

Vieux Carré Commission Meeting

Wednesday,
May 27, 2020





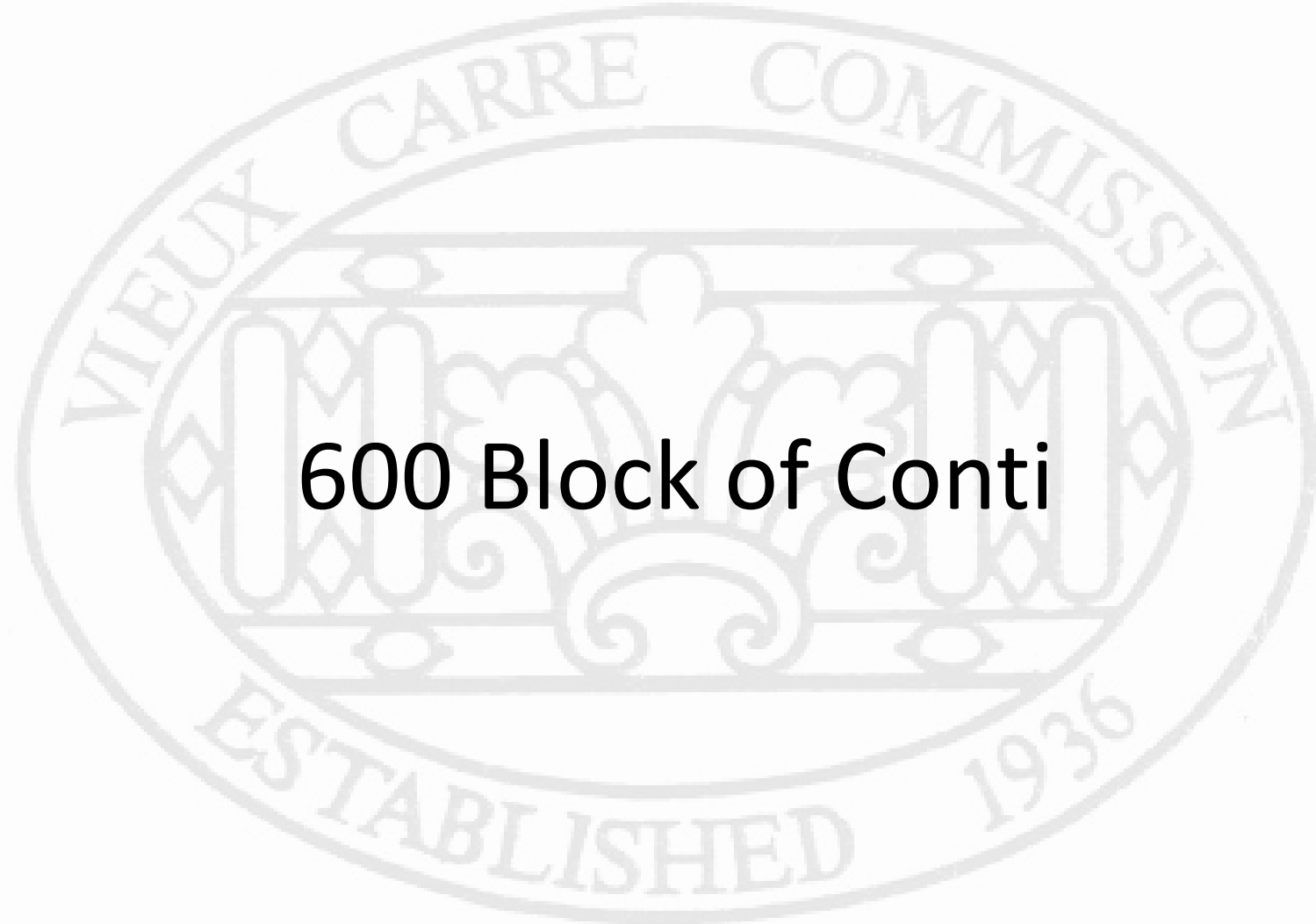
Chairman's Report



Director's Report



Other Business



600 Block of Conti



Conti Street Reconstruction (Bo... St. to Chartres St.)

Many Heymann, P.E.
Mott MacDonald
Principal Engineer
New Orleans, Louisiana

Austin Kittok, E.I.
Mott MacDonald
Project Engineer
New Orleans, Louisiana

Josh Hartley, P.E.
Department of Public Works
City of New Orleans
Deputy Director of Operations



Problem

Conti Street (Royal St. to Chartres St.):

600 Block has vehicles continually parking on the sidewalk. The sidewalk lacks general streetscape that would prevent vehicular parking and allow pedestrian ADA access along the corridor.

- **Overview**

- 13ft sidewalk allows access for a standard vehicle to park on the sidewalk with ease. Larger delivery trucks are also capable of parking on the sidewalk which results in a lack of ADA access for pedestrians.
- No bollards or general streetscape is currently provided along the pedestrian corridor that would prevent vehicular access.
- Standard slate material used on sidewalks throughout the French Quarter is not intended to handle vehicular loads, which results in continuous City maintenance to replace the damaged slate sidewalks.



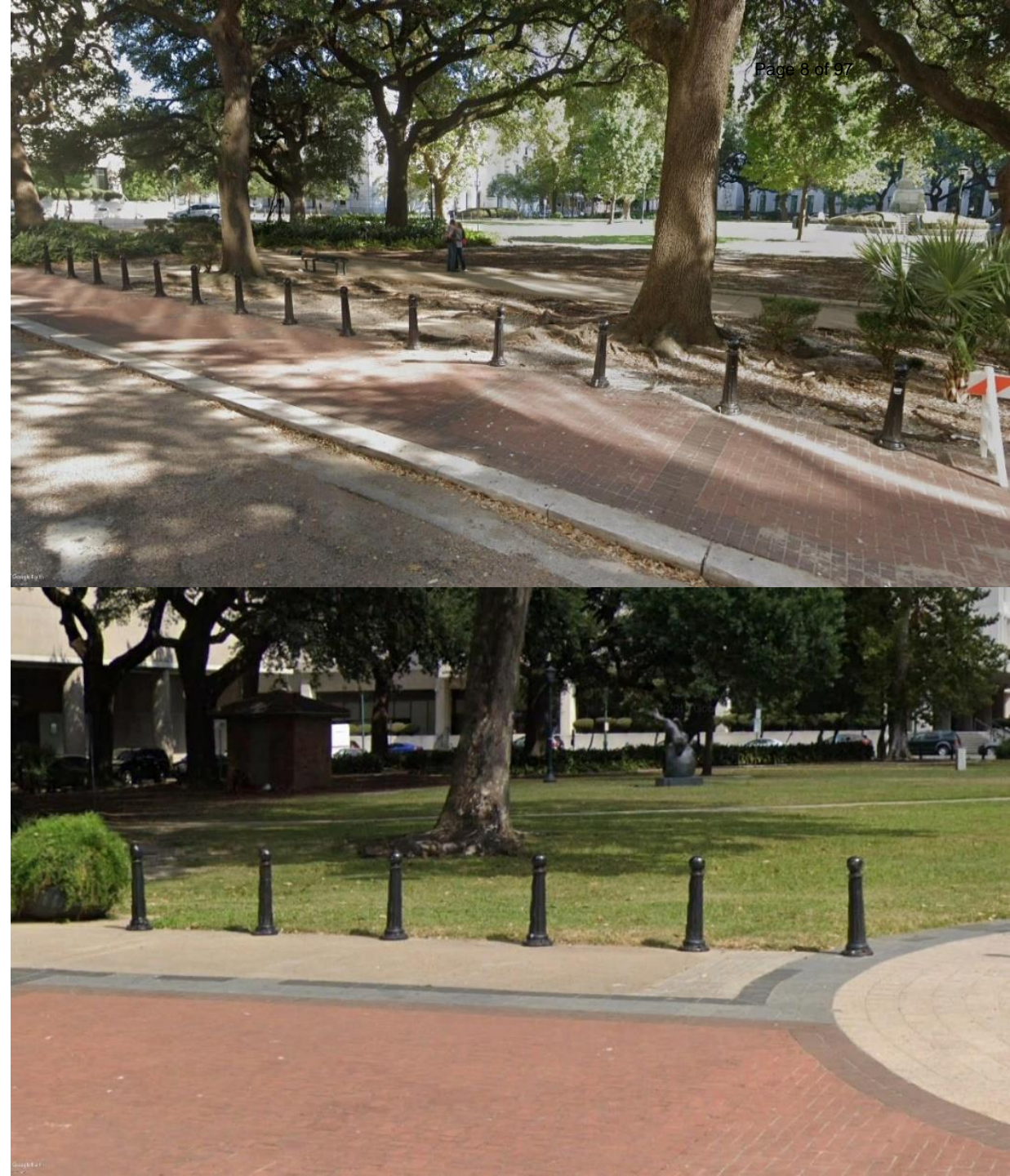
Proposed Solution

Conti Street (Royal St. to Chartres St.):

Mott MacDonald is recommending the use of the R-7530 Decorative Bollard or an approved equal to prevent vehicles from parking on the northern sidewalk in the 600 block of Conti Street.

- **Overview**

- R-7530 bollards include a unique design featuring a narrow body made from versatile ductile iron with decorative fluting and spherical top castings that blends into the historical New Orleans French Quarter.
- Mott MacDonald recommends designing the bollard spacings to be approximately 55 inches apart and 18 inches from the back of curb to ensure accessibility for all pedestrians, motorized chairs and wheelchairs while also not compromising the bollard's ability to protect against smart cars or other vehicles from fitting in between each post.
- Street scaping is also an option that can be incorporated into the bollard layout throughout the block to provide additional green space. Mott MacDonald will be coordinating with DPW as it relates to specific plants desired in planters spaced throughout the block.



Proposed Solution

Conti Street (Royal St. to Chartres St.):

R-7530 Decorative Bollards may also be installed as a fixed or removable system through different mounting options. These options will be coordinated with both DPW and Entergy Electric for the area's bollards need to be placed atop electrical vaults.

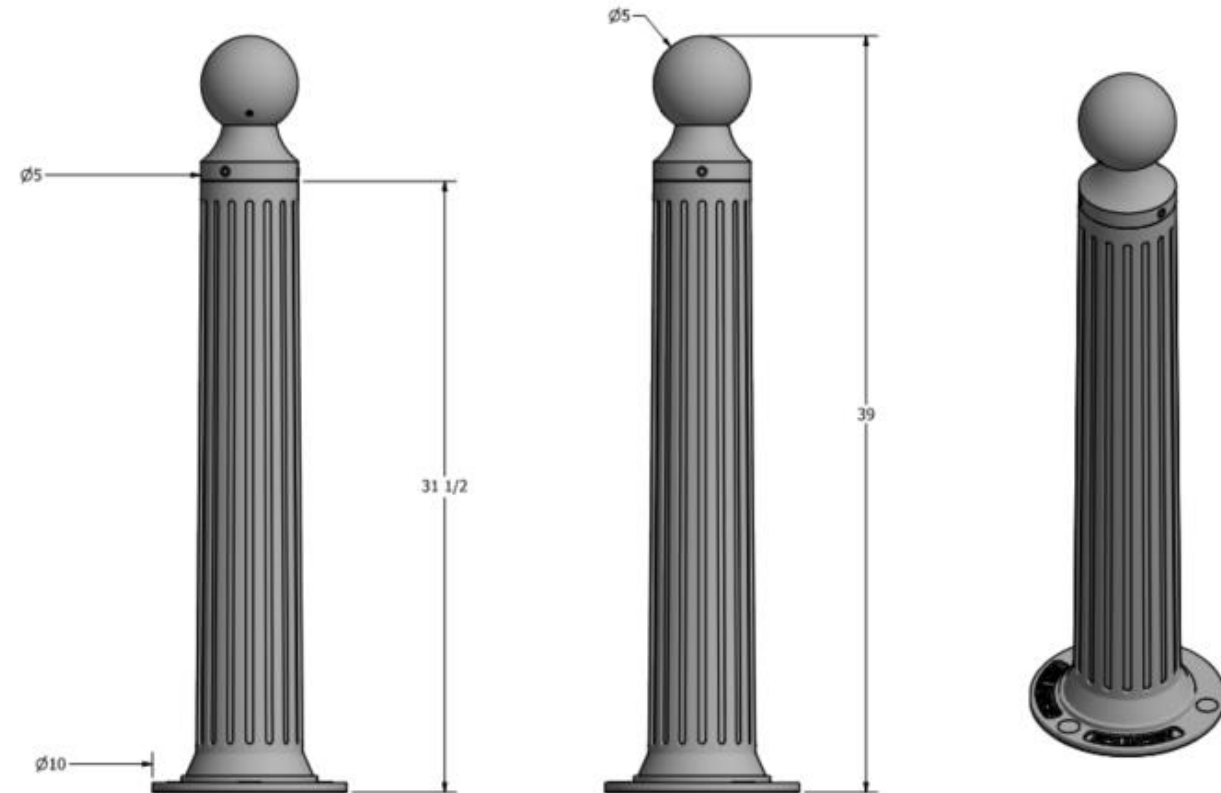
- **Mounting Options**

- **Fixed**

- The R-7530 Decorative Bollard may be anchored permanently by imbedding the internal steel rod into a 1' x 1' concrete foundation. The bollard decorative casting may still be removed/replaced if damaged or vandalized without having to replace the concrete foundation and internal steel rod. This option may be used for the majority of the 600 block except for areas effected by Entergy Electric's vault tops.

- **Removable**

- By using anchor castings for removal mounts, a bollard can be detached by unlocking a padlock and removing a pin that runs through the center of the bollard's base. Mott MacDonald proposes installing removable bollards or an approved equal when placed atop Entergy's electrical vault and any other areas desired by DPW.



Proposed Solution

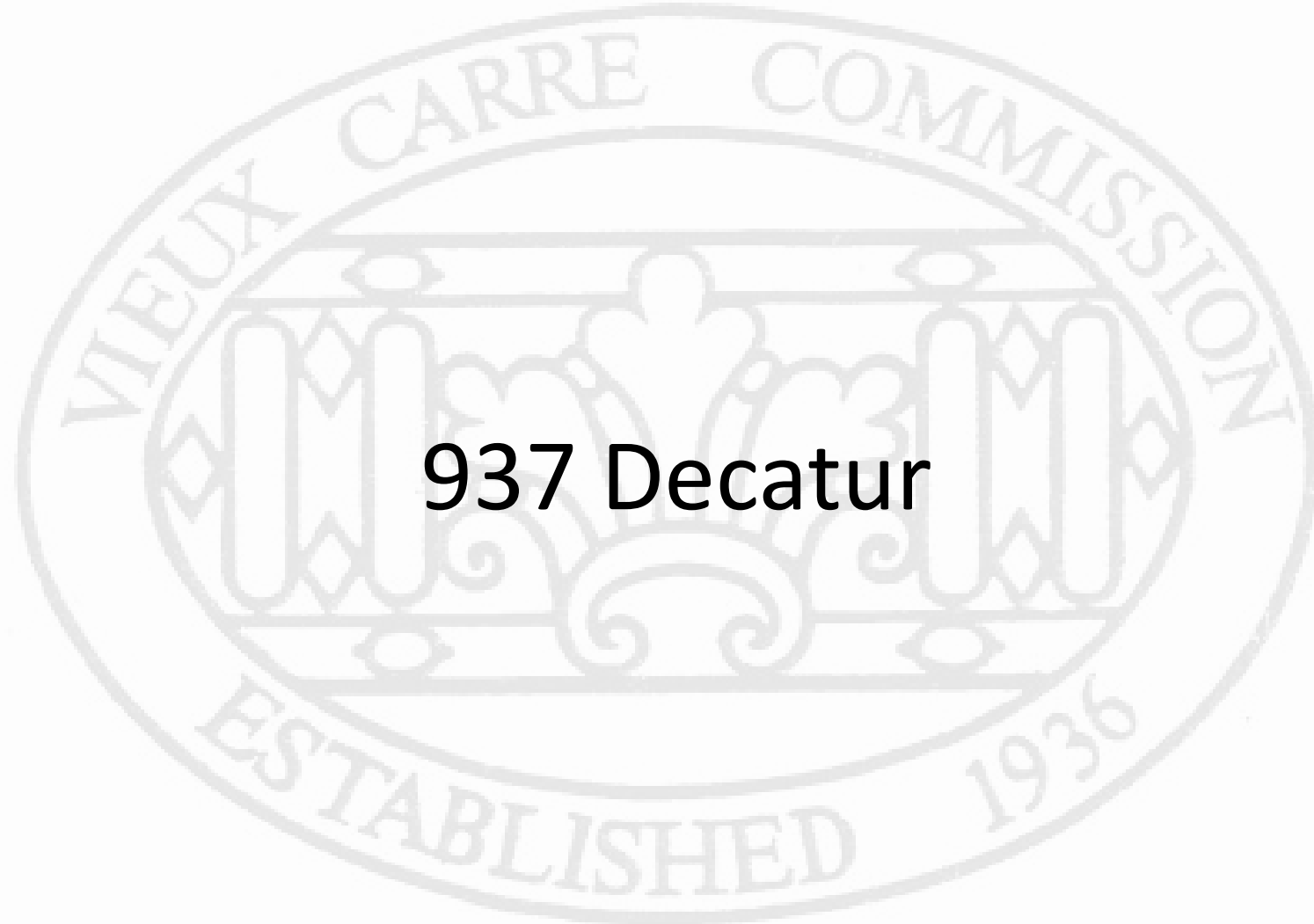


Proposed Solution

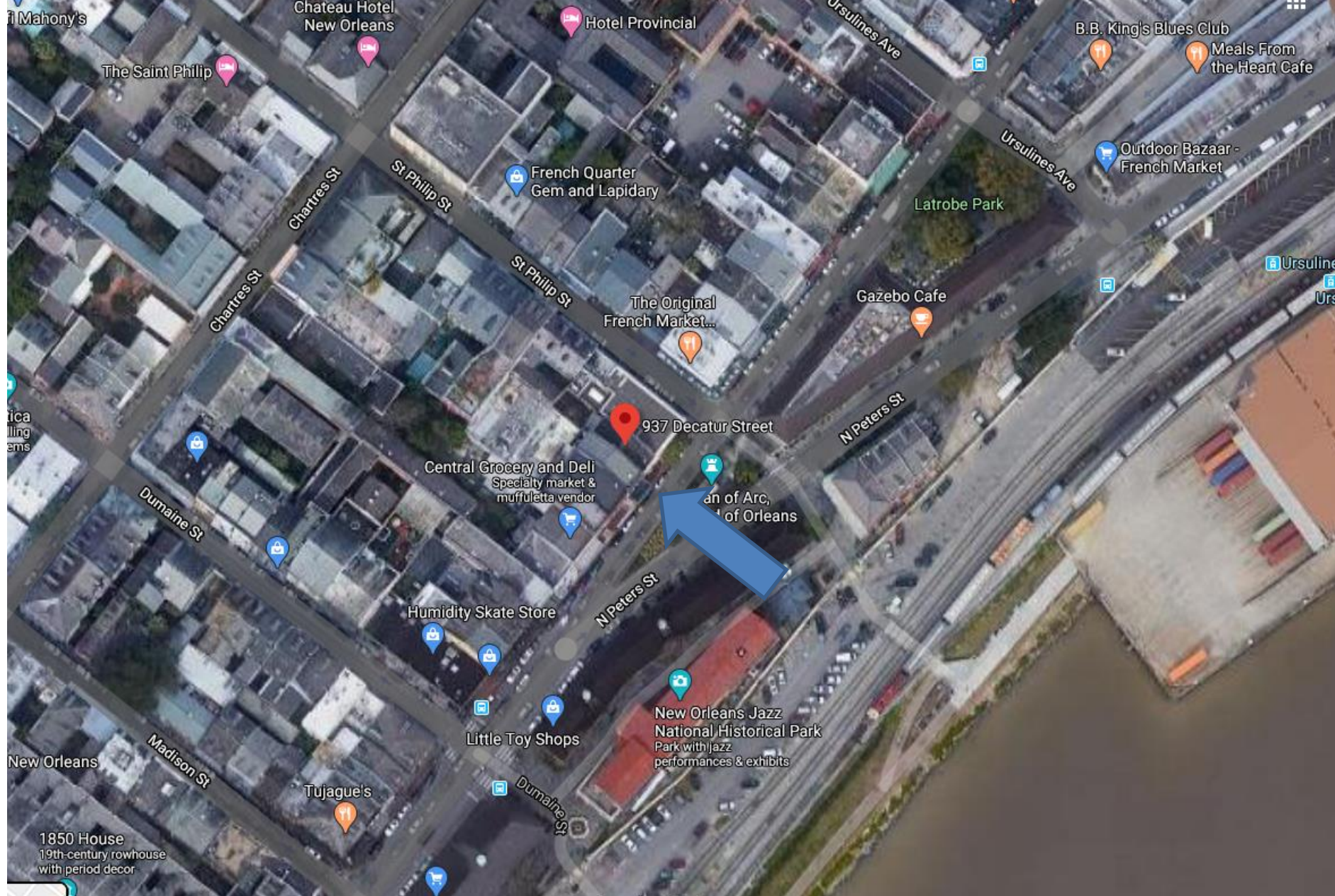




New Business



937 Decatur



937 Decatur





937 Decatur

Vieux Carré Commission

May 27, 2020





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May 27, 2020



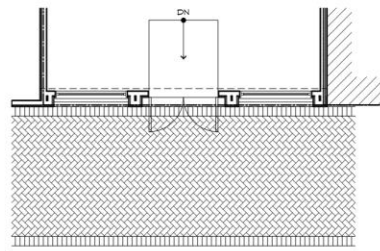


937 Decatur

Vieux Carré Commission

May 27, 2020

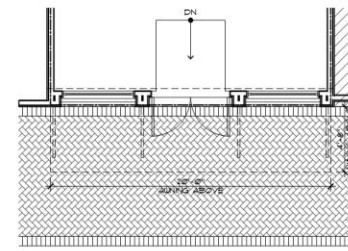




Existing Floor Plan

Scale:

1/4" = 1'-0"



Proposed Floor Plan

Scale:

1/4" = 1'-0"



Existing Elevation

Scale:

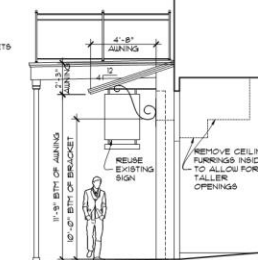
1/4" = 1'-0"



Proposed Elevation

Scale:

1/4" = 1'-0"



Proposed Side Elevation

Scale:

1/4" = 1'-0"

NOT FOR CONSTRUCTION

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Brian Gille

ARCHITECT

DATE: 30 FEBRUARY 2020

REVISION:

DRAWN: DMP

CHECKED: BGS

PROJECT NUMBER:

1518

PROGRESS PRINTS

NOT FOR CONSTRUCTION

PROGRESS PRINTS

OR

937 Decatur





937 Decatur St

ation

1/4" = 1'-0"

Proposed
Side Elevation

Scale:

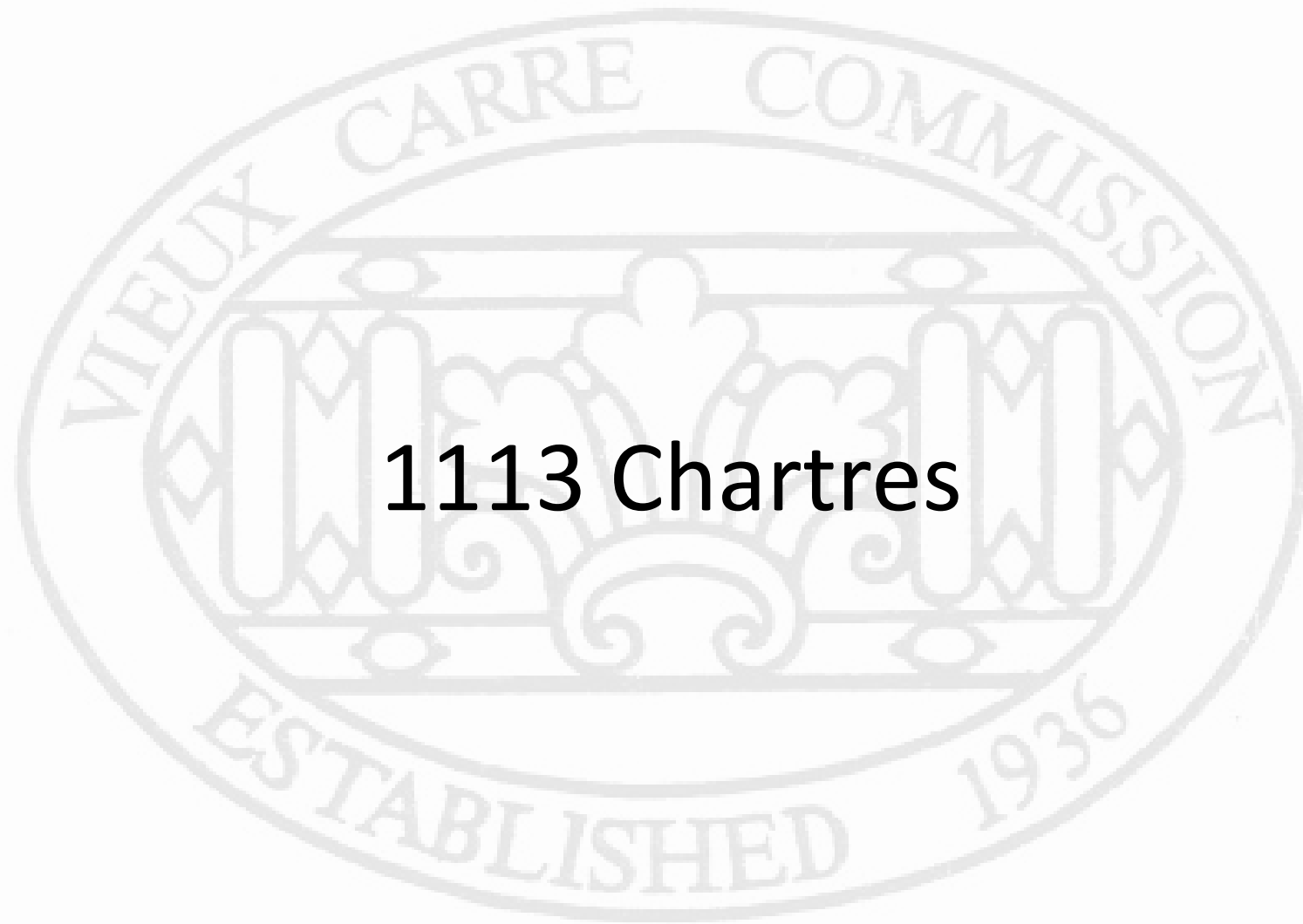
1/4" = 1'-0"

937 Decatur

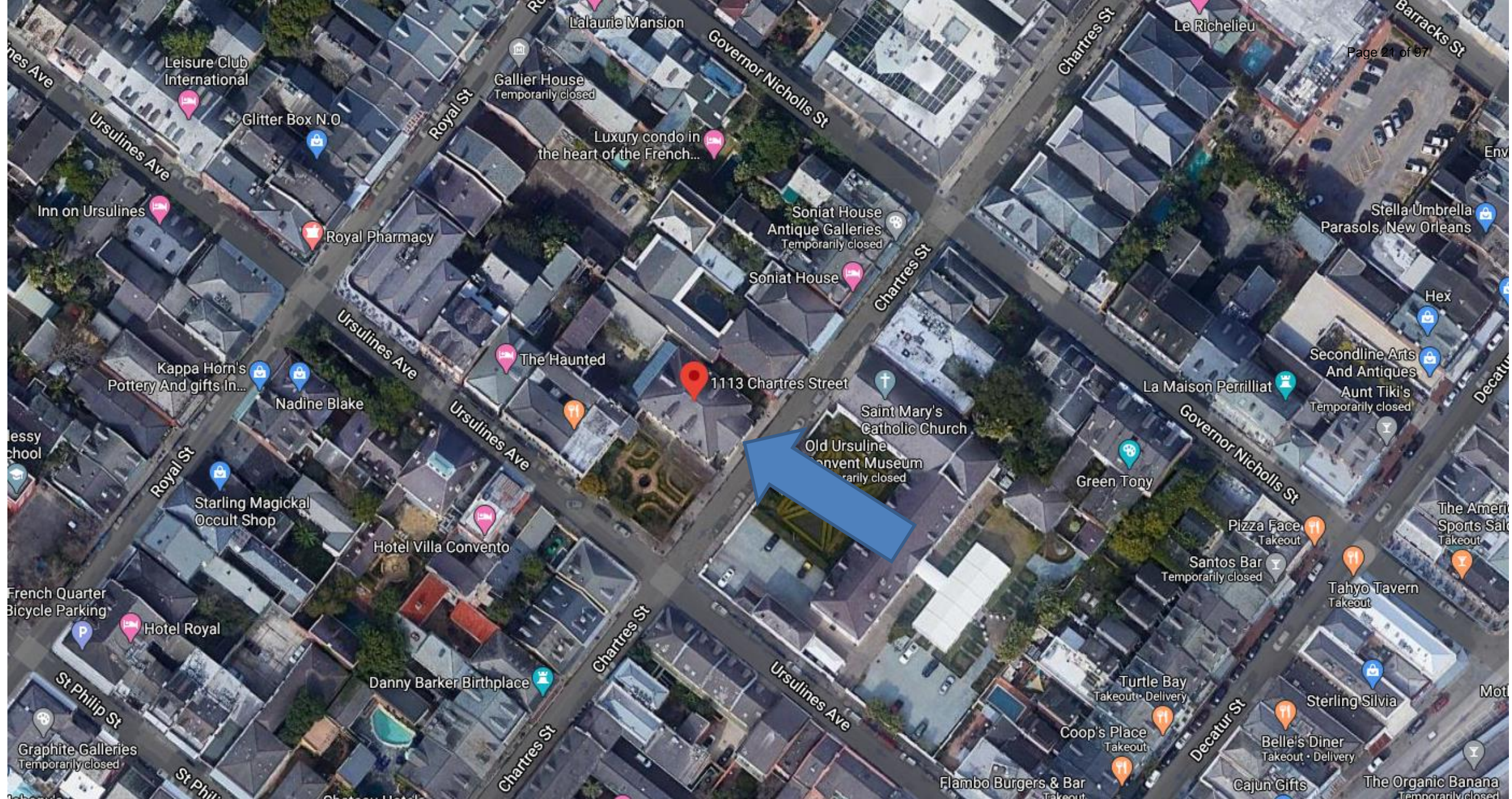
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1113 Chartres

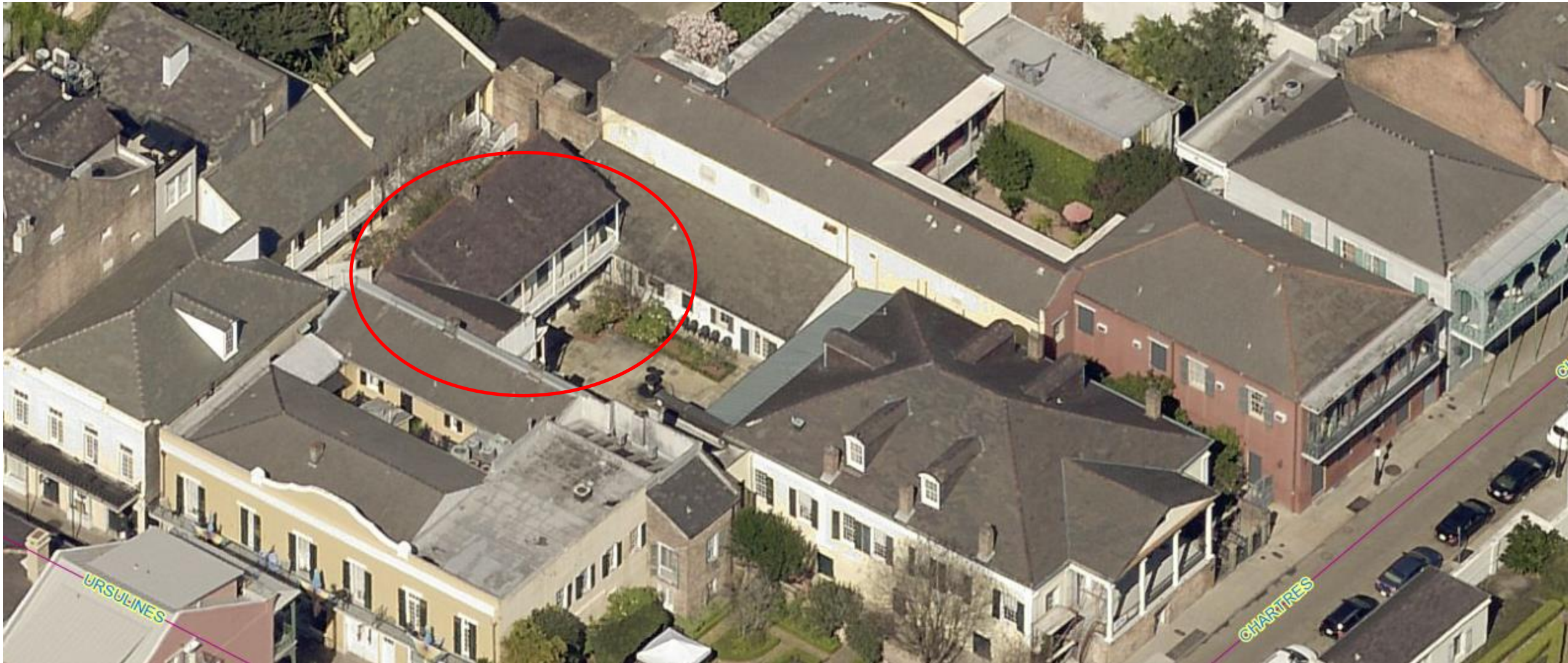


1113 Chartres

Vieux Carré Commission

May 27, 2020





1113 Chartres

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May 27, 2020







1113 Chartres

Vieux Carré Commission





1113 Chartres

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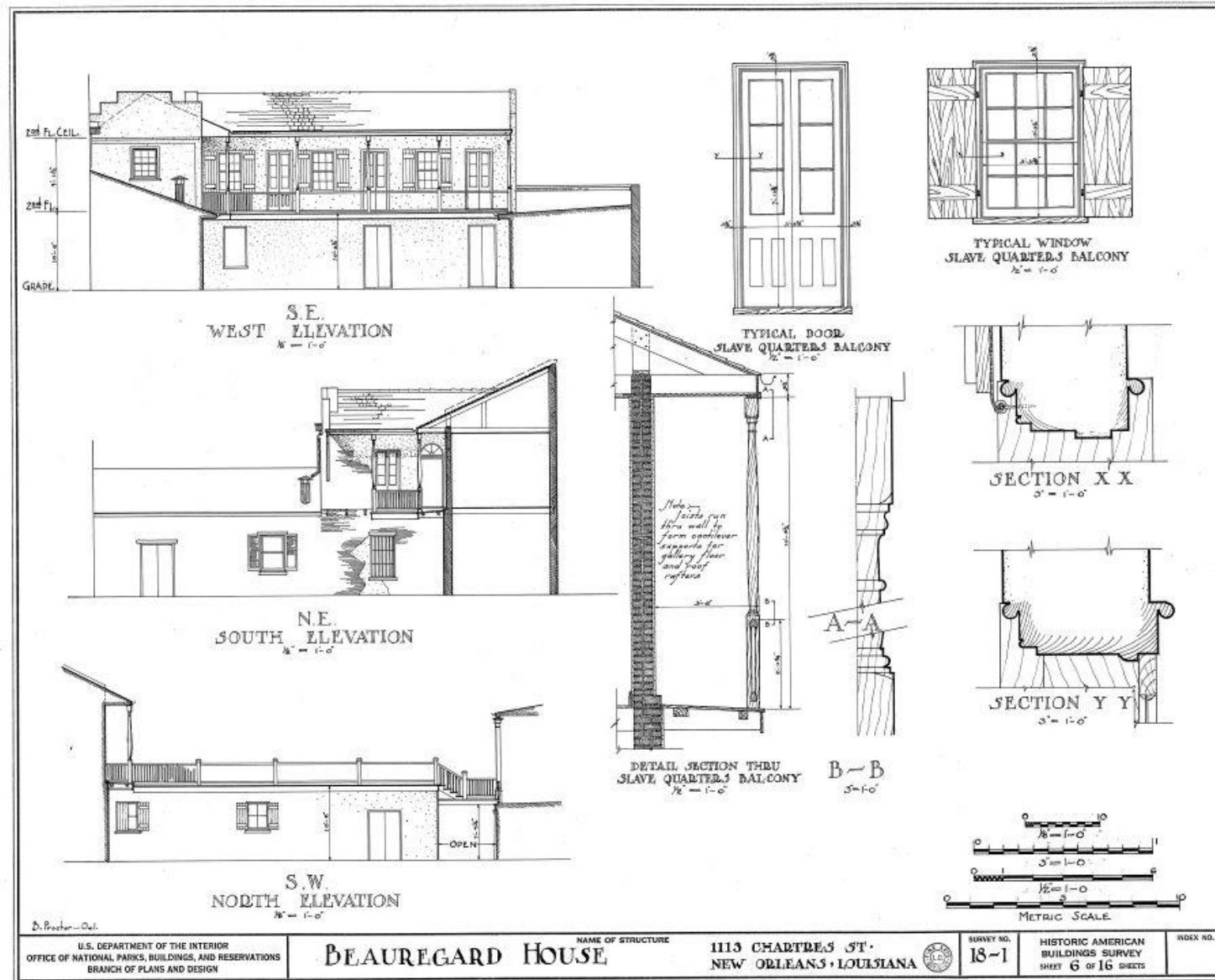


1113 Chartres – Rear Building “No later than 1952”

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1113 Chartres – Rear Building HABS Drawings

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1113 Chartres – Rear Building

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1113 Chartres – Rear Building

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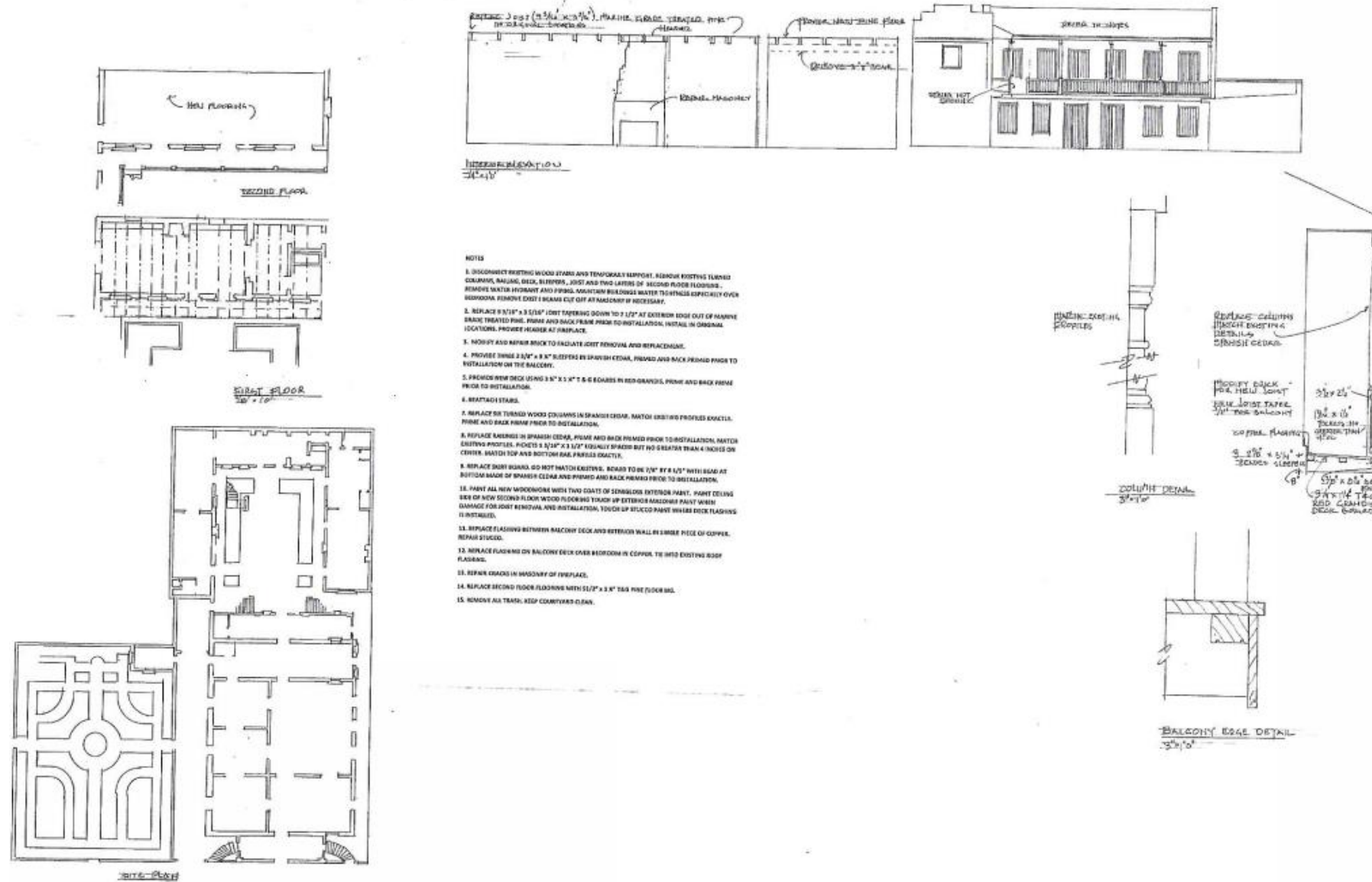


1113 Chartres – Rear Building

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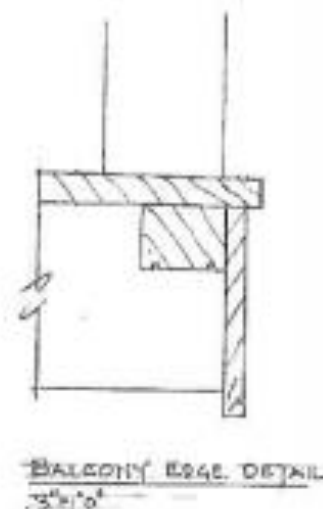
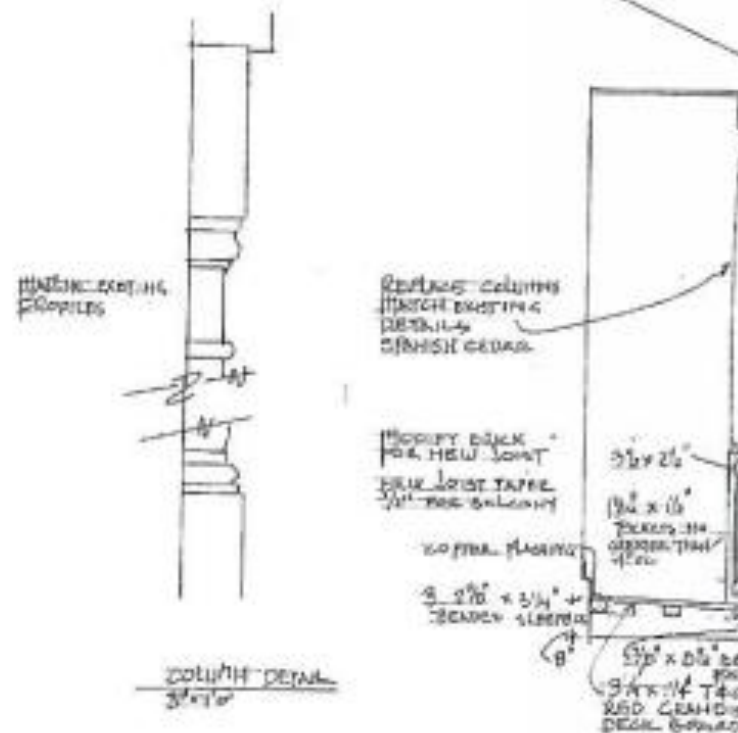
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NOTES

1. DISCONNECT EXISTING WOOD STAIRS AND TEMPORARILY SUPPORT. REMOVE EXISTING TURNED COLUMNS, RAILING, DECK, SLEEPERS, JOIST AND TWO LAYERS OF SECOND FLOOR FLOORING. REMOVE WATER HYDRANT AND PIPING. MAINTAIN BUILDINGS WATER TIGHTNESS ESPECIALLY OVER BEDROOM. REMOVE EXIST 1 BEAMS CUT OFF AT MASONRY IF NECESSARY.
2. REPLACE $9\frac{3}{16}" \times 3\frac{5}{16}"$ JOIST TAPERING DOWN TO $7\frac{1}{2}"$ AT EXTERIOR EDGE OUT OF MARINE GRADE TREATED PINE. PRIME AND BACK PRIME PRIOR TO INSTALLATION. INSTALL IN ORIGINAL LOCATIONS. PROVIDE HEADER AT FIREPLACE.
3. MODIFY AND REPAIR BRICK TO FACILATE JOIST REMOVAL AND REPLACEMENT.
4. PROVIDE THREE $2\frac{5}{8}" \times 3\frac{1}{2}"$ SLEEPERS IN SPANISH CEDAR, PRIMED AND BACK PRIMED PRIOR TO INSTALLATION ON THE BALCONY.
5. PROVIDE NEW DECK USING $3\frac{1}{2}" \times 1\frac{1}{2}"$ T & G BOARDS IN RED GRANDIS. PRIME AND BACK PRIME PRIOR TO INSTALLATION.
6. REATTACH STAIRS.
7. REPLACE SIX TURNED WOOD COLUMNS IN SPANISH CEDAR. MATCH EXISTING PROFILES EXACTLY. PRIME AND BACK PRIME PRIOR TO INSTALLATION.
8. REPLACE RAILINGS IN SPANISH CEDAR, PRIME AND BACK PRIMED PRIOR TO INSTALLATION. MATCH EXISTING PROFILES. PICKETS $1\frac{3}{16}" \times 1\frac{1}{2}"$ EQUALLY SPACED BUT NO GREATER THAN 4 INCHES ON CENTER. MATCH TOP AND BOTTOM RAIL PRIFILES EXACTLY.
9. REPLACE SKIRT BOARD. DO NOT MATCH EXISTING. BOARD TO BE $7\frac{1}{8}"$ BY $8\frac{1}{5}"$ WITH BEAD AT BOTTOM MADE OF SPANISH CEDAR AND PRIMED AND BACK PRIMED PRIOR TO INSTALLATION.
10. PAINT ALL NEW WOODWORK WITH TWO COATS OF SEMIGLOSS EXTERIOR PAINT. PAINT CEILING SIDE OF NEW SECOND FLOOR WOOD FLOORING TOUCH UP EXTERIOR MASONRY PAINT WHEN DAMAGE FOR JOIST REMOVAL AND INSTALLATION. TOUCH UP STUCCO PAINT WHERE DECK FLASHING IS INSTALLED.
11. REPLACE FLASHING BETWEEN BALCONY DECK AND EXTERIOR WALL IN SINGLE PIECE OF COPPER. REPAIR STUCCO.
12. REPLACE FLASHING ON BALCONY DECK OVER BEDROOM IN COPPER. TIE INTO EXISTING ROOF FLASHING.
13. REPAIR CRACKS IN MASONRY OF FIREPLACE.
14. REPLACE SECOND FLOOR FLOORING WITH $5\frac{1}{2}" \times 1\frac{1}{2}"$ T&G PINE FLOORING.
15. REMOVE ALL TRASH. KEEP COURTYARD CLEAN.





538 N Rampart and 540 N Rampart



538 & 540 N. Rampart

Vieux Carré Commission

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538 & 540 N. Rampart

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538 & 540 N. Rampart

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1920s

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538 & 540 N. Rampart

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1964

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538 & 540 N. Rampart

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Toulouse elevation

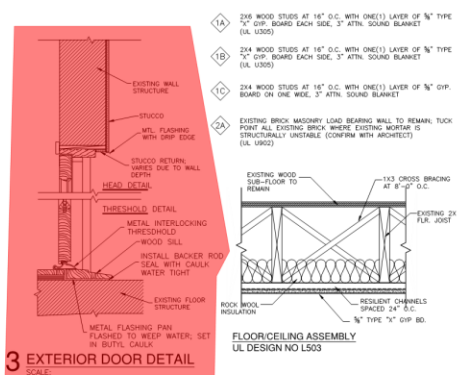
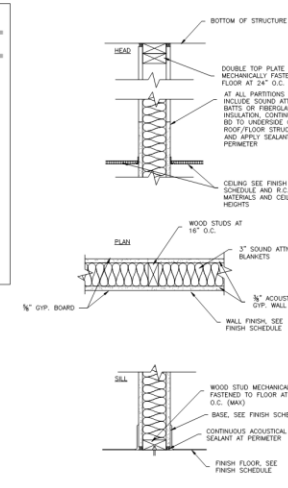
538 & 540 N. Rampart

Vieux Carré Commission

May 27, 2020



MECHANICAL HEAT PUMP
LOCATED ON STEEL PLATFORM—
ANCHORED TO THE EXISTING
BRICK PARAPET WALL



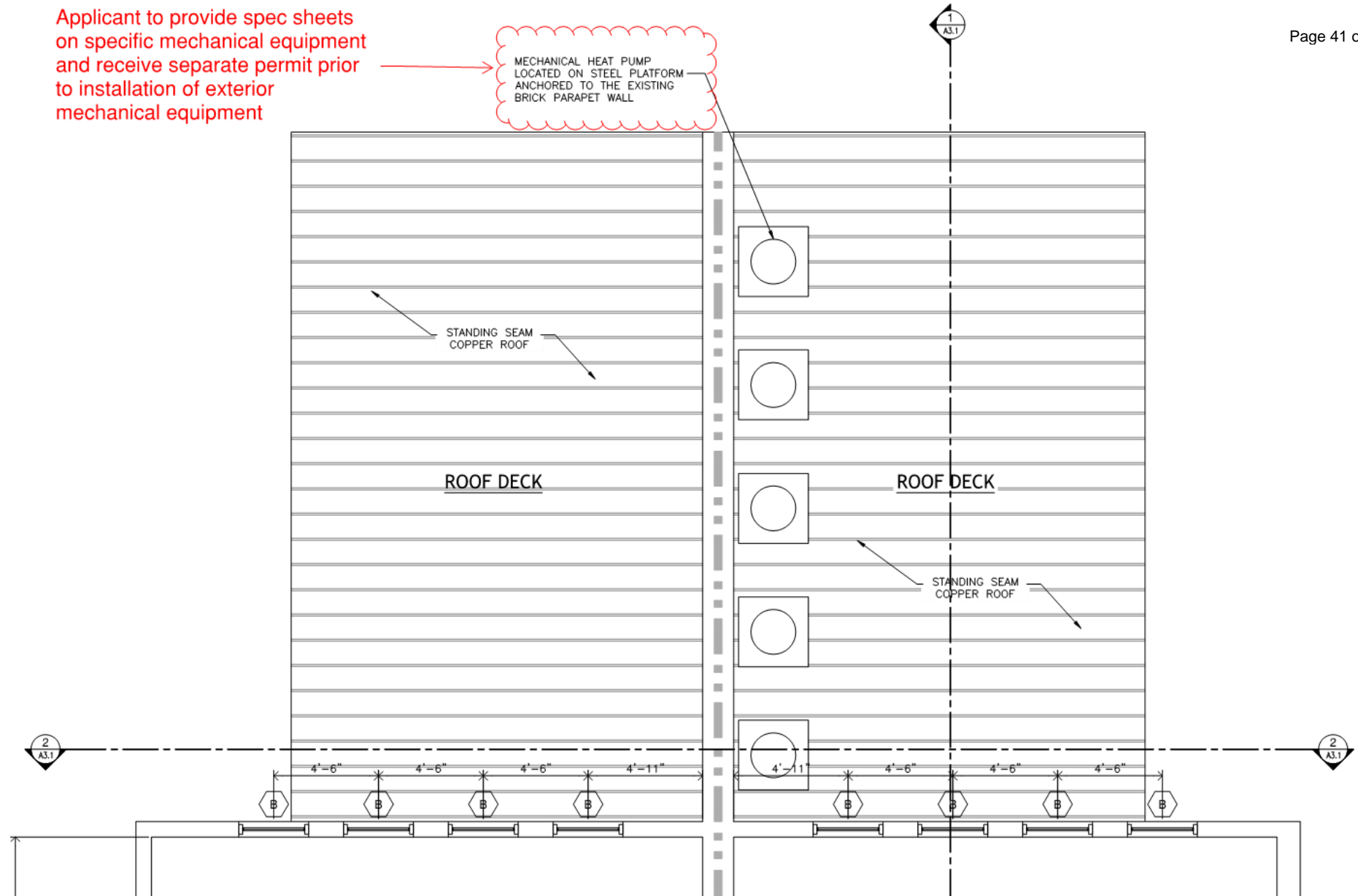
12/04/2017 ngulbrecht



APPROVED

SEE NOTES

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538 N. Rampart – Approved Plans

Vieux Carré Commission

May 27, 2020



REPAIRS AND RESTORATION OF
538 & 540 NORTH RAMPART
FRENCH QUARTER • NEW ORLEANS, LOUISIANA

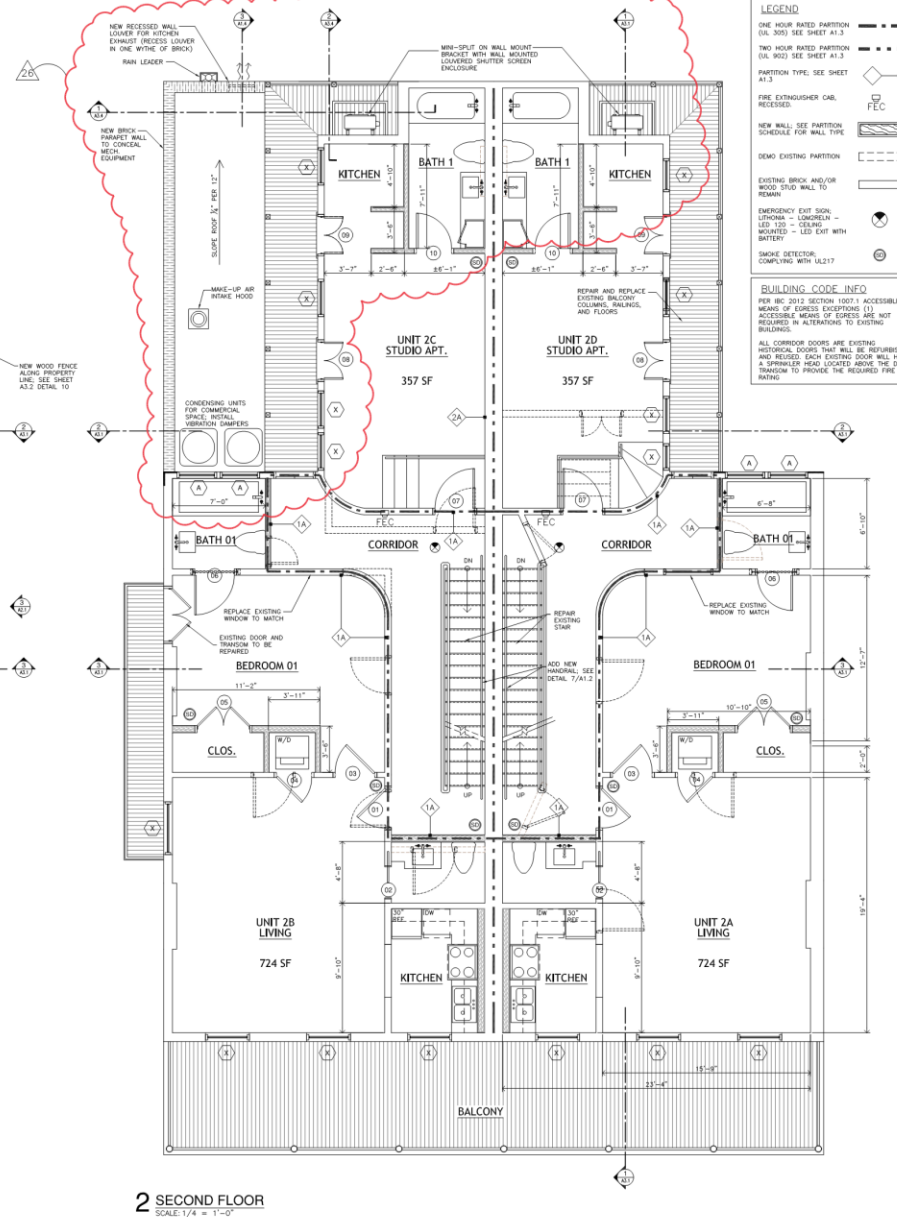
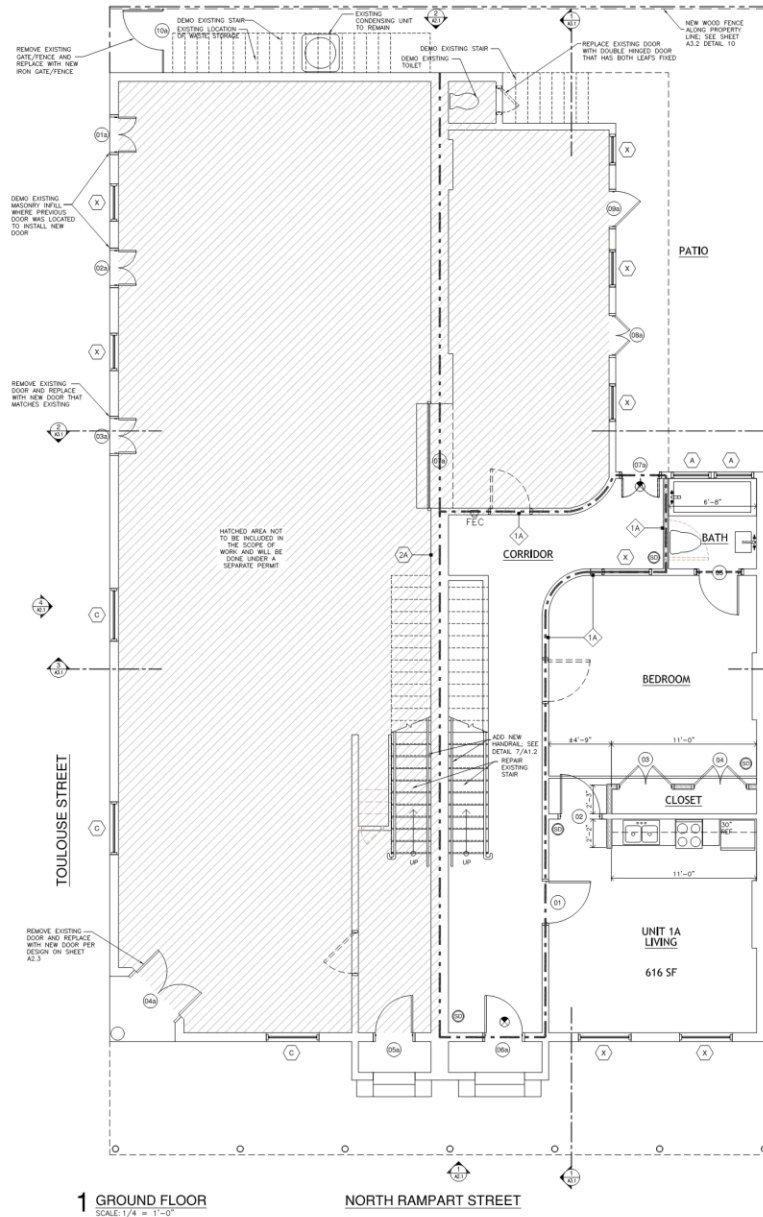
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REVISION HISTORY		
NO.	DATE	DESCRIPTION
22	05/21/2018	VC: STAFF RESUBMISSION
23	07/03/2018	VC: STAFF RESUBMISSION FRONT DOOR
24	07/25/2018	VC: STAFF RESUBMISSION FRONT DOOR
25	08/06/2018	VC: STAFF RESUBMISSION FRONT DOOR
26	05/11/2020	VC: STAFF RESUBMISSION TO MECH. UNITS

PROJECT# 1129
PHASE: CD
DRAFTER: JC
CHECKER: HANK
SCALE: AS SHOWN
ISSUED: 05/31/2017
SHEET

A1.1

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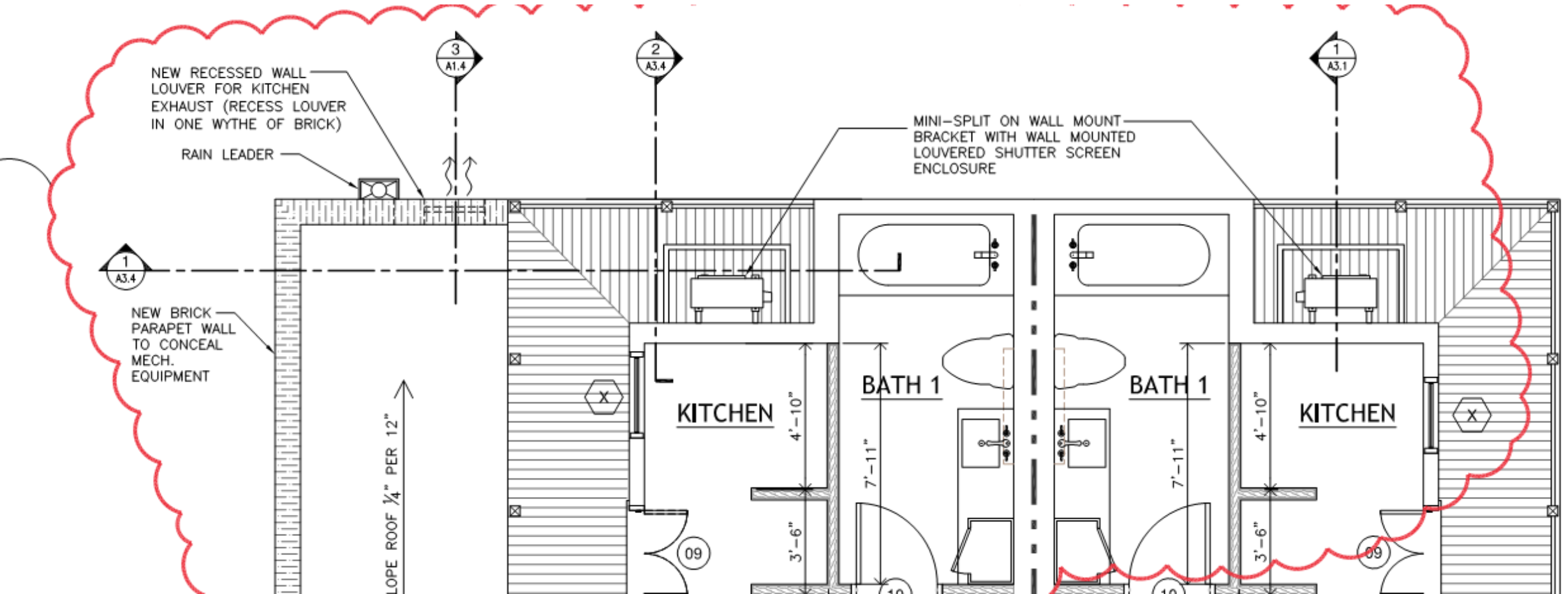


538 N. Rampart – Proposed Plans

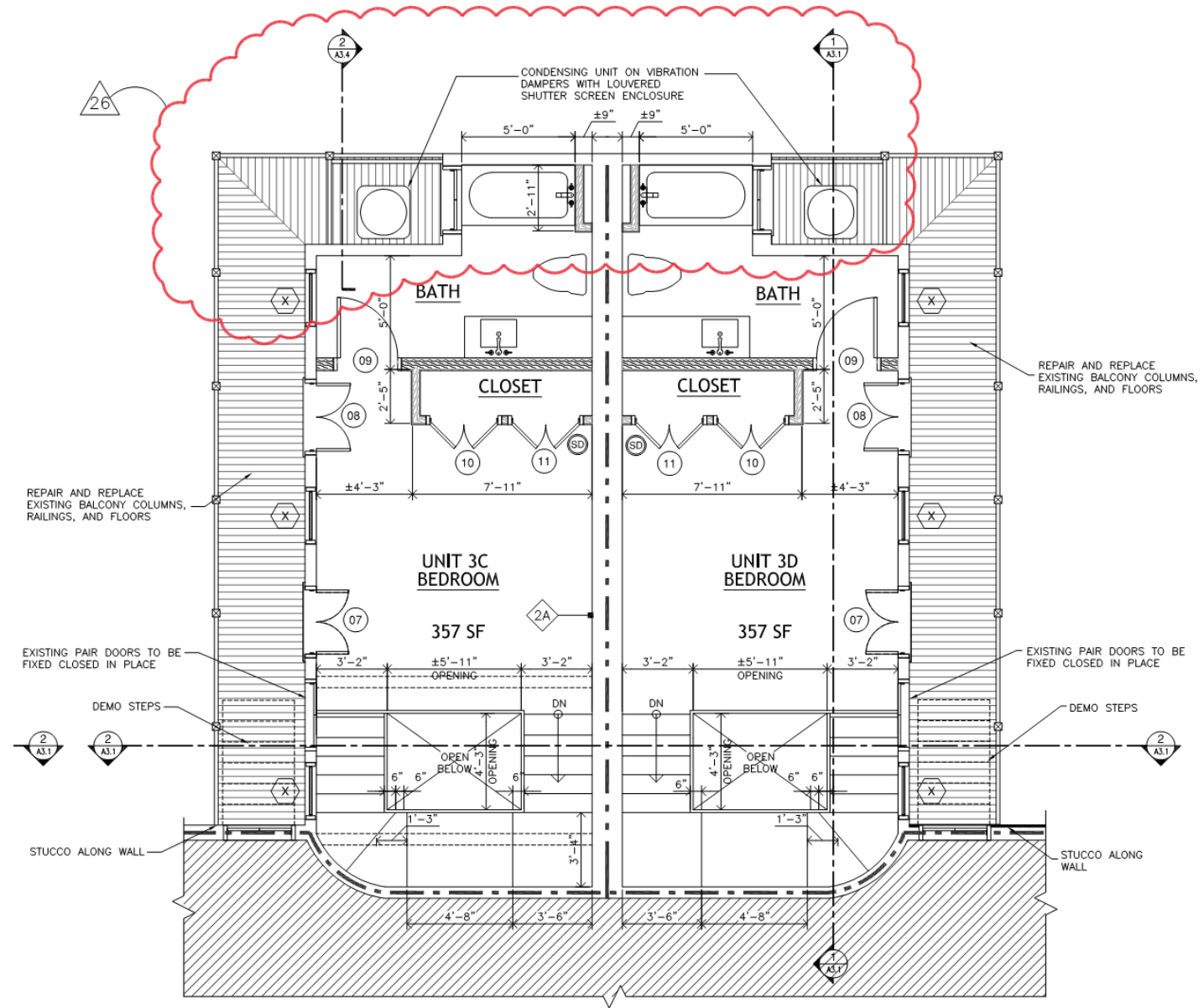
Vieux Carré Commission

May 27, 2020



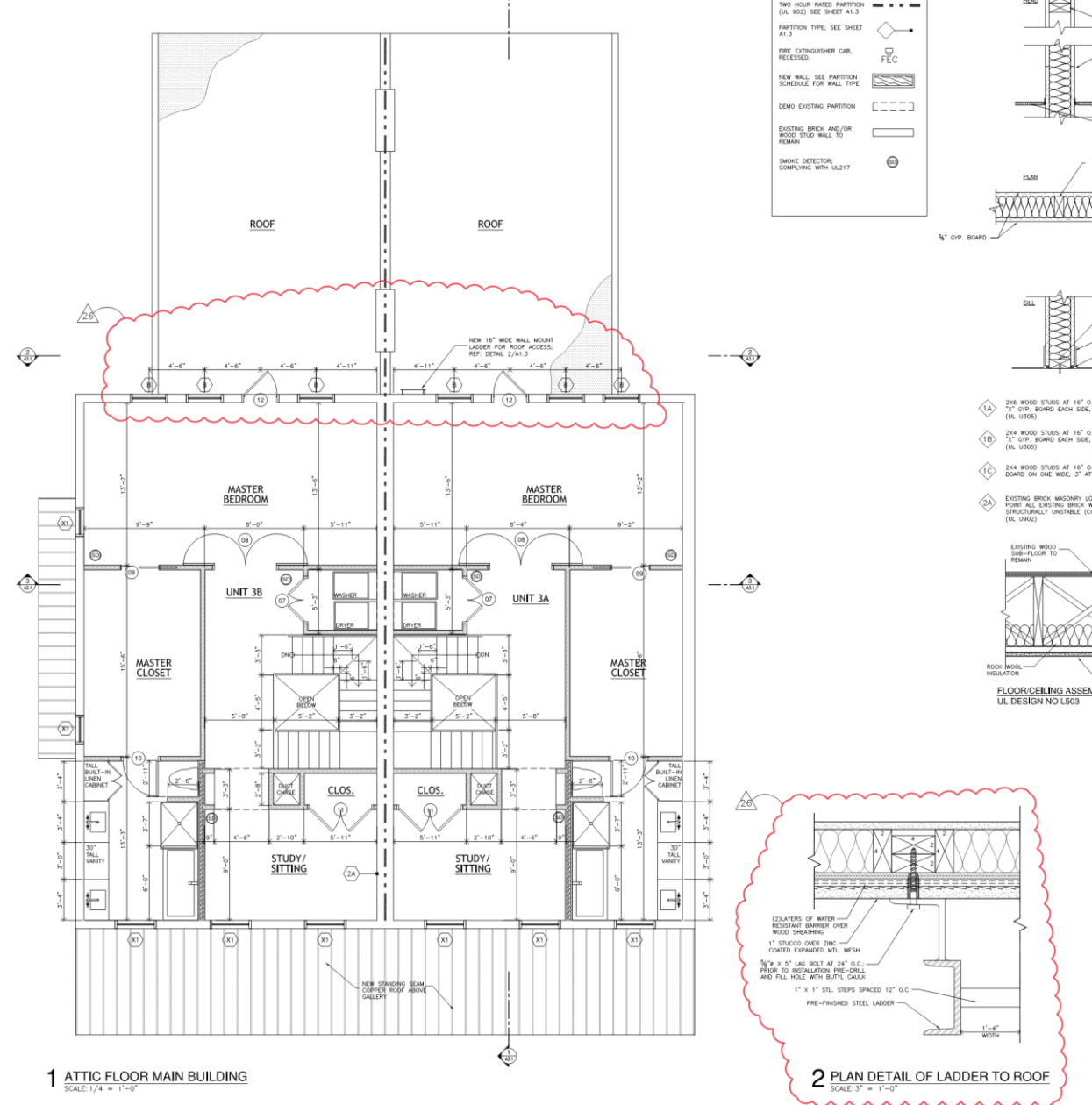


538 N. Rampart – Proposed Plans



2 ATTIC AT SERVANT WING





538 N. Rampart – Proposed Plans

Vieux Carré Commission

May 27, 2020

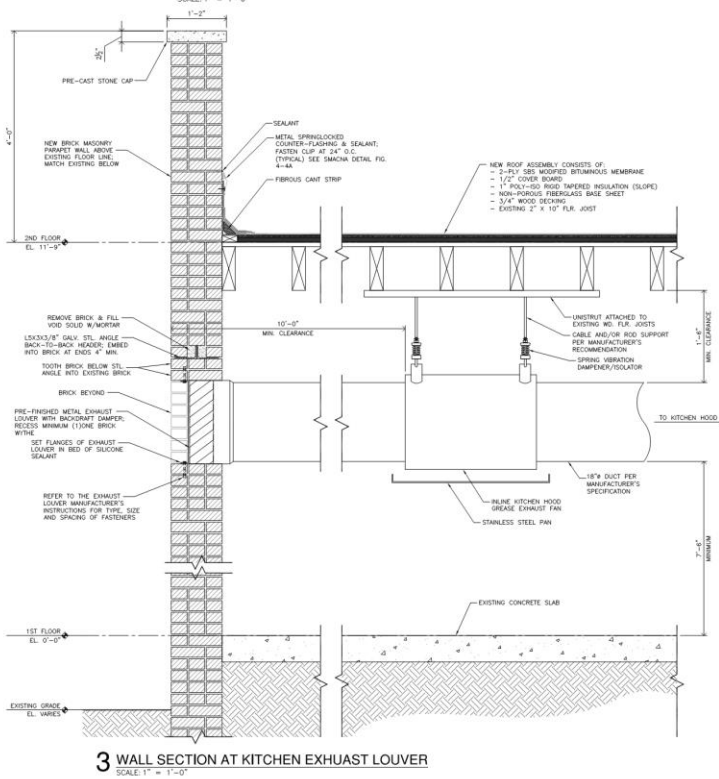
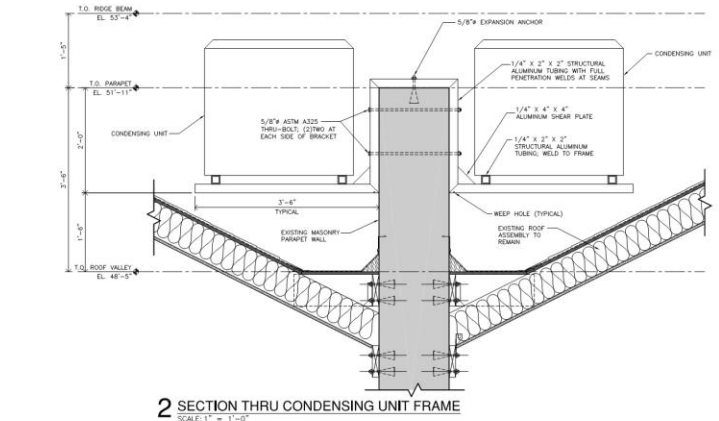
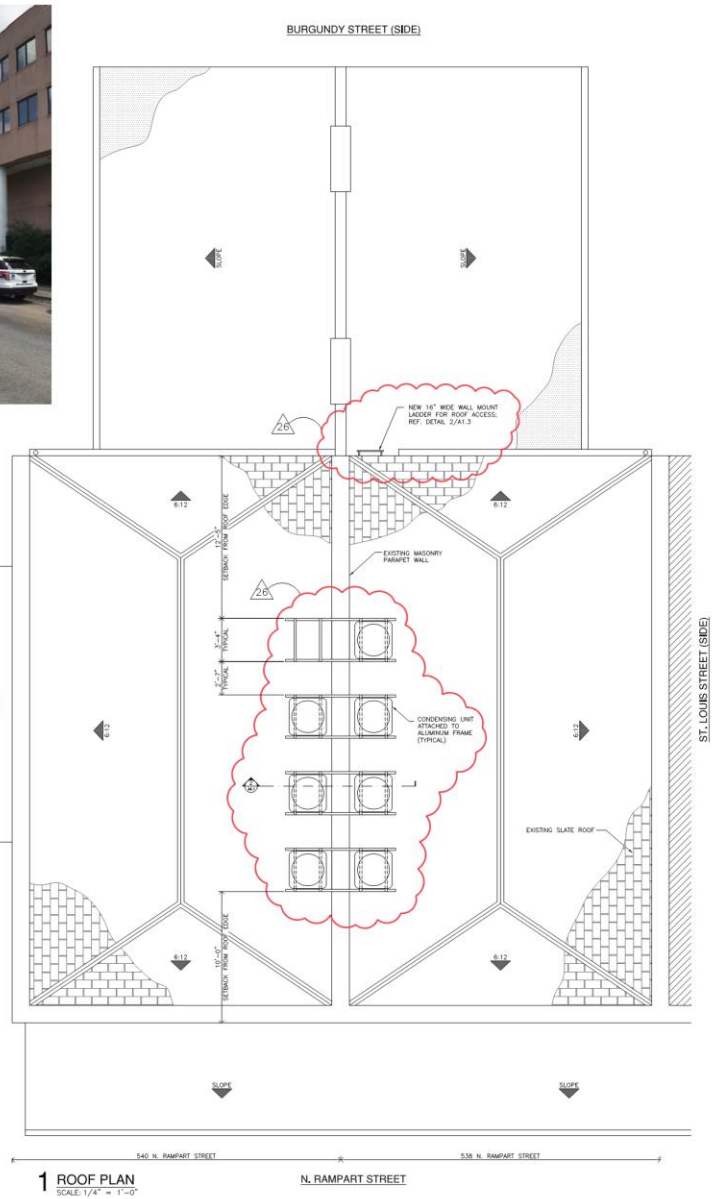




VIEW FROM BASIN ST. & TOULOUSE ST.



VIEW FROM N. RAMPART STREET



REPAIRS AND RESTORATION OF
538 & 540 NORTH RAMPART
FRENCH QUARTER • NEW ORLEANS, LOUISIANA

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REVISION HISTORY		
NO.	DATE	DESCRIPTION
1	07/03/2018	J.C. VCC STAFF REVISIONS FRONT DOOR
2	07/20/2018	J.C. VCC STAFF REVISIONS FRONT DOOR
24	02/17/2020	J.C. VCC STAFF REVISIONS TO MECH. UNITS
25	05/11/2020	J.C. VCC STAFF REVISIONS TO MECH. UNITS
26		

PROJECT# 1129
PHASE CD
DRAWN J.C.
CHECKER HASK
SCALE AS SHOWN
ISSUED: 05/31/2017

A1.4

Z:\PROJECTS\2021\1129 Metairie Properties\538 & 540 N. Rampart\Drawings\Architectural\A1.4 - Roof Plan.dwg, 5/31/2020 2:27:29 PM, Author: JCF - 24/06/2021

538 N. Rampart – Proposed Plans

Vieux Carré Commission

May 27, 2020



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2	07/20/2018	J.C.	VCC STAFF RESUBMISSION FRONT DOOR
3	02/17/2020	J.C.	RELOCATION OF CONDENSING UNITS
4	05/11/2020	J.C.	VCC ARE REVISIONS TO MECH. UNITS

PROJECT# 1123
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CHECKED BY HANK
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ISSUED: 05/31/2017
SHEET#

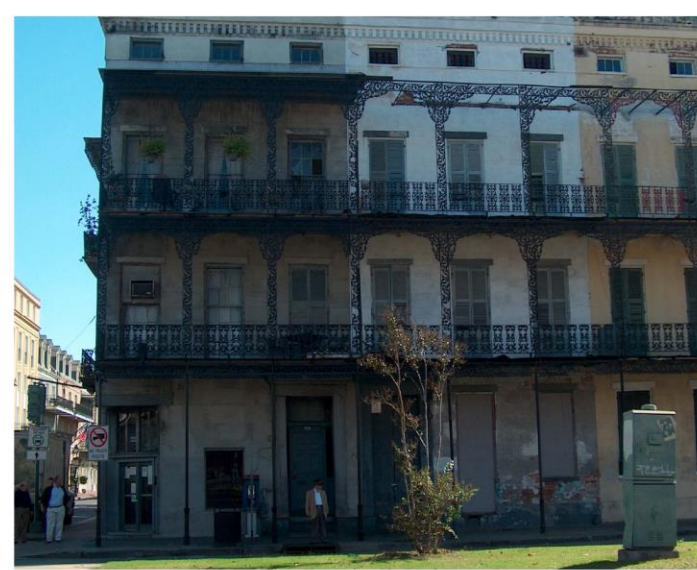
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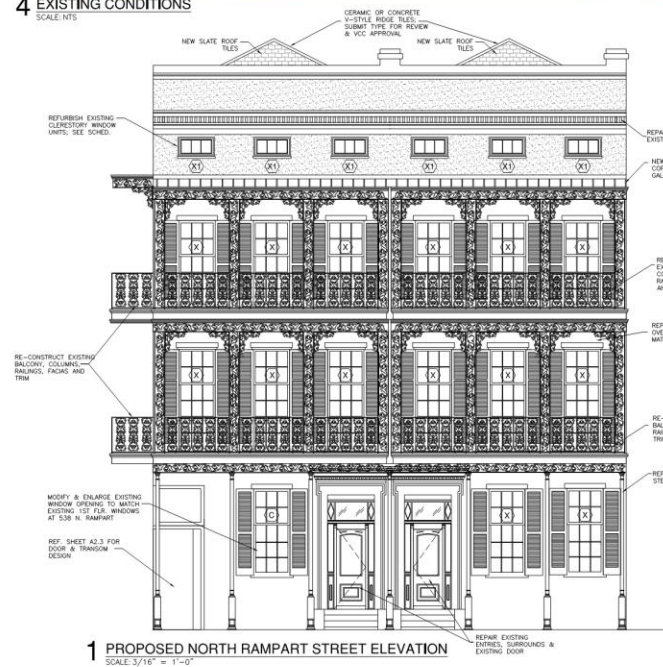
May 27, 2020

538 N. Rampart – Proposed Plans

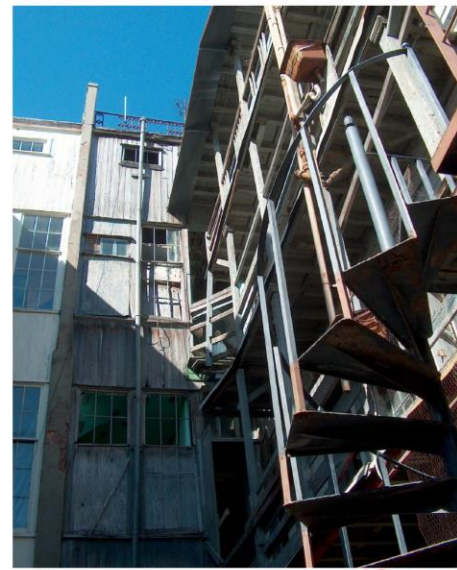
Vieux Carré Commission



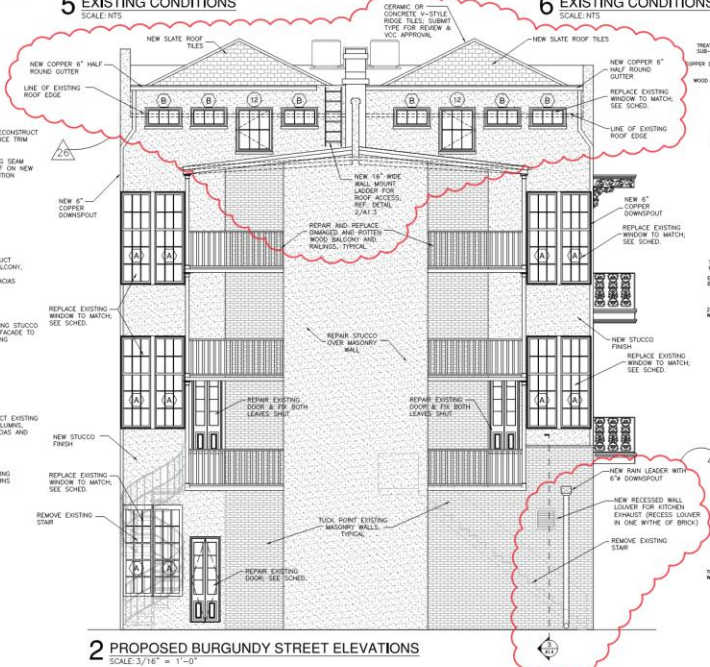
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1 PROPOSED NORTH RAMPART STREET ELEVATION
SCALE: 3/16" = 1'-0"



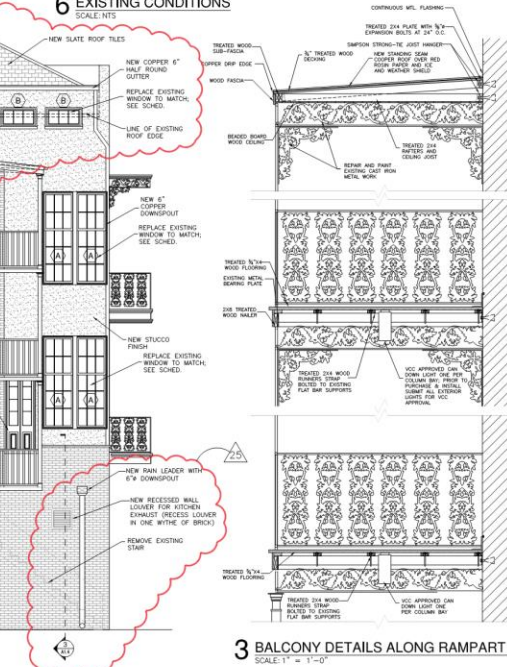
5 EXISTING CONDITIONS
SCALE: NTS



2 PROPOSED BURGUNDY STREET ELEVATIONS
SCALE: 3/16" = 1'-0"



6 EXISTING CONDITIONS
SCALE: NTS



3 BALCONY DETAILS ALONG RAMPART ST.
SCALE: 1" = 1'-0"

REPAIRS AND RESTORATION OF
538 & 540 NORTH RAMPART
 FRENCH QUARTER • NEW ORLEANS, LOUISIANA

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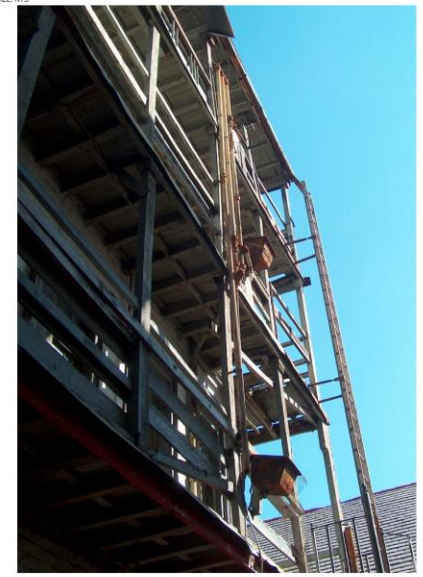
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24	02/17/2020	JC	VCC RELOCATION OF CONDENSING UNITS	JC
25	05/11/2020	JC	VCC VAC REVISIONS TO MECH. UNITS	JC

PROJECT# 1123
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 DRAFTER: JC
 CHECKER: HANK
 SCALE: AS SHOWN
 ISSUED: 05/31/2017
 SHEET

A2.2



2 EXISTING CONDITIONS
 SCALE: NTS



1 EXISTING CONDITIONS
 SCALE: NTS



4 PROPOSED TOULOUSE STREET ELEVATIONS
 SCALE: 3/16" = 1'-0"

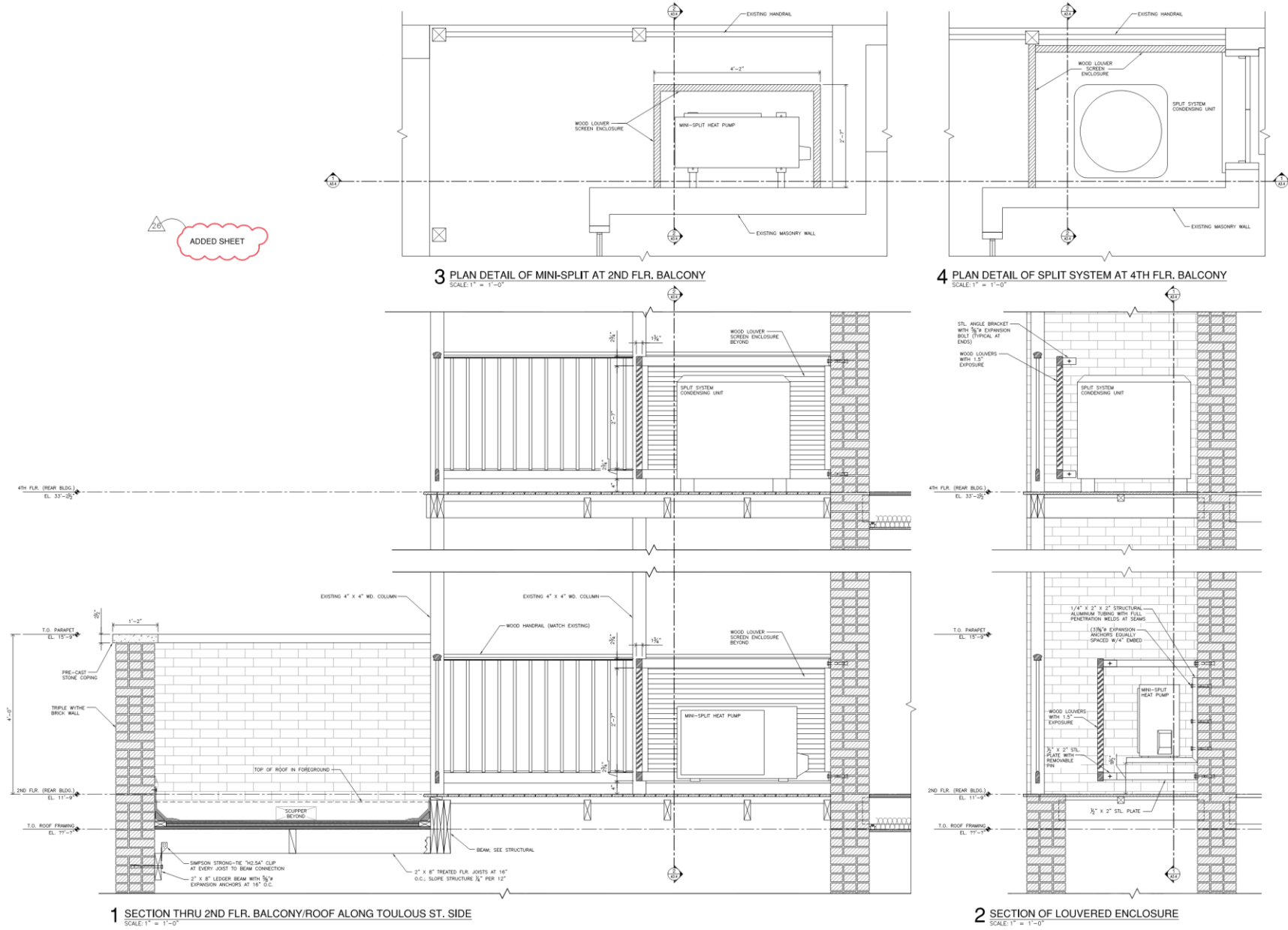


3 PROPOSED ST. LOUIS STREET ELEVATIONS
 SCALE: 3/16" = 1'-0"

538 N. Rampart – Proposed Plans

Vieux Carré Commission

May 27, 2020



HB HARRY BAKER SMITH
SA II ARCHITECTS
P L L C
100 Maple Ridge Drive Metairie, LA 70001
(504)885-4477 or (504)885-4477
central@hbsaii.com hbsaii.com

REPAIRS AND RESTORATION OF
538 & 540 NORTH RAMPART
FRENCH QUARTER • NEW ORLEANS, LOUISIANA

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NO.	DESCRIPTION	REVISION HISTORY			
		DATE	BY	APP'D	REASON
22	VOC EMP RECOMMISSION	05/17/2018	JC		
23	VOC EMP RECOMMISSION	07/25/2018	JC		
24	VOC EMP RECOMMISSION	07/25/2018	JC		
25	RELOCATION OF CONDENSING UNITS	02/17/2020	JC		
26	VOC ARC REWORKS TO MECH. UNITS	05/17/2020	JC		

PROJECT: 1123
PHASE: CD
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ISSUED: 05/31/2017
SHEET:
A3.4

538 N. Rampart – Proposed Plans

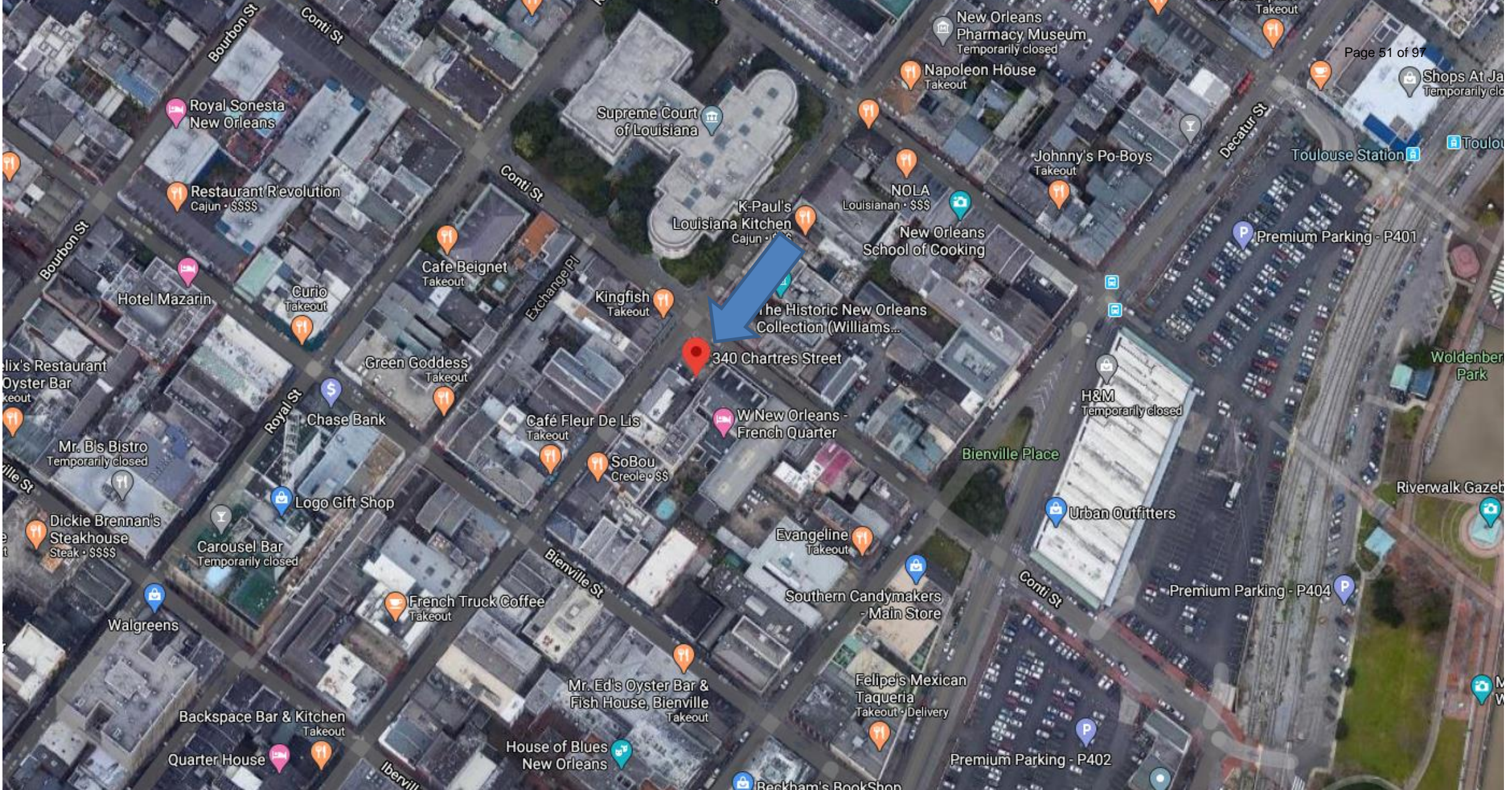
Vieux Carré Commission

May 27, 2020



340 Chartres





340 Chartres

Vieux Carré Commission

May 27, 2020





340 Chartres – previously existing building

Vieux Carré Commission

May 27, 2020





340 Chartres – previously existing building

Vieux Carré Commission

May 27, 2020





340 Chartres

Vieux Carré Commission

May 27, 2020





340 Chartres

Vieux Carré Commission

May 27, 2020





340 Chartres

Vieux Carré Commission

May 27, 2020





340 Chartres

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340 Chartres

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340 Chartres

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340 Chartres

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340 Chartres

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340 Chartres

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May 27, 2020





340 Chartres

Vieux Carré Commission

May 27, 2020





340 Chartres

Vieux Carré Commission

May 27, 2020





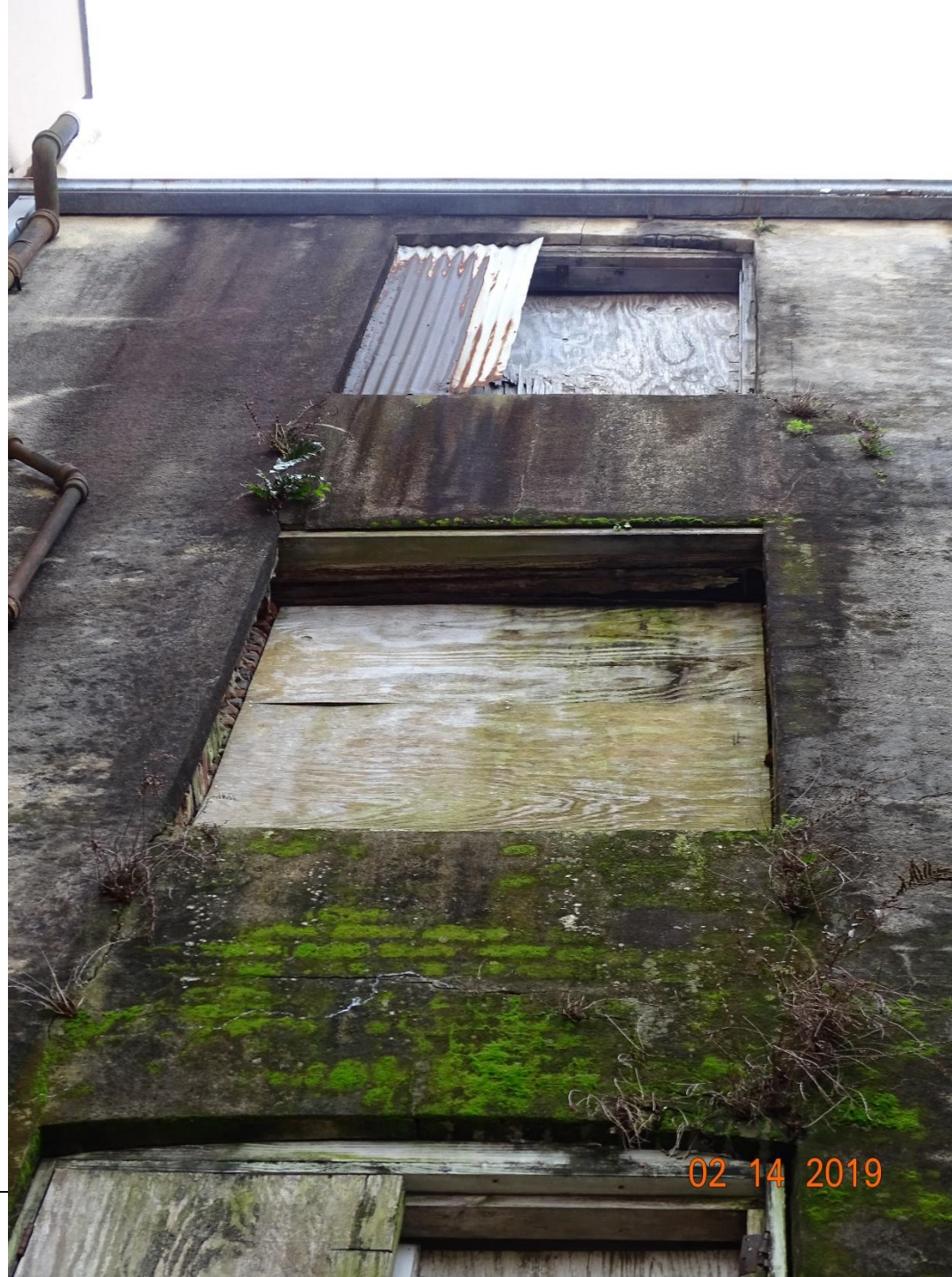
340 Chartres

Vieux Carré Commission

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May 27, 2020





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May 27, 2020





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Vieux Carré Commission

May 27, 2020



WALTER F. ZEHNER, III, P.E.
CONSULTING ENGINEER

4702 TOULOUSE STREET
NEW ORLEANS, LOUISIANA 70119

TELEPHONE: (504) 488-1442

FACSIMILE: (504) 488-1448

March 26, 2014

Mercier Realty & Investment Co., Inc.
306 Dauphine Street
New Orleans, LA 70112

RE: 336 Chartres Street
New Orleans, LA 70112

Dear sirs,

I have recently conducted a structural investigation of the building at 336 Chartres Street in the French Quarter to determine whether it is structurally sound and safe.

The building is a four story timber framed structure with load-bearing brick masonry exterior walls.

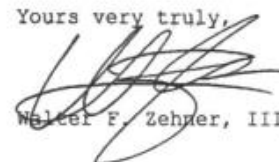
The building presently is in poor condition. The timber framing has deteriorated significantly from roof leaks and the structural damage is extensive, especially on the third and fourth floors, where there are structural failures and upon which it is too dangerous to walk.

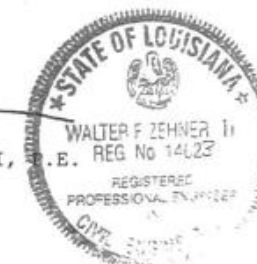
It is my professional opinion that this building is in a condition of imminent collapse. If sections of the third and fourth floors fail further, it could result in the collapse of the entire building including the brick wall that abuts the parking lot at the corner of Chartres and Conti Streets.

Thus it is my further opinion that in the interest of public safety, this building should be demolished as soon as possible.

If you have any questions or comments concerning this issue, please contact me at your convenience.

Yours very truly,


Walter F. Zehner, III,

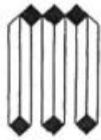


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MORPHY, MAKOFSKY, INC.
CONSULTING ENGINEERS
336 N. Jefferson Davis Parkway
New Orleans, LA 70119
P:504/488-1317 F:504/488-0924
www.mmi-eng.com

Donald C. Makofsky
Jamie L. Saxon
Jonathan S. Sofranko
H. Stephan Bernick
A. Toli Savvaides

Page 71 of 97

April 10, 2014

Mr. Kurt Werling
Werling Builders, Inc.
P. O. Box 24874
New Orleans, LA 70184

Re: Structural Inspection
336 Chartres Street
New Orleans, Louisiana

Dear Mr. Werling:

Pursuant to your request, Mr. Don Makofsky and myself made a site visit to the referenced property on April 9, 2014, in an effort to view and provide our opinion with regards to the structural state of the building. Our inspection consisted of viewing the exterior of the building from the north elevation, and the interior from the ground level, second floor and the top of the stairs at the third level. We did not feel that third floor framing was safe enough to move around on, nor did we make it to the fourth level due to safety concerns.

The building has plan dimensions of approximately 20' by 55', and appears to be oddly "landlocked" by other properties, and would have no street access, should the corner lot at Chartres Street and Conti Street be developed. The four story building's floor and roof levels are framed with wood joists with wood decking, which are supported by brick masonry walls (found on all four sides of the building).

We noted moderate to severe termite and water damage to the wood framing throughout the building at every elevated level, though the damage generally became more pronounced and consistent higher in the building. As stated above, we stopped our interior exploration at the top of the stairs at the third level due to safety concerns – deeming it too dangerous to move about on the third level or to access the fourth level. The attached photographs exhibit typical severe termite damage in the span of a wood joist, and at the tail of another as it enters the brick masonry wall for support.

It is our opinion, based on our observations and experience with similar type damaged timber framing members, that the subject timber framing has been compromised throughout. It is obvious some shoring members have been installed in order to address some of the more obviously compromised framing members. In order to restore the integrity of the timber construction affected by insect infestation and rotting timber related to water damage and fungus, an extensive program of reconstruction and repairs will have to be made.

Werling Builders, Inc.
April 10, 2014
Page 2

There is a good chance that most of the third level, fourth level and roof construction would have to be almost totally replaced. A major part of the existing brick masonry north wall will also need to be reconstructed along with the timber framing cited.

In our opinion, it is totally uneconomical to try to restore this small, remaining appendage of a building. The two side walls and rear walls are constructed of brick masonry. These walls are serving adjacent properties as well as this property. The only access would be from the north wall. No plans for developing the adjacent property are, as we understand, currently planned. This appendage will be just a closed up space and will serve no purpose.

We are available to expound on any of this information with you or your representative.

Please do not hesitate to contact our office should you have any additional questions or need any clarifications.

Yours truly,

MORPHY, MAKOFSKY, INC.

Donald C. Makofsky

HSB:abm\2014\corres\14-050

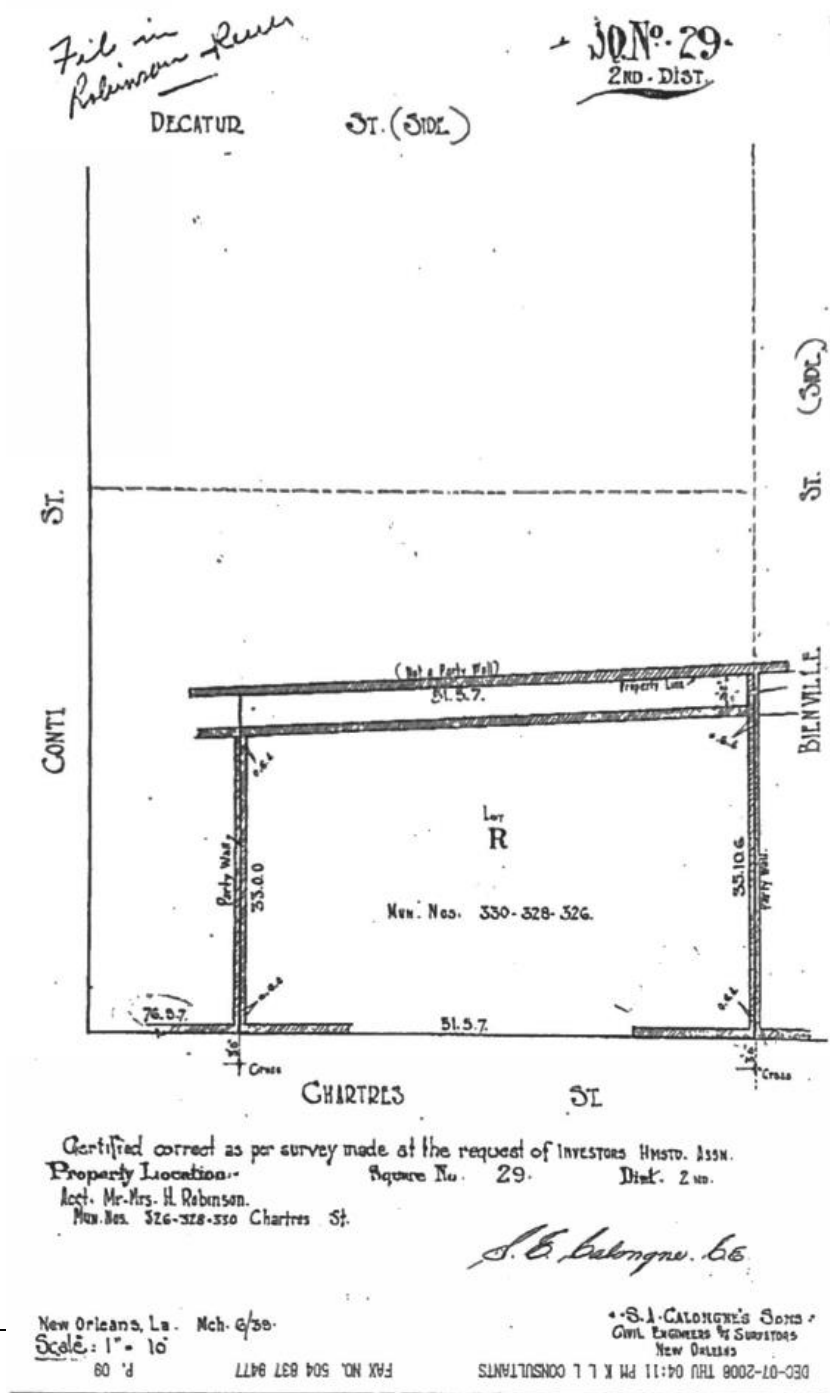
H. Stephan Bernick, P.E.

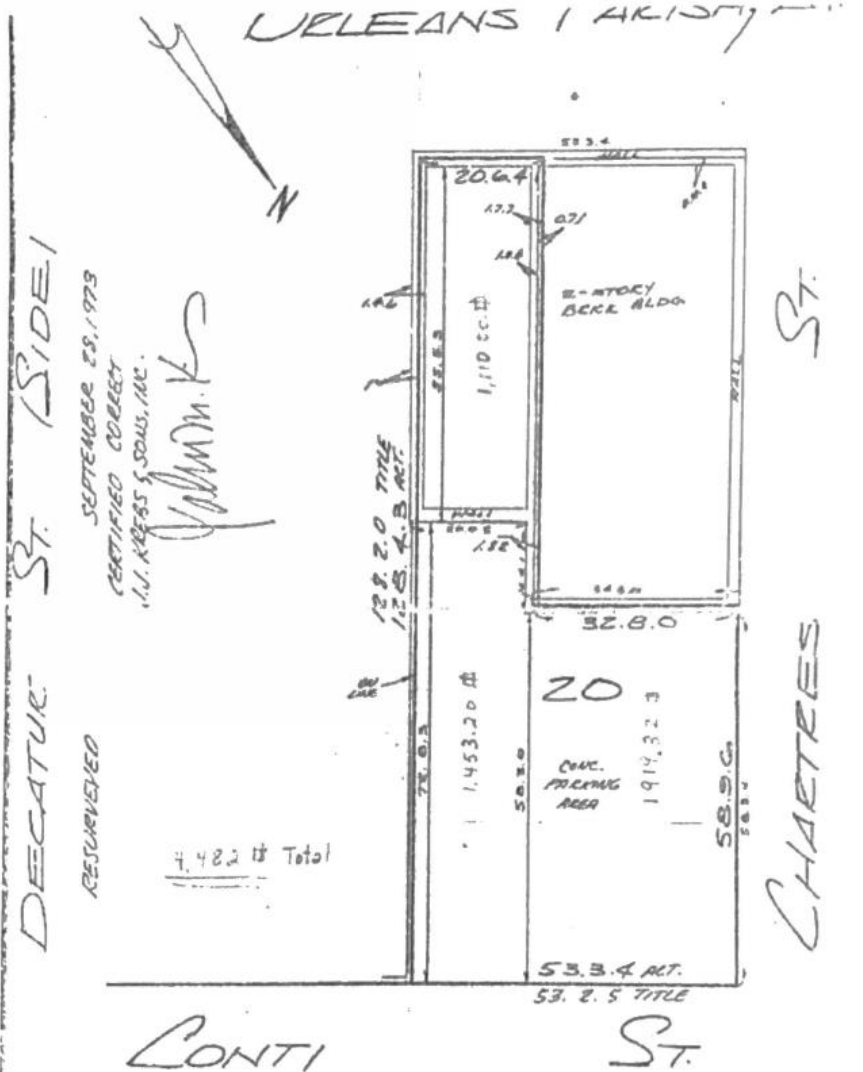
340 Chartres

Vieux Carré Commission

May 27, 2020







Metairie, LA. NOV. 29, 1970
SURVEY MADE AT THE REQUEST
OF MERCIER REALTY & INVESTMENT CO.

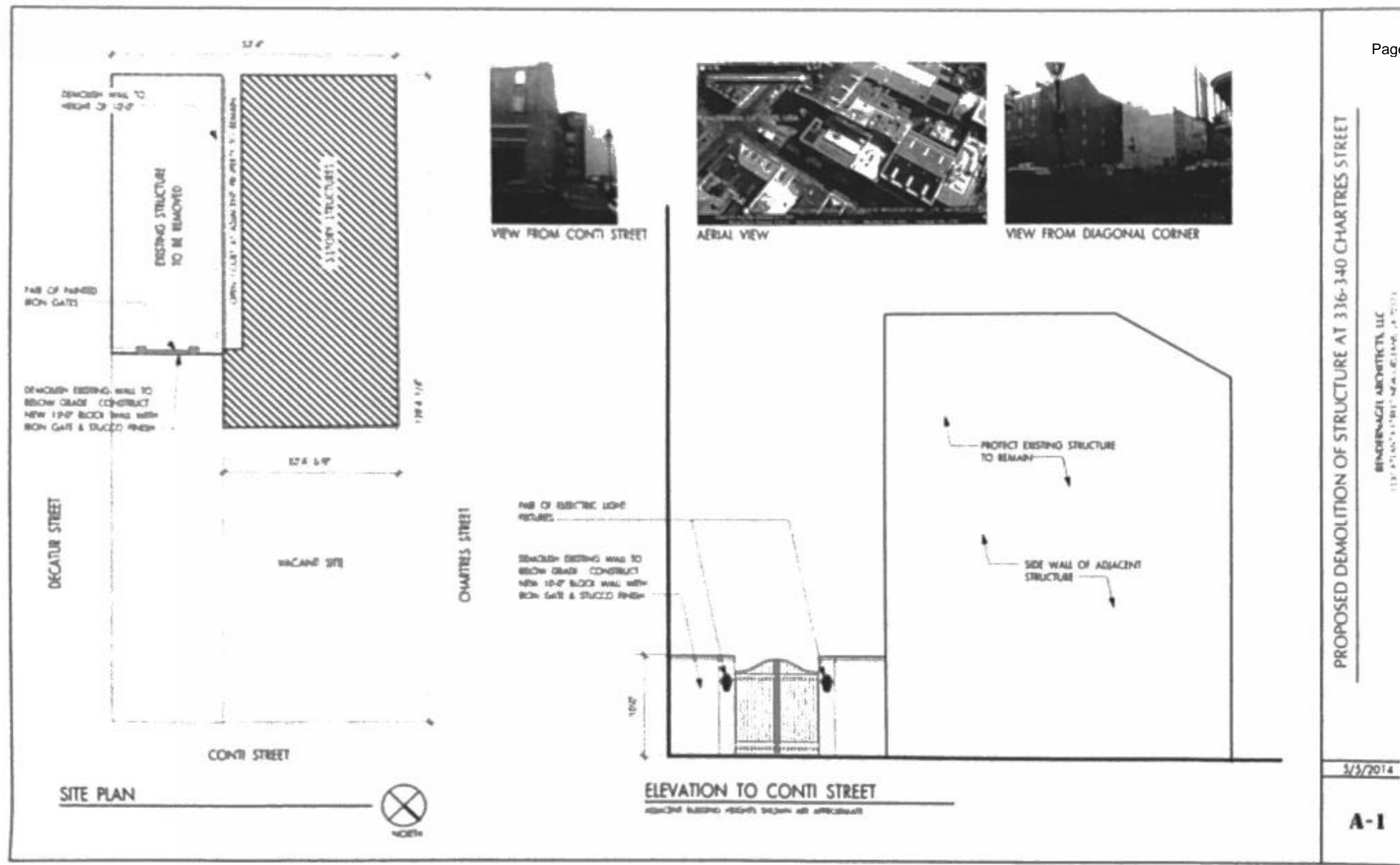
340 Chartres

Vieux Carré Commission

CERTIFIED CORRECT
J. J. KREBS & SONS, INC.
BY *[Signature]*

May 27, 2020





15 April 2015

Mr. Peter Nass
860 Behrman Hwy
Gretna, LA 70056

Re: Mercier Realty, 336-340 Chartres Street

Subject: Demolition Procedure

Mr. Nass:

In accordance with your request, and much consultation with our structural engineer, we offer the following information for your use in discussions with the adjacent property owners of the above referenced property. Each bullet item is a means and method that we choose to utilize in order to safely and successfully remove the damaged structure.

- Clean all stored items from the interior of the property.
- Shore all floor levels with either scaffold shoring or traditional lumber shoring; all of which will be approved by our structural engineer prior to installation.
- Remove interior flooring and framing, which is currently failing, in an effort to avoid collapse of said members.
- From an extended reach boom lift, take apart the front masonry wall from the top down by hand.
- Once the masonry is removed, begin removing framing members from the front (Conti Street) to the rear (Bienville Street) from the roof to the bottom.
- At the time that all wood framing is removed, begin removing the masonry walls from an extended reach boom lift from the top to approximately 12' from the ground, leaving a fence to provide privacy to the rear of the neighbor's properties.
- Clean and tuck point the remaining brick wall/fence to assure stability.
- Install a masonry wall and iron gate at the front of the former building to keep vagrants, etc. from utilizing the new space as a haven.

By the records of our client, dating back to 1908, if not earlier, the brick walls are within their property and, therefore, can be removed in full if they should desire. However, they are wishing to leave them at the 12' mentioned to provide privacy for both sets of owners.

In doing the work in this manner, we should be able to safely remove the failing structure without harming any workers or adjacent property. If any of this is unclear, please feel free to call me for a verbal discussion that may be clearer than written text.

Sincerely,

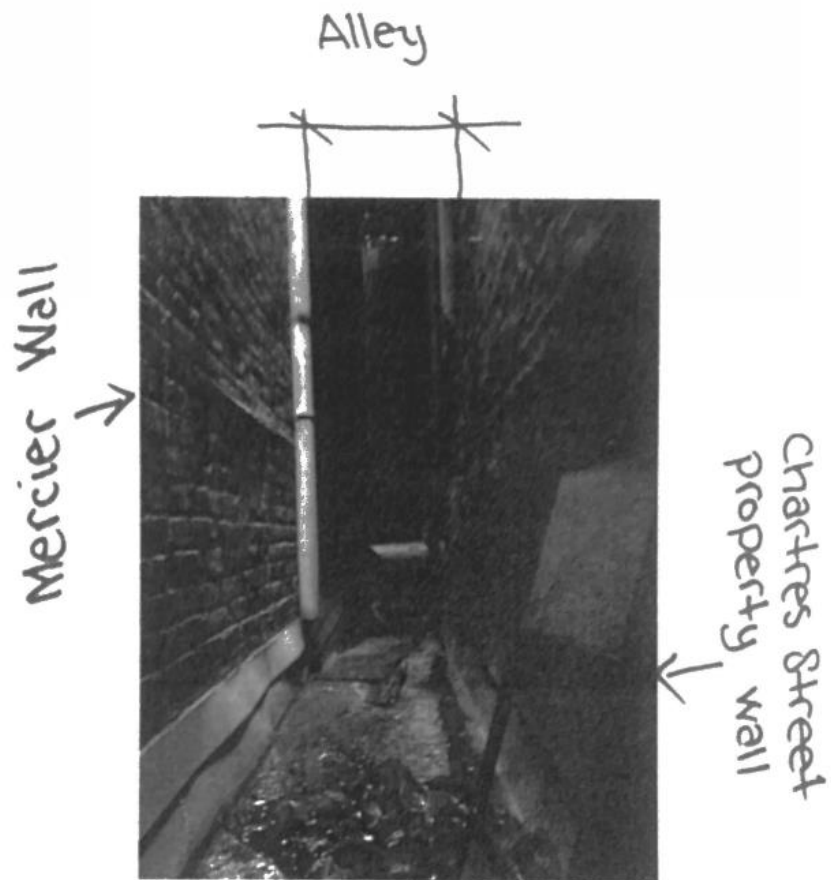
Kurt J Werling
Owner

340 Chartres

Vieux Carré Commission

May 27, 2020

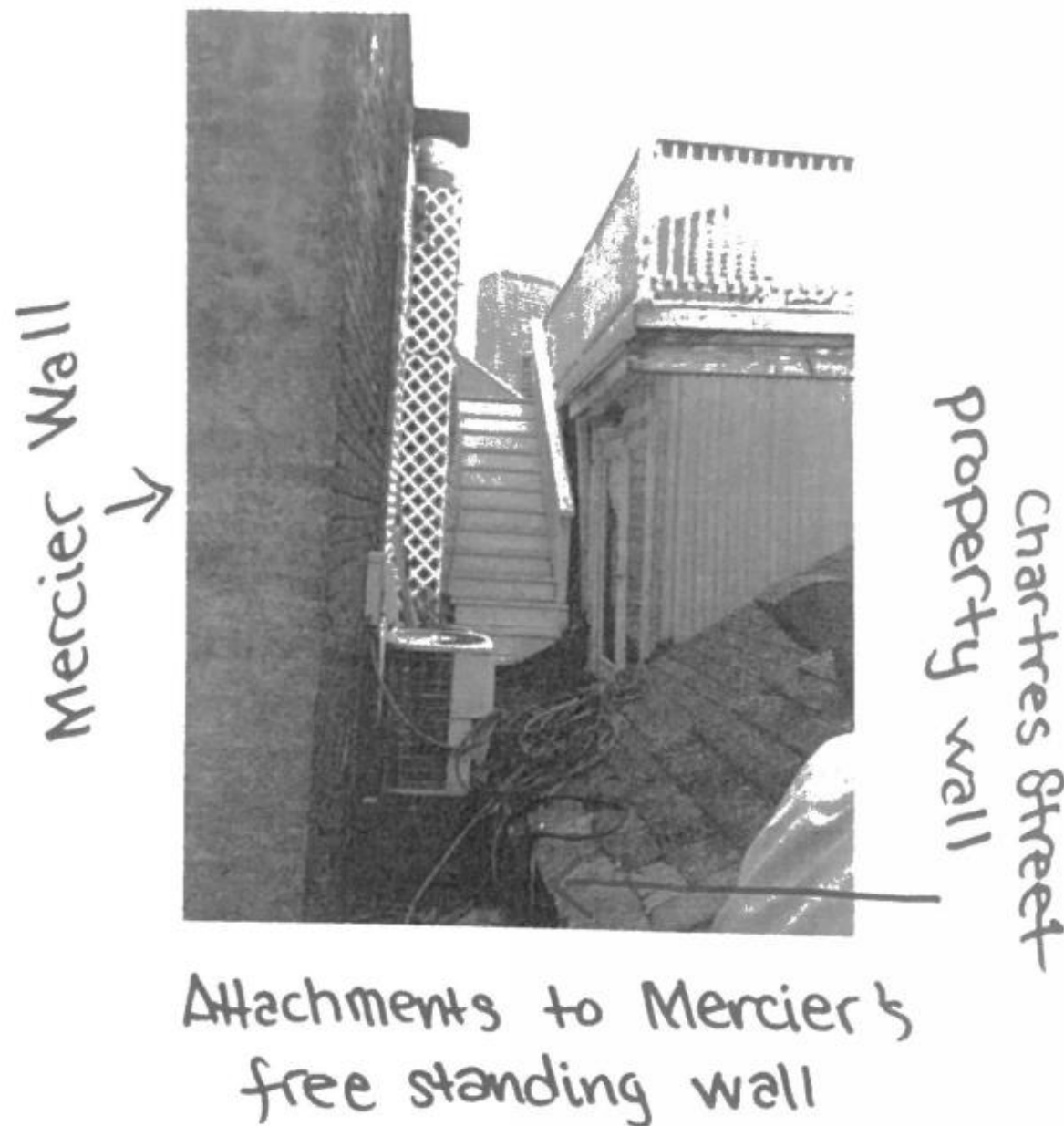




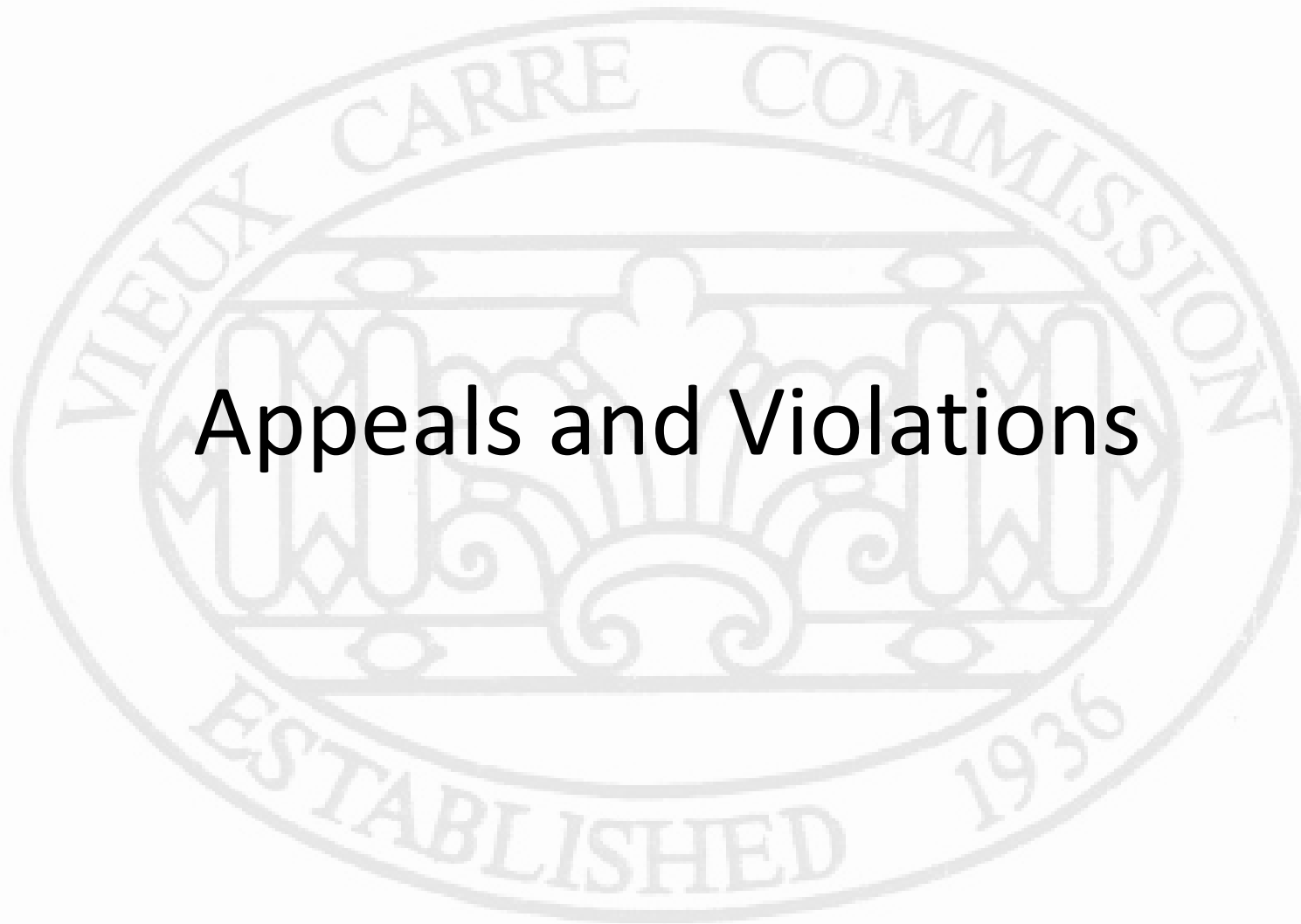
Alleyway between Mercier's free standing wall and rear wall of buildings facing Chartres St.



Pipe hanging over open space between Mercier's wall and neighbor's rear wall facing Chartres St

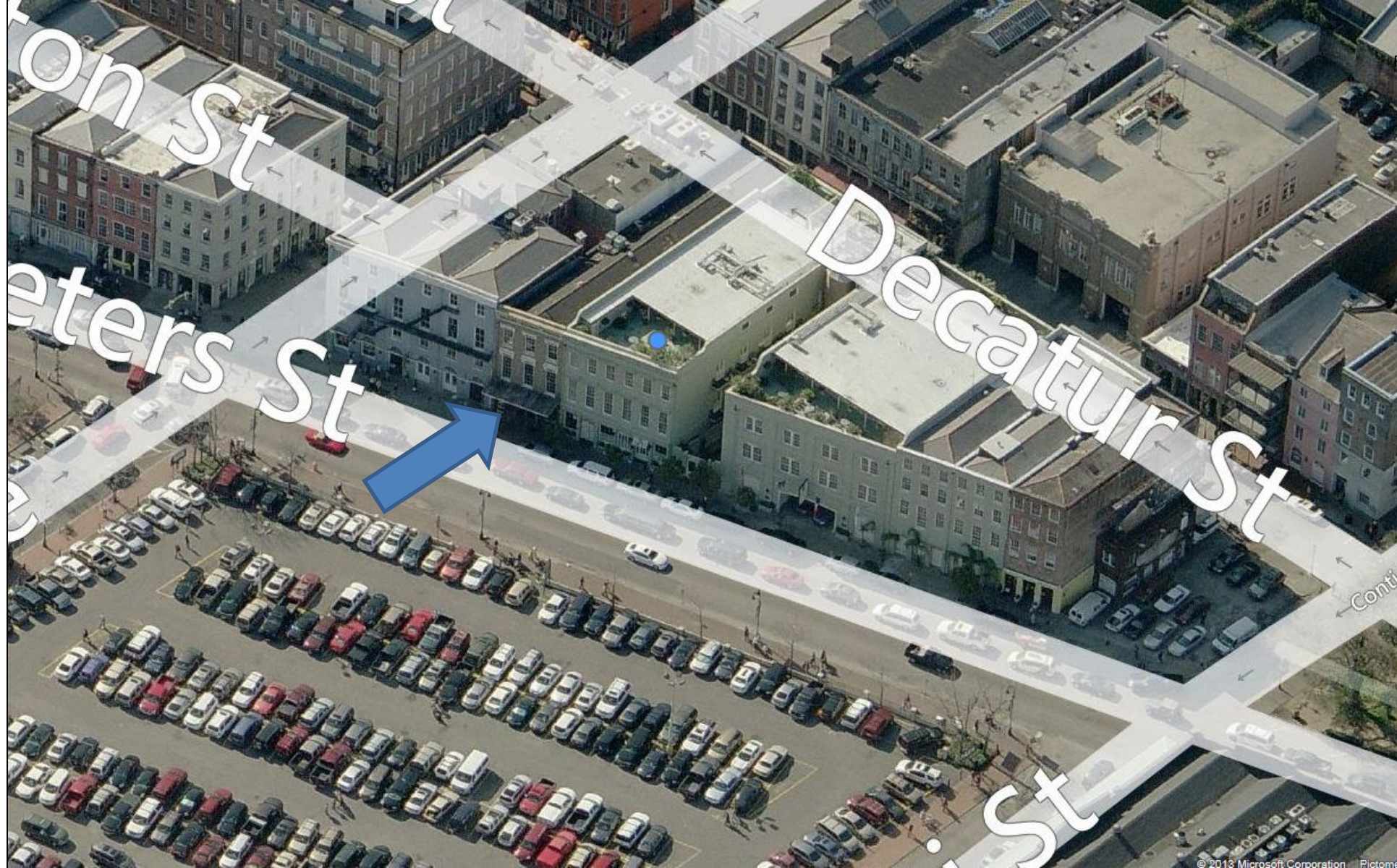


Appeals and Violations





**311 N Peters
308 Decatur**

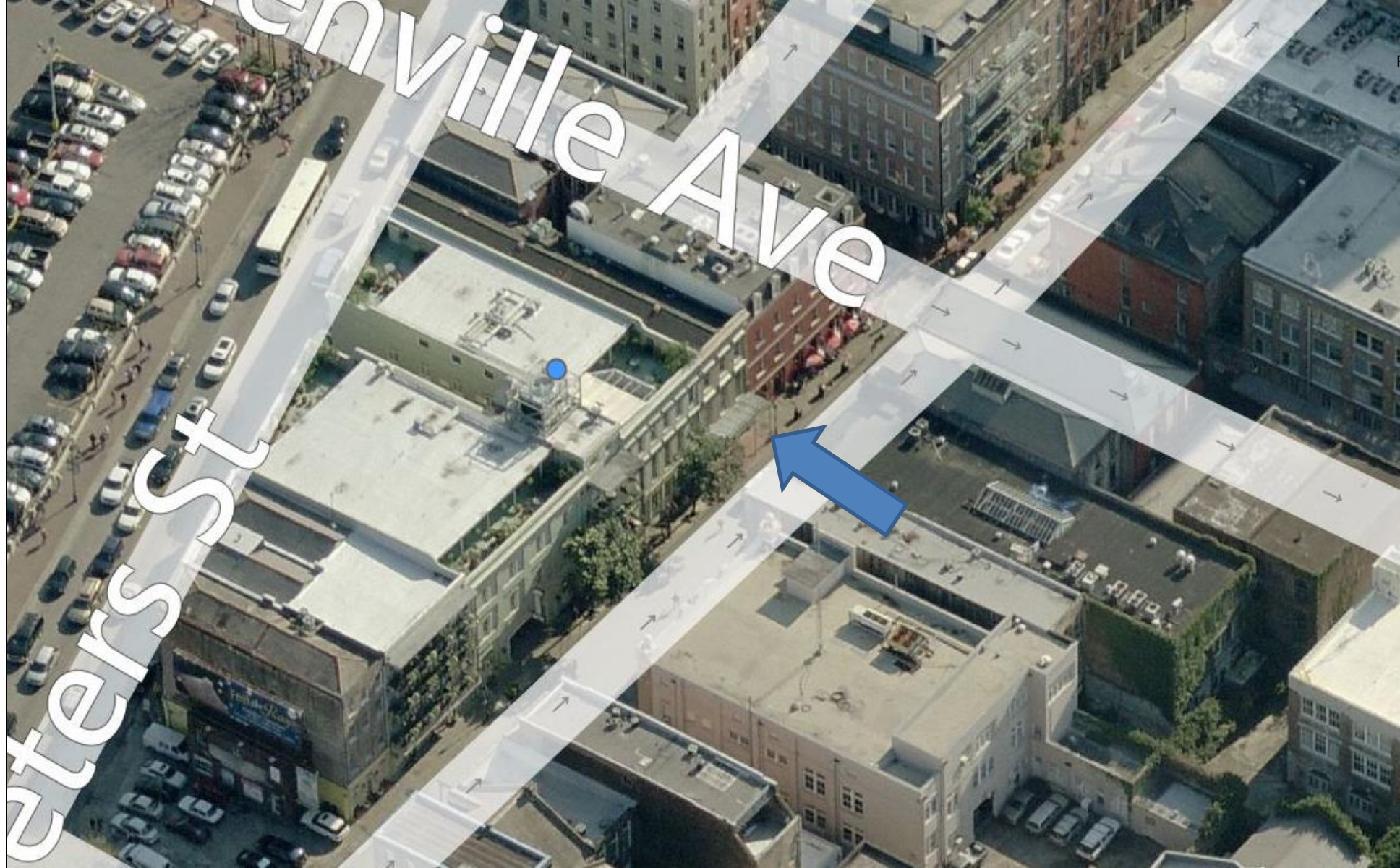


311 N. Peters

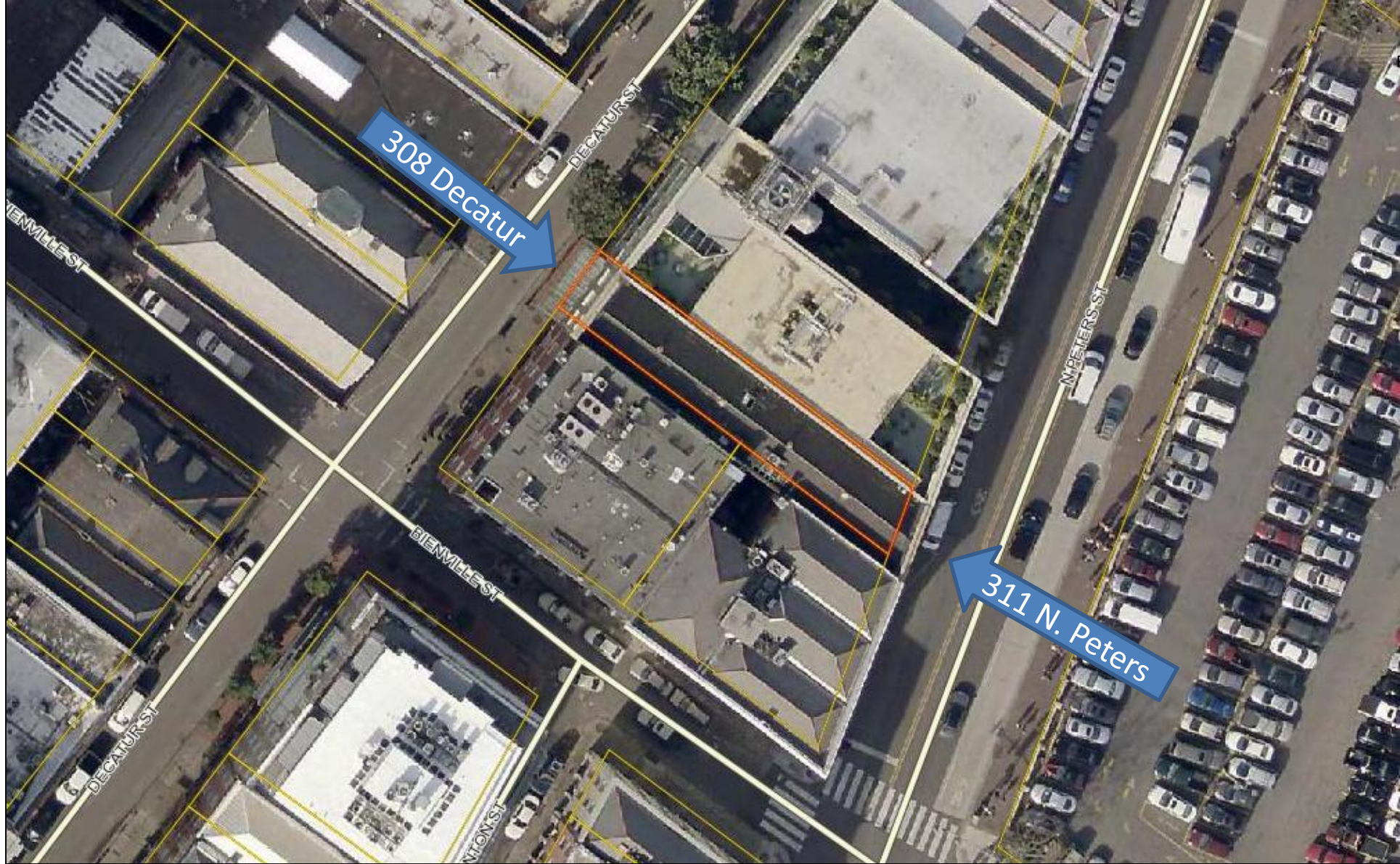
Vieux Carré Commission

May 27, 2020





311 N. Peters



N. Peters façade



311 N. Peters

Vieux Carré Commission

May 27, 2020



N. Peters façade



311 N. Peters

Vieux Carré Commission

May 27, 2020



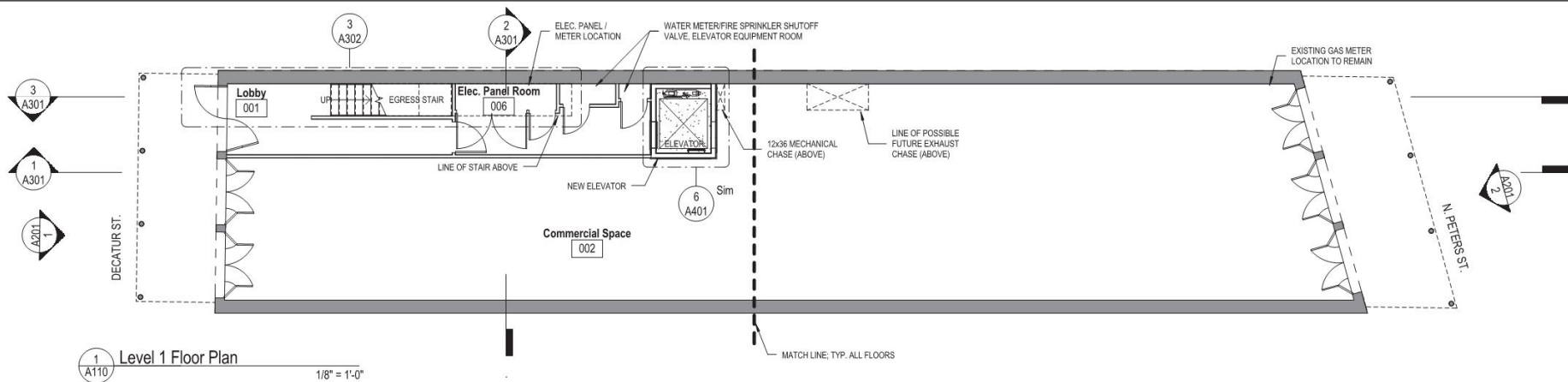


311 N. Peters

Vieux Carré Commission

May 27, 2020





JOHN C. WILLIAMS ARCHITECTS LLC
804 BARBONNE STREET
NEW ORLEANS, LA 70112
PHONE (504) 586-0888 FAX (504) 586-0887

These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

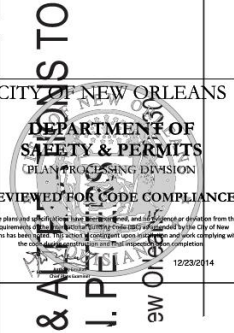
I will be providing project construction administrative services on this project.

John Williams



VCC RECEIVED
08/27/2014

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John C. Williams Architects LLC

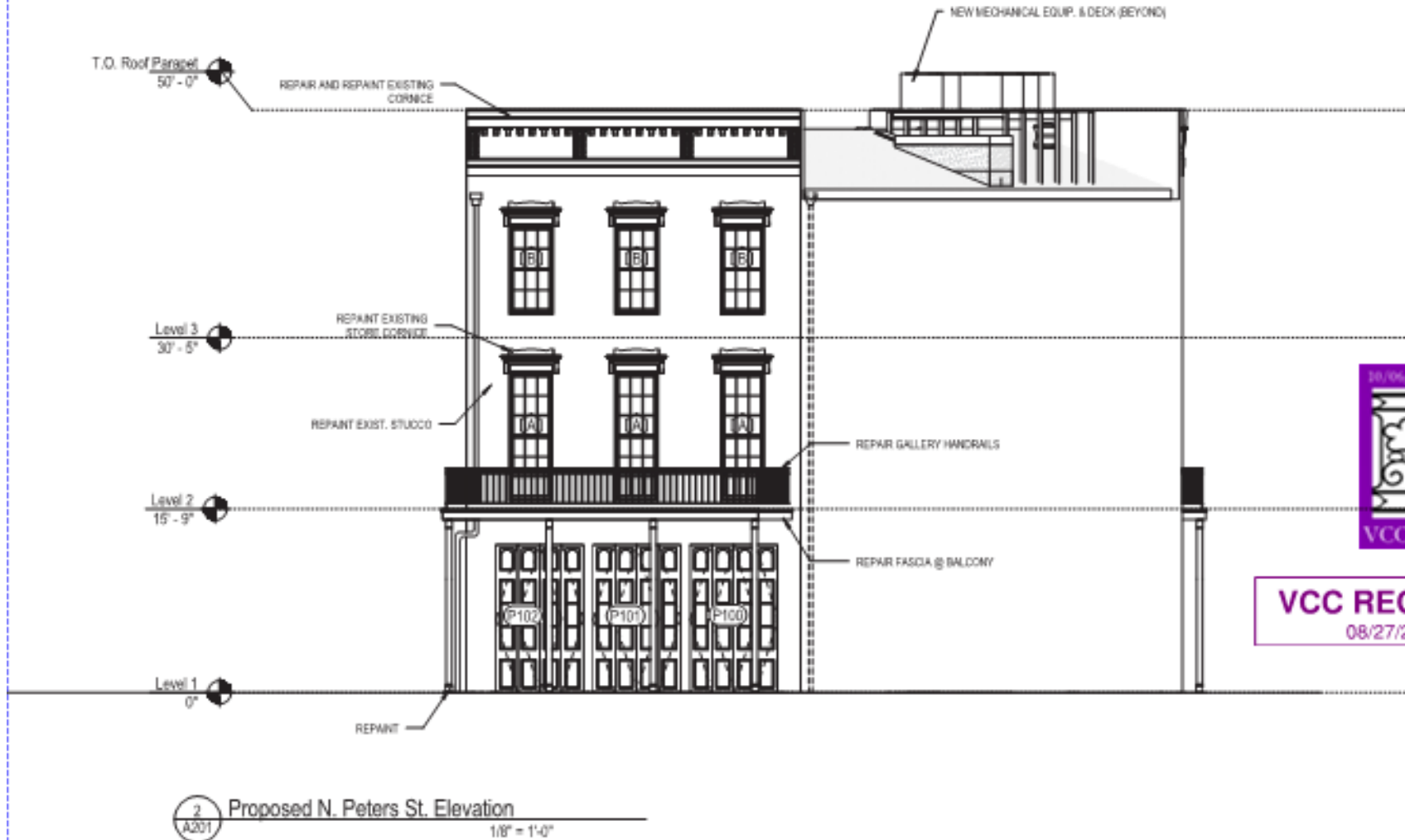



311 N. Peters – from VCC Stamped Approved Plans

Vieux Carré Commission

May 27, 2020








JOHN C. WILLIAMS ARCHITECTS LLC
804 BARDONE STREET
NEW ORLEANS, LA 70110
PHONE 504.586.0000 | FAX 504.586.0007

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I will be providing project construction administration services on this project.

John C. Williams



May 16, 2014

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John C. Williams Architects LLC

CITY OF NEW ORLEANS
DEPARTMENT OF
SAFETY & PERMITS
CITY ENGINEER'S OFFICE
REVIEWED FOR CODE COMPLIANCE

12/23/2014

311 N. Peters – from VCC Stamped Approved Plans

Vieux Carré Commission

May 27, 2020





311 N. Peters

Vieux Carré Commission

May 27, 2020





311 N. Peters

Vieux Carré Commission

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Vieux Carré Commission

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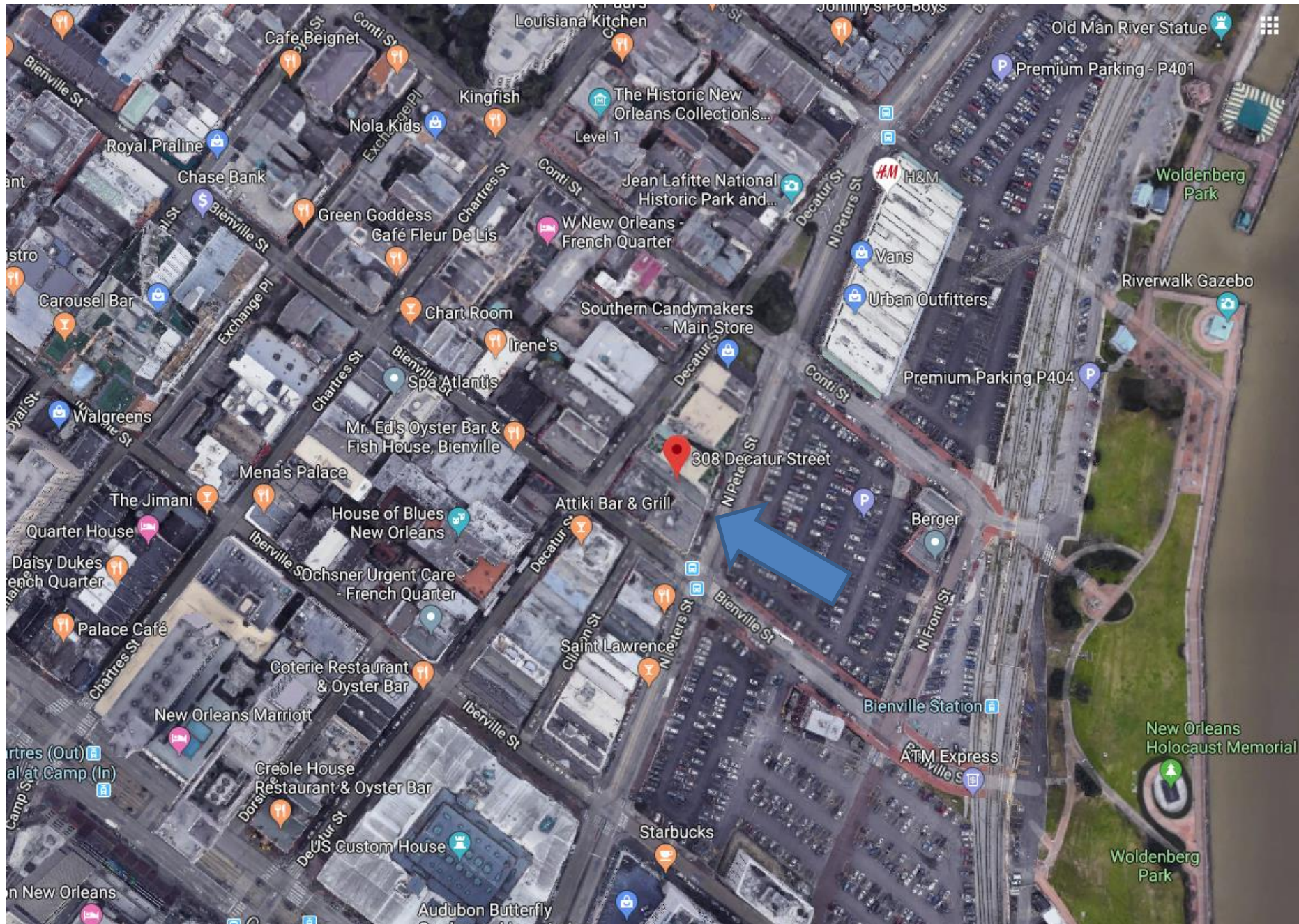


311 N. Peters

Vieux Carré Commission

May 27, 2020





308 Decatur
Vieux Carré Commission

May 27, 2020



JOHN C. WILLIAMS ARCHITECTS LLC
NEW ORLEANS, LA 70113
PHONE (504) 586-0000 FAX (504) 586-0007

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I will be providing project construction administrative services on this project.

X _____

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John C. Williams Architects LLC

RENOVATION & ALTERATIONS TO
311 N. PETERS
Vieux Carré, New Orleans, LA 70130

-REVISIONS-

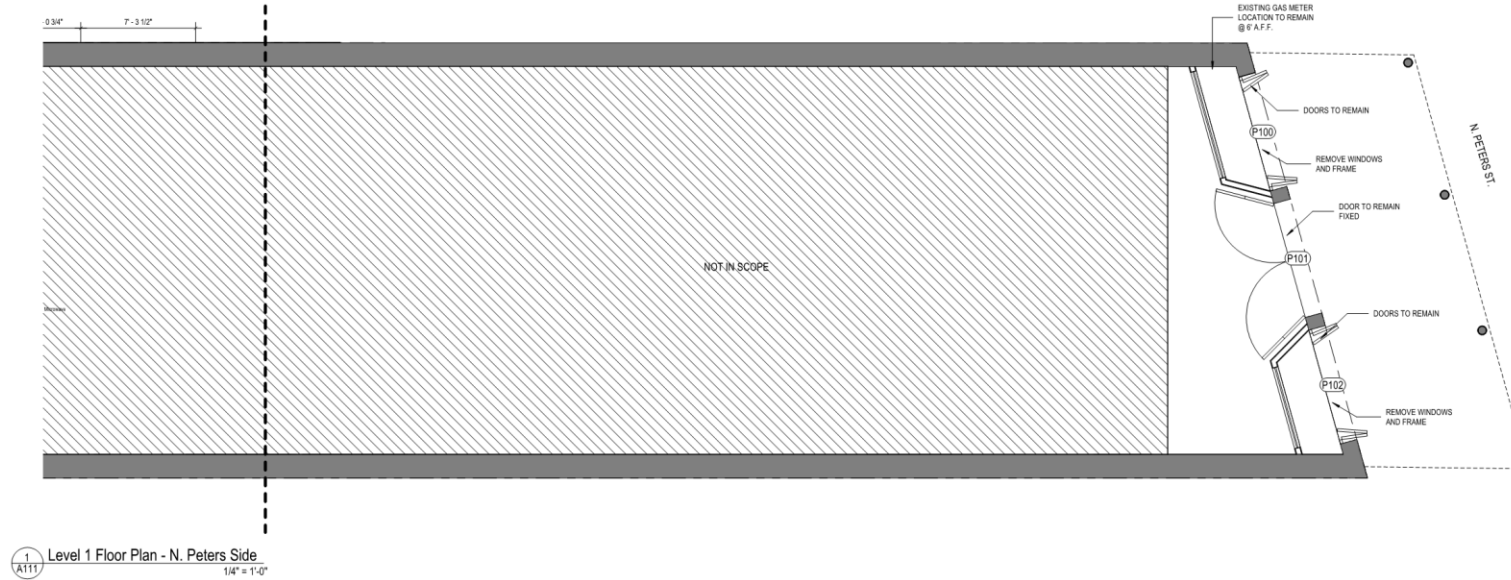
No.	Date	Scope
9	11/19/13	ISSUE FOR PERMIT
10	11/28/13	100% CDs
11	01/08/14	PERMIT ADDENDUM
15	05/05/14	IFC #2 SET
	10/02/19	UPDATED SET

DRAWING
FIRST FLOOR PLAN

DRAWING BY _____ Author
SCALE 1/4" = 1'-0"
JOB No. S13018.00
DATE 02/06/13

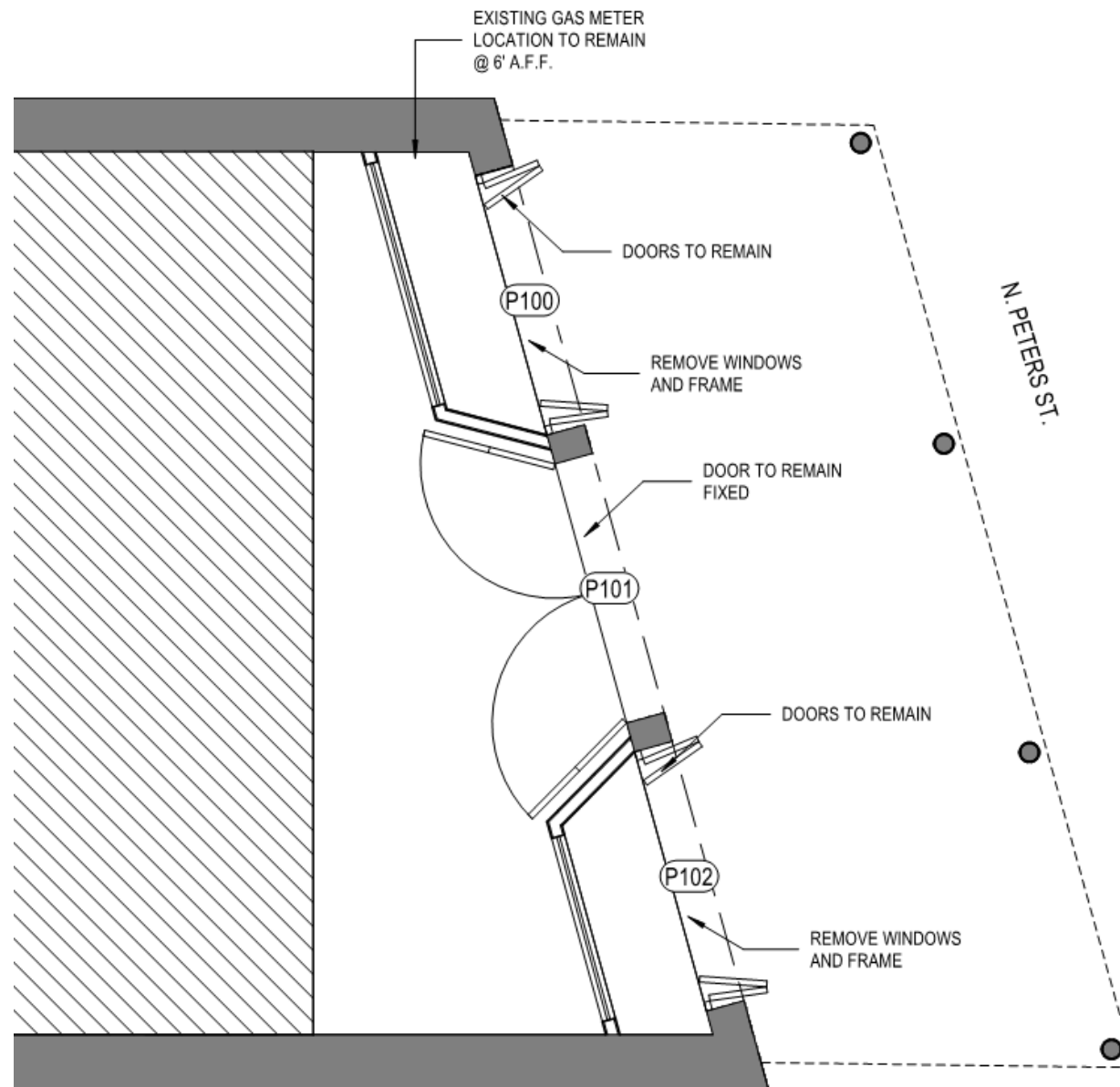
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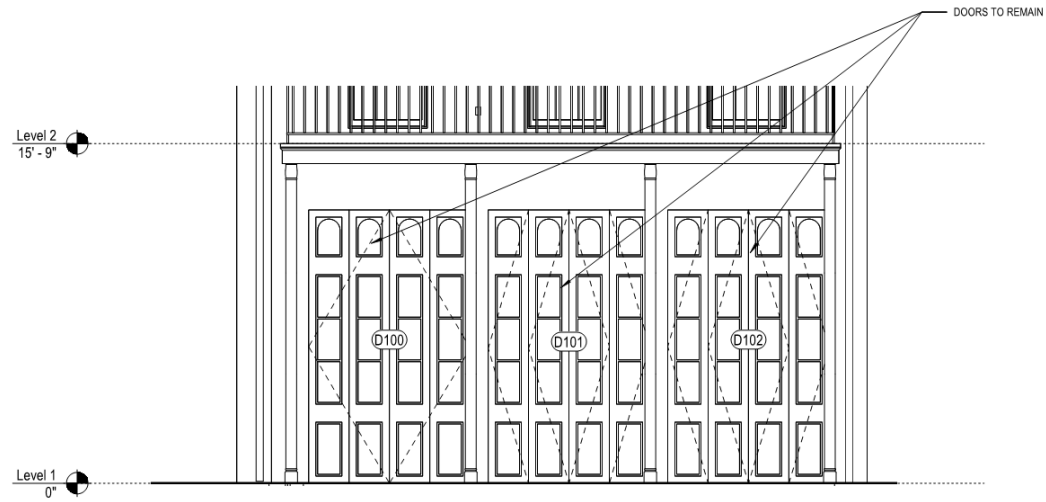
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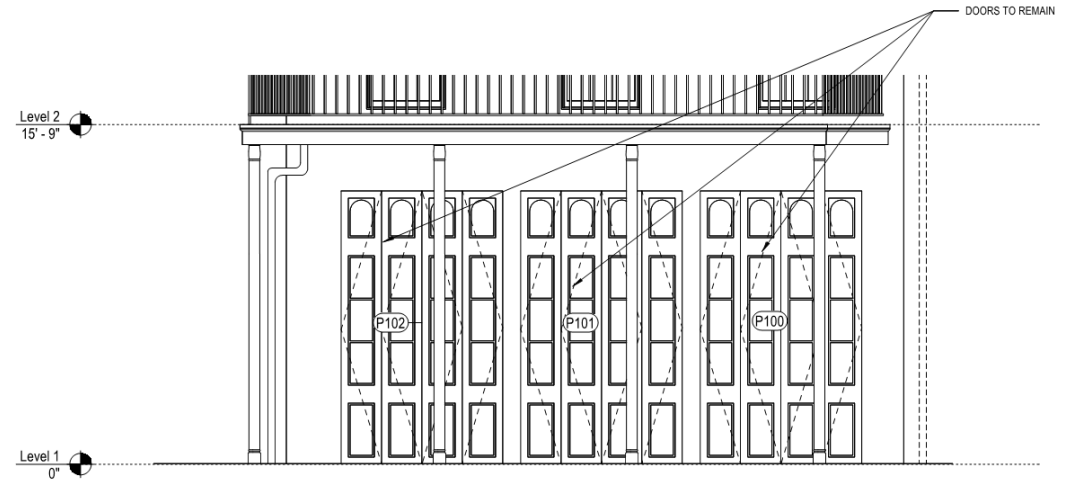
WALL FRAMING LEGEND

	NEW 2x4 PARTITION, SEE PARTITION TYPES, A711
	NEW 2x6 PARTITION, SEE PARTITION TYPES, A711
	EXISTING MASONRY WALLS





1
A201
Proposed Decatur St Elevation
1/4" = 1'-0"



2
A201
Proposed N. Peters St. Elevation
1/4" = 1'-0"

