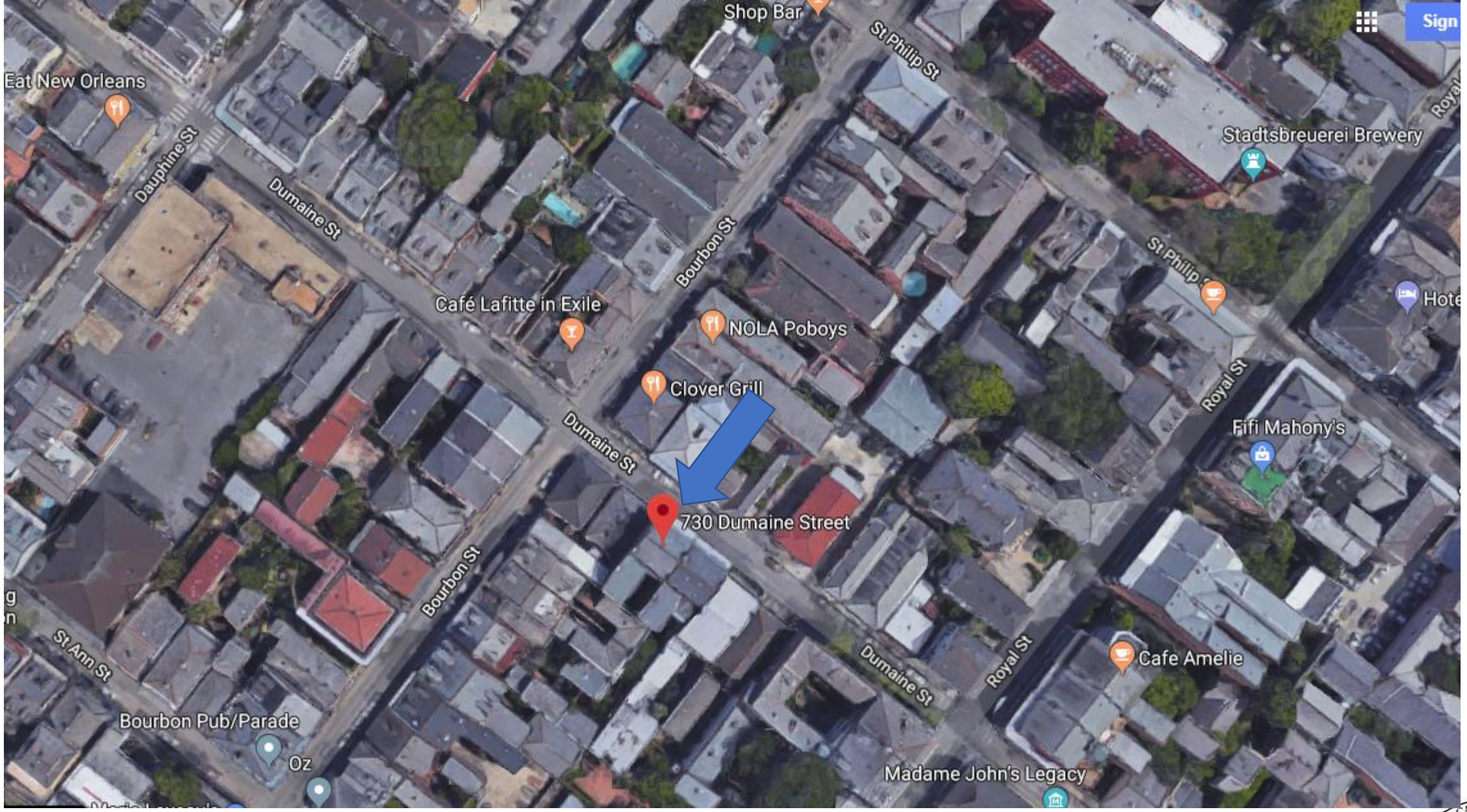
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, February 27, 2024

Old Business

730 Dumaine



730 Dumaine

VCC Architecture Committee

February 27, 2024

730 Dumaine

730 Dumaine

730 Dumaine

730 Dumaine

730 Dumaine

730 Dumaine

730 Dumaine

730 Dumaine

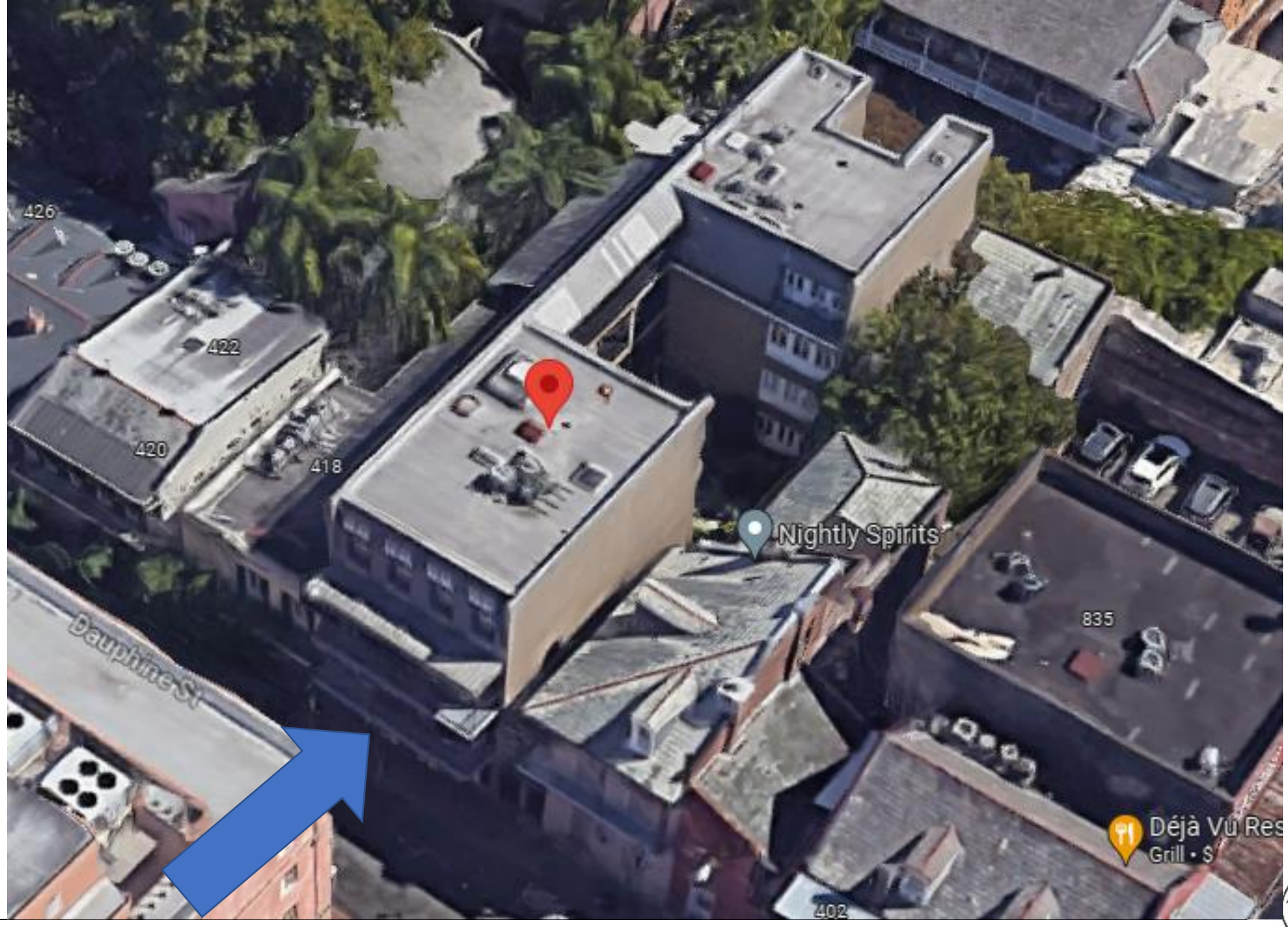
730 Dumaine – Repointed Courtyard Wall

730 Dumaine – Repointed Courtyard Wall

730 Dumaine – Repointed Courtyard Wall

412 Dauphine

412 Dauphine



412 Dauphine

412 Dauphine

412 Dauphine, 1962

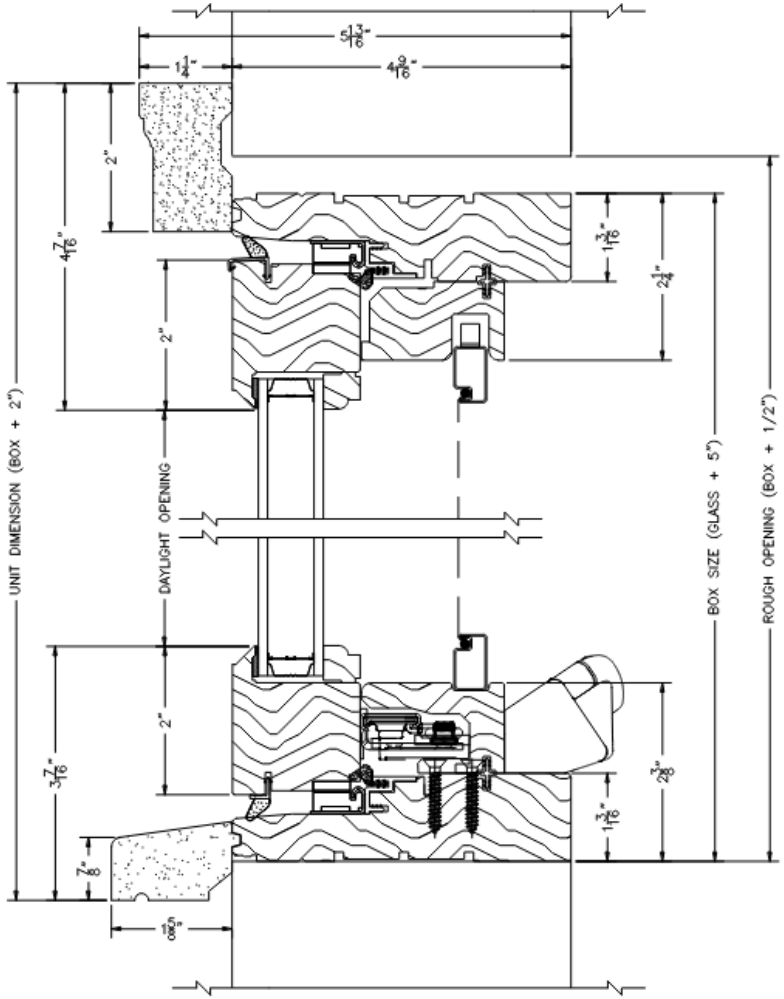
412 Dauphine, 1983

412 Dauphine, 1999

412 Dauphine

412 Dauphine

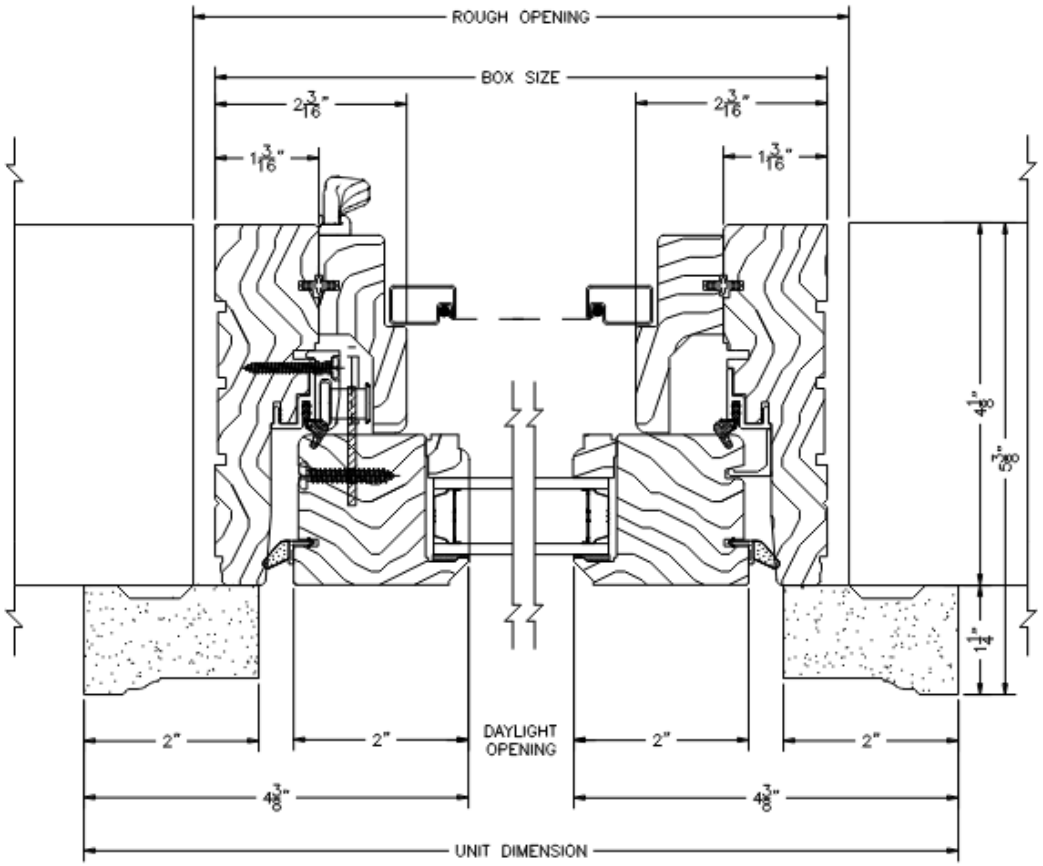
412 Dauphine



WOOD CASEMENT
VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.
1400 W. TAYLOR ST. Merrill,WI 54452 (715) 536-2461

14018-42-62



WOOD CASEMENT
4 - 1/8" JAMB
HORIZONTAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.
1400 W. TAYLOR ST. Merrill,WI 54452 (715) 536-2461

14018-42-73

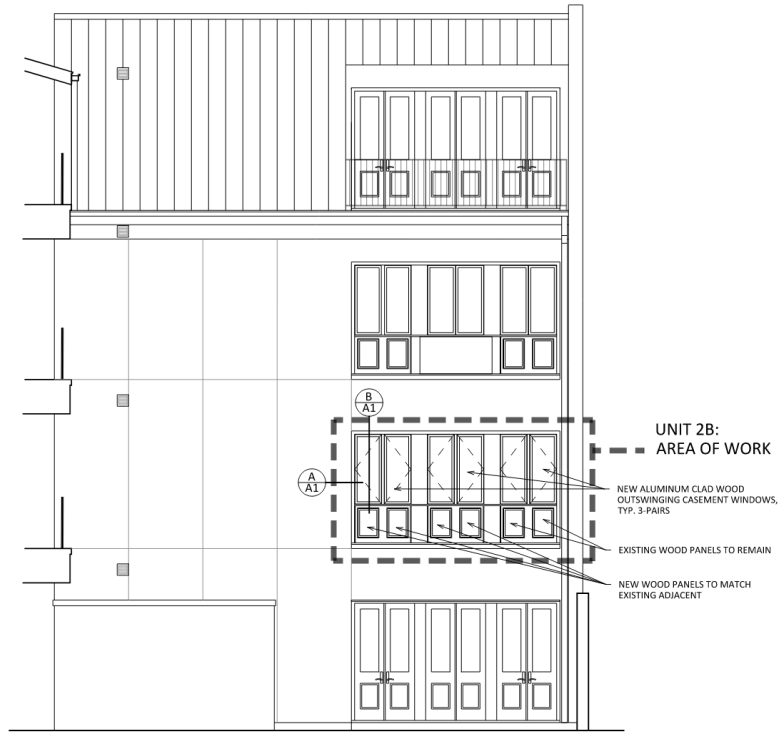
412 Dauphine

VCC Architecture Committee

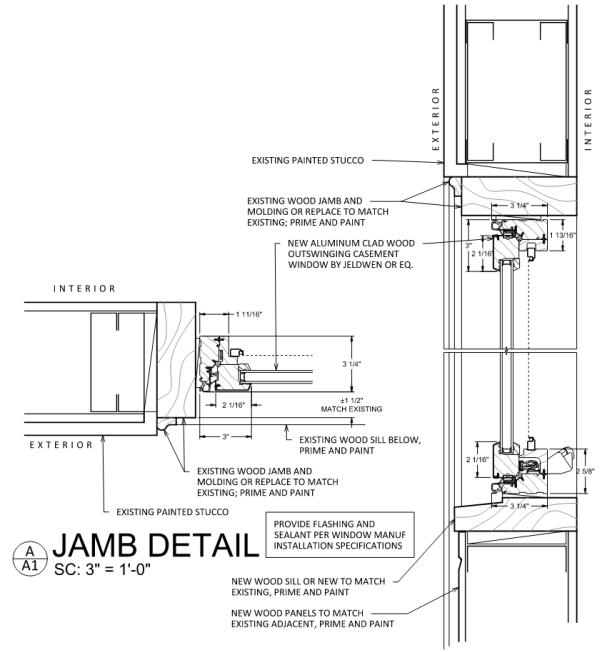
February 27, 2024

412 Dauphine

EXISTING EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



A
A1 JAMB DETAIL
SC: 3" = 1'-0"

B
A1 HEAD / SILL DETAIL
SC: 3" = 1'-0"

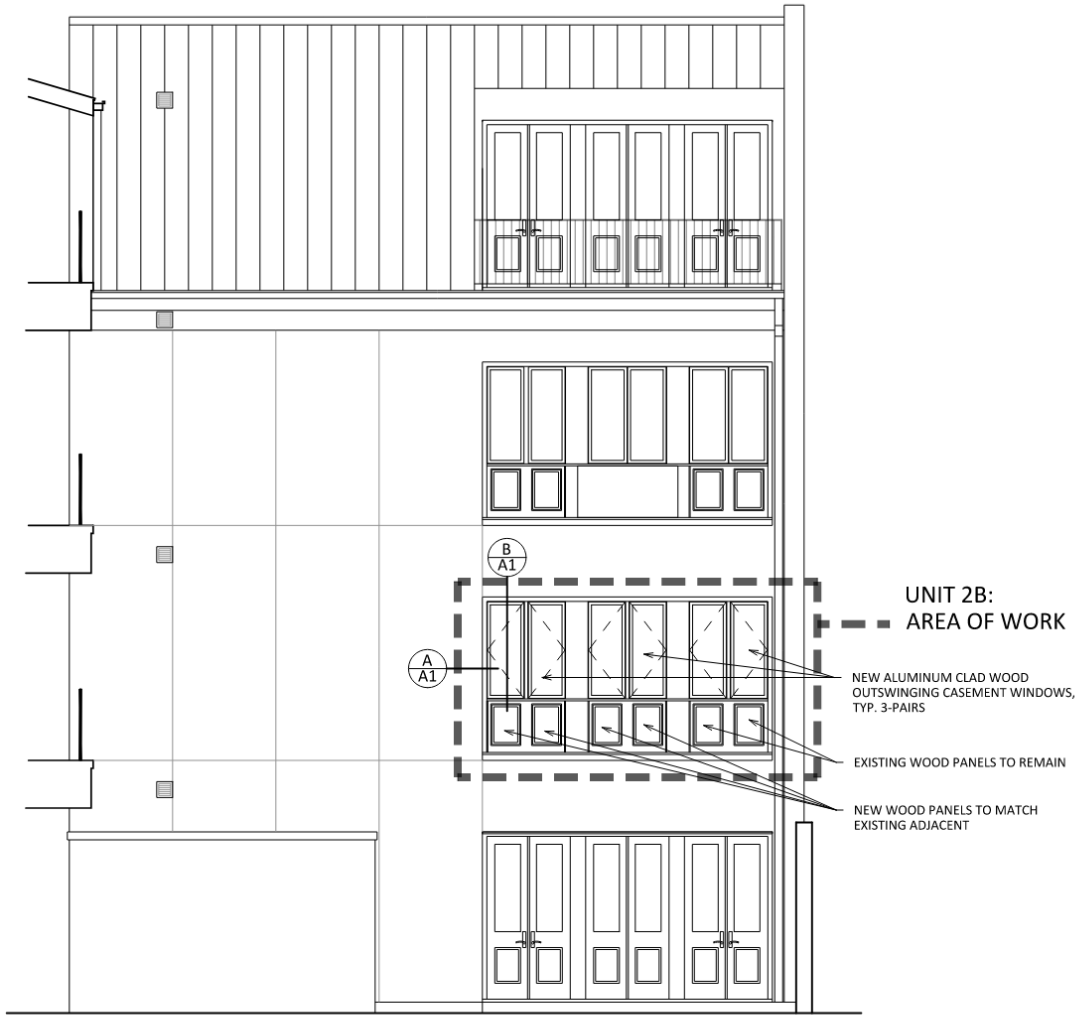
412 Dauphine Street Unit 2B Exterior Modifications New Orleans, Louisiana 70112	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5870 harmon@lkharmonarchitects.com	2.6.2024	A1 LKH #0424

412 Dauphine

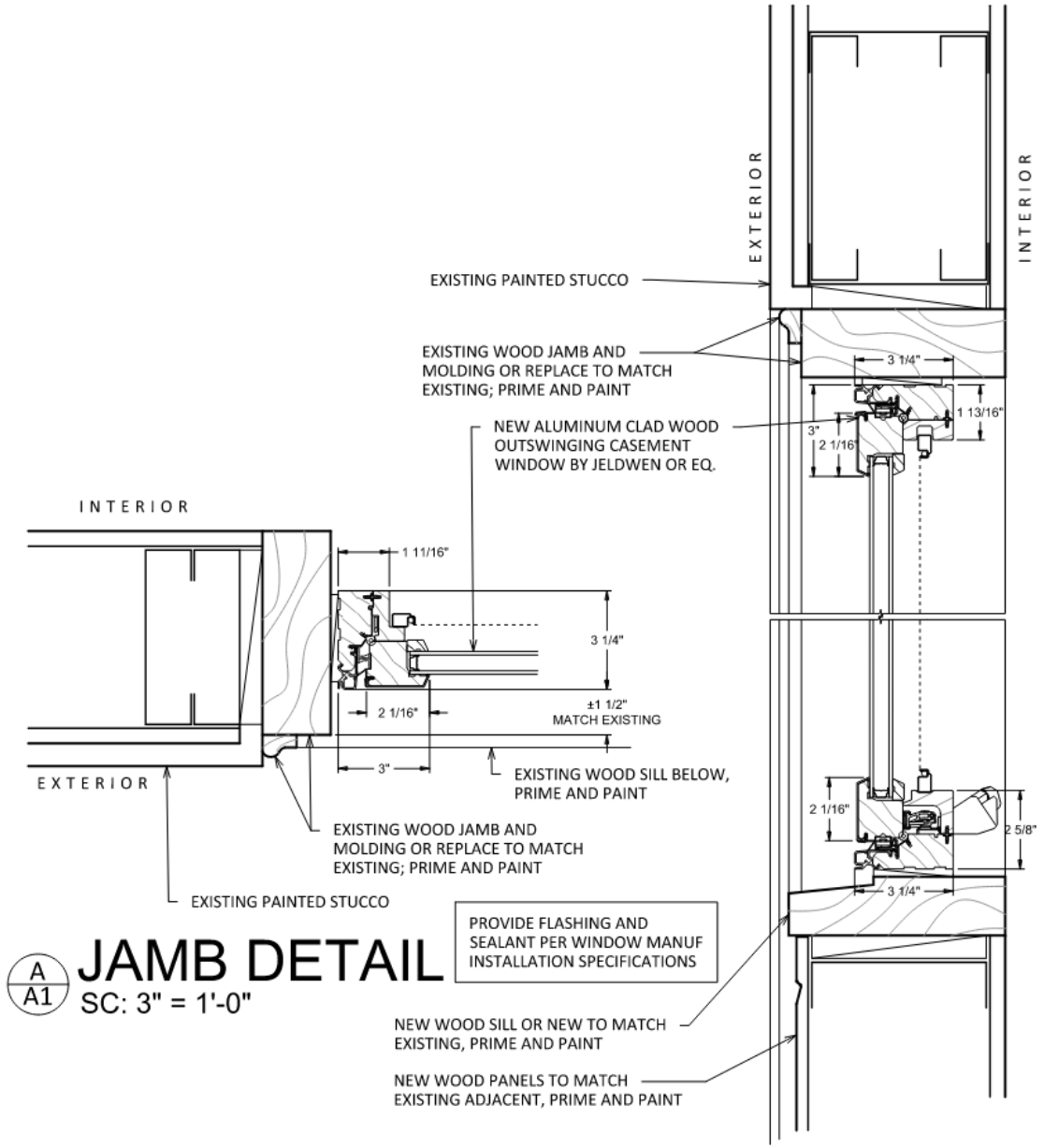
VCC Architecture Committee

February 27, 2024

EXISTING EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

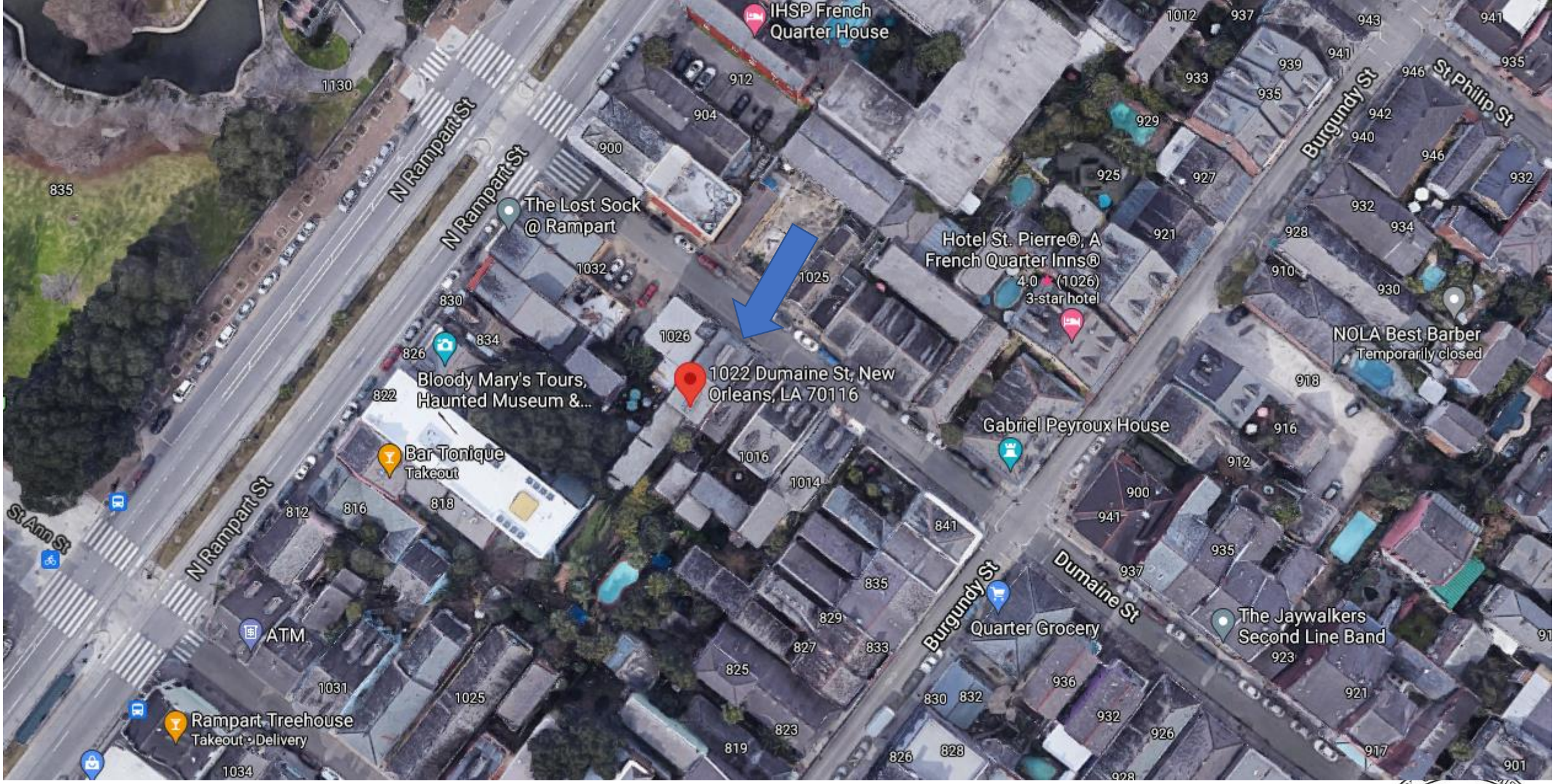


PROPOSED EXTERIOR ELEVATION
SC: 1/4" = 1'-0"


INTERIOR
1 11/16"
3 1/4"
2 1/16"
±1 1/2"
MATCH EXISTING
3"
EXTERIOR
EXISTING WOOD SILL BELOW,
PRIME AND PAINT
EXISTING WOOD JAMB AND
MOLDING OR REPLACE TO MATCH
EXISTING; PRIME AND PAINT
EXISTING PAINTED STUCCO
A
A1
JAMB DETAIL
SC: 3" = 1'-0"
PROVIDE FLASHING AND
SEALANT PER WINDOW MANUF
INSTALLATION SPECIFICATIONS
EXTERIOR
INTERIOR
EXISTING PAINTED STUCCO
EXISTING WOOD JAMB AND
MOLDING OR REPLACE TO MATCH
EXISTING; PRIME AND PAINT
NEW ALUMINUM CLAD WOOD
OUTSWINGING CASEMENT
WINDOW BY JELDWEN OR EQ.
3 1/4"
1 13/16"
3"
2 1/16"
2 1/16"
2 5/8"
3 1/4"
NEW WOOD SILL OR NEW TO MATCH
EXISTING, PRIME AND PAINT
NEW WOOD PANELS TO MATCH
EXISTING ADJACENT, PRIME AND PAINT
B
A1
HEAD / SILL DETAIL
SC: 3" = 1'-0"

New Business

1022 Dumaine



1022 Dumaine

VCC Architecture Committee

October 24, 2023

1022 Dumaine

1022 Dumaine

1022 Dumaine

1022 Dumaine

1022 Dumaine

1022 Dumaine

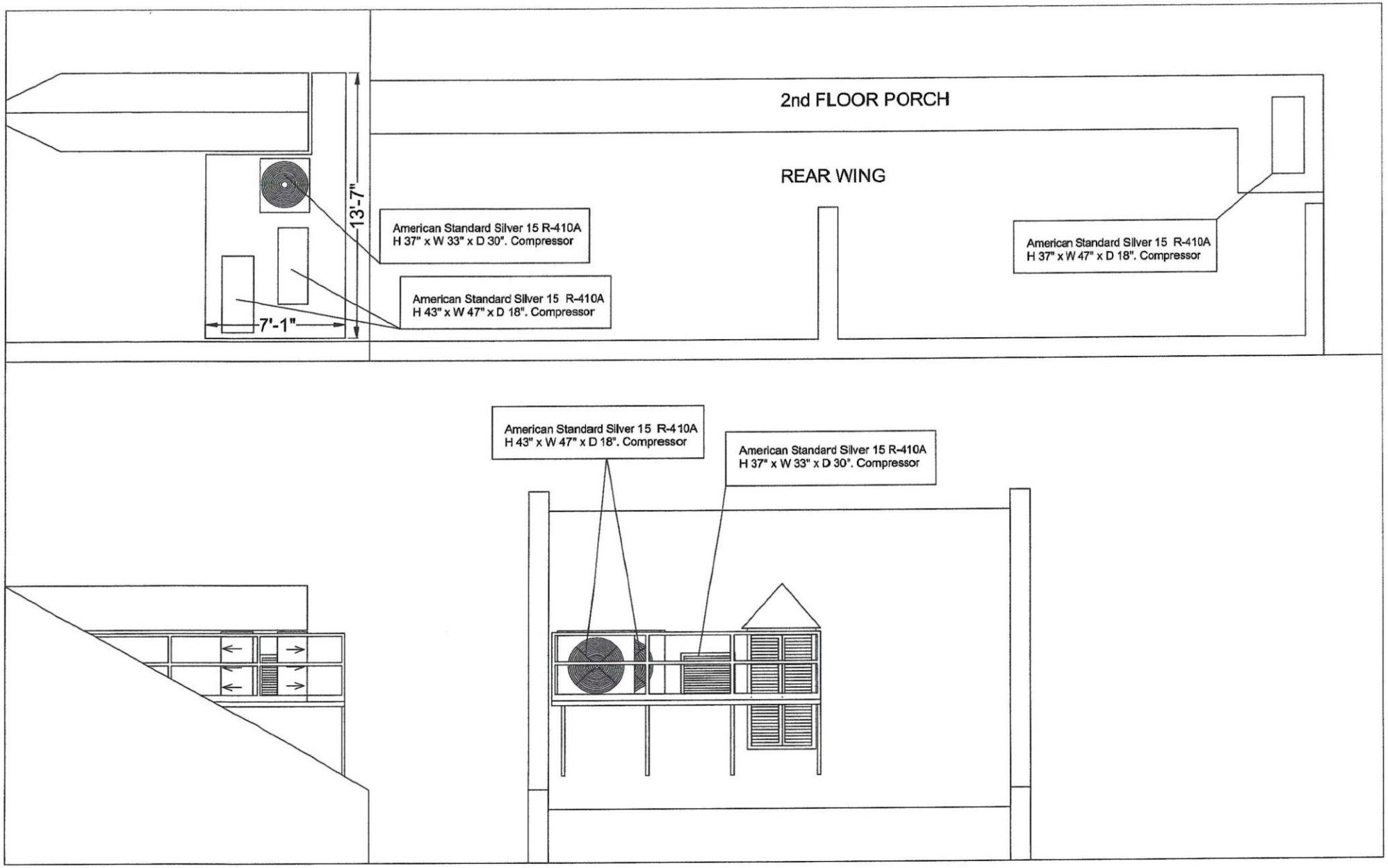
VCC Architecture Committee

October 24, 2023

1022 Dumaine

VCC Architecture Committee

October 24, 2023



1022 Dumaine

1022 Dumaine

1022 Dumaine

1022 Dumaine

1022 Dumaine

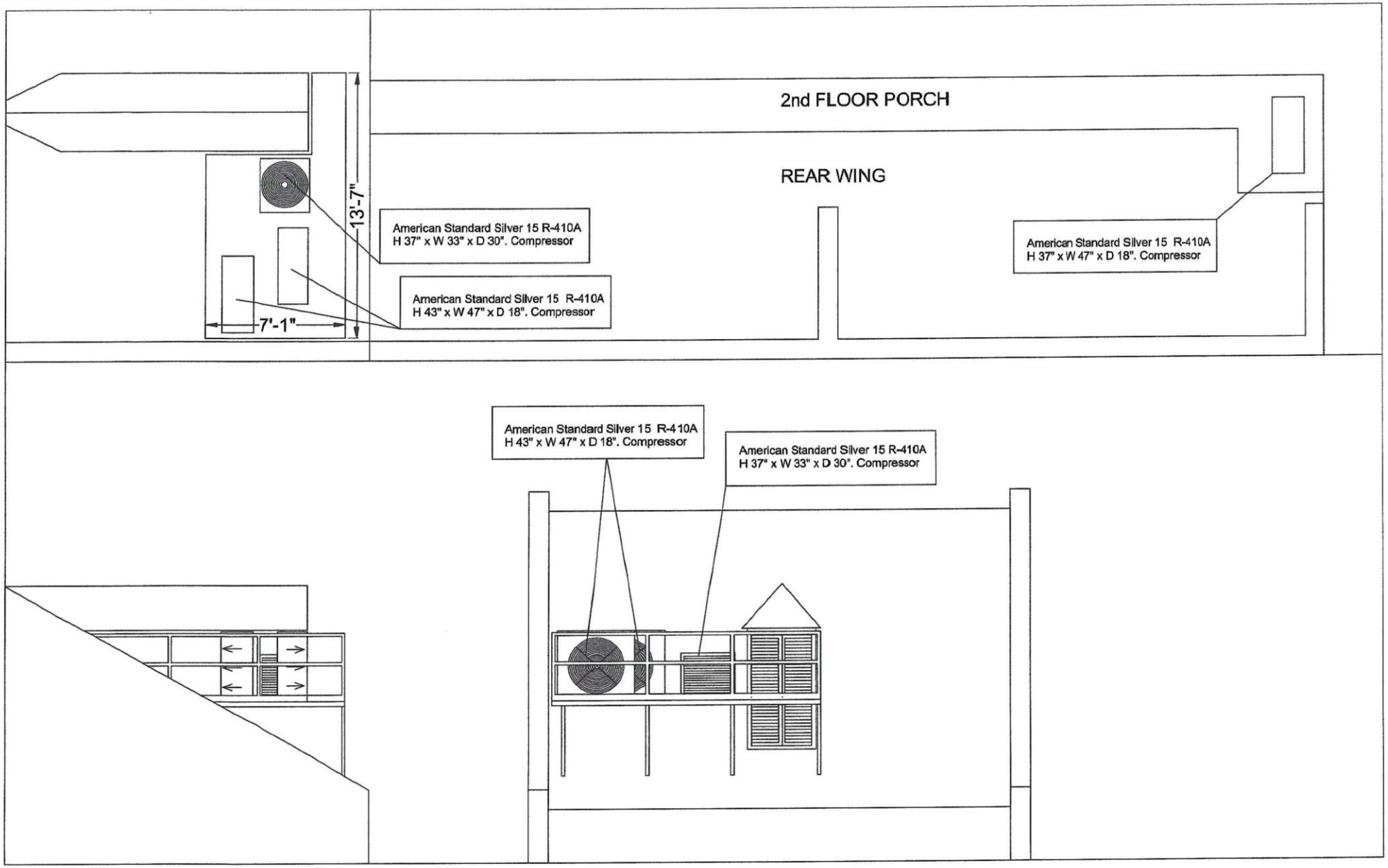
1022 Dumaine

1022 Dumaine

1022 Dumaine

1022 Dumaine

1022 Dumaine



1022 Dumaine

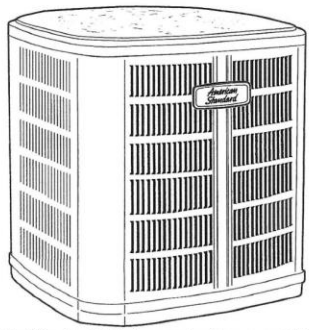
American Standard
HEATING & AIR CONDITIONING

Submittal

Split System Cooling

4A7A5024N1000A

1- on roof

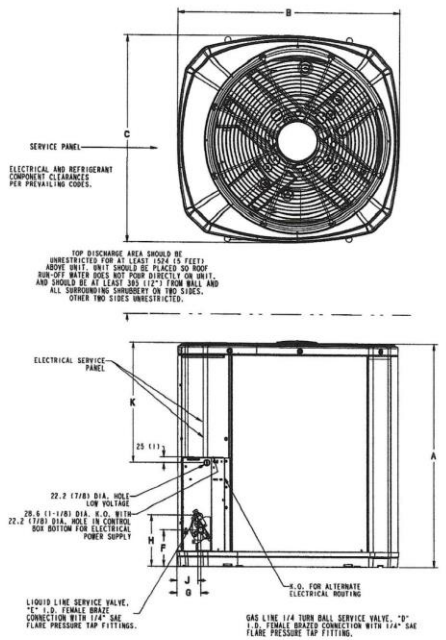


Note: "Graphics in this document are for representation only. Actual model may differ in appearance."

May 2023 **4A7A5024N-SUB-1B-EN**

American Standard
HEATING & AIR CONDITIONING

Outline Drawing



Model	Base	A	B	C	D	E	F	G	H	J	K
4A7A5024N	3	730 (28-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	508 (20)

Sound Power Level								
Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power(dB)						
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7A5024N	73	79	69	67	70	70	64	59	53
Note: Rated in accordance with AHRI Standard 270–2008 *For Reference Only									

1022 Dumaine

VCC Architecture Committee

October 24, 2023

American Standard
HEATING & AIR CONDITIONING

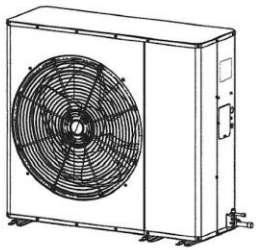
Submittal

1- on rear Porch

Side Discharge AC Models

For coastal applications where units are installed within one (1) mile of salt water, epoxy coated models are recommended. These models have an 8 week lead time after order.

	Epoxy Coated Model
4A7L5030N1000A	4A7L5030N1COTA

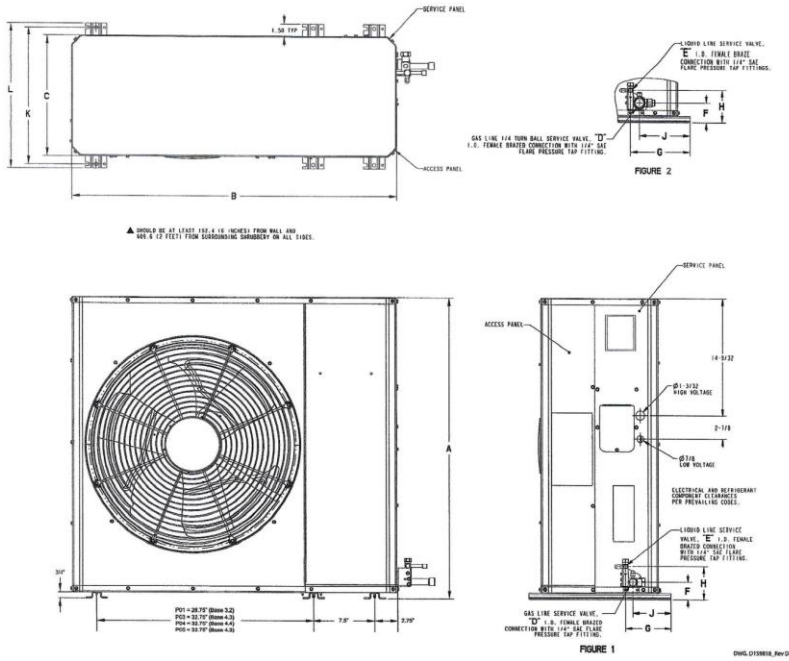


***Note:** "Graphics in this document are for representation only. Actual model may differ in appearance."*

October 2022 **4A7L5030N-SUB-1A-EN**

American Standard
HEATING & AIR CONDITIONING

Outline Drawing



Model	Base	A	B	C	D	E	F	G	H	J
4A7L5030N	4.3	934 (36-3/4)	1194 (47)	445 (17-1/2)	19 (3/4)	10 (3/8)	53 (2-1/16)	187 (7-11/32)	101 (3-31/32)	159 (6-1/4)

SOUND POWER LEVEL									
Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7L5030N	70	72	76	72	68	65	60	52	44
Note: Rated in accordance with AHRI Standard 270-2008 *For reference only									

MODEL	Sound Pressure [dB(A)]			
	3 ft	5 ft	10 ft	15 ft
4A7L5030N	63	58	52	49

Note: Rated in accordance with AHRI Standard 275

1022 Dumaine

American Standard
HEATING & AIR CONDITIONING

Submittal

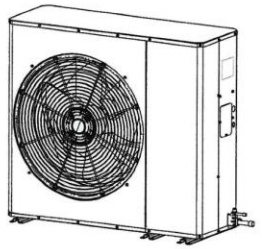
2 - on Roof
Dumaine St

Side Discharge AC Models

For coastal applications where units are installed within one (1) mile of salt water, epoxy coated models are recommended. These models have an 8 week lead time after order.

4A7L5048N1000A

Epoxy Coated Model
4A7L5048N1COTA



***Note:** "Graphics in this document are for representation only. Actual model may differ in appearance."*

October 2022

4A7L5048N-SUB-1A-EN

American Standard
HEATING & AIR CONDITIONING

Outline Drawing

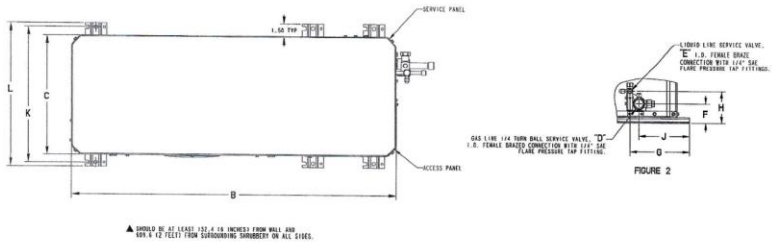


FIGURE 2

▲ SHOULD BE AT LEAST 152.4 (6 INCHES) FROM WALL AND 609.6 (2 FEET) FROM SURROUNDING SHRUBBERY ON ALL SIDES.

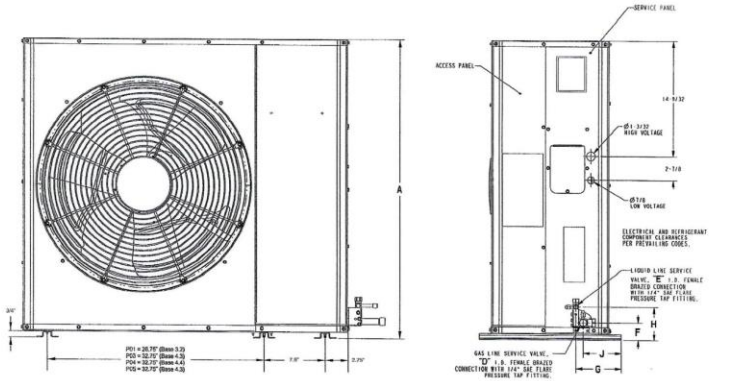


FIGURE 1

Model	Base	A	B	C	D	E	F	G	H	J
4A7L5048N	4.4	1086 (42–3/4)	1194 (47)	445 (17–1/2)	22 (7/8)	10 (3/8)	60 (2–3/8)	187 (7–11/32)	101 (3–31/32)	159 (6–1/4)

SOUND POWER LEVEL									
Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7L5048N	74	75	80	77	70	68	62	54	48

Note: Rated in accordance with AHRI Standard 270–2008 *For reference only

MODEL	Sound Pressure [dB(A)]			
	3 ft	5 ft	10 ft	15 ft
4A7L5048N	67	62	56	53

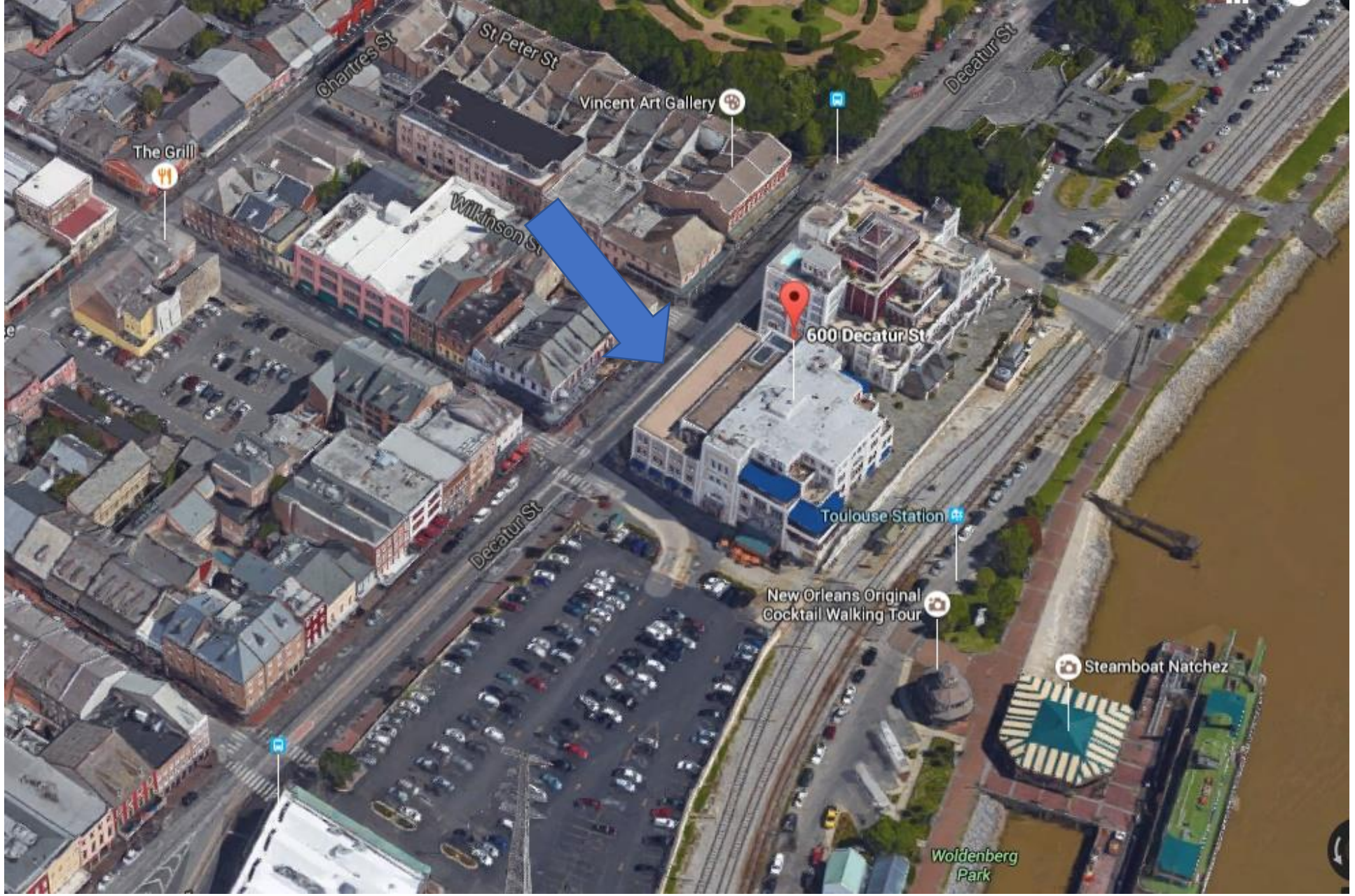
Note: Rated in accordance with AHRI Standard 275

1022 Dumaine

VCC Architecture Committee

October 24, 2023

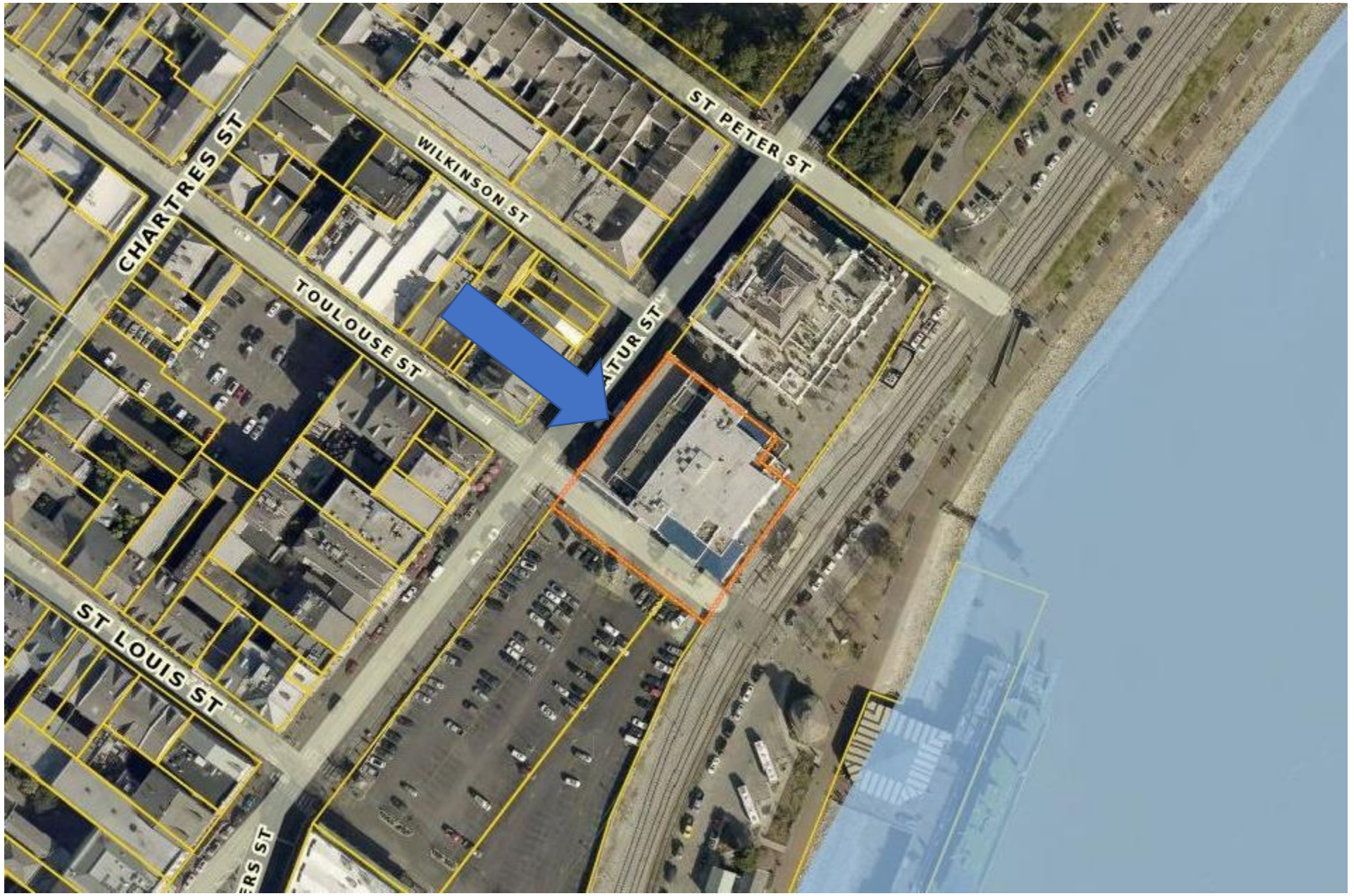
600 Decatur



600 Decatur

VCC Architecture Committee

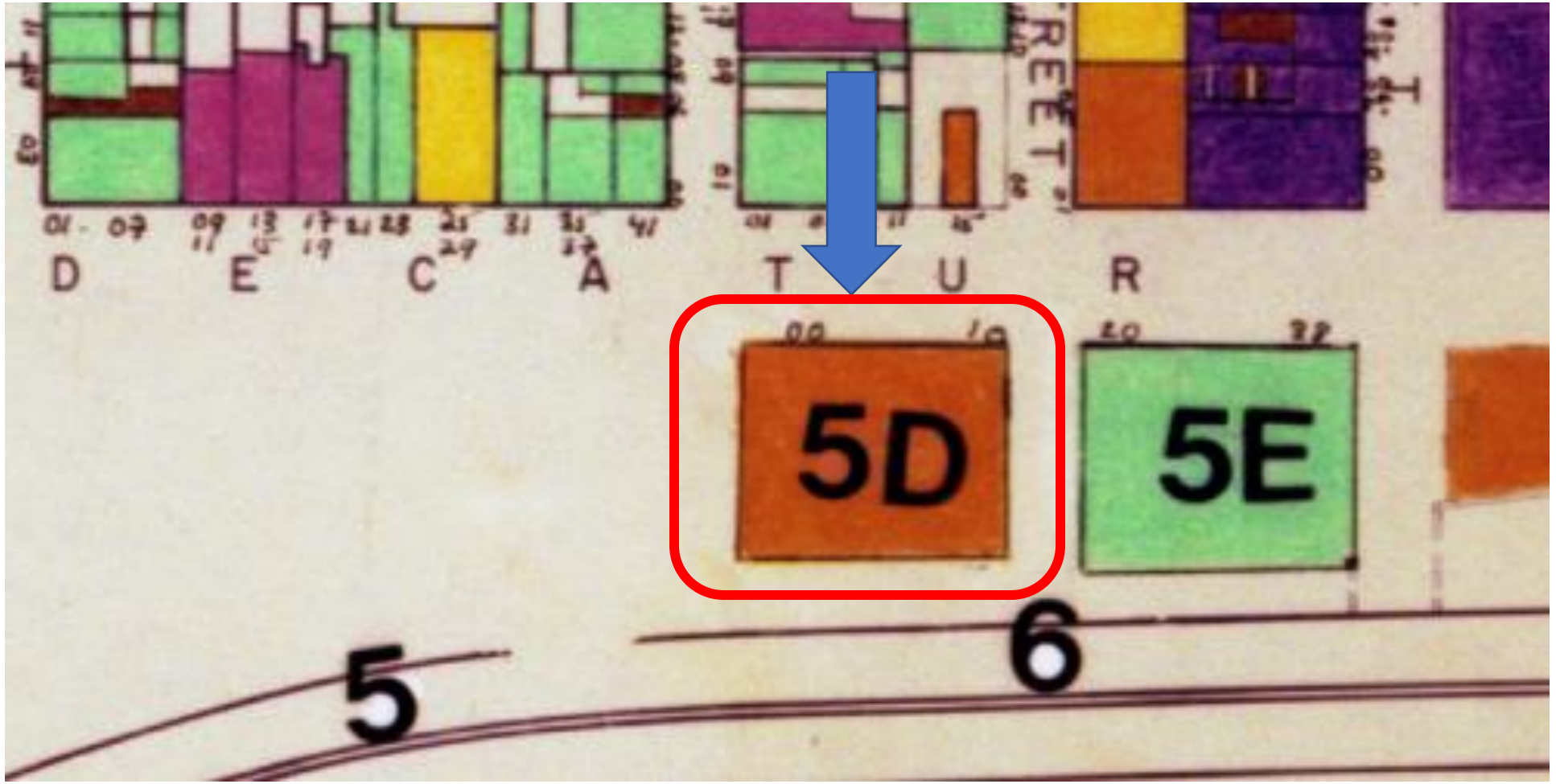
February 27, 2024



600 Decatur

VCC Architecture Committee

February 27, 2024



600 Decatur


138
RICE DEALER
A.SOCOLA
140
A.SOCOLA
GROCER
FRUIT STORE
LOUISIANA RICE DEPOT
TUTTLE, N.Y.


Kilwins
CHOCOLATES • FUDGE • ICE CREAM
JACKSON BREWERY
EARTHBOUND
09 24 2021

600 Decatur

600 Decatur

600 Decatur


RIVERVIEW ROOM
JACKSON BREWERY
FOOD COURT
FOOD COURT
SHOPPING & DINING
GUMBO RESTAURANT
09 24 2021

600 Decatur

600 Decatur

600 Decatur

600 Decatur

VCC Architecture Committee

February 27, 2024

600 Decatur

600 Decatur

VCC Architecture Committee

February 27, 2024

600 Decatur

1 A1.50 EXTERIOR ELEVATION - WEST (DECATUR)
1/8" = 1'-0"

JAX MILLHOUSE
HURRICANE IDA REPAIR
2nd - 4th FLOORS

600 DECATUR ST.
NEW ORLEANS, LA 70130

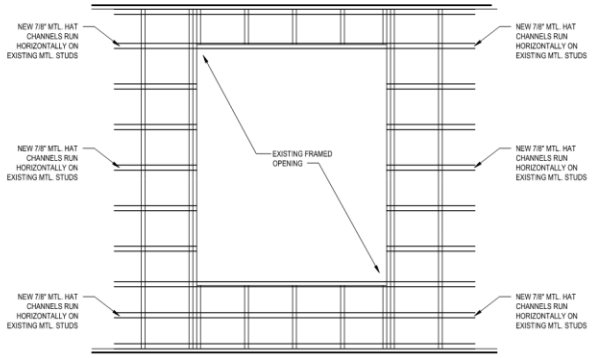
DATE ISSUED: 22 JANUARY 2024
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: JMB
CHECKED BY: SHR
PHASE:
CONSTRUCTION DOCUMENTS

23013

TITLE:
BUILDING ELEVATION

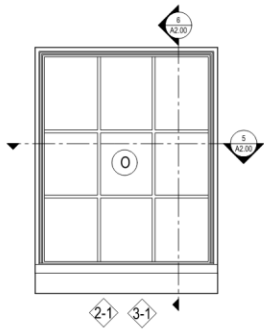
SHEET:
A1.50

1 A2.00 NOT USED
NO SCALE

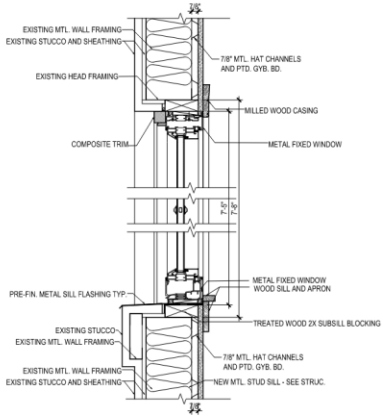


2 A2.00 INTERIOR FRAMING ELEVATION - TYP
1/2" = 1'-0"

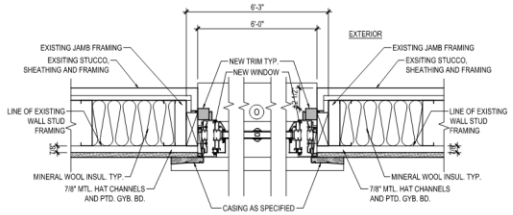
3 A2.00 EXTERIOR DEMO MATERIAL LIMITS
NO SCALE



4 A2.00 EXTERIOR ELEVATION- TYPE 2-1, 3-1
1/2" = 1'-0"



6 A2.00 VERTICAL SECTION - TYP
1 1/2" = 1'-0"



5 A2.00 HORIZONTAL OPENING SECTION TYPE 2-1, 3-1
1 1/2" = 1'-0"

VergesRome Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com

STEVEN HANNAH ROME REG. NO. 4773

JAX MILLHOUSE
HURRICANE IDA REPAIR
2nd - 4th FLOORS

NEW ORLEANS , LA 70130

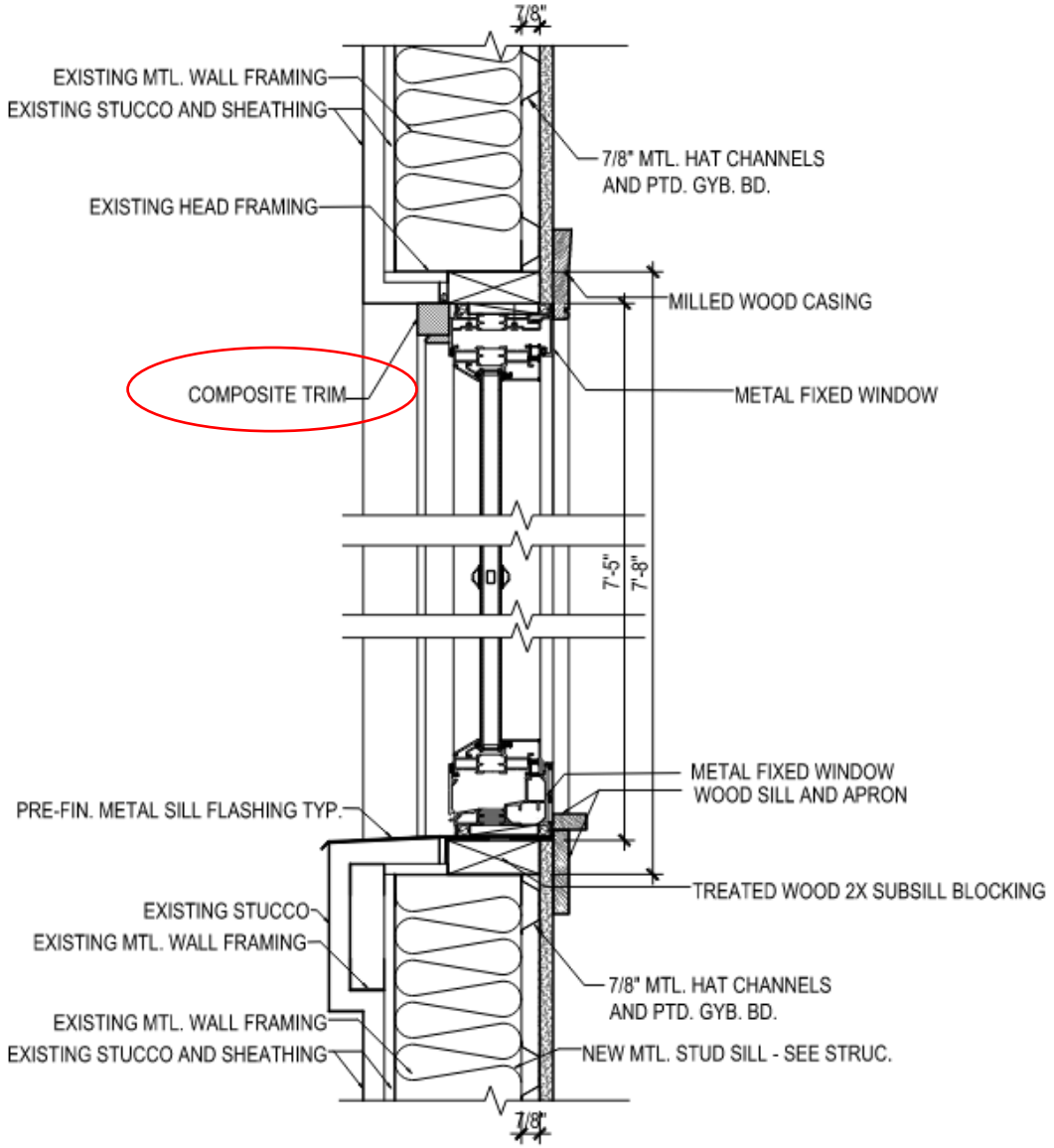
600 DECATUR ST.

DATE ISSUED: 22 JANUARY 2024
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: WSA
CHECKED BY: SHR
PHASE:
CONSTRUCTION DOCUMENTS

23013

TITLE:
WINDOW TYPE 2-1, 3-1

SHEET:
A2.00

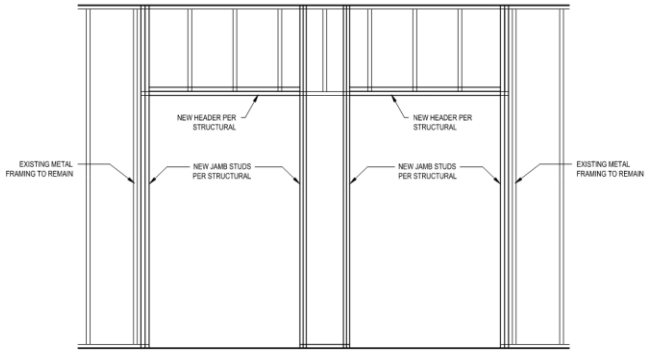


6 / A2.00 VERTICAL SECTION - TYP
1 1/2" = 1'-0"

600 Decatur

VCC Architecture Committee

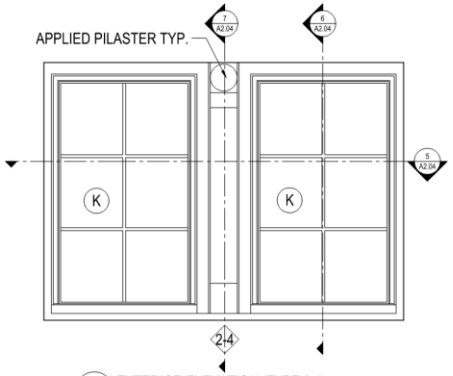
February 27, 2024



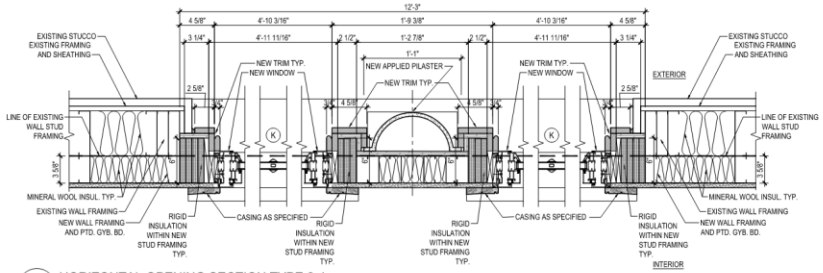
1 A2.04 NOT USED NO SCALE

2 A2.04 INTERIOR FRAMING ELEVATION - TYP 1/2" = 1'-0"

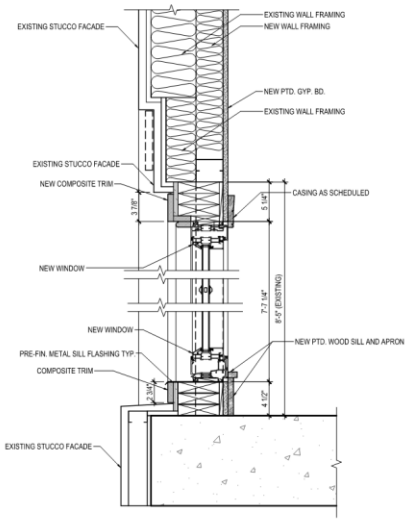
3 A2.04 EXTERIOR DEMO MATERIAL LIMITS NO SCALE



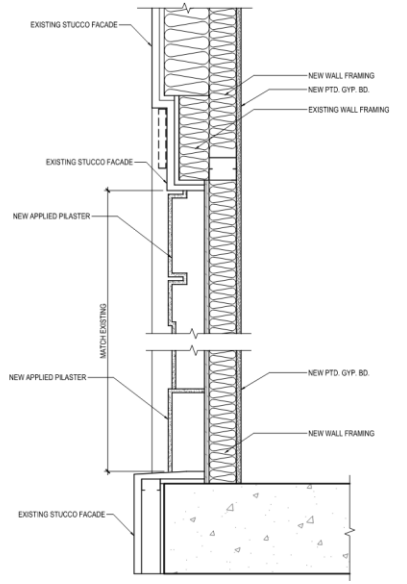
4 A2.04 EXTERIOR ELEVATION- TYPE 2-4 1/2" = 1'-0"



5 A2.04 HORIZONTAL OPENING SECTION TYPE 2-4 1 1/2" = 1'-0"



6 A2.04 VERTICAL SECTION - TYPE 2-4 1 1/2" = 1'-0"



7 A2.04 VERTICAL SECTION - TYPE 2-4 PILASTER 1 1/2" = 1'-0"

VergesRome Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com

STEVEN HANNAH ROME REG. NO. 4773 STATE OF LOUISIANA

JAX MILLHOUSE
HURRICANE IDA REPAIR
2nd - 4th FLOORS

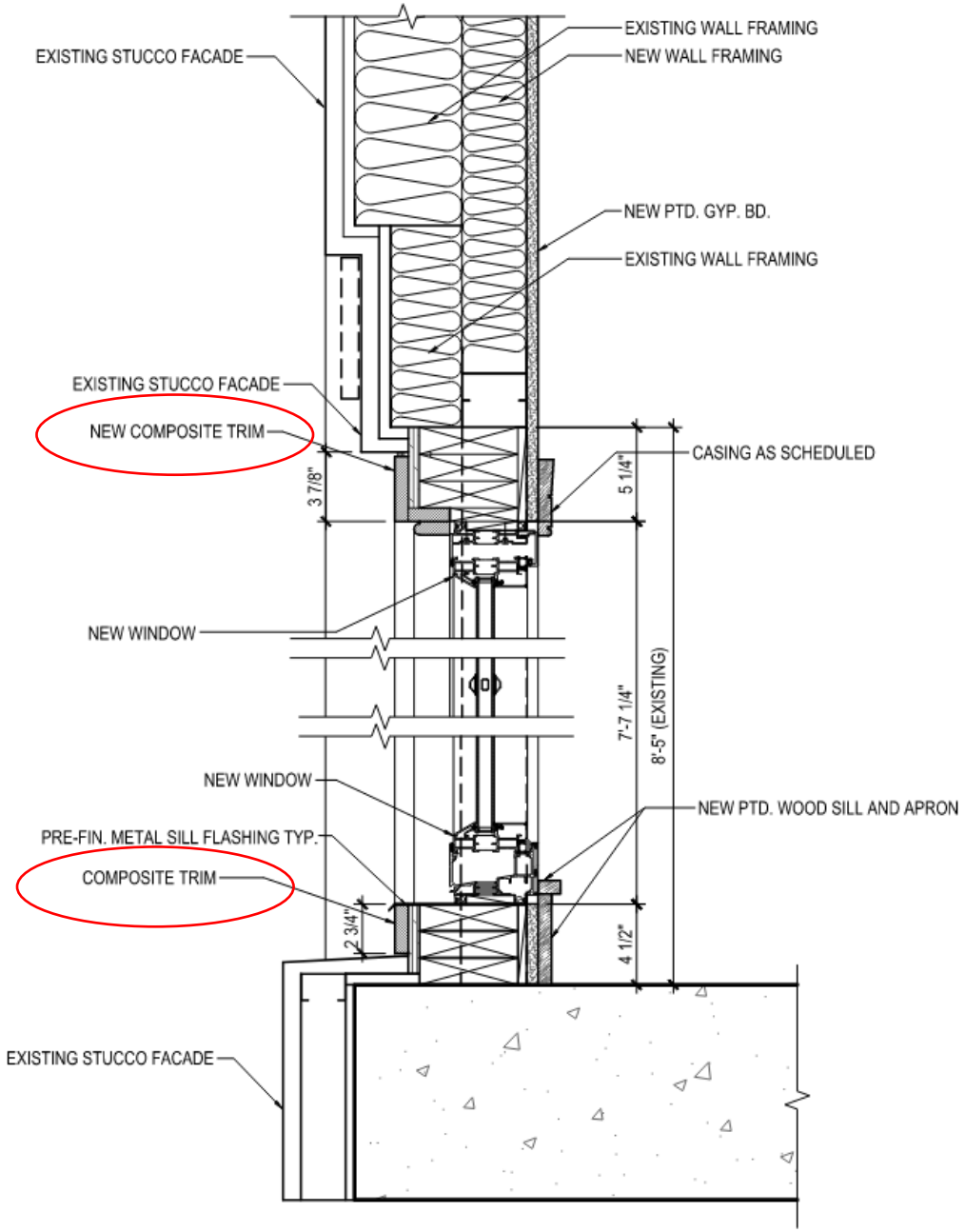
600 DECATUR ST. NEW ORLEANS, LA 70130

DATE ISSUED: 22 JANUARY 2024
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: WSA
CHECKED BY: SHR
PHASE: CONSTRUCTION DOCUMENTS

23013

TITLE: WINDOW TYPE 2-4

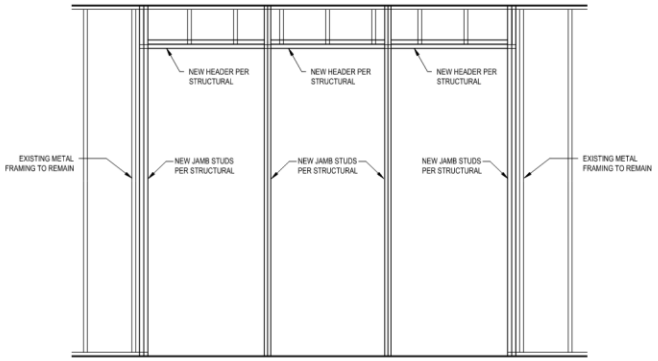
SHEET: A2.04



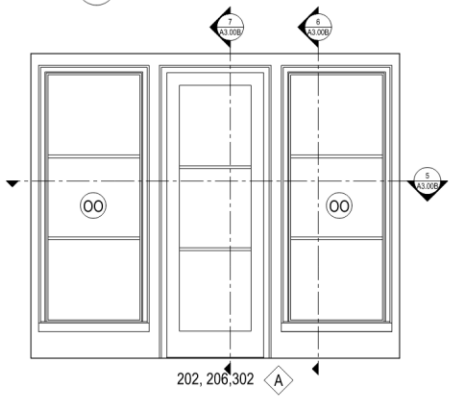
6 VERTICAL SECTION - TYPE 2-4

1 NOT USED
A3.00B NO SCALE

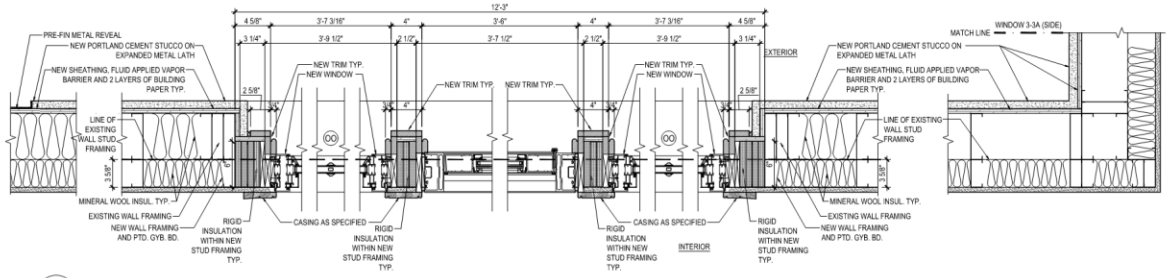
3 EXTERIOR DEMO MATERIAL LIMITS
A3.00B NO SCALE



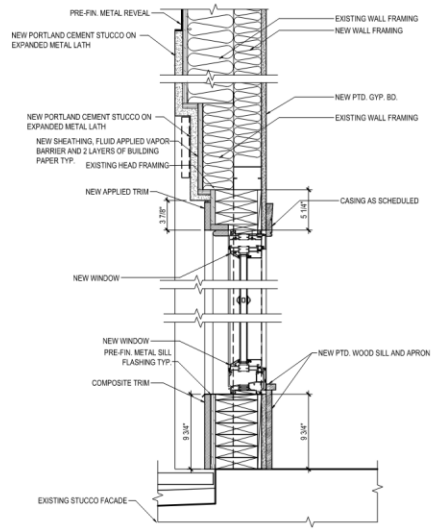
2 INTERIOR FRAMING ELEVATION - TYP
A3.00B 1/2" = 1'-0"



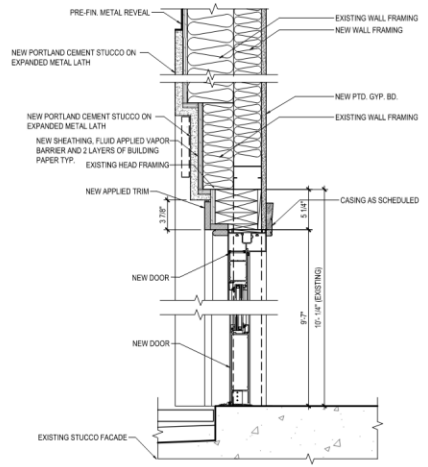
4 EXTERIOR ELEVATION- TYPE 302
A3.00B 1/2" = 1'-0"



5 HORIZONTAL OPENING SECTION TYPE 302
A3.00B 1 1/2" = 1'-0"



6 VERTICAL SECTION - TYP
A3.00B 1 1/2" = 1'-0"



7 VERTICAL SECTION - TYP
A3.00B 1 1/2" = 1'-0"

VergesRome Architects
320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com

STEVEN HANNAH ROME REG. NO. 4773

JAX MILLHOUSE
HURRICANE IDA REPAIR
2nd - 4th FLOORS

600 DECATUR ST.
NEW ORLEANS , LA 70130

DATE ISSUED: 22 JANUARY 2024
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: WSA
CHECKED BY: SHR
PHASE:
CONSTRUCTION DOCUMENTS

23013

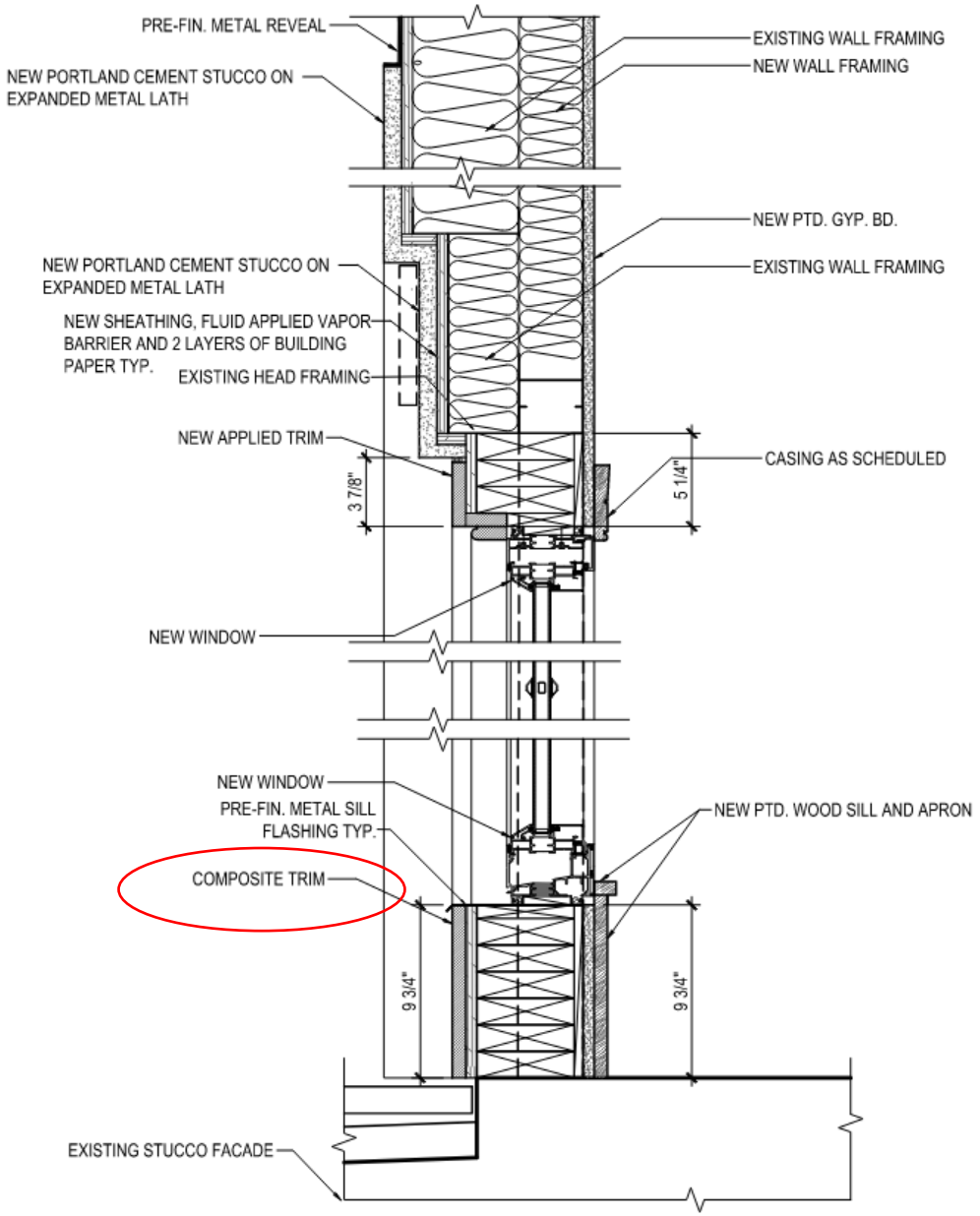
TITLE:
DOOR TYPE 302

SHEET:
A3.00B

600 Decatur

VCC Architecture Committee

February 27, 2024



6 A3.00B VERTICAL SECTION - TYP
1 1/2" = 1'-0"

600 Decatur

VCC Architecture Committee

February 27, 2024


Armorite™
EXTERIOR MDF
Exterior-grade medium density fiberboard panels.
Moisture, insect and rot resistant. No added formaldehyde.
Excellent for high-humidity climates.
Roseburg

Armorite® Exterior MDF Engineered for the Elements

Unlike standard MDF that is for dry locations only, Armorite® Exterior MDF is engineered and designed for exterior applications including outdoor living spaces, signage, trim, cabinets, and for high-humidity environments such as bathrooms and mudrooms. Built to stand tough, Armorite® is manufactured with a formaldehyde-free resin, resists water (MR50 rating) and uses zinc borate to prevent rot, decay, and termites.

GARAGE DOORS

RAISED PANEL SHUTTERS

ABOVE-GROUND
EXTERIOR APPLICATIONS

SIGNAGE

NON-STRUCTURAL PAINT-
GRADE MILLWORK

SUPERIOR DESIGN – SUPERIOR MDF

Because Armorite® is made with 100% Western softwoods, its structure consists of shorter and finer wood fibers than competitors' MDF. This unique fiber construction provides multiple advantages for builders and craftspeople, including:

Faster project turnaround.
When cut, traditional MDF is usually fuzzy and needs sanding and priming. Armorite® routes and finishes without the need for sanding and priming, meaning fewer finishing steps.

Superior machinability and less wear-and-tear on your equipment.
Armorite® is easy to cut, meaning less wear on router bits, saw blades, drill bits, and other equipment.

Better paint coverage.
Armorite® fibers offer a lighter color than most MDF products and produce a smooth surface so paint goes on easily.

Easier fastening.
The consistent fiber density of Armorite® minimizes under-driven nails and means less flaking and no mushrooming around fasteners.

Exceptional warranty coverage.
When properly finished, Armorite® is backed by a 10-year warranty for exterior use.

Armorite® Stands Up to the Competition

Armorite® delivers superior performance compared to other exterior panel products.

	ARMORITE®	EXTIRA®	NEXOS
NAF (No Added Formaldehyde)	Yes	No	Yes
Rot/Decay Resistant	Yes	Yes	No
Termite Resistant	Yes	Yes	No
Code Report	ESR-4012	ESR-3043 (MiraTEC®)	None
Machining	Best	OK	Not Assessed
Paintability/Finishing	Best	OK	Not Assessed

Armorite® by the Numbers

Detailed technical information illustrates the innovation and industry-leading expertise behind every Armorite® panel.

TECHNICAL DATA		
Widths*	4 & 5 ft	1.22 & 1.52 m
Lengths*	up to 18 ft	up to 5.49 m
Thicknesses**	1/4 – 1-1/4 in	6.35 – 31.80 mm
Density	45 lbs/ft³	721 kg/m³
Internal Bond	200 psi	1.38 N/mm²
Modulus of Rupture/MOR	4,000 psi	27.6 N/mm²
Modulus of Elasticity/MOE	400,000 psi	2,760 N/mm²
Hardness/MOH	1,200 lbs	5,338 N
Screw Holding – Face***	325 lbf	1,446 N
Screw Holding – Edge***	280 lbf	1,245 N
Thickness Swell	≤ 5.0% (AC424)	
Linear Expansion	0.25% max	
Moisture Content	4 – 6%	
Water Absorption	≤ 10.0% (AC424)	
Advanced Bond Integrity (strength retention after 6-cycle accelerated aging)	95% (per ANSI MR50) 70% (per AC424)	
Rot Resistance (AWPA E-10 soil block test)	0 – 1.4% weight loss	
Termite Resistance (AWPA E-26 ground proximity termite test)	> 9.0	
Flame Spread Rating	Class C (3)	
Dimensional Tolerances:		
Length/Width	±0.080 in	±2.0 mm
Squareness	±0.036 in/ft	±3.0 mm/m
Thickness – panel average from specified	±0.005 in	±0.125 mm
Thickness – variance from panel average	±0.005 in	±0.125 mm

Values represent averages for 3/4" panels. Physical properties may vary by thickness. All mechanical properties are tested in accordance with ASTM D1037.

Customer or ANSI Grade specified products are available by request and subject to minimum order quantities.

*Actual length and width panel dimensions are one inch longer than stated size.

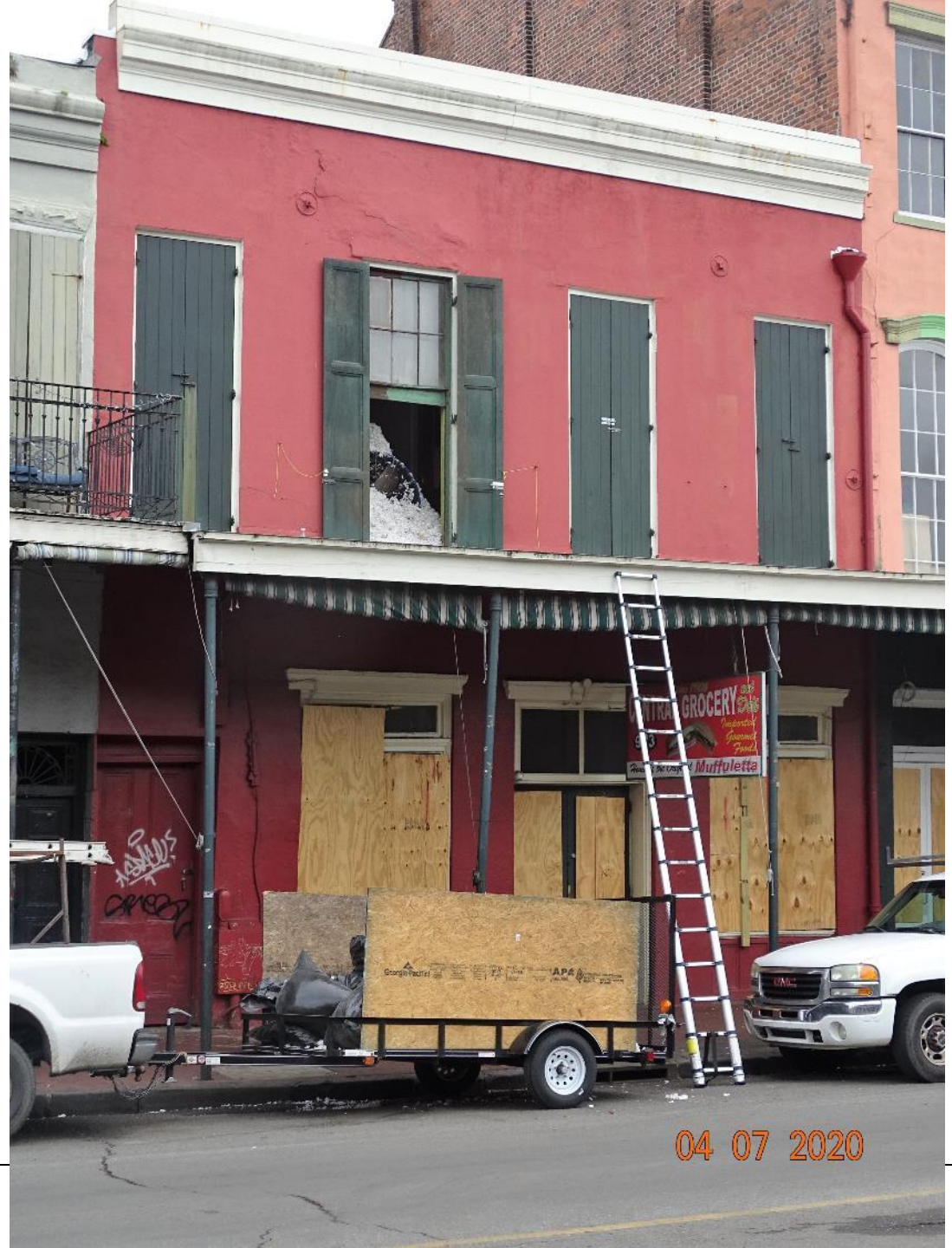
ICC ES

**Code report (ICC-ES Evaluation Report ESR-4012) covers thickness range of 1/2" – 1.181" (12.7 – 30 mm)

***Note: panels less than 3/8" are not tested for Screw Holding.

Click here for Finishing Guidelines.

923 Decatur



923 Decatur


CENTRAL GROCERY
923
Original Muffuletta
CENTRAL GRO. CO.
09 13 2021

923 Decatur

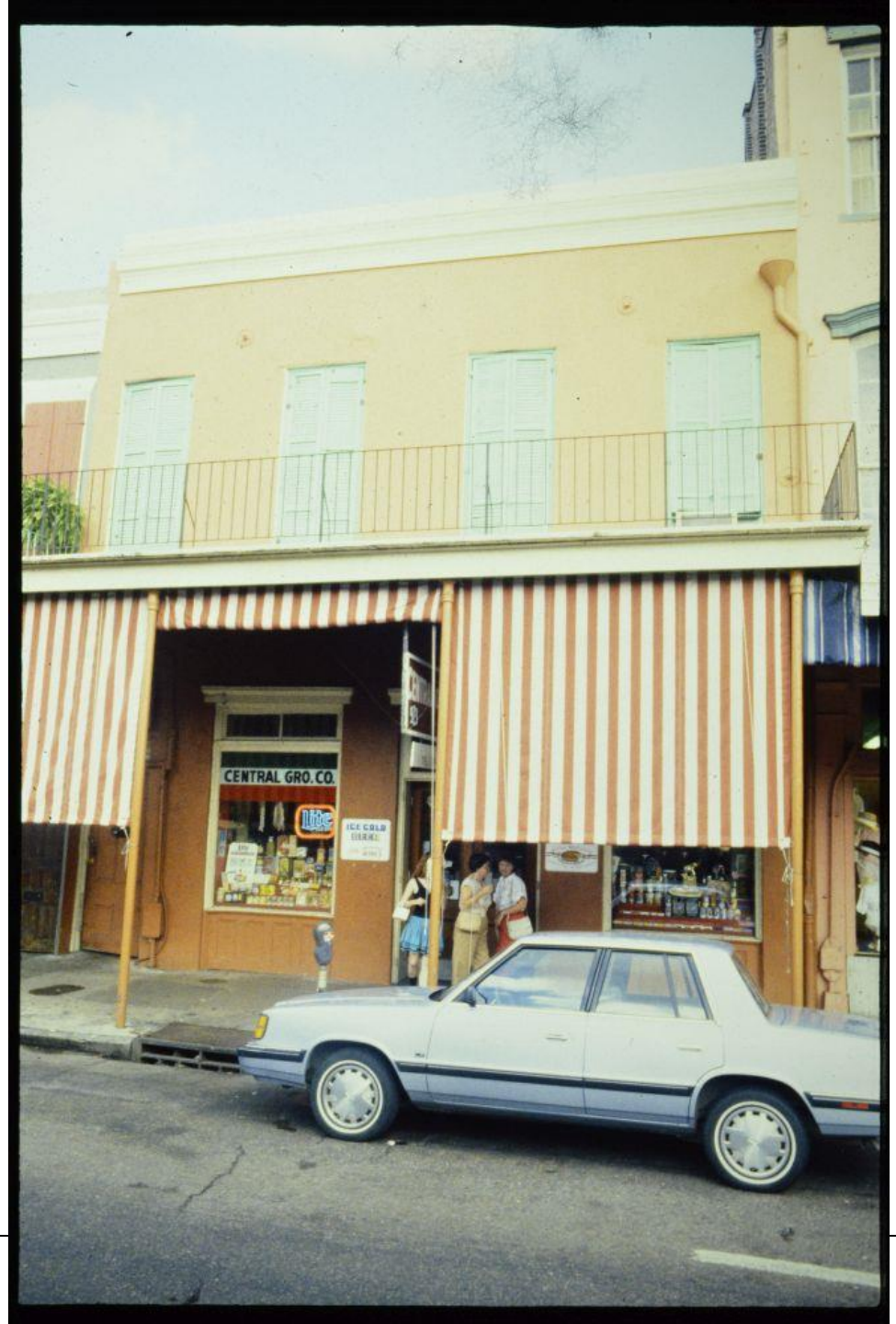
923 Decatur

923 Decatur

923 Decatur, 1958

923 Decatur, 1976

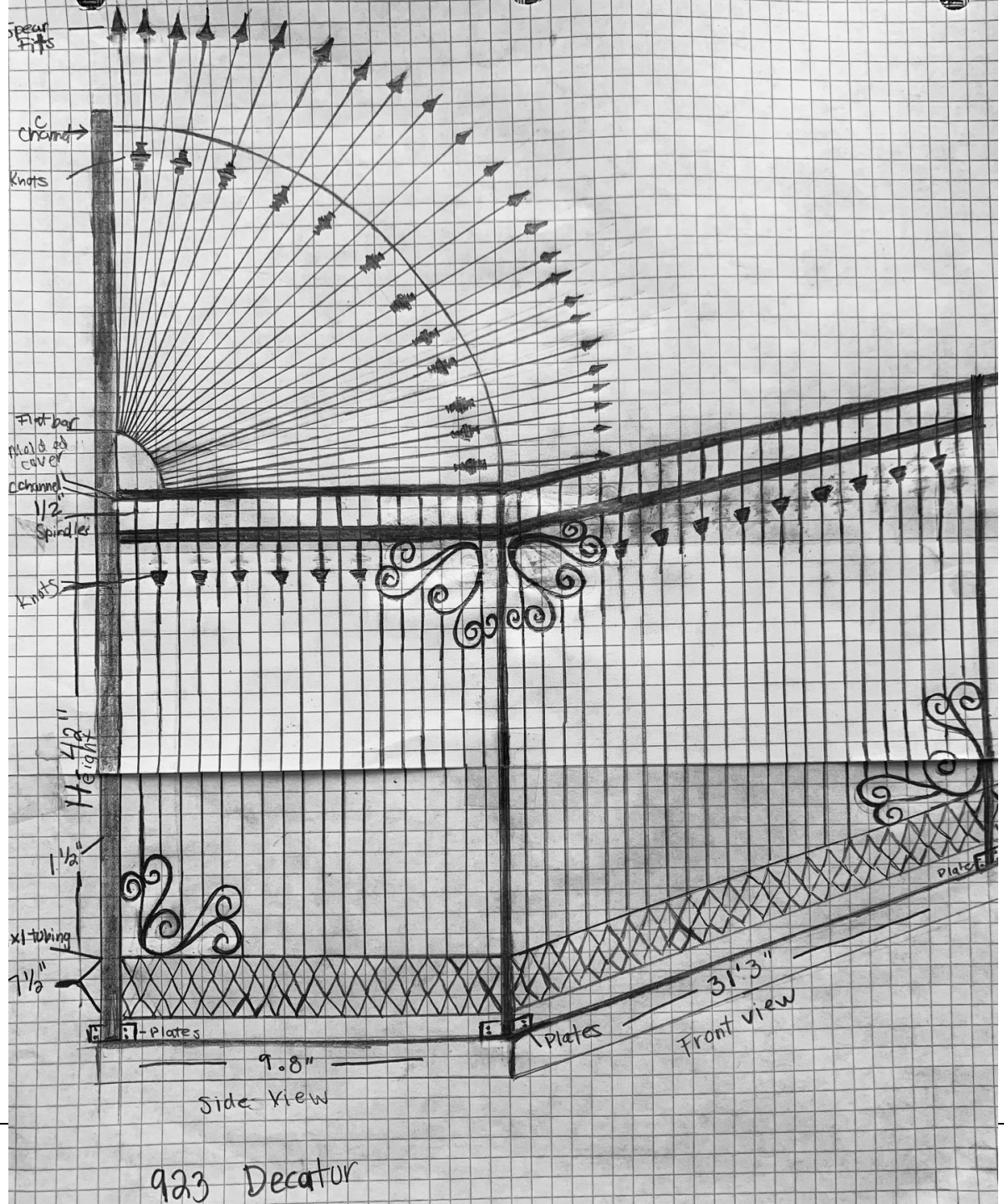
923 Decatur, 1979



923 Decatur, 1988

923 Decatur, 2005

923 Decatur, 2008

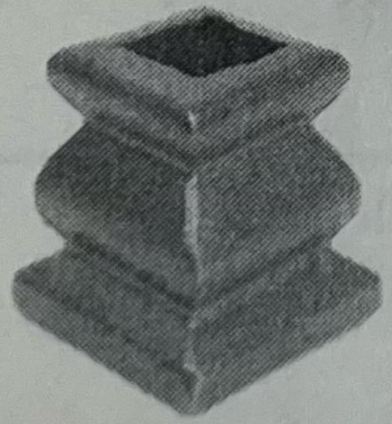


923 Decatur - Proposed

VCC Architecture Committee

February 27, 2024

its
over ■
1/2" sq.

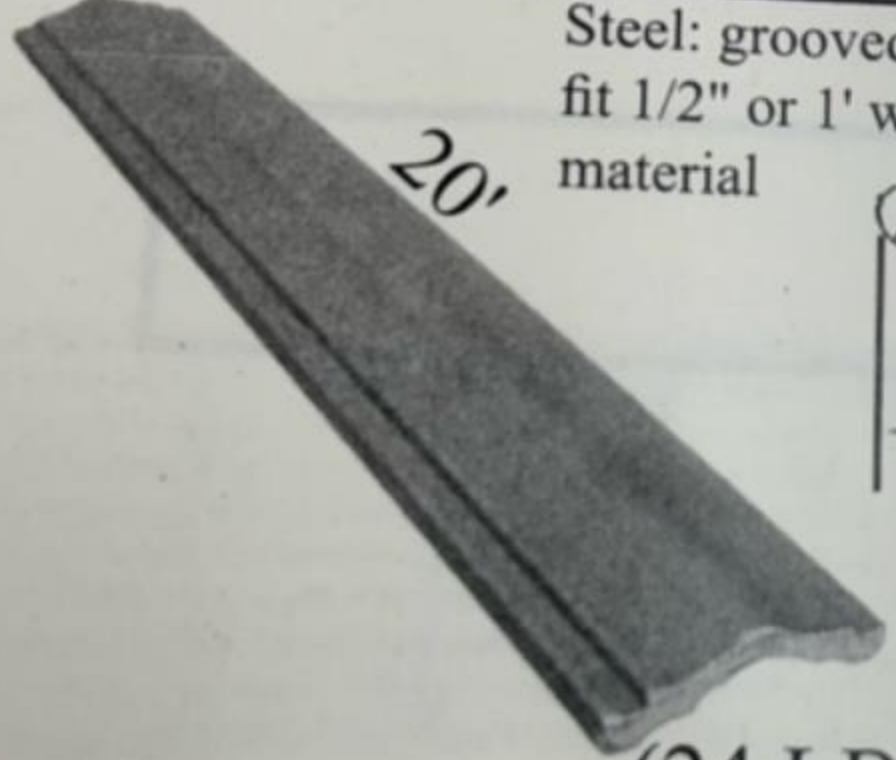


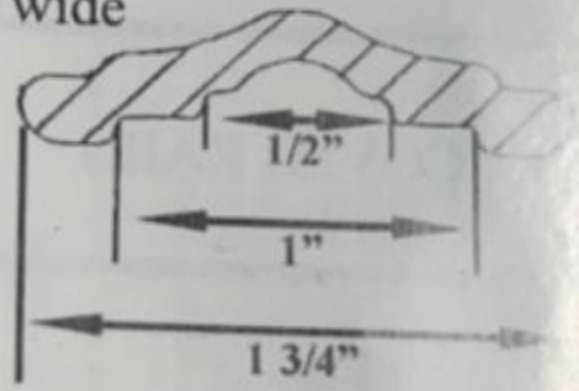
(.26 LBS)

cast iron

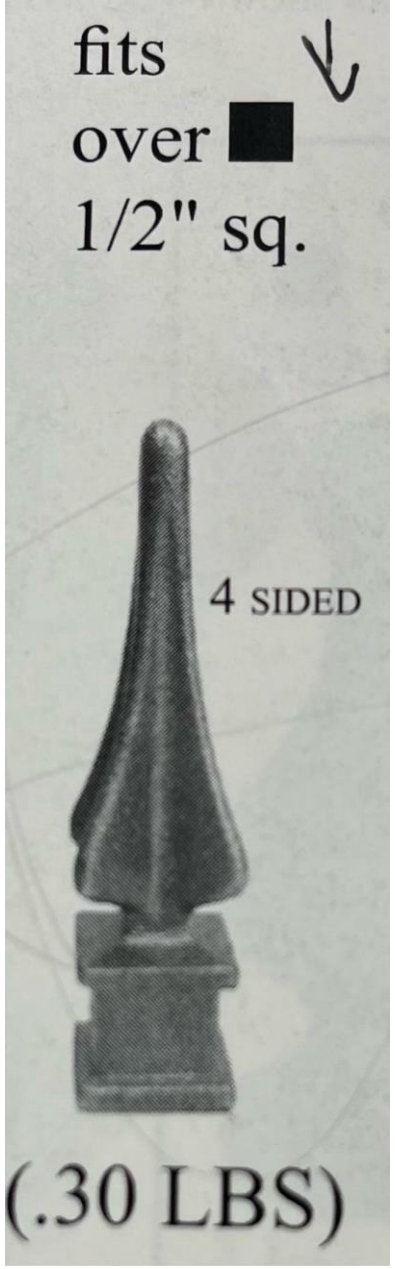
8523

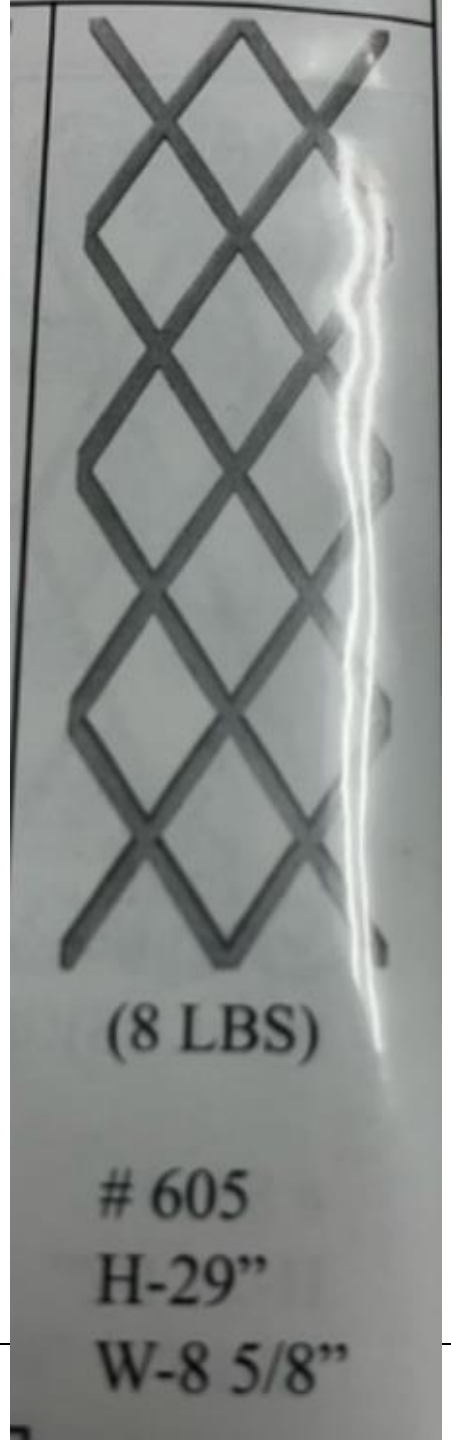
Steel: grooved to
fit 1/2" or 1' wide
material





(24 LBS)
MCR
H-1/2
W-1 3/4”


fits
over ■
1/2" sq.
4 SIDED
(.30 LBS)


(8 LBS)
605
H-29”
W-8 5/8”

923 Decatur – 917 Decatur 1866 Plan Book

923 Decatur – 917 Decatur 1866 Plan Book

923 Decatur – 917 Decatur Existing Railing

923 Decatur – 917 Decatur Existing Railing

923 Decatur – 917 Decatur Existing Railing

VCC Architecture Committee

February 27, 2024

Appeals and Violations

610-24 Bienville

610 Bienville

610 Bienville

610 Bienville

610 Bienville

610 Bienville

610 Bienville

610 Bienville

610 Bienville

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

610 Bienville, etc.

SCNZ ARCHITECTS

2134 Magazine St, Suite 200
New Orleans, Louisiana 70130
www.scnz.net | (504) 301-3722

VCC Corrections Project
Hotel Monteleone
610-624 Bienville Street, New Orleans LA

Issued

Date	To	Use / Restriction
10.24.23	OWNER	PROGRESS
11.14.23	VCC	PERMIT
02.13.24	VCC	PERMIT R1

Progress
Release X

Project No. 2331 Drawn By sbm

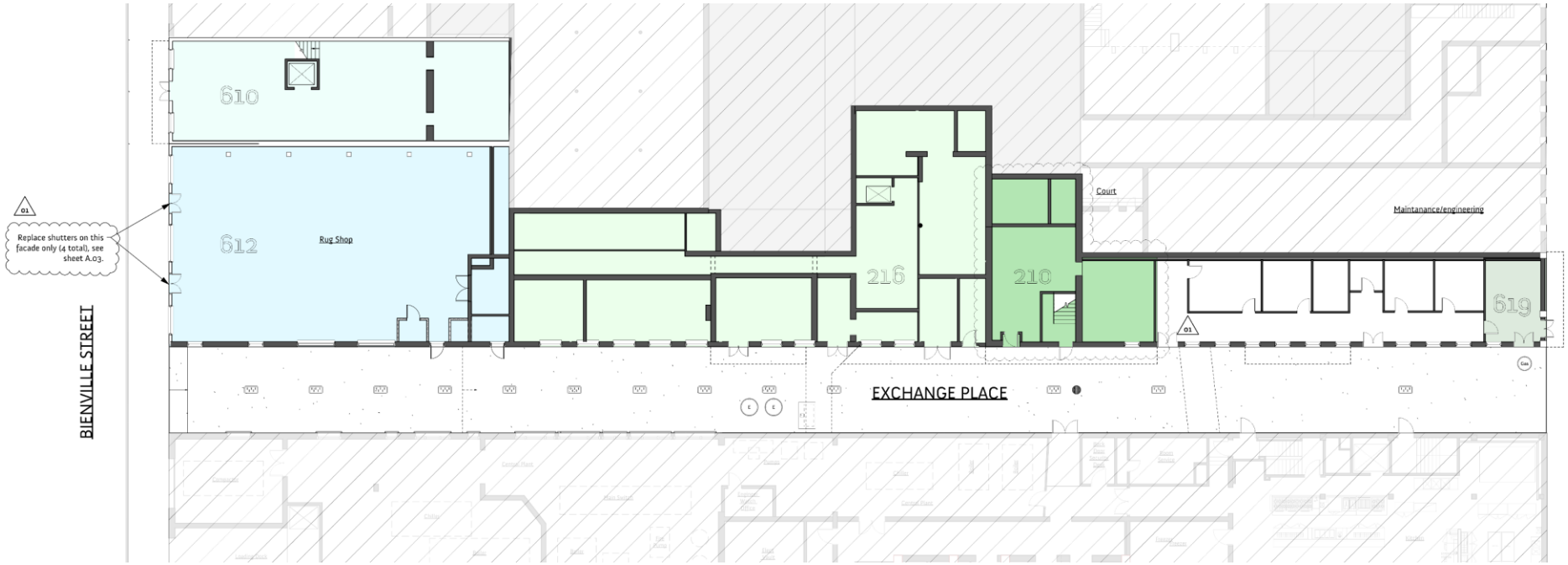
Site Plan
A.01

610 Bienville, etc.

VCC Architectural Committee

February 27, 2024

VIEUX CARRÉ COMMISSION ESTABLISHED 1936



01

LEGEND - CITED VCC VIOLATIONS

Violation Numbers correspond with original 8/23 Correction Notice

610 Bienville - A.02

Violations:

#1 Deformed Columns
#5 Deteriorated Doors & Trim
#6 Deteriorated Trim @ Gallery/Balcony
#7 Deteriorated Deck @ Gallery/Balcony
#9 Paint Deterioration @ Gallery/Balcony
#10 Vegetation
#11 Deteriorated Decorative Ironwork
#18 Unpermitted Paint @ Transoms

612-616 Bienville - A.03

Violations:

#15 Unpermitted Door Replacement
#16 Unpermitted Door Hardware Replacement
#17 Unpermitted Removal of Board & Batten Shutters
#19 Unpermitted Installation of Security Cameras

216 Exchange Place - A.04

Violations:

#2 Brick Deterioration
#3 Tuckpointing @ Exchange Place Elevation
#4 Tuckpointing @ Chimney
#5 Deteriorated Doors & Trim
#10 Vegetation @ Parapet of Exchange Place Elevation
#12 Unpermitted Patch @ Brick Corner
#13 Unpermitted Replacement @ Chimney Cap
#14 Drain line Alteration @ Window Inappropriate

210 Exchange Place - A0.4

Violations:

#7 Deteriorated T&G Deck @ Balcony

619 Iberville - A.05

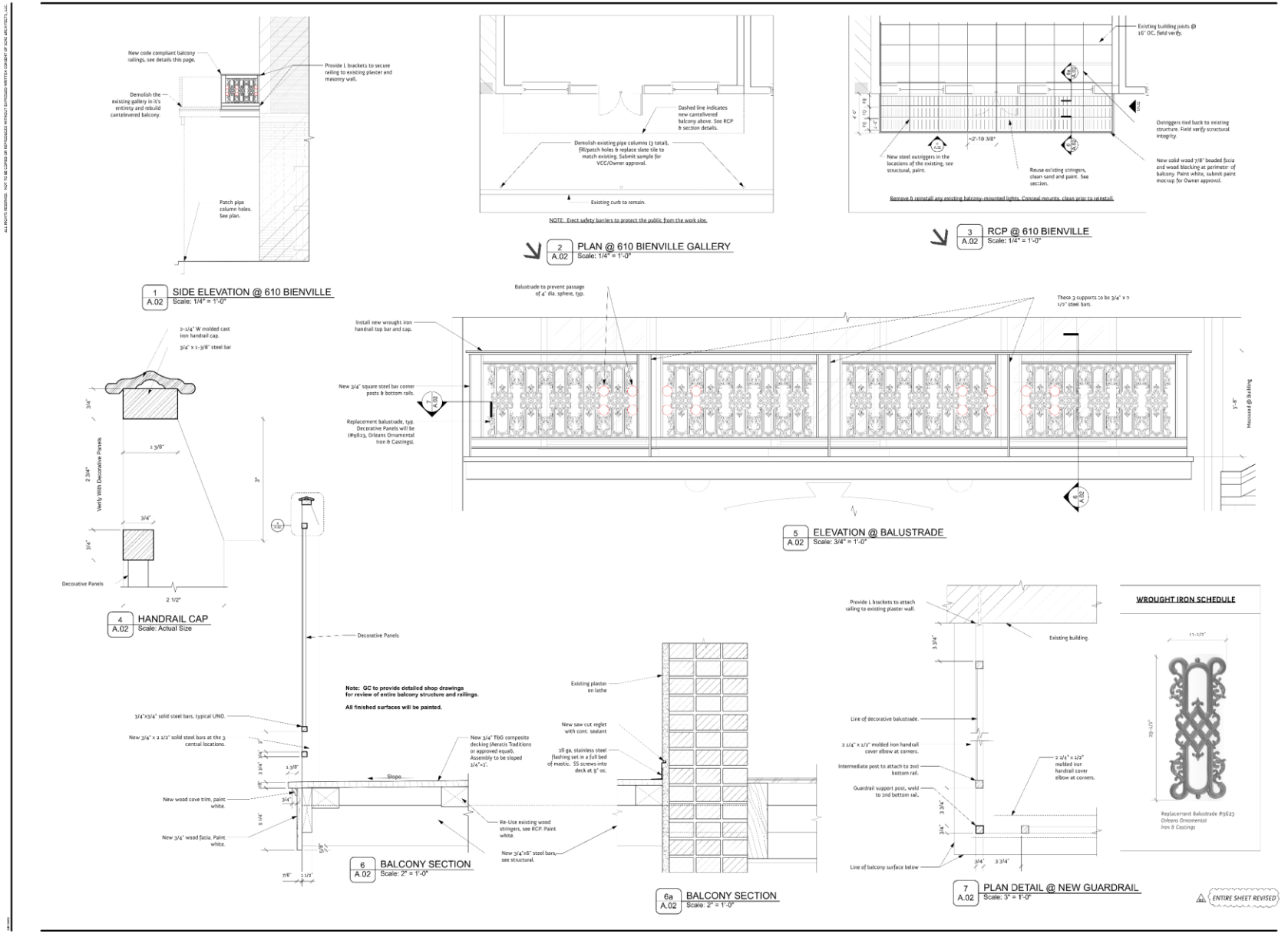
Violations:

#7 Deteriorated T&G Deck @ Balcony
#18 Unpermitted Paint @ Transoms

610 Bienville, etc.

VCC Architectural Committee

February 27, 2024



SCNZ ARCHITECTS

2134 Magazine St, Suite 200
New Orleans, Louisiana 70130
www.scnz.net | (504) 301-3722

VCC Corrections Project
Hotel Monteleone
610-624 Bienville Street, New Orleans LA

Issued

Date	To	Use / Restriction
10.24.23	OWNER	PROGRESS
11.14.23	VCC	PERMIT
12.18.23	VCC	PERMIT R1
01.12.24	VCC	PERMIT R2

Progress
Release X

Project No. 2331 Drawn By sb

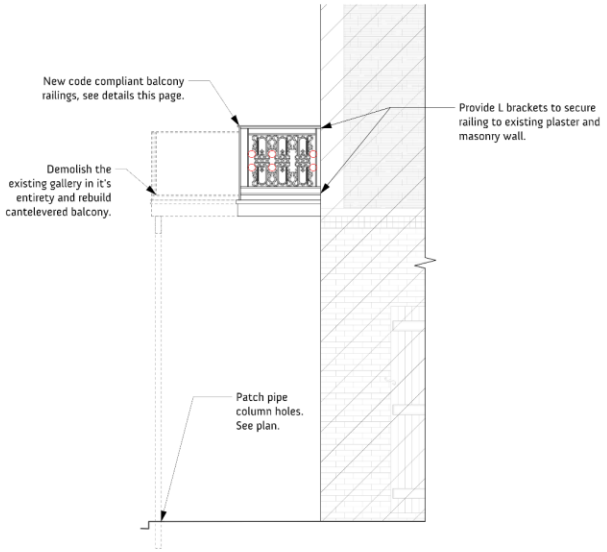
610 Bienville Plans & Elevs

A.02

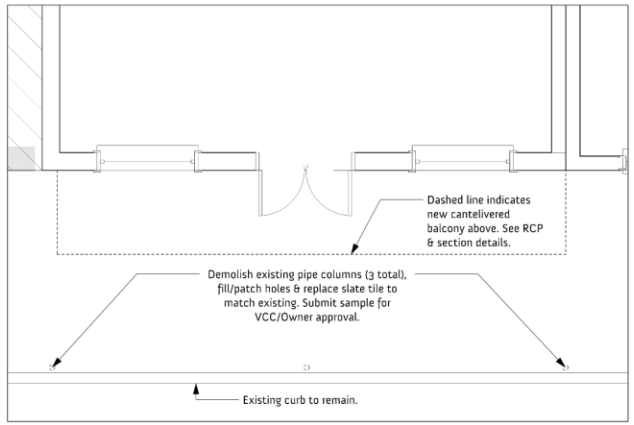
610 Bienville, etc.

VCC Architectural Committee

February 27, 2024

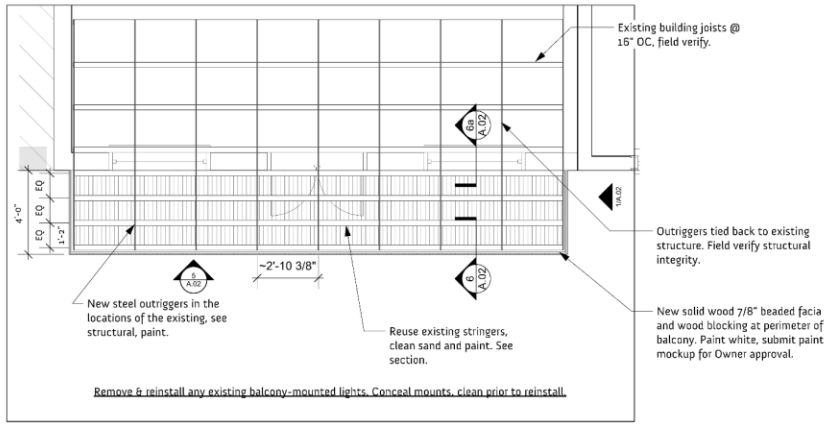


1 A.02 SIDE ELEVATION @ 610 BIENVILLE
Scale: 1/4" = 1'-0"

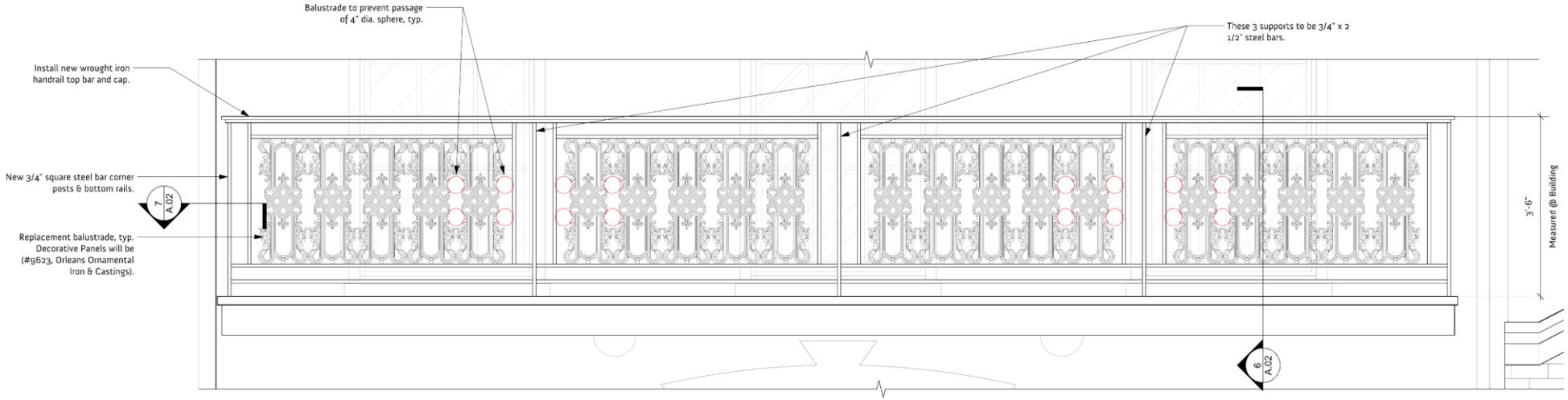


NOTE: Erect safety barriers to protect the public from the work site.

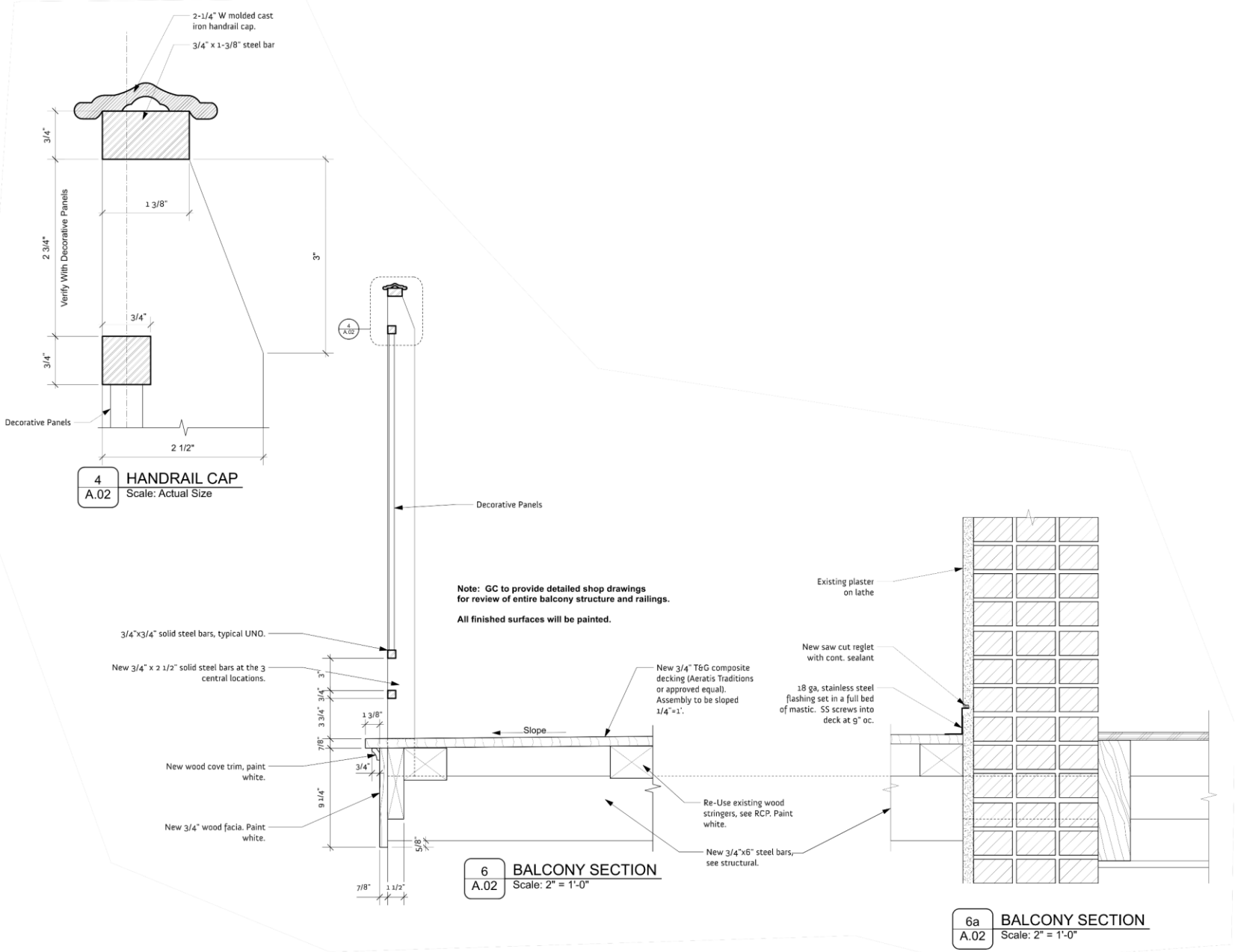
2 A.02 PLAN @ 610 BIENVILLE GALLERY
Scale: 1/4" = 1'-0"



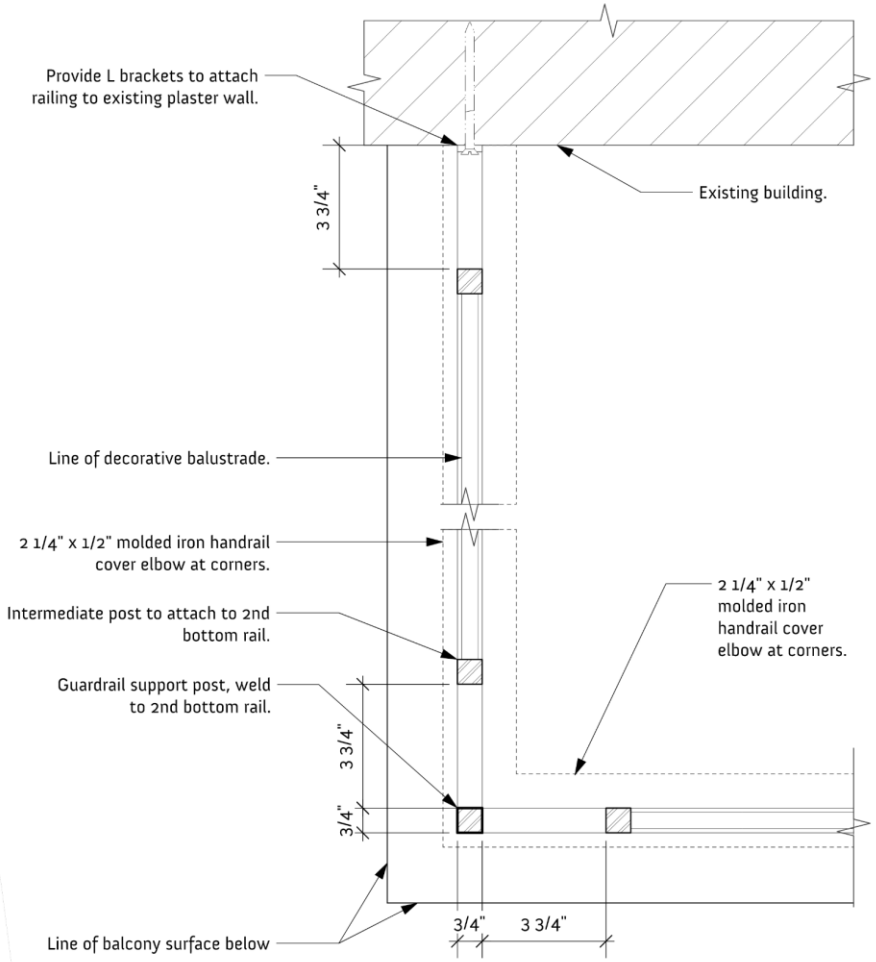
3 A.02 RCP @ 610 BIENVILLE
Scale: 1/4" = 1'-0"



5 A.02 ELEVATION @ BALUSTRADE
Scale: 3/4" = 1'-0"



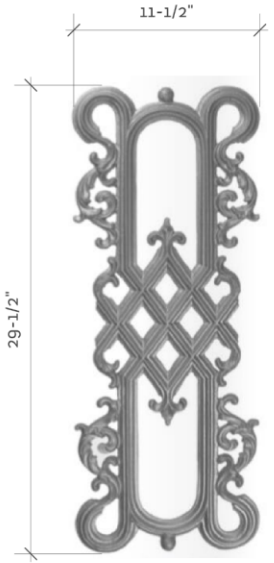
610 Bienville, etc.



7
A.02

PLAN DETAIL @ NEW GUARDRAIL
Scale: 3" = 1'-0"

WROUGHT IRON SCHEDULE

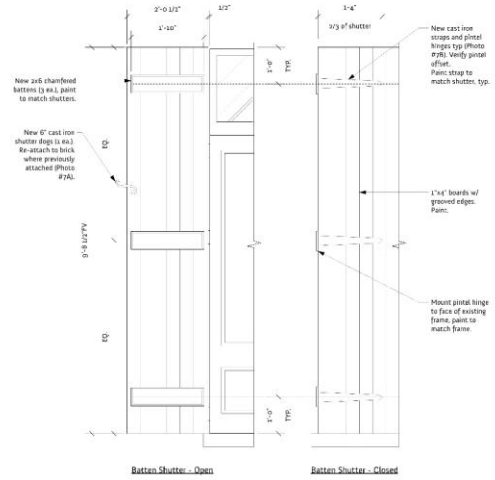


Replacement Balustrade #9623
Orleans Ornamental
Iron & Castings

02 ENTIRE SHEET REVISED

610 Bienville, etc.

1 ELEVATION @ 612 BIENVILLE
Scale: 3/8" = 1'-0"



2 NEW SHUTTERS
Scale: 3/4" = 1'-0"

PHOTO KEY

Camera Spec: Axis Q1798-LE Network Camera

Existing Condition

Image from ca. 2008

HARDWARE SCHEDULE - 612

Door Lever

-Von Duprin
-6968TP Thumb Latch
-Satin Brass
-Retrofit to coordinate w/ 987SL x 996L panic hardware

New Shutter Hardware

7A - 18" Cast Iron Straps, 3/4" offset (EV)
House of Antique Hardware

7A - Cast Iron Shutter Dog
House of Antique Hardware

ENTIRE SHEET REVISED

SCNZ ARCHITECTS

2134 Magazine St, Suite 200
New Orleans, Louisiana 70130
www.scnz.net (504) 301-5721

VCC Corrections Project
Hotel Monteleone
610-624 Bienville Street, New Orleans LA

Issued

Date	To	Use / Restriction
10.26.23	OWNER	PROGRESS
12.21.23	VCC	PERMIT
01.19.24	VCC	PERMITS

Progress
Release X

Project No. 2331 Drawn By sbm

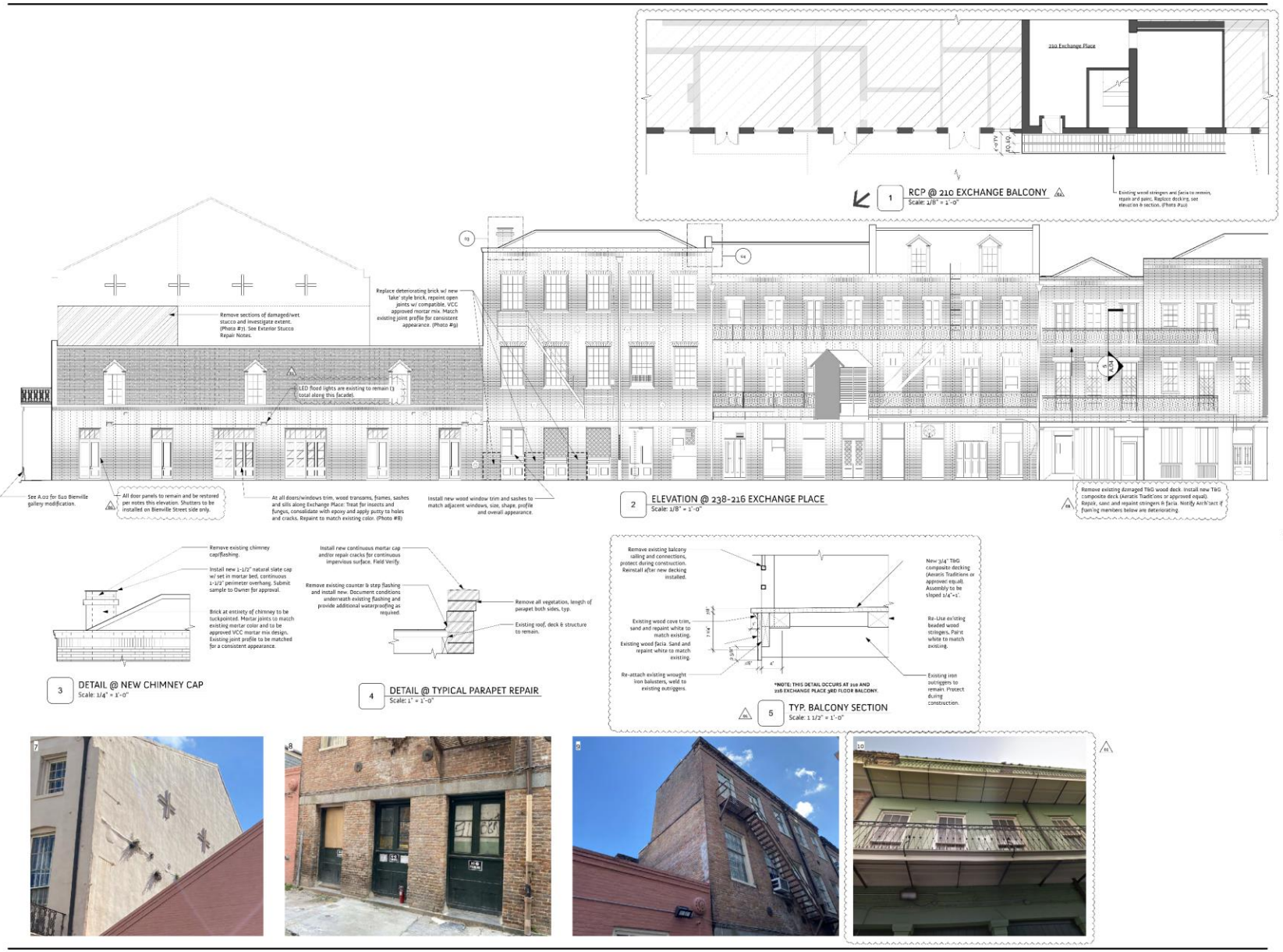
612-614 Bienville

A.03

610 Bienville, etc.

VCC Architectural Committee

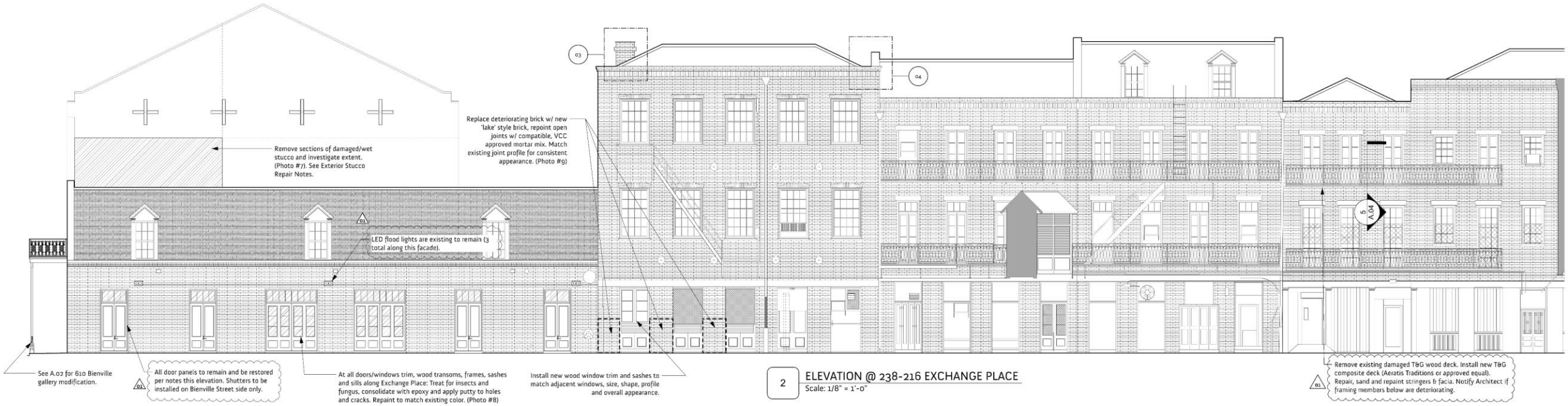
February 27, 2024



610 Bienville, etc.

VCC Architectural Committee

February 27, 2024

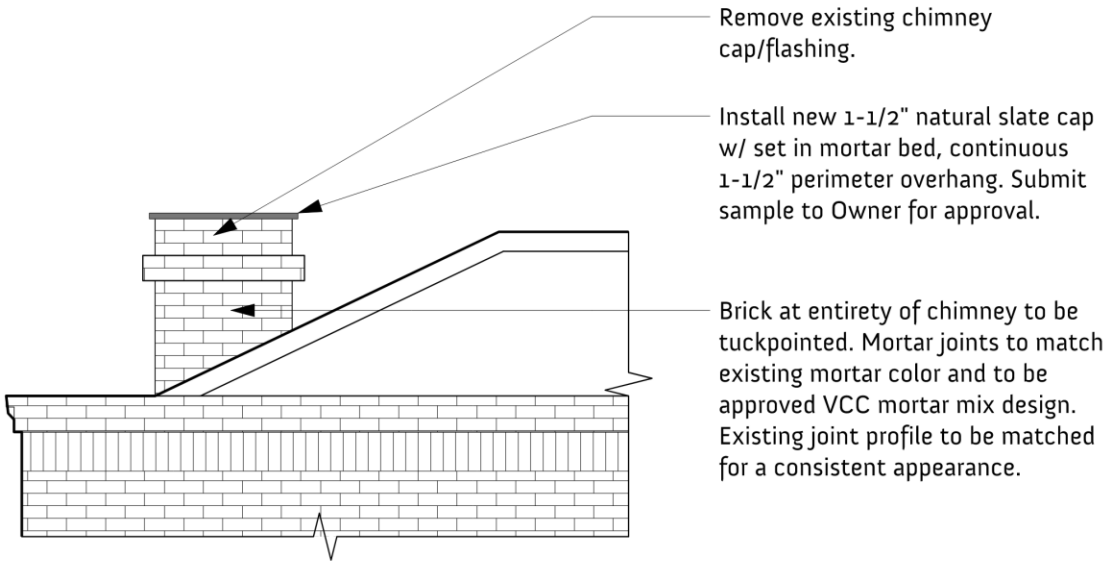


2 ELEVATION @ 238-216 EXCHANGE PLACE
Scale: 1/8" = 1'-0"

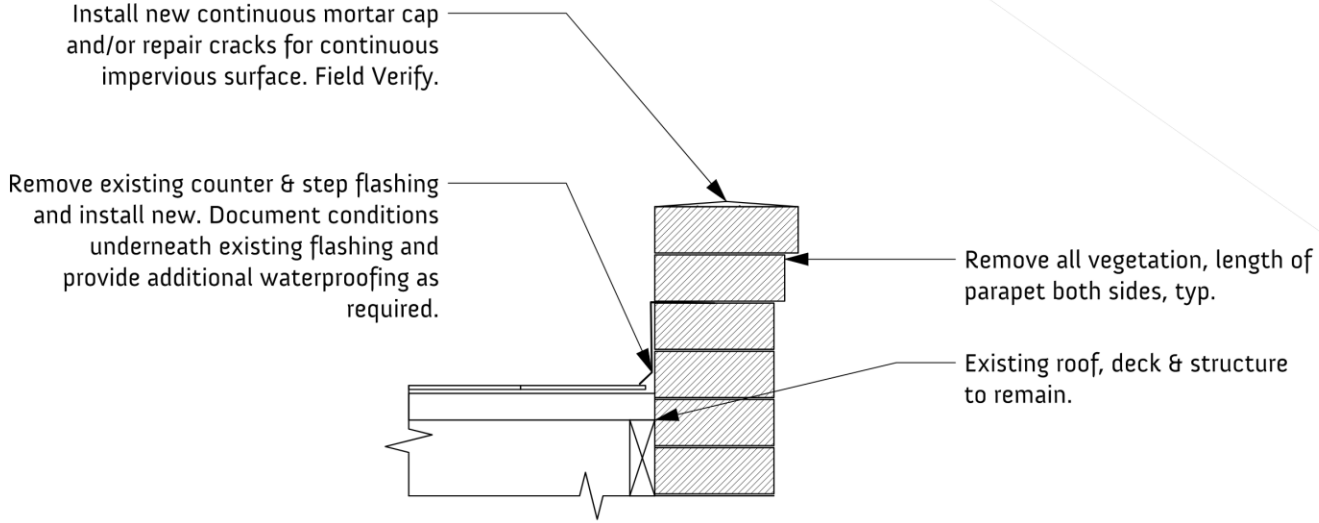
610 Bienville, etc.

VCC Architectural Committee

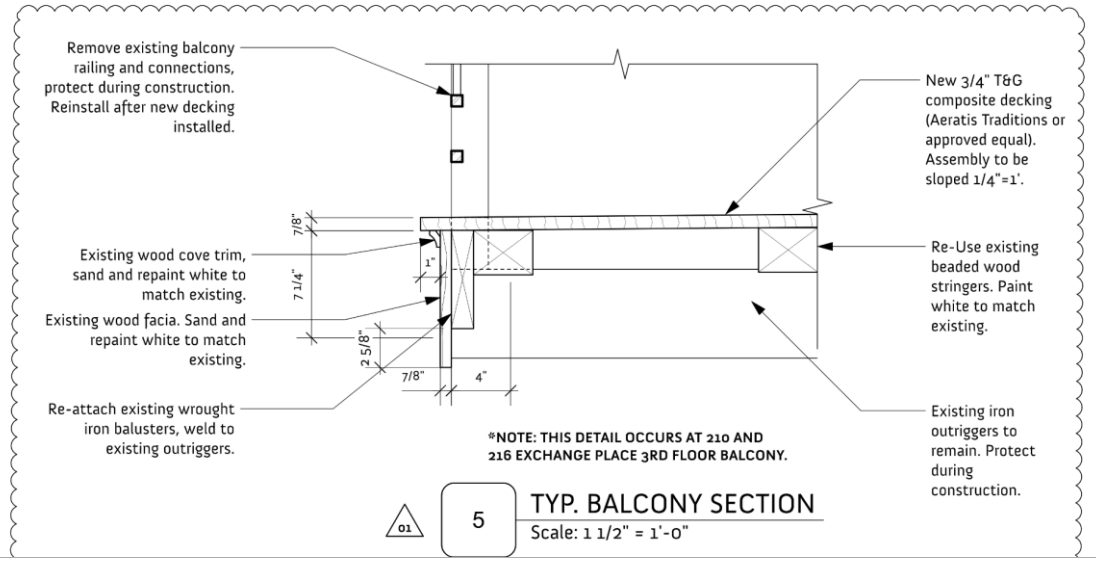
February 27, 2024

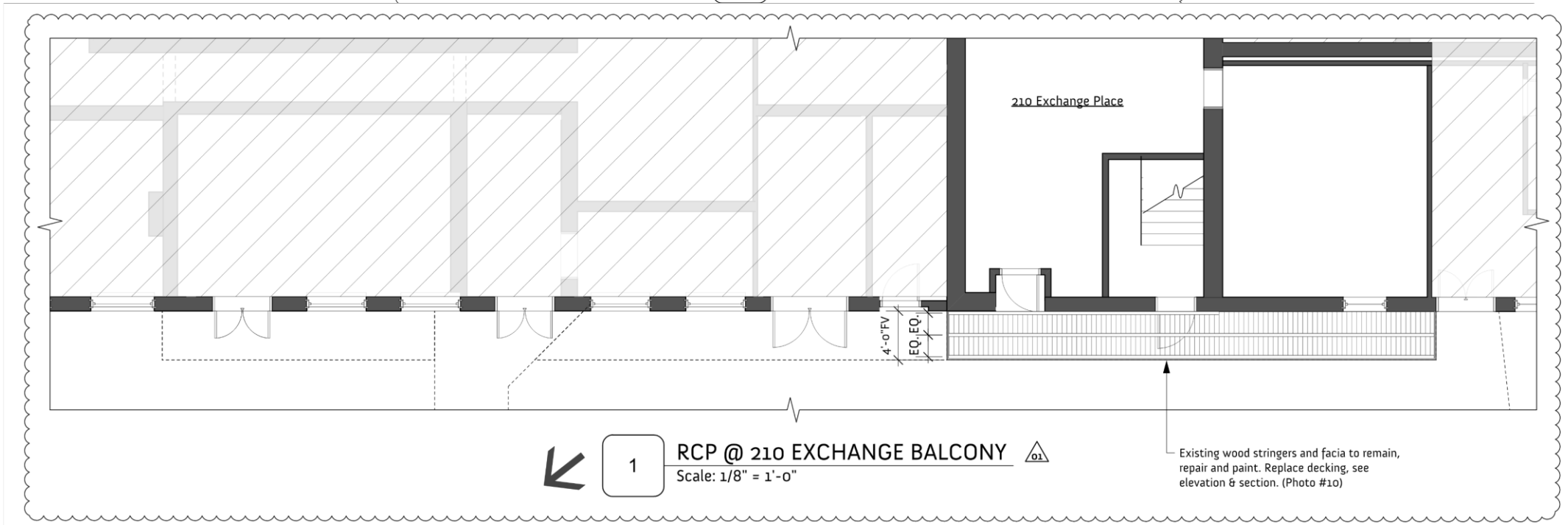


3 DETAIL @ NEW CHIMNEY CAP
Scale: 1/4" = 1'-0"

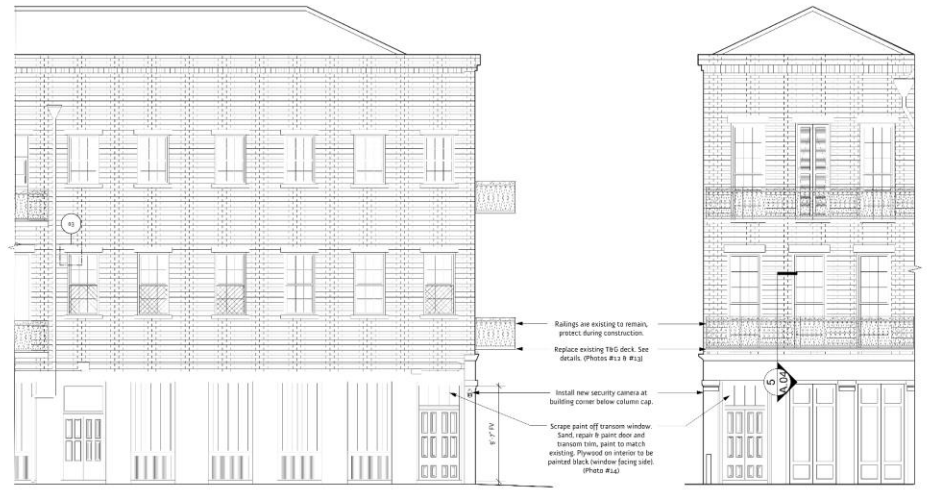


4 DETAIL @ TYPICAL PARAPET REPAIR
Scale: 1" = 1'-0"



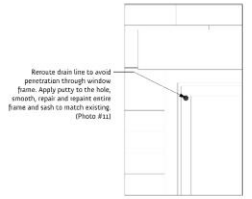


610 Bienville, etc.

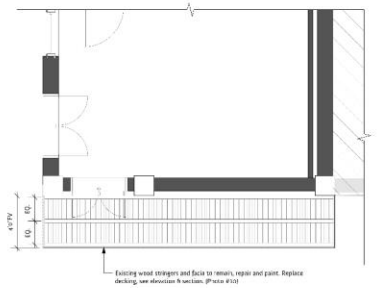


1 ELEVATION @ 200 EXCHANGE PLACE
Scale: 3/16" = 1'-0"

2 ELEVATION @ 619 IBERVILLE
Scale: 3/16" = 1'-0"



3 DRAIN LINE REPAIR
Scale: 1 1/2" = 1'-0"



4 RCP @ 619 IBERVILLE
Scale: 1/4" = 1'-0"

PHOTO KEY (12-15)

ENTIRE SHEET REVISED

SCNZ ARCHITECTS
2134 Magazine St, Suite 200
New Orleans, Louisiana 70130
www.scnz.net (504) 301-5721

VCC Corrections Project
Hotel Monteleone
610-624 Bienville Street, New Orleans LA

Issued

Date	To	Use / Restriction
10.26.23	OWNER	PROGRESS
12.27.23	VCC	PERMIT
01.12.24	VCC	PERMITTED

Progress
Release X

Project No. 2333 Drawn By sbm

Iberville Street

A.05

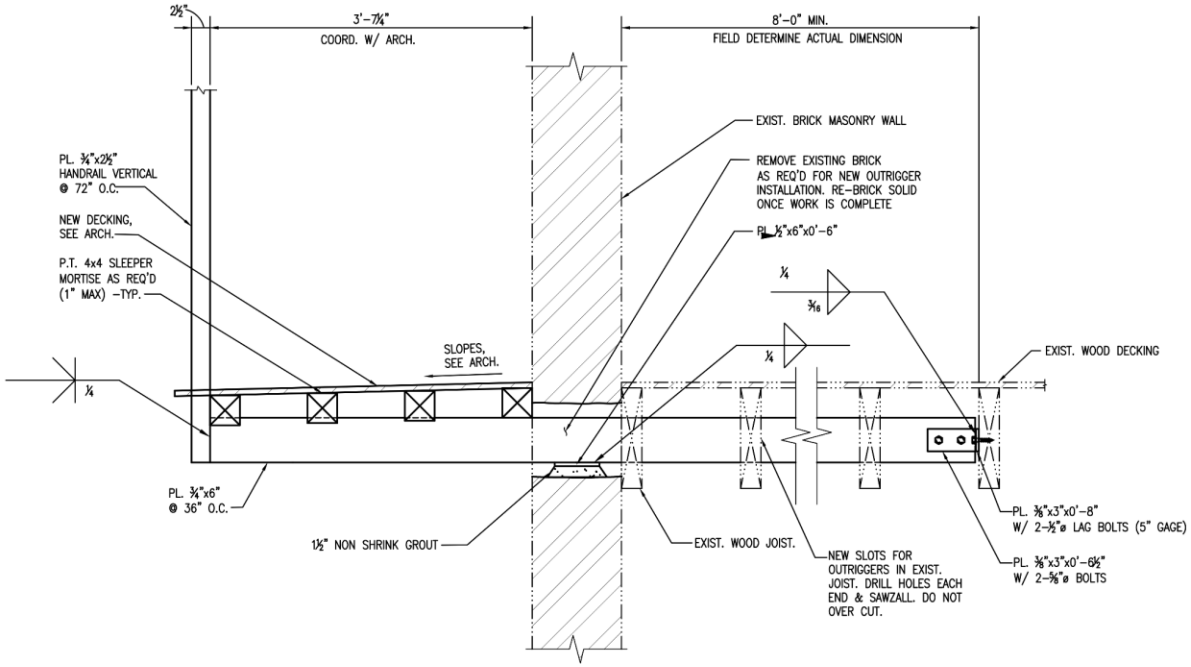
610 Bienville, etc.

VCC Architectural Committee

February 27, 2024

1 S1 GENERAL NOTES

1. MEANS AND METHODS:
   THESE DRAWINGS REPRESENT THE STRUCTURAL COMPONENTS IN THEIR FINAL AND FINISHED STATE. CONSTRUCTION PROCEDURES, BRACING METHODS, SAFETY PRECAUTIONS AND MECHANICAL REQUIREMENTS USED TO INSTALL THEM ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR DOING THE WORK.
2. EXISTING CONDITIONS:
   ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. FIRST SUBMITTAL OF SHOP DRAWINGS MUST CONTAIN CORRECT CONDITIONS AND DIMENSIONS OBTAINED FROM THE FIELD. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PREPARATION OF SHOP DRAWINGS.
3. SHORING:
   SHORE AND BRACE ALL EXISTING FRAMING AS REQUIRED IN ORDER TO ACCOMPLISH WORK SHOWN ON DRAWINGS.
4. DAMAGE TO EXISTING CONSTRUCTION:
   ALL WORK SHALL BE DONE IN A MANNER WHICH WILL NOT DAMAGE ADJACENT EXISTING CONSTRUCTION WHICH IS TO REMAIN.
5. STRUCTURAL STEEL:
   A. A.I.S.C. SPECIFICATIONS; STEEL CONSTRUCTION MANUAL 14TH EDITION; ALL WIDE FLANGE SHAPES ASTM A992 GRADE 50, ALL MISCELLANEOUS SHAPES ASTM A36, HSS SHAPES ASTM A500 GRADE B Fy=46 ksi, STEEL PIPE ASTM A53 GRADE B Fy=35 ksi; HIGH STRENGTH BOLTS A325, ¾"ø MIN. EXCEPT AS NOTED OTHERWISE; ANCHOR RODS AND BOLTS ASTM F1554 GRADE 36 EXCEPT AS NOTED OTHERWISE; HEADED CONCRETE ANCHOR (H.C.A.) PER A.W.S. SPECIFICATION D1.1; DEFORMED BAR ANCHOR (D.B.A.) ASTM A496; E-70 ELECTRODES.
   B. ALL STRUCTURAL STEEL ITEMS AND RESPECTIVE ANCHORS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123. PROVIDE VENT HOLES AS REQUIRED. TOUCH UP ALL DAMAGED COATING WITH HOT STICK GALVANIZING PER ASTM A780. SEE ARCHITECT FOR PAINTING.
6. FRAMING LUMBER:
   A. SOUTHERN YELLOW PINE MINIMUM No.2 KILN DRIED.
   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.
   D. JOIST WHICH FRAME INTO SUPPORTING BEAMS AT THE SAME ELEVATION SHALL BE CONNECTED WITH BA TOP FLANGE JOIST HANGERS. USE LSSU JOIST HANGERS AT RIDGE AND HIP LOCATIONS. USE HCP CONNECTORS AT ALL HIP BEARING LOCATIONS. USE HRC44 TYPICALLY AT RIDGE AND HIP INTERSECTIONS. USE CC & ECC COLUMN CAPS AND ABU AND CBSQ COLUMN BASES AS REQ'D. ALL CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL HANGERS/ CONNECTORS SHALL BE SIZED FOR THE MEMBER SUPPORTED.
   E. WOOD FRAMING ADJACENT TO STEEL CONSTRUCTION SHALL BE FASTENED TO STEEL FRAMING WITH POWDER ACTUATED FASTENERS.
   F. UNLESS OTHERWISE NOTED, ALL LUMBER PERMANENTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH COPPER AZOLE-TYPE B (CA-B) IN ACCORDANCE WITH CURRENT AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS P5 AND SECTION U1 FOR RETENTION OF PRESERVATIVES AND SECTION T1, TABLE 12-SAWN PRODUCTS FOR PENETRATION OF PRESERVATIVE OR APPROVED EQUAL.
   G. ALL HARDWARE IN CONTACT W/ TREATED LUMBER SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A653, CLASS G185 WITH 1.85 OZ OF ZINC COATING PER SQUARE FOOT, MINIMUM. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A153. STAINLESS STEEL FASTENERS MAY BE EMPLOYED AT CONTRACTOR'S OPTION.
   H. PLACE 15 MIL. VAPOR BARRIER BETWEEN ANY WOOD IN CONTACT WITH BRICK OR CMU MASONRY.
7. PAINTING:
   SEE ARCHITECT
8. DESIGN LOADS AND OTHER PERTINENT DESIGN INFORMATION:
   A. BUILDING CODE: INTERNATIONAL BUILDING CODE 2018 / ASCE 7-16
   B. FLOOR LIVE LOAD
      1. 100 PSF



2 S1 BALCONY FRAMING DETAIL

1"=1'-0"

610 Bienville, etc.

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

February 8, 2024

Stephanie Mears
SCNZ Architects, LLC
2134 Magazine Street, Suite 200
New Orleans, Louisiana 70130

re: Monteleone Hotel – Balcony Modifications
Existing Brick Masonry Wall Observations
610 – 624 Bienville Street, New Orleans

Dear Mrs. Mears,

Per your request, we made a site visit on February 8, 2024 to view the existing exterior brick masonry wall at the subject property. The purpose of our observations is to report the condition of the existing brick masonry wall, since it will be the sole support for the proposed new balcony at the same address.

We were able to view the exterior face of existing wall from the sidewalk and existing balcony, and the interior face from within the first and second floor spaces. The exterior of the wall was covered in stucco, whereas the interior of the wall was covered with typical wall finishes.

Considering the age of the building and wall, based on our observations, it is our opinion that the wall is in above average condition. We noted minor cracking in the exterior stucco at all levels, and possible bowing in *extra-wythe pilasters* between the first and second floors. This bowing was noted at all the pilasters, and at adjacent properties – it is possible the bow was part of the original construction.

It is our opinion that the wall is structurally sound, and no repairs are required at this time.

Attached are representative photograph of the subject brick masonry wall.

Please do not hesitate to contact our office should you have any questions or comments.

Yours truly,

MORPHY, MAKOFSKY, INC.

STATE OF LOUISIANA
HANS STEPHAN BERNICK
REG. No. 29015
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
02-08-24

H. Stephan Bernick, P.E.

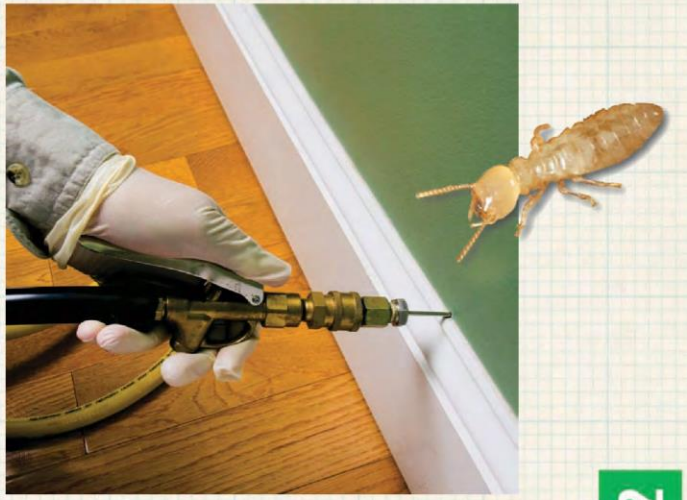
MMI Job No: 23-214

Photo 1 – Bienville Street Elevation at Time of Site Visit

REMEDIAL CONSTRUCTION TECHNICAL BULLETIN

BORA-CARE®

Existing Construction Treatments for the Prevention of Subterranean Termites



NISUS™

100 Nisus Drive • Rockford, TN 37853 USA
800.264.0870 • www.nisuscorp.com

BORA-CARE® TECHNICAL BULLETIN:

Existing Construction Treatments for the Prevention of Subterranean Termites and other WDOs

(ALWAYS READ, UNDERSTAND AND FOLLOW LABEL COMPLETELY BEFORE ANY APPLICATIONS.)

INTRODUCTION

Bora-Care is a highly effective, long-lasting termiticide, insecticide and fungicide concentrate that can be used against active subterranean termite infestations and other wood destroying organisms in existing construction. Since its introduction to the pest control industry in 1990, Bora-Care has protected wood against wood destroying organisms (WDOs) such as termites, powderpost beetles, carpenter ants and decay fungi in both preventative and remedial treatments.

Bora-Care penetrates wood components and may be used on all cellulosic materials including wood, plywood, particle board, paper, oriented strand board (OSB), cardboard and wood composite structural components to protect them from WDOs. It may also be applied to concrete block, metals, PVC plumbing pipes, bath traps and other non-cellulosic materials found in structures. This will keep termites out of a structure's potential entry points, preventing wood damage.

Existing construction treatments may include:

- 24-inch band treatments to prevent subterranean termite infestation
- Spot treatments of WDO-infested areas
- Remedial or preventative treatments in areas such as attics, basements, crawlspaces or enclosed wall voids.
- Complete whole-house treatments using a combination of the above treatments

See Table A for the Bora-Care solution ratios appropriate to the kind of treatment(s) you need to do.

Always check area regulations to make sure your treatment program is in compliance.

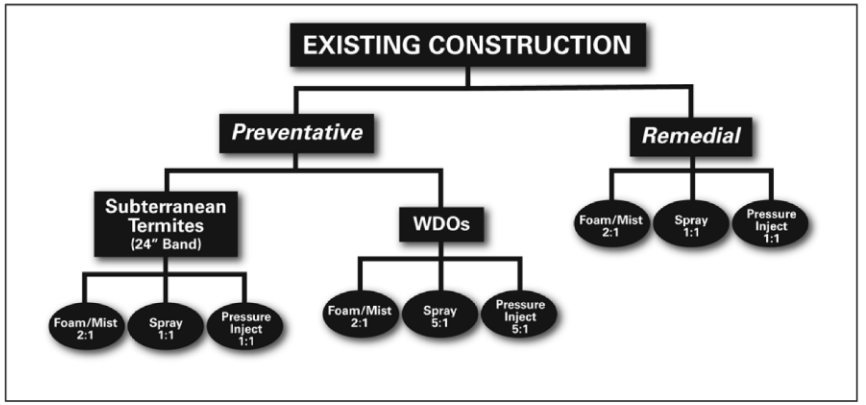
WHY BORA-CARE IS ENVIRONMENTALLY FRIENDLY

Bora-Care as a concentrate contains an active ingredient of 40% Disodium Octaborate Tetrahydrate (DOT) and incorporates a patented glycol mixture that enhances penetration and absorption of DOT into wood. Bora-Care has very low oral and dermal toxicities and when applied to a structure will not adversely affect the environment. Since Bora-Care is only applied to the food source of wood destroying organisms and/or termite entry points, less pesticide and water is required. In addition, Bora-Care has very low odor and the treated wood can be handled when dry. Bora-Care emits no VOCs (volatile organic compounds).

Little risk is associated with Bora-Care when properly applied or used. However, it is a legal requirement to always follow the label and to wear the specified personal protective equipment. Refer to label and MSDS for specific information.

COMPATABILITY

Bora-Care will not corrode metals normally used in



610 Bienville, etc.

construction, including ferrous metals, galvanized metals, screws and nails. Bora-Care will not affect electrical wiring, but it is recommended that power is turned off until the area is dry.

Bora-Care will not discolor most wood and is compatible with most paints and sealants. If the aesthetic look of the wood is a concern, test a small, non-visible area for discoloration. After the test section has dried, apply the paint or sealant (if one will be used) to ensure compatibility.

HOW BORA-CARE WORKS

Rather than creating a toxic barrier in the soil surrounding a home or structure, Bora-Care is applied directly on the structure. Bora-Care provides double protection by acting both as a toxicant to WDOs and as a deterrent to termite tubing. For more information on how and why Bora-Care works, see our web site, *www.nisuscorp.com.*

HOW TO CONDUCT EXISTING CONSTRUCTION/REMEDIAL TREATMENTS

Inspection

Inspect all areas of the structure, concentrating on the foundation areas, window framing, door framing, baseboards and all areas where subterranean termites are known to infest or enter a structure. Inspect for signs of infestation such as wings and bodies of swarming alates, termite shelter tubes, live termites or wood damage. For inaccessible or non-visible areas of possible infestation, use the latest available technology and equipment to inspect these areas.

Calculating the amount of Bora-Care required

Measurement of the area to be treated is required to determine the amount of Bora-Care solution needed for a label application and a particular treatment. When determining the amount needed, always try to avoid extra or leftover solution. It is very difficult to list exact product application usage due to varying building construction and materials found in structures in different parts of the country. As a result, the following product usage information should be considered a general guideline and not a standard of application. It is based on label applications in common building construction. For situations not covered in this technical bulletin, contact Nisus Corporation.

Bora-Care wood applications are based on treating board feet of lumber. Approximately 1 gallon of Bora-Care solution (regardless of the ratio of water to Bora-Care) will be needed to treat 400 sq. ft. of 1" thick wood surface area or 400 board feet. The actual amount of Bora-Care solution needed will depend on the amount of wood to be treated and whether injection as well as spray or foam is needed. Topical spray applications will require a second application in areas where only 1 to 2 sides of a wood member is exposed. The second application can be done after a 20-minute delay. NOTE: The quantity of Bora-Care needed for lineal or square feet of wood remains the same whether applying one application to all sides of the wood, or when applying two coats of solution to one to two sides of a wood component.

On non-cellulosic materials, the calculation is based on surface area. Approximately 1 gallon of Bora-Care mixed solution will be needed to treat 400 sq. ft. of surface area.

One accurate and fast method to measure linear footage is to use a measuring wheel around the outside foundation areas to be treated and using a tape measure or "clean" measuring wheel for the linear footage of the interior areas to be treated.

To determine the amount of Bora-Care needed to treat an area, use the *Application Rate Chart* and the *Existing Construction Application Worksheet* found at the end of this bulletin. The *Application Rate Chart* lists various construction foundations and gives instructions and amounts of Bora-Care to be used on both wood and non-cellulosic areas, and is based on registered label applications. The *Application Rate Chart* shows a simple way to total all application areas. (See *www.nisuscorp.com* to download an interactive spreadsheet version.)

Application Safety

Before beginning any chemical treatment, it is important to consider safety in application. According to the Bora-Care label, the applicator must wear a long-sleeved shirt, long pants, socks, shoes, chemical resistant gloves and protective eye wear. When applying Bora-Care in a confined area with no ventilation, wear a NIOSH approved respirator.

If spraying or drilling overhead, tarp or cover surfaces underneath the work area in preparation for solution that may exit galleries. Spills or over-spray can be cleaned with a damp cloth or absorbed with appropriate materials. (Read label for complete safety information.)

Be careful not to over-apply foam or mist in wall voids or you may create a moisture concern, as solution may leak out of wall area.

Mixing Bora-Care

Per label requirements, for a 24" band preventative termite and WDO treatment, Bora-Care concentrate must be mixed with water as a 1:1 solution (one part water to one part Bora-Care concentrate) for WDO remedial control applications when applied as a spray. For example, on a single family home, add the application amounts needed for an existing structure. *Remember:* Only mix enough Bora-Care 1:1 solution needed for that day's applications. The 1:1 solution should not be stored in the spray tank or other container for more than 24 hours. Refer to label for specific directions.

For example, to mix four gallons of Bora-Care solution, you will need the following equipment and materials:

- A five-gallon pail
- 2 gallons water (Warm water may reduce mixing time, but is not required.)
- Mixing impeller like those used to mix paint – preferably plastic (a plastic tip "Squirrel Brand" mixing impeller works very well without chipping the plastic sides of the mixing container). If using a metal mixing impeller, do not allow

TABLE D: APPLICATION RATES FOR BORA-CARE SOLUTION

TYPE OF AREA	MISTING / INJECTING	FOAMING
Uninsulated Wall Voids	***Mist 24" band:*** Use 1 oz/void (= 7.5 oz / 10 l.f.) ***Mist Entire Void:*** Use 3.5 oz/void (= 26.25 oz / 10 l.f.) ***Mist Drywall-Concrete Combo Voids:*** Use 2oz / void (= 15 oz / 10	***Foam 24" band:*** Use 20-40 oz/void (= 150-300 oz / 10 l.f.) ***Foam Drywall-Concrete Combo Voids:*** Use 15-20 oz/void (= 112.5-150 oz / 10 l.f.)
Insulated Wall Voids	***Mist Drywall Voids:*** Use 2 oz/void (= 15 oz / 10 l.f.) ***Mist Drywall-Sheathing Combo Voids:*** Use 3 oz / void (= 22.5 oz / 10 l.f.)	***Foam Drywall Voids:*** Use 40 oz/void (= 300 oz / 10 l.f.) ***Foam Drywall-Sheathing Combo Voids:*** Use 60 oz/void (= 450 oz / 10 l.f.)
Window & Door Frames	***Mist*** a 2:1 solution ***Inject*** a 1:1 solution at a rate of 1 oz / l.f.	***Foam*** a 2:1 solution at a rate of 10 oz / l.f.)
Soffitts & Eaves	***Mist*** a 2:1 solution at a rate of 12 oz / 10 l.f.	N/A

c. High Pressure Misting Unit: High pressure developed from this type of unit allows treatment of areas such as hollow wall voids by misting can be accomplished in a short time and more thoroughly without over- wetting. Calibration of the tip will allow you to know how much liquid you are applying in the void, so you can avoid damage due to over-application. The use of a high pressure pump with an atomizing tip will allow the delivery of tiny droplets rather than a course spray. This can be used for treating wall voids or inaccessible areas. For high pressure misting applications into wall voids, use machines reviewed by Nisus and specifically designed for high pressure misting into wall voids.

Electric or Gas Spray Unit: A primary tool in pre- or post-construction treatment when the broadcast application of a liquid is required. Topical sprays of Bora-Care solution should be applied evenly to wood using a medium to coarse spray at low pressures (e.g., 30-40 psi). Low pressure application will reduce drips, off-target overspray and splash-back, and will result in proper amounts of active ingredient on surfaces. The uses may vary with the addition of specialized application tools such as:

a. Fan Spray Wand: To coat the surface of exposed wood members.

b. Pin Stream: To treat cracks behind wood members.

Compressed Air Sprayer: Used in situations where you are either doing a small re-treatment of an area or spraying into areas where it is not possible to reach with other equipment. It is not generally designed to do the entire job because of a smaller capacity for treatment solution. The compressed air sprayer can be used with a variety of attachments for various jobs, including fan spray and needle injection.

Foaming: Choose foaming when excess moisture may be a problem or in difficult-to-reach areas such as around insulation in wall voids and door and window facings.

a. Foaming agent: Nisus recommends ProFoam® Platinum for Bora-Care foaming applications. ProFoam Platinum is specially formulated to be used with borates and other termiticides for the best foam solution.

b. Mixing foam: Mix foam product per label directions to produce the ratio of foam to Bora-Care solution required. Typically, 3-8 ounces of foaming agent per gallon of solution is needed. This will produce a dry foam with the desired expansion ratio of approximately 20:1 (20 gal. foam per 1 gal. aqueous solution). This should result in a Bora-Care foam with a consistency that adheres to wood surfaces and minimizes run-off.

c. Foam machines: Since every foam machine produces different foams, refer to the equipment manufacturer's manual for specific instructions. To foam into wall voids, use a foam machine designed for wall foaming applications and approved by Nisus Corporation.

Tips needed:

- Attic Foam Gun: To treat between insulation and ceiling joists.
- Needle: To inject foam into infested wood.
- J-Tip: To inject foam into areas such as wall voids.

Calibration of Foaming Equipment and Foaming Material: Apply a known volume of foam solution from the foaming equipment into a pre-measured container such as one from the paint department of a hardware store. Allow foam to dissipate into a liquid. A de-

Lumark

DESCRIPTION

The Night Falcon™ LED floodlight luminaire combines high-efficiency optics, superior thermal management and energy efficiency in a cost-effective solution. The compact, robust design incorporates a separate driver compartment for maximum heat dissipation to insure longevity of both the fixture and the LEDs. The Night Falcon luminaire uses precision engineered optics delivering superior uniformity and excellent illumination to the targeted application. Typical applications include area lighting for security, building facade lighting, accent and signage lighting in both commercial and industrial applications. The Night Falcon luminaire is UL/cUL listed for wet locations and is IP66 rated.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Heavy-duty, die-cast aluminum housing, driver compartment and driver housing door. A separate driver compartment and external fins provide optimal thermal management that result in longer LED and driver life.The housing, driver compartment and optical chamber are IP66 rated. Access to the driver for maintenance is achieved with a removable driver door using pan head screws. A one-piece silicone gasket seals the door to the fixture housing. The fixture is 3G vibration rated (ANSI C136.31) to ensure durability in area and site lighting applications. Suitable for mounting within 4' (1.2m) of the ground.

Optics
The LED chamber incorporates a vacuum metalized reflector that provides high-efficiency illumination. Optics are precisely designed to shape the the NEMA 6H x 6V wide distribution and the 3H x 3V spot distribution, maximizing efficiency and application spacing. Clear glass tempered lens with full circumference form-in-place silicone gasket protects the optics from damage. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 5700K, 5000K and 3000K CCT and minimum 70 CRI are available.

Electrical
LED driver is mounted to the removable die-cast aluminum door for optimal heat sinking and ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Integral 6kV surge is standard.10kV/10kA common- and differential- mode surge protection available as an option. 0-10V dimming driver is available to accommodate controls capability such as dimming and occupancy. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. 92% lumen maintenance greater than 60,000 hours per IESNA TM-21 at 25°C.

Accessories
Heavy-duty steel top and side visors control glare and spill light. 1/8" thick UV stabilized vandal guard shields glass lens from impact when mounted at low levels. Easy to install wire guard features a heavy-gauge welded construction with corrosion resistant polyester powder coat finish to protect glass from projected objects.

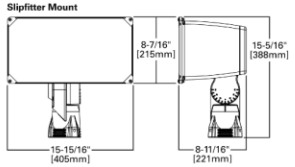
Mounting
Mounting options include an integral die-cast aluminum slipfitter that is preset to a tilt of 45°. The knuckle base is supplied with a tooth lock adjustment that can be adjusted in 5° increments to provide flexibility in aiming the fixture from a variety of surfaces. Visual 15° adjustment indicators on the knuckle allow for 180° field rotation of the floodlight assembly. The slipfitter fits standard 2-3/8"-3" O.D. tenon. The trunnion mounting includes a 3/16" polyester powder coated galvanized steel trunnion with a 16/3 SOW cord. The trunnion mount uses an interlocking slide adjustment that is locked into place with a set screw.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is carbon bronze. Additional colors available in summit white, white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representitive at Eaton for a complete selection of standard colors.

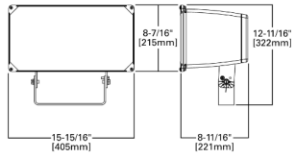
Warranty
Five-year warranty.

DIMENSIONS

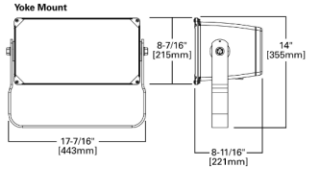
Slipfitter Mount



Trunnion Mount



Yoke Mount



NFFLD
NIGHT FALCON

Solid State LED

FLOODLIGHT

CERTIFICATION DATA

UL/cUL Wet Location Listed
IP66 Fixture and Optical Chamber
LM79/LM80 Compliant
3G Vibration Rated
RoHS Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
> 0.9 Power Factor
< 20% Total Harmonic Distortion
120V 50/60Hz, 347V/60Hz and 480V/60Hz
-40°C Minimum Ambient Temperature Rating
+40°C Maximum Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.): 1.25

SHIPPING DATA

Approximate Net Weight:
20 lbs. (9.09 kgs.)

COOPER Lighting Solutions

*www.designlights.org

TD506007EN
November 18, 2021 7:05 PM

POWER AND LUMENS

	6x6				3x3			
C25 LED	**NFFLD-C25**	**NFFLD-C25-7030**	**NFFLD-C25-7050**	**NFFLD-C25-7060**	**NFFLD-C25**	**NFFLD-C25-7030**	**NFFLD-C25-7050**	**NFFLD-C25-7060**
Delivered Lumens	10,530	10,122	10,383	10,217	10,272	9,874	10,128	9,967
CCT (Kelvin)	4000K	3000K	5000K	5700K	4000K	3000K	5000K	5700K
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	85W	85W	85W	85W	93W	93W	93W	93W
C40 LED	**NFFLD-C40**	**NFFLD-C40-7030**	**NFFLD-C40-7050**	**NFFLD-C40-7060**	**NFFLD-C40**	**NFFLD-C40-7030**	**NFFLD-C40-7050**	**NFFLD-C40-7060**
Delivered Lumens	16,932	16,268	16,686	16,421	14,113	13,567	13,916	13,694
CCT (Kelvin)	4000K	3000K	5000K	5700K	4000K	3000K	5000K	5700K
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	128W	128W	128W	128W	143W	143W	143W	143W
C55 LED	**NFFLD-C55**	**NFFLD-C55-7030**	**NFFLD-C55-7050**	**NFFLD-C55-7060**				
Delivered Lumens	19,943	19,407	20,144	20,285				
CCT (Kelvin)	4000K	3000K	5000K	5700K				
CRI (Color Rendering Index)	70	70	70	70				
Power Consumption (Watts)	145W	145W	145W	145W				
C70 LED	**NFFLD-C70**	**NFFLD-C70-7030**	**NFFLD-C70-7050**	**NFFLD-C70-7060**				
Delivered Lumens	23,797	23,157	24,037	24,205				
CCT (Kelvin)	4000K	3000K	5000K	5700K				
CRI (Color Rendering Index)	70	70	70	70				
Power Consumption (Watts)	184W	184W	184W	184W				

CURRENT DRAW

Voltage (V)	Model Series					
	6x6				3x3	
	NFFLD-C25	NFFLD-C40	NFFLD-C55	NFFLD-C70	NFFLD-C25	NFFLD-C40
	Current (A)	Current (A)	Current (A)	Current (A)	Current (A)	Current (A)
120V	0.708	1.070	1.2299	1.5695	0.778	1.190
277V	0.340	0.465	0.535	0.6726	0.340	0.531
347V	0.251	0.377	0.4213	0.5334	0.271	0.419
480V	0.195	0.273	0.3044	0.3831	0.207	0.320

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.03
15°C	1.02
25°C	1.00
40°C	0.97
50°C	0.96

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
6H x 6V (Wide)		
25°C	> 94.55%	> 388,000
40°C	> 93.58%	> 327,000
50°C	--	--
3H x 3V (Spot)		
25°C	>92.18%	>262,000
40°C	>91.81%	>249,000

COOPER Lighting Solutions

TD506007EN
November 18, 2021 7:05 PM

610 Bienville, etc.

ORDERING INFORMATION

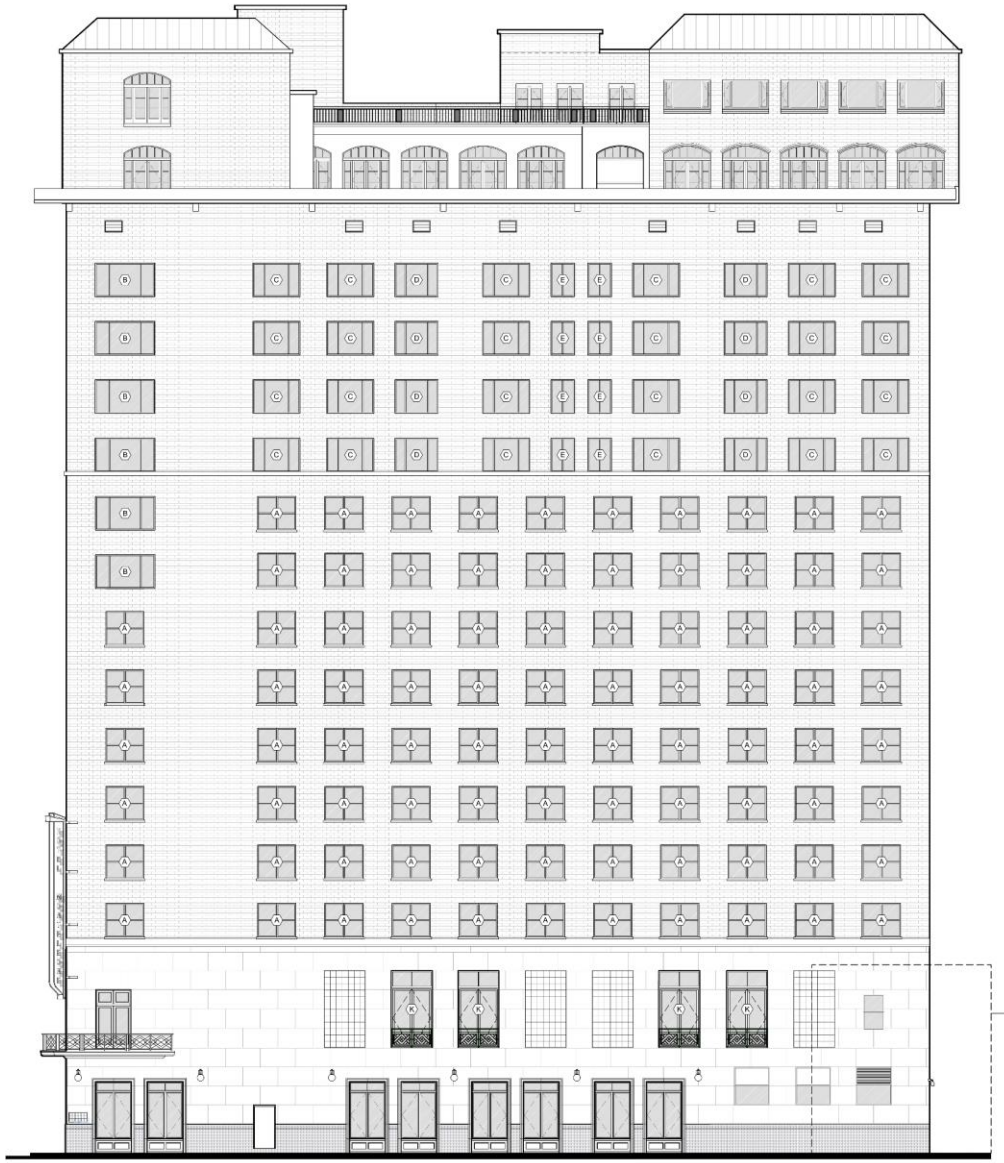
Sample Number: NFFLD-C40-E-UNV-66-S-CB-PER

Product Family [1]	Light Engine [2]	Driver [3]	Voltage	Distribution	Mounting	Color
NFFLD=Night Falcon LED Floodlight **BAA-NFFLD** =Night Falcon LED Floodlight, Buy American Act [17] **TAA-NFFLD**=Night Falcon LED Floodlight, Trade Agreements Act Compliant [17]	**C25**=10,500 Nominal Lumens **C40**=16,900 Nominal Lumens **C55**=20,000 Nominal Lumens **C70**=24,000 Nominal Lumens	**E**=Non-Dimming **D**=Dimming (0-10V)	**UNV**=120-277V **347**=347V [4] **480**=480V [4]	**66**=NEMA 6H x 6V Wide **33**=NEMA 3H x 3V Spot [5]	**S**=Slipfitter [6] **T**=Trunnion **Y**=Yoke	**CB**=Carbon Bronze (Standard) **BK**=Black **BZ**=Bronze **AP**=Grey **WH**=White **WHT**=Summit White **DP**=Dark Platinum **GM**=Graphite Metallic

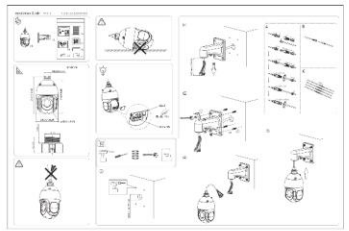
Options (Add as Suffix)	**Accessories** (Order Separately) [12, 18]
7030=70 CRI / 3000K [7] **7050**=70 CRI / 5000K [7] **7060**=70 CRI / 5700K [7] **PER**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [8] **10K**=10kV/10kA UL 1449 Surge Protective Device **D10**=External 0-10V Dimming Leads [8] **HA**=50°C High Ambient Temperature [9] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height [10, 11] **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height [10, 11] **MSP-L12**=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height [10, 11] **MSP-L30**=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height [10, 11]	**FA63**=3" O.D. Surface Mount Bracket [13] **OA1223**=10kV/10kA UL 1449 Surge Protective Device Replacement **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=NEMA Photocontrol - 120V **OA/RA1016**=NEMA Photocontrol - Multi-Tap **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **RAB-XX**=Right Angle Pipe Bracket for Slipfitter **SAB-XX**=Steel Angle Bracket for Trunnion **TYS-XX**=Slipfitter Adapter for 2-3/8", 3" or 3-1/2" O.D. Tenon [14] **TS2/NFFLD-XX**=Top and Side Visors [15] **VS/NFFLD**=Vandal Shield [15] **WG/NFFLD**=Wire Guard [15] **ISHH-01**=Integrated Sensor Programming Remote **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [16]

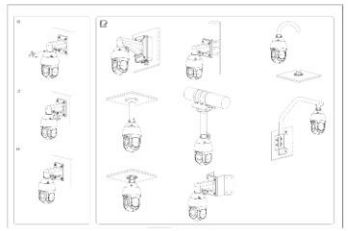
NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and minimum 70 CRI. Consult IES file for actual lumen output.
3. Consult factory for driver surge protection values.
4. Not recommended for use with ungrounded, delta configured systems.
5. Only available in C25 adn C40 light engines.
6. Fits 2-3/8" to 3" O.D. tenon, wire leads run through slipfitter.
7. Extended lead times apply. Use dedicated IES files for 3000K and 5700K when performing layouts. These files are published on the Night Falcon luminaire product page on the website.
8. Must order with dimming driver.
9. Not available with 3H x 3V spot distribution.
10. 0-10V dimming driver required. Integrated sensor option only available in slipfitter mounting.
11. Not available with Photocontrol.
12. Replace XX with color designation. Additional brackets and adaptors available on the poles product page on the website.
13. Not available with tenon mount.

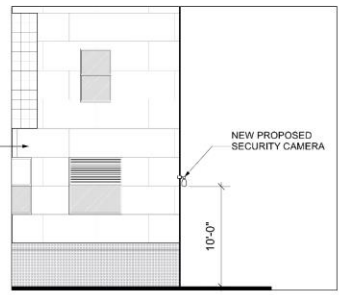


1 A303 IBERVILLE STREET ELEVATION
Scale: 1:144

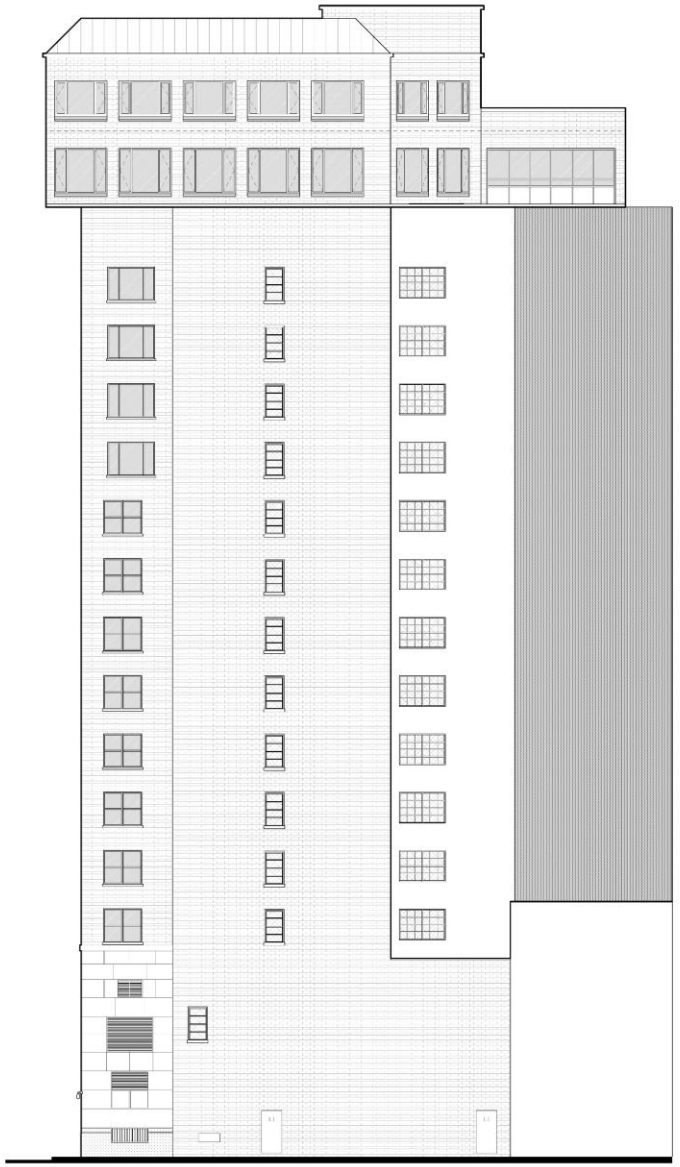




- A303 CAMERA CUT SHEETS
Scale: 1:144

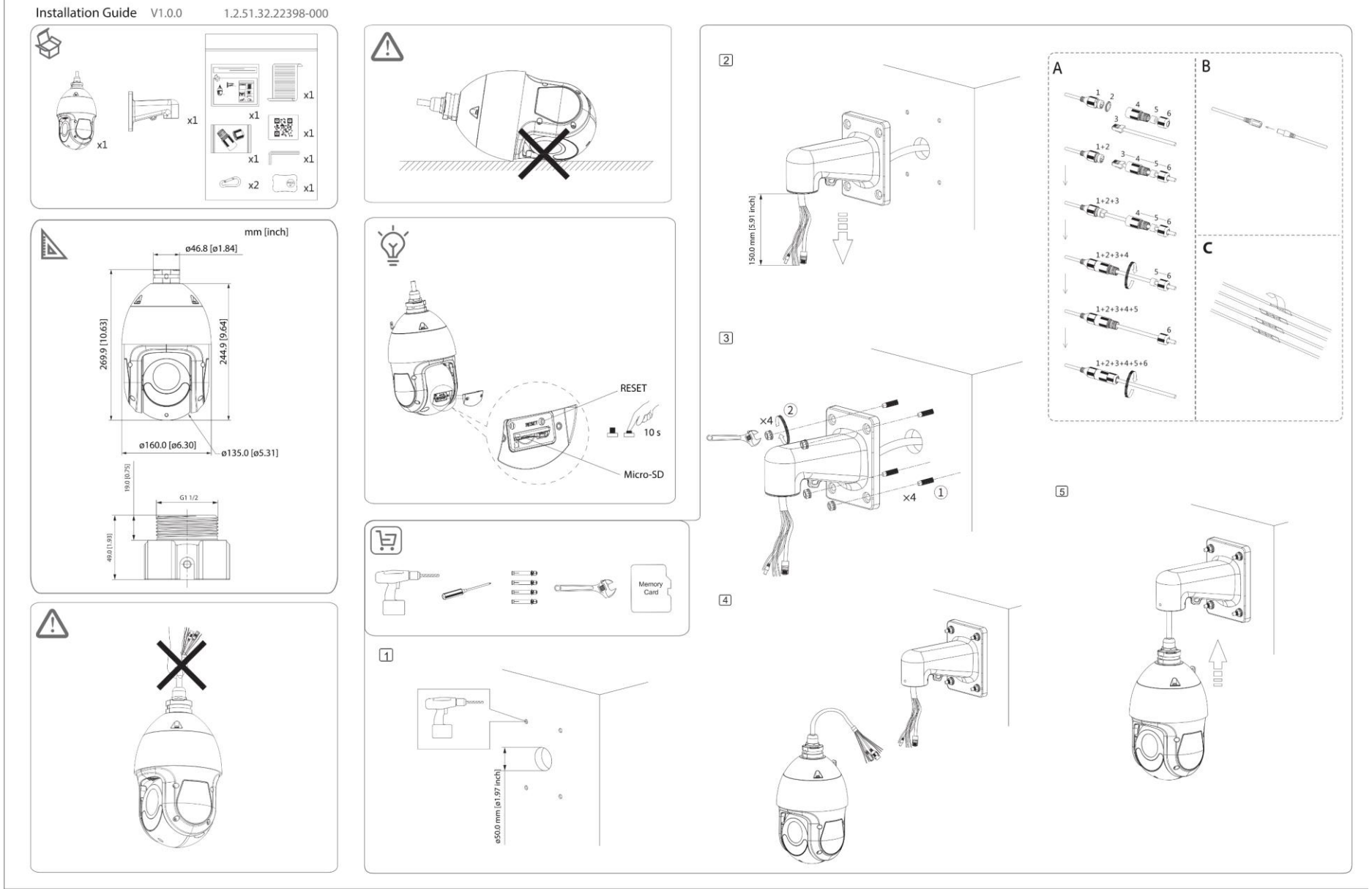


2 A303 IBERVILLE STREET ELEVATION
Scale: 1:144

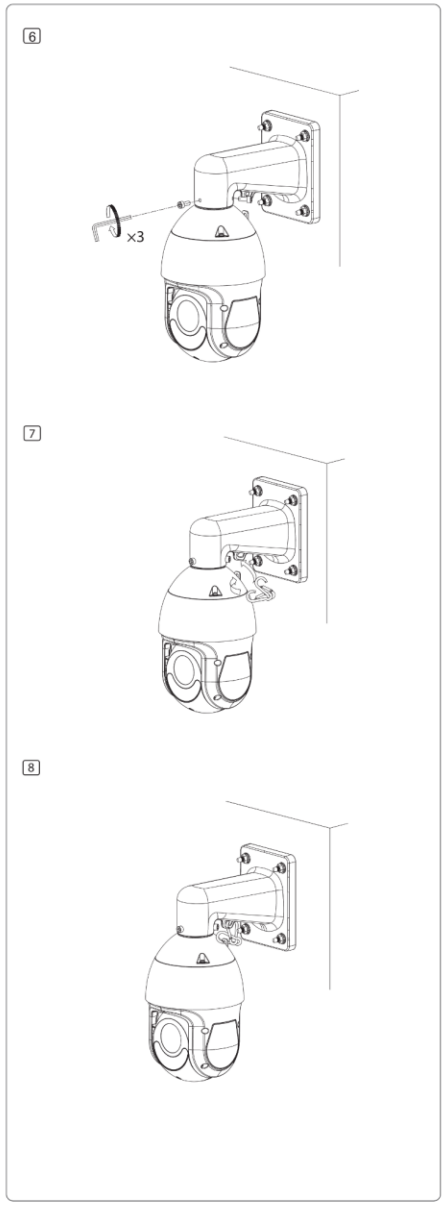


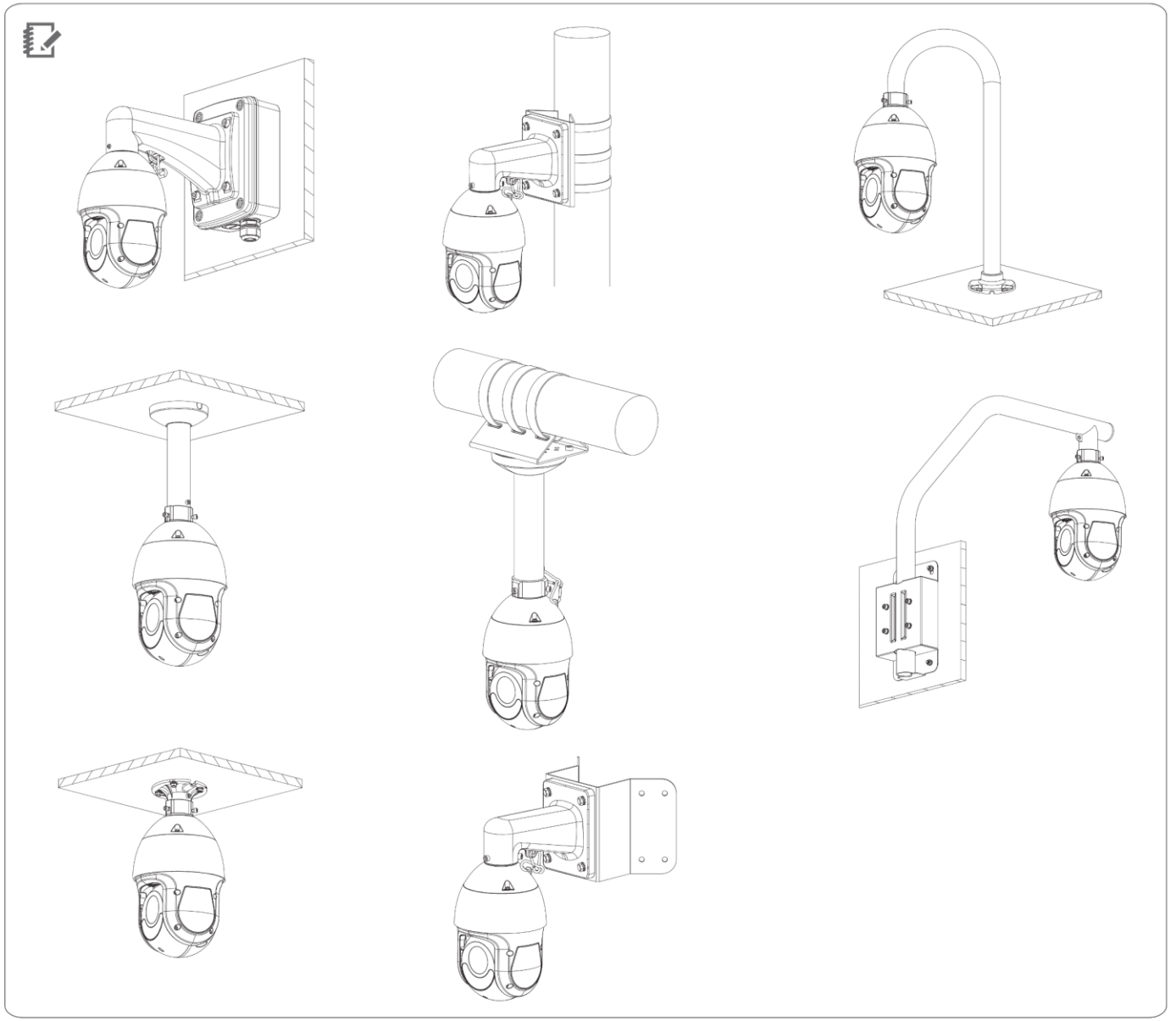
3 A303 EXCHANGE PLACE ELEVATION
Scale: 1:144

610 Bienville, etc.



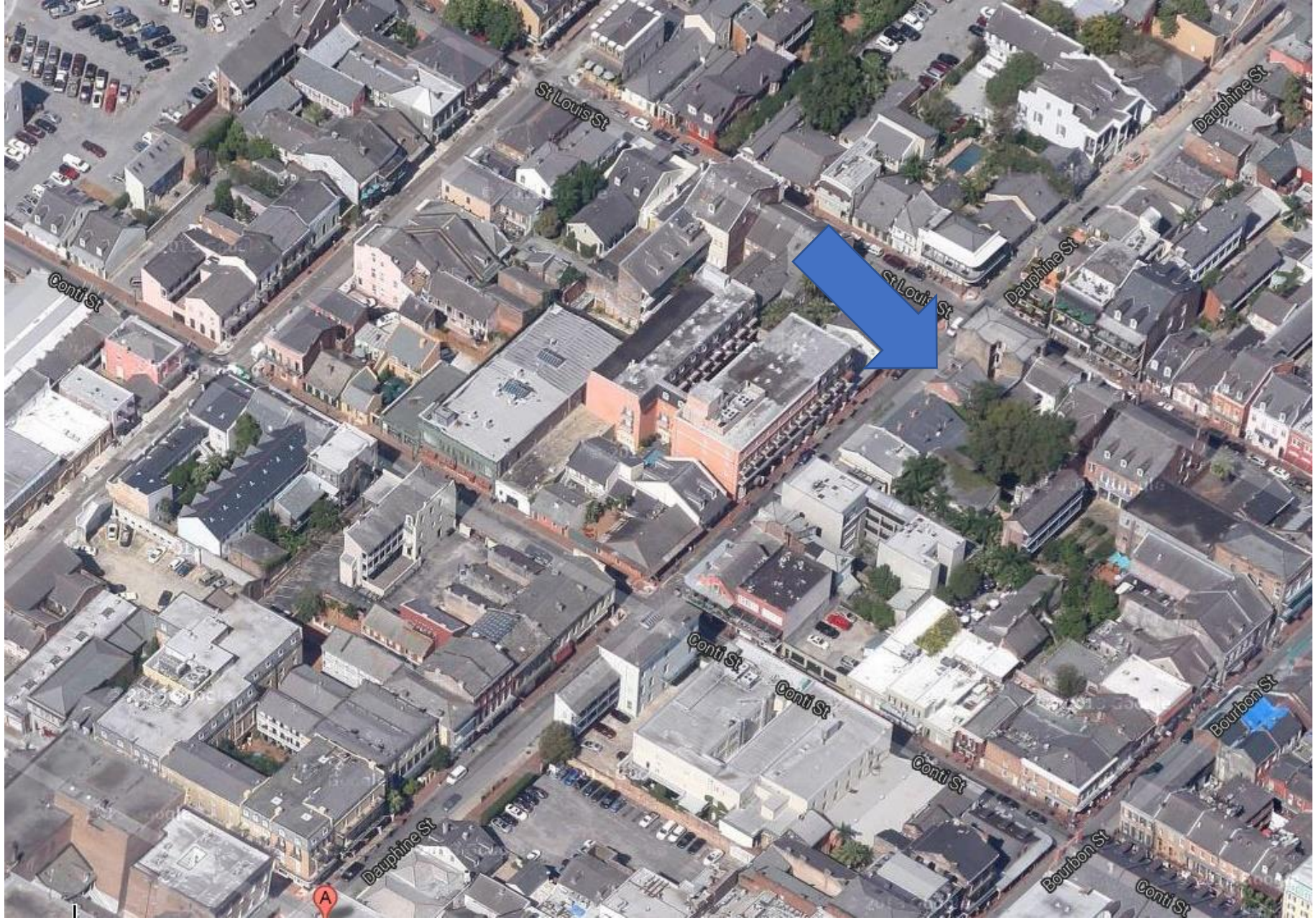
610 Bienville, etc.





610 Bienville, etc.

436 Dauphine



434-36 Dauphine

VCC Architecture Committee

February 27, 2024

434-36 Dauphine- 1934

434-36 Dauphine

434-36 Dauphine

434-36 Dauphine – Rear Building Prior to Work

434-36 Dauphine

434-36 Dauphine

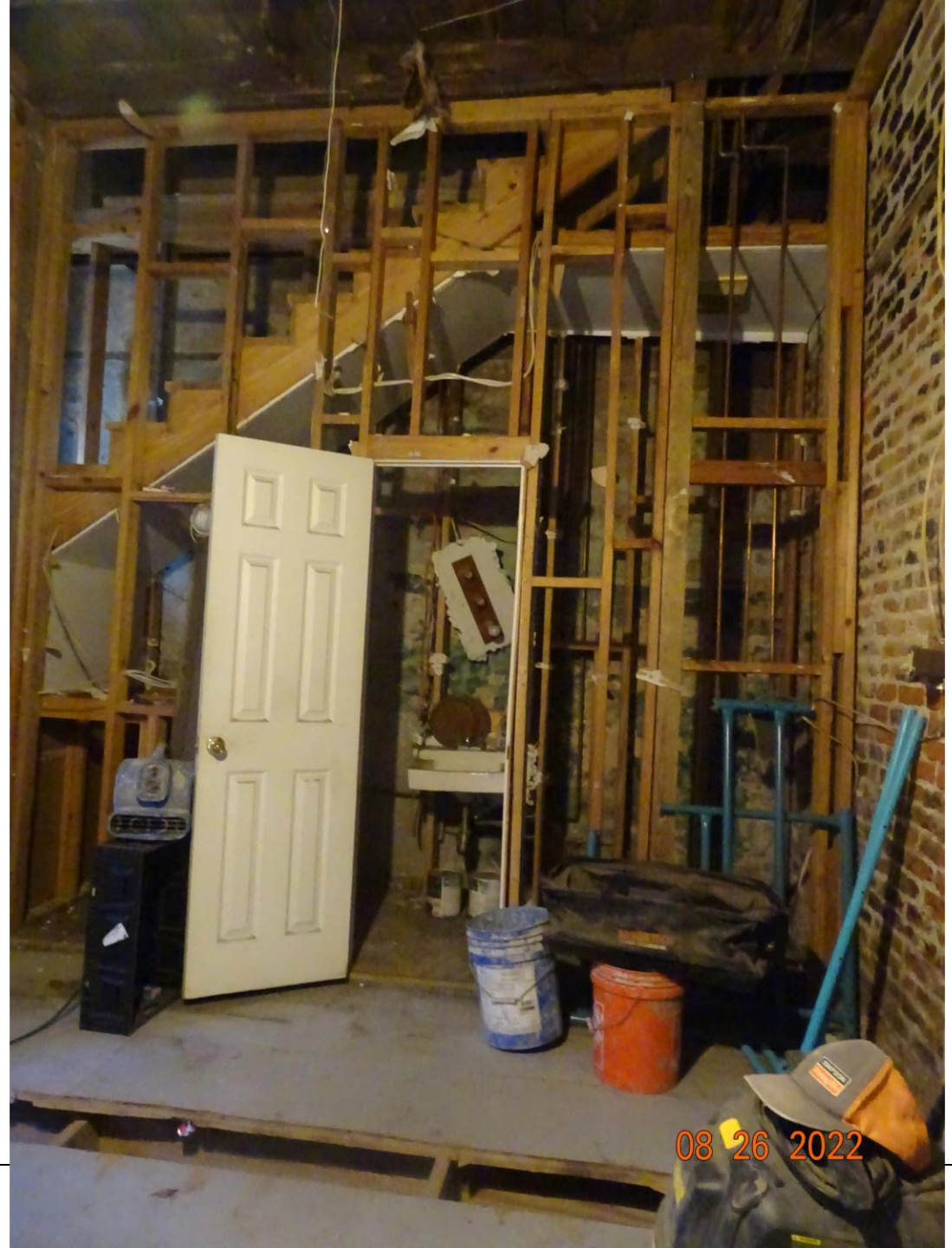
434-36 Dauphine

434-36 Dauphine

434-36 Dauphine

VCC Architecture Committee

February 27, 2024

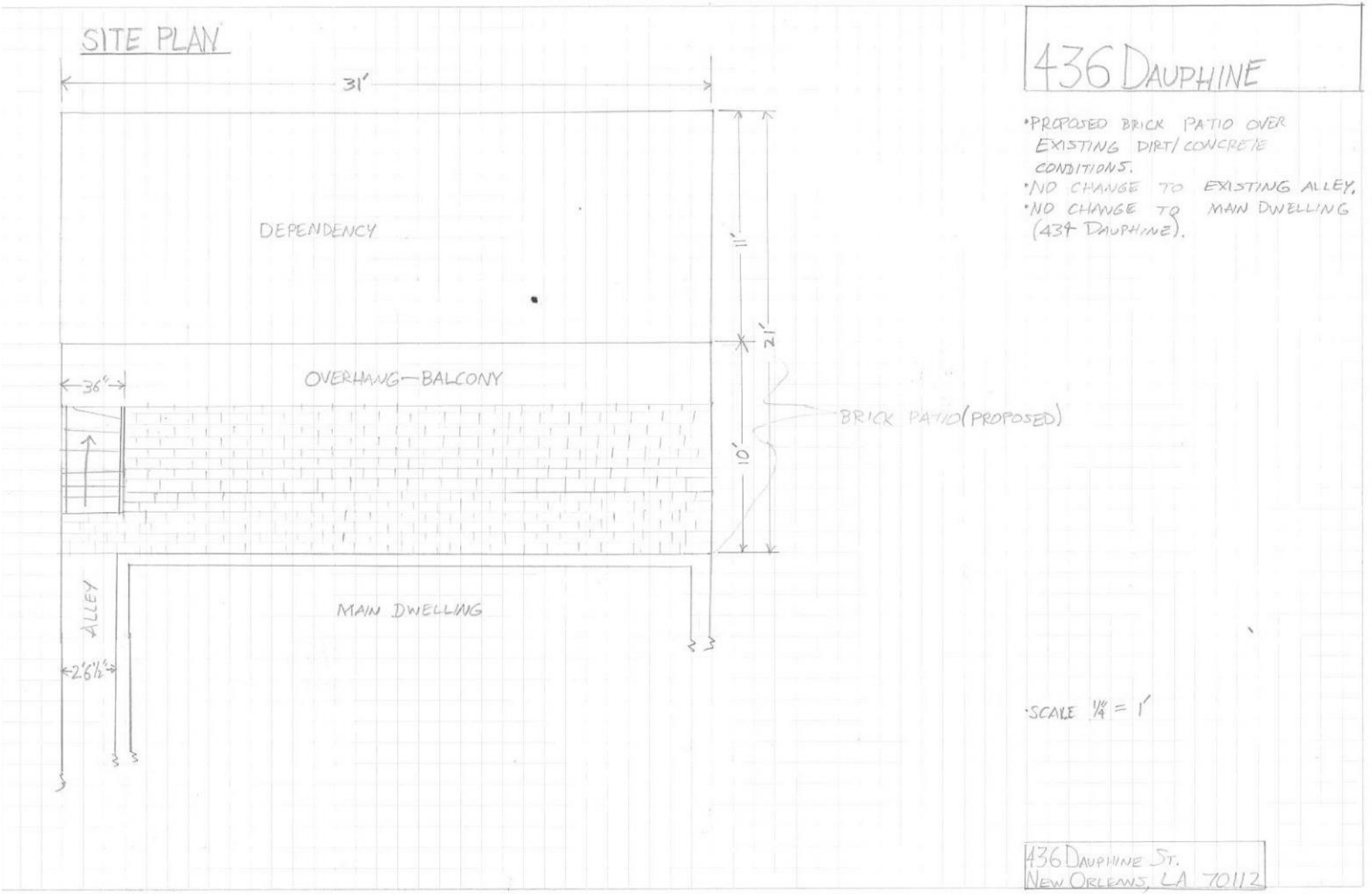


434-36 Dauphine

VCC Architecture Committee

February 27, 2024

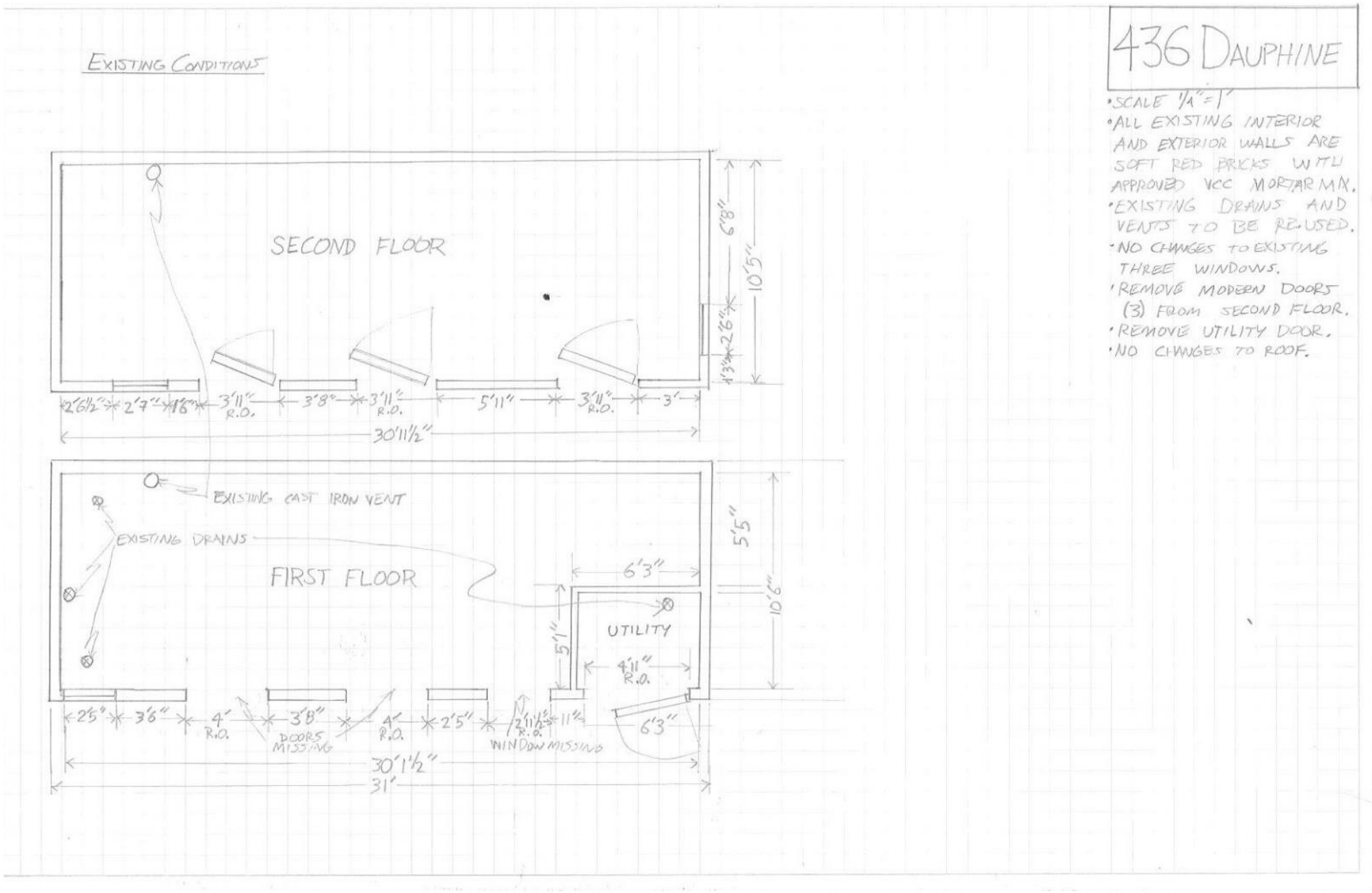
434-36 Dauphine

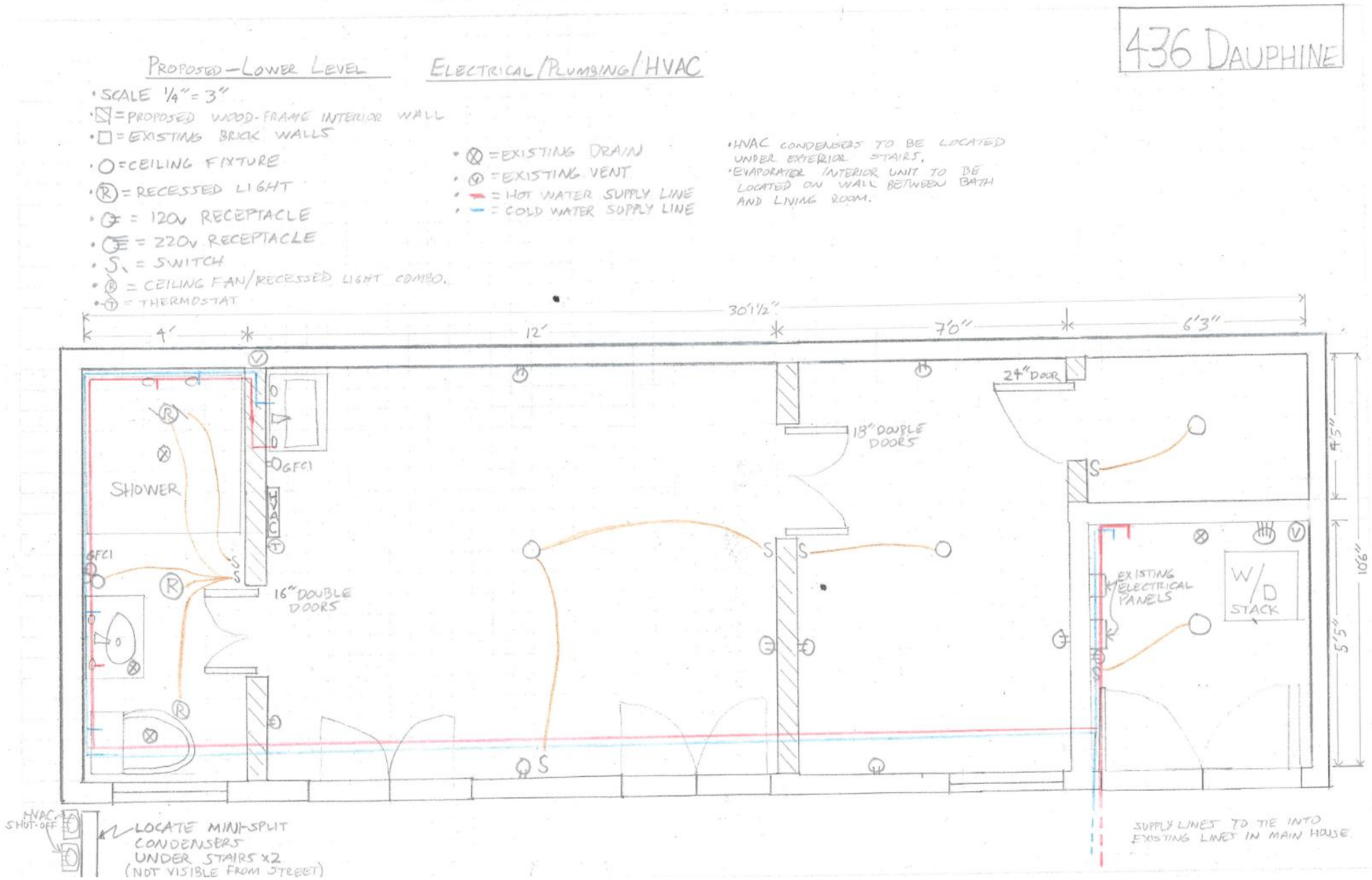


434-36 Dauphine

VCC Architecture Committee

February 27, 2024

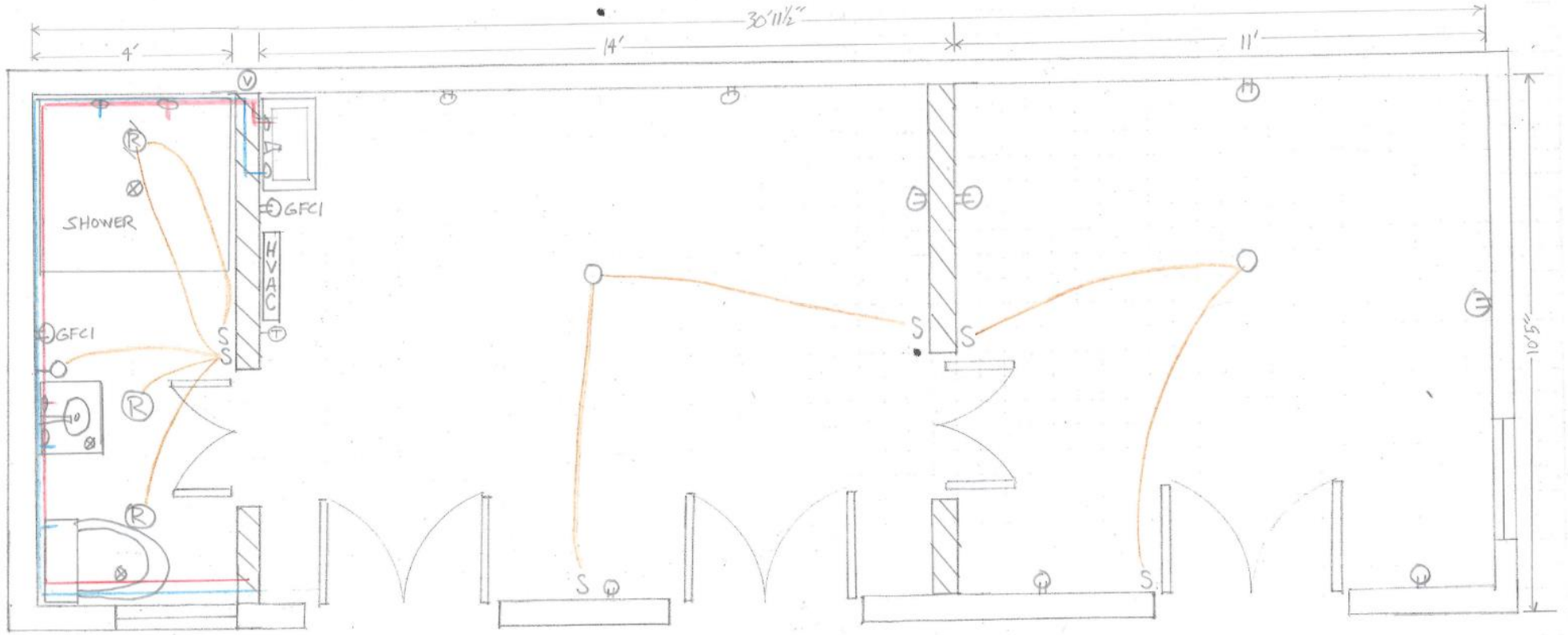

EXISTING CONDITIONS
436 DAUPHINE
•SCALE 1/4"=1'
•ALL EXISTING INTERIOR AND EXTERIOR WALLS ARE SOFT RED BRICKS WITH APPROVED VCC MORTAR MIX.
•EXISTING DRAINS AND VENTS TO BE REUSED.
•NO CHANGES TO EXISTING THREE WINDOWS.
•REMOVE MODERN DOORS (3) FROM SECOND FLOOR.
•REMOVE UTILITY DOOR.
•NO CHANGES TO ROOF.
SECOND FLOOR
6'8"
10'5"
2'6"
2'6 1/2"
2'7"
1'6"
3'11" R.O.
3'8"
3'11" R.O.
5'11"
3'11" R.O.
3'
30'11 1/2"
EXISTING CAST IRON VENT
EXISTING DRAINS
FIRST FLOOR
5'5"
10'6"
6'3"
UTILITY
5'1"
4'11" R.O.
2'5"
3'6"
4" R.O.
3'8"
DOORS MISSING
4" R.O.
2'5"
2'11 1/2" R.O.
11"
WINDOW MISSING
6'3"
30'1 1/2"
31'


436 DAUPHINE
PROPOSED – LOWER LEVEL
ELECTRICAL/PLUMBING/HVAC
• SCALE 1/4" = 3"
• = PROPOSED WOOD-FRAME INTERIOR WALL
• = EXISTING BRICK WALLS
• = CEILING FIXTURE
• (R) = RECESSED LIGHT
• = 120v RECEPTACLE
• = 220v RECEPTACLE
• S = SWITCH
• = CEILING FAN/RECESSED LIGHT COMBO.
• (T) = THERMOSTAT
• = EXISTING DRAIN
• = EXISTING VENT
• = HOT WATER SUPPLY LINE
• = COLD WATER SUPPLY LINE
• HVAC CONDENSERS TO BE LOCATED UNDER EXTERIOR STAIRS.
• EVAPORATOR /INTERIOR UNIT TO BE LOCATED ON WALL BETWEEN BATH AND LIVING ROOM.
30'1½"
4'
12'
7'0"
6'3"
24" DOOR
18" DOUBLE DOORS
SHOWER
GFCI
16" DOUBLE DOORS
EXISTING ELECTRICAL PANELS
W/D STACK
45"
106"
5'5"
HVAC SHUT-OFF
LOCATE MINI-SPLIT CONDENSERS UNDER STAIRS x2 (NOT VISIBLE FROM STREET)
SUPPLY LINES TO TIE INTO EXISTING LINES IN MAIN HOUSE

436 DAUPHINE

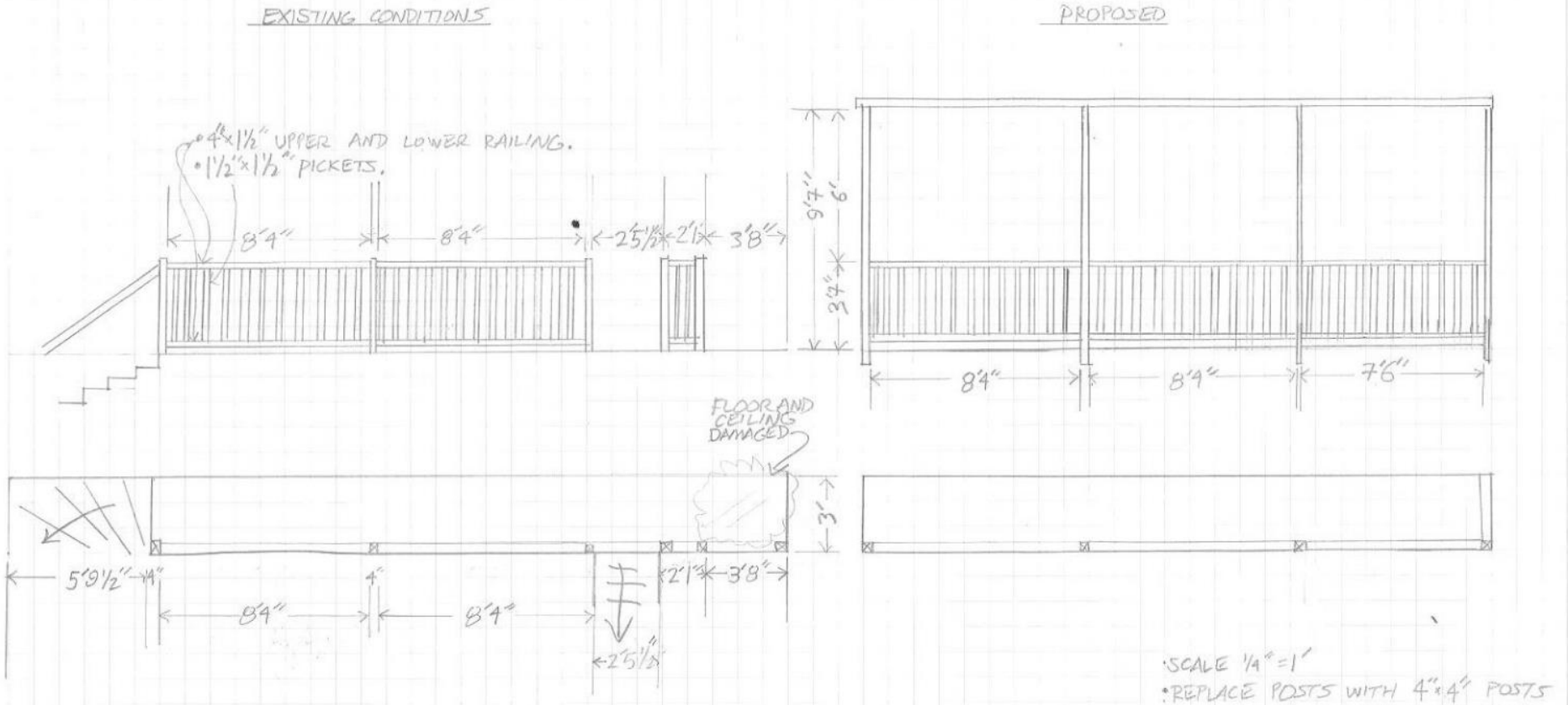
PROPOSED – UPPER LEVEL ELECTRICAL / PLUMBING / HVAC

- SCALE = 1/4 = 3″
- ▨ = PROPOSED WOOD-FRAME INTERIOR WALL
- □ = EXISTING BRICK WALL
- ○ = CEILING FIXTURE
- Ⓡ = RECESSED FIXTURE
- ⊖ = RECEPTACLE
- S = SWITCH
- Ⓒ = CEILING FAN/RECESSED LIGHT COMBO
- Ⓣ = THERMOSTAT
- ⊗ = DRAIN
- Ⓥ = EXISTING VENT
- = HOT WATER SUPPLY LINE
- = COLD WATER SUPPLY LINE



BALCONY DETAIL

436 DAUPHINE

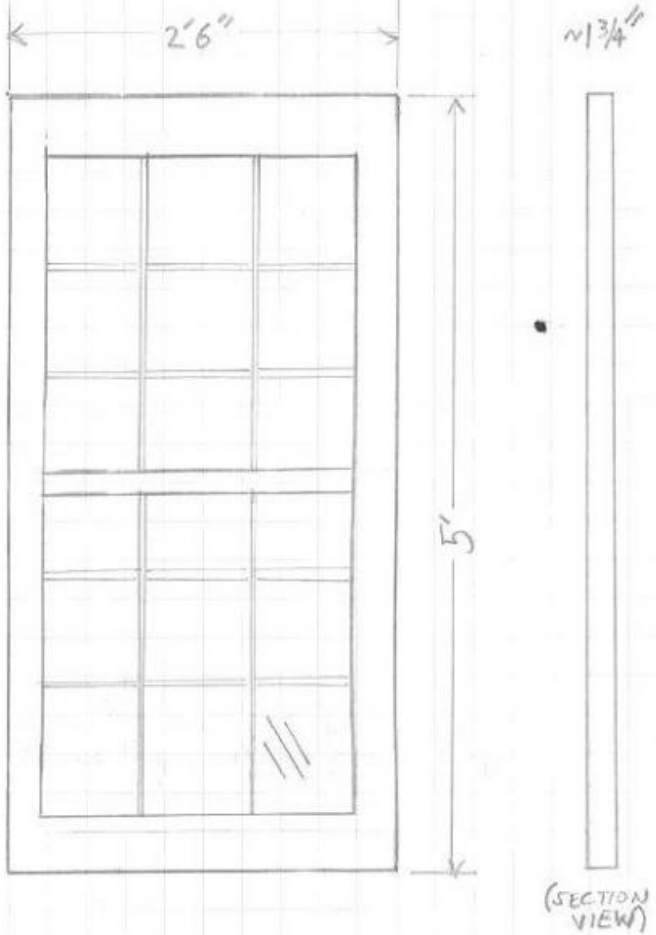


436 DAUPHINE

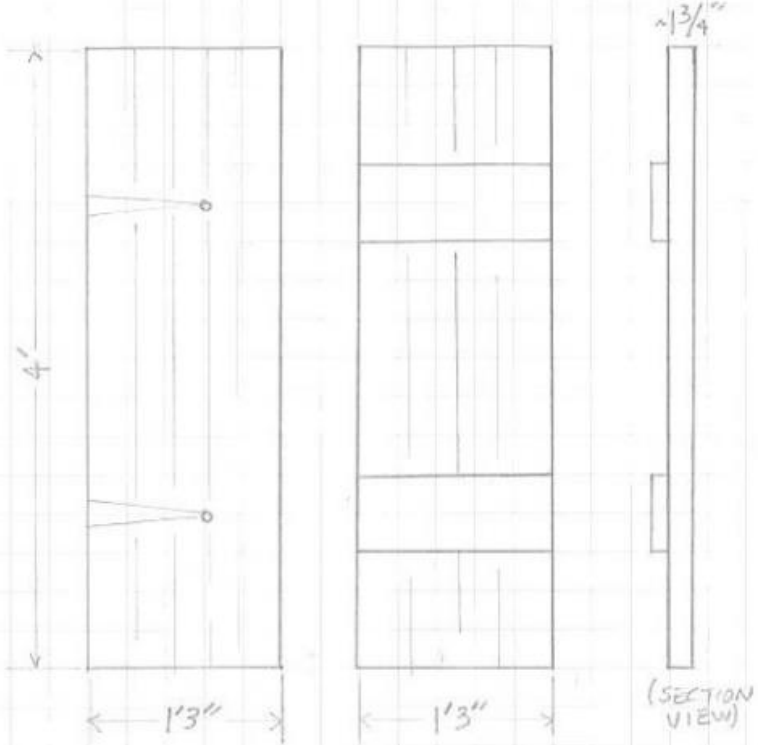
WINDOW DETAIL

- SCALE 1/4" = 3"
- "SIX OVER SIX" DOUBLE-HUNG SASH WINDOW TO MATCH EXISTING WINDOWS
- BATTEN SHUTTER FOR UPPER WINDOW: 1'3" x 48"

LOWER RIGHT WINDOW

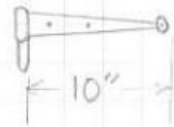


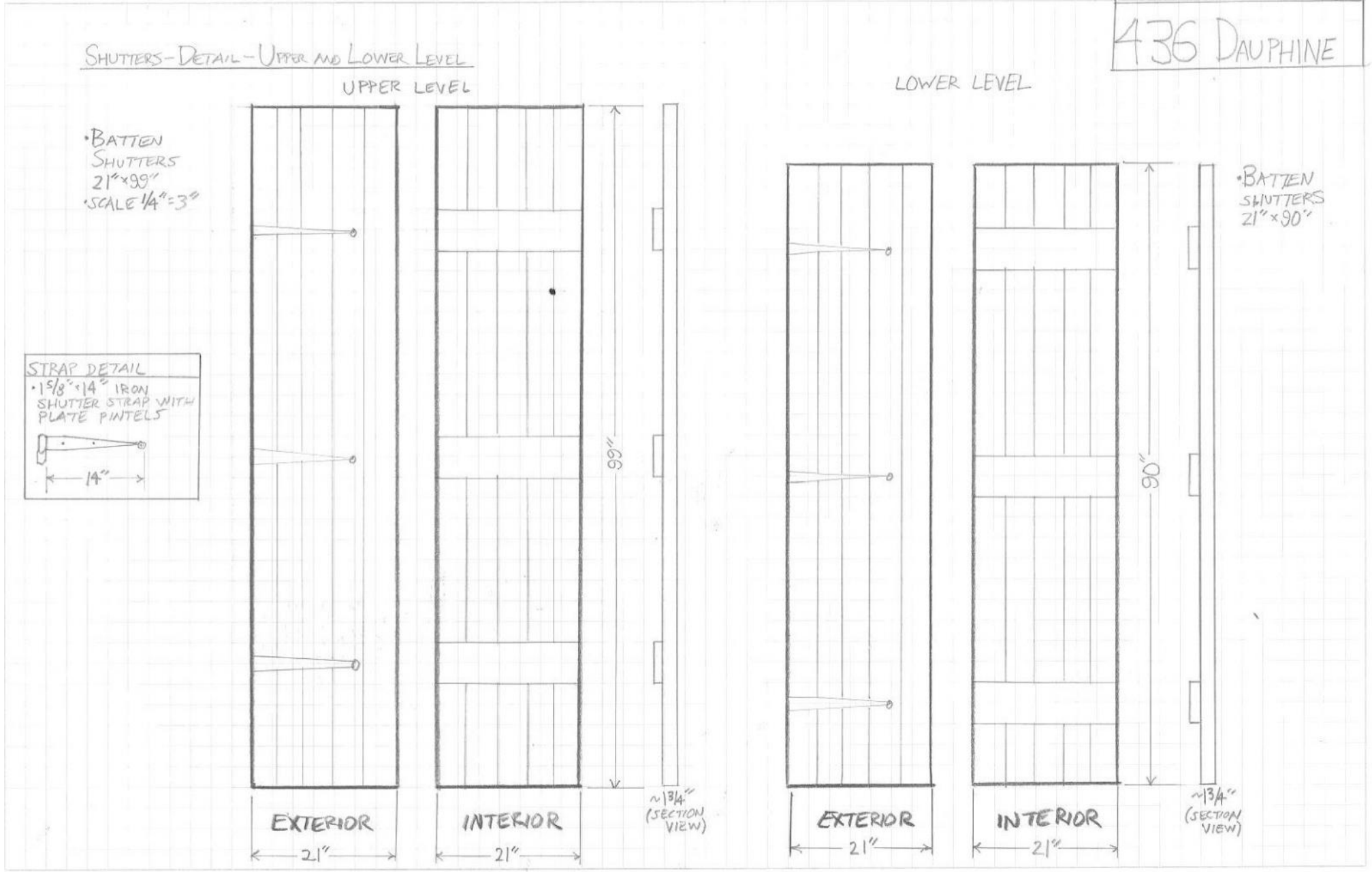
UPPER WINDOW SHUTTERS



STRAP DETAIL

- 1 5/8" x 10" IRON STRAP WITH PLATE PINTELS

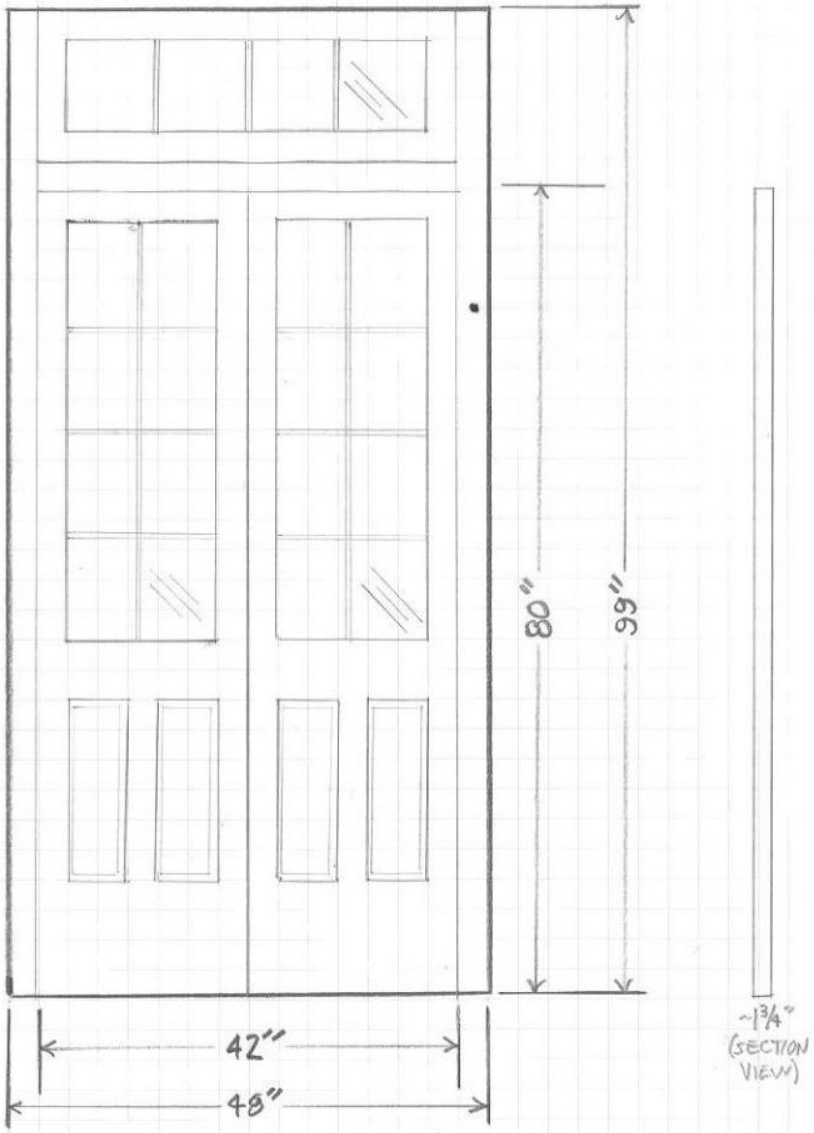


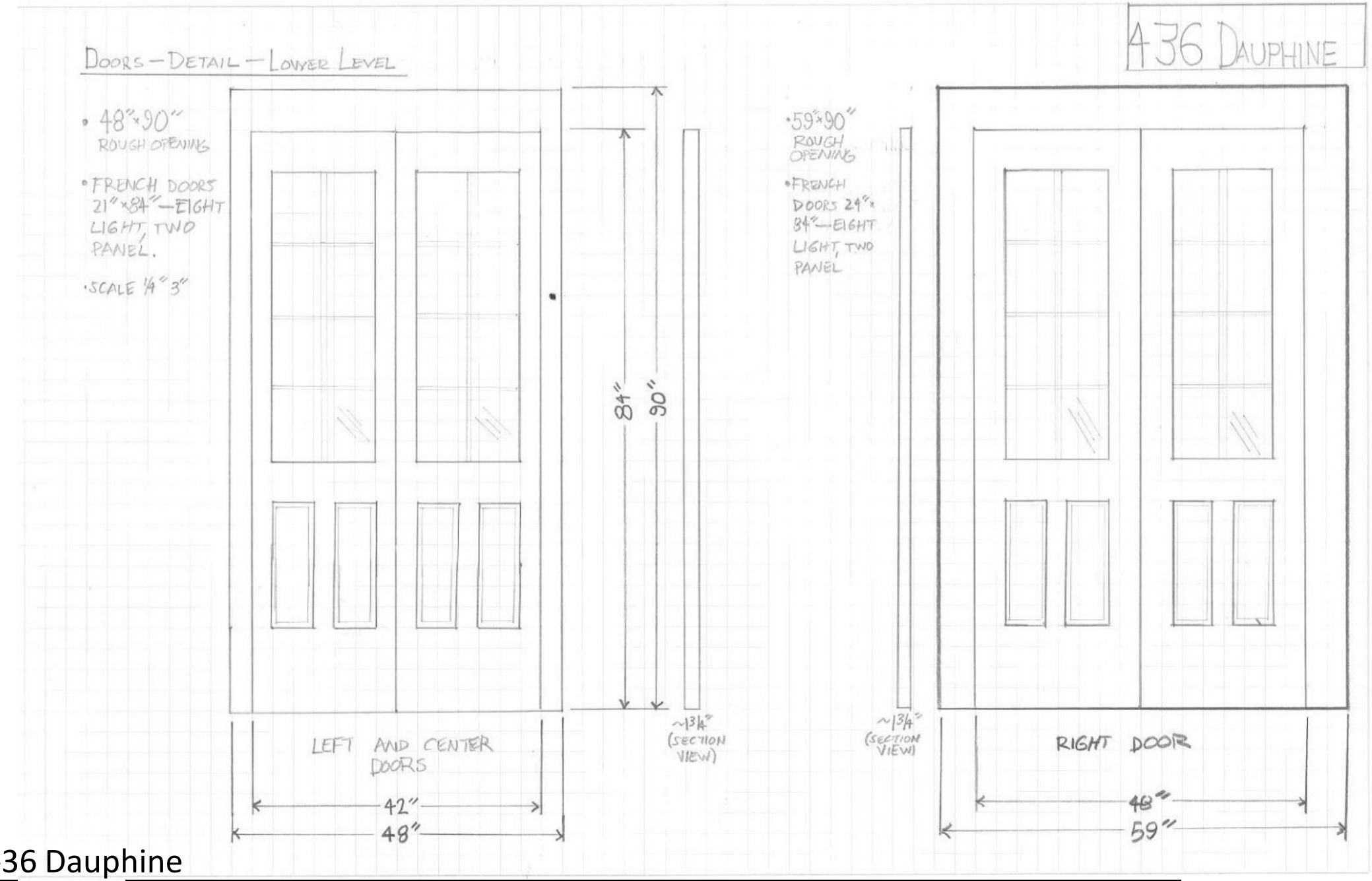

SHUTTERS-DETAIL-UPPER AND LOWER LEVEL
436 DAUPHINE
UPPER LEVEL
LOWER LEVEL
•BATTEN SHUTTERS 21"×99"
•SCALE 1/4"=3"
STRAP DETAIL
•1 5/8"×14" IRON SHUTTER STRAP WITH PLATE PINTELS
14"
99"
EXTERIOR
21"
INTERIOR
21"
~1 3/4" (SECTION VIEW)
•BATTEN SHUTTERS 21"×90"
90"
EXTERIOR
21"
INTERIOR
21"
~1 3/4" (SECTION VIEW)

436 DAUPHINE

DOORS-DETAIL-UPPER LEVEL

- 48"x99" ROUGH OPENING
- FRENCH DOORS 21"x80" - EIGHT LIGHT, TWO PANEL
- FOUR LIGHT TRANSOM
- SCALE 1/4" = 3"

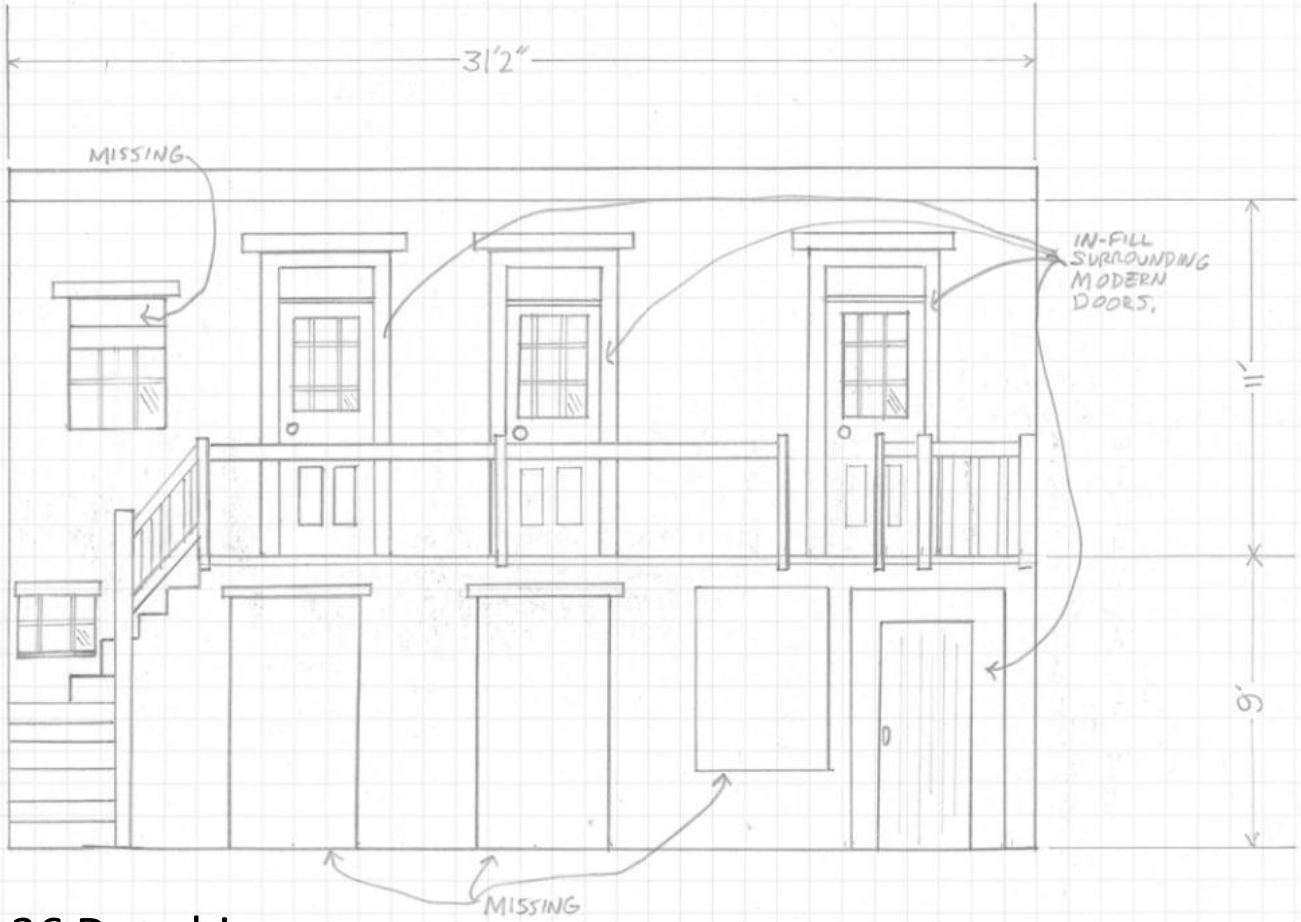


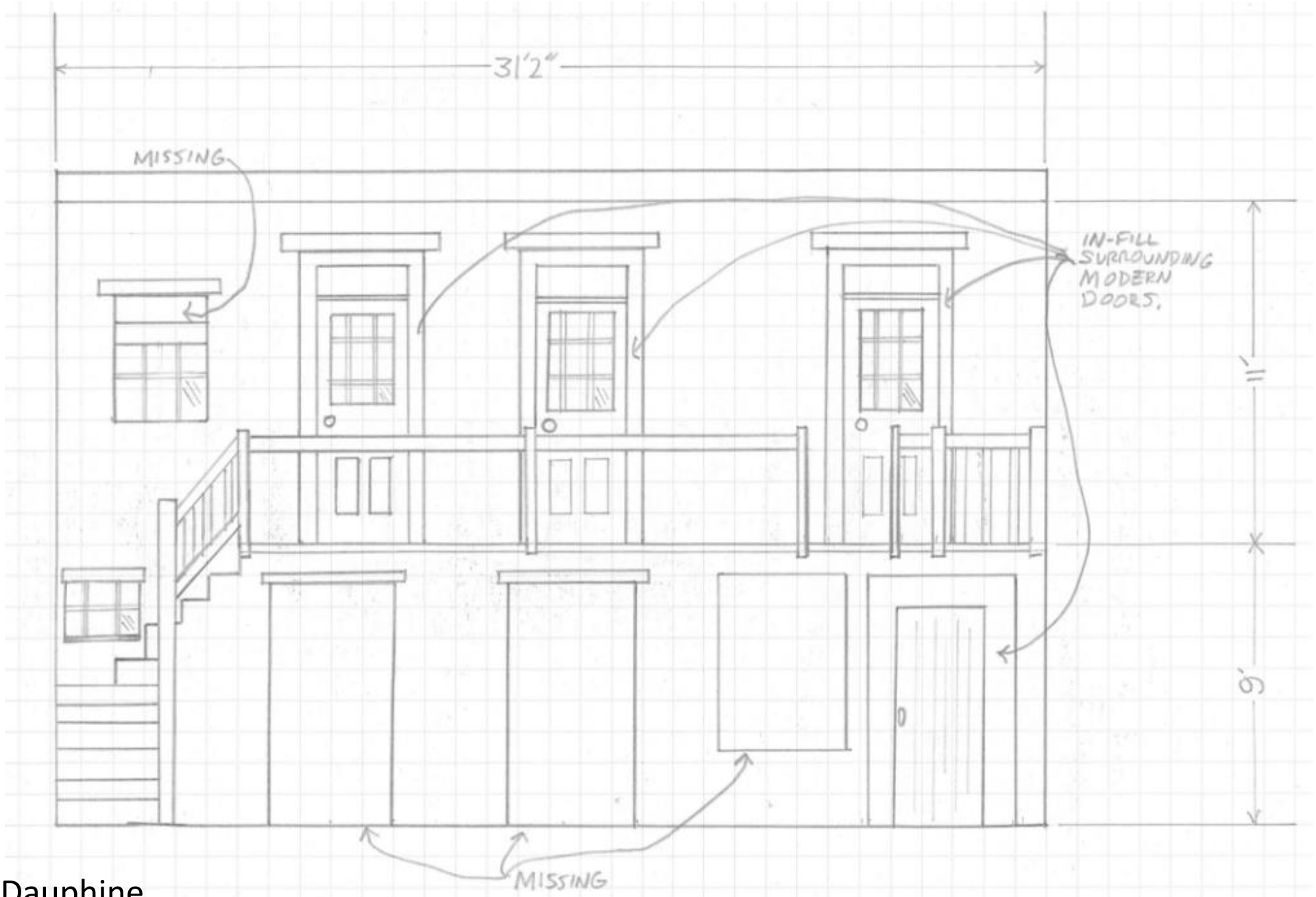

436 DAUPHINE
DOORS – DETAIL – LOWER LEVEL
• 48"×90" ROUGH OPENING
• FRENCH DOORS 21"×84" – EIGHT LIGHT, TWO PANEL.
• SCALE 1/4" 3"
84"
90"
~1 3/4" (SECTION VIEW)
LEFT AND CENTER DOORS
42"
48"
• 59"×90" ROUGH OPENING
• FRENCH DOORS 24"×84" – EIGHT LIGHT, TWO PANEL
~1 3/4" (SECTION VIEW)
RIGHT DOOR
48"
59"

ELEVATION — EXISTING CONDITIONS

436 DAUPHINE

SCALE 1/4" = 1'





434-36 Dauphine

ELEVATION— PROPOSED

436 DAUPHINE

- ADD MISSING WINDOW, LOWER LEVEL
- ADD SIX DOORS WITH BATTEN SHUTTERS ON FIVE
- ADD BATTEN SHUTTERS TO UPPER WINDOW
- EXTEND BALCONY POSTS TO TOP OF BALCONY
- REPAIR DAMAGED SECTION OF BALCONY TO MATCH
- SCALE 1/4"=1'

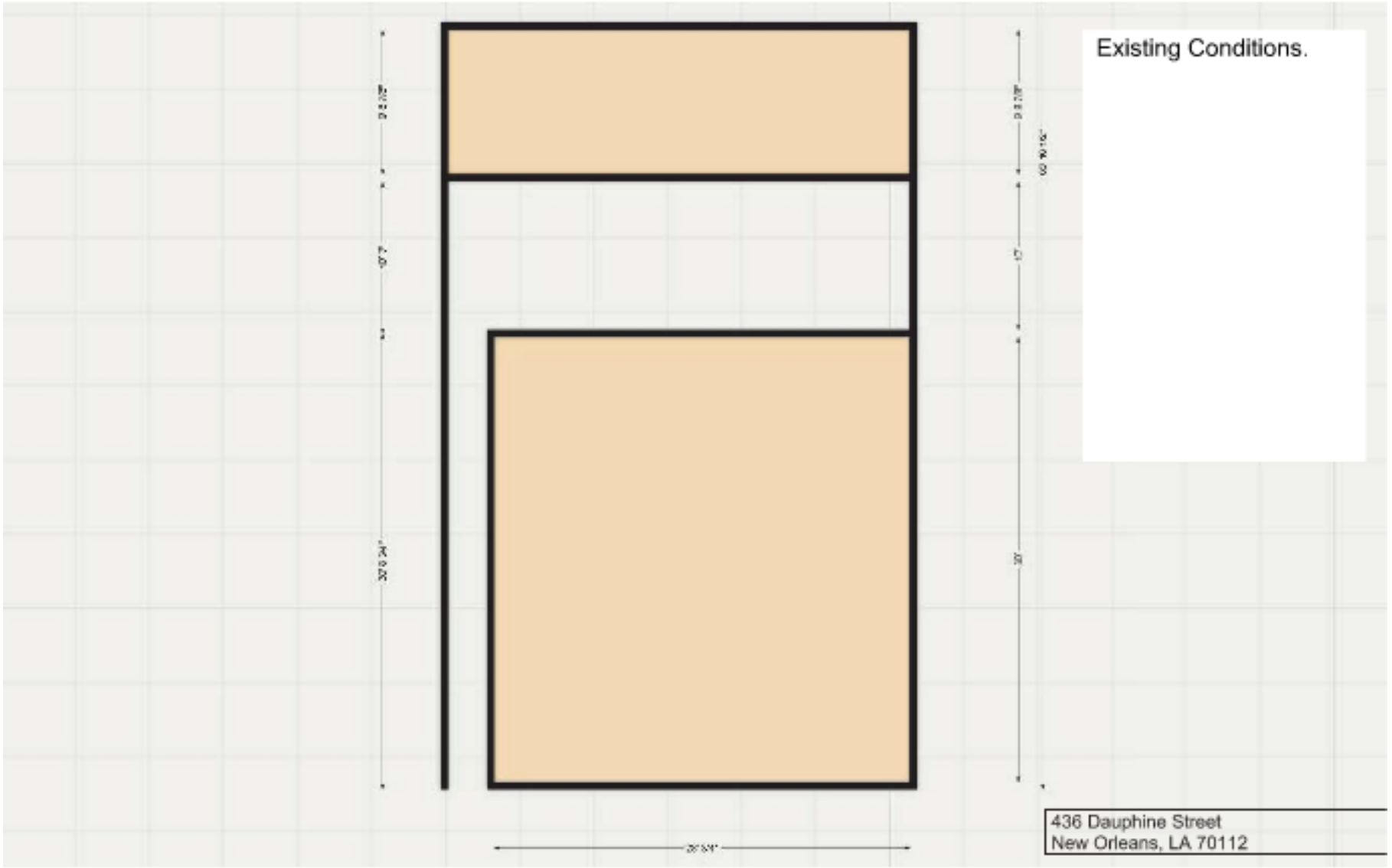
Paint
Body: Georgian Brick (Benjamin Moore HC-50)
Trim: White (Benjamin Moore OC-151)
Shutters: Lafayette Green (Benjamin Moore HC-27)
Doors and Windows: Monterey White (Benjamin Moore HC-27)

434-36 Dauphine

Proposed HVAC Plan

- Condensers for mini-split units to be located under exterior stairs, not visible from street.
- Evaporator (interior unit) to be located on wall between bath and living rooms with adjacent thermostat.
- Specifications for units on attached sheet.
- Same locations for evaporator and thermostat in each unit.

Site Plan



434-36 Dauphine

MSZ-GS09NA & MUZ-GS09NA
9,000 BTU/H WALL-MOUNTED INDOOR UNIT
9,000 BTU/H HEAT PUMP OUTDOOR UNIT

MITSUBISHI ELECTRIC

Job Name:
System Reference: Date:

Indoor Unit	MSZ-GS09NA
Outdoor Unit	MUZ-GS09NA

INDOOR UNIT FEATURES

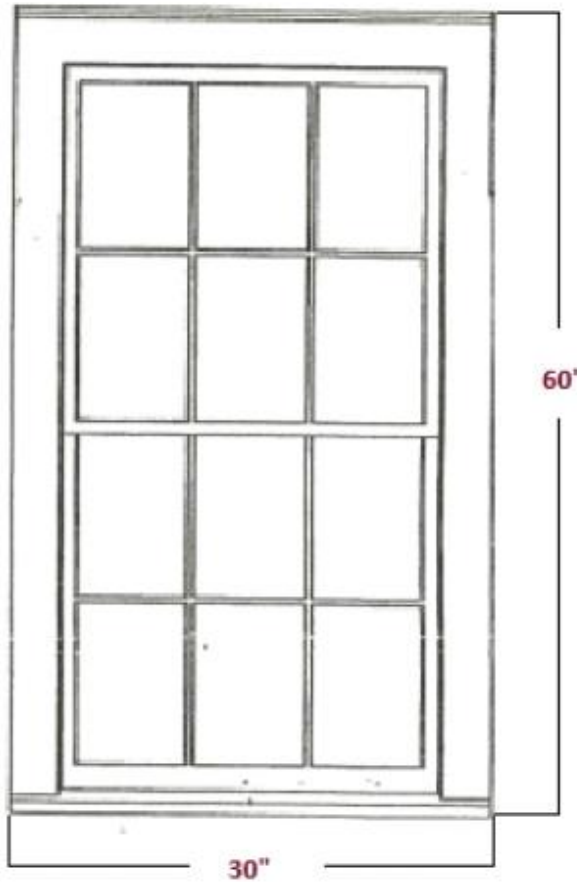
- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Optional Microparticle Filter designed to capture PM2.5
- The outdoor unit powers the indoor unit, and should a power outage occur, the system is automatically restarted when power returns
- Quiet operation
- Smart Set: recalls a preferred preset temperature setting at the touch of a button
- Built-in backup/auxiliary heater control available
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- Multiple control options available:
  - Back-lit screen handheld remote controller (provided with the unit)
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers

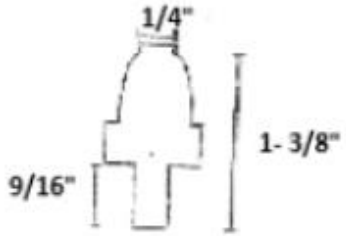
OUTDOOR UNIT FEATURES

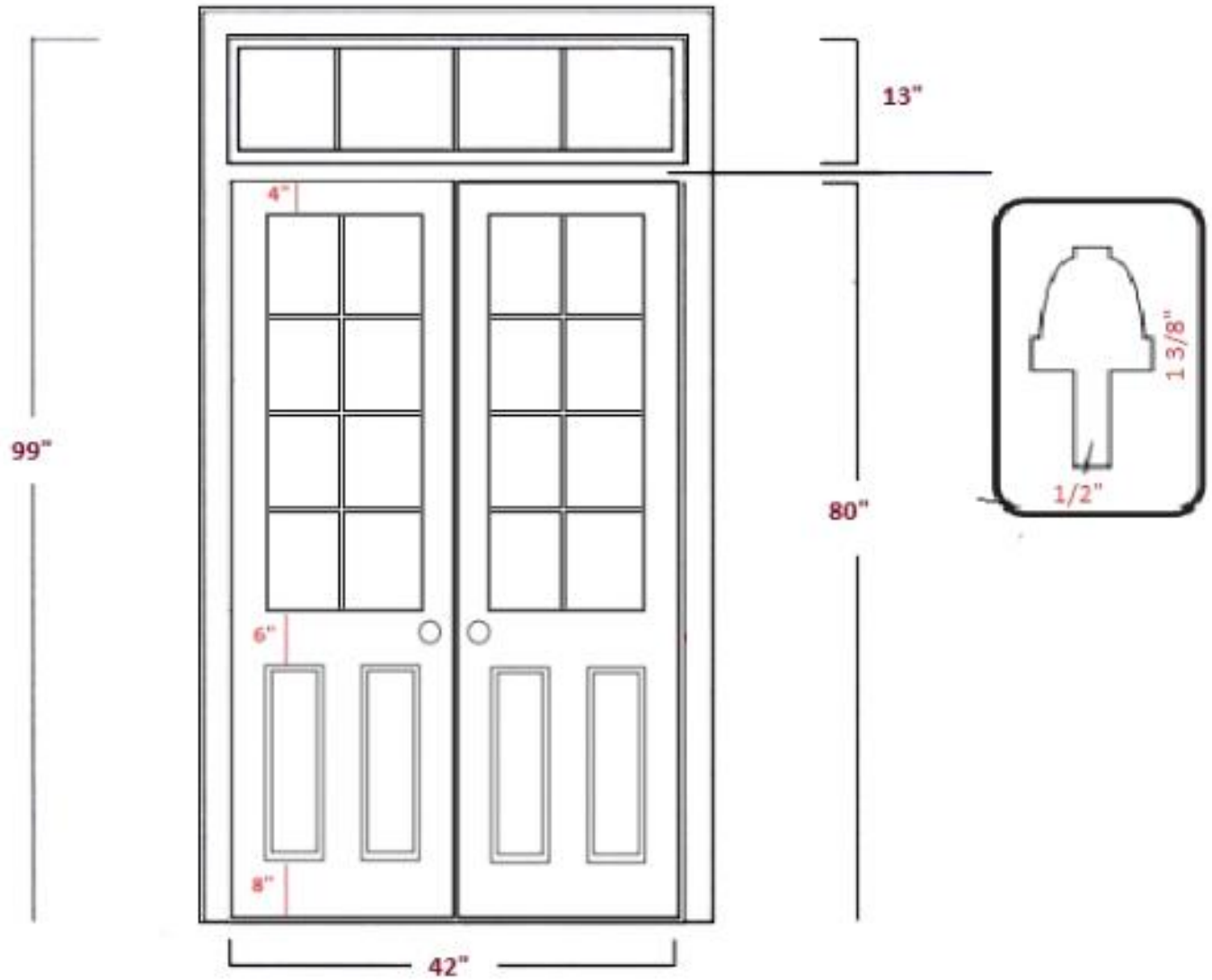
- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
  - Rated for 2,000 hours spraying time per ASTM B117 Standard

DATE:	12/27/2023
CLIENT:	Christian Garris
ADDRESS:	436 Dauphone
PHONE:	626-533-3467
EMAIL:	christiangarris@yahoo.com

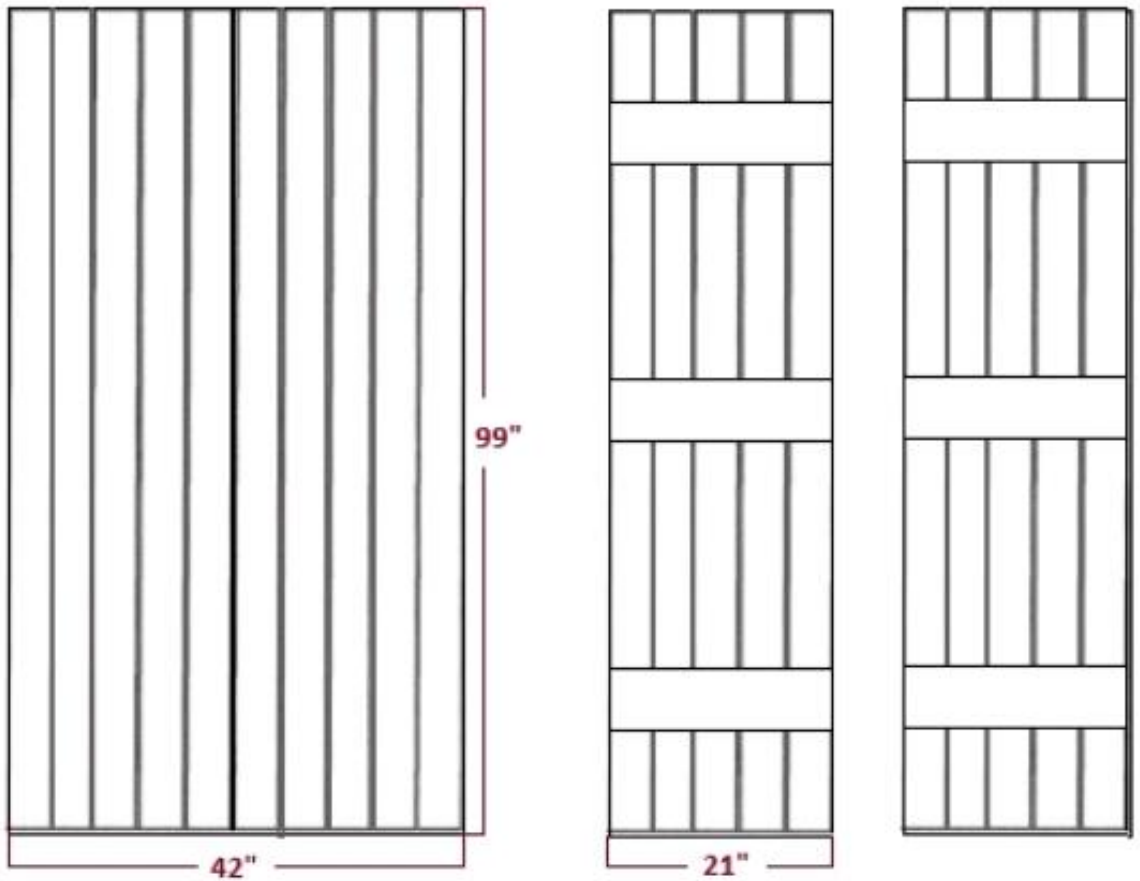
new orleans MILLWORKS
SHUTTERS • DOORS • WINDOWS • MOLDINGS • COLUMNS • FLOORING
3315B MAGAZINE STREET • NEW ORLEANS, LA 70115
504-891-7338 nolamillworks@gmail.com
www.nomillworks.com







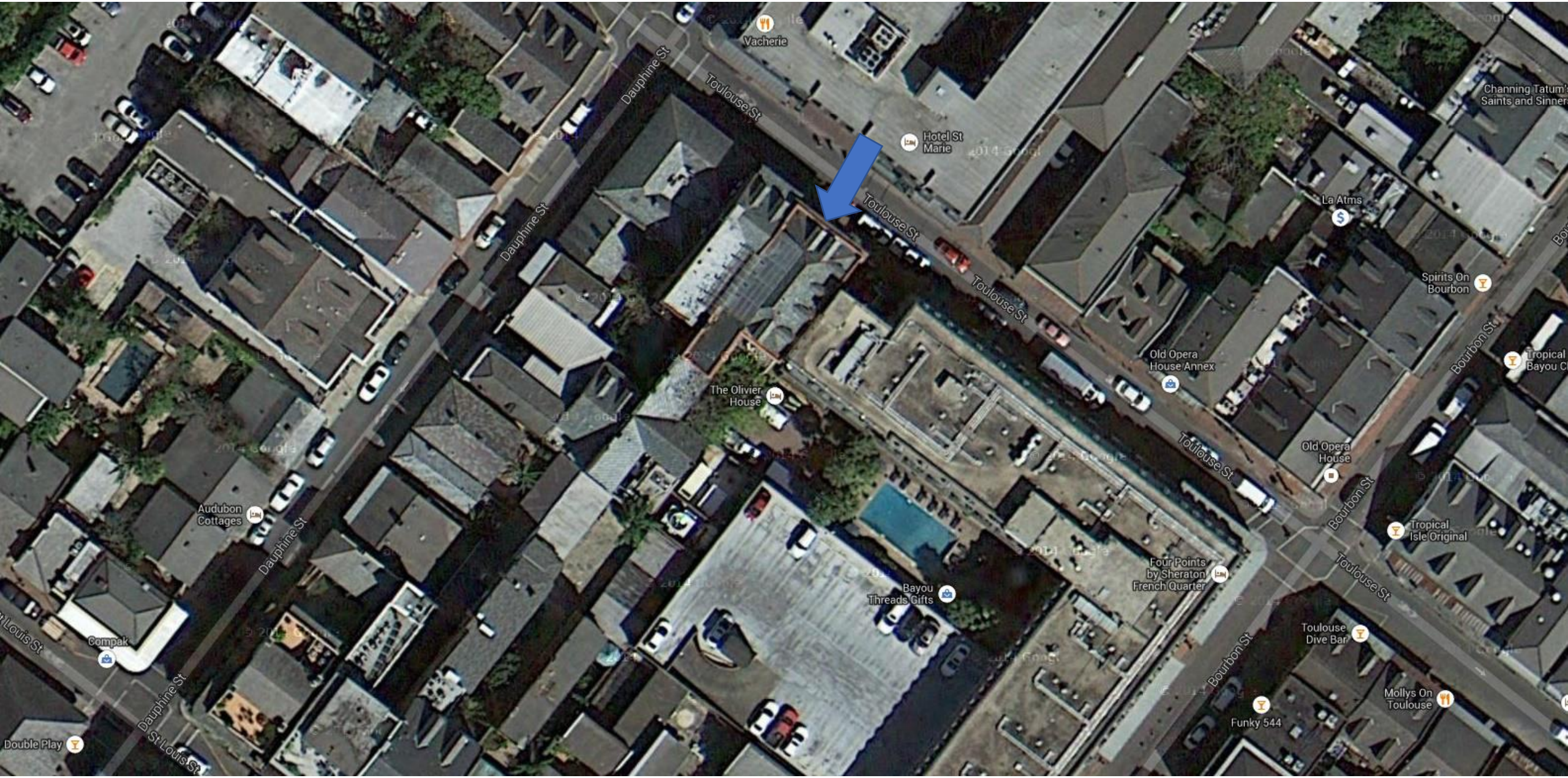
434-36 Dauphine



SHUTTER CROSS SECTION

434-36 Dauphine

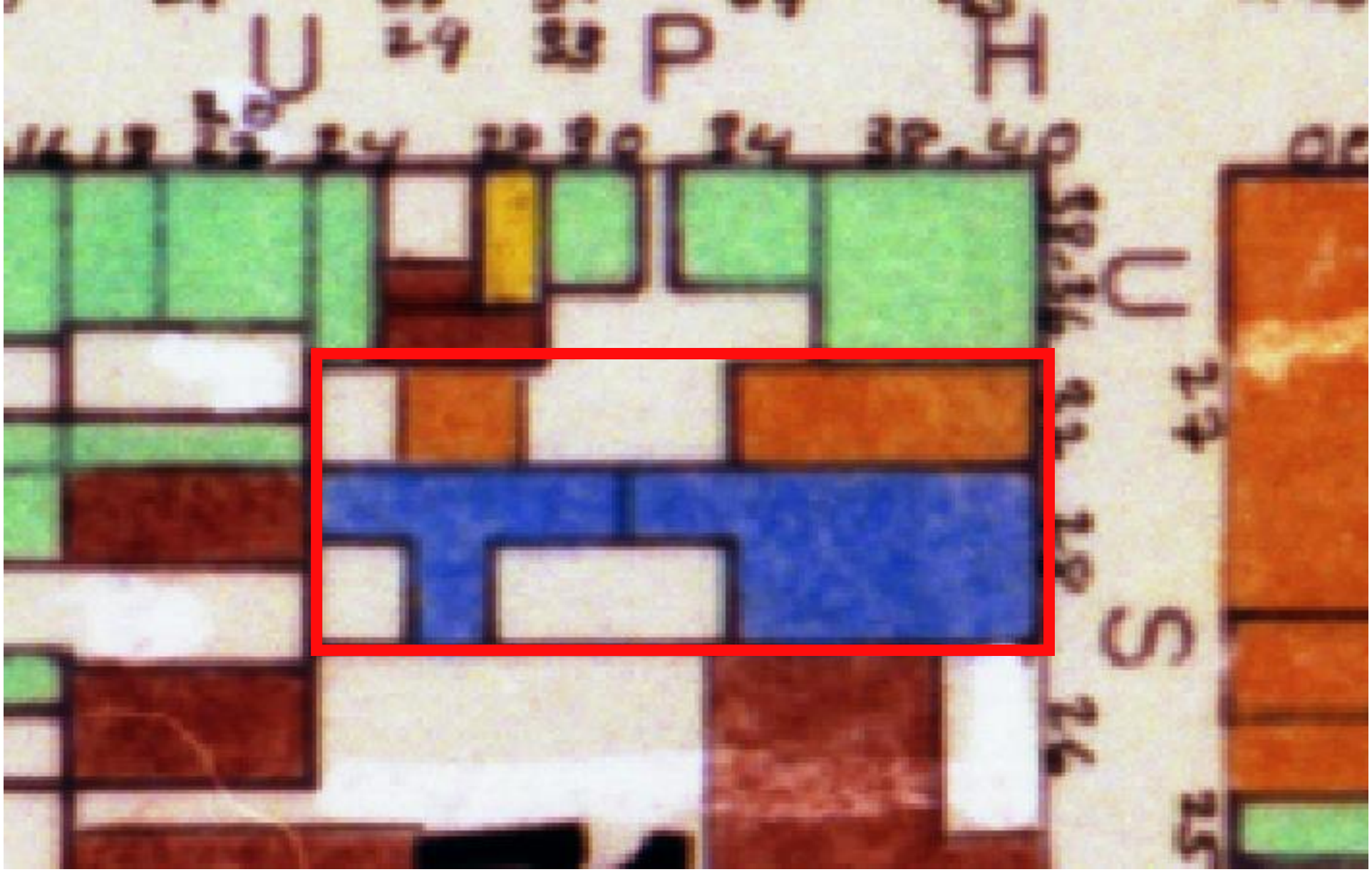
828 Toulouse



828 Toulouse

VCC Architectural Committee

February 27, 2024



828 Toulouse – 538-540 Dauphine

VCC Architectural Committee

February 27, 2024


05 30 2018

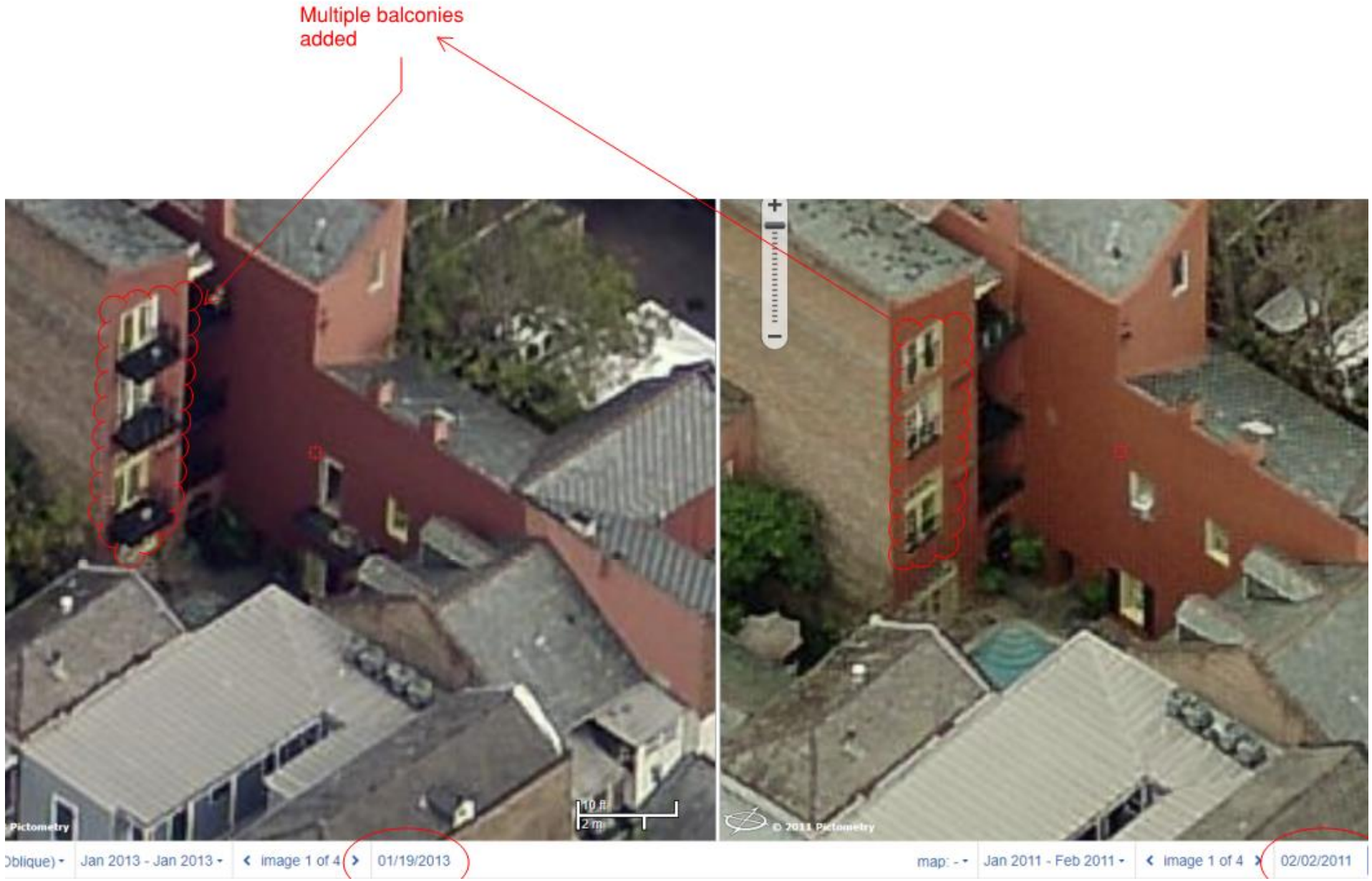

05 30 2018

828 Toulouse

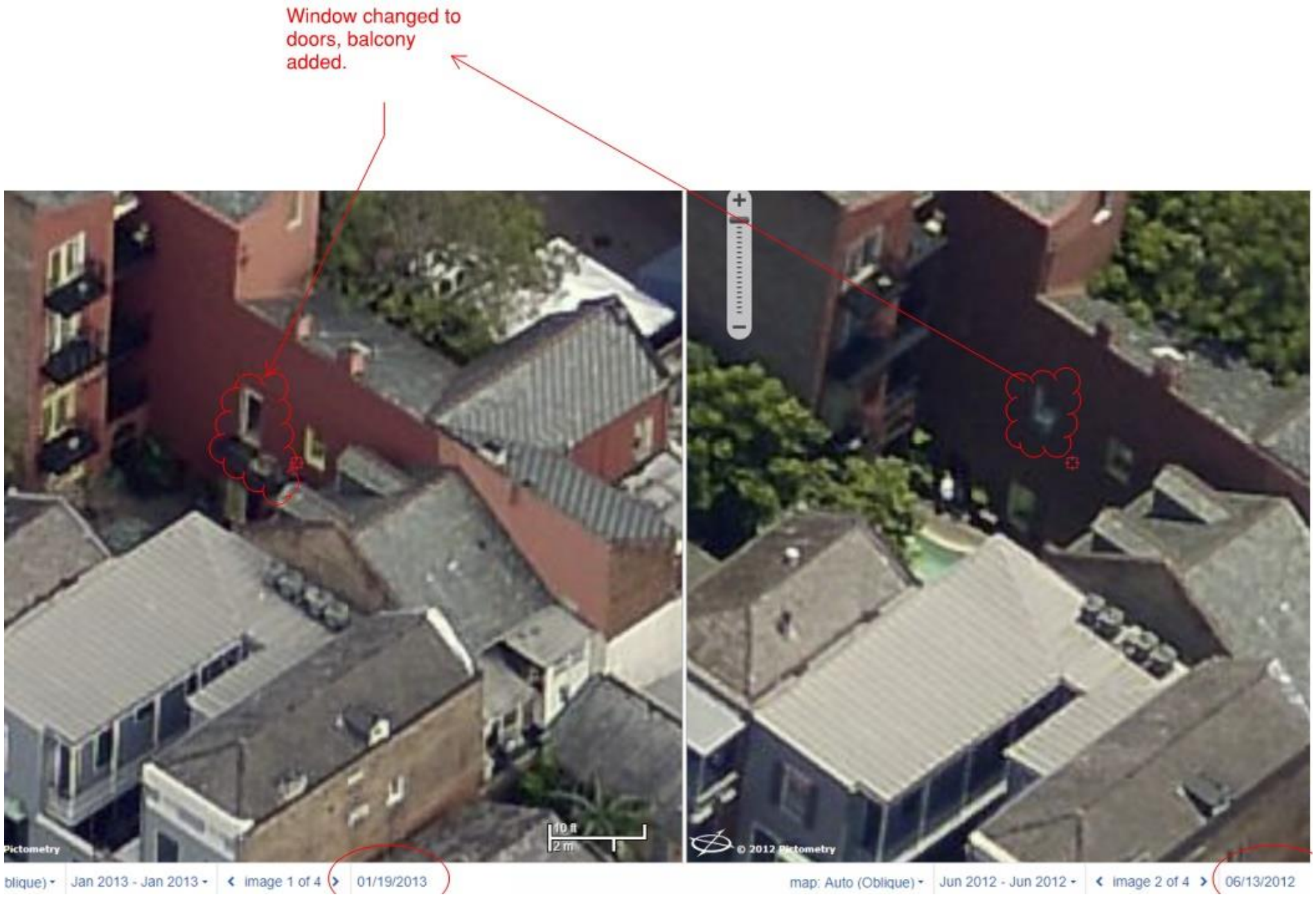
828 Toulouse

VCC Architectural Committee

February 27, 2024


Multiple balconies added
Oblique)
Jan 2013 - Jan 2013
image 1 of 4
01/19/2013
map:
Jan 2011 - Feb 2011
image 1 of 4
02/02/2011

828 Toulouse – Balconies on Orange-rated building – View from Dauphine


Window changed to doors, balcony added.
10 ft
2 m
Pictometry
© 2012 Pictometry
blique)
Jan 2013 - Jan 2013
image 1 of 4
01/19/2013
map: Auto (Oblique)
Jun 2012 - Jun 2012
image 2 of 4
06/13/2012


Window changed to doors, balcony and other platforms added.
Dormer window modified, new projecting balcony installed.
5 ft
2 m
© 2015 Pictometry
Oblique)
Dates: All
image 1 of 44
03/04/2016
map: Auto (Oblique)
Jan 2015 - Feb 2015
image 1 of 2
01/31/2015


T.O. PARAPET
57' - 8"
FOURTH FLOOR
40' - 10"
RM 405
39' - 4"
THIRD FLOOR
29' - 5"
SECOND FLOOR
15' - 10"
FIRST FLOOR
6"
GRADE
0"
3' - 6"
5
A1006
3
A1006
1
A1006
7
A1006
COURTYARD ELEVATION - ST. LOUIS SIDE
2
A1004
1/4" = 1'-0"

828 Toulouse – Balconies on Blue-rated buildings

EXTERIOR ALTERATIONS TO OLIVIER HOUSE HOTEL - 828/832 TOULOUSE ST BUILDINGS

PROJECT DIRECTORY

OWNER / TENANT
OLIVIER HOUSE HOTEL
PUKOF HILER ET AL
828 TOULOUSE ST
NEW ORLEANS, LA 70112
CONTACT: BOBBY DANNER
(660)888-2460
mayordanner@hotmail.com

ARCHITECT
DANIEL WINKERT
3208 DUMAINE ST.
NEW ORLEANS, LA 70119
TEL: (504) 251-4370
CONTACT: DANIEL WINKERT (info@winkarchitecture.com)

GENERAL CONTRACTOR

TBD

PROPERTY INFORMATION
828/832 TOULOUSE (SQ. 71, LOT 17)
NEW ORLEANS, LA 70112
BOUNDED BY TOULOUSE, DAUPHINE, ST. LOUIS, AND BOURBON STREETS
2ND MUNICIPAL DISTRICT

PRIMARY ZONING: VCR-1 VIEUX CARRÉ RESIDENTIAL DISTRICT (HOTEL IS LEGAL NON CONFORMING USE)
FLOOD ZONE: X
CONSTRUCTION TYPE: III-B

MAJOR APPLICABLE CODES AND REGULATIONS (NOT LIMITED TO THE FOLLOWING):

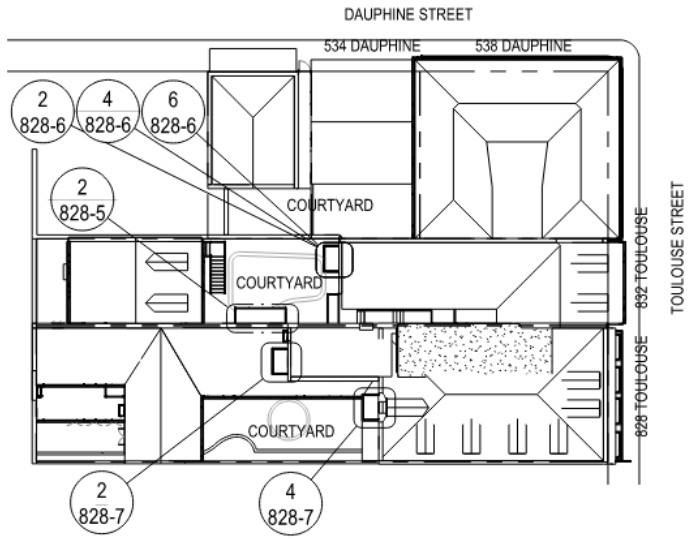
INTERNATIONAL BUILDING CODE, 2021 ED.
NATIONAL ELECTRICAL CODE (NFPA-70)

PROJECT DESCRIPTION

VARIOUS EXTERIOR COSMETIC REPAIRS TO ADDRESS VCC VIOLATIONS.
REQUEST TO RETAIN AND/OR RETAIN AND MODIFY EXISTING INSTALLED COURTYARD BALCONIES.
NO INTERIOR WORK

DRAWING INDEX

DRAWING INDEX-828/832	
Sheet Number	Sheet Name
828-0	COVER
828-1	828-32 TOULOUSE ELEVATION
828-2	828-32 TOULOUSE DETAILS
828-3	828-32 TOULOUSE ROOF PLAN
828-4	COURTYARD ELEVATIONS
828-5	ROOM 209 BALCONY
828-6	ROOMS 203, 303, AND 406 BALCONIES
828-7	ROOMS 404 AND 405 BALCONIES



1 BALCONY KEY PLAN
1/32" = 1'-0"

wink architecture
3208 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504.251.4370

02/02/2024

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

I (will) ~~will not~~ be providing project construction administrative services on this project.

x_____

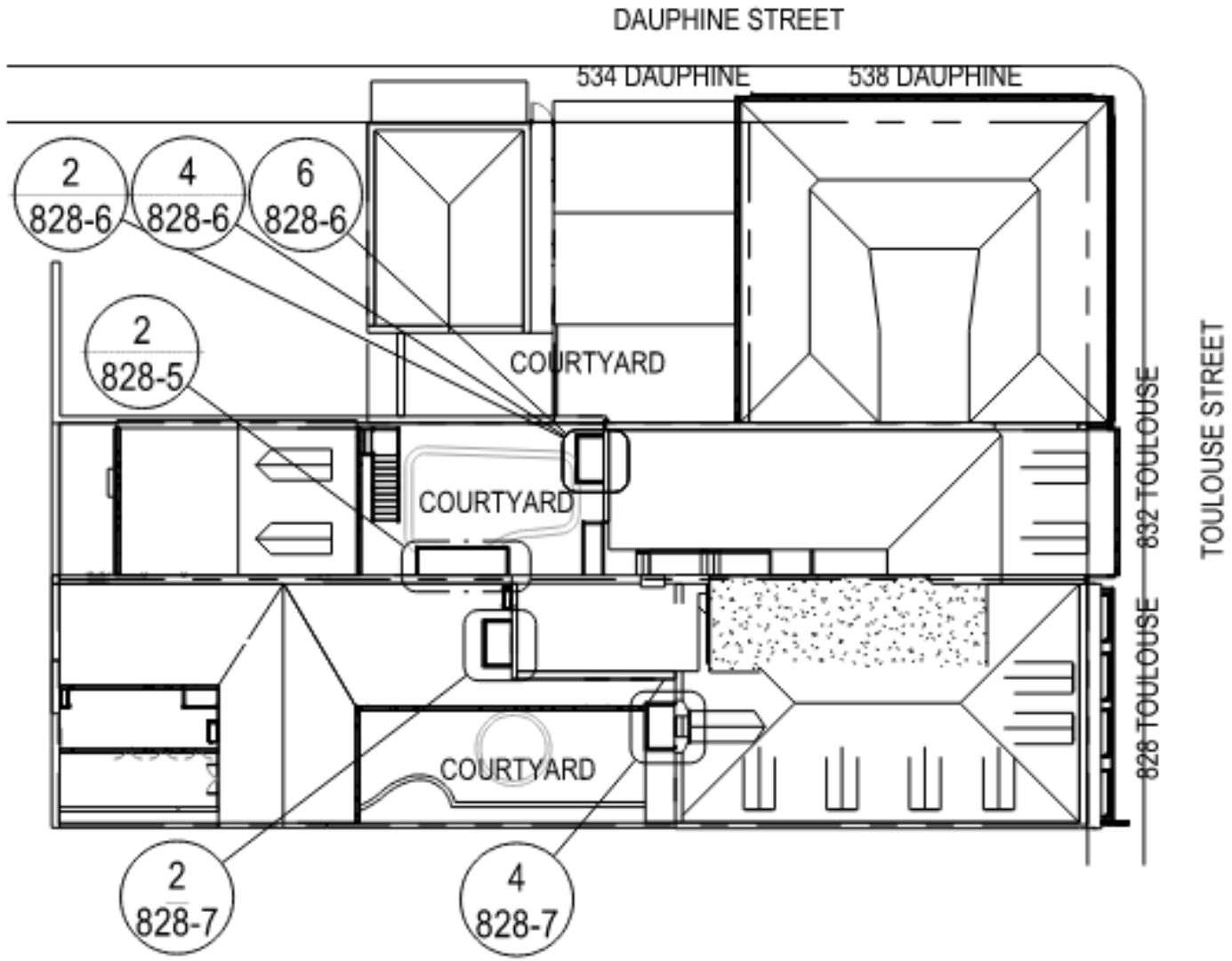
EXTERIOR ALTERATIONS
OLIVIER HOUSE HOTEL
828 TOULOUSE STREET
NEW ORLEANS, LA 70117

-REVISIONS-

No.	Date

DRAWING
COVER

SCALE 1/32" = 1'-0"
JOB No. 2313.00
DATE 02/02/2024
Sheet No.
828-0



1 BALCONY KEY PLAN

1/32" = 1'-0"


Scope of Work - Keynotes (items not noted on elevation do not apply)
1. Prep and prime wood soffit, typ.
2. Replace missing wood cornice over door. Match adjacent.
3. Repair shutter or replace with new (like-kind)
4. Repair stucco finish.
5. Paint shutter edge and hinges (match shutter and building color like others)
6. Repair/replace window muntin with like-kind
7. Replace missing trim at deck - match existing.
8. Remove and replace existing wood fascia and decking
9. Prep, prime, and paint side of overhang
10. Existing AT&T wiring not under Owner control.
11. Remove graffiti and/or stickers
12. Prep and prime balcony fascia. Replace damaged portions as required.
13. Add / repair glass in hanging lantern
14. Remove wood. Discuss security options.
15. Replace two existing sign illuminating under-balcony spotlights with new. Hide all wiring in conduit, painted to match adjacent surfaces.
16. Remove vegetation and repair stucco surface as requried.
***REPAINT ENTIRE EXTERIOR (STREET SIDE AND COURTYARD ELEVATIONS), INCLUDING WALLS, WINDOW AND DOOR TRIM, BALCONIES, COLUMNS, ETC.
16
4
12
8
3
8
15
11
(stickers on downspouts)
828 TOULOUSE
832 TOULOUSE
538 DAUPHINE
(WORK UNDER SEPARATE PERMIT)
wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504.251.4370
02/02/2024
These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.
I (will) ~~will not~~ be providing project construction administrative services on this project.
Copyright © 2022
Wink Architects LLC
OLIVIA HOUSE HOTEL
EXTERIOR REPAIRS
828 TOULOUSE STREET
NEW ORLEANS, LA 70117
-REVISIONS-
No.
Date
DRAWING
SCALE
JOB No.
DATE 02/02/2024
Sheet No.
828-1

Description of Violations at 828 Toulouse St:

CCNO 166-121	**Demolition by Neglect**	All buildings and structures in the Vieux Carré shall be preserved against decay and deterioration and free from certain structural defects. The owner or another person having legal custody and control thereof shall repair such building if it is found to have any of the following defects:
CCNO 166-121	**Horizontal Members**	Members of exterior ceilings, roofs, ceilings, roof supports, balconies, galleries, porches, steps (stairs, stairways) other exterior horizontal members demonstrate sag, split or buckle due to defective material or deterioration. Missing and deteriorated fascia, decking, soffits.
CCNO 166-121	**Walls**	Wall material damage/deterioration/deformation present on the building(s)/property. Mortar missing from brick walls in multiple locations, stucco cracks in multiple locations. Recommend obtaining a structural engineer's report to ensure there is no movement of the wall(s) causing stucco to crack.
CCNO 166-121	**Chimney**	Chimney damage/deterioration/deformation present on the building(s)/property.
CCNO 166-121	**Shutters**	Shutter damage/deterioration present on the building(s)/property.
CCNO 166-121	**Paint**	Paint deterioration present on the building(s)/property.
CCNO 166-121	**Lighting**	Damaged/missing light fixtures present on the building(s)/property.
CCNO 166-121	**Graffiti**	Graffiti present on the property.
CCNO 166-121	**Vegetation**	Vegetation growing from/on building and building elements which can cause damage to the building and is likely a sign of moisture problems within the wall.
CCNO 166-35	**Working Without Approval**	Before the commencement of any work in the erection of any new building or in the alteration or addition to, or painting or repainting or demolishing of any existing building, where any portion of the exterior of the building is in the Vieux Carre section, application by the owner for a permit therefore shall be made to the Vieux Carre Commission, accompanied by the full plans and specifications thereof so far as they relate to the proposed appearance, color, texture of materials and architectural design of the exterior, including the front, sides, rear and roof of such building, alteration or addition or of any out building, party wall, courtyard, fence or other dependency thereof as follows:
CCNO 166-35	**Balconies/Galleries**	Removal/alteration/installation/construction of the balcony/gallery without benefit of VCC review or approval. Several balconies not removed per VCC permit 18-04926-VCGEN
CCNO 166-35	**Paint**	Painting done/done inappropriately on the building(s)without benefit of VCC review or approval, or in deviation of permit. Painting not completed on multiple building elements.
CCNO 166-35	**HVAC/Mechanical/Electrical/Gas/Vents**	HVAC/mechanical equipment/racks/vents installed on roof between 2013-Jan 2018 without VCC review, approval, and permits.

Per discussions, comment applies to front (Toulouse Street) balconies. Refer to items #8 and #12 on Elevation scope of work sheet.

Minor stucco damage noted and will be repaired. Refer to item #4 on Elevation scope of work sheet.

Chimney cap has been repaired. See Photo

Shutter has dislodged louver. Refer to item #3 on Elevation scope of work sheet.

Entire exterior to be repainted, colors to match existing.

Replace two sign-illuminating spot lights. refer to item 15. and lighting cut sheet, this page.

Graffiti to be removed and element repainted.

Stickers to be removed.

Refer to item #11 on Elevation scope of work sheet.

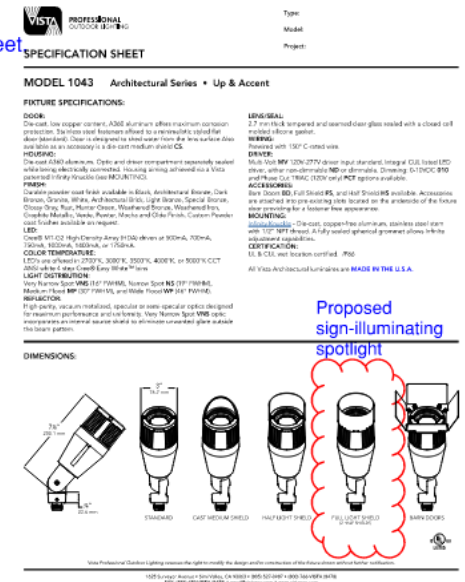
Remove vegetation. Refer to item 16.

Refer to sheets 828-4 through 828-7.

Entire exterior to be repainted, colors to match existing.

Request to retain condensing units installed post-2013. See sheet 828-3

chimney cap, repaired



SPECIFICATION SHEET

MODEL 1043 Architectural Series • Up & Accent

Proposed sign-illuminating spotlight

w i n k architecture

3210 Dumaine St New Orleans LA 70119 info@winkarchitecture.com 504.251.4370

02/02/2024

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

I (will) ~~will not~~ be providing project construction administrative services on this project.

Copyright © 2022 Wink Architects LLC

OLIVIA HOUSE HOTEL
EXTERIOR REPAIRS

534 DAUPHINE STREET
NEW ORLEANS, LA 70117

-REVISIONS-

No.	Date

DRAWING

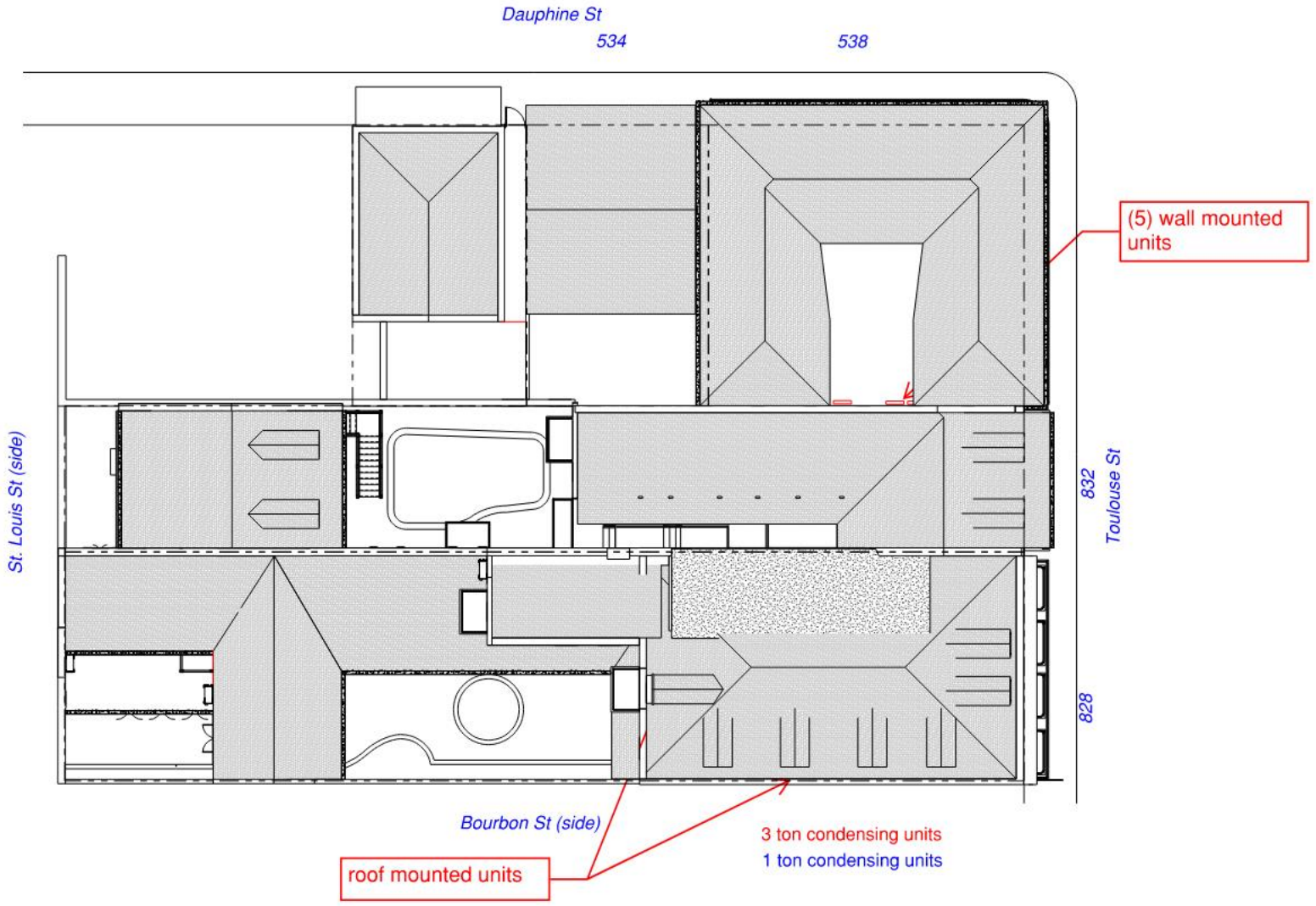
SCALE

JOB No.

DATE 02/02/2024

Sheet No.

828-2



wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504.251.4370

02/02/2024

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

I (will) ~~will not~~ be providing project construction administrative services on this project.

OLIVIA HOUSE HOTEL
EXTERIOR REPAIRS
534 DAUPHINE STREET
NEW ORLEANS, LA 70117

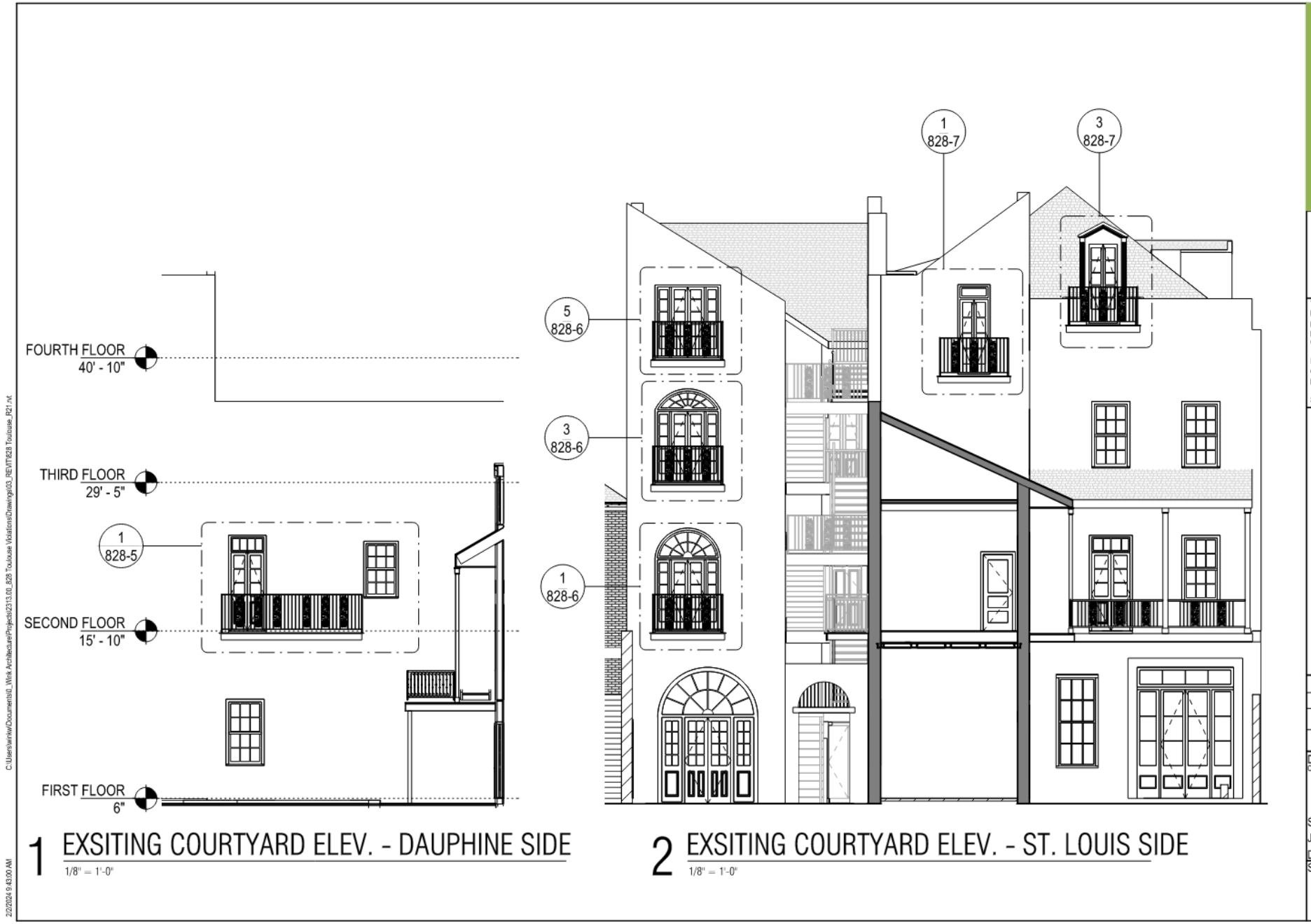
-REVISIONS-

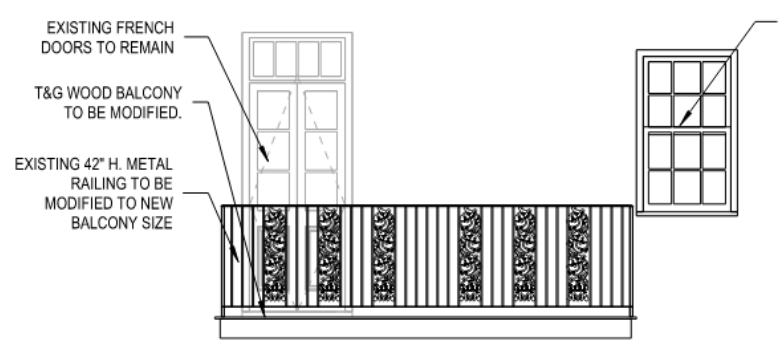
No.	Date

DRAWING

SCALE
JOB No.
DATE 02/02/2024
Sheet No.

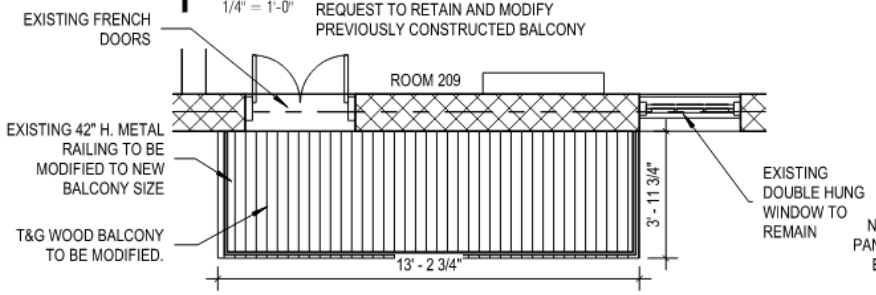
828-3


FOURTH FLOOR
40' - 10"
THIRD FLOOR
29' - 5"
SECOND FLOOR
15' - 10"
FIRST FLOOR
6"
1
828-5
1
828-7
3
828-7
5
828-6
3
828-6
1
828-6
1 EXSITING COURTYARD ELEV. - DAUPHINE SIDE
1/8" = 1'-0"
2 EXSITING COURTYARD ELEV. - ST. LOUIS SIDE
1/8" = 1'-0"
wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504.251.4370
02/02/2024
These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.
I (will) ~~will not~~ be providing project construction administrative services on this project.
Copyright © 2024
Wink Architects LLC
EXTERIOR ALTERATIONS
OLIVIER HOUSE HOTEL
828 TOULOUSE STREET
NEW ORLEANS, LA 70117
-REVISIONS-
No.
Date
DRAWING
COURTYARD ELEVATIONS
SCALE 1/8" = 1'-0"
JOB No. 2313.00
DATE 02/02/2024
Sheet No.
828-4



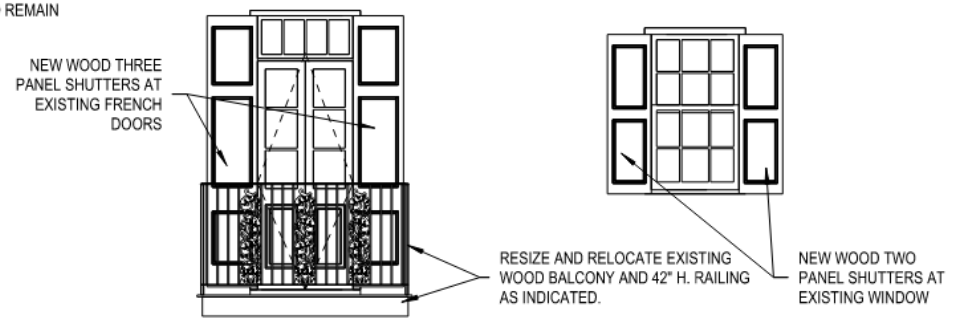
1 ROOM 209 BALCONY - EXIST.

1/4" = 1'-0"



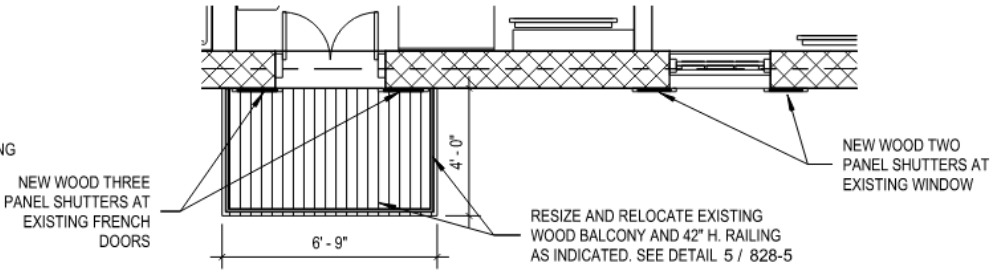
2 ROOM 209 BALCONY PLAN - EXIST

1/4" = 1'-0"



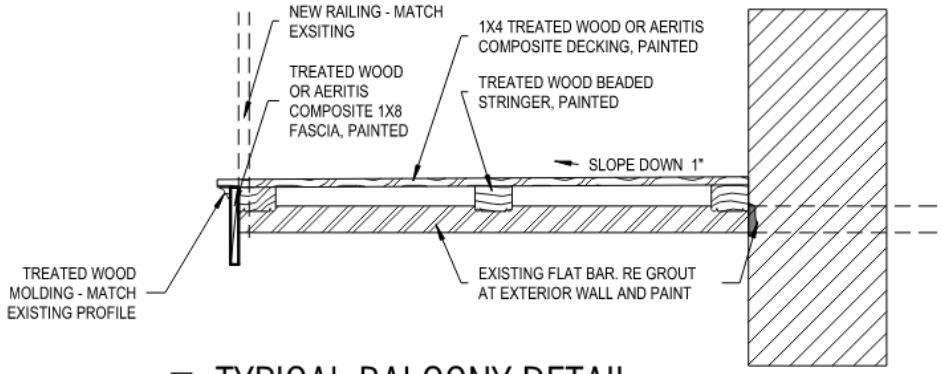
3 ROOM 209 BALCONY - PROPOSED

1/4" = 1'-0"



4 ROOM 209 BALCONY PLAN - PROPOSED

1/4" = 1'-0"



5 TYPICAL BALCONY DETAIL

1" = 1'-0"

wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504.251.4370

02/02/2024

EXTERIOR ALTERATIONS
OLIVIER HOUSE HOTEL

828 TOULOUSE STREET
NEW ORLEANS, LA 70117

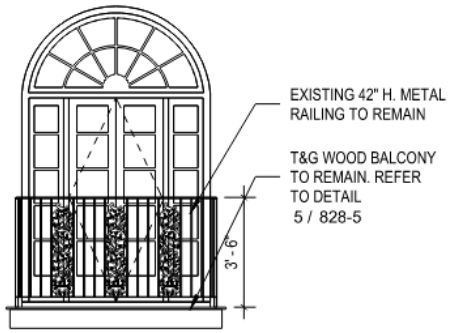
-REVISIONS-

No.	Date

DRAWING
ROOM 209 BALCONY

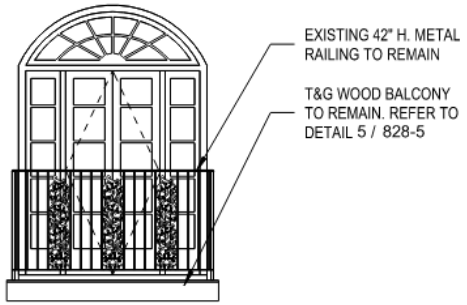
SCALE As indicated
JOB No. 2313.00
DATE 02/02/2024
Sheet No.

828-5



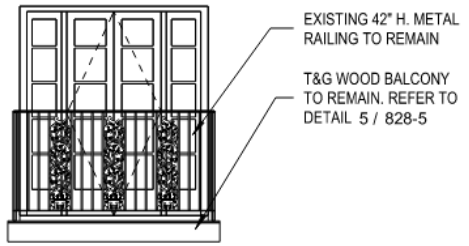
1 RM 203 BALCONY ELEV

1/4" = 1'-0" REQUEST TO RETAIN PREVIOUSLY CONSTRUCTED BALCONY



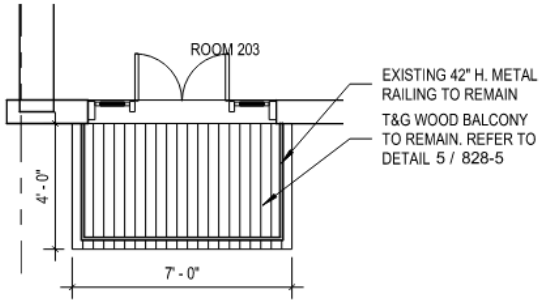
3 RM 303 BALCONY ELEV

1/4" = 1'-0" REQUEST TO RETAIN PREVIOUSLY CONSTRUCTED BALCONY



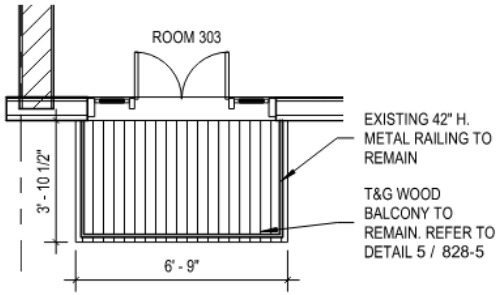
5 RM 406 BALCONY ELEV

1/4" = 1'-0" REQUEST TO RETAIN PREVIOUSLY CONSTRUCTED BALCONY



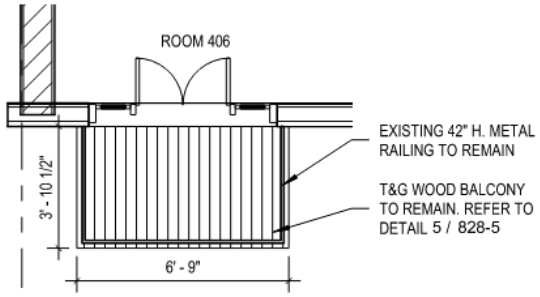
2 ROOM 203 BALCONY PLAN

1/4" = 1'-0"



4 RM 303 BALCONY PLAN

1/4" = 1'-0"



6 RM 406 BALCONY PLAN

1/4" = 1'-0"

wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504.251.4370

02/02/2024

EXTERIOR ALTERATIONS
OLIVIER HOUSE HOTEL

828 TOULOUSE STREET
NEW ORLEANS, LA 70117

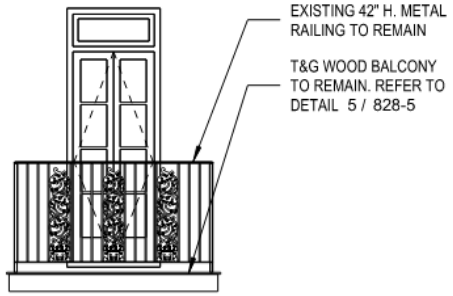
-REVISIONS-

No.	Date

DRAWING
ROOMS 203, 303, AND 406 BALCONIES

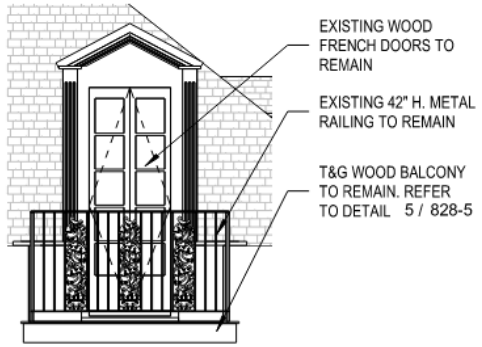
SCALE 1/4" = 1'-0"
JOB No. 2313.00
DATE 02/02/2024
Sheet No.

828-6



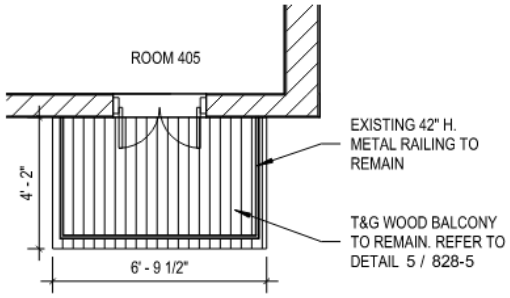
1 RM 405 BALCONY ELEV.

1/4" = 1'-0" REQUEST TO RETAIN PREVIOUSLY CONSTRUCTED BALCONY



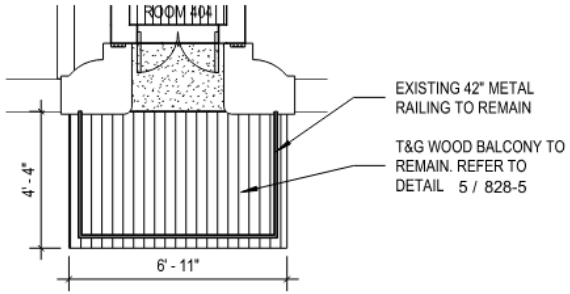
3 RM 404 BALCONY ELEV.

1/4" = 1'-0" REQUEST TO RETAIN PREVIOUSLY CONSTRUCTED BALCONY



2 RM 405 BALCONY PLAN

1/4" = 1'-0"



4 ROOM 404 BALCONY PLAN

1/4" = 1'-0"

wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504-251-4370

02/02/2024

EXTERIOR ALTERATIONS
OLIVIER HOUSE HOTEL
828 TOULOUSE STREET
NEW ORLEANS, LA 70117

-REVISIONS-

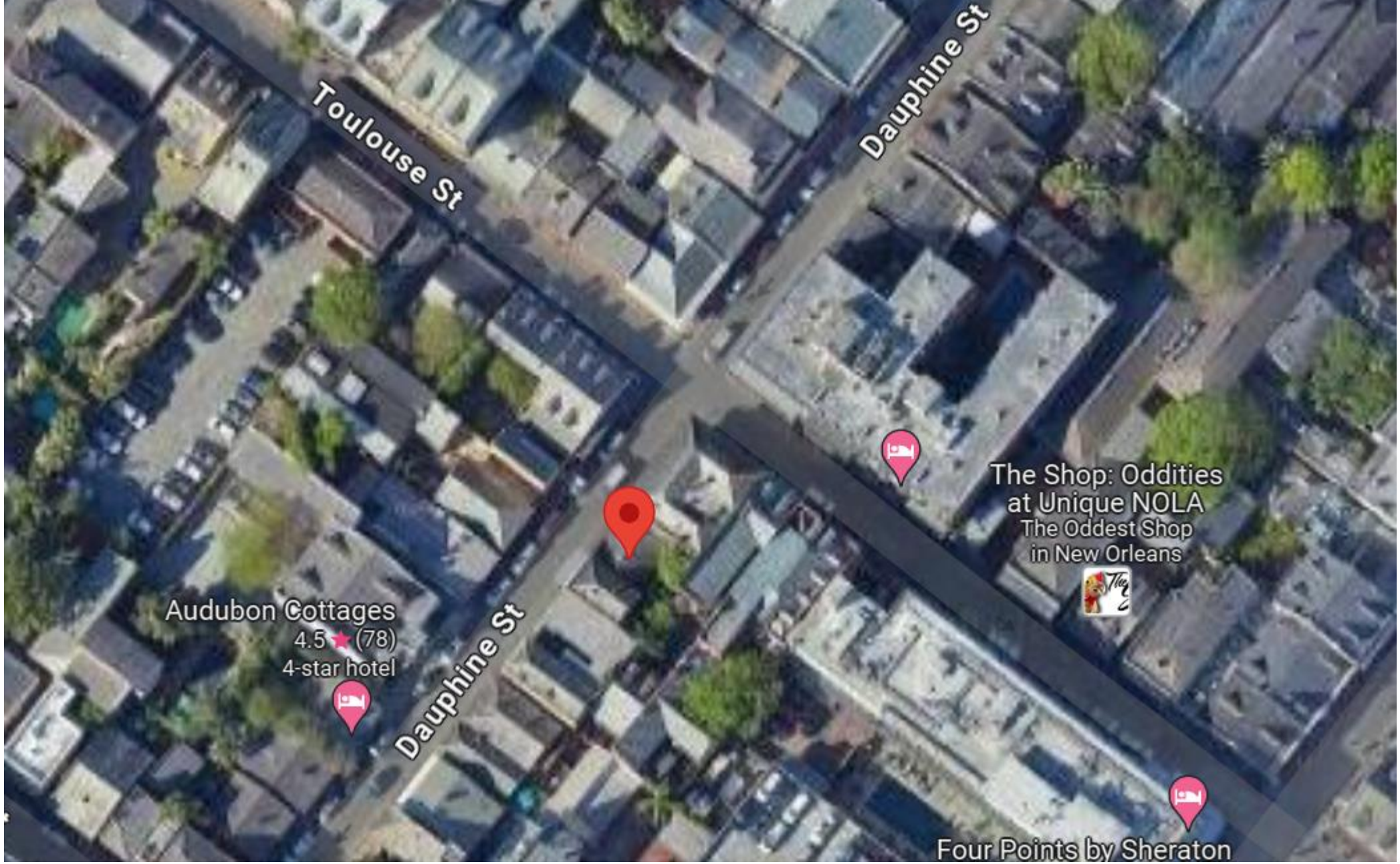
No.	Date

DRAWING
ROOMS 404 AND 405 BALCONIES

SCALE 1/4" = 1'-0"
JOB No. 2313.00
DATE 02/02/2024
Sheet No.

828-7

534 Dauphine


Toulouse St
Dauphine St
Dauphine St
The Shop: Oddities
at Unique NOLA
The Oddest Shop
in New Orleans
Audubon Cottages
4.5 (78)
4-star hotel
Four Points by Sheraton


AR
38
HNE ST.
SHIRLEYS
THRIFT
SHOP

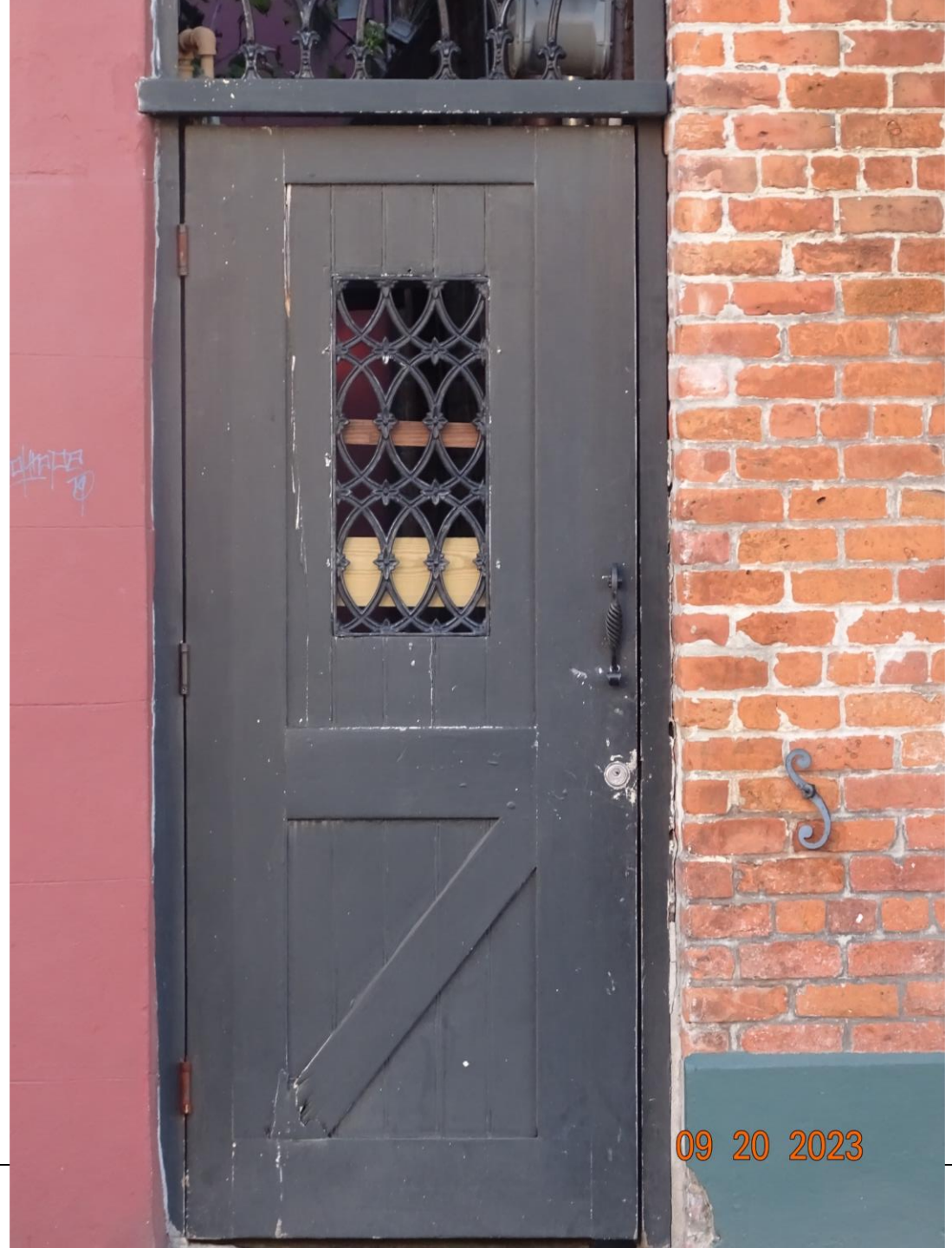
534 Dauphine


534
534


10 20 2016


534
534
08 23 2021


02 11 2022


09 20 2023

EXTERIOR ALTERATIONS TO OLIVIER HOUSE HOTEL - 534 DAUPHINE ST BUILDING

PROJECT DIRECTORY

OWNER / TENANT
OLIVIER HOUSE HOTEL
PUKOF HILER ET AL
828 TOULOUSE ST
NEW ORLEANS, LA 70112
CONTACT: BOBBY DANNER
(660)888-2460
mayordanner@hotmail.com

ARCHITECT
DANIEL WINKERT
3208 DUMAINE ST.
NEW ORLEANS, LA 70119
TEL: (504) 251-4370
CONTACT: DANIEL WINKERT (info@winkarchitecture.com)

GENERAL CONTRACTOR

TBD

PROPERTY INFORMATION
534 DAUPHINE (SQ 71, LOT 15A)
NEW ORLEANS, LA 70112
BOUNDED BY TOULOUSE, DAUPHINE, ST. LOUIS, AND BOURBON STREETS
2ND MUNICIPAL DISTRICT

PRIMARY ZONING: VCR-1 VIEUX CARRÉ RESIDENTIAL DISTRICT (HOTEL IS LEGAL NON CONFORMING USE)
FLOOD ZONE: X
CONSTRUCTION TYPE: III-B

MAJOR APPLICABLE CODES AND REGULATIONS (NOT LIMITED TO THE FOLLOWING):

INTERNATIONAL BUILDING CODE, 2021 ED.
NATIONAL ELECTRICAL CODE (NFPA-70)

PROJECT DESCRIPTION

VARIOUS EXTERIOR COSMETIC REPAIRS TO ADDRESS VCC VIOLATIONS.
[redacted]
NO INTERIOR WORK

DRAWING INDEX

DRAWING INDEX-534	
Sheet Number	Sheet Name
534-0	COVER
534-1	534 DAUPHINE ELEVATION
534-2	534 DAUPHINE DETAILS

wink architecture
3210 Dumaine St New Orleans,LA 70119
info@winkarchitecture.com 504.251.4370

02/02/2024

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

I (will) ~~will not~~ be providing project construction administrative services on this project.

EXTERIOR ALTERATIONS
OLIVIER HOUSE HOTEL
828 TOULOUSE STREET
NEW ORLEANS, LA 70117

-REVISIONS-

No.	Date

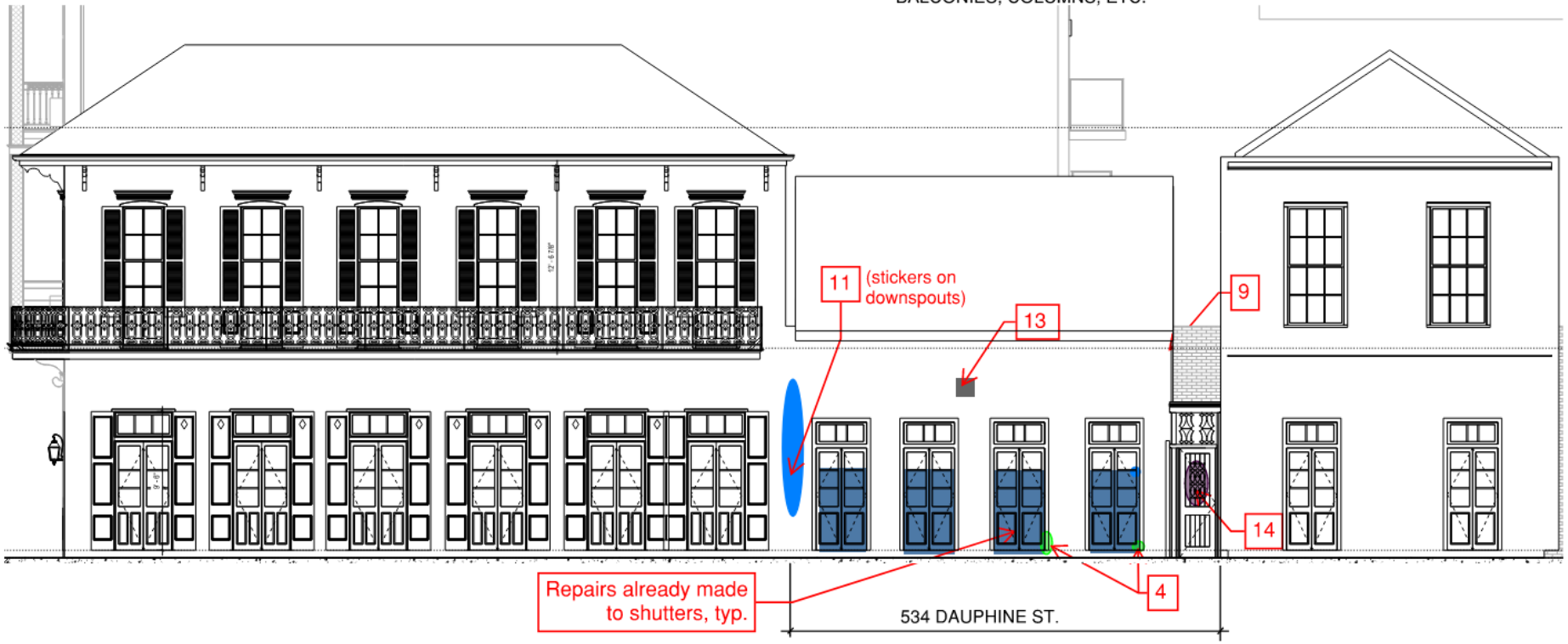
DRAWING
COVER

SCALE
JOB No. 2313.00
DATE 02/02/2024
Sheet No.
534-0

C:\Users\winkw\Documents\0_Wink Architecture\Projects\2313.00_828 Toulouse Violations\Drawings\03_REVIT\828 Toulouse_R21.rvt
2/2/2024 9:46:22 AM

Scope of Work - Keynotes (items not noted on elevation do not apply)
1. Prep and prime wood soffit, typ.
2. Replace missing wood cornice over door. Match adjacent.
3. Repair shutter or replace with new (like-kind)
4. Repair stucco finish.
5. Paint shutter edge and hinges (match shutter and building color like others)
6. Repair/replace window muntin with like-kind
7. Replace missing trim at deck - match existing.
8. Remove and replace existing wood fascia and decking
9. Prep, prime, and paint side of overhang
10. Existing AT&T wiring not under Owner control.
11. Remove graffiti and/or stickers
12. Prep and prime balcony fascia. Replace damaged portions as required.
13. Add / repair glass in hanging lantern
14. Remove wood. Add security measures (see note on page 534-2)
15. Replace two existing sign illuminating under-balcony spotlights with new. Hide all wiring in conduit, painted to match adjacent surfaces.
16. Remove vegetation and repair stucco surface as required.

***REPAINT ENTIRE EXTERIOR (STREET SIDE AND COURTYARD ELEVATIONS), INCLUDING WALLS, WINDOW AND DOOR TRIM, BALCONIES, COLUMNS, ETC.



wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504.251.4370

02/02/2024

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

I (will) ~~(will not)~~ be providing project construction administrative services on this project.

OLIVIA HOUSE HOTEL
EXTERIOR REPAIRS
534 DAUPHINE STREET
NEW ORLEANS, LA 70117

-REVISIONS-

No.	Date

DRAWING

SCALE
JOB No.
DATE 02/02/2024
Sheet No.
534-1

C:\Users\wink\Documents\0_Wink Architecture\Projects\2312.00_828 Toulouse Violations\Drawings\03_REVIT\828 Toulouse_R21.rvt
11/15/2023 11:47:42 AM

CCNO 166-121	Demolition by Neglect	All buildings and structures in the Vieux Carré shall be preserved against decay and deterioration and free from certain structural defects. The owner or another person having legal custody and control thereof shall repair such building if it is found to have any of the following defects:
CCNO 166-121	Stucco	Stucco damage/deterioration/deformation present on the building(s)/property.
CCNO 166-121	Shutters	Shutter damage/deterioration present on the building(s)/property.
CCNO 166-121	Paint	Paint deterioration present on the building(s)/property.
CCNO 166-121	Lighting	Damaged light fixtures present on the building(s)/property.
CCNO 166-121	Graffiti	Graffiti present on the property.
CCNO 166-35	Working Without Approval	Before the commencement of any work in the erection of any new building or in the alteration or addition to, or painting or repainting or demolishing of any existing building, where any portion of the exterior of the building is in the Vieux Carre section, application by the owner for a permit therefore shall be made to the Vieux Carre Commission, accompanied by the full plans and specifications thereof so far as they relate to the proposed appearance, color, texture of materials and architectural design of the exterior, including the front, sides, rear and roof of such building, alteration or addition or of any out building, party wall, courtyard, fence or other dependency thereof as follows:
CCNO 166-35	Fence/Gate	Plywood installed over portion of gate without VCC review and approval.

Minor stucco damage noted and will be repaired.
Refer to item #4 on Elevation scope of work sheet.

Previous shutter damage has been repaired.

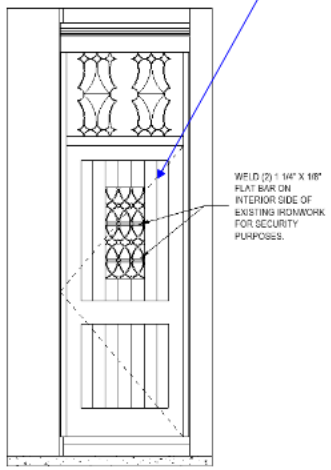
Entire exterior to be repainted, colors to match existing.
Also refer to items #1 and #9 on Elevation scope of work sheet.

Repair / replace missing/damaged glass in hanging light fixture. Refer to item #13 on Elevation scope of work sheet.

Graffiti to be removed and element repainted.
Stickers to be removed.
Refer to item #11 on Elevation scope of work sheet.

Remove wood infill. Weld (2) 1 1/4" x 1/8" flat bars to interior side of existing ironwork to increase security (to stop operation of interior panic bar from exterior).
Refer to item #14 on Elevation scope of work sheet.

Previous shutter damage has been repaired.



wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com 504-251-4370

02/02/2024

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

I (will) ~~(will not)~~ be providing project construction administrative services on this project.

x_____

OLIVIA HOUSE HOTEL
EXTERIOR REPAIRS
534 DAUPHINE STREET
NEW ORLEANS, LA 70117

-REVISIONS-

No.	Date

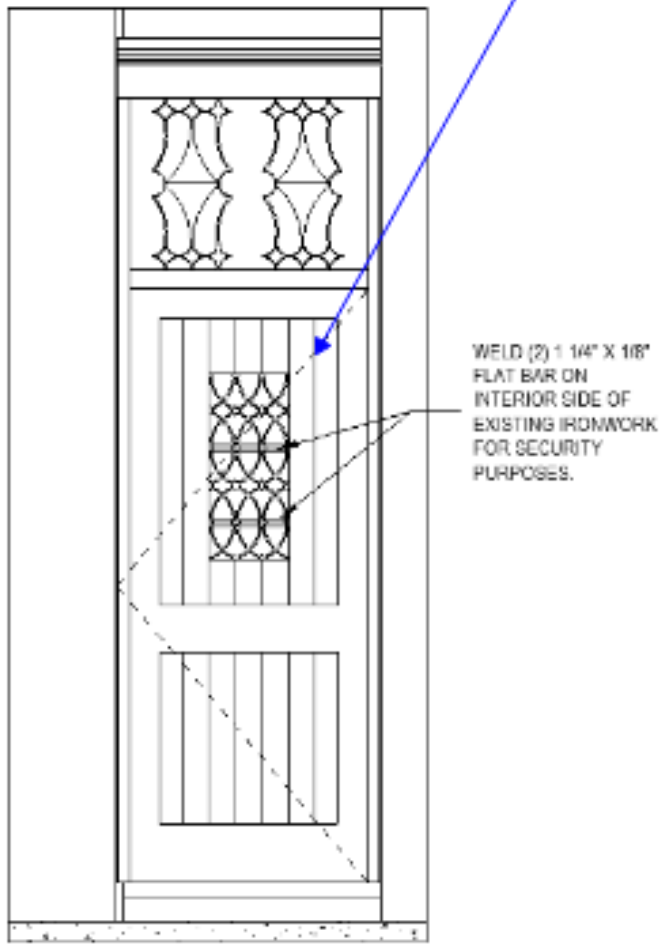
DRAWING

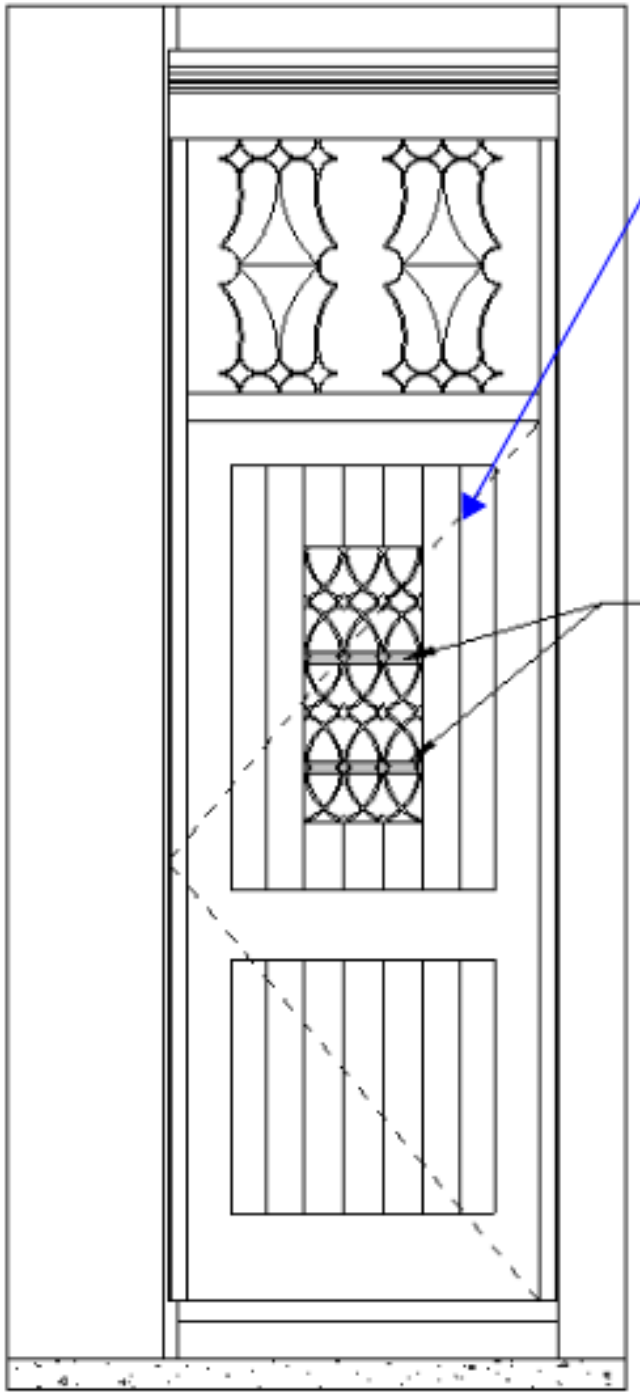
SCALE
JOB No.
DATE 02/02/2024
Sheet No.
534-2

ration or addition or of any out building, or other dependency thereof as follows:

ortion of gate without VCC review and

Remove wood infill. Weld (2) 1 1/4" x 1/8" flat bars to interior side of existing ironwork to increase security (to stop operation of interior panic bar from exterior).
Refer to item #14 on Elevation scope of work sheet.





WELD (2) 1 1/4" X 1/8" FLAT BAR ON INTERIOR SIDE OF EXISTING IRONWORK FOR SECURITY PURPOSES.