

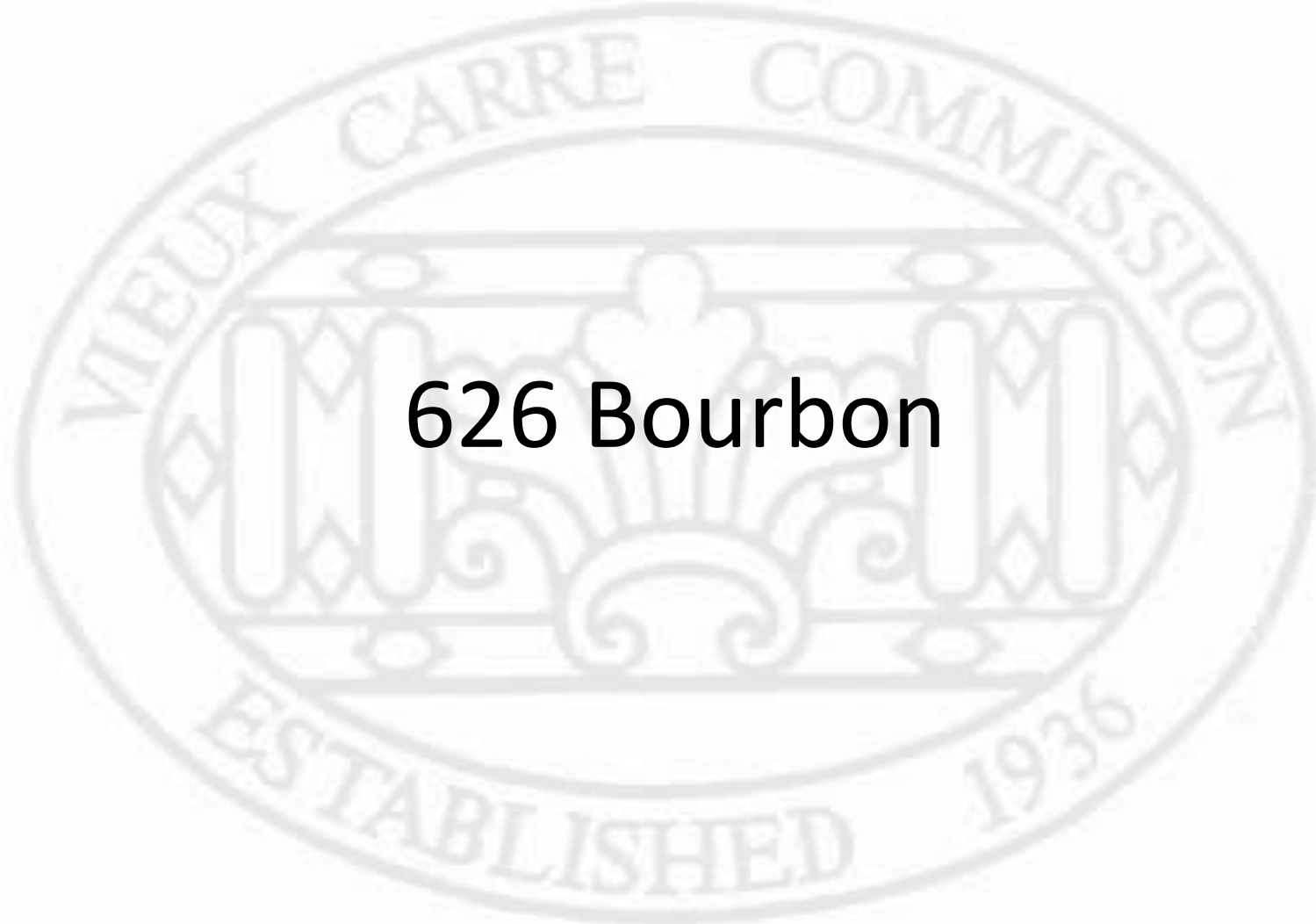


**Vieux Carré Commission
Architectural Committee Meeting**

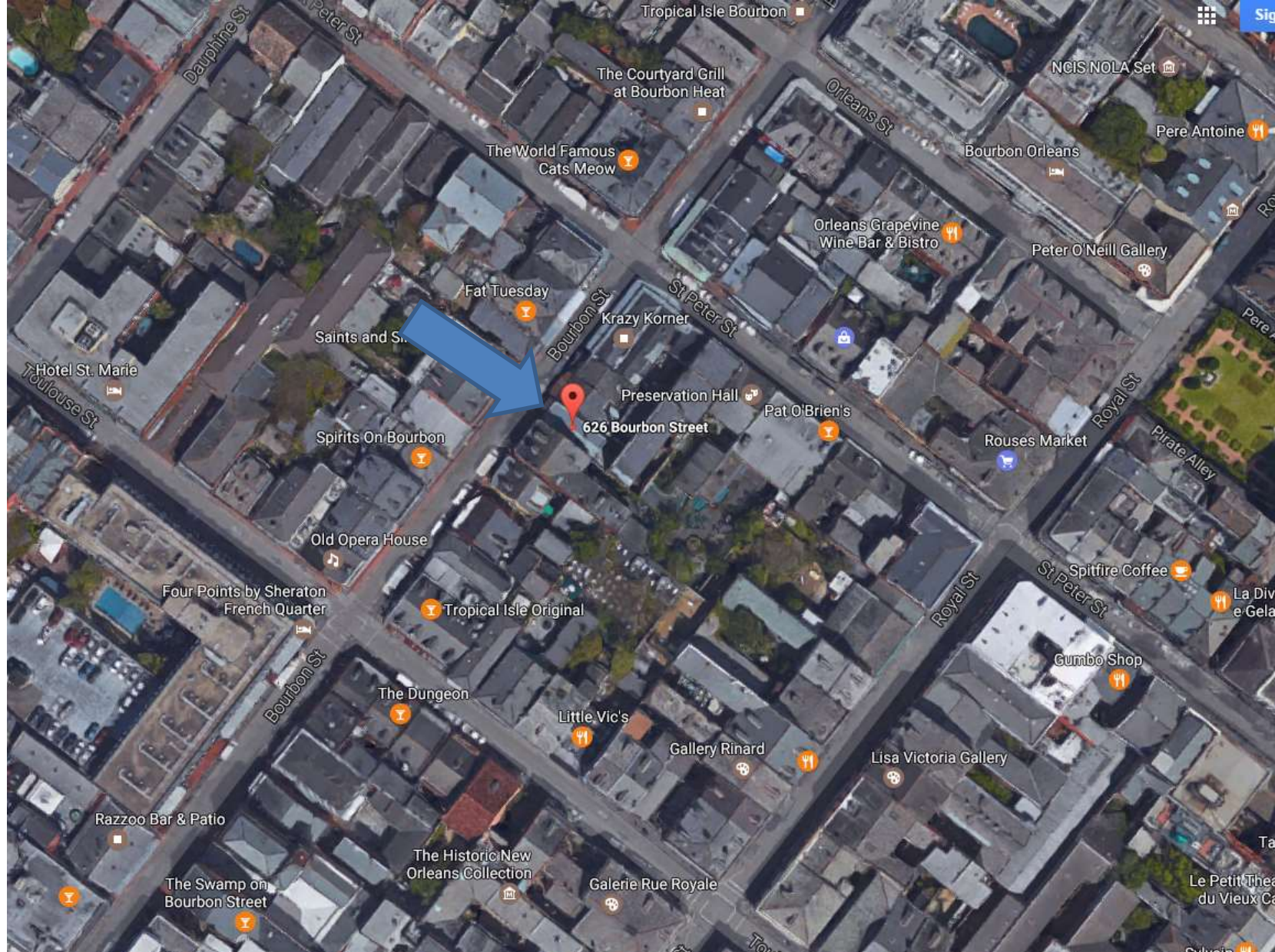
Tuesday, January 9, 2017



Old Business



626 Bourbon



626 Bourbon





626 Bourbon – 1855





626 Bourbon – c. 1950



626 Bourbon - 1964



626 Bourbon



626 Bourbon



626 Bourbon





626 Bourbon



626 Bourbon



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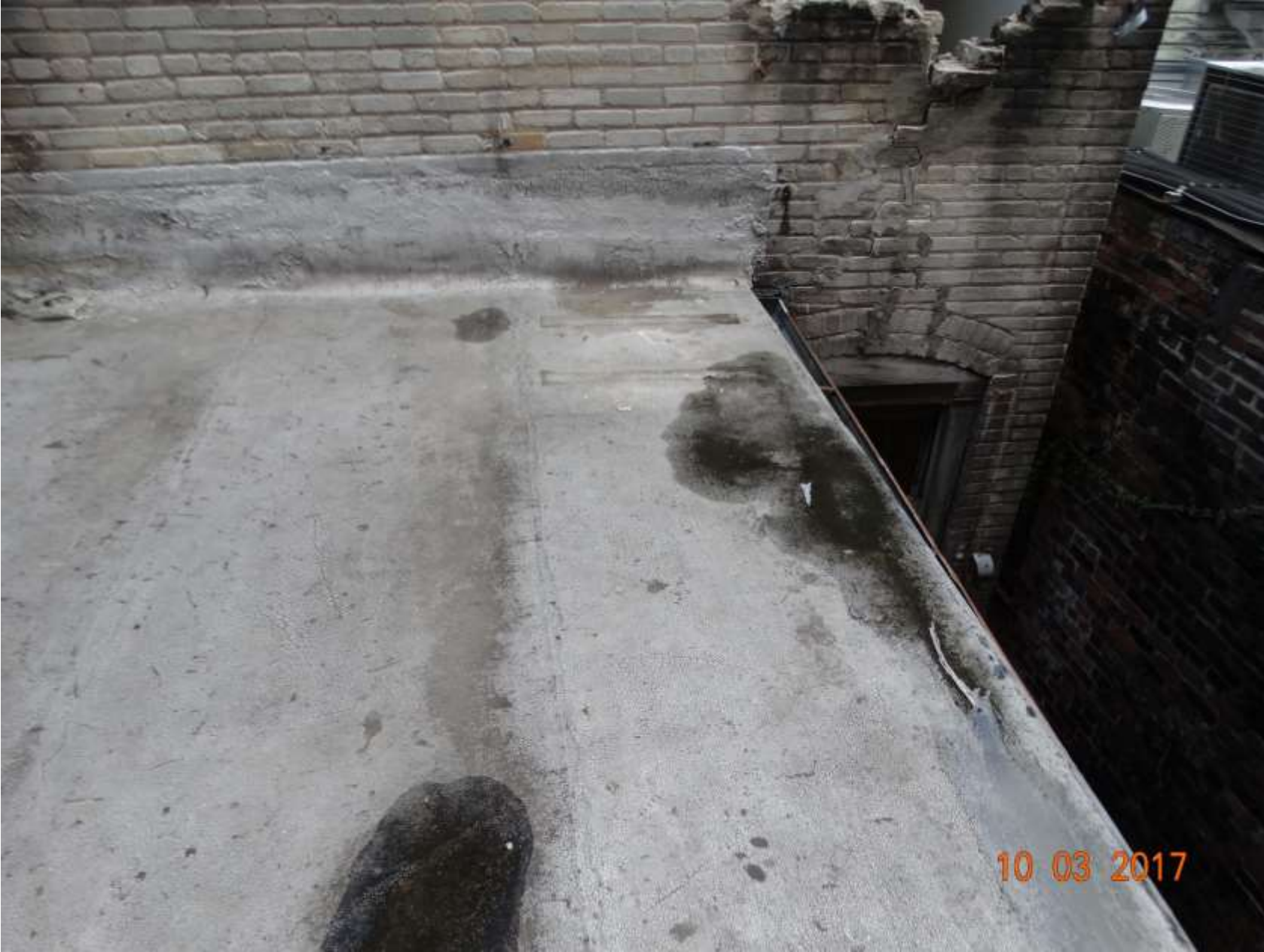
626 Bourbon



626 Bourbon



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626 Bourbon



626 Bourbon



626 Bourbon



626 Bourbon



626 Bourbon





626 Bourbon



626 Bourbon

VCC Architectural Committee













ALTERATION & RENOVATION

626 BOURBON STREET
NEW ORLEANS, LOUISIANA 70130

OWNER
THE MARIE LAVEAU FOUNDATION
725 ST. PETER STREET
NEW ORLEANS, LA 70116
504.258.7666

ARCHITECT
WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504.566.0888

GENERAL CONTRACTOR
BRENT THERIOT
JAT CONSTRUCTION
NEW ORLEANS, LA 70124
504.858.4515

STRUCTURAL ENGINEER
WALTER ZEHMER
4702 TOULOUSE STREET
NEW ORLEANS, LA 70119
504.488.1441

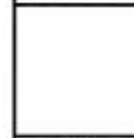
M.E.P ENGINEER
DAMIEN SERAUSKAS
15 CYPRESS POINT LANE
NEW ORLEANS, LA 70131
504.866.2600



JOHN C. WILLIAMS
ARCHITECTS LLC

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504.566.0888 PHONE
504.566.0887 FAX

These drawings and specifications constitute a contract between the owner and the architect. The architect shall be responsible for the design and construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.



626 BOURBON STREET
NEW ORLEANS, LOUISIANA

REVISIONS

No.	Date	Change

DRAWING TITLE
TITLE

DRAWN BY: PERDET
JOB No.: 517002 00
DATE: DEC. 02, 2017

DRAWING No.:

T1.0

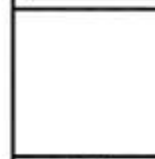




JOHN C WILLIAMS ARCHITECTS L L C

424 BARRON STREET
NEW ORLEANS, LA 70113
504.586.2000 PHONE
504.586.0377 FAX

This document and specifications have been prepared by me or under my direct personal supervision and to the best of my professional knowledge and belief comply with applicable laws and regulations.
I will be providing expert construction administration services on this project.



626 BOURBON STREET
NEW ORLEANS, LOUISIANA

- REVISIONS -

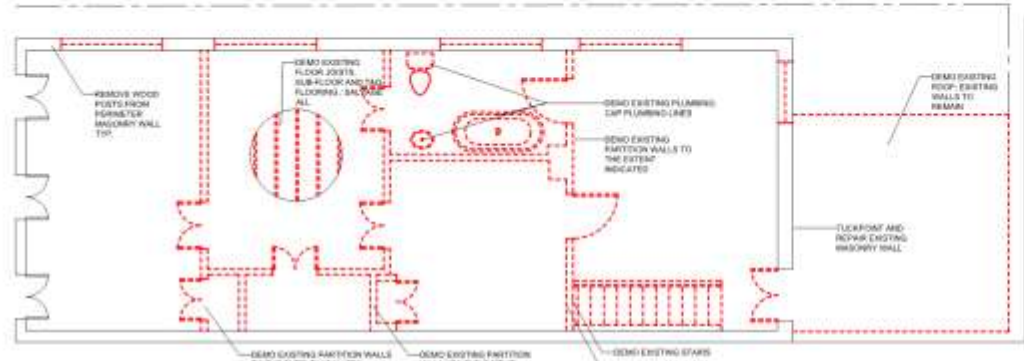
No.	Date	Scope

DRAWING TITLE:
DEMOLITION PLANS

DRAWN BY:
PHASE: PERMIT
JOB No.: 517002.00
DATE: DEC. 22, 2017

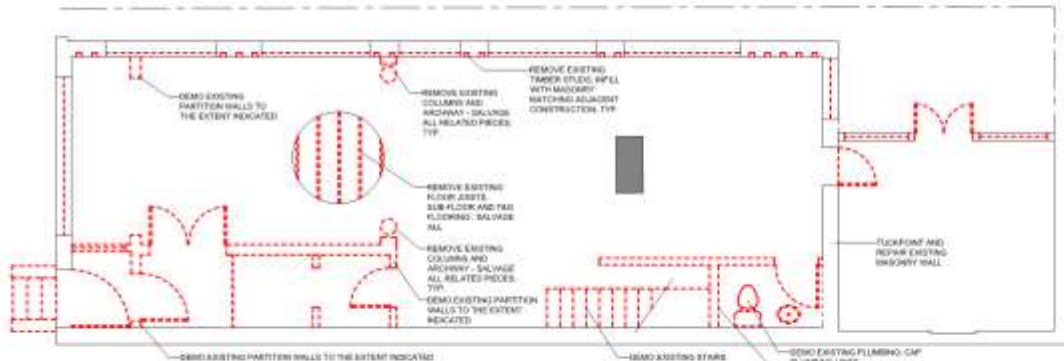
DRAWING No.:

D1.1



- REMARKS:**
1. DEMOLISH EXISTING MECHANICAL SYSTEMS PER REFERRED
 2. REMOVE ALL ELECTRICAL WIRING PER REFERRED
 3. DEMOLISH AND CAP ALL EXISTING PLUMBING LINES PER REFERRED

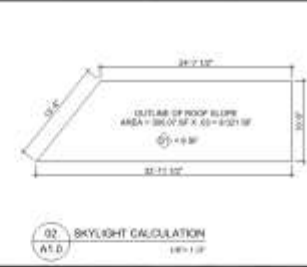
D1.1 SECOND FLOOR DEMOLITION PLAN 1/8" = 1'-0"



- REMARKS:**
1. DEMOLISH EXISTING MECHANICAL SYSTEMS PER REFERRED
 2. REMOVE ALL ELECTRICAL WIRING PER REFERRED
 3. DEMOLISH AND CAP ALL EXISTING PLUMBING LINES PER REFERRED

D1.1 FIRST FLOOR DEMOLITION PLAN 1/8" = 1'-0"

ST. PETER STREET (SIDE)



JOHN C WILLIAMS ARCHITECTS LLC
 624 BARRINGER STREET
 NEW ORLEANS, LA 70112
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 (504) 586-8887 FAX

These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief conform with applicable codes and requirements.
 I will be providing certain information related to this project.

Project No. 17001
 Date: 12/22/2017

626 BOURBON STREET
 NEW ORLEANS, LOUISIANA

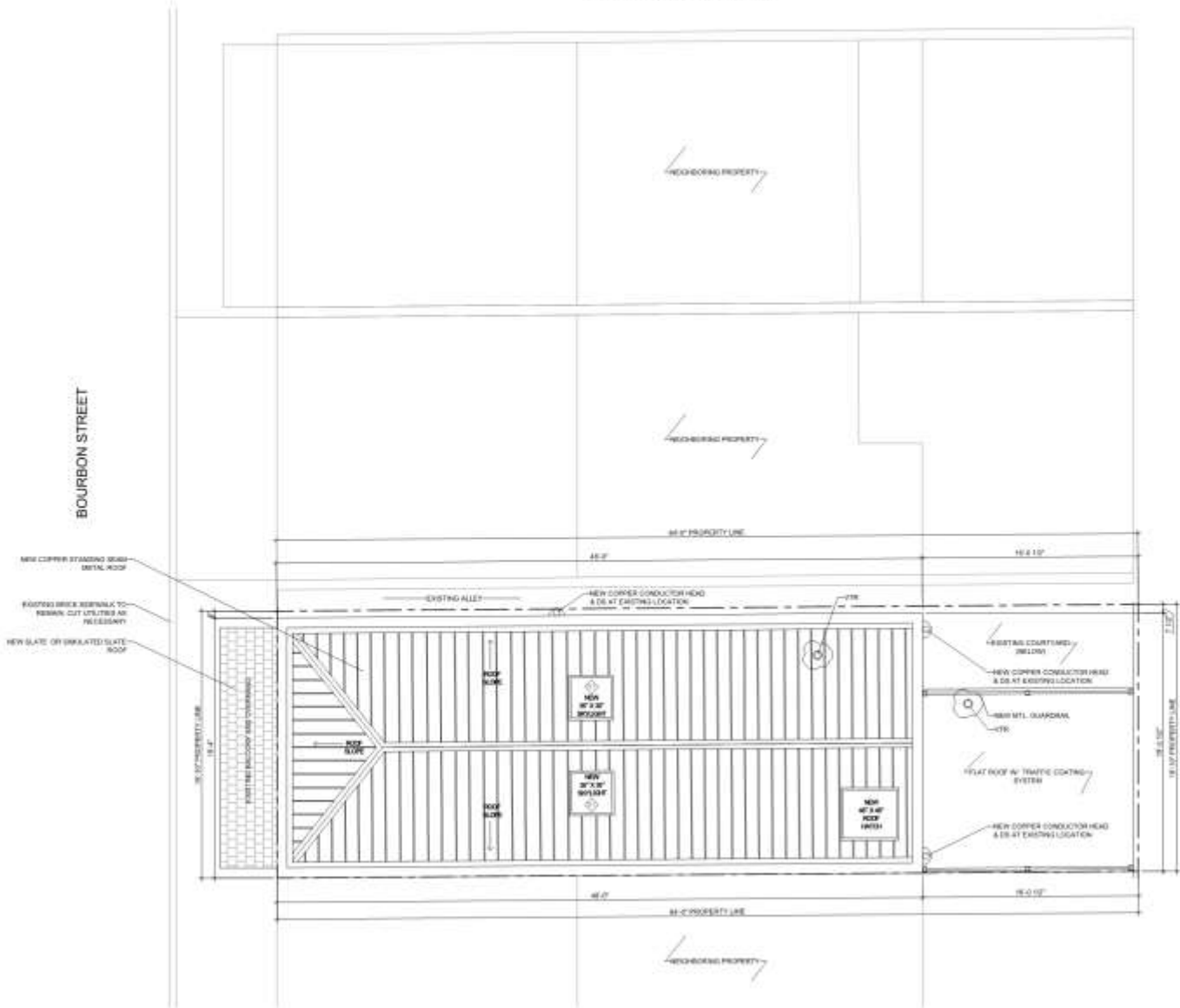
REVISIONS:

No.	Date	Scope

DRAWING TITLE
 SITE PLAN

DRAWN BY:
 PHASE: PERMIT
 JOB No.: 517002.00
 DATE: DEC. 22, 2017

DRAWING No.:
A1.0



01 SITE PLAN
 A1.0 1/8" = 1'-0"





JOHN C WILLIAMS
ARCHITECTS LLC

224 BARRON STREET
NEW ORLEANS, LA 70112
504.586.1200 FAX
504.586.1207 FAX

Please Printing and Specifications have been prepared by me or under my direct supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.
I am the architect of record and I understand my professional liability to the project.

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

- REVISIONS -

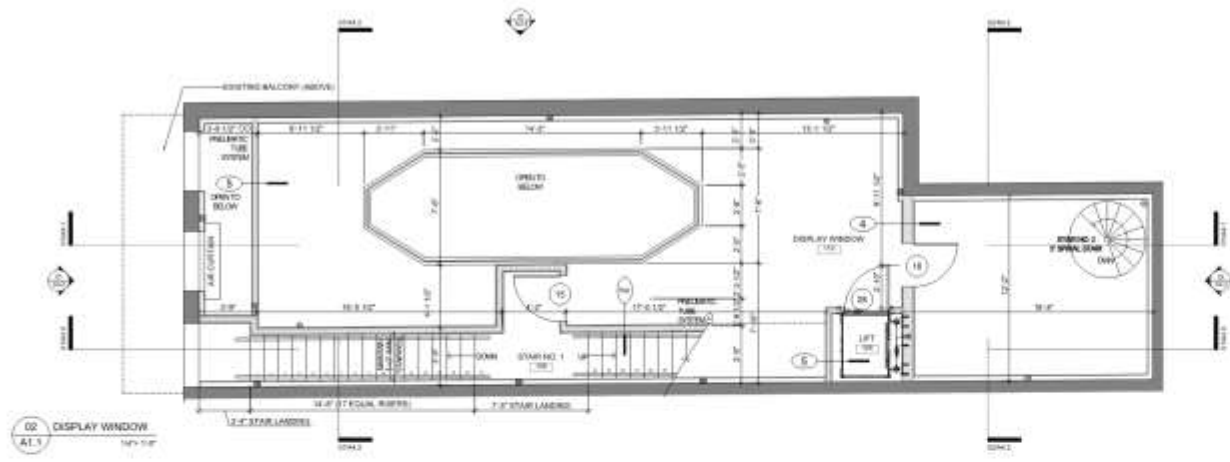
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DRAWING TITLE:
FLOOR PLANS

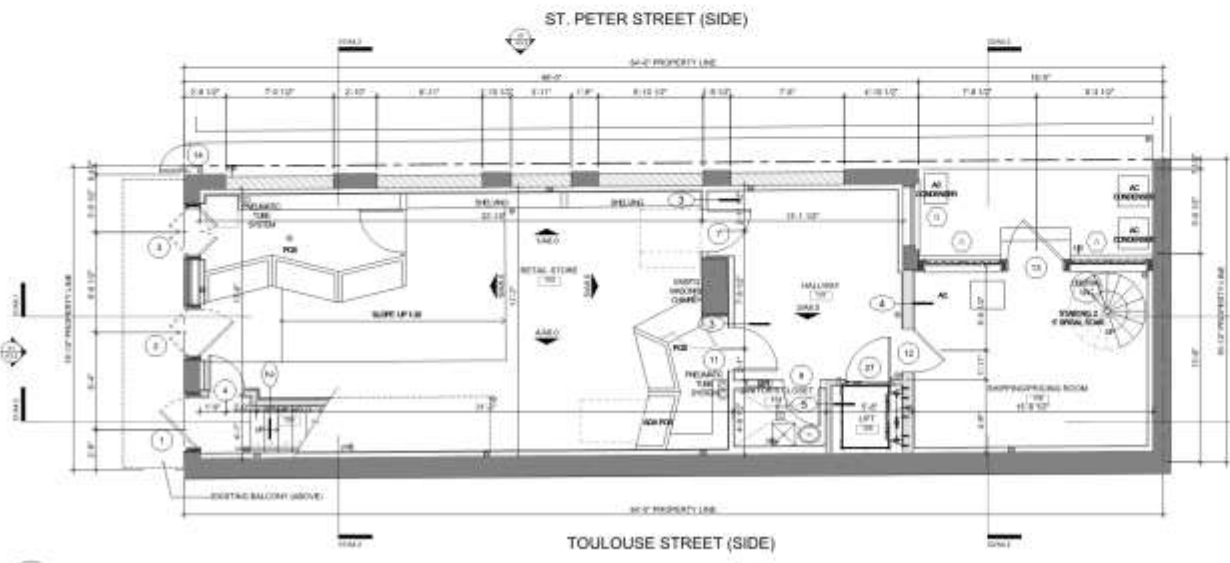
DRAWN BY: PERMIT
PHASE: PERMIT
JOB No.: 517002.00
DATE: DEC. 22, 2017

DRAWING No.:

A1.1



D2 DISPLAY WINDOW
A1.1
1/4" = 1'-0"



D1 FIRST FLOOR PLAN
A1.1
1/4" = 1'-0"





**JOHN C WILLIAMS
ARCHITECTS L.L.C**

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NEW ORLEANS, LA 70113
NEW ORLEANS PHONE
504.586.0887 FAX

These drawings and specifications have been prepared for me as an architect by the professional knowledge and skill which with suitable care and judgment.

I am not making any warranty or representation as to the accuracy of the information.



626 BOURBON STREET

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

- REVISIONS -

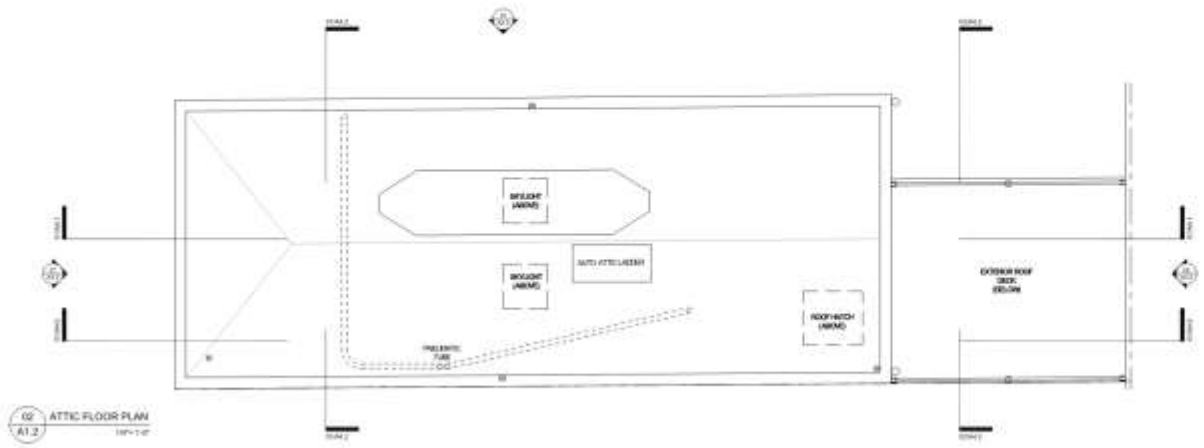
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**DRAWING TITLE:
FLOOR PLANS**

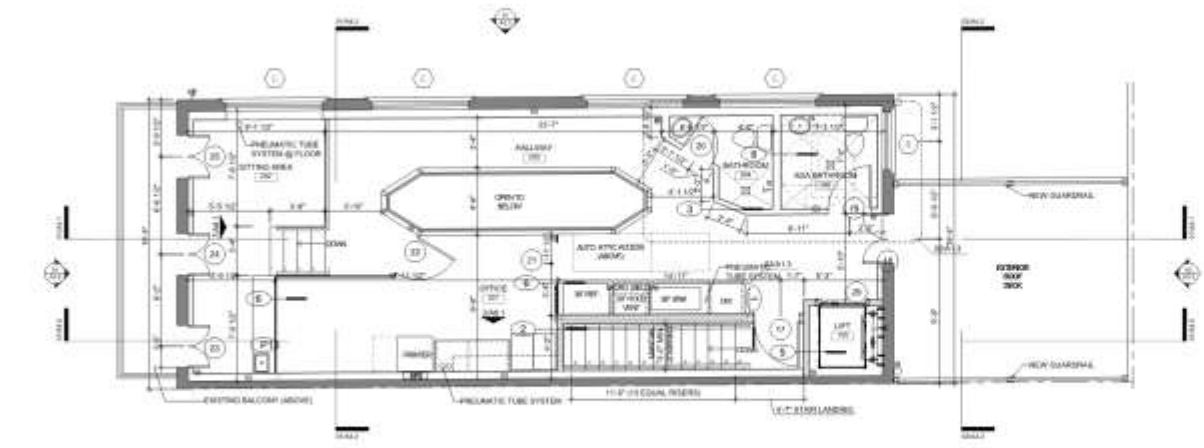
DRAWN BY: PERMIT
PHASE: 3/17/02.03
JOB NO.: 3/17/02.03
DATE: DEC. 22, 2017

DRAWING NO.:

A1.2



02 ATTIC FLOOR PLAN
A1.2



01 SECOND FLOOR PLAN
A1.2

NEW WALL FORMS LEGEND

- NEW HATCHED PARTITION
- NEW HATCHED PARTITION
- NEW HATCHED PARTITION WITH REFERENCE
- EXTERNAL WALL WITH REFERENCE





02 EXISTING BOURBON STREET ELEVATION
A3.0

01 PROPOSED BOURBON STREET ELEVATION
A3.0



**JOHN C WILLIAMS
ARCHITECTS LLC**

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504.582.0527 FAX

These drawings and specifications are to be used only for the project identified herein and for the location of the project identified herein. No part of these drawings and specifications shall be used for any other project without the written consent of the architect.

Call to verify project conditions and/or site conditions before the project.

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

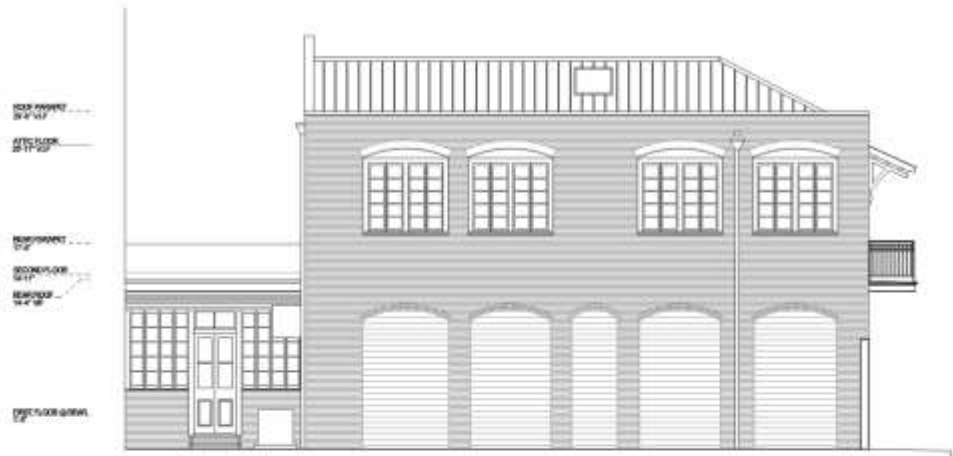
- REVISIONS -		
No.	Date	Scope

DRAWING TITLE:
EXTERIOR ELEVATIONS,
EXISTING & PROPOSED

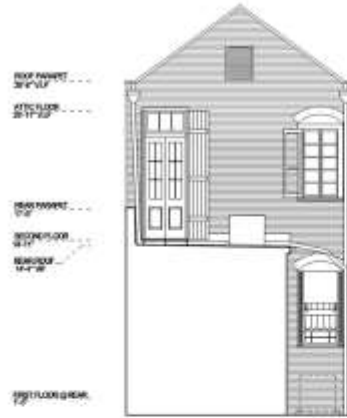
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PHASE: 517062.00
JOB No.: DEC. 22, 2017
DATE:

DRAWING No.
A3.0





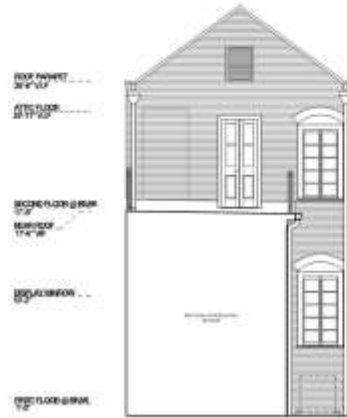
03 EXISTING ST PETER STREET (SIDE) ELEVATION
AS.1 3/8" = 1'-0"



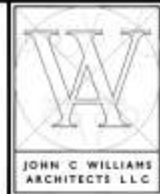
04 EXISTING ROYAL STREET (SIDE) ELEV.
AS.1 3/8" = 1'-0"



01 PROPOSED ST PETER STREET (SIDE) ELEVATION
AS.1 3/8" = 1'-0"



02 PROPOSED ROYAL STREET (SIDE) ELEV.
AS.1 3/8" = 1'-0"



JOHN C WILLIAMS
ARCHITECTS LLC

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These drawings and specifications have been prepared by me or under my direct personal supervision and to the best of my knowledge and belief they comply with applicable codes and requirements.

I am providing these drawings and specifications as advisory services on this project.

PROJECT NO. 17-0001
DATE: 12/22/2017

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

- REVISIONS -

No.	Date	Scope

DRAWING TITLE:
EXTERIOR ELEVATIONS
EXISTING & PROPOSED

DRAWN BY: PERMIT
PHASE: 317002.00
JOB No.: DEC. 22, 2017
DATE:

DRAWING No.:

A3.1





JOHN C. WILLIAMS
ARCHITECTS LLC

824 BARRONNE STREET
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These drawings and specifications have been prepared by me or under my direct personal supervision and to the best of my professional knowledge and belief comply with applicable laws and requirements.

Look for printing errors coordinate correspondence herein on this page.

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

REVISIONS

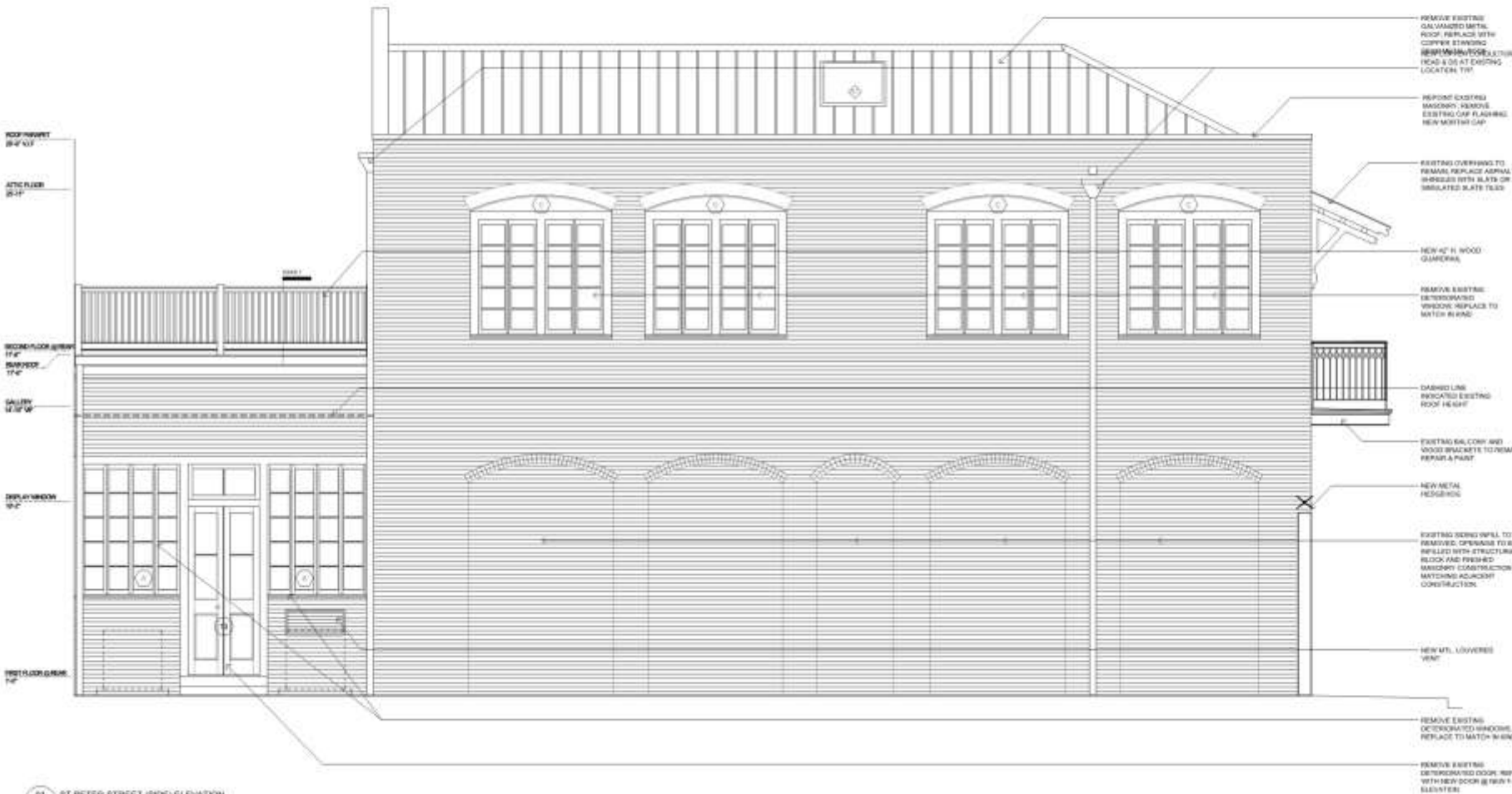
No.	Date	Scope

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EXTERIOR ELEVATIONS

DRAWN BY:
PHASE: PERMIT
JOB NO.: 517000.00
DATE: DEC. 22, 2017

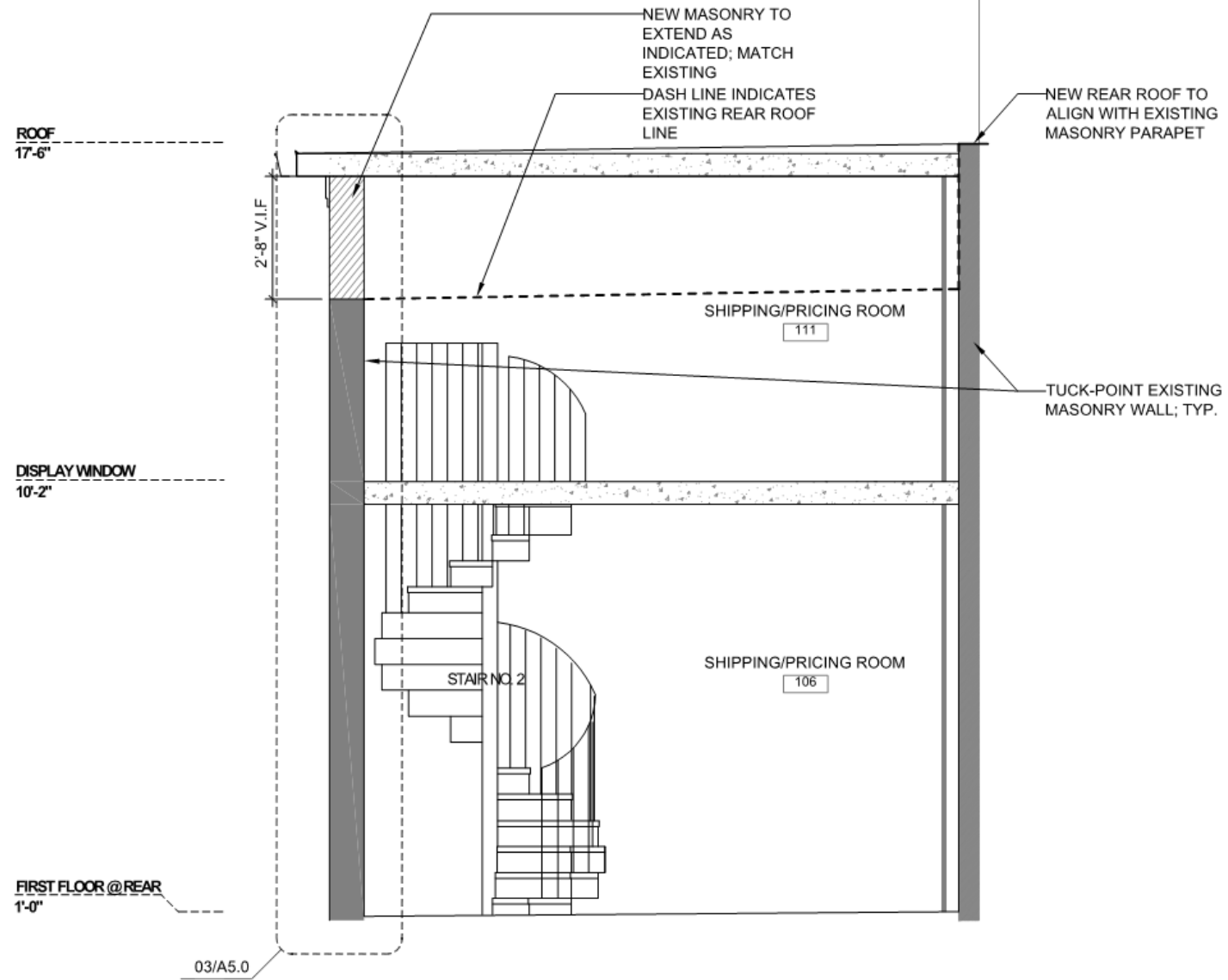
DRAWING No.

A3.3



D1 ST PETER STREET (SIDE) ELEVATION
A3.3 1/8" = 1'-0"



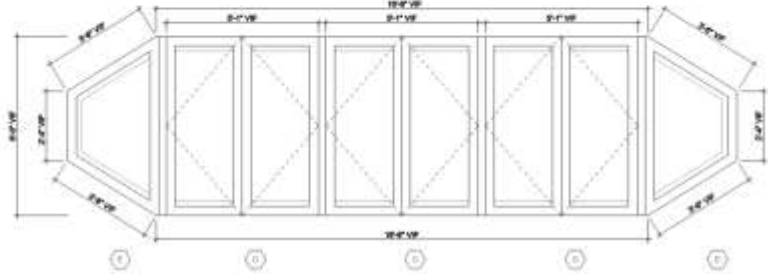


626 Bourbon

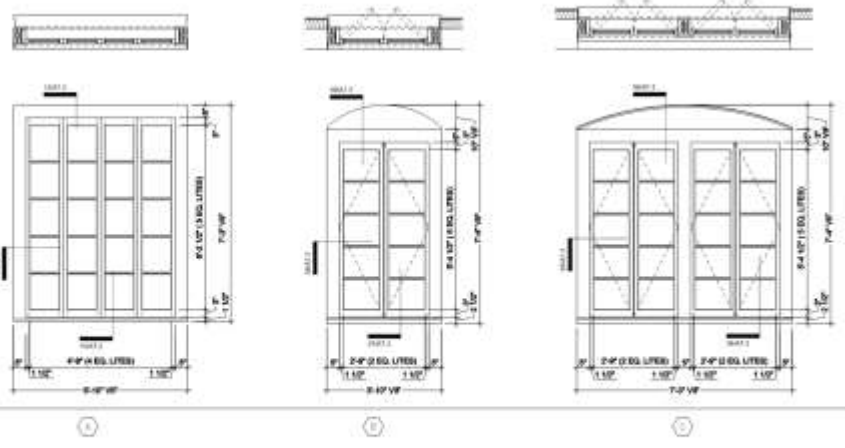


WINDOW SCHEDULE									
NO.	QTY	WINDOW WIDTH	WINDOW HEIGHT	GLASS TYPE	WINDOW MATERIAL	WINDOW TYPE	WINDOW FINISH	REMARKS	NOTES
A	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
B	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
C	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
D	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
E	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
F	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
G	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
H	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT
I	2	6'-0" W	7'-0" H	CLT	WOOD	TRIPLE GLAZED	TRIPLE GLAZED	INTERIOR: 10A EXTERIOR: 10B	COORDINATE TO PROJECT

- NOTES:
- SEE THE WINDOW SCHEDULE FOR WINDOW TYPES AND WINDOW TYPES. SEE THE WINDOW SCHEDULE FOR WINDOW TYPES AND WINDOW TYPES.
 - SEE THE WINDOW SCHEDULE FOR WINDOW TYPES AND WINDOW TYPES. SEE THE WINDOW SCHEDULE FOR WINDOW TYPES AND WINDOW TYPES.
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INTERIOR



EXTERIOR



SKYLIGHTS

81 WINDOW TYPES
A3.1



JOHN C WILLIAMS ARCHITECTS LLC

626 BOURBON STREET
NEW ORLEANS, LA 70116
504.586.1000 PHONE
504.586.1000 FAX

These drawings and specifications have been prepared by us or under our direct supervision and to the best of our professional knowledge and belief comply with applicable codes and requirements.

DATE: 12/22/2017

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

REVISIONS		
No.	Date	Scope

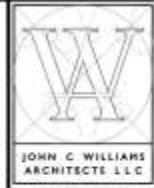
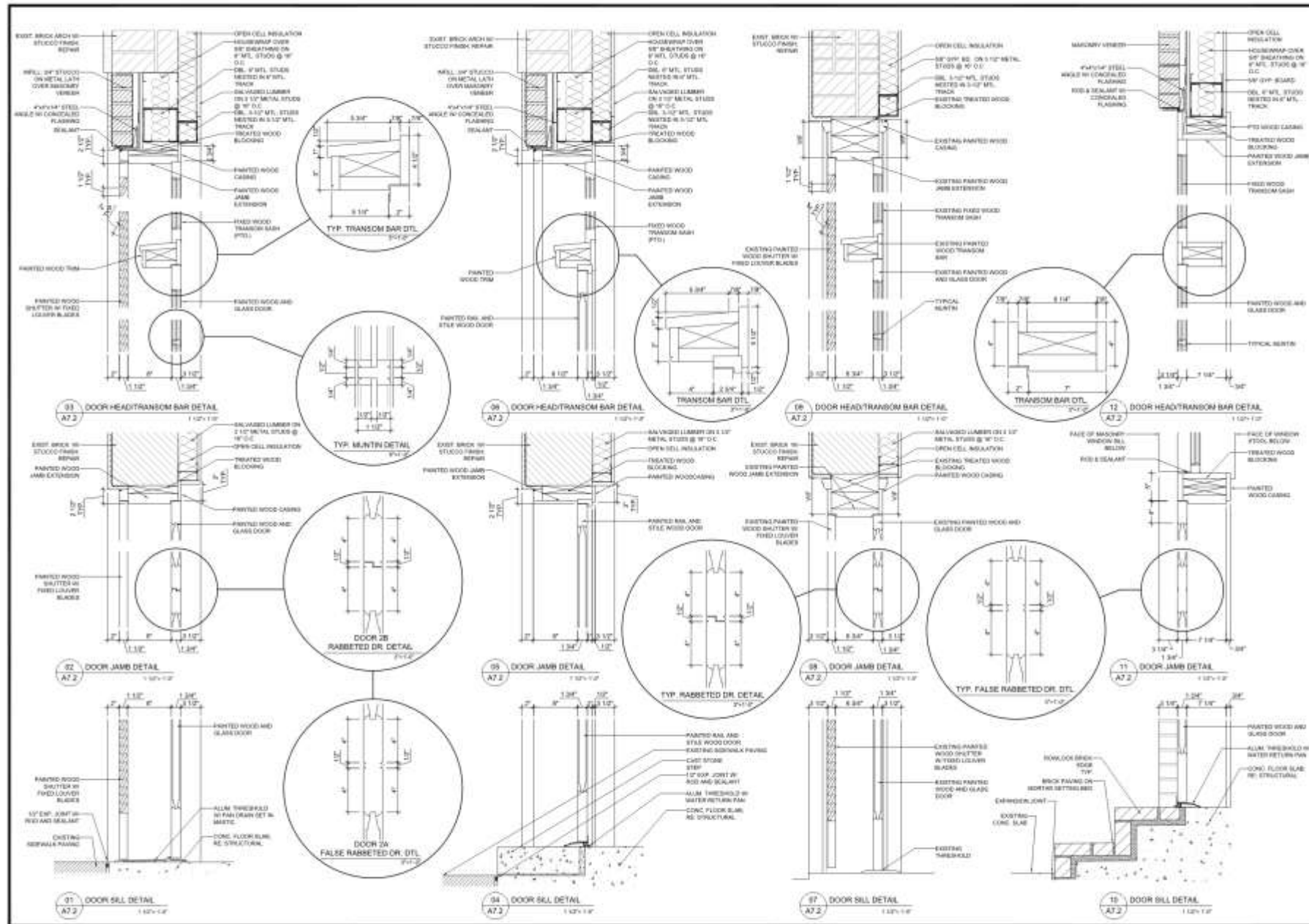
DRAWING TITLE:
WINDOW SCHEDULE & TYPES

DRAWN BY: PERSAT
PHASE: PERMIT
JOB No.: 17102.00
DATE: DEC. 22, 2017

DRAWING No.:

A7.1





JOHN C. WILLIAMS ARCHITECTS LLC
 504 BOURBON STREET
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 504.581.6886 PHONE
 504.581.0947 FAX

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626 BOURBON STREET
 NEW ORLEANS, LOUISIANA

REVISIONS

No.	Date	Scope

DRAWING TITLE:
 DOOR & WINDOW DETAILS

DRAWN BY:
 PHASE: PERSET

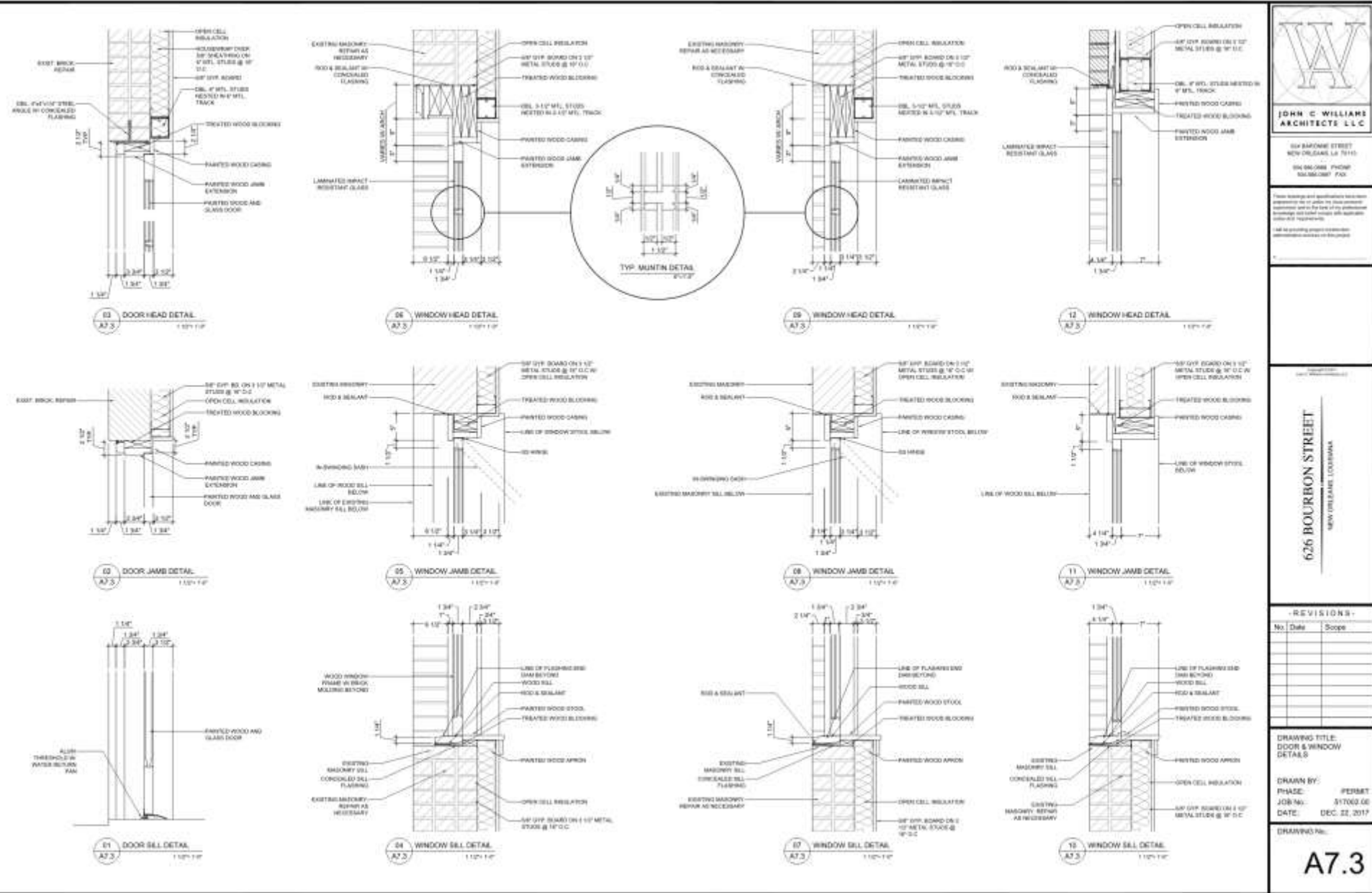
JOB No.: 51702.00

DATE: DEC. 22, 2017

DRAWING No.:

A7.2





JOHN C. WILLIAMS ARCHITECTS LLC

614 BARONE STREET
NEW ORLEANS, LA 70115
504.582.8888 FAX
504.582.8887 MOB

These drawings and specifications constitute an agreement for the work to be performed hereunder and shall not be construed as a contract until they are approved by the City of New Orleans. The City of New Orleans is not responsible for any errors or omissions in these drawings and specifications.

1. All work shall be in accordance with the City of New Orleans Building Code and all applicable codes and regulations.

2. All work shall be in accordance with the City of New Orleans Building Code and all applicable codes and regulations.

626 BOURBON STREET
NEW ORLEANS, LOUISIANA

- R E V I S I O N S -

No.	Date	Scope

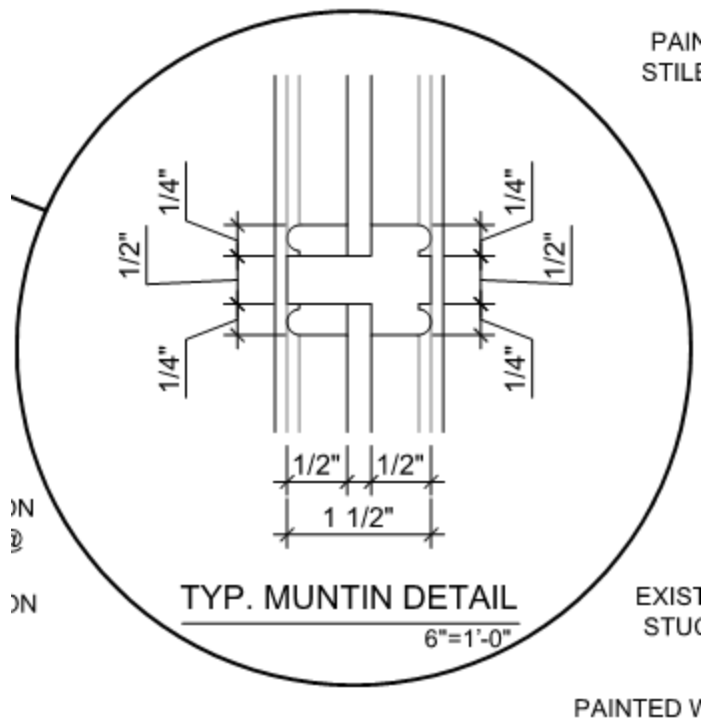
DRAWING TITLE:
DOOR & WINDOW DETAILS

DRAWN BY: PERMET
PHASE: 317002.00
JOB No.: 317002.00
DATE: DEC. 22, 2017

DRAWING No.:
A7.3

626 BOURBON

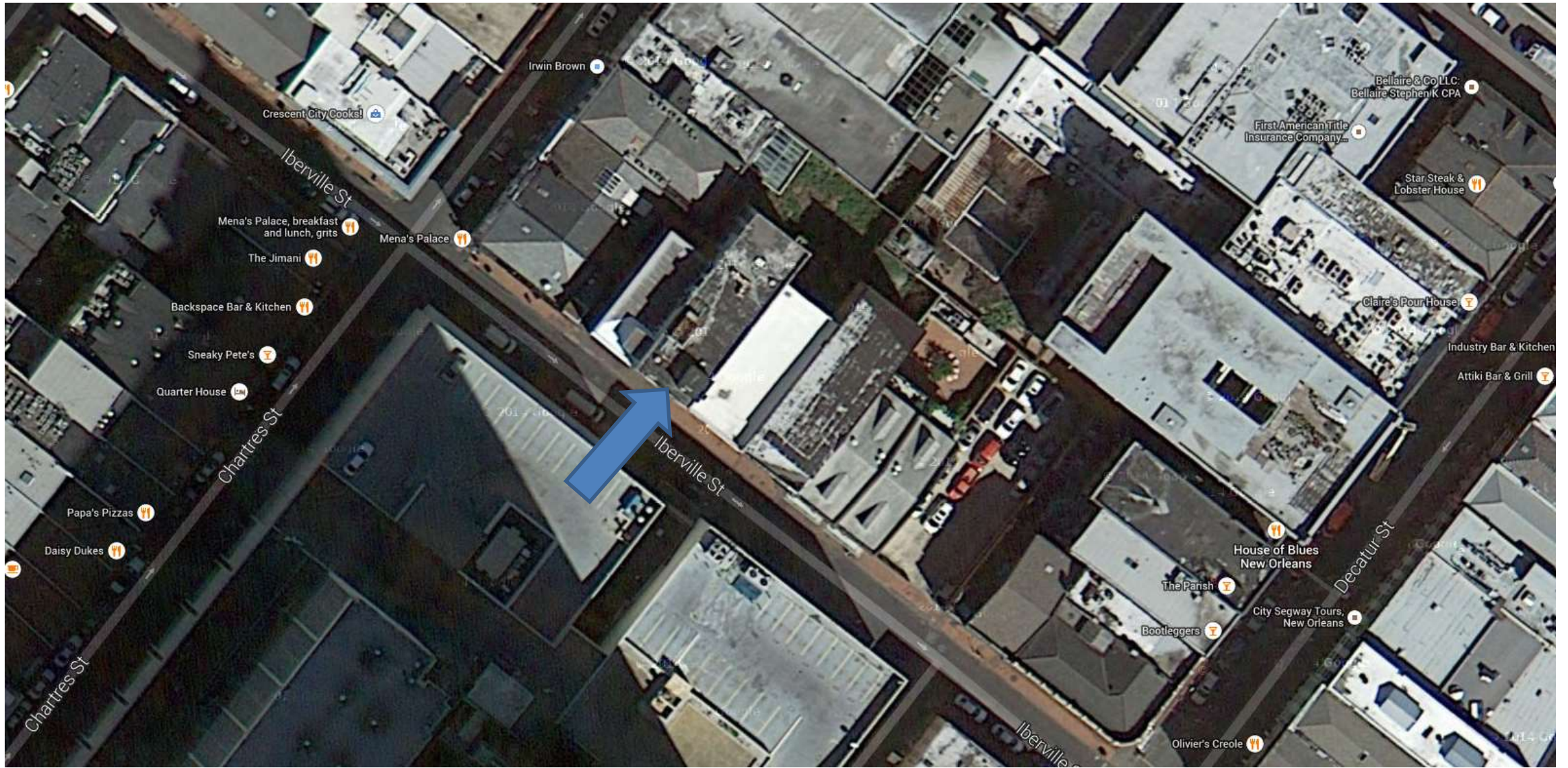




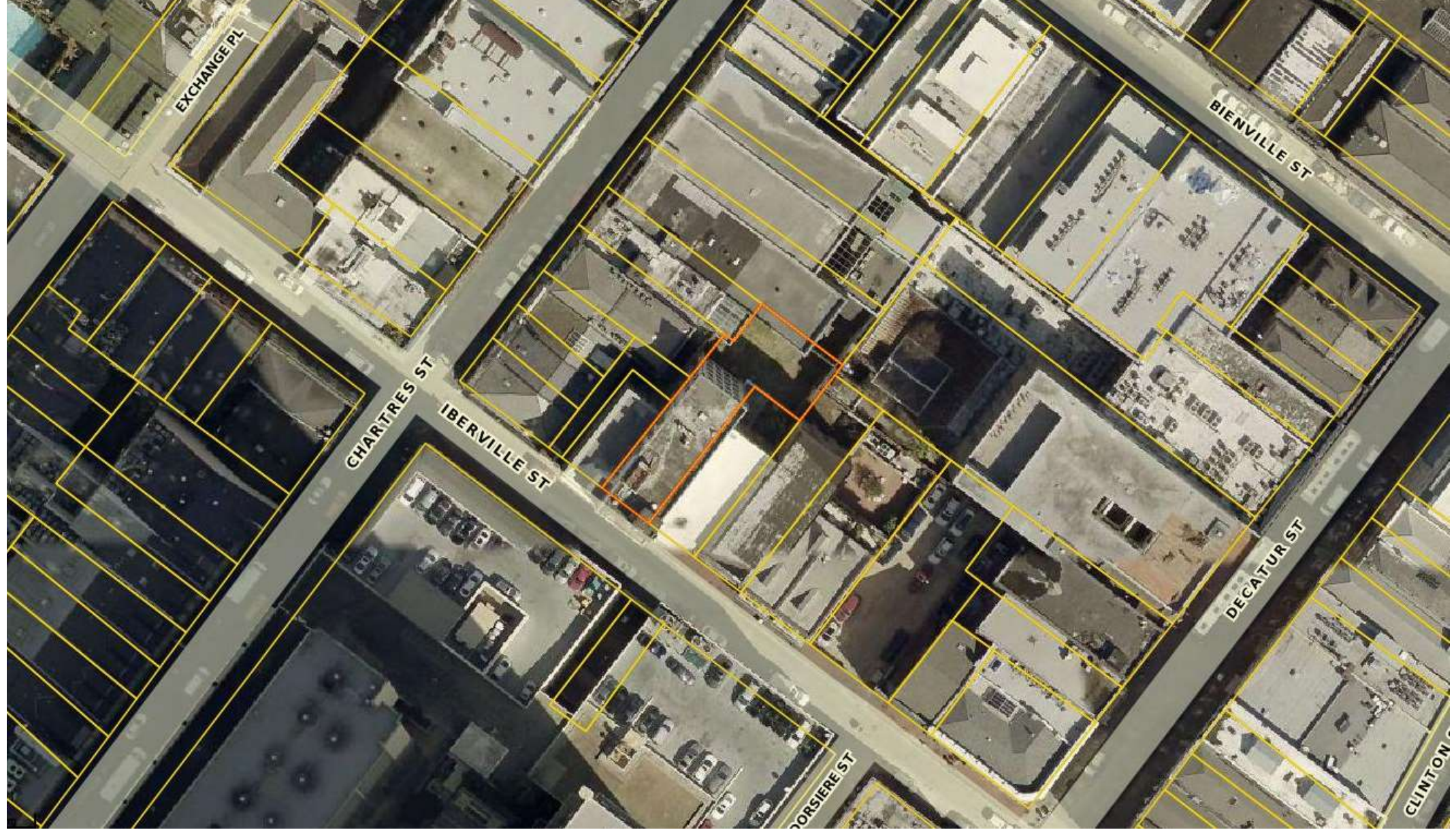
626 Bourbon



533-35 Iberville

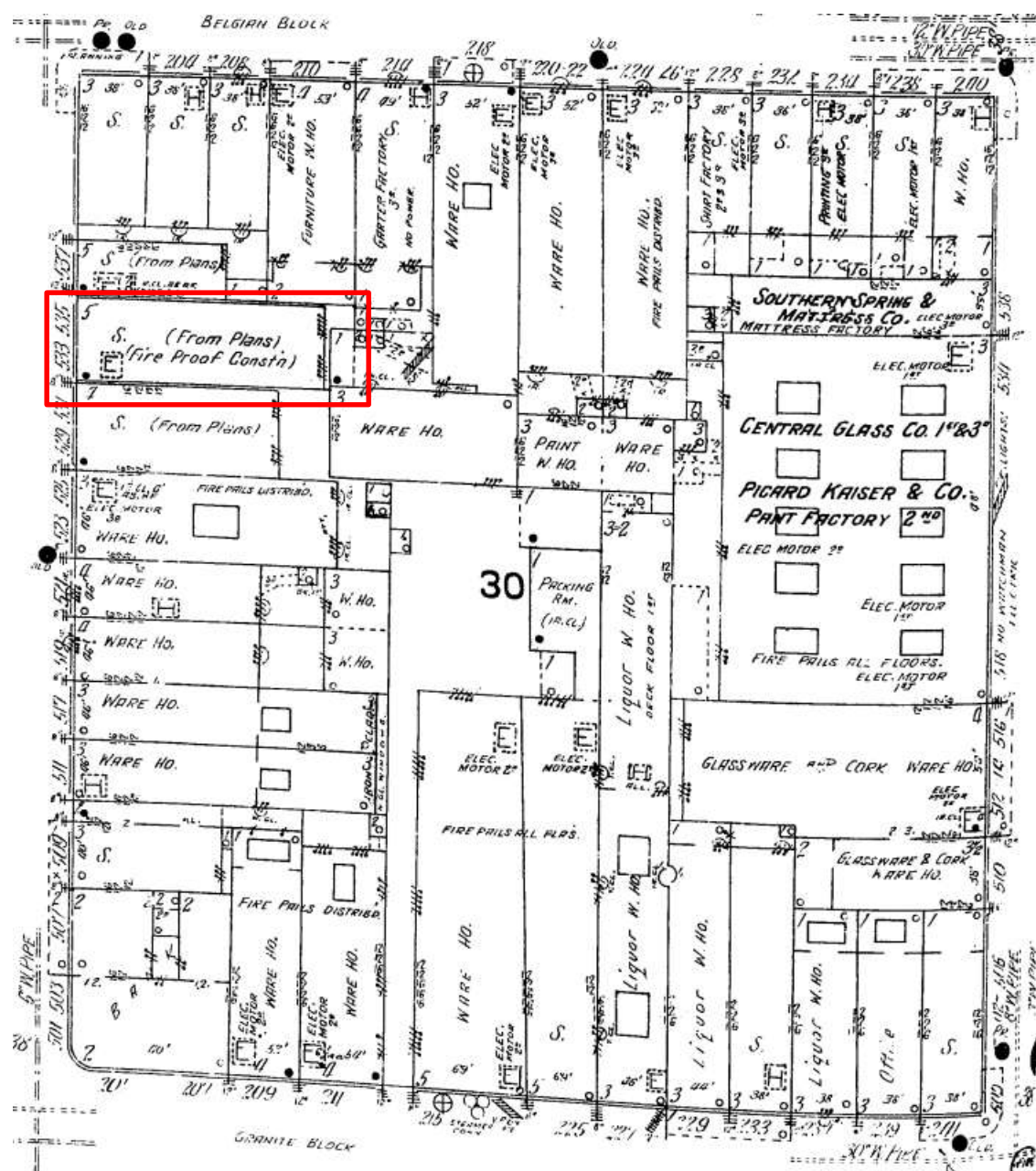


533 Iberville



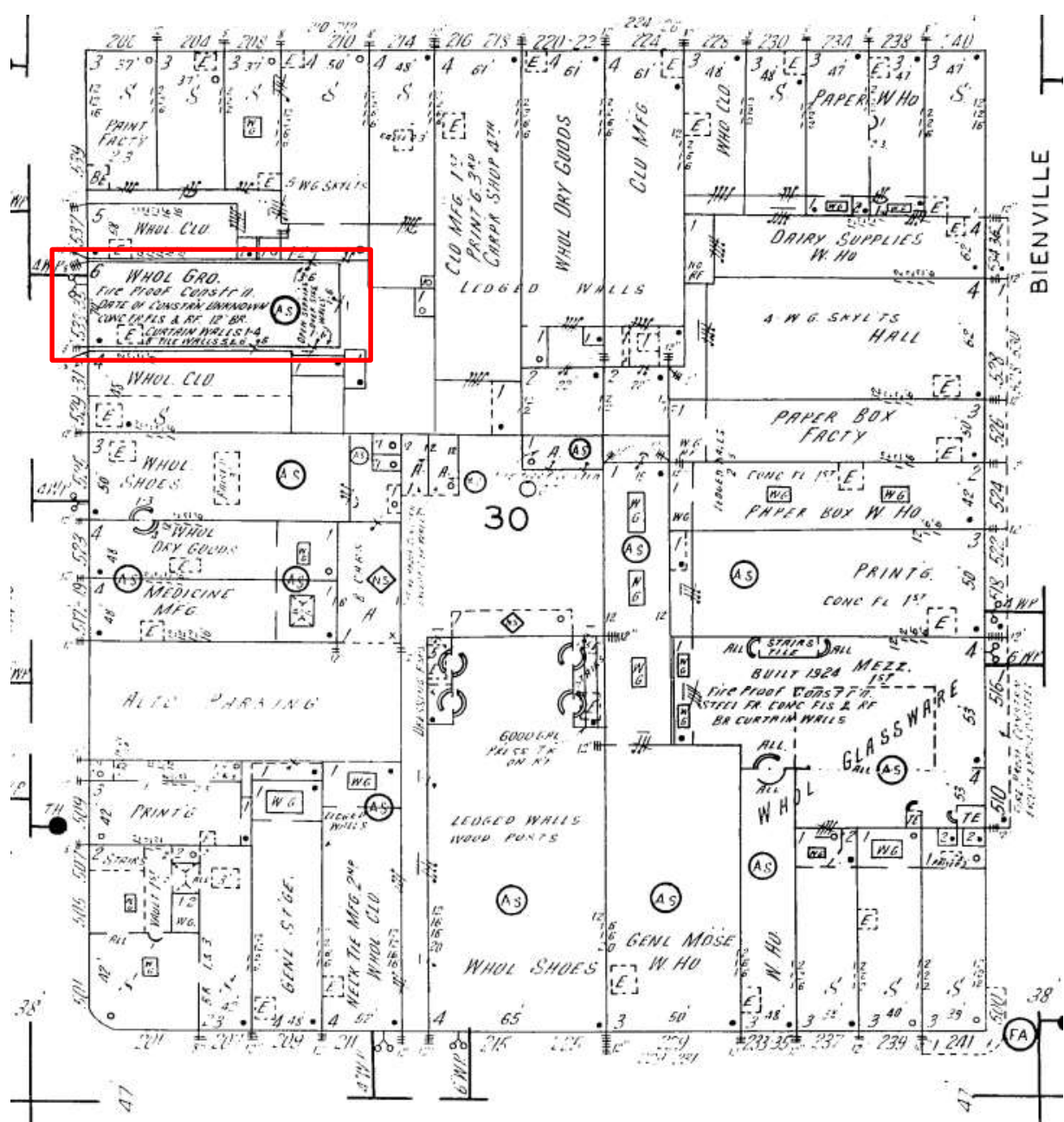
533 Iberville





533 Iberville, 1908





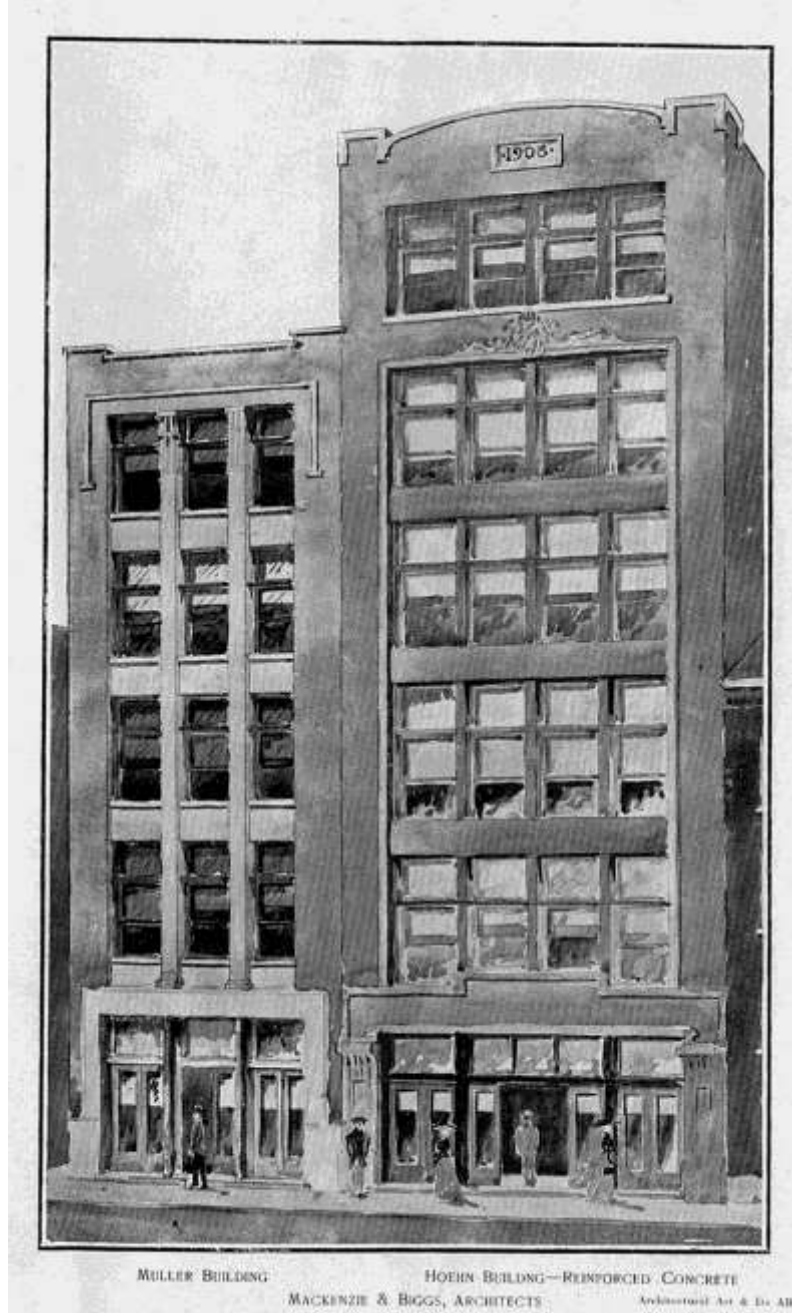
533 Iberville





533 Iberville, 1964 & 2011





533 Iberville





533 Iberville





533 Iberville





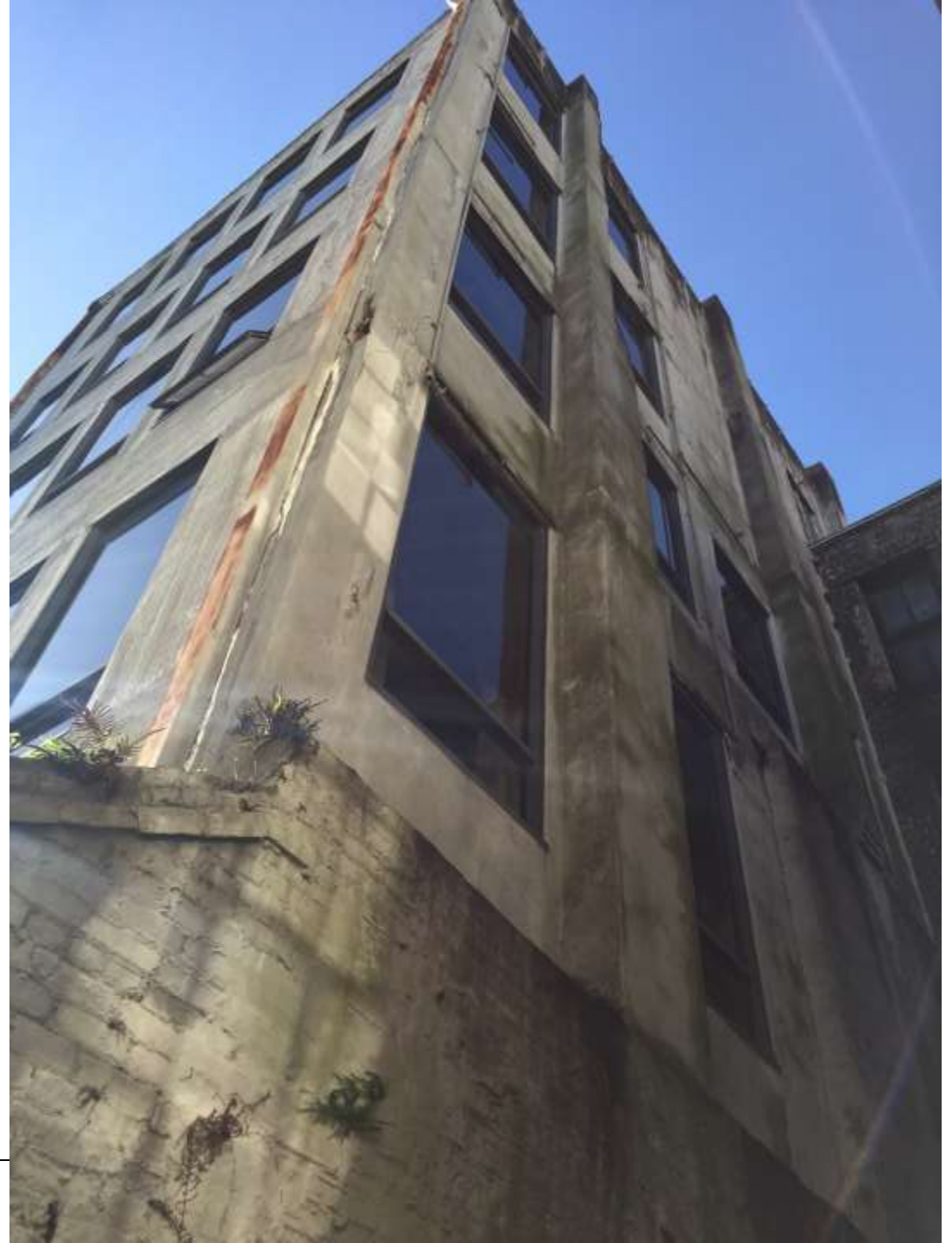


















533 Iber



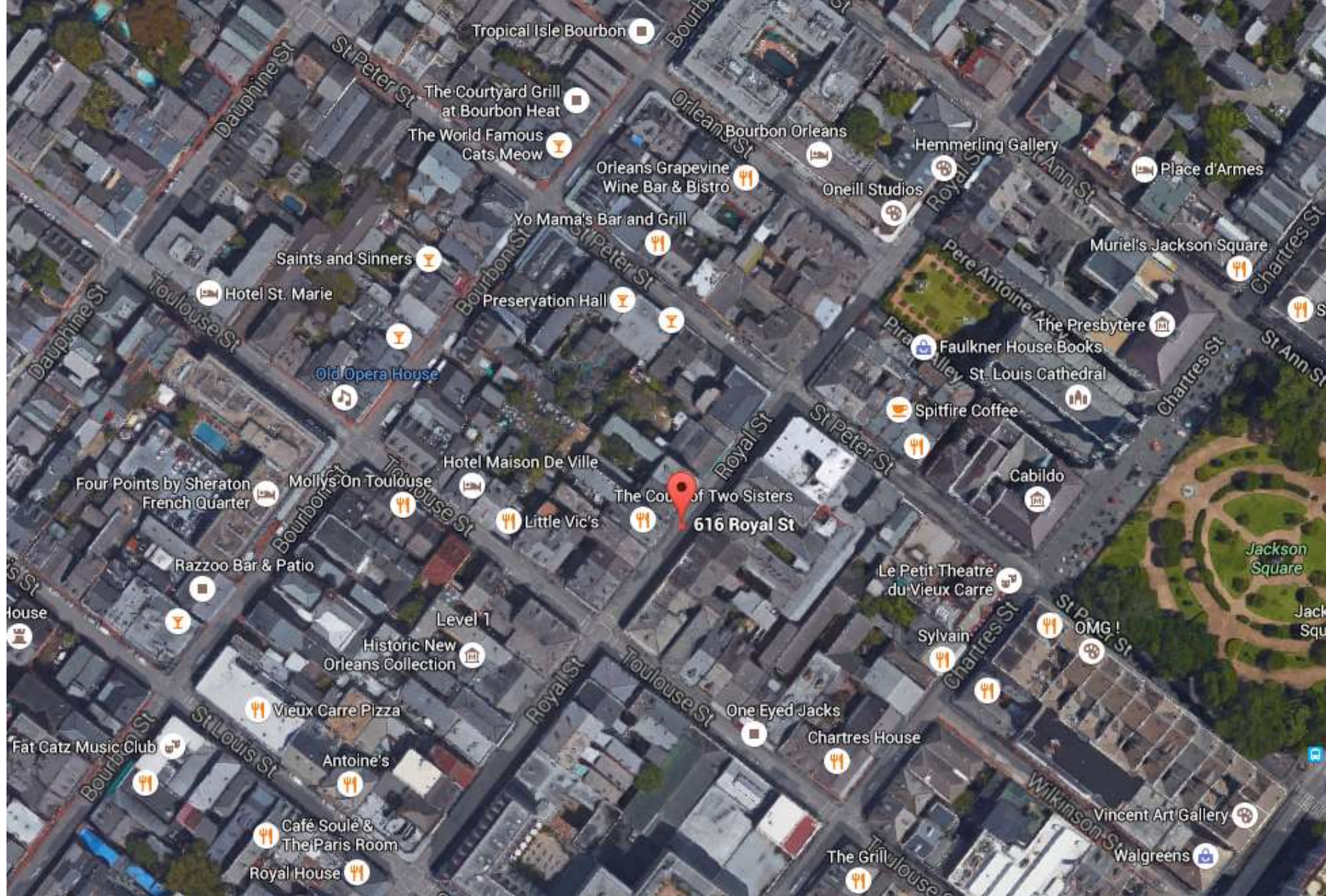






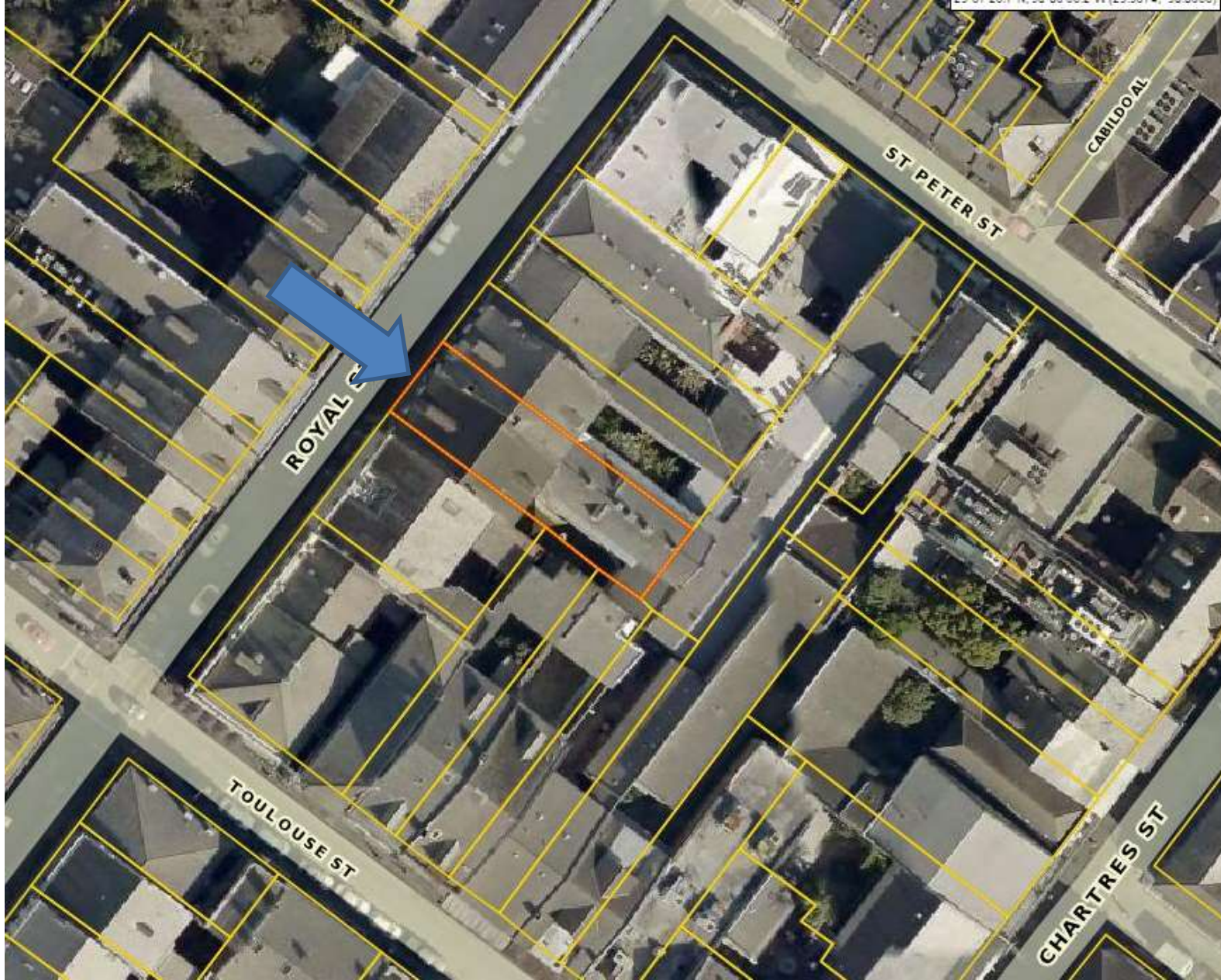


616 Royal



616-618 Royal





616-618 Royal





616-618 Royal



616-618 Royal

VCC Architectural Committee

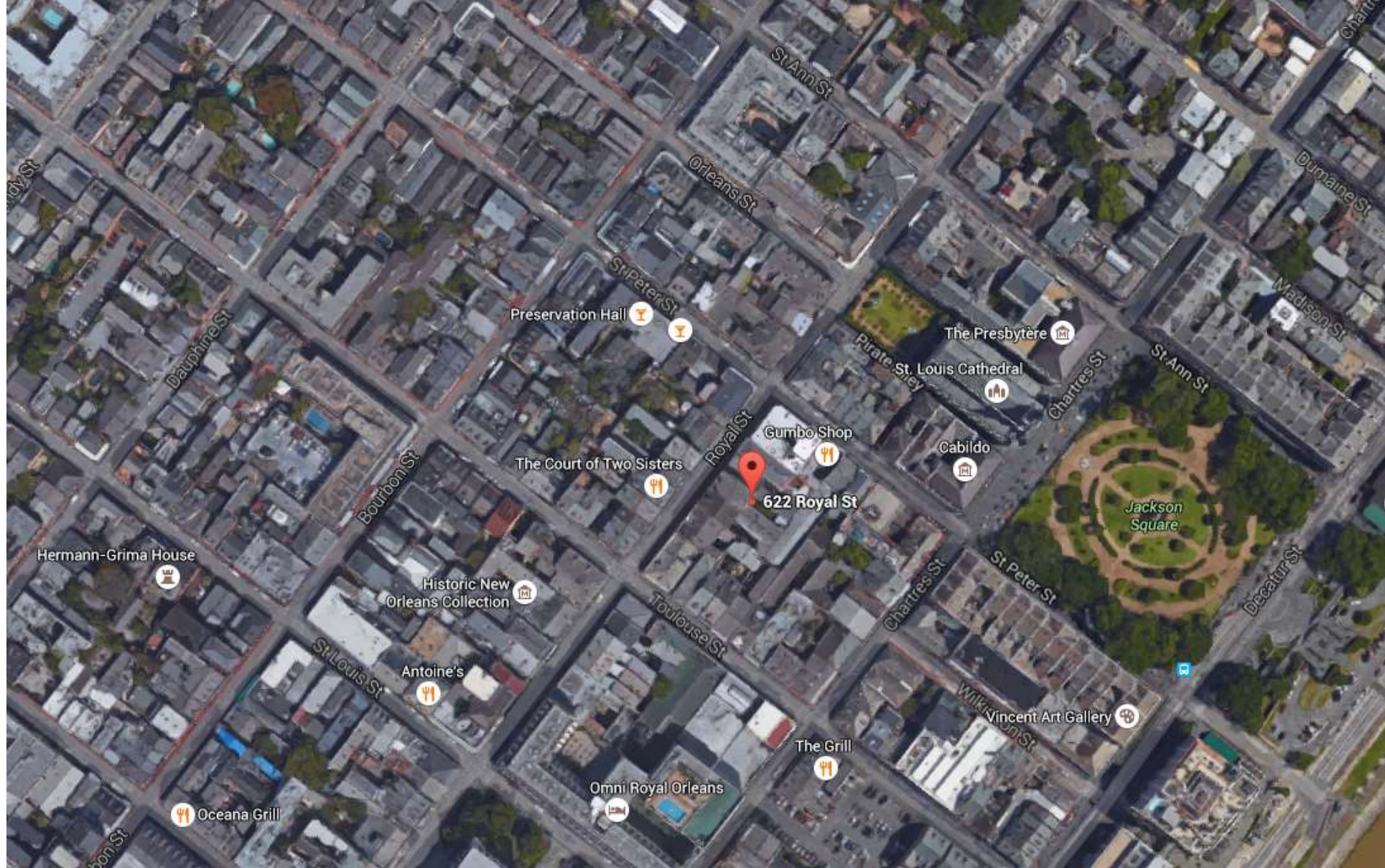
January 8th, 2018



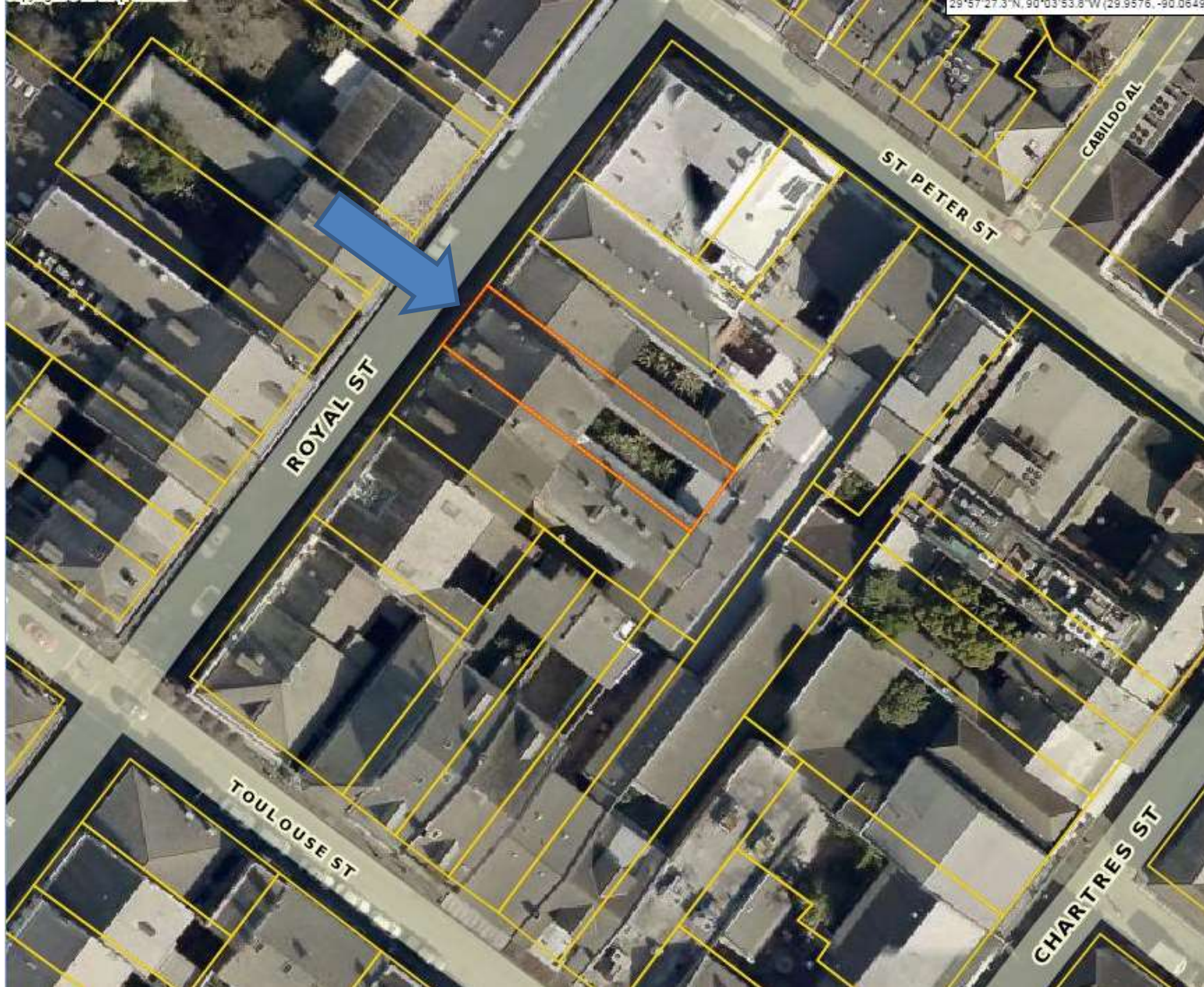


616-618 Royal





622-624 Royal



622-624 Royal





622-624 Royal



622-624 Royal



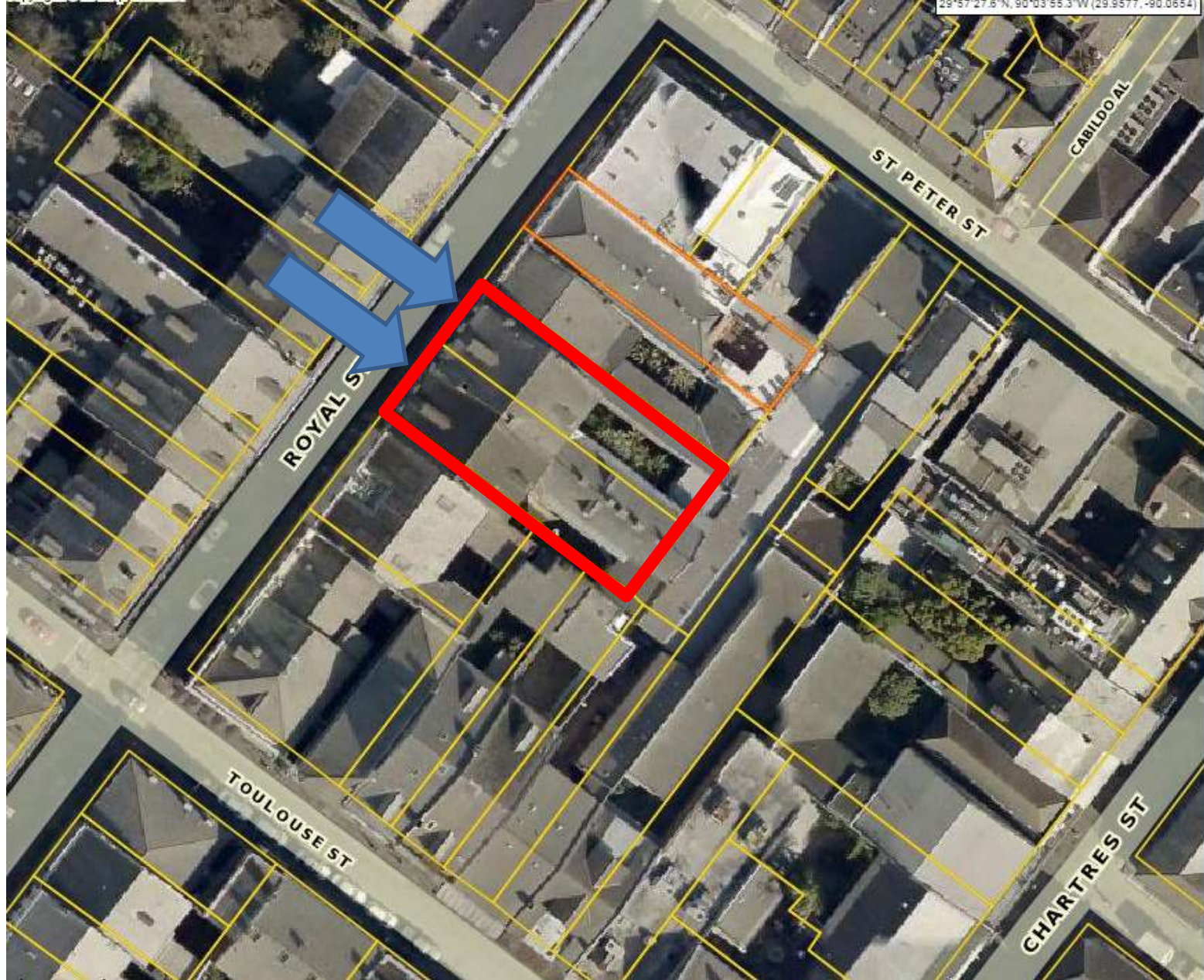


622-624 Royal





622-624 Royal, existing courtyard



M S Rau proposed re-subdivision





Addition
proposed for
demolition

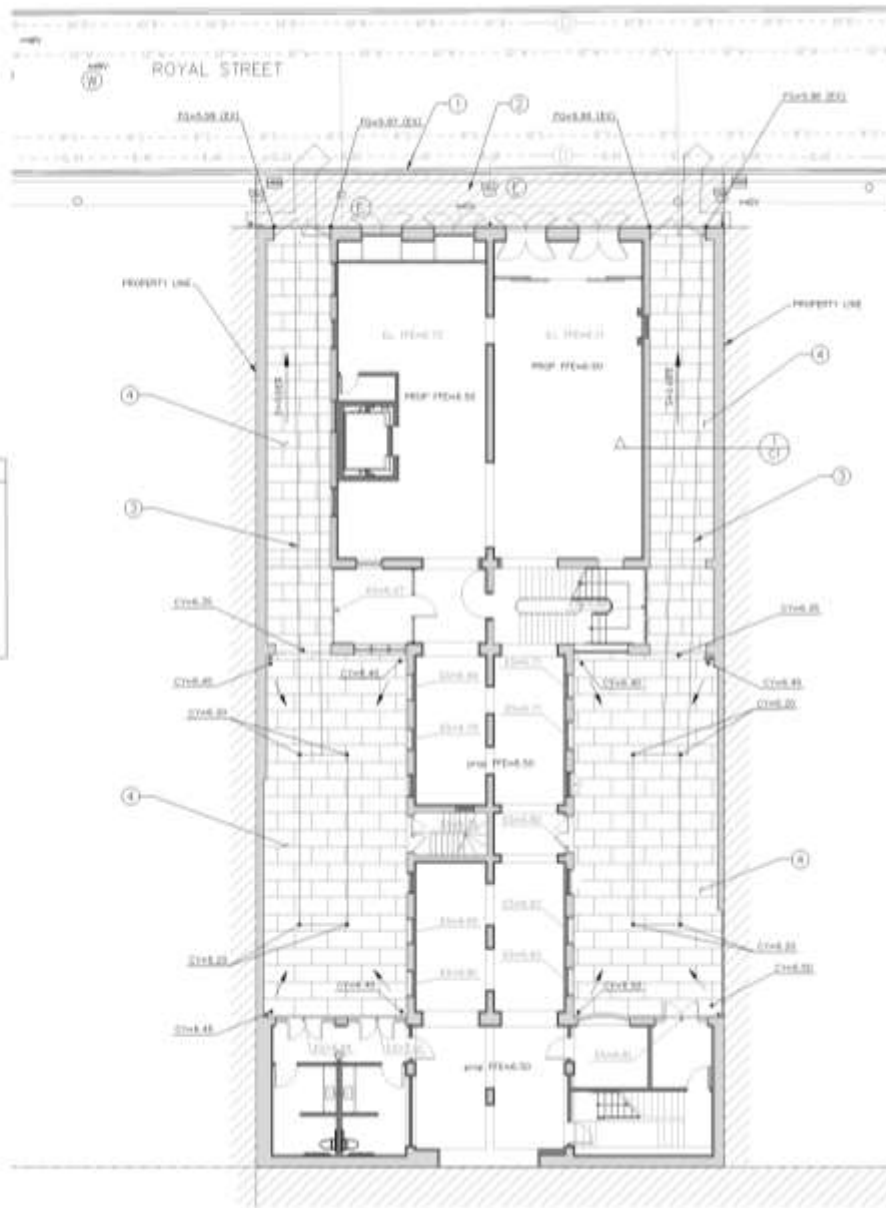


Addition
proposed for
demolition



09/29/2014





- CONSTRUCTION LEGEND**
- ① EXISTING GRANITE CURB AND CONCRETE SUPPORT TO BE REMAIN
 - ② RETAIN EXISTING SLAB TO FLOOR AND REMOVE EXISTING SIDEWALK CONCRETE. MAINTAIN EXISTING CURB DETAIL 1, THIS SHEET.
 - ③ 2' WIDE TRENCH FOR UTILITY PIPE AND CONCRETE CURB CONSTRUCTION. PER DETAIL 1, THIS SHEET.
 - ④ REMAIN AND RETAIN ALL FINISHES IN COURTYARD AND REPLACE AFTER ORIGINAL PER DETAIL 1, THIS SHEET.

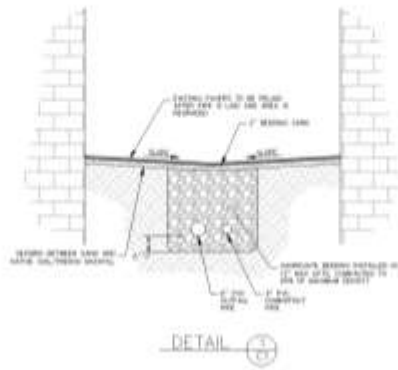
LEGEND

1	EXISTING GRANITE CURB AND CONCRETE SUPPORT TO BE REMAIN	1	EXISTING GRANITE CURB AND CONCRETE SUPPORT TO BE REMAIN
2	RETAIN EXISTING SLAB TO FLOOR AND REMOVE EXISTING SIDEWALK CONCRETE. MAINTAIN EXISTING CURB DETAIL 1, THIS SHEET.	2	RETAIN EXISTING SLAB TO FLOOR AND REMOVE EXISTING SIDEWALK CONCRETE. MAINTAIN EXISTING CURB DETAIL 1, THIS SHEET.
3	2' WIDE TRENCH FOR UTILITY PIPE AND CONCRETE CURB CONSTRUCTION. PER DETAIL 1, THIS SHEET.	3	2' WIDE TRENCH FOR UTILITY PIPE AND CONCRETE CURB CONSTRUCTION. PER DETAIL 1, THIS SHEET.
4	REMAIN AND RETAIN ALL FINISHES IN COURTYARD AND REPLACE AFTER ORIGINAL PER DETAIL 1, THIS SHEET.	4	REMAIN AND RETAIN ALL FINISHES IN COURTYARD AND REPLACE AFTER ORIGINAL PER DETAIL 1, THIS SHEET.

- ABBREVIATIONS**
- BCC BACK OF CURB
 - CGT FRESH GRADE IN COURTYARD
 - DEP DEPARTMENT OF PUBLIC WORKS
 - ES EXISTING GRADE
 - ESL EXISTING SLAB
 - EXIST EXISTING
 - FFL FRESH FLOOR ELEVATION
 - GTG GUTTER
 - L LENGTH
 - LY LINEAR FEET
 - R RADIUS
 - STD STANDARD
 - TR TERRACE
 - TC TOP OF CURB
 - TS TOP OF SLAB
 - TR TYPICAL



0 10 20 30



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 (504) 522-1234

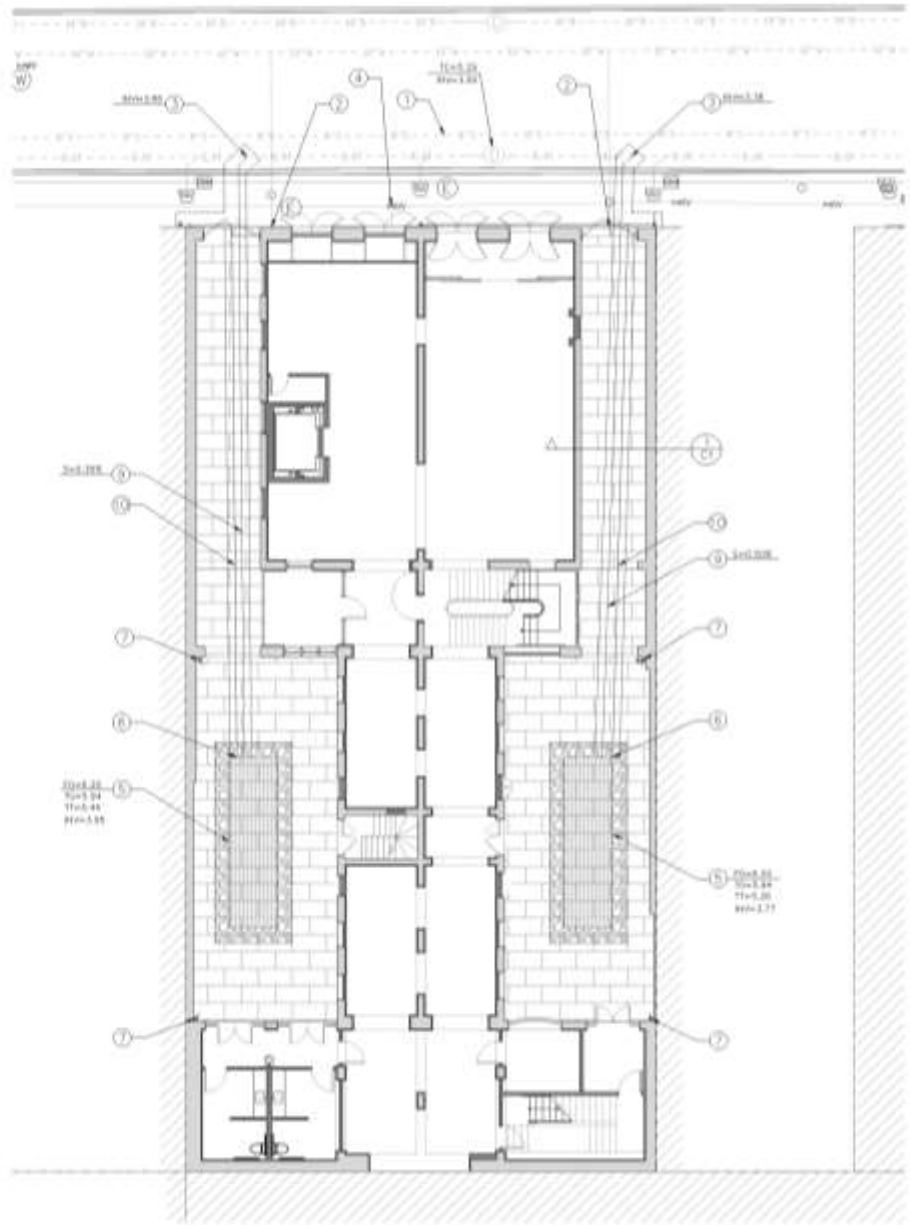
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4 DECEMBER 2017
 CIVIL SITE PLAN & GRADING PLAN





- CONSTRUCTION LEGEND**
- 1 EXISTING BEWER SERVICE TO REMAIN SEE PLANNING PLAN FOR ROUTING POWER BUILDING
 - 2 EXISTING WATER SERVICE TO REMAIN SEE PLANNING PLAN FOR ROUTING POWER BUILDING
 - 3 CORRECT MARK OF FIVE BRANCH INTO EXISTING 12" CONCRETE LINE IN ROYAL STREET WITH A/C CONNECTION
 - 4 EXISTING GAS CONNECTION TO REMAIN
 - 5 RETAIL MERCHANDISE STORAGE TRUCK HOISTING PLATFORM FOR DETAILS ON SHEET C3
 - 6 CORRECT DOWNPOUT TO TRUCK SYSTEM PER CONCEPT PLAN ON SHEET C3. DOWNPOUT SOLUTION DRAWN FOR CONCEPT PURPOSE ONLY. SEE PLANNING PLAN FOR DOWNPOUT SOLUTION.
 - 7 DOWNPOUT TO DETAIL DRY COURT/PAVE AND INFILTRATE INTO LEAK THROUGH PERVIOUS PLANS
 - 8 SEE DETAIL ON SHEET C3 FOR CORRECTION OF THIS WITH LEAK
 - 9 RETAIL 8" PVC DETAIL DRAW FOR DETAIL ON SHEET C3
 - 10 8" PVC DOWNPOUT CONNECTION PER DETAIL 1. SHEET C1

- ABBREVIATIONS**
- BLD. BLDG. OR CURB
 - DET. DET. TAG
 - DPW. DEPARTMENT OF PUBLIC WORKS
 - EX. EXISTING DRAWING
 - EX. EXISTING SLAB
 - EX. EXISTING
 - FVE. FINISH FLOOR ELEVATION
 - S. SLOTTED
 - L. LENS
 - LF. LINEAR FEET
 - R. RADIUS
 - STD. STANDARD
 - GR. SIDEWALK
 - TC. TOP OF CURB
 - TL. TOP OF SLAB
 - TR. TYPICAL



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THE ARCHITECTURE COMPANY
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CONTRACTOR AND PLUMBING CONTRACTOR
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 10TH FLOOR
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MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
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 10TH FLOOR
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PLUMBING ENGINEER
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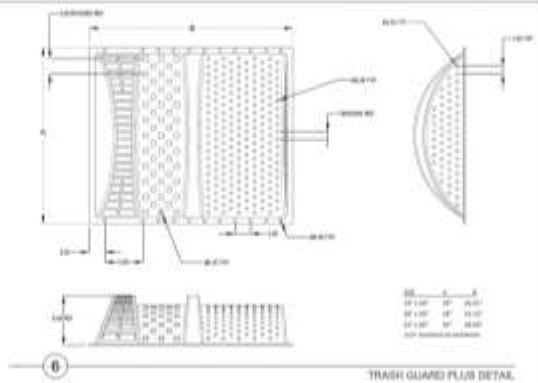
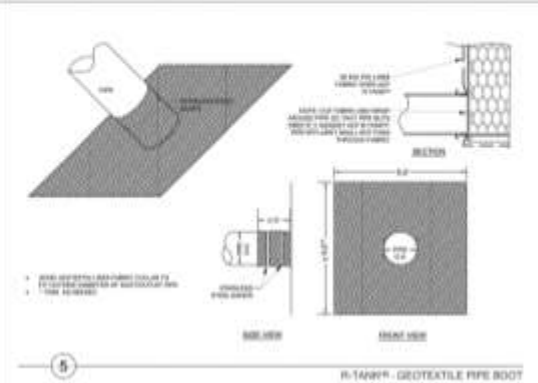
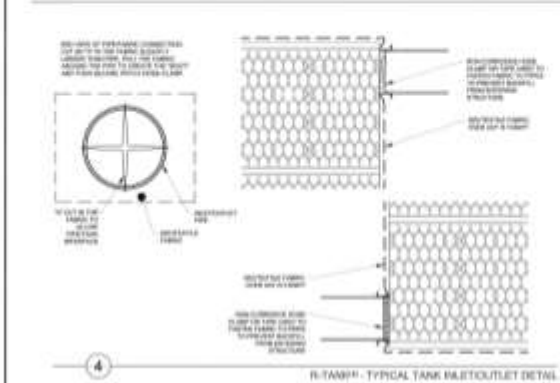
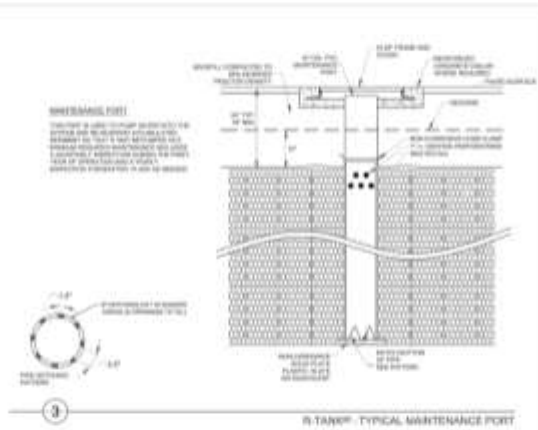
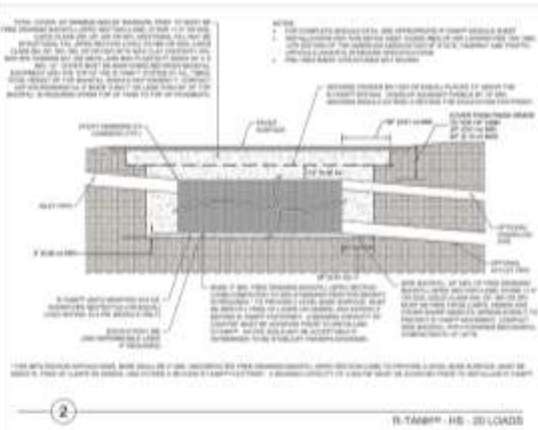
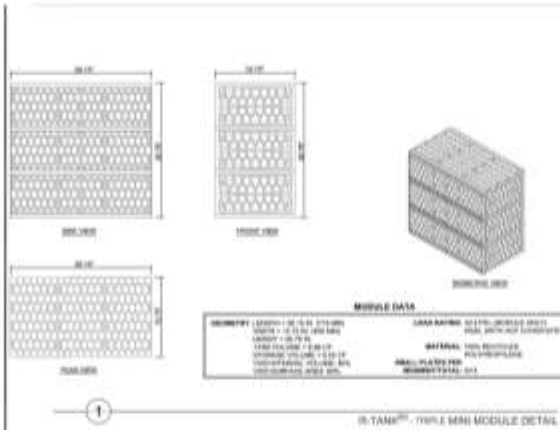
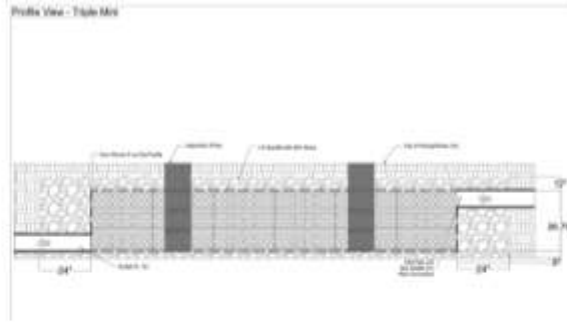
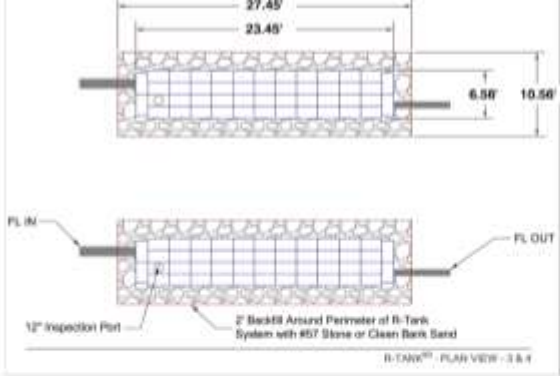
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 BOSTON, MA 02109

UNIVERSITY PLAN





NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.



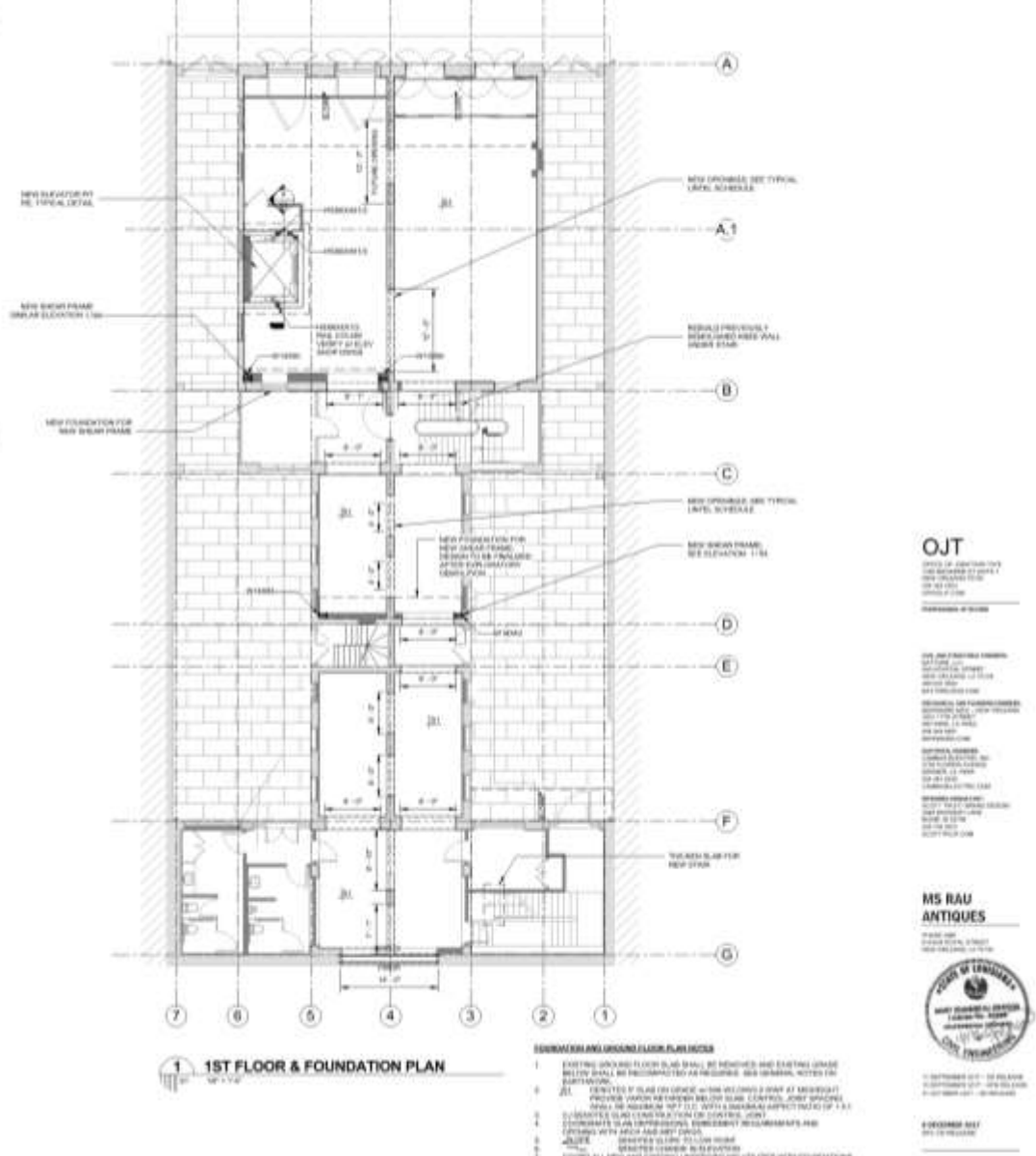
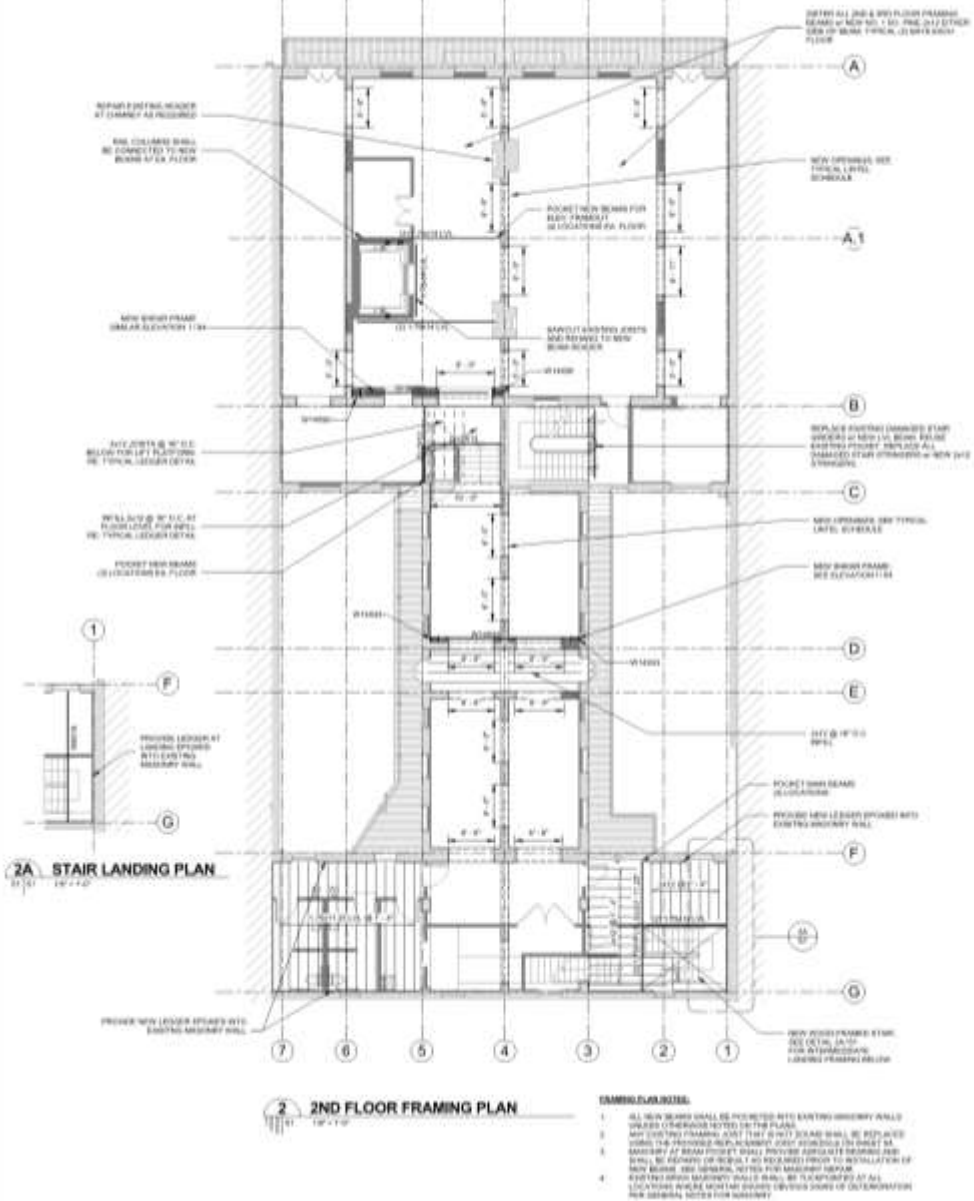
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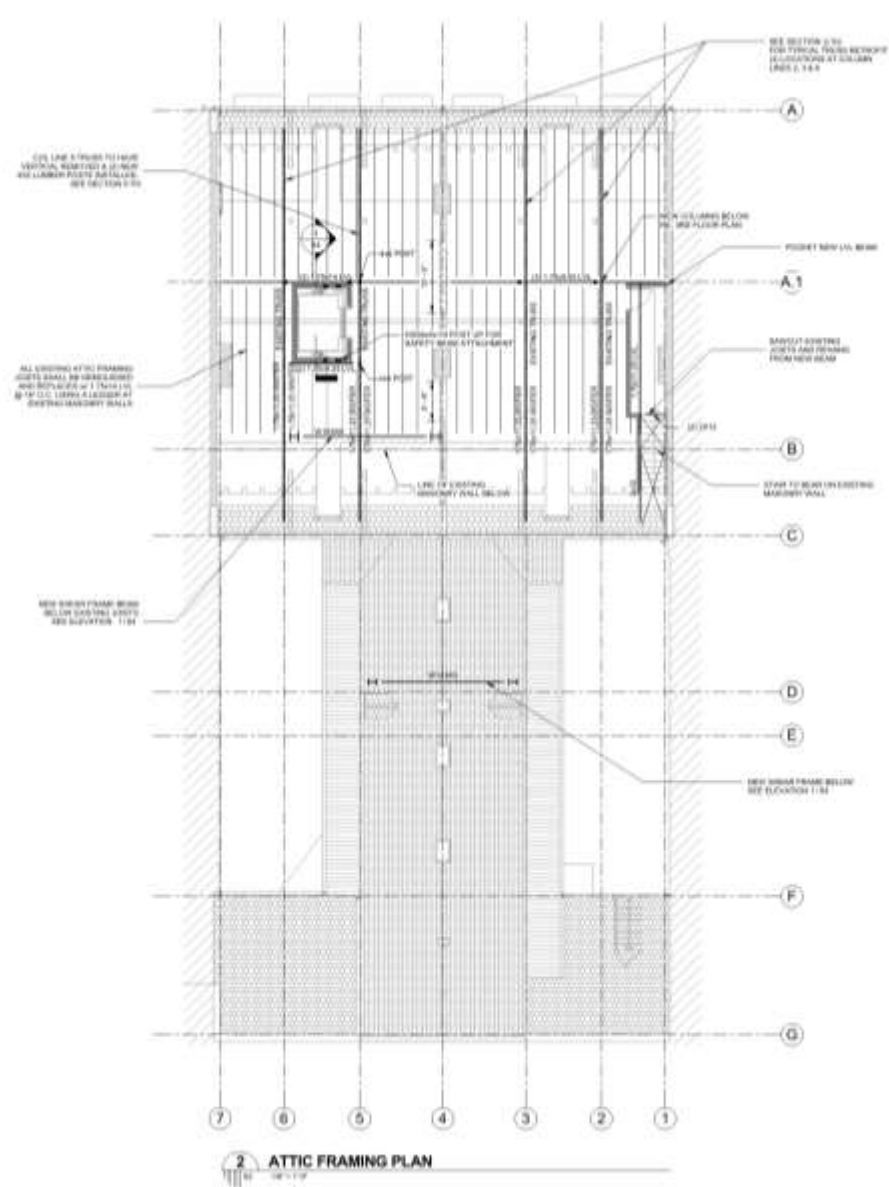
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ANN ARBOR MI 48106
313.763.1234
www.ojt.state.mi.us

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FRANKLIN AVENUE
ANN ARBOR MI 48106
734.769.1234
www.msrau.com

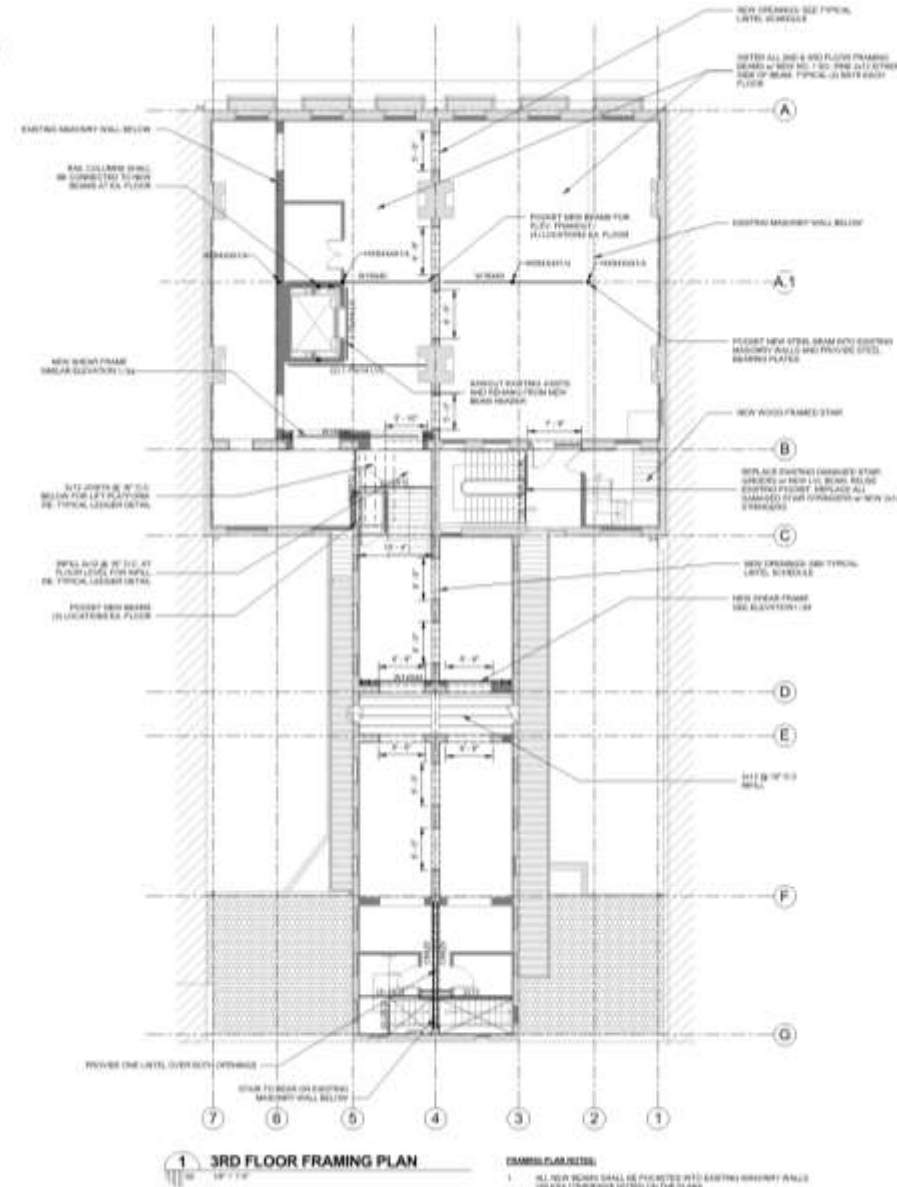
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2 ATTIC FRAMING PLAN
1/4" = 1'-0"



1 3RD FLOOR FRAMING PLAN
1/4" = 1'-0"

- (GENERAL NOTES)**
1. ALL NEW BEAMS SHALL BE PROTECTED WITH EXISTING MASONRY WALLS UNLESS OTHERWISE NOTED ON THE PLANS.
 2. ALL EXISTING FRAMING JOIST THAT IS NOT DAMAGED SHALL BE REPAIRED USING THE PROVIDED NEW JOIST SCHEDULE ON SHEET 05. BEAMS OF BEAM JOIST SHALL PROVIDE MINIMUM 2\"/>

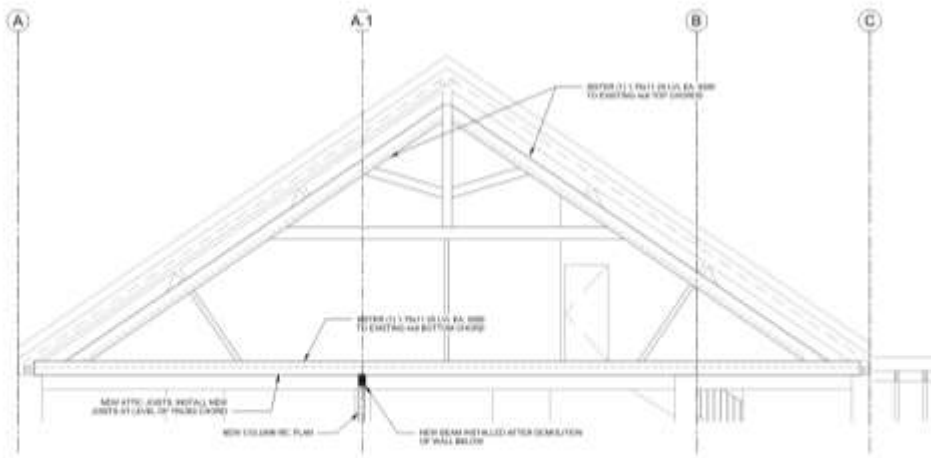
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 NEW ORLEANS, LA 70119
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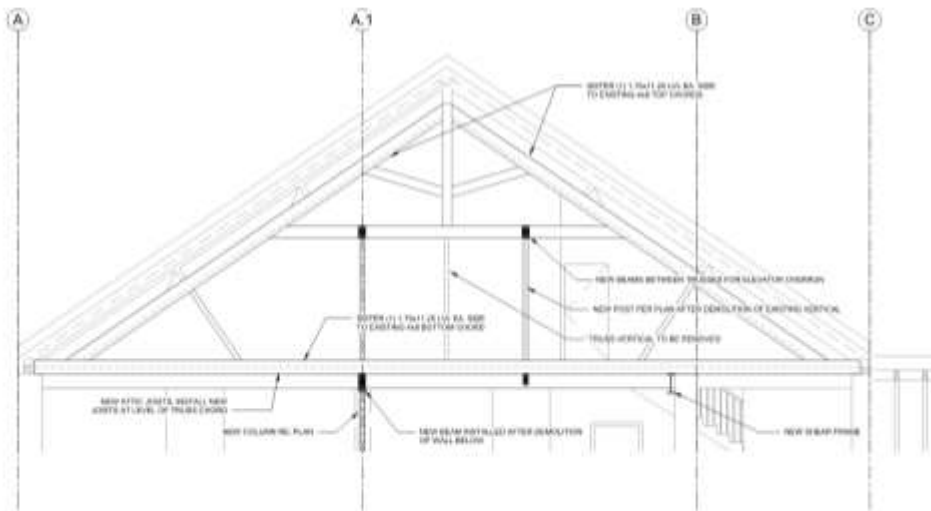


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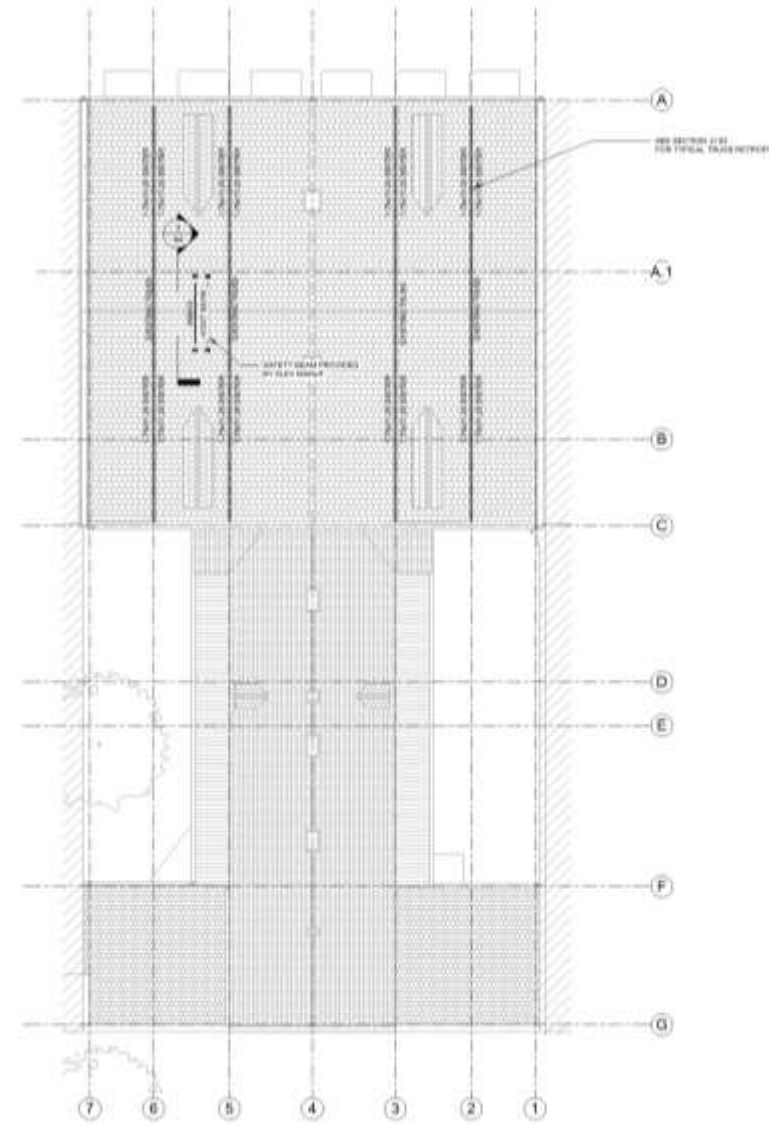




2 TRUSS RETROFIT - COLUMN LINES 2, 3 & 6
1/4" = 1'-0"



3 TRUSS RETROFIT - COLUMN LINE 5
1/4" = 1'-0"



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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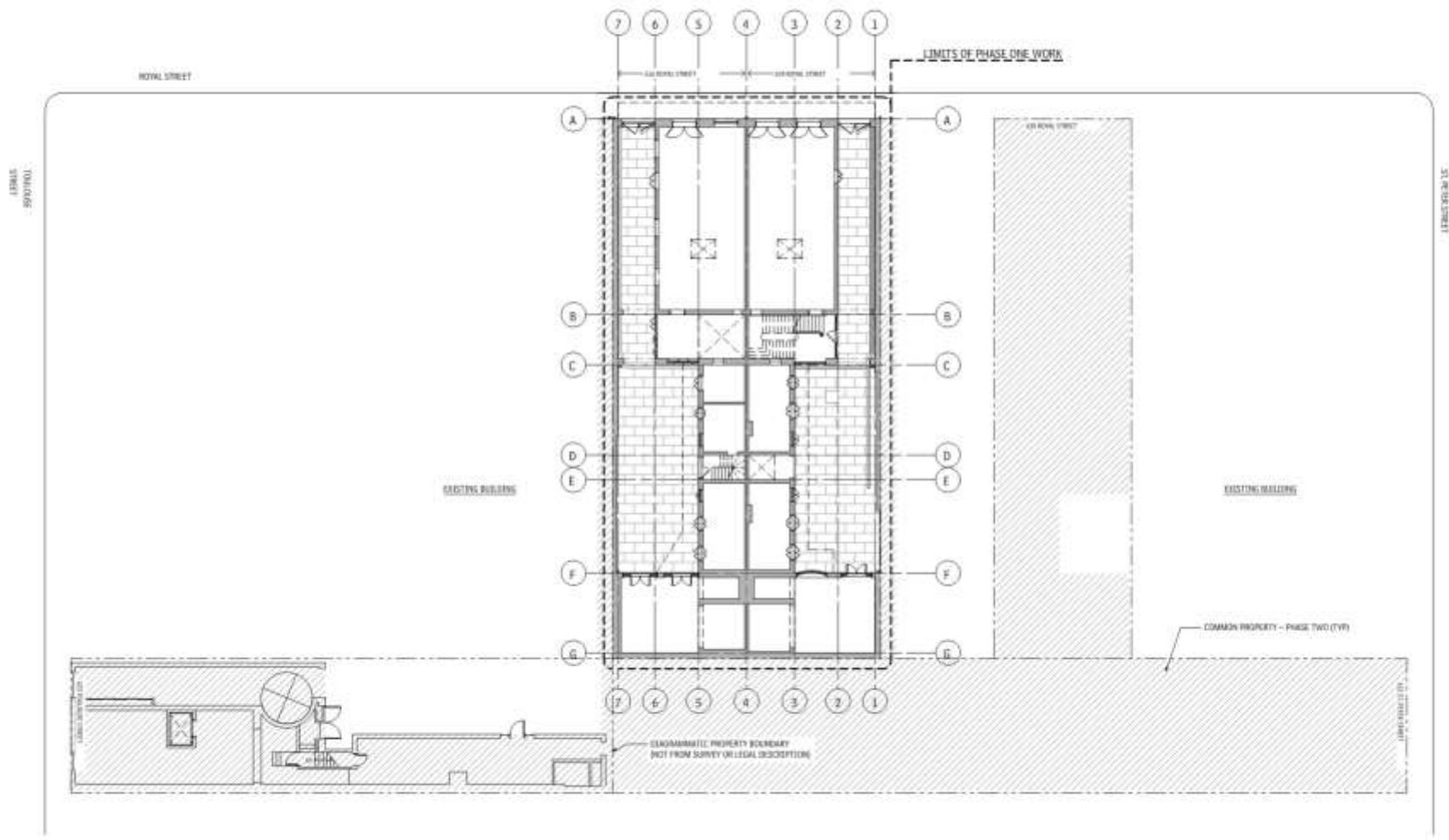
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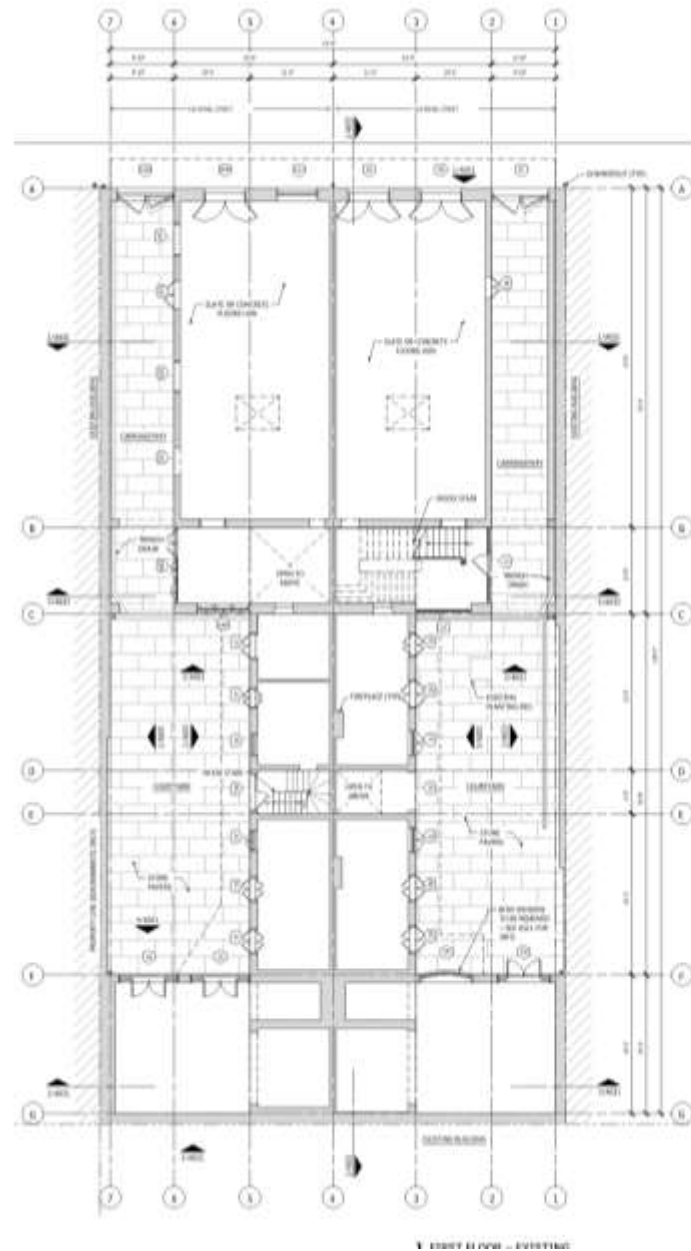
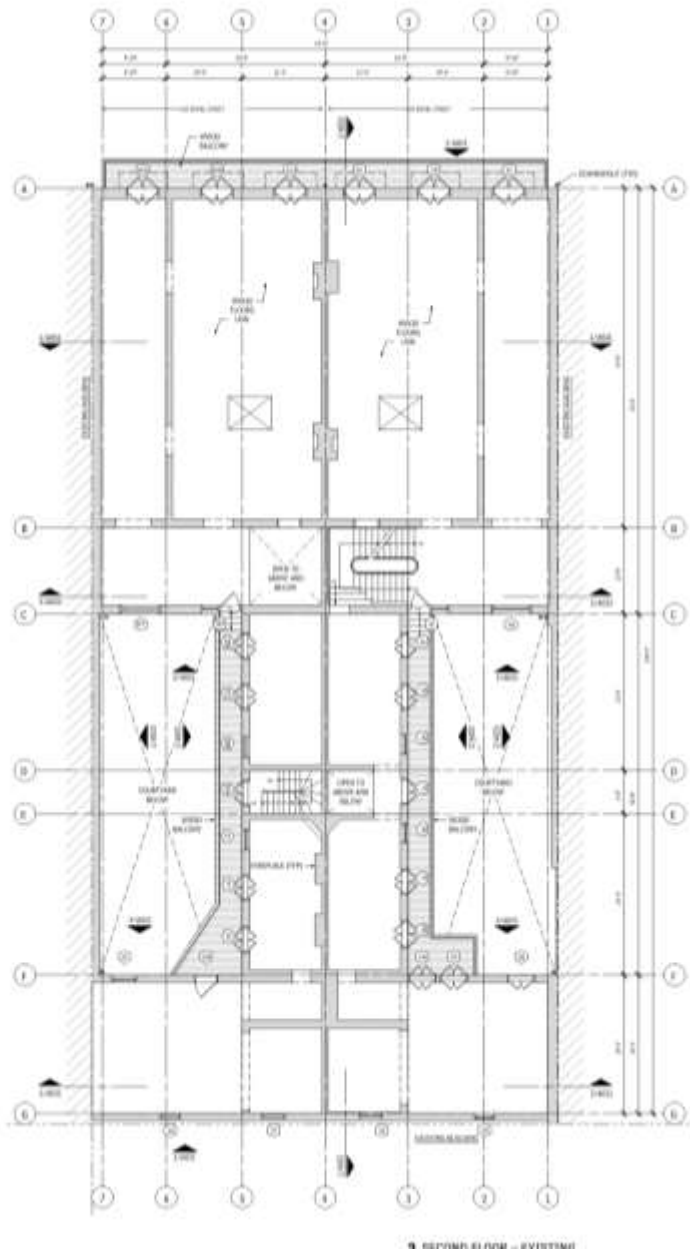
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1 SITE PLAN - EXISTING
 SCALE: 1/8" = 1'-0"
 NORTH





A. ALL EXISTING AND NEW WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS BUILDING CODE AND ALL APPLICABLE REGULATIONS.

NOTES:
 1. SEE PLAN.

NOTE: SEE ALL EXISTING CONDITIONS FOR REVISIONS AND DIMENSIONS. REFER TO ALL DIMENSIONS SHOWN ON THESE DRAWINGS. HANG CONTRACTOR TO REMOVE ALL ELECTRICAL, PLUMBING, AND MECHANICAL TRAYS AND RACEWAYS EXCEPT TO REMAIN FOR THE NEW WORK.

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 NEW ORLEANS, LA 70112
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ARCHITECTURAL AND ENGINEERING FIRM
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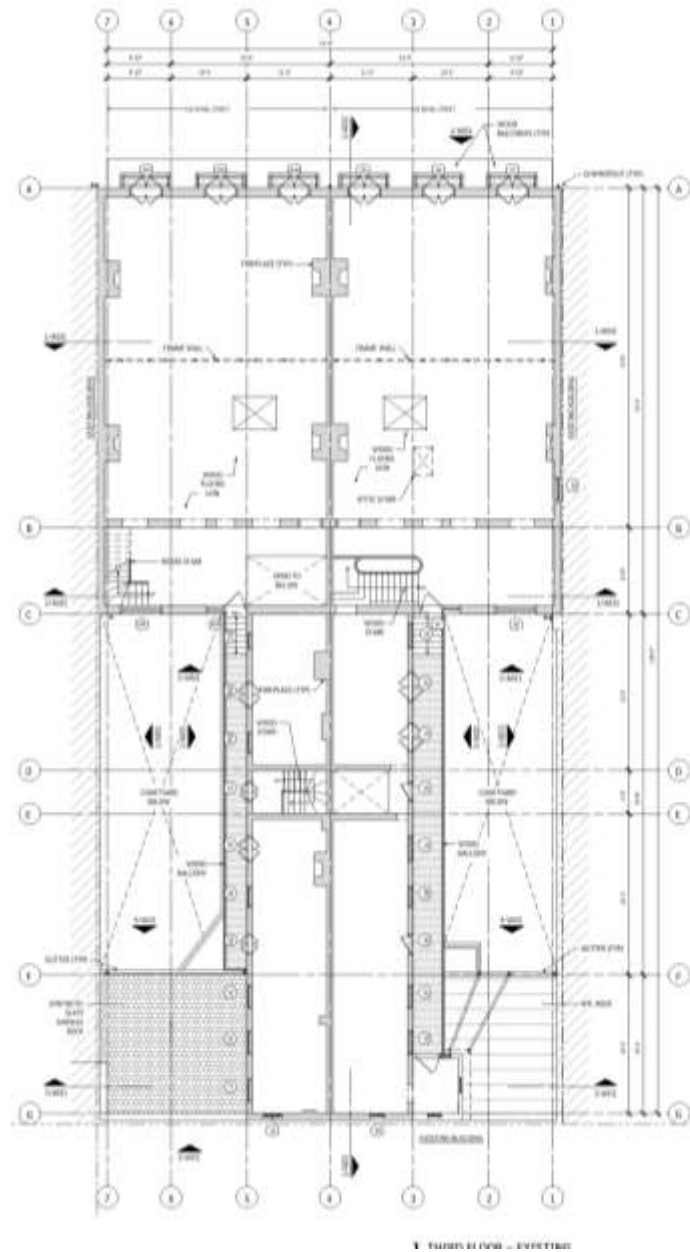
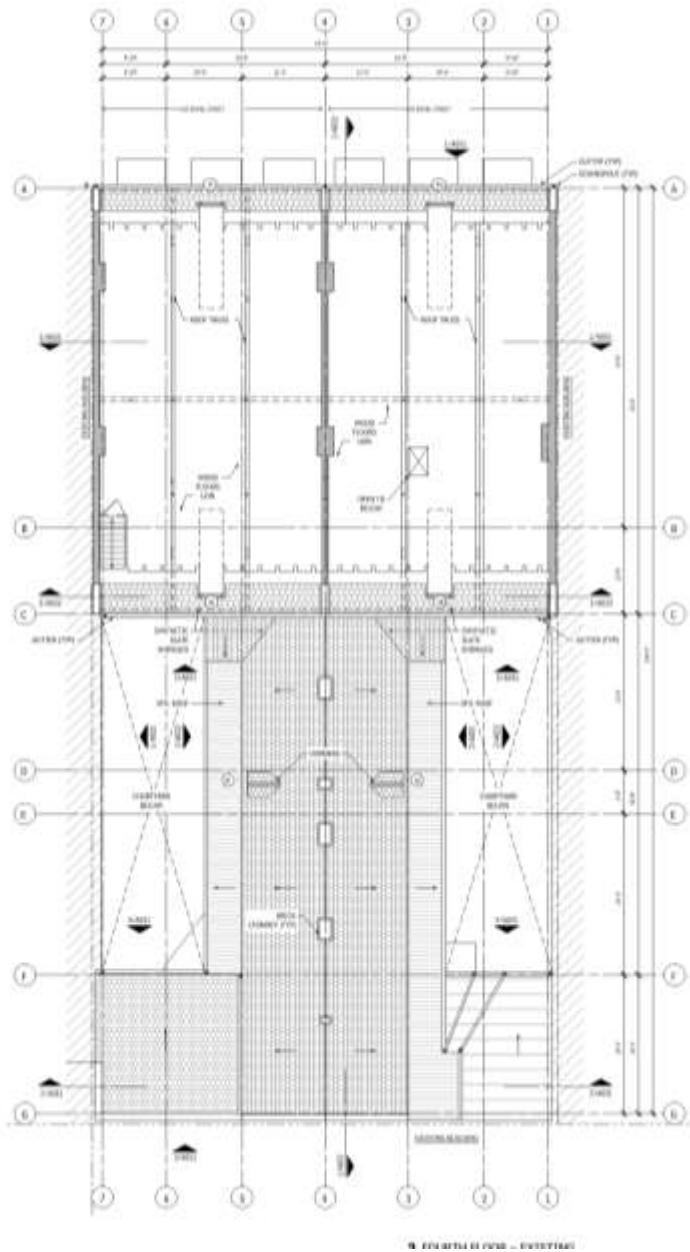
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 NO. 10000
 EXPIRES 10/1/17

10/1/17





NOTE: ALL EXISTING CONDITIONS TO BE MAINTAINED AND PRESERVED UNLESS SPECIFICALLY CALLED OUT IN THESE DRAWINGS. TRADE CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING, AND MECHANICAL CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT IMMEDIATELY UPON DISCOVERY.

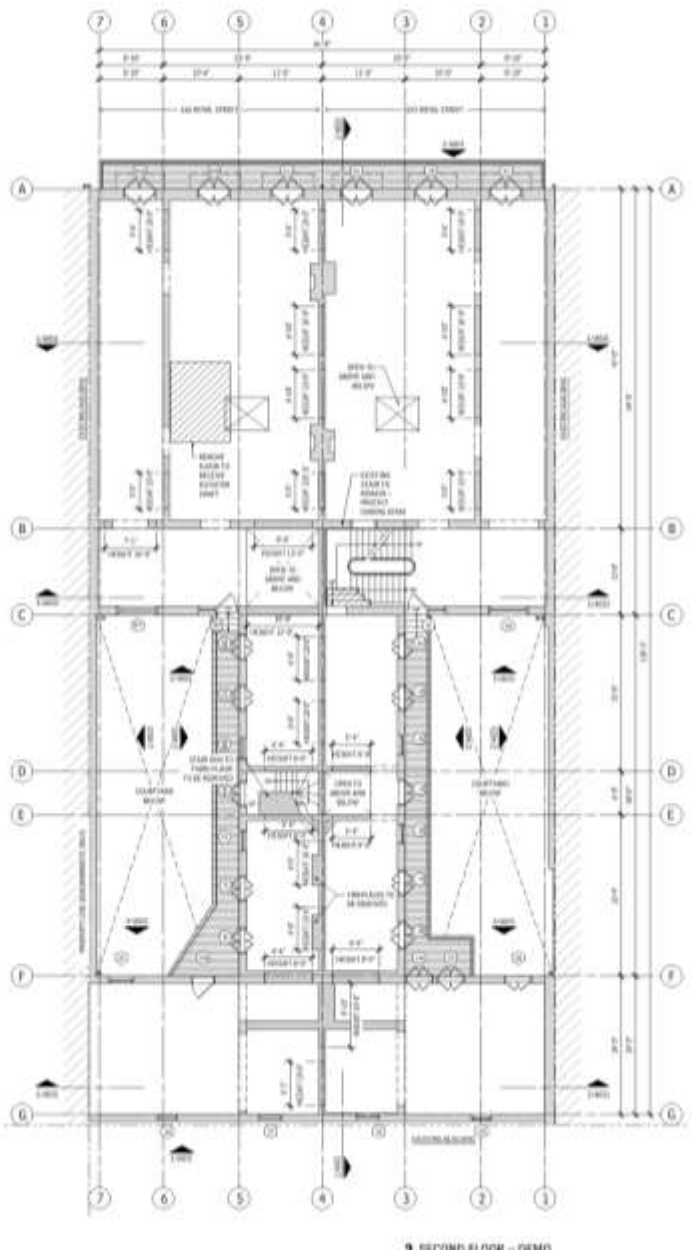
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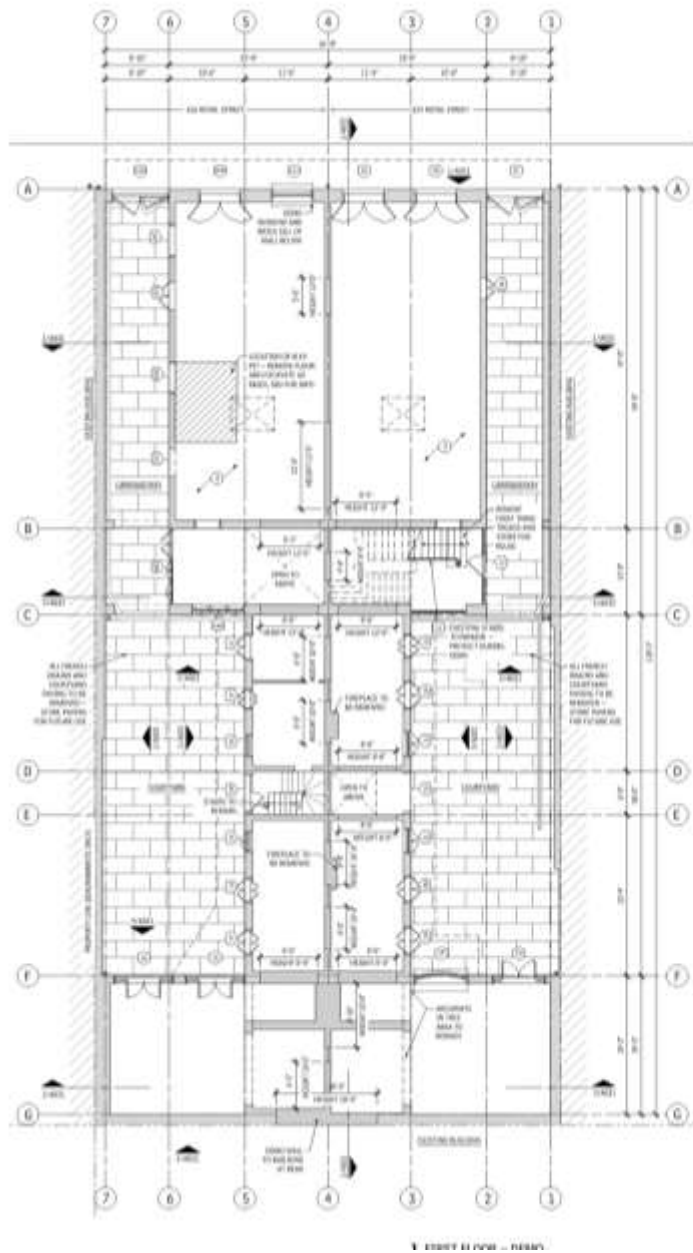
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2 SECOND FLOOR - PERMANENT



3 THIRD FLOOR - PERMANENT

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE MARSHAL'S ASSOCIATION (IFMA) AND ALL APPLICABLE LOCAL ORDINANCES.

- SECTION FINISHES
- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE MARSHAL'S ASSOCIATION (IFMA) AND ALL APPLICABLE LOCAL ORDINANCES.

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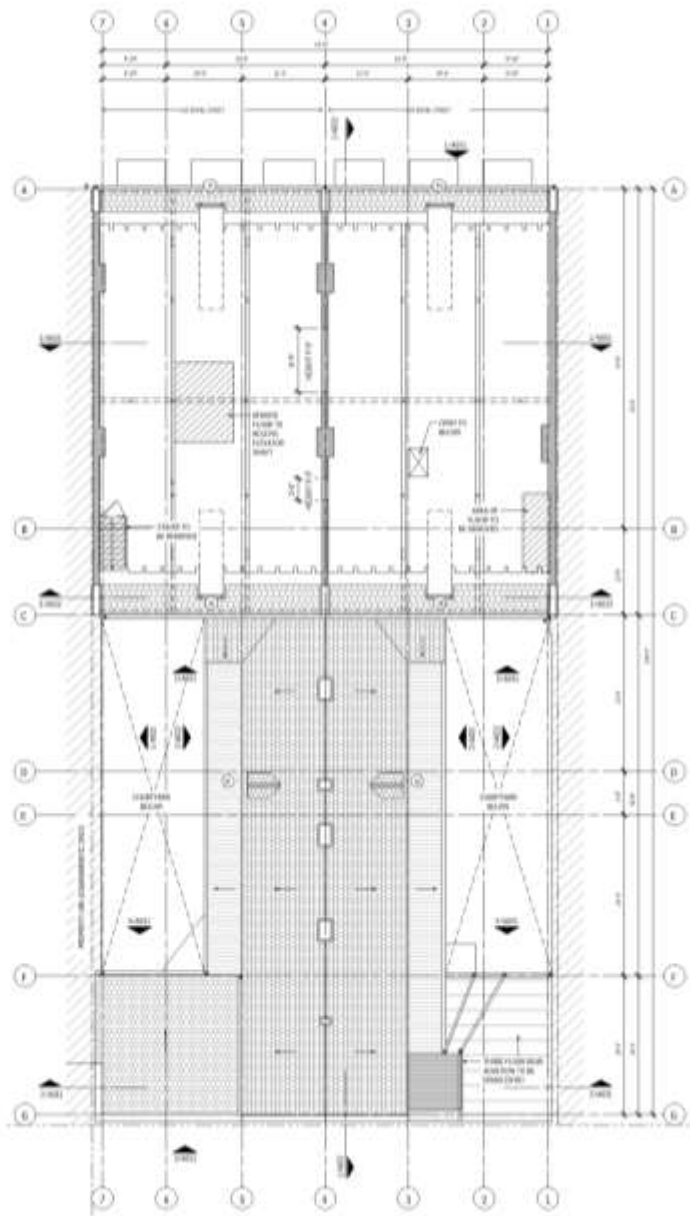
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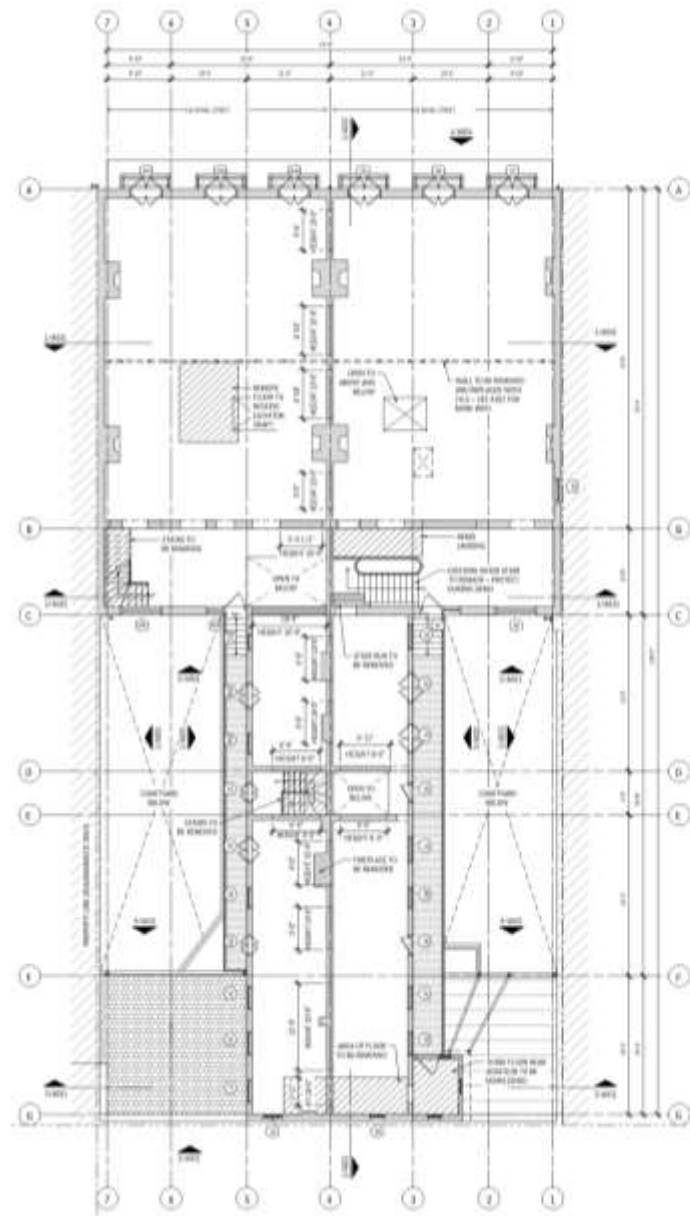


10 DECEMBER 2017
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14. 622-624 ROYAL DE FUND - FLOOR 1



15. 622-624 ROYAL DE FUND - FLOOR 2

1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN METERS.
 2. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN METERS.
 3. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN METERS.
 4. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN METERS.
 5. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN METERS.

- SECTION HATCHING
 1. SECTION HATCHING
 2. SECTION HATCHING
 3. SECTION HATCHING

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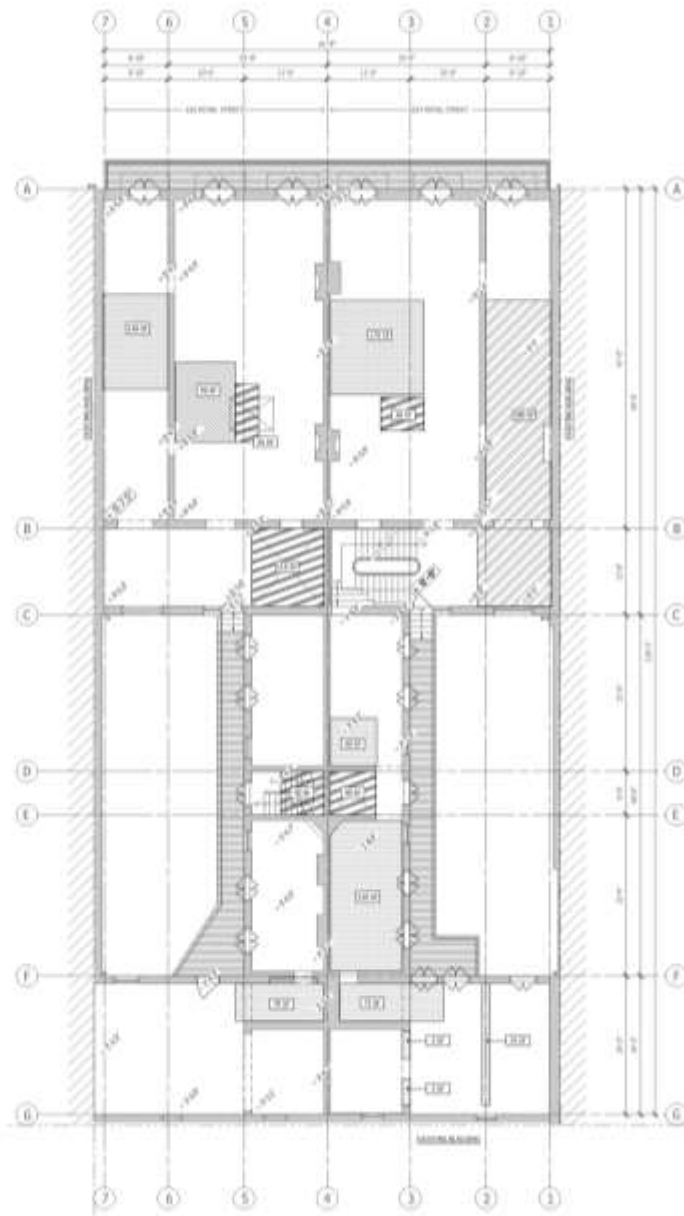
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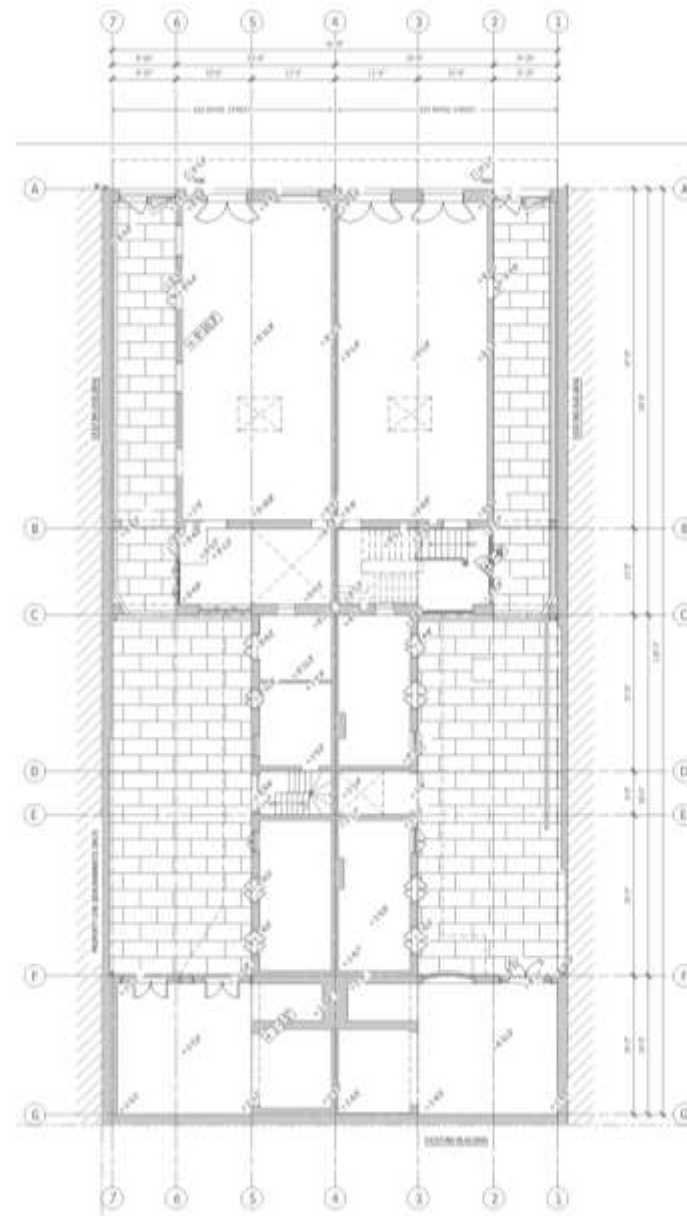


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2ND FLOOR PLAN - EXISTING CONDITION REVIEW



2ND FLOOR PLAN - EXISTING CONDITION REVIEW

1. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS.
 3. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS.
 4. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS.
 5. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS.
- LEGEND**
- A. EXISTING FLOOR FINISHES AND MATERIALS TO REMAIN (Hatched pattern)
 - B. EXISTING WALLS TO REMAIN (Hatched pattern)
 - C. EXISTING CEILING FINISHES AND MATERIALS (Hatched pattern)
 - D. EXISTING DOORS AND WINDOWS TO REMAIN (Hatched pattern)
 - E. EXISTING STAIRS TO REMAIN (Hatched pattern)
 - F. EXISTING ELEVATOR SHAFTS TO REMAIN (Hatched pattern)
 - G. EXISTING MECHANICAL ROOMS TO REMAIN (Hatched pattern)
 - H. EXISTING ELECTRICAL PANELS TO REMAIN (Hatched pattern)
 - I. EXISTING TELEPHONE ROOMS TO REMAIN (Hatched pattern)
 - J. EXISTING JANITORY ROOMS TO REMAIN (Hatched pattern)
 - K. EXISTING STORAGE ROOMS TO REMAIN (Hatched pattern)
 - L. EXISTING MECHANICAL ROOMS TO REMAIN (Hatched pattern)
 - M. EXISTING ELECTRICAL PANELS TO REMAIN (Hatched pattern)
 - N. EXISTING TELEPHONE ROOMS TO REMAIN (Hatched pattern)
 - O. EXISTING JANITORY ROOMS TO REMAIN (Hatched pattern)
 - P. EXISTING STORAGE ROOMS TO REMAIN (Hatched pattern)
 - Q. EXISTING MECHANICAL ROOMS TO REMAIN (Hatched pattern)
 - R. EXISTING ELECTRICAL PANELS TO REMAIN (Hatched pattern)
 - S. EXISTING TELEPHONE ROOMS TO REMAIN (Hatched pattern)
 - T. EXISTING JANITORY ROOMS TO REMAIN (Hatched pattern)
 - U. EXISTING STORAGE ROOMS TO REMAIN (Hatched pattern)
 - V. EXISTING MECHANICAL ROOMS TO REMAIN (Hatched pattern)
 - W. EXISTING ELECTRICAL PANELS TO REMAIN (Hatched pattern)
 - X. EXISTING TELEPHONE ROOMS TO REMAIN (Hatched pattern)
 - Y. EXISTING JANITORY ROOMS TO REMAIN (Hatched pattern)
 - Z. EXISTING STORAGE ROOMS TO REMAIN (Hatched pattern)

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 NEW YORK, NY 10018
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 FAX: 212 312 3001
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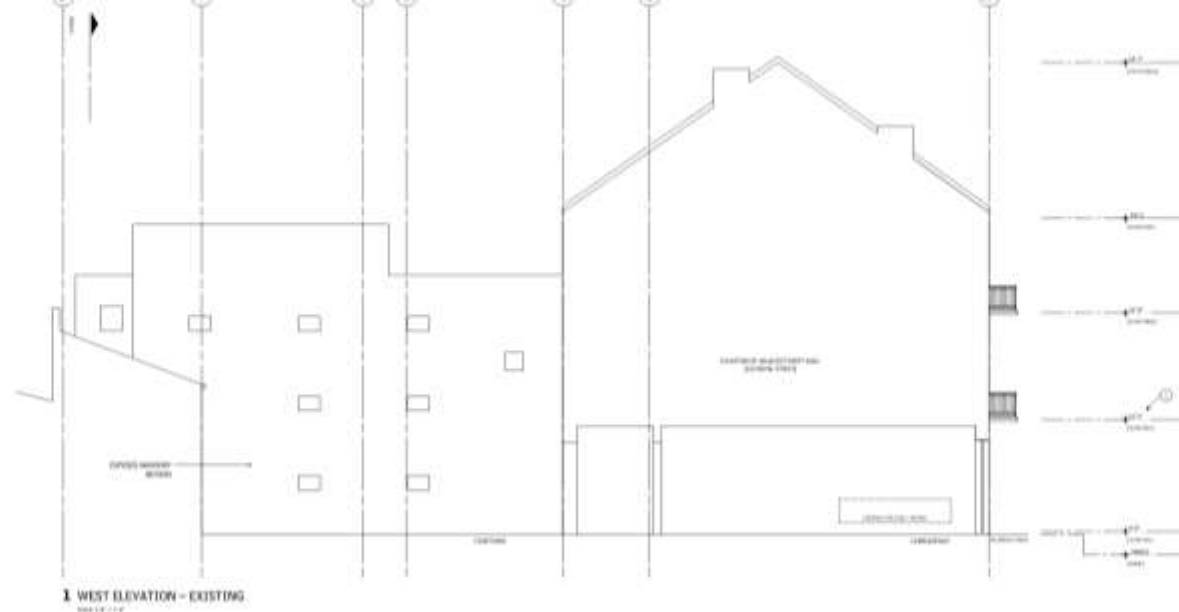
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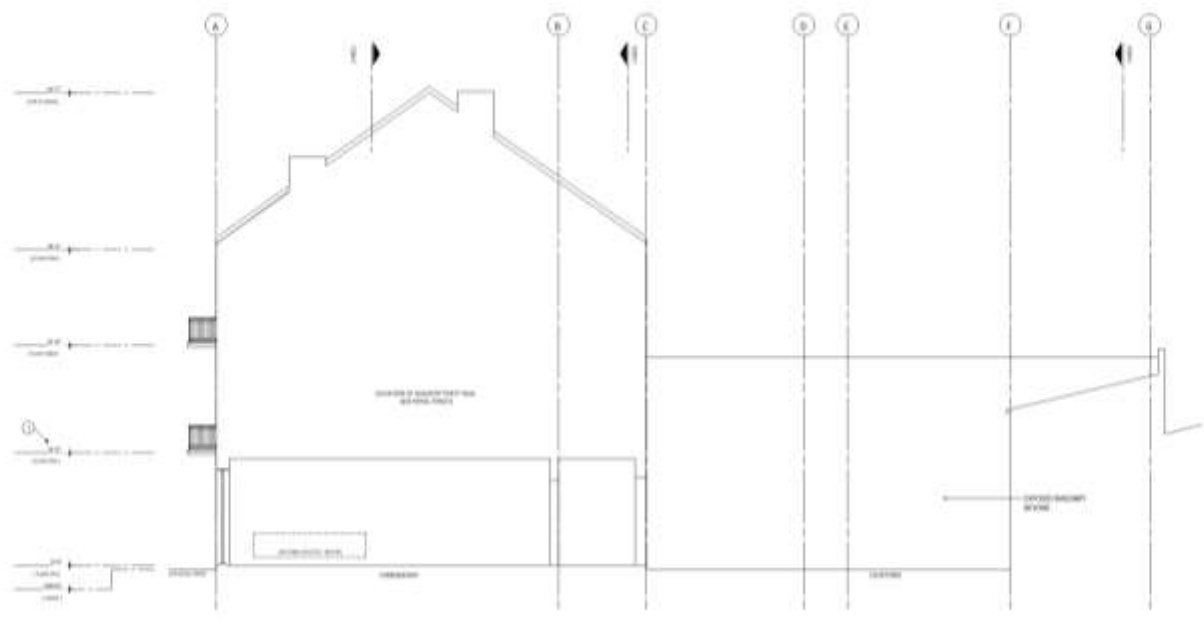
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1 WEST ELEVATION - EXISTING

- GENERAL NOTES**
1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED.
 2. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 5. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.



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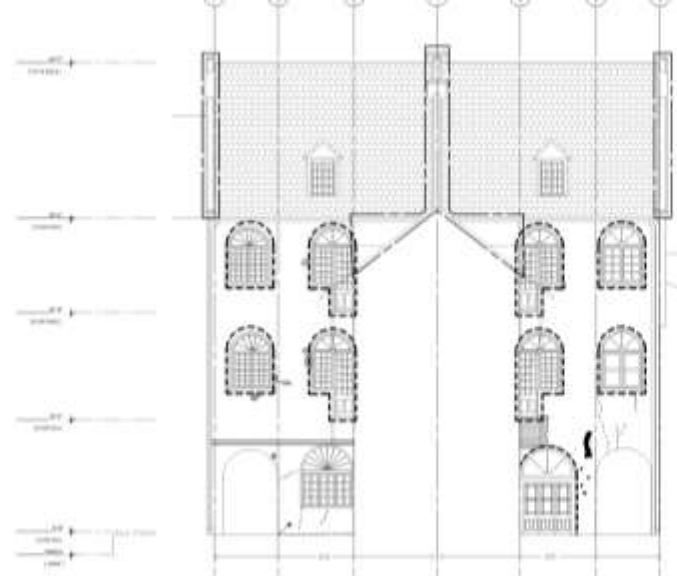


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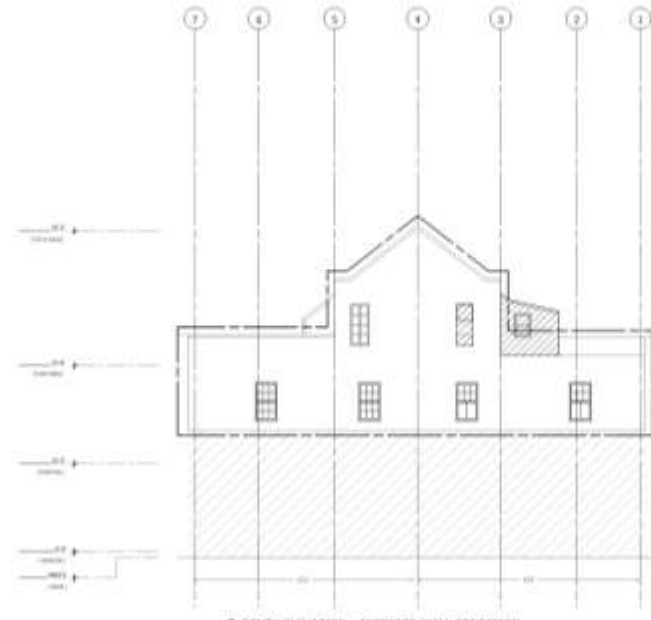




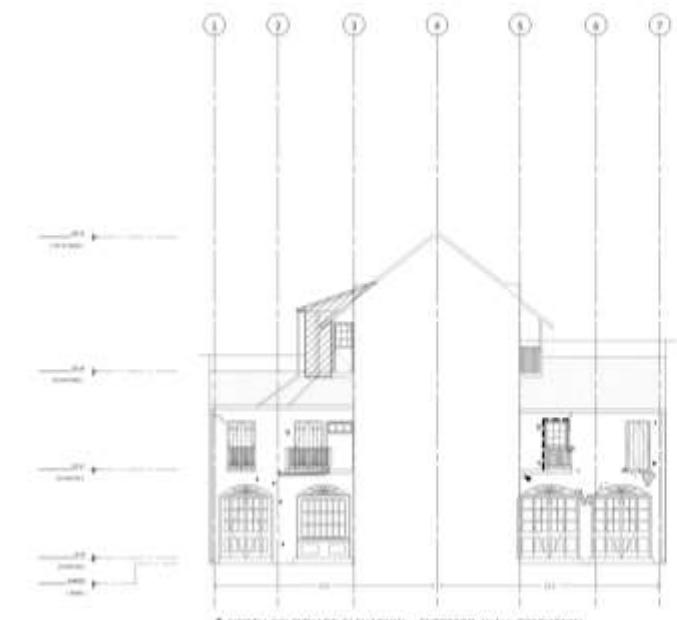
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SCALE: 1/4" = 1'-0"



2 SOUTH COURTYARD ELEVATION - EXTERIOR WALL CONDITION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - EXTERIOR WALL CONDITION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION - EXTERIOR WALL CONDITION
SCALE: 1/4" = 1'-0"

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NEW YORK, NY 10018
212-439-8000

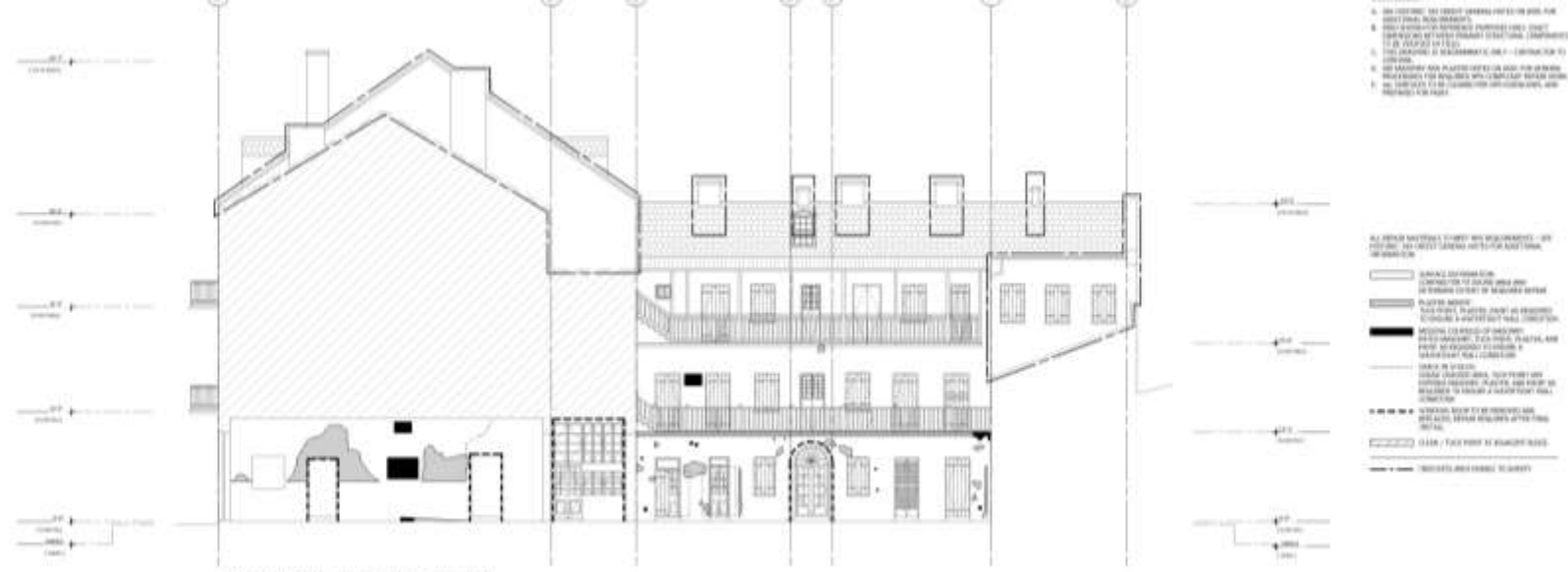
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1000 BROADWAY
NEW YORK, NY 10018
212-439-8000

MS RAU ANTIQUES
1000 BROADWAY
NEW YORK, NY 10018
212-439-8000

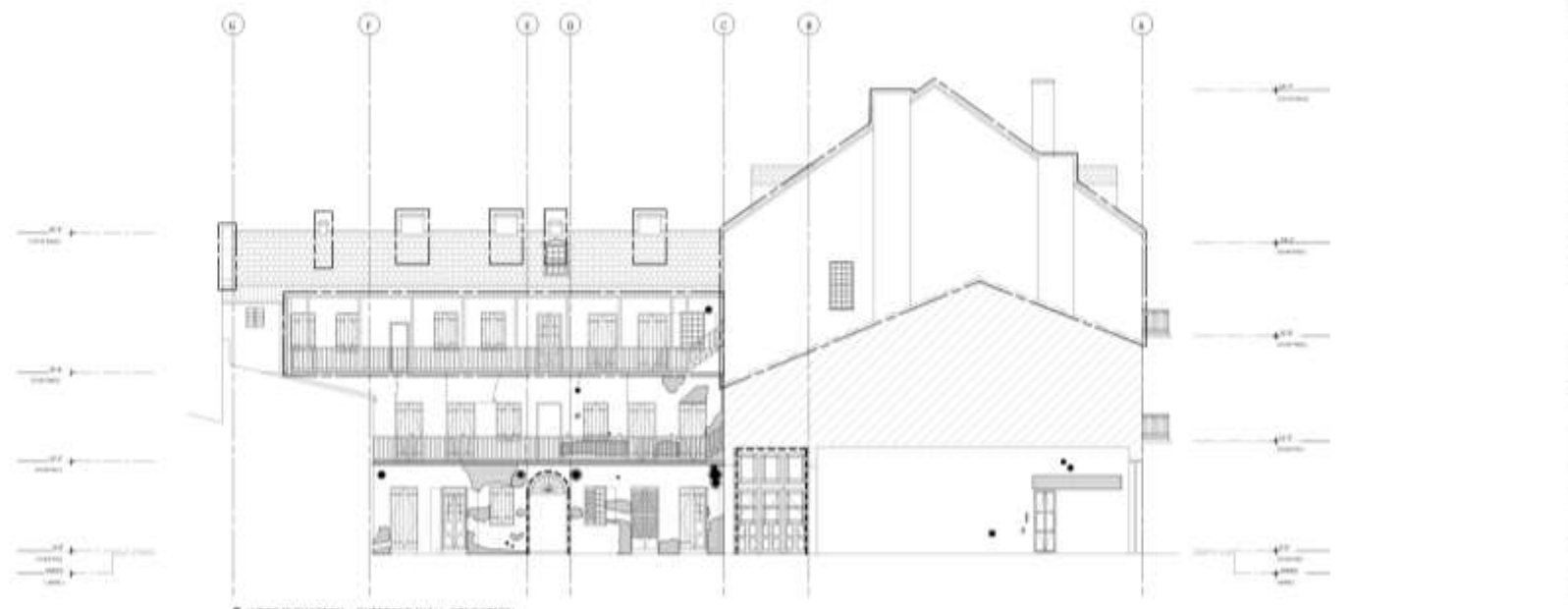


ESTABLISHED 1936





I EAST ELEVATION - EXTERIOR WALL CONDITION
SCALE: 1/8" = 1'-0"



II WEST ELEVATION - EXTERIOR WALL CONDITION
SCALE: 1/8" = 1'-0"

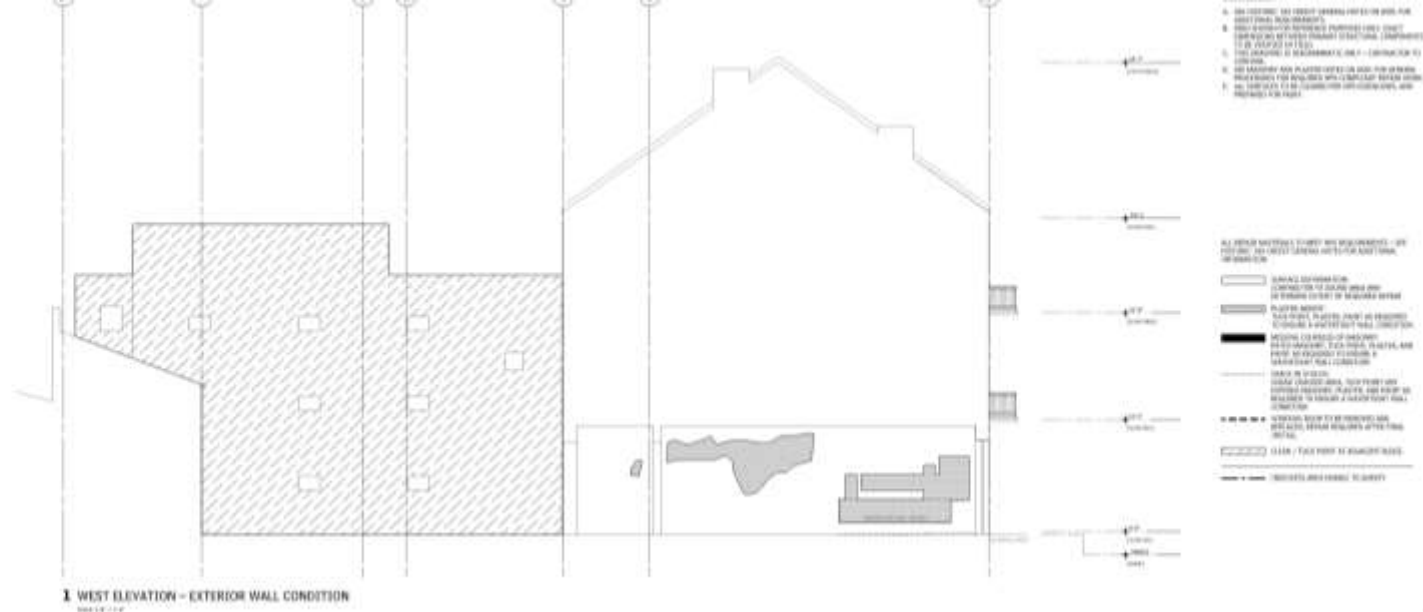
OJT
 OFFICE OF JEFFREY T. O'NEILL
 ARCHITECTS
 1000 BROADWAY
 NEW YORK, NY 10018
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 FAX: 212 693 1235
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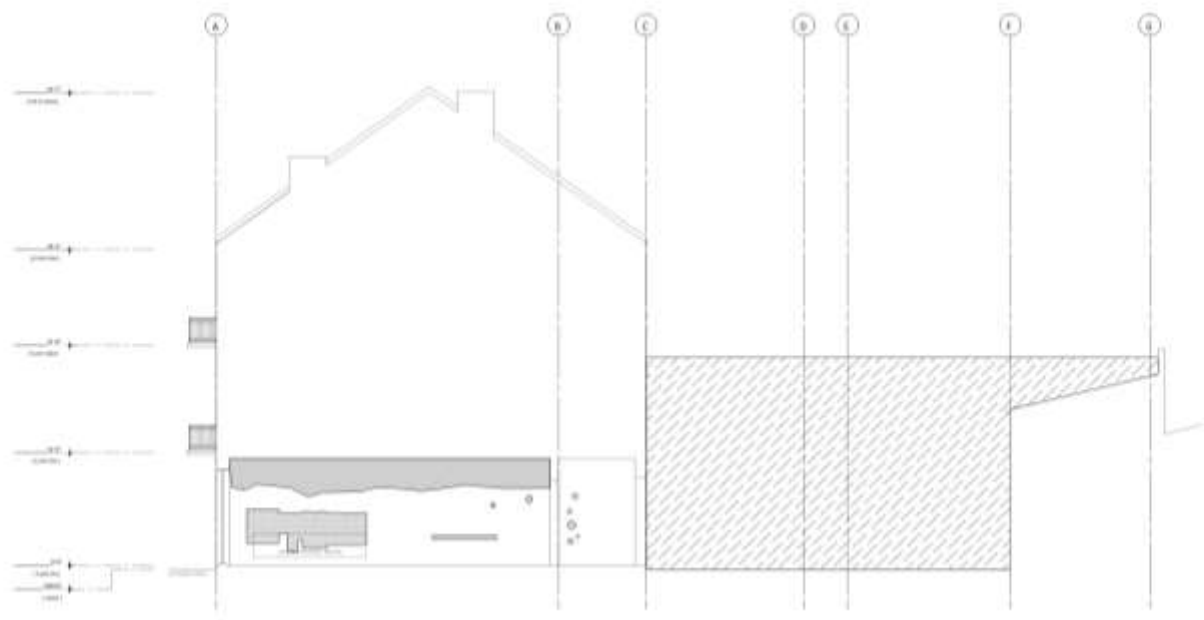
NEW YORK STATE ARCHITECTURAL BOARD
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10 DECEMBER 2017
 10 DECEMBER 2017





WEST ELEVATION - EXTERIOR WALL CONDITION



EAST ELEVATION - EXTERIOR WALL CONDITION

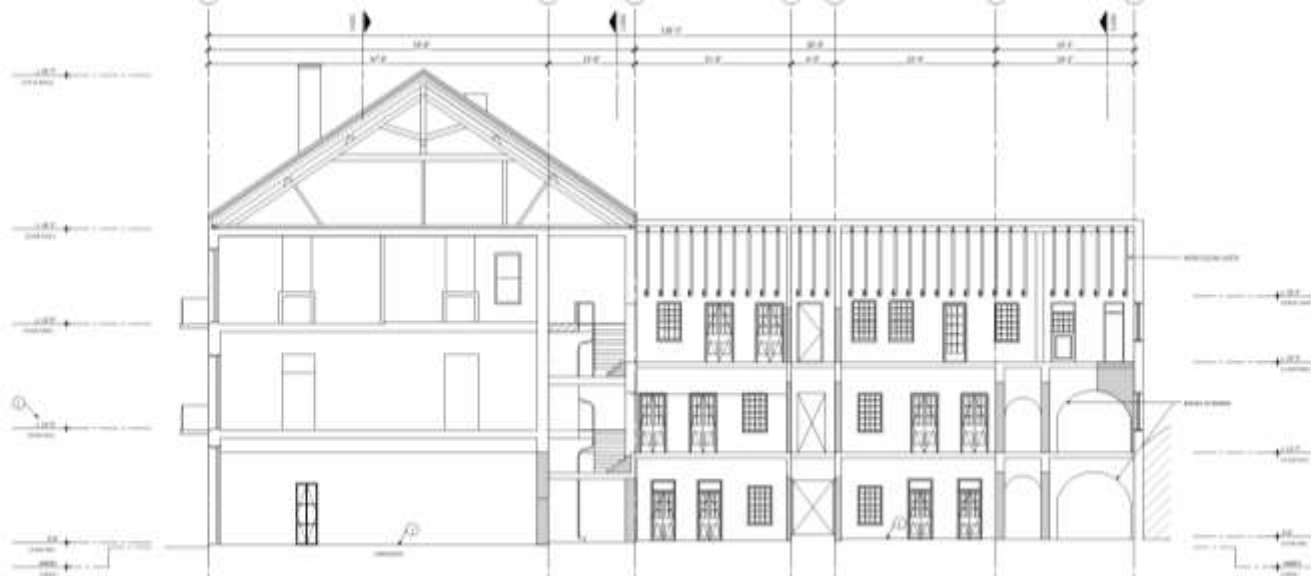
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 OFFICE OF JUDICIAL TRIALS
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 (504) 581-1000

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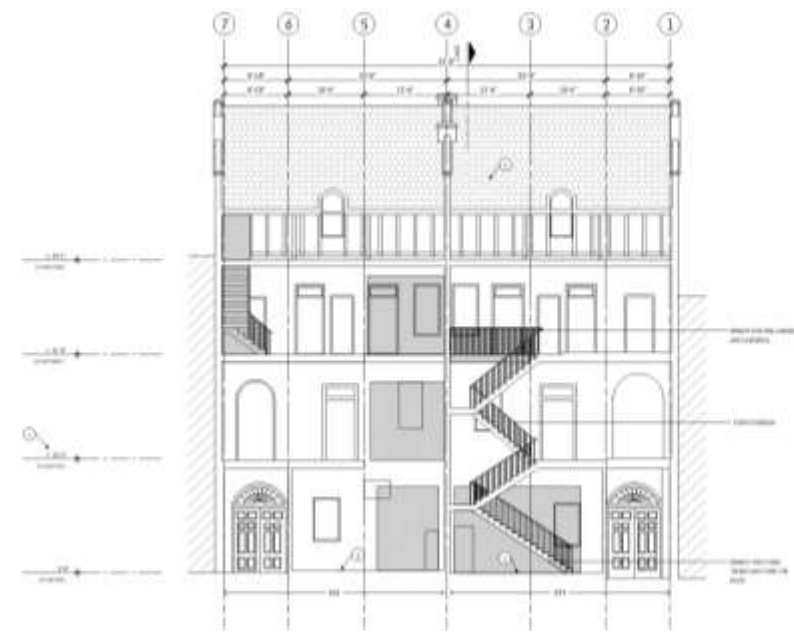
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 (504) 581-1000





- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICE REQUIREMENTS.
 - 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICE REQUIREMENTS.
- NOTES:**
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 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICE REQUIREMENTS.
- SECTION NUMBER: 101
 DATE: 10/1/2017
 DRAWN BY: J. RAU

1 SECTION - EXISTING
 SCALE: 1/4" = 1'-0"



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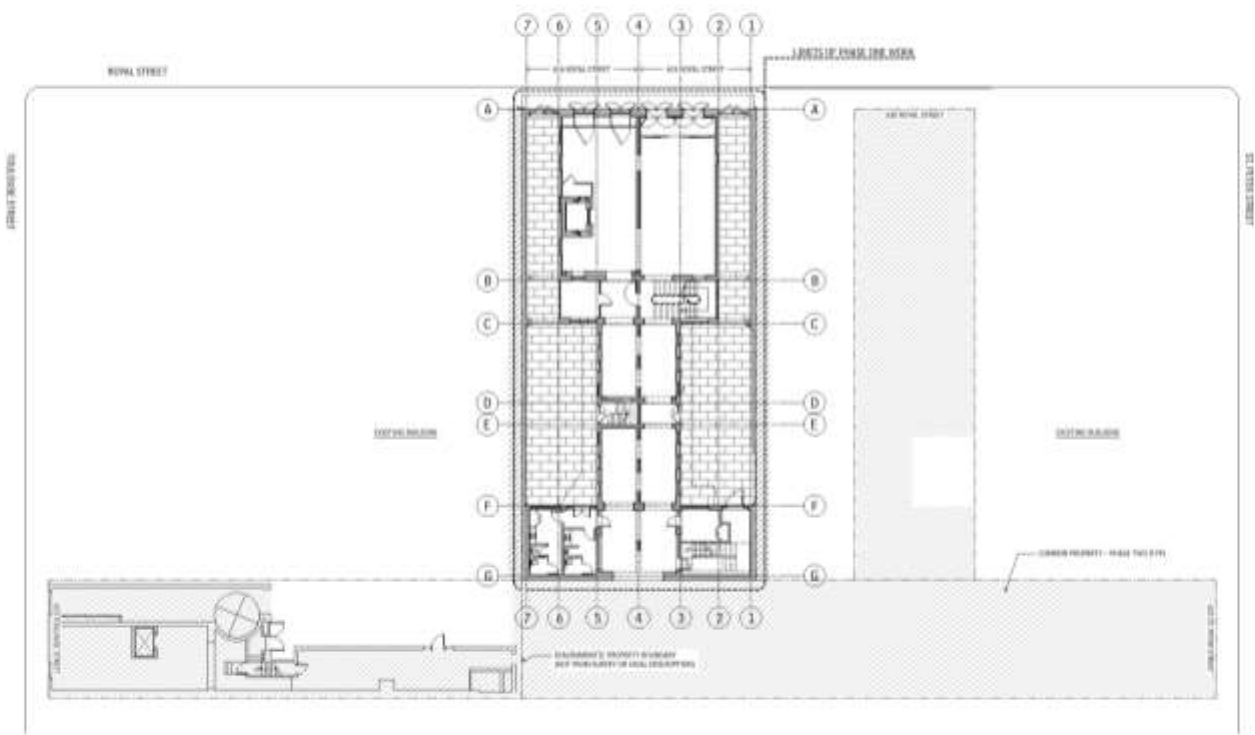
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10/1/2017
 J. RAU



* ALL HISTORIC AND ARCHITECTURAL DETAILS SHOWN
 * ALL DIMENSIONS ARE IN METERS
 * ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 * ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

1. NOT TO SCALE
 2. NOT TO SCALE



I SITE PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"

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- - - 24" REEF WALL
- 24" REEF WALL
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- 24" REEF WALL
- 24" REEF WALL

- FINISHES LIST**
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 F0200 1/2" GYP BOARD
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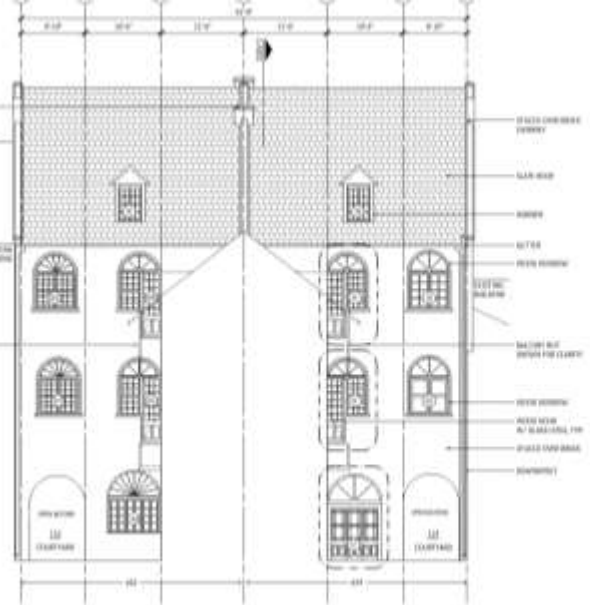
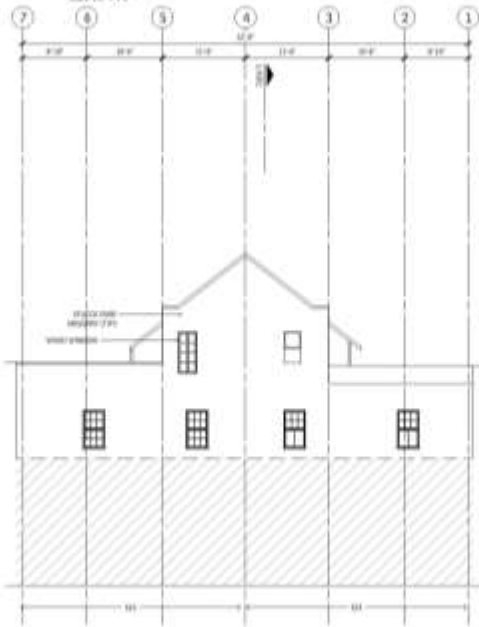
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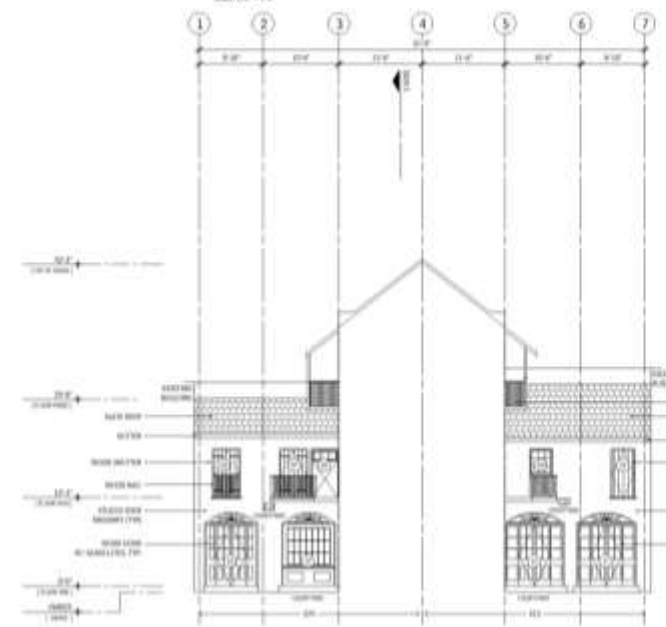




1 NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



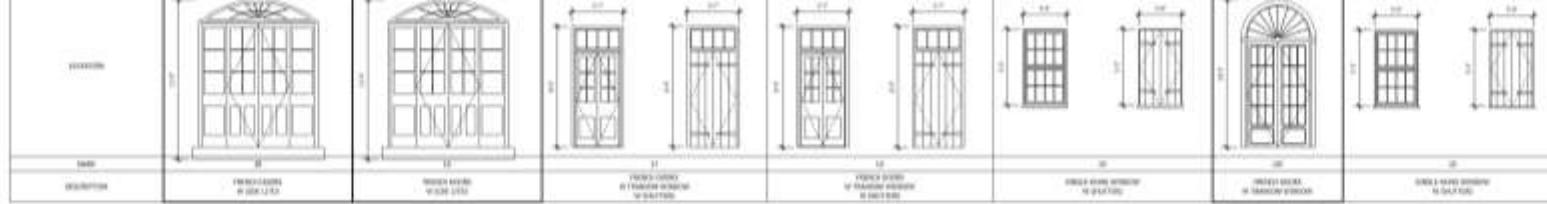
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SCALE: 1/8" = 1'-0"



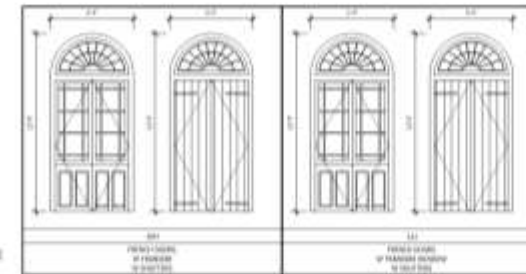
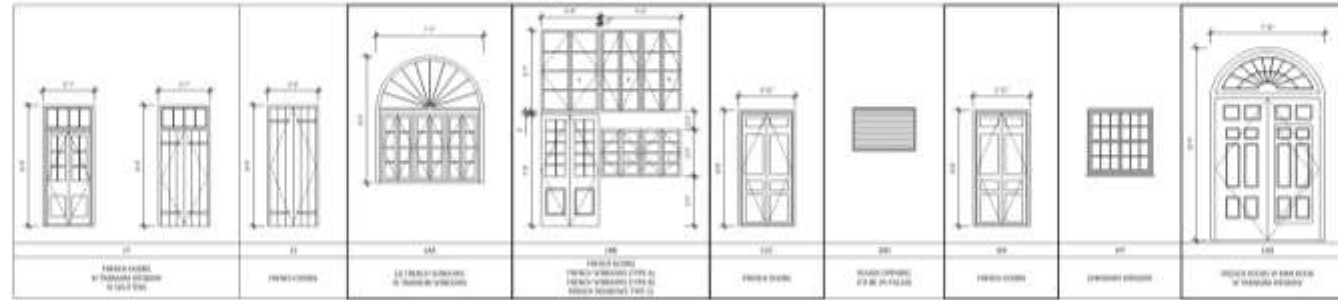
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LEGEND

- 1. NEW WALL
- 2. EXISTING WALL
- 3. EXISTING WINDOW
- 4. EXISTING DOOR
- 5. EXISTING ROOF
- 6. EXISTING FLOOR
- 7. EXISTING CEILING
- 8. EXISTING STAIR
- 9. EXISTING ELEVATOR
- 10. EXISTING MECHANICAL
- 11. EXISTING ELECTRICAL
- 12. EXISTING PLUMBING
- 13. EXISTING HVAC
- 14. EXISTING FIRE
- 15. EXISTING SECURITY
- 16. EXISTING SIGNAGE
- 17. EXISTING LANDSCAPE
- 18. EXISTING SITEWORK
- 19. EXISTING UTILITIES
- 20. EXISTING FOUNDATION
- 21. EXISTING STRUCTURE
- 22. EXISTING MATERIALS
- 23. EXISTING FINISHES
- 24. EXISTING FIXTURES
- 25. EXISTING EQUIPMENT
- 26. EXISTING FURNITURE
- 27. EXISTING LIGHTING
- 28. EXISTING SOUND
- 29. EXISTING VENTILATION
- 30. EXISTING CLIMATE CONTROL
- 31. EXISTING ACCESSIBILITY
- 32. EXISTING COMPLIANCE
- 33. EXISTING REGULATIONS
- 34. EXISTING STANDARDS
- 35. EXISTING PRACTICES
- 36. EXISTING TRADITIONS
- 37. EXISTING CULTURE
- 38. EXISTING HISTORY
- 39. EXISTING HERITAGE
- 40. EXISTING IDENTITY
- 41. EXISTING CHARACTER
- 42. EXISTING DISTINCTIVENESS
- 43. EXISTING QUALITY
- 44. EXISTING CRAFTSMANSHIP
- 45. EXISTING ARTISTRY
- 46. EXISTING INNOVATION
- 47. EXISTING LEADERSHIP
- 48. EXISTING VISION
- 49. EXISTING MISSION
- 50. EXISTING VALUES
- 51. EXISTING BELIEFS
- 52. EXISTING ETHICS
- 53. EXISTING INTEGRITY
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- 57. EXISTING RESPONSIBILITY
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1 616-618 ROYAL STREET / FLOOR ONE
 SCALE: 1/4" = 1'-0"

GENERAL INFORMATION				VIEW				DOOR				SUPPORT				REMARKS
NO.	DATE	BY	CHKD.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.		
01	01/08/2018	J. RAU	J. RAU	01	01	01	01	01	01	01	01	01	01	01		
02	01/08/2018	J. RAU	J. RAU	02	02	02	02	02	02	02	02	02	02	02		
03	01/08/2018	J. RAU	J. RAU	03	03	03	03	03	03	03	03	03	03	03		
04	01/08/2018	J. RAU	J. RAU	04	04	04	04	04	04	04	04	04	04	04		
05	01/08/2018	J. RAU	J. RAU	05	05	05	05	05	05	05	05	05	05	05		
06	01/08/2018	J. RAU	J. RAU	06	06	06	06	06	06	06	06	06	06	06		
07	01/08/2018	J. RAU	J. RAU	07	07	07	07	07	07	07	07	07	07	07		
08	01/08/2018	J. RAU	J. RAU	08	08	08	08	08	08	08	08	08	08	08		
09	01/08/2018	J. RAU	J. RAU	09	09	09	09	09	09	09	09	09	09	09		
10	01/08/2018	J. RAU	J. RAU	10	10	10	10	10	10	10	10	10	10	10		
11	01/08/2018	J. RAU	J. RAU	11	11	11	11	11	11	11	11	11	11	11		
12	01/08/2018	J. RAU	J. RAU	12	12	12	12	12	12	12	12	12	12	12		
13	01/08/2018	J. RAU	J. RAU	13	13	13	13	13	13	13	13	13	13	13		
14	01/08/2018	J. RAU	J. RAU	14	14	14	14	14	14	14	14	14	14	14		
15	01/08/2018	J. RAU	J. RAU	15	15	15	15	15	15	15	15	15	15	15		
16	01/08/2018	J. RAU	J. RAU	16	16	16	16	16	16	16	16	16	16	16		
17	01/08/2018	J. RAU	J. RAU	17	17	17	17	17	17	17	17	17	17	17		
18	01/08/2018	J. RAU	J. RAU	18	18	18	18	18	18	18	18	18	18	18		
19	01/08/2018	J. RAU	J. RAU	19	19	19	19	19	19	19	19	19	19	19		
20	01/08/2018	J. RAU	J. RAU	20	20	20	20	20	20	20	20	20	20	20		

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OFFICE OF THE JUDGE
 1000 MARKET STREET
 PHILADELPHIA, PA 19107

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**MS RAU
 ANTIQUES**

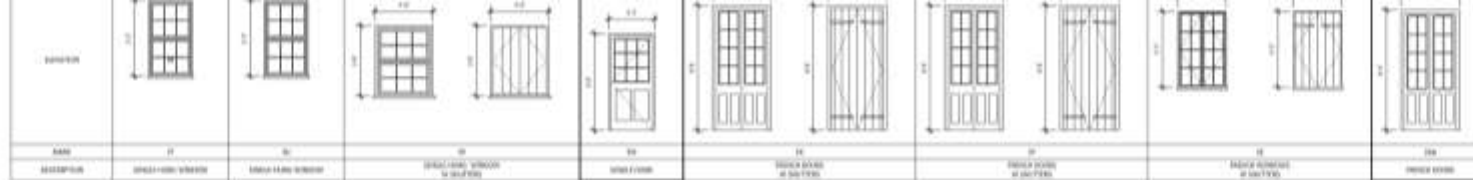
1000 MARKET STREET
 PHILADELPHIA, PA 19107



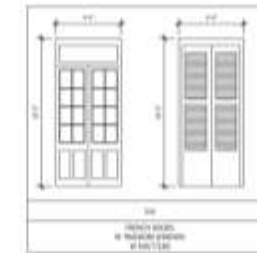
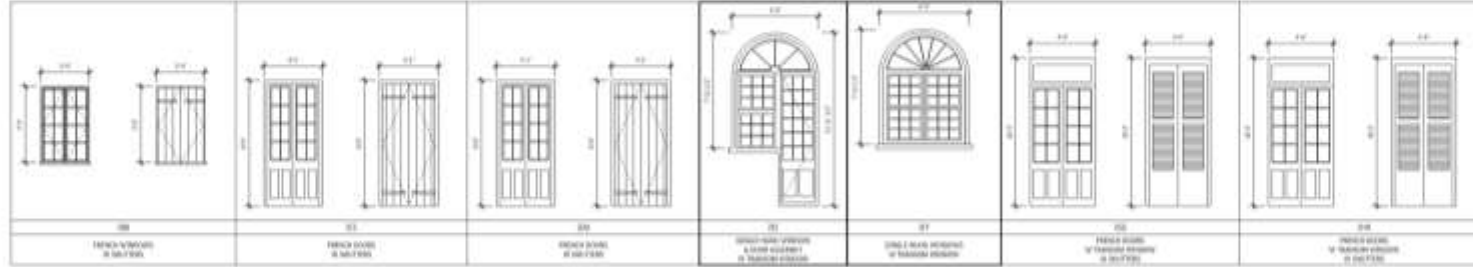
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1 616-638 ROYAL STREET / FLOOR TWO
 DRAW 1/17 - 1/18

GENERAL INFORMATION				PROPERTY										ZONING										DUTIES				REMARKS			
PROJECT NO.	SCALE	DATE	DESIGNER	NO.	TYPE	AREA	PERCENTAGE	STATUS	DATE	NO.	TYPE	AREA	PERCENTAGE	STATUS	DATE	NO.	TYPE	AREA	PERCENTAGE	STATUS	DATE	NO.	TYPE	AREA	PERCENTAGE	STATUS	DATE				
11	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1
12	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
13	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
14	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
15	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
16	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
17	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
18	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
19	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
20	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
21	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
22	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
23	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
24	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
25	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
26	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
27	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
28	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
29	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
30	A	1/17	1/18	1000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		

OJT

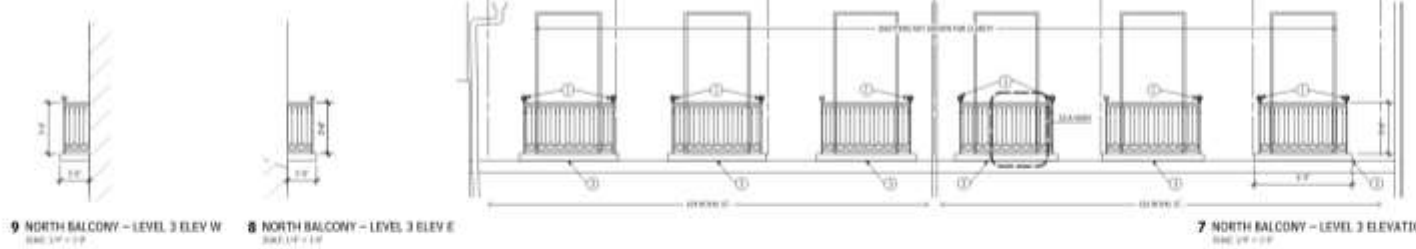
OFFICE OF THE JUDGE
 1000 ROYAL STREET
 SUITE 1000
 NEW ORLEANS, LA 70112

MS RAU ANTIQUES
 1000 ROYAL STREET
 SUITE 1000
 NEW ORLEANS, LA 70112



ESTABLISHED 1936

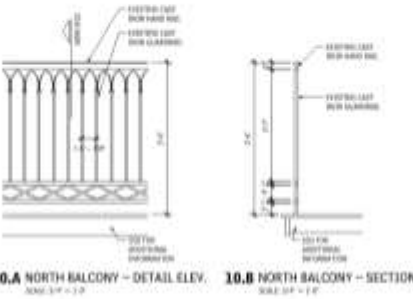




9 NORTH BALCONY – LEVEL 3 ELEV W
SCALE: 1/4" = 1'-0"

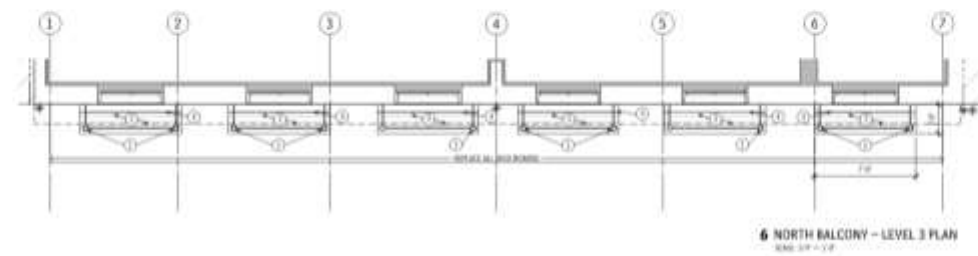
8 NORTH BALCONY – LEVEL 3 ELEV E
SCALE: 1/4" = 1'-0"

7 NORTH BALCONY – LEVEL 3 ELEVATION
SCALE: 1/4" = 1'-0"



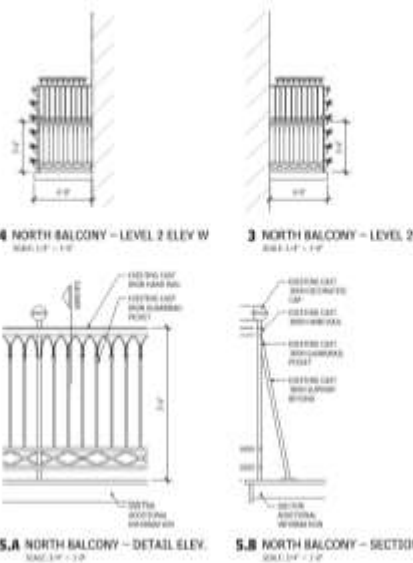
10.A NORTH BALCONY – DETAIL ELEV.
SCALE: 1/4" = 1'-0"

10.B NORTH BALCONY – SECTION
SCALE: 1/4" = 1'-0"



6 NORTH BALCONY – LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

--- BALUSTRADE, RAILING AND FINISH TO MATCH EXISTING
--- NO SETBACK AS SHOWN IN PLAN

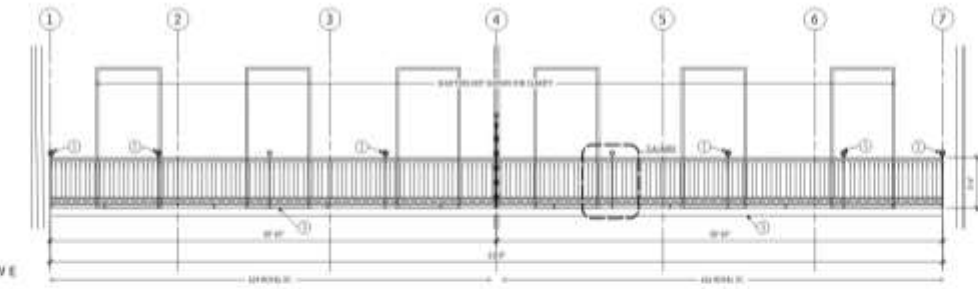


4 NORTH BALCONY – LEVEL 2 ELEV W
SCALE: 1/4" = 1'-0"

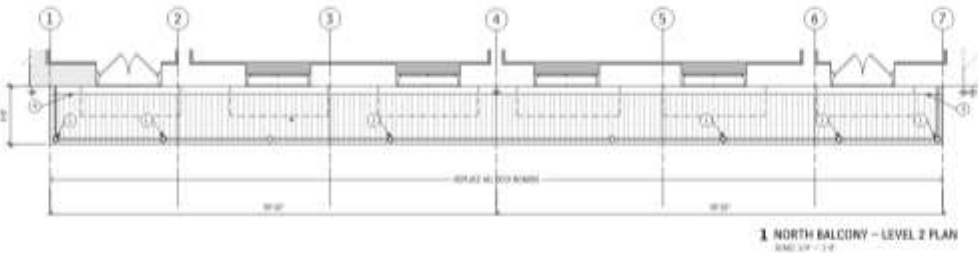
3 NORTH BALCONY – LEVEL 2 ELEV E
SCALE: 1/4" = 1'-0"

5.A NORTH BALCONY – DETAIL ELEV.
SCALE: 1/4" = 1'-0"

5.B NORTH BALCONY – SECTION
SCALE: 1/4" = 1'-0"



2 NORTH BALCONY – LEVEL 2 ELEVATION
SCALE: 1/4" = 1'-0"



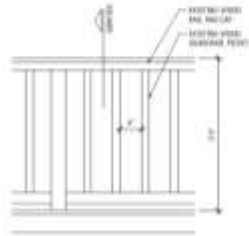
1 NORTH BALCONY – LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

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OFFICE OF JUDICIAL TRAINING
1000 UNIVERSITY AVENUE, SUITE 1000
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.OJT.MICHIGAN.COURTS.GOV

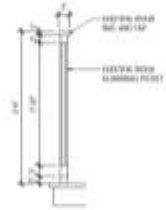
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1000 UNIVERSITY AVENUE, SUITE 1000
ANN ARBOR, MI 48106
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VIETX CARRE COMMISSION
ESTABLISHED 1936

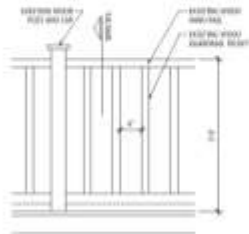




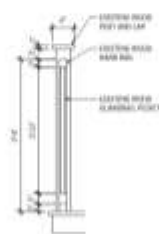
8.A EAST BALCONY - DETAIL ELEV.
SCALE 1/4" = 1'-0"



8.B EAST BALCONY - SECTION
SCALE 1/4" = 1'-0"



4.A WEST BALCONY - DETAIL ELEV.
SCALE 1/4" = 1'-0"



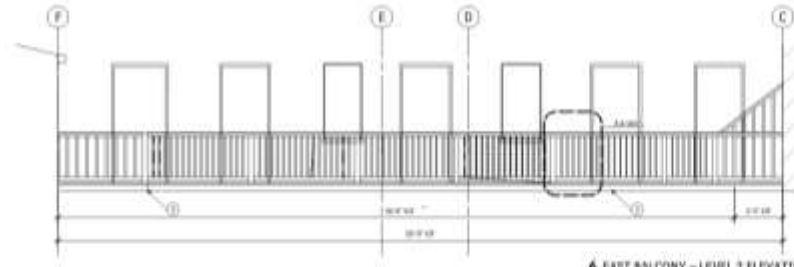
4.B WEST BALCONY - SECTION
SCALE 1/4" = 1'-0"



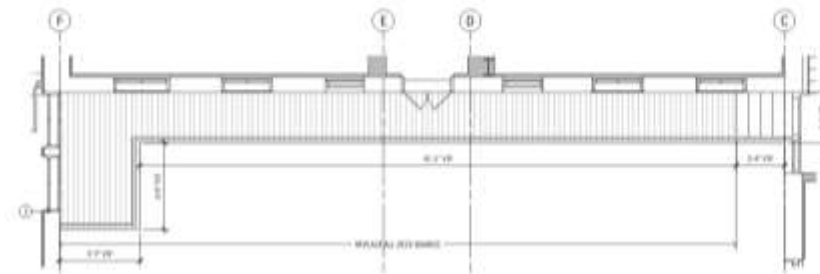
7 STAIR 3 - LEVEL 2 PLAN
SCALE 1/4" = 1'-0"



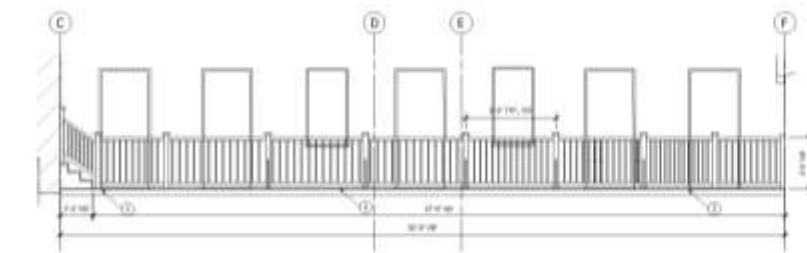
3 WEST BALCONY - LEVEL 2 ELEVATION
SCALE 1/4" = 1'-0"



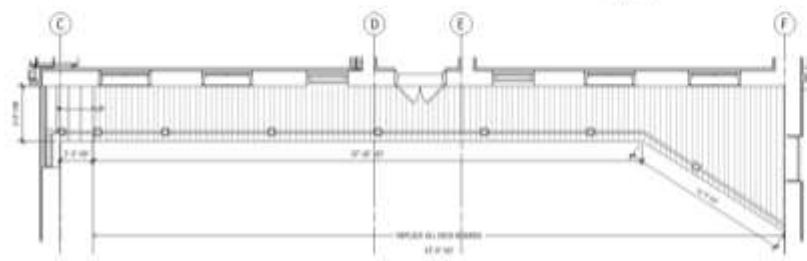
6 EAST BALCONY - LEVEL 3 ELEVATION
SCALE 1/4" = 1'-0"



5 EAST BALCONY - LEVEL 2 PLAN
SCALE 1/4" = 1'-0"



2 WEST BALCONY - LEVEL 2 ELEVATION
SCALE 1/4" = 1'-0"



1 WEST BALCONY - LEVEL 2 PLAN
SCALE 1/4" = 1'-0"

4. SEE BALCONY RAILING GENERAL NOTES ON PAGE 108 FOR ALL OTHER REQUIREMENTS.
5. SEE NOTES FOR EXISTING EXPOSED ONLY. EXISTING BALCONY RAILING (EXPOSED ONLY) SHALL BE REPAIRED OR REPLACED AS NECESSARY.
6. EXISTING BALCONY RAILING SHALL BE REPAIRED OR REPLACED AS NECESSARY.

- NOTES:**
- NEW RAILING SHALL BE INSTALLED AS SHOWN.
 - EXISTING RAILING SHALL BE REPAIRED OR REPLACED AS NECESSARY.
 - EXISTING RAILING SHALL BE REPAIRED OR REPLACED AS NECESSARY.
 - EXISTING RAILING SHALL BE REPAIRED OR REPLACED AS NECESSARY.

--- EXISTING RAILING REPLACEMENT TO MATCH
--- NEW RAILING, AS SHOWN

OJT

OFFICE OF JUDICIAL TRIAL
1000 W. BROADWAY
SUITE 1000
NEW ORLEANS, LA 70119
(504) 588-1000

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(504) 588-1000

MS RAU ANTIQUES

1000 W. BROADWAY
SUITE 1000
NEW ORLEANS, LA 70119
(504) 588-1000



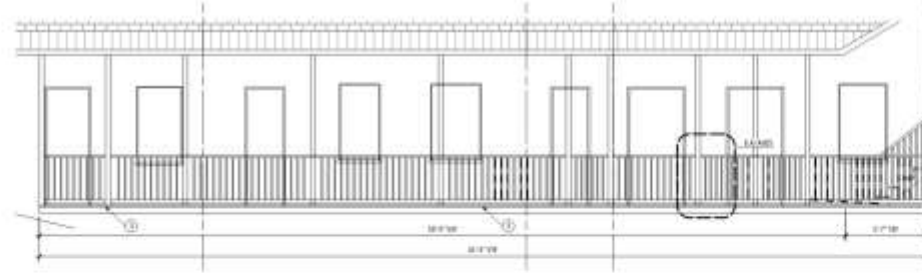
ARCHITECTURAL COMMISSION OF LOUISIANA
1000 W. BROADWAY
SUITE 1000
NEW ORLEANS, LA 70119
(504) 588-1000

5/20/2018 10:11 AM
REV. 01/20/2018





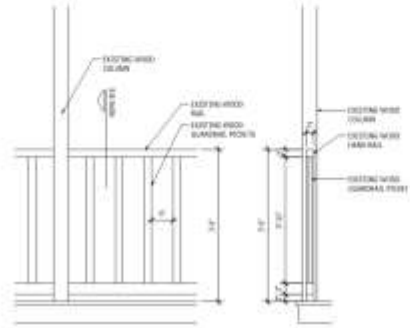
7 EAST BALCONY – LEVEL 3 ELEVATION
SCALE: 1/4" = 1'-0"



6 EAST BALCONY – LEVEL 3 ELEVATION
SCALE: 1/4" = 1'-0"

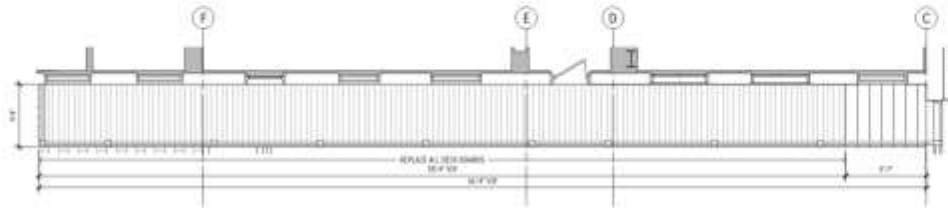
- NOTES:**
1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. SEE ARCHITECTURAL SPECIFICATIONS FOR RAILING SYSTEMS.
 3. SEE ARCHITECTURAL SPECIFICATIONS FOR BALCONY FLOORING.
 4. SEE ARCHITECTURAL SPECIFICATIONS FOR BALCONY RAILINGS.

- SOLID LINE: BALCONY RAILING SYSTEM
- - - BALCONY FLOORING

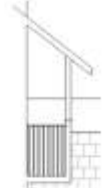


8.A EAST BALCONY – DETAIL ELEV.
SCALE: 3/4" = 1'-0"

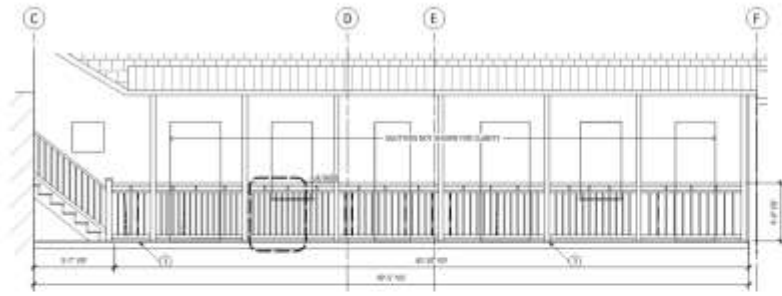
8.B EAST BALCONY – SECTION
SCALE: 3/4" = 1'-0"



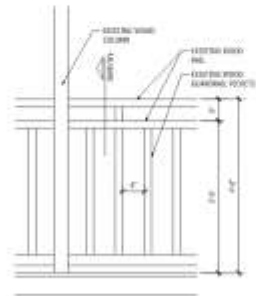
5 EAST BALCONY – LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



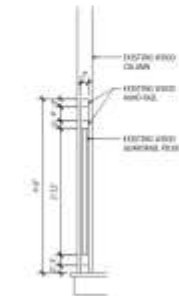
3 WEST BALCONY – LEVEL 3 ELEVATION
SCALE: 1/4" = 1'-0"



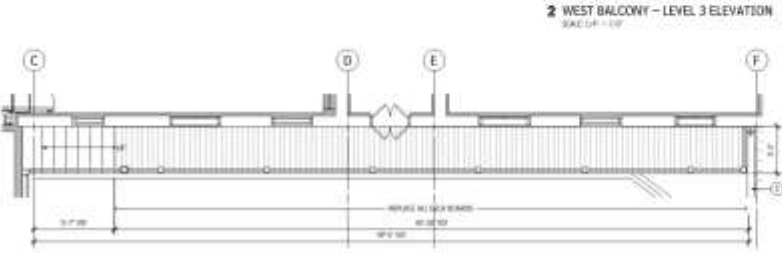
2 WEST BALCONY – LEVEL 3 ELEVATION
SCALE: 1/4" = 1'-0"



4.A WEST BALCONY – DETAIL ELEV.
SCALE: 3/4" = 1'-0"



4.B WEST BALCONY – SECTION
SCALE: 3/4" = 1'-0"



1 WEST BALCONY – LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

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ARCHITECTURAL FIRM:
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ANN ARBOR, MI 48106
PH: 734.769.1000
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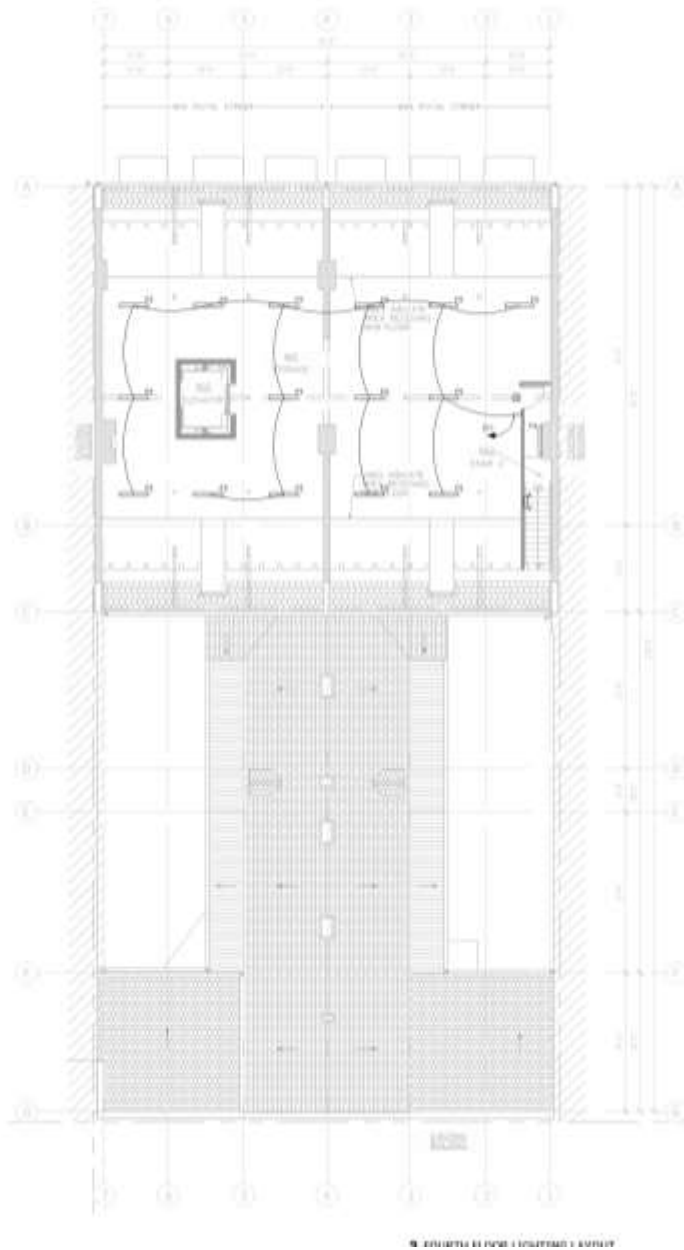
1000 UNIVERSITY AVENUE
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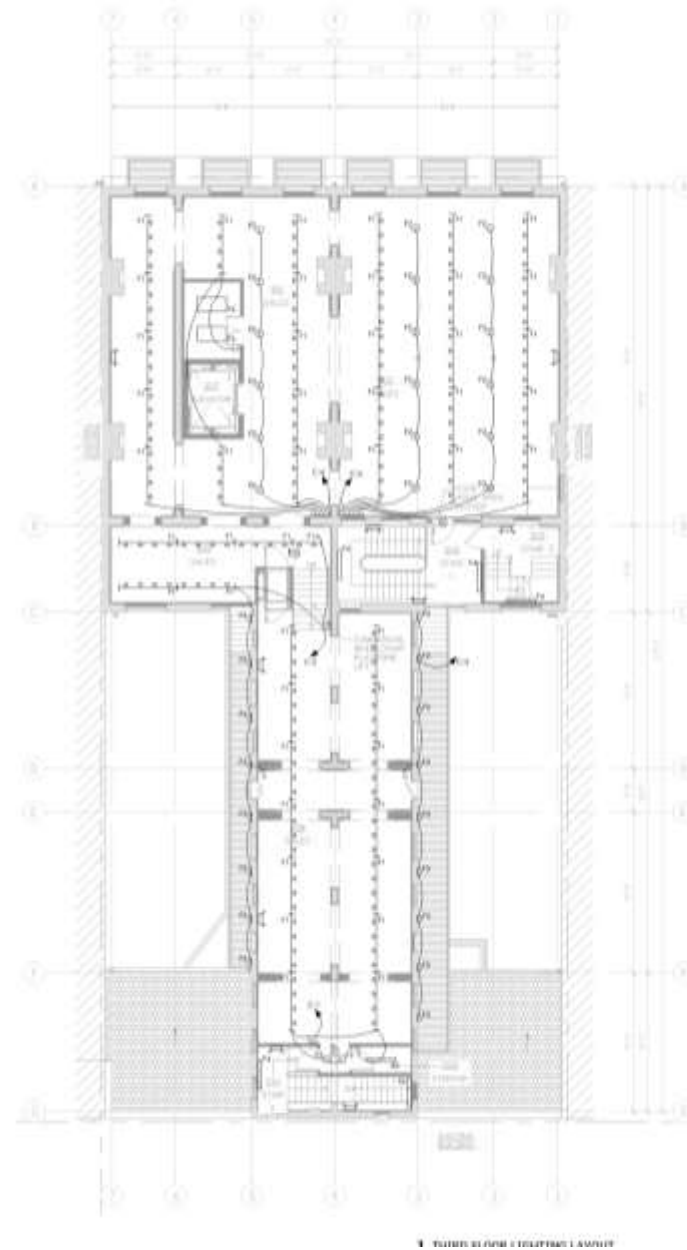
REGISTERED PROFESSIONAL ENGINEER
MS RAU ANTIQUES
1000 UNIVERSITY AVENUE
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■ DÉTAILS DE FONDATION ET ÉLÉVATIONS 1. SOUTÈRE



■ DÉTAILS DE FONDATION ET ÉLÉVATIONS 1. SOUTÈRE

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Office of the
 City Architect
 100 St. James Street
 Montreal, Quebec
 H2S 1R2

PROJET DE RÉNOUVELLEMENT
 622-624 ROYAL
 100 St. James Street
 Montreal, Quebec
 H2S 1R2

PROJET DE RÉNOUVELLEMENT
 622-624 ROYAL
 100 St. James Street
 Montreal, Quebec
 H2S 1R2

PROJET DE RÉNOUVELLEMENT
 622-624 ROYAL
 100 St. James Street
 Montreal, Quebec
 H2S 1R2

PROJET DE RÉNOUVELLEMENT
 622-624 ROYAL
 100 St. James Street
 Montreal, Quebec
 H2S 1R2

**MS RAI
 ANTIQUES**

100 St. James Street
 Montreal, Quebec
 H2S 1R2

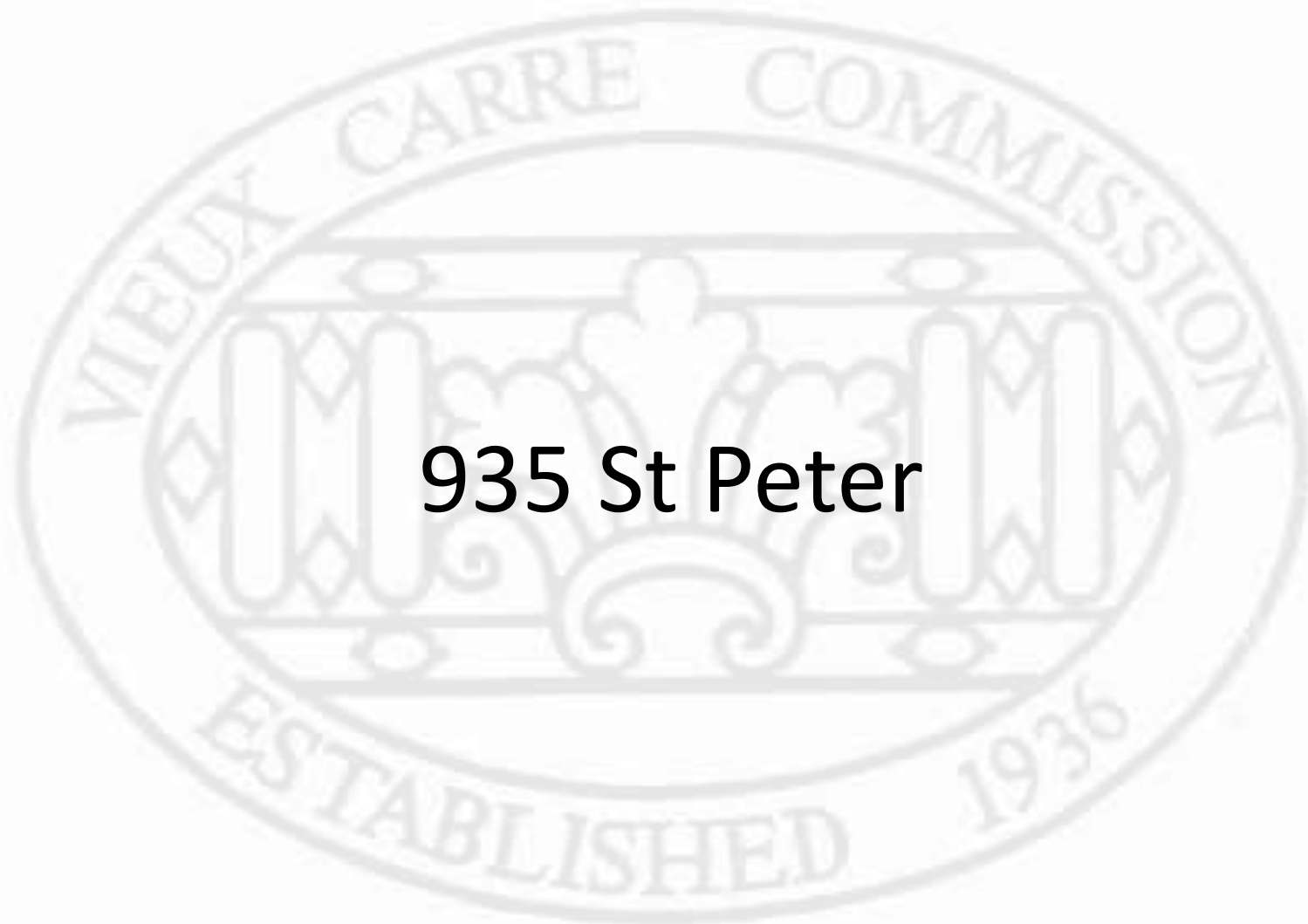


11 NOVEMBRE 2017

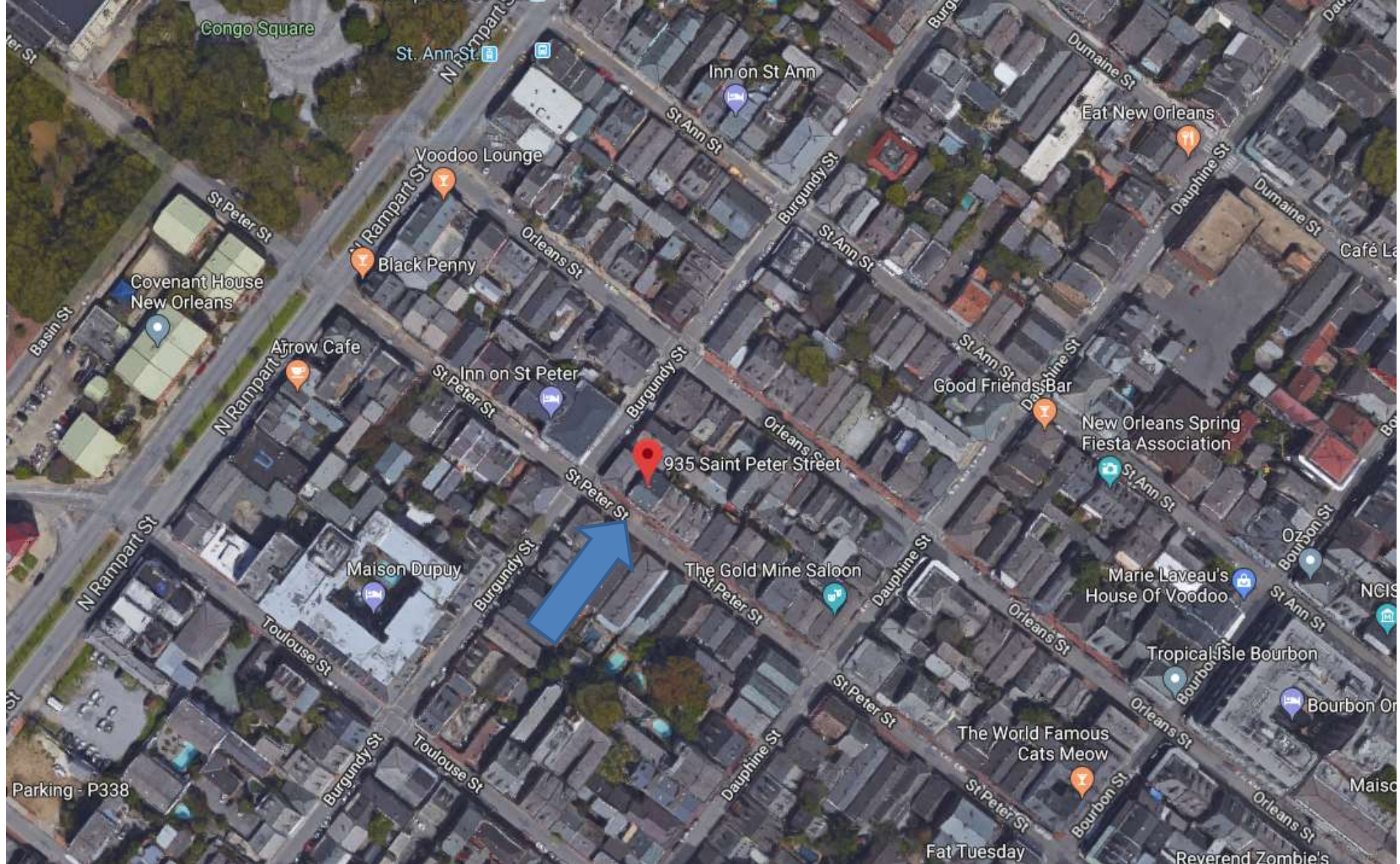




New Business



935 St Peter



935 St Peter





935 St Peter

VCC Architectural Committee

December 12, 2017





935 St Peter

VCC Architectural Committee

December 12, 2017





935 St Peter

VCC Architectural Committee

December 12, 2017





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December 12, 2017





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12 11 2017

December 12, 2017





Venetian Bronze

911TNL 11P SMT
Signature Series
SmartCode Lever



Satin Nickel

911TNL 15 SMT
Signature Series
SmartCode Lever



Lifetime Polished Brass

911TNL L03 SMT
Signature Series
SmartCode Lever





Interior



Exterior



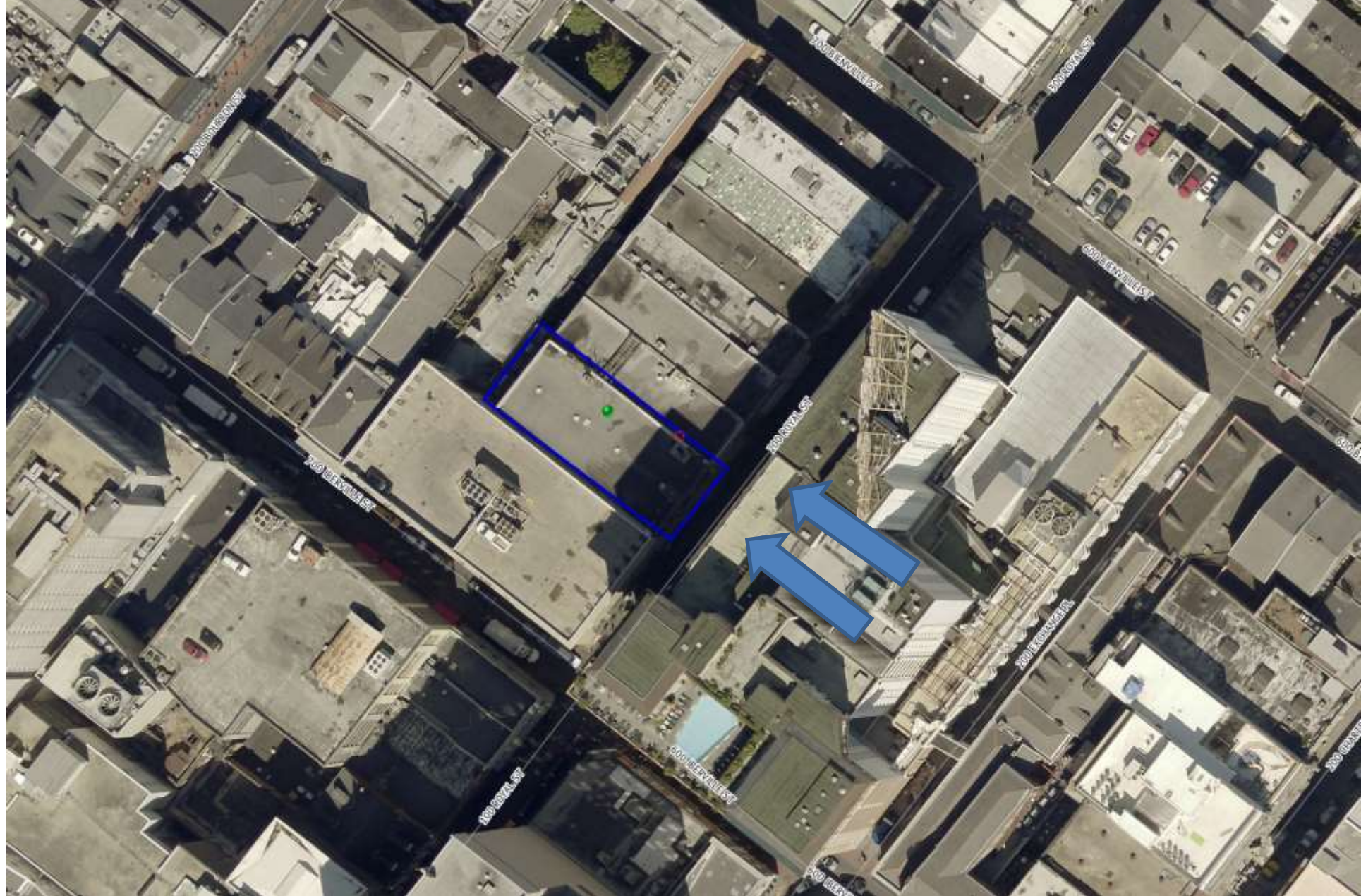
935 St Peter – Other Hardware Examples



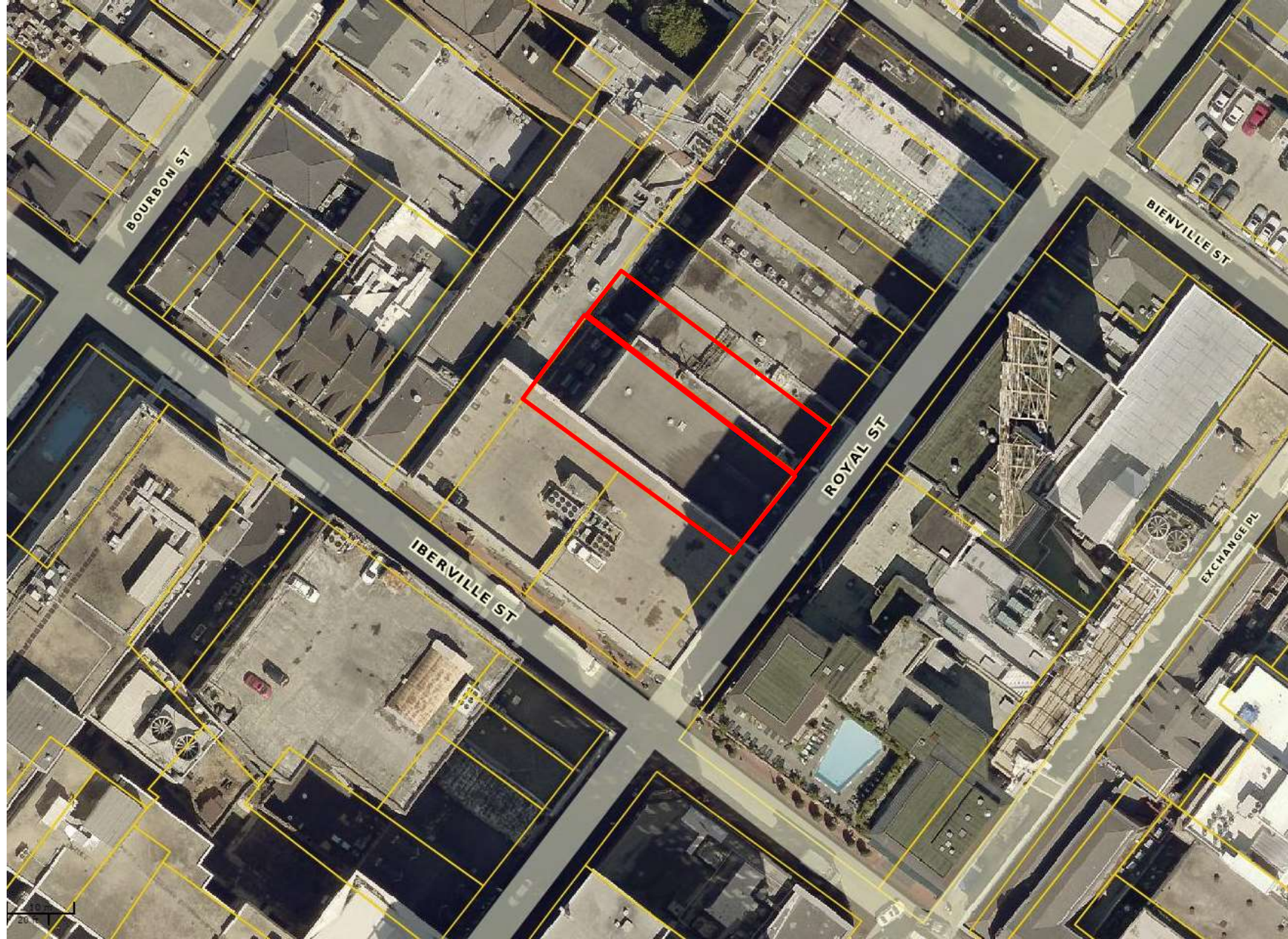
935 St Peter – Other Hardware Examples

The seal of the Vieux Carre Commission is an oval emblem. It features a central figure of a person standing with arms outstretched, set against a background of stylized architectural elements like columns and arches. The text "VIEUX CARRE COMMISSION" is written along the top inner edge of the oval, and "ESTABLISHED 1936" is written along the bottom inner edge.

211-15 & 217-19 Royal



211-15 & 217-19 Royal



211-15 & 217-19 Royal



211-15 & 217-19 Royal

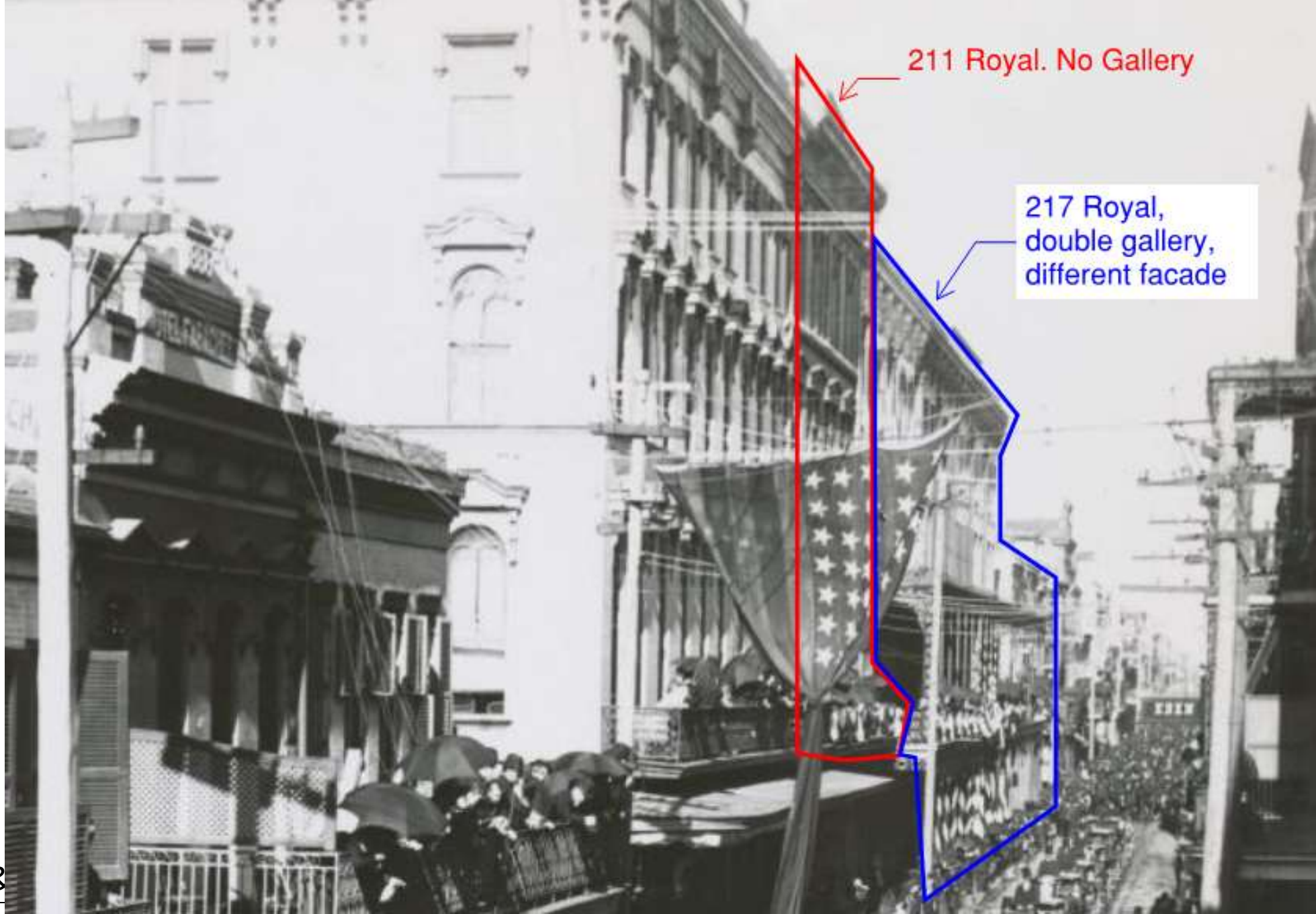




211-15 & 217-19 Royal

211-15 & 217-19 Royal
VCC Architectural Committee





211 Royal. No Gallery

217 Royal,
double gallery,
different facade

211-15 &

VCC Architectural Committee

July 11, 2017



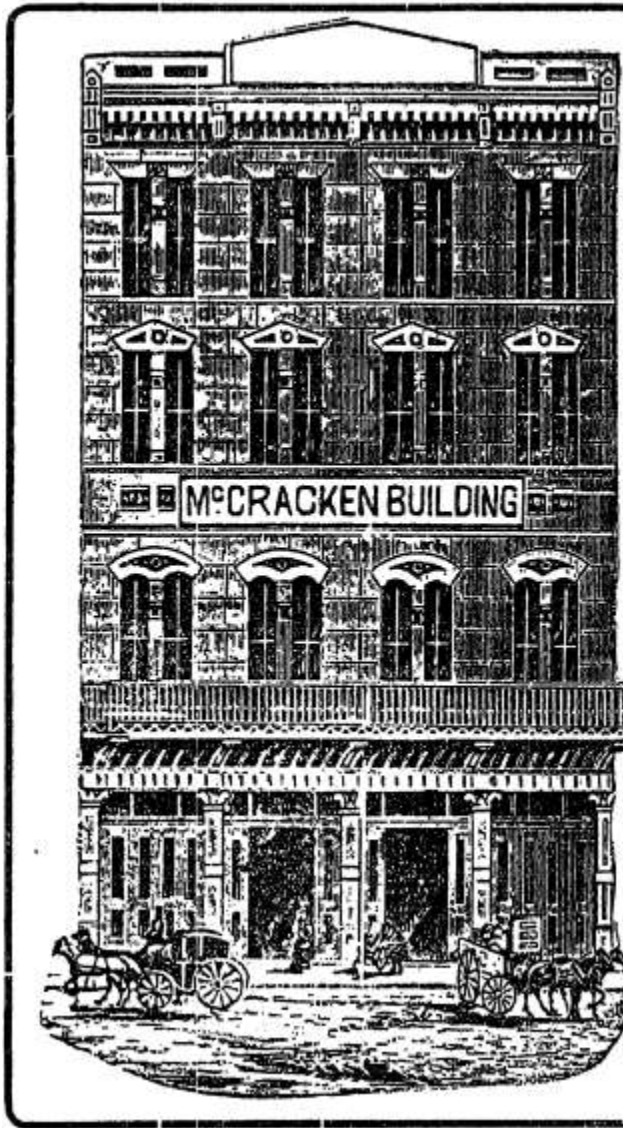


211-15 & 217-19 Royal – January 1908

AUCTION SALES.
BY STROUDBACK & LATTEH.

AUCTION SALES.
BY STROUDBACK & LATTEH.

AUCTION SALES.
BY STROUDBACK & LATTEH.



BY STROUDBACK & LATTEH

Civil District Court, Division B, No. 69244—
Succession of James McCracken.
On the eve of the opening of the Panama Canal
this *fine property* will be

Sold at Auction
McCracken Building

211-213-215 Royal St., Bet. Iberville & Bienville
Opposite Entrance Hotel Monteleone.

49 feet 4 inches front by 128 feet 5 inches 4 lines
deep; adapted as *single or double stores, Euro-
pean hotel, moving pictures, restaurant, tavern or
cabaret.* By *Stroudback & Latter, Auctioneers,*
office, 326 Baronne Street.

Tuesday, March 31, 1914
at 12 O'Clock M., at the Real Estate
Exchange, 311 Baronne Street

The *heavy and substantially built four-story*
brick building, stucco front, designed for five
stories, was erected by the late P. R. Middle-
miss, *premier master builder of New Orleans.*
Lower floor supports are eight heavy iron *Corin-
thian columns.* High ceilings, three floors
finished, electric motor and elevator, gas and
electric lights, sewerage and new water. Depth
of building 113 feet. Flag-paved yard and steel
shed in rear. Automatic fire alarm wiring and
fixtures not included in this sale, being property
of National Automatic Fire Alarm Company.

Terms—One-third or more cash, balance one
and two (or three) years, 6 per cent interest, pay-
able annually. All usual security clauses. Pur-
chaser to assume taxes of 1914. 10 per cent cash
at time of sale. Act of sale before J. D. Dresner,
notary public, at purchaser's expense.

W. S. PARKERSON,
Attorney

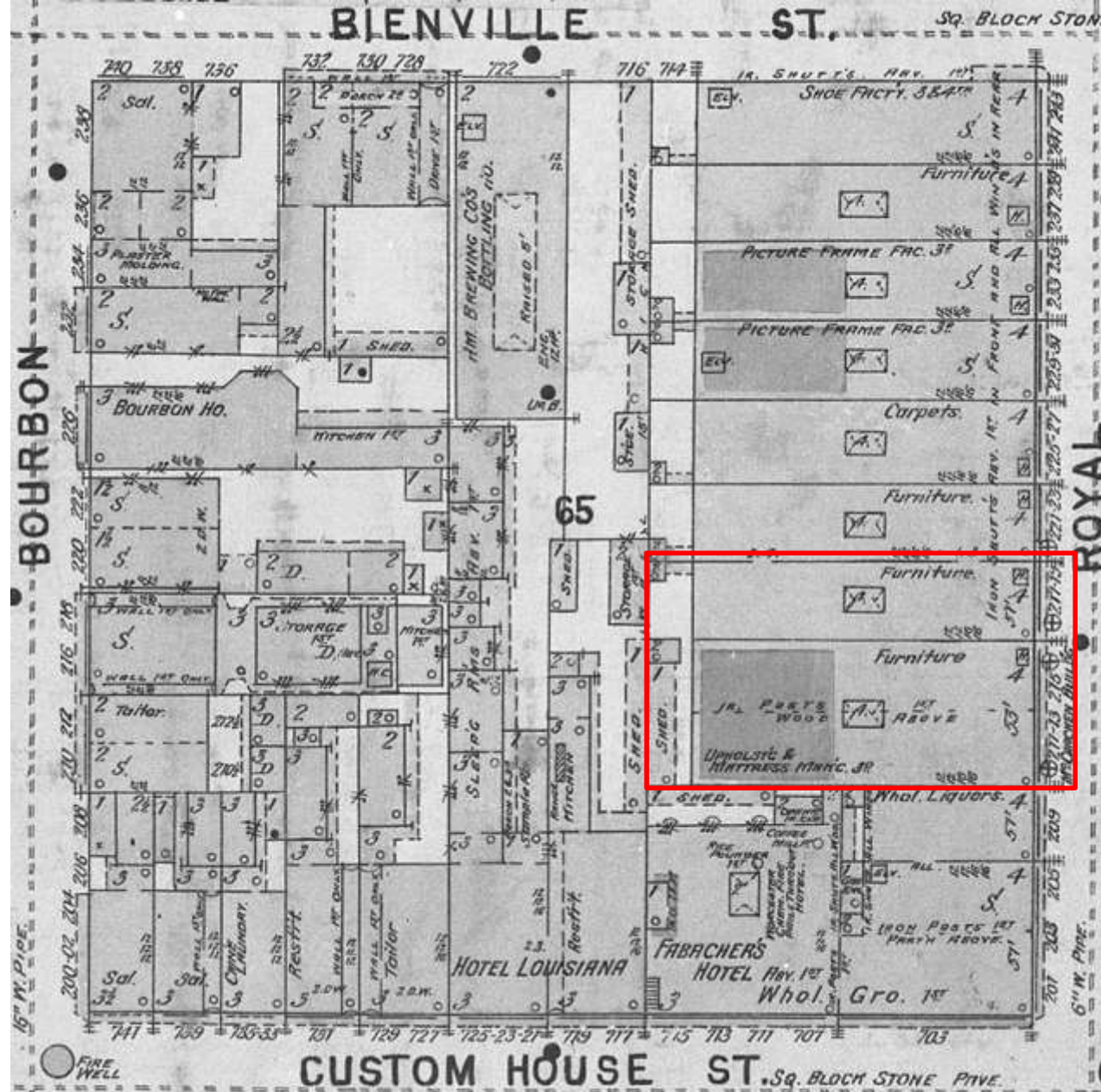
mh15 22 29 81

211 Royal





211-15 & 217-19 Royal – 1961



211-15 & 217-19 Royal – 1896





211-15 & 217-19 Royal



211-15 & 217-19 Royal



211-15 & 217-19 Royal





211-15 & 217-19 Royal





211-15 & 217-19 Royal



211-15 & 217-19 Royal





PICTURE OF 211 - 219 ROYAL

Furniture Row
Gilded Age of Fine Furnishings



PICTURE OF 211 - 219 ROYAL

1845 217-221 Royal
1860 211-215 Royal

211-15 & 217-19 Royal



PICTURE OF 211 - 219 ROYAL



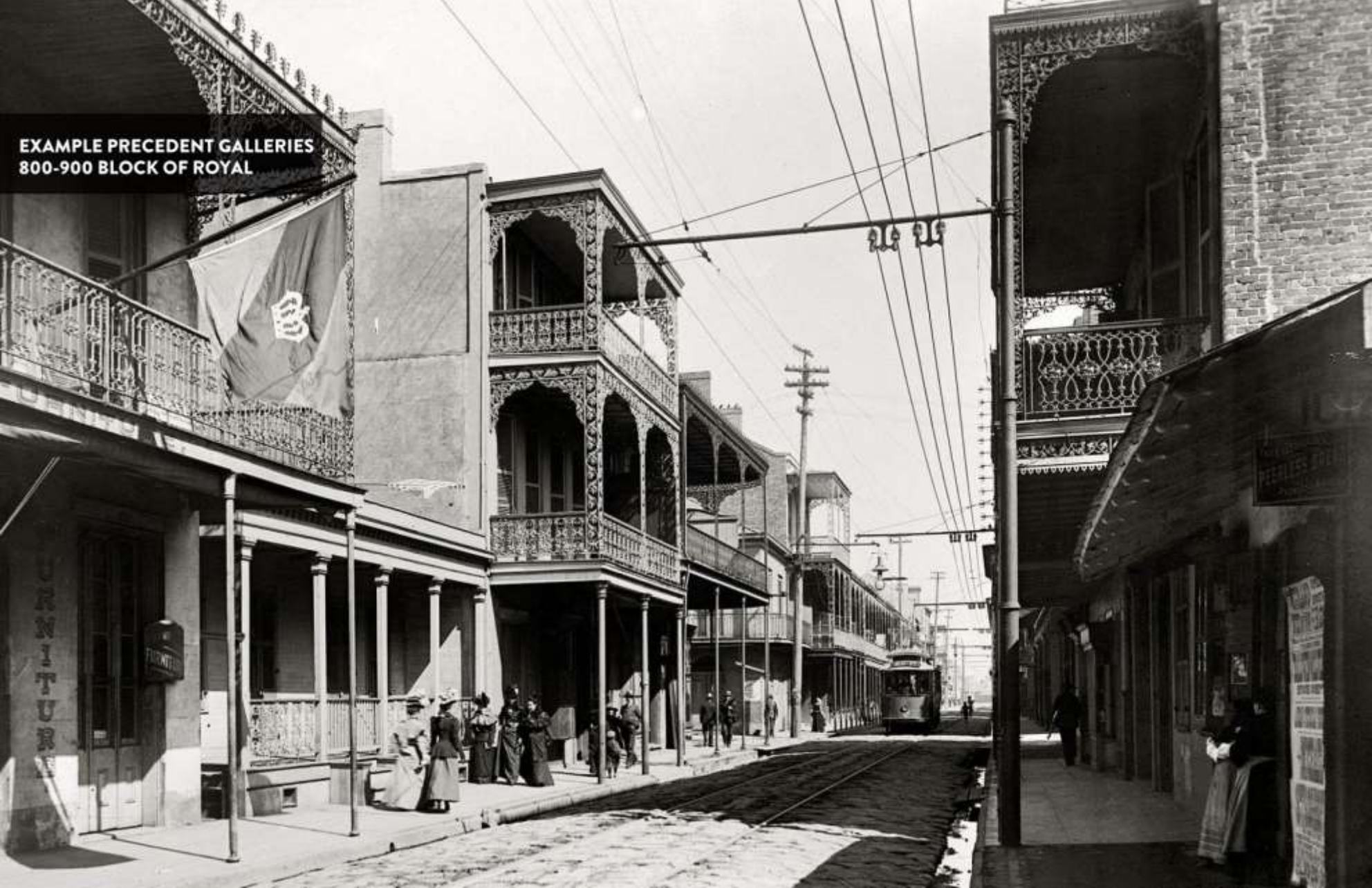
Iron Work

Royal St. The front on Royal street shall have for the first story, Seven cast iron story posts 12 x 14 inches and 13 feet high as per drawing. Over the doorways and posts shall be set cast iron lintel plates 1 1/2 inch thick and 14 inches wide with segmental flanges cast on their centres in the usual manner, the entire to be properly bolted and connected together. — The whole of the front windows shall have cast iron lintels as per drawing; The brackets under the main cornice shall be of cast iron columns, well anchored to the brickwork. The columns in the first and second stories which support the floor joists shall be of cast iron handsomely moulded, and finished with ornamental caps, each one to be 10 inches diameter at the base, and 8 1/2 inches at the neck, the iron to be one inch thick,

DESCRIPTION FROM ARCHIVES

211-15 & 217-19 Royal

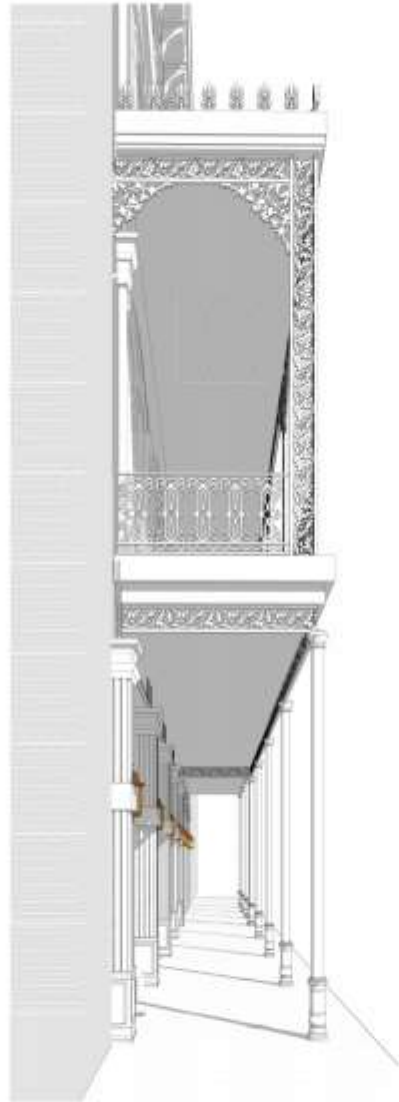




211-15 & 217-19 Royal

EXAMPLE PRECEDENT GALLERIES
FRENCH QUARTER

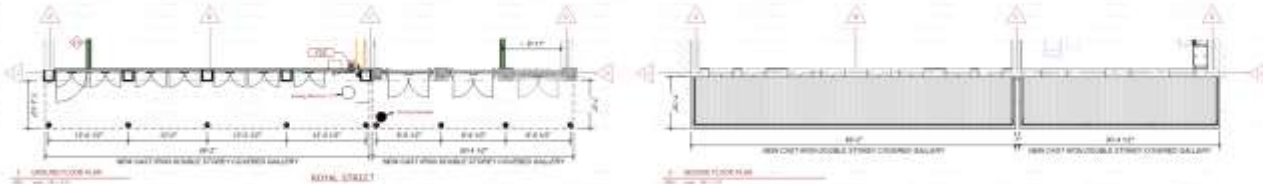
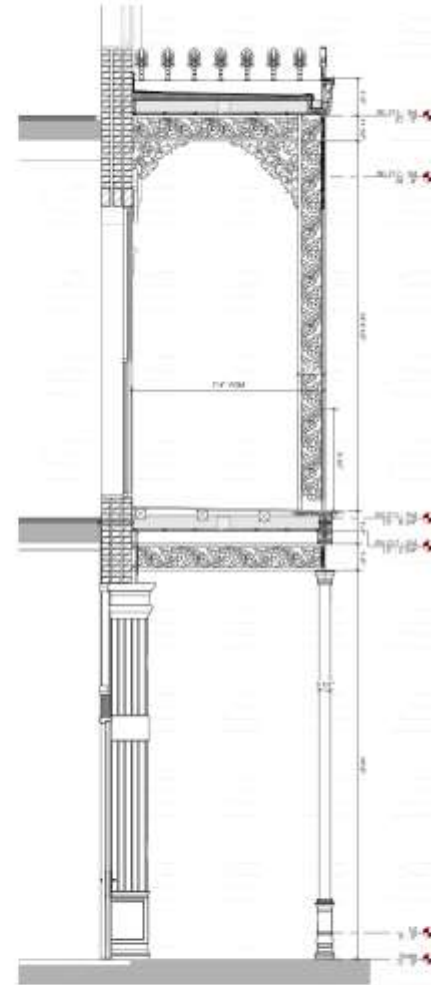




STUDIO WTA

211-219 Royal Street
DOUBLE GALLERY
December 18, 2017



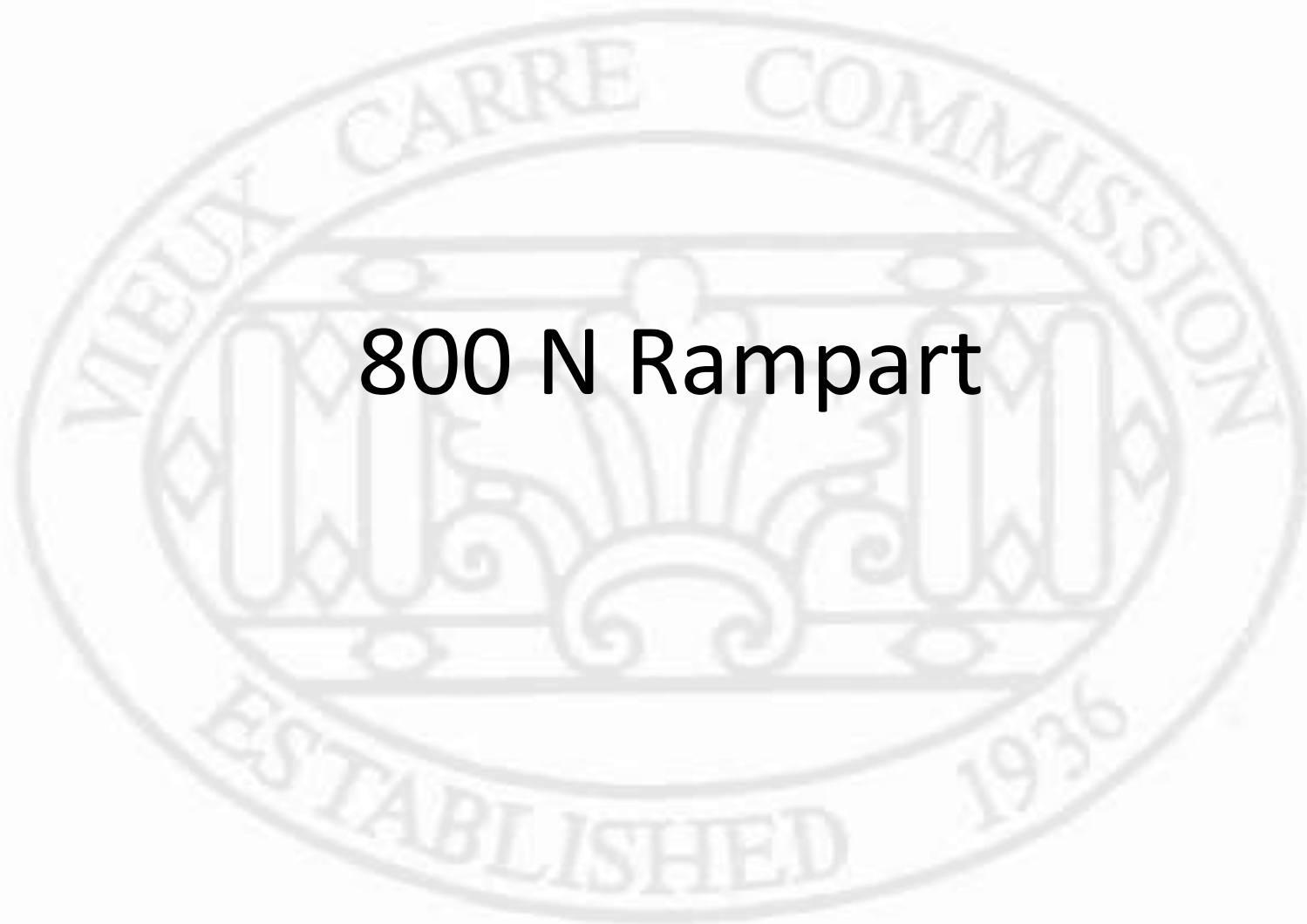


STUDIO WTA

211-219 Royal Street
DOUBLE GALLERY
December 18, 2017

211-15 & 217-19 Royal





800 N Rampart



800 N. Rampart

Architectural Committee

April 23, 2013





800 N. Rampart

Architectural Committee

April 23, 2013





800 N. Rampart

Architectural Committee

April 23, 2013





800 N. Rampart

Architectural Committee

April 23, 2013





St Ann

Du maine

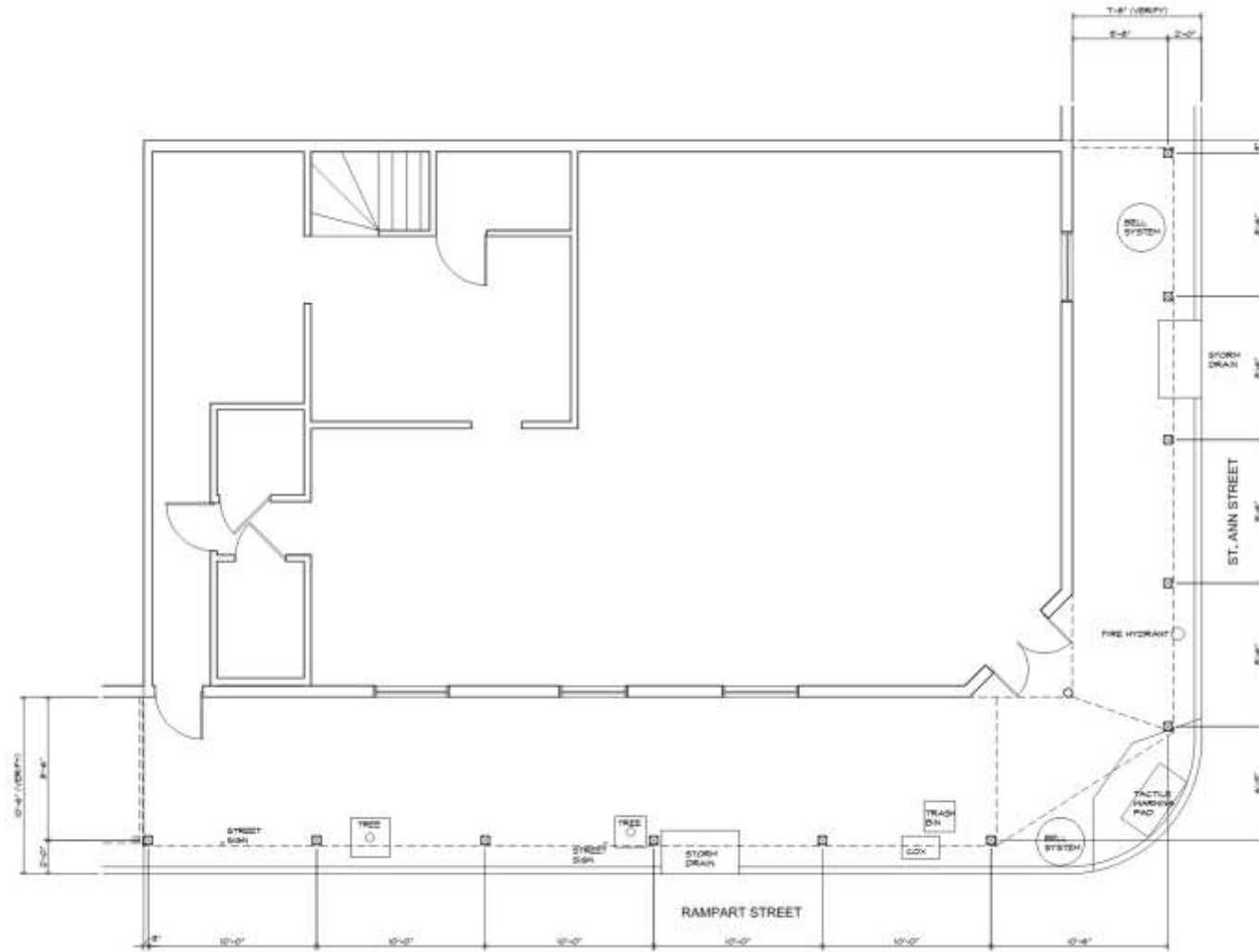
Burgundy

Street

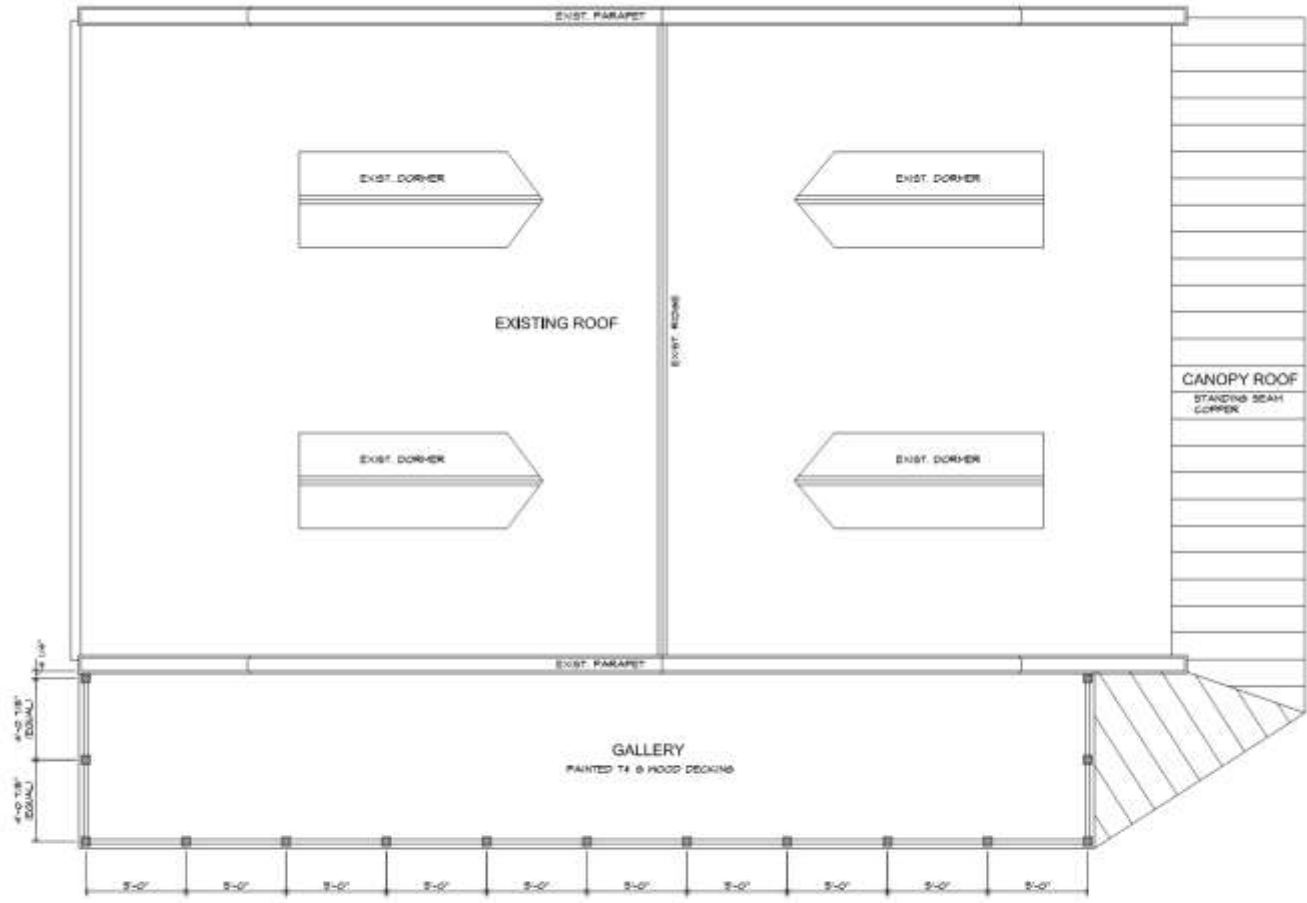
PLAN
of
1 LOT OF GROUND
WITH BUILDING
SITUATED IN THE
2^d DISTRICT







1 PROPOSED FIRST FLOOR/SITE PLAN
 A1 1/4" = 1'-0"



1 PROPOSED ROOF PLAN
A2 1/4" = 1'-0"



2
A3

EXISTING RAMPART STREET ELEVATION

1/4" = 1'-0"

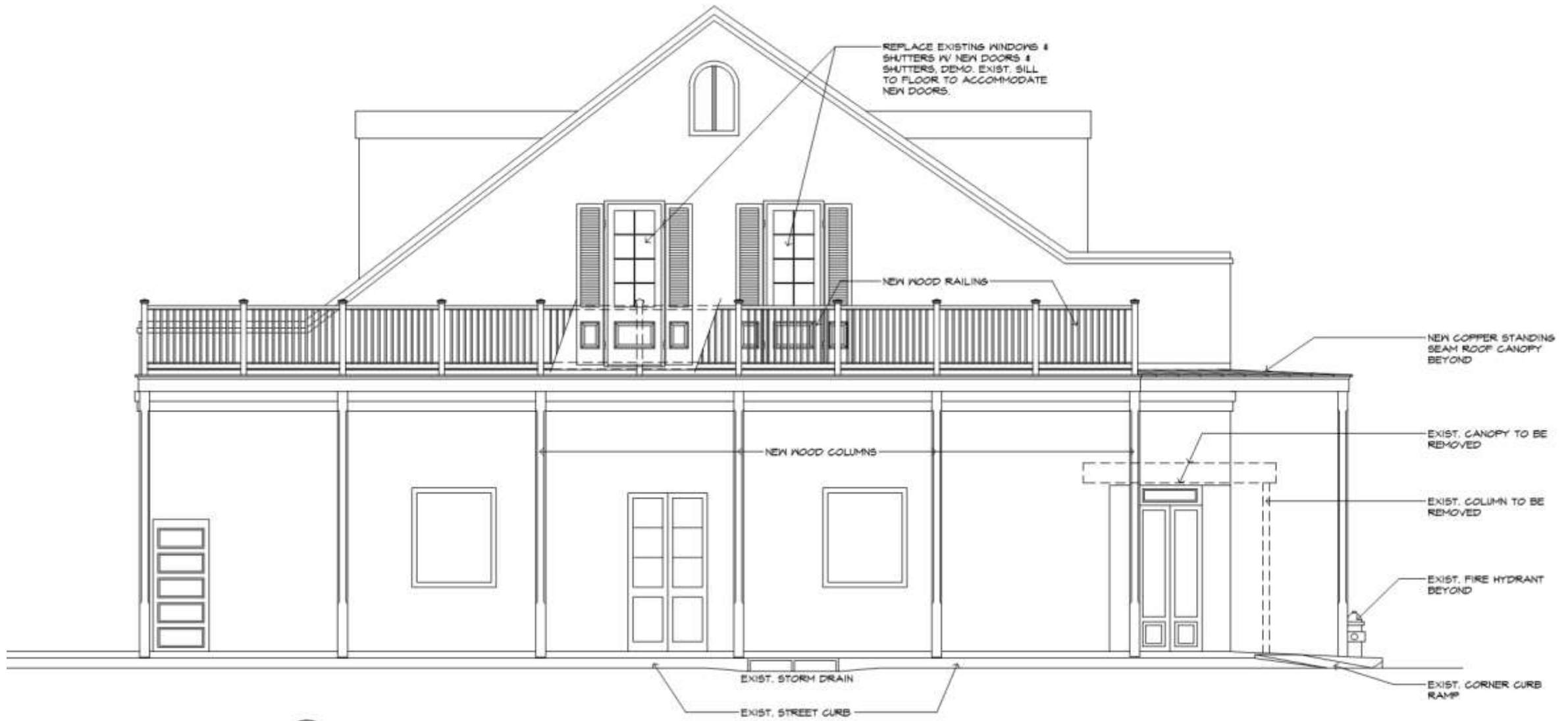


EXIST. CANOPY TO BE
REMOVED

EXIST. COLUMN TO BE
REMOVED

2 EXISTING ST. ANN STREET ELEVATION
A4

1/4" = 1'-0"



1
A3
PROPOSED RAMPART STREET ELEVATION
 1/4" = 1'-0"



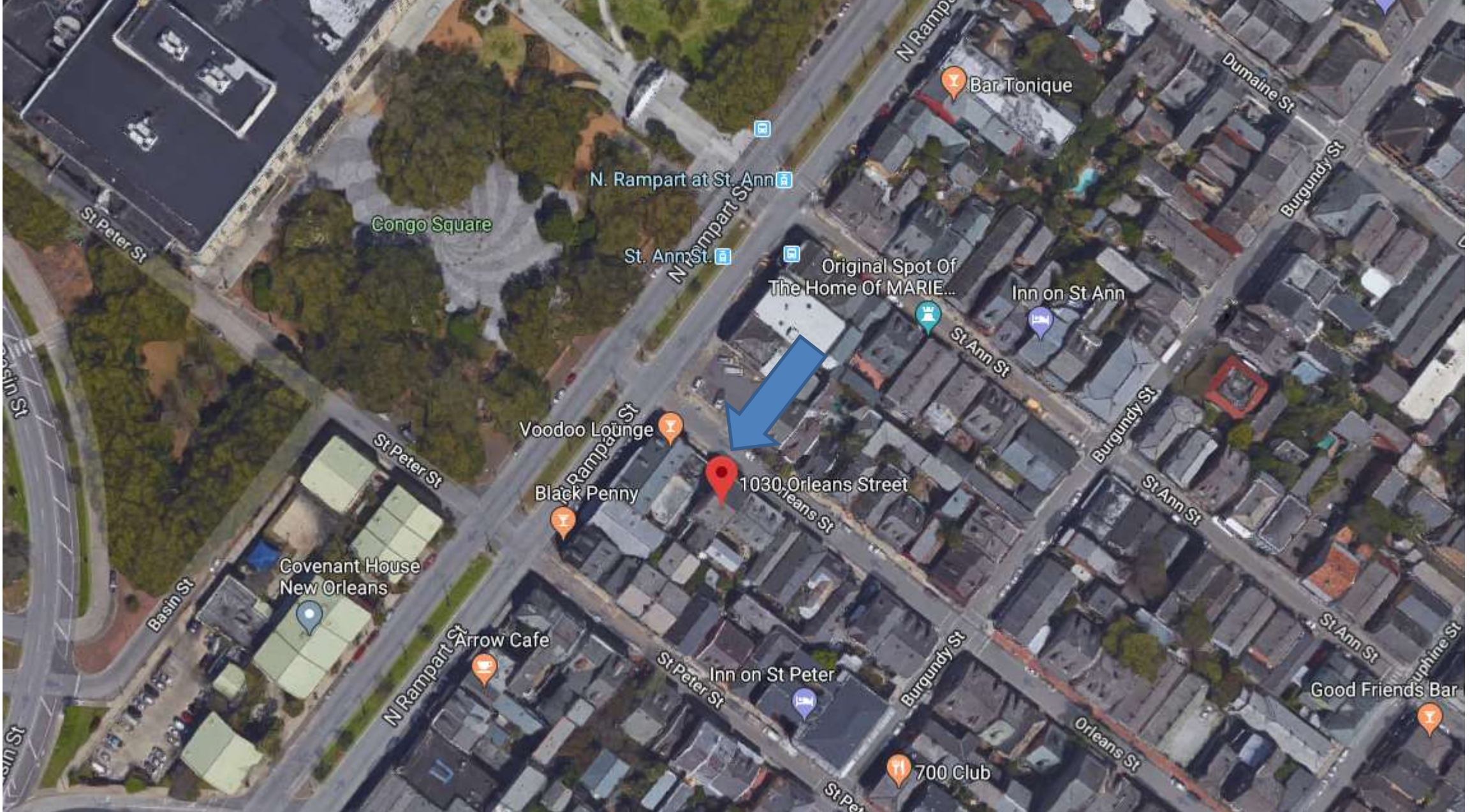
1 PROPOSED ST. ANN STREET ELEVATION

A4

1/4" = 1'-0"



1030 Orleans



1030 Orleans

VCC Architectural Committee

January 9th, 2018





1030 Orleans

VCC Architectural Committee

January 9th, 2018





1030 Orleans

VCC Architectural Committee

January 9th, 2018





1030 Orleans

VCC Architectural Committee

January 9th, 2018





1030 Orleans

VCC Architectural Committee

January 9th, 2018



1030 Orleans –
Existing
Windows





1030 Orleans –
Cavity below
existing window sill



1030 Orleans

VCC Architectural Committee

January 9th, 2018





1030 Orleans

VCC Architectural Committee

January 9th, 2018





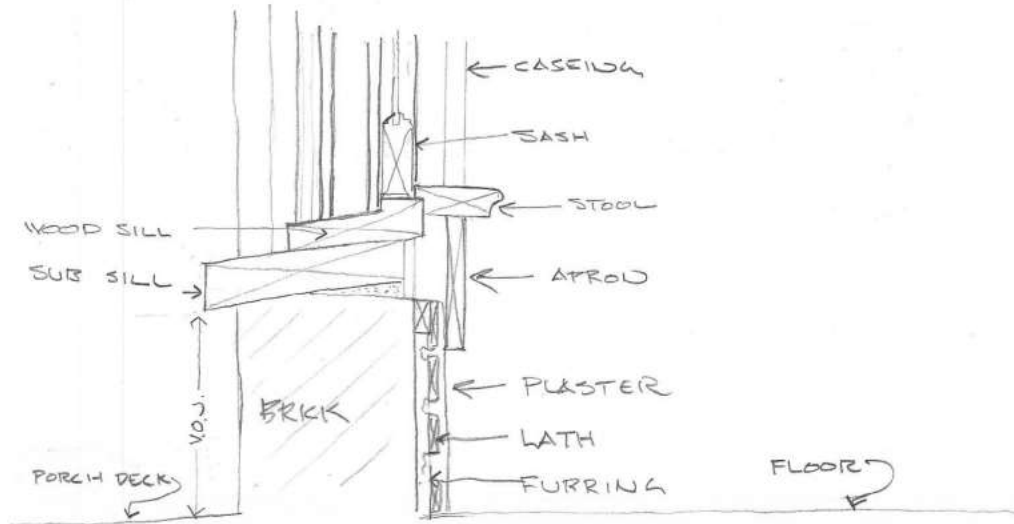
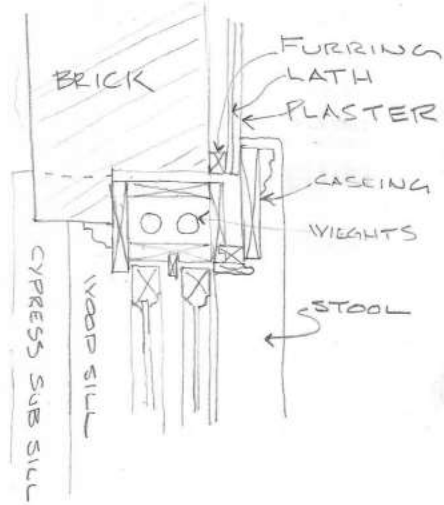
1030 Orleans

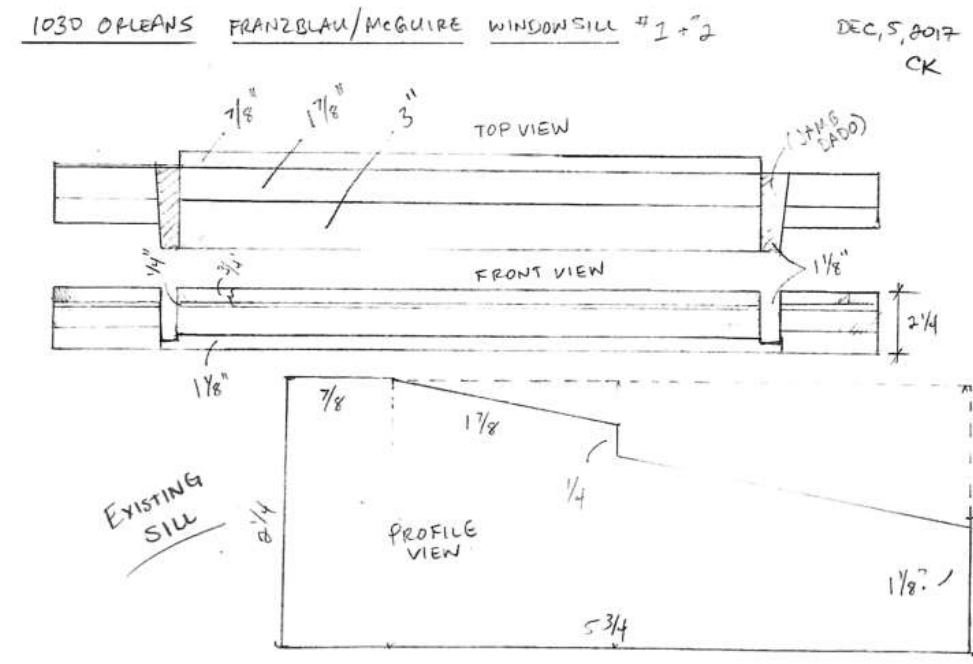
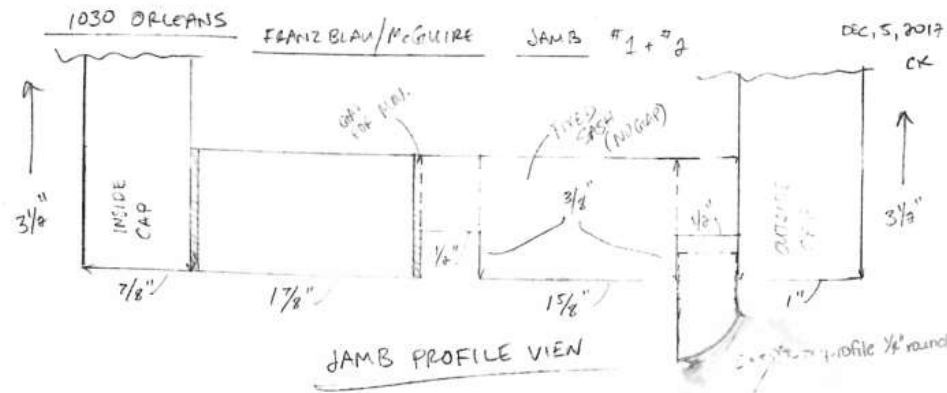
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PROPOSED WINDOW DETAIL

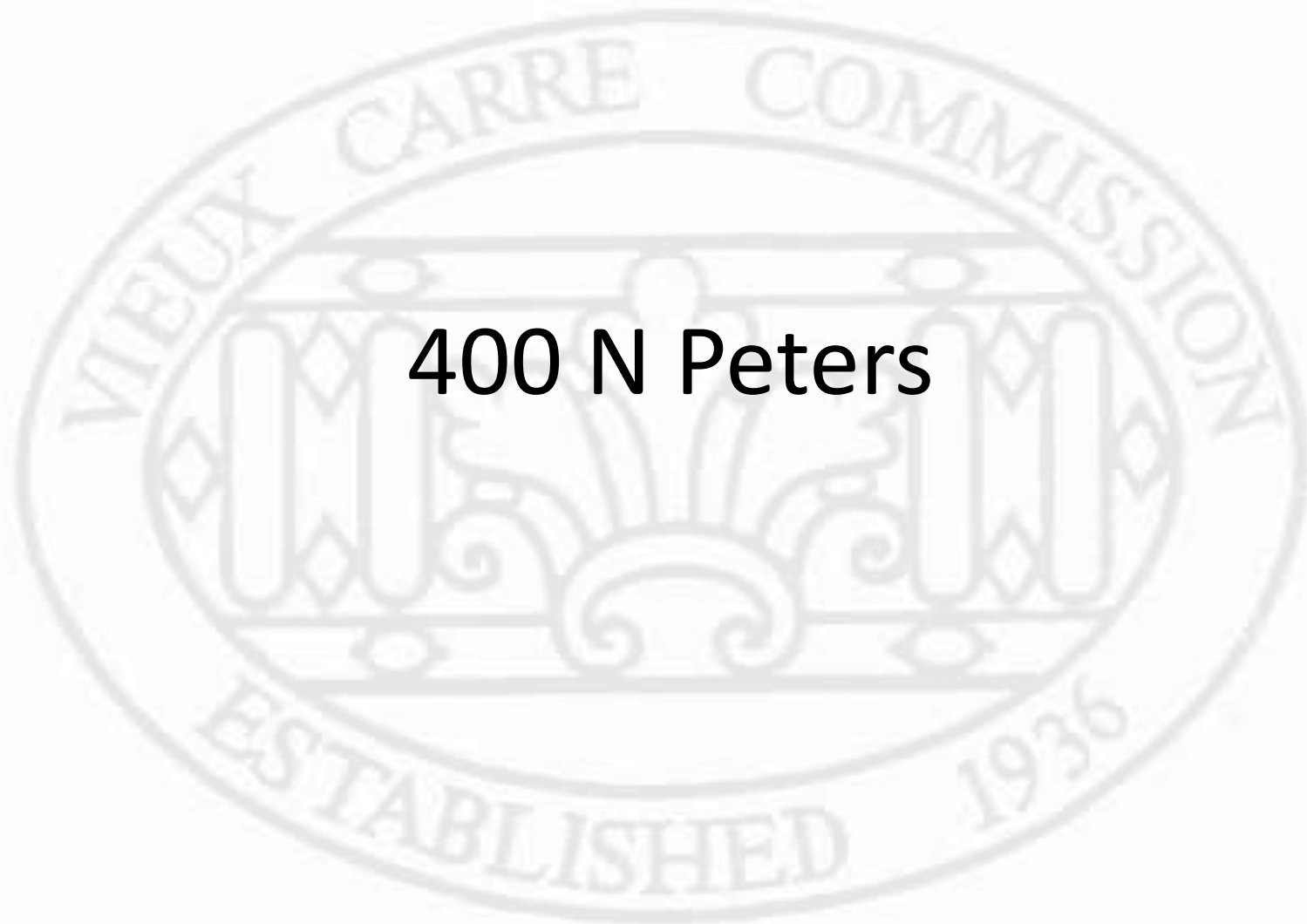




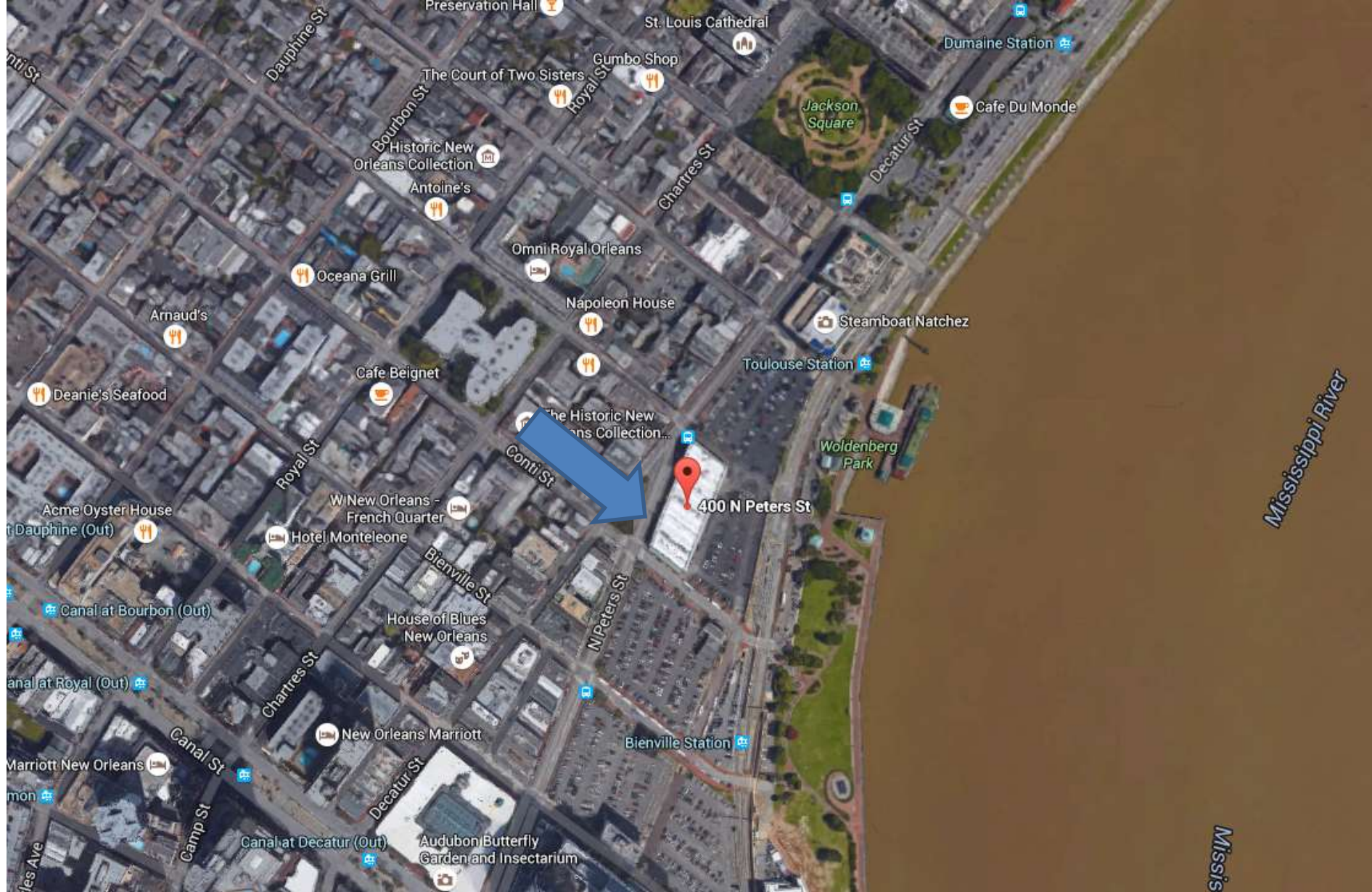
1030 Orleans

1030 Orleans





400 N Peters



400 N. Peters

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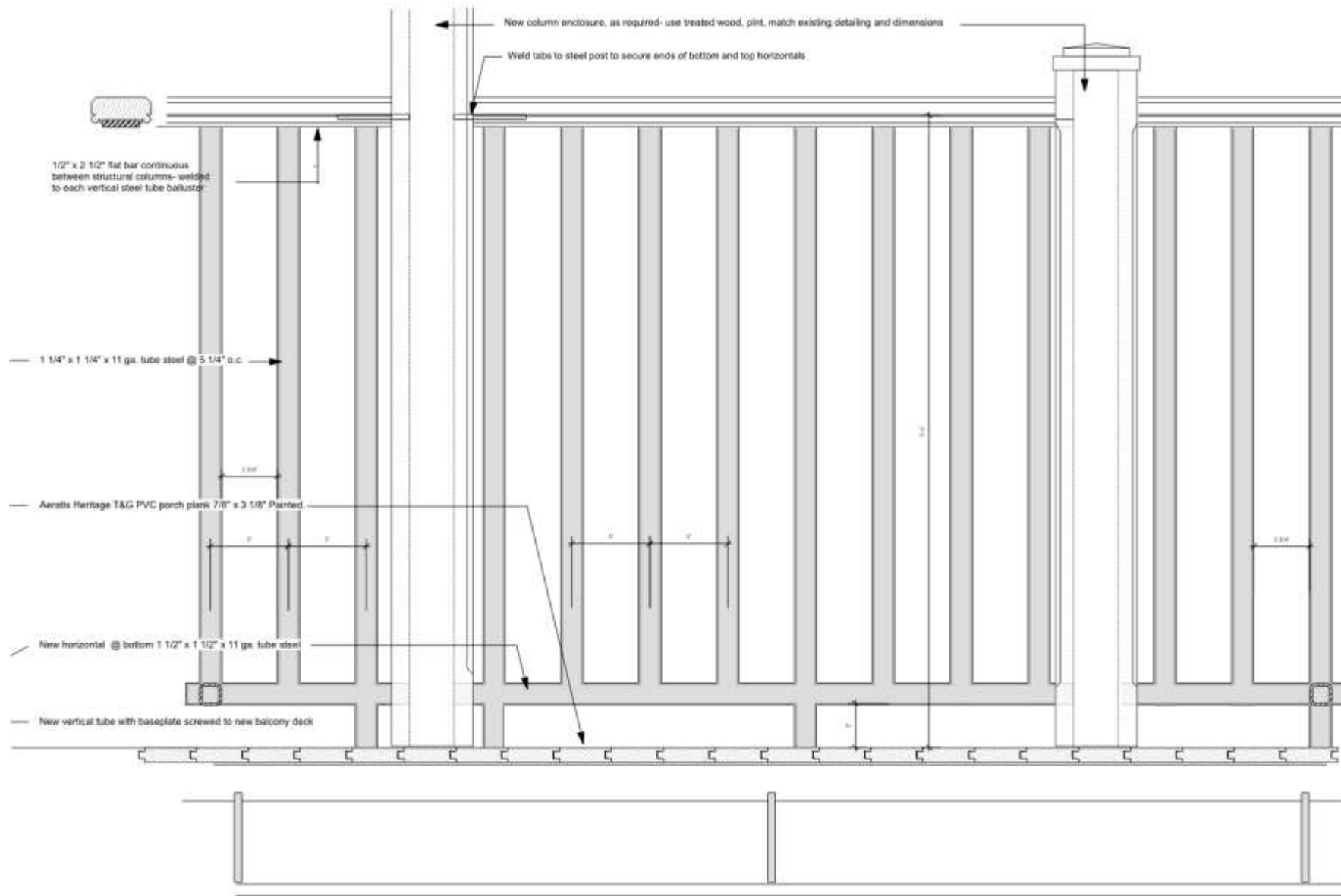


400 N. Peters

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400 N. Peters

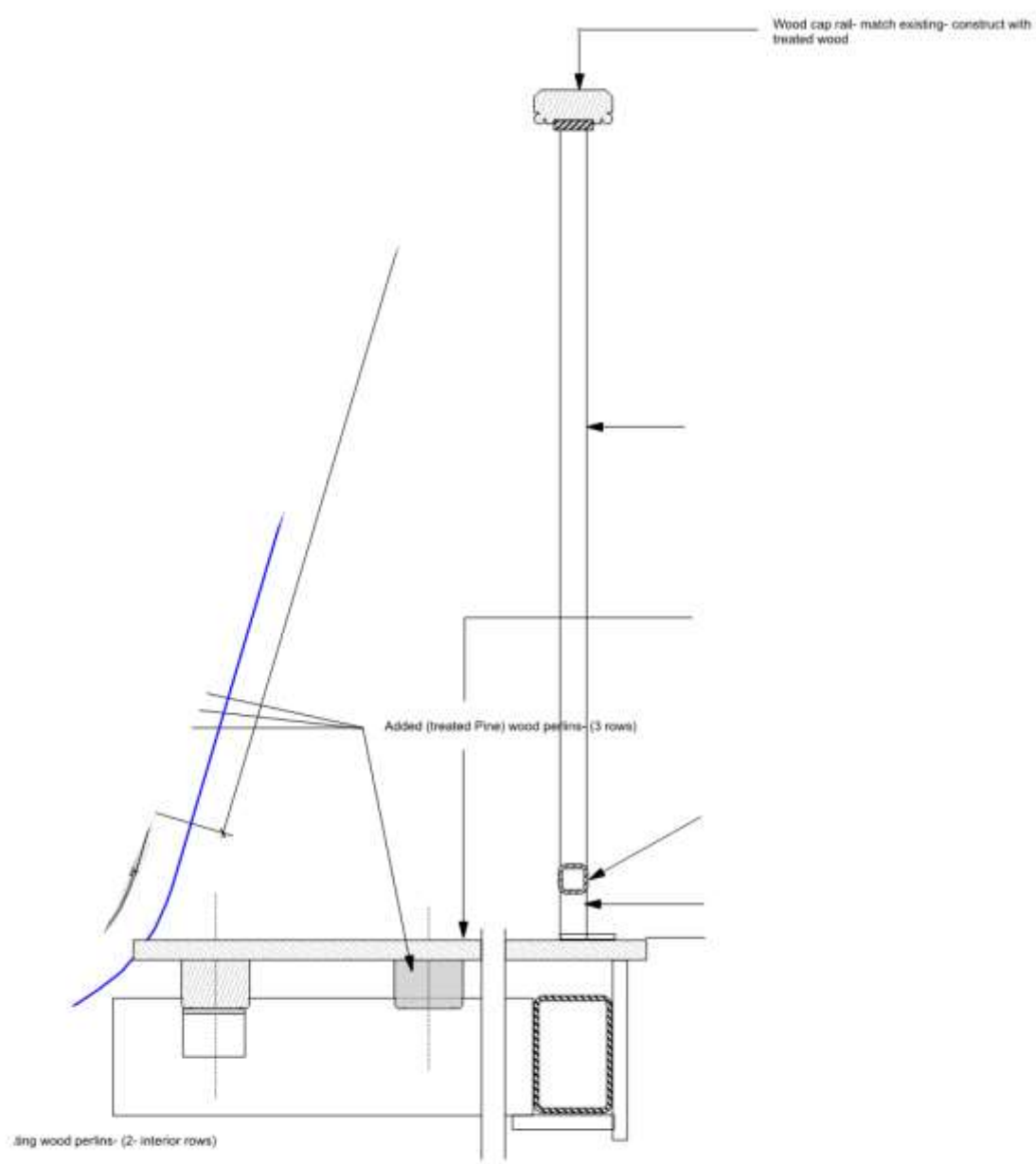
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2 Railing Elevation and details
Scale: 3/8" = 1'-0"



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1 Rolling Section and details
Scale: 3" = 1'-0"



Existing Perlins to remain

Add 3 New Perlins

Electrical conduit and lights to be moved inward to avoid the new perlin being installed in the middle.

3 View from underside of balcony



The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a decorative design, including a central figure and ornate scrollwork. The shield is flanked by two columns. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

Appeals and Violations



333 Bourbon
Deferred at the Applicant's Request



533 Toulouse

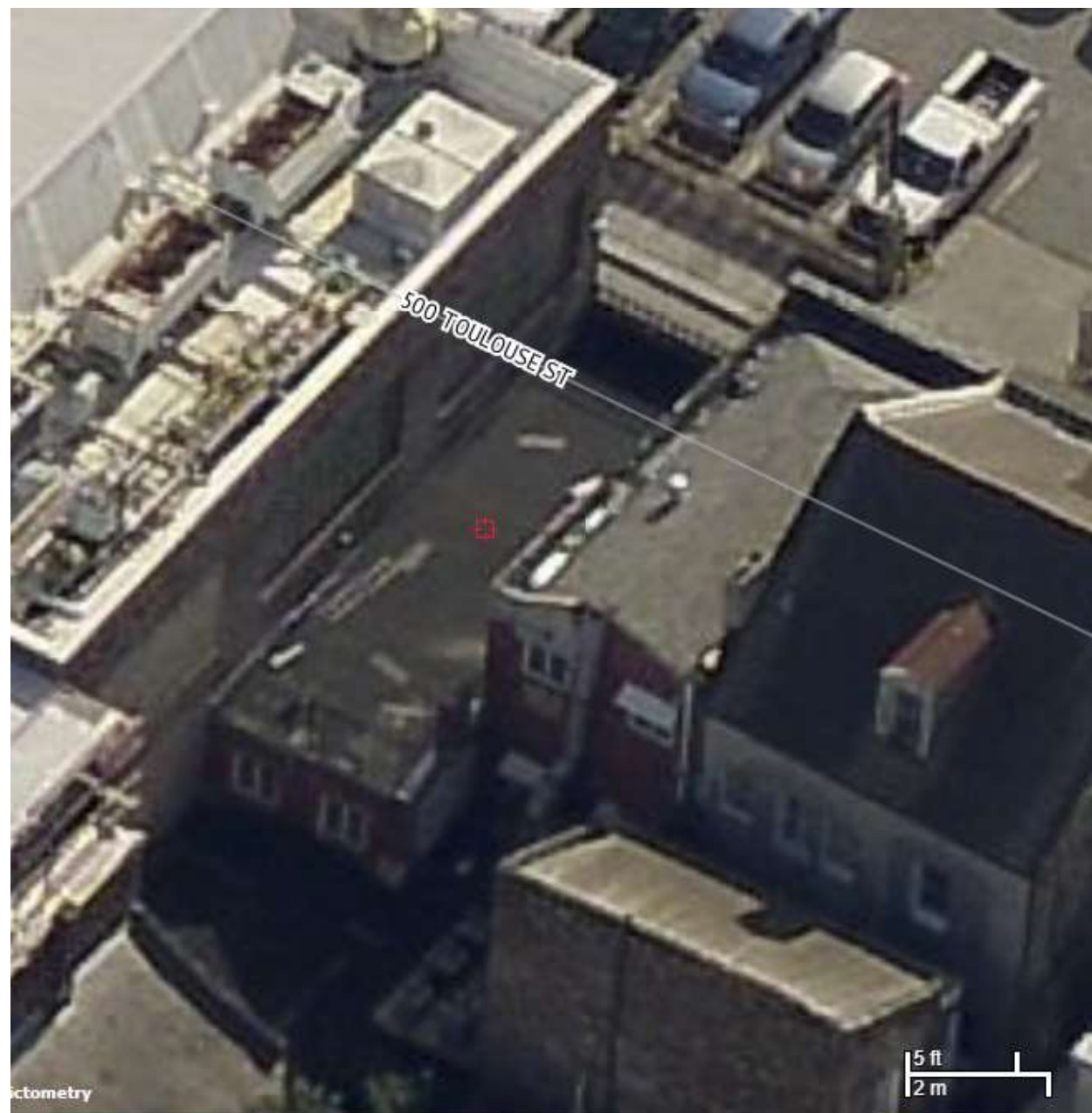


533 Toulouse

VCC Architectural Committee

January 9th, 2018





map: Auto (Oblique) ▾ Jan 2013 - Jan 2013 ▾ < image 2 of 5 > 01/19/2013

533 Toulouse – 2013 prior to deck installation





533 Toulouse

VCC Architectural Committee

January 9th, 2018





533 Toulouse

VCC Architectural Committee

January 9th, 2018





533 Toulouse

VCC Architectural Committee

January 9th, 2018



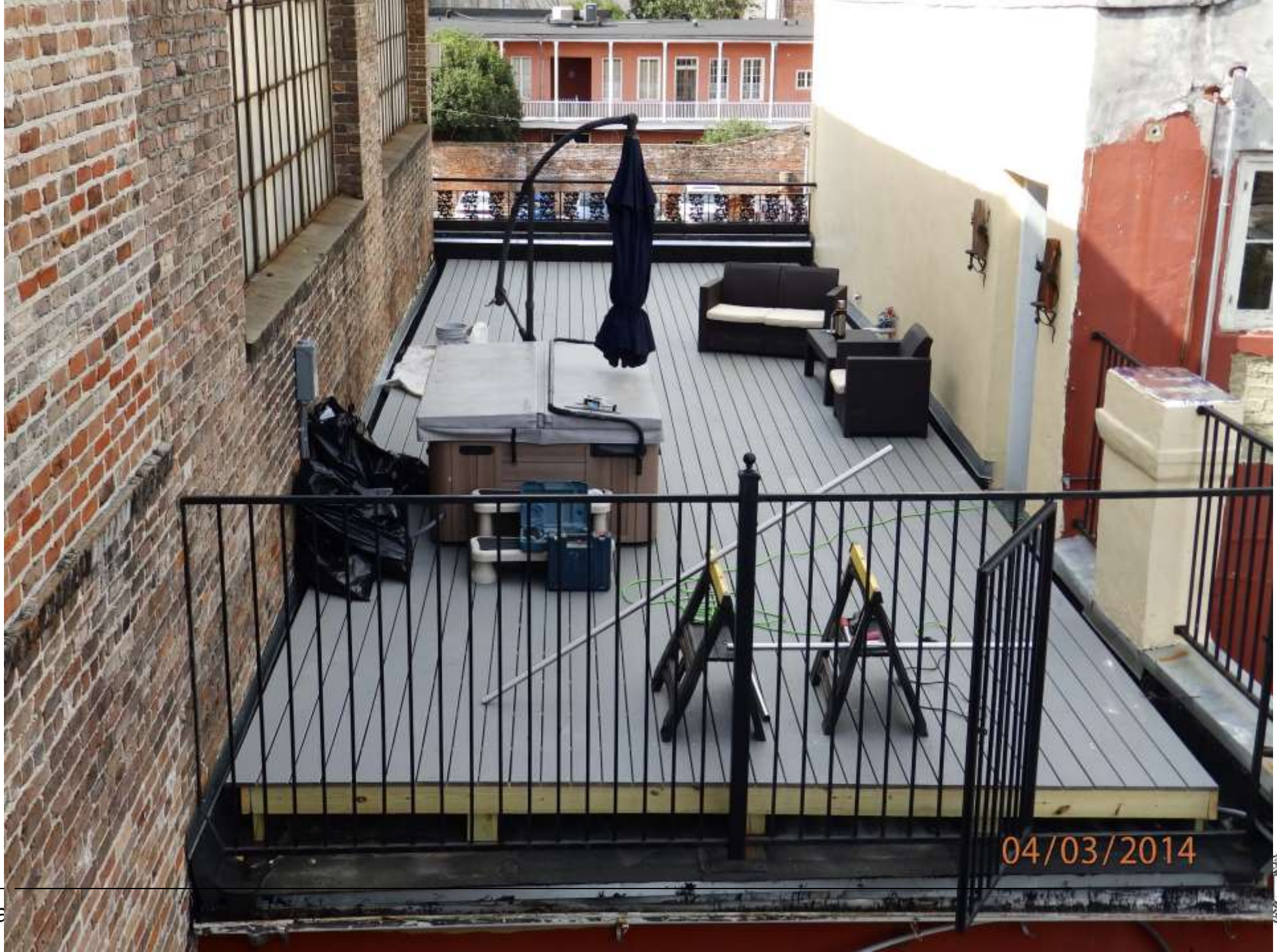


533 Toulouse

VCC Architectural Committee

January 9th, 2018





533 Toulouse
VCC Architectura





533 Toulouse

VCC Architectural Committee

January 9th, 2018





533 Toulouse

VCC Architectural Committee

January 9th, 2018





533 Toulouse

VCC Architectural Committee

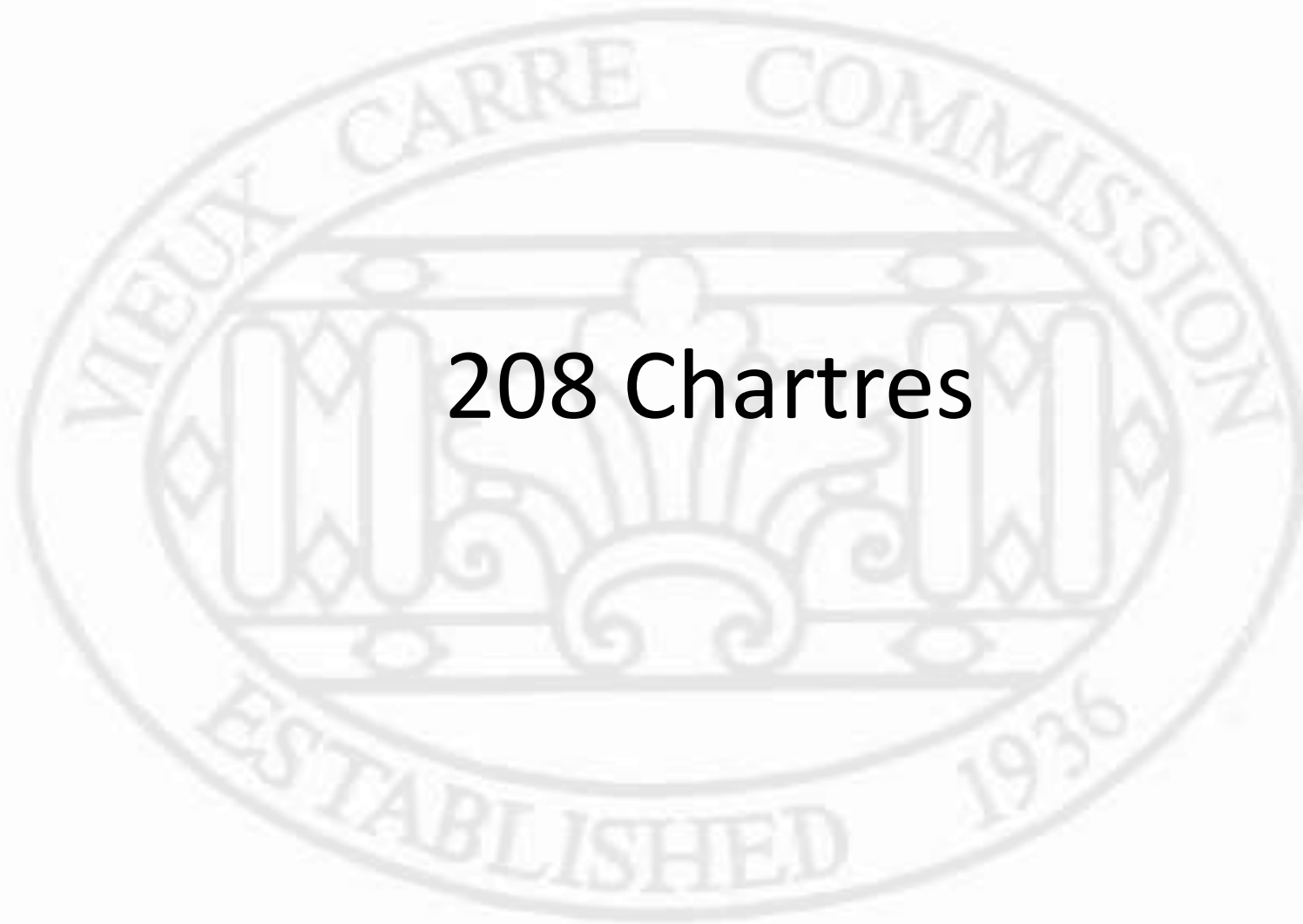
January 9th, 2018



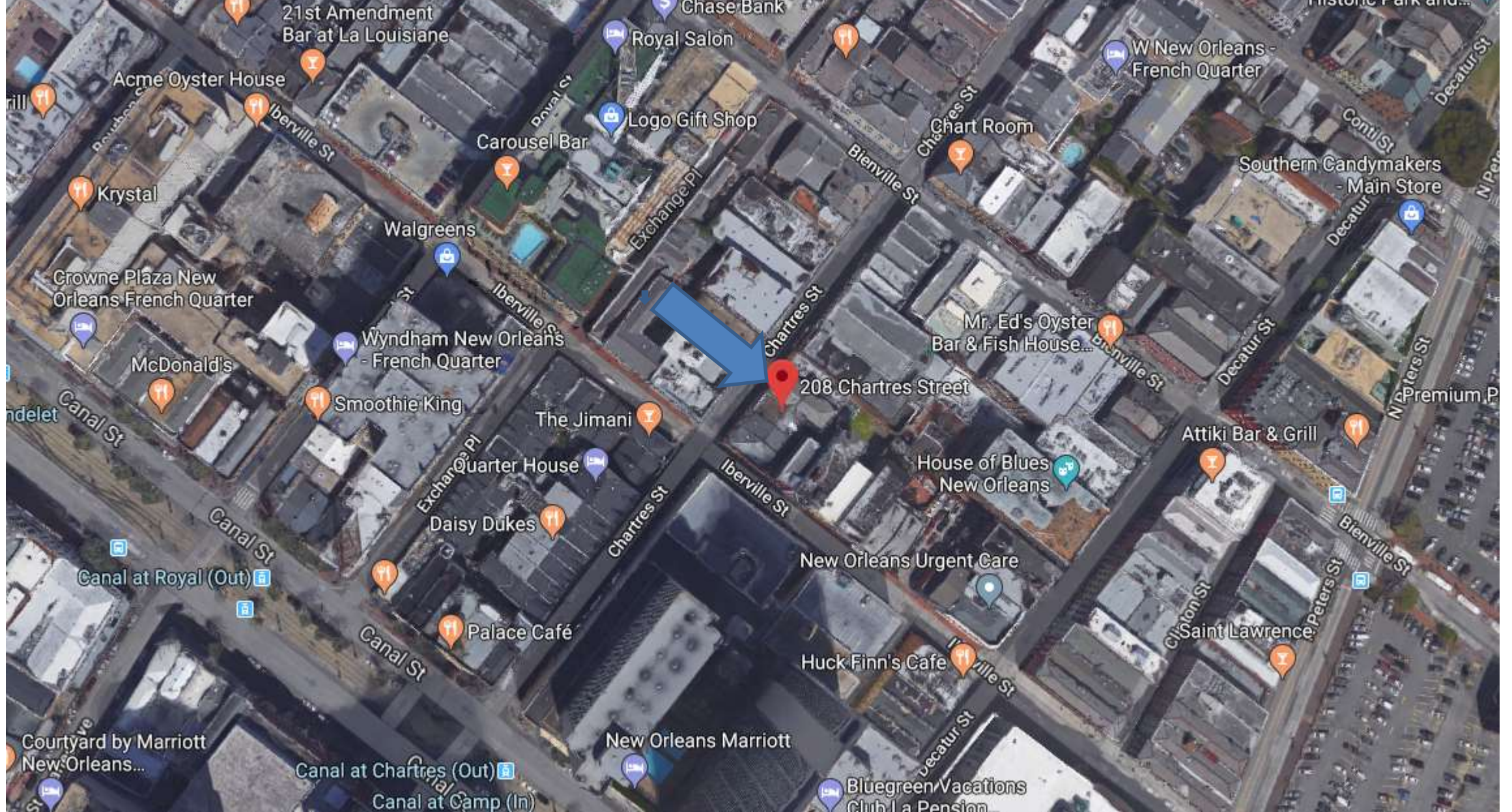


1120 N Rampart

(deferred at the applicant's request)



208 Chartres



208 Chartres

Vieux Carré Commission

July 16, 2013





208 Chartres

Vieux Carré Commission

July 16, 2013





208 Chartres

Vieux Carré Commission

July 16, 2013



208 Chartres

Vieux Carré Commis

208 Chartres

Vieux Carré





208 Chart

09 07 2017

208 Chart





700 CHARTRES ST

600 BERKSHIRE ST



208 C



208 Chartres

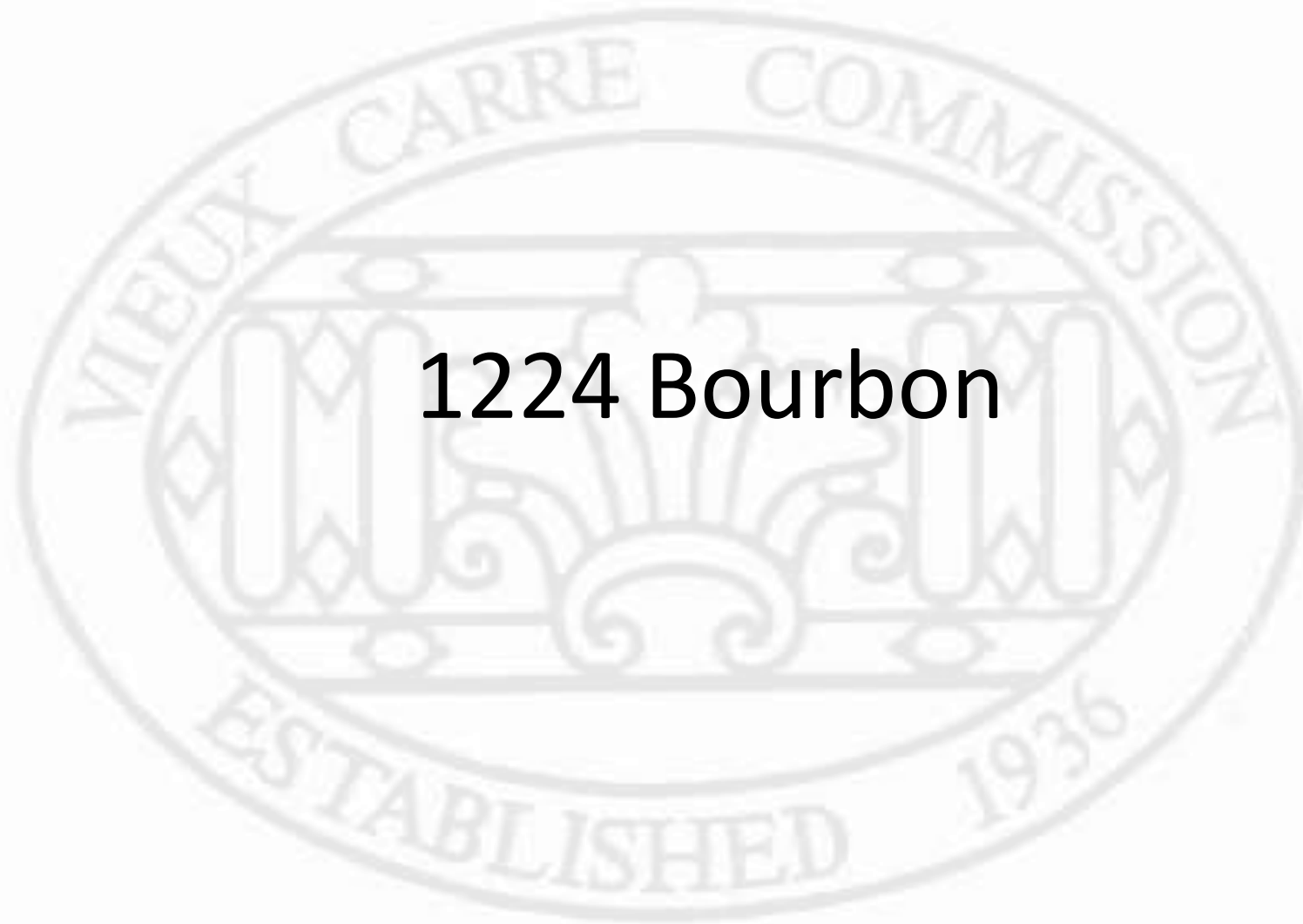
Vieux Carré Commission

July 16, 2013



208 Chart

09 07 2017

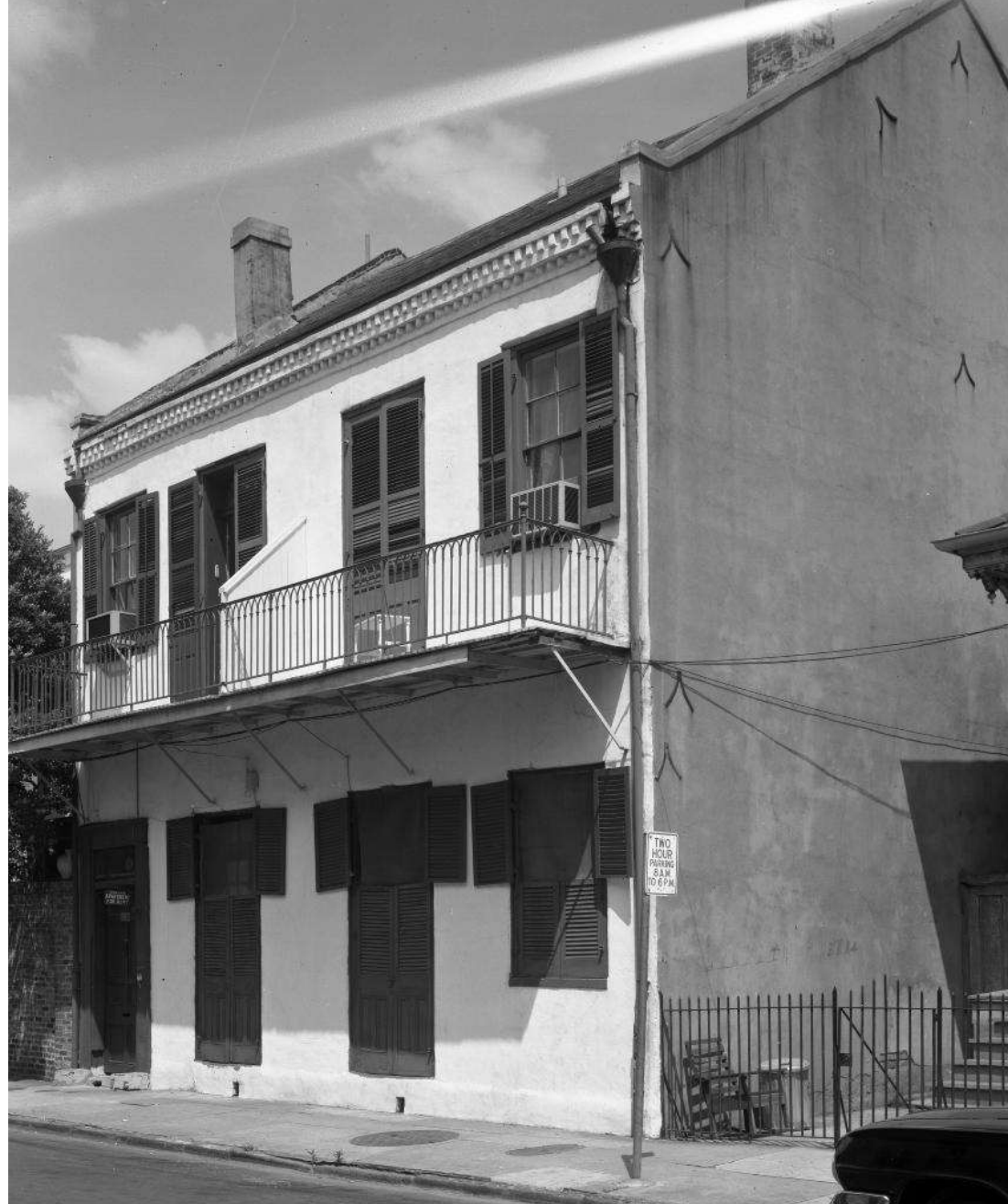


1224 Bourbon



1224 Bourbon





1224 Bourbon

VCC Architectural Committee

January 9th, 2018





1224 Bourbon

VCC Architectural Committee

January 9th, 2018





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1224 Bourbon

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January 9th, 2018





1224 Bourbon

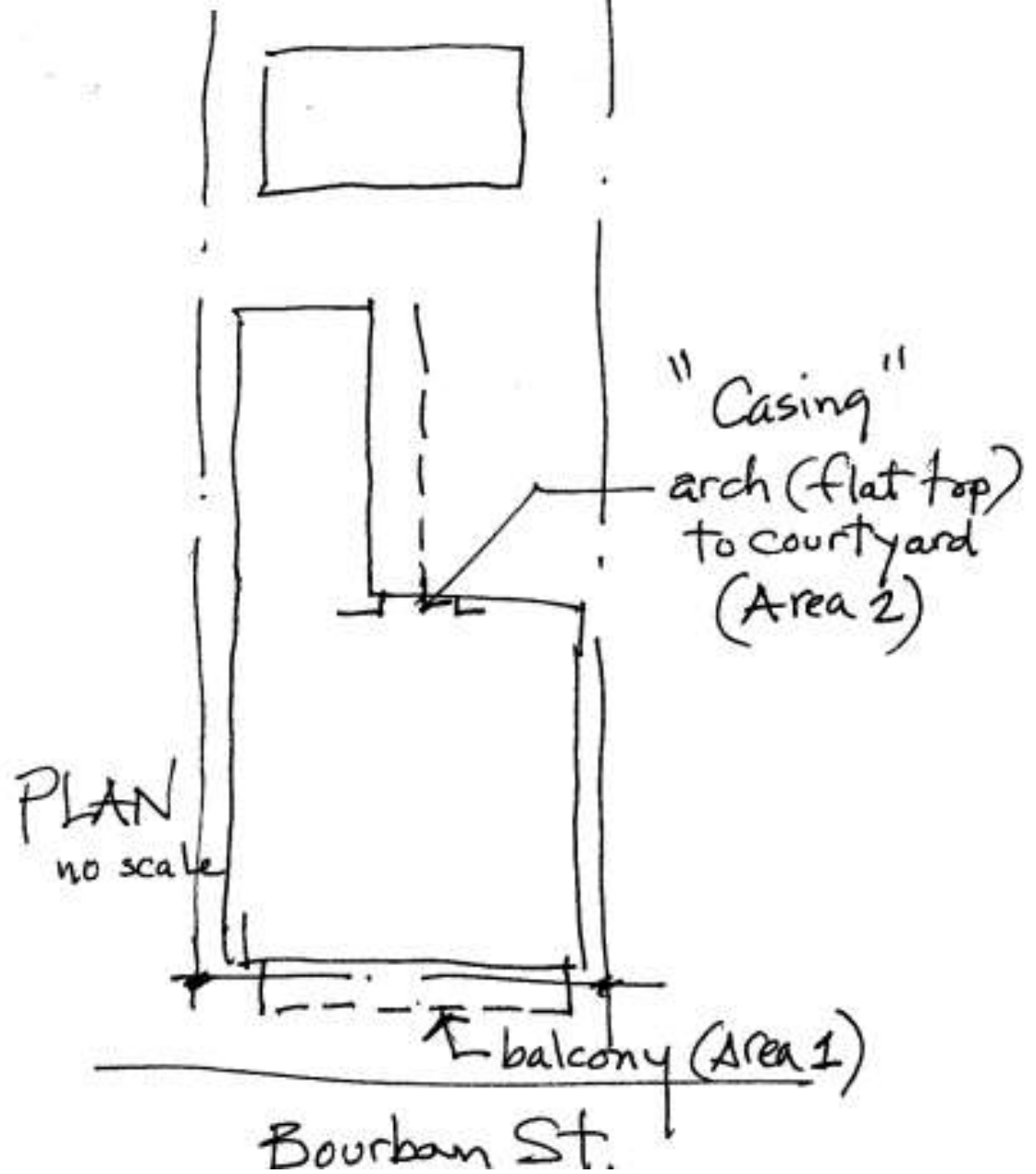
VCC Architectural Committee

January 9th, 2018



Vieux Carre Commission

re: 1224 BOURBON ST.
"general renovations"



Balcony (Area 1)

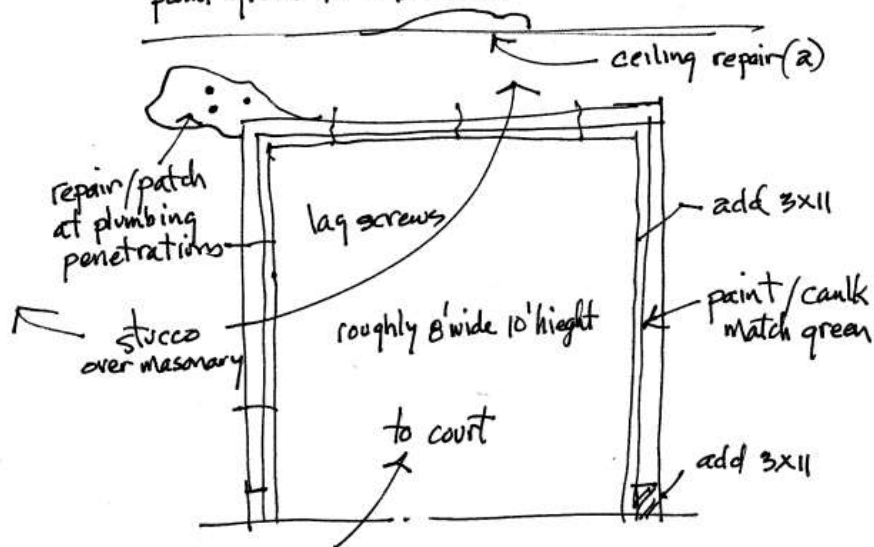
1224 Bourbon



Casing (area 2)

Renovate/Repair to Existing Casing (to courtyard)

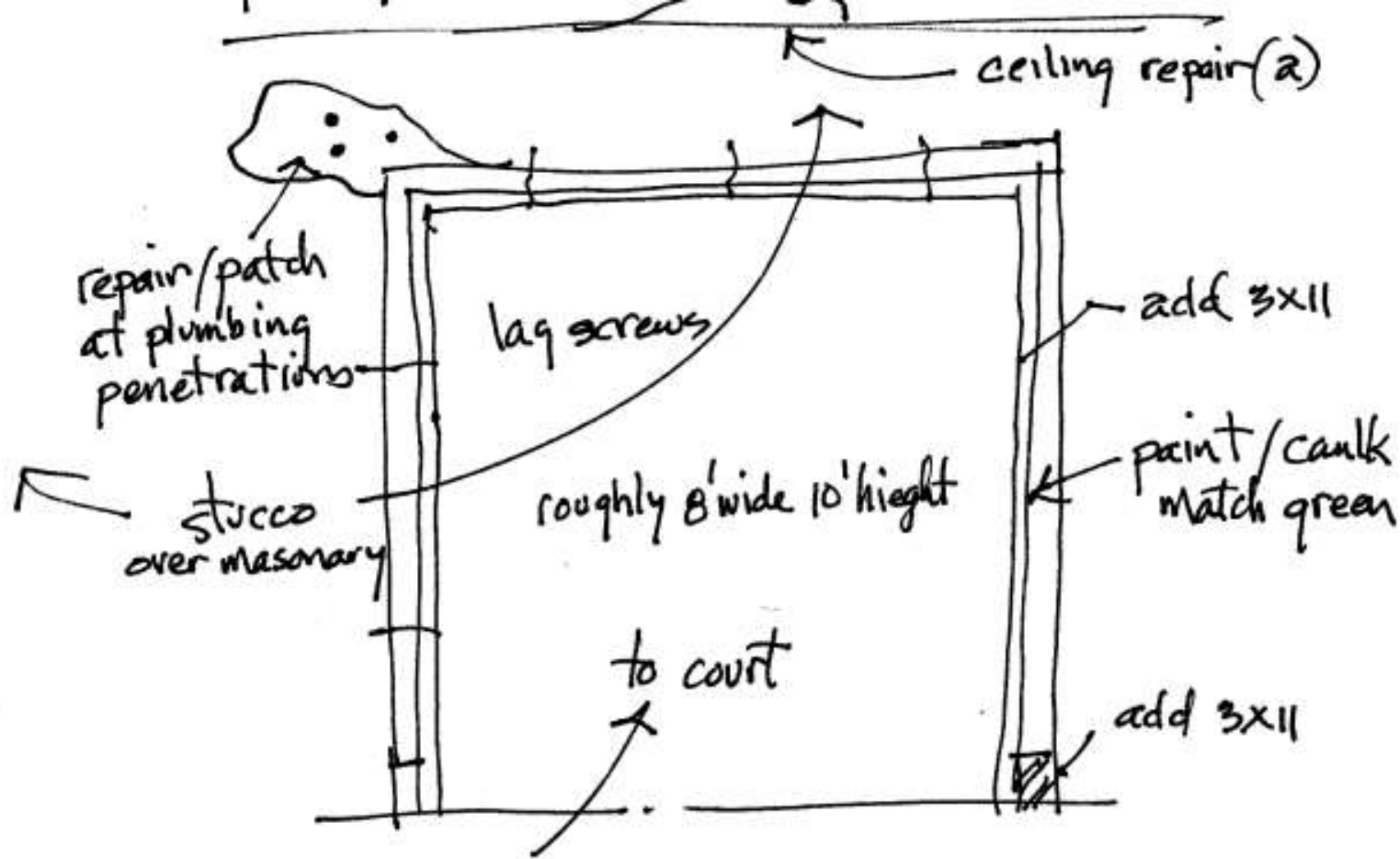
- remove 2-1x4 T&G ceiling soffit at rot, inspect joist and repair as needed, replace 1x ceiling & paint white.
- patch cracked lintel at plumbing penetrations w/ s type mortar repaint this patch to match existing
- replace 3" of 3x11 exposed casing at base ea side paint green to match exist.
- Add 3"x11" at ea. side and at top w/ 6" lag screws to masonry. paint green to match ex.



Note this leak and some rot was caused by someone failing to patch plumbing penetrations (s mortar & added 3x11 casing will fix.)

Thanks





Note this leak and some rot was caused by someone failing to patch plumbing penetrations (s. mortar + added 3x11 casing will fix.)