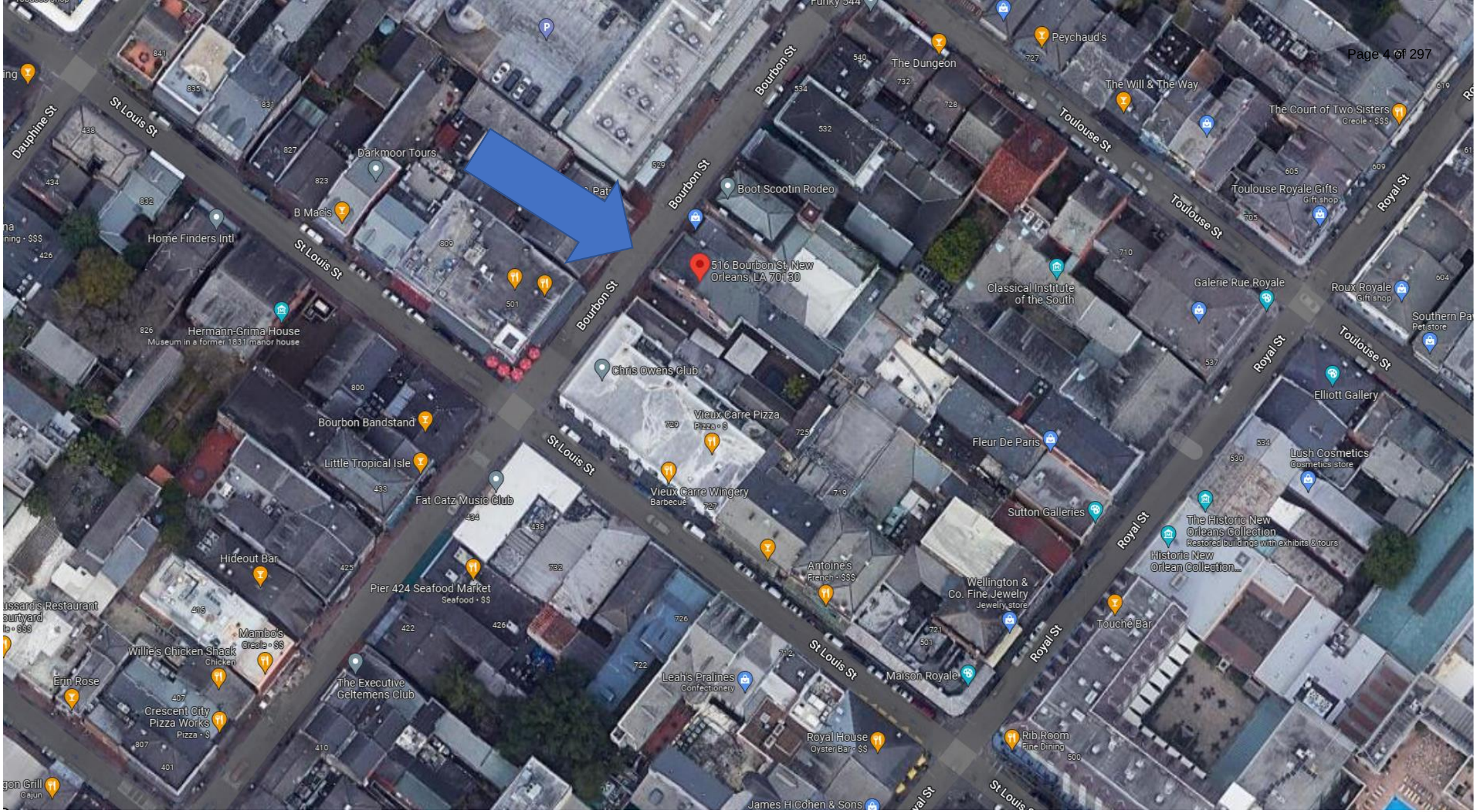
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, August 23, 2022

Old Business

516 Bourbon



516 Bourbon

VCC Architectural Committee

August 23, 2022

516 Bourbon

VCC Architectural Committee

August 23, 2022

516 Bourbon

VCC Architectural Committee

August 23, 2022

516 Bourbon

VCC Architectural Committee

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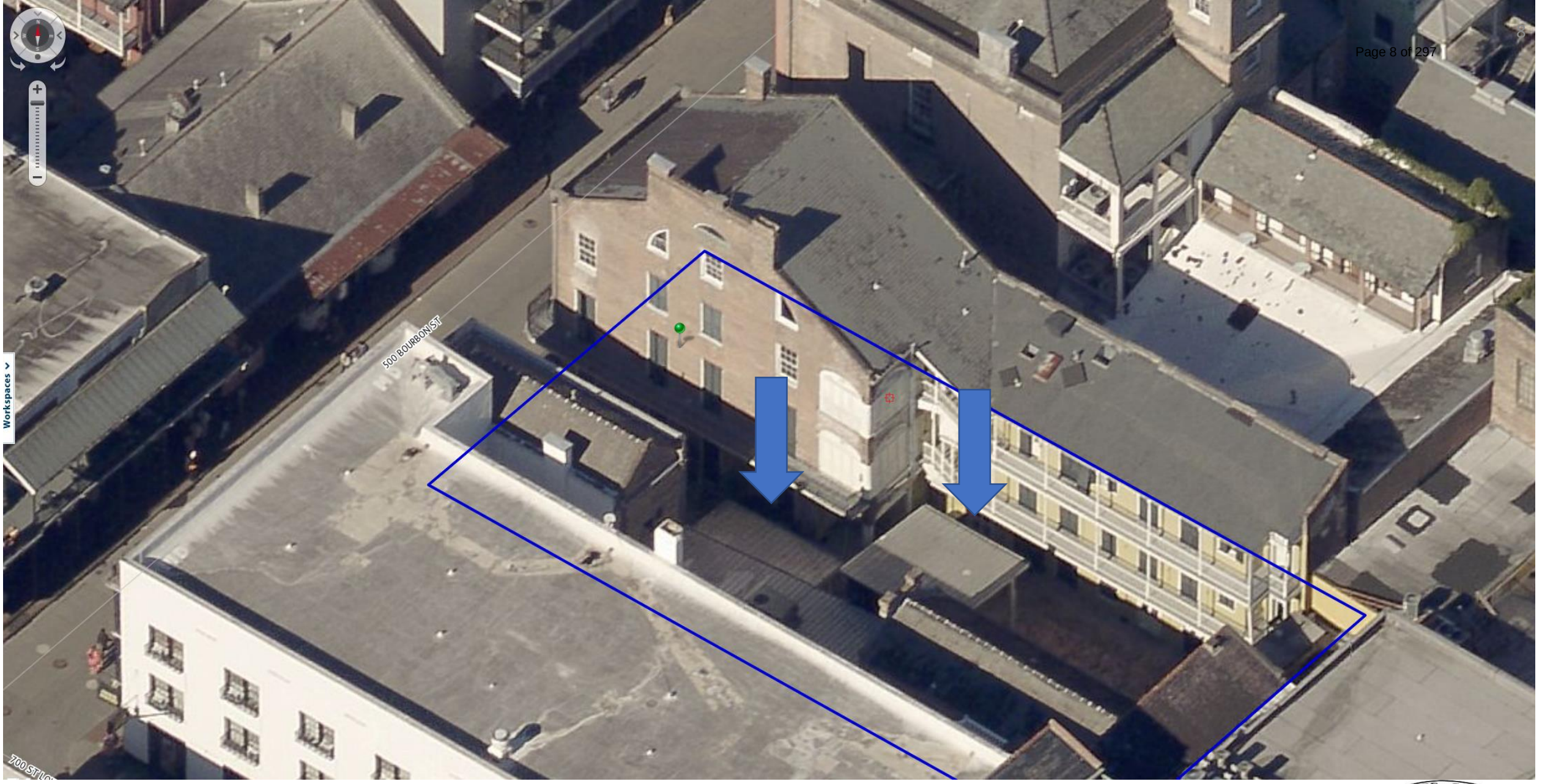


516 Bourbon

VCC Architectural Committee

August 23, 2022

516 Bourbon

VCC Architectural Committee

August 23, 2022


TSS
OFF-ROAD
04 26 2022

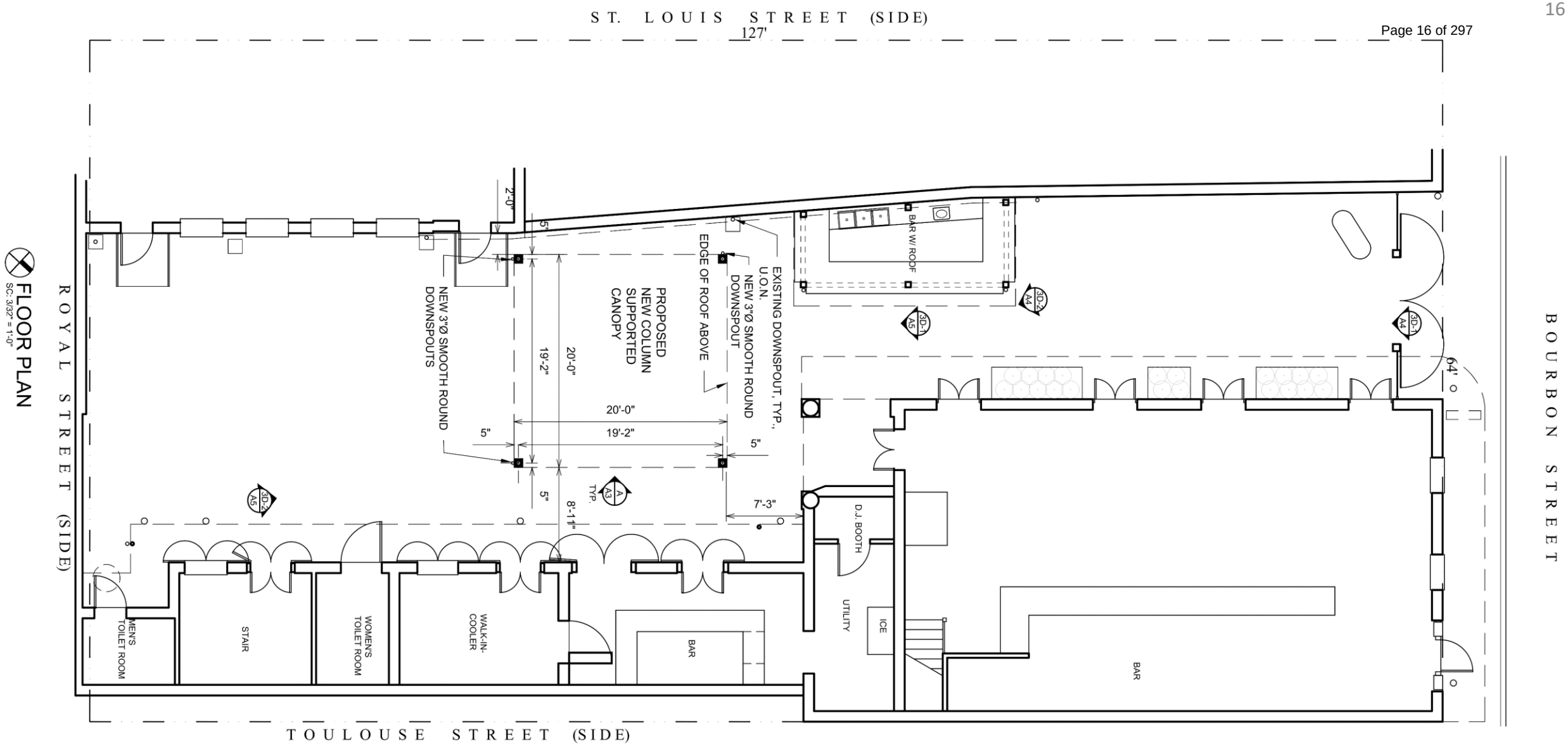
516 Bourbon

516 Bourbon


THE SWAMP
NEW ORLEANS
PHOTO BOOTH
BOXER
05 16 2019


05 16 2019

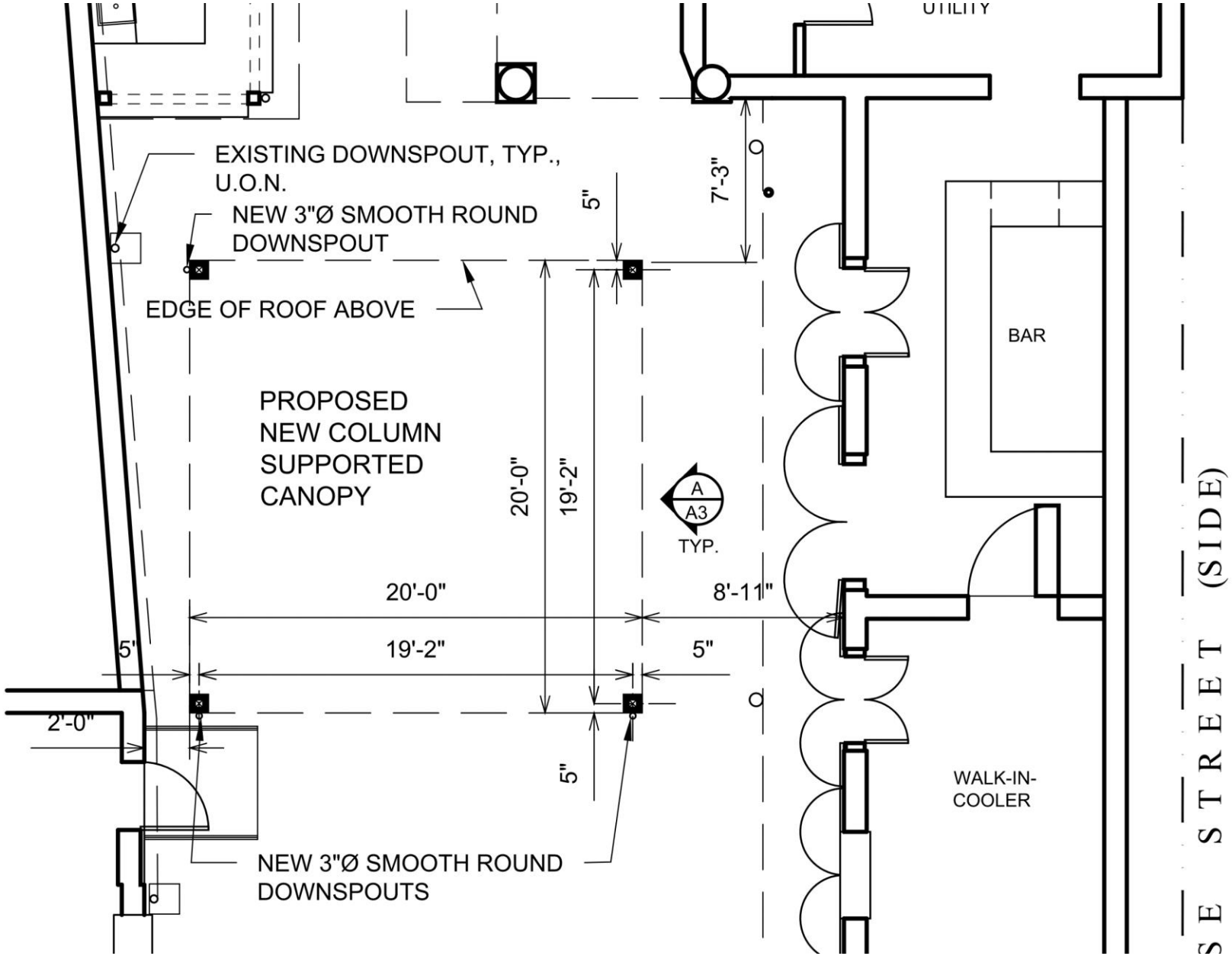

ATM
ATM
THE SWAMP
05 16 2019

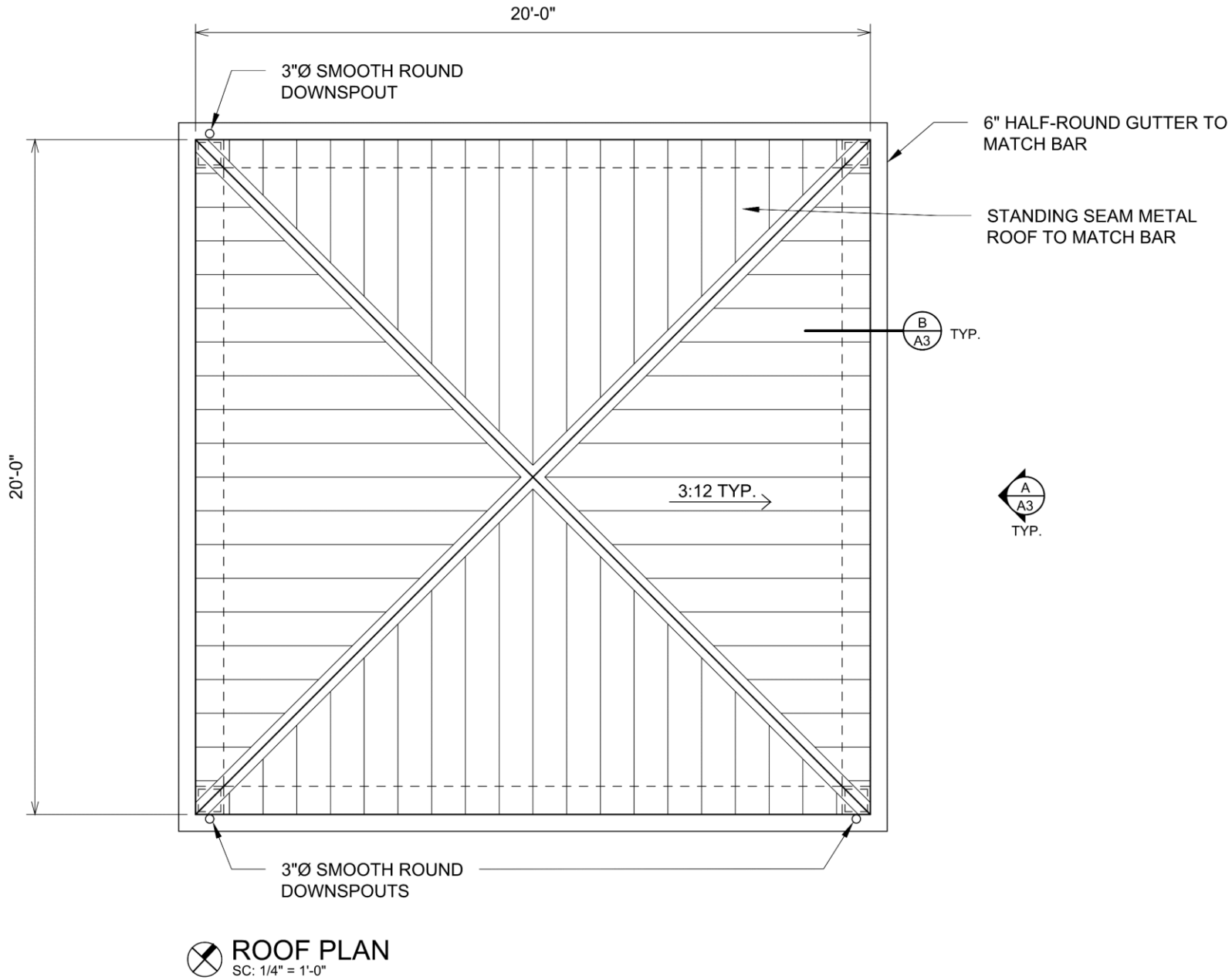


516 Bourbon

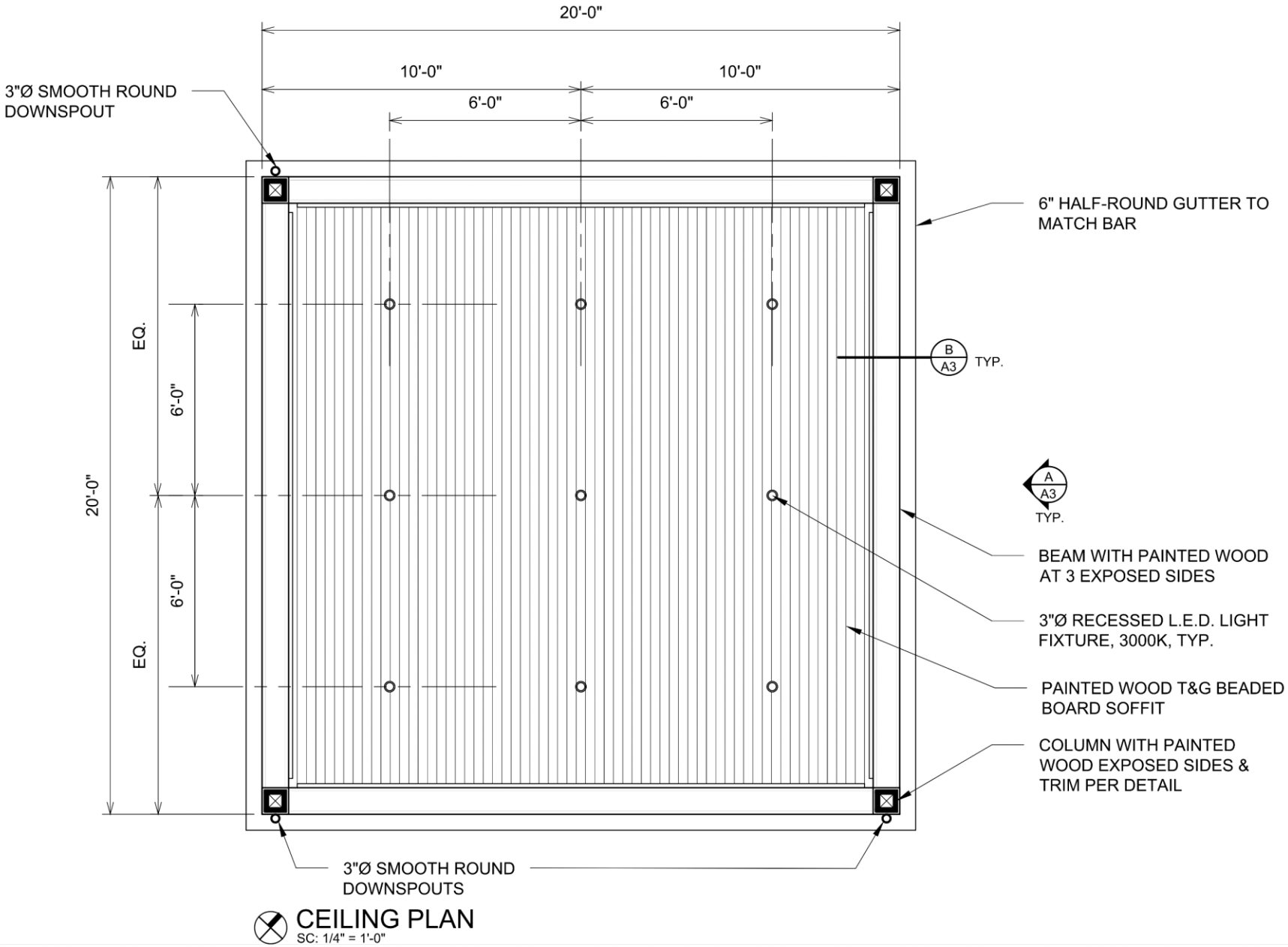
VCC Architectural Committee

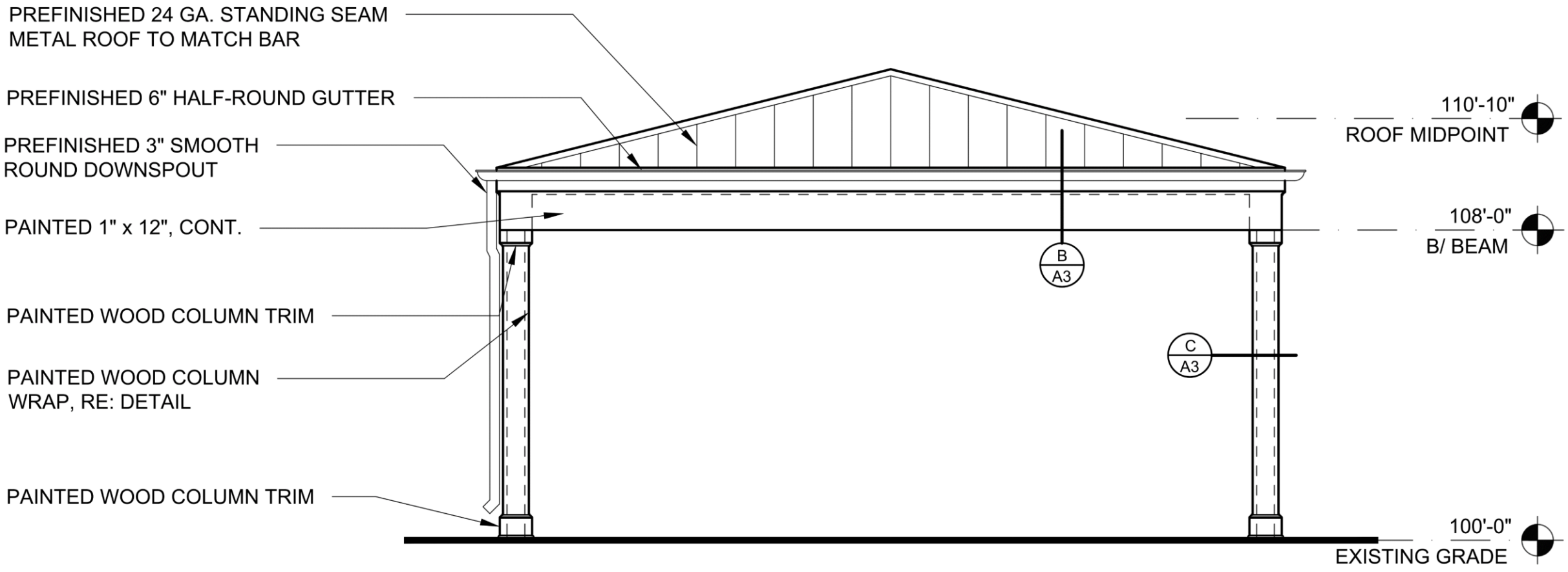
August 23, 2022


UTILITY
EXISTING DOWNSPOUT, TYP., U.O.N.
NEW 3"Ø SMOOTH ROUND DOWNSPOUT
EDGE OF ROOF ABOVE
PROPOSED NEW COLUMN SUPPORTED CANOPY
5"
7'-3"
20'-0"
19'-2"
A
A3
TYP.
BAR
20'-0"
8'-11"
19'-2"
5'
5"
2'-0"
5"
WALK-IN-COOLER
NEW 3"Ø SMOOTH ROUND DOWNSPOUTS
S E STREET (SIDE)



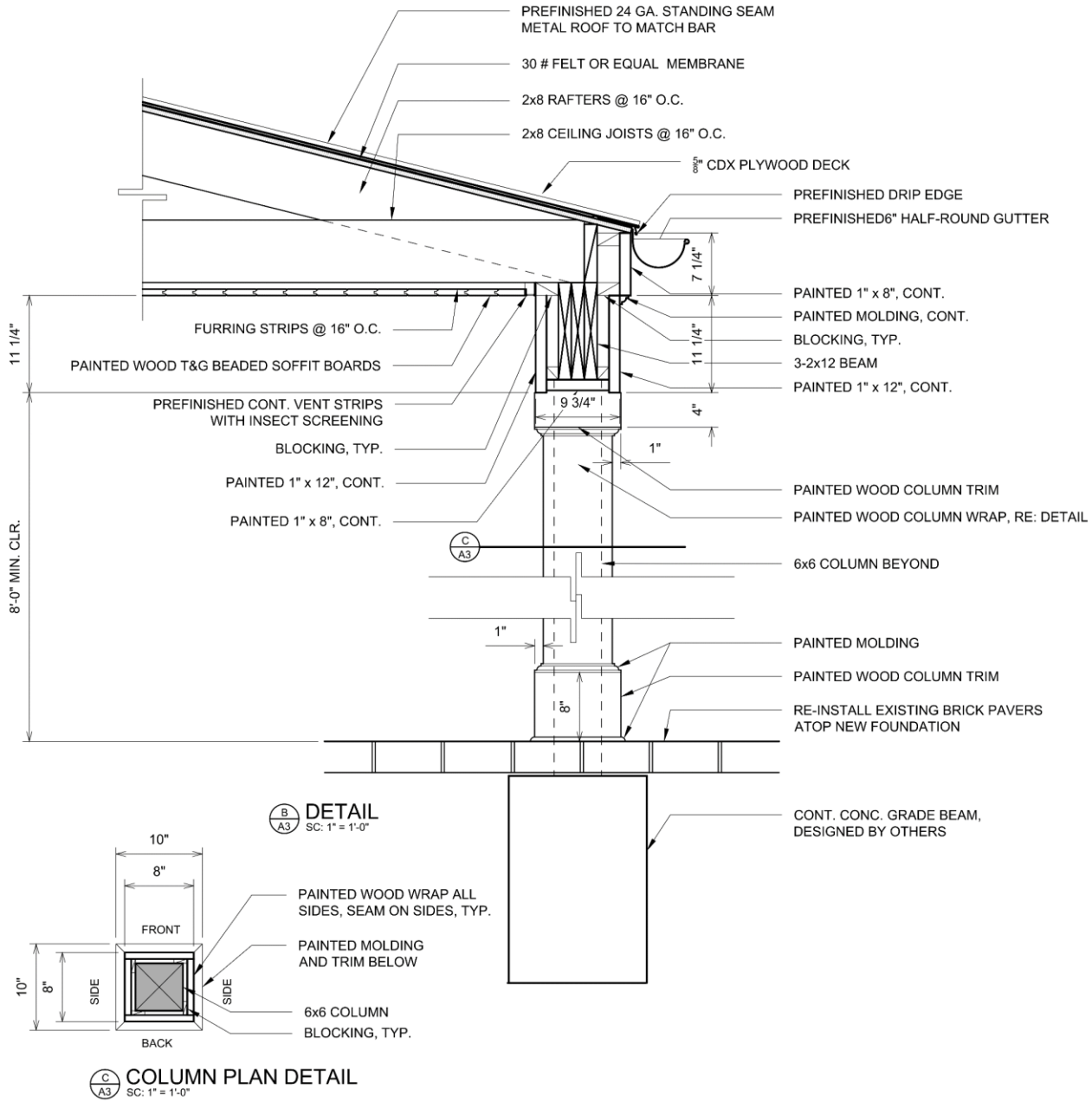
ROOF PLAN
SC: 1/4" = 1'-0"


20'-0"
10'-0"
10'-0"
6'-0"
6'-0"
3"Ø SMOOTH ROUND DOWNSPOUT
6" HALF-ROUND GUTTER TO MATCH BAR
B
A3
TYP.
20'-0"
EQ.
6'-0"
6'-0"
EQ.
A
A3
TYP.
BEAM WITH PAINTED WOOD AT 3 EXPOSED SIDES
3"Ø RECESSED L.E.D. LIGHT FIXTURE, 3000K, TYP.
PAINTED WOOD T&G BEADED BOARD SOFFIT
COLUMN WITH PAINTED WOOD EXPOSED SIDES & TRIM PER DETAIL
3"Ø SMOOTH ROUND DOWNSPOUTS
CEILING PLAN
SC: 1/4" = 1'-0"



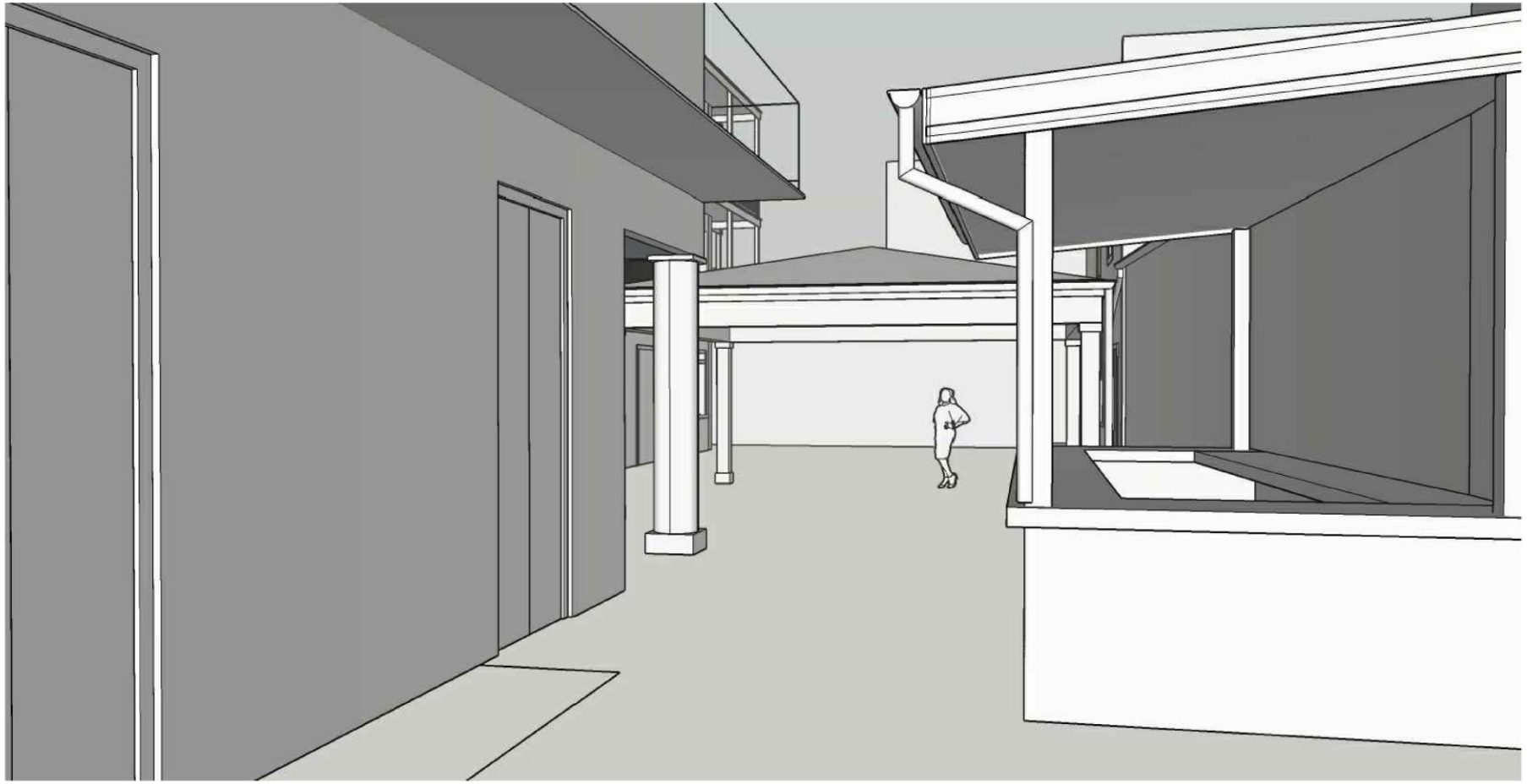
A/A3 TYPICAL ELEVATION

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


PREFINISHED 24 GA. STANDING SEAM METAL ROOF TO MATCH BAR
30 # FELT OR EQUAL MEMBRANE
2x8 RAFTERS @ 16" O.C.
2x8 CEILING JOISTS @ 16" O.C.
5/8" CDX PLYWOOD DECK
PREFINISHED DRIP EDGE
PREFINISHED6" HALF-ROUND GUTTER
7 1/4"
PAINTED 1" x 8", CONT.
PAINTED MOLDING, CONT.
BLOCKING, TYP.
3-2x12 BEAM
PAINTED 1" x 12", CONT.
11 1/4"
11 1/4"
FURRING STRIPS @ 16" O.C.
PAINTED WOOD T&G BEADED SOFFIT BOARDS
PREFINISHED CONT. VENT STRIPS WITH INSECT SCREENING
BLOCKING, TYP.
PAINTED 1" x 12", CONT.
PAINTED 1" x 8", CONT.
9 3/4"
4"
1"
8'-0" MIN. CLR.
C A3
PAINTED WOOD COLUMN TRIM
PAINTED WOOD COLUMN WRAP, RE: DETAIL
6x6 COLUMN BEYOND
1"
PAINTED MOLDING
PAINTED WOOD COLUMN TRIM
8"
RE-INSTALL EXISTING BRICK PAVERS ATOP NEW FOUNDATION
CONT. CONC. GRADE BEAM, DESIGNED BY OTHERS
B A3 DETAIL
SC: 1" = 1'-0"
10"
8"
FRONT
PAINTED WOOD WRAP ALL SIDES, SEAM ON SIDES, TYP.
PAINTED MOLDING AND TRIM BELOW
10"
8"
SIDE
SIDE
6x6 COLUMN
BLOCKING, TYP.
BACK
C A3 COLUMN PLAN DETAIL
SC: 1" = 1'-0"

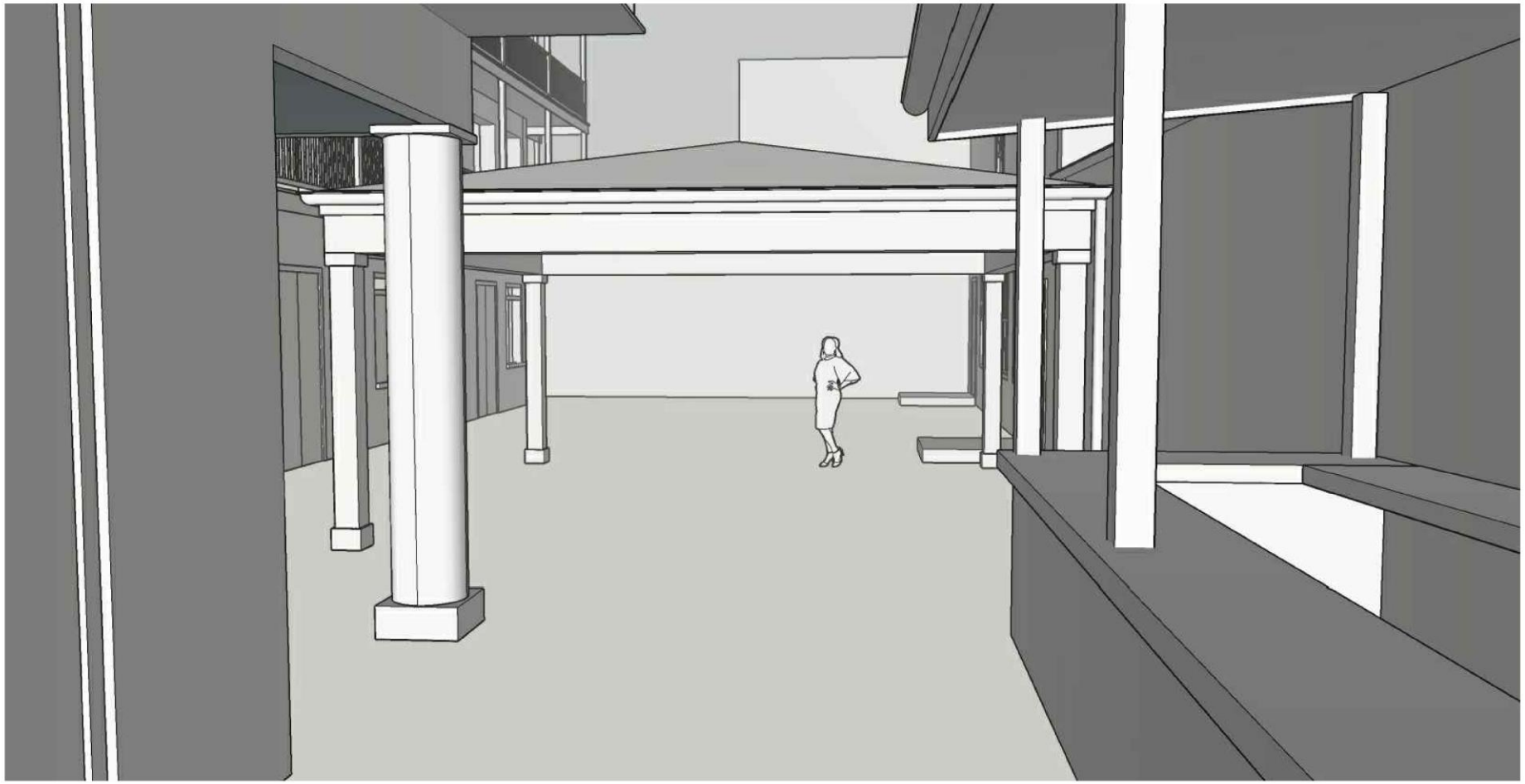
3D-1
A4

VIEW FROM SIDEWALK



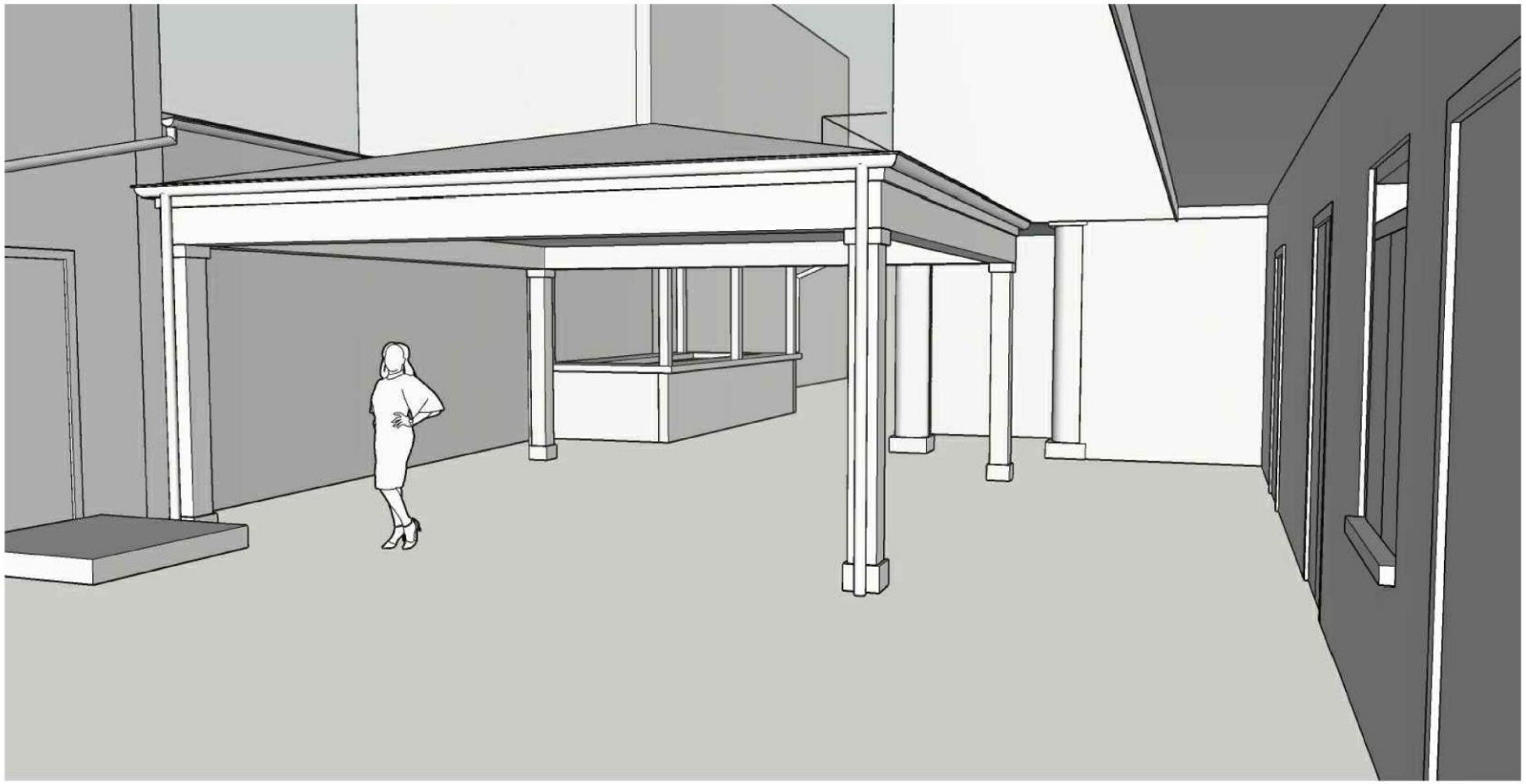
3D-2
A4

VIEW FROM FRONT



3D-1
A5

VIEW FROM FRONT



3D-2
A5

VIEW FROM REAR

1130 Chartres

1130 Chartres

VCC Architectural Committee

August 23, 2022

1130 Chartres

VCC Architectural Committee

August 23, 2022

1130 Chartres, 1937

1130 Chartres, 1957

1130 Chartres, 1957

1130 Chartres

1130 Chartres


01 11 2022

1130 Chartres


01 11 2022


01 11 2022

1130 Chartres


01 11 2022


01 11 2022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01 11 2022


EXIT
01 11 2022


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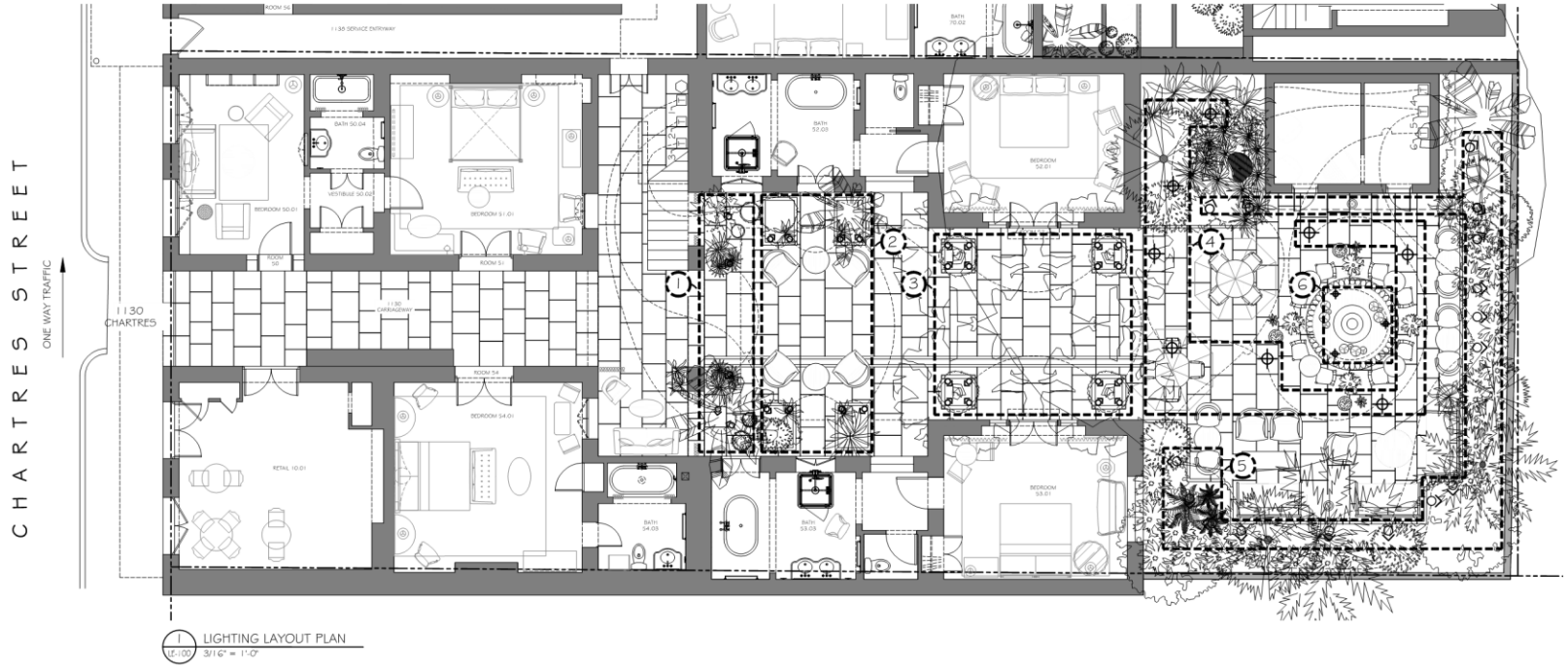
01 11 2022

1130 Chartres



LEGEND

- LIGHT FIXTURE
- TRANSFORMER
- LIGHTING ZONE
- PROPERTY LINE

SITE LIGHTING NOTES

1. MINIMUM OF 12" REQUIRED BETWEEN GAS LINE AND ELECTRIC CONDUITS.

2. ELECTRICAL CONDUIT BURIAL DEPTH REQUIREMENTS MUST FOLLOW NEC TABLE 300-5.
   - FOR 12/24 VOLTS, CONDUIT MINIMUM DEPTH IS 6"
   - FOR 120/208 VOLTS, CONDUIT MINIMUM DEPTH IS 12" OR 18". SEE NEC TABLE 300-5 FOR SPECIFICS.

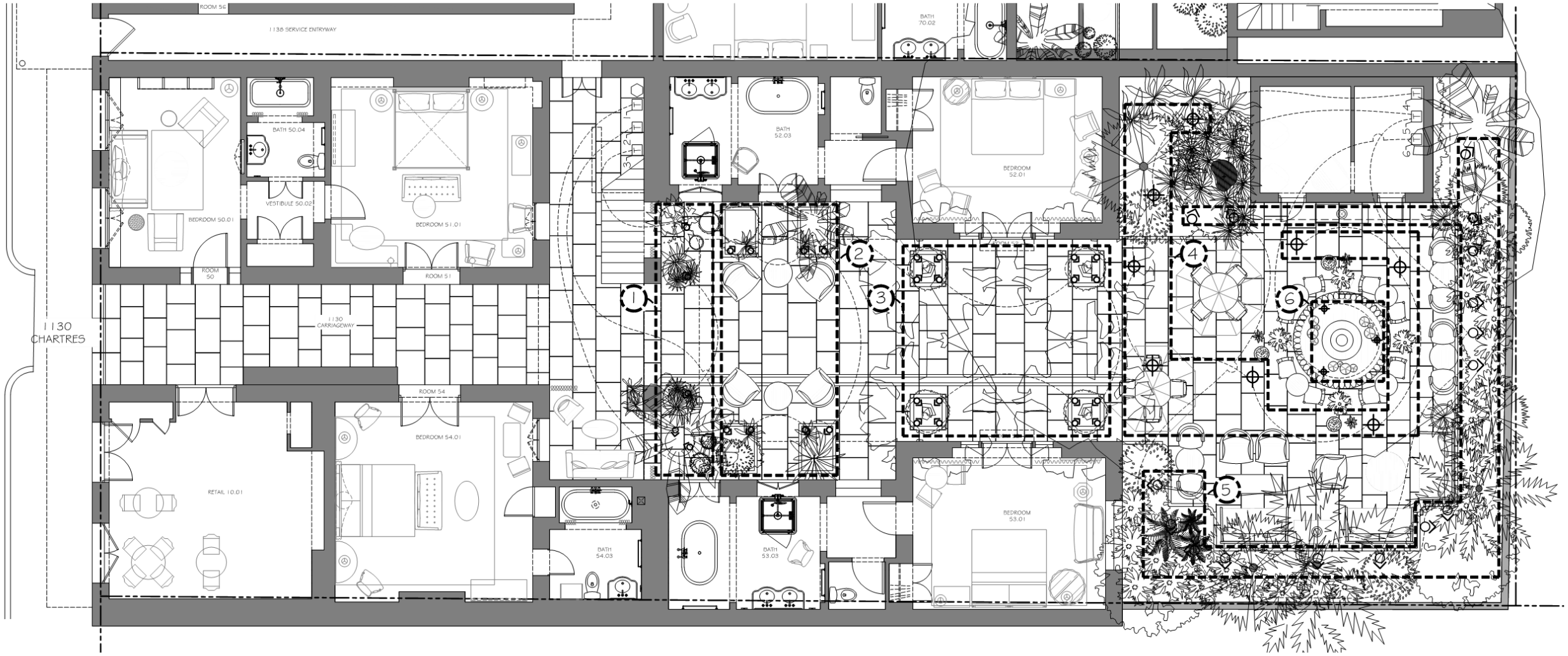
3. CONTRACTOR TO UTILIZE EXISTING TRENCHES, ESPECIALLY IN TREE ROOT AREAS. TRENCHING MUST BE COORDINATED WITH LANDSCAPE ARCHITECT. TRENCHING INSIDE TREE ROOT AREAS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

SITE LIGHTING SCHEDULE

SYMBOL		MANUFACTURER	MODEL	FIXTURE	DIMENSION	FINISH	CAP STYLE	MOUNT	LAMP	LOUVER	QUANTITY
TYPE A		VISION 3 LIGHTING	FL20		1 3/4" DIAMETER 5" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	STAINLESS NO STEM (MO 1 75-BL-O)	11.8 4W, 3000K LED SOFTENING LENS	H1 - HONEYCOMB LOUVER, BLACK	29
TYPE B		VISION 3 LIGHTING	FL1 A-BZ -RND-C4L-KZ-142-L1-0-H1	PVC STAKE-MO1	2 3/4" DIAMETER 6 1/2" LENGTH 1 3/4" KNUCKLE	BLACK POWDER COATED ALUMINUM	C4	MO1 - IN GRADE STAKE MOUNT 24"	10W SOLID STATE LED WITH DRIVER	H1 - HONEYCOMB LOUVER, BLACK	16
TYPE C		VISION 3 LIGHTING	FL1		2 3/8" DIAMETER 6 1/2" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	TREE MOUNT - MO8	11.8 10W, 3000K LED	YES	8
TYPE D		ROMAN FOUNTAINS	RFL-FS-WW-24VDC-1.6W		6" WIDE 9 1/8" HEIGHT	BLACK POWDER COATED ALUMINUM	N/A	N/A	1.8 W, 3000K LED	N/A	3
TYPE 1,2,3 4,5	1 T	Q TRAN TRANSFORMER	QOMS-300ST-120-12V-CK-5-55		14.5" LONG 9" WIDE	STAINLESS STEEL ENCLOSURE	N/A	MOUNT AT REAR OF ELECTRICAL BOX AT SAME ELEVATION, SIDE BY SIDE, 9" SPACING	N/A	N/A	5
TYPE 6	6 T	Q TRAN TRANSFORMER	QOMS-150ST-120-12V-CK-5-BK		14.5" LONG 7" WIDE	STAINLESS STEEL ENCLOSURE	N/A	MOUNT AT REAR OF ELECTRICAL BOX AT SAME ELEVATION, SIDE BY SIDE, 9" SPACING	N/A	N/A	1

LE-100 SITE LIGHTING PLAN
SCALE: 3/16"=1'-0"

SONIAT HOUSE
1130 CHARTRES STREET

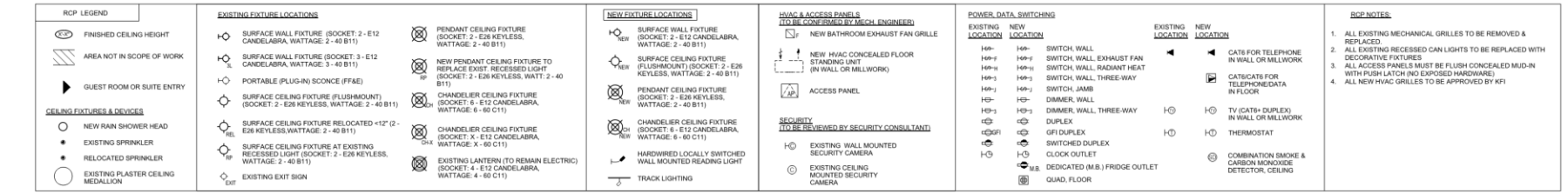


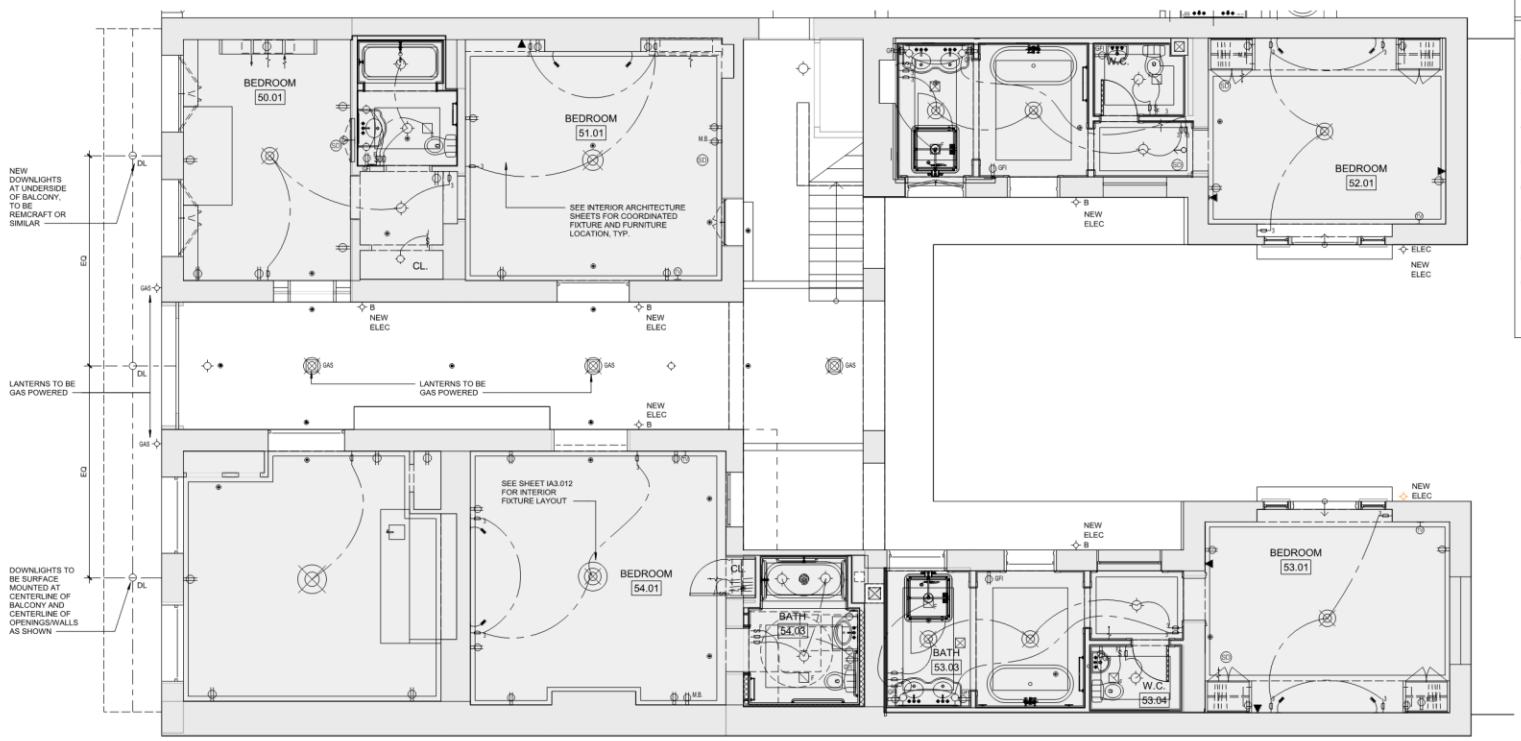
1 LIGHTING LAYOUT PLAN
LE-100 3/16" = 1'-0"

1130 Chartres

VCC Architectural Committee

August 23, 2022





1 A-1.13 **FIRST FLOOR PLAN - RCP - 1130**
1/4" = 1'-0"

GENERAL RCP NOTES

1. EXISTING CEILING AND LIGHTING TO REMAIN, MODIFY AS REQUIRED.
2. OUTLETS TO BE INSTALLED PER CODE. FINISH OF ALL OUTLETS, EXISTING AND NEW, TO BE COORDINATED WITH OWNER AND ARCHITECT.
3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS TO BE INSTALLED AS SHOWN AND AS REQUIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS.
4. COORDINATE ALL RECESSED LIGHT HOUSING LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION TO ACCOMODATE CENTERLINES WITH FRAMING.
5. ELECTRICIAN SHALL VERIFY SWITCH LOCATIONS WITH ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
6. PROVIDE SUBMITTALS OF ALL LIGHT FIXTURES, FANS, AND SWITCHES FOR ARCHITECT'S REVIEW PRIOR TO THE START OF CONSTRUCTION.
7. ALL WALL-MOUNTED VANITY, PICTURE LIGHTS, SCONCES, AND DECORATIVE FIXTURES TO BE LOCATED IN THE FIELD WITH ARCHITECT.
8. PROVIDE BLOCKING AT ALL DECORATIVE LIGHT FIXTURES, COORDINATE WITH THE ARCHITECT.
9. V.I.F. ALL CENTERLINES WITH ARCHITECT IN FIELD.
10. CONTRACTOR TO PROVIDE DESIGN / BUILD PRICE FOR COMPLETE ELECTRICAL SYSTEM ACCOMMODATING THE ILLUSTRATED LAYOUT. PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW PRIOR TO THE START OF CONSTRUCTION, TYP.

DESIGN INSPIRATION FOR NEW WALL MOUNTED FIXTURES. SELECTIONS TO BE SIMILAR TO EXISTING WALL MOUNTED LANTERNS ON SITE. ALL FIXTURES TO BE SELECTED AND APPROVED BY INTERIOR DESIGNERS AND VCC.

2 A-1.13 **EXISTING ELECTRIC LANTERNS - DESIGN INSPIRATION FOR NEW LANTERNS**
NTS

ALBERT ARCHITECTURE
Albert Architecture & Urban Design aplic
2739 Conti Street
New Orleans, LA 70119
504.827.0056

SONIAT HOUSE
1130, 1133 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

07.18.22

Drawn by:	AP
Checked by:	JM

Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
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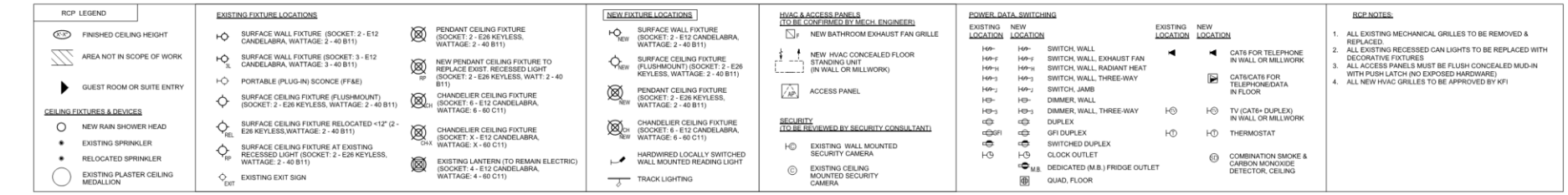
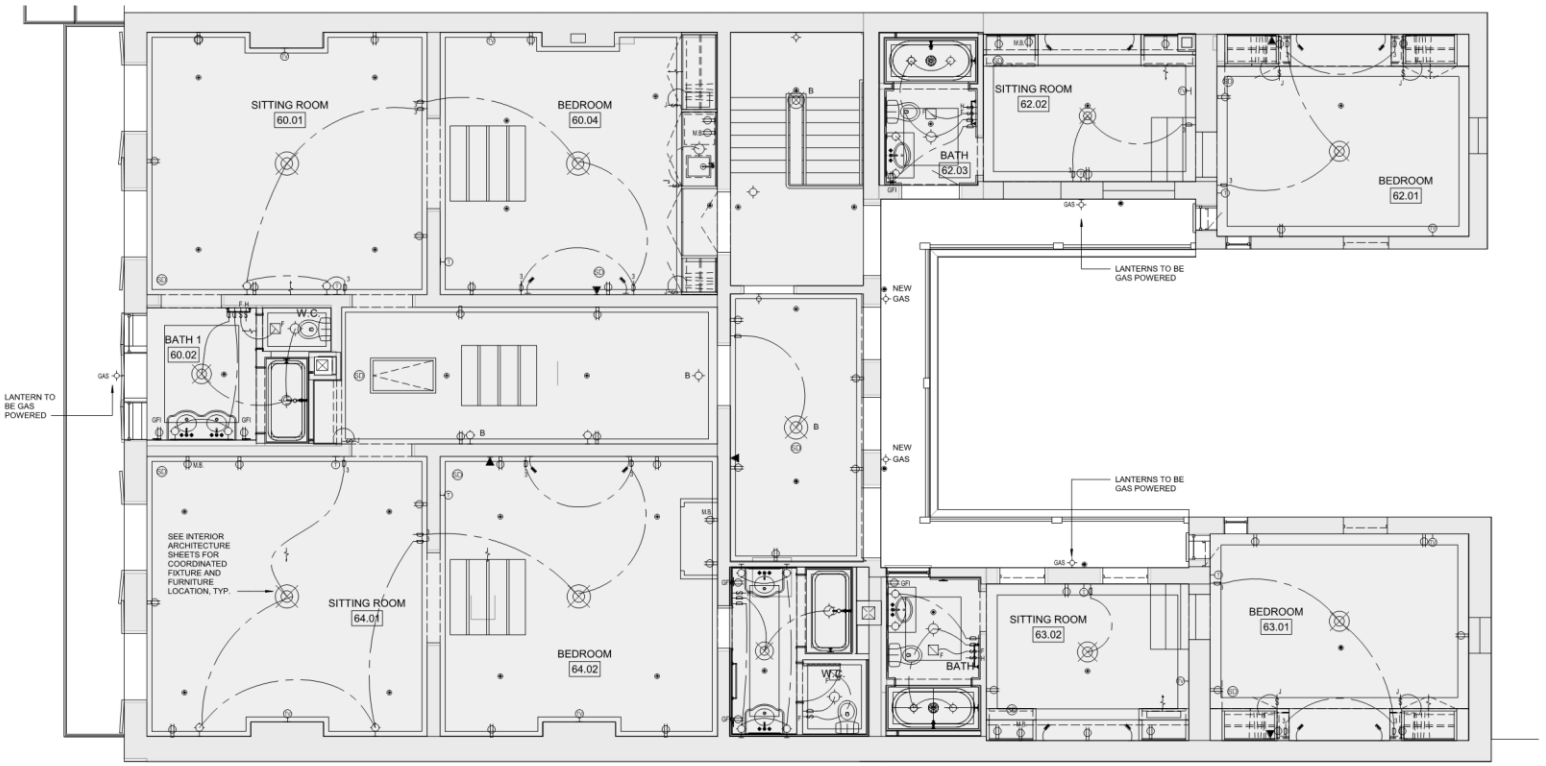
Permit Revisions	02.07.22
80% CD	03.02.22
VCC Revisions	03.14.22
VCC/Framing Revisions	04.05.22
Permit Revisions	04.21.22
PROGRESS SET	04.28.22
100% IFC SET	07.18.22

A-1.13
FIRST FLOOR PLAN - RCP - 1130





1 A-1.15 **SECOND FLOOR PLAN - RCP - 1130**

1/4" = 1'-0"

GENERAL RCP NOTES

1. EXISTING CEILING AND LIGHTING TO REMAIN, MODIFY AS REQUIRED.
2. OUTLETS TO BE INSTALLED PER CODE. FINISH OF ALL OUTLETS, EXISTING AND NEW, TO BE COORDINATED WITH OWNER AND ARCHITECT.
3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS TO BE INSTALLED AS SHOWN AND AS REQUIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS.
4. COORDINATE ALL RECESSED LIGHT HOUSING LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION TO ACCOMODATE CENTERLINES WITH FRAMING.
5. ELECTRICIAN SHALL VERIFY SWITCH LOCATIONS WITH ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
6. PROVIDE SUBMITTALS OF ALL LIGHT FIXTURES, FANS, AND SWITCHES FOR ARCHITECT'S REVIEW PRIOR TO THE START OF CONSTRUCTION.
7. ALL WALL-MOUNTED VANITY, PICTURE LIGHTS, SCONCES, AND DECORATIVE FIXTURES TO BE LOCATED IN THE FIELD WITH ARCHITECT.
8. PROVIDE BLOCKING AT ALL DECORATIVE LIGHT FIXTURES, COORDINATE WITH THE ARCHITECT.
9. V.I.F. ALL CENTERLINES WITH ARCHITECT IN FIELD.
10. CONTRACTOR TO PROVIDE DESIGN / BUILD PRICE FOR COMPLETE ELECTRICAL SYSTEM ACCOMMODATING THE ILLUSTRATED LAYOUT. PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW PRIOR TO THE START OF CONSTRUCTION, TYP.

ALBERT ARCHITECTURE

Albert Architecture & Urban Design aplic
2739 Conti Street
New Orleans, LA 70119
504.827.0056

SONIAT HOUSE

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NEW ORLEANS, LA 70116

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PROGRESS SET	04.28.22
100% IFC SET	07.18.22

A-1.15

SECOND FLOOR PLAN - RCP - 1130

ALBERT
ARCHITECTURE
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2738 Coe Street
New Orleans, LA 70119
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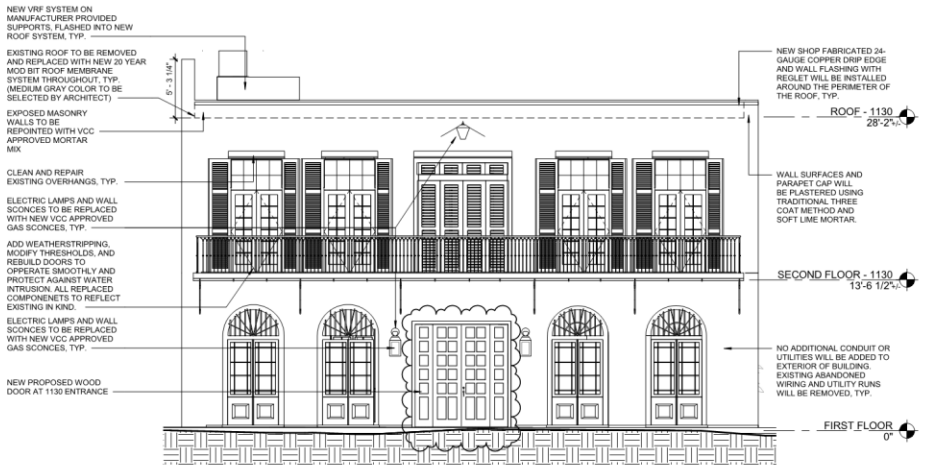
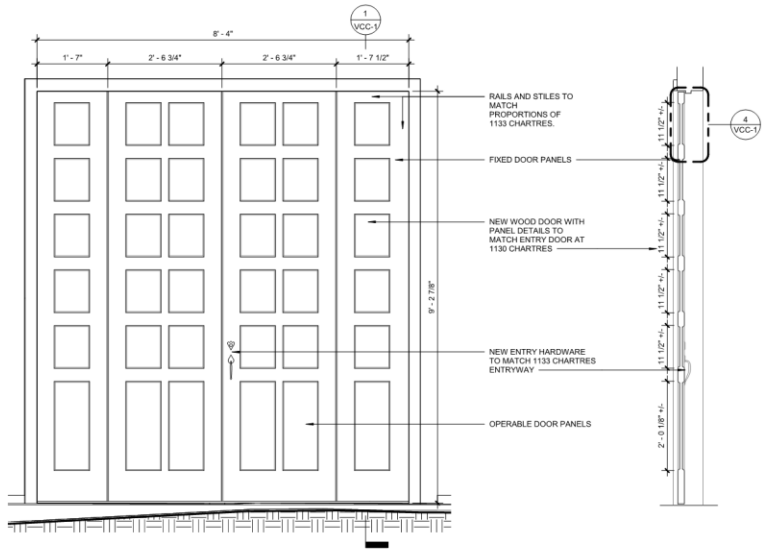
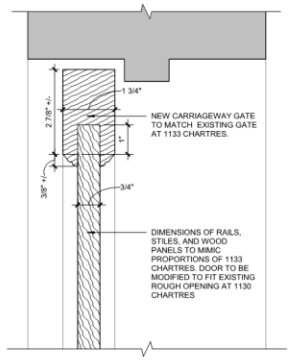
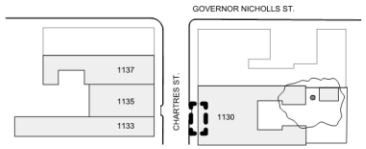


2 VCC-1 **1130 CHARTRES ELEVATION- CARRIAGEWAY DOOR**
3/16" = 1'-0"







KEY PLAN
NTS

3 VCC-1 **1130 CHARTRES STREET ENTRY GATE - CARRIAGEWAY DOOR**
3/4" = 1'-0"

1 VCC-1 **SECTION AT CARRIAGEWAY DOOR**
3/4" = 1'-0"

4 VCC-1 **DETAIL AT CARRIAGEWAY DOOR**
6" = 1'-0"

SONIAT HOUSE

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NEW ORLEANS, LA 70116

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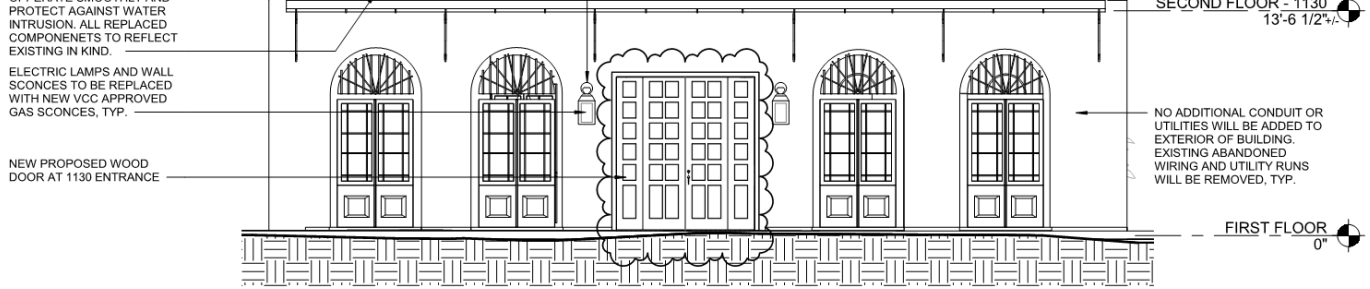
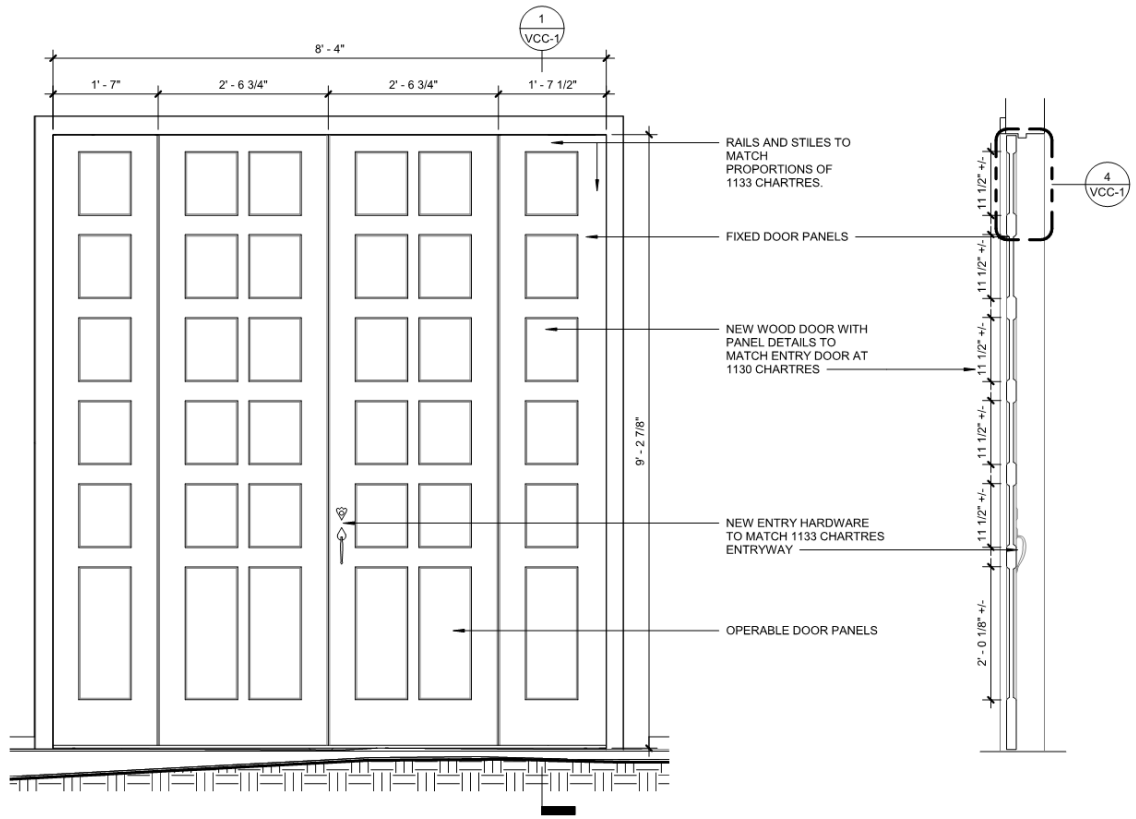
VCC-1

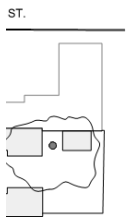
NEW DOOR AT 1130 CARRIAGEWAY



2 VCC-1 **1130 CHARTRES ELEVATION- CARRIAGEWAY DOOR**

3/16" = 1'-0"



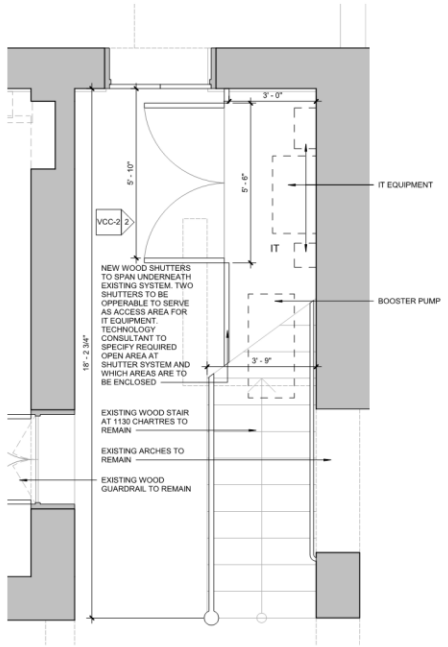


3 VCC-1 **1130 CHARTRES STREET ENTRY GATE - CARRIAGEWAY DOOR**

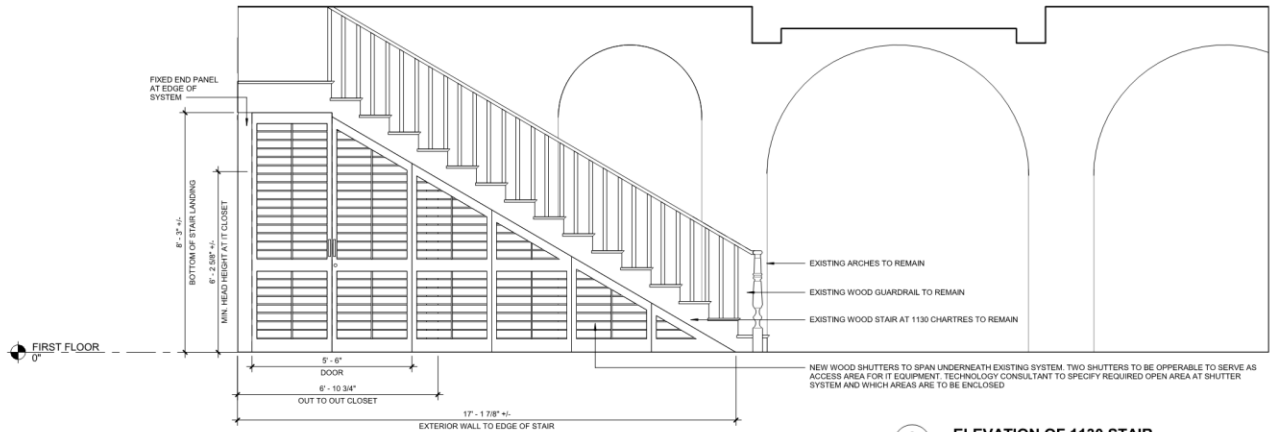
3/4" = 1'-0"

1 VCC-1 **SECTION AT CARRIAGEWAY DOOR**

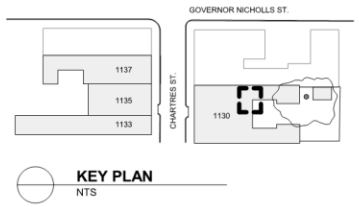
3/4" = 1'-0"



1 VCC-2 **ENLARGED PLAN OF 1130 STAIR**
1/2" = 1'-0"



2 VCC-2 **ELEVATION OF 1130 STAIR**
1/2" = 1'-0"



KEY PLAN
NTS

ALBERT
ARCHITECTURE

Albert Architecture & Urban Design aplic

2739 Conti Street
New Orleans, LA 70119
504.827.0096

SONIAT HOUSE

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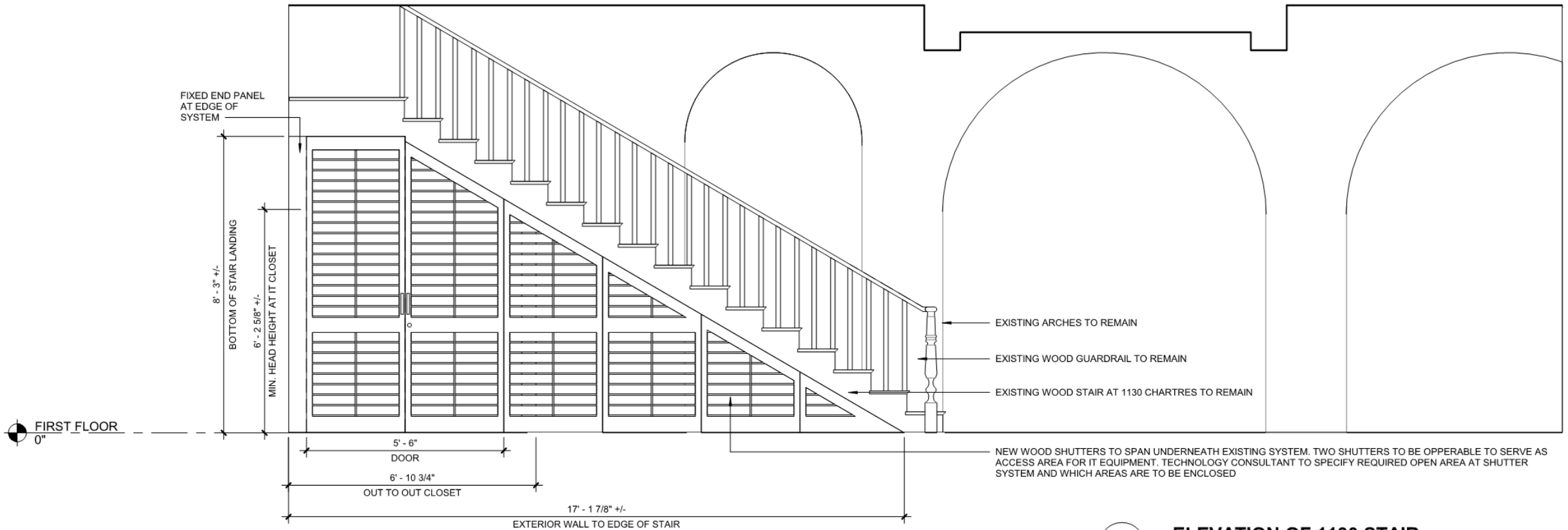
VCC-2

LOUVERED WALL @ IT AREA

1130 Chartres

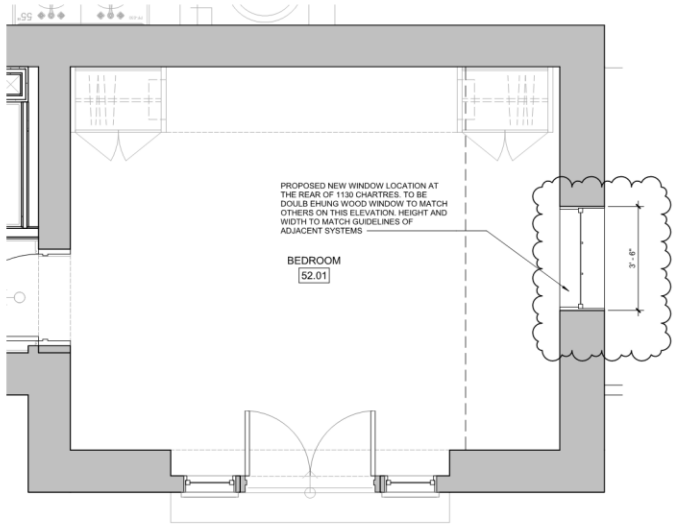
VCC Architectural Committee

August 23, 2022



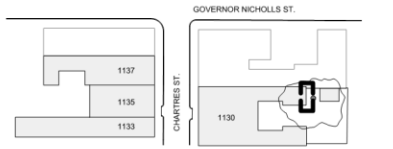
2 / VCC-2 **ELEVATION OF 1130 STAIR**

1/2" = 1'-0"



3 VCC-3 **ENLARGED PLAN AT BEDROOM 52**
1/2" = 1'-0"

1 VCC-3 **REAR ELEVATION - 1130 CHARTRES**
3/16" = 1'-0"



KEY PLAN
NTS

ALBERT
ARCHITECTURE

Albert Architecture & Urban Design aplic
2739 Conti Street
New Orleans, LA 70119
504.827.0056

SONIAT HOUSE

1130, 1133 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

07.18.22

Drawn by:	AP
Checked by:	JM

Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
Permit Revisions	01.27.22
Permit Revisions	02.07.22
80% CD	03.02.22
VCC Revisions	03.14.22
VCC/Framing Revisions	04.05.22
Permit Revisions	04.21.22
PROGRESS SET	04.28.22
100% IFC SET	07.18.22

VCC-3

PROPOSED WINDOW AT 1130 CHARTRES

1 VCC-3 **REAR ELEVATION - 1130 CHARTRES**

3/16" = 1'-0"

MORPHY, MAKOFSKY, INC.
CONSULTING ENGINEERS
336 N. Norman C. Francis Parkway
New Orleans, LA 70119
P:504/488-1317 F:504/488-0924
www.mmi-eng.com

Jamie L. Saxon
Jonathan A. Sofranko
H. Stephan Bernick

August 8, 2022

Jonathan Marcantel
Albert Architecture
3221 Tulane Avenue
New Orleans LA 70119

Re: Soniat House
Charters Street, New Orleans

Dear Mr. Marcantel,
As discussed, we are providing you report of the existing masonry walls and our opinion as to the necessity of the repairs we have specified.

During our inspection, we typically look for signs or indications of movement of the bricks in the wall, visible observations of broken bricks and the condition of the lime-based mortar. To the extent we can see powdery mortar, missing mortar or see clearly into the inside of the wall thru the mortar joints, we become concerned that the structural integrity of the wall is somewhat compromised. We also have an inspection camera that allows us to look in the inner portion of the walls. We look for voids or cracks in the interior of the masonry wall and attempt to obtain a visual understanding of the mortar condition in the inner portion of the wall.

We conducted this type of inspection and assessment of the exterior walls and recommend the repairs to the walls, including the use of a grout injection process developed and formulated by Masonry Solutions. These repairs and their process will restore their structural integrity to the walls without changing the appearance and using materials that are compatible with the walls.

The walls observed at the site are suffering from significant mortar decay and lack of support from the foundations. This has allowed the movements of the walls causing fracturing of the brick and bulging of the wall in addition to continued cracks propagating thru the wall. In addition, the existing window lintel has failed and needs to be replaced. When a portion of the plaster was removed for explore the condition of the masonry is an old wooden lintel walls found in the masonry. This wood has rotted and is causing additional problems to the masonry wall and is a major discontinuity in the masonry matrix of the wall structure.

The purpose of the grout injection with compatible mortar material is to re-establish the mortar joints both horizontal and vertically between the masonry bricks. Secondly, the reinforcing bars will provide tension capability to the wall thus increasing the walls ability to withstand differential movements. The grouting process will also provide a much more stable wall to allow for the safe removal of the existing embedded wood lintel and then the installation of the new lintel. The helical joint reinforcing will is

specified on the smaller crack areas and are intended to disperses the stresses in the masonry that are causing the cracks that have been occurring. Tuck pointing of masonry walls is a only a superficial and more cosmetic type repair and does not and cannot provide structural rehabilitation to a masonry wall.

MMI has been involved with the review and renovations of many historic buildings in the New Orleans area. Specifically, we have recommended the grout injection process for the following projects:

- Country Inn and Suites Hotel, center party wall and small area of the wall at the elevator, year 2000.
- Pump stations 3, 6 and 7 for the Sewerage and Water Board, year 2007/8.
- Mater Dolorosa Catholic Church, year 2007.
- WW2 Historic building on Magazine street, 2008/9.
- 1938 Magazine Street, year 2010.
- 720 Julia Street, year 2010.
- 417 Burgundy Street, year 2014.
- Perimeter walls at St Louis Cemetery No. 1, year 2014.
- St Patrick's church, year 2015.
- Bell School, existing chapel renovation, year 2016

To the best of our knowledge and information, we have not received any reports of any issues with these buildings and structures since the repairs and injection process were completed. We have periodically observed these buildings and structures after the injection process was completed and have not found any problems or issues with the masonry walls. Many of these buildings and structures have a similar type of construction as the buildings involved in this matter. They also used the soft red bricks and the soft historic type mortars included in the masonry wells at issue in this case.

In summary, the specified repairs will not change the look, nor will any materials be used that are non-compatible. As the engineering firm of record, who is responsible for the structure of these buildings we require that these repairs be done.

Yours truly,
Morphy Makofsky, Inc.

Jamie L. Saxon.

Jamie Saxon, P.E.

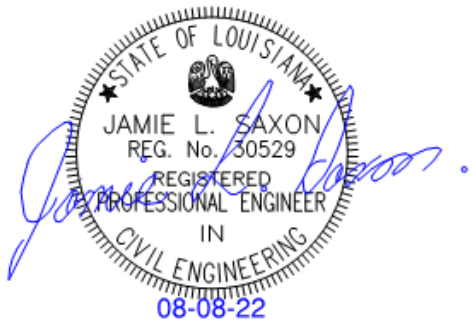


Photo 1: Wall to be repaired, missing mortar cracked, cracked brick.

Photo 2:Embeded wood in masonry. bricks in generally poor condition.

1 GENERAL NOTES

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SHORE AND BRACE ALL EXISTING FRAMING AS REQUIRED IN ORDER TO ACCOMPLISH WORK SHOWN ON DRAWINGS.

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B. AT TIME OF FABRICATION, MC-19 (19% MOISTURE CONTENT).
C. ALL WOOD FRAMING, FABRICATION, CONNECTIONS AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION, THE PLYWOOD DESIGN SPECIFICATION BY AMERICAN PLYWOOD ASSOCIATION, WCD 1 "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION, AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, CHAPTER 23.
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B. EXIST. MASONRY WALLS TO BE INJECTED & GROUTED SOLID WITH AN ENGINEERED MATERIAL THAT IS COMPATIBLE WITH THE EXISTING WALL CONSTRUCTION.
C. PRIOR TO GROUTING THE WALLS THEY ARE TO HAVE STAINLESS STEEL HELICAL TIES, INSTALLED IN THE EXISTING WALL STRUCTURE IN A GRID PATTERN OF SEE 5/S-1.0 AS REQUIRED
D. MASONRY ANCHORAGE AND ENHANCEMENT SYSTEM AND COMPATIBLE INJECTED FILL SPECIFICATIONS: SEE SHEET S-3.

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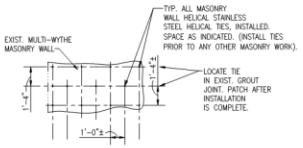
A. BARS – STAINLESS STEEL TYPE 304 OR BETTER, CONFORMING TO ISO 10208, 1999 (E).
B. EXTERIOR TO HAVE IRREGULAR PROJECTING PROFILE
C. BAR TO COME IN LENGTHS THAT CAN BE FIELD JOINED WITH COUPLERS.
D. THE BARS ARE TO BE HOLLOW TO ALLOW THE COMPATIBLE INJECTED FILL MATERIALS TO BE PUMPED THROUGH THEM AND EMITTED FROM THE BASE.
E. SPACERS ARE TO BE PROVIDED TO ENSURE THAT THE BARS REMAIN CENTERED IN THE DRILLED HOLES.
F. BARS PROPERTIES:

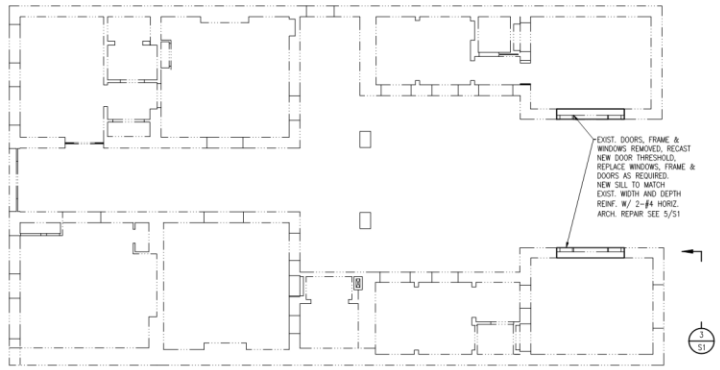
DESIGNATION	OUTER DIAMETER	INNER DIAMETER	EFFECTIVE AREA
GS 25	24.74 mm	13 mm	307 mm²
GS 32	31.34 mm	18 mm	472 mm²



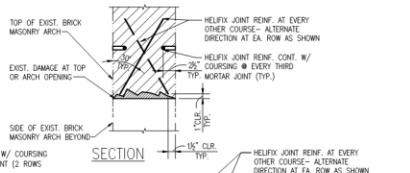
NOTE:
- REMOVE PLASTER IN AREAS TO BE REPAIRED.
- WALLS TO BE TUCK POINTED.

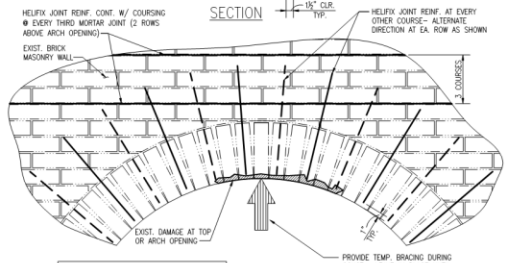
INSTALLATION PROCEDURE:
FOLLOW MANUFACTURERS DIRECTIONS.
1. DRILL PILOT HOLE PER MANUFACTURER.
2. INSTALL THE HELICAL TIE PER THE SPECIFICATIONS.
3. PATCH THE ENTRY HOLE WITH MORTAR TO MATCH THE EXISTING.

9 DETAIL–REPAIR OF MASONRY WALLS
1/4"=1'-0"



2 EXISTING FIRST FLOOR FRAMING PLAN
1/8"=1'-0"

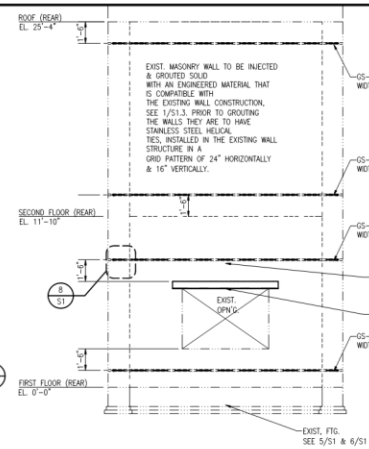




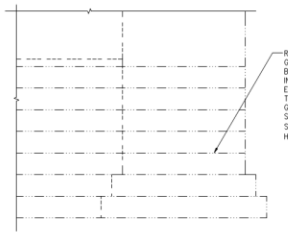
NOTE:
COORDINATE ALL MASONRY REPAIR LOCATIONS, EXTENTS & GENERAL REQUIREMENTS WITH ARCH.

DETAIL NOTES:
1. BRACE & TIE EXISTING WALL PRIOR TO PERFORMING REPAIRS.
2. REMOVE ALL LOOSE, BROKEN OR DISPLACED BRICKS IN EACH WYTHE OF WALL & REPLACE.
3. HELIFIX REPAIR AT TOP OF ARCH:
3.1. PRE-DRILL HOLES AT APPROX. 30° FROM VERTICAL AT LOCATION OF HELIFIX REINFORCING.
3.2. PREPARE ALL HOLES BY FLUSHING WITH WATER. INJECT HELIFIX HELIBOND GROUT INTO HOLES.
3.3. PLACE HELIFIX HELIBAR JOINT REINFORCING RADIALLY SPACED AT EVERY OTHER COURSE, IN 2 VERTICAL ROWS, CENTERED ON CONTINUOUS WALL. REINFORCING SHALL EXTEND TWO BARS BEYOND DAMAGES ON EA. SIDE
3.4. EACH VERTICAL ROW OF REINFORCING BARS TO ALTERNATE IN DIRECTION AS SHOWN.
4. INSTALL 2 HORIZ. ROWS OF HELIFIX HELIBAR REINFORCING ABOVE ARCH TO EXTEND BEYOND ARCH 1'-0" EA. SIDE ON BOTH SIDES OF WALL. SEE 7/CA-S0.1 FOR ADD'L. CRACK REINFORCING DETAILS.
5. REINFORCING TO EXTEND VERTICALLY 16" CLEAR PAST CRACK EACH SIDE WHERE POSSIBLE.
6. FILL CRACK AND HOLES SOLID WITH MORTAR.

5 DETAIL – TYP. EXISTING BRICK WALL CRACK REPAIR AT ARCH
1"=1'-0"

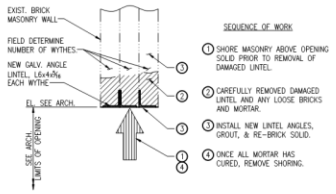


3 ELEVATION
1/4"=1'-0"

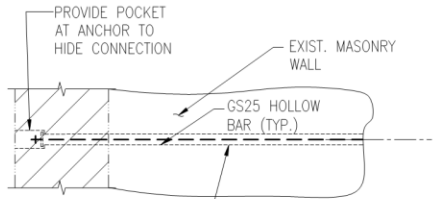


RAKE ALL JOINTS OUT TO REMOVE PLANT GROWTH AND ROOTS. REPLACE ALL MISSING BRICK, THEN EXIST. MASONRY FOOTING TO BE INJECTED & GROUTED SOLID WITH AN ENGINEERED MATERIAL THAT IS COMPATIBLE WITH THE EXISTING WALL CONSTRUCTION. PRIOR TO GROUTING THE FOOTING ARE TO HAVE STAINLESS STEEL HELICAL TIES, INSTALLED IN THE EXISTING STRUCTURE IN A GRID PATTERN OF 24" HORIZONTALLY & 16" VERTICALLY.

4 DETAIL – TYP. REPLACEMENT OF DAMAGED LINTELS AT EXISTING OPENINGS
1"=1'-0"



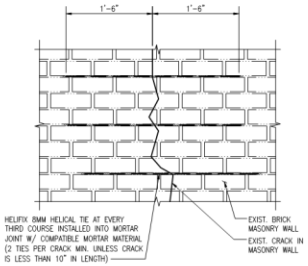
6 DETAIL– FOOTING REINFORCING
1 1/2"=1'-0"



NOTE:
SEE GENERAL FOR GS25 ANCHOR INFORMATION

8 PHOTO – FOOTING REPAIR
1 1/2"=1'-0"

7 PHOTO – FOOTING REPAIR
1 1/2"=1'-0"



DETAIL NOTES:
1. REMOVE GROUT TO DEPTH OF 2" AT LOCATION OF NEW HELICAL TIE
2. PREPARE GROOVE TO RECEIVE JOINT REINFORCING BY FLUSHING WITH WATER UNTIL WATER RUNS CLEAR, THEN BUTTER WITH COMPATIBLE GROUT
5. PLACE HELICAL TIE AS SHOWN
6. GROUT JOINT SOLID WITH COMPATIBLE GROUT

10 DETAIL – TYP. EXISTING BRICK WALL VERTICAL AND DIAGONAL CRACK REPAIR
1"=1'-0"

MORPHY MAKOFSKY INCORPORATED CONSULTING ENGINEER (504)488-1317 JOB NO. 21254

ALBERT ARCHITECTURE & URBAN DESIGN aplic
3221 Tulane Avenue
New Orleans . LA . 70119
504 . 827 . 0056

SONIAT HOUSE
1133 CHARTERS Street
New Orleans, Louisiana

PROJECT NO:	AA1428
DRAWN BY:	JLS
CHECKED BY:	JLS
DATE:	SET
3-18-22	PERMIT
04-14-22	PRICING

TITLE:
PLANS: STRUCTURAL REPAIR

SHEET:
S1

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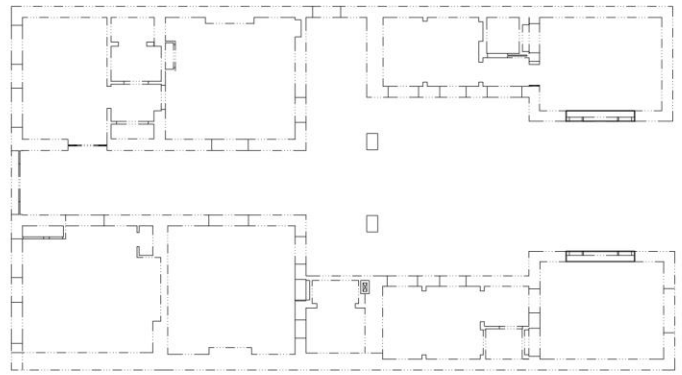

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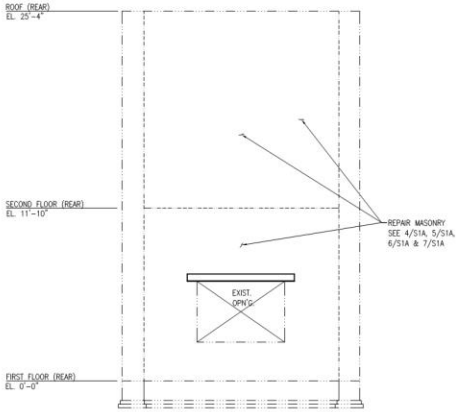

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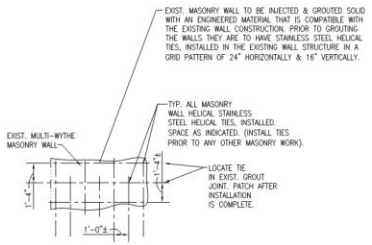
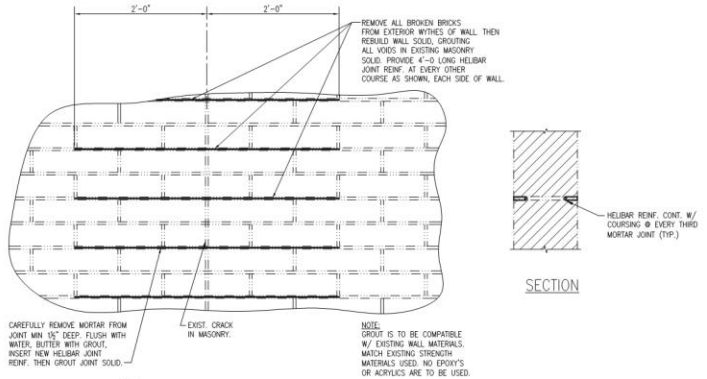
1/4"=1'-0"



4 DETAIL–REPAIR OF MASONRY WALLS S1A
1/4"=1'-0"



5 DETAIL–JOINT REINFORCING S1A
1 1/2"=1'-0"

SECTION

6 PHOTO – WALL REPAIR S1A
1 1/2"=1'-0"

7 PHOTO – WALL REPAIR S1A
1 1/2"=1'-0"

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PROJECT NO:	AA1428
DRAWN BY:	JLS
CHECKED BY:	JLS
DATE:	SET
3-18-22	PERMIT
	-

TITLE:
PLANS: STRUCTURAL REPAIR

SHEET:
S1A

MORPHY MAKOFSKY INCORPORATED
CONSULTING ENGINEERS
(504)488-1317
JOB NO. 21254

1 S1.3 MASONRY SPECIFICATION

MASONRY ANCHORAGE AND ENHANCEMENT SYSTEM AND COMPATIBLE INJECTED FILL SPECIFICATIONS:

These specifications describe materials, equipment, personnel, procedures, and nondestructive testing quality control requirements for injection of compatible injection fill (CIF) into anchoring and enhancement systems. The formulation and injection of cementitious fill for and into masonry walls is a highly specialized application. The process requires an experienced, approved applicator and professional engineer trained to work together before and during the work.

1.0 MATERIAL REQUIREMENTS

Ingredients for compatible injected fill shall include cement and cementitious materials, with no more than 0.5% by volume of admixtures, as required to fulfill project objectives. No polymers, acrylics or epoxies will be accepted in the final materials. All CIF materials shall be non-chloride and non-corrosive. Mix formulations shall be developed for the specific combination of materials present, the condition of the structure, the pattern of the units, and the weathering characteristics of the structure. Effort should be made to utilize existing formulations used successfully under similar conditions. If additional mixes are required to fully inject the wall voids, the responsibility is that of the injecting contractor. The contractor will submit a request in writing to the injection engineer, who will notify the engineer of record of the reasons for the additional mix, the areas at which it is required. .NO EPOXY, ACRYLIC, POLYMER-BASED OR MATERIALS NOT UTILIZED PREVIOUSLY ON PROJECTS OF SIMILAR SCOPE AND SIZE WILL BE SUBSTITUTED.

Submittals will include appropriate test data, along with information on three (3) projects at which the grout(s) were utilized. Historical information will include wall section, type of project, scale of project, material characteristics, quality control test results, contact names and phone numbers. The applicator and Injection Engineer will certify that the submitted materials are the same materials or an upgrade of those used at similar conditions the past projects. Photos or details may be required depicting project similarities

Pre-blended compatible injected fill is to be stored in a covered location, protected from environmental moisture. A covered staging area of at least 200 square feet will be required. Access to the area shall be sufficient to off load pallets of material using a forklift. In addition, an interior temperature controlled area of at least 150 square feet is to be provided to protect materials and equipment from freezing, as necessary.

For compatible injected fill work in conjunction with the masonry anchoring and enhancement system, compatible injected fill will be formulated to achieve materials characteristics as identified above, to match the material characteristics of the host wall. The injection engineer will certify as to the material compatibility with each CIF submission.

1.1 COMPATIBLE INJECTED FILL CRITERIA

Compatible injected fill shall be mixed according to the proportions and mix procedures determined by the Injection Engineer shall have demonstrated properties suitable for masonry injection. Demonstration that the compatible injected fill CIF formulation meets performance criteria shall be provided prior to beginning the project in the form of test reports from the Injection Engineer's approved laboratory. Performance criteria include

1. Flow time: API Recommended Practice 13b or ASTM C 939, Test Method for Flow of Grout for Preplaced-Aggregate Concrete (Flow Cone Method); materials shall be required to flow without separation; flow time will be specified for the project by injection engineer, typically in the range of 9 to 55 seconds.
2. Bleeding: ASTM C 940, Test Method for Expansion and Bleeding of Freshly Mixed Grouts for Preplaced-Aggregate Concrete in the Laboratory; no greater than 0.5 percent.
3. Mix stability: measured with the Gelman pressure cell; water loss under 10 psi pressure shall not be more than 1 ml per 350 ml sample.
4. Expansion: ASTM C 940; range shall be specified by the injection engineer, considering the in-place material and project objectives, typically in the range of 1 to 4 percent.
5. Shear bond strength: ATC (Tentative Provisions for the Development of Seismic Regulations for Buildings); shall be greater than 100 psi., as tested in a mockup panel constructed to be representative of in-place construction.
6. Compression strength: ASTM C 1019, Standard Test Method for Sampling and Testing Grout; strength shall be compatible with base material, based on standardized testing and certified by the Injection Engineer..
7. Flow within a compatible material: MSI 101 Test for injection of compatible materials; flow shall be within historical and empirical guidelines. The Injection Engineer will certify with each submittal that the material will flow within the existing voids and not shrink, and will bond to the substrate.

1.2 STAINLESS STEEL INJECTABLE WALL TIES AND STRUCTURAL ENHANCEMENT FACTORY ASSEMBLAGES

Injected masonry spiral tie anchors– Shall be 1mm guage by 7.8mm wide with a center stiffening helix of 3.6mm diameter by 1.5mm thick. Formed from cold-twisted stainless steel, Type 304 or better, with 64 turns per meter, factory-assembled within a 10mm OD and 8.3 ID delivery tube. The tube to be Nylon 22 Bar, –40 to + 80 Degree Celsius and confinement material. To be injected with a fine compatible injected fill per the Injection Engineer' protocol, but at minimum spacing of (the metric equivalent (Square CM) of 2.67 square feet).No substitution will be allowed for non-injected anchors.

Hollow Injectable Stainless Steel Enhancement Anchors– Stainless steel Type 304 or better, with a irregular projecting profile to increase outside surface area. Please see the Technical Information listed below. The anchor bar will be finally assembled on site from 3M lengths and joined with couplers. The anchor should incorporate spacers to ensure that the anchor remains central to the drilled hole. Injection outlet holes will be provided along the length of anchor bar, the sizes and frequency will be dictated by site conditions (anchor length, temperature etc). The bottom of the vertical anchors will incorporate a welded stainless steel compression disc. The disc will be at minimum the same thickness as the anchor bar wall thickness and have a diameter 2mm less than the drilled hole. The base of the anchor bar and washer will be positioned at the base of the tapered hole at the footing location. The anchor bar to be not less than the full height of the structure plus the factory installed top connection as shown on the shop drawings, and plus the depth of the inverted tapered core hole at the footings. Horizontal injectable masonry anchors will be the length indicated on the documents and approved shop drawings.

The steel must conform with ISO :10208:1999(E)

Technical Information	B25	B32	B38	B51
Effective Outer Diameter (mm)	25	32	38	51
Effective Outer Diameter (mm)	22.5	29.1	35.7	47.8
Average Inner diameter (mm)	12	17.5	19	33.0
Average Effective Cross Sectional Area (mm^2)	284	425	717	939
Average U.T.S (kN)	208*	308*	500	800
Yield Load (kN)	150*	250*	400	630
Weight (Kg/m)	2.8	3.65	6	8.5

Steel Grade 37Mn5
Standard Lengths 1m, 2m, 3m, 4m & 6m.

The fabric containment sock should be woven from Polyester Yarn of 42%, Poly Cotton Yarn of 42% and Elastomeric Yarn of 16%. The sock must be capable of 500% expansion. The sock to reinforcement member connection must be able to withstand an internal pressure of 4 Bar.

2.0 EQUIPMENT

The contractor shall provide all necessary equipment for completing compatible injected fill work, including mixers, pumps, and quality control equipment. Equipment shall be in working order and calibrated, where applicable. Equipment shall be verified as appropriate for use on historical projects, and that it will positively prevent a build-up of pressure within the wall. At no time will the equipment permit a pressure beyond 2 Bar when measured at the wall. The injection engineer will submit monthly certifications that he has inspected the equipment and that appropriate pressure limits are functioning properly.
Equipment for injection shall be low pressure range self-loading, automatic mixing with automatic pressure shutoffs, and rheostat wall controls, self leveling mixing controls, and pressure valves at the pump. Material flow will be calibrated daily by flow cone tests. No hand-mixing or small (200 pound or less packages) mixes will be allowed except for material within one-half meter of windows, doors or wall terminations, or secondary fine material injection, if required per 1.0, paragraph 1, additional mixes (above).

Equipment for drilling will be three- phase electrically powered hydraulic power packs driving silent, automatic feed drill stands capable of drilling multiple 2 meter lengths of mining barrel.

The drills are to be temporarily fitted to the top of the exposed wall and secured via temporary fixings. The brickwork will be drilled using compressed air any concrete will be drilled using lubricating drill foam, which will not stain or effect the masonry. Pure water should not be used to avoid flushing away existing mortar joints.

The cutting heads shall incorporate field-patterned and applied poly-crystalline diamond mineral chips to enhance drilling and eliminate vibration.

When the vertical holes have been drilled to the correct depth, the base of the hole should be reamed using coring equipment which provides for a positive, sloping core wall of at least 5degrees (wider at the bottom than the top) and thus a positive connection at the base of the anchor. The anchorage at the base of the anchor into the footing must provide for the full mobilization of the hollow stainless steel injection anchor.

3.0 PERSONNEL AND MATERIALS
3.2 MASONRY ANCHORAGE AND ENHANCEMENT APPLICATOR QUALIFICATIONS

The anchorage, enhancement and injection of masonry walls are a specialized technique. The applicator for this work shall have demonstrated capabilities by way of continuous training, and a minimum of ten years successful experience with projects of similar scope and size using the techniques described herein. No substitution will be allowed for experience with "similar work", as the approved applicator must have specific masonry experience with the injection, tying, coring and placement of enhancement steel within historic masonry without changing the appearance or aesthetics of the masonry wall. Due to the complex nature of the work, no substitutions will be allowed, and only an applicator with the required experience with all phases; tying, compatible injection, dry-coring, placement of enhancement systems will be approved.

3.3 INJECTION ENGINEER QUALIFICATIONS

A qualified independent CIF engineer shall be approved by the Engineer of Record for inspection and nondestructive testing of the CIF work. The engineer, or his firm, must be registered professional engineers in the State of Louisiana and Colorado and shall have as minimum qualifications, 10 years previous experience in CIF, testing, analysis, and application of injection techniques for masonry repair, as demonstrated by previous projects and articles published in industry publications. The engineering firm shall possess a laboratory suitable for the research, design and quality control required for this project. All certifications, when required by this specification, shall be signed and sealed by a registered professional engineer of the State of Louisiana.

3.4 INJECTION PERSONNEL QUALIFICATIONS

A one to three-person crew is required to inject the compatible injected fill-based masonry anchor and enhancement system. The crew must be familiar with masonry construction and be certified by the Injection Engineer for compatible injected fill. Crewmembers are designated as the foreman, a material and equipment person, and one assistant.
The Injection Engineer will accept and certify the foreman, who must have had previous experience with compatible injected fill and must be competent in all skills of the compatible injected fill operation. The foreman will direct wall preparation, equipment setup, injection, and cleaning operations. The crew foreman will also act as the nozzle-man and will operate the injection hose at the wall. The foreman will record the following in a daily log:

1. personnel involved
2. weather conditions including temperature, humidity, cloud cover, and wind
3. time of operations
4. total production and tasks completed
5. equipment performance
6. personnel performance
7. notes regarding any special or non-typical situations encountered during the day

The injection engineer will accept and certify the person in charge of compatible injected fill and the masonry anchorage and enhancement materials, including material storage, batching, mixing, and conducting flow tests. Information regarding batch volume, flow, and injection area is entered into a logbook for each batch. This person is also charged with equipment setup and maintenance, including proper cleaning of mixing and injection equipment.

One or two persons will act as assistants to the foreman during wall preparation, compatible injected fill injection and masonry cleanup. During compatible injected fill injection, one assistant will be stationed at the outside wall face and will plug injection holes as compatible injected fill flows from them. The second assistant will be stationed at the building interior to watch for potential compatible injected fill leakage and will notify the foreman to halt injection if any compatible injected fill is observed at the inside wall surface. The interior observer must have adequate access and lighting to identify compatible injected fill leaks in the vicinity of the injection area. The two assistants must be within voice or radio contact. Where finishes cover interior masonry surfaces, nondestructive means shall be employed to monitor for compatible injected fill leakage.

Qualification data shall be submitted 90 days prior to start of compatible injected fill, anchorage and enhancement operations. All injection personnel shall have training in CIF as certified by the Masonry Injection Training Center, Boulder, Colorado or approved equal and approved by the Injection Engineer and the anchor and enhancement manufacturer Qualifications shall be current as demonstrated by certification and remedial training conducted within the previous 6 months and updated on a 6-month basis

4.0 PROCEDURES FOR MASONRY ANCHORAGE AND ENHANCEMENT

After coring, physically inspect hole for depth, and vacuum to remove all foreign materials, and materials which may damage fabric, or impede CIF flow. Inspect fabric for holes and potential abrasions, and assure that the fabric length and diameter in consistent with the contract documents and the approved shop drawings. Where shown, carefully install Taper-lok geometrical extension to the footing or substrate to which connection is intended. Clear any foreign materials or debris by vacuum, and re-check depth of core hole.
Following manufacturer's recommendations, dampen fabric and install fabric-cloaked enhancement bar assembly into hole with the compression disc resting on the bottom of the Taper-lok core extension. Assure ports and hollow injectable bar is clear and ready to receive CIF.

4.1 PRE-INJECTION EVALUATION

An assessment of masonry material condition is to be conducted by the Injection Engineer or his representative for each anchor installation area. The initial survey will include nondestructive evaluation using microwave radar, mapping the extent and size of any visible surface cracks, mortar joint delaminations, cracked or spalled units, or other visible surface damage which may have an effect on anchor performance, compatible injected fill confinement or the anchor injection process. Note any situations requiring special treatment before anchor installation, such as interior voids or unstable zones.

4.2 WALL PREPARATION
4.2.1 SURFACE REPAIRS PRIOR TO INJECTION

Do not allow compatible injected fill to flow into existing expansion or control joints. Provide a means to interrupt compatible injected fill flow at each existing movement joint such that compatible injected fill is prevented from penetrating into the joint. The masonry contractor shall seal around all wall penetrations adjacent to installed anchors as necessary (including electrical outlets, water cocks, doors, windows, etc.) flashing, and beam seats to prevent leakage such that all compatible injected fill will be contained within the wall.
Masonry walls containing significant interior voids such as empty or partially empty collar joints must have sufficient connection between wythes to resist injection pressure, as shown on the documents and determined by the Injection Engineer. Deficient areas shall be strengthened by installation of remedial helical injected wall ties compatible with the masonry anchorage and enhancement system at a minimum spacing one tie equivalent per 2.67 square feet of wall area.

4.2.2 INJECTION TUBES AND DELIVERY

The spiral bar anchor injection tubes are to be factory-attached to the masonry anchorage and enhancement assembly. Tubes must be free and clear and be inspected for continuity.
The major vertical stainless steel structural enhancement anchors are to be injected through their hollow center. The net cross section of the stainless steel structural enhancement anchors will exceed the cross section of the equivalent stainless steel bar when indicated as such on the documents. The compatible injected fill will be introduced from the top of the anchor and exit at the base of the drilled hole. The CIF will inflate the factory– installed fabric containment sock as it flows upwards, expelling all air as it flows. When the containment sock is filled with pressurized compatible injected fill, the pressure will be held for a period of an additional two minutes allowing the compatible injected fill "milk" to percolate into any micro pores within the masonry.

4.2.3 DETERMINATION OF AGGREGATE SIZE WITH IN-SITU TESTING

If interior voids are to be injected, "Lugeon" masonry anchors and enhancement system tests shall be conducted by the Injection Engineer to determine compatible injected fill fluidity and aggregate requirements. The method is to be calibrated on site by determining the water flow rate that indicates void spaces greater than 1/8" wide, for coarse compatible injected fill injection, versus the flow rate for void spaces less that 1/8" wide, for fine compatible injected fill injection

4.3 COMPATIBLE INJECTED FILL MATERIAL MIXING

Mix all compatible injected fill materials according to supplier's recommendations. Monitor flow times of compatible injected fill using appropriate quality control procedures to verify proper formulation and mixing. Flow properties must meet project specifications. If the measured compatible injected fill flow varies by more that 10% from project requirements, discard the entire compatible injected fill batch. Compatible injected fill shall not be used more than 1 hour after mixing and testing, as per the masonry anchorage and enhancement manufacturer's requirements.

4.4 INJECTION WITH COMPATIBLE INJECTED FILL

Compatible injected fill injection will proceed per the injection engineer's protocol. The following procedure applies to each specific masonry anchorage and enhancement assembly to be injected with compatible injected fill

4.4.1 CORING EXISTING MASONRY

The Applicator shall coordinate with the roofing contractor that all temporary roofing accesses are properly closed and sealed by the end of a day's work.

After the Injection Engineer's pre-injection examination of the existing conditions, remedial work programs including injected stainless steel helical wall ties and CIF Injection shall be completed per the Injection Engineer's protocol. After completion and verification of the remedial work protocols by the Injection Engineer, coring utilizing a non-irrigated dry system may proceed. DUE TO THE POSSIBILITY OF EROSION AND UNDERMINING, ONLY A NON-IRRIGATED DRY SYSTEM WILL BE PERMITTED. Core drillers must demonstrate proficiency in masonry dry coring, demonstrated by prior work with masonry of similar characteristics, scope and type.

Coring contractors must be approved by the Injection Engineer as well as the Engineer of Record. Core and core remnants must be completely removed by method that will assure that no remnants of the core remain.
ONLY TAPERED HOLES WILL BE PERMITTED IN THE FOOTINGS. NO SUBSTITUTIONS WILL BE PERMITTED. The tapered connection at the base of the wall (footing) will cored by the same apparatus that cored the vertical core for the masonry anchorage and enhancement hollow stainless steel bar, with the exception that at the top of the footing, the core will be the same width as the vertical hole above and will gradually increase through the height of the footing down by an increasing circumference at an increasing ratio of, at minimum, five percent. No substitutions will be allowed for this outward tapering core in the footing, as it is essential to mobilize the stainless steel injection enhancement system.

4.4.2 OUT OF PLANE CONTAINMENT

Where containment is shown, containment shall be the size indicated, utilizing a masonry anchorage and enhancement injection containment system. The Injection Engineer will approve the containment system as suitable for the hollow stainless steel enhancement and the tapered connection at the base.

4.4.3 FLUSHING PRIOR TO INJECTION

Flush all injection tubes within the designated repair area with water before compatible injected fill injection. Inject a small amount of water (from ½ to 2 pints) into each injection hole to flush away dust and drill cuttings. When operating outside in hot weather conditions, with temperatures greater than 90 F spray additional water into each cored hole to cool and partially saturate the masonry.
During the flushing procedure water must flow freely into each injection tube. If a hole is partially or totally blocked, remove the anchor and install a new injection tube. Do not allow pressure buildup in excess of 2 Bar during flushing.
Immediately prior to compatible injected fill injection (within 10 minutes) spray the exterior masonry surface lightly with water, if necessary, to prevent compatible injected fill adhesion. Keep a water hose and brush on hand during injection for cleaning any compatible injected fill spills from the masonry surface.

4.4.4 MASONRY STRUCTURAL ENHANCEMENT ANCHORAGE INSERTION

Shall be Type 304 or better stainless steel rods, in quantity, spacing and dimension as indicated on the drawings and supplied by the masonry anchorage and enhancement manufacturer and approved by both the Injection Engineer and engineer of record. Follow manufacturer's instructions for the placement of the rod and compatible injected fill containment assembly. Compatible injected fill, sympathetic to the host wall and engineered for the masonry anchorage and enhancement system will be delivered, in water-tight, sealed containers in accordance with manufacturer's recommendations and the Injection Engineer's protocol.

4.4.5 INJECTION OF MASONRY ANCHORAGE AND ENHANCEMENT ASSEMBLIES

The masonry anchor and enhancement installer is to maintain an injection pressure, as required by the Injection Engineer, to completely fill the core hole and all anchor components. A maximum injection pressure of 4 bars may be used.
For helical cross-wythe ties, injection begins at the lower-most location. Tubes located above and to the side of the injection hole must be plugged only when CIF flows freely from the port of that tie. Proceed with injection of the next anchor as described above until all anchors in the designated repair area have either been injected or plugged.
For the masonry anchorage and enhancement system anchors, the compatible injected fill shall be injected through the hollow stainless steel enhancement bar to the bottom of the core and up the core around the bar within the containment sock. The Injection Engineer will determine the exact protocol for the injection, including any sequence for their injection.
Injected CIF will stiffen rapidly after placement: injection of each lift should proceed in continuous fashion, with no time lapses of more than three minutes during injection of any single lift.

4.5 POST-INJECTION AND INSERTION WALL CLEAN-UP

Surface cleaning shall be conducted during injection by immediately flushing any compatible injected fill from the masonry surface with water. Immediately following completion of the injection process, remove any remaining surface stains using water and a stiff, non-metallic bristle brush.
Allow compatible injected fill to stiffen but not set before removing dowels from injection holes; an elapsed time of 30 to 60 minutes is sufficient. All injection holes left in mortar joints must be re-pointed. The injection hole should be flushed with water and should be damp, but not saturated, prior to re-pointing. Point a mortar similar in color and composition to the original mortar firmly into injection holes and tool to match the surrounding mortar.

5.0 TOP OF WALL CONDITIONS

The masonry anchorage and enhancement hollow steel anchors are to be connected to steel framing at the tops of wall in such a manner as to provide a continuous load path to structural framing members, if required. Post-tensioned masonry anchorage and enhancement system anchors shall extend a minimum of 6 inches above the top of wall anchor plate for attachment of tensioning rams, if required.

6.0 QUALITY VERIFICATION

The Injection Engineer shall conduct nondestructive verification of compatible injected fill penetration. Verification shall consist of pulse-echo, infrared thermography, microwave radar, or through-wall pulse velocity nondestructive measurements conducted throughout the injected area. The injection engineer shall determine the number and location of such tests by a random statistical process. Approximately 10 percent of the injection area is to be tested to verify injection quality.

Nondestructive measurements and visual inspection by the engineer shall confirm the presence of compatible injected fill around the masonry anchoring and enhancement system and adhesion of compatible injected fill within existing masonry. Where confirmation cannot be made or evidence of incomplete adhesion is found inspection holes shall be drilled to verify CIF by borescopic examination. Locations where compatible injected fill is not to the satisfaction of the Injection Engineer shall be re-injected.

Quality verification for anchor installation shall include a series of proof tests, conducted at the start of masonry anchoring and enhancement system installation operations. A minimum of 3 anchors shall be laboratory tested in tension, following the requirements of ASTM E 488. Anchors shall be preloaded to 300 pounds to establish a displacement datum. The tension test load shall be recorded at displacement of 0.125 inch, indicating anchor failure. Loads thus established shall be at least 2.5 times the design anchor load.

At least 20 percent of all installed anchors shall also be proof tested using a calibrated torque wrench. The following maximum torques shall be resisted by installed anchors: ½-inch diameter: 40 foot pounds; 5/8-inch diameter: 50 foot-pounds; 3/4-inch diameter: 60 foot-pounds.
Results of quality verification testing shall be kept in a log book showing areas inspected, how areas were chosen for inspection, equipment used, results of nondestructive tests, and actions taken at locations found to be in non-compliance with these specifications. The logbook should be keyed to a plan view of the floor level, room number, and elevations view of the walls with areas inspected drawn on the elevation views of the walls.
Based on the quality control testing, the Injection Engineer will certify to the Engineer of Record that the requirements of the documents with regard to the masonry anchorage and enhancement have been met.

END OF SPECIFICATION

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CHECKED BY:	JLS
DATE:	SET
3-18-22	PERMIT
04-14-22	PRICING

TITLE:
MASONRY SPECIFICATION

SHEET:
S1.3

1133 Chartres

1135 Chartres

VCC Architectural Committee

August 23, 2022

1135 Chartres

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VCC Architectural Committee

August 23, 2022

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VCC Architectural Committee

August 23, 2022


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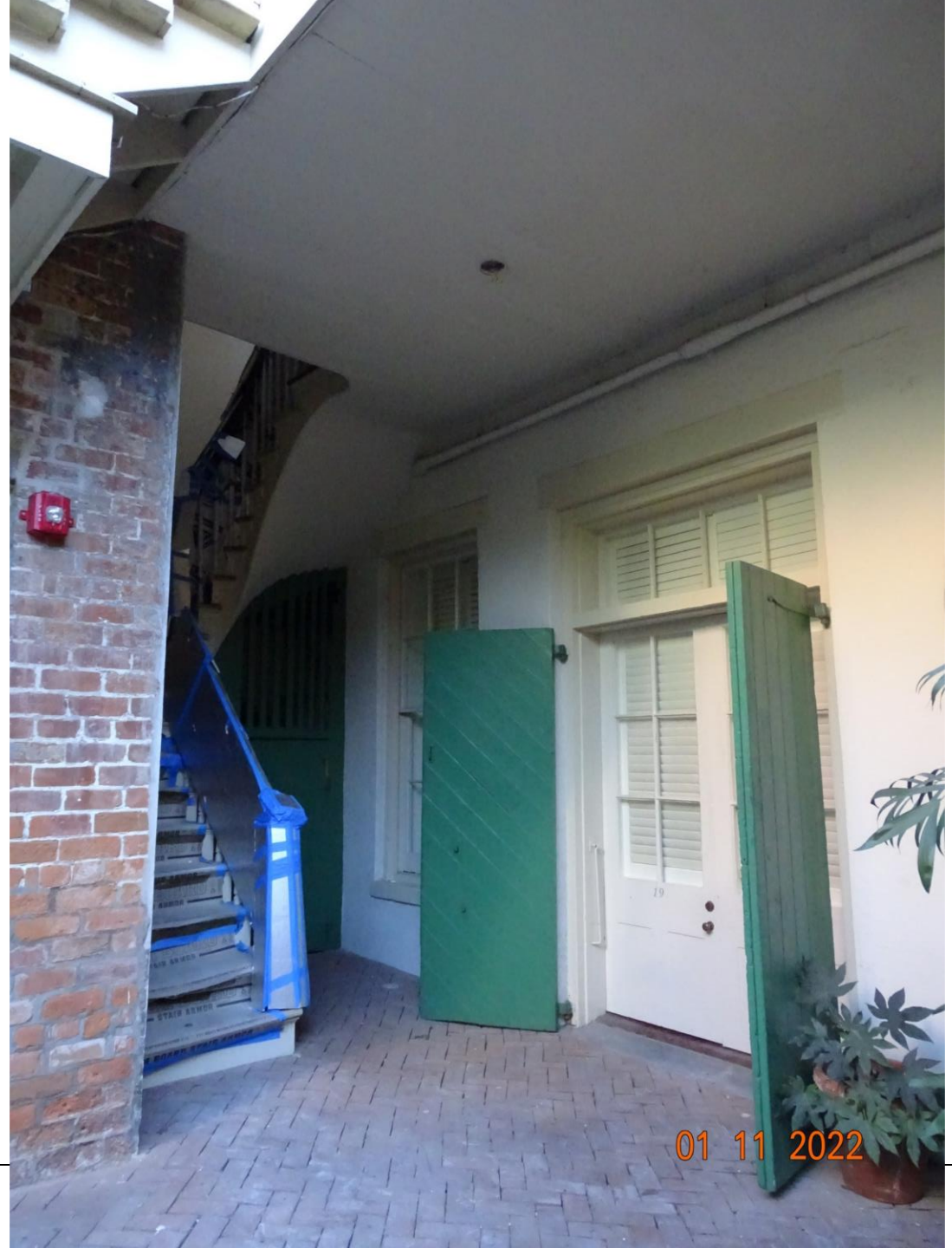
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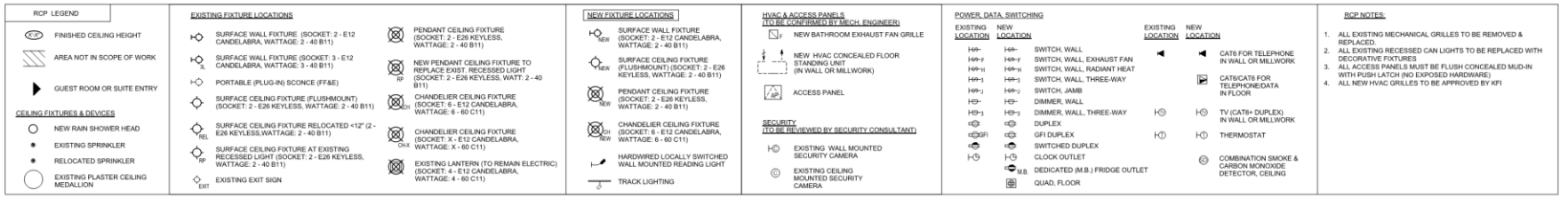
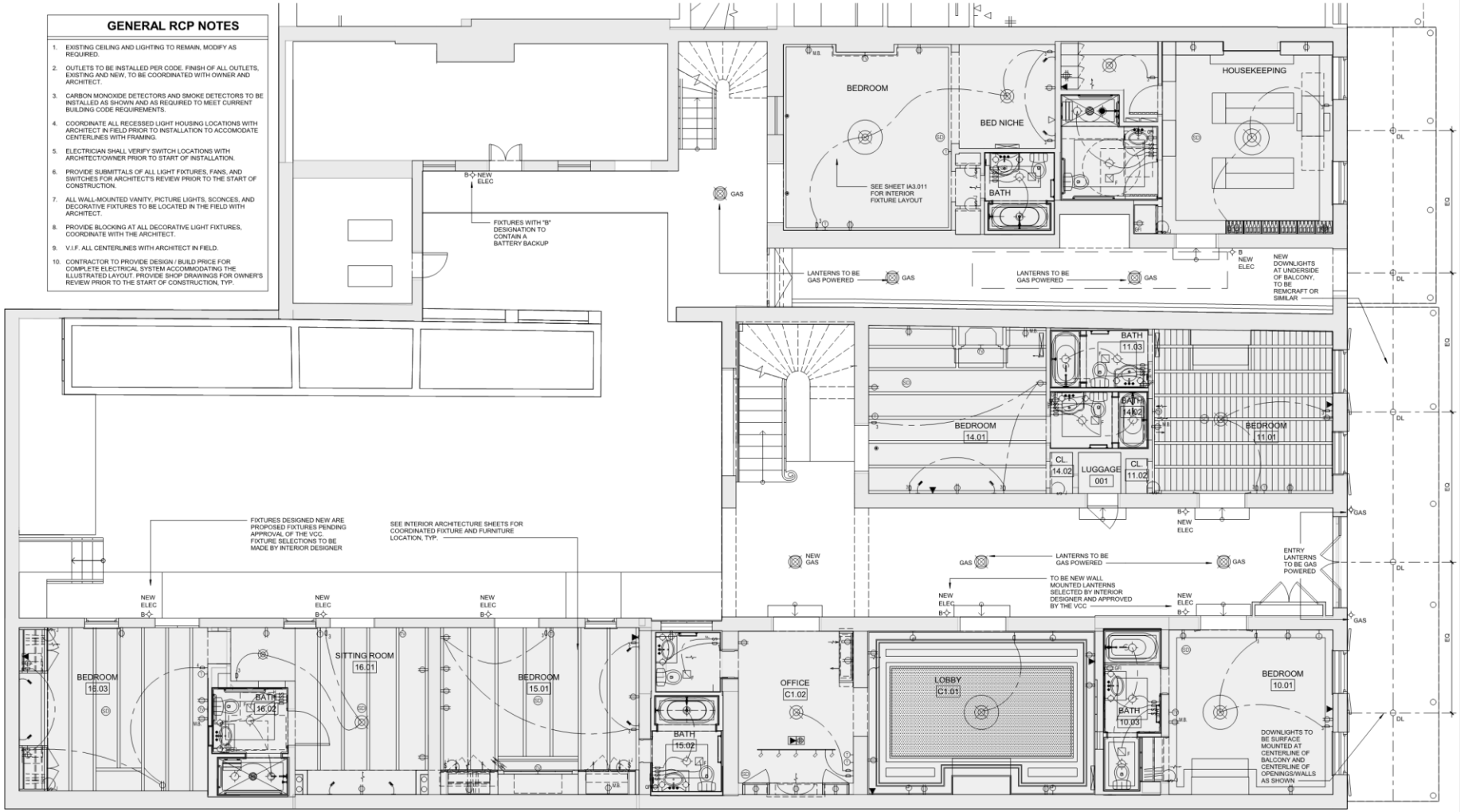


GENERAL RCP NOTES

1. EXISTING CEILING AND LIGHTING TO REMAIN, MODIFY AS REQUIRED.
2. OUTLETS TO BE INSTALLED PER CODE. FINISH OF ALL OUTLETS, EXISTING AND NEW, TO BE COORDINATED WITH OWNER AND ARCHITECT.
3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS TO BE INSTALLED AS SHOWN AND AS REQUIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS.
4. COORDINATE ALL RECESSED LIGHT HOUSING LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION TO ACCOMODATE CENTERLINES WITH FRAMING.
5. ELECTRICIAN SHALL VERIFY SWITCH LOCATIONS WITH ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
6. PROVIDE SUBMITTALS OF ALL LIGHT FIXTURES, FANS, AND SWITCHES FOR ARCHITECT'S REVIEW PRIOR TO THE START OF CONSTRUCTION.
7. ALL WALL-MOUNTED VANITY, PICTURE LIGHTS, SCONCES, AND DECORATIVE FIXTURES TO BE LOCATED IN THE FIELD WITH ARCHITECT.
8. PROVIDE BLOCKING AT ALL DECORATIVE LIGHT FIXTURES, COORDINATE WITH THE ARCHITECT.
9. V.I.F. ALL CENTERLINES WITH ARCHITECT IN FIELD.
10. CONTRACTOR TO PROVIDE DESIGN / BUILD PRICE FOR COMPLETE ELECTRICAL SYSTEM ACCOMMODATING THE ILLUSTRATED LAYOUT. PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW PRIOR TO THE START OF CONSTRUCTION, TYP.



1 A-1.12 **FIRST FLOOR PLAN - RCP - 1133** 1/4" = 1'-0"

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Project No. AA2109

07.18.22

Drawn by:	AP
Checked by:	JM

Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
Permit Revisions	01.27.22
Permit Revisions	02.07.22
80% CD	03.02.22
VCC Revisions	03.14.22
VCC/Framing Revisions	04.05.22
Permit Revisions	04.21.22
PROGRESS SET	04.28.22
100% IFC SET	07.18.22

A-1.12

FIRST FLOOR PLAN - RCP - 1133

3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS TO BE INSTALLED AS SHOWN AND AS REQUIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS.
4. COORDINATE ALL RECESSED LIGHT HOUSING LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION TO ACCOMODATE CENTERLINES WITH FRAMING.
5. ELECTRICIAN SHALL VERIFY SWITCH LOCATIONS WITH ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
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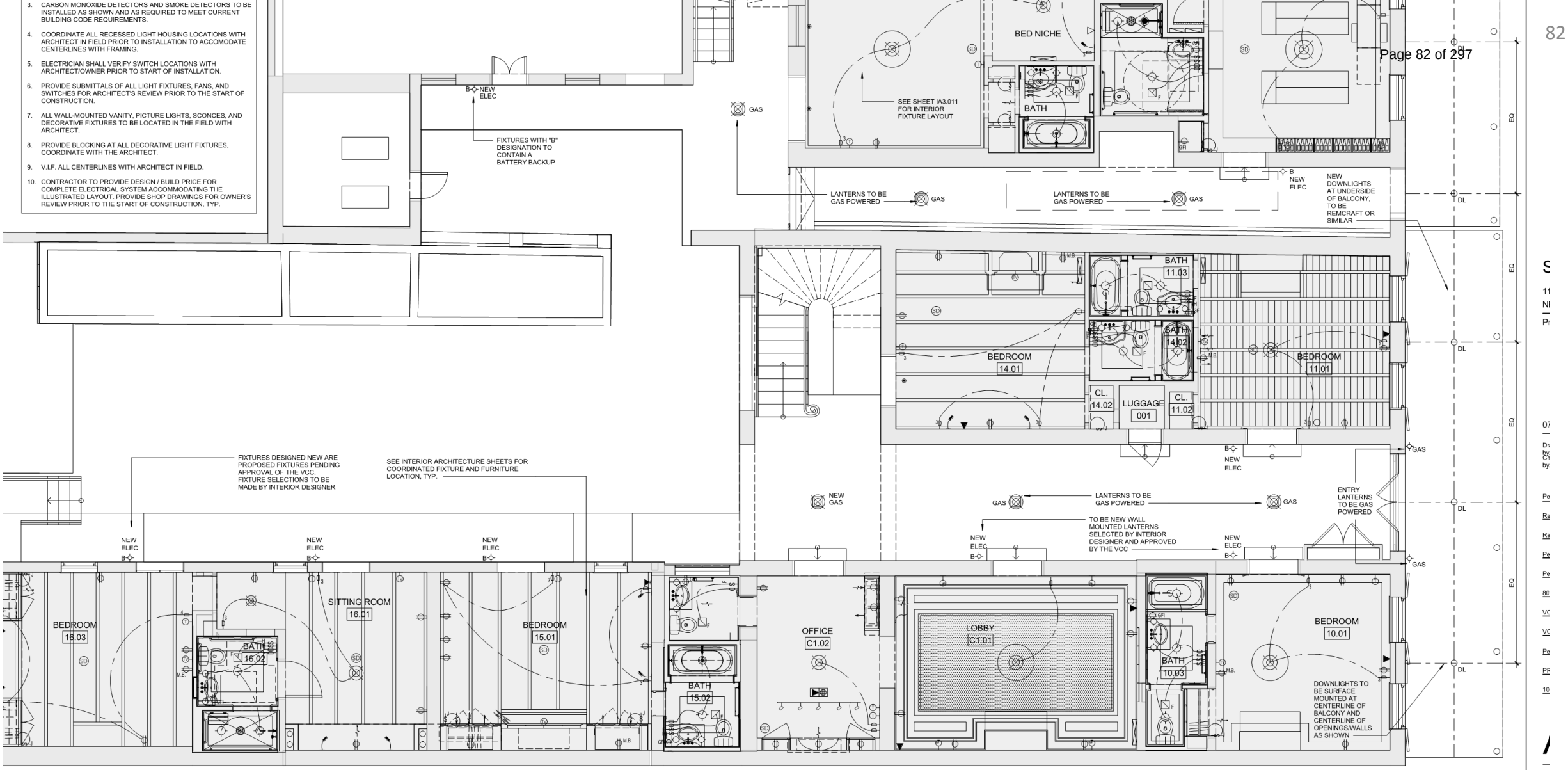
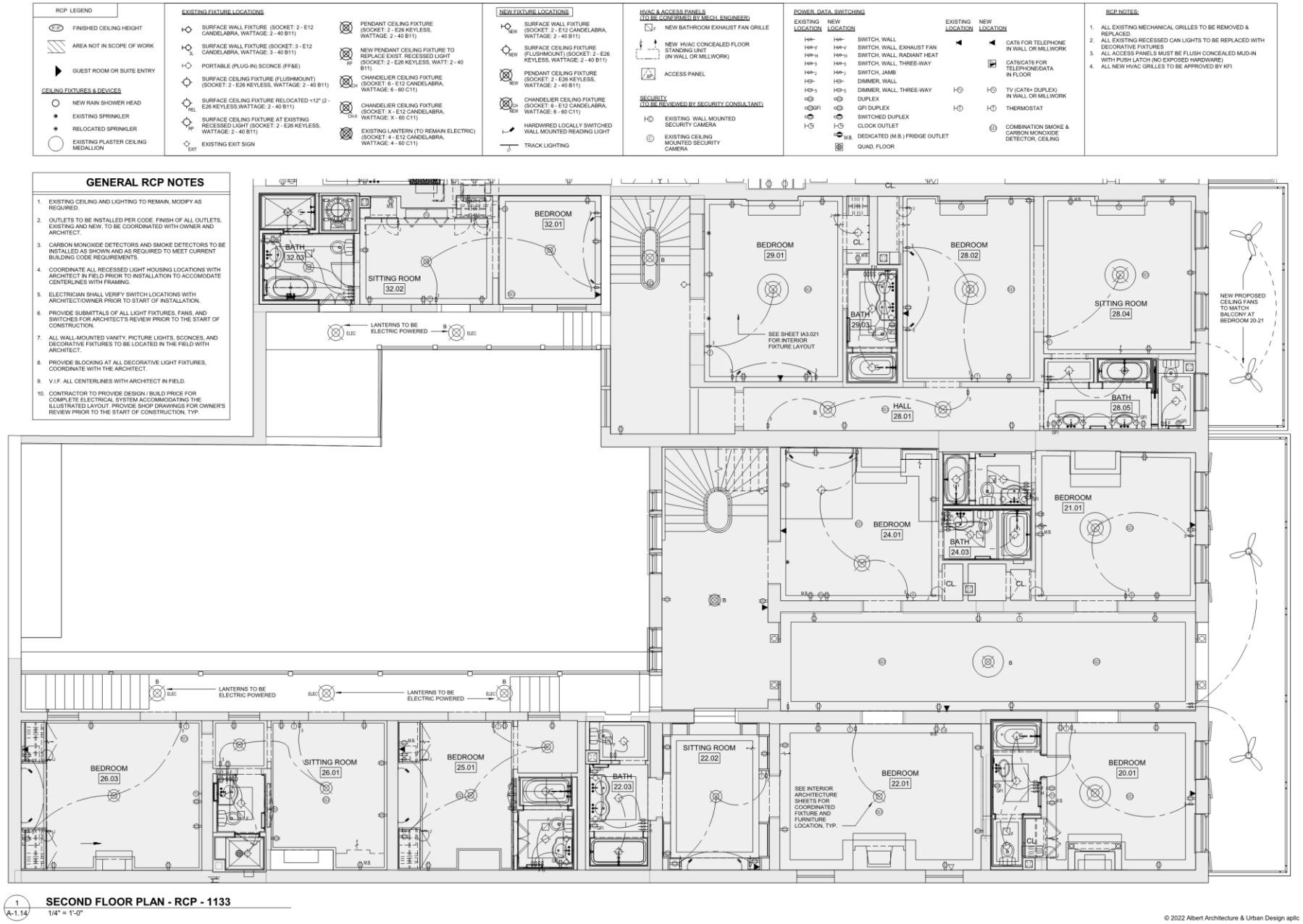
9. V.I.F. ALL CENTERLINES WITH ARCHITECT IN FIELD.
10. CONTRACTOR TO PROVIDE DESIGN / BUILD PRICE FOR COMPLETE ELECTRICAL SYSTEM ACCOMMODATING THE ILLUSTRATED LAYOUT. PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW PRIOR TO THE START OF CONSTRUCTION, TYP.



FIRST FLOOR PLAN - RCP - 1133
1/4" = 1'-0"



ALBERT ARCHITECTURE

Albert Architecture & Urban Design apllc

2739 Conti Street
New Orleans, LA 70119
504.827.0056

SONIAT HOUSE

1130, 1133 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

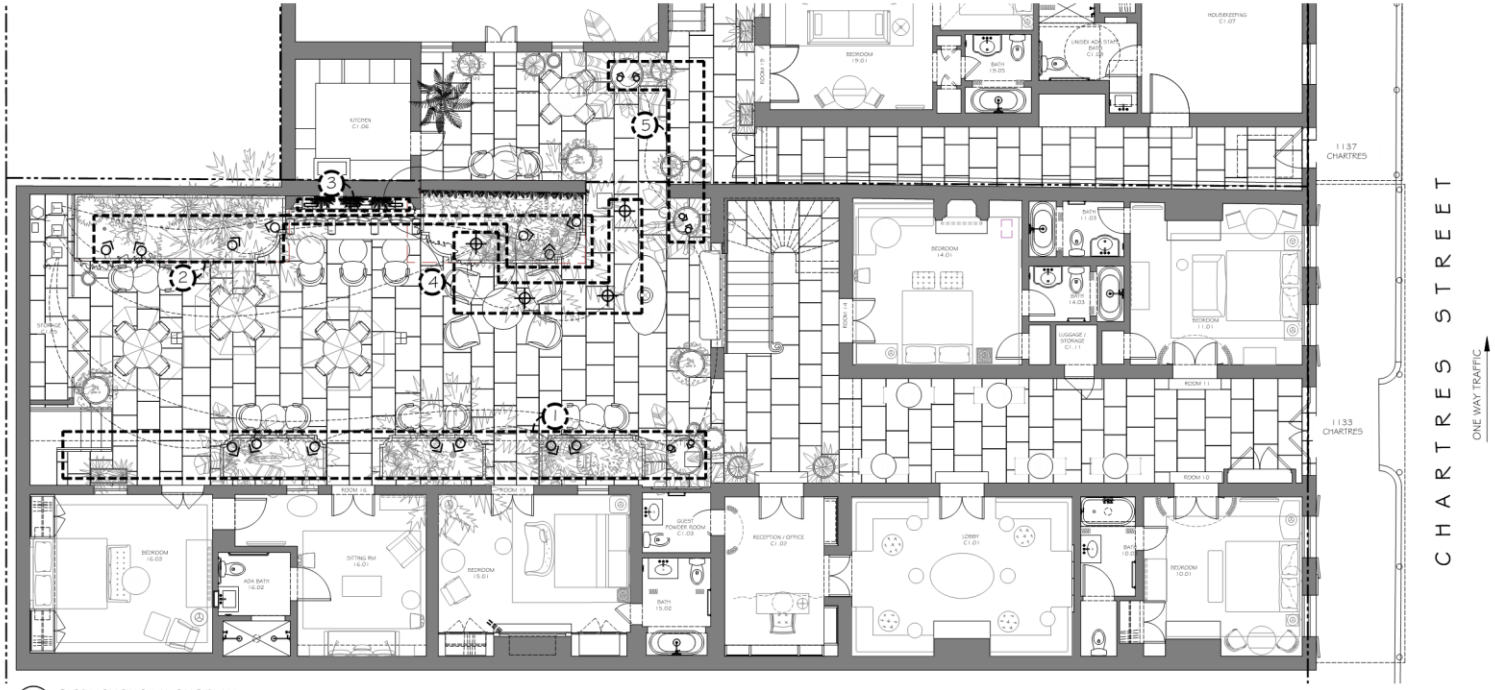
07.18.22

Drawn by:	AP
Checked by:	JM

Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
Permit Revisions	01.27.22
Permit Revisions	02.07.22
80% CD	03.02.22
VCC Revisions	03.14.22
VCC/Framing Revisions	04.05.22
Permit Revisions	04.21.22
PROGRESS SET	04.28.22
100% IFC SET	07.18.22

A-1.14

SECOND FLOOR PLAN - RCP - 1133



SITE LIGHTING LAYOUT PLAN
3/16" = 1'-0"

LEGEND

	LIGHT FIXTURE
	TRANSFORMER
	LIGHTING ZONE
	PROPERTY LINE

SITE LIGHTING NOTES

1. MINIMUM OF 12" REQUIRED BETWEEN GAS LINE AND ELECTRIC CONDUITS.

2. ELECTRICAL CONDUIT BURIAL DEPTH REQUIREMENTS MUST FOLLOW NEC TABLE 300-5.
   - FOR 12/24 VOLTS, CONDUIT MINIMUM DEPTH IS 6"
   - FOR 120/208 VOLTS, CONDUIT MINIMUM DEPTH IS 12" OR 18". SEE NEC TABLE 300-5 FOR SPECIFICS.

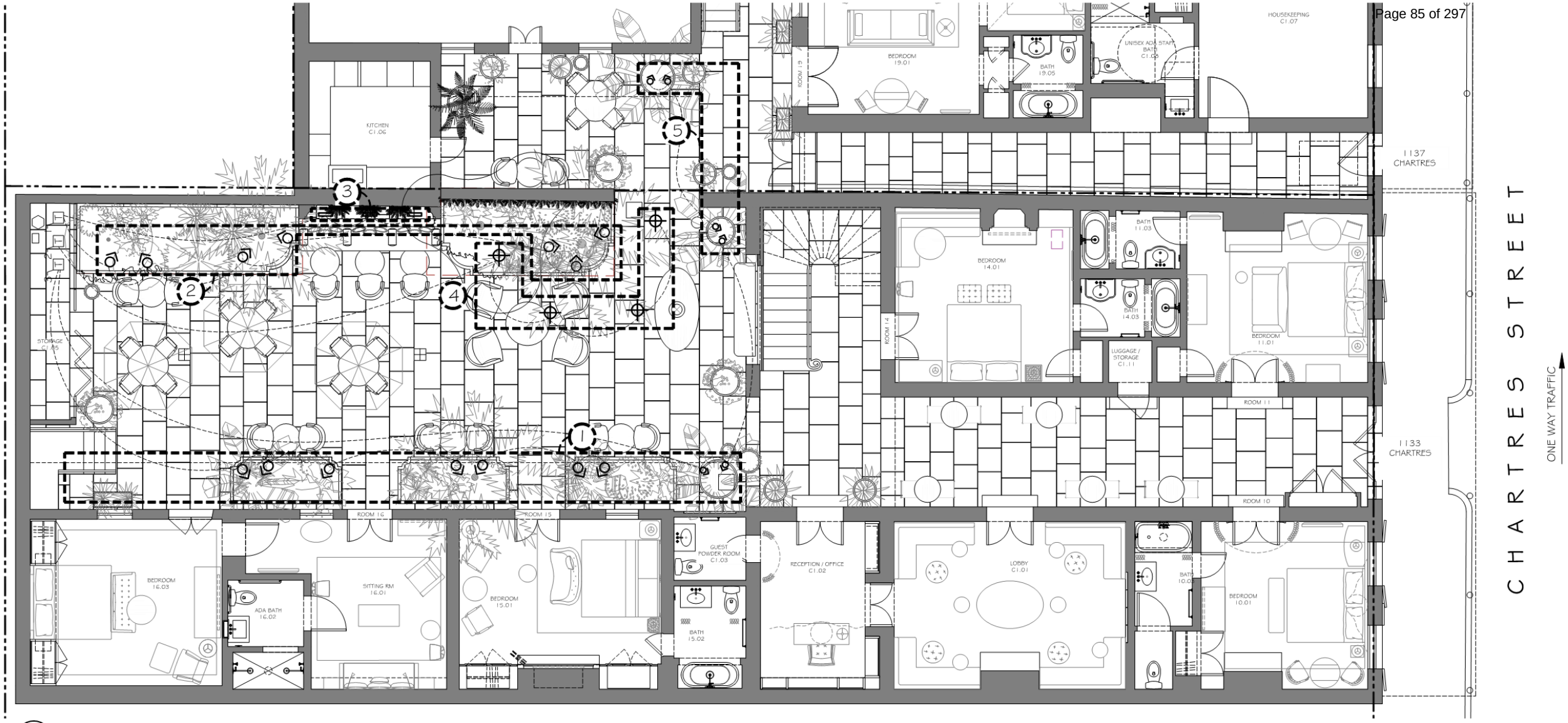
3. CONTRACTOR TO UTILIZE EXISTING TRENCHES, ESPECIALLY IN TREE ROOT AREAS. TRENCHING MUST BE COORDINATED WITH LANDSCAPE ARCHITECT. TRENCHING INSIDE TREE ROOT AREAS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

SITE LIGHTING SCHEDULE

SYMBOL		MANUFACTURER	MODEL	FIXTURE	DIMENSION	FINISH	CAP STYLE	MOUNT	LAMP	LOUVER	QUANTITY
TYPE A		VISION 3 LIGHTING	FL20		1 3/4" DIAMETER 5" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	STAINLESS NO STEM (MO 1 75-BL-O)	11.6 4W, 3000K LED SOFTENING LENS	M1 - HONEYCOMB LOUVER, BLACK	6
TYPE B		VISION 3 LIGHTING	FL1A-BZ -RND-C4L-K2-142-L1-O-M1	PVC STAKE-MO1	2 3/4" DIAMETER 6 1/2" LENGTH 1 3/4" KNUCKLE	BLACK POWDER COATED ALUMINUM	C4	MO1 - IN GRADE STAKE MOUNT 24"	10W SOLID STATE LED WITH DRIVER	M1 - HONEYCOMB LOUVER, BLACK	14
TYPE C		VISION 3 LIGHTING	FL1		2 3/8" DIAMETER 6 1/2" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	TREE MOUNT - MO8	11.8 10W, 3000K LED	YES	4
TYPE D		ECOSENSE	L109		0.72" WIDE 0.36" HEIGHT 120" LENGTH	BLACK POWDER COATED ALUMINUM	N/A	L09-A-MNT-BKT	5W, 44 LM/FT	FULL LOUVRE L09-A-SYM-FL, BLACK	3
TYPE 1,2,3		Q TRAN TRANSFORMER	QOMS-300ST-120-12V-CK-S-SS		14.5" LONG 9" WIDE	STAINLESS STEEL ENCLOSURE	N/A	MOUNT AT REAR OF ELECTRICAL BOX AT SAME ELEVATION, SIDE BY SIDE, 9" SPACING	N/A	N/A	3

LE-100 LIGHTING PLAN
SCALE: 3/16"=1'-0"

SONIAT HOUSE
1133 & 1137 CHARTRES STREET



1 SITE LIGHTING LAYOUT PLAN
LE-100 3/16" = 1'-0"

1133-1137 Chartres

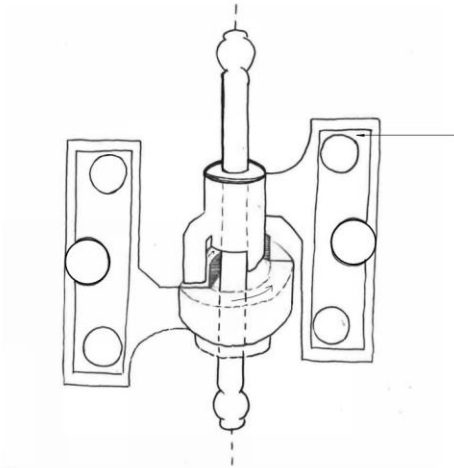
VCC Architectural Committee

August 23, 2022

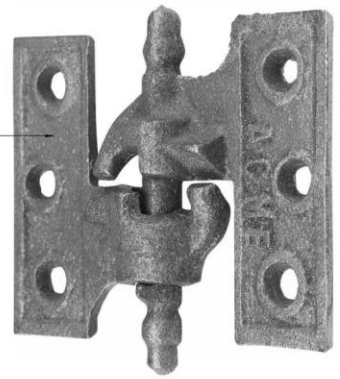
ALBERT
ARCHITECTURE

Albert Architecture & Urban Design aplic

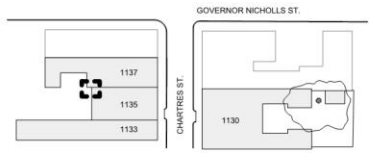
2739 Conti Street
New Orleans, LA 70119
504.827.0056



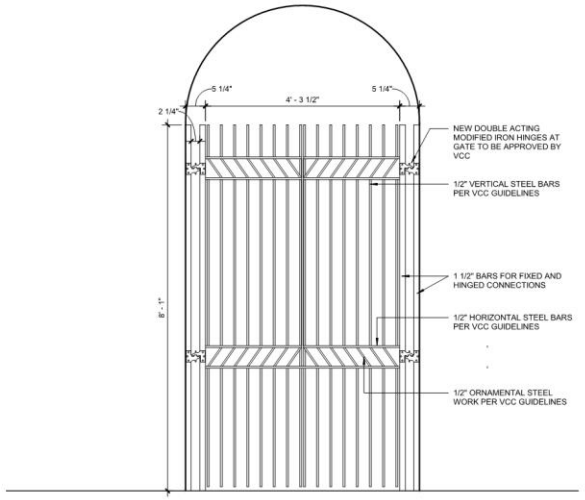
1 VCC-4 **IRON HINGE DESIGN MODIFICATION SKETCH**
NTS



2 VCC-4 **IRON HINGE DESIGN INSPIRATION**
NTS



KEY PLAN
NTS



3 VCC-4 **INTERIOR STAFF GATE- 1133-1137 CHARTRES - WITH HINGES**
3/4" = 1'-0"

SONIAT HOUSE

1130, 1133 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

07.18.22

Drawn by:	AP
Checked by:	JM

Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
Permit Revisions	01.27.22
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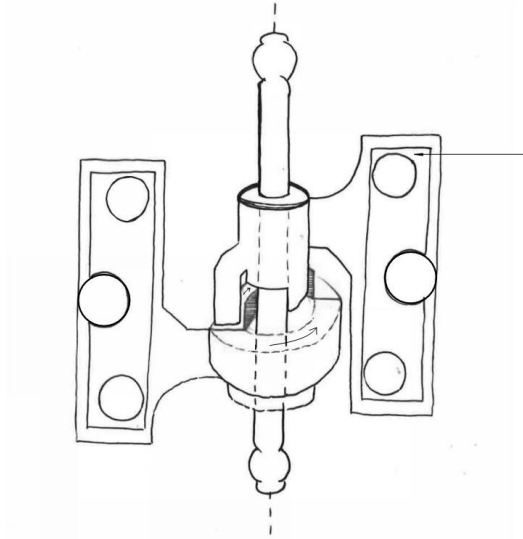
Permit Revisions	04.21.22
PROGRESS SET	04.28.22
100% IFC SET	07.18.22

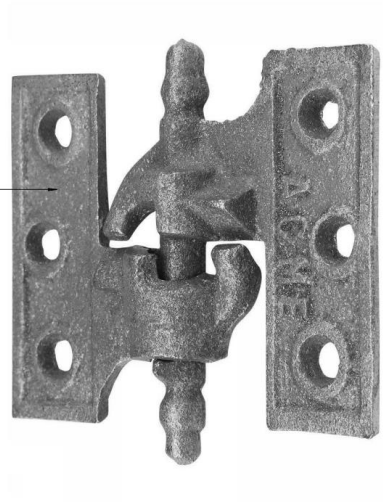
VCC-4

INTERNAL GATE- 1133 CHARTRES

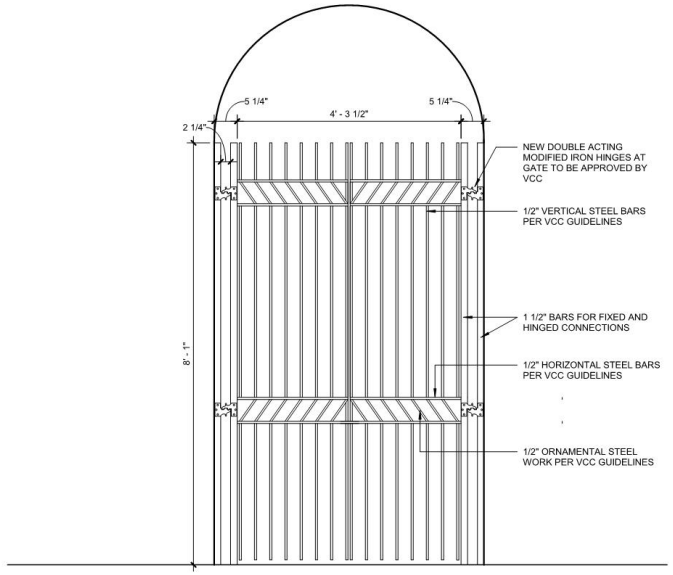


HINGES TO BE CUSTOM FABRICATED. ACME STEEL HINGES BEING USED AS A DESIGN TEMPLATE. HINGEST TO BE MODIFIED TO BE DOBLE ACTING WITH THE RESTING CLOSED POSITION AT A 180 DEGREE ANGLE

1 VCC-4 **IRON HINGE DESIGN MODIFICATION SKETCH**
NTS

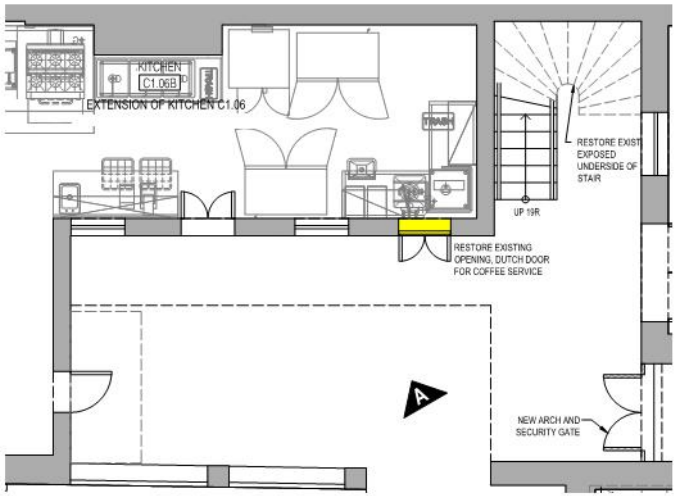


2 VCC-4 **IRON HINGE DESIGN INSPIRATION**
NTS



3 VCC-4 **INTERIOR STAFF GATE- 1133-1137 CHARTRES - WITH HINGES**
3/4" = 1'-0"

EXISTING (VIEW A)



**** OPTION 1 (PREFERRED) ****
NEW DUTCH DOOR TO MATCH ADJACENT EXISTING DOORS

OPTION 2
MODIFY EXISTING DOOR INTO DUTCH DOOR

OPTION 3
REPLACE GLASS IN EXISTING DOOR WITH SMALL OPERABLE PANEL

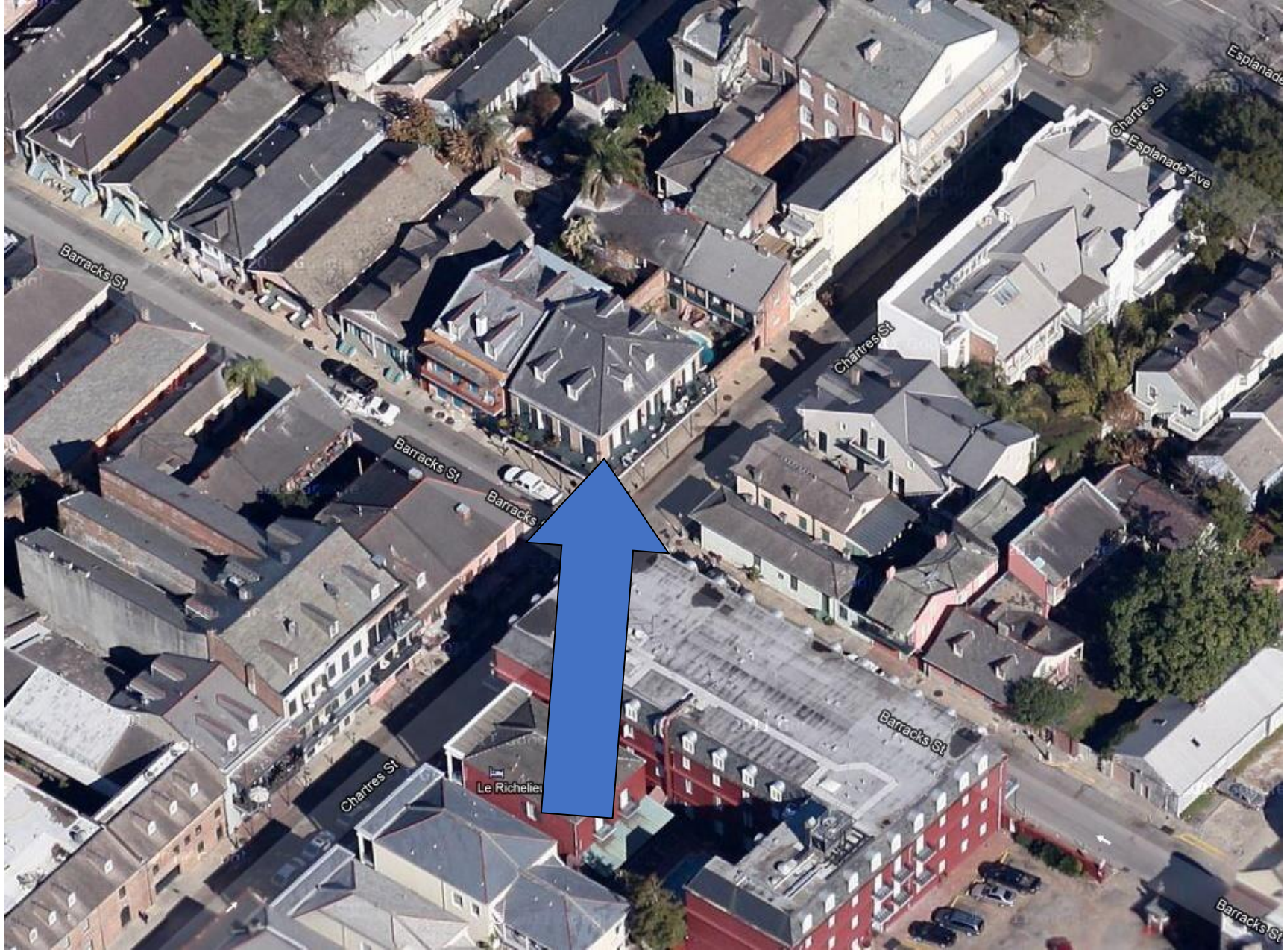
Dwg. No. SK-11
Page 1 of 1

Drawing Title: PROPOSED DOOR DESIGN FOR GUEST COFFEE SERVICE
Project Name: SONIAT HOUSE | 1133 - 1137 CHARTRES
Project No.
Scale: NTS
Drawn By: LC
Issue Date: 08.01.2022
Revision Date

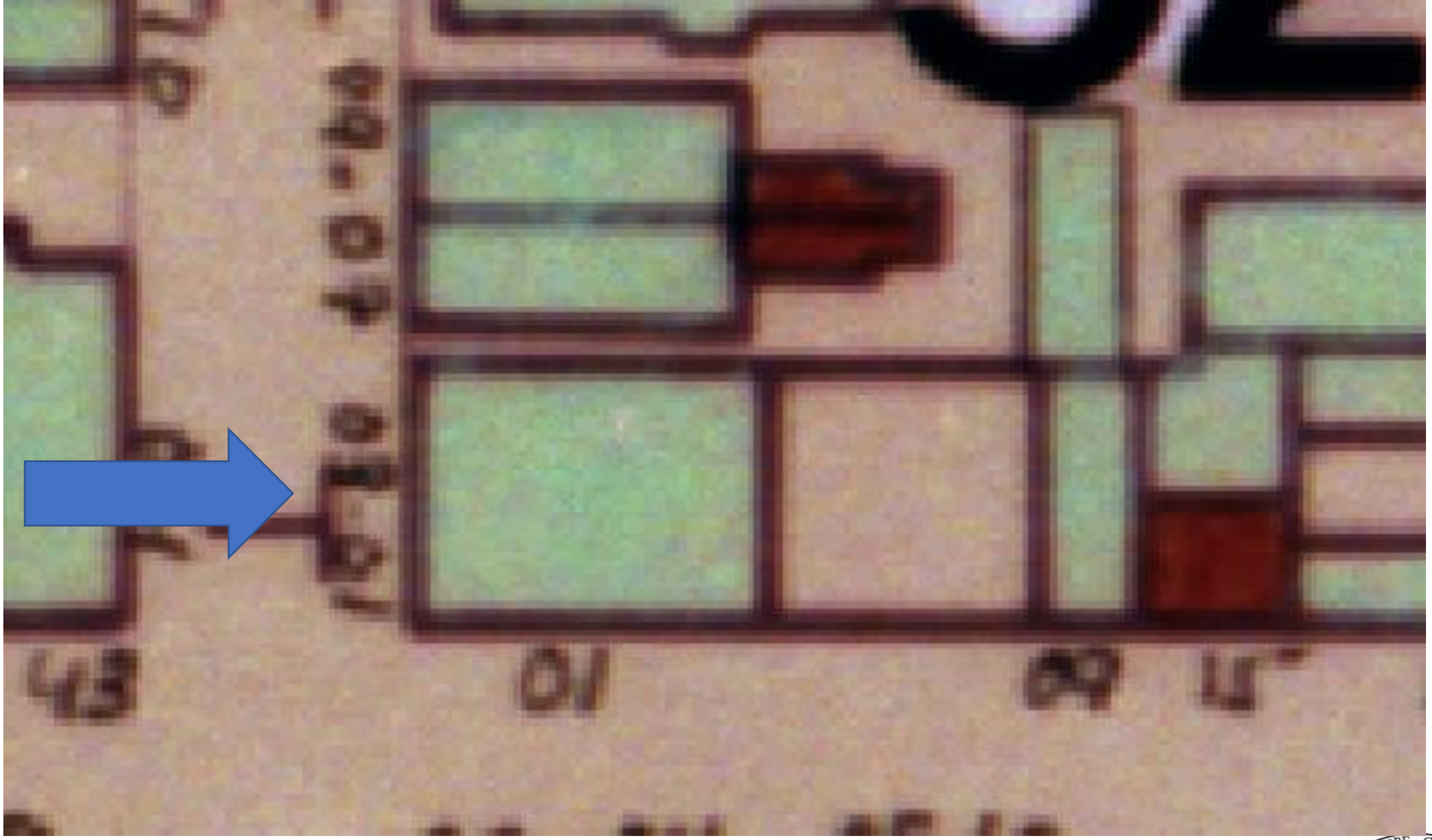
KEN FULK

****** OPTION 1 (PREFERRED) ******
NEW DUTCH DOOR TO MATCH ADJACENT EXISTING DOORS

1301 Chartres



1301 Chartres



1301 Chartres

1301 Chartres

1301 Chartres

1301 Chartres

1301 Chartres

VCC Architectural Committee

August 23, 2022

1301 Chartres

1301 Chartres

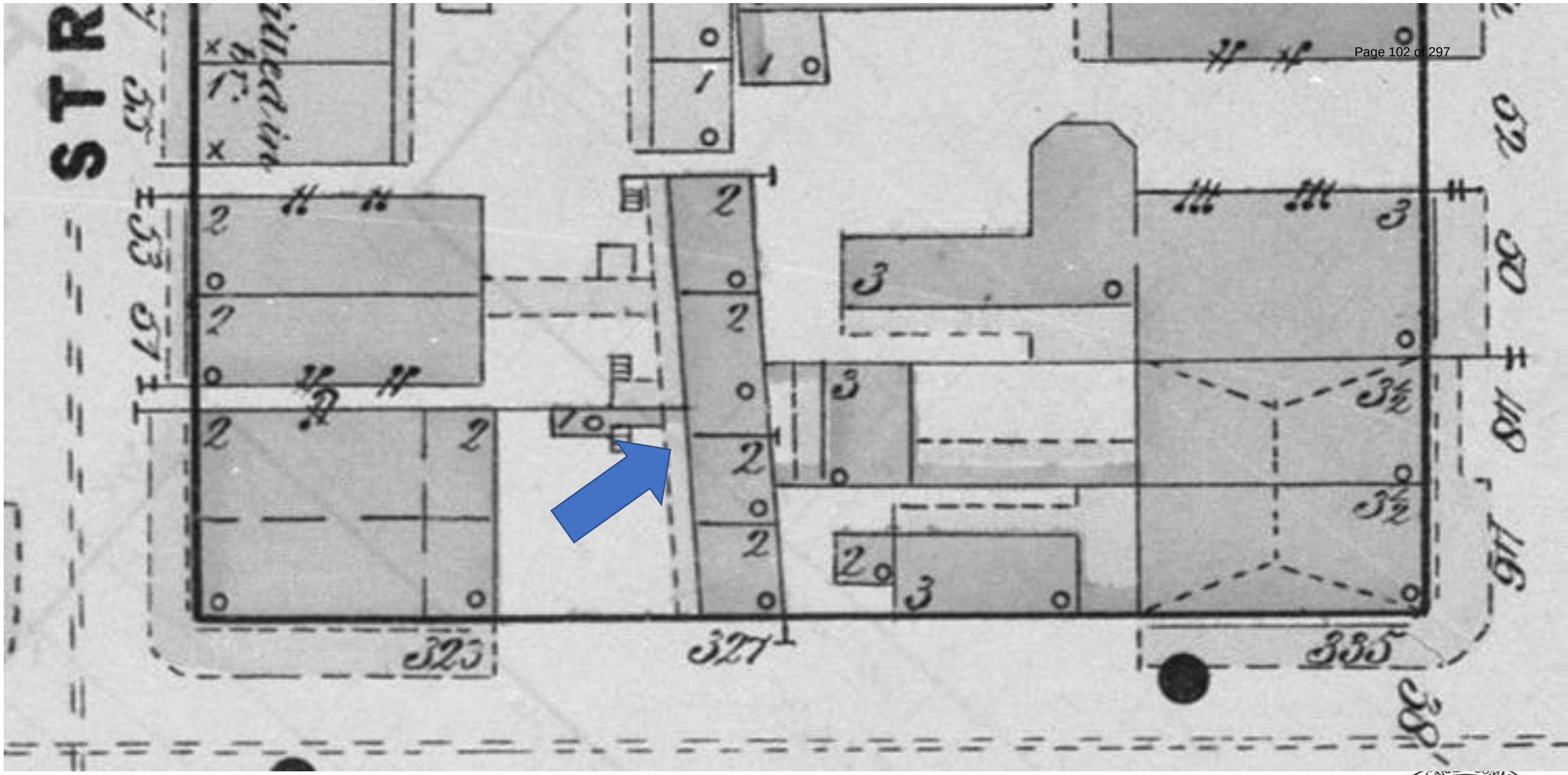
1301 Chartres

1301 Chartres

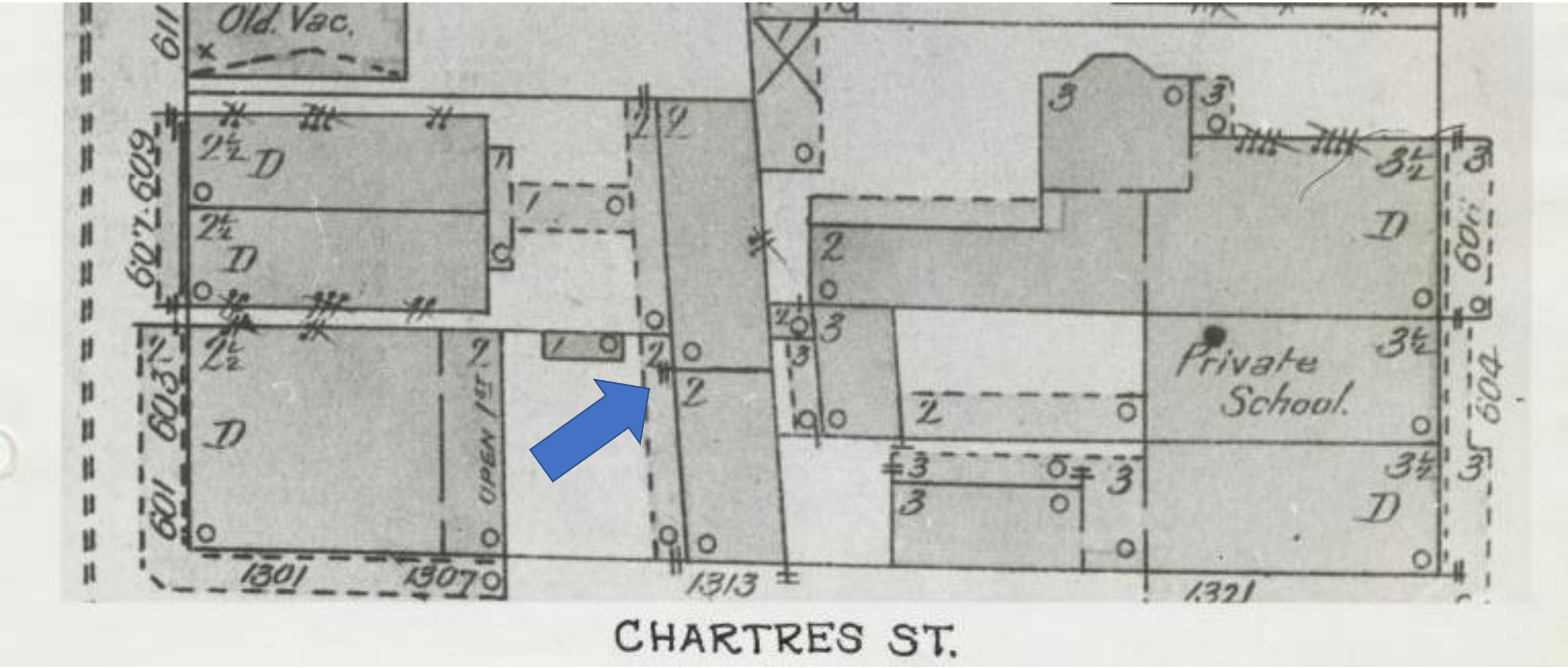
1301 Chartres

VCC Architectural Committee

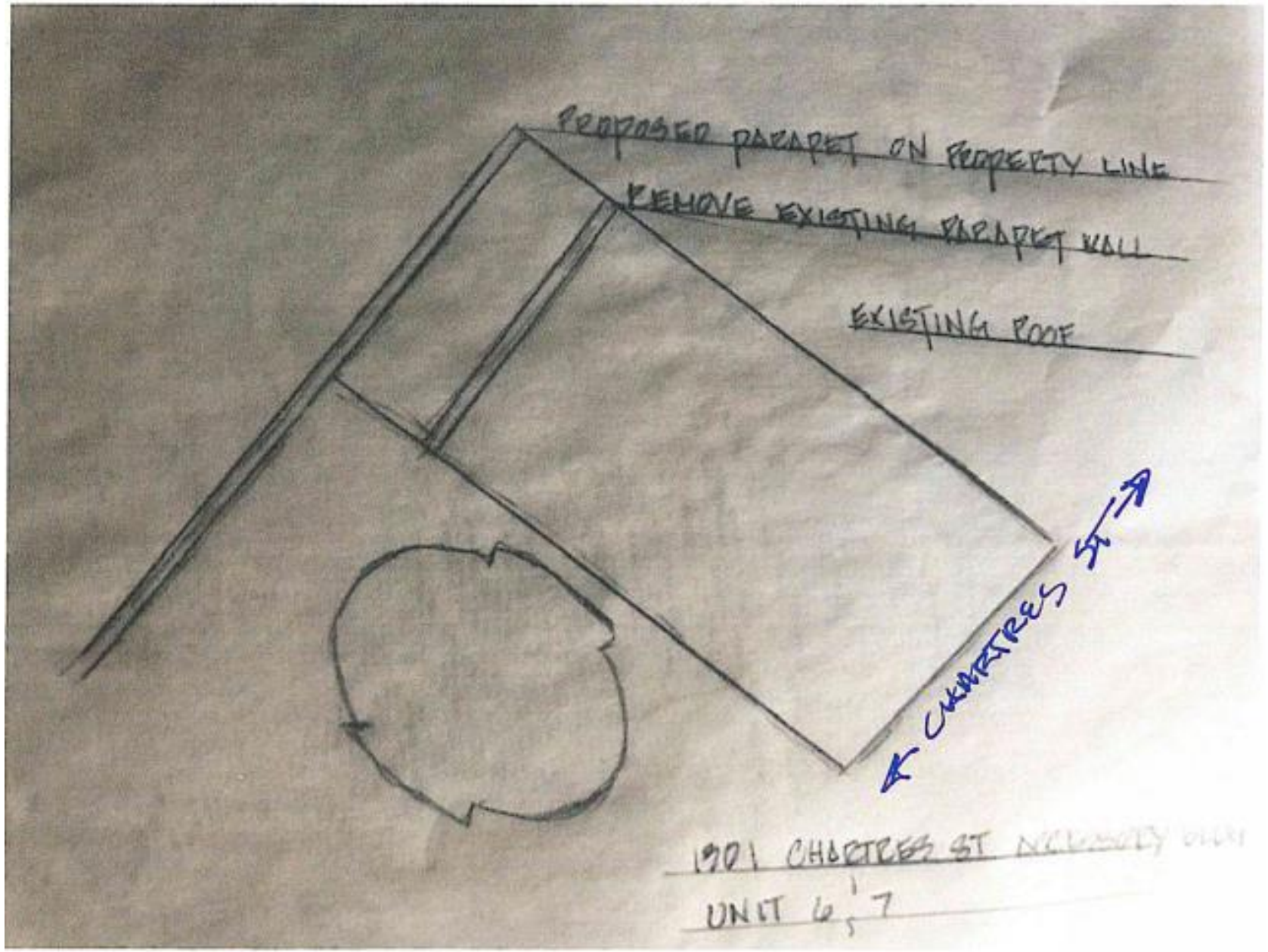
August 23, 2022



1301 Chartres, 1876

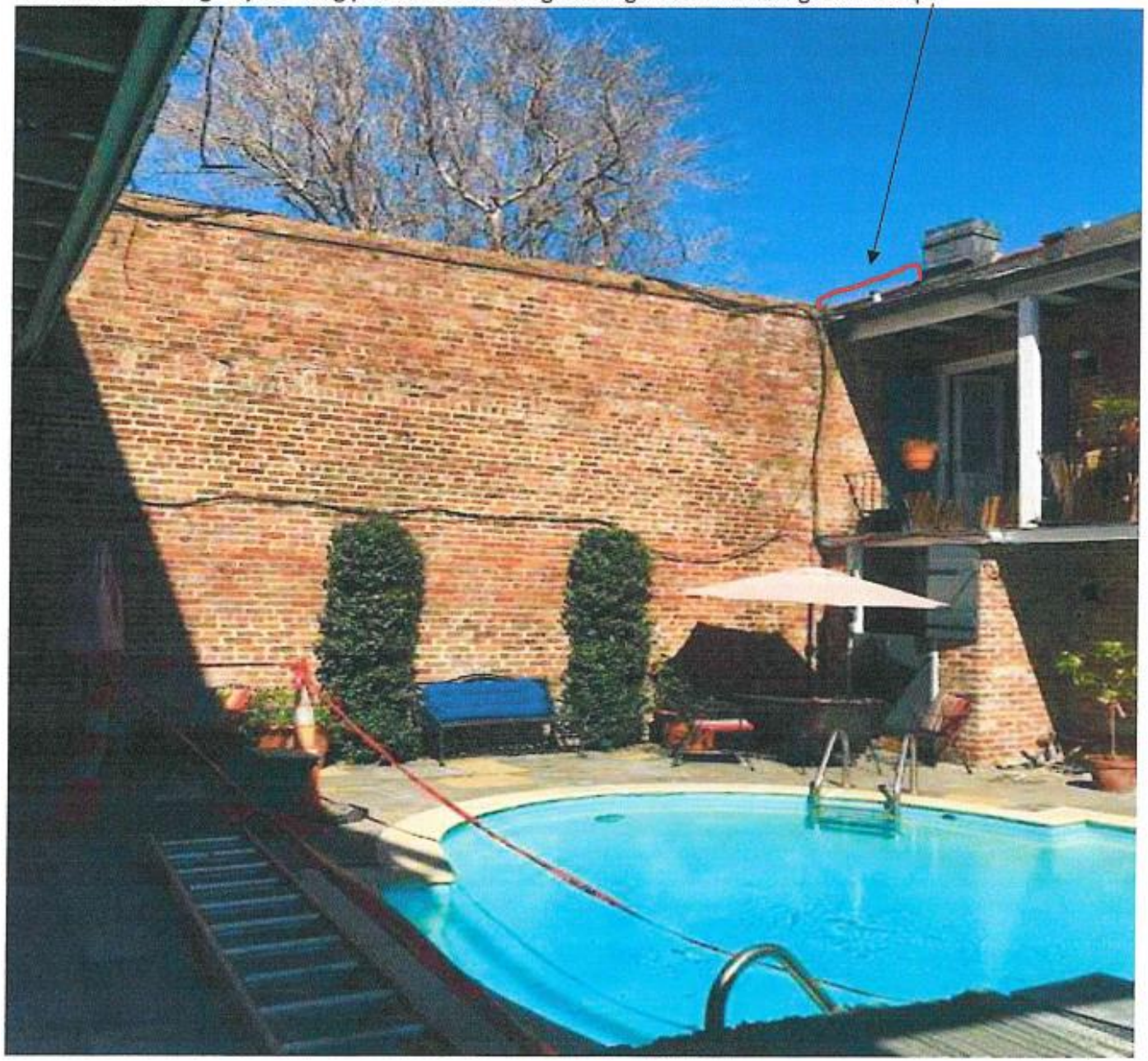


1301 Chartres, 1896



1301 Chartres

Build a new 16" high by 25" long pararet wall resuing existing brick and adding mortar cap



1301 Chartres

DECATER

BARRACKS

CHARTRES

1301 Chartres

ANDERSON & BUUCK
CONSULTING ENGINEERS, LLC.

SUITE 306
432 N. ANTHONY STREET
NEW ORLEANS, LOUISIANA 70119

PHONE: (504) 488-7797
E-MAIL: rbaeng@andersonengineers.com

August 9, 2022

Pascual Carlos
629 Park Blvd.
New Orleans, LA 70114

pcv_p1@yahoo.com

RE: 1301 Chartres St.
New Orleans, LA

Dear Mr. Carlos:

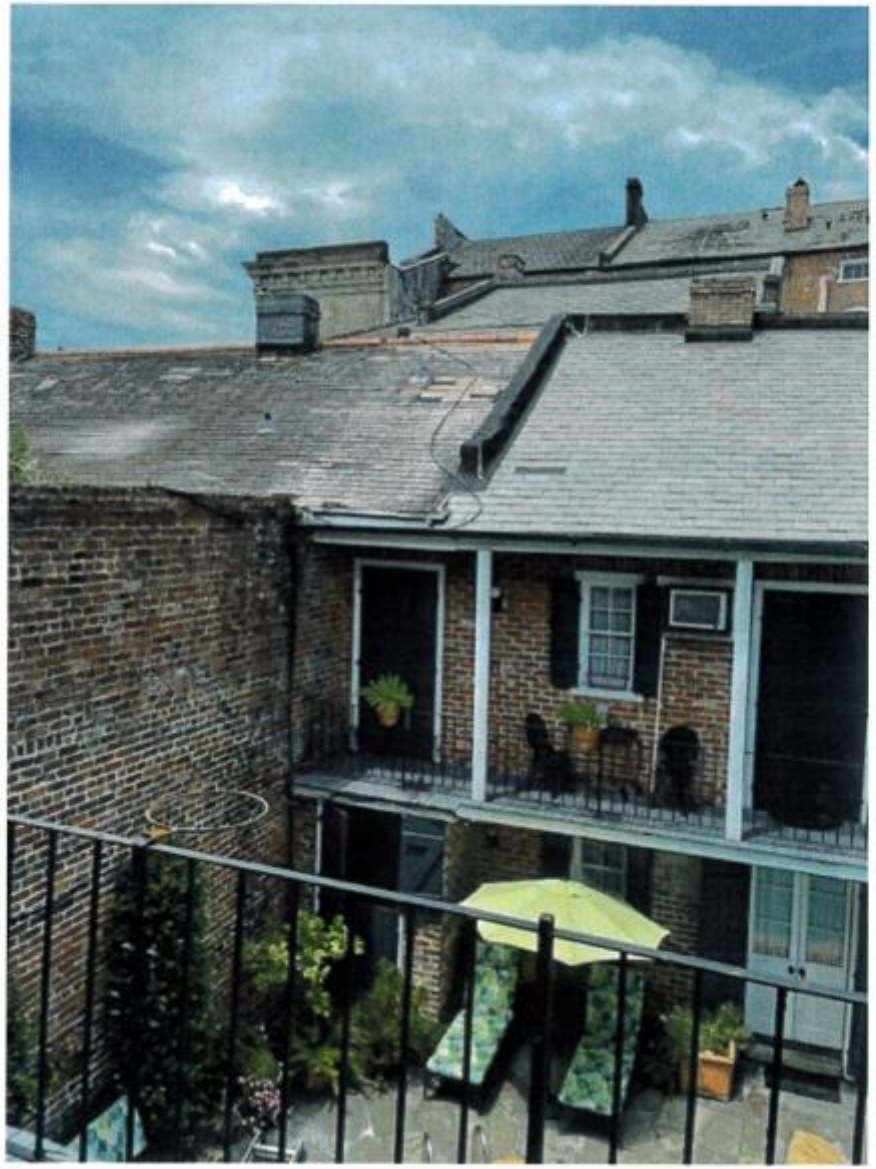
The existing remnant of party wall at the above referenced address, shown in the attached photograph, is resting on a wood ceiling joist at the second floor ceiling. This condition is structurally unstable and shall be remedied by removing and relocating the parapet wall as detailed in our plans dated 07/27/22.

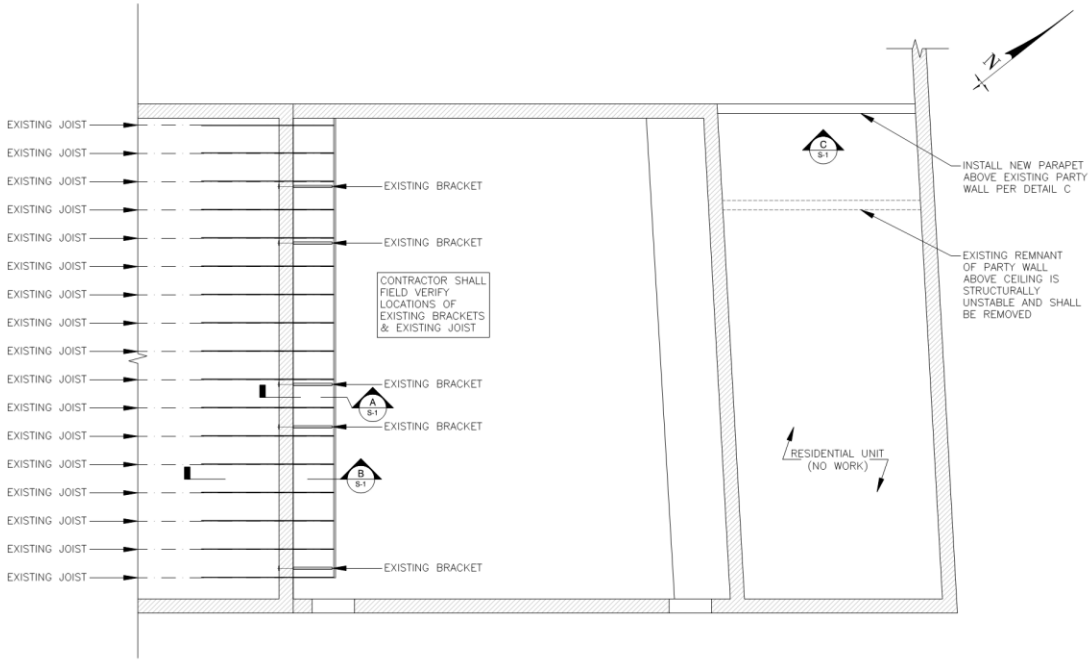
We hope the information provided meets your needs. Should you have any further questions, please do not hesitate to contact us. We thank you for this opportunity of being of service to you.

Respectfully submitted,

Robert B. Anderson, P.E., FACI
LA Reg. #11473

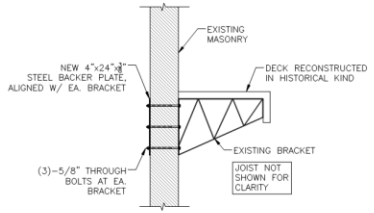
RBA:dw





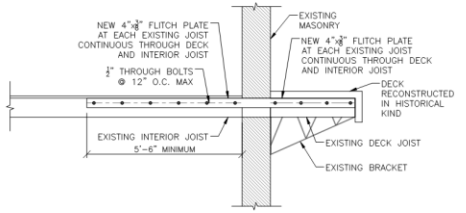
COURT YARD BALCONY AND PARAPET REPAIR PLAN

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



DETAIL A - EXISTING BRACKET REPAIR

SCALE = ½" : 1'-0"



DETAIL B - EXISTING JOIST REPAIR

SCALE = ½" : 1'-0"

STRUCTURAL STEEL

SS1. DESIGN, DETAIL AND ERECT STRUCTURAL STEEL ELEMENTS IN ACCORDANCE WITH THE FOLLOWING:
- A. AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- B. AISC MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN.
- C. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- D. AWS STRUCTURAL WELDING CODE, D1.1

SS2. PROVIDE STRUCTURAL STEEL OF THE FOLLOWING ASTM DESIGNATIONS UNLESS NOTED OTHERWISE:
- A. EDGE ANGLES, BENT PLATES, HANGERS AND BRACES: ASTM A 36.
- B. BASE PLATES AND MISCELLANEOUS STEEL PLATES: ASTM A 36.
- C. HIGH STRENGTH BOLTS: ASTM A 325.
- D. HARDENED STEEL WASHERS: ASTM F 436.

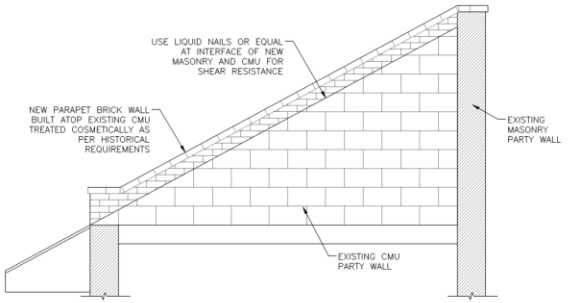
SS4. WELD MINIMUM SIZE AND STRENGTH:
- A. PROVIDE MINIMUM SIZE OF FILLET WELDS AS SPECIFIED IN TABLE J2.4 OF THE AISC MANUAL
- B. PROVIDE MINIMUM EFFECTIVE THROAT THICKNESS OF PARTIAL PENETRATION GROOVE WELDS AS SPECIFIED IN TABLE J2.3 OF THE AISC MANUAL.
- E. DEVELOP THE FULL TENSILE STRENGTH OF THE MEMBER ELEMENT JOINED, ON ALL SHOP AND FIELD WELDS, UNESS NOTED OTHERWISE ON THE DRAWINGS.
- F. WHERE CONNECTIONS ARE NOTED ON DRAWINGS AS MOMENT CONNECTIONS, PROVIDE WELDS TO DEVELOP FULL FLEXURAL CAPACITY OF THE LESSER MEMBER.
- G. PROVIDE ELECTRODES FOR FIELD OR SHOP WELDING THAT CONFIRM TO ASTM A 233 (CLASS 70).
- H. ALL WELDS ARE CONTINUOUS FOR THE FULL LENGTH OF THE CONNECTION UNLESS NOTED OTHERWISE ON DRAWINGS.

SS10. STEEL FABRICATION:
- A. FABRICATE AND ASSEMBLE STRUCTURAL MEMBERS. ASSEMBLIES IN SHOP TO GREATEST EXTEND POSSIBLE.
- B. SPLICING OF STRUCTURAL STEEL MEMBER IS PROHIBITED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND OR ENGINEER.
- C. FABRICATOR SHALL BE RESPONSIBLE FOR ALL ERRORS OF DETAILING ON THE SHOP DRAWINGS, ERRORS IN FABRICATION, AND THE CORRECT FITTING OF STRUCTURAL STEEL MEMBERS.

MASONRY:

M1. MASONRY CONSTRUCTION SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES LATEAT VERSIONS (ACI 530/ASCE 5/TMS 402), SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-99/ASCE 6-95/TMS 602) ASTM C476, ASTM C1019. AND NCMA TEK 107.

M2. GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXTERIOR MASONRY WOK CONFORMS TO HISTORICAL REQUIREMENTS.



DETAIL C - RELOCATION OF PARAPET WALL

SCALE =

NOTE:

THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. I HAVE RESEARCHED THE IRC 2015 CODE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

THESE DRAWINGS HAVE BEEN CHECKED TO INSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, AND CODE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO THE START OF WORK.

ISSUED: DRAWN: DM CHKD: RLB DATE: 7-27-22 P.E.T. No.: JOB NO.: 108-22 SCALE: AS SHOWN Rev: 6.17.15

STATE OF LOUISIANA ROBERT B. ANDERSON 31744 REGISTERED PROFESSIONAL ENGINEER

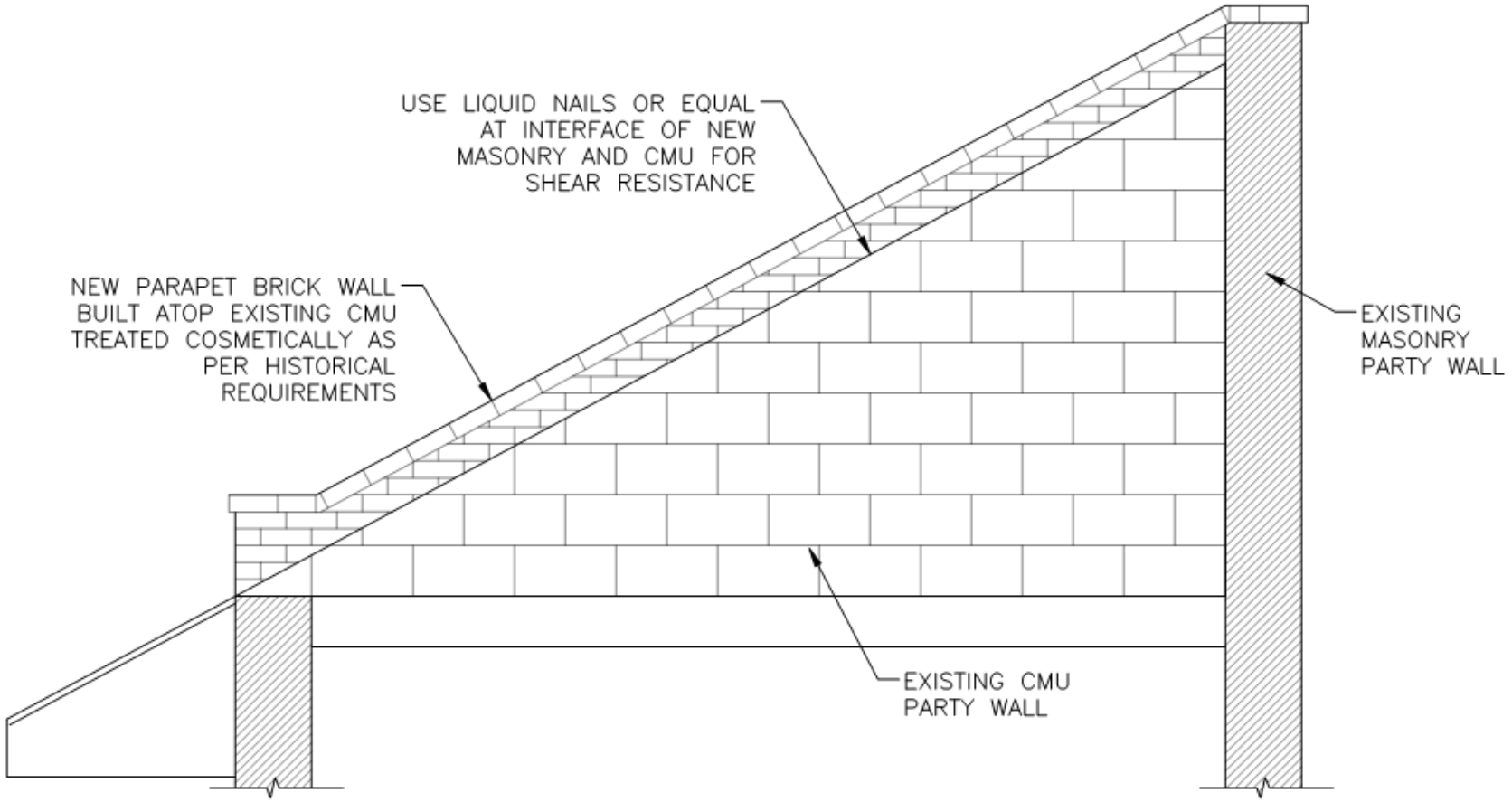
I WILL NOT SUPERVISE WORK

ANDERSON & BUUCK CONSULTING ENGINEERS, LLC.
432 N. ANTHONY STREET
NEW ORLEANS, LA. 70119
PHONE: (504)-488-7797 EMAIL: abeng@andersonbuuck.com

SEAL IS LOT SPECIFIC AND FOR STRUCTURAL DESIGN ONLY. DRAWING AND DESIGN VALID FOR ONE (1) YEAR AFTER LATEST DATE IN TITLE BLOCK.

PROJECT: REPAIR PLAN, DETAILS & NOTES
HISTORIC STRUCTURE
1301 CHARTRES ST., NEW ORLEANS, LA
FOR: PACUAL CARLOS

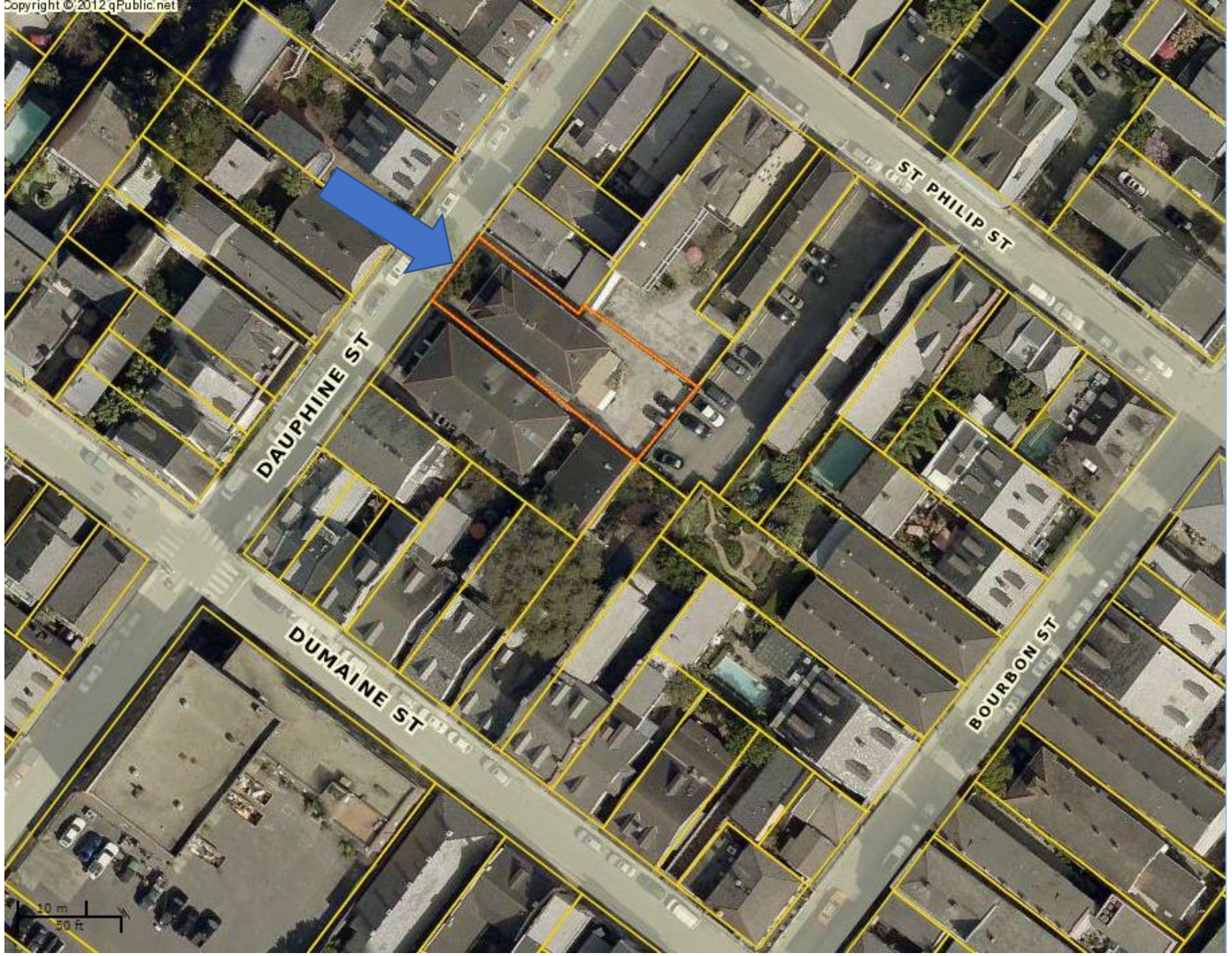
SHEET No.: S-1 OF 1



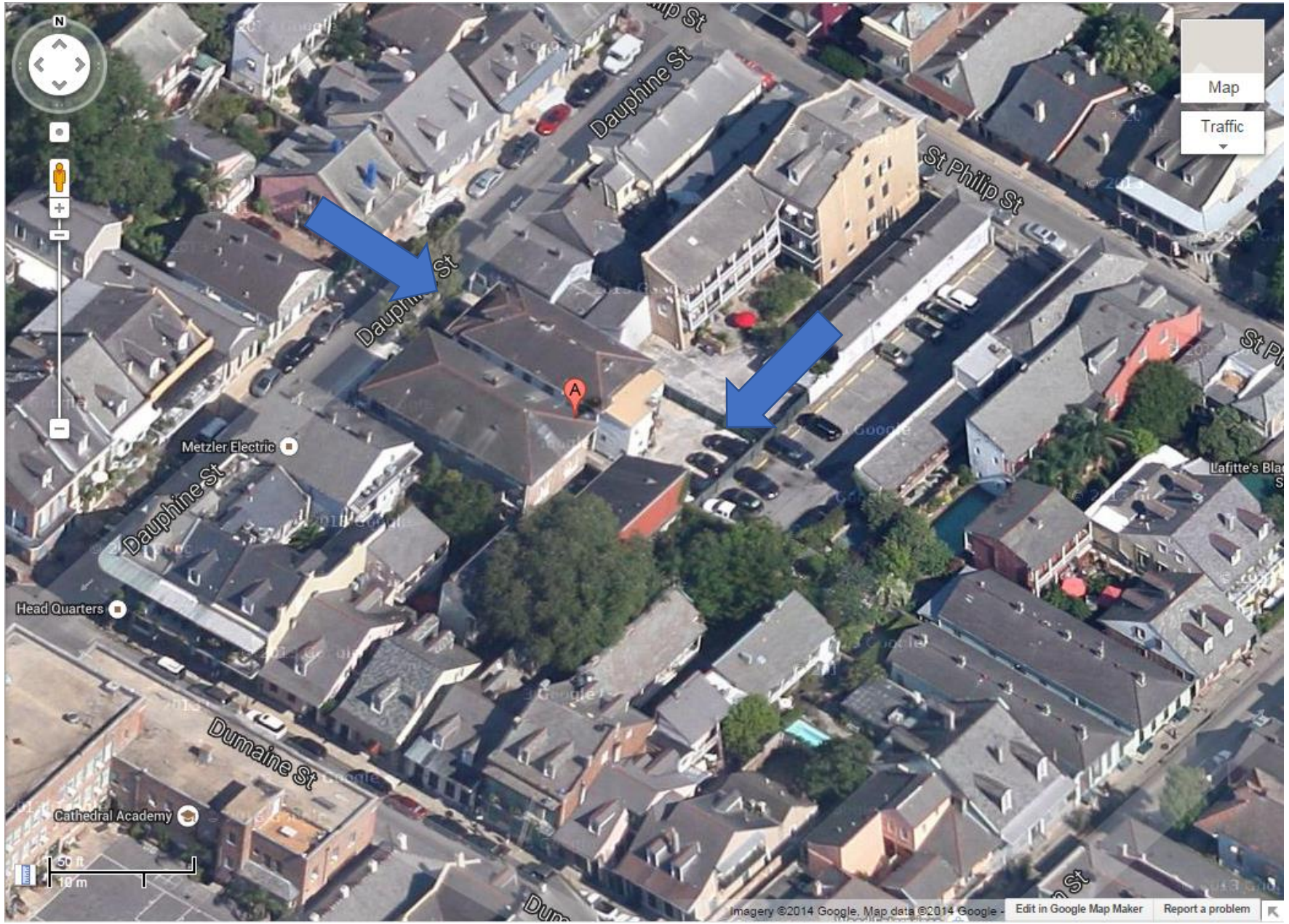
DETAIL C - RELOCATION OF PARAPET WALL

SCALE =

922-24 Dauphine



924 Dauphine



924 Dauphine

924 Dauphine, 1963

922 Dauphine

VCC Architectural Committee

August 23, 2022


06 23 2022


06 23 2022

922 Dauphine


06 23 2022

922 Dauphine

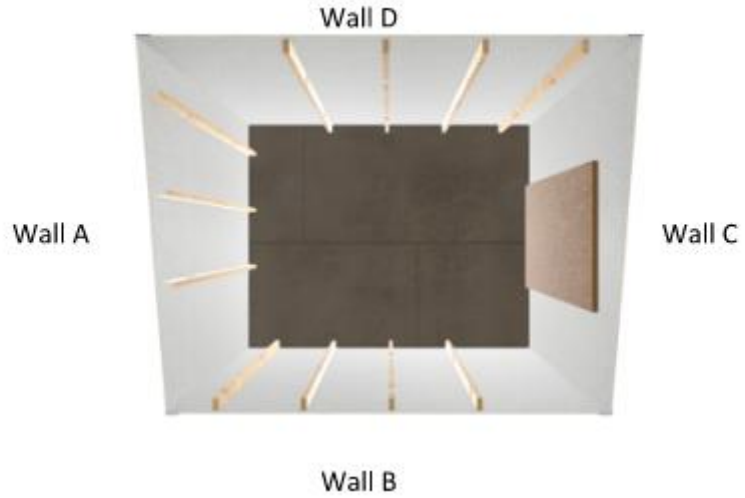
VCC Architectural Committee

August 23, 2022

Line Item Description	Sales Price	Quantity	Additional Discount	Promo	Total Price
Premier Lean-To 8 x 10	$3,579.00	1.00	$0.00	$0.00	$3,579.00
Upgrade - 4' x 6'2" Single Shed Door	$299.00	1.00	$0.00	$0.00	$299.00
Shed Anchor into Dirt - Auger or MR88	$55.00	4.00	$0.00	$0.00	$220.00
Horizontal Transom Window in Door - 4' door	$119.00	1.00	$0.00	$0.00	$119.00
Black Door Hardware - Single Door	$40.00	1.00	$0.00	$0.00	$40.00
Door - Decorative Single Door Trim - Wainscot	$39.00	1.00	$0.00	$0.00	$39.00
16"x8" Wall Vent - Brown	$23.00	1.00	$0.00	$0.00	$23.00
Fuel Surcharge	$20.00	1.00	$0.00	$0.00	$20.00
Paint 10% of building base price	$358.00	1.00	$0.00	$358.00	$0.00
Credit for Removal of Default Door	($299.00)	1.00	$0.00	$0.00	($299.00)
Delivery Fee	$99.00			$0.00	$99.00

Gross Total	$4,497.00
Discount	($358.00)
Net Total	**$4,139.00**
Tax	$391.15
Grand Total	$4,530.15
Amount Due	**$4,530.15**
Amount Paid	**$0.00**
Amount Scheduled	**$0.00**

DocuSigned by:


Wall D
Wall A
Wall C
Wall B

Base Details

Building Size & Style
Premier Lean-To - 8' wide by 10' long
Paint Selection
Base: Southern Breeze, Trim: Black Magic
Roof Selection
Charcoal 3 Tab
Drip Edge
Brown
Is a permit required for this job?
No,If local jurisdiction requires a permit, fees will be added before installation can take place

Options Details

Doors
4' x 6'2" Single Shed Door, Left Hinge Placement, In Door Horizontal Transom (4' door), Wainscot, Decorative Door Hardware
Floor and Foundation
4 Ea Shed Anchor into Dirt - Auger or MR88
Vents
16"x8" Wall Vent - Brown

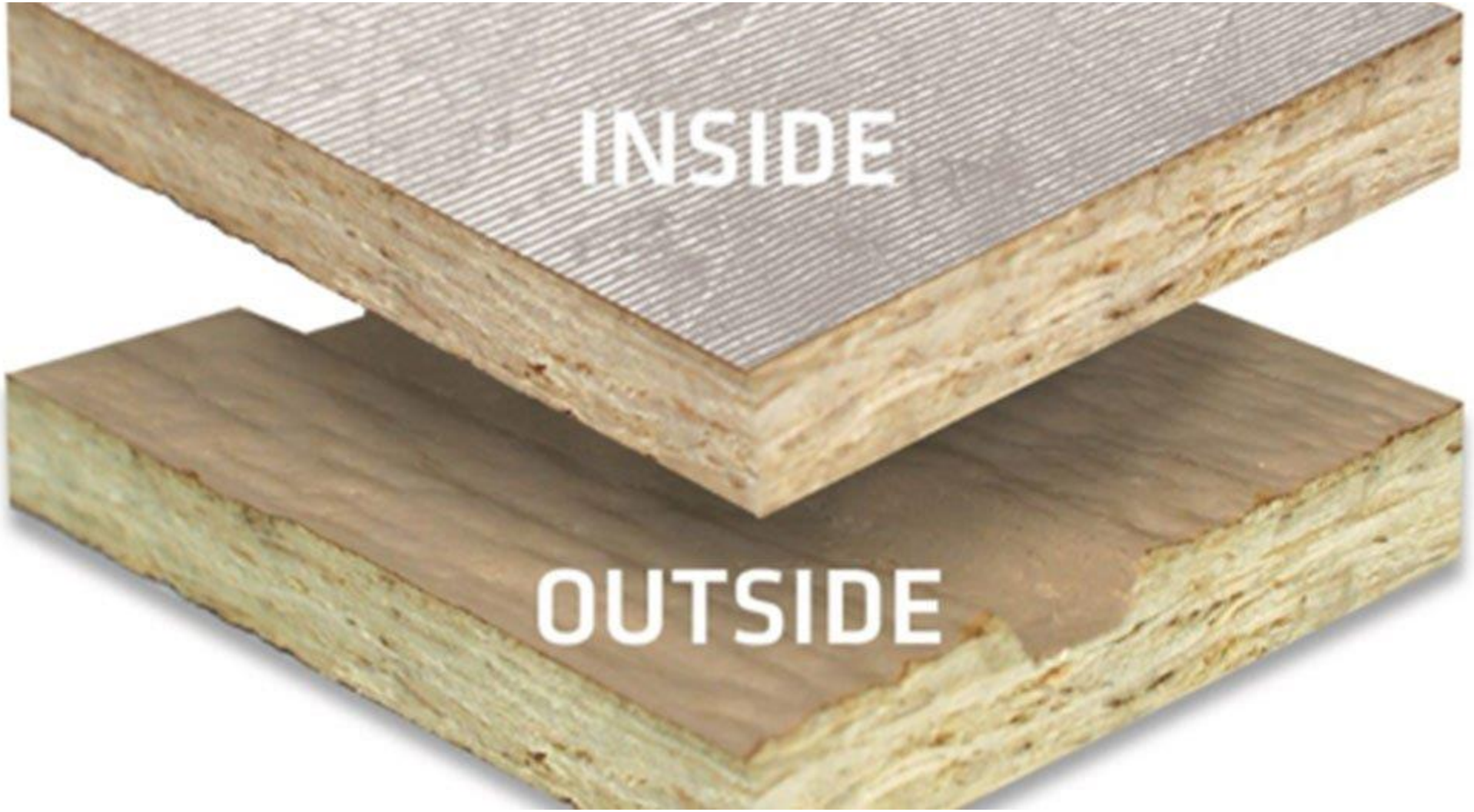
Jobsite/Installer Details

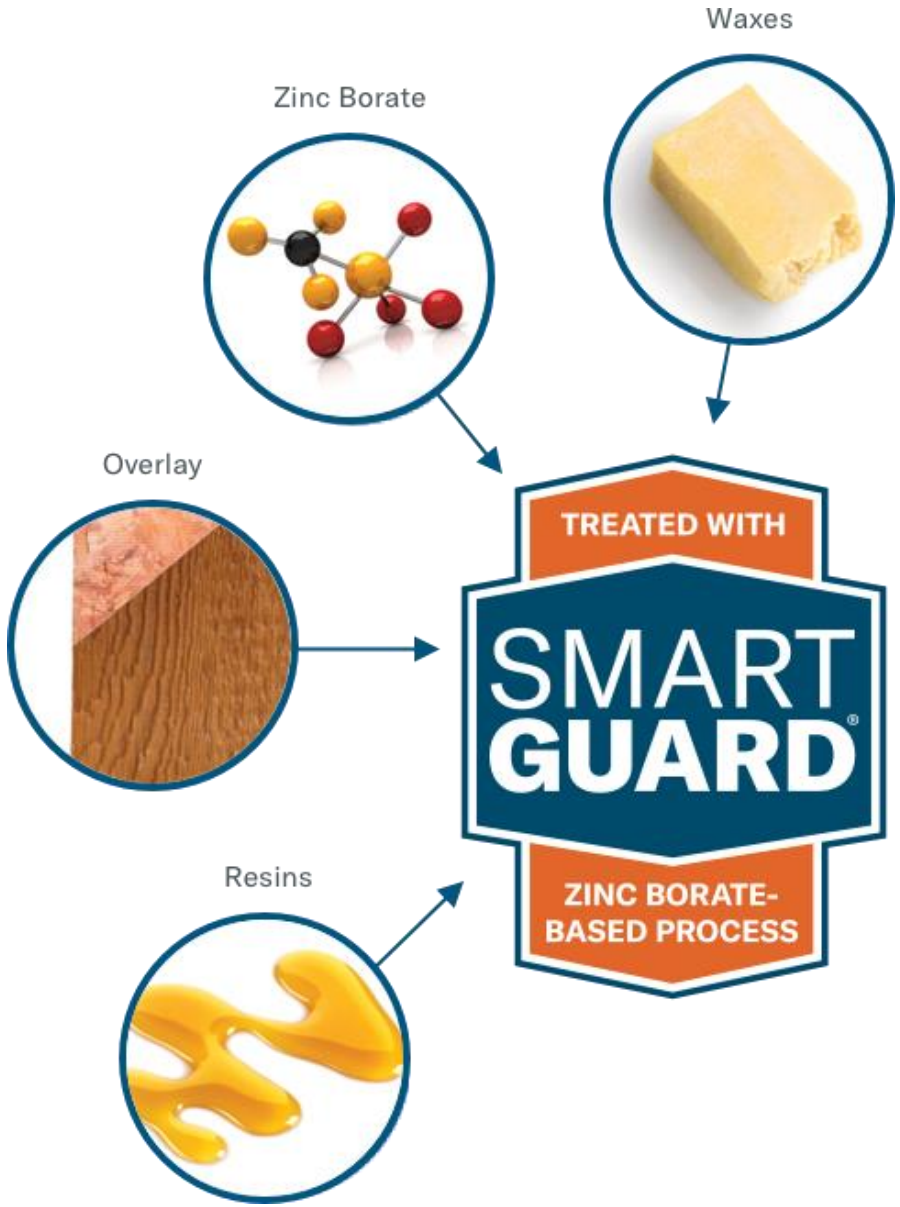
Do you plan to insulate this building after Tuff Shed installs it?
No
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Cement pad

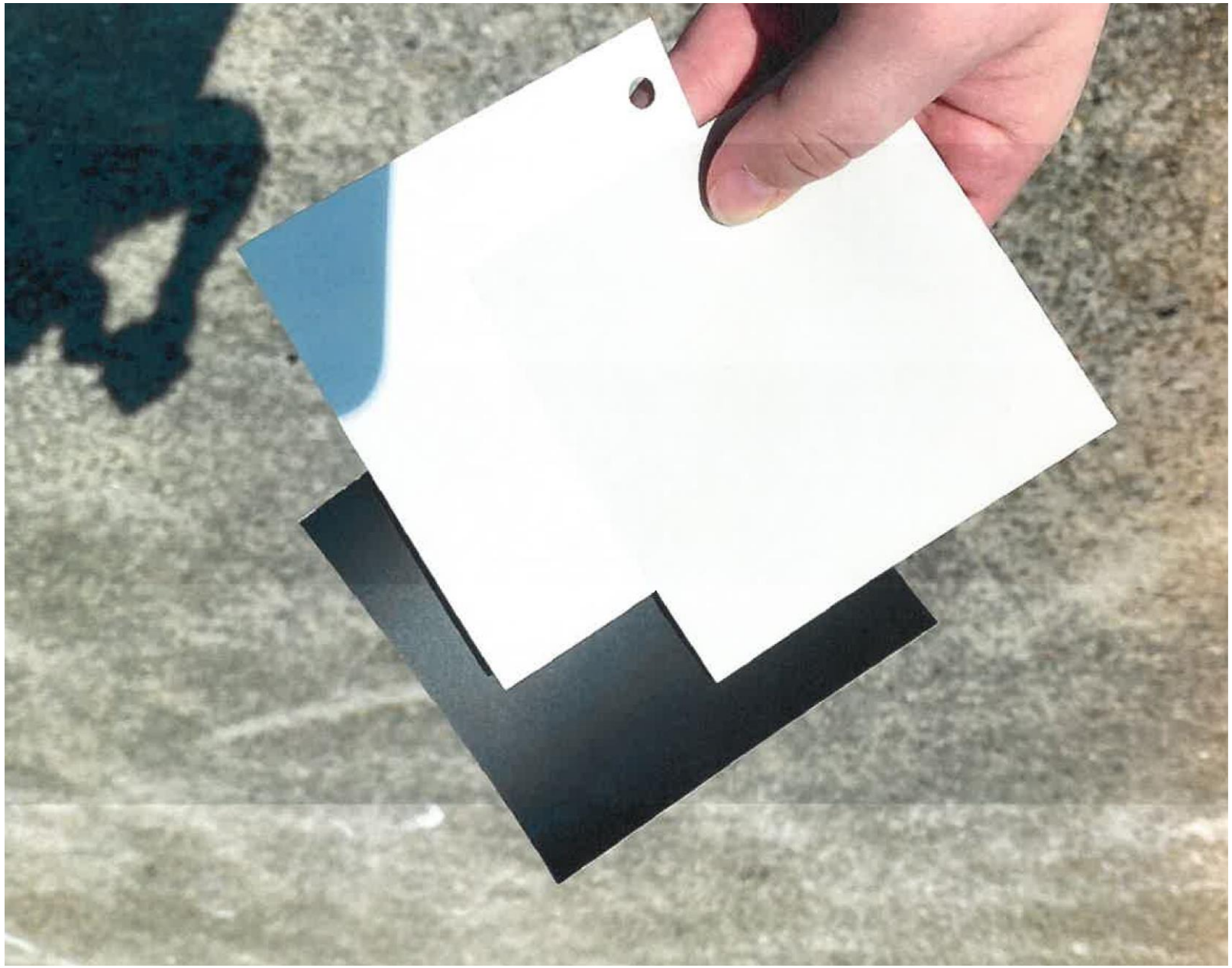
Signature: DocuSigned by: Debbie Sinopoli 3C7452158E4046E... Date: 5/16/2022

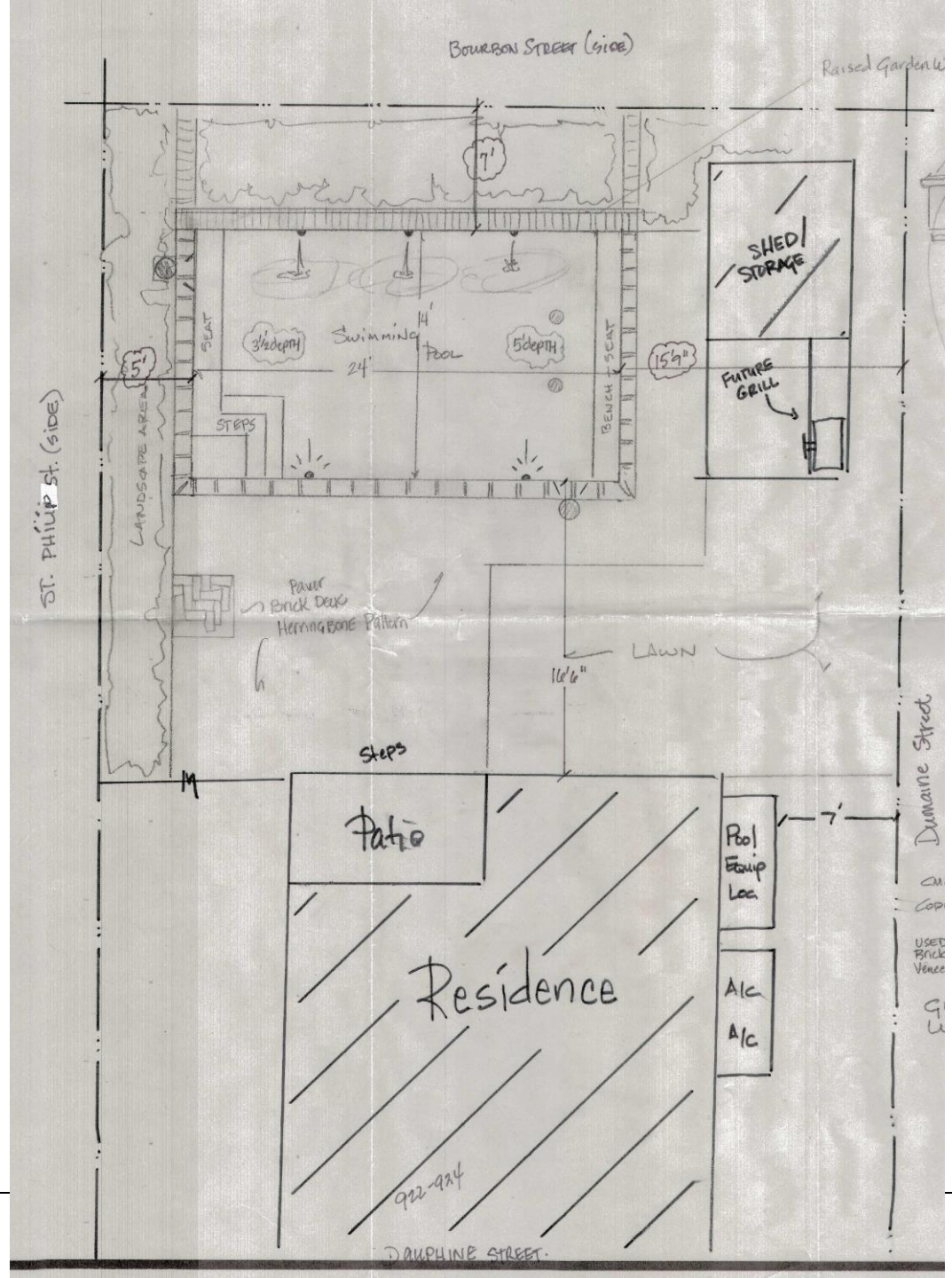

Copy


TUFF SHED


INSIDE
OUTSIDE

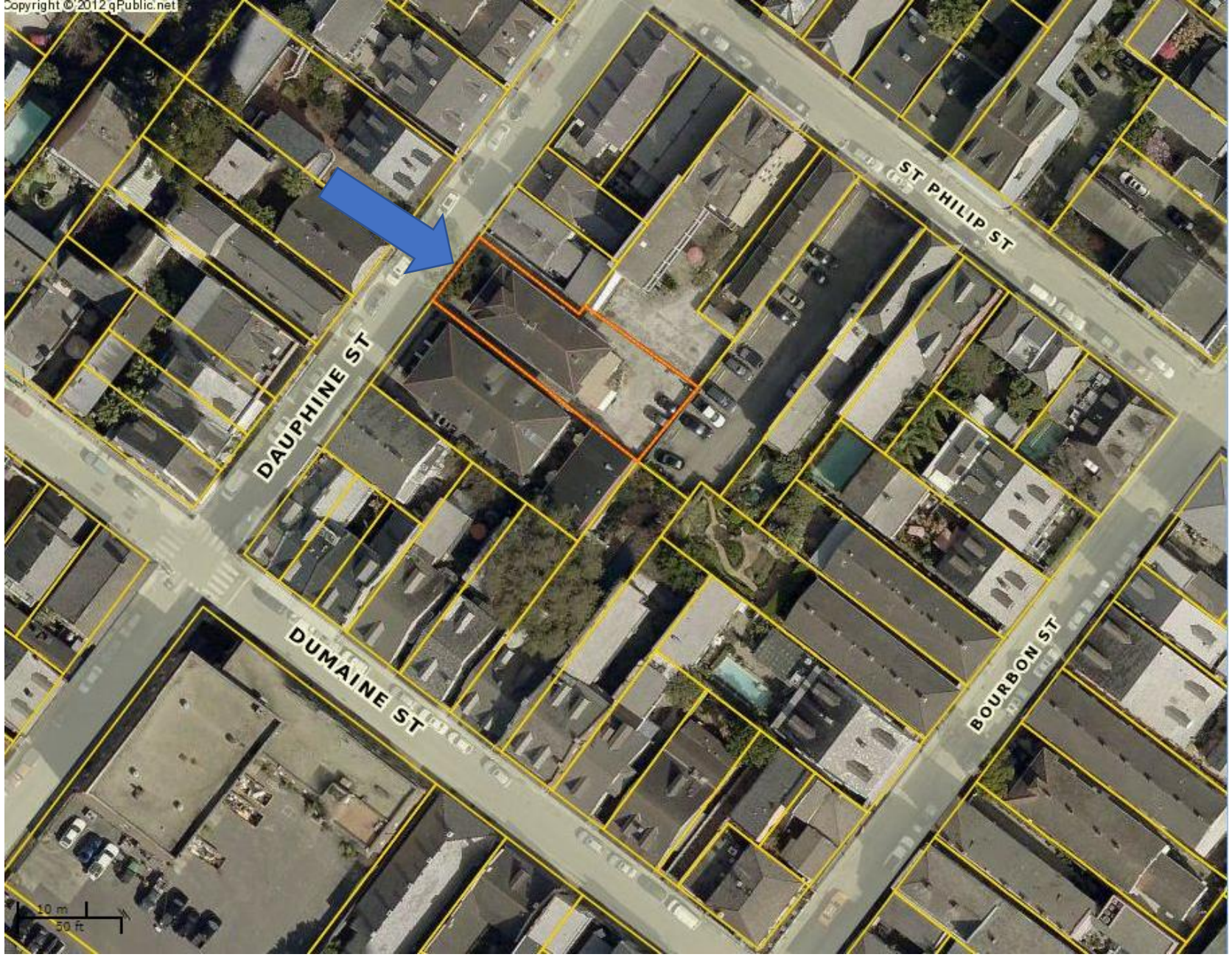

Waxes
Zinc Borate
Overlay
TREATED WITH
SMART GUARD®
ZINC BORATE-BASED PROCESS
Resins



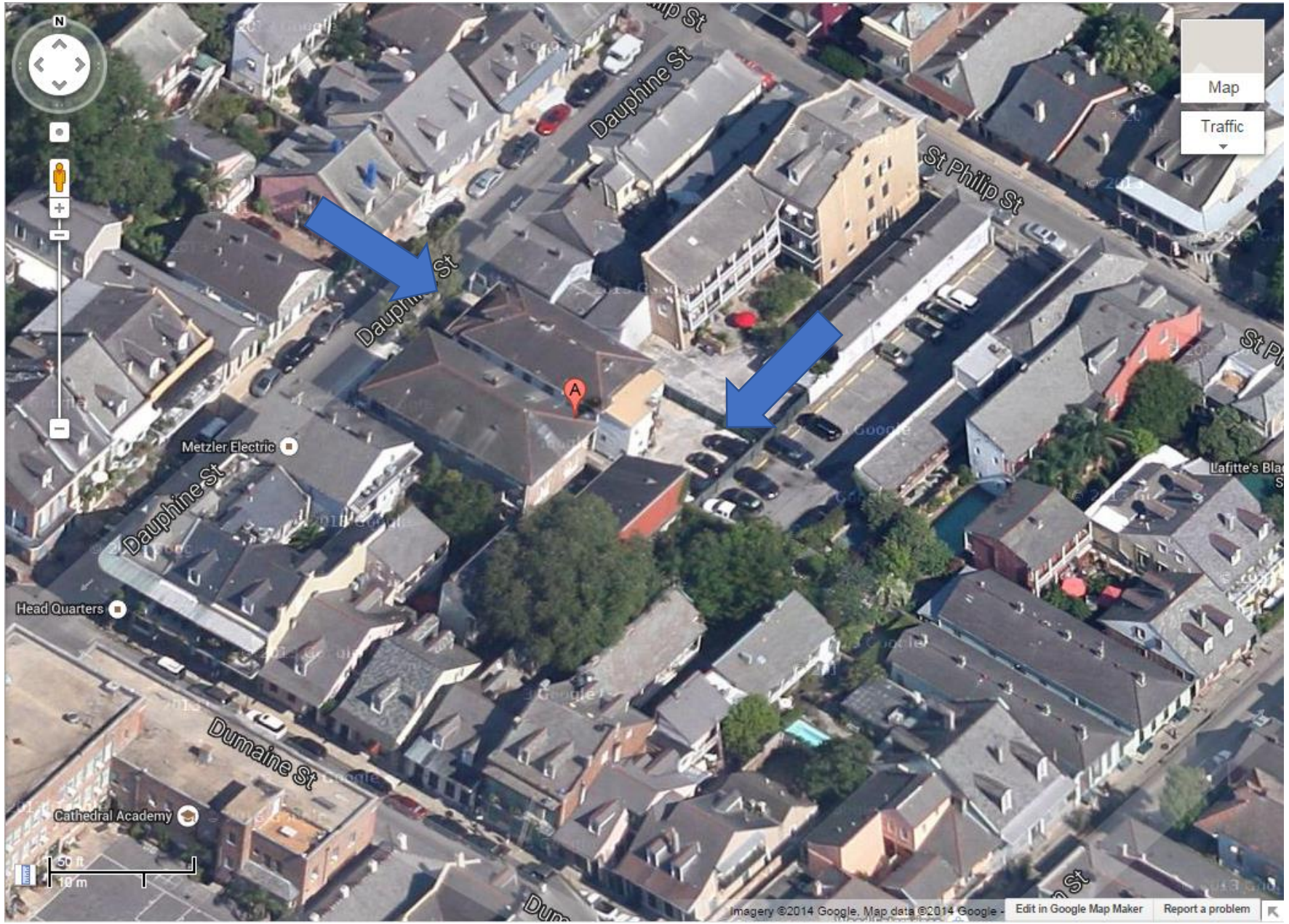

Bourbon Street (side)
Raised Garden W
7'
SHED/ STORAGE
Swimming Pool
14'
24'
3½ depth
5' depth
5'
15'9"
FUTURE GRILL
SEAT
BENCH SEAT
STEPS
LANDSCAPE AREA
ST. PHILIP St. (side)
Paver Brick Deck Herringbone Pattern
LAWN
16'6"
Steps
Patio
Residence
Pool Equip Loc
A/C
A/C
7'
Dumaine Street
922-924
DAUPHINE STREET

New Business

922 Dauphine



924 Dauphine



924 Dauphine

924 Dauphine, 1963

922 Dauphine

VCC Architectural Committee

August 23, 2022


06 23 2022

922 Dauphine

VCC Architectural Committee

August 23, 2022

922 Dauphine

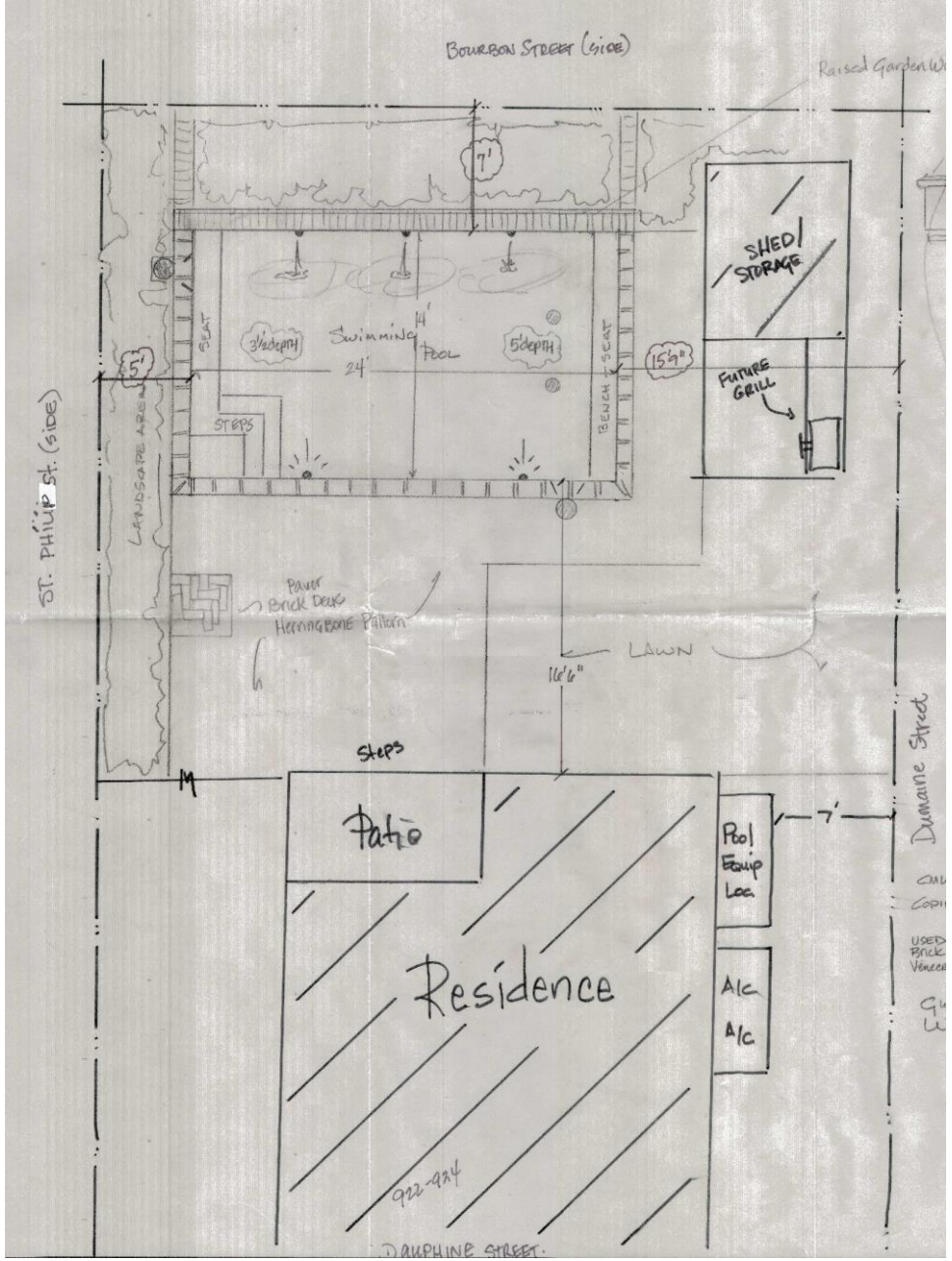

06 23 2022

922 Dauphine

VCC Architectural Committee

August 23, 2022


06 23 2022


Bourbon Street (side)
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Swimming Pool
14'
24'
3'depth
5'depth
5'
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Steps
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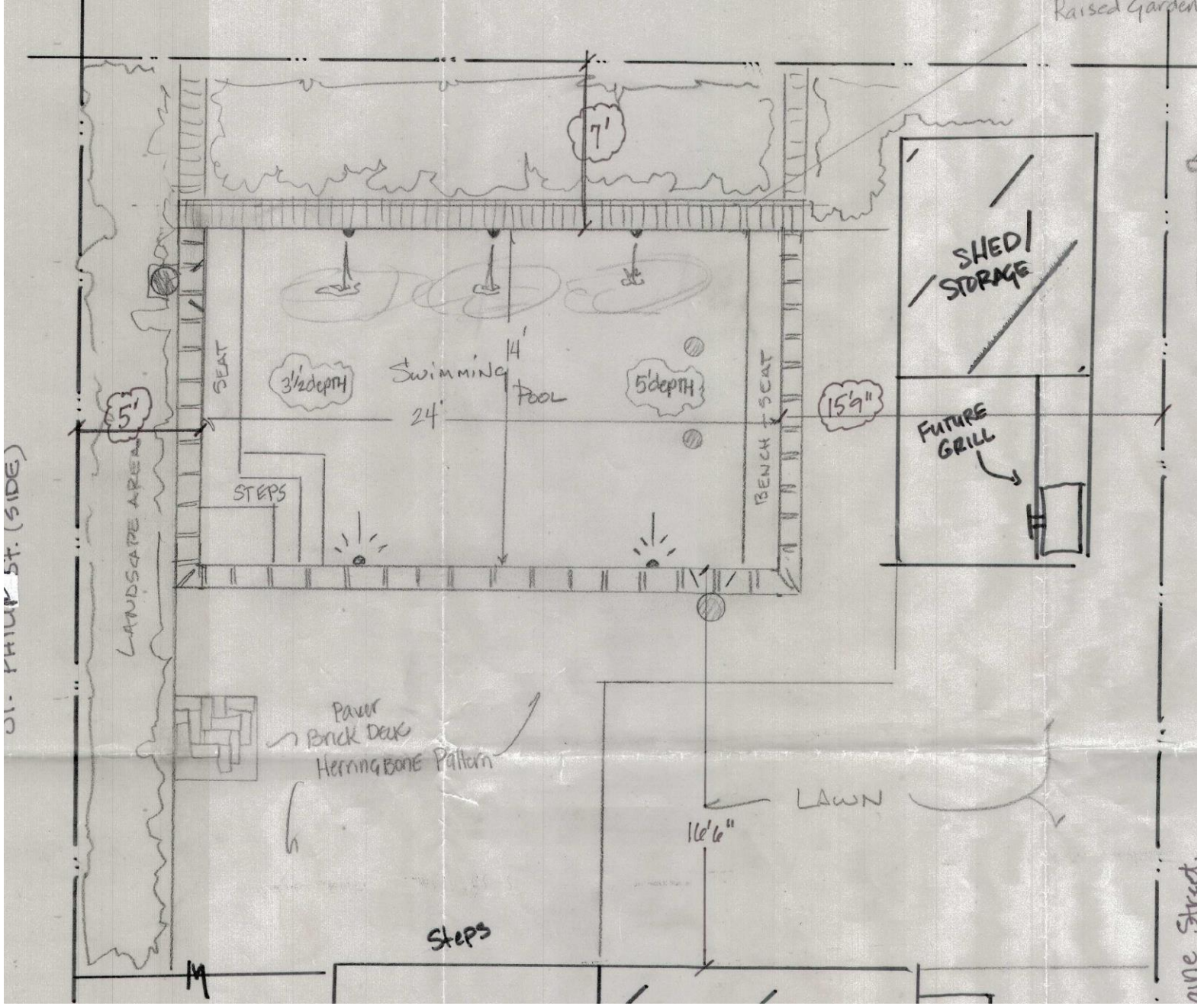
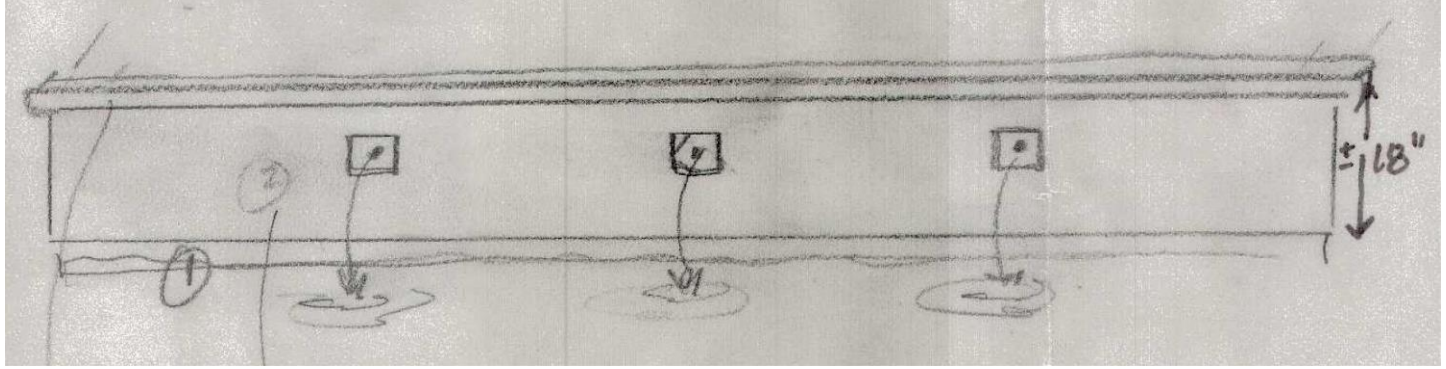
Patio
Residence
Pool Equip Loc
A/C
A/C
7'
Dumaine Street
922-924
DAUPHINE STREET

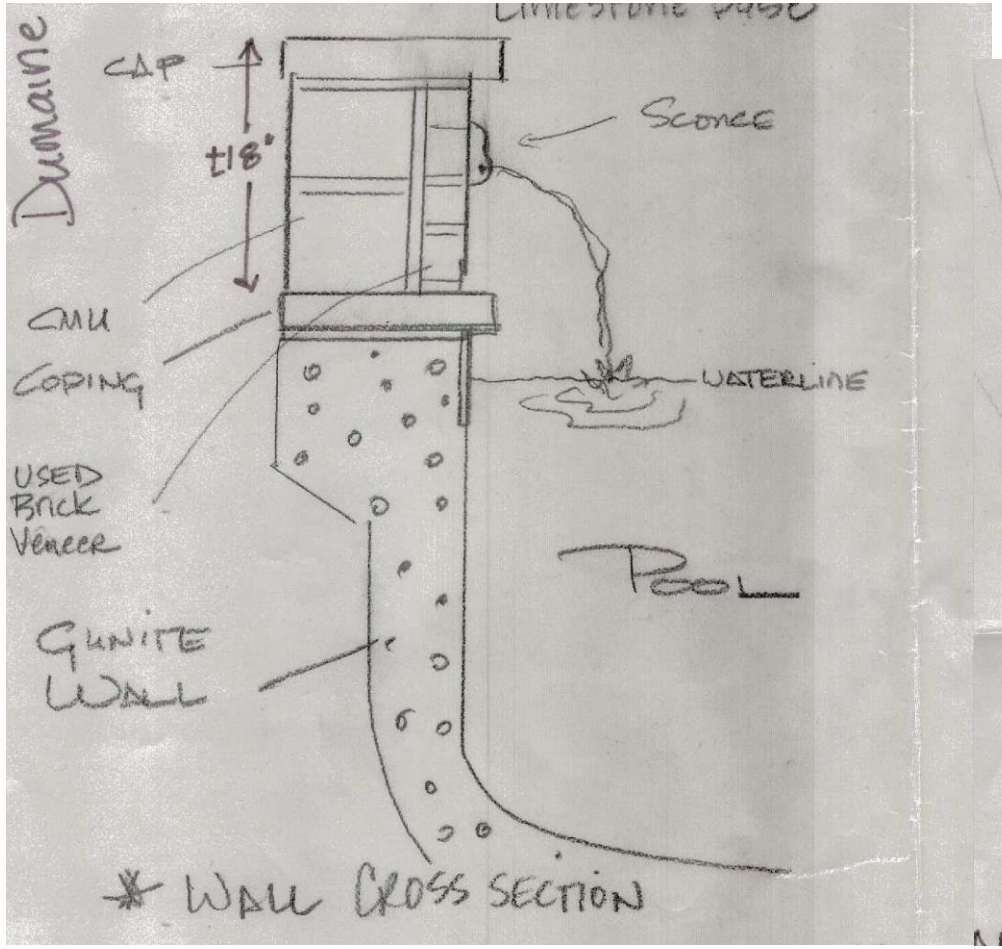


922 Dauphine

VCC Architectural Committee

August 23, 2022





① WATERLINE TILE :
NATURAL SLATE 6"X 12"
Owner's selection OF COLOR
NATURAL GREEN, BLACK, OR
VARIGATED

② WALL VENEER TO be used brick

③ TOP CAP TO be Natural Stone (FLAGSTONE)
OR LIMESTONE

④ PLASTER FINISH
FRENCH QUARTER COLOR
GREY BASE / QUARTSCAPE OR
Pebble finish

⑤ Pool Surround
Used brick - Herringbone
Pattern SET IN SAND /
Limestone base

922 Dauphine

922 Dauphine

VCC Architectural Committee

August 23, 2022

922 Dauphine

VCC Architectural Committee

August 23, 2022

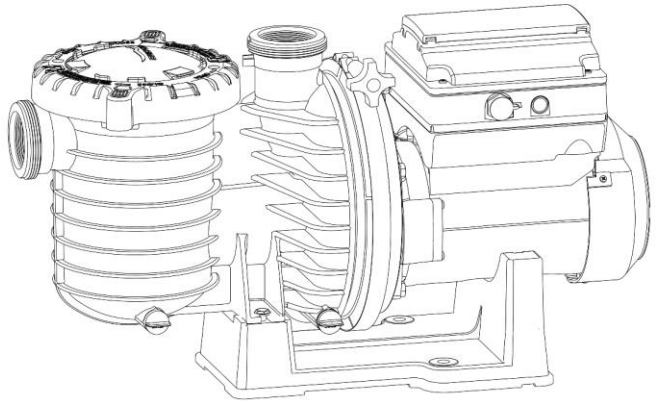

06 23 2022


06 23 2022

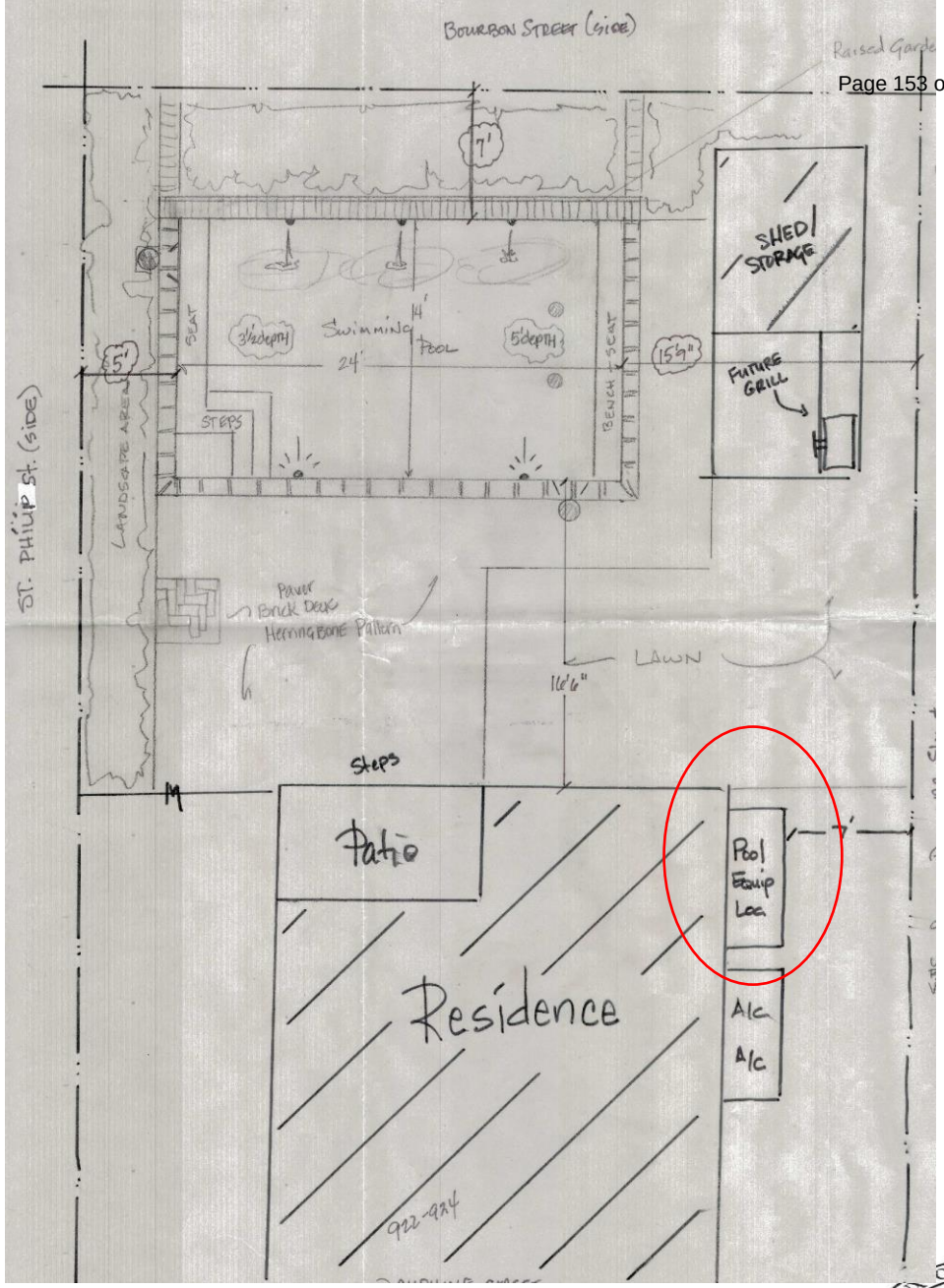
STA-RITE

INTELLIPRO VSF

VARIABLE SPEED AND FLOW PUMP



INSTALLATION AND
USER'S GUIDE



922 Dauphine

PENTAIR

INTELLIBRITE® 5G WHITE LED
COMMERCIAL WHITE LIGHTING

PURE WHITE LIGHTING

Assure the purest and whitest illumination in your commercial water with the IntelliBrite 5g white LED light. With an equivalent light output equal to a 300, 400 and 500 watt incandescent light, the commercial IntelliBrite 5g white LED light enhances the beauty of commercial water features, water theme parks and municipal pools.

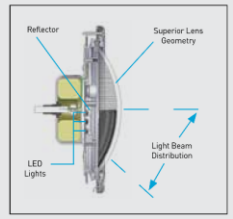
These energy saving LED lights provide powerful illumination while utilizing minimal electrical consumption. Let IntelliBrite 5g white LED commercial lighting systems from Pentair delight evening swimmers.

STANDARD FEATURES

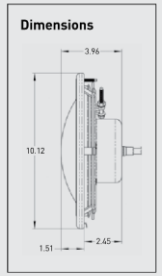
- IntelliBrite 5g white LED lights use only 40-55 watts.
- Now in 300, 400 and 500 watt incandescent light equivalents.
- The brightest white LED pool lighting option on the market.
- LED technology provides longer life, and up to 89% less energy than comparable incandescent lights.
- Superior lens geometry and innovative reflector design combine to create a wider beam and more uniform light distribution.
- Solid-state technology with no internal filament.
- Compatible with our stainless steel and plastic niches.
- Available in 120V and 12V versions.

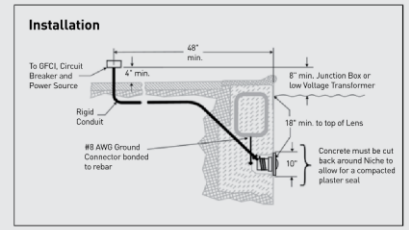
pentaircommercial.com

INTELLIBRITE® 5G WHITE LED
COMMERCIAL WHITE LIGHTING



Drawing shows innovative lens and reflector designs which combine to provide superior light beam distribution.





Installation requires meeting electrical requirements and standard local codes.

Available in 300, 400 and 500 watt incandescent light brightness equivalents.

Energy Output in Watts

Incandescent Light	IntelliBrite 5g White LED Light
300 Watts	40 Watts
400 Watts	48 Watts
500 Watts	55 Watts

Also available is the IntelliBrite 5g white LED spa light equal to 108 watts of incandescent brightness while using only 18 watts.

An Eco Select® Brand Product

LED (Light Emitting Diode) pool and spa lights are the most energy efficient pool and spa lighting option available. That's why IntelliBrite 5g white LED lights are an Eco Select brand product.

The Eco Select brand identifies our "greenest" and most efficient equipment choices. These products save energy, conserve water, eliminate noise, or otherwise contribute to a more environmentally responsible equipment system.

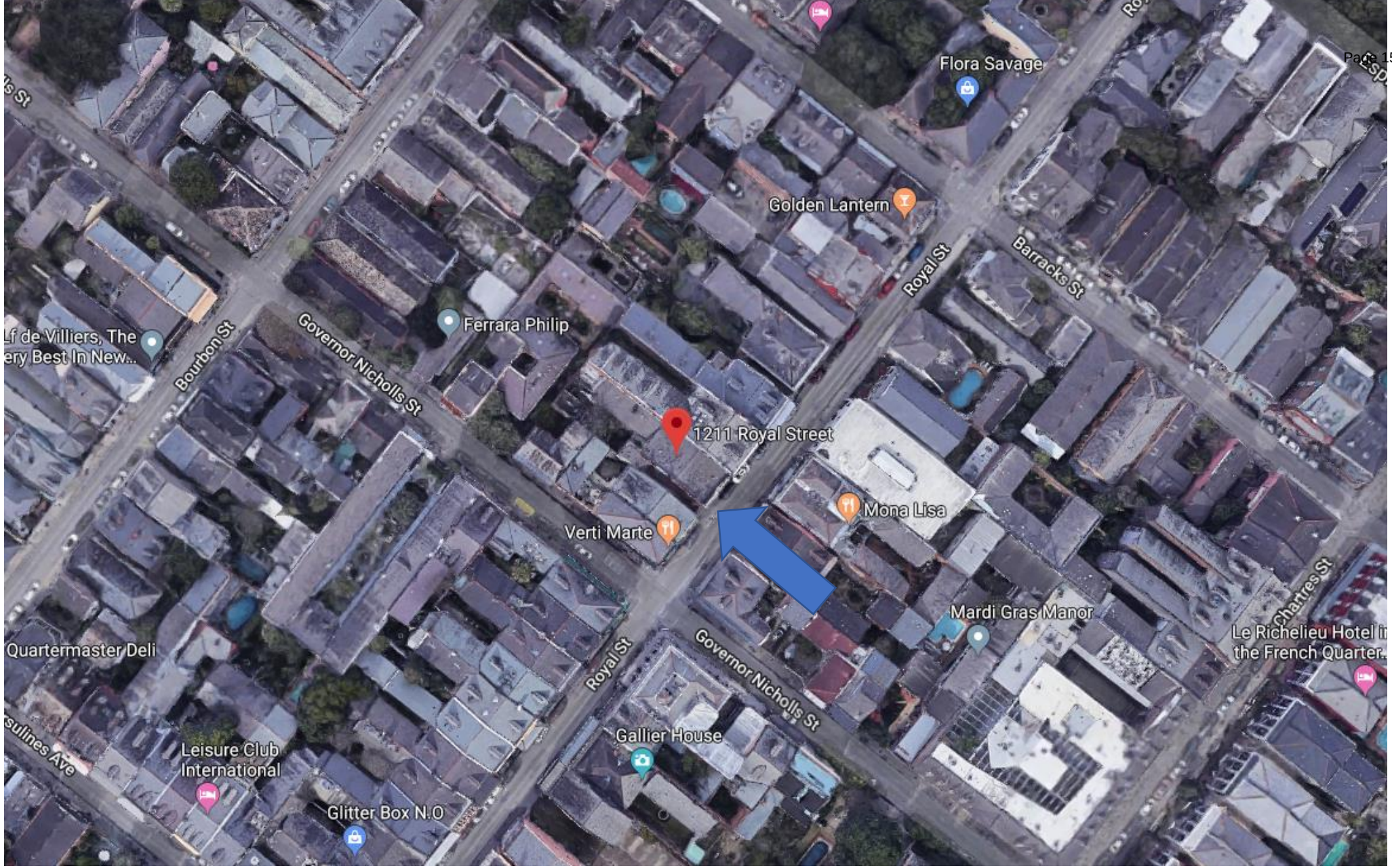
As the global leader in pool and spa equipment manufacturing, we strive to provide greener choices for our customers. We hope you will join us in embracing more eco-friendly poolscapes by choosing Eco Select branded products for your swimming pool.

Eco® Select
Efficiency • Conservation
PENTAIR

PENTAIR

1620 HAWKINS AVE, SANFORD, NC 27330 800.831.7133 WWW.PENTAIRCOMMERCIAL.COM

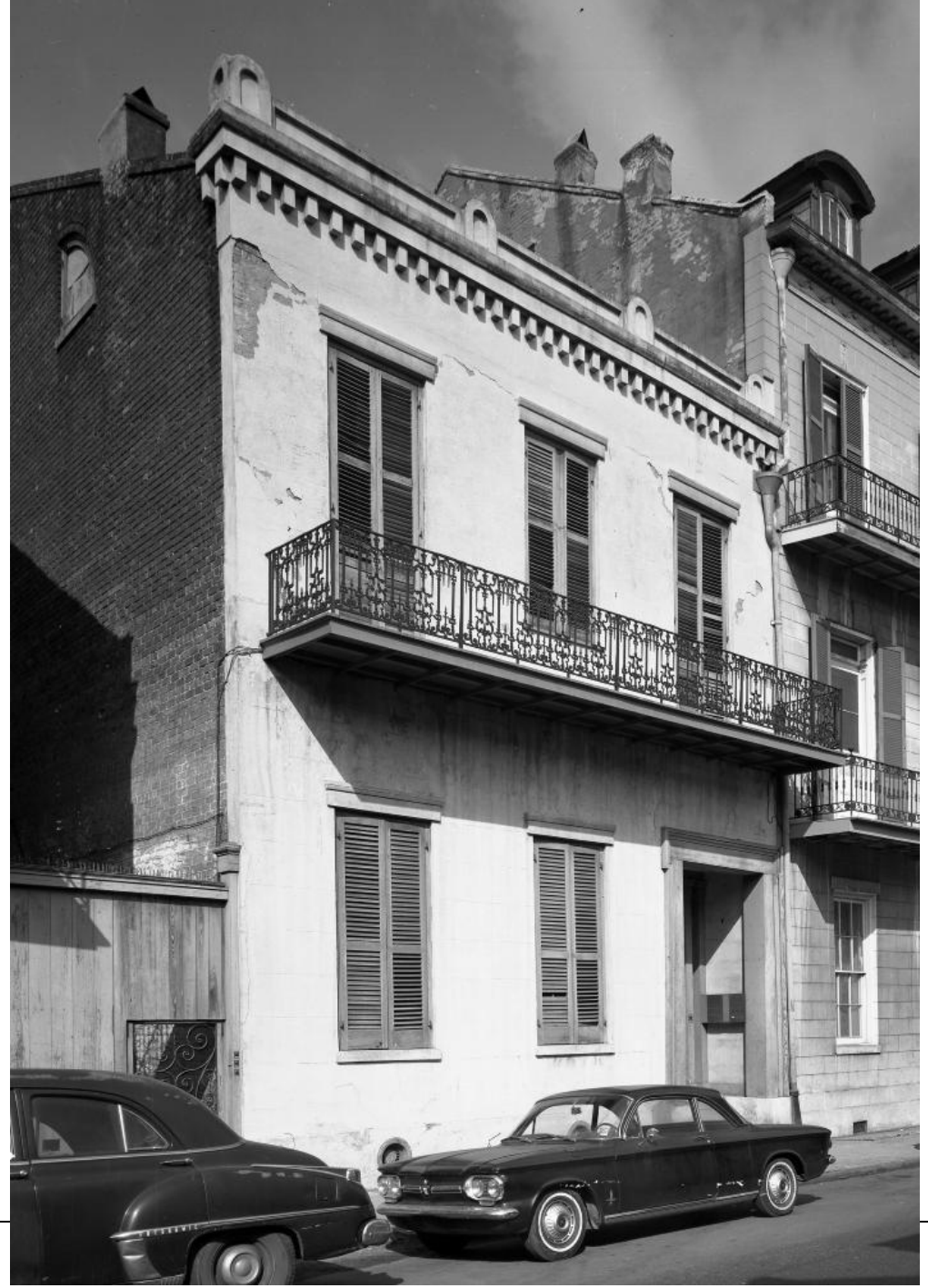
1211 Royal



1211 Royal

VCC Architectural Committee

August 23, 2022



1211 Royal

1211 Royal

VCC Architectural Committee

August 23, 2022

1211 Royal

VCC Architectural Committee

August 23, 2022

1211 Royal

VCC Architectural Committee

August 23, 2022

1211 Royal

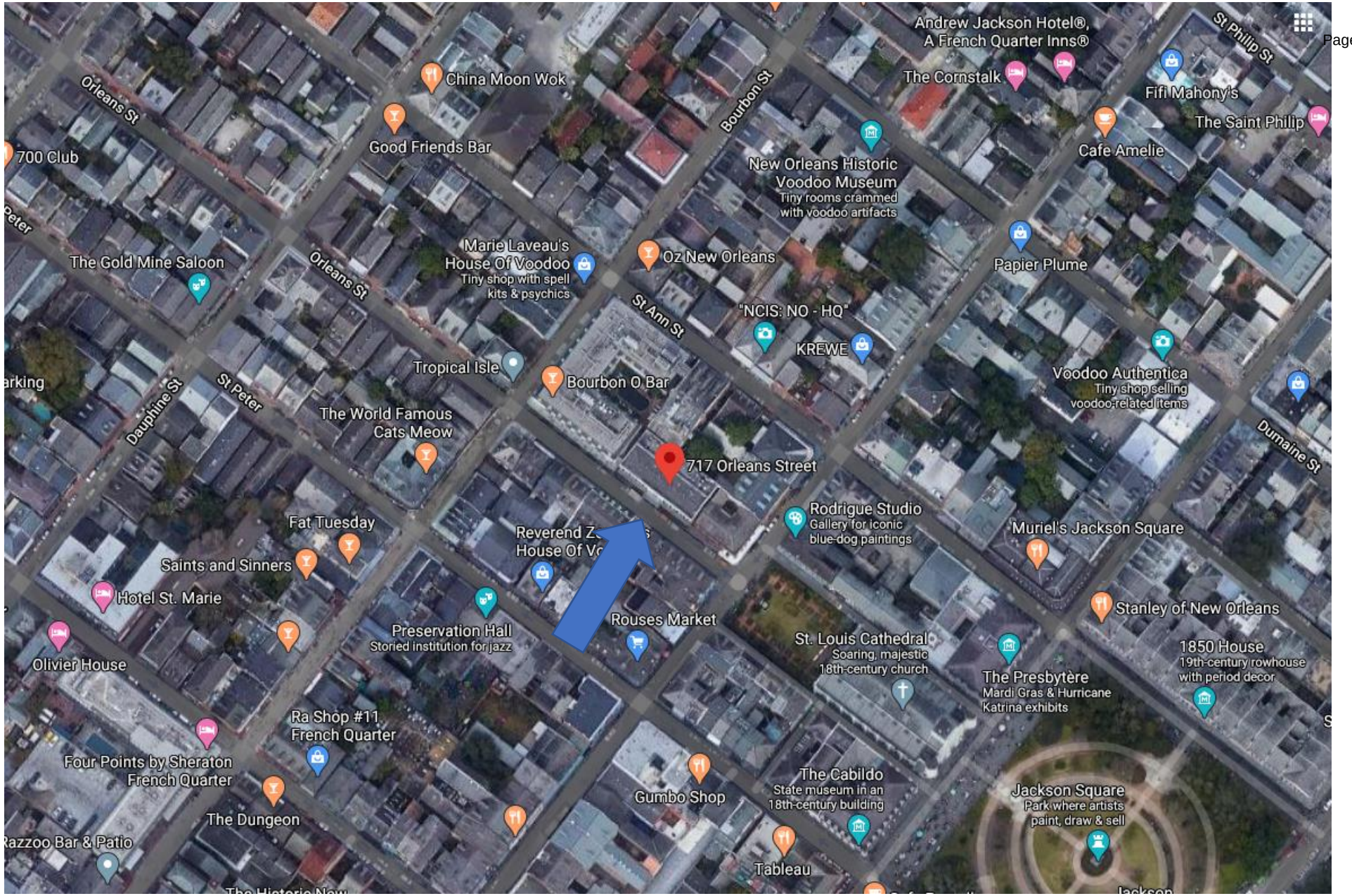
VCC Architect


NO PARKING
04 11 2022

1211 Royal


GAF
Storm Guard

717 Orleans


Andrew Jackson Hotel®, A French Quarter Inns®
St Phillip St
China Moon Wok
Orleans St
Bourbon St
The Cornstalk
Fifi Mahony's
The Saint Philip
Good Friends Bar
700 Club
New Orleans Historic Voodoo Museum
Tiny rooms crammed with voodoo artifacts
Cafe Amelie
Marie Laveau's House Of Voodoo
Tiny shop with spell kits & psychics
Oz New Orleans
Papier Plume
The Gold Mine Saloon
Orleans St
St Ann St
"NCIS: NO - HQ"
KREWE
Tropical Isle
Bourbon O Bar
Voodoo Authentica
Tiny shop selling voodoo-related items
Dauphine St
St Peter
The World Famous Cats Meow
Dumaine St
717 Orleans Street
Rodrigue Studio
Gallery for iconic blue-dog paintings
Fat Tuesday
Muriel's Jackson Square
Saints and Sinners
Hotel St. Marie
Stanley of New Orleans
Preservation Hall
Storied institution for jazz
Rouses Market
St. Louis Cathedral
Soaring, majestic 18th-century church
1850 House
19th-century rowhouse with period decor
Olivier House
The Presbytère
Mardi Gras & Hurricane Katrina exhibits
Ra Shop #11 French Quarter
Four Points by Sheraton French Quarter
Gumbo Shop
The Cabildo
State museum in an 18th-century building
Jackson Square
Park where artists paint, draw & sell
The Dungeon
Tableau

717 Orleans

717 Orleans – ca. 1900

717 Orleans – ca. 1940s

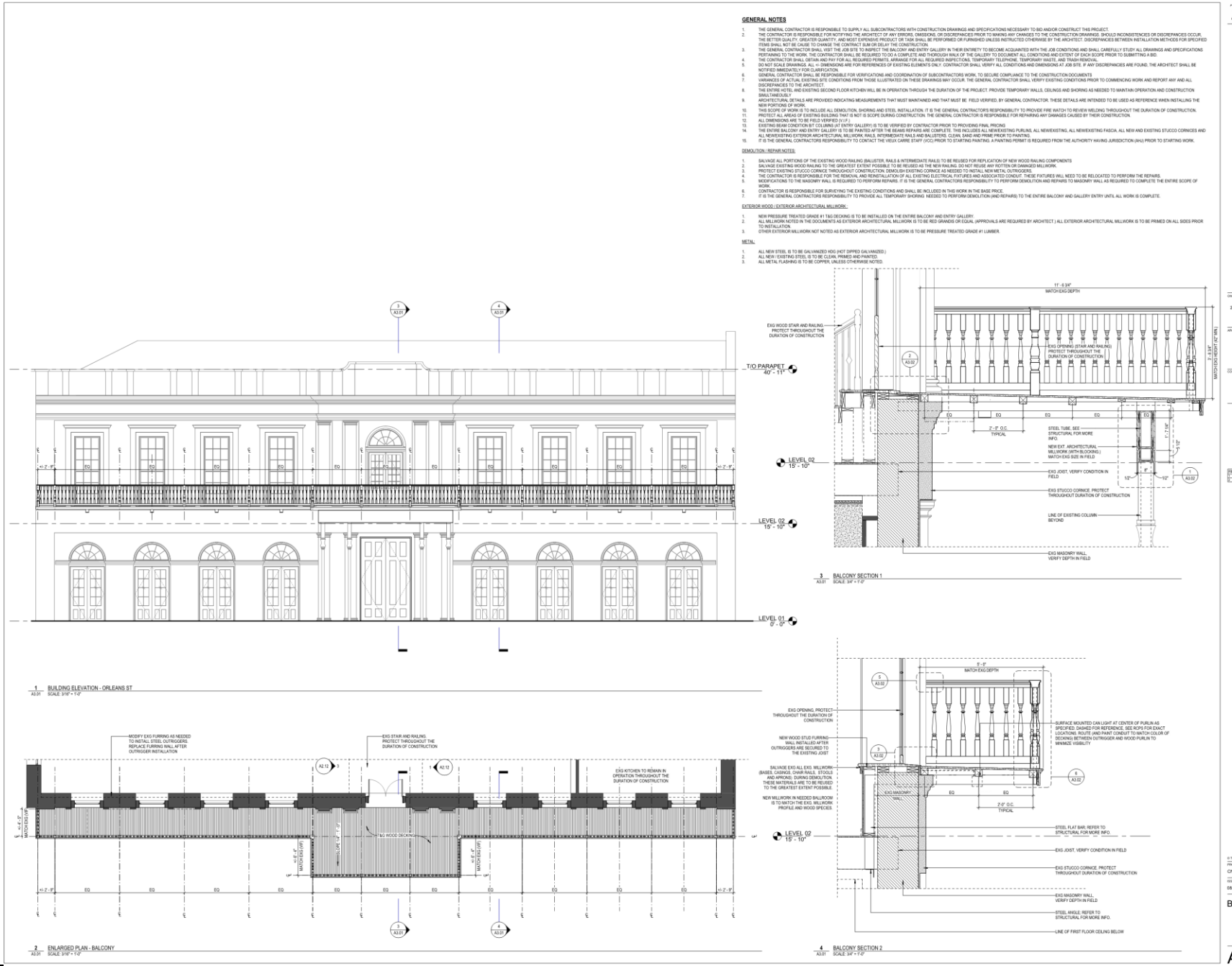
717 Orleans

717 Orleans


06 01 2021


06 01 2021


05 21 2021



TRAPOLINPEER ARCHITECTS

CONSTRUCTION DOCUMENTS

BOURBON ORLEANS HOTEL RENOVATION
717 ORLEANS AVE.
NEW ORLEANS, LA 70116

OWNER
DiamondRock Hospitality
2 Bethesda Metro Center, Suite 1400
Bethesda, MD 20814
(208) 930-8956

ARCHITECT
TRAPOLIN-PEER
650 TCHOUPITOULAS ST.
NEW ORLEANS, LA 70130
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR
GIBBS CONSTRUCTION
5736 Citrus Blvd
New Orleans, LA 70123
(area code) number

REVISION #	DESCRIPTION	DATE
1	PRICING SET	06/23/2022
0	PRICING SET	06/17/2022

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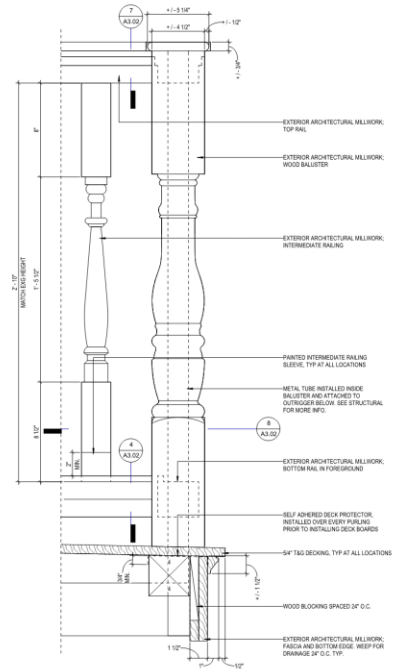
PROJECT NUMBER
CN 22174

ISSUE DATE
06/02/2022

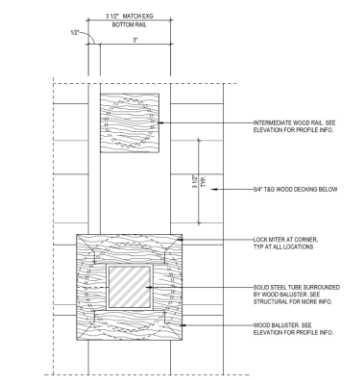
BALCONY

A3.01

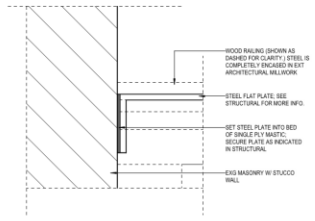

3
A3.01
4
A3.01
T/O PARA
40'
LEVE
15'
LEVE
+/- 2' - 9"
EQ
EQ
EQ
EQ
EQ
EQ
EQ
EQ
EQ
EQ
EQ
+/- 2' - 9"



6 ELEVATION - TYP BALUSTER & RAIL
A3.02 SCALE: 3" = 1'-0"



8 PLAN DETAIL - BALUSTER & RAIL
A3.02 SCALE: 6" = 1'-0"



5 SECTION DETAIL - RAILING ATTACHMENT
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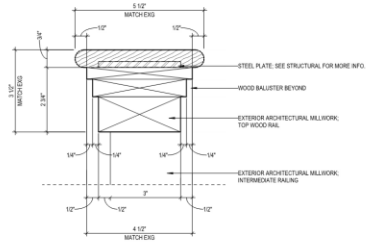
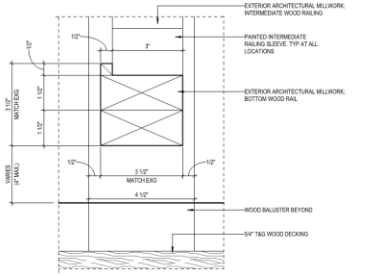
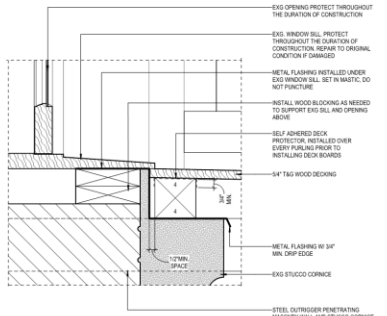


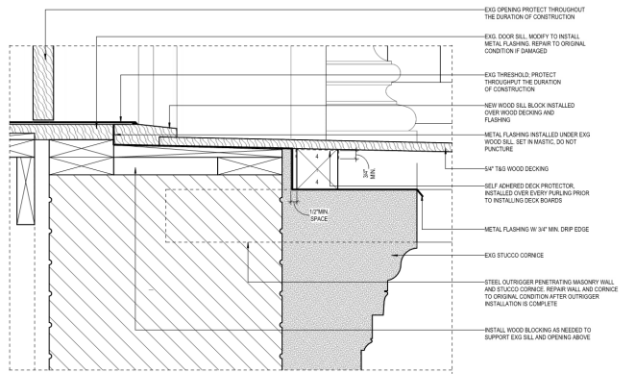
7 SECTION DETAIL - TOP RAIL
A3.02 SCALE: 6" = 1'-0"



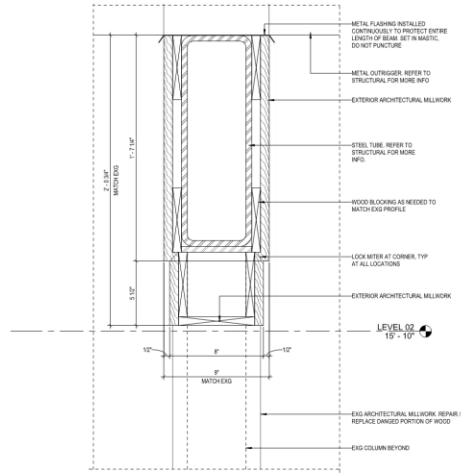
4 SECTION DETAIL - BOTTOM RAIL
A3.02 SCALE: 6" = 1'-0"



3 SECTION DETAIL - WINDOW SILL
A3.02 SCALE: 3" = 1'-0"



2 SECTION DETAIL - DOOR SILL
A3.02 SCALE: 3" = 1'-0"



1 SECTION DETAIL - GALLERY BEAM
A3.02 SCALE: 3" = 1'-0"

ARCHITECTS

CONSTRUCTION DOCUMENTS

BOURBON ORLEANS HOTEL RENOVATION
717 ORLEANS AVE.
NEW ORLEANS, LA 70116

OWNER
DiamondRock Hospitality
2 Bethesda Metro Center, Suite 1400
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www.trapolinpeer.com

CONTRACTOR
GIBBS CONSTRUCTION
5736 Citrus Blvd
New Orleans, LA 70123
(area code) number

REVISION #	DESCRIPTION	DATE
1	PRICING SET	06/03/2022
2	PRICING SET	06/27/2022

PROJECT NUMBER
CN 22174

ISSUE DATE
08/02/2022

BALCONY

A3.02

GENERAL STRUCTURAL NOTES

I. GENERAL

A. Contractor Responsibility - Construction documents represent the finished structure. Contractor is responsible for construction means, methods, sequences and safety precautions, including but not limited to shoring and temporary bracing.

B. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.

C. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.

II. DESIGN BASIS

A. Applicable Codes and Standards
International Building Code 2015
ASCE 7-2010

B. Design Loads

Balcony and Gallery

Live Load 100 psf
Dead Load 7 psf

Wind Load

The criteria is based on ASCE 7-2010 Minimum Design Loads for Buildings and Other Structures:

Basic Wind Velocity 143 mph
Risk Category II
Exposure B

III. MATERIALS

A. STRUCTURAL STEEL

All detailing, fabrication and erection of structural steel shall conform to AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, the AWS D1.1 Structural Welding Code and meet the following requirements:

Wide Flange Shapes: ASTM A992, yield strength 50 ksi.
Steel Channels, Angles, Rods and Plates: ASTM A 36, yield strength 36 ksi except where noted otherwise in sections.
Tube - ASTM A500 Grade B.
Pipe - ASTM A53 Grade B.
High Strength Bolts - ASTM A325N
Welding Materials - E70XX.

All structural steel shall be hot dipped galvanized.

All welding by certified welders and in accordance with AWS D1.1, structural welding code. All electrodes used for submerged arc and shielded metal arc welding shall be compatible with the structural steel as specified in AWS and AISC.

B. WOOD FRAMING

All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NFPA, the Plywood Design Specification by the APA and meet the requirements below. Unless noted otherwise all wood connections shall be in accordance with the fastening schedule of the International Residential Code. All lumber in contact with concrete or masonry shall be treated:

Framing Lumber - Southern Yellow Pine, S4S, No. 2, maximum moisture content 19%.

IV. MISCELLANEOUS

1. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
2. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
3. The structure is designed to function as a unit upon completion. The contractor is responsible for furnishing all temporary bracing and/or support that may be required as the result of the contractor's construction methods and/or sequences.
4. Do not scale these drawings, use dimensions.
5. The contractor shall inform the professional of record in writing of any deviation from the contract documents. The contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.

V. QUALITY CONTROL

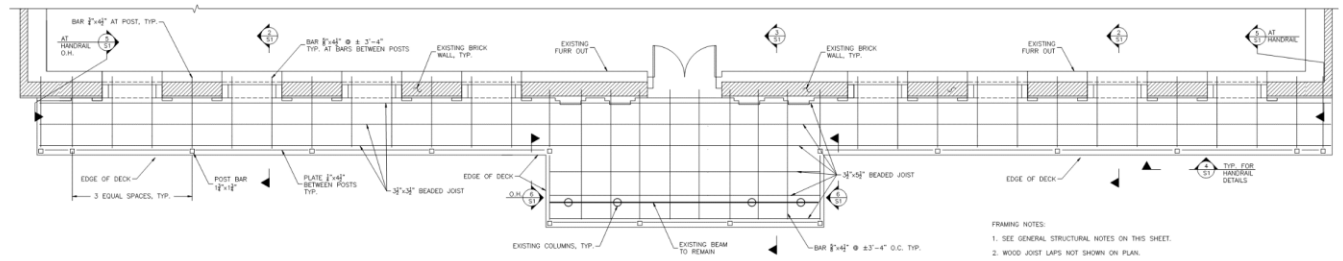
A. The following work requires tests and/or inspections for specific requirements see specification.

1. Structural Steel Welding and Bolts

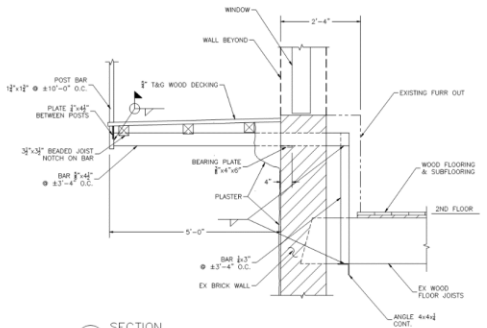
B. A partial listing of required structural submittals follows. Consult the specification for a complete listing of submittal requirements.

1. Structural Steel

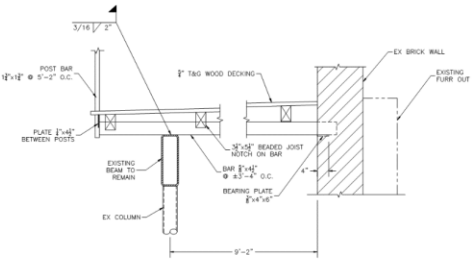
C. No work shall be done without testing laboratory/inspectors knowledge.



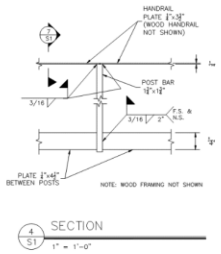
1 S2 BALCONY AND GALLERY PLAN
1/4" = 1'-0"



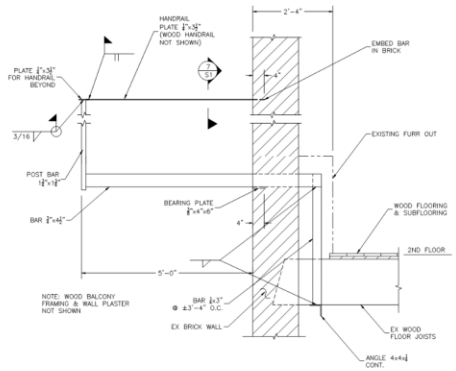
2 S1 SECTION
3/4" = 1'-0"



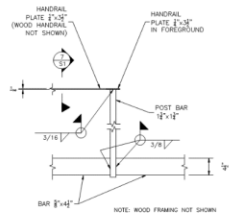
3 S1 SECTION
3/4" = 1'-0"



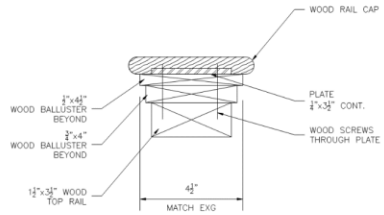
4 S1 SECTION
1" = 1'-0"



5 S1 SECTION
3/4" = 1'-0"



6 S1 SECTION
1" = 1'-0"



7 S1 TOP RAIL DETAIL
6" = 1'-0"

John C. Bose
JOHN C. BOSE, CONSULTING ENGINEER
A PROFESSIONAL LIMITED LIABILITY COMPANY
2111 OCTAVIA STREET
NEW ORLEANS, LOUISIANA 70115
(504) 866-9941

TRAPOLINPEER
ARCHITECTS

CONSTRUCTION DOCUMENTS

BOURBON ORLEANS HOTEL
RENOVATION
717 ORLEANS ST.
NEW ORLEANS, LA 70116

OWNER
DIAMONDROCK
717 ORLEANS ST.
NEW ORLEANS, LA 70116
(208) 930-9958

ARCHITECT
TRAPOLIN PEER
850 TCHOUPITOULAS ST.
NEW ORLEANS, LA 70130
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR
CONTRACTOR NAME
Address
City, State Zip
(area code) number

NOT FOR CONSTRUCTION

REVISION #	DESCRIPTION:	DATE
1	PROGRESS SET	06/03/2022
2	PRICING SET	06/21/2022
3	FINAL PRICING SET	07/26/2022

STATE OF LOUISIANA
JOHN C. BOSE
Reg. No. 18581
Registered Professional Engineer in
ENGINEER

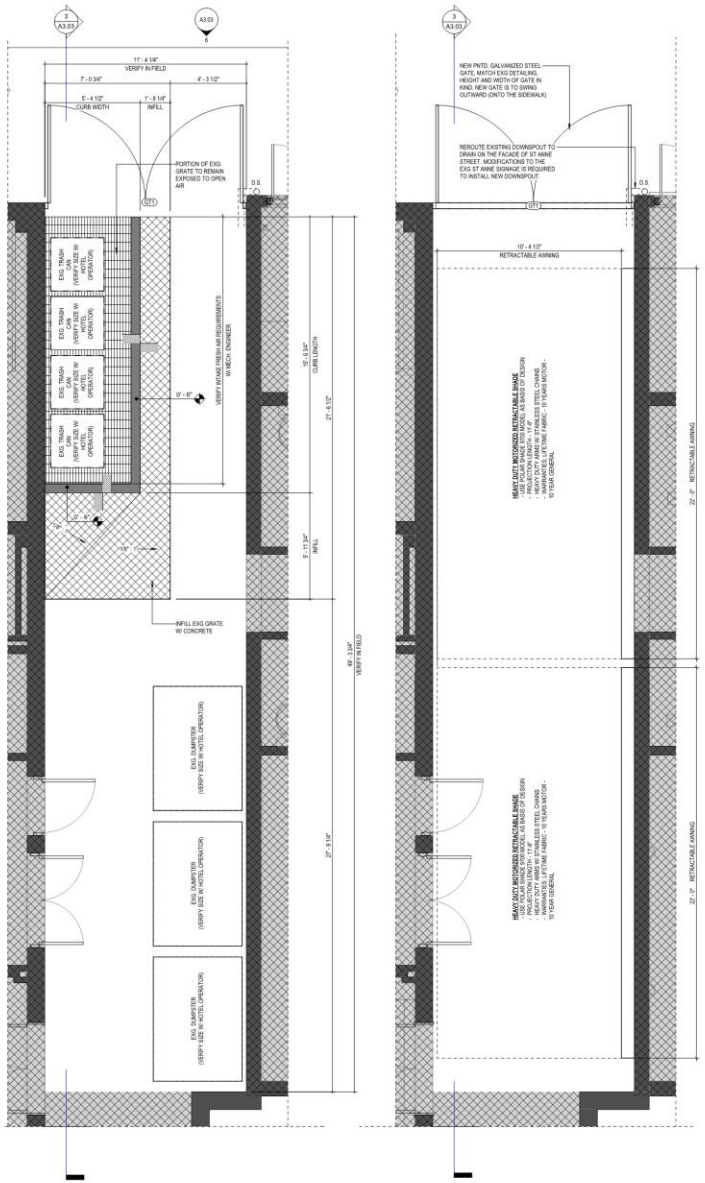
© TRAPOLIN PEER ARCHITECTS, APC
PROJECT NUMBER
CN 22174
ISSUE DATE
08/02/2022

STRUCTURAL GENERAL NOTES, PLAN & DETAILS

S1.00

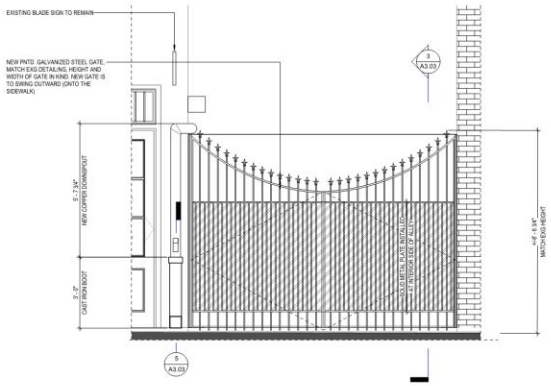
717 Orleans – St. Ann Alleyway

717 Orleans

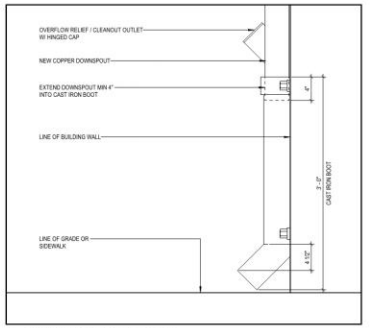


1 ENLARGED PLAN - ST ANN ALLEY
A3.03 SCALE: 3/8" = 1'-0"

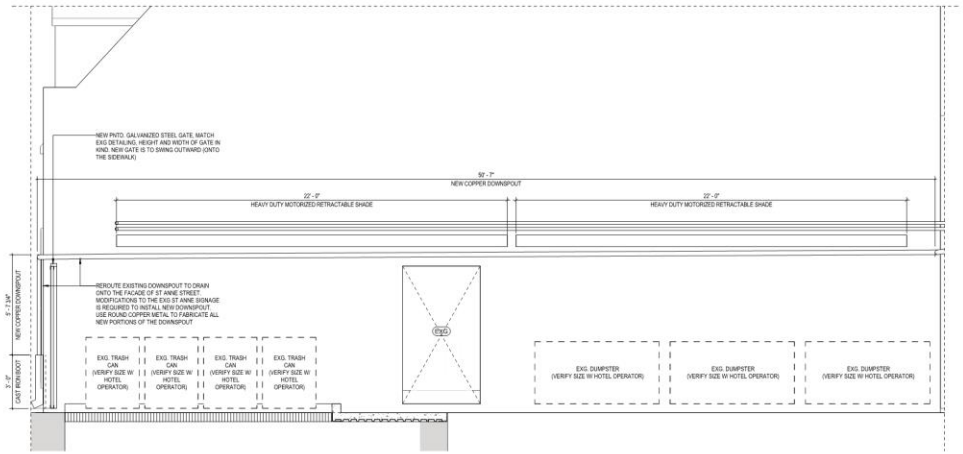
2 ENLARGED RCP - ST ANN ALLEY
A3.03 SCALE: 3/8" = 1'-0"



6 ELEVATION - GATE ENTRY
A3.03 SCALE: 1/2" = 1'-0"



5 DETAIL - DOWNSPOUT W/ CAST IRON BOOT
A3.03 SCALE: 1 1/2" = 1'-0"



3 SECTION - ST ANN ALLEY
A3.03 SCALE: 3/8" = 1'-0"

INFILL PORTION OF CONCRETE FLOOR (3000 PSI / 6" MIN THICKNESS) DOWEL NEW PORTIONS OF CONCRETE FLOOR INTO EXG SLAB

NEW CONCRETE CURB W/ BEVELED EDGES. SEE DRAWING FOR SIZE AND ADDITIONAL INFORMATION

CHANGE IN ELEVATION

ALLEY GENERAL NOTES

1. SLOPE CONCRETE TO ALL FLOOR DRAINS AT 1/8" / 12" MIN.; REFERENCE PLAN FOR EXTENTS OF SLOPE
2. COPPER DOWNSPOUTS TO INCLUDE OVERFLOWS LOCATED 6'-0" ABOVE EXTERIOR GRADE.
3. ALL NEW STEEL STRUCTURE IS REQUIRED TO BE GALVANIZED (HDG).
4. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO EXECUTING WORK.
5. VERIFY BASEMENT SUPPLY REQUIREMENTS W/ THE MECH ENGINEER PRIOR TO ENCLOSING ANY PORTION OF THE EXTERIOR GRATE.
6. VERIFY CONCRETE INFILL DETAILING W A LICENSED STRUCTURAL ENGINEER.
7. REVIEW AND APPROVAL FROM THE VCC IS REQUIRED PRIOR TO PERFORMING ANY EXTERIOR WORK.

CONSTRUCTION DOCUMENTS

BOURBON ORLEANS HOTEL RENOVATION

717 ORLEANS AVE.
NEW ORLEANS, LA 70116

OWNER
DiamondRock Hospitality
2 Bethesda Metro Center, Suite 1400
Bethesda, MD 20814
(206) 930-9956

ARCHITECT
TRAPOLIN PEER
850 TCHOUPITOULAS ST.
NEW ORLEANS, LA 70130
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR
GIBBS CONSTRUCTION
5736 Citrus Blvd
New Orleans, LA 70123
(area code) number

REVISION #	DESCRIPTION	DATE
1	PRICING SET	06/27/2022
2	PRICING SET	08/27/2022

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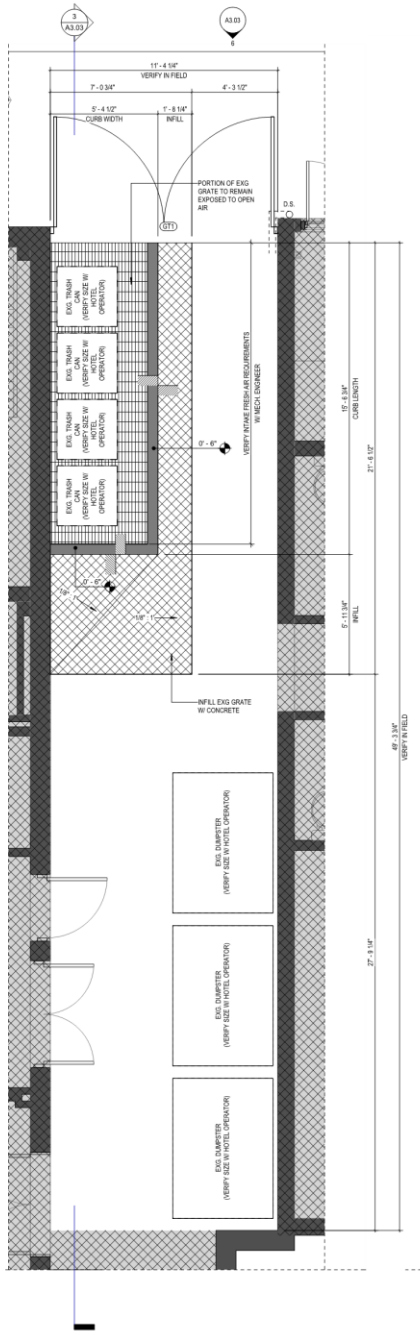
PROJECT NUMBER
CN 22174

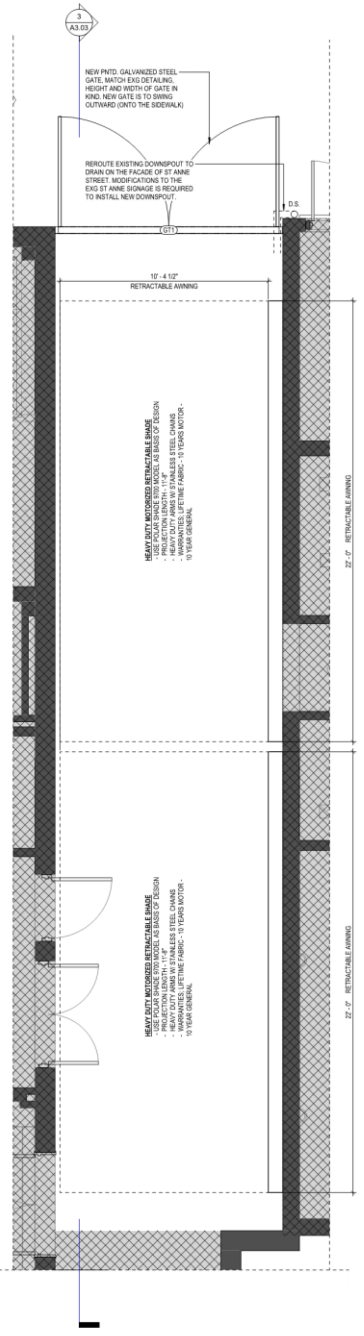
ISSUE DATE
08/02/2022

ST ANN ALLEY

A3.03



1 ENLARGED PLAN - ST ANN ALLEY
A3.03 SCALE: 3/8" = 1'-0"



2 ENLARGED RCP - ST ANN ALLEY
A3.03 SCALE: 3/8" = 1'-0"

717 Orleans

9700 – Heavy Duty Retractable Awning

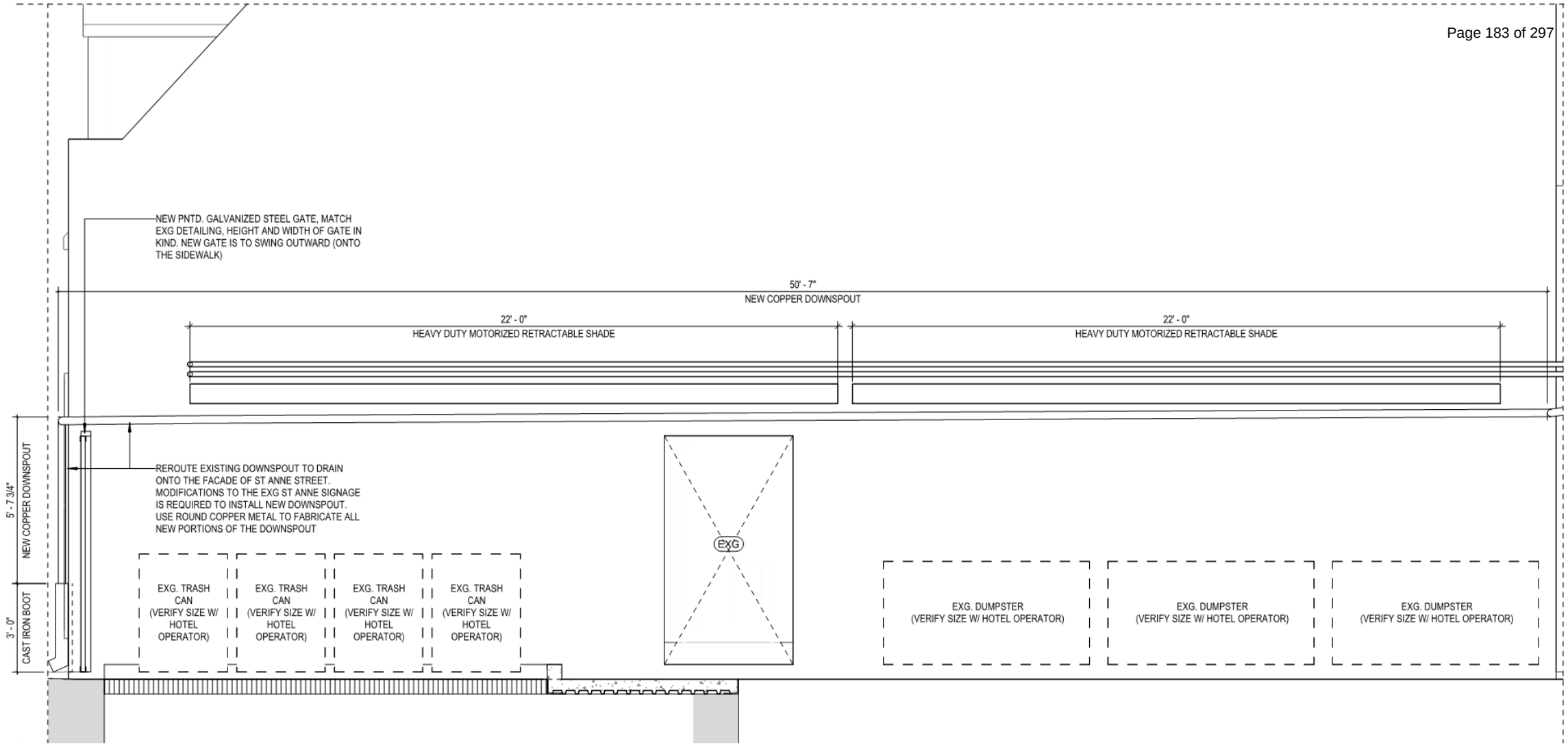
Exterior Retractable Shades | Motorized Retractable Shades by Polar ShadesThe 9700 Retractable Awning is designed for heavy duty performance with maximum sun protection. It is the perfect retractable shading solution for home or business.

A new retractable awning is the elegant way to provide shade on demand.

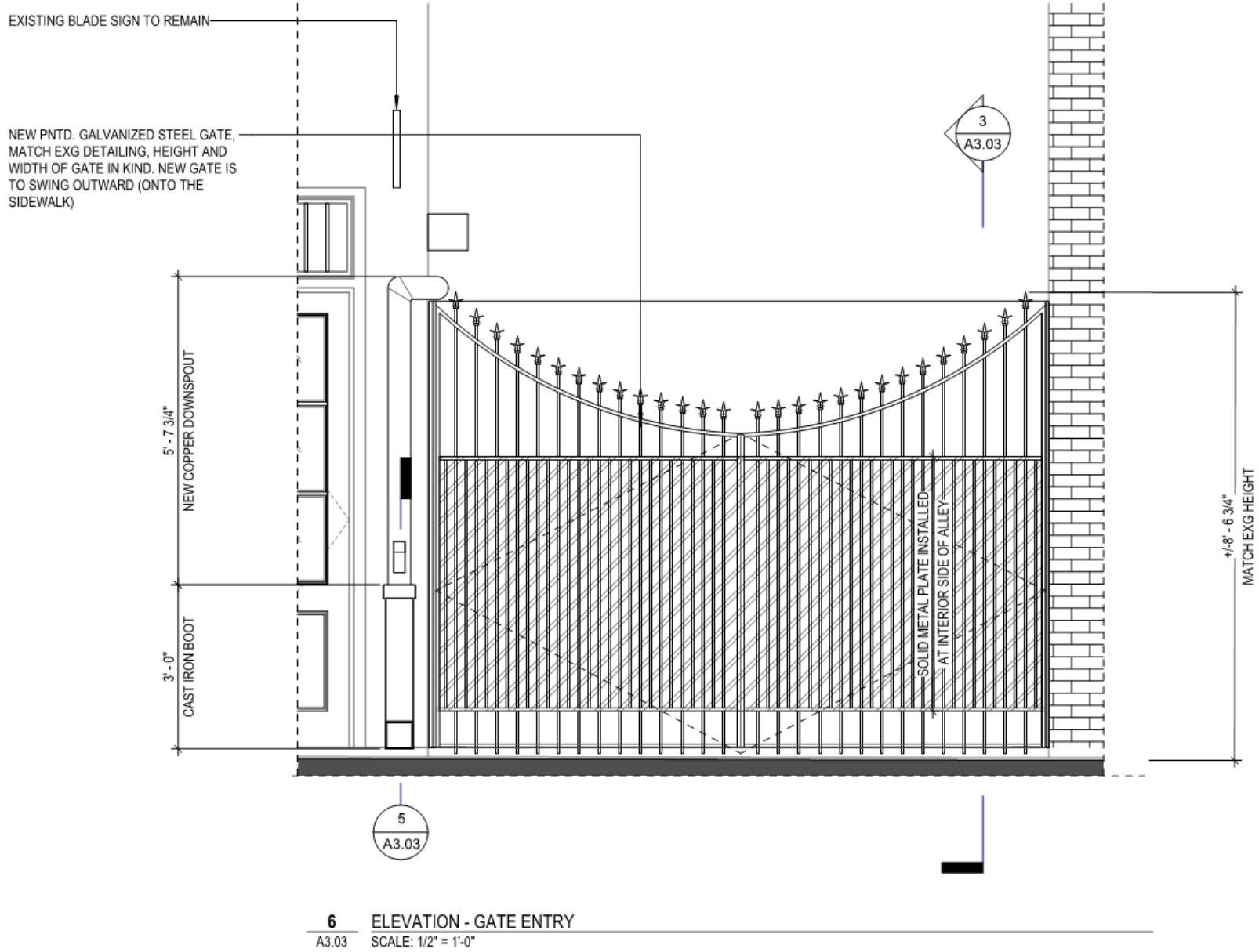
Enjoy the benefits of awning ownership by combining the comfort of an interior lifestyle, with the beauty of outdoor living.

Features:

- Powder coated Awning Frame – Sand, Almond, White or Bronze
- Custom awning widths to 40' in 1" increments
- Heavy Duty front bar
- Variable pitch control Heavy Duty awning arms with stainless steel chain
- Awning Projections – 11'-8", 13'-2", 14'-6"
- WARRANTIES: Frame – Lifetime, Fabric – 10 years, Motor – 10 years

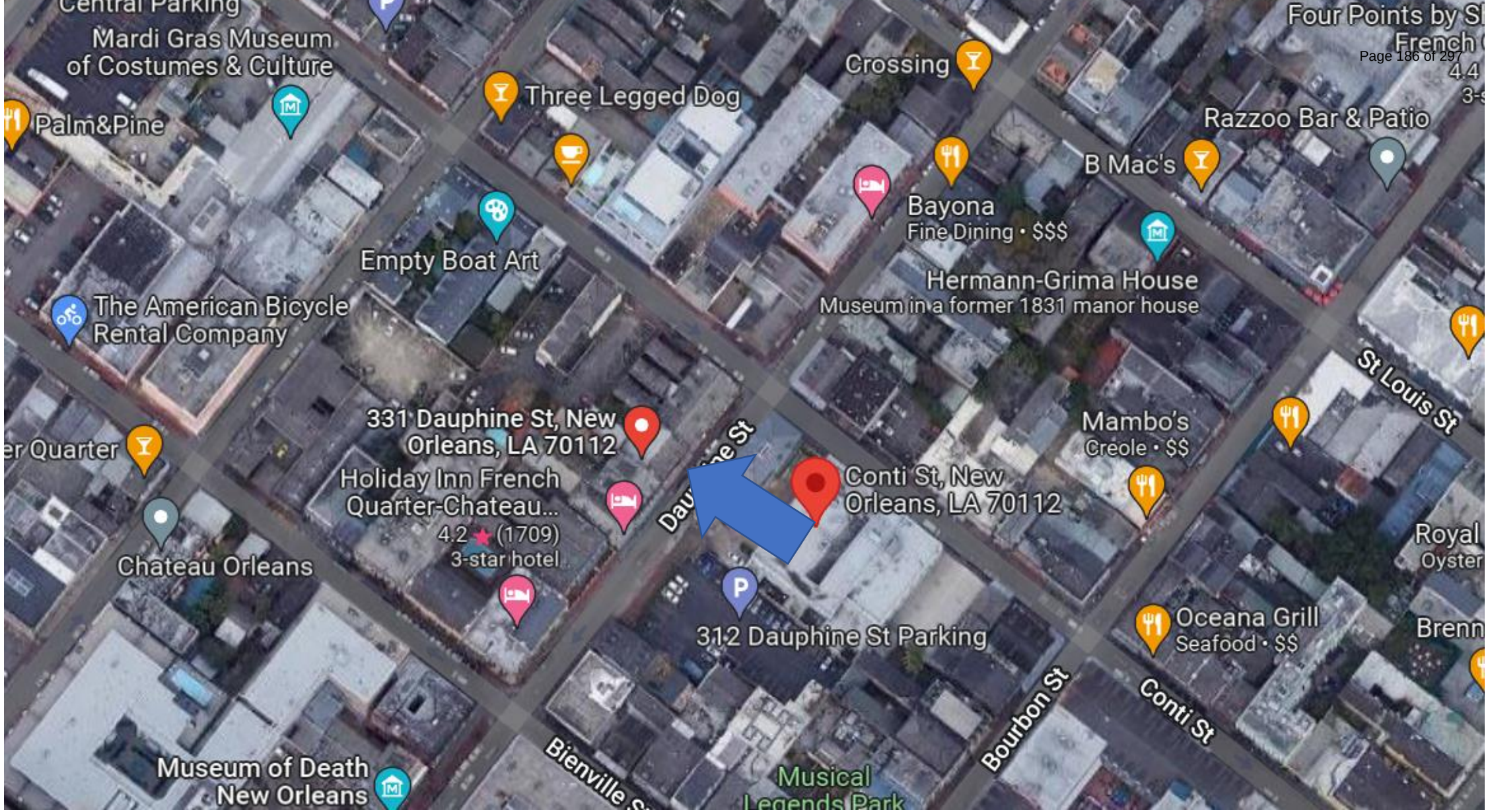


3 SECTION - ST ANN ALLEY
A3.03 SCALE: 3/8" = 1'-0"



6 A3.03 ELEVATION - GATE ENTRY
SCALE: 1/2" = 1'-0"

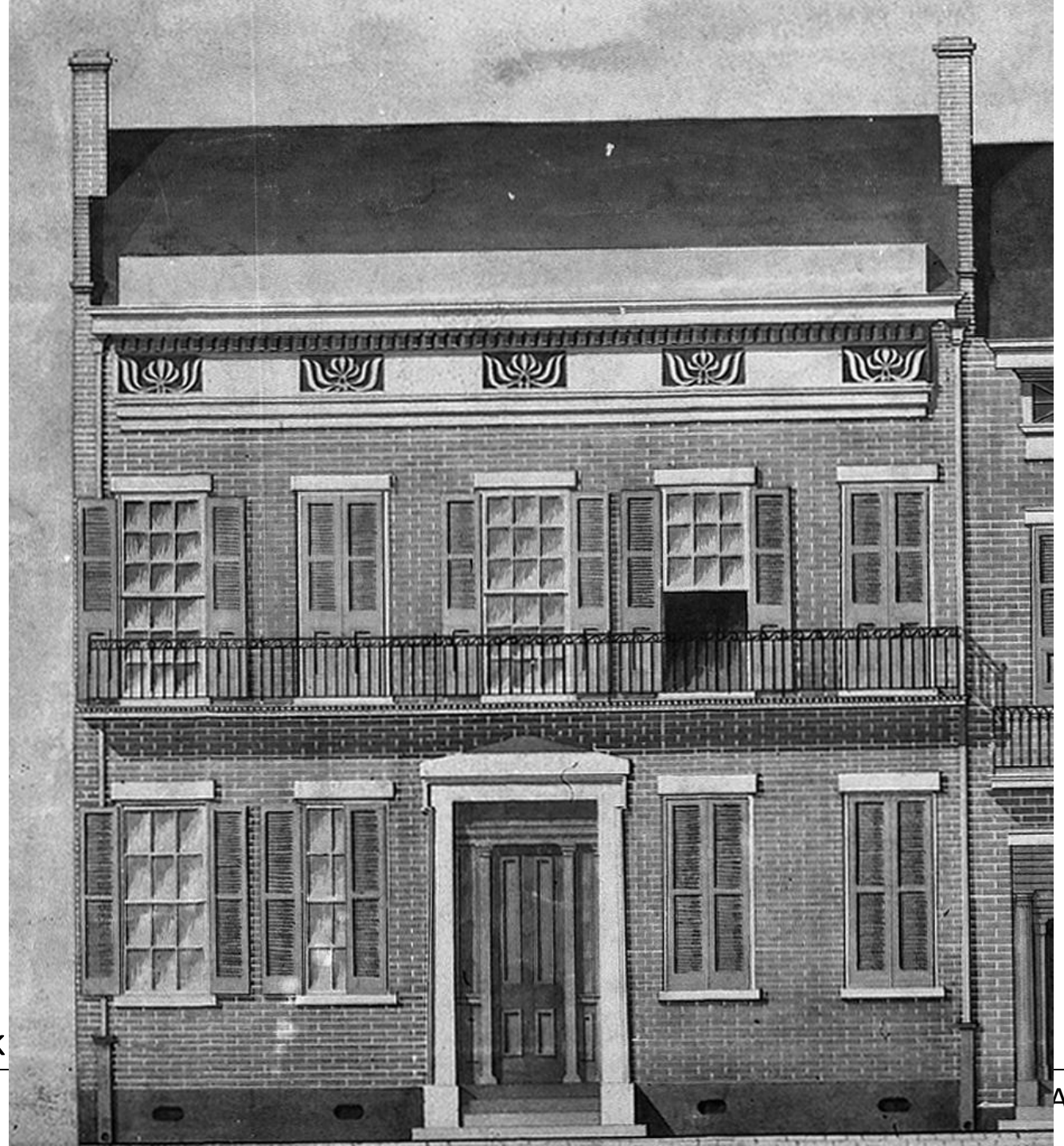
331 Dauphine

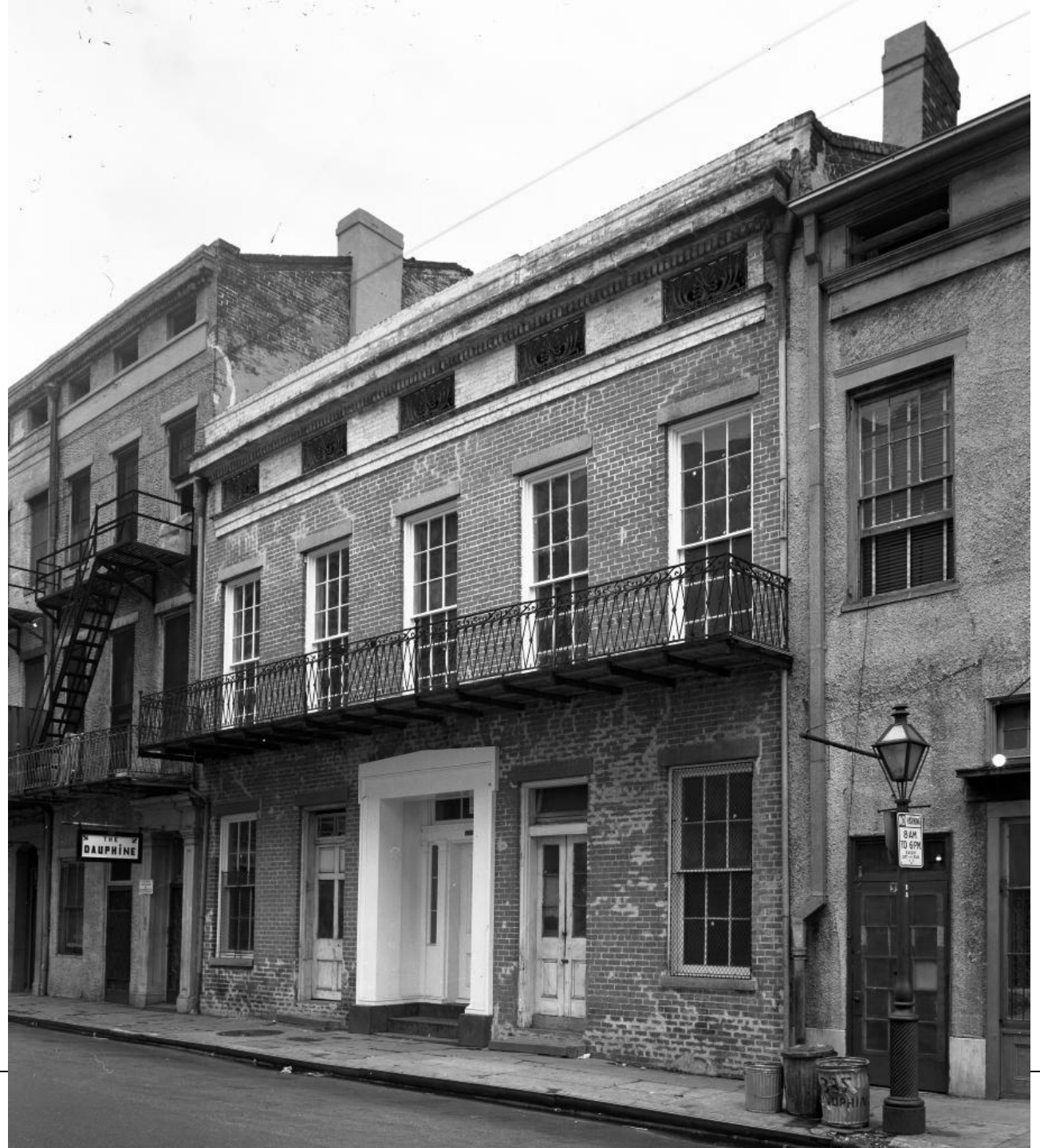


331 Dauphine

VCC Architectural Committee

August 23, 2022





331 Dauphine

VCC Architectural Committee

August 23, 2022

331 Dauphine

331 Dauphine

VCC Architectural Committee

August 23, 2022

331 Dauphine

331 Dauphine Street
Facade Restoration

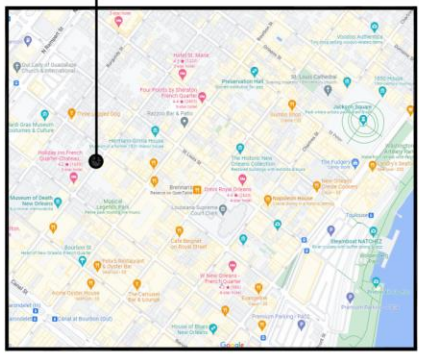
Renovation
Square 92, Lot 4
Orleans Parish
New Orleans, Louisiana

Codes
1. International Building Code, 2015 Edition
2. Parish / City, Amendments to IBC 2015
3. Life Safety Code, ANSI/NFPA 101, 2015 Edition
4. American with Disabilities Act, Public Law 101-336

Site Information
Address:	331 Dauphine Street New Orleans, Louisiana 70112
Lot:	4
Square:	92
Area of Lot:	3813
Zoning:	VCC-2

TRUE NORTH

Project Location

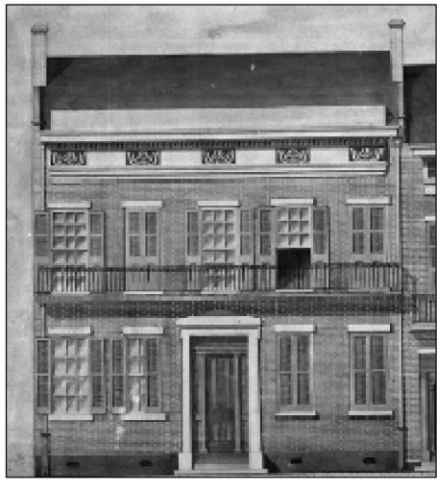


1 T1 AERIAL MAP SCALE N.T.S. 24" X 36"

Project Location

2 T1 VICINITY MAP SCALE N.T.S. 24" X 36"

3 T1 EXISTING CONDITIONS SCALE N.T.S. 24" X 36"



3 T1 HISTORIC RENDERING SCALE N.T.S. 24" X 36"

Project Directory

Architect

CIS Architects
Charles I Silbernagel + Associates, Inc.
Architects, A Professional Design Group
3129 Edenborn Avenue, Suite 100
Metairie, Louisiana 70002
(504) 454-3112 - Office
(504) 454-3125 - Fax
Email: Charles@cisarchitects.com

Design Development Review

REVISIONS

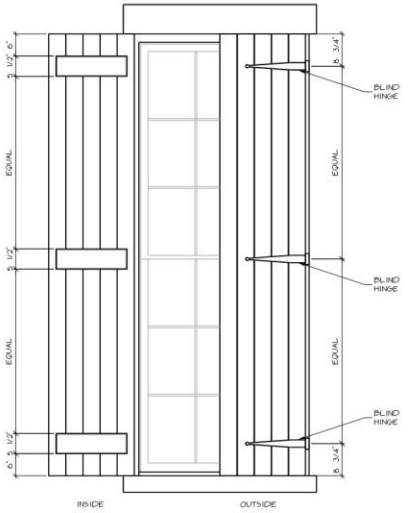
CONCEPTUAL SKETCHES
CAD PRELIMINARY APPROVAL
CAD WORKING DRAWINGS
CONSTRUCTION DOCUMENTS

331 Dauphine St Facade Restoration
Vieux Carre
New Orleans, Louisiana

CIS Architects
Metairie, Louisiana www.cisarchitects.com 504 454 3112

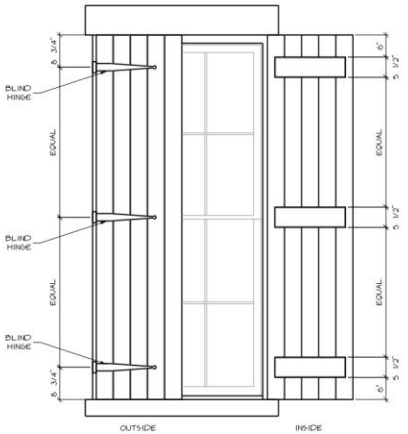
DATE
APRIL 5, 2022
PROJECT NO.
XXXX
DRAWN BY
CIS BJR
CHECKED BY
CHARLES SILBERNAGEL

SHEET
T.1
#



BOARDS SHALL BE 5/4"X 6" OR WIDER T&G BEADED ONE EDGE BOTH SIDES
REFER TO SOLID BLINDS DETAILS SHEET 5 VCC

2 A2.0 SECOND FLOOR SHUTTER DETAIL
SCALE 3/4"-1'-0" ONLY VALID ON A 24" X 36" SHEET



BOARDS SHALL BE 5/4"X 6" OR WIDER T&G BEADED ONE EDGE BOTH SIDES
REFER TO SOLID BLINDS DETAILS SHEET 5 VCC

3 A2.0 FIRST FLOOR SHUTTER DETAIL
SCALE 3/4"-1'-0" ONLY VALID ON A 24" X 36" SHEET

1 A2.0 DAUPHINE STREET EXTERIOR ELEVATION
SCALE 1/4"-1'-0" ONLY VALID ON A 24" X 36" SHEET

4 A2.0 EXISTING WINDOW TO BE REPRODUCED
SCALE N.T.S. 24" X 36"

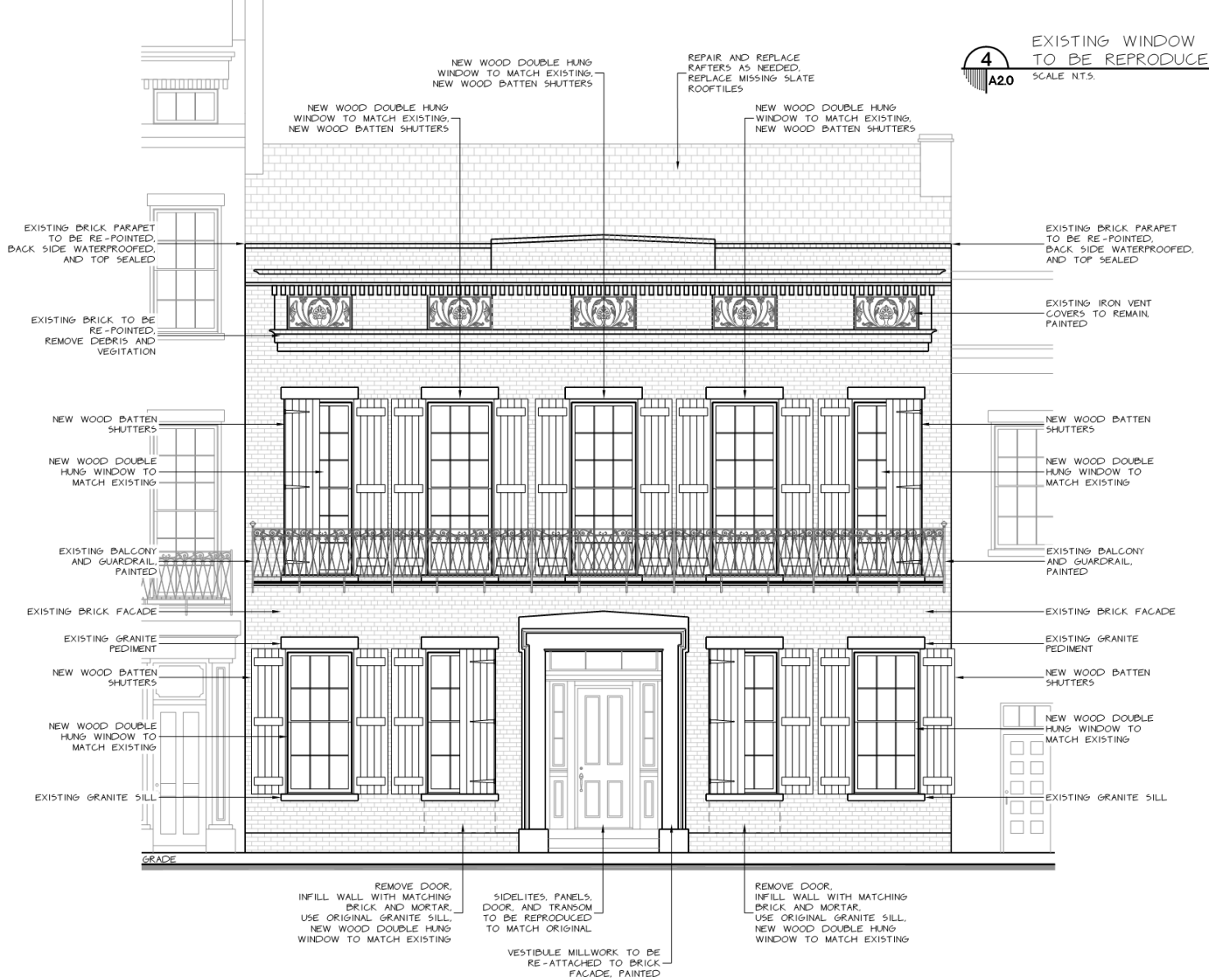
Design Development Review

REVISIONS
CONCEPTUAL SKETCHES
CAC PRELIMINARY APPROVAL
CAD WORKING DRAWINGS
CONSTRUCTION DOCUMENTS

331 Dauphine St Facade Restoration
Vieux Carre
New Orleans, Louisiana

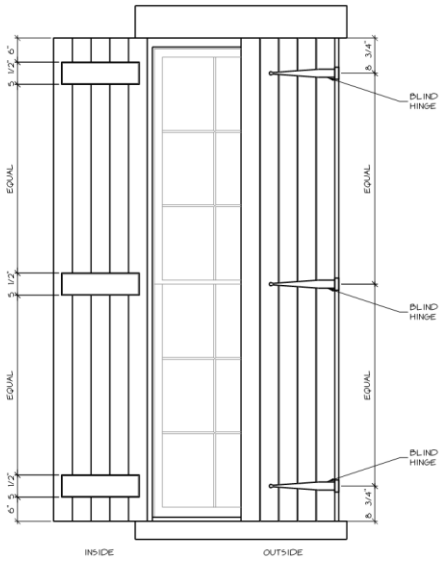
CIS Architects
Metairie, Louisiana www.clsarchitects.com 504 454 3112

DATE APRIL 5, 2022
PROJECT NO. XXXX
DRAWN BY C.I.S. B.J.R.
CHECKED BY CHARLES SILBERNAGEL
SHEET A 2.0
OF #



4 A2.0 EXISTING WINDOW TO BE REPRODUCE
SCALE N.T.S.

1 A2.0 DAUPHINE STREET EXTERIOR ELEVATION
SCALE 1/4"-1'-0" ONLY VALID ON A 24" X 36" SHEET

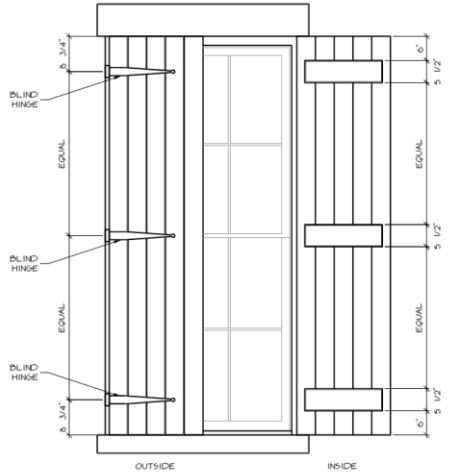


BOARDS SHALL BE 5/4"X 6" OR WIDER T+G BEADED ONE EDGE BOTH SIDES

REFER TO SOLID BLINDS DETAILS SHEET 5 VCC

2 A2.0 SECOND FLOOR SHUTTER DETAIL

SCALE 3/4"=1'-0" ONLY VALID ON A 24" X 36" SHEET



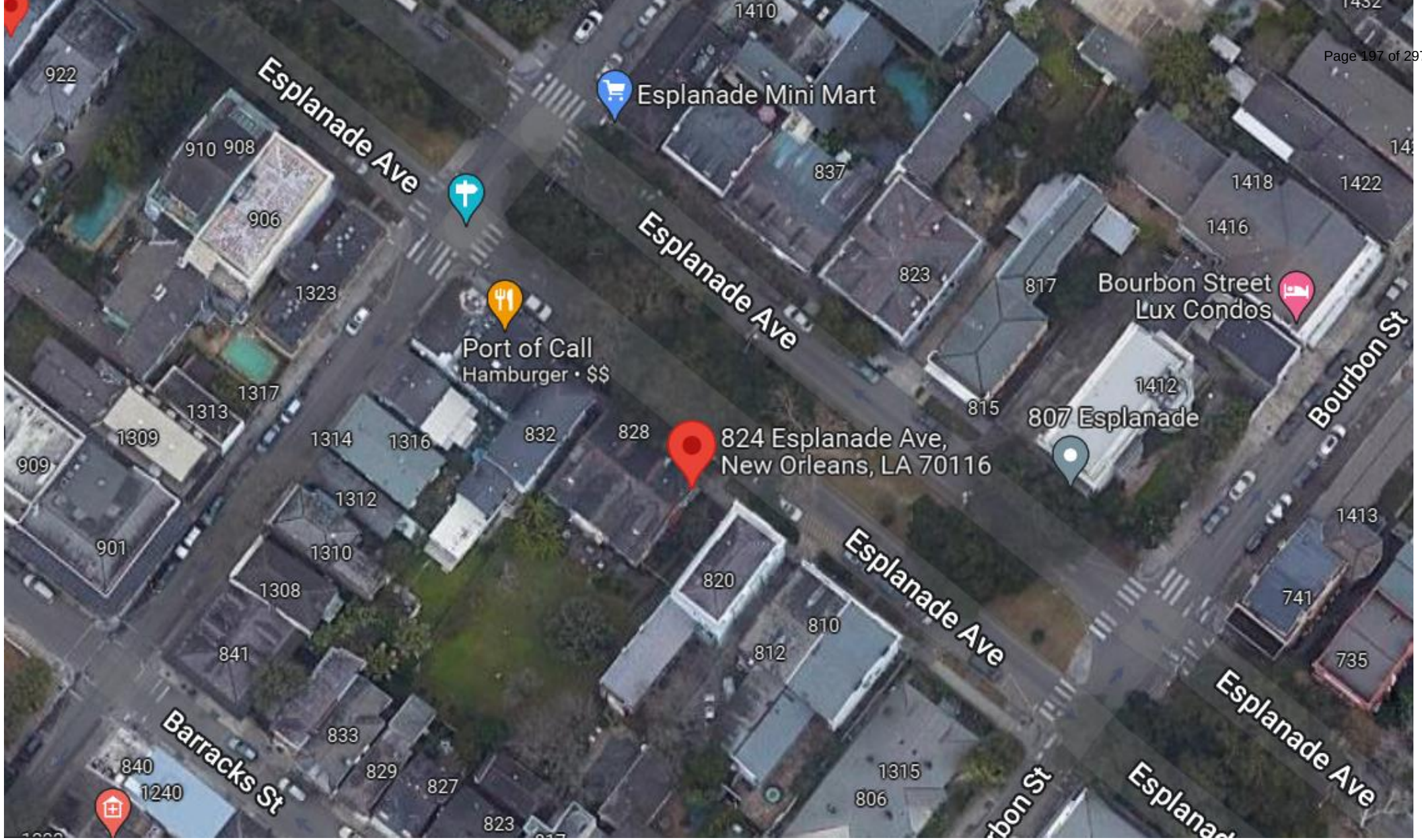
BOARDS SHALL BE 5/4"X 6" OR WIDER T+G BEADED ONE EDGE BOTH SIDES

REFER TO SOLID BLINDS DETAILS SHEET 5 VCC

3 A2.0 FIRST FLOOR SHUTTER DETAIL

SCALE 3/4"=1'-0" ONLY VALID ON A 24" X 36" SHEET

824 Esplanade



824 Esplanade

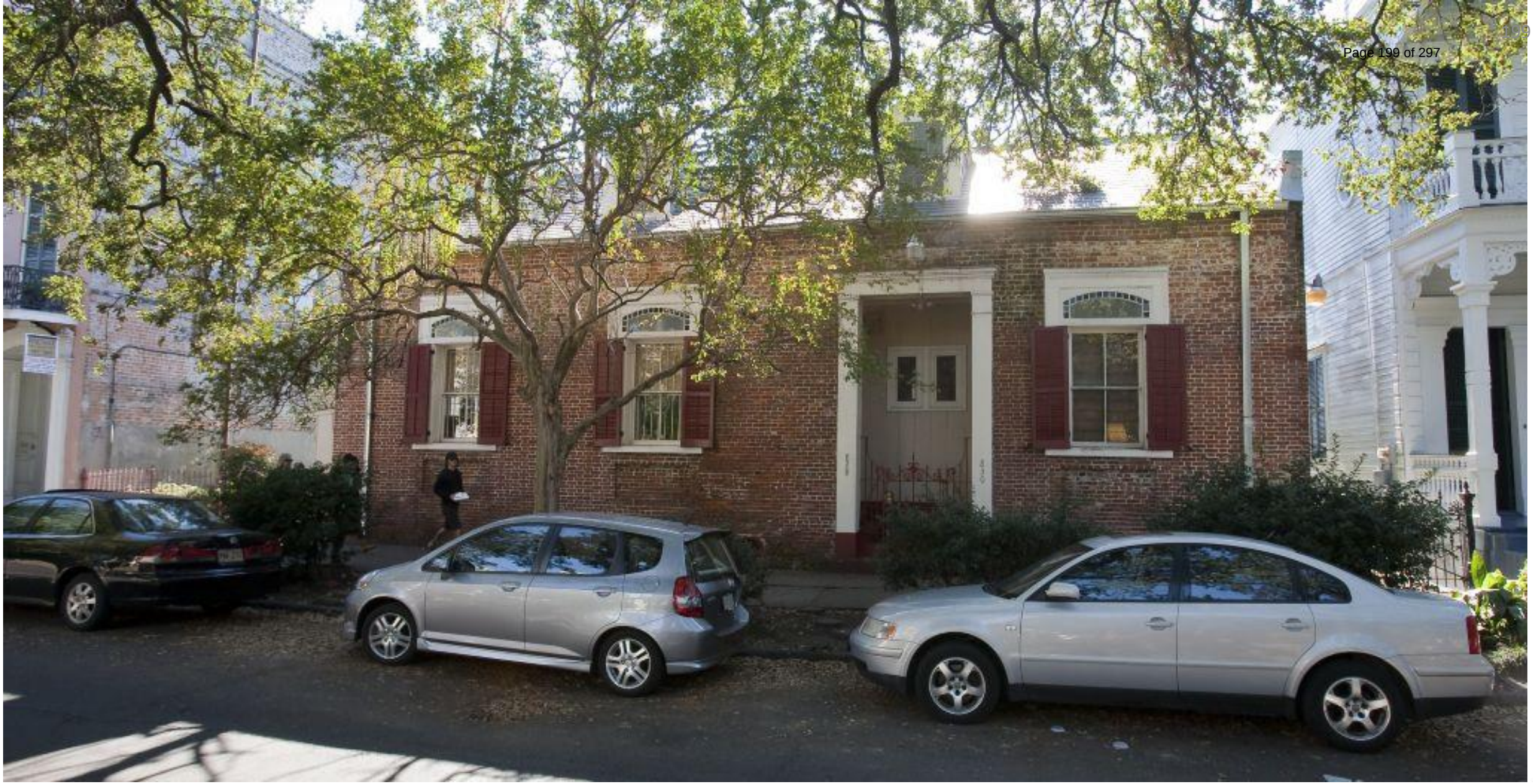
VCC Architectural Committee

August 23, 2022

824 Esplanade

VCC Architectural Committee

August 23, 2022



824 Esplanade

VCC Architectural Committee

August 23, 2022

824 Esplanade – 1984

824 Esplanade – 1984

824 Esplanade – 2005

824 Esplanade – 2008

824 Esplanade

VCC Architectural Committee

August 23, 2022

824 Esplanade

VCC Architectural Committee

August 23, 2022

824 Esplanade

824 Esplanade

VCC Architectural Committee

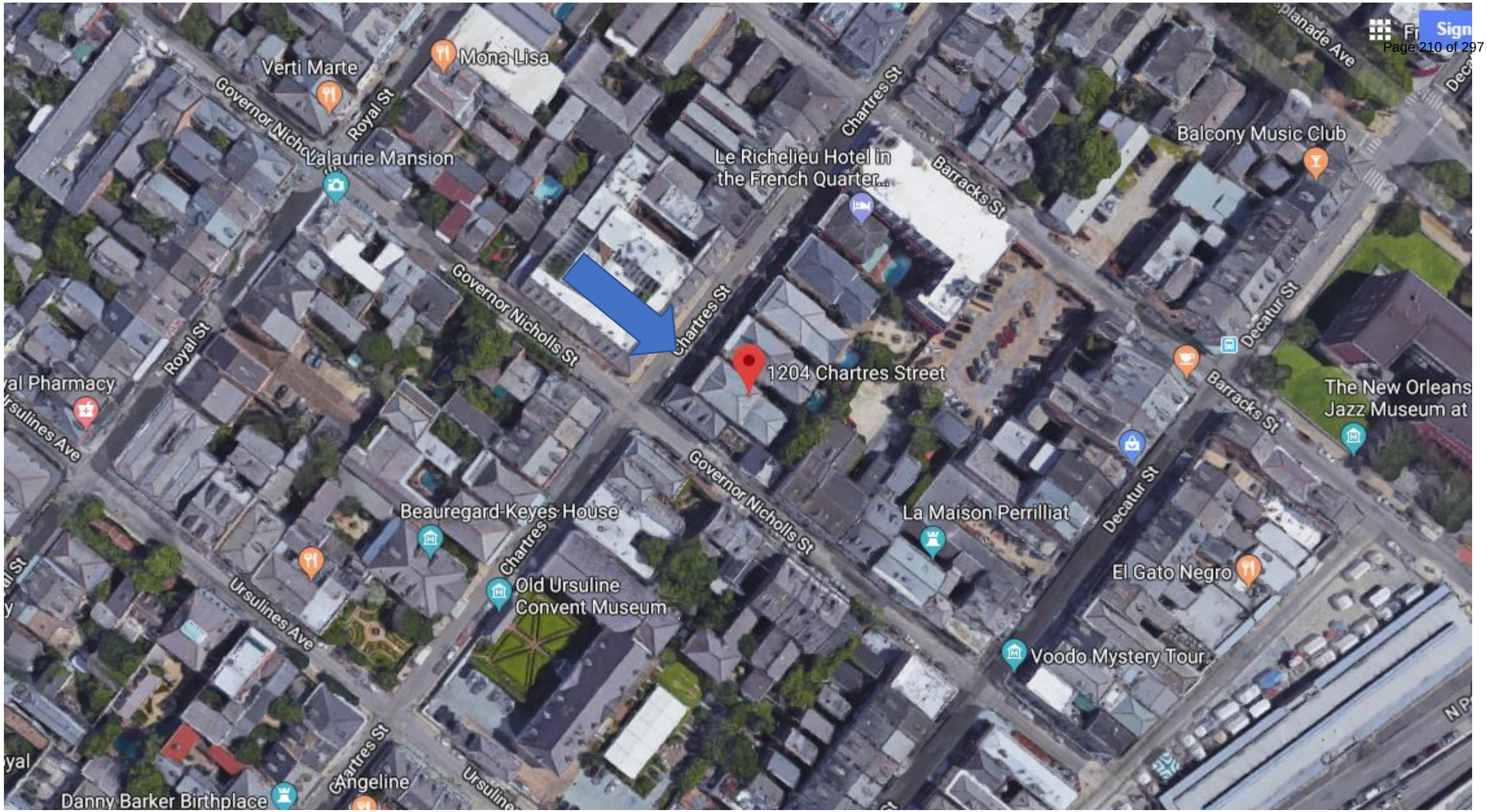
August 23, 2022

824 Esplanade

VCC Architectural Committee

August 23, 2022

1206 Chartres



1204-1206 Chartres

VCC Architectural Committee

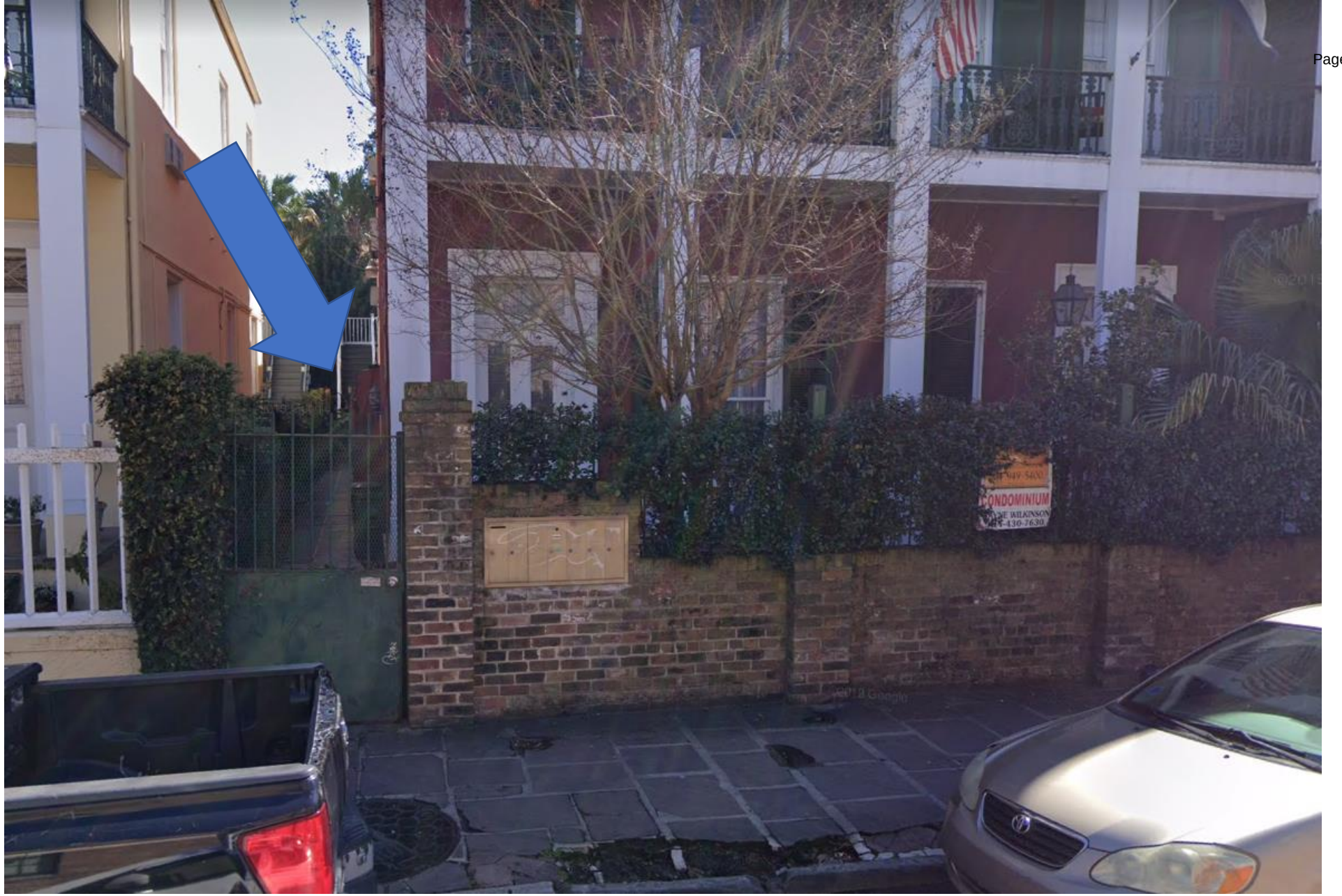
August 23, 2022

1204-1206 Chartres

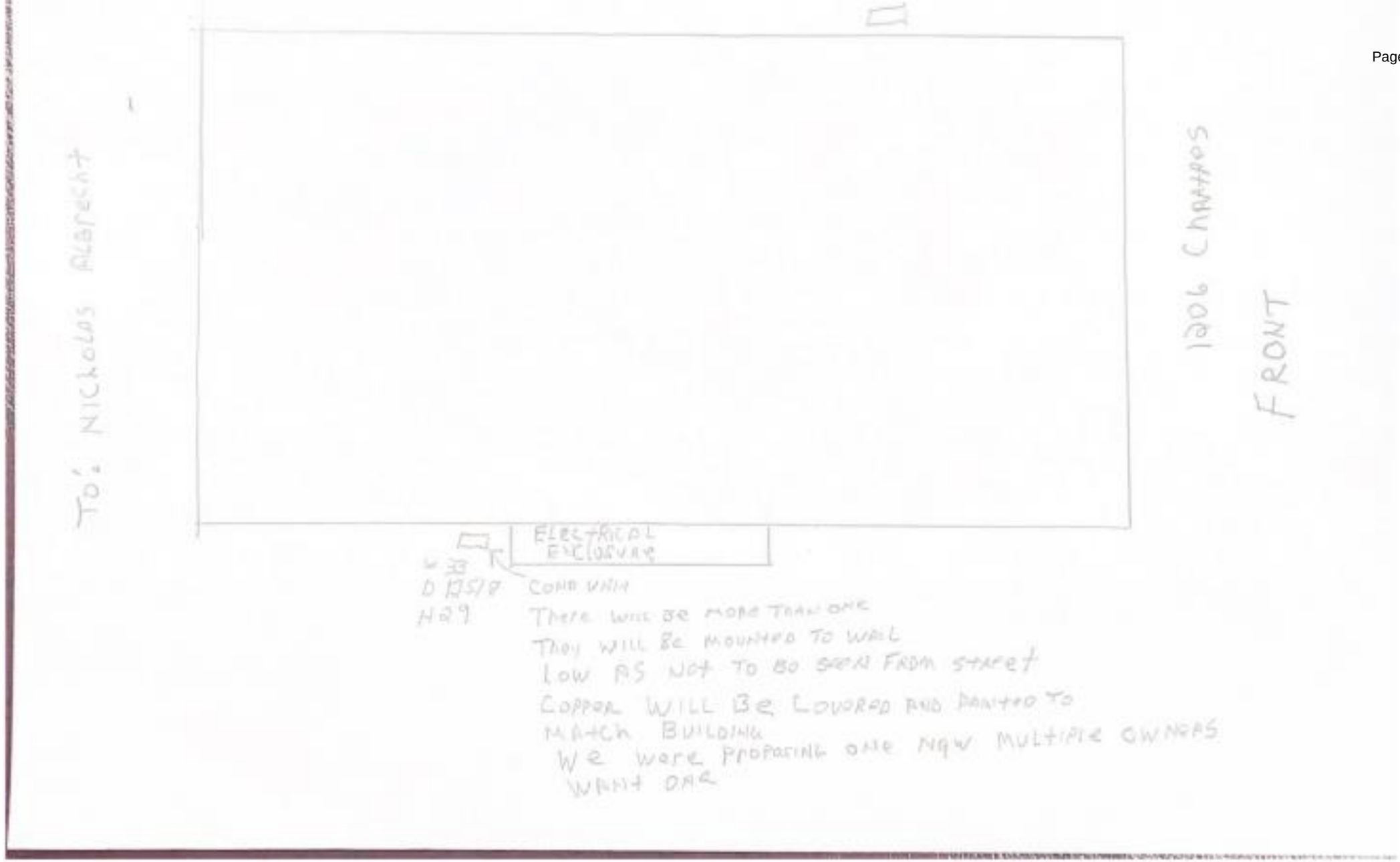
1204-1206 Chartres

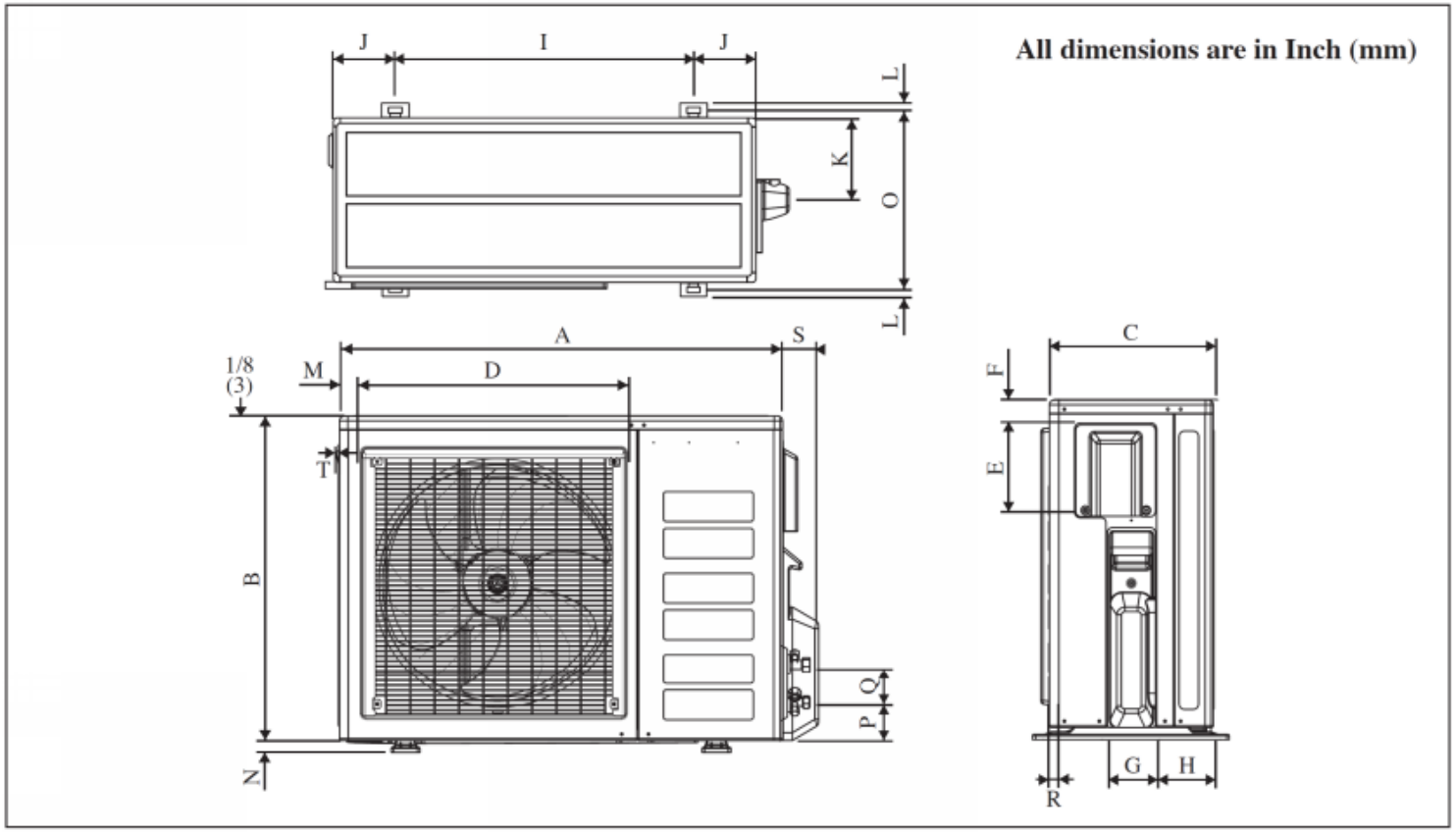
1204-1206 Chartres

1204-1206 Chartres – Unit to be removed



1204-1206 Chartres – Behind existing electrical closet

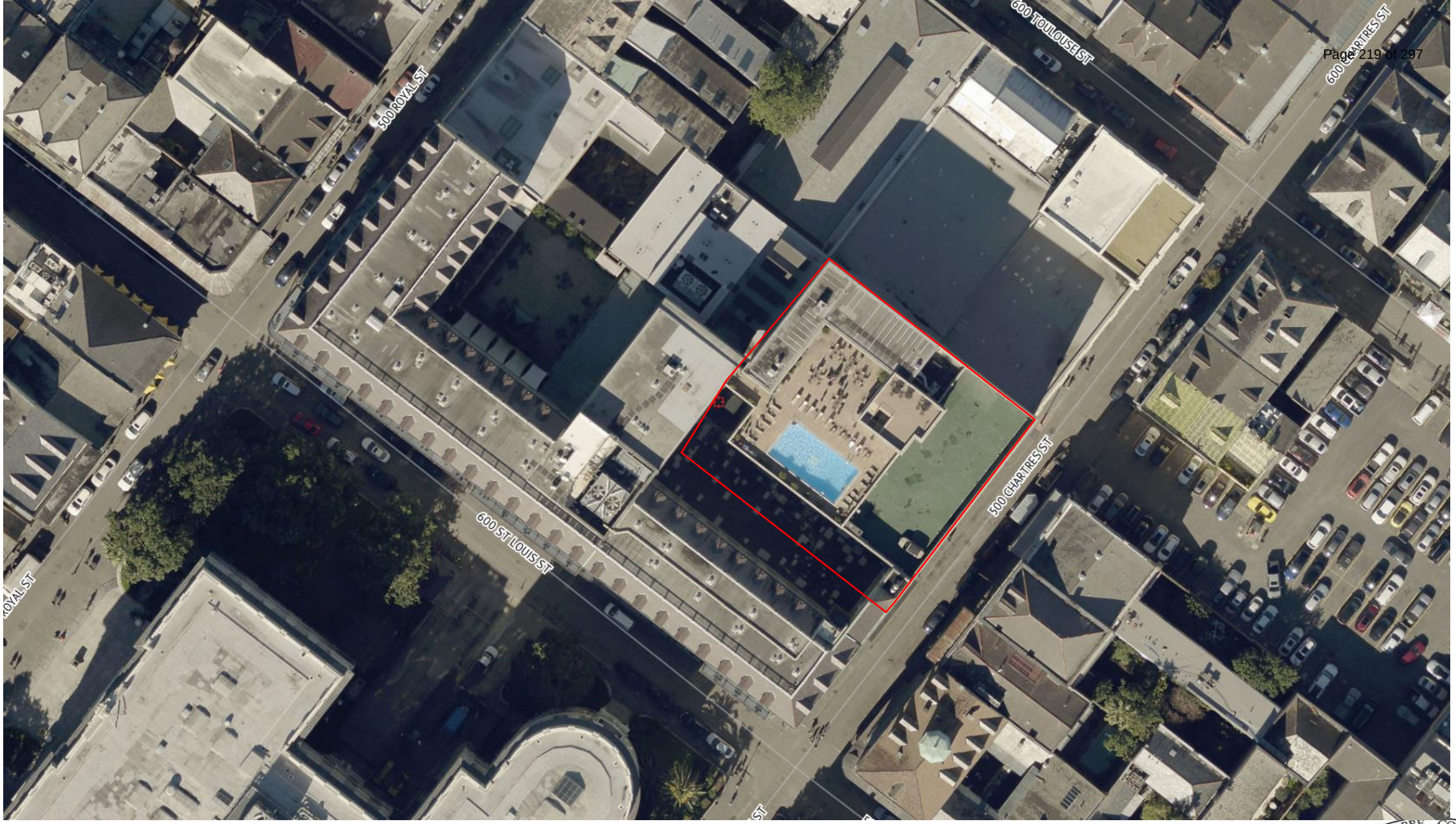

TO: NICHOLAS ALARCON
1206 CHARTRES
FRONT
ELECTRICAL ENCLOSURE
COND WHIH
There will be more than one
They will be mounted to wall
low as not to be seen from street
Copper will be covered and painted to
match Building
We were proposing one new multiple owners
want one



Dimension / Model	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
18	33-11/16 (855)	24-3/4 (628)	12-15/16 (328)	20-1/2 (520)	7-1/16 (179)	1-13/16 (46)	4 (101)	4-7/16 (113)	23-3/4 (603)	4-15/16 (126)	6-7/16 (164)	9/16 (15)	1-5/16 (34)	15/16 (23)	14-1/4 (362)
24	33-11/16 (855)	28-3/4 (730)	12-15/16 (328)	20-1/2 (520)	7-1/16 (179)	1-13/16 (46)	4 (101)	4-7/16 (113)	23-3/4 (603)	4-15/16 (126)	6-7/16 (164)	9/16 (15)	1-5/16 (34)	15/16 (23)	14-1/4 (362)

Dimension / Model	P	Q	R	S	T
18	2-7/8 (73)	2-15/16 (75)	5/16 (8)	2-5/8 (67)	1/4 (7)
24	2-7/8 (73)	2-15/16 (75)	5/16 (8)	2-5/8 (67)	1/4 (7)

621 St Louis



621 St Louis

VCC Architectural Committee

August 23, 2022

621 St Louis

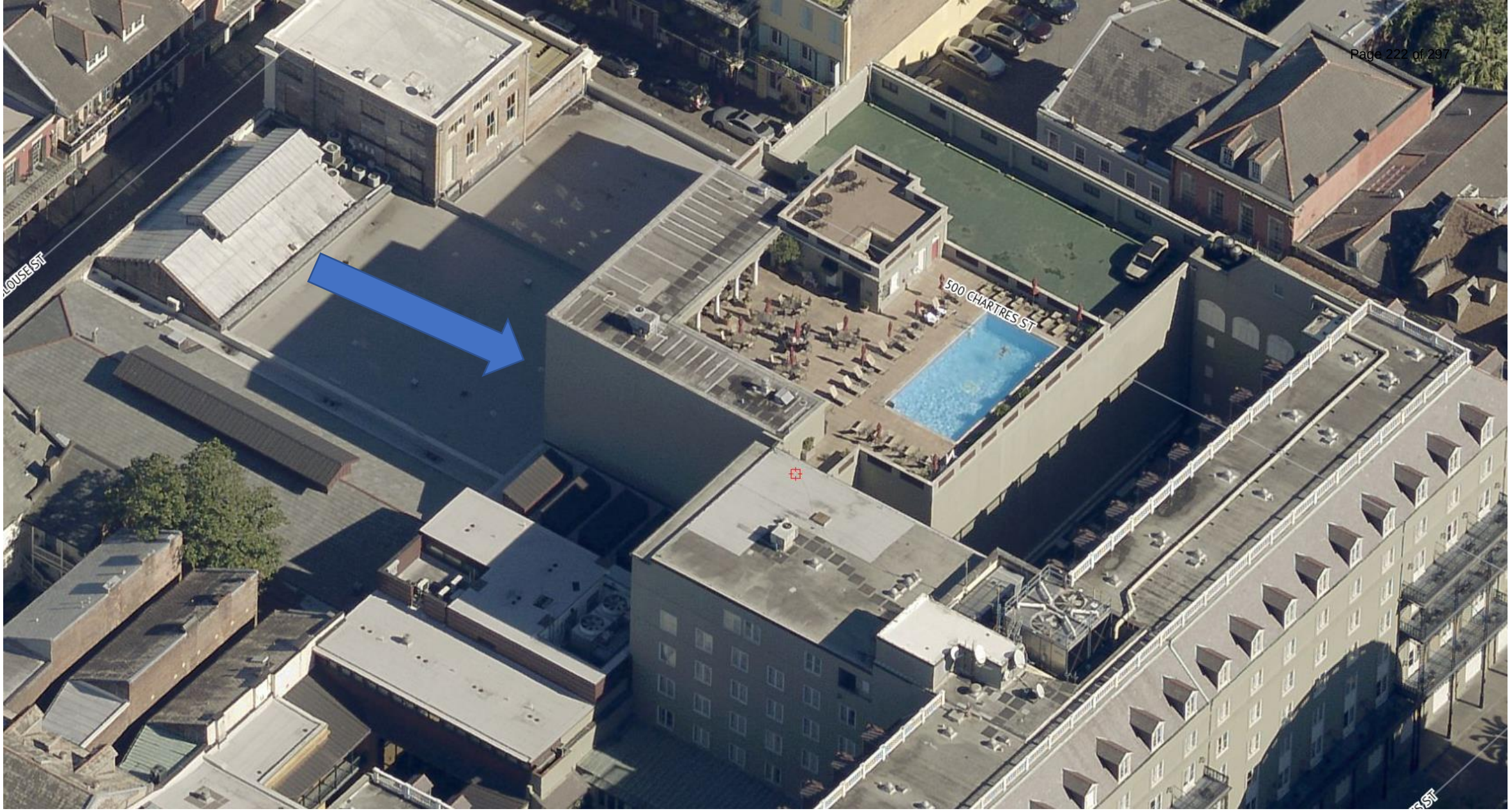
VCC Architectural Committee

August 23, 2022

621 St Louis

VCC Architectural Committee

August 23, 2022



621 St Louis

VCC Architectural Committee

August 23, 2022

621 St Louis

VCC Architectural Committee

August 23, 2022

621 St Louis

621 St Louis

VCC Architectural Committee

August 23, 2022

621 St Louis

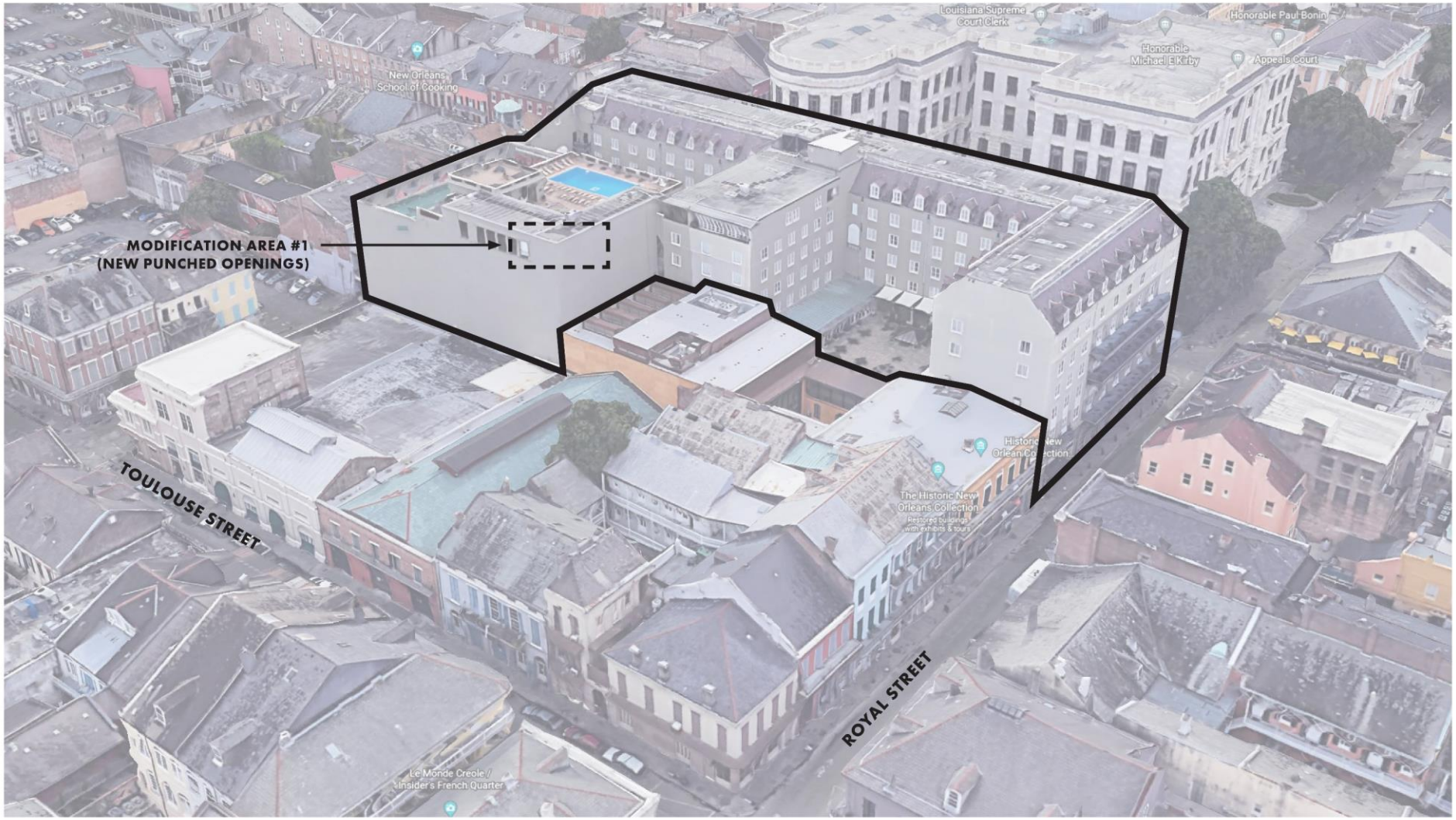
FAROUKI
FAROUKI

AUGUST 23, 2022

OMNI ROYAL ORLEANS

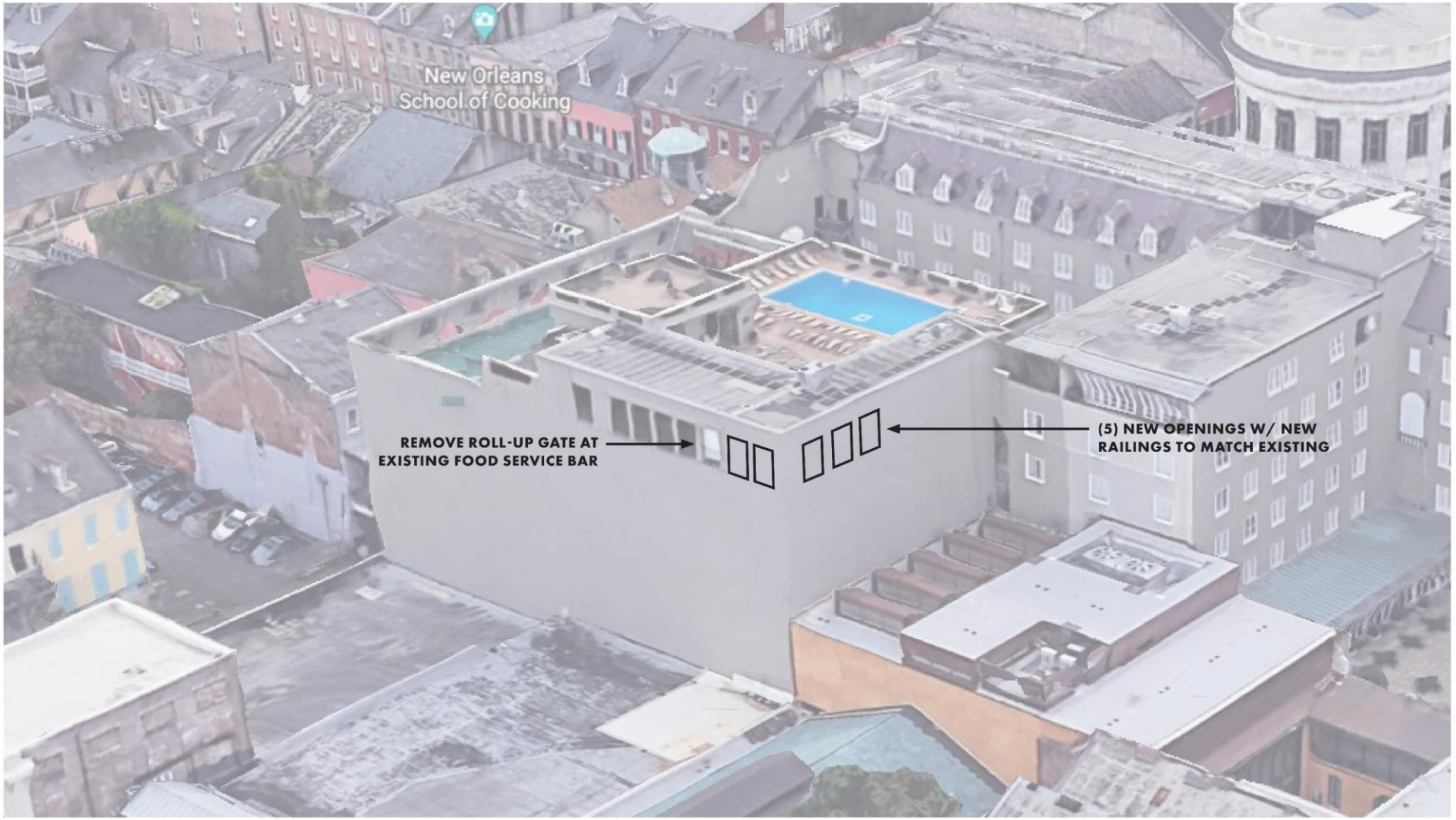
621 SAINT LOUIS STREET

VCC / ARC PRESENTATION



BIRD'S EYE VIEW - NORTH

2



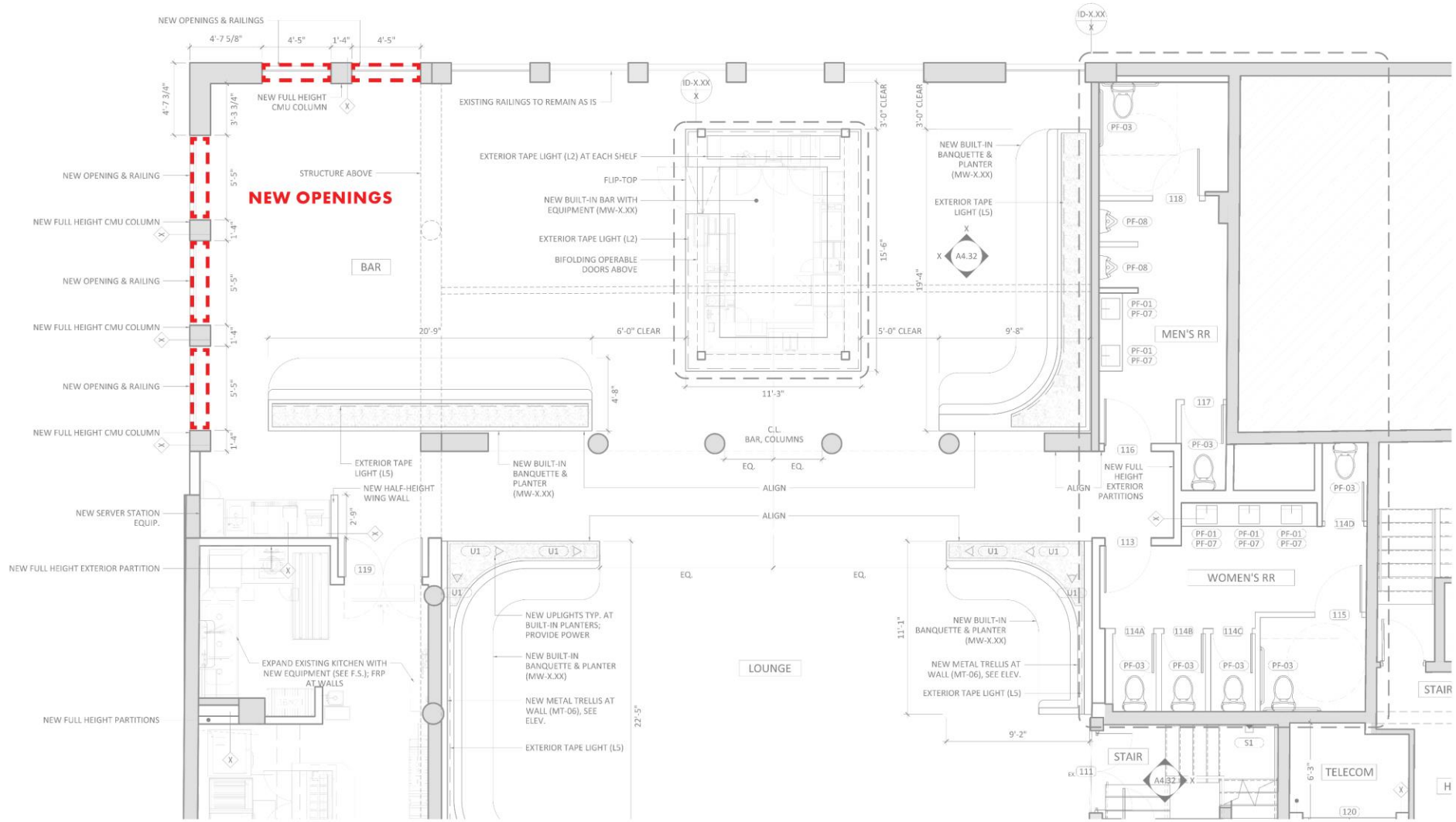
MODIFICATION AREA #1

621 St Louis

VCC Architectural Committee

August 23, 2022

[redacted]

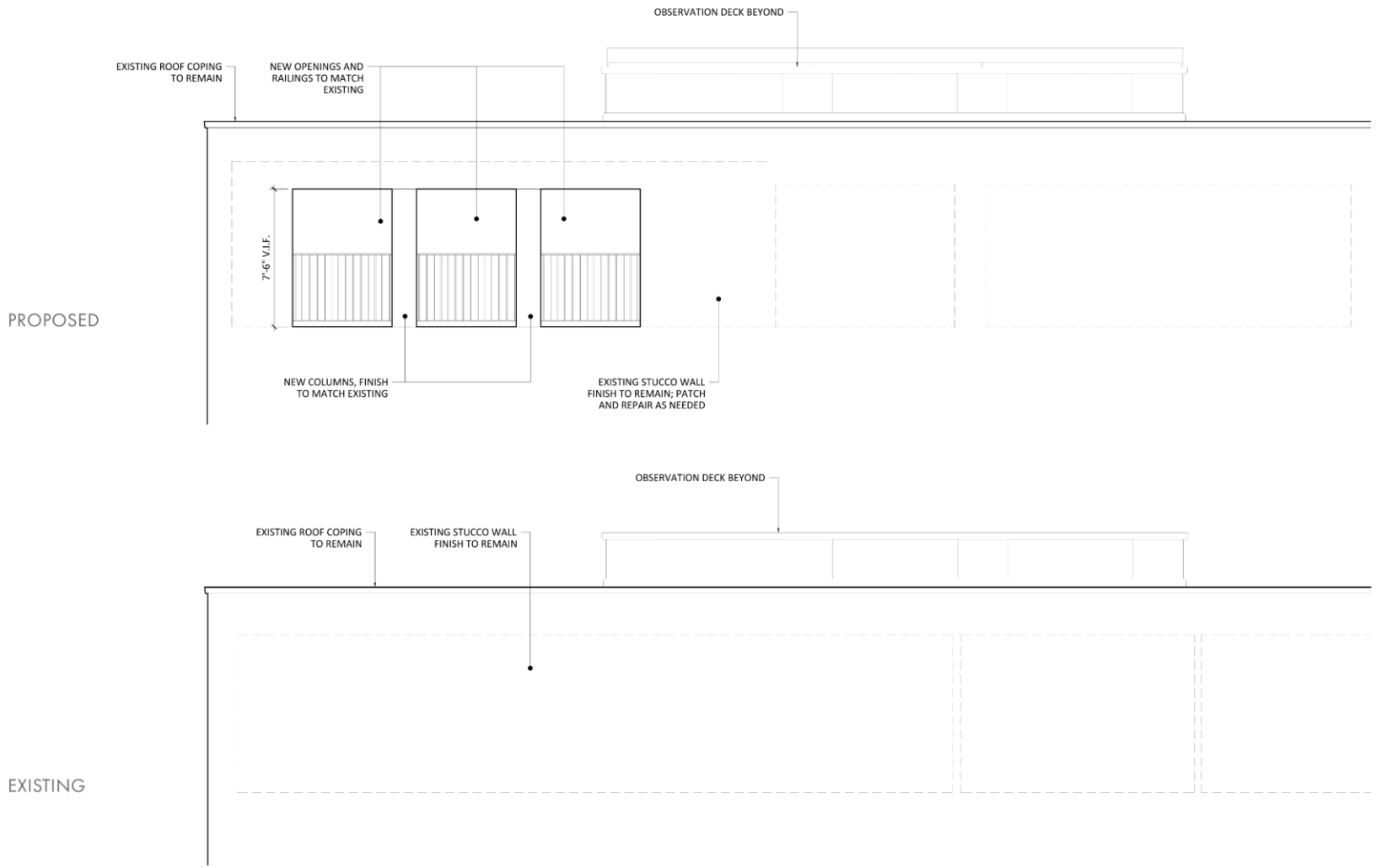


PROPOSED ROOFTOP FLOOR PLAN

5

ROOFTOP ELEVATIONS - NORTH

6

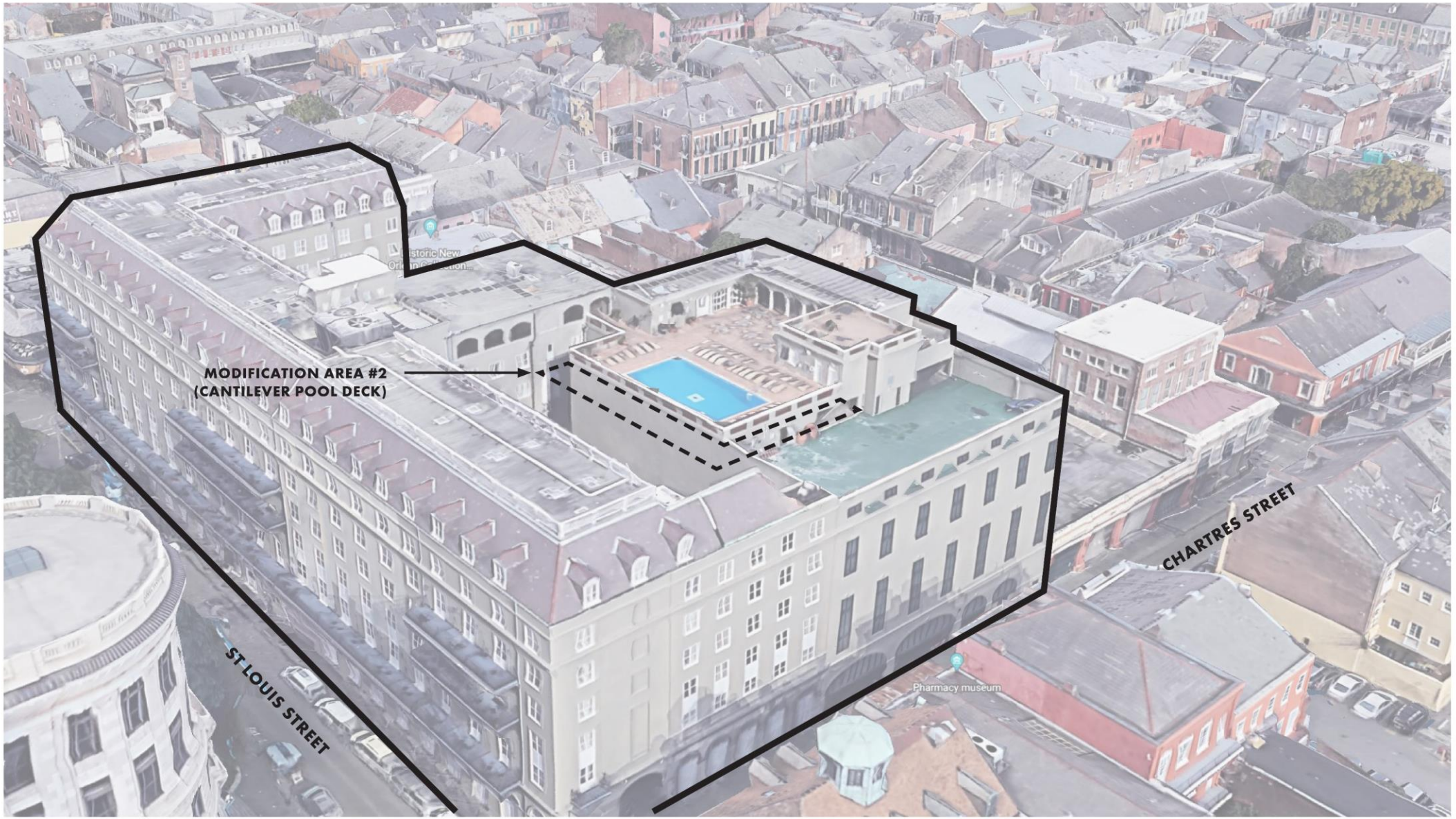


ROOFTOP ELEVATIONS - WEST

621 St Louis

VCC Architectural Committee

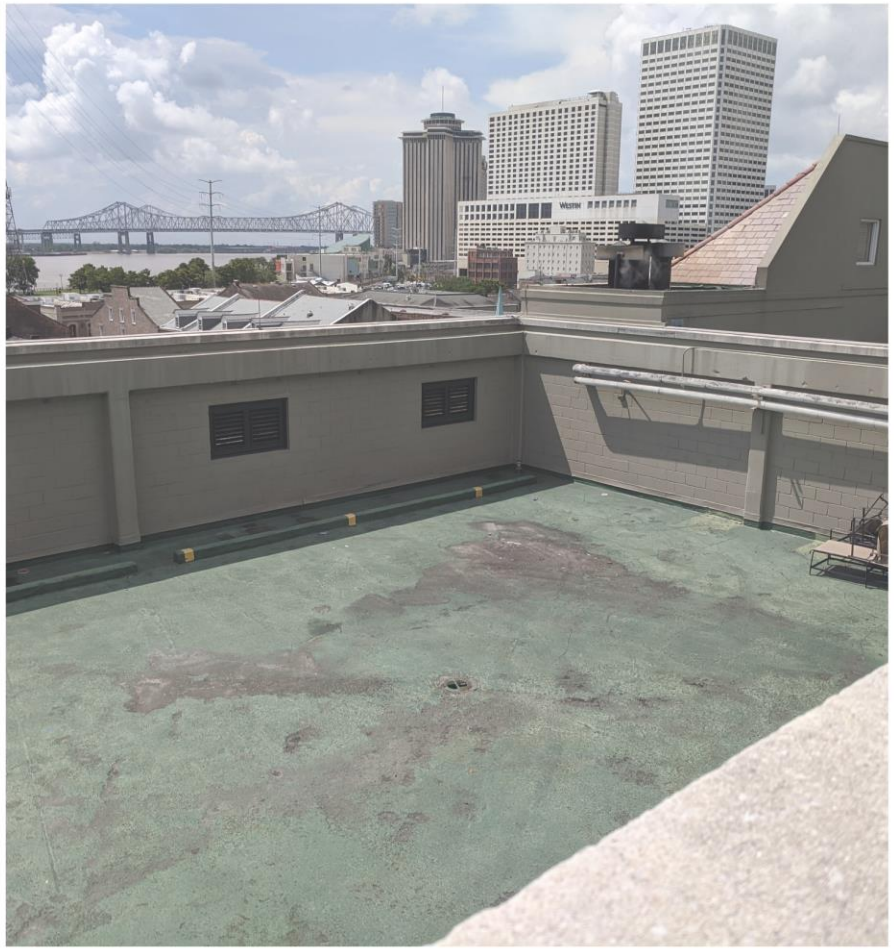
August 23, 2022



BIRD'S EYE VIEW - SOUTH

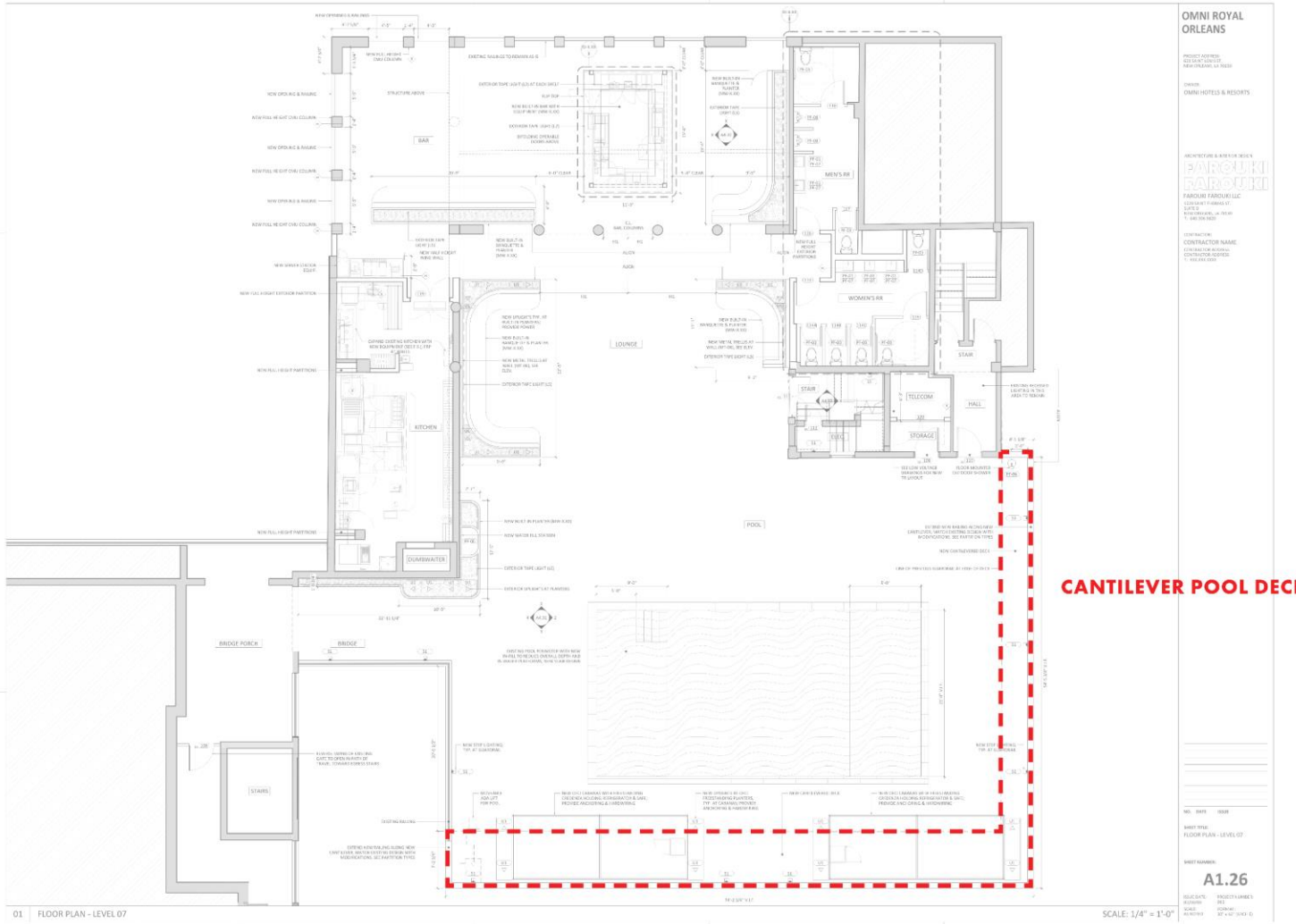
- THE POOL DECK WILL BE CANTILEVERED 7'-0" OVER THE LIGHT WELL.
- THE GUARDRAIL DETAIL, FASCIA PROPORTIONS, AND MATERIALS WILL MATCH EXISTING.

VIEW FROM ACROSS LIGHT WELL TOWARD EXISTING POOL DECK



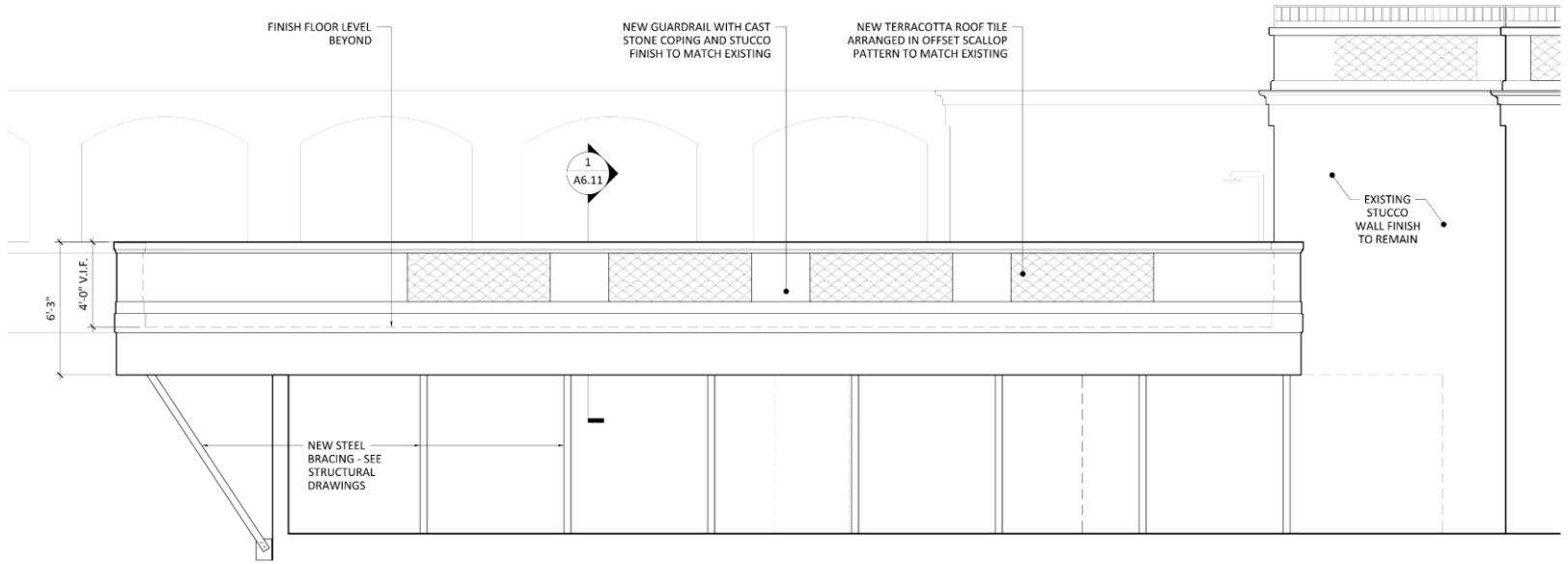
- THE PARKING GARAGE BELOW THE POOL DECK HAS STREET-WALLS WHICH OBSTRUCT VIEWS OF THE POOL DECK FROM THE RIGHT-OF-WAY.
- THE POOL DECK WILL BE CANTILEVERED 4'-0" OVER THE PARKING GARAGE.

VIEW FROM POOL DECK DOWN TOWARD PARKING GARAGE ROOF



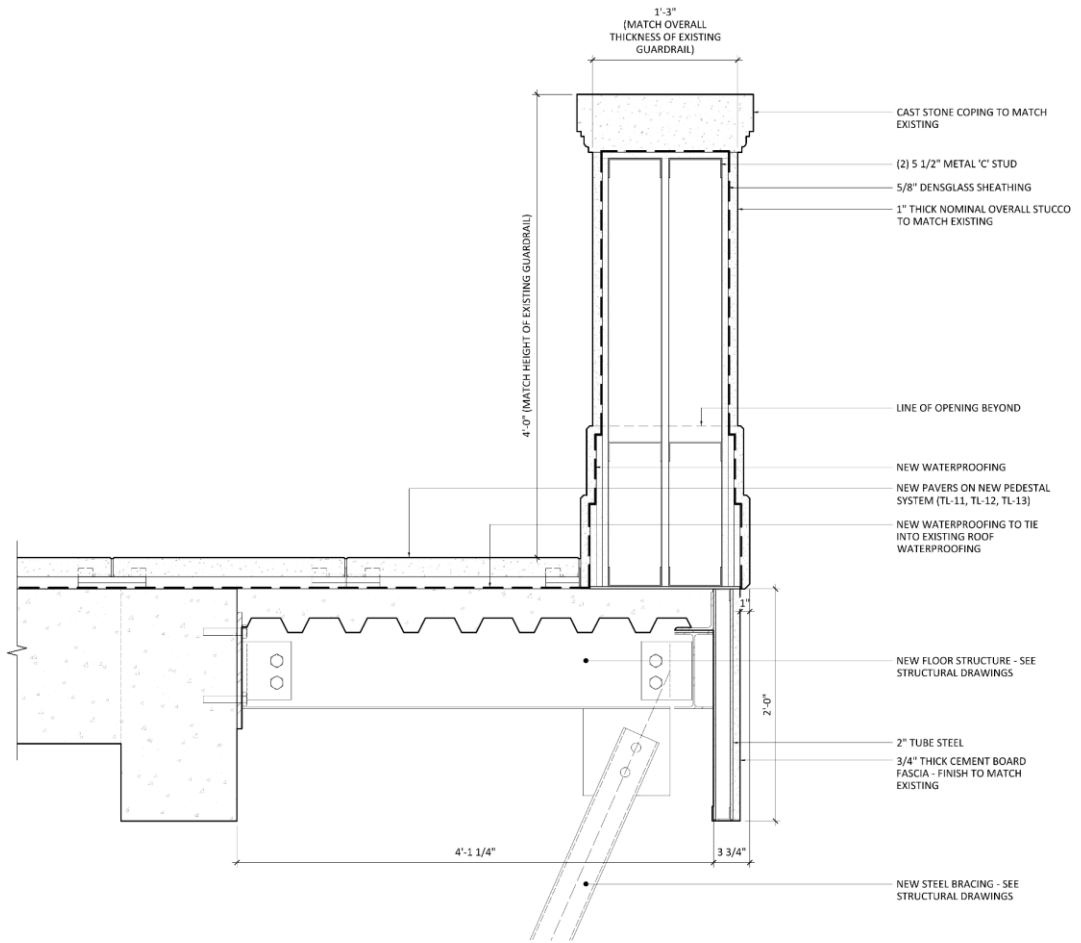
PROPOSED ROOFTOP FLOOR PLAN

10



PROPOSED NEW GUARDRAIL - ELEVATION

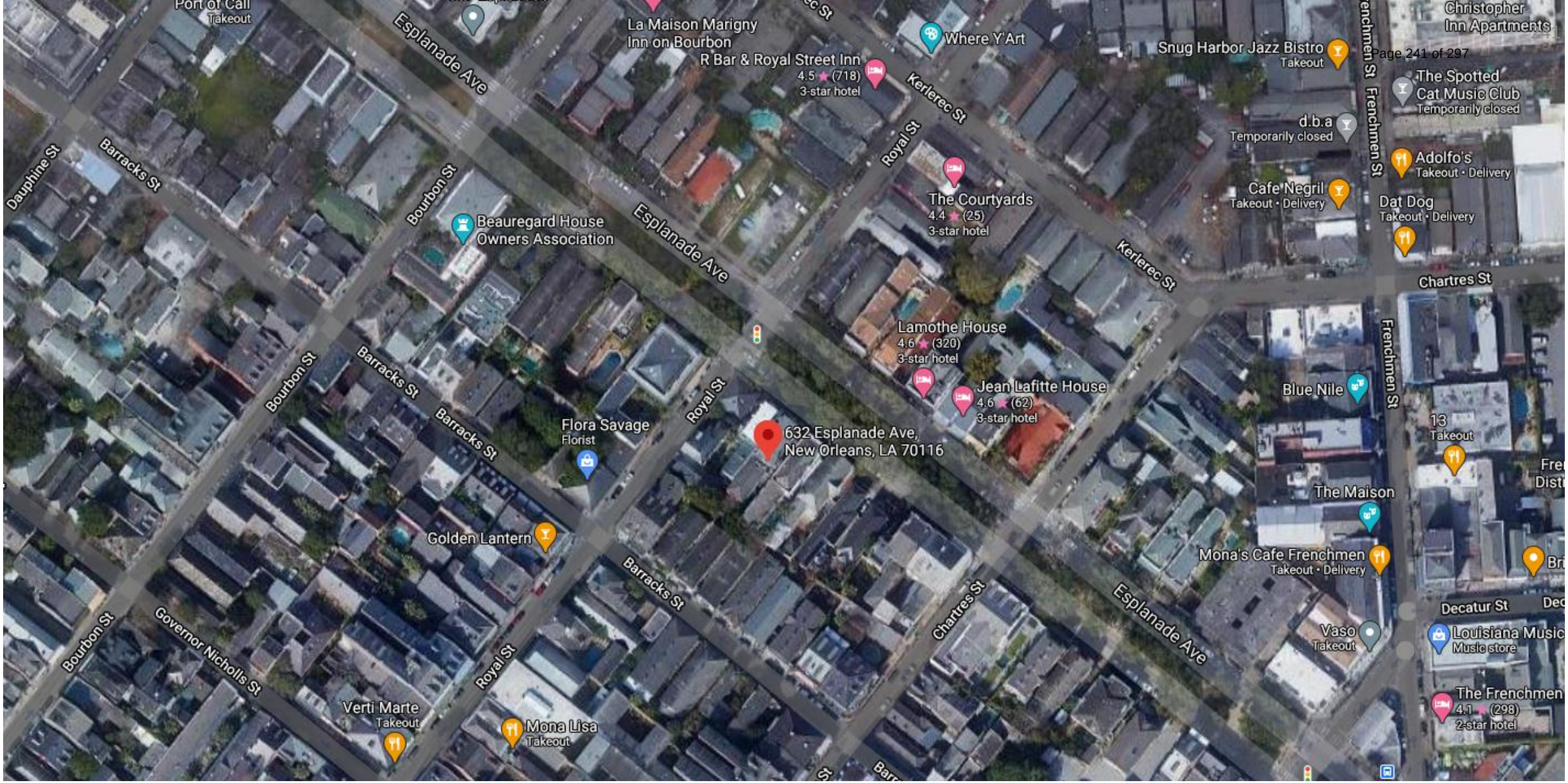
11



PROPOSED NEW GUARDRAIL - SECTION DETAIL

12

632 Esplanade


632 Esplanade Ave,
New Orleans, LA 70116
Esplanade Ave
Barracks St
Bourbon St
Royal St
Kerlerec St
Dauphine St
Chartres St
Governor Nicholls St
Frenchmen St
Decatur St
Port of Call
Takeout
La Maison Marigny
Inn on Bourbon
Where Y'Art
R Bar & Royal Street Inn
4.5 (718)
3-star hotel
Snug Harbor Jazz Bistro
Takeout
Christopher
Inn Apartments
The Spotted
Cat Music Club
Temporarily closed
d.b.a
Temporarily closed
Adolfo's
Takeout • Delivery
Cafe Negril
Takeout • Delivery
Dat Dog
Takeout • Delivery
Beauregard House
Owners Association
The Courtyards
4.4 (25)
3-star hotel
Lamothe House
4.6 (320)
3-star hotel
Jean Lafitte House
4.6 (62)
3-star hotel
Blue Nile
13
Takeout
The Maison
Flora Savage
Florist
Golden Lantern
Mona's Cafe Frenchmen
Takeout • Delivery
Vaso
Takeout
Louisiana Music
Music store
The Frenchmen
4.1 (298)
2-star hotel
Verti Marte
Takeout
Mona Lisa
Takeout

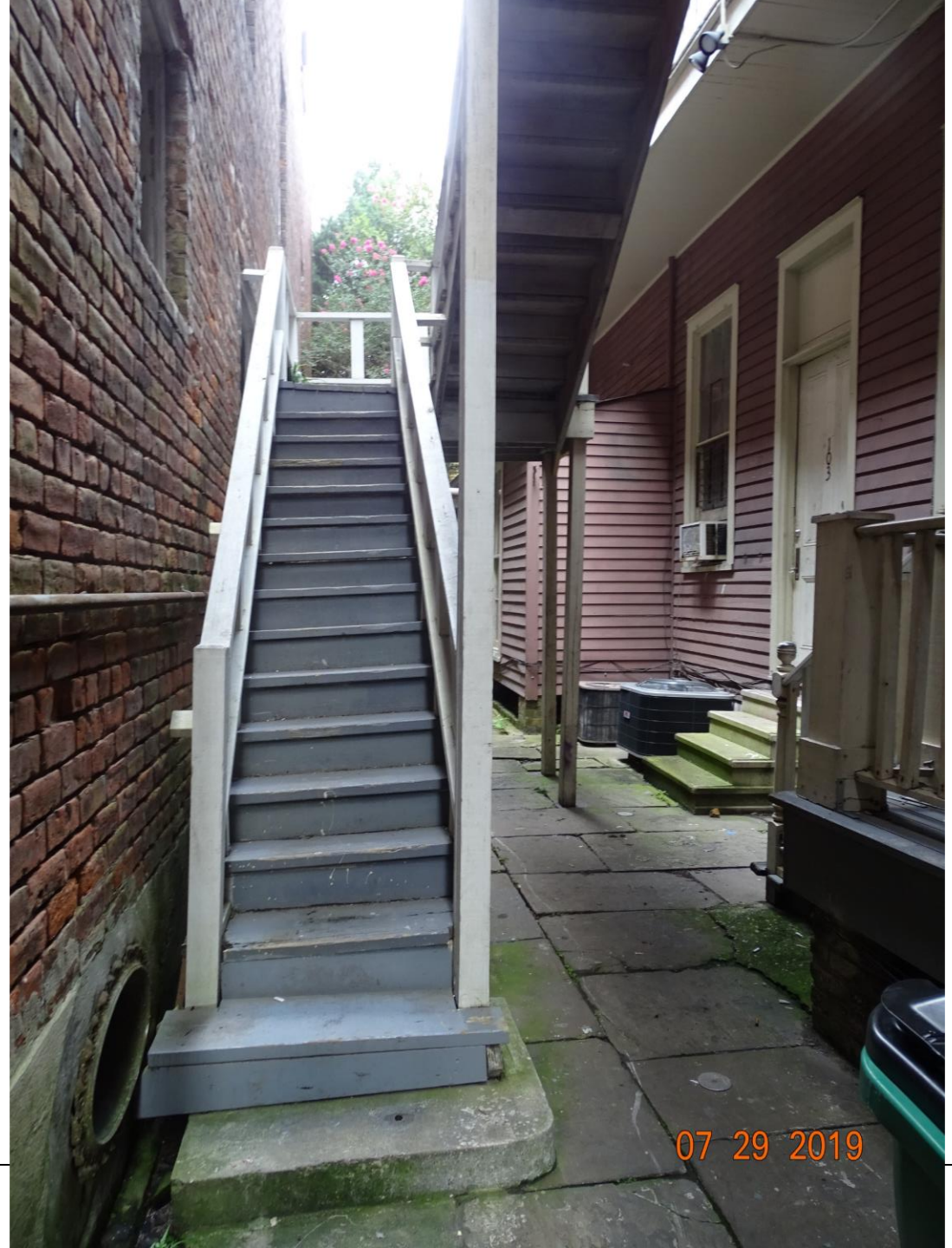
632 Esplanade

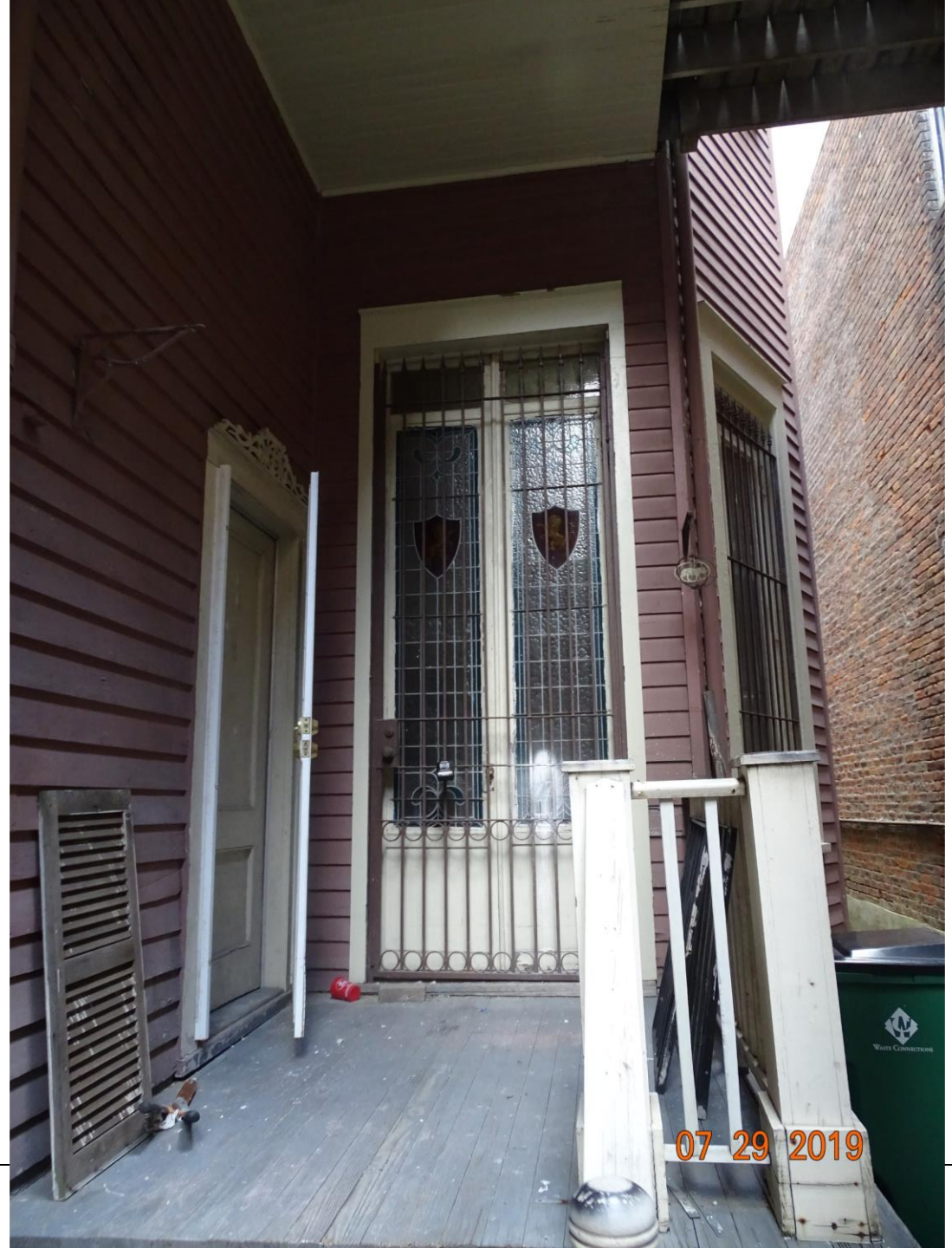
632 Esplanade – Previously existing steps

632 Esplanade – Previously existing steps

632 Esplanade – Previously existing steps


632
09 28 2021
62


07 29 2019


07 29 2019


07 29 2019

632 Esplanade

VCC Architectural Committee

August 23, 2022

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

632 ESPLANADE AVE. NEW ORLEANS, LA 70116

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

SHEET LEGEND: ARCHITECTURAL

- DRAWING NO. / SIM / SECTION REFERENCE / SHEET NO. (A101)
- DRAWING NO. / ELEVATION REFERENCE / SHEET NO. (Ref, A101)
- Room name 101 — ROOM TAG. RE: SCHEDULES; CLG: Ceiling Height
- WALL TAG. RE: SCHEDULES
- WINDOW TAG. RE: SCHEDULES
- DOOR TAG. RE: SCHEDULES
- REVISION NUMBER

SHEET LEGEND: INTERIOR SELECTION PLAN

- DRAWING NO. / ELEVATION REFERENCE / SHEET NO. (1 Ref, A101)
- Room name 101 — ROOM FINISH TAG. RE: SCHEDULES; Ceiling Finish, Wall Finish, Base Finish, Floor Finish
- XX-# — SELECTION TAG. RE: SELECTIONS SCHEDULE
- WOOD THRESHOLD
- FLOOR DIRECTION

ABBREVIATIONS

A/C	AIR CONDITIONING	HVAC	HEATING,VENTILATION,& A/C
A.F.F.	ABOVE FINISHED FLOOR	H.W.	HOT WATER HEATER
A.F.G.	ABOVE FINISHED GRADE	I.A.W.	IN ACCORDANCE WITH
ALT.	ALTERNATE	INSUL.	INSULATION
BDB	BEADED-BOARD	INT.	INTERIOR
BLDG.	BUILDING	MFR	MANUFACTURER
CL	CENTERLINE	MAX.	MAXIMUM
CLG	CEILING	MECH.	MECHANICAL
CLR	CLEARANCE	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.C.	ON CENTER
C.J.	CONTROL JOINT	PLUMB.	PLUMBING
COORD.	COORDINATE	PT	PAINT
DECOR.	DECORATIVE	PLY.	PLYWOOD
DTL.	DETAIL	PL	PROPERTY LINE
DIAM.	DIAMETER	PTL	PRESSURE TREATED WOOD
DIM.	DIMENSION	PRIM.	PRIMARY
DN	DOWN	P.V.	PHOTOVOLTAIC
D.S.	DOWNSPOUT	RE.	REFERENCE
ELEC.	ELECTRICAL	REQ.	REQUIRED
ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ	EQUAL	RM	ROOM
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
E.J.	EXPANSION JOINT	SECT.	SECTION
EXT.	EXTERIOR	SIM.	SIMILAR
E.T.R.	EXISTING TO REMAIN	SHTG.	SHEATHING
F.B.O.	FURNISHED BY OWNER	SPEC.	SPECIFIED
F.D.	FLOOR DRAIN	STRUC.	STRUCTURAL
FLASH.	FLASHING	TEM.	TEMPERED
FLR	FLOOR	THK	THICK
FIN.	FINISH	T&G	TONGUE & GROOVE
F.F.L.	FINISHED FLOOR LEVEL	TYP.	TYPICAL
GC	GENERAL CONTRACTOR	VERT.	VERTICAL
GYP.	GYPSUM BOARD	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH
HOR.	HORIZONTAL	WDW	WINDOW
HR	HOUR	WC	WATER CLOSET

KEY PLAN

HATCH INDICATES PROJECT LOCATION (632 ESPLANADE AVE.)

SCALE: N.T.S.

SHEET INDEX

Page Number	Sheet Number	Sheet Name	Sheet Issue Date
GENERAL			
1	T001	COVER SHEET & GENERAL PROJECT INFO	08/09/2022
2	T002	GENERAL NOTES, PROJECT KEYNOTES, & CODE REVIEW	08/09/2022
ARCHITECTURAL - SITE			
3	A100	SITE PLAN, ZONING, SURVEY, & ELEV. CERT.	08/09/2022
DEMOLITION			
4	D101	EXISTING / DEMO FIRST FLOOR PLAN & NOTES	08/09/2022
5	D102	EXISTING / DEMO SECOND FLOOR PLAN & NOTES	08/09/2022
6	D103	EXISTING / DEMO THIRD FLOOR PLAN & NOTES	08/09/2022
8	D201	EXISTING / DEMO EXTERIOR ELEVATIONS & NOTES	08/09/2022
7	D202	EXISTING / DEMO EXTERIOR ELEVATIONS & NOTES	08/09/2022
ARCHITECTURAL			
9	A101	PROPOSED FIRST FLOOR PLAN & NOTES	08/09/2022
10	A102	PROPOSED SECOND FLOOR PLAN & NOTES	08/09/2022
11	A103	PROPOSED THIRD FLOOR PLAN & NOTES	08/09/2022
12	A201	PROPOSED EXTERIOR ELEVATIONS & NOTES	08/09/2022
13	A202	PROPOSED EXTERIOR ELEVATIONS & NOTES	08/09/2022
14	A301	PROPOSED BUILDING SECTIONS & NOTES	08/09/2022

SCOPE OF WORK

LEVEL 2 ALTERATION. RENOVATION OF A MULTI-FAMILY RESIDENCE, CONVERTING A 7-UNIT APARTMENT INTO A 6-UNIT APARTMENT. SCOPE OF WORK INCLUDES MINIMAL REMOVAL OF INTERIOR PARTITIONS, FINISHES, AND MILLWORK. NEW SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, NEW INTERIOR PARTITIONS, INTERIOR FINISHES, MILLWORK, AND MECHANICAL, ELECTRICAL, AND PLUMBING IN EACH UNIT AS REQUIRED BY THE PLANS. RESTORATION OF EXISTING EXTERIOR STAIRWELL WITH REPLACEMENT OF MATERIALS "IN-KIND". NEW PAINT AT INTERIOR AND EXTERIOR THROUGHOUT. NEW SPRINKLER SYSTEM THROUGHOUT, TO BE SUBMITTED ON A SEPARATE PERMIT.

SQUARE FOOTAGES

EXISTING

FIRST FLOOR: 2,282 SQ.FT.
SECOND FLOOR: 2,128 SQ.FT.
SECOND FLOOR FRONT BALCONY: 130 SQ.FT.
SECOND FLOOR SIDE BALCONY: 59 SQ.FT.
2ND FLOOR REAR BALCONY: 238 SQ.FT.
THIRD FLOOR: 997 SQ.FT.

TOTAL UNDER BEAM: 5,834 SQ.FT.

PROPOSED

FIRST FLOOR: 2,282 SQ.FT.
SECOND FLOOR: 2,128 SQ.FT.
SECOND FLOOR FRONT BALCONY: 130 SQ.FT.
SECOND FLOOR SIDE BALCONY: 59 SQ.FT.
2ND FLOOR REAR BALCONY: 238 SQ.FT.
THIRD FLOOR: 997 SQ.FT.

TOTAL UNDER BEAM: 5,834 SQ.FT.

ZONING INFORMATION

MUNICIPAL DISTRICT: 2
SQUARE / BLOCK: 52
LOT: A/012
PARISH: ORLEANS
ZONING DISTRICT: VCR-2
SITE AREA: 4,059 SQ.FT.

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

COVER SHEET & GENERAL PROJECT INFO

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(P) 504.380.0800

Contact: James Heaslip
E-mail: james@Axisengr.com

CONTRACTOR:

T.B.D.

OWNER:

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529 Joseph St.
New Orleans, LA 70115

(P) 225.802.6020
(P) 504.388.6767

Contact: Mark and Morgan Stalder
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E-mail: morgan.kinnett@alterahealth.com

ALEXANDER JAMES ADAMICK — NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE:	8/16/2022 5:04:03 PM
ARCH PM:	ADB
ID PM:	CNS
CHECKED BY:	AJA
SHEET NO.:	T001
CAD FILE NO: 2022-13\PDF OUT\SD	1 / 14

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW ORLEANS CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING ORLEANS PARISH AGENCIES.
3. THIS AGREEMENT BETWEEN OWNER AND ARCHITECT DOES NOT INCLUDE CONSTRUCTION PHASE SERVICES UNLESS OTHERWISE NOTED. ACCEPTANCE OF THESE DRAWINGS BY THE OWNER SIGNIFIES THEIR AGREEMENT THAT THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INTERPRETING THESE DRAWINGS AND OBSERVING THE WORK OF THE CONTRACTOR TO DISCOVER, CORRECT OR MITIGATE ERRORS, INCONSISTENCIES AND OMISSIONS, AND THAT IF THE OWNER AUTHORIZES DEVIATIONS, RECORDED OR UNRECORDED, FROM PLANS PREPARED BY THE ARCHITECT, THE OWNER SHALL NOT BRING ANY CLAIM AGAINST THE ARCHITECT AND SHALL FULLY INDEMNIFY AND HOLD THE ARCHITECT, ITS PARTNERS, ASSOCIATES AND EMPLOYEES HARMLESS FROM AND AGAINST CLAIMS, LOSSES, DAMAGES AND EXPENSES, INCLUDING BUT NOT LIMITED TO DEFENSE COSTS AND THE TIME OF THE ARCHITECT, TO THE EXTENT THAT SUCH CLAIM, LOSS, DAMAGE OR EXPENSE ARISES OUT OF OR RESULTS IN WHOLE OR IN PART FROM SUCH DEVIATIONS, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, LOSS, DAMAGE OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED UNDER THIS PROVISION.
4. ALL CONTRACTORS ARE RESPONSIBLE FOR NOTIFYING THE ARCHITECT / BUILDING OWNER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO BIDDING THE PROJECT.
5. CONTRACTOR SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATION. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION, AND CORRECTION SHALL BE MADE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THESE DRAWINGS ARE COMPLEMENTARY TO ONE ANOTHER. WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL AND ALL PARTIES INVOLVED SHALL BECOME FAMILIAR WITH ALL SHEETS OF DRAWINGS AND SPECIFICATIONS (IF ANY) AND NOT SIMPLY THEIR OWN WORK IN ORDER TO FULLY UNDERSTAND AND DEVELOP THE CONSTRUCTION.
7. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
8. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
9. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY REGULATORY INSPECTORS.
10. ALL CONSTRUCTION SHALL COMPLY WITH CITY, STATE AND NATIONAL CODES AS REQUIRED.
11. CONTRACTOR TO WARRANTEE ALL WORK FOR ONE YEAR.
12. SITE SHALL BE LEFT NEAT DAILY. PROVIDE COMPLETE CLEAN UP ON A WEEKLY BASIS. NO TRASH STORED IN BUILDING. PROPER DISPOSAL REQUIRED.
13. OWNER SHALL PAY FOR ALL WATER AND POWER USED TOWARD CONSTRUCTION, FROM EXISTING SOURCES.
14. ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
15. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
16. DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA, AND BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA, INCLUDING AFTER HOURS.
18. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
19. CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL CHANGES AND SHALL MARK SAME IN INK ON A SEPARATE, CLEAN SET OF THESE DRAWINGS DURING THE CONSTRUCTION, INCLUDING LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL FURNISH OWNER AND ARCHITECT EACH A COPY OF THIS RECORD BEFORE FINAL COMPLETION AND ACCEPTANCE IS RECORDED.
20. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL,MECHANICAL, ETC.).
21. FINISH SUBMITTALS - FOR PURPOSES OF ABSOLUTE CONFIRMATION, THE CONTRACTOR SHALL SUBMIT TWO "FINISH SAMPLE SUBMITTALS" FOR ANY/ALL ITEM(S) THAT NEEDS AND/OR HAS/HAVE A CHOICE OF FINISH OR COLOR TO BE SELECTED AS WELL AS ANY/ALL ITEM(S) LISTED ON THE DRAWINGS OR SPECIFICATIONS REQUIRING THAT FINISHES BE SELECTED BY THE ARCHITECT OR OWNER. THE FIRST SAMPLE(S) WILL BE RETURNED AND SIGNED "APPROVED" INITIALED, AND DATED BY THE ARCHITECT ONLY WHEN THAT FINISH HAS BEEN APPROVED. THE OTHER SAMPLE(S) WILL BE USED AS A CONTROL SAMPLE. THE FINISH SAMPLE SUBMITTAL MUST BE SIGNED "APPROVED", INITIALED AND DATED BEFORE THAT ITEM IS CONSIDERED APPROVED BY THE ARCHITECT.
22. THE PLUMBING, MECHANICAL, AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
23. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
24. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.
25. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTER OF COLUMNS AND FENESTRATION, OR TO FACE OF BRICK AND EXTERIOR FACE OF EXTERIOR STUDS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. WHEN DIMENSIONS ARE TO AN EXISTING WALL, COLUMN OR FENESTRATION, ALL DIMENSIONS SHALL BE FROM THE FACE OF EXISTING FINISH, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
26. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
27. AIR CONDITIONING WILL CONFORM TO IBC & NFPA. PROVIDE MANUAL RESET FIRESTADT (SETTING NOT TO EXCEED 136 DEGREES FAHRENHEIT) IN RETURN AIR A/C STREAMS.
28. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH NATIONAL ELECTRICAL CODE, OSHA, STATE AND LOCAL REGULATIONS AND ORDINANCE ARS 40-1663.
29. ALL LIGHTING FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR; UNLESS NOTED IN FIXTURE SCHEDULE.
30. ALL MATERIALS SHALL BE NEW AND U.L. APPROVED UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
31. CAULKING ON EXTERIOR SHALL BE TOP QUALITY SILICONE CAULK.
32. PAINT GRADE TO BE SHERWIN WILLIAM EMERALD INTERIOR OR EQUIVALENT. ALL WORK TO RECEIVE THREE (3) COATS. PAINT FINISH TO BE EGG-SHELL ON WALLS AND CEILINGS AND SEMI-GLOSS ON TRIM, UNLESS OTHERWISE SELECTED BY OWNER. COLOR AND FINISH TO BE SELECTED BY OWNER, AND VERIFIED BY CONTRACTOR PRIOR TO CONTRACT SIGNING. ALL PAINT TO BE HIGHEST QUALITY BY THE MANUFACTURER.
33. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING OF 0-75 AND A SMOKE DEVELOPMENT RATING OF 0-450.
34. NEW 1/2" SHEETROCK LEVEL FOUR (4) FINISH FOR ALL WALLS & 5/8" SHEETROCK LEVEL FOUR (4) FOR CEILING UNLESS SPECIFIED OTHERWISE. CONTRACTOR TO VERIFY EXISTING AND PROPOSED FINISHES OF SHEETROCK SURFACES AND ASCERTAIN WITH OWNER WHETHER TO MATCH EXISTING OR UPGRADE FINISH, AND TO INCLUDE IN ORIGINAL BID AS REQUIRED.
35. ALL NEW AND RENOVATED BATHROOMS TO RECEIVE 1/2" LEVEL FOUR (4) MOISTURE RESISTANT SHEETROCK INSTALLED THROUGHOUT THE BATHROOM.
36. ALL BATT INSULATION SHALL HAVE CLASS "A" (0-25) FLAME SPREAD RATING IN COMPLIANCE WITH APPLICABLE CODE. MINIMUM R VALUES TO BE R-13 IN 2X4 STUD WALLS AND R-19 IN 2X6 STUD WALLS, R-13 IN FLOORS, AND R-30 IN CEILINGS.
37. USE 6 INCH STUDS AT PLUMBING WALLS. PROVIDE METAL "SHOES" IN FRAMING TO PROTECT PLUMBING AND ELECTRICAL.
38. PROVIDE A GALVANIZED METAL PAN WITH DRAIN AT A/C EVAPORATOR LOCATIONS AND PVC PAN BENEATH WASHING MACHINES LOCATED ABOVE FIRST FLOOR. CONTRACTOR TO VERIFY LOCATION OF A/C DRIP PAN DRAIN PIPE.
39. PROVIDE A TOP QUALITY INSULATING BLANKET FOR ALL NEW WATER HEATERS. TANKLESS WATER HEATERS SHALL NOT REQUIRED A BLANKET.
40. ALL CORNERS SHALL BE PROPERLY BRACED FOR WIND LOADS. A 48" WIDE SHEET OF PLYWOOD SHEATHING SHALL BE PROVIDED EVERY 20 FEET OF WALL LENGTH.
41. INSTALL 2X BLOCKING AT MID-SPAN WITHIN ALL NEW WALLS THAT HAVE CEILING HEIGHTS GREATER THAN 8'-0".
42. PROVIDE (2) 2X10 HEADERS FOR ALL NEW OPENINGS BETWEEN 3'-0" AND 5'-0" WIDE. PROVIDE (2) 2X8 HEADERS TO ALL NEW OPENINGS LESS THAT 3'-0" WIDE.
43. ALL NEW WOOD FRAMING AND FASTENERS SHALL COMPLY WITH THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) BY THE AMERICAN FOREST AND PAPER ASSOCIATION.
44. ALL NEW FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S4S, NO. 2 OR BETTER, 15% MAXIMUM MOISTURE CONTENT.
45. NEW PLYWOOD SUB-FLOORING SHALL BE 3/4 TONGUE AND GROOVE, APA RATED 48/24, NAILED AND GLUED TO FLOOR JOIST WITH 8D NAILS. NAIL SPACING SHALL BE 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.
46. TREATED WOOD:
    A. ALL NEW WOOD THAT COME INTO CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. ALL EXPOSED EXTERIOR WOOD SHALL BE TREATED TO THE FOLLOWING SPECIFICATIONS.
    a. .25 TREATED WOOD NOT IN CONTACT WITH THE GROUND.
    b. .40 TREATED WOOD IN CONTACT WITH THE GROUND & MASONRY.
    c. .80 TREATED WOOD IN CONTACT WITH WATER.
47. PAINTED EXTERIOR WOOD: SHALL BE TREATED AND FULLY AIR DRIED BEFORE BACK, END AND EDGE PRIMING AND TWO (2) COATS OF PREMIUM GRADE EXTERIOR PAINT.
48. NATURAL EXTERIOR WOOD: SHALL BE FULLY CURED, SELECTED FOR STRAIGHTNESS AND QUALITY, MOSTLY FREE OF CHECKS, KNOTS, AND SPLITS AND TREATED WITH PREMIUM DECK SEALER.

PROJECT GENERAL NOTES (CONTINUED)

49. GUARDRAILS: GUARDS SHALL BE AT LEAST 36 INCHES HIGH MEASURED VERTICALLY TO THE TOP OF THE GUARD FROM THE SURFACE ADJACENT THERETO. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER SHALL NOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIR SHALL BE OF SUCH SIZE THAT A SPHERE 6 INCHES IN DIAMETER SHALL NOT PASS THROUGH THE TRIANGULAR OPENINGS. GUARDS SHALL BE REQUIRED IN ALL AREAS MORE THAN 30 INCHES OR 4 RISERS ABOVE THE FLOOR OR THE GRADE BELOW.
50. AS PER NFPA 101 - 2015 EDITION, SECTION 7.2.2.4 HANDRAILS ON STAIRS SHALL BE AT LEAST 34" INCHES AND NOT MORE THAN 38" INCHES ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD. NEW HANDRAILS SHALL PROVIDE A CLEARANCE OF AT LEAST 2-1/4 INCHES BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS FASTENED. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1-1/2" INCHES AND NOT MORE THAN 2" INCHES. NEW HANDRAILS SHALL BE CONTINUOUSLY GRASPABLE ALONG THE ENTIRE LENGTH. NEW HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR FLOOR OR TERMINATE AT NEWEL POSTS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRS. SPIRAL STAIRS AND WINDERS SHALL HAVE THE REQUIRED HANDRAILS LOCATED ON THE OUTSIDE RADIUS. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS SHALL BE REQUIRED ON STAIRS WITH AN ELEVATION DIFFERENCE GREATER THAN 21" INCHES.
51. TREADS SHALL BE OF UNIFORM DEPTH AND RISER OF UNIFORM HEIGHT IN ANY STAIRWAY BETWEEN TWO FLOORS. THERE SHALL BE NO VARIATION EXCEEDING 3/16" INCH IN THE DEPTH OF ADJACENT TREADS OR IN THE HEIGHT OF ADJACENT RISERS AND TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8" INCHES IN ANY FLIGHT. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
52. ALL WINDOWS ON FRONT FACADE SHALL BE WOOD UNLESS OTHERWISE NOTED IN THE WINDOW SCHEDULE.
53. ALL WINDOW UNIT SIZES ARE GIVEN IN ACTUAL FRAME SIZE. CONTRACTOR TO VERIFY ROUGH-OPENING AND INSTALLATION REQUIREMENTS WITH MANUFACTURER.
54. ALL NEW GLASS OPENINGS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS WITH ONE OF THE FOLLOWING OPTIONS: A. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM SPAN OF 6 FEET. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: (1) SPAN LESS THAN OR EQUAL TO 6 FEET: 2 1/2" #8 WOOD SCREWS @ 16" O.C. (2) FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. (3) WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 LBS. B. IMPACT RESISTANT GLASS PER ASTM E 1986 OR ASTM E 1996 OR APPROVED TEST METHODS FOR PERFORMANCE CRITERIA. C. SHUTTERS CERTIFIED PER THE FOLLOWING TESTS: UNIFORM STATIC AIR PRESSURE – TAS 202, ASTM E330, LARGE MISSILE IMPACTS – TAS 201, ASTM E1996, CYCLIC WIND PRESSURE LOADING – TAS 203, ASTM E1886.
55. NEW WINDOWS INSTALLED IN STAIR LANDING AREAS WITHIN FIVE FEET OF THE LANDING FLOOR SHALL BE SAFETY GLAZED PER R308.4 OF THE IRC 2015.
56. NEW WINDOWS INSTALLED IN BATHROOM ENCLOSURES THAT MEASURE LESS THAN 60" FROM THE FLOOR SHALL BE SAFETY GLAZED IN ACCORDANCE WITH SECTION R308.4 OF THE IRC 2015.
57. THE CONTRACTOR SHALL GRADE THE SITE AS REQUIRED TO ENSURE PROPER RAIN WATER DRAINAGE AND RUNOFF. NO PART OF THE SITE SHALL BE ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES, NOR SHALL RUNOFF BE ALLOWED TO ACCUMULATE NEXT TO THE EXISTING OR PROPOSED STRUCTURE.
58. ALL DOWNSPOUTS TO TERMINATE AT SUB-SURFACE DRAINAGE; PAVING OR SPLASH BLOCKS AS REQUIRED.
59. SITE FLATWORK (WALKS, DRIVES, ETC.,) TO BE 3,000 P.S.I. CONCRETE, 4" TO 6" THICK, WITH 6/6 WELDED WIRE MESH OR AS PER ENGINEER'S DRAWINGS / SPECIFICATIONS.
60. THE ARCHITECT AND ARCHITECTS CONSULTANTS SHALL HAVE NO RESPONSIBILITY OR LIABILITY REGARDING THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.
61. WHERE FLOOR / CEILING ASSEMBLIES OR COMMON WALL ASSEMBLIES ARE REQUIRED TO HAVE A FIRE RESISTANT RATING, ELECTRICAL FIXTURES, DUCTWORK, AND PLUMBING SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANT RATING IS NOT REDUCED.
62. ALL BATHROOMS TO BE MECHANICALLY VENTED USING AN EXHAUST FANS REQUIRED BY THE IRC 2015.
63. ALL EXTERIOR DOORS SHALL BE SOLID WOOD DOORS, UNLESS OTHERWISE NOTED IN THE DOOR SCHEDULE.
64. PROVIDE GALVANIC PROTECTION BETWEEN DIS-SIMILAR METALS.

SMOKE AND CARBON MONOXIDE DETECTION

1. DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTING DEVICES RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT. PROVIDED, HOWEVER THAT DWELLING UNITS IN EXISTING BUILDINGS MAY, IN THE ALTERNATIVE, BE EQUIPPED WITH BATTERY-OPERATED SMOKE DETECTING DEVICES EXCEPT WHERE SUCH BUILDINGS ARE SUBSTANTIALLY IMPROVED OR ALTERED ON OR AFTER JANUARY 1, 1982.
2. BATTERY OPERATED SMOKE DETECTORS SHALL BE CONSIDERED CAPABLE OF BEING CONVERTED TO AUDIBLE AND VISUAL INDICATION.
3. ALL SMOKE DETECTING DEVICES SHALL BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS PROVISION UNLESS IT IS OF EITHER THE IONIZATION OR PHOTO-ELECTRIC TYPE.
4. SMOKE ALARMS OR DETECTORS SHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS:
    A. ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET (4572 MM) FROM THE DOOR TO SUCH ROOM.
    B. IN EACH ROOM USED FOR SLEEPING PURPOSES.
    C. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
5. CARBON MONOXIDE DETECTION DEVICES SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING. THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
6. CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS:
    A. OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET (4572 MM) OF THE ENTRANCE TO SUCH ROOM.
    B. IN ANY ROOM USED FOR SLEEPING PURPOSES.
    C. ON ANY STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
7. ALL CARBON MONOXIDE DETECTION DEVICES SHALL BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS PROVISION UNLESS IT IS OF EITHER THE IONIZATION OR PHOTO-ELECTRIC TYPE.

LIME RICH MORTAR RECIPE

STUCCO USED OVER OLD BRICKS SHOULD BE OF A SOFTNESS COMPATIBLE WITH THE OLD BRICK. WHERE SCORING IS EMPLOYED, JOINTS SHALL NOT BE DEEPER THAN 1/8", NOR WIDER THAN 1/4" AND PATTERNS SHOULD MATCH ORIGINAL

LIME: HYDRATED MASONS LIME ASTM C207
AGGREGATE: SHALL CONSIST OF FINE GRANULAR MATERIAL COMPOSED OF NATURAL SAND FREE OF LOAM, SILT, SOLUBLE SALTS AND VEGETABLE MATTER. AGGREGATE SHALL CONFORM TO THE FOLLOWING SIZE GRADATION. WATER SHALL BE CLEAN AND FREE OF ACIDS, ALKALINE OR ORGANIC MATERIALS.

SLEEVE SIZE	MINIMUM	MAXIMUM
NO. 16	0	10
NO. 30	10	40
NO. 50	30	65
NO. 100	60	95

PROPORTIONS
- 1 PART BY VOLUME HYDRATED LIME
- 3 PARTS BY VOLUME AGGREGATE.
- WATER-ENOUGH TO FORM A WORKABLE MIX

EXECUTION
- REMOVE ALL PORTLAND CEMENT MORTAR BY HAND USING A CHISEL AND MALLET. DO NOT USE POWER TOOLS. RAKE JOINTS TO A DEPTH OF AT LEAST 1" OR TO SOUND MORTAR.
- BRUSH, VACUUM OR FLUSH JOINTS TO REMOVE ALL DIRT AND LOOSE DEBRIS.
- MEASURE AND PROPORTION ALL MATERIALS TO INSURE UNIFORMITY OF BATCHES.
- USE AND PLACE MORTAR IN FINAL POSITION WITHIN 2 1/2 HOURS OF MIXING. DO NOT RETEMPER OR USE MATERIAL THAT HAS PARTIALLY SET, IS CRACKED OR IS LUMPY.
- USE ONLY CLEAN TOOLS AND EQUIPMENT. FREE FROM HARDENED OR PARTIALLY HARDENED MATERIALS.
- MACHINE MIX THE MORTAR FOR AT LEAST THREE MINUTES.
- DAMPEN BRICKS (SURFACE DRY) PRIOR TO REPOINTING.
- PACK JOINTS WITH NEW MORTAR LEAVING NO VOIDS.
- RECESS THE SURFACE OF THE POINTING SLIGHTLY. DO NOT ALLOW THE MORTAR TO EXTEND OVER THE EDGES OF THE BRICK.
- AS SOON AS THE MORTAR HAS TAKEN ITS INITIAL SET, TOOL THE JOINT TO MATCH THE ORIGINAL JOINT CONFIGURATION. STIPPLE WITH A STIFF BRUSH TO GIVE THE JOINT A WEATHERED APPEARANCE AND TO REMOVE ANY EXCESS OR RAGGEDNESS AND LEAVE THE WORK CLEAN. SHOULD BE ASSISTED BY SPRAYING FROM A FINE MIST HAND SPRAY.
- KEEP POINTING (90% HUMIDITY) FOR 48 TO 72 HOURS.

LIME RICH MORTAR RECIPE (CONTINUED)

VARIATIONS
IN SOME CASES IT MAY BE DESIRABLE AND/OR NECESSARY TO MATCH THE COLOR AND TEXTURE OF THE ORIGINAL MORTAR EXACTLY. IN SUCH CASES THE AGGREGATE SHOULD BE MATCHED TO THE ORIGINAL CONTENT, COLOR AND GRADATION. THE ABOVE RECOMMENDED PROPORTION OF SAND TO LIME MAY NEED ALSO TO BE ALTERED. PORTLAND CEMENT IS SOMETIMES ADDED TO THE MIX TO INCREASE WORKABILITY AND DECREASE SETTING TIME BUT UNDER NO CIRCUMSTANCES SHOULD THE PORTLAND CEMENT CONTENT EXCEED ONE PART TO TWELVE PARTS OF LIME AND SAND. PORTLAND CEMENT IN GENERAL, HOWEVER, IS NOT RECOMMENDED FOR USE IN POINTING MORTAR.

CASE OF STUCCO
- IDENTIFICATION OF DETERIORATION
  1. CRACKING - CRACKING OCCURS IN TWO WAYS: LARGE CRACKS AND SMALL ALL OVER CRACKS.
  2. SPALLING - THE OUTER SURFACE OF THE STUCCO COATING BECOMES DETACHED AND FALLS OFF.
  3. LOSS OF BOND - THE STUCCO COATING IS NO LONGER ATTACHED TO THE BRICK MASONRY.

CAUSES OF DETERIORATION
- LARGE CRACKS ARE MOST OFTEN CAUSED BY SETTLEMENT OF THE WALLS OR BY DIFFERENCES IN THE MOVEMENT OF THE STUCCO AND THE BACKING MASONRY DUE TO EXPANSION AND CONTRACTION.
- HAIRLINE CRACKING IS CAUSED BY THE IMPROPER CURING OF THE STUCCO WHEN IT WAS APPLIED. THE STUCCO WAS ALLOWED TO DRY TOO QUICKLY AND AS IT DRIED IT CONTRACTED.
- LOSS OF BOND IN MOST CASES OCCURS AFTER THE STUCCO HAS CRACKED AND WATER HAS ENTERED THE WALL THROUGH THE CRACKS IN THE STUCCO COATING. BONDING FAILURE MAY ALSO BE CAUSED BY THE IMPROPER PREPARATION OF THE MASONRY SURFACE BEFORE THE STUCCO WAS APPLIED.

PROJECT KEYNOTES

KEYNOTES - PROJECT	
Key Value	Keynote Text

PROJECT KEYNOTES (CONTINUED)

KEYNOTES - PROJECT	
Key Value	Keynote Text

CODE REVIEW

R3 - RESIDENCE - CODE REVIEW DONE USING 2015 - IBC

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY BLVD
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

GENERAL NOTES, PROJECT KEYNOTES, & CODE REVIEW

ROGER JAMES ADAMICK — NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION — LICENSED ARCHITECT

DATE:	8/16/2022 5:04:04 PM
ARCH PM:	ADB
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CHECKED BY:	AJA
SHEET NO:	T002
CAD FILE NO: 2022-13\PDF OUT\SD	2 /14

SITE PLAN : PROPERTY INFORMATION	
ADDRESS :	632 ESPLANADE AVE.
CITY / PARISH :	NEW ORLEANS / ORLEANS
ZIP CODE :	70116
SQUARE / BLOCK :	52
LOT :	A/012
ZONING DISTRICT:	VCR-2
USE :	MULTI-FAMILY DWELLING
HISTORIC DISTRICT:	VIEUX CARRE RES. DISTRICT

SITE PLAN : ZONING DATA

	REQUIRED	EXIST / PROP.
LOT AREA (SQ.FT.) :	5,600 SQ.FT.	4,059 SQ.FT.*
LOT WIDTH :	NONE	33'-0"*
LOT DEPTH :	NONE	123'-0" *
BLDG. HEIGHT :	50'-0"	+/- 43'-6" *
PERM. OPEN SPACE:	N/A	N/A
MIN. OPEN SPACE :	30%	N.V.
MAX. IMPERV. FRONT YARD:	N/A	N/A
FRONT SETBACK :	NONE	N.V.
SIDE SETBACK :	NONE	N.V.
REAR SETBACK :	NONE	N.V.

* = EXISTING TO REMAIN

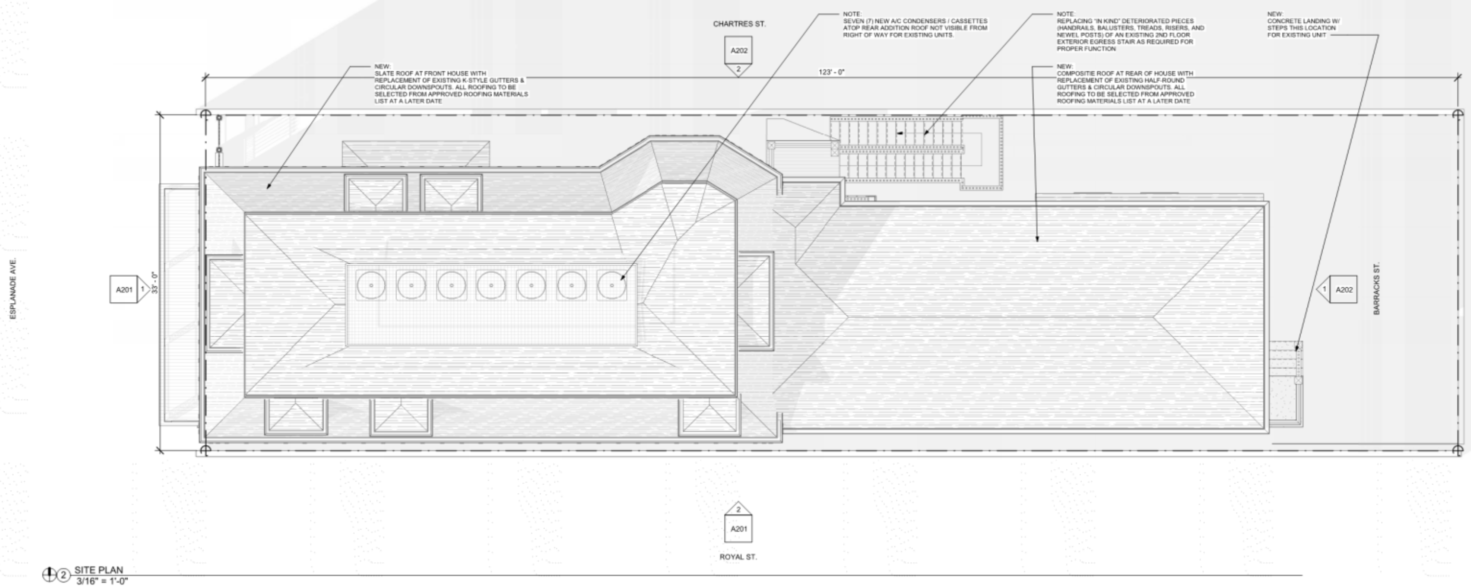
GENERAL SITE PLAN NOTES

1. ALL DIMENSIONS ARE "FINISH TO FINISH," UNLESS NOTED OTHERWISE.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND COORDINATING ALL NEW FOUNDATIONS, PILES, GRADE BEAMS ETC. WITH SURVEYOR PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE BUILDING.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING NEW GRADING, SOD, HARDSCAPING, AND GRAVEL WITH A WEED BARRIER AS INDICATED ON THE SITE PLAN.
4. ALL NEW A/C CONDENSERS REQUIRED TO BE 3'-0" ABOVE GRADE, 3'-0" AWAY FROM ALL SIDEYARD LOT LINES, 5'-0" FROM REAR LOT LINE, AND 6'-0" FROM ALL ROOF EDGES. HVAC INSTALLER TO SIZE MACHINE ACCORDINGLY AND PROVIDE ADEQUATE SERVICE AND CLEARANCE SPACE AROUND THE MACHINE.
5. ALL NEW EXTERIOR WORK IN ALL HDLC NEIGHBORHOODS MUST BE APPROVED BY THE RESPECTIVE HDLC REVIEWER PRIOR TO PURCHASE AND INSTALL OF EXTERIOR FIXTURES, WINDOWS, DOORS, ETC.

SHEET - KEYNOTES	
Key Value	Keynote Text

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date



2 SITE PLAN
3/16" = 1'-0"

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

SITE PLAN, ZONING, SURVEY, & ELEV. CERT.

ALEXANDER JAMES ADAMICK REG. NO. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE:	8/16/2022 5:01:10 PM
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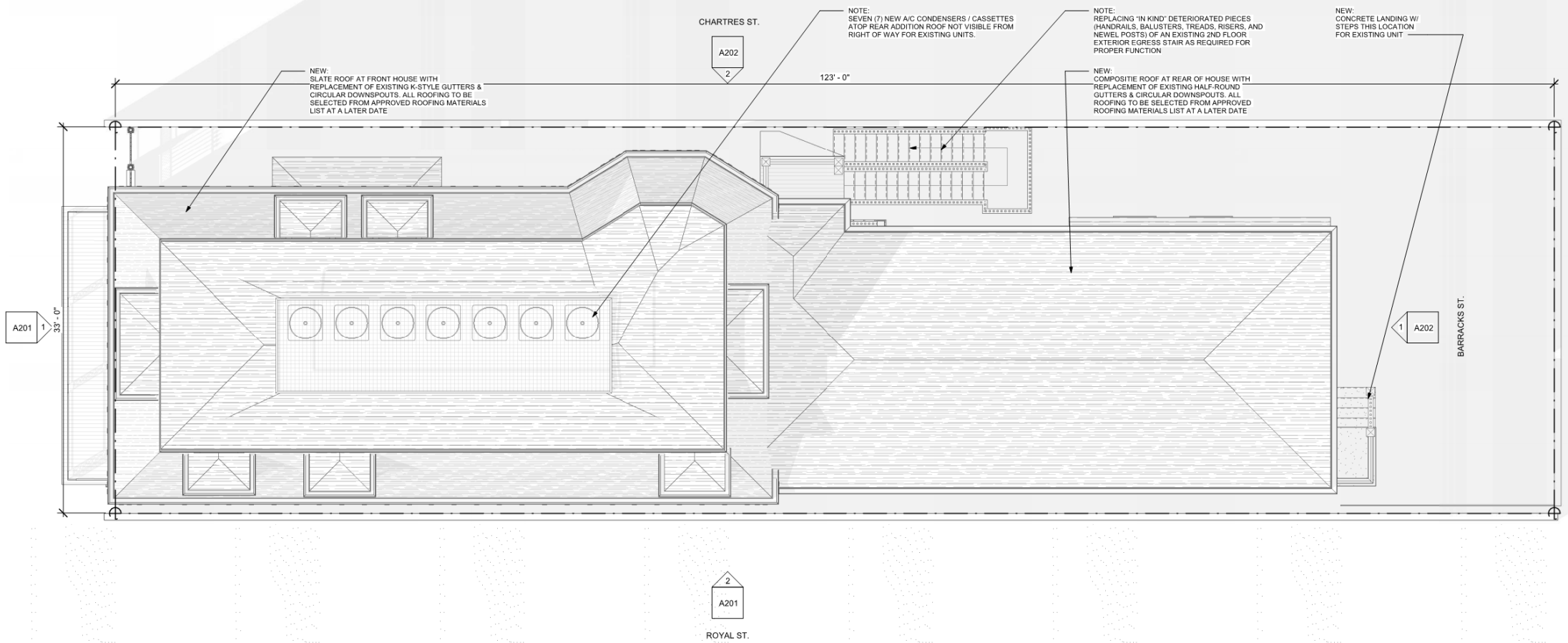


2 SITE PLAN

632 Esplanade

VCC Architectural Committee

August 23, 2022

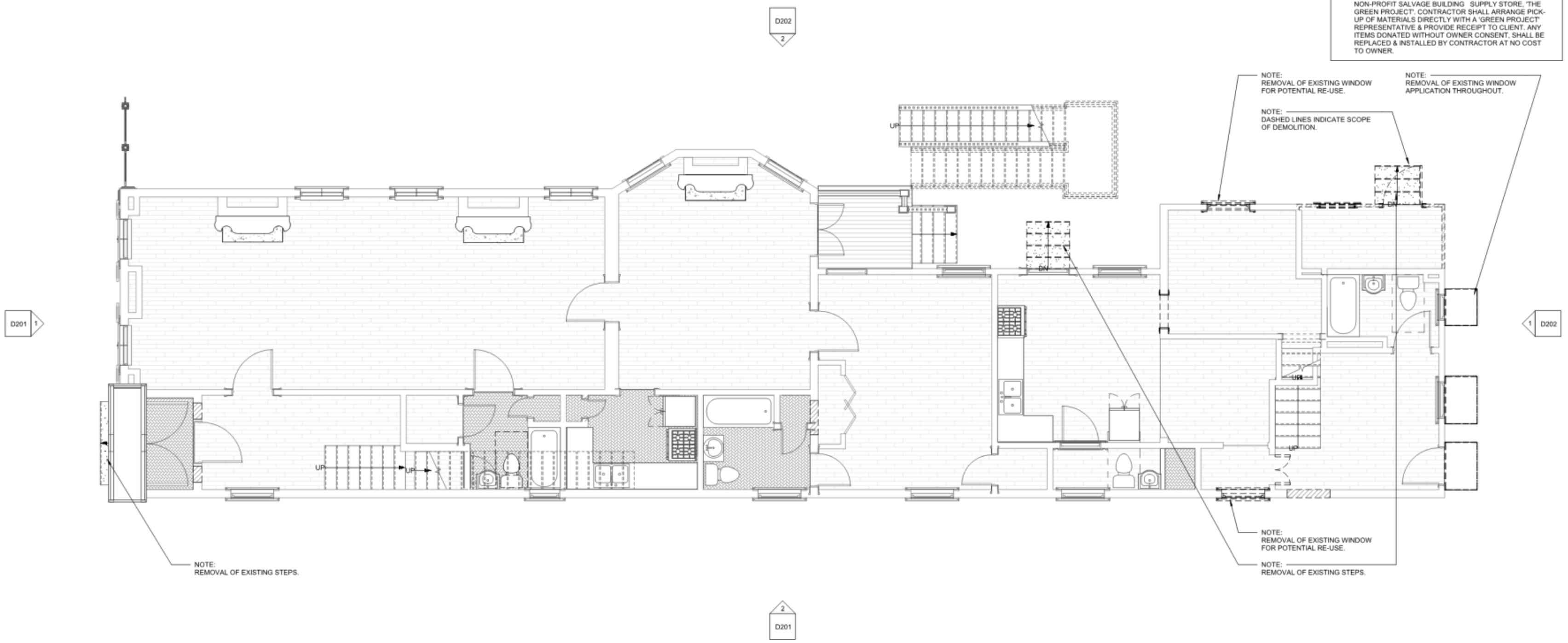
LEGEND: EXISTING & DEMOLITION PLAN

- EXISTING WALL
- DEMO WALL
- EXISTING DOOR
- DEMO DOOR

SHEET - KEYNOTES	
Key Value	Keynote Text

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT DISCREPANCIES IN EXISTING CONDITIONS DRAWINGS TO ARCHITECT.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING & BRACING, TO ENSURE PLUMBNESS, STABILITY AND SAFETY, WHENEVER REQUIRED TO SUPPORT LOADS THAT MAY BE IMPOSED ON THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING & OBJECTS OUTSIDE THE DEMO SCOPE DUE TO DEMOLITION.
4. CONTRACTOR SHALL REMOVE FROM BUILDING SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION.
5. CONTRACTOR SHALL REMOVE EXISTING ELECTRICAL WORK AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING ELECTRICAL NOT UP TO CODE.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING LINE PRO TO BE REVIEWED REM ING PLUMBING NOT UP TO CODE.
7. CONTRACTOR SHALL PREPARE BUILDING AS REQUIRED FOR PROPOSED HVAC WORK. ADDITIONAL SELECTIVE DEMOLITION MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING HVAC EQUIPMENT & DUCTWORK NOT UP TO CODE.
8. CONTRACTOR SHALL REMOVE ALL EXISTING ACCESSORIES, LIGHT FIXTURES AND APPLIANCES. SAVE FOR REVIEW BY **(OWNER & ARCHITECT)**.
9. ALL REMOVED DOORS, WINDOWS, AND ASSOCIATED HARDWARE AS NOTED BY THE PLANS TO BE REVIEWED BY OWNER AND **(ARCHITECT)** PRIOR TO DISPOSAL.
10. CONTRACTOR TO INSPECT ALL EXISTING FRAMING AND DEMOLISH ALL TERMITE DAMAGED FRAMING; PREPARE FOR REPLACEMENT WITH NEW TREATED MEMBERS TO MATCH EXISTING IN SIZE.
11. CONTRACTOR SHALL DONATE ALL MATERIALS, DOORS, WINDOWS, APPLIANCES, CABINETS, VANITIES, HISTORICAL DETAILS DESIGNATED FOR REMOVAL TO THE NON-PROFIT SALVAGE BUILDING SUPPLY STORE, 'THE GREEN PROJECT'. CONTRACTOR SHALL ARRANGE PICK-UP OF MATERIALS DIRECTLY WITH A 'GREEN PROJECT' REPRESENTATIVE & PROVIDE RECEIPT TO CLIENT. ANY ITEMS DONATED WITHOUT OWNER CONSENT, SHALL BE REPLACED & INSTALLED BY CONTRACTOR AT NO COST TO OWNER.



1 DEMOLITION PLAN - FIRST FLOOR
1/4" = 1'-0"

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

EXISTING / DEMO FIRST FLOOR PLAN & NOTES

ALEXANDER JAMES ADAMICK
REG. NO.
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
STATE OF LOUISIANA
REGISTERED ARCHITECT

DATE:	8/16/2022 5:02:57 PM
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CHECKED BY:	AJA
SHEET NO.:	D101
CAD FILE NO: 2022-13\PDF OUT\SD	4 /14

632 Esplanade

VIEUX CARRE COMMISSION ESTABLISHED 1936

LEGEND: EXISTING & DEMOLITION PLAN

- EXISTING WALL
- DEMO WALL
- EXISTING DOOR
- DEMO DOOR

SHEET - KEYNOTES	
Key Value	Keynote Text

GENERAL DEMOLITION NOTES

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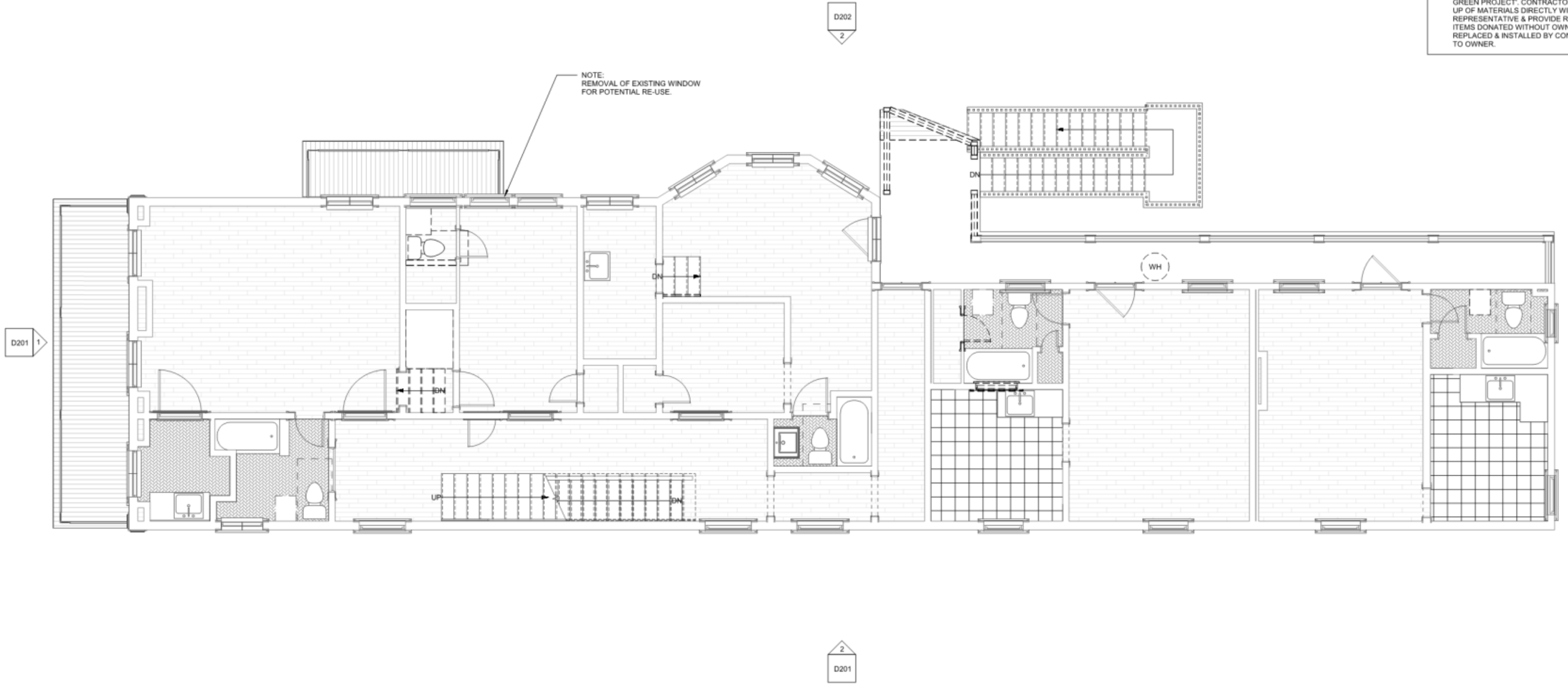
ADAMICK ARCHITECTURE
1139 ORETHA C... NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date



DEMOLITION PLAN - SECOND FLOOR
1/4" = 1'-0"

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

EXISTING / DEMO SECOND FLOOR PLAN & NOTES

ALEXANDER JAMES ADAMICK — NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE:	8/16/2022 5:03:00 PM
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ID PM:	CNS
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SHEET NO.:	D102
CAD FILE NO: 2022-13\PDF OUT\SD	5 /14

LEGEND: EXISTING & DEMOLITION PLAN

EXISTING WALL

DEMO WALL

EXISTING DOOR

DEMO DOOR

SHEET - KEYNOTES

Key Value	Keynote Text

GENERAL DEMOLITION NOTES

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6. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING LINES NOT PRO... REM... PLUMBING NOT UP TO CODE.
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TO BE REVIEWED.

D202 2

NOTE:
REMOVAL OF EXISTING ROOFING FOR NEW VCC APPROVED ROOFING.

D201 1

D202 1

2 D201

1 DEMOLITION PLAN - THIRD FLOOR
1/4" = 1'-0"

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY BLVD
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

EXISTING / DEMO THIRD FLOOR PLAN & NOTES

ALEXANDER JAMES ADAMICK, NO. [illegible] NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. LICENSED ARCHITECT

DATE:	8/16/2022 5:03:01 PM
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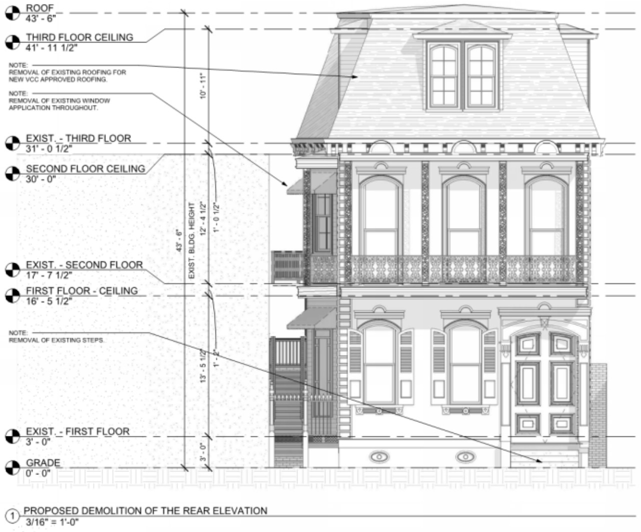
ID PM:	CNS
CHECKED BY:	AJA
SHEET NO.:	D103
CAD FILE NO: 2022-13\PDF OUT\SD	6 /14



1 PROPOSED DEMOLITION OF THE REAR ELEVATION
3/16" = 1'-0"

2 PROPOSED DEMOLITION OF THE LEFT SIDE ELEVATION
3/16" = 1'-0"

SHEET - KEYNOTES

Key Value	Keynote Text

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT DISCREPANCIES IN EXISTING CONDITIONS DRAWINGS TO ARCHITECT.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING & BRACING, TO ENSURE PLUMBNESS, STABILITY AND SAFETY, WHENEVER REQUIRED TO SUPPORT LOADS THAT MAY BE IMPOSED ON THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING & OBJECTS OUTSIDE THE DEMO SCOPE DUE TO DEMOLITION.
4. CONTRACTOR SHALL REMOVE FROM BUILDING SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION.
5. CONTRACTOR SHALL REMOVE EXISTING ELECTRICAL WORK AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING ELECTRICAL NOT UP TO CODE.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING LINE PRO **TO BE REVIEWED.** REM NG PLUMBING NOT UP TO CODE.
7. CONTRACTOR SHALL PREPARE BUILDING AS REQUIRED FOR PROPOSED HVAC WORK. ADDITIONAL SELECTIVE DEMOLITION MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING HVAC EQUIPMENT & DUCTWORK NOT UP TO CODE.
8. CONTRACTOR SHALL REMOVE ALL EXISTING ACCESSORIES, LIGHT FIXTURES AND APPLIANCES. SAVE FOR REVIEW BY **(OWNER & ARCHITECT)**.
9. ALL REMOVED DOORS, WINDOWS, AND ASSOCIATED HARDWARE AS NOTED BY THE PLANS TO BE REVIEWED BY OWNER AND **(ARCHITECT)** PRIOR TO DISPOSAL.
10. CONTRACTOR TO INSPECT ALL EXISTING FRAMING AND DEMOLISH ALL TERMITE DAMAGED FRAMING; PREPARE FOR REPLACEMENT WITH NEW TREATED MEMBERS TO MATCH EXISTING IN SIZE.
11. CONTRACTOR SHALL DONATE ALL MATERIALS, DOORS, WINDOWS, APPLIANCES, CABINETS, VANITIES, HISTORICAL DETAILS DESIGNATED FOR REMOVAL TO THE NON-PROFIT SALVAGE BUILDING SUPPLY STORE, 'THE GREEN PROJECT'. CONTRACTOR SHALL ARRANGE PICK-UP OF MATERIALS DIRECTLY WITH A 'GREEN PROJECT' REPRESENTATIVE & PROVIDE RECEIPT TO CLIENT. ANY ITEMS DONATED WITHOUT OWNER CONSENT, SHALL BE REPLACED & INSTALLED BY CONTRACTOR AT NO COST TO OWNER.

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

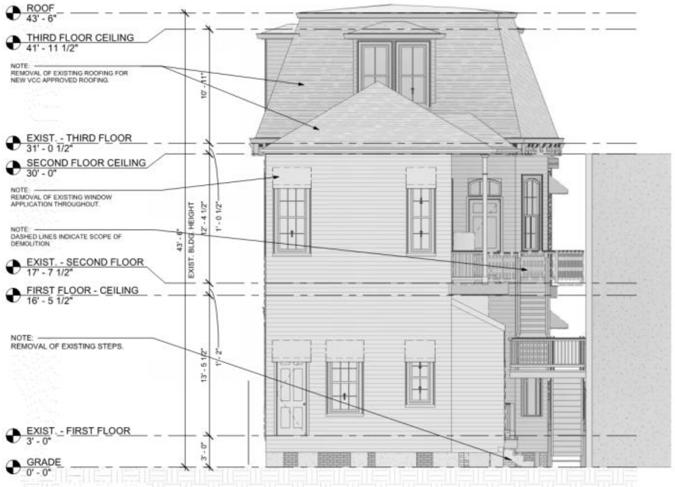
ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

EXISTING / DEMO EXTERIOR ELEVATIONS & NOTES

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE:	8/16/2022 5:03:27 PM
ARCH PM:	ADB
ID PM:	CNS
CHECKED BY:	AJA
SHEET NO.:	D201
CAD FILE NO.: 2022-13\PDF OUT\SD	8 / 14

SHEET - KEYNOTES	
Key Value	Keynote Text



1 PROPOSED DEMOLITION OF THE FRONT ELEVATION
3/16" = 1'-0"

2 PROPOSED DEMOLITION OF THE RIGHT SIDE ELEVATION
3/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT DISCREPANCIES IN EXISTING CONDITIONS DRAWINGS TO ARCHITECT.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING & BRACING, TO ENSURE PLUMBNESS, STABILITY AND SAFETY, WHENEVER REQUIRED TO SUPPORT LOADS THAT MAY BE IMPOSED ON THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING & OBJECTS OUTSIDE THE DEMO SCOPE DUE TO DEMOLITION.
4. CONTRACTOR SHALL REMOVE FROM BUILDING SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION.
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6. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING LINE[illegible] PRO **TO BE REVIEWED** REM[illegible]ING PLUMBING NOT UP TO CODE.
7. CONTRACTOR SHALL PREPARE BUILDING AS REQUIRED FOR PROPOSED HVAC WORK. ADDITIONAL SELECTIVE DEMOLITION MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING HVAC EQUIPMENT & DUCTWORK NOT UP TO CODE.
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ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
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20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

EXISTING / DEMO EXTERIOR ELEVATIONS & NOTES

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE:	8/16/2022 5:03:53 PM
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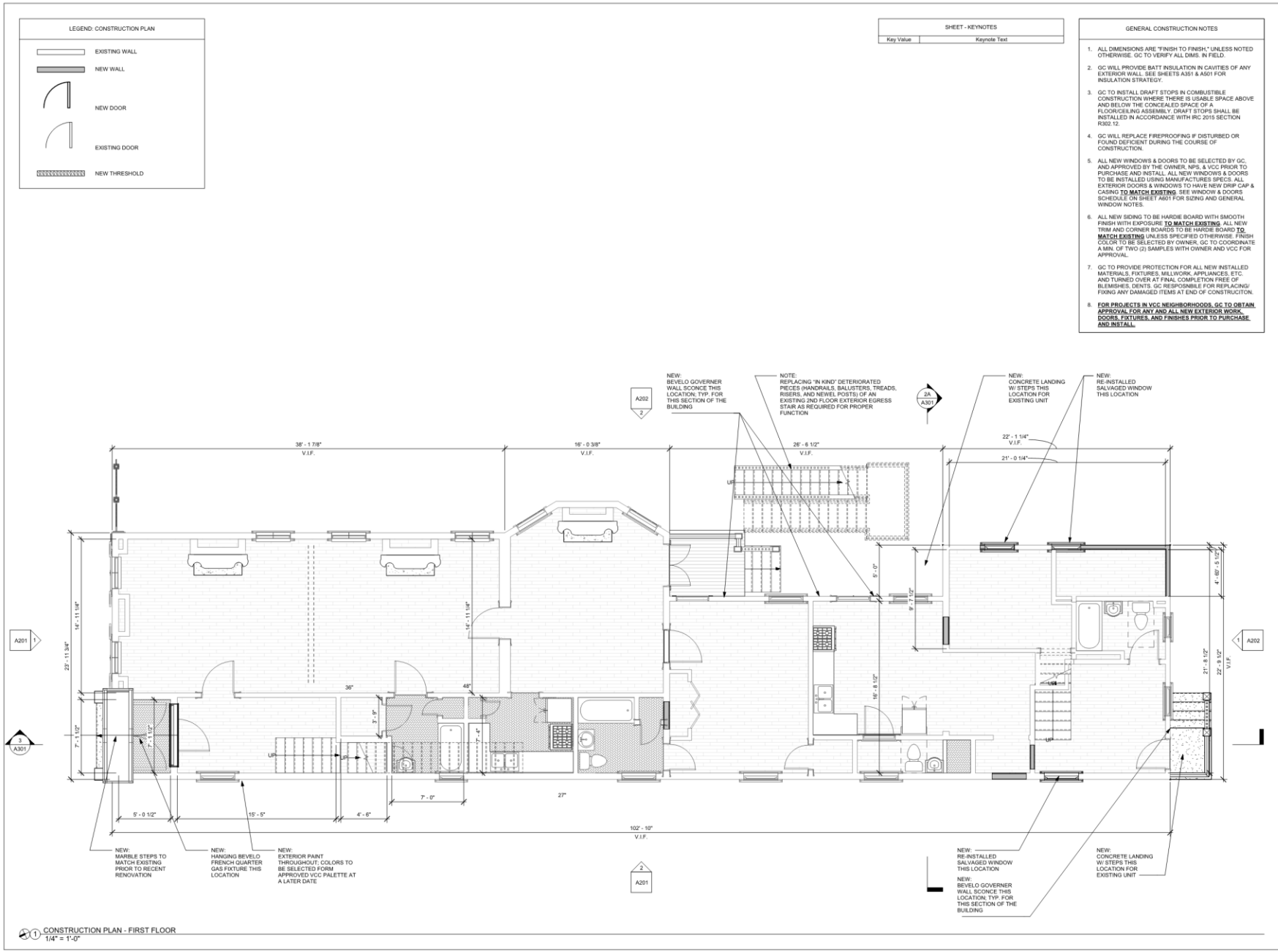
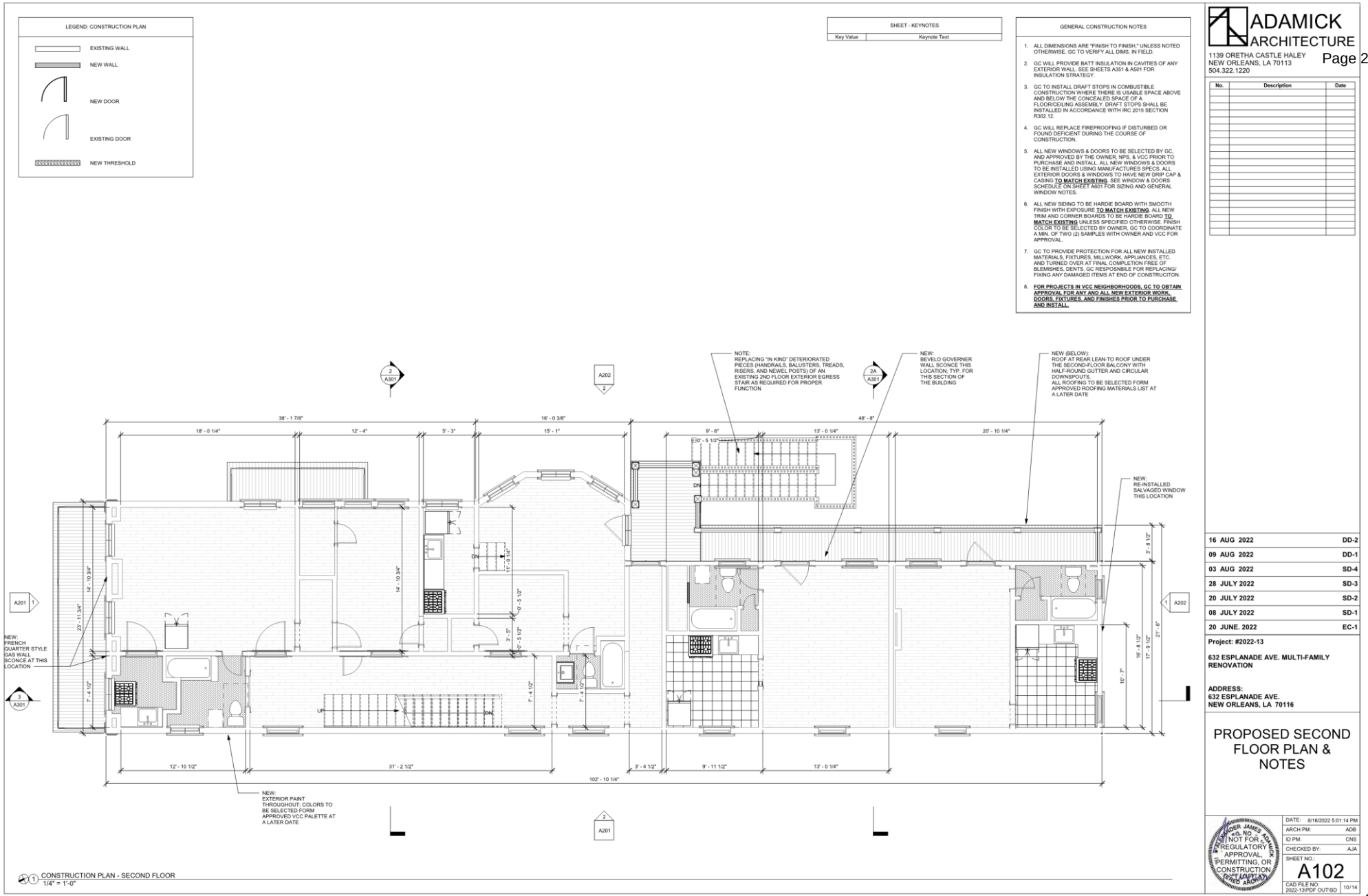
ID PM:	CNS
CHECKED BY:	AJA
SHEET NO.:	D202
CAD FILE NO.: 2022-13\PDF OUT\SD	7 / 14

632 Esplanade


LEGEND: CONSTRUCTION PLAN
EXISTING WALL
NEW WALL
NEW DOOR
EXISTING DOOR
NEW THRESHOLD
SHEET - KEYNOTES
Key Value
Keynote Text
GENERAL CONSTRUCTION NOTES
1. ALL DIMENSIONS ARE "FINISH TO FINISH," UNLESS NOTED OTHERWISE. GC TO VERIFY ALL DIMS. IN FIELD.
2. GC WILL PROVIDE BATT INSULATION IN CAVITIES OF ANY EXTERIOR WALL. SEE SHEETS A301 & A601 FOR INSULATION STRATEGY.
3. GC TO INSTALL DRAFT STOPS IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED IN ACCORDANCE WITH IRC 2015 SECTION R302.12.
4. GC WILL REPLACE FIREPROOFING IF DISTURBED OR FOUND DEFICIENT DURING THE COURSE OF CONSTRUCTION.
5. ALL NEW WINDOWS & DOORS TO BE SELECTED BY GC, AND APPROVED BY THE OWNER, NPS, & VCC PRIOR TO PURCHASE AND INSTALL. ALL NEW WINDOWS & DOORS TO BE INSTALLED USING MANUFACTURES SPECS. ALL EXTERIOR DOORS & WINDOWS TO HAVE NEW DRIP CAP & CASING TO MATCH EXISTING. SEE WINDOW & DOORS SCHEDULE ON SHEET A601 FOR SIZING AND GENERAL WINDOW NOTES.
6. ALL NEW SIDING TO BE HARDIE BOARD WITH SMOOTH FINISH WITH EXPOSURE TO MATCH EXISTING. ALL NEW TRIM AND CORNER BOARDS TO BE HARDIE BOARD TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE. FINISH COLOR TO BE SELECTED BY OWNER. GC TO COORDINATE A MIN. OF TWO (2) SAMPLES WITH OWNER AND VCC FOR APPROVAL.
7. GC TO PROVIDE PROTECTION FOR ALL NEW INSTALLED MATERIALS, FIXTURES, MILLWORK, APPLIANCES, ETC. AND TURNED OVER AT FINAL COMPLETION FREE OF BLEMISHES, DENTS. GC RESPOSNBILE FOR REPLACING/ FIXING ANY DAMAGED ITEMS AT END OF CONSTRUCITON.
8. FOR PROJECTS IN VCC NEIGHBORHOODS, GC TO OBTAIN APPROVAL FOR ANY AND ALL NEW EXTERIOR WORK, DOORS, FIXTURES, AND FINISHES PRIOR TO PURCHASE AND INSTALL.
NEW: BEVELO GOVERNER WALL SCONCE THIS LOCATION; TYP. FOR THIS SECTION OF THE BUILDING
NOTE: REPLACING "IN KIND" DETERIORATED PIECES (HANDRAILS, BALUSTERS, TREADS, RISERS, AND NEWEL POSTS) OF AN EXISTING 2ND FLOOR EXTERIOR EGRESS STAIR AS REQUIRED FOR PROPER FUNCTION
NEW: CONCRETE LANDING W/ STEPS THIS LOCATION FOR EXISTING UNIT
NEW: RE-INSTALLED SALVAGED WINDOW THIS LOCATION
38' - 1 7/8" V.I.F.
16' - 0 3/8" V.I.F.
26' - 6 1/2" V.I.F.
22' - 1 1/4" V.I.F.
21' - 0 1/4"
102' - 10" V.I.F.
NEW: MARBLE STEPS TO MATCH EXISTING PRIOR TO RECENT RENOVATION
NEW: HANGING BEVELO FRENCH QUARTER GAS FIXTURE THIS LOCATION
NEW: EXTERIOR PAINT THROUGHOUT; COLORS TO BE SELECTED FORM APPROVED VCC PALETTE AT A LATER DATE
NEW: RE-INSTALLED SALVAGED WINDOW THIS LOCATION
NEW: BEVELO GOVERNER WALL SCONCE THIS LOCATION; TYP. FOR THIS SECTION OF THE BUILDING
NEW: CONCRETE LANDING W/ STEPS THIS LOCATION FOR EXISTING UNIT
1 CONSTRUCTION PLAN - FIRST FLOOR
1/4" = 1'-0"
ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220
No. | Description | Date
16 AUG 2022 DD-2
09 AUG 2022 DD-1
03 AUG 2022 SD-4
28 JULY 2022 SD-3
20 JULY 2022 SD-2
08 JULY 2022 SD-1
20 JUNE. 2022 EC-1
Project: #2022-13
632 ESPLANADE AVE. MULTI-FAMILY RENOVATION
ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116
PROPOSED FIRST FLOOR PLAN & NOTES
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
DATE: 8/16/2022 5:01:11 PM
ARCH PM: ADB
ID PM: CNS
CHECKED BY: AJA
SHEET NO.:
A101
CAD FILE NO: 2022-13\PDF OUT\SD
9 / 14



ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

PROPOSED SECOND FLOOR PLAN & NOTES

ALEXANDER JAMES ADAMICK #S. NO. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. LICENSED ARCHITECT

DATE: 8/16/2022 5:01:14 PM
ARCH PM: ADB
ID PM: CNS
CHECKED BY: AJA
SHEET NO.: A102
CAD FILE NO: 2022-13\PDF OUT\SD
10/14

LEGEND: CONSTRUCTION PLAN

- EXISTING WALL
- NEW WALL
- NEW DOOR
- EXISTING DOOR
- NEW THRESHOLD

SHEET - KEYNOTES	
Key Value	Keynote Text

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE "FINISH TO FINISH," UNLESS NOTED OTHERWISE. GC TO VERIFY ALL DIMS. IN FIELD.
2. GC WILL PROVIDE BATT INSULATION IN CAVITIES OF ANY EXTERIOR WALL. SEE SHEETS A351 & A501 FOR INSULATION STRATEGY.
3. GC TO INSTALL DRAFT STOPS IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED IN ACCORDANCE WITH IRC 2015 SECTION R302.12.
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6. ALL NEW SIDING TO BE HARDIE BOARD WITH SMOOTH FINISH WITH EXPOSURE **TO MATCH EXISTING**. ALL NEW TRIM AND CORNER BOARDS TO BE HARDIE BOARD **TO MATCH EXISTING** UNLESS SPECIFIED OTHERWISE. FINISH COLOR TO BE SELECTED BY OWNER, GC TO COORDINATE A MIN. OF TWO (2) SAMPLES WITH OWNER AND VCC FOR APPROVAL.
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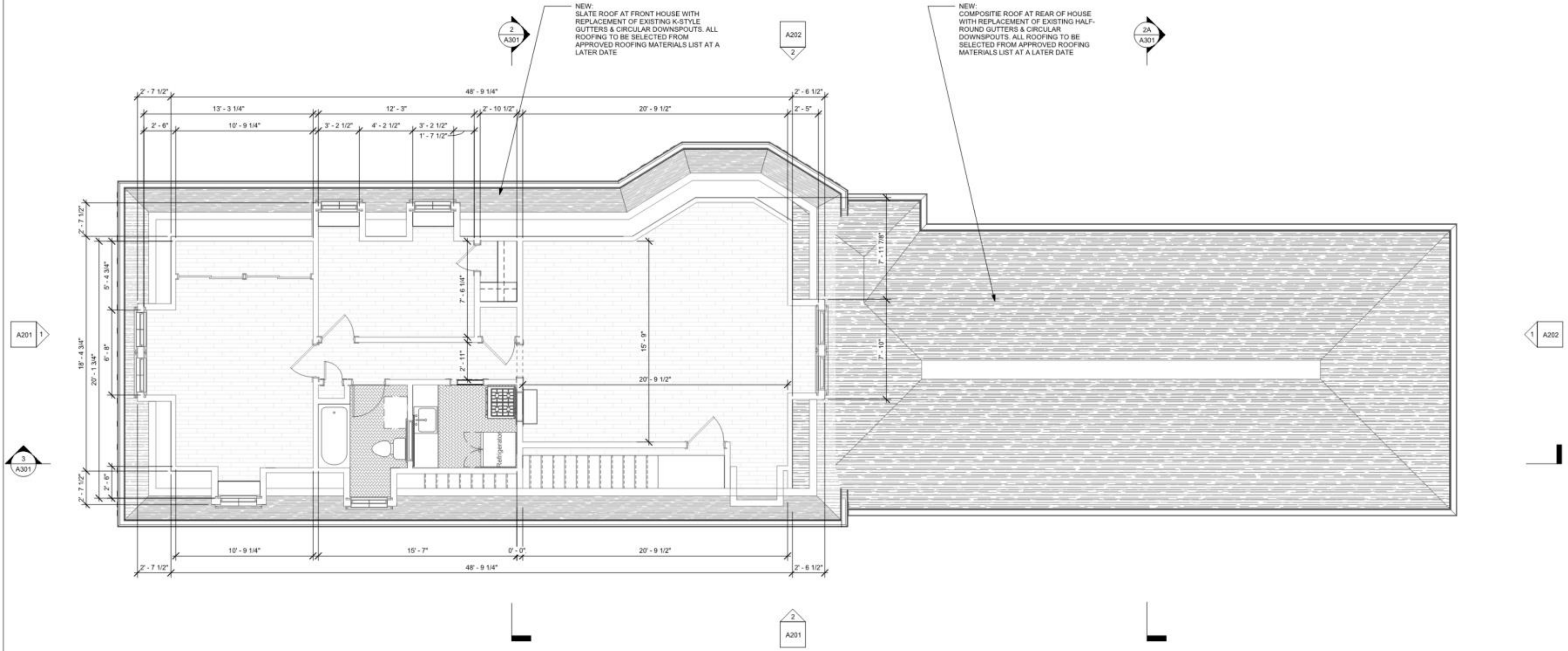


1 CONSTRUCTION PLAN - THIRD FLOOR
1/4" = 1'-0"

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

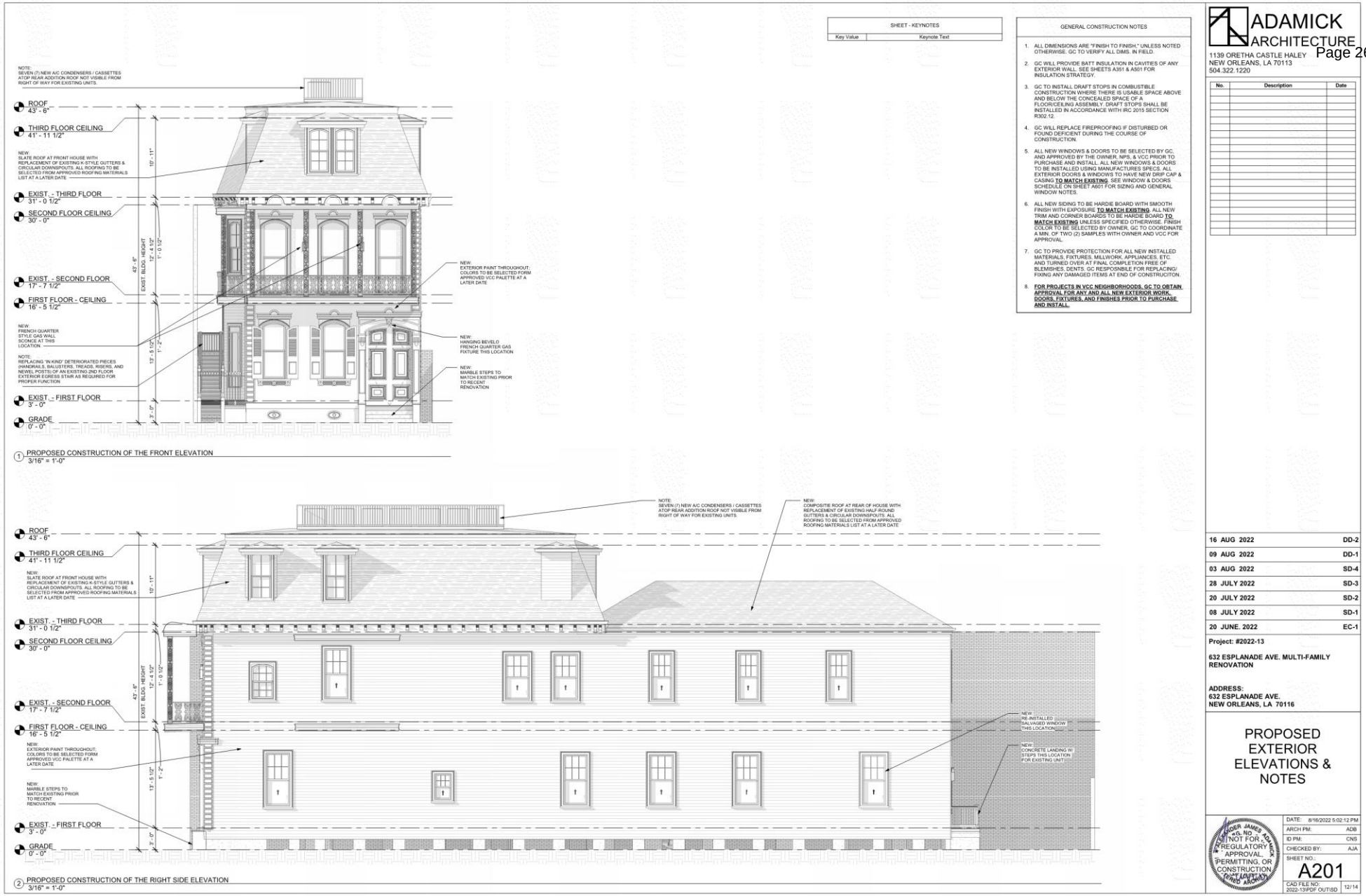
ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

PROPOSED THIRD FLOOR PLAN & NOTES

ALEXANDER JAMES ADAMICK
REG. NO.
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
REGISTERED ARCHITECT

DATE:	8/16/2022 5:01:15 PM
ARCH PM:	ADB
ID PM:	CNS
CHECKED BY:	AJA
SHEET NO.:	A103
CAD FILE NO: 2022-13\PDF OUT\SD	11/14

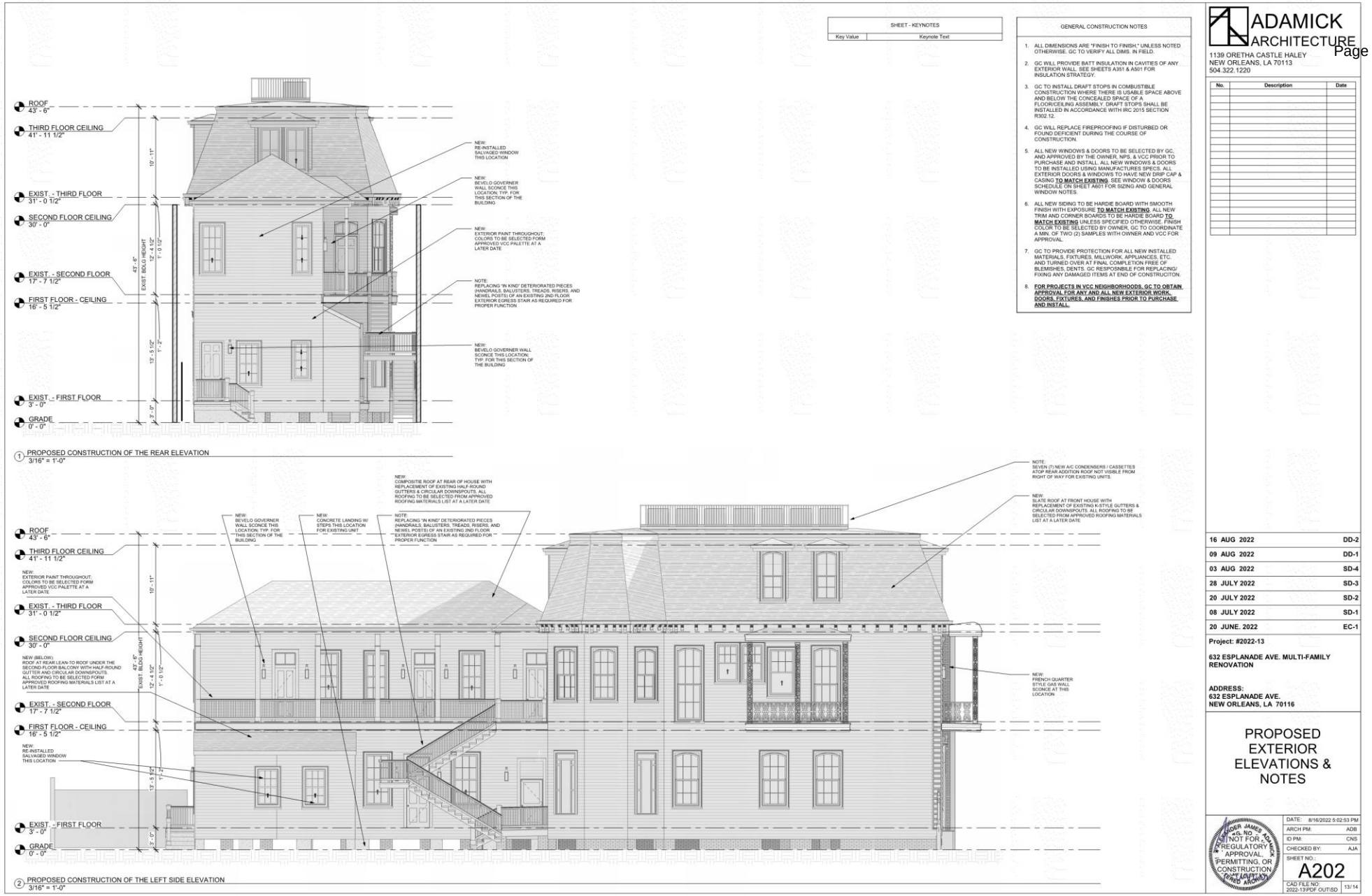
VIEUX CARRE COMMISSION ESTABLISHED 1936



632 Esplanade

VCC Architectural Committee

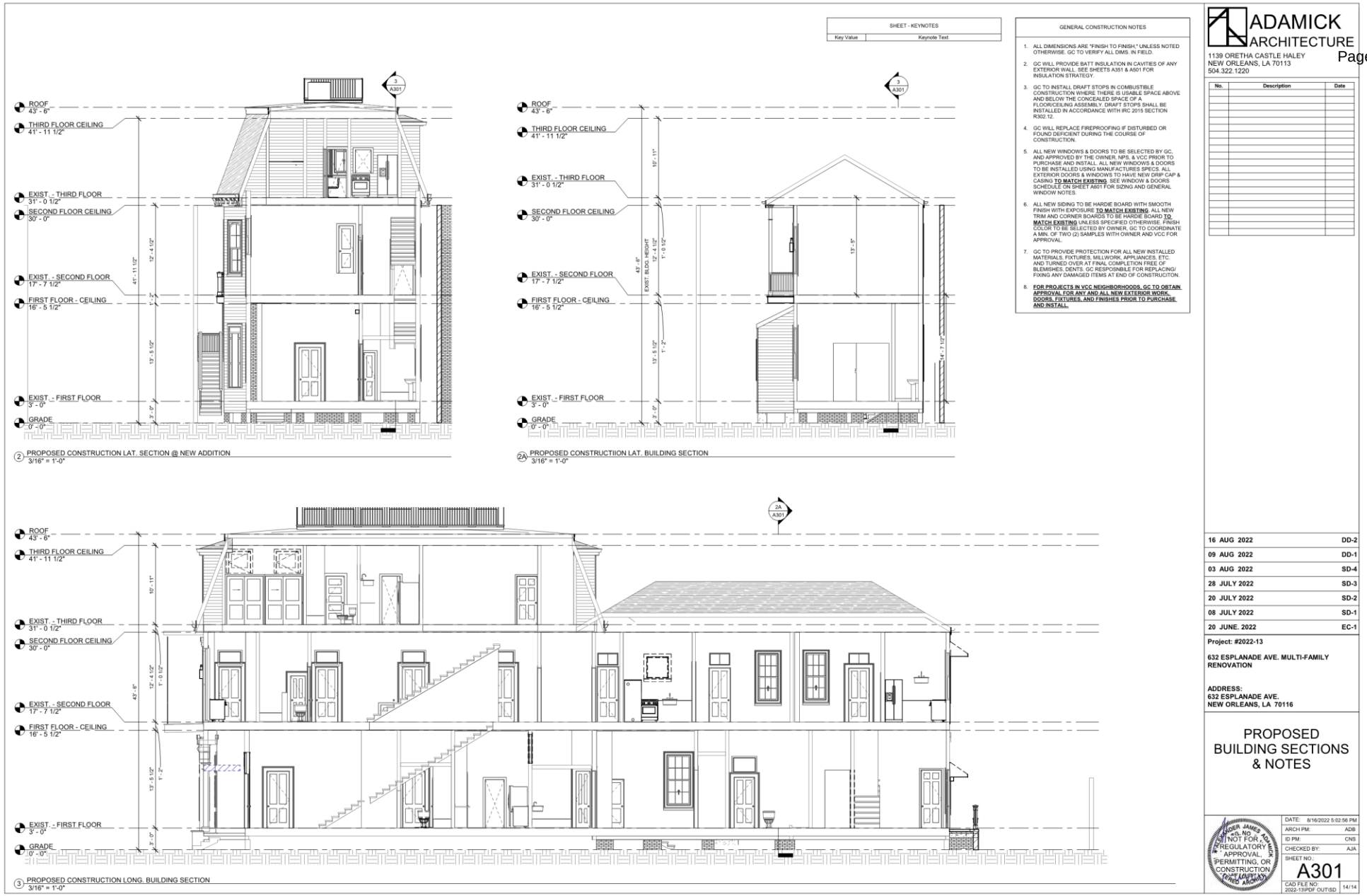
August 23, 2022



632 Esplanade

VCC Architectural Committee

August 23, 2022


SHEET - KEYNOTES
Key Value
Keynote Text
GENERAL CONSTRUCTION NOTES
1. ALL DIMENSIONS ARE "FINISH TO FINISH." UNLESS NOTED OTHERWISE. GC TO VERIFY ALL DIMS. IN FIELD.
2. GC WILL PROVIDE BATT INSULATION IN CAVITIES OF ANY EXTERIOR WALL. SEE SHEETS A351 & A501 FOR INSULATION STRATEGY.
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ROOF 43' - 6"
THIRD FLOOR CEILING 41' - 11 1/2"
EXIST. - THIRD FLOOR 31' - 0 1/2"
SECOND FLOOR CEILING 30' - 0"
EXIST. - SECOND FLOOR 17' - 7 1/2"
FIRST FLOOR - CEILING 16' - 5 1/2"
EXIST. - FIRST FLOOR 3' - 0"
GRADE 0' - 0"
2 PROPOSED CONSTRUCTION LAT. SECTION @ NEW ADDITION 3/16" = 1'-0"
2A PROPOSED CONSTRUCTIION LAT. BUILDING SECTION 3/16" = 1'-0"
3 PROPOSED CONSTRUCTION LONG. BUILDING SECTION 3/16" = 1'-0"
ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220
No. Description Date
16 AUG 2022 DD-2
09 AUG 2022 DD-1
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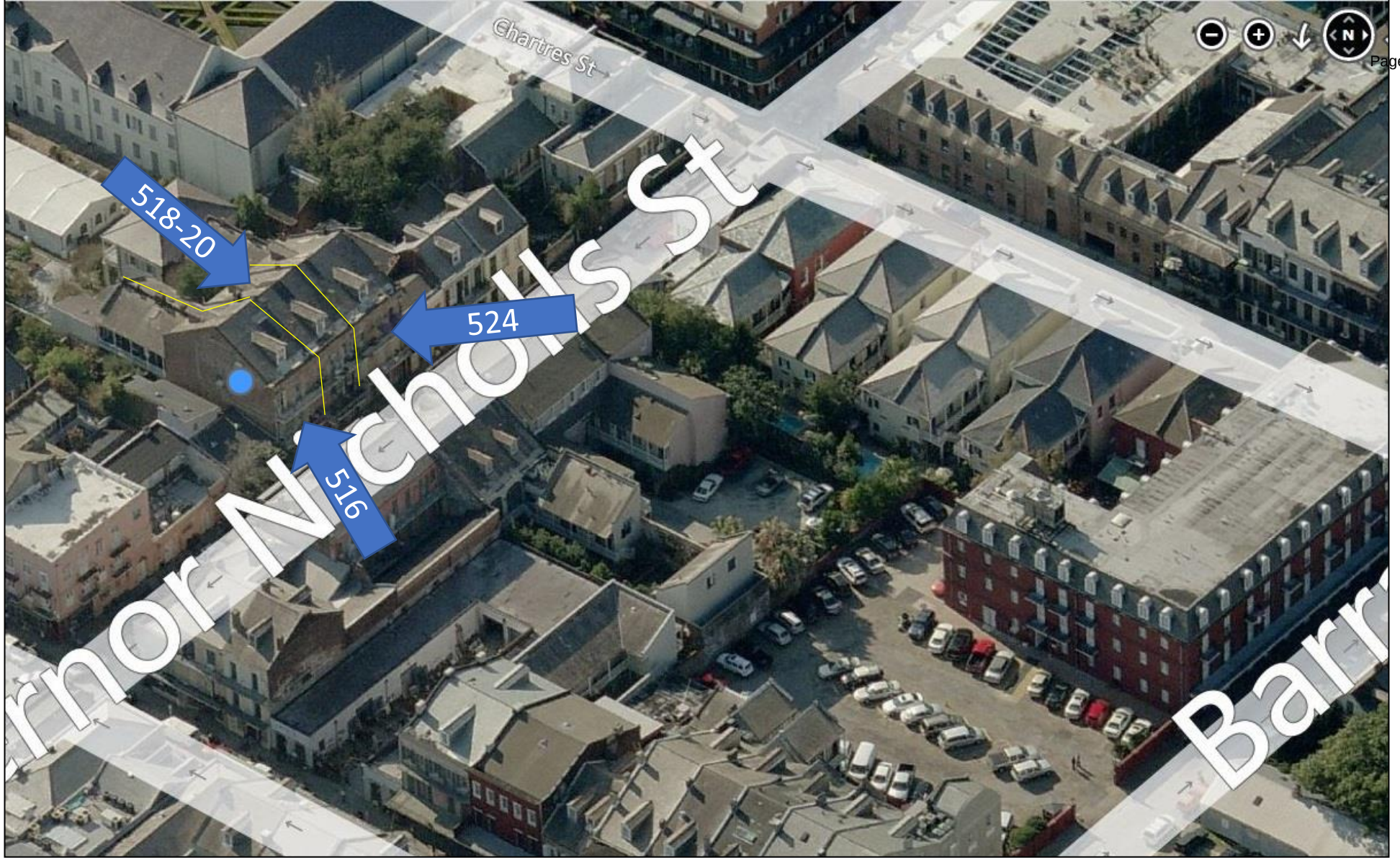
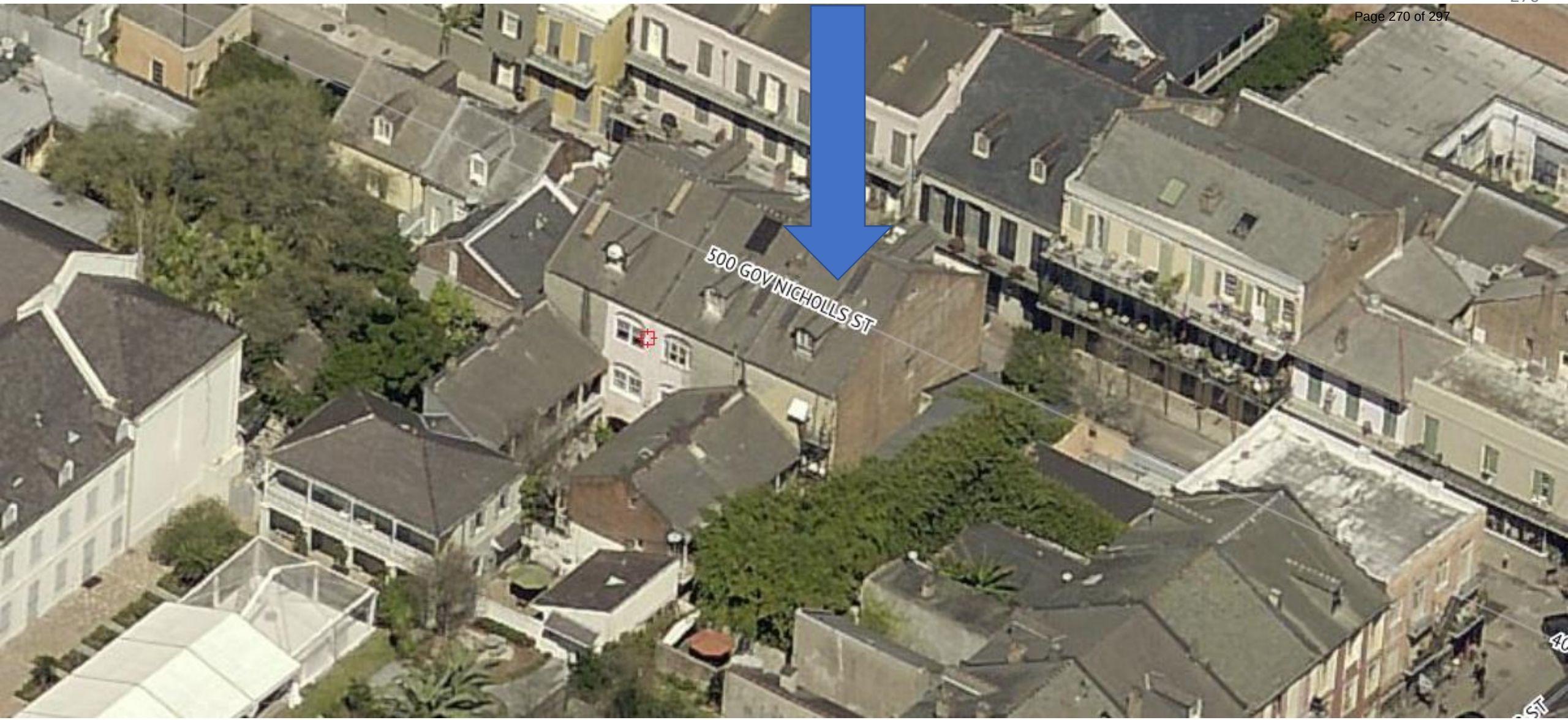
20 JUNE. 2022 EC-1
Project: #2022-13
632 ESPLANADE AVE. MULTI-FAMILY RENOVATION
ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116
PROPOSED BUILDING SECTIONS & NOTES
DATE: 8/16/2022 5:02:56 PM
ARCH PM: ADB
ID PM: CNS
CHECKED BY: AJA
SHEET NO.: A301
CAD FILE NO: 2022-13\PDF OUT\SD 14/14

Appeals and Violations

516 Governor Nicholls



516 & 518-20 & 524 Governor Nicholls



516 Governor Nicholls

VCC Architectural Committee

August 23, 2022

516 & 518-20 & 524 Governor Nicholls

516 & 518-20 & 524 Governor Nicholls

516 Governor Nicholls

516 Governor Nicholls

516 Governor Nicholls

VCC Architectural Committee

August 23, 2022

516 Governor Nicholls

VCC Architectural Committee

August 23, 2022

516 Governor Nicholls

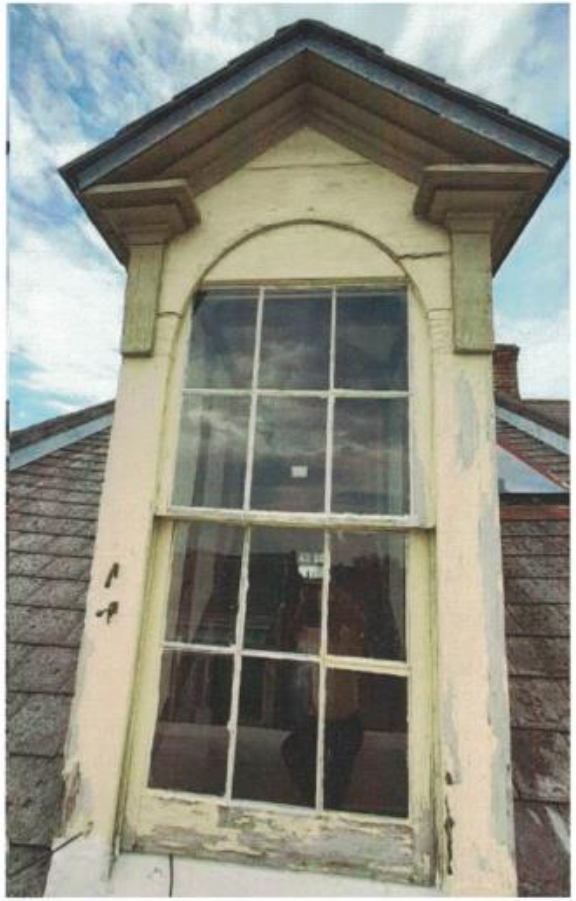
VCC Architectural Committee

August 23, 2022

516 Governor Nicholls – Rear Dormer

516 Governor Nicholls – All Rear Dormers

EXHIBIT 2



A ORIGINAL EXISTING DORMER 516, 518, 524

DORMER REPAIRS

1. ALL DORMERS NEED TO BE SCRAPED, PRIMED AND PAINTED AS REQUIRED.
2. DETERIORATED DORMER WOOD SHALL BE REPAIRED AND REPLACED AS REQUIRED.
3. GLASS PANES SHALL BE REGLAZED AS REQUIRED.
4. WINDOW SASH SHALL BE OPERABLE AND SASH LATCH INSTALLED AS REQUIRED.

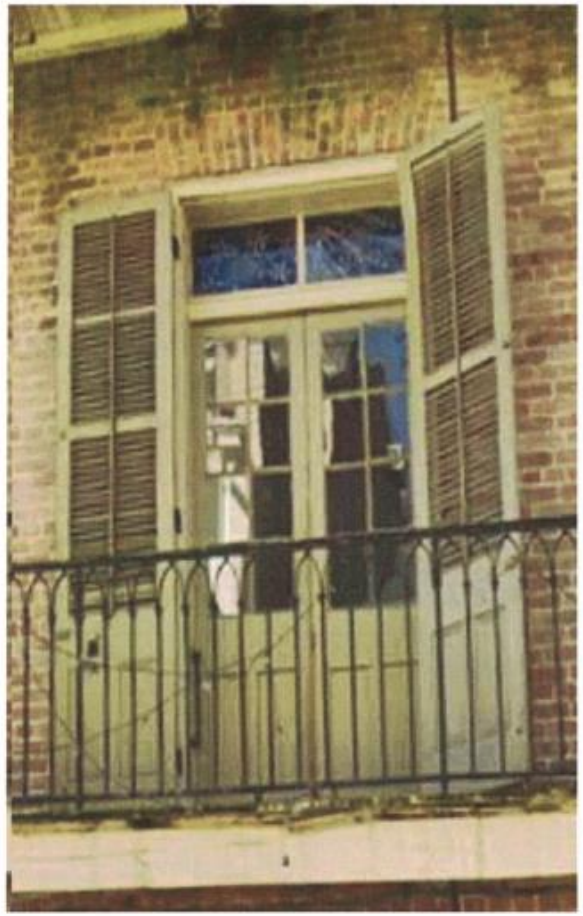
MODIFIED DORMER 516, 518, 524

NOTES:

ALL MODIFIED DORMERS SHALL BE REPAIRED TO MATCH ORIGINAL EXISTING DORMERS (SEE (A)).

WINDOW AIR CONDITIONERS SHALL RE REMOVED FROM ALL DORMERS AND DORMERS RESTORED TO MATCH EXHIBIT "A".

EXHIBIT 3



TRANSOM REPAIRS

1. REMOVE A/C WINDOW UNIT AND REPAIR TRANSOM TO MATCH ORIGINAL DOORS AND TRANSOM AS SHOWN IN (A).
2. REPAIR AND REPLACE DETERIORATED WOOD AS REQUIRED.
3. GLASS PANES SHALL BE REGLAZED AS REQUIRED.
4. SCRAPE, PRIME, AND PAINT TO MATCH EXISTING
5. DOORS MUST BE FULLY OPERABLE

(A) ORIGINAL EXISTING TRANSOM 516, 518, 524

MODIFIED TRANSOM 516, 518, 524

EXHIBIT 4

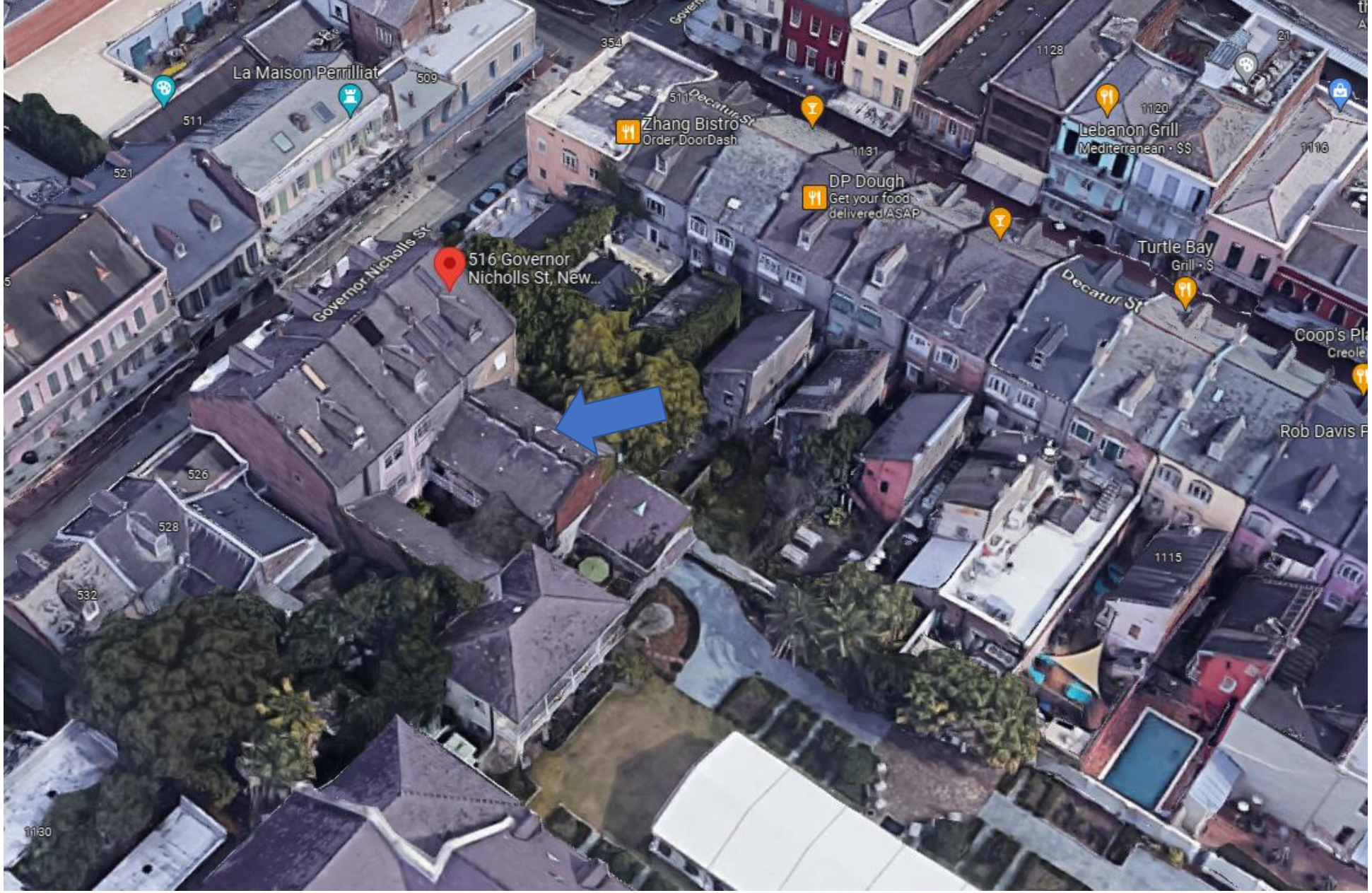
ROOF TOP A/C CONDENSER PLATFORM

INSTALL ROOF TOP AIR CONDITIONER CONDENSER PLATFORM THIS LOCATION (A).

(A)

REAR VIEW 516, 518, 524 AIR CONDITIONER CONDENSER PLATFORM

Rectorseal 87745 Slope Stand Made from heavy duty Steel with powdercoat finish
This adjustable bracket accommodates a roof slope up to 45 degrees, 330 lb capacity.



516 Governor Nicholls

VCC Architectural Committee

August 23, 2022

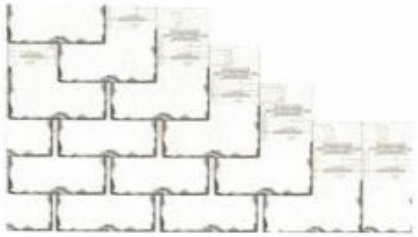
EXHIBIT 5

A

ROOF TOP SHINGLE REPAIR

1. INSTALL FIRST COURSE OF SHINGLES STARTING AT PARAPET WALL VALLEY AS INDICATED IN (A) .

PATTERN



10" EXPOSURE

NOTE:

REPLACE CRACKED AND MISSING SHINGLES AS REQUIRED.

SPECIFICATIONS & INSTALLATION

INSTALL NIAGARA SLATE " SMOKE GRAY" by ECOSTAR 12" W X 1/2" THICK X 10" EXPOSURE. USE 4 RING SHANK STAINLESS STEEL FASTENERS PER SHINGLE FOR 110 MPH WIND WARRANTY.

Asper Construction and Development Group, LLC

Commercial & Residential Licensed Contractor

2600 General Pershing St. New Orleans, LA 70115

Commercial LIC. #66386 Residential LIC. #885127

Estimate

Client

Joan Hooper
1718 Palmer Ave
New Orleans LA 70118

Date 7/14/2022

Estimate # 25888
Job # 516
Location 516 Governor Nichollas

Description of Service	Quantity	Unit Price	Total
SCOPE OF WORK TO BE PERFORMED AT 516 GOVERNOR NICHOLLS ITEM # CCNO166-121 HORIZONTAL MEMBERS Repair, remove and replace all deteriorated or defective horizontal deck as required. Prime and paint to match existing deck colors. ITEM # CCNO166-121 STUCCO Repair stucco with View Care Stucco Mix (exhibit 6). Prime and paint as required to match existing paint. (See exhibit 6 for specs.) ITEM # CCNO166-121 WALLS Make necessary repairs to cracked walls near mail boxes on front of building. Repoint mortar as required to match existing. (See exhibit 6 for specs.) ITEM # CCNO166-121 ROOF Replace lose and missing roof shingles with matching shingles is several areas. Skylights to be repaired if possible or replaced. ITEM # CCNO166-121 DORMER, DORMER Dormers need to be scrape, prime, and painted as needed to match existing paint. Repair or replace deteriorating wood and metal as required. ITEM # CCNO166-121 CHIMNEY Replace missing chimney caps as required to match existing. ITEM # CCNO166-121 WINDOWS			
		Total	

Company Representative: Justin Asper Date: 07/20/22

Accepted by: Date 7/20/22

Customer authorizes all work to be performed and agrees to pay the total amount of this agreement. Customer agrees to pay the total amount due upon receipt of each invoice. Changes or alterrations shall be subject to additional charges. This estimate is good for 30 days.

Page 1

Asper Construction and Development Group, LLC

Commercial & Residential Licensed Contractor

2600 General Pershing St. New Orleans, LA 70115

Commercial LIC. #66386 Residential LIC. #885127

Estimate

Client

Joan Hooper
1718 Palmer Ave
New Orleans LA 70118

Date 7/14/2022

Estimate # 25888
Job # 516
Location 516 Governor Nichollas

Description of Service	Quantity	Unit Price	Total
Scrape, prime, and paint all windows as required. Replace missing panes and glaze. Repair or replace damage wood as required. ITEM # CCNO166-121 GUTTERS Prime and paint all gutters or replace as required. ITEM # CCNO166-121 VEGETATION Remove all vegetation growing on building mortar and repoint as required with approved View Care Mortar Mix. Remove resident's plant overgrowth from building. (See exhibit 6 or specs.) ITEM # CCNO166-35 SHUTTERS Replace all missing shutters to match existing shutters. Prime and paint to match existing. Make repairs to existing shutters as required. ITEM # CCNO166-35 LIGHTING Remove and replace unshielded exterior lighting on building front and replace with approved fixtures. (See exhibit 1 for specs.) ITEM # CCNO166-35 WIRES/CONDUITS All unused conduit pipes throughout building will be removed as required and wall paint touched up to match existing paint if required. Secure and paint exposed conduits and wiring still in use and paint as may be required to match existing color. Total Labor and materials:		14,899.00	14,899.00

Total $14,899.00

Company Representative: Justin Asper Date: 07/20/22

Accepted by: Date 7/20/22

Customer authorizes all work to be performed and agrees to pay the total amount of this agreement. Customer agrees to pay the total amount due upon receipt of each invoice. Changes or alterrations shall be subject to additional charges. This estimate is good for 30 days.

Page 2

Asper Construction and Development Group, LLC

Commercial & Residential Licensed Contractor

2600 General Pershing St. New Orleans, LA 70115

Commercial LIC. #66386 Residential LIC. #885127

Estimate

Client

Joan Hooper
1718 Palmer Ave
New Orleans LA 70118

Date 7/14/2022

Estimate # 25889
Job # 516
Location 516 Governor Nichollas

Description of Service	Quantity	Unit Price	Total
SCOPE OF WORK AT 516 GOVERNOR NICHOLLS			
ITEM # CCNO166-35 ROOF Remove, repair and replace temporary TPO material from roof and install matching shingles as required. Repair valley system as required. (See exhibit 5 for specs.)			
ITEM # CCNO166-35 WINDOWS Remove altered widow enclosure. Repair and restore dormer windows on rear to match existing dormer winds. (See exhibit 2 for specs.)			
ITEM # CCNO166-121 LIGHTING Repair or replace gas lantern that appears to be missing with approved fixture.			
ITEM # CCNO166-35 HVAC MECHANICAL/ELECT/GAS Relocate HVAC condenser units to rear roof. Install necessary roof platform to secure units to platform and roof. (See exhibit 4 for specs.)			
Total material and labor		4,969.00	4,969.00

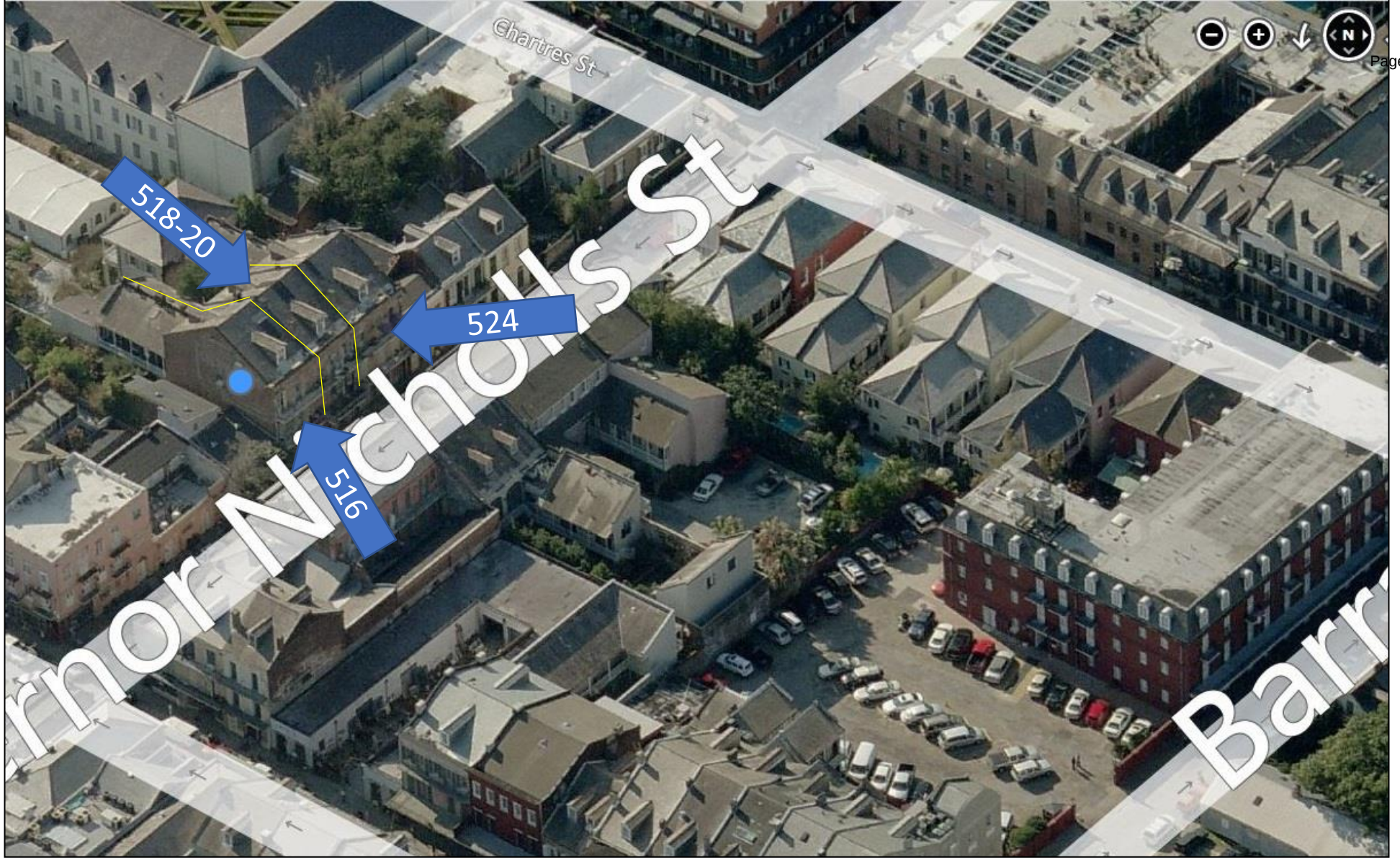
Total $4,969.00

Company Representative: Justin Asper Date: 07/20/22

Accepted by: Date 7/20/22

Customer authorizes all work to be performed and agrees to pay the total amount of this agreement. Customer agrees to pay the total amount due upon receipt of each invoice. Changes or alterrations shall be subject to additional charges. This estimate is good for 30 days.

518 Governor Nicholls



516 & 518-20 & 524 Governor Nicholls

VCC Architectural Committee

August 23, 2022

518-20 Governor Nicholls

VCC Architectural Committee

August 23, 2022

EXHIBIT 1

Hanging Yoke Copper Lantern by Primo

Primo lanterns offers the industry's most popular styles and offers quick delivery.
The Orleans Outdoor Lantern by Primo is finely crafted and will withstand many years of use.

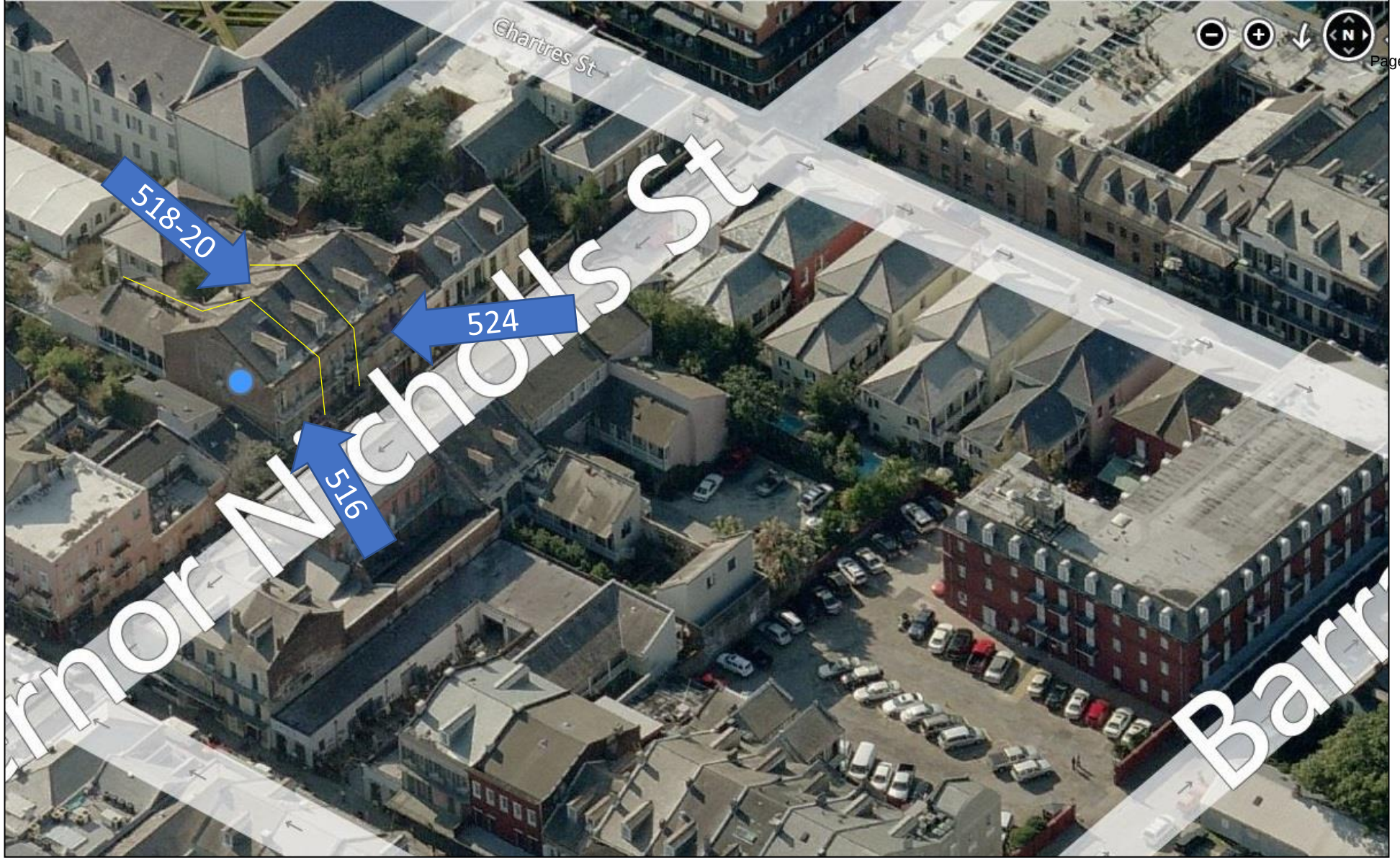
Finish FamilyCopper - Antique
FinishesAntique Copper
Glass TypeClear
Lantern MaterialCopper
Mount Type--- Yoke Mount
Number of Sides4 Sided
Size CategorySmall (16"-18" tall)
Fuel TypeElectric - One Bulb, Electric

516 - 524 GOV. NICHOLLS

1. CENTER UNDER MAIN BALCONY ON GROUND FLOOR.

2. REMOVE ALL EXISTING UNSHIELDED LIGHTING

524 Governor Nicholls



516 & 518-20 & 524 Governor Nicholls

VCC Architectural Committee

August 23, 2022

524 Governor Nicholls

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