

LANDSCAPE NOTES

PLANTING PROCEDURES

Tree Pits

Pits for trees shall be at least 18 inches greater in diameter than the specified diameter of the ball. Pits shall be of sufficient depth to allow a 6 inch layer of planting soil under the ball when it is set to grade. Bottom of pits shall be loosened prior to backfilling.

Tree Staking

All tree and palm staking shall be in accordance with sound nursery practice and shall be generally in accordance with the details shown in the drawings. All materials required for staking shall be furnished as part of this contract.

Mulching

All ground cover areas and shrub planting shall be mulched uniformly to a depth of 2 inches. Mulch shall consist of 100% pure cypress bark mulch. Sap wood or heart wood mixed with the bark will not be accepted. Cypress bark must be uniformly shredded and be free of large pieces of bark and foreign matter.

SODDING

Sod

All areas not landscaped with shrubs or ground cover shall be planted in sods. Sod shall be certified to meet Florida State Plant Board specifications, absolutely true to varietal type, and free from weeds or other objectionable vegetation, fungus, insects and diseases of any kind.

Lawn Maintenance

Within the designated and required areas, the contractor shall produce a dense, well established lawn. The contractor shall be responsible for the repair and resodding of all eroded or bare spots until project acceptance by the project engineer. Repair sodding shall be accomplished as in the original work except that fertilizing may be omitted. Sufficient watering shall be done by the contractor to maintain adequate moisture for optimum development of the lawn areas. Sodded areas shall receive no less than 1.5 inches of water per week.

SCOPE OF WORK

Furnish all labor, materials, equipment and incidentals required to install trees, ground cover, shrubs and sod. To place accessory materials and to maintain and guarantee all planted areas as shown on the drawing and as specified herein.

All work shall be in strict accordance with sound nursery practice and shall include maintenance and watering of all of the work of this contract until final completion and acceptance of the project engineer.

If underground construction, utilities or obstructions are encountered in excavation of planting areas, or pits, alternate locations for the plant material may be selected by the landscape architect. Such changes shall be done without additional compensation.

MATERIALS

Species, Size and Quality

Plant species and size shall conform to those indicated in the plant list and in plan locations shown on the drawings. Nomenclature shall conform to standardized plant names, 1942 edition. All nursery stock shall be in accordance with horticulture standards of American Association of Nurserymen, 1973 edition. All plants shall be Florida Grade No. 1 or better as outlined in Grades and Standards for Nursery Plants, Part I and II, Department of Agriculture, State of Florida, Division of Plant Industry, Gainesville, Florida.

Plants shall be sound, healthy, vigorous, free from plant diseases, insects, pests or their eggs and shall have healthy, normal root systems. Plant material shall be symmetrical, typical for the variety and species and shall conform to the measurements specified in the plant list.

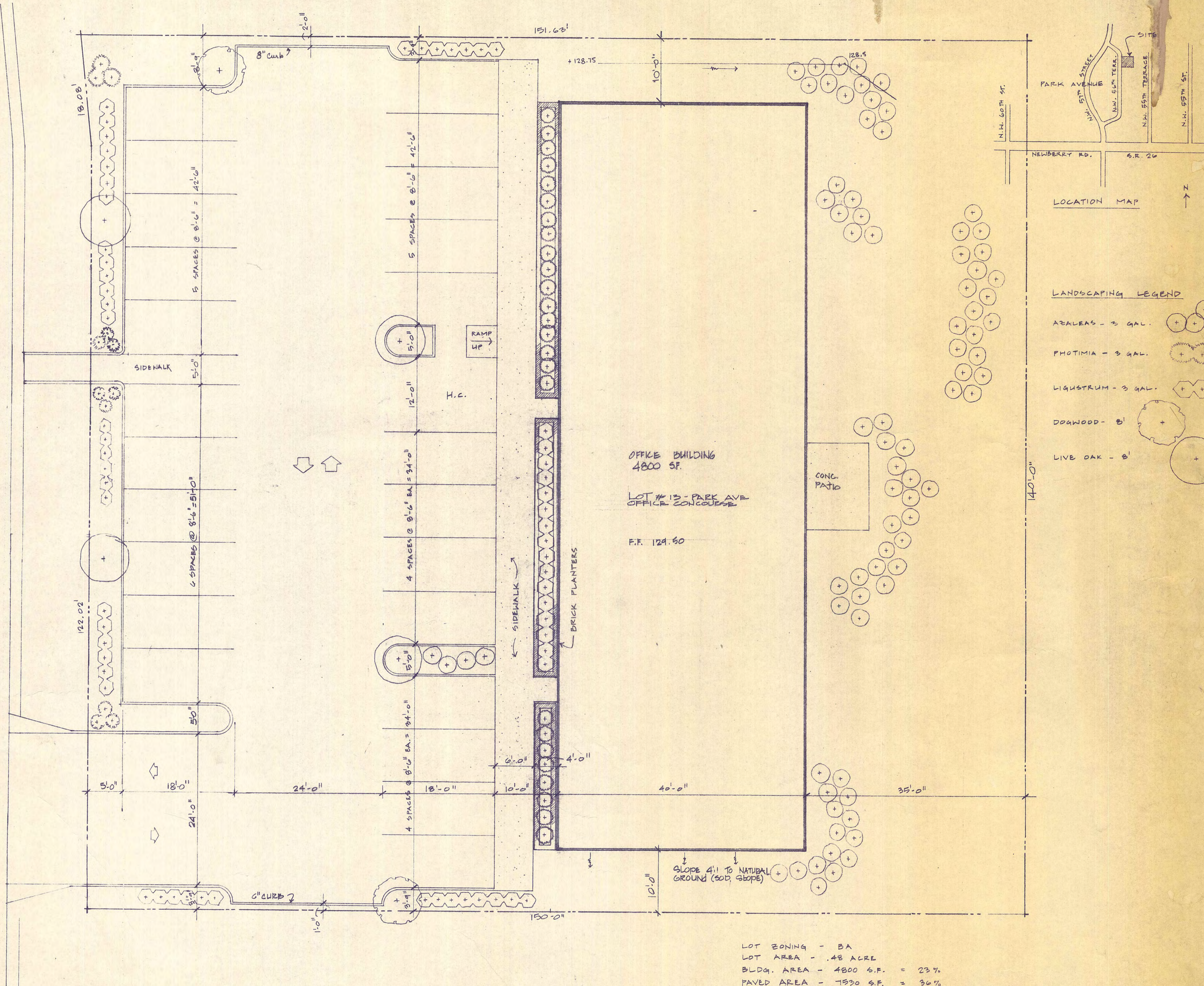
Measurement

The height and/or width of trees shall be measured from the ground up across the normal spread of branches with the plants in their normal position. This measurement shall not include the immediate terminal growth.

Balled and burlapped plants shall be moved with firm, natural balls of soil, not less than 1 foot in diameter of ball to every 1 inch caliper of trunk, and a depth of not less than 2/3 of the ball diameter. No plant shall be accepted when the ball of earth surrounding its roots has been braced or broken.

Substitutions

Substitutions in plant species or size shall be made only with the written approval of the landscape architect.



LANDSCAPING LEGEND

- ARELEAS - 3 GAL.
- PHOTINIA - 3 GAL.
- LIGUSTRUM - 3 GAL.
- DOGWOOD - 8'
- LIVE OAK - 8'

LOT ZONING	-	BA
LOT AREA	-	.48 ACRE
BLDG. AREA	-	4800 S.F. = 23%
PAVED AREA	-	7930 S.F. = 36%
SIDEWALKS	-	725 S.F. = 3%
GREEN AREA	-	7854 S.F. = 38%
CENTRAL WATER & SEWER		
LANDSCAPING	-	10%
MAX. BLDG. HT.	-	25'
PARKING SPACES	-	25

SITE PLAN 1/8" = 1'-0"  
LOT 13 PARK AVENUE

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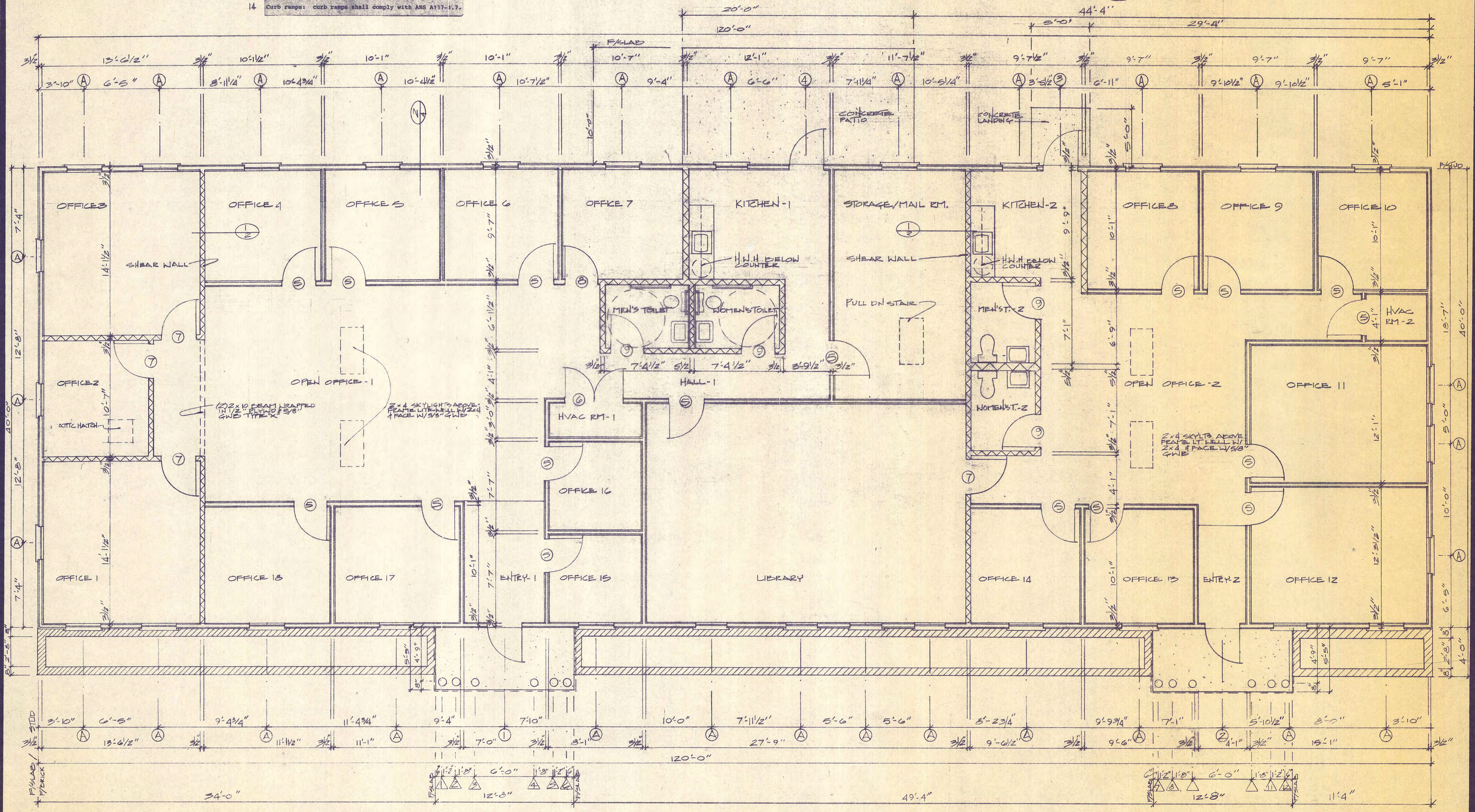
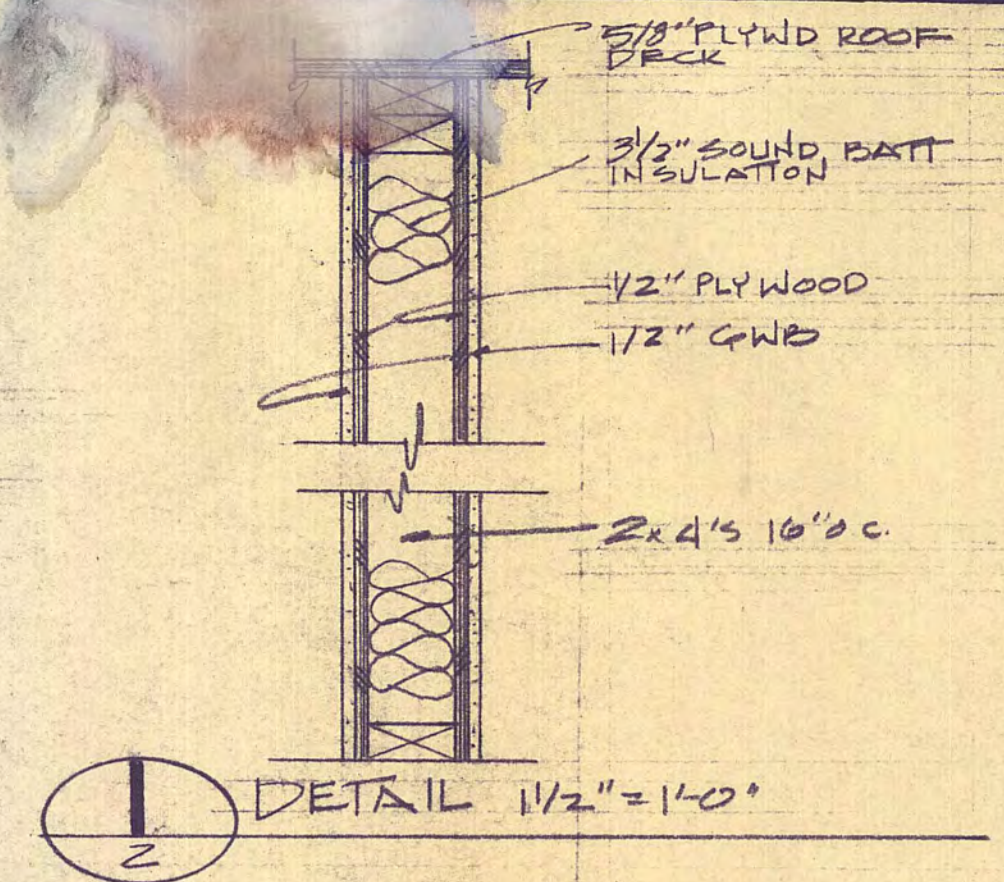


**GENERAL NOTES**

- 1 Verify all site conditions and location prior to construction.
- 2 All materials shall be new and U.L. listed.
- 3 No work shall be concealed until approved by local inspector.
- 4 Exit Signs shall comply with 101:5-10 - shall define exits and access to exits where the exit is not immediately apparent.
- 5 All electrical work shall be in strict accordance with the National Electrical Code, OSHA, state and local regulations and ordinances.
- 6 All construction shall comply with all city, state and national codes.
- 7 Contractor to guarantee work for one year. Contractor to pay for all permits and taxes.
- 8 Provide clean-up on a regular basis. No trash stored in building.
- 9 Caulking on exterior shall be Thickal Caulk.
- 10 Allow 2x6 Stud walls at all interior plumbing walls.
- 11 Provide handicapped accessibility in accordance with ANSI A117.1-1980 - including doors, 4.13 (2'-18" wide, 32" clear) doorways- 4.13.6, toilet rooms 4.22.
- 12 Insulation & insulation assemblies shall meet the requirements of Section 719 SBC.
- 13 Concealed insulation shall have a flame spread of 0-75 and a smoke developed of 0-450. Exposed insulation shall have a flame spread of 0-50 and a smoke developed of 0-45.
- 14 Doors shall be readily opened from the side of exit travel at all times the building is occupied.
- 15 Provide hand-operated fire extinguishers in accordance with NFPA 10.
- 16 Install smoke detectors to stop the fan in the HVAC duct systems over 2000 CFM in accordance with 90A-4.3.
- 17 Parking spaces: Handicapped parking will comply with ANSI A117-4.6 concerning location, size and signage.
- 18 Curb ramps: curb ramps shall comply with ANSI A117-1.7.

**LEGEND**

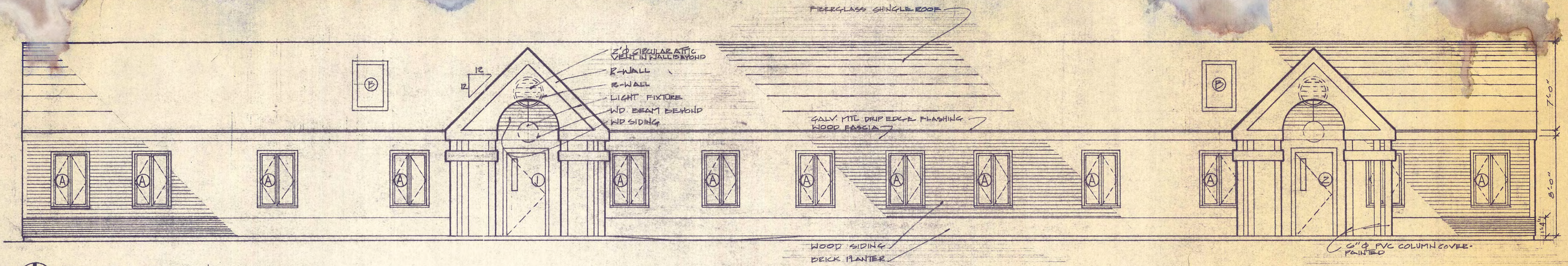
- NEW 2x4 WOOD STUDS 16" O.C. W/3/8" WD BOTH SIDES UNLESS OTHERWISE NOTED
- NEW BRICK CONSTRUCTION
- NEW 2x4 WOOD STUDS 16" O.C. W/2 LAYERS 1/2" GND EACH SIDE & 3/4" SOUND BATT INSULATION BETWEEN STUDS UNLESS OTHERWISE NOTED
- DOOR OPENING
- WINDOW OPENING
- ELEVATION
- SECTION OR DETAIL
- COLUMN MARKER CENTER LINE
- PROPERTY LINE
- LOCATION ABOVE OR BELOW PLAN CUT



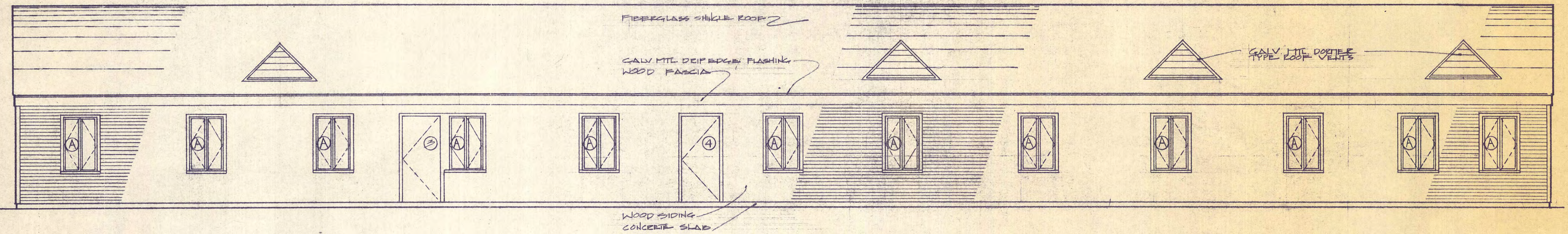
FLOOR PLAN 1/4" = 1'-0"

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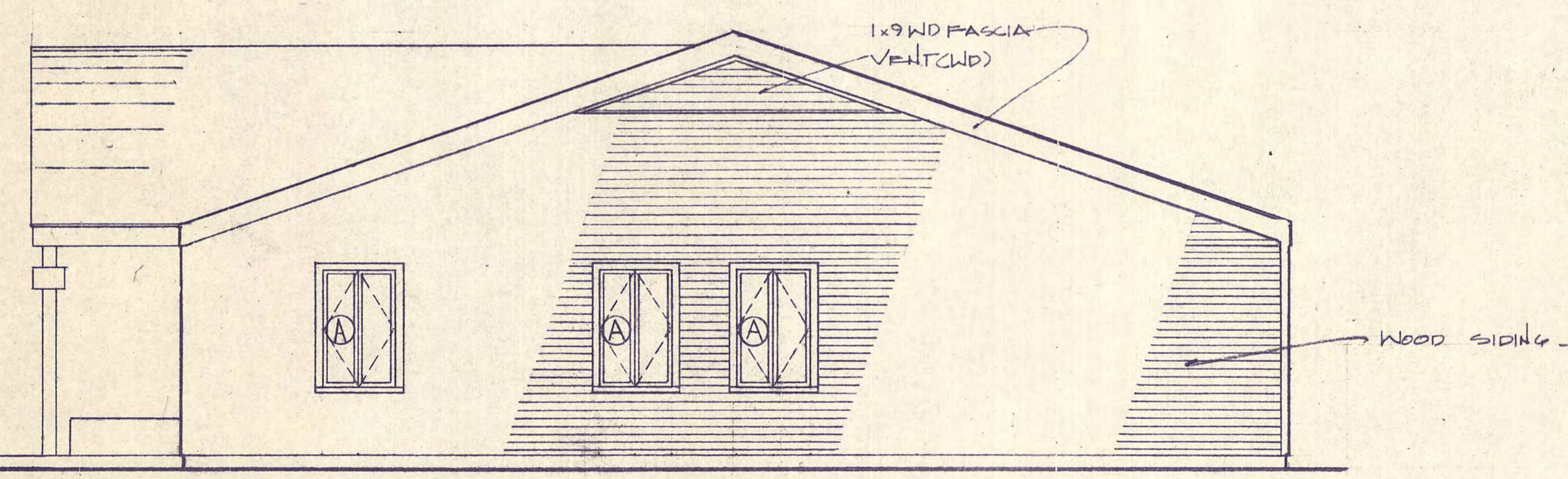
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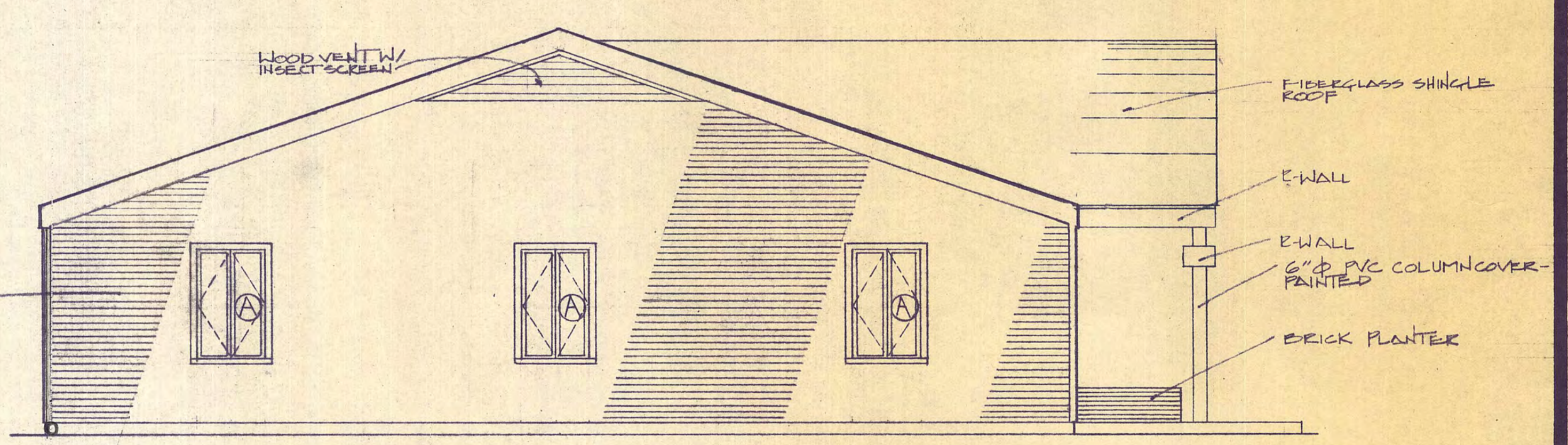
1 FRONT ELEVATION 1/4"=1'-0"



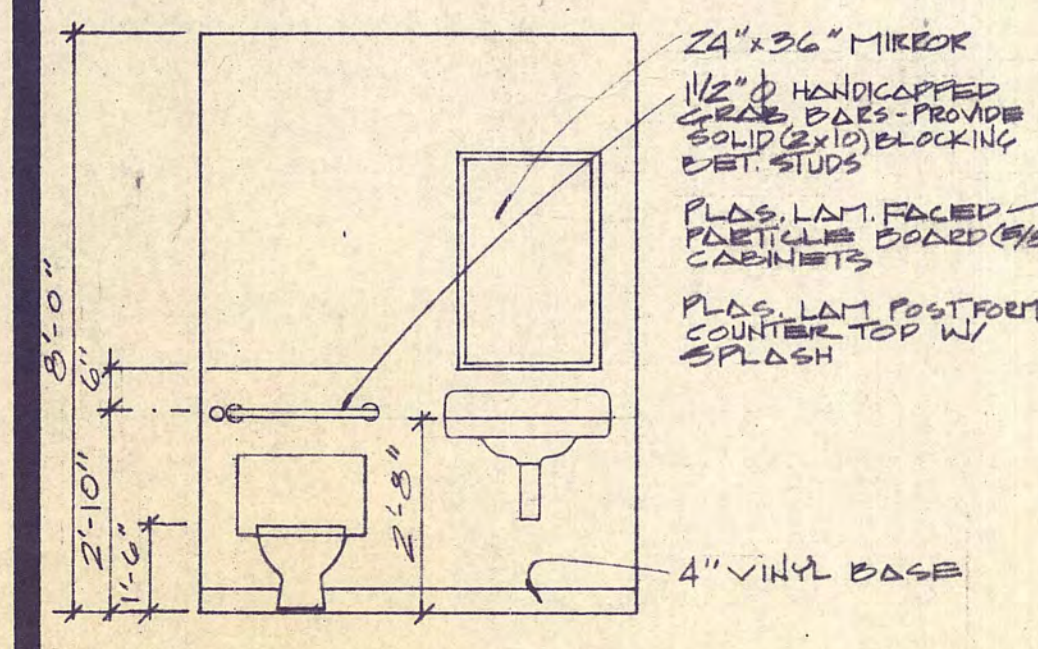
2 REAR ELEVATION 1/4"=1'-0"



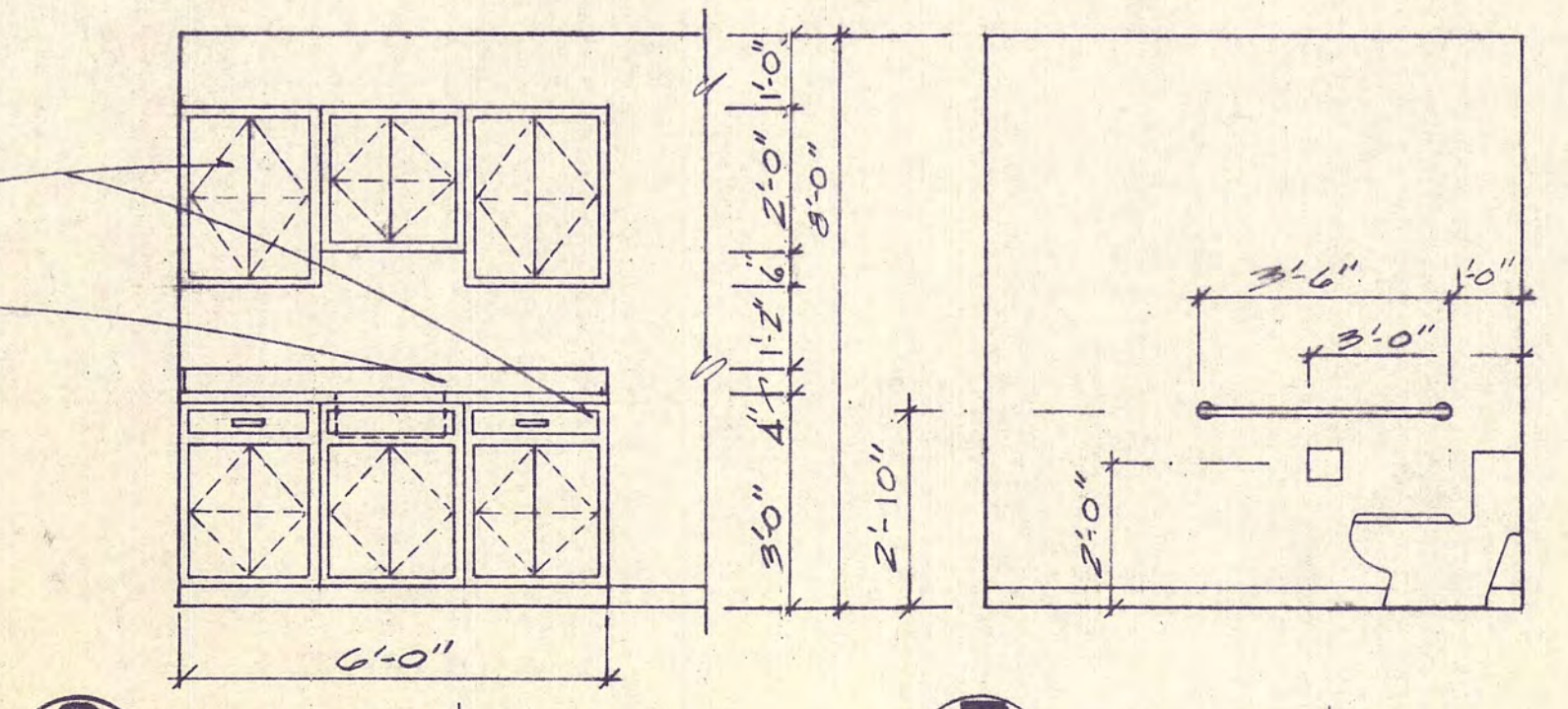
3 SIDE ELEVATION 1/4"=1'-0"



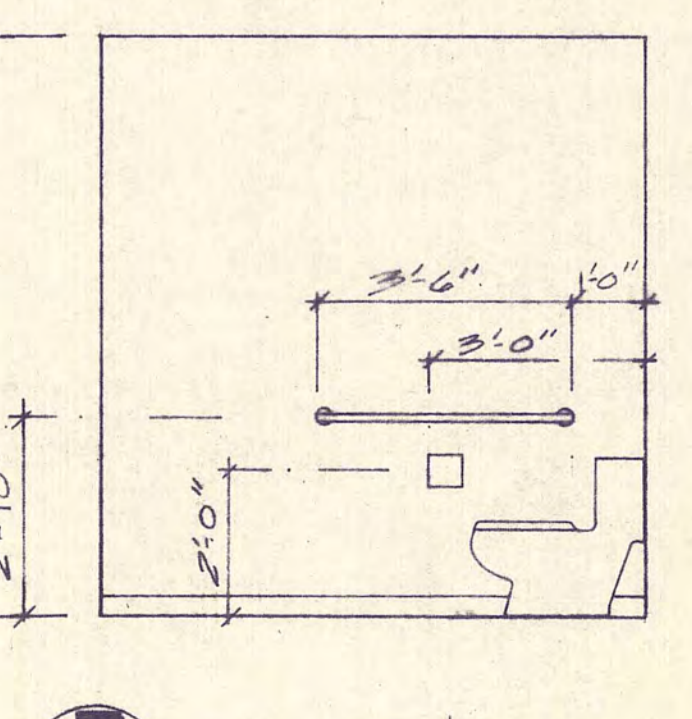
4 SIDE ELEVATION 1/4"=1'-0"



5 ELEVATION 3/8"=1'-0"



6 ELEVATION 3/8"=1'-0"



7 ELEVATION 3/8"=1'-0"

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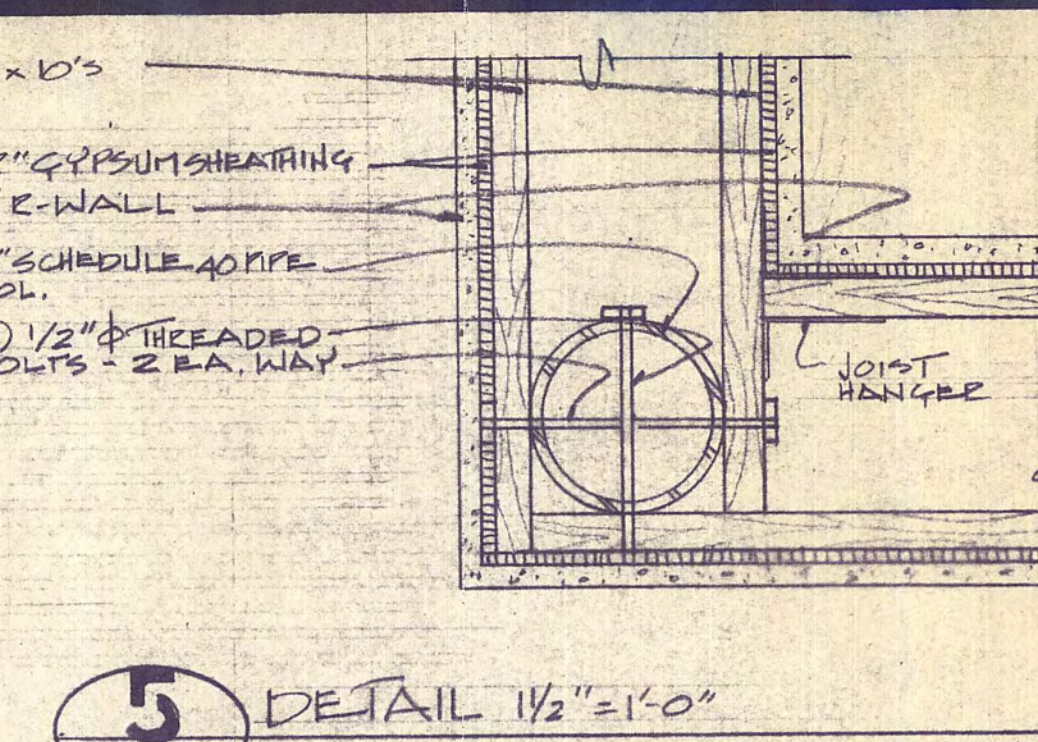
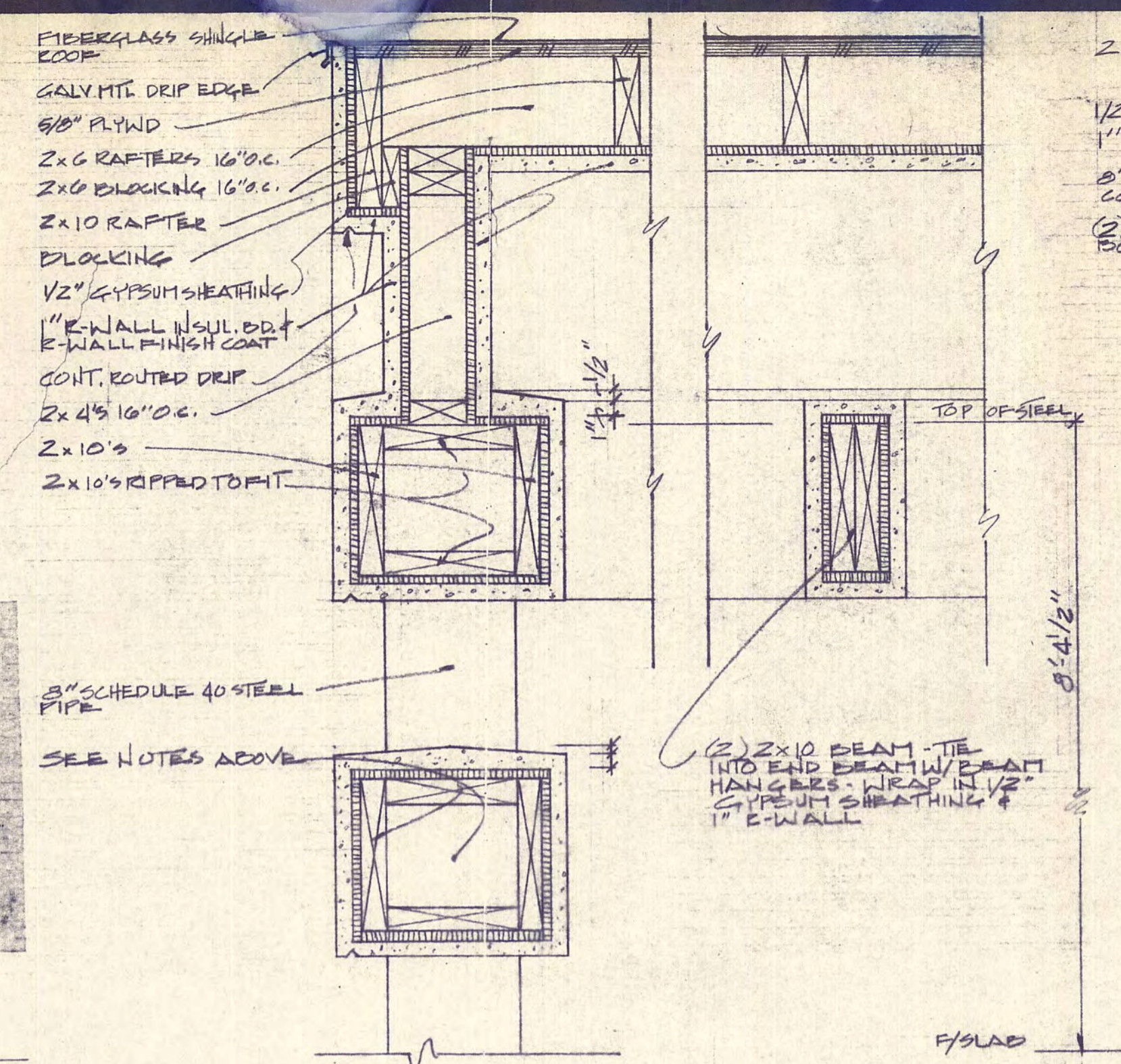
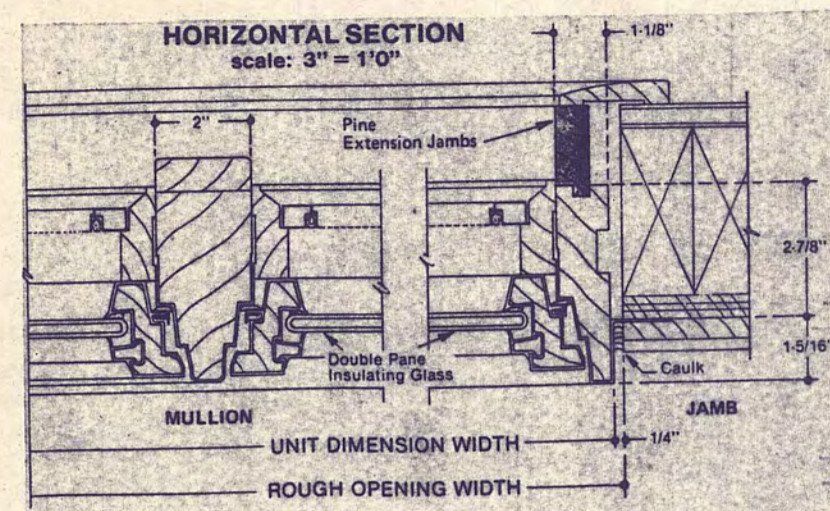
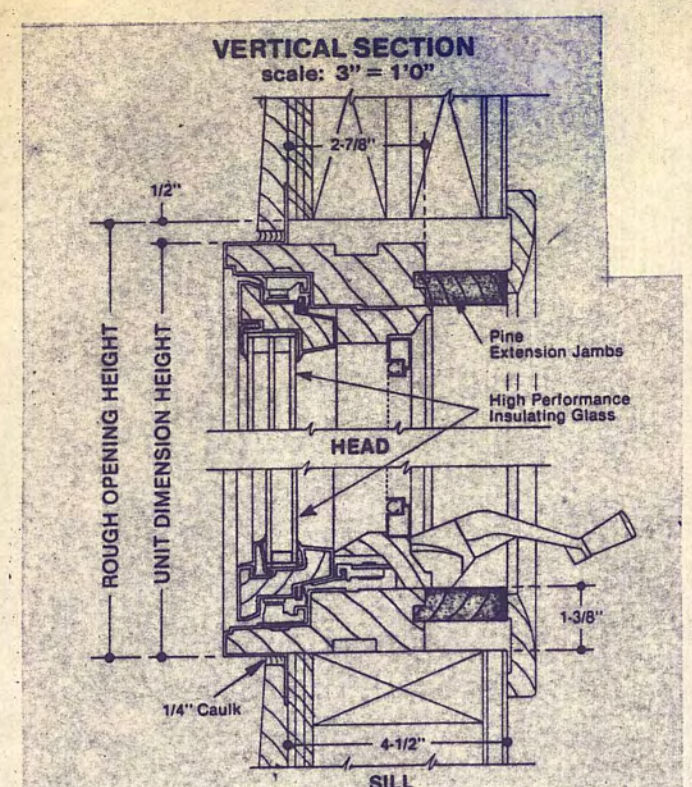
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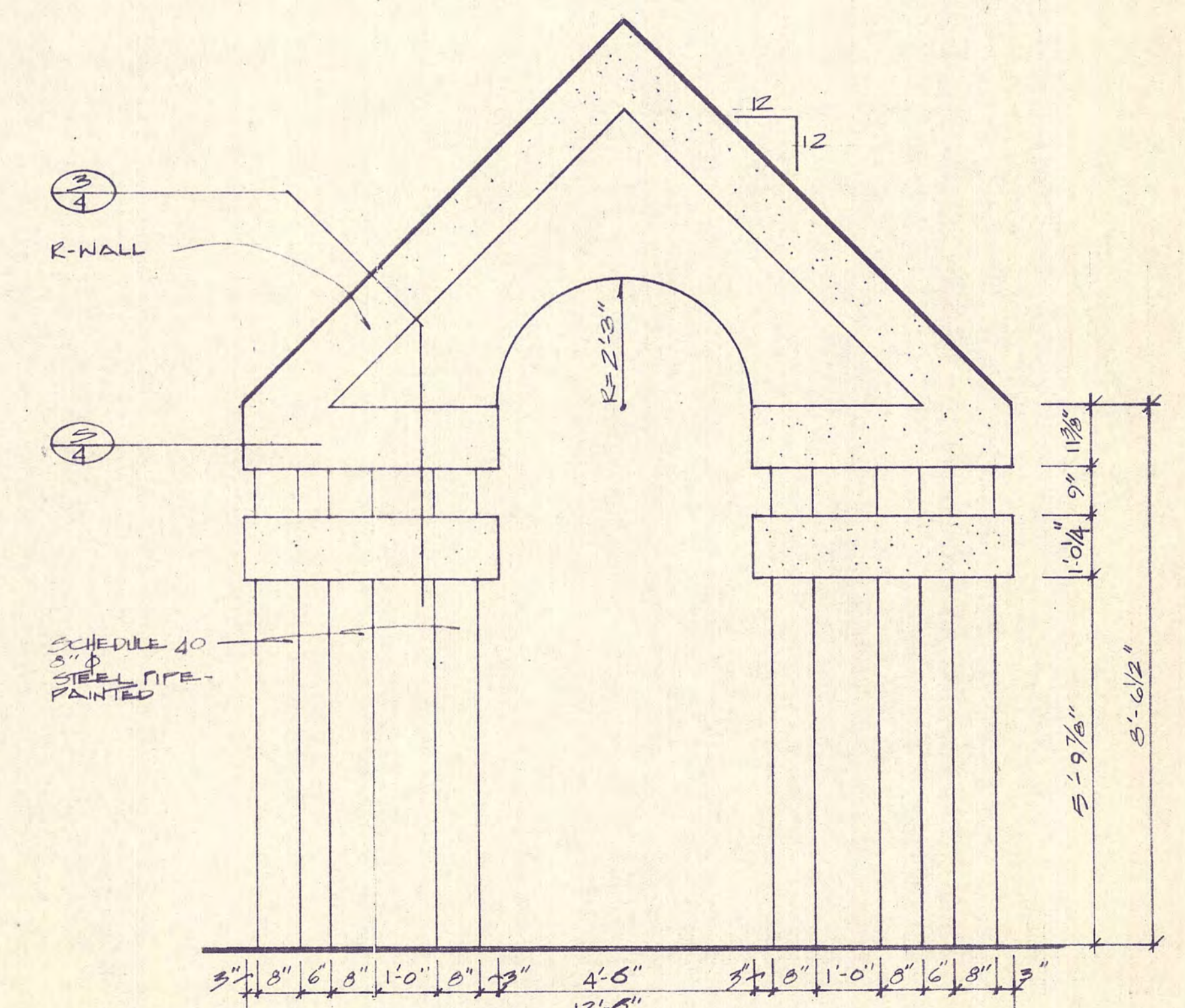
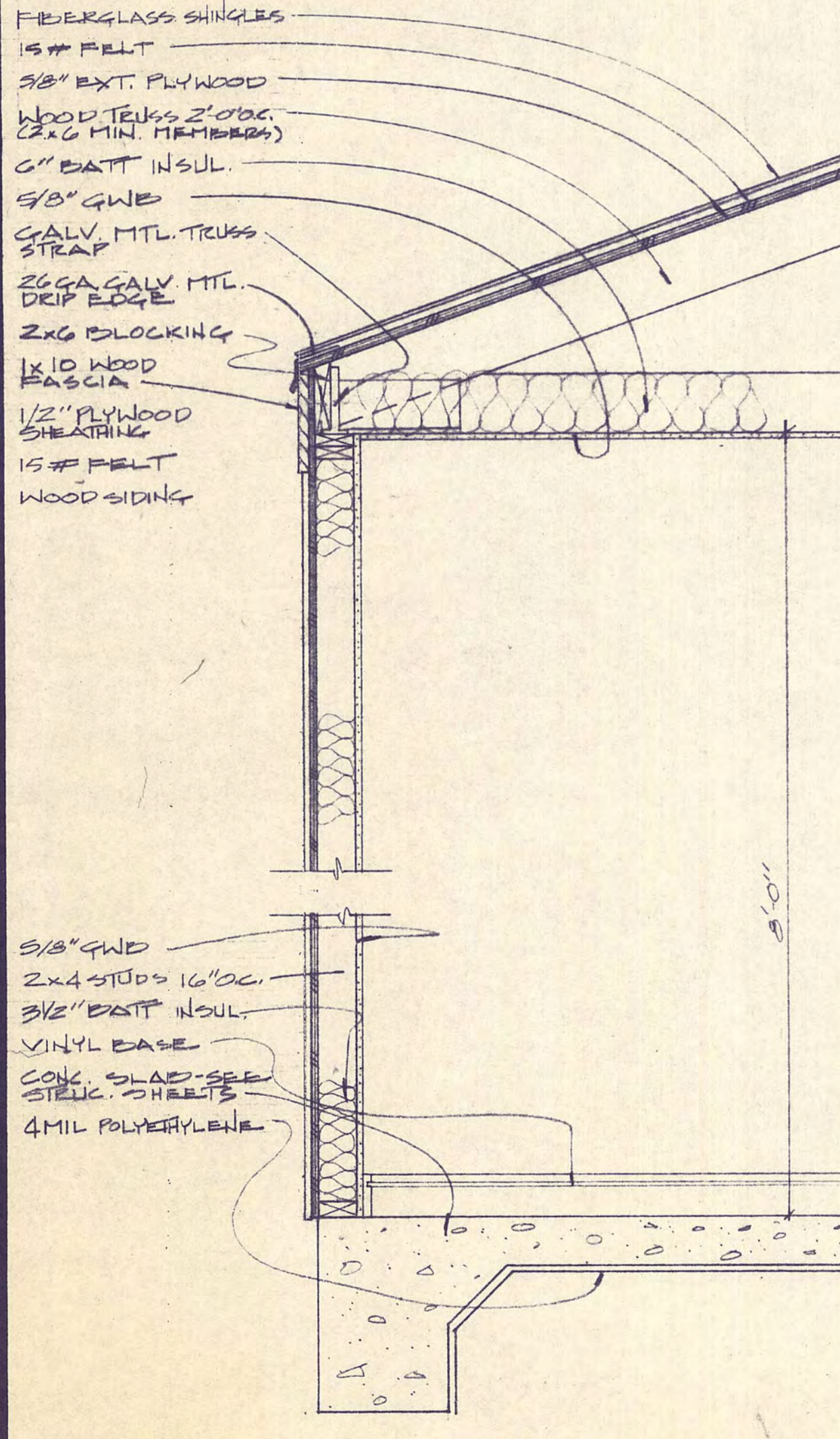
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1 WINDOW DETAIL 3" = 1'-0"

3 SECTION 1/2" = 1'-0"



2 WALL SECTION 1" = 1'-0"

4 ELEVATION 1/2" = 1'-0"

OPENING SCHEDULE

MARK	SIZE (W x H)	DESCRIPTION	FRAME	HW	REMARKS
1	3'-0" x 6'-8" x 13/4"	FLUSH METAL DOOR W/ 4" x 25" GL. LITE	METAL	HW-1	1/4" WIPERGLASS LABEL DOOR
2	3'-0" x 6'-8" x 13/4"	DITTO	METAL	HW-1	DITTO
3	3'-0" x 6'-8" x 13/4"	FLUSH METAL DOOR	METAL	HW-1	C LABEL DOOR
4	3'-0" x 6'-8" x 13/4"	DITTO	METAL	HW-1	DITTO
5	3'-0" x 6'-8" x 13/4"	FLUSH WOOD SOLID CORE DOOR	WOOD	HW-2	
6	2'-2" x 6'-8" x 13/4"	DITTO	WOOD	HW-3	
7	3'-0" x 6'-8" x 13/4"	DITTO	WOOD	HW-4	
8	2'-8" x 6'-8" x 13/4"	DITTO	WD.	HW-2	
9	3'-0" x 6'-8" x 13/4"	DITTO	WD	HW-5	
A	2'-10 3/8" x 5'-0 3/8" R.O.	VINYL CLAD WOOD CASEMENT	WOOD		ANDERSON OR EQUAL TERRAZZO COLOR
B	1'-10" x 4'-9 3/4" R.O.	VINYL CLAD WOOD SKY-LIGHT - FIXED GL.	ALUM.		DITTO

HARDWARE SCHEDULE

HW-1	1 1/2 pair butt hinges - Hager BB166 4 1/2" x 4 1/2" 1 Entrance Lock - Yale 6760 1 Closer - LCN 4114-CDSB 1 Threshold - National Guard 8906 1 set Weatherstripping - Stanley S715 Series	HW-4	1 1/2 pair butt hinges - Hager BB1279 1 Lockset 5707 Yale 1 Stop Wall or Floor - Ives Jamb up seal - S715 series Stanley 1 Automatic door bottom 5102 Series - Stanley
HW-2	1 1/2 pair butt hinges - Hager BB1279 1 Lockset 5707 Yale 1 stop (wall or floor) - Ives	HW-5	1 1/2 pair butt hinges - Hager BB1279 1 Lockset - Yale 5702 Series 1 Stop wall or floor - Ives Jamb up Seal - S715 Series - Stanley 1 Automatic Door Bottom 5102 Series - Stanley
HW-3	3 pair butt hinges - Hager BB1279 1 Lockset Yale 5702 Series 1 set Dummy Trim - Yale 1 Extension Flushbolt - Ives 8258 1 Overlay Astragal - Stanley 5610		

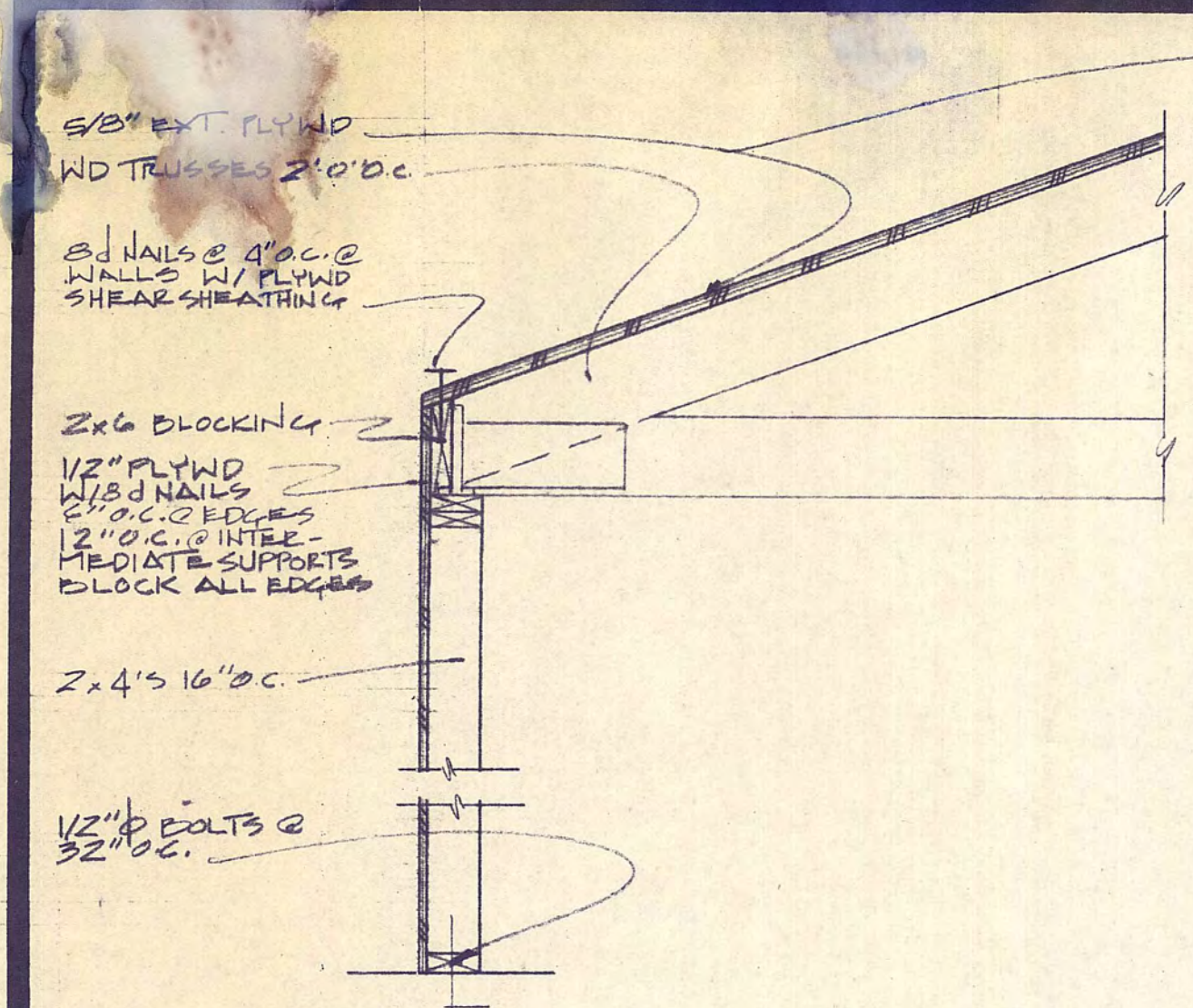
ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING	BASE	C.H.	REMARKS
OFFICE-1	CARPET	PAINTED GNB	PAINTED GNB	VINYL	8'-0"	ORANGE PEAL TEXTURE
OFFICE-2	DITTO	DITTO	DITTO	VINYL	8'-0"	DITTO
OFFICE-3	DITTO	DITTO	DITTO	VINYL	8'-0"	DITTO
OFFICE-4	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-5	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-6	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-7	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-8	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-9	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-10	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-11	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-12	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-13	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-14	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-15	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-16	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-17	DO.	DO.	DO.	DO.	8'-0"	DO.
OFFICE-18	DO.	DO.	DO.	DO.	8'-0"	DO.
OPEN OFFICE-1	DO.	DO.	DO.	DO.	8'-0"	DO.
OPEN OFFICE-2	DO.	DO.	DO.	DO.	8'-0"	DO.
MEN'S TOILET	VINYL	DO.	DO.	VINYL	8'-0"	SMOOTH FINISH
WOMEN'S TOILET	VINYL	DO.	DO.	VINYL	8'-0"	DITTO
KITCHEN-1	VINYL	DO.	DO.	DITTO	8'-0"	DO.
KITCHEN-2	VINYL	DO.	DO.	DO.	8'-0"	DO.
ENTRY-1	VINYL	DO.	DO.	DO.	8'-0"	ORANGE PEAL TEXTURE
ENTRY-2	VINYL	DO.	DO.	DO.	8'-0"	DITTO

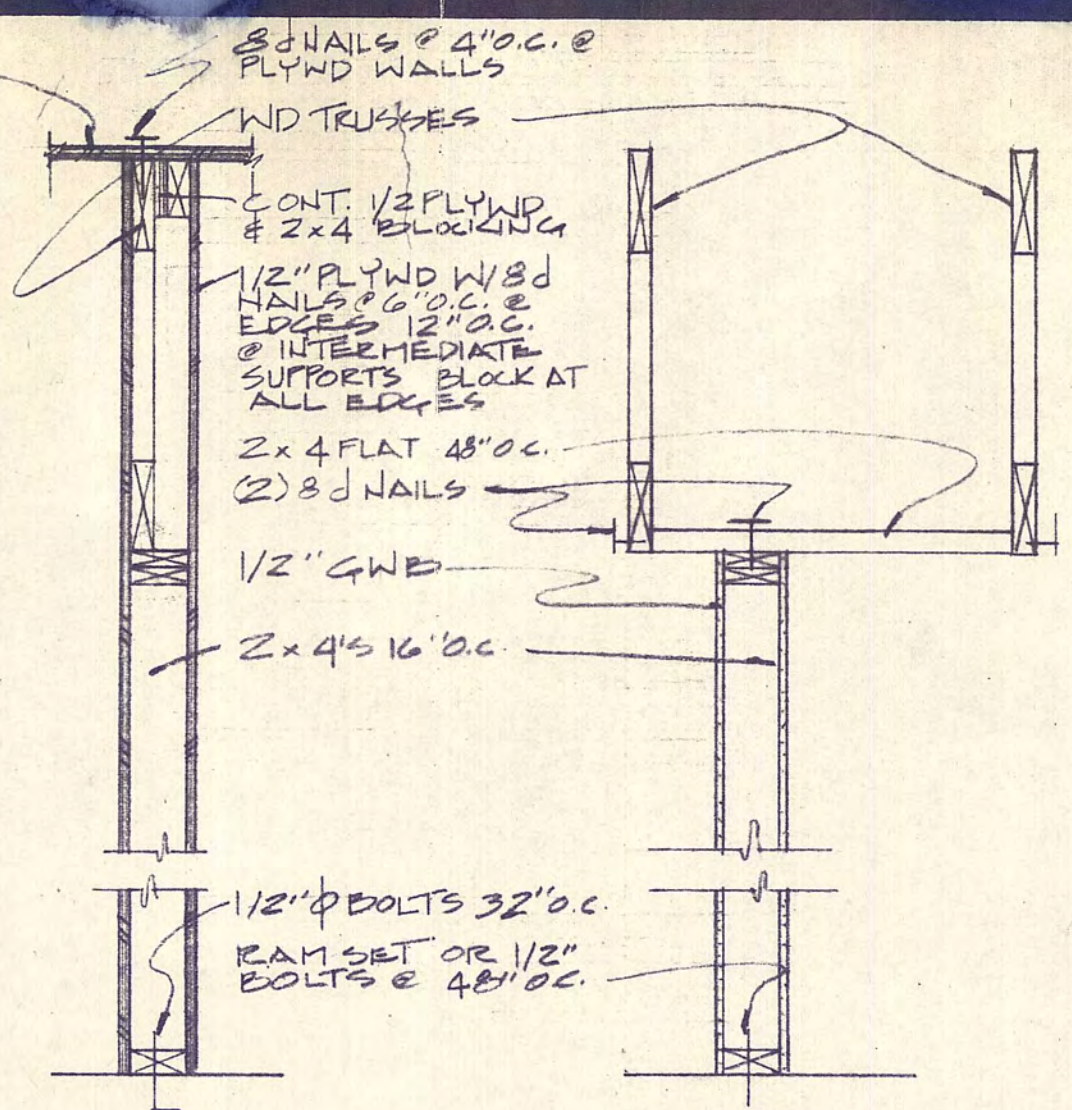
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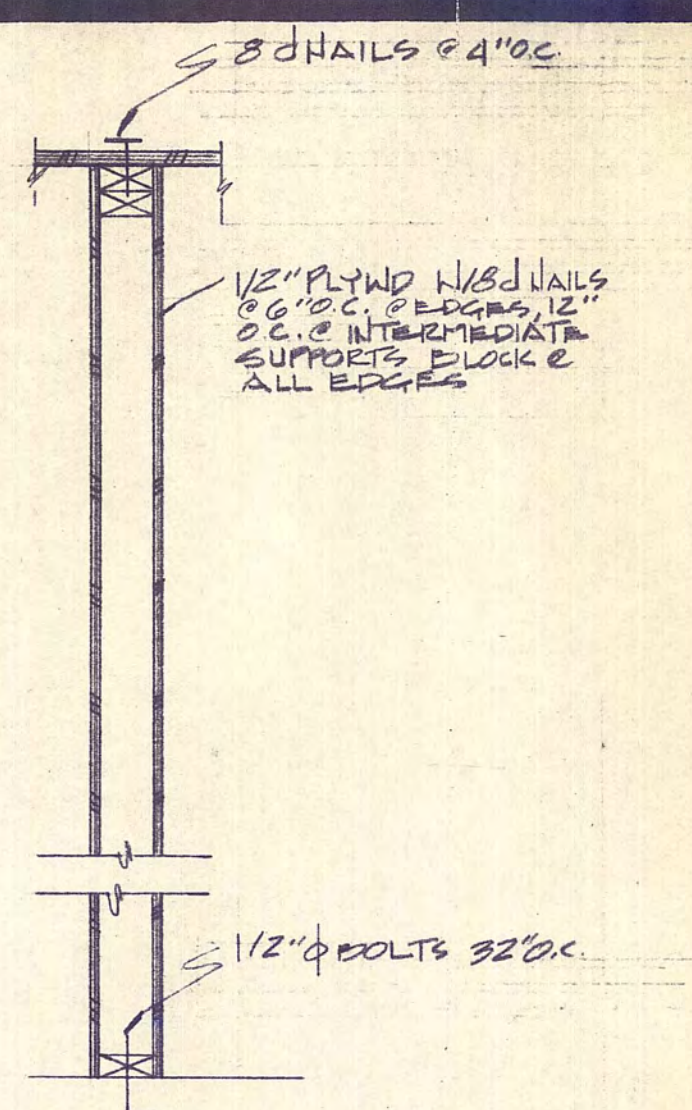


1  
5 DETAIL 1"=1'-0"



2  
5 DETAIL 1"=1'-0"

3  
5 DETAIL 1"=1'-0"



4  
5 DETAIL 1"=1'-0"

FRAME UP GABLE ENDS W/  
2x4 STUDS @ 16" O.C. TO UNDERSIDE  
OF ROOF DECK - SHEATH IN 1/2"  
PLYWD & SEE NAILING NOTES  
ABOVE

**FRAMING NOTES**

TRUSS MANUFACTURER TO COORDINATE TRUSS FABRICATION W/AIR  
CONDITIONING DUCT LAYOUT.

ALL WOOD FLOOR TRUSSES AND ROOF TRUSSES TO BE FULLY ENGI-  
NEERED AND APPROVED. SUBMIT SIX (6) COPIES OF SHOP DRAW-  
INGS TO THE ARCHITECT PRIOR TO FABRICATION.

ALL STRUCTURAL BOLTS TO BE A-325 UNLESS OTHERWISE NOTED.

ALL ANCHOR BOLTS TO BE A-307 UNLESS OTHERWISE NOTED.

ALL LUMBER TO BE SOUTHERN PINE #2 KD F&B ALLOW = 1350 PSI.

ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE  
GALVANIZED. ALL NAILS, BOLTS AND OTHER METAL CONNECTORS  
SHALL BE GALVANIZED CORROSION RESISTANT.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES,  
RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.

PROVIDE DOUBLE STUDS @ ENDS OF SHEAR WALLS UNLESS NOTED  
OTHERWISE AND AT ALL WALL OPENINGS.

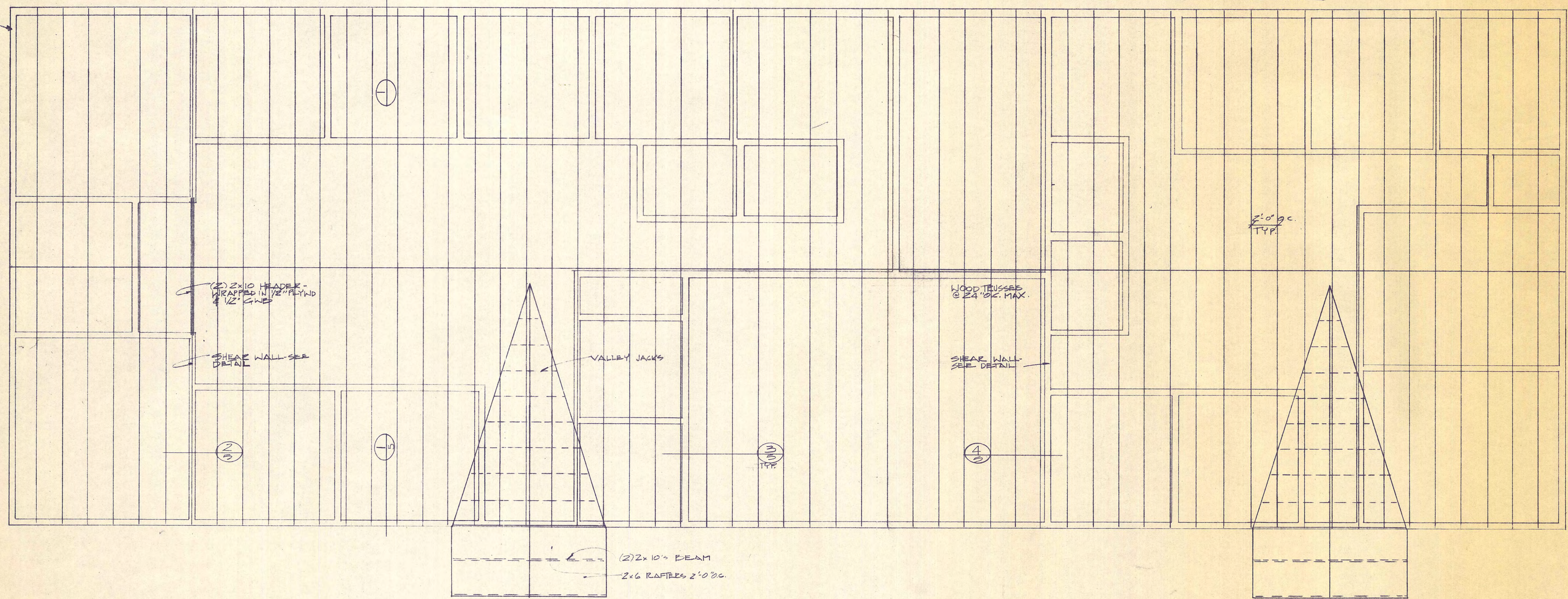
HATCHED WALLS INDICATE BEARING FRAME PARTITIONS WITH 1  
HOUR FIRE RATING (2" x 4" STUDS @ 16" O.C. W/ 2-2x4 TOP  
PLATE AND 2-2x4 BOTTOM PLATE.) PROVIDE 2-2x12 HEADERS  
OVER ALL OPENINGS NOT EXCEEDING 6'-0 UNLESS NOTED OTHER-  
WISE. ALL BEARING WALLS TO HURRICANE ANCHORAGE THROUGH-  
OUT @ TOP AND BOTTOM.

ALL WOOD TRUSSES TO BE ANCHORED TO BEARING FRAME PARTITIONS  
W/APPROVED GALVANIZED METAL TRUSS STRAPS, (TYPICAL EACH  
TRUSS) BY TRUSS MANUFACTURER.

At Exterior Walls -  
1/2 plywood sheathing w/ 8d nails at 6" o.c. at all panel edges.  
Block all edges. Provide 8d nails at 12" o.c. at intermediate  
members. Connect bottom plate to slab with 1/2" bolts at 32"  
o.c. Connect plywood roof sheathing to top plate of wall with 8d  
nails at 4" o.c.

At Interior Walls -  
Same note except plywood is to be placed on both faces.

At Roof -  
1/2 plywood sheathing w/ 8d nails at 6" o.c. at all panel edges.  
Block all edges. Provide 8d nails at 12" o.c. at intermediate  
members. Provide 8d nails at 4" o.c. at shearwalls and end  
walls.



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

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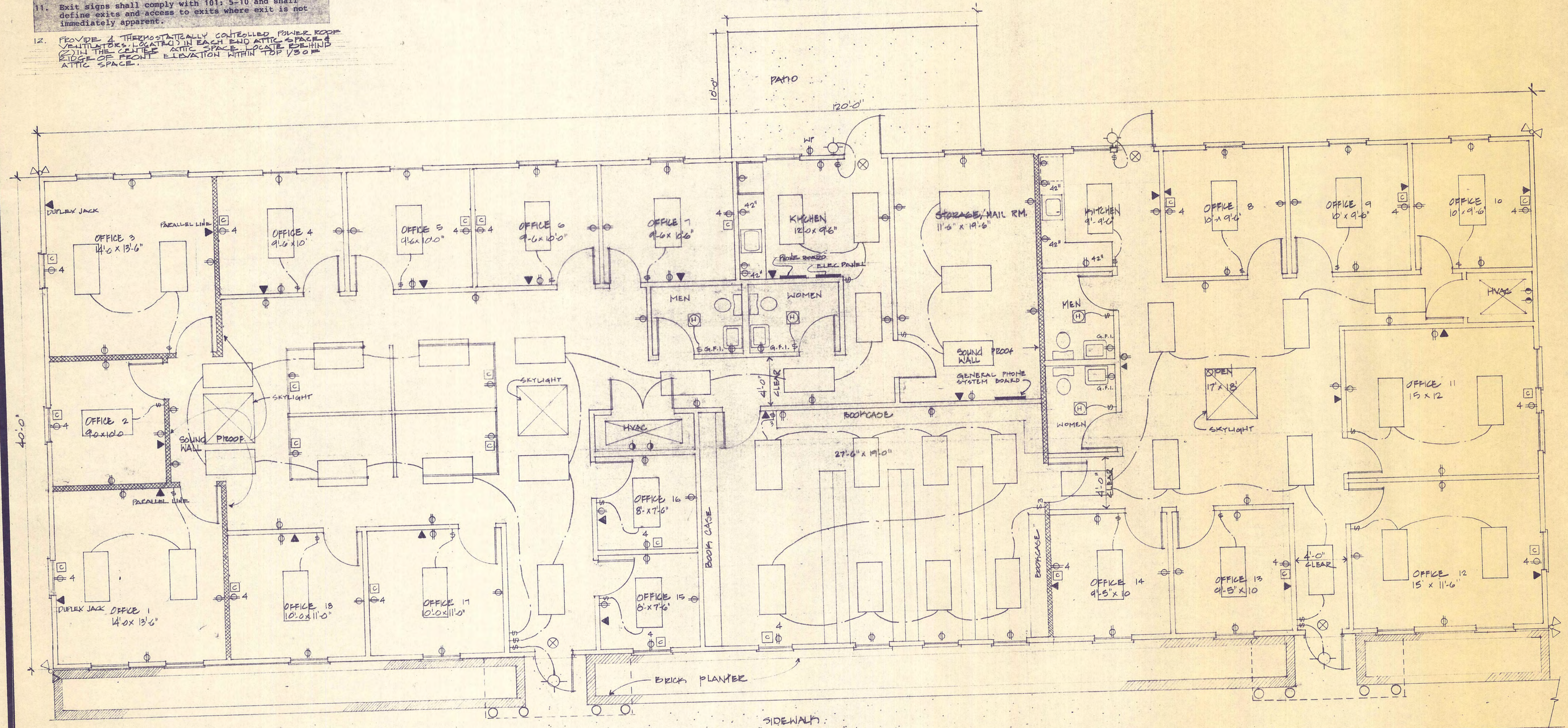
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**ELECTRICAL NOTES**

1. Type ABC Fire Extinguishers shall be used.
2. Smoke detectors shall be installed in accordance with NFPA 101 - 1976 Section 11.333.
3. Air Conditioning will conform to NFPA #90A-1976.
4. Provide manual reset firestadd setting not to exceed 136° Fahrenheit in return air of A/C streams.
5. All electrical work shall be in strict accordance with the national electrical code, OSHA, state and local regulations and ordinance ARS 40-1603.
6. All materials shall be new and U.L. listed.
7. No work shall be concealed until approved by local inspector.
8. All lighting fixtures to be selected by owner and installed by contractor.
9. All batt insulation shall have a class A (0-25) flame spread rating in compliance with LA. 40 RS 1563.
11. Exit signs shall comply with 101: 5-10 and shall define exits and access to exits where exit is not immediately apparent.

12. PROVIDE 4 THERMOSTATICALLY CONTROLLED POWER ROOF VENTILATORS, LOCATED IN EACH END ATTIC SPACE & 2 IN THE CENTER ATTIC SPACE. LOCATE BEHIND EDGE OF FRONT ELEVATION WITHIN TOP 1/3 OF ATTIC SPACE.



**LEGEND**

- |  |                                 |  |                                 |  |                    |
|--|---------------------------------|--|---------------------------------|--|--------------------|
|  | 2x4 FLUORESCENT LIGHT           |  | SPECIAL-PURPOSE OUTLET          |  | WATER-PROOF OUTLET |
|  | HEAT-VENT-LIGHT                 |  | COMPUTER OUTLET                 |  | LIGHT SWITCH       |
|  | DUPLEX OUTLET                   |  | TELEPHONE OUTLET                |  |                    |
|  | GROUND FAULT INTERRUPTER OUTLET |  | RECESSED LIGHT                  |  |                    |
|  | 42" OUTLET ABOVE FINISH FLOOR   |  | WALL-MOUNTED LIGHT              |  |                    |
|  | 4-PLEX OUTLET                   |  | EMERGENCY EXIT LIGHT            |  |                    |
|  |                                 |  | DOUBLE FLOOD LIGHT ON PHOTOCELL |  |                    |

NOTE: BUILDING TO HAVE 2 METERS

ELECTRICAL PLAN 1/4" = 1'-0"

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