



AP DESIGN GROUP

CIVIL & STRUCTURAL ENGINEERING
ADMIN@AP-ENG.COM | 504-410-5322
Apdesigngrp.com

Joshua Juneau P.E.
Alex Hart P.E, S.E.

September 06, 2022

Client: Dr. Ajay Bhatia
1352 Magazine Street
New Orleans, LA

Re: 1352 Magazine Street
New Orleans, LA 70130
Recommended Repair Report

Dear Dr. Bhatia,

This report is intended to be used in conjunction with the provided drawings to describe the recommended repairs for the above-referenced property.

We have organized the repair suggestions in the sequenced list below to help facilitate the work and maintain the integrity of the building. The contractor may use this sequencing or determine a different timeline based on their experience and the scope of work. Any deviation and/or alterations to the sequencing provided below should be reviewed with AP Design Group (APDG) and ownership prior to proceeding.

1. Prior to the start of work, APDG will make a site visit to mark which studs can be removed/repared and which can be kept. We will denote R/R with red paint and structurally sound members with green
2. Remove sections of the floor to allow for shoring to be installed from the ground to the second-floor joists
 - a. Subflooring and framing may be reused if condition, size, and material satisfy the requirements outlined in the provided plan documents.
3. Install vertical and lateral shoring from ground to second-floor joists
4. Remove floor joists and remaining decking
 - a. Subflooring and framing may be reused if condition, size, and material satisfy the requirements outlined in the provided plan documents.
5. Repair/replace the foundations
 - a. The original brick pier foundations were skim coated with mortar by the previous contractor. To tuck point the piers, the skim coat will need to be removed.
 - b. If the sill beam spans are greater than 5'-0", contact APDG
6. Reframe the floor using the details in the provided drawings
7. Rebuild the middle wall per the provided drawings
8. Repair the termite, water, and/or fire-damaged studs in the exterior walls
9. APDG will make a close wall & floor reviews at this point and give approval to proceed
10. Remove the vertical shoring, maintain lateral shoring
11. Install new/reused decking
12. Install wall sheathing where indicated on the drawings
13. Remove lateral shoring only once the front exterior walls have been properly blocked and re-sheathed.



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All removed materials to be reused should be carefully removed and protected during demolition and construction. APDG will be available for any questions or unforeseen conditions which may be uncovered during the course or repairs and further renovations. If you have any questions or concerns, please do not hesitate to reach out.

Sincerely,

Joshua Juneau, P.E.