



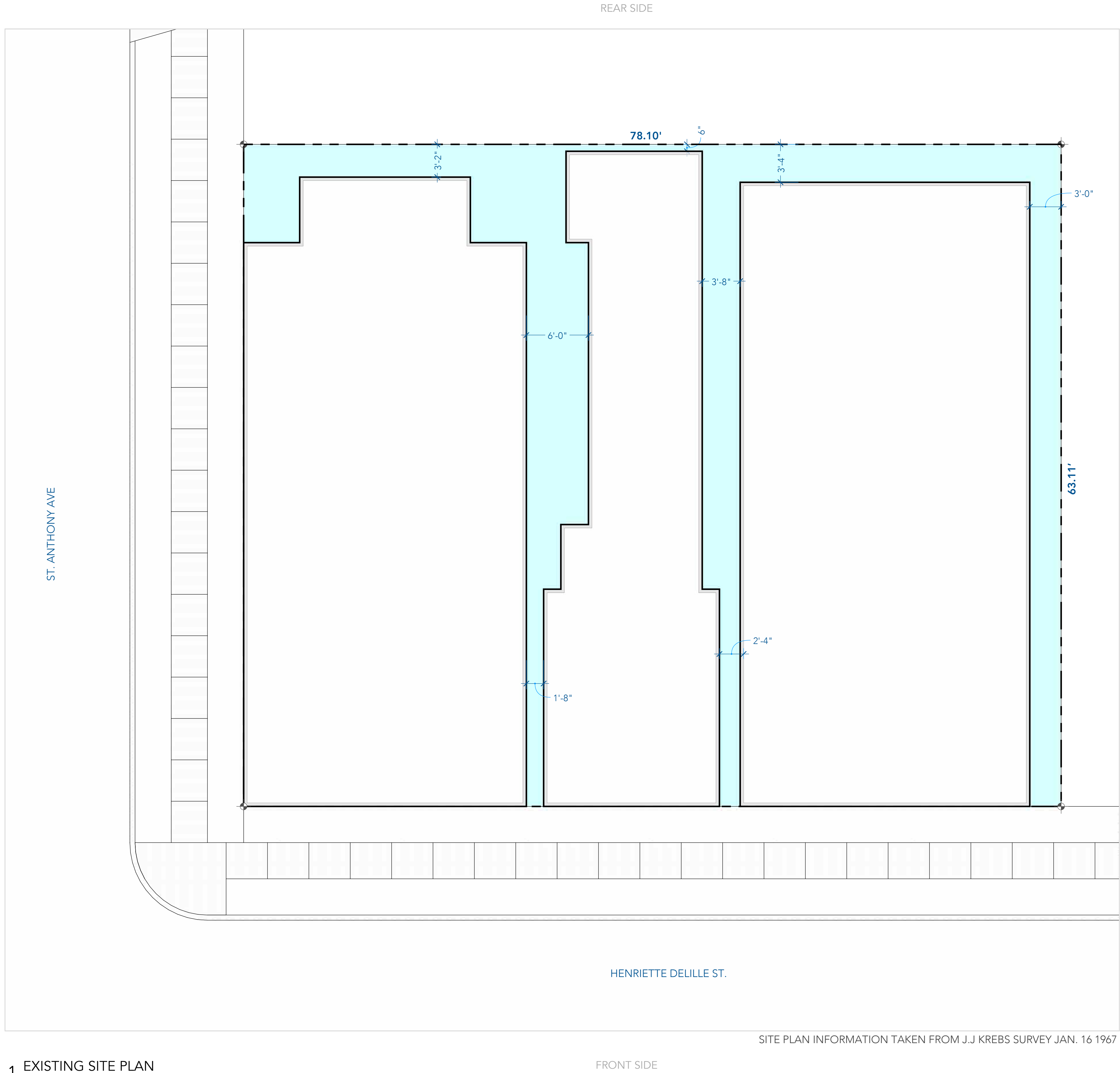
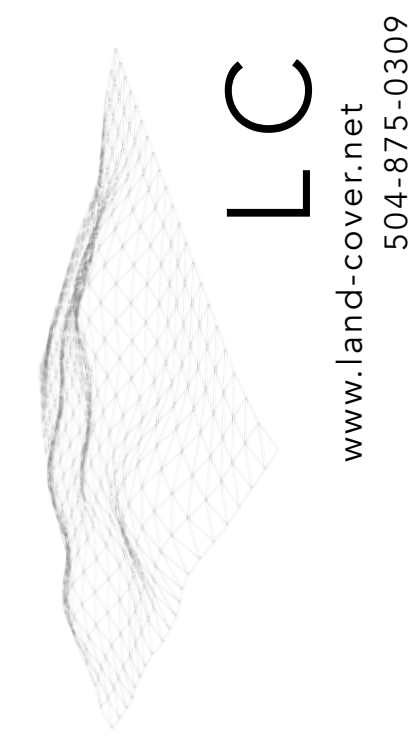
Existing Building Photos

PROJECT
Structural Renovation
180109 Henriette Delille St.
New Orleans, LA 70116

ISSUE
1.15.18
DRAWN BY
CBD

ENGINEER
Thomas M. Smith P.E.
Consulting Engineer
6516 Boutall St, Metairie, LA
504-887-3882/504-247-6294

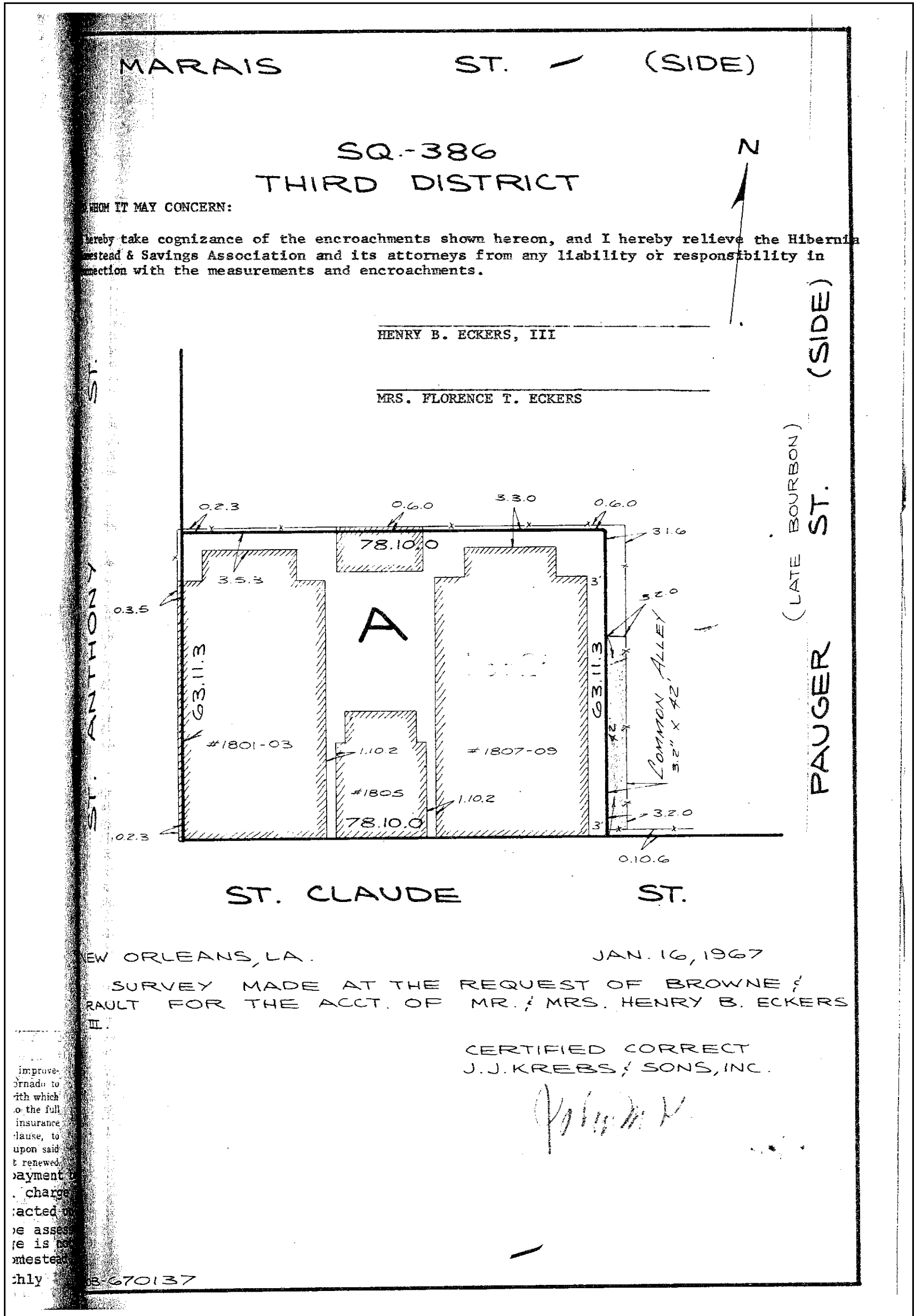
CLIENT
Rohan Dawra
337-412-7577



EXISTING ZONING INFO:

ZONING/DISTRICT: HMC-2	PARKING: 0ft ²
LOT DIMENSIONS: 78'W x 63'D	EXISTING FLOOR AREA: 4,142ft ²
LOT AREA: 4,914ft ²	MIN. SETBACKS: 0'- 0" FRONT SIDE 0'- 6" REAR SIDE 0'- 0" LEFT SIDE 3'- 0" RIGHT SIDE
LOT COVERAGE: 4,142ft ²	HEIGHT: ~27'- 0"
OPEN SPACE: 772ft ² (16%)	

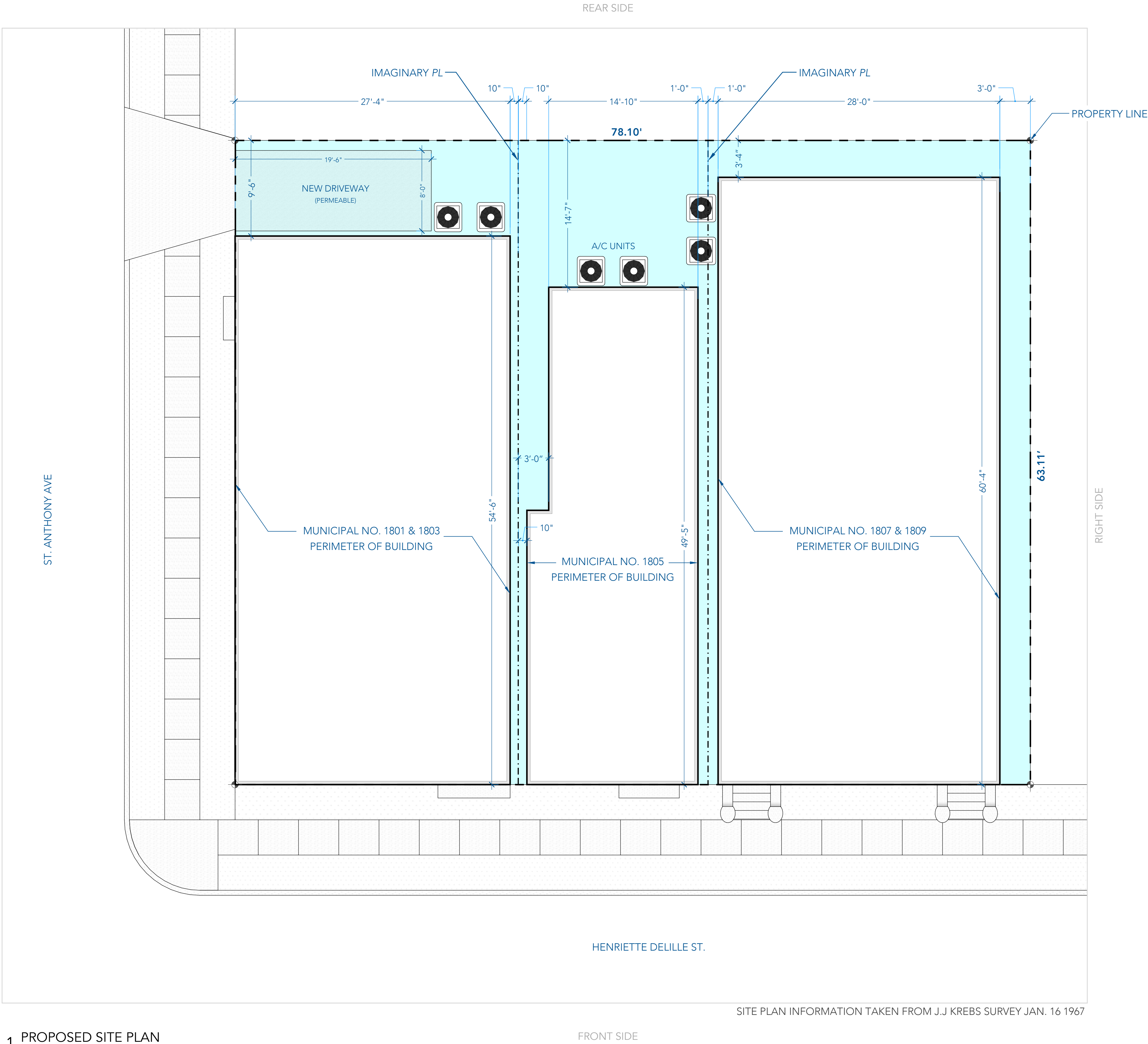
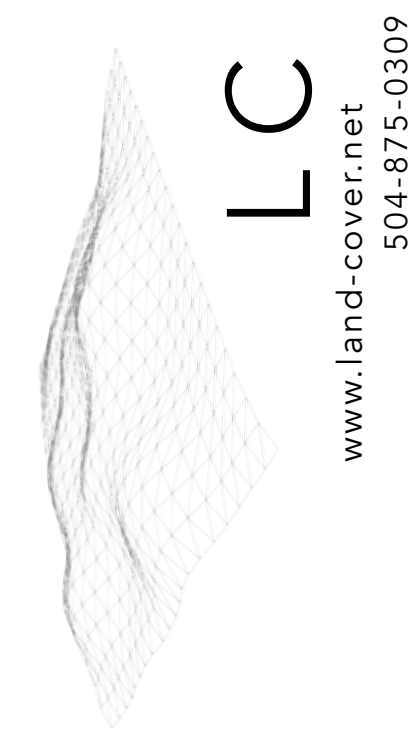
1 EXISTING SITE PLAN
SCALE - 3/16" = 1'0"



3 SITE SURVEY

PROJECT	ENGINEER	CLIENT
Structural Renovation 180109 Henriette Delille St. New Orleans, LA 70116	Thomas M. Smith P.E. Consulting Engineer 6516 Boutall St, Metairie, LA 504-887-3882/504-247-6294	Rohan Dawra 337-412-7577
ISSUE 1.15.18	DRAWN BY CBD	

Existing Site Plan



PROPOSED ZONING INFO:

ZONING/DISTRICT:
HMC-2

LOT DIMENSIONS:
78'W x 63'D

LOT AREA:
4,914ft²

LOT COVERAGE:
4,105ft² (-57ft²)

OPEN/PERMEABLE SPACE:
1,090ft² (+ 230ft²) (22%)

PARKING:
156ft² (+156ft²)

FLOOR AREA:
6,932ft² (+2,790ft²)

MIN. SETBACKS:
0'- 0" FRONT SIDE (no change)
3'- 2" REAR SIDE (no change)
0'- 0" LEFT SIDE (no change)
3'- 0" RIGHT SIDE (no change)

HEIGHT:
~37'- 0" (+11'-0")

DEMOLITION ESTIMATE:

SQUARE FOOTAGE:
EXISTING - 4,142ft²
REMOVED - 507ft²
REPLACED - 360ft²

ROOF:
REMOVED - 507ft²
REPLACED - 360ft²

ENCROACHMENTS:

PUBLIC PROPERTY:
1803 BALCONY
1807 STAIRS
1809 STAIRS

GENERAL NOTES:

OWNER SHALL SEEK APPROVAL FROM THE DEPARTMENT OF PROPERTY MANAGEMENT FOR ALL ENCROACHMENTS ON/OVER PUBLIC PROPERTY, WHETHER EXISTING OR NEW.

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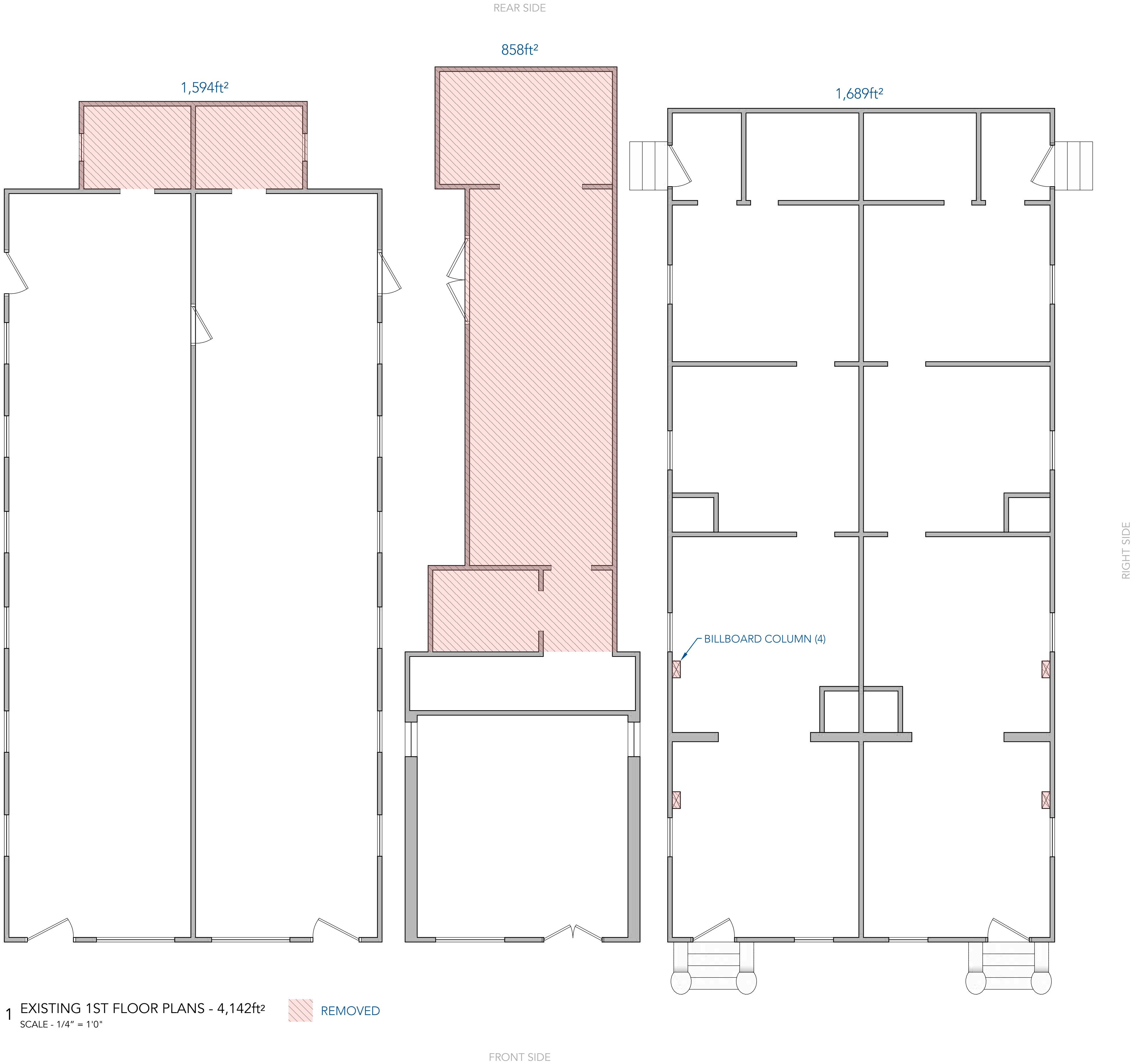
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PROJECT
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180109 Henriette Delille St.
New Orleans, LA 70116

Proposed Site Plan

1 PROPOSED SITE PLAN
SCALE - 3/16" = 1'0"

DRAWING SCALE FOR 24x36 PAPER SIZE. USE 2X SMALLER SCALE FOR 12x18

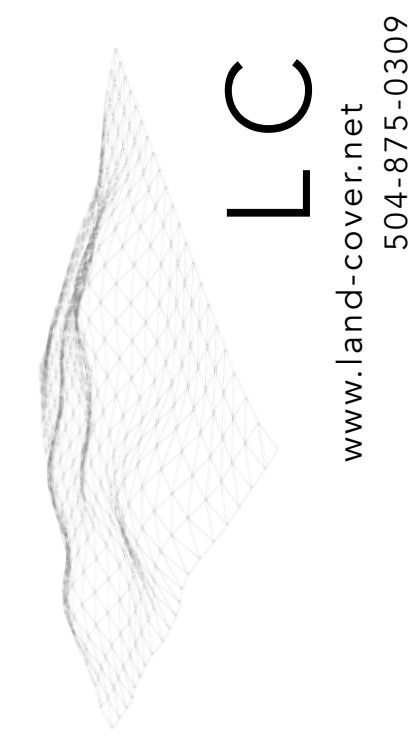


1 EXISTING 1ST FLOOR PLANS - 4,142ft²
SCALE - 1/4" = 1'0"

- GENERAL NOTES:**
1. SMOKE DETECTORS SHALL BE PROVIDED OUTSIDE SLEEPING AREAS AND INSIDE EACH BEDROOM AS REQUIRED BY SEC. R314 IRC 2012 ED.
 2. APPROVED CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL-FIRED APPLIANCES
 3. BATHROOM VENTILATION: TOILET ROOMS AND BATHROOMS TO BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION 1507 OF THE IBC 2012 ED.
 4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD AS PER SECTION R302.7 OF THE IRC 2012 ED.
 5. EXTERIOR WALLS LESS THAN THREE FEET FROM PROPERTY LINES MUST BE FIRE RESISTANCE RATED AT ONE HOUR WITH EXPOSURE FROM BOTH SIDES AS REQUIRED BY R302.1 IRC 2012 ED. AS AMENDED BY THE CITY OF NEW ORLEANS
 6. WHEN FLOOR ASSEMBLIES ARE REQUIRED TO BE FIRE-RESISTANCE RATED BY SECTION R302.3, THE SUPPORTING CONSTRUCTION OF SUCH ASSEMBLIES SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING. SECTION R302.3.1 IRC 2012.

- WINDOW & GLASS NOTES:**
1. ALL WINDOW SIZES ARE APPROXIMATE AND/OR SELECTED BY OWNER. VERIFY WITH WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
 2. ALL GLASS IN EXTERIOR DOORS AND WINDOWS TO BE DOUBLE GLAZED.
 3. WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1/2" AND MAX SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT PROVIDED.
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- PLUMBING NOTES**
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 5. HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.



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PROJECT

Structural Renovation
180109 Henriette Delille St.
New Orleans, LA 70116

Proposed 1st Floor
Plans

DRAWING SCALE FOR 44x36 PAPER SIZE. USE 2X SMALLER SCALE FOR 12x18



2 PROPOSED 1ST FLOOR PLANS - 4,312ft²
SCALE - 1/4" = 10"

GENERAL NOTES:

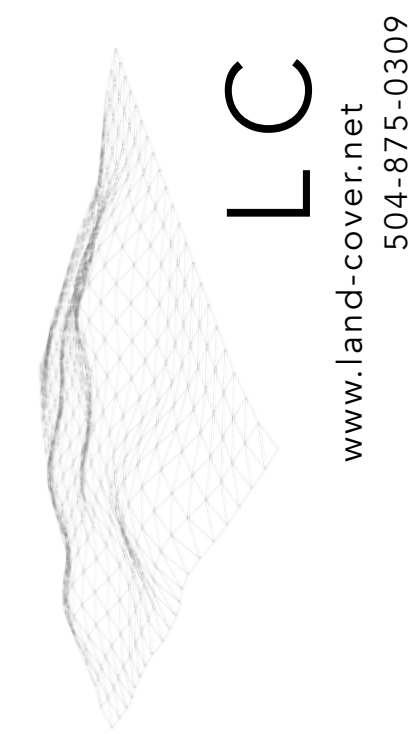
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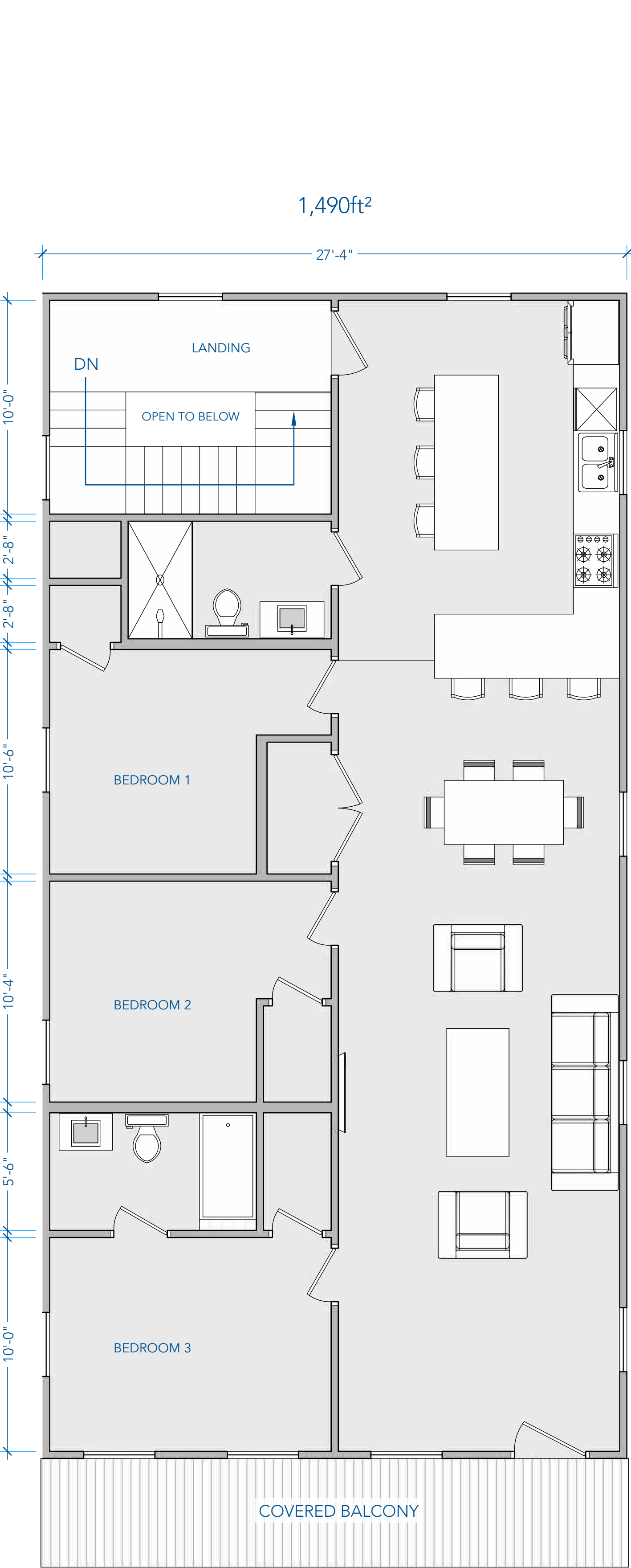
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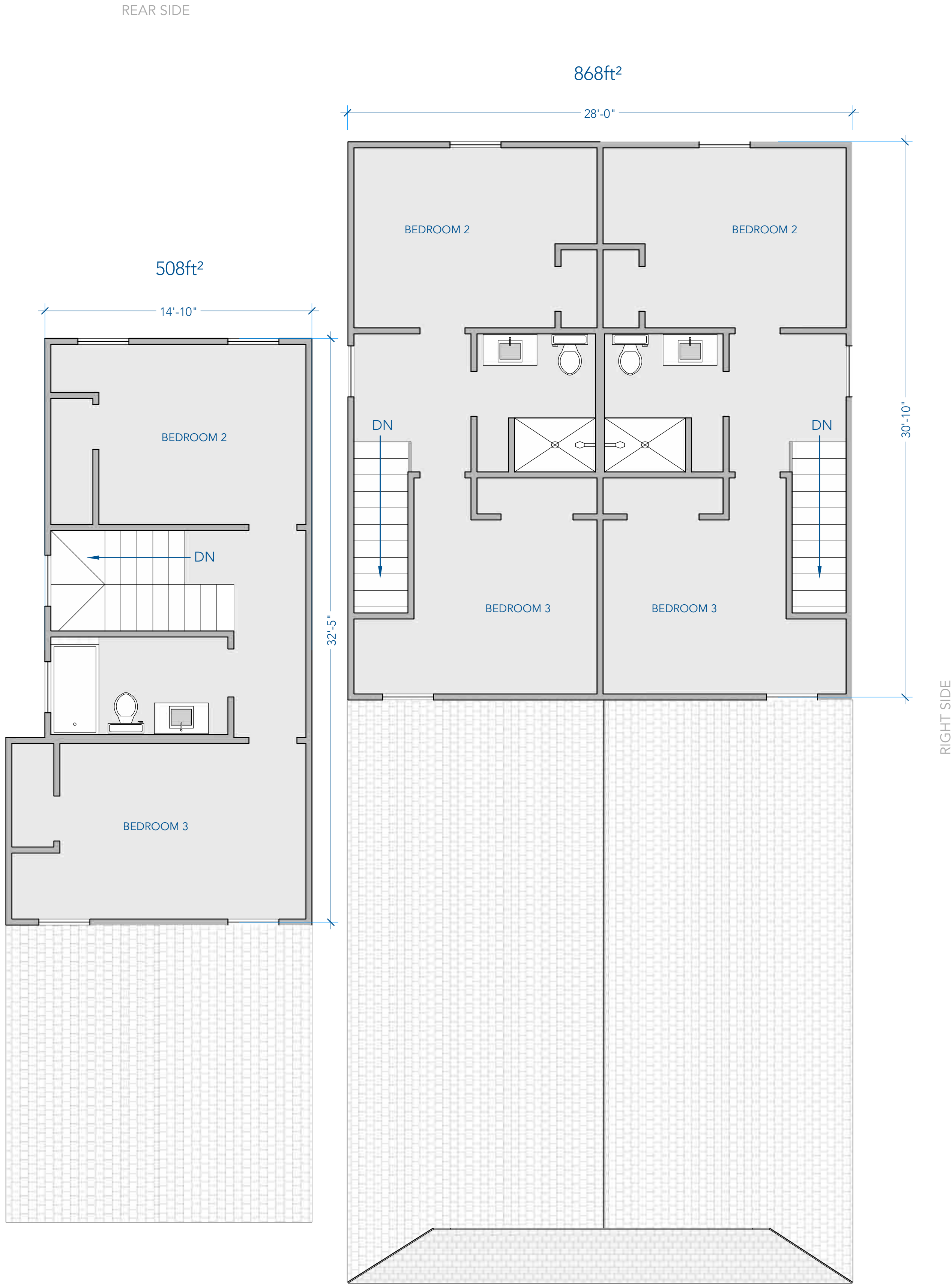
PROJECT

Structural Renovation
180109 Henriette Delille St.
New Orleans, LA 70116

Proposed 2nd Floor
Plans



3 PROPOSED 2ND FLOOR PLANS - 3,083ft²
SCALE - 1/4" = 1'0"



FRONT SIDE

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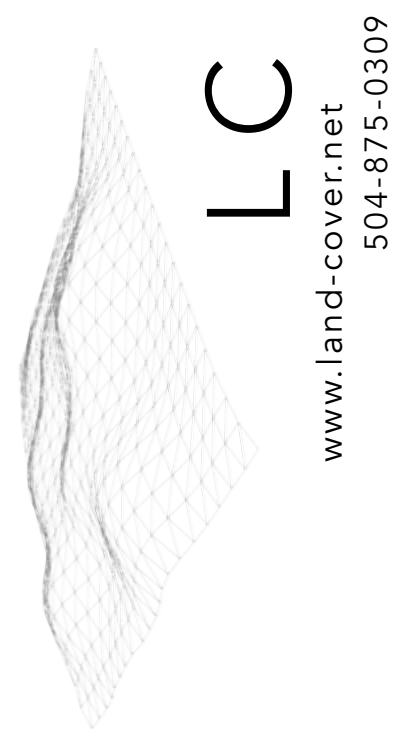
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Rohan Dawra
337-412-7577

ENGINEER
Thomas M. Smith P.E.
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ISSUE
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CBD

PROJECT
Structural Renovation
180109 Henriette Delille St.
New Orleans, LA 70116

Proposed Building
Elevations

DRAWING SCALE FOR 24x36 PAPER SIZE. USE 2X SMALLER SCALE FOR 12x18



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



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

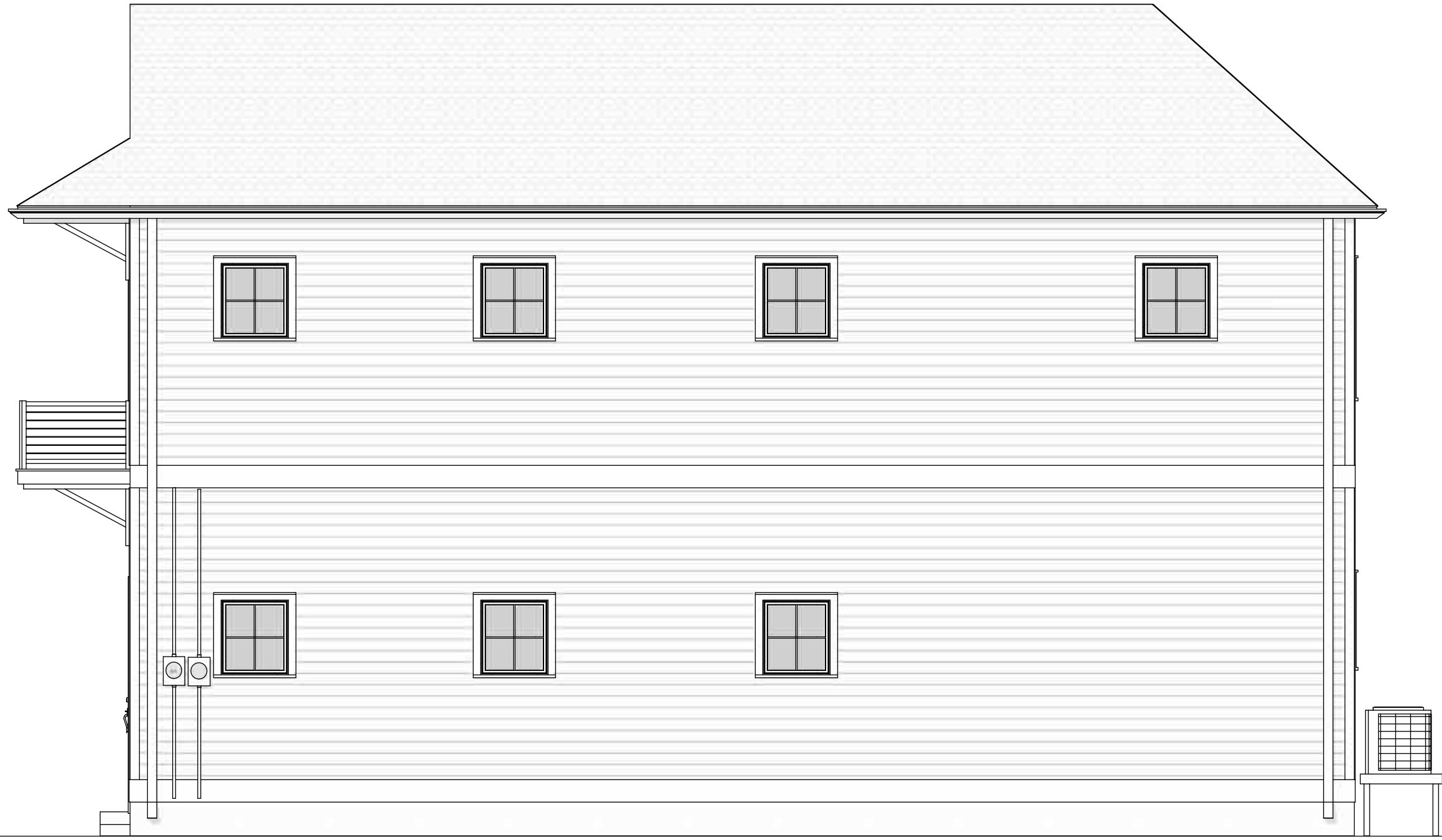
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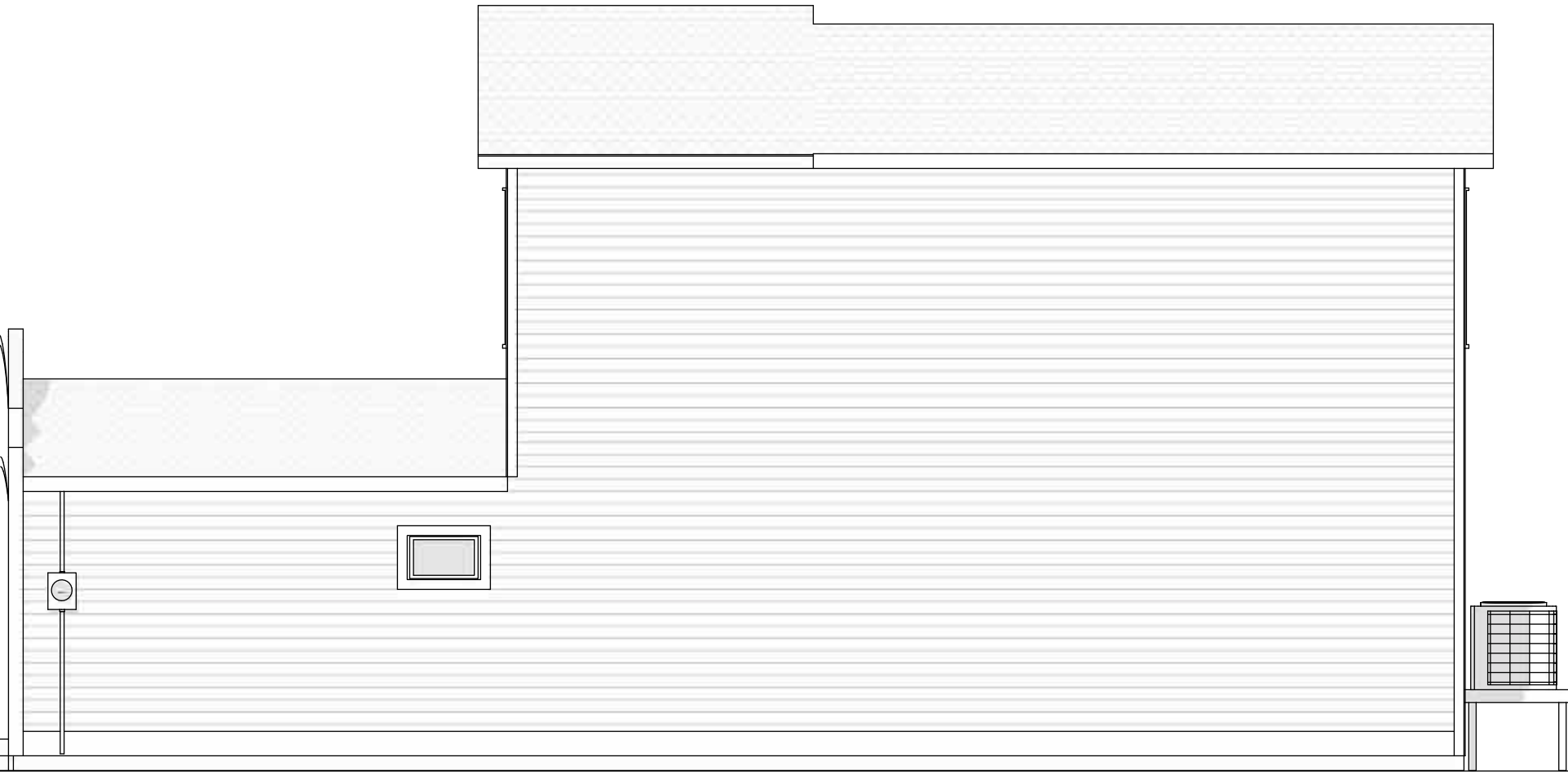
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1 1801-03 RIGHT ELEVATION
SCALE - 3/16" = 1'0"



2 1801-03 LEFT ELEVATION
SCALE - 3/16" = 1'0"



3 1805 RIGHT ELEVATION
SCALE - 3/16" = 1'0"



4 1805 LEFT ELEVATION
SCALE - 3/16" = 1'0"

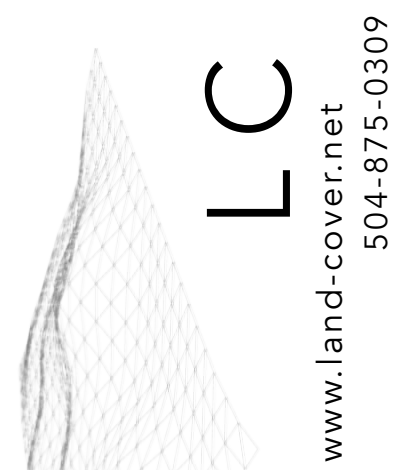


5 1807-09 RIGHT ELEVATION
SCALE - 3/16" = 1'0"



6 1807-09 LEFT ELEVATION
SCALE - 3/16" = 1'0"

DRAWING SCALE FOR 24x36 PAPER SIZE. USE 2X SMALLER SCALE FOR 12x18



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Proposed Building Elevations

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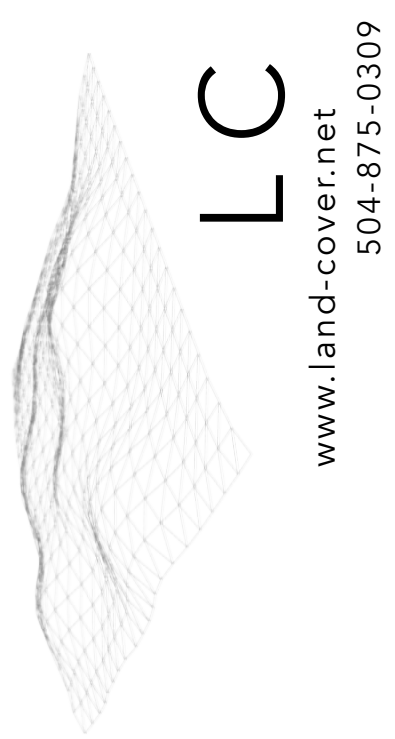
1 FRONT PERSPECTIVE
SCALE - N.T.S

www.land-cover.net
504-875-0309

LC

PROJECT	Structural Renovation	ENGINEER	Thomas M. Smith P.E	CLIENT	Rohan Dawra
	180109 Henriette Delille St. New Orleans, LA 70116		Consulting Engineer 6516 Boutall St, Metairie, LA 504-887-3882/504-247-6294		337-412-7577
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10Front Perspective 1



1 FRONT PERSPECTIVE
SCALE - N.T.S

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		DRAWN BY CBD		



1 REAR PERSPECTIVE
SCALE - N.T.S

DRAWING SCALE FOR 24x36 PAPER SIZE. USE 2X SMALLER SCALE FOR 12x18

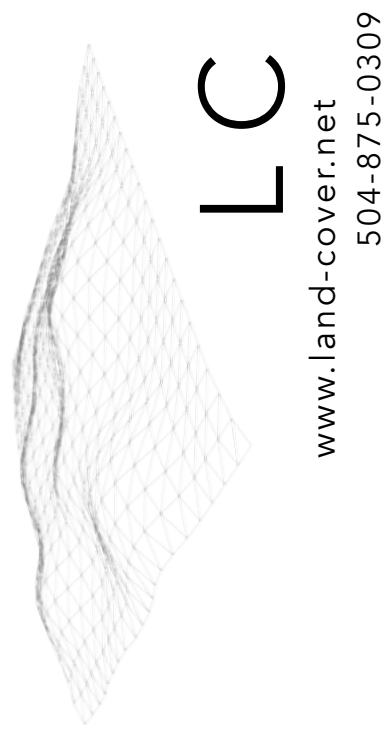
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PROJECT	ISSUE	ENGINEER	CLIENT
Structural Renovation 180109 Henriette Delille St. New Orleans, LA 70116	1.15.18 DRAWN BY CBD	Thomas M. Smith P.E Consulting Engineer 6516 Boutall St, Metairie, LA 504-887-3882/504-247-6294	Rohan Dawra 337-412-7577

