



CITY OF MONROE

MEMO

TO: Monroe Heritage Preservation Members
FROM: Alyeasha C. Clay
DATE: May 25, 2023
RE: Monroe Heritage Preservation Meeting

Attention! Fellow board members, we have a very important meeting scheduled for, **Thursday, June 1, 2023 @ 6:00 P.M.** The meeting will be held in the Monroe City Hall Building, 1ST Floor, in City Council Chambers.

MINUTES:

None

TENATIVE SCHEDULE:

HIS 103-23: Neville High School – 600 Forsythe Avenue – Louis de Alexander Breard Historic District

This is a request to enlarge and renovate the stadium press boxes and also add an elevator to the west side of the stadium. The applicant proposes to renovate and update the exterior features of the stadium façade. The property is located within the C (Campus) District.

HIS 104-23: Loflin Properties – 404, 406 & 408 DeSiard Street – Don Juan Filhiol Historic District

This a request to paint, restore windows, renovate the entrances and doors of three (3) existing buildings that will be used for shops and apartments within the CBD (Central Business) District.

OTHER BUSINESS:

None

CITIZEN PARTICIPATION:

Citizens will be recognized, in order, by the citizen sign-in sheet.

Please take a moment out of your busy schedules to call this office and confirm whether or not you will be able to attend this review meeting. Please call Alyeasha 329-2101. Again, we need a majority of the members in order to have a qualifying vote.It is imperative that we have a quorum. ***

Please bring your copy of the Monroe Historical Preservation Commission by-laws, Rules and Procedures and the ordinance for future referencing throughout the meeting session.

City of Monroe
Heritage Preservation Commission

CASE NO.: HIS 104-23
NAME OF APPLICANT: LOFLIN LOFTS
ADDRESS OF PROPERTY: 404-406-408 DESIARD STREET
HISTORIC DISTRICT: DON JUAN FILHIOL

REQUEST: The applicant is requesting approval to paint, restore windows, renovate the entrances and doors of the existing three (3) buildings. The property is located at 404, 406 & 408 DeSiard Street. The property is located within the Don Juan Filhiol Historic District.

SIZE OF PROPERTY: 0.19-acre tract of land (more or less)

PRESENT ZONING: CBD (Central Business) District

PRESENT USE: Vacant retail spaces

MOST NEARLY BOUNDED BY (STREETS): North of Harrison Street, south of DeSiard Street, east of Hall Street and west of North 4th Street.

SURROUNDING LAND USES: The surrounding land use consists of offices, retail establishments and restaurants.

**COMMENTS/
RECOMMENDATIONS:** The applicant is proposing to paint the existing bricks, restore the old windows with new wood and build out the front entrances and windows; and replace the glass for new windows and doors. The proposed project will house five (five) apartments/townhomes and commercial business spaces.

Signage has not been established at this time. Signs will depend on the proposed commercial tenants. Any commercial signage will require internal review and permits from the Planning & Zoning and Building Inspection Divisions respectively, prior to placement.

No parking is required within the CBD (Central Business) District.

Site plans and renderings have been provided for your review.

DESIGN GUIDELINES:

Storefronts

Storefronts are especially important elements of commercial buildings that define the historic character and appearance of the building. Retain, maintain and repair historic storefronts and their components. Do not cover or conceal historic storefronts.

Architecture Details

Preserve and maintain historic architectural details and features, as they are important stylistic elements that help to define a building's character. Do not remove or conceal historic architectural details. If the repair or replacement is necessary, match replacements to the original as closely as possible in material, design, color, and texture.

Windows

Preserve, maintain, or repair original windows. Do not conceal, enclose, or cover historic windows. If replacements are necessary due to deterioration, match the historic window in size, and number and arrangement of the panes, or lights. Ensure replacement window frames are of the same material, such as wood or metal, as original windows. Do not introduce new window openings on facades.

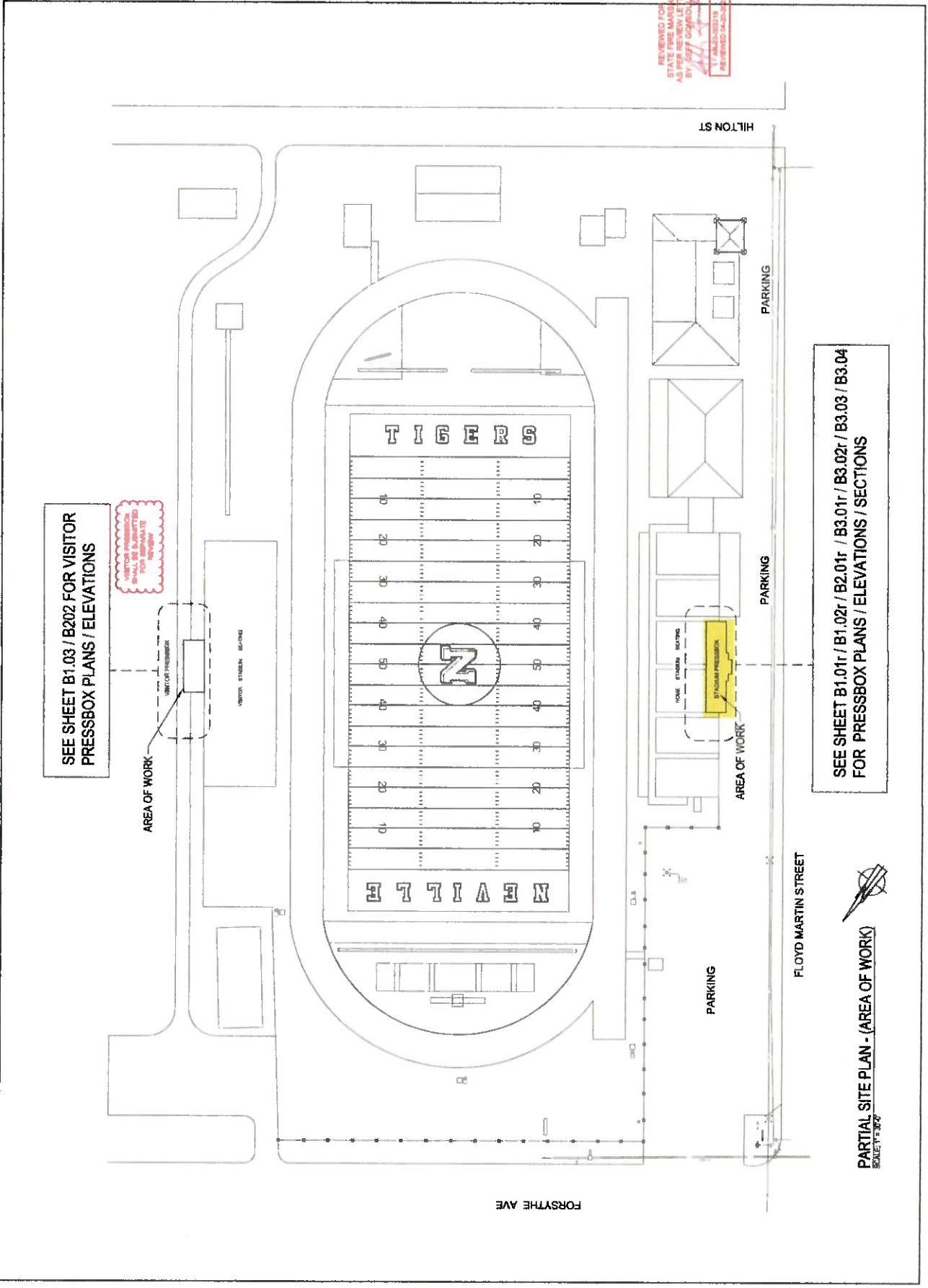
2002 Adams Avenue
 Suite 100
 Baton Rouge, LA 70801
THE ARCHITECTURE ALLIANCE GROUP LLC
 TRG
 THE ARCHITECTURE ALLIANCE GROUP LLC
 2002 Adams Avenue
 Suite 100
 Baton Rouge, LA 70801



PROJECT: NEVILLE HIGH SCHOOL PRESS BOXES
 ADDITIONS AND ALTERATIONS TO
 606 FORSYTHE AVENUE
 MONROE, LA 71201



DATE:	11/14/2019
PROJECT NO.:	19-00000001
DESIGNER:	DAVID J. WILLIAMS
CHECKED BY:	DAVID J. WILLIAMS
DATE:	11/14/2019
PROJECT:	NEVILLE HIGH SCHOOL PRESS BOXES
DATE:	11/14/2019
PROJECT:	NEVILLE HIGH SCHOOL PRESS BOXES
DATE:	11/14/2019
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DATE:	11/14/2019
PROJECT:	NEVILLE HIGH SCHOOL PRESS BOXES



SEE SHEET B1.03 / B202 FOR VISITOR PRESSBOX PLANS / ELEVATIONS

VISITOR PRESSBOXES SHALL BE SUBMITTED FOR REVIEW

SEE SHEET B1.01r / B1.02r / B2.01r / B3.01r / B3.02r / B3.03 / B3.04 FOR PRESSBOX PLANS / ELEVATIONS / SECTIONS

REVIEWED FOR ALL
 AS PER REVIEW LETTER
 BY JEFF GOODMAN
 11/14/2019
 REVIEWED 11-20-2019

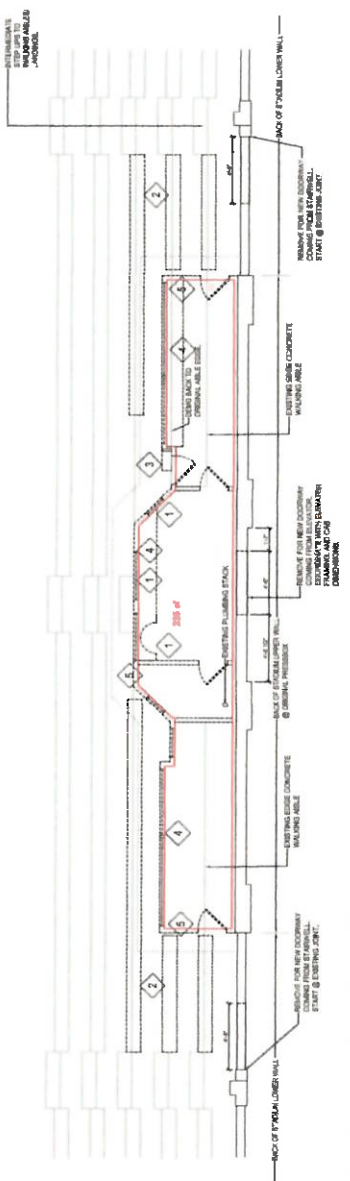


Demolition / Key Notes

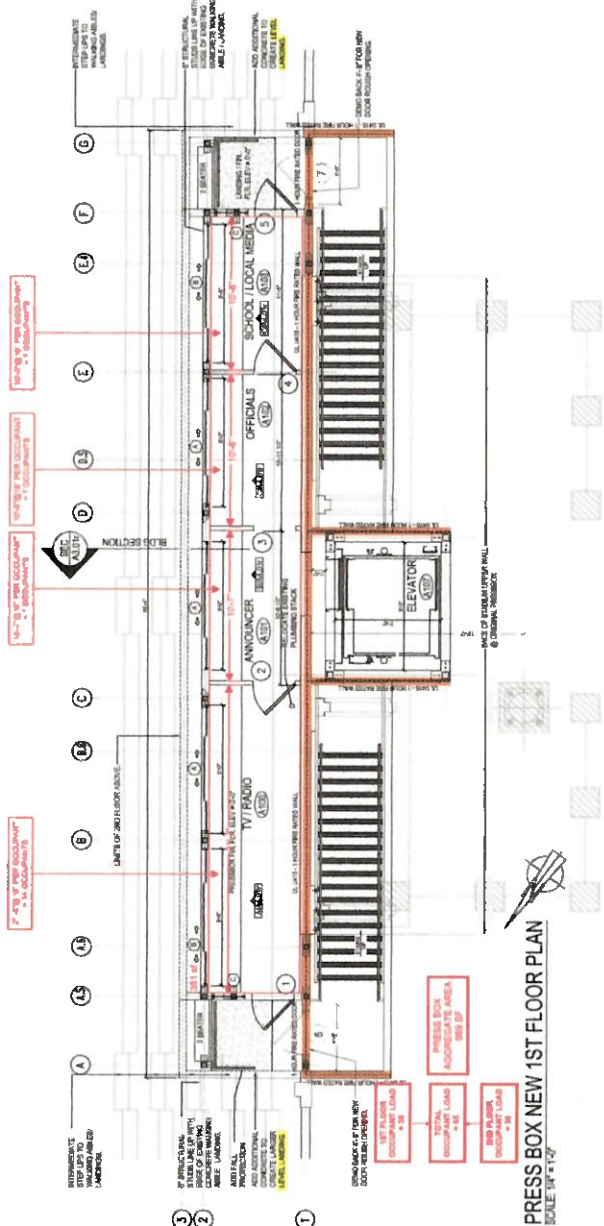
NOTE: CONTRACTOR SHALL DISPOSE OF DEMOLITION ITEMS IN ACCORDANCE WITH LOCAL AND STATE LAWS.

- 1 DEMO ALL ITEMS NECESSARY FOR NEW CONSTRUCTION AND LAYOUT. (C/F)
- 2 DEMO EXISTING ENTIRE PRESSBOX. DEMO CONCRETE WALLS AND ROOF DOWN TO ORIGINAL PRESS BOX AS THAT IS INTEGRAL WITH EXISTING FOUNDATION. REMOVE ALL EXISTING ROOF STRUCTURE ON ROOF. REMOVE ALL EXISTING WEATHERHEAD, ACCESS LADDER AND PLUMBING STRUCTURE ON ROOF BEFORE DEMOLITION OF PRESSBOX BELOW.
- 3 NOTE: DEMO ALL BROADCAST, HARD WIRE COMMUNICATION EQUIPMENT / DATA WIRING / WIRELESS COMMUNICATION EQUIPMENT BACK TO POINT OF ORIGIN. RETURN EQUIPMENT TO OWNER.
- 4 DEMO 3 ROWS OF STADIUM SEATING AS SHOWN ON NORTH AND SOUTH ENDS TO ALLOW FOR PRESSBOX EXPANSION. SMOOTH ALL AREAS THAT STADIUM SEATING ATTACHMENT SUPPORTS WERE REMOVED FROM FACE OF STADIUM CONCRETE.
- 5 DEMO SINGLE CONCRETE STEP PLUMB WITH ADJACENT SURFACE.
- 6 DEMO ALL COUNTERS AND SUPPORT BRACKETS AND WINDOWS
- 7 REMOVE EXISTING WINDOW AIR UNITS AND FIRE EXTINGUISHERS. RETURN TO OWNER.

REVIEWED FOR STATE FIRE MARSHAL AS REQUIRED BY 2677 CODE. REVISED 11-23-2011
 REVIEWED 11-23-2011
 REVIEWED 11-23-2011



PRESS BOX DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"



PRESS BOX NEW 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

11/17/2011 10:58 AM REVISED BY: JAS/JAT

11/17/2011 10:58 AM PROJECT: NEVILLE HIGH SCHOOL PRESS BOX

TAG
THE ARCHITECTURE ALLIANCE GROUP LLC
Robert E. Allen, AIA
Robert E. Allen, AIA
2007 Auburn Avenue
Atlanta, GA 30304
Phone: 404.525.7791
Fax: 404.525.7792
www.tagarchitect.com



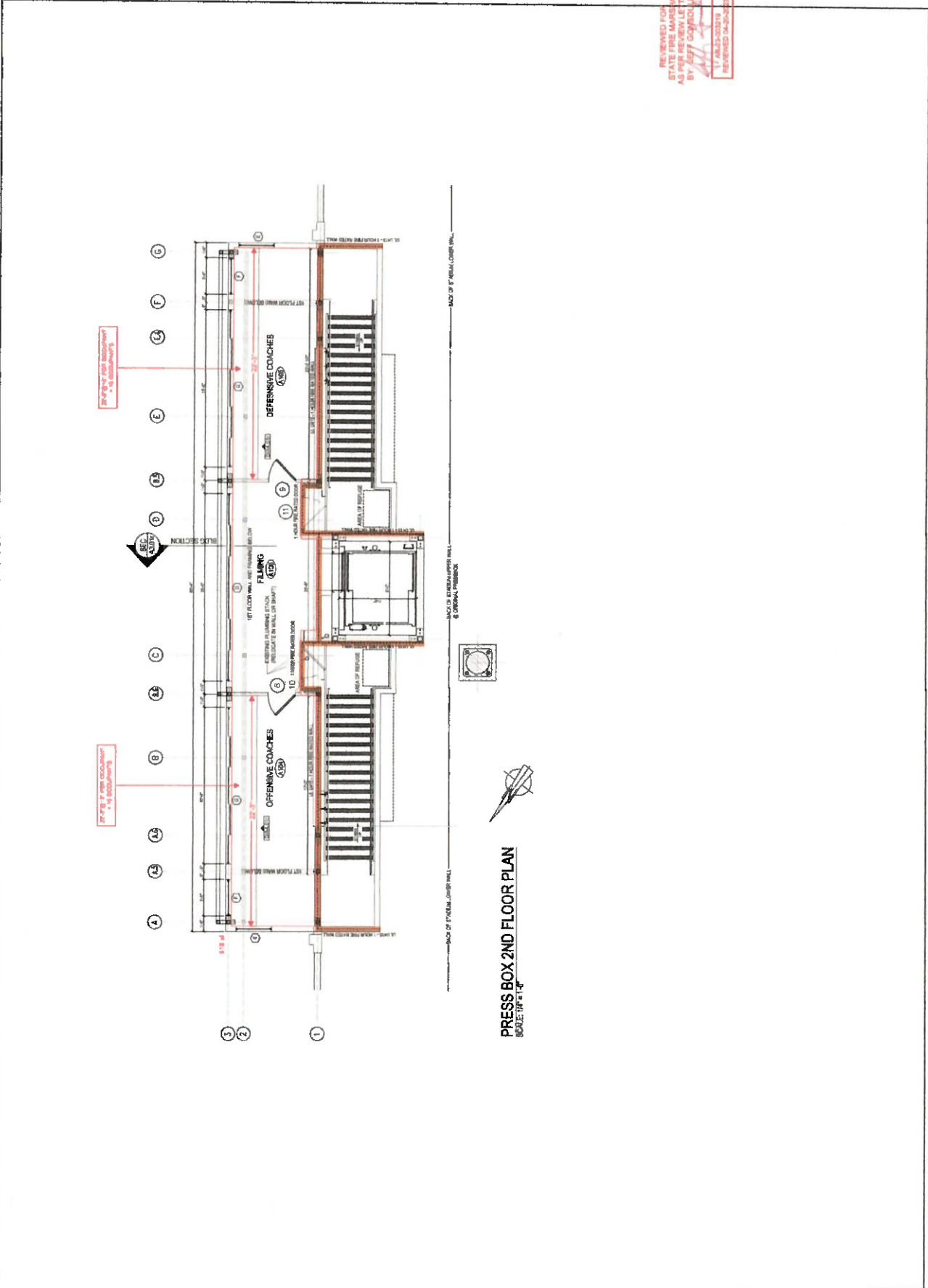
PROJECT: ADDITIONS AND ALTERATIONS TO
NEVILLE HIGH SCHOOL PRESS BOXES
600 POWERS THE AVENUE
MORNING STAR, GA 30261



DATE:	11/17/2011
PROJECT NO.:	11-00000000
PROJECT NAME:	NEVILLE HIGH SCHOOL PRESS BOX
DRAWN BY:	BRJ/LL
CHECKED BY:	BRJ/LL
SCALE:	
SHEET NO.:	
TOTAL SHEETS:	

B1.0212
DESCRIPTION:
NEVILLE HIGH SCHOOL PRESS BOX
2ND FLOOR PLAN

REVIEWED FOR STATE FIRE MARSHAL APPROVAL BY: [Signature]
DATE: 11/17/2011



PRESS BOX 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

TRG
 THE ALLIANCE GROUP LLC
 2002 Adams Avenue
 Mobile, Alabama 36606-7201
 Phone: 251.771.5111
 Fax: 251.771.5112
 Email: info@trgalliance.com
 Website: www.trgalliance.com

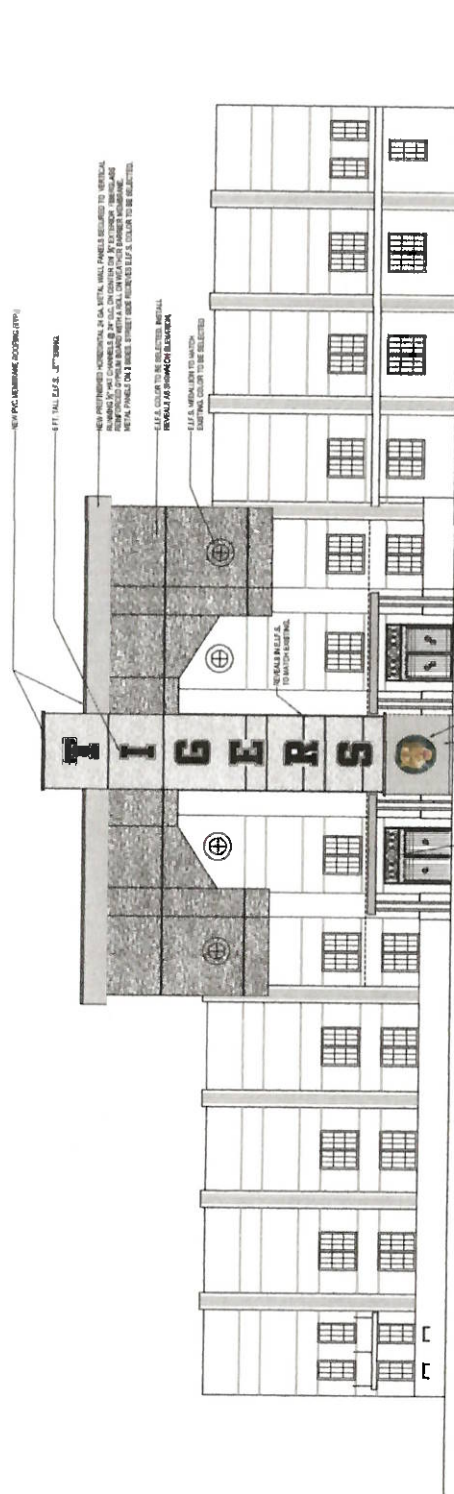


NEVILLE HIGH SCHOOL PRESS BOXES
 ADITIONS AND ALTERATIONS TO
 600 PUSSTYR AVE
 MONROE, LA 71201

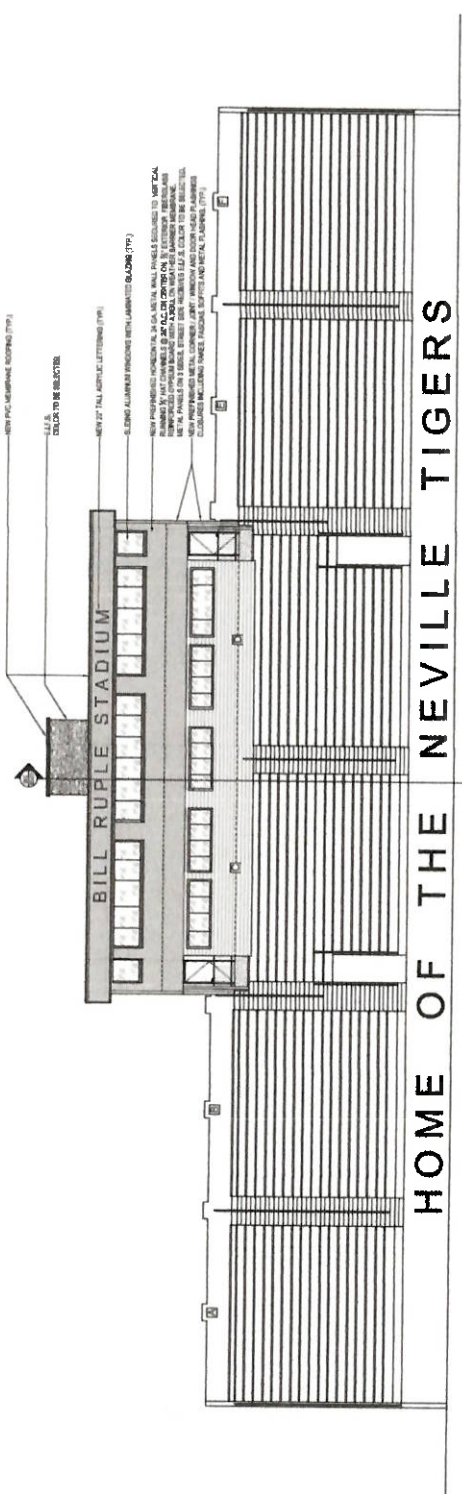


B2.01r
 SHEET
 DESCRIPTION:
 NEW PRESS BOX
 ELEVATIONS

REVIEWED FOR
 STATE FIRE MARSHAL
 APPROVAL AND
 COMPLIANCE WITH
 LACR 507:0001
 BY: ROBERT WILLIAMS
 REGISTERED PROFESSIONAL ENGINEER



PRESSBOX - STREETVIEW
 SCALE: 1/8" = 1'-0"



PRESSBOX - FIELD VIEW
 SCALE: 1/8" = 1'-0"

HOME OF THE NEVILLE TIGERS

THE ARCHITECTURE
ALLIANCE GROUP LLC
 3002 Audubon Avenue
 Suite 1100
 New Orleans, LA 70115
 Phone: (504) 581-1100
 Fax: (504) 581-1101
 Email: info@thealliancegroup.com
 Website: www.thealliancegroup.com

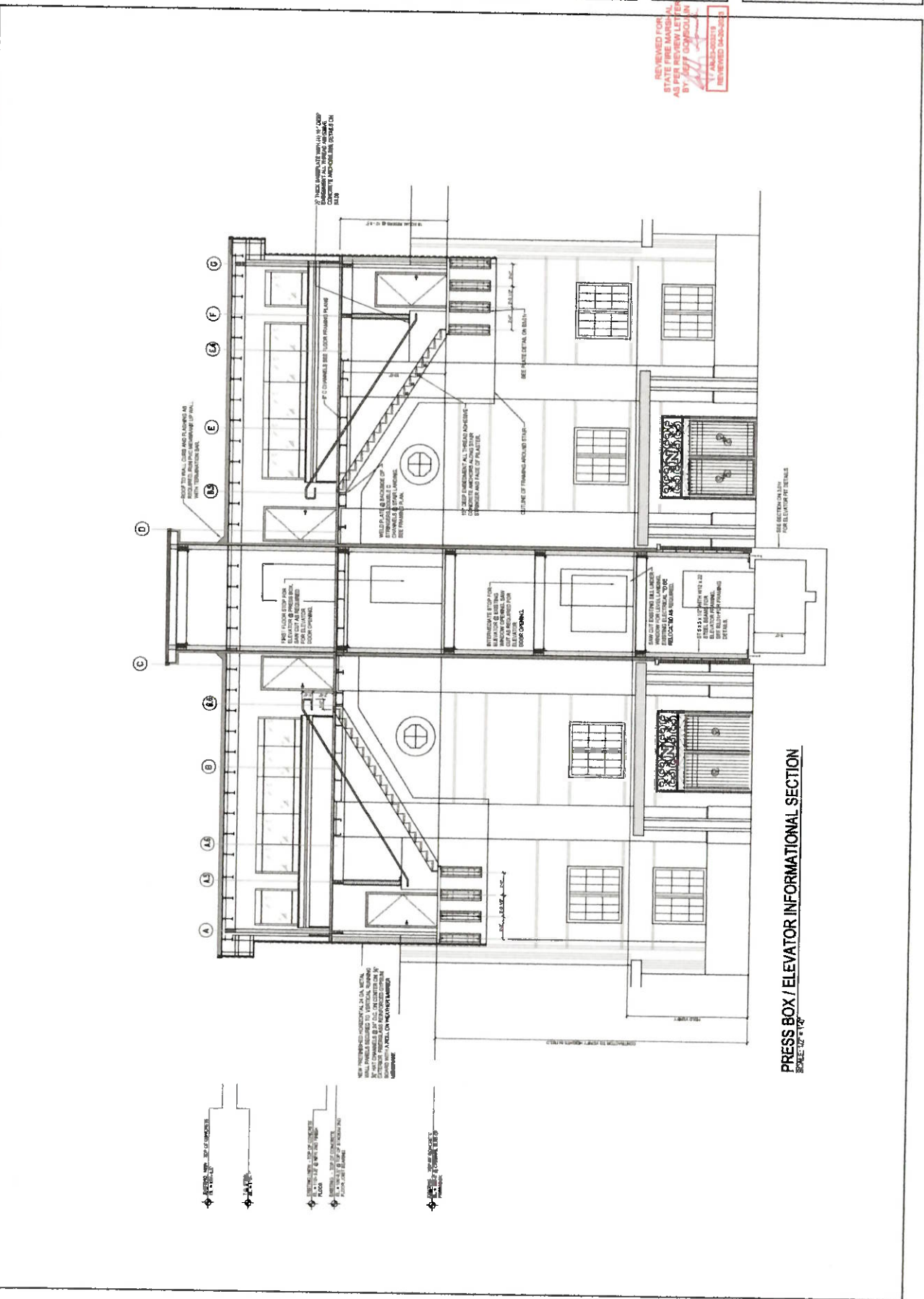


NEVILLE HIGH SCHOOL PRESS BOXES
 ADDITIONS AND ALTERATIONS TO
 600 FORESTHILL AVENUE
 MONROE, LA 70131



DATE:	07/27/2017
DESIGNED BY:	MARK HENNING
DRAWN BY:	MARK HENNING
CHECKED BY:	MARK HENNING
PROJECT NO.:	17-00000001
SHEET NO.:	17-00000001-01
TITLE:	NEVILLE HIGH SCHOOL PRESS BOXES

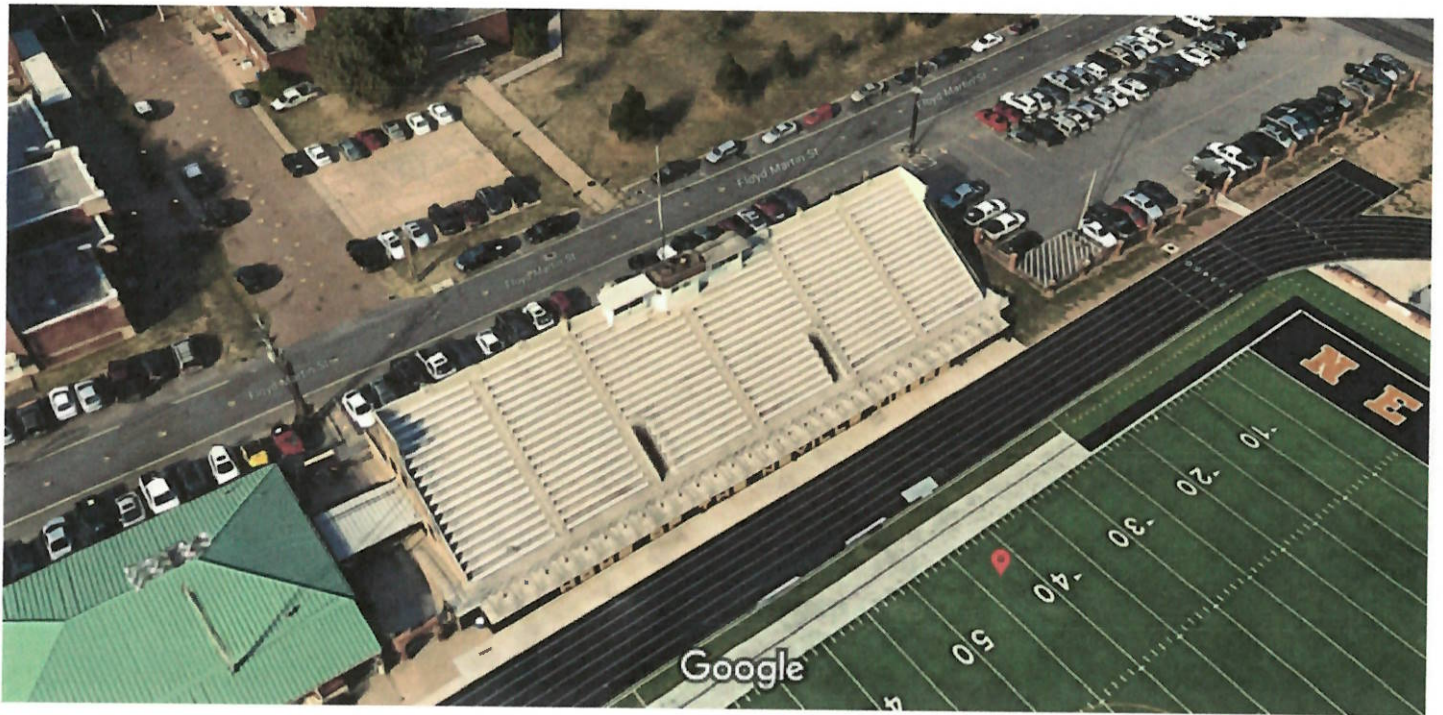
B3.04
 PRESS BOX / ELEVATOR INFORMATION SECTION



REVIEWED FOR
 STATE FIRE MARSHAL
 AS PER REVIEW LETTER
 BY 10/17/2017
 17-00000001-01
 17-00000001-01

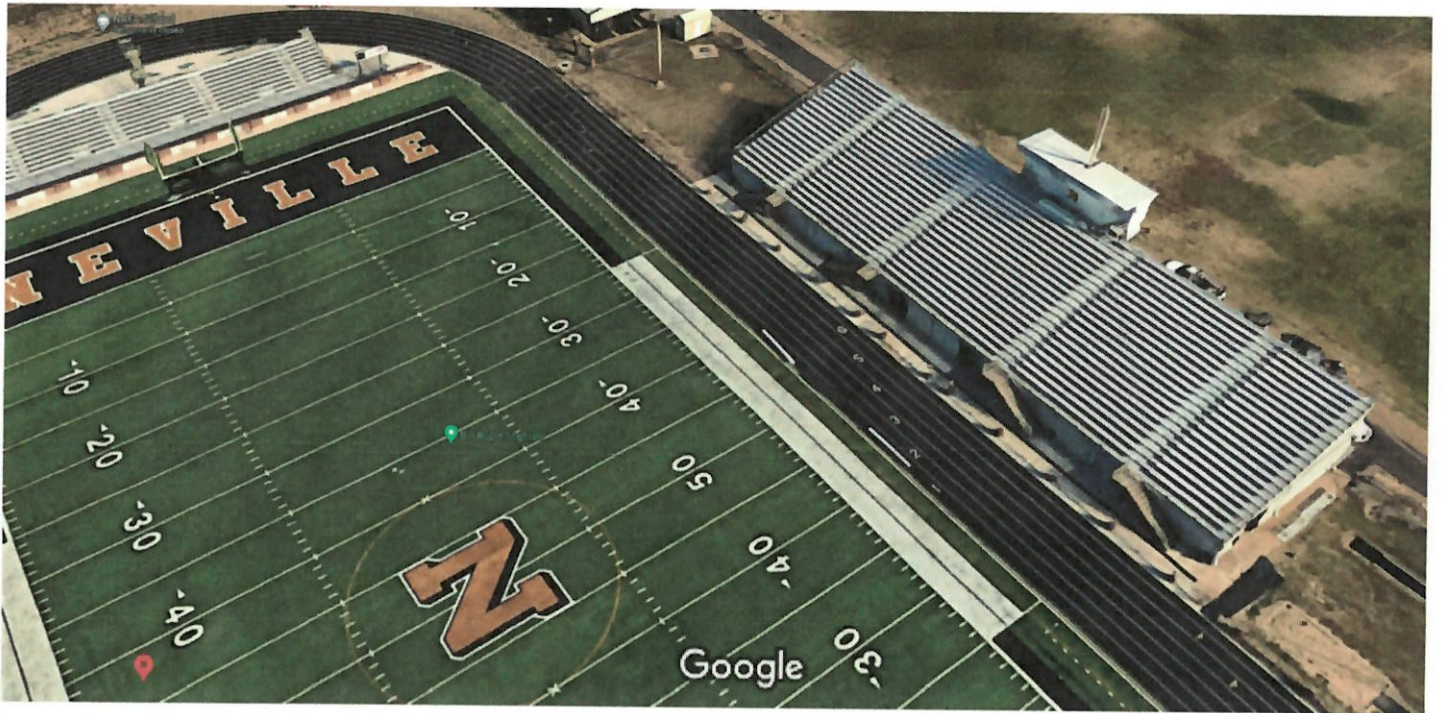
PRESS BOX / ELEVATOR INFORMATION SECTION
 SCALE: 1/4" = 1'-0"

Google Maps 600 Forsythe Ave



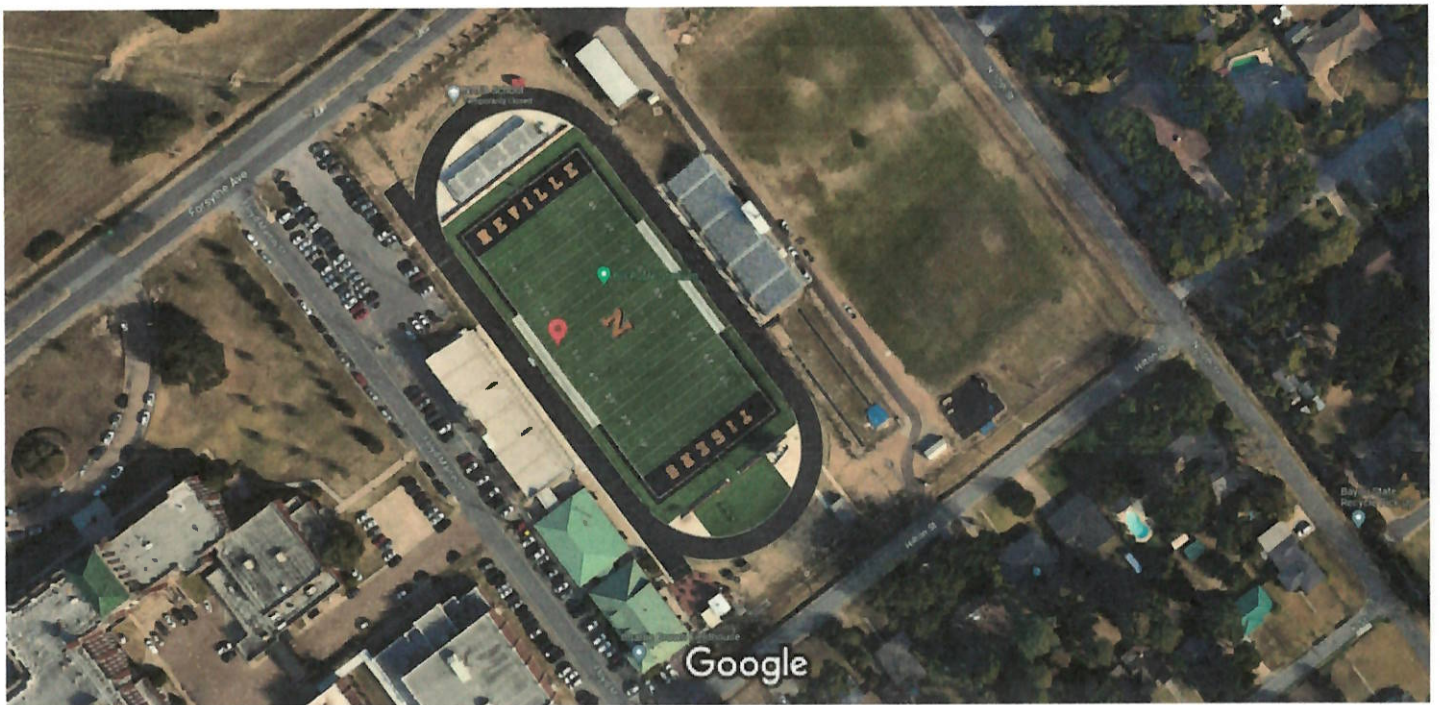
Imagery ©2023 Google, Map data ©2023, Map data ©2023 20 ft

Google Maps 600 Forsythe Ave



Imagery ©2023 Google, Map data ©2023, Map data ©2023 20 ft

Google Maps 600 Forsythe Ave



Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 50 ft

City of Monroe
Heritage Preservation Commission

CASE NO.: HIS 103-23
NAME OF APPLICANT: NEVILLE HIGH SCHOOL
ADDRESS OF PROPERTY: 600 FORSYTHE AVENUE
HISTORIC DISTRICT: LOUIS DE ALEXANDER BREARD

REQUEST: The applicant is requesting approval to renovate, enlarge, and add an elevator to the existing stadium structure, located at 600 Forsythe Avenue. The property is located within the Louis de Alexander Historic District.

SIZE OF PROPERTY: 22.07-acre (more or less)

PRESENT ZONING: C (Campus) District

PRESENT USE: Educational Facility – football stadium

MOST NEARLY BOUNDED BY (STREETS): North of Hilton Street, south of Forsythe Avenue, east of North 6th Street and west of North 10th Street.

SURROUNDING LAND USES: The surrounding land use consists of residential to the east, west and south; Forsythe Golf Course to the north.

**COMMENTS/
RECOMMENDATIONS:** Neville High School is proposing to renovate the existing press boxes, upgrade the stadium facade and add an elevator to the west stadium. The west side press box will be enlarged from 288 to 1,134 square feet, more or less. The renovation will also include the addition of an elevator and façade upgrade to the exterior of the stadium. The east side press box will be renovated. All renovations will use pre-existing material types.

Most are aware that this project is currently under construction at this time. The project managers were unaware that this request needed Historic Preservation advisory approval, before beginning work. Due to the timeframe of project completion for football season, it has been allowed to continue under the legal opinion with the following statement of adherence.

The owner acknowledges that the project, because of its location adjacent to the Louis Alexander De Breard Historical District, requires it to seek the advice of the Monroe Heritage Preservation Commission. Owner further acknowledges that the Chapter 18.5 of the Monroe City Code establishes the criteria that the Commission shall consider when reviewing an application for a project under review. Owner has sought the advice of the Commission by filing a formal application and has requested to proceed with work while it awaits the Commission's advice. **Owner will be permitted to proceed with work only upon agreeing that it will accept and abide by the Commission's advice and that, if it fails to do so, such permit may be revoked or cancelled and work may be ordered to stop, immediately. Owner agrees to this condition and the terms set forth herein.**

No parking or landscaping will be affected during this project. A site plan and renderings have been provided for your review.

DESIGN GUIDELINES:

Additions

Design and construct new additions without radically changing, obscuring, or altering character-defining features of the historic building. Instead of attempting to create an exact copy of the original design, the new addition should complement the original historic building.

Consider location, size, and scale of the addition. Do not overwhelm the historic structure with an over-sized addition. Retain the historic character of the original building, as well as surrounding buildings in the district and choose a design of the new addition that will be compatible.

Architecture Details

Preserve and maintain historic architectural details and features, as they are important stylistic elements that help to define a building's character. Do not remove or conceal historic architectural details. If the repair or replacement is necessary, match replacements to the original as closely as possible in material, design, color, and texture.

LOFLIN LOFTS NEW SHOPS & APTS 404 DESIARD ST. MONROE, LA 71201 AUGUST 2019

C. SNELENBERGER
DESIGN SERVICES
ARCHITECTURE | DESIGN | FABRICATION
CODY C. SNELENBERGER | AIA, IBC, AIAA
CORNELL@SNELENBERGER.COM
CORNELL@SMILLER.COM | 338.533.2252

REVISIONS		
	9.5.18	
	9.5.18	

**LOFLIN LOFTS
NEW SHOPS & APTS**
404 DESIARD ST. MONROE, LA 71201

PROFESSIONAL SEAL

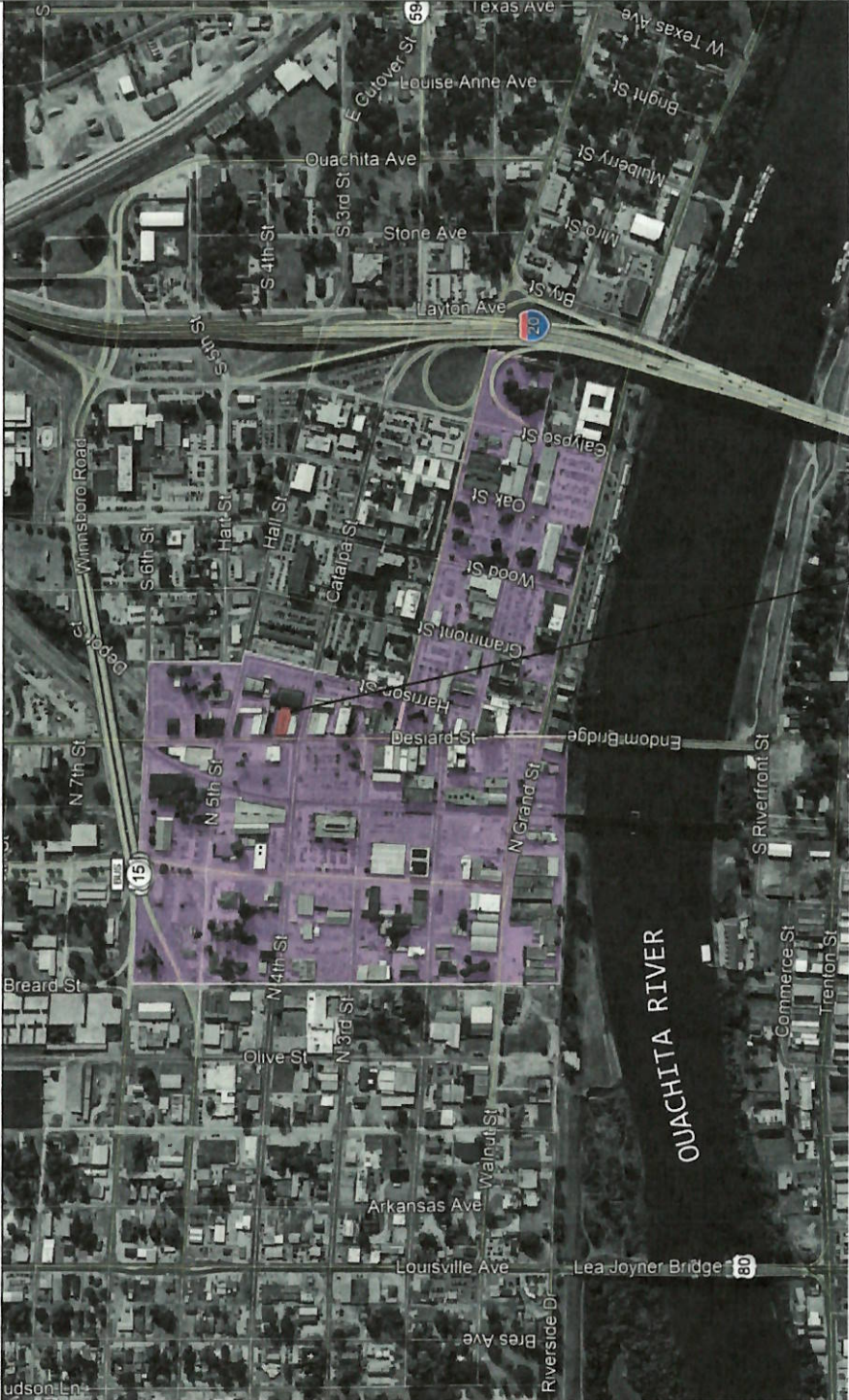


PROJECT INFO

DATE: AUGUST 2019
306 P
35-481

SHEET

SHEET SIZE: 36" x 36"
A1.1 of 04



CONTEXT PLAN

DRAWING INDEX

ARCHITECTURAL	
ALL CONCEPT	
ALL FLOOR PLANS - DEMO	
ALL FLOOR PLANS - PROPOSED	
ALL SECOND FLOOR PLANS, ENLARGED	
ALL SECOND FLOOR PLANS, ENLARGED	
ALL DETAILS AND DETAILS	
ALL TRIM & DETAILS	
ALL FLOOR PLANS	

ABBREVIATIONS

A.P.C.	ARCHITECTURAL PLAN
A.P.F.	ARCHITECTURAL FLOOR PLAN
C.A.	CAD
C.C.	CAD FILE
C.D.	CAD DRAWING
C.L.	CAD LAYER
C.M.	CAD MODEL
C.P.	CAD PLOT
C.R.	CAD RASTER
C.S.	CAD STYLE
C.T.	CAD TEXT
C.U.	CAD USER
C.V.	CAD VIEW
C.W.	CAD WINDOW
C.X.	CAD EXPORT
C.Y.	CAD YIELD
C.Z.	CAD ZONE
C.A.	CAD AREA
C.B.	CAD BLOCK
C.C.	CAD CURVE
C.D.	CAD DIMENSION
C.E.	CAD ENTITY
C.F.	CAD FILLOPERATOR
C.G.	CAD GROUP
C.H.	CAD HANDLE
C.I.	CAD INSERT
C.J.	CAD JOIN
C.K.	CAD KEY
C.L.	CAD LAYER
C.M.	CAD MODEL
C.N.	CAD NAME
C.O.	CAD OBJECT
C.P.	CAD PLOT
C.Q.	CAD QUAD
C.R.	CAD RASTER
C.S.	CAD STYLE
C.T.	CAD TEXT
C.U.	CAD USER
C.V.	CAD VIEW
C.W.	CAD WINDOW
C.X.	CAD EXPORT
C.Y.	CAD YIELD
C.Z.	CAD ZONE



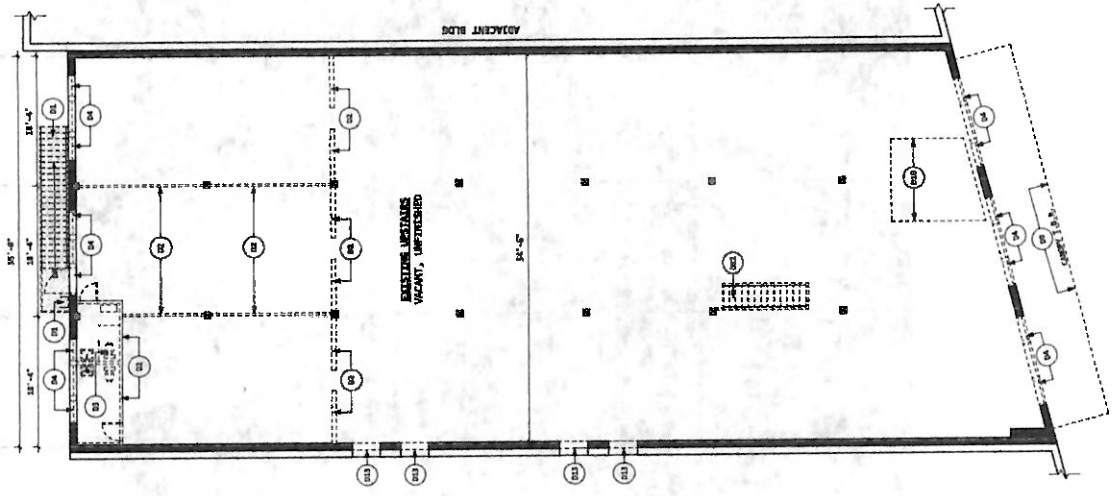
REVISIONS	DATE	BY
1	9.2.19	CS
2	9.4.19	CS

LOFLIN LOFTS
NEW SHOPS & APTS
 404 DESIARD ST. MONROE, LA 71201

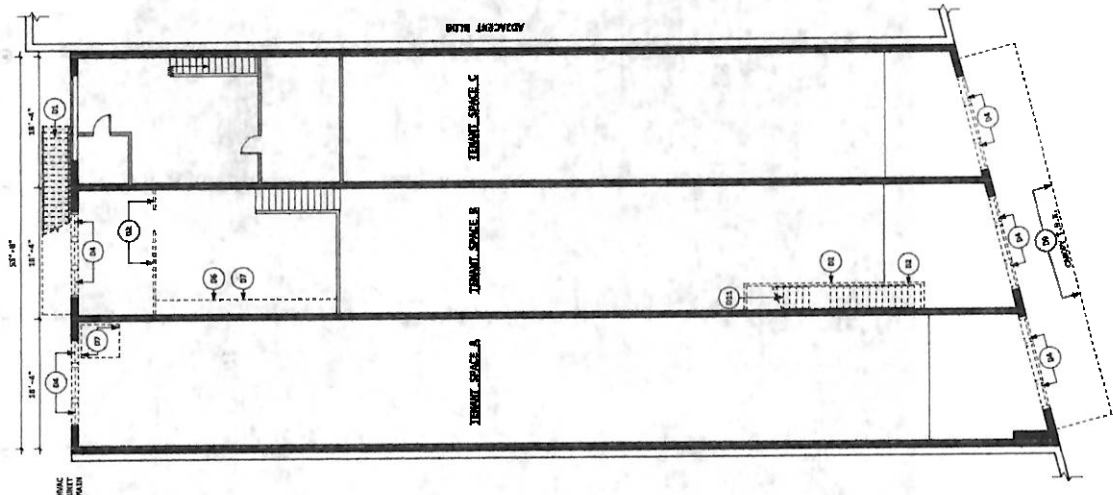


PROJECT INFO	DATE	PROJECT NO.	SHEET
	2019.08	15-0002	01A.1

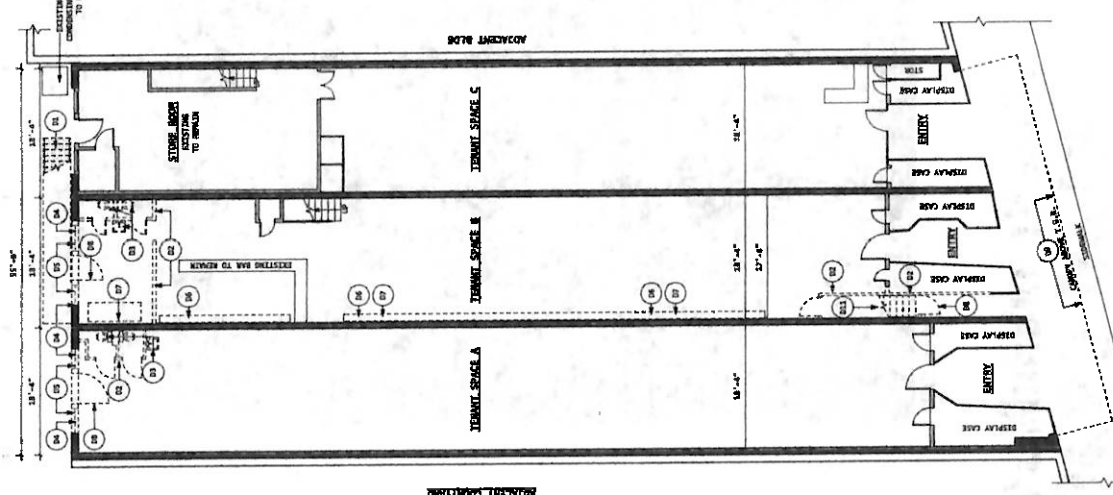
PROJECT: 404 DESIARD ST. MONROE, LA 71201
 SHEET: 01A.1 OF 01A



SECOND FLOOR MEZZANINE PLAN
 SCALE: 1/8" = 1'-0"



MEZZANINE DESIGN PLAN
 SCALE: 1/8" = 1'-0"



GROUND FLOOR DESIGN PLAN
 SCALE: 1/8" = 1'-0"

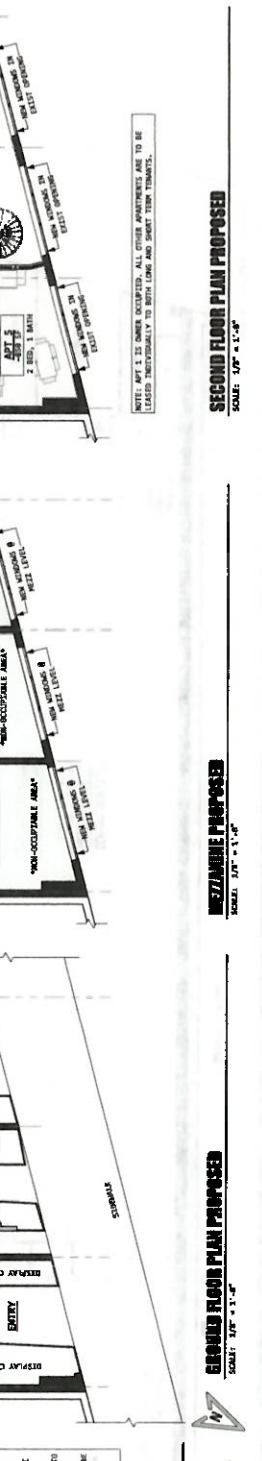
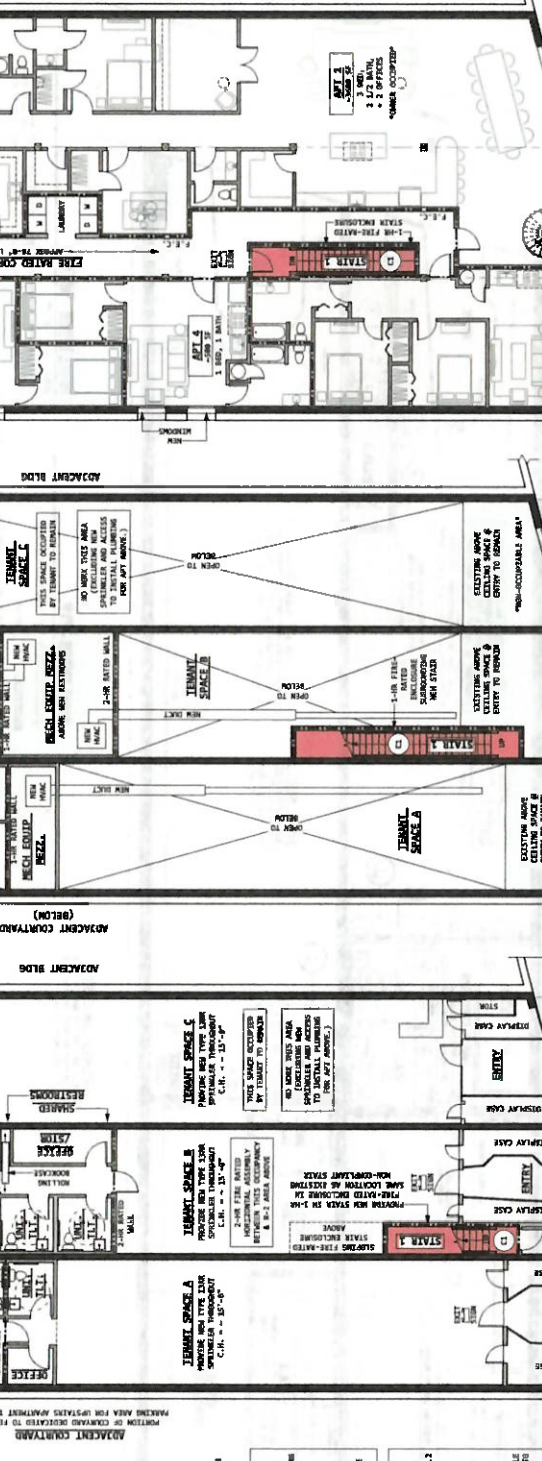
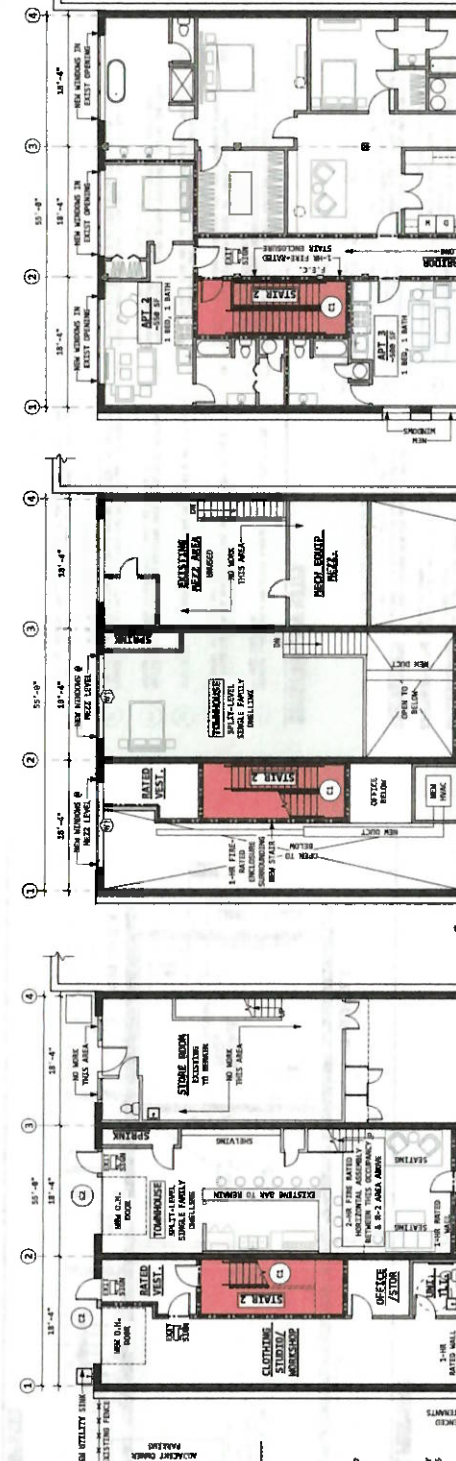
REVISION NOTES

- 01 REMOVE METAL TIE BEAMS & ADJACENT BAR ACCESS LAYOUT TO BE REMOVED.
- 02 CUSTOMER WALLS TO BE REMOVED.
- 03 CUSTOMER INTERIOR SYSTEMS AND ASSOCIATED PARTITION WALLS TO REMAIN FOR REFINISH.
- 04 EXISTING CEILING TO BE REMOVED.
- 05 EXISTING KITCHEN ISLANDS TO BE REMOVED ONLY TO LEAVE THE NEW ISLAND.
- 06 EXISTING SHELVES TO BE REMOVED.
- 07 EXISTING HVAC DISTRIBUTION TO BE REMOVED.
- 08 EXISTING CEILING TO BE REMOVED, ALLOWING FOR REUSE.
- 09 CUSTOMER OCCUPANCY WALL WITH CLOSET TO BE REMOVED.
- 10 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 11 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 12 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 13 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 14 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 15 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 16 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 17 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 18 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 19 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.
- 20 EXISTING INTERIOR WALLS TO BE REMOVED, ALLOWING FOR REUSE OF MATERIALS AND REFINISHING.

WALL TYPES

- 01 EXISTING WALL TO BE REMOVED
- 02 EXISTING WALL TO REMAIN
- 03 EXISTING INTERIOR PARTITION WALL

DATE	REVISION
5.4.18	
5.5.18	



GENERAL NOTES

- SCOPE OF WORK IN TENANT SPACES BY OWNER:
- OWNER TO PROVIDE ALL NECESSARY PERMITS AND LICENSING.
- OWNER TO PROVIDE ALL NECESSARY CONTRACTORS AND SUBCONTRACTORS.
- OWNER TO PROVIDE ALL NECESSARY MATERIALS AND LABOR.
- OWNER TO PROVIDE ALL NECESSARY UTILITIES AND CONNECTIONS.
- OWNER TO PROVIDE ALL NECESSARY SECURITY AND ACCESS CONTROL SYSTEMS.
- OWNER TO PROVIDE ALL NECESSARY FURNITURE AND FIXTURES.
- OWNER TO PROVIDE ALL NECESSARY SIGNAGE AND IDENTIFICATION.
- OWNER TO PROVIDE ALL NECESSARY MAINTENANCE AND REPAIRS.
- OWNER TO PROVIDE ALL NECESSARY INSURANCE AND LIABILITY COVERAGE.
- OWNER TO PROVIDE ALL NECESSARY LEGAL AND FINANCIAL ADVISORS.
- OWNER TO PROVIDE ALL NECESSARY COMMUNICATIONS AND NETWORKING SERVICES.
- OWNER TO PROVIDE ALL NECESSARY TRANSPORTATION AND TRAVEL ARRANGEMENTS.
- OWNER TO PROVIDE ALL NECESSARY HOUSING AND ACCOMMODATION SERVICES.
- OWNER TO PROVIDE ALL NECESSARY FOOD AND BEVERAGE SERVICES.
- OWNER TO PROVIDE ALL NECESSARY RETAIL AND SERVICE SERVICES.
- OWNER TO PROVIDE ALL NECESSARY EDUCATIONAL AND TRAINING SERVICES.
- OWNER TO PROVIDE ALL NECESSARY RECREATION AND ENTERTAINMENT SERVICES.
- OWNER TO PROVIDE ALL NECESSARY HEALTH AND WELLNESS SERVICES.
- OWNER TO PROVIDE ALL NECESSARY SOCIAL AND COMMUNITY SERVICES.
- OWNER TO PROVIDE ALL NECESSARY ENVIRONMENTAL AND SUSTAINABILITY SERVICES.
- OWNER TO PROVIDE ALL NECESSARY TECHNOLOGY AND INNOVATION SERVICES.

OCCUPANCY NOTES

TENANT SPACE A
 TYPE "A" RESIDENTIAL
 OCCUPANCY LOAD FACTOR 1.0
 PER THE TABLE 10B.1.2.1

TENANT SPACE B
 TYPE "B" RESIDENTIAL
 OCCUPANCY LOAD FACTOR 1.0
 PER THE TABLE 10B.1.2.1

TENANT SPACE C
 TYPE "C" RESIDENTIAL
 OCCUPANCY LOAD FACTOR 1.0
 PER THE TABLE 10B.1.2.1

TENANT SPACE D
 TYPE "D" RESIDENTIAL
 OCCUPANCY LOAD FACTOR 1.0
 PER THE TABLE 10B.1.2.1

TENANT SPACE E
 TYPE "E" RESIDENTIAL
 OCCUPANCY LOAD FACTOR 1.0
 PER THE TABLE 10B.1.2.1

RESTROOM NOTE:

RESTROOMS ARE TO BE PROVIDED FOR EACH TENANT SPACE. RESTROOMS ARE TO BE PROVIDED IN THE COMMON AREAS. RESTROOMS ARE TO BE PROVIDED IN THE COMMON AREAS. RESTROOMS ARE TO BE PROVIDED IN THE COMMON AREAS.

NON-SEPARATED OCCUPANCY NOTE:

NON-SEPARATED OCCUPANCY IS BEING USED IN THIS PROJECT TO PROVIDE FOR THE TENANT SPACES. NON-SEPARATED OCCUPANCY IS BEING USED IN THIS PROJECT TO PROVIDE FOR THE TENANT SPACES. NON-SEPARATED OCCUPANCY IS BEING USED IN THIS PROJECT TO PROVIDE FOR THE TENANT SPACES.

CONSTRUCTION NOTES

- PROVIDE 2-INCH-THICK CONCRETE ON ALL FLOORS.
- PROVIDE 2-INCH-THICK CONCRETE ON ALL FLOORS.
- PROVIDE 2-INCH-THICK CONCRETE ON ALL FLOORS.
- PROVIDE 2-INCH-THICK CONCRETE ON ALL FLOORS.

SECOND FLOOR PLAN PROPOSED
 SCALE: 1/8" = 1'-0"

MEZZANINE PROPOSED
 SCALE: 1/8" = 1'-0"

GROUND FLOOR PLAN PROPOSED
 SCALE: 1/8" = 1'-0"

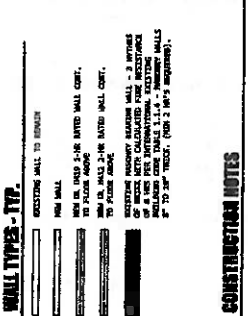
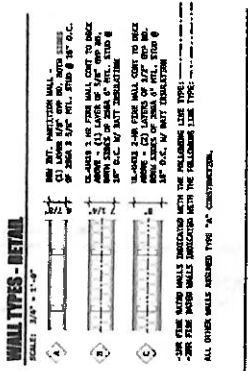
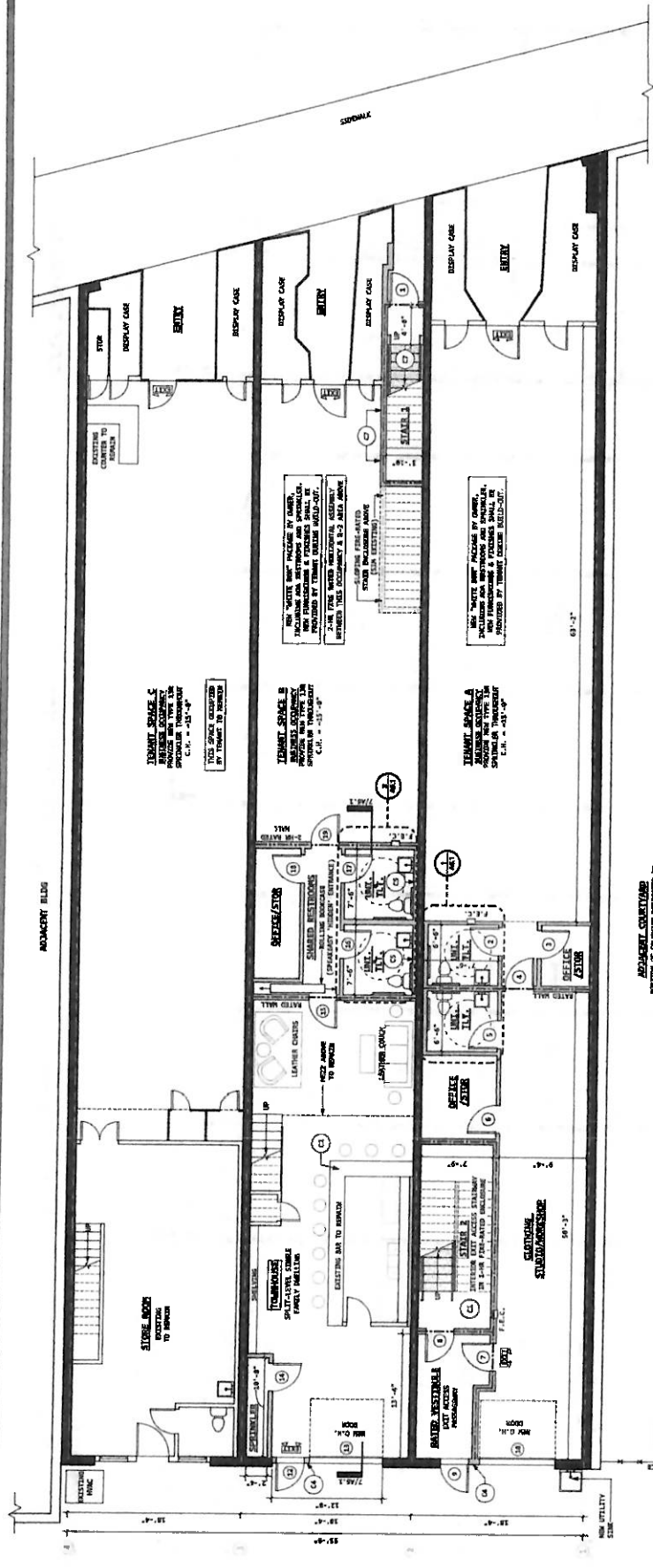
NOTE: APT 1 IS OWNER OCCUPIED. ALL OTHER APARTMENTS ARE TO BE LEASED INDIVIDUALLY TO BOTH LONG AND SHORT TERM TENANTS.

DATE	DESCRIPTION
9.8.19	REVISED
9.5.19	REVISED

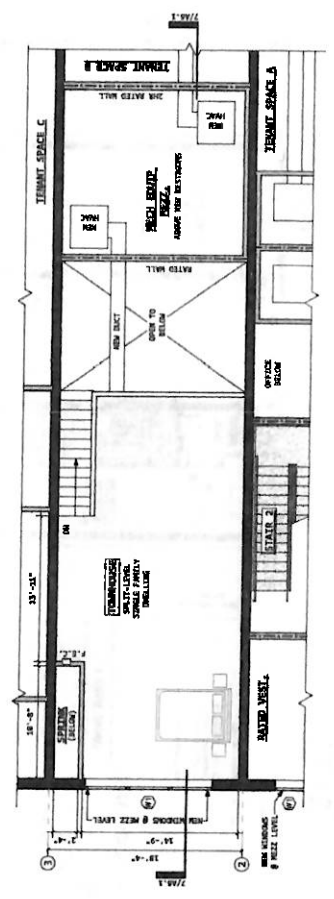
LOFTIN LOFTS NEW SHOPS & APTS

404 DESIBO ST. MONROE, LA 71201

PROFESSIONAL SEAL
PROJECT # 1919
SHEET 10
DATE 9/8/19
SCALE 1/8" = 1'-0"

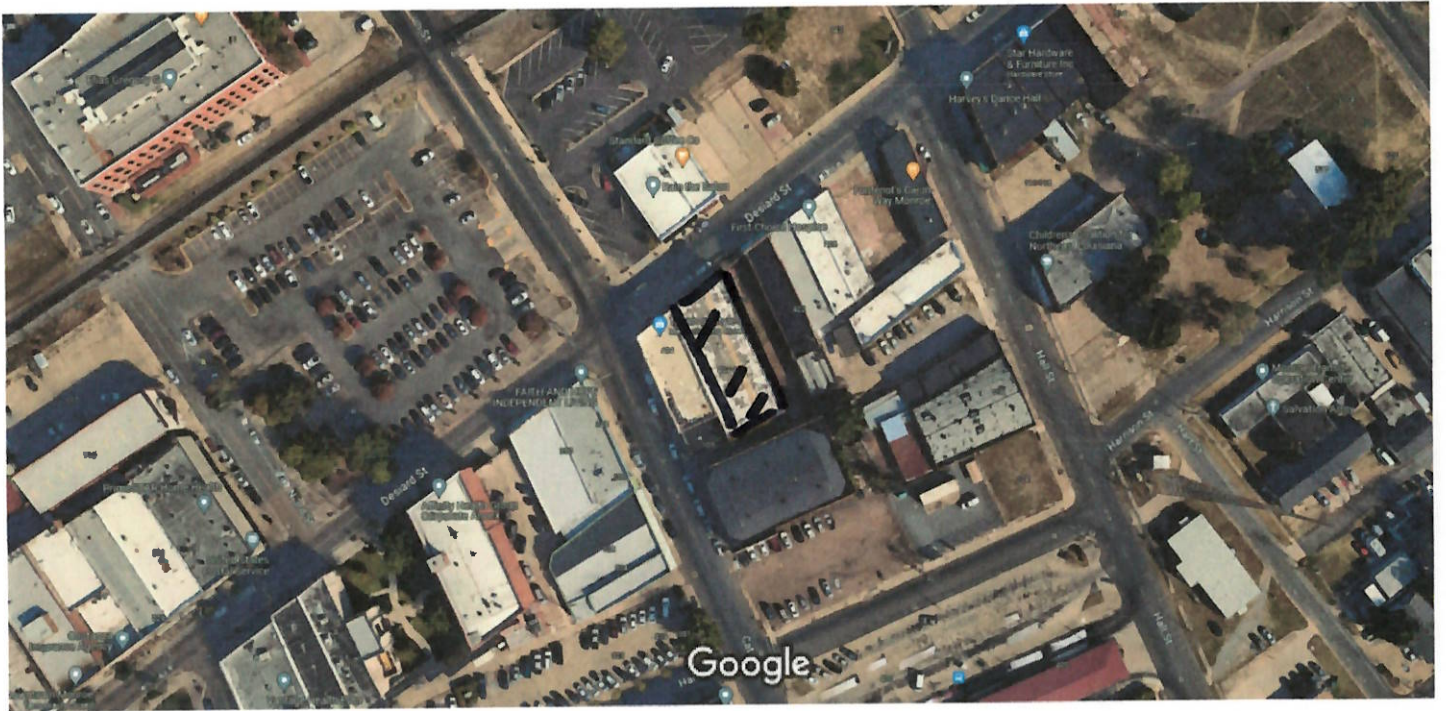


- CONSTRUCTION NOTES**
- PROVIDE 100% BURNING RESISTANCE NON EMERALD STEEL IN THIS LOCATION.
 - EXISTING CHIMNEY TO REMAIN, REPAIR AND REFINISH AS NOTED TO MATCH ADJACENT BUILDING.
 - EXISTING STAIR TO REMAIN, REPAIR AND REFINISH AS NOTED TO MATCH ADJACENT BUILDING.
 - PROVIDE NEW WALL TYPE 1 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 2 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 3 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 4 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 5 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 6 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 7 WITH REINFORCING BARS PER SECTION 05120.
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 - PROVIDE NEW WALL TYPE 9 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 10 WITH REINFORCING BARS PER SECTION 05120.
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 - PROVIDE NEW WALL TYPE 98 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 99 WITH REINFORCING BARS PER SECTION 05120.
 - PROVIDE NEW WALL TYPE 100 WITH REINFORCING BARS PER SECTION 05120.





Google Maps 604 Desiard St



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