RESPONSE BY FRANK LAURICELLA - ARCHITECT 504 650-5617

From: noreply@nola.gov,
To: flauricella@wdbllc.com, flauricella@woodwarddesignbuild.com, lltdarch@aol.com, lltdfarch@aol.com, admin@hampsconstruction.com,
Subject: Question Regarding Your Permit Application
Date: Tue, Jul 12, 2022 6:46 am

RE: Permit 22-18538-NEWC New Construction at 1742-1744 Egania St

Dear Frank Lauricella,

Some questions have arisen regarding your New Construction permit, 22-18538-NEWC, at 1742-1744 Egania St. The following comments were made during the review of your permit. **These review comments should not be considered final. FOR BUILDING PERMITS: All review comments will be contained in the official Plan Review Letter.** Your attention regarding this matter is greatly appreciated:

Please provide detail of how container is strapped to timber piers and girders

ATTACHED IS A SKETCH DETAILING THE HOLD-DOWN STEEL COLLARS BOLTED TO EACH PILING AT THE CONTAINER CORNERS. THE COLLARS ARE THROUGH-BOLTED TO THE PILING AND THE CONTAINER'S CORNER LOAD-POINTS ARE WELDED TO THE STEEL TOP PLATE.

Please mark BFE on elevation drawing

BFE AS SHOWN ON CERTIFICATE IS REFLECTED ON ELEVATION INDICATING THAT FINISHED FLOOR IS 1" MINIMUM ABOVE BFE.

Please indicate fire rating of wall separating dwellings

THE FINISH ON THE DEMISING PARTITION AS WELL AS THE CEILINGS SHALL BE 5/8" TYPE "X" GYPSUM BOARD.

This project has been reviewed by Deron Lee. For email and digital document correspondence, please send to Deron.Lee@nola.gov.

Please submit riser diagram to be approved on your onestopapp.nola.gov permit application formatted in PDF

You can check the status of your permit and perform additional actions at http://onestopapp.nola.gov/

If you have any questions, please do not hesitate to contact me. If you applied for this permit online, please upload any additional materials by going to onestopapp.nola.gov, going to the "Your Items" page, clicking on the "View" link beneath the address line for this permit application and going to the "Documents" tab on that page. If you did not apply for this permit online, please send any additional materials requested to mevans@swbno.org

Michael A Evans

(504) 585-2160

mevans@swbno.org

Sincerely,

Michael A Evans

(504) 585-2160
mevans@swbno.org

City of New Orleans One Stop Shop
Please do not reply to this message.

Boines Construction & Equipment Co.

General Contractor

State License# 24299

2401 Norman Street
Harvey, LA 70058

Phone: (504) 367-1400 Fax: (504) 367-4470

July 15, 2022

Charlie Hampton
1319 Newton Street
New Orleans, LA 70114

Project: 1742-1744 Egania
New Orleans, LA 70117

Dear Mr. Hampton,

Boines Construction is pleased to present you with this Proposal as the general contractor for building of a house on the above referenced project.

Boines Construction will provide all labor, materials and equipment and supervision to perform this scope of work

.

This work includes the following:

- Provide cement board, window and facing for exterior of house & paint.
- Frame the structure of the house with the wood frame material.
- Provide ceramic tile, interior door, base board and kitchen cabinets.
- Provide light fixtures, plumbing fixtures, and material.
- Install new roof truss decking and asphalt shingles
- Install fiberglass insulation, gypsum board, tape floor and paint sheet rock.
- Install 2 ea. 4-ton a/c unit with duct work and grill vent
- Install hot water heater/ bathroom and kitchen plumbing
- Wiring according to code
- Install new circuit breaker panel
- Install new receptacles, switches, light fixtures, smoke detectors

.

Boines Construction will perform this work for the Lump Sum Price of **Two Hundred Twelve Thousand Dollars (212,000.00).**

This work will be performed in a timely and workmanlike fashion in accordance with the federal, state and local regulations. This Proposal is contingent upon a mutual agreement.

Thank you for giving us the opportunity of quoting you on this project.

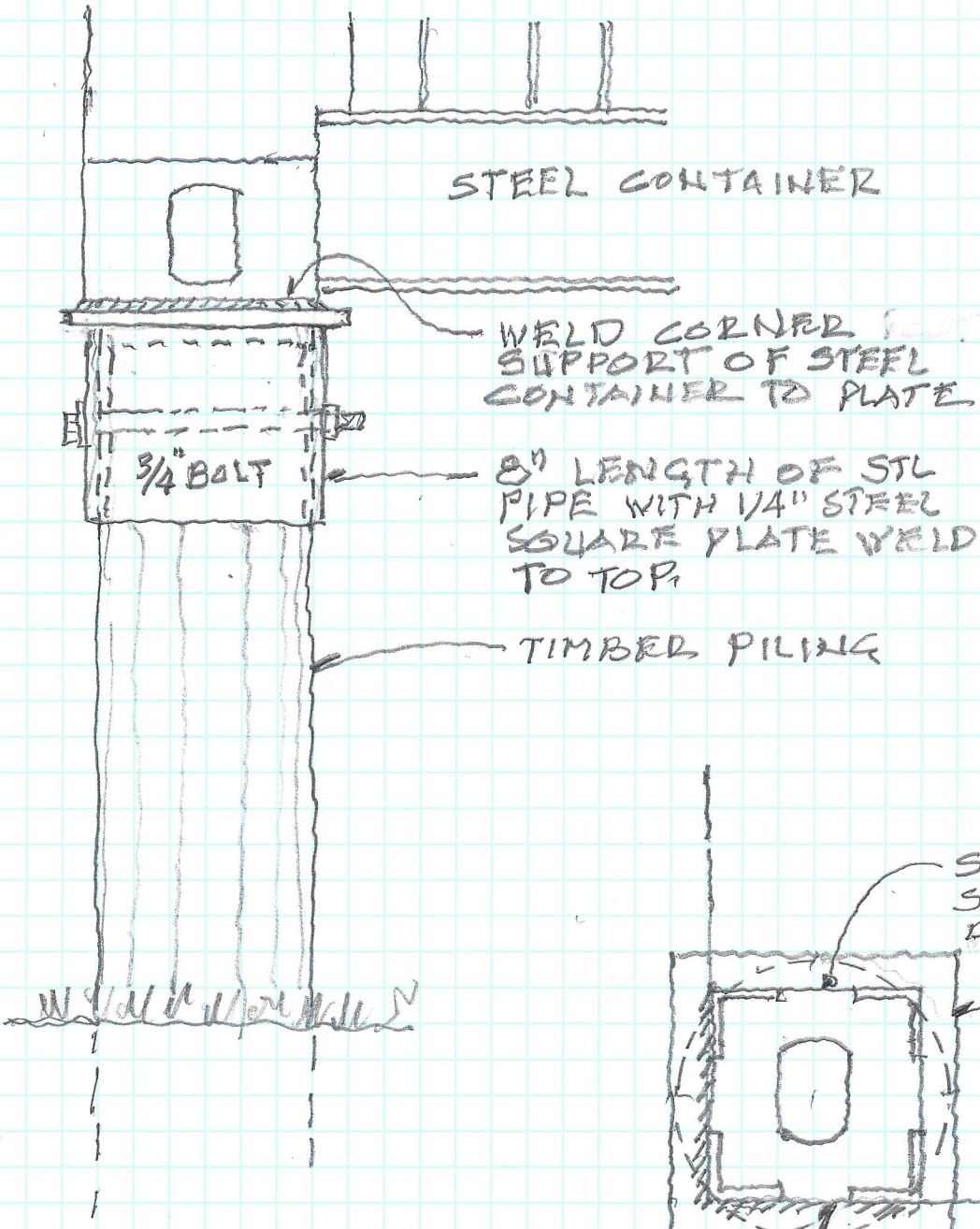
Sincerely,

Michael Boines

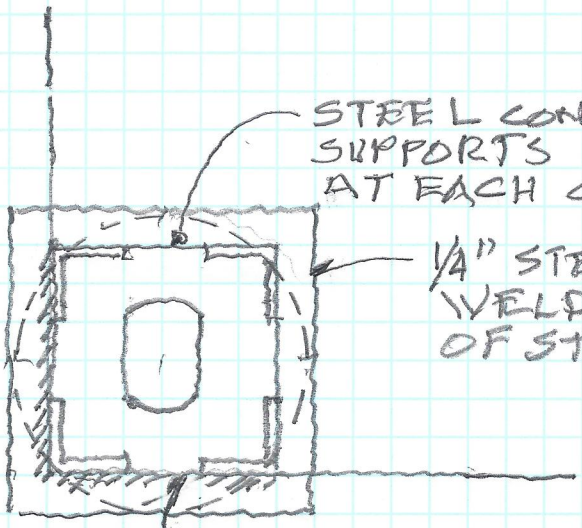
Michael Boines

Acceptance:

Charlie Hampton



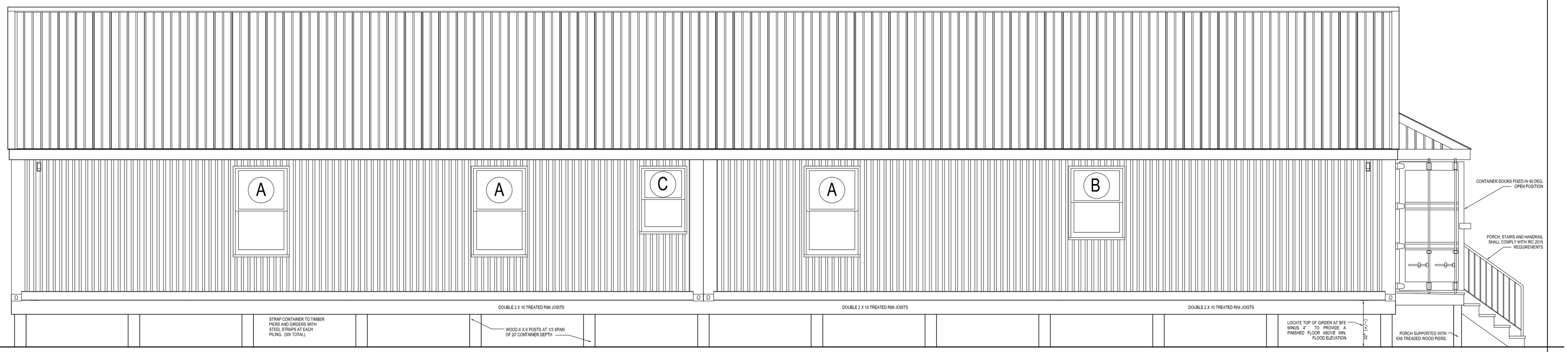
SIDE VIEW



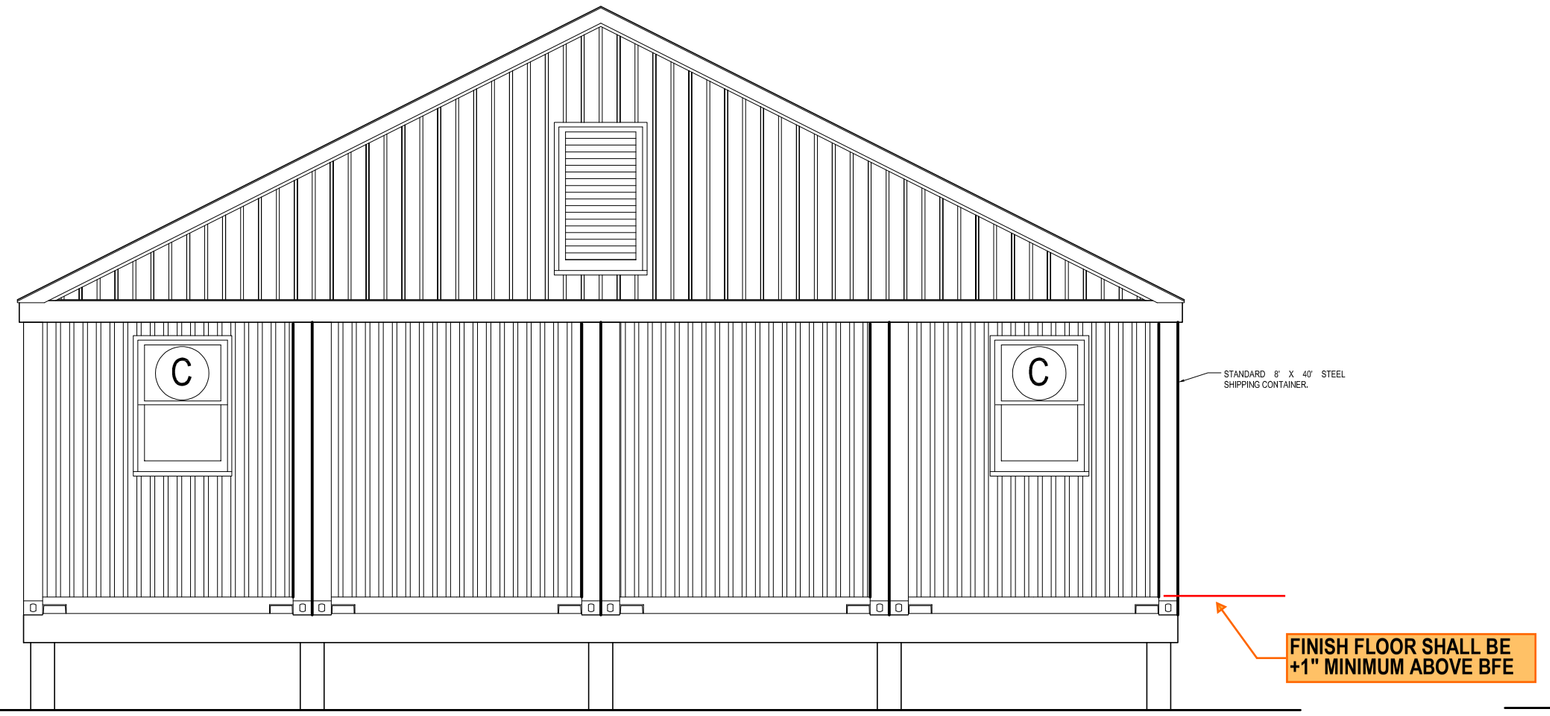
TOP VIEW

FRANK LAURICELLA
REG. No. 3788
STATE OF LOUISIANA
REGISTERED ARCHITECT

1742-1744 EGANIA STREET 7/23/22



SIDE ELEVATION
SCAIE 1/4" = 1'-0"



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

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

THE DESIGN FOR THE WORK SHOWN ON THESE PLANS SHALL BASED ON THE REQUIREMENTS SET FORTH I N THE INTERNATIONAL CODE COUNCILS' INTERNATIONAL BUILDING CODES WIND - SPEED MAPS (REFERRED TO AS ULTIMATE WIND SPEED MAPS), ASCE 7-10

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and no evidence of violation of the International Building Code, 2015 Edition, as adopted by the City of New Orleans, has been noted. This action is contingent upon installation and work complying with the code during the construction phase. (New Orleans Code Sections 26-5 and 26-32)

Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawing is not authorized. Performing work beyond the scope of these plans is subject to a stop work order and/or fine of $500 per day pursuant to Amendments to the International Building Code and/or revocation of the building permit.

REVIEWED FOR CODE COMPLIANCE

dclee 08/19/2022

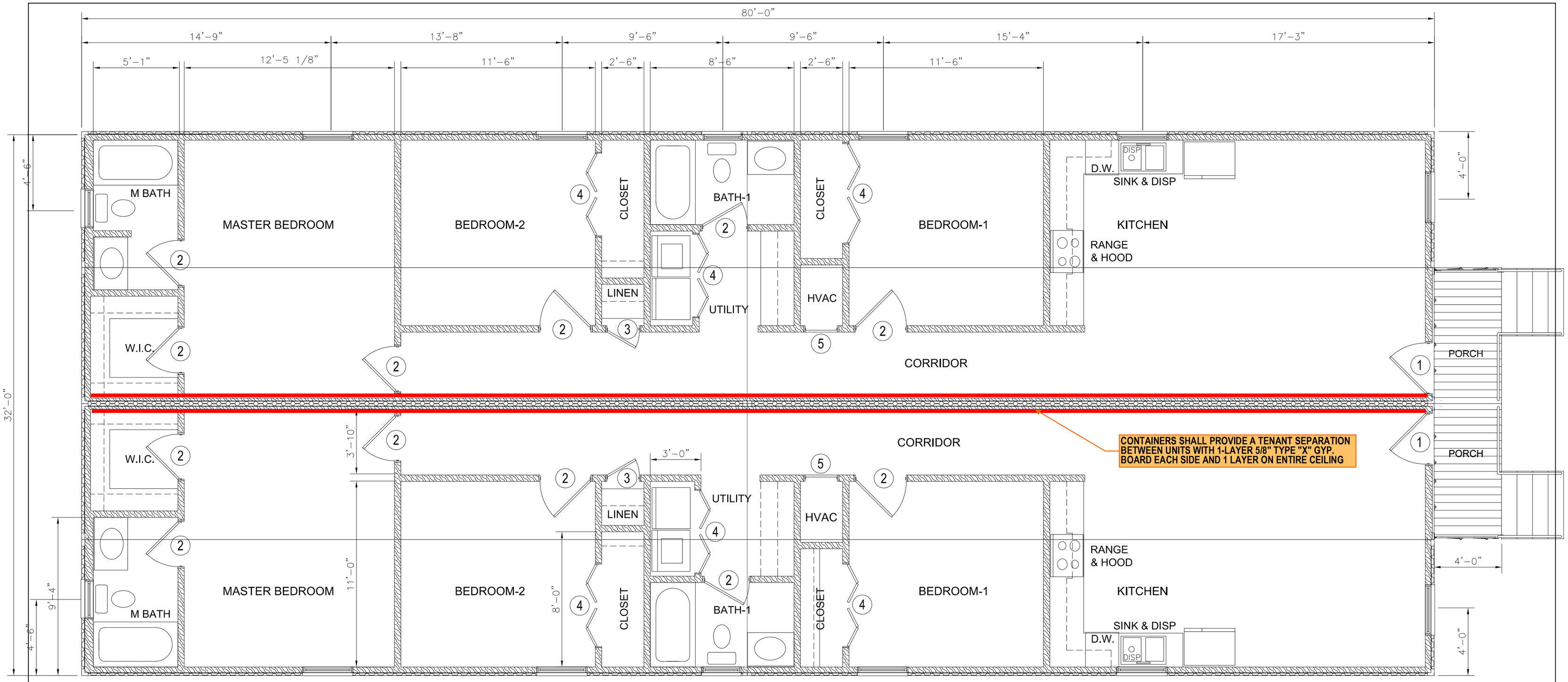
FRANK LAURICELLA JR. REG. No. 3781 STATE OF LOUISIANA REGISTERED ARCHITECT

3-BEDROOM RESIDENCE-CONTAINERS
EGANIA STREET NEW ORLEANS, LOUISIANA

F.C.L.
CHECKED BY: F.C.L.
REVISED
DATE 06/03/21

LAURICELLA LIMITED
ARCHITECTS
317 ALIX STREET NEW ORLEANS, LOUISIANA 70114
PHONE: OFFICE (504) 361-0937 CELL (504) 361-1920

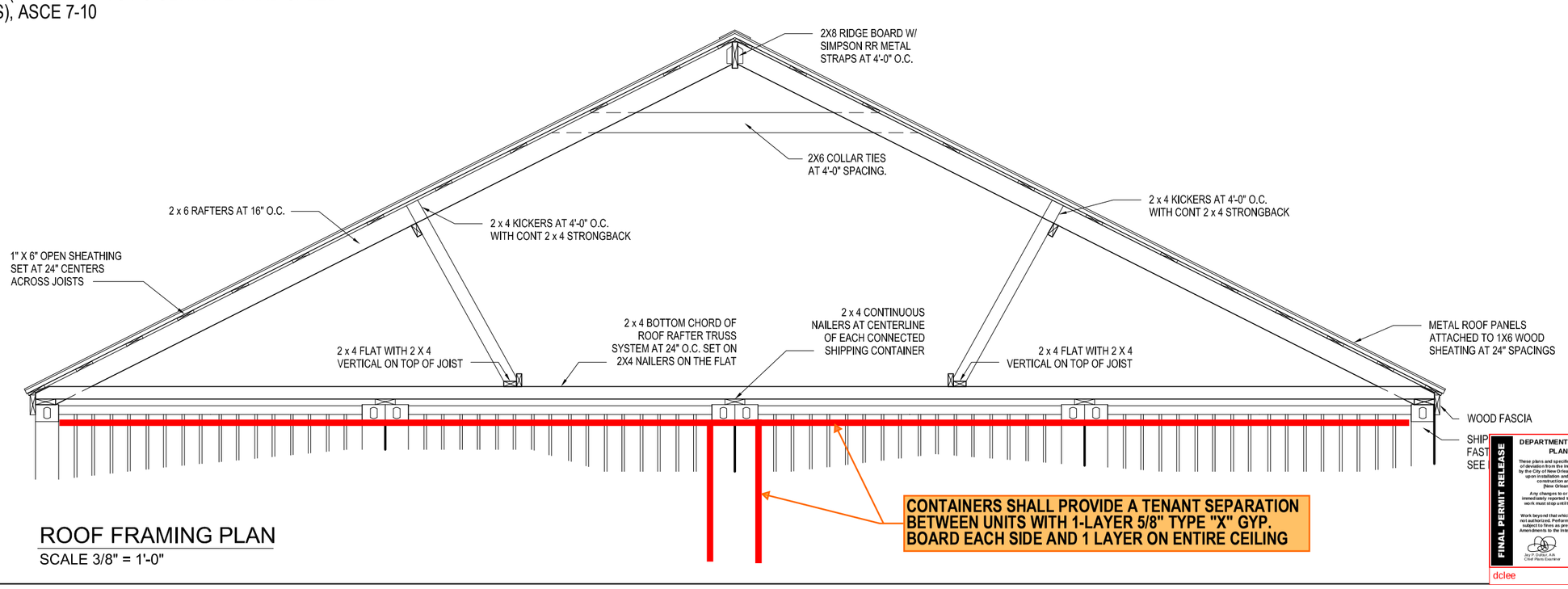
PROJECT No. 2121
SHEET No. A-3



FLOOR PLAN

SCALE 1/4" = 1'-0"

THE DESIGN FOR THE WORK SHOWN ON THESE PLANS SHALL BASED ON THE REQUIREMENTS SET FORTH I N THE INTERNATIONAL CODE COUNCILS' INTERNATIONAL BUILDING CODES WIND - SPEED MAPS (REFERRED TO AS ULTIMATE WIND SPEED MAPS), ASCE 7-10



ROOF FRAMING PLAN

SCALE 3/8" = 1'-0"

WINDOW & DOOR SCHEDULE

MARK	SIZE	TYPE	REMARKS	HARDWARE
A	3' 0" X 5' 0"	SINGLE HUNG	ALUM FRAME	IMPACT RATED
B	3' 0" X 4' 0"	SINGLE HUNG	ALUM FRAME	IMPACT RATED
C	2' 6" X 3' 6"	SINGLE HUNG	ALUM FRAME	IMPACT RATED
1	3' 0" x 8' 0" x 1 3/4"	ENTRY DOOR	FIBERGLASS	ENTRY AND DEADBOLT
2	2' 8" x 6' 8"	INTERIOR DOOR	MASONITE	PRIVACY
3	2' 0" x 6' 8"	INTERIOR DOOR	MASONITE	PRIVACY
4	5' 0" x 6' 8"	PAIR BI-FOLD DOORS	MASONITE	DUMMY
5	2' 0" x 4' 6"	HV/AC CLOSET DOOR	MASONITE	LATCHSET

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and no evidence of deviation from the International Building Code(IBC), as amended by the City of New Orleans, has been found. Permit is issued based upon installation and work complying with the code during the construction and final inspection upon completion.

Plan Review Approval does not relieve the owner of the responsibility to comply with all applicable laws, ordinances, regulations and construction standards of the City of New Orleans. Any changes or deviations from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawing(s) is not authorized. Performing work beyond the scope of these plans is subject to fines as prescribed in Section 108.2 of the New Orleans Administrative Code and may result in the stop work and/or revocation of the building permit.

Chief Plans Examiner

dclee 08/19/2022

REVIEWED FOR CODE COMPLIANCE

FRANK LAURICELLA
REG. No. 37845
STATE OF LOUISIANA
REGISTERED ARCHITECT

3-BEDROOM RESIDENCE-CONTAINERS

EGANIA STREET NEW ORLEANS, LOUISIANA

F.C.L.

CHECKED BY: F.C.L.

REVISED

DATE 06/03/21

LAURICELLA LIMITED
ARCHITECTS
317 ALIX STREET NEW ORLEANS, LOUISIANA 70114
PHONE: OFFICE (504) 361-0937 CELL (504) 361-1920

PROJECT No. 2121

SHEET No. A-2

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and no evidence of violation of the International Building Code, 2015 Edition, as adopted by the City of New Orleans, has been noted. This action is contingent upon installation and work complying with the code during the construction and final inspection.
(New Orleans Code Sections 26-14 and 26-15)

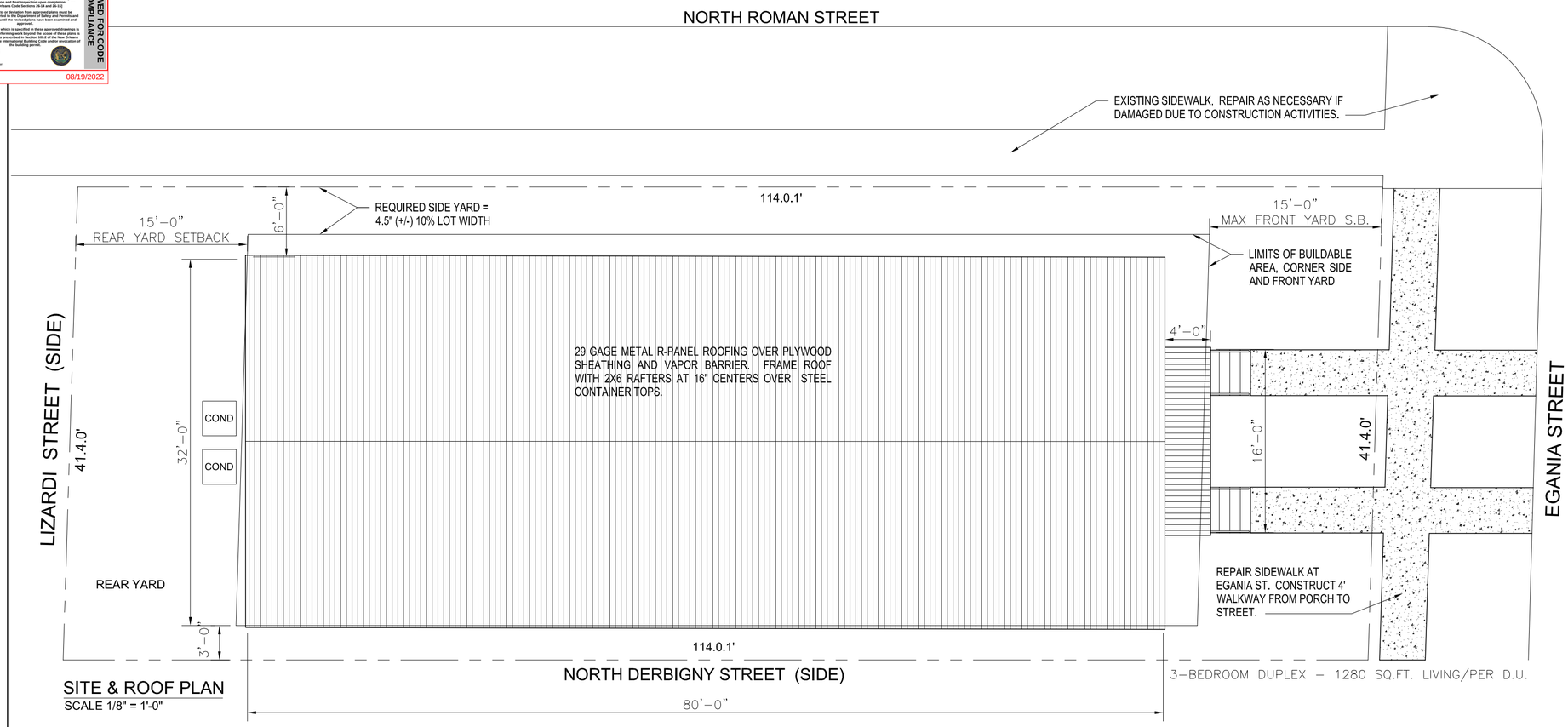
Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the International Building Code. Refer to the latest Amendments to the International Building Code and/or revocation of the building permit.

City Planning Commission
Chief Plans Examiner

REVIEWED FOR CODE COMPLIANCE

dclee 08/19/2022



SITE & ROOF PLAN
SCALE 1/8" = 1'-0"

THE DESIGN FOR THE WORK SHOWN ON THESE PLANS SHALL BASED ON THE REQUIREMENTS SET FORTH I N THE INTERNATIONAL CODE COUNCILS' INTERNATIONAL BUILDING CODES WIND - SPEED MAPS (REFERRED TO AS ULTIMATE WIND SPEED MAPS), ASCE 7-10

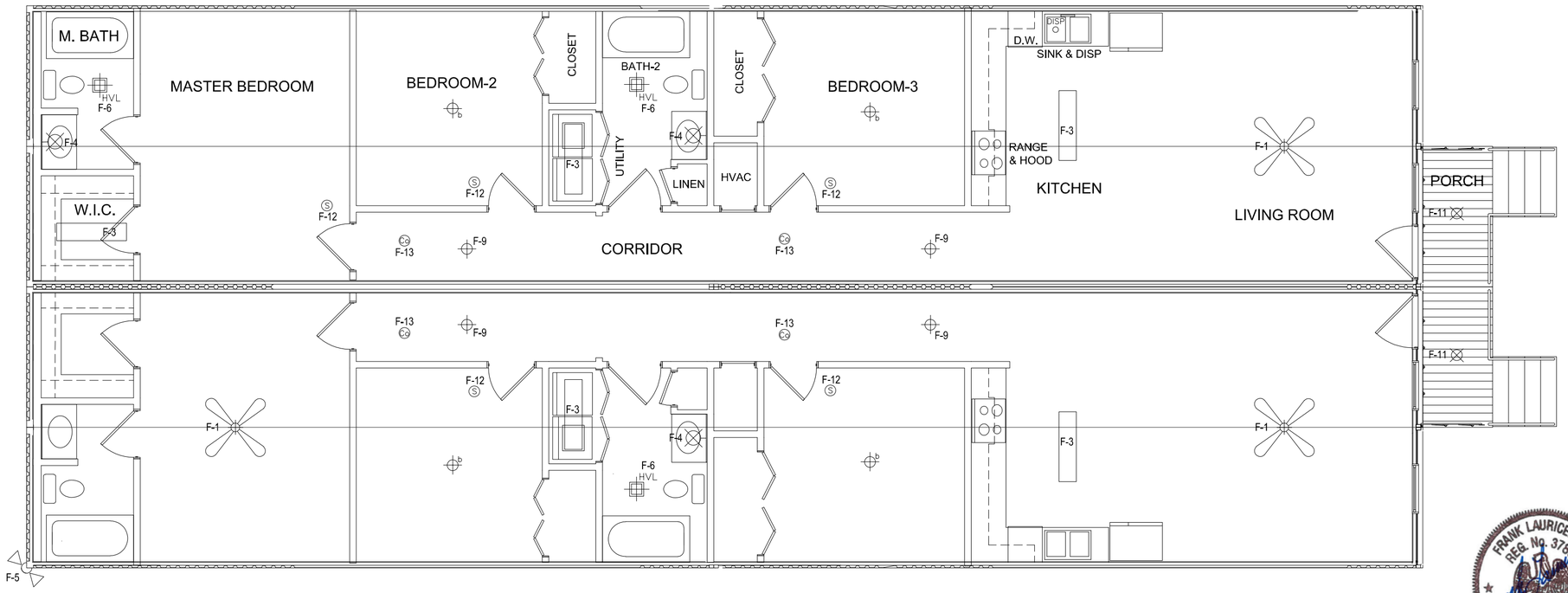
GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS . WORK ONLY FROM THE WRITTEN DIMENSION OR ACTUAL FIELD CONDITIONS. DO NOT SCALE DRAWINGS.
2. VERIFY SURVEYORS LAY-OUT LINES AND LOCATIONS AGAINST THE SITE PLAN. DETERMINE THAT THE FINISHED FACES OF CONSTRUCTION SHALL BE CONTAINED WITHIN THE "BUILD-ABLE" AREA.
3. EVERY SLEEPING ROOM AS WELL AS THE IMMEDIATE VICINITY OF BEDROOMS SHALL BE EQUIPPED WITH U.L. APPROVED SMOKE DETECTORS WIRED TO THE 120 VOLT PRIMARY HOUSE CURRENT.
4. CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED IN THE AREAS OUTSIDE OF, AND ADJACENT TO THE BEDROOMS.
5. BATHROOMS SHALL BE VENTED TO THE OUTSIDE BY MEANS OF MECHANICAL VENTILATION. A MINIMUM, 90 CFM FAN CAPABLE OF CHANGING THE AIR AT AT THE RATE OF 5 TIMES PER HOUR.
6. INSULATE AREAS WITH BATT AND/OR LOOSE FILL INSULATION AS FOLLOWS:

CEILINGS:	UNFACED FIBERGLASS BATT	R-VALUE 30
	LOOSE FILL OR BATT INSULATION	R-VALUE 30
WALLS	KRAFT BACKED FIBERGLASS	R-VALUE 14
FLOORS	NFACED BATT WITH NYLON MESH	R-VALUE 22

ALL BUILDING INSULATION SHALL HAVE CLASS "A" (0-25) FLAME SPREAD RATING IN COMPLIANCE WITH IRC 2015.

7. ALL WINDOWS SHALL BE ONE OR MORE OF THE FOLLOWING: HIGH PERFORMANCE WINDOWS MEETING THE IMPACT CRITERIA REQUIRED FOR THIS WIND ZONE OR, SHALL BE FITTED WITH OPERABLE SHUTTERS.
8. ALL WINDOWS IN SLEEPING AREAS SHALL HAVE A MINIMUM EGRESS AREA DIMENSION OF 5.75 SQ. FT., A MINIMUM OPENING WIDTH OF 20", A MINIMUM OPENING CLEAR HEIGHT OF 24" AND A SILL HEIGHT NOT EXCEEDING 44" ABOVE THE FLOOR.
9. ALL WINDOWS IN AREAS SUBJECT TO IMPACT BY PEOPLE AS DEFINED BY IRC 2015 (R-308) AS WELL AS IN IMPACT PROXIMITY OF BATH AND SHOWER AREAS SHALL BE SAFETY GLAZING. SAFETY GLASS IS REQUIRED AT LOCATIONS WITHIN 60" OF BATH AND SHOWER FLOORS.
10. STRAP BUILDING ROOF FRAMING WITH METAL, "SIMPSON" TYPE METAL TIES AND STRAPS AS RECOMMENDED BY MANUFACTURER. METAL STRAPS SHALL FORM A CONTINUOUS METAL ANCHORED LOAD PATH EXTENDING FROM THE FOUNDATION UP TO THE BASE OF THE METAL CONTAINER. THE ROOF FRAMING SHALL BE STRAPPED FROM THE RIDGE TO THE RAFTERS AND BE SECURED TO THE TOP OF THE SHIPPING CONTAINER. UPLIFTING CAPACITY SHALL EXCEED COMPLIANCE TO THE WINDSPEED CRITERIA.



MECHANICAL, LIGHTING PLAN

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPER-VISION. TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL, PARISH & STATE REQUIREMENTS INCLUDING (IBC 2015) INTERNATIONAL BUILDING CODE, 2015 EDITION. I WILL (WILL NOT) SUPERVISE CONSTRUCTION

FRANK LAURICELLA LA REG. No. 3789

LIGHT FIXTURE SCHEDULE

MARK	TYPE
F-1	COMPACT FLUSH CEILING FAN WITH LIGHT
F-2	RECESS CAN LIGHT
F-3	CEILING MOUNTED FLUOR FIXTURE
F-4	WALL MOUNTED LIGHT FIXTURE
F-5	WALL MOUNTED EXTERIOR LIGHT FIXTURE
F-6	EXHAUST FAN - HEAT / VENT / LIGHT
F-7	CEILING MOUNTED CHANDELIER FIXTURE
F-8	UNDER CABINET FLUOR STRIP LIGHTING
F-9	CEILING MOUNTED LIGHT FIXTURE
F-10	WALL MOUNTED SECURITY LIGHTING
F-11	RECESSED EXTERIOR CAN LIGHT FIXTURE
F-12	SMOKE DETECTOR
F-13	CARBON MONOXIDE (CO) DETECTOR

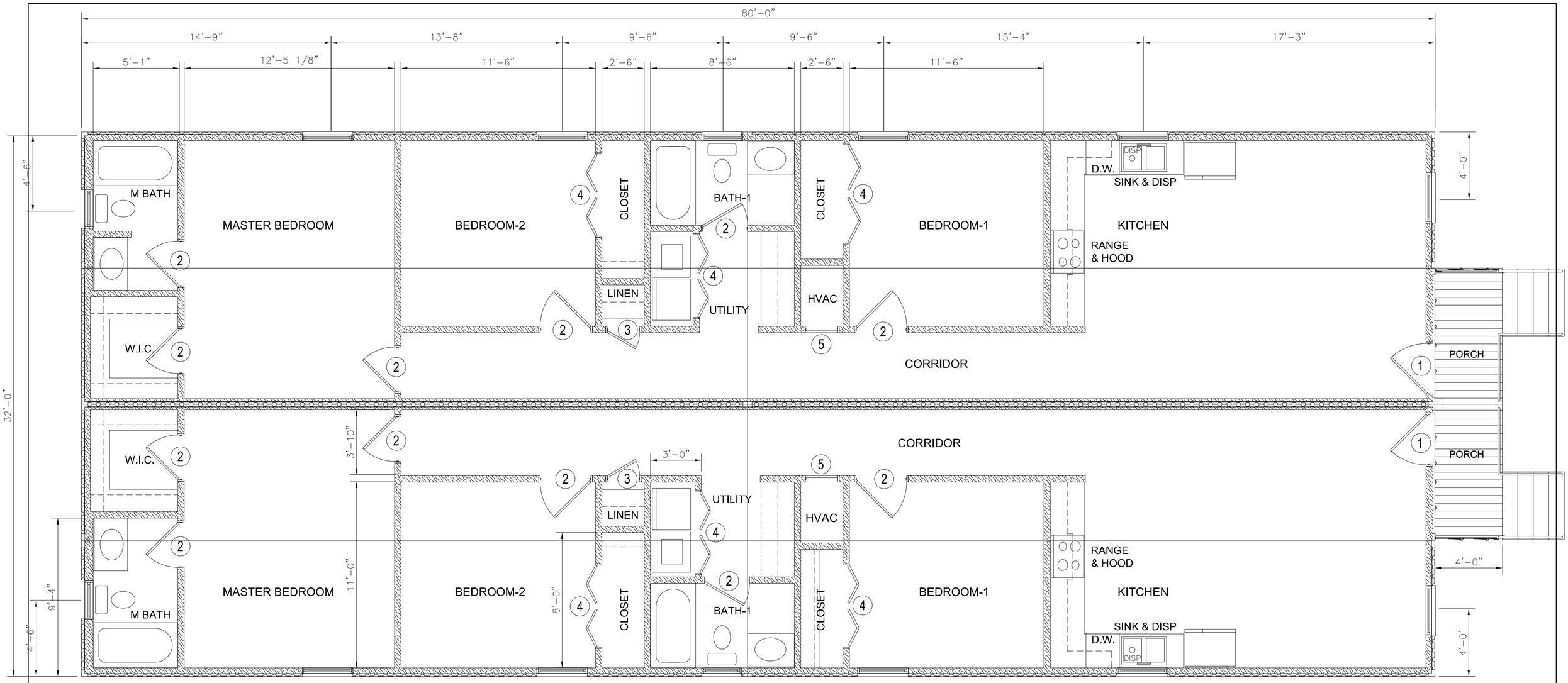
FRANK LAURICELLA REG. No. 3789 STATE OF LOUISIANA REGISTERED ARCHITECT

3-BEDROOM RESIDENCE-CONTAINERS
EGANIA STREET NEW ORLEANS, LOUISIANA

F.C.L.
CHECKED BY: F.C.L.
REVISED
DATE 06/03/21

LAURICELLA LIMITED
ARCHITECTS
317 ALIX STREET NEW ORLEANS, LOUISIANA 70114
PHONE: OFFICE (504) 361-0937 CELL (504) 361-1920

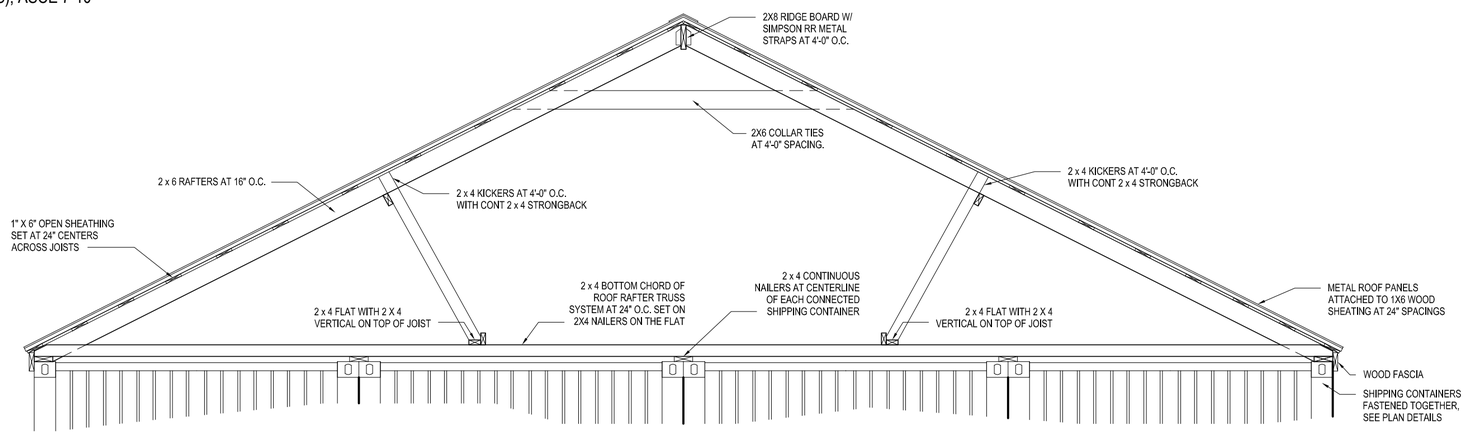
PROJECT No. 2121
SHEET No. A-1



FLOOR PLAN

SCALE 1/4" = 1'-0"

THE DESIGN FOR THE WORK SHOWN ON THESE PLANS SHALL BASED ON THE REQUIREMENTS SET FORTH I N THE INTERNATIONAL CODE COUNCILS' INTERNATIONAL BUILDING CODES WIND - SPEED MAPS (REFERRED TO AS ULTIMATE WIND SPEED MAPS), ASCE 7-10



ROOF FRAMING PLAN

SCALE 3/8" = 1'-0"

WINDOW & DOOR SCHEDULE

MARK	SIZE	TYPE	REMARKS	HARDWARE
A	3' 0" X 5' 0"	SINGLE HUNG	ALUM FRAME	IMPACT RATED
B	3' 0" X 4' 0"	SINGLE HUNG	ALUM FRAME	IMPACT RATED
C	2' 6" X 3' 6"	SINGLE HUNG	ALUM FRAME	IMPACT RATED
1	3' 0" x 8' 0" x 1 3/4"	ENTRY DOOR	FIBERGLASS	ENTRY AND DEADBOLT
2	2' 8" x 6' 8"	INTERIOR DOOR	MASONITE	PRIVACY
3	2' 0" x 6' 8"	INTERIOR DOOR	MASONITE	PRIVACY
4	5' 0" x 6' 8"	PAIR BI-FOLD DOORS	MASONITE	DUMMY
5	2' 0" x 4' 6"	HV/AC CLOSET DOOR	MASONITE	LATCHSET

FRANK LAURICELLA
REG. No. 37870
STATE OF LOUISIANA
REGISTERED ARCHITECT

3-BEDROOM RESIDENCE-CONTAINERS

EGANIA STREET — NEW ORLEANS, LOUISIANA

F.C.L.

CHECKED BY: F.C.L.

REVISED

DATE 06/03/21

LAURICELLA LIMITED
ARCHITECTS
317 ALIX STREET NEW ORLEANS, LOUISIANA 70114
PHONE: OFFICE (504) 361-0937 CELL (504) 361-1920

PROJECT No. 2121

SHEET No. A-2

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been noted. This action is contingent upon compliance with all applicable codes during the construction and final inspection upon completion.
(New Orleans Code Sections 26-14 and 26-15)

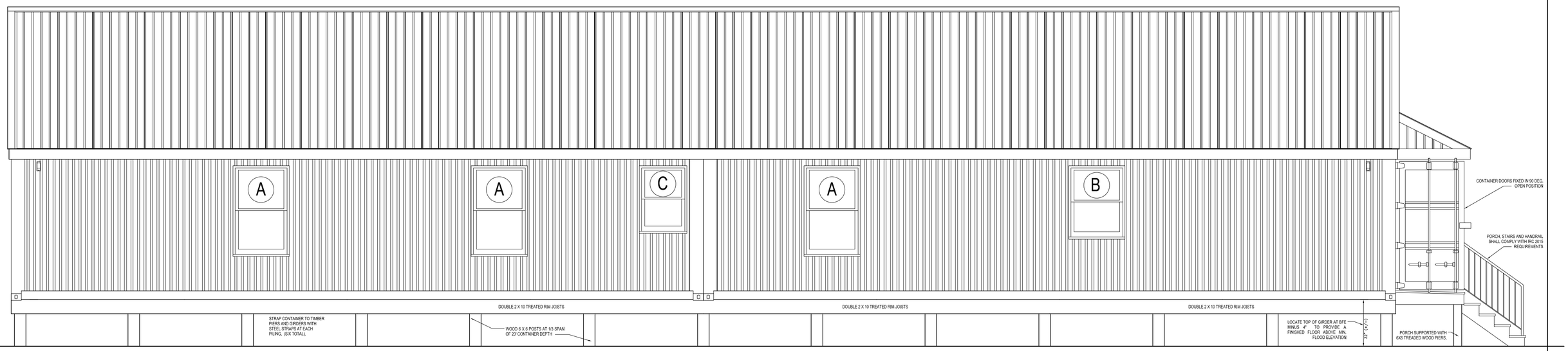
Any deviation from these approved plans must not be implemented without approval of the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized by this review. Additional work may be required to be subject to fines as prescribed in Section 108.2 of the New Orleans Amendments to the International Building Code and/or revocation of the building permit.

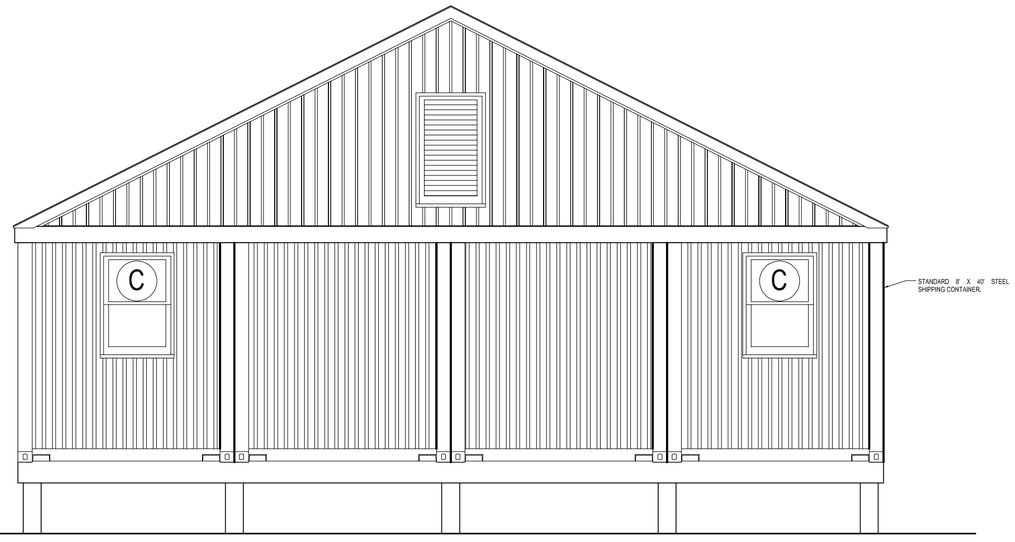
Jay D. Dwyer, AIA
Chief Plans Examiner

REVIEWED FOR CODE COMPLIANCE

dclee 08/19/2022



SIDE ELEVATION
SCAIE 1/4" = 1'-0"



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

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

THE DESIGN FOR THE WORK SHOWN ON THESE PLANS SHALL BASED ON THE REQUIREMENTS SET FORTH I N THE INTERNATIONAL CODE COUNCILS' INTERNATIONAL BUILDING CODES WIND - SPEED MAPS (REFERRED TO AS ULTIMATE WIND SPEED MAPS), ASCE 7-10

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and are evidence of compliance with the applicable requirements of the Code, as amended by the City of New Orleans, has been noted. This action is contingent upon installation and work complying with the code during the construction and final inspection.
[New Orleans Code Sections 26-14 and 26-31]

Any changes to or deviations from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the changes or deviations have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized. Any unauthorized work shall be subject to removal and subject to fines as prescribed in Section 105.2 of the New Orleans Amendments to the International Building Code and/or revocation of the building permit.

ALT. INSPECTOR
Chief Plans Examiner

REVIEWED FOR CODE COMPLIANCE

dclee 08/19/2022

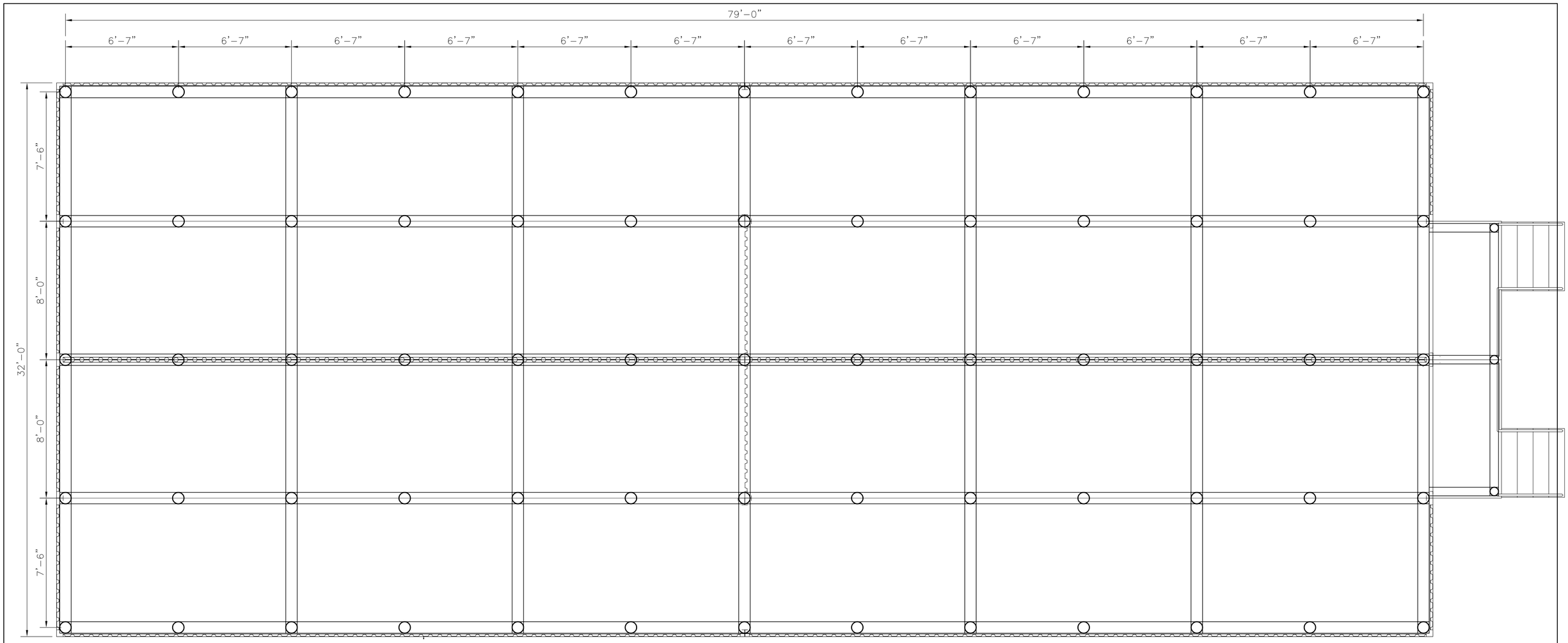
FRANK LAURICELLA JR. REG. No. 37878 STATE OF LOUISIANA REGISTERED ARCHITECT

3-BEDROOM RESIDENCE-CONTAINERS
EGANIA STREET NEW ORLEANS, LOUISIANA

F.C.L.
CHECKED BY: F.C.L.
REVISED
DATE 06/03/21

LAURICELLA LIMITED
ARCHITECTS
317 ALIX STREET NEW ORLEANS, LOUISIANA 70114
PHONE: OFFICE (504) 361-0937 CELL (504) 361-1920

PROJECT No. 2121
SHEET No. A-3



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

THE DESIGN FOR THE WORK SHOWN ON THESE PLANS SHALL BASED ON THE REQUIREMENTS SET FORTH I N THE INTERNATIONAL CODE COUNCILS' INTERNATIONAL BUILDING CODES WIND - SPEED MAPS (REFERRED TO AS ULTIMATE WIND SPEED MAPS), ASCE 7-10

FOUNDATION NOTES

1. FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. WORK ONLY FROM THE WRITTEN DIMENSION OR ACTUAL FIELD CONDITIONS. DO NOT SCALE DRAWINGS.
2. FOUNDATION FOR SHIPPING CONTAINER DUPLEX APARTMENT SHALL CONSIST OF 30' CLASS (5) TIMBER PILINGS, 8" BUTT WITH 6" TIP TYPICAL. PILES SHALL BEAR 5-TONS EACH. DRIVEN TO RESISTANCE.
3. WOOD PILES SHALL MEET AWPA REFERENCE STANDARDS FOR PRESERVATIVE TREATMENT.
4. TOTAL PILE COUNT = 65 PILES. PORCH FOUNDATION TO BE SUPPORTED ON 6" X 6" TREATED LUMBER POSTS.
5. PILES SHALL BE SPACED APPROXIMATELY 8' MAX ON CENTER AROUND THE TOTAL PERIMETER OF THE DUPLEX AS WELL AS THE INTERIOR. REFER TO FOUNDATION PLAN.
6. ATTACH 2X10, TREATED BUILT UP GIRDERS TO PREPARED AND NOTCHED PILINGS WITH 3/4" GALV. BOLTS. SECURE THE CONTAINER TO THE GIRDERS WITH STEEL STRAPS. NAIL AND GLUE BUILT UP GIRDERS AS REQUIRED.
7. CONSTRUCT PORCH AND STAIRS AS SHOWN ON THE PLANS. EXISTING CONTAINER DOORS SHALL FLANK EACH SIDE OF THE RORCH AS SHOWN. STAIR AND PORCH CONSTRUCTION SHALL COMPLY WITH IRC 2015 SECTION: STAIRS, LANDINGS AND HANDRAILS
8. CONTAINERS SHALL BE POSITIONED AND ATTACHED BY WELDING AND BOLTING PRIOR TO REMOVING "INTERIOR" PORTIONS OF CONTAINER WALLS SO AS TO PROVIDE TWO UNINTERRUPTED 16' X 80' CLEAR LIVING UNITS.

FRANK LAURICELLA REG. No. 37844 STATE OF LOUISIANA REGISTERED ARCHITECT

3-BEDROOM RESIDENCE-CONTAINERS

EGANIA STREET NEW ORLEANS, LOUISIANA

F.C.L.	
CHECKED BY: F.C.L.	LAURICELLA LIMITED ARCHITECTS
REVISED	PROJECT No. 2121
DATE 06/03/21	SHEET No. A-4

317 ALIX STREET NEW ORLEANS, LOUISIANA 70114
PHONE: OFFICE (504) 361-0937 CELL (504) 361-1920

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been noted. This action is contingent upon compliance with all applicable codes during the construction and final inspection upon completion.
[New Orleans Code Sections 26-14 and 26-15]

Any changes to these plans and specifications must not be made without prior approval of the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized by this permit. Violations of this provision may be subject to fines as prescribed in Section 108.2 of the New Orleans Amendments to the International Building Code and/or revocation of the building permit.

Jay D. Dasher, AIA
Chief Plans Examiner

REVIEWED FOR CODE COMPLIANCE

dclee 08/19/2022