### PROJECT DIRECTORY

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- OWNER: LONGBRANCH RECOVERY AND WELLNESS 21516 LA-36 ABITA SPRINGS, LA 70420 T: (504) 677-8463
   ARCHITECT CICADA, LLC 4933 MAGAZINE STREET, SUITE 202 NEW ORLEANS, LA 70115 T: (504) 208-1171
   STRUCTURAL ENGINEERING: FOX-NESBIT ENGINEERING LLC 1515 POYDRAS STREET SUITE 1020 NEW ORLEANS, LA 70112 T: (504) 500-9640
- MEP ENGINEERING WDG 821 BARONNE STREET NEW ORLEANS, LA 70113 T: (504) 754-5280
   CIVIL ENGINEER: MARAIS CONSULTANTS
  - MARAIS CONSULTANTS 900 CAMP STREET NEW ORLEANS, LA 70130 T: (504) 350-2644

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### ZONING SUMMARY

D	ADDRESS	21516 LA-36, ABITA SPRINGS, LA 70420
	SQUARE	7
	LOTS	1-5
	LOT AREA	APPROX. 2.85 ACRES
	FLOOD ZONE	"AE"
	STORMWATER PLAN REQUIRED	
	FUTURE CHARACTER AREA	DOWNTOWN // NEIGHBORHOOD CENTER
E	CULTURAL DISTRICT	MIDTOWN CULTURAL DISTRICT
	HISTORIC LANDMARK STATUS	NOT FOR THIS SCOPE OF WORK
	BULK & YARD	MAX BLDG HEIGHT: 4 STORIES MAX FRONT YARD: 0 MIN, 12' MAX (NEW BUILDING TO MEET CONTEXTUAL SETBACK) SIDE YARD: 0' CORNER SIDE YARD: 0 MIN, 18' MAX REAR YARD: 5'
	PROPOSED USES	IBC 2021 OCCUPANCY CLASSIFICATION: I-1, CONDITION 1 NFPA 101 OCCUPANCY CLASSIFCATION: RESIDENTIAL BOARD AND CARE
F	GROSS SF	13,594 SF
	PARKING	13 SPACES



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### PROJECT DESCRIPTION

NEW BUILDING ADDED TO AN EXISTING CAMPUS FOR AN ADULT RECOVERY CENTER. SCOPE OF WORK INCLUDES A NEW PARKING LOT, LANDSCAPING AND NEW TWO-STORY BUILDING. BUILDING USE TO BE CONSISTENT WITH EXISTING FACILITY.

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### SQUARE FOOTAGE CALCULATION

GROSS CONDITIONED:	13,594 SF
LEVEL 2 UNCONDITIONED:	0 SF
LEVEL 2 CONDITIONED:	4,694 SF
LEVEL 1 UNCONDITIONED:	2,700 SF
LEVEL 1 CONDITIONED:	8,900 SF

1 - GENERAL	
G0.01	TITLE SHEET
G0.02	GENERAL NOTES, ABBREVIATIO
G0.03	SURVEY
2_01/11	
Z-GIVIL	
C0.0	COVER SHEET

SHEET LIST

2 - CIVII	
C0.0	COVER SHEET
C0.1	SURVEY
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C2.1	UTILITY PLAN (TIE-IN PLAN)
C3.0	STORMWATER MANAGEMENT PLA
C4.0	LANDSCAPE PLAN
C5.0	GRADING PLAN
C6.0	CIVIL DETAILS
C7.0	STORMWATER POLLUTION PREVEN
C7.1	STORMWATER POLLUTION PREVEN DETAILS
8 - ARCHITECTURAL	
A0.01	PROPOSED SITE PLAN
A0.02	TREE REMOVAL & PROTECTION PLA
A0.03	LANDSCAPE LIGHTING PLAN

70.01	
A0.02	TREE REMOVAL & PROTECTION PL
A0.03	LANDSCAPE LIGHTING PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	SITE ELEVATION + RENDERINGS



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PROJECT NO <sup>.</sup>	122027
	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

TITLE SHEET



### **GENERAL NOTES**

### 0. CODES:

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ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.

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- APPLICABLE CODES:
- 2021 IBC 2015 NFPA
- 2021 INTERNATIONAL MECHANICAL CODE 2021 FUEL GAS CODE
- 2021 LOUISIANA STATE PLUMBING CODE
- 2020 NATIONAL ELECTRIC CODE 2010 ADAAG/ADA
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE CODES AND STANDARDS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF WORK. SHOULD THE CONTRACTOR KNOWINGLY PROCEED WITH WORK WITHOUT RESOLUTION BY THE ARCHITECT, IT WILL NOT RELIEVE THE CONTRACTOR FROM MODIFYING, REMOVING, OR REPLACING THE WORK TO CONFORM TO THE ARCHITECT'S INTERPRETATION OF THE CONTRACT DOCUMENTS.
- 1. GENERAL:
  - ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW AND SHALL COMPLY WITH THE PROPER SPECIFICATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTION, AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES AND STANDARDS
  - THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES
  - AN ACCURATE AND COMPLETE FINAL SURVEY, MADE BY A LICENSED SURVEYOR, SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF ANY NEW BUILDING AND / OR ANY EXTENSION TO AN EXISTING BUILDING SHOWING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURE ON LOT, LOCATION AND BOUNDARIES OF LOT, APPLICATION FOR CERTIFICATE OF OCCUPANCY.
  - DO NOT SCALE DRAWINGS FOR DIMENSIONS! CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK.
  - ALL MEANS OF EGRESS TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS; TYP. 6.
  - IN THE EVENT A CONSTRUCTION DRAWING CONTAINS AN ITEM OR ITEMS REFERENCING ANOTHER DISCIPLINE'S DRAWINGS, SUCH AS "REFER TO STRUCTURAL" OR "SEE CIVIL", THE CONTRACTOR SHALL HAVE ALLOWED FOR THE PROVISION OF THAT ITEM WHETHER SHOWN OR INDICATED IN THE OTHER DISCIPLINE OR NOT.
  - 2. TYPE OF CONSTRUCTION / OCCUPANCY:
  - ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR TYPE V-A, PROTECTED WOOD FRAME CONSTRUCTION AS DEFINED BY THE CODE. ONE PORTION OF THE BUILDING, THE SINGLE STORY WELLNESS CENTER, IS TO BE CONSTRUCTED AS V-B, WITH A 2 HR FIRE SEPARATION FROM THE MAIN BUILDING. 1.
  - THE BUILDING IS OCCUPANCY 2021 IBC CLASSIFICATION: I-1, CONDITION 1 AND NFPA OCCUPANCY CLASSIFICATION: RESIDENTIAL BOARD AND CARE, LARGE.
- E 3. DEMOLITION, UTILITIES & EXCAVATION:
  - LOCATE EXISTING UTILITY LINES INCLUDING: ELECTRICAL, SEWER, WATER, GAS, TELEPHONE, STEAM, FIBER OPTIC, ETC. NOTE THAT THE SITE AND PUBLIC PROPERTY CONTAINS UNDERGROUND UTILITY LINES. THE DRAWINGS SHOW DIAGRAMMATICALLY THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES WHERE INFORMATION IS AVAILABLE, BUT THE DRAWINGS ARE NOT EXACT AS TO THE QUANTITY, EXTENT, OR LOCATION. VERIFY IN FIELD PRIOR TO CONSTRUCTION OR DEMOLITION.
  - EXERCISE CAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES. RECORD LOCATION OF DISCONNECT AND CAP AS 2. NECESSARY, AND REPAIR DAMAGE TO EXISTING UTILITIES WHICH ARE ENCOUNTERED AS A RESULT OF WORK UNDER THIS CONTRACT.
  - THE PROJECT REQUIRES DEMOLITION OF SOME AREAS OF EXISTING CONSTRUCTION. EXERCISE CAUTION TO PROTECT ALL AREAS 3. OF EXISTING CONSTRUCTION THAT ARE TO REMAIN AS PART OF THE FINAL CONSTRUCTION. REPAIR ANY AND ALL AREAS THAT ARE TO REMAIN AS PART OF THE FINAL CONSTRUCTION THAT ARE DAMAGED DURING THE DEMOLITION PROCESS.
  - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND 4. PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, DISTRICT, STATE, AND LOCAL REQUIREMENTS AND ORDINANCES.

### 4. COORDINATION:

- LOCATION OF ALL EXISTING CONSTRUCTION SHOWN IN THE DRAWINGS AND THREE-DIMENSIONAL FILES IS APPROXIMATE BASED ON EXISTING SURVEY INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ELEVATIONS. AND ALL EXISTING CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE START OF WORK.
- SHOULD THE SPECIFICATIONS HAVE NO SPECIFIC PROVISIONS OR DESCRIPTIONS ON PARTICULAR MATERIALS OR KIND OF GOODS TO BE USED IN ANY PLACE, THEN IT SHALL BE THE DUTY OF THE CONTRACTOR TO SUBMIT A REQUEST FOR INTERPRETATION. THE CONTRACTOR SHALL BE DEEMED TO HAVE INCLUDED THE HIGHEST QUALITY OF MATERIAL AND MEANS OF COMPLETING THE WORK IN THE CONTRACT.
- STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING, SECURITY, FIRE PROTECTION, LANDSCAPE, SIGNAGE & OTHER DRAWINGS AND MODELS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS AND MODELS. BUT TOGETHER WITH THE ARCHITECTURAL DRAWINGS AND MODELS FORM RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, LIGHTING, SECURITY, PLUMBING, FIRE PROTECTION AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY DISCOVERED BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTANT DISCIPLINE'S DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. CONTRACTOR SHALL NOT, EITHER KNOWINGLY OR IF HE SHOULD HAVE KNOWN BASED ON INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS, INSTALL WORK IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS. ANY SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THIS PROJECT.
- IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS, COMPUTER DATABASE, AND SPECIFICATIONS, OR WITHIN THEMSELVES, THE ARCHITECT WILL DETERMINE WHICH CONFLICTING REQUIREMENT GOVERNS. CONTRACTOR SHALL VERIFY THE DIMENSIONS, ELEVATIONS, AND ALL EXISTING CONDITIONS AND CONSTRUCTION AT THE SITE, AND SHALL REPORT TO THE ARCHITECT, IN WRITING, DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITIONS AND THE DRAWINGS AND COMPUTER DATABASE FOR THE ARCHITECT'S DECISION AND INSTRUCTIONS BEFORE PROCEEDING WITH WORK AFFECTED BY SUCH DISCREPANCIES. IF ANY DISCREPANCY OR CONFLICT OCCURS BETWEEN THE DRAWINGS, COMPUTER DATABASE, AND SPECIFICATIONS, OR ERRORS EXIST IN ANY OF THE DRAWINGS, COMPUTER DATABASE, OR SPECIFICATIONS, THE SITUATION SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND THE ARCHITECT WILL ISSUE A CLARIFICATION.
- ALL MANUFACTURED MATERIALS USED SHALL BEAR THE APPROPRIATE MEA, BSA, OR U.L. LABELS.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER 6. AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THESE PROJECTS.
- VALVES, CONTROLS, AND TERMINATIONS SHALL BE POSITIONED FOR SAFE, DIRECT, AND EASY ACCESS. PIPING AND CUTWORK 7. SHALL BE INSTALLED FOR CONVENIENT FUTURE ADDITIONS AND MODIFICATIONS.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES AND PARTITIONS AND ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, PLUMBING OR MISCELLANEOUS EQUIPMENT.
- CONTRACTOR'S MATERIALS AND ACTIVITIES SHALL NOT BLOCK ANY EXIT OR IMPAIR FLOOR-TO-FLOOR FIRE SEPARATION WHILE 9. THE BUILDING IS OCCUPIED.
- CONTRACTOR SHALL VERIFY ALL CONCRETE AND EXISTING OPENINGS IN THE FIELD PRIOR TO THE FABRICATION OF DOORS AND 10. FRAMES.
- 11. CONTRACTOR TO COORDINATE THE EXACT DIMENSIONS, SIZES, AND POSITIONS OF OPENINGS IN SLABS AND WALLS AND COORDINATE PLUMBING AND MECHANICAL DRAWINGS FOR STRUCTURAL BEAMS TO BE SLEEVED PRIOR TO COMMENCING STRUCTURAL WORK.
- 12. SPECIFIC NOTES OR KEYNOTES ON DRAWINGS APPLY TO SIMILAR CONDITIONS ON OTHER DETAILS ON ALL DRAWINGS UNLESS NOTED OTHERWISE.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING THE WORK. MODIFICATIONS MAY BE REQUIRED TO 13. SUIT THE JOB DIMENSIONS, GEOMETRY, OR CONDITIONS AND SHALL BE MADE PART OF THE WORK AT NO ADDITIONAL COST TO THIS PROJECT.
- 14 DRAWINGS/DETAILS IDENTIFY THE GENERAL MATERIALS TO BE USED IN THE CONSTRUCTION. SEE SPECIFICATION FOR SPECIFIC MATERIAL TYPES AND LOCATIONS TO BE USED.

### 5. CEILING SYSTEMS:

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COORDINATE THE PLACEMENT OF CEILING ELEMENTS WITH TRADES. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND BE MADE AT NO ADDITIONAL COST TO THIS PROJECT.

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2. ALIGN CEILING DEVICES (SPEAKERS, SPRINKLERS, GRILLES, REGISTERS, ETC.) WITH THE CENTERLINE OF LIGHTING FIXTURES, UNLESS NOTED OTHERWISE. FINAL LOCATION TO BE APPROVED BY THE ARCHITECT.

### 6. ACCESS PANELS:

### 7. FIRE PROTECTION:

- THE BUILDING IS/ISN'T A FULLY SPRINKLED STRUCTURE
- 2. CONSTRUCTION. PROVIDE REQUIRED ACCESS AND EQUIPMENT.
- FIRE RATED CONSTRUCTION INCLUDING WALLS, FLOORS, ROOFS, SHAFTS, COLUMNS, ETC. SHALL CONFORM IN EVERY 4. LOUISIANA STATE FIRE MARSHALL
- FIRE AND SMOKE DAMPERS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LASFM, AND PROJECT
- 6. ACCORDANCE WITH IBC 2015

### 8. EXITS:

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- 1. EFFORT
- EXIT DOORS AND DOORS PROVIDING ACCESS TO EXITS SHALL BE SELF CLOSING DOORS
- PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS
- REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS WAY FINDING FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR
- HALF OF THE HALLWAY.
- THE MINIMUM NOMINAL WIDTH OF CORRIDOR AND EXIT DOOR OPENINGS SHALL BE THIRTY-SIX INCHES. EXCEPT THAT WHERE A 7. INCHES.

### **ABBREVIATIONS**

AC: ACI: AD: ADAAG: GUIDELINI ADJ: AFF: ALUM: APPROX: APT:	AIR CONDITIONING AMERICAN CONCRETE INSTITUTE ACOUSTICAL TILE AREA DRAIN AMERICANS WITH DISABILITIES ACT ARCHITECTURAL ES ADJUST, ADJUSTABLE, ADJACENT ABOVE FINISHED FLOOR ALUMINUM APPROXIMATE APARTMENT	MECH: MED: MET: MFR: MH: MIN: MIR: MISC: MLDG: MO: MULL:	MECHANICAL MEDIUM METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MOLDING MASONRY OPENING MULLION
ARCH: BD: BLDG: BLK: BLKG:	ARCHITECTURAL BOARD BUILDING BLOCK BLOCKING	NEC: NEUT: NIC: NRC: NTS:	NATIONAL ELECTRICAL CODE NEUTRAL NOT IN CONTRACT NOISE REDUCTION COEFFICIENT NOT TO SCALE
BR: BSMT: BTU: CAB: BD:	BEDROOM BASEMENT BRITISH THERMAL UNITS CABINET CATCH BASIN	0C: 0D: 0FF: 0H: 0PP:	ON CENTER OUTSIDE DIAMETER OFFICE OPPOSITE HAND OPPOSITE
CPT: CF: CFOI: CL2: CLG: CMU: CONC: CONTR: CORR: CORR: CPT: CSMT: CT: DBL: DET: DET: DET: DIA: DIA: DIA: DIA: DIA:	CARPET CONTRACTOR FURNISHED CONTRACTOR FURNISHED OWNER INSTALLED CENTERLINE CEILING CONCRETE MASONRY UNIT CONCRETE CONTRACTOR CORRIDOR CARPET CASEMENT CERAMIC TILE DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIAMETER DIELISEE	P: P. LAM: PCF: PCPL: PERF: PKG: PLBG: PLYWD: PLUMB: PREFAB: PSF: PSI: PSIG: PT: PTC: PTD: PWD:	PAINT PLASTIC LAMINATE POUNDS PER CUBIC FOOT PORTLAND CEMENT PLASTER PERFORATE PARKING PLUMBING PLYWOOD PLUMBING PREFABRICATED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POUNDS PER SQUARE INCH POUNDS PER SQUARE INCH GAGE PAINT, POINT, PART, POTENTIAL TRANSFORMER POST-TENSIONED CONCRETE PAINTED, PAPER TOWEL DISPENSER PLYWOOD
DN: DR: DS: DSP: DWG:	DOWN DOOR DOWNSPOUT DRY STANDPIPE DRAWING	QUAL: QUANT: QT: QTR: QTY:	QUALITY QUANTITY QUARRY TILE, QUART QUARTER QUANTITY
EA: EC: EJ: EL: ELEV: EXH: EXP: EXT:	EACH EXPOSED CONSTRUCTION EXPANSION JOINT ELEVATION ELEVATOR EXHAUST EXPANSION, EXPOSED EXTERIOR, EXTINGUISH	RAD: RB: RD: REF: REINF: RESIL: RM: RO: BT:	RADIUS, RADIATOR RUBBER, RUBBER BASE, RESILIENT BASE ROOF DRAIN, ROUND, RECEPTACLE DISTRIBUTION REFERENCE REINFORCEMENT, OR REINFORCE RESILIENT ROOM ROUGH OPENING RUBBER THE RIGHT
FA: FD: FDC: FEC: FEC: FFE: FF&E: FIXT: FLASH: FLAS	FIRE ALARM, FRESH AIR FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR ELEVATION FIXTURES, FURNISHINGS & EQUIPMENT FIXTURE FLOOR, FIRE LINE FLASHING FLOORING FLEXIBLE FLANGE, FLASHING, FLOORING FLOOR FLUORESCENT FINISHED OPENING FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FRAME FIREPROOF FOOT FURNITURE GAUGE, GAGE GALVANIZED GENERAL CONTRACTOR	RWD: S: SC: S. CONC: SCHED: SCW: SD: SECT: SF: SGG: SHTHG: SHWR: SIG: SIM: SHWR: SIG: SIM: SKL: SPEC: SPK: SPLR: STC: STD: STD: STRUCT: SUPP: SW: SYM: T&B:	REDWOOD SOUTH SOLID CORE SEALED CONCRETE SCHEDULE SOLID CORE WOOD SOLID CORE SECTION SQUARE FOOT STRUCTURAL GLAZING GASKET SHEATHING SHOWER SIGNAL SIMILAR SKYLIGHT SPECIFICATION SPEAKER SPRINKLER SOUND TRANSMISSION CLASS STANDARD STORAGE STRUCTURAL SUPPLEMENTARY SWITCH SQUARE YARD SYMMETRICAL
ic: if: if: ifRC: il BLK: iyp BD: IB: IDR: IDR: IDWD: IDR: IDWE: IGR: I	GENERAL CONTRACTOR GROUND FACE GROUND FAULT INTERRUPTED GLASS FIBER REINFORCED CONCRETE GLASS BLOCK GYPSUM BOARD HIGH HOSE BIB HANDICAPPED HEADER HARDWOOD HARDWARE HEXAGONAL HANGER HEIGHT HOLLOW METAL HORIZONTAL HEATING	T&B: T&G: TEL: TEMP: THK: THR: TO: TOC: TOC: TOP: TOS: TOW: TP: THRMST: THRU: TKBD: TOL: TV: TYP: TZ:	TOP AND BOTTOM TONGUE & GROOVE TELEPHONE TEMPORARY THICK THRESHOLD TOP OF TOP OF CONCRETE TOP OF CONCRETE TOP OF PARAPET TOPE OF STEEL TOP OF WALL TOP OF PAVEMENT THERMOSTAT THROUGH TACKBOARD TOLERANCE TELEVISION TYPICAL TERRAZZO
HTR: HVAC: HWH: HWS:	HEATER HEATING, VENTILATING & AIR CONDITIONING HOT WATER HEATER HOT WATER SUPPLY	UL: UNF: UNO: UON: UT:	UNDERWRITERS' LABORATORIES UNFINISHED UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED
E: N: NSUL: NTM: NV: JAN: JT:	INVERT ELEVATION INCH INSULATION INTERMEDIATE INVERT JANITOR JOINT	VCT: VENT: VEST: VF: VFGT: VIF: VT: VTR:	VINYL COMPOSITION TILE VENTILATE VESTIBULE VINYL FABRIC VINYL FOAM GLAZING TAPE VERIFY IN THE FIELD VINYL TILE VENT THROUGH ROOF
KIP: L: LAB: LAM: LAV: LAB: LAB: LF: LNDG: LNTL: LNTC: LVR: LVR:	LENGTH LABORATORY, LABOR LAMINATE, LAMINATED LAVATORY LABORATORY LINEAR FOOT LIVE LOAD LANDING LINTEL LIGHTING LOUVER LIGHT WEIGHT CONCRETE	W/: W/0: WB: WC: WD: WDW: WH: WP: WT:	WITH WITHOUT WOOD BASE WATERCLOSET WOOD WINDOW WATER HEATER WATERPROOF WEIGHT

INSTALLATION REQUIREMENTS, REVIEW THE CONDITIONS WITH THE ARCHITECT PRIOR TO PROCEEDING. ADJUSTMENTS SHALL

PROVIDE ACCESS PANELS AT WALL AND CEILING LOCATIONS FOR ELECTRICAL, PLUMBING, AND AIR CONDITIONING CONTROLS, VALVES, DAMPERS, COUNTER FIRE SHUTTERS, OR OTHER DEVICES AS REQUIRED BY THE WORK AND MAINTENANCE, AND APPLICABLE EVEN IF ACCESS PANELS ARE NOT SHOWN ON CONTRACT DOCUMENTS. ACCESS PANELS THAT ARE SHOWN ON THE DRAWINGS SHALL BE INSTALLED IN LOCATIONS AS SHOWN AND DIMENSIONED, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION INDICATING THE LOCATIONS OF ALL ACCESS PANELS.

CONSULT THE FIRE AUTHORITY HAVING JURISDICTION REGARDING ACCESS ROADS, GATES IN PERIMETER FENCES, AND LOCATION OF FIRE HYDRANTS, FIRE DEPARTMENT PUMPER CONNECTIONS, PORTABLE FIRE EXTINGUISHERS, AND FIRE PROTECTION DURING

OBTAIN PERMITS FOR A COMPLETE FIRE PROTECTION SYSTEM REQUIRED BY LOCAL AUTHORITIES AND FIRE DEPARTMENTS.

PARTICULAR WITH LOCAL AGENCIES. CUSTOM DESIGNS WHICH COMBINE COMPONENTS FROM DIFFERENT APPROVED DESIGNS, BUT HAVE NOT BEEN TESTED AS A COMPLETE ASSEMBLY WILL NOT BE ACCEPTABLE WITHOUT WRITTEN APPROVAL FROM THE

SPECIFICATIONS. CONSULT SPECIFICATION FOR SPECIFIC TYPES OF FIRE DAMPERS TO BE USED IN SPECIFIC LOCATIONS. FIRE EXTINGUISHERS: WHETHER SHOWN OR NOT, PROVIDE PORTABLE FIRE EXTINGUISHERS THROUGHOUT THE BUILDING IN

EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR

WHERE REQUIRED, LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED, IF

EGRESS ILLUMINATION AND POWER SOURCE FOR ILLUMINATION SHALL BE PROVIDED AS REQUIRED PER CODE.

DOOR JAMBS OR STOPS AND THE DOOR THICKNESS WHEN OPEN, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN

DOOR OPENING IS DIVIDED BY MULLIONS, THE MINIMUM NOMINAL WIDTH OF EACH SUCH OPENING SHALL BE THIRTY-TWO

CICADA SYMBOL LEGEND

CALLOUT HEAD	1 A101 Ref
AREA TAG	Room name 150 SF
DOOR TAG	(101)
ELEVATION MARKER	1 Ref 1 A101 1 1 Ref
GRID MARKER ———	0
LEVEL HEAD	Name Elevation
NORTH ARROW	
ELEVATION	<b>.</b>
STAIR ANNOTATION	20 R @ 7 1/2"

LIENT BASE ACLE DISTRIBUTION PANEL

ANCH

**ONGBR**/

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

GENERAL NOTES, ABBREVIATIONS, SYMBOLS





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LANDUSE / ZONING PLAN

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21516 | A-36 Ahita Springs | A 70420



ABITA

LONGBRANCH

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

SURVEY



INDEX	TO SHEETS
SHEET NO.	TITLE
C0.0 C0.1 C1.0 C2.0 C2.1 C3.0 C4.0 C5.0 C6.0 C7.0 C7.1	TITLE SHEET SURVEY SITE PLAN UTILITY PLAN UTILITY PLAN (TIE-IN PLAN) STORMWATER MANAGEMENT PLAN LANDSCAPE PLAN GRADING PLAN CIVIL DETAILS STORMWATER POLLUTION PREVENTION PLAN STORMWATER POLLUTION PREVENTION DETAILS

### 21516 LA-36

TOTAL 11











1	STEEL EDGING ALON EDGE TO CONFINE (
2	NEW BICYCLE PARKI FOR BICYCLE RACK I
3	HANDICAP PARKING TO BE X" VEHICULAI DETAIL 7, SHEET C6
4	PARKING LOT TO BE MATCH EXISTING PA DETAIL 8, SHEET C6
5	STRIPING FOR PARK
6	WHEEL STOPS PER A
7	HANDICAP STRIPING SEE DETAIL 5, SHEE
8	BOLLARD SIGNS FOI PARKING STALLS. SI SHEET C6.0
9	CONCRETE D/W PEF STANDARDS.
10	CONCRETE RAMP W ARCH AND STRUCT
(11)	PLANTING AREAS. F PLAN ON C3.0
12	PAVERS OVER CON SEE DETAIL 7 SHEE

### SITE PLAN NOTES:

- ACTIVITY.
- 3.
- 4.
- WITH STATE AND LOCAL REGULATIONS.

### SURVEY BY OTHERS

### **PARKING NOTES** USE PAR SPACES REQUIRED

LODGING 12 PARKING OFFICE 2 SF SPACE

TOTAL: REQUIRED

TOTAL # PARKING SPACES PROVIDED IN A PARKING LOT ACCESSIBLE PARKING SPACES 1 TO 25

NOTE: TWO ACCESSIBLE PARKING SPACES MAY SHARE AN ACCESS AISLE WITH THE ACCESS AISLE BETWEEN THE TWO SPACES (WITH THE EXCEPTION OF ANGLED PARKING).

NOTE: CROSS SLOPES SHALL BE 1.5% MAX

SITE PLAN	N LEG	END	
NG PARKING LOT GRAVEL	13	PERVIOUS PAVERS ADJACENT TO EXISTING SIDEWALK.	
NG. SEE ARCH DETAILS	14	INSTALL TREE PROTECTION FENCING AROUND EXISTING TREES. REF. LANDSCAPE PLAN C3.0.	
STALL AND AISLE R CONCRETE, SEE .0	15	TRENCH FOR NEW UTILITY LINE. REMOVE AND REPLACE ASPHALT TO MATCH EXISTING	
GRAVEL TO RKING LOT. SEE .0	16	NEW WOODEN STAIRS. REF ARCH AND STRUCTURAL	0
ING STALLS ARCH	17	12" RETAINING WALL ALONG PERIMETER OF PARKING LOT. SEE DETAIL 9, SHEET C6.0.	
G AND SYMBOL. T C6.0.	18	MECHANICAL PLATFORM, REF MEP.	
R HANDICAP EE DETAIL 6,	19	STEEL EDGE ALONG EDGE OF PLANTING AREAS	
R LADOTD	20	4" CONCRETE SIDEWALK. SEE DETAIL 1, SHEET C6.0	
// HANDRAIL. REF. URAL			
REF LANDSCAPE			
CRETE PAVING. T C6.0			

![](_page_5_Figure_20.jpeg)

CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.

2. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION

REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.

BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.

6. ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.

7. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE

8. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

1. Site elements and property boundary per survey titled "Topographic Survey of a LOTS 1-5 \*SQUARE 7\* NORTHWEST DIVISION OF THE TOWN OF ABITA SPRINGS & A PORTION OF GROUND SITUATED IN SECTION 36, T-6-S, R-11-E ST. TAMMANY PARISH, LOUISIANA FOR LONGBRANCH RECOVERY" by Randall W. Brown & Associates, Inc., dated December 21, 2023. See sheet C0.1 for existing survey and details.

PARKING REQUIREMENTS PER ABITA SPRINGS MASTER PLAN TABLE 2-2:

	PROP	OSED	PARKING
1 SPACE PER GUES	T ROOM	12 GUEST F	ROOMS
PACES PER 1,000 SF	950 SI	FOFFICE	1 PARKING

**13 PARKING SPACES** 

ADA PARKING REQUIREMENT PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN:

<u>MIN #</u> 1 PARKING SPACE

	CONSULTANTS, LLC 2018 JENA STREET NEW ORLEANS, LA 70115
S N	PROFESSIONAL OF RECORD: jenny@maraisconsultants.com
ND 0 10 20 40 SCALE: 1" = 20'	eet
ING	
L 1,	DESCRIPTION
	REV. NO. DATE
LL MEASUREMENTS AND GRADES AND	
RFERENCE TO VEHICULAR TRAFFIC EERING DIVISION AND CONFORMITY TO OF THE STATE OF LOUISIANA. THE NTAIN THEM DURING CONSTRUCTION 'LINE. ACCORDANCE WITH SPECIFICATIONS. THE "MANUAL ON UNIFORM TRAFFIC OARDS ARE TAKEN FROM THE "MANUAL O GALVANIZED POSTS AND IN ACCORDANC LL EROSION CONTROL DEVICES SHOWN AL INSPECTION. DTS 1-5 *SQUARE 7* NORTHWEST D IN SECTION 36, T-6-S, R-11-E ST. wn & Associates, Inc., dated December	LONGBRANCH ABITA 21516 LA-36, ABITA SPRINGS, LA 70420
PARKING IS I PARKING	DRAWN BY: <u>CAP</u> CHECKED BY: <u>JMS</u> DATE: <u>MAY 23, 2024</u> ISSUE: <u>PLANNING + ZONING</u> DRAWING SIZE: <u>24"x36"</u>
ING SPACES SIBLE DESIGN: MIN # RKING SPACE	PRELIMINARY THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT
E WITH THE NGLED	SITE PLAN
Louisiana Call before you o	sheet: <b>C1.0</b>

![](_page_6_Figure_0.jpeg)

C2.0 UTILITY PLAN

L
(SIZE) W
(SIZE) S
(SIZE) D
<b>— — —</b> (SIZE) PP <b>— —</b> —
TOC=-3.68 INV(E)=-6.57 INV(W)=-6.65 INV(N)=-5.89
1 8" DRAIN LINE WITH HEA DISCHARGE INTO EXISTIN DITCH
2 CONTRACTOR TO FIELD V LOCATION OF UTILITY LI ENGINEER IF CONFLICT E
3 24" INLET STRUCTURE
4 REQUIRED DRAIN OR SEV SEE DETAIL 4, SHEET C6.
5 SEE MEP FOR CONTINUAT BUILDING OF 2.5" WATER
6 NEW ELECTRIC LINE. SEE CONTINUATION INSIDE C
7 4" SEWER SERVICE PER A STANDARDS. SEE MEP FO INSIDE OF BUILDING

### UTILITY NOTES:

- UTILITY EXCAVATIONS SHALL ALL CONSTRUCTION TO BE IN
- SHOULD ANY UNCHARTED OR
- IMMEDIATELY FOR DIRECTIONS CONTRACTOR SHALL COORDIN
- THE CONTRACTOR IS RESPONS LEAST 48 HOURS PRIOR TO AN
- UTILITY DEPARTMENT FOR PRO6. ANY PLANNED INTERRUPTION OF THE LOCATIONS OF UNDERGRO 7. EITHER FURNISHED BY THE AG AGENCIES CONTROLLING SUCH LOCATIONS MAY VARY FROM T ITS UNDERGROUND INSTALLAT EXCAVATION AND DIGGING CAL
- 8. CONTRACTOR IS RESPONSIBLE CONTRACTOR MUST FIELD VERI 9.
- CONSTRUCTION BEGINS. 10. CONTRACTOR TO COORDINATE

UTILITY PL REQ'D WATER REQ'D SEWER REQ'D DRAIN L REQ'D PERFOR LINE TOC = TOP OF	AN LEGEND         LINE       Image: Req'D water manhole         LINE       Image: Req'D sewer manhole         LINE       Image: Req'D drain manhole	N $0$ $10$ $20$ $40$ $F$ $CALE: 1" = 20'$	et
INV = INVERT	(DIRECTION)		
HEADWALL TO STING DRAINAGE	8 TIE NEW 2.5" WATER SERVICE LINE INTO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE PER REQUIREMENTS OF THE WATER PROVIDER		z
.D VERIFY ′ LINE AND NOTIFY T EXISTS.	9 NEW 1" GAS LINE TO BE TIE INTO EXISTING MAIN ON GORDON STREET. SEE MEP FOR CONTINUATION INSIDE OF BUILDING.		DESCRIPTIO
SEWER CLEANOUT. C6.0 UATION INSIDE OF TER LINE SEE MEP FOR E OF BUILDING. R ABITA SPRINGS FOR CONTINUATION	<ul> <li>6" GRAVITY SEWER LINE TO TIE INTO EXISTING SEWER MANHOLE @ GORDAN STREET</li> <li>NDS 6" ATRIUM OVER FLOW GRATE</li> <li>2.5" BACKFLOW PREVENTER /METER ASSEMBLY. LOCATED WATER LINE AND METER ASSEMBLYTO AVOID TREE ROOTS</li> <li>TIE NEW ELECTRIC LINE INTO EXISTING POLE</li> </ul>		REV. NO. DATE
CONFORM TO THE ACCORDANCE WIT INCORRECTLY CHA S. IATE ANY INTERRU SIBLE FOR THE LOO IY DEMOLITION, GE OPER IDENTIFICAT OF UTILITY SERVIC OUND AND OTHER SENCIES CONTROLL H RECORDS. WHER THOSE SHOWN HER THOSE SHOWN HER TIONS PRIOR TO AI LL LOUISIANA ONE E FOR VERIFYING T RIFY ALL EXISTING E SEWER AND WAT	CURRENT OSHA EXCAVATION AND TRENCH SAF H THE LATEST ABITA SPRINGS UTILITY DEPART RTED UTILITIES BE ENCOUNTERED, THE CONT PTION OF UTILITY SERVICE WITH OWNER AND CATION AND PROTECTION OF ALL EXISTING UT RADING OR CONSTRUCTION ACTIVITY THE CON ION OF EXISTING UTILITIES WITHIN THE PROJ CE SHALL BE GIVEN A 48 HOUR NOTICE TO THE NONVISIBLE UTILITIES SHOWN HEREON HAVE ING SUCH DATA AND/OR OBTAINED FROM REC E FOUND, THE SURFACE FEATURES OF UTILITIE EON. EACH AGENCY SHOULD BE CONTACTED R NY RELIANCE UPON THE ACCURACY OF SUCH LO CALL (#811). HE LOCATION OF ALL EXISTING UTILITIES. DRAINAGE & SEWER INVERTS. NOTIFY ENGINI ER CONNECTIONS WITH ABITA SPRINGS WATE	ETY STANDARDS. MENT STANDARDS AND SPECIFICA ACTOR SHALL CONTACT THE OWN UTILITY COMPANY. ILITIES DURING CONSTRUCTION, A TRACTOR SHALL NOTIFY THE CITY ECT SITE. UTILITY COMPANY AND THE OWNE BEEN PLOTTED BASED UPON DATA ORDS MADE AVAILABLE TO USE BY S ARE SHOWN. THE ACTUAL NON-VELATIVE TO THE PRECISE LOCATIO DCATIONS SHOWN HEREON. PRIOR EER OF ANY PROBLEMS BEFORE R DEPARTMENT.	TIONS. R T T T T T T T T T T T T T
			DRAWN BY: <u>CAP</u> CHECKED BY: <u>JMS</u> DATE: <u>MAY 23, 2024</u> ISSUE: <u>PLANNING + ZONING</u> DRAWING SIZE: <u>24"x36"</u> <b>PRELIMINARY</b> THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT
			UTILITY PLAN
		Louisiana Call before you dig	g. <b>C2.0</b>

![](_page_7_Figure_0.jpeg)

![](_page_8_Figure_0.jpeg)

Calcs Runof	f results
Hydrologic	Drainag
Element	Area (A
Pre-Dev 1	0.90
Post-Dev 1	0.28
Post-Dev 2	0.14
Post-Dev 3	0.23
Post-Dev 4	0.25
RECUTION IN	
FLOW	

![](_page_8_Picture_3.jpeg)

LONGBRANCH 21516 LA-36, ABITA SPRIN LA-36,

DRAWN BY: <u>CAP</u> CHECKED BY: JMS DATE: MAY 23, 2024 ISSUE: PLANNING + ZONING DRAWING SIZE: 24"x36"

PRELIMINARY THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

STORMWATER MANAGEMENT PLAN

![](_page_8_Picture_8.jpeg)

Call before you dig.

![](_page_8_Figure_9.jpeg)

Feet

	10-yr	25-yr	50-yr	100-yr
	Peak	Peak	Peak	Peak
ge	Discharge	Discharge	Discharge	Discharge
Ac)	(cfs)	(cfs)	(cfs)	(cfs)
	2.94	3.35	3.66	3.98
	0.50	0.58	0.64	0.70
	0.35	0.40	0.44	0.47
	0.71	0.82	0.91	0.99
	0.41	0.48	0.53	0.58
	0.97	1.07	1.15	1.24

![](_page_9_Figure_0.jpeg)

	LAN
1	STEEL EDGING ALONG PER CONFINE GRAVEL
2	EXISTING TREE TO ACT AS AREAS
3	SITE TRIANGLES PER ABIT ANY OBSTRUCTIONS WITH HEIGHT OF 3-7' ABOVE TH STREET.
4	NEW PLANTING AREAS. RE
5	REMOVE EXISTING TREES CONTRACTOR TO CONFIRM WORK

![](_page_9_Figure_2.jpeg)

Feet

### NDSCAPE PLAN LEGEND

CTION ZONE

ERIMETER OF PARKING LOT TO

S BUFFER

BITA SPRINGS MUNICIPAL CODE. CLEAR THIN THE SITEV TRIANGLES AT THE THE CENTERLINE GRADE OF THE

REF ARCH FOR TREE AND PLANTING SPECIES

5 WITHIN SITE AREA. REFERENCE ARCH'S TREE REMOVAL PLAN. RM ALL TREE REMOVAL WITH ARCHITECT/OWNER BEFORE STARTING

![](_page_9_Figure_10.jpeg)

![](_page_10_Figure_0.jpeg)

	GRA
× 4.50	EXISTING ELE
-4.50	NEW SPOT EL
< <u>0.5%</u>	GRADE ARROV
G.L.	GRADE CHANC

### GRADING PLAN NOTES:

- 1.

![](_page_10_Figure_7.jpeg)

### ADING PLAN LEGEND

EVATION

LEVATION

TOC = TOP OF CASTING INV = INVERT (DIRECTION) TC = TOP OF CURB G = GUTTER FLOW LINE

ROW AND SLOPE

ANGE LINE

SEE SITE PLAN AND ARCH. PLAN DRAWINGS FOR GEOMETRY ASSOCIATED WITH NEW CONSTRUCTION.

CONTRACTOR SHALL LAY OUT THE WORK AND VERIFY ALL DIMENSIONS AND GRADES INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.

IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENT(S), THE FINISHED GRADE FOR ALL LANDSCAPE AND/OR PLANTED AREAS SHALL BE SET A MINIMUM OF 3" BELOW SURROUNDING HARDSCAPE CONTAINMENTS (CURBING, SIDEWALKS, FOUNDATIONS, ETC.). THIS STANDARD MAY BE WAIVED IF NECESSARY TO PROMOTE THE PRESERVATION OF EXISTING TREES SHOWN AS SUCH.

4. GRADES SHOWN ARE IN NAVD 88 DATUM. REFERENCE SURVEY / EXISTING CONDITIONS SHEET FOR VERTICAL CONTROL POINTS.

NE ME P jer	COR 202 W C Smarai ROFE	A NSUI L8 JE DRLE 504.3 iscor ssior marai	R TAN NA ANS 350. Insult	A ITS, STRE , LA 2644 cants	LLC ET 701: 4 s.cor	15 n :
DESCRIPTION	1					
REV. NO. DATE	1					
			21516 LA-36. ABITA SPRINGS. LA 702			
DRA CHE DAT ISSU DRA THI	KWN CCKEL TE: M JE: P AWIN RE S DOCC CORDA AS TH	BY: D BY: <u>IAY 2</u> <u>IANN</u> IG SIZ UUMEN DNSTR TITON 0F /	CAF JMS 33, 20 NING ZE: 2 VII SFOR A PERM	224 + ZO 4"x30 • A • A • A • A • A • A • A • A • A • A	NING 5" BE USI DING, E, SALI	ED ES CE
G PI	R.Α _Δ			IG		
			)	.(	)	

![](_page_10_Picture_20.jpeg)

![](_page_11_Figure_0.jpeg)

![](_page_12_Figure_0.jpeg)

![](_page_12_Figure_1.jpeg)

SEDIMENT AND EROSION CONTROL NOTES:

- GRADING PHASE.

- 4.
- 6.

- 10.

### SWPPP LEGEND

(1) install reinforced filter fabric fence. See detail 1, sheet C6.1.

(2) CONCRETE WASHOUT AREA. SEE DETAIL 2, SHEET C6.1

4 TEMPORARY CONSTRUCTION ACCESS TO PREVENT DIRT, MUD, OR ROCKS FROM LEAVING/ENTERING SITE.

1. EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE DEMOLITION AND MAINTAINED UNTIL COMPLETION OF

2. THE STABILIZED CONSTRUCTION ACCESS PAD SHALL BE INSTALLED AT INGRESS AND EGRESS ENTRANCES TO THE CONSTRUCTION SITE TO PROTECT ROADS FROM MUD, DIRT AND ROCKS.

CONTRACTOR TO PERIODICALLY INSPECT EROSION CONTROL DEVICES ESPECIALLY DURING PERIODS OF ABOVE NORMAL RAINFALL. DURING AN EVENT OF ABOVE NORMAL RAINFALL, THE CONTRACTOR SHALL REMOVE THE SEDIMENT AND DRAIN INLET FILTER AND REPLACED AFTER THE EVENT HAS PASSED.

THE COMPOST FILTER SOCK FILTER SHALL BE INSTALLED BEFORE ANY CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED UNTIL COMPLETION OF THE CONSTRUCTION ACTIVITIES.

THE FINAL LIFT OF EACH DAYS WORK SHALL BE COMPACTED TO PREVENT EROSION OF FILL MATERIALS THE CONTRACTOR SHALL DISPOSE OF VEGETATION AND EQUIPMENT AND HYDRAULIC OILS OFF SITE

WATER HOSES SHALL BE UTILIZED TO MINIMIZE THE AMOUNT OF AIRBORNE DUST.

NO OIL OR FUELD SHALL BE STORED ON THE SITE.

ALL EQUIPMENT SHALL BE SERVICED IN A CONFINED AREA AND ALL FLUIDS SHALL DRAIN INTO PANS FOR HANDLING GOOD HOUSEKEEPING SHALL BE UTILIZED TO ENSURE PROTECTION OF ROADWAYS FROM MUD AND DIRT 11. ALL EXPOSED AREAS TO REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY GRASSED OR PAVED. PERMANENT GRASSING OR PAVING SHALL BE APPLIED UPON COMPLETION OF GRADING WORK

S04.350.2644 maraisconsultants.com PROFESSIONAL OF RECORD: Jenny@maraisconsultants.com I I I I I I I I I I I I I I I I I I I	<b>r</b>		A NSUI 18 JE DRI F		A NTS, STRE		15
LONGBRANCH ABITA       REV. NO.       DATE       DESCRIPTION         21516 LA-36, ABITA SPRINGS, LA 70420       -       -       -       -       -	n P jer	nara ROFE	504.3 iscor ssion marai	350. nsult NAL C	2644 ants OF REC	1 S.COR CORD	n 
LONGBRANCH ABITA       FILM. INC.         21516 LA-36, ABITA SPRINGS, LA 70420	TE DESCRIPTION						
LONGBRANCH ABITA 21516 LA-36, ABITA SPRINGS, LA 70420	EV. NO. DATI	I					
				21516 LA-36. ABITA SPRING			
	RE OR	RE IS DOC FOR CC CORDA AS TH	CUMEN ONSTR ATION IE BASI OF J	NII UCTIO CONVI IS FOR A PERM	NA ot to n, bid eyanc the is mit	BE US DING, E, SAL	<b>Y</b> ED ES CE

![](_page_12_Picture_28.jpeg)

![](_page_13_Figure_0.jpeg)

![](_page_13_Figure_1.jpeg)

**C5.0** C7.1

![](_page_13_Figure_2.jpeg)

-10 MIL PLASTIC LINER

- 3"x1/2" LAG SCREWS WITH WASHERS M/ M 

NOT TO SCALE

![](_page_14_Figure_0.jpeg)

625' - 6"

7

6

**L2 // PROPOSED SITE PLAN** 1" = 30'-0"

2

3

4

5

1

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![](_page_14_Picture_2.jpeg)

8

9

12

10

11

### <u>SITE PLAN LEGEND</u> PROPERTY LINE -EXISTING TREES -EXISTING VEHICULAR AND PEDESTRIAN CIRCULATION CRUSHED GRAVEL -----BRICK PATHWAY ------CONCRETE -

POOL OR WATER FEATURE

PLAN KEYNOTES
EXISTING PARKING AREA
EXISTING PARKING ACCESS DRIVE
EXISTING PLANTING BED
EXISTING TRASH STORAGE
NEW PLANTING BED
NEW COMPACTED GRAVEL PARKING LOT
EXISTING UTILITY POLE DIAGONAL SUPPORT
BRICK PAVERS (TO MATCH EXISTING)
UNKNOWN CONCRETE STRUCTURE
PAVED CONCRETE AT ADA PARKING SPACES
BIKE RACK
MECHANICAL PLATFORM
EXISTING UTILITY POLE
PAVED CONCRETE WALKWAY

![](_page_14_Picture_25.jpeg)

### RS ш ш EMIL

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

PROPOSED SITE PLAN

![](_page_14_Picture_29.jpeg)

![](_page_15_Figure_0.jpeg)

5 6 7

8

9

10

11

12

### K1 // TREE REMOVAL AND PROTECTION PLAN 1/16" = 1'-0"

1

L

2

3

4

TREE PLAN LEGEND		
PROPERTY LINE		
CRITICAL ROOT ZONE		
TREE BARRIER		
EXISTING TREE TO REMAIN	8	
EXISTING TREE TO BE DEMOLISHED	- EB	
	TREE NAME & SIZE	
TREE LABEL; PROTECTED SPECIES	TREE NAME & SIZE	

### TREE PLAN NOTES:

- TREES INDICATED IN PLAN THAT ARE TO BE PRESERVED DURING CONSTRUCTION ARE TO BE MARKED CLEARLY WITH GREEN FLAGGING TAPE.
- TREES TO BE DEMOLISHED ARE TO BE MARKED WITH RED FLAGGING TAPE.

![](_page_15_Picture_9.jpeg)

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	123027

PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

PROJECT NO:

TREE REMOVAL & PROTECTION PLAN

![](_page_15_Picture_13.jpeg)

![](_page_16_Figure_0.jpeg)

L

![](_page_16_Picture_2.jpeg)

![](_page_16_Figure_3.jpeg)

![](_page_16_Figure_4.jpeg)

![](_page_16_Figure_5.jpeg)

NTING AREA	

MATERIAL
POWDER-COATED ALUMINUM
POWDER-COATED ALUMINUM
1

LANDSCAPE PLAN NOTES		
ARK	DESCRIPTION	
	EXISTING PATHWAY TO REMAIN	
	NEW WALKWAY; RE: CIVIL	
	NEW WOOD STAIR AND RAILINGS	
	BENCH SEATING	
	ELEVATED PORCH WALKWAY	
	NEW PARKING LOT	

LANDSCAPE SCHEDULE		
T-01	TREE PLANTING: SOUTHERN LIVE OAK	
T-02	TREE PLANTING: JAPANESE MAGNOLIA	
G-01	MIX OF GRASSES AND FERNS <ul> <li>PINK MUHLYGRASS</li> <li>MAIDEN MISCANTHUS GRASS</li> <li>SOUTHERN SHIELD FERN</li> </ul>	
G-02	MIX OF GRASSES AND PERENNIALS <ul> <li>PINK MUHLYGRASS</li> <li>MAIDEN MISCANTHUS GRASS</li> <li>SPIDER LILY</li> <li>SPIKED SPEEDWELL</li> </ul>	

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

LANDSCAPE LIGHTING PLAN

![](_page_16_Picture_17.jpeg)

![](_page_17_Figure_0.jpeg)

L1 // LEVEL 1 FLOOR PLAN

Z
I
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LEVEL 1 ROOM SCHEDULE			
NUMBER	NAME	NET AREA	COMMENTS
100	ENTRY	678 SF	
101	ELEVATOR	44 SF	
102	PATIENT INTAKE	165 SF	
103	RISER RM	37 SF	
104	CORRIDOR 1	633 SF	
105	STAIR 1	215 SF	
106	ADA DOUBLE	381 SF	
107	ADA DOUBLE	391 SF	
108	DOUBLE	352 SF	
109	DOUBLE	327 SF	
110	DOUBLE	302 SF	
111	DOUBLE	311 SF	
113	IT CLOSET	23 SF	
114	LUGGAGE ROOM	119 SF	
115	JANITOR	21 SF	
116	CORRIDOR 2	118 SF	
117	GROUP ROOM 3	518 SF	
118	MED	49 SF	
119	NURSE STATION	229 SF	
120	RECEPTION	98 SF	
121	OFFICE	99 SF	
122	OFFICE	96 SF	
123	OFFICE	147 SF	
124	RA OFFICE	93 SF	
125	MEN'S RR	133 SF	
126	WOMEN'S RR	186 SF	
127	WELLNESS	1924 SF	
128	UNISEX	38 SF	
129	UNISEX ADA	49 SF	
130	STAIR 2	231 SF	
133	MECHANICAL SHAFT	41 SF	
Total:		8050 SF	

15

16

PLAN NOTES		
MARK	DESCRIPTION	
2	NEW CONCRETE SIDEWALK	
3	PLANTER BED	
4	MECHANICAL PLATFORM	
5	EGRESS BALCONY	
6	EGRESS STAIR TO GRADE, WALKWAY AT GRADE TO LEAD TO PARKING AREA	
7	BUILT IN STORAGE / SINK	
8	<varies></varies>	
9	METAL ROOF; RE: ROOF PLAN	
10	ADDITIONAL DOOR TO BE PROVIDED AT HOISTWAY OPENING AND MEET THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN IBC 2021, SECTION 716.2.2.1.1 WHEN TESTED I NACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL	
11	WOOD STAIR. TYP.	

![](_page_17_Picture_6.jpeg)

EMILY MEYERS

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

FIRST FLOOR PLAN

![](_page_17_Picture_10.jpeg)

![](_page_18_Figure_0.jpeg)

L1 // LEVEL 2 FLOOR PLAN

![](_page_18_Picture_2.jpeg)

13	14	15	16

# とってい

LEVEL 2 ROOM SCHEDULE				
NUMBER	NAME	NET AREA	COMMENTS	
200	CORRIDOR 2	625 SF		
201	STAIR 1	163 SF		
202	JANITOR	31 SF		
203	DOUBLE	363 SF		
204	DOUBLE	378 SF		
205	DOUBLE	349 SF		
206	DOUBLE	318 SF		
207	DOUBLE	299 SF		
208	DOUBLE	305 SF		
209	MECHANICAL SHAFT	23 SF		
212	ADA WR	47 SF		
214	OFFICE	329 SF		
215	OFFICE	154 SF		
216	OFFICE	223 SF		
217	GROUP ROOM	478 SF		
218	STORAGE	32 SF		
219	ELEVATOR	43 SF		
221	STAIR 2	244 SF		
222	LUGGAGE	77 SF		
Total:		4480 SF		

PLAN NOTES			
MARK	DESCRIPTION		
2	NEW CONCRETE SIDEWALK		
3	PLANTER BED		
4	MECHANICAL PLATFORM		
5	EGRESS BALCONY		
6	EGRESS STAIR TO GRADE, WALKWAY AT GRADE TO LEAD TO PARKING AREA		
7	BUILT IN STORAGE / SINK		
8	<varies></varies>		
9	METAL ROOF; RE: ROOF PLAN		
10	ADDITIONAL DOOR TO BE PROVIDED AT HOISTWAY OPENING AND MEET THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN IBC 2021, SECTION 716.2.2.1.1 WHEN TESTED I NACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL		
11	WOOD STAIR, TYP.		

## LONGBRANCH ABITA

EMILY MEYERS

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

SECOND FLOOR PLAN

![](_page_18_Picture_11.jpeg)

![](_page_19_Figure_0.jpeg)

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EMILY MEYERS 21516 LA-36. Abita Springs. LA 70420

EMIL

PROJECT NO:123027PHASE:PERMITTINGISSUED FOR:DATE:05/23/2024

ROOF PLAN

![](_page_19_Picture_8.jpeg)

![](_page_19_Picture_19.jpeg)

![](_page_20_Figure_0.jpeg)

### D1 // BUILDING ELEVATION NORTH 1/8" = 1'-0"

![](_page_20_Figure_2.jpeg)

**ELEVATION NOTES** 

FIBER CEMENT SIDING W/4" EXPOSURE FIBER CEMENT SIDING W/7" EXPOSURE

EXPOSED FASTENER METAL ROOF

BOARD AND BATTEN FIBER CEMENT SIDING

EXPOSED WOOD STRUCTURAL MEMBERS 1x4 PTD. FIBER CEMENT TRIM, TYP.

1x12 FIBER CEMENT FRIEZE BOARD, PTD.

PTD. METAL STAIR, LANDING AND HANDRAILS

DESCRIPTION

ASPHALT SHINGLE ROOF

42" HIGH GUARDRAIL

WOOD COLUMN, TYP. PTD. FASCIA BOARD

WOOD STAIR, TYP.

WINDOW, TYP. DOOR, TYP. PTD. SOFFIT

METAL AWNING

SQUARE METAL GUTTER PTD. WOOD BRACKET

PTD. 2x12 WOOD SKIRT

PTD. WOOD PIER, TYP.

SQUARE METAL DOWNSPOUT, TYP.

13

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-	1			

16

### WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	MATERIAL
LEVEL 1	l		L.		
A	3' - 0"	8' - 0"	0' - 0"	FIXED	PVC W/FACTORY FINISH
В	2'-6"	6' - 0"	2' - 6"	FIXED	<varies></varies>
Level 2					
Level 2 B	2'-6"	6' - 0"	2' - 6"	FIXED	
Level 2 B	2' - 6"	6' - 0"	2'-6"	FIXED	
Level 2 B LEVEL 2	2' - 6"	6' - 0"	2' - 6"	FIXED	

![](_page_20_Figure_9.jpeg)

![](_page_20_Picture_10.jpeg)

![](_page_20_Picture_11.jpeg)

![](_page_20_Picture_12.jpeg)

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DATE:	05/23/2024

BUILDING ELEVATIONS

![](_page_20_Picture_15.jpeg)

![](_page_21_Figure_0.jpeg)

2

1

А

С

![](_page_21_Figure_1.jpeg)

7

8

9

10

11

6

NOTE: RAILING REQUIRED; DESIGN TO BE DISCUSSED WITH HISTORIC COMMISSION.

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![](_page_21_Figure_3.jpeg)

3

4

![](_page_21_Figure_4.jpeg)

![](_page_21_Figure_5.jpeg)

![](_page_21_Figure_6.jpeg)

L1 // COURTYARD ELEVATION SOUTH 1/8" = 1'-0"

L

![](_page_21_Figure_9.jpeg)

![](_page_21_Figure_10.jpeg)

12

14

15

16

	ELEVATION NOTES
MARK	DESCRIPTION
1	FIBER CEMENT SIDING W/4" EXPOSURE
2	FIBER CEMENT SIDING W/7" EXPOSURE
3	BOARD AND BATTEN FIBER CEMENT SIDING
4	ASPHALT SHINGLE ROOF
5	EXPOSED FASTENER METAL ROOF
6	42" HIGH GUARDRAIL
7	EXPOSED WOOD STRUCTURAL MEMBERS
8	1x4 PTD. FIBER CEMENT TRIM, TYP.
9	WOOD COLUMN, TYP.
10	PTD. FASCIA BOARD
11	WOOD STAIR, TYP.
13	1x12 FIBER CEMENT FRIEZE BOARD, PTD.
15	WINDOW, TYP.
16	DOOR, TYP.
17	PTD. SOFFIT
18	PTD. METAL STAIR, LANDING AND HANDRAILS
19	METAL AWNING
20	SQUARE METAL GUTTER
21	PTD. WOOD BRACKET
22	SQUARE METAL DOWNSPOUT, TYP.
23	PTD. 2x12 WOOD SKIRT
24	PTD. WOOD PIER, TYP.

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MARK	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	MATERIAL
LEVEL 1	I	I		-	
A	3' - 0"	8' - 0"	0' - 0"	FIXED	PVC W/FACTORY FINISH
В	2'-6"	6' - 0"	2'-6"	FIXED	<varies></varies>
Level 2 B	2'-6"	6' - 0"	2'-6"	FIXED	
Level 2 B	2'-6"	6' - 0"	2' - 6"	FIXED	
Level 2 B LEVEL 2	2' - 6"	6'-0"	2'-6"	FIXED	

![](_page_21_Figure_18.jpeg)

PROJECT NO: 123027 PHASE: PERMITTING ISSUED FOR: 05/23/2024 DATE:

BUILDING ELEVATIONS

![](_page_21_Picture_21.jpeg)

![](_page_22_Picture_0.jpeg)

![](_page_22_Picture_1.jpeg)

VIEW AT DRIVEWAY

1

В

С

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F

G

L

![](_page_22_Picture_4.jpeg)

### VIEW FROM PARKING

![](_page_22_Figure_7.jpeg)

### K1 // SITE ELEVATION NORTH

1/16" = 1'-0"

![](_page_22_Picture_10.jpeg)

VIEW AT COURTYARD

VIEW FROM EXISTING BUILDING

VIEW FROM ABOVE

VIEW OF COURTYARD

![](_page_22_Picture_15.jpeg)

SITE ELEVATION + RENDERINGS

PROJECT NO:
PHASE:
ISSUED FOR:
DATE

PROJECT NO:	123027
PHASE:	PERMITTING
ISSUED FOR:	
DΔTE·	05/23/2024

![](_page_22_Figure_18.jpeg)

![](_page_22_Picture_19.jpeg)

![](_page_22_Picture_20.jpeg)

![](_page_22_Picture_21.jpeg)

1