

1014 ST ANTHONY ST
RENOVATIONS AND BUILDING IMPROVEMENTS

August 11, 2022



WILLIAMS ARCHITECTS
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1014 ST ANTHONY ST
1014 St Anthony St New Orleans, LA 70116

PROJECT DIRECTORY

ARCHITECT	CONTRACTOR	OWNER
WILLIAMS ARCHITECTS 824 BARONNE STREET NEW ORLEANS, LA 70113 504.866.0888	T.B.D.	PAUL CRAVEN 1014 ST ANTHONY ST NEW ORLEANS, LA 70116

PROJECT INFORMATION

PROJECT ADDRESS 1014 ST ANTHONY STREET NEW ORLEANS, LA 70116	BUILDING INFORMATION EXISTING BUILDING SF 1272 SF PROPOSED BUILDING SF 1782 SF LOT SF 2048 SF
PROJECT DESCRIPTION RENOVATING ATTIC SPACE TO HABITABLE AREA, ADDING STAIRWELL AND ROOF DORMER	BOUNDING STREETS: ST ANTHONY ST, BURGUNDY ST, KERLEREC ST, N RAMPART ST
	ZONING DISTRICT: HMR-1, NOHDLC FULL CONTROL

DRAWING INDEX

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SK101	EDITIONS

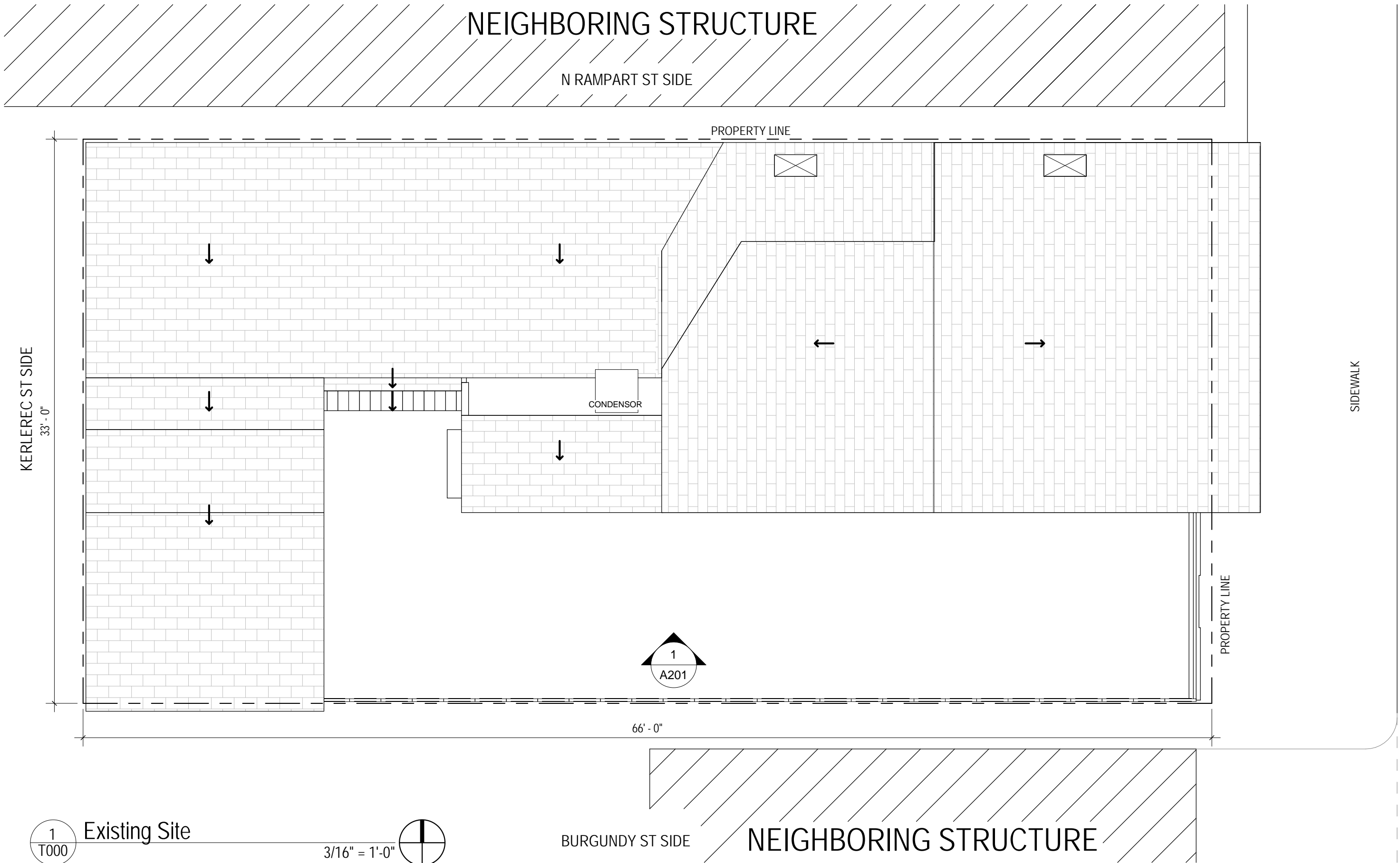
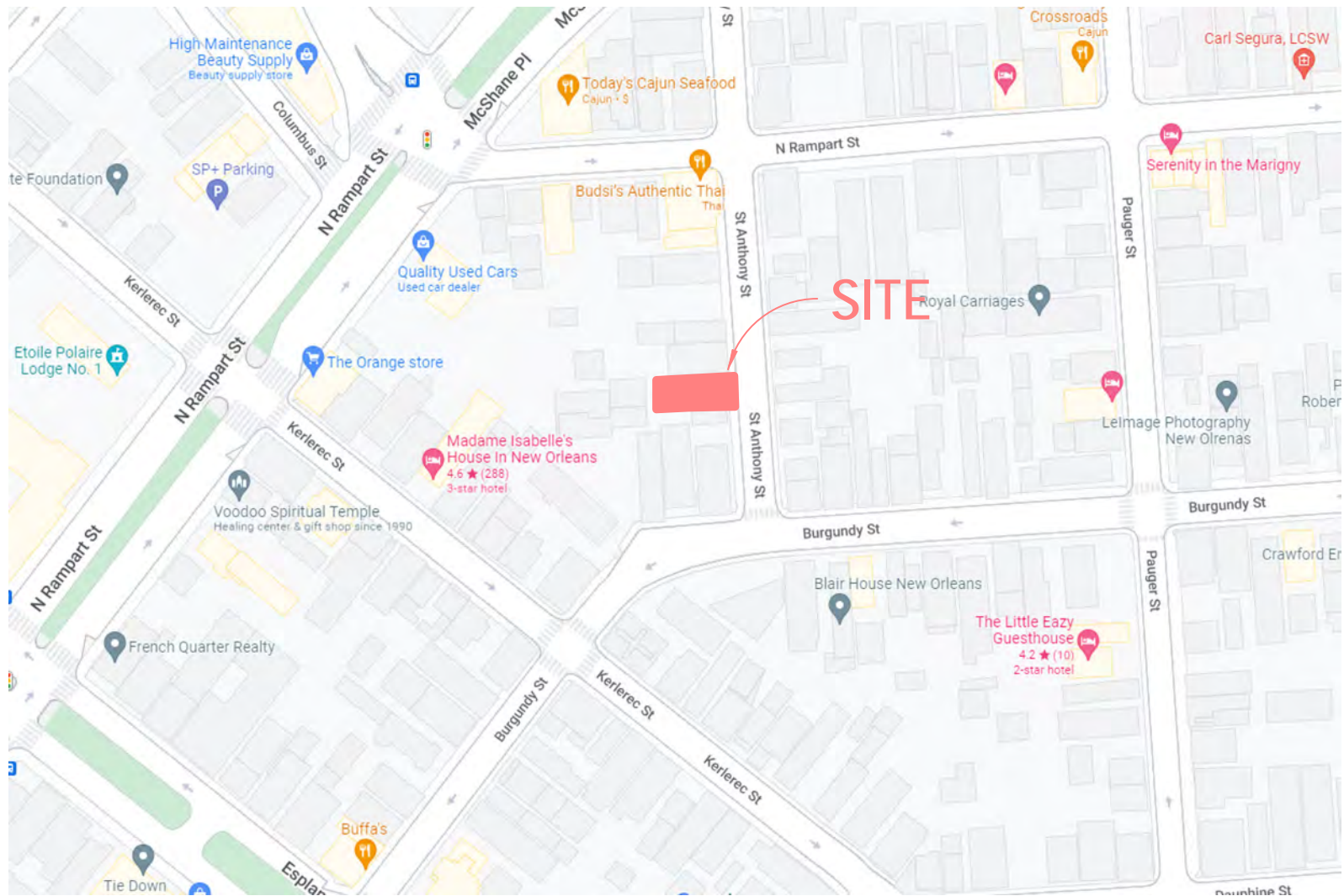
SYMBOLS LEGEND

Level 1 0' - 0"		FLOOR ELEVATION SYMBOL
		SPOT ELEVATION SYMBOL
1 A101		SECTION CUT AND REFERENCE
1 A101		SECTION CALLOUT AND REFERENCE
EXAMPLE	OR EXAMPLE	TEXT CALLOUT

GENERAL NOTES

- GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR DEMOLITION AND CONSTRUCTION OF STRUCTURES, SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS, DUST CONTROL, UTILITY, DISCOVERED HAZARDS, AND DISPOSAL. CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
- EXISTING CONDITIONS INDICATED ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER BEFORE PROCEEDING WITH WORK.
- THE DESIGNER HAS ENDEAVORED TO IDENTIFY IN THE DRAWINGS EXISTING ELEMENTS, WALLS, CONSTRUCTION, ETC. THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED TO ALLOW THE EXECUTION OF THE WORK. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR, AND IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BIDDING AND TO BECOME FAMILIAR WITH THE PROJECT AND CONDITIONS TO EXECUTE THE WORK
- LOCATION OF UNDERGROUND AND/OR NO VISIBLE UTILITIES TO BE DETERMINED FROM DATA AND RECORDS PRIOR TO WORK.
- PRIOR TO EXCAVATION AND DIGGING CALL LA-ONE-CALL (1-800-272-3020) IN THE EVENT THAT UTILITY LINES ARE UNCOVERED, WHICH ARE NOT INDICATED ON THE DRAWING, WORK SHALL BE STOPPED IMMEDIATELY AND THE OWNER/ARCHITECT SHALL BE NOTIFIED AND THE FOLLOWING UTILITY COMPANIES WHERE APPLICABLE:
A. DRAIN, SEWER AND WATER: SEWERAGE AND WATER BOARD OF NEW ORLEANS
B. GAS AND ELECTRIC: ENTERGY
- TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL VISIT THE SITE PRIOR TO BIDDING AND COMPLETELY REVIEW THE DRAWINGS NOT ONLY FOR ITS RESPECTIVE TRADE, THE WORK OF OTHER RELATED TRADES AS WELL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
- VERIFY PROPERTY LINES, CONDITIONS, SERVICES AND DIMENSIONS BEFORE COMMENCING THE WORK. CONTACT UTILITY COMPANIES FOR UNDERGROUND INFORMATION AND DEMOLITION WORK REQUIREMENTS
- REMOVE AND LEGALLY DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS, UNLESS OTHERWISE INDICATED TO BE SALVAGED AND/OR SAVED FOR REUSE.
- THE CONTRACTOR WILL DEVISE A WORKING METHOD FOR THE CONTROL OF NOISE AND DUST PARTICLES FROM THE ADJACENT NEIGHBORS AND NEIGHBORHOOD AND SHALL MAINTAIN THOSE CONTROLS DURING THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM CONSTRUCTION ACTIVITIES, AND SHALL ALSO PROVIDE ALL NECESSARY PROTECTION OF THIS OWN WORK UNTIL TURNED OVER THE OWNER.
- CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND VENTILATION AS REQUIRED AND CONNECT TO TEMPORARY ELECTRIC SERVICE.
- CONTRACTOR SHALL PROVIDE ALL SHORING AND STABILIZING BRACING AS REQUIRED TO PROTECT FROM STRUCTURAL FAILURE OR COLLAPSE.
- CONTRACTOR TO PROVIDE ALL NECESSARY INSURANCE PER CONTRACT.
- ALL PATCHES IN EXISTING WALLS TO BE FLUSH WITH EXISTING WALL SURFACE AND TO MATCH INTXTURE WITH SURROUNDING SO AS TO NOT BE EVIDENT.
- ALL LIGHTING FIXTURES TO BE SELECTED BY OWNER. ALL FIXTURES TO BE INSTALLED BY CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH CITY, STATE, AND NATIONAL CODES AS REQUIRED.
- ALL BATT INSULATION SHALL HAVE A CLASS 'A' (0-25) FLAME SPREAD RATING IN COMPLIANCE
- ALL WOOD SHALL BE TREATED, AIR LUMBER, WHERE IN CONTACT WITH THE GROUND. PAINTED EXTERIOR WOOD SHALL BE TREATED AND FULLY AIR DRIED BEFORE PRIMING OF BACK, END, AND EDGE AND (2) COATS OF PREMIUM GRADE, EXTERIOR PAINT.
- STRUCTURAL DESIGN DELEGATED BY CONTRACTOR.
- MAINTAIN FIRE SAFETY/CONTROL AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM THE WORK OF THIS CONTRACT. REMOVE AND LEGALLY DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS.
- THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- LOCATION AND DIMENSIONS SHALL BE PER ARCHITECTURAL DRAWINGS. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE START OF WORK. FURNISHINGS INDICATED ON ARE FOR REFERENCE AND COORDINATION.
- VARIATIONS FROM THE WORK DUE TO AVAILABILITY OF MATERIALS, FIELD CONDITIONS, EQUIPMENT SPECS, ETC. SHALL BE MADE ONLY WITH THE APPROVAL OF THE ARCHITECT.
- VERIFY PROPERTY LINES, CONDITIONS, SERVICES AND DIMENSIONS BEFORE COMMENCING THE WORK.
- PROVIDE SECURITY AND FACILITIES TO PROTECT SITE AREA, EXISTING FACILITY AND EQUIPMENT FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS/HER OWN EQUIPMENT AND TOOLS.

VICINITY MAP



-REVISIONS-

No.	Date	Scope

DRAWING INDEX OF DRAWINGS

DRAWING BY SB
SCALE As indicated
JOB No. 522010.00
DATE 08/11/2022

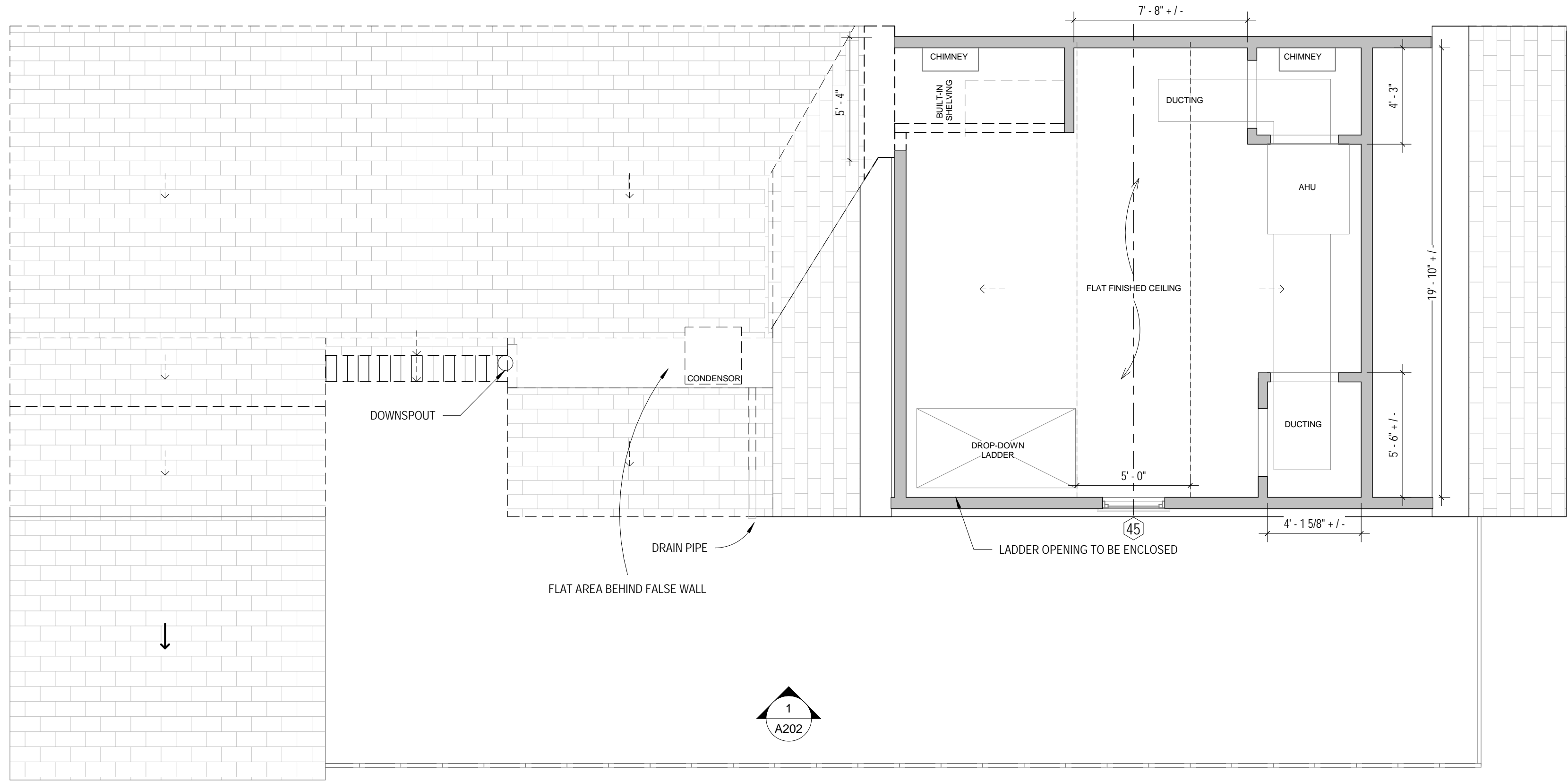
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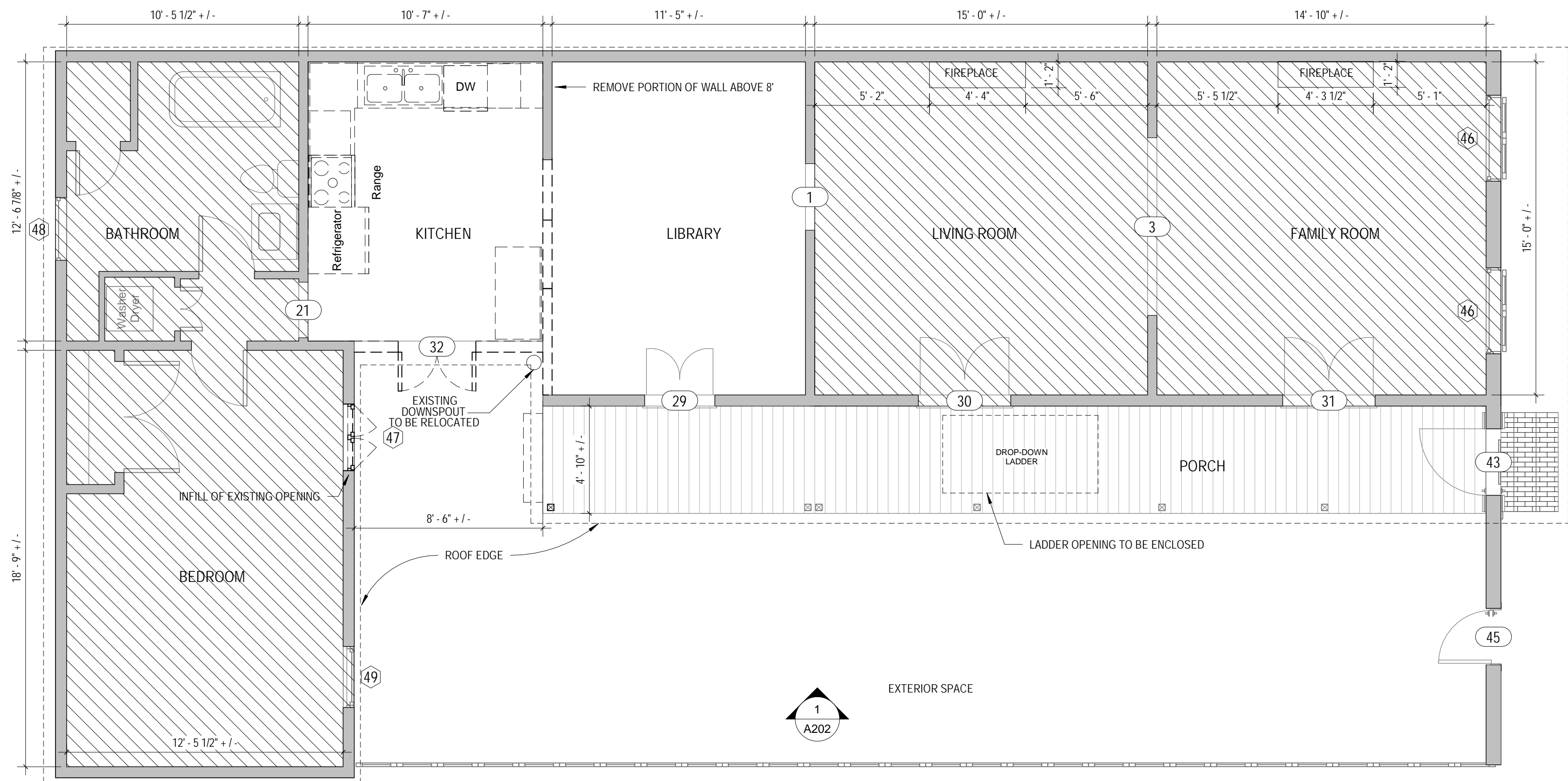
8/11/2022 9:44:39 AM P:\522010.00 - 1014 St AnthonyDrawings\00REV\1014 St Anthony - The Real One.rvt

- NO WORK TO BE DONE
- NEW WALL
- EXISTING WALL
- DEMO WALL / OPENING / ELEMENT

LEGEND



2 Level 2 - Existing + Demo
1/4" = 1'-0"



1 Level 1 - Existing + Demo
1/4" = 1'-0"



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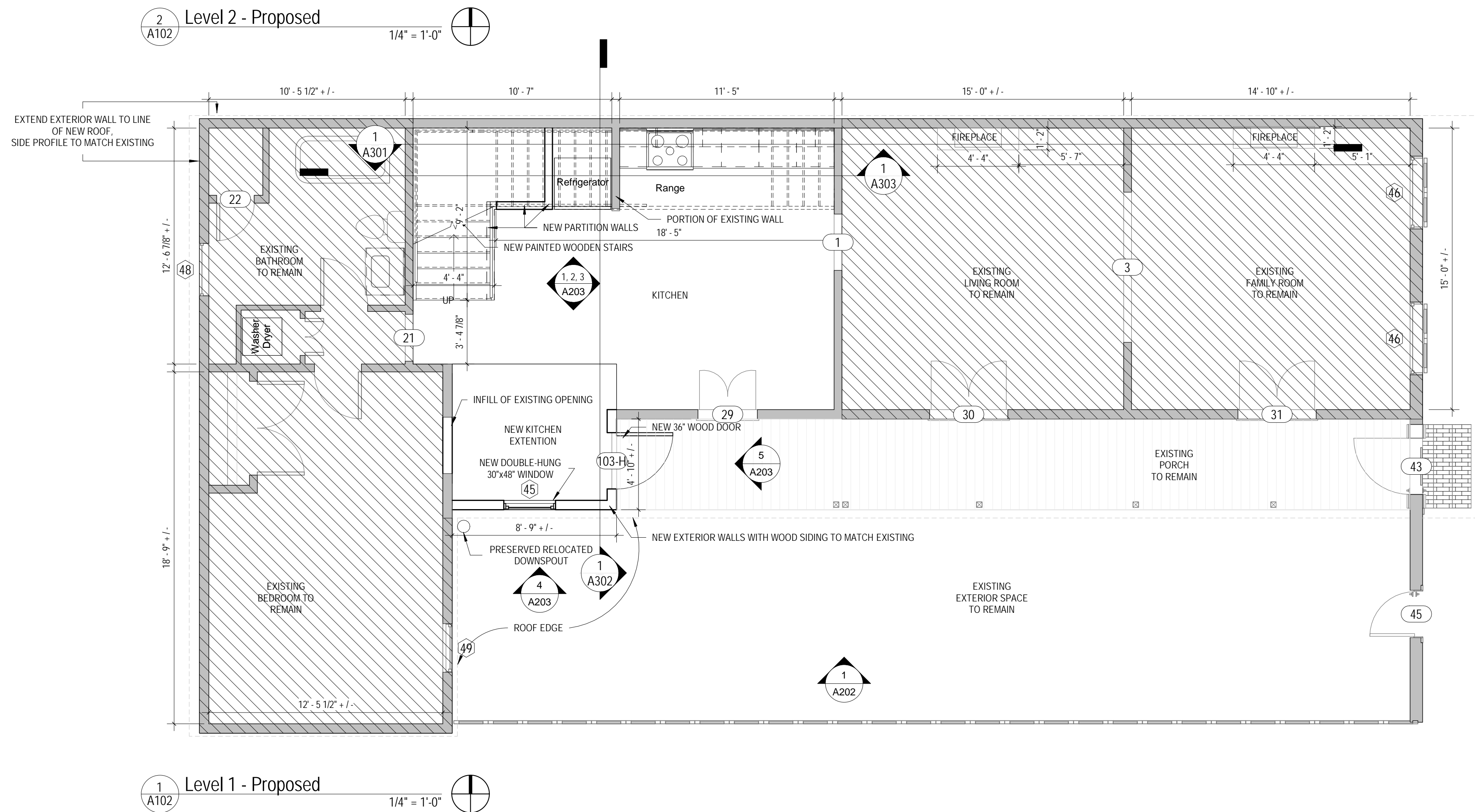
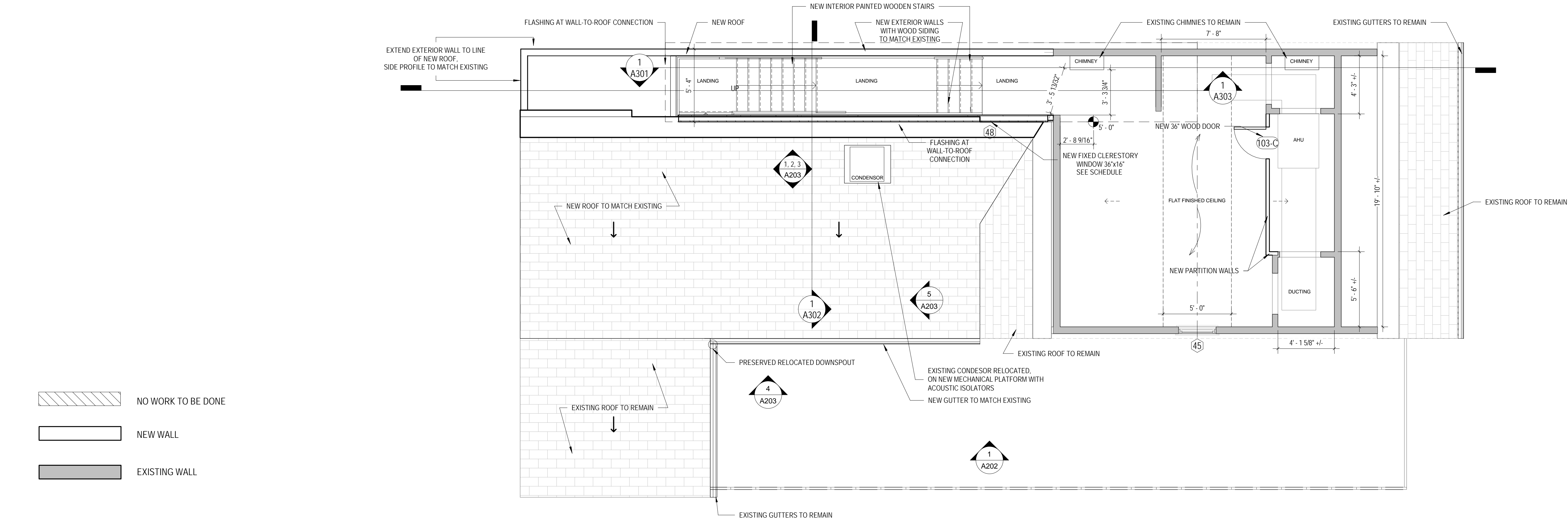
DRAWING
FLOOR PLANS

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SCALE
JOB No.
DATE

SB
As indicated
522010.00
08/11/2022

Sheet No.

A101



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No.	Date	Scope

DRAWING PROPOSED PLANS	
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DATE	08/11/2022
Sheet No.	

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VIEW OF IMPACTED AREA FROM ST ANTHONY ST, SOUTH OF 1014

NO WORK TO BE DONE

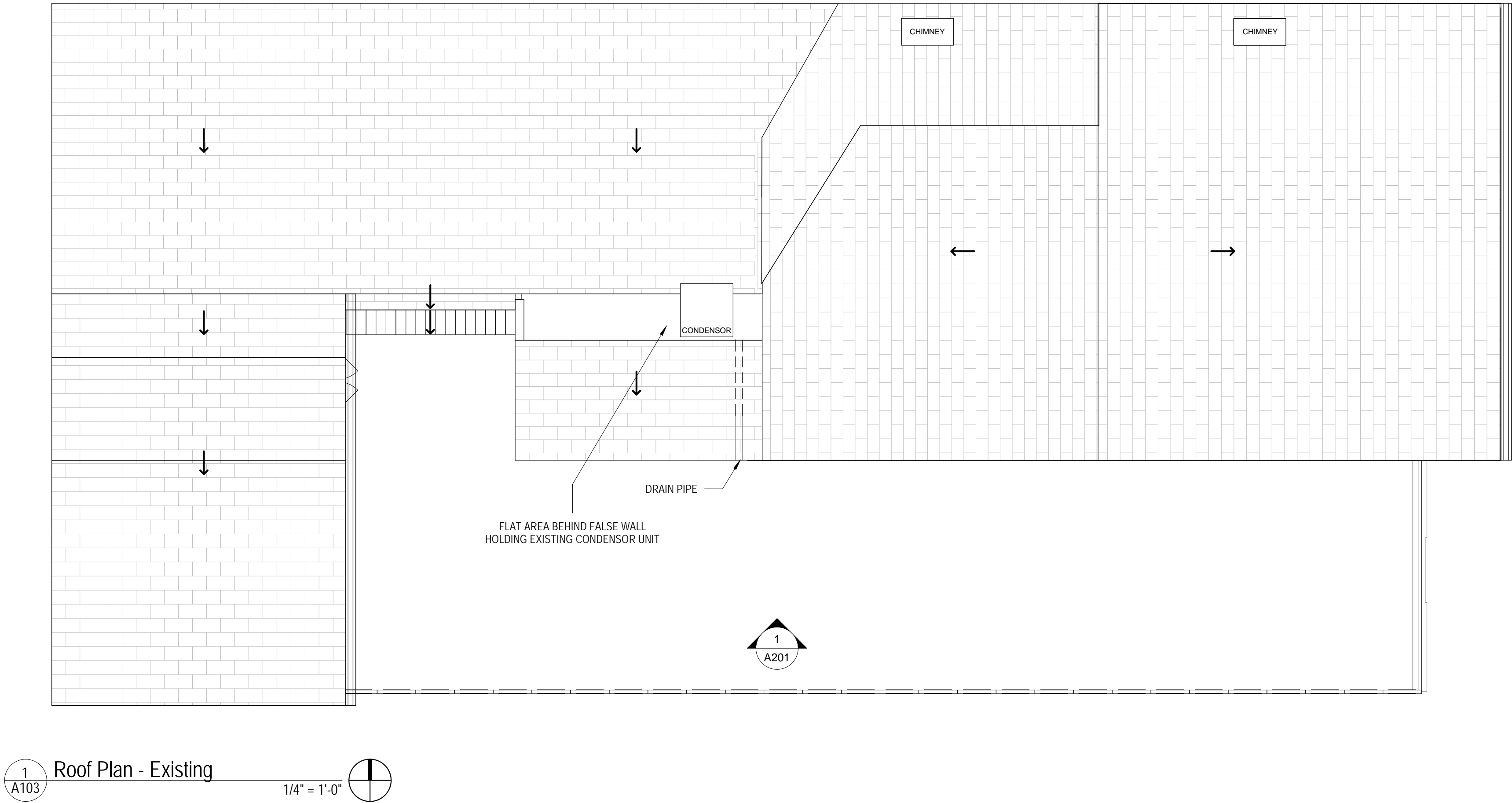
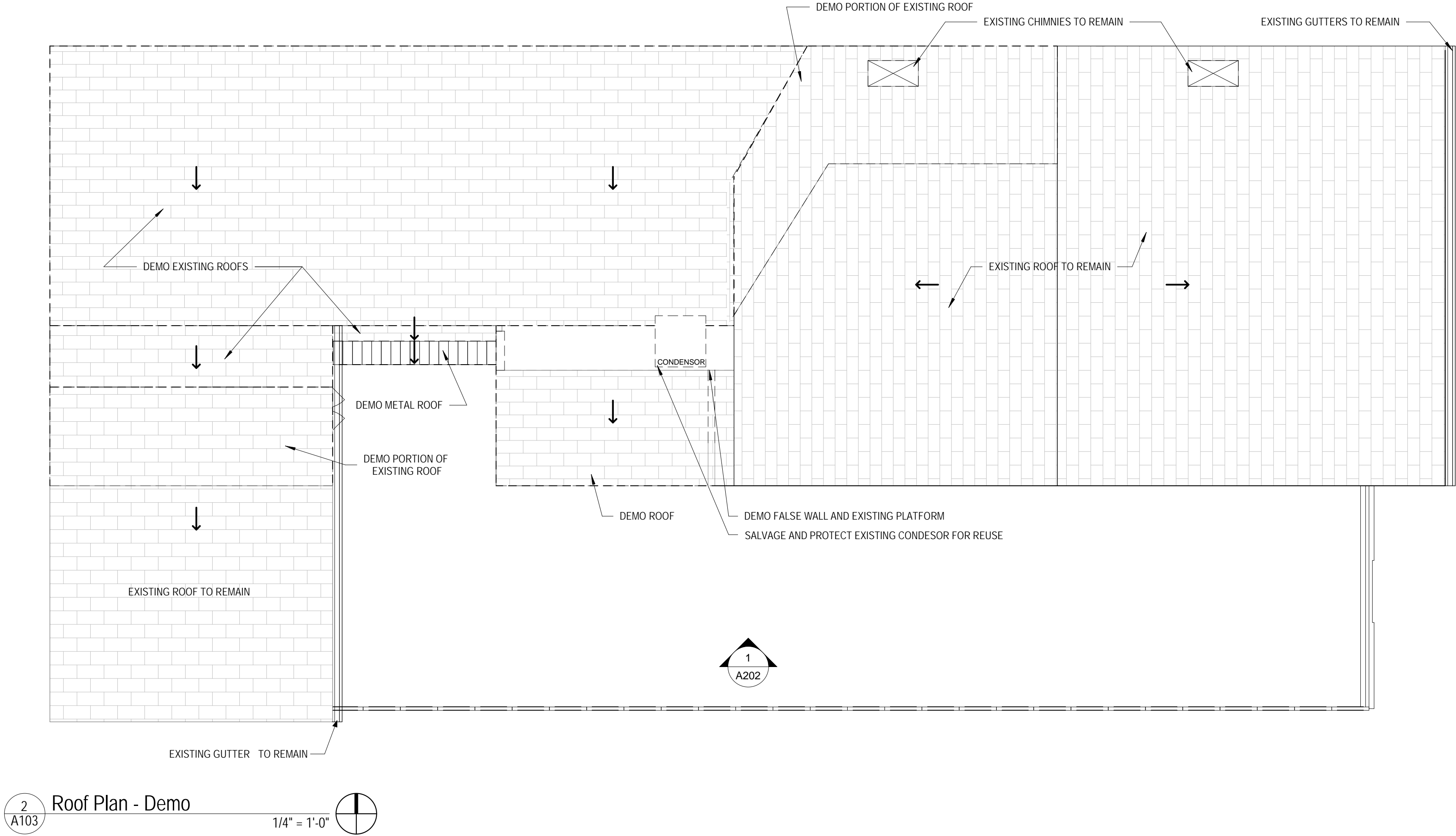
NEW WALL

EXISTING WALL

DEMO WALL / OPENING / ELEMENT

LEGEND

1/2" = 1'-0"



W

A

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x. *John C. Williams*

JOHN C. WILLIAMS

Reg. No. 2145

STATE OF LOUISIANA

ARCHITECT

John C. Williams

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DRAWING

ROOF PLAN

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DATE

SB

As indicated

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Sheet No.

A103



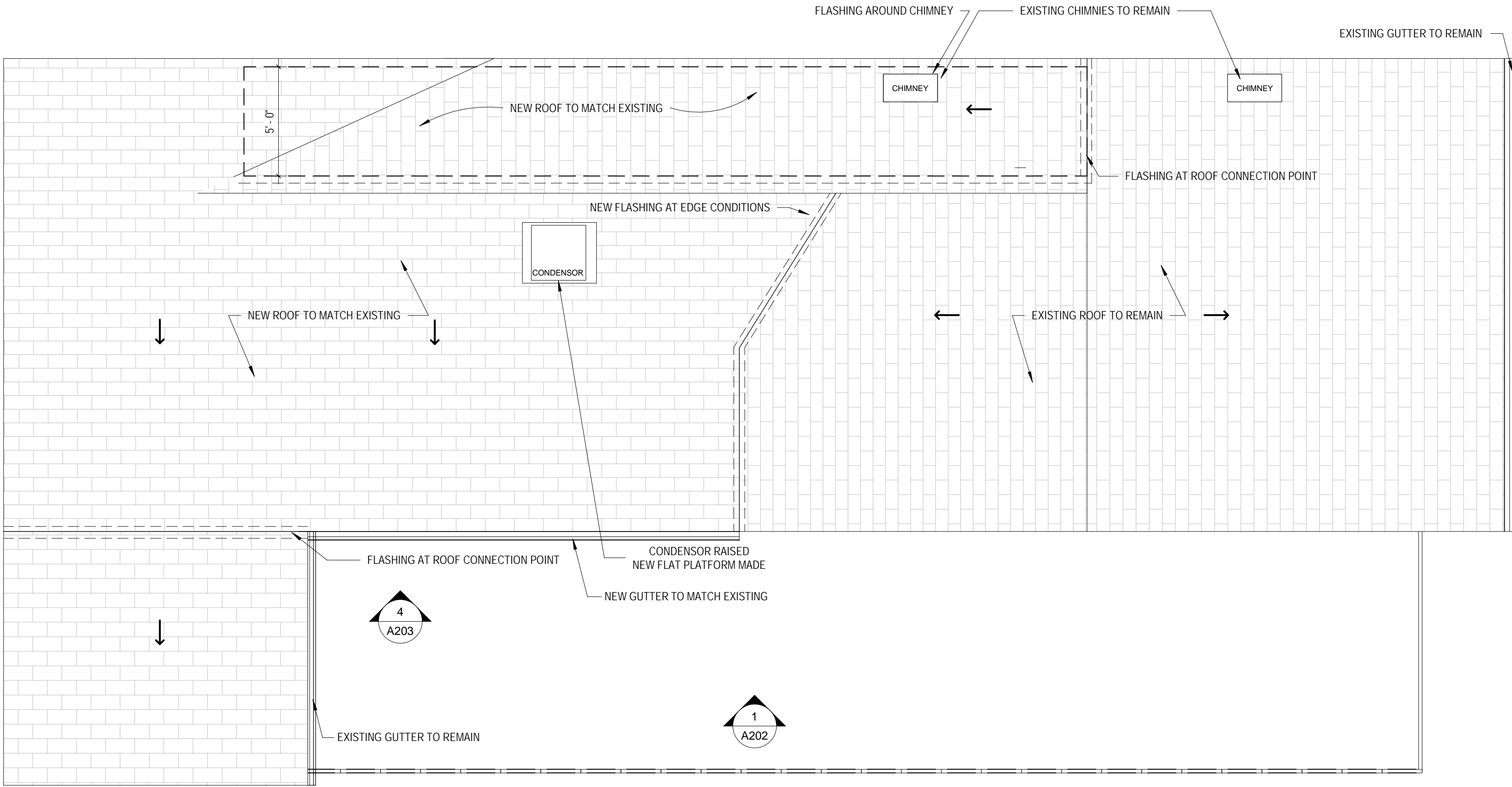
VIEW OF IMPACTED AREA FROM ST ANTHONY ST, SOUTH OF 1014



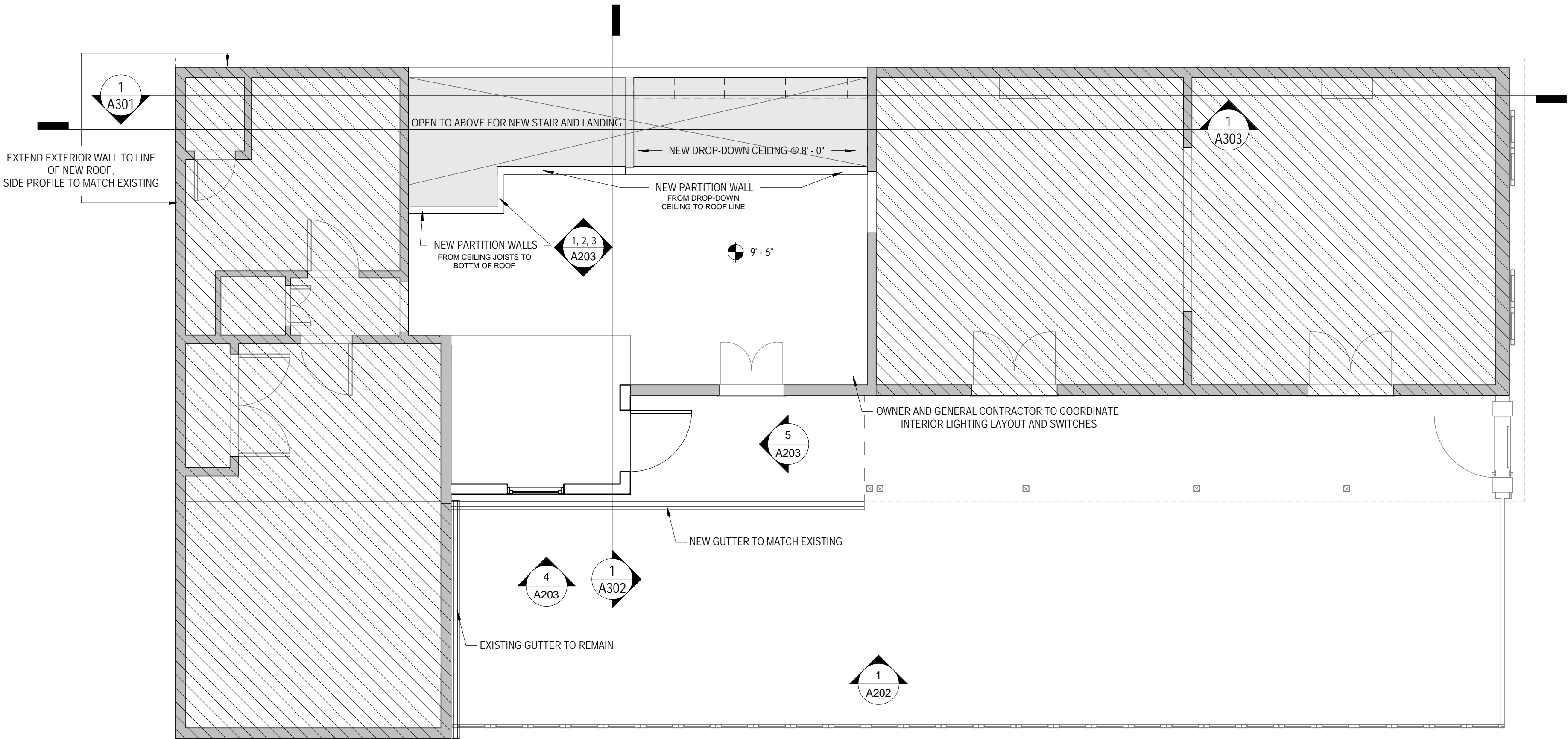
PROPOSED ADDITION

- NO WORK TO BE DONE
- NEW WALL
- EXISTING WALL

LEGEND
1/2" = 1'-0"



2 A104 Roof Plan - Proposed
1/4" = 1'-0"



1 A104 RCP of Level 1 - Proposed
1/4" = 1'-0"



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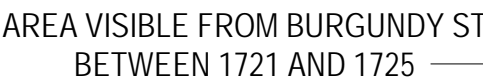
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RCP AND ROOF PLAN -
PROPOSED

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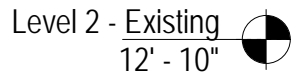
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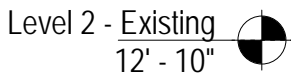
A104



VIEW BETWEEN 1721 AND 1725 BURGUNDY ST



2 Existing Elevation - St Anthony St Side
A201 1/4" = 1'-0"




1 Existing Elevation - Burgundy St Side
A201 1/4" = 1'-0"



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I (will) ~~(will not)~~ be providing project construction administrative services on this project.

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[illegible]

DRAWING
EXTERIOR ELEVATIONS

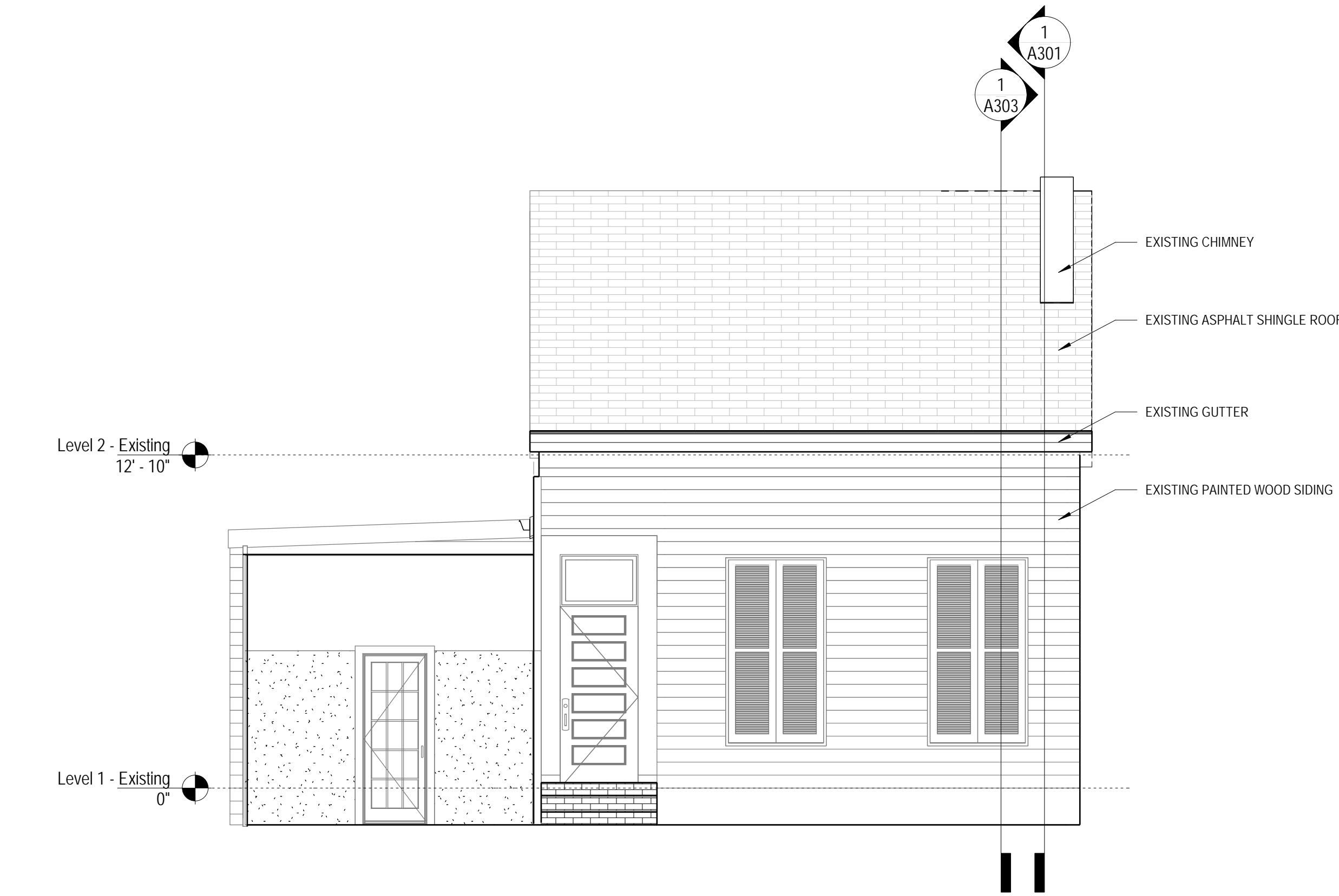
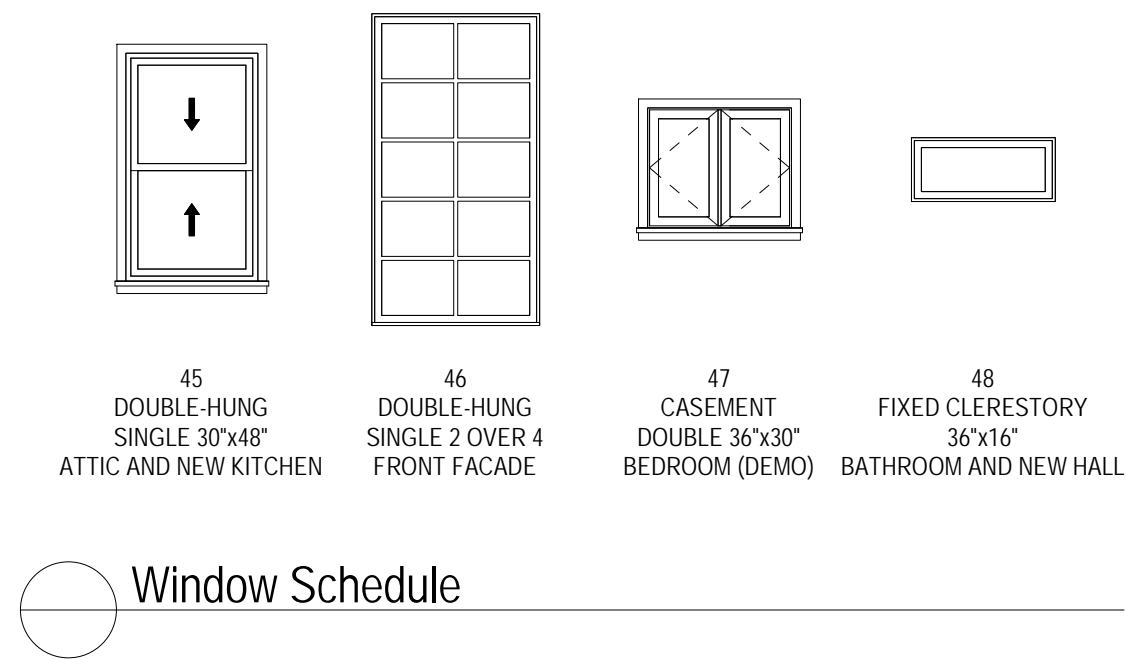
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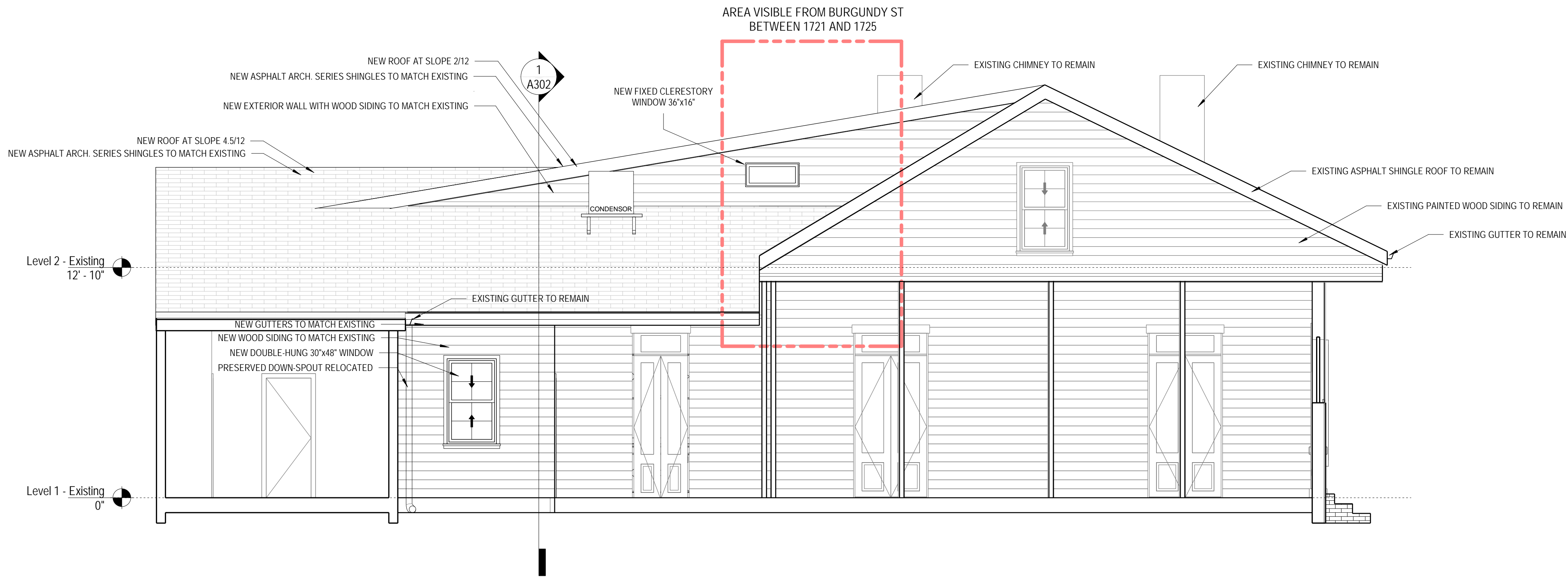
A201



VIEW BETWEEN 1721 AND 1725 BURGUNDY ST



2 A202 Proposed Elevation - St Anthony St Side (No Visible Alteration)
1/4" = 1'-0"



1 A202 Proposed Elevation - Burgundy St Side
1/4" = 1'-0"



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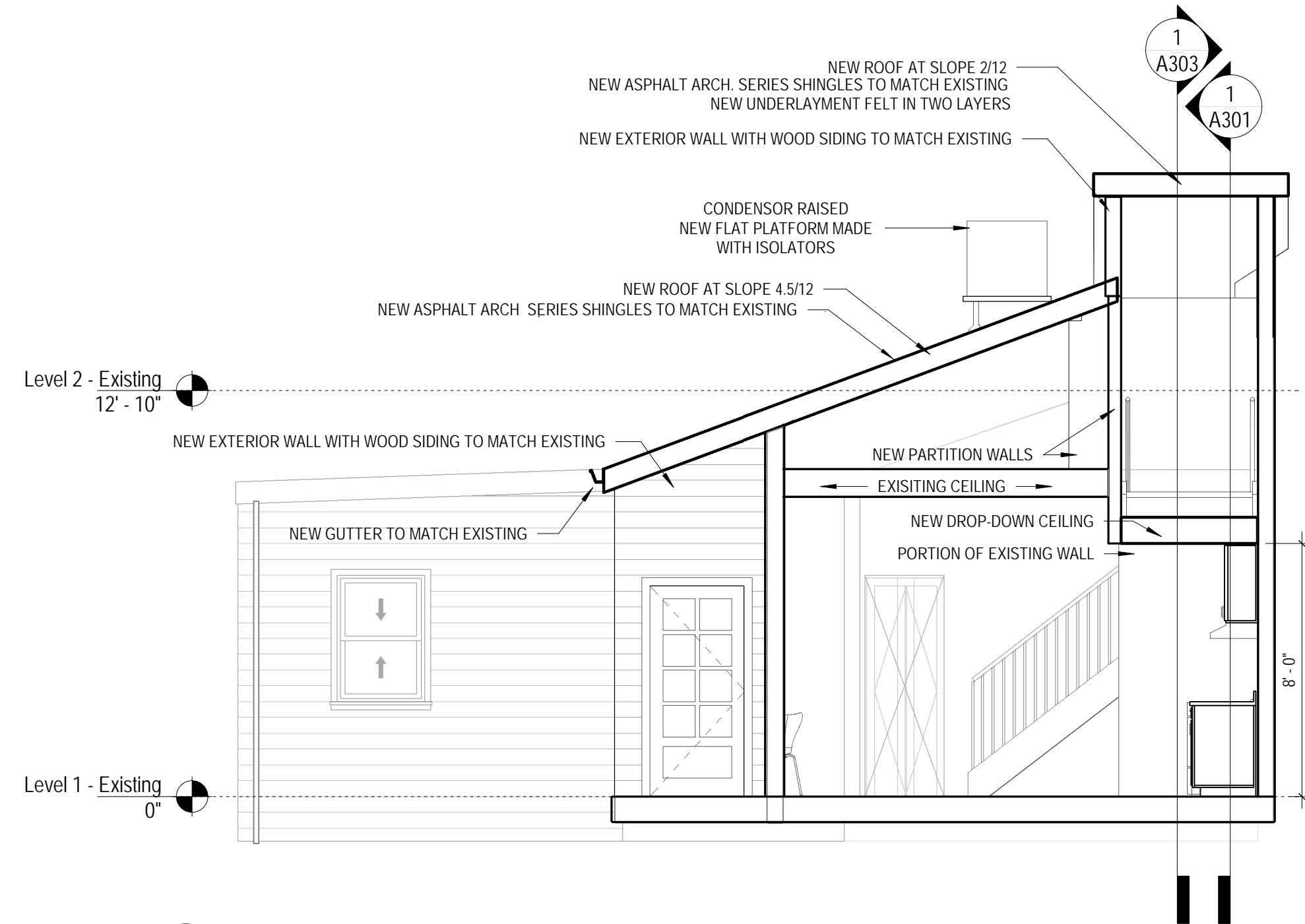
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EXTERIOR ELEVATIONS -
PROPOSED

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DATE 08/11/2022

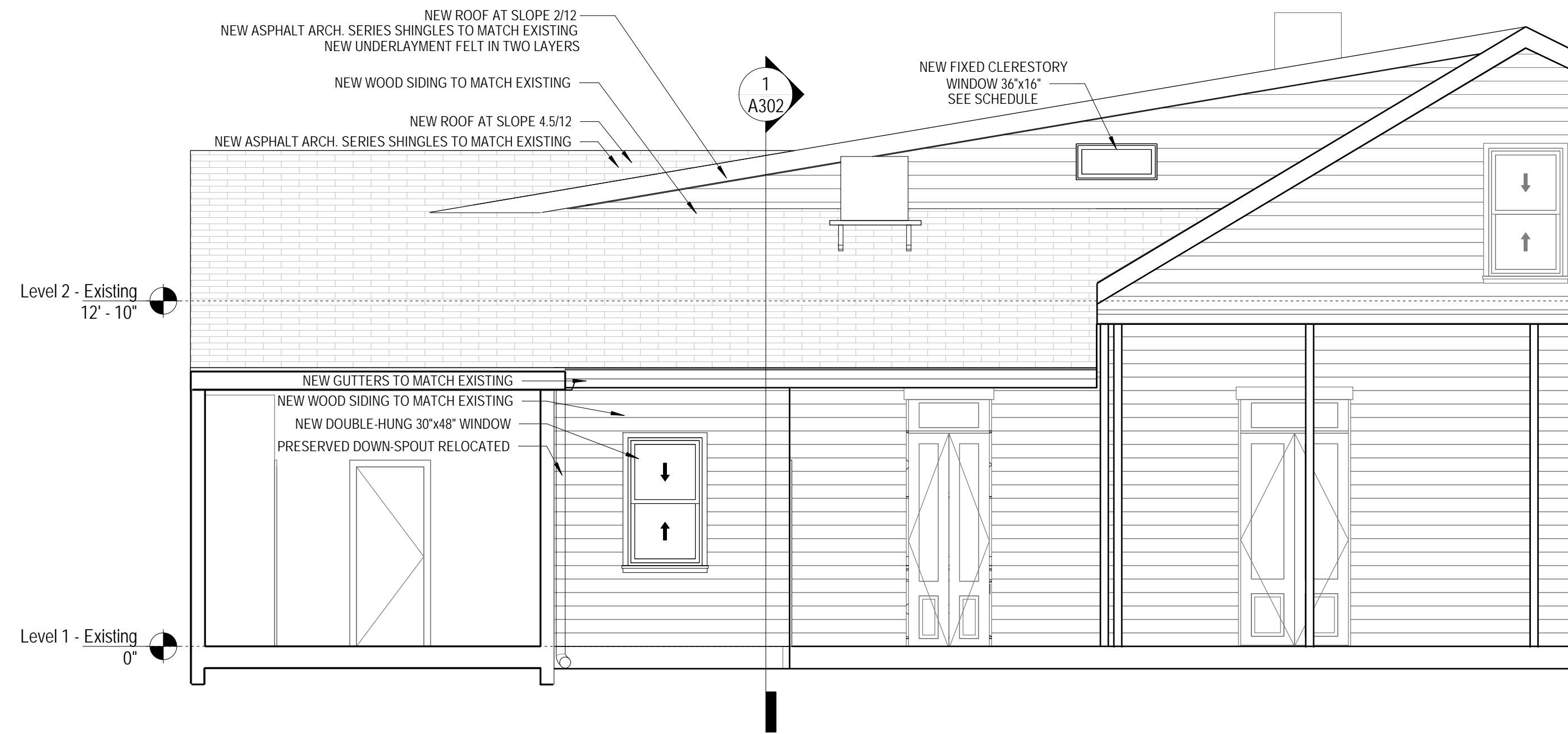
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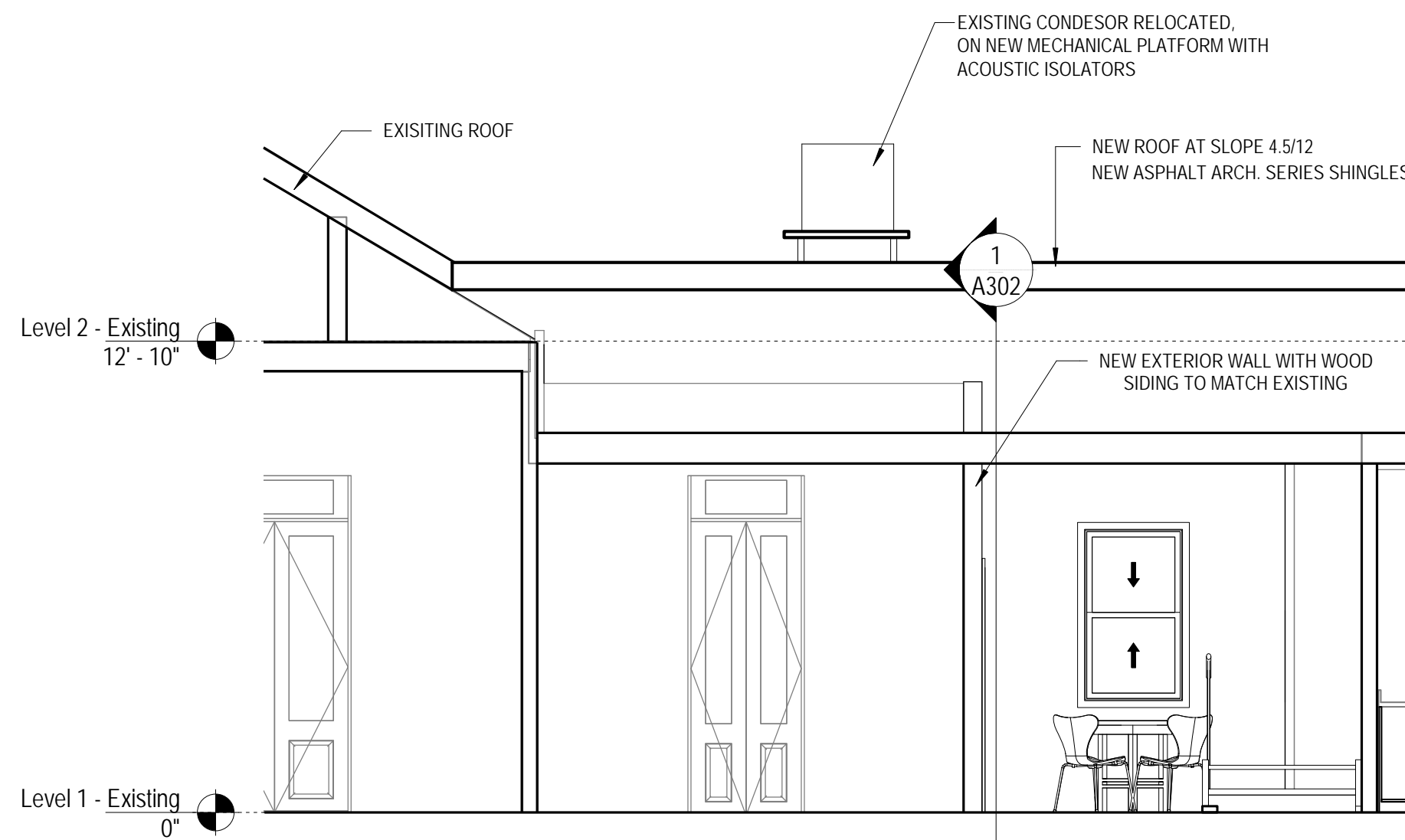
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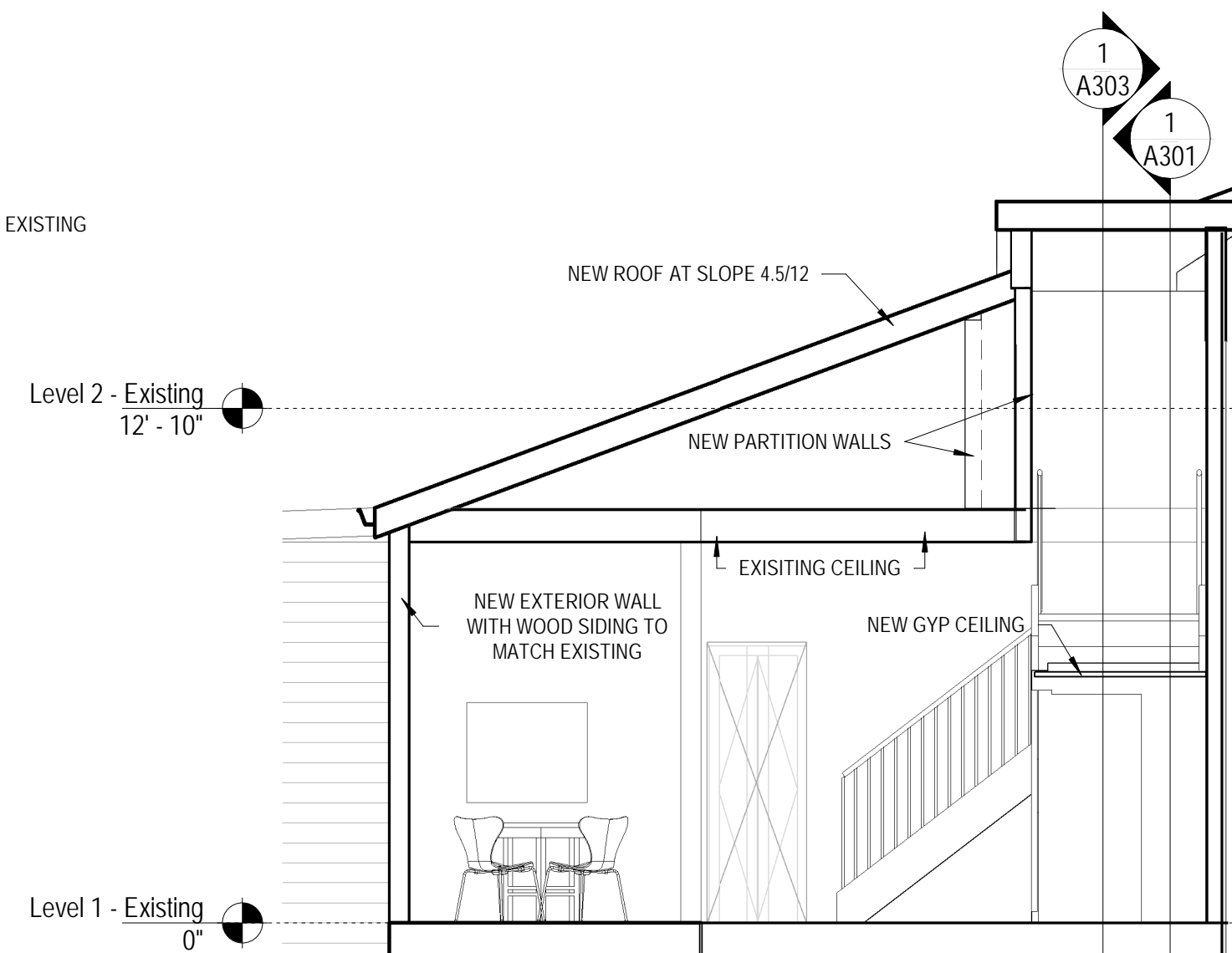
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A203 Elevation 5 - Exterior - West
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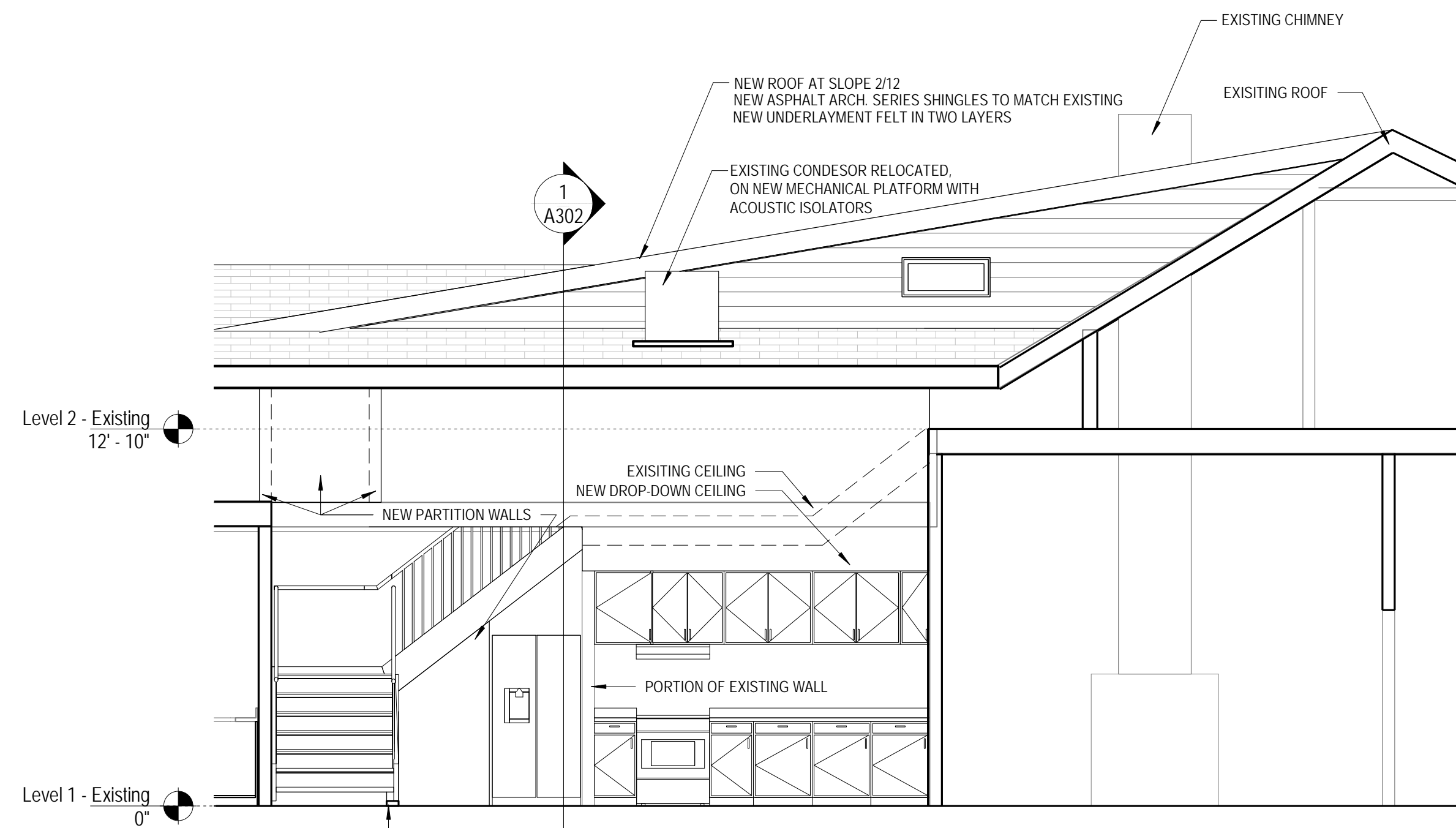
4
A203 Elevation 4 - Exterior - North
1/4" = 1'-0"



3
A203 Elevation 3 - Kitchen - South
1/4" = 1'-0"



2
A203 Elevation 2 - Kitchen - West
1/4" = 1'-0"



1
A203 Elevation 1 - Kitchen - North
1/4" = 1'-0"



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No.	Date	Scope

DRAWING
ELEVATIONS

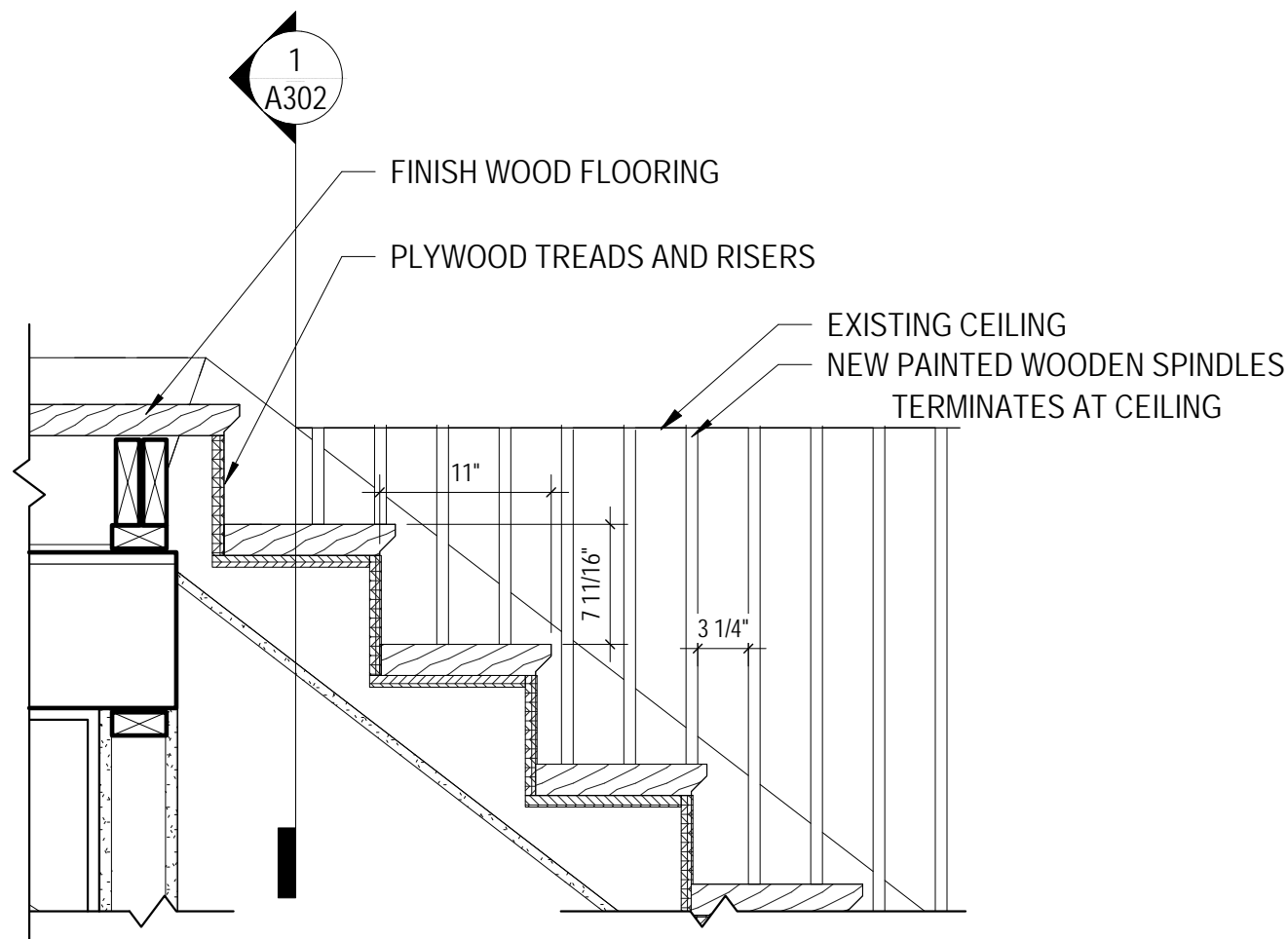
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Author
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522010.00
08/11/22

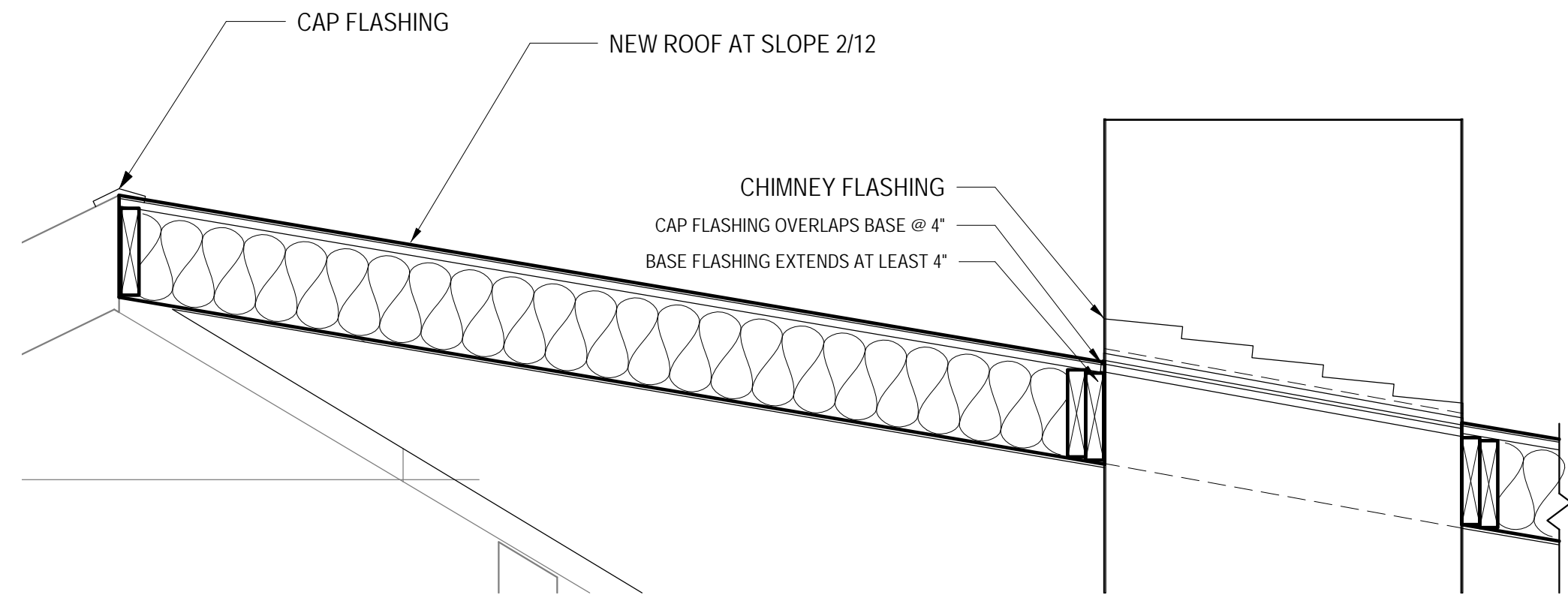
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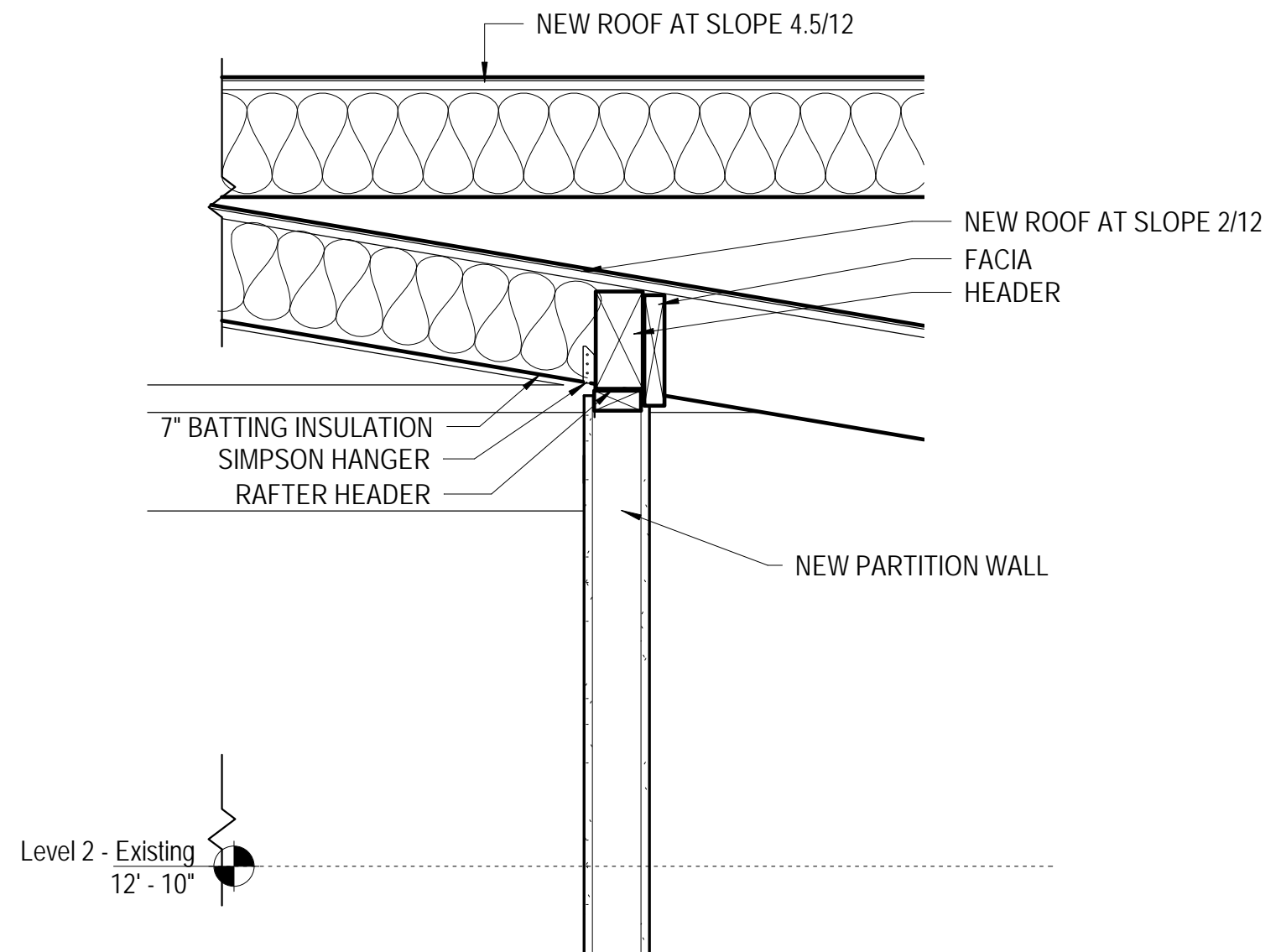
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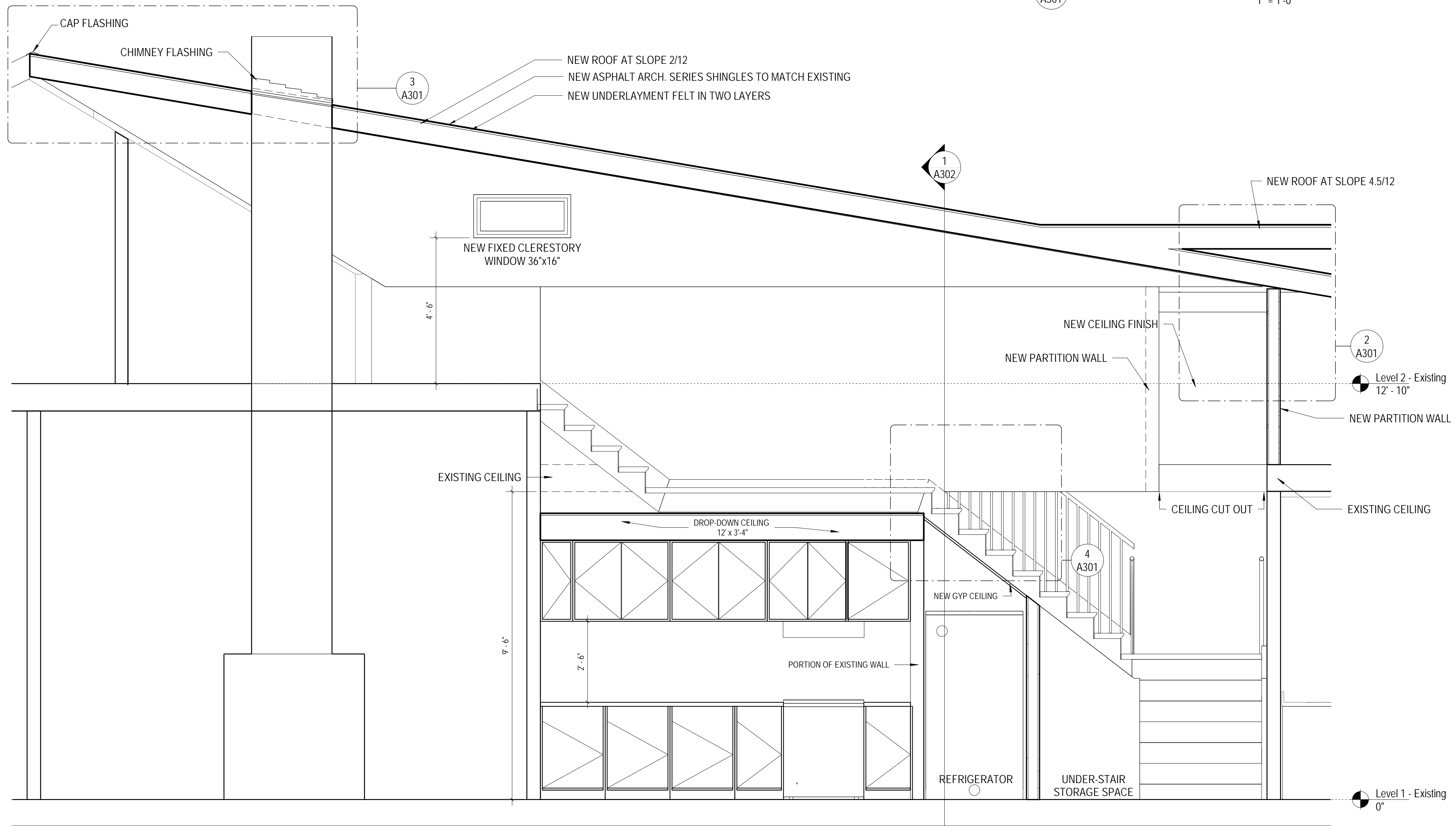
4 A301 Section 1 - Callout 3 1" = 1'-0"



3 A301 Section 1 - Callout 2 1" = 1'-0"



2 A301 Section 1 - Callout 1 1" = 1'-0"



1 A301 Section 1 1/2" = 1'-0"



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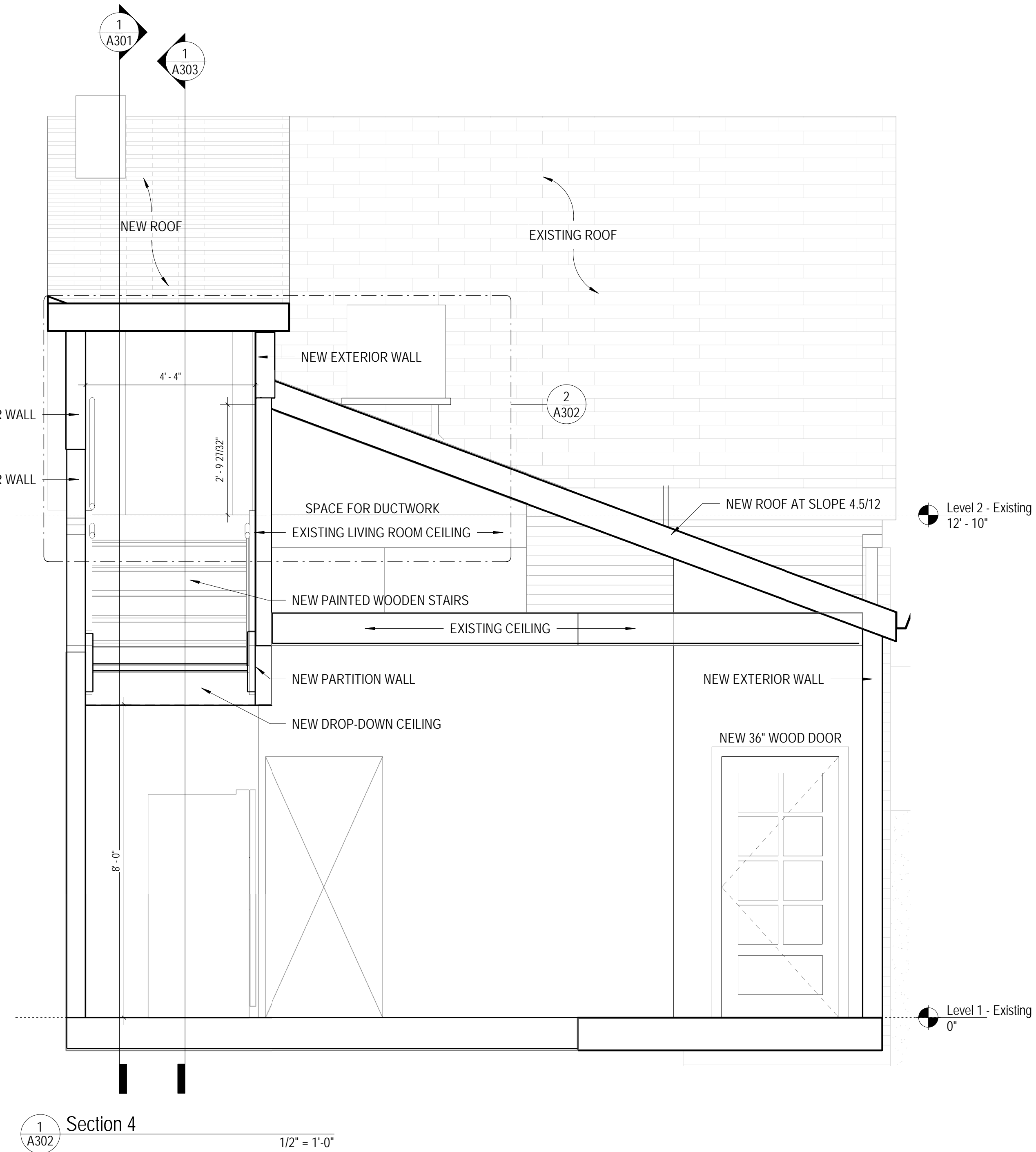
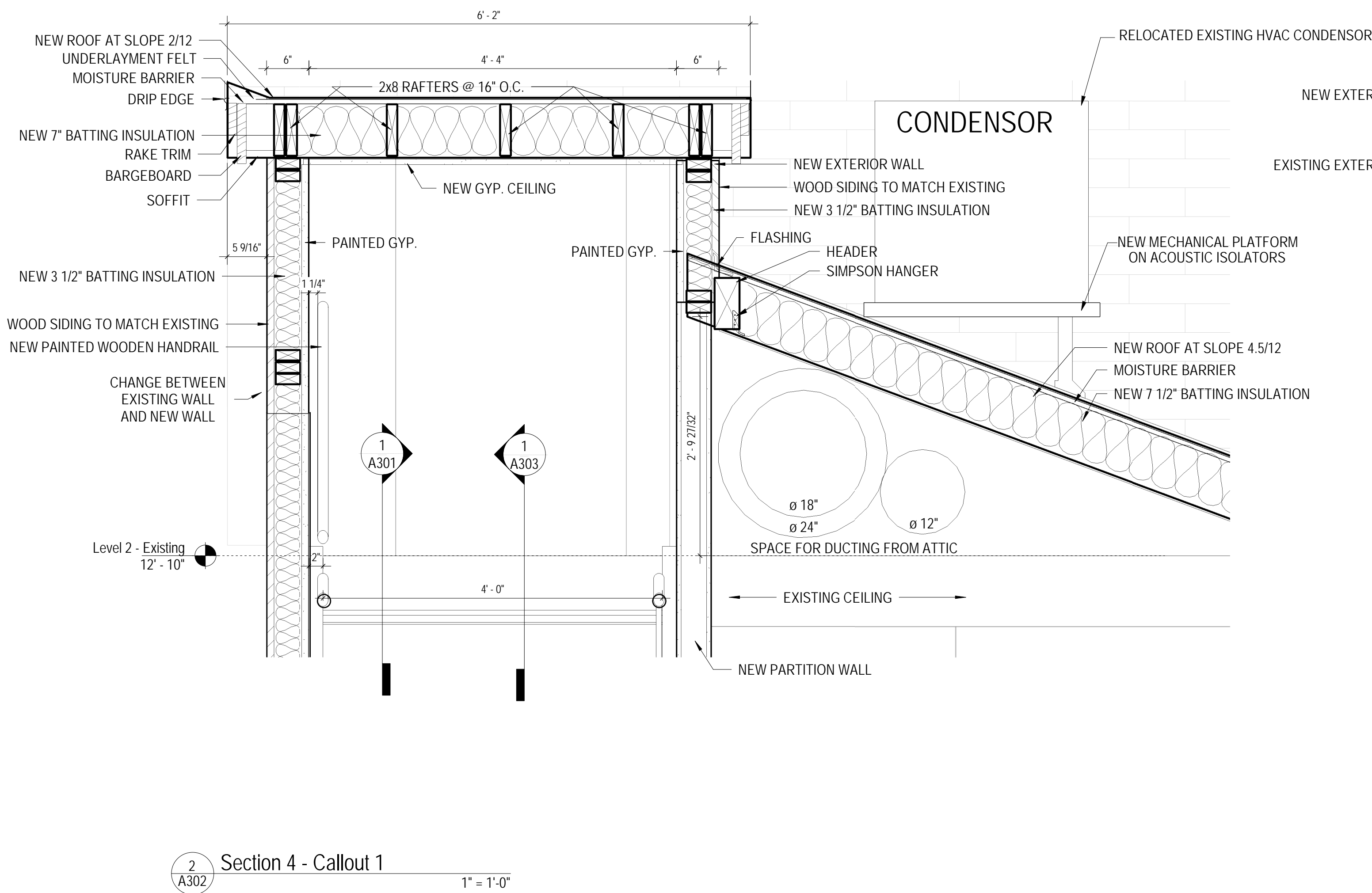
DRAWING
BUILDING SECTIONS

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08/11/2022

Sheet No.

A301



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No.	Date	Scope

DRAWING
BUILDING SECTIONS

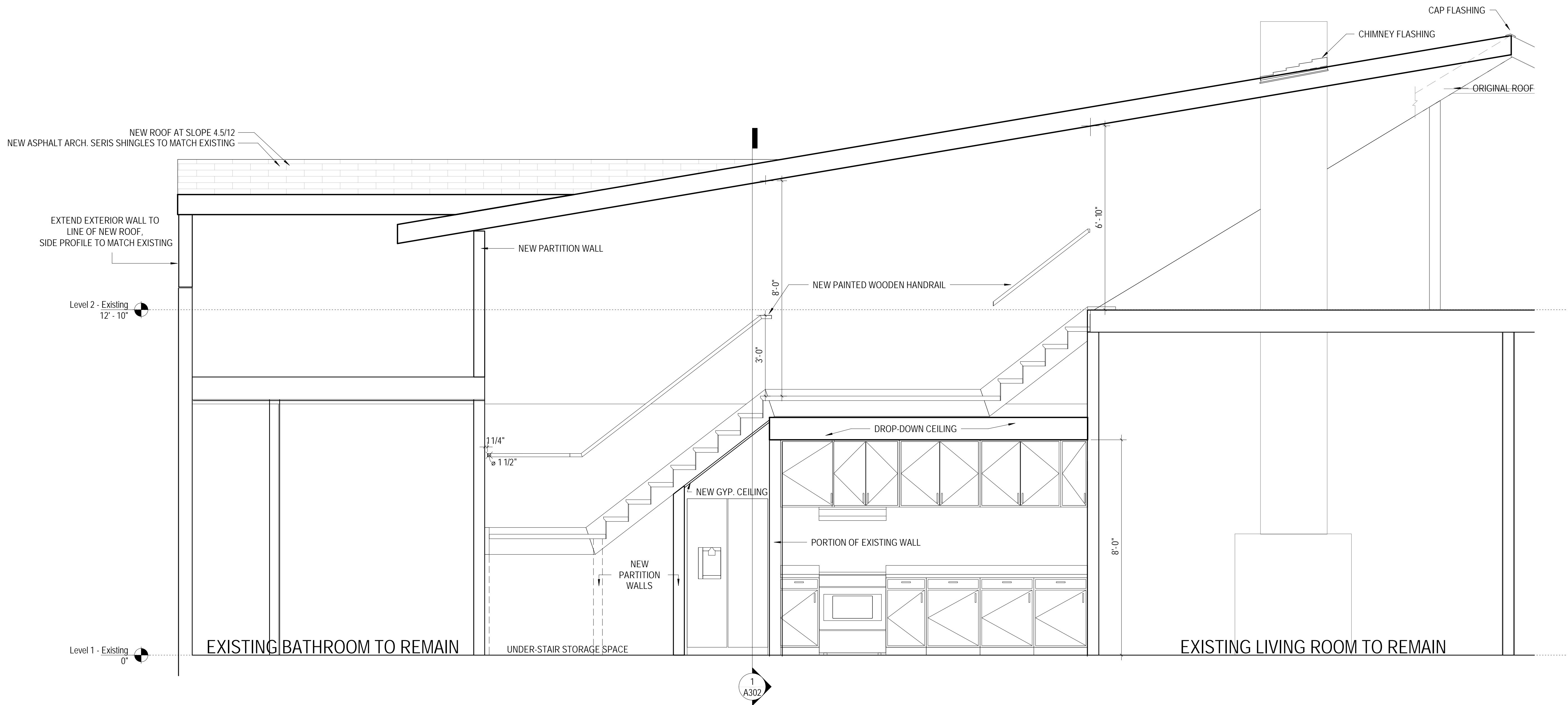
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Author
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08/11/22

Sheet No.

A302

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1
A303

Section 5

1/2" = 1'-0"



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No.	Date	Scope

DRAWING
BUILDING SECTIONS

DRAWING BY
SCALE 1/2" = 1'-0"
JOB No. 522010.00
DATE 08/11/22

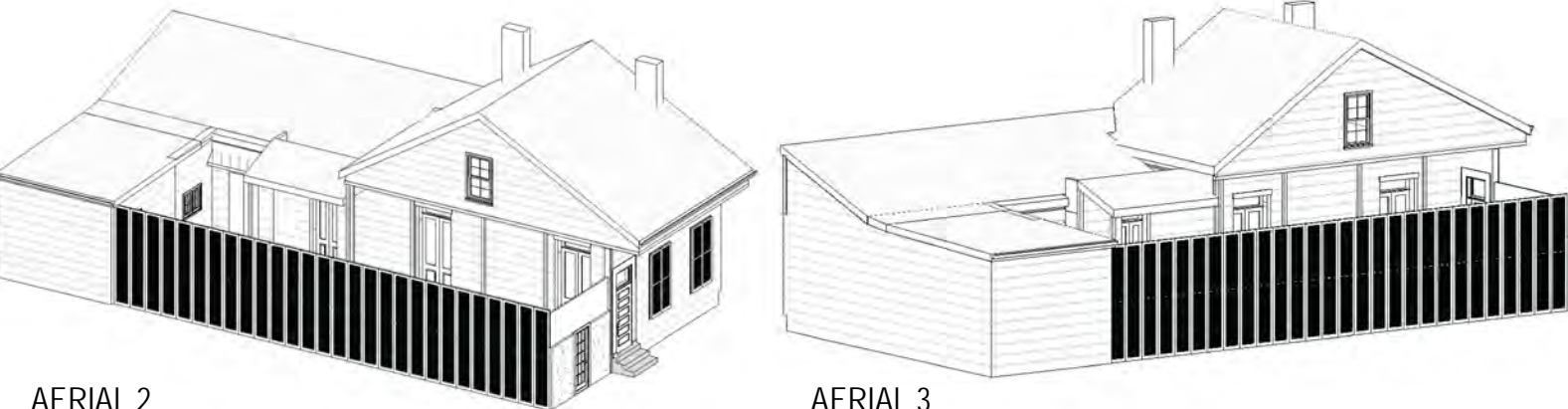
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A303

1. EXISTING CONDITION



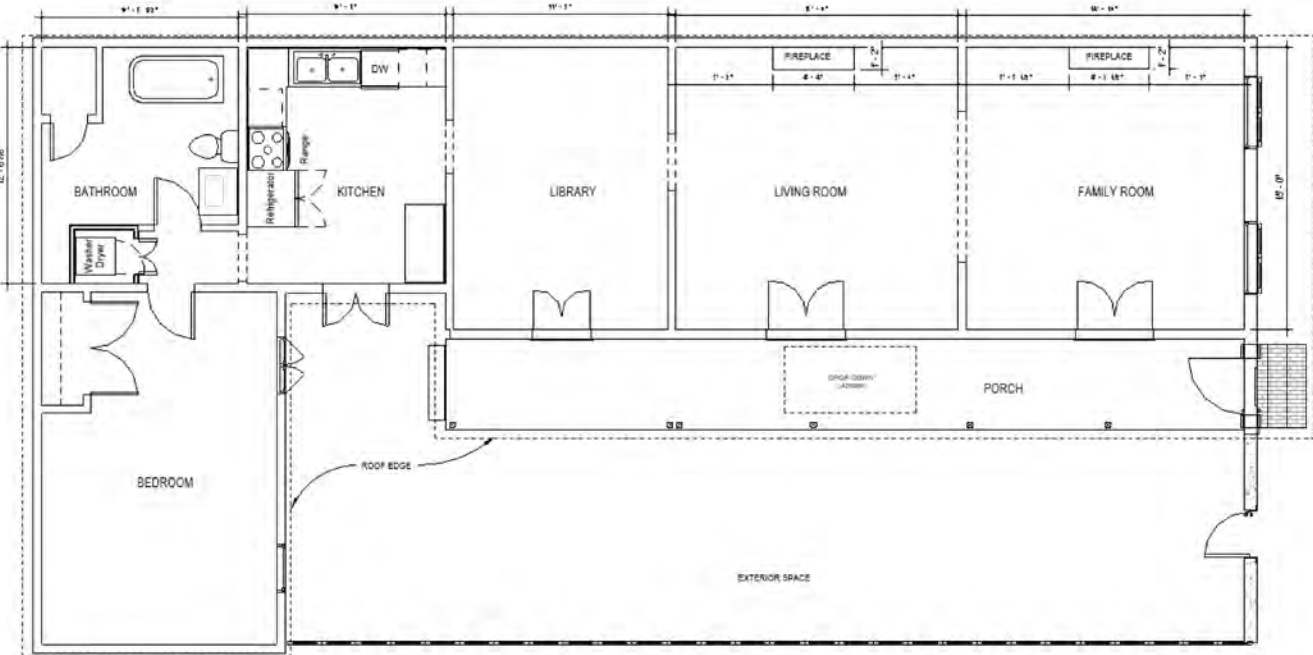
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AERIAL 2

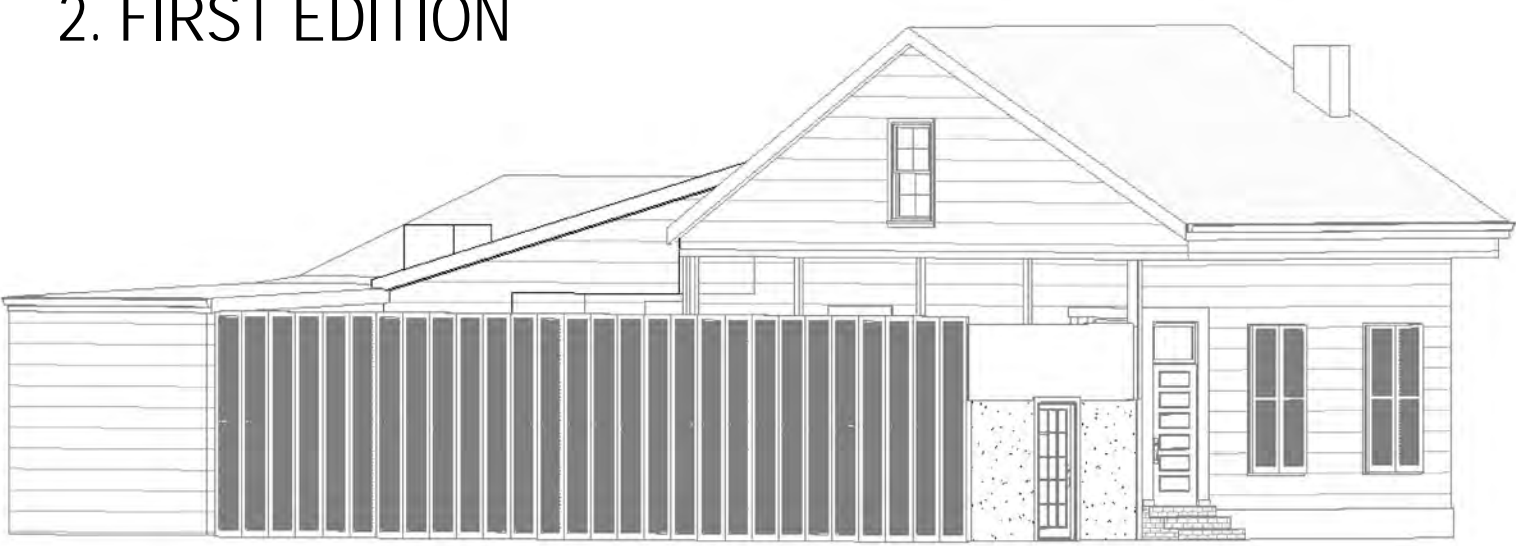
AERIAL 3

ISSUES:
- ATTIC ONLY ACCESSIBLE FROM EXTERIOR DROP-DOWN LADDER

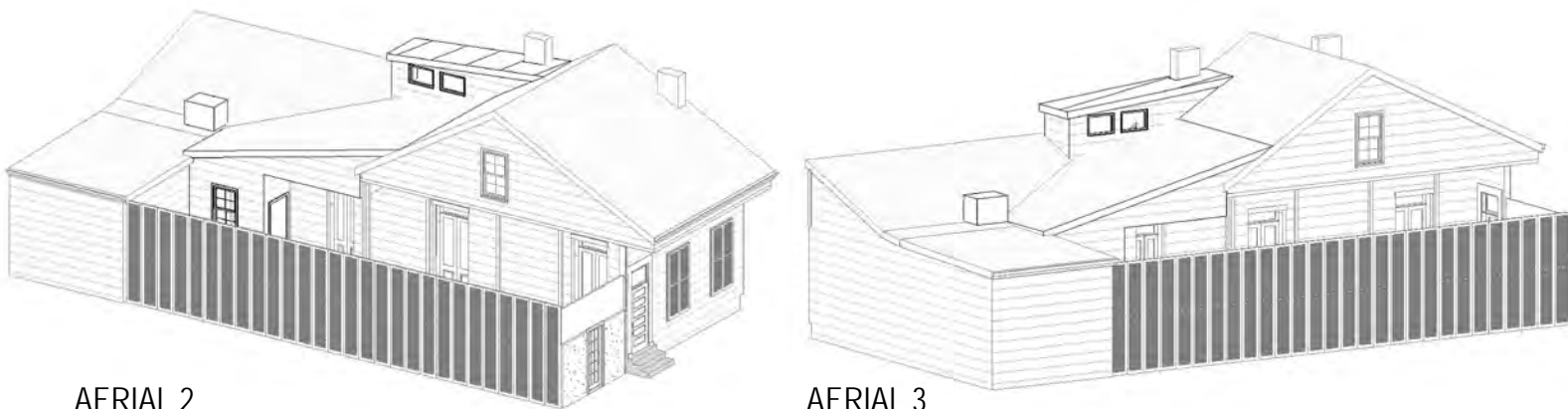


FIRST FLOOR PLAN

2. FIRST EDITION



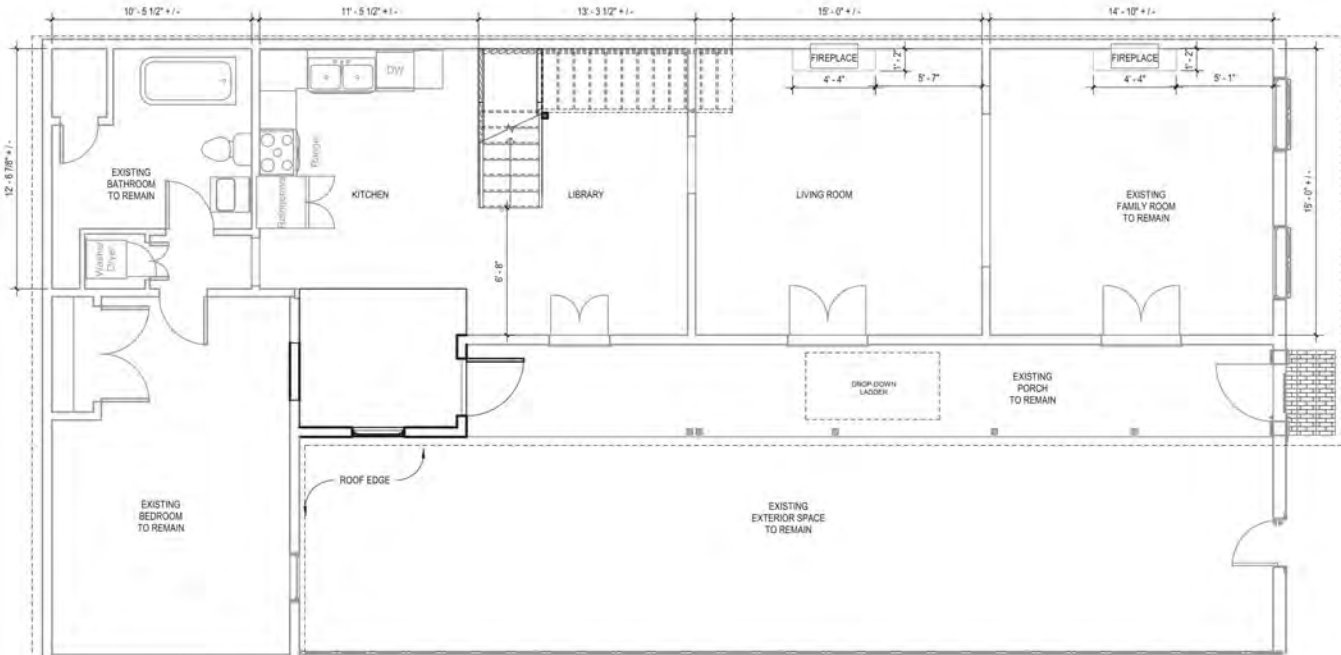
AERIAL 1



AERIAL 2

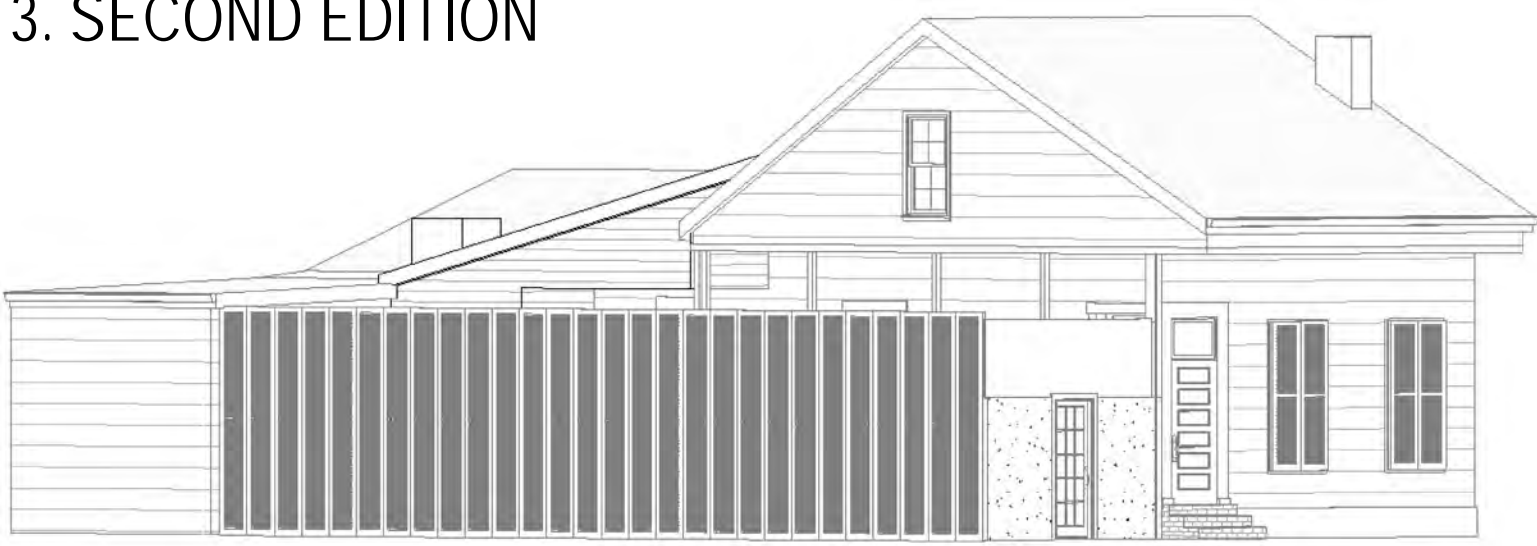
AERIAL 3

ISSUES:
- NEW ROOF TOO SHALLOW OF A SLOPE TO MATCH EXISTING MATERIAL

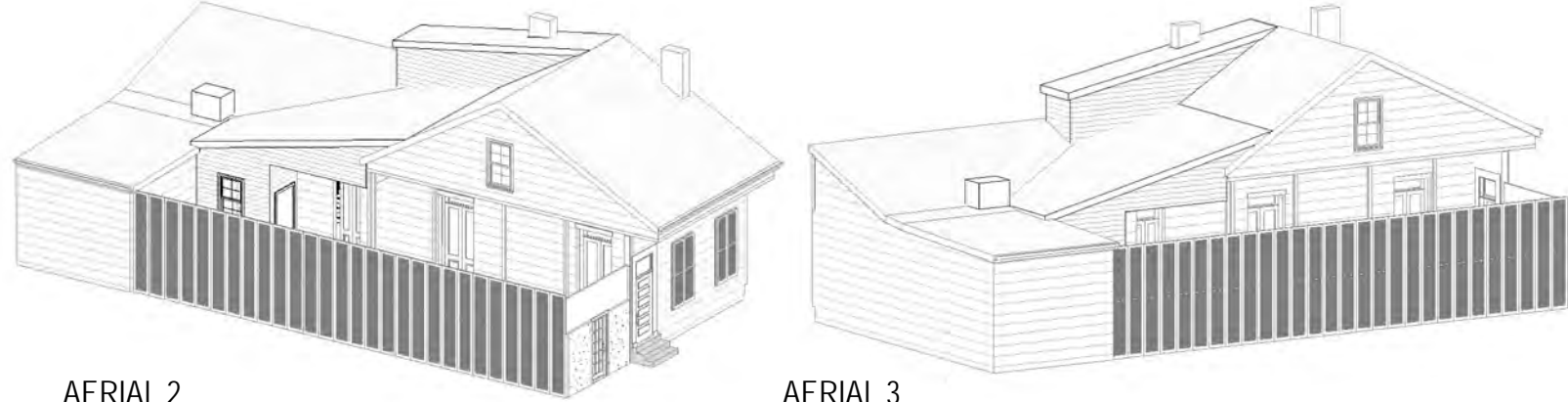


FIRST FLOOR PLAN

3. SECOND EDITION



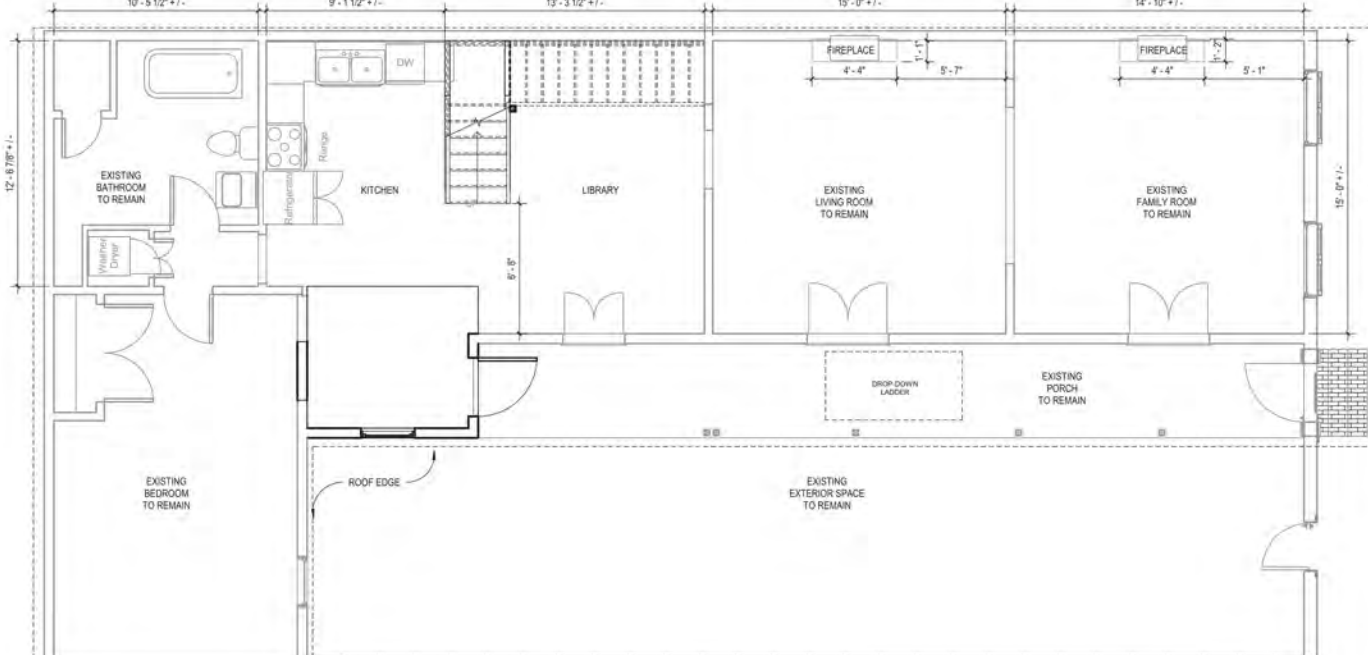
AERIAL 1



AERIAL 2

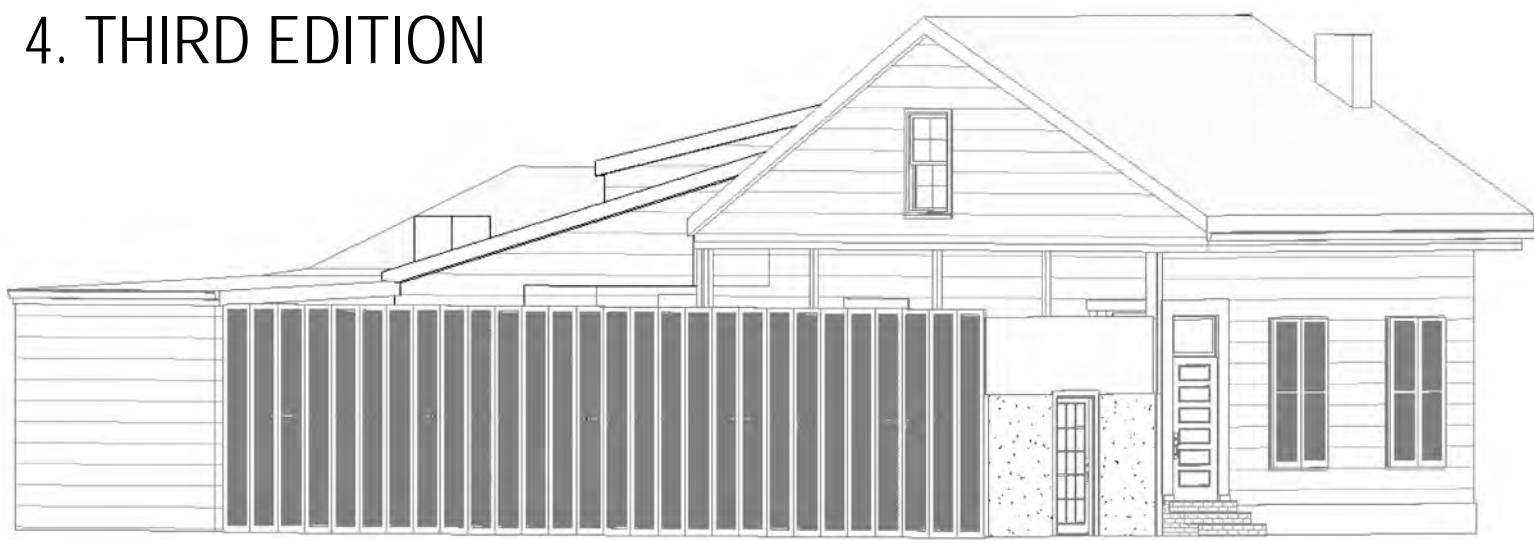
AERIAL 3

ISSUES:
- NEW STAIRS INTRUDE INTO KITCHEN SPACE TOO MUCH

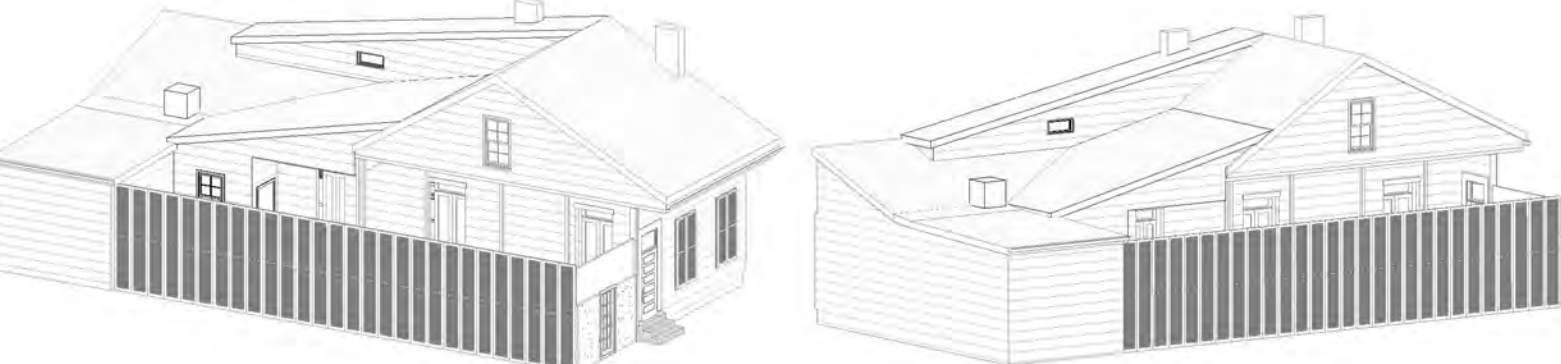


FIRST FLOOR PLAN

4. THIRD EDITION



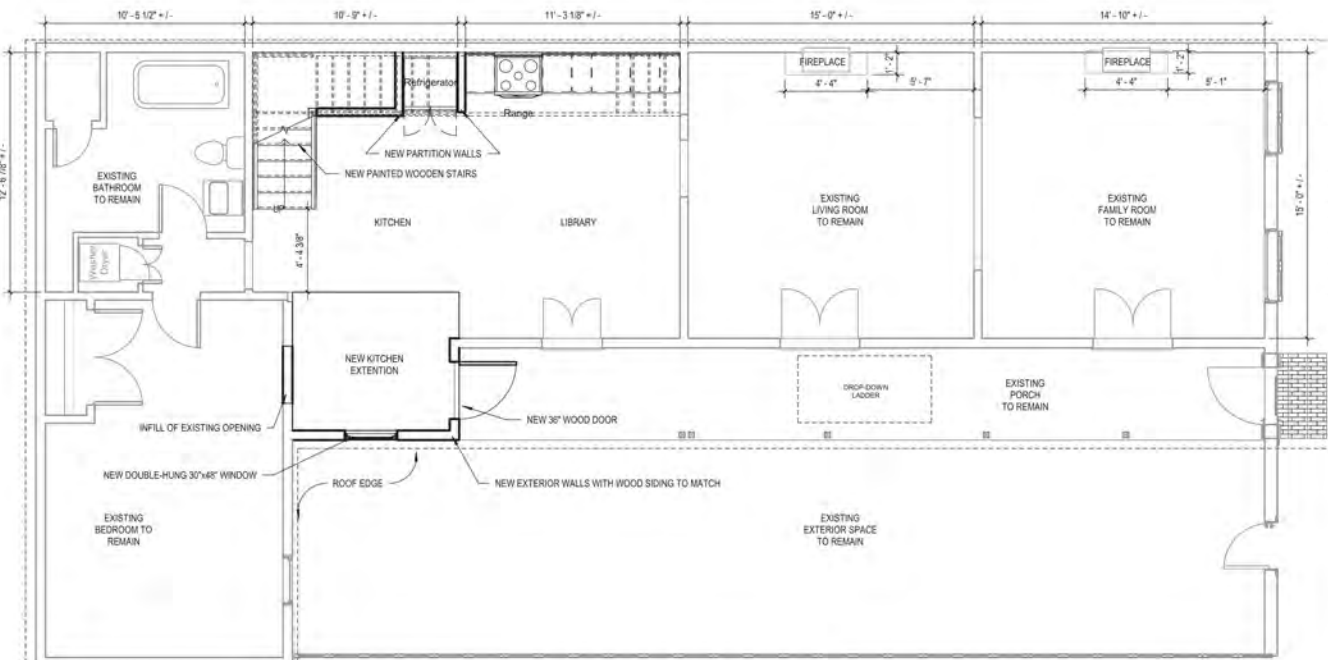
AERIAL 1



AERIAL 2

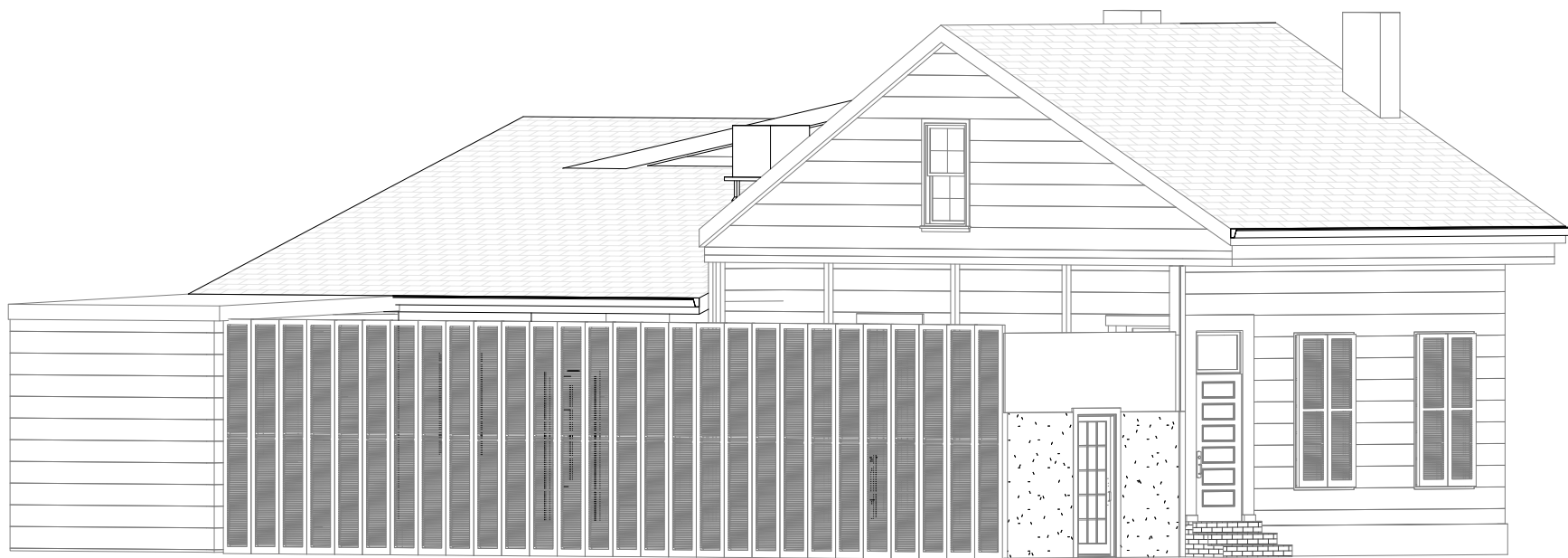
AERIAL 3

ISSUES:
- NEW ROOF ENGAGES EXISTING HISTORICAL ROOF TOO DRASTICALLY

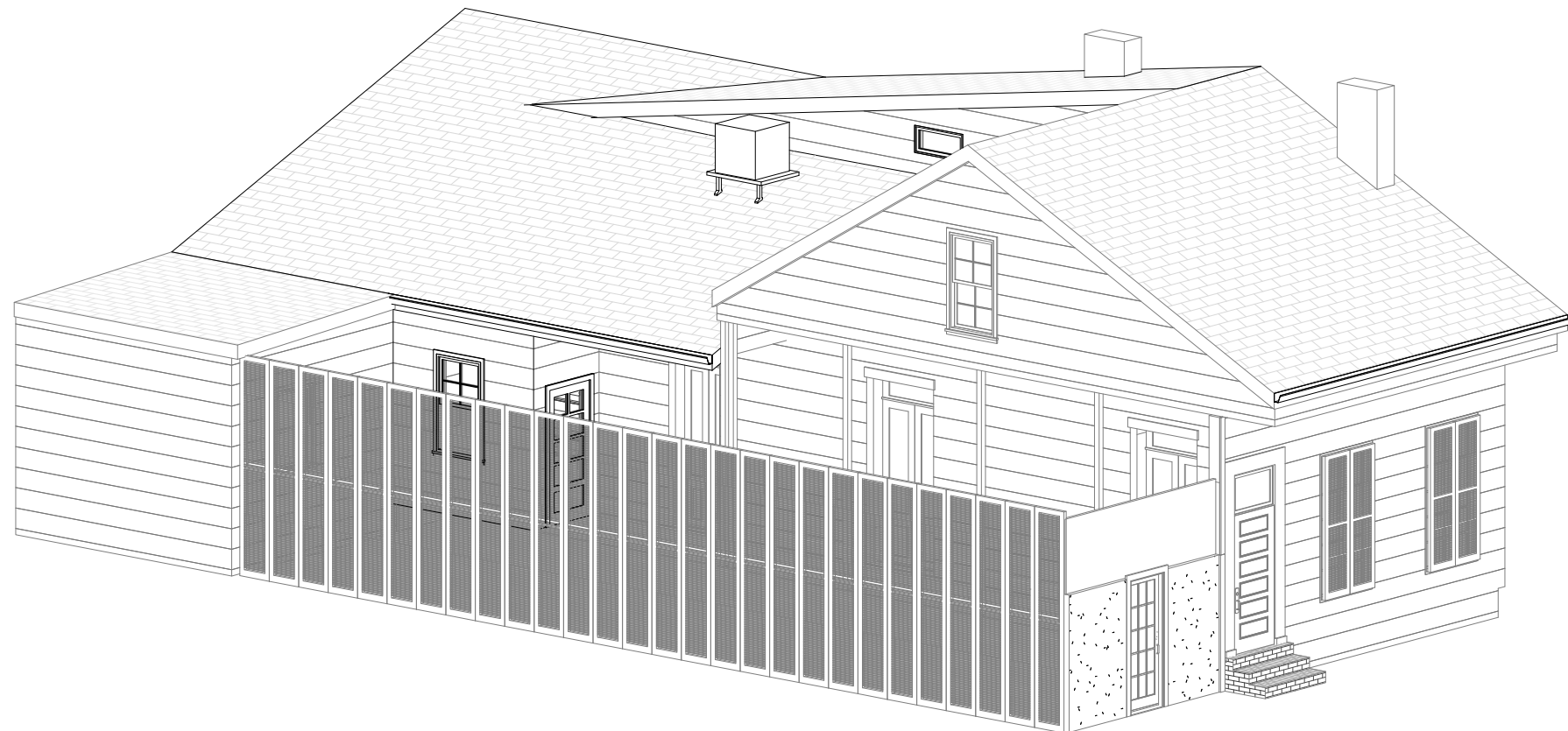


FIRST FLOOR PLAN

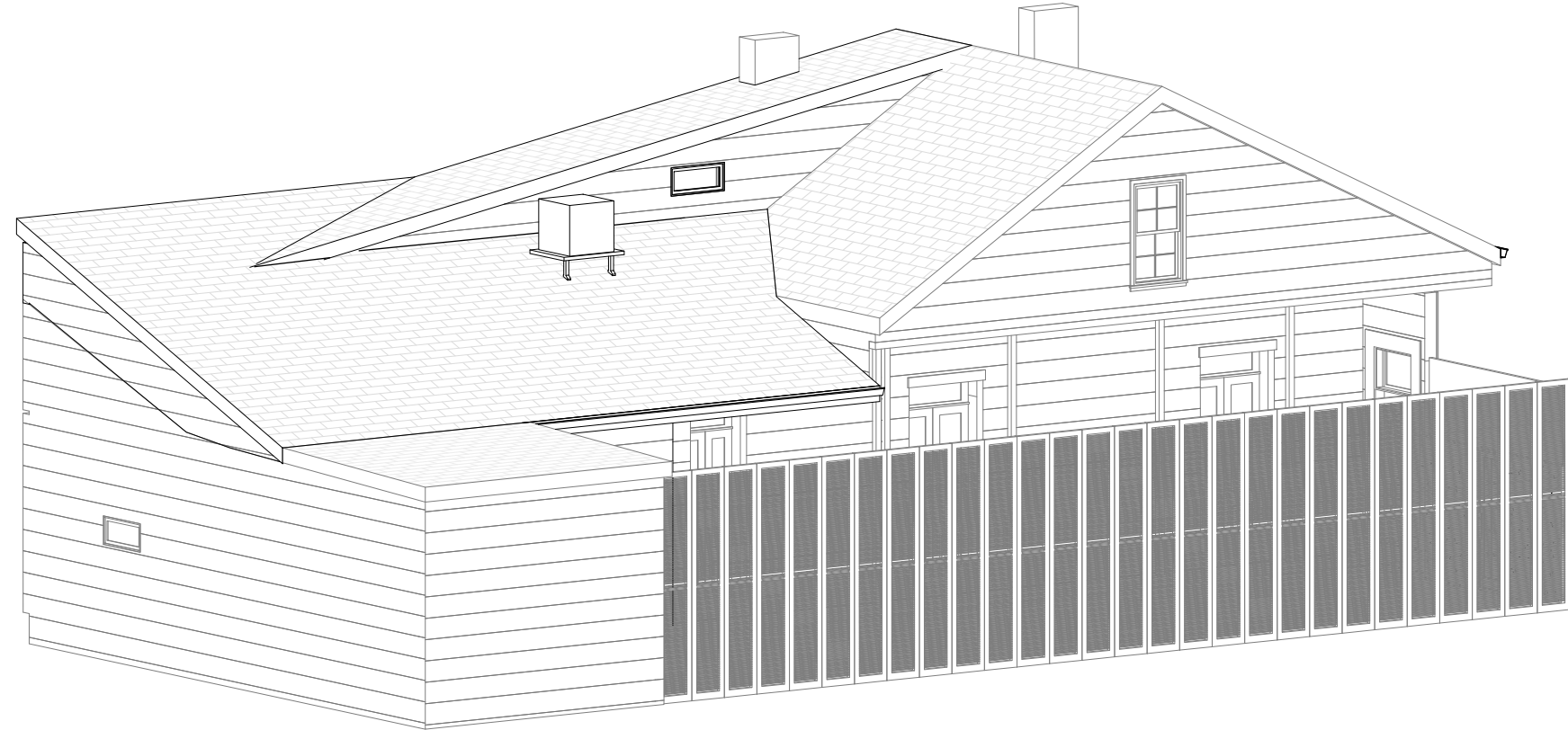
5. CURRENT PROPOSAL



AERIAL 1



AERIAL 2



AERIAL 3



WILLIAMS ARCHITECTS
824 BARONNE STREET
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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) ~~will~~ be providing project construction administrative services on this project.

John C. Williams
X



HDLC SUBMITTAL

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-REVISIONS-

No.	Date	Scope

DRAWING EDITIONS

DRAWING BY SB
SCALE
JOB No. 522010.00
DATE 08/11/22
Sheet No.

SK101