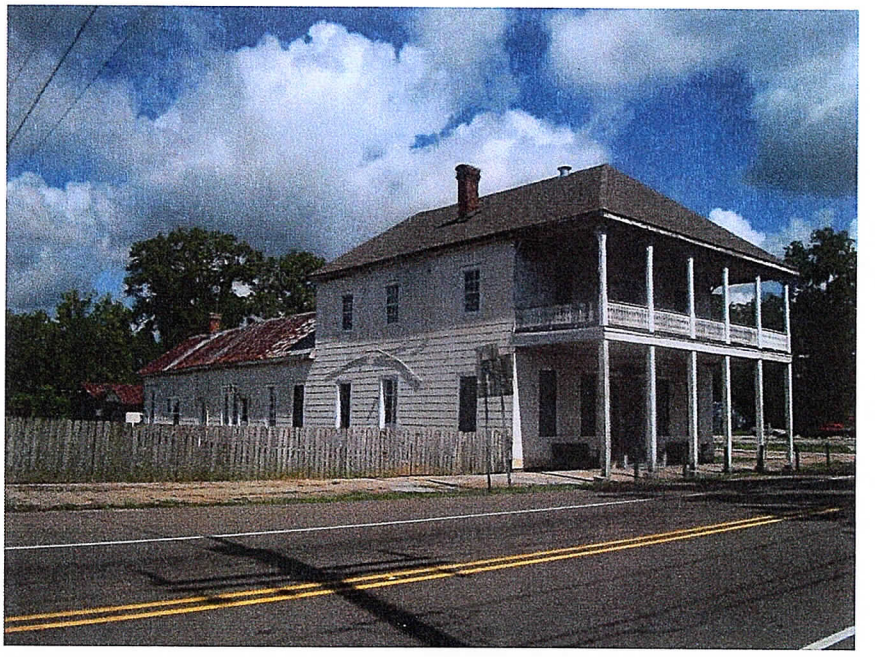
ROYAL HOTEL
Amite, LA





Building Conditions Report
November 2012
Final Report

This Report:

Introduction:

The Royal Hotel Historic Building Conditions Report assesses the current conditions of the buildings located at the Amite, LA - Royal Hotel site, 113 NW Central Avenue.

The report next reviews the repair/rehabilitation needs of the buildings on the site. The report also helps prioritize the repairs to the buildings that will guide the rehabilitation as funds become available.

Finally, the report also includes a description of types of financial funding and Louisiana State Income Tax Credits incentives program for rehabilitation.

The report project coordinator was Roderick Scott of Mandeville, LA. Rod has over 20 years of experience as a contractor working on historic buildings. He also has many years of experience working with historic building owners to access financial resources and incentives to rehabilitate their buildings. HC Engineering, Inc. of Metairie, LA provided professional engineering and architectural services for the project.

Credits:

This report gratefully acknowledges the Foundation for Historical Louisiana regarding their efforts contributed to this site through multiple visits/consultations and by accessing the grant to fund a portion of the project from the National Trust for Historic Preservation. This report also acknowledges the efforts of the Tangipahoa Hotel Cultural Center, Inc. foundation of Amite, LA for all of their efforts to acquire and initiate site stabilization and now the rehabilitation of the historic Royal Hotel - Amite, LA

The funding for this project comes from the Susan Turner Preservation Fund for Louisiana at the National Trust for Historic Preservation, Southern Regional Office with matching funds from the Tangipahoa Hotel Cultural Center, Inc. foundation of Amite, LA and a grant from the Louisiana State Historic Preservation Office through the HPF funding from the Federal Government.

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Methodology for study

The real estate ownership of this property and buildings was researched by the owners. The architectural/historical documentation and designation was also researched for this report.

The entire building was measured/photographed and reviewed physically. A set of current floor plans was produced. The building conditions were documented and a scope of work was developed to address repair and rehabilitation needs. This scope of work was then prioritized by the owners for the publication.

The site:

The site of the Royal Hotel is located on the west side of NW Central Ave just to the north of East Oak St/Highway 16. The site is Lot 6 of the original plat of Amite, LA. Across the street to the east is a park, the main north/south American rail line and on the east side of the tracks is the old Illinois Central (cir1915) depot.

The hotel building is a contributing resource to the National Register listed Amite Historic District. This listing was accomplished 3/19/1998. See map of Amite Historic District.

The site has a building consisting of an older wooden frame hotel with two rear additions as well as two separate non-livable shed/garage buildings. The Royal Hotel was built 1903 (cir).

Amite was founded and built up as a commerce center due to being located on the main north/south rail line in Louisiana. The Royal Hotel was utilized primarily as a railroad hotel by travelers. As the Automobile was developed, State Highway 51, on which the hotel faces, was developed north to south through Amite. The hotel guests gradually transitioned to auto travelers making the transition complete by the early 1970's when the railroad quit carrying passengers. The hotel continued as an auto hotel until 1980(cir). In the 1990's it was converted to "section 8" low income housing by the owner. The living spaces of the building are heavily used and have a variety of spaces for living and storage.

Less than ten years later the owner abandoned the building and an effort was made to acquire it for use first as a catering business and then as a museum/historic site. It was returned to the bank

At the time of the 2009 acquisition of the property, the site had become overgrown with Kudzu, a highly invasive and potentially damaging vine. The owners have put considerable resources into removing the growth from the buildings and securing a perimeter of cleared ground around the buildings. The building has had some repair projects completed since that time. The exterior of the south and east windows have been re-glazed, and painted and several screens repaired and installed.

The buildings are to be re-used, by the new not for profit organization that owns the buildings and lot, as a museum and offices/multi-purpose spaces for non-profit organizations, like the Tangipahoa Arts Council.

PROJECT BUDGET:

Estimated Project Budget

Exterior:	
Roof Repair	$ 8,000
Siding Repair/Replacement	$ 15,000
Shutters Replacement	$ 1,500
Window repair/replacement(2)	$ 3,000
Screen repair/replacement	$ 1,000
Security hardware	$ 500
Balcony Repairs	$ 10,000
Insulation	$ 4,000
Gas Line Repair	$ 3,000
Plumbing	$ 3,500
Access Ramps	$ 12,000
South side wall separation repairs	$ 25,000
Foundation Repair	$ 115,000
Sub-Total Exterior	**$ 201,500**
Interior:	
Total re-wire upstairs and down	$ 15,000
Floor re-pair/re-finish	$ 10,000
Walls and door repairs	$ 5,500
Repair ceilings	$ 800
Cleaning and mold remediation	$ 4,000
Painting	$ 8,000
Fire and Life Safety Equipment installation	$ 1,500
Air Conditioning/Heat	$ 15,000
Water Heater	$ 300
Ceiling Fans/Installation	$ 1,000
Lighting	$ 2,000
Sub-Total Exterior	**$ 63,100**
TOTAL ESTIMATED PROJECT BUDGET	**$ 264,600**

BUILDING CONDITIONS

Site building descriptions

The Royal Hotel 1903 (cir) is a 4,288 square foot building. The original portion is a two-story, slightly rectangular, gable roof structure with the front of the roof hipped and a rectangular gable end rear portion. See site photographs.

The front faces east and the entry is centered on the lower level façade with a three step rise from the sidewalk. Directly above the main entry is a gallery/porch that extends the width of the front and extends to the street from the building. To the rear of the original building are a series of additions. On the south side there is a rectangular, one-story gable end addition attached to the west end of the original building. A metal roof covers this addition. A metal covered porch extends the length of the north side of the south addition. Together the two south one story parts of the building equal the length of the original building and half of the older section in width. On the north side is a shorter length addition with a covered porch on the rear. The roof of this addition has two slopes, 30% and 15%. There are two almost square gable end storage buildings located to the rear/west of the building.

The hotel sits at its original height as built and has a multi-pier foundation support which has settled differentially. The south side area is higher than the elevation of the ground under the building. The north side area and adjacent lots are also higher in elevation than the hotel ground. The elevation of the grade of LA Highway 51 is almost the height of the entrance to the building and water drains off the highway and adjacent gas station inundating the two culverts located at either side of the front porch.

Windows

Older main building:

The fenestration/windows are spaced at intervals that represent and provide light into interior rooms. The upper level windows feature a 6/6 wooden sash design on both north and south sides. On the south side, there are two grouped towards the rear half and a single one towards the front half. This reflects the interior staircase that transitions from the left/south rear of the older main portion of the hotel up to the second floor. The upper level windows on the north side are evenly spaced. The upper level porch has two similar 6/6 wooden sash windows on the outer third of the level. The lower level north side features French style wooden framed 10/10 windows. On the front main level there are four 6/6 wood frame sash window assembly's.

South side:

The lower south side of the two-story and one-story part of the building to the rear has a wide variety of door and window openings. The two story portion of the building from front to back has a 10/10 French Window, a 3/3 French door, a 10/10 French Window and then transitions to the one-story with a single pane insert, then a 10/10 French Window, a 9 panel window door and a double set of 10/10 French Windows. Screens are installed on all north and east window openings. The south has only the east window screen covered. The rest of the windows on this section need screens. The balance of the south side windows are dealt with in the additions segment.

Window conditions - Main Building:

The upper level windows are repaired and painted. None of them open. The lower level windows have had the glazing repaired and the frames painted. Several windows need locking hardware repair/replacement and wind infiltration gaskets installed. All windows are worn and are lose when closed. Two windows are missing on the south side and based upon the design and placement of other windows nearby they are both 6/6 wood frame sash design. These need to be manufactured to meet the other 6/6 windows design.

Additions:

The north smaller addition has a 10/10 French style wooden framed window on the east end next to the older main building. The other window on the north side is a 4/4/ wood frame window located at the west end of the addition. The rear/west side has no windows. Both north side windows have screens installed.

The south addition:

Window Conditions – additions continued:

The south side windows are a 6/6 wood frame sash and a 6 pane single window. One is a sash configuration and the other is a 6 pane window. Both are separated by a vertical wooden divider.
The sash windows on the north side are in need of repair. The windows are screened. None of the windows on the south side addition are screened. Many locks and closure hardware are damaged or missing. All sash windows are loose fitting or inoperable and the French windows need closing hardware. All windows need interior paint.

Exterior Doors:

The building has multiple exterior and interior doors of different dimensions and design. This section will outline the exterior doors.

Older main building:

The two-story part of the building - upper level has a single entry door with operable skylight transom window and a sidelight window on each side, centered in the middle of the front. The lower level entry features a door with window, a transom and two sidelight windows. The South side has a series of double French door type windows with a unique lower "Dutch" door 3' high that when all are open the opening is a doorway. The one – story portion has a single door at the rear on the North West corner. The south side has a 9 panel window door and a two-panel vertical window door at the rear of this section.

The north addition:

The north side, smaller addition, has two door openings at the rear/west. The first one is a single door centered on the rear façade. The second door is a French style one and is located at the south end of the addition. The north side features a door in the middle of the addition that opens out to a covered walkway to the north.

The south addition:

The south side addition has one French style 6/6 door with more modern dimensions on the south side of the building. The north side features three multi-panel doors with the center one much taller.

Exterior Door Conditions:

The French Doors have worn or nonexistent thresholds and do not close adequately to prevent rain or wind from penetrating. The same can be said of the normal door on the south side and the doors on the north side except for the new rear entry door at the west end of the north addition. All window glass areas of the exterior doors need maintenance.

Interior Doors:

The building has multiple exterior and interior doors of different dimensions and design. This section will outline the exterior doors.

The two-story part of the building has a door/working transom window for each room upstairs. All have some of the mechanisms for transom operation although none are attached to the windows. The door locks are original and most work but need cleaning, lubricating and paint, some need handles. There is a primitive door to the bath room area at the end of the hall. The lock needs repair.

The lower level of the two-story has a 4-panel door to each room off the hallway. Each of the rooms has a 4-panel door between rooms. The rear of the original hotel has a three-panel window over three horizontal panel door to the former back porch. Several of these doors locks are broken or missing and the rest of the locks need repair and painting.

The one-story part of the building has a door opening out onto the former back porch for each room. Each room has a door between rooms with one having a 6-panel transom covered on one side and painted on the other.

The one-story addition on the south has a door between each room and a door opening out to the hall/former porch to the north. Each of the doors to the north has been broken into and the locks all need maintenance and painting.

The one story addition on the north has two doors opening into the hall/former porch and both have a three-panel window over three horizontal panel door design.

Interior Door Conditions:

The interior doors are, for the most part, in good condition. There are some with damage near door knob/lock areas. Some have paint in serviceable condition while others will need re-painting.

Porches (front, rear, side)

Front porches:

The 6 – 8 inch square porch posts on the main level are continued upwards to the second level porch. Those on the second level are 6 inch with the corners relieved. The posts are solid wood. The upper posts have a small corbel brace on each side. The upper floor is in deteriorated shape, has boards missing at the side ends. The section between the north post and next one to the south is exhibiting a bowing at the support post suggesting rotten front support framing and needs work. The upper level ceiling has some boards loose and a couple missing. The deck has serious weathering. The lower level porch roof has a couple of loose boards missing as well. Both levels of the front porch have deteriorated paint finishes and need repair and repainting. Care must be taken to protect the public from lead paint hazards when working in these porch areas. The lower sidewalk area floods when it rains due to the non-operation of the storm drain culverts at either side of the front porch. The persistent flooding has resulted in cracking of the sidewalk and differential settling of sections of the sidewalk.

Rear Porches:

The north side addition features an eight foot deep covered porch that extends the width of the addition. The floor is wood and has recently been repaired and painted. The south addition has a covered concrete porch that has substantial cracking, has recently been repaired with patching method. The metal roof, wood frame cover has recently been replaced.

CURRENT CONDITIONS:

The upper front porch system roof needs repair and some replacement boards. The side end floor boards are missing. The framing system for the upper porch has some light to moderate water damage, at the north front end support and at the side framing. The deck needs replacement.

The lower porch is at the side walk level and the ceiling has boards missing and others needing re-nailing. The side walk (city owned) is cracked and in some areas that hold storm water there is differential settling that has created different levels of areas of the sidewalk. The drainage culverts located at the north and south end of the porch are blocked and the front sidewalk floods during and after rain events.

Building foundation and framing:

The frame of the building rests on a series of piers made of concrete masonry unit (cmu) blocks, wood shims and an older brick pier system. There is no concrete footing to tie the piers together keeping level. The replacement piers have no footings and appear to be settling differentially. The outer walls on both sides of the building are settling to the point that there is noticeable deflection out of level at the outer walls when compared to the inner walls of the rooms/hall walls. There is no termite shield protection at the pier to sill plate connection. The sill plate of the buildings is a series of sections of 6x6 inch pressure treated timber. Sections of the sill are butted to one another and not joined by half lap joinery. This has allowed twisting/warping of the plate sections and separations at the corners. These sill joints need correction as soon as possible.
The walls of the two-story hotel section of the building are 2"x6" sawn wooden lumber attached to the top and sill plates by nails. Several parts of the lower sections of stud walls are exposed to the weather and need covering. Several of the wall studs exposed are exhibiting deterioration. The rafter system is 2x6 sawn wooden lumber custom fabricated at construction. The upper inner wall framing is 2x4 inch sawn lumber.

Interior floor system:

The floor system is composed of 2"X10", 16 foot long floor joists perpendicular to the side sill plate and fastened to the plate by nails. There is no subfloor. The finish floor is a tongue and groove 2"x3/4" pine.

CURRENT CONDITIONS

The lower level main floor is quite flexible in the larger rooms due to the span of the floor joists. For larger people capacity as well as the weight of exhibits on the south side it is recommended that a mid-point support of the floor joist system be installed to carry the additional weight.

Interior wall/ceiling systems:

The interior walls are a combination of different horizontal and vertical nailed wood boards.

The Upper level has horizontal 1x4 tongue and grooved boards on the walls in the main rooms and vertical bead board ?5 ft. high in hall areas. Wall paper was nailed and glued to the wall boards. Now the raw unfinished wood is exposed, first time in a long while. The ceiling is a long bead board style and is painted. Two rooms upstairs have lose or missing ceiling boards.

The lower level has horizontal 1x4 tongue and grooved boards on the walls in the main rooms and vertical bead board 5 ft. high in hall areas. Wall paper was nailed and glued to the wall boards in the parlor over irregular cut horizontal 1x4 boards. The vertical bead board siding in the hall has a natural finish. The south west addition has a serious mold condition on the ceiling and 1/3 down the walls. The ceiling is painted long bead boards.

CURRENT CONDITIONS:

The lower level interior walls and several ceilings are painted a dark brown. The parlor ceiling is newly painted. All of the walls and ceilings are dirty and need cleaning. The natural wood needs cleaning and a decision needs to be made how to treat the surfaces. The mold impacted wood in the rear addition needs to be addressed as soon as possible. The upper level ceilings have water damage and in two rooms the boards have let go from the ceiling joist mounting points. The boards need to be re-nailed and replacement for severe damaged ones should match originals. The

Attic Space:

The attic spaces are accessible by scuttle openings. The two-story part of the building has the opening in the ceiling of the second floor at the west end of the building. There is a narrow wooden stair nailed to the back wall. The one-story part of the building has a small door located at the base of the ladder to the two-story attic. Both attic spaces are dirty and have roofing materials, bird/bat dropping debris and years of dust accumulated. There is no insulation in these spaces. The spaces need debris removal cleaning. The attic needs insulation, fiberglass blown in, in both two-story and one-story parts of the building.

Building exterior - siding

7/8ths of the main building is covered by "transite" style siding. This type of replacement siding was popular from the 1930's through the 1940's. Although it is in fair condition and there appears to be some extra pieces to accomplish patching of damaged or missing pieces, plans should be made for the removal and safe disposal of this product. The rear gable end of the two-story portion of the building has a Dutch lap style siding. The original siding that is currently exposed is weathered.

BUILDING EXTERIOR – SIDING CONDITIONS

The building fascia and soffit areas are made of wood. They are painted and need paint maintenance work.

Building Roof Covering Systems

The two story part of the original building roof is covered with a newer "architectural" style composite asphalt shingle system. Both rear one-story additions have an older metal roof covering system. The two rear sheds have metal roofs systems.

ROOF COVERING CONDITIONS:

The two story section has a 10 year old roof covering system of composite multi-tab asphalt shingles. They appear to be in good condition. The rear one story and room #6 portion of the building have an old corrugated roof covering system that has substantial rusting and leaks at several places. There are leaks at the flashing to the two story part of the building and at the junction of the rear porch and back of room #6 causing severe deterioration to the interior wall system. The rear shed buildings also have the old corrugated, rusted roof system. The west most building has some roof panels peeled back letting rain directly into the interior. Complete replacement of the old/damaged corrugated roofing system is recommended for maximum protection of the building interiors.

Building insulation/ventilation

There is no attic insulation in either the older hotel building or the additions. The older hotel building has a gable peak vent at the top of the rear gable and the ceiling of the front second level porch has a large screened vent centered over the doorway. The two rear south additions share a common attic and there is a small square vent opening at the rear/west end of the attic. There is no insulation in the attic of the additions.

Building environmental control

A few rooms have electric ceiling fans, some operable. The interior transom windows are for the most part operable but need repair of mechanisms. There is a large fan located upstairs to the rear of the old part of the hotel. It has a large screened opening at the bottom/ hall way ceiling and exhausts out of an opening on the west gable end above the bathroom window. The original hotel building and south additions each have an old fireplace/chimney with accompanying fireplaces located on both sides of the chimney. The rear windows on the old hotel section west gable end have awnings to shade against the afternoon sun.

Site Conditions:

The site is 101 feet wide by 197 feet deep, the front, or street side of the lot, is on the east end of the lot. The lot is located between a gas station to the south and an empty slab foundation to the north. When the lot was acquired it was overwhelmed by a thick growth of invasive Kudzu vines. The rear sheds were completely engulfed and the rear additions were 50% engulfed by the overgrowth. The owners have spent the last 2 years spraying and cutting back the vines to where the buildings are 100 % clear of the vine infestation. Grass covers most all of the lot now and is mowed. The site appears relatively flat. The building has no gutter system so rain runs off the buildings at the roof edges. The site has built up next to the buildings with airborne dirt deposits and as a result the foundation actually sits lower than surrounding soil. The SW Central Ave that runs north to south in front of the building is a built up road that now has the hotel front sidewalk and entrance stairs below grade. The side of the road has two storm drains, one on each side of the front porch/side walk of the building. According to the owners the storm drains appear to be blocked. The sidewalk that runs under the front porch dips to a low point at the entrance of the building. When it rains a lot the rain water pools up at the sidewalk under the front porch almost to the top step to the building entry.

Scope of Work items for property

The Royal Hotel rehabilitation scope of work items described in this section balance the desire of the property owners to place the local arts council into the building as a tenant and to rehabilitate the rest of the property as a museum.

Foundation - The foundation needs to have a level set of support piers and a sill plate that has half lap joinery to prevent warping and eventual failure of the side stud walls due to lack of support because of rotation of the sill. The piers should all be adjusted for level at a minimum. Further work could include rebuilding the piers with a footing placed under each or support the building and replace the independent piers with an integrated footing and cmu block pier system. All piers should have a termite shield between the pier and sill plate. Any replacement sills should be a pressure treated pine to resist rot.

Wall framing systems – Many areas of prior sill replacement do not have wall studs fastened to sill. The wall framing system needs to be fastened to the sill plate.

Windows – Windows not repaired should all have glazing inspected and repaired where necessary. Windows should then be primed and painted to provide maximum weather resistance and life of feature. Windows should be made as weather tight as possible and all should have properly functioning mechanisms and locks.

Interior –

Walls – The walls will have as many of the tack nails removed as possible without damaging the wood. Repairs should match original dimensions and detail as close as possible. The wood will be cleaned with a wood cleaning solution, no harsh chemicals or abrasives like sandblasting. The natural wood should get a protective coating like a penetrating oil finish or varnish material. The previously painted wood should be gently, scraped to remove loose non-adhering material, cleaned, primed and painted.

Ceilings – The natural wood surfaces should be repaired and replaced with a product that matches the original in dimension and type/grain as closely as possible. Staining should match original as close as possible. Previously painted surfaces should be gently scraped to remove loose non-adhering materials, cleaned. Primed and painted.

Floors – Several of the floors exhibit a lot of flexing. Additional support should be installed to the floor framing system to provide more load capacity due to the re-use of the building as a museum and Arts Council education space. The floors are a mix of older original pine tongue and groove and plywood patches. The older pine floors need to be vacuumed thoroughly and rotten/damaged boards replaced with recycled historic material if possible. Floors could/should be lightly sanded and coated with 3 coats quick drying polyurethane in whatever sheen the building owner's desire.

Doors – The interior doors reflect the transition from hotel to boarding house/apartments over the years. The closing of some doors permanently would simplify many of the former apartment spaces. Another solution would be to remove some doors. Doors need to be in an operating condition and have operable hardware.

Mechanical systems –

Plumbing – The building had multiple apartments. The re-use of the building will require at least a unisex/accessible bathroom with toilet and sink. The Arts Council needs a sink set up for education classes. ?? Drinking Fountain??

Heating/Cooling – The building needs to be heated and cooled in zones so as to maximize the flexibility of environmental conditioning of spaces as needed. http://www.energystar.gov/ia/partners/publications/pubdocs/HeatingCoolingGuide%20FINAL_9-4-09.pdf?8925-8e94

Electrical – The building has a new service panel and limited wiring into the arts council area. The space utilization needs for the rest of the building must be established and then electric service must be provided for those needs. At a minimum two 15amp duplex outlets for each room as well as a light/fan switch will be needed.

Lifesafety –
Smoke – Hardwired/battery backup smoke alarms will need to be installed in all occupied areas of the building
Fire – Hardwired/battery backup Heat/fire alarms will need to be installed in all occupied areas of the building
Exit lighting – Wired/battery backup exit lights will be required at all main exits to the building

Accessibility
A ramp should be accommodated on the north side of the building that will access the rear porch of the smaller rear north addition. A south ramp will access the bathroom on main level room A#3

Insulation – None of the buildings have insulation in the walls. None of the attic spaces in the main building has insulation. Most of the heat gain or loss comes from the attic area of a building. The US Government Energy Star web site recommends R30 – R60 (10"-14") for attic insulation in wood framed buildings in the deep south.
(http://www.energystar.gov/index.cfm?c=home_sealing.hm_improvement_insulation_table).

Room Scope of Work Evaluations:

Room 1:

- Vacuum floors, Remove existing varnish, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
    - Retain old electric wiring for exhibition

Room 2:

- Vacuum floors, Remove existing varnish, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
    - Retain old electric wiring for exhibition
- Fireplace restoration and paint
- Bathroom south of fire place – needs to be remediated to closet space
    - Patch hole in floor
    - Remove old plumbing, towel bars etc.
- Repair French doors
- Repair threshold
- Outer wall (into room 3) is separating from plate by 1"-2". Bring outer wall in.
- Consider removing wall between rooms 2 & 3 (added/not original construction) to reveal original space of single room.

Room 3: (kitchenette)

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
    - Retain old electric wiring for exhibition
- Short term:
    - Paint/prep/prime
    - Wood floor treatment as above
- Remove shelving from transom window
- Scrape paint from transom window
- Finish electrical as needed
- Replace Dutch door under French window back to original design
- Continue outer wall repair
- Remove all former gas stubbing/cut off valve

Room 4:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Remove or hammer flush exposed tacks in wall

Walls natural treatment:

- Clean wall surfaces
- Seal, varnish walls

Walls paint treatment:

- Clean wall surfaces
- Lightly sand wall tacks
- Kilz spray prime tacks, prime walls, paint walls

- Re-nail ceiling boards

Room 5:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Clean, prime, paint
- Replace termite damaged floor boards near fireplace
- Rebuild sunken brick on hearth
- Prime, paint closet
- Replace missing door hardware

Room 6:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Remove old electric wiring
- Kudzu vines
- Repair siding/interior walls
- Repair French windows
- Finish underlayment installation
- Install/finish flooring
- Rear walls – Inspect rear wall for wood rot & damage, remove rotten boards and install new.
- Repair termite damage threshold of west doorway
    - Repair sub-structure, if necessary
- Clean, prime, paint

Room A1:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Remove Kudzu vines
- Remove electric wiring hanging from storage
- Repair doors/hardware
- Floors as above
- French windows as above
- Replace missing French window

Room A2:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Floor assessment and stabilization to correct downward slope between rooms B1 & B2.

Room A3(1/2 bath):

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Provide running water to sink

Room B1:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Mold remediation through the following options:
    - Scrubbing/bleaching and anti-microbial solution
    - Baking soda blasting
    - Removal and replacement of interior wood
- Replace missing tongue & groove boards
- Repair window/prime/paint

Room B2:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Repair French doors
- Kudzu removal
- Frame in former window/cover over/ or install window
- Fire place:
    - Mantle – re-attach, prime, prep, paint
- Remediate mold as above
- Re-attach bowed wall boards above fireplace

Upstairs:

- Vacuum all floors
- Gently clean natural wood finished walls
- Re-fasten loose ceiling boards
- Fabricate and install any needed replacement ceiling boards
- Re-paint ceilings, doors and windows/trim
- Repair door locks and transom windows hardware
- Install replacement toilet and sink in bathroom
- Build higher modesty wall for bathroom space
- Re-wire as necessary for re-use of upper level
- Make large attic fan operable for environmental control

Hallway Between original one-story section and Addition A:

- Vacuum floors, Remove existing varnish from floors, Clean & re-varnish
- Ensure all windows are operable
- Scrape/sand windows (gently); prime, paint
    - Ensure operable after painting
- Install insulation in windows as necessary
- Dust walls, ceiling; paint as needed
- Clean doors/frames
- Cleans/polish hardware/locks to operable condition
- Wire electric to code
- Retain old electric wiring for exhibition
- Clean, prime, paint

Upper Porch:

- Prep, prime, paint all previously painted surfaces
- Repair ceiling as needed – several board have lost nailing, perform inspection for remainder and treat as needed.
- Repair porch floor boards on both ends of porch. Boards are rotten, damaged or missing and the framing structure of upper porch is exhibiting significant deterioration at certain points.

Lower Porch:

- Repair ceiling
- Re-center southern most post 2"-3"
- Repair column supports
- Prep, prime, paint
- Pour new sidewalk

Building Fascia/Soffit:

- Replace deteriorated wood
- Re-nail as needed
- Prep, prime, paint
- Repair and re-install all window screens

Foundation:

- Elevate building off foundation
- Demolish existing foundation
- Grade/compact site for drainage
- Construct chainwall footing foundation with new piers evenly spaced
    - Bottom of floor joist should be a minimum of 1' above the crown of the street to prevent future flooding and inundation of foundation
- Evaluation of existing culverts in Hwy ROW (DOTD) located north and south of building

Exterior Siding:

- Remediate asbestos siding
- Repair original siding as needed
- Prep, prime, paint

Attic spaces:

- Vacuum top of ceiling boards
- Remove extra wood and all debris
- Seal visible gaps on fascia and bird stop
- Repair screen to attic fan
- Repair coupler connection between gable vent and housing for fan
- Insulate – recommended 36" (min 24")
- Improve attic access (possibly ladder drop down and relocate access away from fan)

PRIORITIZATION OF WORK:

The first priority is completion of rehabilitation activities in the first floor rooms on the north side for occupancy, including a ramp on the north side.

The second priority is to complete rehabilitation of the other first floor/main level rooms and handicap accessible restroom as well as a ramp on the south side.

The third priority is to complete the Cotton Gin exhibit building to the rear of the main building.

The fourth priority is to complete the rehabilitation of the front porch, upstairs and the cleaning/insulation of the attic.

The fifth priority is to complete site improvements including parking, garden and patio areas.

Secretary of the Interior's standards for rehabilitation

The Royal Hotel is listed as a contributing structure in the National Register Listed Amite Historic District (198X). It also has enough integrity to be listed on the register individually.

When repairing a historic building, owners are faced with two directions.

1. Restoration: the process by which a building is rehabilitated to an exact time period in the building's history
2. Rehabilitation: the process by which a building is rehabilitated for re-use.

The Amite Royal Hotel owners have chosen to rehabilitate for re-use. This decision takes into account the Secretary of the Interior's "Standards for Rehabilitation." See attachment #?. Basically the standards guide a rehabilitation project by following a set of decisions for the rehabilitation.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Each of these decision points is utilized for the items identified in the rehabilitation scope of work.

LEAD INFO

Encapsulation

Encapsulation is a technique that bonds materials to the existing painted surface; it's more than just a coat of paint, in that the encapsulant is bonded to the lead paint. It is important to follow product instructions exactly to be sure that a strong, long lasting bond is created.

Replacement

This might be a good time to think about replacement. Sometimes it's easier to replace windows, doors, or woodwork than it is to remove lead-based paint.

Removal

There are several ways to remove lead-based paints:

Wire brushing or wet hand scraping with the aid of a non-flammable solvent or abrasive compound. Liquid paint removers can be used on small areas, such as windowsills, doors and woodwork. Read and follow the manufacturer's instructions and warning labels before purchasing and using. It is important for workers to use personal protective equipment, such as gloves, safety glasses and disposable coveralls when using some paint removers.

Wet hand sanding and/or power sanding with HEPA filters. Only wet hand sanding and/or an electric sander equipped with a HEPA filtered vacuum attachment should be used. Dry hand sanding should never be done.

Heat stripping, using a low temperature (below 1100 degrees F) heat gun, followed by hand scraping. Heat guns pose a fire hazard, and make lead dust and vapors, so they should be used only by experienced workers wearing respirators.

The following methods of paint removal are hazardous and in some communities illegal, and should NOT be used:

open flame burning or torching;

machine sanding or grinding without a HEPA attachment;

abrasive blasting or sand blasting;

power washing without a method to trap water and paint chips.

Exterior work should be done on calm days, and wet-misting or vacuuming should be used to control lead dust and paint chips during removal. The ground around the building should be protected with heavy (6-mil) plastic sheets. The outer edges of the sheeting should be raised to trap dust, debris, and liquid wastes. Wastes should be disposed of properly, as described below.

CLEAN-UP

Lead removal will generate lead dust and debris. Unless the house is properly cleaned, *it will be more hazardous after the work than it was before!*

Daily Clean-Up

Everyday, the debris should be misted with water, swept up and placed in double 4-mil or 6- mil plastic bags. Then all surfaces should be wet-dusted and wet-mopped. *This step is very important.*

Final Clean-Up

A HEPA-equipped vacuum should be used on all surfaces (floors, walls, ceilings, woodwork, carpeting, furniture). DO NOT use a standard household vacuum or shop vacuum, which are not designed or equipped to trap lead dust particles. Then wet-mop hardwood surfaces with a

solution containing a heavy-duty household cleaner (automatic dishwasher detergent or a lead-specific detergent). The wet-mopping should be followed by another HEPA vacuuming.
Old rugs and carpets should be replaced, if possible; and all furniture, bedding, rugs, carpets, drapes, etc., that were removed prior to work should be cleaned before being brought back in.

DISPOSAL

Debris from lead-based paint removal or renovation may be double-bagged and disposed of in limited quantities in household trash. Lead debris must never be burned. Liquid wastes, including wash water, must never be dumped onto the ground; waste water should be filtered through a cloth filter before dumping into a sanitary sewer or toilet. The filtered debris can go out with the other trash. The mops and cloths used to clean up lead dust and debris should never be used for any other purpose, and should be disposed of when the job is done.

A FINAL WORD

It is safest not to undertake lead removal on your own. Contact your local health department for additional information or for help in identifying qualified contractors experienced in lead removal.

ASBESTOS MATERIALS AND REMOVAL

Asbestos, once known as the "miracle mineral," is the name of a group of naturally occurring minerals. These minerals separate into very long, thin, durable fibers which make its use very attractive for industrial use. This mineral can be found in many different forms throughout Canada, Russia, South Africa, and in the United States. The three most commonly used forms in commercial applications are *chrysotile* (white asbestos), *amosite (*brown asbestos), and *crocidolite* (blue asbestos). Asbestos is known for its insulating properties, soundproofing, anti-corrosiveness, condensation control, its strength enhancing properties, and resistance to heat and fire.

Asbestos can be found in most homes built or remodeled prior to 1979. Asbestos-containing building materials (ACBM) may vary between 1% and 100% in asbestos content. There are approximately 3600 asbestos containing products. Some of the most common ones found in homes are listed below:

- Vinyl-asbestos floor tiles and asbestos backed linoleum, resilient floor covering and mastics
- Asbestos-Cement Roofing and Siding Shingles
- Asbestos Ceiling Tiles
- Sprayed on ceilings between 1945 and 1978 ("popcorn")
- Wall and ceiling joint compounds before 1977
- Insulation on boilers and water heaters, pad under furnace
- Textured paints before 1978
- Roofing felts and tars
- Pipe insulation between 1920 and 1972 (can be preformed insulation, paper wrap, tape or plaster)
- Asbestos insulated wiring
- Fuse box liners and stove door gaskets
- Artificial fireplace ashes and logs before 1977

Under most circumstances asbestos in good condition should be left alone. ACM that is not crumbly or damaged poses little or no risk. **LDEQ does not regulate asbestos from single dwellings to 4-plex residential structures,** however, if you as a homeowner must remove ACM, LDEQ recommends that you research best management practices such as containment and adequately wetting the asbestos materials to reduce exposure to you and your family. We recommend that you obtain and review materials on handling asbestos. Some of these materials may be found on the EPA website.

By sufficiently wetting these materials and keeping them wet during all demolition and handling activities, the homeowner can reduce the possibility of releasing asbestos fibers. In addition, such materials should not be crushed, pulverized, abraded, grinded or sawed. For further information, you may also consult the Occupational Safety and Health Administration web site, guidelines for Personal Protective Equipment.

You may also use a licensed asbestos abatement contractor and insist they use emission control procedures. Even though homeowners and contractors hired by homeowners to perform removal of asbestos from a single residence are not regulated by the LDEQ, homeowners may still hire licensed asbestos abatement contractors to perform removal of asbestos. A list of Licensed Asbestos Contractors may be found at Louisiana State Licensing Board for Contractors (LSLBC). Licensing for asbestos abatement is under the Commercial license with a specialty in Asbestos. You may obtain additional information for licensing by following the attached link to the LSLBC website or by calling (225) 765-2301.

For do-it-yourselfers, or if you are a single dwelling homeowner and hire a general contractor to perform the work, the following precautions should be taken to minimize the health risks for you and your family:

WHEN STRIPPING away ACM, remove whole pieces or ensure that the fragments are as large as possible.
WET the materials that are being removed, cut or drill with soapy water mists from spray bottles.
PLACE the material that is removed and the debris in heavy duty plastic garbage bags and tie bags carefully. Goose-neck tie the bags, and double bag.
DO NOT USE a vacuum cleaner to pick up dust unless it is a HEPA vacuum made for asbestos removal. Asbestos fibers are so small that they can pass through normal vacuum cleaner filters and become airborne.
CLEAN the room or work area with wet mops, sponges, or disposable wet wipes. Repeat a second time. Rinse the mops and sponges in running water in a sink or basin with a drain. Dispose of contaminated mops heads, etc. in heavy duty plastic garbage bags.
NEVER SAND Asbestos Containing Materials (ACM), especially slate type asbestos encased in concrete, vinyl-asbestos tiles or linoleum, and avoid sawing, crushing, grinding, etc. If you are uncertain whether or not your home contains asbestos-containing materials, a small bulk sample may be wetted, placed in a double zip locked plastic freezer bag and submitted for analysis to an environmental laboratory. See Environmental Laboratories in the Yellow pages.

You may also hire an accredited asbestos inspector from the list on the LDEQ Asbestos web page, which can be found at: http://www.deq.louisiana.gov/portal/tabid/2883/Default.aspx. Scroll down to the "**Louisiana Asbestos Accreditation Lists by Discipline**" header, and open the Asbestos Inspectors list. These inspectors are trained and accredited to use proper sampling techniques.

Asbestos in single family dwellings do not fall under state air quality regulations covering asbestos removal. However, you should minimize any risks by using water and minimize breakage to minimize your health risks while removing, bagging, and transporting this type of waste material, or the material may be brought to the landfill by bulk in a lined truck or lined trailer, or bagged in heavy duty leaf or other heavy duty trash bags. See the response to # 4 above.

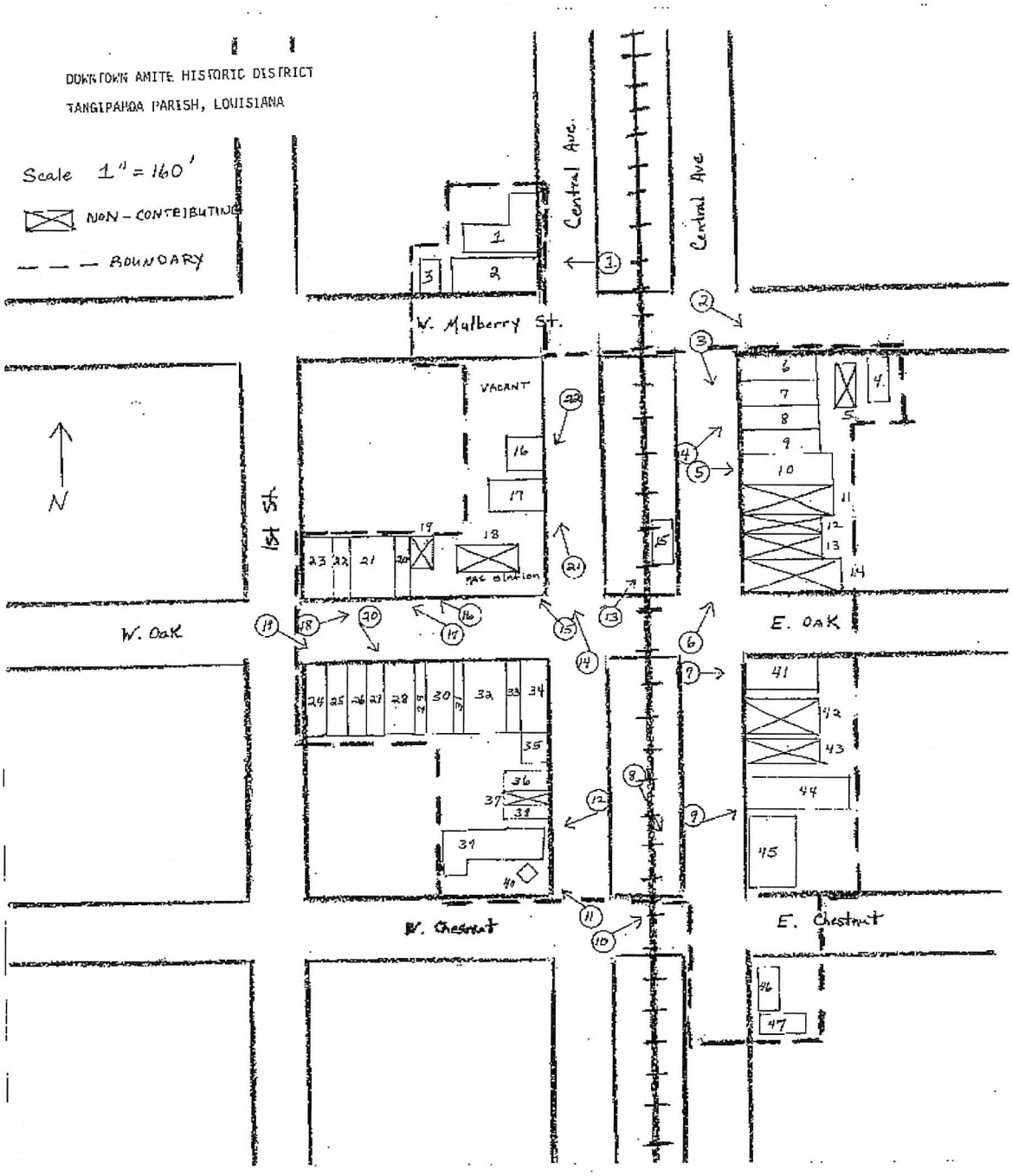
In Louisiana, a homeowner that removes asbestos shingles and siding from his home is regulated by the LDEQ for solid waste disposal requirements. This type of material shall be disposed in a permitted Solid Waste Landfill that is allowed to accept non-regulated asbestos containing material, such as a Construction and Demolition (C&D) debris landfill that has a plan to manage this waste, or a Type I or II landfill. See link for Solid Waste permitted facilities in Louisiana, at: http://www.deq.louisiana.gov/portal/tabid/259/Default.aspx. You may want to contact the landfill representative prior to bringing in bulk.

In addition, a list of Louisiana recognized asbestos landfills that accepts regulated asbestos containing material (RACM) can be found on the LDEQ Asbestos web page which can be found at: http://www.deq.louisiana.gov/portal/tabid/2883/Default.aspx under the heading "Louisiana Recognized Asbestos Landfills". By obtaining knowledge about the ACM in your home, precautions can be taken to avoid exposure before disturbing the materials. You may also contact the LA Department of Environmental Quality at 225-219-0789 for other appropriate guidance measures to protect yourself from being exposed.

ROYAL HOTEL GRAPHICS AND PHOTO'S

Amite Historic District

Hotel site #17



THE SITE



South side of buildings/site looking northwest



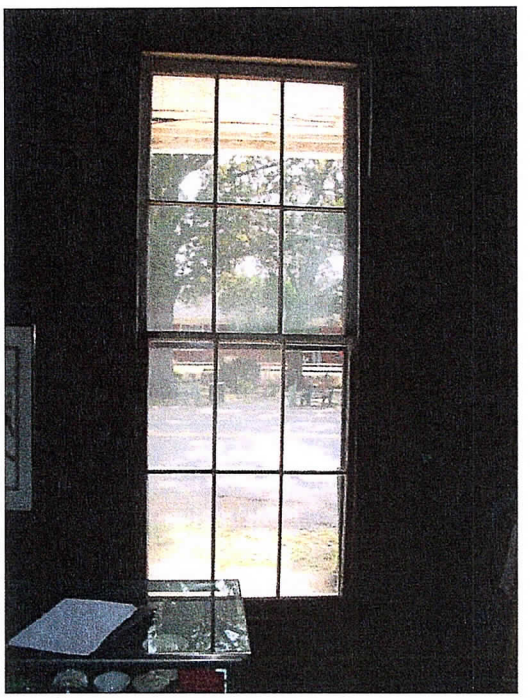
North side of buildings/site looking southwest

THE SITE

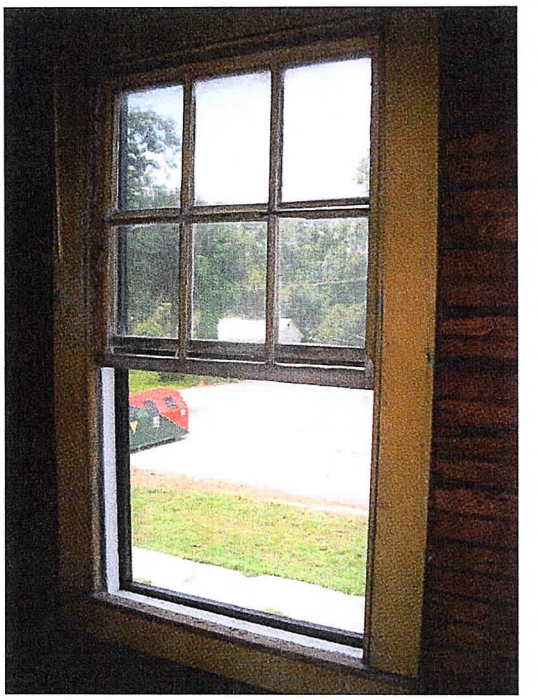


North West corner of the site looking South East

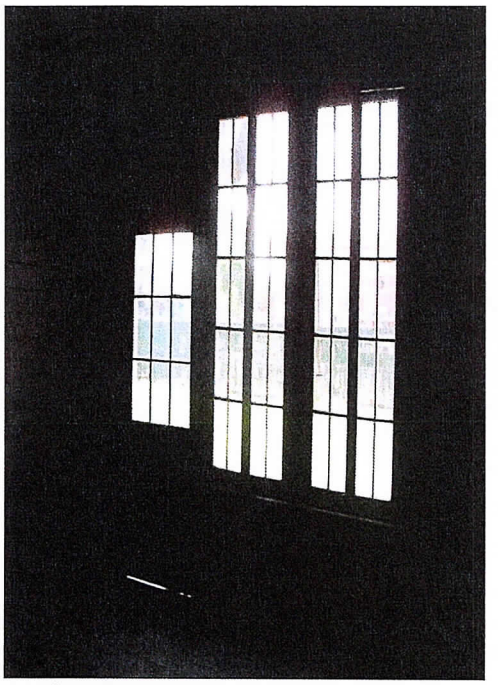
WINDOWS



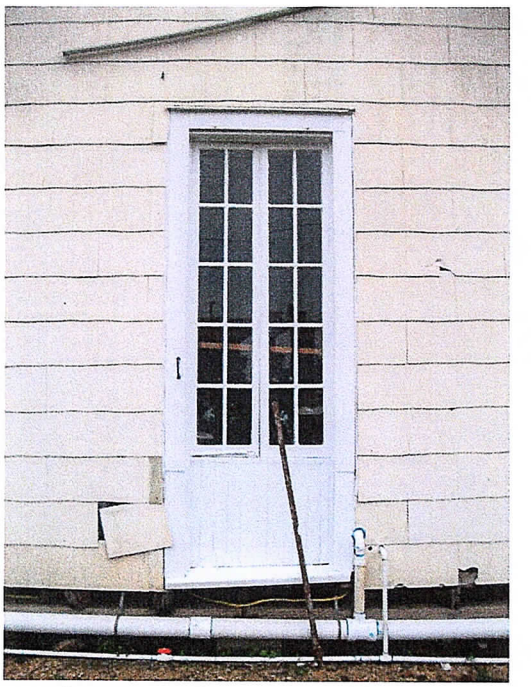
6/6 wood frame by-pass sash closed



6/6 wood frame by-pass sash open



10/10 wood frame French window

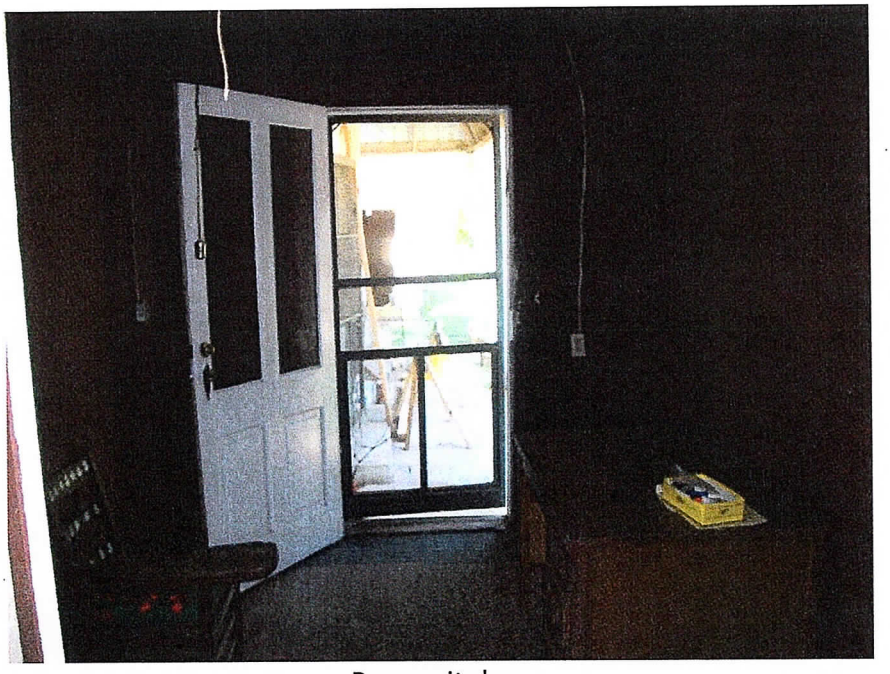


10/10 wood frame French window with Dutch door

EXTERIOR DOORS

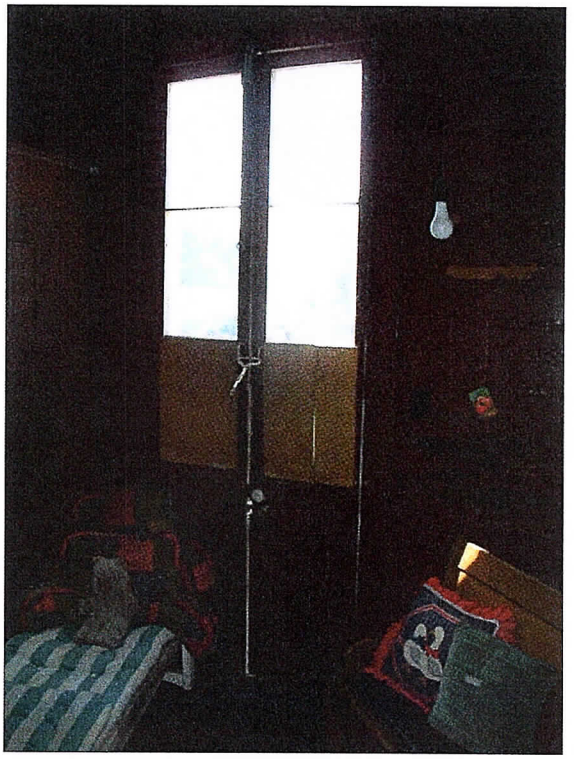


Front entry

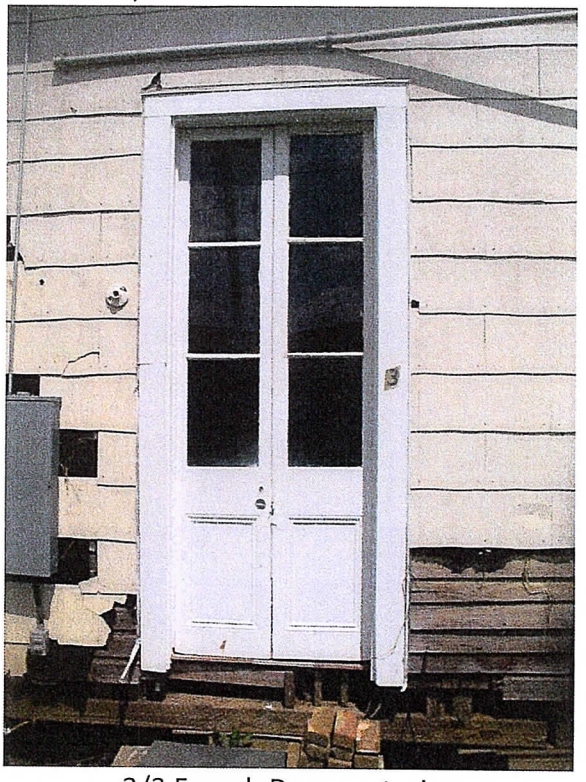


Rear exit door

EXTERIOR DOORS

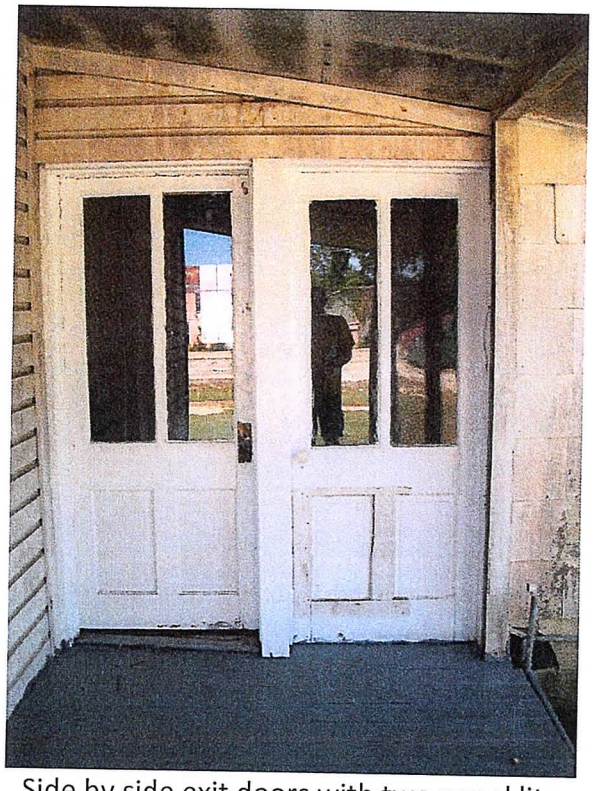


3/3 French Doors – interior

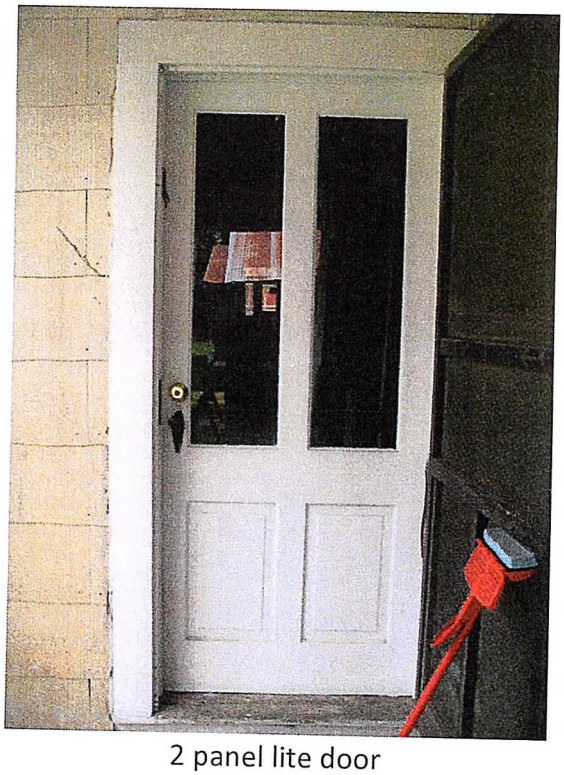


3/3 French Doors exterior

EXTERIOR DOORS

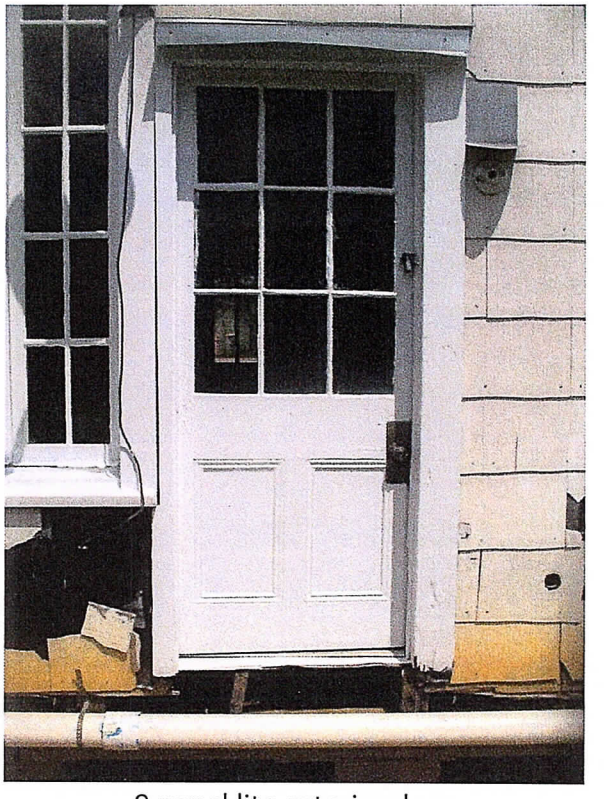


Side by side exit doors with two panel lite



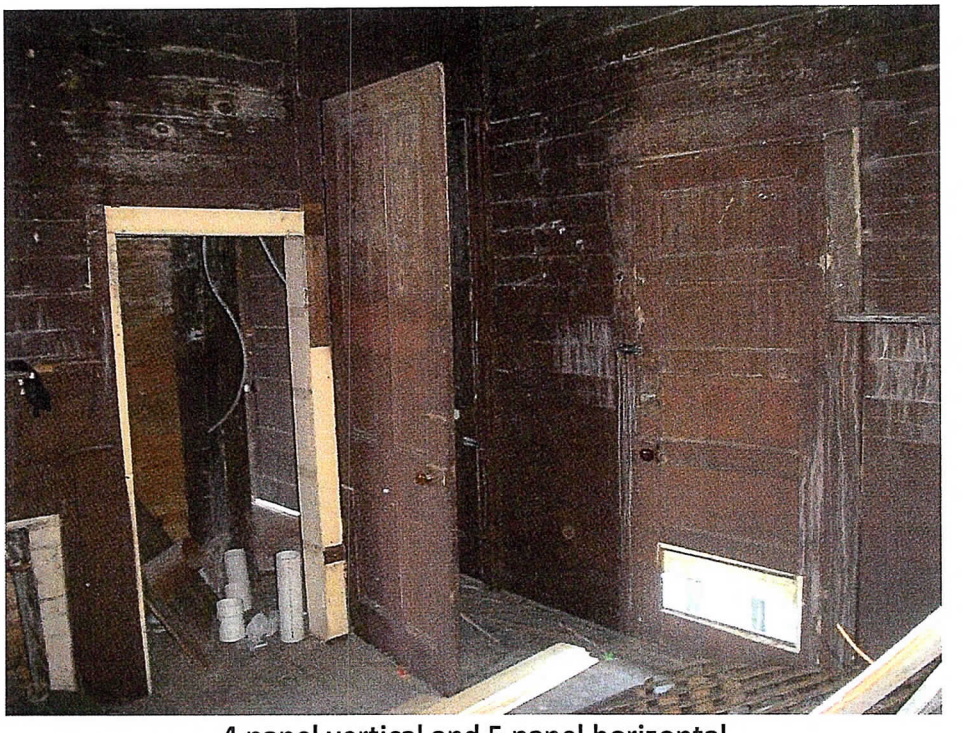
2 panel lite door

EXTERIOR DOORS

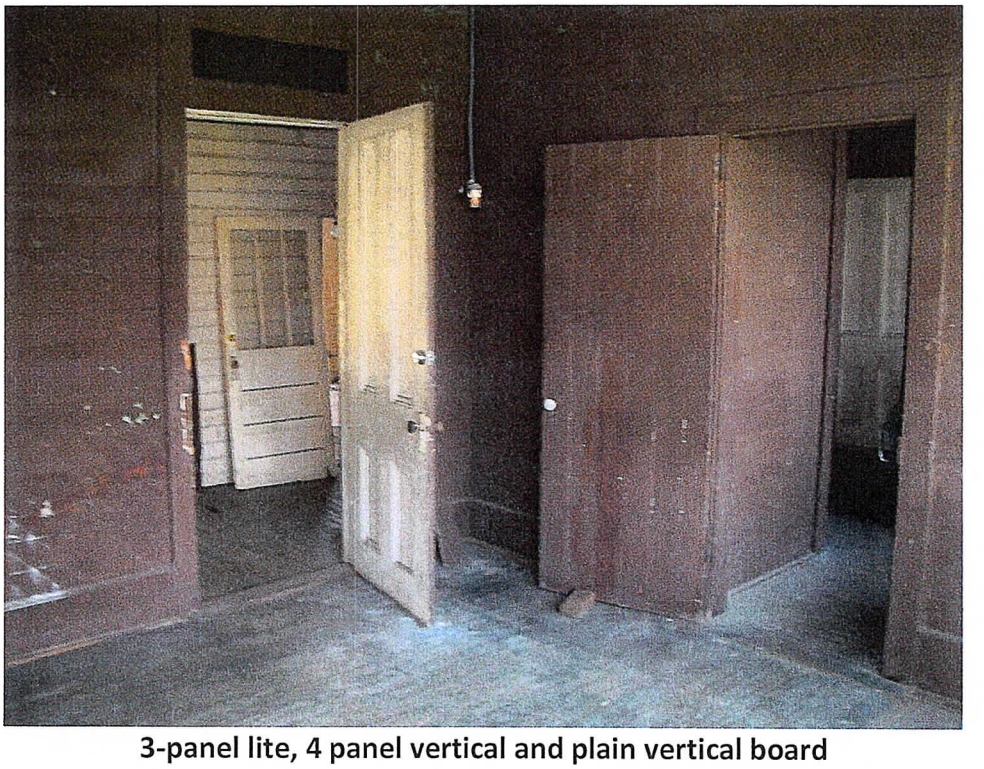


9 panel lite exterior door

INTERIOR DOORS



4 panel vertical and 5 panel horizontal

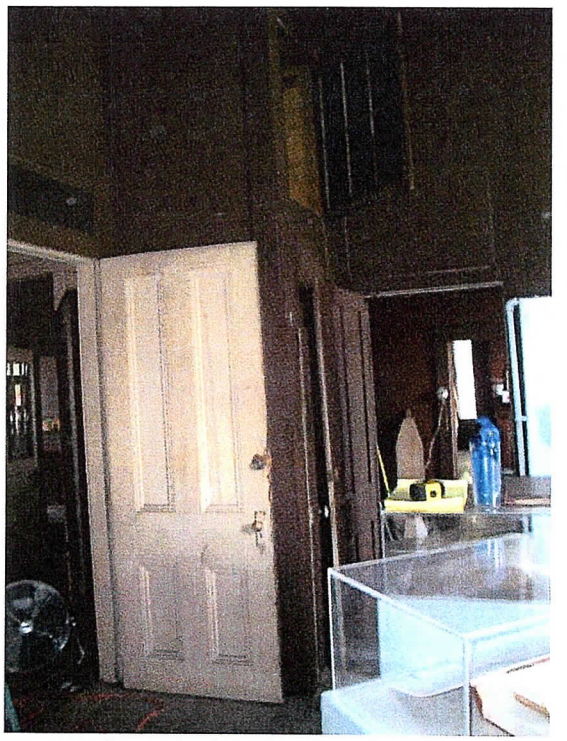


3-panel lite, 4 panel vertical and plain vertical board

INTERIOR DOORS

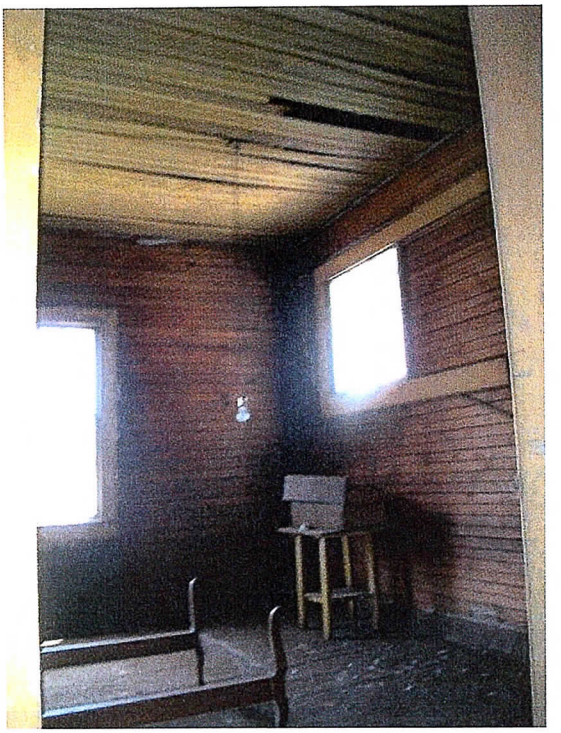


Upper level room doors with transom



4 panel vertical with closed off transom

INTERIOR WALLS AND CEILINGS

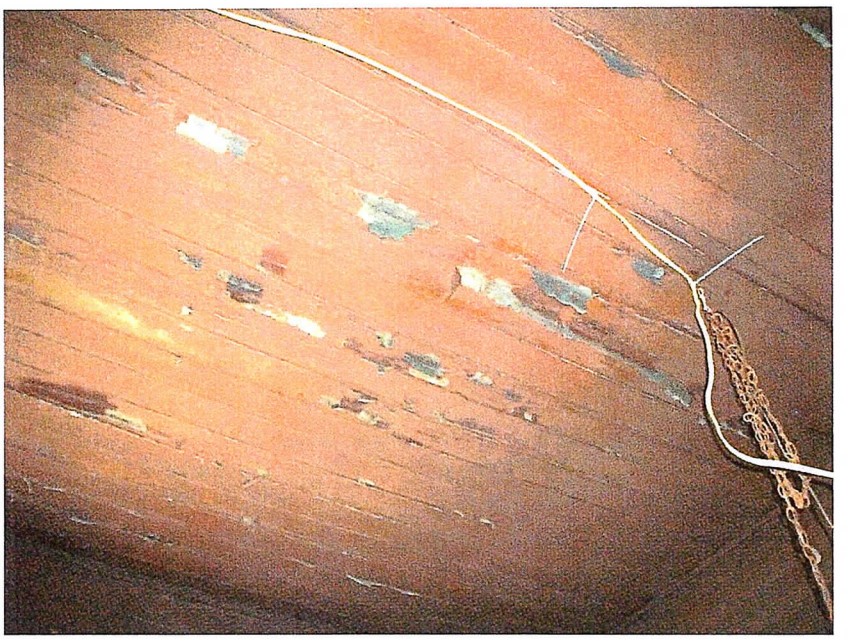


Upper level natural wood walls and water damaged ceiling

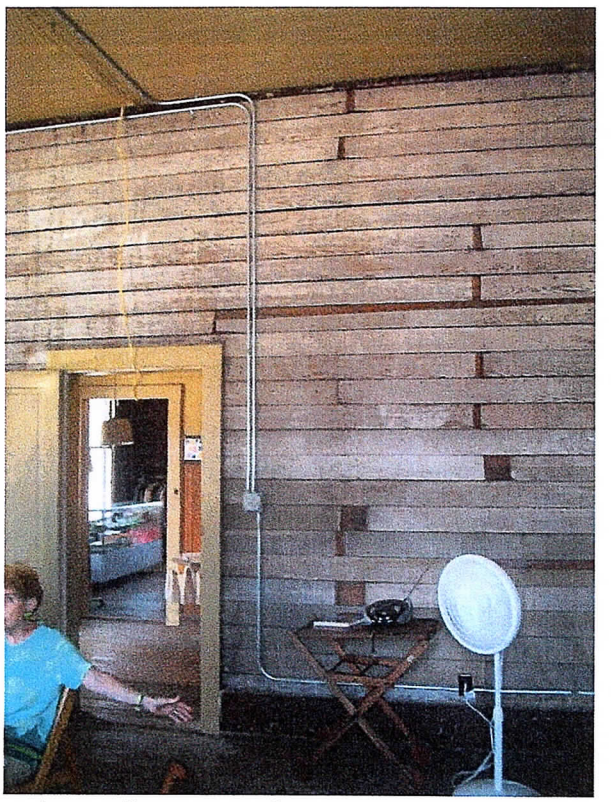


Upper level water damaged ceiling and roof repair

INTERIOR WALLS AND CEILINGS



Lower level water damaged ceiling

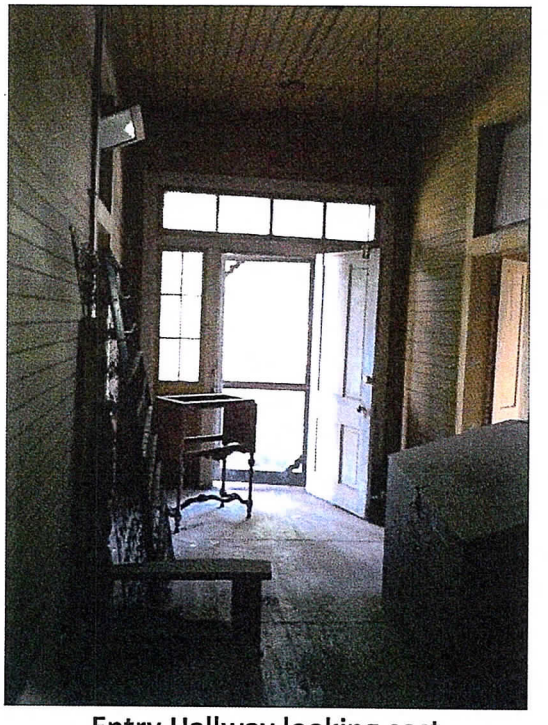


Front parlor wall system – formerly covered by wall paper

INTERIOR WALLS AND CEILINGS

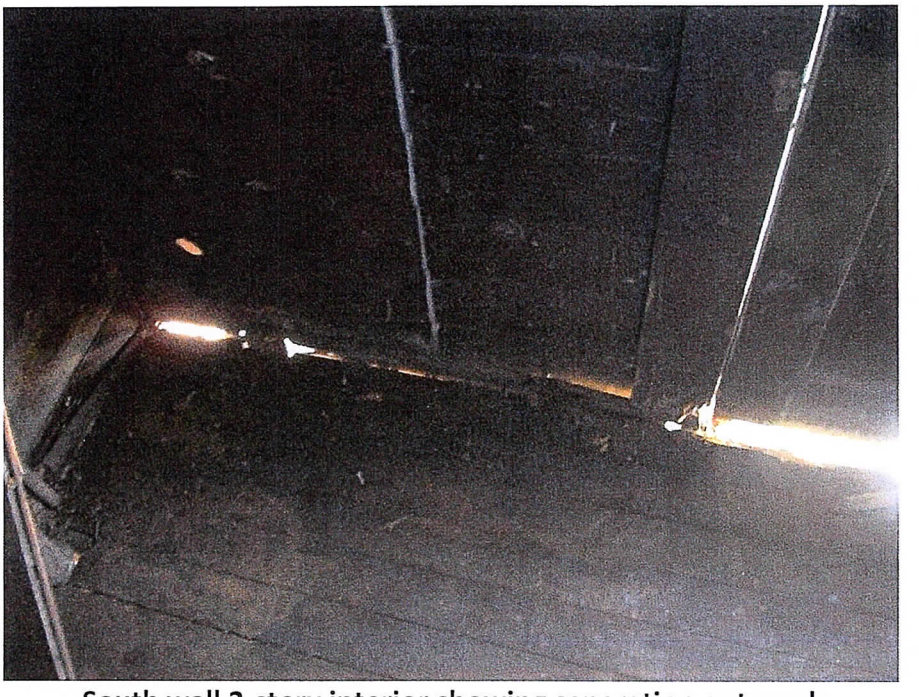


Entry hallway looking west

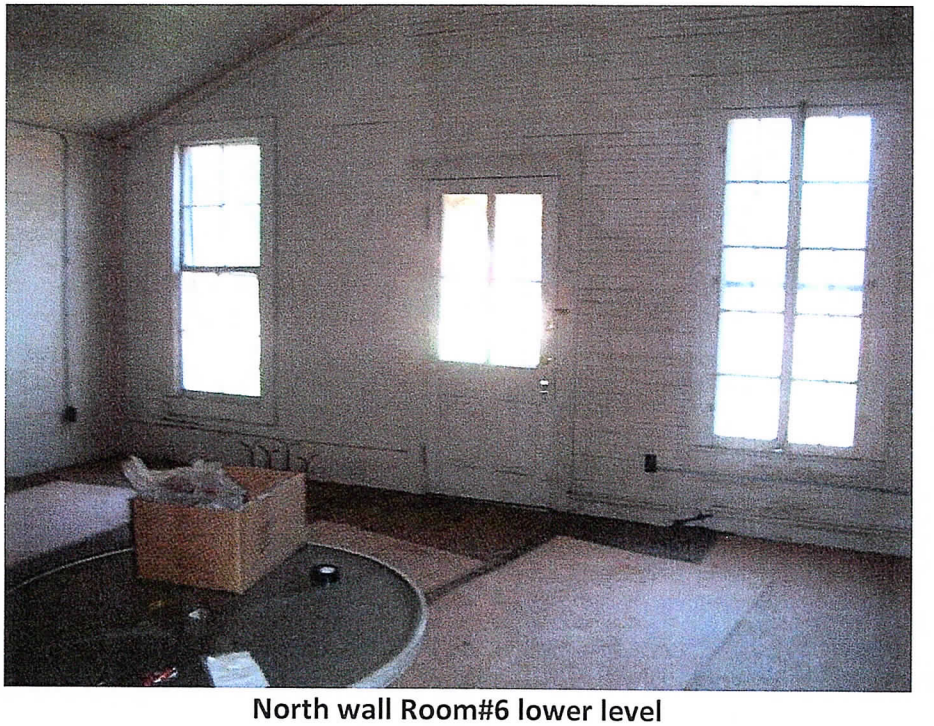


Entry Hallway looking east

INTERIOR WALLS AND CEILINGS



South wall 2-story interior showing separation outwards



North wall Room#6 lower level

INTERIOR WALLS AND CEILINGS

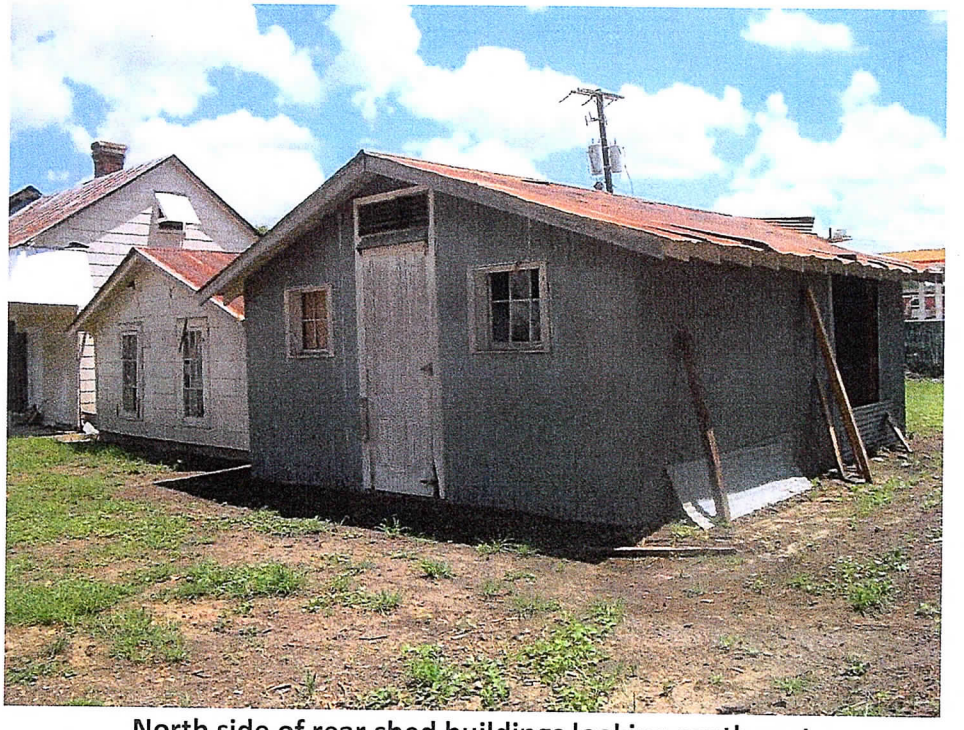


Room #B2

REAR SHEDS



Foreground building will be Cotton Gin exhibit looking north east

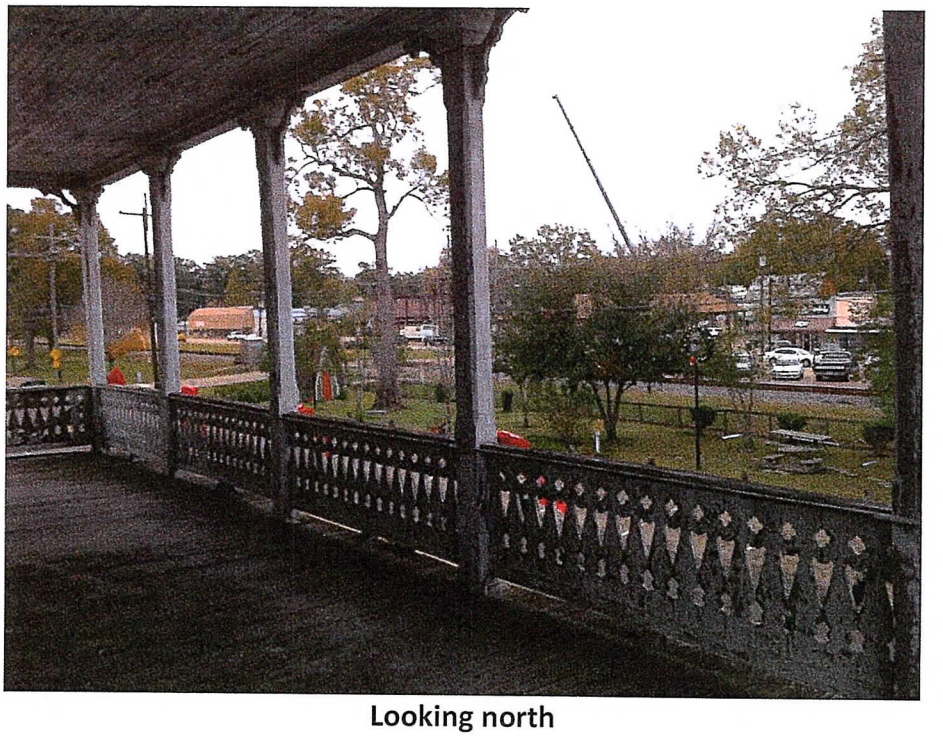


North side of rear shed buildings looking south east

UPPER FRONT PORCH



Looking south



Looking north

LOWER FRONT PORCH



Looking west



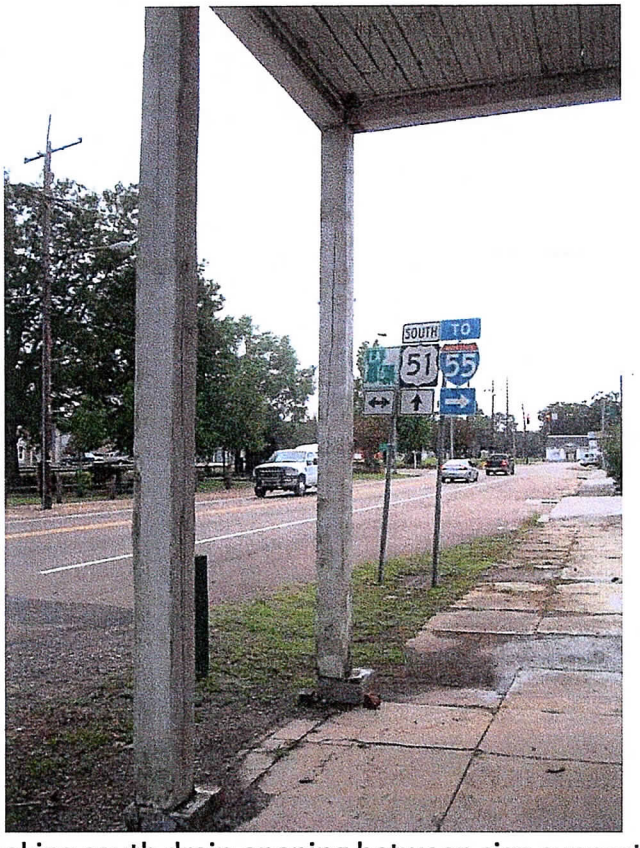
Lower porch ceiling – loose/missing ceiling boards due to water damage

LOWER FRONT PORCH

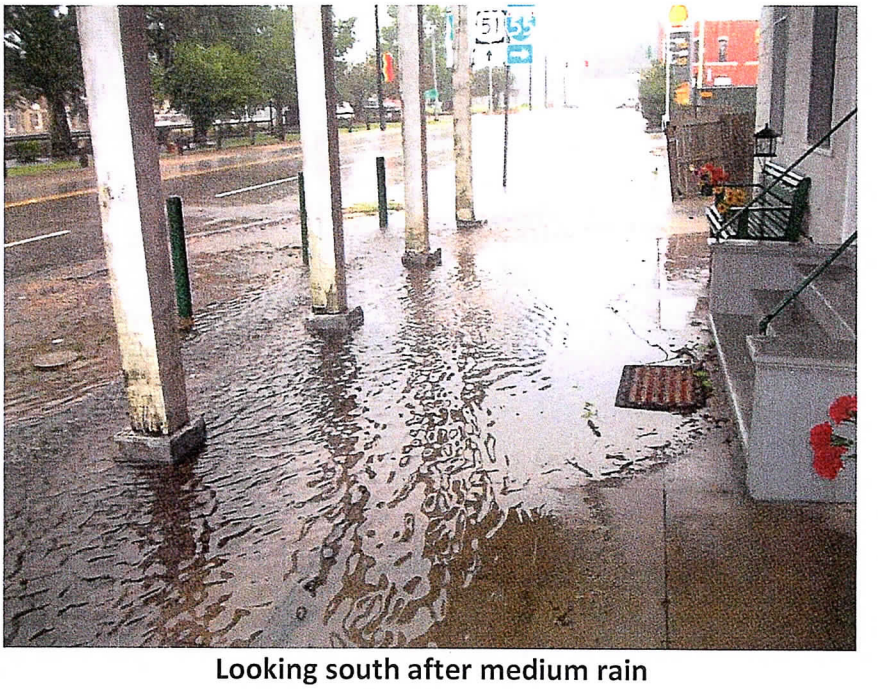


Looking north east – water damage to front frame

SITE DRAINAGE ISSUES



Looking south drain opening between sign supports



Looking south after medium rain

SITE DRAINAGE ISSUES



Looking west from rear porch of room #6



Looking east on north side of 2-story part of building

FOUNDATION



South side 2-story looking east



South side 2-story showing sill butt joinery, block piers with wedges and deteriorated wall stud ends

FOUNDATION continued



Replacement sills not, overlap joined, are spreading



Corner sill separation, no lap joinery

"This project has been financed in part with federal funds from the National Park Service, Department of the Interior, through the Louisiana State Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions incorporated into this project does not necessarily reflect the views or policies of the Department of the Interior, nor does the
mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior."

And:

"This program received federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, age, sex or sexual orientation in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office of Equal Opportunity
U.S. Department of the Interior
Washington, DC 20240"

HISTORIC REHABILITATION

ADDRESS: HISTORIC ROYAL HOTEL
AMITE CITY, LA 70422

BUILDING DATA

CONSTRUCTION TYPE:	TYPE V B UNSPRINKLED
NO. OF STORIES:	two
BUILDING HEIGHT:	APPROX. 39'
BUILDING AREA:	FIRST FLOOR: 3325.00 SQ FT SECOND FLOOR: 1616.50 SQ FT TOTAL: 4941.50 SQ FT

DRAWING INDEX

T-1	INDEX AND SITE PLAN
A-1	EXISTING FLOOR PLANS
A-2	EXISTING ELEVATIONS
A-3	EXISTING ELEVATIONS
A-4	PROPOSED SITE PLAN
A-5	PROPOSED FLOOR PLAN
A-6	PROPOSED ELEVATIONS
A-7	PROPOSED ELEVATIONS
S-1	ACCESSIBILITY DETAILS

VICINITY MAP



CODE COMPLIANCE:

2009 INTERNATIONAL RESIDENTIAL CODE
2008 NATIONAL ELECTRICAL CODE W/ 2009 AMENDMENTS
2000 LOUISIANA STATE PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL AND GAS CODE

GENERAL NOTES

OPENING PROTECTION

WINDOWS SHALL HAVE GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS THAT MEETS THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.

THE OWNER/CONTRACTOR MAY ELECT TO PROVIDE ALTERNATE PROTECTION AS LISTED :
1) WOOD STRUCTURAL PANELS WITH A MINIMUM OF 7/16" AND A MAXIMUM SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE-AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE SCREWS AS LISTED BELOW.

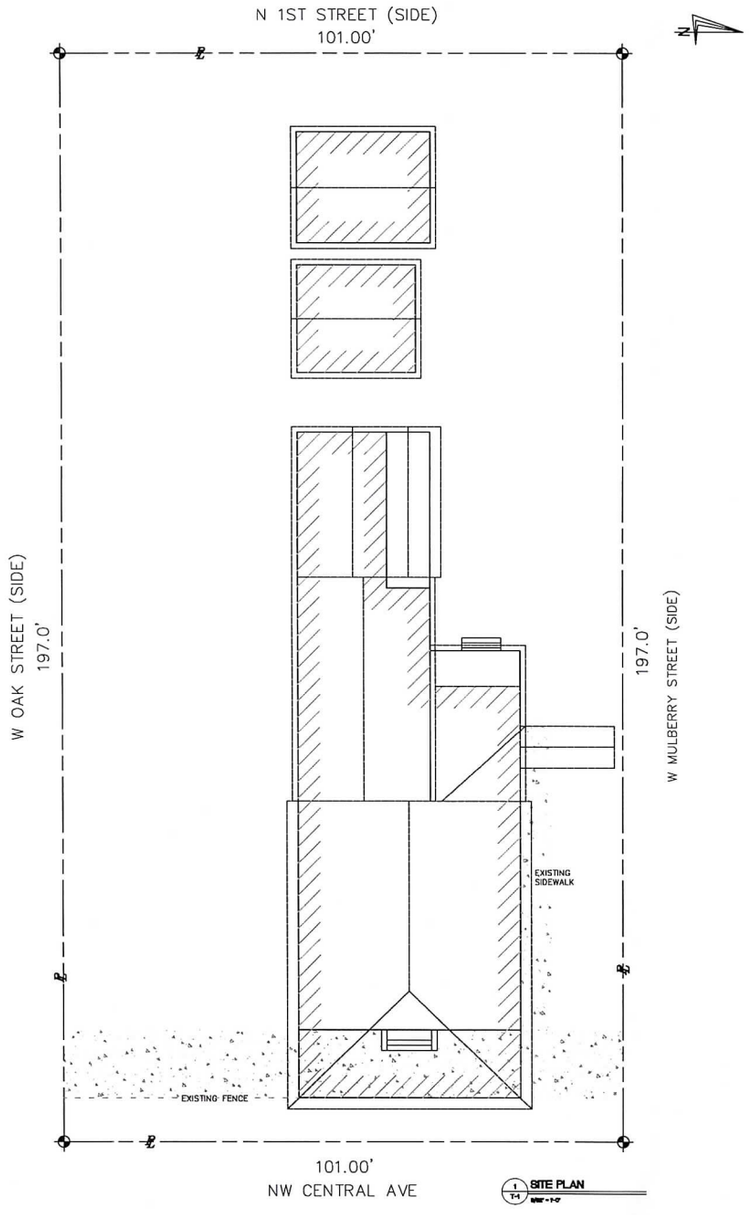
FASTENER SPACING (inches)			
FASTENER TYPE	Panel Span ≤ 4'-0"	4'-0" < Panel Span ≤ 6'-0"	6'-0" < Panel Span ≤ 8'-0"
No.6 SCREWS	16"	12"	9"
No.8 SCREWS	16"	16"	12"

A. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANELS. FASTENERS SHALL BE LOCATED A MINIMUM OF 1 inch FROM THE EDGE OF THE PANEL.
B. FASTENERS SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING AND A MINIMUM OF 1 1/4" INTO WOOD WALL FRAMING AND A MINIMUM OF 3 EXPOSED THREADS. FASTENERS SHALL BE LOCATED A MINIMUM OF 2 1/2" FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.
C. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS.
2) INSTALLATION OF PERMANENTLY INSTALLED ALUMINUM ROLL DOWN SHUTTERS (POWERED OR MANUAL)
3) INSTALLATION OF OPERABLE SHUTTERS.
4) PRE-CUT INSTALLABLE CORRUGATED STEEL PANELS WITH MOUNTING BOLTS.
5) ATTACHMENT SHALL COMPLY WITH TABLE R301.2.1.2 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE. PANELS ARE TO BE ON THE JOB SITE AT COMPLETION OF CONSTRUCTION

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2009 INTERNATIONAL RESIDENTIAL CODE.
DESIGN CRITERIA ASCE 7-05
1. BASIC WIND SPEED=130 MPH
2. WIND IMPORTANCE FACTOR= 1.0 3. WIND EXPOSURE CATEGORY B
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS ±.18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0

LOADS:
ATTICS, UNINHABITABLE = 10 PSF
ATTICS = 20 PSF
ROOFS = 30 PSF
RESIDENTIAL FLOORS = 40 PSF

PLEASE BE ADVISED THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION BEING A PROFESSIONAL ENGINEER, AND THE DESIGN SPECIFICATIONS COMPLY WITH THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE, CITY, AND PARISH BUILDING CODE REQUIREMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS. THIS REVIEW DOES NOT ATTEST TO COMPLIANCE WITH ZONING ENVIRONMENTAL OR SUBSOIL FOUNDATION REQUIREMENTS. I WILL NOT ADMINISTER THE CONSTRUCTION WORK.



REVISIONS

NO.	DATE	DESCRIPTION	BY

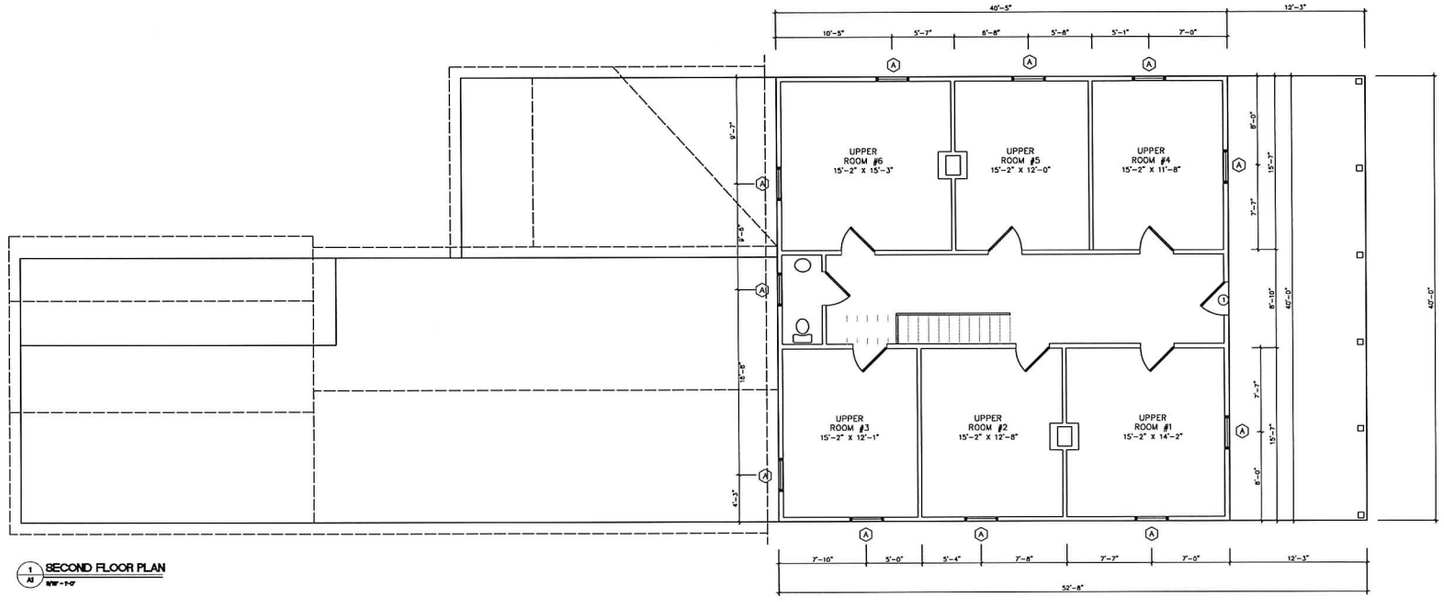
4323 DIVISION ST. SUITE 103
METAIRIE, LA 70003
PHONE (504) 454-0560
FAX (504) 324-0048
horuz@sic-engineering.com
Certificate of Authorization Number 4570
SIC ENGINEERING

INDEX AND SITE PLAN
HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

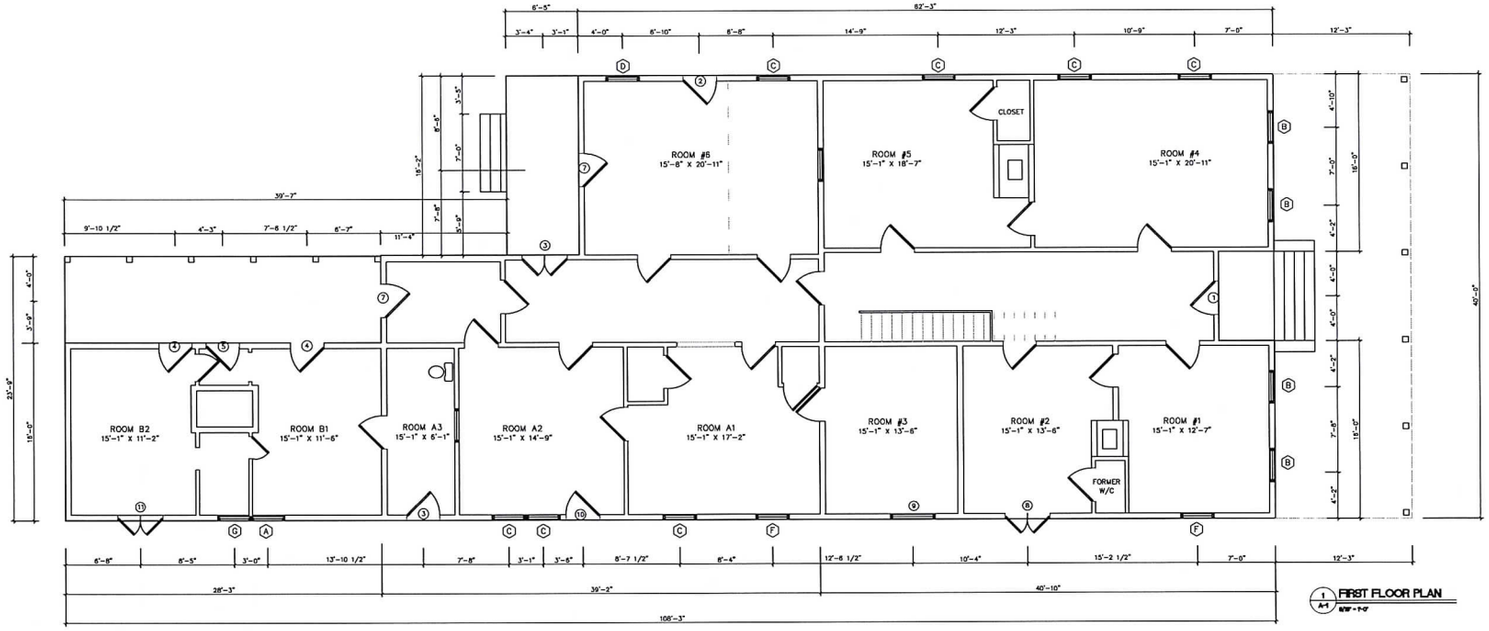
APPROVED BY

HORUZHO O. CRUZ, P.E.
DATE 10/24/2011

SHEET T-1



1 SECOND FLOOR PLAN
A2 3/16"=1'-0"



1 FIRST FLOOR PLAN
A-1 3/16"=1'-0"

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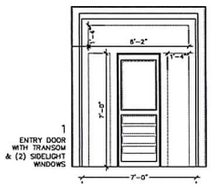
ROOF AND FLOOR PLANS

HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

APPROVED BY

HERNANDO G. CRUZ, P.E.
DATE 06/19/2020

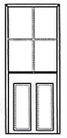
SHEET A-1



1
ENTRY DOOR WITH TRANSOM & (2) SIDELIGHT WINDOWS



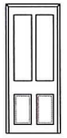
4
5-PANE DOOR WITH SCREEN



2
FOUR-PANE DOOR



5
5-PANE DOOR WITH SCREEN

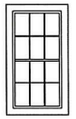


3
DOUBLE-PANE FRENCH DOOR

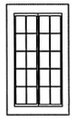
HISTORIC DOOR LEGEND



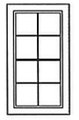
A
6/6 WOOD SASH



B
6/6 WOOD SASH



C
FRENCH STYLE 10/10 WOOD FRAMED



D
4/4 WOOD SASH

HISTORIC WINDOW LEGEND



1/A-2 EAST ELEVATION
3/8"=1'-0"



2/A-2 NORTH ELEVATION
3/8"=1'-0"

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EXISTING ELEVATIONS

HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

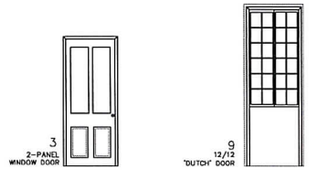
APPROVED BY

HERMINIO G. CRUZ, P.E.
DATE _____

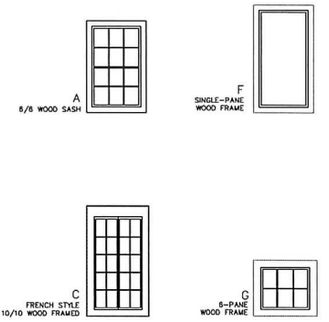
SHEET A-2



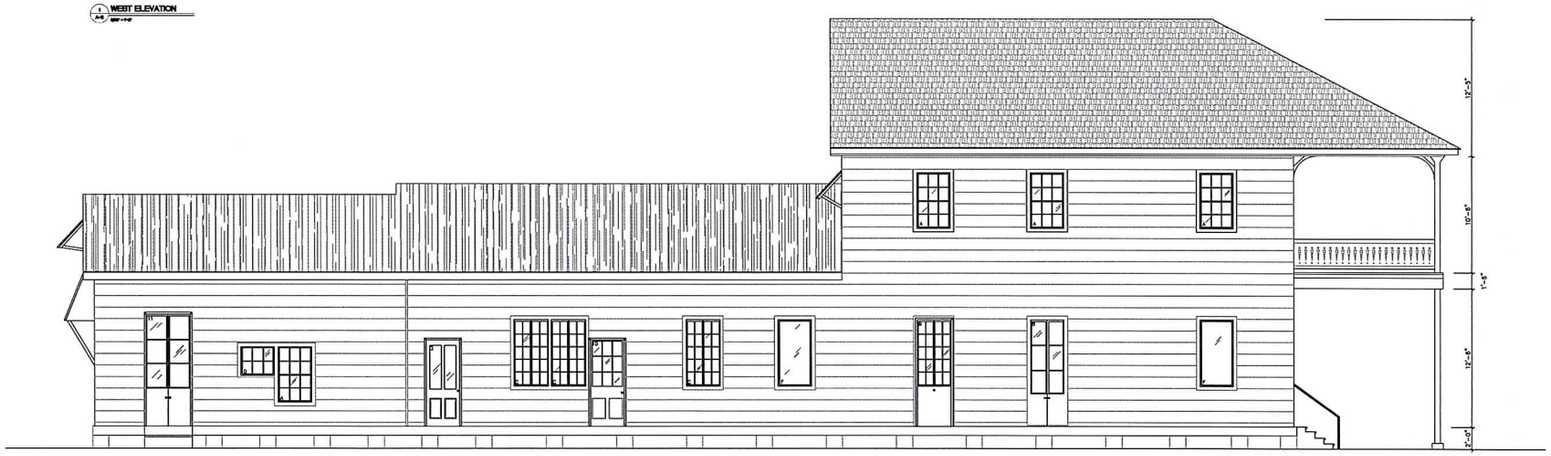
1 A4 WEST ELEVATION



HISTORIC DOOR LEGEND



HISTORIC WINDOW LEGEND



2 A4 SOUTH ELEVATION

REVISIONS

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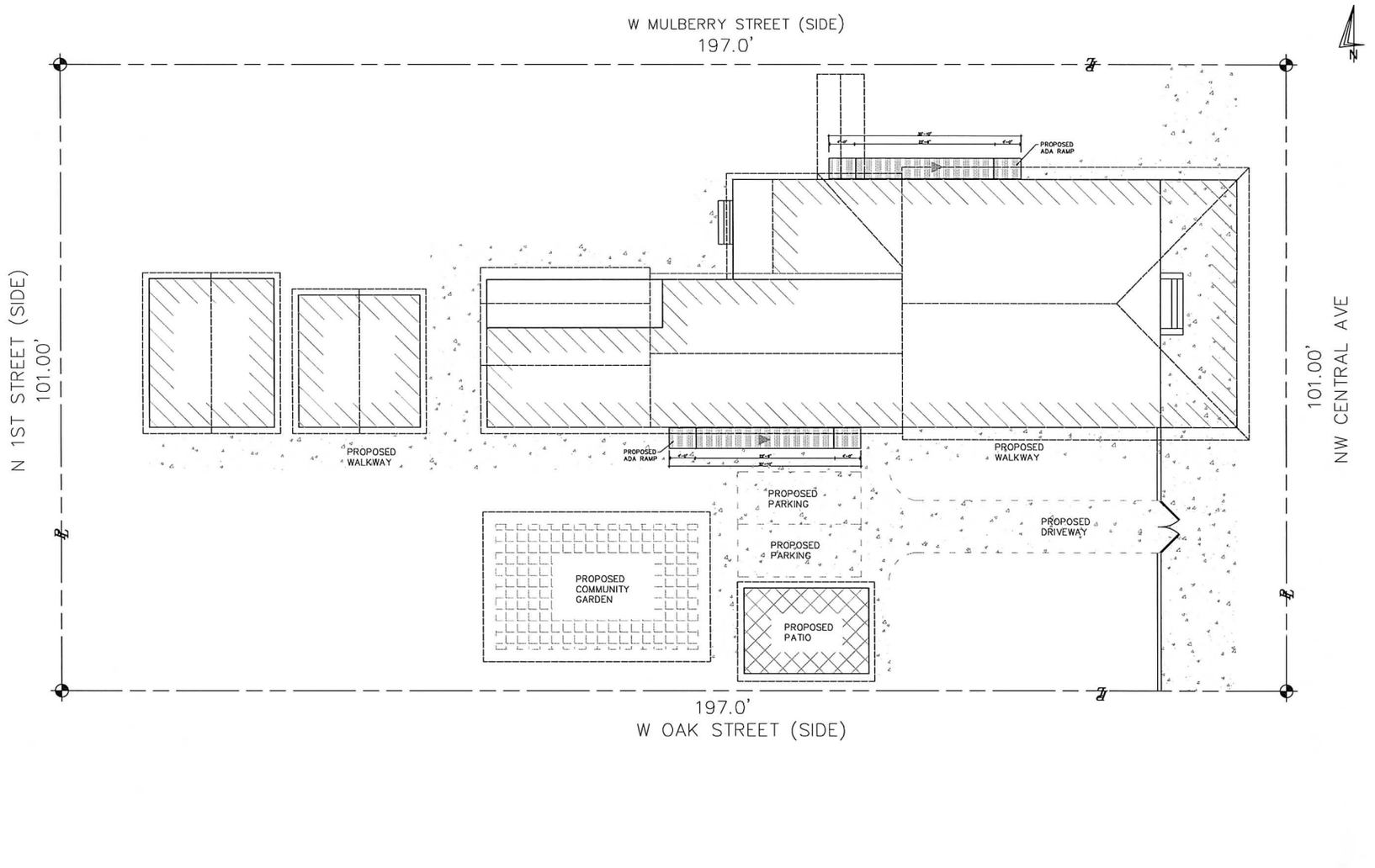
EXISTING ELEVATIONS

HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

APPROVED BY

HERMINIO G. CRUZ, P.E. No. 19342
DATE January 8, 2013

SHEET A-3



1 PROPOSED SITE PLAN
A-4 W=1'-0"

REVISIONS

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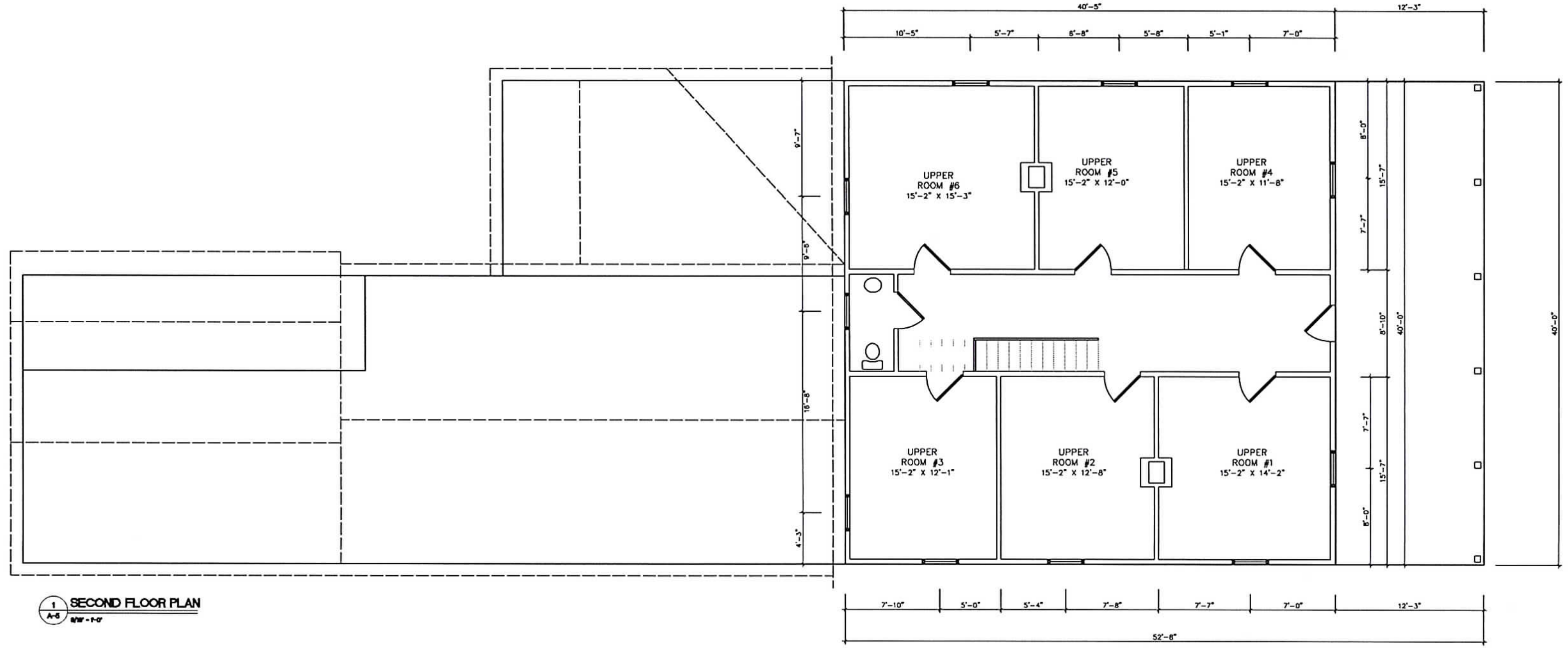
PROPOSED SITE PLAN

HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

APPROVED BY

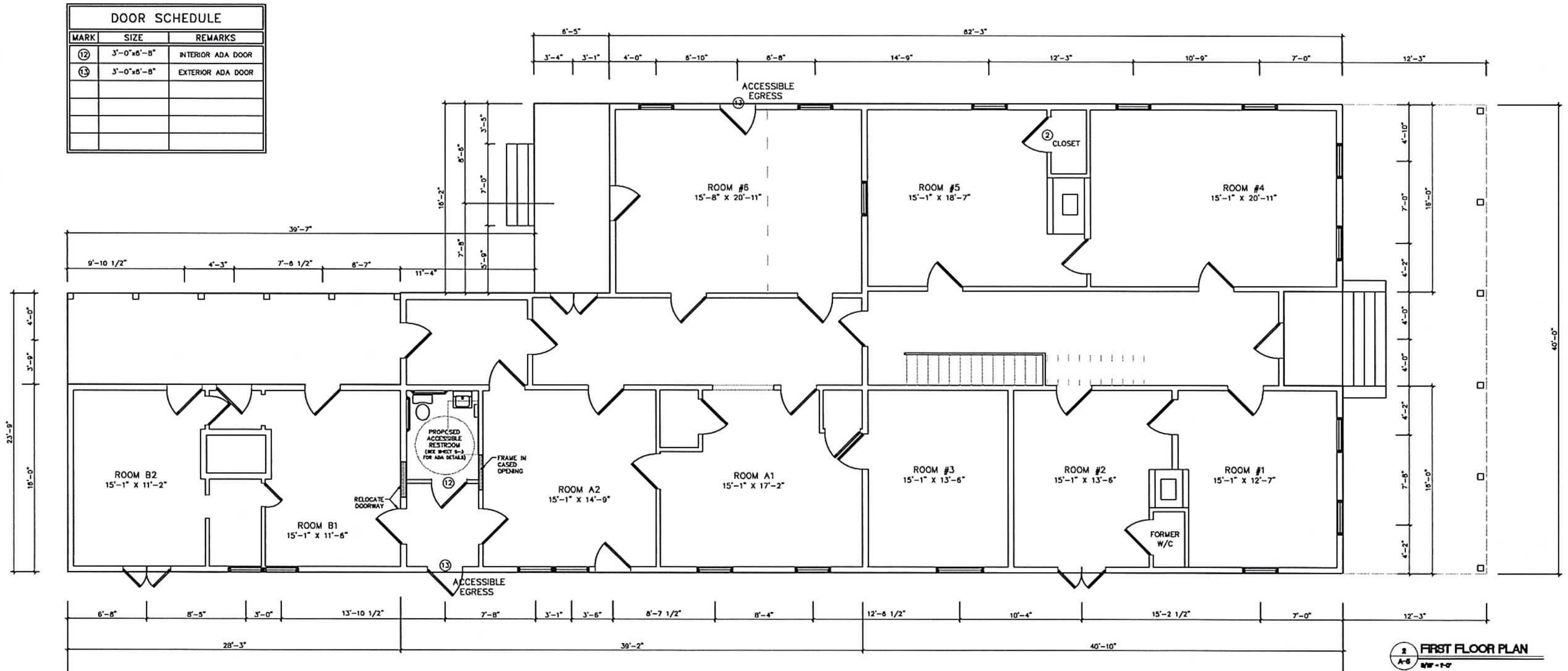
HERMINIO O. CRUZ, P.E.
DATE: 04/08/2021

SHEET A-4



1 / A-5 SECOND FLOOR PLAN

DOOR SCHEDULE		
MARK	SIZE	REMARKS
12	3'-0"x6'-8"	INTERIOR ADA DOOR
13	3'-0"x6'-8"	EXTERIOR ADA DOOR



2 / A-5 FIRST FLOOR PLAN

4323 DIVISION ST, SUITE 103
METAIRIE, LA 70003
PHONE (504) 454-0500
FAX (504) 324-0046
hcruz@hc-engineering.com
Certificate of Authorization Number: 4570
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PROPOSED FLOOR PLANS

HISTORIC REHABILITATION

ROYAL HOTEL
AMITE, LOUISIANA

APPROVED BY

HERMINIO O. CRUZ, P.E.
DATE

SHEET A-5



REVISIONS

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FAX (504) 454-0545
hcruz@hc-engineering.com
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Number: 4570
HC ENGINEERING

PROPOSED ELEVATIONS

HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

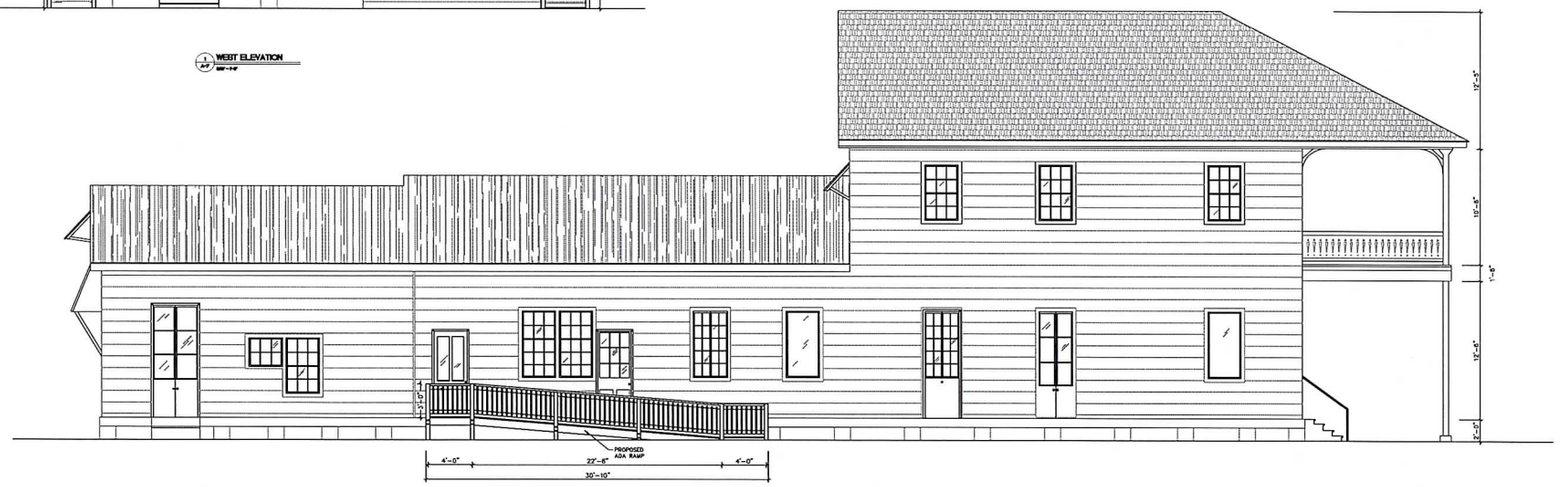
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HERNANDO G. CRUZ, P.E.
DATE

SHEET A-6



WEST ELEVATION



SOUTH ELEVATION

REVISIONS

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4323 DIVISION ST., SUITE 103
METAIRIE, LA 70003
PHONE (504) 454-0590
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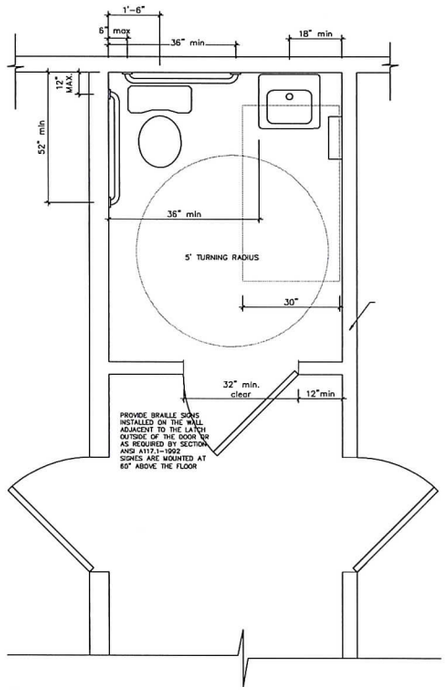
PROPOSED ELEVATIONS

HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

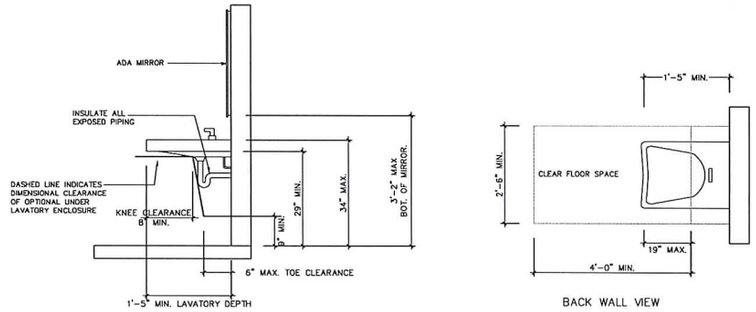
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HERMINIO G. CRUZ, P.E. No. 19002
DATE January 9, 2013

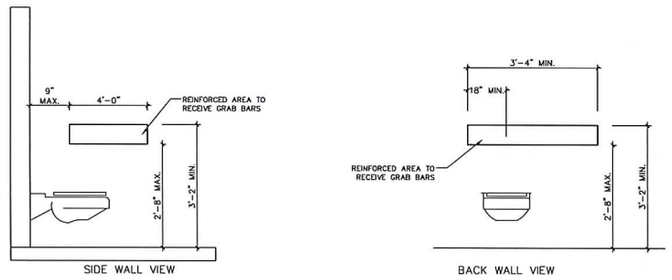
SHEET A-7



1 / B-1 ADA RESTROOM

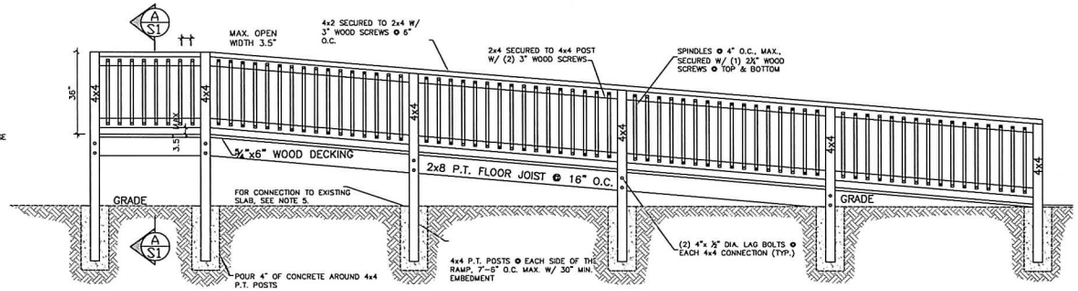


2 / B-1 LAVATORY CLEARANCES

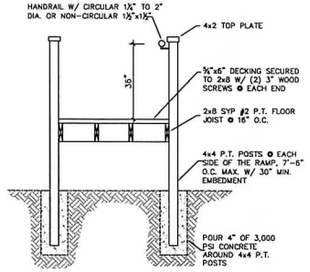


3 / B-1 W.C. BLOCKING DETAIL

NOTE:
1. ALL DECK LUMBER SHALL BE PRESSURE TREATED, NO. 2 S.Y.P. OR BETTER.
2. ALL JOIST SPLICING SHALL OCCUR OVER 4x4 POST.
3. CENTER BUTT JOINT OVER 4x4 POST.
4. DESIGN IS BASED ON 2,000 PSF OF BEARING PRESSURE.
5. FOR WOOD POST CONNECTION 4" SLAB OR GREATER, USE (1) SIMPSON AB44, SECURED WITH (1) ½" ANCHOR BOLT @ (6) 16d NAILS.
6. FOR WOOD POSTS HEIGHT GREATER 6'-0", USE 6x6 POSTS.
7. RAMPS SHALL HAVE A MAXIMUM SLOPE OF ONE UNIT VERTICAL IN TWELVE UNITS HORIZONTAL AS REQUIRED BY R311.6.1 IRC 2006 ED.



4 / B-1 HANDICAP RAMP DETAIL



A / B-1 RAMP SETION

REVISIONS

NO.	DATE	DESCRIPTION	BY

4323 DIVISION ST, SUITE 103
METAIRIE, LA 70003
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ADA DETAILS

HISTORIC REHABILITATION
ROYAL HOTEL
AMITE, LOUISIANA

APPROVED BY

HERNANDO G. CRUZ, P.E. No. H30408.001
DATE January 8, 2013

SHEET S-1