

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 a combination 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

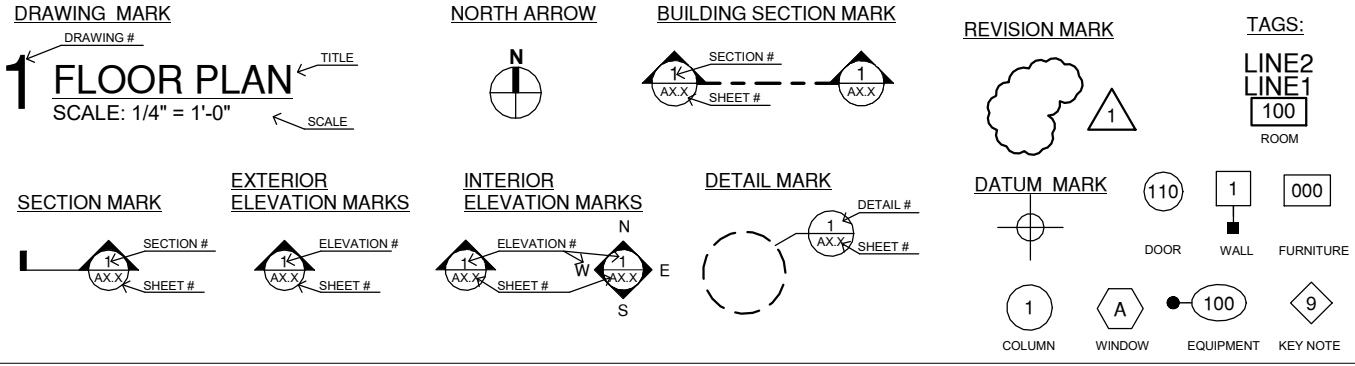
STRUCTURAL/CIVIL ENGINEER
MORPHY MAKOFKY, INC.
338 NORTH JEFFERSON DAVID PKWY.
NEW ORLEANS, LA 70119
(504) 4881317
CONTACT: STEPHAN BERNICK, P.E., M.S.E.

ELECTRICAL ENGINEER
SCHLAFLY ENGINEERING, LLC
121 SOUTH GENOIS ST
NEW ORLEANS, LA 70119
(504) 415-5347
CONTACT: KIMBALL SCHLAFLY, P.E.

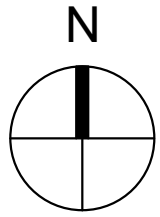
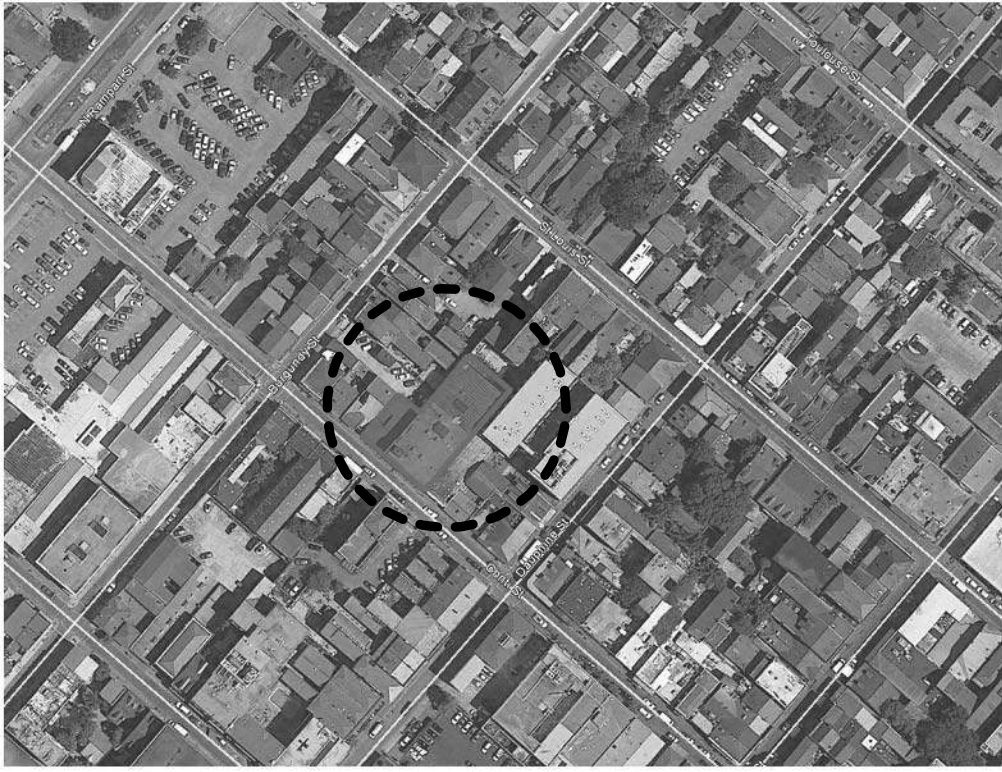
MECH/PLUMB ENGINEER
PONTCHARTRAIN MECHANICAL CO. INC.
716 LITTLE FARMS AVE.
METAIRIE, LA 70003
(504) 738-3061
CONTACT: WENDELL HUMPHRES, P.E.

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

BUILDING DATA

1. THIS WORK WAS DESIGNED UNDER THE CONDITION PRESCRIBED BY THE INTERNATIONAL BUILDING CODE 2009 EDITION, NFPA-101 LIFE SAFETY CODE 2009, NATIONAL ELECTRIC CODE, IRC, MECHANICAL CODE, THE STATE OF LOUISIANA PLUMBING AND THE ORLEANS PARISH COMPREHENSIVE ZONING ORDINANCE.

OCCUPANCY: RESIDENTIAL R-2
STORAGE S-2
ZONING: B1-A IN RD-2
CONSTRUCTION TYPE: TYPE IIB
BUILDING HEIGHT: 150'-0"
BUILDING STORIES: 4
BUILDING AREA: 42,742 SQ. FT.
LOT SIZE: 11,171 SQ. FT.
OCCUPANT LOAD: 266
SPRINKLERS: YES
PARKING REQUIRED: NA
PARKING PROVIDED: 15 SPACES

2. DESIGN LOAD DATA:
FLOOR LIVE LOAD: 40 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
WIND LOAD: 130 MPH
WIND PRESSURE ZONE 3: +26.67 TO -33.33 PSF
WIND LOAD EXPOSURE CATEGORY: B
IMPORTANCE FACTOR: II

3. 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.

ZONING DATA

ADA/ADAG NOTES:

- 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

IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) SECTION 1107.6.2.1 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.

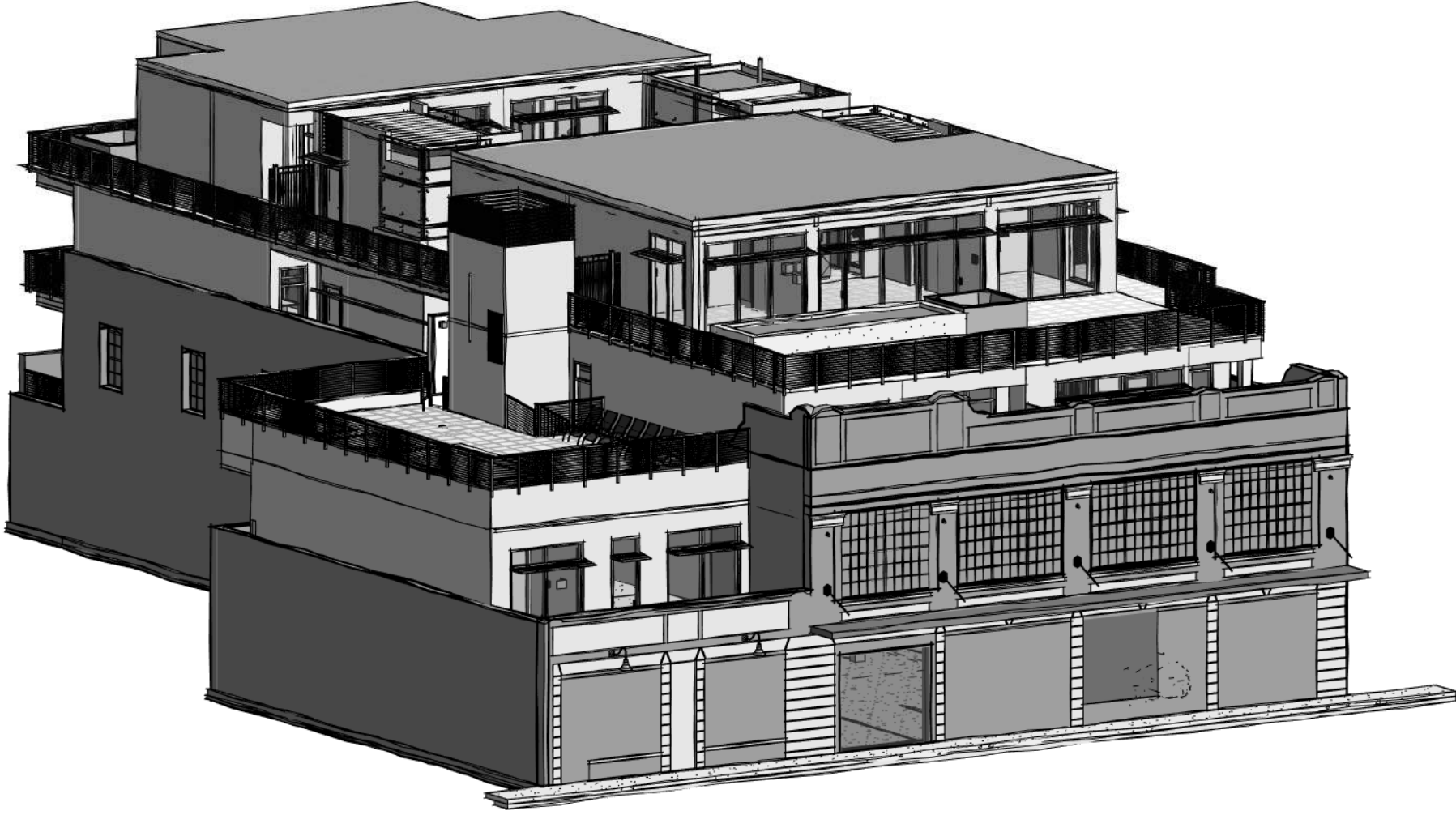
ALL FLOOR PENETRATIONS WILL BE SEALED WITH A FIRE BARRIER AND A FIRE SAFING THAT WILL MEET OR EXCEED THE RATING OF THE FLOOR SYSTEM BEING PENETRATED.

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.

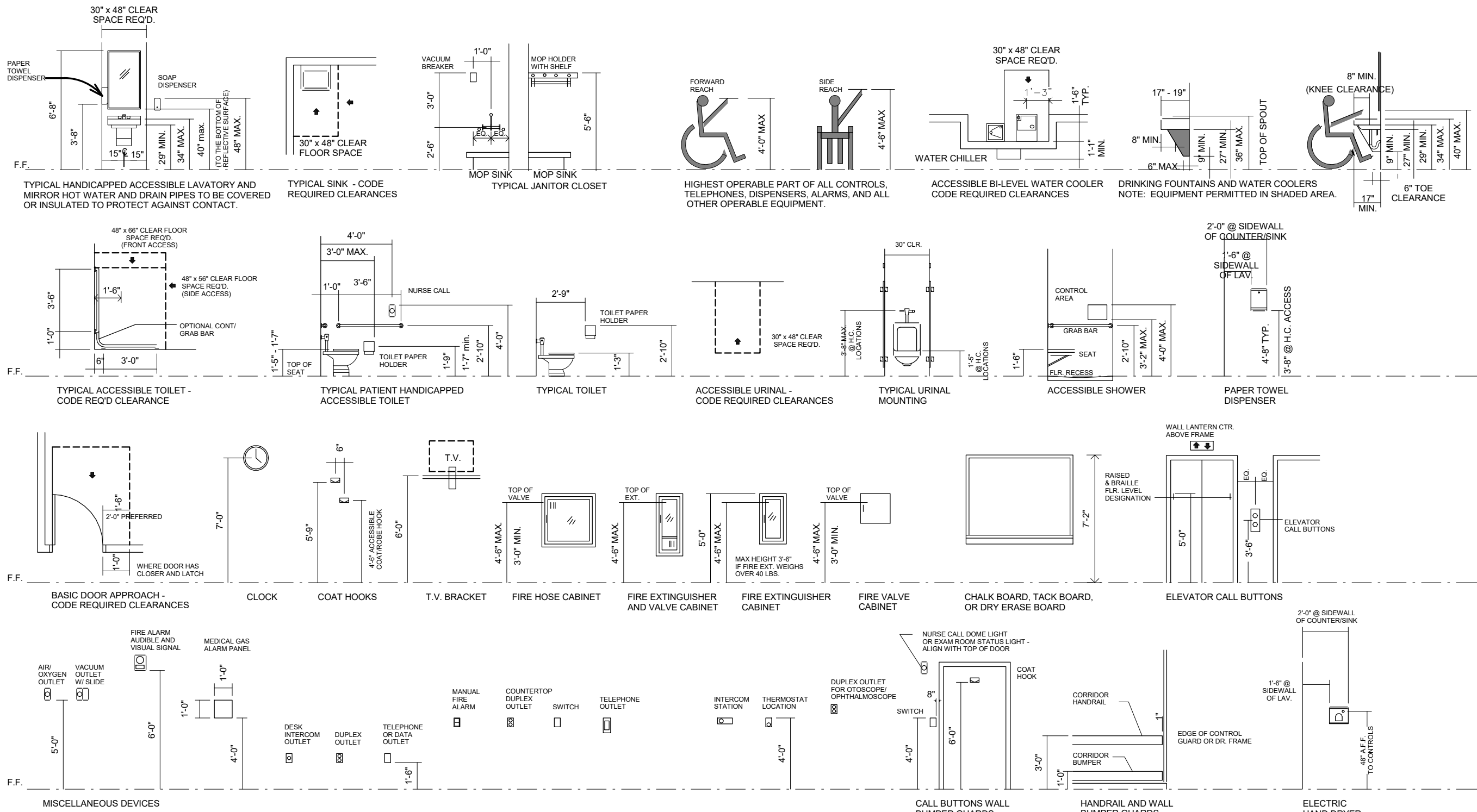
WAX MUSEUM CONDOS

917 CONTI STREET
NEW ORLEANS, LA.



ADAAG

STANDARD MOUNTING HEIGHTS



HARRY BAKER SMITH
HBSA II
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, LLC
2740 NORTH ARNOULT ROAD, METAIRIE, LA 70002
T 504.885.5400 F 504.885.6965
broadmoorllc.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	BY	CHKD
1	06/20/16	SCHEMATIC DESIGN		
2	07/14/16	DESIGN DEVELOPMENT		
3	08/19/16	FOUNDATION PERMIT		
4	09/30/16	VCD PERMIT REVIEW		

TITLE SHEET

PROJECT#: 1435
PHASE: PERMIT
DRAFTER:
CHECKER:
SCALE: AS NOTED
ISSUED: 09/30/2016
SHEET#:

A000