

SCOPE OF WORK:

The scope of work for the WAX Museum Condo Conversion consist of an approximately 41,000 SF renovation and addition of an existing historic commercial building into a multi-family residential at the addresses of 917 - 923 Conti Street. Design and construction for this project is to renovate an existing museum and banquet hall into 16 new high end, luxury condominiums.

This building is located in the Vieux Carre'. It has a yellow rating and was constructed in the early 1900's. Two new stories will be added to the existing main building (917), going from currently 2 stories to 4, with an addition to the adjacent annex building (923) including another living floor and a roof top pool, making this portion go from 1 story to 3. As the upper floors extend above the existing exterior wall, they will be set back into the building. A courtyard will be constructed within the new structure that will extend from ground level up. Exterior elements will be refurbished/ repaired if possible and if required replaced to match existing.

The work will include the removal of all interior elements and roof while leaving the exterior party walls. The new structure will consist of a steel structure with metal deck and concrete slab, while framing will be light gauge metal. The building will be type IIB construction, fully sprinkled with wet and dry system. All plumbing, mechanical, electrical Fire Protection and Alarm will be new. Electrical will be placed to be metered separately. Water will be a tank less system metered together, with an option to separate metering at a later date. Mechanical will be individual split systems. Covered parking will be provided at the first floor level with a new automatic entrance door.

PROJECT DIRECTORY

OWNER
EARL WEBER
...

ARCHITECT
BROADMOOR LLC
2740 NORTH ARNOULT ROAD
METAIRIE, LA 70002
(504) 885-5401
CONTACT: STEPHEN DARRE, AIA, LEED GA

ARCHITECT
HBSA II
189 MAPLE RIDGE DRIVE
METAIRIE, LA 70001
(504) 885-4477
CONTACT: HARRY BAKER SMITH, JR. (HANK), AIA, NCARB

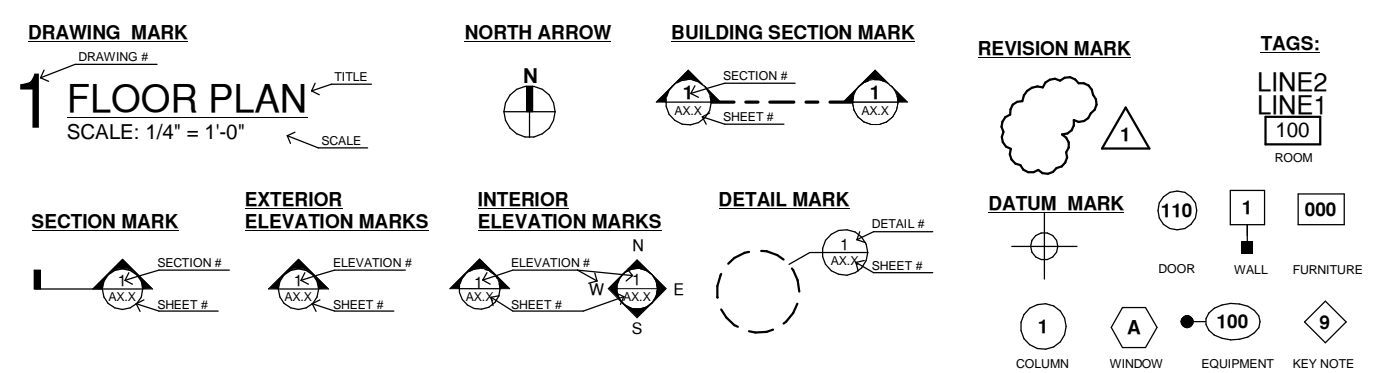
STRUCTURAL/CIVIL ENGINEER
MORPHY MAKOFSKY, INC.
338 NORTH JEFFERSON DAVID PKWY.
NEW ORLEANS, LA 70119
(504) 4881317
CONTACT: STEPHAN BERNICK, P.E., M.S.E.

ELECTRICAL ENGINEER
SCHLAFLY ENGINEERING, LLC.
121 SOUTH GENOIS ST
NEW ORLEANS, LA 70119
(504) 415-3347
CONTACT: KIMBALL SCHLAFLY, P.E.

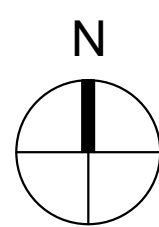
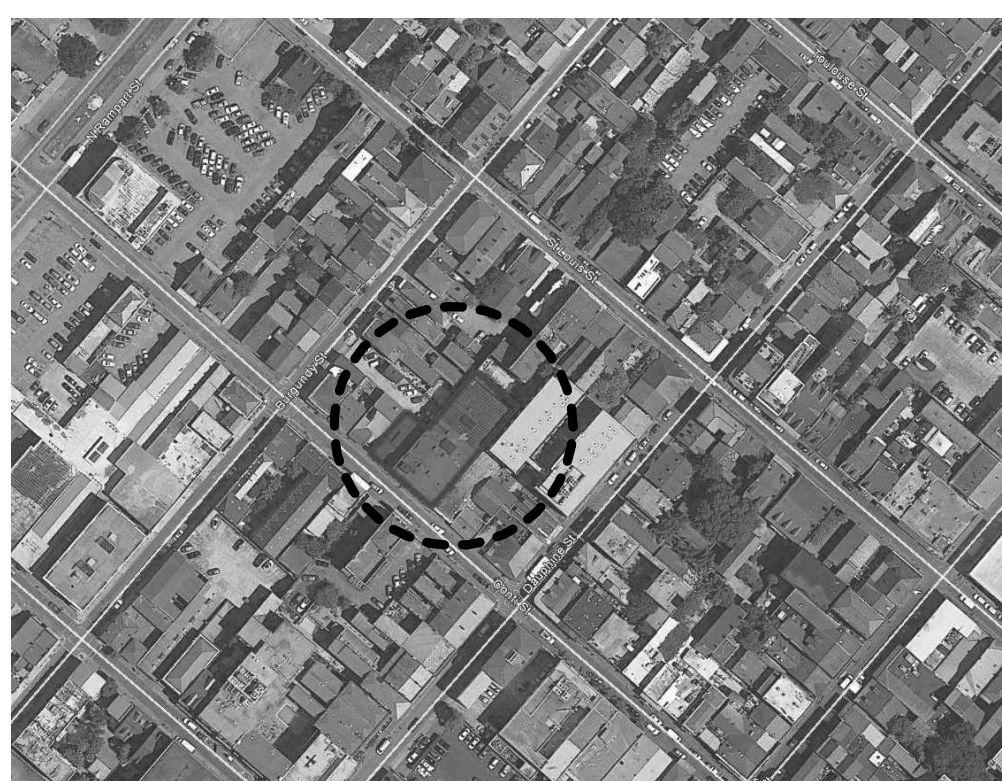
MECH/PLUMB ENGINEER
PONTCHARTRAIN MECHANICAL CO. INC.
716 LITTLE FARMS AVE.
METAIRIE, LA 70003
(504) 738-3061
CONTACT: WENDELL HUMPHRES, P.E.

INTERIOR DESIGNER
BROADMOOR LLC
2740 NORTH ARNOULT ROAD
METAIRIE, LA 70002
(504) 885-5401
CONTACT: CHRISTIN WILLIE, NCIDQ

INDEX OF COMMON SYMBOLS:



AERIAL MAP OF SITE



CODE DATA

- THIS WORK WAS DESIGNED UNDER THE CONDITION PRESCRIBED BY THE INTERNATIONAL BUILDING CODE 2009 EDITION, NFPA-101 LIFE SAFETY CODE 2009, NATIONAL ELECTRIC CODE, IBC MECHANICAL CODE, THE STATE OF LOUISIANA PLUMBING AND THE ORLEANS PARISH COMPREHENSIVE ZONING ORDINANCE.
- DESIGN LOAD DATA:
FLOOR LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
ROOF LIVE LOAD: 20 PSF
WIND LOAD: 130 MPH
WIND PRESSURE ZONE 3: +26.67 TO -33.33 PSF
WIND LOAD EXPOSURE CATEGORY: B
IMPORTANCE FACTOR: II
- THIS PROJECT WAS APPEALED TO THE CITY OF NEW ORLEANS BOARD OF STANDARDS AND APPEALS TO ALLOW THIS FOUR STORY BUILDING TO BE ALLOWED TO USE A SINGLE EXIT STAIR AND THE APPEAL WAS GRANTED.

BUILDING DATA

OCCUPANCY: RESIDENTIAL R-2
STORAGE S-2
ZONING: B1-A IN RD-2
CONSTRUCTION TYPE: TYPE IIB
BUILDING HEIGHT: 150'-0"
BUILDING STORIES: 4
LOT SIZE: 11,171 SQ. FT.
BUILDING AREA: 42,742 SQ. FT.
LOT AREA: 11,171 SQ. FT.
OCCUPANT LOAD: 256
SPRINKLERS: YES
PARKING REQUIRED: NA
PARKING PROVIDED: 15 SPACES

ZONING DATA

- THE ZONING BY MAP IS RD-2 AND BY VARIANCE B1-A
- MINIMUM DEPTH OF FRONT YARD NONE
- MINIMUM SIDE YARD NONE
- MINIMUM REAR YARD NONE
- MAXIMUM HEIGHT 50 FEET

ADA/ADAG NOTES:

IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) SECTION 107.6.2.1 AND THE FAIR HOUSING ACT, THIS BUILDING IS DESIGNED USING TYPE "B" UNITS.
CLEARANCES ARE INDICATED ON THE DRAWINGS WITH DASHED LINES

GENERAL CODE NOTES:

- THE REQUIREMENTS OF ICC/ANSI A117.1-1998 ADAAG ARE IN PLACE FOR ALL OF THE PUBLIC AREAS OF THE BUILDING.
- ALL WALL COVERINGS, FINISHES, FABRICS, WOODS, ACOUSTICAL TILES WILL HAVE A CLASS "A" FLAME SPREAD AND A SMOKE CONTRIBUTION OF 450 OR OF GREATER RESTRICTION.
- ALL FLOOR PENETRATIONS WILL BE SEALED WITH A FIRE BARRIER AND A FIRE SAFING THAT WILL MEET OR EXCEED THE RATING OF THE FLOOR SYSTEM BEING PENETRATED.
- ALL HARDWARE IN REQUIRED EGRESS DOORS WITH LOCKS WILL PROVIDED WITH A THUMB LATCH LOCK RELEASE FROM THE INSIDE AS TO PROVIDE AN UNIMPEDED EGRESS. (PANIC BARS IN REQUIRED AREAS)
- ALL EXIT SIGNS WILL BE OF THE EMERGENCY TYPE, 4912 MCS.

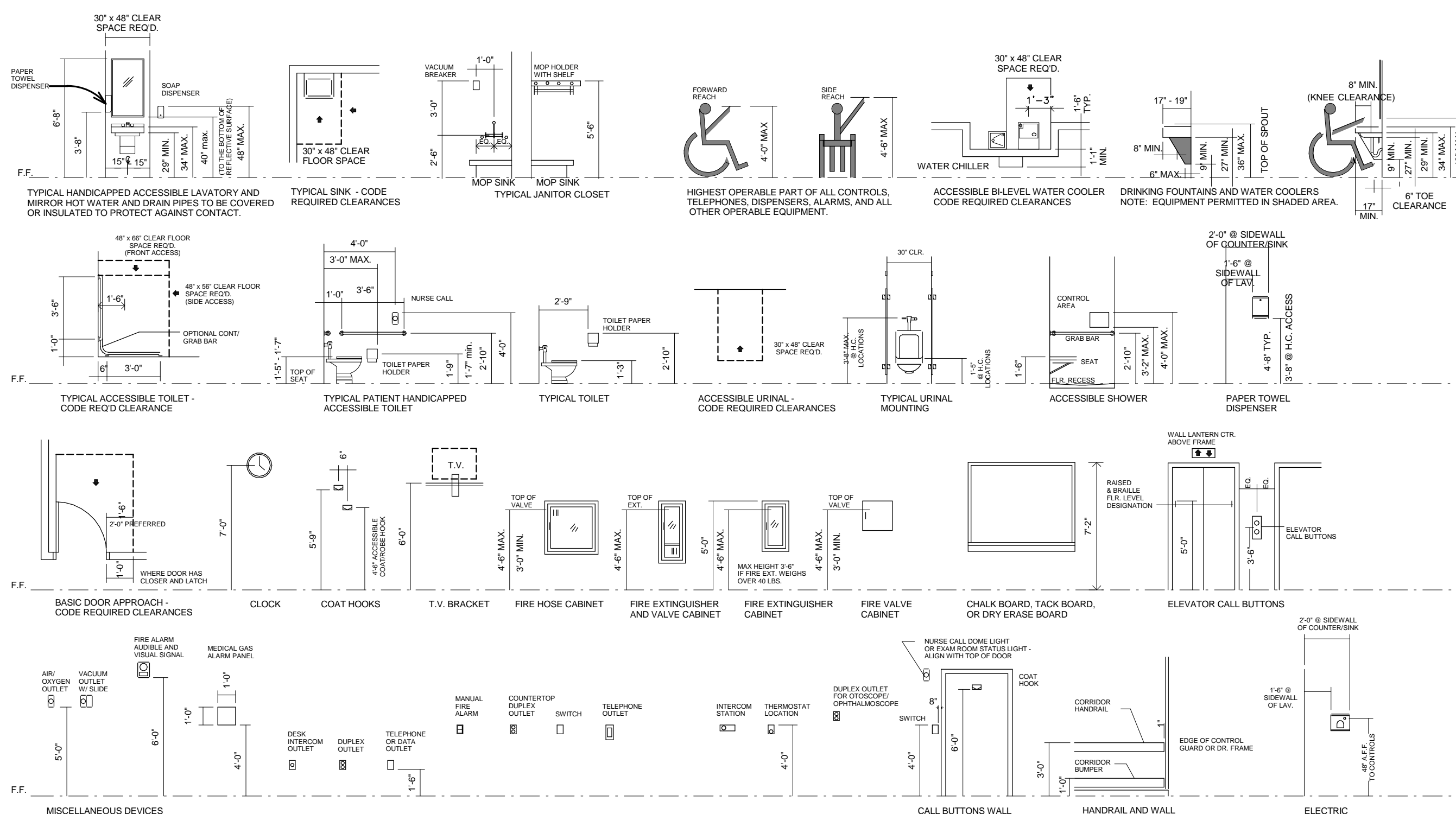
WAX MUSEUM CONDOS

917 CONTI STREET
NEW ORLEANS, LA.



ADAAG

STANDARD MOUNTING HEIGHTS



HB SA II
HARRY BAKER SMITH ARCHITECTS II P L L C
189 Maple Ridge Drive Metairie, LA 70001
(504) 885-4477
central@hbsaii.com hbsaii.com
SINCE 1961

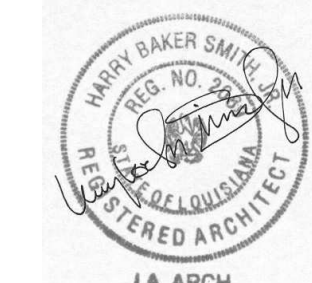
BROADMOOR
DESIGN-BUILD CONTRACTOR

BROADMOOR, L.L.C.
2740 NORTH ARNOULT ROAD, METAIRIE, LA 70002
T 504.885.5400 F 504.885.6955
broadmoor.com

WAX MUSEUM CONDOS
917 CONTI STREET
NEW ORLEANS, LA.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.

CERTIFIED CORRECT



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REVISION HISTORY

NO.	DATE	DESCRIPTION
1	06/20/16	SCHEMATIC DESIGN
2	07/14/16	DESIGN DEVELOPMENT
3	08/19/16	FOUNDATION PERMIT
4	09/30/16	VCC PERMIT REVIEW
5	11/07/16	FIRE MARSHALL RESPONSE
6	11/29/16	VCC FINAL PERMIT REVIEW
7	01/17/17	ARCH. PERMIT REVIEW

TITLE SHEET

PROJECT#: 1435
PHASE: PERMIT
DRAFTER: RUMBLEY
CHECKER: SMITH
SCALE: AS NOTED
ISSUED: 11/17/2017

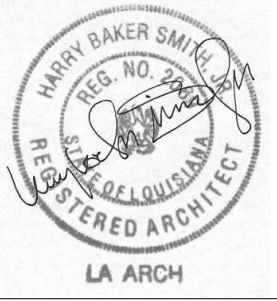
SHEET#:

A000

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NO.	DATE	DESCRIPTION	BY	CHKD	APP'D	REVIEW
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SHEET LIST
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

SHEET LIST		
Sheet Number	Sheet Name	DISCIPLINE
A000	TITLE SHEET	ARCHITECTURAL
A001	SHEET LIST	ARCHITECTURAL
A002	LIFE SAFETY	ARCHITECTURAL
A015	LOGISTICS PLAN	ARCHITECTURAL
A017	GRADING	ARCHITECTURAL
A101	FIRST FLOOR PLAN	ARCHITECTURAL
A102	SECOND FLOOR PLAN	ARCHITECTURAL
A103	THIRD FLOOR PLAN	ARCHITECTURAL
A104	FOURTH FLOOR PLAN	ARCHITECTURAL
A105	ROOF PLAN	ARCHITECTURAL
A111	ENLARGED UNIT PLANS	ARCHITECTURAL
A112	ENLARGED UNIT PLANS	ARCHITECTURAL
A113	ENLARGED UNIT PLANS	ARCHITECTURAL
A114	ENLARGED UNIT PLANS	ARCHITECTURAL
A115	ENLARGED UNIT PLANS	ARCHITECTURAL
A116	ENLARGED UNIT PLANS	ARCHITECTURAL
A117	ENLARGED UNIT PLANS	ARCHITECTURAL
A118	ENLARGED UNIT PLANS	ARCHITECTURAL
A119	ENLARGED UNIT PLANS	ARCHITECTURAL
A200	PARTITION TYPES	ARCHITECTURAL
A300	INTERIOR ELEVATIONS	ARCHITECTURAL
A301	INTERIOR ELEVATIONS	ARCHITECTURAL
A302	INTERIOR ELEVATIONS	ARCHITECTURAL
A400	EXTERIOR ELEVATIONS	ARCHITECTURAL
A401	EXTERIOR ELEVATIONS	ARCHITECTURAL
A501	BUILDING SECTIONS	ARCHITECTURAL
A502	BUILDING SECTIONS	ARCHITECTURAL
A503	BUILDING SECTIONS	ARCHITECTURAL
A504	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
A505	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
A506	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
A507	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
A508	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
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A511	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
A512	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
A513	EXTERIOR WALL SECTION DETAILS	ARCHITECTURAL
A520	EXTERIOR DETAILS	ARCHITECTURAL
A521	EXTERIOR DETAILS	ARCHITECTURAL
A600	ENLARGED PLAN DETAILS	ARCHITECTURAL
A601	ENLARGED PLAN DETAILS	ARCHITECTURAL
A700	FIRST FLOOR RCP	ARCHITECTURAL
A701	SECOND FLOOR RCP	ARCHITECTURAL
A702	THIRD FLOOR RCP	ARCHITECTURAL
A703	FOURTH FLOOR RCP	ARCHITECTURAL
A800	SCHEDULES	ARCHITECTURAL
A801	SCHEDULES AND DETAILS	ARCHITECTURAL
A803	STOREFRONT SCHEDULE	ARCHITECTURAL
A810	STAIR 1 PLAN DETAILS	ARCHITECTURAL

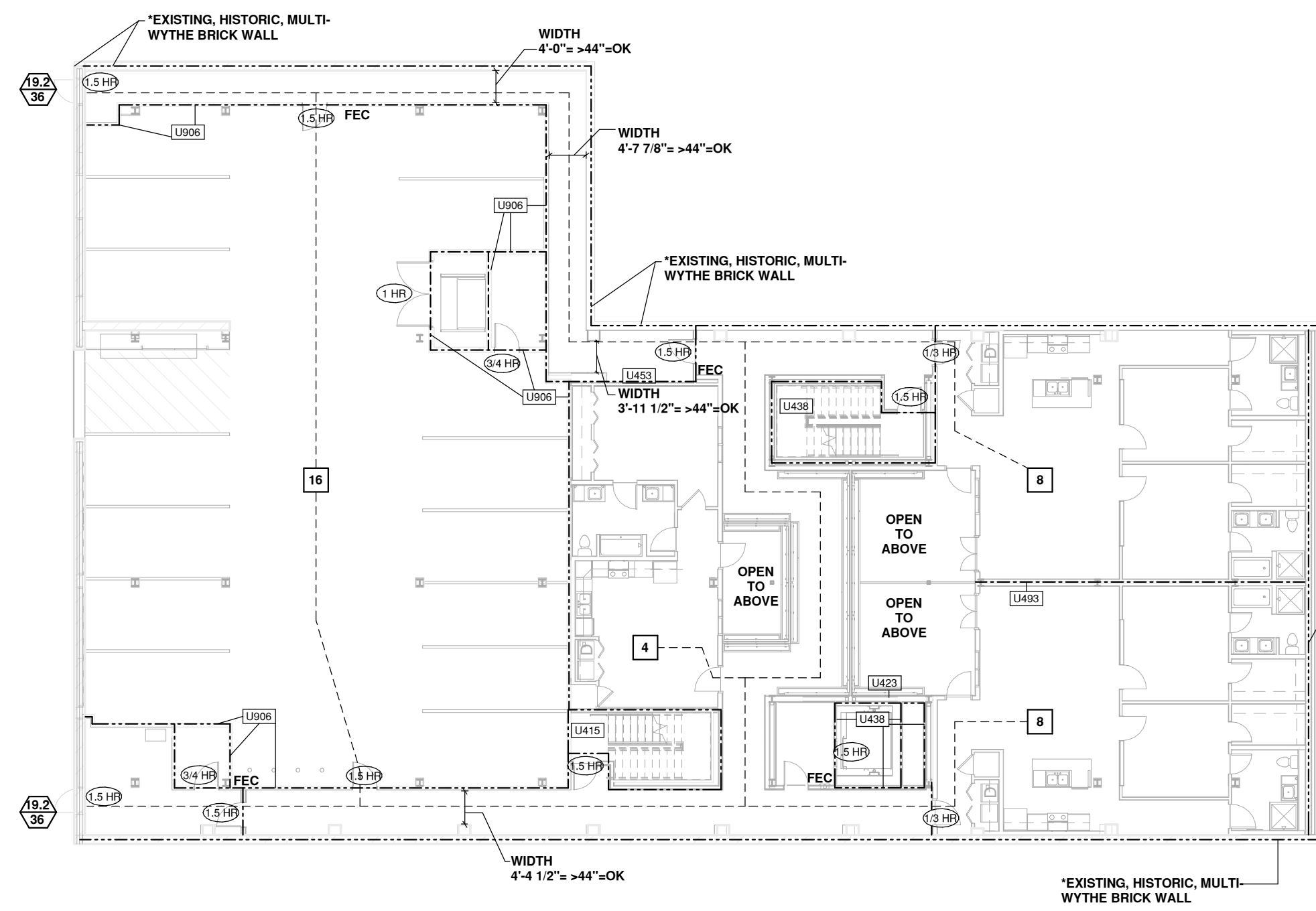
SHEET LIST		
Sheet Number	Sheet Name	DISCIPLINE
A811	STAIR 2 PLAN DETAILS	ARCHITECTURAL
A812	ELEVATOR TOWER PLAN DETAILS	ARCHITECTURAL
A813	STAIR SECTION DETAILS	ARCHITECTURAL
A814	ELEVATOR TOWER AND TRASH CHUTE SECTION DETAILS	ARCHITECTURAL
A900	FINISH SCHEDULE	ARCHITECTURAL
A901	FIRST FLOOR FINISH PLAN	ARCHITECTURAL
D011	FIRST FLOOR DEMOLITION PLAN	ARCHITECTURAL
D012	SECOND FLOOR DEMOLITION PLAN	ARCHITECTURAL
D013	THIRD FLOOR/ROOF DEMOLITION PLAN	ARCHITECTURAL
D014	DEMOLITION ELEVATIONS	ARCHITECTURAL
L100	LANDSCAPE PLAN	ARCHITECTURAL
L102	LANDSCAPE PLAN 4TH FLOOR	ARCHITECTURAL

E100	ELECTRICAL SCHEDULES & LEGENDS	ELECTRICAL
E101	FEEDER DIAGRAM	ELECTRICAL
E102	PANEL SCHEDULES	ELECTRICAL
E103	PANEL SCHEDULES	ELECTRICAL
E104	PANEL SCHEDULES	ELECTRICAL
E105	PANEL SCHEDULES	ELECTRICAL
E106	PANEL SCHEDULES	ELECTRICAL
E201	FIRST FLOOR PLAN FEEDER DISTRIBUTION	ELECTRICAL
E202	SECOND FLOOR PLAN FEEDER DISTRIBUTION	ELECTRICAL
E203	THIRD FLOOR PLAN FEEDER DISTRIBUTION	ELECTRICAL
E204	FOURTH FLOOR PLAN FEEDER DISTRIBUTION	ELECTRICAL
E301	FIRST FLOOR PLAN LIGHTING	ELECTRICAL
E302	SECOND FLOOR PLAN LIGHTING	ELECTRICAL
E303	THIRD FLOOR PLAN LIGHTING	ELECTRICAL
E304	FOURTH FLOOR PLAN LIGHTING	ELECTRICAL
E401	FIRST FLOOR PLAN POWER	ELECTRICAL
E402	SECOND FLOOR PLAN POWER	ELECTRICAL
E403	THIRD FLOOR PLAN POWER	ELECTRICAL
E404	FOURTH FLOOR PLAN POWER	ELECTRICAL
E405	ROOF PLAN POWER	ELECTRICAL
E501	FIRST FLOOR PLAN SPECIAL SYSTEMS	ELECTRICAL
E502	SECOND FLOOR PLAN SPECIAL SYSTEMS	ELECTRICAL
E503	THIRD FLOOR PLAN SPECIAL SYSTEMS	ELECTRICAL
E504	FOURTH FLOOR PLAN SPECIAL SYSTEMS	ELECTRICAL

M001	SCHEDULES	MECHANICAL
M101	FIRST FLOOR HVAC	MECHANICAL
M102	SECOND FLOOR HVAC	MECHANICAL
M103	THIRD FLOOR HVAC	MECHANICAL
M104	FOURTH FLOOR HVAC	MECHANICAL
M105	ROOF PLAN HVAC	MECHANICAL
M201	SECTIONS & DETAILS	MECHANICAL
M202	SECTIONS & DETAILS	MECHANICAL

P001	SCHEDULES	PLUMBING
P100	UNDERGROUND W&V	PLUMBING
P101	FIRST FLOOR W&V	PLUMBING
P102	SECOND FLOOR W&V	PLUMBING
P103	THIRD FLOOR W&V	PLUMBING
P104	FOURTH FLOOR W&V	PLUMBING
P105	ROOF PLAN W&V	PLUMBING
P201	FIRST FLOOR WATER	PLUMBING
P202	SECOND FLOOR WATER	PLUMBING
P203	THIRD FLOOR WATER	PLUMBING
P204	FOURTH FLOOR WATER	PLUMBING
P301	SECTIONS & DETAILS	PLUMBING
P401	WATER ISOMETRIC	PLUMBING
P402	STORM ISOMETRIC	PLUMBING
P403	W&V ISOMETRIC	PLUMBING

C100	SITE DEMO & PAVING	STRUCTURAL
C101	GRADING & DRAINAGE	STRUCTURAL
S001	GENERAL NOTES & PILE CAP DETAILS	STRUCTURAL
S002	TYPICAL DETAILS	STRUCTURAL
S003	TYPICAL DETAILS	STRUCTURAL
S101	FOUNDATION & FIRST FLOOR FRAMING PLAN	STRUCTURAL
S102	SECOND FLOOR FRAMING PLAN	STRUCTURAL
S103	THIRD FLOOR FRAMING PLAN	STRUCTURAL
S104	FOURTH FLOOR FRAMING PLAN	STRUCTURAL
S105	ROOF FRAMING PLAN	STRUCTURAL
S201	FIRST FLOOR SECTIONS & DETAILS	STRUCTURAL
S301	SECTIONS & DETAILS	STRUCTURAL
S401	BRACING ELEVATIONS	STRUCTURAL
S501	COLUMN SCHEDULE & BASE PLATE DETAILS	STRUCTURAL
S502	CONCRETE BEAM SCHEDULE	STRUCTURAL
S901	FOUNDATION 1ST FLOOR SHORING PLAN	STRUCTURAL
S902	FOUNDATION 2ND FLOOR SHORING PLAN	STRUCTURAL
S903	FOUNDATION 3RD FLOOR SHORING PLAN	STRUCTURAL
S904	ELEVATIONS, SECTIONS, & DETAILS	STRUCTURAL



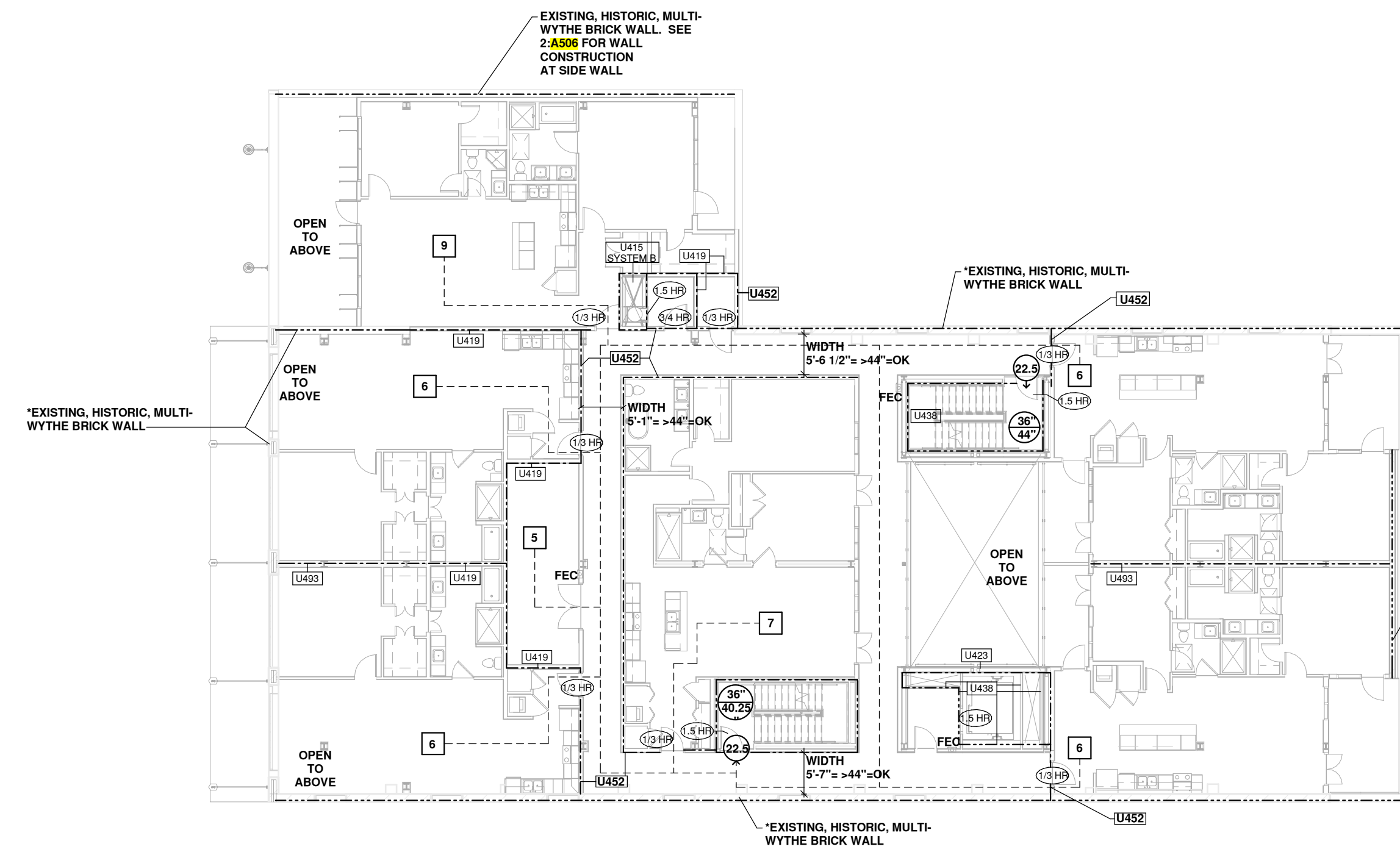
1 FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

***HISTORIC WALL RESISTANCE RATING**

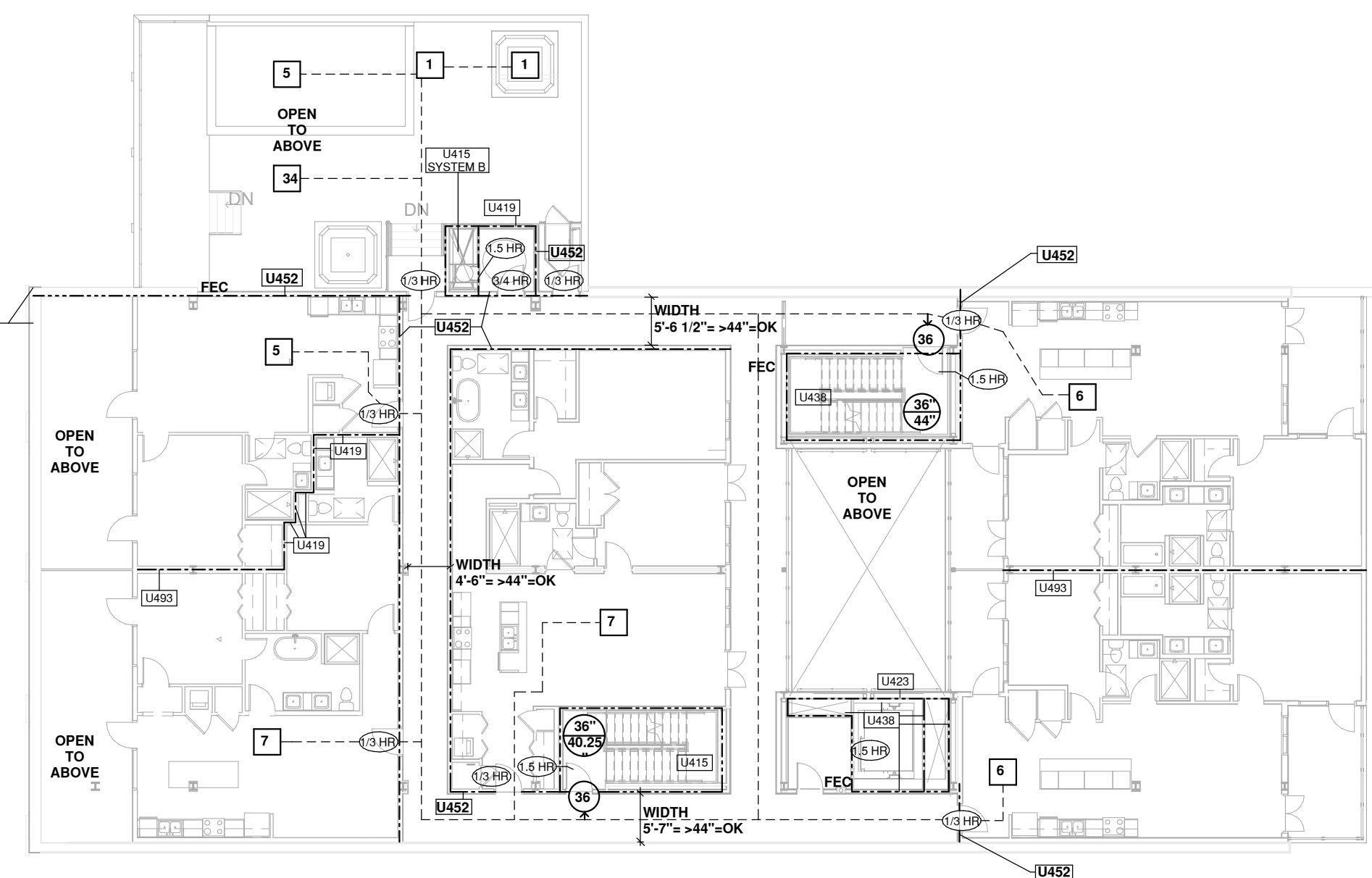
IBC 722.2.1.2.1 TWO OR MORE WYTHES.
 THE FIRE RESISTANCE RATING FOR WALL PANELS CONSISTING OF TWO OR MORE WYTHES SHALL BE PERMITTED TO BE DETERMINED BY THE FORMULA:
 $R = R_1 + R_2 + R_3$
 WHERE R_n = FIRE ENDURANCE OF THE ASSEMBLY, MINUTES
 R_1, R_2, R_3 = FIRE ENDURANCE OF INDIVIDUAL WYTHES, MINUTES
 CALCULATED FIRE RESISTANCE RATINGS ARE TAKEN FROM TABLE 722.2.1.2 (2)

$R = 8, 1 + 8, 1 + 8, 1$
 $R = 24, 3$
 $R = 180$ MINUTES



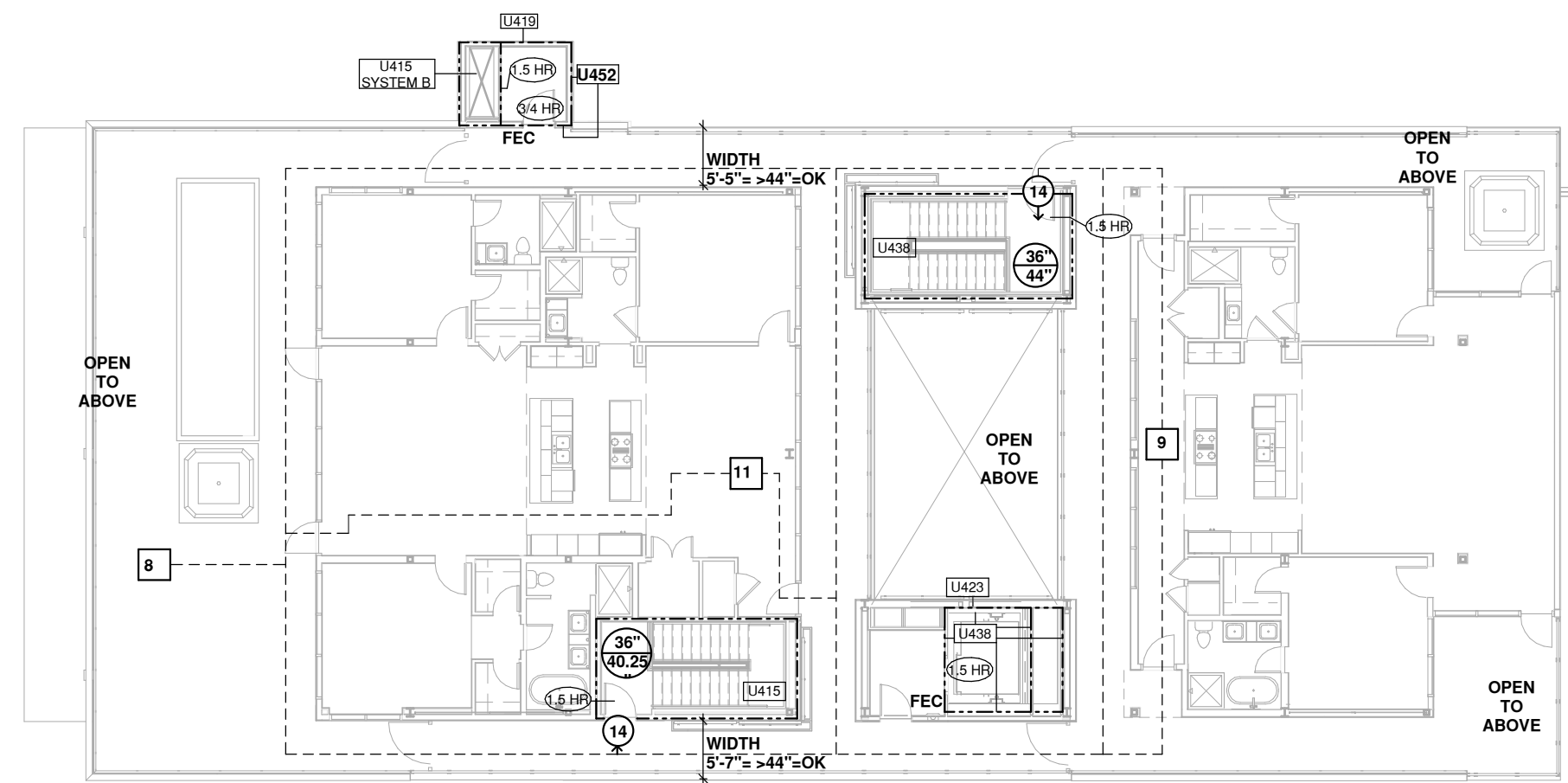
2 SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



3 THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



4 FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

EGRESS REQUIREMENTS

COMMON PATH OF TRAVEL:
 R-2 OCCUPANCY: 125'-0" (IBC TABLE 1014.3)
 50'-0" (NFPA 101:30.2.5.3.2)
 S-2 OCCUPANCY: 100'-0" (IBC TABLE 1014.3)
 100'-0" (NFPA 101:TABLE 42.2.5)

MAXIMUM TRAVEL DISTANCE:
 R-2 OCCUPANCY: 250'-0" (IBC TABLE 1016.2)
 200'-0" (NFPA 101:30.2.6.3.3)
 S-2 OCCUPANCY: 400'-0" (IBC TABLE 1016.2)
 400'-0" (NFPA 101:TABLE 42.2.6)

DEAD END CORRIDORS:
 R-2 OCCUPANCY: 50'-0" (IBC 1018.4)
 50'-0" (NFPA 101:30.2.5.4.2)
 S-2 OCCUPANCY: 50'-0" (IBC 1018.4)
 100'-0" (NFPA 101:TABLE 42.2.5)

OCCUPANT SEPARATION

SHAFT ENCLOSURES IBC 713
 CONNECT 4 STORIES OR MORE 2 HOUR
 TYPE OF DOOR ALLOWABLE 1 1/2 HOUR

ELEVATOR LOBBY IBC 713.1.1
 EXCEPTION 4: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM

SEPARATION WALLS IBC 420.2
 WALLS SEPARATING DWELLING UNITS 1 HOUR (IBC 708.3)
 CORRIDOR WALLS 1/2 HOUR (IBC 1018.1)
 TRASH COLLECTION ROOMS NFPA 30.3.2.1.1 1 HOUR SEPARATION

TRASH CHUTE 2 HOUR SHAFT SEPARATION IBC 713.4
 1 HOUR SHAFT SEPARATION NFPA 101:30.3.1.1.4

TRASH CHUTE ACCESS ROOMS IBC 713.1.1
 1 HOUR SEPARATION, 3/4 HOUR DOORS

OCCUPANT LOAD

IBC TABLE 1004.1.2, NFPA 101 TABLE 7.3.1.2

FIRST FLOOR
 RESIDENTIAL:
 AREA:4087
 OCCUPANT LOAD: 20

STORAGE:
 AREA:829
 OCCUPANT LOAD: 16

SECOND FLOOR
 RESIDENTIAL:
 AREA:829
 OCCUPANT LOAD: 40

EXERCISE ROOM:
 AREA:268
 OCCUPANT LOAD: 5

THIRD FLOOR
 RESIDENTIAL:
 AREA:5939
 OCCUPANT LOAD: 29

SWIMMING POOL:
 AREA:278
 OCCUPANT LOAD: 5

HOT TUB
 AREA:84 EACH (2)
 OCCUPANT LOAD: 2

POOL DECK:
 AREA:1025
 OCCUPANT LOAD: 34

FOURTH FLOOR
 RESIDENTIAL:
 AREA:5772
 OCCUPANT LOAD: 28

TOTAL OCCUPANT LOAD: 179

FIRE RESISTANCE REQUIREMENTS

FIRE-RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS
 NFPA 220 TABLE 4.1.1 FOR TYPE II (III)

STRUCTURAL FRAME: 1 HOUR
 EXTERIOR BEARING WALLS: 1 HOUR
 INTERIOR BEARING WALLS: 1 HOUR
 INTERIOR NON BEARING WALLS: 0 HOUR
 EXTERIOR NON BEARING WALLS: 0 HOUR
 FLOOR CONSTRUCTION: 1 HOUR
 ROOF CONSTRUCTION: 1 HOUR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE
 IBC TABLE 602 FOR GROUP R, S-2

FSD = LESS THAN 5' 1 HOUR
 FSD = 5' OR MORE, LESS THAN 10' 1 HOUR
 FSD = 10' OR MORE, LESS THAN 30' 0 HOUR
 FSD = 30' OR MORE 0 HOUR

APPLICABLE CODES

2012 LIFE AND SAFETY CODE (NFPA 101)
 2012 INTERNATIONAL BUILDING CODE (IBC)
 2012 INTERNATIONAL MECHANICAL CODE (IMC)
 2012 INTERNATIONAL FUEL GAS CODE
 2012 INTERNATIONAL ELECTRICAL CODE
 2013 LOUISIANA STATE PLUMBING CODE (LSPC)
 NFPA 10 - FIRE EXTINGUISHERS
 NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS
 NFPA 72 - FIRE ALARM SYSTEMS
 2010 ADA ACCESSIBILITY GUIDELINES
 1989 FAIR HOUSING GUIDELINES

GENERAL NOTES

*THIS PLAN IS PROVIDED FOR THE CONVENIENCE OF THE BUILDING OFFICIAL AND FIRE MARSHAL. IT DOCUMENTS THE MAJOR LIFE SAFETY FEATURES OF THE PROJECT INCLUDING THE EXIT FLOW AND FIRE SEPARATION. THIS PLAN IS TO BE FOLLOWED IN REGARDS TO LIFE SAFETY ISSUES BY THE GENERAL CONTRACTOR.
 *SEE MECHANICAL DRAWINGS FOR LOCATIONS OF FIRE DAMPER REQUIREMENTS IN DUCTWORK. IN GENERAL ALL DUCTWORK THRU RATED WALL WILL REQUIRE A DAMPER.
 *SEE ELECTRICAL DRAWINGS FOR LOCATION OF FIRE ALARM SYSTEM
 *SEE REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR EXIT LIGHT LOCATIONS
 *SEE PLUMBING DRAWINGS FOR STANDPIPE SYSTEMS

EGRESS LEGEND

(13)	OCCUPANT LOAD	(18)	DOOR RATING
(17)	OCCUPANT ROUTE	(U500)	UNDERWRITERS LABORATORIES FIRE RESISTANCE RATING NUMBER
(12/38)	EXIT WIDTH REQUIRED EXIT WIDTH PROVIDED	FEC	FIRE EXTINGUISHER CABINET
(24/48)	STAIR WIDTH REQUIRED STAIR WIDTH PROVIDED	FE	FIRE EXTINGUISHER

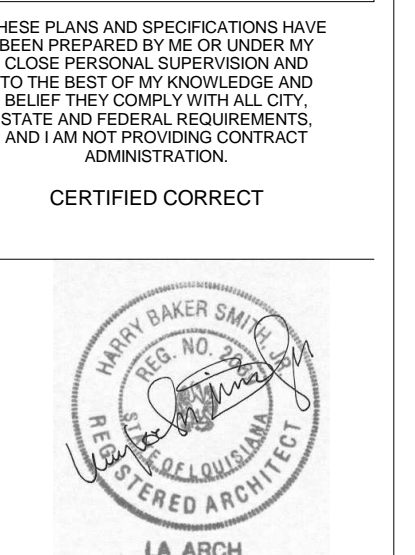
----- ONE HOUR RATED WALL ASSEMBLY
 ----- TWO HOUR RATED WALL ASSEMBLY
 ----- THREE HOUR RATED WALL ASSEMBLY
 ----- FOUR HOUR RATED WALL ASSEMBLY

AREAS OF REFUGE

AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM (IBC 1007.3 EXCEPTION 2)
 IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM, THE TWO ACCESSIBLE ROOMS OR SPACES SEPARATED FROM EACH OTHER BY SMOKE RESISTIVE PARTITIONS IN ACCORDANCE WITH THE DEFINITION OF AREA OF REFUGE IN 3.3.20 SHALL NOT BE REQUIRED (NFPA 30.2.2.12.2)



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 917 CONTI STREET
 NEW ORLEANS, LA.



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REVISION HISTORY	
1	06/20/16 SCHEMATIC DESIGN
2	07/14/16 DESIGN DEVELOPMENT
3	08/19/16 FOUNDATION PERMIT
4	09/30/16 ICC PERMIT REVIEW
5	11/07/16 FIRE MARSHAL RESPONSE
6	11/29/16 ICC FINAL PERMIT REVIEW
7	01/17/17 IBC PERMIT REVIEW

LIFE SAFETY

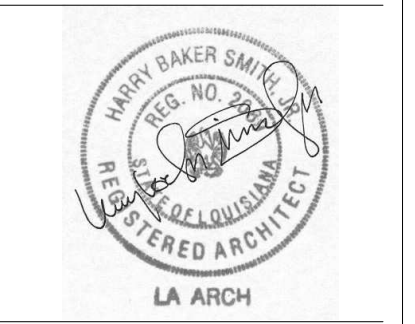
PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A002

WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

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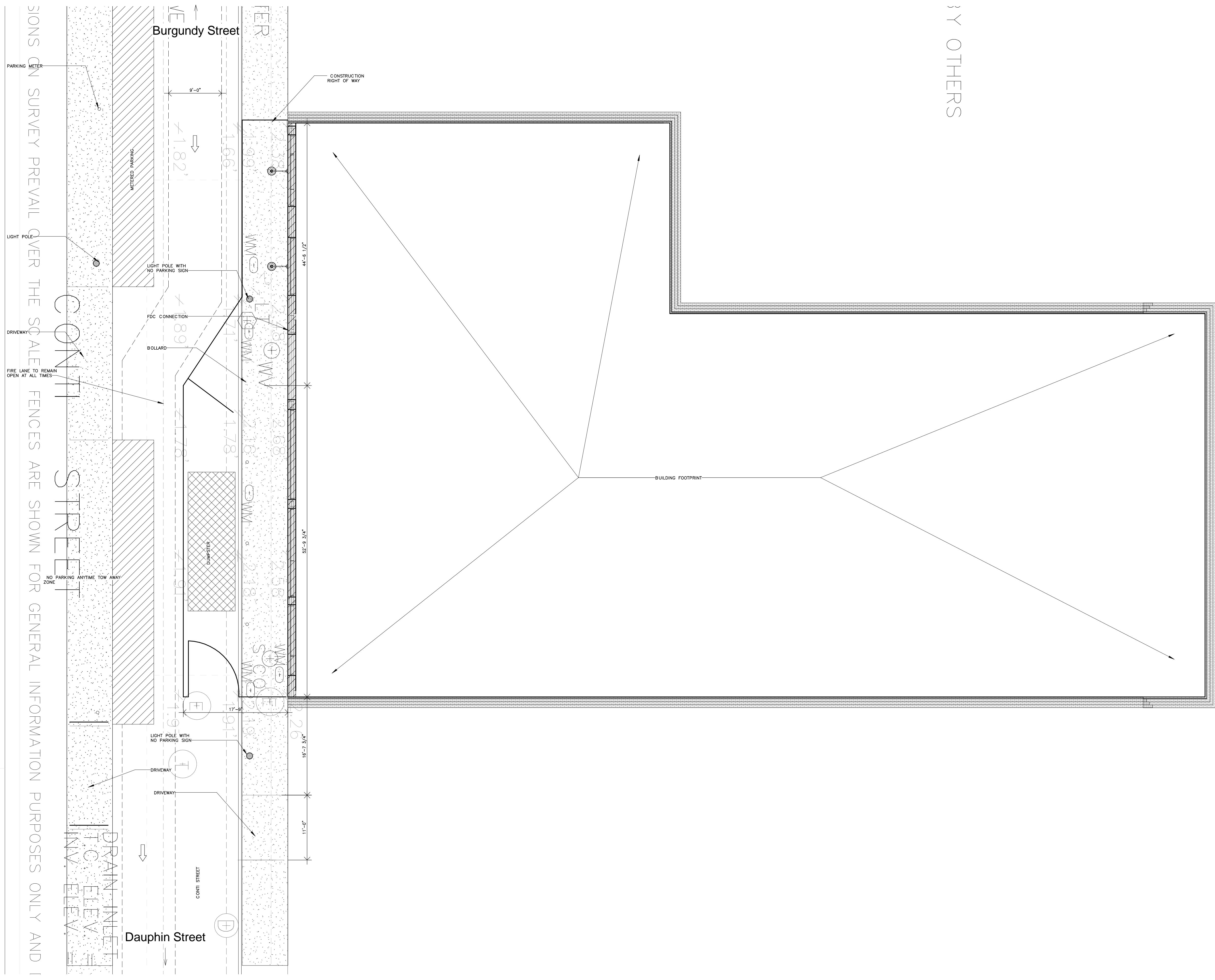
REVISION HISTORY	
1	06/20/16 SCHEMATIC DESIGN
2	07/14/16 DESIGN DEVELOPMENT
3	08/19/16 FOUNDATION PERMIT
4	09/30/16 VCC PERMIT REVIEW
5	11/07/16 FIRE MARSHALL RESPONSE
6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

LOGISTICS PLAN
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#: **A015**

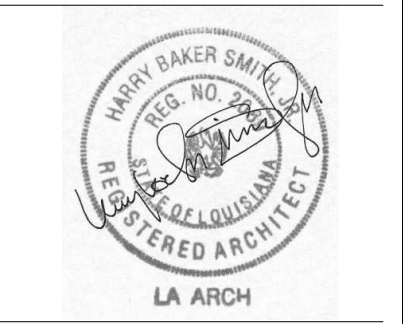
BY OTHERS

ST. LOUIS STREET (SIDE)



WAX MUSEUM CONDOS
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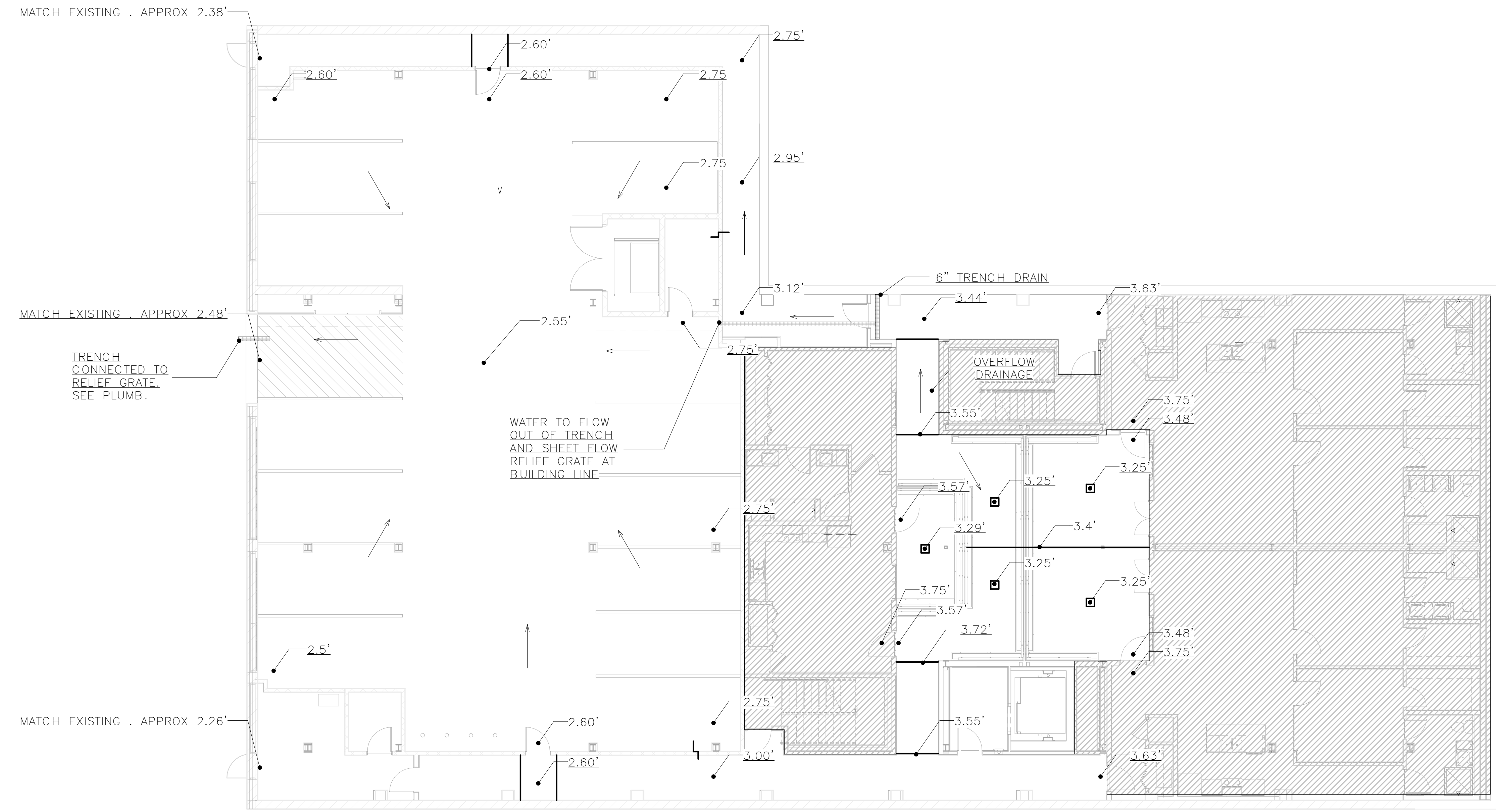


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6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

GRADING
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: DARRE
 CHECKER: BRM
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A017



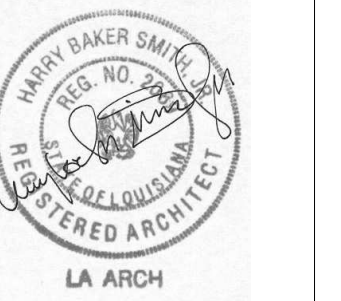
1 FIRST FLOOR GRADING PLAN
 SCALE: 1/8" = 1'-0"

WAX MUSEUM CONDOS

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6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

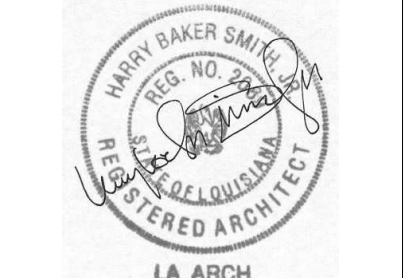
SITE PLAN

PROJECT#: 1435
PHASE: PERMIT
DRAFTER:
CHECKER:
SCALE: AS NOTED
ISSUED: 11/17/2017
SHEET#:

WAX MUSEUM CONDOS
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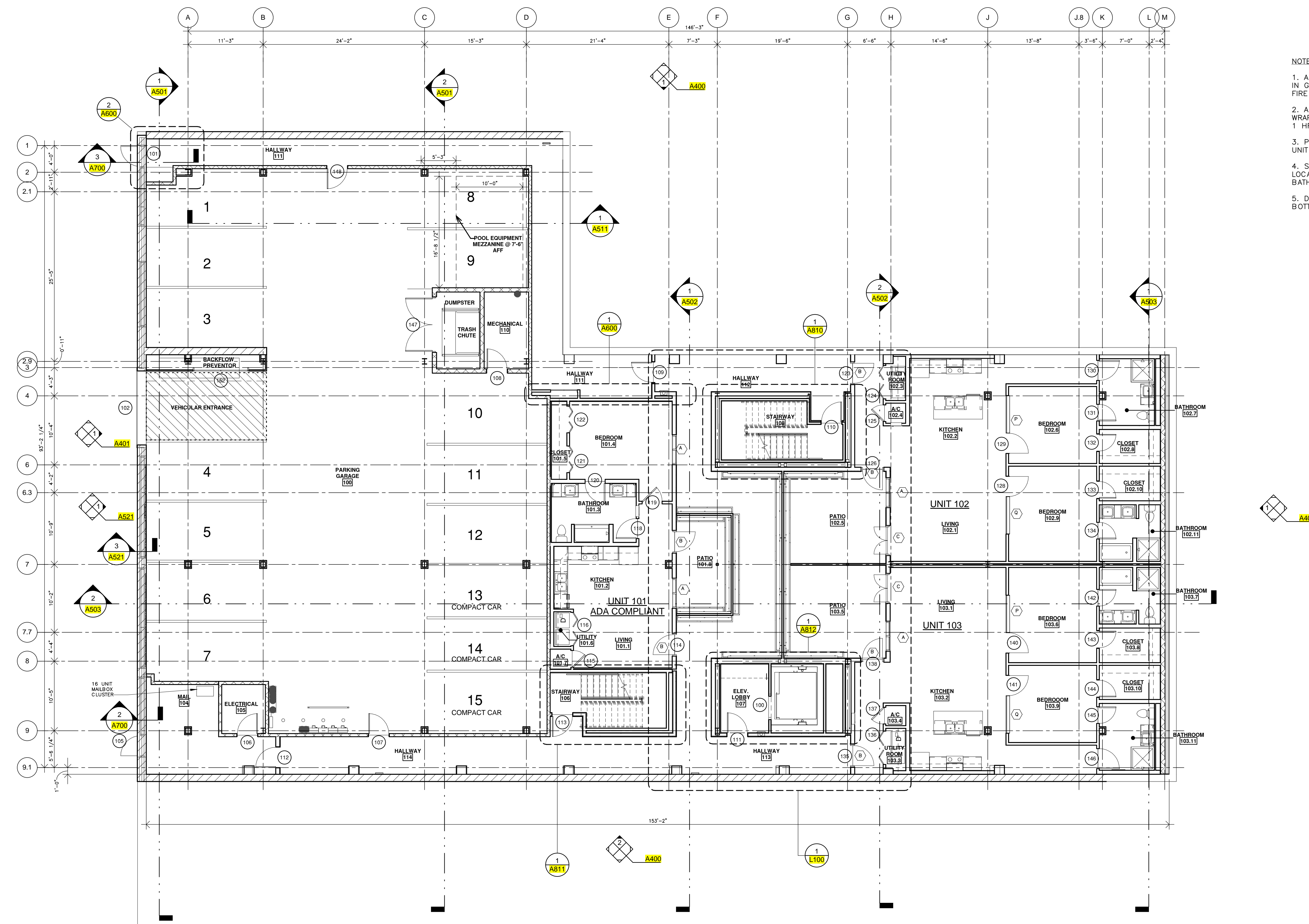


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6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

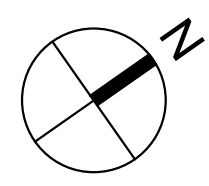
FIRST FLOOR PLAN
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: GR
 CHECKER: HS
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A101



- NOTES:
1. ALL EXPOSED HORIZONTAL STRUCTURE IN GARAGE TO BE SPRAYED FOR 1HR. FIRE RATING PER CODE.
 2. ALL COLUMNS IN GARAGE TO BE WRAPPED W. FIRE RATED GYP. TO MEET 1 HR. RATING.
 3. PROVIDE ADA BLOCKING IN WALL IN UNIT 101
 4. SEE INTERIOR ELEVATIONS FOR LOCATIONS OF ALL HALF WALLS IN BATHROOMS
 5. DEMISING WALLS TO EXTEND UP TO BOTTOM OF SLAB

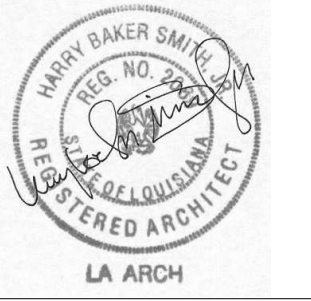
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

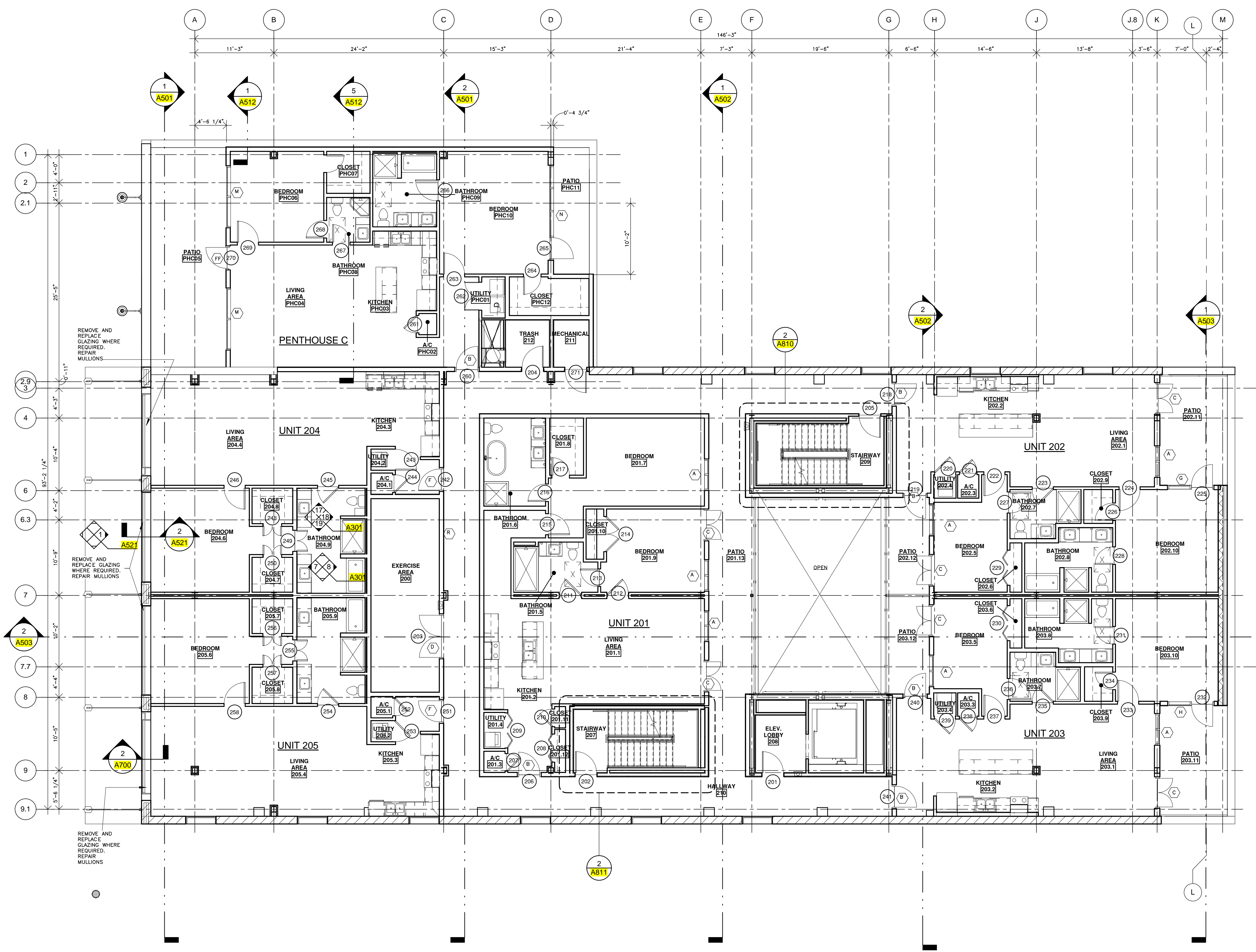
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CERTIFIED CORRECT

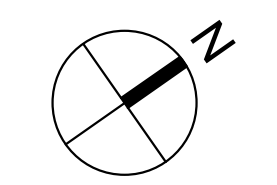


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1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

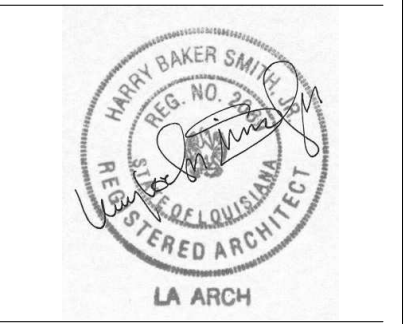


SECOND FLOOR PLAN

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017

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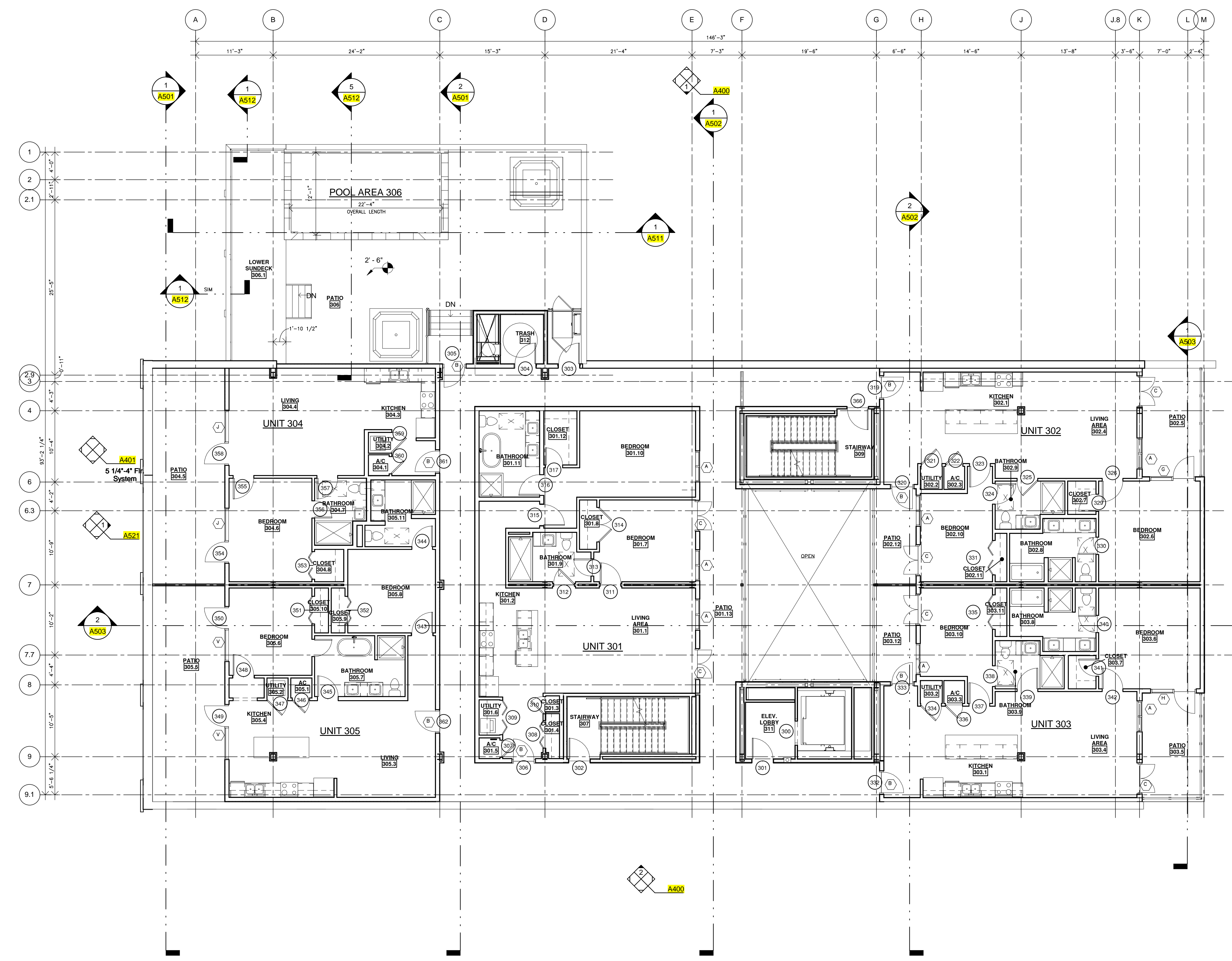
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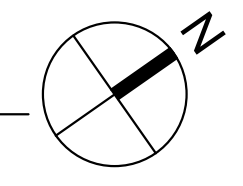
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6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

THIRD FLOOR PLAN
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER:
 CHECKER:
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:



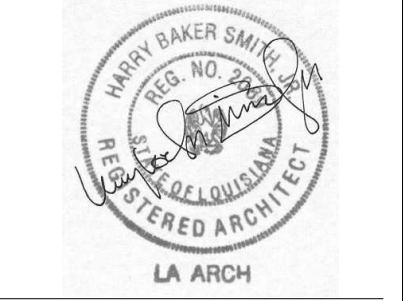
1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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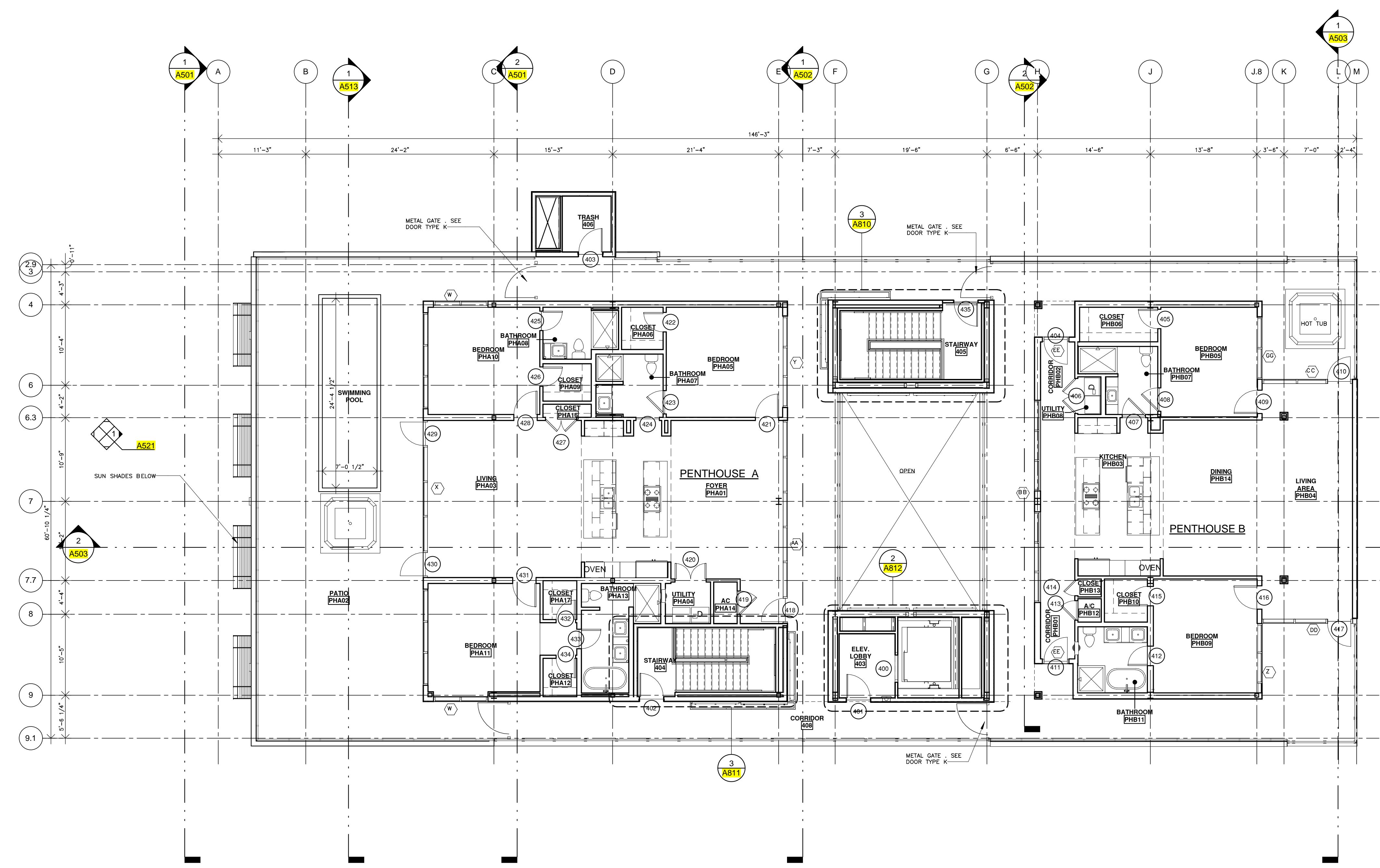
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7	01/17/17 ARCH. PERMIT REVIEW

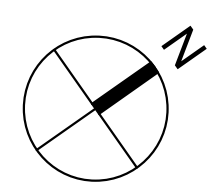
FOURTH FLOOR PLAN

PROJECT#: 1435
PHASE: PERMIT
DRAFTER: RUMBLEY
CHECKER: SMITH
SCALE: AS NOTED
ISSUED: 11/17/2017
SHEET#:

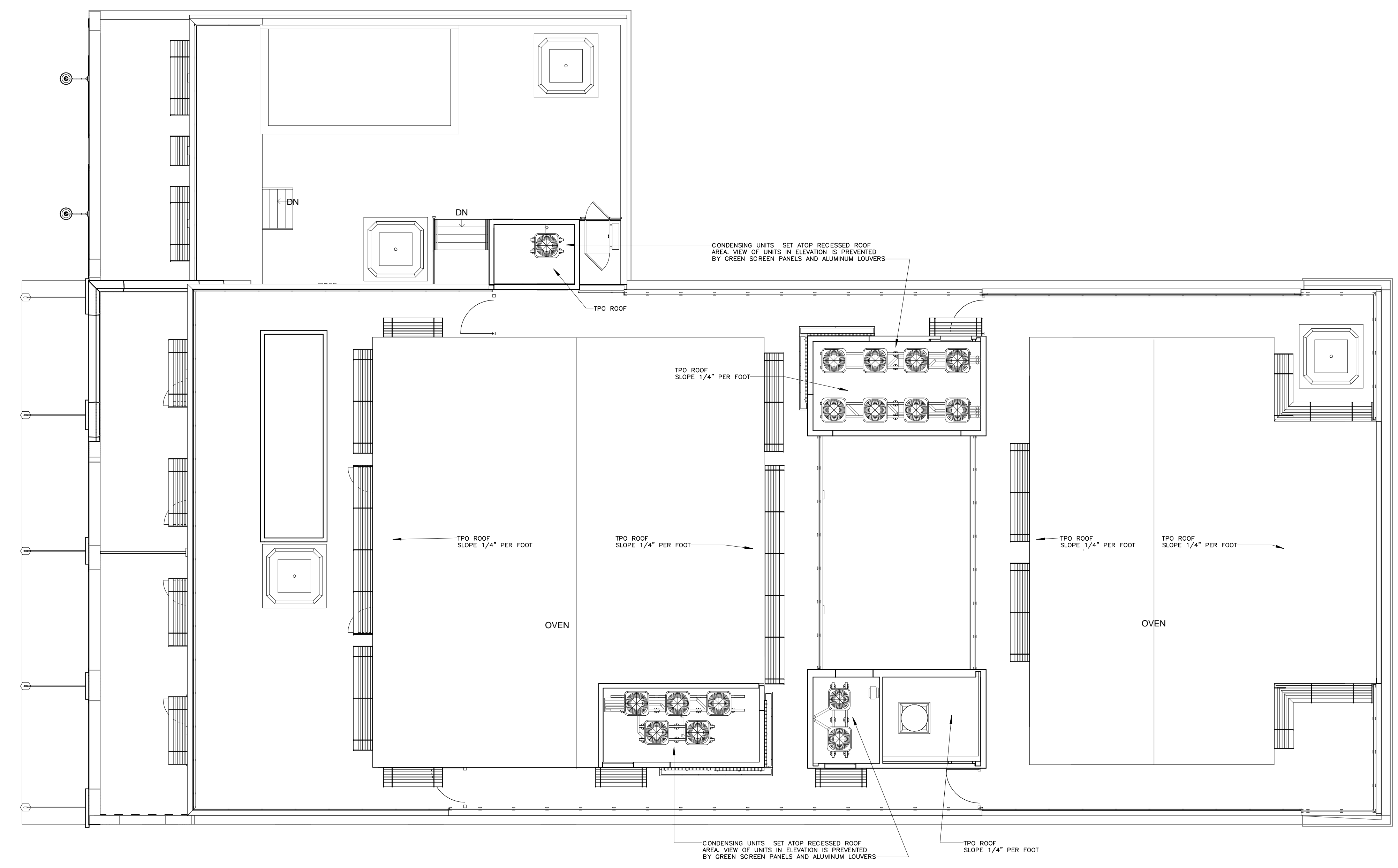
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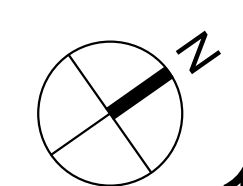


1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



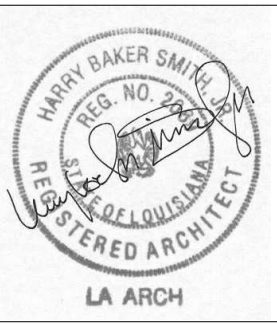
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 917 CONTI STREET
 NEW ORLEANS, LA.



 **1 ROOF PLAN**
 SCALE: 1/8" = 1'-0"

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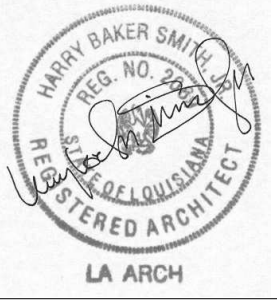
ROOF PLAN
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#: **A105**

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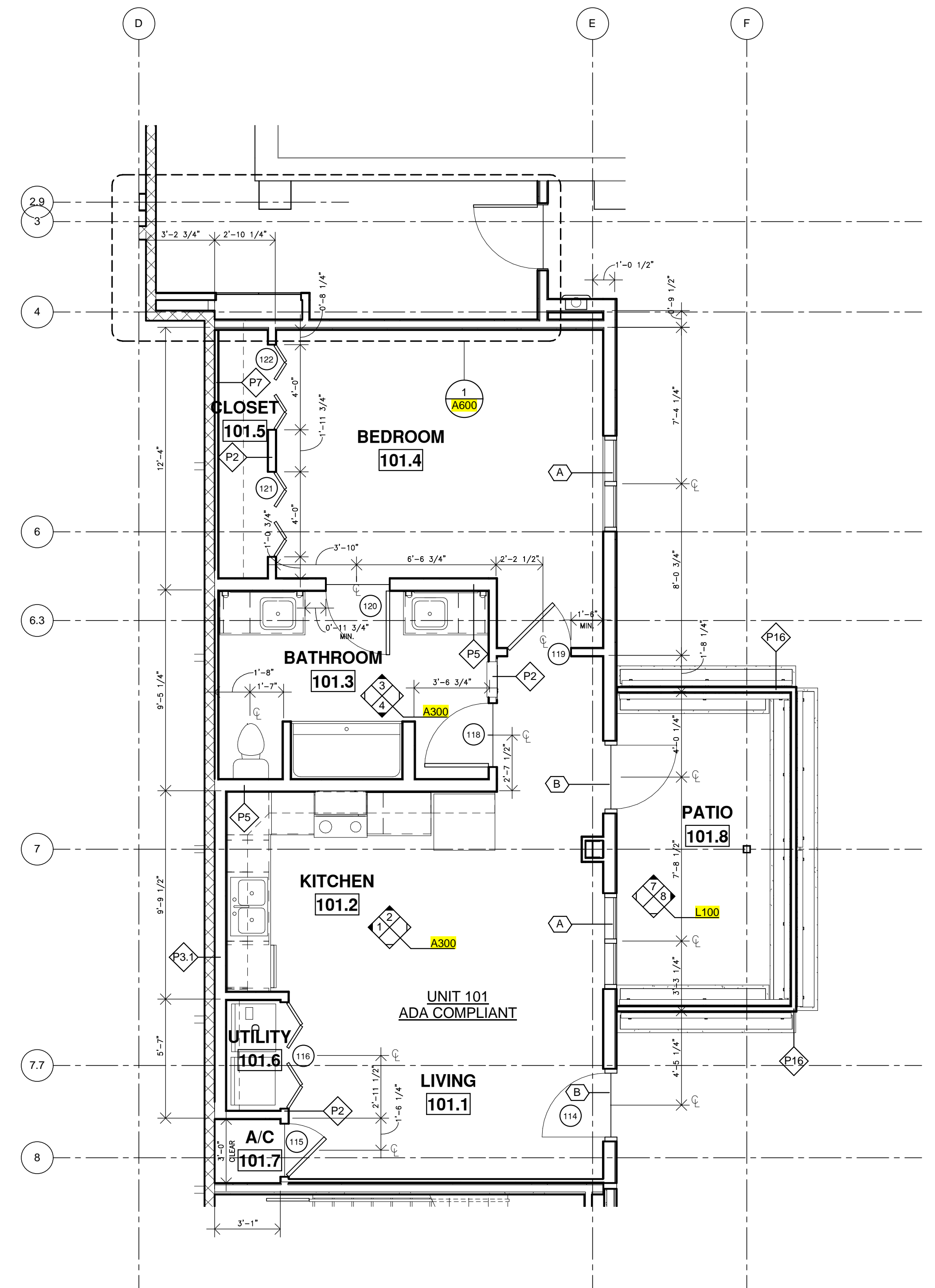
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7	01/17/17	ARCH. PERMIT REVIEW				

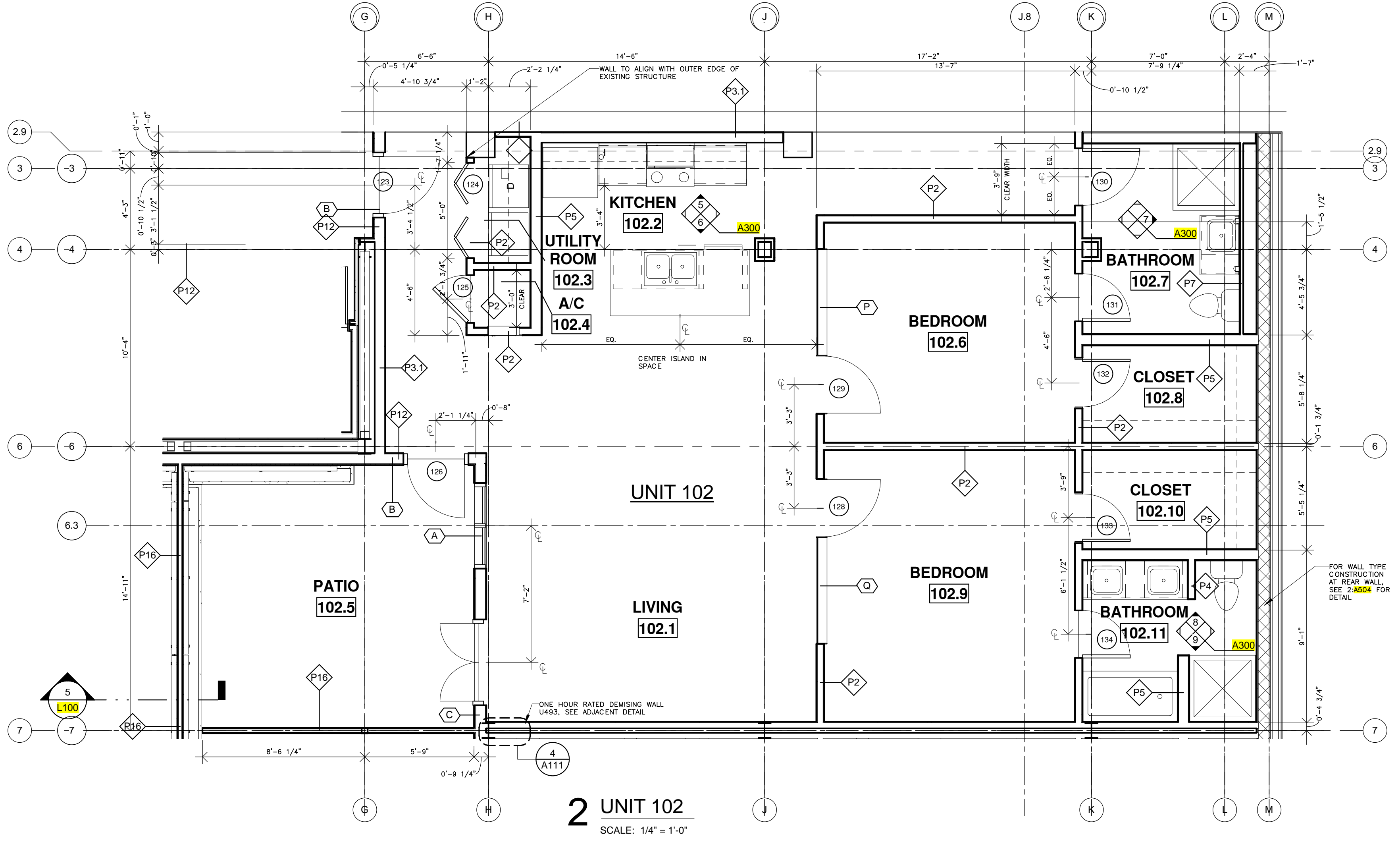
ENLARGED UNIT PLANS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

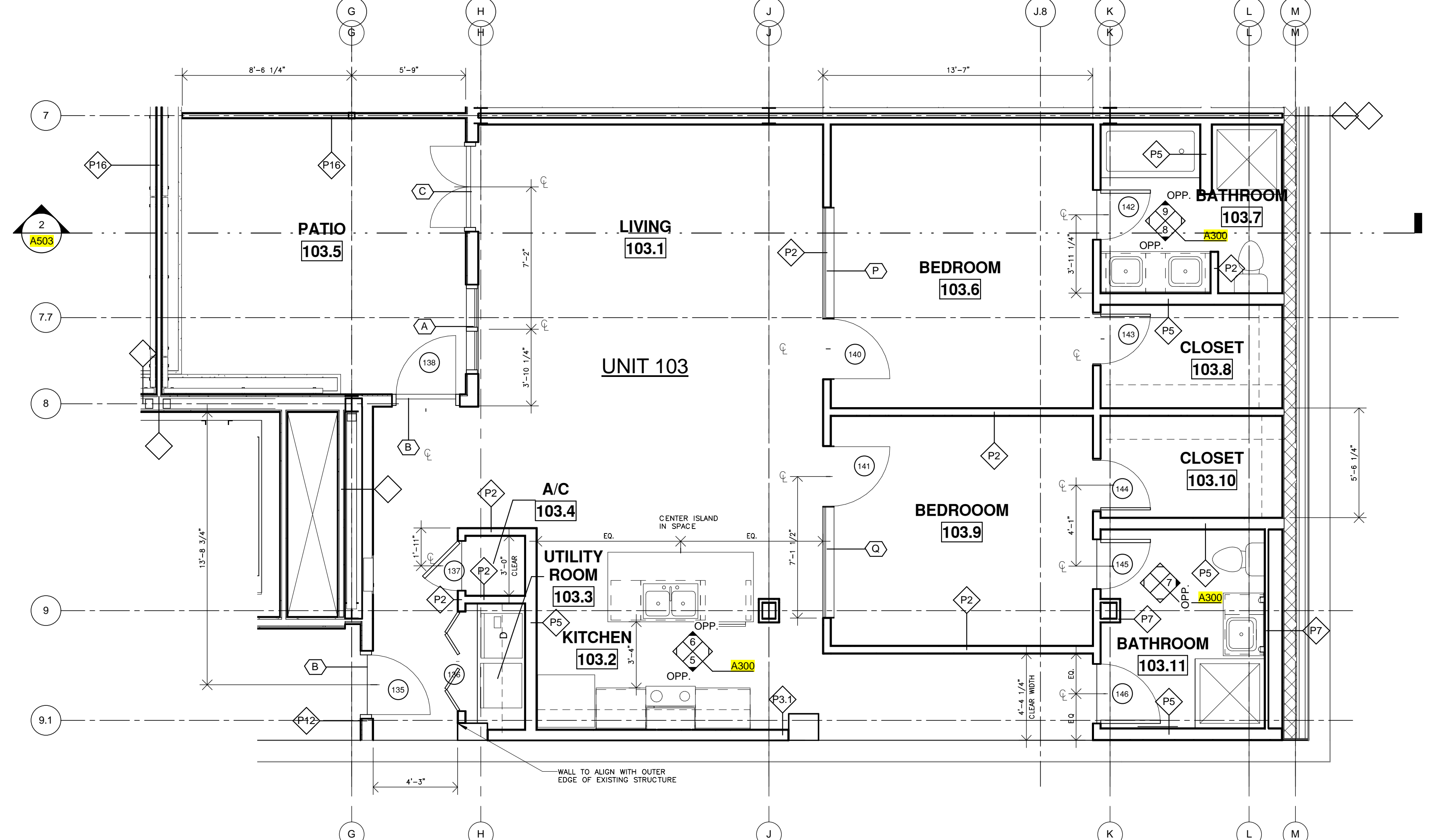
SHEET#:
A111



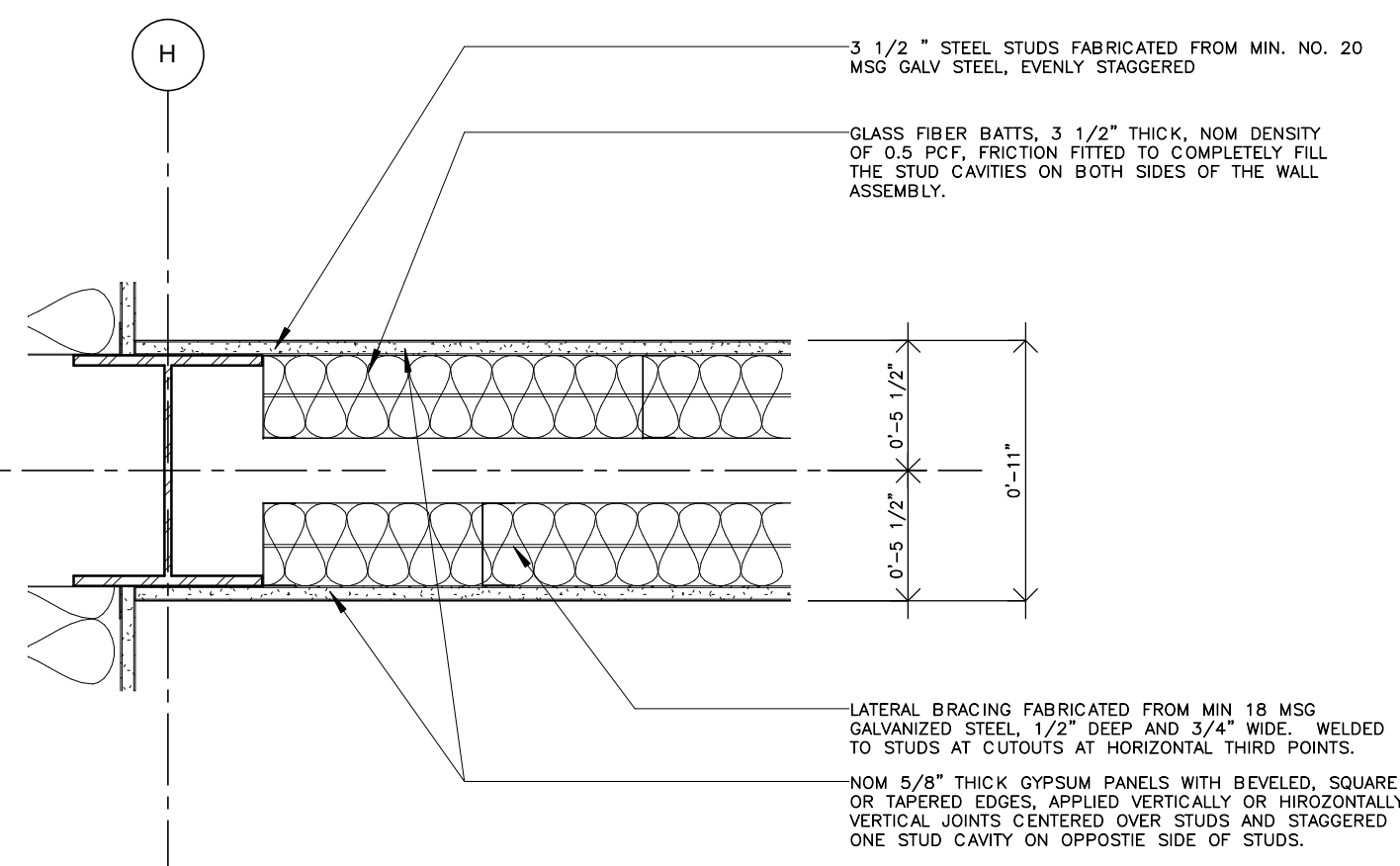
1 UNIT 101
 SCALE: 1/4" = 1'-0"



2 UNIT 102
 SCALE: 1/4" = 1'-0"



3 UNIT 103
 SCALE: 1/4" = 1'-0"



4 DEMISING WALL DETAIL U493
 SCALE: 1 1/2" = 1'-0"

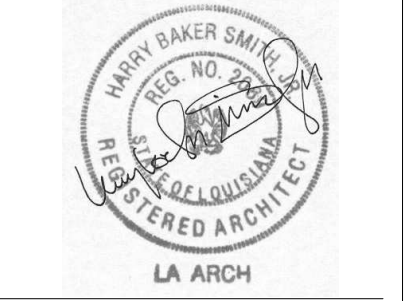
3 1/2" STEEL STUDS FABRICATED FROM MIN. NO. 20 MSG GALV STEEL, EVENLY STAGGERED

GLASS FIBER BATTS, 3 1/2" THICK, NOM DENSITY OF 0.5 PCF. FRICTION FITTED TO COMPLETELY FILL THE STUD CAVITIES ON BOTH SIDES OF THE WALL ASSEMBLY.

LATERAL BRACING FABRICATED FROM MIN 18 MSG GALVANIZED STEEL, 1/2" DEEP AND 3/4" WIDE, WELDED TO STUDS AT CUTOUTS AT HORIZONTAL THIRD POINTS.
 NOM 5/8" THICK GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDE OF STUDS.

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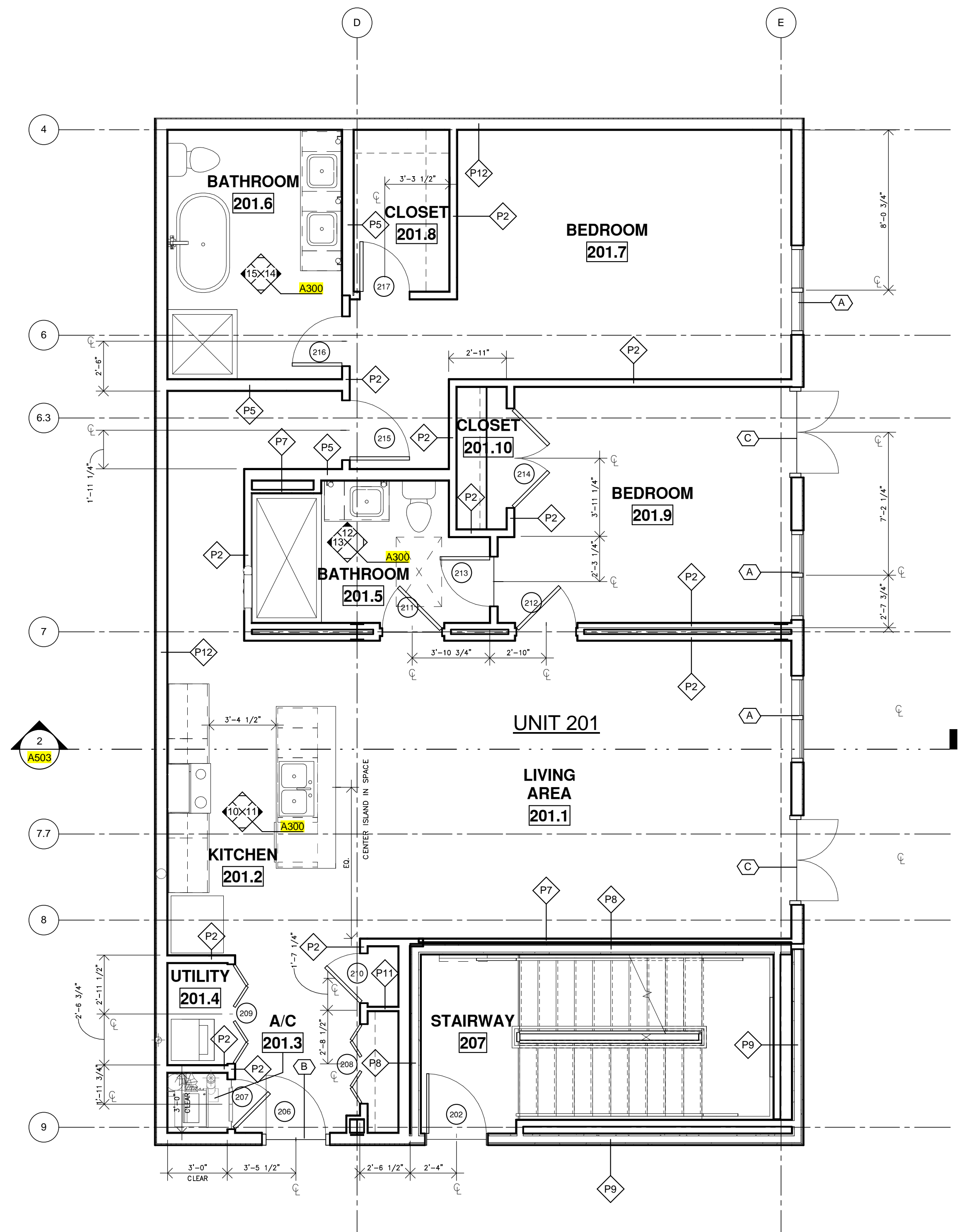
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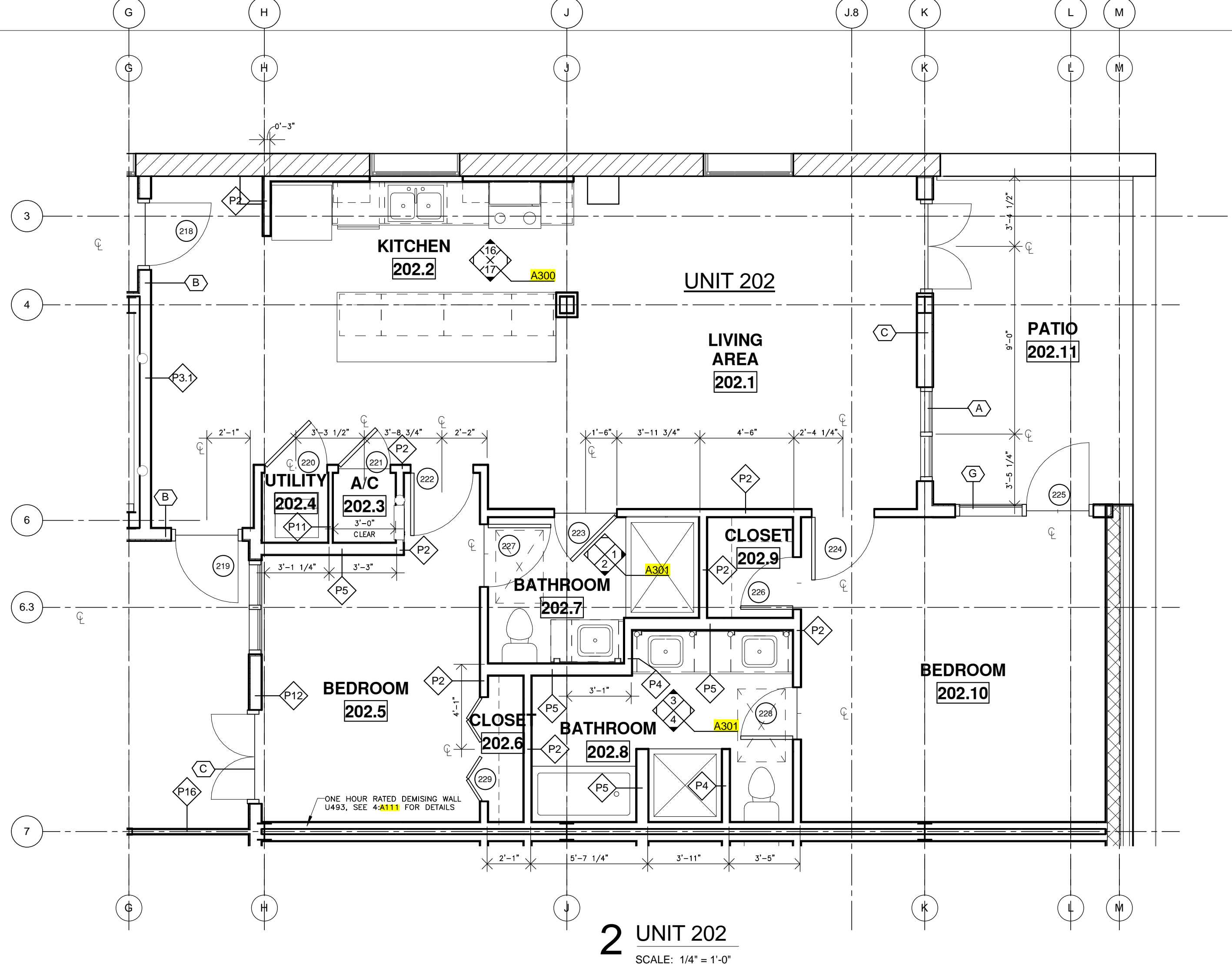
ENLARGED UNIT PLANS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

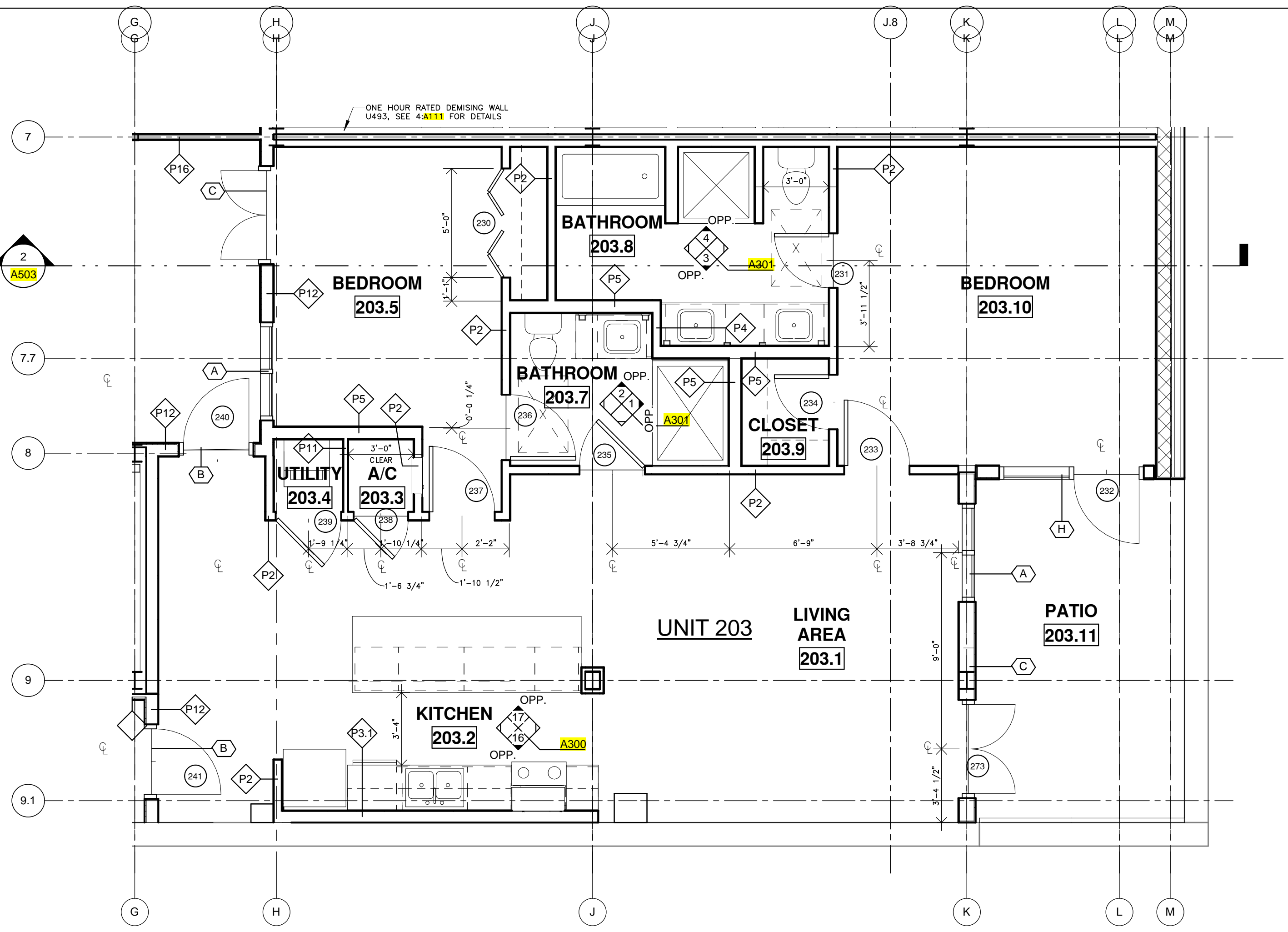
SHEET#: **A112**



1 UNIT 201
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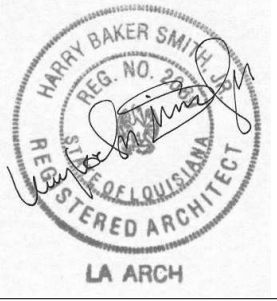


2 UNIT 202
 SCALE: 1/4" = 1'-0"



3 UNIT 203
 SCALE: 1/4" = 1'-0"

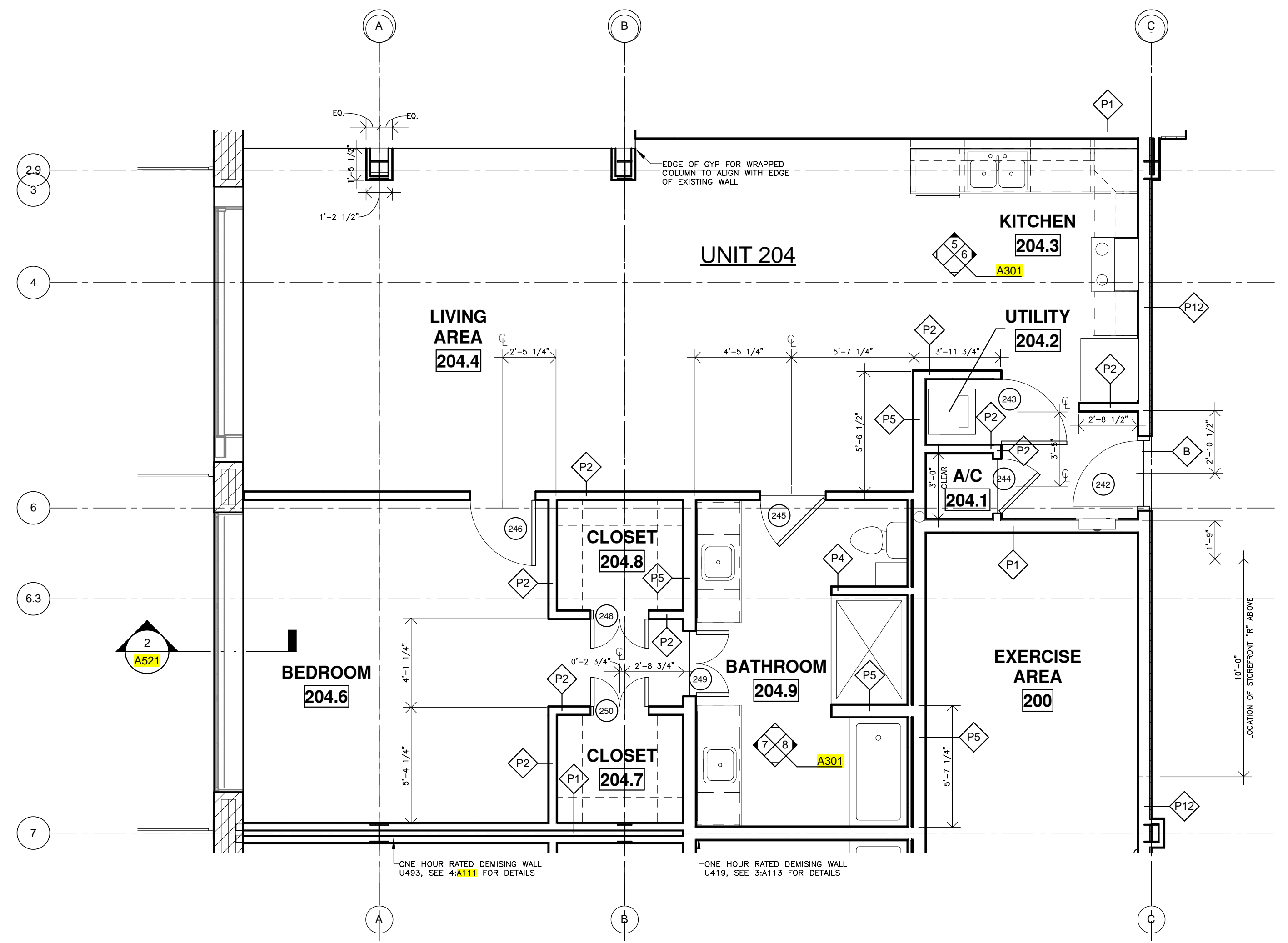
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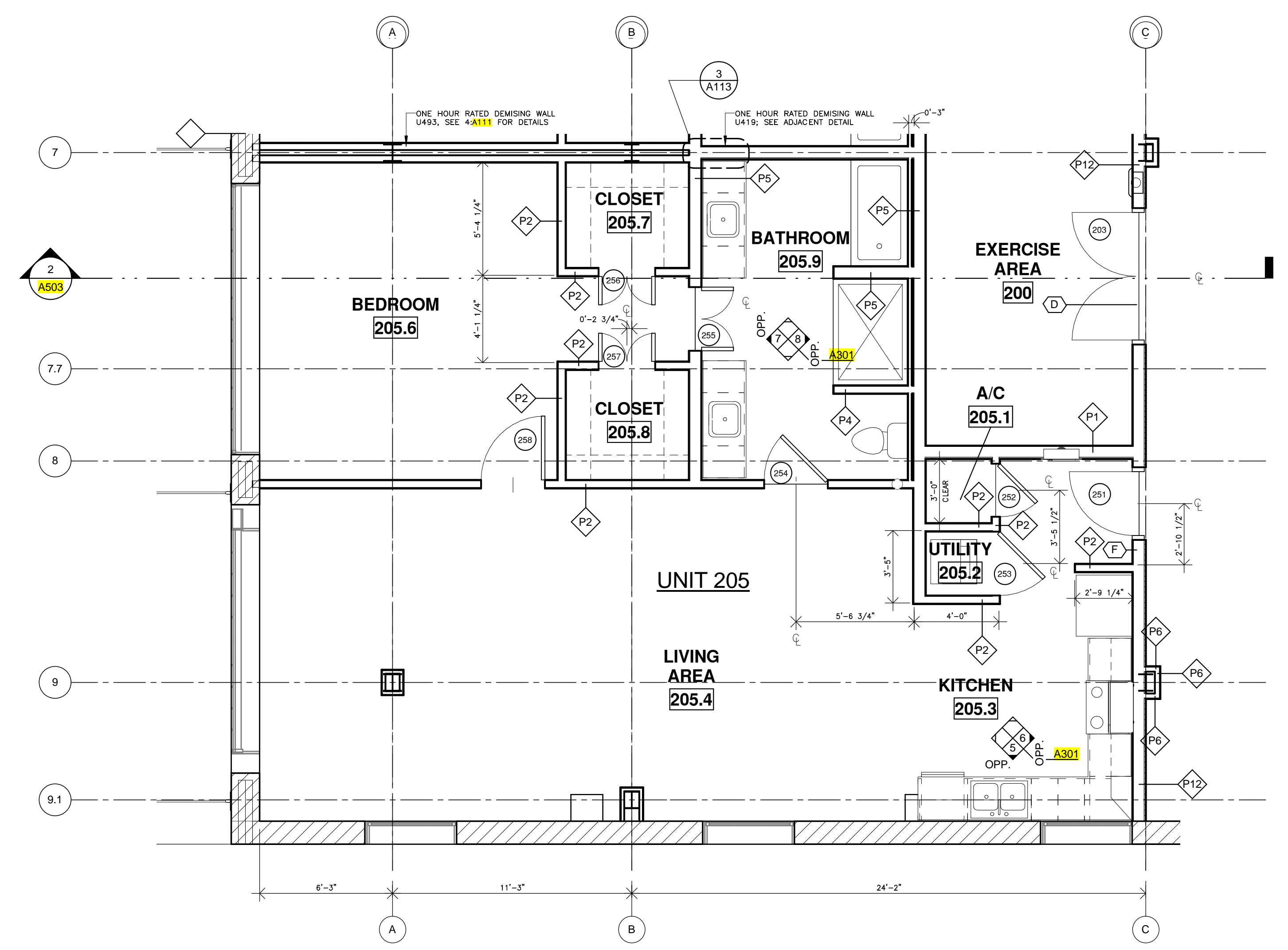
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REVISION HISTORY						
1	06/20/16	SCHEMATIC DESIGN				
2	07/14/16	DESIGN DEVELOPMENT				
3	08/19/16	FOUNDATION PERMIT				
4	09/30/16	VCC PERMIT REVIEW				
5	11/07/16	FIRE MARSHALL RESPONSE				
6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

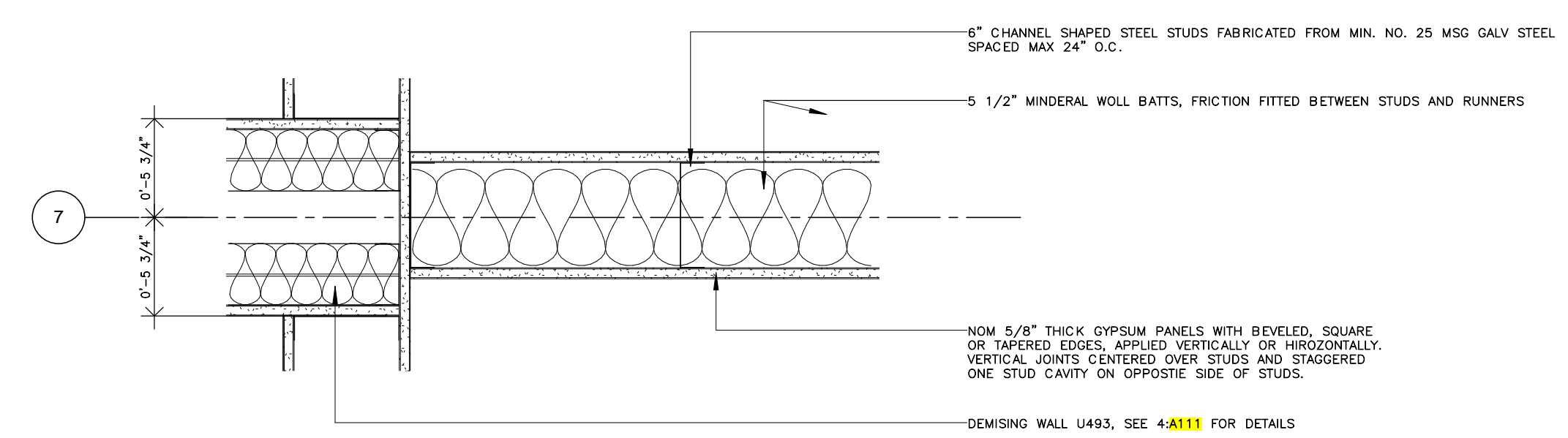
ENLARGED UNIT PLANS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:



1 UNIT 204
 SCALE: 1/4" = 1'-0"



2 UNIT 205
 SCALE: 1/4" = 1'-0"

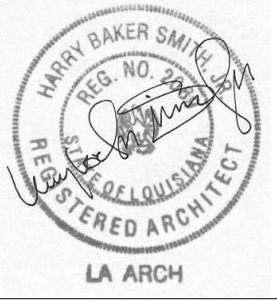


3 DEMISING WALL DETAIL U 419
 SCALE: 1 1/2" = 1'-0"

WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

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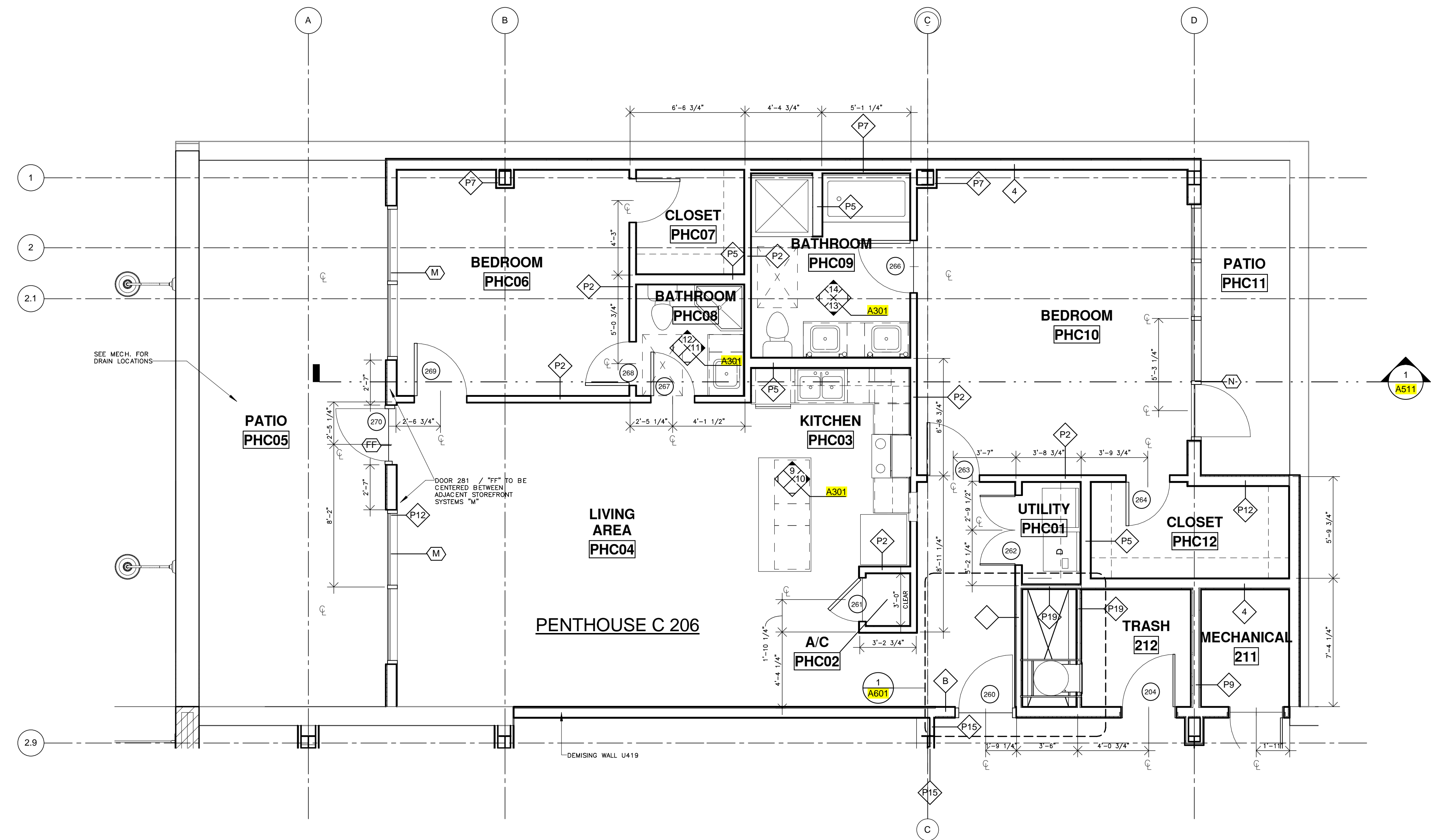
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7	01/17/17 ARCH. PERMIT REVIEW

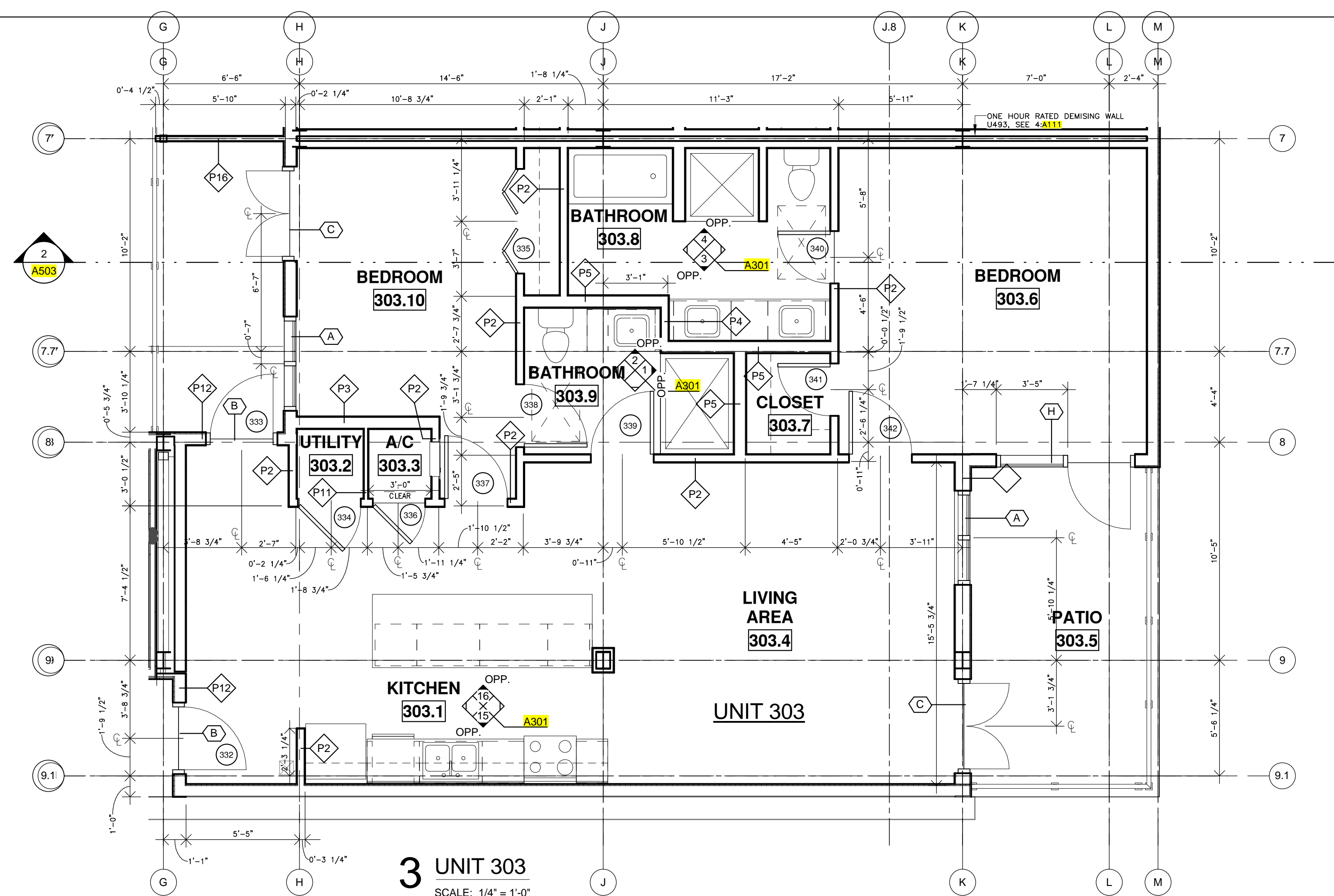
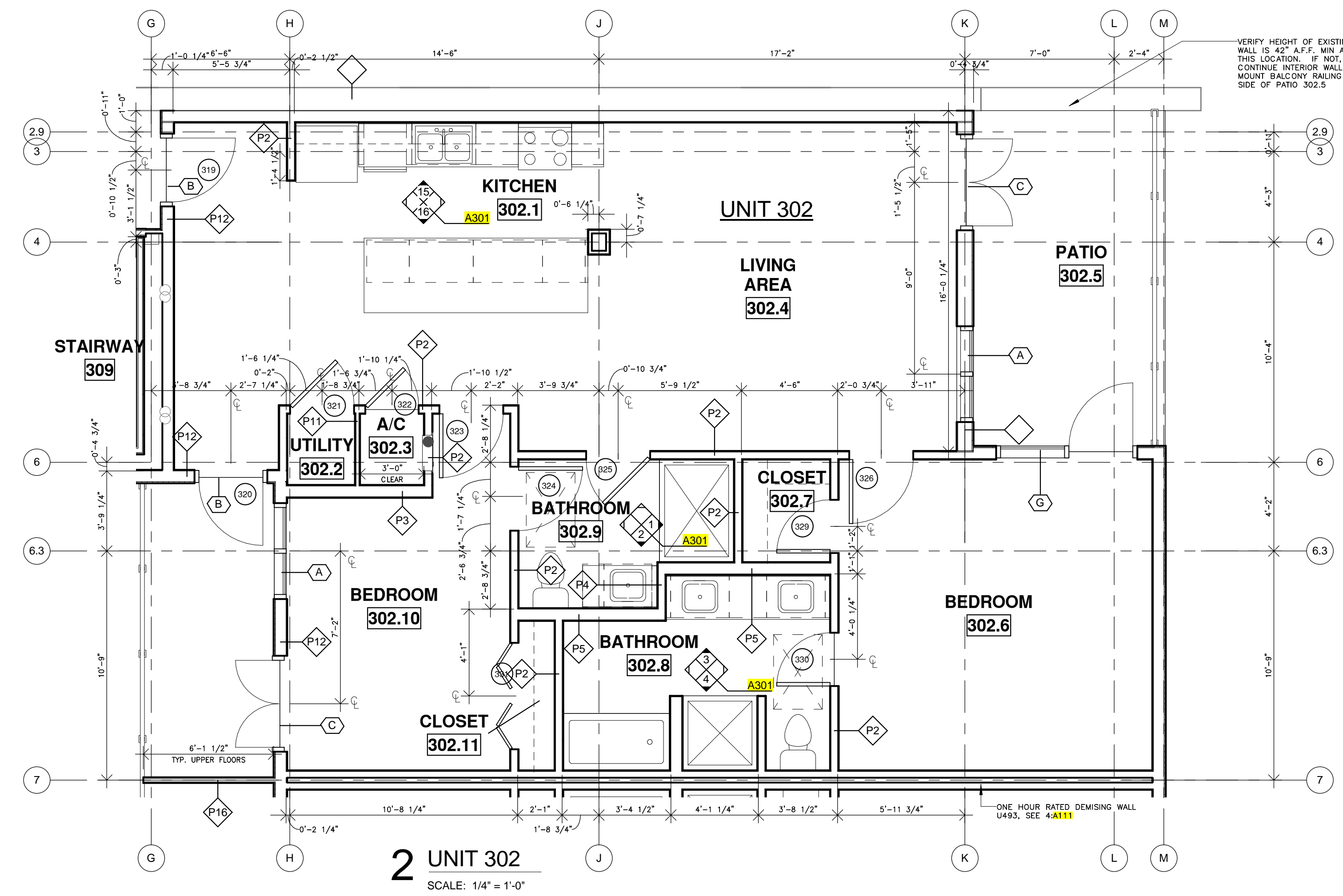
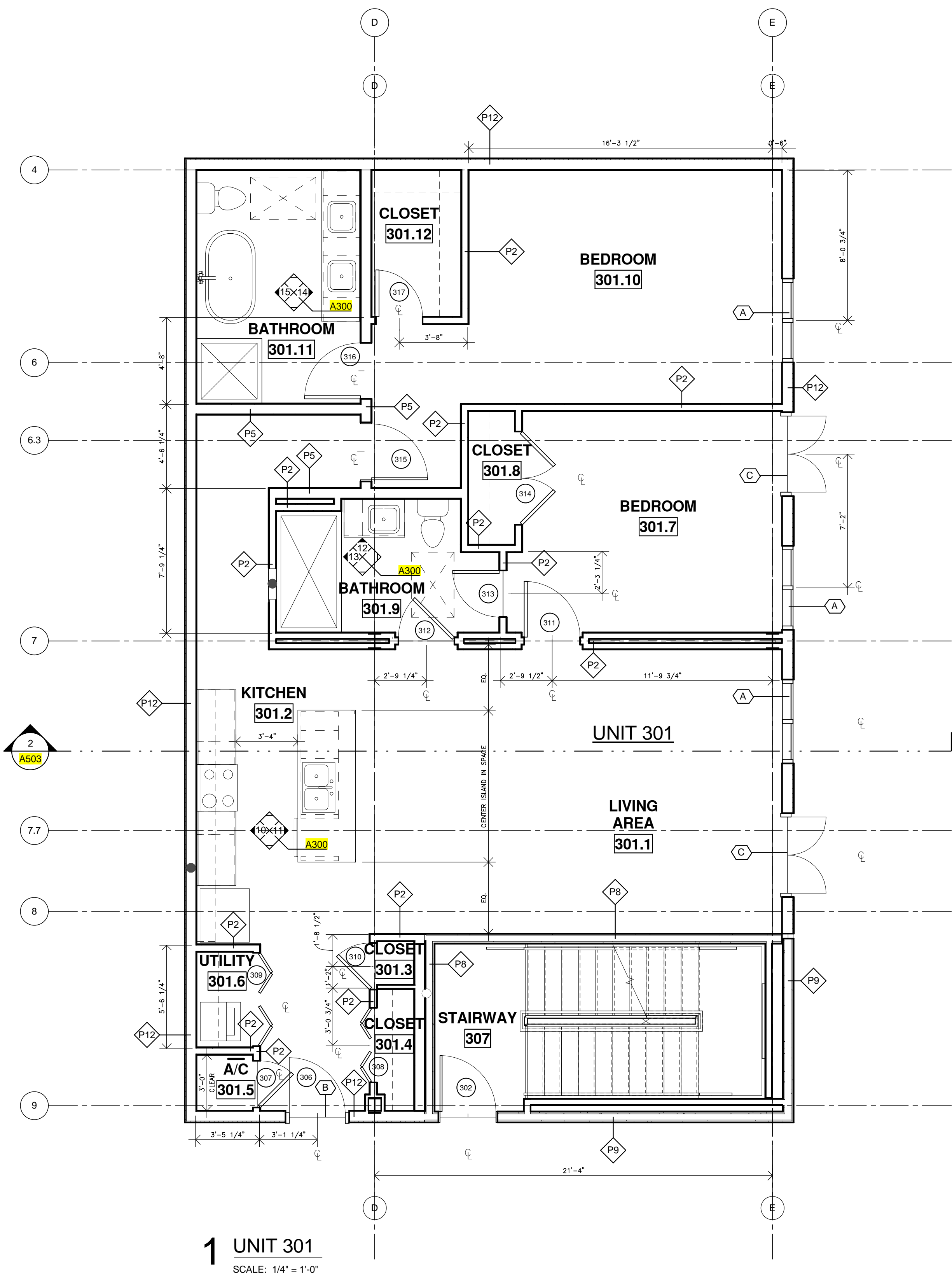
ENLARGED UNIT PLANS

PROJECT#: 1435
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 CHECKER: SMITH
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 ISSUED: 11/17/2017
 SHEET#:

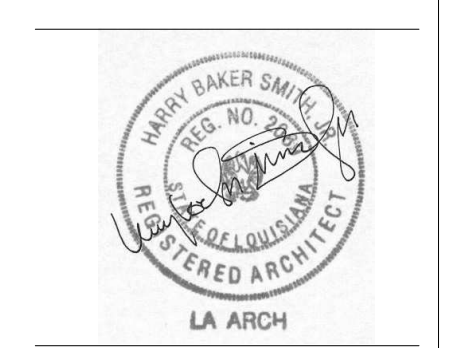
A114



1 PENTHOUSE 206
 SCALE: 1/4" = 1'-0"



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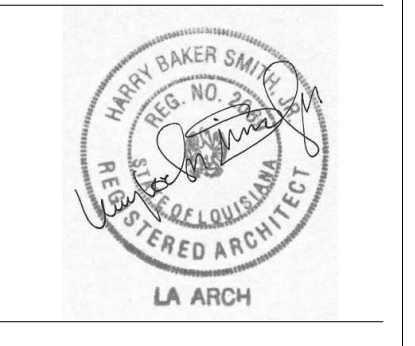
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ENLARGED UNIT PLANS
PROJECT#: 1435
PHASE: PERMIT
DRAFTER: RUMBLEY
CHECKER: SMITH
SCALE: AS NOTED
ISSUED: 11/17/2017
SHEET#:

WAX MUSEUM CONDOS
 917 CONTI STREET
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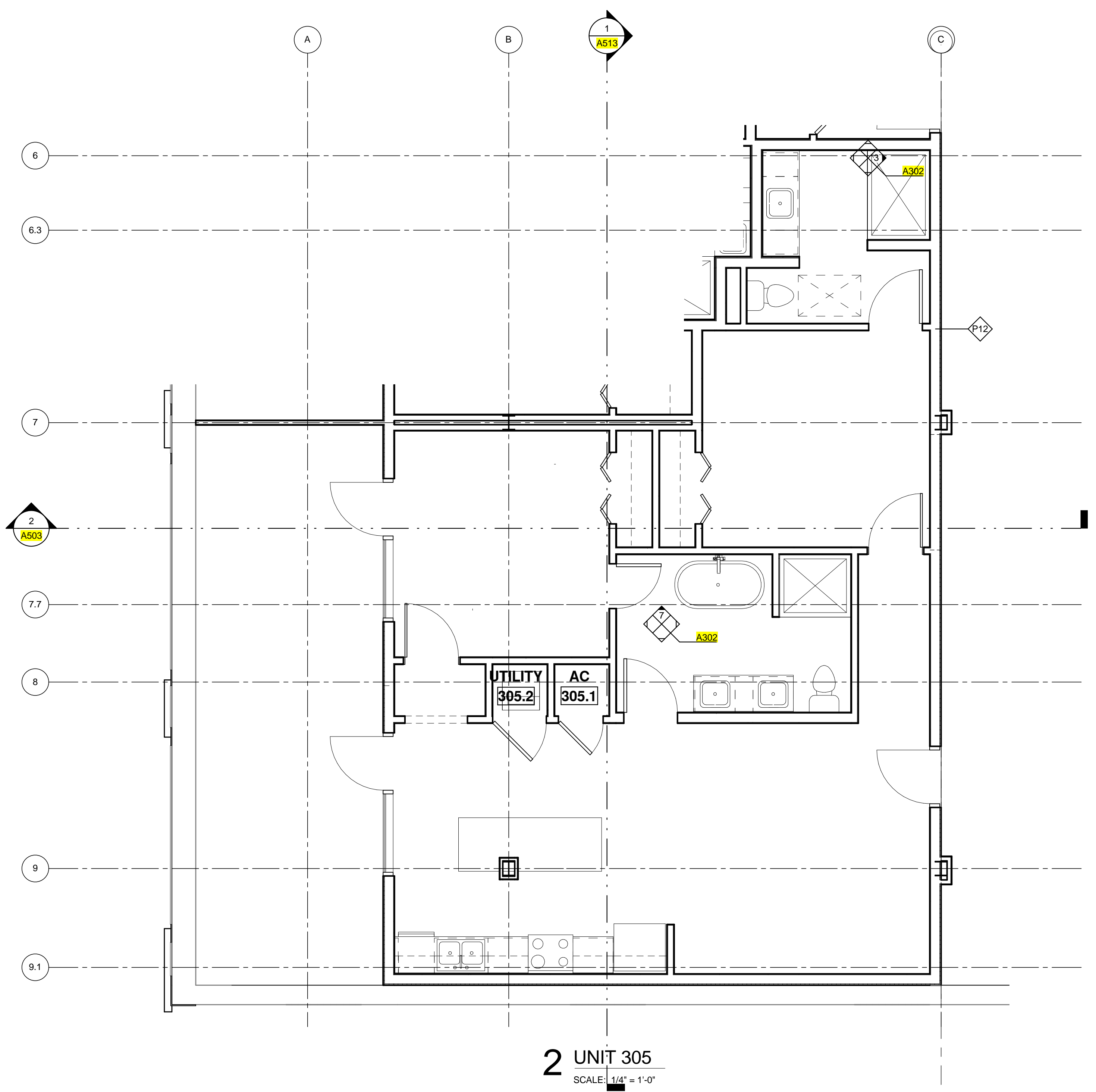
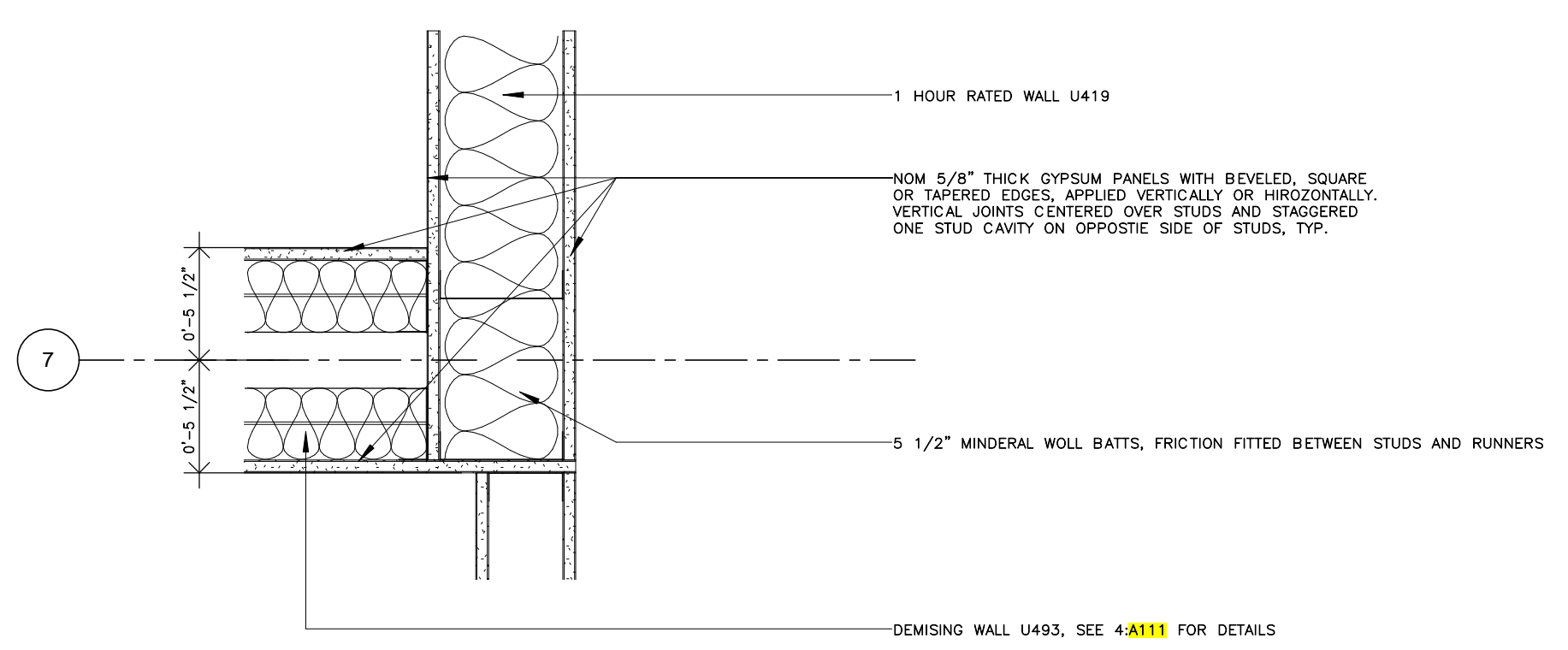
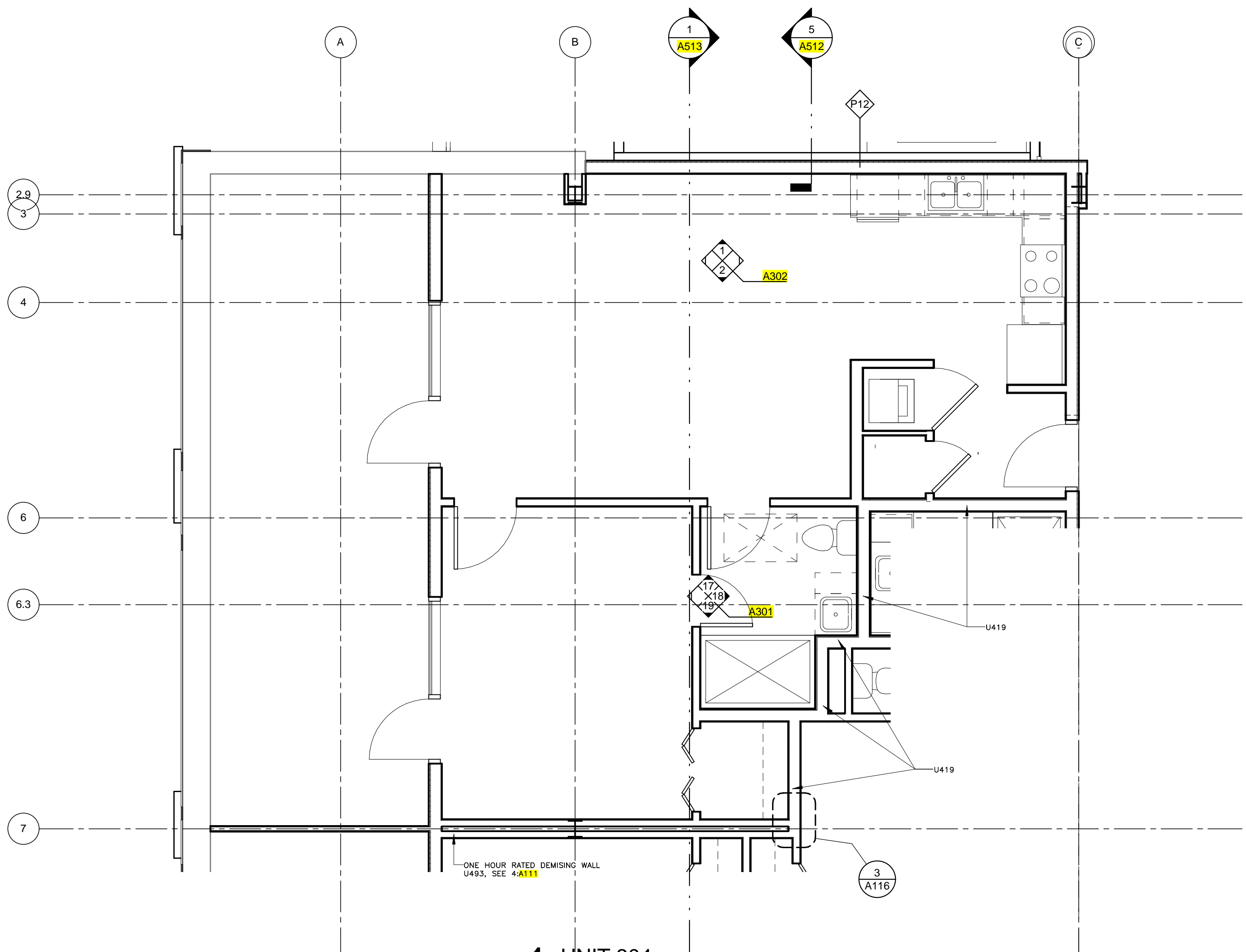


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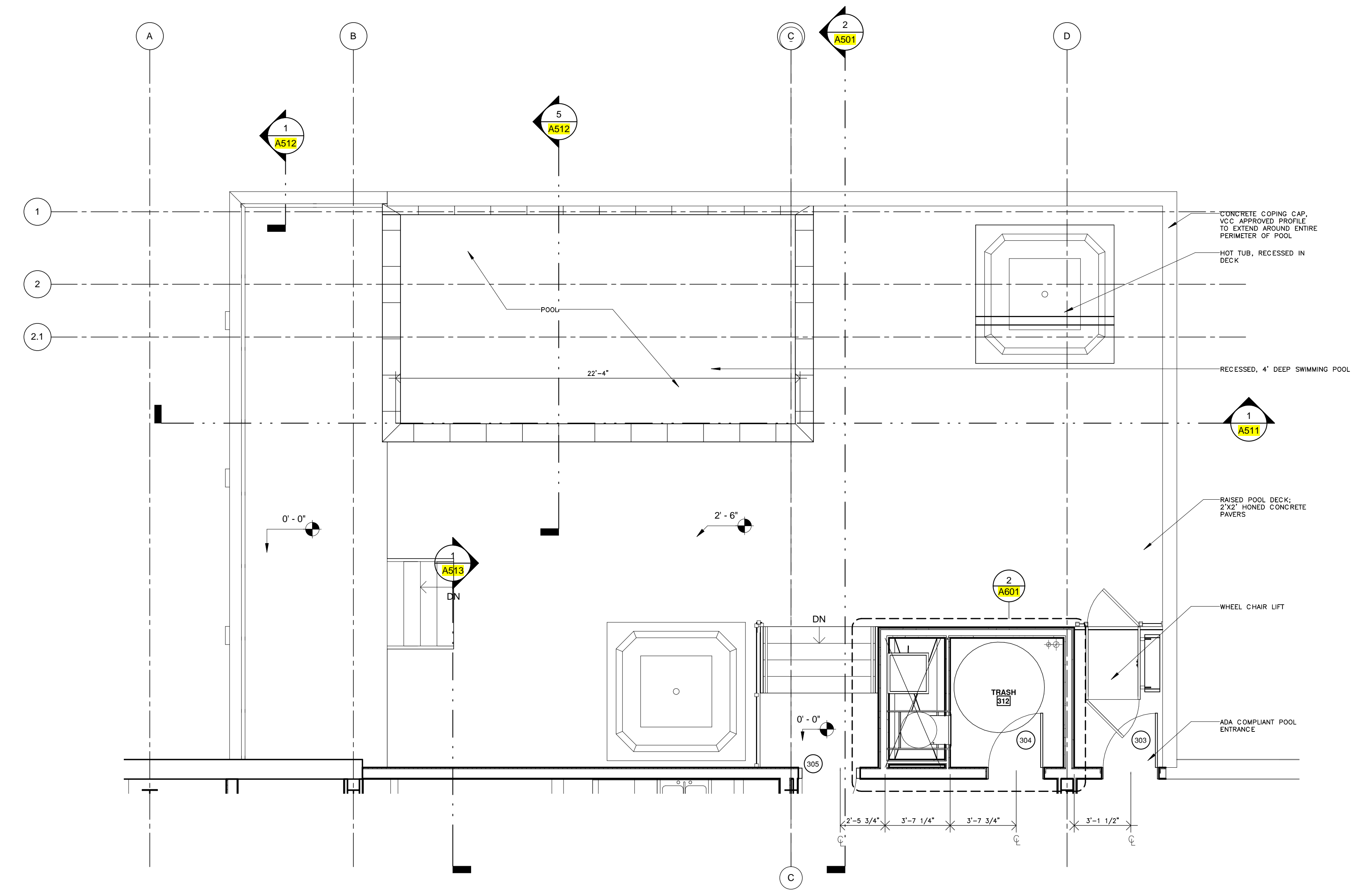
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ENLARGED UNIT PLANS
 PROJECT#: 1435
 PHASE: PERMIT
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 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A116



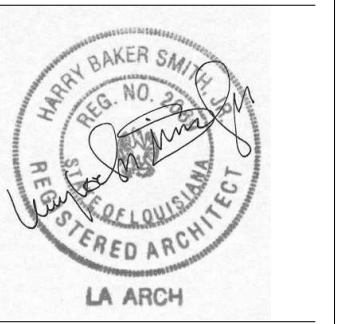
WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.



1 THIRD FLOOR POOL AREA
 SCALE: 1/4" = 1'-0"

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7	01/17/17 ARCH. PERMIT REVIEW

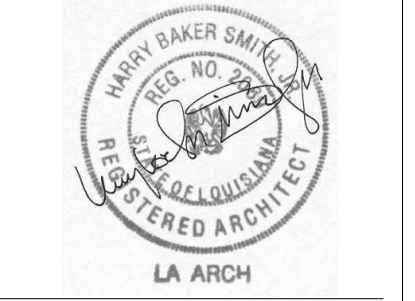
ENLARGED UNIT PLANS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#:
A117

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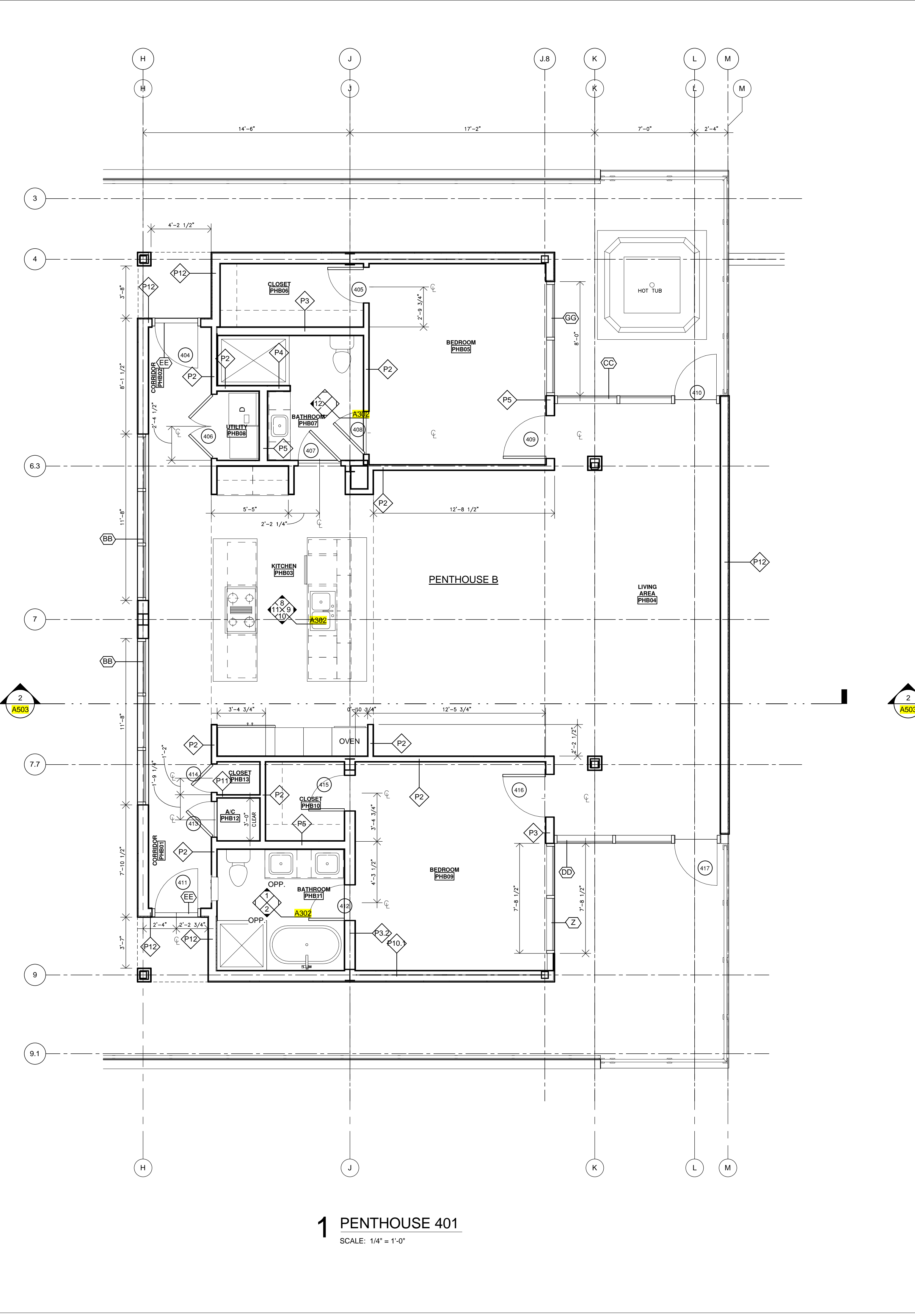


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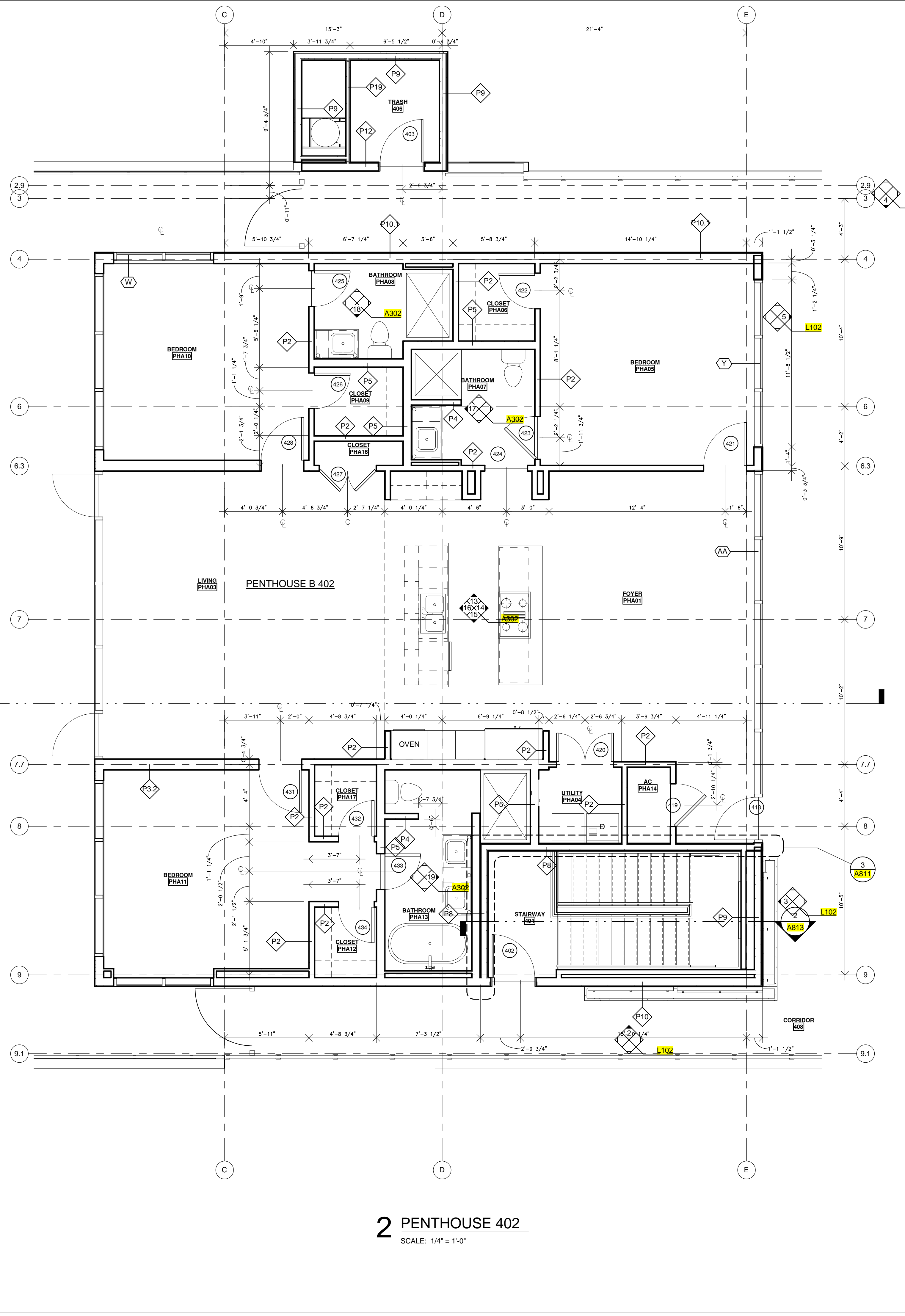
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ENLARGED UNIT PLANS

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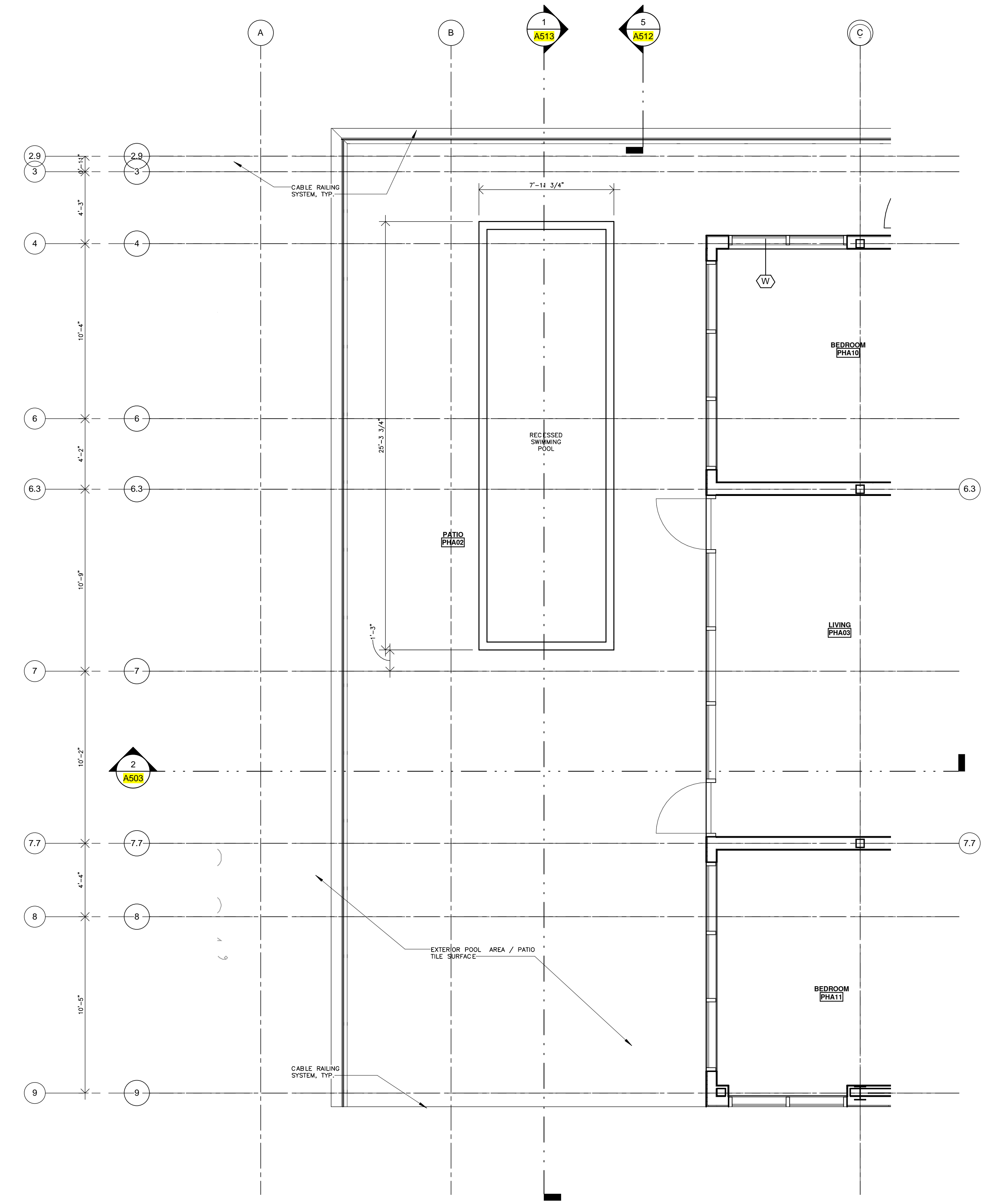


1 PENTHOUSE 401
 SCALE: 1/4" = 1'-0"



2 PENTHOUSE 402
 SCALE: 1/4" = 1'-0"

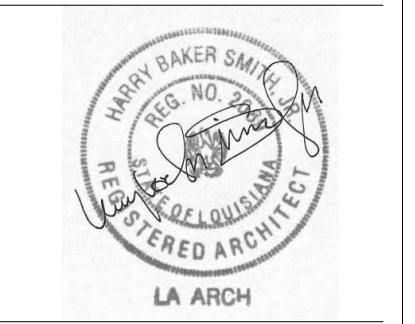
WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.



1 PENTHOUSE 402 POOL AREA
 SCALE: 1/4" = 1'-0"

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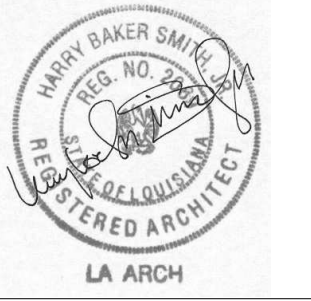
ENLARGED UNIT PLANS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
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WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

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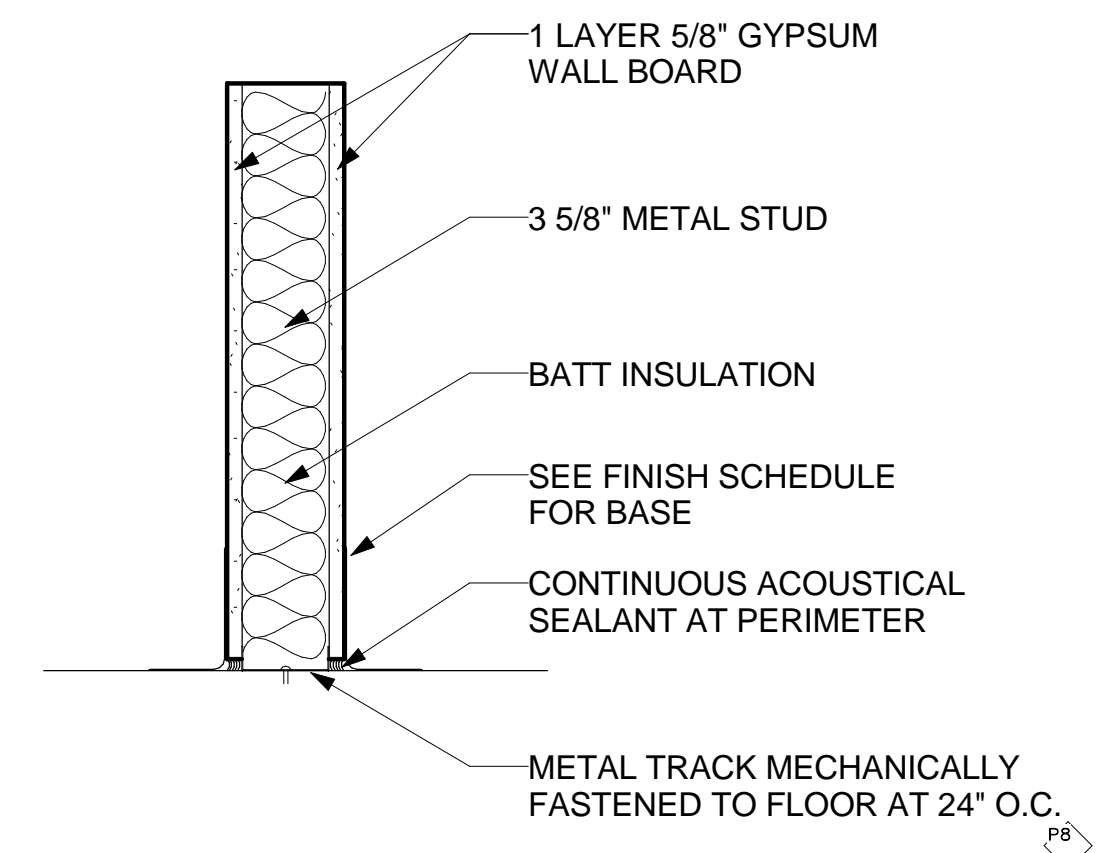
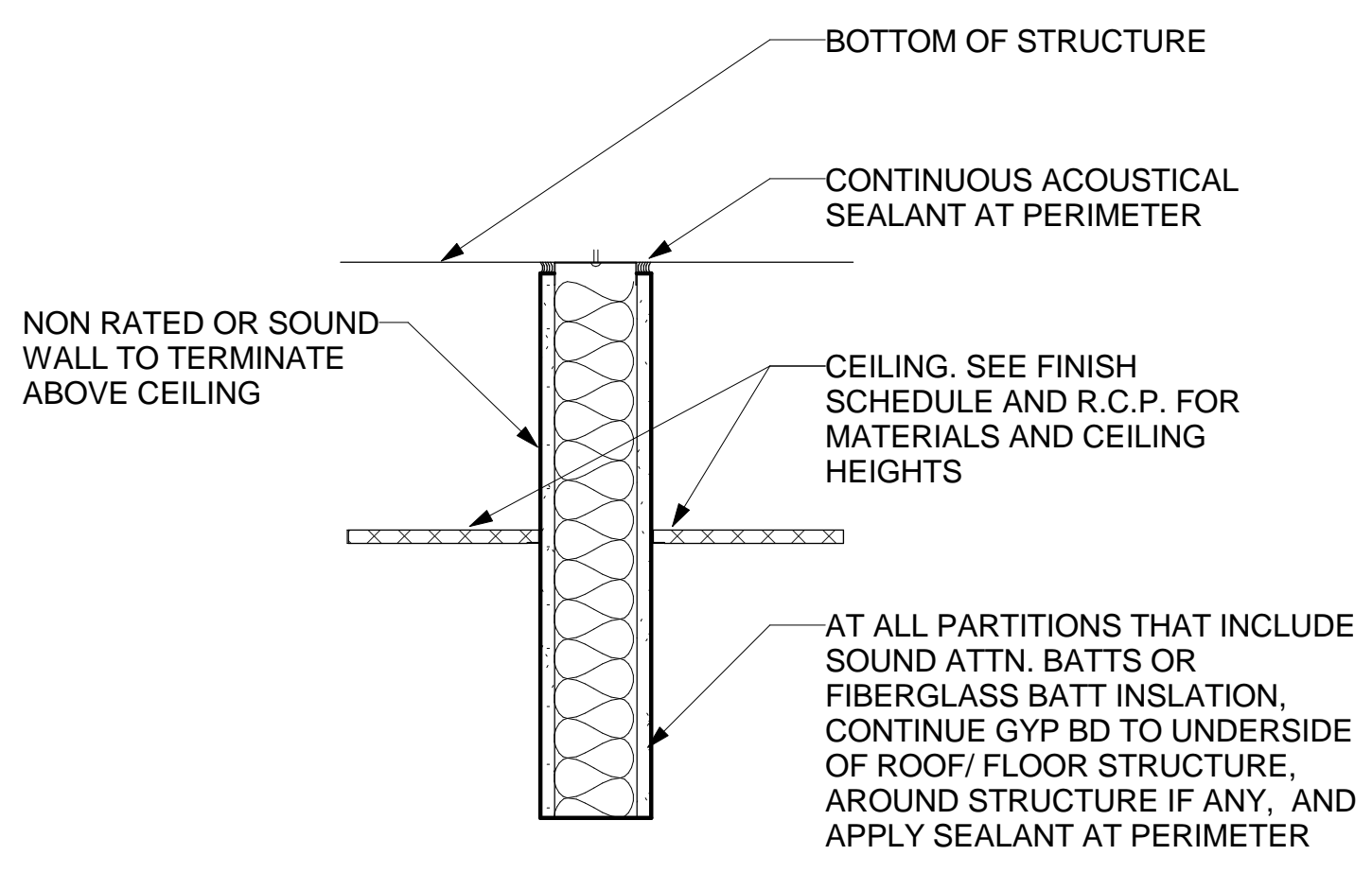
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PARTITION TYPES
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER:
 CHECKER:
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:



[SHAFT WALL, INTERIOR] - 6 5/8" THICKNESS

- 2 LAYERS OF 5/8" GYP. BD.
- 25GA. FURRING CHANNEL INSTALLED HORIZONTALLY AT 24" O.C.
- 4" 25 GA. METAL STUDS AT 24" O.C. **
- 3" MINERAL WOOL BATT INSULATION
- 1" GYP. BD. IN FRICTION FIT CH-STUD
- 1/2" GYP. BD.
- UL DESIGN NO. U415 SYSTEM F - 2HR. RATED
- STC = 58

** NOTE: USE CH STUD AT ELEVATOR SHAFT. STANDARD STUD AT STAIRS.

[TYPICAL EXTERIOR WALL] - 7 5/8" THICKNESS

- 2 LAYERS OF 1/8" CEMENT PLASTER ON 5/8" PERMABASE CEMENT BD.
- VAPOR BARRIER
- 8" 18GA. METAL STUDS AT 16" O.C.
- R-19 THERMAL BATT INSULATION
- 5/8" GYP. BD. ON INT. SIDE (SEE FINISH SCHEDULE FOR FINISH OVER GYP. BOARD)
- UL DESIGN NO. U452

EXTERIOR WALL AT GREENSCREEN - 7 5/8" THICKNESS

- 1 LAYER OF CORRUGATED ALUMINUM
- 2" X 2" SQUARE HOLLOW TUBE STEEL
- 1 LAYER OF CORRUGATED ALUMINUM

[EXTERIOR WALL FURRING] - 2 1/8" THICKNESS

- CEMENT PLASTER ON 1/2" PERMABASE CEMENT BD.
- MOISTURE BARRIER
- 1 5/8" 25 GA. METAL STUDS

[SHAFT WALL, INTERIOR - 3 1/2" THICKNESS

- 2 LAYERS OF 1/2" GYP. BD.
- C-H SHAPED STUDS, 2 1/2" WIDE BY 1 1/2" DEEP MIN 25 GA SPACED MAX 24"
- 1" MINERAL WOOL BATT INSULATION
- 1" GYP. BD. ON INT. SIDE AND BEHIND DUO GUARD. (SEE FINISH SCHEDULE FOR FINISH OVER GYP. BOARD)
- UL DESIGN NO. 415 SYSTEM B - 2 HOUR RATED

[SHAFT WALL, INTERIOR] - 6 5/8" THICKNESS

- 2 LAYERS OF 5/8" GYP. BD.
- 25GA. FURRING CHANNEL INSTALLED HORIZONTALLY AT 24" O.C.
- 6" 25 GA. METAL STUDS AT 24" O.C. **
- 3" MINERAL WOOL BATT INSULATION
- 1" GYP. BD. IN FRICTION FIT CH-STUD
- 1/2" GYP. BD.
- UL DESIGN NO. U415 SYSTEM F - 2HR. RATED
- STC = 58

** NOTE: USE CH STUD AT ELEVATOR SHAFT. STANDARD STUD AT STAIRS.

[SHAFT WALL, EXTERIOR] - 7 1/8" THICKNESS

- CEMENT PLASTER ON 2 LAYERS OF 5/8" GYP. BD.
- MOISTURE BARRIER
- 25GA. FURRING CHANNEL INSTALLED HORIZONTALLY AT 24" O.C.
- 4" 25 GA. METAL STUDS AT 24" O.C. **
- 3" MINERAL WOOL BATT INSULATION
- 1" GYP. BD. IN FRICTION FIT CH-STUD
- 5/8" GYP. BD.
- UL DESIGN NO. U415 SYSTEM F - 2 HR RATED
- STC = 58

**NOTE: USE CH STUD AT ELEVATOR SHAFT. STANDARD STUD AT STAIRS.

[DUO GUARD] - 7 5/8" THICKNESS

- 3/8" DUO GUARD SYSTEM.
- VAPOR BARRIER
- 6" 18GA. METAL STUDS AT 16" O.C.
- R-19 THERMAL BATT INSULATION
- 5/8" GYP. BD. ON INT. SIDE AND BEHIND DUO GUARD. (SEE FINISH SCHEDULE FOR FINISH OVER GYP. BOARD)

[DUO GUARD] - 7 5/8" THICKNESS

- 3/8" DUO GUARD SYSTEM.
- VAPOR BARRIER
- 8" 18GA. METAL STUDS AT 16" O.C.
- R-19 THERMAL BATT INSULATION
- 5/8" GYP. BD. ON INT. SIDE AND BEHIND DUO GUARD. (SEE FINISH SCHEDULE FOR FINISH OVER GYP. BOARD)

[INTERIOR PARTITION] - 2 7/8" THICKNESS

- 1 5/8" 22 GA. METAL STUD AT 16" O.C.
- 1 LAYER PF 5/8" GYP. BD. BOTH SIDES

[TYPICAL EXTERIOR WALL] - 7 5/8" THICKNESS

- 2 LAYERS OF 1/8" CEMENT PLASTER ON 5/8" PERMABASE CEMENT BD.
- VAPOR BARRIER
- 6" 18GA. METAL STUDS AT 16" O.C.
- R-19 THERMAL BATT INSULATION
- 5/8" GYP. BD. ON INT. SIDE (SEE FINISH SCHEDULE FOR FINISH OVER GYP. BOARD)
- UL DESIGN NO. U452

[DEMISING WALLS] - 8 1/8" THICKNESS

- 3 5/8" 20GA. MTL. STUDS STAGGERED AT 24" O.C. WITH 6" BOTTOM AND TOP TRACK
- ONE LAYER OF 5/8" GYP. BD. TYPE X ON BOTH SIDES PAINTED
- RESILIENT CHANNELS AT 24" O.C. VERTICALLY ON ONE SIDE
- FILL WALL CAVITY WITH MINERAL WALL SOUND INSULATION
- UL DESIGN NO. U419 - 1 HR. RATED
- STC = 56

[TYPICAL INTERIOR PARTITION] - 4 7/8" THICKNESS

- 3 5/8" 22GA. MTL. STUDS AT 16" O.C.
- ONE LAYER OF 5/8" GYP. BD. ON BOTH SIDES PAINTED

*NOTE: ALL WALLS IN BATHROOMS TO BE MOISTURE/ MOLD RESISTANT

[TYPICAL INTERIOR PARTITION] - 4 7/8" THICKNESS

- 3 5/8" 22GA. MTL. STUDS AT 16" O.C.
- ONE LAYER OF 5/8" GYP. BD. ON ONE SIDE PAINTED

*NOTE: ALL WALLS IN BATHROOMS TO BE MOISTURE/ MOLD RESISTANT

[INTERIOR CHASE WALL] - 7 1/4" THICKNESS

- 6" 22GA. MTL. STUDS AT 16" O.C.
- ONE LAYER OF 5/8" GYP. BD. ON BOTH SIDES PAINTED

[INTERIOR CHASE WALL] - 6 5/8" THICKNESS

- 6" 22GA. MTL. STUDS AT 16" O.C.
- ONE LAYER OF 5/8" GYP. BD. ON ONE SIDE PAINTED

[INTERIOR CHASE WALL] - 6 5/8" THICKNESS

- 6" 22GA. MTL. STUDS AT 16" O.C.
- ONE LAYER OF 5/8" GYP. BD. ON ONE BOTH SIDES PAINTED

[BATHROOM PARTITION] - 4 7/8" THICKNESS

- 3 5/8" 22GA. METAL STUDS AT 16" O.C.
- 5/8" MOLD MOISTURE RESISTANT GYP. BD. (SEE FINISH SCHEDULE/ INT. ELEV FOR LOCATION OF TILE.)

*NOTE: WHERE TILE IS SHOWN, USE 1/2" BACKER BOARD IN LIEU OF 5/8" GYP. BD.

[BATHROOM CHASE WALL] - 7 1/4" THICKNESS

- 6" 22GA. METAL STUDS AT 16" O.C.
- 5/8" MOLD MOISTURE RESISTANT GYP. BD. (SEE FINISH SCHEDULE/ INT. ELEV FOR LOCATION OF TILE.)

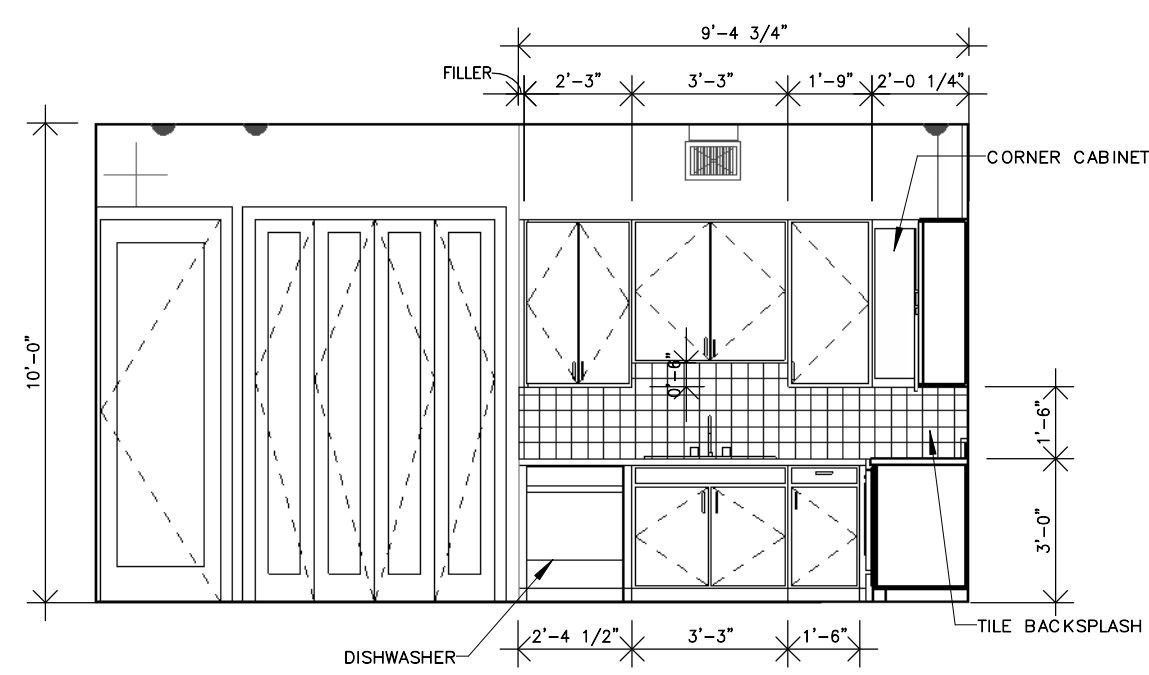
*NOTE: WHERE TILE IS SHOWN, USE 1/2" BACKER BOARD IN LIEU OF 5/8" GYP. BD.

[INTERIOR WALL FURRING AT BRICK] - 3 1/8" THICKNESS

- MOISTURE BARRIER APPLIED TO BRICK
- 2 1/2" 22 GA. METAL STUDS AT 16" O.C. WITH INSULATION
- ONE LAYER OF 5/8" GRP. BD.

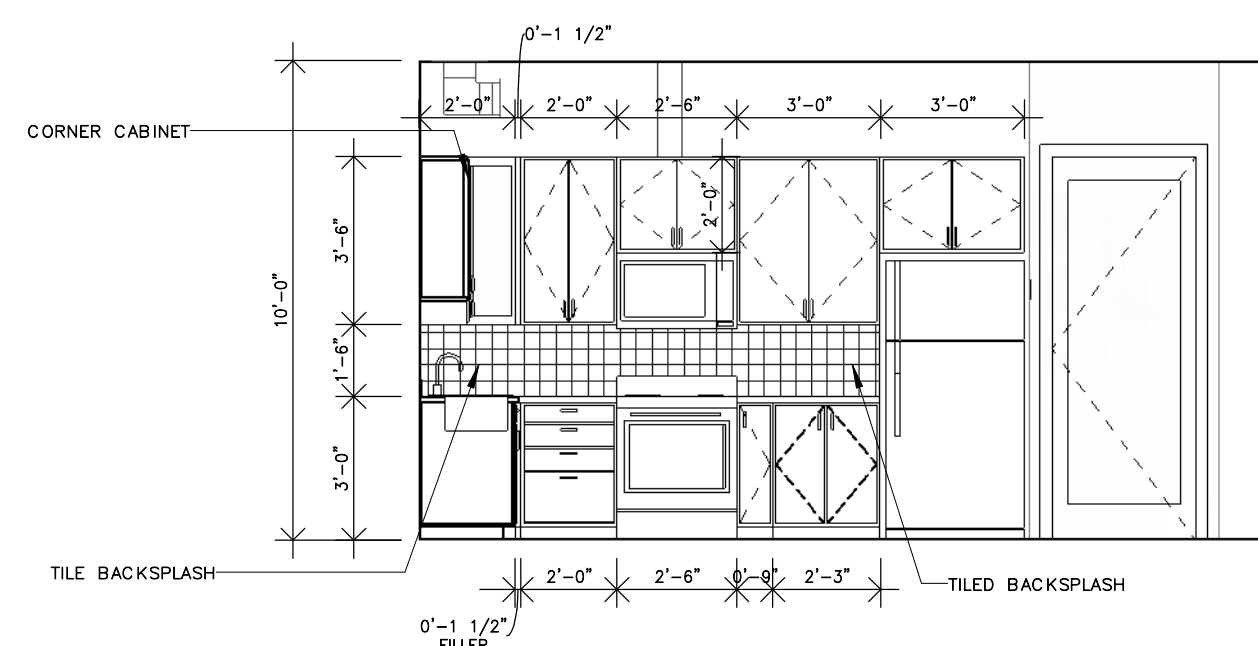
[INTERIOR FURRING] - 2 1/4" THICKNESS

- ONE LAYER OF 5/8" GYP. BD. PAINTED
- 1 5/8" 22 GA. METAL STUDS



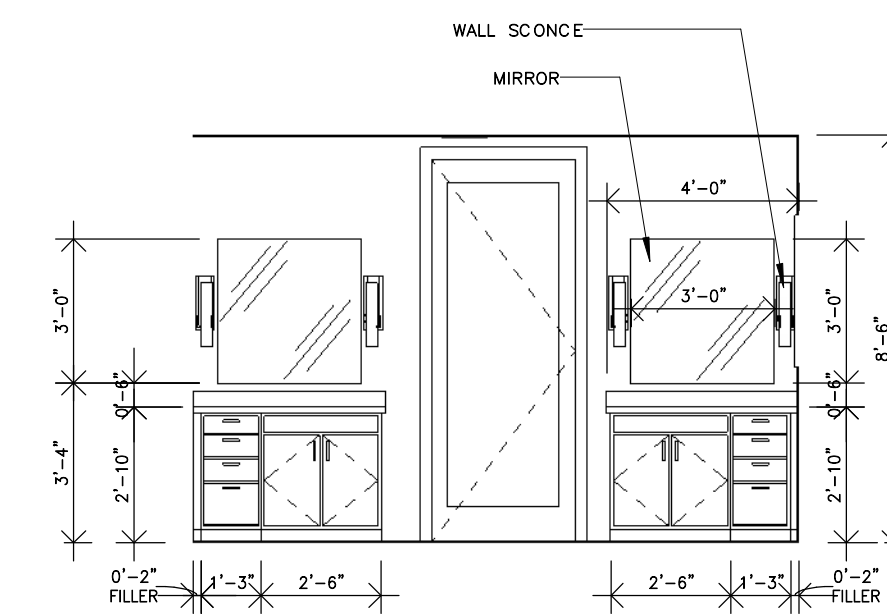
1 UNIT 101 - ELEVATION 1

SCALE: 1/4" = 1'-0"



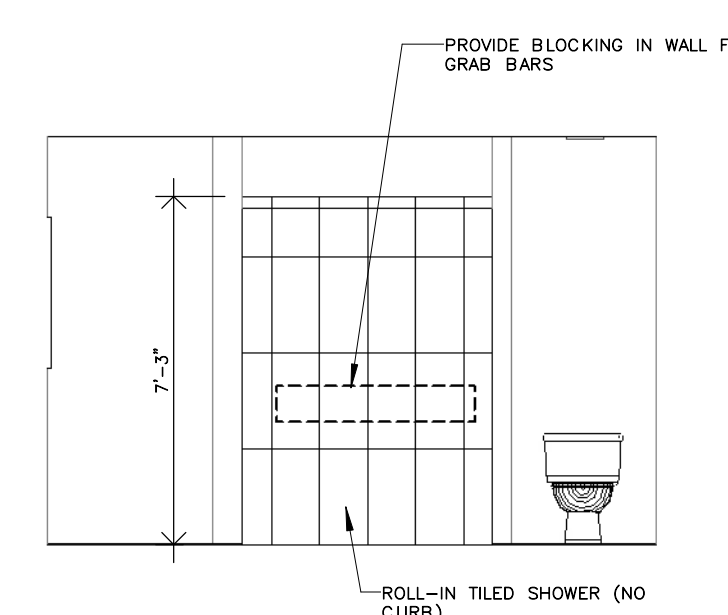
2 UNIT 101 - ELEVATION 2

SCALE: 1/4" = 1'-0"



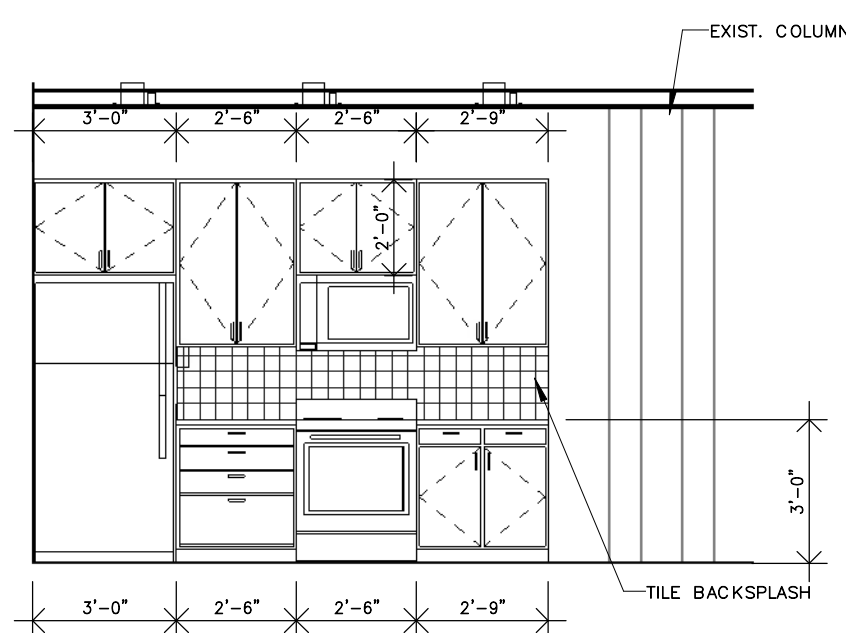
3 UNIT 101 - ELEVATION 3

SCALE: 1/4" = 1'-0"



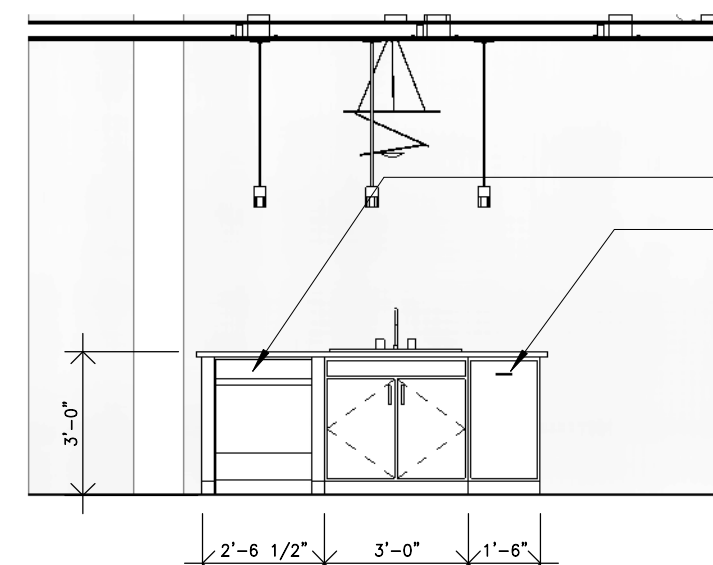
4 UNIT 101 - ELEVATION 4

SCALE: 1/4" = 1'-0"



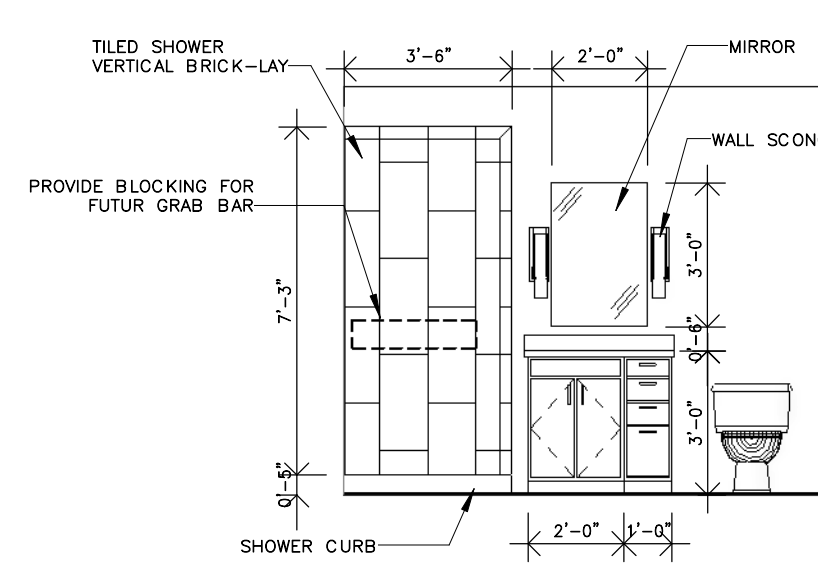
5 UNIT 102 - ELEVATION 1

SCALE: 1/4" = 1'-0"



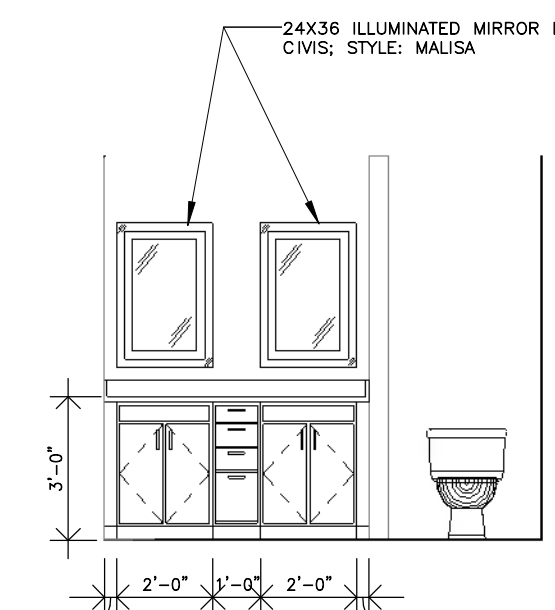
6 UNIT 102 - ELEVATION 2

SCALE: 1/4" = 1'-0"



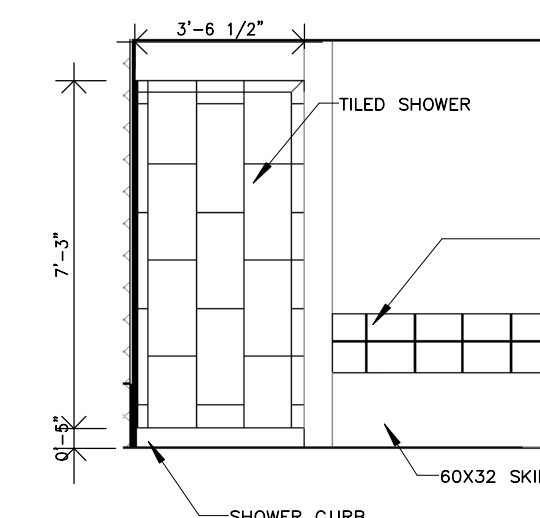
7 UNIT 102 - ELEVATION 3

SCALE: 1/4" = 1'-0"



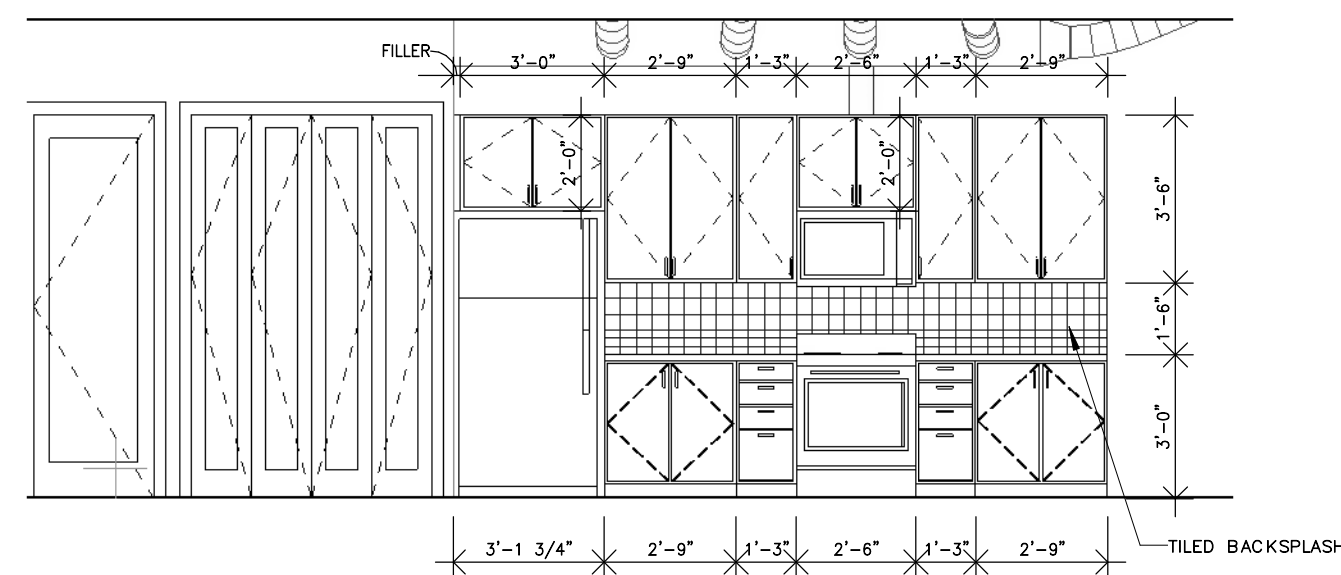
8 UNIT 102 - ELEVATION 4

SCALE: 1/4" = 1'-0"



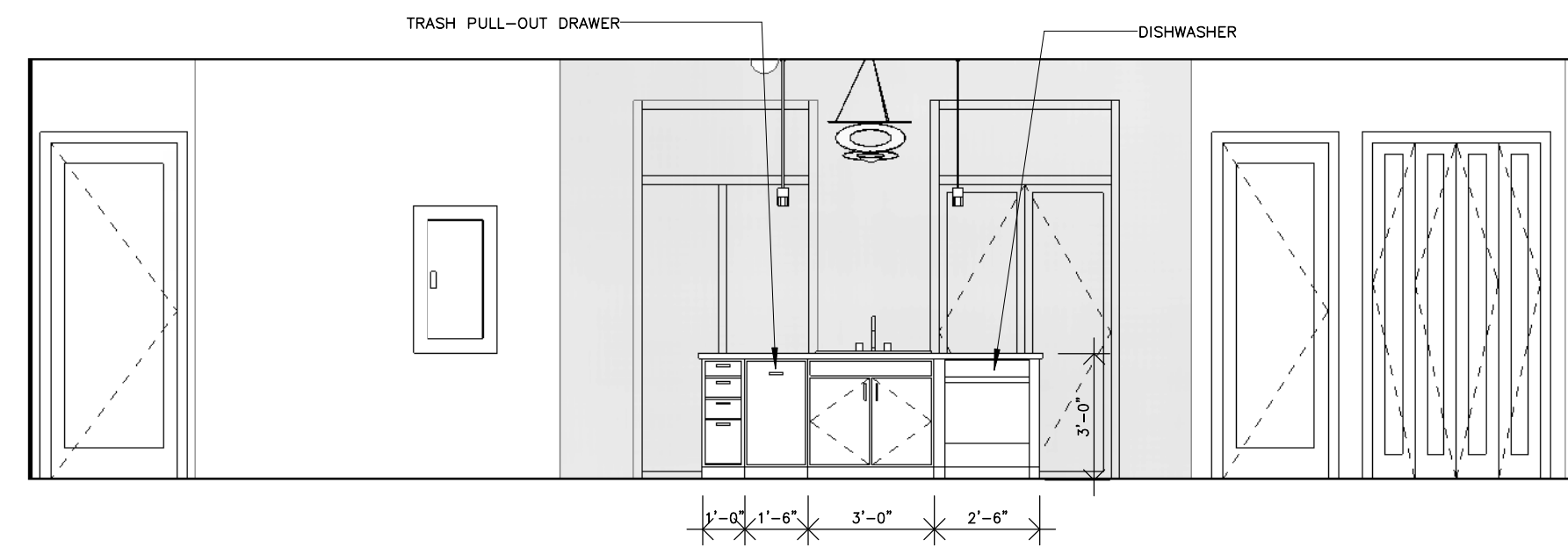
9 UNIT 102 - ELEVATION 5

SCALE: 1/4" = 1'-0"



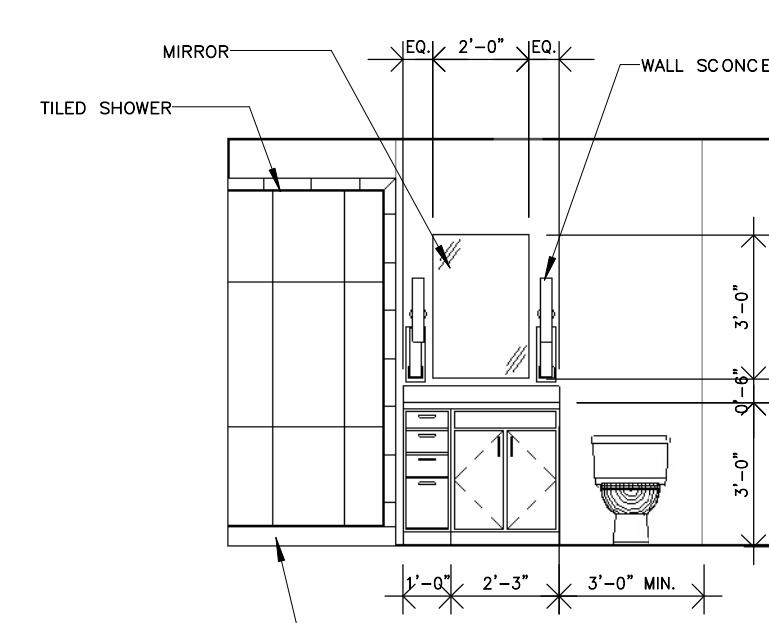
10 UNIT 201 - ELEVATION 1

SCALE: 1/4" = 1'-0"



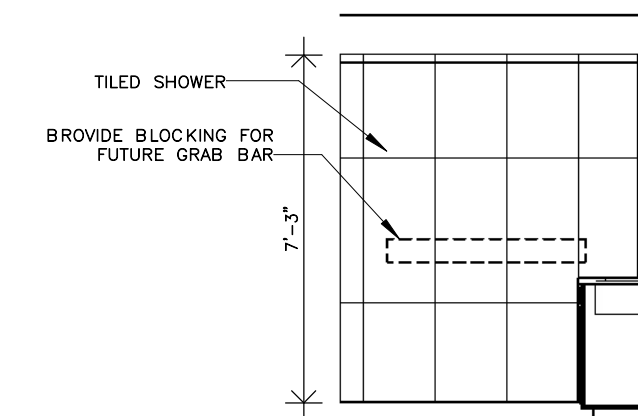
11 UNIT 201 - ELEVATION 2

SCALE: 1/4" = 1'-0"



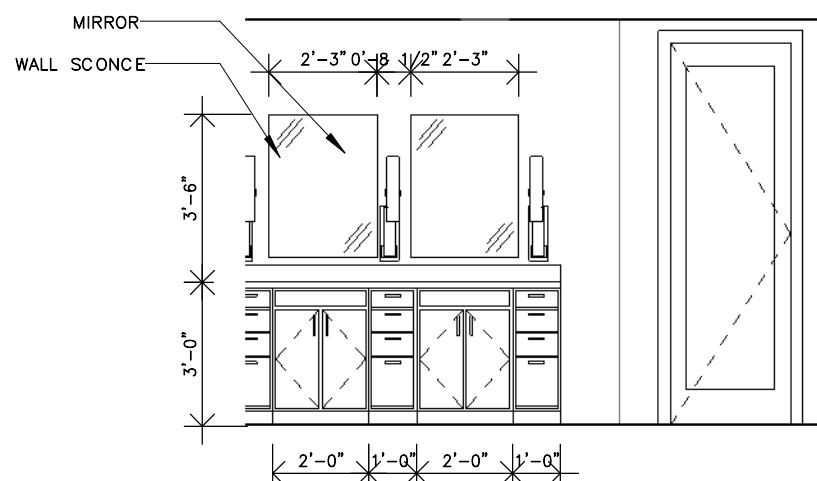
12 UNIT 201 - ELEVATION 3

SCALE: 1/4" = 1'-0"



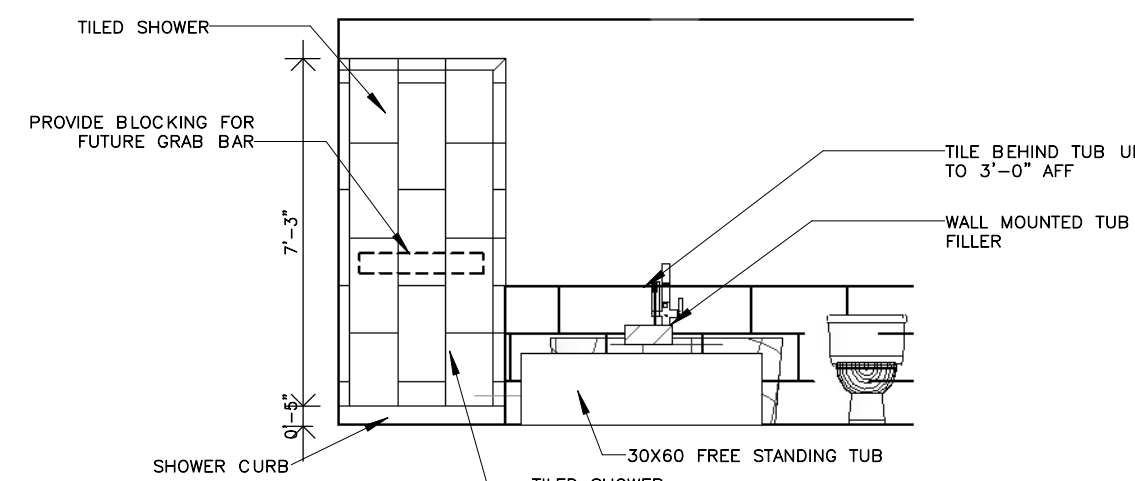
13 UNIT 201 - ELEVATION 4

SCALE: 1/4" = 1'-0"



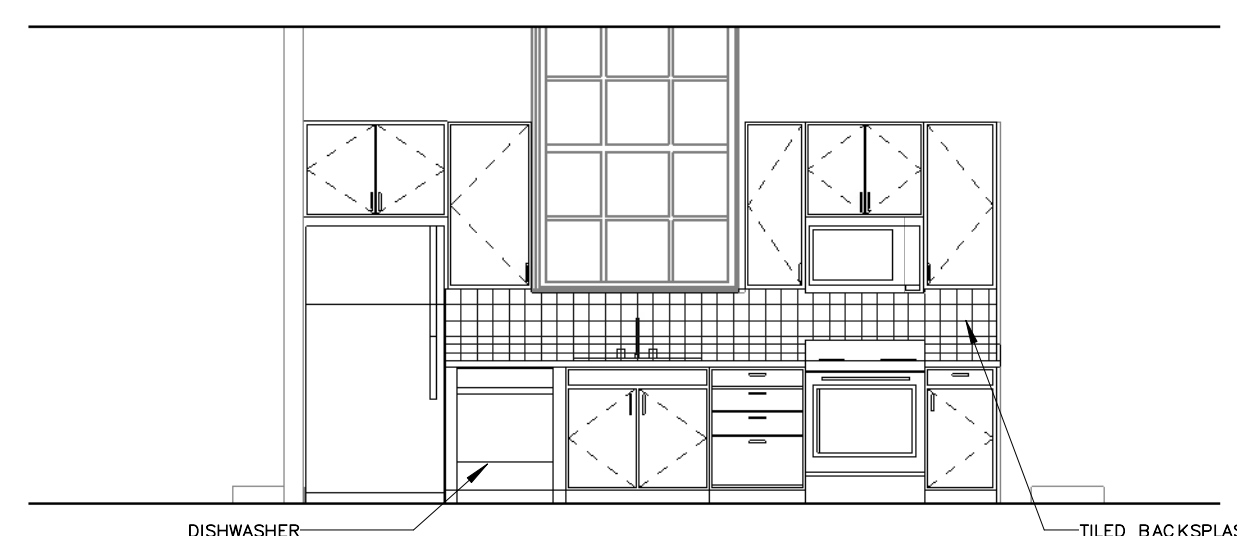
14 UNIT 201 - ELEVATION 5

SCALE: 1/4" = 1'-0"



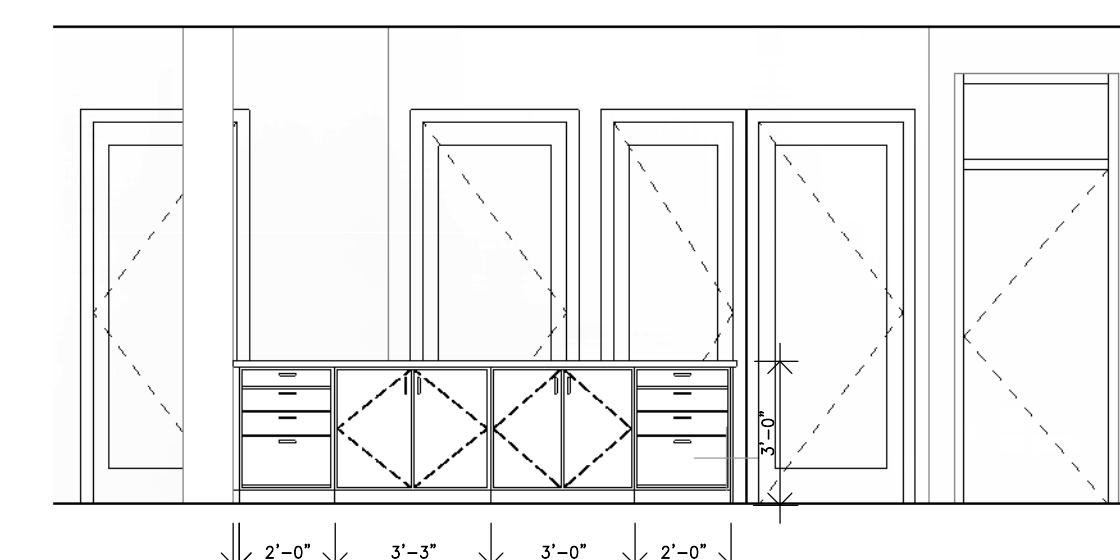
15 UNIT 201 - ELEVATION 6

SCALE: 1/4" = 1'-0"



16 UNIT 202 - ELEVATION 1

SCALE: 1/4" = 1'-0"



17 UNIT 202 - ELEVATION 2

SCALE: 1/4" = 1'-0"

INTERIOR ELEVATION - GENERAL NOTES:
 1.) ALL EXPOSED CABINET FACES TO HAVE FINISHED PANELS MATCHING THE SELECTED DOOR STYLE.
 2.) ALL UPPER AND LOWER CABINETS TO HAVE ADJUSTABLE SHELVES; NUMBER OF SHELVES TO COINCIDE WITH HEIGHT OF CABINET - SUBMIT SHOP DRAWINGS TO INTERIOR DESIGNER FOR FINAL APPROVAL.
 3.) ALL SHOWER AND TUB TILE SURROUNDS TO HAVE BULLNOSE TRIM AT EXPOSED TILE EDGES.
 4.) ALL NON-ILLUMINATED MIRRORS TO HAVE A 1" STAINLESS STEEL FRAME W/ SQUARE PROFILE.
 5.) ALL SHOWERS TO HAVE ONE RECESSED SHAMPOO NICHE 12"W X 16"H; COORDINATE EXACT PLACEMENT WITH INTERIOR DESIGNER.
 6.) ALL SHOWER ENCLOSURES TO BE FRAMELESS GLASS UP TO 7'-0"H UNLESS NOTED OTHERWISE.

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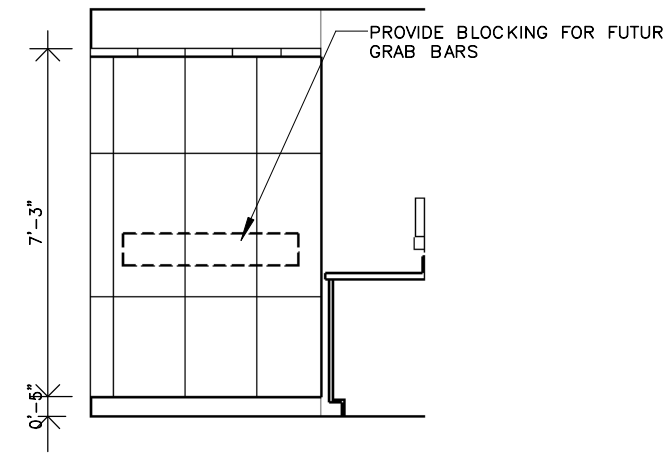
REVISION HISTORY	
1	06/20/16 SCHEMATIC DESIGN
2	07/14/16 DESIGN DEVELOPMENT
3	08/19/16 FOUNDATION PERMIT
4	09/30/16 VCC PERMIT REVIEW
5	11/07/16 FIRE MARSHALL RESPONSE
6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

INTERIOR ELEVATIONS

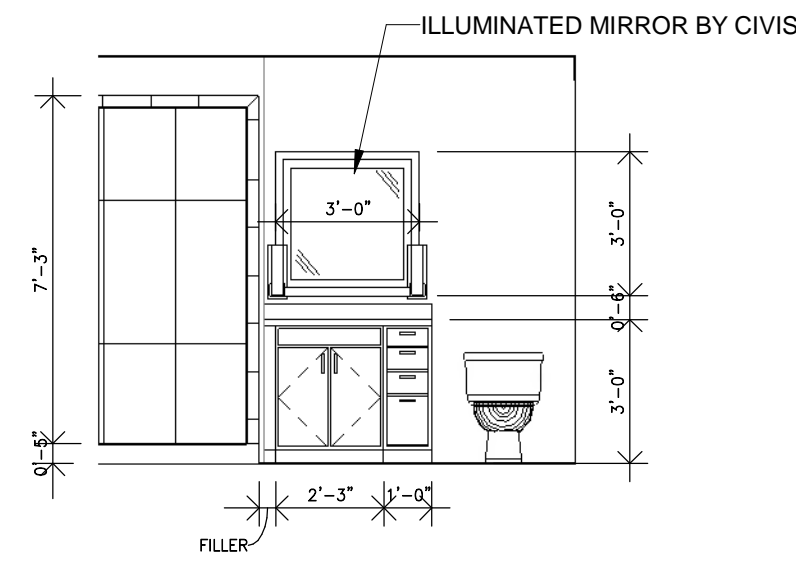
PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER:
 CHECKER:
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#:

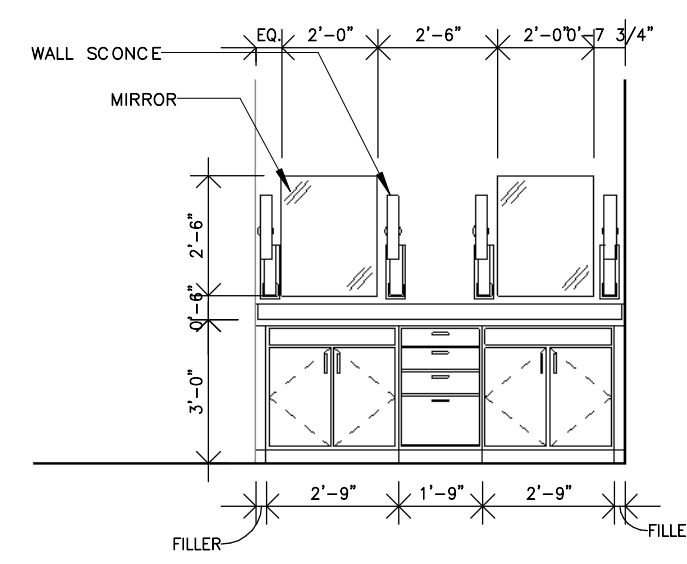
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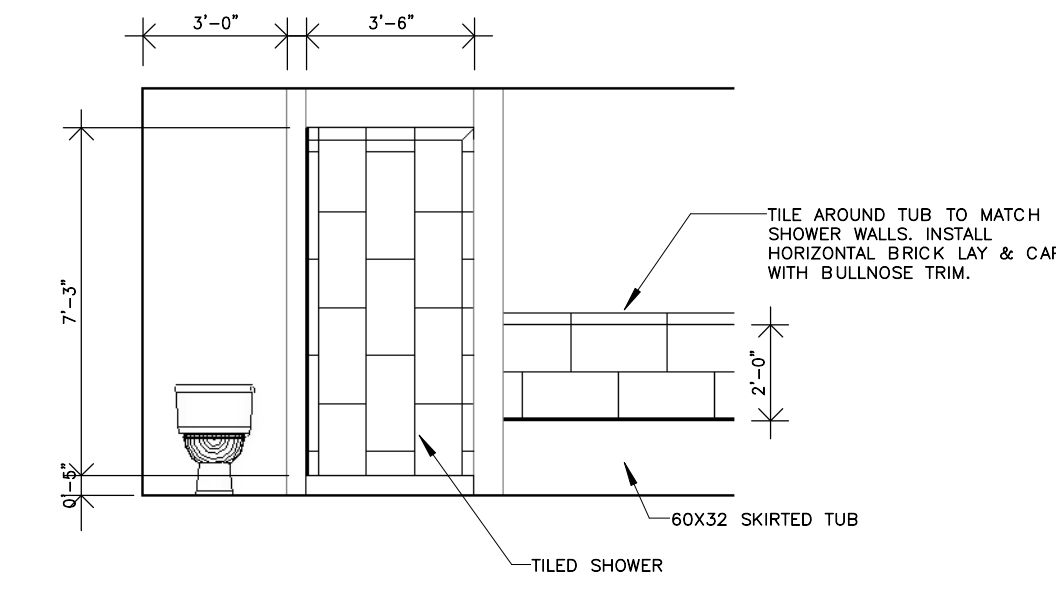
1 UNIT 202 - ELEVATION 3
SCALE: 1/4" = 1'-0"



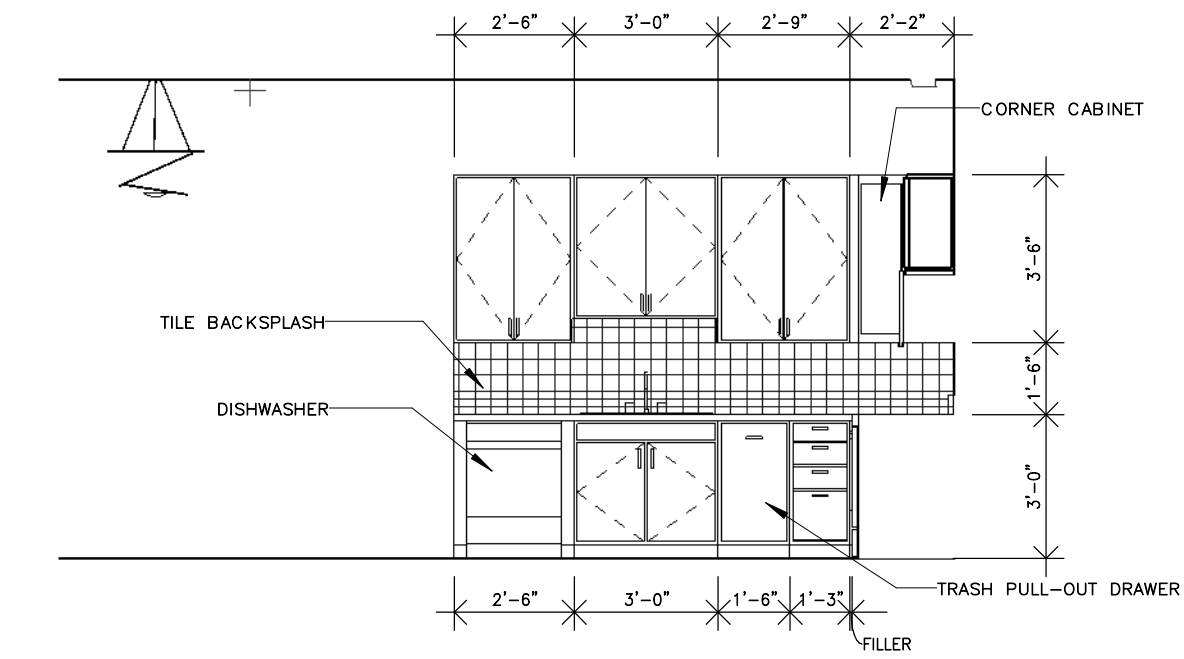
2 UNIT 202 - ELEVATION 4
SCALE: 1/4" = 1'-0"



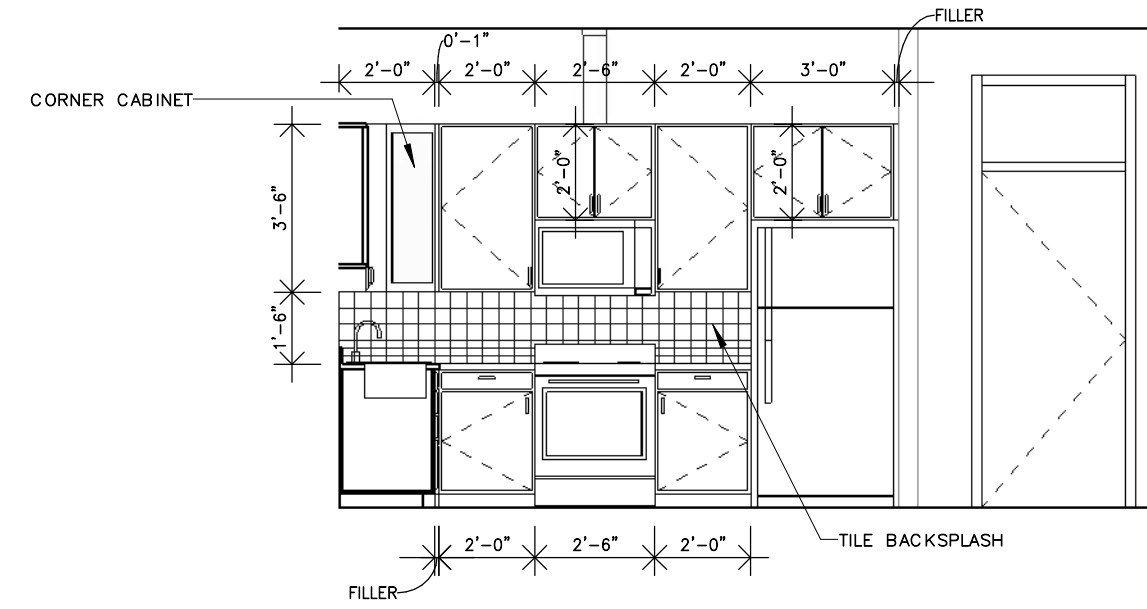
3 UNIT 202 - ELEVATION 5
SCALE: 1/4" = 1'-0"



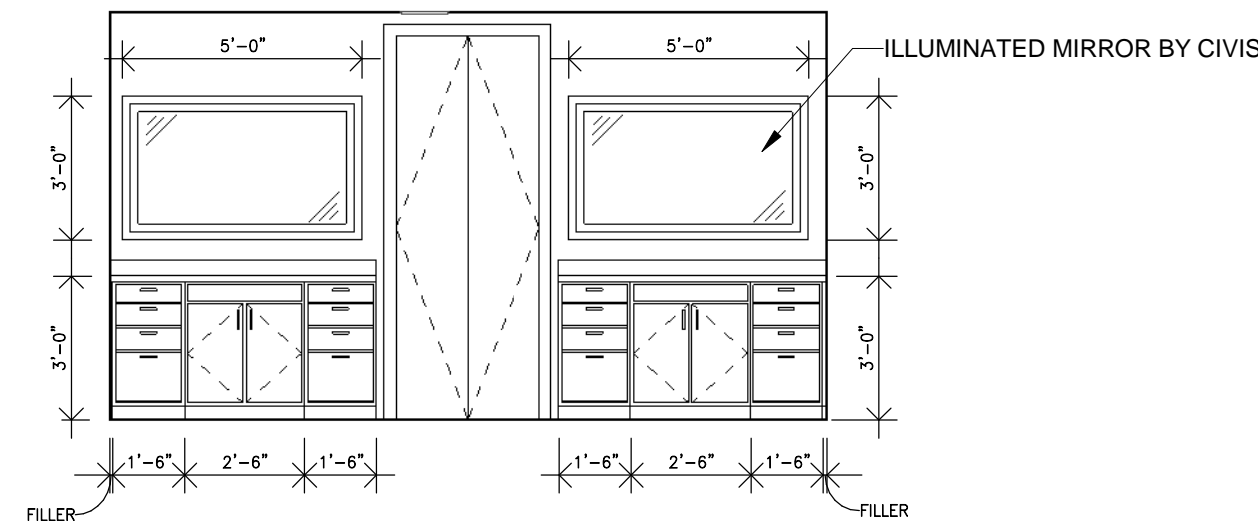
4 UNIT 202 - ELEVATION 6
SCALE: 1/4" = 1'-0"



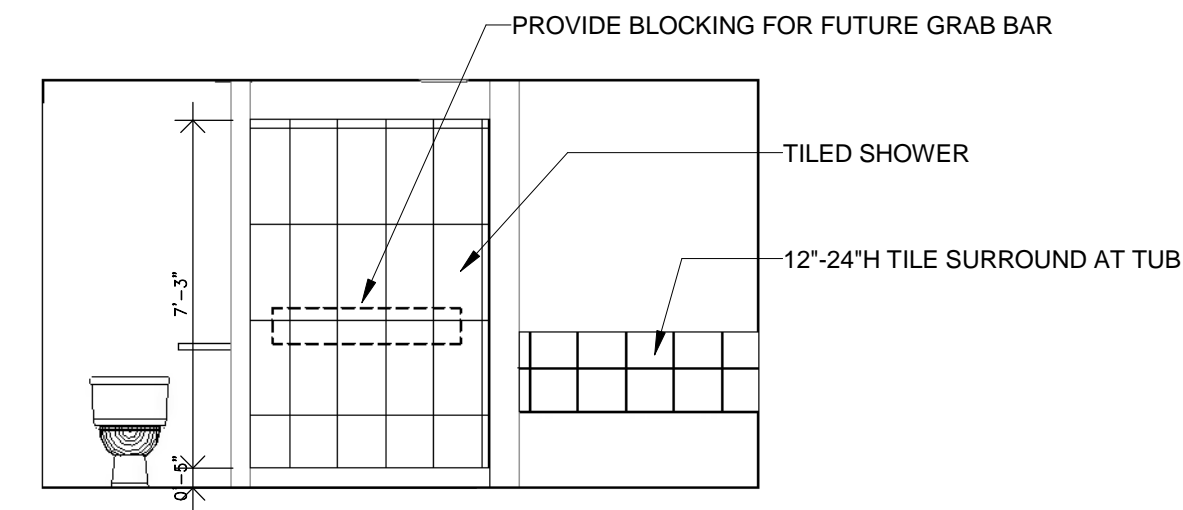
5 UNIT 204 - ELEVATION 1
SCALE: 1/4" = 1'-0"



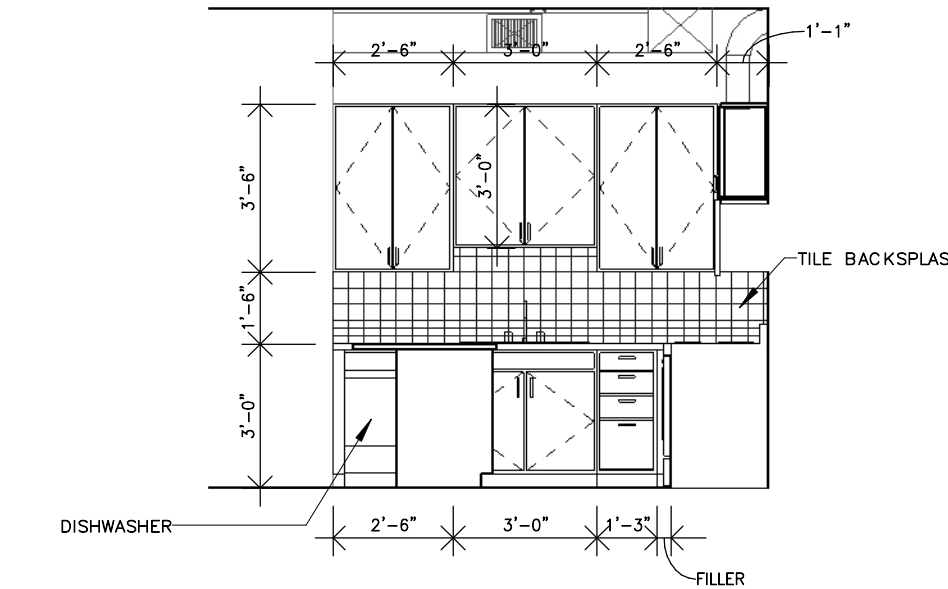
6 UNIT 204 - ELEVATION 2
SCALE: 1/4" = 1'-0"



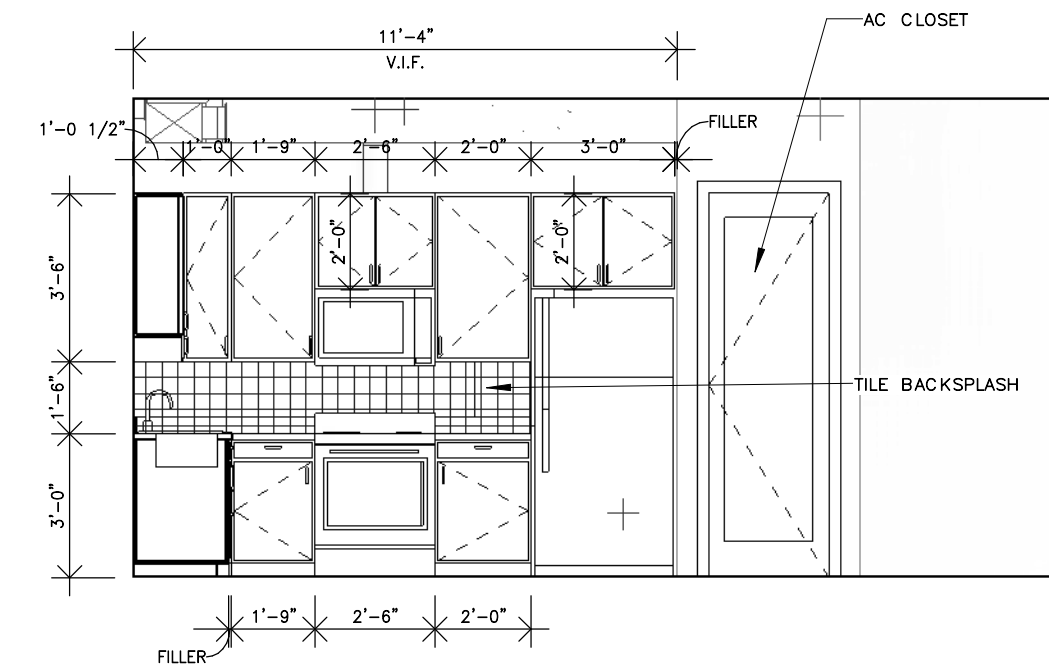
7 UNIT 204 - ELEVATION 3
SCALE: 1/4" = 1'-0"



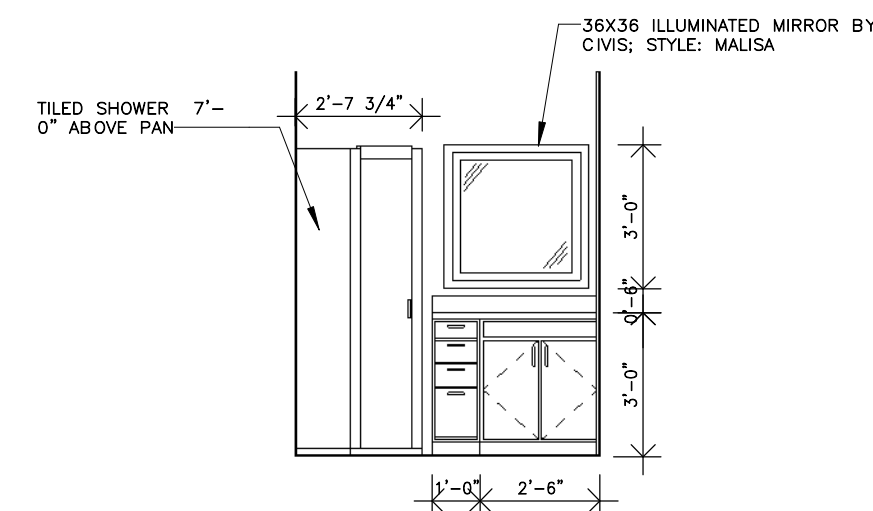
8 UNIT 204 - ELEVATION 4
SCALE: 1/4" = 1'-0"



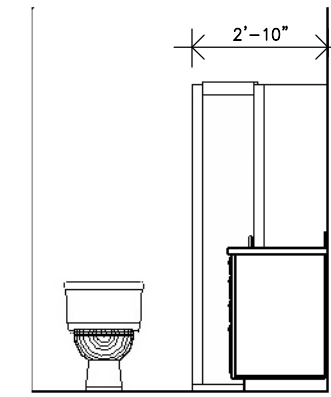
9 UNIT 206 - ELEVATION 1
SCALE: 1/4" = 1'-0"



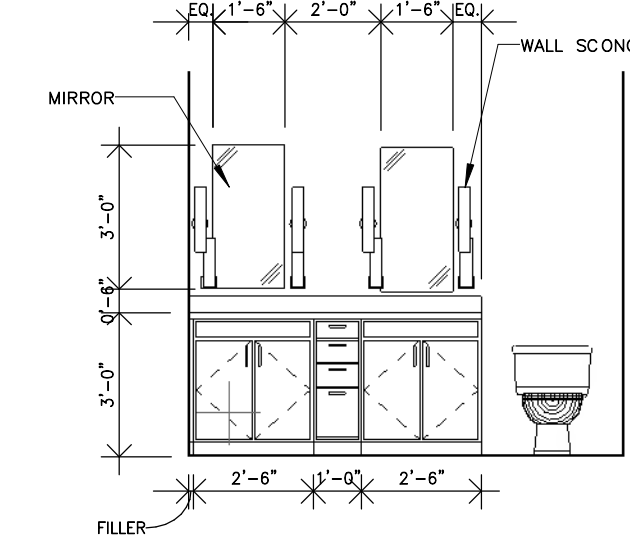
10 UNIT 206 - ELEVATION 2
SCALE: 1/4" = 1'-0"



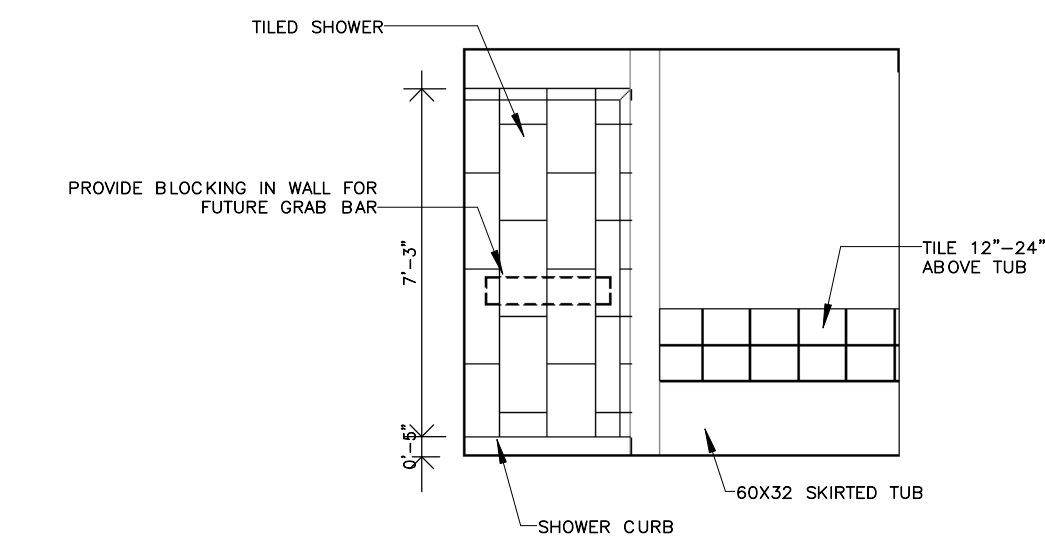
11 UNIT 206 - ELEVATION 3
SCALE: 1/4" = 1'-0"



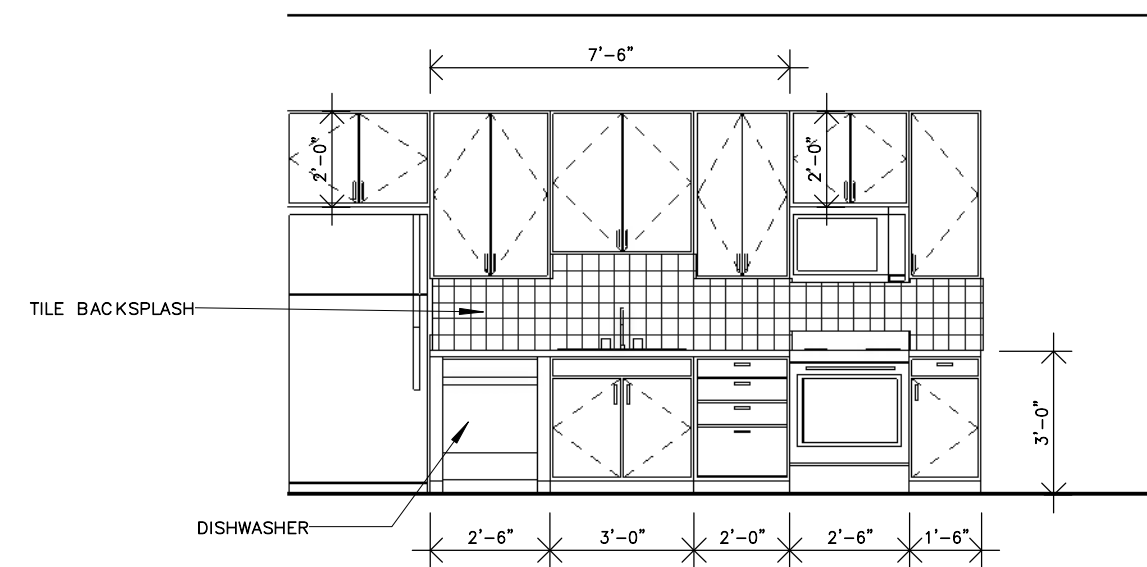
12 UNIT 206 - ELEVATION 4
SCALE: 1/4" = 1'-0"



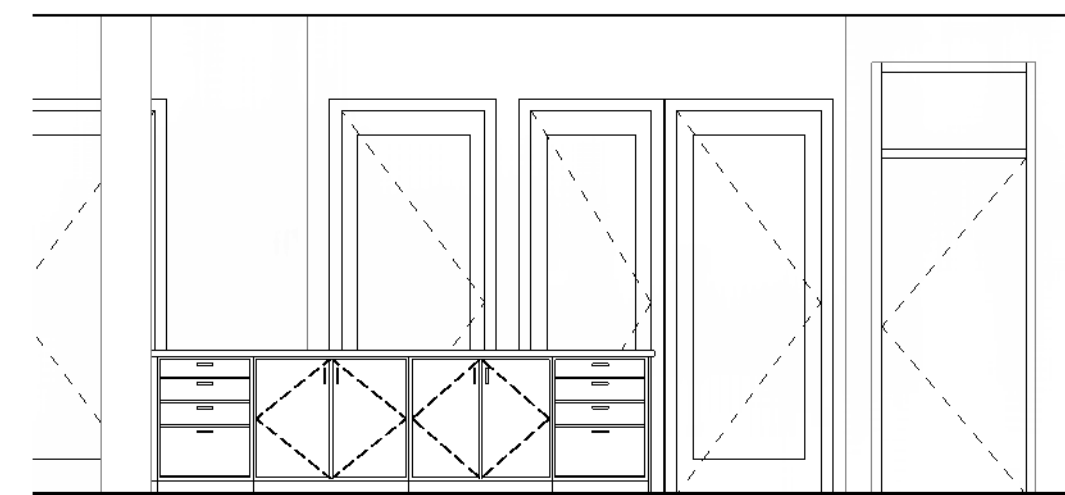
13 UNIT 206 - ELEVATION 5
SCALE: 1/4" = 1'-0"



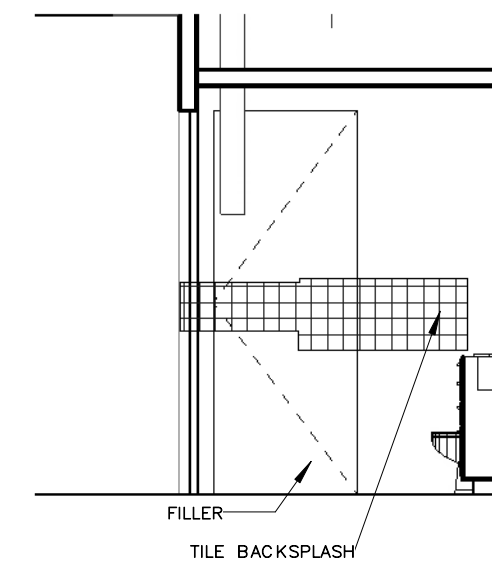
14 UNIT 206 - ELEVATION 6
SCALE: 1/4" = 1'-0"



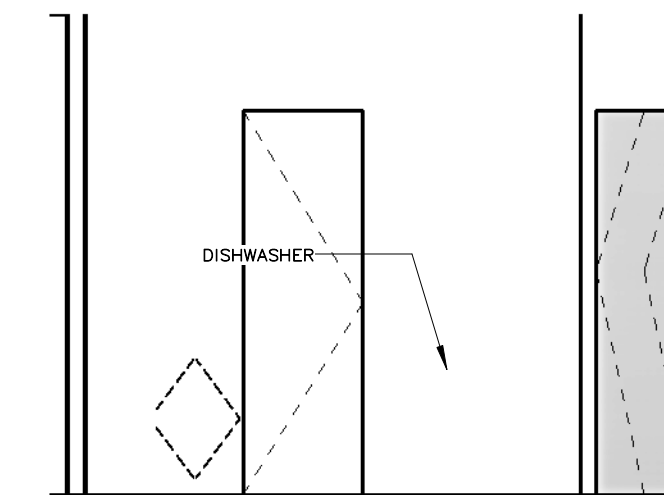
15 UNIT 302 - ELEVATION 1
SCALE: 1/4" = 1'-0"



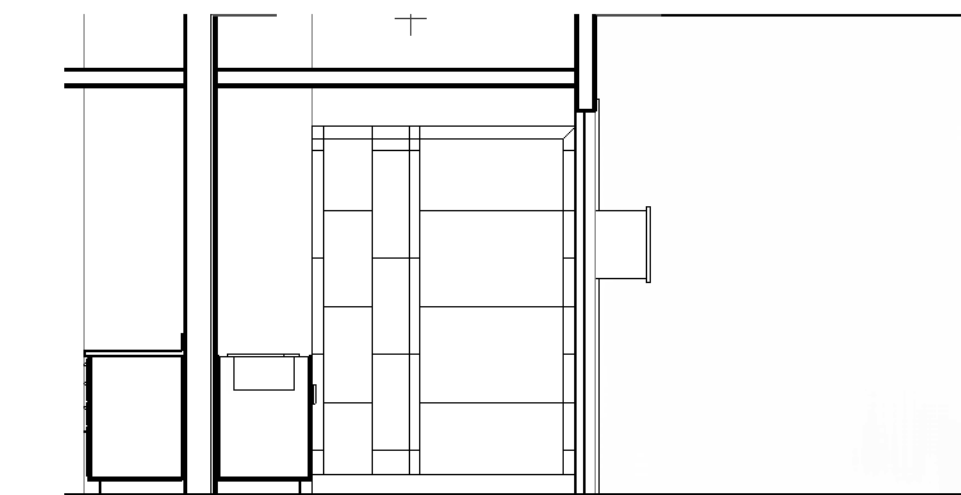
16 UNIT 302 - ELEVATION 2
SCALE: 1/4" = 1'-0"



17 UNIT 304 - ELEVATION 1
SCALE: 1/4" = 1'-0"



18 UNIT 304 - ELEVATION 2
SCALE: 1/4" = 1'-0"

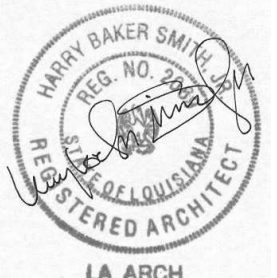


19 UNIT 304 - ELEVATION 3
SCALE: 1/4" = 1'-0"

REVISION HISTORY						
1	06/20/16	SCHEMATIC DESIGN				
2	07/14/16	DESIGN DEVELOPMENT				
3	08/19/16	FOUNDATION PERMIT				
4	09/30/16	VCC PERMIT REVIEW				
5	11/07/16	FIRE MARSHALL RESPONSE				
6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

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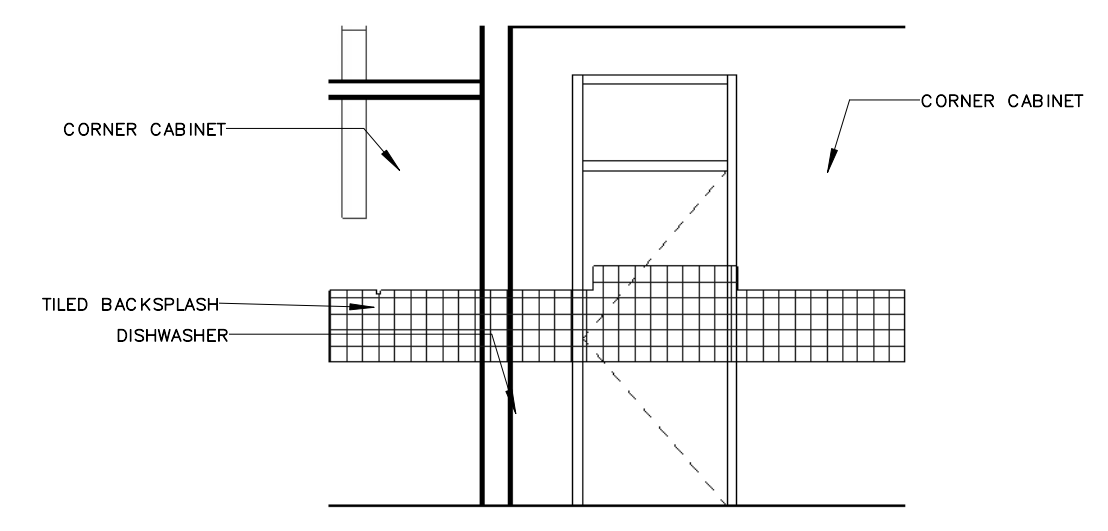
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REVISION HISTORY						
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D	REVISED
1	06/20/16	SCHEMATIC DESIGN				
2	07/14/16	DESIGN DEVELOPMENT				
3	08/19/16	FOUNDATION PERMIT				
4	09/30/16	VCC PERMIT REVIEW				
5	11/07/16	FIRE MARSHALL RESPONSE				
6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

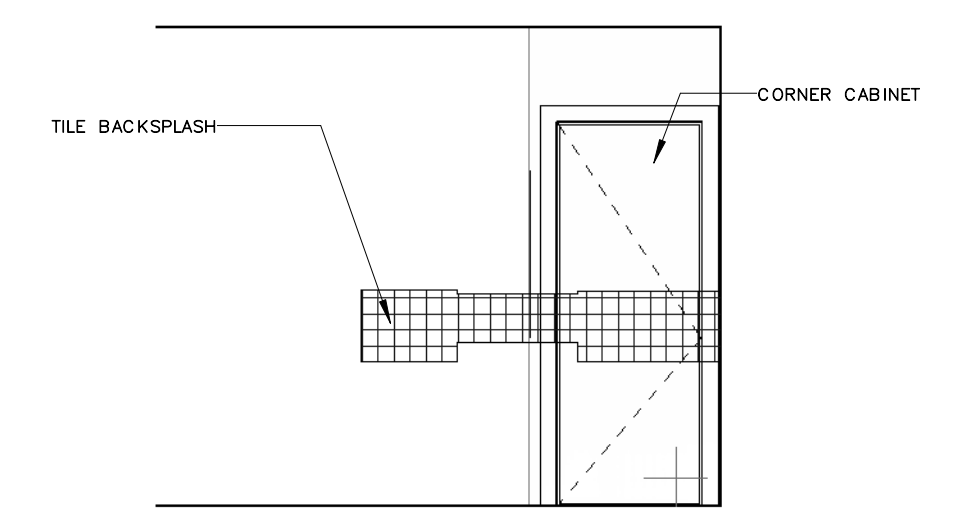
INTERIOR ELEVATIONS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017

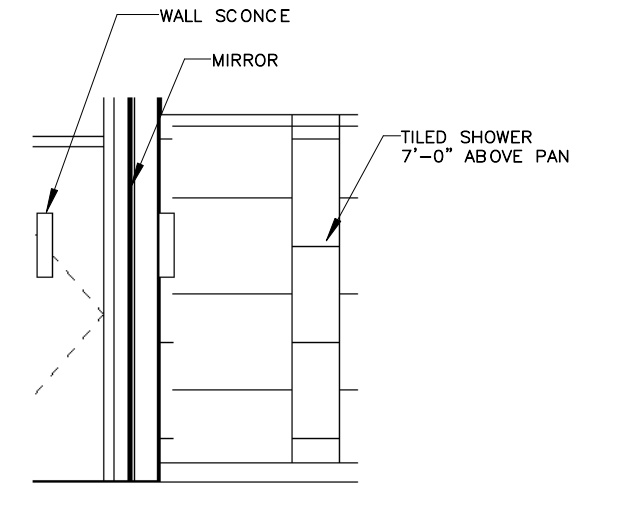
SHEET#: **A302**



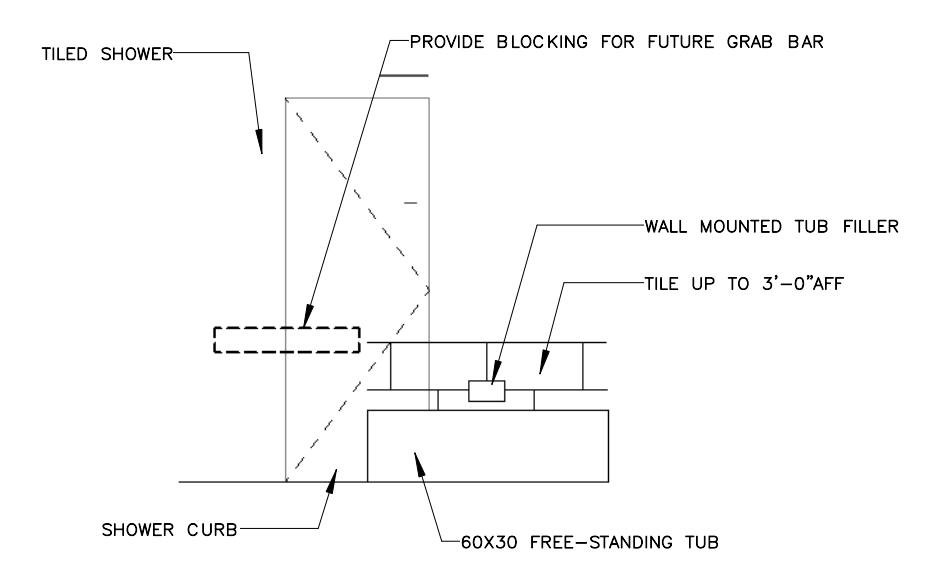
5 UNIT 305 - ELEVATION 2
 SCALE: 1/4" = 1'-0"



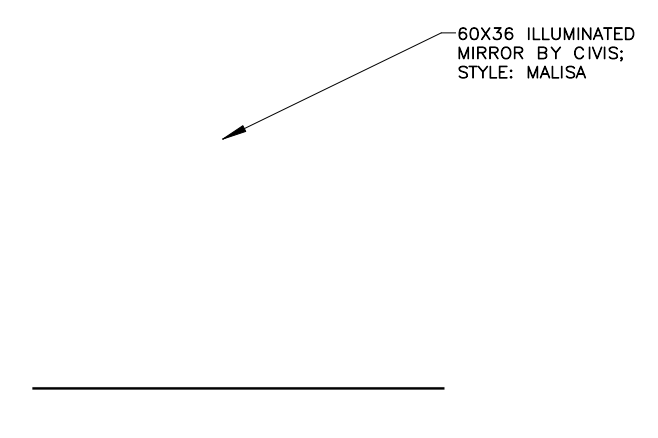
4 UNIT 305 - ELEVATION 1
 SCALE: 1/4" = 1'-0"



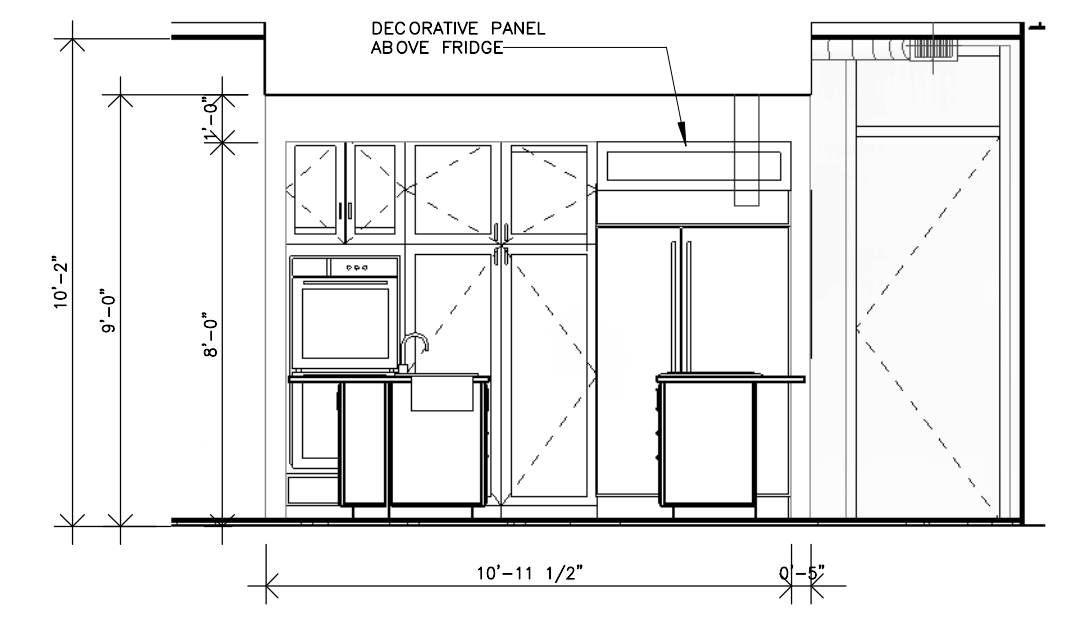
3 UNIT 304 - ELEVATION 6
 SCALE: 1/4" = 1'-0"



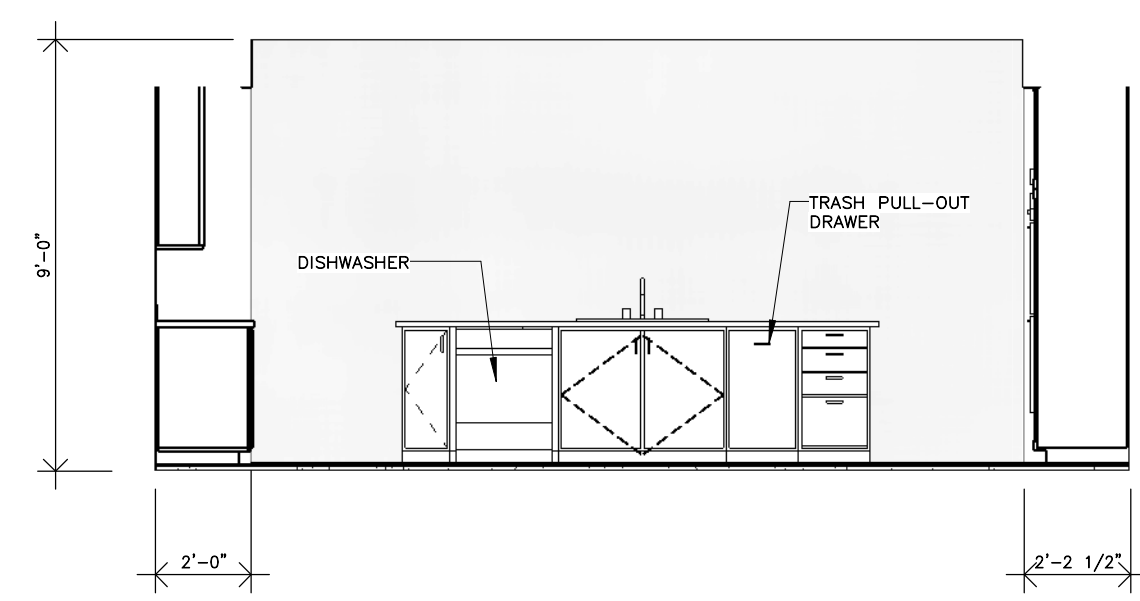
2 UNIT 304 - ELEVATION 5
 SCALE: 1/4" = 1'-0"



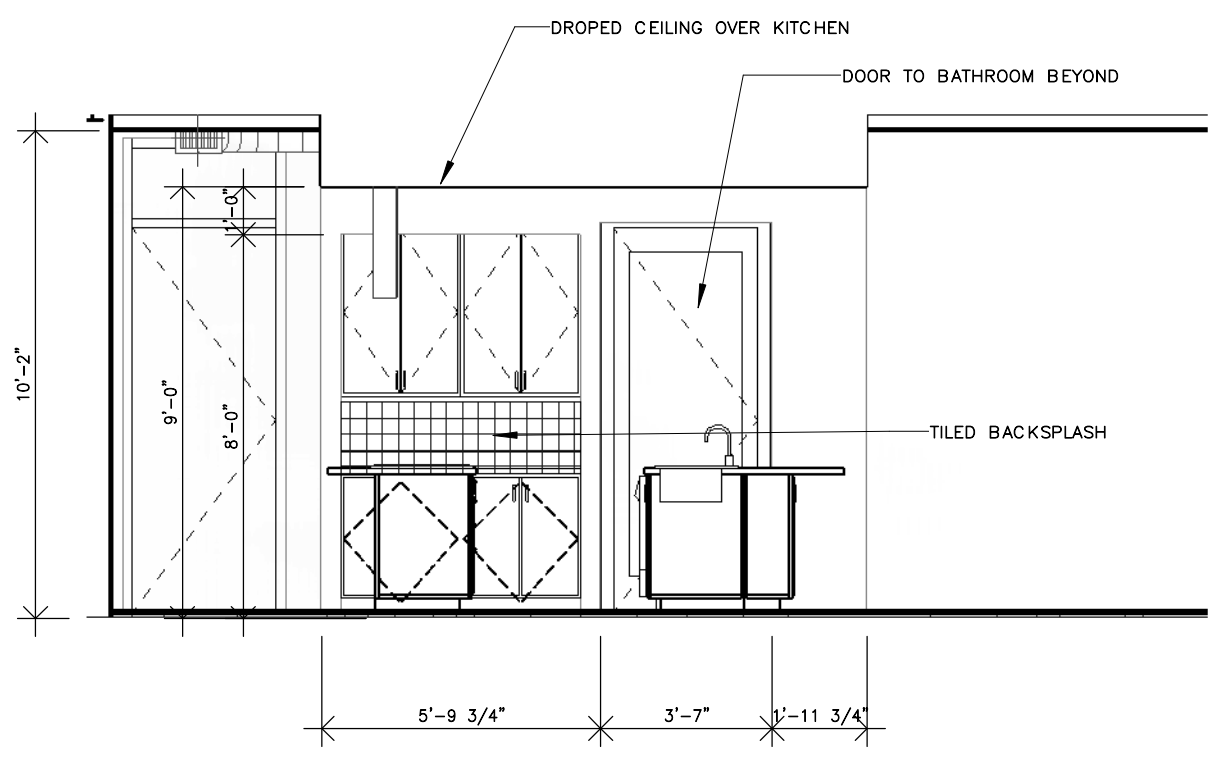
1 UNIT 304 - ELEVATION 4
 SCALE: 1/4" = 1'-0"



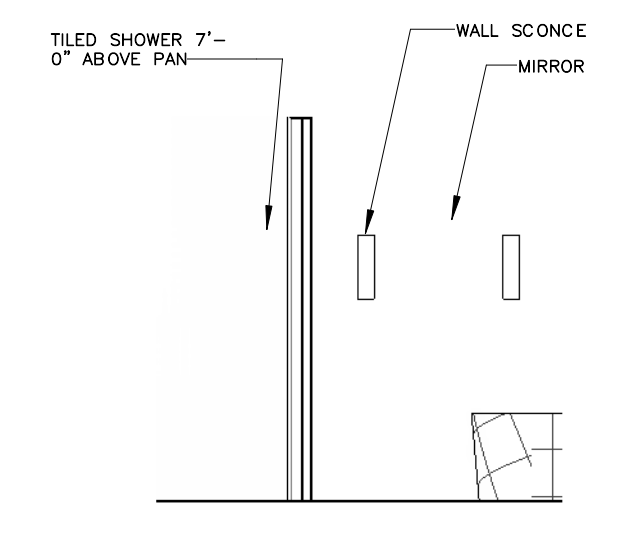
10 UNIT 401 - ELEVATION 3
 SCALE: 1/4" = 1'-0"



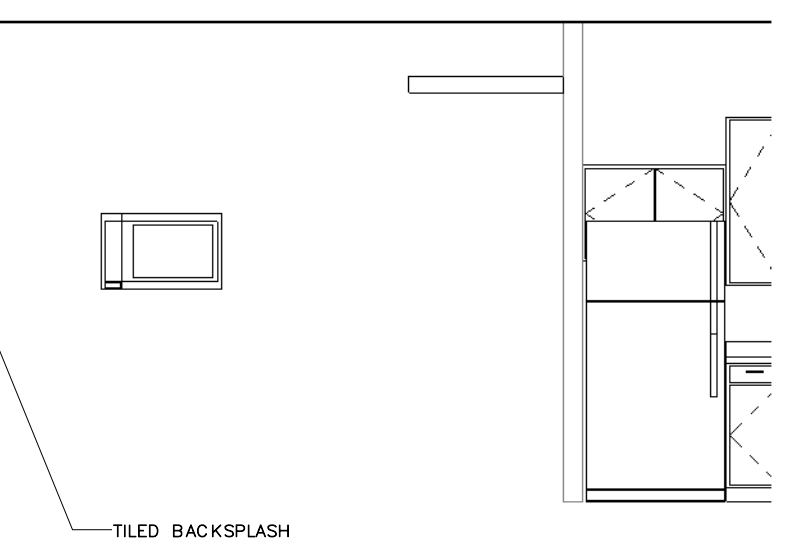
9 UNIT 401 - ELEVATION 2
 SCALE: 1/4" = 1'-0"



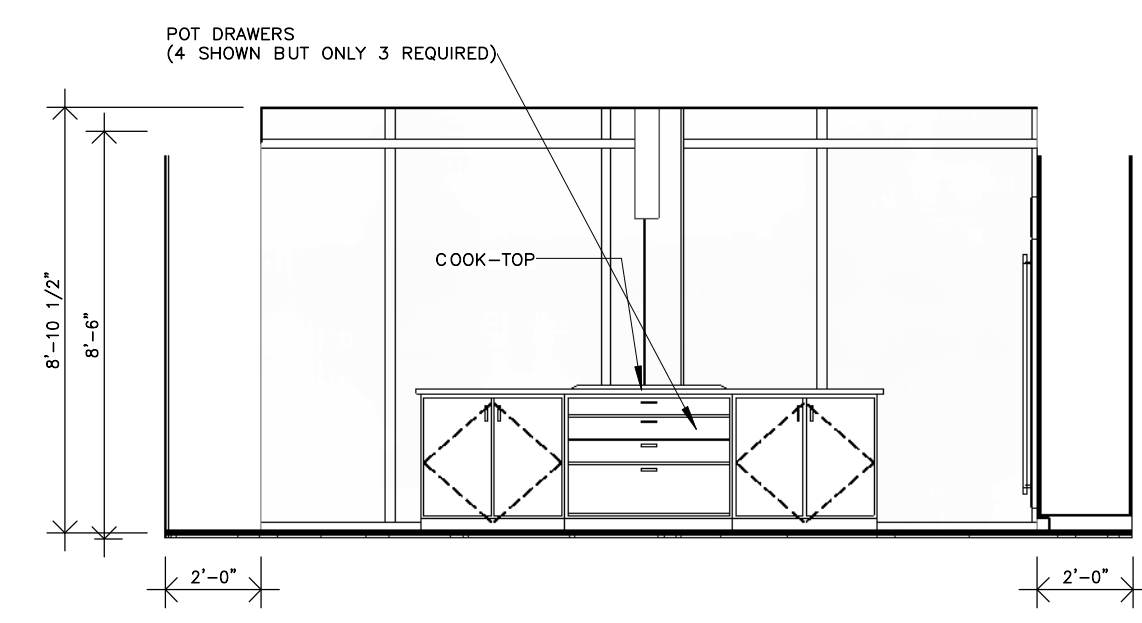
8 UNIT 401 - ELEVATION 1
 SCALE: 1/4" = 1'-0"



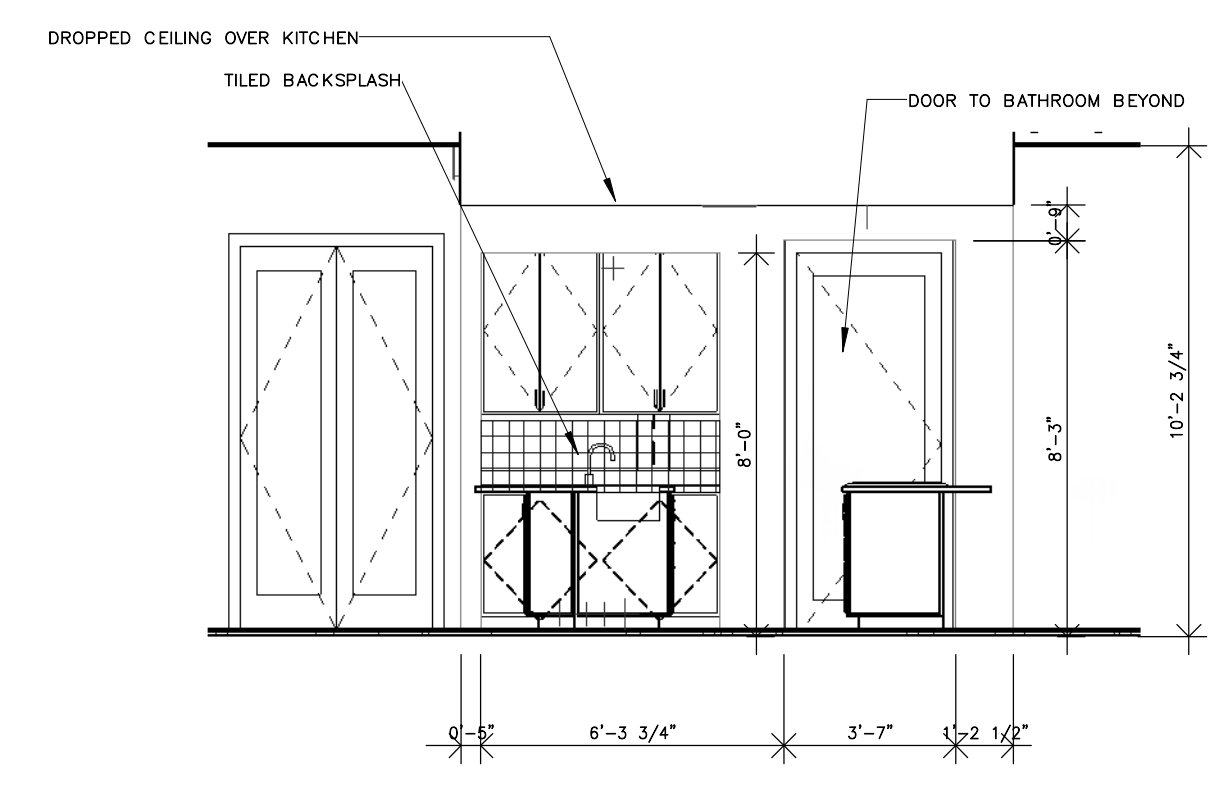
7 UNIT 305 - ELEVATION 4
 SCALE: 1/4" = 1'-0"



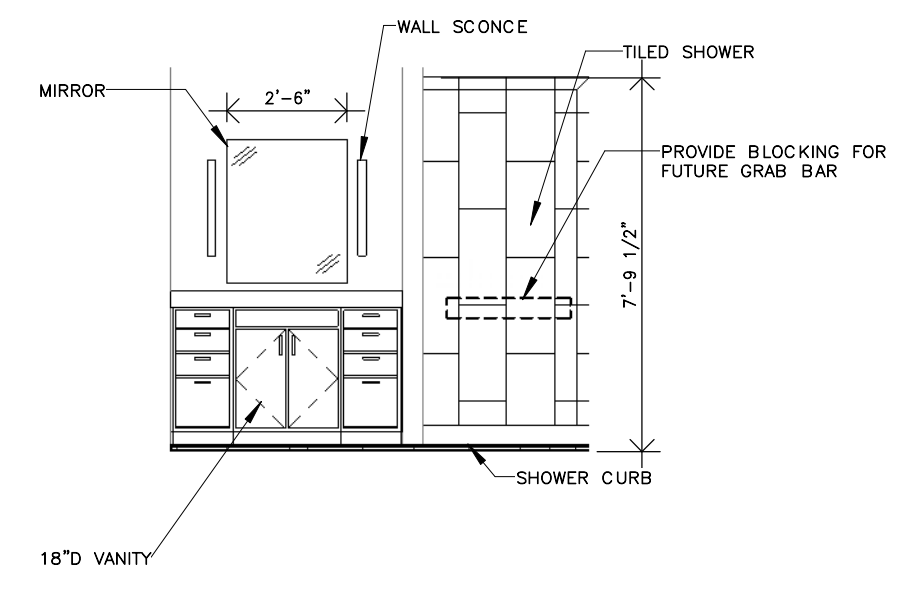
6 UNIT 305 - ELEVATION 3
 SCALE: 1/4" = 1'-0"



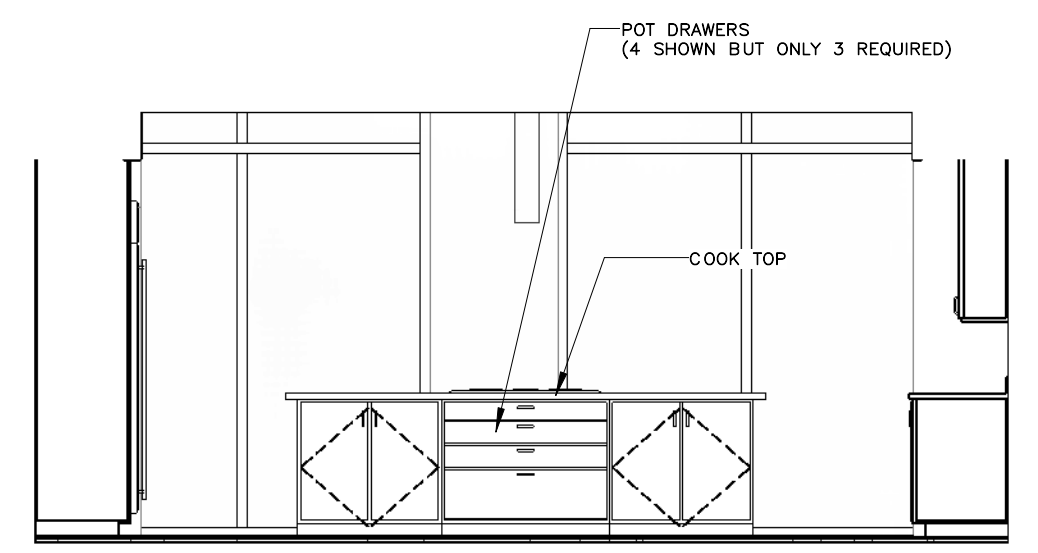
14 UNIT 402 - ELEVATION 2
 SCALE: 1/4" = 1'-0"



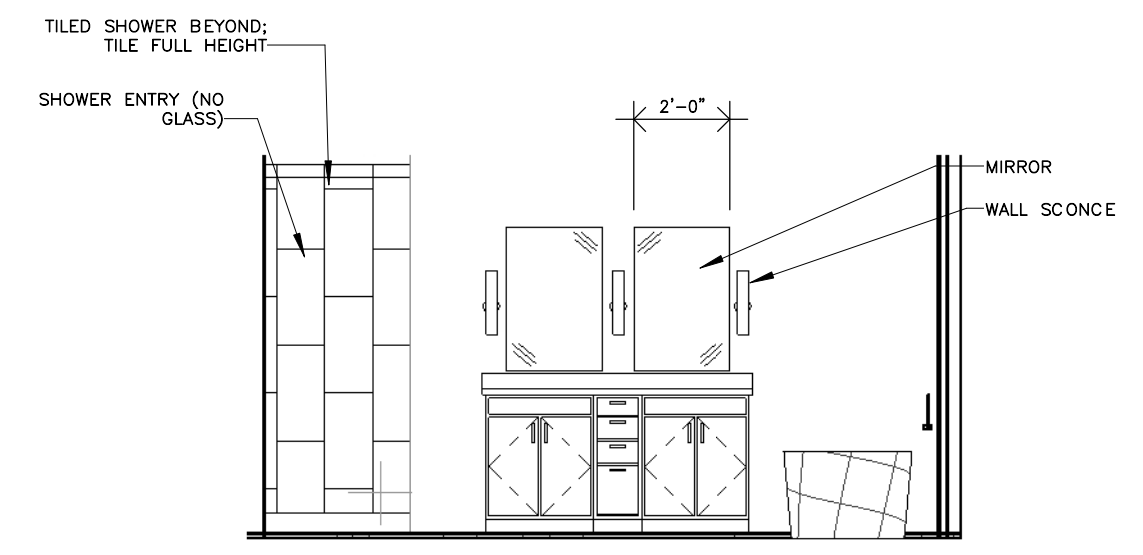
13 UNIT 402 - ELEVATION 1
 SCALE: 1/4" = 1'-0"



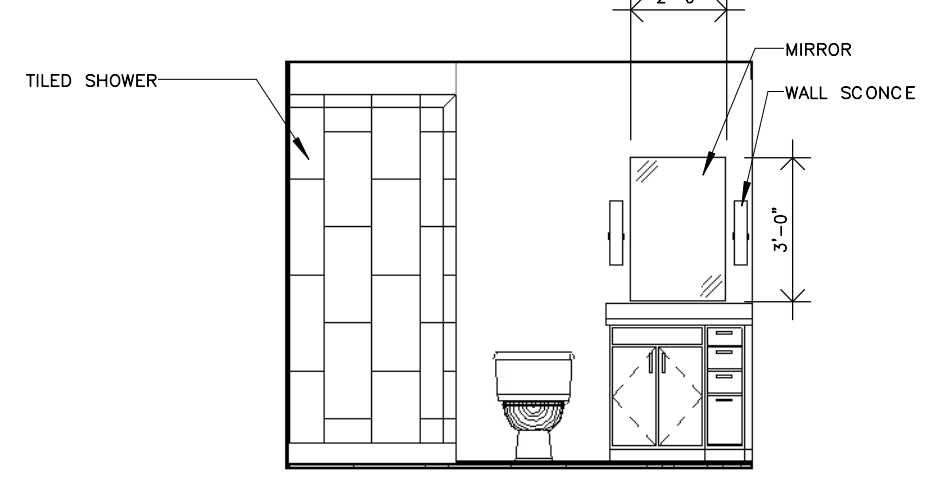
12 UNIT 401 - ELEVATION 5
 SCALE: 1/4" = 1'-0"



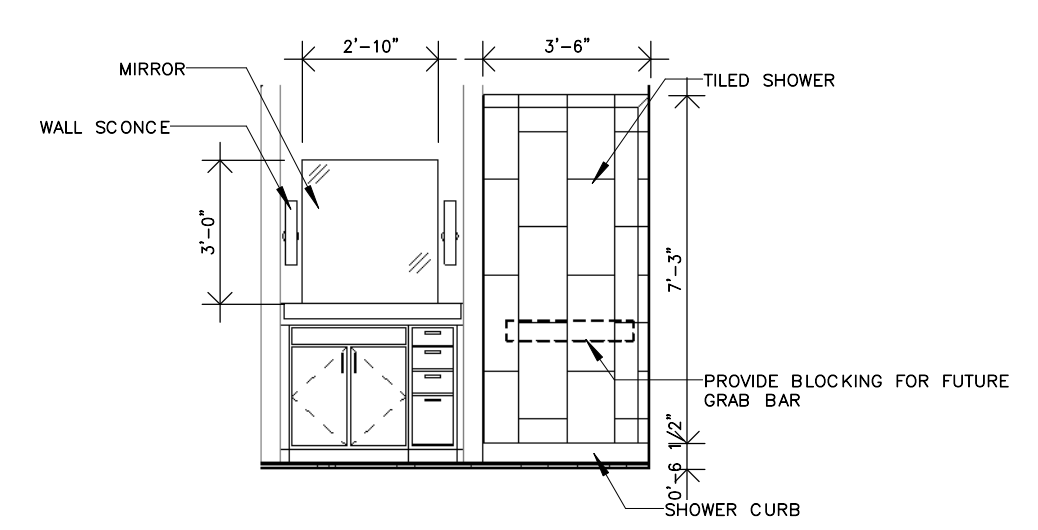
11 UNIT 401 - ELEVATION 4
 SCALE: 1/4" = 1'-0"



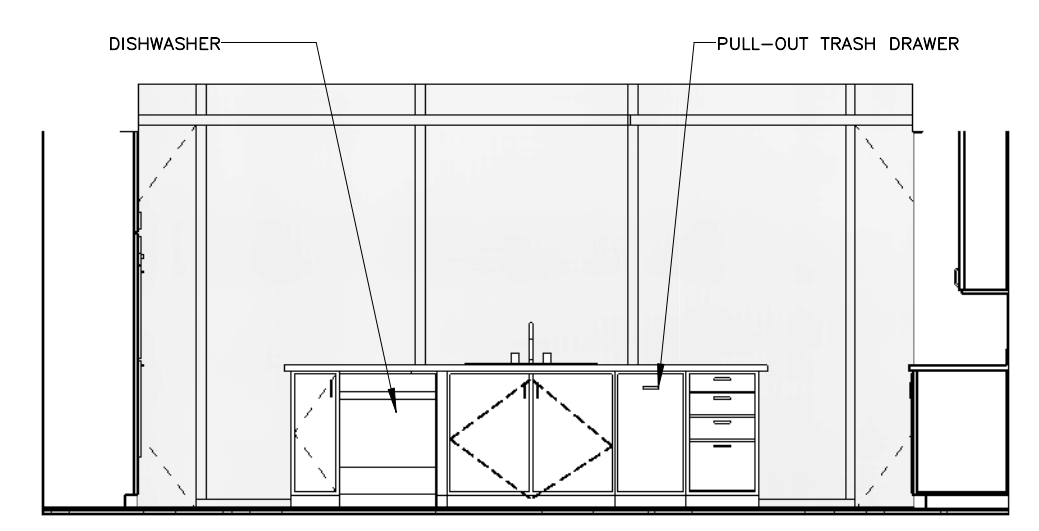
19 UNIT 402 - ELEVATION 7
 SCALE: 1/4" = 1'-0"



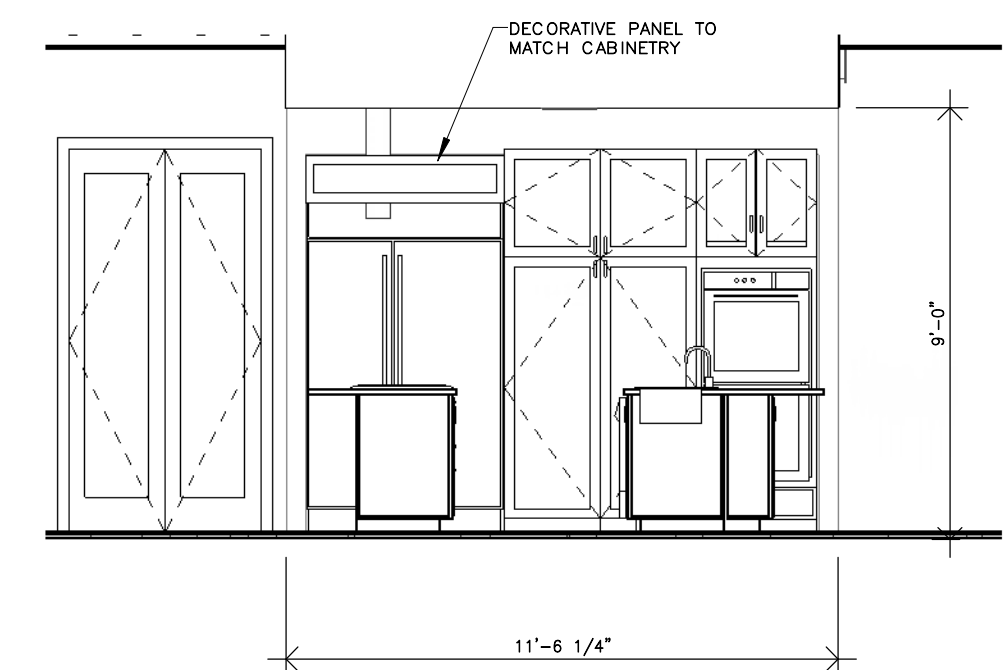
18 UNIT 402 - ELEVATION 6
 SCALE: 1/4" = 1'-0"



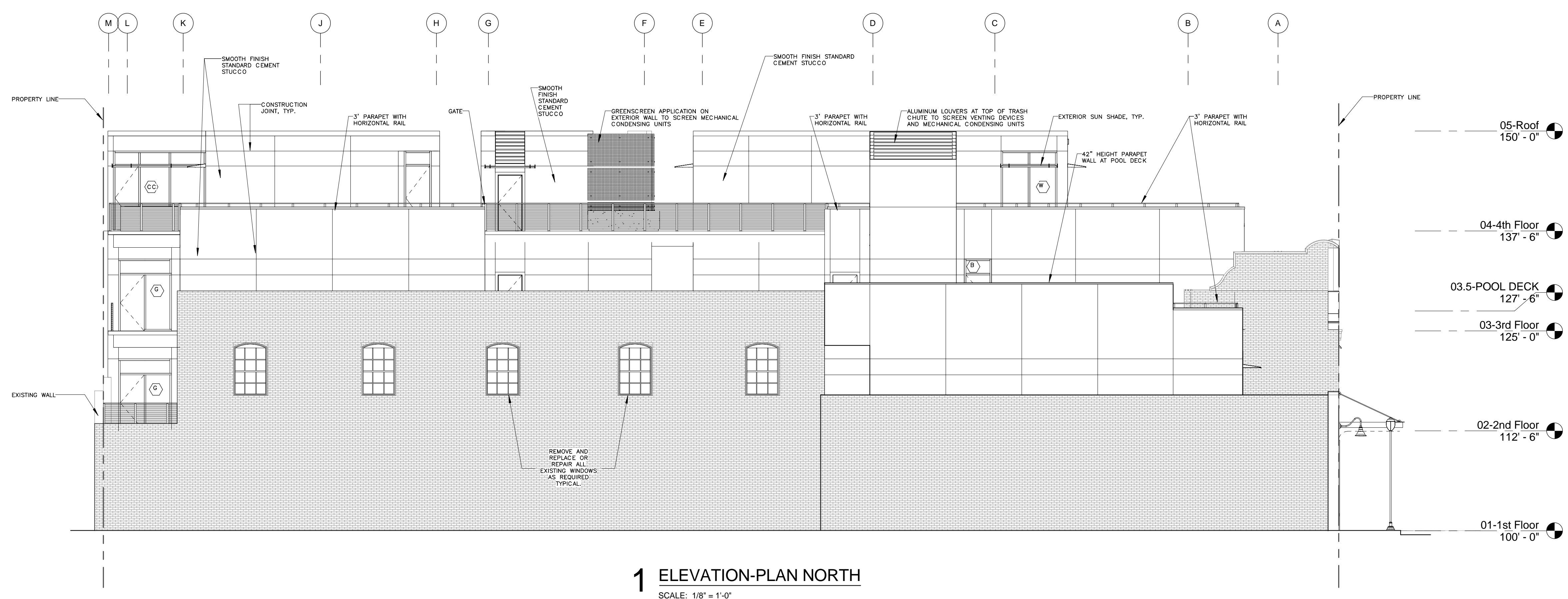
17 UNIT 402 - ELEVATION 5
 SCALE: 1/4" = 1'-0"



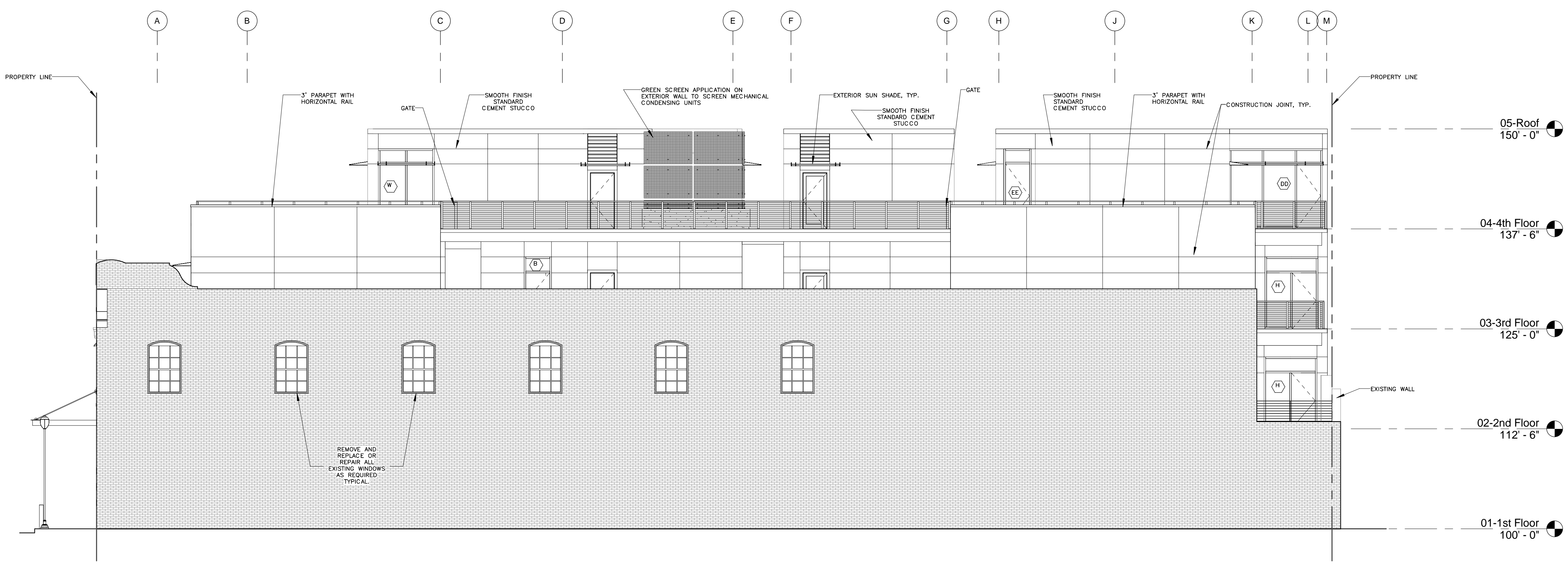
16 UNIT 402 - ELEVATION 4
 SCALE: 1/4" = 1'-0"



15 UNIT 402 - ELEVATION 3
 SCALE: 1/4" = 1'-0"



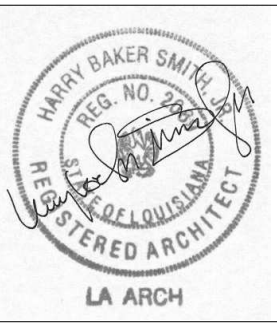
1 ELEVATION-PLAN NORTH
 SCALE: 1/8" = 1'-0"



2 ELEVATION-PLAN SOUTH
 SCALE: 1/8" = 1'-0"

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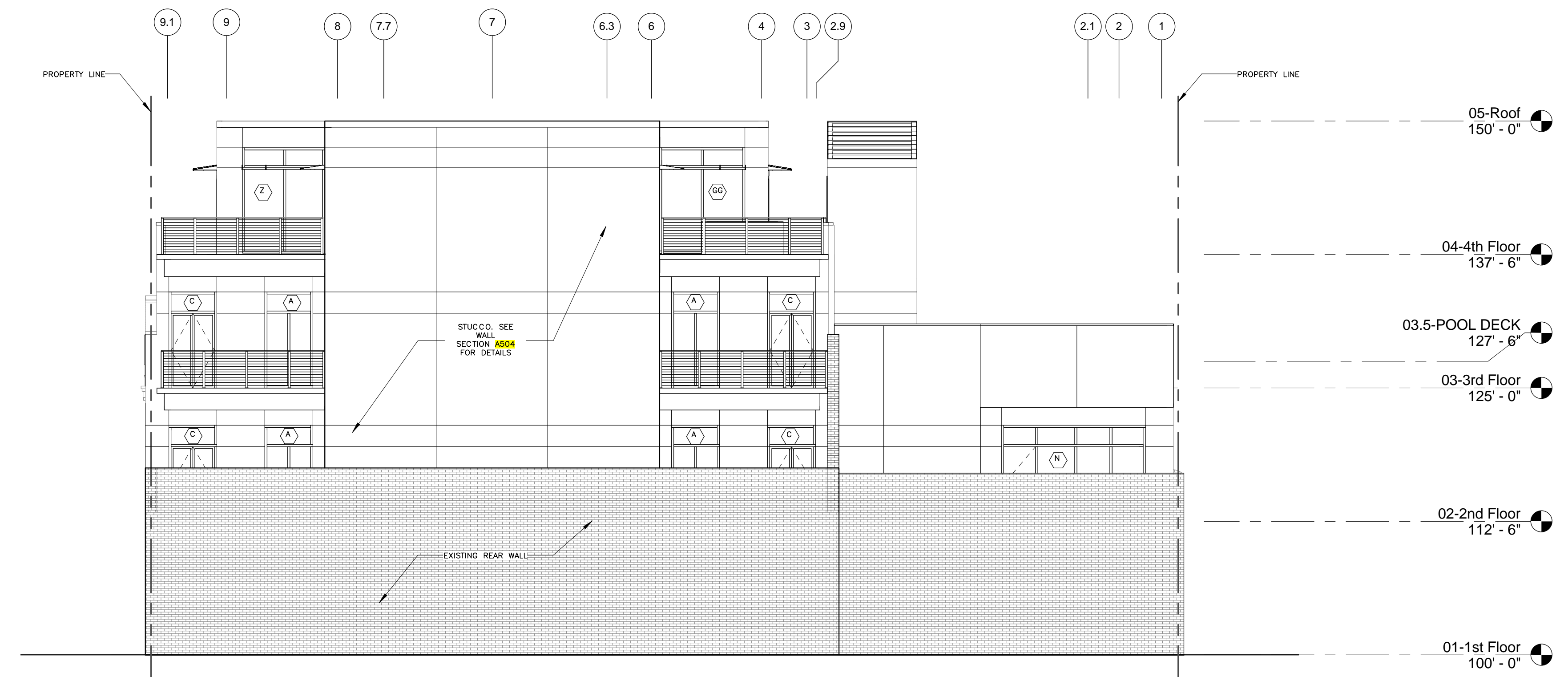
REVISION HISTORY						
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D	REVIEW
1	06/20/16	SCHEMATIC DESIGN				
2	07/14/16	DESIGN DEVELOPMENT				
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6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

EXTERIOR ELEVATIONS

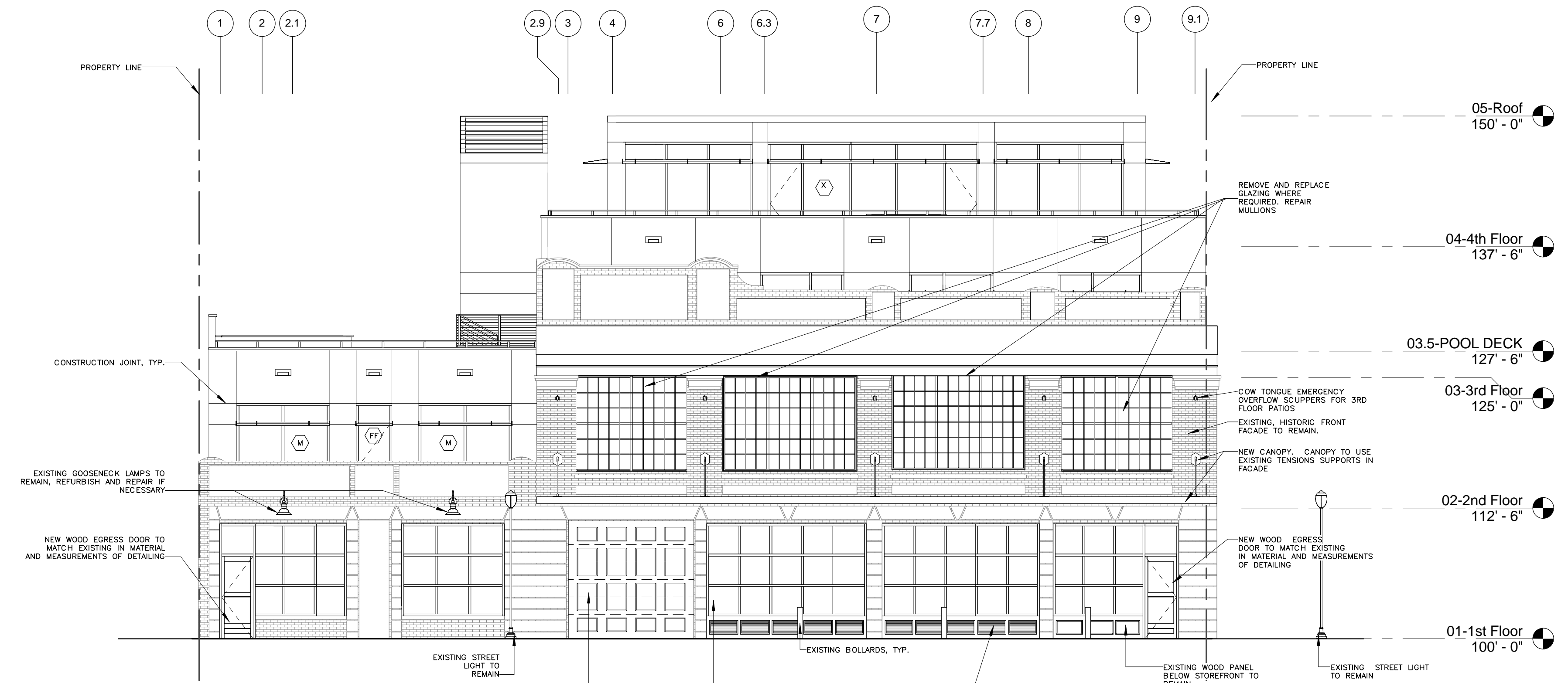
PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: GR
 CHECKER: HS
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#:
A400

WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

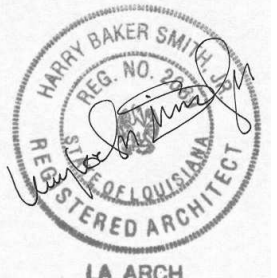


1 ELEVATION-PLAN EAST
 SCALE: 1/8" = 1'-0"



2 ELEVATION-PLAN WEST
 SCALE: 1/8" = 1'-0"

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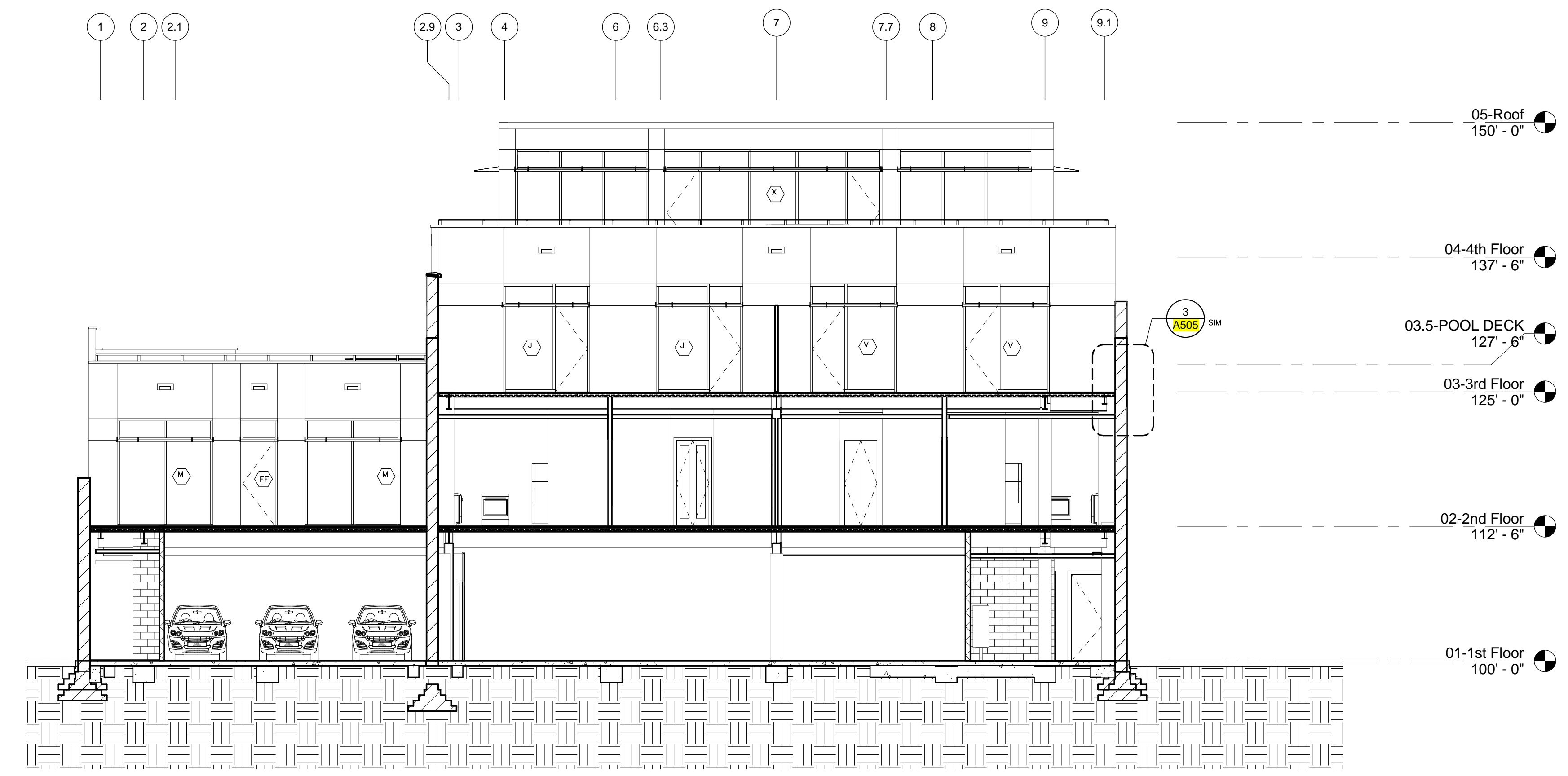


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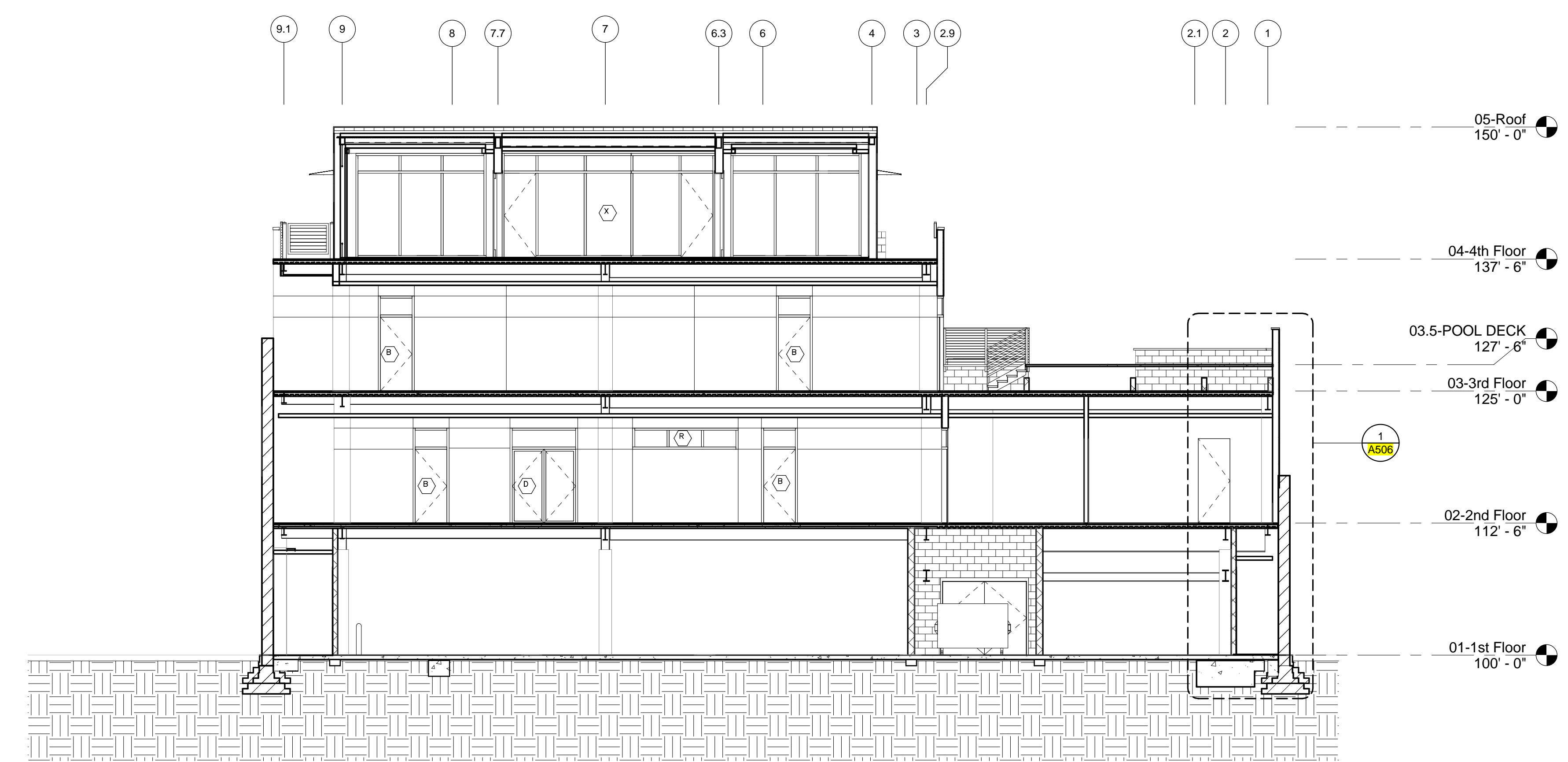
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2	07/14/16	DESIGN DEVELOPMENT				
3	08/19/16	FOUNDATION PERMIT				
4	09/30/16	VCC PERMIT REVIEW				
5	11/07/16	FIRE MARSHALL RESPONSE				
6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

EXTERIOR ELEVATIONS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: GRACE
 SCALE: AS NOTED
 ISSUED: 11/17/2017

WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

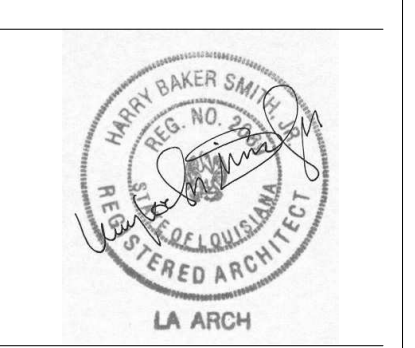


1 BUILDING SECTION AT GARAGE
 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION AT UPPER FLOOR HALLWAYS
 SCALE: 1/8" = 1'-0"

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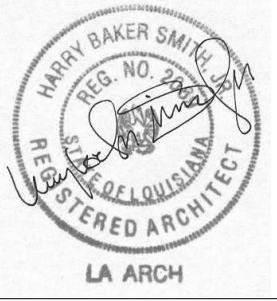
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 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#:
A501

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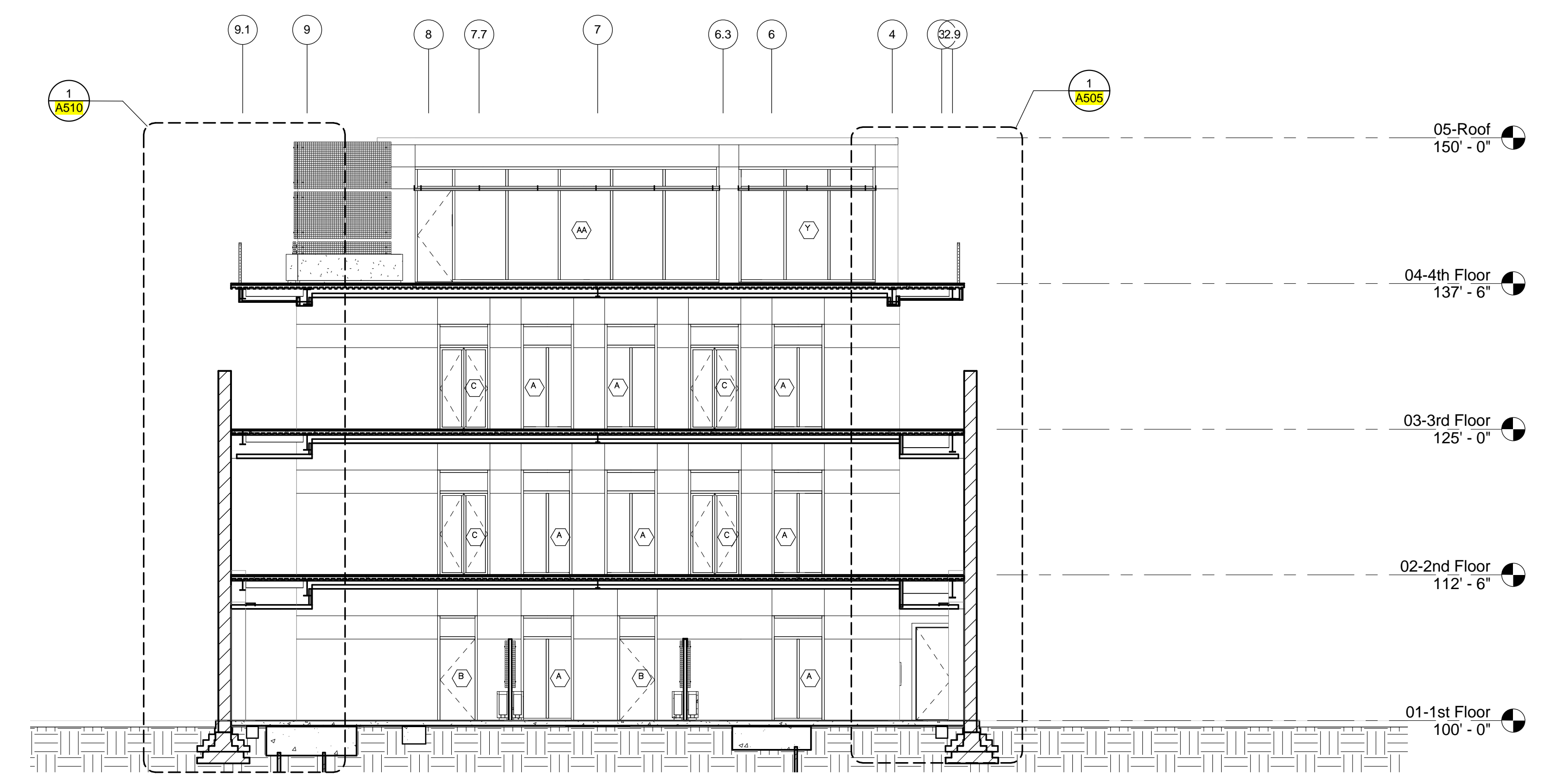
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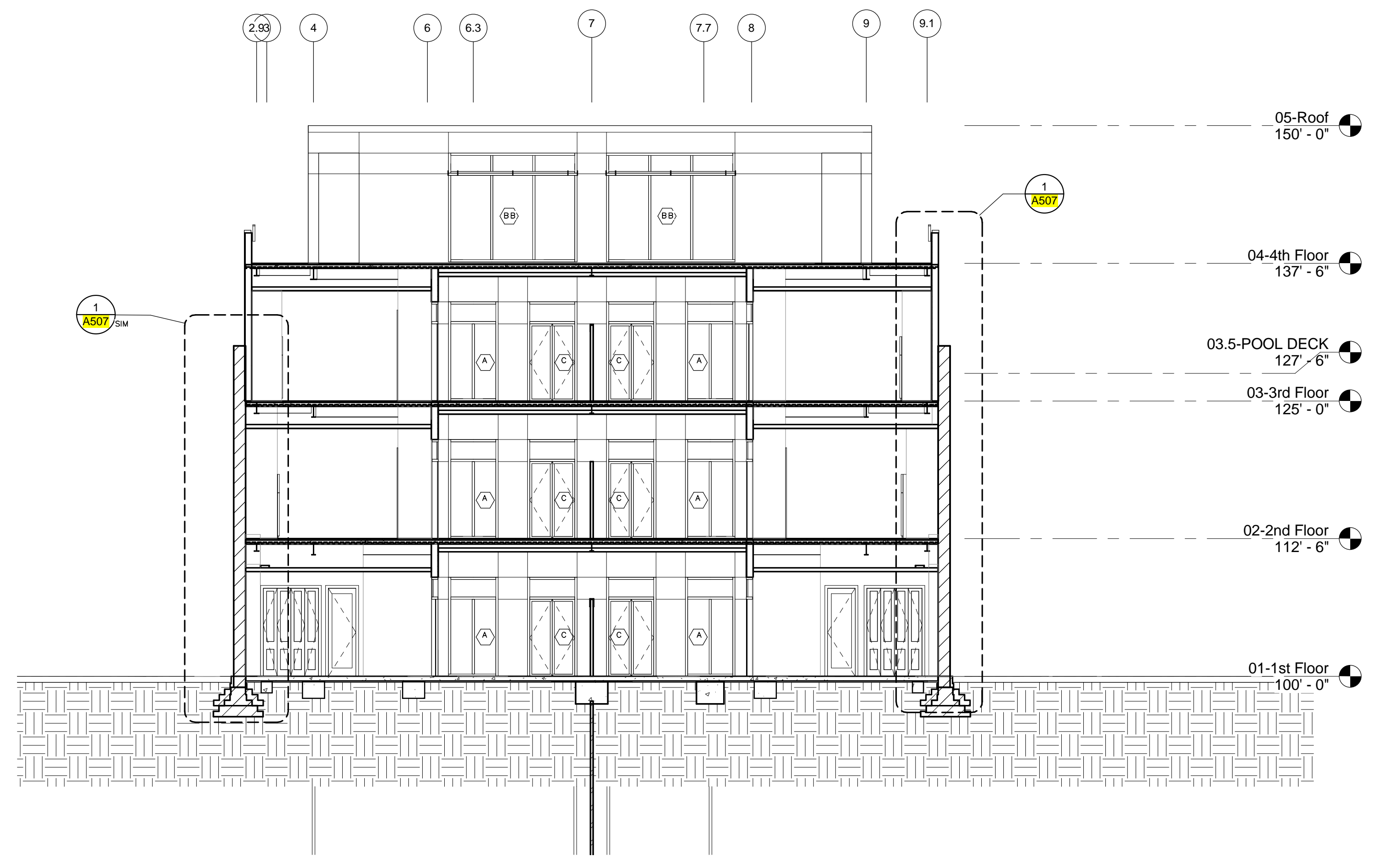
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 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
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 ISSUED: 11/17/2017
 SHEET#:

A502

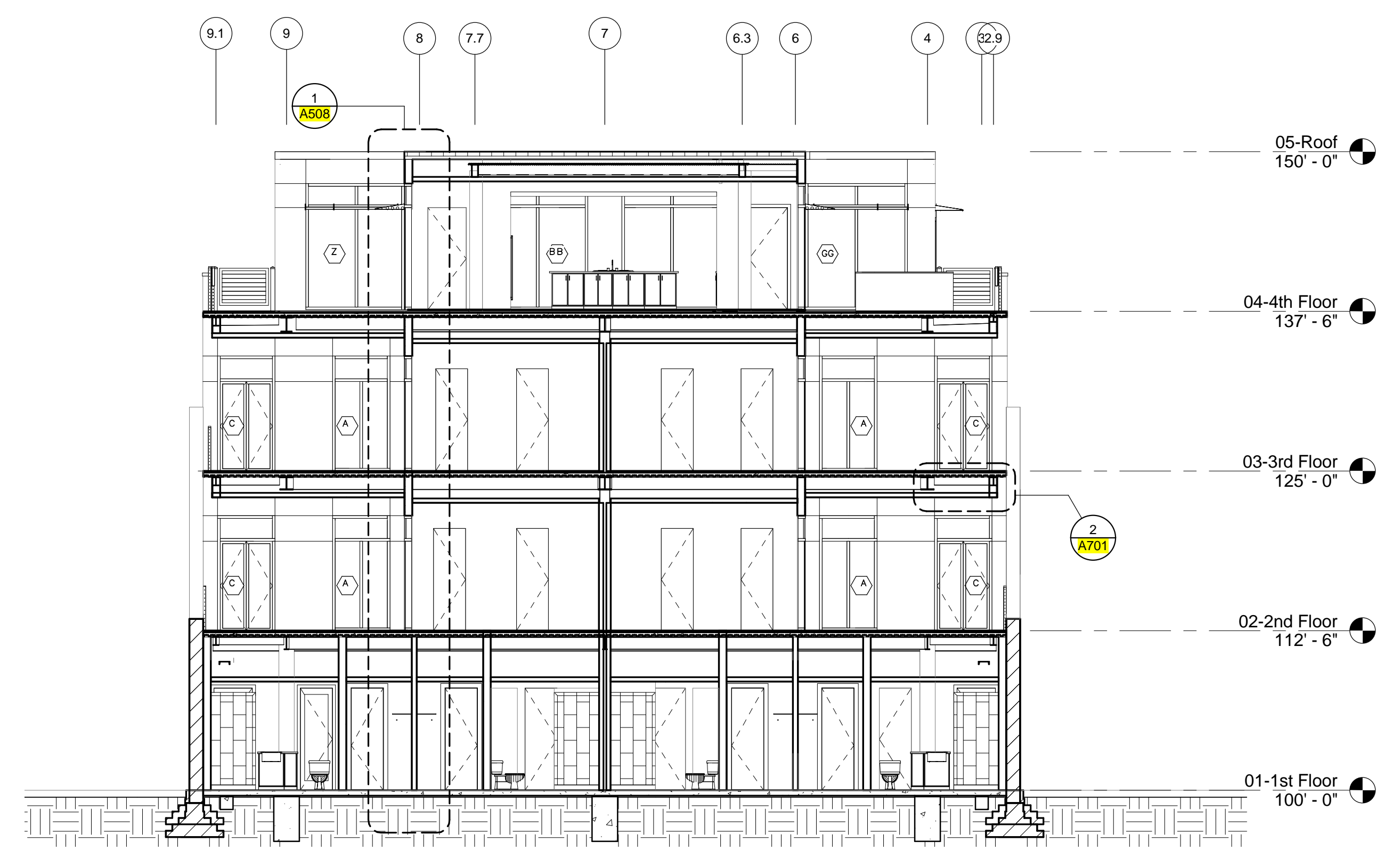


1 BUILDING SECTION AT INTERIOR COURTYARD
 SCALE: 1/8" = 1'-0"

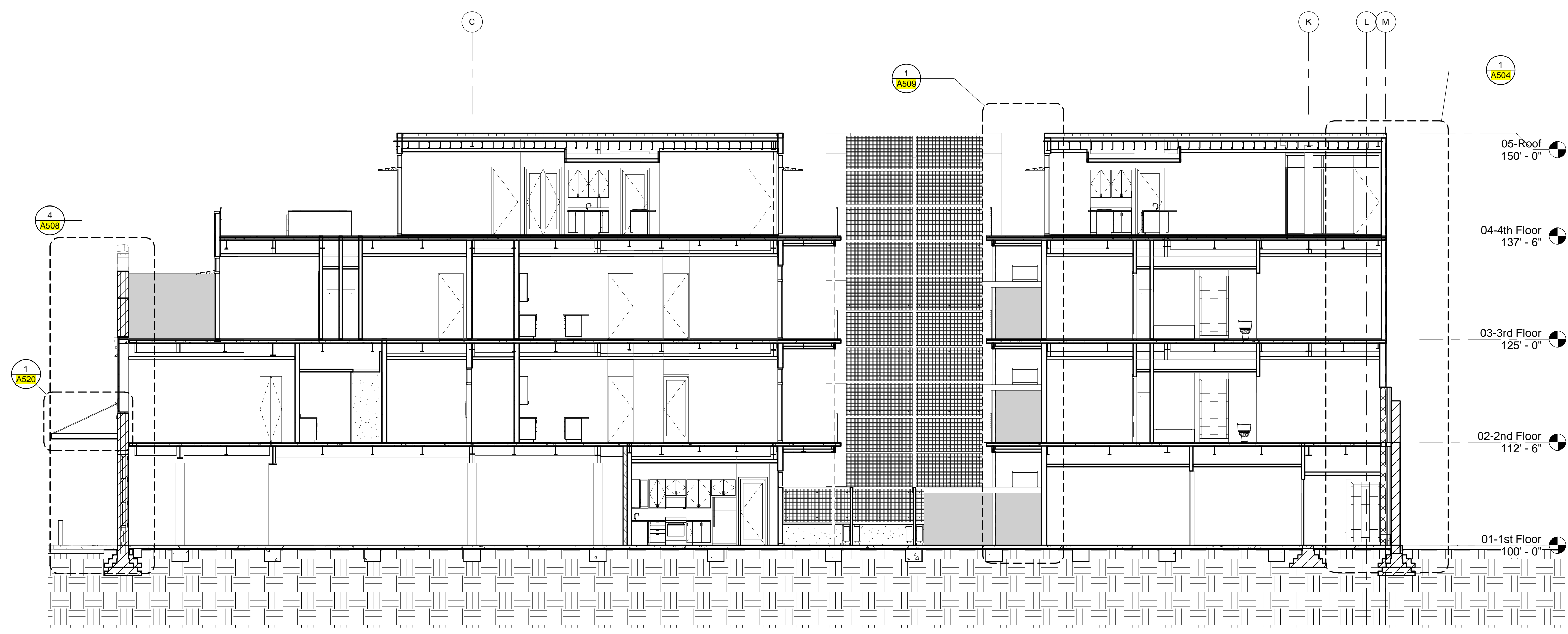


2 BUILDING SECTION AT INTERIOR COURTYARD (OPP. HAND)
 SCALE: 1/8" = 1'-0"

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 917 CONTI STREET
 NEW ORLEANS, LA.



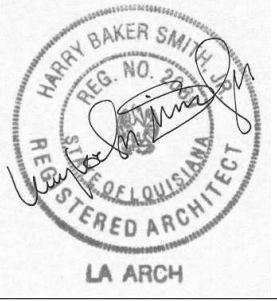
1 BUILDING SECTION AT REAR BALCONIES
 SCALE: 1/8" = 1'-0"



2 LATERAL BUILDING SECTION AT COURTYARD
 SCALE: 1/8" = 1'-0"

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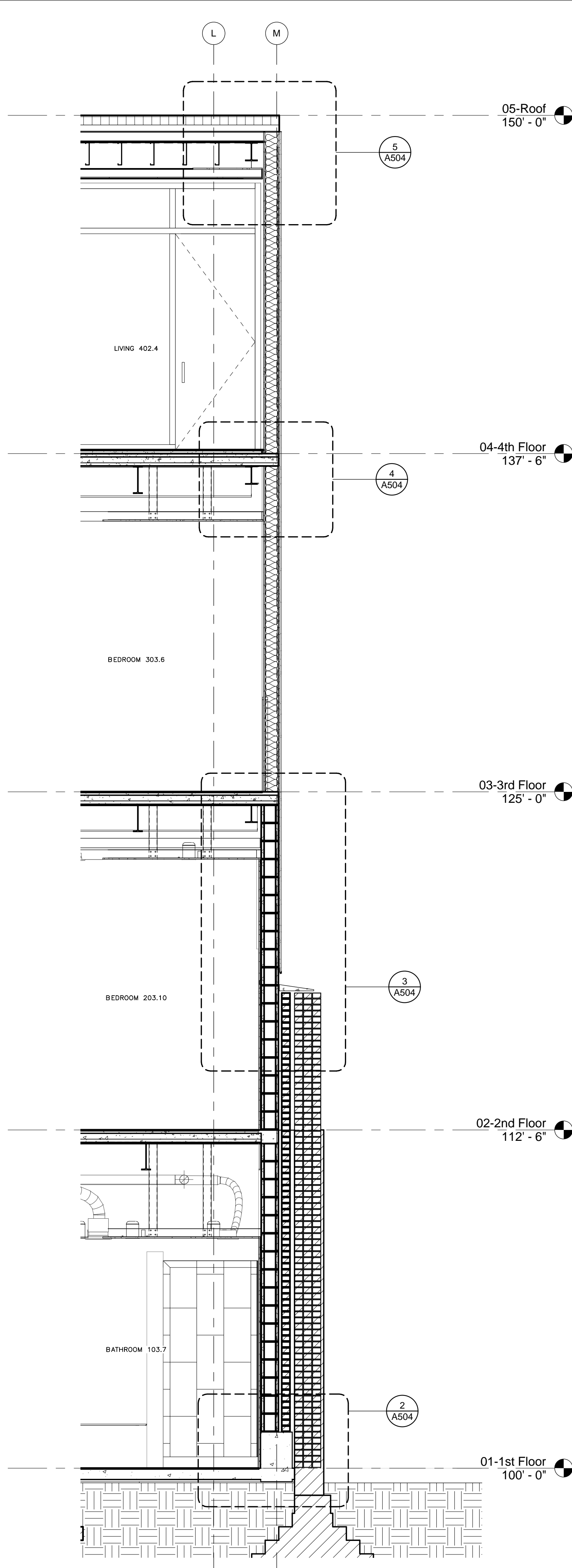


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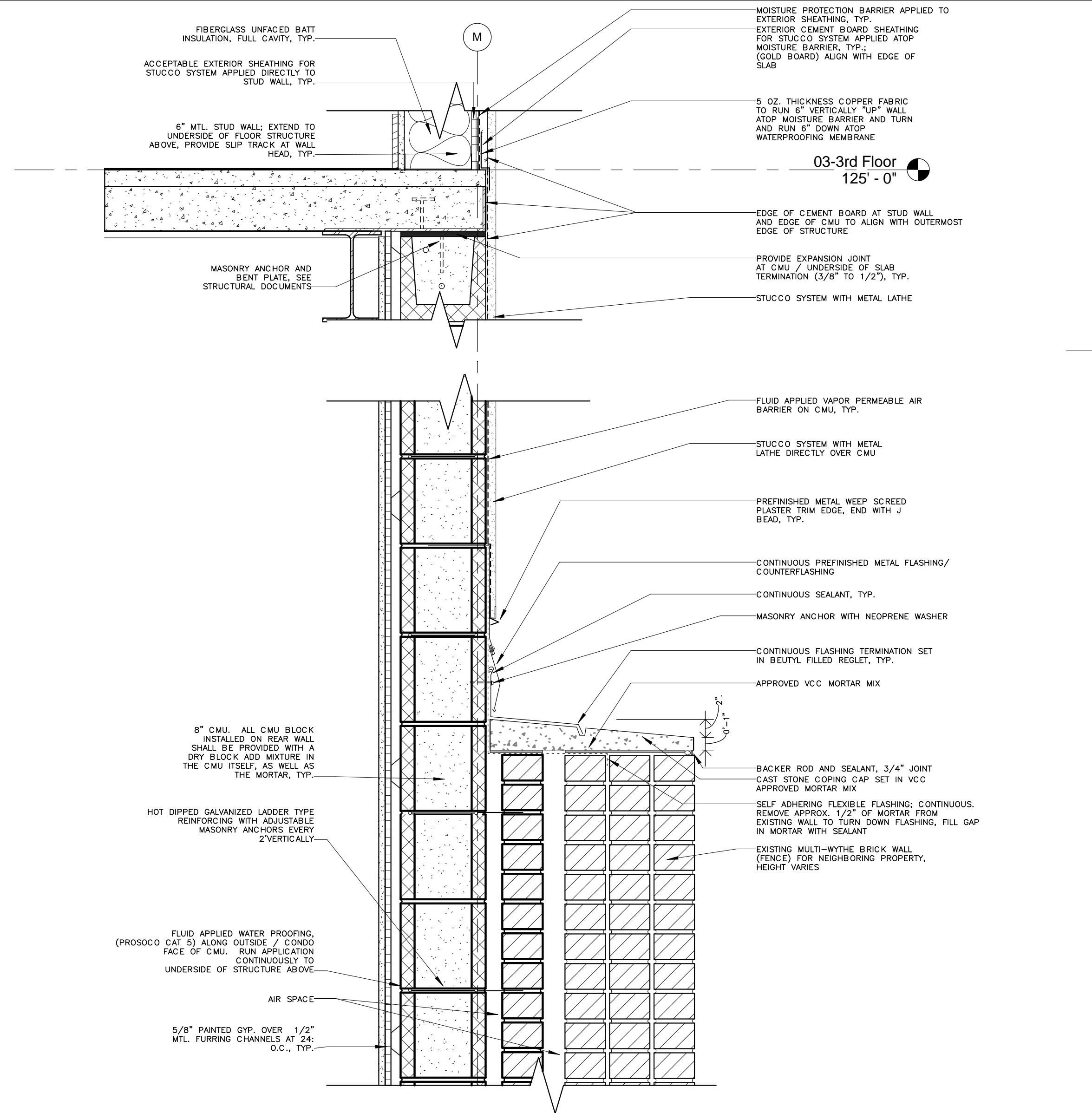
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BUILDING SECTIONS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

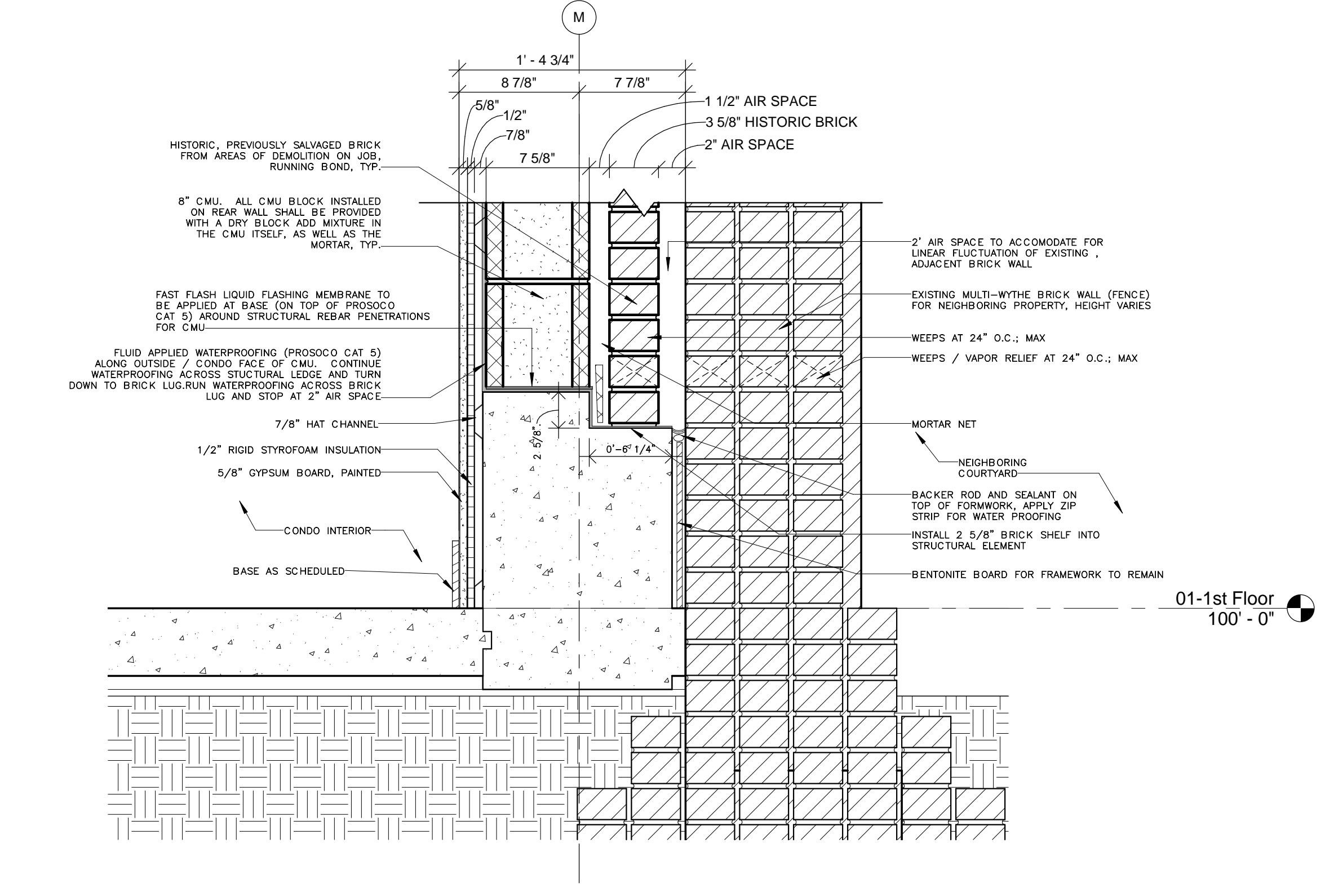
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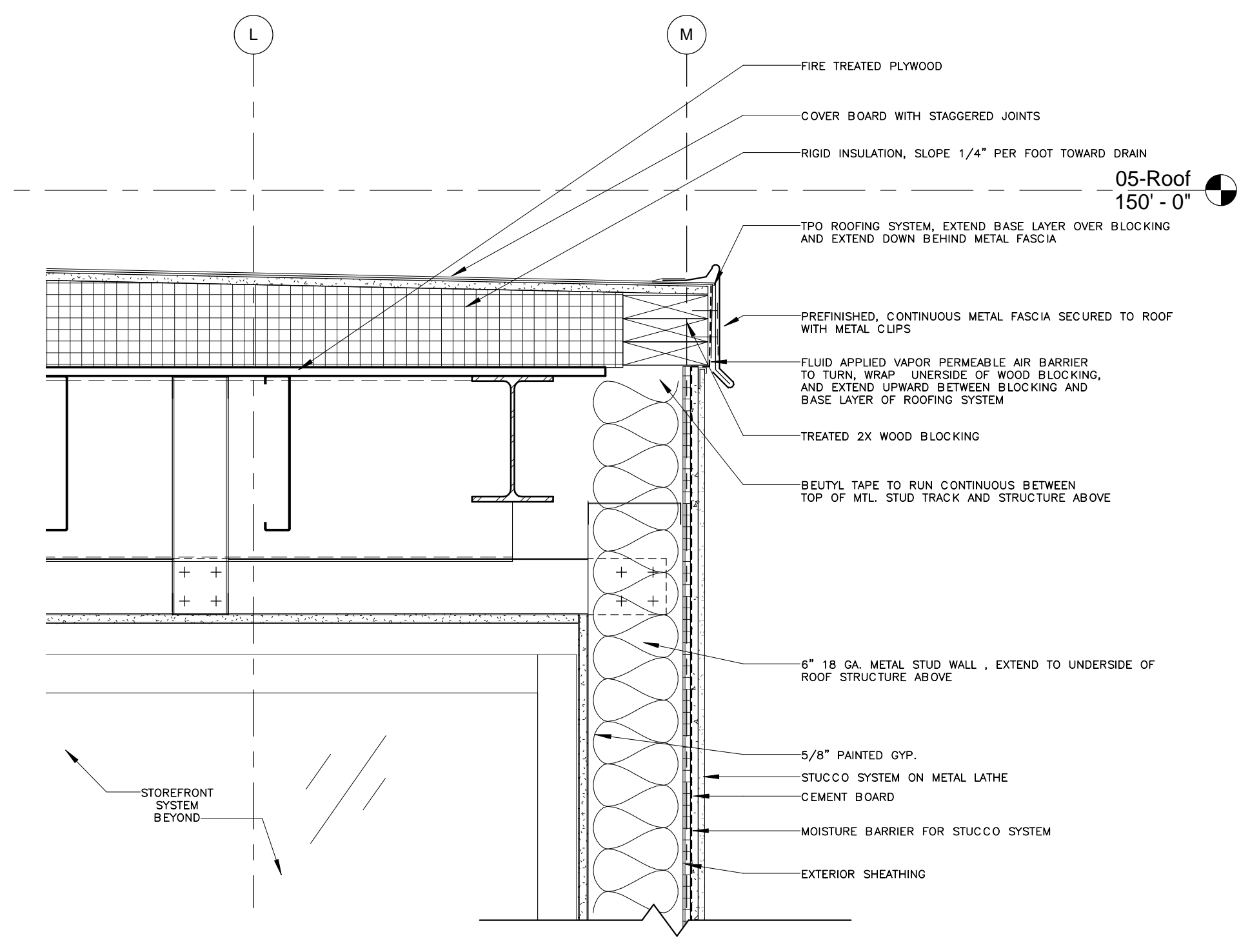
1 REAR WALL WITH ADJACENT EXISTING FENCE
SCALE: 3/8" = 1'-0"



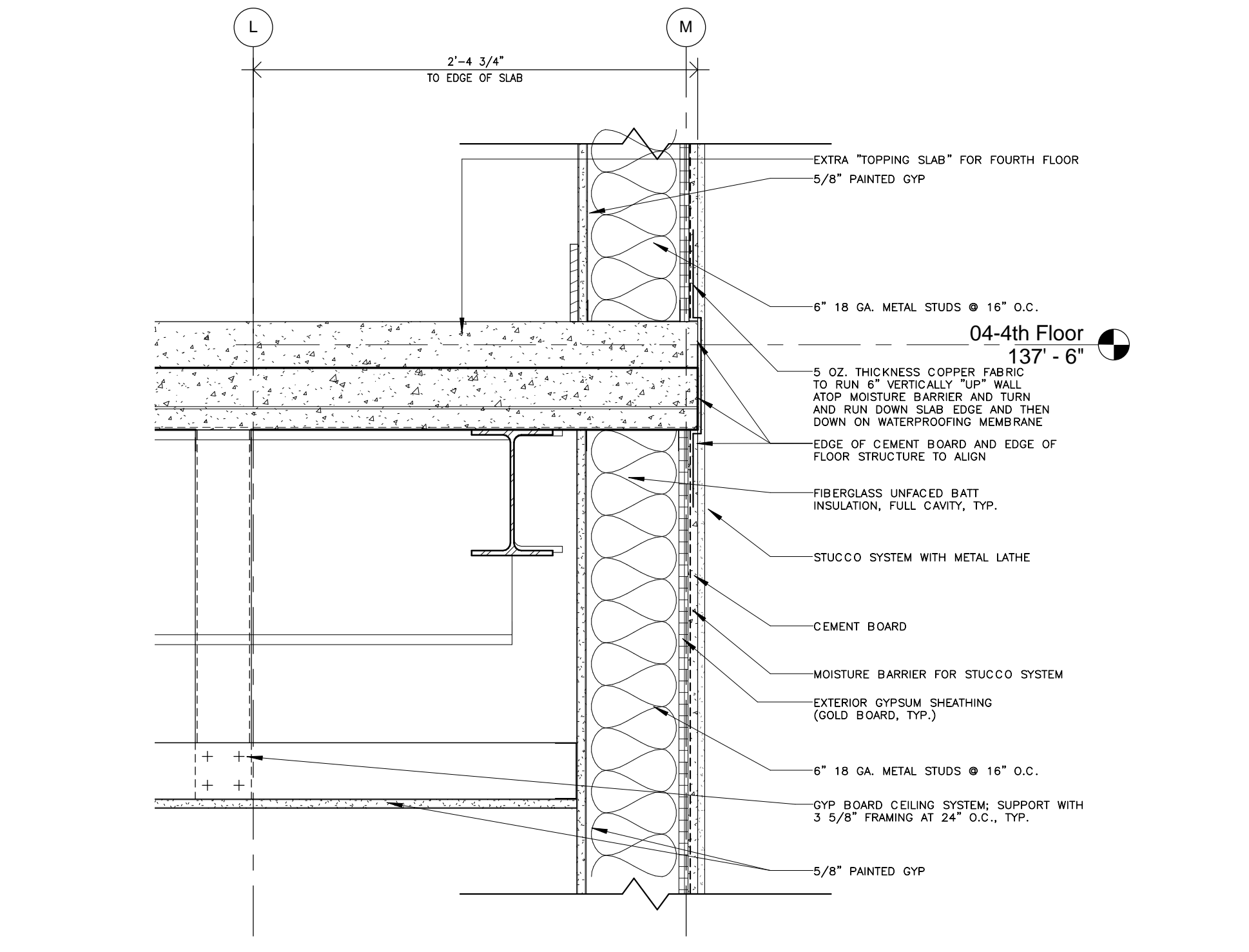
3 REAR WALL AT ADJACENT EXISTING FENCE AT SECOND FLOOR / THIRD FLOOR TRANSITION
SCALE: 1 1/2" = 1'-0"



2 REAR WALL AT ADJACENT EXISTING FENCE AT FIRST FLOOR SLAB
SCALE: 1 1/2" = 1'-0"

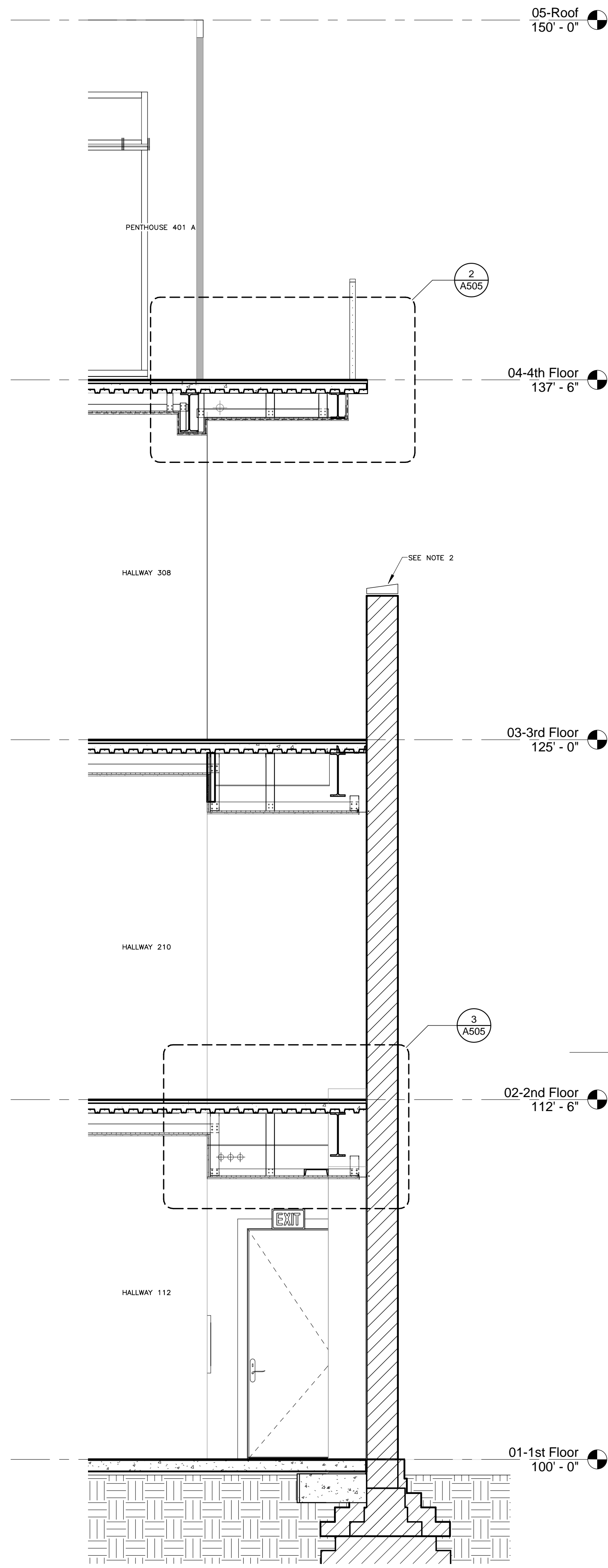


5 REAR WALL WITH ADJACENT EXISTING FENCE AT ROOF
SCALE: 1 1/2" = 1'-0"

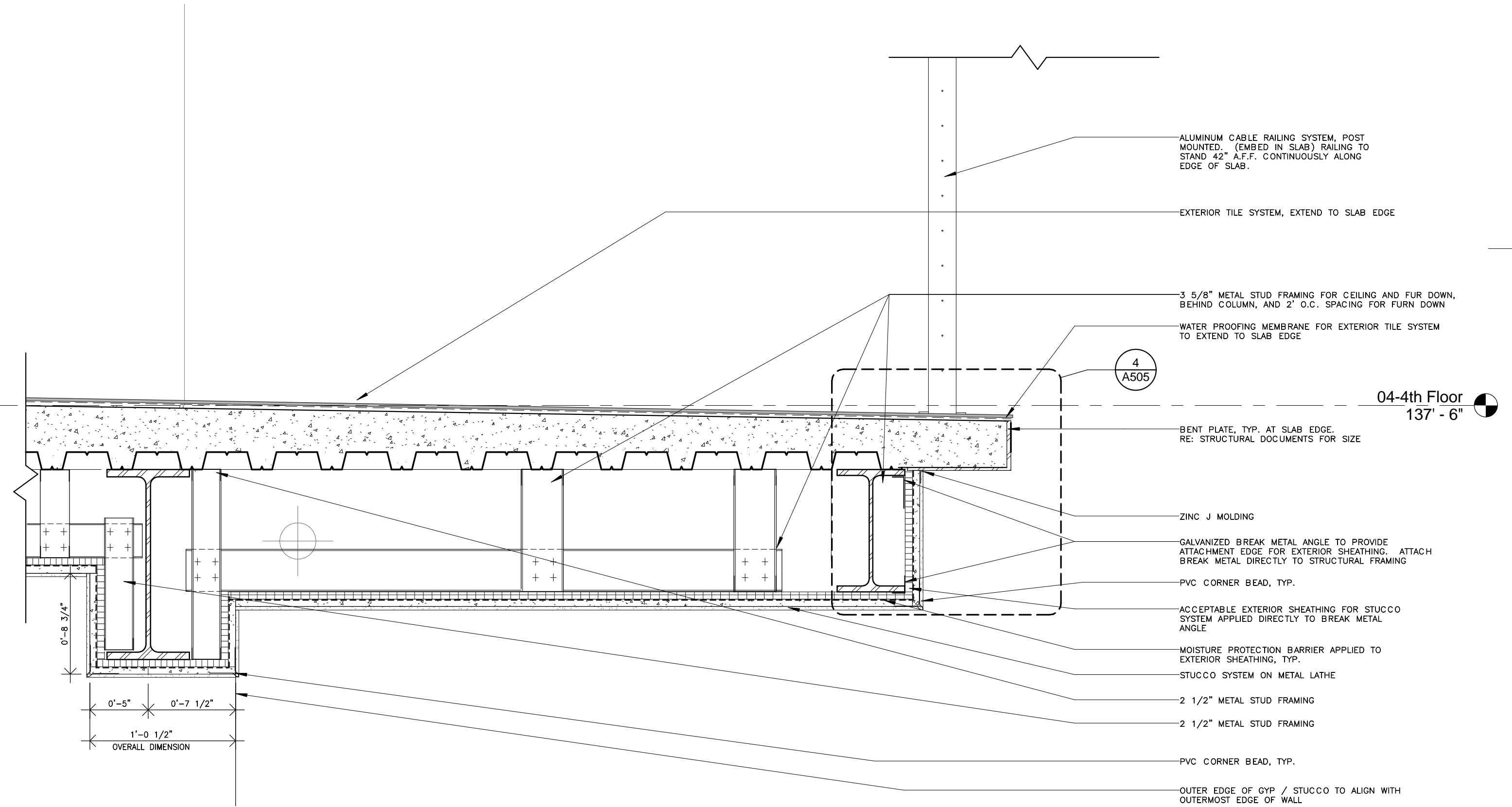


4 REAR WALL AT ADJACENT EXISTING FENCE AT FOURTH FLOOR SLAB
SCALE: 1 1/2" = 1'-0"

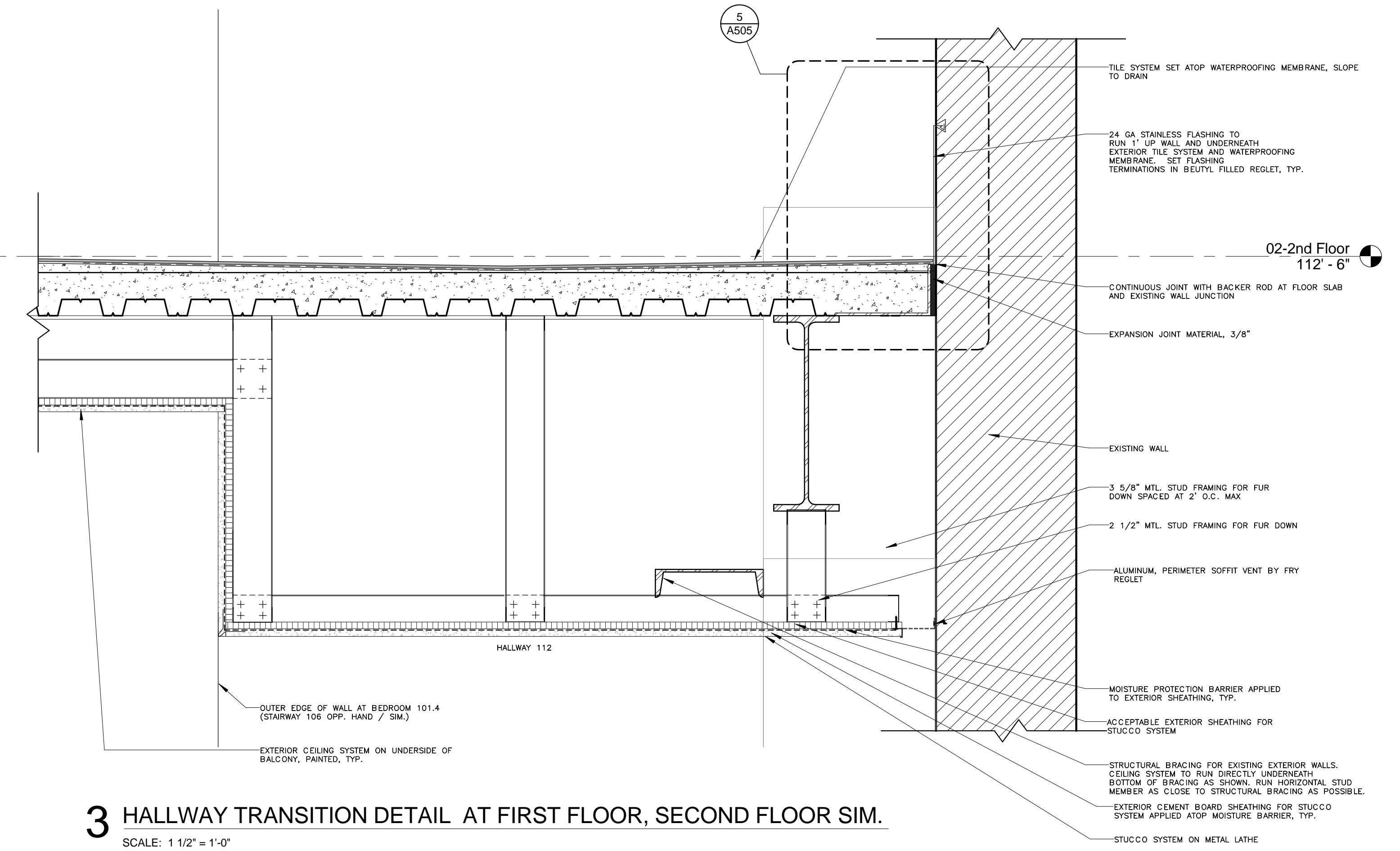
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1 EXISTING WALL AND WALKWAYS
SCALE: 3/8" = 1'-0"

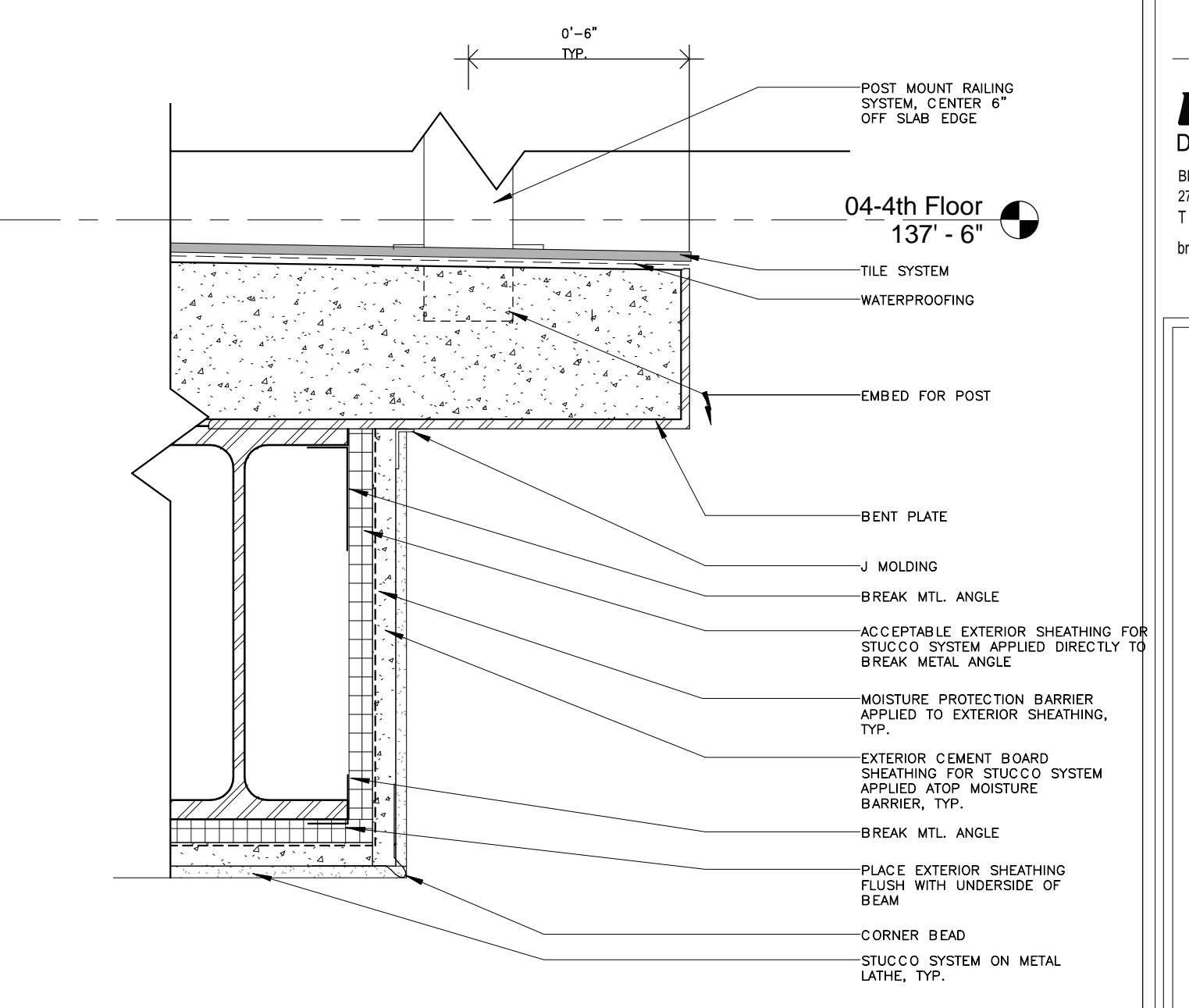


2 HALLWAY TRANSITION AND BALCONY EDGE DETAIL AT FOURTH FLOOR, TYP.
SCALE: 1 1/2" = 1'-0" ***CONDITION SHOWN IN THIS DETAIL IS AT COLUMN LINE 2.9 BETWEEN D AND F. FOR ADDITIONAL SLAB EDGE DETAILS ALONG 2.9 BETWEEN F AND G, SEE 2.4702

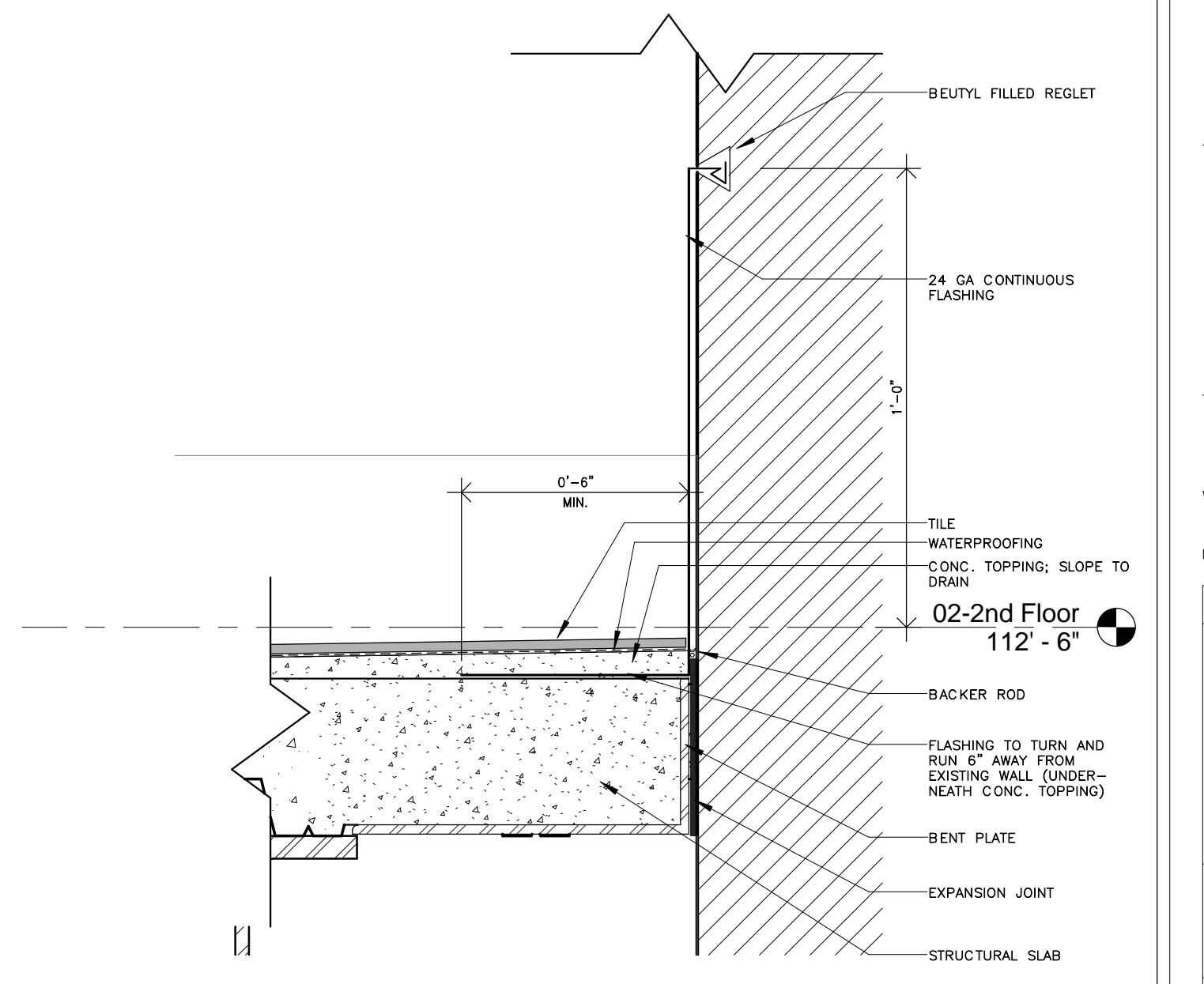


3 HALLWAY TRANSITION DETAIL AT FIRST FLOOR, SECOND FLOOR SIM.
SCALE: 1 1/2" = 1'-0"

NOTE 1: CONTRACTOR HAS OPTION TO UTILIZE SUSPENDED CEILING SYSTEM IN LEU OF TRADITIONAL FRAMING AS SHOWN
NOTE 2: VERIFY IN FIELD: ALL EXISTING WALLS MUST HAVE A COPING CAP TO PREVENT MOISTURE INTRUSION. IF CAP DOES NOT EXIST, INSTALL CAST STONE COPING CAP SET IN VCC APPROVED MORTAR MIX.

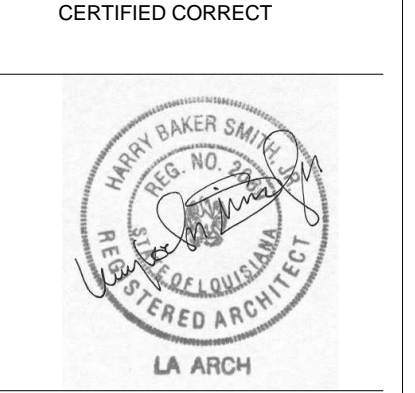


4 BALCONY EDGE DETAIL BLOW UP FOR CLARITY
SCALE: 3" = 1'-0"



5 SLAB EDGE DETAIL BLOW UP FOR CLARITY
SCALE: 3" = 1'-0"

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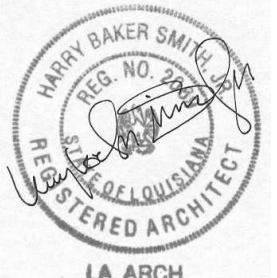
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7	01/17/17	ARCH. PERMIT REVIEW				

EXTERIOR WALL SECTION DETAILS
PROJECT#: 1435
PHASE: PERMIT
DRAWN BY: RUMBLEY
CHECKER: SMITH
SCALE: AS NOTED
ISSUED: 11/17/2017
SHEET#:

WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

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CERTIFIED CORRECT

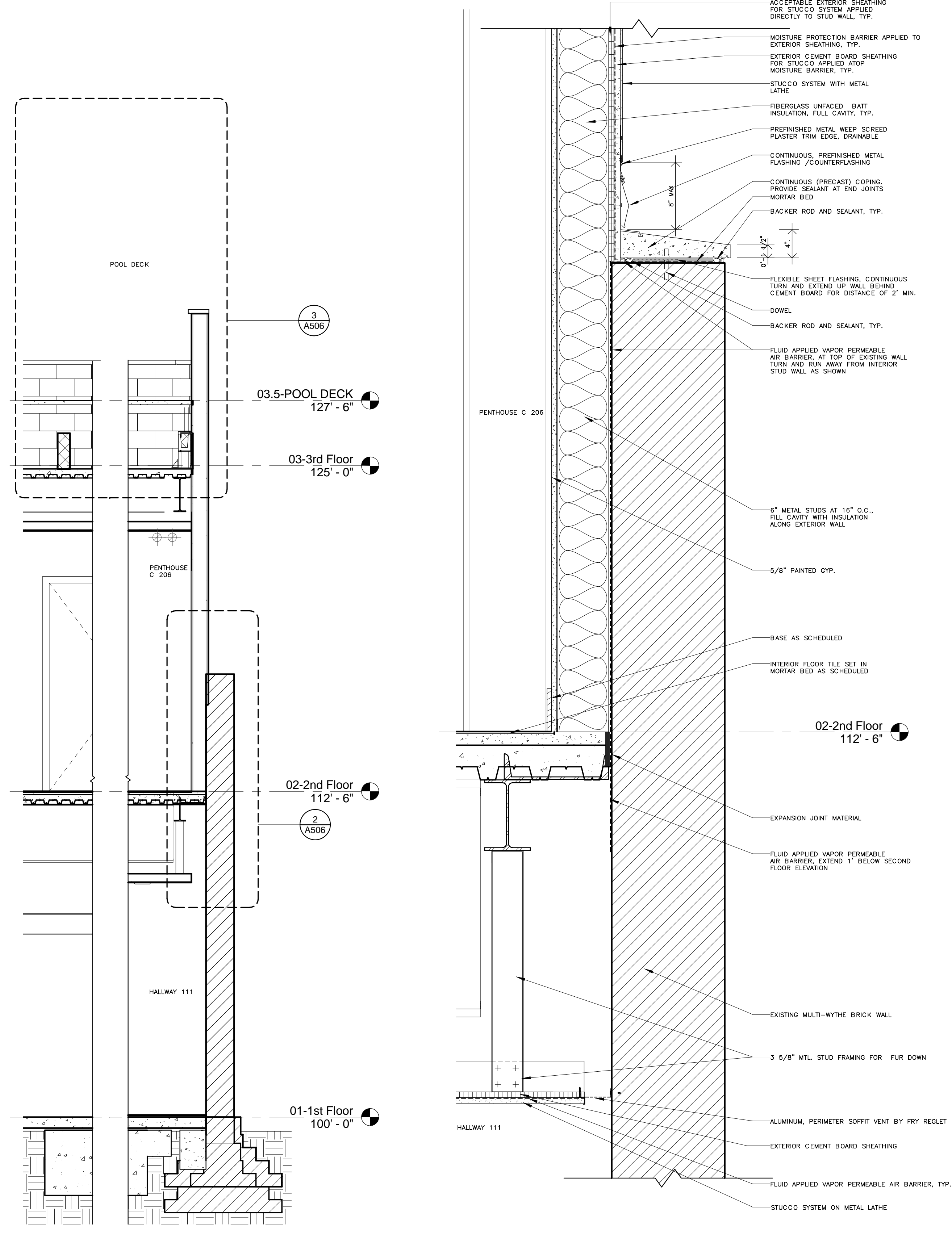


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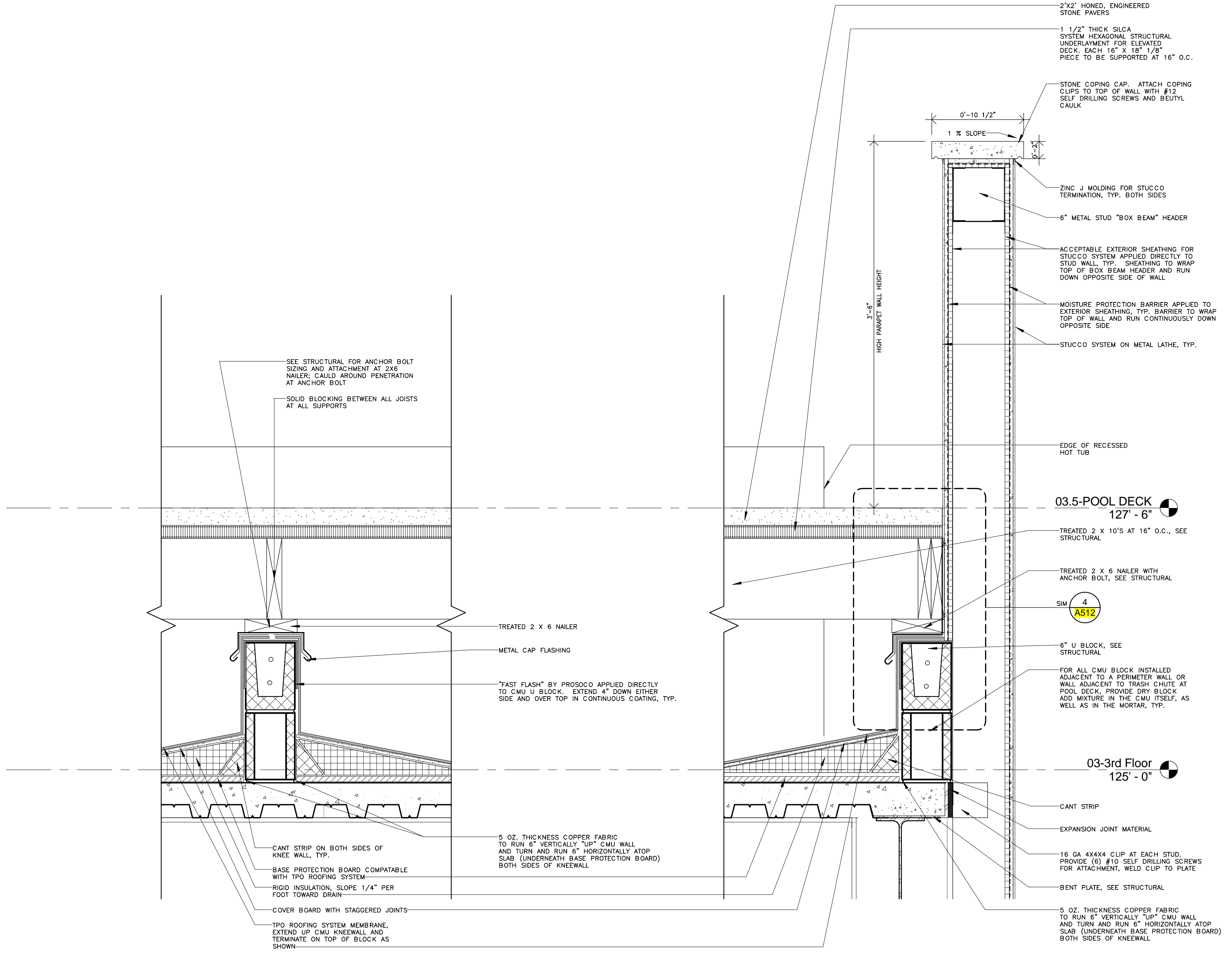
EXTERIOR WALL SECTION DETAILS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#: **A506**



1 EXISTING WALL AT HALLWAY 111
 SCALE: 3/8" = 1'-0"

2 HALLWAY 111 AND PENTHOUSE 206 AT EXISTING WALL
 SCALE: 1 1/2" = 1'-0"

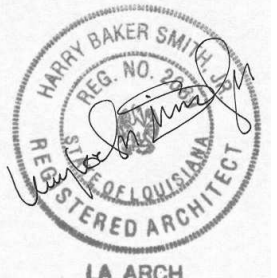


3 POOL DECK
 SCALE: 1 1/2" = 1'-0"

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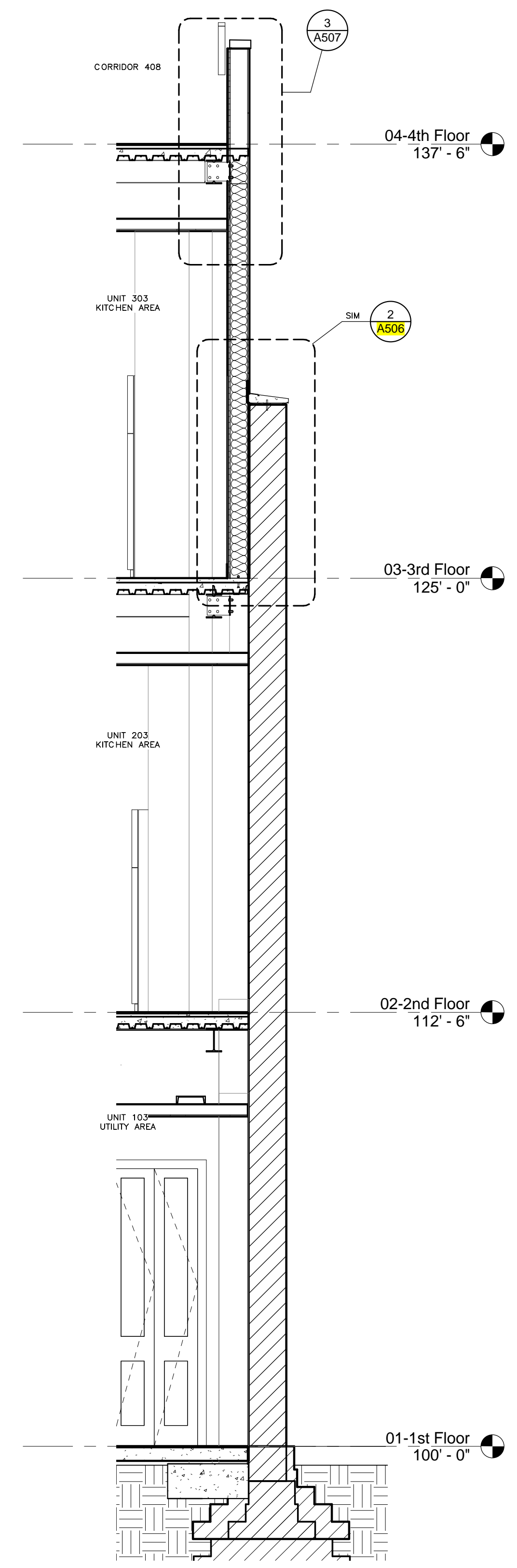


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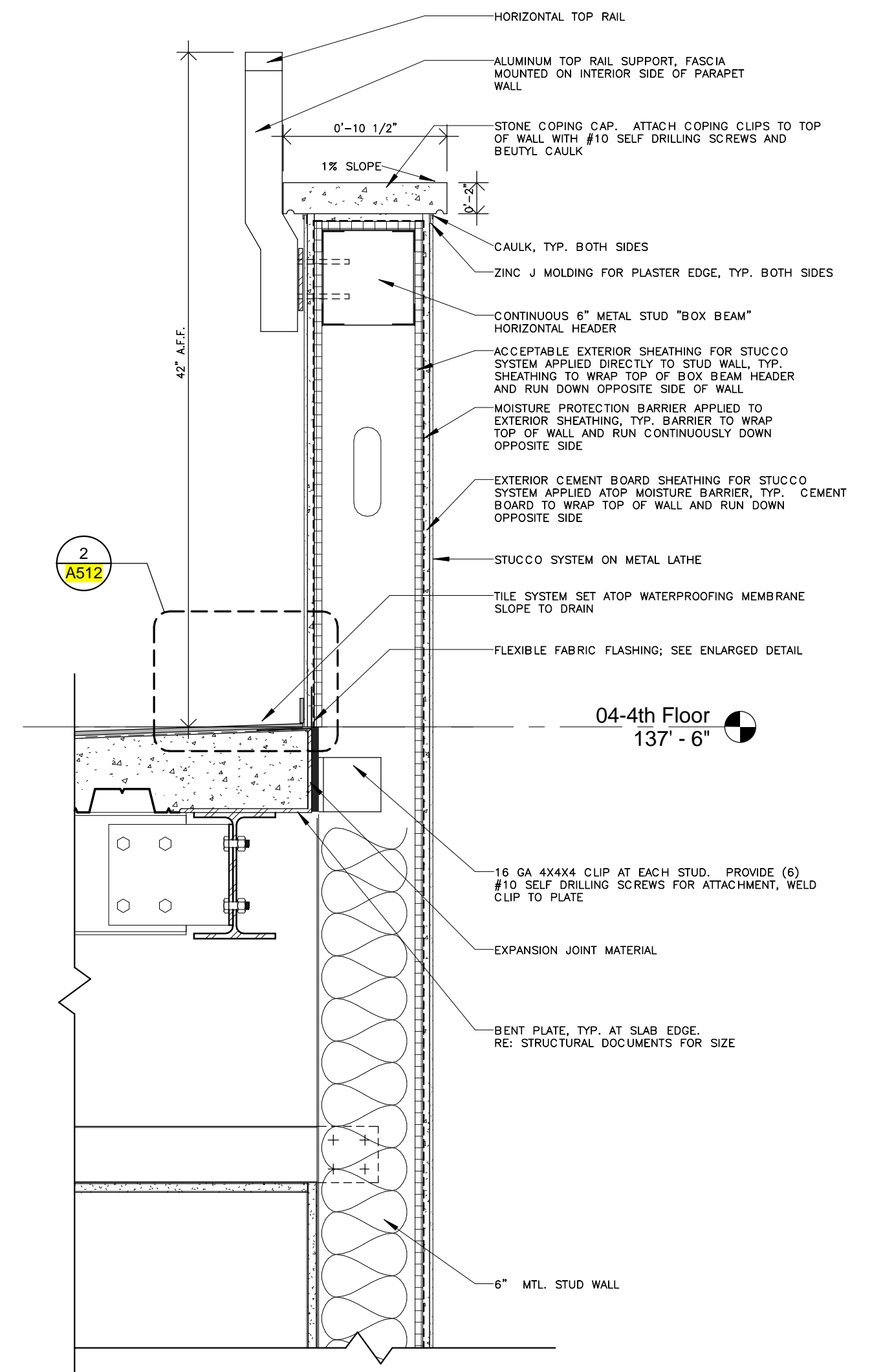
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EXTERIOR WALL SECTION DETAILS
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 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A507



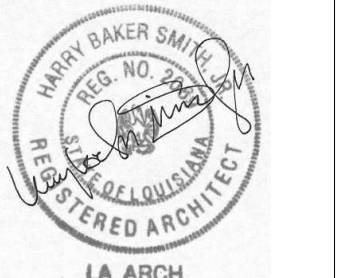
1 SECTION CALLOUT
 SCALE: 3/8" = 1'-0"



3 EDGE OF SLAB DETAIL AT FOURTH FLOOR FASCIA MOUNTED RAIL
 SCALE: 1 1/2" = 1'-0"

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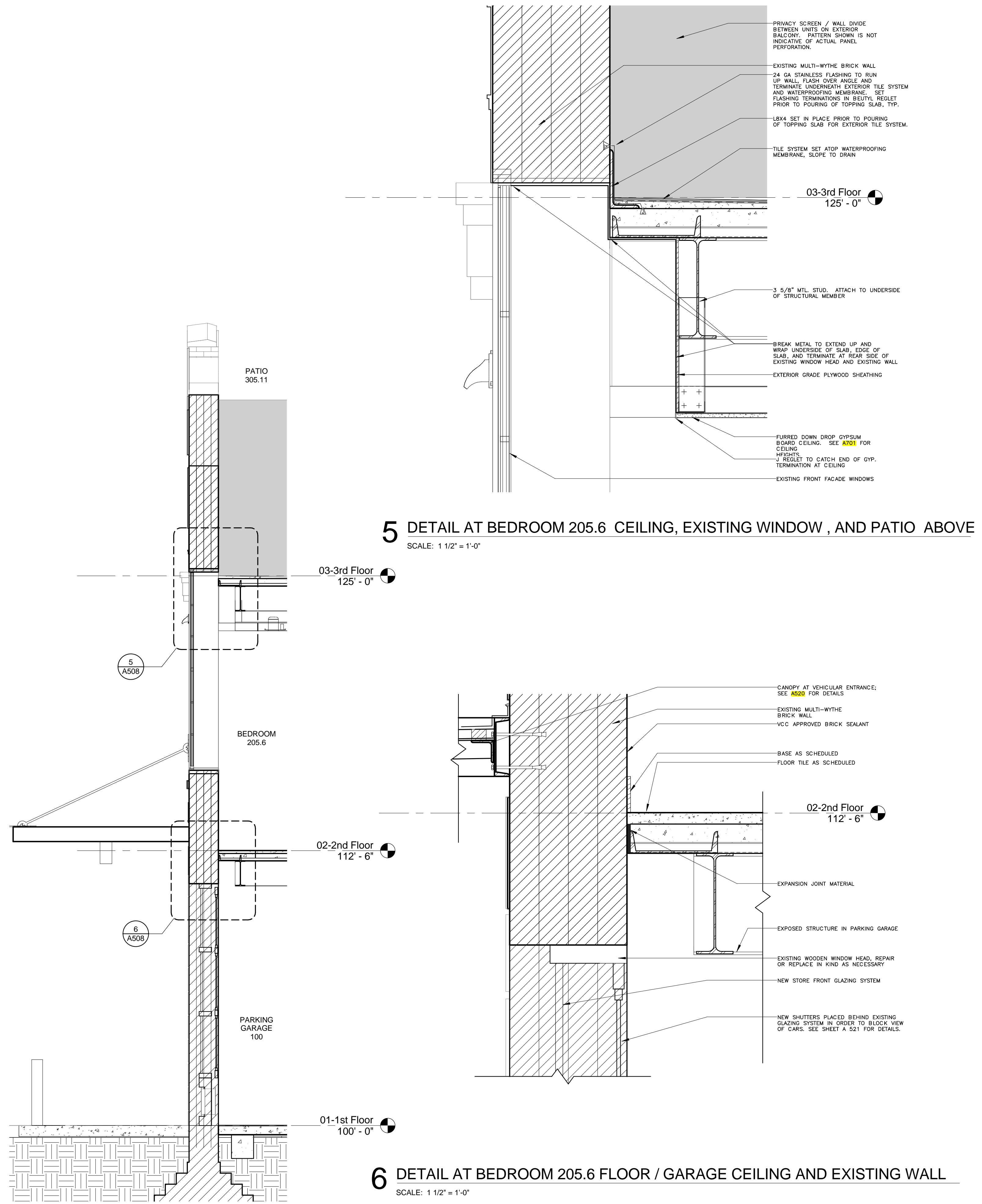
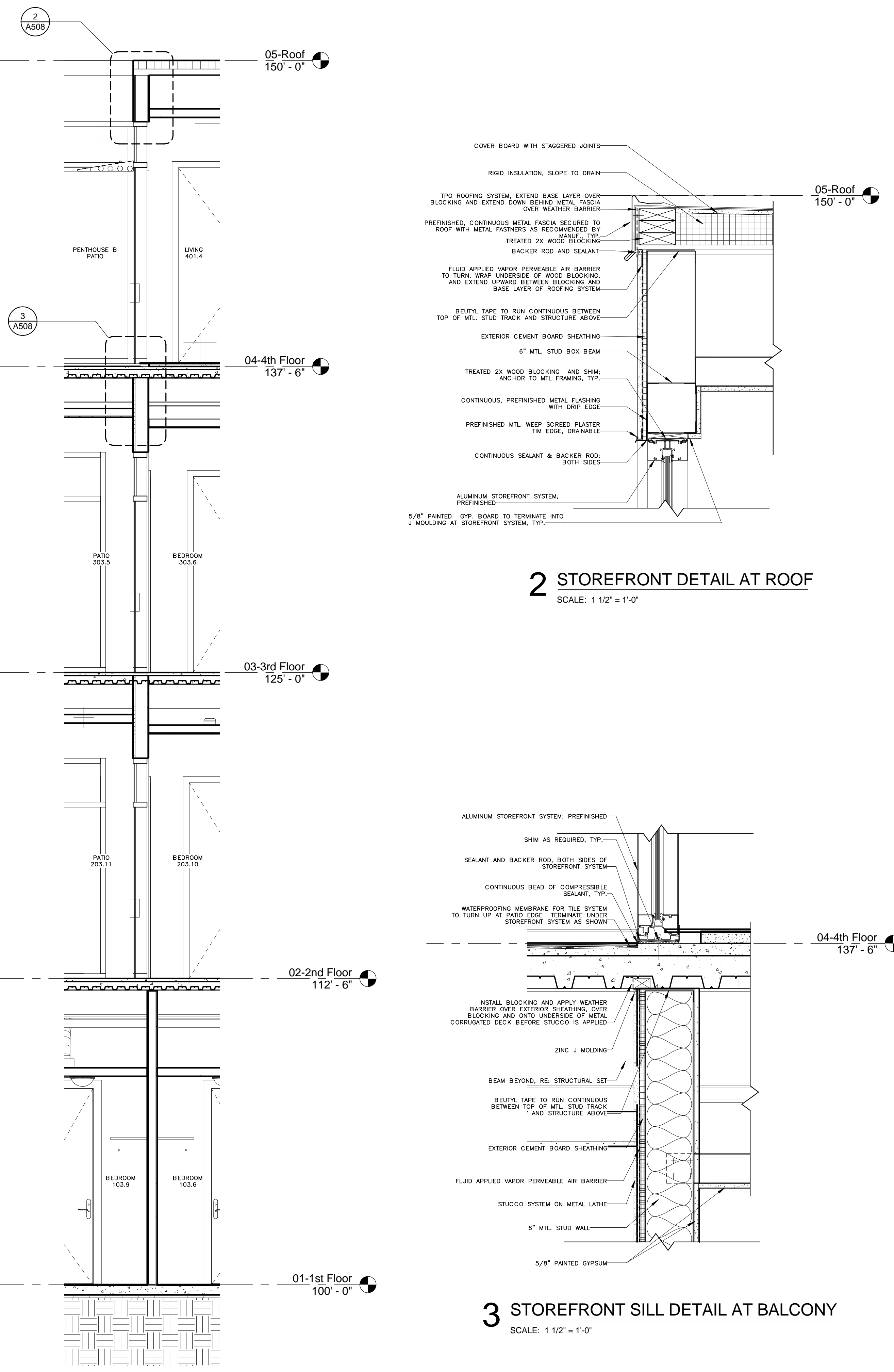
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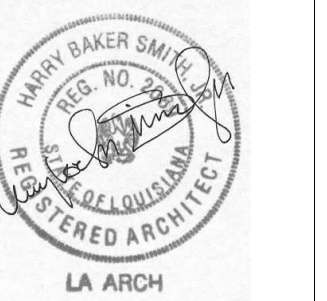
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EXTERIOR WALL SECTION DETAILS
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 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
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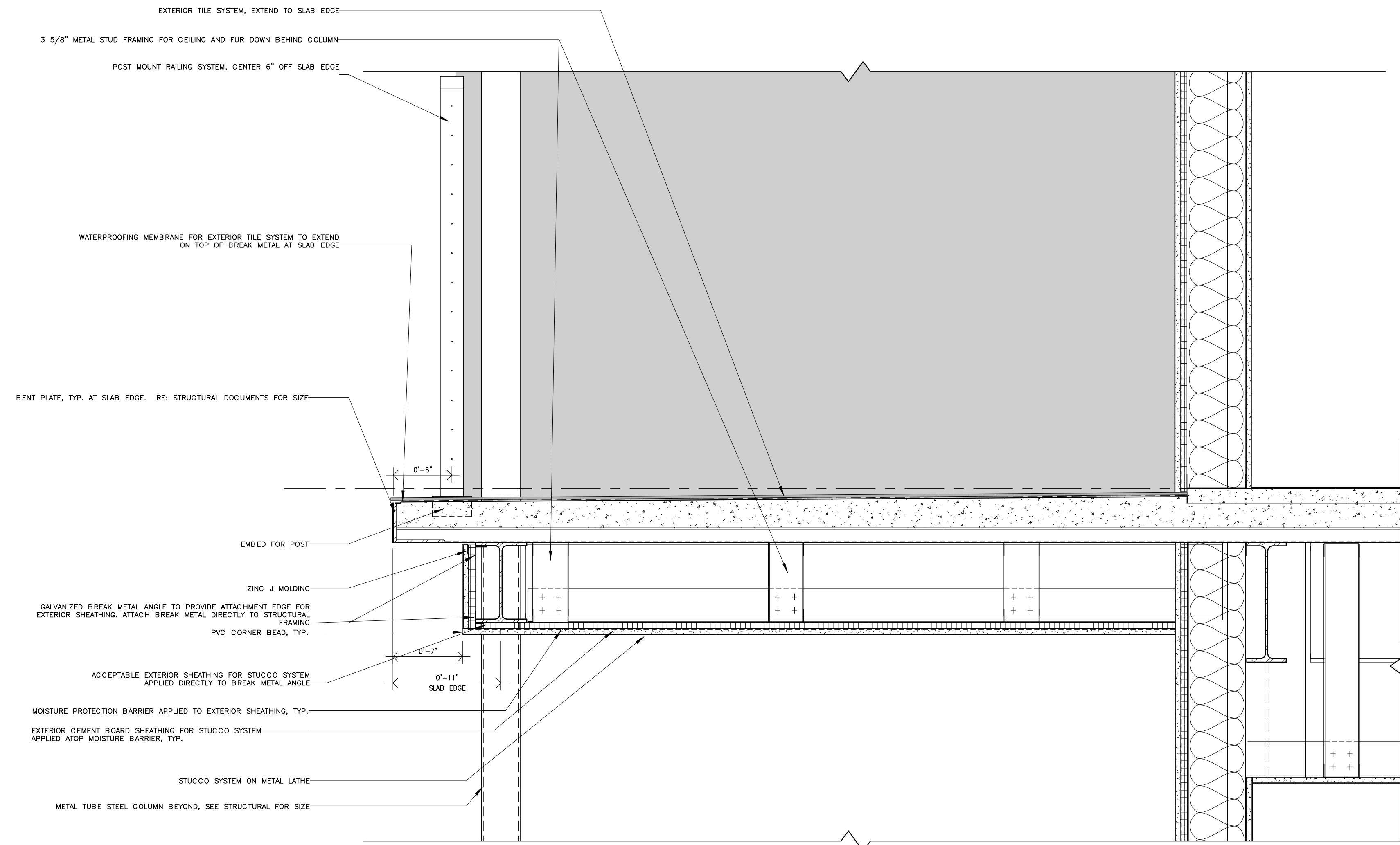
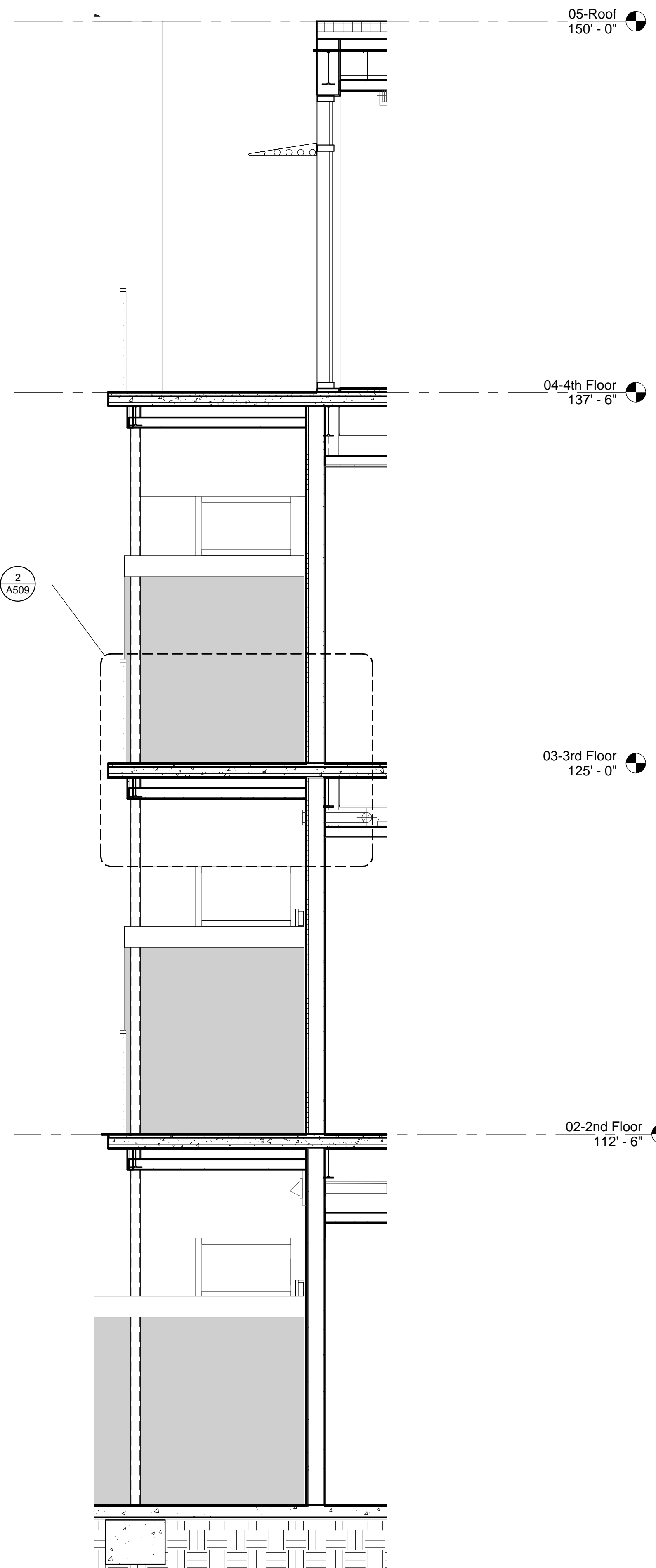
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EXTERIOR WALL SECTION DETAILS
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 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#:

A509

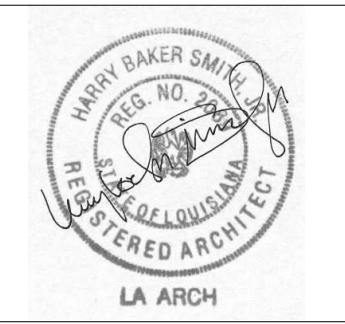


2 TYPICAL DETAIL FOR BALCONY EDGE AT INTERIOR COURTYARD, ALL FLOORS
 SCALE: 1 1/2" = 1'-0"

1 EXPOSED STRUCTURE AT BALCONIES
 SCALE: 3/8" = 1'-0"

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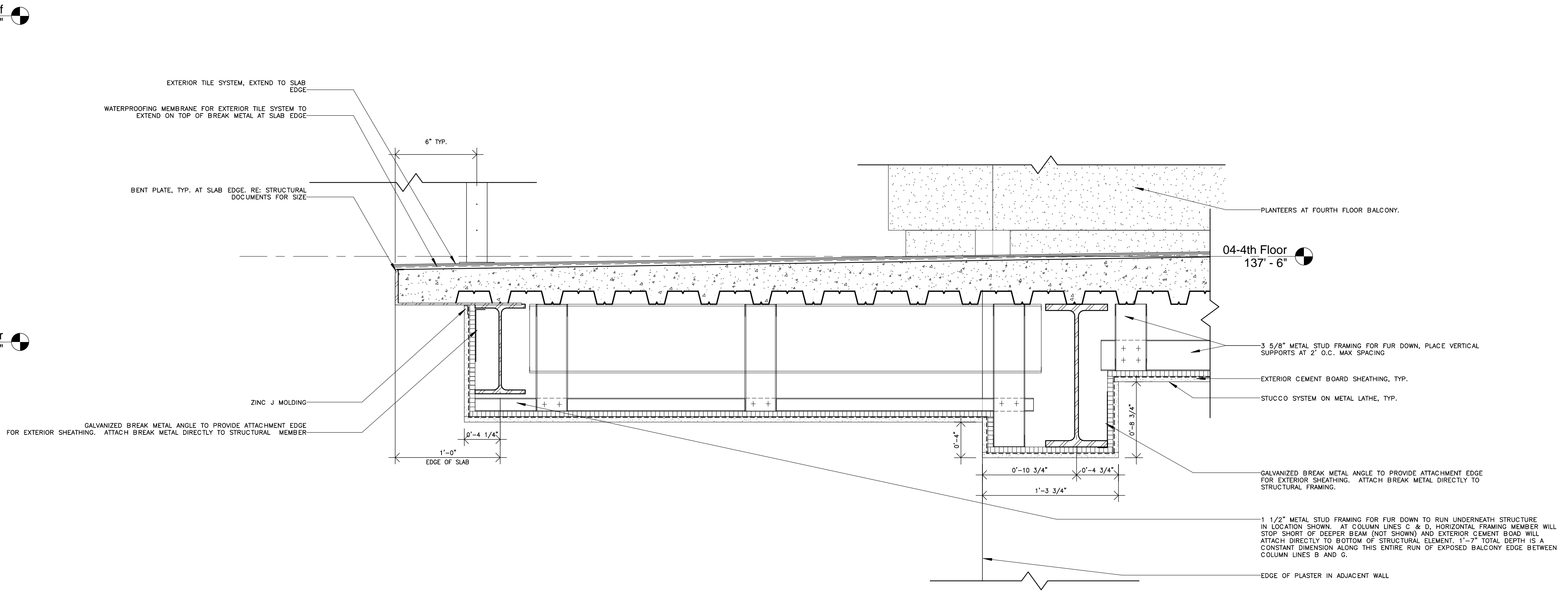
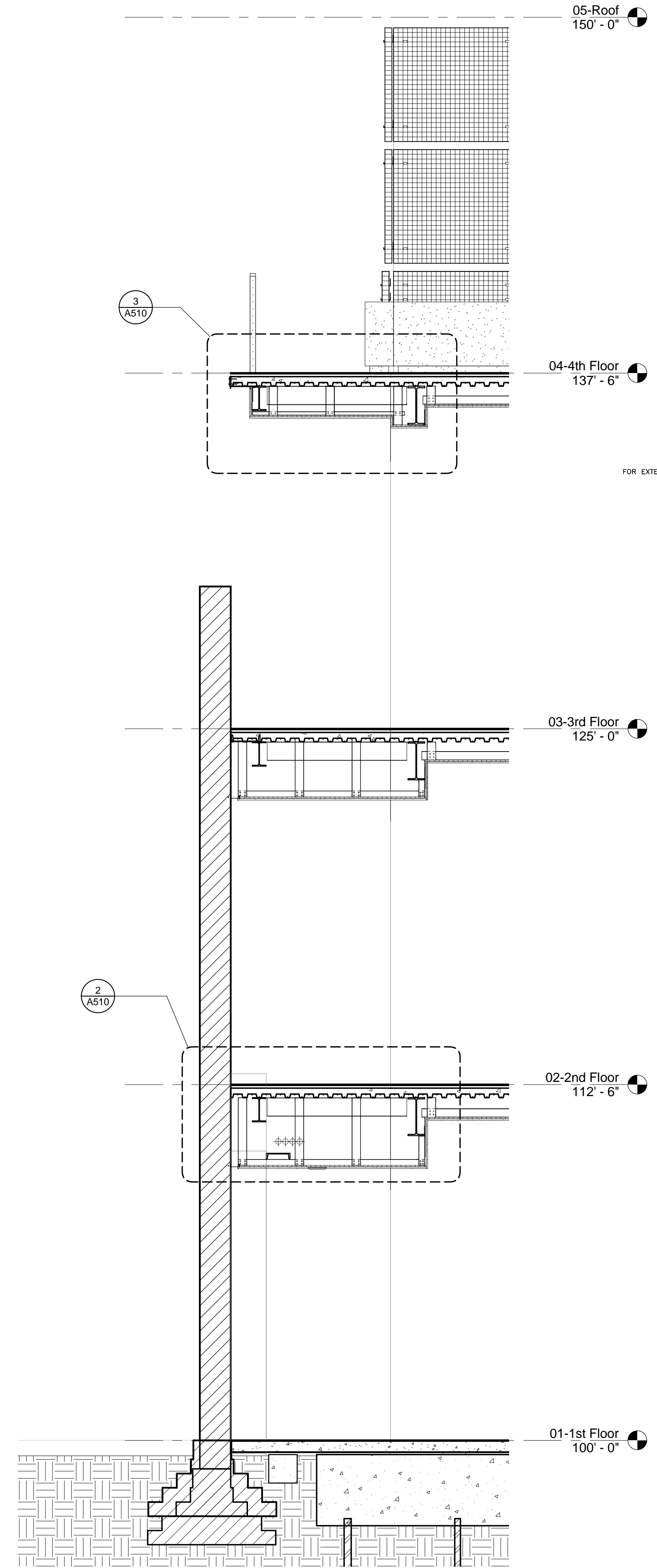


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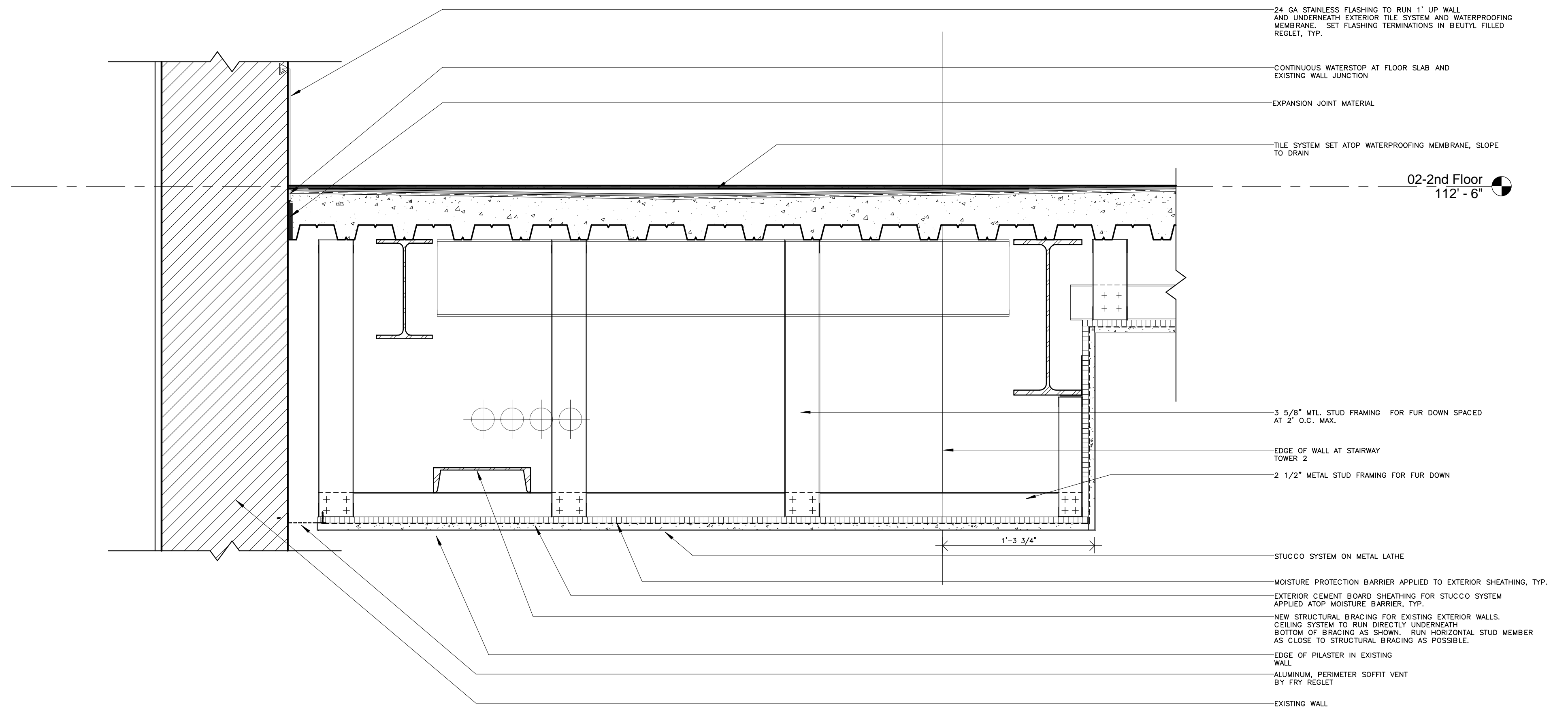
REVISION HISTORY						
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D	REVISED
1	06/20/16	SCHEMATIC DESIGN				
2	07/14/16	DESIGN DEVELOPMENT				
3	08/19/16	FOUNDATION PERMIT				
4	09/30/16	VCC PERMIT REVIEW				
5	11/07/16	FIRE MARSHALL RESPONSE				
6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

EXTERIOR WALL SECTION DETAILS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A510

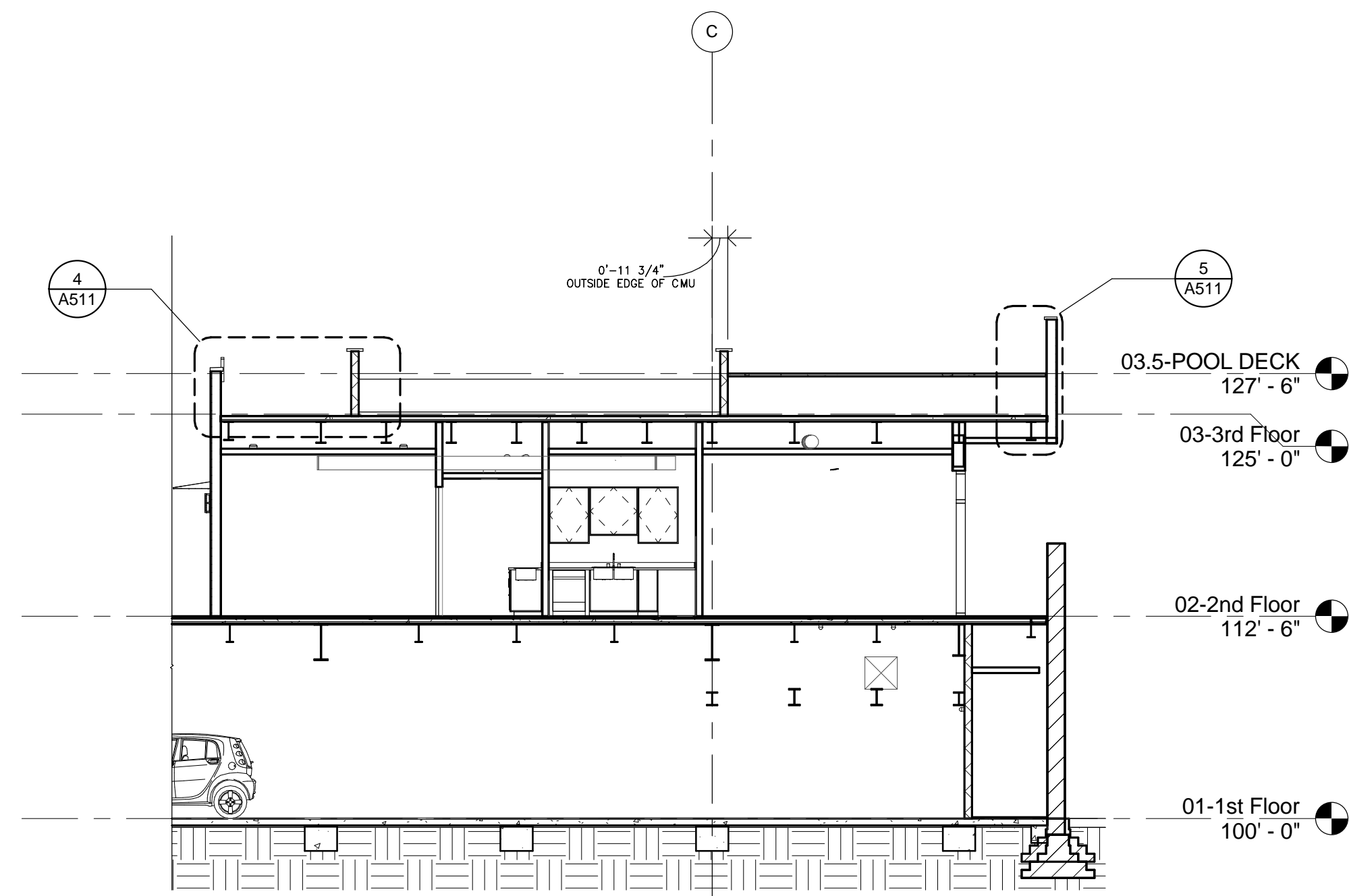


3 BALCONY EDGE DETAIL AND HALLWAY TRANSITION AT FOURTH FLOOR
 SCALE: 1 1/2" = 1'-0"

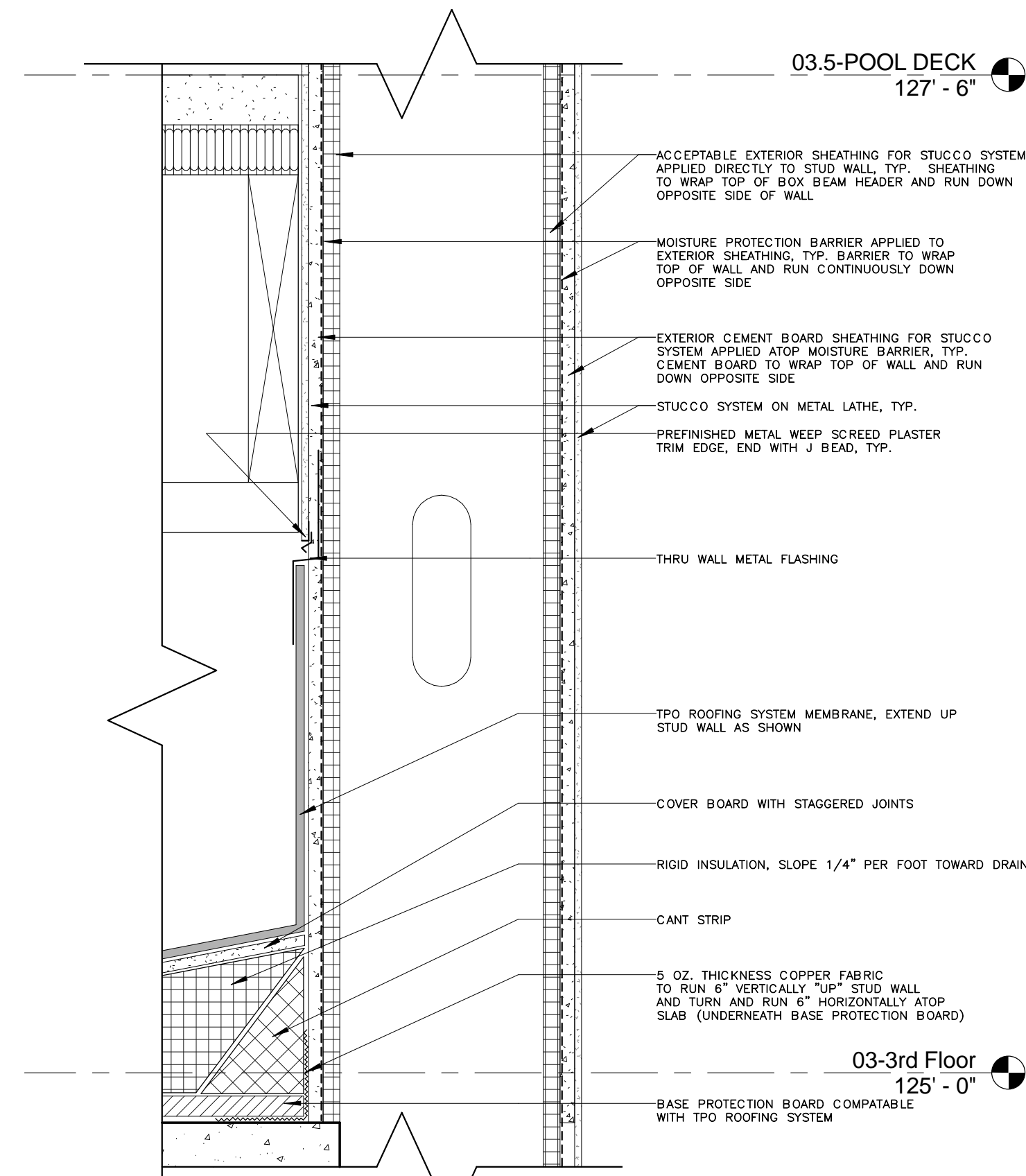


2 HALLWAY CEILING TRANSITION DETAIL FIRST FLOOR, 2ND FLOOR SIM.
 SCALE: 1 1/2" = 1'-0"

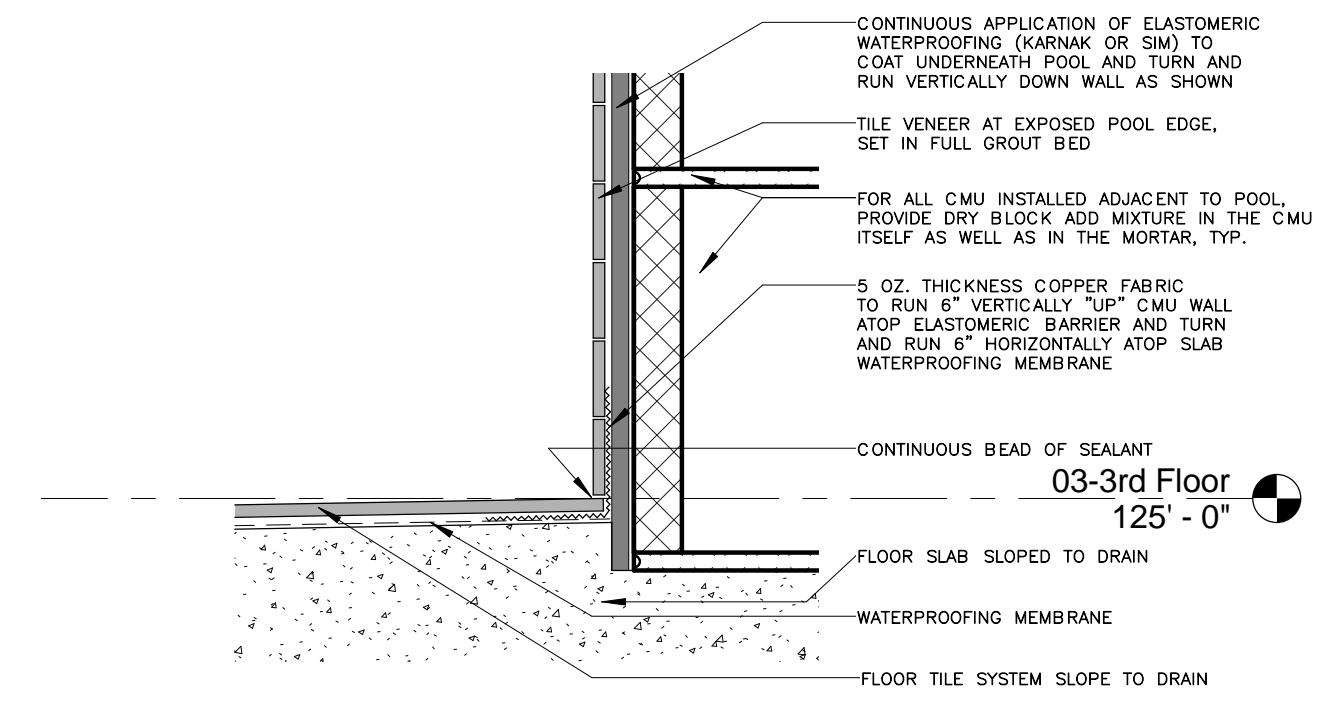
1 EXISTING WALL AND BALCONY / FUR DOWN DETAILS
 SCALE: 3/8" = 1'-0"



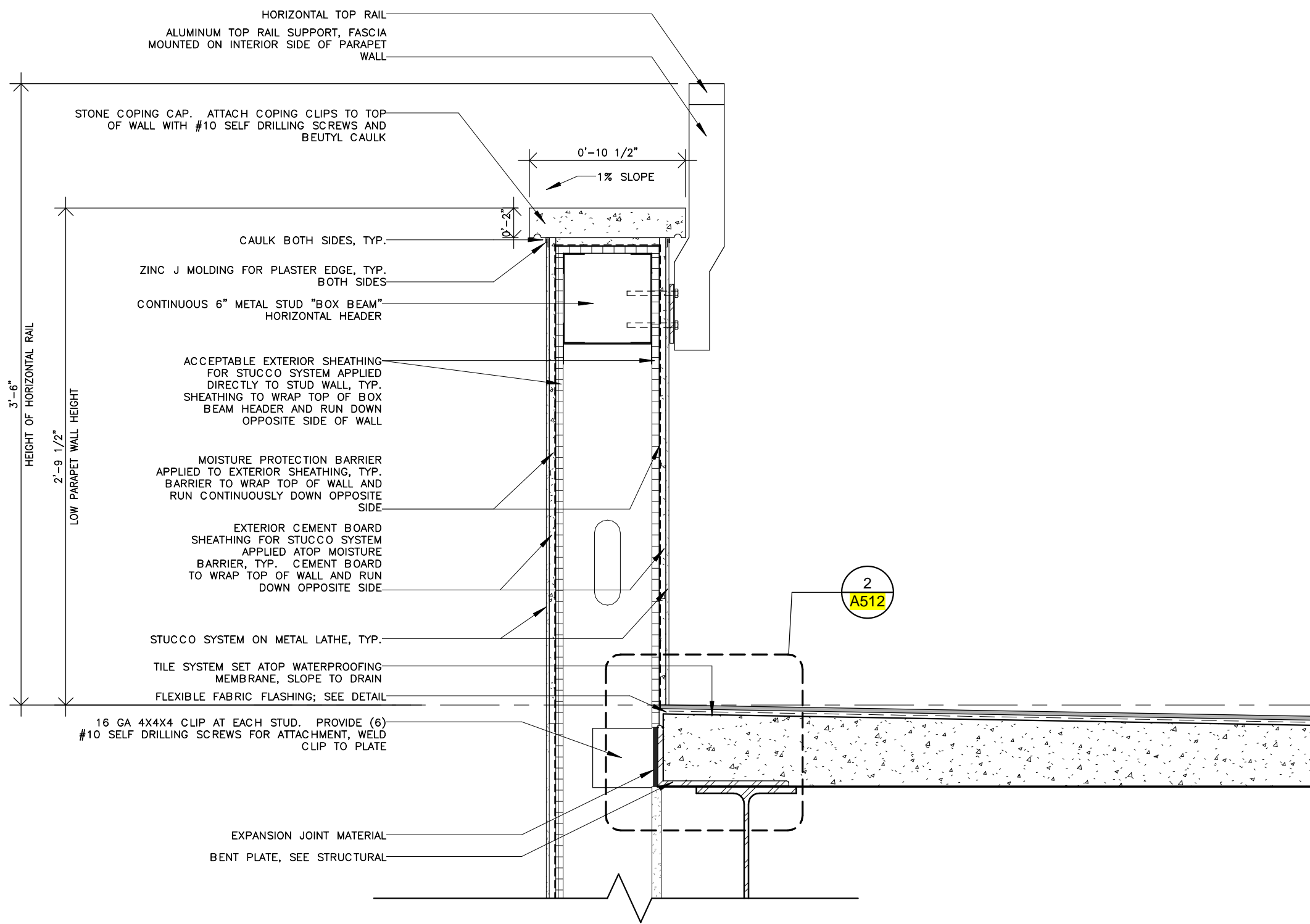
1 OVERALL SECTION AT POOL DECK
SCALE: 1/8" = 1'-0"



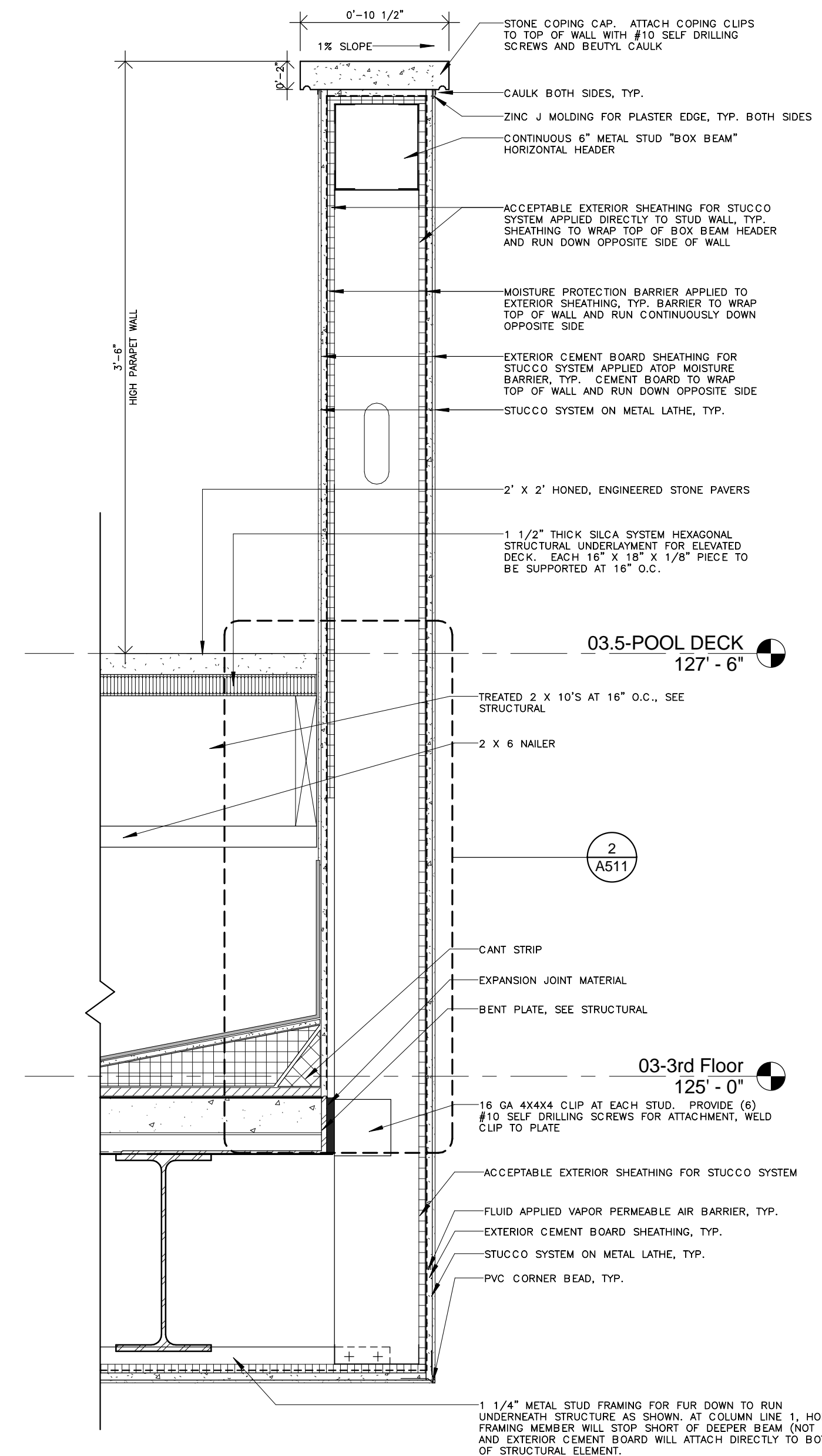
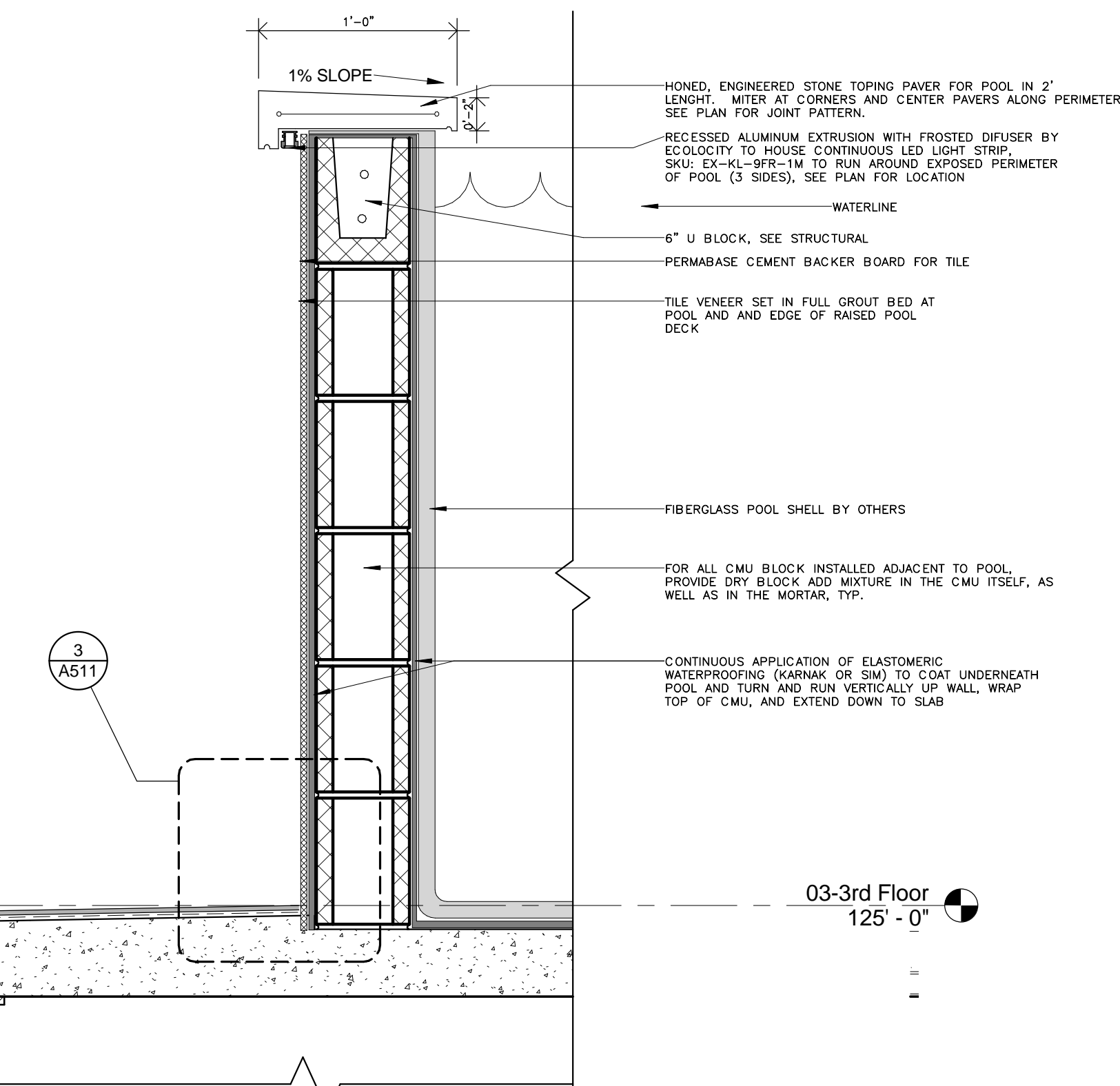
2 DETAIL AT HIGH PARAPET WALL
SCALE: 3" = 1'-0"



3 TILE DETAIL AT POOL EDGE
SCALE: 3" = 1'-0"



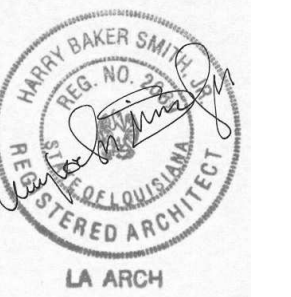
4 SECTION AT POOL / LOW DECK, FRONT OF BUILDING AT CONTI
SCALE: 1 1/2" = 1'-0"



5 SECTION AT POOL / ELEVATED DECK
SCALE: 1 1/2" = 1'-0"

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6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

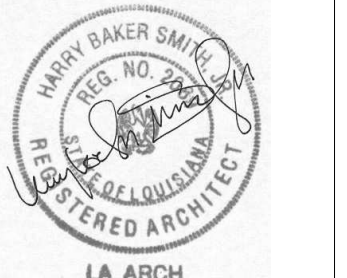
EXTERIOR WALL SECTION DETAILS

PROJECT#: 1435
PHASE: PERMIT
DRAFTER: Author
CHECKER: Checker
SCALE: AS NOTED
ISSUED: 11/17/2017
SHEET#:

A511

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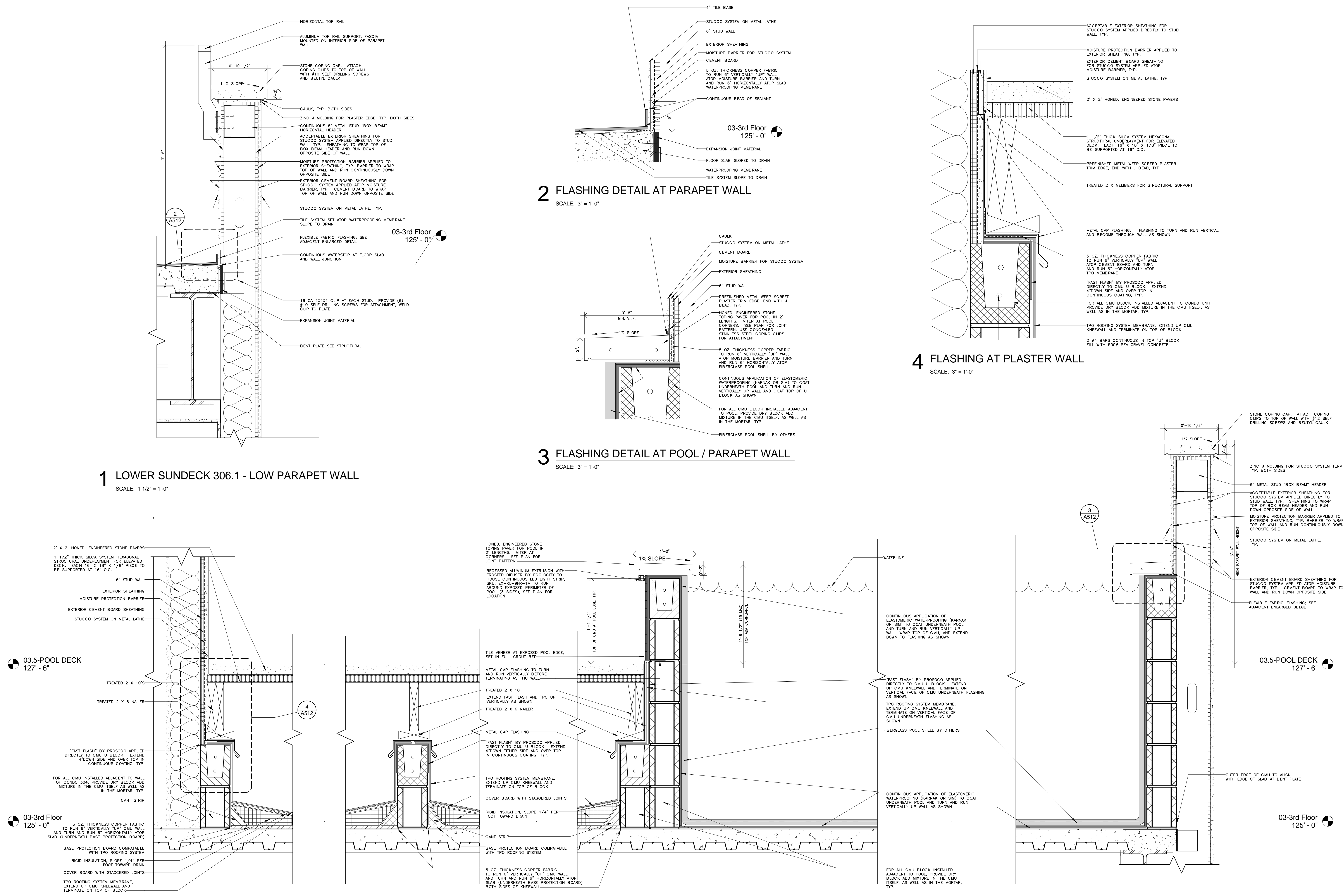
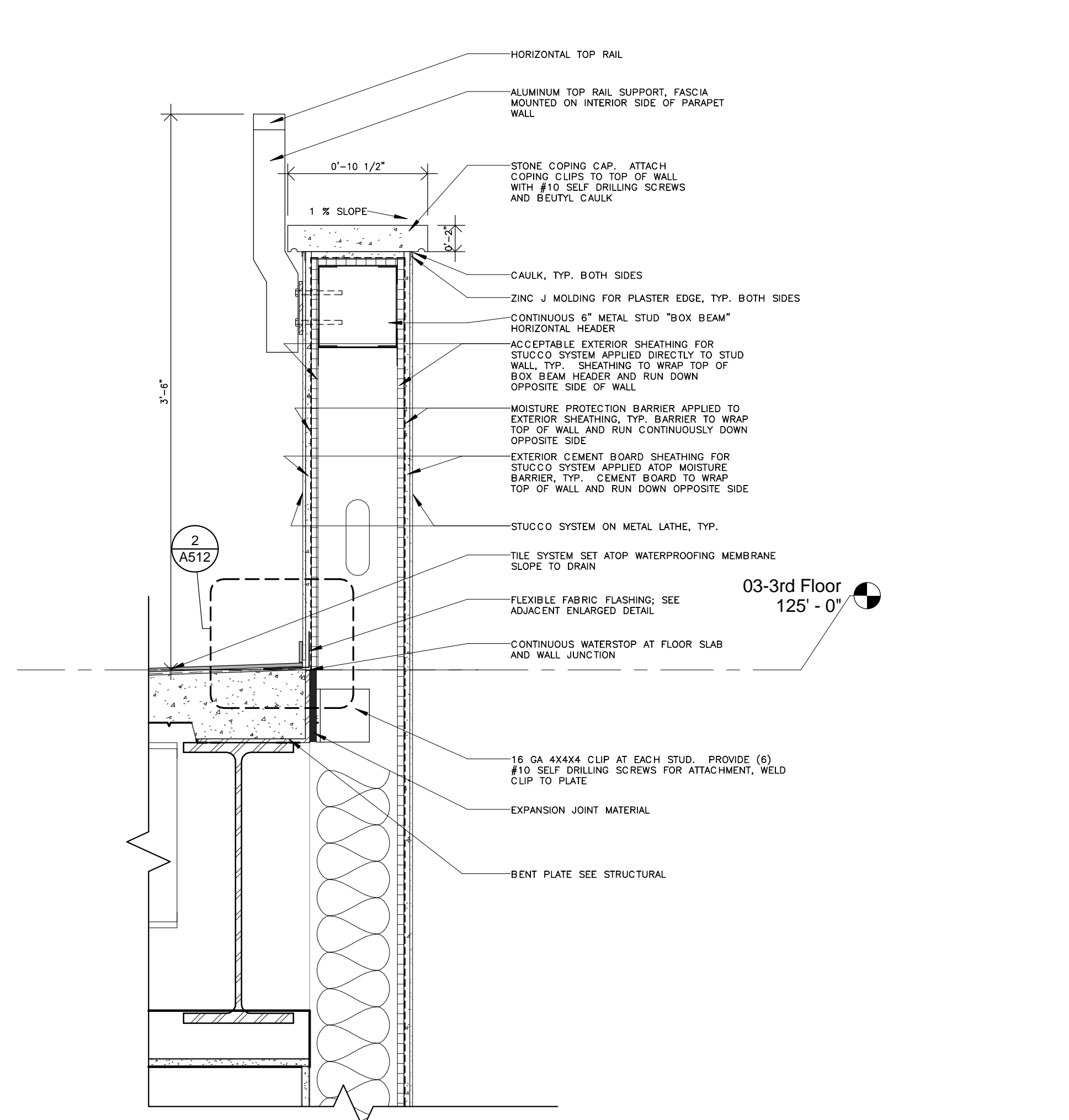
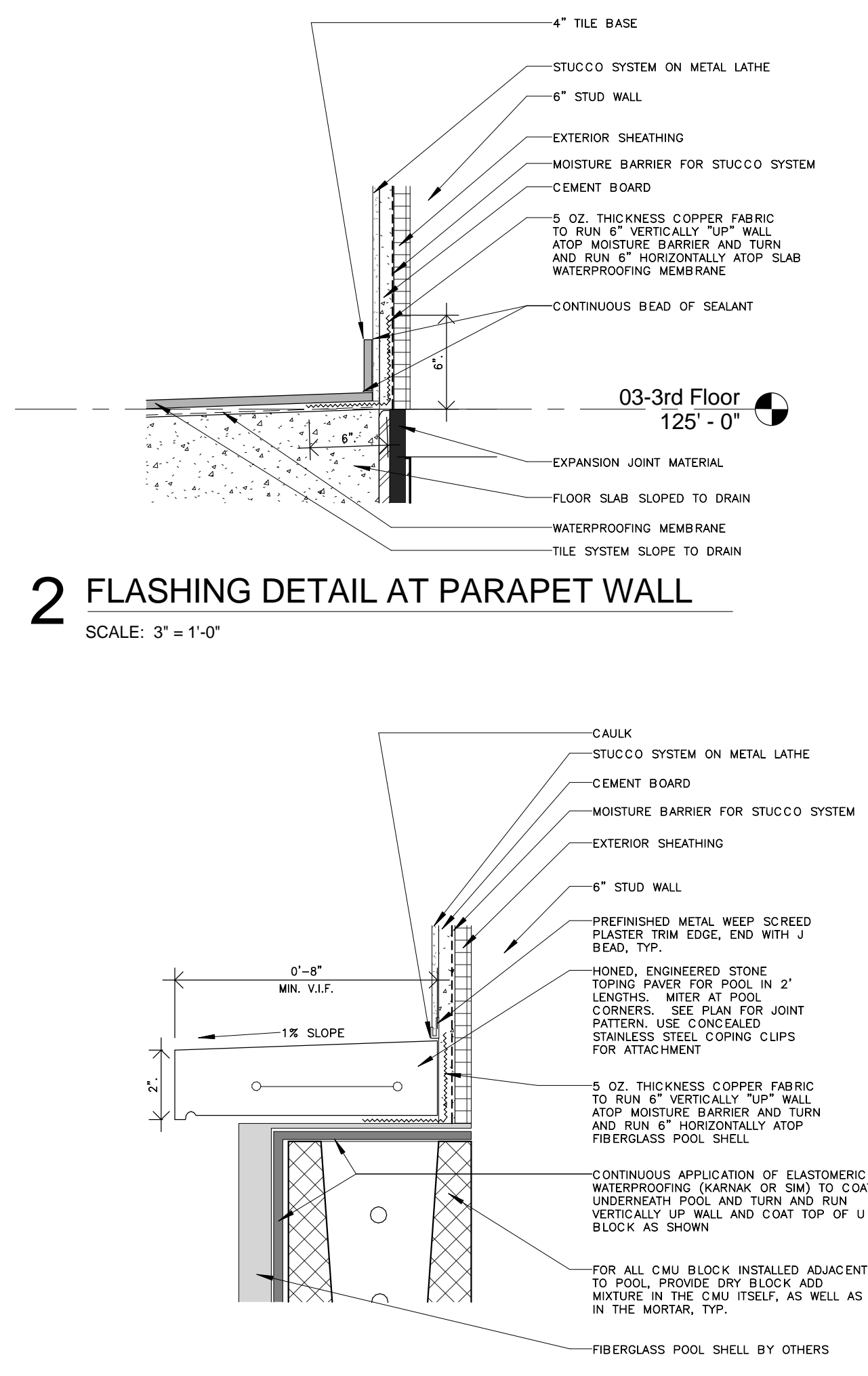
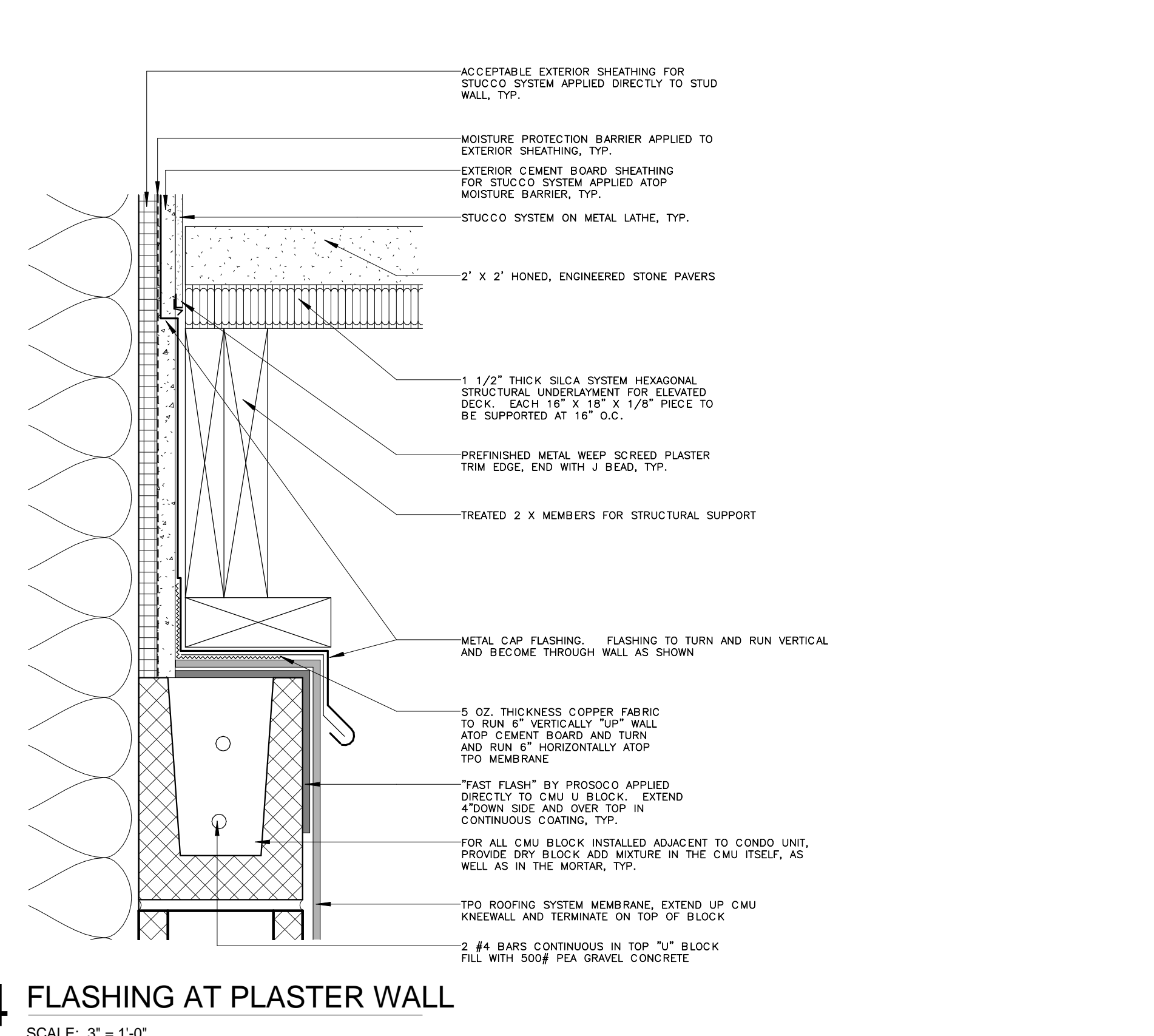
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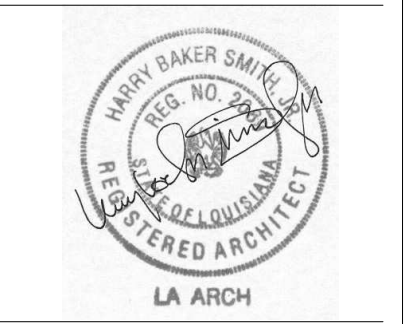
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7	01/17/17	ARCH. PERMIT REVIEW				

EXTERIOR WALL SECTION DETAILS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:



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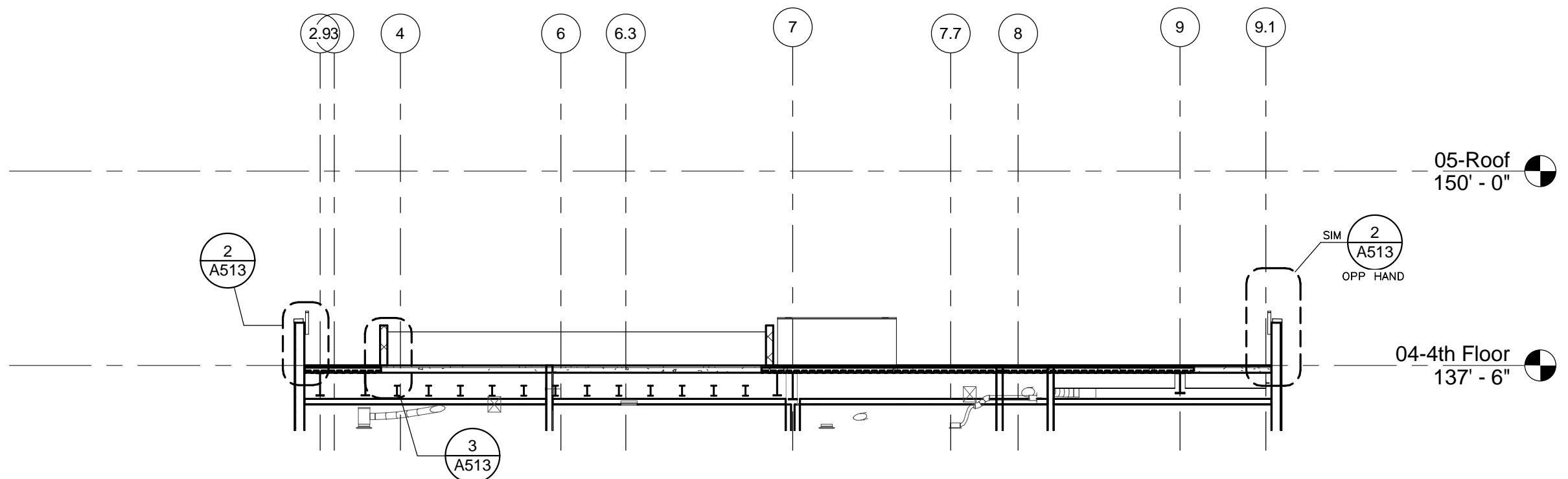


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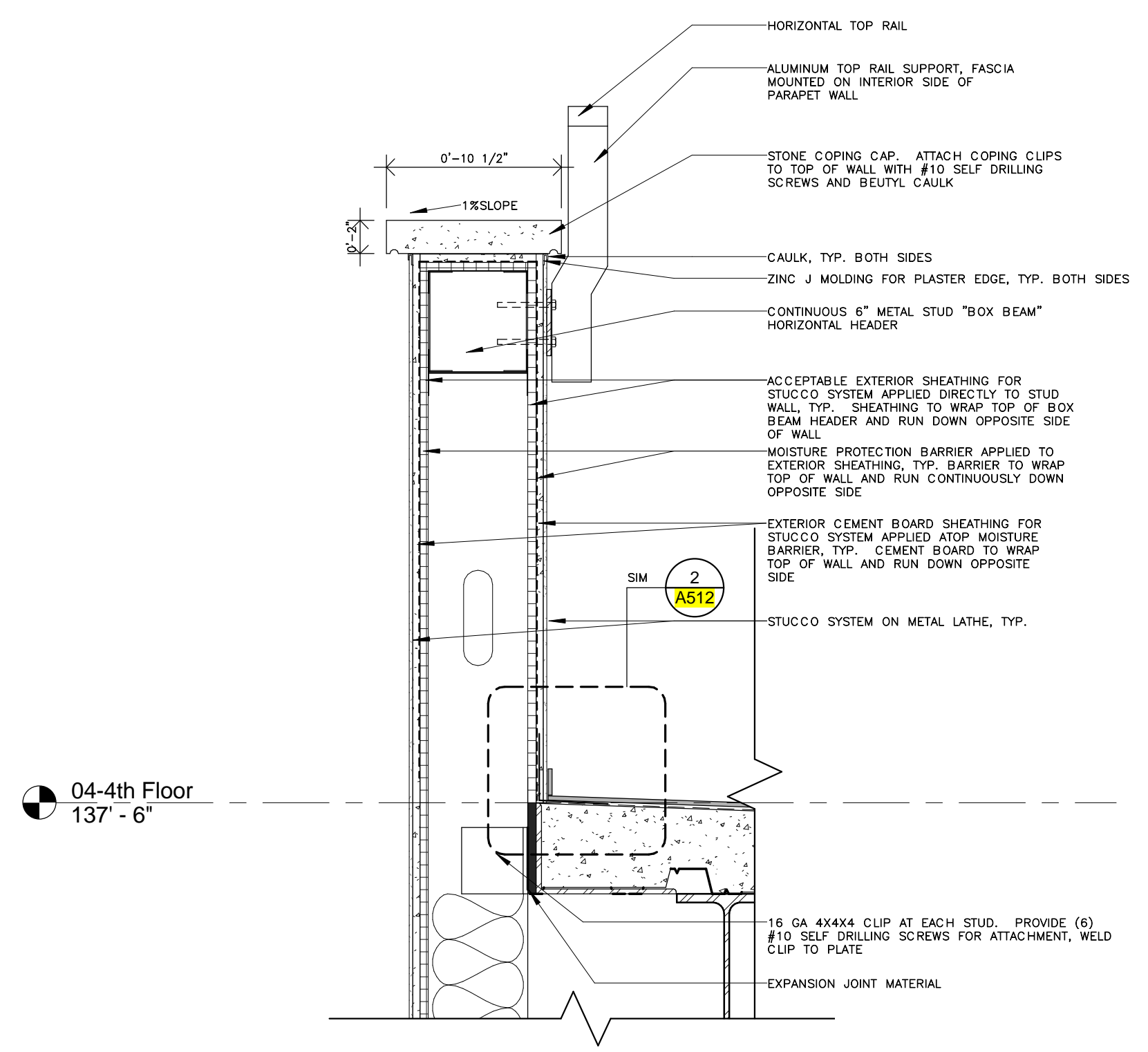
REVISION HISTORY	
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EXTERIOR WALL SECTION DETAILS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

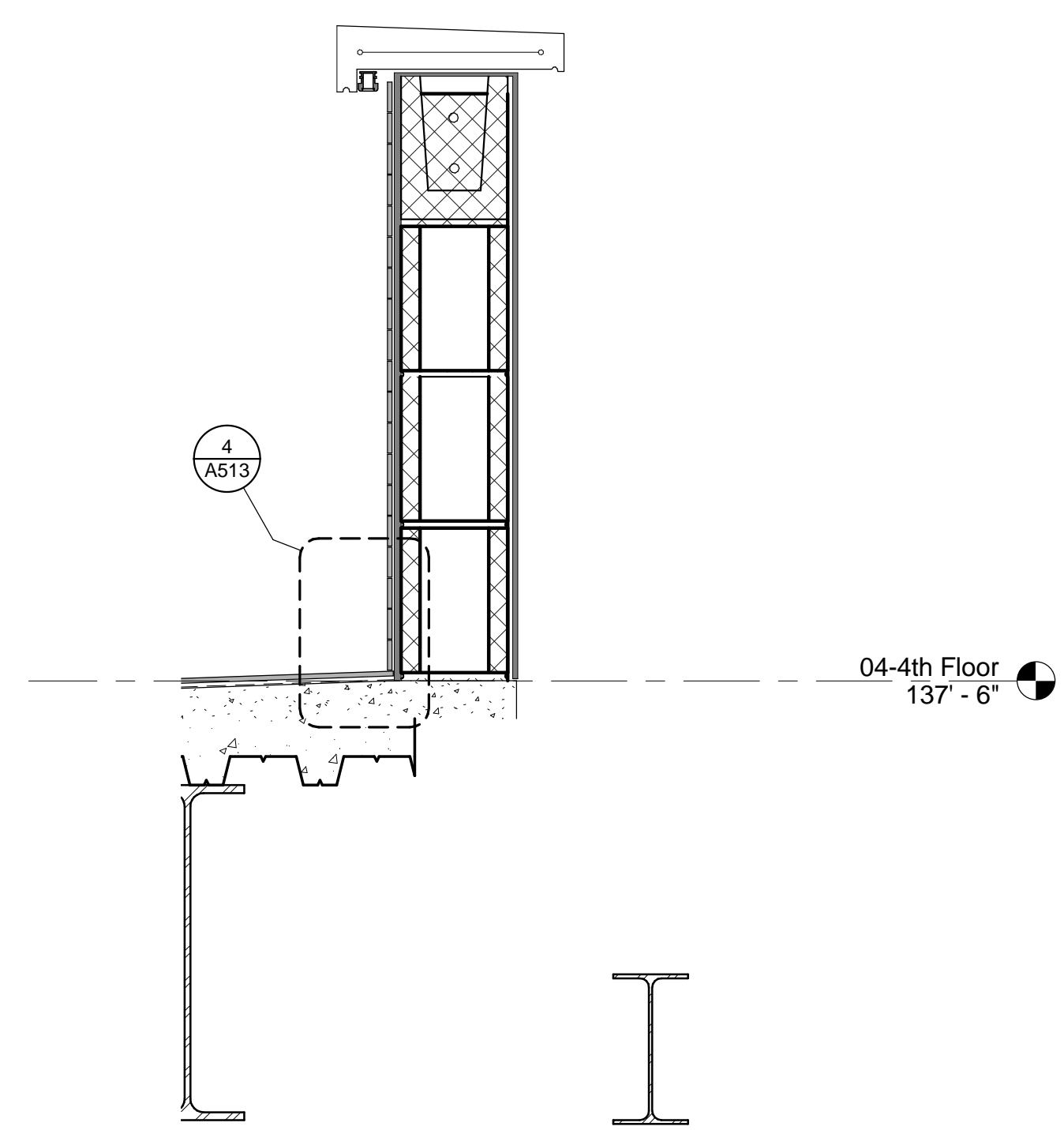
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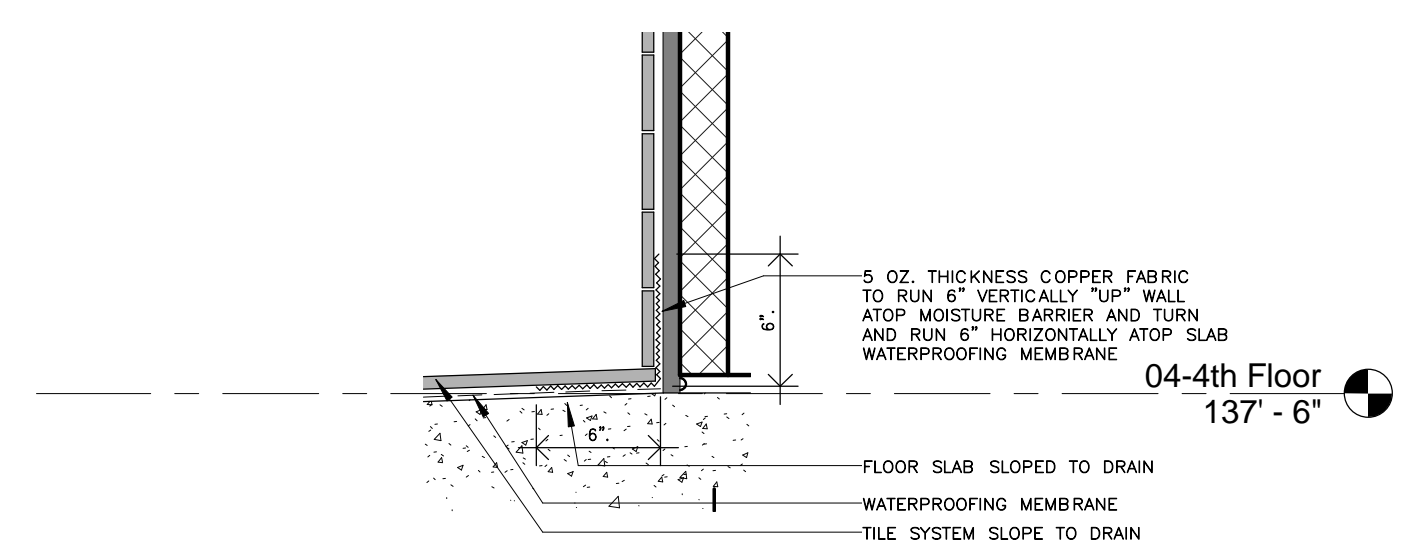
1 LONGITUDINAL SECTION AT POOL ON FOURTH FLOOR
 SCALE: 1/8" = 1'-0"



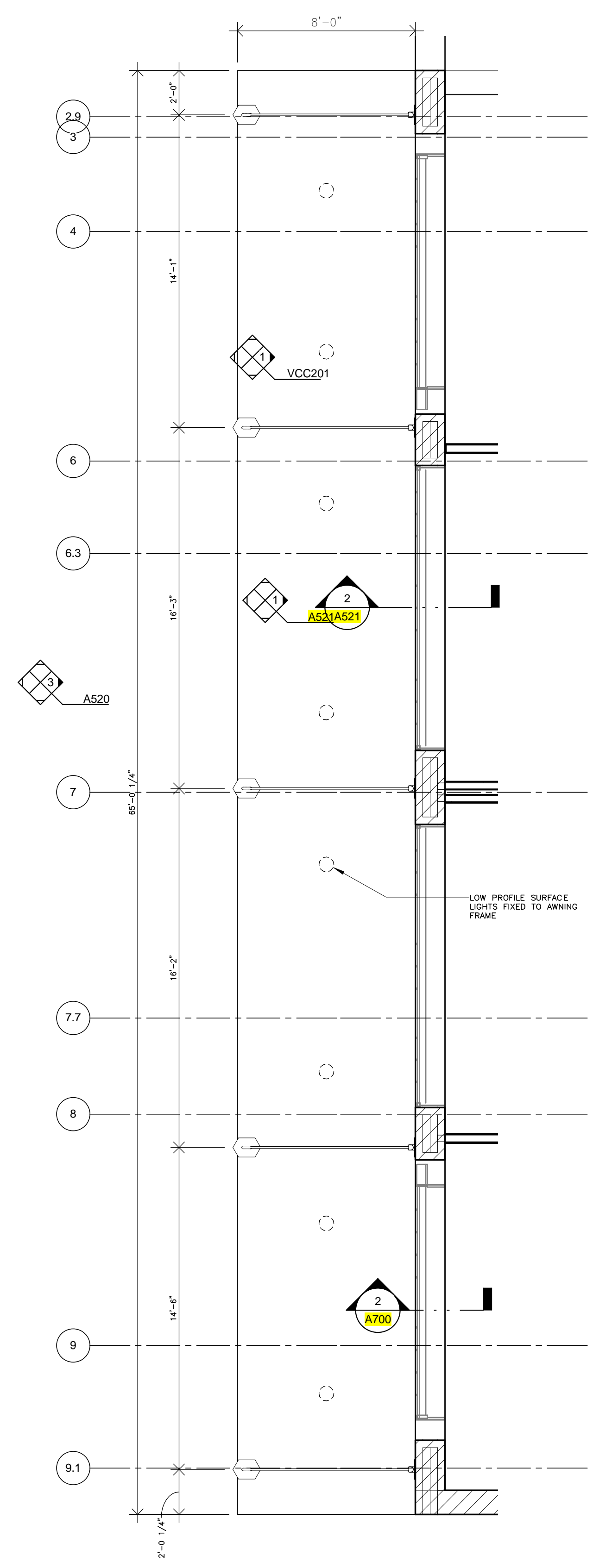
2 DETAIL AT PARAPET WALL
 SCALE: 1 1/2" = 1'-0"



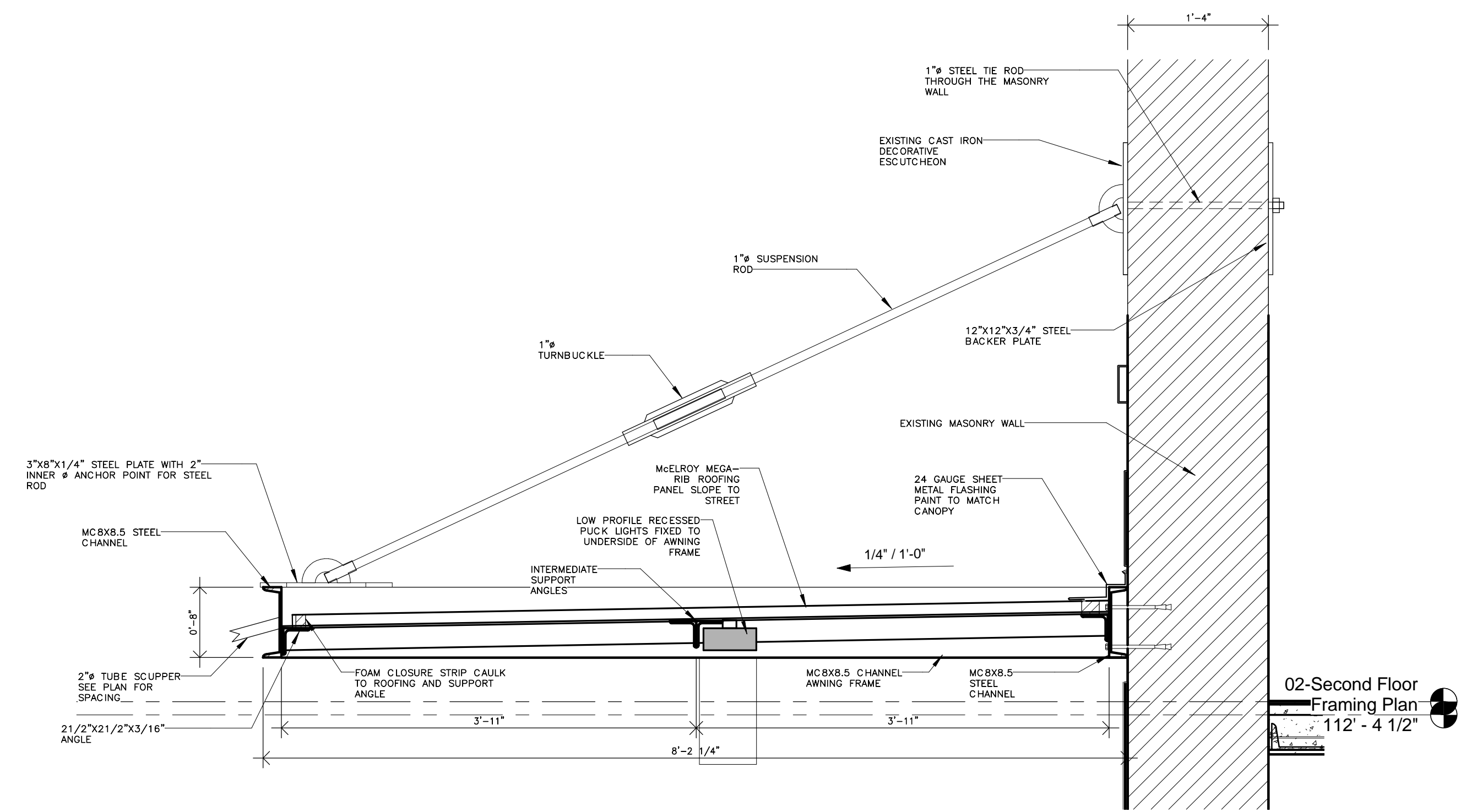
3 SECTION AT POOL EDGE
 SCALE: 1 1/2" = 1'-0"



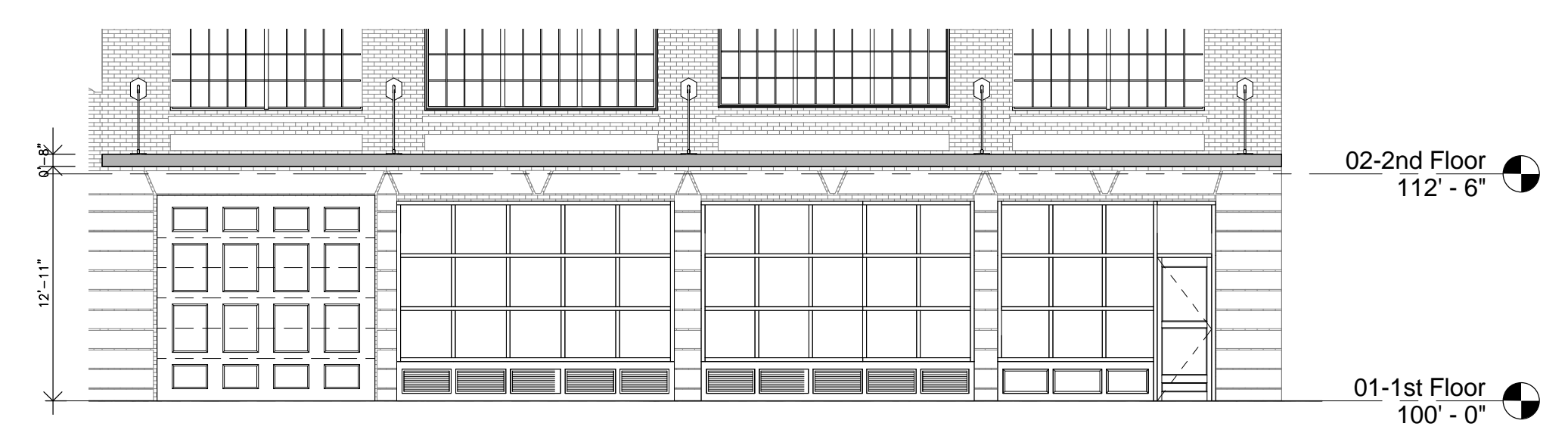
4 SECTION AT POOL EDGE - Callout 1
 SCALE: 3" = 1'-0"



2 CANOPY PLAN DETAIL
 SCALE: 1/4" = 1'-0"



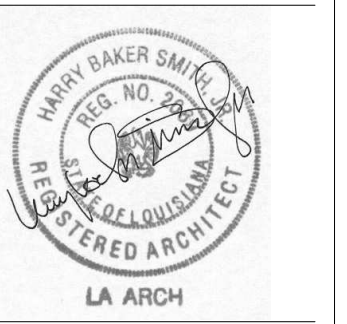
1 FRONT FACADE CANOPY DETAIL
 SCALE: 1" = 1'-0"



3 CANOPY ELEVATION
 SCALE: 1/8" = 1'-0"

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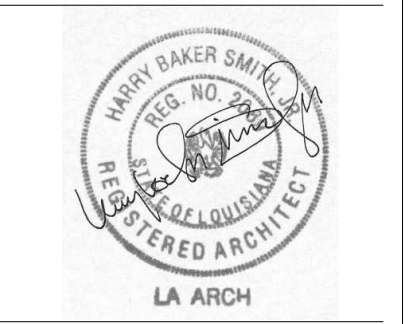
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EXTERIOR DETAILS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#:
A520

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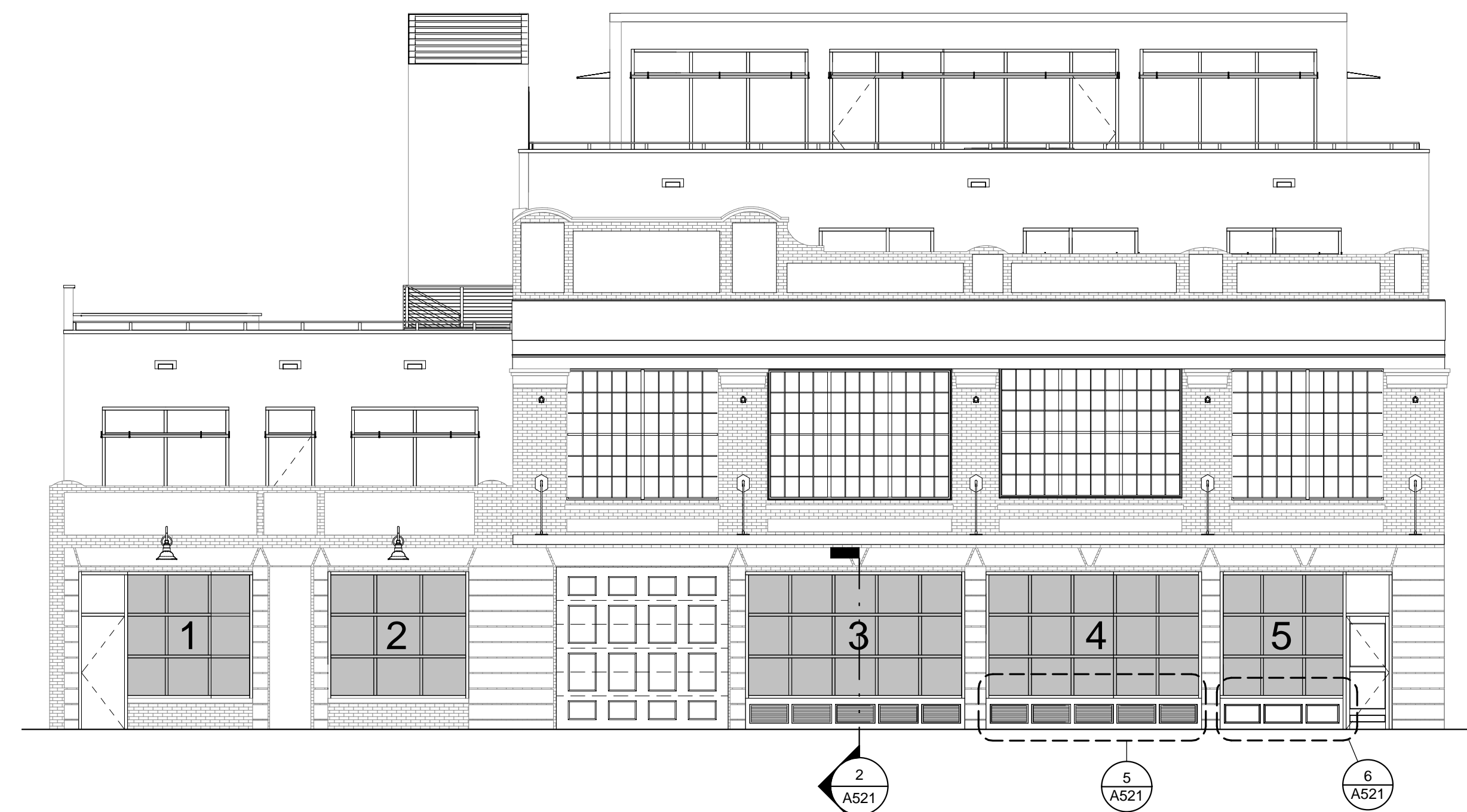
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7	01/17/17	ARCH. PERMIT REVIEW				

EXTERIOR DETAILS

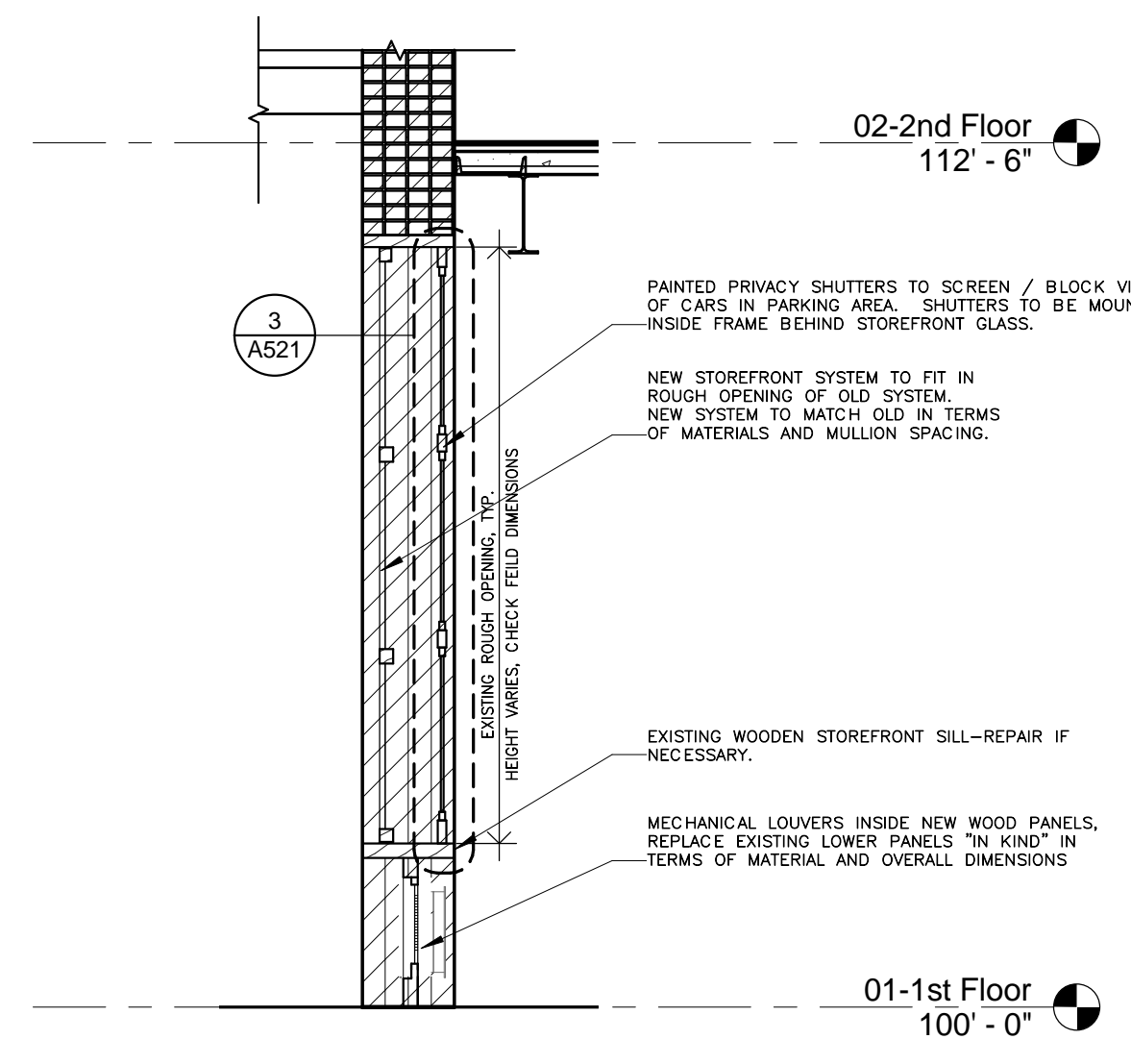
PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017

SHEET#: **A521**



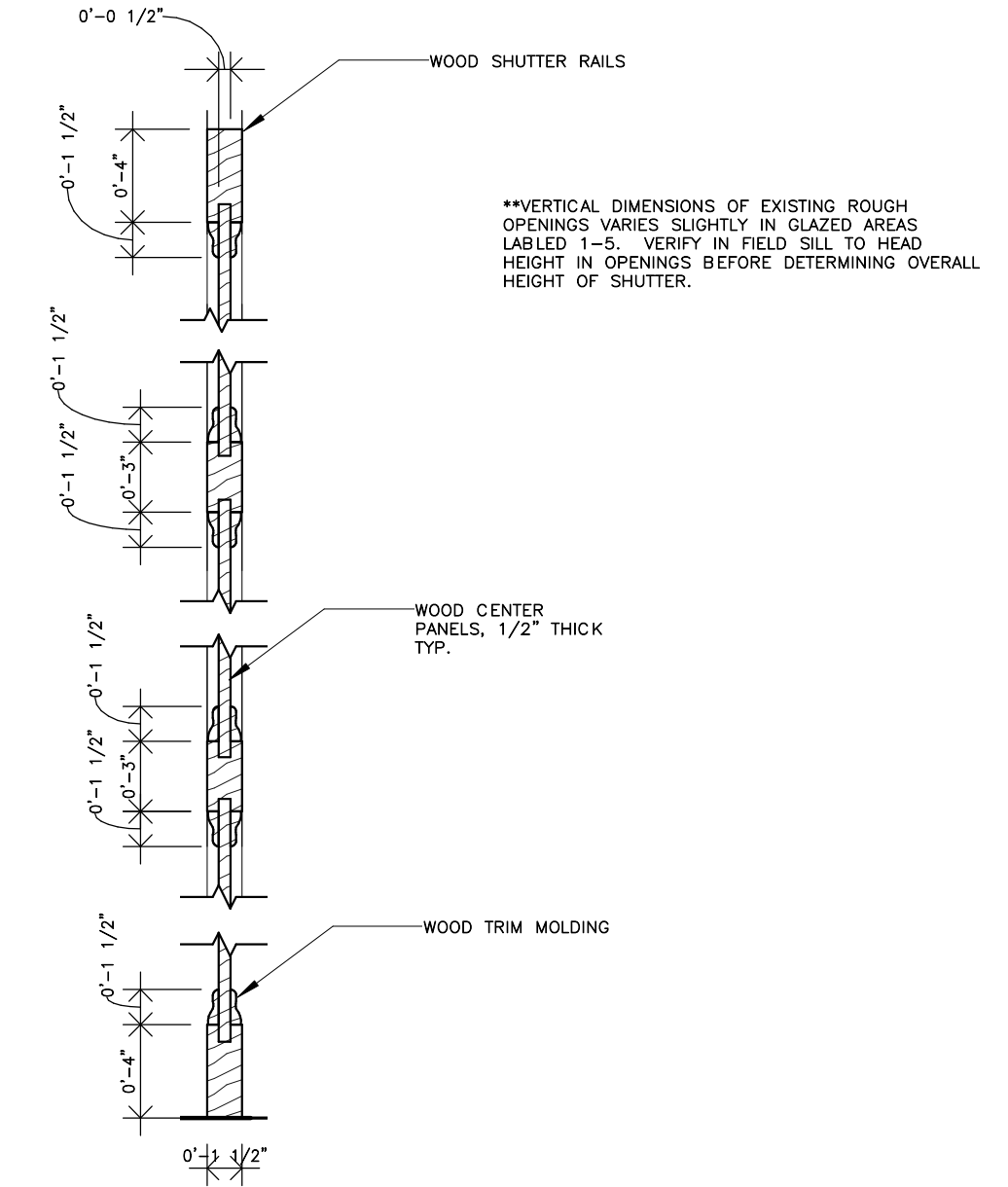
1 STOREFRONT AREAS TO RECEIVE SHUTTER SCREENING

SCALE: 1/8" = 1'-0"
 ***SHADED, NUMBERED AREAS DO NOT INDICATE OBSCURE GLASS (GLAZING IS CLEAR). SHADING REPRESENTS AREAS WHERE WOODEN SHUTTERS ARE TO BE PLACED BEHIND GLAZING (ON INTERIOR SIDE OF STOREFRONT) IN ORDER TO BLOCK VIEW OF PARKED VEHICLES IN GARAGE.



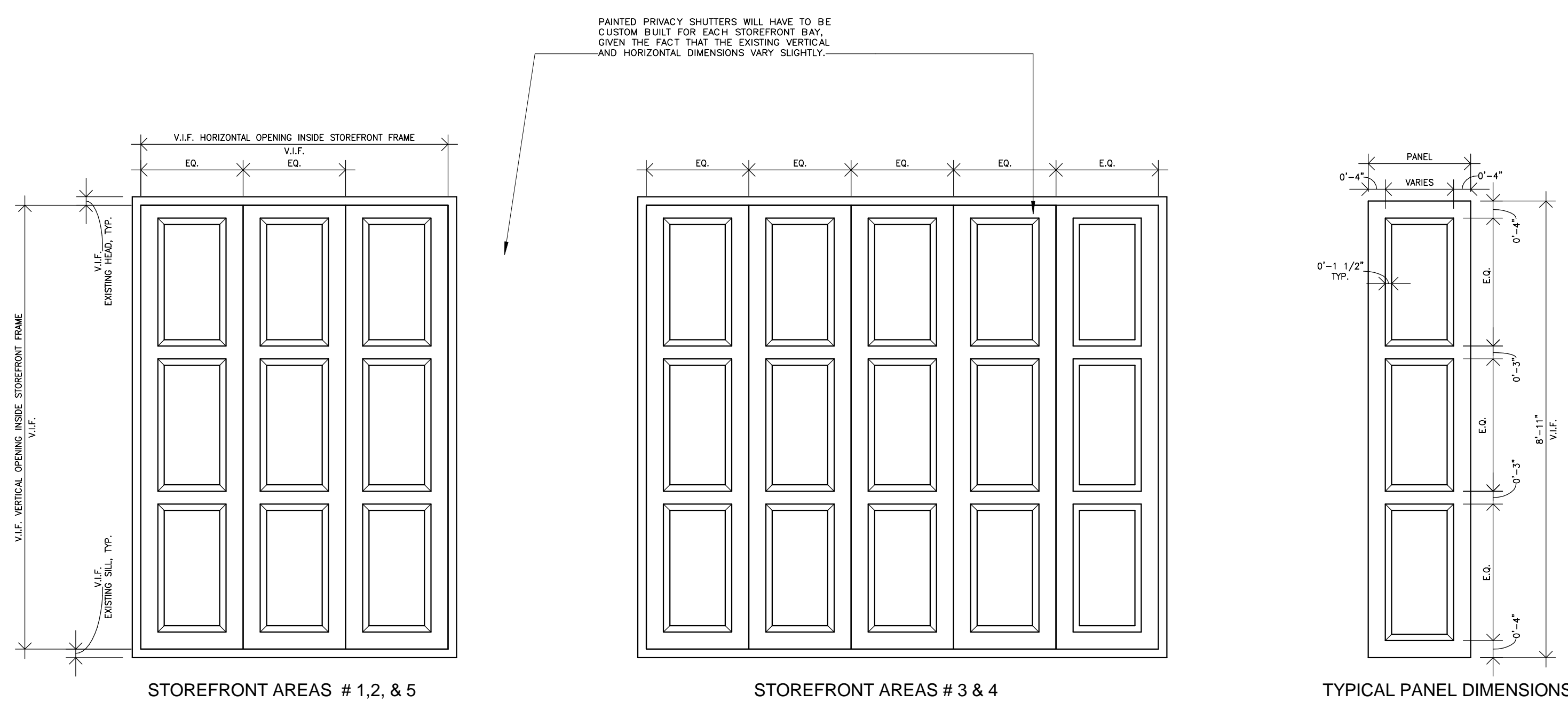
2 SHUTTER SCREEN PLACEMENT DETAIL

SCALE: 3/8" = 1'-0"



3 PRIVACY SHUTTER DIMENSIONED DETAIL

SCALE: 1 1/2" = 1'-0"



STOREFRONT AREAS # 1, 2, & 5

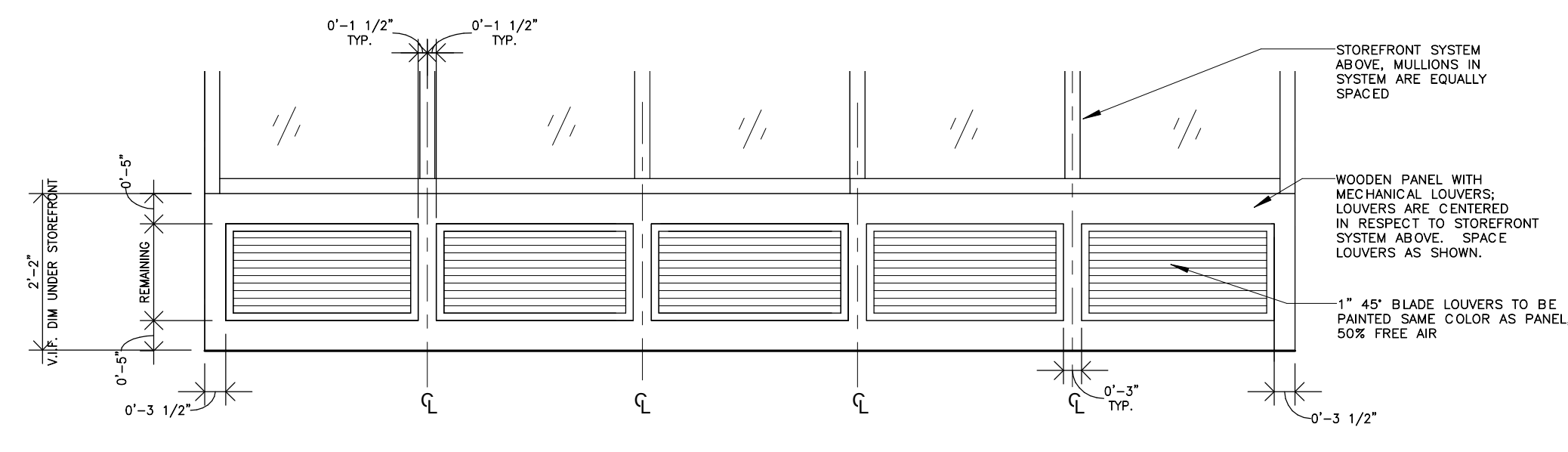
STOREFRONT AREAS # 3 & 4

TYPICAL PANEL DIMENSIONS

* ALL SHADED AREAS SHOWN IN 1:A521 ARE TO RECEIVE SHUTTER SCREENS IN ORDER TO BLOCK VIEW OF CARS.

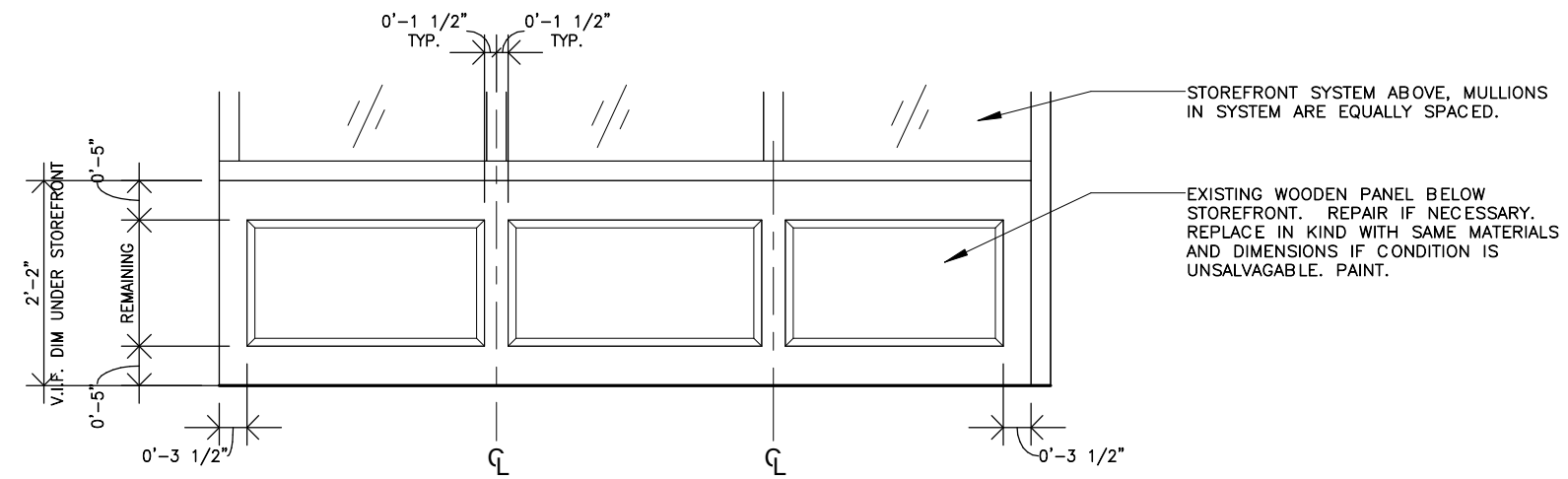
4 OVERALL SHUTTER ASSEMBLY ELEVATIONS AND PROPOSED DIMENSIONS

SCALE: 1/2" = 1'-0"



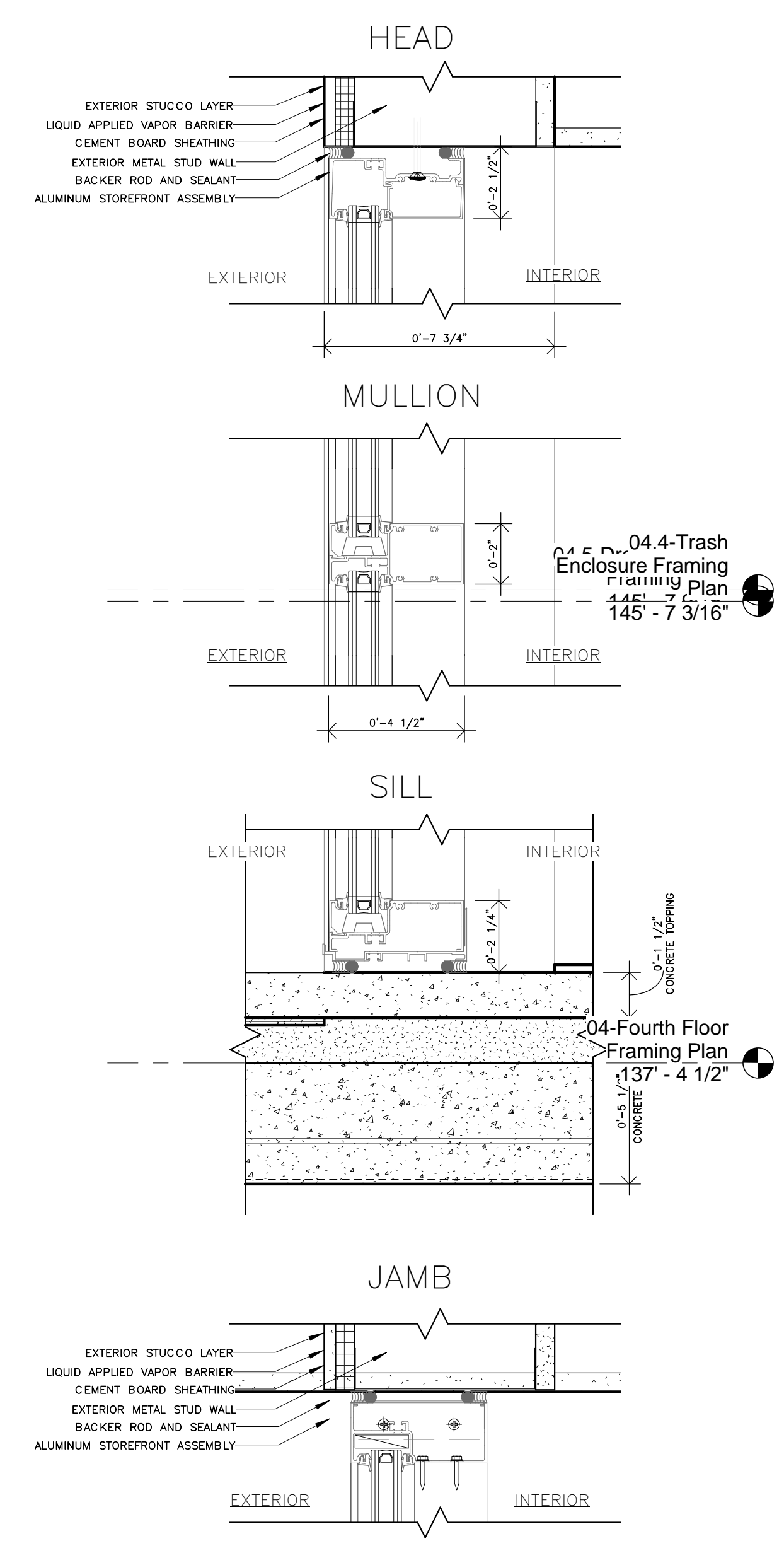
5 NEW PANEL WITH MECHANICAL LOUVERS

SCALE: 1/2" = 1'-0"



6 EXISTING WOOD PANEL BELOW STOREFRONT

SCALE: 1/2" = 1'-0"

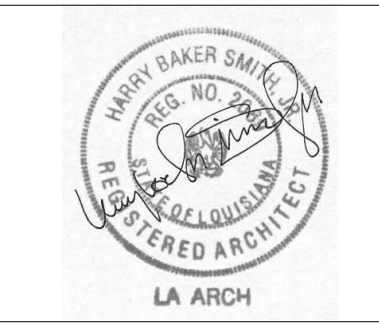


1 TYPICAL STOREFRONT DETAILS
 SCALE: 3" = 1'-0"

WAX MUSEUM CONDOS
 917 CONTI STREET
 NEW ORLEANS, LA.

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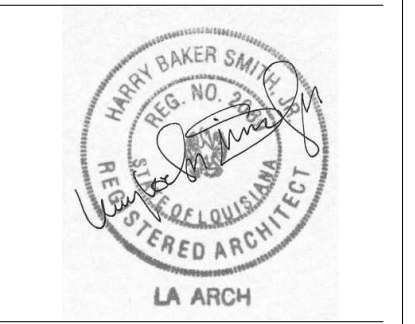
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7	01/17/17 ARCH. PERMIT REVIEW

OPENING DETAILS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017
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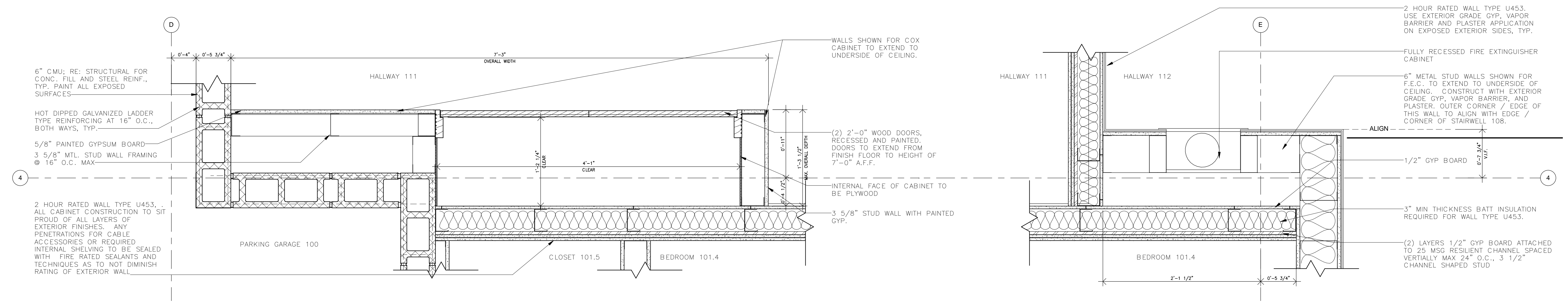
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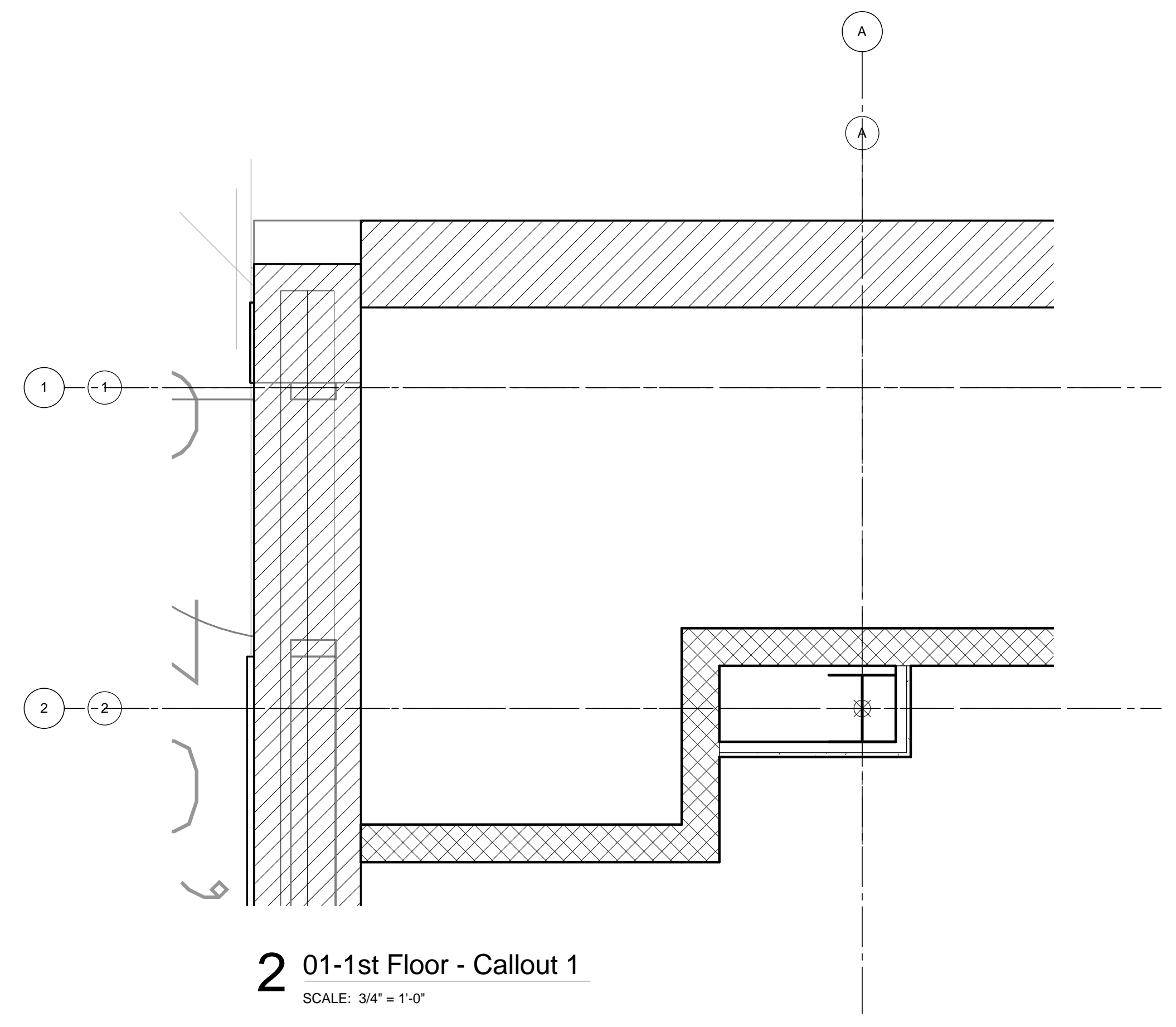
ENLARGED PLAN DETAILS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A600



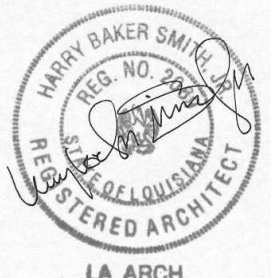
1 FIRE EXTINGUISHER AND COX CABLE CABINET
 SCALE: 1 1/2" = 1'-0"



2 01-1st Floor - Callout 1
 SCALE: 3/4" = 1'-0"

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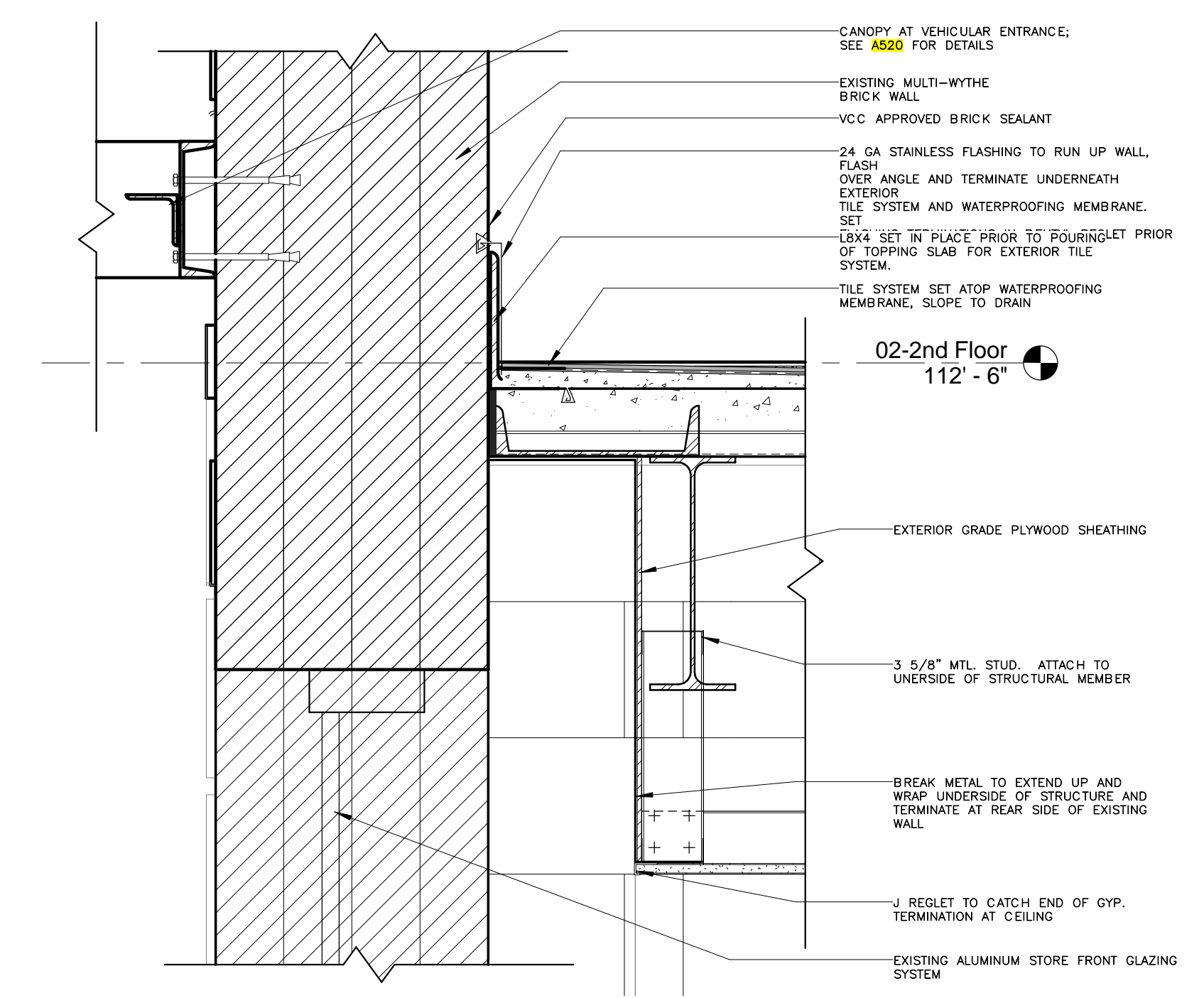
CERTIFIED CORRECT



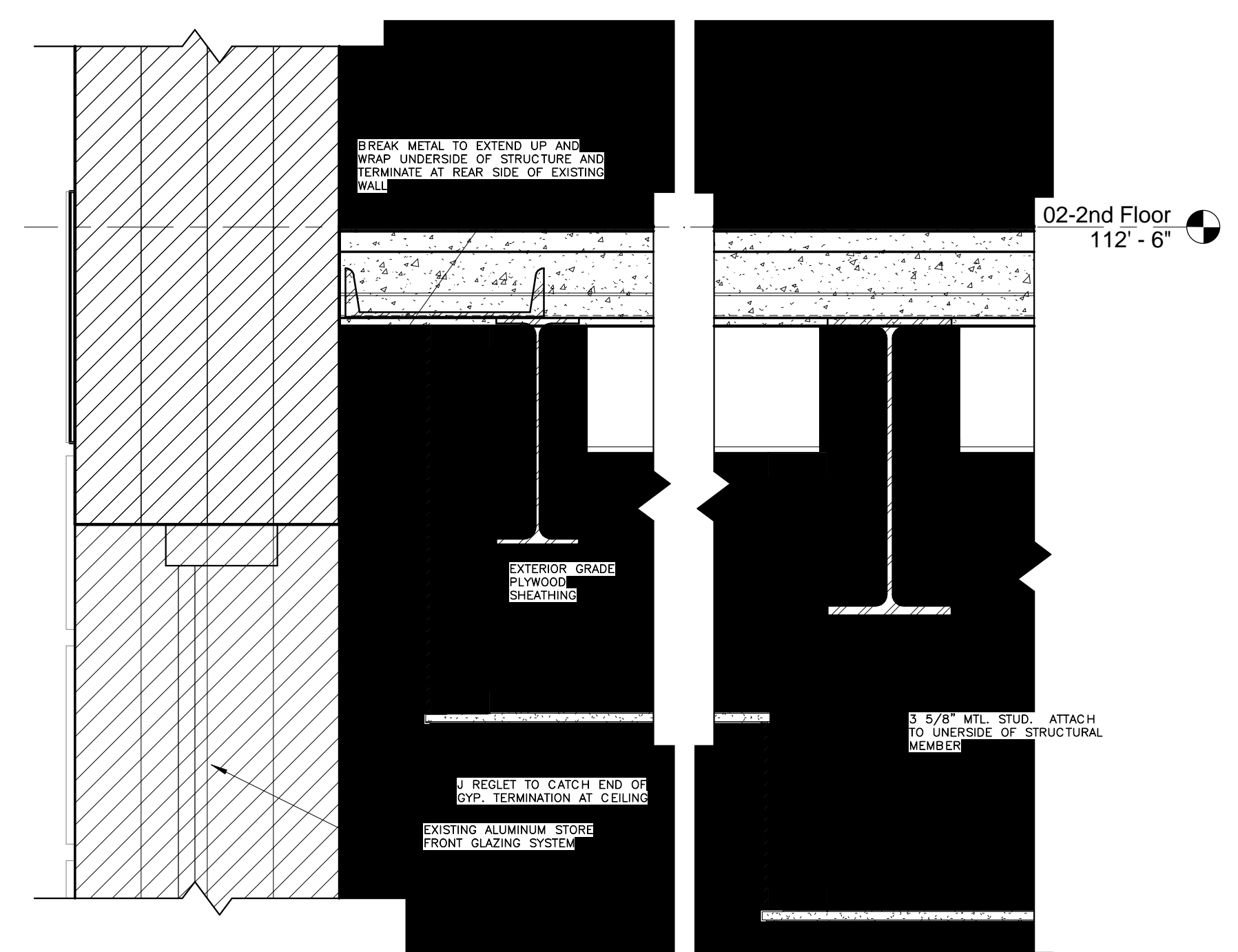
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FIRST FLOOR RCP
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:



2 DETAIL AT MAIL 104
 SCALE: 1 1/2" = 1'-0"

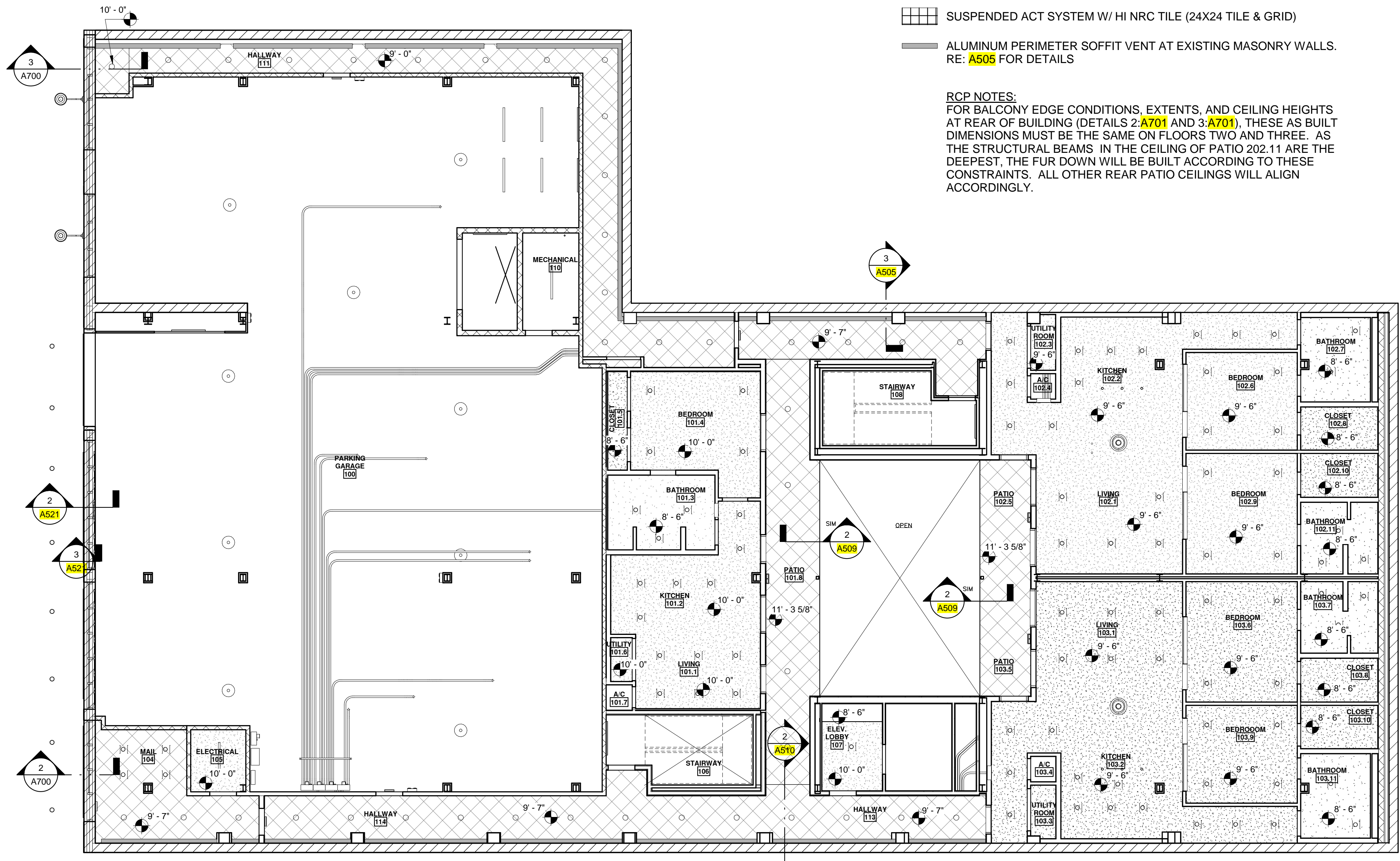


3 DETAIL AT HALLWAY 111
 SCALE: 1 1/2" = 1'-0"

RCP LEGEND:

- EXTERIOR CEILING (HARDI-BOARD)
- TYP. INTERIOR GYPSUM CEILING (5/8")
- INTERIOR GYPSUM CEILING @ WET LOCATION (MOISTURE RESISTANT 5/8")
- SUSPENDED ACT SYSTEM W/ HI NRC TILE (24X24 TILE & GRID)
- ALUMINUM PERIMETER SOFFIT VENT AT EXISTING MASONRY WALLS. RE: A505 FOR DETAILS

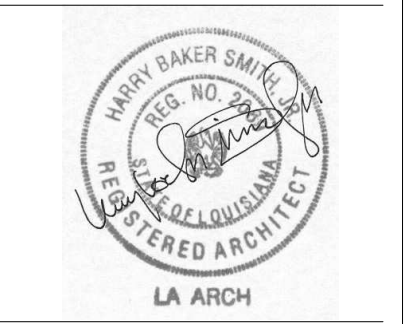
RCP NOTES:
 FOR BALCONY EDGE CONDITIONS, EXTENTS, AND CEILING HEIGHTS AT REAR OF BUILDING (DETAILS 2:A701 AND 3:A701), THESE AS BUILT DIMENSIONS MUST BE THE SAME ON FLOORS TWO AND THREE. AS THE STRUCTURAL BEAMS IN THE CEILING OF PATIO 202.11 ARE THE DEEPEST, THE FUR DOWN WILL BE BUILT ACCORDING TO THESE CONSTRAINTS. ALL OTHER REAR PATIO CEILINGS WILL ALIGN ACCORDINGLY.



1 FIRST FLOOR REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.

CERTIFIED CORRECT



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REVISION HISTORY	
1	06/20/16 SCHEMATIC DESIGN
2	07/14/16 DESIGN DEVELOPMENT
3	08/19/16 FOUNDATION PERMIT
4	09/30/16 VCC PERMIT REVIEW
5	11/07/16 FIRE MARSHALL RESPONSE
6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

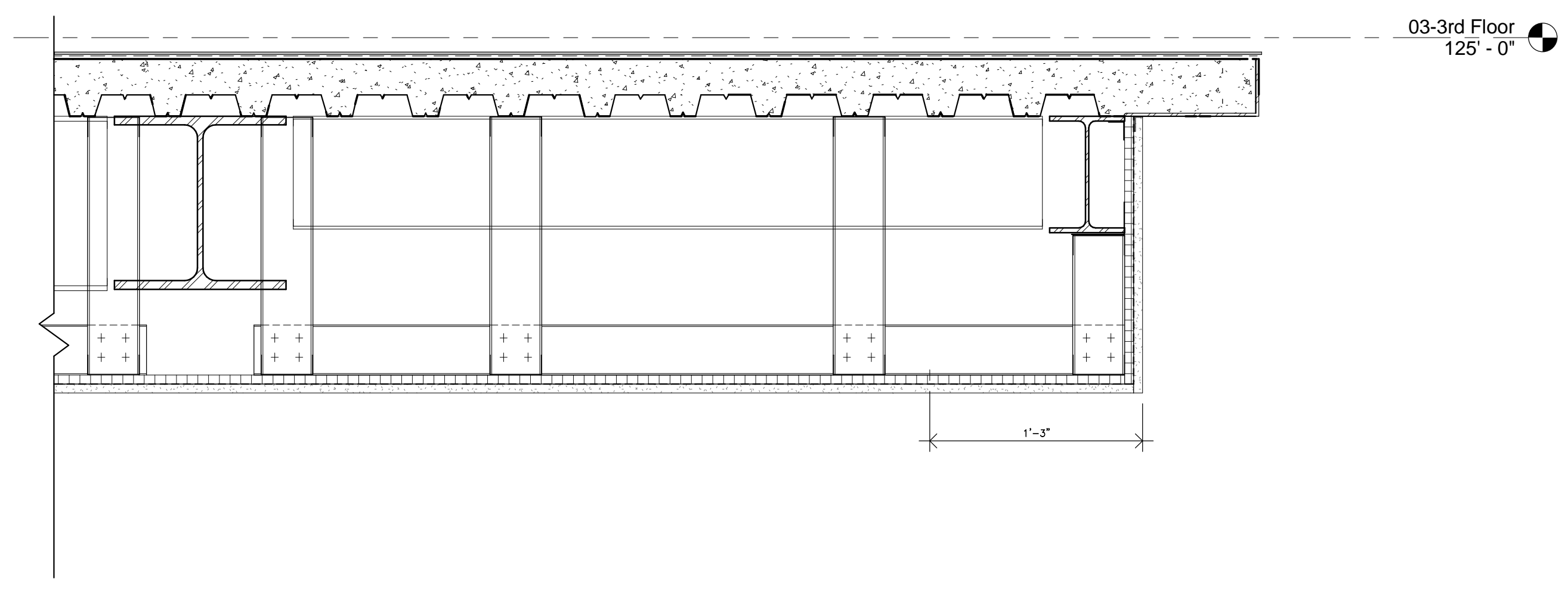
SECOND FLOOR RCP

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017

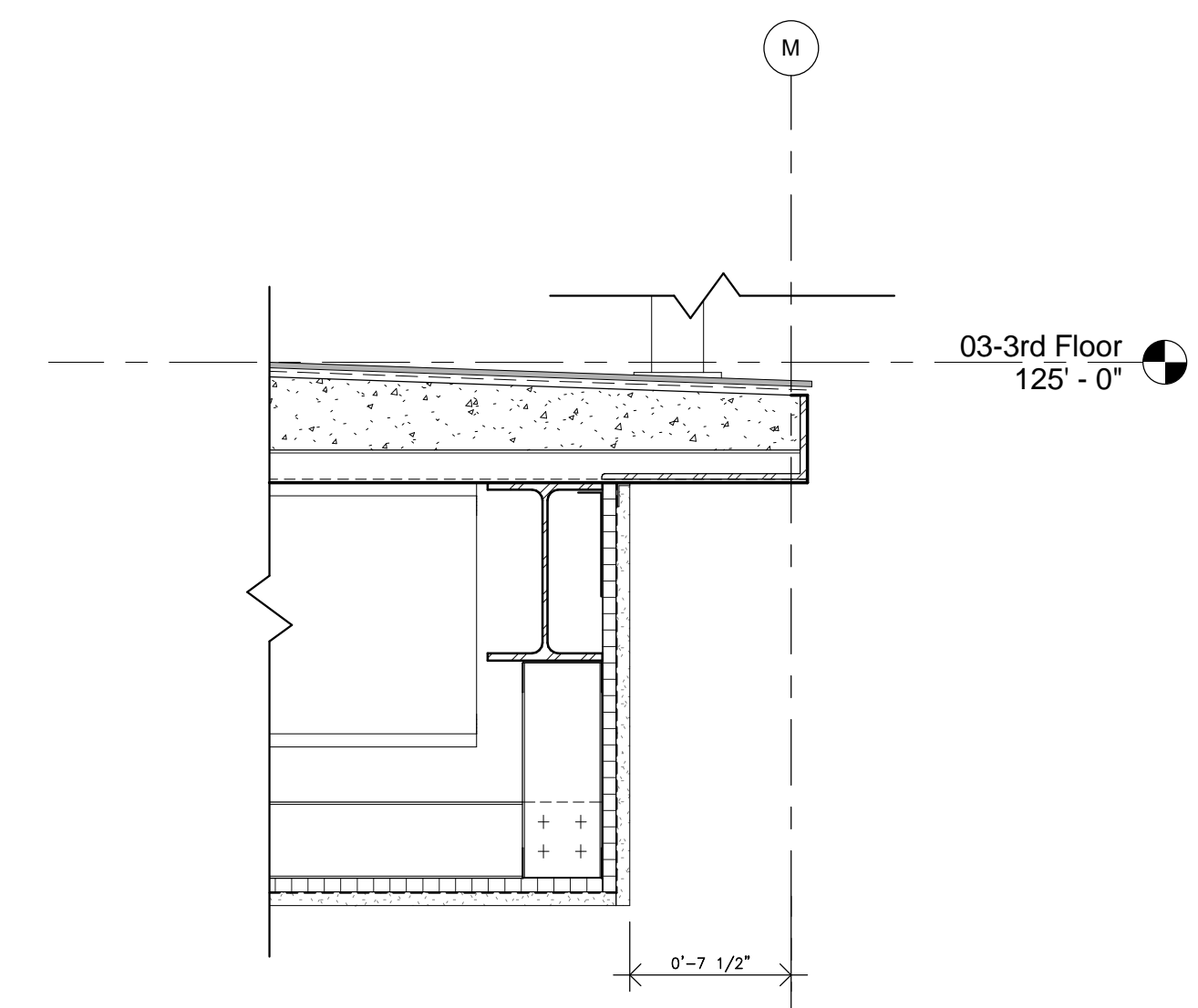
SHEET#: **A701**

- RCP LEGEND:**
- EXTERIOR CEILING (HARDI-BOARD)
 - TYP. INTERIOR GYPSUM CEILING (5/8")
 - INTERIOR GYPSUM CEILING @ WET LOCATION (MOISTURE RESISTANT 5/8")
 - SUSPENDED ACT SYSTEM W/ HI NRC TILE (24X24 TILE & GRID)
 - ALUMINUM PERIMETER SOFFIT VENT AT EXISTING MASONRY WALLS. RE: A505 FOR DETAILS

RCP NOTES:
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2 REAR BALCONY LONGITUDINAL SECTION
 SCALE: 1 1/2" = 1'-0"



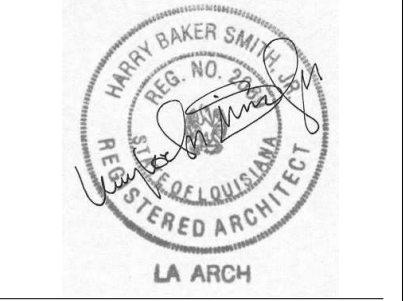
3 Section 49
 SCALE: 1 1/2" = 1'-0"



1 SECOND FLOOR REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

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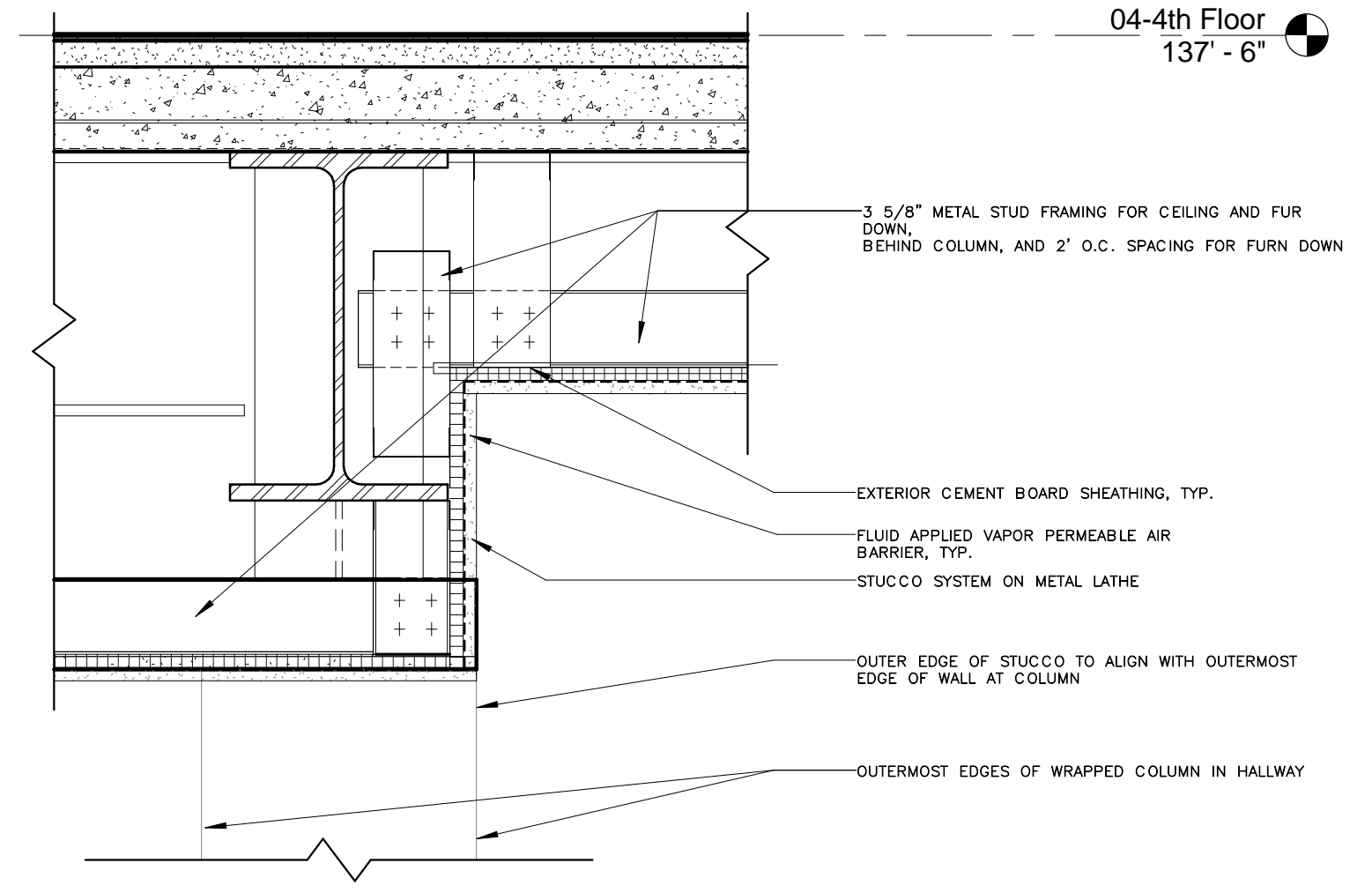
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6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

THIRD FLOOR RCP

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

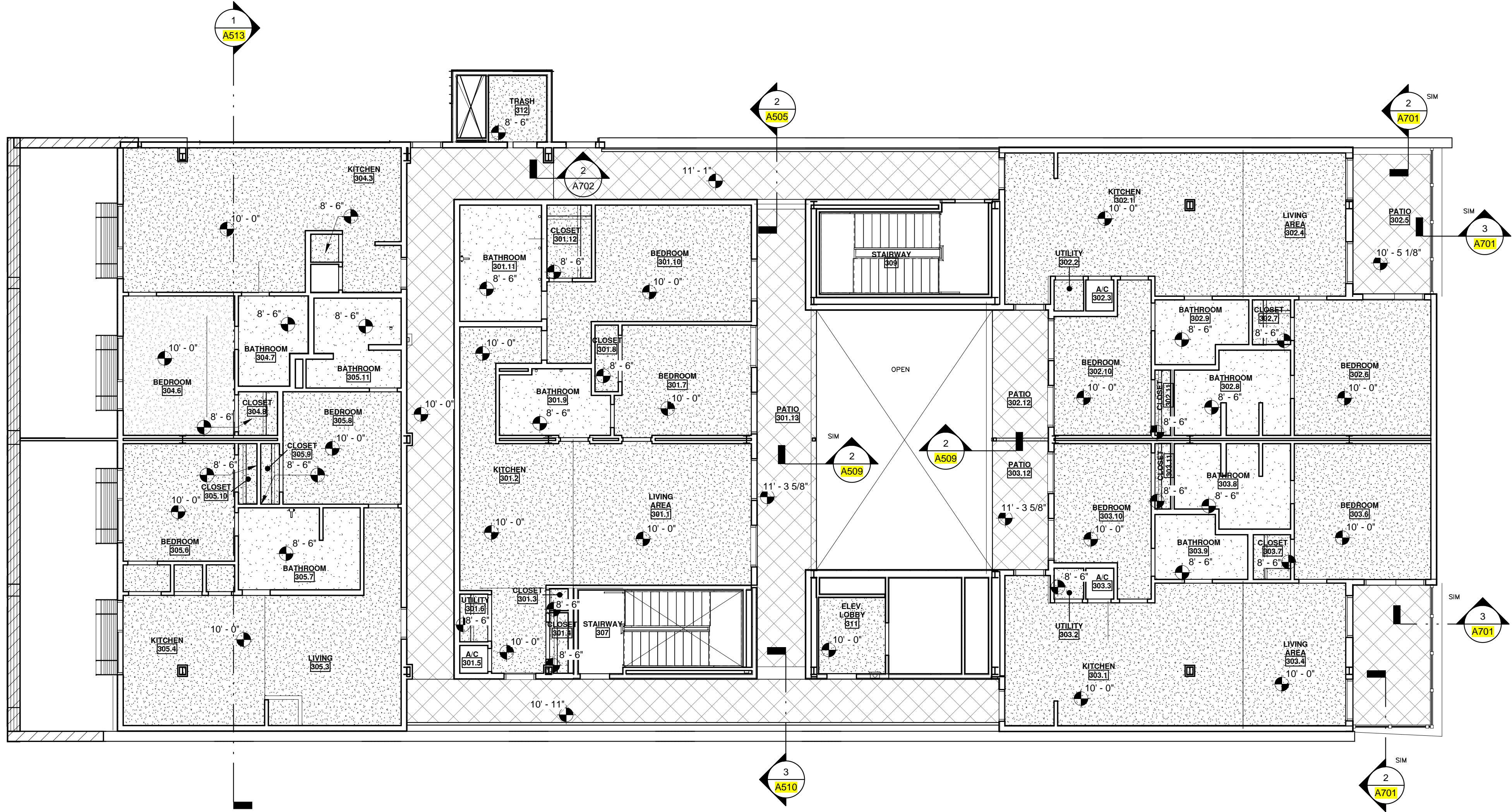
A702



2 DETAIL AT CEILING FURR DOWN
 SCALE: 1 1/2" = 1'-0"

- RCP LEGEND:**
- EXTERIOR CEILING (HARDI-BOARD)
 - TYP. INTERIOR GYPSUM CEILING (5/8")
 - INTERIOR GYPSUM CEILING @ WET LOCATION (MOISTURE RESISTANT 5/8")
 - SUSPENDED ACT SYSTEM W/ HI NRC TILE (24X24 TILE & GRID)
 - ALUMINUM PERIMETER SOFFIT VENT AT EXISTING MASONRY WALLS. RE: **A505** FOR DETAILS

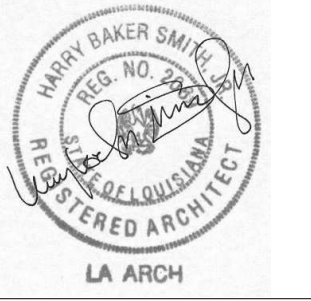
RCP NOTES:
 FOR BALCONY EDGE CONDITIONS, EXTENTS, AND CEILING HEIGHTS AT REAR OF BUILDING (DETAILS 2: **A701** AND 3: **A701**), THESE AS BUILT DIMENSIONS MUST BE THE SAME ON FLOORS TWO AND THREE. AS THE STRUCTURAL BEAMS IN THE CEILING OF PATIO 202.11 ARE THE DEEPEST, THE FUR DOWN WILL BE BUILT ACCORDING TO THESE CONSTRAINTS. ALL OTHER REAR PATIO CEILINGS WILL ALIGN ACCORDINGLY.



1 THIRD FLOOR REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

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CERTIFIED CORRECT



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REVISION HISTORY	
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3	08/19/16 FOUNDATION PERMIT
4	09/30/16 VCC PERMIT REVIEW
5	11/07/16 FIRE MARSHALL RESPONSE
6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

FOURTH FLOOR RCP

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

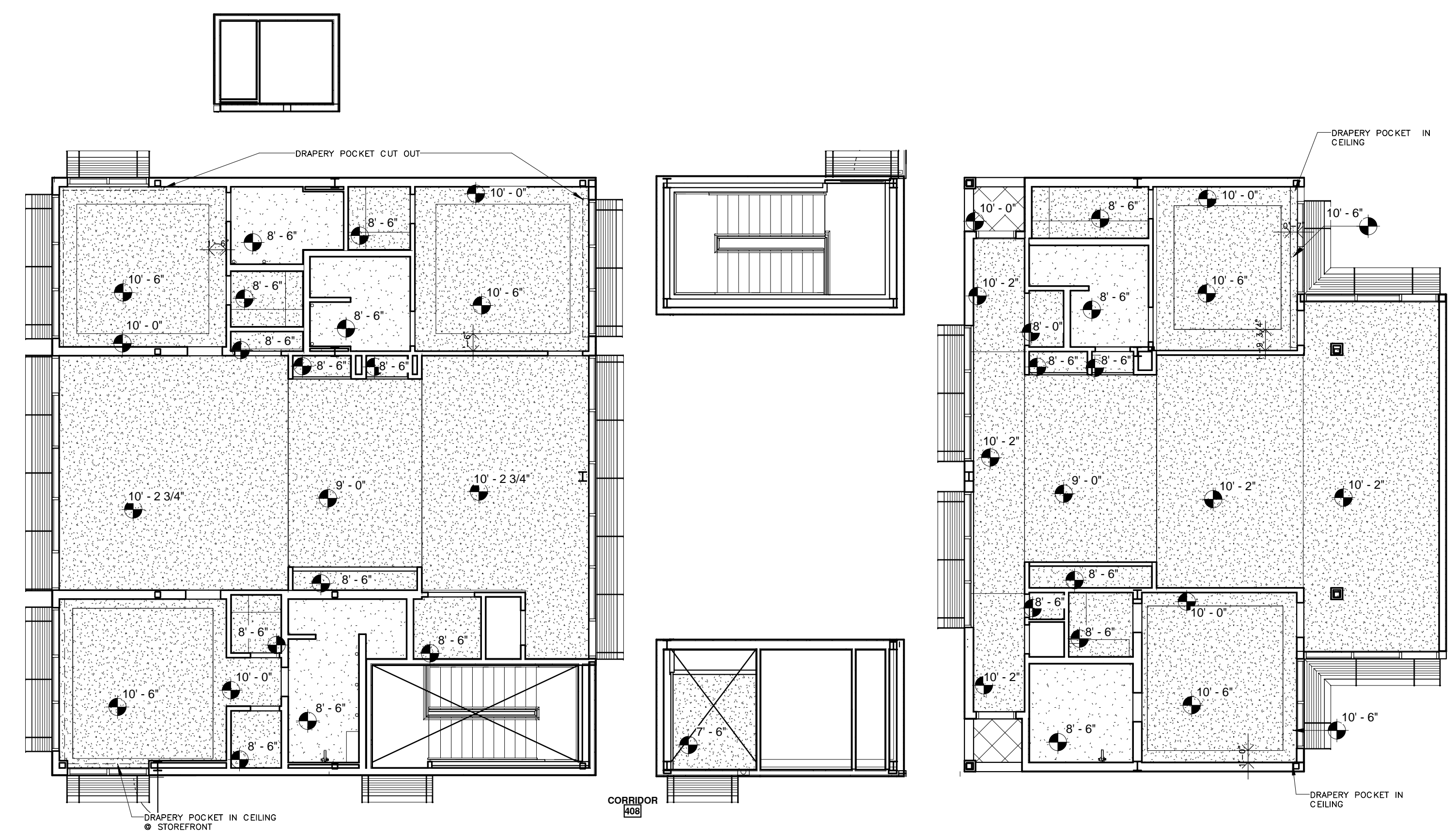
A703

RCP LEGEND:

- EXTERIOR CEILING (HARDI-BOARD)
- TYP. INTERIOR GYPSUM CEILING (5/8")
- INTERIOR GYPSUM CEILING @ WET LOCATION (MOISTURE RESISTANT 5/8")
- SUSPENDED ACT SYSTEM W/ HI NRC TILE (24X24 TILE & GRID)
- ALUMINUM PERIMETER SOFFIT VENT AT EXISTING MASONRY WALLS. RE: **A505** FOR DETAILS

RCP NOTES:

FOR BALCONY EDGE CONDITIONS, EXTENTS, AND CEILING HEIGHTS AT REAR OF BUILDING (DETAILS 2:**A701** AND 3:**A701**), THESE AS BUILT DIMENSIONS MUST BE THE SAME ON FLOORS TWO AND THREE. AS THE STRUCTURAL BEAMS IN THE CEILING OF PATIO 202.11 ARE THE DEEPEST, THE FUR DOWN WILL BE BUILT ACCORDING TO THESE CONSTRAINTS. ALL OTHER REAR PATIO CEILINGS WILL ALIGN ACCORDINGLY.



1 FOURTH FLOOR REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

GROSS BUILDING AREA				
Number	Level	Name	Perimeter	Area

1	01-1st Floor	LEVEL 1 GROSS	510' - 0"	12359 SF
2	02-2nd Floor	LEVEL 2 GROSS	510' - 0"	12360 SF
3	03-3rd Floor	LEVEL 3 GROSS	510' - 0"	12330 SF
4	04-4th Floor	LEVEL 4 GROSS	460' - 0"	10327 SF
LEVELS: 4			1989' - 6"	47376 SF

CEILING SCHEDULE	
Type	Area

10' 6" Ceiling exterior	32 SF
10' Ceiling-4 1/4" Thick	10547 SF
EXT 4 1/8" GWB MTL STUD	2622 SF
Furred Down Ceiling-4 1/4" Thick	432 SF
Generic	267 SF
GYP BD + EXTERIOR GRADE BACKING	547 SF
INT 4 1/4" GWB MTL STUD	10724 SF
Grand total: 159	25172 SF

DOOR SCHEDULE										
MARK	DOOR DIMENSION		FRAME	DOOR MATERIAL	DOOR TYPE	FIRE RATING	REMARKS			
	WIDTH	HEIGHT								
01-1st Floor										
100	9' - 0"	6' - 8"				1.5 HR	ELEVATOR OPENING			
101	3' - 0"	7' - 10 3/4"	AL	GL	L	1.5 HR	MATCH EXISTING DOOR			
102	12' - 0"	11' - 4"								
105	3' - 0"	7' - 10 3/4"	WD	WD	L	1.5 HR	MATCH EXISTING DOOR			
106	3' - 0"	8' - 0"	HM	HM	D	45 MIN				
107	3' - 0"	8' - 0"	HM	HM	D	1.5 HR				
108	3' - 0"	7' - 0"	HM	HM	D	45 MIN				
109	3' - 0"	8' - 0"	HM	HM	D	1.5 HR				
110	3' - 0"	7' - 0"	HM	HM	N	1.5 HR	STAIR DOOR			
111	3' - 0"	7' - 0"	WD	WD	F					
112	3' - 0"	8' - 0"	HM	HM	D	1.5 HR				
113	3' - 0"	7' - 0"	HM	HM	N	1.5 HR	STAIR DOOR			
114	3' - 0"	7' - 0"	AL	WD	A		SEE STOREFRONT SCHEDULE			
115	2' - 6"	8' - 0"	WD	WD	G					
116	5' - 0"	8' - 0"	WD	WD	J					
118	3' - 0"	8' - 0"	WD	WD	J					
119	3' - 0"	8' - 0"	WD	WD	G					
120	3' - 0"	8' - 0"	WD	WD	G					
121	4' - 0"	8' - 0"	WD	WD	J					
122	4' - 0"	8' - 0"	WD	WD	J					
123	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
124	6' - 0"	8' - 0"	WD	WD	J					
125	2' - 6"	8' - 0"	WD	WD	G					
126	3' - 0"	7' - 0"	AL	GL	A		SEE STOREFRONT SCHEDULE			
128	3' - 0"	7' - 11 1/2"	AL	GL	A		SEE STOREFRONT SCHEDULE			
129	3' - 0"	7' - 11 1/2"	AL	GL	A		SEE STOREFRONT SCHEDULE			
130	3' - 0"	8' - 0"	WD	WD	G					
131	2' - 6"	8' - 0"	WD	WD	G					
132	2' - 6"	8' - 0"	WD	WD	G					
133	2' - 6"	8' - 0"	WD	WD	G					
134	2' - 6"	8' - 0"	WD	WD	G					
135	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
136	5' - 0"	8' - 0"	WD	WD	J					
137	2' - 6"	8' - 0"	WD	WD	G					
138	3' - 0"	7' - 0"	AL	GL	A		SEE STOREFRONT SCHEDULE			
140	3' - 0"	8' - 11 1/2"	AL	GL	A		SEE STOREFRONT SCHEDULE			
141	3' - 0"	8' - 11 1/2"	AL	GL	A		SEE STOREFRONT SCHEDULE			
142	2' - 6"	8' - 0"	WD	WD	G					
143	2' - 6"	8' - 0"	WD	WD	G					
144	2' - 6"	8' - 0"	WD	WD	G					
145	2' - 6"	8' - 0"	WD	WD	G					
146	3' - 0"	8' - 0"	WD	WD	G					
147	8' - 0"	7' - 0"	HM	HM	E	1 HR				
148	3' - 0"	8' - 0"	HM	HM	D	1.5 HR				
149	4' - 1"	7' - 0"								
150	4' - 1"	7' - 0"								
151	3' - 0"	7' - 0"	AL	WD	A		SEE STOREFRONT SCHEDULE			
152	8' - 0"	7' - 0"								
153	4' - 0"	8' - 0"								
02-2nd Floor										
200	9' - 0"	6' - 8"					ELEVATOR OPENING			
201	3' - 0"	7' - 0"	WD	WD	F					
202	3' - 0"	7' - 0"	HM	HM	N	1.5 HR	STAIR DOOR			
203	6' - 0"	7' - 0"	AL	GL	B		SEE STOREFRONT SCHEDULE			
204	2' - 0"	8' - 0"	HM	HM	D	45 MIN				
205	3' - 0"	7' - 0"	HM	HM	N	1.5 HR	STAIR DOOR			
206	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
207	2' - 6"	8' - 0"	WD	WD	G					
208	4' - 0"	8' - 0"	WD	WD	J					
209	5' - 0"	8' - 0"	WD	WD	J					
210	2' - 6"	8' - 0"	WD	WD	G					
211	3' - 0"	8' - 0"	WD	WD	G					
212	3' - 0"	8' - 0"	WD	WD	G					
213	2' - 6"	8' - 0"	WD	WD	G					
214	5' - 0"	8' - 0"	WD	WD	H					
215	3' - 0"	8' - 0"	WD	WD	G					
216	2' - 6"	8' - 0"	WD	WD	G					
217	2' - 6"	8' - 0"	WD	WD	G					
218	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
219	3' - 0"	7' - 0"	AL	GL	A		SEE STOREFRONT SCHEDULE			
220	3' - 0"	8' - 0"	WD	WD	G					
221	2' - 6"	8' - 0"	WD	WD	G					
222	3' - 0"	8' - 0"	WD	WD	G					
223	3' - 0"	8' - 0"	WD	WD	G					
224	3' - 0"	8' - 0"	WD	WD	G					
225	3' - 0"	7' - 0"	AL	GL	A		SEE STOREFRONT SCHEDULE			
226	2' - 6"	8' - 0"	WD	WD	G					
227	3' - 0"	8' - 0"	WD	WD	G					
228	2' - 6"	8' - 0"	WD	WD	G					
229	5' - 0"	8' - 0"	WD	WD	J					
230	5' - 0"	8' - 0"	WD	WD	J					
231	2' - 6"	8' - 0"	WD	WD	G					

DOOR SCHEDULE										
MARK	DOOR DIMENSION		FRAME	DOOR MATERIAL	DOOR TYPE	FIRE RATING	REMARKS			
	WIDTH	HEIGHT								
03-3rd Floor										
300	9' - 0"	6' - 8"				1.5 HR	ELEVATOR OPENING			
301	3' - 0"	7' - 0"	WD	WD	F					
302	3' - 0"	7' - 0"	HM	HM	N	1.5 HR	STAIR DOOR			
303	3' - 0"	7' - 0"	HM	HM	D	20 MIN				
304	3' - 0"	7' - 0"	HM	HM	D	45 MIN				
305	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
306	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
307	2' - 6"	8' - 0"	WD	WD	G					
308	4' - 0"	8' - 0"	WD	WD	J					
309	5' - 0"	8' - 0"	WD	WD	J					
310	2' - 6"	8' - 0"	WD	WD	G					
311	3' - 0"	8' - 0"	WD	WD	G					
312	3' - 0"	8' - 0"	WD	WD	G					
313	2' - 6"	8' - 0"	WD	WD	G					
314	5' - 0"	8' - 0"	WD	WD	H					
315	3' - 0"	8' - 0"	HM	HM	G					
316	3' - 0"	8' - 0"	WD	WD	G					
317	2' - 6"	8' - 0"	WD	WD	G					
318	4' - 1"	7' - 0"								
319	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
320	3' - 0"	7' - 0"	AL	GL	A		SEE STOREFRONT SCHEDULE			
321	3' - 0"	8' - 0"	WD	WD	G					
322	2' - 6"	8' - 0"	WD	WD	G					
323	3' - 0"	8' - 0"	WD	WD	G					
324	3' - 0"	8' - 0"	WD	WD	G					
325	3' - 0"	8' - 0"	WD	WD	G					
326	3' - 0"	8' - 0"	WD	WD	G					
327	4' - 1"	7' - 0"								
328	4' - 1"	7' - 0"								
329	2' - 6"	8' - 0"	WD	WD	G					
330	2' - 6"	8' - 0"	WD	WD	G					
331	5' - 0"	8' - 0"	WD	WD	H					
332	3' - 0"	7' - 0"	AL	GL	A	20 MIN	SEE STOREFRONT SCHEDULE			
333	3' - 0"	7' - 0"	AL	GL	A		SEE STOREFRONT SCHEDULE			
334	3' - 0"	8' - 0"	WD	WD	G					
335	5' - 0"	8' - 0"	WD	WD	H					
336	2' - 6"	8' - 0"	WD	WD	G					

DOOR SCHEDULE										
MARK	DOOR DIMENSION		FRAME	DOOR MATERIAL	DOOR TYPE	FIRE RATING	REMARKS			
	WIDTH	HEIGHT								
04-4th Floor										
400	3' - 6"	7' - 0"				1.5 HR	ELEVATOR OPENING			
401	3' - 0"	7' - 0"	WD	WD	F					
402	3' - 0"	7' - 0"	HM	HM	N	1.5 HR	STAIR DOOR			
403	3' - 0"	7' - 0"	HM	HM	D					
404	3' - 0"	8' - 0"	AL	GL	A	45 MIN	SEE STOREFRONT SCHEDULE			
405	2' - 6"	8' - 0"	WD	WD	G					
406	4' - 6"	8' - 0"	WD	WD	H					
407	3' - 0"	8' - 0"	WD	WD	G					
408	3' - 0"	8' - 0"	WD	WD						

RAILING SCHEDULE			
Type	Base Level	Count	Length

Cable Guard Rail	02-2nd Floor	1	9' - 5"
Cable Guard Rail: 1		1	9' - 5"

Kawneer 1600 SunShade	02-2nd Floor	1	8' - 10"
Kawneer 1600 SunShade	02-2nd Floor	1	3' - 5"
Kawneer 1600 SunShade	02-2nd Floor	1	8' - 10"
Kawneer 1600 SunShade	03-3rd Floor	1	8' - 0"
Kawneer 1600 SunShade	03-3rd Floor	1	8' - 0"
Kawneer 1600 SunShade	03-3rd Floor	1	8' - 0"
Kawneer 1600 SunShade	04-4th Floor	1	11' - 9"
Kawneer 1600 SunShade	04-4th Floor	1	19' - 4"
Kawneer 1600 SunShade	04-4th Floor	1	12' - 4"
Kawneer 1600 SunShade	04-4th Floor	1	11' - 8"
Kawneer 1600 SunShade	04-4th Floor	1	19' - 8"
Kawneer 1600 SunShade	04-4th Floor	1	26' - 1"
Kawneer 1600 SunShade	04-4th Floor	1	7' - 0"
Kawneer 1600 SunShade	04-4th Floor	1	7' - 0"
Kawneer 1600 SunShade	04-4th Floor	1	20' - 2"
Kawneer 1600 SunShade	04-4th Floor	1	12' - 4"
Kawneer 1600 SunShade	04-4th Floor	1	11' - 8"
Kawneer 1600 SunShade	04-4th Floor	1	6' - 0"
Kawneer 1600 SunShade	04-4th Floor	1	6' - 0"
Kawneer 1600 SunShade	04-4th Floor	1	6' - 2"
Kawneer 1600 SunShade: 21		21	230' - 3"

SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	02-2nd Floor	1	27' - 11"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	02-2nd Floor	1	27' - 11"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	03-3rd Floor	1	27' - 11"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	03-3rd Floor	1	27' - 10"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	03-3rd Floor	1	23' - 11"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	03-3rd Floor	1	15' - 9"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	04-4th Floor	1	27' - 11"

RAILING SCHEDULE			
Type	Base Level	Count	Length

SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	04-4th Floor	1	27' - 10"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	04-4th Floor	1	24' - 0"

SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	04-4th Floor	1	24' - 0"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	04-4th Floor	1	42' - 9"
SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	04-4th Floor	1	63' - 8"

SCR - 42" Railing - Deck MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified: 12		12	361' - 6"
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SCR - 42" Railing - Fascia MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	02-2nd Floor	1	12' - 0"
SCR - 42" Railing - Fascia MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	02-2nd Floor	1	9' - 5"
SCR - 42" Railing - Fascia MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	03.5-POOL DECK	1	1' - 8"
SCR - 42" Railing - Fascia MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	03.5-POOL DECK	1	1' - 1"
SCR - 42" Railing - Fascia MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified	03.5-POOL DECK	1	8' - 2"
SCR - 42" Railing - Fascia MTD. w/ Natural Colored SQ. Alum. Posts, Inline Handrail, 1x19 Cable 1/8", and Fitting Assembly as Specified: 5		5	32' - 4"
SCR - Railing - Fascia MTD. at fourth floor	03-3rd Floor	1	38' - 9"

RAILING SCHEDULE			
Type	Base Level	Count	Length

SCR - Railing - Fascia MTD. at fourth floor	04-4th Floor	1	127' - 8"
SCR - Railing - Fascia MTD. at fourth floor	04-4th Floor	1	38' - 1"
SCR - Railing - Fascia MTD. at fourth floor	04-4th Floor	1	38' - 1"
SCR - Railing - Fascia MTD. at fourth floor	04-4th Floor	1	5' - 6"
SCR - Railing - Fascia MTD. at fourth floor: 5		5	248' - 1"

WAX GUARDRAIL		1	4' - 2"
WAX GUARDRAIL		1	4' - 2"
WAX GUARDRAIL		1	22' - 2"
WAX GUARDRAIL		1	22' - 6"
WAX GUARDRAIL		1	22' - 4"
WAX GUARDRAIL		1	22' - 4"
WAX GUARDRAIL		1	21' - 10"
WAX GUARDRAIL		1	21' - 10"
WAX GUARDRAIL	02-2nd Floor	1	1' - 5"
WAX GUARDRAIL	02-2nd Floor	1	0' - 7"
WAX GUARDRAIL	03-3rd Floor	1	1' - 3"
WAX GUARDRAIL	03-3rd Floor	1	0' - 7"
WAX GUARDRAIL	04-4th Floor	1	5' - 0"
WAX GUARDRAIL	04-4th Floor	1	4' - 7"
WAX GUARDRAIL: 14		14	155' - 0"

WAX GUARDRAIL wall		1	11' - 1"
WAX GUARDRAIL wall		1	11' - 1"
WAX GUARDRAIL wall		1	11' - 1"
WAX GUARDRAIL wall		1	11' - 1"
WAX GUARDRAIL wall		1	11' - 1"
WAX GUARDRAIL wall	01-1st Floor	1	1' - 2"
WAX GUARDRAIL wall	01-1st Floor	1	11' - 10"
WAX GUARDRAIL wall	01-1st Floor	1	2' - 0"
WAX GUARDRAIL wall	01-1st Floor	1	2' - 0"
WAX GUARDRAIL wall	01-1st Floor	1	10' - 9"
WAX GUARDRAIL wall	01-1st Floor	1	2' - 0"
WAX GUARDRAIL wall	01-1st Floor	1	2' - 0"
WAX GUARDRAIL wall	01-1st Floor	1	1' - 9"
WAX GUARDRAIL wall	02-2nd Floor	1	9' - 2"
WAX GUARDRAIL wall	02-2nd Floor	1	1' - 2"
WAX GUARDRAIL wall	02-2nd Floor	1	11' - 10"
WAX GUARDRAIL wall	02-2nd Floor	1	2' - 0"
WAX GUARDRAIL wall	02-2nd Floor	1	2' - 0"
WAX GUARDRAIL wall	02-2nd Floor	1	2' - 0"
WAX GUARDRAIL wall	02-2nd Floor	1	2' - 0"
WAX GUARDRAIL wall	02-2nd Floor	1	1' - 9"
WAX GUARDRAIL wall	03-3rd Floor	1	2' - 0"
WAX GUARDRAIL wall	03-3rd Floor	1	2' - 0"
WAX GUARDRAIL wall	03-3rd Floor	1	10' - 9"
WAX GUARDRAIL wall	03-3rd Floor	1	11' - 10"
WAX GUARDRAIL wall	03-3rd Floor	1	2' - 0"
WAX GUARDRAIL wall	03-3rd Floor	1	2' - 0"
WAX GUARDRAIL wall	03-3rd Floor	1	1' - 9"
WAX GUARDRAIL wall	03-3rd Floor	1	1' - 2"
WAX GUARDRAIL wall	04-4th Floor	1	5' - 3"
WAX GUARDRAIL wall: 32		32	181' - 6"



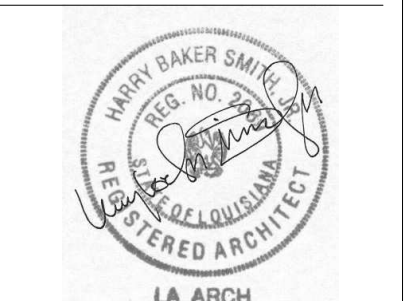
BROADMOOR
DESIGN-BUILD CONTRACTOR
BROADMOOR, L.L.C.
2240 NORTH ARNOULD ROAD, METairie, LA 70002
T 504.885.5400 F 504.885.6955
broadmoor.com

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917 CONTI STREET
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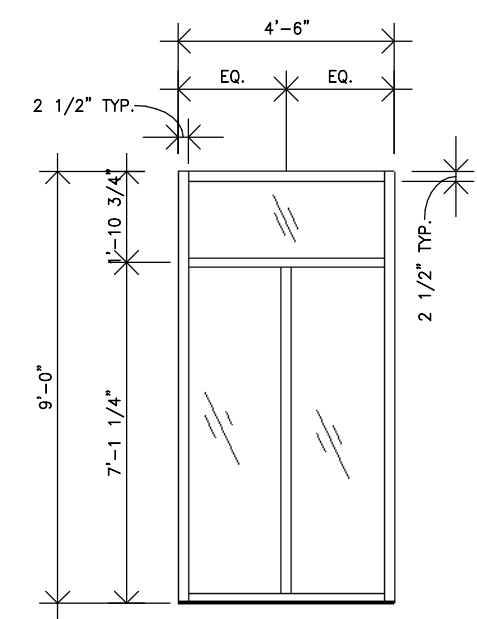
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REVISION HISTORY						
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D	REVISED
1	06/20/16	SCHEMATIC DESIGN				
2	07/14/16	DESIGN DEVELOPMENT				
3	08/19/16	FOUNDATION PERMIT				
4	09/30/16	VCC PERMIT REVIEW				
5	11/07/16	FIRE MARSHALL RESPONSE				
6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

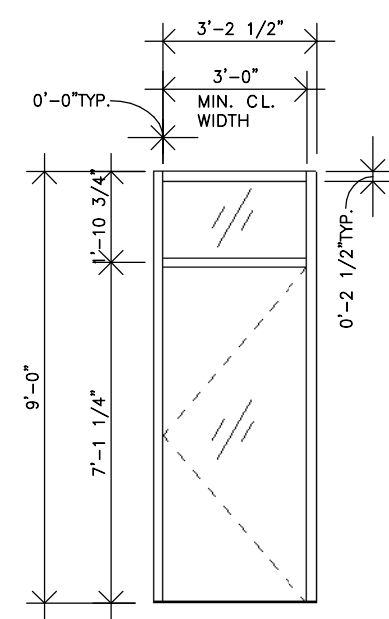
SCHEDULES AND DETAILS

PROJECT#: 1435
PHASE: PERMIT
DRAFTER: Author
CHECKER: HS
SCALE: AS NOTED
ISSUED: 11/17/2017

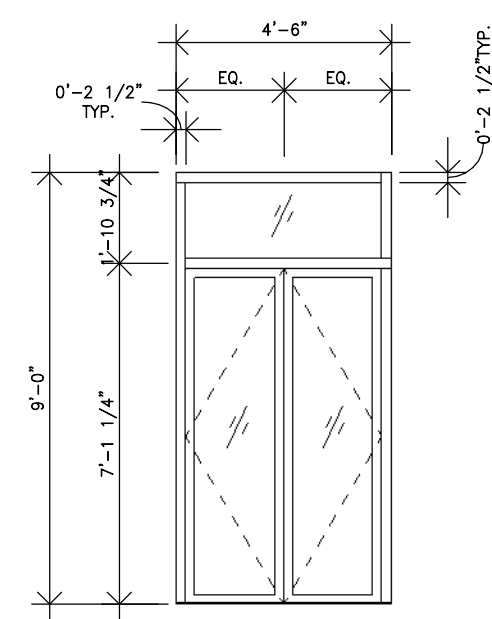
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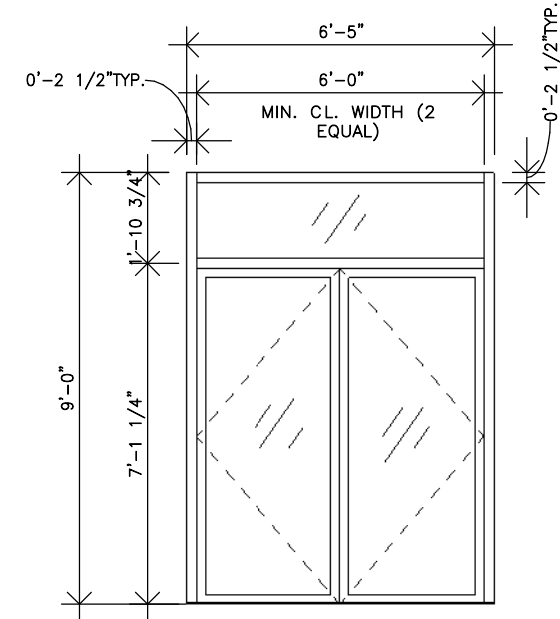
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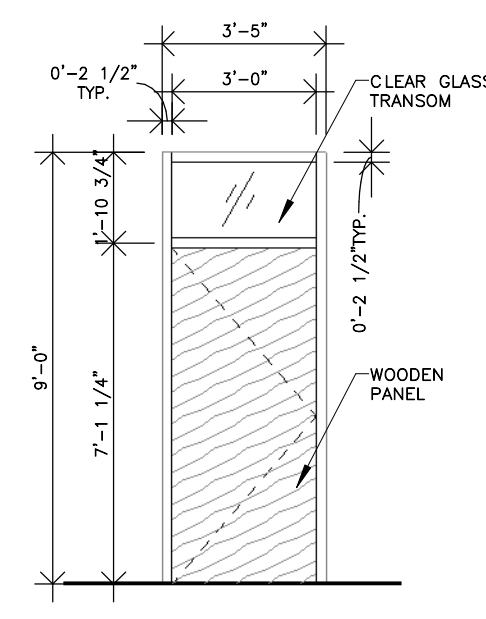
2 TYPE B
SCALE: 1/4" = 1'-0"



3 TYPE C
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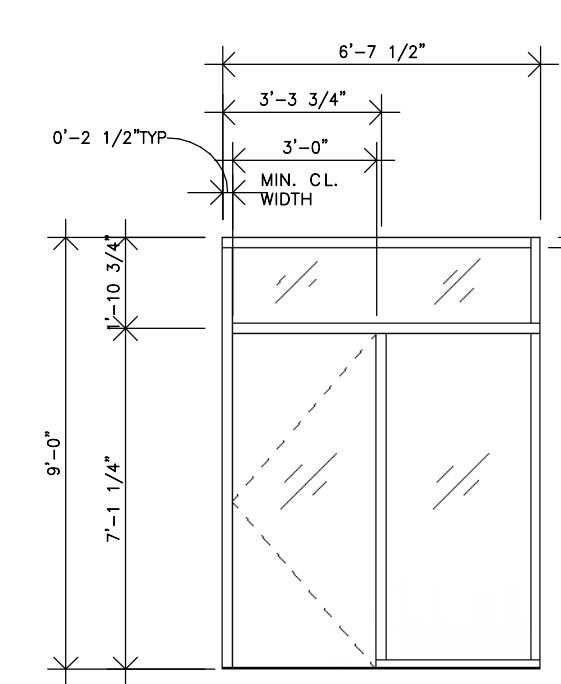


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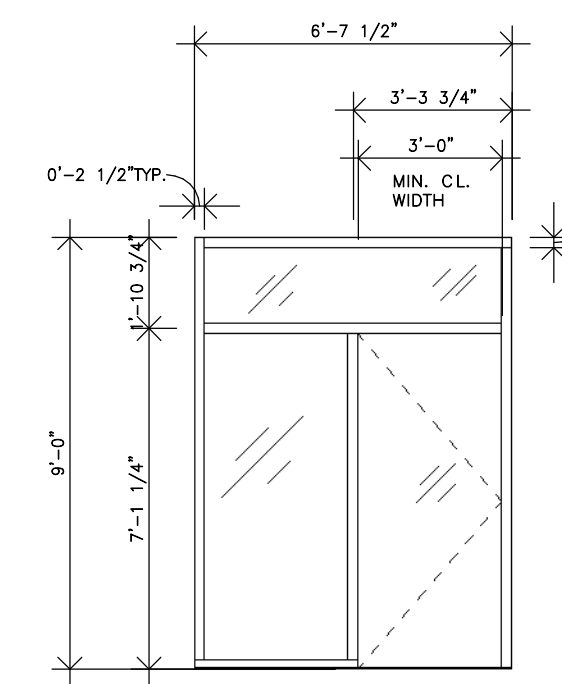


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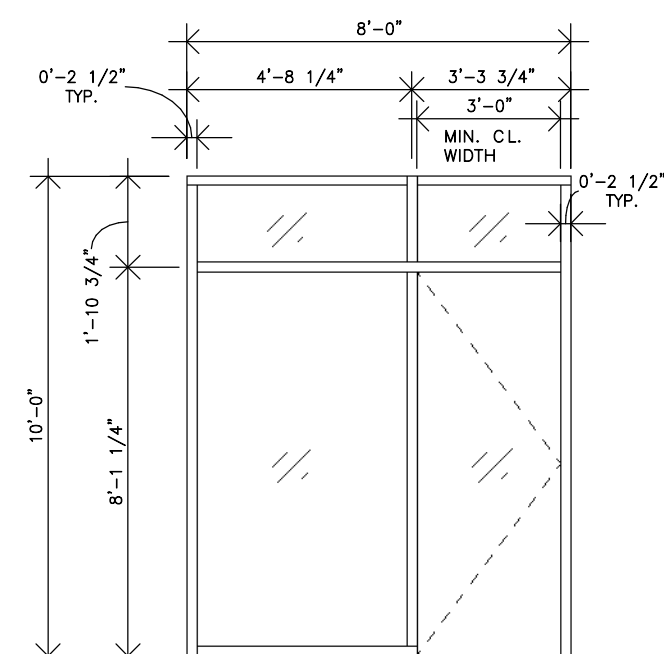
STOREFRONT 6
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7 TYPE G
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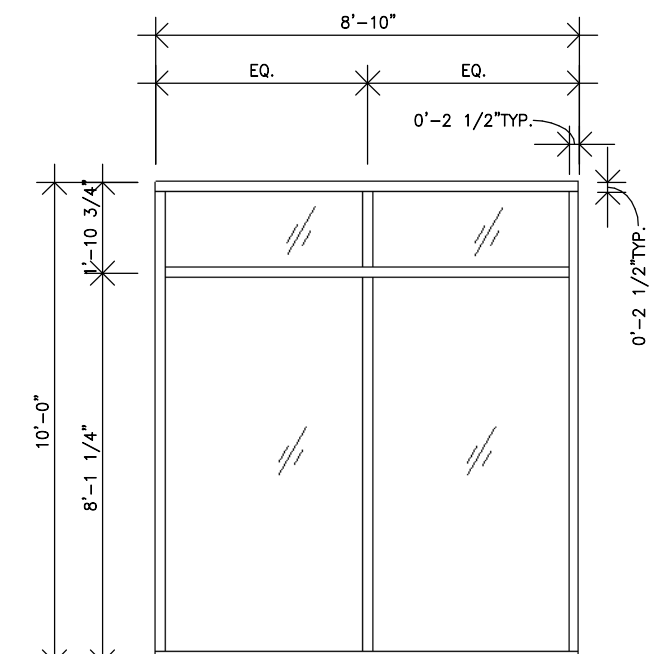
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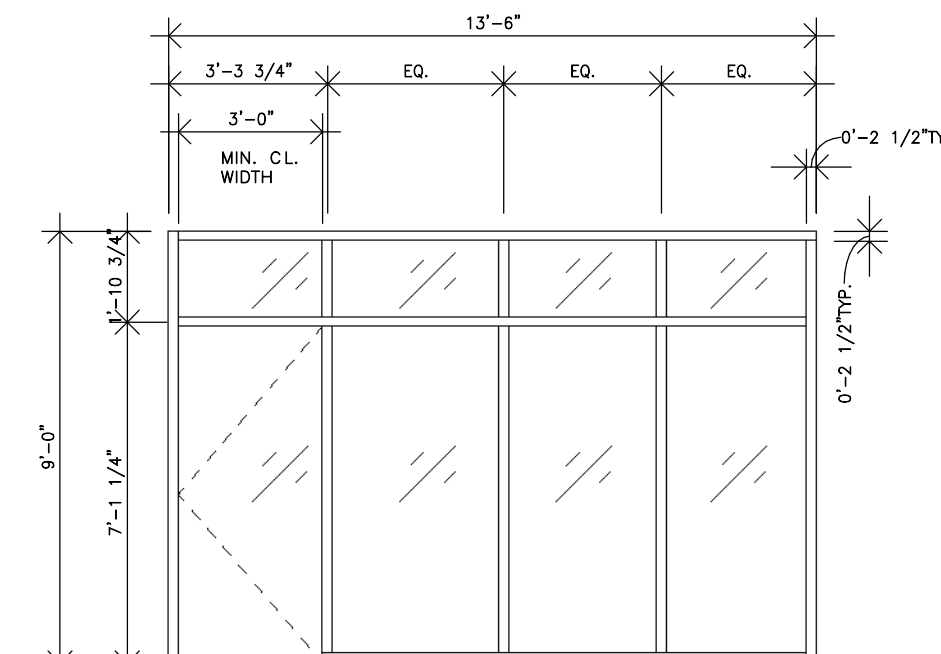
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STOREFRONT 10
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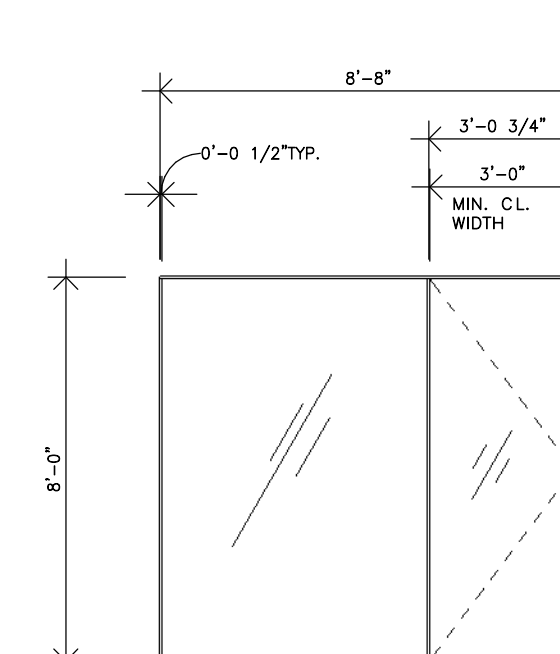
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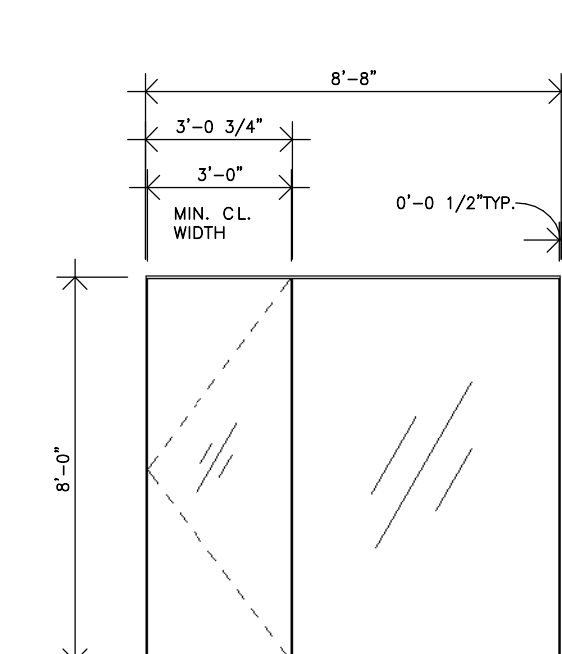
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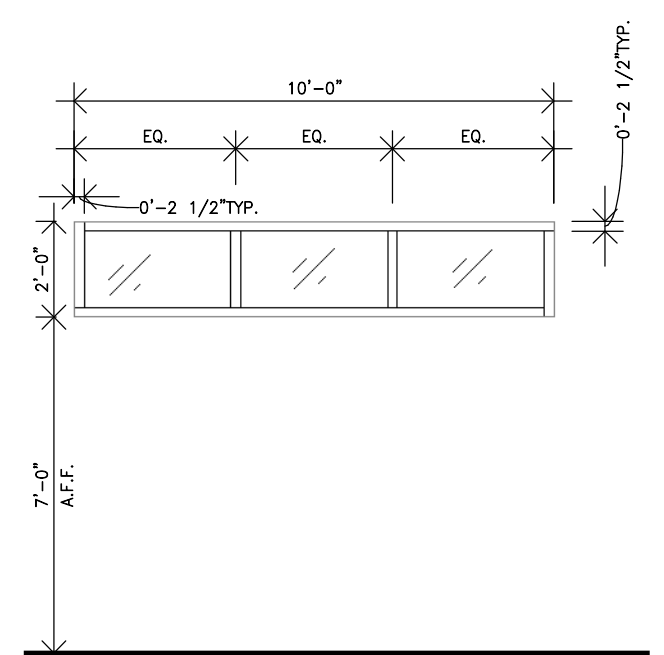
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SCALE: 1/4" = 1'-0"



14 TYPE P
SCALE: 1/4" = 1'-0"
*INTERIOR APPLICATION ONLY



15 TYPE Q
SCALE: 1/4" = 1'-0"
*INTERIOR APPLICATION ONLY

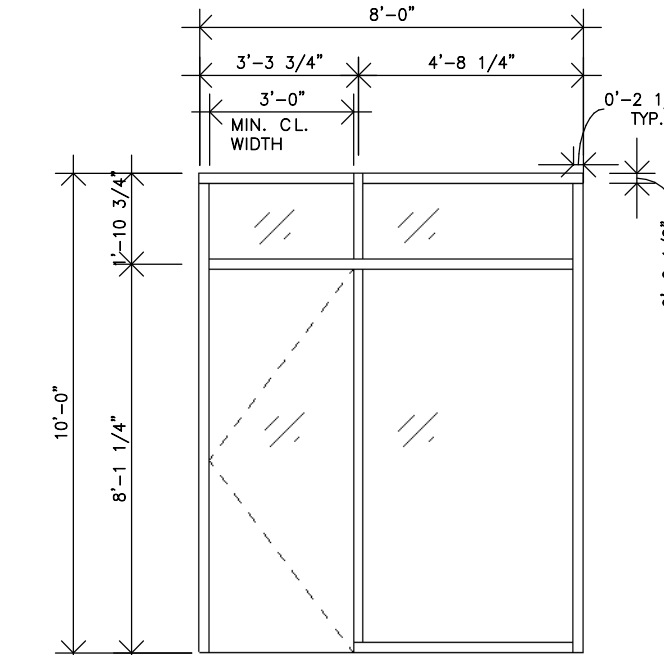


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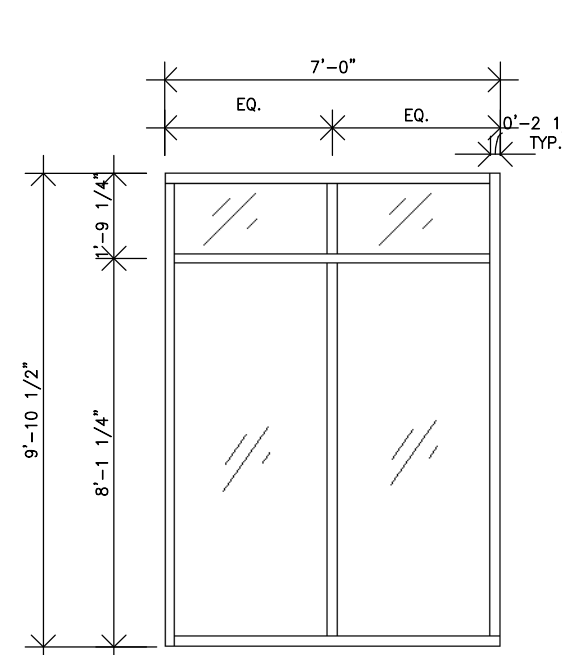
STOREFRONT 17
NOT USED

STOREFRONT 18
NOT USED

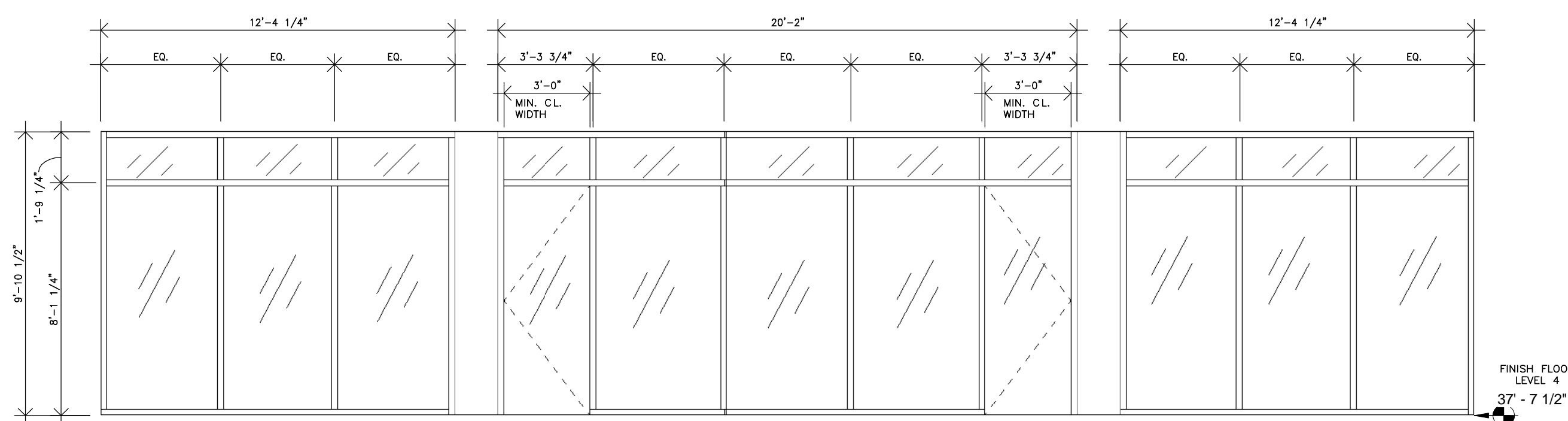
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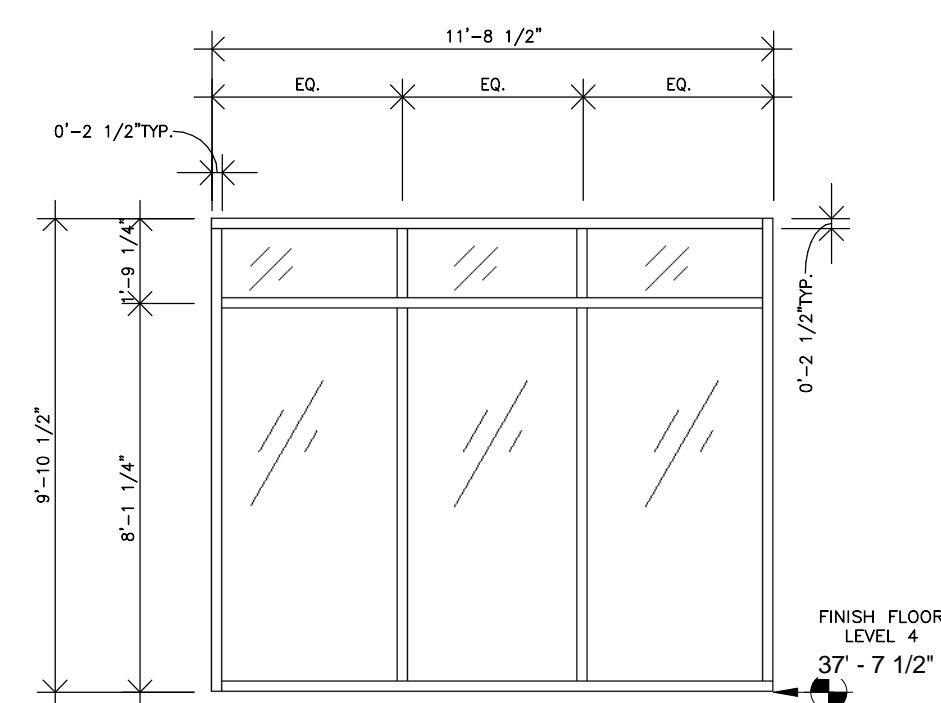
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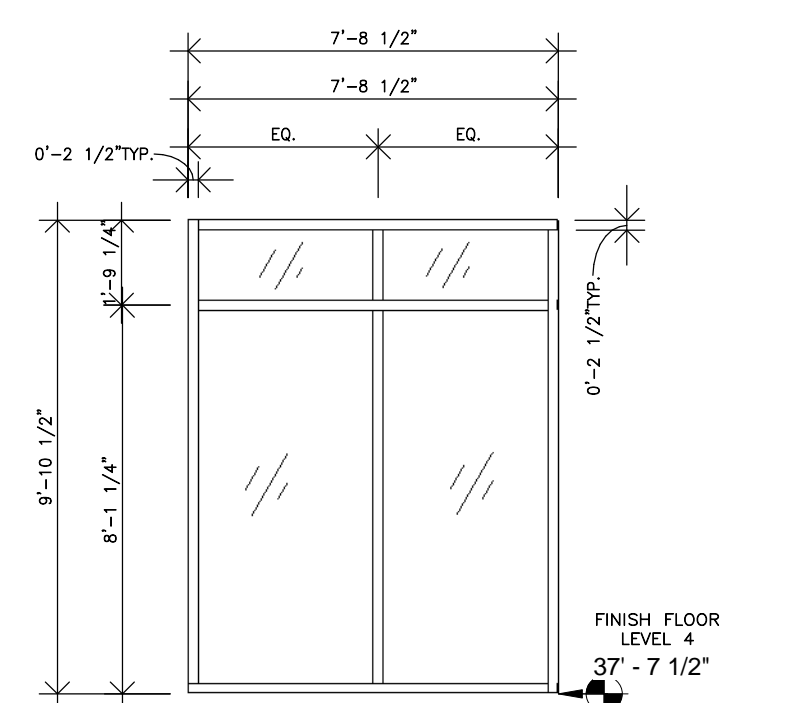
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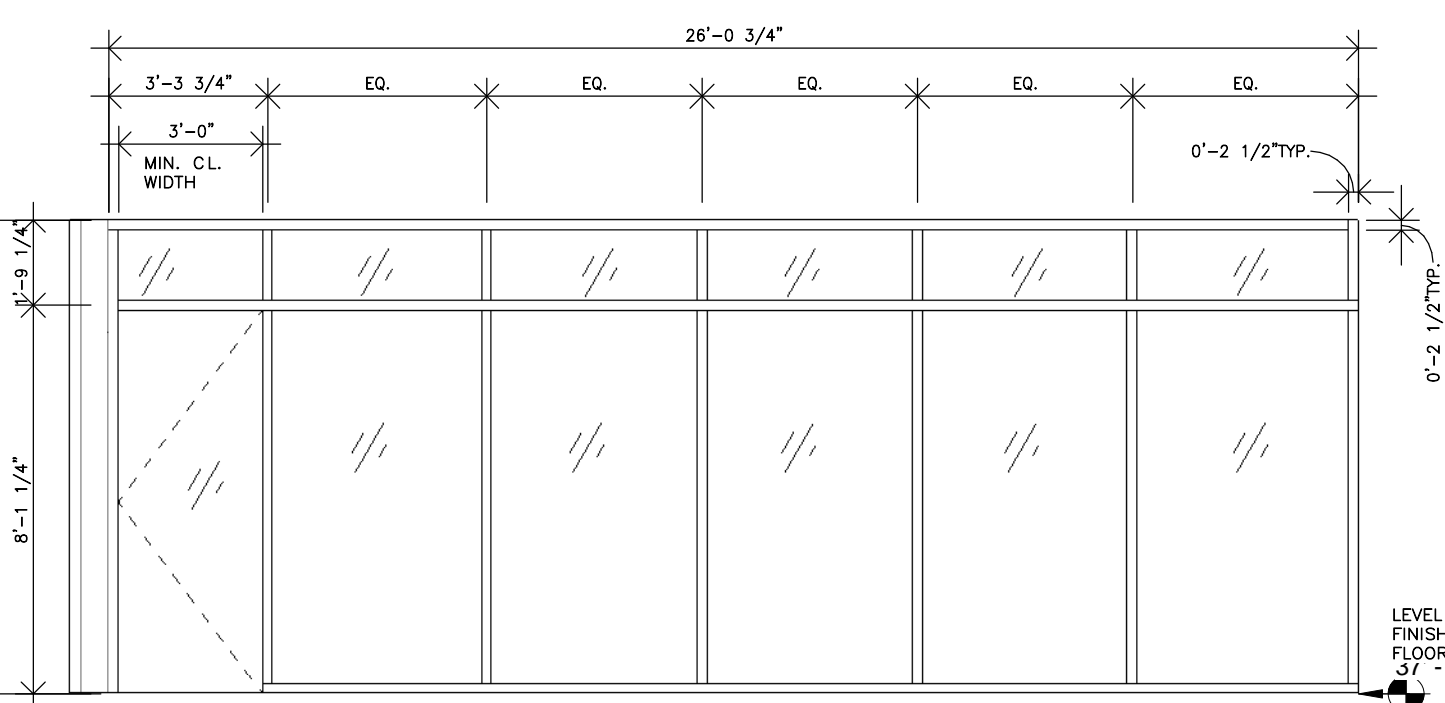
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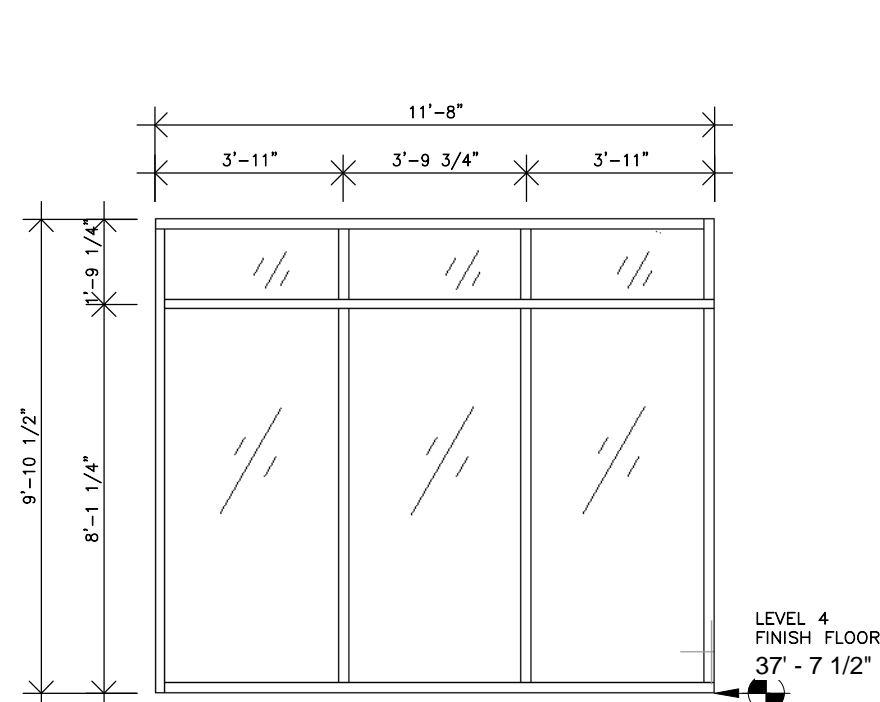
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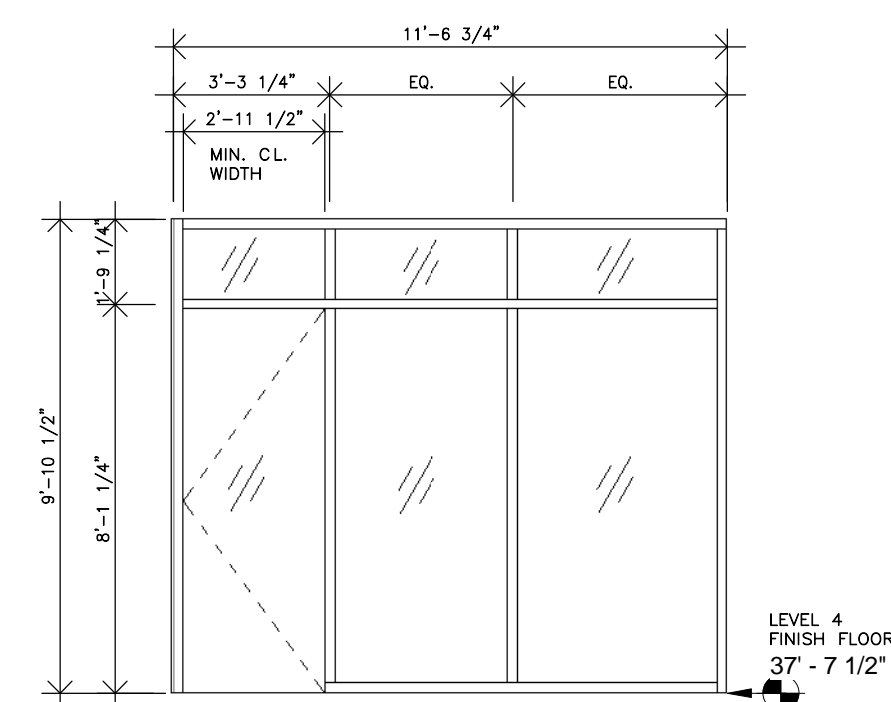
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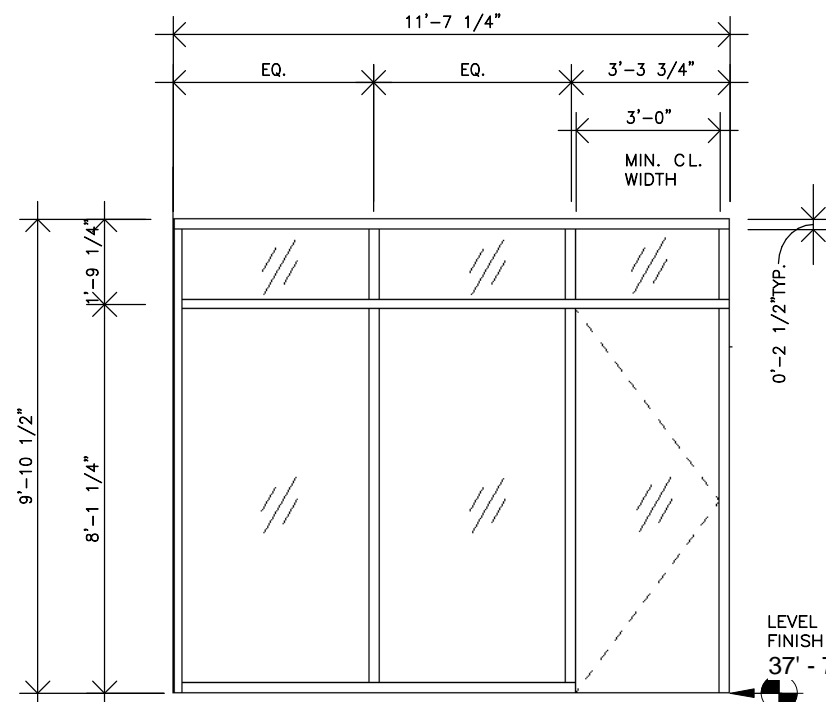
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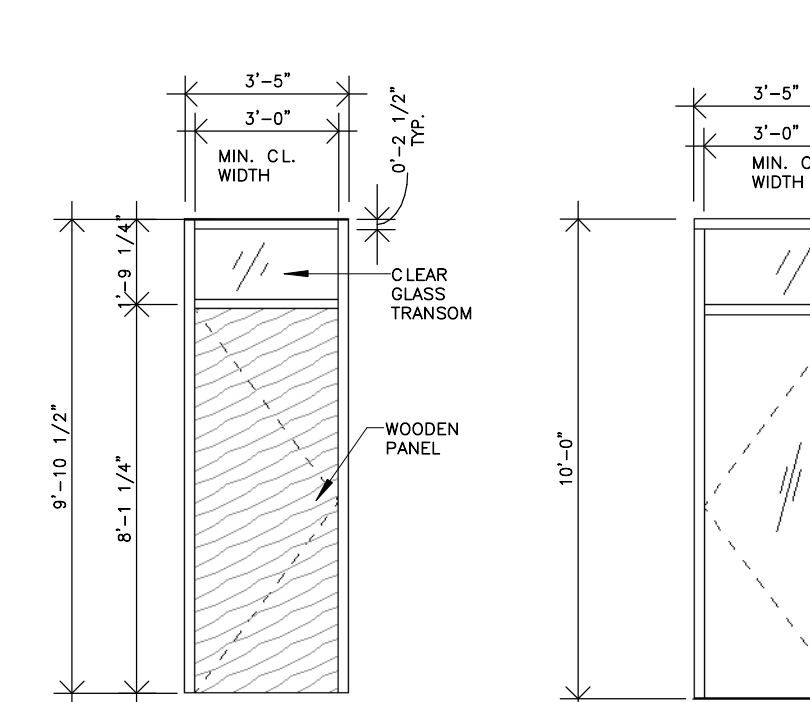
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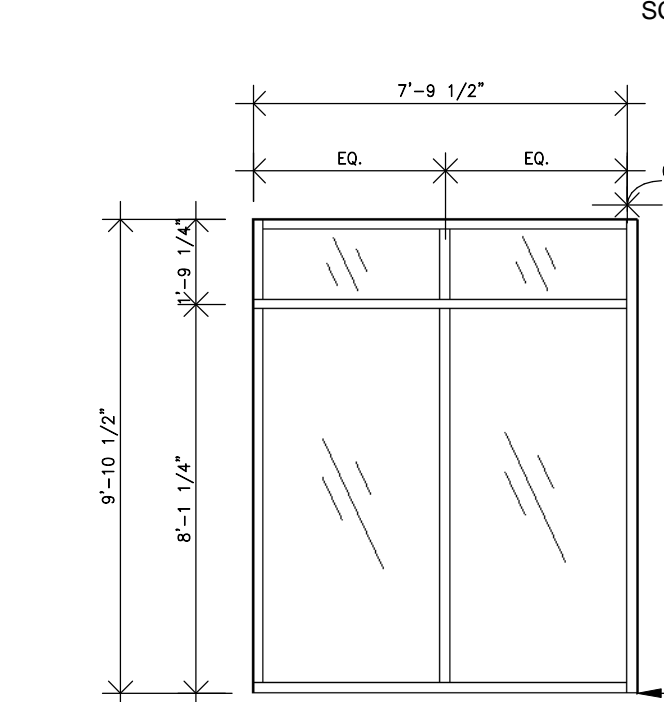
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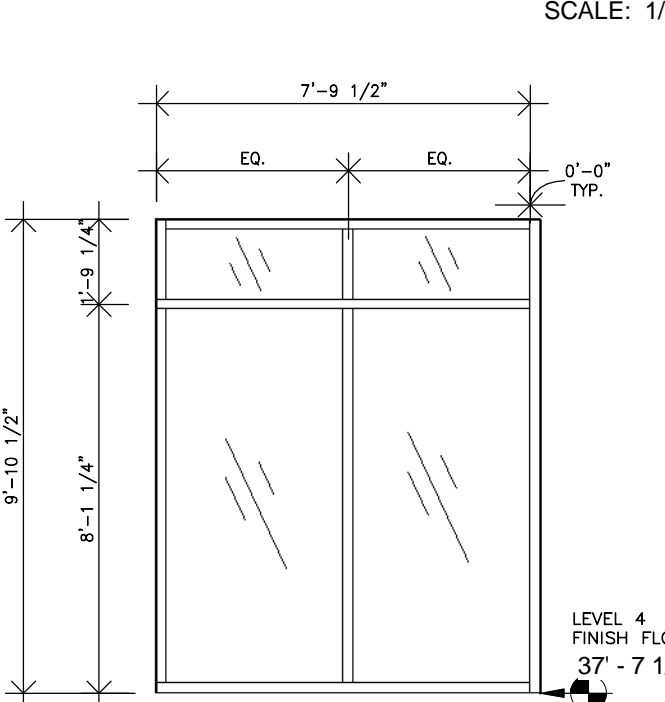
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29 TYPE EE
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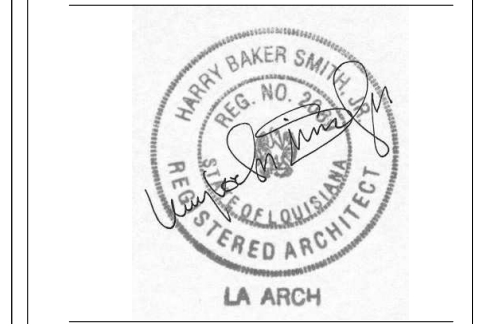


30 TYPE FF
SCALE: 1/4" = 1'-0"



31 TYPE GG
SCALE: 1/4" = 1'-0"

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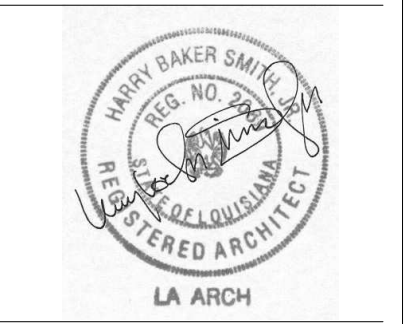


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REVISION HISTORY	
1	06/20/16 SCHEMATIC DESIGN
2	07/14/16 DESIGN DEVELOPMENT
3	08/19/16 FOUNDATION PERMIT
4	09/30/16 VCC PERMIT REVIEW
5	11/07/16 FIRE MARSHALL RESPONSE
6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

STOREFRONT SCHEDULE
PROJECT#: 1435
PHASE: PERMIT
DRAFTER: RUMBLEY
CHECKER: SMITH
SCALE: AS NOTED
ISSUED: 11/17/2017

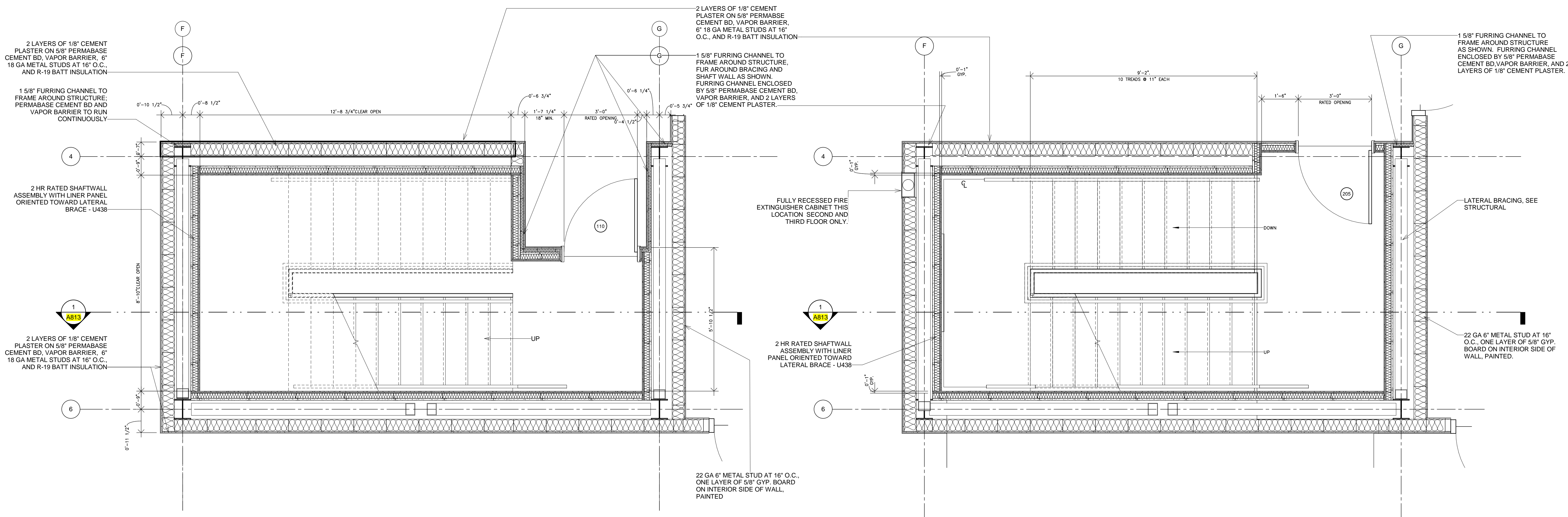
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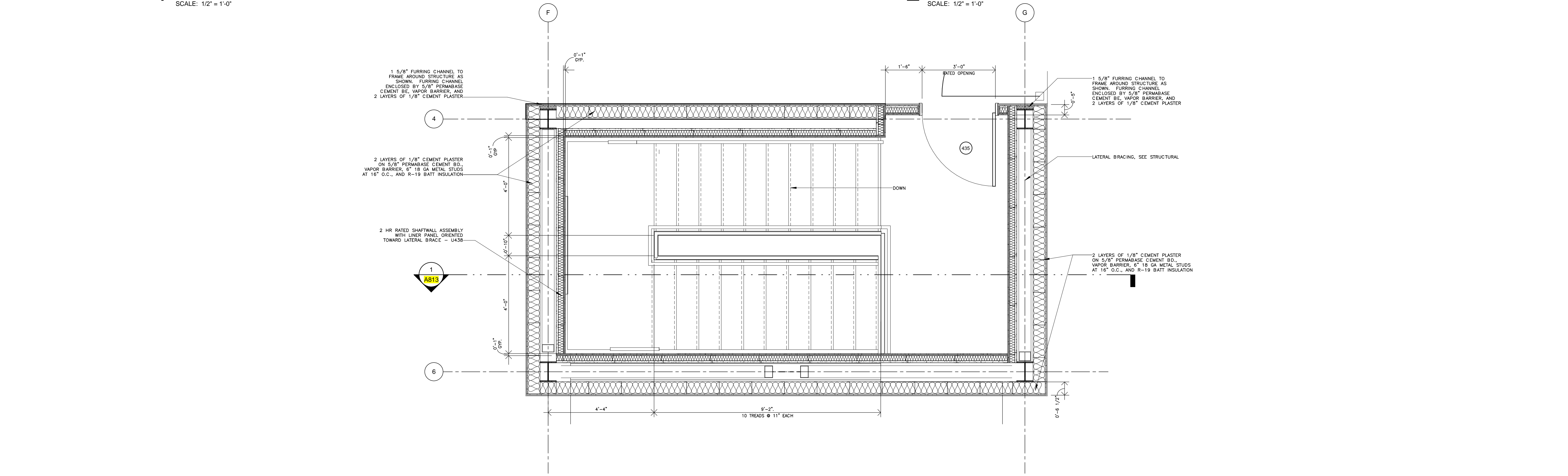
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NO.	DATE
1	06/20/16
2	07/14/16
3	08/19/16
4	09/30/16
5	11/07/16
6	11/29/16
7	01/17/17

STAIR 1 PLAN DETAILS
 PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:



1 STAIR TOWER 1 AT FIRST FLOOR
 SCALE: 1/2" = 1'-0"

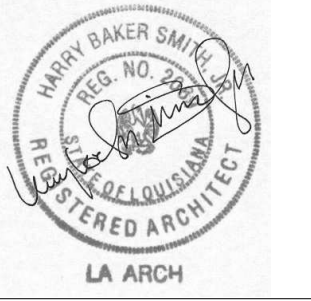
2 STAIR TOWER 1 AT SECOND FLOOR (THIRD FLOOR SIM)
 SCALE: 1/2" = 1'-0"



3 STAIR TOWER 1 AT FOURTH FLOOR
 SCALE: 1/2" = 1'-0"

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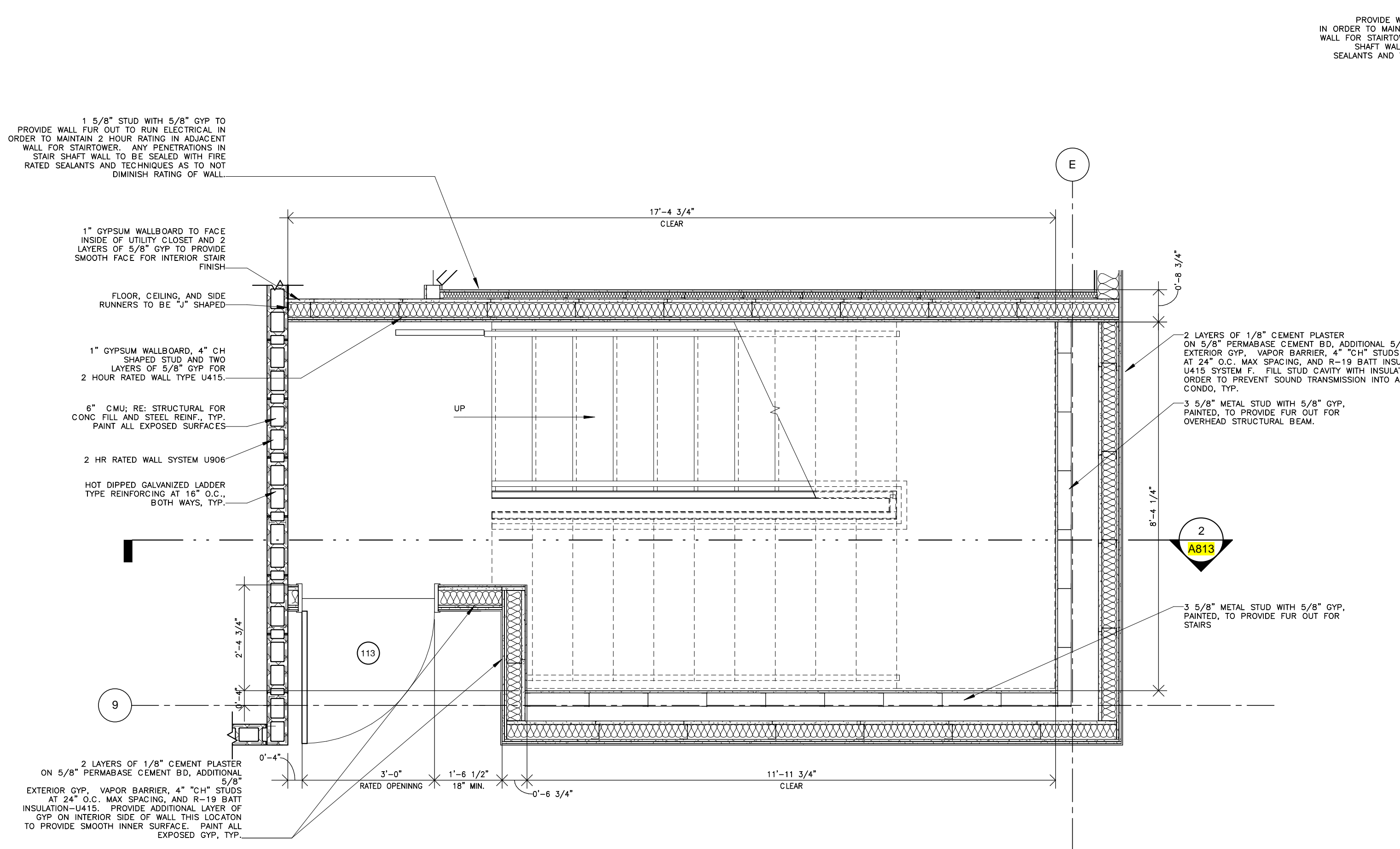
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6	11/29/16	VCC FINAL PERMIT REVIEW				
7	01/17/17	ARCH. PERMIT REVIEW				

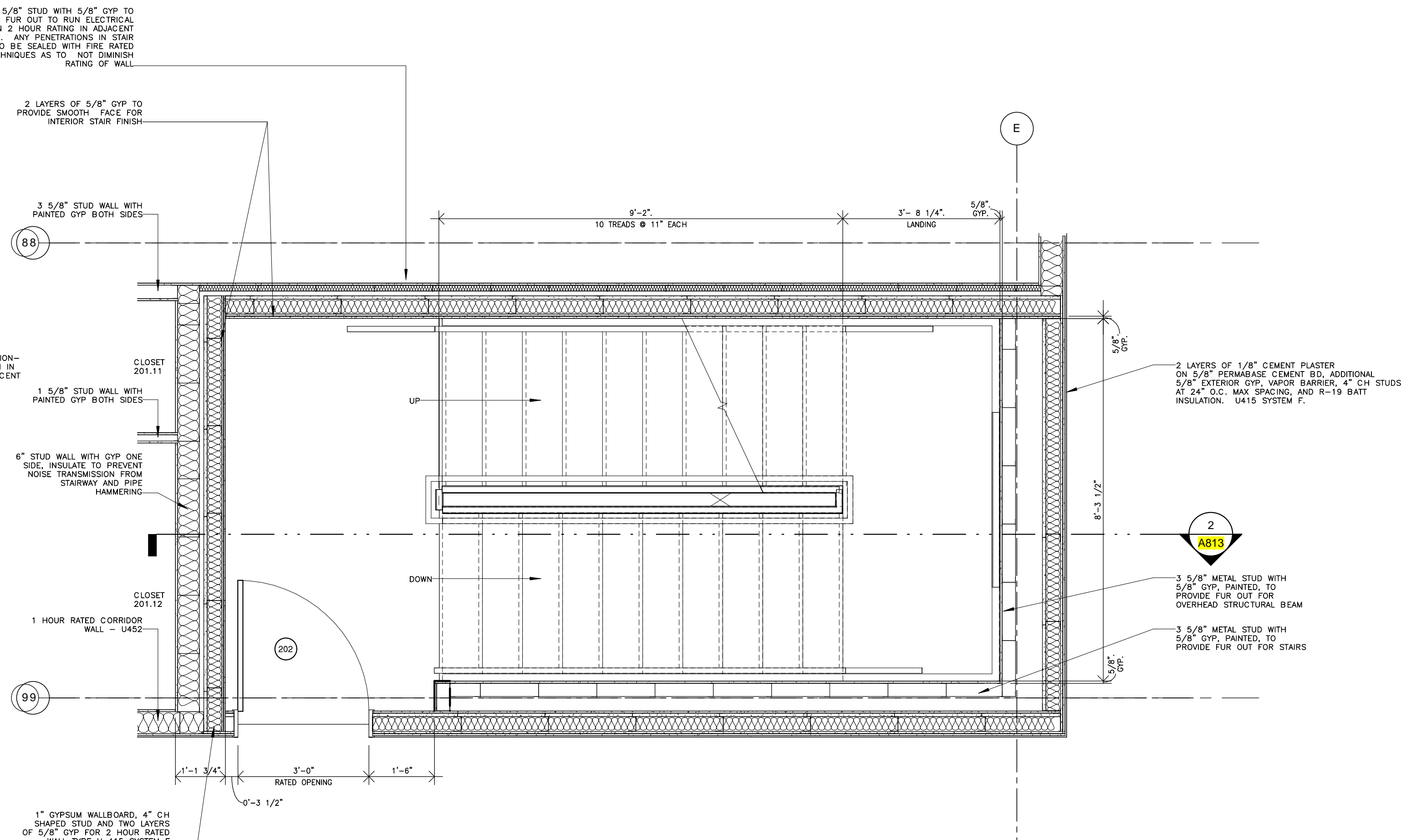
STAIR 2 PLAN DETAILS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

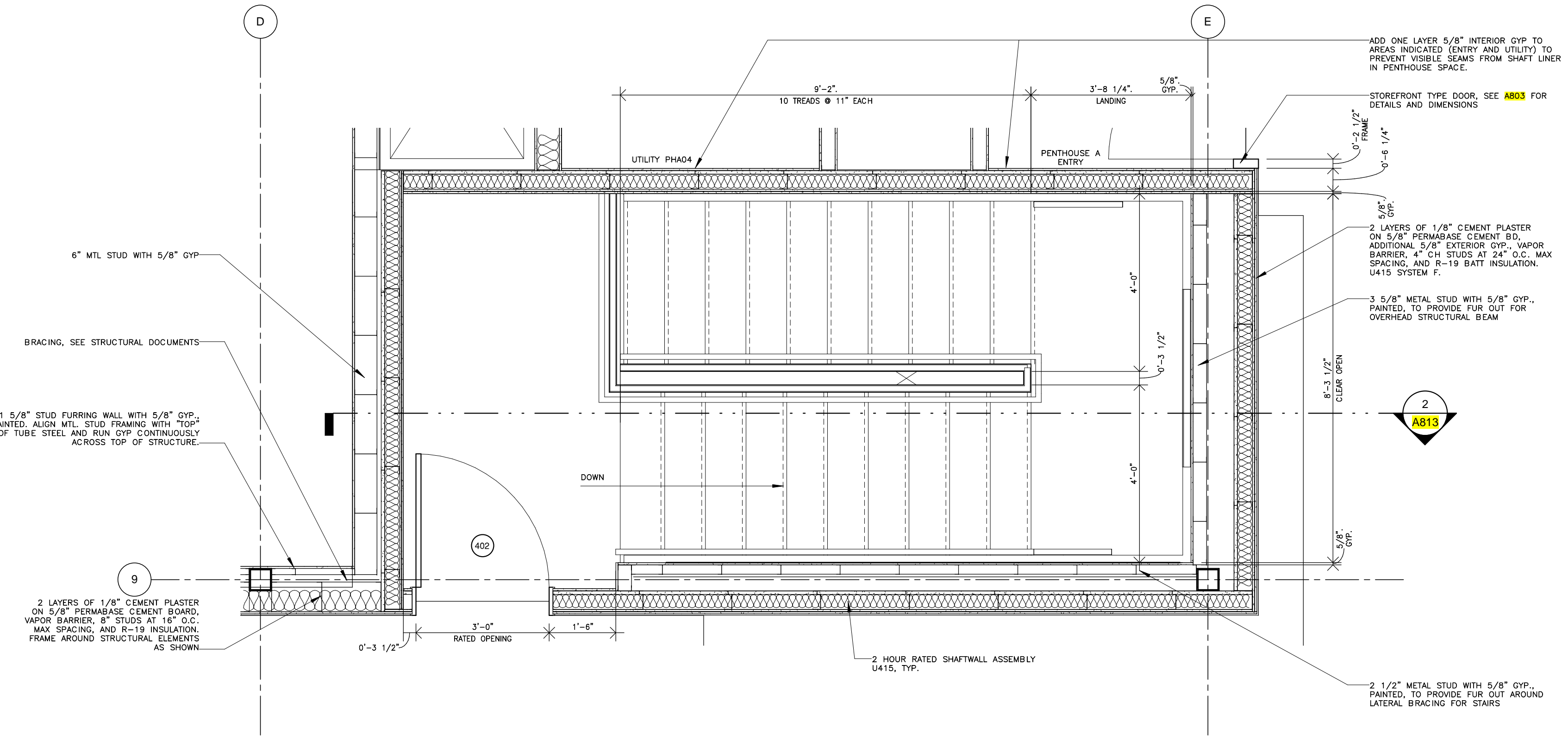
A811



1 STAIR TOWER 2 AT FIRST FLOOR
 SCALE: 1/2" = 1'-0"



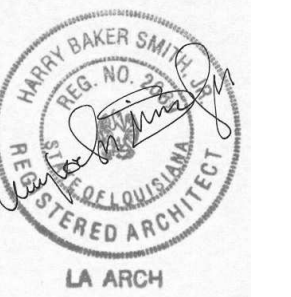
2 STAIR TOWER 2 AT SECOND FLOOR (THIRD FLOOR SIM)
 SCALE: 1/2" = 1'-0"



3 STAIR TOWER 2 - 4TH FLOOR
 SCALE: 1/2" = 1'-0"

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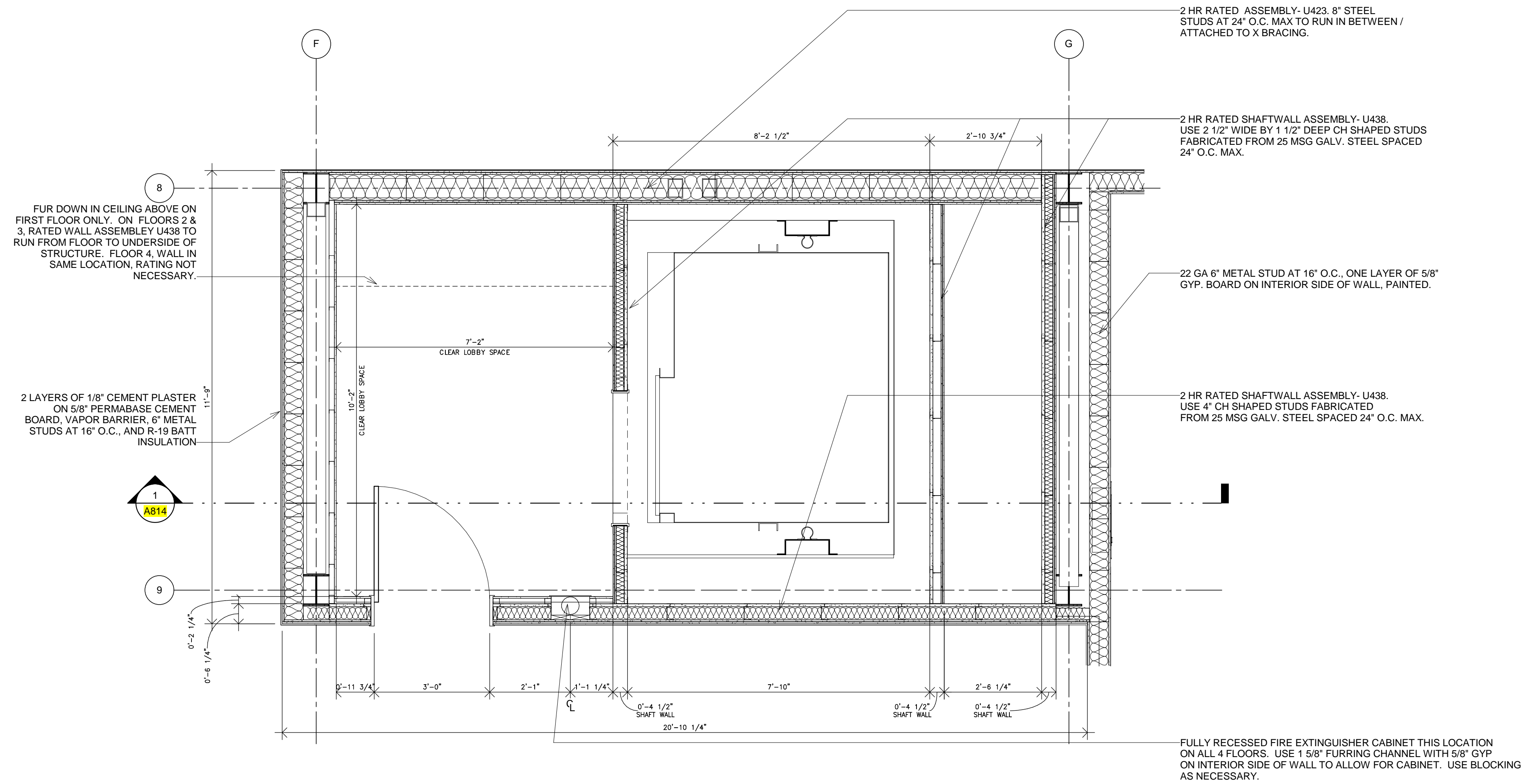
REVISION HISTORY

NO.	DATE	DESCRIPTION
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4	09/30/16	VCC PERMIT REVIEW
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6	11/29/16	VCC FINAL PERMIT REVIEW
7	01/17/17	ARCH. PERMIT REVIEW

ELEVATOR TOWER PLAN DETAILS

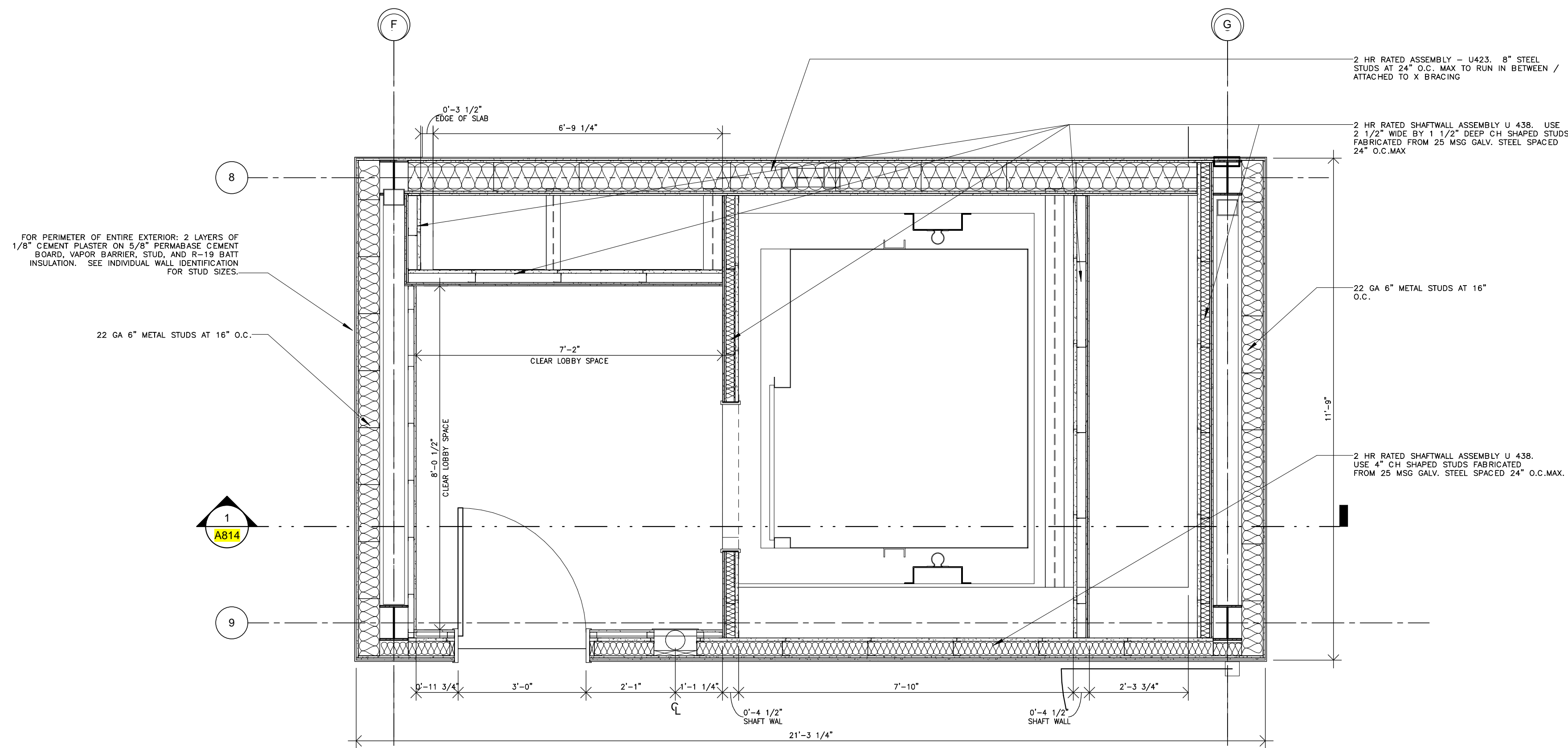
PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A812



1 ELEVATOR TOWER FIRST FLOOR (FLOORS 2 & 3 SIM)

SCALE: 1/2" = 1'-0"



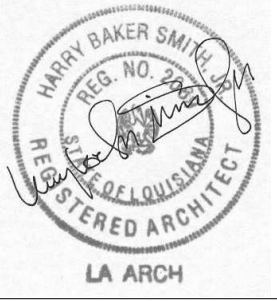
2 ELEVATOR TOWER 4TH FLOOR

SCALE: 1/2" = 1'-0"

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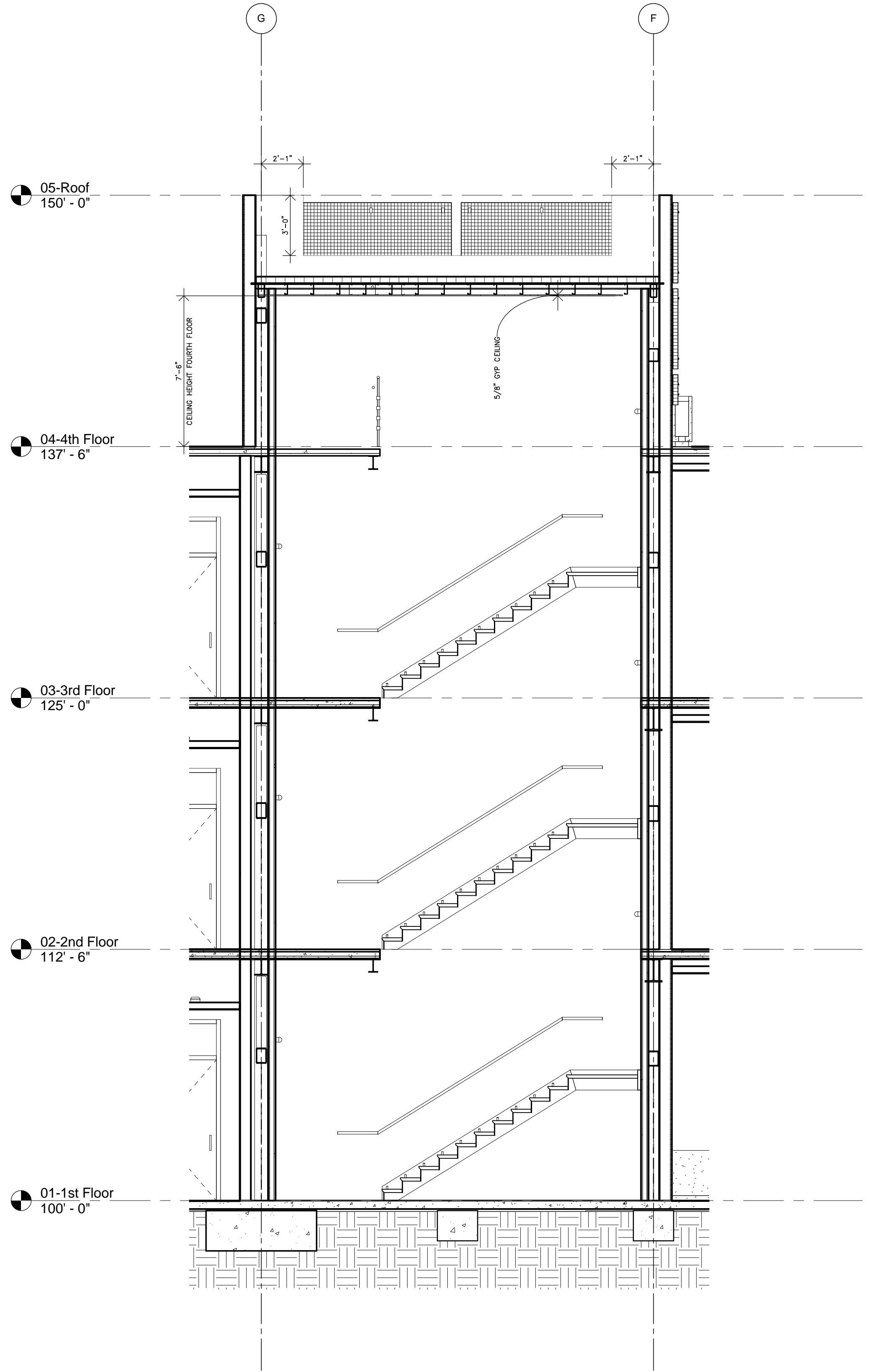
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6	11/29/16 VCC FINAL PERMIT REVIEW
7	01/17/17 ARCH. PERMIT REVIEW

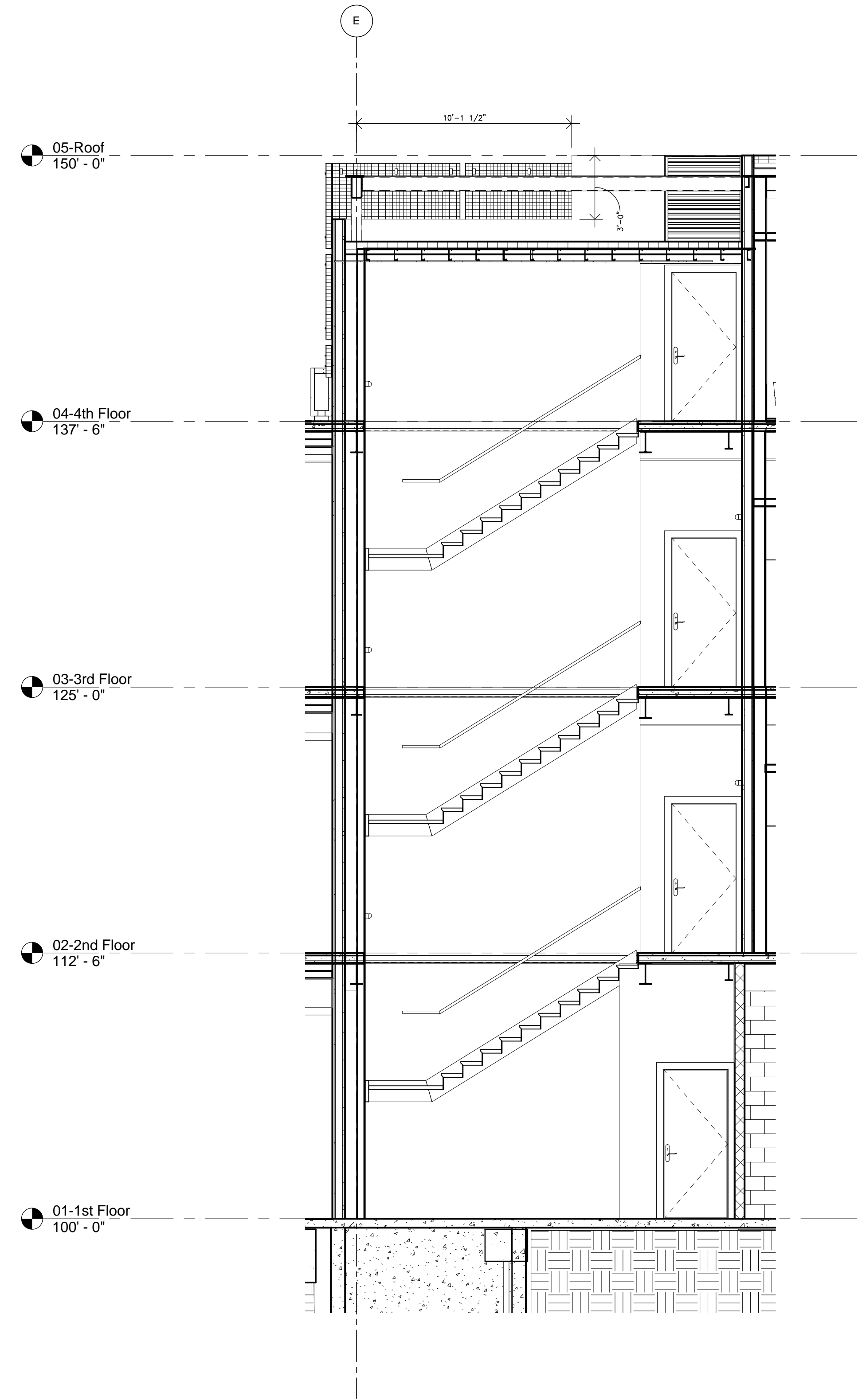
STAIR SECTION DETAILS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A813



1 STAIR TOWER 1 SECTION
 SCALE: 1/4" = 1'-0"

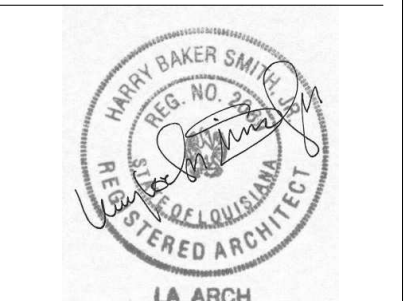


2 STAIR TOWER 2 SECTION
 SCALE: 1/4" = 1'-0"

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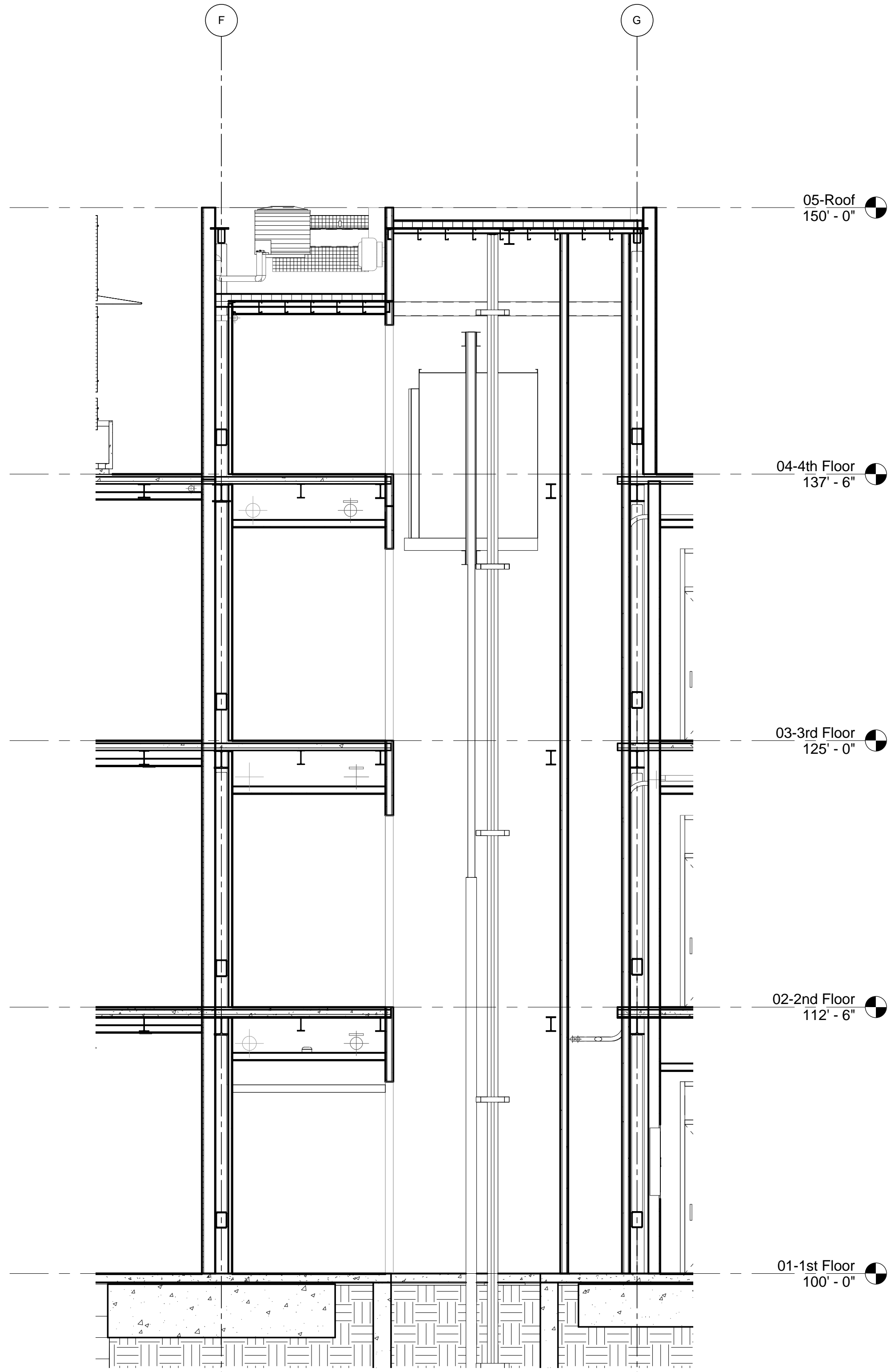
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REVISION HISTORY						
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4	09/30/16	VCC PERMIT REVIEW				
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7	01/17/17	ARCH. PERMIT REVIEW				

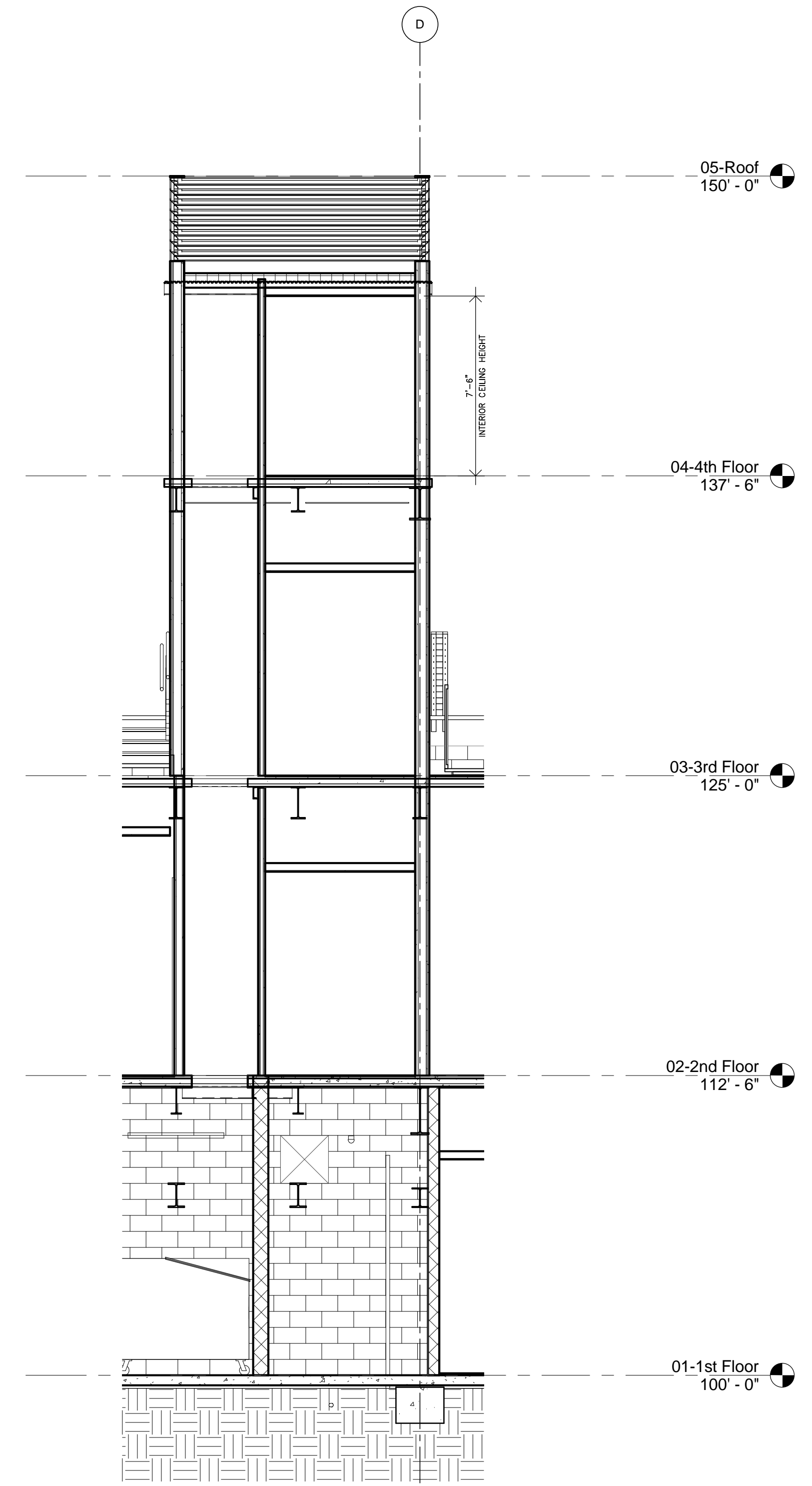
ELEVATOR TOWER AND TRASH CHUTE SECTION DETAILS

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: Author
 CHECKER: Checker
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

A814



1 ELEVATOR TOWER SECTION
 SCALE: 1/4" = 1'-0"



2 SECTION AT TRASH CHUTE
 SCALE: 1/4" = 1'-0"

FINISH LEGEND:

GENERAL FINISH NOTES:

- 1.) ALL INTERIOR GYP. CEILINGS TO RECEIVE A PAINTED FINISH WITH FLAT / MATTE SHEEN.
- 2.) ALL INTERIOR GYP. WALLS TO RECEIVE A PAINTED FINISH WITH SATIN SHEEN.
- 3.) ALL INTERIOR DOORS, DOOR & WINDOW CASINGS AND BASE MOLDING TO RECEIVE A PAINTED FINISH WITH SEMI-GLOSS SHEEN.
- 4.) ALL INTERIOR GYPSUM WALLS TO RECEIVE A SMOOTH TEXTURED FINISH, LEVEL 4. ACCOUNT FOR JOINTS IN ANY GYPSUM SPANS, VERTICALLY OR HORIZONTALLY, OVER 30'-0".
- 5.) ALL TILED SHOWER AND TUB SURROUNDS TO RECEIVE A BULLNOSE EDGE TO CAP OFF EXPOSED TILE.

TYPICAL FINISHES AT CONDO UNIT INTERIORS:

- PORCELAIN TILE FLOORING @ ALL ROOMS EXCEPT BATHROOMS**
MEDITERRANEA, DREAM, SIZE-8X48, COLOR-SILVER, INSTALL PATTERN STAGGERED JOINT
- BATHROOM FLOORING**
MARAZZI, LOUNGE 14, SIZE-12X24, COLOR-SIDECAR
- SHOWER FLOOR**
MARAZZI, LOUNGE 14, SIZE-2X2 MOSAIC, COLOR-SIDECAR
- SHOWER / BATHROOM WALLS**
MARAZZI, LOUNGE 14, SIZE-9X36, COLOR-COSMOPOLITAN, INSTALL PATTERN-VERTICAL BRICK LAY
- BATHROOM COUNTERTOPS**
CAMBRIA, BERWIN, 3CM, SEACLIFF EDGE PROFILE
- KITCHEN COUNTERTOPS**
SILESTONE, GREY EXPO, 3CM, EASED EDGE PROFILE
- KITCHEN TILE BACKSPLASH**
DAL TILE, METALLICA, BRUSHED STAINLESS STEEL SS50 SMALL BASKETWEAVE MOSAIC (1X1 & 1X2)

TYPICAL FINISHES AT PENTHOUSE UNIT INTERIORS (UNIT 206, 401 & 402):

- PORCELAIN TILE FLOORING @ ALL ROOMS EXCEPT BATHROOMS**
UNICOM STARKER, TIMELESS COLLECTION, SIZE-6X36, COLOR-AMBER NATURAL, INSTALL PATTERN-STAGGERED JOINT
- BATHROOM FLOORING**
DAL TILE, UNITY, SIZE-24X24, COLOR-COFFEE POLISHED
- SHOWER FLOOR**
UNICOM STARKER, TIMELESS COLLECTION, SIZE-12X12 "MOSAICO", COLOR-FOSSIL NATURALE, INSTALL PATTERN-STRAIGHT LAY
- SHOWER / BATHROOM WALLS**
DAL TILE, UNITY, SIZE-12X24, COLOR-GRIGIO POLISHED, INSTALL PATTERN-VERTICAL STRAIGHT LAY
- SHOWER WALL ACCENT (3' WIDE x FULL-HEIGHT, VERTICAL STRIP AT SHOWER CONTROLS)**
UNICOM STARKER, TIMELESS COLLECTION, SIZE-12X12 "COMPOSIZIONE", COLOR-FOSSIL POLISHED, INSTALL PATTERN-STRAIGHT LAY
- BATHROOM COUNTERTOPS**
CAMBRIA, OAKMOOR, 3CM, SEACLIFF EDGE PROFILE
- KITCHEN COUNTERTOPS**
SILESTONE, GREY EXPO, 3CM, EASED EDGE PROFILE
- KITCHEN TILE BACKSPLASH**
DAL TILE, METALLICA, BRUSHED STAINLESS STEEL SS50 SMALL BASKETWEAVE MOSAIC (1X1 & 1X2)

TYPICAL FINISH AT POOL DECKS

- DAL TILE, EVER, SIZE: 24X24, COLOR-MOON, TEXTURED, INSTALL PATTERN STRAIGHT-LAY

TYPICAL FINISH AT EXTERIOR WALK WAYS

- NEO GUARD APPLIED TO SLAB. SEE SPECIFICATION.

FLOOR FINISH AT EXERCISE AREA 200

- CENTAUR FLOORS, 8MM FILLED RUBBER ROLL, SPECKLED S, COLOR: CS02 GRAY 10

TYPICAL MOLDING PROFILE



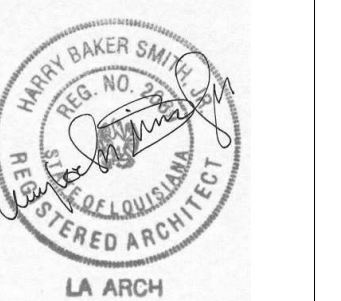
- 1.) WOOD BASE TO BE 8" (NO SHOE)
- 2.) DOOR CASINGS TO BE 3"

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REVISION HISTORY						
	DATE	DESCRIPTION	BY	CHKD	APP'D	REVISED
1	06/20/16	SCHEMATIC DESIGN				
2	07/14/16	DESIGN DEVELOPEMENT				
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FINISH SCHEDULE

PROJECT#: 1435
PHASE: PERMIT
DRAFTER: Author
CHECKER: Checker
SCALE: AS NOTED
ISSUED: 11/17/2017

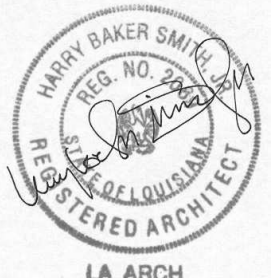
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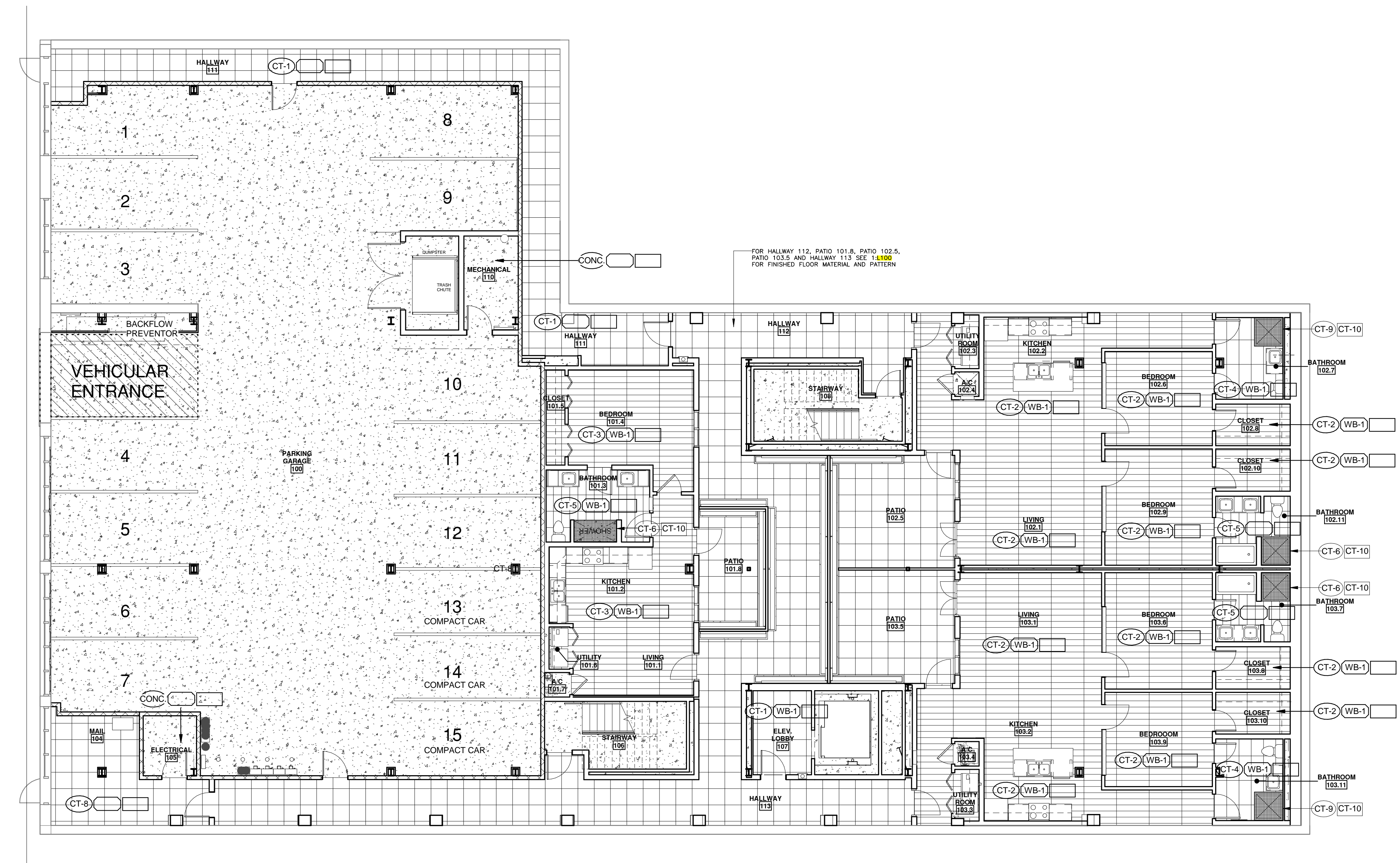
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NO.	DESCRIPTION
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FIRST FLOOR FINISH PLAN

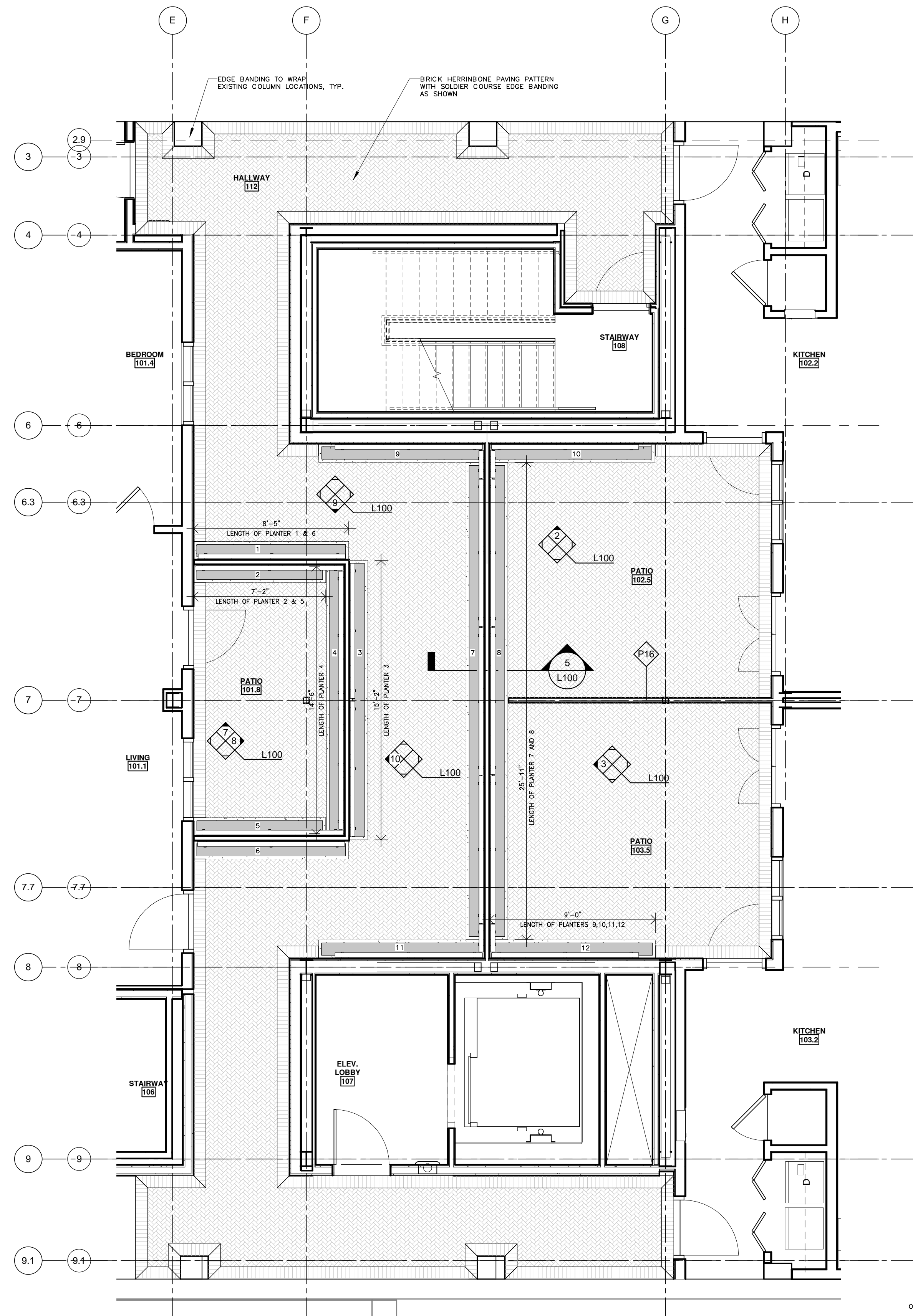
PROJECT#: 1435
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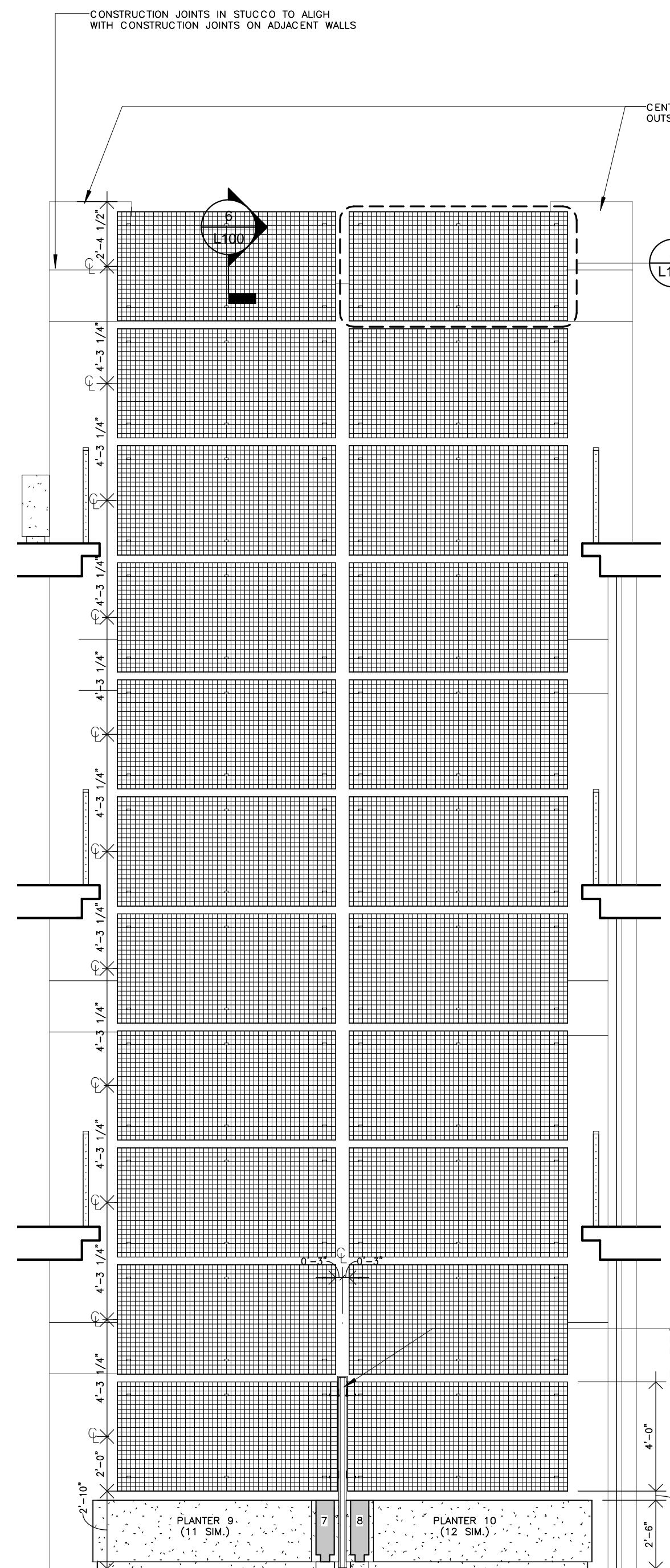
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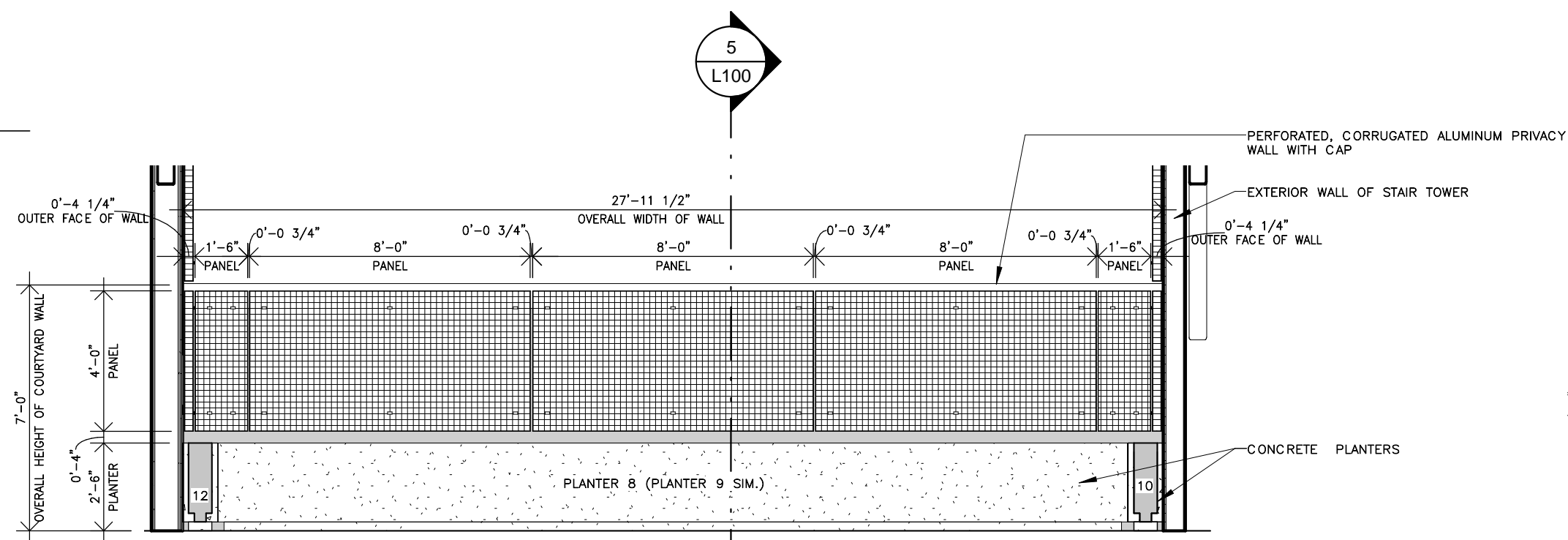
1 FIRST FLOOR FINISH PLAN
 SCALE: 1/8" = 1'-0"



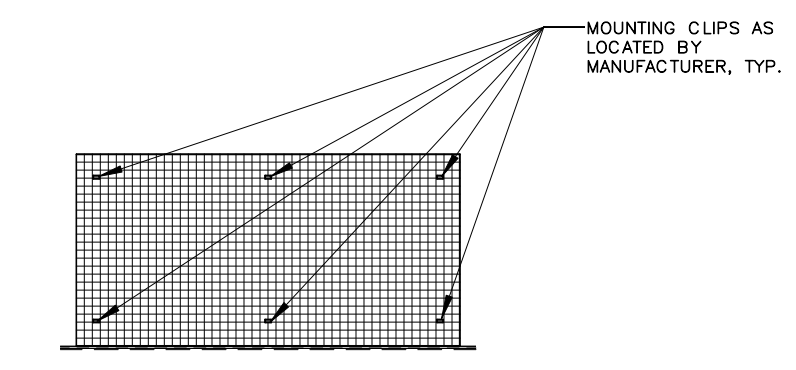
1 ENLARGED LANDSCAPE PLAN-GROUND FLOOR
SCALE: 1/4" = 1'-0"



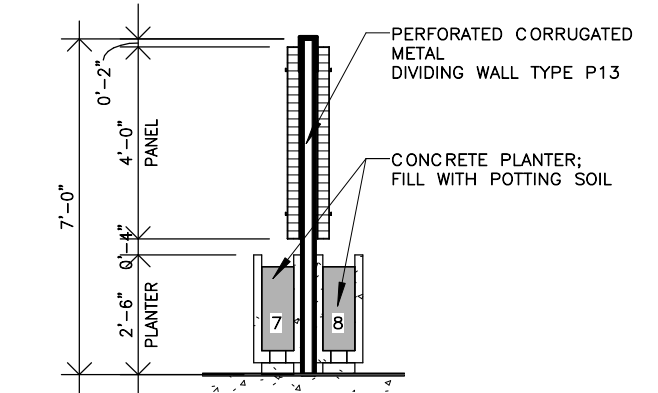
2 GREEN SCREEN AT STAIR TOWER TYP.
SCALE: 1/4" = 1'-0"



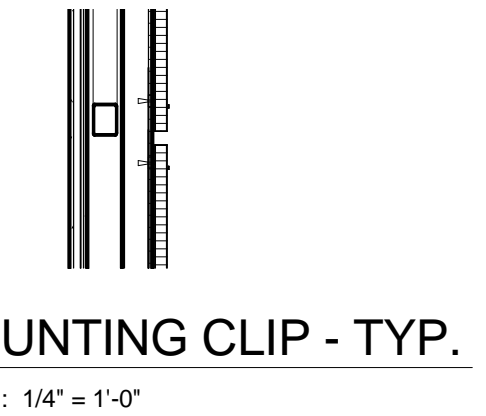
3 GREEN SCREEN AT PLANTER 8
SCALE: 1/4" = 1'-0"



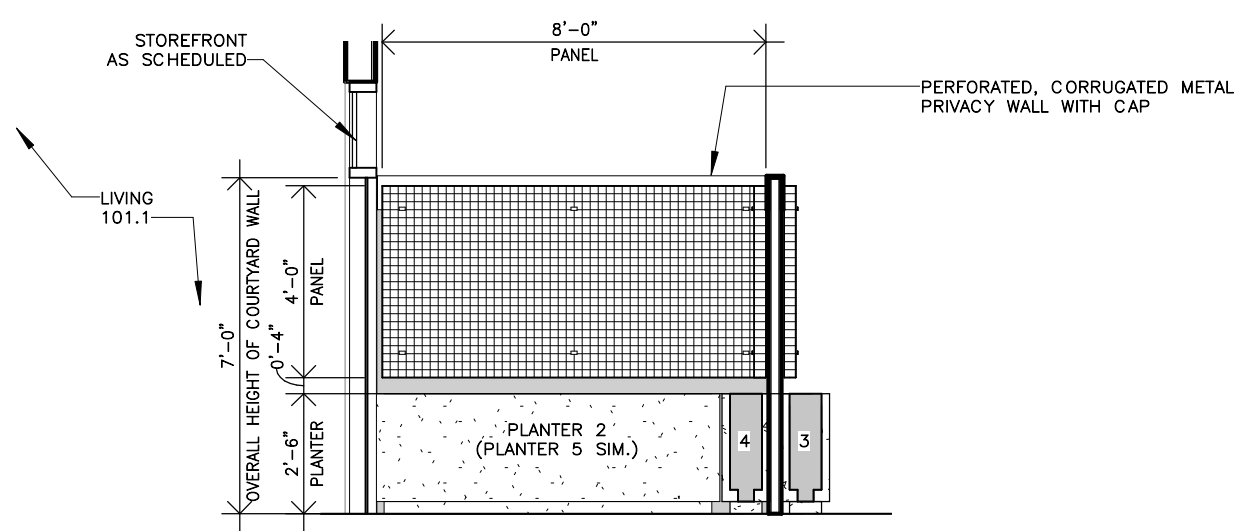
4 GREEN SCREEN TOWER PANEL TYP.
SCALE: 1/4" = 1'-0"



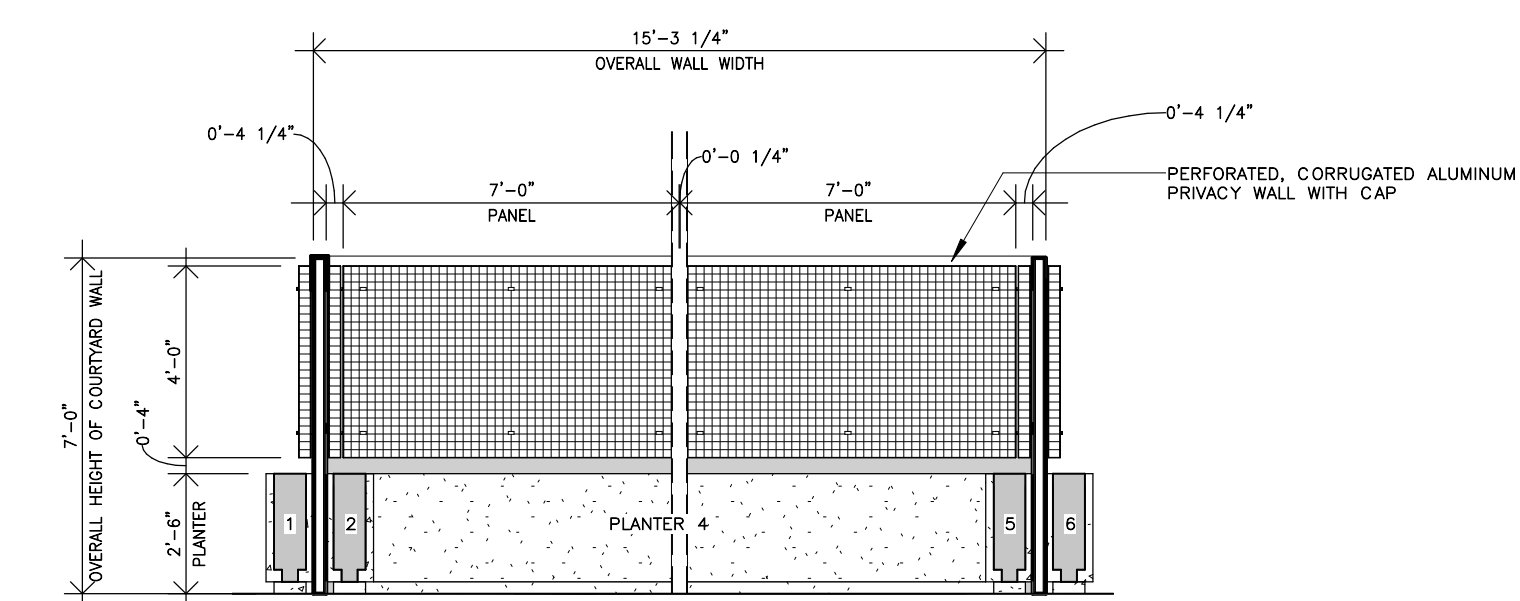
5 GREEN SCREEN AND PLANTER
SCALE: 1/4" = 1'-0"



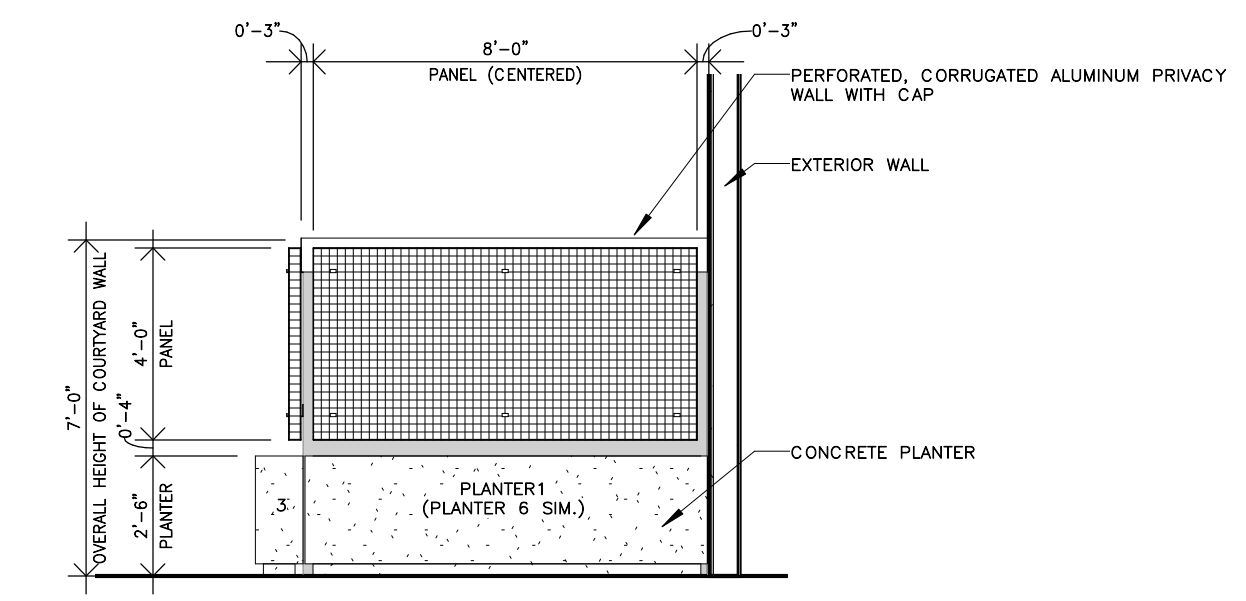
6 MOUNTING CLIP - TYP.
SCALE: 1/4" = 1'-0"



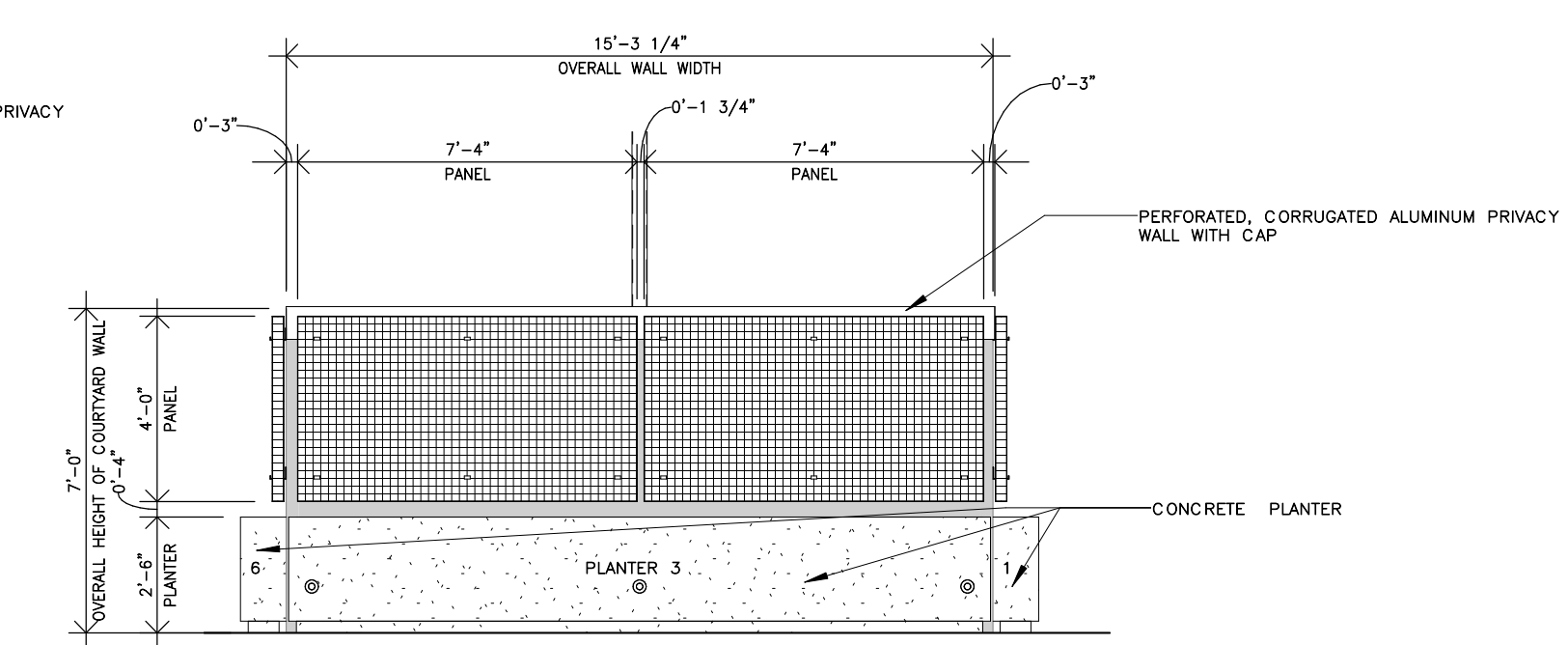
7 GREEN SCREEN AT PLANTER 2
SCALE: 1/4" = 1'-0"



8 GREENSCREEN AT PLANTER 4
SCALE: 1/4" = 1'-0"



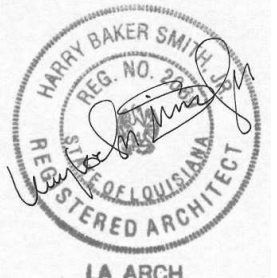
9 GREEN SCREEN AT PLANTER 1
SCALE: 1/4" = 1'-0"



10 GREEN SCREEN AT PLANTER 3
SCALE: 1/4" = 1'-0"

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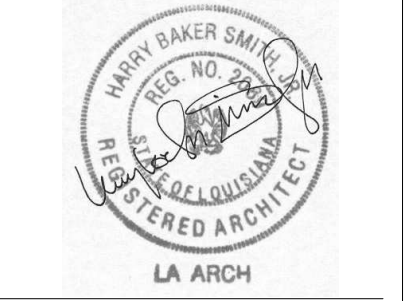
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LANDSCAPE PLAN
PROJECT#: 1435
PHASE: PERMIT
DRAFTER: RUMBLEY
CHECKER: SMITH
SCALE: AS NOTED
ISSUED: 11/17/2017

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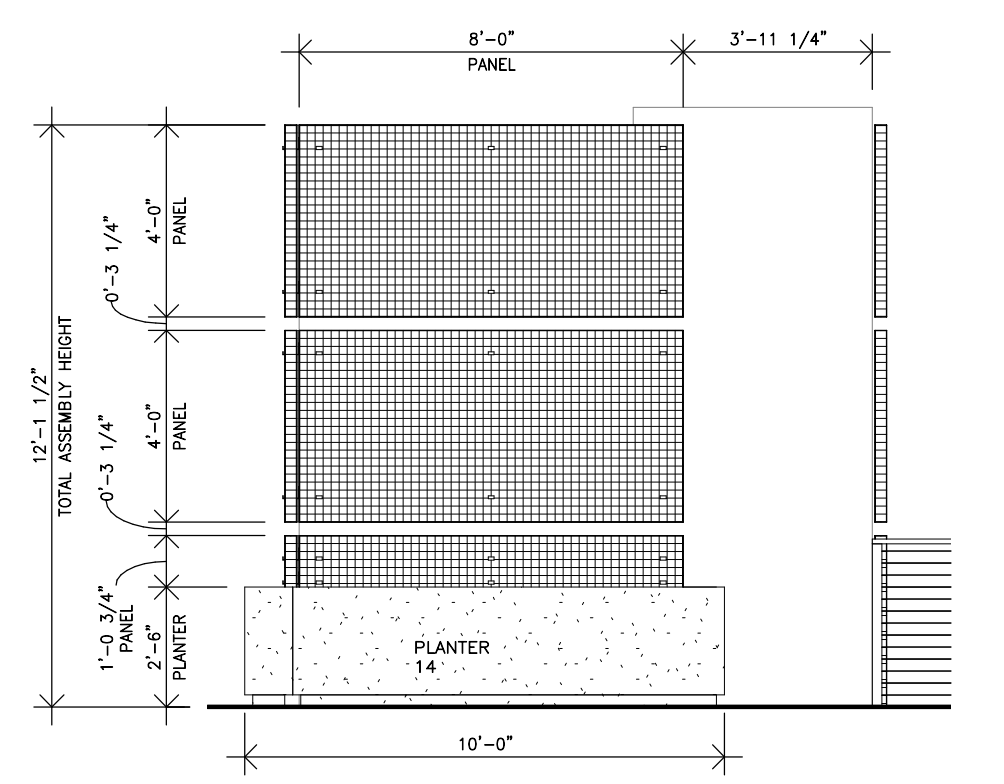
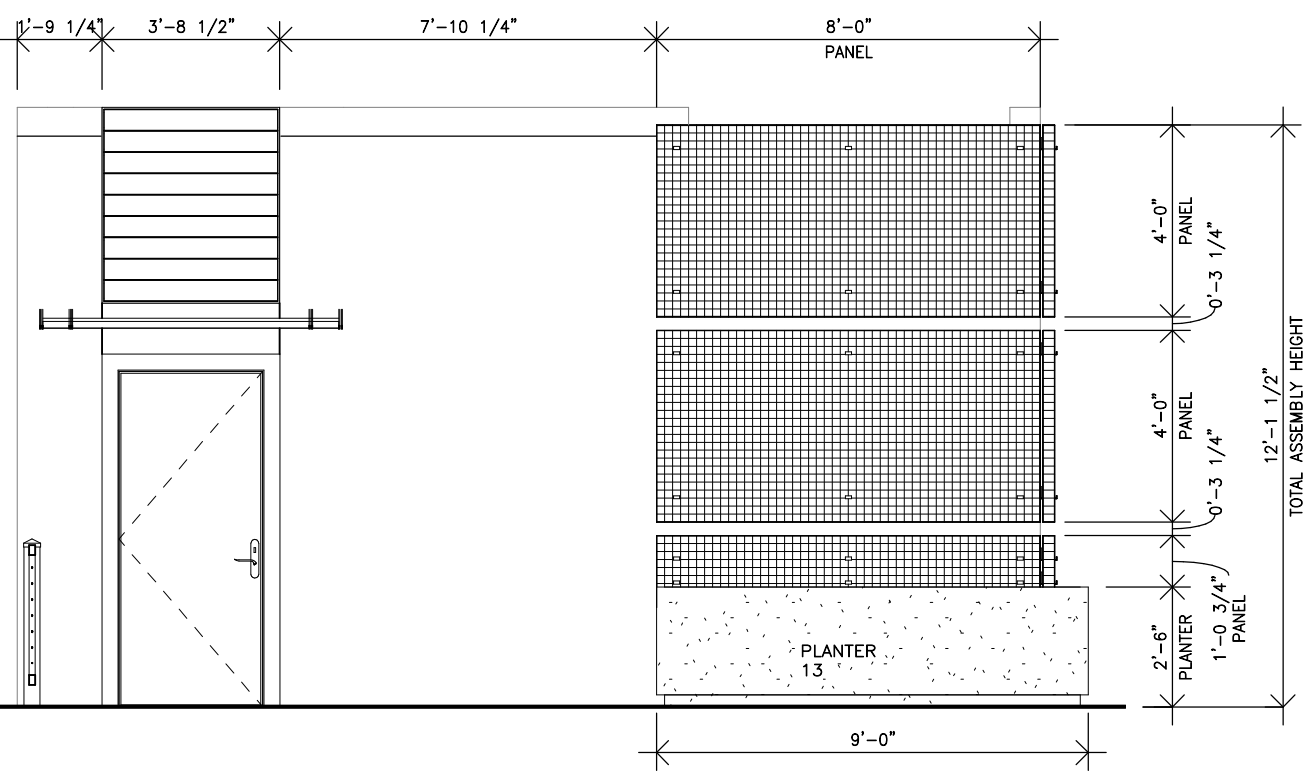
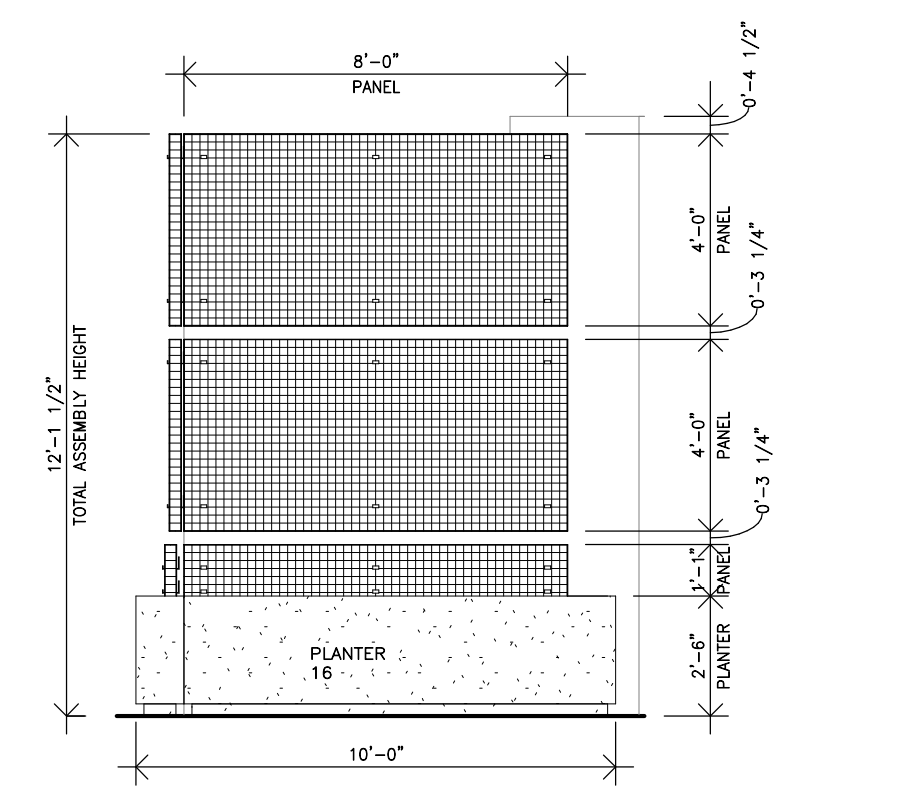
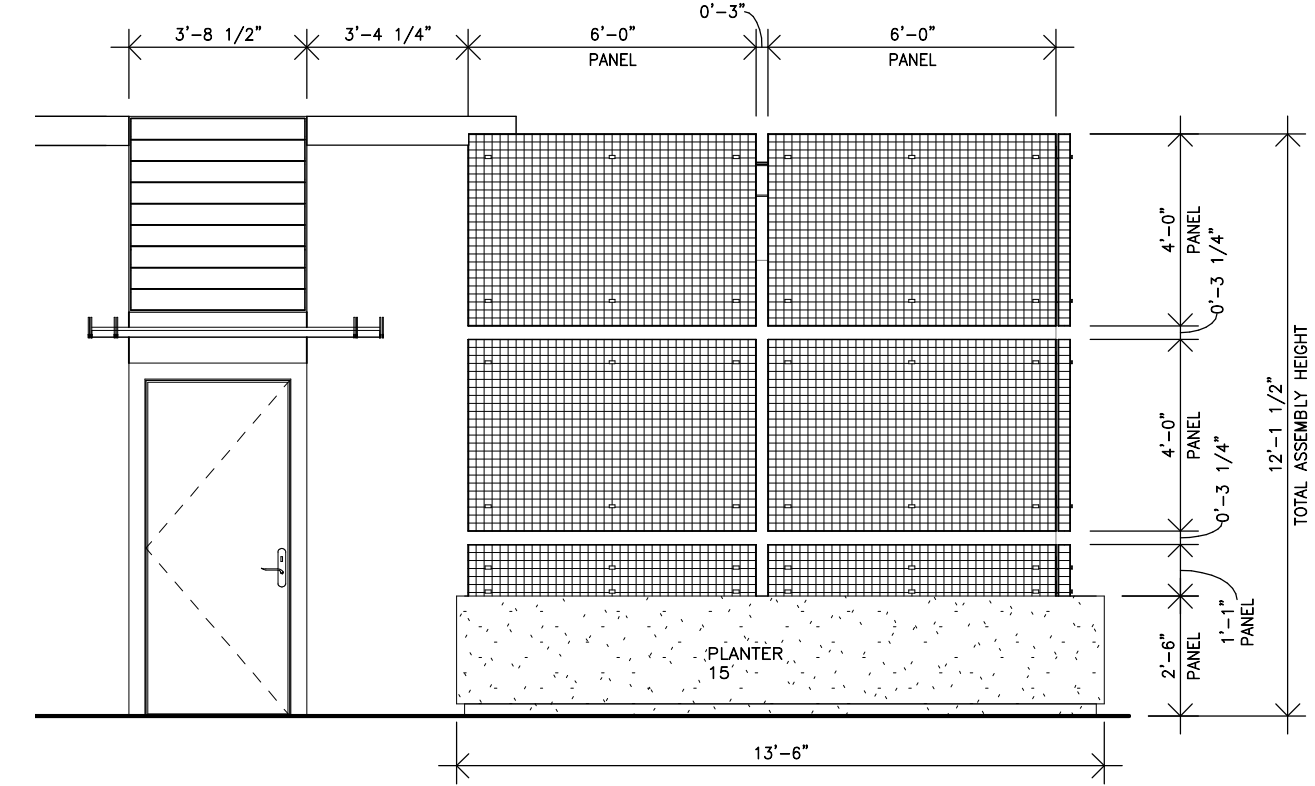
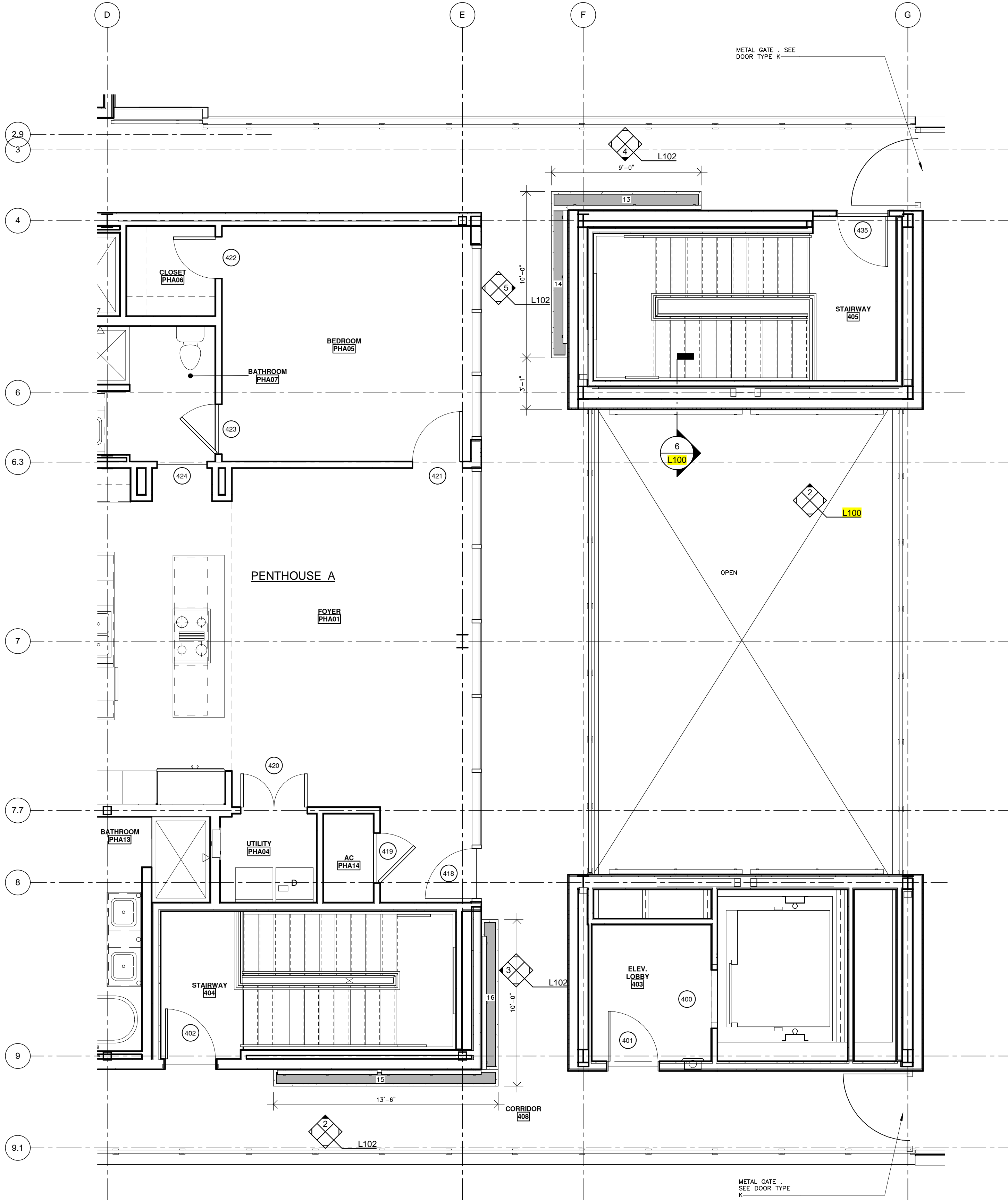
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LANDSCAPE PLAN 4TH FLOOR

PROJECT#: 1435
 PHASE: PERMIT
 DRAFTER: RUMBLEY
 CHECKER: SMITH
 SCALE: AS NOTED
 ISSUED: 11/17/2017
 SHEET#:

L102



1 ENLARGED FOURTH FLOOR LANDSCAPE PLAN
 SCALE: 1/4" = 1'-0"