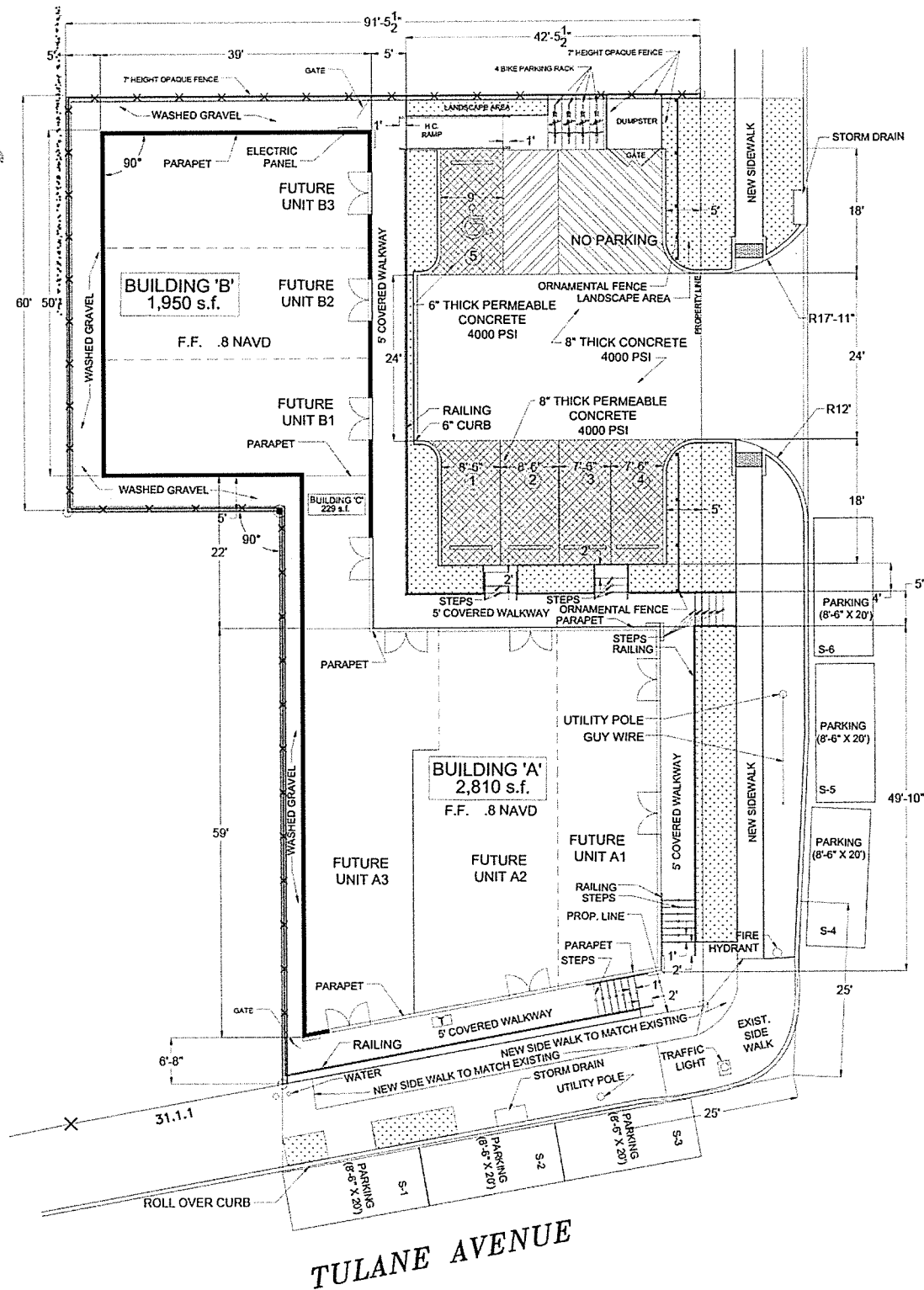


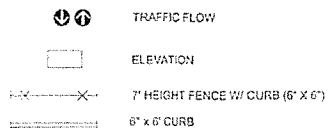
S. CARROLLTON AVENUE (SIDE)



TULANE AVENUE

4001 TULANE AVENUE

SITE PLAN
SCALE: 3/32" = 1'



SQUARE FOOTAGE	
BUILDING A	2810 S.F.
BUILDING B	1950 S.F.
BUILDING C	229 S.F.
TOTAL	4989 S.F.

- SHEET INDEX**
1. SITE PLAN AND NOTES
 2. ELEVATION PLANS & UPPER WINDOW PLAN
 3. FOUNDATION PLAN
 4. FLOOR & ECTRICT PLAN, RIDGE FRAME/ROOF PLAN
 5. SECTIONS & DETAILS
 6. UTILITIES PLAN
 7. METAL BUILDING MISCELLANEOUS DETAILS
 8. METAL BUILDING MISCELLANEOUS DETAILS
 9. EXISTING & STORMWATER / GRADING PLAN
 10. LANDSCAPE & IRRIGATION PLAN
 11. SITE ELEMENT ELEVATIONS & DETAILS

- SCOPE OF WORK:**
1. PROPOSED THREE UN-SPRINKLERED, ONE-STORY METAL FRAME, SHELL ONLY BUILDINGS FOR FUTURE OFFICE/BUSINESS TENANTS.
 2. ELECTRIC WORK CONSIST OF EMERGENCY LIGHTS, EXIT LIGHTS, MINIMUM LED AND FLUORESCENT FIXTURES.
 3. NO HVAC WORK.
 4. PARKING AND SITE WORK AS INDICATED ON SITE PLAN.
 5. NFPA 101,2015 Occupancy Classification: **N/A**
 6. IBC 2015 Occupancy Classification: **N/A**
 7. IBC 2015 CONSTRUCTION TYPE: **IIA**

WIND DESIGN CRITERIA:

WIND ZONE I: 130 mph
Vult < 140 mph
Vasd 101 mph

BASIC WIND SPEED (3 Second Gust): 122 mph

WIND IMPORTANCE FACTOR CATEGORY I: IS 1

RISK CATEGORY: Is I

EXPOSURE FACTOR C_e : Is 0.8

INTERNAL PRESSURE COEFFICIENT G_{cpi} : Is +0.25
- 0.25

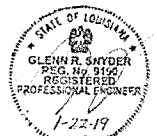
MAXIMUM DESIGN PRESSURE ON EXTERIOR COMPONENTS: Is 10psf

GENERAL NOTES:

1. WORK SHALL MEET APPLICABLE REQUIREMENTS OF CITY (INTERNATIONAL BUILDING CODE 2015); STATE (INTERNATIONAL BUILDING CODE 2015) (NFPA 101, 2015), AND PARISH CODES.
2. THE APPLICABLE REQUIREMENTS OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS AND ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA STANDARD 90.1 (ANSI/ASHRAE/IESNA 90.1-2004) WITH STATE AMENDMENTS AND THE INTERNATIONAL ENERGY CONSERVATION CODE. (SEE DEPT. OF ENERGY'S WEBSITE <http://www.energycodes.gov>).
3. LRS 40:1731(EFFECTIVE 10/01/10) PROVIDE ACCESS FOR PERSONS WITH DISABILITIES IN ACCORDANCE WITH ADA-ABA ACCESSIBILITY GUIDELINES, JULY 23, 2004 (ALSO KNOWN AS THE 2010 STANDARDS.) AND WITH THE FEDERAL AMERICANS WITH DISABILITIES (CIVIL RIGHTS) ACT OF 1990.
4. MINIMUM ELECTRIC WORK - SHELL ONLY. ELECTRIC SHALL COMPLY WITH THE NFPA 70, NATIONAL ELECTRICAL CODE 2014 FOR STATE OF LOUISIANA AND THE INTERNATIONAL BUILDING CODE 2015 (FOR NEW ORLEANS PROJECTS IBC 2015 ARTICLES 101.4.1. AND 106.1, 2701 AMENDED BY NEW ORLEANS AND ENFORCED BY THE SAFETY & PERMITS DEPT).
5. NO HVAC SYSTEM TO BE INSTALLED - SHELL ONLY.
6. EMERGENCY LIGHTING TO BE INSTALLED AS PER NFPA 101:7.8. & 9.
8. EXIT SIGNS COMPLYING WITH THE NFPA 101:7-10.
9. 101:9.7.4.1 NFPA 103-2.4. PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN ACCORDANCE WITH NFPA SECTION
10. NFPA 10:5.2 CLASSIFICATIONS FOR FIRES: CLASS A-FIRES IN ORDINARY COMBUSTIBLE MATERIALS (WOOD, CLOTH, PAPER, RUBBER & MANY PLASTICS).
11. NFPA 10:6-1.3.8 TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LBS., SHALL BE NOT MORE THAN 5 FEET ABOVE THE FLOOR, 3-1/2 FEET IF GROSS WEIGHT 40 LBS. OR GREATER.
12. NFPA 101.9.7.4.1 NFPA 101-6.3 TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET FOR CLASS A, C AND D.
13. LRS 40:1664.4 AND 40:1628 ALL WORK AND INSPECTIONS OF FIRE ALARM, FIRE SUPPRESSION, AND FIRE EXTINGUISHING SYSTEMS OR PORTABLE FIRE EXTINGUISHERS SHALL BE PERFORMED BY A STATE OF LOUISIANA CERTIFIED AGENT. (APPLY TO LA. FIRE MARSHAL OFFICE UNDER SEPARATE PERMIT WHEN REQUIRED.)
14. 101:7.2.1.5.2. LOCKS ON DOOR IN ANY MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS.
15. 101:7.2.1.3. PROVIDE LANDINGS OUTSIDE EXTERIOR DOORS LEVEL WITH THE FLOOR.
16. PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL VERIFY ALL UTILITIES. IF CONFLICT EXISTS CONTACT THE ENGINEER.
17. ADDITION IS DESIGNED TO WITHSTAND 130 MPH WINDS AS PER IBC 2015.
18. SPECIAL NOTES PERTAINING TO THE BUILDING PERMIT:
IN ORDER TO OBTAIN A PERMIT THESE PLANS MAY REQUIRE NECESSARY CORRECTIONS OR MODIFICATIONS FOR THE FOLLOWING REASONS:
A. ADDITIONAL REQUIREMENTS BY THE CITY, PARISH (COUNTY), STATE, AND FIRE MARSHAL.
B. FEDERAL REQUIREMENTS.
C. WHEN UNANTICIPATED SITE OR BUILDING CONDITIONS ARE ENCOUNTERED.



Any deviation from these plans shall require the review and approval of the Executive Director of the City Planning Commission and shall be subject to a review fee. All changes must be reviewed and approved prior to the change being made or construction being commenced. Changes in conflict with the Comprehensive Zoning Ordinance or the original terms of approval may require the review and approval of the City Planning Commission and/or the City Council where appropriate.



GREAT SOUTH ENGINEERS, INC. 3443 ESPLANADE AVENUE SUITE 252 NEW ORLEANS, LA 70119 TEL. (504) 827-0416		
SCALE: As Noted	APPROVED BY	DRAWN BY
DATE:		
PROPOSED 3 METAL BLDGS. ONE-STORY - SHELL ONLY 4001 TULANE AVENUE - NEW ORLEANS, LA 70119		
SITE PLAN AND NOTES		DRAWING NUMBER 1