

Vieux Carré Commission Meeting

Wednesday, October 20, 2021



Review of Minutes



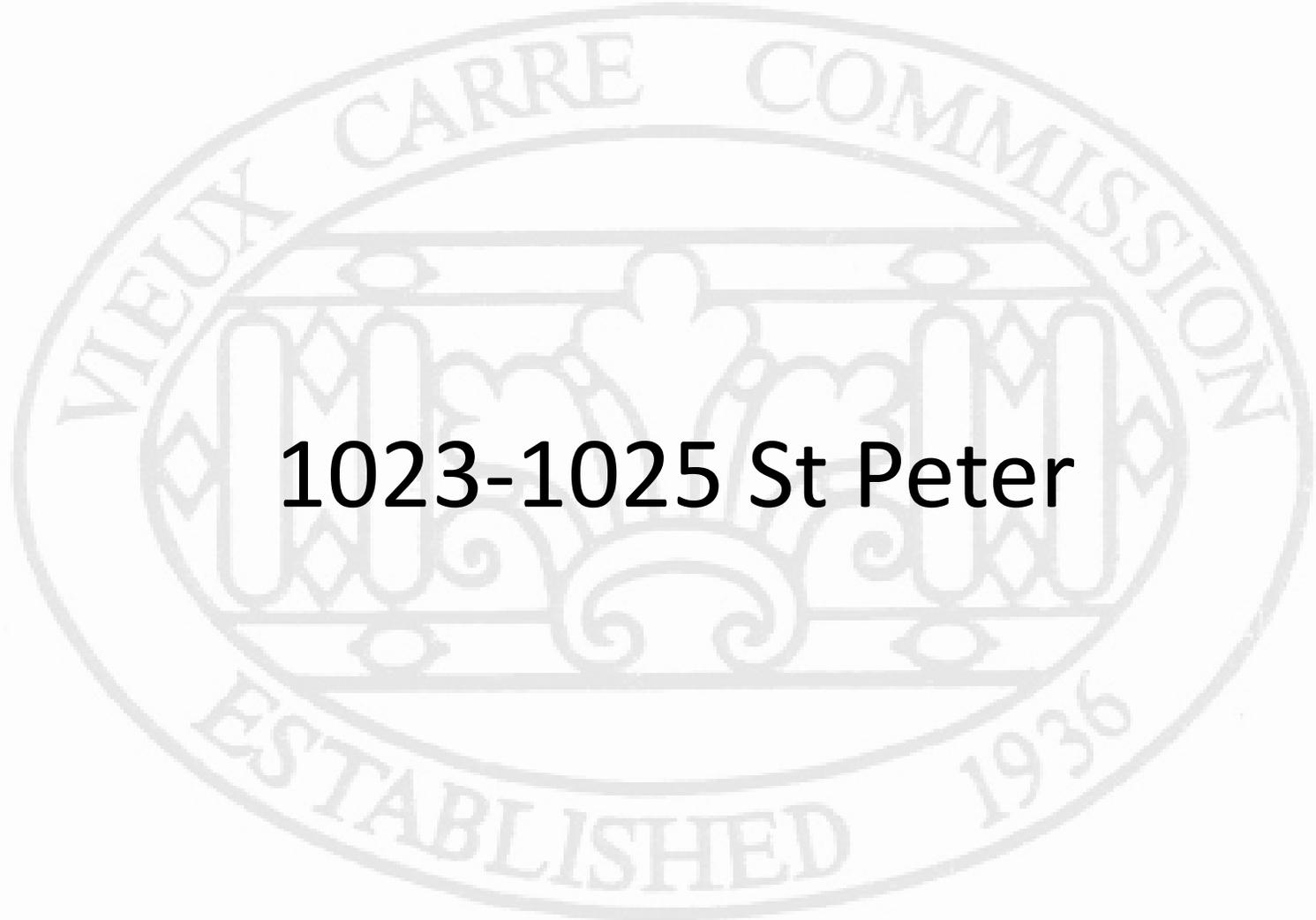
Chairman's Report



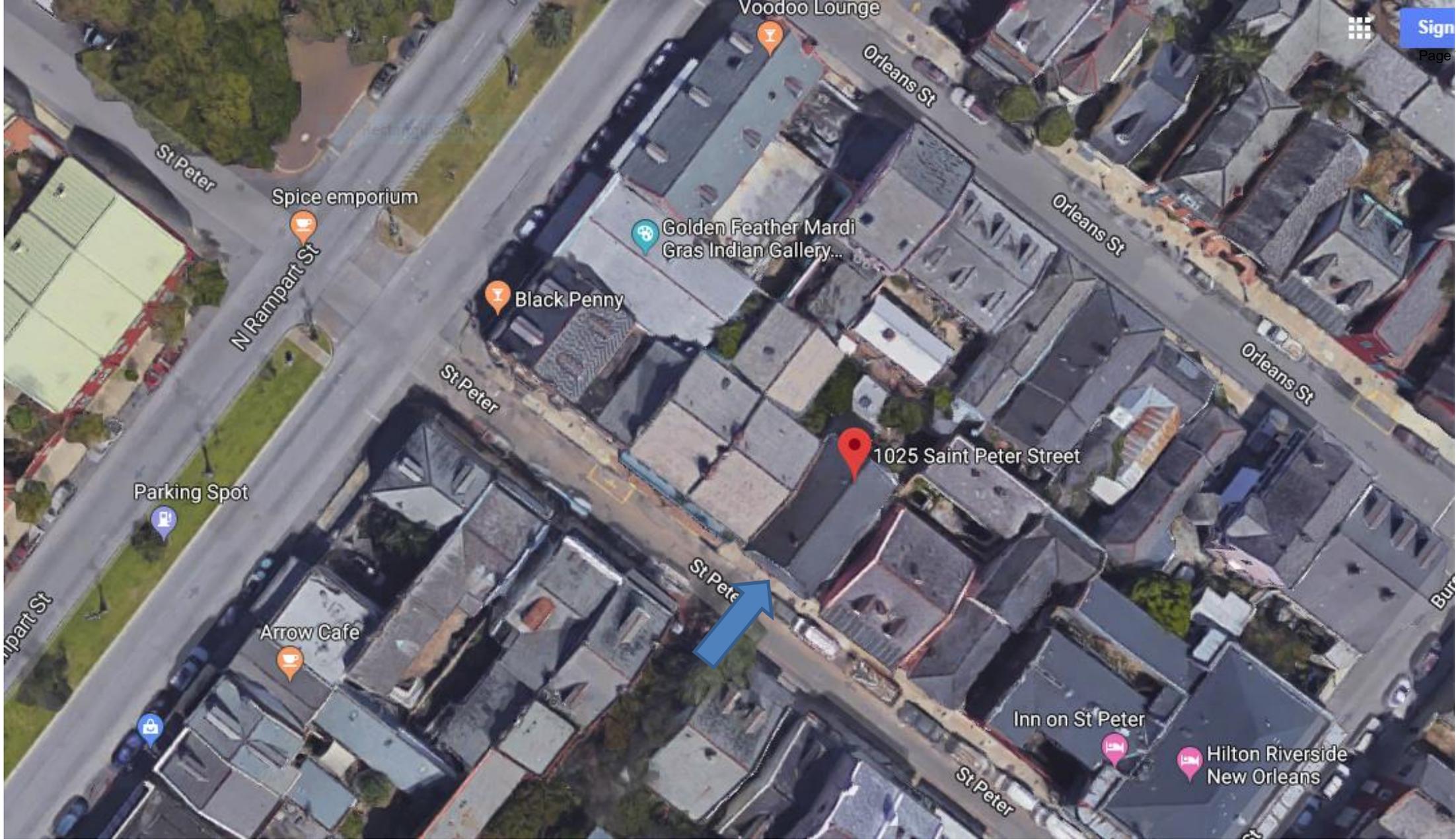
Director's Report



New Business

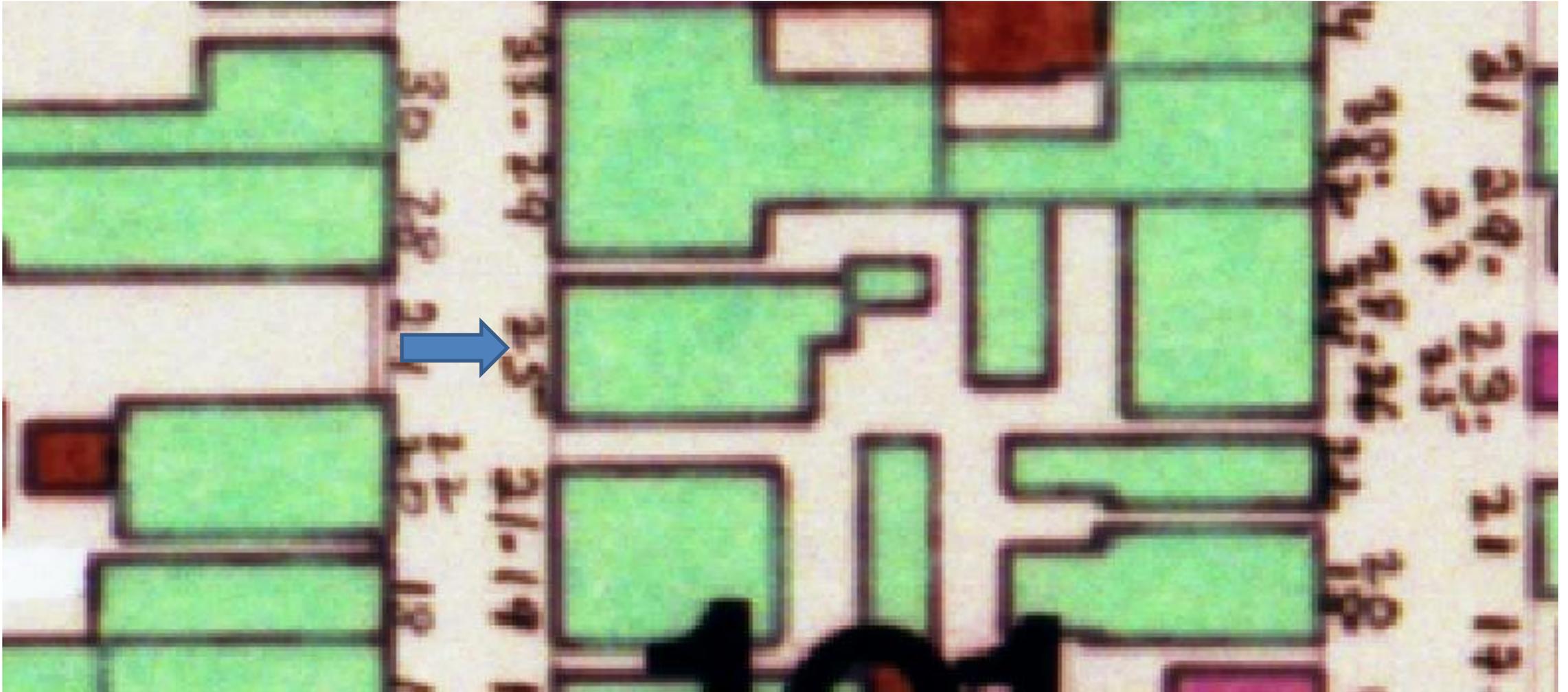


1023-1025 St Peter



1025 St Peter







1025 St Peter - 1964

Vieux Carre Commission

October 20, 2021





1025 St Peter
Vieux Carre Commission

October 20, 2021





1023 St Peter

Vieux Carre Commission

02 01 2021

October 20, 2021





1023 St Peter

Vieux Carre Commission

02 01 2021

October 20, 2021





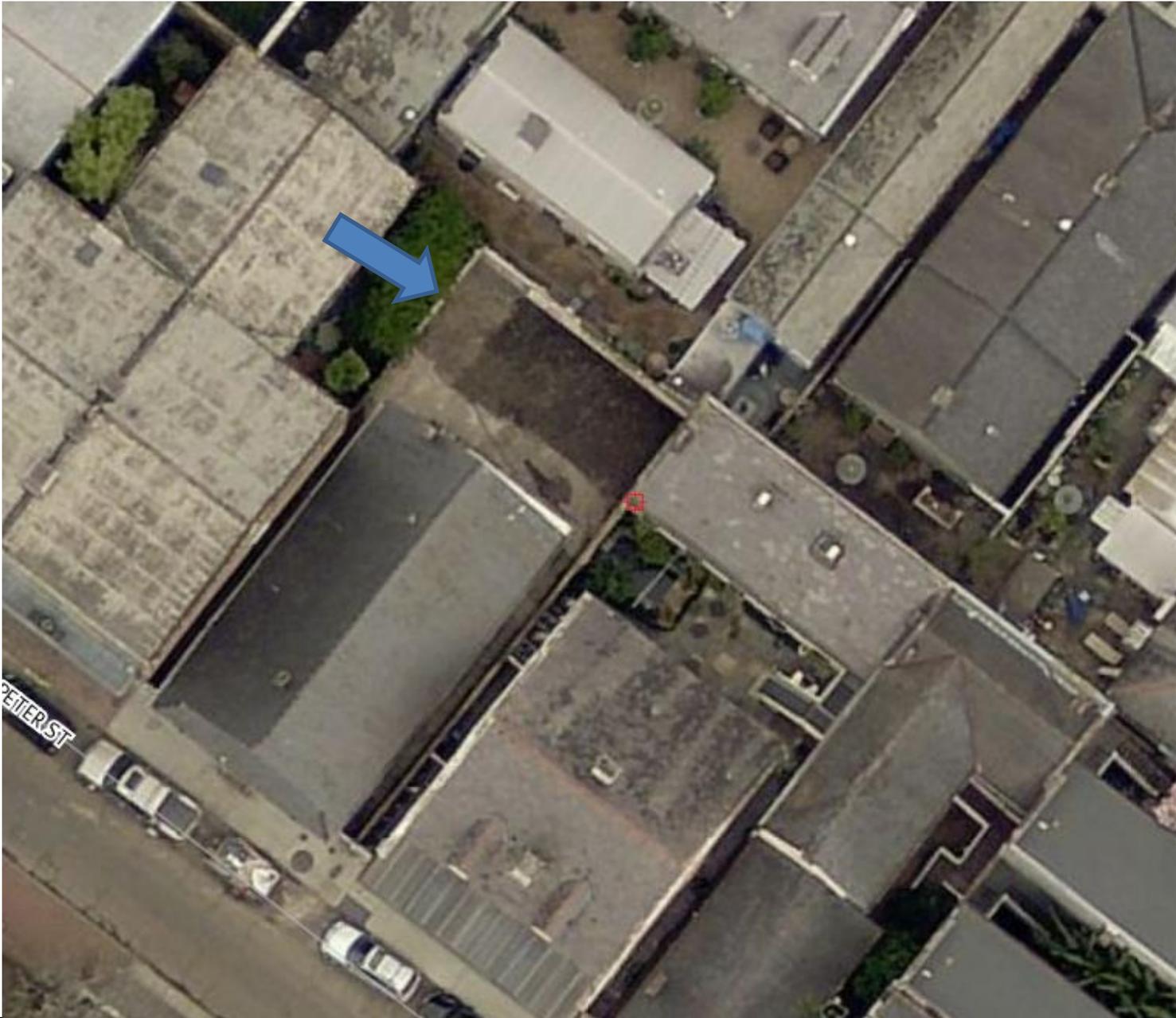
1023 St Peter

Vieux Carre Commission

02 01 2021

October 20, 2021





1023 St Peter

Vieux Carre Commission

October 20, 2021



1025 SAINT PETER STREET NEW ORLEANS, LA 70116

PROJECT DESCRIPTION: RENOVATION TO EXISTING SINGLE FAMILY RESIDENCE
AND NEW GUEST HOUSE IN REAR

PROJECT DIRECTORY:

Owner: Rory Panepinto Email: rppinto@aol.com
1 Forrest Court Phone: (504) 376-4664
Metairie, LA 70001

PROJECT ADDRESS: 1025 Saint Peter Street
New Orleans, LA 70116

BOUNDED STREETS: North Rampart St., Burgundy St., & St. Ann St.

PROPERTY DESCRIPTION: Square 101, Lot A
Vieux Carré, Orleans Parish, Louisiana.

CONSTRUCTION TYPE: IRC, Type V, Raised on Piers on Footings.

GEOLOGICAL ZONE: Pile Zone GM-3, Orleans Parish allowable capacity: 5 tons for class 5, 30' long
or refusal,* Pile Tip embedded in sand strata

ZONING: VCR-1 Vieux Carré Residential District

MINIMUM PERMEABLE OPEN SPACE REQUIREMENT: 30% OF LOT AREA
TOTAL LOT AREA: 2,776.92 SF
ACTUAL PERMEABLE OPEN SPACE: 836.25 SF OR 30.11%

MAX. HEIGHT: 50'-0", ACTUAL HEIGHT OF GUEST HOUSE: 24' 6-1/8"

PROJECT INFORMATION:

Renovation of existing single family residence and addition of new Guest House in rear.

MAIN HOUSE:

1ST FLOOR AREA: 1,545.33 SF
2ND FLOOR AREA: 665.22 SF
TOTAL LIVING AREA: 2,211 SF

NEW SLAVE QUARTER / GUEST HOUSE:

1ST FLOOR AREA: 395 SF
2ND FLOOR AREA: 330 SF
TOTAL LIVING AREA: 725 SF



List of Drawings

- G-100 Title Sheet
- A-100 Existing Floor Plan
- D-100 Demolition Plan
- A-101 New First Floor Plan
- A-102 New Second Floor Plan
- A-200 Right Side Elevation / Left Side Elevation / Guest House Front & Rear Elevations
- A-201 Guest House Section 1 & 2 / Loath Path / Rear Elevation (Main House)
- A-202 New Steel Door & Wood Shutter Details for Gust House
- S-100 Main House Foundation Plan
- S-101 Guest House Section 1 & Section 2 / Load Path
- S-102 Guest House Foundation Plan / Second Floor Framing Plan / Roof Framing Plan
- E-100 First Floor Electrical Plan
- E-200 Second Floor Electrical Plan

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH IRC 2015

I HEREBY CERTIFY THAT THE PROJECT MANUAL AND THE PROJECT DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF LOUISIANA. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK. I TAKE FULL RESPONSIBILITY FOR THESE PLANS.

BY: 
ALFRED M. HAYES

LICENSE NO. 4032

1025 SAINT PETER STREET
NEW ORLEANS, LA 70116

Hayes Architects
A.P.A.C.



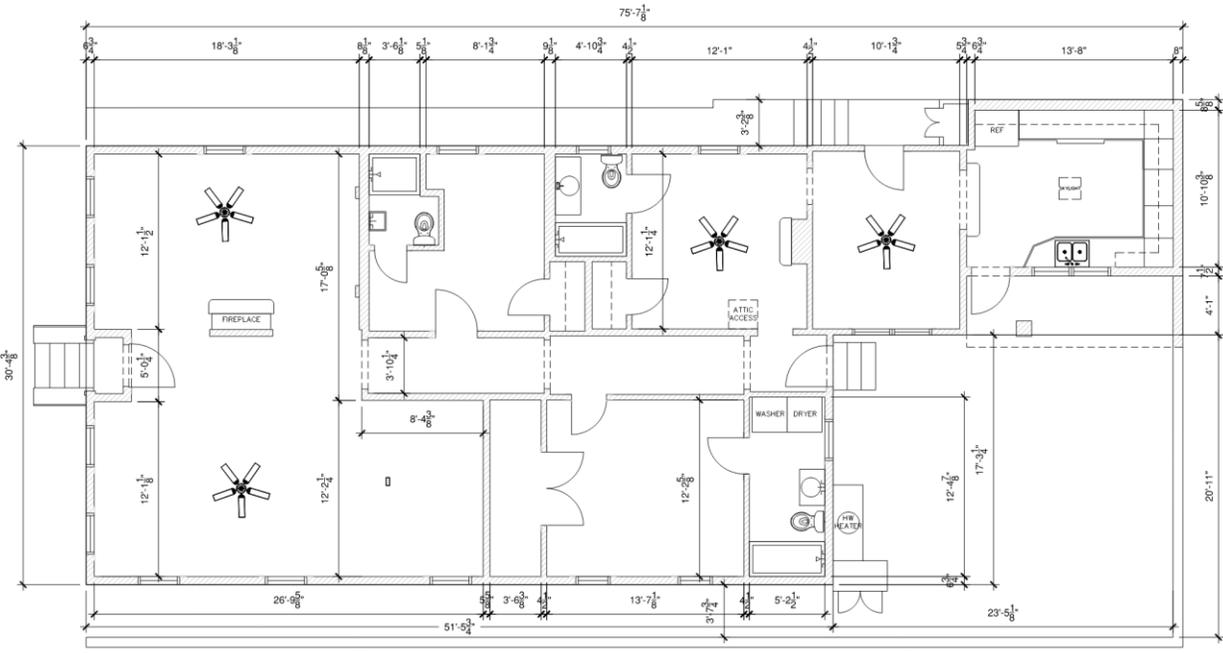
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DRAWN BY:	R.HAYES
CHECKED BY:	A.HAYES
PROJECT NO:	1025SP REV.
SCALE:	DATE: 10/16/21 REVISIONS: 03/21

G-100
SHEET 1 OF 13



2215 ELMBROOK PARKWAY
METairie, LOUISIANA 70003
E-MAIL: AHAYES33@AISCANT.COM
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ST. PETER ST.



1 **EXISTING FIRST FLOOR PLAN**
1/4"=1'-0" 1025 ST. PETER ST.

FIRST FLOOR AREA: 1,865 SF

1025 St. Peters
NEW ORLEANS, LA 70116

Hayes Architects
A.P.A.C.



DESIGNED BY:	A HAYES
DRAWN BY:	A HAYES
CHECKED BY:	A HAYES
PROJECT NO.:	1025SP
SCALE:	
DATE:	8/26/19

A-100
SHEET 2 of 13

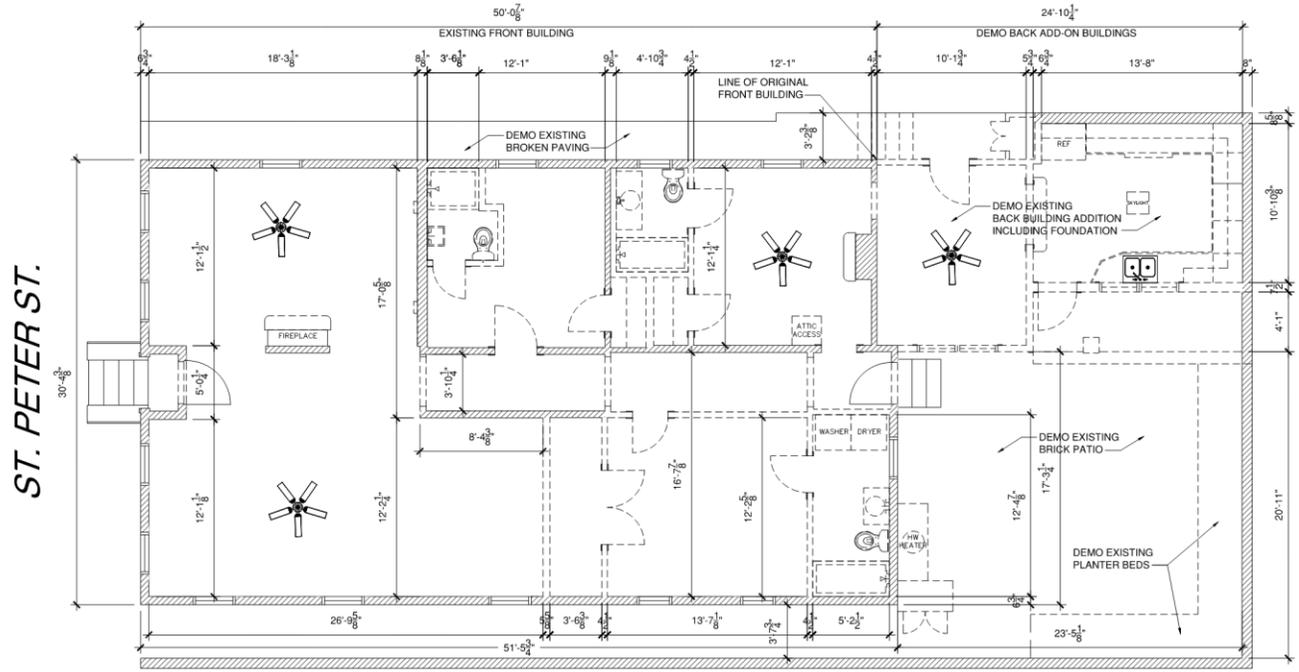
1023 St Peter

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October 20, 2021



5212 ELWOOD PARKWAY
 METAIRIE, LOUISIANA 70002
 PHONE: 504.885.7000
 EMAIL: APARCH@A.P.A.C.



1 **DEMOLITION PLAN**
 1/4"=1'-0"
 1025 ST. PETER ST.

EXISTING FIRST FLOOR AREA: 1,865 SF

LEGEND

	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

1025 St Peter
 NEW ORLEANS, LA 70116

Hayes Architects
 A.P.A.C.



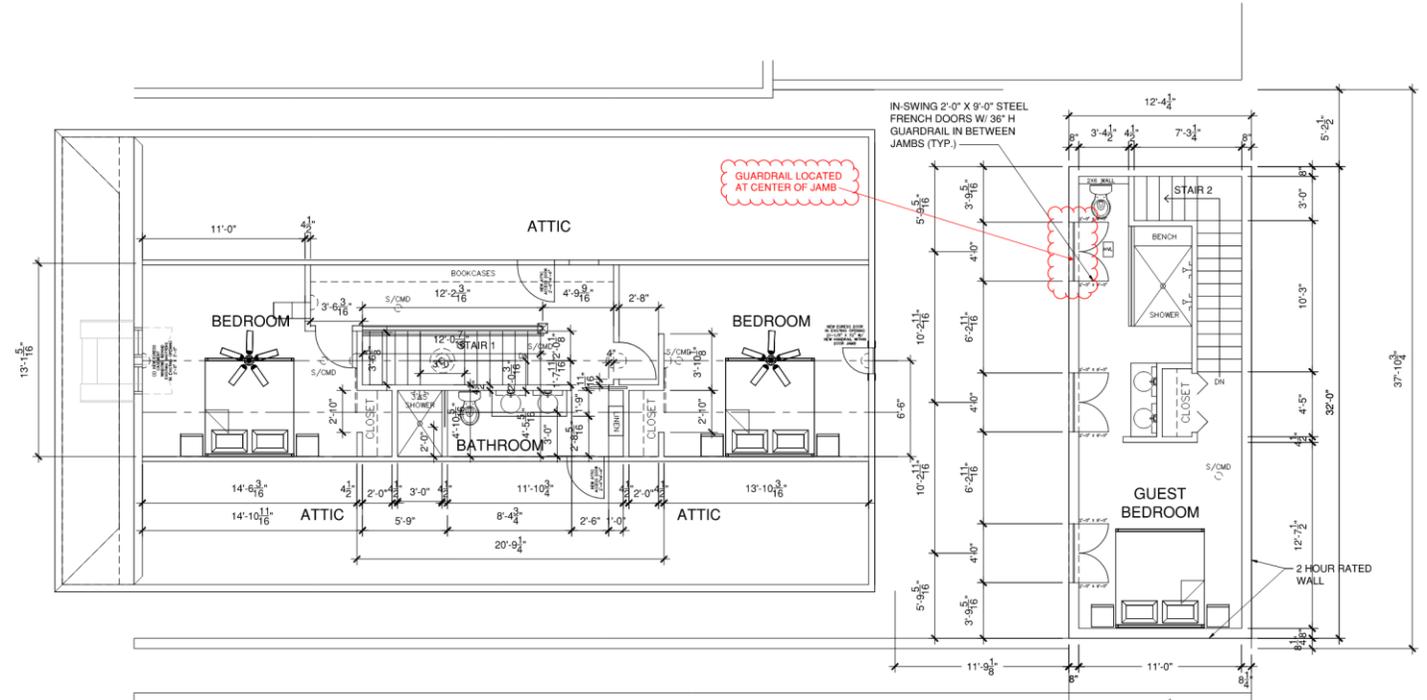
DESIGNED BY: A.HAYES
 DRAWN BY: A.HAYES
 CHECKED BY: A.HAYES

PROJECT NO: 1025SP

SCALE:
 DATE: 10/20/21

D-100
 SHEET 3 OF 13





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

1025 ST. PETER ST.
 FIRST FLOOR AREA: 1,545.33 SF
 2ND FLOOR AREA: 665.22 SF
 TOTAL FLOOR AREA: 2,211 SF

NEW SLAVE QUARTER / GUEST HOUSE
 1ST FLOOR: 395 SF
 2ND FLOOR: 330 SF
 725 SF TOTAL

INTERIOR MAIN STAIRS:
 FIRST RUN: 13 RISERS @ 7-3/8" = 7' 11-15/16"
 12 TREADS @ 10-1/4" = 10'-3"
 SECOND RUN: 7 RISERS @ 7-3/8" = 4' 3-11/16"
 6 TREADS @ 10-1/4" = 5' 1-1/2"
 36" HANDRAIL HT. 36" GUARDRAIL HT.
 1.25" NOSING MAX. 2.25" HANDRAIL CLEARANCE
 4" MAX. OPENING IN HANDRAIL/ GUARDRAIL

1025 St Peters
 NEW ORLEANS, LA 70116

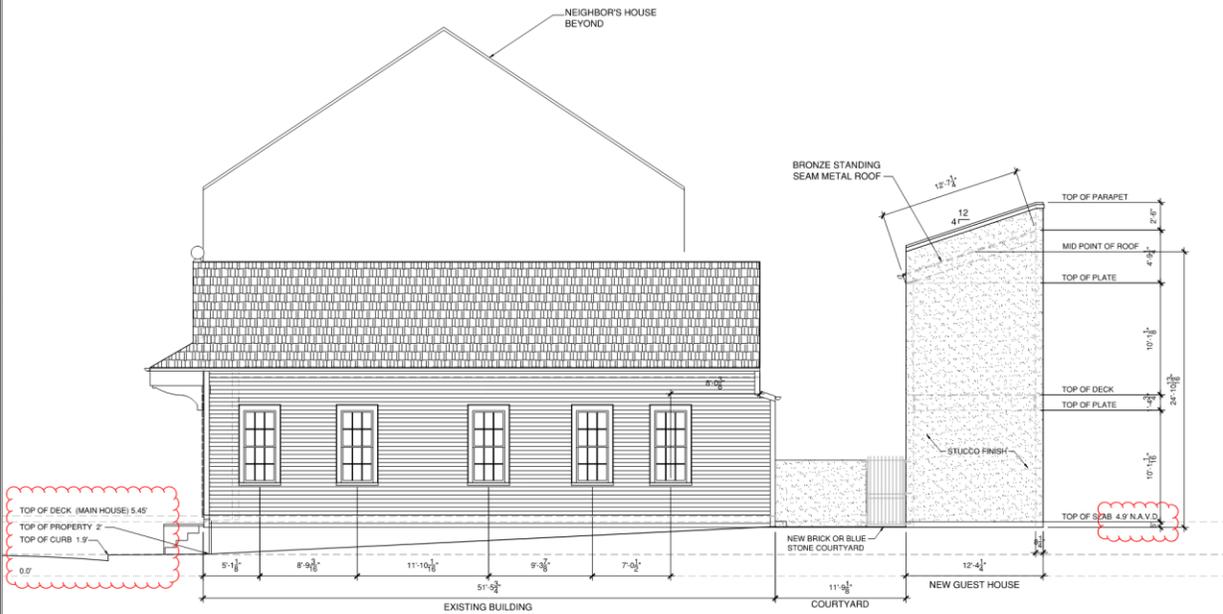
Hayes Architects
 A.P.A.C.



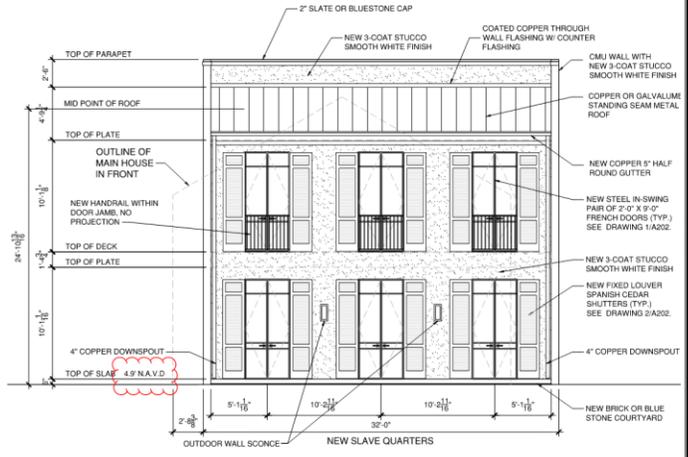
DESIGNED BY:	A.HAYES
DRAWN BY:	A.HAYES
CHECKED BY:	A.HAYES
PROJECT NO:	1025SP
DATE:	9/15/21
REVISED:	11/10/21

A-102
 SHEET 5 OF 12





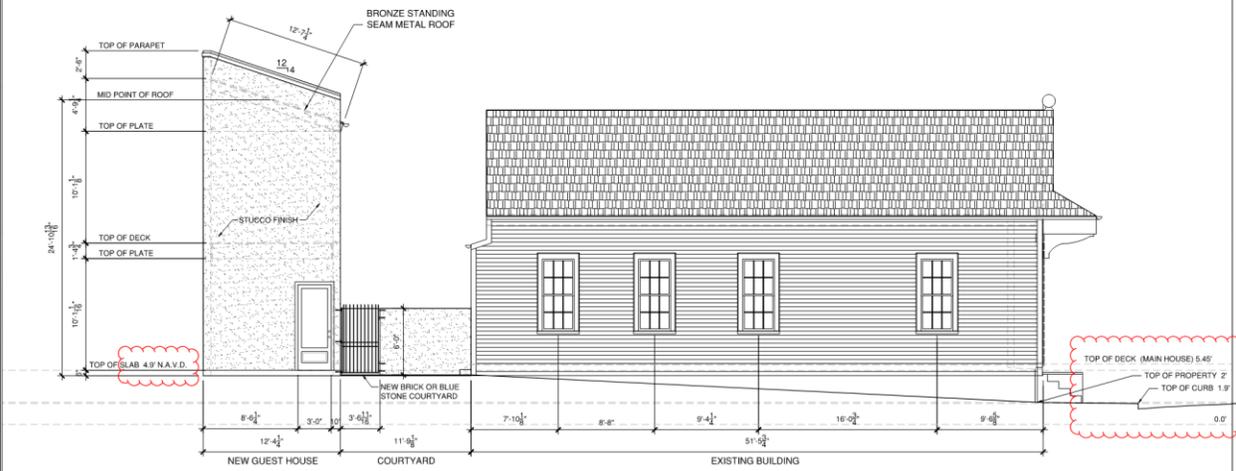
1 RIGHT SIDE ELEVATION
3/16"=1'-0"



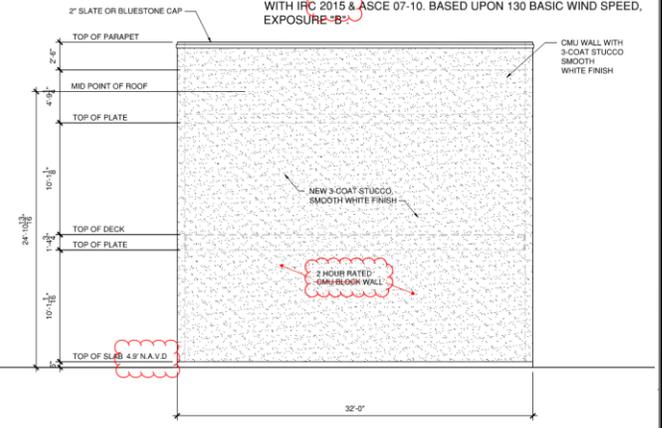
2 GUEST HOUSE FRONT ELEVATION
3/16"=1'-0"

NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE R301.2.1.2 IRC 2015.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH IFC 2015 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED, EXPOSURE B.



3 LEFT SIDE ELEVATION
3/16"=1'-0"



4 GUEST HOUSE REAR ELEVATION
3/16"=1'-0"

NOTE: ALL WOOD BELOW BFE MUST BE TREATED WOOD.

1023 ST. PETER PARKWAY
NEW ORLEANS, LA 70116
PHONE: 504.281.1542
E-MAIL: AHP@HAYESARCHITECTS.COM
CREATED: 10/20/21

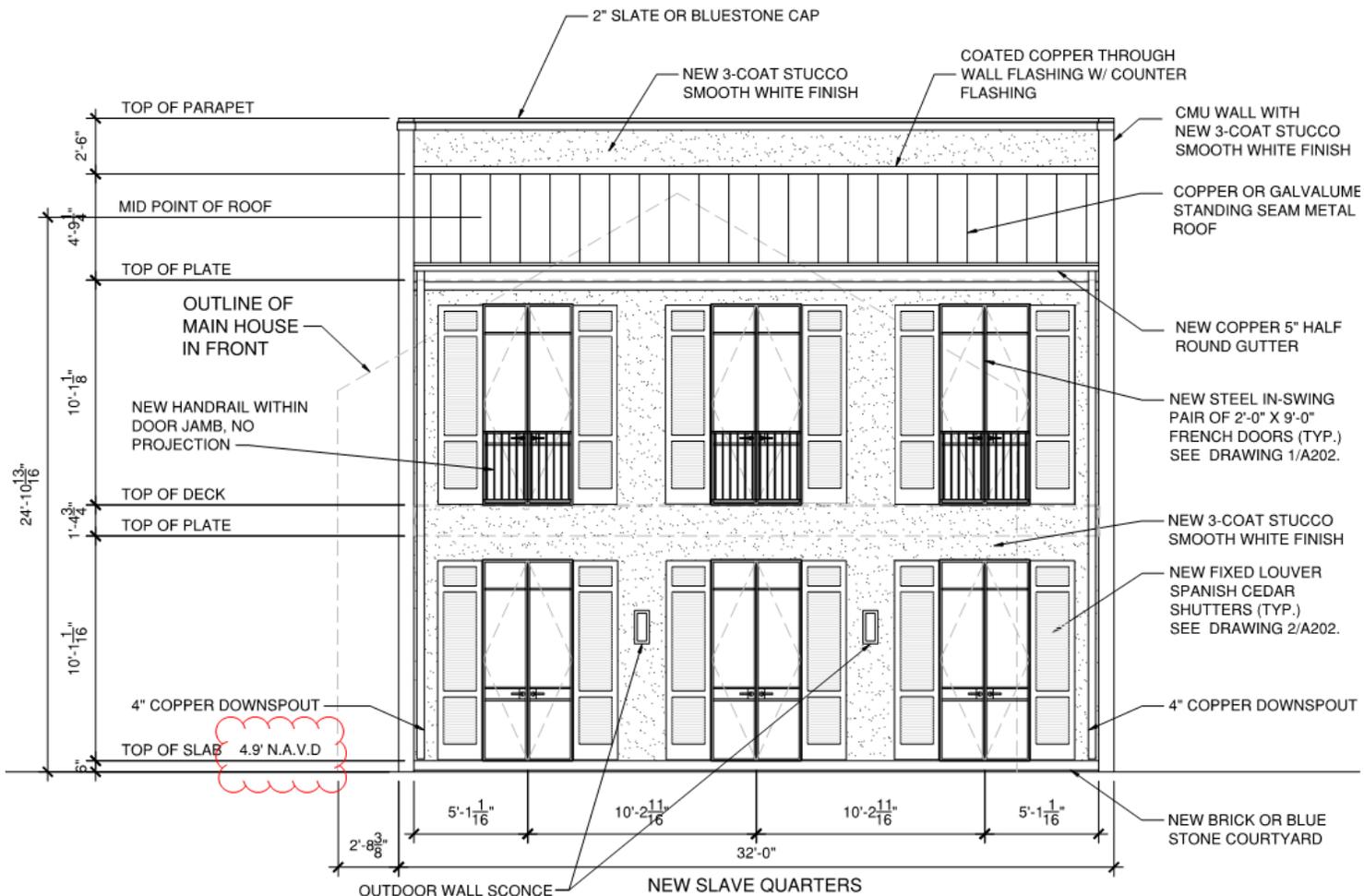
1023 St Peters
NEW ORLEANS, LA 70116
Hayes Architects
A.P.A.C.



DESIGNED BY	AHP	REV
DRAWN BY	R.KBP	
CHECKED BY	AHP	
PROJECT NO.	1023SP	
SCALE		
DATE	10/20/21	REVISED
	11/10/21	

A-200
sheet 6 of 13





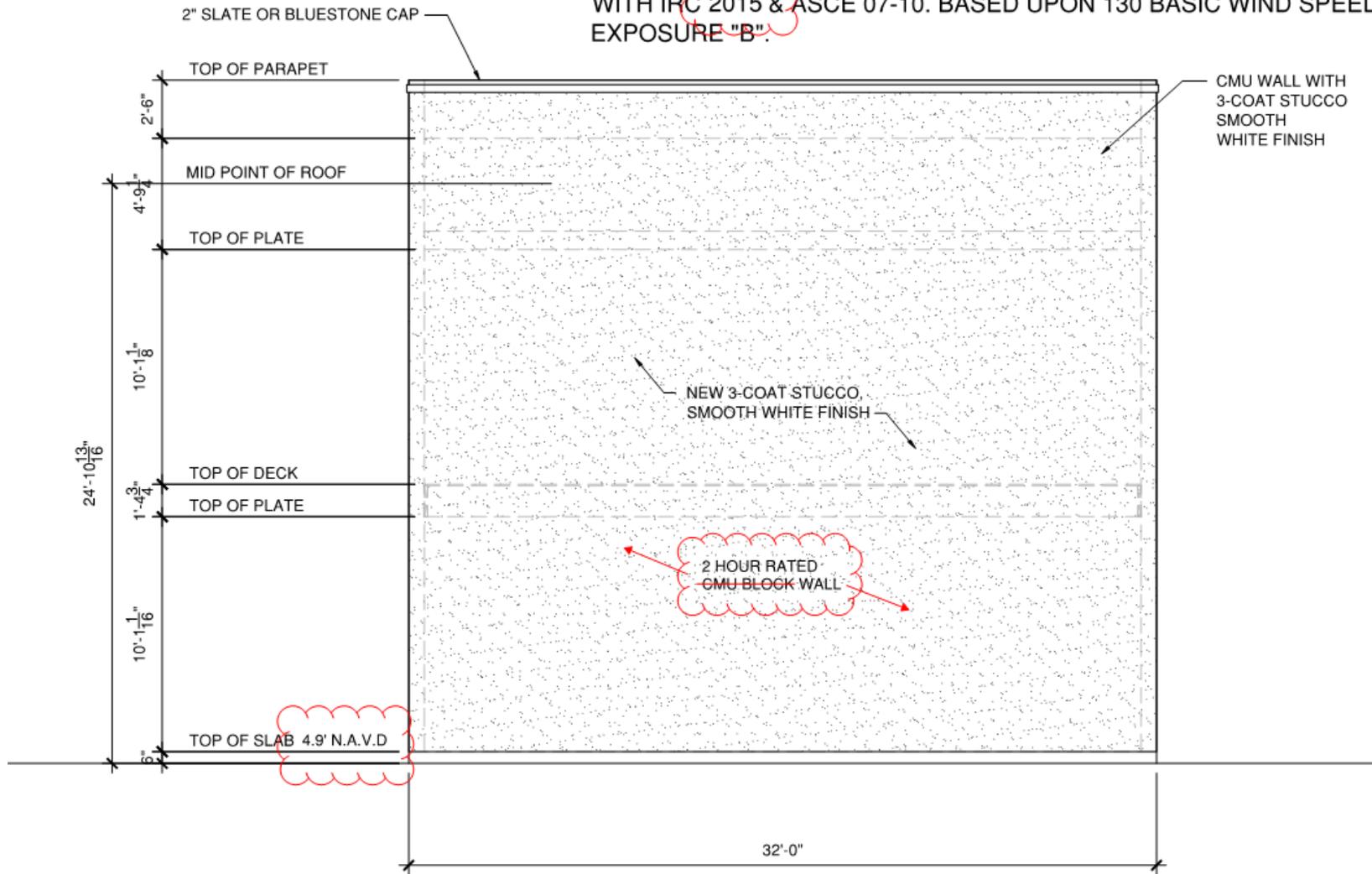
2 GUEST HOUSE FRONT ELEVATION
 3/16"=1'-0"

NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE R301.2.1.2 IRC 2015.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH IRC 2015 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".



NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH IRC 2015 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED EXPOSURE "B".



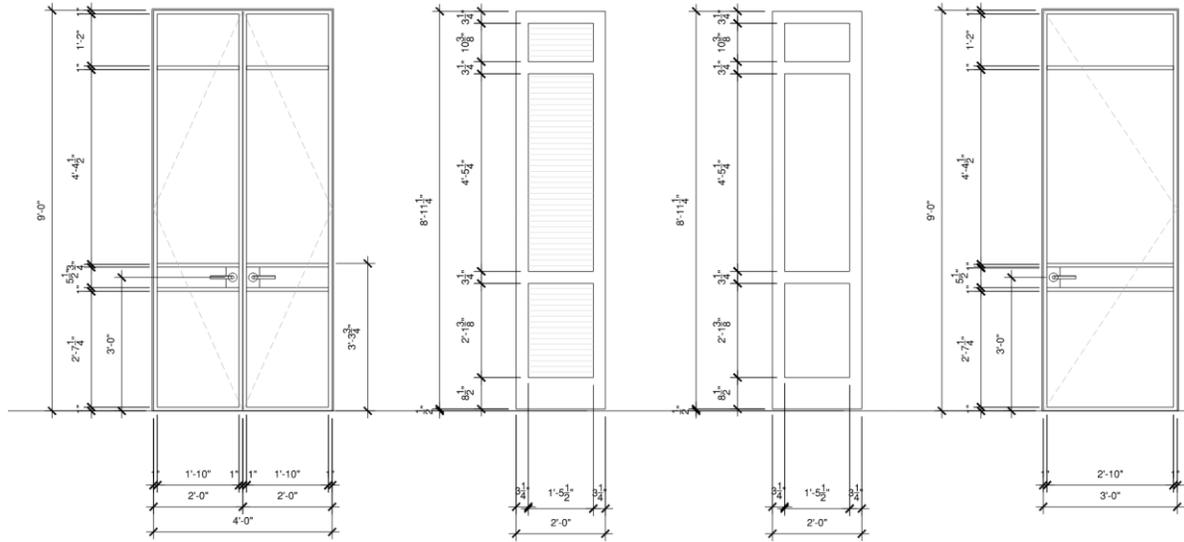
4 GUEST HOUSE REAR ELEVATION

3/16"=1'-0"

NOTE: ALL WOOD BELOW BFE MUST BE TREATED WOOD.



521.2 ELWING ROAD PARKWAY
 METAIRIE, LOUISIANA 70002
 E-MAIL: ARCH@HAYESARCHITECTS.COM
 PHONE: 504.885.2017

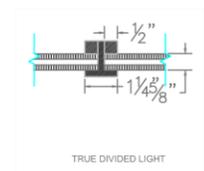
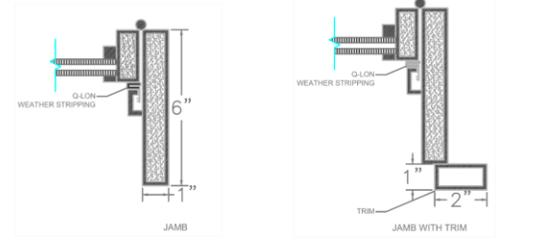


1 STEEL FRENCH DOOR ELEVATION
 3/4\"/>

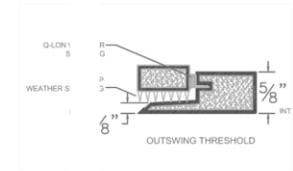
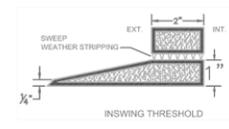
2 SPANISH CEDAR SHUTTER ELEVATION
 3/4\"/>

3 STEEL ENTRY DOOR ELEVATION
 3/4\"/>

4 ALTERNATE METAL SHAKER STYLE SHUTTER
 3/4\"/>



5 STEEL DOOR DETAILS



1025 St Peters
 NEW ORLEANS, LA 70116

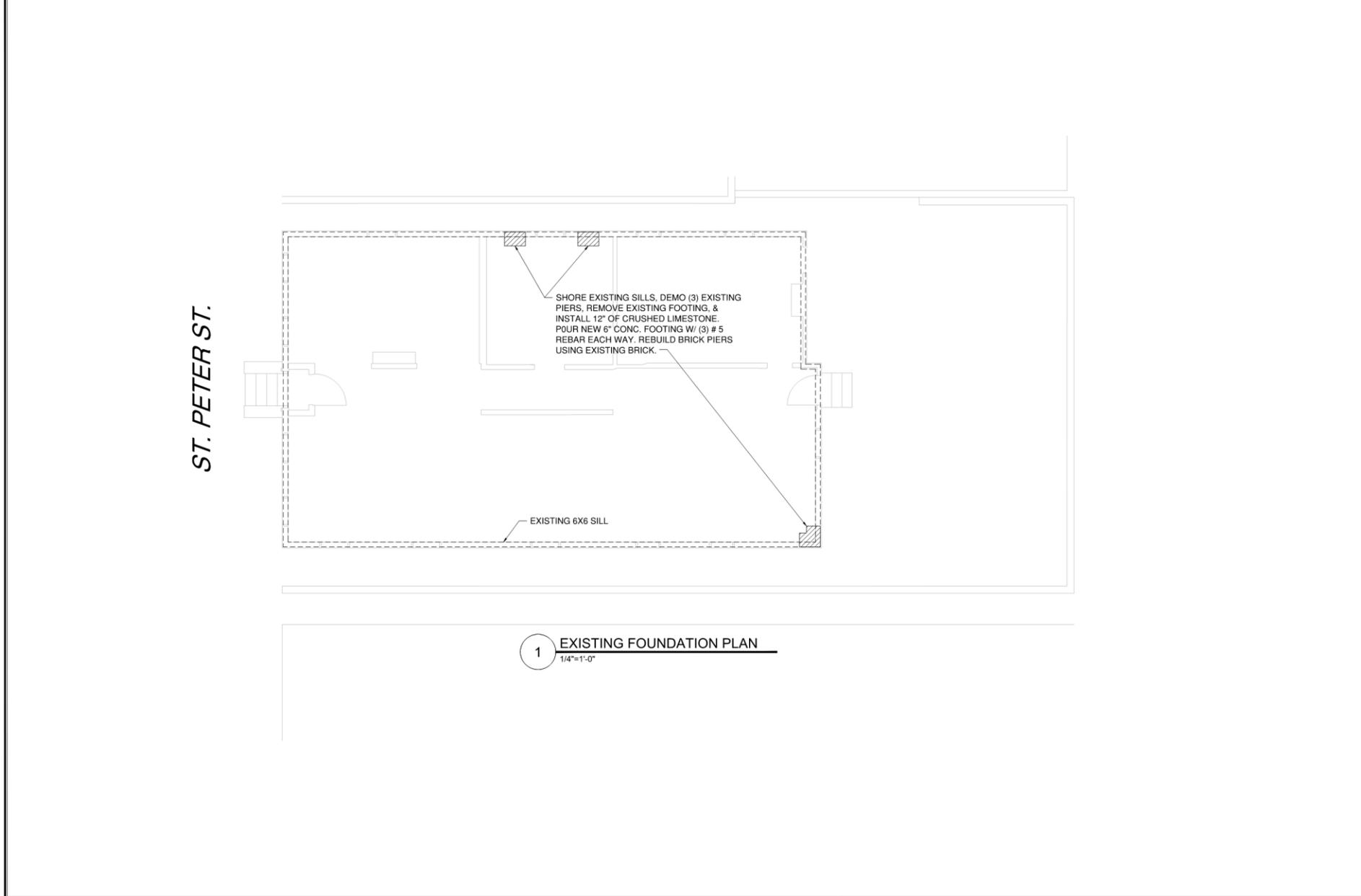
Hayes Architects
 A.P.A.C.



DESIGNED BY: AJAYES
 DRAWN: R.KEPP
 CHECKED BY: AJAYES
 PROJECT NO. 1025SP REV1

A-202
 SHEET 8 of 13





1 EXISTING FOUNDATION PLAN
1/4"=1'-0"

ST. PETER ST.

1025 St. Peter's
NEW ORLEANS, LA 70116
Hayes Architects
A.P.A.C.

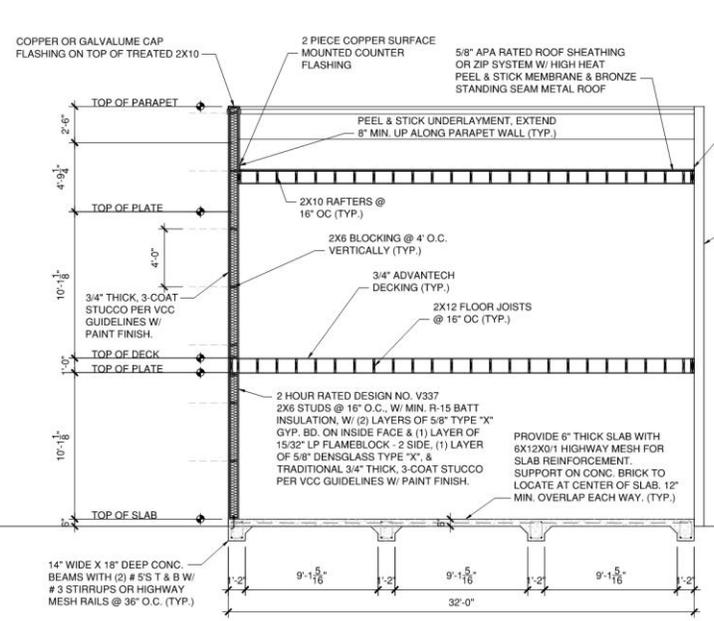


DESIGNED BY:	A.HAYES
DRAWN BY:	R.HOSP
CHECKED BY:	A.HAYES
PROJECT NO.:	1005EP Rev.
SCALE:	
DATE:	10/20/21

S-100
sheet 9 of 13

ALFRED M. HAYES
REGISTERED ARCHITECT
STATE OF LOUISIANA
NO. 24,744
E-MAIL: ALF@HAYESARCH.COM
PHONE: 504.581.2017
FAX: 504.581.2018

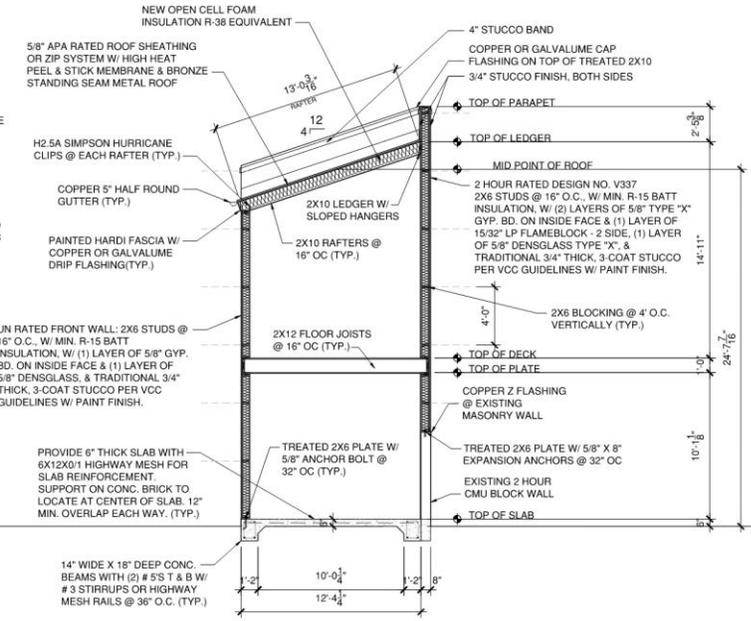




1 GUEST HOUSE SECTION 1
 1/4"=1'-0"

NOTE: PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE R301.2.1.2 IRC 2015.

NOTE: ALL WOOD BELOW BFE MUST BE TREATED WOOD.



2 GUEST HOUSE SECTION 2 / LOAD PATH
 1/4"=1'-0"

NOTE: ALL EXTERIOR DENGLASS TO RECEIVE 'STOGUARD' OR EQUAL LIQUID APPLIED VAPOR PERMEABLE AIR & MOISTURE BARRIER.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH IRC 2015 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".

1023 ST PETERS
 NEW ORLEANS, LA 70116

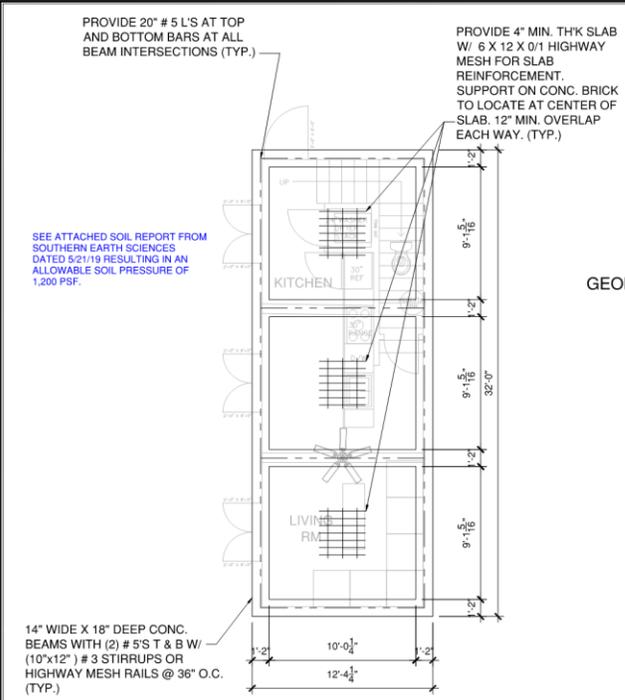
Hayes Architects
 A.P.A.C.



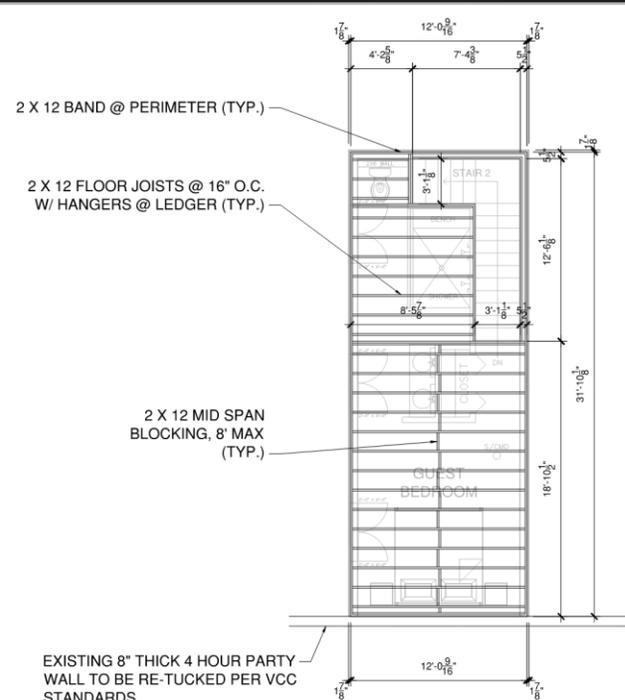
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DRAWN BY:	A.HAYES
CHECKED BY:	A.HAYES
PROJECT NO.:	10255P
SCALE:	
DATE:	10/20/21
REVISED:	5/11/21

S-101
 SHEET 10 of 13

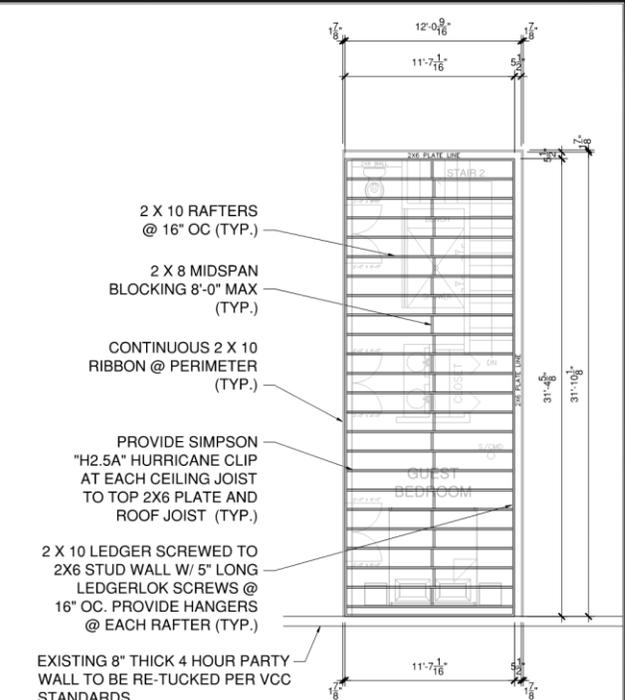




- SPECIFICATIONS - CONCRETE FOOTINGS AND SLABS ON GRADE**
THE GOVERNING CODE FOR THE DESIGN IS THE IBC/IRC.
- The concrete mix should yield a minimum compressive strength of 3000 p.s.i. at 28 days. Concrete design mix shall be in accordance with ACI-318 (latest version). No chlorides shall be allowed.
 - All conventional reinforcing steel shall meet ASTM-A615 (Grade 60). Reinforcing steel shall be detailed and accessories provided in accordance with the latest ACI Manual of Standard Practice.
 - Unless noted otherwise, where continuous reinforcing is designated, lap bottom and top bars 24 dias. (12" min.). At non-continuous ends of all beams and slabs provide ACI recommended 90 degrees hook for all bars, horizontal top, bottom and all intermediate bars overlapping 24 dias. in each direction. All walls, see "typical wall details" in the ACI detailing manual for hooks and bars for the horizontal wall reinforcing.
 - Reinforcement shall have 3" cover in the grade beam bottoms, 1 1/2" cover in the beam sides and top, 1 1/2" cover in the slab top and bottoms, unless noted otherwise.
 - 1 layer of polyethylene vapor barrier shall be placed under all concrete.
 - The contractor shall verify all drops, off-sets, brick ledges, and block outs and Architectural plans and notify the Engineer of any discrepancies that may exist.
 - All subgrade fill shall be select granular material compacted to 90% standard Procter density in a maximum of 6" lifts.
 - A minimum of 4" of concrete will be maintained throughout the entire slab. All trees within close proximity shall be removed to prevent the roots from extending under the slab.
 - Remove a minimum of 12" of existing soil and all unstable silt prior to placing any fill. Maximum of 2 feet of fill may be placed on the site. Maximum differential fill shall not exceed 20%.
 - Exterior footings will have a minimum of 12" embedment below finished grade.
 - Provide termite treatment in accordance with Louisiana Pest Control and as required by Sec. R318 IRC 2015.



- NOTE: ALL WOOD BELOW BFE MUST BE TREATED WOOD.
- NOTE: ALL DIMENSIONS ARE TO FACE OF FRAMING ON FRAMING PLANS.



- NOTE: ROOF PITCH IS 4 / 12
- NOTE: ALL DIMENSIONS ARE TO FACE OF FRAMING ON FRAMING PLANS.
- NOTE: FOIL FACED ROOF SHEATHING IS RECOMMENDED (FOIL FACING ATTIC).

5212 ELWOOD PARKWAY
METAIRIE, LOUISIANA 70002
PHONE: 504.885.1111
EMAIL: ANNA@HAYESARCHITECTS.COM
GUSTAVO 2021

1023 ST PETERS
NEW ORLEANS, LA 70116

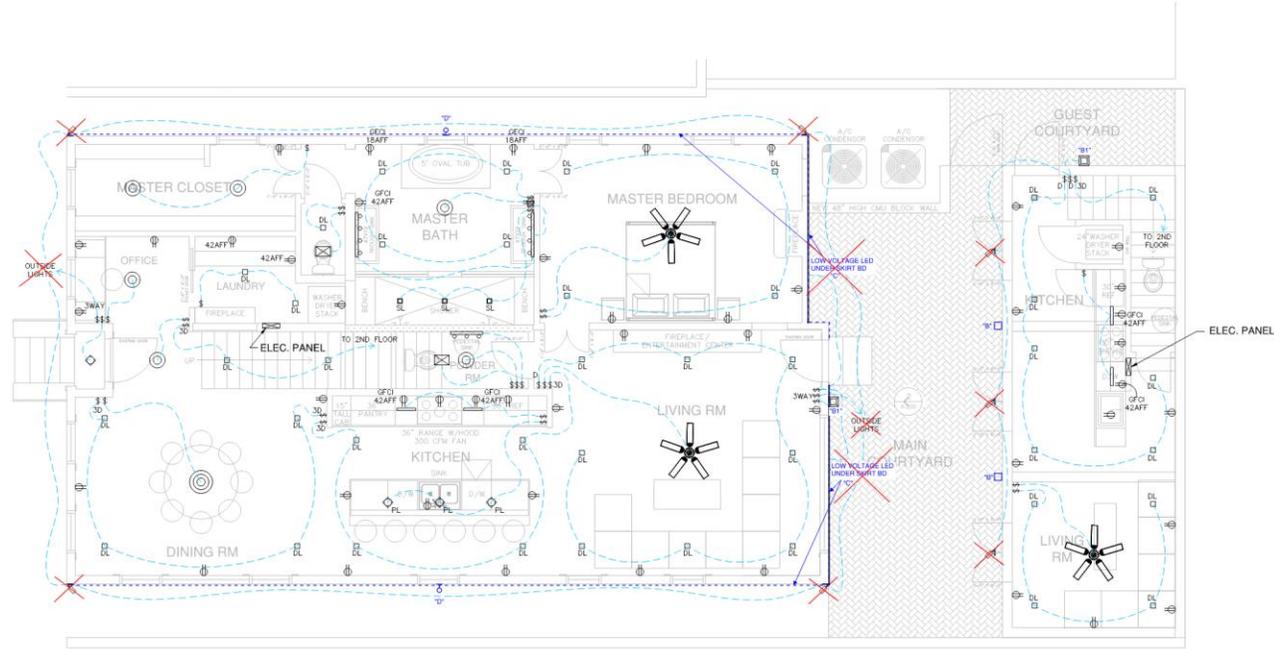
Hayes Architects
A.P.A.C.

APPROVED BY: JAMES
DRAWN BY: JAMES
CHECKED BY: JAMES
PROJECT NO. 1023SP
SCALE: 1/8"=1'-0"
DATE: 10/16/21
REVISED: 10/16/21

S-102
SHEET 11 OF 13



ST. PETER ST.



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

ELECTRICAL KEY			
\$	SWITCH		CEILING FAN
\$F	SWITCH, FAN CONTROL		HEATER /VENT
\$30	3-WAY SWITCH, DIMMER		CLOSET STRIP LIGHT
	DUPLEX RECEPTACLE		VANITY LIGHT
	DOWN LIGHT		WIRING
	SHOWER DOWN LIGHT, WET LOCATION		BREAKER PANEL
	HANGING PENDANT LIGHT FIXTURE		2 HEAD EXTERIOR LIGHT
	CEILING LIGHT FIXTURE		1 HEAD EXTERIOR LIGHT
	EXTERIOR CEILING LIGHT FIXTURE		8X18 EXTERIOR WALL SCONCE

1025 St Peters
 NEW ORLEANS, LA 70116

Hayes Architects
 A.P.A.C.

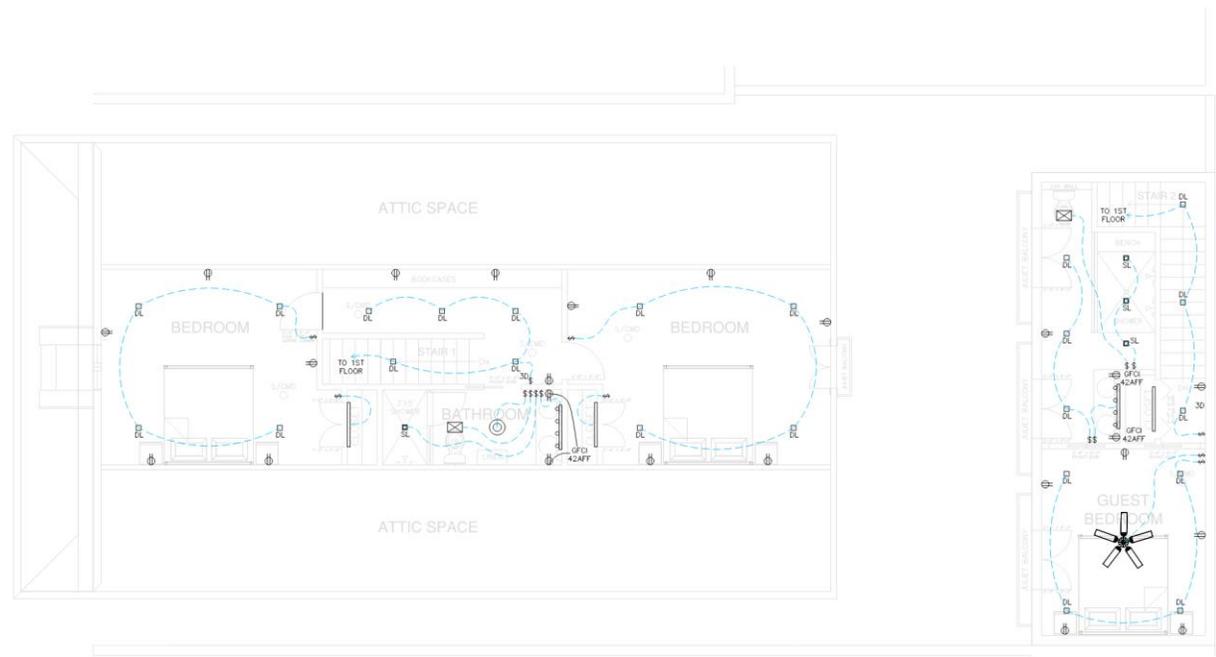


DESIGNED BY: AHAYES
 CHECKED BY: AHAYES
 PROJECT NO: 1025SP

SCALE: 1/4" = 1'-0"

E-100
 SHEET 12 OF 13





1 **2ND FLOOR ELECTRICAL PLAN**
1/4"=1'-0"

ELECTRICAL KEY			
ⓘ	SWITCH		CEILING FAN
ⓘ ^F	SWITCH, FAN CONTROL		HEATER /VENT
ⓘ ³	3-WAY SWITCH, DIMMER		CLOSET STRIP LIGHT
Ⓧ	DUPLEX RECEPTACLE		VANITY LIGHT
Ⓧ ^{DL}	DOWN LIGHT		WIRING
Ⓧ ^{SD}	SHOWER DOWN LIGHT, WET LOCATION		BREAKER PANEL
Ⓧ ^{PL}	HANGING PENDANT LIGHT FIXTURE		2 HEAD EXTERIOR LIGHT
Ⓧ ^{CL}	CEILING LIGHT FIXTURE		1 HEAD EXTERIOR LIGHT
Ⓧ ^{EX}	EXTERIOR CEILING LIGHT FIXTURE		8X18 EXTERIOR WALL SCONCE

1025 St Peters
NEW ORLEANS, LA 70116

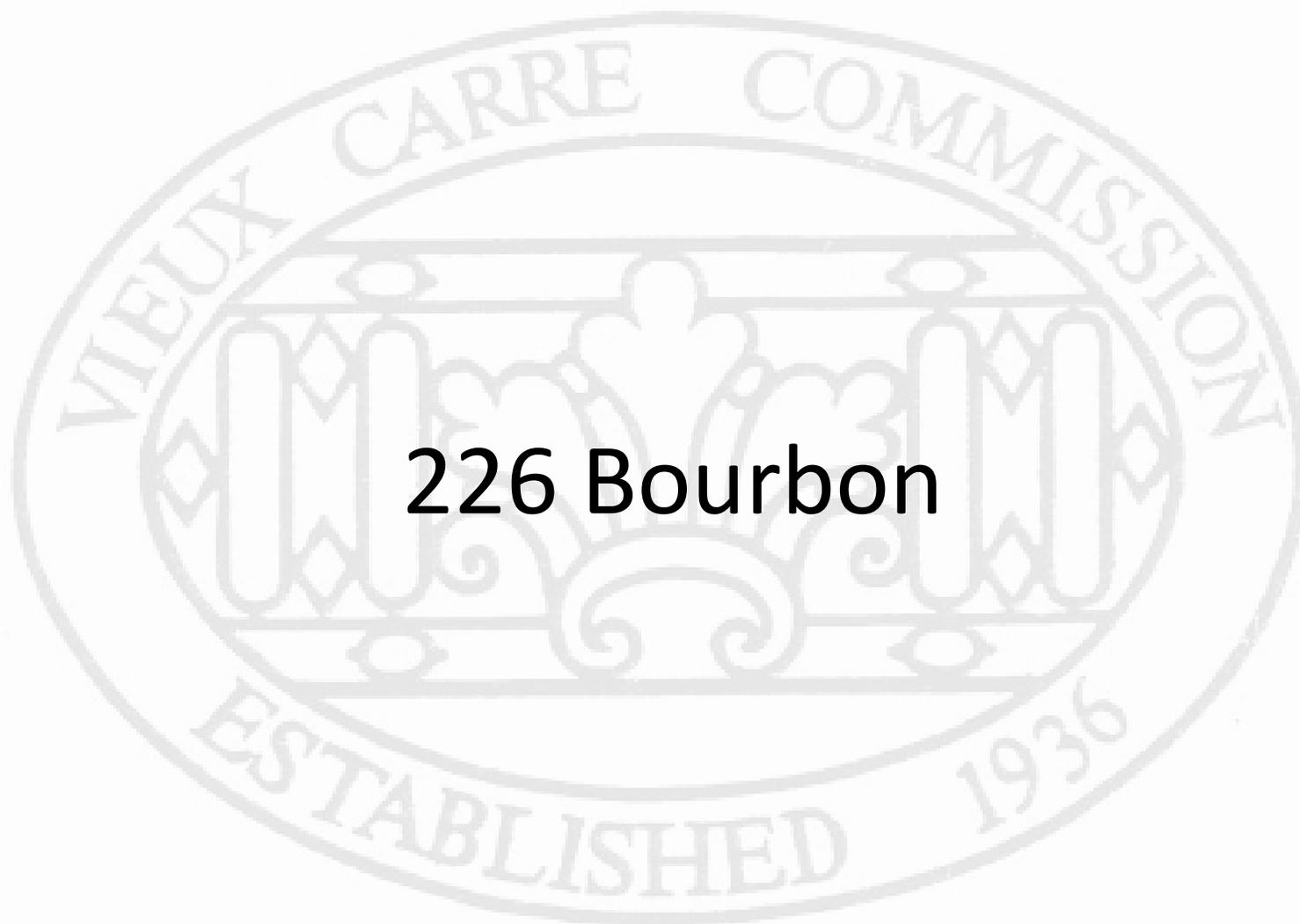
Hayes Architects
A.P.A.C.



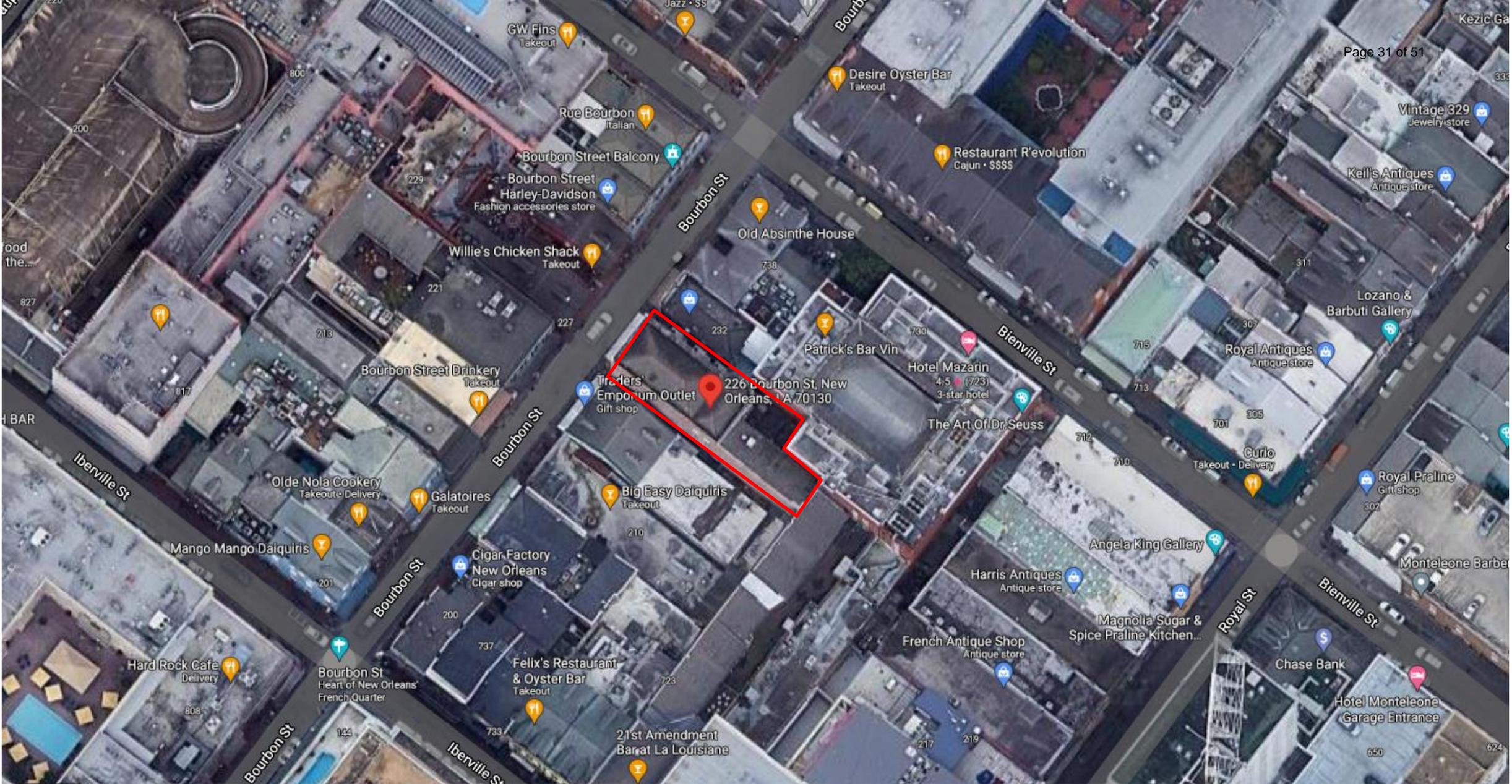
DESIGNED BY:	A-NOYES
DRAWN BY:	R-KOOP
CHECKED BY:	A-NOYES
PROJECT NO:	1025SP
SCALE:	REV
DATE:	5/19

E-200
SHEET 13 OF 13





226 Bourbon

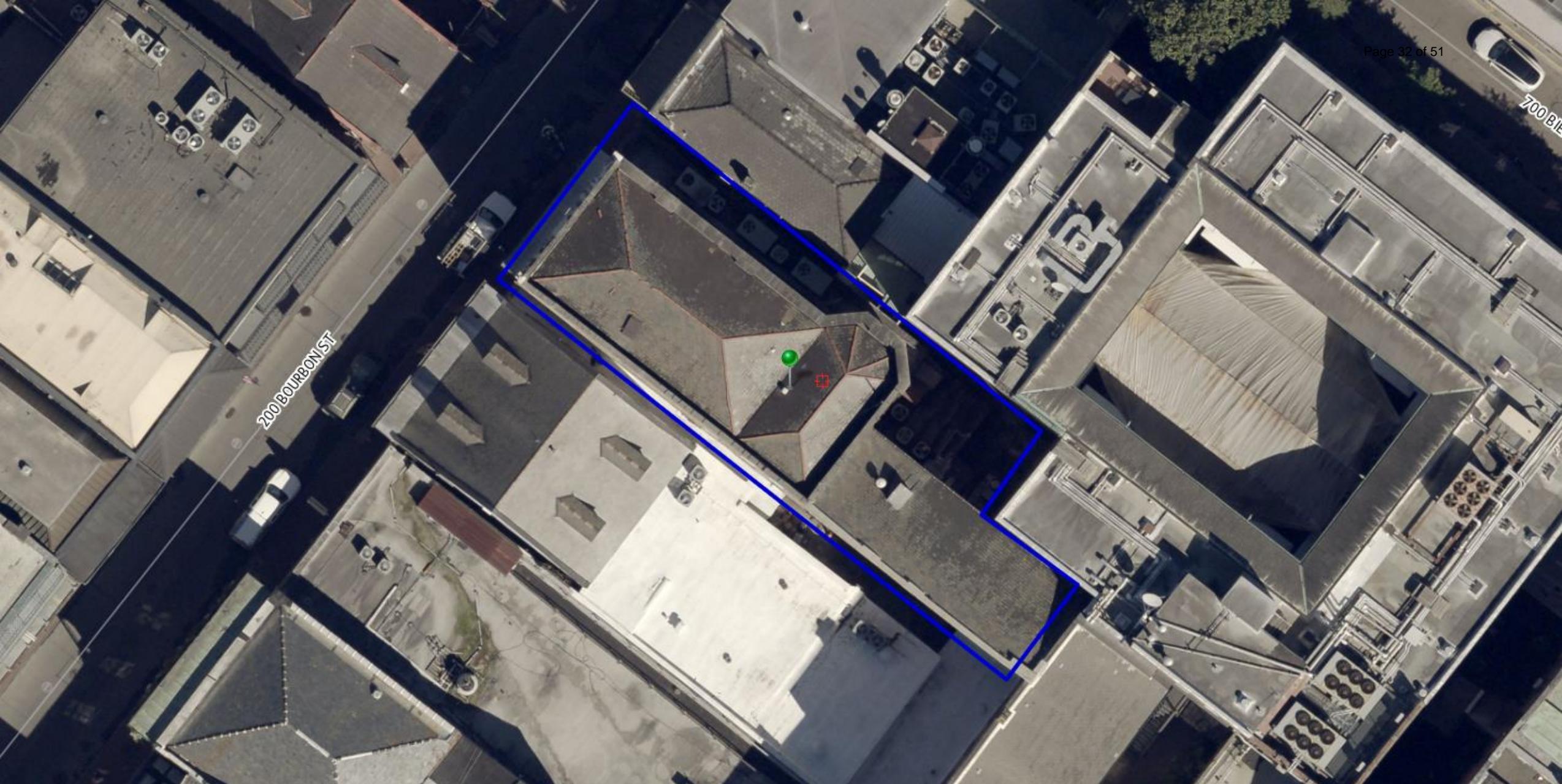


226 Bourbon

Vieux Carre Commission

October 20, 2021





226 Bourbon

View Carre Commission

October 20, 2021





226 Bourbon

Vieux Carre Commission

October 20, 2021





226 Bourbon

Vieux Carre Commission

October 20, 2021





226 Bourbon - 1963

Vieux Carre Commission

October 20, 2021





226 Bourbon - 1963

Vieux Carre Commission

October 20, 2021





226 Bourbon

Vieux Carre Commission

October 20, 2021





WILLIAMS ARCHITECTS
824 BARRONNE STREET
NEW ORLEANS, LA 70113

504-566-0888
WILLIAMSARCHITECTS.COM

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 not be providing project construction administrative services on the project.



Copyright © 2019
John C Williams Architects LLC

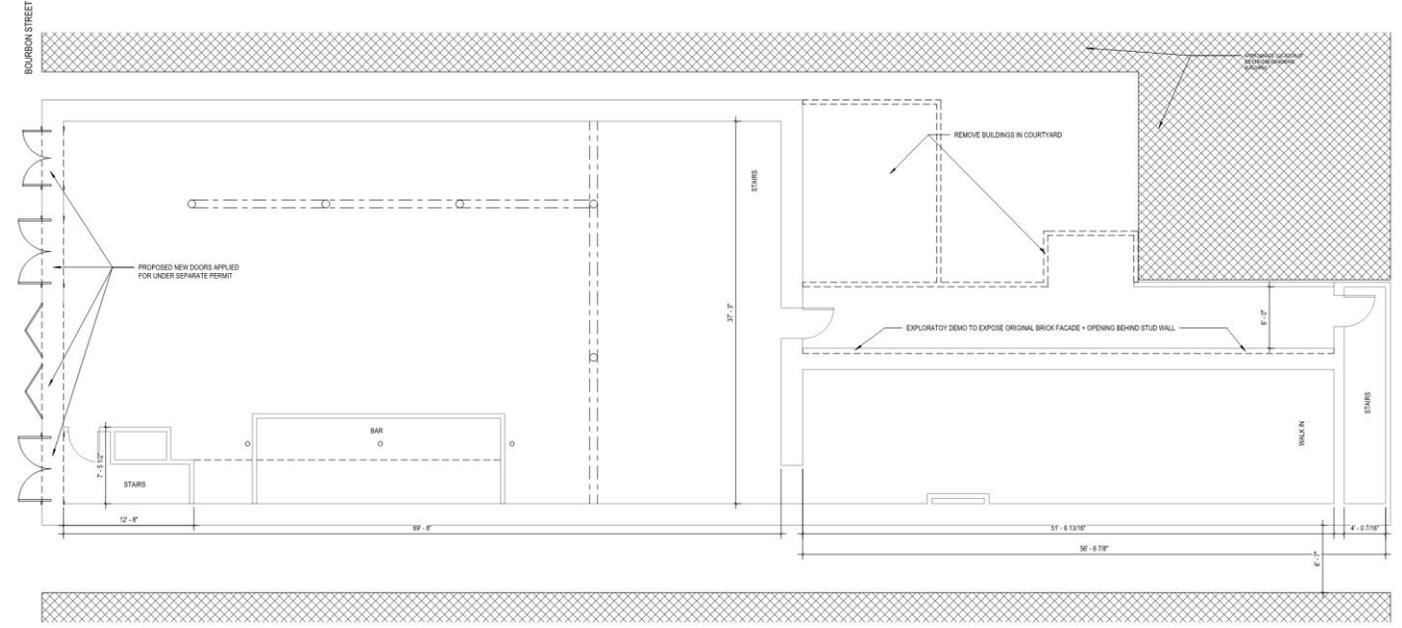
TIN ROOF
226 BOURBON STREET
NEW ORLEANS LA 70130

-REVISIONS-

No.	Date	Scope

DRAWING
FIRST FLOOR PLAN
DRAWING BY JCW
SCALE 3/16" = 1'-0"
JOB No. S20037-00
DATE 10.18.2021
Sheet No.

A101



LEVEL 1
3/16" = 1'-0"

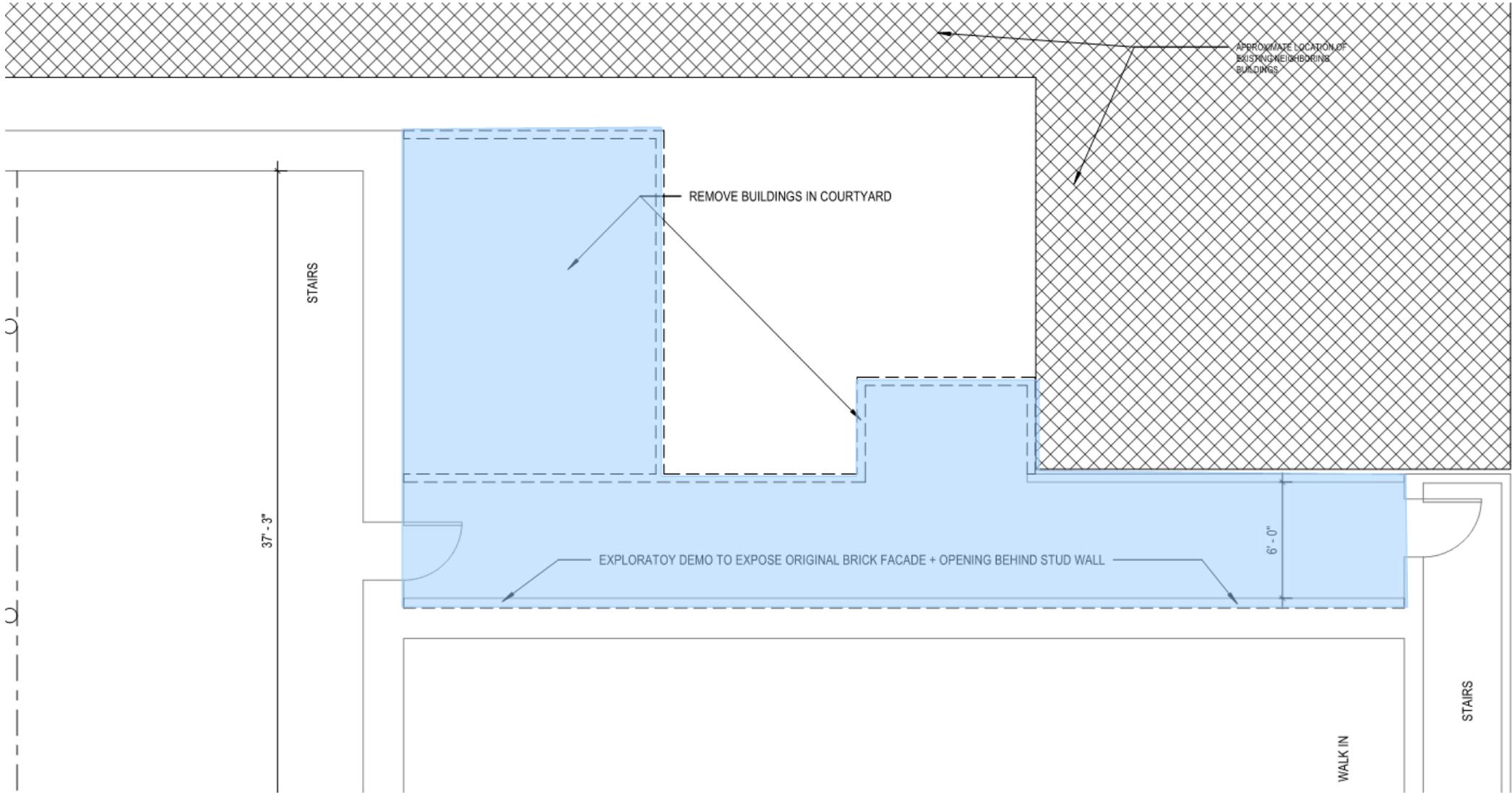
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226 Bourbon

Vieux Carre Commission

October 20, 2021







226 Bourbo
Vieux Carre C

10 08 2021





226 Bourbon

Vieux Carre Commission

October 20, 2021





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Vieux Carre Commission

October 20, 2021





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Vieux Carre Commission

October 20, 2021





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October 20, 2021





226 Bourbon

Vieux Carre Commission

October 20, 2021





226 Bourbon

Vieux Carre Commission

October 20, 2021





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Vieux Carre Commission

October 20, 2021



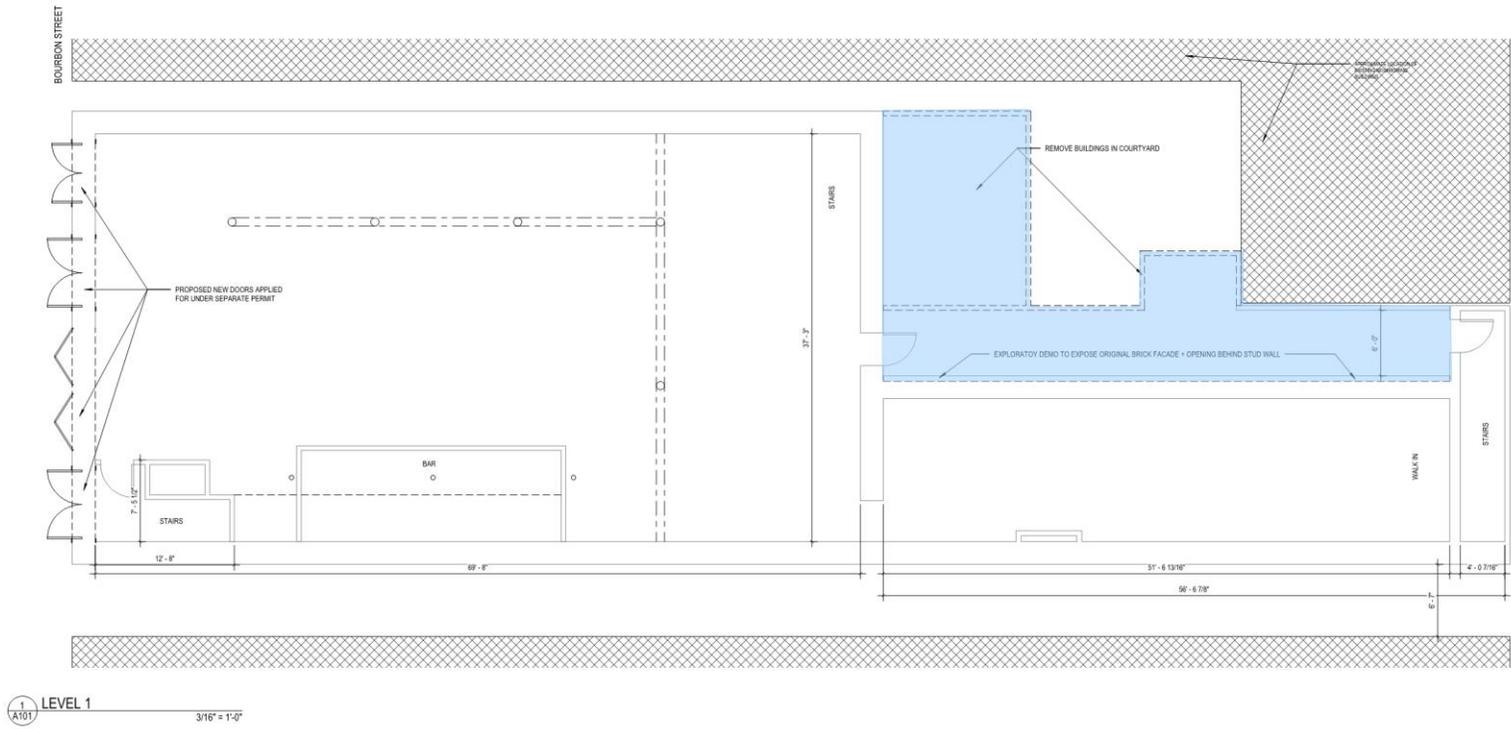


226 Bourbon

View Carre Commission

October 20, 2021



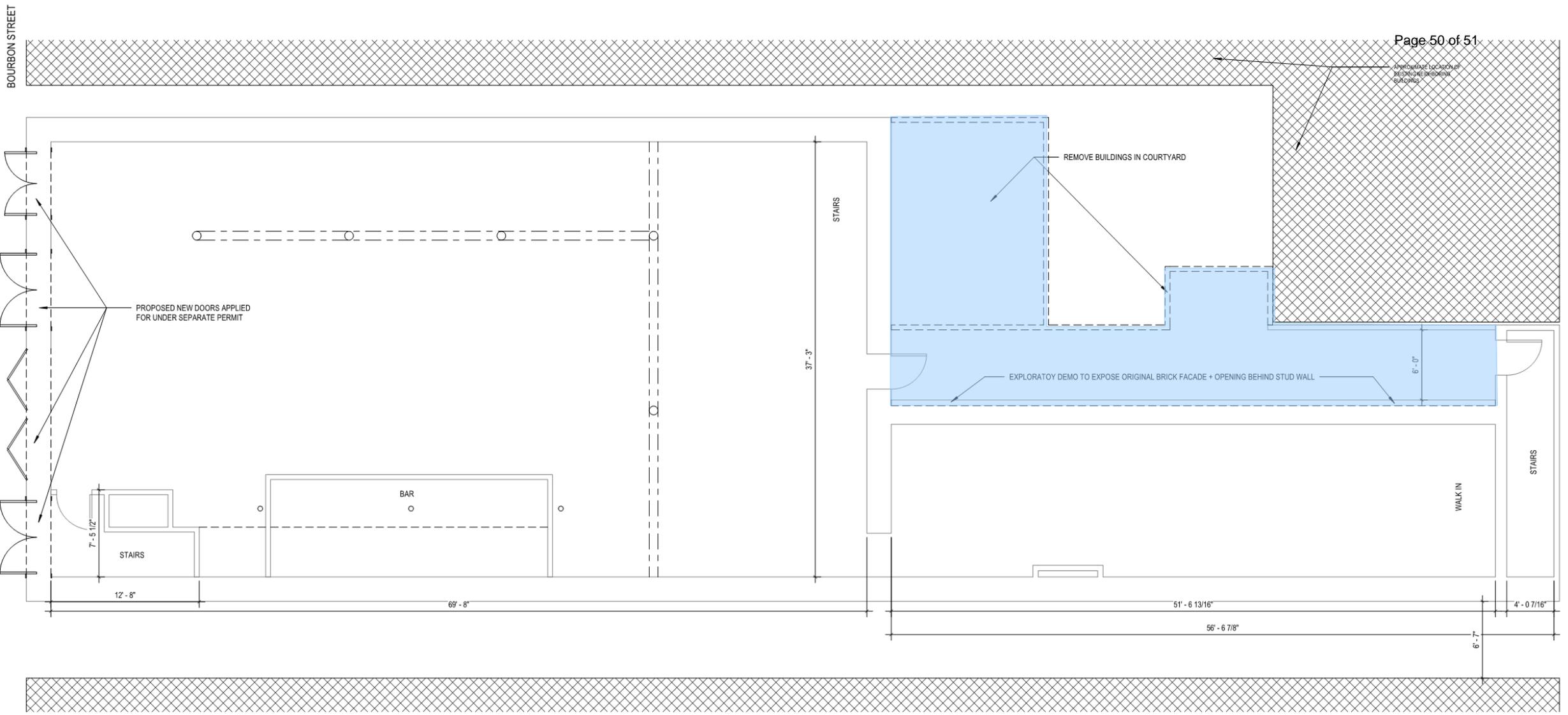


226 Bourbon

Vieux Carre Commission

October 20, 2021





LEVEL 1
 3/16" = 1'-0"

226 Bourbon

Vieux Carre Commission

October 20, 2021





Ratification