

ADA PAVING / SIDEWALKS

- THERE SHALL BE NO CHANGE IN ELEVATION BETWEEN ANY ADA RAMP EDGE, LANDING AND PARKING SURFACE.
- ALL ADA RAMP SLOPES SHALL BE COORDINATED w/ ARCHITECTURAL PLANS. VERIFY RAMP RISE DOES NOT EXCEED 6". IF RAMP RISE EXCEEDS 6", PROVIDE HANDRAILS ON BOTH SIDES OF RAMP AS REQUIRED BY ADA.
- ALL NEW CURBS ADJACENT TO WALKS AROUND BUILDING SHALL NOT EXCEED 5" IN HEIGHT.
- ALL EXTERIOR DOORS SHALL HAVE A 5'-5"(MIN) LEVEL LANDING w/ MAX SLOPE OF 2% IN ANY DIRECTION w/18" CLEAR UNOBSTRUCTED SPACE AT LATCH OF PULL SIDE OF DOOR.
- MAX 1/4" STEP AT DOOR THRESHOLD. LANDING TO BE 1/4" (MAX) BELOW INTERIOR FLOOR FINISH.
- SLOPES ON SIDEWALKS, PARKING STALLS, ACCESS AISLE AND RAMPS SHALL BE AS FOLLOWS:
 - SIDEWALKS:**
 - RUNNING SLOPE: 5% MAX
 - CROSS SLOPE: 2% MAX
 - ADA PARKING STALLS AND ACCESS AISLE:**
 - 2% MAX ANY DIRECTION
 - ADA RAMP:**
 - RUNNING SLOPE: 1/12 MAX
 - CROSS-SLOPE: 2% MAX

GENERAL SITE PLAN NOTES

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. CONTRACTOR SHALL VERIFY AND INCORPORATE INTO THE WORK ALL PERMIT REVIEW COMMENTS.

THE SITE PLAN SHEETS ARE BASED ON A SURVEY BY GILBERT, KELLY, COUTURIE DATED JULY 2, 2024 FOR ALL INFORMATION ON EXISTING FEATURES, SERVITUDE, PROPERTY LINES, UTILITIES, AND ETC. SEE SURVEY.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE CONSTRUCTION SUPERVISOR. MINOR ADJUSTMENTS OF FINISH GRADES TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON APPROVAL OF CONSTR. SUPERVISOR, PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.

TRAFFIC CONTROLS: ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO THE AUTHORITY HAVING JURISDICTION'S TRAFFIC DIVISION AND CONFORM TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES, AND MAINTAIN THEM DURING THE CONSTRUCTION PERIOD.

KEYED CONSTRUCTION NOTES

- C01 REMOVE ALL EXISTING PAVING STRIPPING AS REQUIRED. RESTRIPE AS SHOWN
- C02 REMOVE EXISTING DRIVEWAY. CONSTRUCT NEW DRIVEWAY AS PER THESE DRAWINGS AND JEFFERSON PARISH SITE PLAN DETAILS.
- C03 CONSTRUCT REINFORCED CONCRETE RAMP PER ADA DETAILS. MAXIMUM RUNNING SLOPE 1:12, MAX. CROSS SLOPE 2%. RAMPS EXCEEDING 6" RISE SHALL HAVE HANDRAILS BOTH SIDES AS PER ADA
- C04 FUTURE DUMPSTER LOCATION UNDER SEPARATE PERMIT
- C05 INSTALL BOLLARD
- C06 RECONSTRUCT NEW SIDEWALKS AS REQUIRED AT NEW DRIVE, AS PER PER JEFFERSON PARISH REQUIREMENTS AND NOTES.
- C07 EXISTING DRIVE TO REMAIN
- C08 PAINT 4" WIDE SOLID STRIPE, YELLOW
- C09 PAINT HANDICAP SYMBOL, WHITE ON BLUE BACKGROUND
- C10 WORK THIS AREA UNDER SEPARATE PERMIT
- C11 CONCRETE LANDING, MAX SLOPE 2% IN ALL DIRECTIONS
- C12 REMOVE EXISTING CURBED ISLAND AND BUMPER POST.

PARKING DATA

	USE	AREAS(F)	RATIO	REQ'D	PROVIDED
TENANT A	BUSINESS	5174	1/300 SF	18	25
	INDUSTRIAL	34,223	1:3 EMPL	1	3
TENANT B	AMUSEMENT	19,852	1/200 SF	100	132
TENANT C	INDUSTRIAL	56,597	1:3 EMPL	1	6
TENANT D	INDUSTRIAL	59,008	1:3 EMPL	1	3
	ADA PARKING	151 ~ 200 = 6		6	6
TOTAL				127	175

Drawings and specifications are instruments of service and shall remain the property of the architect whether the project for which they are made is executed or not. They are not to be used by the owner or anyone else on other projects or extensions by this project except by agreement in writing and with appropriate compensation to the Architect.

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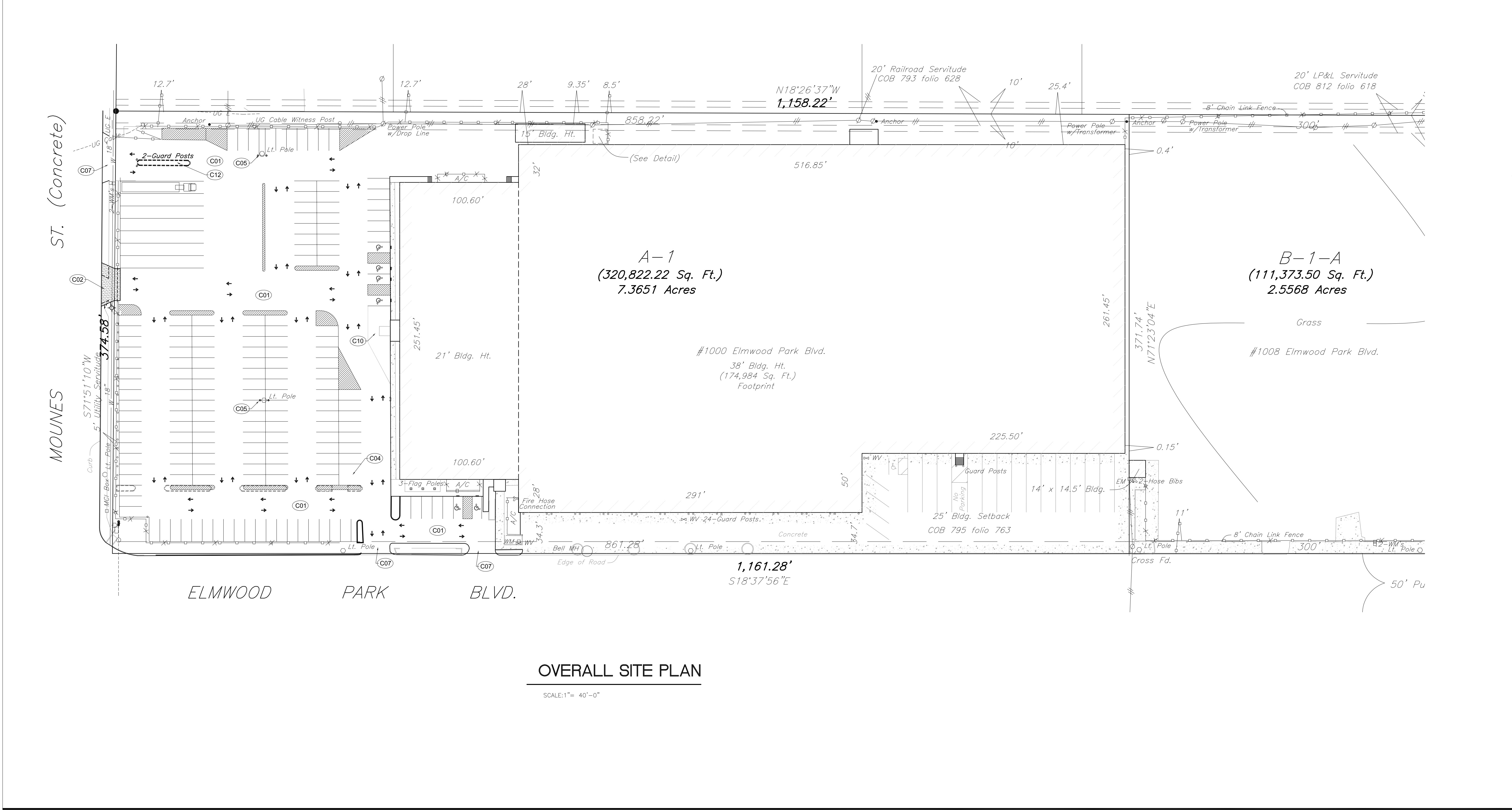


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Project Name



SITE PARKING LAYOUT AND NEW DRIVE
AT
1000 ELMWOOD PARK . METAIRIE, LA.

Project Name

Issued		
Date	To	Remarks

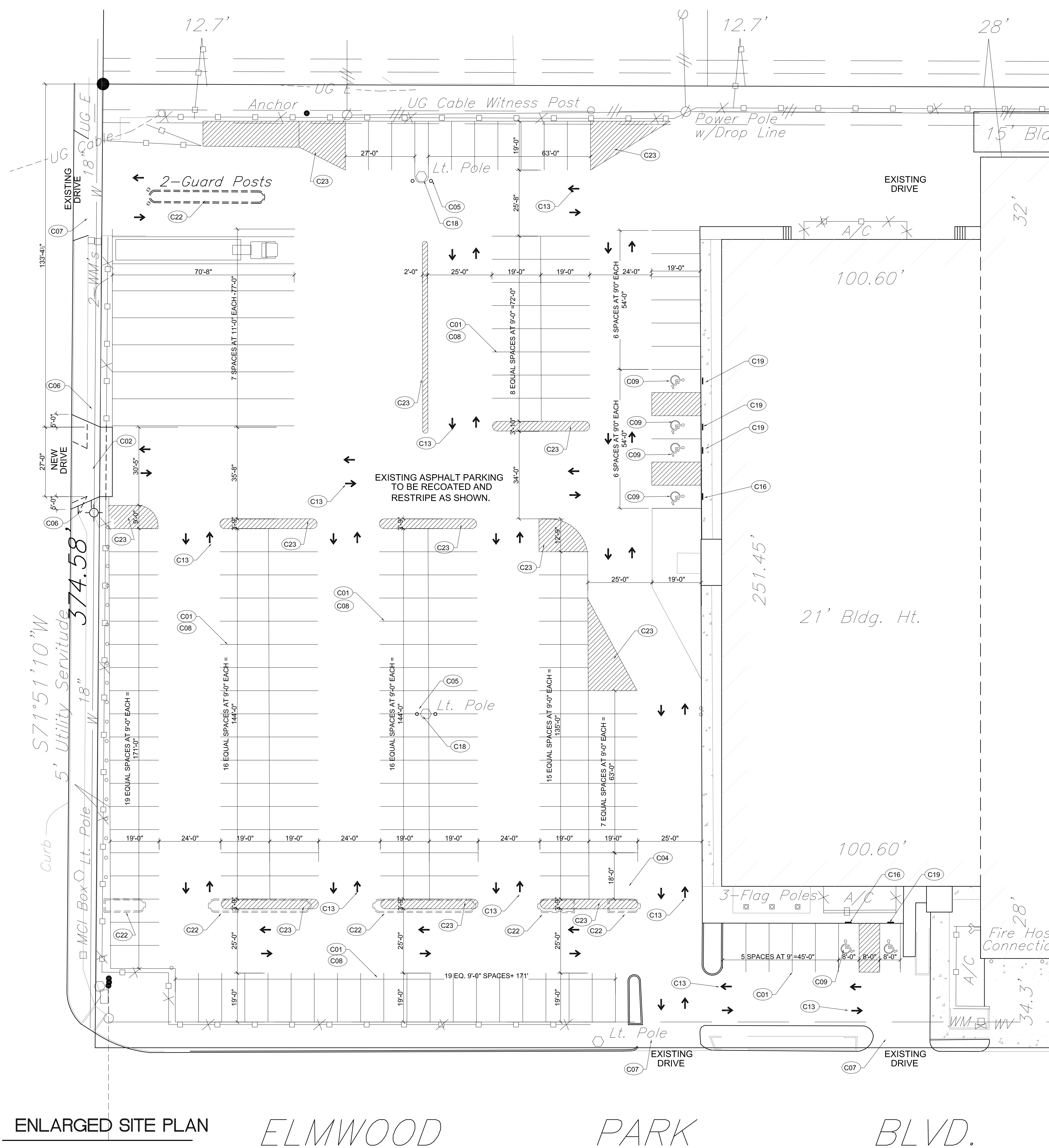
Revisions

No.	Description

Date: 09-16-24
Project No.: 24-1840

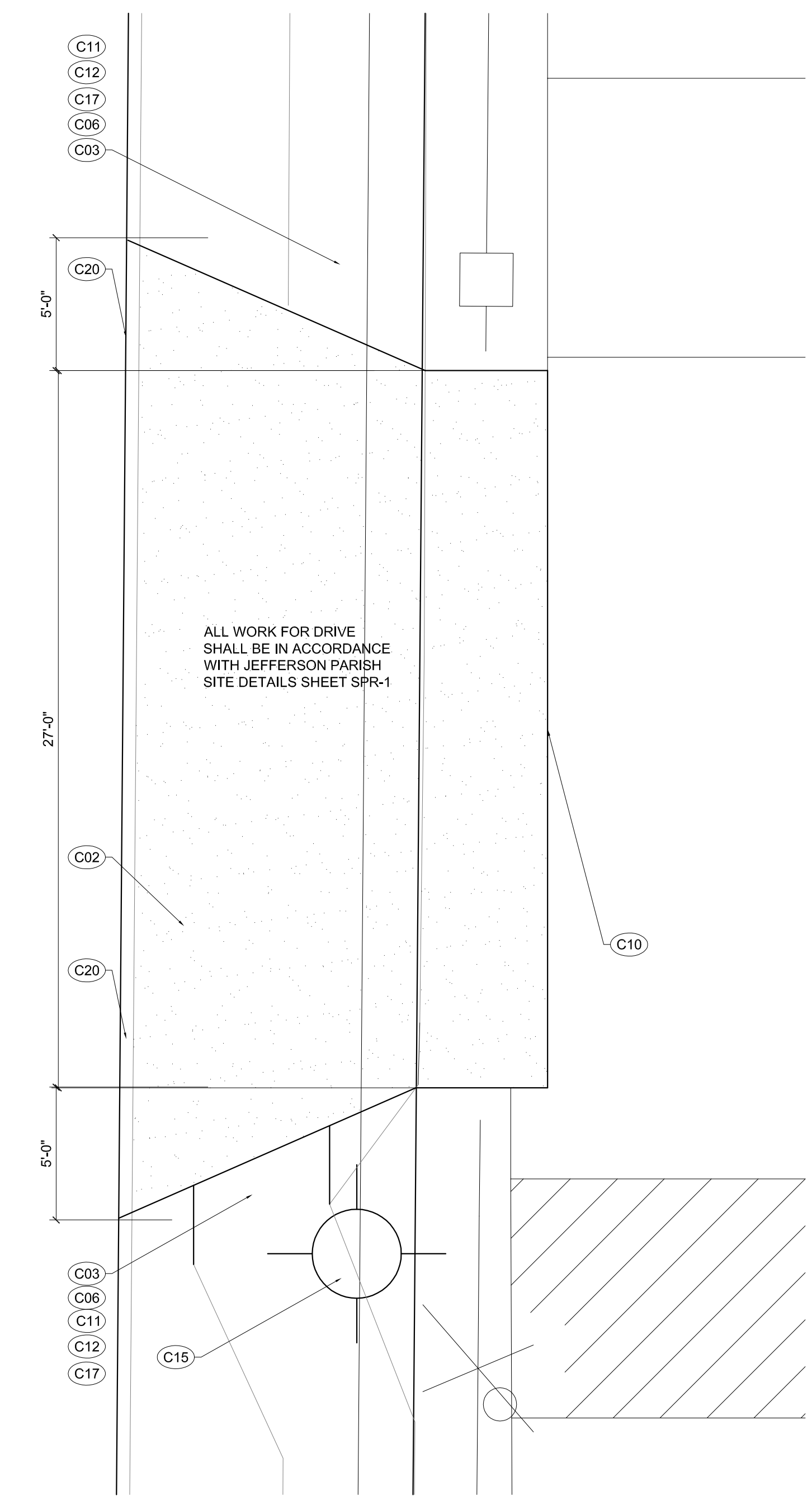
Drawing No.: **C1.0**

MOUNES ST. (Concrete)

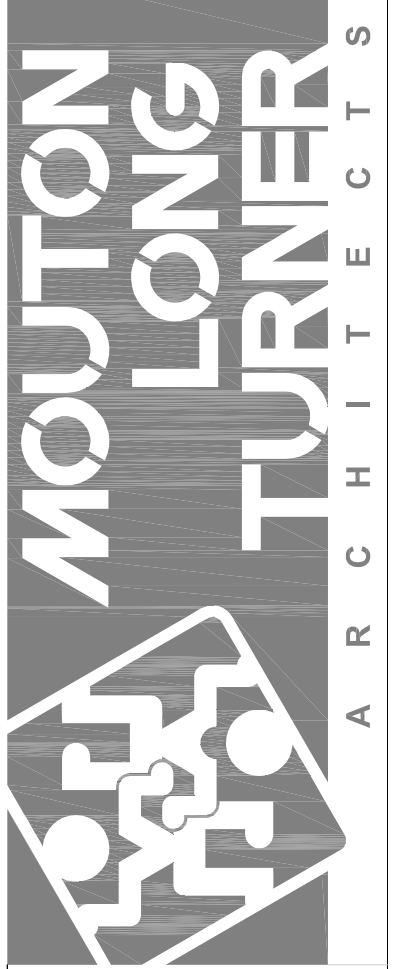


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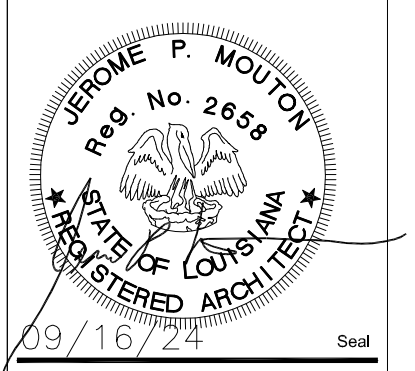
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- C07 EXISTING DRIVE TO REMAIN
- C08 PAINT 4" WIDE SOLID STRIPE, YELLOW
- C09 PAINT HANDICAP SYMBOL, WHITE ON BLUE BACKGROUND
- C10 SAW CUT EXISTING PAVING. INSTALL EXPANSION JOINT.
- C11 CONCRETE LANDING. MAX SLOPE 2% IN ALL DIRECTIONS
- C12 CONSTRUCT WALK PER PAVING NOTES. CONTRACTOR SHALL TAKE SPECIAL CARE TO MAINTAIN SLOPES NOT TO EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE. SLOPE IN ANY DIRECTION AT DOOR LANDINGS SHALL NOT EXCEED 2% (5'X5'). STEP DOWN AT DOORS NOT TO EXCEED 1/4". LIGHT BROOM FINISH, SLIP RESISTANT
- C13 PAINTED DIRECTION ARROWS
- C14 15' SITE TRIANGLE
- C15 RUN SIDEWALK AS REQUIRED TO ALLOW FOR EXISTING FIRE HYDRANT
- C16 VAN ACCESSIBLE HANDICAP PARKING SIGN AS PER THE ADA.
- C17 PROVIDE RAISED RUBBER DETECTABLE WARNING SURFACE AS PER ADA
- C18 EXISTING YARD LIGHT TO REMAIN
- C19 ACCESSIBLE PARKING SIGN AS PER ADA
- C20 REMOVE PORTION OF 6" CONCRETE CURB. CONSTRUCT NEW CONC. DRIVE AND 1" GUTTER AS PER JEFFERSON PARISH STANDARDS SHEET SP-1. CONTACT JEFFERSON PARISH ENGINEERING DEPT PRIOR TO STARTING WORK.
- C21 TAPER DOWN CURB AT SIDEWALK AS PER JEFFERSON PARISH
- C22 REMOVE EXISTING CURBED LANDSCAPE AREA. FILL IN AND PATCH PAVING TO MATCH EXISTING ADJACENT SURFACES.
- C23 STRIPED AREA AS SHOWN



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