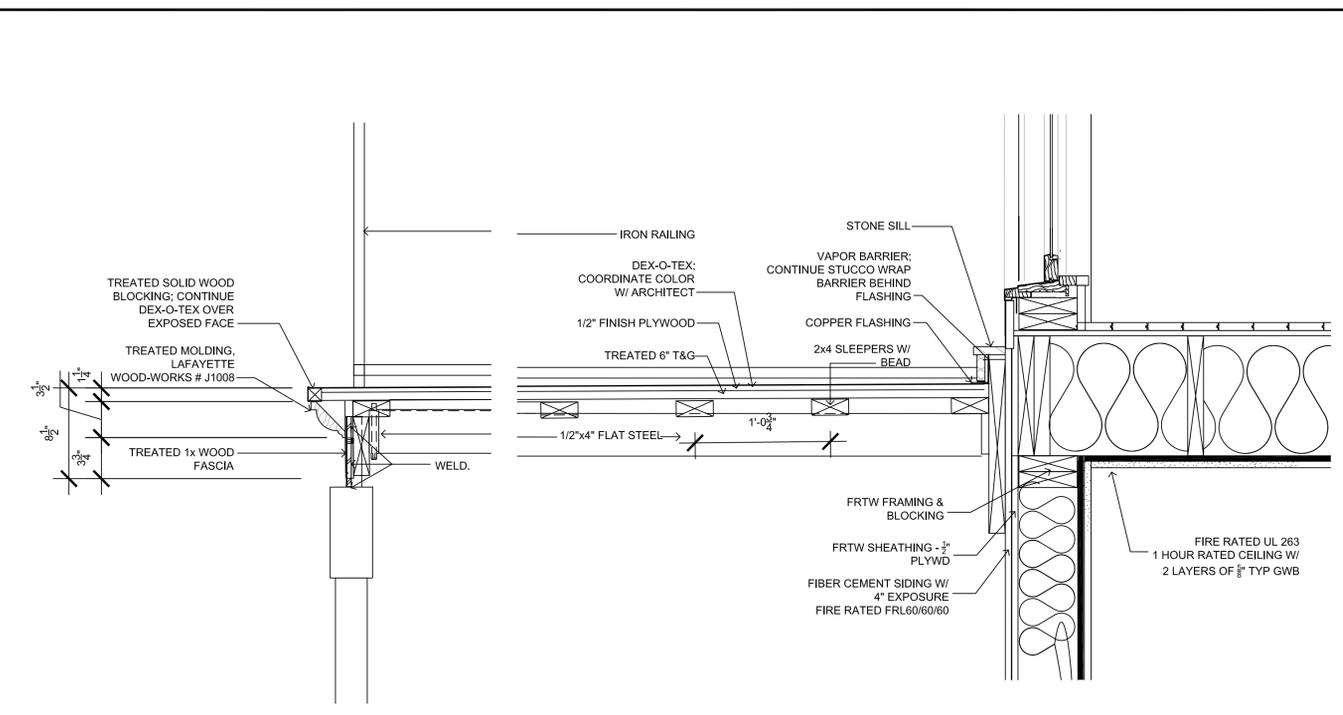
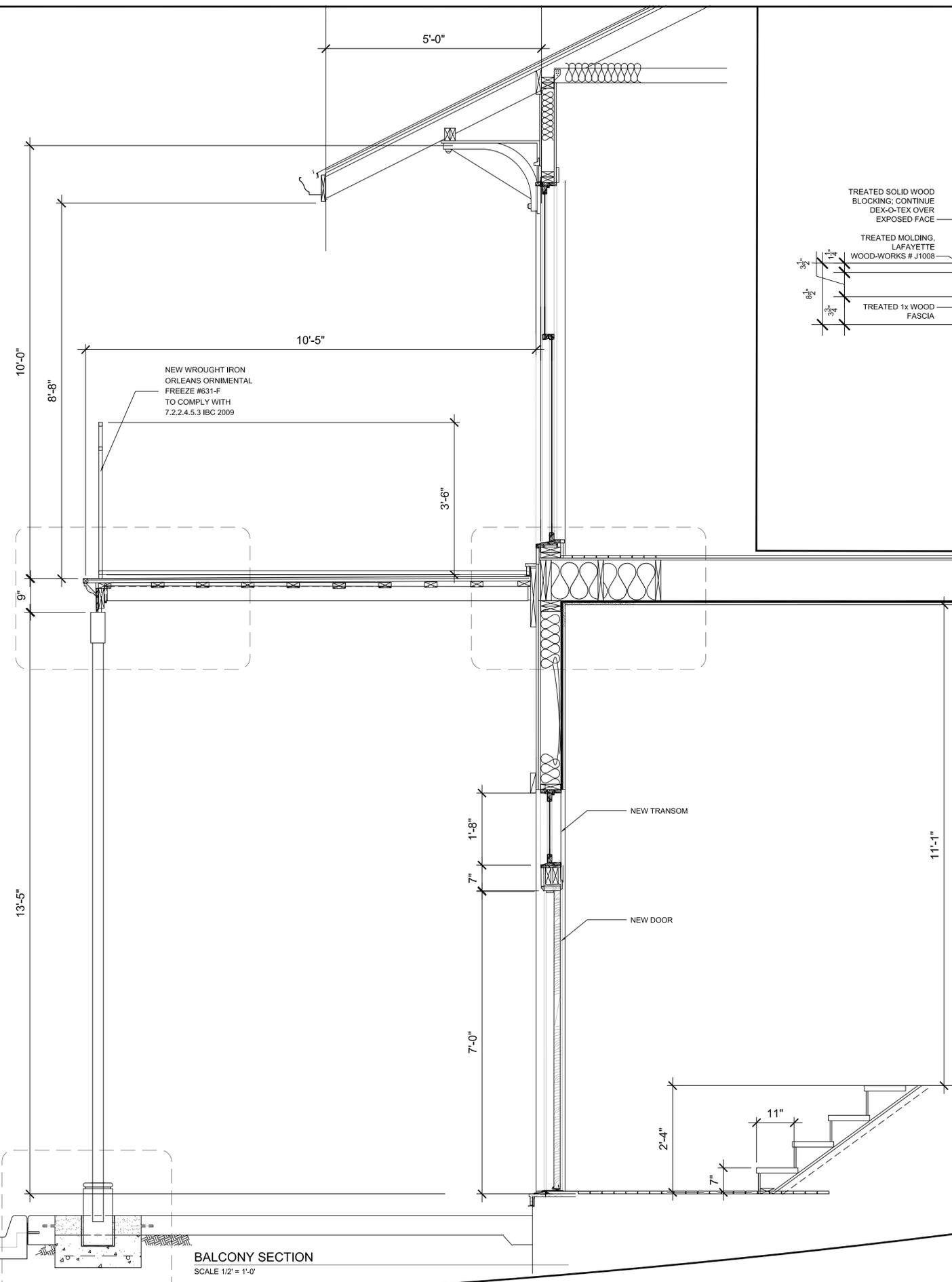
A-3

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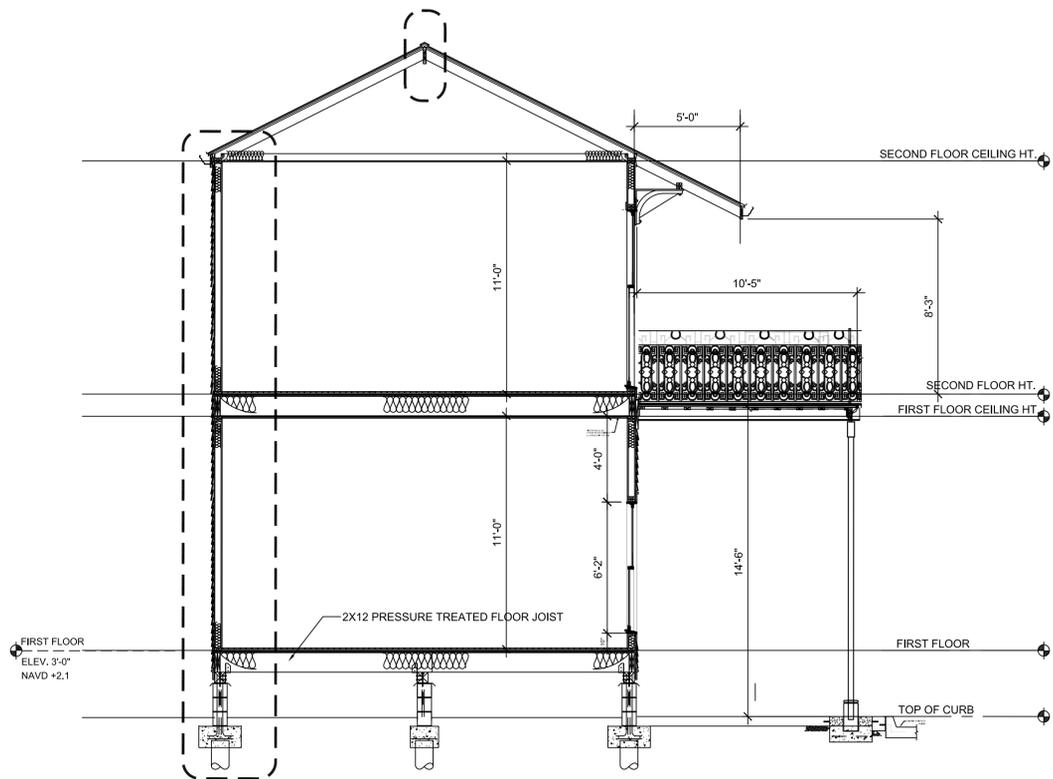
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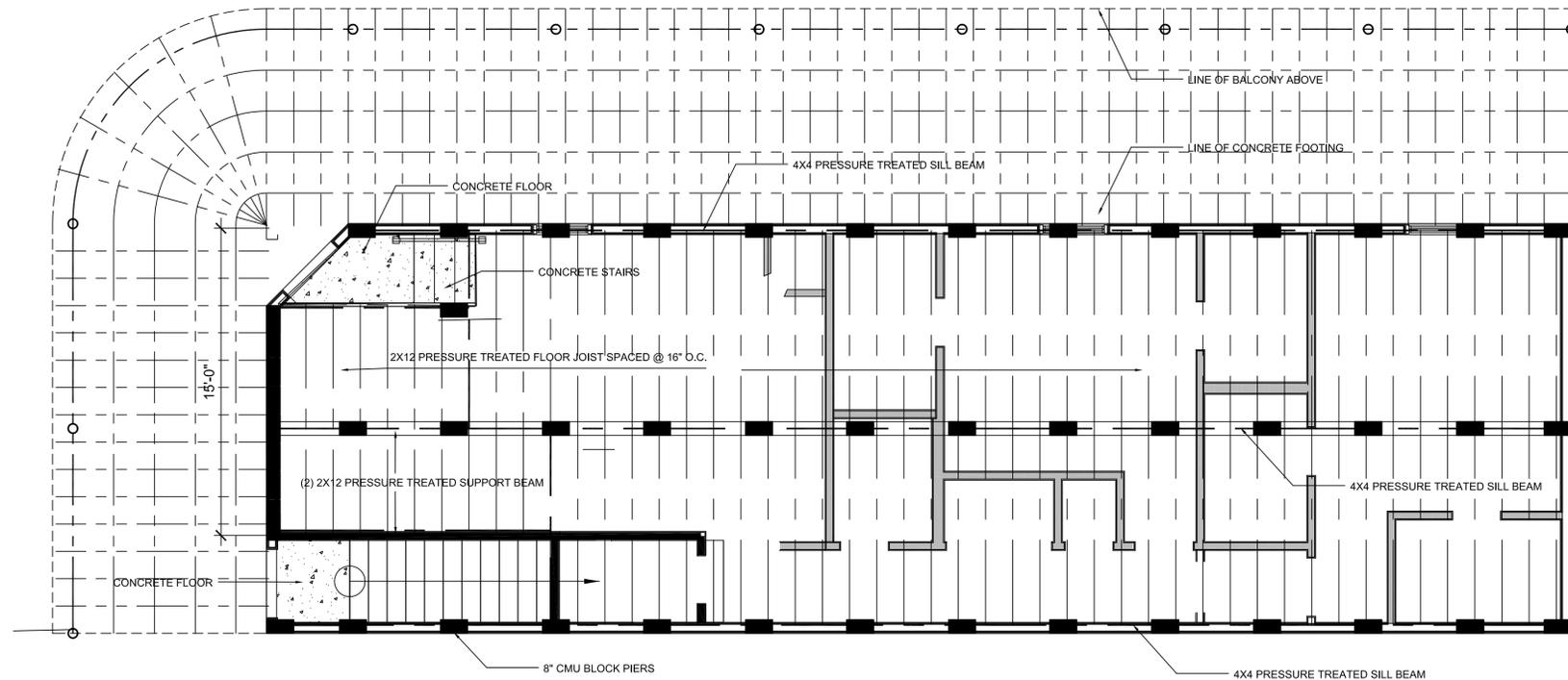
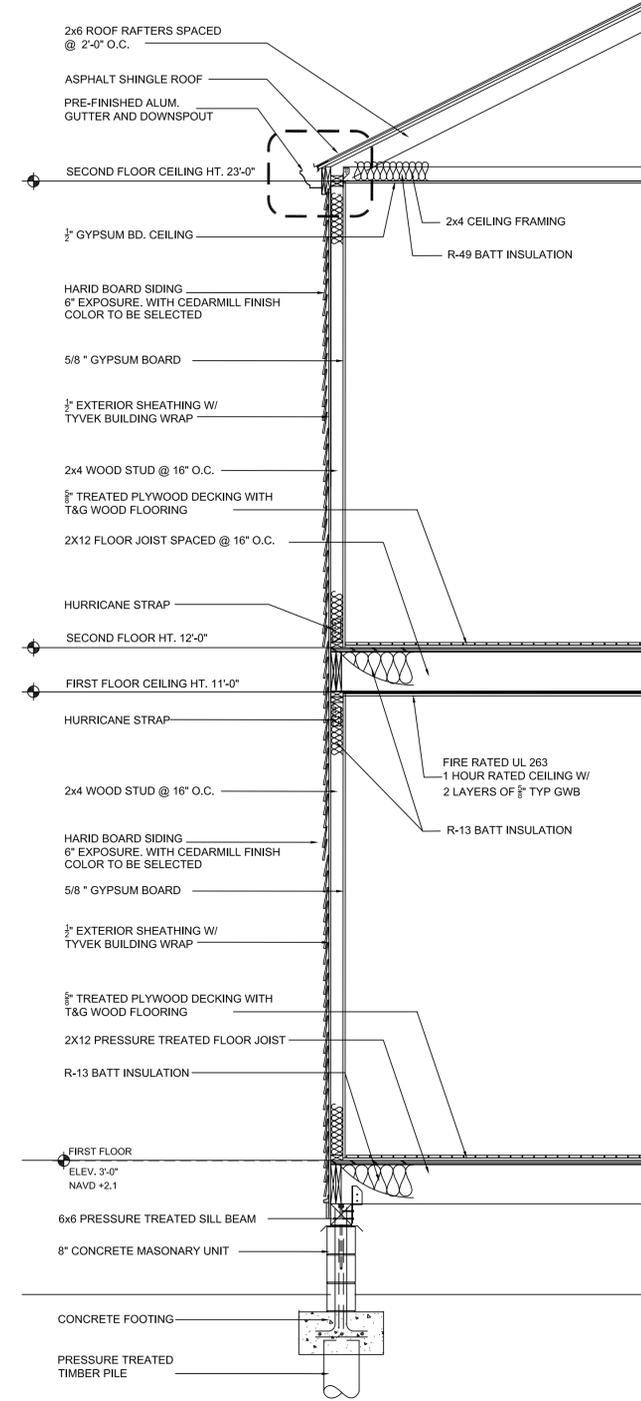
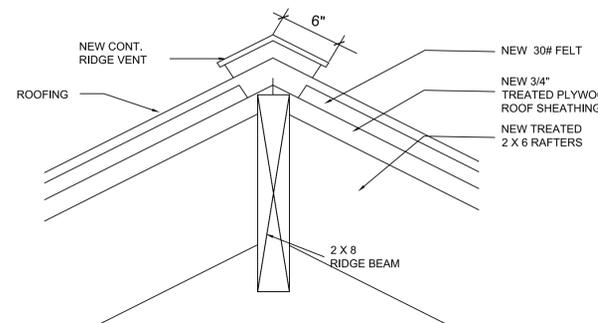
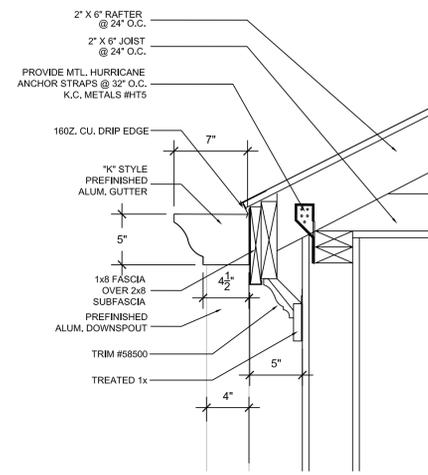


DOOR SCHEDULE						WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	TYPE	MATERIAL	REMARKS	MARK	WIDTH	HEIGHT	TYPE	MATERIAL
1	3'-0"	7'-0"	EXTERIOR	HARDWOOD	TRANSOM 1'-8" X 3'-0"	A	3'-0"	9'-0"	SINGLE HUNG	WOOD
2	1'-5"	6'-8"	BI-FOLD	WOOD		B	3'-0"	6'-2"	SINGLE HUNG	WOOD
3	2'-6"	6'-8"	INTERIOR	WOOD		C				
4	2'-8"	6'-8"	INTERIOR	WOOD						
5	3'-0"	6'-8"	INTERIOR	WOOD						
6	5'-0"	6'-8"	BI-FOLD	WOOD						

BALCONY SECTION & DETAILS



BUILDING SECTION A
SCALE 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

FIRST FRAMING PLAN



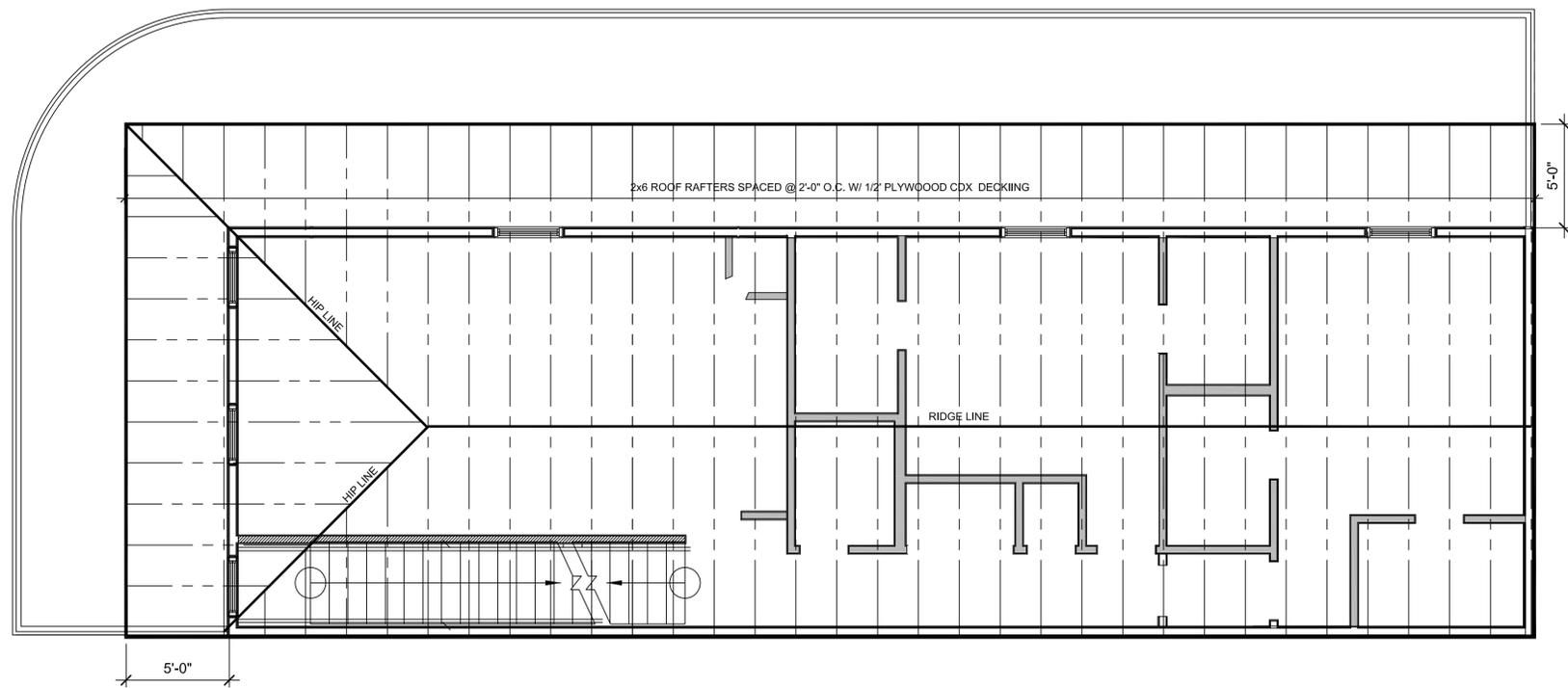
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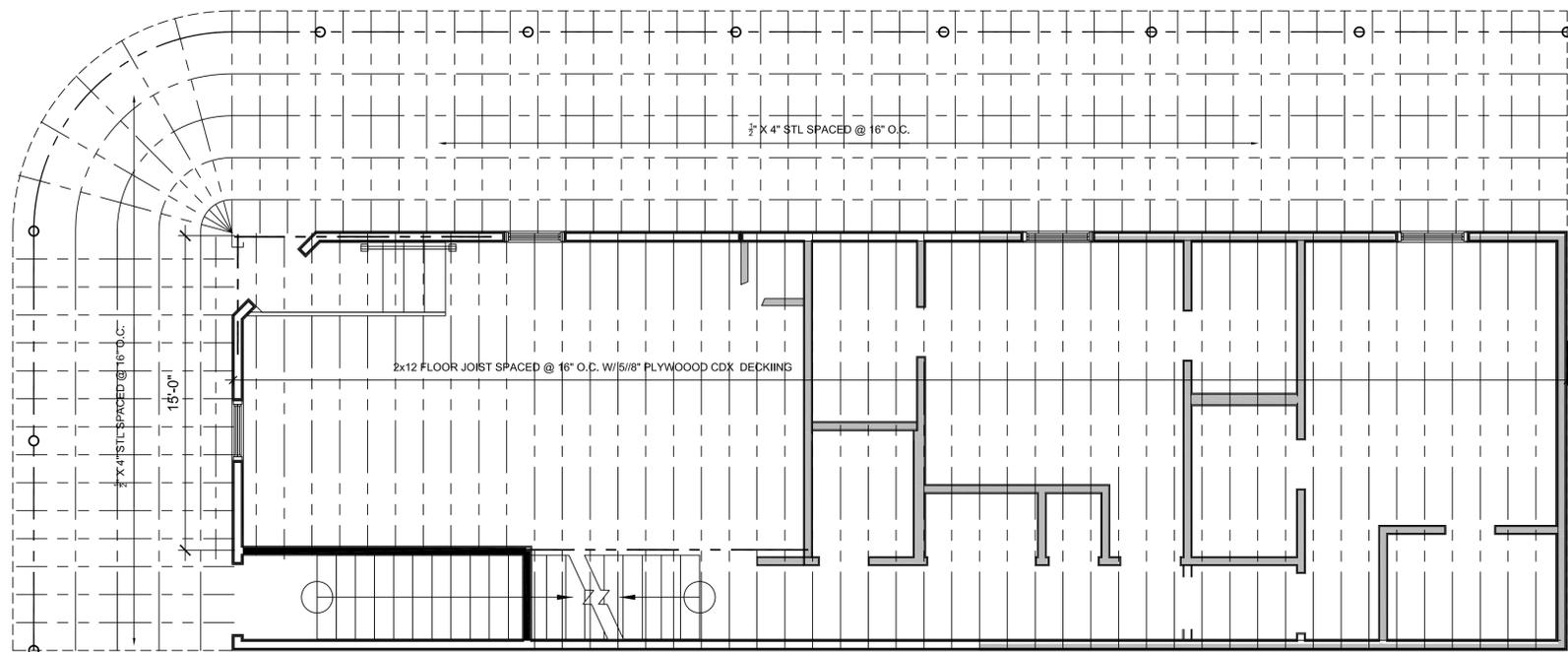
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1800 ST. PHILIP STREET**

A-5

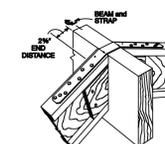
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ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



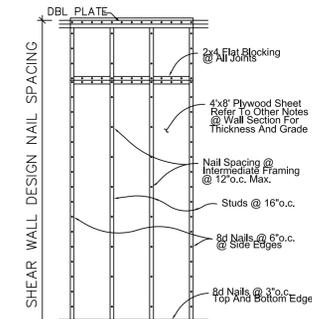
SECOND FLOOR PROPOSED PLAN
SCALE 1/4" = 1'-0"



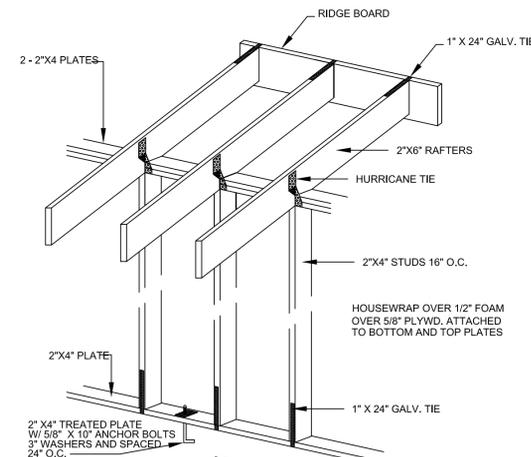
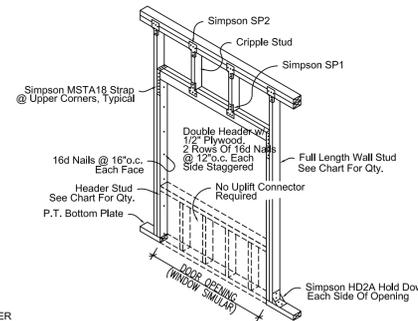
MSTA/LSTA Ridge Beam to Rafter Connector

RAFTER RIDGE STRAP CONNECTION			
STRAP SPACING	ROOF PITCH (°)	ROOF STRAP (°)	DFSP/DFP
16"	3:12-4:12	20:40	MSTA30
	5:12-6:12	20:40	LSTA18
	7:12-10:12	20:40	LSTA15
24"	3:12-4:12	20:40	MSTA30
	5:12-6:12	20:40	MSTA24
	7:12-10:12	20:40	LSTA21

130 MPH WINDS - EXPOSURE "B" (TYP)
SIMPSON HIGH WIND FRAMING CONNECTION GUIDE
AF&PA WOOD FRAME CONSTRUCTION MANUAL (WFCM)



PLYWOOD SHEATHING PANELS SHALL OVERLAP THE TOP MEMBER AND THE BOTTOM PLATE BY 1 1/2" AND A SINGLE ROW OF FASTENERS SHALL BE PLACED 3/4" FROM PANEL EDGE.
WALL SHEATHING ATTACHMENT

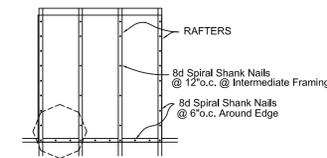


TYPICAL WALL CONNECTION

ROOF NAILING SCHEDULE		
ZONE (SEE DIAPHRAGM)	SPACING @ EDGE	SPACING @ INTERMEDIATE
1	6"o.c.	12"o.c.
2	6"o.c.	6"o.c.
3	4"o.c.	4"o.c.

8d RING SHANK NAILS FOR ALL ZONES

@ 6"o.c. Around Edge



TYPICAL ROOF NAILING PATTERN

NOTE:

- PLUMBING CHASE WALL:
2X8 TREATED WD. STUDS @ 16" O.C.
- ALL OTHER WALLS
2X6 WD. STUDS @ 16" O.C. - FIRST FLOOR BEARING WALLS
2X4 WD. STUDS @ 16" O.C. - SECOND FLOOR



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A-5.1

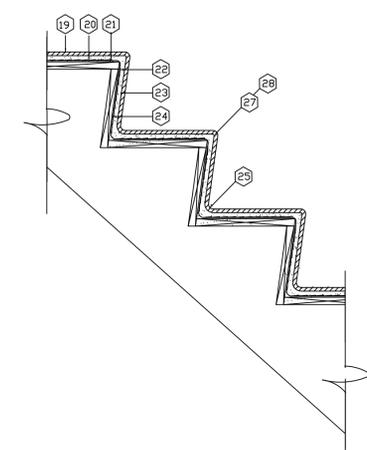
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ROOF & 2ND FL. FRAMING PLAN

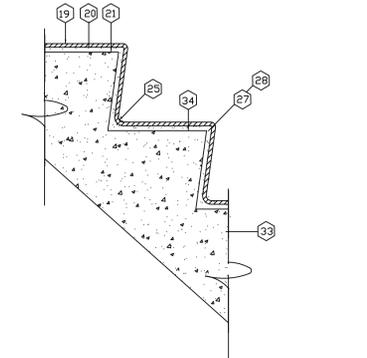


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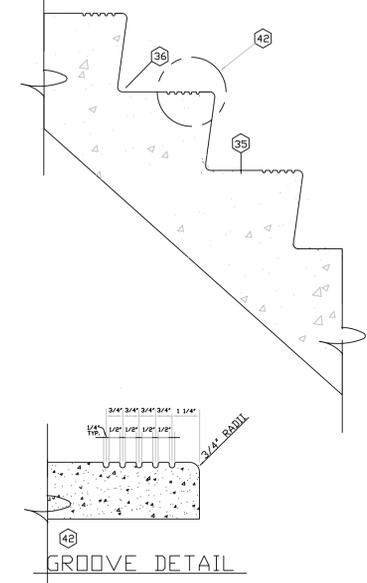
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7 STAIR FINISH DETAIL
 SCALE 3/4" = 1'



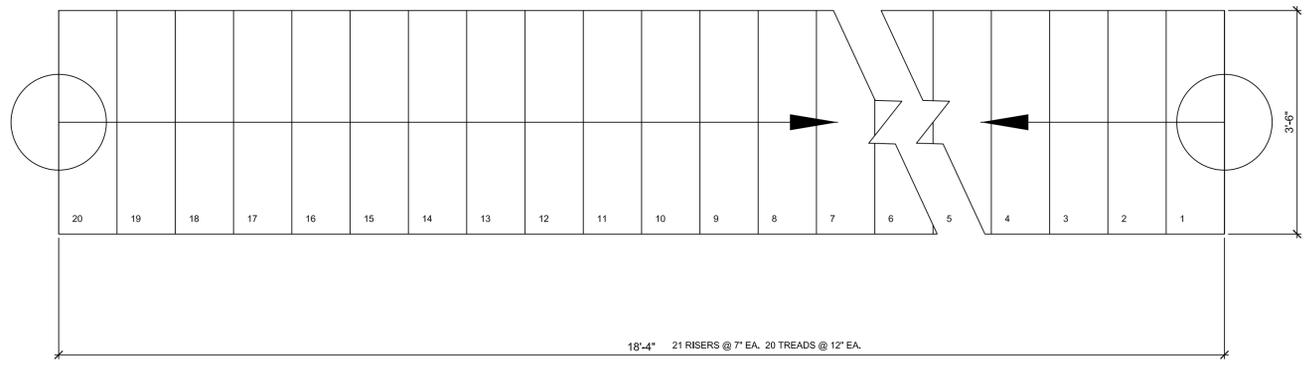
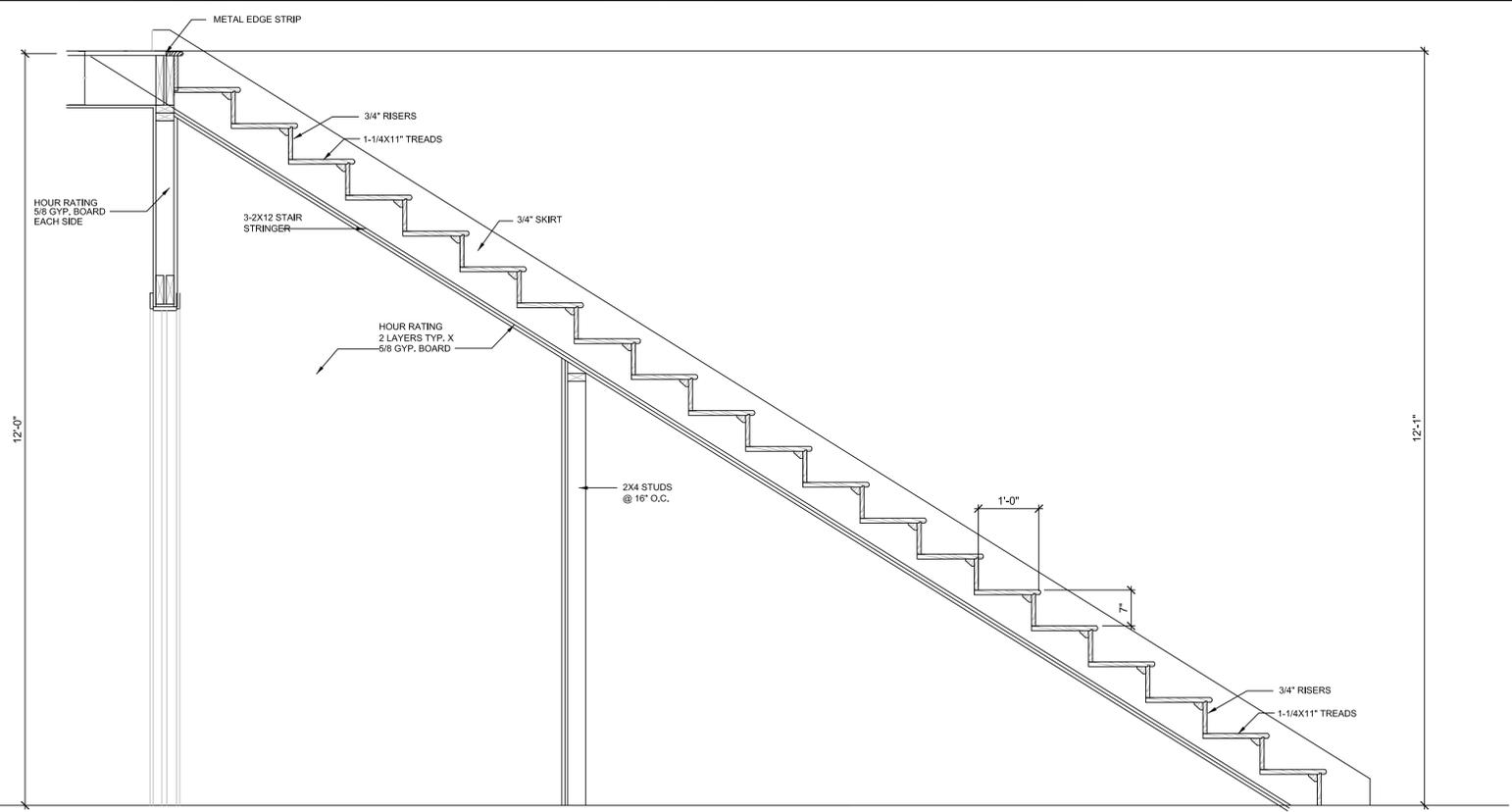
6 STAIR FINISH DETAIL
 SCALE 3/4" = 1'



GROOVE DETAIL
CONCRETE STAIR DETAIL
 SCALE 1 1/2" = 1'

- LEGEND**
- 1 NOTE: CARPET STRIP AT CENTRAL OF STAIR ONLY HARDWOOD EDGES. VERIFY DIMENSION AT SIDES
 - 2 DOUBLE 2 X FLOOR JOISTS
 - 3 PLYWOOD SUBFLOOR
 - 4 FLOOR JOIST
 - 5 2 X 6 BLOCKING
 - 6 INTERIOR "ONE HOUR" RATED FINISH WHERE OCCURRING
 - 7 NOTE: COVE MOLDING NOT SHOWN FOR CLARITY, BELOW NOSING, SEE DET. #1
 - 8 1" LIP MAXIMUM
 - 9 HARDWOOD FLOORING AND NOSING
 - 10 2X FLOOR JOIST SEE FRAMING PLAN
 - 11 2X STAIR STRINGER SEE PLAN
 - 12 "SIMPSON" HJ HANGER
 - 13 2X12 STAIR STRINGERS AT 12" O.C. - W/ - ONE ADJACENT TO WALL TYPICAL EACH SIDE
 - 14 CARPET TACK STRIP TOP AND BOTTOM AS REQUIRED TYPICAL
 - 15 CARPET OVER PLYWOOD OR HARDWOOD VERIFY IN THE FIELD.
 - 16 CUT PLYWOOD RISED OR TREADS, FASTEN TO 2X STAIR STRINGERS W/ GLUE AND DRYWID SCREWS
 - 17 BRASS CARPET HOLD-DOWN TYPICAL AT INSIDE OF INSIDE BOTTOM OF EACH STEP
 - 18 NOTE: ALLOW FOR FINISH ON PLYWOOD
 - 19 CERAMIC TILE
 - 20 BOND COAT
 - 21 MORTAR BED: 3/4" MIN. - 1 1/4" MAX.
 - 22 SCRATCH COAT
 - 23 METAL LATH
 - 24 WATERPROOF MEMBRANE DESIGN REQUIREMENTS
 - 25 USE COVE TILE AT JUNCTION OF RISER AND TREAD FOR MAINTAINING QUARRY OR PAVER TILE, COVE: SET HORIZONTALLY OR VERTICALLY TO FACILITATE LAYOUT
 - 26
 - 27 FINISHED STEP NOSINGS ARE AVAILABLE IN SPECIALLY SHAPED QUARRY AND PAVER TILE PIECES
 - 28 USE FULL RADIUS CERAMIC MOSAIC BULLNOSE TILE FOR NOSINGS
 - 29 SLIP RESISTANT TILE REQUIRED ON STAIR TREADS TYPICALLY
 - 30 ALTERNATE: EXTERIOR GRADE PLYWOOD RISER / TREAD
 - 31 "SIMPSON" HJ JOIST HANGERS DOUBLE BLOCKING TO FLOOR JOIST
 - 32 NOTE: ALL PLYWOOD EXTERIOR GRADE TYPICAL 3/4" CDX
 - 33 FINISH CONCRETE WITH MEDIUM ROUGH BRUSH
 - 34 HAMMER FINISH FREE OF CRACKS, WAXY OR OILY FILMS AND/OR CURING COMPOUNDS
 - 35 LIGHT BROOM FINISH TYPICAL
 - 36 3/4" RADIUS TOP AND BOTTOM TYP.
 - 37 3/8" DIA. LAG BOLT
 - 38 2X4 STUDS AT 16" O.C. TYPICAL (WALL)
 - 39 INTERIOR FINISH
 - 40 1 1/4" DIA STD. PIPE HANDRAIL (VERIFY W/ OWNER, WOOD SIM)
 - 41 2X BLOCKING W/ @ 1/2' FH V.D. SCREWS AT 4" O.C. TYPICALLY

- 42 TOOL SAFETY GROOVES STOP TOOLS 3" FROM EACH END OF TREAD/ MIT GROOVES IF SCHED OR DET. CALLS FOR OTHERWISE
- 43 CAPPED END, WELD AND GRIND SMOOTH
- 44 METAL BRACKET
- 45 VERIFY WALL THICKNESS SEE PLANS
- 46 INTERIOR FINISH ONE HOUR RATED AT STAIR
- 47 ALT. INSULATE UNDER SIDE OF STAIRS W/ R-19 BATT
- 48 SEE STRUCTURAL FOR SLAB THICKNESS AND REINFORCING
- 49 MOLDING
- 50 1 1/8" X 1 3/8" WOOD WALL STRINGER
- 51 3/4" PLYWOOD TREAD
- 52 BALLISTER DOVETAILED INTO TREAD
- 53 COVE MOLDING
- 54 2X12 STRINGERS AT 12" O.C. W/ 4-16d AT EACH STUD ALT. 3" USE DRYWALL SCREWS
- 55 1 1/2" OUTER FINISH WOOD STRINGER
- 56 INSULATE STAIR WALLS W/ R-11 SOUND BATT
- 57
- 58



1. HANDRAILS

- A. PROVIDE HANDRAIL - MINIMUM ONE SIDE
- B. HEIGHT OF RAILING ABOVE TREADS - 32" (30" MIN. - 34" MAX.)
- C. EXTEND HANDRAILS 12" NOSING OF TOP TREAD AND 12" PLUS TREAD WIDTH BEYOND THE BOTTOM NOSING.
- D. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST.
- E. PROVIDE 1 1/2" CLEAR BETWEEN HANDRAIL AND WALL.
- F. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS: 1 1/4" MINIMUM.

2. TREADS

- A. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT
- B. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING

3. NOSING

- A. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1 1/2" MAXIMUM.

4. RISERS

- A. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4".

5. DIMENSIONS (UNLESS NOTED OTHERWISE)

- A. RISERS: 7 1/2" MAX. VERT., 4" MIN.
- B. TREADS: 10" MINIMUM HORIZONTAL.

6. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4"

7. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL : 6'-8" MINIMUM CLEAR

8. MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-0"

9. STAIR LANDINGS:

- A. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 36" EACH WAY.
- B. PROVIDE HANDRAIL AT STAIRS AND 36" HIGH GUARD RAIL (42" HIGH MINIMUM IF OCCUPANCY LOAD IS HIGHER THAN 10) AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALLUSTERS AND HORIZONTAL TOP RAIL AT 4" MIN. CLR. TYPICAL

10. SEE INTERIOR FINISH SCHEDULE DETAILS AT PLANS FOR STAIR FINISHES.

11. HANDICAPPED COMPLIANCE:

- A. MARK WITH A 2" WIDE STRIPE OF CONTRASTING COLOR PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING, THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR. USE A SLIP RESISTANT MATERIAL FOR THE STRIP AT EACH NOSING AND LANDING.

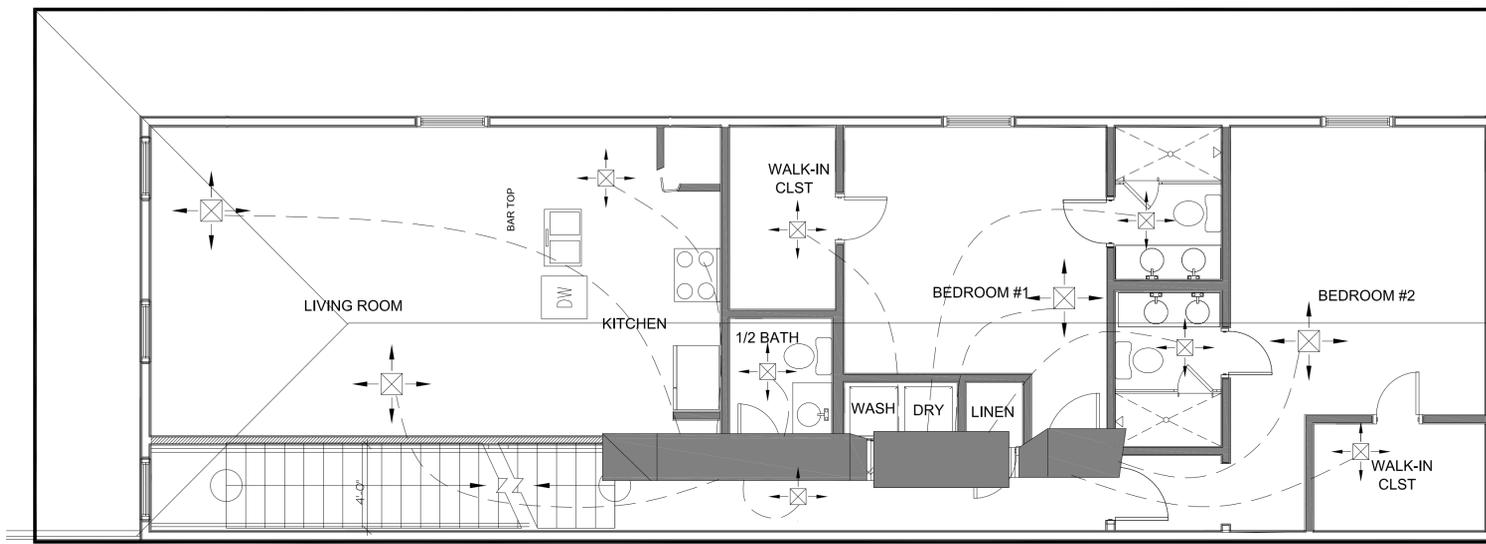
12. ENCLOSED USABLE SPACE UNDER STAIRS:

- A. SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION.

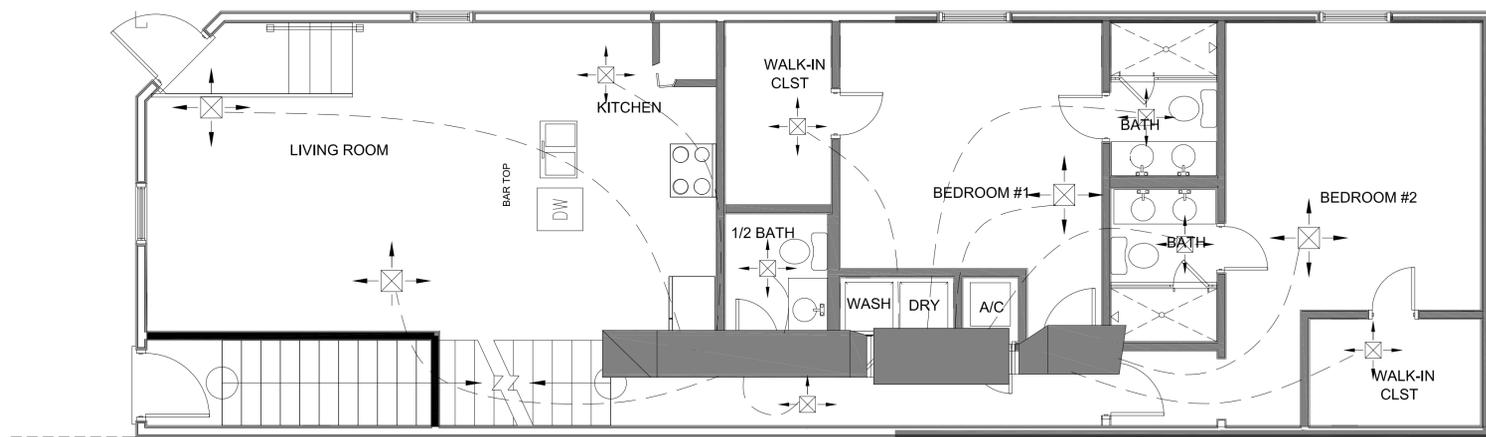
STAIR DETAILS AND NOTES

A-6

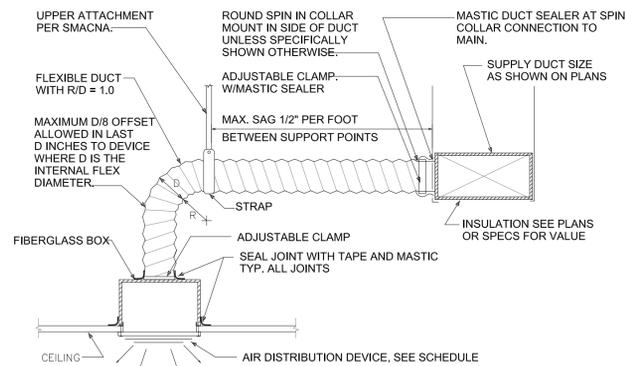
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SECOND FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

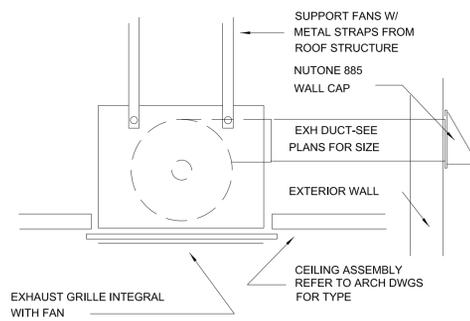


FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



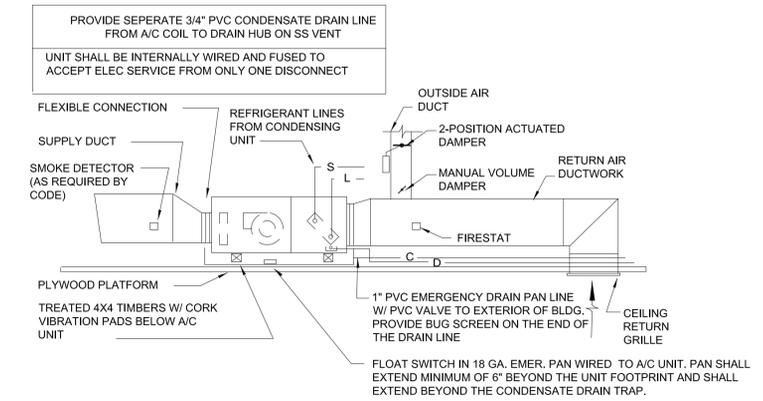
FLEXIBLE DUCT CONNECTION DETAIL

- N.T.S.
FLEXIBLE DUCT NOTES:
1. FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER.
 2. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION, TAPE AND SEAL WITH MASTIC.
 3. MINIMUM 1" WIDE 22 GALVANIZED STRAP HANGER WITH HEMMED EDGES PER SMACNA, FIGURE 3-10
 4. FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED AND NOT COMPRESSED WITH ELBOW RADIUS NOT LESS THAN R/D = 1.0
 5. PROVIDE NON METALLIC INSULATED FLEXIBLE DUCT WITH REINFORCED METALLIZED JACKET



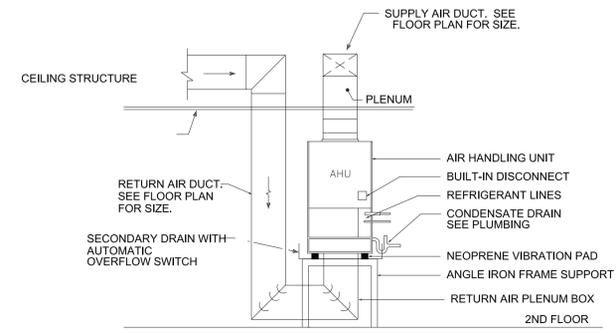
CEILING MOUNTED EXHAUST FAN

N.T.S.



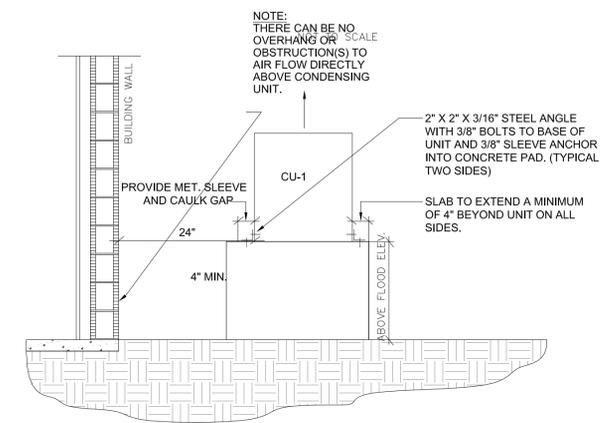
SECOND FLOOR A/C HORIZONTAL UNIT

N.T.S.



FIRST FLOOR A/C VERTICAL UNIT

N.T.S.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE

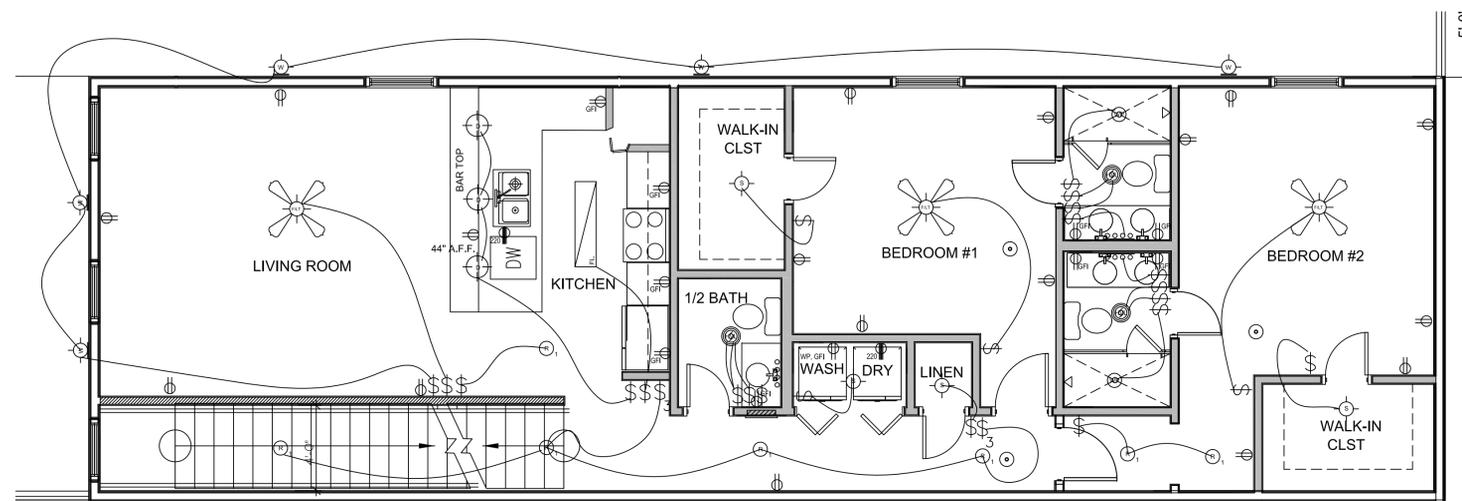
MECHANICAL PLAN



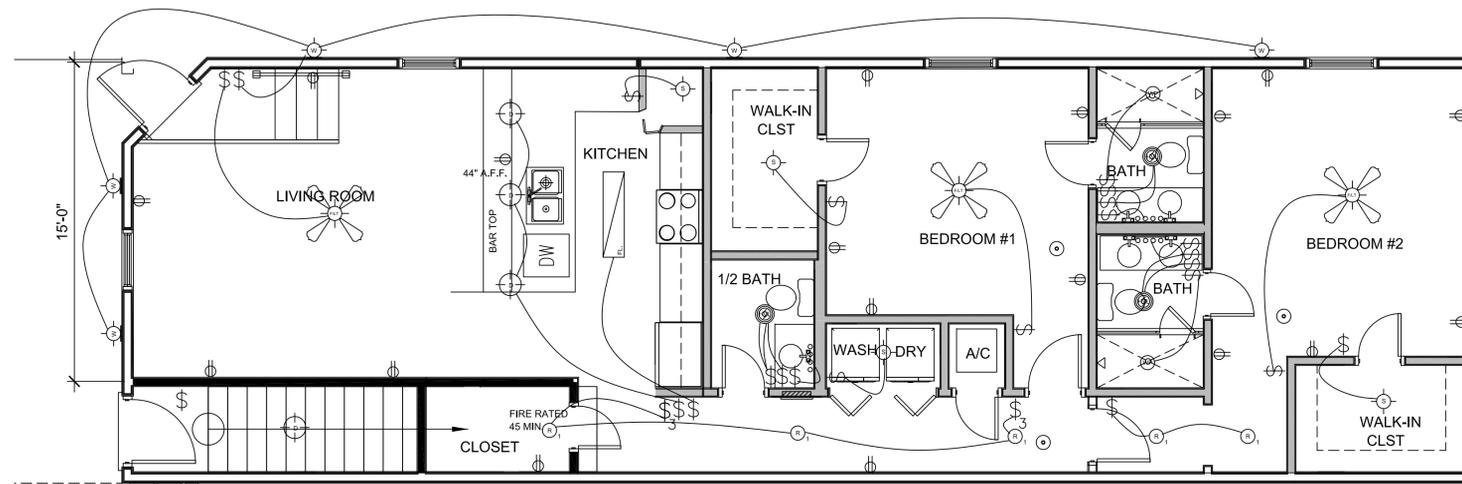
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SECOND FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

ELECTRICAL NOTES

- 1) ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, F.B.C. AND ALL OTHER APPLICABLE CODES.
- 2) ALL ELECT. WORK TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AFTER A PERMIT IS ISSUED.
- 3) CONDUIT UNDERGROUND TO BE PVC SCHEDULE 40
- 4) CONDUIT EXPOSED TO WEATHER TO BE IMC.
- 5) WIRE INSTALLED ELSEWHERE TO BE ROMEX.
- 6) FLEXIBLE CONDUIT SHALL BE SEAL TITE.
- 7) OUTLETS INSTALLED OUTDOORS, GARAGE AND BATHROOMS SHALL HAVE GROUND FAULT INTERRUPTER
- 8) ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED CIRCUITS FROM THOSE IN THE HABITABLE AREA.
- 9) NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
- 10) A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
- 11) MAIN CIRCUIT BREAKERS PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
- 12) IT IS SUGGESTED THAT YOU CONFER WITH FLORIDA POWER & LIGHT TO LOCATE THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.
- 13) PROVIDE SMOKE DETECTOR AS INDICATED HEREIN. SUCH SMOKE DETECTOR SHALL INTERCONNECTED AND SHALL BE POWERED OFF BY A BATH OR KITCHEN CIRCUIT W/ 110 VOLT MIN. WITH BATTERY BACKUP
- 14) PROVIDE ARC FAULT PROTECTION ON BEDROOM CIRCUITS AS PER NEC 210-12
- 15) ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLTS, SINGLE PHASE, 15- AND 20-AMPERES RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), AS PER NEC 210-12 (b)

SMOKE DETECTOR NOTES

SMOKE DETECTOR SHALL NOT BE PLACED WITHIN 3 FT. OF ANY A/C GRILL, BATHROOM, KITCHEN DOORS
SMOKE DETECTOR SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT WITH BATTERY BACK-UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER ALL SMOKE DETECTORS WITHIN EACH UNIT SHALL BE INTERCONNECTED.

PHONES

- 1) MUST INSTALL PHONE OUTLETS (ONE EACH):
KITCHEN
ALL BEDROOMS
FAMILY/GREAT ROOM
DEN/STUDY
- 2) STAR WIRES
3) 4 PR. TRUSTED TO EACH OUTLET

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS.

WHERE A BOX IS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN, THE BOX SHALL BE LISTED FOR THE APPLICATION AND FOR THE WEIGHT OF THE FAN TO BE SUPPORTED. THE INSTALLATION SHALL COMPLY WITH 422.18
PER NEC 314.27 (D)
CEILING-SUSPENDED (PADDLE) FANS 16 KG (35 LB.) OR LESS, CEILING-SUSPENDED (PADDLE) FANS THAT DO NOT EXCEED 16 KG. (35 LB.) IN WEIGHT, WITH OR WITHOUT ACCESSORIES, SHALL BE PERMITTED TO BE SUPPORTED BY OUTLET BOXES IDENTIFIED FOR SUCH USE AND SUPPORTED IN ACCORDANCE WITH 314.23 AND 314.27

CEILING-SUSPENDED (PADDLE) FANS EXCEEDING 16 KG (35 LB.) . CEILING-SUSPENDED (PADDLE) FANS EXCEEDING 16 KG. (35 LB.) IN WEIGHT, WITH OR WITHOUT ACCESSORIES, SHALL BE SUPPORTED INDEPENDENTLY OF THE BOX
PER NEC 422.18 (A) & (B)

SUSPENDED CEILING.
AN ENCLOSURE MOUNTED TO STRUCTURAL OR SUPPORTING ELEMENTS OF A SUSPENDED CEILING SHALL BE NOT MORE THAN 1830 cm² (100in²) IN SIZE AND SHALL BE SECURELY FASTENED IN PLACE IN ACCORDANCE WITH EITHER (D)(1) OR (D)(2)
PER NEC 314.23 (D)

FRAMING MEMBERS.

AN ENCLOSURE SHALL BE FASTENED TO THE FRAMING MEMBERS BY MECHANICAL MEANS SUCH AS BOLTS, SCREWS, OR RIVETS, OR BY THE USE OF CLIPS OR OTHER SECURING MEANS IDENTIFIED FOR USE WITH THE TYPE OF CEILING FRAMING MEMBER(S) AND ENCLOSURE(S) EMPLOYED. THE FRAMING MEMBERS SHALL BE ADEQUATELY SUPPORTED AND SECURELY FASTENED TO EACH OTHER AND TO THE BUILDING STRUCTURE PER NEC 314.23 (D) (1)

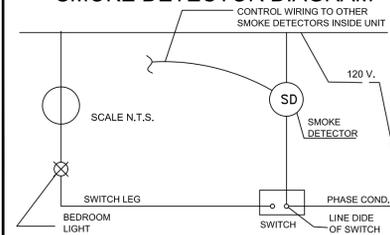
SUPPORT WIRES.

THE INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF 300.11 (A). THE ENCLOSURE SHALL BE SECURED, USING METHODS IDENTIFIED FOR THE PURPOSE, TO CEILING SUPPORT WIRE(S), INCLUDING ANY ADDITIONAL SUPPORT WIRE(S) INSTALLED FOR THAT PURPOSE. SUPPORT WIRE(S) USED FOR ENCLOSURE SUPPORT SHALL BE FASTENED AT EACH END SO AS TO BE TAUT WITHIN THE CEILING CAVITY.
PER NEC 314.23 (D) (2)

SECURING AND SUPPORTING.

RACEWAYS, CABLE ASSEMBLIES, BOXES, CABINETS, AND FITTINGS SHALL BE SECURELY FASTENED IN PLACE. SUPPORT WIRES THAT DO NOT PROVIDE SECURE SUPPORT SHALL NOT BE PERMITTED AS THE SOLE SUPPORT. SUPPORT WIRES AND ASSOCIATED FITTINGS THAT PROVIDE SECURE SUPPORT AND THAT ARE INSTALLED IN ADDITION TO THE CEILING GRID SUPPORT WIRES SHALL BE PERMITTED AS THE SOLE SUPPORT. WHERE INDEPENDENT SUPPORT WIRES ARE USED, THEY SHALL BE SECURED AT BOTH ENDS. CABLES AND RACEWAYS SHALL NOT BE SUPPORTED BY CEILING GRIDS.
PER NEC 300.11

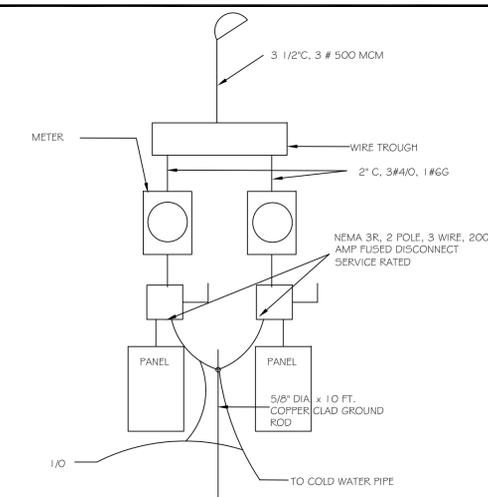
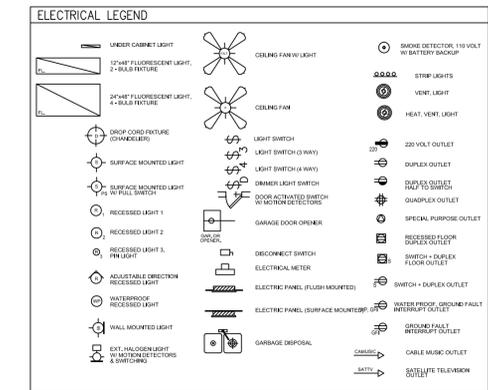
SMOKE DETECTOR DIAGRAM



ELECTRICAL NOTES

- 1) ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, F.B.C. AND ALL OTHER APPLICABLE CODES.
- 2) ALL ELECT. WORK TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AFTER A PERMIT IS ISSUED.
- 3) CONDUIT UNDERGROUND TO BE PVC SCHEDULE 40
- 4) CONDUIT EXPOSED TO WEATHER TO BE IMC.
- 5) WIRE INSTALLED ELSEWHERE TO BE ROMEX.
- 6) FLEXIBLE CONDUIT SHALL BE SEAL TITE.
- 7) OUTLETS INSTALLED OUTDOORS, GARAGE AND BATHROOMS SHALL HAVE GROUND FAULT INTERRUPTER
- 8) ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED CIRCUITS FROM THOSE IN THE HABITABLE AREA.
- 9) NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
- 10) A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
- 11) MAIN CIRCUIT BREAKERS PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
- 12) IT IS SUGGESTED THAT YOU CONFER WITH ENERGY POWER & LIGHT TO LOCATE THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.
- 13) ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLTS, SINGLE PHASE, 15- AND 20-AMPERES RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), AS PER NEC 210-12 (b)

ELECTRICAL LEGEND



NOTE:
1. PROVIDE ADDITIONAL I/O GROUND FROM EACH DISCONNECT TO NEAREST COLD WATER PIPE

ELECTRICAL LOAD CALCULATIONS

PANEL "A" & "B"

- PER NEC 2008 ARTICLE 220.82
ELECTRICAL LOADS:
A - GENERAL LIGHTING/RECEPTACLE LOAD * 650 S.F. x 3W/SF. = 1,950 WATTS
B - SMALL APPLIANCES CIRCUITS (2 KITCHEN) (2 X 1500) = 3,000 WATTS
C - FIXED APPLIANCES
REFRIGERATOR, GARBAGE DISPOSAL, DISHWASHER
1,500 + 500 + 1,500 = 3,500
D - RANGE
7,000 x 0.8 = 5,600 WATTS
E - WATER HEATER
2,500 WATTS
F - RANGE EXHAUST HOOD
500 WATTS
G - OVEN
5,200 x 0.8 = 4,200 WATTS
H - WINE COOLER
1,000 WATTS
I - A/C
3,000 WATTS
TOTAL CONNECTED LOAD = 25,250/240V = 105.2A
CONNECTED LOAD (LESS AC) = 22,250 WATTS
FIRST 10,000 W @ 100% = 10,000 VA
REMAINDER (12,250 VA) @ 40% = 4,900 WATTS
A/C @ 100% = 3,000 WATTS
DEMAND LOAD PANEL "A" = 17,900 WATTS

NEW DEMAND AMP = 17,900/240 VOLTS = 74.6 AMPS

EXISTING FEEDERS (3-#3 AWG) AND 90A OVER CURRENT DEVICE (BREAKER) ARE ADEQUATE FOR NEW LOADS.

NEW PANEL "A" & "B"		MAIN: 100A MAIN LUGS ONLY MOUNTING: RECESSED MOUNTED				VOLTAGE: 120/240V, 1φ A/C SYMM: 10,000					
DESCRIPTION	WIRE/CND	TRIP	CKT	#A	KVA	#B	KVA	CKT	TRIP	WIRE/CND	DESCRIPTION
COOK TOP RANGE (KITCHEN RECEP)	2#6, 1#10G-3/4"	40	1	3.6	5.1	1.5	2	25	2	2#10, 1#10G-3/4"	AHU (W/ELEC HEAT)
WATER HEATER (EWH)	2#8, 1#10G-3/4"	20	5	1.25	3.9	2.6	6	30	2	2#12, 1#12G-3/4"	OVEN (KITCHEN RECEP)
EXHAUST HOOD (KITCHEN RECEP)	2#12, 1#12G-3/4"	15	9	0.5	2.0	1.5	10	20	2	2#10, 1#10G-3/4"	COFFEE SYSTEM (KITCHEN RECEP)
MICROWAVE OVEN (KITCHEN RECEP)	2#12, 1#12G-3/4"	20	11	1.5	3.0	1.5	12	20	2	2#12, 1#12G-3/4"	DISHWASHER (KITCHEN RECEP)
GARBAGE DISPOSAL	2#10, 1#10G-3/4"	20	13	1.0	2.5	1.5	14	20	2	2#12, 1#12G-3/4"	REFRIGERATOR (KITCHEN RECEP)
SMALL APPLIANCE	2#12, 1#12G-3/4"	20	15	1.5	3.0	1.5	16	20	2	2#12, 1#12G-3/4"	SMALL APPLIANCE
WINE COOLER	2#12, 1#12G-3/4"	20	17	1.0	2.0	1.0	18	20	2	2#12, 1#12G-3/4"	LIGHTS & RECEP (LIVING ROOM)
LIGHTS & RECEP (BED ROOM)	2#12, 1#12G-3/4"	20	19	1.0	2.5	1.5	20	20	2	2#12, 1#12G-3/4"	LIGHTS & RECEP (WC & DRESSING)
LIGHTS & RECEP (BATH ROOM)	2#12, 1#12G-3/4"	20	21	1.0	2.7	1.7	22	20	2	2#12, 1#12G-3/4"	LIGHTS & RECEP (KITCHEN & HALL)
SPARE	-	20	23	1.0	2.0	1.0	24	20	-	-	SPARE
SPARE	-	20	25	1.0	2.0	1.0	26	20	-	-	SPARE
SPARE	-	20	27	-	-	-	28	20	-	-	SPARE
SPARE	-	20	29	-	-	-	30	20	-	-	SPARE
				20.2	19.5	CONNECTED KVA PER PHASE					
				39.7	TOTAL CONNECTED KVA						

Notes:
1. Panel board is new and unless otherwise indicated all circuits are existing and being reconnected to new panel.
2. Conductor for circuits 21 & 23 are currently #14 AWG and shall be replaced as indicated.
3. All circuits serving power outlets in rooms as indicated by NEC 2008 Article 210.12 shall be provided with a combination arc fault circuit interrupter (AFCI) breaker.

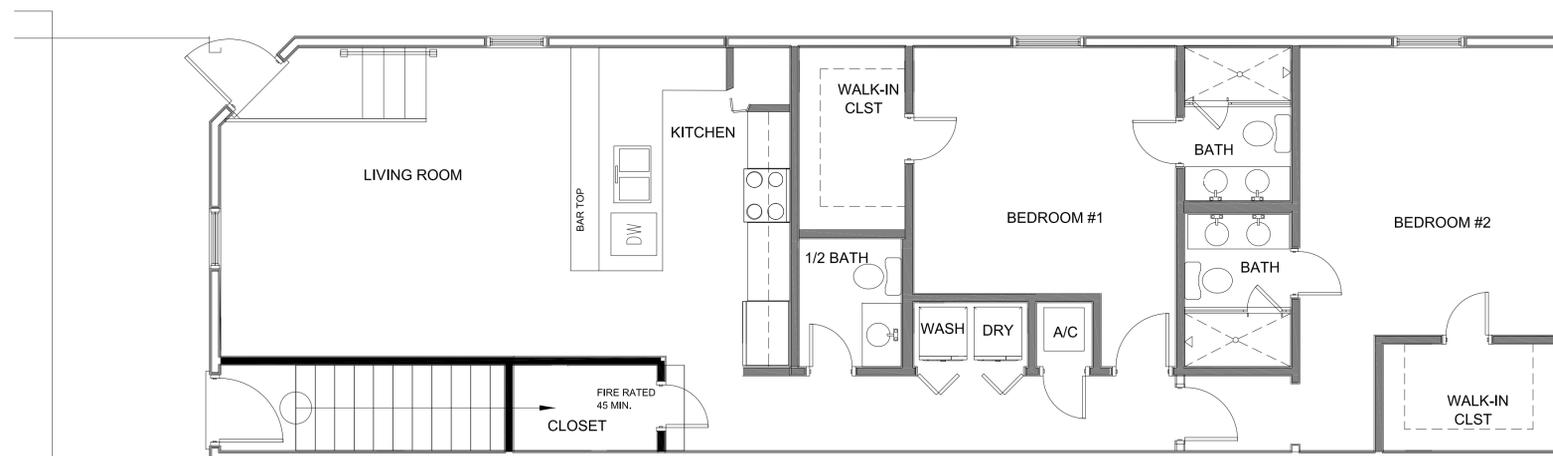
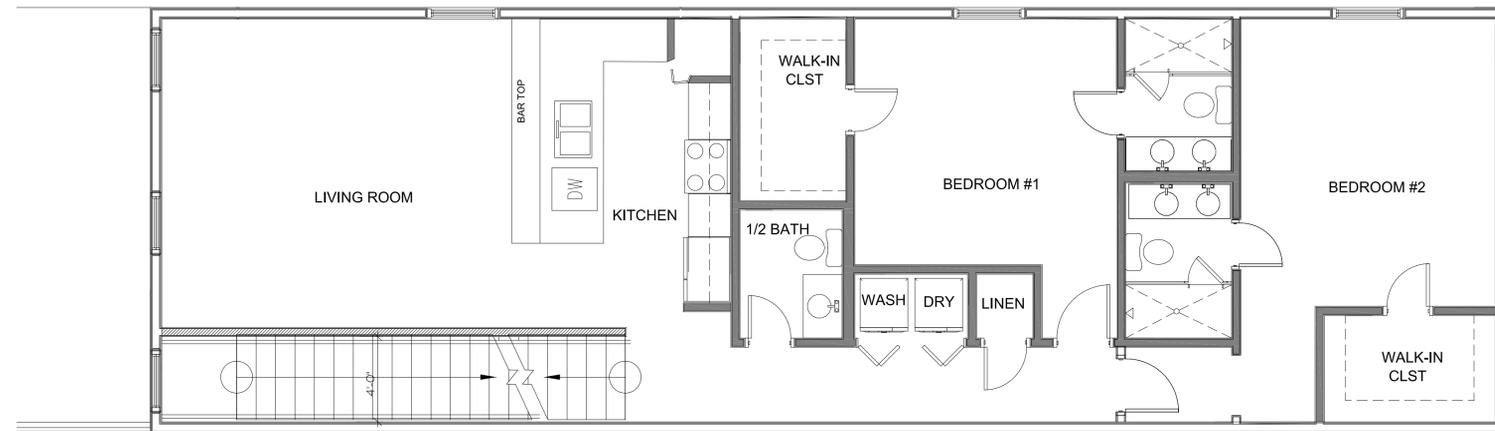


in site
NEW ORLEANS | MIAMI
PHONE 504-610-7238 FAX 305-892-9921
WWW.INSITIDEVELOPMENTS.COM

NEW CONSTRUCTION
DOUBLE UNIT
1800 PHILIP STREET

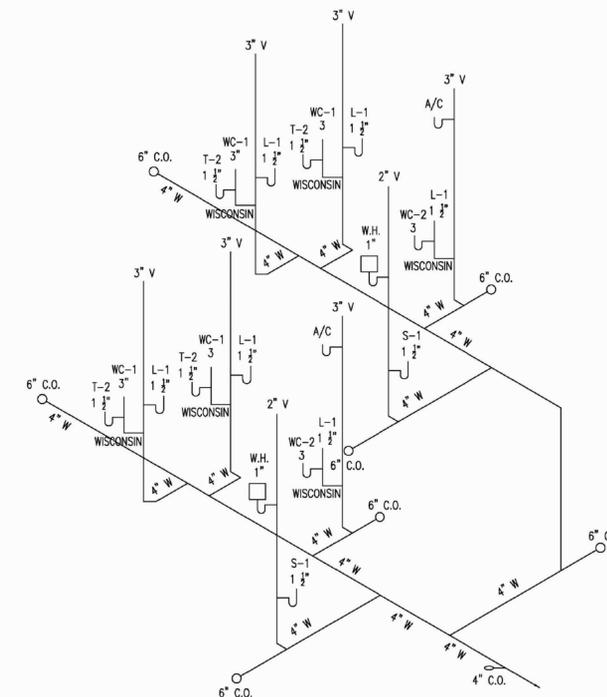
E-1
SHEET ___ OF ___
PROJECT NO. XXXXXX

ELECTRICAL PLAN



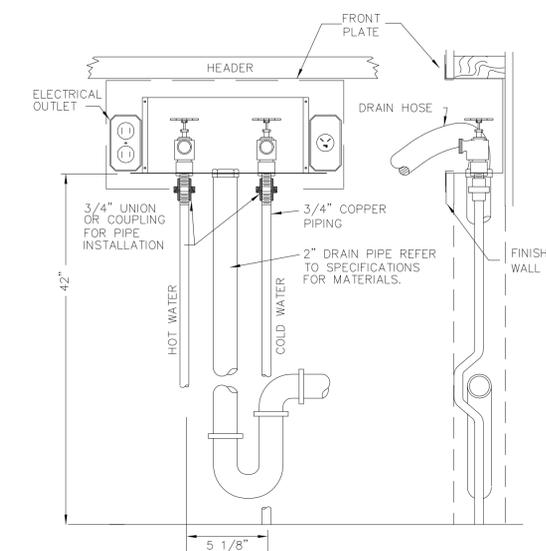
PLUMBING NOTES:

1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL INCLUDE SEWERAGE, HOT AND COLD WATER PIPING, INSULATION, WATER HEATER, HANGERS, VALVES, SUPPORTS AND PLUMBING FIXTURES WITHOUT ANY RESTRICTING VOLUME, CUT, DRILL AND PATCH WALL, FLOOR, ETC. AS REQUIRED TO INSTALL PIPES. PROVIDE ACCESS PANEL FOR VALVE WHERE REQUIRED
2. ALL WORK AND MATERIAL SHALL CONFORM STRICTLY TO THE LATEST, LOCAL CITY, PARISH, STATE AND NATIONAL GOVERNING CODES.
3. CONTRACTOR IS TO FIELD VERIFY ALL UTILITIES LOCATIONS, ELEVATIONS AND SIZES PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL PAY ALL NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
4. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING INVERTS AND SET NEW INVERTS OF SEWERAGE AND DRAINAGE PIPES.
5. SEWERAGE LINES 3-INCH AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES 4-INCH AND LARGER SHALL BE SLOPED 1/8" PER FOOT.
6. TEST ALL PIPING AT REQUIRED PRESSURE.
7. PROVIDE ALUMINUM WEATHER PROOF JACKET ON ALL EXTERIOR PIPING.
8. PROVIDE HOT AND COLD WATER TO ALL FIXTURES. MINIMUM PIPE SIZE 3/4" FOR MORE THAN TWO FIXTURES.
9. PLUMBING CONTRACTOR SHALL COORDINATE WITH SITE WORK CONTRACTOR FOR TIE-IN LOCATION.
10. COORDINATE UNDERGROUND SEWER LINE WITH PIPING GRADE BEAMS AND PILES.
11. PROVIDE CLEAN-OUT IN EACH BRANCH PIPE FOR EACH APARTMENT FOR EACH 1/4 BEND. (90° TURN)
12. REFER TO THIS SHEET FOR SYMBOLS, SCHEDULES, DETAILS AND NOTES.
13. COORDINATE DRAIN LINE FOR HVAC UNIT WITH MECHANICAL CONTRACTOR
14. SUB-CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF ONLY LICENSED AND INSURED SUB-CONTRACTORS FOR THE VARIOUS PLUMBING PORTIONS OF THE PROJECT. IT SHALL REMAIN THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO SCHEDULE AND DOCUMENT ALL REQUIRED INSPECTIONS AND JOB RELATED APPROVALS.



RENOVATION TO DOUBLE UNIT
1800 ST. PHILIP ST.
NEW ORLEANS, LA

1 RISER DIAGRAM
N.T.S.



WASHING MACHINE BOX (WB-1)

NOTE: N.T.S.
FOR MODELS USING OVERHEAD
INLET PIPING SET PIPES
AT 48 1/4" ABOVE FLOOR.

PLUMBING PLAN



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**NEW CONSTRUCTION
DOUBLE UNIT
1800 PHILIP STREET**

P-1

SHEET ___ OF ___
PROJECT NO. XXXXXXX

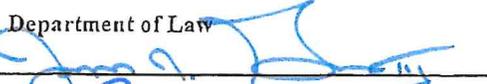
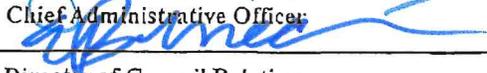
Calendar No. _____ (Rev)
_____ (Exp)

Name Brandon Benjamin Ext. 3518
Person responsible for routing

**CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK**

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: AN ORDINANCE authorizing the Mayor of the City of New Orleans to enter into a servitude agreement with Ironman Contractors, LLC, air and rights rights for the purpose encroachments of a balcony bearing the municipal address of 1800 Saint Philip Street for a yearly payment of \$1145.00;

1.  stephen nelson
Department Head
2. 
Department of Law Deputy CAO
3. 
Chief Administrative Officer
4. 
Director of Council Relations
5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

Council Members Present: _____

Absent: _____

AMENDMENTS:

FINAL ADOPTION:

_____ MOVED: _____
 _____ 2ND: _____
 _____ YEAS: _____
 _____ NAYS: _____
 _____ ABSENT: _____
 _____ RECUSED: _____

7. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.



LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: _____

Name of Contact Person: _____

Telephone Number: _____

Email Address: _____

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

Please generally describe the purpose, intent, and effect of the proposed ordinance.



LEGISLATIVE SUMMARY

If the Ordinance is to effectuate a contract, CEA, or other similar agreement (hereafter contract), please provide the following additional information.

If this section is not applicable, please check this box.

The parties involved:

The obligations, expectations, and deliverables of the parties involved:

Any fiscal implications for the City with the contract:

The public purpose and need for the contract:

The duration of the contract:



LEGISLATIVE SUMMARY

If the Ordinance is to effectuate an amendment to the Codes of the City of New Orleans, please provide the following additional information.

If this section is not applicable, please check this box.

The existing provision(s) of the Code being proposed for amendment:

The general content/requirements of the existing Code provision:

How the proposed ordinance will alter the existing Code provision(s):

Why these changes are needed:

REQUESTED ADOPTION DATE: _____