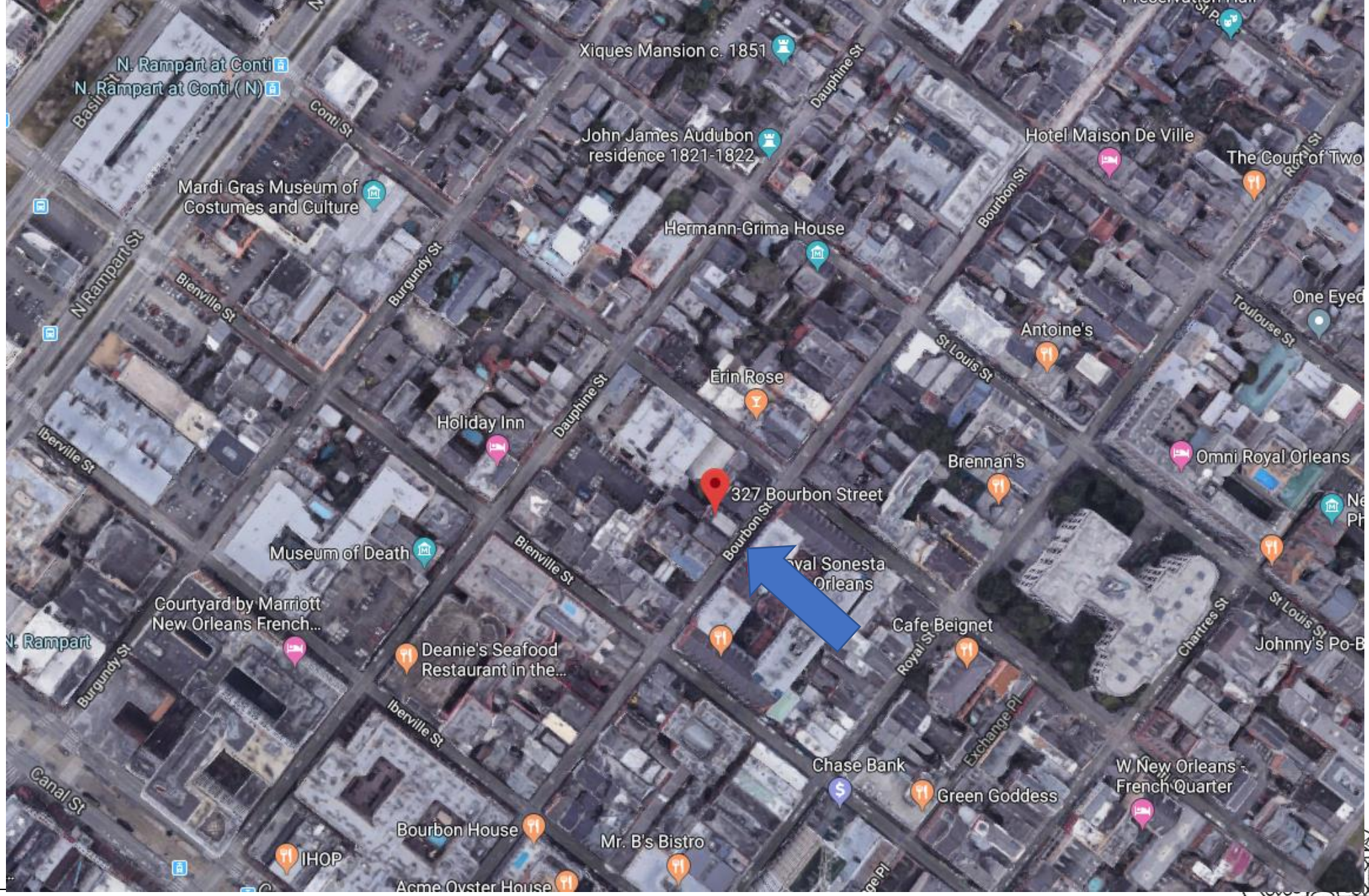
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, March 12, 2024

Old Business

327 Bourbon



327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon - 2018

VCC Architectural Committee

March 12, 2024

327 Bourbon – November, 2020

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon - 1945

327 Bourbon - 1945

Vieux Carré Commission

March 12, 2024

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon

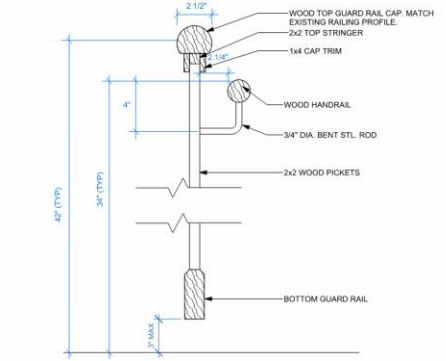
Vieux Carré Commission

March 12, 2024

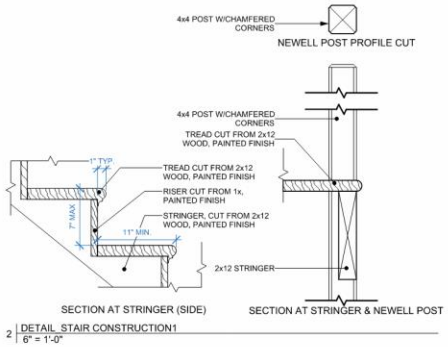
327 Bourbon

Vieux Carré Commission

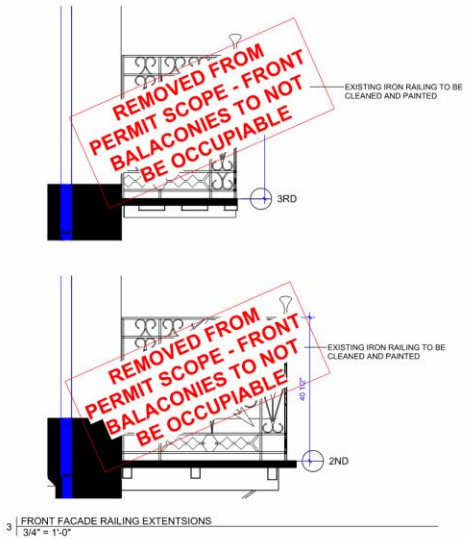
March 12, 2024



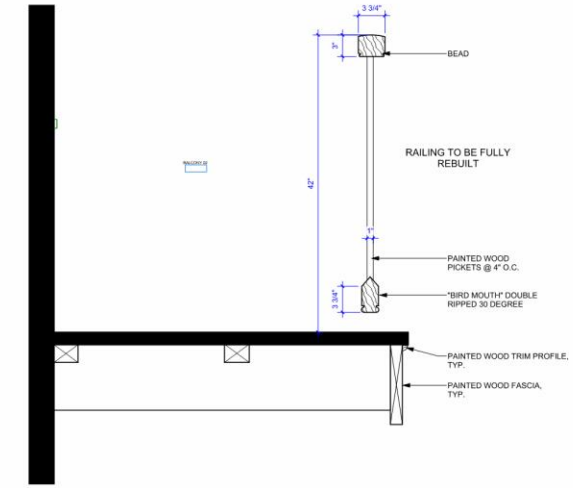
4 | WOOD GUARDRAIL W/ HANDRAIL
12" = 1'-0"



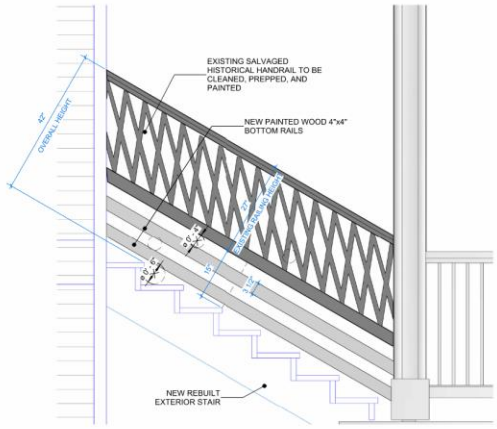
2 | DETAIL_STAIR CONSTRUCTION1
6" = 1'-0"



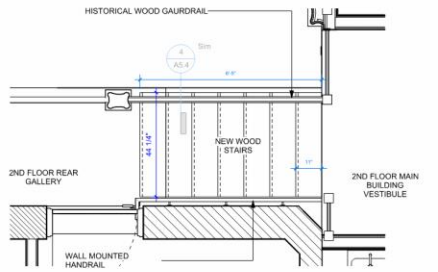
3 | FRONT FACADE RAILING EXTENTSIONS
3/4" = 1'-0"



7 | REAR BALCONY NEW GAURDRAIL
1 1/2" = 1'-0"



1 | PLAN EAST ELEVATION PROPOSED ENLARGED
3/4" = 1'-0"



8 | 2ND FLOOR GALLERY STAIR
1/2" = 1'-0"

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST
NEW ORLEANS, LA 70130

21_113

#	TYPE (SEE CHANGE LOG)	DATE

M3 DESIGN GROUP

PERMIT SET

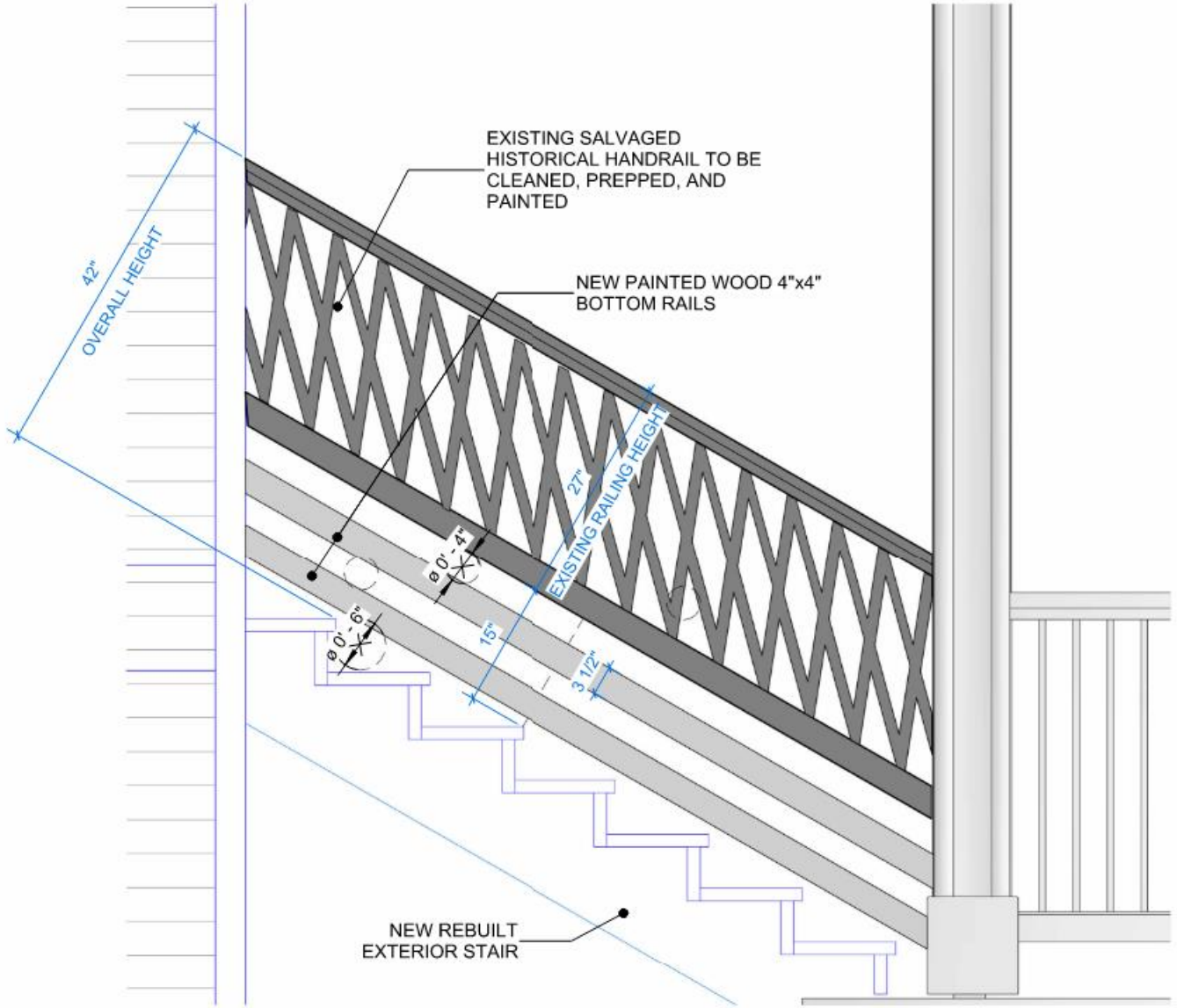
ISSUED 02/27/24

A5.4
STAIR & RAIL DETAILS

327 Bourbon

Vieux Carré Commission

March 12, 2024

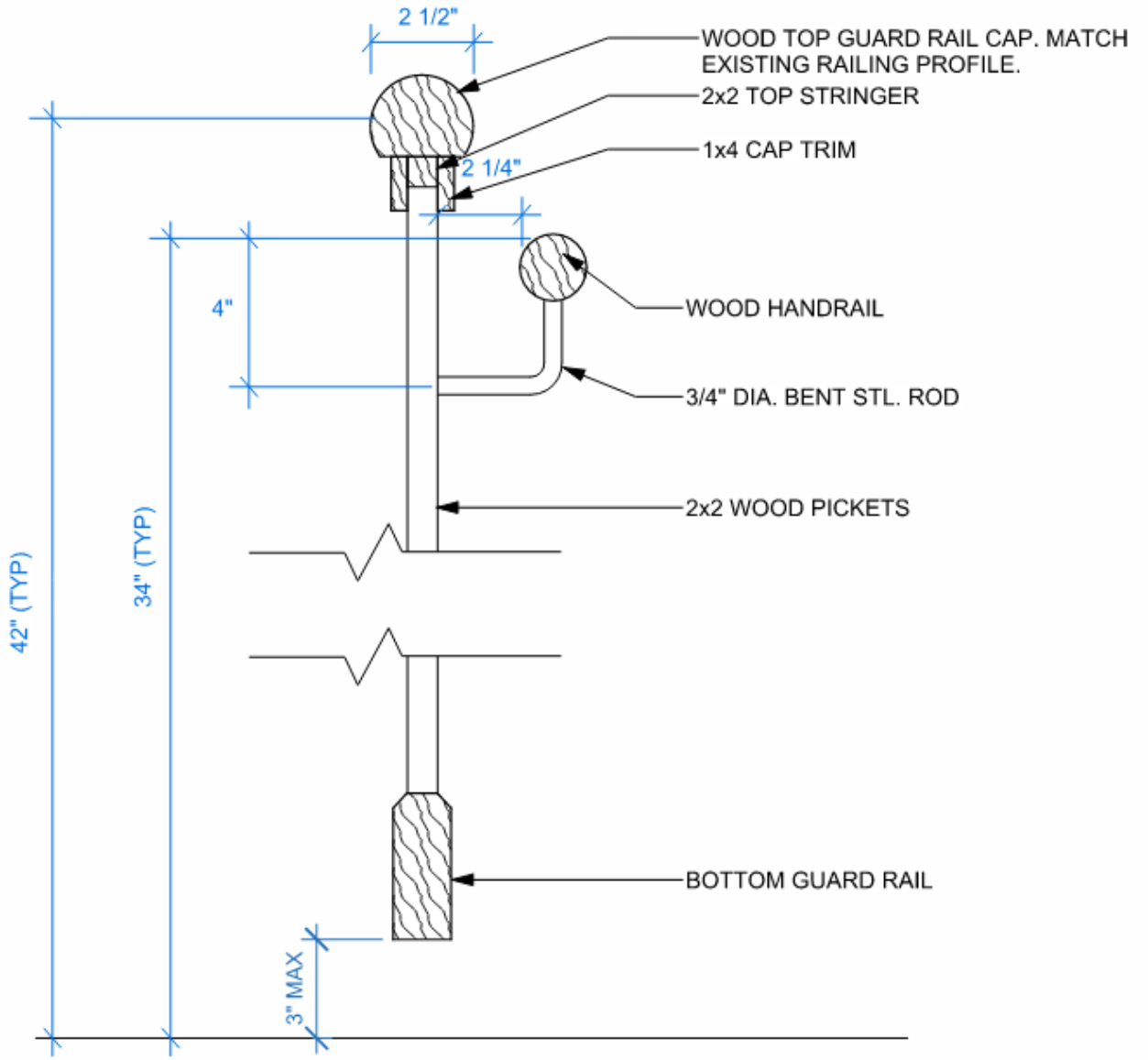


1 PLAN EAST ELEVATION PROPOSED ENLARGED
3/4" = 1'-0"

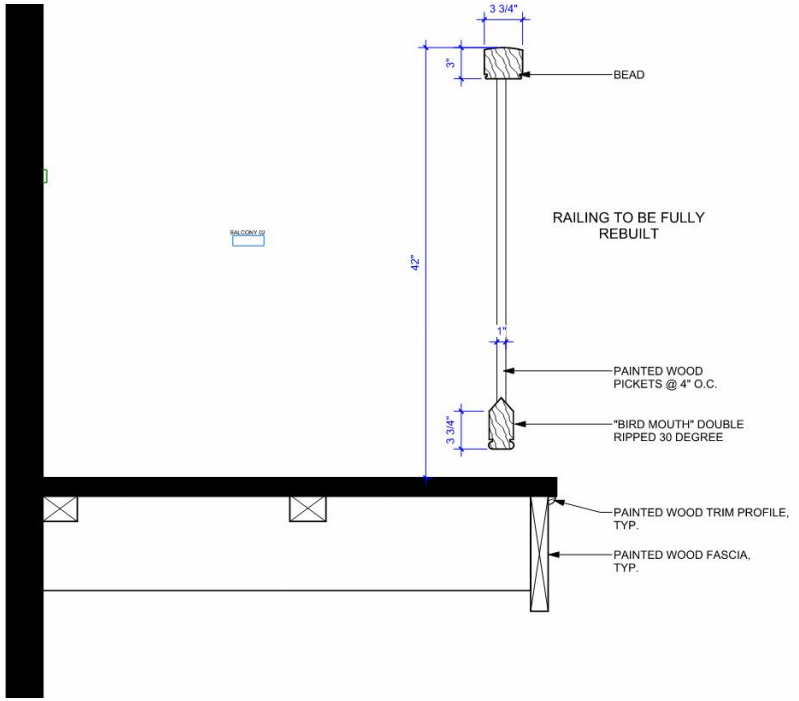
327 Bourbon

Vieux Carré Commission

March 12, 2024



4 WOOD GUARDRAIL W/ HANDRAIL
12" = 1'-0"



7 REAR BALCONY NEW GAURDRAIL
1 1/2" = 1'-0"

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon, 1945

327 Bourbon, 1951

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon

Vieux Carré Commission

March 12, 2024

327 Bourbon

Vieux Carré Commission

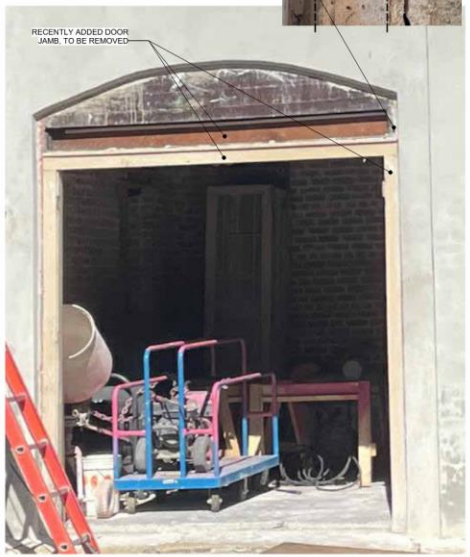
March 12, 2024

PRE-DEMO

POST-DEMO - EXTERIOR HEAD

POST-DEMO - EXTERIOR CORNER

POST-DEMO - JAMB

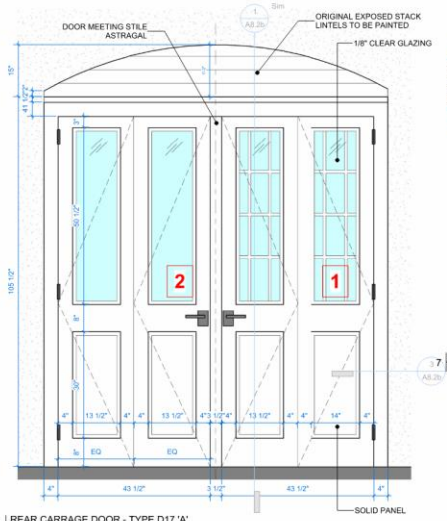


POST-DEMO

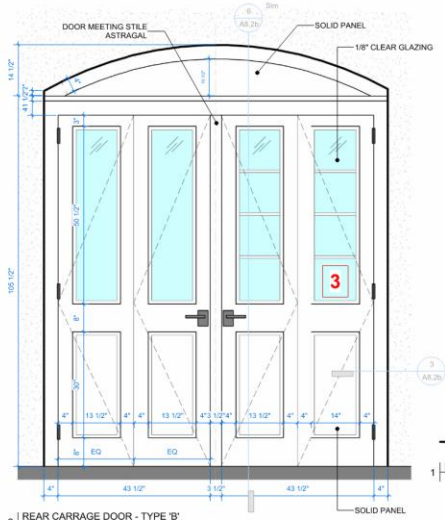
POST-DEMO - INTERIOR HEAD

POST-DEMO - INTERIOR

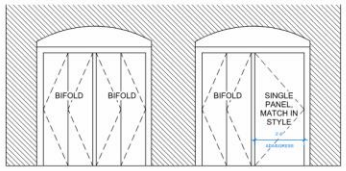
DOOR_ELEVATIONS D17 - EXISTING CONDITIONS
3/4" = 1'-0"



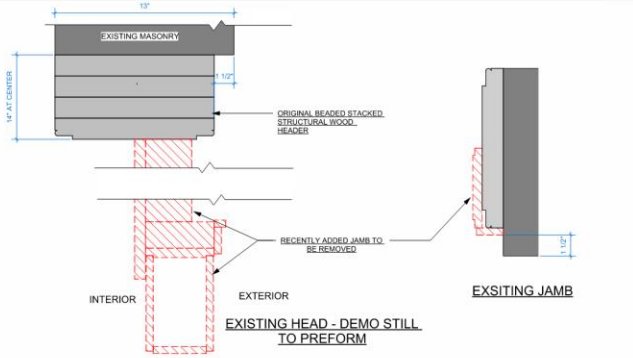
4 REAR CARRAGE DOOR - TYPE D17 'A'
3/4" = 1'-0"



2 REAR CARRAGE DOOR - TYPE 'B'
3/4" = 1'-0"

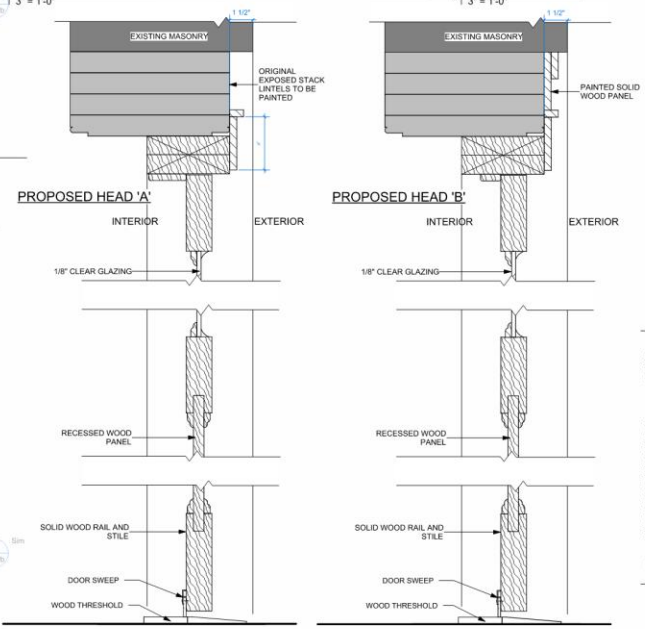


9 CARRIAGE HOUSE DOOR OPERATION DIAGRAM
1/4" = 1'-0"



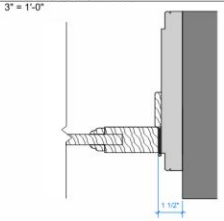
7 DOOR D17 - HEAD & SILL - DEMO
3" = 1'-0"

8 DOOR D17 - JAMB DEMO
3" = 1'-0"



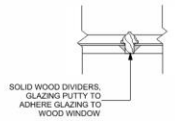
1 DOOR D17 - HEAD & SILL 'A'
3" = 1'-0"

6 DOOR D17 - HEAD & SILL 'B'
3" = 1'-0"



PROPOSED JAMB @ DOOR UNIT

3 DOOR D17 - JAMB
3" = 1'-0"



5 DOOR D17 - GLAZING MULLION
3" = 1'-0"

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST
NEW ORLEANS, LA 70130

21_113

#	TYPE (SEE CHANGE LOG)	DATE

MYLES M. MASSON
LIC. NO. 7350
REGISTERED ARCHITECT

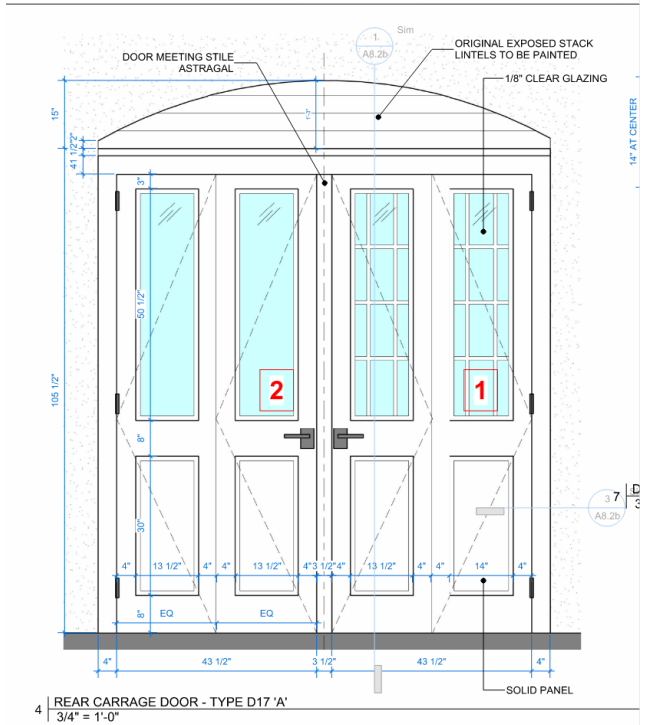
M3 DESIGN GROUP

PERMIT SET

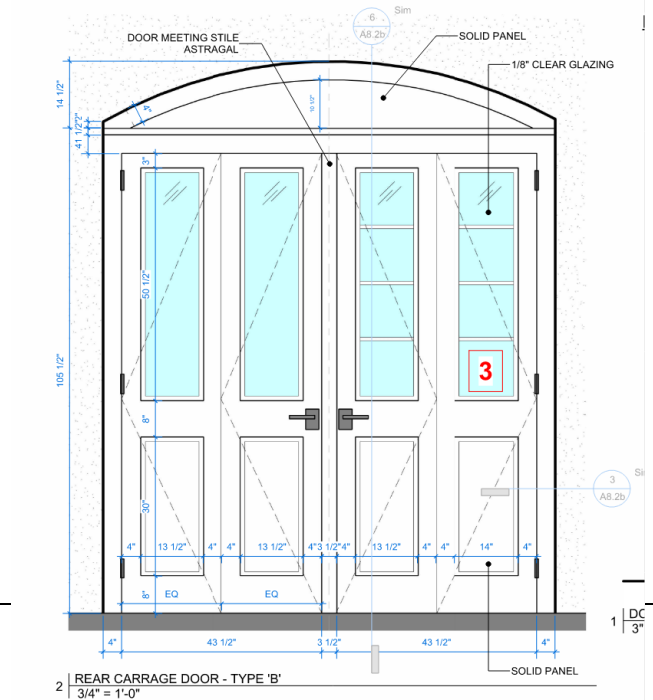
ISSUED 02/27/24

A8.2b

DOOR DETAILS - EXTERIOR - D17



4 REAR CARRAGE DOOR - TYPE D17 'A'
3/4" = 1'-0"

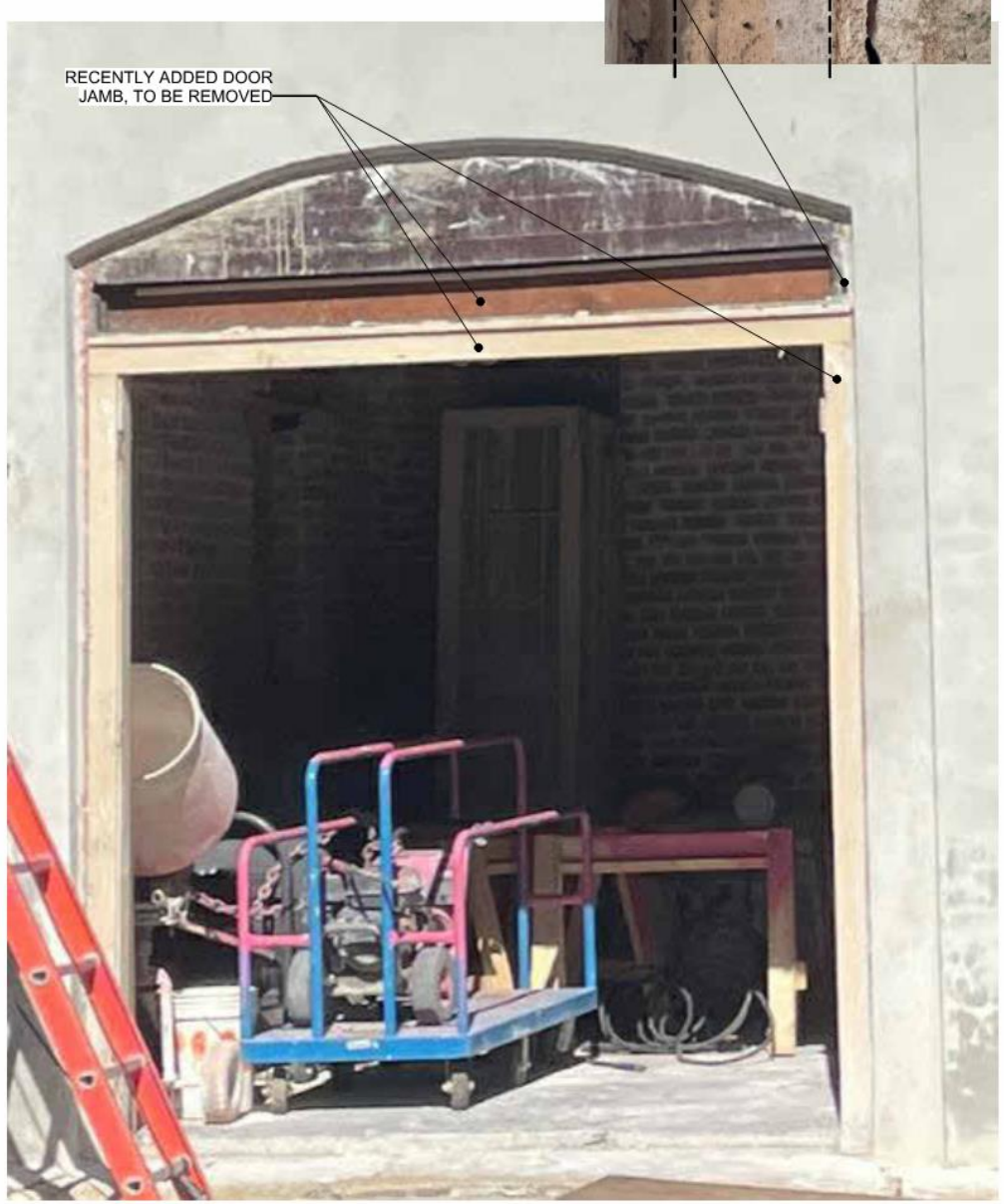


2 REAR CARRAGE DOOR - TYPE 'B'
3/4" = 1'-0"

327 Bourbon

Vieux Carré Commission

March 12, 2024



POST-DEMO

POST-DEMO - JAMB

POST-DEMO - INTERIOR HEAD

POST-DEMO - INTERIOR

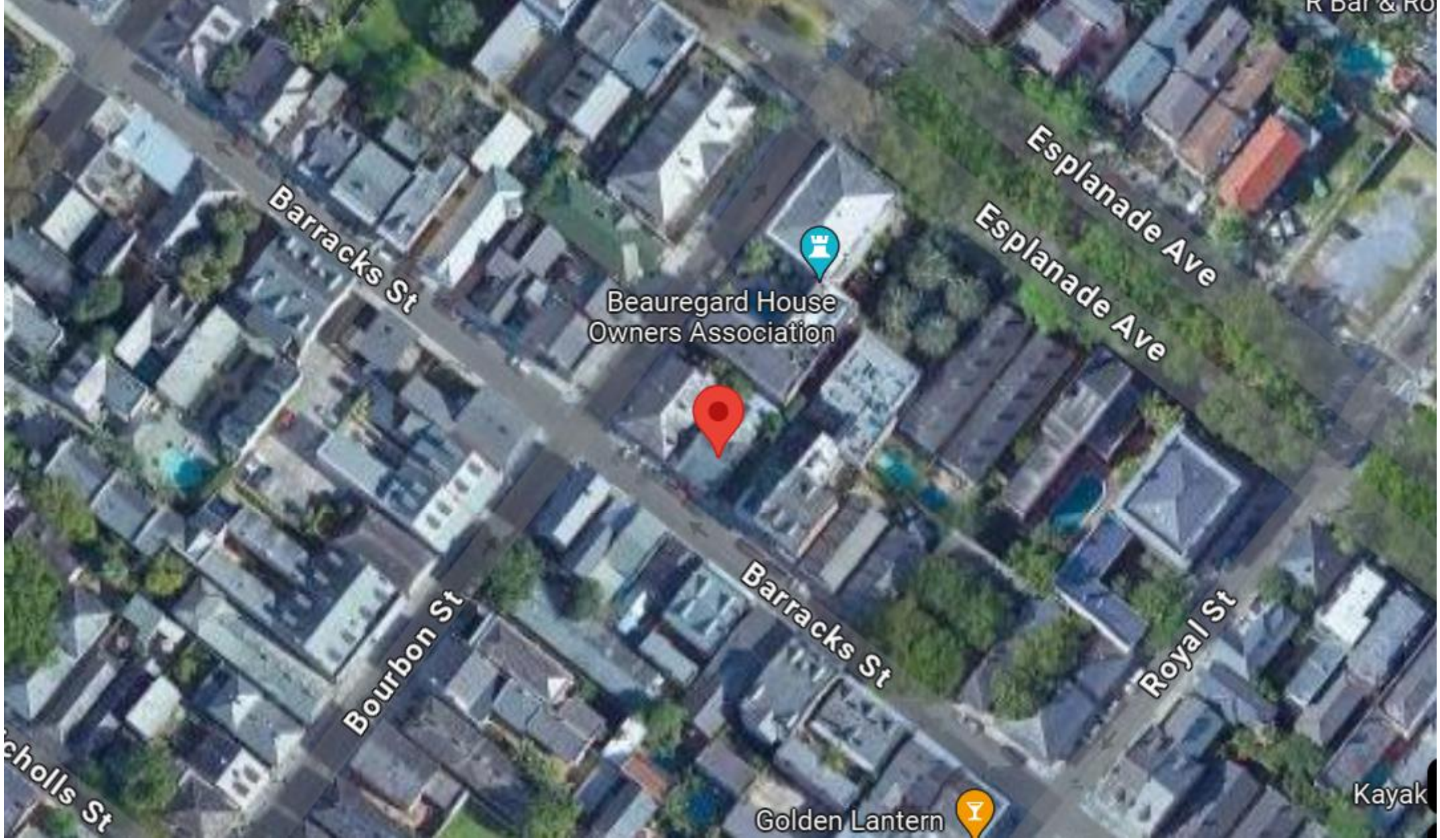
327 Bourbon

DOOR ELEVATIONS D17 - EXISTING CONDITIONS
3/4" = 1'-0"

921-25 Burgundy
(staff requests deferral)

New Business

737-739 Barracks



737-739 Barracks

737-739 Barracks

737-739 Barracks

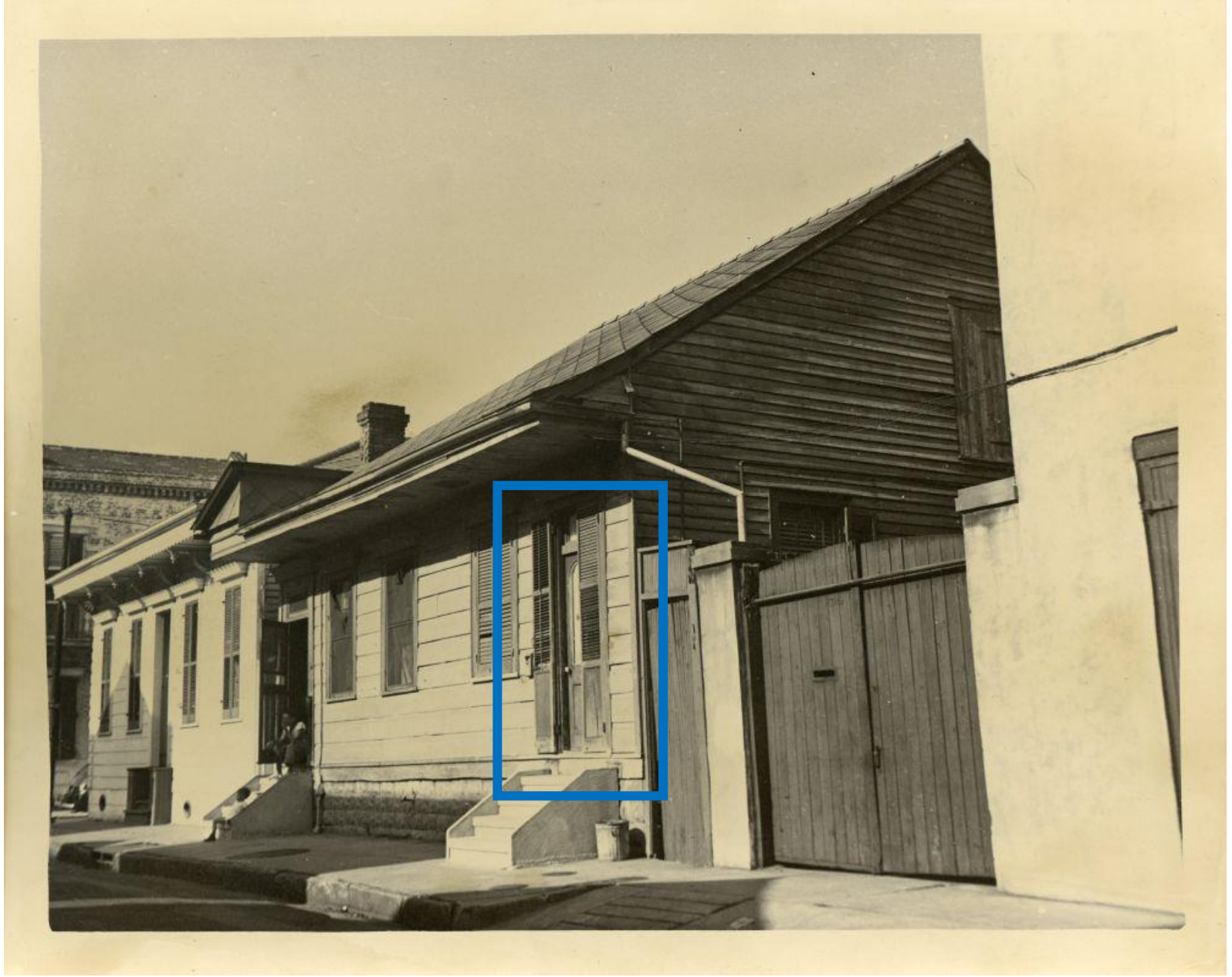
737-739 Barracks

737-739 Barracks, 2008

737-739 Barracks, 2008

737-739 Barracks, 1964

737-739 Barracks, 1964



737-739 Barracks, 1951

737-739 Barracks, 1951

737-739 Barracks

737-739 Barracks

Vieux Carré Commission

March 12, 2024

737 - 739 BARRACKS - FRONT FACADE
NTS

FABRICATE NEW ENTRY DOORS TO FIT IN EXISTING FRAMES - SEE SD2

NEW SIDE GATE UNIT TO REPLACE EXISTING DAMAGED BEYOND REPAIR

REMOVE FRONT WINDOW AND DOOR SHUTTERS AND REPAIR WITH MATERIALS IN KIN. PAINT AND REINSTALL.REPLACE HARDWARE TO MATCH AS NEEDED

INHAB MILLWORKS
1222 ANNUNCIATION ST.
NEW ORLEANS, LA 70130
504.252.1934

project name.

737-739 Barracks St
New Orleans, LA

drawing dates.

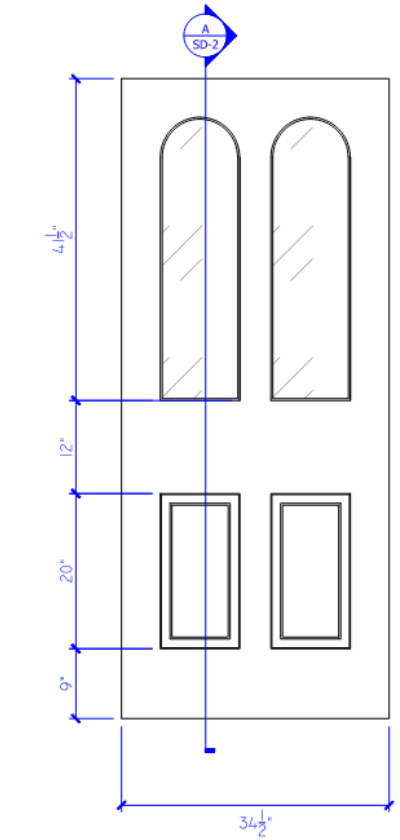
DATE ISSUED	DRAWN BY
01.25.24	A.G.Ramos

revisions.

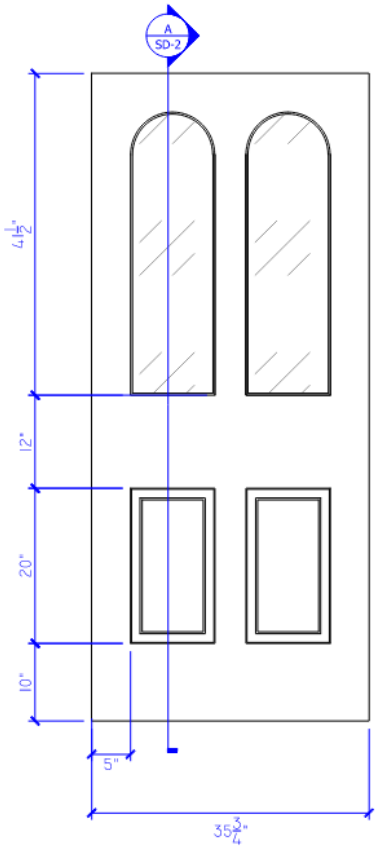
NUM	DATE ISSUED	DRAWN BY
1	02.28.24	A.G.Ramos
2		
3		

contents & description.

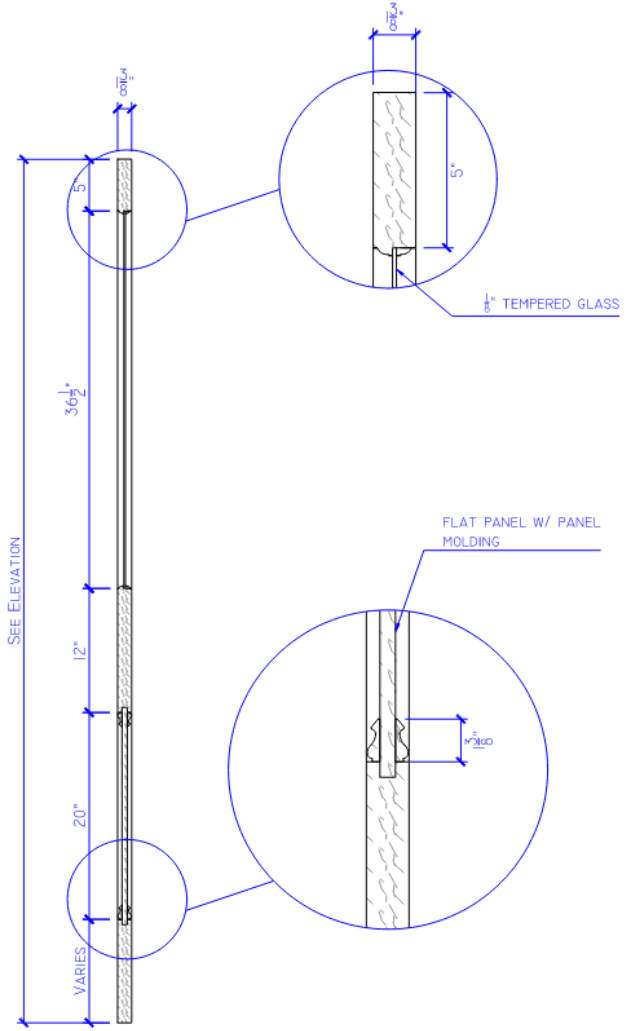
Existing conditions/ repairs



1 739 Barracks
Scale: 3/4" = 1'



2 737 Barracks
Scale: 3/4" = 1'



A Section
Scale: 1" = 1'

SHOP DRAWINGS

INHAB MILLWORKS
1222 ANNUNCIATION ST.
NEW ORLEANS, LA 70130
504.232.1934

project name:
737-739 Barracks St
New Orleans, LA

drawing dates:

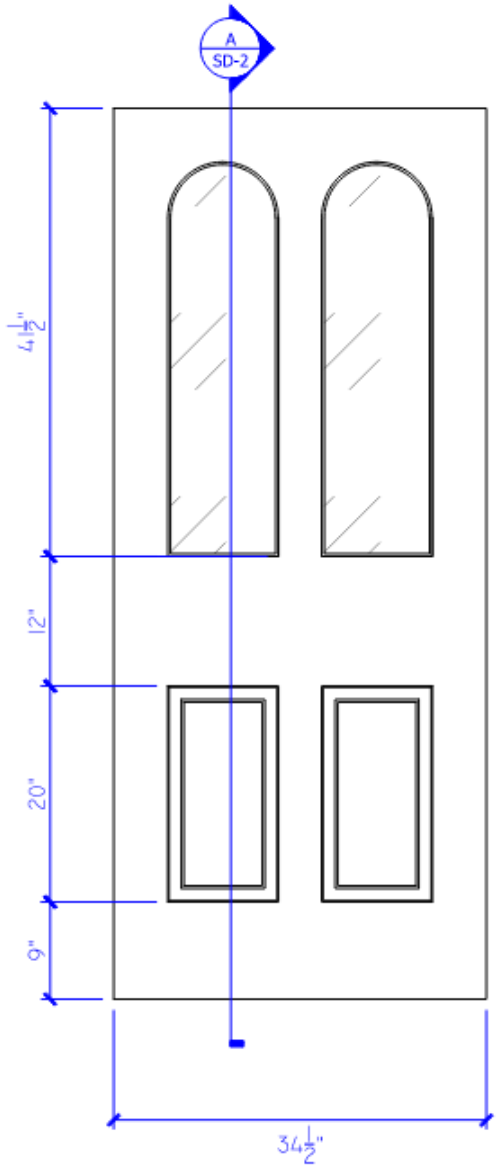
DATE ISSUED	DRAWING
01.25.24	A.G.Ramos

revisions:

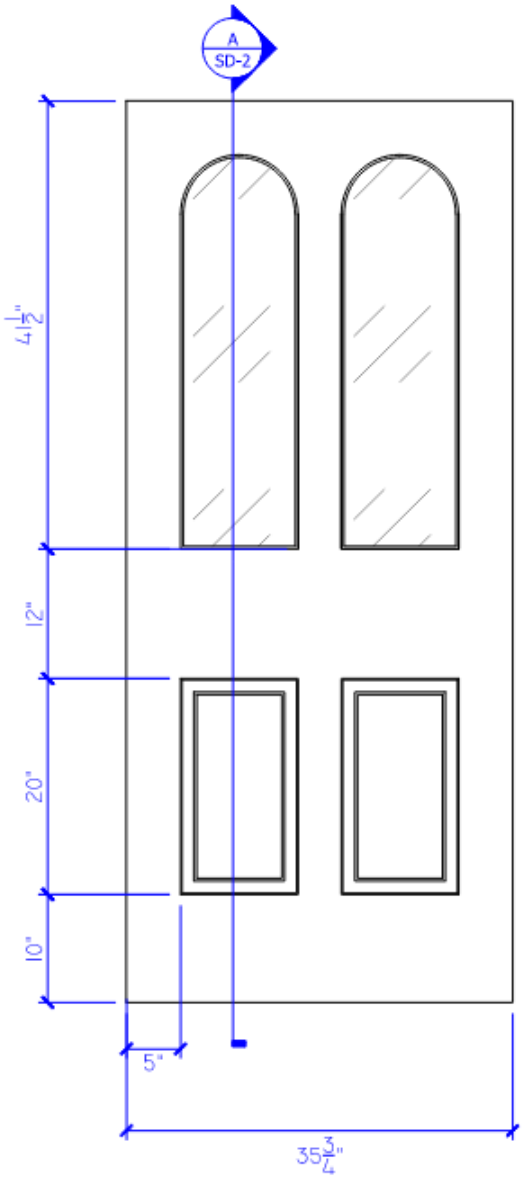
NO.	DATE ISSUED	DRAWING
1	02.28.24	A.G.Ramos
2		
3		

contents & description:
Entry Doors

sheet no.
SD-2



1 739 BARRACKS
SCALE: 3/4" = 1'



2 737 BARRACKS
SCALE: 3/4" = 1'

1131-41 Burgundy,
1000-04 Governor Nicholls

1131 Burgundy

Vieux Carré Commission

March 12, 2024

1131 Burgundy

Vieux Carré Commission

March 12, 2024

1131 Burgundy

Vieux Carré Commission

March 12, 2024

1000-04 Governor Nicholls

1131 Burgundy

1131 Burgundy

1131 Burgundy

1131 Burgundy

1131 Burgundy

1131 Burgundy

1131 Burgundy


03 05 2024


03 05 2024


03 05 2024

ROBERT B. ANDERSON
CONSULTING ENGINEERS, LLC.

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

PHONE: (504) 488-7797
(800) 476-0963
FAX: (504) 488-7846
E-MAIL: rbaeng@andersonengineers.com

April 13, 2022

Mike Giovingo
1000 Bourbon Suite 246
New Orleans, LA 70116
creolecottages@yahoo.com

RE: 1004 Governor Nichols
New Orleans, LA

Dear Mr. Giovingo:

At your request, on April 12, 2022, we performed an inspection for the purpose of assessing the structural integrity of the masonry wall at the west side of the property. The following are the results of our findings.

The wall has, in the past, tilted towards the neighboring property to the west as can be seen in Photograph #1. Tie-back rods were installed prior to our inspection, in an effort to prevent further movement towards the neighboring property. While the tie backs provide some support, they do not address all issues and in our professional opinion the masonry wall is still in danger of falling. The brick masonry work has experienced significant weathering on the interior face of the wall as can be seen in Photograph #2. The wood rafters and joist which tie into the masonry also have experienced significant weathering as can be seen in photograph #3, and since these wood members provide necessary lateral support, it is a concern with respect to the integrity of the wall.

We were made aware that prior to our inspection a brick had fallen through the ceiling to the dwelling unit below. Some patch work has been done on the interior of the wall; However, it is insufficient, and additional cracks have occurred around the patch work as can be seen in Photograph #4. If nothing is done the brick work could continue to dislodge, causing a safety hazard and further weakening the structural integrity of the masonry wall potentially leading to a more serios failure.

In conclusion, in our expert opinion this brick wall is in danger of falling and should be incrementally dismantled and rebuilt in kind. The wood members which tie into the wall and have been compromised due to rot should also be addressed in this repair. If the corbel brick footing below the wall in question is found to be in an acceptable condition it may be capped with concrete to level and used as the foundation for the rebuilt wall. Should you need drawings for any of the remediation work suggested in this report, we would be happy and capable of providing them under separate cover.

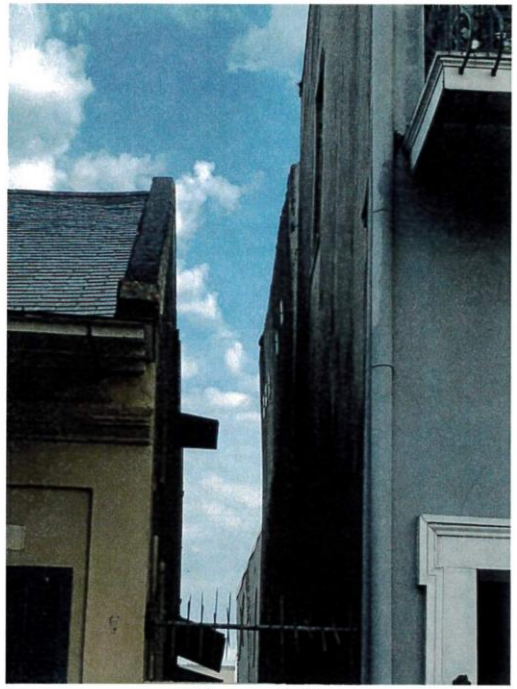
We hope the information provided meets your needs. Should you have any further questions, please do not hesitate to contact us. We thank you for this opportunity of being of service to you.

Respectfully submitted,

STATE OF LOUISIANA
ROBERT B. ANDERSON
License No. 11473
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

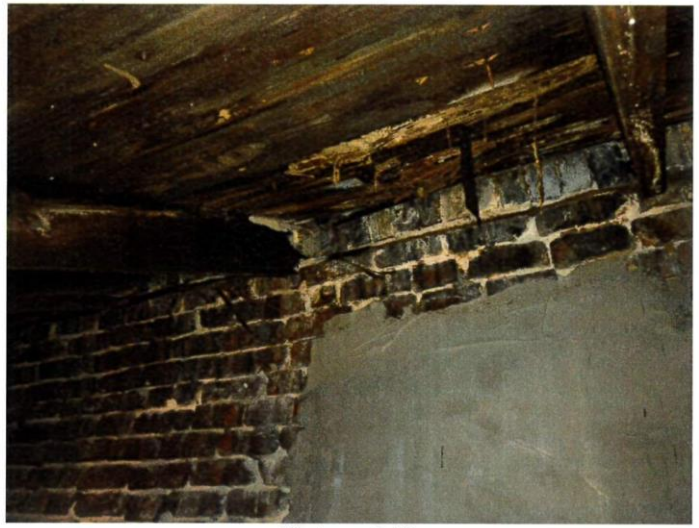
Robert B. Anderson, P.E., FACI
LA Reg. #11473

RBA:dw

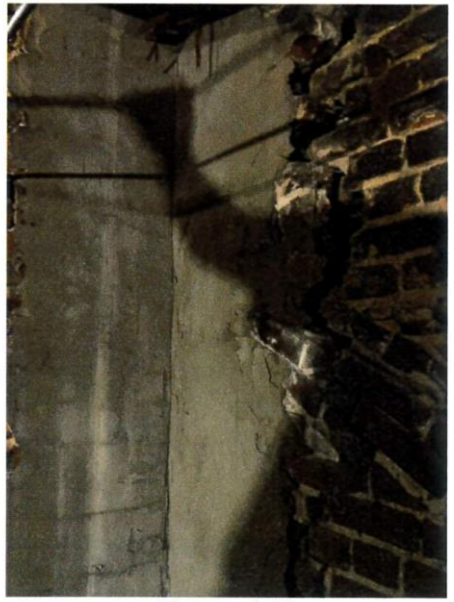


Photograph #1

Photograph #2



Photograph #3



Photograph #4

CIVIL • STRUCTURAL
INDUSTRIAL • MARINE
CARUBBA ENGINEERING

• CIVIL
• STRUCTURAL
• INDUSTRIAL
• MARINE

September 22, 2022

Mr. Ryan LaPorte
LaPorte Law Office LLC
700 Camp Street
New Orleans, Louisiana 70130

RE: ***Creole Cottages Condominium Association***
1131-1141 Burgundy & 1004 Governor Nicholls Street
New Orleans, Louisiana 70116
Report of Findings

Dear Mr. LaPorte:

In accordance with your request, we completed a limited visual observation of the above captioned property on August 29, 2022, as it relates to the condition of the building's structure following the impact of Hurricane Ida. Specifically, we observed the masonry wall that adjoins the two properties. In addition to our site visit, we reviewed the provided documents. They are as follows.

- Root Cause Consulting and Southeast Engineering Consultants, Inc (RCC/SECI) Storm Damage Evaluation Report dated November 15, 2021
- Minuteman Adjusters Letter dated January 18, 2022

We have completed our work and have the following observations and conclusions.

Background

Hurricane Ida impacted the above captioned property on August 29, 2021. According to the National Hurricane Center, the hurricane reached maximum sustained winds of 150 miles per hour. These wind speeds were likely exceeded by individual wind gusts evidenced by a local, well-respected newspaper; *The New Orleans Advocate*, along with its sister online source, *NOLA.com*, released information to the general public that recorded wind speeds were exceeded by individual wind gusts of 172 miles per hour. It is likely the actual gusts exceeded this as many measurement devices were destroyed from excessive winds that removed these anemometers from their supports before the actual, maximum readings could be recorded.

The National Hurricane Center released their Tropical Cyclone Report for Hurricane Ida on April 4, 2022. In this document, wind speeds at the New Orleans Airport (12 miles West) were reported to be 89 miles per hour gusts and at the Lakefront Airport (6 miles Northeast) were reported to be 86 miles per hour. This document also notes that speeds in these locations are an "incomplete record" and that "peak values may have exceeded the reported value". More likely than not, these wind speeds were much greater, and the radar/devices used to document were affected by the high winds.

General Property Description

The building is a multi-story, multi-unit, brick masonry apartment building, likely constructed of wooden joists, supported by load bearing masonry walls. Based on the assumed age and geographic location, the load bearing walls are most likely supported by corbel footings, bearing directly on the shallow underlying soils. The units we observed have a monoslope roof that overhangs the balcony and entrances to the units. The interior walls and ceiling are covered in a combination of gypsum drywall and plaster. At the time of our observation, we were unable to access the roof.

Observations

From the alleyway between 1129 and 1131 Burgundy Street, we observed the exterior of the masonry wall in question at the rear of 1004 Governor Nichols Street. This wall is approximately three-stories tall and does not adjoin the neighboring buildings. The brick masonry is clad in a smooth stucco finish. We observed brick tie anchors at the rear of this wall to be newer in appearance than the ties on adjacent walls. We understand from our conversation with the owner that these ties were added approximately ten to fifteen years ago in an effort to mitigate further movement of this exterior load bearing masonry wall.

We observed an obvious lean to the upper portion of this wall, as well as grout repairs that appeared to be made to the cracks and voids this displaced wall created between the neighboring masonry walls. We observed cracks in these repair locations that appear to have resurfaced from the original displacement described.

From the interior of the second floor unit, we observed cracks in the drywall ceiling and walls in multiple locations. Additionally, we observed water stains and a puncture through the ceiling near the exterior wall. We were informed by the owner that a brick fell through the ceiling. From the attic above, there was evidence of a missing brick adjacent to a rafter connection directly above the damage.

Additionally, from the attic above this unit, we observed the brick tie rods described previously in this report. The rods span from the exterior wall to their tie back point at the roof rafters. This connection consists of a steel plate fastened to the rafters (parallel to the rods) with a tube opening through the center. The rod runs through this tube and is tightened on the opposite side via nuts and washers. The rods appear to be bowed upwards and the rods rest on the lower portion of the tube connection. This bow and location of the rod inside the tube aligns with our previous assertion of wall movement allowing the rods to loosen. We also observed new, clean cracks in the previous grout repair at the exterior wall, water damage to the roof deck, and water stains near the cracks of the grout mentioned previously.

Recommendations and Conclusion

We conclude that the high winds of Hurricane Ida imposed pressures that caused movement and separation of the building envelope, specifically the exterior masonry wall. We opine the sustained wind speeds and cyclical pressures ultimately damaged the previous grout repairs and potentially, the connection points of the tie rods and rafters, creating the visible cracks, water intrusion, and damages detailed previously in this report.

We recommend removing the damaged/cracked grout at the interior and exterior of the masonry wall in order to properly assess the stability of the masonry, specifically at the corners. We recommend hiring a contractor who previously did the repair work or a contractor that is licensed, qualified, and proficient in repairing historic masonry load bearing walls. Due to the damage observed at the interior, we recommend the framing at the exterior wall be observed once the damaged drywall is removed in order to properly assess the condition of connections before cosmetic repairs are made. We recommend repairing the damages outlined in this report, as well as any storm damage discovered in order to bring the structure back to a pre-storm condition and to seal the envelope of the building.

We are concerned that, if not repaired, over time these cracks and potentially loosened connections will worsen the conditions noted in this report and further compromise the exterior masonry wall. Work should be completed by a competent, licensed professional in the state of Louisiana according to applicable laws and building codes.

Thank you for the opportunity to provide this information to you. Please contact our office if you are in need of further assistance. We reserve the right to amend this report if additional information becomes available.

Respectfully,
Carubba Engineering, Inc.

Emma H. Taylor, P.E.
w/attachments

View of Exterior Wall from 1129 Burgundy Street

Water Damage and Cracks at Second Floor Unit

Puncture and Water damage at Second Floor Unit

Water Damage and Cracks at Second Floor Unit

Missing Brick at Roof above Puncture

O:\Carubba\2022\120 1131-1141 Burgundy & 1004 Governor Nicholls\Documents\2022.09.22 Report.doc

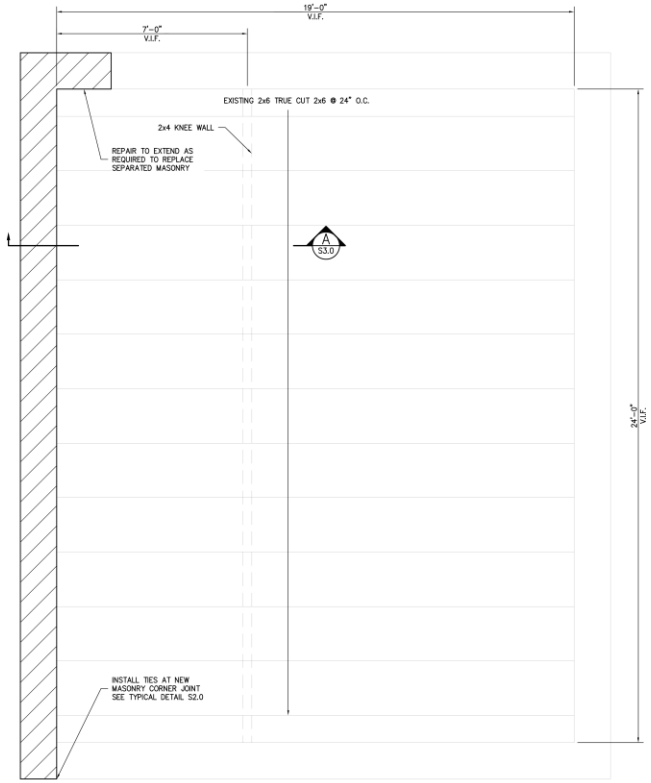
Cracks and Water Damage to Grout repair

Signs of Movement at Grout Repair

Typical Condition of Brick Tie Rods

Cracks and Separation at Grout Repair

O:\Carubba\2022\120 1131-1141 Burgundy & 1004 Governor Nicholls\Documents\2022.09.22 Report.doc

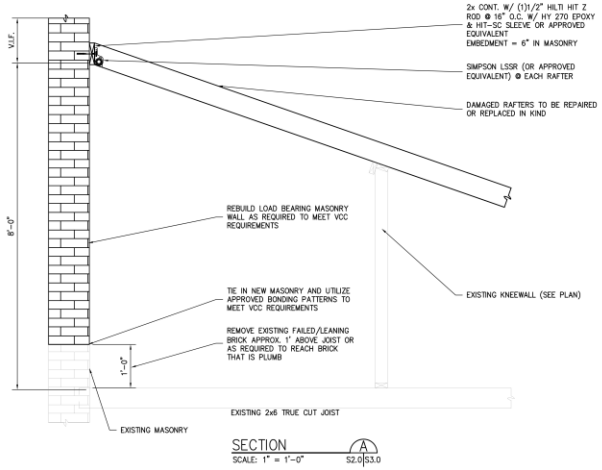


ROOF REPAIR PLAN
SCALE: 1/2"=1'-0"

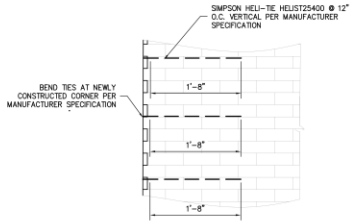
LEGEND

MASONRY TO BE REPLACED

V.I.F. VERIFY IN FIELD



SECTION A
SCALE: 1" = 1'-0" S2.0|S3.0



TYPICAL MASONRY REPAIR @ INTERIOR CORNER WALL
SCALE: 1" = 1'-0"

NOTES

GENERAL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING EXISTING FRAMING AND LOAD BEARING ELEMENTS DURING ALL PHASES OF CONSTRUCTION.
2. NO FIELD OBSERVATION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN.
3. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL VERIFY CONNECTIONS IN FIELD AND NOTIFY ENGINEER OF CONFLICTING FIELD CONDITIONS

FRAMING AND TIMBER NOTES

1. LUMBER DATA:
   A. FRAMING LUMBER SHALL BE KILN DRIED Fb = 1,200 PSI.
   B. CEILING JOIST, ROOF RAFTERS AND ASSOCIATED FRAMING SHALL BE NO.2 SOUTHERN YELLOW PINE.
   C. MODULUS OF ELASTICITY, "E" IN 1,700,000 PSI = 1.7
2. USE METAL JOIST HANGERS ON FLUSH FRAMED BEAMS.
3. EXTERIOR WALL SHEATHING WILL BE A MINIMUM 1/2" CDX PLYWOOD OR OSB
4. HEADERS SHALL BE AS PER SCHEDULE.
5. WOOD BEAMS WITH PLYWOOD SHALL BE GLUED AND NAILED.
6. WOOD BEAMS WITH STEEL PLATE SHALL BE BOLTED WITH 1/2" DIA. A307 GR.C STEEL BOLTS.
7. WALL BRACING SHALL BE STRUCTURAL SHEATHING PER WFCM, LATEST EDITION.
8. TOP PLATES SHALL BE FACE NAILED TOGETHER AT INTERSECTIONS WITH (4)-16d COMMON NAILS
9. 2"x4" BRACING ON 2"x6" ROOF RAFTERS SHALL NOT EXCEED THE FOLLOWING:
   2"x6" RAFTER AT 16" O.C. – 11'-3"
   2"x6" RAFTER AT 24" O.C. – 9'-2"
10. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IBC(2018), NDS, AND WFCM.
11. THE NUMBER AND SIZE OF NAILS AT WOOD CONNECTIONS SHALL BE PER THE LATEST EDITION OF THE WFCM OR ENGINEER'S SPECIFICATIONS.
12. CONNECTORS SPECIFIED AS "SIMPSON" TYPE ARE TO BE MANUFACTURED BY SIMPSON STRONG-TIE CO. OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FASTENING PROCEDURES. IF MANUFACTURER PROVIDES AN OPTION FOR THE INSTALLATION PROCEDURE, PROVIDE THE STRONGEST CONNECTION. CONNECTORS SHALL BE GALVANIZED.
13. BASE PLATES WILL BE ANCHORED AT A MAXIMUM OF 24" ON CENTER WITH A MINIMUM A307 GR. C 5/8"x10" ANCHOR BOLTS USING 3"x3"x1/4" PLATE WASHER.
14. R905.2.6 ROOF SHINGLES WILL BE ATTACHED WITH THE HIGH WIND FASTENING METHOD TESTED IN ACCORDANCE WITH ASTM D3161 FOR 130 MPH WINDS. THE CONTRACTOR MUST SUBMIT A FASTENING PATTERN FROM THE SHINGLE MANUFACTURER THAT IT CERTIFIES AND CONFORMS TO ASTM D3161 FOR 130 MPH WINDS AND THE DESIGN LOADS FROM TABLE R301.2(2) R905.2.7.2 UNDERLAYMENT AND HIGH WIND– UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 110 MPH) WILL BE APPLIED WITH CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER APART THAN 36" O.C.
15. FIRE BLOCKING SHALL BE INSTALLED AS PER SECTION R602.8 OF IBC 2018
16. JOIST SHALL ONLY BE NOTCHED IF NECESSARY IN STRICT ACCORDANCE WITH IRC 2018. NO EXCEPTIONS.
17. THE OWNER SHALL COMPLY WITH THE REQUIREMENT OF AN ENCLOSED BUILDING ENVELOPE WITH WINDOWS, PERSONNEL DOORS AND GARAGE DOORS. IN THE EVENT THE OWNER DOESN'T NOT COMPLY WITH THESE REQUIREMENT, THE STRUCTURE SHALL BE REDESIGNED AS A PARTIALLY ENCLOSED STRUCTURE, AT THE OWNERS EXPENSE.
18. NAILS SHALL BE COMMON NAILS UNLESS SPECIFIED OTHERWISE. NO EXCEPTIONS UNLESS SPECIFICALLY REQUESTED IN WRITING AND APPROVED BY THE ENGINEER OF RECORD.
19. PLACE AND NAIL APA RATED PANEL ON ROOF WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS, UNLESS STRENGTH AXIS OTHERWISE IDENTIFIED. EACH PIECE MUST BE CONTINUOUS OVER AT LEAST TWO SPANS. USE MINIMUM OF 24" WIDE PANELS.
20. CONTRACTOR SHALL INSTALL BRIDGING AS REQUIRED PER LATEST WFCM AND IBC
21. DESIGN LOADS:

FLOOR LOAD: RESIDENTIAL	40 P.S.F
ROOF LIVE LOAD	20 P.S.F.
DESIGN WIND LOAD	143 MPH – EXPOSURE CATEGORY B.
ENCLOSED STRUCTURE,	I=1.0.

22. ALL LUMBER EXPOSED TO EXTERIOR ELEMENTS SHALL BE PRESSURE TREATED OR CERTIFIED BY THE MANUFACTURER FOR EXTERIOR AND EXPOSED APPLICATIONS.

MARK	DESCRIPTION	DATE	BY
B	FOR APPROVAL	8/25/2023	EHT
A	FOR APPROVAL	11/07/2022	EHT

CIVIL • STRUCTURAL
INDUSTRIAL • MARINE
CARUBBA ENGINEERING
3400 Hessmer Avenue
Metairie,LA
70002
Phone:
504.888.1490
www.carubbaengineering.com

NEW ORLEANS CREOLE COTTAGES CONDOMINIUM ASSOCIATION LOUISIANA
RENOVATION
1131–1141 BURGUNDY & 1004 GOVERNOR NICHOLLS STREET
ROOF REPAIR PLAN

DRAWN
PR
CHECKED
EHT
DATE
8/25/2023
CD PROJECT NO.
2022 – 120
SHEET
S2.0

FOR PRICING ONLY
DATE: 8/25/23

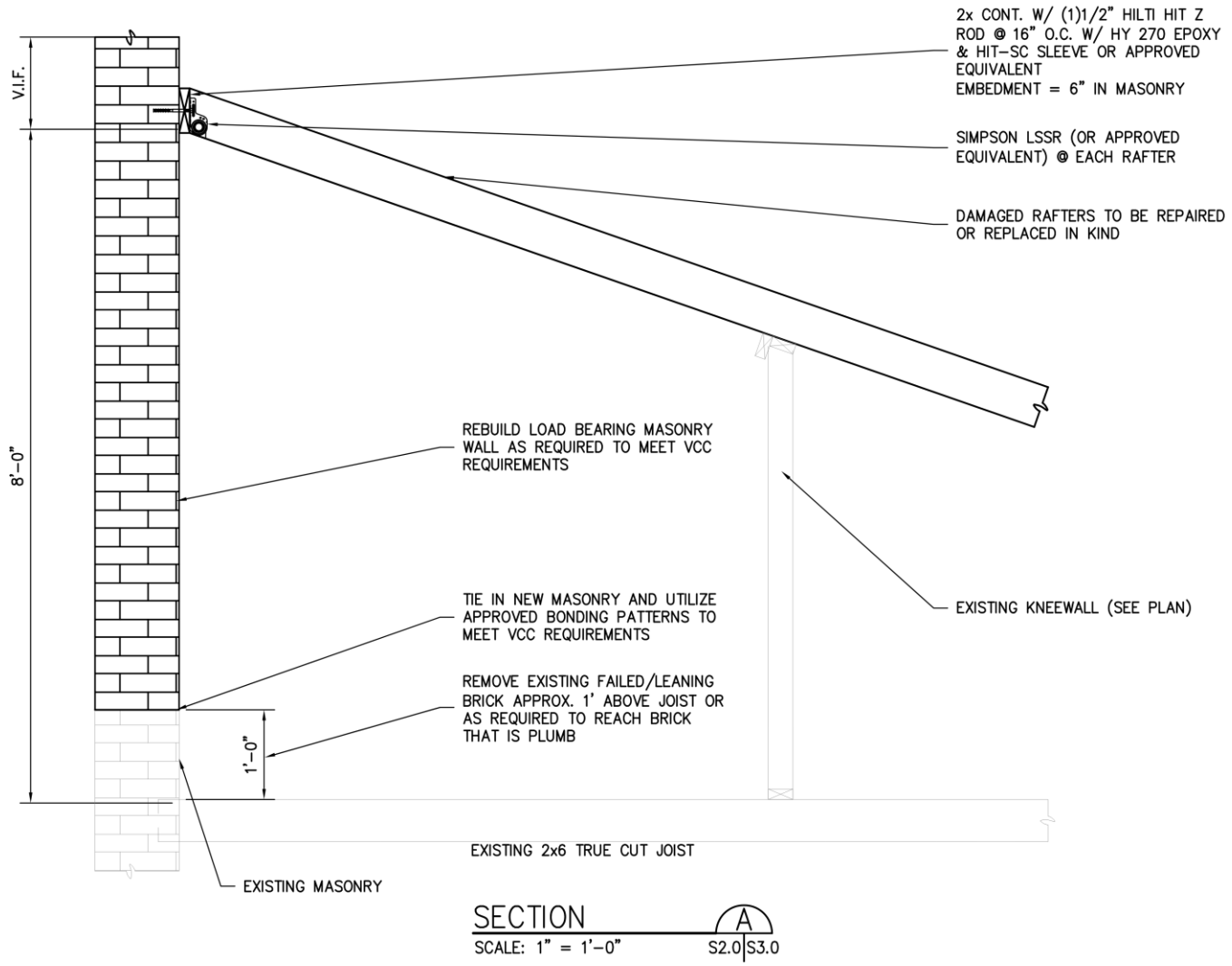
1993 25 CARUBBA ENGINEERING 2018

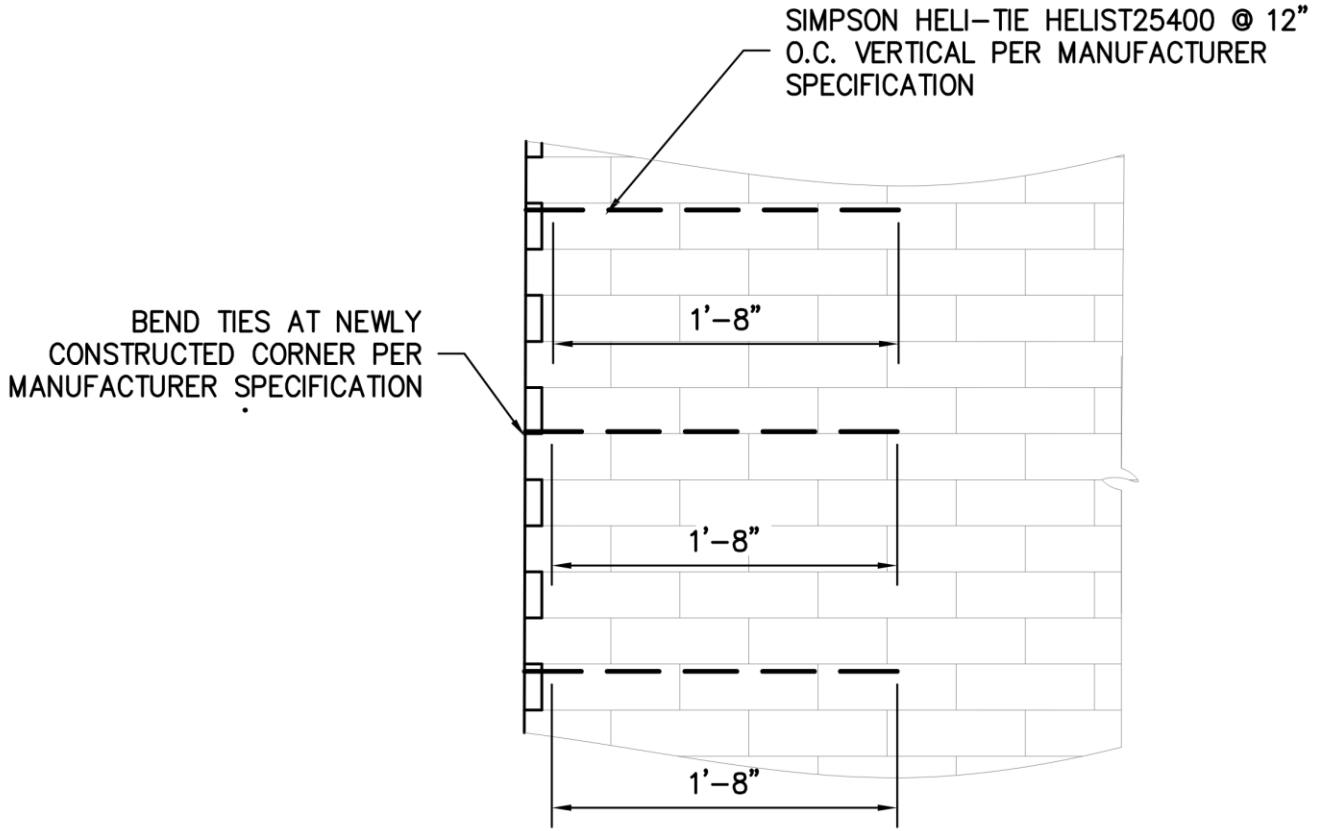
1131 Burgundy

Vieux Carré Commission

March 12, 2024

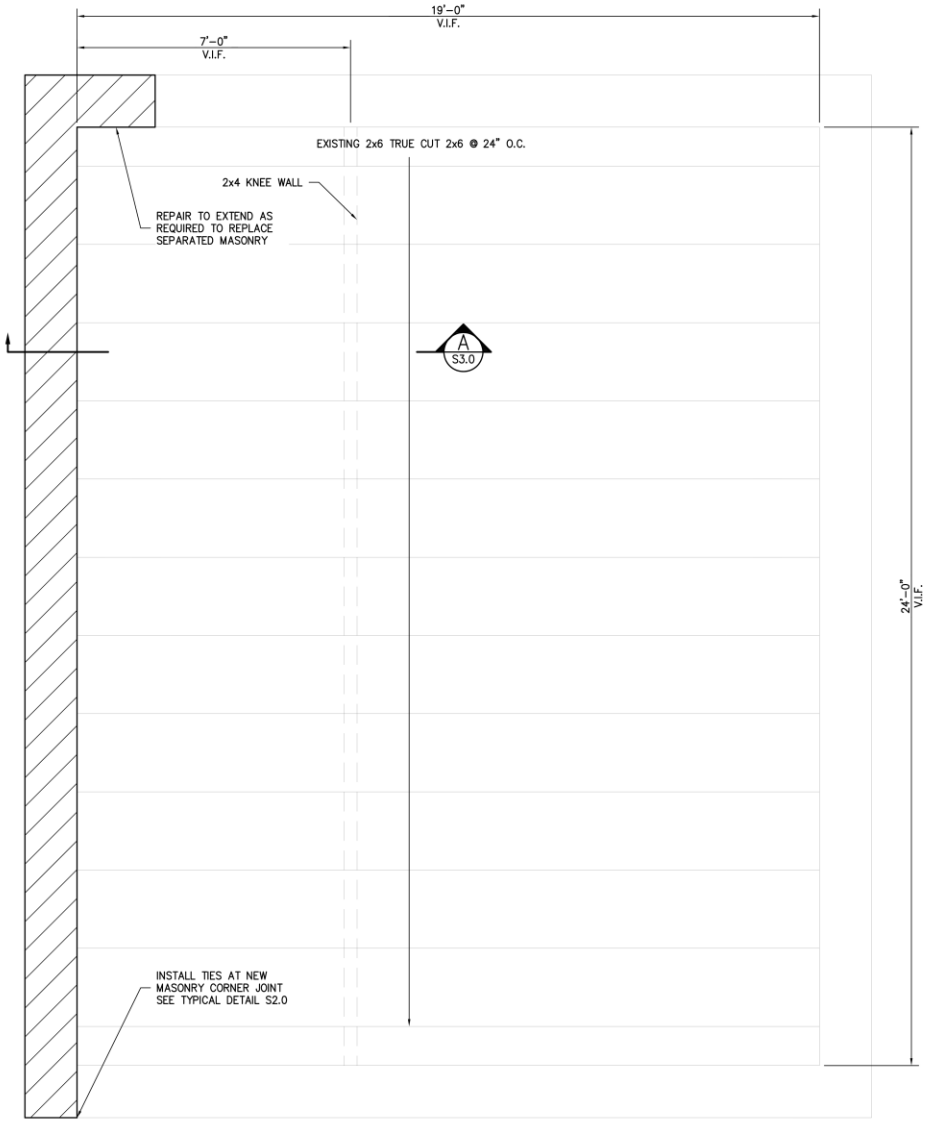
VIEUX CARRE COMMISSION ESTABLISHED 1936


2x CONT. W/ (1)1/2" HILTI HIT Z ROD @ 16" O.C. W/ HY 270 EPOXY & HIT-SC SLEEVE OR APPROVED EQUIVALENT
EMBEDMENT = 6" IN MASONRY
SIMPSON LSSR (OR APPROVED EQUIVALENT) @ EACH RAFTER
DAMAGED RAFTERS TO BE REPAIRED OR REPLACED IN KIND
V.I.F.
8'-0"
REBUILD LOAD BEARING MASONRY WALL AS REQUIRED TO MEET VCC REQUIREMENTS
EXISTING KNEEWALL (SEE PLAN)
TIE IN NEW MASONRY AND UTILIZE APPROVED BONDING PATTERNS TO MEET VCC REQUIREMENTS
REMOVE EXISTING FAILED/LEANING BRICK APPROX. 1' ABOVE JOIST OR AS REQUIRED TO REACH BRICK THAT IS PLUMB
1'-0"
EXISTING 2x6 TRUE CUT JOIST
EXISTING MASONRY
SECTION A
SCALE: 1" = 1'-0"
S2.0|S3.0



TYPICAL MASONRY REPAIR @ INTERIOR CORNER WALL

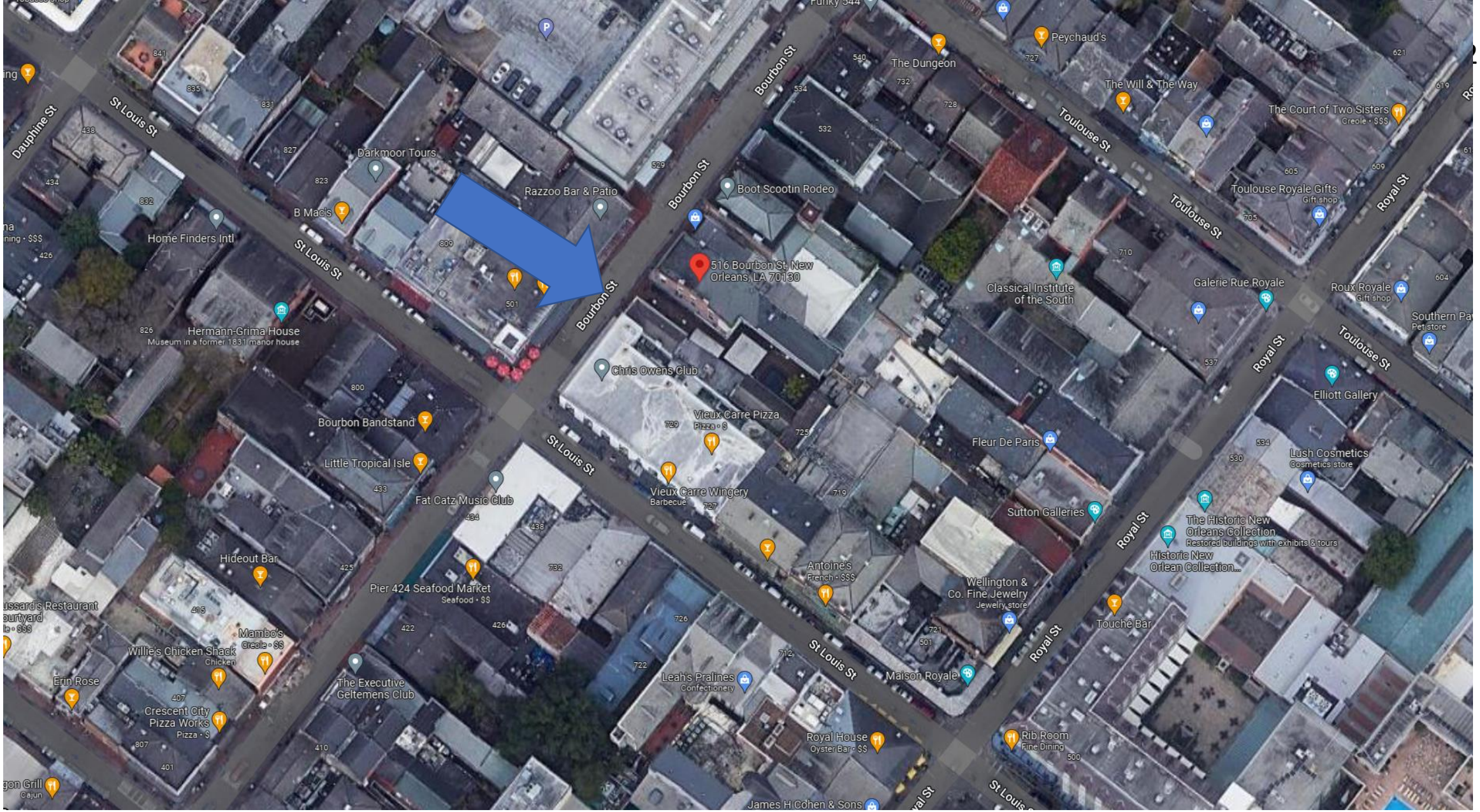
SCALE: 1" = 1'-0"



ROOF REPAIR PLAN

SCALE: 1/2"=1'-0"

508-16 Bourbon



508 Bourbon

Vieux Carré Commission

March 12, 2024

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508 Bourbon

Vieux Carré Commission

March 12, 2024

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508 Bourbon

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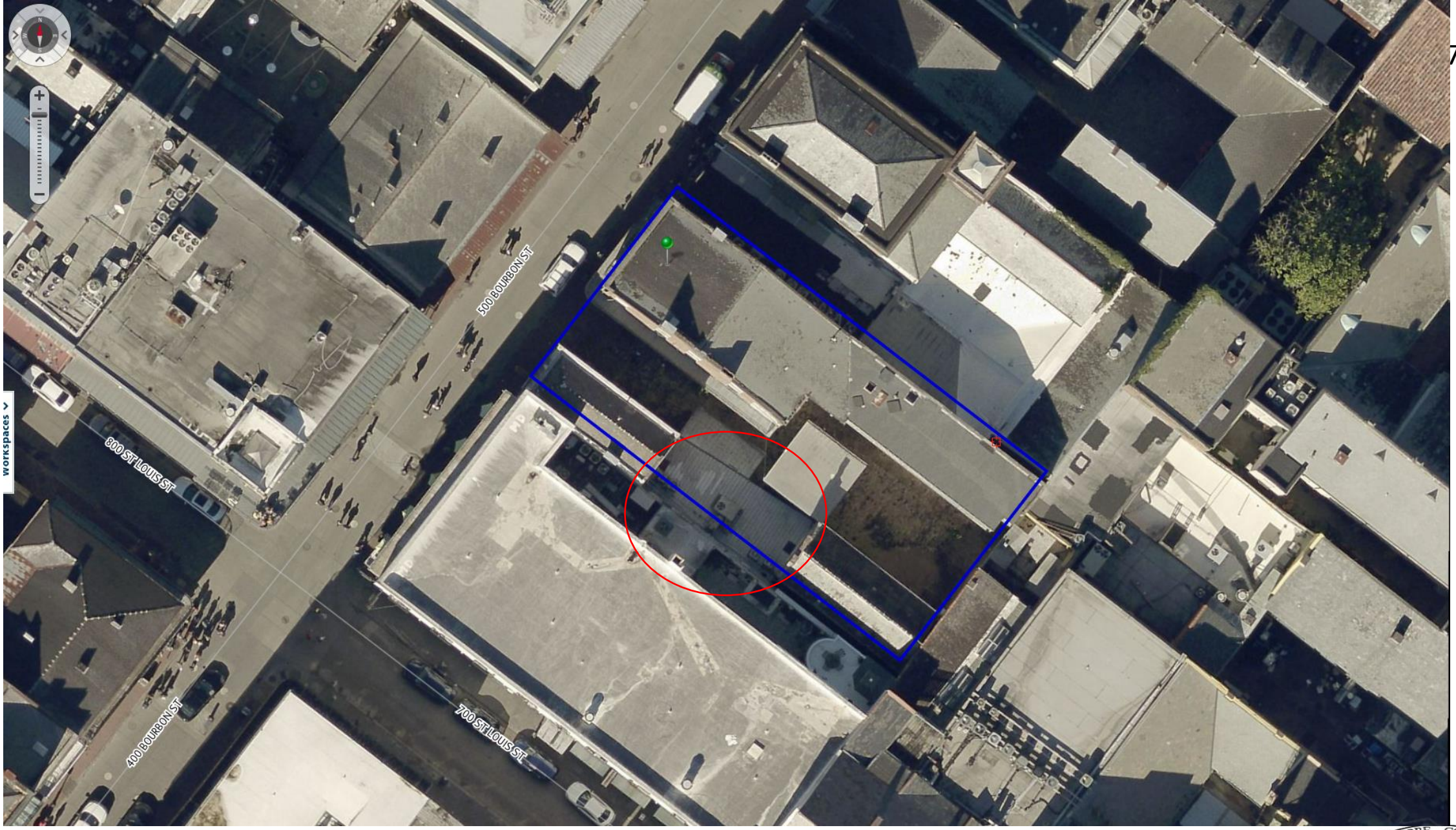
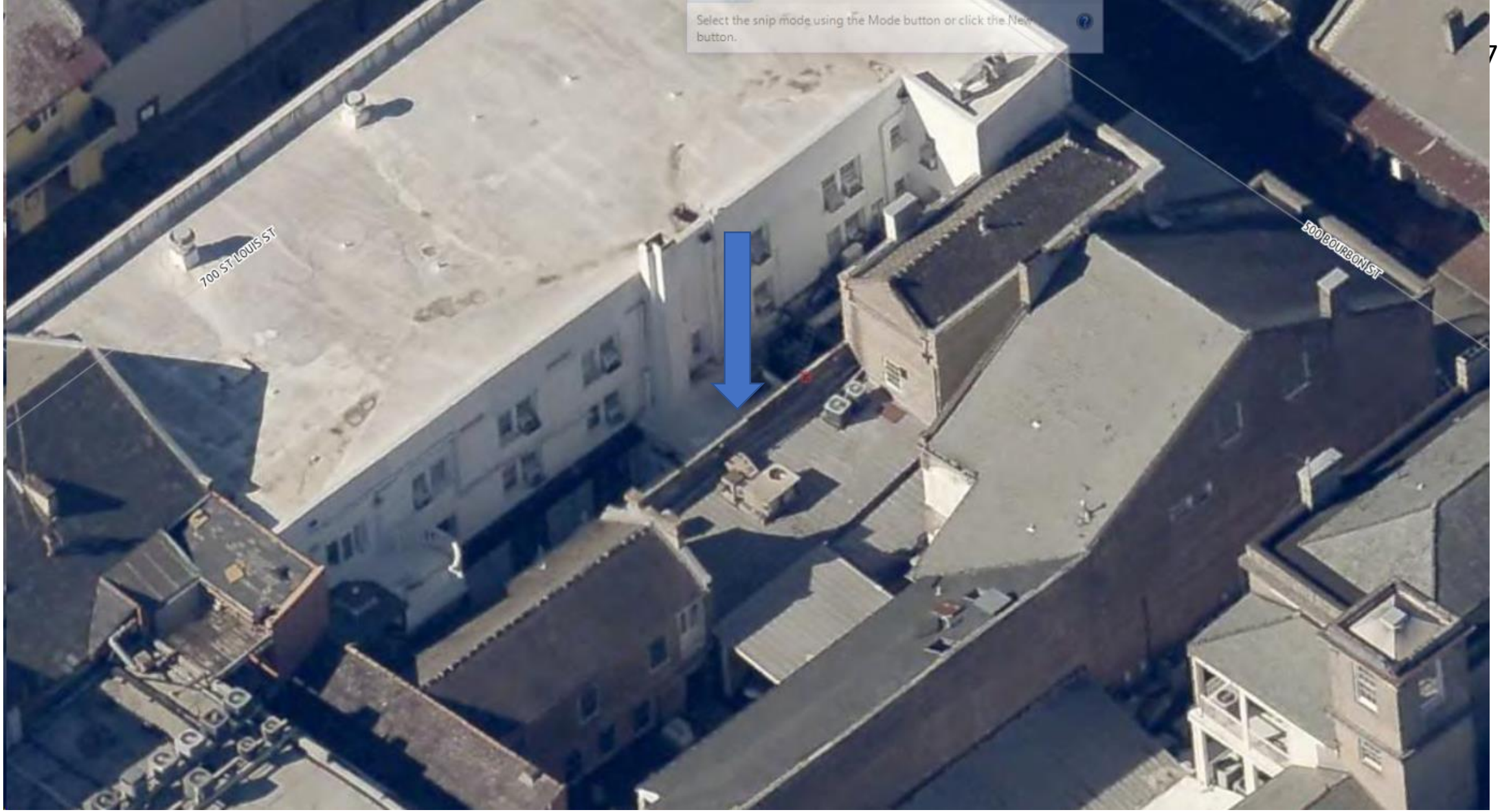


508 Bourbon

Vieux Carré Commission

March 12, 2024



508 Bourbon

Vieux Carré Commission

March 12, 2024

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508 Bourbon

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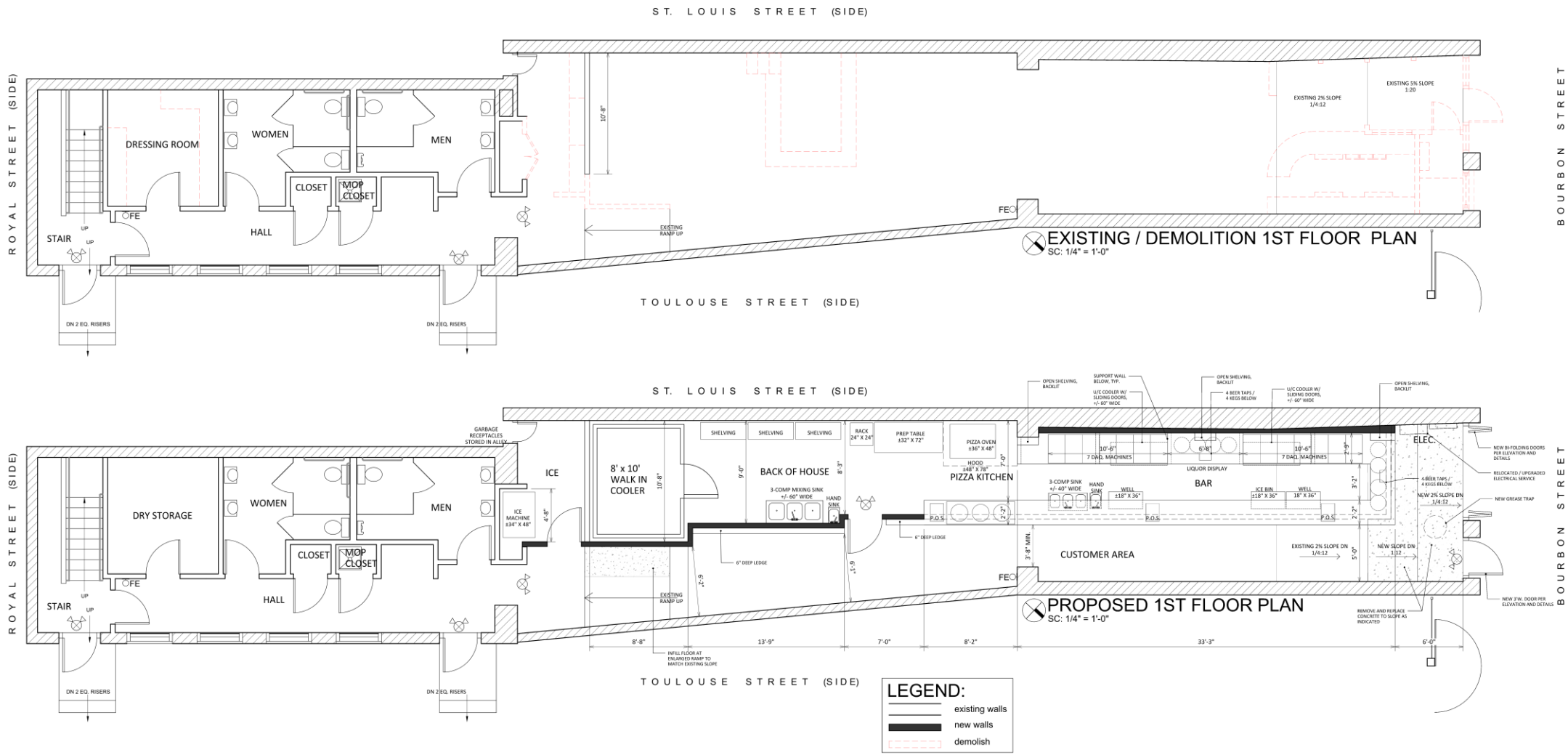
508 Bourbon

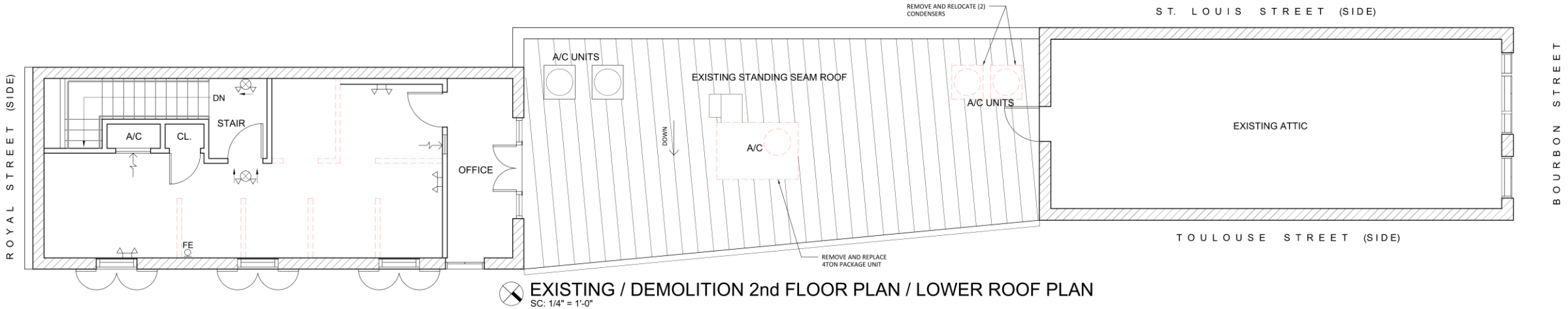


RENOVATION of 508 BOURBON STREET New Orleans, Louisiana 70130	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5870 harmon@lkharmonarchitects.com	2.27.2024 V.C.C. APP.	A1 LKH #0324 24"x36" SHEET

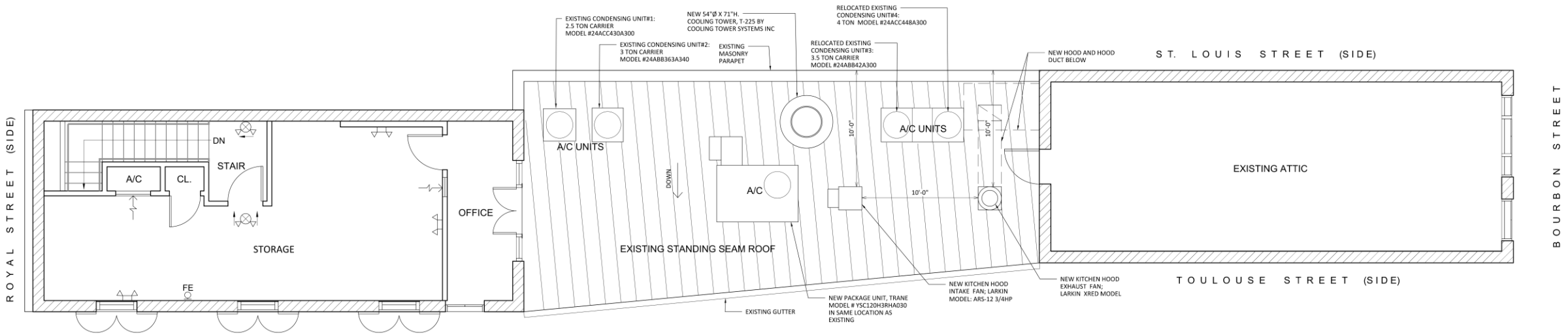
508 Bourbon

Vieux Carré Commission

March 12, 2024

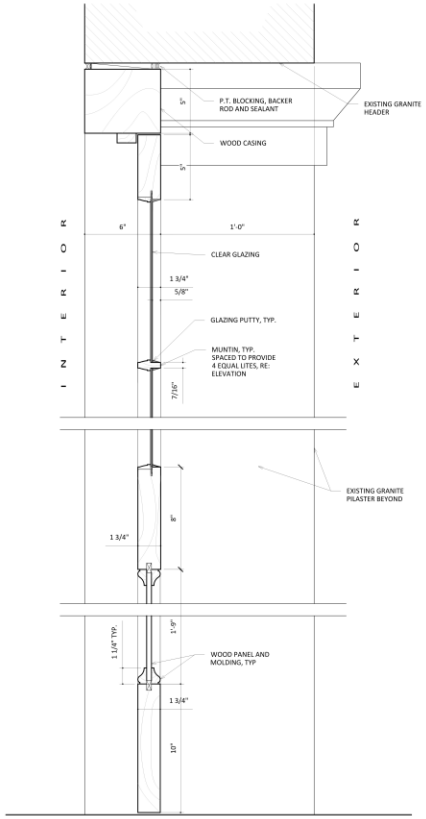


EXISTING / DEMOLITION 2nd FLOOR PLAN / LOWER ROOF PLAN
SC: 1/4" = 1'-0"

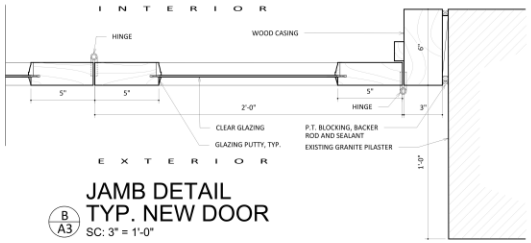


PROPOSED 2nd FLOOR PLAN / LOWER ROOF PLAN
SC: 1/4" = 1'-0"

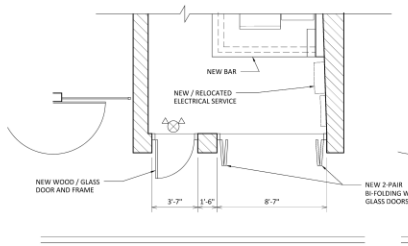
82



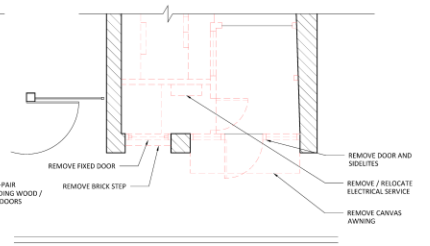
VERTICAL SECTION DETAIL @ TYP. NEW DOOR
A3 SC: 3" = 1'-0"



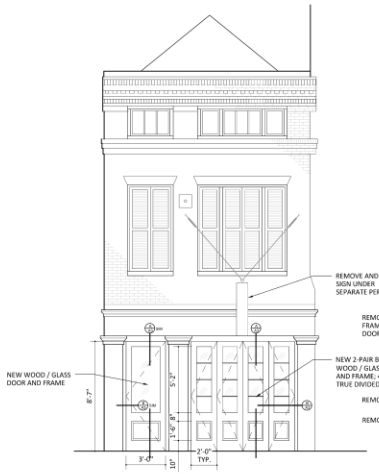
JAMB DETAIL TYP. NEW DOOR
B A3 SC: 3" = 1'-0"



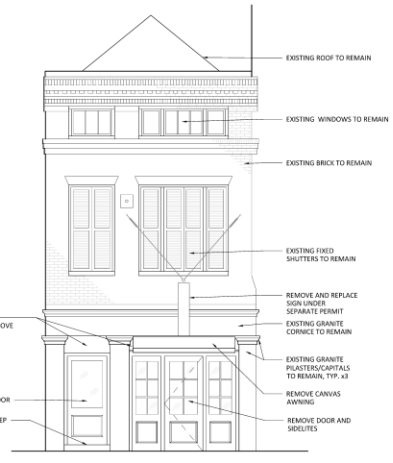
PROPOSED PARTIAL 1st FLOOR PLAN
SC: 1/4" = 1'-0"



EXISTING / DEMOLITION PARTIAL 1st FLOOR PLAN
SC: 1/4" = 1'-0"



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



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

RENOVATION of
508 BOURBON STREET
New Orleans, Louisiana 70130

LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5870 harmon@lkharmonarchitects.com

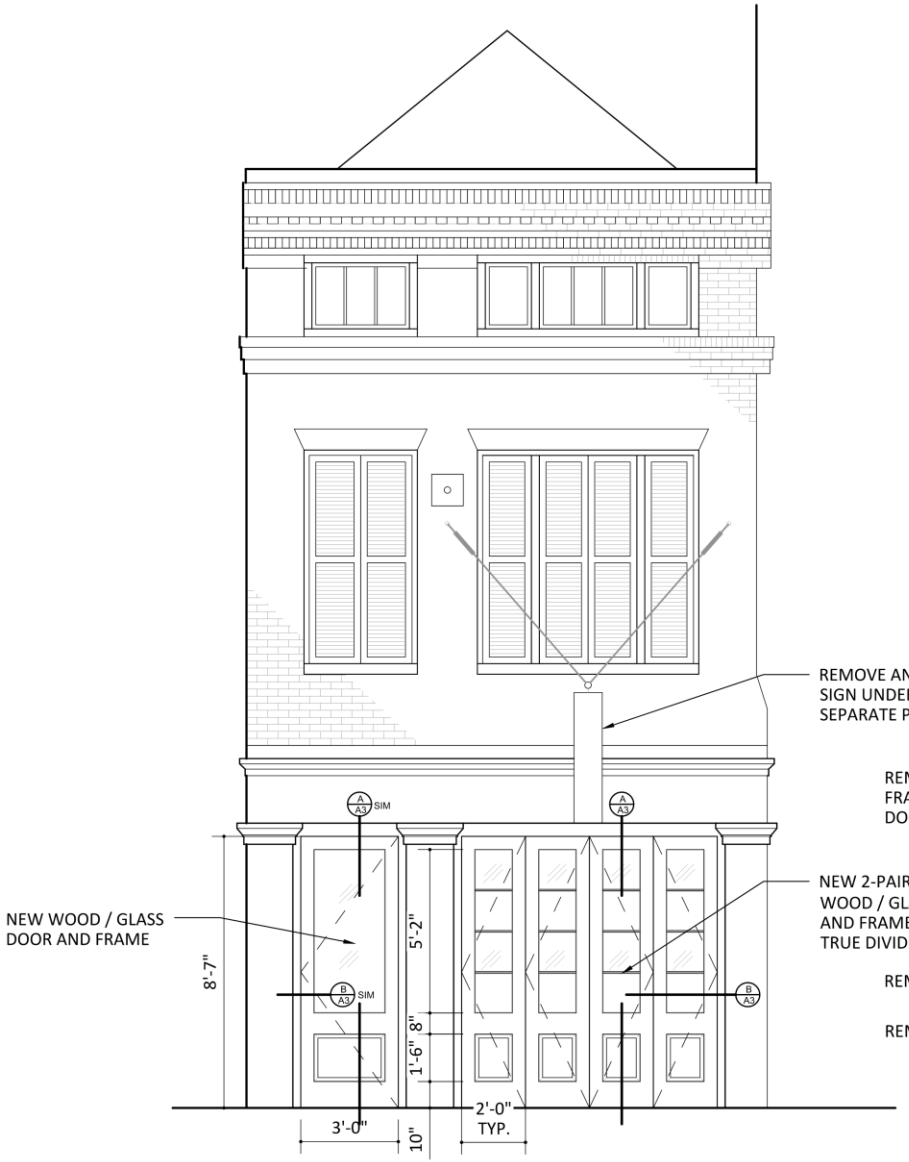
2.27.2024 V.C.C. APP.

A3

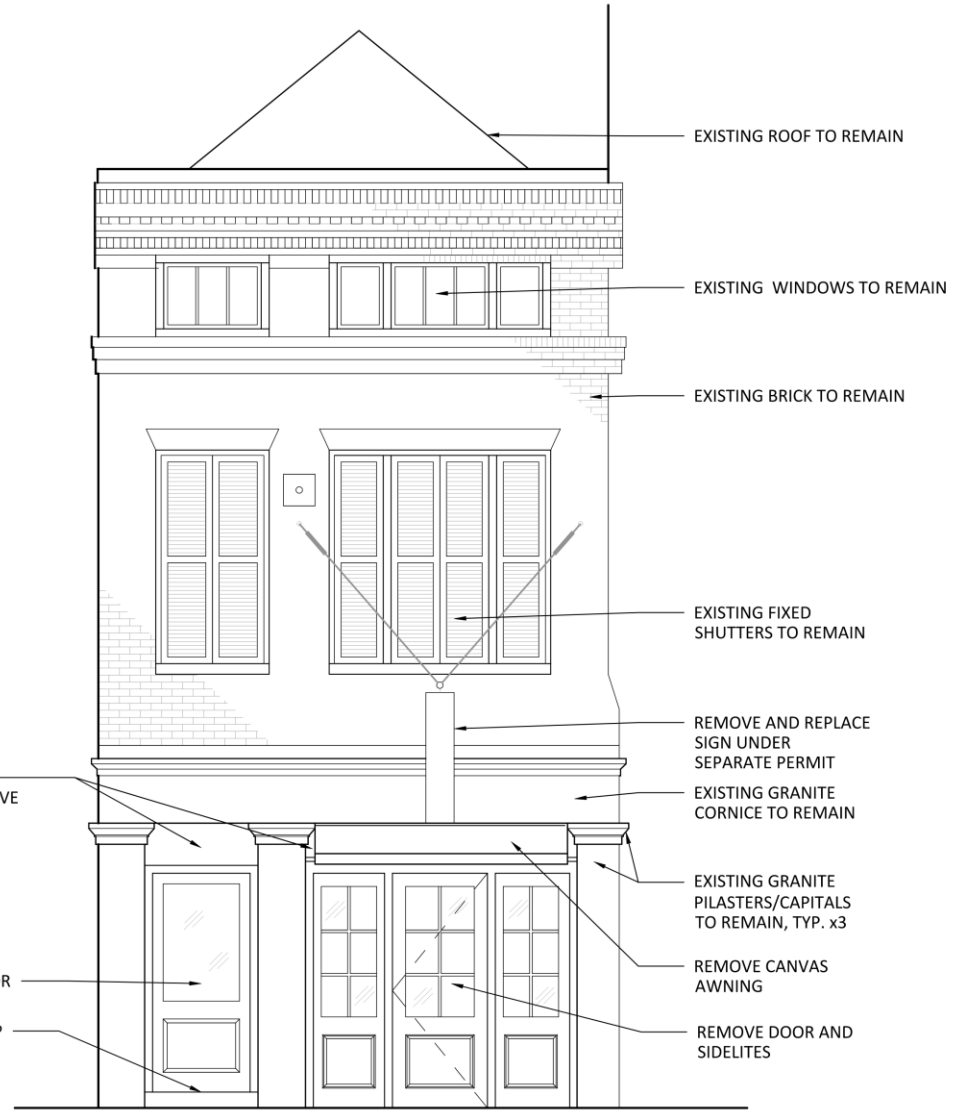
LKH #0324

24"x36" SHEET

83

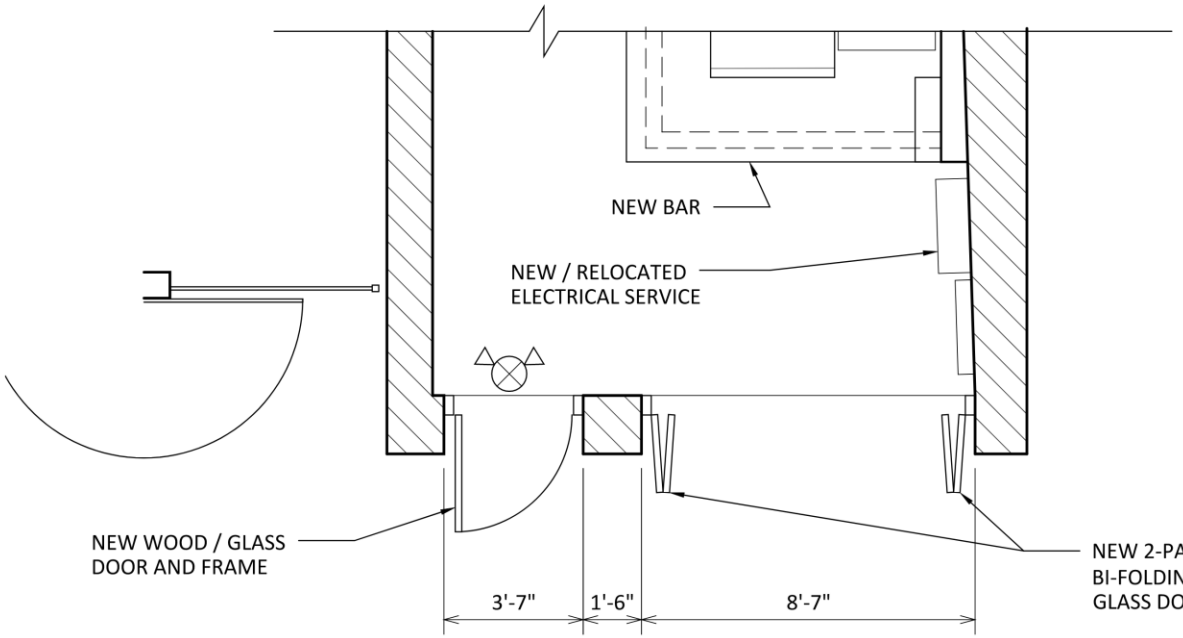


PROPOSED FRONT ELEVATION
SC: 1/4" = 1'-0"

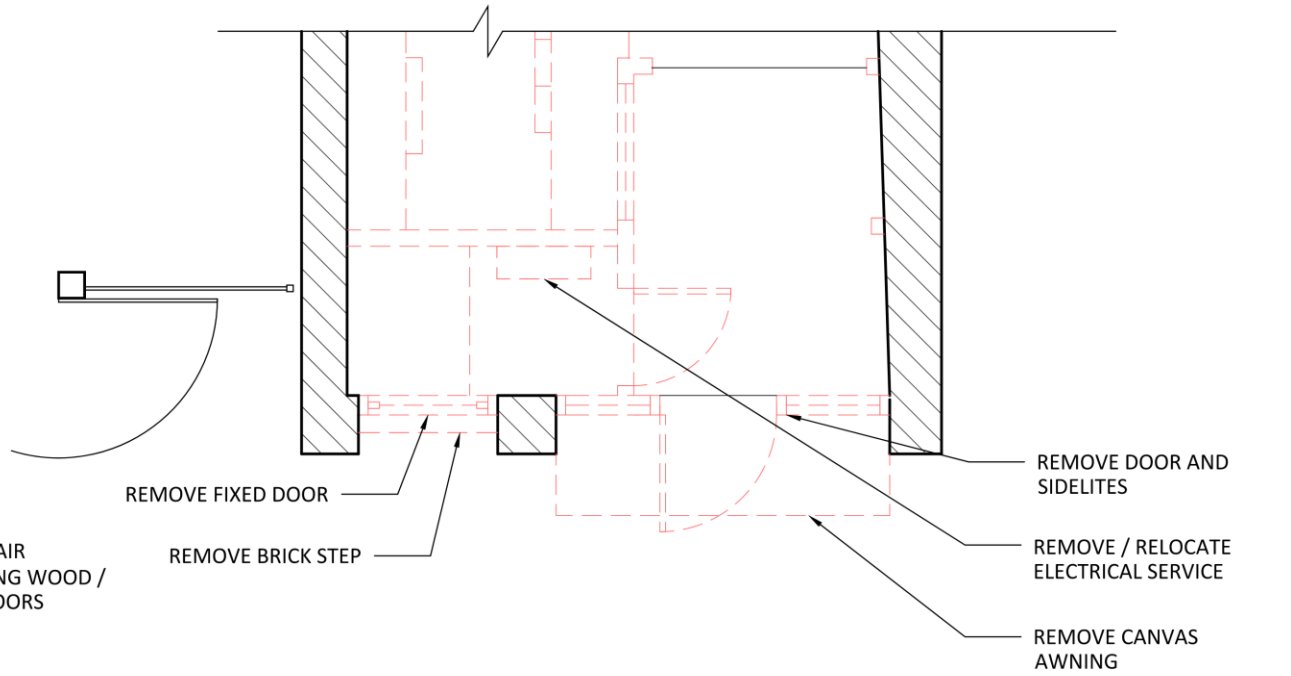


EXISTING FRONT ELEVATION
SC: 1/4" = 1'-0"

84

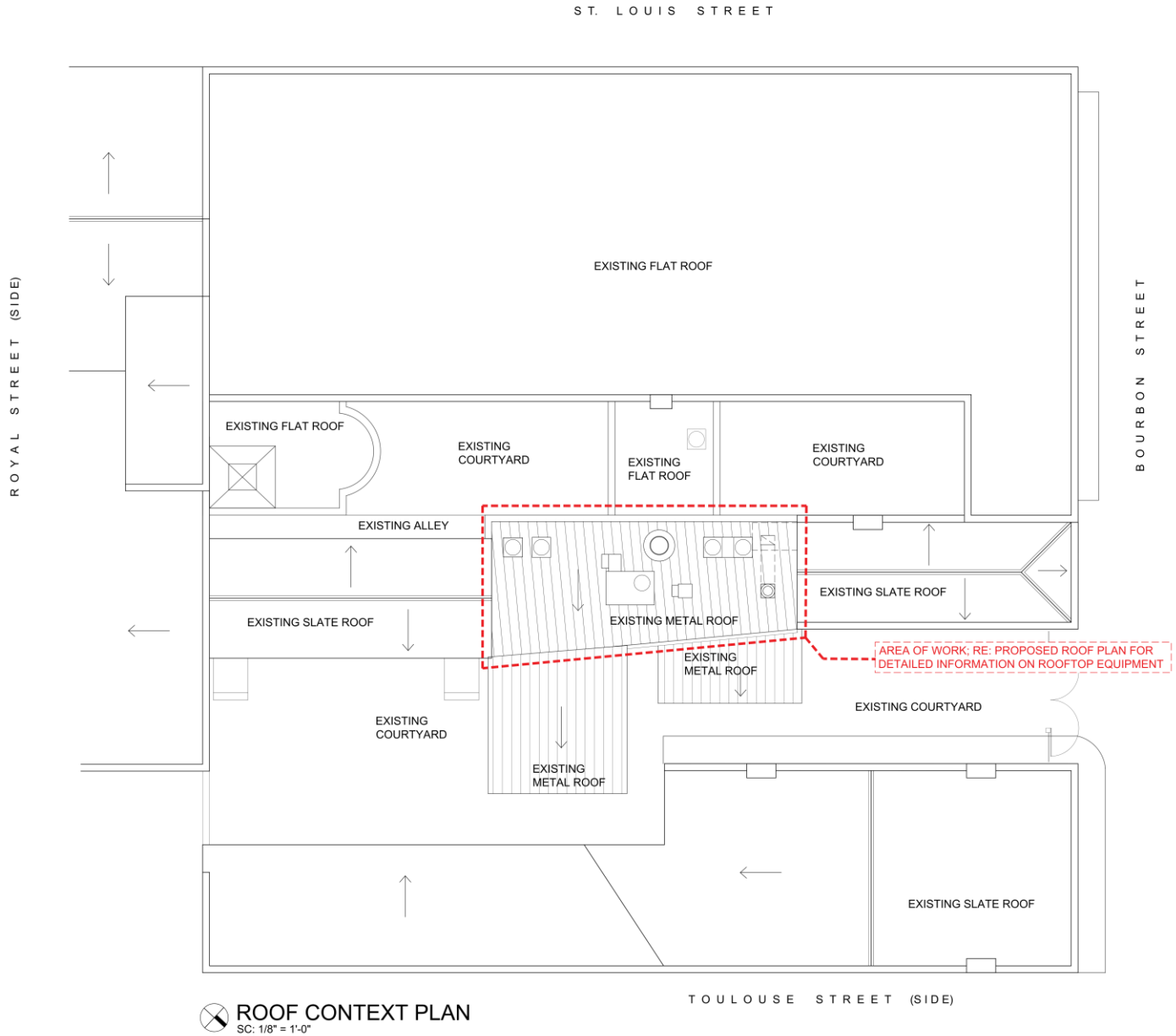


PROPOSED PARTIAL 1st FLOOR PLAN
SC: 1/4" = 1'-0"



EXISTING / DEMOLITION PARTIAL 1st FLOOR PLAN
SC: 1/4" = 1'-0"

85



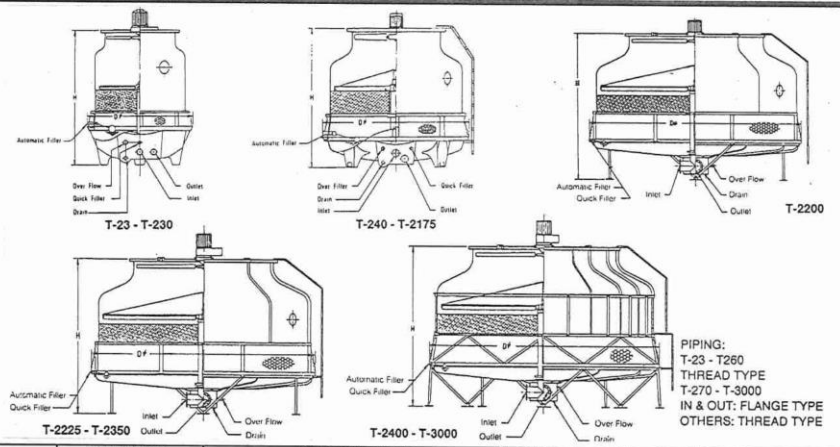
508 Bourbon

Vieux Carré Commission

March 12, 2024

Dimensions & Pipe Connections

CTS Cooling Tower Systems, Inc.



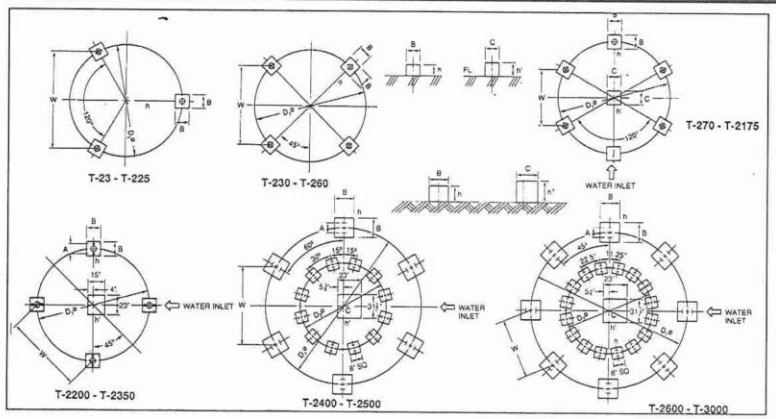
PIPING:
T-23 - T260
THREAD TYPE
T-270 - T-3000
IN & OUT: FLANGE TYPE
OTHERS: THREAD TYPE

T MODEL	DIMENSIONS		PIPE CONNECTIONS						FAN MOTOR (HP)	FAN DIAMETER (INCH)	AIR VOLUME (CFM)	NOMINAL WATER FLOW (GPM)
	HEIGHT	DIA.	IN	OUT	O	Dr	FLO AT	Q				
T-25	52	33 1/2	1 1/2	1 1/2	1	3/4	1/2	-	1/6 *	19 1/2	2118	15
T-28	56	33 1/2	1 1/2	1 1/2	1	3/4	1/2	-	1/6 *	19 1/2	2648	23
T-210	54	41 3/4	1 1/2	1 1/2	1	3/4	1/2	-	1/4 *	26 3/8	3531	30
T-215	59	46	2	2	1	1	1/2	-	1/4 *	26 3/8	4767	44
T-220	63	54 3/8	2	2	1	1	1/2	-	1/2 **	30 1/4	6356	58
T-225	70 15/16	54 3/8	2 1/2	2 1/2	1	1	1/2	-	3/4 ***	30 1/4	7000	73
T-230	68 3/8	62 1/4	2 1/2	2 1/2	1	1	1/2	-	1 ***	30 1/4	8100	88
T-240	74 1/2	71 5/8	2 1/2	2 1/2	1	1	3/4	-	1 1/2***	38 1/4	9800	118
T-250	74 1/2	78 3/4	3	3	1	1	3/4	-	1 1/2 ***	38 1/4	11500	148
T-260	74 11/16	78 3/4	3	3	1	1	3/4	-	1 1/2 ***	46	14700	177
T-270	79 3/8	85 5/8	4	4	1	1	3/4	-	1 1/2 ***	46	17500	207
T-280	79 3/8	85 5/8	4	4	1	1	3/4	-	2 ***	46	18900	237
T-2100	85 1/16	104 3/8	4	4	1	1	1	-	3 ***	57 7/8	24500	295
T-2125	87	120 1/8	6	6	2	1	1	-	3 ***	57 7/8	29060	369
T-2150	90	130	6	6	2	2	1	-	5 ***	68 7/8	33260	446
T-2175	97 7/8	130	6	6	2	2	1	-	5 ***	68 7/8	40250	518
T-2200	117 3/4	148 3/8	6	6	2	2	1 1/4	1 1/4	5 ***	68 7/8	43760	592
T-2225	125 5/8	148 3/8	6	6	2	2	1 1/4	1 1/4	7 1/2***	93	61270	656
T-2250	125 5/8	148 3/8	8	8	2	2	1 1/4	1 1/4	7 1/2 ***	93	61270	737
T-2300	131 7/8	174 3/4	8	8	2	2	1 1/4	1 1/4	10 ***	93	77020	883
T-2350	133 1/2	188 5/8	8	8	2	2	1 1/4	1 1/4	10 ***	93	77020	1036
T-2400	153 1/8	203 7/8	8	8	4	2	2	2	15 ***	117	91030	1190
T-2500	154 11/16	219 5/8	10	10	4	2	2	2	15 ***	117	91030	1505
T-2600	171 5/8	259 7/8	10	10	4	2	2	2	20 ***	133 1/8	125000	1777
T-2700	181 5/16	259 7/8	10	10	4	2	2	2	20 ***	133 1/8	125000	2101
T-2800	194 11/16	299 1/4	12	12	4	3	2	2	30 ***	141	175000	2370
T-3000	202 1/2	299 1/4	12	12	4	3	2	2	30 ***	141	175000	3011

Cooling Tower Systems, Inc.
3170 Mercer University Dr., Macon, GA 31204
TF: 800.752.1905 F: 478.755.8304 www.coolingtowersystems.com info@coolingtowersystems.com

Recommended Concrete Base of Tower Support

CTS Cooling Tower Systems, Inc.



T MODEL	WEIGHT (LBS.)		DIMENSIONS (IN.)								ANCHOR BOLT		QTY (PCS.)	PUMP HEAD (FT.)
	DRY	OPERATING	D1	W	B	A	h	h'	C	D2	SIZE (INCH)	LENGTH (INCH)		
T-25	86	251	21 5/8	18 3/4	8		6				1/2	4 3/4	3	5.0
T-28	93	262	21 5/8	18 3/4	8		6				1/2	4 3/4	3	5.0
T-210	123	443	29 1/2	25 5/8	8		6				1/2	4 3/4	3	5.0
T-215	139	536	34 5/8	30	8		6				1/2	4 3/4	3	5.3
T-220	190	719	44	38 1/4	8		6				1/2	4 3/4	3	5.6
T-225	227	887	44	38 1/4	8		6				1/2	4 3/4	3	5.6
T-230	253	1074	52 1/2	37	8		6				1/2	4 3/4	4	6.0
T-240	369	1133	57 7/8	40 7/8	10		8				1/2	4 3/4	4	6.6
T-250	435	1313	66 1/8	46 3/4	10		8				1/2	4 3/4	4	6.6
T-260	504	1472	66 1/8	46 3/4	10		8				1/2	4 3/4	4	6.6
T-270	610	1555	69 3/8	34 1/2	10		8	9 1/2	10		1/2	4 3/4	5	6.6
T-280	642	1588	69 3/8	34 1/2	10		8	9 1/2	10		1/2	4 3/4	5	6.6
T-2100	887	2361	92 1/2	46 1/4	12		12	14	12		5/8	8	5	8.2
T-2125	1025	2983	103 1/8	51 1/2	12		12	14	12		5/8	8	5	10.0
T-2150	1375	5731	112 1/2	56 1/4	12		12	13 1/2	16		5/8	8	5	10.0
T-2175	1569	5887	112 1/2	56 1/4	12		12	13 1/2	16		5/8	8	5	11.0
T-2200	1914	7612	132	93 3/8	12	5 1/8	12	16	23		5/8	8	8	11.0
T-2225	2112	7744	132	93 3/8	12	5 1/8	12	16	23		5/8	8	8	11.0
T-2250	2266	7854	132	93 3/8	12	5 1/8	12	16	23		5/8	8	8	12.0
T-2300	2823	9995	156 1/8	110 3/8	12	5 1/2	12	16	23		5/8	8	8	12.0
T-2350	2996	10164	169 1/8	119 5/8	12	5 1/2	12	16	23		5/8	8	8	12.0
T-2400	4776	14984	200 3/4	100 3/8	20	5 1/2	12	16	31 1/2	114 1/4	3/4	8	12	13.2
T-2500	5342	15550	216 1/2	108 1/4	20	5 1/2	12	16	31 1/2	122	3/4	8	12	13.2
T-2600	7401	23637	255 1/8	97 5/8	20	5 1/2	12	16	31 1/2	141 3/4	3/4	8	16	16.5
T-2700	7848	24127	255 1/8	97 5/8	20	5 1/2	12	16	31 1/2	141 3/4	3/4	8	16	18.2
T-2800	9636	26356	295 1/4	113	20	5 1/2	12	16	31 1/2	163 1/2	3/4	8	16	20.0
T-3000	10199	27359	295 1/4	113	20	5 1/2	12	16	31 1/2	163 1/2	3/4	8	16	20.0

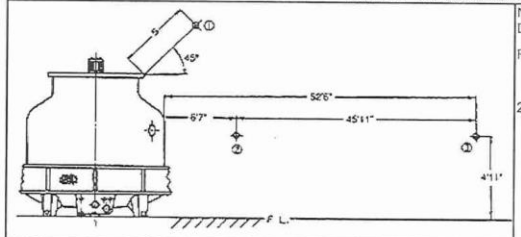
Cooling Tower Systems, Inc.
3170 Mercer University Dr., Macon, GA 31204
TF: 800.752.1905 F: 478.755.8304 www.coolingtowersystems.com info@coolingtowersystems.com

Sound Pressure Levels and Tower Capacities

CTS Cooling Tower Systems, Inc.

SOUND PRESSURE LEVELS OF COOLING TOWER SYSTEMS TOWERS

LEVEL OF MEASUREMENT: db



NOTE: THE ACCURACY OF MEASURING VALUE IS ±3 DECIBELS

REMARKS:

1. POINT 1 IS 45° EXTENSION OF FAN DISCHARGE.
2. DISTANCE "S":
   (1) T MODELS 2125 & LOWER - 4'11"
   (2) T MODELS 2150 & ABOVE - FAN DIAMETER

TOWER MODEL	T-25			T-28			T-210			T-215			T-220			T-225			T-230		
MEASURING PT.	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
SCALE A	62	59	48	63	58	47.5	64	59	48.5	69	66	53	69	66	53	70	67	57	73	67	59
TOWER MODEL	T-240			T-250			T-260			T-270			T-280			T-2100			T-2125		
MEASURING PT.	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
SCALE A	77	70	59	77	70	59	79	73	64	81	75	66	82	76	67	79	71	60	84	74	64
TOWER MODEL	T-2150			T-2175			T-2200			T-2225			T-2250			T-2300			T-2350		
MEASURING PT.	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
SCALE A	77	71	62	80	75	65	79	73	63	76	71	62	76	71	62	77	72	63	77	72	63
TOWER MODEL	T-2400			T-2500			T-2600			T-2700			T-2800			T-3000					
MEASURING PT.	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3			
SCALE A	79.5	74.5	65.5	79.5	74.5	65.5	77.5	72.5	63.5	77.5	72.5	63.5	78.5	74	65	80	75	66			

TOWER CAPACITIES

HOT WATER	90 ° F	90 ° F	95 ° F	92 ° F	95 ° F	97 ° F	95 ° F	95 ° F	96 ° F	98 ° F	90 ° F	94 ° F	
COLD WATER	80 ° F	80 ° F	85 ° F	82° F	85 ° F	87 ° F	85 ° F	85 ° F	86 ° F	88 ° F	83 ° F	85 ° F	T MODEL
WET BULB	65 ° F	70 ° F	70 ° F	72 ° F	75 ° F	75 ° F	77 ° F	78 ° F	80 ° F	82 ° F	75 ° F	75 ° F	
GPM	17	12	20	13	15	18	12	11	10	11	15	16	T-25
	27	20	32	21	23	29	20	18	16	17	25	26	T-28
	34	25	39	27	30	35	25	23	20	23	31	32	T-210
	51	37	60	40	44	54	37	33	31	33	46	48	T-215
	68	49	80	53	58	72	49	45	41	44	62	64	T-220
	85	62	97	66	73	90	62	56	52	56	77	79	T-225
	101	75	119	80	88	108	75	68	63	68	93	96	T-230
	134	100	156	106	118	142	101	92	85	91	124	128	T-240
	168	127	195	134	148	178	127	116	108	115	155	159	T-250
	201	150	224	160	177	211	151	138	128	137	185	191	T-260
	236	176	262	188	207	251	176	160	150	160	218	224	T-270
	268	203	308	215	237	253	203	185	173	184	248	256	T-280
	335	250	382	266	295	356	252	230	213	228	309	319	T-2100
	420	316	480	235	369	446	316	289	270	289	388	400	T-2125
	504	383	574	405	446	534	383	353	328	350	466	479	T-2150
	588	441	676	471	518	611	444	407	377	404	541	558	T-2175
	669	509	774	542	592	712	512	469	440	469	621	640	T-2200
	757	559	885	595	656	803	559	503	468	503	696	717	T-2225
	838	625	970	666	737	889	630	574	533	569	772	798	T-2250
	1011	775	1175	800	883	1075	755	685	634	678	934	960	T-2300
	1176	889	1340	946	1036	1240	895	818	767	818	1087	1119	T-2350
	1349	1023	1540	1084	1190	1420	1023	930	871	932	1240	1278	T-2400
	1657	1301	1885	1377	1505	1763	1324	1226	1157	1233	1551	1604	T-2500
	2006	1526	2322	1625	1777	2137	1537	1406	1319	1406	1864	1919	T-2600
	2317	1819	2640	1928	2101	2469	1841	1700	1641	1711	2177	2242	T-2700
	2675	2035	3096	2166	2370	2849	2050	1875	1759	1875	2486	2559	T-2800
	3303	2616	3760	2762	3011	3300	2660	2484	2353	2499	3098	3201	T-3000

Cooling Tower Systems, Inc.
3170 Mercer University Dr., Macon, GA 31204
TF: 800.752.1905 F: 478.755.8304 www.coolingtowersystems.com info@coolingtowersystems.com

XRED

XRED

The XRED is a spun aluminum, direct drive, down blast fan typically used in type II applications

Overview

- The Larkin XRED exhaust fan is a direct drive down-blast fan used in general clean air and type II applications (hood systems over non-grease/smoke producing cooking equipment). These fans feature heavy gauge construction, advance motor cooling designs, integral bird screen, one-piece spun aluminum wind band, and have been tested and proven to provide years of reliable performance. Direct drive fans are an economical choice for smaller hood systems, they offer economy but do not allow for field adjustment like the belt drive fans.

Features

- Sturdy spun Aluminum construction
- Heavy gauge supports and bracing
- Completely enclosed motor housing protects motor from air stream
- Advanced motor cooling design with oversized breather tube
- Non-overloading backward inclined blower wheels
- Pre-wired disconnect switches
- Standard bird screen
- 1 year Fan Warranty
- 3 year Motor Warranty

Advantages

- Special spinning process creates outer wind bands that are more rigid than other manufactures, reducing possible damage
- Standard bird screen to keep unwanted pests out
- The use of heavy duty drives and hardware guarantee these fans will provide years of reliable performance
- · Oversized breather tube and special cooling fins on the blower wheels draw air into the weather proof motor housing and keep the motor cool and clean
- Can be used with an optional variable speed controller
- Best fan warranty in the industry. These fans carry a 1 year fan and a 3 year motor warranty

Larkin®

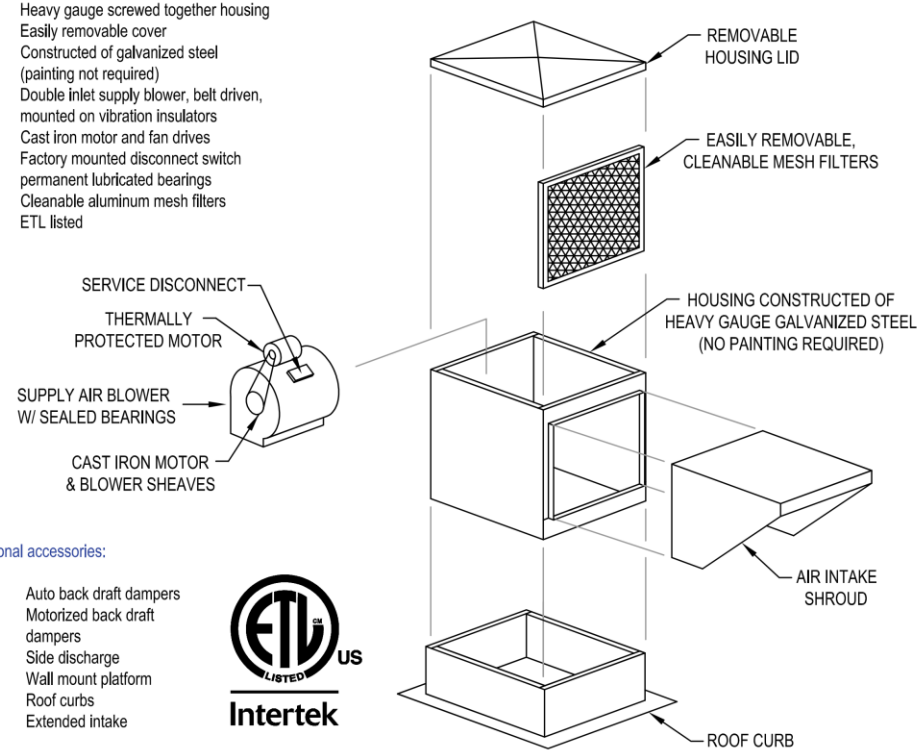
ARS - 12
SUPPLY FAN

ARS Supply Fan Specification

The supply fan unit shall be of the belt-driven, double inlet, forward curved centrifugal blower type. The blower assembly shall be mounted on vibration insulators. Drives shall be sized for a minimum of 150% of driven horsepower. Motor shall be continuous duty, double sealed bearings, thermally protected, and UL recognized. All exterior housing components of the supply unit shall be constructed of heavy gauge galvanized steel. No painting is required. The unit shall have a service access. The inlet of the unit shall contain a bank of washable, removable air filters. Filters shall be aluminum mesh type. The total fan package shall be furnished with a prewired disconnect for main power connection. All electrical components shall be UL listed, approved or classified where applicable and wired in compliance with the National Electrical Code. Wiring shall be complete, requiring only one-point field connection for power service. Supply fan unit shall be ETL-705 Listed. Supply fan unit shall be model ARS series as manufactured by Larkin Industries, Inc. 1-800-322-4036

Features:

- Heavy gauge screwed together housing
- Easily removable cover
- Constructed of galvanized steel (painting not required)
- Double inlet supply blower, belt driven, mounted on vibration insulators
- Cast iron motor and fan drives
- Factory mounted disconnect switch permanent lubricated bearings
- Cleanable aluminum mesh filters
- ETL listed



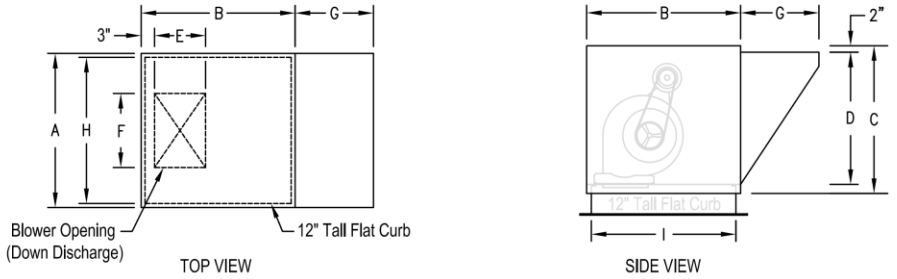
Optional accessories:

- Auto back draft dampers
- Motorized back draft dampers
- Side discharge
- Wall mount platform
- Roof curbs
- Extended intake

ETL LISTED US
Intertek

Larkin®

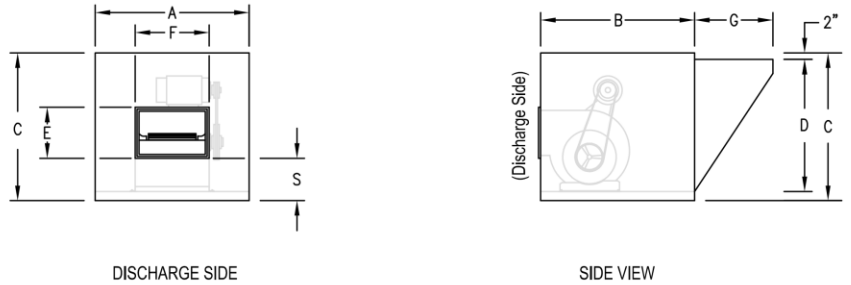
ARS - 12
CFM RANGE
1600-3200



Down Discharge

FAN DIMENSIONAL DATA								CURB SIZE		FILTER SIZES
MODEL:	A	B	C	D	E	F	G	H	I	QTY. & SIZE
ARS - 12	34	34	35	30	14 1/4	16	18	33	33	(2) 16 X 25 X 1

* All dimensions are in inches *

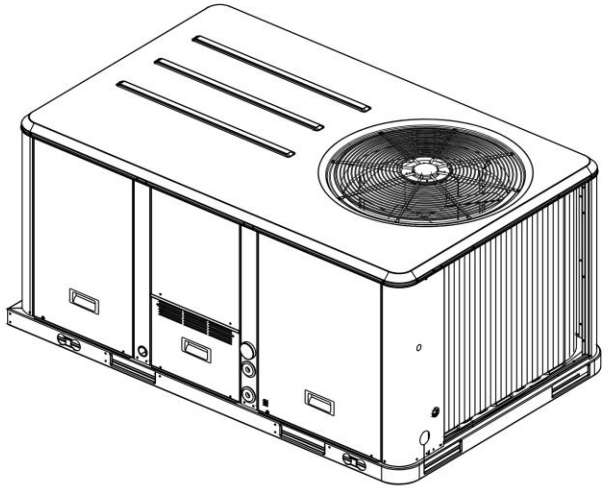


Side Discharge

FAN DIMENSIONAL DATA									FILTER SIZES
MODEL:	A	B	C	D	E	F	G	S	QTY. & SIZE
ARS - 12	34	34	35	30	14 1/4	16	18	9 3/4	(2) 16 X 25 X 1

* All dimensions are in inches *

Packaged Rooftop Air Conditioners
Precedent™ — Gas/Electric
3 to 10 Tons — 60 Hz



Model Numbers: YSC036G - YSC060G
Model Numbers: YSC072H - YSC120H
Model Numbers: YHC036E - YHC072E
Model Numbers: YHC048F - YHC060F
YHC072F - YHC102F
YHC120F
YHC037E - YHC067E

⚠SAFETY WARNING

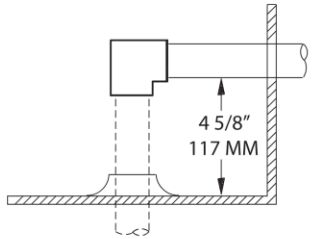
Only qualified personnel should install and service the equipment. The installation, starting up, and servicing of heating, ventilating, and air-conditioning equipment can be hazardous and requires specific knowledge and training. Improperly installed, adjusted or altered equipment by an unqualified person could result in death or serious injury. When working on the equipment, observe all precautions in the literature and on the tags, stickers, and labels that are attached to the equipment.

Table 3. Maximum unit and corner weights (lbs) and center of gravity dimensions (in.) - gas/electric models

Tons	Unit Model No.	Maximum Model Weights(a)		Corner Weights(b)				Center of Gravity (in.)	
		Shipping	Net	A	B	C	D	Length	Width
3	YSC036G	577	472	193	178	45	55	33	9
4	YSC048G	598	492	205	183	46	58	33	9
5	YSC060G	627	522	214	193	52	63	33	10
6	YSC072H	805	710	222	217	121	150	41	22
7.5	YSC090H	925	832	253	225	169	185	42	23
7.5	YSC092H	990	847	265	249	173	160	46	21
8.5	YSC102H	1028	927	300	242	203	182	47	22
10	YSC120H	1156	1058	345	242	258	213	41	23
3	YHC036E	607	532	165	137	95	134	31	19
4	YHC048E	858	763	238	200	148	176	40	23
4	YHC048F	806	711	226	199	144	143	44	22
5	YHC060E	917	822	261	218	156	187	40	22
5	YHC060F	850	755	239	214	152	151	44	21
6	YHC072E	1025	927	296	198	205	228	41	24
6	YHC072F	965	822	250	245	174	153	47	21
6	YHC074F	1114	1016	334	231	248	202	41	23
7.5	YHC092F	1124	1026	340	233	249	204	41	23
8.5	YHC102F	1133	1035	341	236	253	205	49	23
10	YHC120F	1453	1259	356	371	289	242	54	27

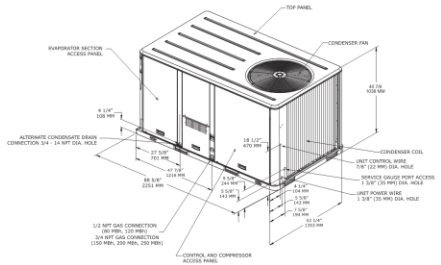
(a) Weights are approximate.
(b) Corner weights are given for information only.

Figure 14. Gas/electric – 3 to 10 tons standard and high efficiency— gas pipe height (Y models only)[a],[b]



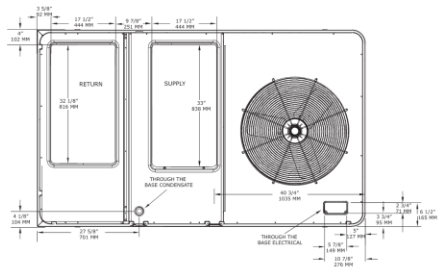
(a) All dimensions are in inches/millimeters.
(b) Height of gas pipe required from inside unit base to gas shut off assembly (factory provided)

Figure 15. Cooling and gas/electric —6, 7.5 (single) tons standard efficiency, 4 to 5 tons high efficiency[a]



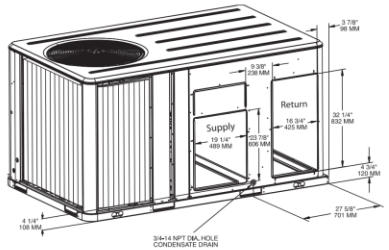
(a) All dimensions are in inches/millimeters.

Figure 16. Cooling and gas/electric - 6 to 10 tons standard efficiency, 4 to 8.5 tons high efficiency - downflow airflow supply/return, through-the-base utilities[a]



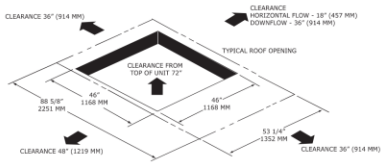
(a) All dimensions are in inches/millimeters.

Figure 17. Cooling and gas/electric — 6 to 10 ton standard efficiency units, 4 to 6 ton high efficiency units, 6(074)-8.5 (microchannel) high efficiency unit—horizontal airflow supply/return[a]



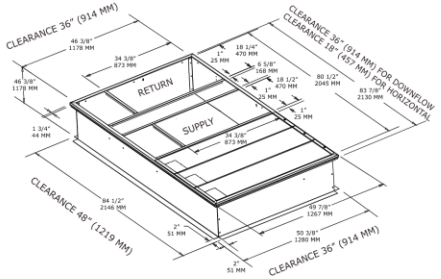
(a) All dimensions are in inches/millimeters.

Figure 18. Cooling and gas/electric —6 to 10 tons standard efficiency, 4 to 8.5 tons high efficiency— unit clearance and roof opening[a]



(a) All dimensions are in inches/millimeters.

Figure 19. Cooling and gas/electric —6 to 10 tons standard efficiency, 4 to 8.5 tons high efficiency— roof curb[a]

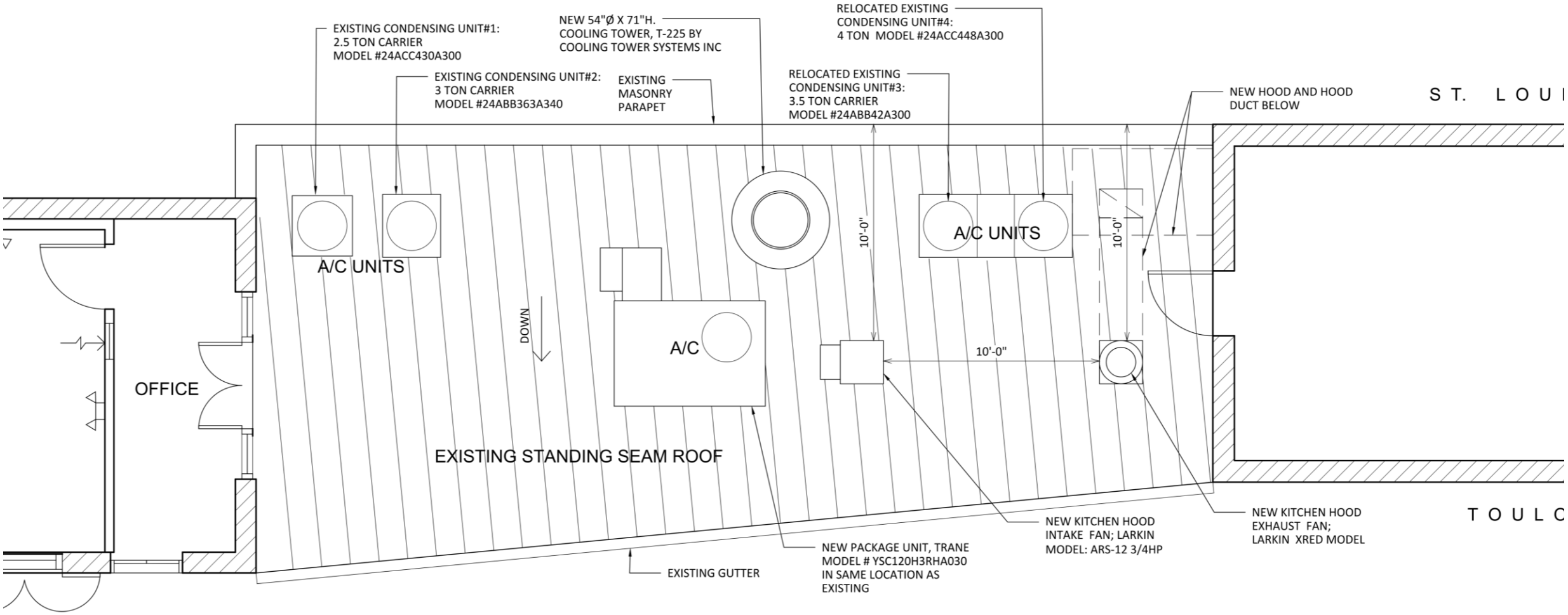


(a) All dimensions are in inches/millimeters.

508 Bourbon

Vieux Carré Commission

March 12, 2024

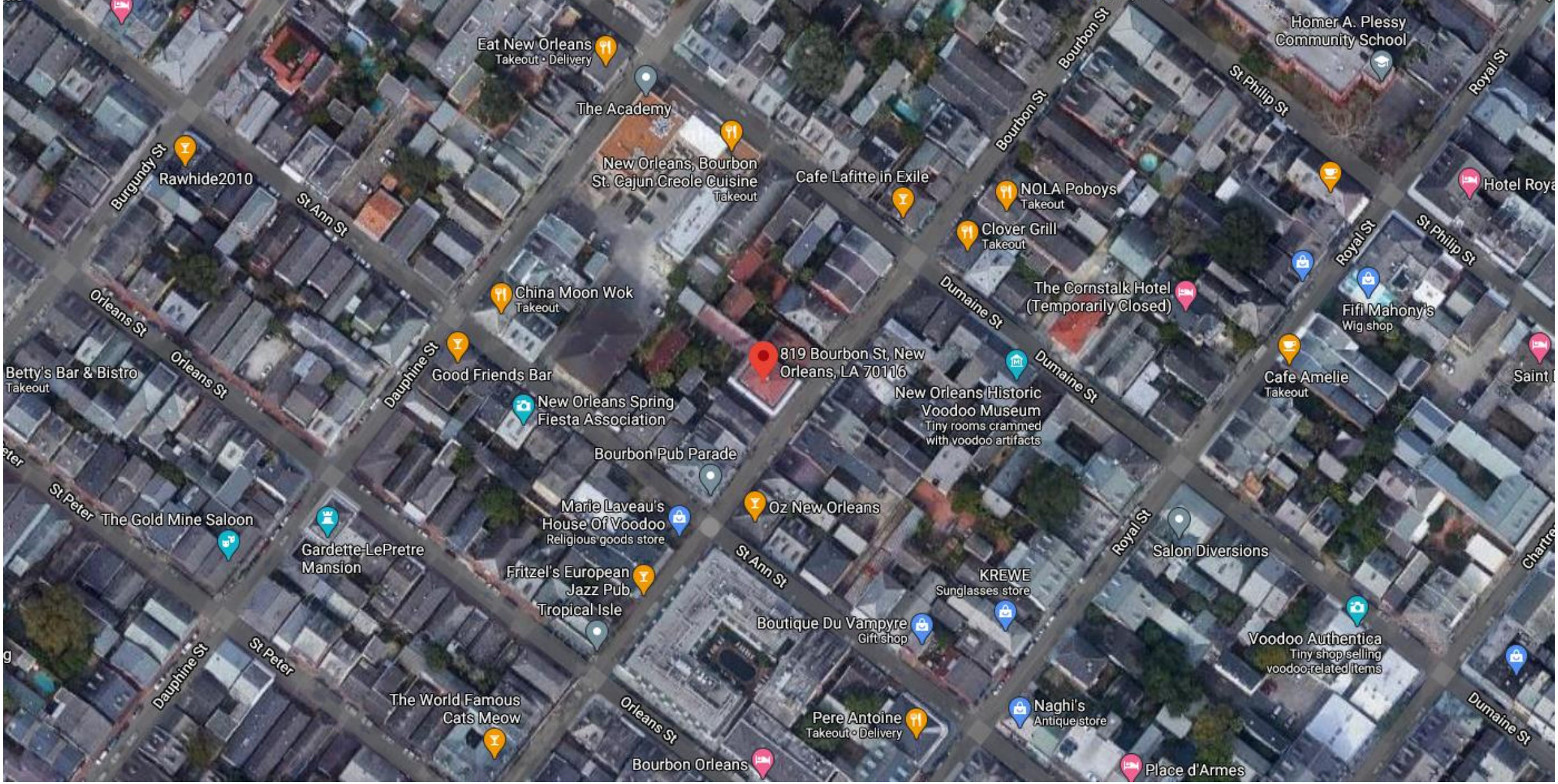


PROPOSED 2nd FLOOR PLAN / LOWER ROOF PLAN

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

Appeals and Violations

819 Bourbon



819 Bourbon

Vieux Carré Commission

March 12, 2024

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819 Bourbon

Vieux Carré Commission

March 12, 2024

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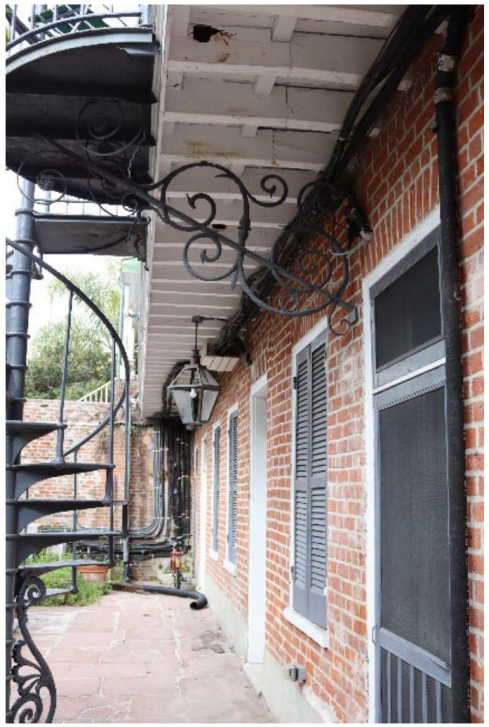


Existing Condition

There are a total of six condenser lines and five electrical conduit lines running from the front (Bourbon Street) end of the dependency wing towards the rear masonry wall. These lines are currently attached to the underside of the balcony where the joists intersect with the masonry wall. There are also four condensers located along the rear masonry wall. The visual impact of this mechanical equipment is most noticeable at the back of the courtyard. Currently, the condenser lines run along the exterior façade of the dependency, and then there is one, small penetration through the masonry wall for each line. The major pros and cons of this arrangement are as follows:

1. Pro: Penetrations through the historic masonry wall are as small as possible (about 2” round), and they are spread out. There is no significant impact to the integrity of the masonry wall.
2. Pro: The lines are up high and serviceable, which follows VCC guidelines for mounting equipment.
3. Pro: The highest concentration of equipment is located at the back of the property.
4. Pro: The condenser lines are flexible and can easily trace the height changes of the courtyard stairs.
5. Con: The lines are visible from inside the courtyard.
6. Con: The condensers are visible at the back of the courtyard.
7. Biggest Con: The “L” shaped concentration of conduit and condenser lines at the back wall is highly visible and intrusive.

Options Explored

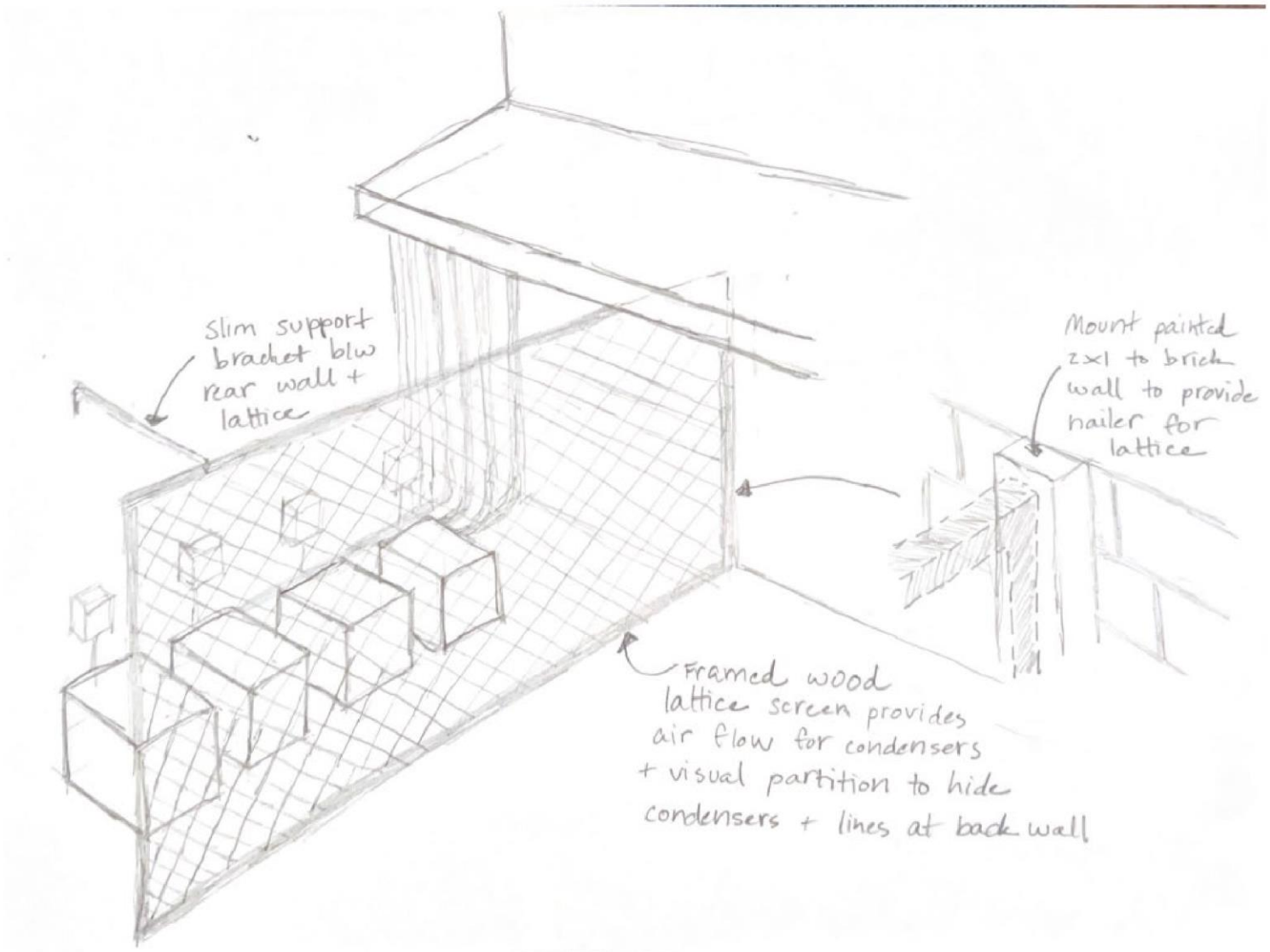
In order to address the issue of equipment visibility, our team has explored several options and their subsequent pros and cons. Our goal is to minimize the visual impact of the equipment while avoiding any negatively impact to historic building materials.

1. Option 1: Bury the lines underneath the building and have each condenser line come up through the floor along the interior side of the wall.
    a. Pro: Removes all visibility from the exterior courtyard
    b. Con: Requires tunneling a hole through the solid masonry bell foundation, which would negatively impact the building's structural integrity, and is potentially impossible.
    c. Con: Creates penetrations through the floor, which invites insects and moisture into the building.
    d. Con: The buried condenser lines are unserviceable, which goes against VCC guidelines.

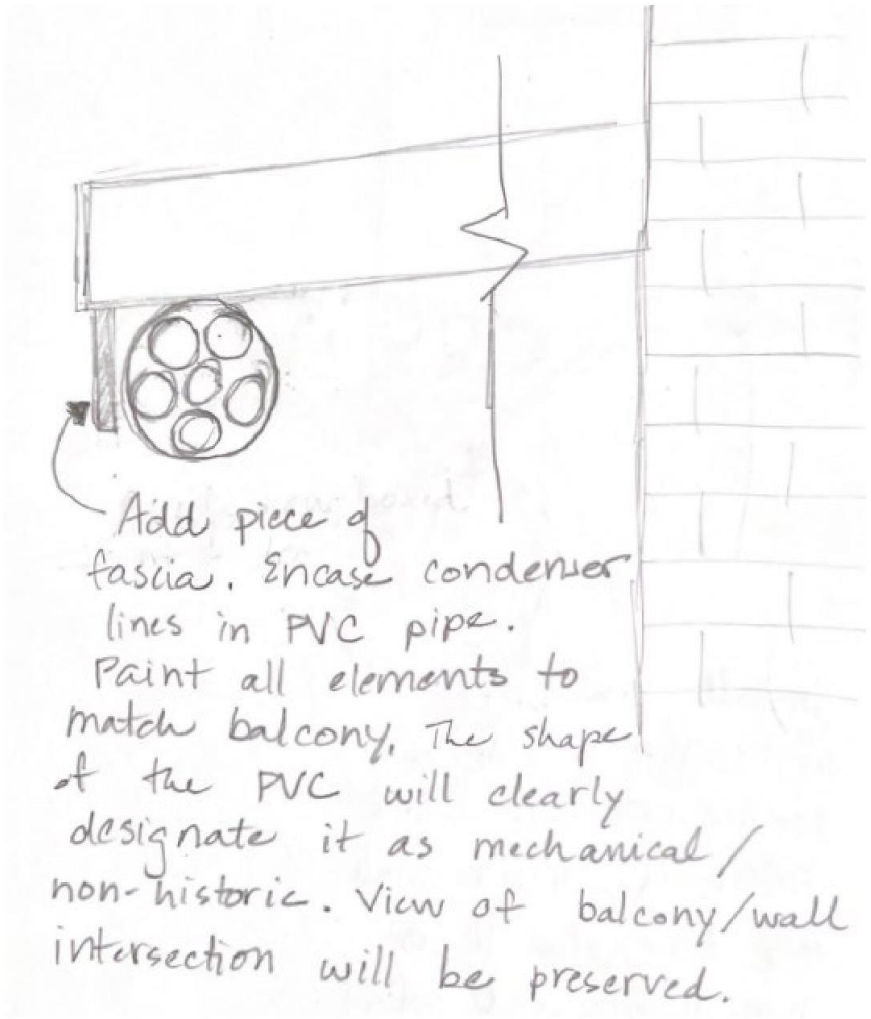
2. Option 2: Bury the lines underneath the slate courtyard and have each condenser line come up along the exterior side of the wall.
    a. Pro: Reduces the concentration of the mechanical lines at one area.
    b. Con: Creates stripes along the exterior wall as each of the seven lines extends up to its respective unit (from grade to about 8’-0” up).
    c. Con: Creates several additional penetrations through the masonry wall.
    d. Con: Damages the historic slate in the courtyard.
    e. Con: The buried condenser lines are unserviceable, which goes against VCC guidelines.
3. Option 3: Create a single, large penetration through the top of the dependency wall (at the back) and run all the condenser units inside a soffit on the interior side of the wall.
    a. Pro: Removes visibility from the exterior courtyard.
    b. Con: Requires punching a large (~8” round) hole through the dependency’s solid masonry wall, which would natively impact the building’s structural integrity.
    c. Con: Requires punching holes through each interior demising wall as the condenser lines extend towards the front façade. This would natively impact the building’s structural integrity.
    d. Con: Creates an unattractive soffit on the interior of the building, especially where there is a ceiling height / floor level change.

4. Option 4: Create a better solution (two versions) for the exterior mounted lines underneath the balcony *and* build a screen to obscure all mechanical equipment along the back wall. (See drawings).
    a. Pro: Reduces visibility of *all* equipment at the courtyard, not just the condenser lines.
    b. Pro: Requires zero additional penetrations through masonry walls or foundations, thus having the least impact on the building's structural integrity.
    c. Pro: There are 2 versions for new architectural solutions, both of which read as new construction, which is a tenant of the Secretary of the Interior's Standards for Rehabilitation.
    d. Pro: Both solutions are easily reversible, which is a tenant of the Secretary of the Interior's Standards for Rehabilitation.
    e. Pro: Both solutions allow the equipment to be located up high and in a serviceable location, which is a VCC guideline and tenant of the Secretary of the Interior's Standards.
    f. Pro: Both solutions encase the condenser lines in a soffit or pipe that can be painted white, and therefore better blend into the rest of the balcony. (The insulated lines are currently black, which adds to their visibility).
    g. Con: The condenser lines still exist on the exterior of the building within the courtyard, and they are still a necessity.

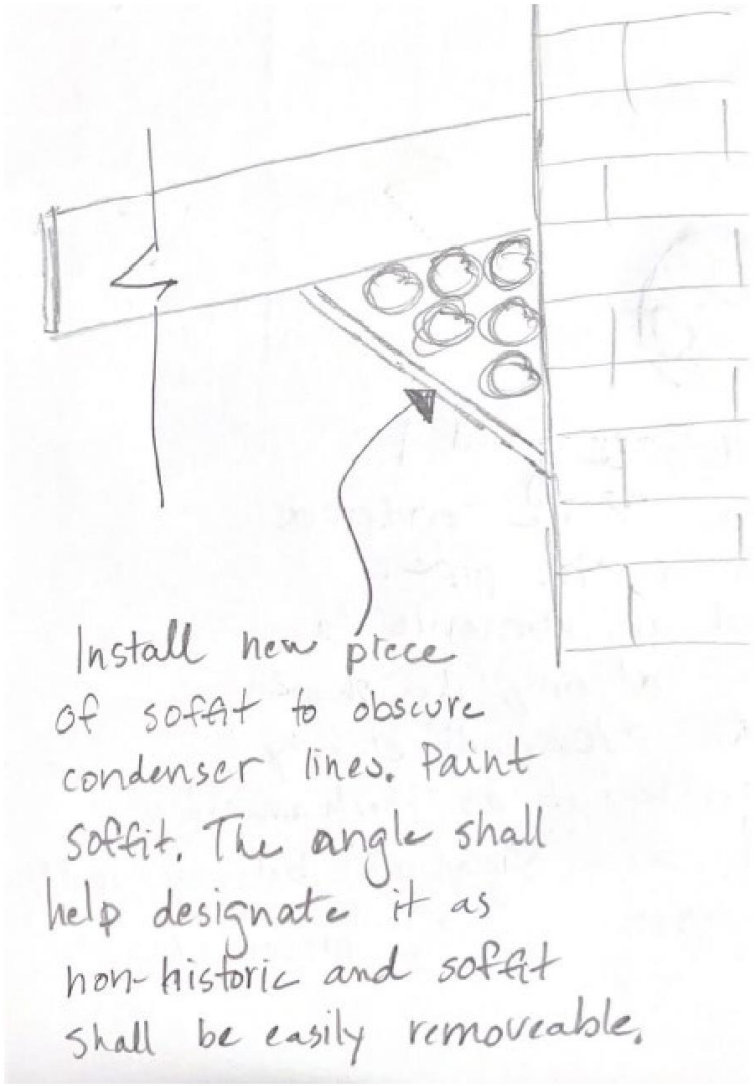
Proposed Installation of Lattice Screen to Obscure Mechanical Equipment at Back Wall:



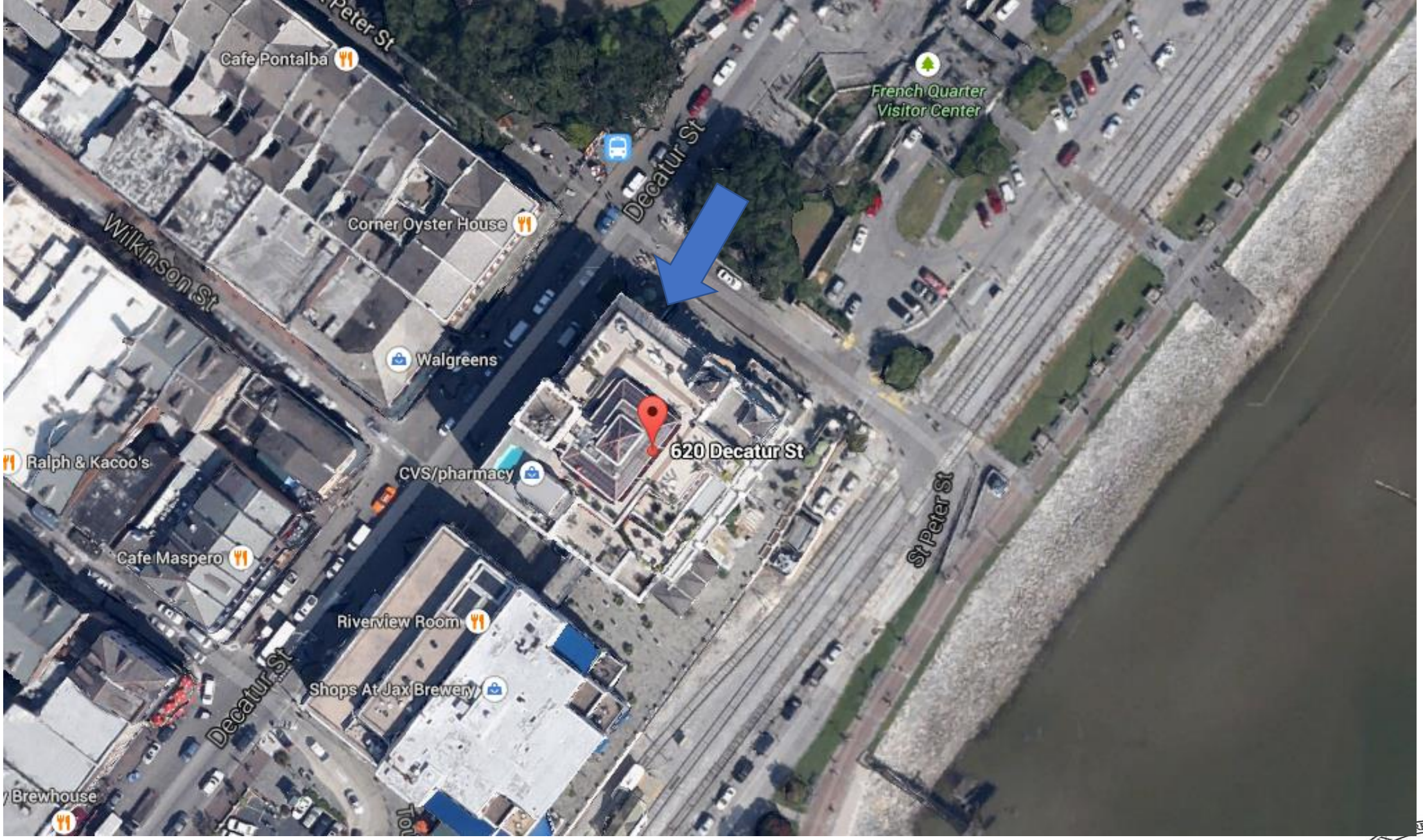
Proposed Solution for Condenser Lines | Version 1



Proposed Solution | Version 2



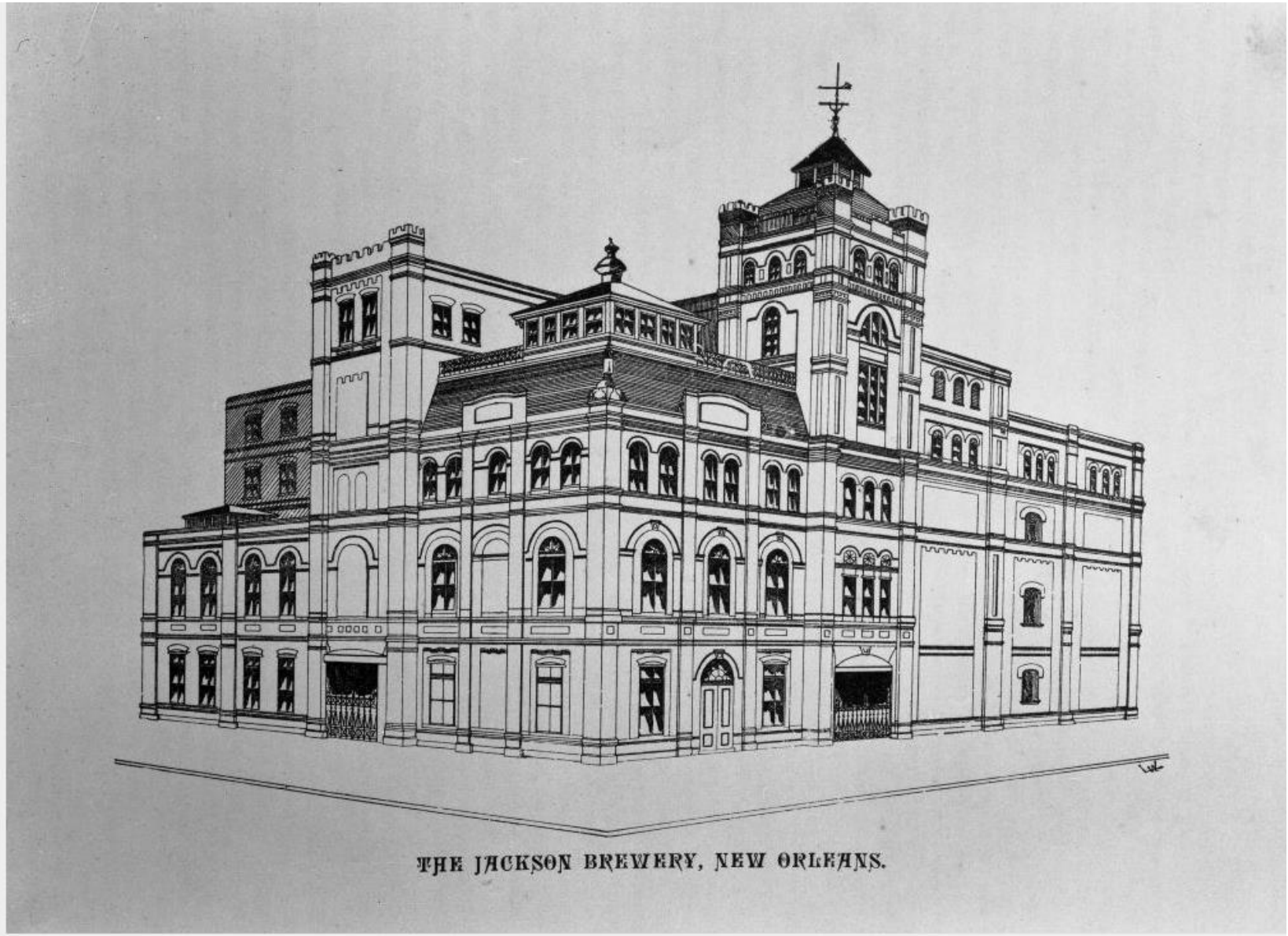
620 Decatur


Cafe Pontalba
Corner Oyster House
Walgreens
Ralph & Kacoo's
CVS/pharmacy
Cafe Maspero
Riverview Room
Shops At Jax Brewery
Brewhouse
620 Decatur St
French Quarter Visitor Center
Wilkinson St
Decatur St
St Peter St

620 Decatur


ST PETER ST
WILKINSON ST
CHARTRES ST
TOULOUSE ST
DECATUR ST
LOUIS ST

620 Decatur



Title: The Jackson Brewery, New Orleans (St. Peter corner Clay)
Date: [ca. 1892]

press x to cl

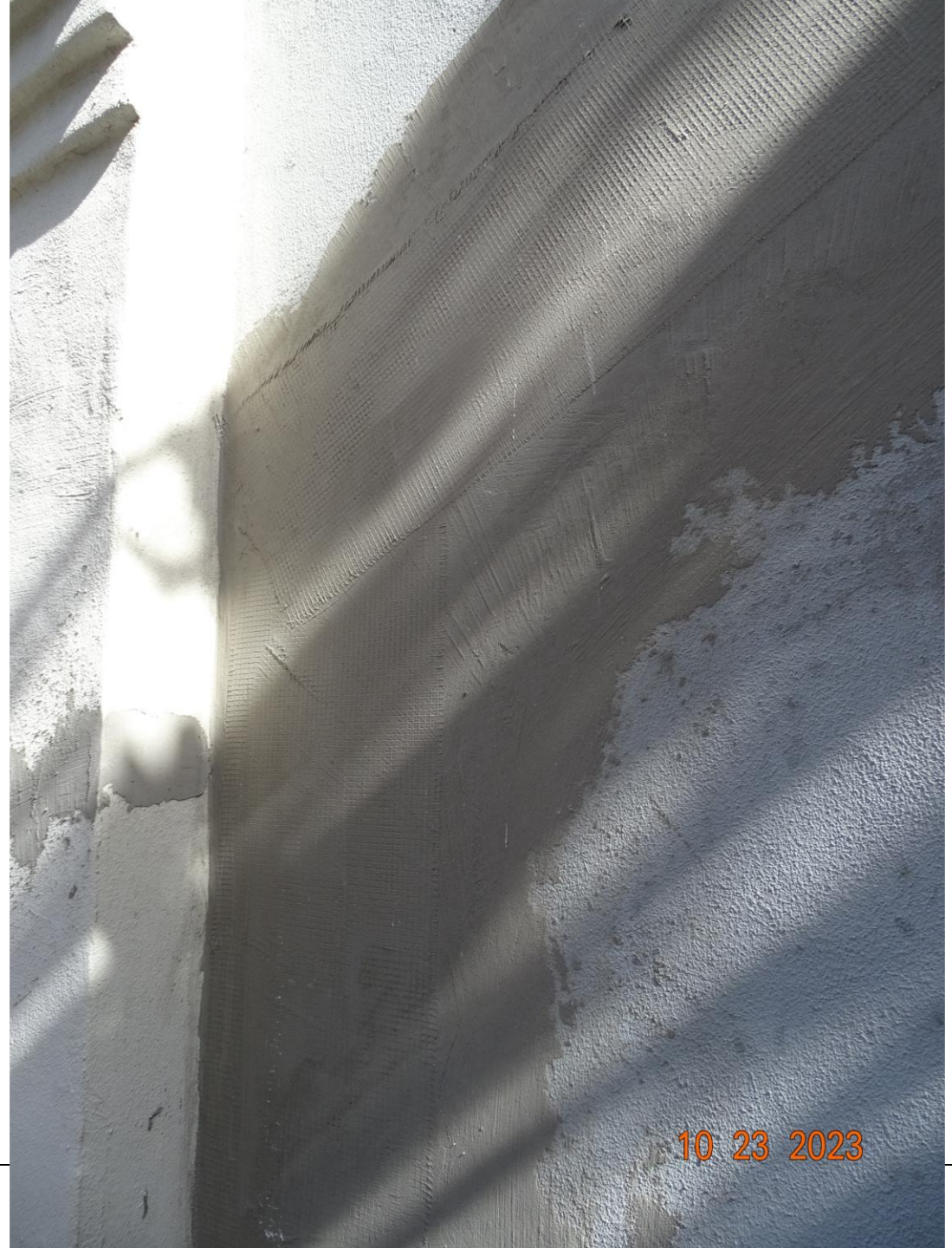
Title: Jax Brewery (616-632 Decatur corner St. Peter)
Date: after 1939
Negative Number: 2-005E-002
Courtesy of: *The Historic New Orleans Collection has been unable to identify or contact the current copyright owner. Publication may be restricted.*


Toulouse St
Toulouse St
Decatur St
Wilkinson St
St Peter St
Decatur St

620 Decatur


Senergy
SENERFLEX
FINE
MaxiWhite
Sep 2025
WARNING
AVISO
Senergy
SENERFLEX
FINE
Dark
WARNING
AVISO
10 23 2023


10 23 2023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JACKSON
BREWING
COMPANY
THE JACKSON BREWERY
Enjoy Fo·burg
in VO·burg
10 23 2023

620 Decatur


10 23 2023

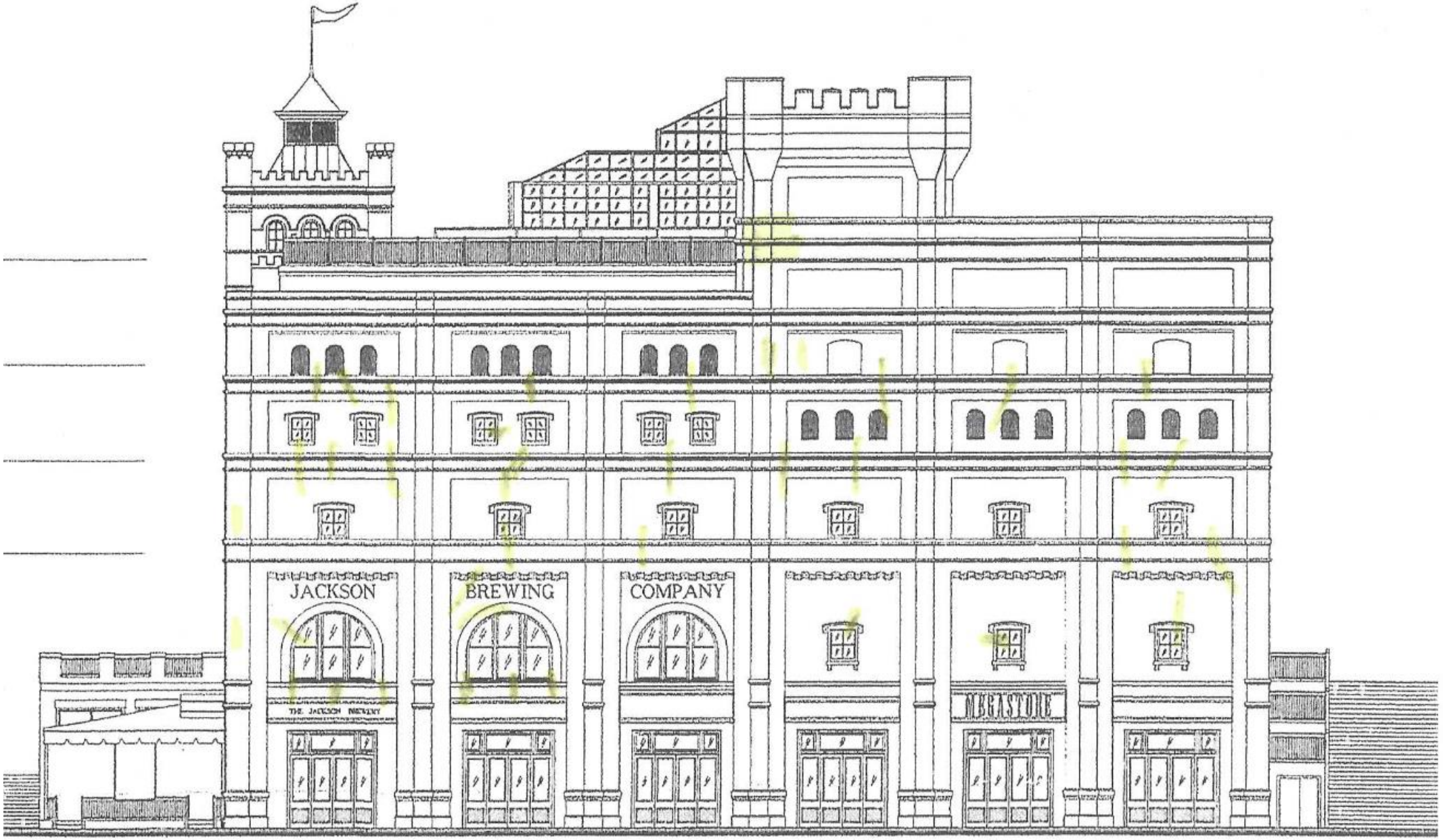

CVS
10 23 2023

1 EXISTING WASHINGTON ARTILLERY PARK ELEVATION

620 Decatur

Vieux Carré Commission

March 12, 2024



620 Decatur

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Product Bulletin

MASTER® BUILDERS SOLUTIONS

StuccoBase

PACKAGING
36.3 kg (80 lbs) per bag

COVERAGE
Coverage may vary depending upon surface conditions and application technique.

7.43–8.36 m² (80–90 ft²) per 80 lb bag at a thickness of 3/8" to 1/2"

DESCRIPTION
Factory-blended mixture of Portland cement, reinforcing fibers, and other proprietary ingredients. Stuccobase is a concentrate which requires the addition of 90.7–108.9 kg (200–240 lbs) of plaster sand conforming to ASTM C144 or ASTM C897 and 18.9–22.7 liters (5–6 gallons) of potable water. StuccoBase conforms to ASTM C926, the standard specification for application of Portland cement-based stucco.

USES
For use with the Master Builders Solutions Stucco Wall Systems. Acceptable substrates include: PermaBase® Cement Board and other cement-boards conforming with ASTM C1325 (Type A-exterior); poured concrete/ unit masonry; ASTM C1177 type sheathings including eXP™ sheathing; GlasRoc® sheathing; Securock™ glass-mat sheathing; DensGlassTM exterior sheathing; GreenGlass sheathing and Weather Defense Platinum sheathing; gypsum sheathing (ASTM C79/ C1396), expanded polystyrene insulation board complying with ASTM C578 Type II with nominal 1.5 lbs/ft^3 density, Exposure I or exterior plywood (Grade C/D or better), or Exposure I OSB, to which an air/water-resistive membrane and lath are attached.

MIXING
1. Use mixer which is clean and free of foreign substances.
2. Add 18.9–22.7 L (5–6 gallons) of clean potable water to mixer per bag of StuccoBase.
3. Add one bag of StuccoBase.
4. Add one half 45.4–54.4 kg (100–120 lbs) of the required plaster sand (ASTM C144 or ASTM C897).
5. Mix for 3–4 minutes at normal mixing speed while adding the remainder 45.4–54.4 kg (100–120 lbs) of the plaster sand. Allow material to set for 2–4 minutes, then remix adding water to achieve desired consistency.

ADVANTAGES

Superior weathering properties; long-term durability
Proprietary formulation; improved moisture resistance and low water absorption
Fiber reinforced; resists shrinkage cracking when properly cured
Needs only addition of water and sand; easy to mix and use with consistent results
Concentrated for use with local sand; economical

SENERFLEX

COLORS
Available in a wide variety of standard and custom colors.

PACKAGING
5 gallon pail (19 liter pail)

COVERAGE PER PAIL
Coverage rates vary depending on porosity of substrates and application techniques.
145 to 155 ft^2 (13.5 - 14.4 m^2)

VOC
0.22-0.31 lbs/gal (26–37 g/l) less water and exempt solvents.

SHELF LIFE
Two (2) years when properly stored in original container.

DESCRIPTION Acrylic polymer, utilizes uniformly-sized 1.0 mm aggregate for a smooth, fine texture.

USES
Fine Finish provides enhanced protection for an aesthetically pleasing surface color and texture for Senergy Wall Systems, poured concrete or unit masonry, conventional stucco, properly prepared insulating concrete forms and interior veneer plaster or gypsum wallboard (primer required over interior surfaces).

ADVANTAGES
100% Acrylic polymer chemistry offering long-term durability and weather resistance.
Integral color Reducing maintenance and the need for recoating.
Repels water and resists wind-driven rain.
Seals existing, non-moving hairline cracks.
Doesn't blister, peel or flake.

TEST	METHOD	CRITERIA	RESULT
VOC	ASTM D3960 (based in part on EPA method 24)	Report Value	0.22-0.31 lbs/gal (26–37 g/l) less water and exempt solvents.
Surface Burning Characteristics	ASTM E 84	Report Value	Flame Spread < 25 Smoke Development < 450 (Class A)
Accelerated Weathering	ASTM G 23	No deleterious effects after 2000 hours.	Pass
Accelerated Weathering	ASTM G 53	No deleterious effects after 7500 hours.	Pass
Water Vapor Transmission	ASTM E96 Method B	Report Value	Finish with Alpha Base Coat and Flexguard 4: 15.1 Perms
Abrasion Resistance	ASTM D968	No Cracking or loss of film integrity at 528 qt. (500L) of sand	Finish not worn through after 725 qt. (686L) of falling sand
Water Resistance of Coating in 100% R.H.	ASTM D 2247	No deleterious effects after 14 days exposure	Pass
Salt Fog Resistance	ASTM B117	No deleterious effects after 300 hours	Pass
Tensile Bond	ASTM C297, E2134	15 psi minimum	> 15 psi

MIXING

Thoroughly mix with a paddle and low speed drill to a uniform workable consistency. A small amount of clean potable water may be added to adjust workability. Do not exceed 10 oz of water per 5-gallon pail.

- Additives are not permitted.
- Close container when not in use.
- Clean tools with soap and water immediately after use. Dried material can only be removed mechanically

SURFACE PREPARATION

Substrates must be clean, dry, sound and free of loose material, releasing agents, paint, efflorescence, contaminants and other coatings. Use of Master Builders Solutions Tinted Primer or Stucco Prime can improve color uniformity by minimizing substrate read-through in light colors, not used for adhesion assistance.

- Concrete: allow to cure a minimum of 28 days prior to application of Senergy primer or finish.
- Unit Masonry: allow to cure prior to application of Senergy primer or finish. When needed, apply a leveling coat of Alpha Genie Base Coat to provide a smooth surface and minimize the likelihood of mortar joint readthrough prior to application of finish.
- Stucco: allow to cure a minimum of 6 days prior to application of Senergy primer or finish.

APPLICATION

1. Apply Fine Finish directly to the substrate or primed substrate with a clean, stainless steel trowel. Apply and level finish during the same operation to minimum obtainable thickness consistent with uniform coverage.
2. Maintain a wet edge on finish by applying and texturing continually over the wall surface. Work finish to corners, joints or other natural breaks and do not allow material to set up within an uninterrupted wall area.
3. Float finish to achieve final texture

LIMITATIONS

1. Protect from rain and from temperatures less than 40°F (4°C) for a minimum of 24 hours and until dry.
2. Efflorescence of Portland cement-based substrates such as concrete, masonry units and stucco may cause staining or discoloration on the surface of applied finish. Efflorescence is neither caused nor prevented by Senergy finish.
3. Not for use on damp surfaces, below-grade applications or on surfaces subject to water immersion.
4. When temperatures less than 40°F (4°C) prevail, provide supplementary heat during installation and drying period for at least 24 hours after installation and until dry. Do not apply in ambient temperature above 100°F (38°C) or surface temperature above 120°F (49°C)
5. Do not apply Master Builders Solutions materials to frozen surfaces.
6. The use of dark colors with light reflective values (LRV) less than 20% is not recommended with EIFS that incorporate expanded polystyrene (EPS). EPS has a sustained service temperature limitation of approximately 165°F (74°C).
7. Samples of Fine Finish are available from Senergy for color approval only. Samples for job approval must be made in the field by the applicator and approved prior to ordering.

SHIPPING & STORAGE

- Protect materials during transportation to avoid physical damage. Store in a cool, dry place protected from freezing, extreme heat and direct sun. Store at no less than 40°F (4°C).
- Do not stack pallets.

Senergy®

Fine Finish

100% acrylic polymer finish coat

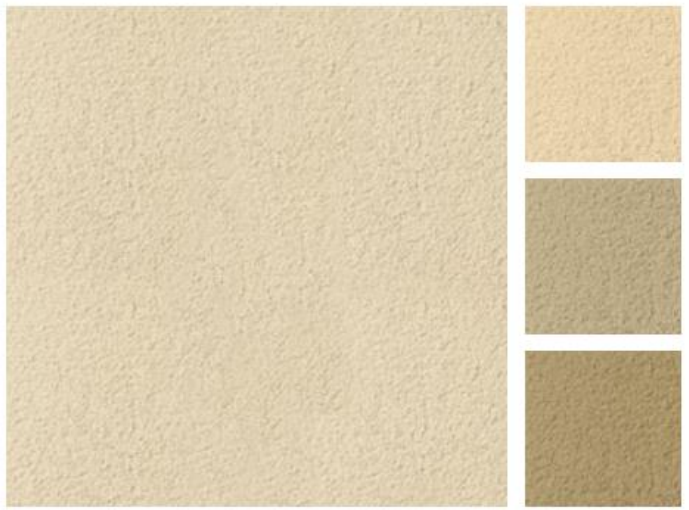
Product Bulletin

DESCRIPTION
Factory-mixed, 100% acrylic polymer finish coat. FINE Finish utilizes uniformly-sized aggregate for a smooth, fine texture.

PACKAGING
31.7-kg per 19-liter pail (70-lbs per 5-gallon pail).

COVERAGE
(Approximate) 14.8 m² (160 ft.²) per pail

COLORS
Available in a wide variety of standard and custom colors



USES
1. Provides an aesthetically pleasing surface color and texture for the SENERGY Wall Systems.
2. Can also be utilized as a textured finish for poured concrete or unit masonry, conventional stucco, SENERGY STUCCO Wall System, SENERGY Cement-Board Stucco, certain insulating concrete forms, and interior veneer plaster or gypsum wallboard.

Features	Benefits
100% Acrylic polymer chemistry	Long-term durability and weather resistance
Integral color	Reduced maintenance and recoating
Weather resistant	Repels water and resists wind-driven rain
Seals existing, non-moving hairline cracks	Protects
Breathable	Doesn't blister, peel or flake

BASF
We create chemistry

USES

1. Provides an aesthetically pleasing surface color and texture for the SENERGY Wall Systems.
2. Can also be utilized as a textured finish for poured concrete or unit masonry, conventional stucco, SENERGY STUCCO Wall System, SENERGY Cement-Board Stucco, certain insulating concrete forms, and interior veneer plaster or gypsum wallboard.

Features	Benefits
100% Acrylic polymer chemistry	Long-term durability and weather resistance
Integral color	Reduced maintenance and recoating
Weather resistant	Repels water and resists wind-driven rain
Seals existing, non-moving hairline cracks	Protects
Breathable	Doesn't blister, peel or flake

MIXING

1. Thoroughly mix the factory-prepared FINE Finish with a mixer until thoroughly blended.
2. A small amount of clean, potable water may be added to adjust workability.
3. Additives are not permitted.
4. Close container when not in use.
5. Clean tools with soap and water immediately after use.

APPLICATION

1. Substrate shall be dry, clean, sound and free of releasing agents, paint or other residue or coatings. Verify substrate is flat, free of fins or planar irregularities greater than 6.4 mm in 3 m (1/4" in 10').
2. Apply FINE Finish directly to the Senergy Base Coat/Reinforcing Mesh with a clean, stainless steel trowel.
3. Apply and level FINE Finish during the same operation to minimum obtainable thickness consistent with uniform coverage.
4. Maintain a wet edge on FINE Finish by applying and texturing continually over the wall surface.
5. Work FINE Finish to corners, joints or other natural breaks and do not allow material to set up within an uninterrupted wall area.
6. Float FINE Finish to achieve final texture.

LIMITATIONS

1. Protect Senergy materials during transportation and installation to avoid physical damage.
2. Store Senergy materials in a cool, dry place protected from freezing. Store at no less than 4°C (40°F). Protect from extreme heat and direct sunlight. Shelf life is two years when unopened and stored as directed.
3. Do not apply Senergy materials in ambient temperatures below 4°C (40°F). Provide supplementary heat during installation and drying period (at least 24 hours after installation and until dry) when temperatures less than 4°C (40°F) prevail.
4. Do not apply Senergy materials to frozen surfaces.
5. Samples of FINE Finish are available from Senergy for color approval only. Samples for job approval must be made in the field by the applicator, and approved prior to ordering.

HEALTH, SAFETY AND ENVIRONMENTAL

Read, understand and follow all Safety Data Sheets and product label information for this product prior to use. The SDS can be obtained by visiting www.senergy.basf.com. Use only as directed.

TECHNICAL SUPPORT

Consult our Technical Services Department for specific recommendations concerning all other applications. Consult the web site, www.senergy.basf.com for additional information and for updated literature.

WARRANTY

BASF warrants this product to be free from manufacturing defects and to meet the technical properties on the current Product Bulletin, if used as directed within shelf life. Satisfactory results depend not only on quality products but also upon many factors beyond our control. BASF MAKES NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ITS PRODUCTS. The sole and exclusive remedy of Purchaser for any claim concerning this product, including but not limited to, claims alleging breach of warranty, negligence, strict liability or otherwise, is shipment to purchaser of product equal to the amount of product that fails to meet this warranty or refund of the original purchase price of product that fails to meet this warranty, at the sole option of BASF. In the absence of an extended warranty issued by BASF, any claims concerning this product must be received in writing within one (1) year from the date of shipment and any claims not presented within that period are waived by Purchaser. BASF WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR PUNITIVE DAMAGES OF ANY KIND.

Purchaser must determine the suitability of the products for the intended use and assumes all risks and liabilities in connection therewith. This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights, nor shall any legal relationship be created by or arise from the provision of such information and advice. BASF reserves the right to make any changes according to technological progress or further developments. The Purchaser of the Product(s) must test the product(s) for suitability for the intended application and purpose before proceeding with a full application of the product(s). Performance of the product described herein should be verified by testing and carried out by qualified experts.

COMPASS INSPECTION SERVICES, LLC
504-833-0888
info@compassinspectionservices.com
https://www.compassinspectionservices.com

INITIAL CONSULTATION AND CORE SAMPLE INFORMATION

620 Decatur St
New Orleans, LA 70130

New Jax Condo Association Inc Beau Box Property Management - Courtney Depriest & New Jax Condo Association Inc C/o Marleen Sheely

DECEMBER 19, 2023

Inspector
Ashley van der Meulen
President
504-833-0888
info@compassinspectionservices.com

Hi Marlene Sheely, President,

At your request, we conducted a representative stucco inspection of the subject property on December 19, 2023. The scope of the inspection was to take three core samples at three selected areas of the building, representing the three different decades of substantial exterior renovations and upgrades to the building. Our three samples were sent to RQM+/Jordi Labs for a deformulation Inductively Coupled Plasma Mass Spectrometry (ICP-MS) test. We made the following observations.

This report is the expressed opinion of this company only and is not intended to bind any party to make any repairs or replacements. This report includes only the visible elements and conditions and does not purport to cover inaccessible areas or hidden damages. The "front," "rear," "left," and "right" designations in this report refer to the property as you are facing it, with your back to the street.

We have also attached photographs documenting certain conditions that we noted during our inspection. The attached photographic record is not intended to be a comprehensive record of all of the deficiencies we noted during our inspection. However, the photographs are considered to be an integral component of this report, and any items noted in the photographic record that are not specifically mentioned in the following narrative are incorporated by reference into this report.

This company is ready to assist you in any way. If you have questions or need further assistance, please call, text or email.

Sincerely,

Ashley van der Meulen

EDI Certified Stucco Inspector No. LA19, Since 2001

1: GENERAL

Information

Subject Property: Overview

The subject property is a 6-story building currently housing residential condominium units, shops and restaurants. Present at the time of our initial meeting and inspection were Miss Maureen Sheely, New Jax Condo Association President; Miss Courtney Depriest of Beau Box Property Managment; the building maintenance supervisor and Carolyn McLeod, a member of the New Jax Condo Association Board.

After our initial meeting, we understood that the building was erected in 1864. A substantial renovation occurred around 1999 establishing the existing building. Around 2010, columns and a balcony were added at the rear. The entire building was painted around 2013. In 2023, Apex Construction performed a complete exterior renovation to include fixing visible cracks and painting the entire building.

Samples: Sample #1

Southwest Side of the Building Facing Mill House at the 2nd Floor Landing

Sample #1 is a painted stucco sample installed over the original masonry structure of the building. The sample was taken at a part of the building that was not completed by the 2023 renovation. The sample is comprised of a scratch coat, a brown coat and a textured finish coat that was painted. This installation technique would be consistent with historic masonry construction and 20th-century stucco masonry repairs. We suspect that the brown, scratch and finish were installed during the 1999 renovation and that the paint was added around 2013.

It is important to note that the color of the sample is indeed "grey" in color. According to the historic renovation guide "Vieux Carre' Commission Approved Standard Mortar and Stucco Detail" states: "The resulting mix should range in color from off-white to beige but should not be grey in color." The grey color is consistent with a portland cement-based stucco.

At coring, we bagged the Sample #1. At our office from Sample #1, we created a second bag of small pieces weighing 84-grams for the deformulation sample. The samples were in our possession from coring to Fed Ex. The sample was sent via Fed Ex to RQM+/Jordi Labs for a deformulation sample.

Sample #1 Overview

Showing Apex Construction Sample Area

Close-up Apex Construction Sample

Sample #1

Sample #1

Showing Approximate Depth of Sample #1

Sample #1 sent to the lab weighing 84-grams

Samples: Sample #2

East Side of the Building Facing the River at the Back Promenade on the Inside of a Column Closest to 2B

Sample #2 is installed over wood substrate covered with a felt paper water resistive barrier. The sample was taken at a finished part of the 2023 renovation. Sample #2 is comprised of a diamond metal lath that supports a brown coat, a scratch coat and a finish coat. This installation technique would be consistent with 20th-century stucco repairs and additions. We suspect that the column was constructed around 2010 and perhaps painted around 2013. It is possible that the columns were not painted as the stucco was newer in 2013. The most recent finish coat was added in 2023.

It is important to note that the color of the sample is indeed "white" in color. According to the historic renovation guide "Vieux Carre' Commission Approved Standard Mortar and Stucco Detail" states: "The resulting mix should range in color from off-white to beige but should not be grey in color." The white color is consistent with a portland cement-based stucco. In the 20th-century, this white color can easily be accomplished by using white portland cement.

At coring, we bagged the Sample #2. At our office, we then drilled multiple holes in the Sample #2 to create small pieces weighing 77-grams for the deformulation sample. The samples were in our possession from coring to Fed Ex. The sample was sent via Fed Ex to RQM+/Jordi Labs for a deformulation sample.

Sample #2 Overview


Sample #2

Sample #2


Sample #2

Sample #2

Sample #2

Sample #2

Showing Approximate Depth of Sample #2

Sample #2 Repair

Sample #2 sent to the lab weighing 77-grams

Samples: Sample # 3

East Side of the Building on a 3rd Floor Balcony Facing the River Closest to the Mill House Below a Window

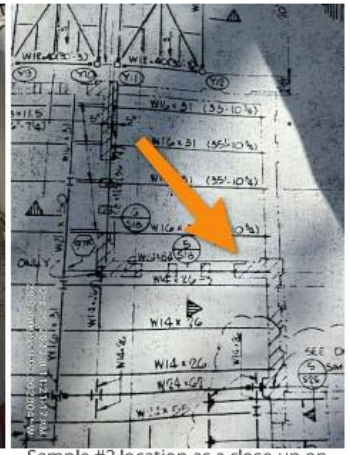
Sample #3 is installed over wood substrate covered with a felt paper water resistive barrier. The sample was taken at a finished part of the 2023 renovation. Sample #3 is comprised of a diamond metal lath that supports a brown coat, a scratch coat and a finish coat that was painted. This installation technique would be consistent with 2oth-centruy stucco repairs and additions. Based on the building plans from 1999, this area of the balcony wall was filled in between the masonry walls with framing, wood substrate, felt paper, diamond metal lath, scratch, brown and finish between the original masonry walls. The 1999 fill-in is indicative of a 20th-century stucco repair. We suspect that this area was painted around 2013 and had a finish coat installed in 2023.

It is important to note that the color of the sample is indeed "white" in color. According to the historic renovation guide "Vieux Carre' Commission Approved Standard Mortar and Stucco Detail" states: "The resulting mix should range in color from off-white to beige but should not be grey in color." The white color is consistent with a portland cement-based stucco. In the 20th Century, this white color can easily be accomplished by using white portland cement.

At coring, we bagged the Sample #3. At our office, we then drilled multiple holes in the Sample #3 to create small pieces weighing 88-grams for the deformulation sample. The samples were in our possession from coring to Fed Ex. The sample was sent via Fed Ex to RQM+/Jordi Labs for a deformulation sample.

Sample #3 Location

Sample #3 location on the 1999 building plans



Sample #3 location as a close-up on the 1999 building plans

Sample #3

Sample #3

Sample #3

Sample #3

Sample #3 - Showing wood substrate

Sample #3 Repair


Sample #3 Repair


Sample #3 Repair


Sample #3 Repair


Sample #3 Repair


Sample #3 Repair


Sample #3 sent to lab weighing 88-grams

Deformulation: Deformulation Concentrations

The results of the deformulation ICP-MS test are summarized in Table 2 (Sample1), 3 (Sample 2) and 4 (Sample 3). Each Table has the concentrations by weight before and after digestion of each core sample that we took. The highest weighing elements in each Table and Core Sample are Calcium (Ca); Silicone (Si); Aluminum (Al), Iron (Fe) and Magnesium (Mg).

The chemical composition of Samples 1, 2 and 3 are very consistent with Portland Cement. Calcium (Ca) would be the most prominent, followed by Silicone (Si), then Aluminum (Al), then Iron (Fe) and finally Magnesium (Mg). Table 3 (Sample 2) deviates a bit, in that there is more Iron (Fe) than Aluminum (Al).

Had the three samples been mixed with three parts lime and one-part portland cement by weight as outlined in the historic renovation guide "Vieux Carré Commission Approved Standard Mortar & Stucco Details"; we suspect that the deformulation would have revealed the Calcium (Ca) content to be substantially higher than it is now.

The mason sand was not detected or dissolved by these deformulation ICP-MS test results. we asked "In the deformulation sample, would components of mason sand be indicated in the element composition or would it not be dissolved?" As cited by Sara O'Neal Associate Study Director at RQM+/Jordi Labs. "It is possible to dissolve mason sand for ICP-MS analysis, but it requires a slightly more aggressive sample preparation than was used for this project. Small particles were observed in these samples after sample preparation, indicating that digestion was not entirely complete. This suggests that the mason sand was not dissolved into the analyzed sample, and these elemental components would not have been detected, as you suspected."

Summary: Opinion

The stucco color in our three samples and installation techniques exhibited at our three samples are more consistent with a 20th century stucco installation than a historical stucco installation, as defined by the "Vieux Carre Commission Approved Standard Mortar and Stucco Details". The deformulation ICP-MS test, is very consistent with portland cement-based stucco. Based on the color, installation techniques and the deformulation of our three samples, it is most likely that the stucco material itself is a portland cement-based stucco. Based on our inspection and in our opinion, the Jackson Brewery is a 20th century building of historical significance.

This report includes only the visible elements and conditions and does not purport to cover inaccessible areas or hidden damage. This inspection is limited to a visual inspection and core samples taken of the exterior cladding at the time of the inspection.

This Inspection and Report do not, in any way, constitute a guarantee, a warranty of merchantability or fitness for a particular purpose, an express or implied warranty, or an insurance policy. The Report is strictly and solely a professional opinion of the subject property based on the observations made on the day of our inspection. This report is an instrument of professional service and is the property of Compass Inspection Services, LLC. and is intended for the use of the addressee only. The scope of this report is limited to the above items. This report does not include environmental aspects or building code compliance.

WJE

Wiss, Janney, Elstner Associates, Inc.
9511 North Lake Creek Parkway, Austin, Texas 78717
512.257.4800 tel
Texas Registered Engineering Firm F-0093
www.wje.com

February 2, 2024

Ms. Victoria Arroyo
Apex Construction, LLC
9190 Interline Avenue
Baton Rouge, Louisiana 70809

JAX Brewery
Petrographic Examination of Stucco Samples
WJE No. 2023.8026.0

Dear Ms. Arroyo:

Per your request, Wiss, Janney, Elstner Associates, Inc. (WJE) performed a petrographic examination on two stucco samples reportedly removed from the exterior facade of the JAX Brewery, located at 620 Decatur Street, New Orleans, Louisiana. We understand that building was originally constructed in 1891 with a brick facade. The brick veneer was reportedly covered with stucco in 1980. In 2000, a new coat of stucco was applied to the entire building again, followed by application of a paint layer. The objective of the petrographic examination was to assess the general properties of the stucco represented by the samples. Therefore, the stucco samples were examined according to ASTM 856, *Standard Practice for Petrographic Examination of Hardened Concrete*, which also applies to mortar, plaster, or stucco.

No stucco mix design or other project specification was provided for review. ASTM C926, *Standard Specification for Application of Portland Cement-Based Plaster*, is used as a standard for the assessment of stucco samples.

SAMPLE AND TESTS

Received for the petrographic examination were two saw-cut stucco samples without identification (Figure 1). For convenience, WJE identify the samples as Sample 1 and Sample 2. Sample 1 measured approximately 4-1/4 inches x 3-1/2 inches x 7/8 inch. Sample 2 measured approximately 2-1/2 inches x 2 inches x 13/16 inch. Both samples appeared triangular in shape and appeared to contain two coats of stucco. The top surface of the stucco was painted, and the bottom surface contained an adhered brick piece. No metal lath was detected.

For the petrographic examination, a cross section of each sample of the stucco was cut using a diamond-blade rock saw. One saw-cut surface was lapped with progressively finer grinding media to form a smooth surface suitable for microscopy. Fractured surfaces were induced in the laboratory from the unlapped pieces. The lapped sections and freshly fractured surfaces were examined using a computer-controlled stereomicroscope (Leica M205C) at magnifications up to 160X. A blue-dyed epoxy-impregnated thin section was fabricated for each sample for better assessment of the paste features. The thin sections are transparent and allow for the assessment of cementitious materials and hydration products based on their optical properties at higher magnifications. The blue epoxy serves to highlight cracks and voids. Powder mounts of the paste and areas of interest were also prepared from the fractured surfaces. The thin

sections and powder mounts were examined using a petrographic (polarized light) microscope at magnifications up to 630X.

The depth of carbonation was determined by measuring the depth of color change from the top surface after applying a phenolphthalein solution to a freshly fractured surface. The water-to cement ratio (w/c) was estimated based on the paste features, including, but not limited to, paste color, hardness, porosity, residual cement particles, hydration products, and aggregate/paste bond. The Mohs Hardness Index (MHI) of the paste was measured using a Mohs' Hardness Kit. A higher hardness typically indicates a lower w/c. The mix proportions of the stucco were estimated based on the point count results performed on the thin sections and point count data obtained by WJE from mortar samples with known mix proportions.

The point count was performed on both thin sections at a magnification of 200X. Less than 200 points were counted for the finishing coat, and more than 300 points were counted for the scratch coat. The results were used for the estimate of mix proportions of the stucco samples for each coat.

FINDINGS

The two stucco samples examined were similar in composition but differed slightly in mix proportions. The samples represented a two-coat stucco system with a total thickness of 3/4 inch and additional paint layers on the top surface (Figure 2). The two coats of each sample, although not applied at the same time, were tightly bonded to each other and to the subbase bricks. The following description applies to both samples except as noted otherwise. A summary of findings is given in Table 1. The results of the point count of each coat are given in Table 2.

Scratch (Bottom) Coat

The scratch coats (bottom layer) of both samples were non-air-entrained, non-fiber reinforced, and contained natural siliceous sand uniformly distributed in a portland cement paste with no hydrated lime or other supplementary cementitious materials (SCM).

The aggregate was natural siliceous sand with a nominal maximum size of 1/32 inch. The sand was clear, hard, dense, and mostly subangular to subrounded. The sand was composed primarily of quartz (Table 2). It appeared to be well graded, uniformly distributed, and tightly bonded to the paste (Figure 3).

The paste was gray in color, slightly variable, hard, dense, and had a semiconchoidal texture. The MHI of the paste was greater than 3.5. Abundant residual and unhydrated cement particles were detected, most of which occurred as clusters consisting of alite, belite, and ferrite phase (Figure 4 through Figure 6). The cement clusters were very large, up to 250 µm across. No hydrated lime, limestone fines, or SCM, such as fly ash, slag cement, or silica fume, were detected. The paste was completely carbonated. The size of the residual cement suggests that the stucco might have been very old, not the reported placement date of 1980. Such large cement particles grain size typically occurred in cement manufactured prior to 1950.

The compositional and textural characteristics of the paste indicated a moderate w/c, estimated in the range of 0.40 to 0.45. Based on the point count results (Table 2), the volumetric cement-to-sand ratio was estimated to be 1:3 for Sample 1 and 1:2.2 for Sample 2. The bottom layer of Sample 2 was slightly under sanded.

The stucco was non-air-entrained, with a total air content at 13.5 percent and 16.3 percent, measured via the point count for Sample 1 and Sample 2, respectively. Air voids were mostly coarse and irregular, consistent with entrapped air voids, and uniformly distributed (Figure 7). No secondary deposits were detected in the voids.

The bottom layer of stucco in Sample 1 was directly bonded to red brick. The stucco in Sample 2 was bonded to a thin layer of lime mortar (Figure 8).

Finish (Top) Coat

The finish coats (top layer) of both samples were air entrained, non-fiber reinforced, and contained natural siliceous sand uniformly distributed in a portland cement paste with no hydrated lime or SCM.

The aggregate was natural siliceous sand with a nominal maximum size of 1/32 inch. The sand was clear, hard, dense, and mostly subangular to subrounded. The sand was composed primarily of quartz with a trace amount of chert and feldspar (Table 2). The sand appeared to be well graded, uniformly distributed, and tightly bonded to the paste (Figure 9).

The paste was gray in color, slightly variable, hard, dense, and had a semiconchoidal texture. The MHI of the paste was greater than 3.5. Abundant residual and unhydrated cement particles were detected, including alite, belite, and ferrite phase (Figure 10 and Figure 11). The particle sizes of the cement were typically 60 µm across or smaller, consistent with modern cement and a placement date of 2000. No hydrated lime or SCM, such as fly ash, slag cement, or silica fume, were detected. While paste was completely carbonated, a moderate amount of limestone fines was also detected.

The compositional and textural characteristics of the paste indicated a moderate w/c, estimated in the range of 0.40 to 0.45. Based on the point count results (Table 2), the volumetric cement-to-sand ratio was estimated to be 1:2 for Sample 1 and 1:2.5 for Sample 2. The top layer of Sample 1 was slightly under sanded.

The finish coats of the stucco were air entrained, with a total air content at 23.5 percent and 21.13 percent, measured via the point count for Sample 1 and Sample 2, respectively. Air voids were mostly fine and spherical, consistent with entrained air voids, although irregular entrapped voids were also present (Figure 12). Air voids were uniformly distributed and free of secondary deposits.

The top surface of the finish coat of both stucco samples contained multiple layers of buff-colored paint, with a total thickness of 1 mm (40 mils). The paint was tightly bonded to the stucco (Figure 13).

A vertical crack up to 6 mils wide was detected in the finish coat of Sample 1 (Figure 14). The crack did not penetrate the scratch coat below or the paint layers above, suggesting that the crack was formed before the paint was applied.

Several lift lines were also detected in the finish coat of both samples (Figure 14 and Figure 15). The lift lines were near the bottom of the finish coats of both samples. The lift line was partially debonded in Sample 1 in the area of the vertical crack. The different lifts in Sample 2 were tightly bonded.

DISCUSSION AND CONCLUSION

Based on the petrographic examination, the two stucco samples examined represented essentially the same stucco mixtures. Each stucco consisted of a two-coat system with additional paint layers on the top surface. However, the base and finish coats of each sample were different in composition and mix proportions.

The base (bottom) coat was non-air-entrained and contained natural siliceous sand fine aggregate uniformly distributed in a portland cement-based paste. Abundant residual cement clusters up to 250 µm were detected. Theses clusters were cement clinker that had not been ground fine enough to separate different cement phases, such as alite, belite, and ferrite. The grain size of the residual cement suggests that the bottom layer of the stucco might have been placed earlier than the reported 1980 date, likely before 1950, since portland cement was ground much finer after that time. The w/c of the base layer was estimated in the range of 0.40 to 0.45. The volumetric cement-to-sand ratios of the base coats were estimated at 1:3 and 1:2.2 for Sample 1 and Sample 2, respectively. Based on ASTM C926, the base coat of Sample 2 was slightly under sanded.

The finish coats of the stucco were air entrained and contained natural siliceous sand fine aggregate uniformly distributed in a portland cement paste. The paste contained abundant residual cement particles, which had a typical grain size of 60 µm or less, consistent with modern portland cement. A moderate amount of crushed limestone fines was also detected. The air entrainment and limestone fines suggest that the cement used might be masonry cement or a combination of masonry cement and portland cement. The w/c was estimated at 0.40 to 0.45, and the air content was measured at 21.1 percent to 23.5 percent. The volumetric cement-to-sand ratios of the finish coats were estimated at 1:2 and 1:2.5 for Sample 1 and Sample 2, respectively. Based on ASTM C926, the topcoat of Sample 1 was under sanded. Multiple lifts were detected in the finish coats of both samples.

Both coats of both samples were completely carbonated. The top layer of Sample 1 contained a vertical crack likely formed due to drying shrinkage before the paint was applied. No other obvious distress was detected.

We appreciate the opportunity to assist you on this project. If more assistance is needed, please do not hesitate to contact us.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Derek Cong, PhD
Associate Principal and Petrographer

Table 1. Summary of Findings of Petrographic Examination

Sample ID	Sample 1		Sample 2	
Total number of identified coats	2		2	
Total thickness (in.)	3/4		3/4	
Cracking	A vertical crack within the finish coat		None	
Depth of carbonation	All coats were carbonated completely			
Surface layers	Buff colored paint, multiple coats, total thickness approximately 1 mm (40 mils)			
	Scratch Coat	**Finish Coat**	**Scratch Coat**	**Finish Coat**
Thickness (in.)	1/2	1/4	7/16	3/8
Aggregate	Natural siliceous sand with a top size of 1/32 inch and contained primarily quartz			
Paste color	Light gray, slightly variable	Light gray, essentially uniform	Greenish gray, slightly variable	Light gray, slightly variable
Munsell color index	7/1 10Y to 8/1 10Y	7/1 10Y	6/1 10Y	7/1 10Y
Paste features	Hard, dense, variable and had a semiconchoidal texture	Hard, dense, and had a semiconchoidal texture	Hard, dense, variable and had a semiconchoidal texture	Hard, dense, and had a semiconchoidal texture
Paste composition	Abundant residual cement clusters up to 250 µm in size. No hydrated lime or limestone fines, no SCM	Abundant residual cement particles, including alite, belite, and ferrite phases, up to 60 µm, no hydrated lime. Also contained some limestone fines. No SCM	Abundant residual cement clusters up to 250 µm in size. No hydrated lime or limestone fines, no SCM	Abundant residual cement particles, including alite, belite, and ferrite phases, up to 60 µm, no hydrated lime. Also contained some limestone fines. No SCM
MHI	>3.5	>3.5	>3.5	>3.5
Estimated w/c	0.40 to 0.45	0.40 to 0.45	0.40 to 0.45	0.40 to 0.45
Air system	Non entrained, large and irregular	Air entrained, mostly small, spherical to irregular	Non entrained, large and irregular	Air entrained, mostly small, spherical to irregular
Air content (%)	13.5	23.5	16.3	21.1
Estimated cement to sand volumetric ratio	1:3	1:2, under sanded	1:2.2, under sanded	1: 2.5
Note	--	Contained a lift line near the bottom. Also contained a vertical crack	--	Multiple lift lines, discontinuous, and all lifts were tightly bonded

WJE

Table 2. Results of Point Count (Volume %)

Sample ID	Sample 1		Sample 2	
Coats	**Scratch**	**Finish**	**Scratch**	**Finish**
Paste	35.5	38.0	39.4	35.2
Void	13.5	23.5	16.3	21.1
Aggregate	51.0	38.5	44.3	43.7
Subtotal	100.0	100.0	100.0	100.0
Aggregate Composition				
Quartz	99.4	94.4	100.0	97.7
Chert	0.6	1.4	0.0	1.1
Feldspar	0.0	4.2	0.0	1.1
Subtotal	100.0	100.0	100.0	99.9

NOTE: Samples will be discarded after 60 days unless we are instructed otherwise in written form. Charges will be incurred for additional storage and handling.

Figure 1. As-received stucco samples.

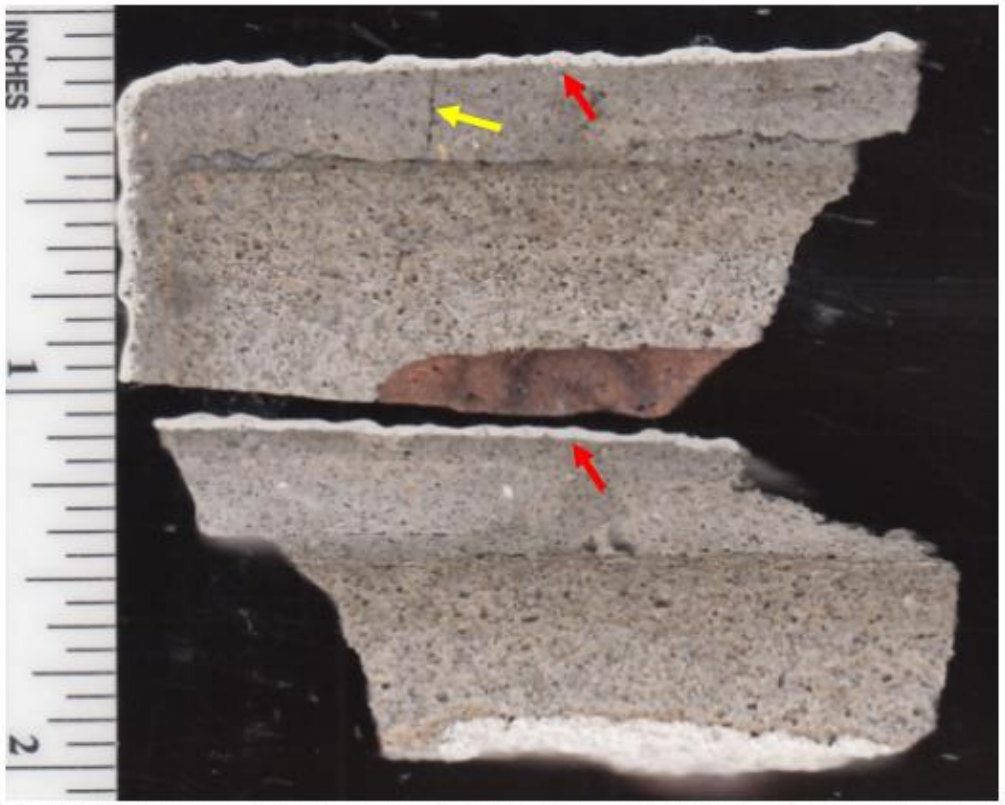


Figure 2. Lapped sections of the stucco samples. Sample 1 top. Sample 2 bottom. The paint layer on the top surface of the stucco is marked with red arrows. A vertical crack in the finish coat of Sample 1 is marked with a yellow arrow.

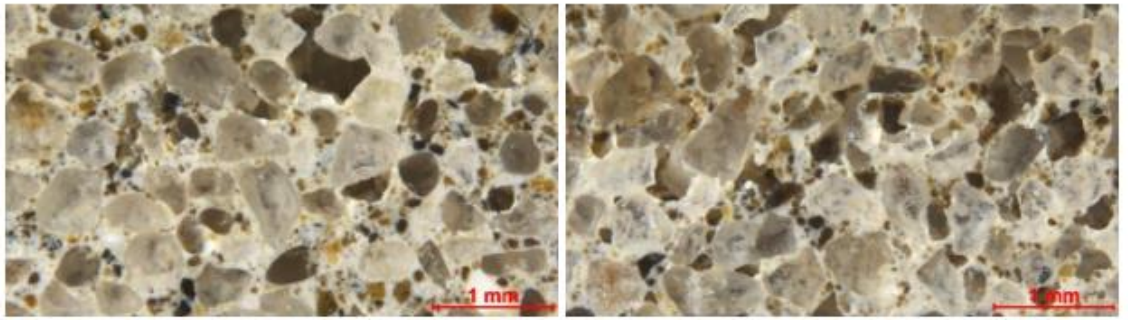


Figure 3. Lapped section of Sample 1 (left) and Sample 2 (right) showing the natural quartz sand aggregate in the base coat of the stucco.

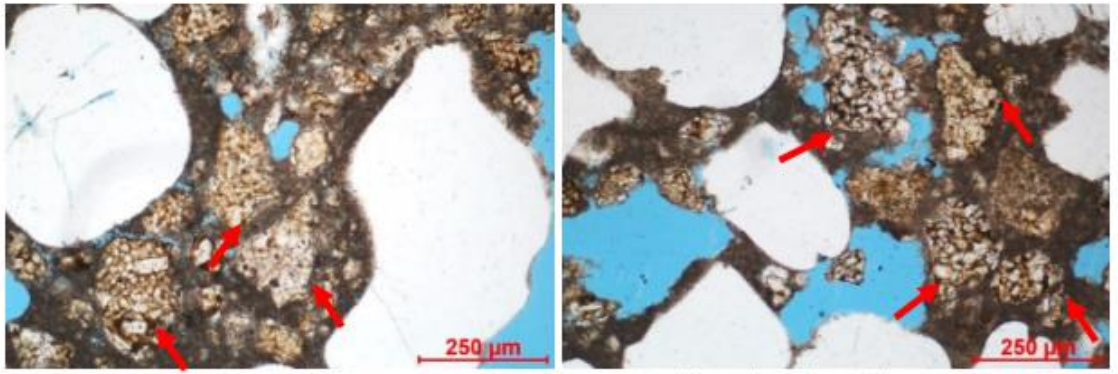


Figure 4. Thin section images of the bottom stucco layer of Sample 1 (left) and Sample 2 (right) showing very large residual cement particles (arrows).

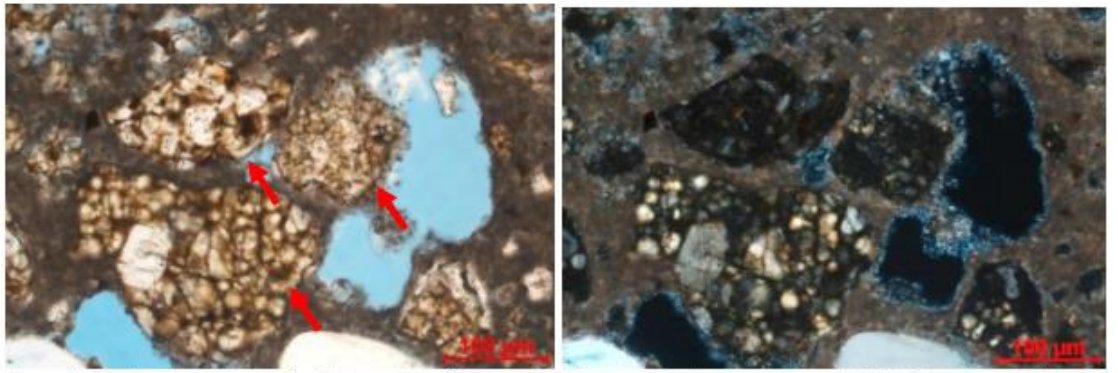


Figure 5. Photomicrographs of a thin section of Sample 1 taken under plane-polarized light (left) and crossed polars (right) of a petrographic microscope showing the paste in the bottom layer of the stucco with very large residual cement clusters (arrows). The paste was completely carbonated under crossed polars.

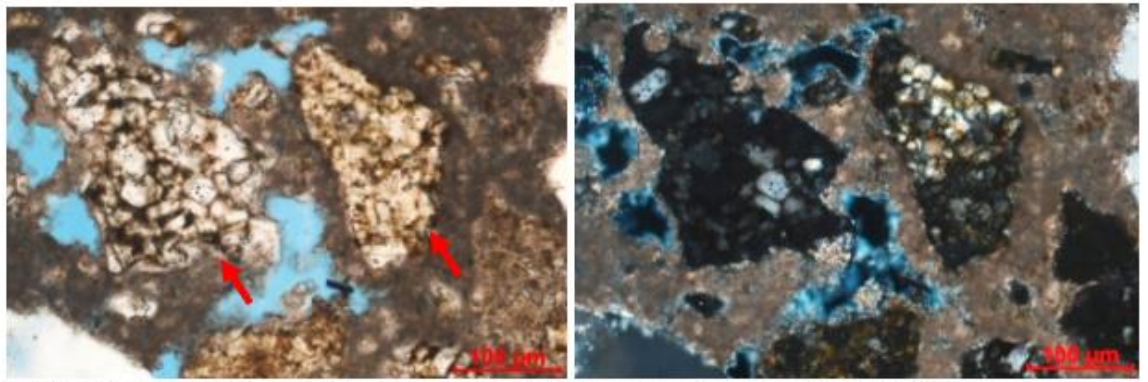


Figure 6. Photomicrographs of a thin section of Sample 2 taken under plane-polarized light (left) and crossed polars (right) of a petrographic microscope showing the paste in the bottom layer of the stucco with very large residual cement clusters (arrows). The paste was completely carbonated under crossed polars.

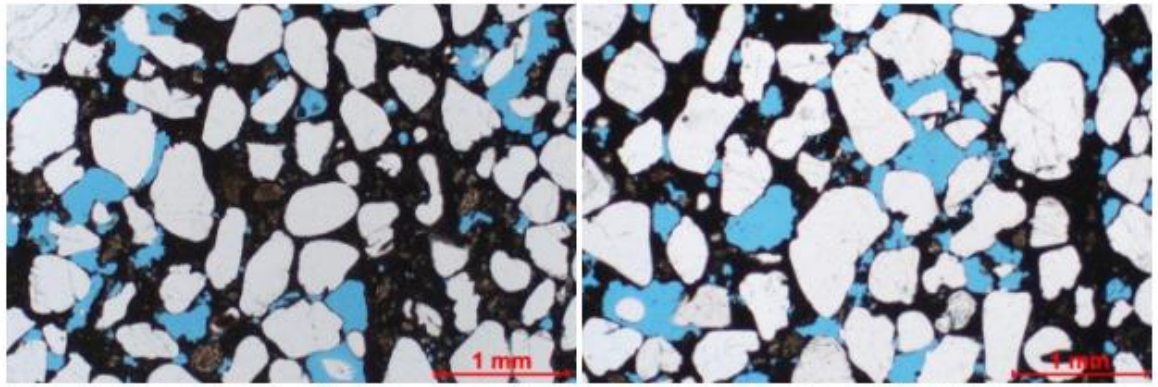


Figure 7. Thin section images of the bottom layer of stucco in Sample 1 (left) and Sample 2 (right) showing entrapped air voids that were filled with blue epoxy.

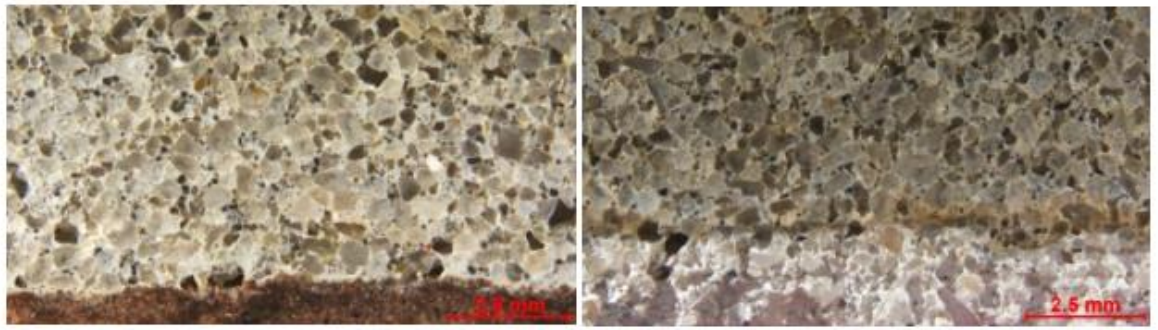


Figure 8. Lapped section of Sample 1 (left) and Sample 2 (right) showing the stucco tightly bonded to red brick (left) and white mortar (right).

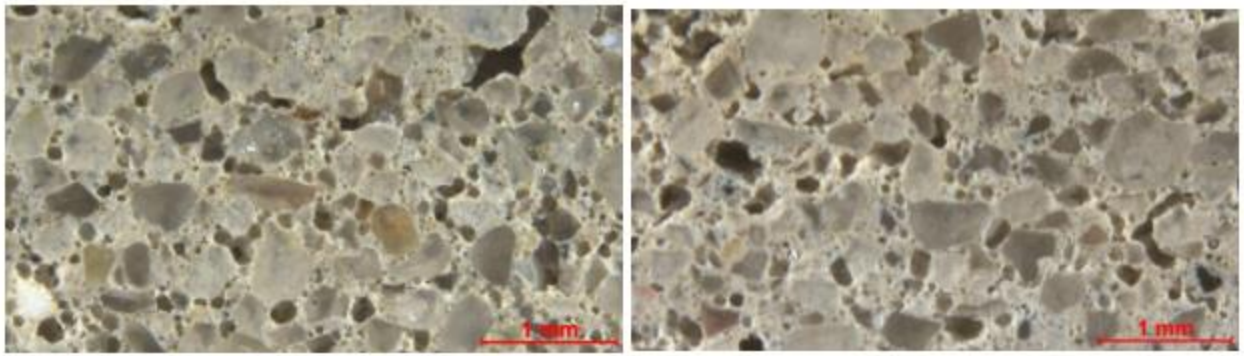


Figure 9. Lapped section of Sample 1 (left) and Sample 2 (right) showing the natural quartz sand aggregate in the finish coat of the stucco.

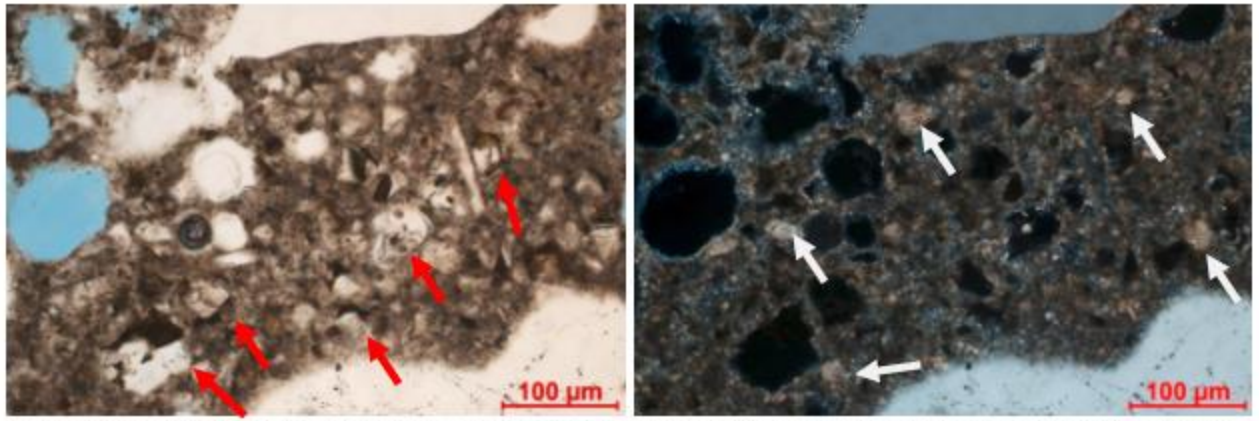


Figure 10. Photomicrographs of a thin section of Sample 1 taken under plane-polarized light (left) and crossed polars (right) of a petrographic microscope showing the paste in the top layer of the stucco with normal sized residual cement particles (red arrows). The paste was completely carbonated under crossed polars. Some limestone fines are marked with white arrows).

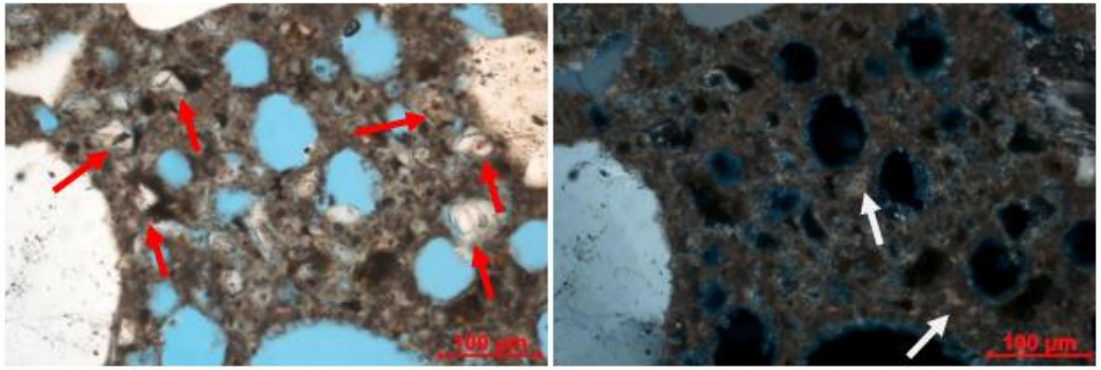


Figure 11. Photomicrographs of a thin section of Sample 2 taken under plane-polarized light (left) and crossed polars (right) of a petrographic microscope showing the paste in the top layer of the stucco with normal sized residual cement particles (red arrows). The paste was completely carbonated under crossed polars. Some limestone fines are marked with white arrows).

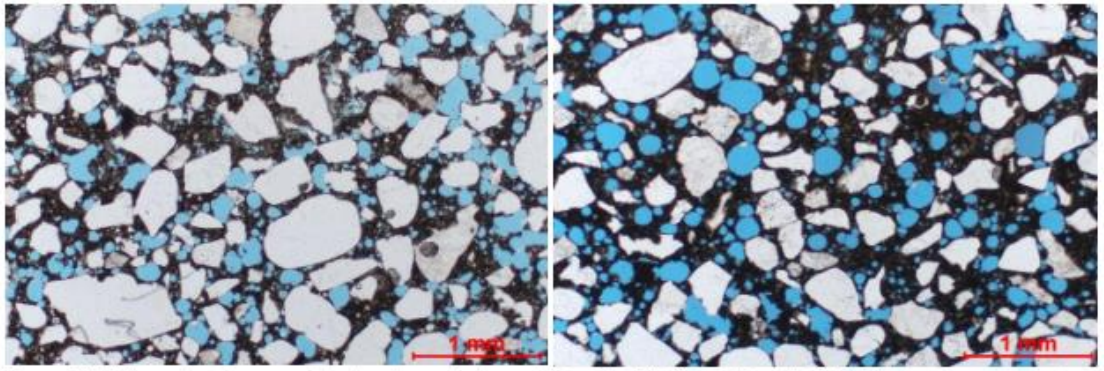


Figure 12. Thin section images of the top layer of stucco in Sample 1 (left) and Sample 2 (right) showing entrained (spherical) and entrapped irregular) air voids that were filled with blue epoxy.

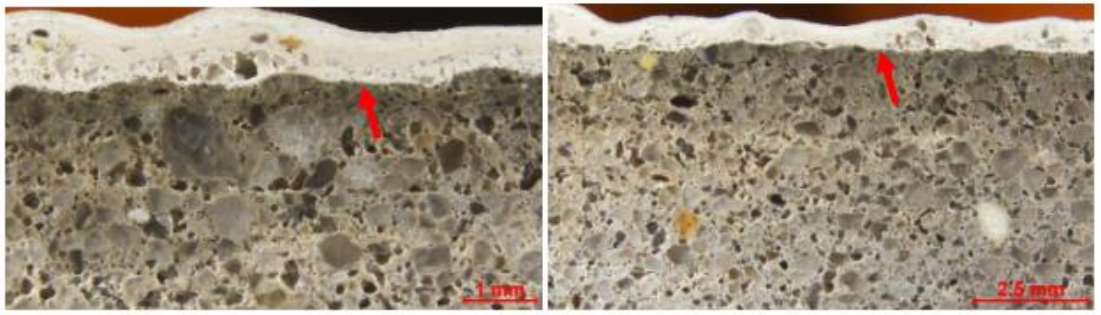


Figure 13. Lapped sections of Sample 1 (left) and Sample 2 (right) showing paint layers on the top surface of the stucco.

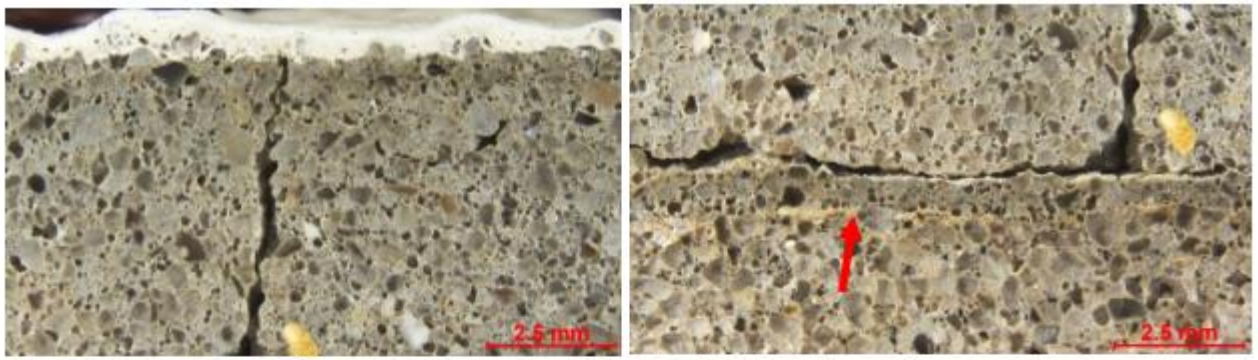


Figure 14. Lapped section of Sample 1 showing a vertical crack within the top layer of the stucco. The crack did not penetrate the paint layer nor the bottom layer. The right image also shows a thin lift of material between the top and bottom layer of the stucco, which was partially debonded. The interface between the top and bottom layers is marked with an arrow.

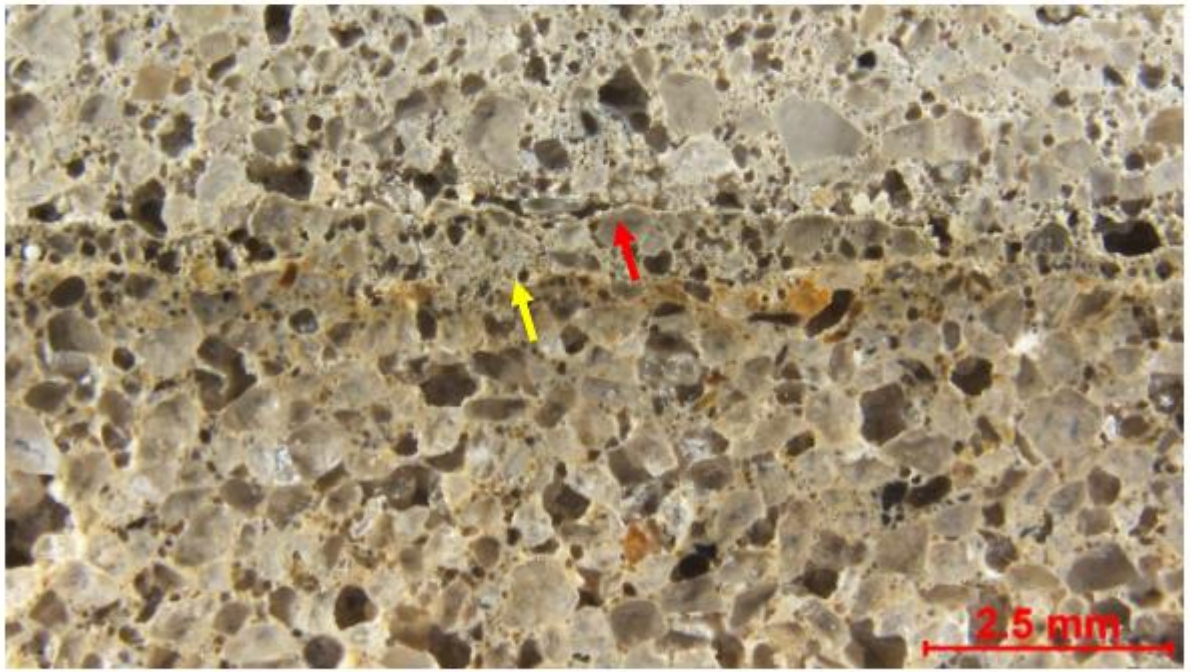
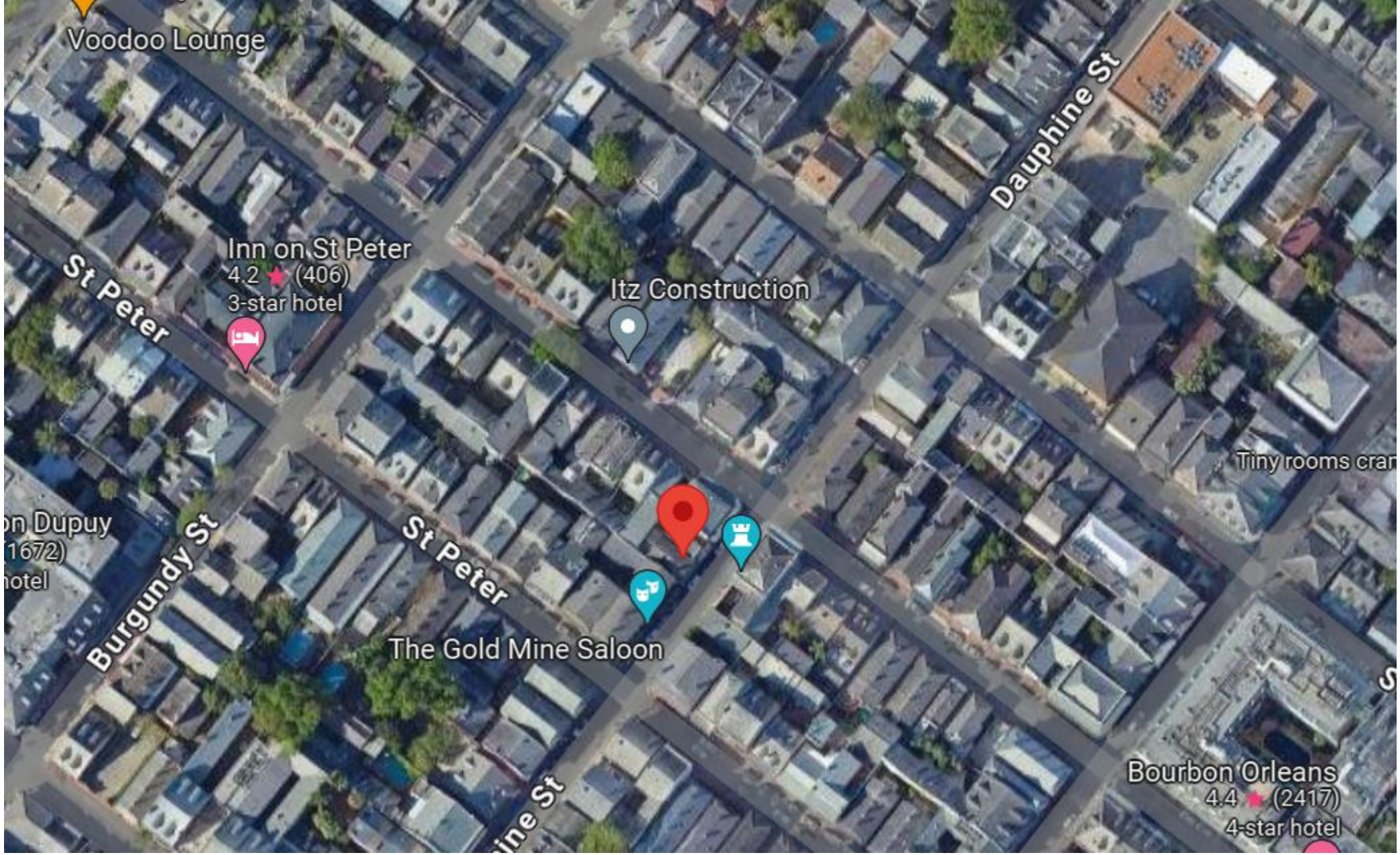


Figure 15. Lapped section of Sample 2 showing a lift line near the bottom of the top layer of the stucco (red arrow). The interface between the top and bottom layers is marked with a yellow arrow.

711 Dauphine


Voodoo Lounge
Dauphine St
Inn on St Peter
4.2 (406)
3-star hotel
St Peter
Itz Construction
Tiny rooms cran
Burgundy St
St Peter
The Gold Mine Saloon
Bourbon Orleans
4.4 (2417)
4-star hotel

711 Dauphine

Vieux Carré Commission

March 12, 2024

711 Dauphine

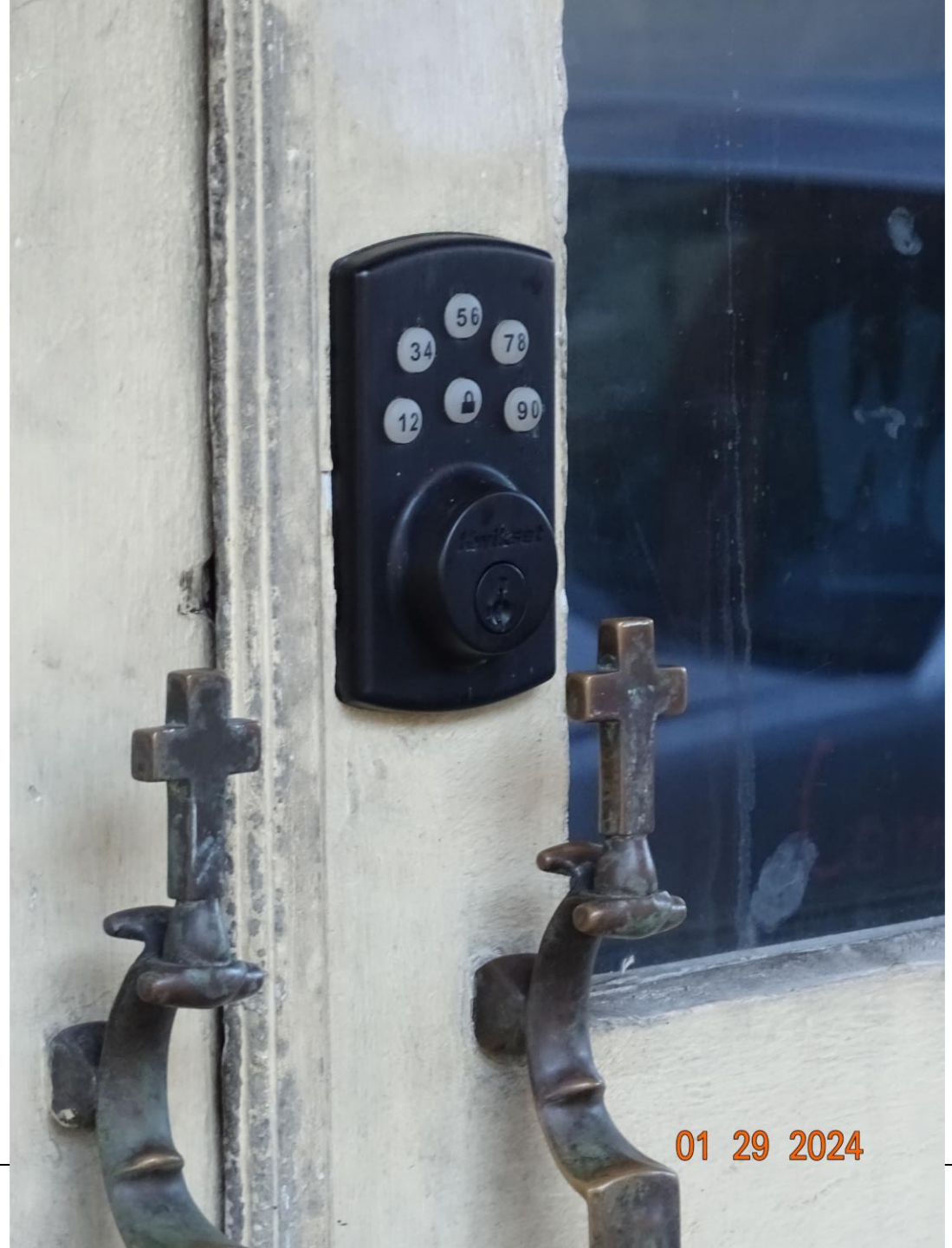
Vieux Carré Commission

March 12, 2024

711 Dauphine

Vieux Carré Commission

March 12, 2024


56
34
78
12
90
01 29 2024

Scope Of Work

Location:
Vieux Carre Baptist Church
711 Dauphine St, New Orleans, Louisiana 70116

Overview:
Repair and replace issues to the exterior of the building that are violations of Vieux Carre Commission guidelines for property and buildings; thus bringing our building into compliance. Issues are detailed in 3 tasks below.

Task 1:
Repair/replace (in-kind) deck boards of gallery, above sidewalk, on the front of the building. Remove and replace 1"x4"x8' 160 deteriorated boards with 160 treated, exterior 1"x4"x8' boards. Prime and Paint to match existing.

Health and Safety: Utilize caution tape, signage, canvas drop cloths, plastic and masking tape to protect people and property as needed. Sidewalk will only be closed when above sidewalk construction is active.

Task 2:
Repair fallen soffit on northeast side of building's 2nd floor. 3/8" treated plywood and soffit vent will be installed to repair missing area. Prime and Paint to match the existing area.

Health and Safety: None. Area is 20' ,inside property line, from public sidewalk and public area.

Task 3:
Replace Kwikset powerbolt 2 door locks on 709 and 711 entry doors with Phillips 1000 series deadbolts (upon approval by VCC.) Bringing our entry door locks within guidelines with VCC (No exposed keypads are approved.)

Health and Safety: None. Ground level. No obstruction or hazards to sidewalk.

Deliverables:
160- 1"x4"x8' Pressure treated exterior Tongue and groove decking $17.50 a board, $2,800 Total

2- Phillips 1000 series DDL210XI5KN0/37 deadbolts $99 each, $198 total

1- 4'x8' sheet of ⅜" pressure treated plywood $28

Misc. Tools, fasteners, paint $250

Total Est. Project cost: $3,276

Philips 1000 series
Electronic deadbolt

4 ways to unlock
One-time PIN code
Easy assembling
Auto-lock

DDL210XI5KN0

4 ways to unlock

With mechanical override

Featuring a variety of access methods, you can unlock this lock by fingerprint, PIN code, one-time PIN code or a mechanical key. Besides, auto-lock, ultra long-life battery and multiple alarm functions provide you additional peace of mind.

User-friendly
- Both convenient and adaptable
- Share one-time PIN code anytime, anywhere
- Ultra-long battery life
- To assist with setting up your lock

Safety as standard
- Your home security guard
- A faster & easier digital life

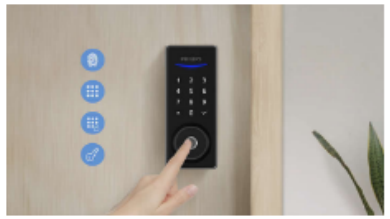
Dedicated design for perfection
- Modernize your door
- With just a screwdriver

Electronic deadbolt
4 ways to unlock One-time PIN code, Easy assembling, Auto-lock

DDL210XI5KN0/37

Highlights

4 ways to unlock



This lock provides convenient living and multiple options to suit your lifestyle. It can be unlocked with 50 fingerprints, 20 PIN codes, mechanical keys for family members and unlimited one-time PIN code for visitors. You can choose any method to unlock your door. The multi-functional lock makes your life more convenient. With the auto lock setting, you do not have to worry about forgetting to lock the door.

Simple sharing

Works with Philips Home Access app to remotely generate a one-time PIN without a Wi-Fi bridge or Bluetooth connection. You can easily share unlimited one-time PIN codes for your home with friends, family members, or anyone you want.

Ultra-long battery life

This electronic door lock consumes little power and lasts up to 1 year* with 4 AA alkaline batteries. When the batteries run low, a low battery alert will remind you to change your batteries, preventing a lockout.

Voice guide

Voice guidance guides you through configuration of the lock without the need for an instruction manual. English, French, and Spanish voice guides are available.

Multiple alert function

This electronic door lock is equipped with a lockout alarm, a low battery alert, away mode for vacations, privacy mode and other security features to ensure the safety of your home at all times. Safer and more secure, Philips electronic deadbolt brings a new smart experience.

Biometric Identification

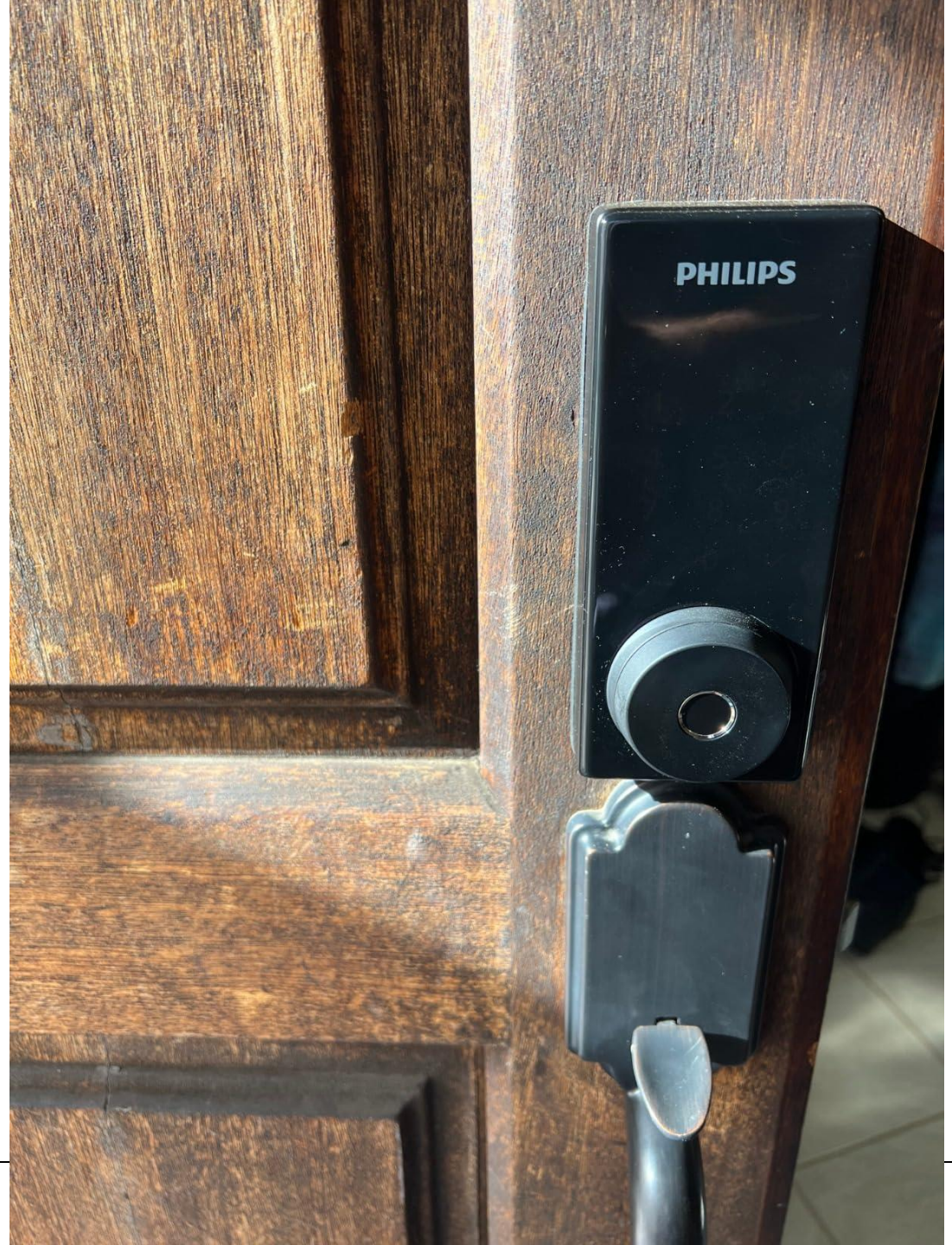
When you come home, you no longer need to look for the key on the door, just a gentle touch of your fingerprint is enough to unlock the door. Biometric fingerprint identification technology improves the accuracy of fingerprint recognition. Counterfeit fingerprints are rejected, which enhances security.

Modern design

Modern design fits your door. High quality touch screen keypad, available in multiple finishes. This digital door lock improves doors of any style.

Easy installation

The door lock installs in minutes with just a screwdriver and is suitable for most standard door preps.


PHILIPS

1015-17 Dauphine

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1015 Dauphine – 1964

1015 Dauphine

Vieux Carré Commission

March 12, 2024

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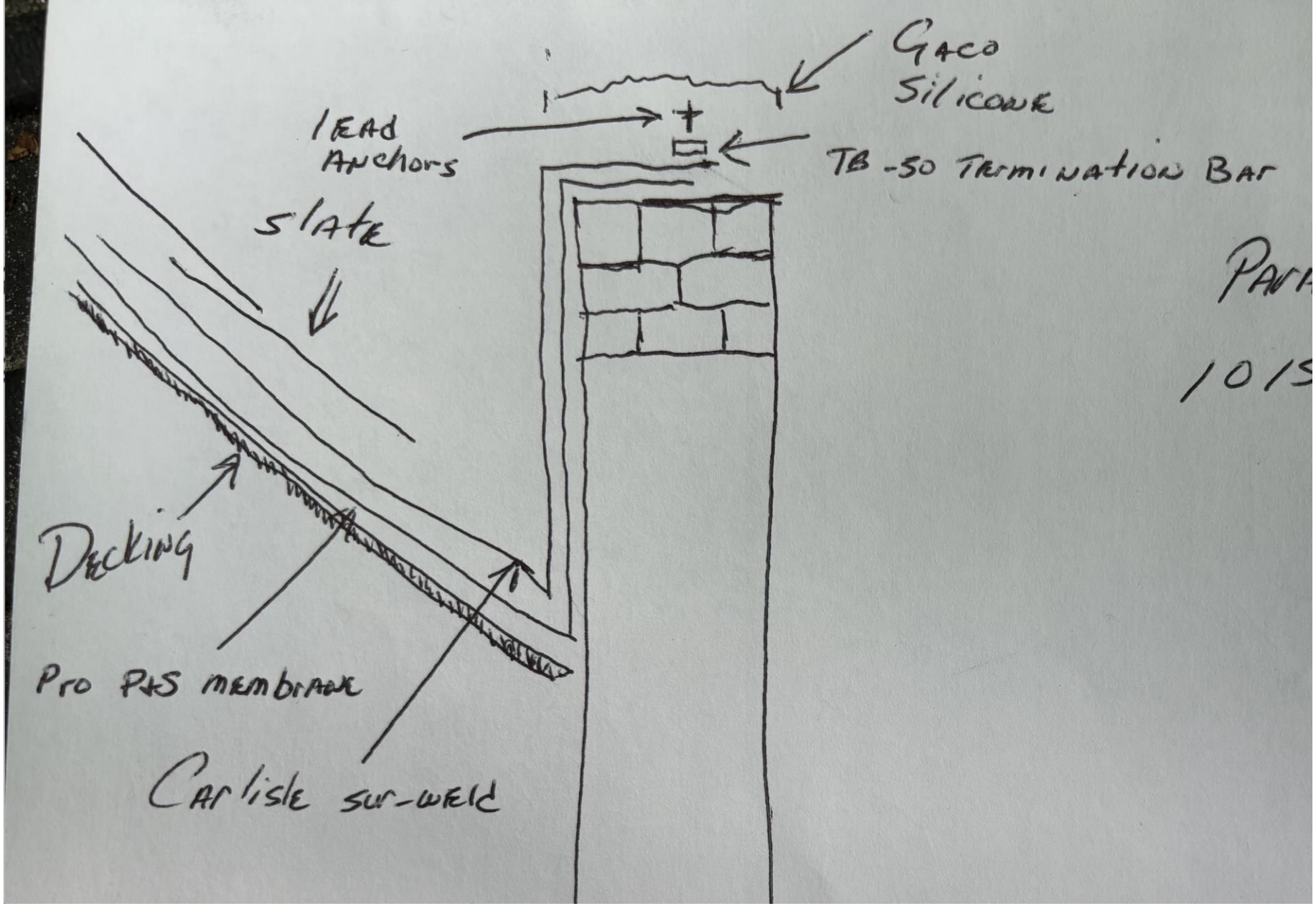
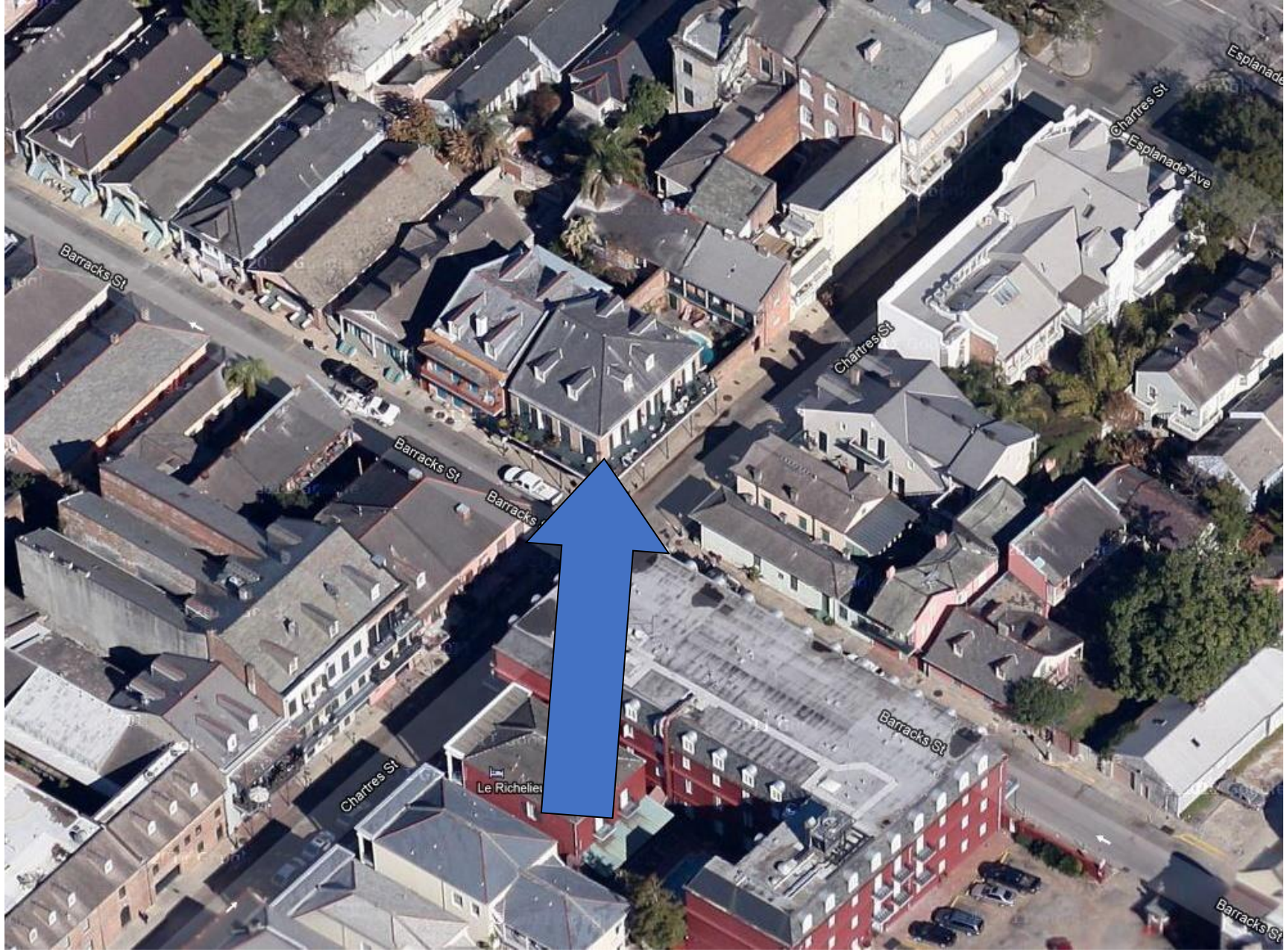

GACO
Silicone
LEAD
Anchors
TB-50 Termination Bar
slate
Decking
Pro PtS membrane
Carlisle sur-weld

1301 Chartres



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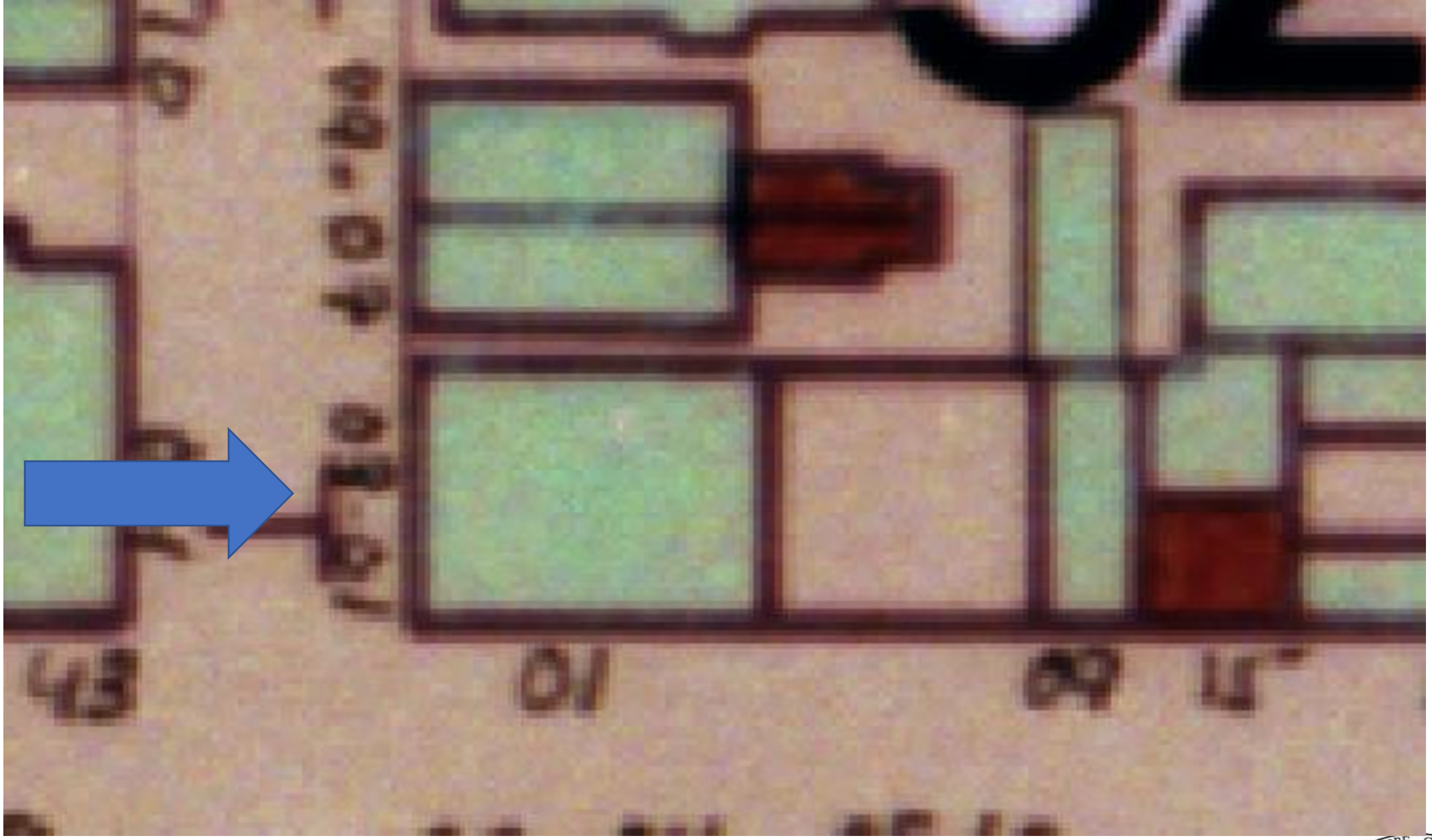

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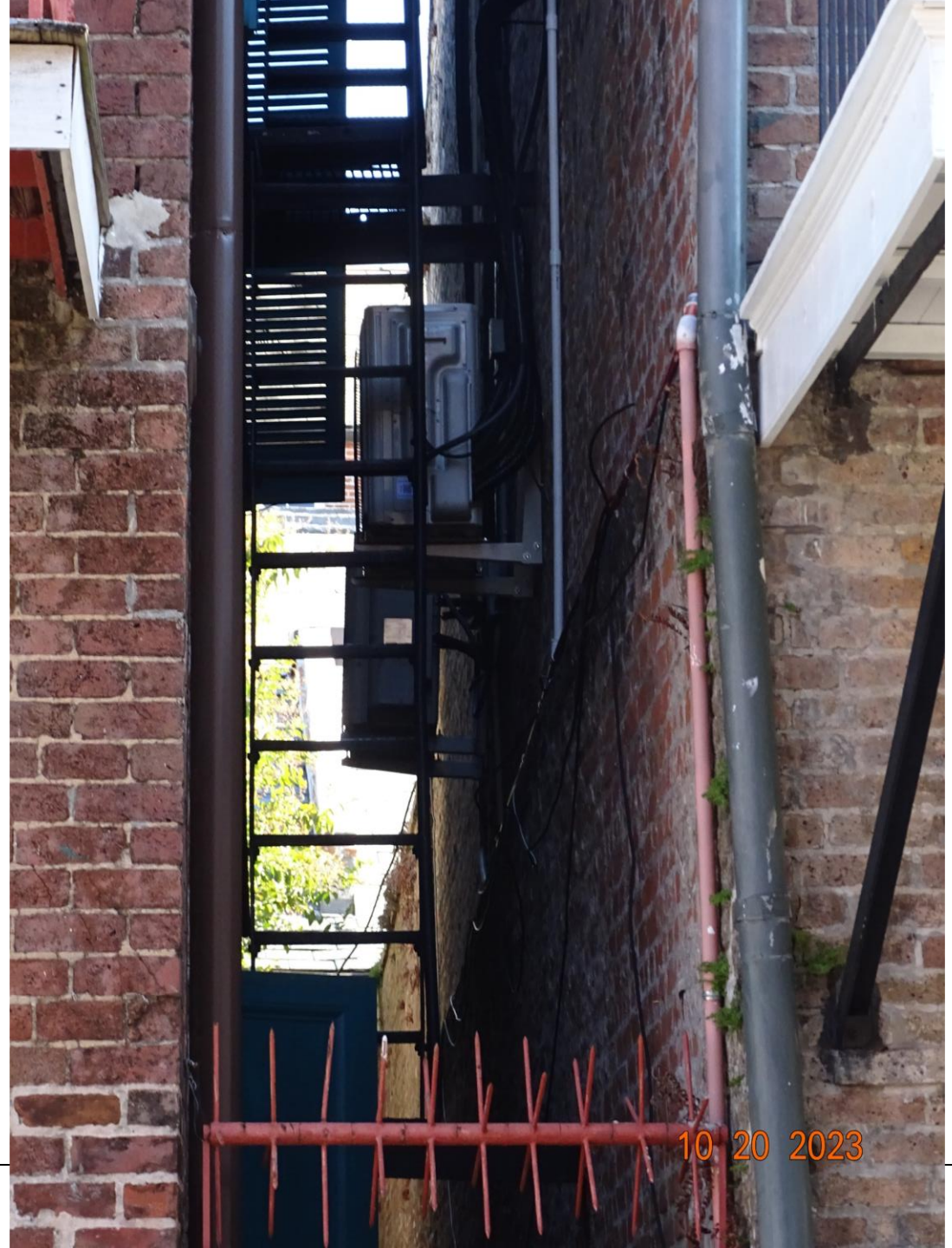

1301 Chartres

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March 12, 2024

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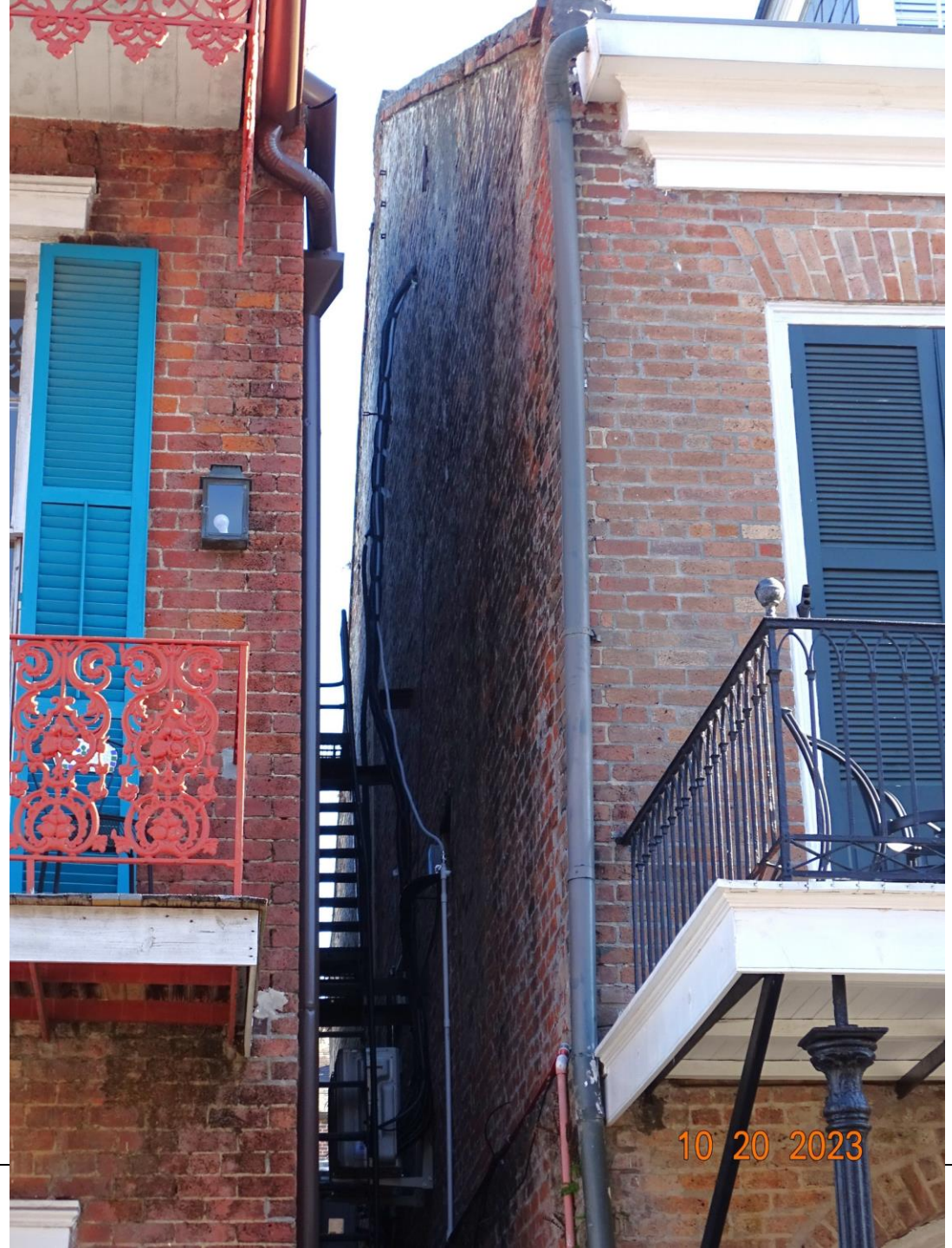
March 12, 2024



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Vieux Carré Commission

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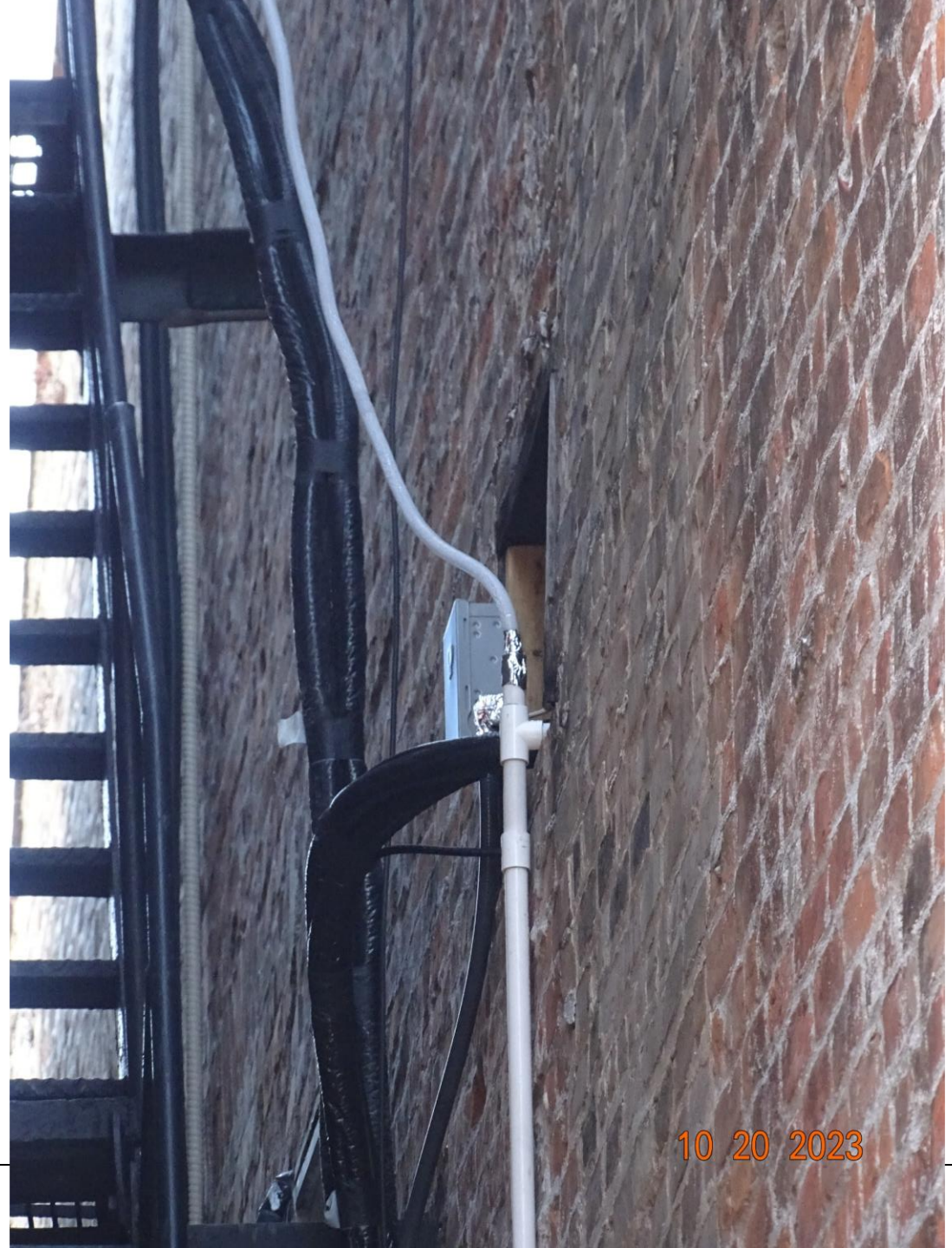
March 12, 2024



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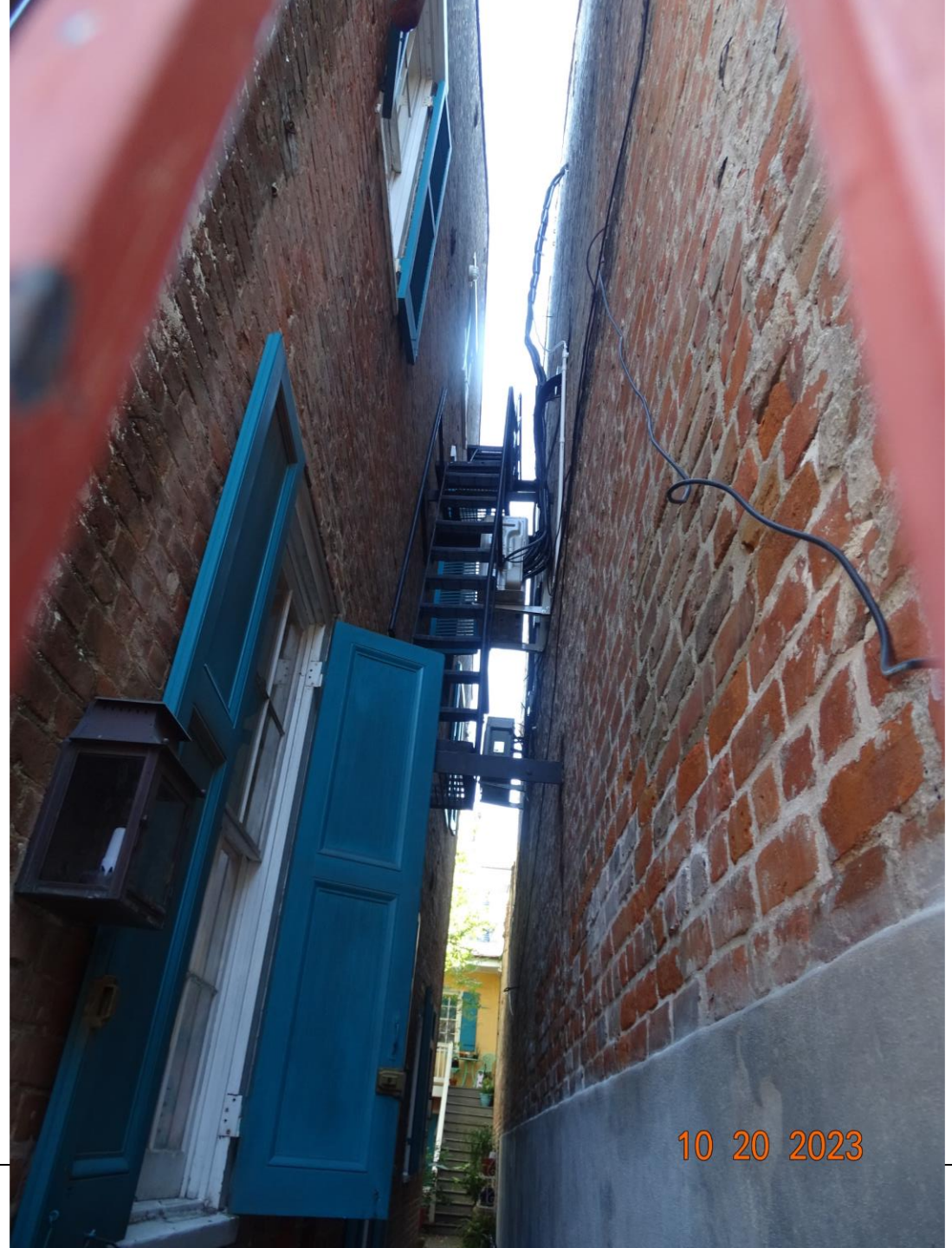
March 12, 2024



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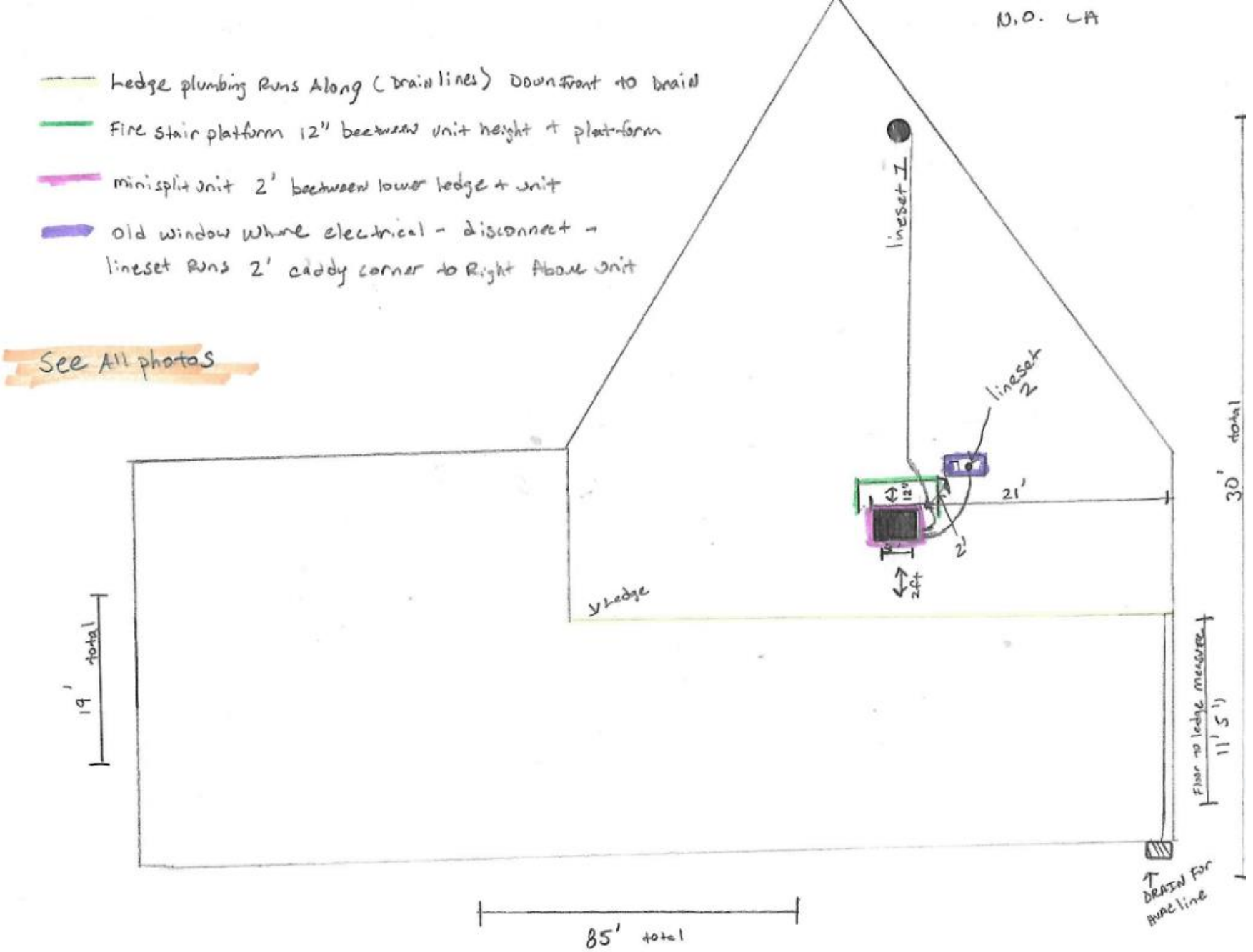
March 12, 2024



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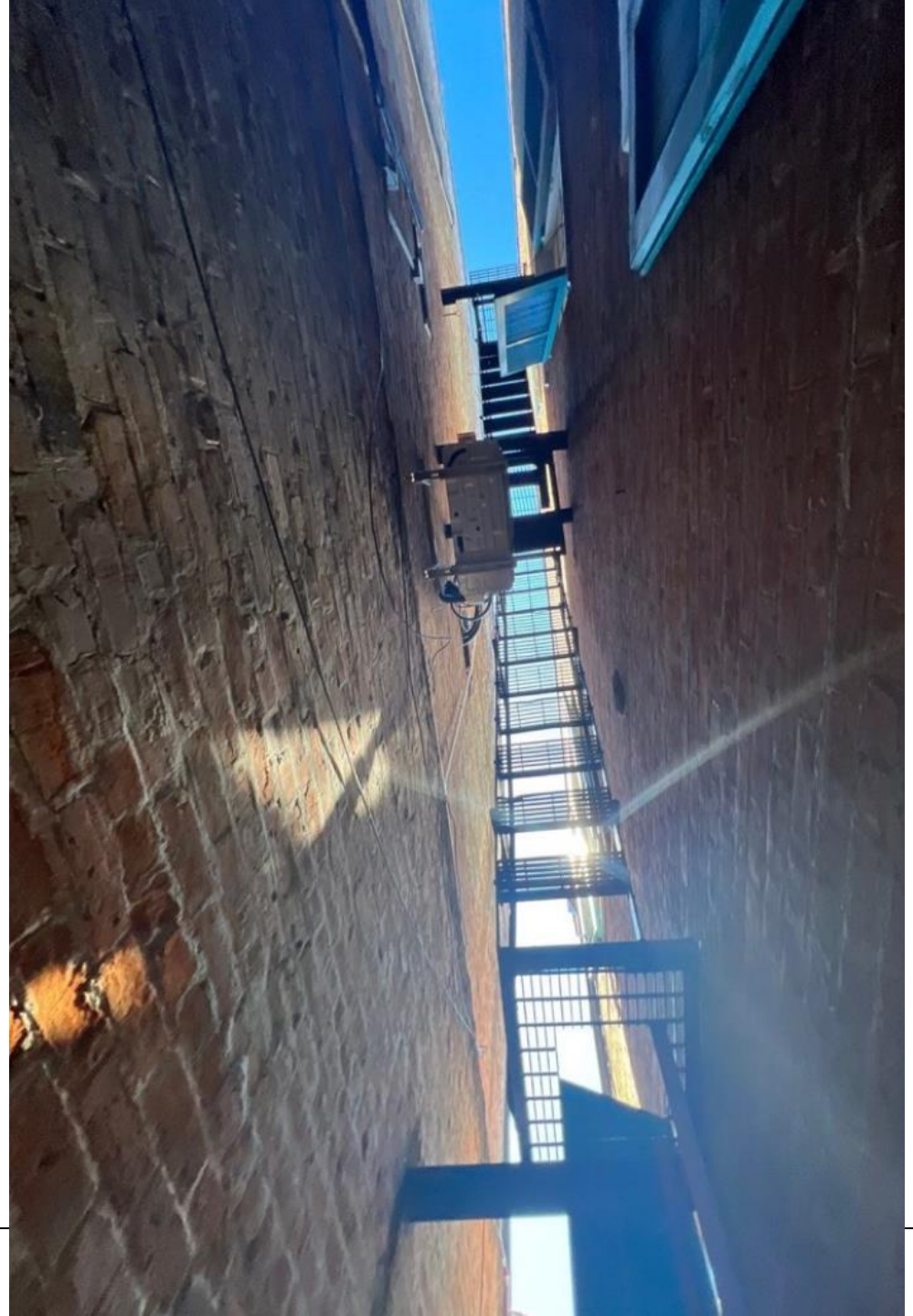


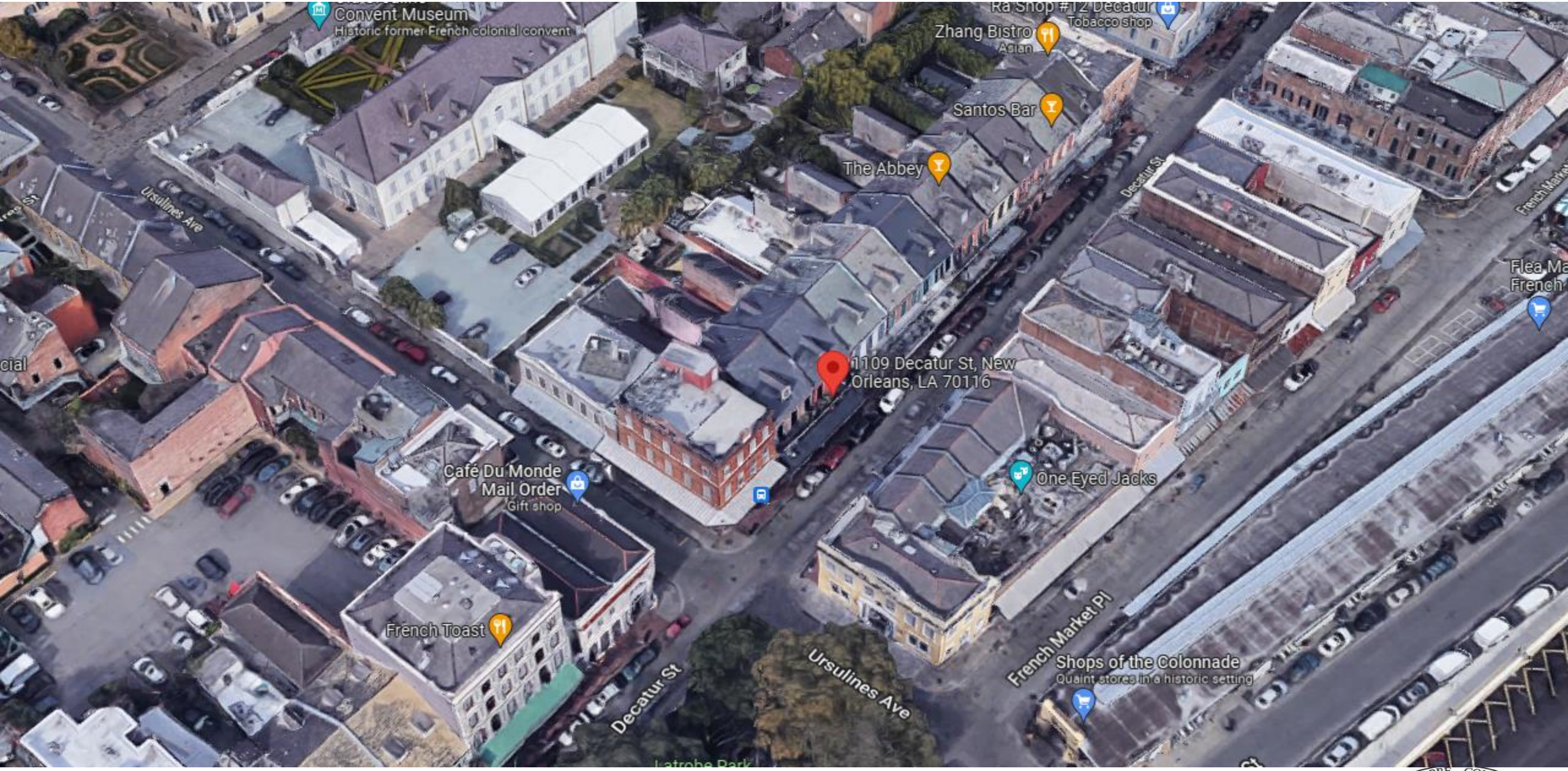
1301 Chartres

Vieux Carré Commission

March 12, 2024

1301 Chartres

1109 Decatur



1109 Decatur

Vieux Carré Commission

March 12, 2024

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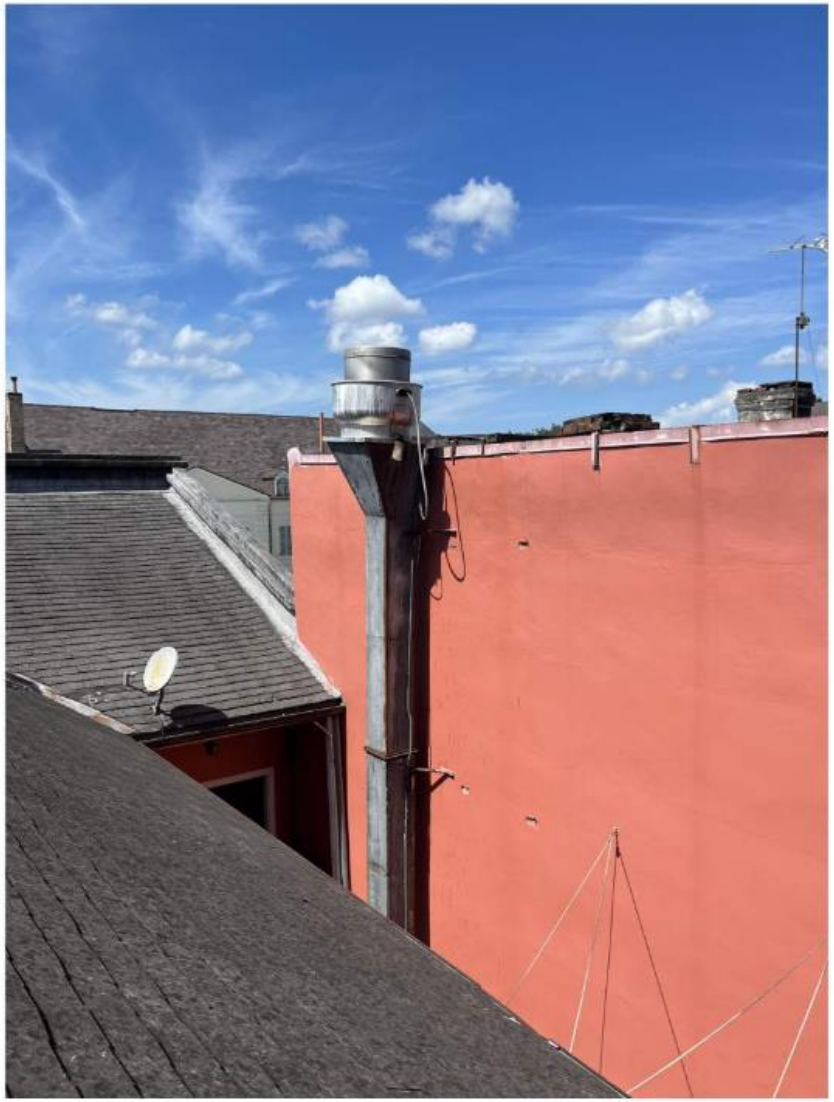
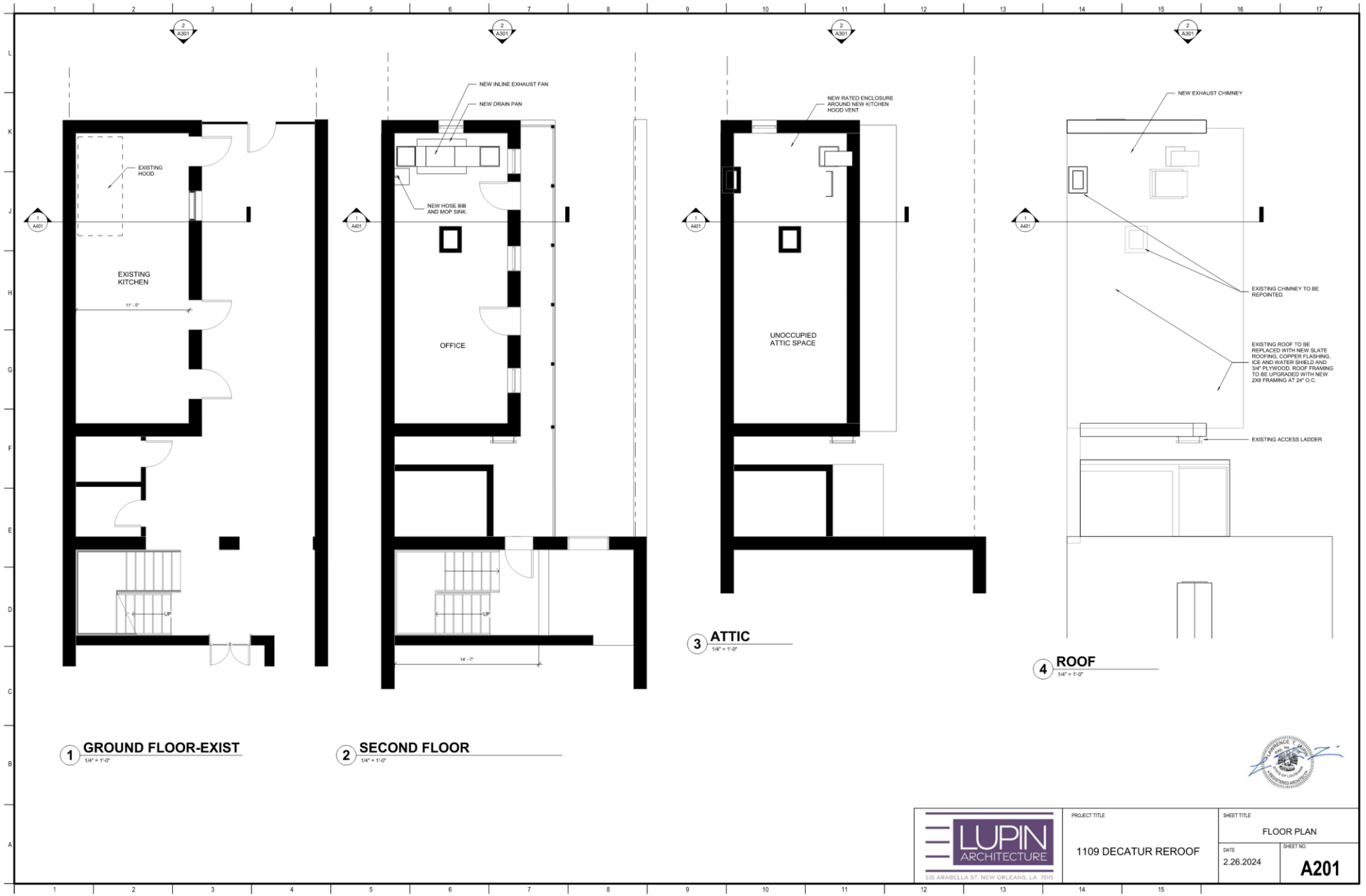
Vieux Carré Commission

March 12, 2024



EXISTING HOOD TO BE REPLACED

EXISTING ROOF



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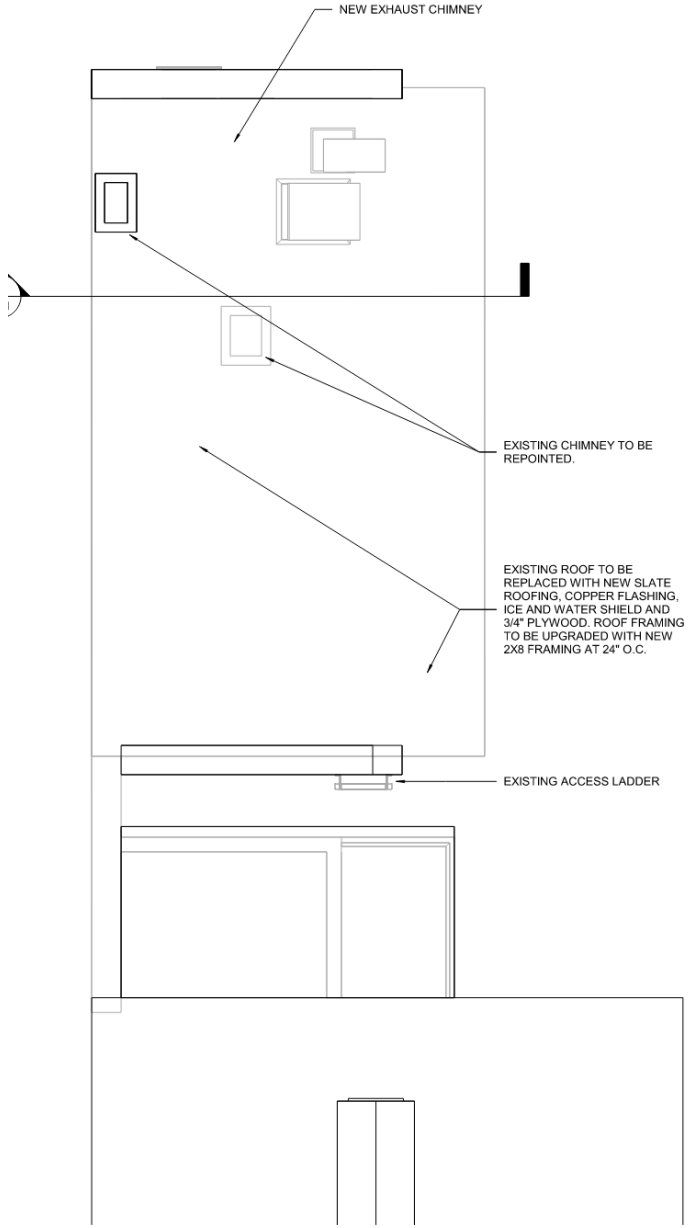
Vieux Carré Commission

March 12, 2024

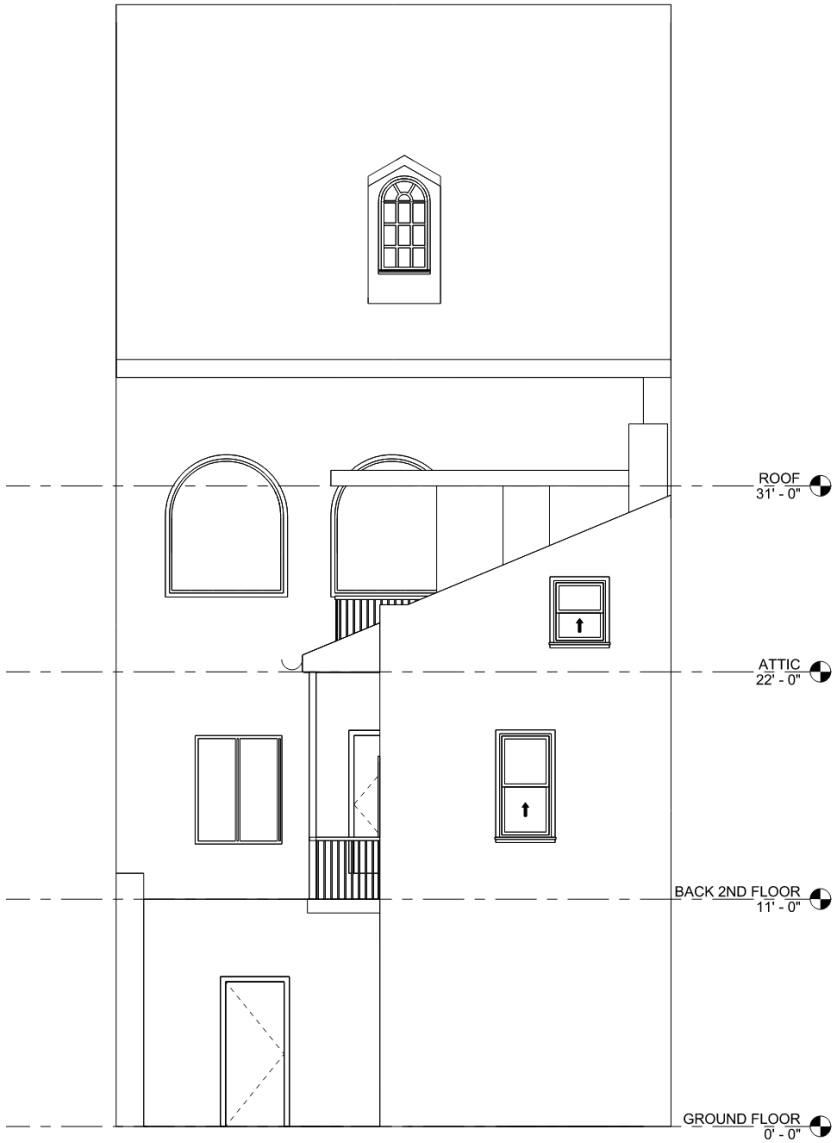


4 **ROOF**
1/4" = 1'-0"

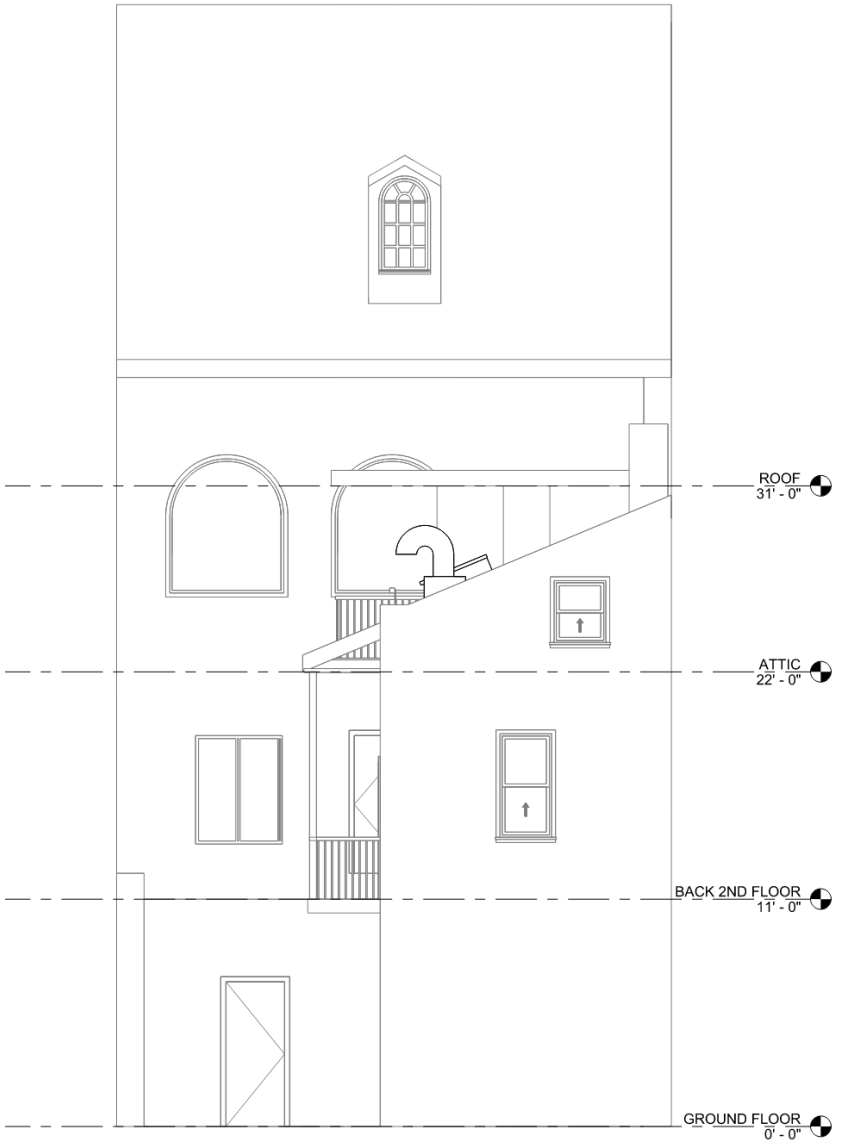
1109 Decatur

Vieux Carré Commission

March 12, 2024



1 **ELEVATION-EXIST**
1/4" = 1'-0"

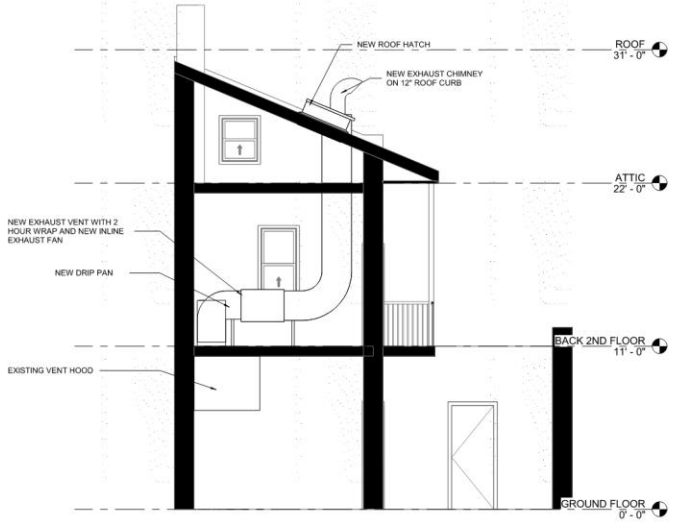


2 **ELEVATION-NEW**
1/4" = 1'-0"

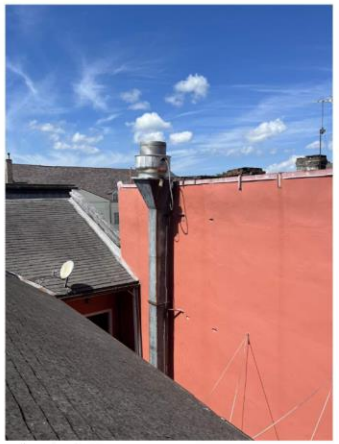
1109 Decatur

Vieux Carré Commission

March 12, 2024

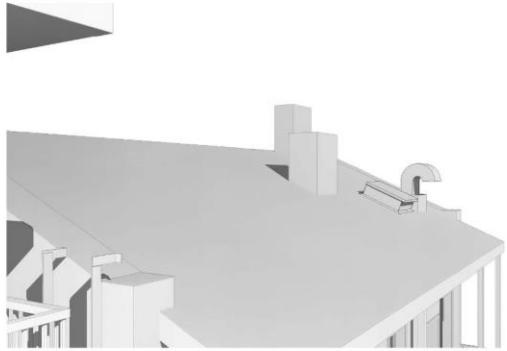


1 SECTION
1/4" = 1'-0"



EXISTING HOOD TO BE REPLACED

EXISTING ROOF



2 3D VIEW

3 3D VIEW

LUPIN ARCHITECTURE
535 ARABELLA ST. NEW ORLEANS, LA. 70115

PROJECT TITLE
1109 DECATUR REROOF

SHEET TITLE
SECTIONS, PHOTOS AND VIEWS

DATE
2.26.2024

SHEET NO.
A401

SUBMITTAL/TECHNICAL DATA SHEET

ELMDOR® ACCESS DOORS

Roof Access Hatches are designed to provide convenient, cost saving access to the roofs of buildings, allowing for ladders and stair access to the roof from the interior of the building. The Roof Access Hatches install easily over the roof opening and are secured from the base flange to the roof.

Curb construction shall be 14 gage galvannealed steel with durable recoatable gray primer finish. It shall be 12" in height with a 3-3/8" wide mounting flange with mounting holes for roof attachment.

Cover is 14 gage galvannealed steel with radius corners for safety and shall be fully welded at the corners for watertight construction.

Latching shall include interior handle, exterior handle and provisions for a padlock, both inside and out.

Hardware shall include an automatic, hold-open arm with vinyl grip and compression springs encased in telescopic tubes for smooth door operation.

GUIDE SPECIFICATION

Roof hatch shall be fabricated from 14 gauge galvannealed steel on both curb and cover. Compression springs encased in zinc-plated telescopic tubes shall be provided for smooth operation of the cover. An automatic hold-open arm with vinyl grip will be furnished. Latching shall include both interior and exterior handles with provisions for a padlock both inside and out.

MODEL NUMBER AND OPTIONS SELECTION

BASE MODEL NUMBER

☐ -RAH Roof Access Hatch

SUFFIX OPTIONS

☐ -F FESCO

For a complete list of options visit www.AccessDoorsAndPanels.com

SKU: **RAH**

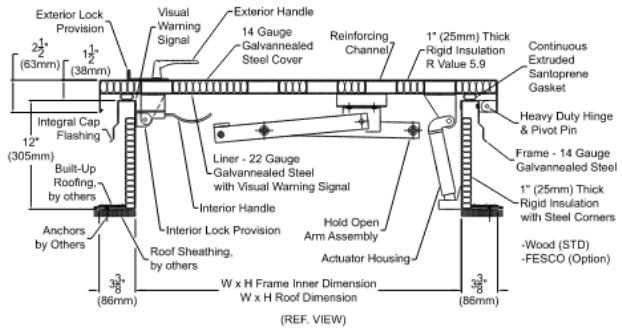
ROOF ACCESS HATCH

DIMENSIONS AND APPEARANCE

>> CLICK TO VIEW ADDITIONAL DETAILS AND PRICING <<

NOMINAL DOOR SIZE (W X H)	FRAME INNER DIMENSION (W X H)	FRAME OUTER DIMENSION (W X H)	ROOF OPENING DIMENSION (W X H)	WEIGHT
E-24" x 24" -RAH-W	24" x 24"	31" x 31"	24" x 24"	84 lbs.
E-24" x 30" -RAH-W	24" x 30"	31" x 37"	24" x 30"	103 lbs.
E-24" x 36" -RAH-W	24" x 36"	31" x 43"	24" x 36"	124 lbs.
E-30" x 30" -RAH-W	30" x 30"	37" x 37"	30" x 30"	129 lbs.
E-30" x 36" -RAH-W	30" x 36"	37" x 43"	30" x 36"	155 lbs.
* E-30" x 54" -RAH-W	30" x 54"	37" x 61"	30" x 54"	233 lbs.
* E-30" x 96" -RAH-W	30" x 96"	37" x 103"	30" x 96"	413 lbs.
E-36" x 36" -RAH-W	36" x 36"	43" x 43"	36" x 36"	185 lbs.
E-36" x 48" -RAH-W	36" x 48"	43" x 55"	36" x 48"	248 lbs.
E-48" x 48" -RAH-W	48" x 48"	55" x 55"	48" x 48"	330 lbs.

* "W" or "H" greater than 48": The hinge will be positioned onto the larger side.



(REF. VIEW)

PROJECT DATA

Custom Sizes Available - Fast!

PROJECT NAME :	QTY	W	H	OPTIONS
ARCHITECT :				
DEALER :				
CONTRACTOR :				
LOCATION :	SPECIAL INSTRUCTIONS :			
DATE :				
TAGGING INSTRUCTIONS :	SUBMITTAL APPROVAL : (signature or stamp)			

Scan or Click

TELEPHONE: 1-888-457-1275
FAX:
PO BOX 66738 #76520, SAINT LOUIS, MO 63166-6738
WEBSITE: www.AccessDoorsAndPanels.com
E-MAIL: