



Vieux Carré Commission Architecture Committee Meeting

Tuesday, May 28, 2024



Old Business

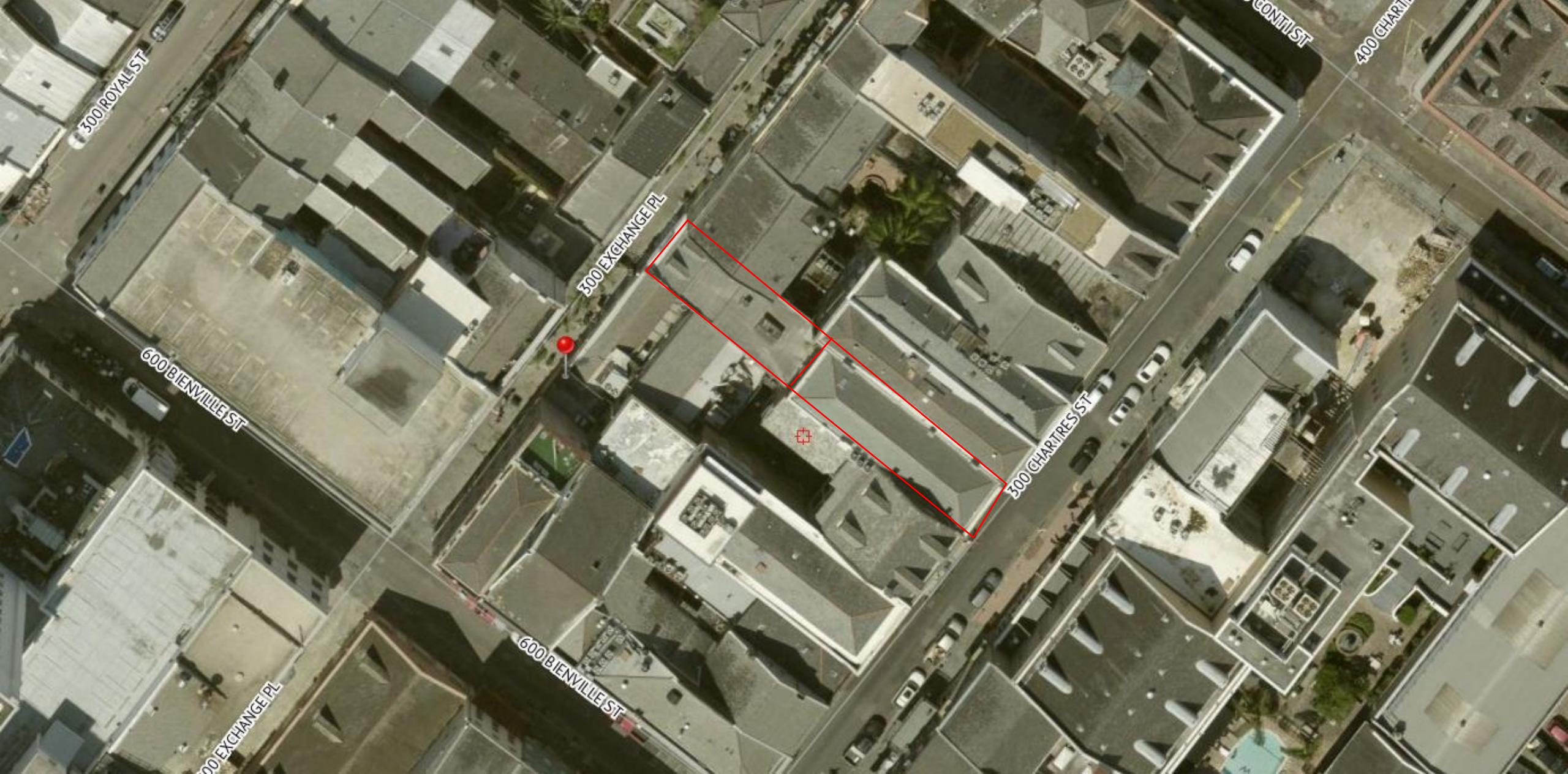


317-19 Chartres
316-18 Exchange Place



317-19 Chartres/ 316-18 Exchange Place





317-19 Chartres/ 316-18 Exchange Place

VCC Architectural Committee

May 28, 2024



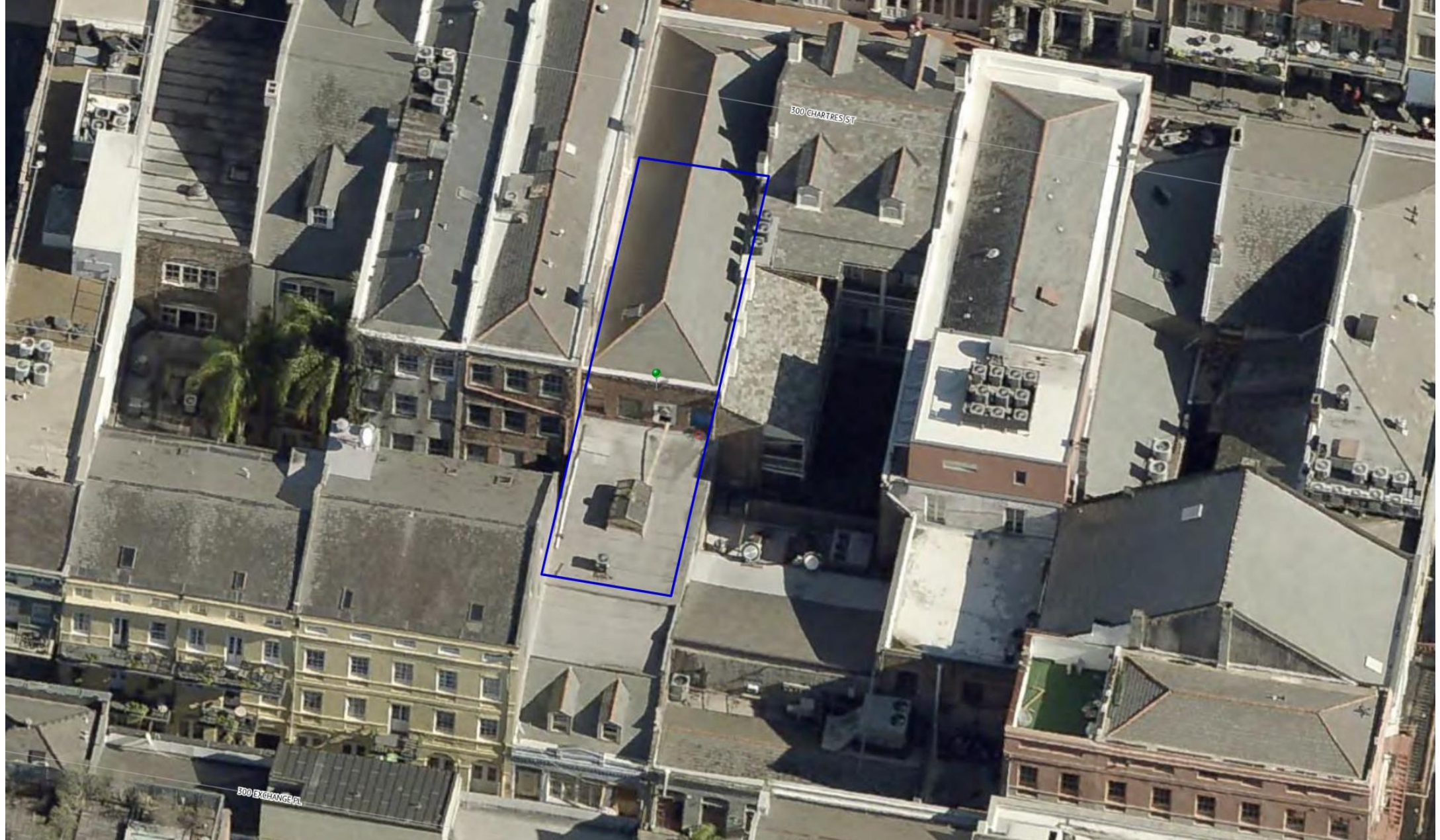


317-19 Chartres/ 316-18 Exchange Place

VCC Architectural Committee

May 28, 2024



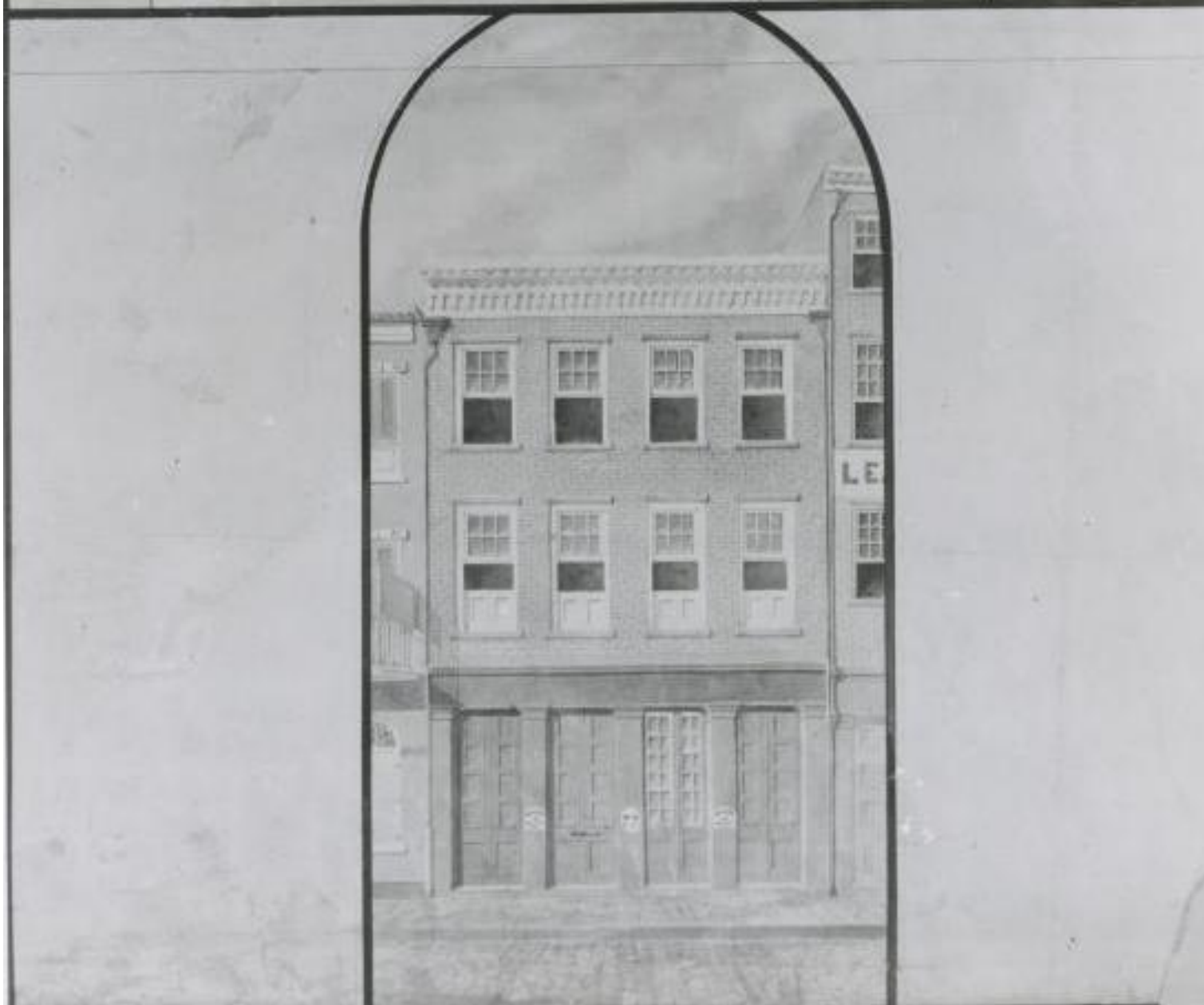


317-19 Chartres/ 316-18 Exchange Place

VCC Architectural Committee

May 28, 2024





317-19 Chartres/ 316-18 Exchange Place

VCC Architectural Committee

May 28, 2024





317-19 Chartres/ 316-18 Exchange Place



317-19 Chartres/ 316-18 Exchange Place





317-19 Chartres/ 316-18 Exchange Place

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May 28, 2024





317-19 Chartres/ 316-18 Exchange Place

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317-19 Chartres/ 316-18 Exchange Place

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317-19 Chartres/ 316-18 **Exchange** Place

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May 28, 2024



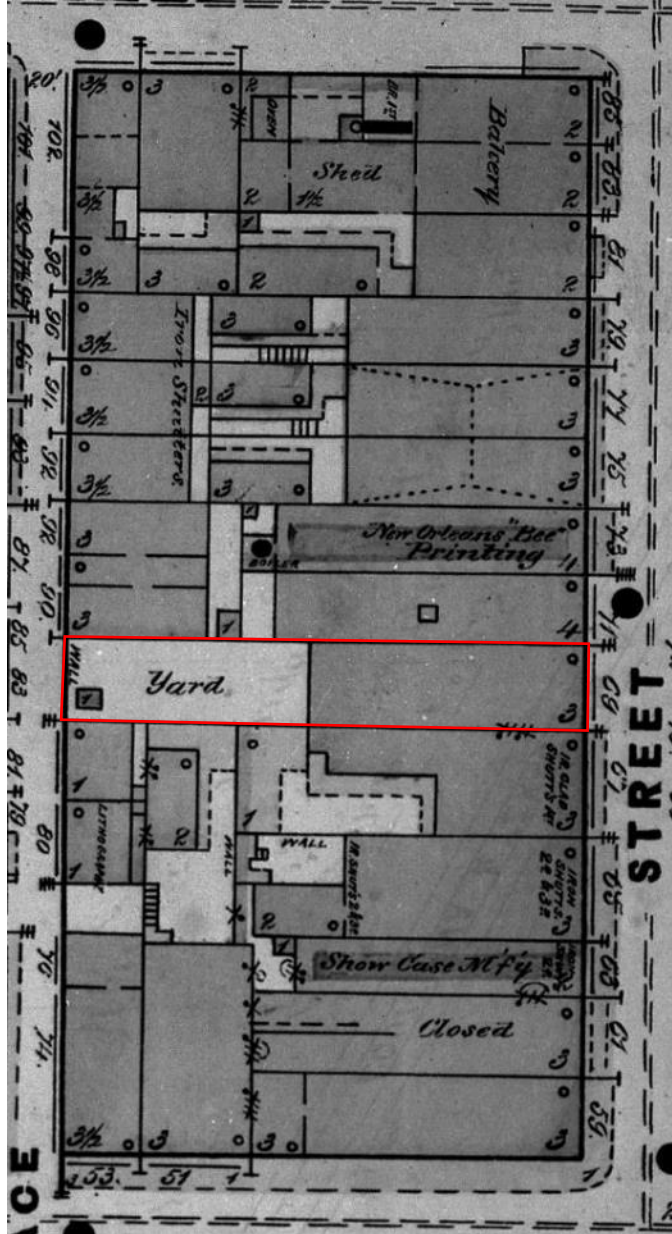


317-19 Chartres/ 316-18 **Exchange** Place

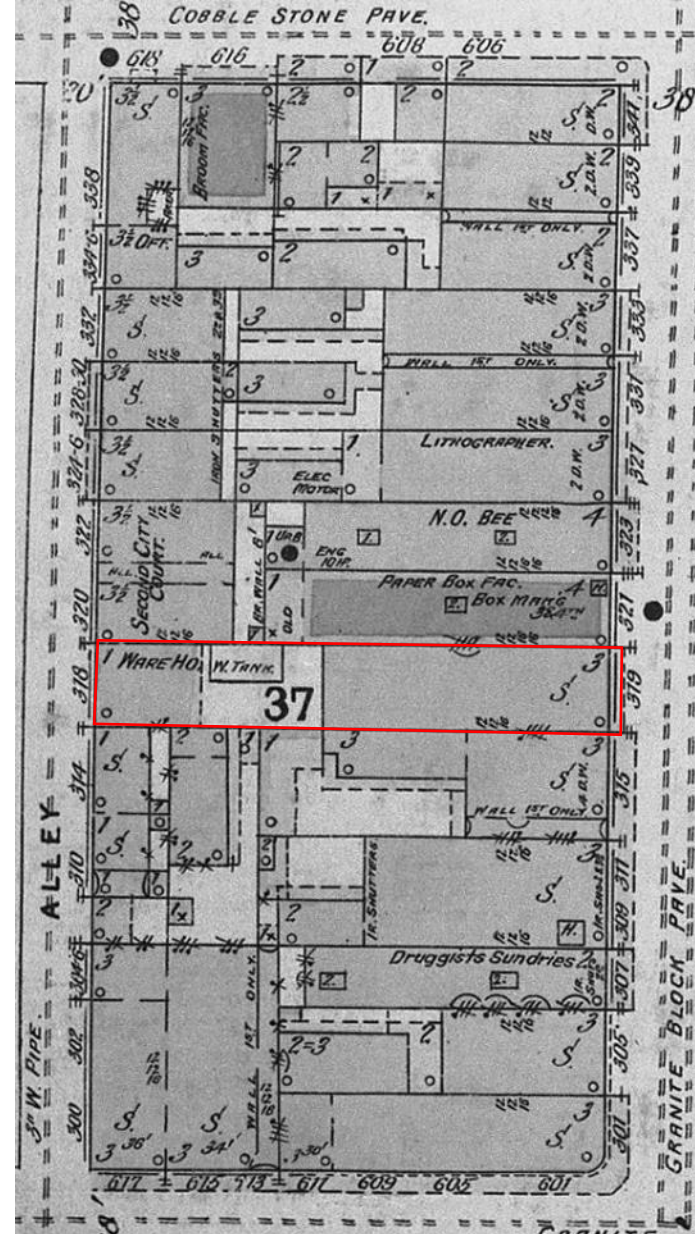
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May 28, 2024





1876



1896

317-19 Chartres/ 316-18 Exchange Place





317-19 Chartres/ 316-18 Exchange Place





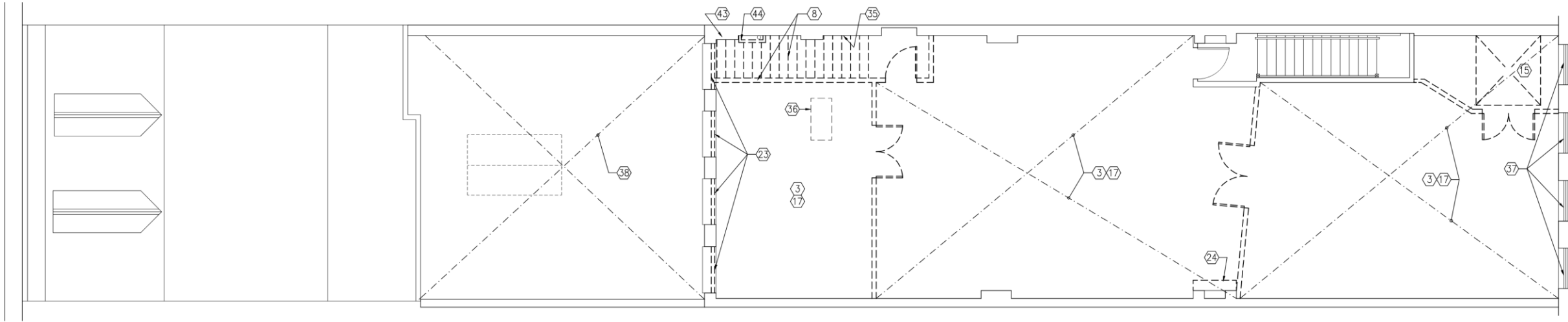
317-19 Chartres/ 316-18 Exchange Place

VCC Architectural Committee

May 28, 2024







Existing Roof Plan



1 THIRD FLOOR DEMOLITION PLAN SCALE: 3/16"=1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXIST. DOOR TO REMAIN
	EXIST. DOOR TO BE REMOVED

GENERAL DEMOLITION NOTES:

1. REMOVE ALL ITEMS BETWEEN FINISH CEILING & ORIGINAL CEILING JOISTS ON FIRST FLOOR EXCHANGE PLACE SIDE OF BUILDING.
2. DEMOLITION OF FIRST FLOOR SLAB FOR RUNNING NEW PLUMBING AND OTHER UTILITIES NOT SHOWN – CONTRACTOR'S CHOICE TO DETERMINE THE MOST EFFICIENT ROUTE.
3. THESE DEMOLITION PLANS ARE NOT INTENDED TO BE ALL-INCLUSIVE OF ALL ITEMS TO BE DEMOLISHED. CONTRACTOR TO DEMOLISH ALL ITEMS NOT SPECIFICALLY SHOWN IN THE DEMOLITION PLANS THAT ARE REQUIRED TO BE DEMOLISHED IN ORDER TO COMPLETE THE CONSTRUCTION WORK.
4. REMOVE ALL DAMAGED/ROTTED WOOD & CONSULT ARCHITECT FOR THE REPAIR.
5. PROVIDE SHORING TO SUPPORT WALLS-TO-REMAIN WHEN DEMOLISHING WALLS.

DEMOLITION NOTES (CONT.):

- 40 REMOVE EXISTING WOOD FLOORING THIS ROOM & MAINTAIN EXISTING BOARDS THAT ARE IN REUSABLE CONDITION-MOST BOARDS ARE IN POOR CONDITION.
- 41 REMOVE SECOND FLOOR PLYWOOD DECK, WOOD SHEATHING, SECOND FLOOR & FIRST FLOOR CEILING JOISTS IN THIS AREA (TO BE RE-FRAMED)- SHORE-UP REMAINING STRUCTURE AS REQUIRED BEFORE REPLACING SECOND FLOOR JOISTS.
- 42 REMOVE A/C DIFFUSERS IN FRONT & ASSOCIATED DUCTWORK.
- 43 REMOVE WALL FURR OUT & PLUMBING WITHIN CHASE.
- 44 REMOVE PIPE.
- 45 REMOVE CHARTRES ST. WINDOWS & DOORS DOWN TO GRANITE COLUMNS – SEE 1/AB.1.

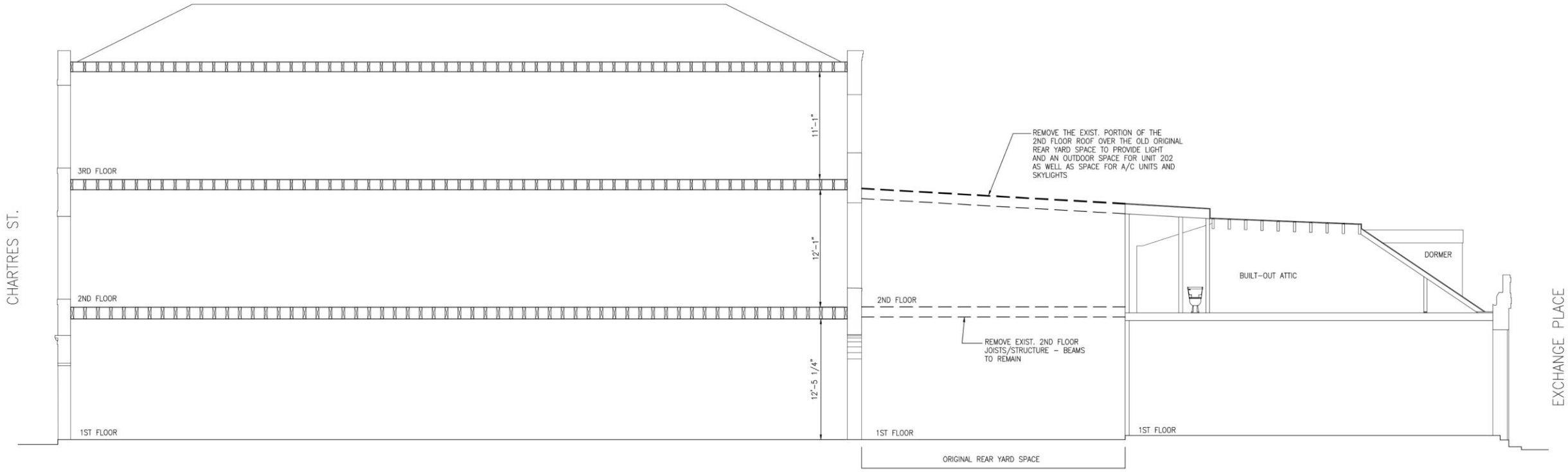
317-19 Chartres/ 316-18 Exchange Place

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Existing Roof Plan

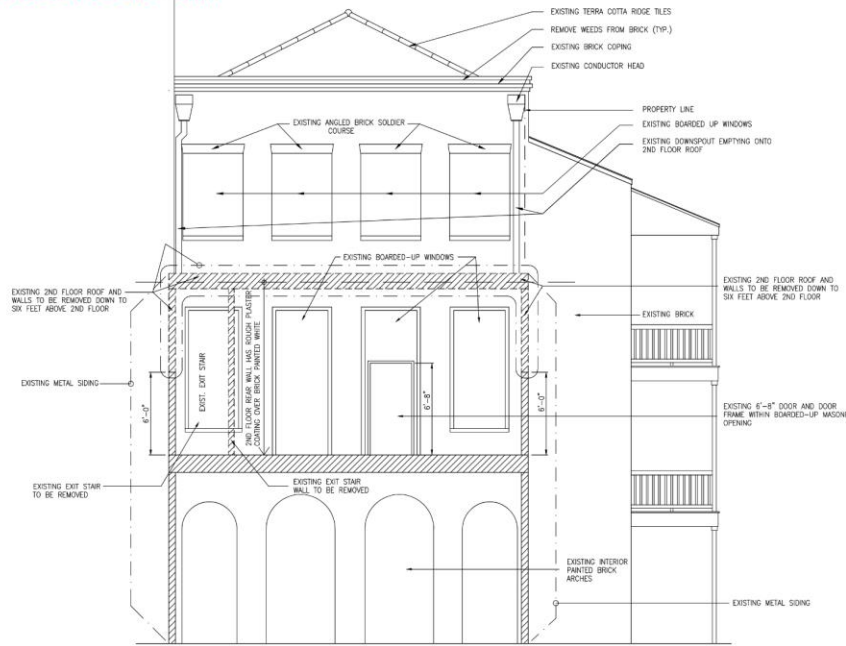


1 EXISTING OVERALL DEMOLITION BUILDING SECTION
 SCALE: 3/16"=1'-0"

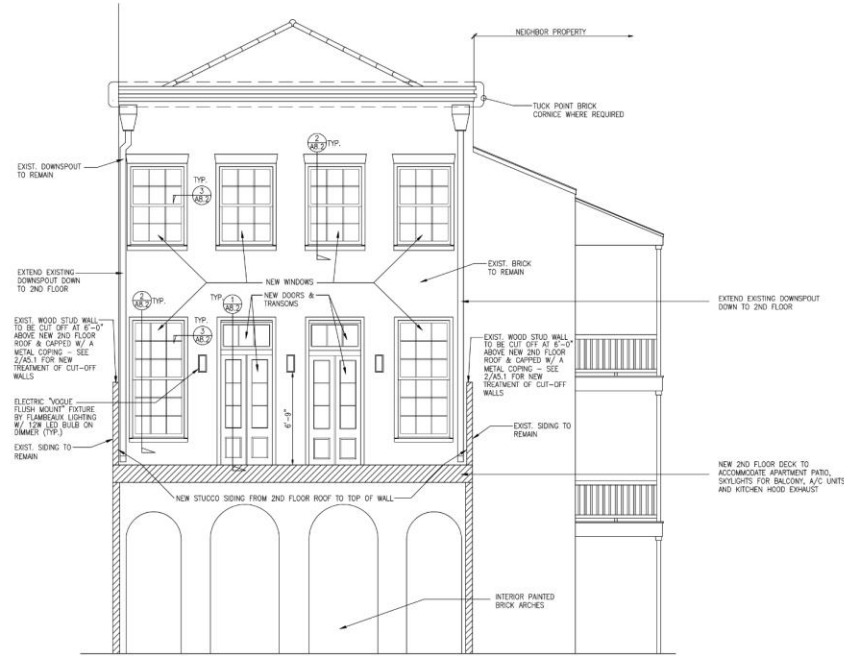
317-19 Chartres/ 316-18 Exchange Place



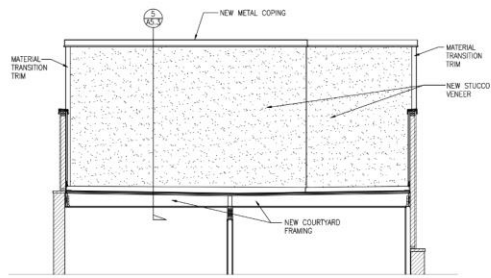
Permitted Roof Plan



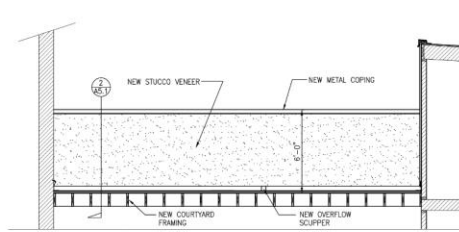
1 317 CHARTRES REAR DEMOLITION ELEVATION
SCALE: 1/4"=1'-0"



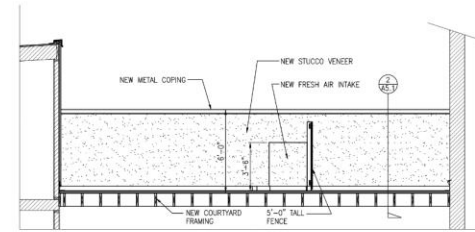
2 NEW 317 CHARTRES REAR ELEVATION
SCALE: 1/4"=1'-0"



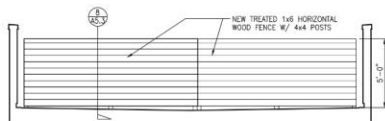
3 NEW COURTYARD ELEVATION
SCALE: 1/4"=1'-0"



4 NEW COURTYARD ELEVATION
SCALE: 1/4"=1'-0"



5 NEW COURTYARD ELEVATION
SCALE: 1/4"=1'-0"



6 NEW COURTYARD FENCE ELEVATION
SCALE: 1/4"=1'-0"



New Bakery & Apartments at
317 Chartres St.
New Orleans, Louisiana 70130

SCALE: AS SHOWN	FILE NAME: 21036/Rev--Sect02.C	
DATE: Feb. 1, 2022		
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. Pierce St. - New Orleans, LA 70119 (504)486-5744 www.steviefineganarchitect.com E-mail: steviefinegan@coxmail.com		
NO.	DATE	REVISIONS
		A4.1

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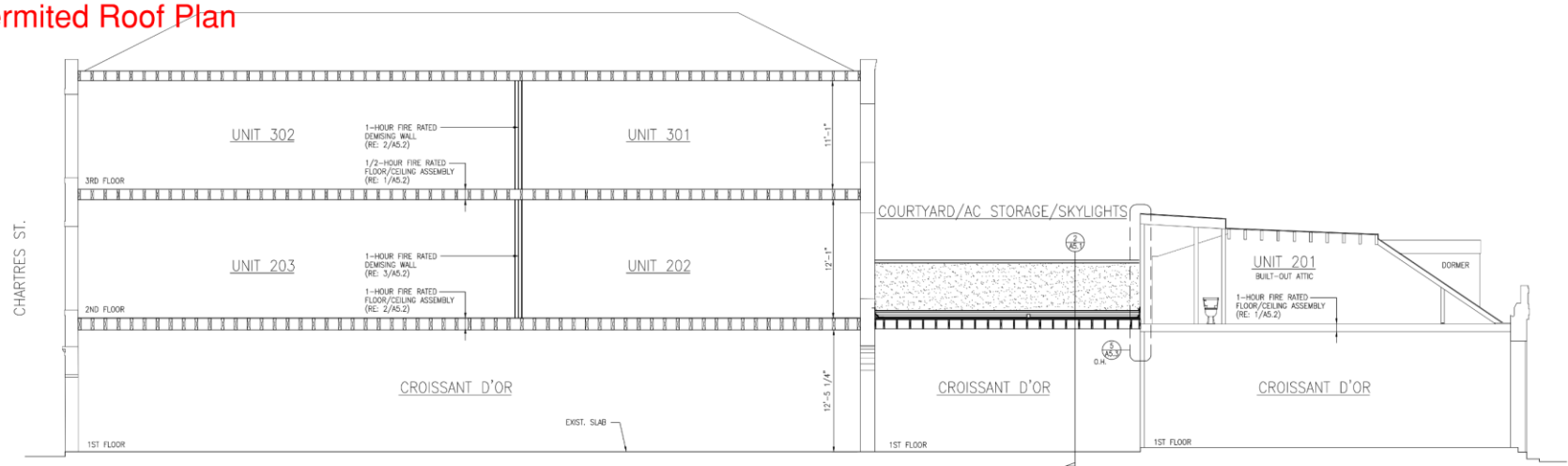
317-19 Chartres/ 316-18 Exchange Place

VCC Architectural Committee

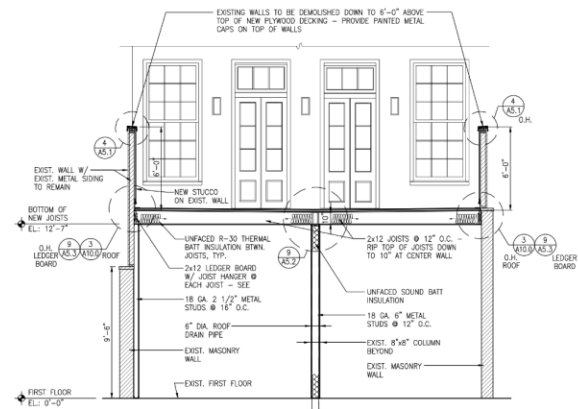
May 28, 2024



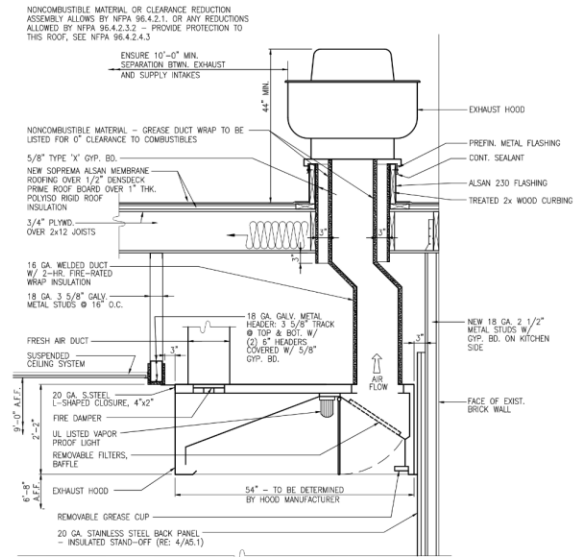
Permitted Roof Plan



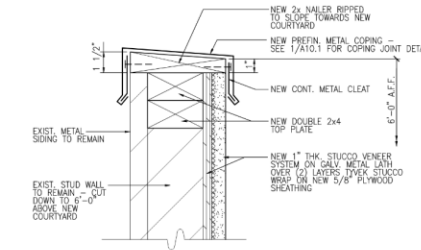
1 NEW OVERALL BUILDING SECTION
SCALE: 3/16"=1'-0"



2 NEW BUILDING SECTION @ INTERIOR COURTYARD
SCALE: 1/4"=1'-0"



3 EXHAUST HOOD SECTION
SCALE: 3"=1'-0"



4 COURTYARD WALL DETAIL
SCALE: 3"=1'-0"



New Bakery & Apartments at 317 Chartres St. New Orleans, Louisiana 70130		
SCALE: AS SHOWN	FILE NAME: 21036\Elev- Sect02.C	
DATE: Feb. 1, 2022		
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. - NEW ORLEANS, LA 70119 (504)488-5744 www.steviefineganarchitect.com E-mail: steviefinegan@nccomail.com		
NO.	DATE	REVISIONS
		A5.1

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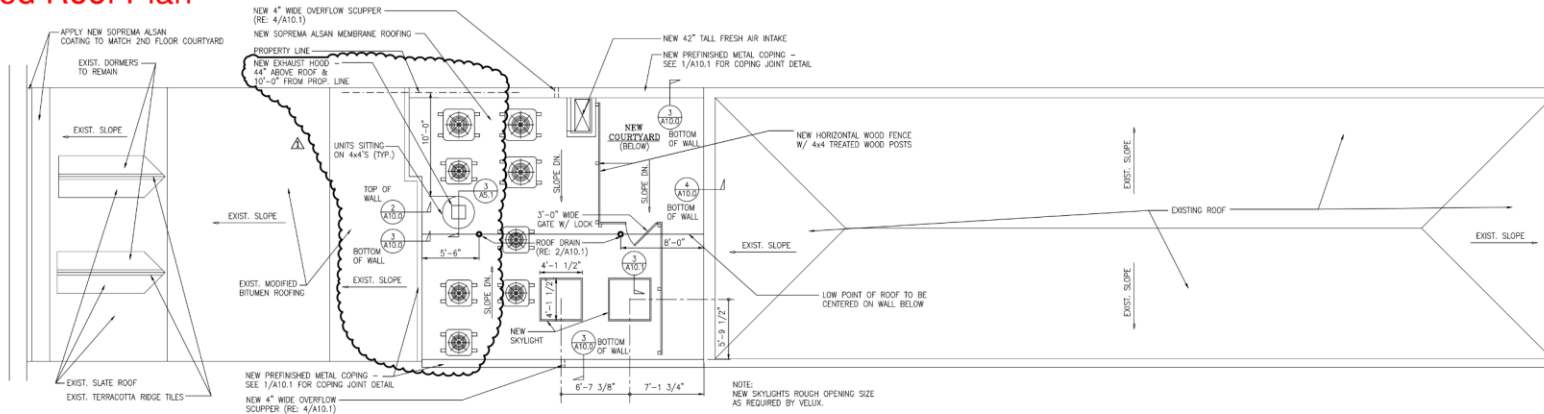
317-19 Chartres/ 316-18 Exchange Place

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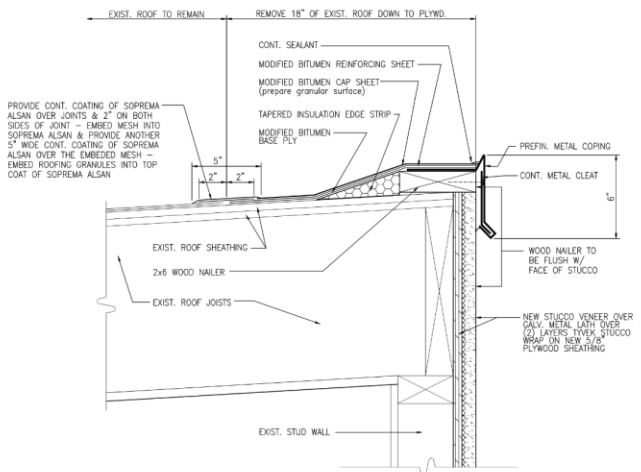


Permitted Roof Plan

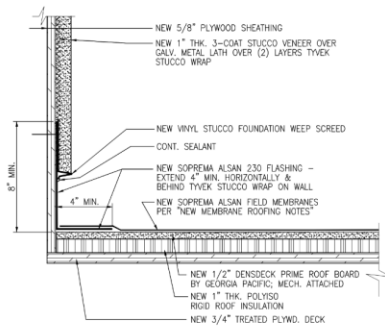


1 NEW ROOF PLAN
SCALE: 3/16"=1'-0"

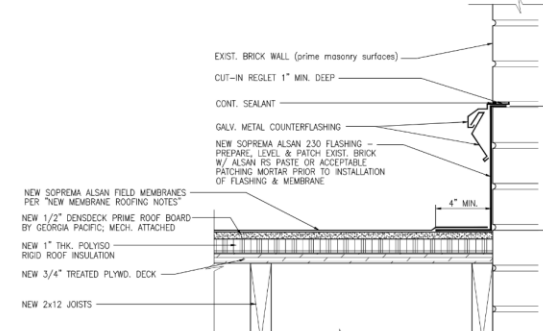
NOTE: SEE SPECIFICATION SECTION 07 56 00 COLD LIQUID APPLIED MEMBRANE ROOFING FOR ROOFING INSTRUCTIONS.



2 ROOF DETAIL
SCALE: 3"=1'-0"



3 ROOF DETAIL
SCALE: 3"=1'-0"



4 ROOF DETAIL
SCALE: 3"=1'-0"

NEW MEMBRANE ROOFING NOTES:

NEW COLD LIQUID APPLIED MEMBRANE ROOFING SYSTEM BY SOPREMA SHALL BE AS FOLLOWS:

1. 1/2" THICK DENSEDECK PRIME ROOF BOARD, MECHANICALLY ATTACHED
2. 1" THICK POLYISO RIGID ROOF INSULATION
3. BASE PLY SBS SOPREMALE 180 SANDED 2.2
4. ALSAN 230 PRIMER
5. ALSAN 230 FIELD
6. FLEECE
7. ALSAN 230 FIELD
8. FLASHING
9. ALSAN 230 FLASH
10. ALSAN FLEECE
11. ALSAN 230 FLASH



**New Bakery & Apartments at
317 Chartres St.
New Orleans, Louisiana 70130**

SCALE: AS SHOWN FILE NAME: 21030\Roof03.C

DATE: Feb. 1, 2022

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(504)486-5744 www.steviefineganarchitect.com
E-mail: stevefinegan@nocoxmail.com

NO.	DATE	REVISIONS
1	3-22-22	ADDENDUM NO. 2

A10.0

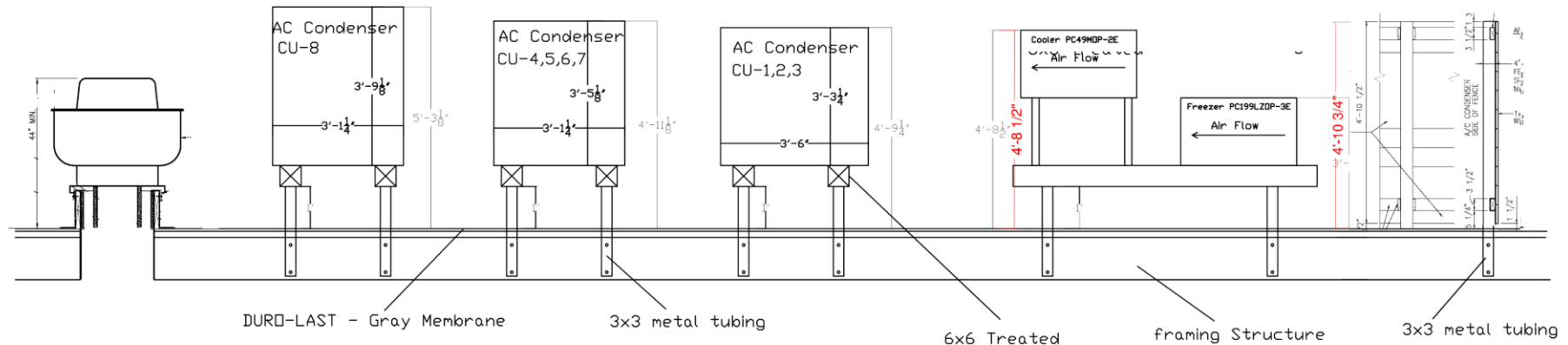
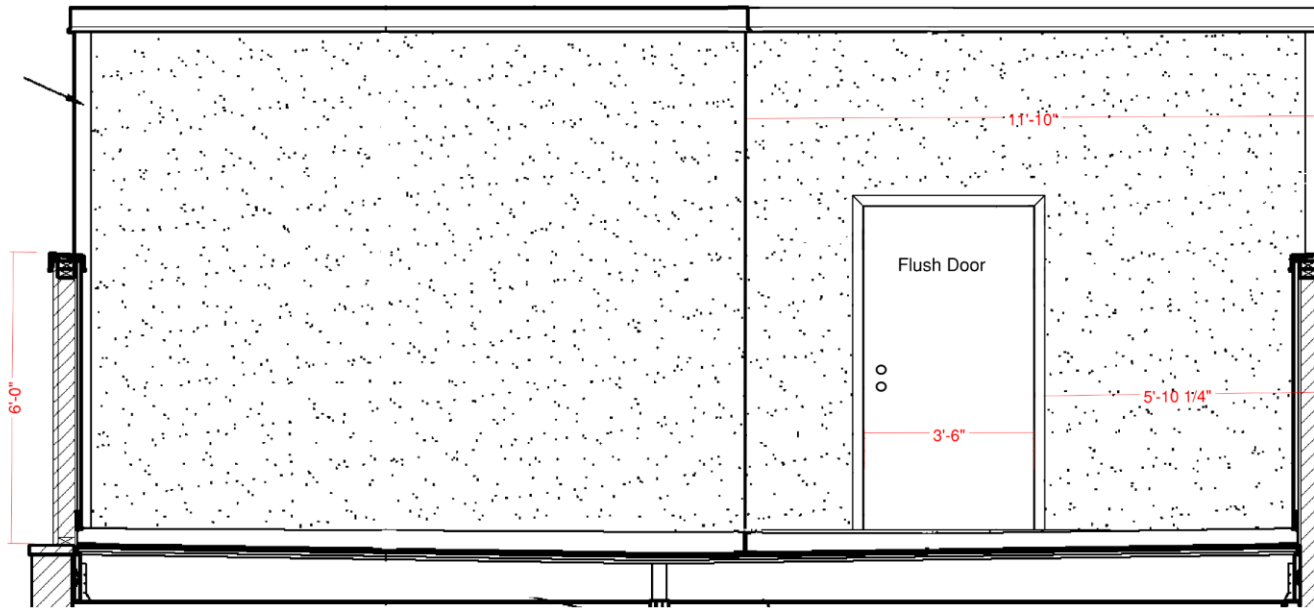
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317-19 Chartres/ 316-18 Exchange Place

VCC Architectural Committee

May 28, 2024





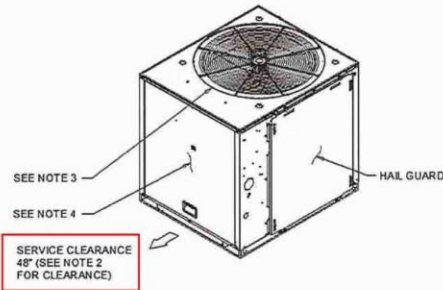
317-19 Chartres/ 316-18 Exchange Place

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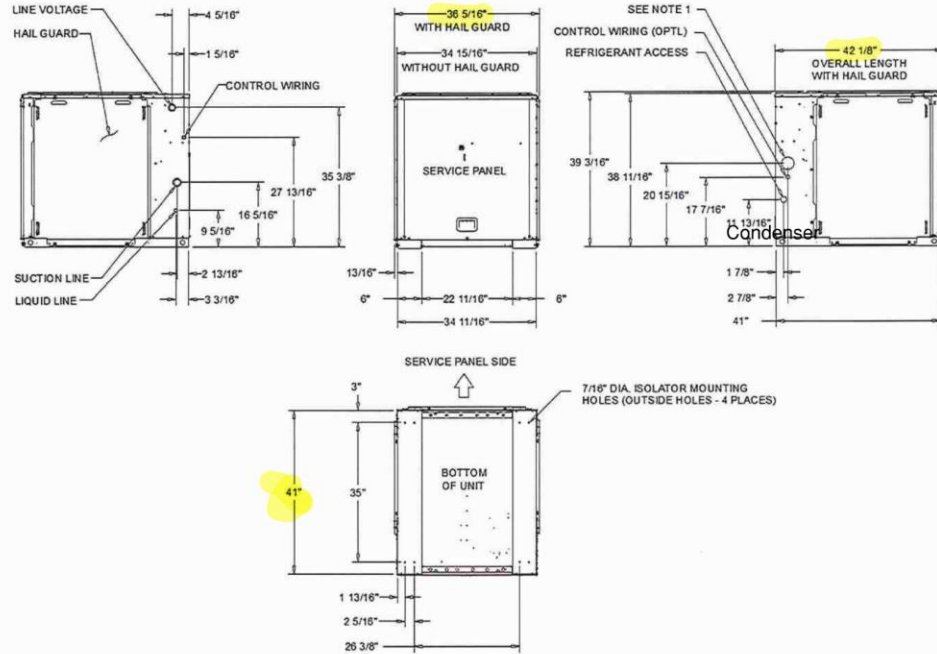
May 28, 2024



AC Condensers (tag - CU - 1, 2, 3)

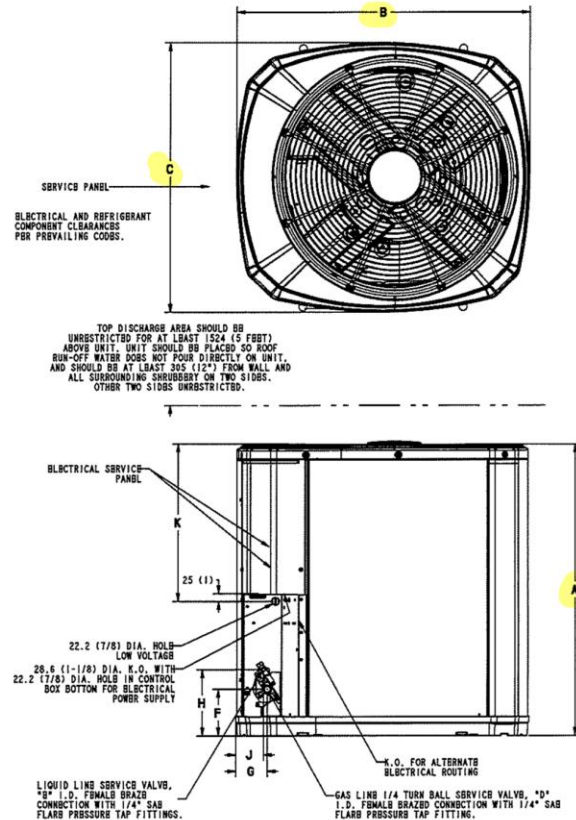


- NOTES:
 1. ACCESS OPENING IS FOR FIELD INSTALLED BAYLOAM ACCESSORY.
 2. MINIMUM CLEARANCE FOR PROPER OPERATION IS 36" FROM WALLS, SHRUBBERY, PRIVACY FENCES ETC. MINIMUM CLEARANCE BETWEEN ADJACENT UNITS IS 72". RECOMMENDED SERVICE CLEARANCE 48"
 3. TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR 100' MINIMUM. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT
 4. OUTDOOR AIR TEMPERATURE SENSOR OPENING (DO NOT BLOCK OPENING)
 REFRIGERANT
 5. SUCTION CONNECTION 1 1/8"OD) AND LIQUID CONNECTION (1/2" OD)



7.5 TON DUAL COMPRESSOR COOLING CONDENSER
DIMENSIONAL DRAWING

AC Condensers (tag - CU - 4, 5, 6, 7)

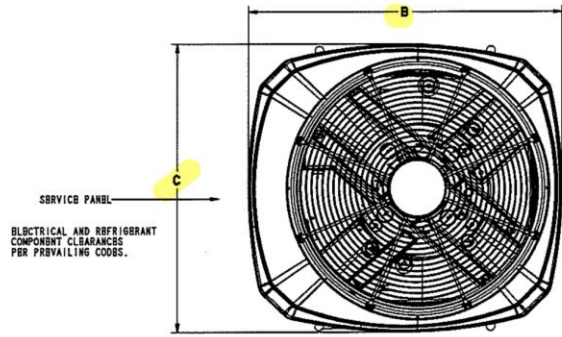


Model	Base	A	B	C	D	E	F	G	H	J	K
4A7A6024N	4	1045 (41-1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	711 (28)

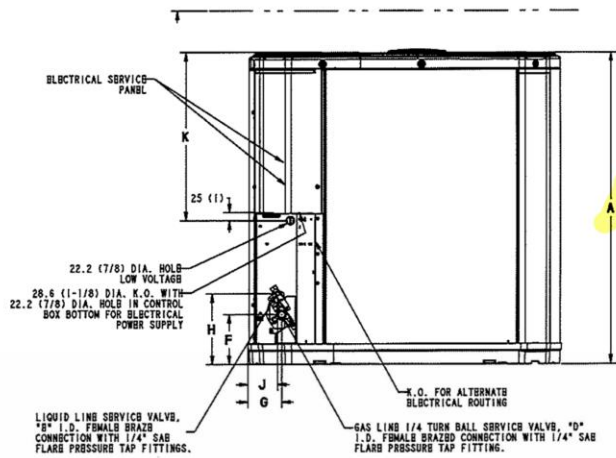
MODEL	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power (dB)							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7A6024N	72	70	69	63	66	60	56	53	48

Note: Rated in accordance with AHRI Standard 270-2008 *For Reference Only





TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR AT LEAST 1524 (6 FBFT) ABOVE UNIT. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT, AND SHOULD BE AT LEAST 305 (12") FROM WALL AND ALL SURROUNDING SURFACES ON TWO SIDES. OTHER TWO SIDES UNRESTRICTED.



Model	Base	A	B	C	D	E	F	G	H	J	K
4A7A6036N	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)

MODEL	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power(dB)							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7A6036N	72	64	67	65	64	60	56	54	50

Note: Rated in accordance with AHRI Standard 270-2008 *For Reference Only

317-19 Chartres/ 316-18 Exchange Place



Hood Exhaust Fan

EXHAUST FAN INFORMATION - JOB#6575493

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SDNES
1	KEF-1	1	EADU200H	ECDN-AIR	3850	1.750	1346	ODP,PREMIUM	5.000	2.5250	3	208	15.0	937 FPM	219	29.7

MUA FAN INFORMATION - JOB#6575493

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MDCP	WEIGHT (LBS)	SDNES
2	KSF-1	1	EA-A2-20D	20MF-2-MOD	A2	1500	3080	0.650	1197	ODP,PREMIUM	1.500	0.9640	3	208	6.6	8.3A	15A	510	12.7

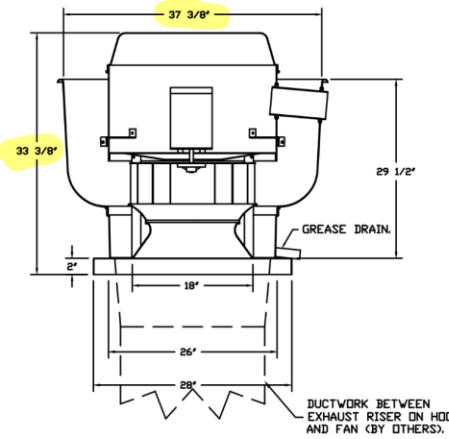
FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF-1	1	GREASE BOX
		1	HINGE KIT - SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS
		1	2 YEAR PARTS WARRANTY
2	KSF-1	1	INSULATION OPTION FOR VBANK FILTER SECTION
		1	A2 INDOOR HANGING OPTION - INCLUDES 2 HSA125 HANGING SPRING ISOLATORS PER UNI-STRUT
		1	2 YEAR PARTS WARRANTY

FAN #1 EADU200H - EXHAUST FAN (KEF-1)

FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST				SUPPLY		
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF-1	YES			YES			
2	KSF-1							



FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST

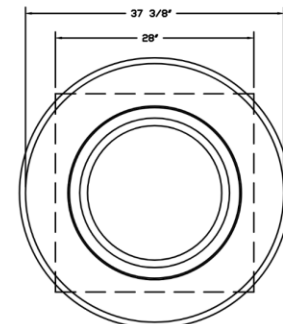
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- HINGE KIT - SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS.
- 2 YEAR PARTS WARRANTY.



TOP VIEW



JOB New Orleans Bakery Shop REV2	
LOCATION New Orleans, LA, 70130	
DATE 1/24/2024	JOB # 6575493
DWG # 6	DRAWN BY HMB
REV.	SCALE 3/8" = 1'-0"

317-19 Chartres/ 316-18 Exchange Place

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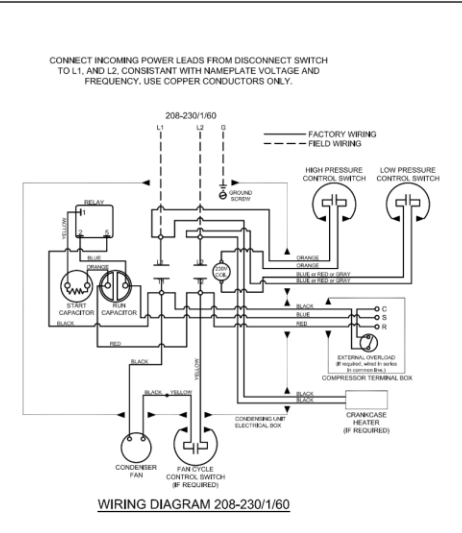
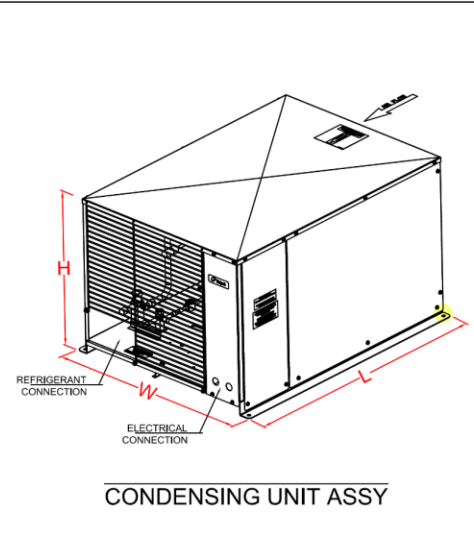
May 28, 2024



Cooler Condenser



2915 Tennessee Avenue North, Parsons, TN 38363
(731) 847-6361*(800) 826-7036*



		BTUH CAPACITIES				
EVAP TEMP		10° F	15° F	20° F	25° F	30° F
AMBIENT	90°F	4,310	4,750	5,210	5,770	6,370
	95°F	4,110	4,530	4,965	5,500	6,075
	100°F	3,910	4,310	4,720	5,230	5,780
	105°F	3,705	4,080	4,460	4,945	5,465
	110°F	3,500	3,850	4,200	4,660	5,150

PHYSICAL, DIMENSIONS, & WEIGHT DATA						
Length (L)	Width (W)	Height (H)	Refrigerant Charge (lbs.)	Rec. Cap 90% (lbs.)	Total Heat Rejected (BTUH)	Ship Weight
33.0"	25.5"	19.25"	5.5	5.8	8,650	152

CONDENSING UNIT ELECTRICAL DATA					
Compressor RLA	Compressor LRA	Cond Fan Mtr FLA	Total Cond Unit Amps	MCA	MOPD (Max Fuse)
5.1	26.5	0.5	7.0	8.5	15

CONNECTION SIZES				ITEMS PROVIDED INCLUDE: 1. Air Cooled Condensers 2. PSC Cond Fan Motors 3. Liquid Line Sight Glass 4. Liquid Line Filter Drier 5. Head Pressure Control-Fan Cycle 6. Hermetic Compressors-Copeland 7. Crankcase Heaters 8. Refrigerant Base Valves 9. Oversized Receiver Tank 10. Hi/Lo Pressure Controls 11. Outdoor Housing-Galvanized Steel
Suction Line	Liquid Line	Water Inlet	Water Outlet	
5/8" OD	3/8" OD	N/A	N/A	

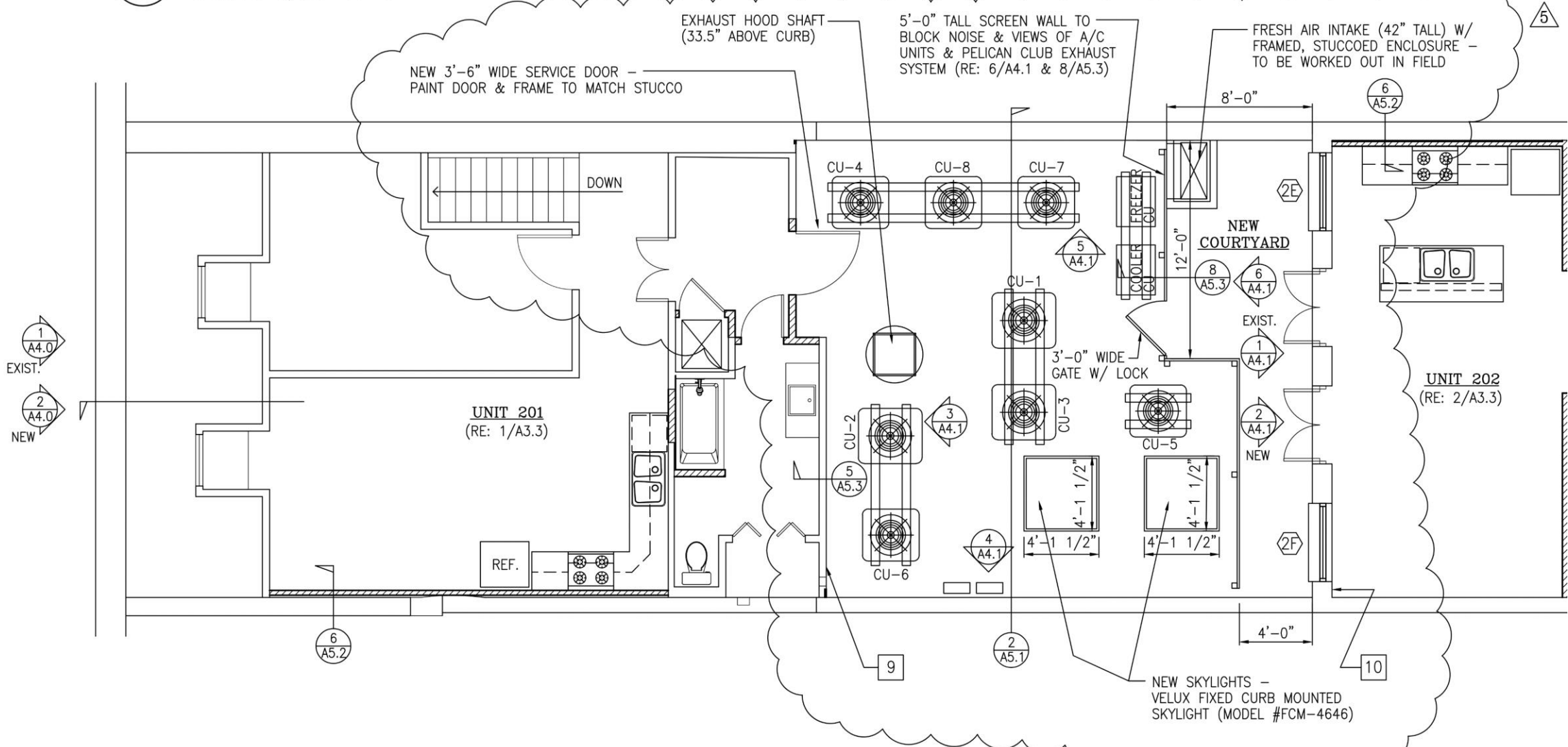
GENERAL INFORMATION						
Refrigerant	Voltage	Phase	Hz	Compressor Type	Compressor Model	HP
R404A	208-230	1	60	Hermetic	RST45C1E	1/2

ITEMS SERVED	
Item Number(s)	Description

317-19 Chartres/ 316-18 Exchange Place



SCALE: 3/16"=1'-0"



2 NEW SECOND FLOOR OVERALL FLOOR PLAN
SCALE: 3/16"=1'-0"

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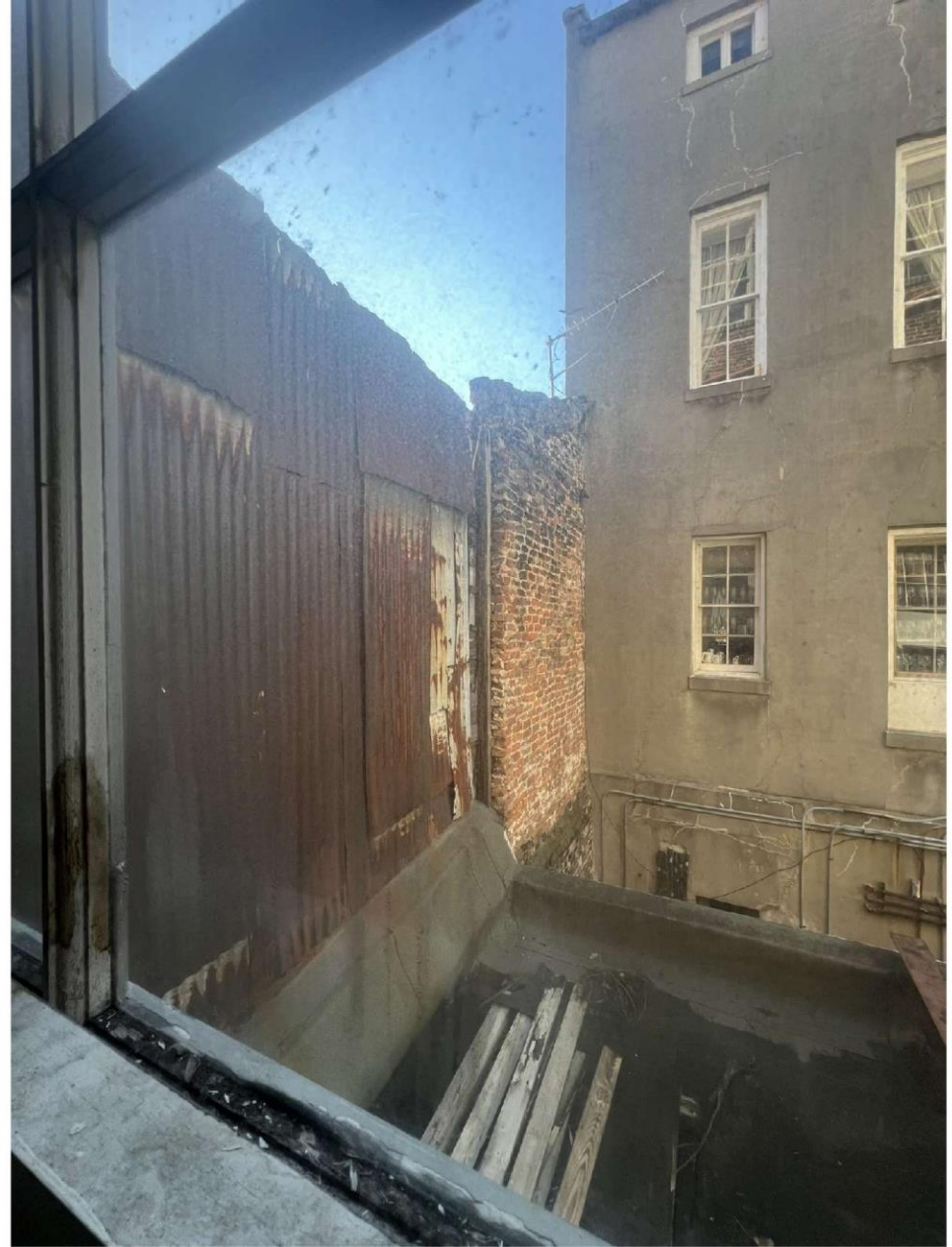


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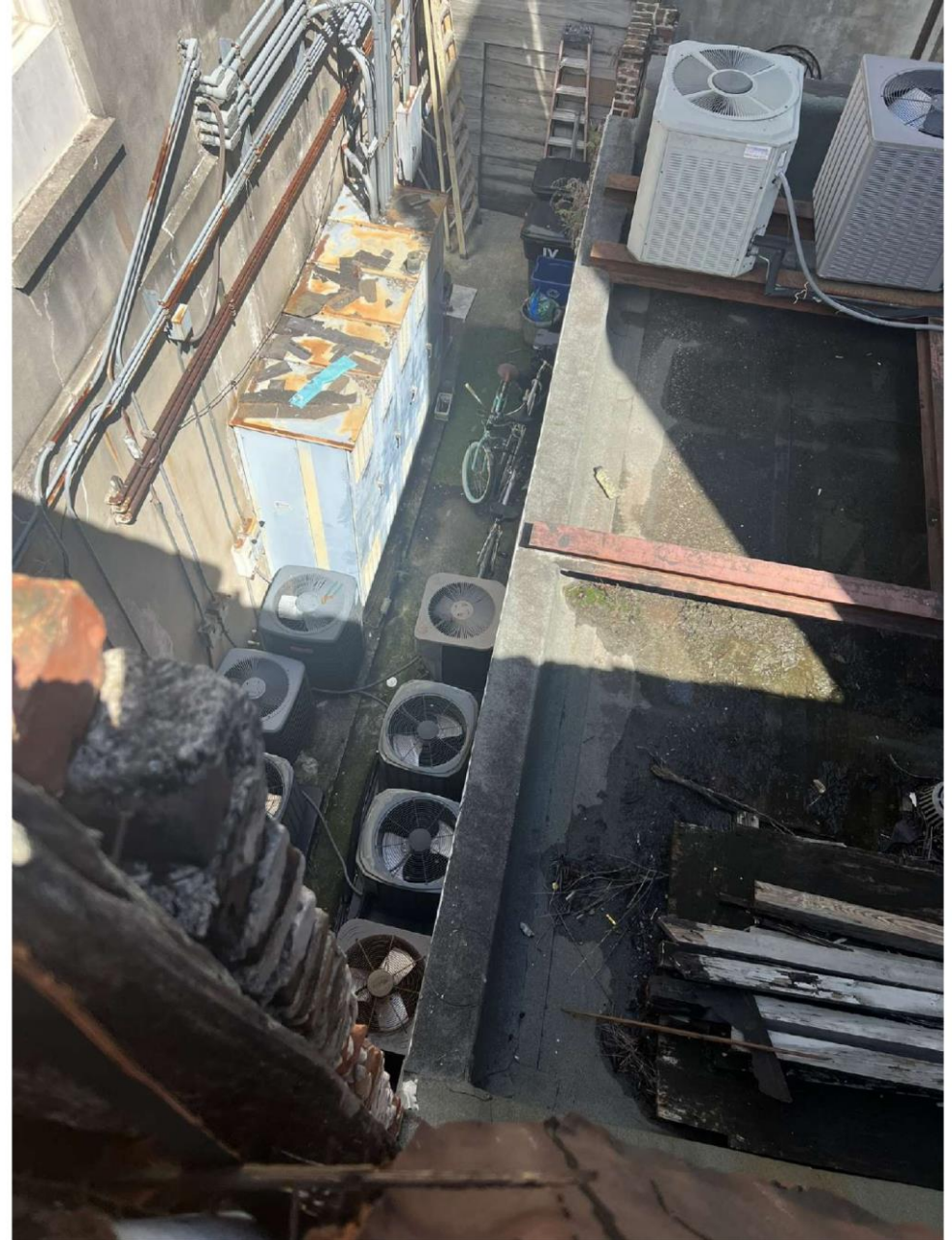


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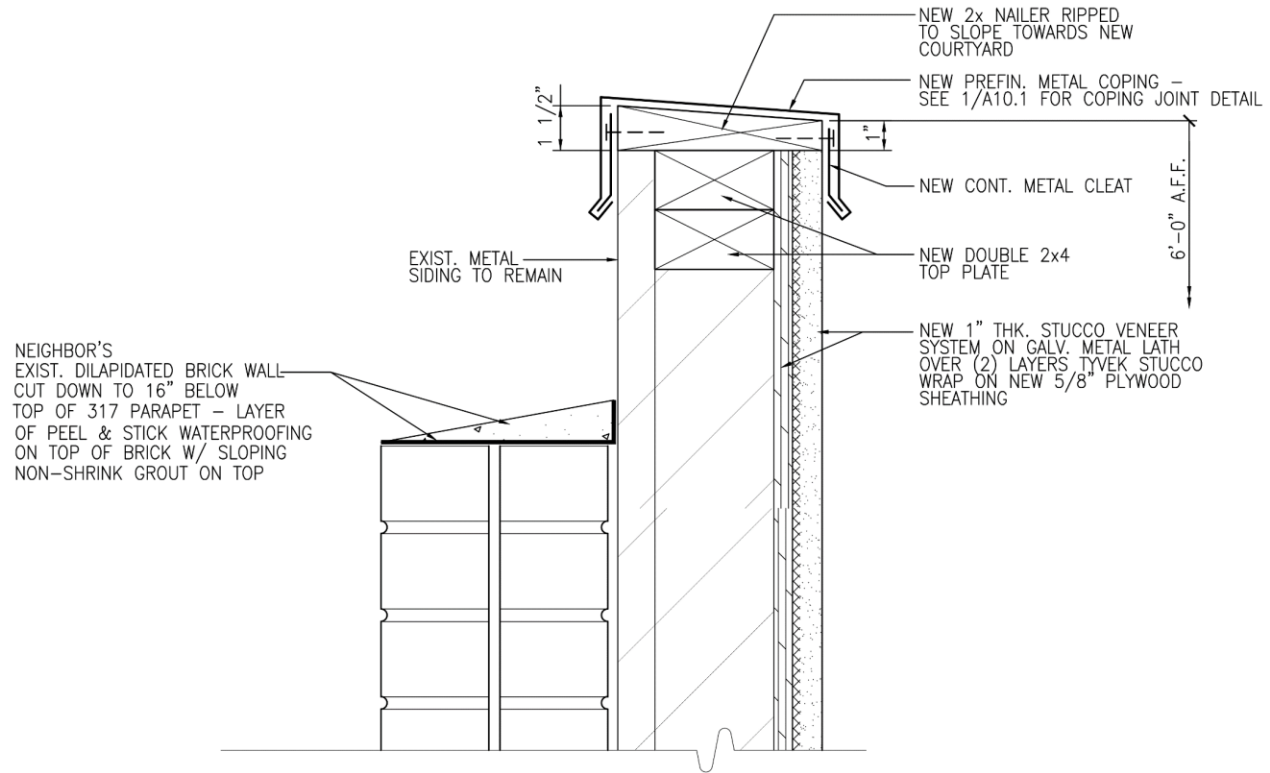


317-19 Chartres/ 316-18 Exchange Place


VCC Architectural Committee

May 28, 2024





DETAIL

SCALE: AS SHOWN	FILE NAME: 21036.C
DATE: 4/30/2024	
 STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. Pierce St. - New Orleans, LA 70119 (504)486-5744 www.stevfineganarchitect.com E-MAIL: stevfinegan@nocoxmail.com	
317 CHARTRES ST	1
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317-19 Chartres/ 316-18 Exchange Place





740 Royal



740 Royal

VCC Architectural Committee

May 28, 2024





740 Royal, 1964

VCC Architectural Committee

May 28, 2024





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May 28, 2024





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May 28, 2024





740 Royal – Photo from Applicant

VCC Architectural Committee

May 28, 2024





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740 Royal, 1983

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May 28, 2024





740 Royal, 1983

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May 28, 2024



MARAIIS

CONSULTANTS

2018 JENA STREET | NEW ORLEANS, LA | 504.350.2644

May 8, 2024

Myles M Martin AIA LEED
M3 Design Group
1000 S. Norman C Francis Pky, 2nd Floor
New Orleans, LA 70125
myles@m3-design-group.com

**Subject: Rear Exterior Balcony Support
740 Royal Street, New Orleans, LA**

Myles,

This letter is in regards to the rear exterior balconies at the above address. Prior to the discovery of several historic photographs, we had designed the balconies to be supported by angled brackets on all floors. Through site investigations, we confirmed that the attic/roof level overhang does cantilever from the building. Historic photographs have shown that the levels between the 2nd and 3rd floors and between the 3rd and attic/roof level were supported by columns along the outside edge of the balconies. In these photographs, the 2nd floor balcony is supported by angled brackets that we see today. Structurally, changing the 2nd and 3rd floor supports to columns will work with the existing brackets. One bracket will need to be added where it appears that it had previously existed. The rim beam at the 2nd floor balcony should be replaced with a larger steel plate since the brackets and the columns do not align. The beam at the front of the 3rd floor balcony should also be replaced as it is currently a 2x4-2x6 beam and is rotting in some locations.

If you have any questions, please contact me at (504) 350-2644 at your convenience.

Thank You,



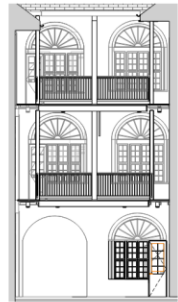
Jennifer Snape, PE
Owner/Lead Designer
jenny@maraisconsultants.com

740 Royal

VCC Architectural Committee

May 28, 2024





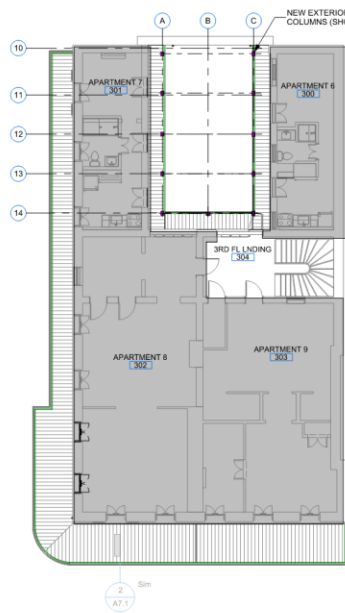
3 | COURTYARD ELEVATION - SOUTH
1/8" = 1'-0"



1 | COURTYARD ELEVATION - WEST
1/8" = 1'-0"

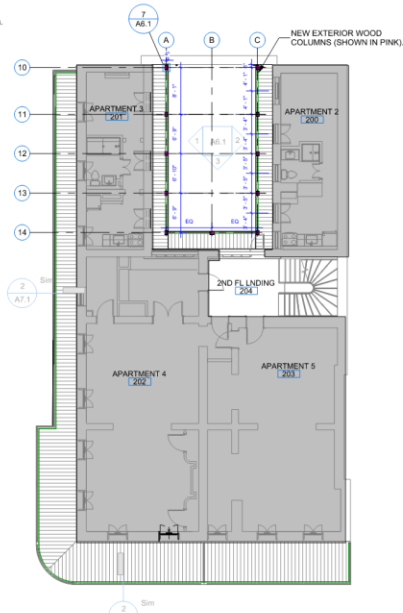


2 | COURTYARD ELEVATION - EAST
1/8" = 1'-0"



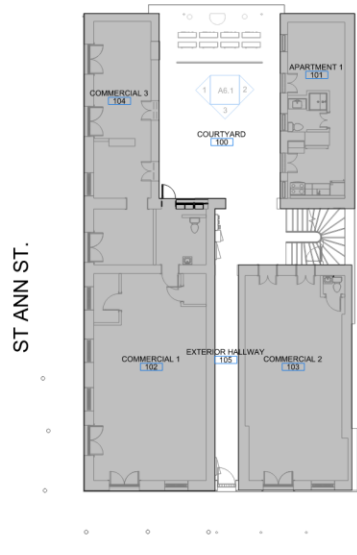
3RD FLOOR

8 | 3RD FLOOR PLAN - Dependent 1
1" = 10'-0"



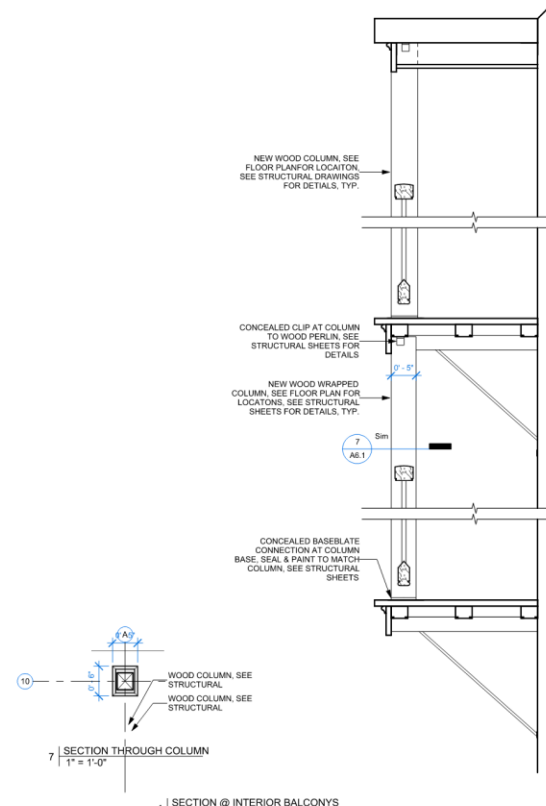
2ND FLOOR

6 | 2ND FLOOR PLAN
1" = 10'-0"



1ST FLOOR

5 | 1ST FLOOR PLAN - Dependent 1
1" = 10'-0"



7 | SECTION THROUGH COLUMN
1" = 1'-0"

4 | SECTION @ INTERIOR BALCONYS
1" = 1'-0"

738-40-42 ROYAL ST - EXTERIOR RENOVATION
740 ROYAL ST
NEW ORLEANS LA 70116

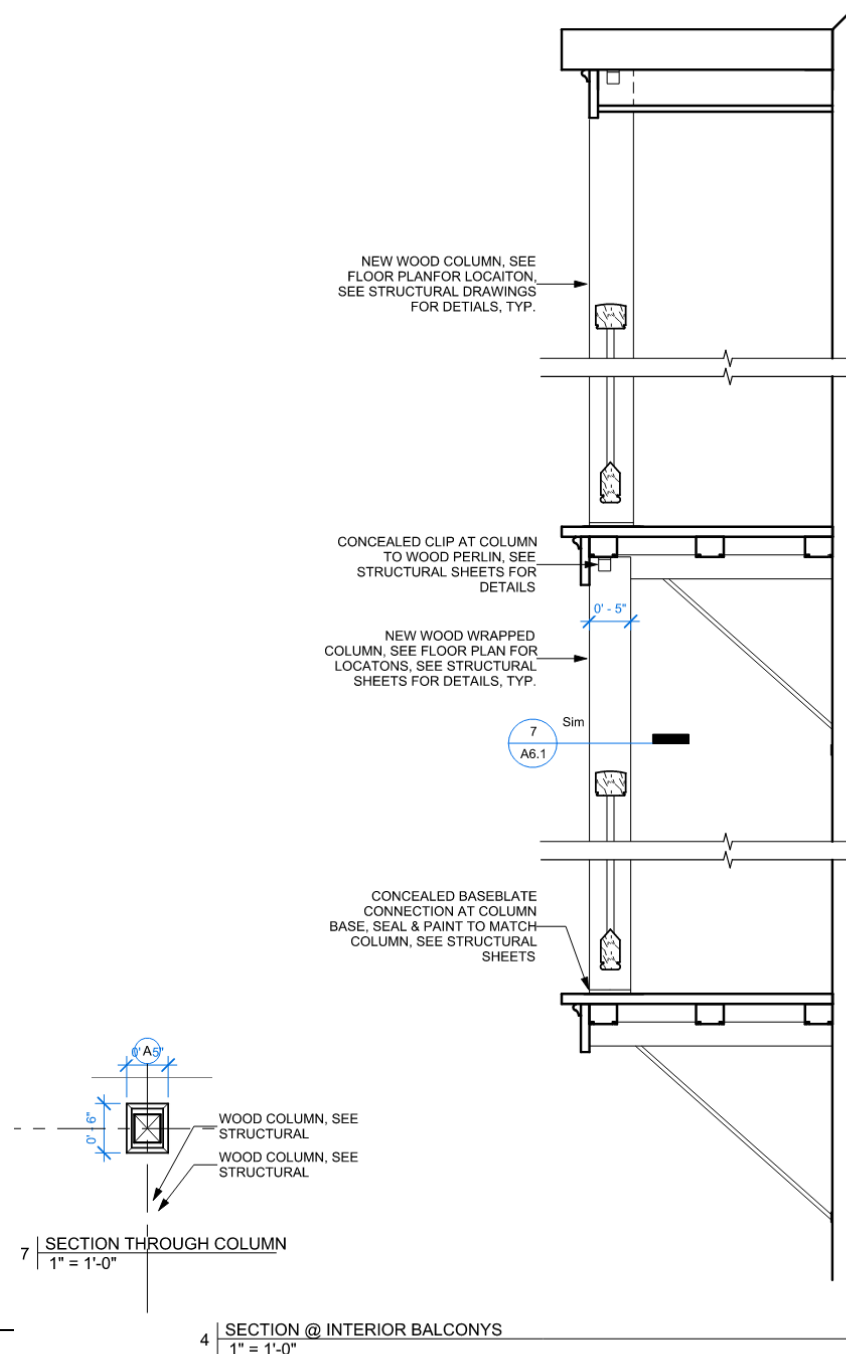
DATE	22_124
TYPE (SEE CHANGE LOG)	



M3 DESIGN GROUP
3308 WABASH ST | NO. LA 70119 | (504) 296-8600
WWW.M3DESIGNGROUP.COM
CONSTRUCTION DOCUMENTS
ISSUED 05/24/24

A6.1
COURTYARD
ELEVATIONS





GENERAL STRUCTURAL NOTES

I. GENERAL

- A. The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
- B. The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.
- C. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
- D. Structural drawings are intended to be used with architectural, mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
- E. Dimensions - Do not scale these drawings, use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.
- F. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.
- G. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
- H. With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.
- I. The Contractor shall inform the professional of record in writing of any deviation from the Contract Documents. The Contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.
- J. Note: If any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.

II. DESIGN BASIS

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

B. Design Loads

Roof	Live Load	20 psf;	Dead Load	10 psf
Decks	Live Load	60 psf;	Dead Load	10 psf
Living Floors	Live Load	40 psf	Dead Load	10 psf
	Wind Load			

The criteria is based on ASCE 7-2010 Minimum Design Loads for Buildings and Other Structures:
Basic Wind Velocity 145 mph
Risk Category II
Exposure B

For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure
For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

C. Deflection Limitations

Roof Members			
Live	L/360	Dead + Live	L/240
Roof Member			
Roof Live	L/240		

III. MATERIALS

A. EARTHWORK

Place footings on undisturbed or compacted soil. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling. Soil bearing capacity is estimated as 900 psf.

B. CONCRETE

All concrete work shall conform to ACI 301 Specification for Structural Concrete for Buildings and meet the following requirements:
Concrete - Type I cement ASTM C 150, normal weight aggregates ASTM C 33, 3000 psi at 28 days, 5" slump. All concrete shall be normal weight (approximately 150 lbs. per cubic ft.) Place .006 inch Visqueen membrane beneath all interior slabs and beams on grade. Lap 12" to accommodate concrete pouring direction.
Reinforcing Steel - ASTM A615 grade 60, welded wire fabric ASTM A185.
Reinforcing Steel Details - Except as noted otherwise where continuous reinforcing is specified, provide a 90 degree hook on all top reinforcement in all beams at discontinuous ends. Install corner bars in the outside face of edge beams at every corner one top and one bottom. Bar shall be the same size as the largest beam bar.
Lap bars as indicated below:
Lap Splices - ACI 318
#3 1'3"; #4 1'8"; #5 2'2"
Welded wire fabric - one spacing plus 2".
Provide the following cover for reinforcing:
Footings 3" sides and bottom.
Grade Beams 3" bottom and sides, 2" top.
When existing concrete at the first floor level is removed to install new utilities, etc., the contractor shall notify the structural engineer of the location and extent of any such removal prior to performing the work. Where possible, existing reinforcement shall not be cut, bent, or damaged. Whenever reinforcement is cut, damaged or bent, it shall be brought to the attention of the structural engineer and repaired or replaced as directed.

C. CONCRETE MASONRY UNITS

All masonry has been designed in accordance with ACI 530. All filled vertical cells or cavities in masonry units shall be filled continuously with coarse grout in accordance with ACI 530-95 and ASTM C476. No voids, honeycombs, or gaps will be allowed.

E. NON-STRUCTURAL STEEL FRAMING

All non-structural steel framing shall conform to the requirements set forth in ASTM C645: *Standard Specification for Non-Structural Steel Framing Members* and AISI S220: *North American Standard for Cold-Formed Steel Framing - Nonstructural Members*. All members shall have a protective coating conforming to ASTM A653/A653M. Installation of non-structural steel framing shall meet the requirements of ASTM C754: *Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products*.

F. WOOD FRAMING

All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NFPA, the Plywood Design Specification by the APA and meet the requirements below. Unless noted otherwise, all wood connections shall be in accordance with the fastening schedule of the International Residential Code. All lumber or plywood in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCQ to a minimum retention of 0.40 LBS/CU. FT. in accordance with AWWA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be hot-dipped to an equivalent of G-90 rating or greater.
Framing Lumber - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise. Studs shall be continuous between floor levels unless otherwise noted.
Unless noted otherwise multiple pieces of lumber used to form beam or header members shall be attached together with 4 rows of 16d nails spaced at 16" for pieces up to 12" deep, 5 rows of 16d nails at 16" for pieces 14" and 16" deep and 6 rows of 16d nails spaced at 16" for pieces 18" deep.

Openings
All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:
Openings less than 4'-0"2 Studs
Openings 4'-0" to 6'-0"3 Studs
Openings 6'-0" to 10'-0"4 Studs
Openings larger than 10'-0"See Plan or consult Struct. Eng.
Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.
Floor Framing - Provide bridging for dimensioned lumber floor joists at 8'-0" o.c. max.
Plywood Flooring - APA rated 48/24, 3/4" thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports.
Plywood Roofing - APA rated 32/16, 5/8" thick. Nail with 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
Plywood Wall Sheathing - Provide 1/2" plywood on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (.131" min. diameter) or #10 screws (.19" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. The use of staples will not be allowed. All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.

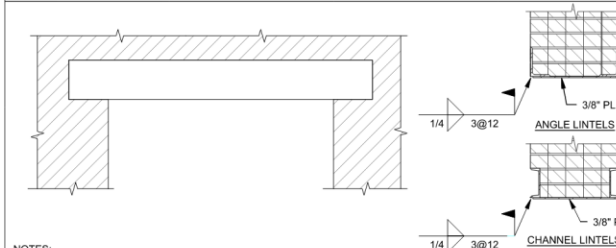
LVL Members - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Microllam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.

STEEL LINTEL SCHEDULE

ALL OPENINGS AND RECESSES IN EXISTING MASONRY WALLS (UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS) SHALL HAVE (2) STEEL LINTELS AS FOLLOWS.

OPENINGS UP TO 4'-0"L5x5x3/8

OPENINGS UP TO 5'-6"L6x6x3/8



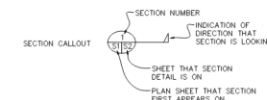
NOTES:

1. PROVIDE MIN 0'-8" BEARING AT EA END, BUT NOT LESS THAN 1" OF BEARING PER FOOT OF SPAN
2. BOTTOM OF LINTELS SHALL OCCUR AT TOP OF MASONRY OPENING
3. CUT LINTELS IN PRIOR TO REMOVING WALL BELOW
4. ALL EXTERIOR LINTELS SHALL BE HOT-DIPPED GALVANIZED PER ASTM 123
5. LINTELS SHOWN ARE APPLICABLE FOR MULTI-WYTHE MASONRY WALLS UP TO (5) WYTHES THICK
6. LINTELS CAN SUPPORT UP TO 5 FT OF TRIBUTARY FLOOR AREA (40PSF LL, 15PSF DL) + 24 FT OF WALL ABOVE OPENING (ASSUMING EA. LINTEL TAKES HALF THE TRIB WIDTH)

MANY BRICK MASONRY WALLS IN THE BUILDING REQUIRE REPAIRS. THE CONTRACTOR SHOULD FOLLOW THE GUIDELINES BELOW.

1. WHERE BRICKS ARE MISSING OR BROKEN, THE BRICK SHOULD BE REPLACED WITH A BRICK OF SIMILAR STRENGTH AND COLORING
2. WHERE CRACKS WITH LESS THAN 1/2" OPENING ARE ENCOUNTERED, THESE SHOULD BE GROUTED WITH VIEUX CARRE MORTAR MIX, SIMILAR TO THE EXISTING MORTAR
3. WHERE MORTAR IN JOINTS IS LOOSE OR ERODED BEYOND 1" OF THE FACE OF THE BRICK, JOINTS SHOULD BE REPOINTED WITH VIEUX CARRE MORTAR MIX OR A MIX OF SIMILAR STRENGTH AND COLOR TO EXISTING.
4. CEMENT OR HIGH-STRENGTH MORTAR MIX SHOULD NOT BE USED
5. IF ONE FACE OF A WALL IS REPOINTED, IT IS BEST PRACTICE TO REPOINT THE OTHER FACE OF THE WALL. THIS MAY REQUIRE COORDINATION WITH ADJACENT PROPERTY OWNERS.

GRAPHIC LEGEND



ABBREVIATIONS

CMU	AT CONCRETE MASONRY UNIT
EA	EACH
GALV	GALVANIZED
GEN	GENERAL
MIN	MINIMUM
O.C.	ON CENTER
PT	PRESSURE TREATED
TYP	TYPICAL

MARAI CONSULTANTS ENCOURAGES REUSE OF EXISTING MATERIALS THAT ARE IN SERVICEABLE CONDITION. IF THERE IS A MATERIAL SUBSTITUTION THAT ANY PARTY WOULD LIKE TO PROPOSE, PLEASE NOTIFY US AND WE CAN ASSIST WITH DETERMINING IF THAT ITEM CAN BE USED.



MARAI CONSULTANTS, LLC

2018 JENA STREET
NEW ORLEANS, LA 70315
504.350.2644
maraiconsultants.com
PROFESSIONAL OF RECORD:
jerry@maraiconsultants.com

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740 ROYAL STREET
New Orleans, Louisiana

DRAWN BY: JMS
CHECKED BY: JMS
DATE: MAY 13, 2024
ISSUE: CONSTRUCTION



GENERAL STRUCTURAL NOTES

SHEET: S1



740 Royal

VCC Architectural Committee

May 28, 2024

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New Orleans, Louisiana

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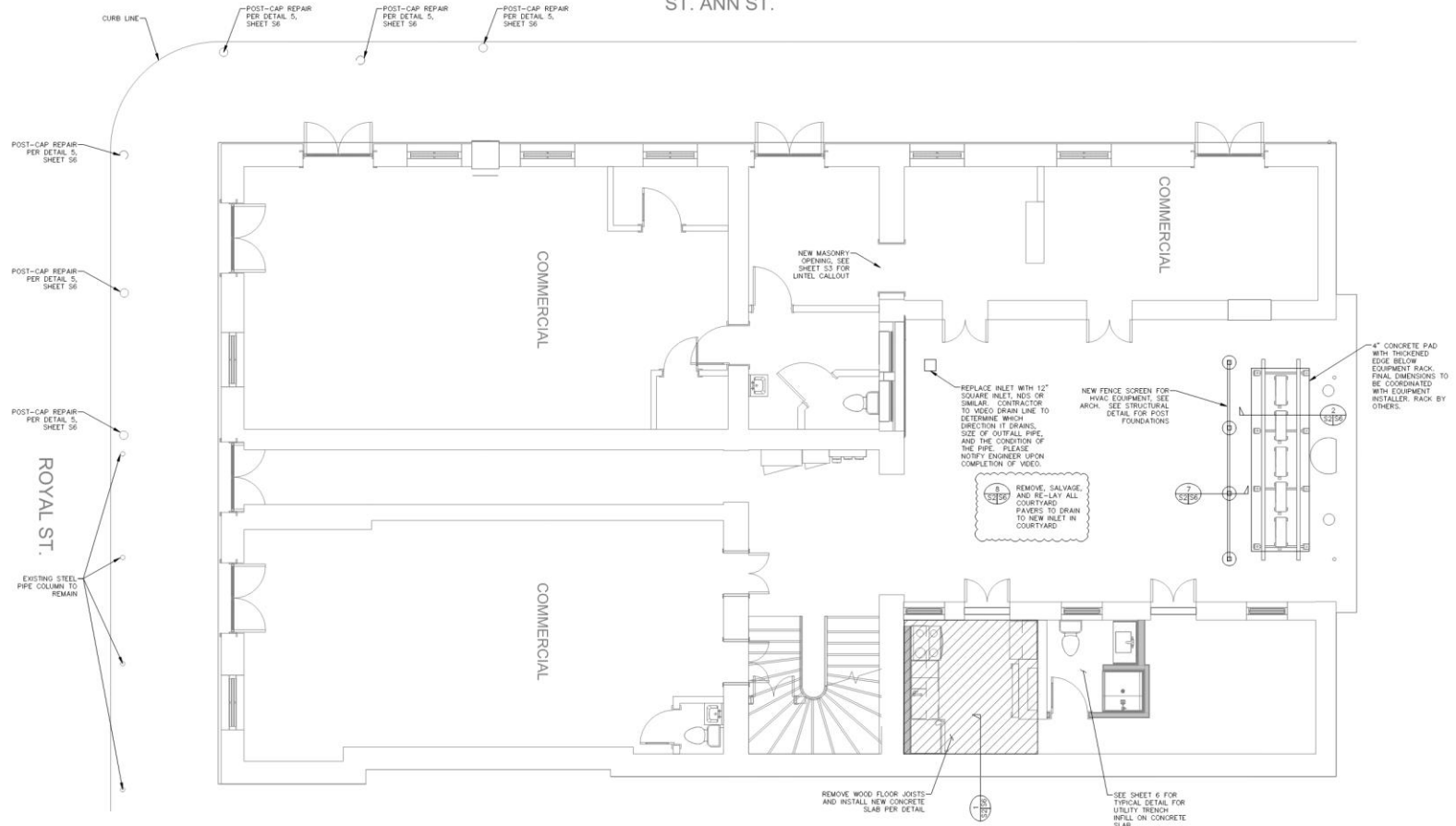


FIRST FLOOR PLAN

SHEET
S2



ST. ANN ST.



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

MANY BRICK MASONRY WALLS IN THE BUILDING REQUIRE REPAIRS. THE CONTRACTOR SHOULD FOLLOW THE GUIDELINES BELOW.

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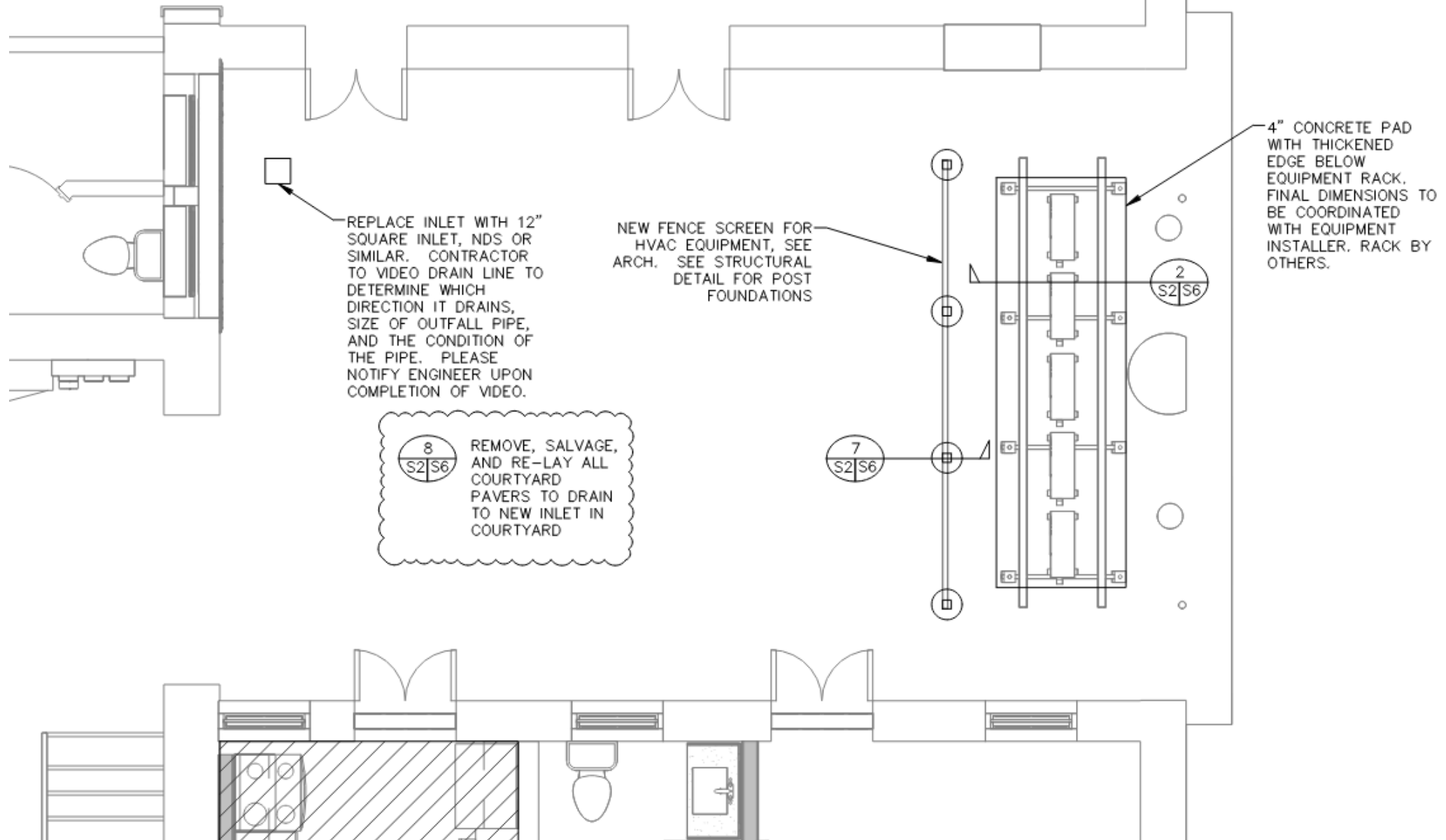
VCC Architectural Committee



May 28, 2024

ENDING, SEE
LET S3 FOR
L CALLOUT

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REV. NO.	DATE	DESCRIPTION

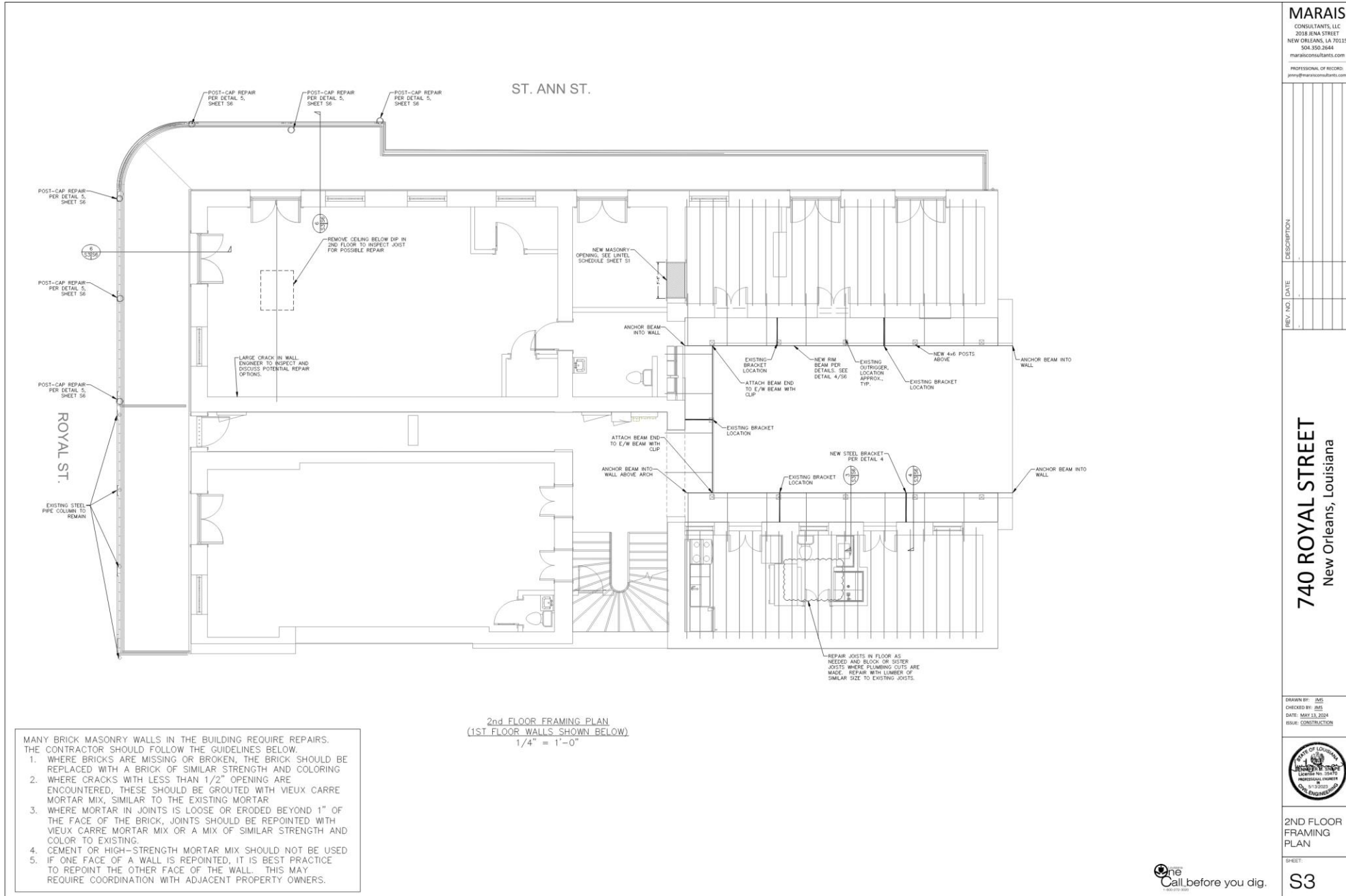
740 ROYAL STREET
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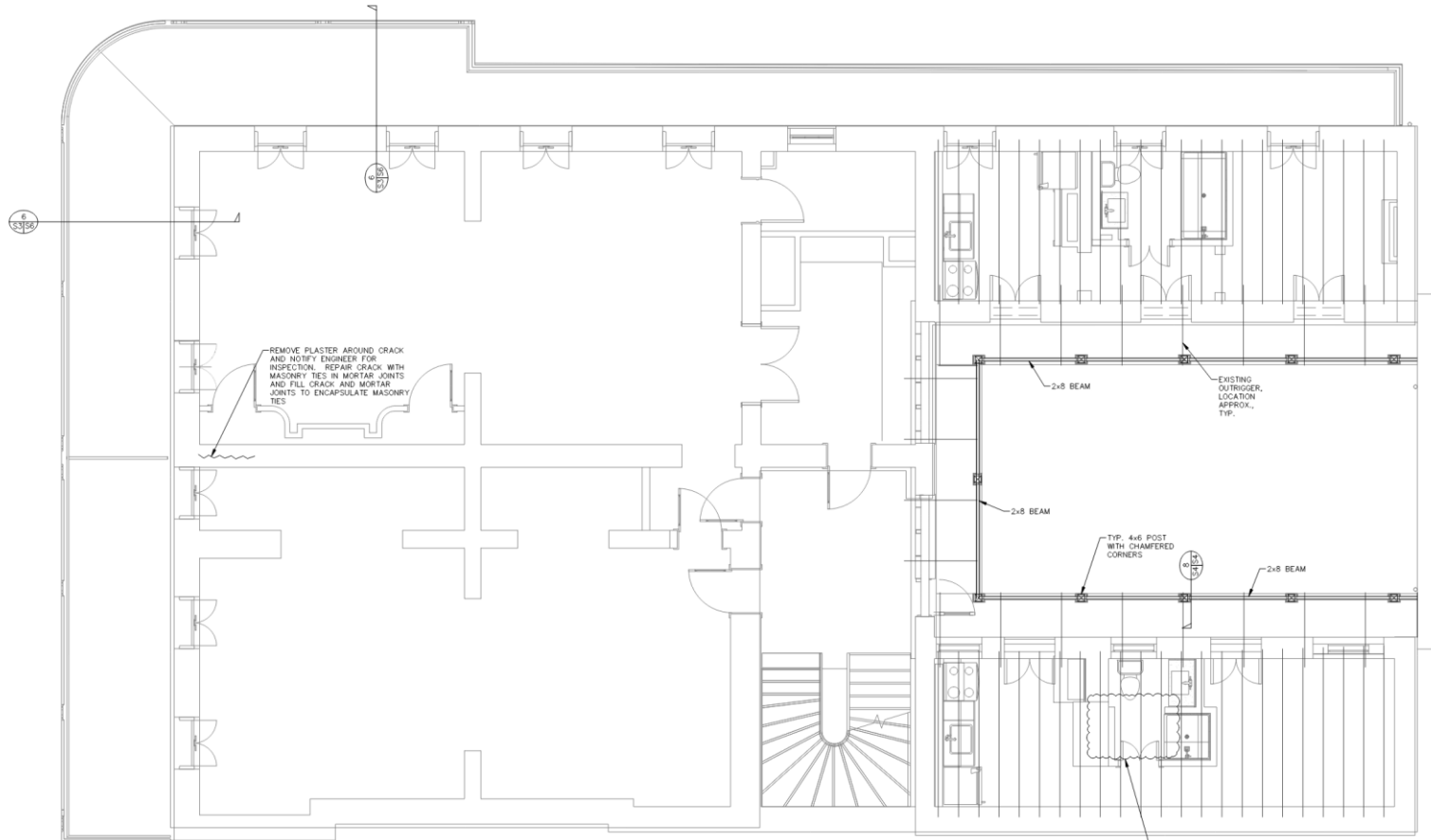
2ND FLOOR
FRAMING
PLAN

SHEET:
S3



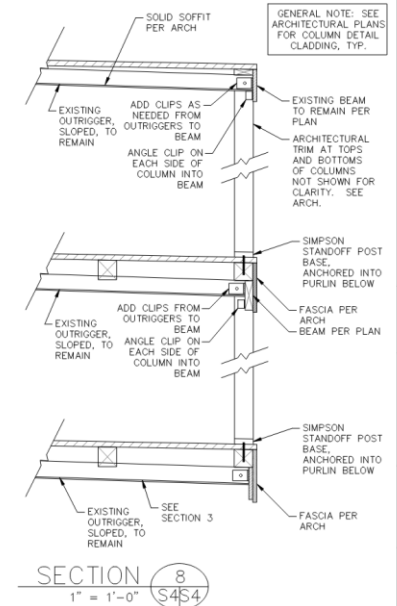
2nd FLOOR FRAMING PLAN
(1ST FLOOR WALLS SHOWN BELOW)
1/4" = 1'-0"

- MANY BRICK MASONRY WALLS IN THE BUILDING REQUIRE REPAIRS. THE CONTRACTOR SHOULD FOLLOW THE GUIDELINES BELOW.
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3rd FLOOR FRAMING PLAN
(2ND FLOOR WALLS SHOWN BELOW)
1/4" = 1'-0"

BRICK MASONRY WALLS IN THE BUILDING REQUIRE REPAIRS. CONTRACTOR SHOULD FOLLOW THE GUIDELINES BELOW.
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 PORTLAND CEMENT OR HIGH-STRENGTH MORTAR MIX SHOULD NOT BE USED ON THE FACE OF A WALL IS REPOINTED, IT IS BEST PRACTICE TO REPOINT THE OTHER FACE OF THE WALL. THIS MAY REQUIRE COORDINATION WITH ADJACENT PROPERTY OWNERS.



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3RD FLOOR FRAMING PLAN

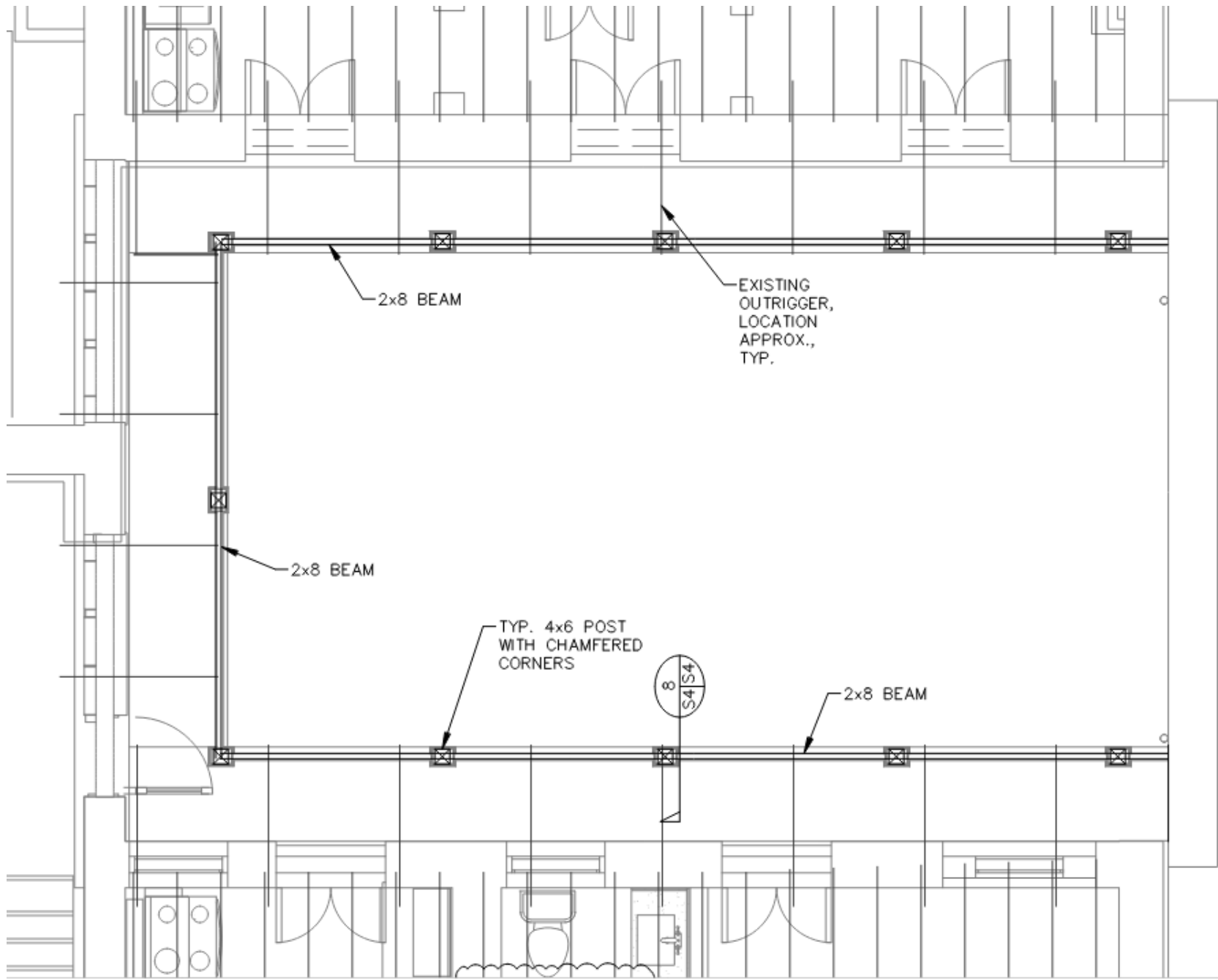
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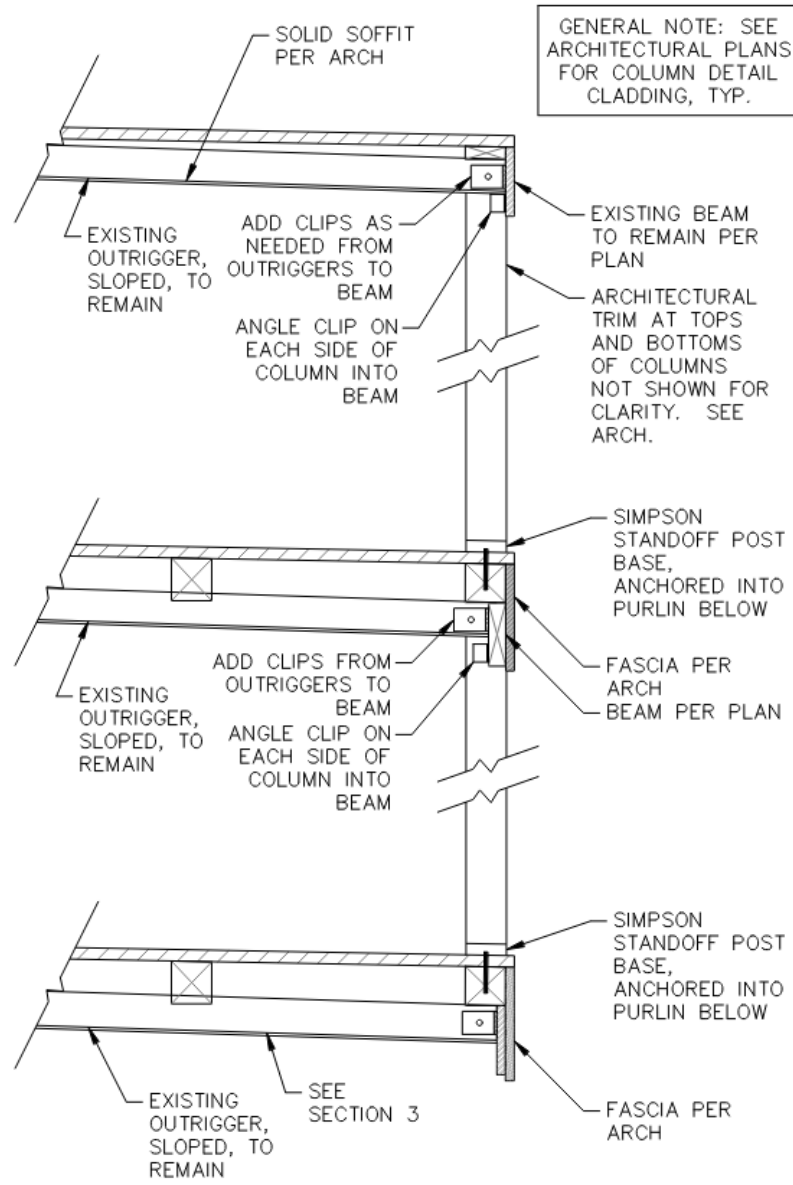
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May 28, 2024







GENERAL NOTE: SEE ARCHITECTURAL PLANS FOR COLUMN DETAIL CLADDING, TYP.

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PL

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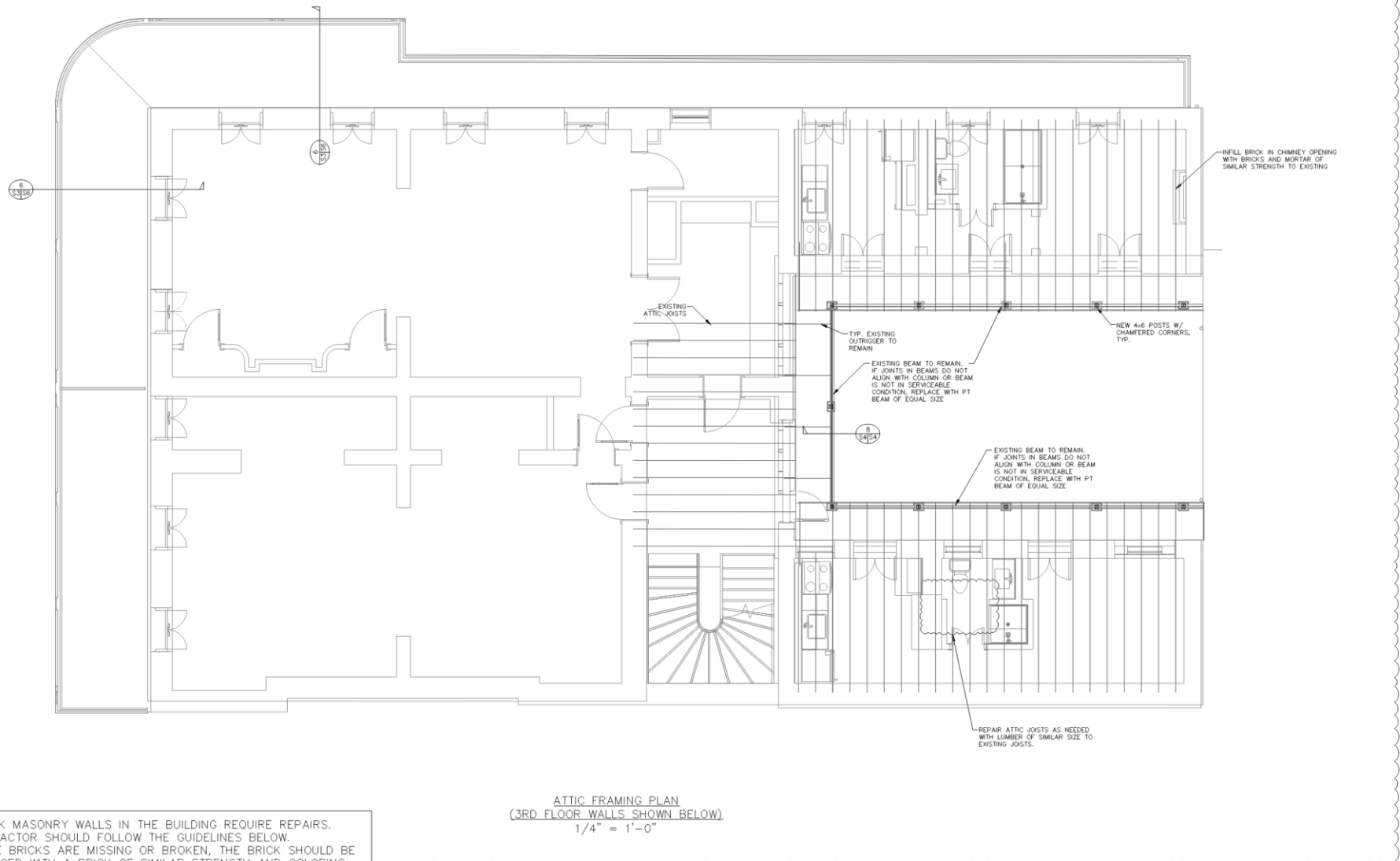
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VCC Architectural Committee

SECTION 8
1" = 1'-0" S4S4

May 28, 2024





ATTIC FRAMING PLAN
(3RD FLOOR WALLS SHOWN BELOW)
1/4" = 1'-0"

BRICK MASONRY WALLS IN THE BUILDING REQUIRE REPAIRS. CONTRACTOR SHOULD FOLLOW THE GUIDELINES BELOW. WHERE BRICKS ARE MISSING OR BROKEN, THE BRICK SHOULD BE REPLACED WITH A BRICK OF SIMILAR STRENGTH AND COLORING. WHERE CRACKS WITH LESS THAN 1/2" OPENING ARE COUNTERED, THESE SHOULD BE GROUTED WITH VIEUX CARRE PORTLAND CEMENT MORTAR MIX, SIMILAR TO THE EXISTING MORTAR. WHERE MORTAR IN JOINTS IS LOOSE OR ERODED BEYOND 1" OF THE FACE OF THE BRICK, JOINTS SHOULD BE REPOINTED WITH VIEUX CARRE MORTAR MIX OR A MIX OF SIMILAR STRENGTH AND COLOR TO EXISTING. PORTLAND CEMENT OR HIGH-STRENGTH MORTAR MIX SHOULD NOT BE USED. WHEN ONE FACE OF A WALL IS REPOINTED, IT IS BEST PRACTICE TO REPOINT THE OTHER FACE OF THE WALL. THIS MAY REQUIRE COORDINATION WITH ADJACENT PROPERTY OWNERS.

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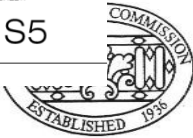
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New Orleans, Louisiana

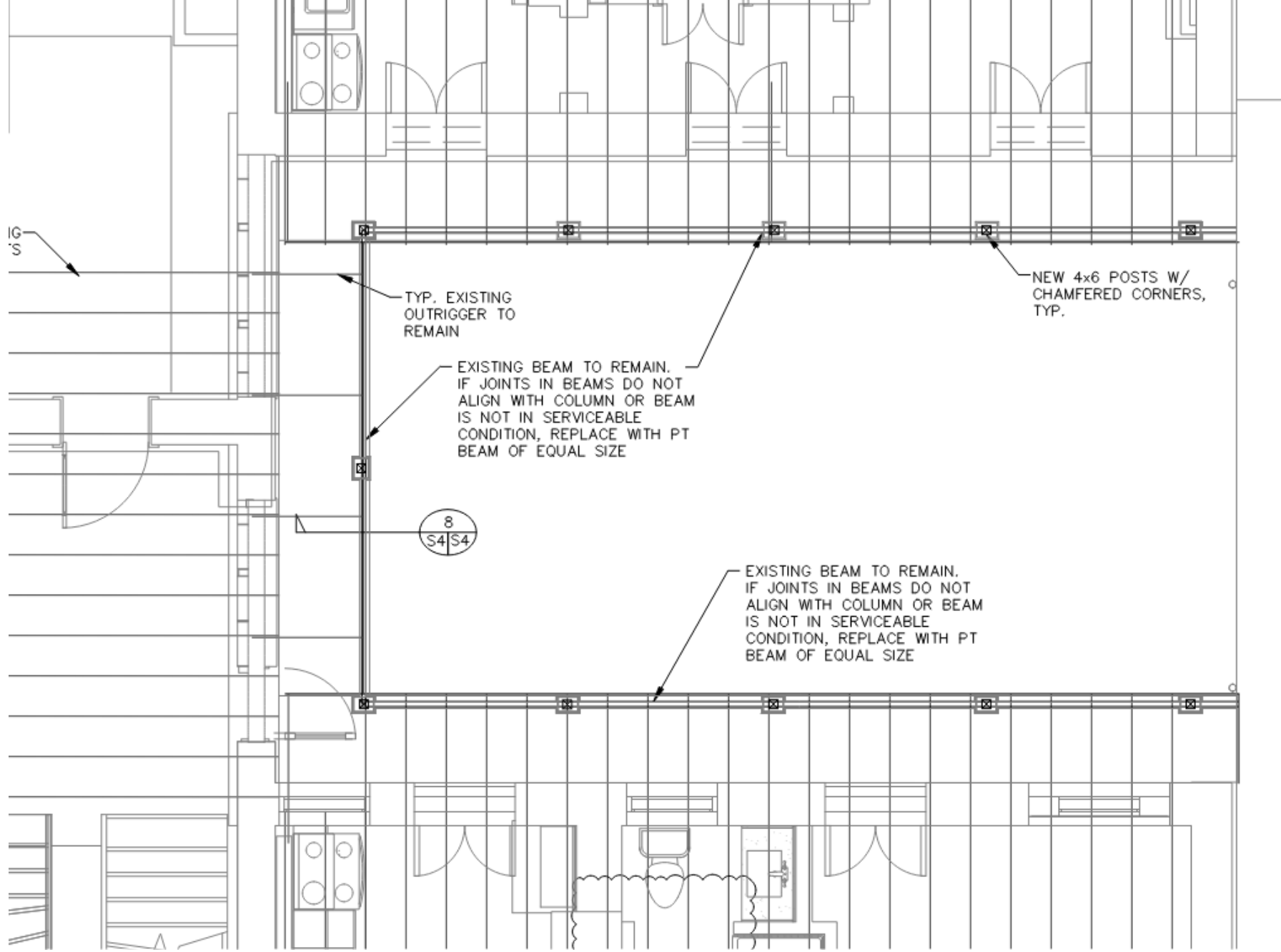
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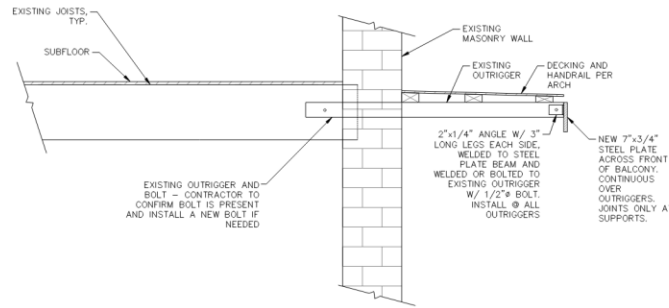
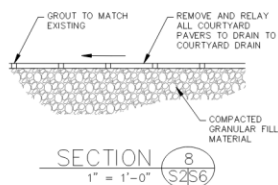
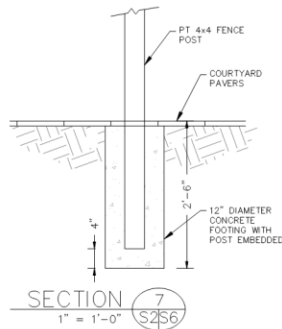
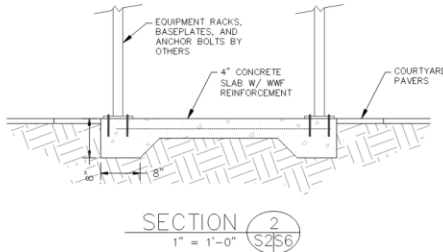
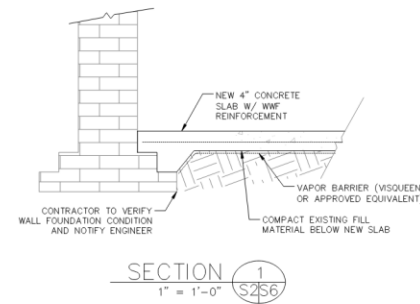


ATTIC FRAMING PLAN

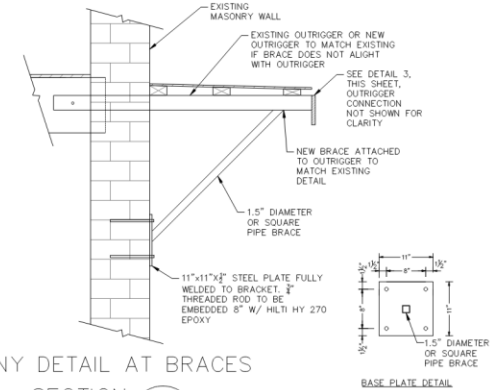
SHEET: S5



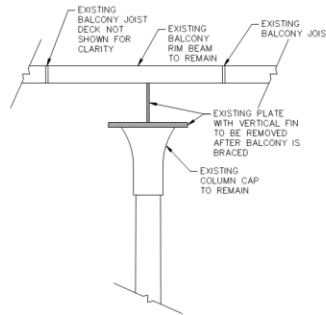




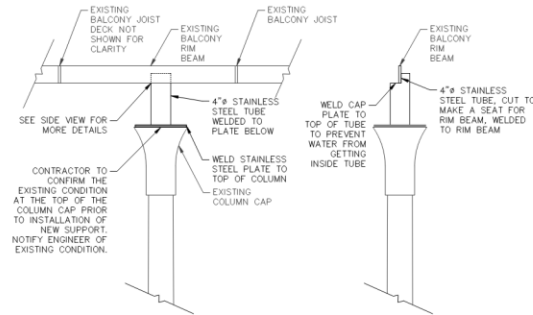
BALCONY DETAIL BETWEEN BRACES



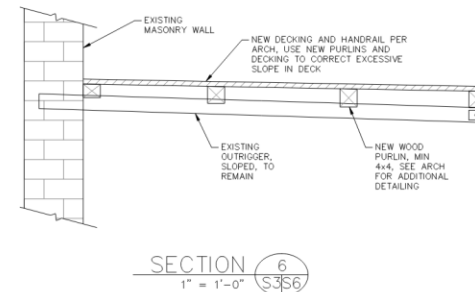
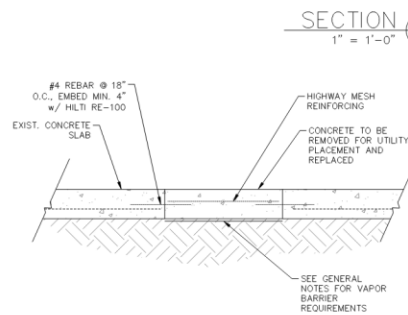
BALCONY DETAIL AT BRACES



COLUMN CAP EXISTING



COLUMN CAP PROPOSED



SECTION 6
1" = 1'-0" S356

MARAIS CONSULTANTS, LLC
2018 JENA STREET
NEW ORLEANS, LA 70115
504.590.2644
maraisconsultants.com
PROFESSIONAL OF RECORD:
jerry@maraisconsultants.com

REV. NO.	DATE	DESCRIPTION

740 ROYAL STREET
New Orleans, Louisiana

DRAWN BY: JMS
CHECKED BY: JMS
DATE: MAY 13, 2024
ISSUE: CONSTRUCTION



DETAILS

SHEET
S6

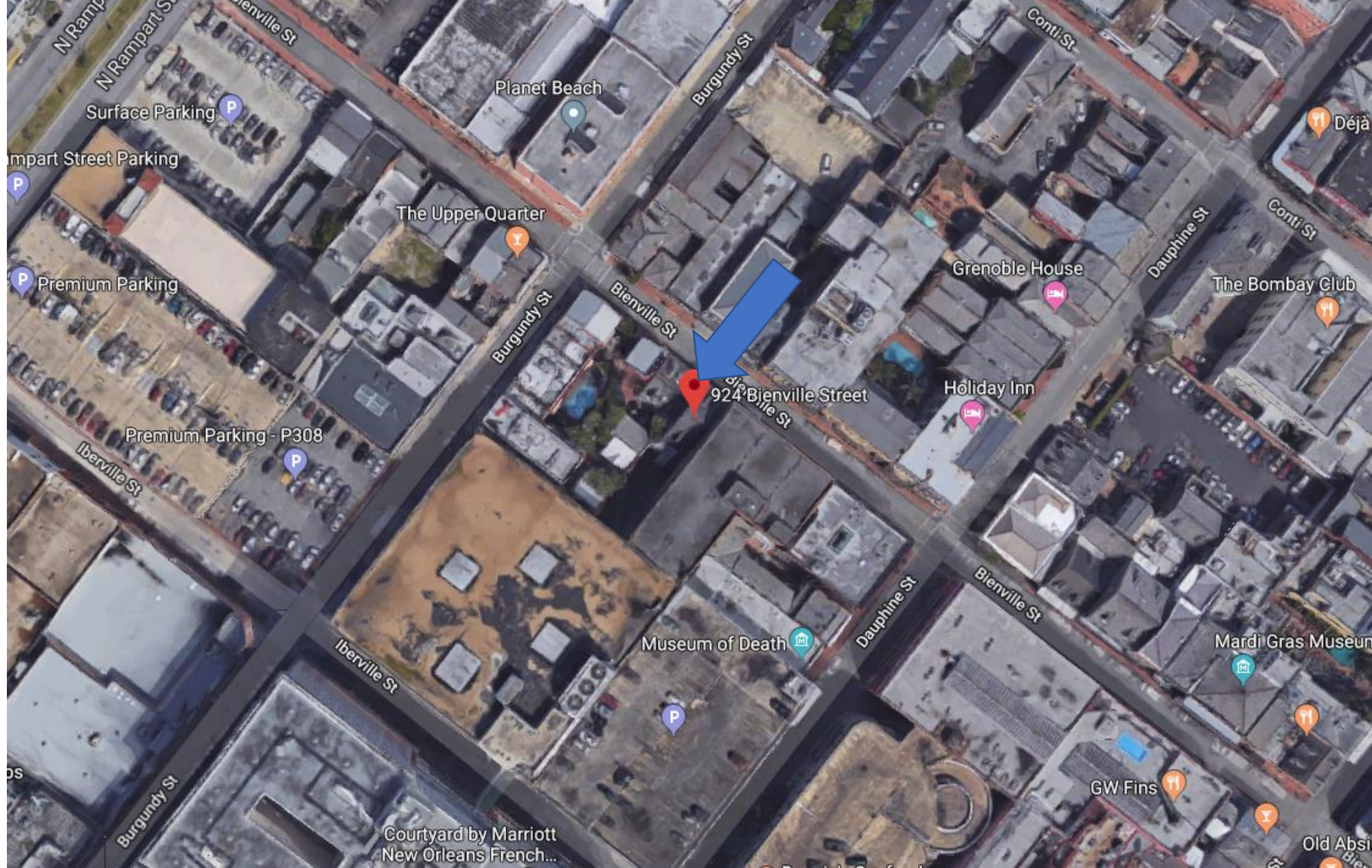




New Business



924 Bienville



924 Bienville

VCC Architectural Committee

May 28, 2024





924 Bienville

VCC Architectural Committee

May 28, 2024





924 Bienville

VCC Architectural Committee

May 28, 2024





924 Bienville

VCC Architectural Committee

May 28, 2024





924 Bienville

VCC Architectural Committee

May 28, 2024





924 Bienville

VCC Architectural Committee

05 02 2024

May 28, 2024





924 Bienville

VCC Architectural Committee

May 28, 2024





02 27 2024

924 Bienville

VCC Architectural Committee

May 28, 2024





924 Bienville

VCC Architectural Committee

May 28, 2024





924 Bienville

VCC Architectural Committee

05 02 2024

May 28, 2024





924 Bienville

VCC Architectural Committee

11 13 2023

May 28, 2024





924 Bienville

VCC Architectural Committee

11 13 2023

May 28, 2024





Date: March 4, 2024
Project: 924 Bienville Street
Project No. 1775
Subject: Response to review letter

M J Falgoust Inc
C/O Mr. Randall J. Meyer
337 Carondelet Street
New Orleans, Louisiana 70130

Attention: Vieux Carre Commission

At the request of the owner, I'm writing this letter to inform the Vieux Carre Commission that Randall Meyer of M J Falgoust Inc, as of this date, has commissioned CIS Architects to address the issues as referenced in Case Number: 19-00709.

On December 14, 2023, I first met with Mr. Meyer on site to observe the conditions firsthand. With the holiday approaching and my work schedule for the first two months of 2024, I was unable to start the project until now.

On February 28, 2024, I met on site with Mr. Meyer, Allen Kelly, the property manager, Robert Wolfe, and Mike Simon of Robert Wolf Construction to identify a scope of work for the correction of the balcony that's across the front and wraps the left side of the building. Due to the adjacent building having scuppers with no downspouts on the property line, there is a large amount of rainwater that is falling onto the balcony causing damage, which we are now investigating for the appropriate repair method. CIS observed structural damage to the wood decking, wrought iron brackets, as well as masonry damage. At this time, CIS does not recommend removal of the 4x 4 bracing for safety reasons. Once the repairs are completed, they will be removed. CIS is scheduled in the next two weeks to document the existing conditions and meet with a structural engineer to begin preparing documents for VCC approval.

If you have any questions with regard to the above, please do not hesitate to contact the writer.


Yours very truly,
CIS Architects



924 Bienville

VCC Architectural Committee

May 28, 2024





February 28, 2024

RANDALL J. MEYER
337 Carondelet Street
New Orleans, LA 70130

Subject: Letter of Engagement
924 Bienville Ave
New Orleans, LA 70112

Mr. Meyer,

Thank you for reaching out to Robert Wolfe Commercial Construction, LLC for the required repair work at your building located at 924 Bienville St. New Orleans, LA. As of the date above Robert Wolfe Commercial Construction has been engaged to assist you with these repairs. Per our site visit on February 28th, 2024, architectural and engineered drawings completed by CIS Architects will be provided to us. Upon receipt of renovation permit, including approval from Vieux Carre Commission, and stamped drawings a final contract value will be provided. Work will begin upon final approval.

Should you require anything further, Mike Simon our Project Manager and/or Robert Wolfe, Owner would be your point of contact. Please let us know if you need anything additional at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read "R Wolfe", written over the word "Sincerely,".

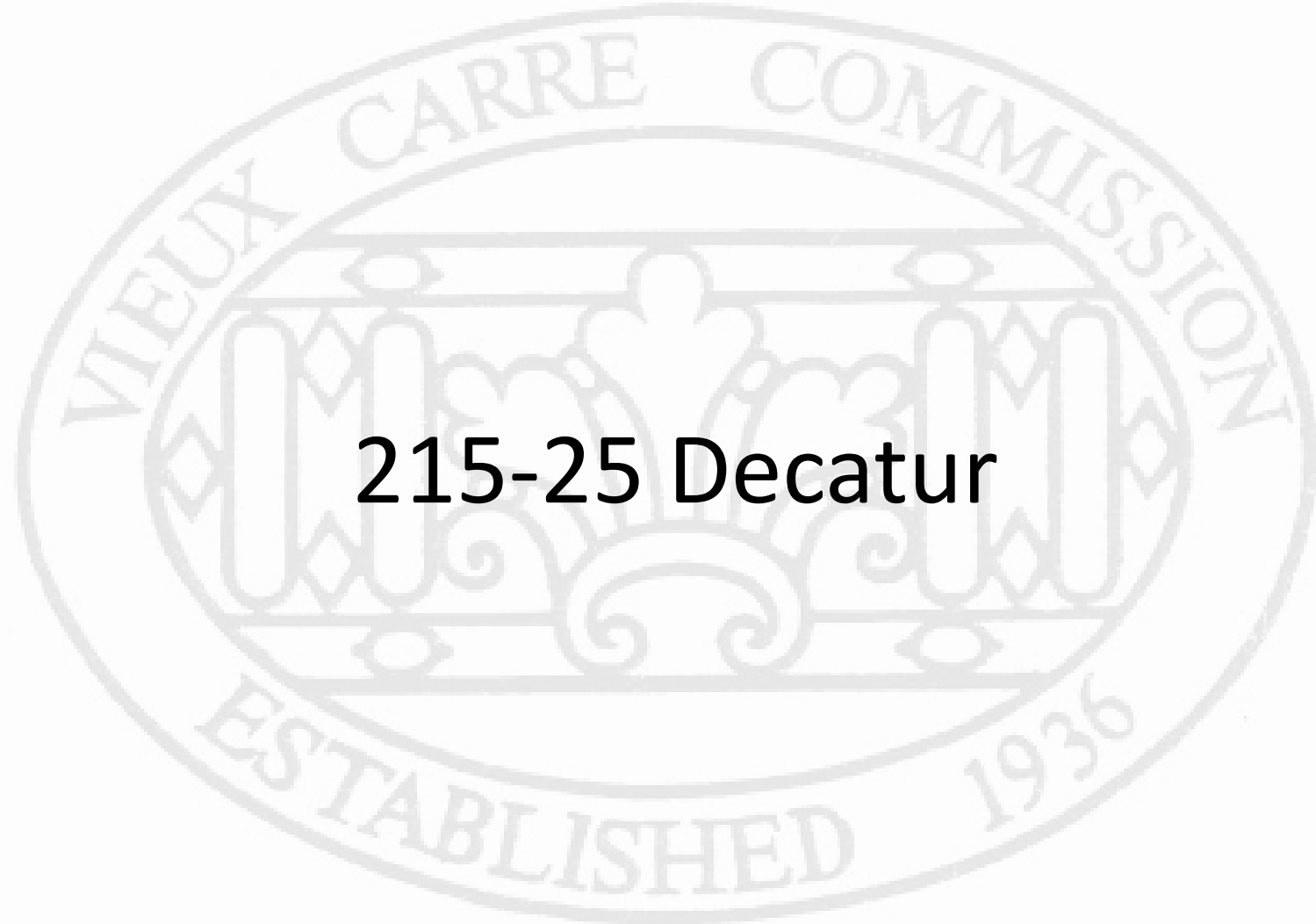
Robert Wolfe, Managing Member
Robert Wolfe Commercial Construction, LLC

924 Bienville

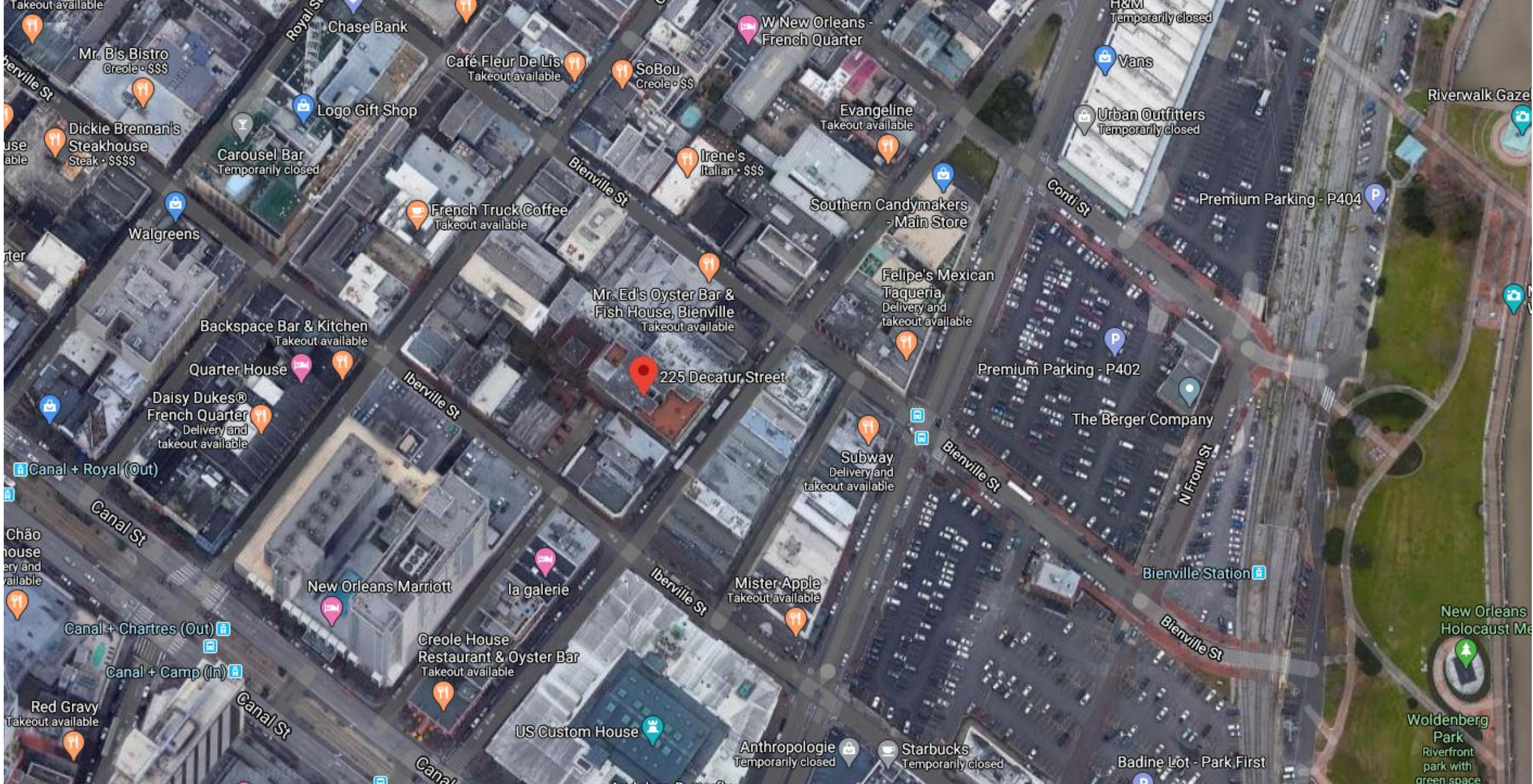
VCC Architectural Committee

May 28, 2024





215-25 Decatur



225 Decatur

VCC Architectural Committee

May 28, 2024





225 Decatur

VCC Architectural Committee

May 28, 2024





225 Decatur

VCC Architectural Committee

May 28, 2024





225 Decatur

VCC Architectural Committee

May 28, 2024



The camera we will be installing will be the Axis Q3819-PLVE 180-degree dome camera:

[Axis Q3819-PLVE](#)

This is the same camera currently being used by the New Orleans RTCC every mid-block on Bourbon St.

The camera will be affixed to the front of the facade next to the window so a small cable can be run through the trim of the window to the data closet.





The picture to the left shows where the camera will be installed, between the two windows, to give a 180-degree overview of the front of the building. The picture to the right is the Q3819-PLVE to be used in this installation.

Also included in this project is replacing the existing intercom system with a newer, more professional-looking system that is less cumbersome and more modern. Below is a picture of the current system:



225 Decatur

VCC Architectural Committee

May 28, 2024





225 Decatur

VCC Architectural Committee

May 28, 2024



We will be replacing this with the 2N IP Style Intercom/Access Control system. 2N is a leader in intercoms and was acquired by Axis in 2016. The IP style is the top-of-the-line device for 2N, it is currently deployed at the New Orleans RTCC located at 517 N. Rampart St.



2N IP Style

Both devices are the top of the line for both camera and intercoms used by cities and municipalities all over the world.

Avexon is a local company and is committed to keeping the historic look of the Vieux Carre District while using security technology to keep its citizens and visitors safe, We look forward to presenting this to the commission for approval.

Best Regards,
Bill Wood
Regional Account Manager
Avexon



Camera	
Resolution – JPEG:	max 2560x1920 (4:3); max QHD (16:9)
Resolution – video call:	max 2560x1920 (4:3); max QHD (16:9)
Frame rate:	max 30 fps
Sensor sensitivity:	14000 e ⁻ /lux-sec
Viewing angle:	144 ° (H), 126 ° (V)
Infrared light:	yes
Forensic WDR	yes
Codecs:	H.264, H.265, MJPEG, Axis Zipstream

Touchscreen	
Size:	10.1”
Resolution:	1280x800 TFT IPS
Viewing angle:	170°
Numeric keypad:	touch (on-screen)
Directory:	2 modes: office/residential (10,000 users)

Bluetooth reader	
Bluetooth:	Bluetooth 5.0 LE compliant
Security:	RSA-1024 and AES-128 encryption
RX sensitivity:	up to +19 dBm TX power
Range	(short - typically up to 9ft*, long - typically up to 30ft*) *distances should serve only as an approximate guide and may vary depending on the phone model and installation environment
Modes	touch, tap in app, card, motion
Mobile app. support:	2N [®] Mobile Key (Android 6 and higher, iOS 12 and higher)
WaveKey support:	yes

POWER SUPPLY	
DC power supply:	12 V ±15 %/4 A
PoE:	PoE+ IEEE 802.3at (Class 4–25.5 W)

INTERFACES	
LAN:	10/100BASE-TX with Auto-MDIX, RJ-45
Switch output:	NC/NO contacts, max 30V/1A AC/DC
Active switch output:	12 V/0.6 A DC
Passive / active Input:	3; (-30 V to +30 V)
Tamper switch:	mechanical, part of the intercom
Supported protocols:	SIP2.0, SIPS, DHCP opt. 66, SMTP, SNMP, TR069, 802.1x, RTSP, RTP, SRTP, TFTP, HTTP, HTTPS, Syslog, ONVIF

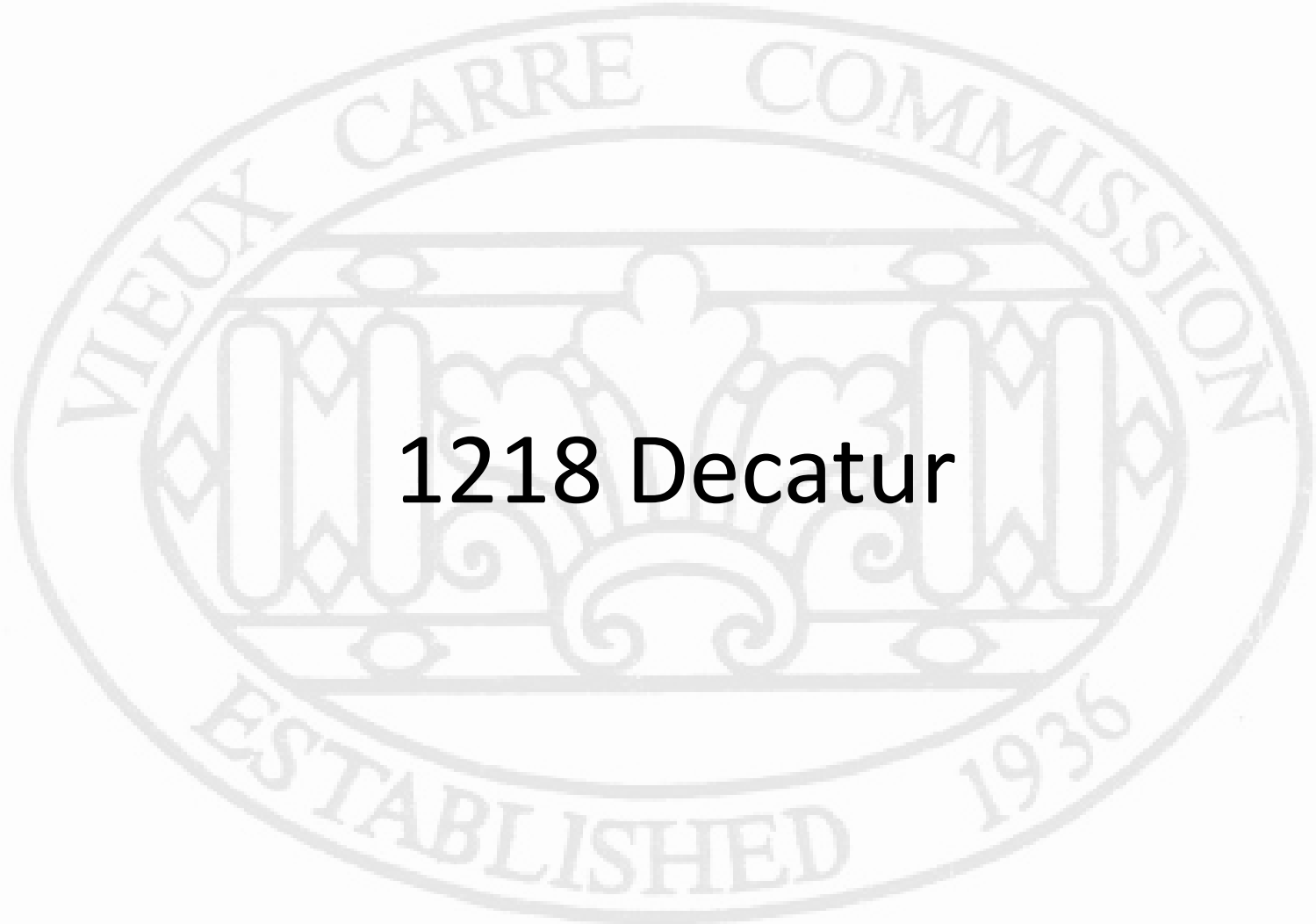
Extension modules (optional)	
I/O module:	external 1.693 (W) x 1.24 (H) x 0.059 (D) inch
Wiegand module:	external 1.693 (W) x 1.24 (H) x 0.059 (D) inch

Mechanical properties	
Cover:	hardened white glass
Operating temperature:	-22°F - 140 °F
Storage temperature:	- 22°F - 158 °F
Operating relative humidity:	10% - 95% (non-condensing)
Weight:	4.299 lb
Officially certified outdoor coverage level:	IP65, IK08

Dimensions	
Surface mounting:	6.693 (W) x 13.976 (H) x 1.575 (D) inch
Flush mounting:	6.693 (W) x 13.976 (H) x 0.866 (D) inch

[Hide](#)





1218 Decatur



1218 Decatur

VCC Architectural Committee

May 28, 2024





1218 Decatur, 1975
VCC Architectural Committee

May 28, 2024





1218 Decatur

VCC Architectural Committee

05 14 2018

May 28, 2024





1218 Decatur

VCC Architectural Committee

May 28, 2024





1218 Decatur

VCC Architectural Committee

May 28, 2024





03 02 2022

1218 Decatur

VCC Architectural Committee

May 28, 2024





1218 Decatur

VCC Architectural Committee

May 28, 2024





1218 Decatur – Metal support example (incorrectly painted black)

VCC Architectural Committee

May 28, 2024



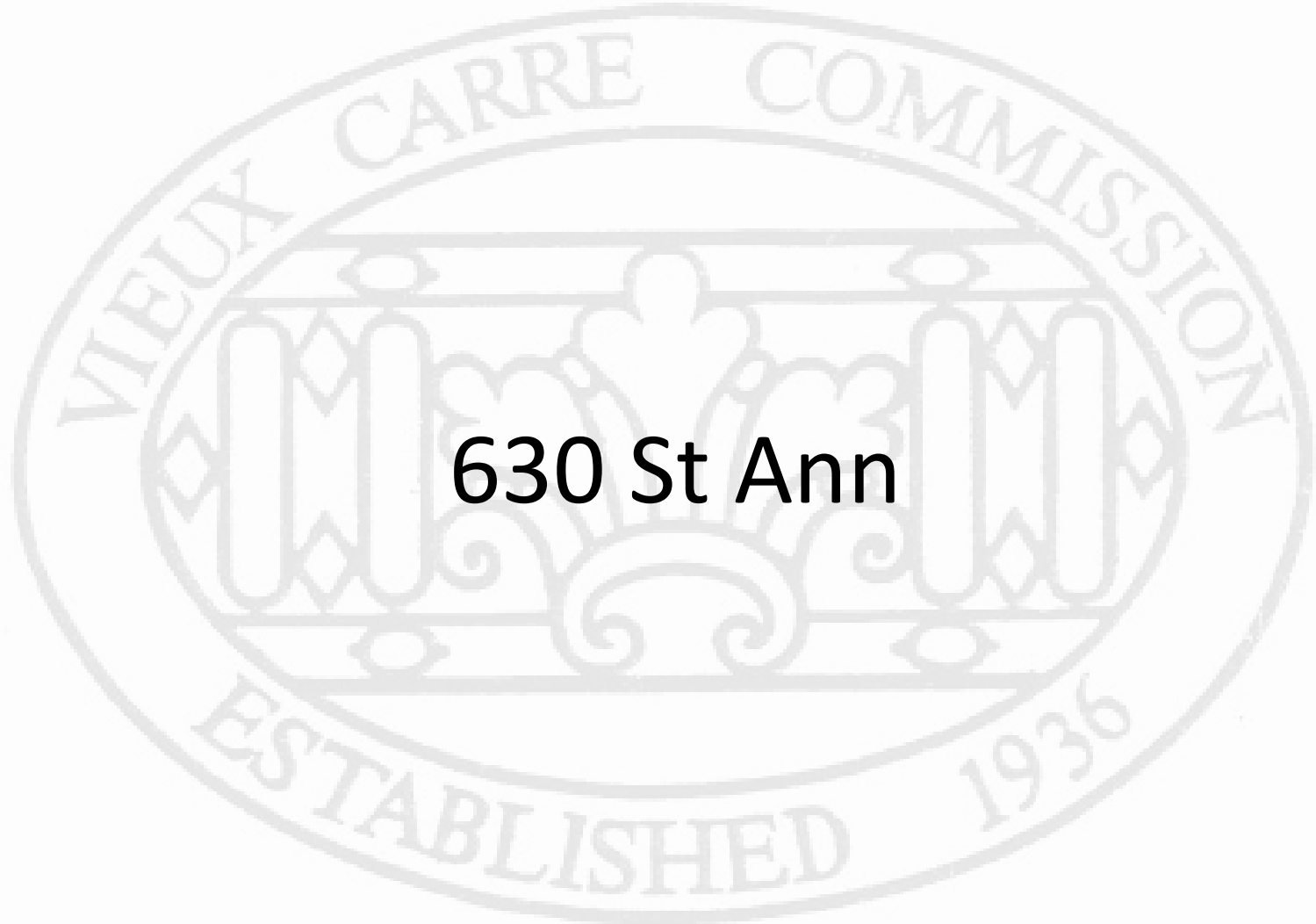


1218 Decatur – Metal support example (incorrectly painted black)

VCC Architectural Committee

May 28, 2024





630 St Ann



630 St. Ann

VCC Architectural Committee

May 28, 2024



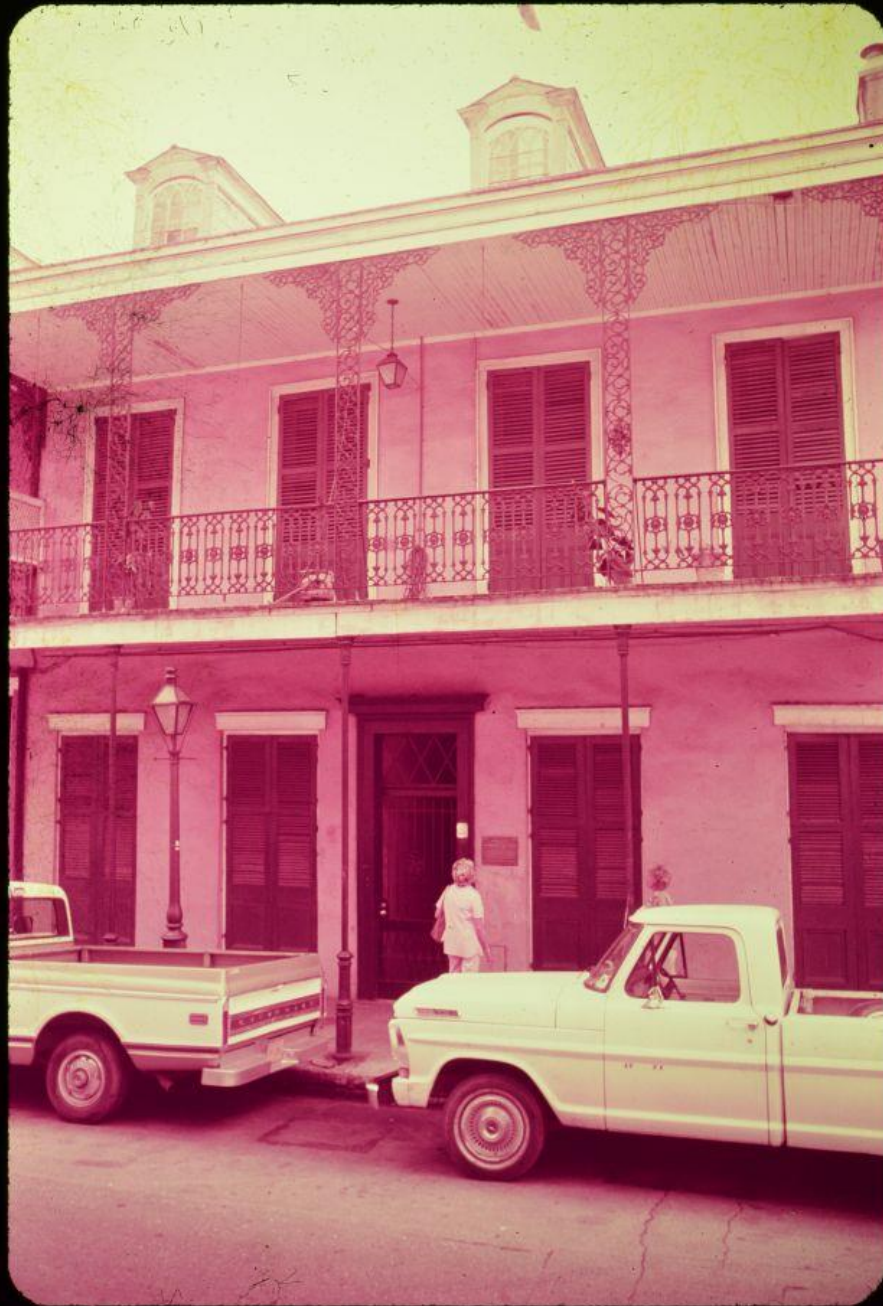


630 St. Ann

VCC Architectural Committee

May 28, 2024





630 St. Ann, 1975

VCC Architectural Committee

May 28, 2024





630 St. Ann

VCC Architectural Committee

May 28, 2024





630 St. Ann

VCC Architectural Committee

May 28, 2024



HDR



630 St. Ann

VCC Architectural Committee

May 28, 2024





630 St. Ann

VCC Architectural Committee

May 28, 2024



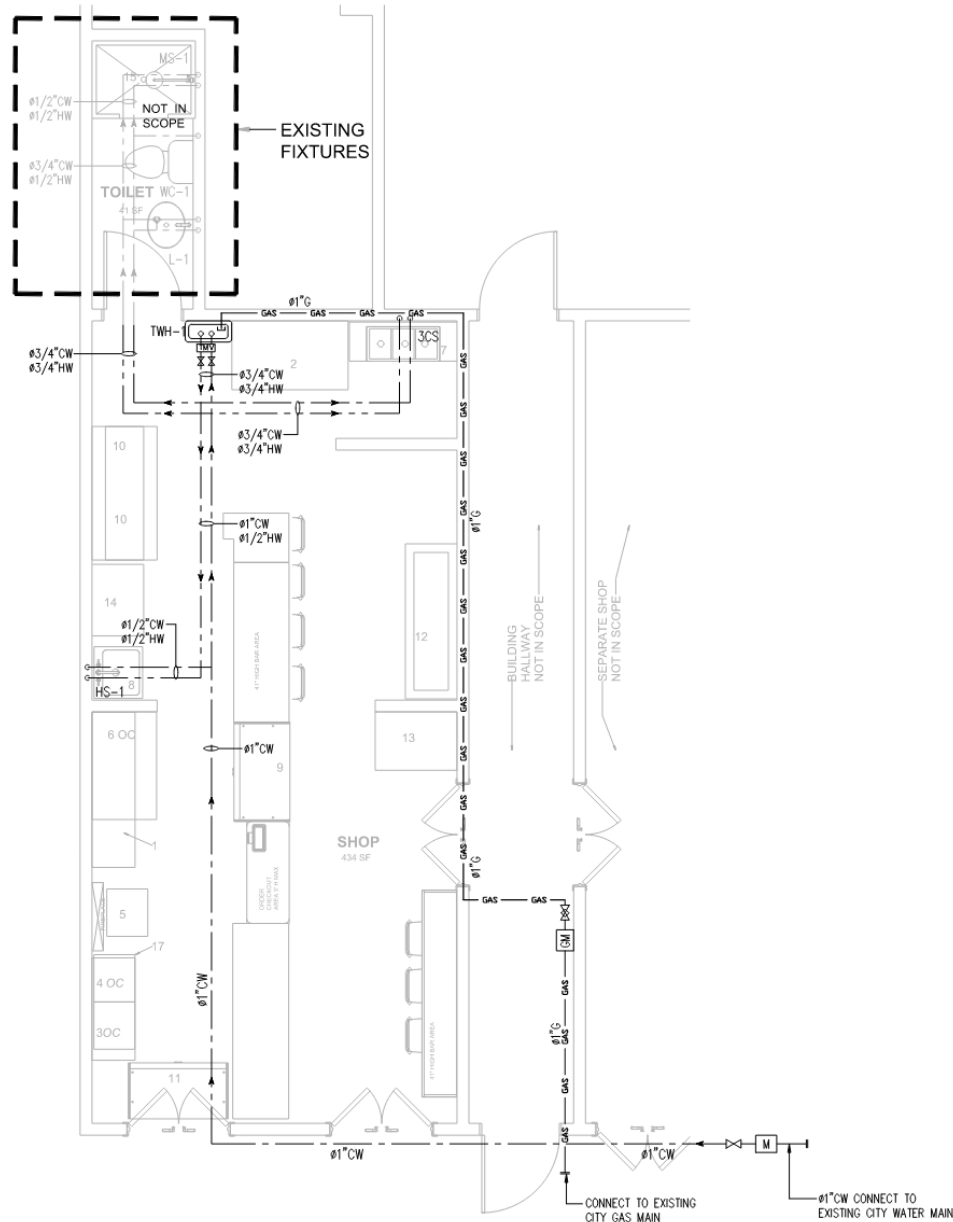


630 St. Ann

VCC Architectural Committee

May 28, 2024





1 WATER & GAS SUPPLY FLOOR PLAN
SCALE: 1/4" = 1'-0"





915-17 St Ann



915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann (late 1940s – 50s)

VCC Architectural Committee

May 28, 2024





915-17 St. Ann (1950s)

VCC Architectural Committee

May 28, 2024





915-17 St. Ann (1950s?)

VCC Architectural Committee

May 28, 2024





915-17 St. Ann (1962)

VCC Architectural Committee

May 28, 2024





915-17 St. Ann (ca. 1964?)

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May 28, 2024





915-17 St. Ann (ca. 1964?)

VCC Architectural Committee

May 28, 2024





915-17 St. Ann (ca. 1964?)

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008



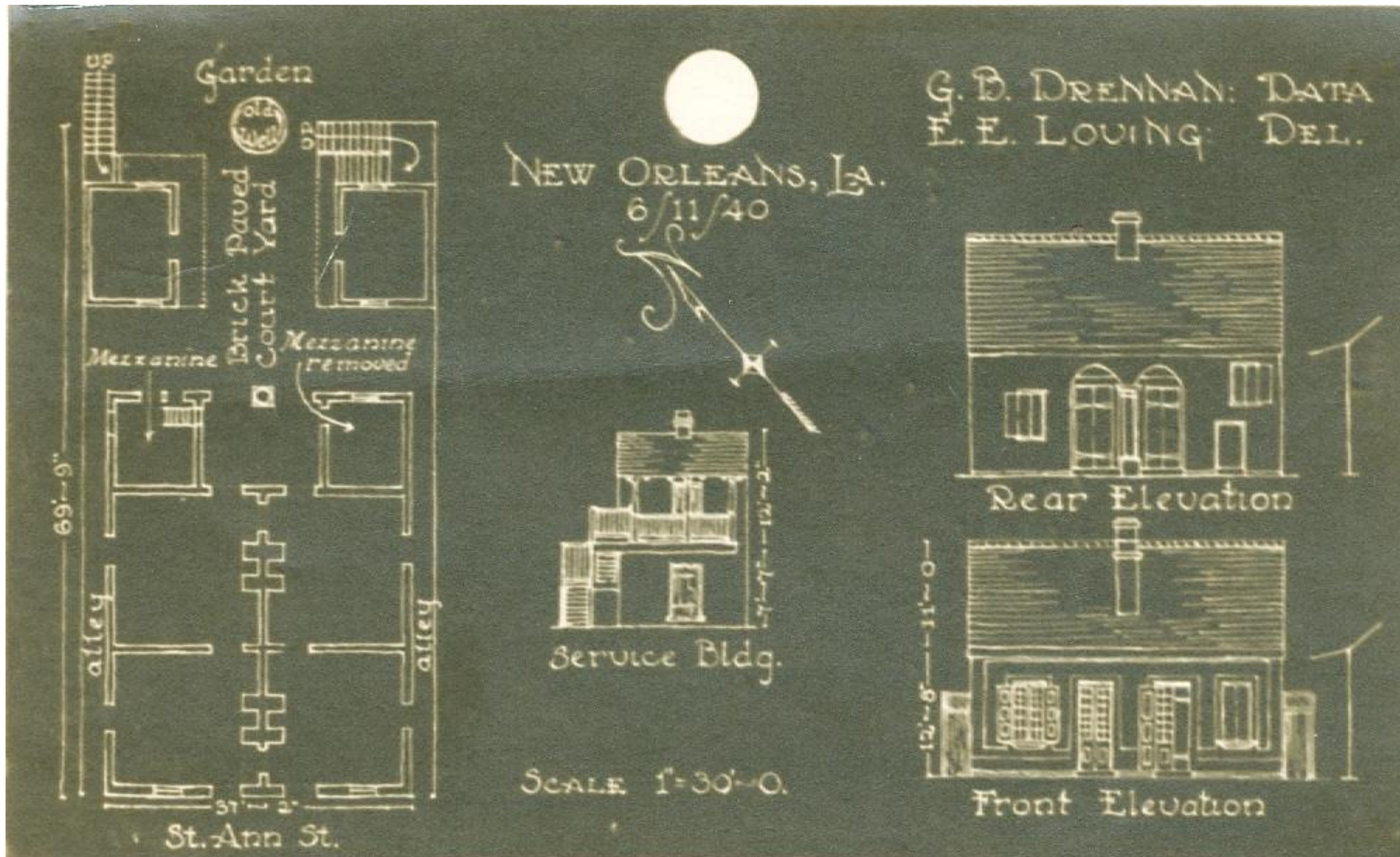


915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008



STATE	COUNTY	TOWN OR VICINITY
Louisiana	Orleans	New Orleans
INDEX NUMBER	MONUMENT Raymond Gaillard, Jr. Cottage 917 St. Ann street	
REPRESENTED IN NEGATIVE FILE	H.A.B.S. SURVEY NO.	<u>HISTORY</u> : Built circa 1824 by Raymond Gaillard, Jr. Present owner: Harold Schilke.
PUBLISHED PHOTOGRAPHS	<u>DESCRIPTION</u> : One-story. Front brick. Sides and rear stucco on brick. Loggia with mezza- nine in rear. Slate, gable roof. 2 similar 2-story brick service buildings with wood balconies.	
PUBLISHED DRAWINGS	<u>REFERENCES</u> : Court Records. Map of New Orleans 1808.	
6-8369		87 HISTORIC AMERICAN BUILDINGS SURVEY

915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

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May 28, 2024





Jan 25, 2023 12:31:31 PM

915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

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May 28, 2024





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May 28, 2024





915-17 St. Ann

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May 28, 2024





915-17 St. Ann

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May 28, 2024





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915-17 St. Ann

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May 28, 2024





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915-17 St. Ann

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May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





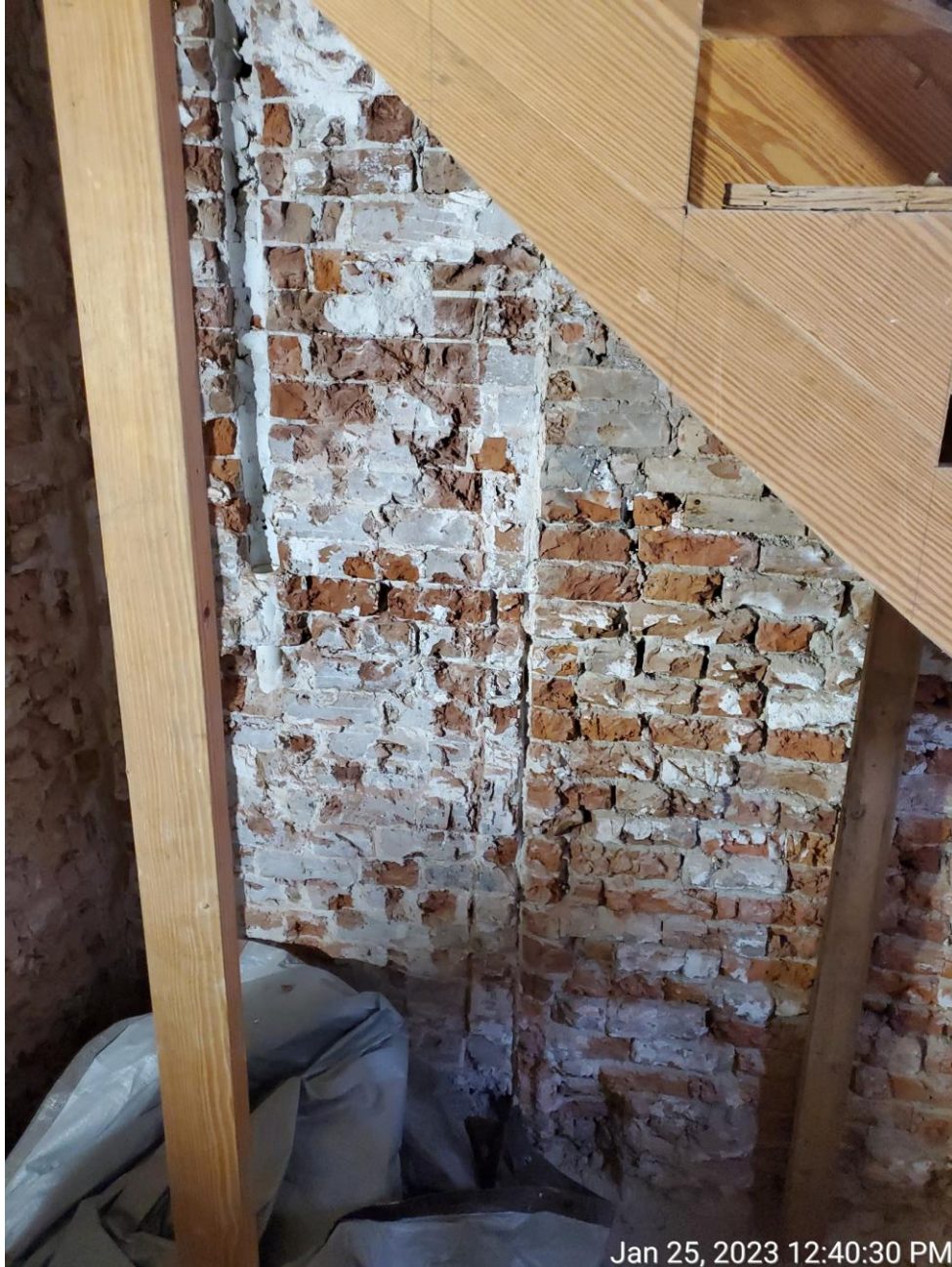
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915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

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May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





Jan 25, 2023 12:44:45 PM

915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





Jan 25, 2023 12:49:36 PM

915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

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May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

May 28, 2024





915-17 St. Ann

VCC Architectural Committee

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915-17 St. Ann

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May 28, 2024



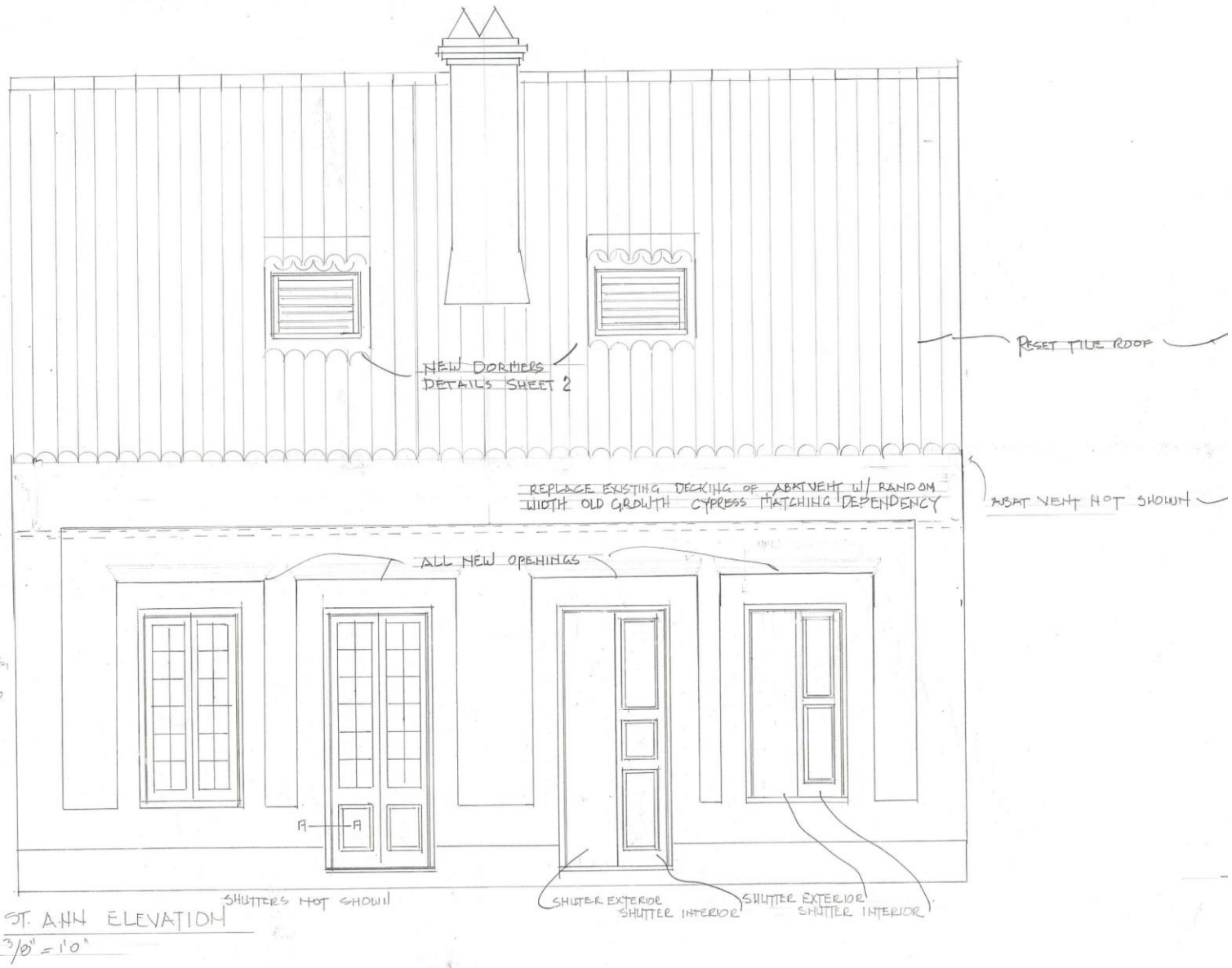


915-17 St. Ann

VCC Architectural Committee

May 28, 2024



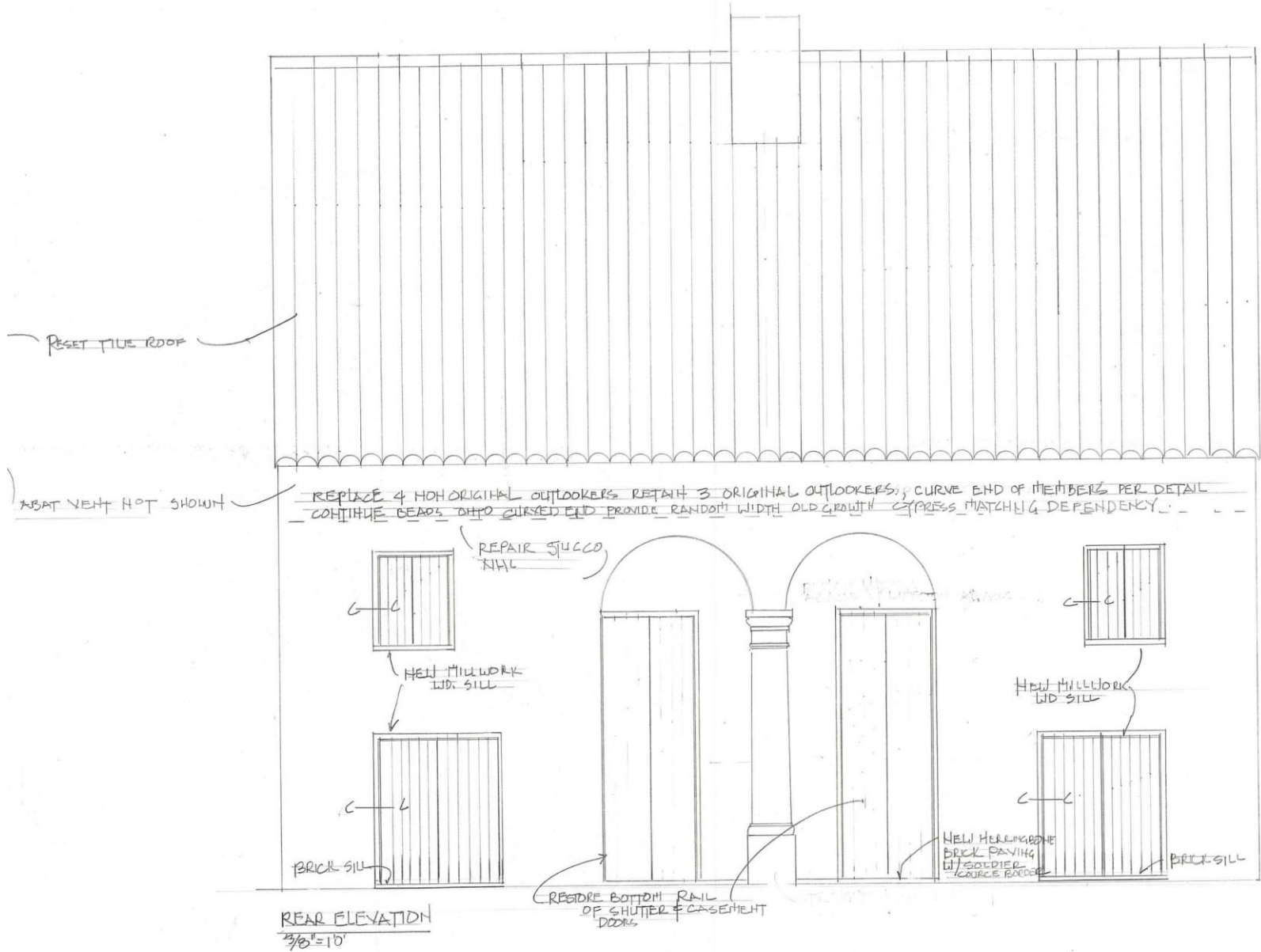


RESTORE MASONRY
OPENINGS SIDE
NEW CASEMENT WINDOWS,
DOORS & SHUTTERS
SUBMIT SHOP DRAWINGS

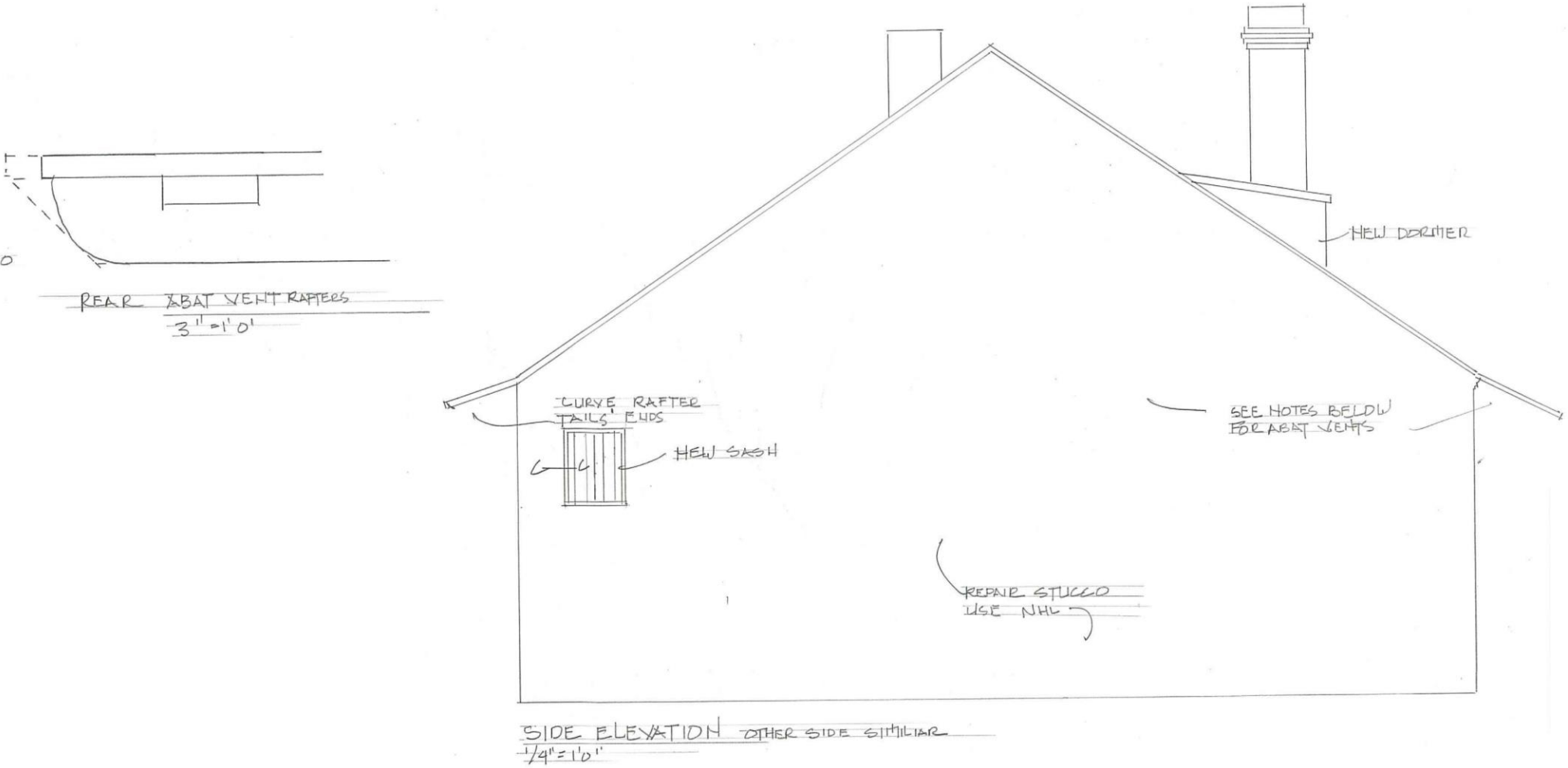
RESTORE FLESH BOND
DIPPED IN PAINT BRICK
FACADE

ST. ANN ELEVATION
3/8" = 1'-0"

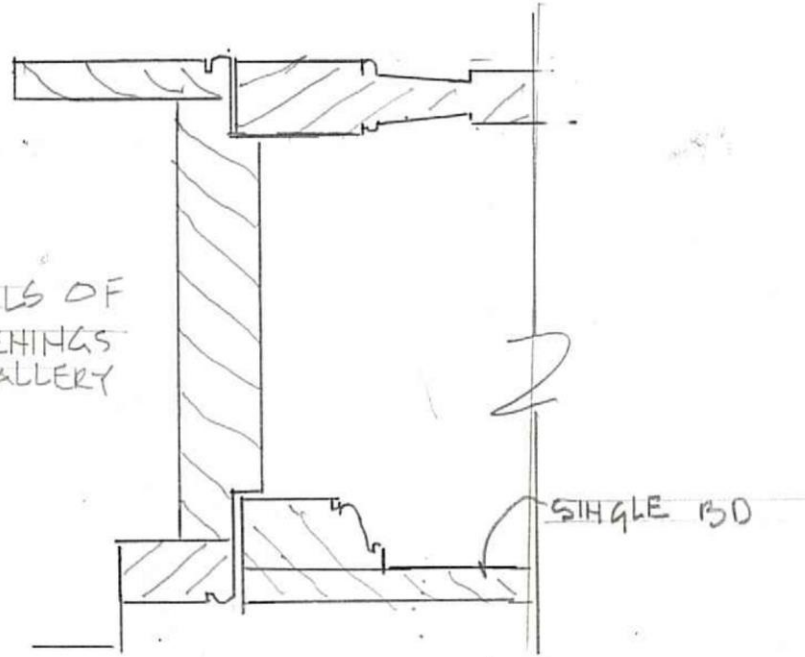




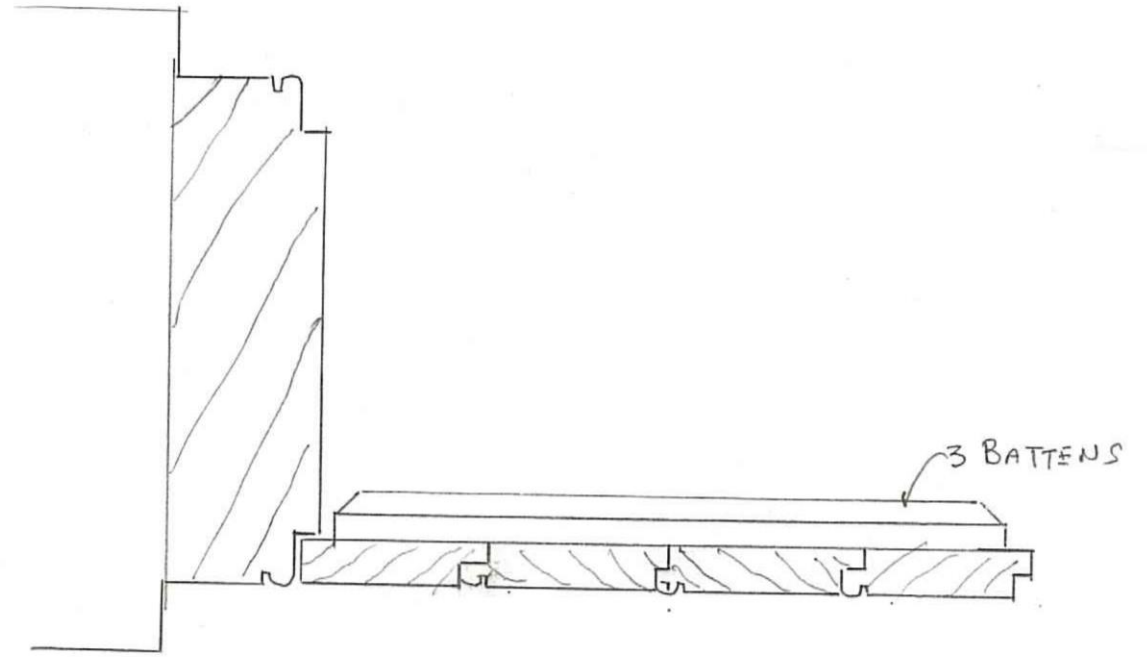
REAR ELEVATION
3/8" = 10'



MATCH DETAILS OF ORIGINAL OPENINGS ON CABINET GALLERY



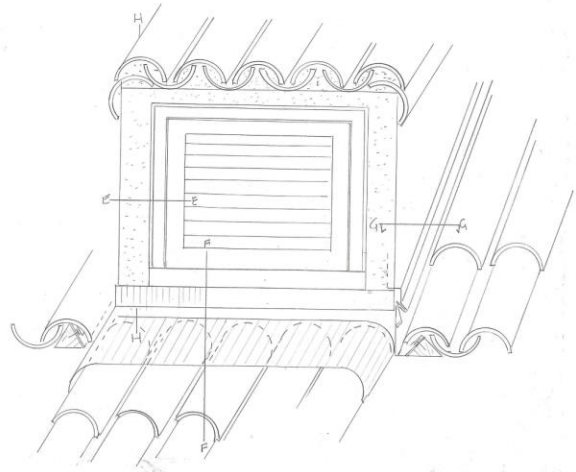
SECTION A-A
3" = 10'



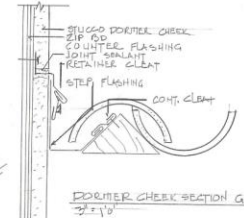
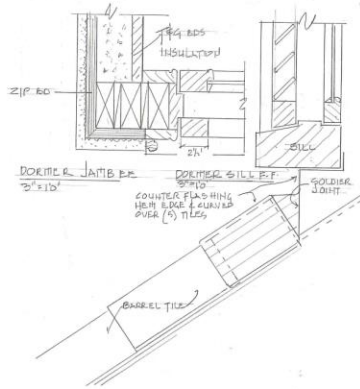
SECTION C-C
3" = 10'



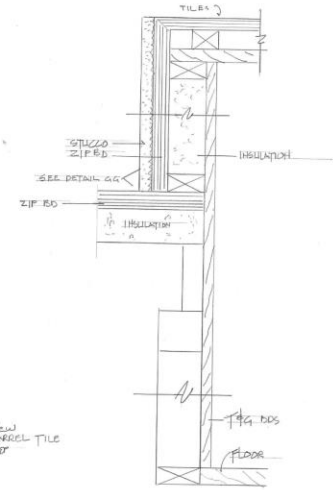
Koch and Wilson Architects
 A Professional Corporation (504) 581-7023
 1100 Jackson Avenue, New Orleans, LA 70130
 architects@kochandwilson.com



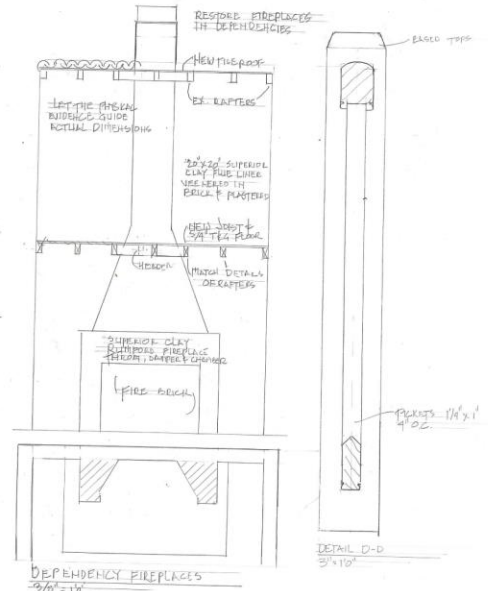
DORMER ISOMETRIC
1/2" = 1'-0"



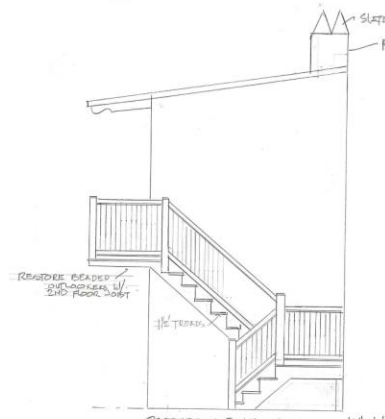
DORMER CHEEK SECTION G.G.
3/8" = 1'-0"



DORMER CHEEK WALL H.H.
3/8" = 1'-0"

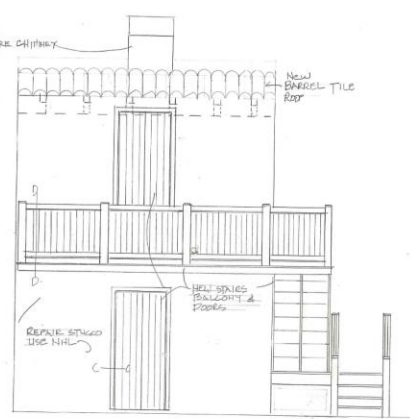


DEPENDENCY FIREPLACES
3/8" = 1'-0"



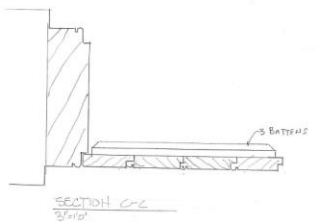
DEPENDENCY DOWNLINE FACADE
1/4" = 1'-0"

DEPENDENCY STAIR PLAN (WITH DEPENDENCY OUTLINE)
3/8" = 1'-0"



DEPENDENCY PRINCIPAL FACADE
3/8" = 1'-0"

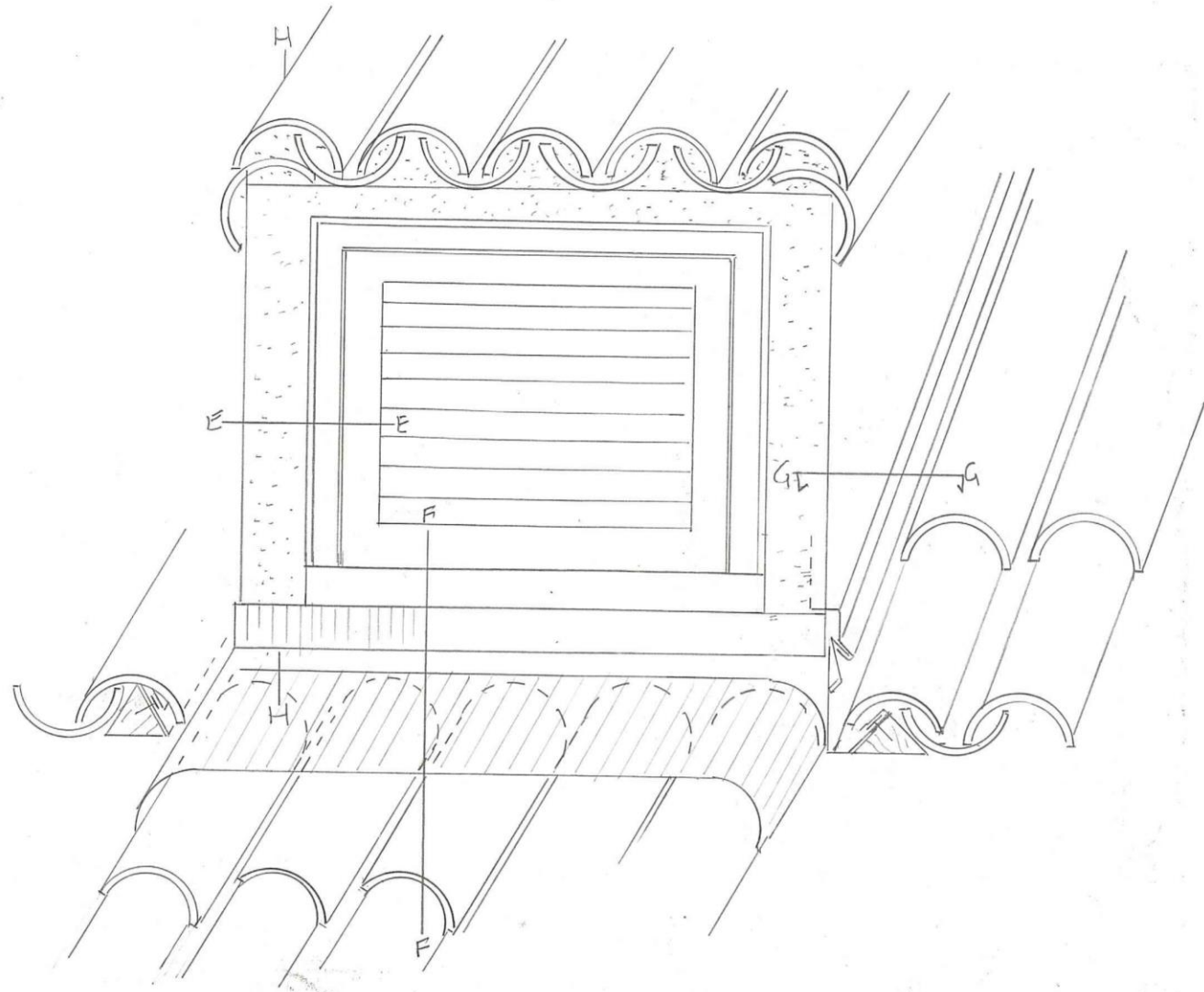
OTHER DEPENDENCY SIMILAR - SCOPE OF WORK THE SAME



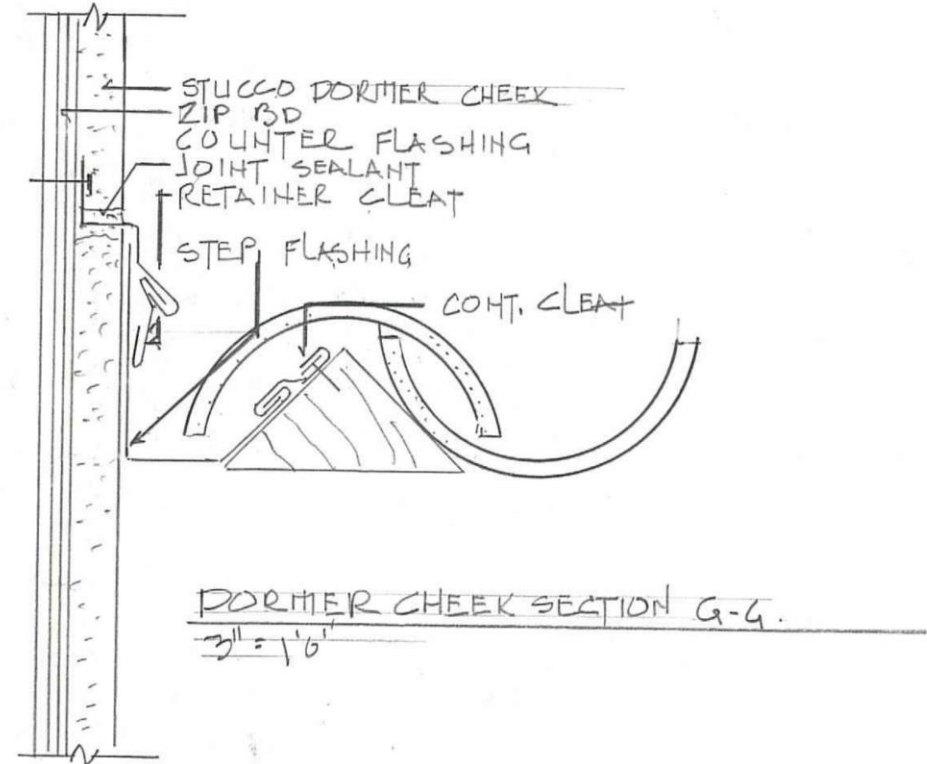
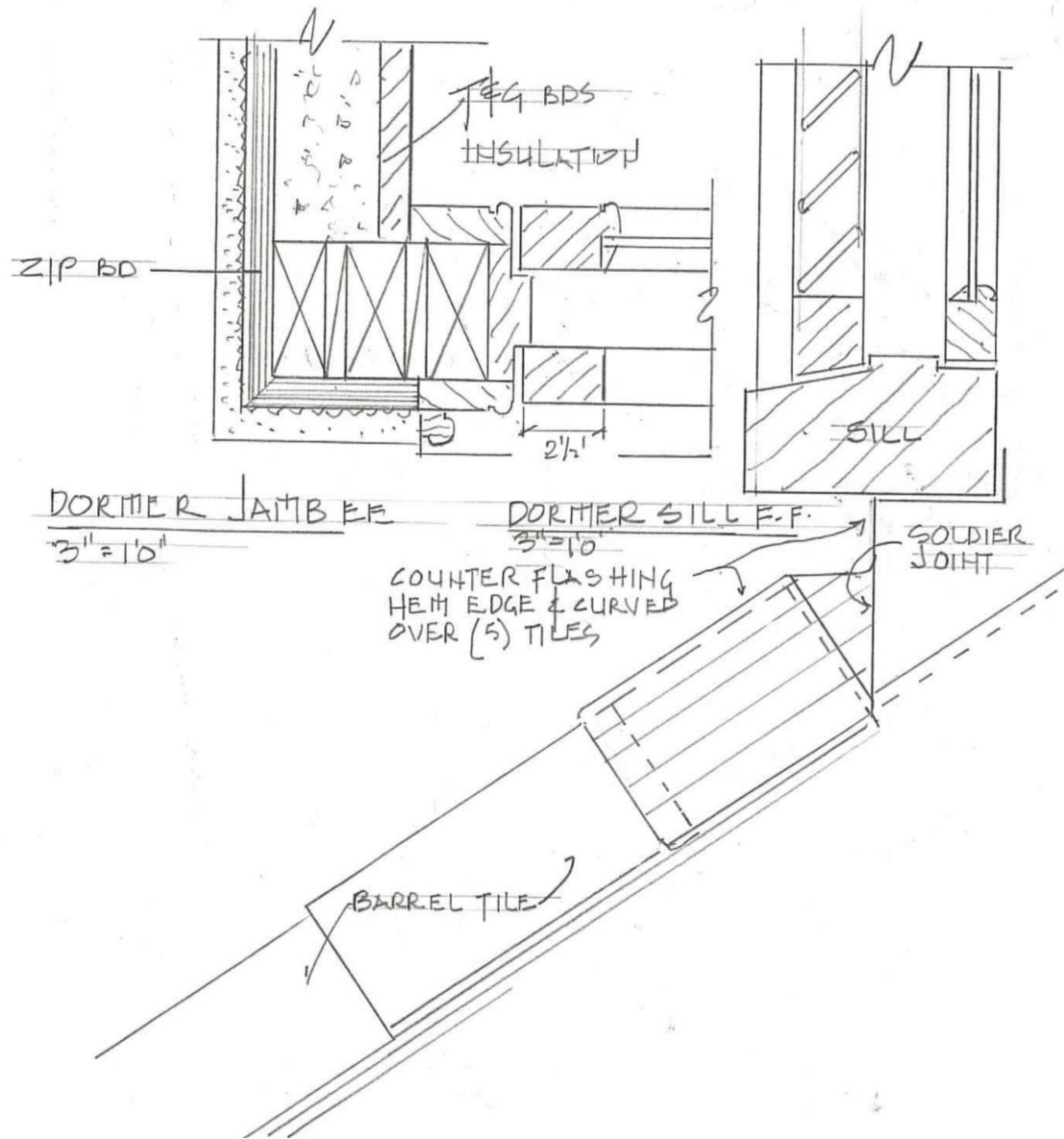
SECTION C-C
3/8" = 1'-0"

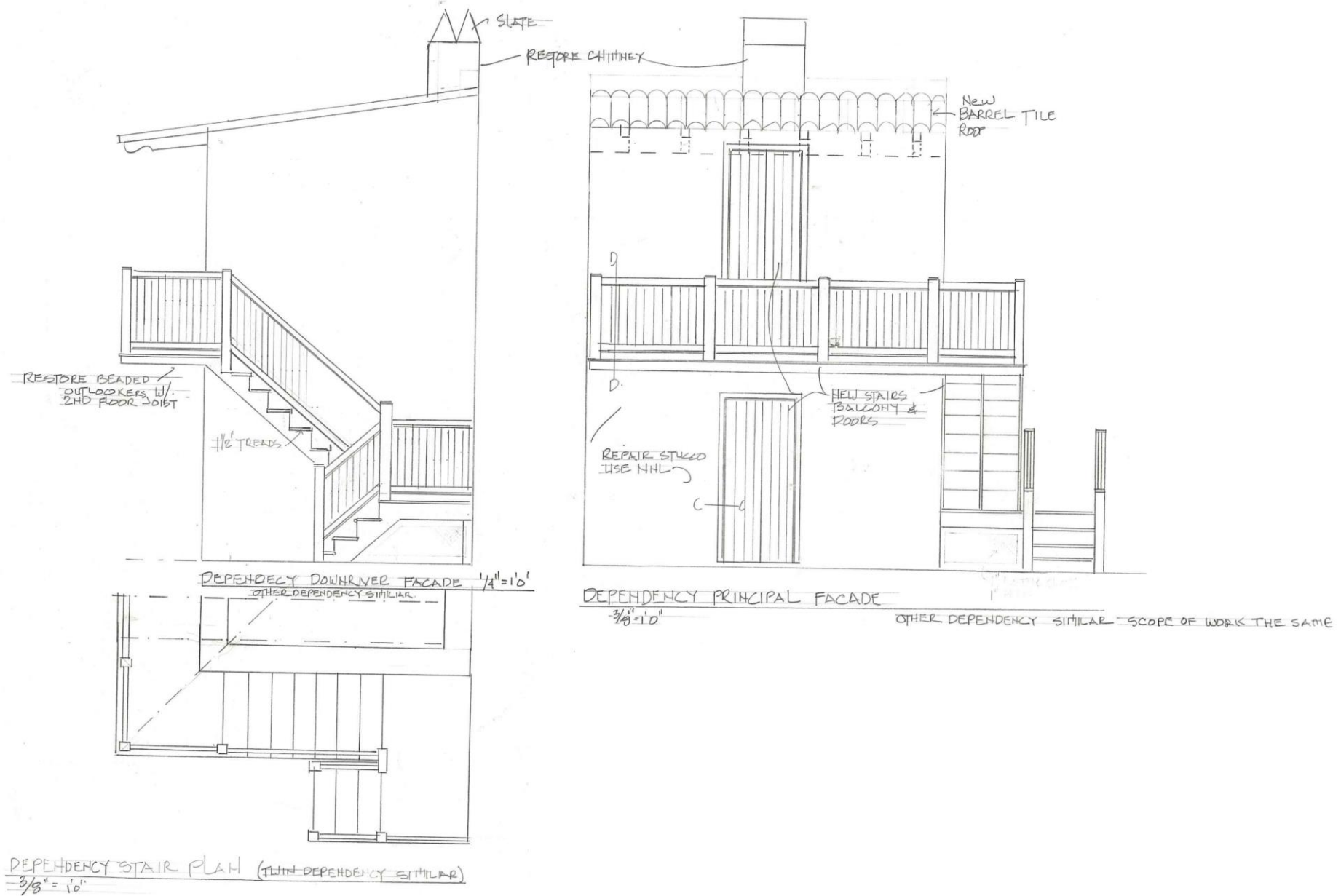
Project	RESTORATION OF 915 ST ANN ST.
NO. 10	
Issue	15 MAY 2024
Revised	
Drawn	
Checked	
Scale	2
Sheet	2

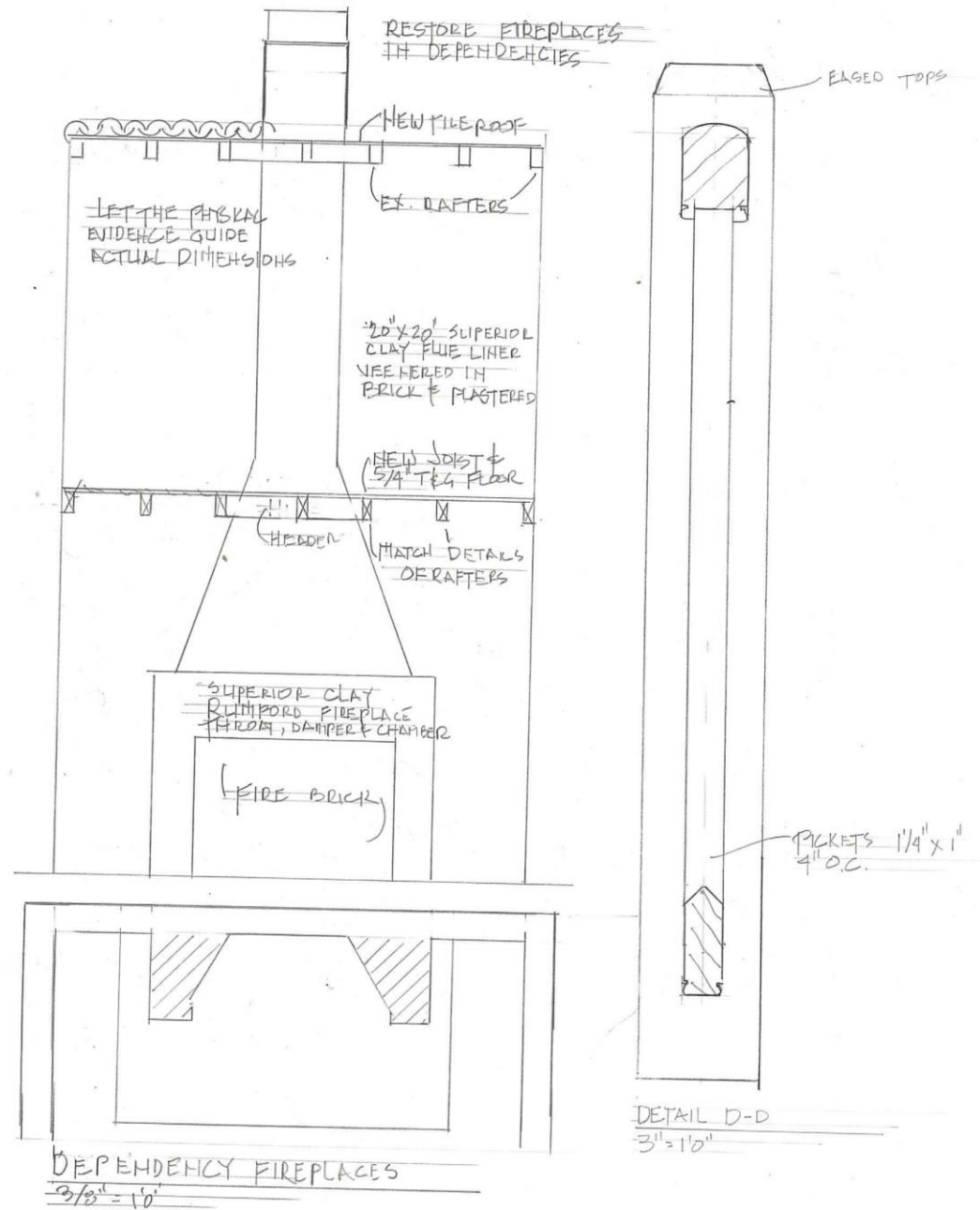




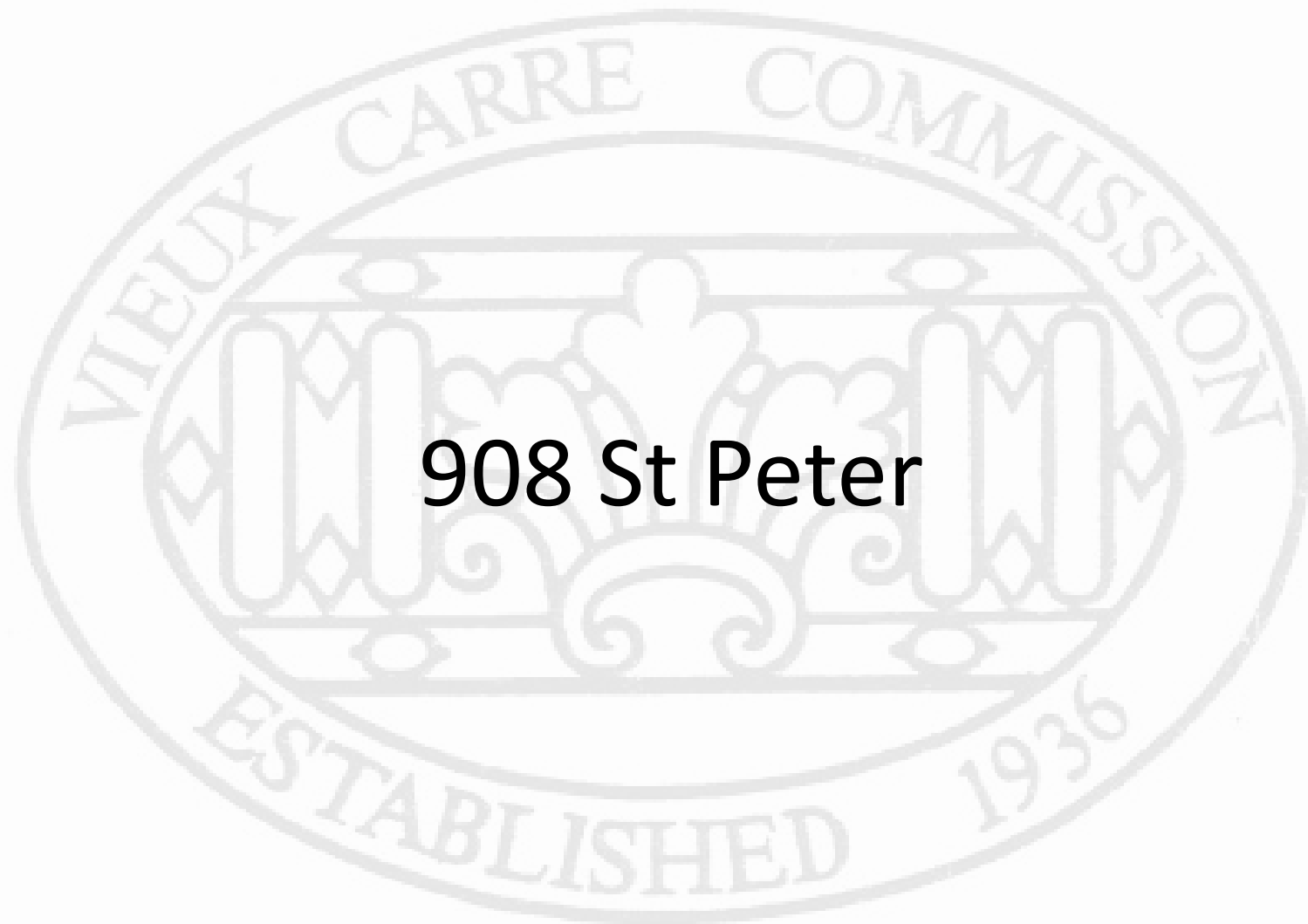
DORMER ISOMETRIC
1/2" = 1'0"







DEPENDENCY FIREPLACES
3/8" = 1'0"



908 St Peter



908 St Peter

VCC Architectural Committee

May 28, 2024





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May 28, 2024










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May 28, 2024

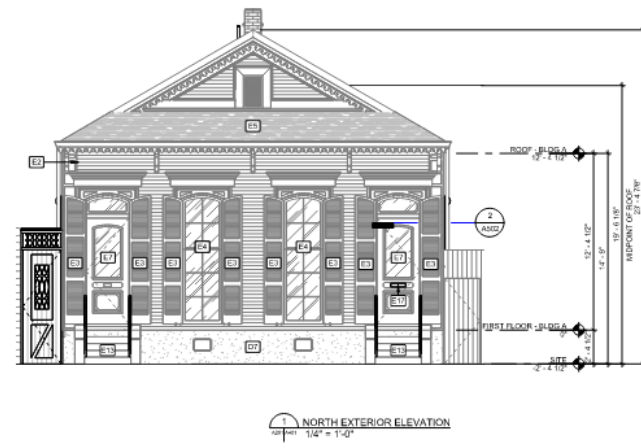
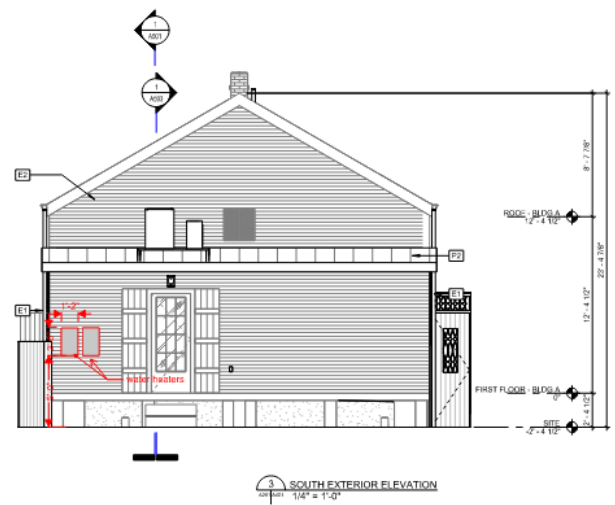
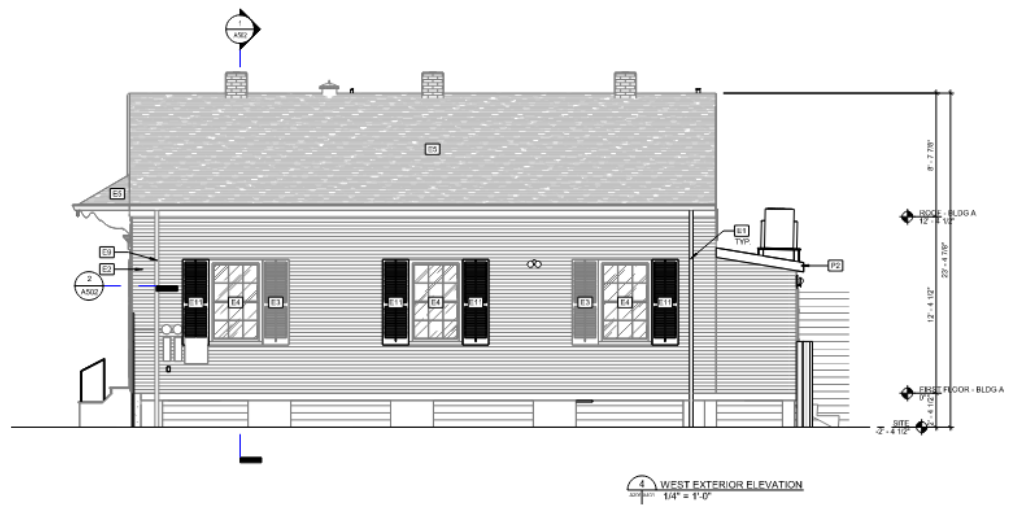


GRAPHIC RENOVATION LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW WALLS
-  EXISTING ELEMENTS TO BE DEMOLISHED
-  PORTION OF AREA TO BE DEMOLISHED
-  NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

CLARIFICATION OF REFERENCE DESIGNATIONS

- D7 EXISTING TEXTURED STUCCO FINISH TO REMAIN
- E1 PAINTED 4" DIA. ALUMINUM DOWNSPOUT
- E2 EXISTING WOOD SIDING: CLEAN AND REPAINT
- E3 EXISTING WOOD SHUTTER, REMOVE, RESTORE, AND REPAINT, REINSTALL, TYP
- E4 EXISTING WOOD WINDOWS, REPAIR ROTTEN OR DAMAGED MUNTIN AND FRAME, REMOVE AND REPLACE EXISTING GLAZING PUTTY, REPAIR IN PLACE. REFER TO NPS TECHNICAL BRIEF 9, TYP
- E5 EXISTING SLATE ROOF TILES: SEE A202 FOR REPAIR SCOPE
- E7 EXISTING WOOD AND GLASS DOOR AND TRANSOM: CLEAN AND REPAINT; REPLACE
- E8 EXISTING DOWNSPOUT TO REMAIN; REMOVE DEBRIS, CLEAN AND REPAINT
- E11 PAINTED WOOD HORIZONTAL LOUVERED SHUTTERS MATCH EXISTING; PROVIDE NEW HISTORIC POWDER-BASED FINISH SHUTTER HARDWARE
- E13 EXISTING WOOD STAIRS, REPAIR ROTTEN AND DAMAGED STAIRS, CLEAN AND REPAINT
- E17 NEW MAIL SLOT IN EXISTING DOOR
- F2 STANDING SEAM PREFINISHED ALUMINUM ROOF PANELS, COLOR TO BE UNFED STEEL SUPPLY, ASH GRAY OR SIMILAR, PROVIDE SYNTHETIC UNDERLAYMENT BENEATH ROOF PANELS WITH FELL AND STICK MEMBRANE AT WALL, EAVE, AND RAKE OF ROOF



908 ST. PETER

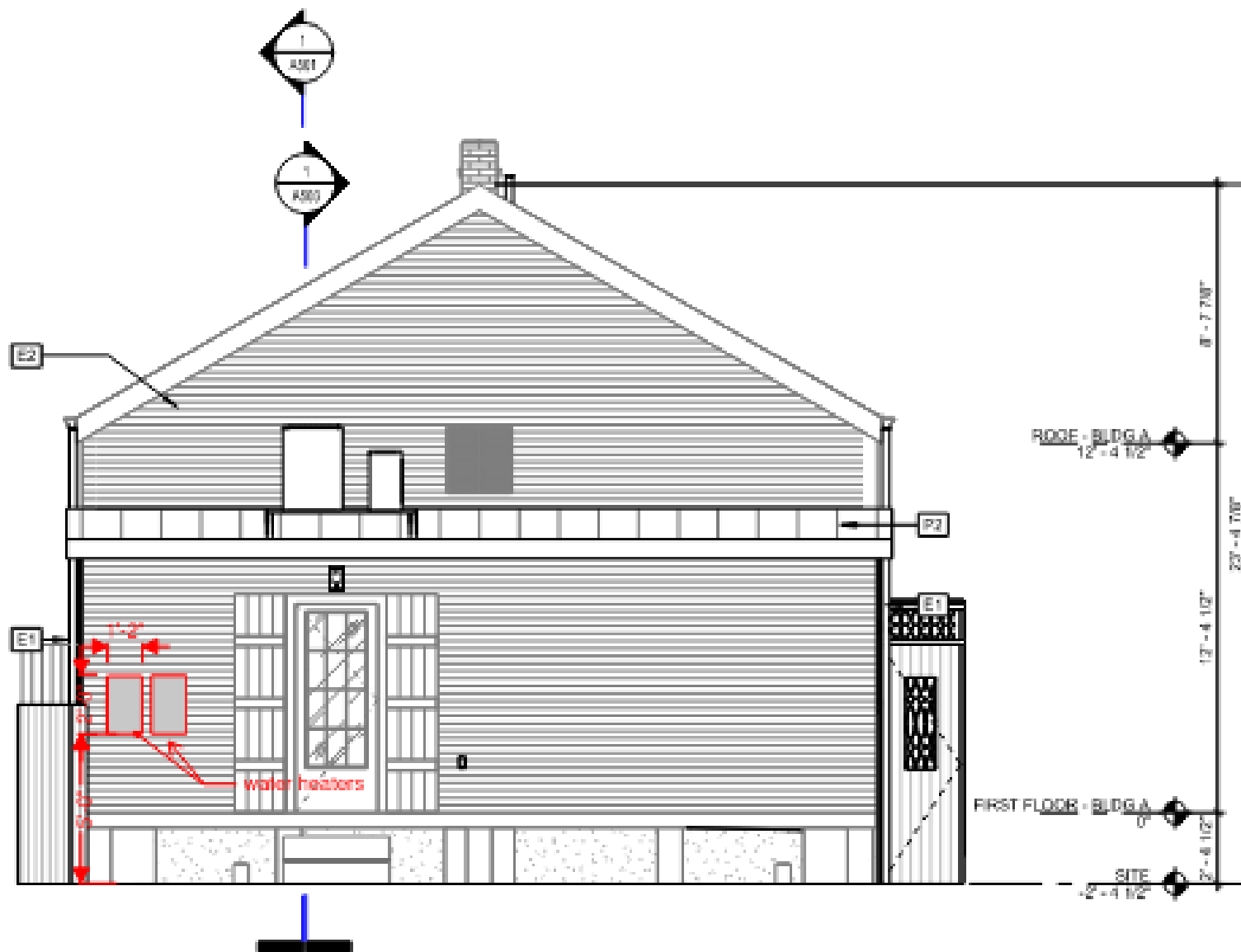
908 St. Peter St., New Orleans, LA 70116
 SWDA PROJECT NO. | 22050
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ISSUE DATE | 17 SEPTEMBER 2023
 CONSTRUCTION DOCUMENTS
 REVISIONS

EXTERIOR ELEVATIONS





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

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The new degree of comfort.®

Rheem RTG is a series of ultra low NOx, Mid-Efficiency Tankless Gas Water Heaters designed for continuous hot water

Efficiency

- .81 - .82 UEF with all-copper heat exchanger

Easy Installation and Service

- 1/2" Gas line compatibility up to 24 ft.¹
- **Exclusive! Maintenance Notice Setting** – Alerts homeowner, after 500 hours of use, to call for service (optional)
- Connects to Metal Fab, Inc., 3/5" concentric venting without an adapter
- High-altitude capability – up to 8,400 ft. elevation above sea level²
- Digital remote control shows temperature setting and service codes
- Requires 120V power supply

Performance

- **Industry Best! Low Flow Activation** – Minimum flow rate of .26 GPM and activation flow rate of .40 GPM ensures hot water in low demand situations
- **Exclusive! Hot Start Programming** – Minimizes cold water bursts by staying in ready-fire state for back-to-back hot water needs

Technology

- **EcoNet® Enabled** – all Tankless products from 2010 to present can connect to EcoNet mobile app via Tankless EcoNet Accessory Kit (REWRA630TWH)
- For higher demand applications, accessories available to link multiple units in a load-sharing system

Environmentally Friendly

- **Low Emissions** – Ultra low NOx burner meets SCAQMD rule 1146.2 requirements
- **Exclusive! Water Savings Setting** – upon activation, this setting can save up to 1,100 gallons water/year³ by reducing flow at the tap until set temperature is achieved (optional)

Safety

- **Exclusive! Guardian OFW™ overheat film wrap** – prevents dangerous temperatures and provides industry best side-to-side clearance of 1/2 inch
- **Industry Best!** Freeze protection to -30°F
- Maximum water temperature is 140°F. For higher temperature applications, upgrade kits are available

Warranty


- 12-Year heat exchanger – residential, 5-year heat exchanger – commercial, 5-year parts and 1-year labor

See Warranty Certificate for complete information




RTG-DVL Indoor DV
RTG-XL Outdoor
11,000-199,900 BTU/h
Natural and LP Gas





Rheem Tankless with EcoNet® WiFi Included

Same specifications as standard models, with added Wi-Fi capability.



RTG-95DVELN-1
Indoor DV with EcoNet®
11,000-199,900 BTU/h Only
(Outdoor model also available)

Smart Home Features

- Water leak detection alert and system shut off (indoor models only) – may qualify for insurance discounts
- Mobile alerts for notifications/maintenance reminders
- Mobile gas and water usage reports
- Integration with NEST & WINK smart home systems


Product Includes

- Factory-installed translator
- Leak detection cable (for indoor models)
- Wi-Fi Module, connection cable and power cord

App available free in App Store and Google Play for Android

ANDROID APP ON Google play

Available on the App Store



Rheem Mid-Efficiency Tankless Water Heater with Built-In Recirculation

Same specifications as standard Mid-Efficiency models with added water savings and faster hot water.

RTG-RC95DVLN-1
Indoor DV Only
11,000-199,900 BTU/h
Natural and LP Gas

Recirculation saves up to
12,000 GALLONS
water/year⁴

Built-In Recirculation

- 199,900 BTU/h Indoor model Only (For other variants consider on-demand recirculation pump kit)
- Extended cabinet houses pre-plumbed recirculation pump for easy install and clean look
- Recirculation provides faster hot water at the tap saving homeowner time
- **Max. Pipe Lengths:**
3/4" copper pipe – 400 ft. total
1/2" copper pipe – 100 ft. total

Recirculation Pump

- 008-CT Taco Genie On Demand Pump
- Wired push button (included)
- Separate power cord (2 total for unit)

Accessories

- **Service Valves** – To isolate unit for easy flushing and maintenance (included)
- **Crossover Valve** – Uses cold water line for recirculation reducing install time (included)
- **Remote Transmitter & Motion Sensor Activation Accessories** for On-Demand Recirculation for pump (optional)

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The new degree of comfort!

Specifications

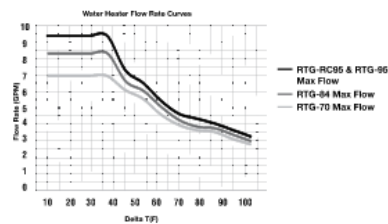
MODEL NUMBER	DESCRIPTION		FEATURES						ROUGHING IN DIMENSIONS (SHOWN IN INCHES)						ENERGY INFO.	
	GAS INPUT BTU/H	TYPE	NUMBER OF BATHROOMS*	TEMP. RANGE	MIN. FLOW/ACTIVATION GPM	GPM @ 67° RISE MAX.	GPM @ 45° RISE MAX.	MAX. GPM	CONNECTION WATER	CONNECTION GAS	HEIGHT	WIDTH	DEPTH	VENT DIAM.	SHIP WEIGHT (LBS.)	UNIFORM ENERGY FACTOR (UEF)
Rheem RTG-95 Mid-Efficiency Series																
RTG-RC95DVLN-1 (Recirculation Pump Included)	11,000-199,900	Indoor DV w/ Recirc Pump	3-4	85° to 140° F	0.26/0.40	5.0	7.4	9.5	3/4	3/4	36-3/4	13-7/8	9-7/8	3 by 5 CONCENTRIC	80	0.82
RTG-95DVLN-1	11,000-199,900	Indoor Direct Vent	3-4	85° to 140° F	0.26/0.40	5.0	7.4	9.5	3/4	3/4	25-5/8	13-7/8	9-7/8	3 by 5 CONCENTRIC	54	0.82
RTG-95DVELN-1 (EcoNet® Included)	11,000-199,900	Indoor Direct Vent	3-4	85° to 140° F	0.26/0.40	5.0	7.4	9.5	3/4	3/4	25-5/8	13-7/8	9-7/8	3 by 5 CONCENTRIC	54	0.82
RTG-95XLN-1	11,000-199,900	Outdoor	3-4	85° to 140° F	0.26/0.40	4.9	7.4	9.5	3/4	3/4	23-5/8	13-7/8	8-7/8	N/A	54	0.81
RTG-95XELN-1 (EcoNet® Included)	11,000-199,900	Outdoor	3-4	85° to 140° F	0.26/0.40	4.9	7.4	9.5	3/4	3/4	23-5/8	13-7/8	8-7/8	N/A	54	0.81
Rheem RTG-84 Mid-Efficiency Series																
RTG-84DVLN-1	11,000-180,000	Indoor Direct Vent	3	85° to 140° F	0.26/0.40	4.5	6.7	8.4	3/4	3/4	25-5/8	13-7/8	9-7/8	3 by 5 CONCENTRIC	54	0.82
RTG-84XLN-1	11,000-180,000	Outdoor	3	85° to 140° F	0.26/0.40	4.5	6.7	8.4	3/4	3/4	23-5/8	13-7/8	8-7/8	N/A	54	0.81
Rheem RTG-70 Mid-Efficiency Series																
RTG-70DVLN-1	11,000-160,000	Indoor Direct Vent	2-3	85° to 140° F	0.26/0.40	4.1	6.0	7.0	3/4	3/4	25-5/8	13-7/8	9-7/8	3 by 5 CONCENTRIC	54	0.82
RTG-70XLN-1	11,000-160,000	Outdoor	2-3	85° to 140° F	0.26/0.40	4.1	6.0	7.0	3/4	3/4	23-5/8	13-7/8	8-7/8	N/A	54	0.81

*Based on simultaneous showers using 2.5 gallons per minute. Flow rates vary depending on temperature of cold water supply. Uniform Energy Factor and Energy Factor based on Department of Energy (D.O.E.) requirements. All models are available in Natural Gas and Propane (LP). For Propane replace the N with P when ordering. SCAQMD 1146.2 compliant. Factory set maximum temperature is 120° F. See Use and Care Manual for setting. Consult factory for information on sizing the application. Add a "C" to the model number when ordering Canadian models. Outdoor models are only for seasonal use in Canada. Please contact Rheem Canada Ltd. for details. Vent Termination Kits are required for Direct Vent models. Contact your distributor for details. Proper gas pressure must be ensured to supply tankless gas water heaters – up to 199,900 BTU/h for RTG-95 models, up to 180,000 BTU/h for RTG-84 models and up to 160,000 BTU/h for RTG-70 models. (Consult your gas supplier)

¹Based on Rheem testing of 1/2" gas line with gas supply of 7" w.c. up to 24" (modulation conditions vary). Consult the Rheem® Use and Care Manual, the Rheem® Gas Piping Facts brochure (TK-GP-F2), the National Fuel Gas Code (NFPA 54, ANSI Z223.1), and any other local gas codes when installing a Rheem Tankless Water Heater. ²Contact customer service for exact altitude rating for each model. ³Savings based on DOE test procedures. ⁴Savings per News Bulletin released by the United States Department of Energy / Oak Ridge National Laboratory, November 2002 on study of water and energy savings in residential homes using Hot Water Recirculating System.

Model Number	Temperature Rise (° F)									
	35°	45°	50°	60°	67°	70°	80°	90°	100°	
RTG-RC95 Water Flow (GPM)	9.5	7.4	6.6	5.5	5.0	4.7	4.1	3.7	3.3	
RTG-95 Water Flow (GPM)	9.5	7.4	6.6	5.5	5.0	4.7	4.1	3.7	3.3	
RTG-84 Water Flow (GPM)	8.4	6.7	6.1	5.1	4.5	4.3	3.8	3.4	3.0	
RTG-70 Water Flow (GPM)	7.0	6.0	5.4	4.5	4.1	3.9	3.4	3.0	2.7	

Above estimates are for sizing purposes only.



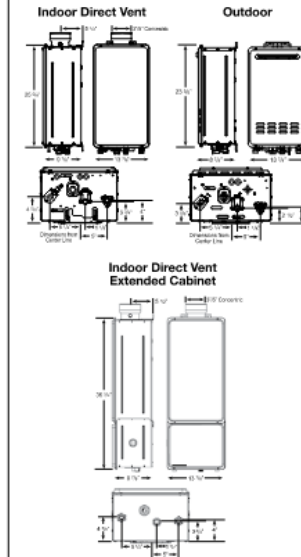
Maximum Vent Length (intake/outlet):

Number of 90° Elbows	Maximum Length of Straight Pipe
1	39.0 ft. (12.0 m)
2	37.5 ft. (11.5 m)
3	36 ft. (11 m)
4	34.5 ft. (10.5 m)
5	33.0 ft. (10.0 m)
6	31.5 ft. (9.5 m)

(Manufacturer approved venting required)

Parts and Accessories

Venting & terminations, recess boxes, pipe covers, extra remote controls, EZ-Link™ cable, manifolds and cables, service valve kits, service parts, flush kits, recirculation pump kits and AllClear™ water treatment system. Motion detector and remote control accessories available for built-in on-demand recirculation models. For more information on Tankless parts and accessories, see the Parts and Accessories Catalog or call 866-720-2076.



In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

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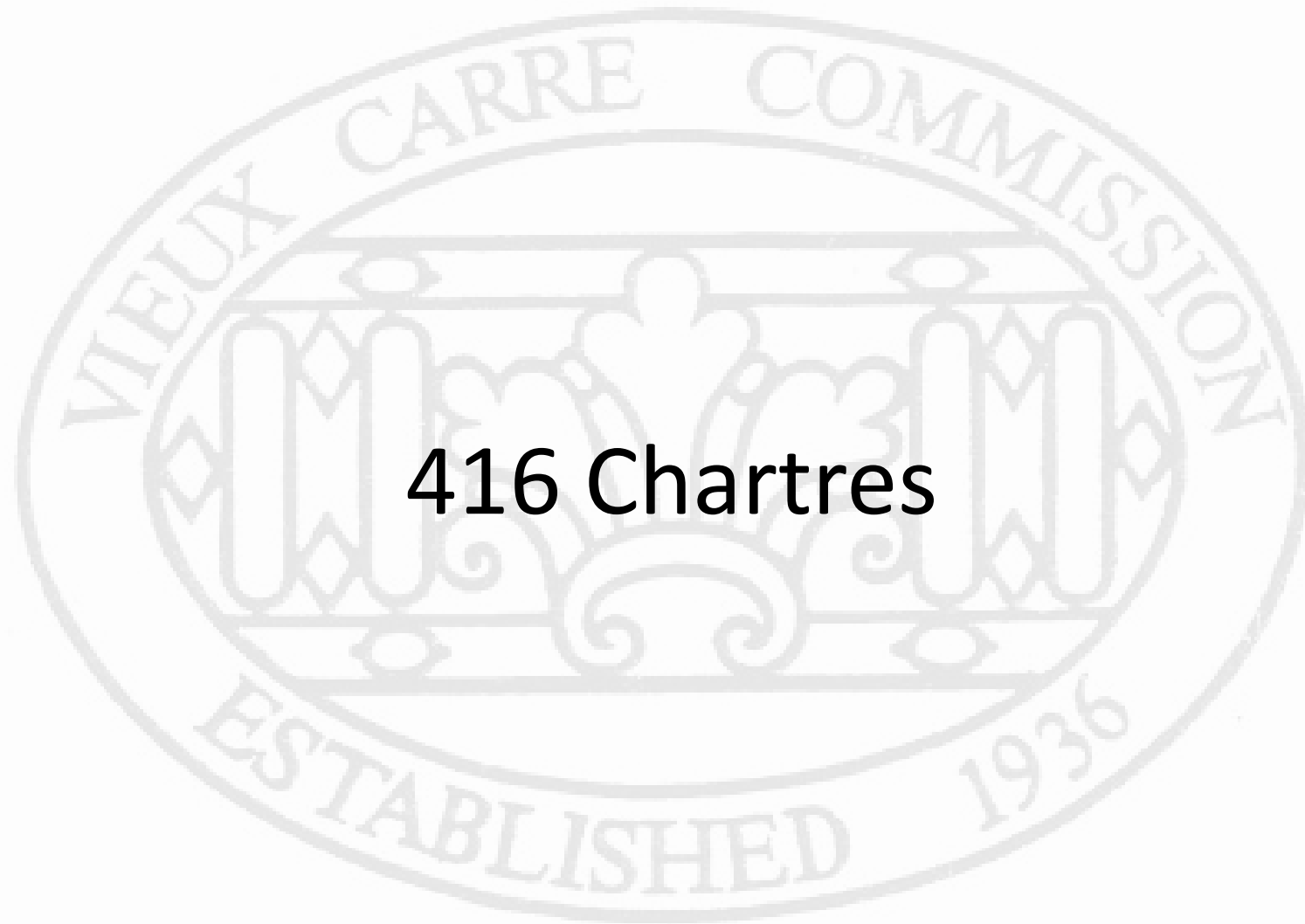
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Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100 Roswell, Georgia 30076 • www.rheem.com

Rheem Canada Ltd./Ltée • 125 Edgeware Road, Unit 1 Brampton, Ontario L6Y 0P5 • www.rheem.com

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416 CHARTRES ST

RENOVATION

416 CHARTRES STREET
NEW ORLEANS, LA 70130

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Alachua, FL 32315
(352) 262-0064
Contact: Rob Likensley
Email: rob@rmlacoustics.com

INDEX OF DRAWINGS - VCC		
SHEET NUMBER	SHEET NAME	ISSUE DATE
VCC-T1.01	COVER SHEET	05/14/24
VCC-1.02	SITE PLAN	05/14/24
VCC-2.02	BUILDING PLANS	05/14/24
VCC-2.42	ROOF PLAN	05/14/24
VCC-3.01	BUILD ELEVATION	05/14/24
VCC-3.02	BUILD ELEVATION	05/14/24
VCC-3.03	SITELINE STUDY	05/14/24
VCC-4.12	DOOR SCHEDULES AND DETAILS	05/14/24
VCC-4.11	WINDOW SCHEDULES AND DETAILS	05/14/24
VCC-2.01	DEMOLITION PLANS	05/14/24

TRAPOLIN+PEER
ARCHITECTS
VCC REVIEW

416 CHARTRES ST
RENOVATION
416 CHARTRES STREET
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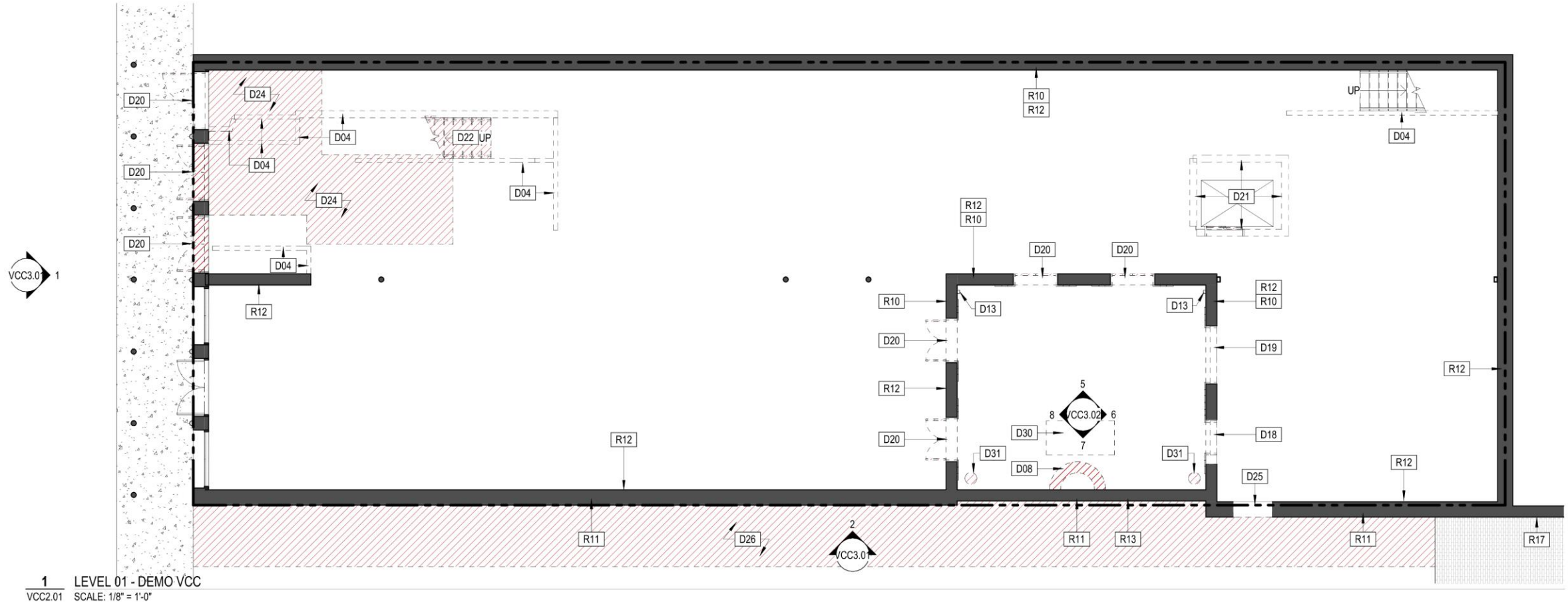


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May 28, 2024





1 LEVEL 01 - DEMO VCC
 VCC2.01 SCALE: 1/8" = 1'-0"

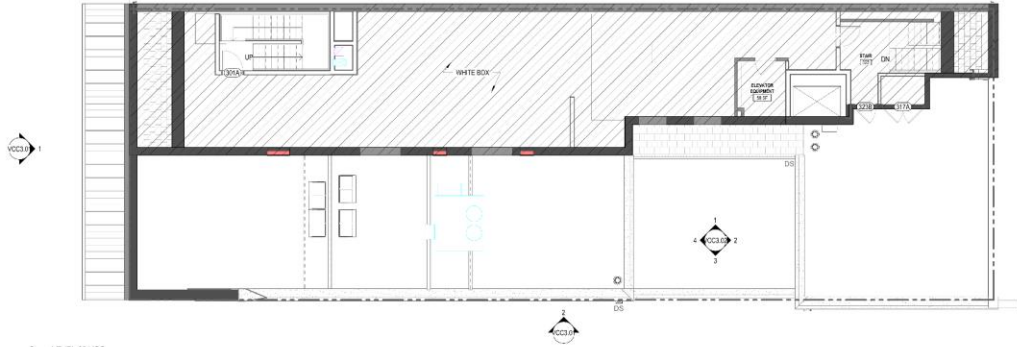
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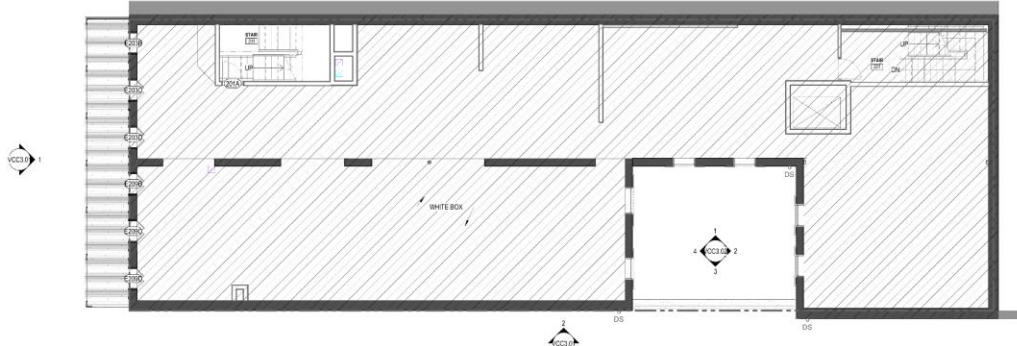
May 28, 2024



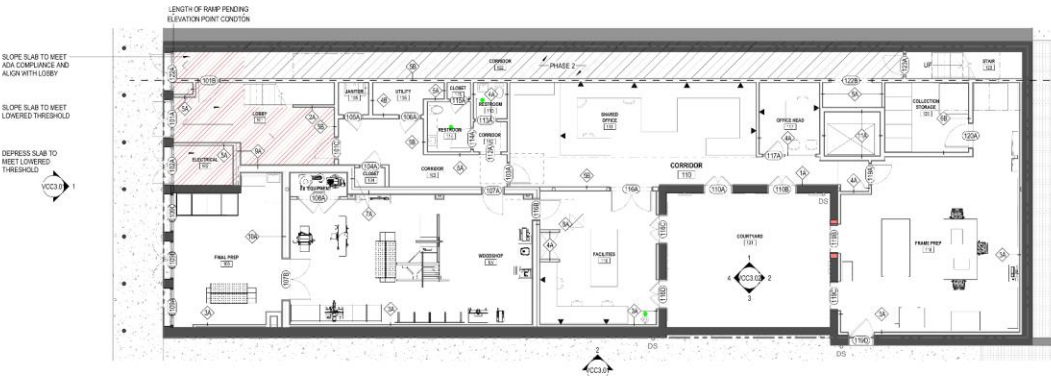
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3 LEVEL 03 VCC
VCC2.02 SCALE: 1/8" = 1'-0"



2 LEVEL 02 VCC
VCC2.02 SCALE: 1/8" = 1'-0"



1 LEVEL 01 VCC
VCC2.02 SCALE: 1/8" = 1'-0"

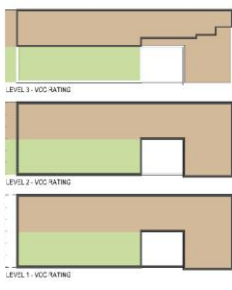
SLOPE SLAB TO MEET ADA COMPLIANCE AND ALIGN WITH LOBBY

SLOPE SLAB TO MEET LOWERED THRESHOLD

DEPRESS SLAB TO MEET LOWERED THRESHOLD



- GENERAL NOTES - PLANS**
1. REFERENCE ARCHITECTURAL SITE PLAN AND CIVIL FOR ALL INFORMATION RELATED TO SITE PAVING ADJACENT TO THE BUILDING.
 2. REFER TO LIFE SAFETY PLANS FOR BARRIERS CONSTRUCTION INFORMATION.
 3. ALL VISIBLE STRUCTURE AND INFRASTRUCTURE COMPONENTS ARE TO BE PAINTED INCLUDING EDGED DUCTS AND VISC PIPING.
 4. EXISTING STRUCTURAL AND MEP COMPONENTS / DEVICES ARE NOT SHOWN WHERE STRUCTURAL AND MEP COMPONENTS ARE SHOWN THEY ARE EITHER FOR GRAPHIC REFERENCE OR TO DIMENSION TO ADJACENT ARCHITECTURAL ELEMENTS. REFERENCE STRUCTURAL AND MEP FOR FULL SCOPE OF WORK.
 5. ASSEMBLIES FOR FIRE RATED WALLS AND COLUMNS SHALL EXTEND FROM STRUCTURAL FLOOR TO UNDESIGNED OF FLOOR OR ROOF ABOVE, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL OPENINGS AND JOINTS SHALL BE PROTECTED AS REQUIRED BY CODE.
 6. MAINTAIN FIRE-RISER RATING FOR ALL CONSTRUCTION REGARDLESS AT THROUGH-WALL PENETRATIONS, BUILT-IN WALL FIXTURES, ACCESSORIES, AND BEHIND WALLBOARDS. FIRE-EXTINGUISHER CABINETS, PULLING FOR ALL CONSTRUCTION REGARDLESS AT THROUGH-WALL PENETRATIONS, BUILT-IN WALL FIXTURES, ACCESSORIES, AND BEHIND WALLBOARDS. FIRE-EXTINGUISHER CABINETS, PULLING FOR ALL CONSTRUCTION REGARDLESS AT THROUGH-WALL PENETRATIONS, BUILT-IN WALL FIXTURES, ACCESSORIES, AND BEHIND WALLBOARDS. FIRE-EXTINGUISHER CABINETS, PULLING FOR ALL CONSTRUCTION REGARDLESS AT THROUGH-WALL PENETRATIONS, BUILT-IN WALL FIXTURES, ACCESSORIES, AND BEHIND WALLBOARDS.
 7. COMPLETELY SEAL AROUND PENETRATIONS THROUGH ACoustICAL WALLS. FULL DEPTH OF GAPS AROUND OUTLETS FOR ELECTRICAL BOXES, PIPES AND PLUMBING, AND OTHER PENETRATIONS. PROVIDE INSULATION BETWEEN THE CONCEALED FACE OF FINISH MATERIALS (WITHIN THE STUD JOINT) JUST GAFFY AND PIPING, PLUMBING, THE BACK OF BOXES, OR OTHER UNDESIRABLE SURFACE.
 8. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, CONDUIT, ETC., THE LARGER STUDS OR FURRING SHALL BE PROVIDED AND SHALL EXTEND THE FULL SURFACE OF THE WALL LENGTH AND HEIGHT WHERE THE FURRING OCCURS.
 9. PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BARRIERS AND FRAMING FOR HANDRAILS, DOOR STOP, ELEC. TO MAGNETIC HOLD-OPENS, CASEWORK, SHELVING, MIRRORS, WALL MOUNTED EQUIPMENT AND ALL OTHER ITEMS AS REQUIRED FOR CONCRETE INFALLATION.
 10. FRAME AND FINISH OPENINGS FOR MECHANICAL AND ELECTRICAL SYSTEMS AS REQUIRED BY MECHANICAL/ELECTRICAL DOCUMENTS.
 11. COORDINATE WITH STRUCTURAL DRAWINGS FOR REQUIRED SHEARWALL SHEATHING. PROVIDE IN ADDITION TO COMPONENTS INDICATED ON WALL TYPE DETAILS AS REQUIRED.
 12. PLACE DOORS NOT LOCATED BY OVERSICKE ON FRAME 36 INCHES FROM FACE OF ADJOINING PARTITION ON TO HINGE EDGE OF DOOR OPENING.



TRAPOLIN.PEER ARCHITECTS

VCC REVIEW

**416 CHARTRES ST
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416 CHARTRES STREET
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REVISION # DESCRIPTION DATE

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PROJECT NUMBER
CR24200
DATE: 05/14/24

BUILDING PLANS

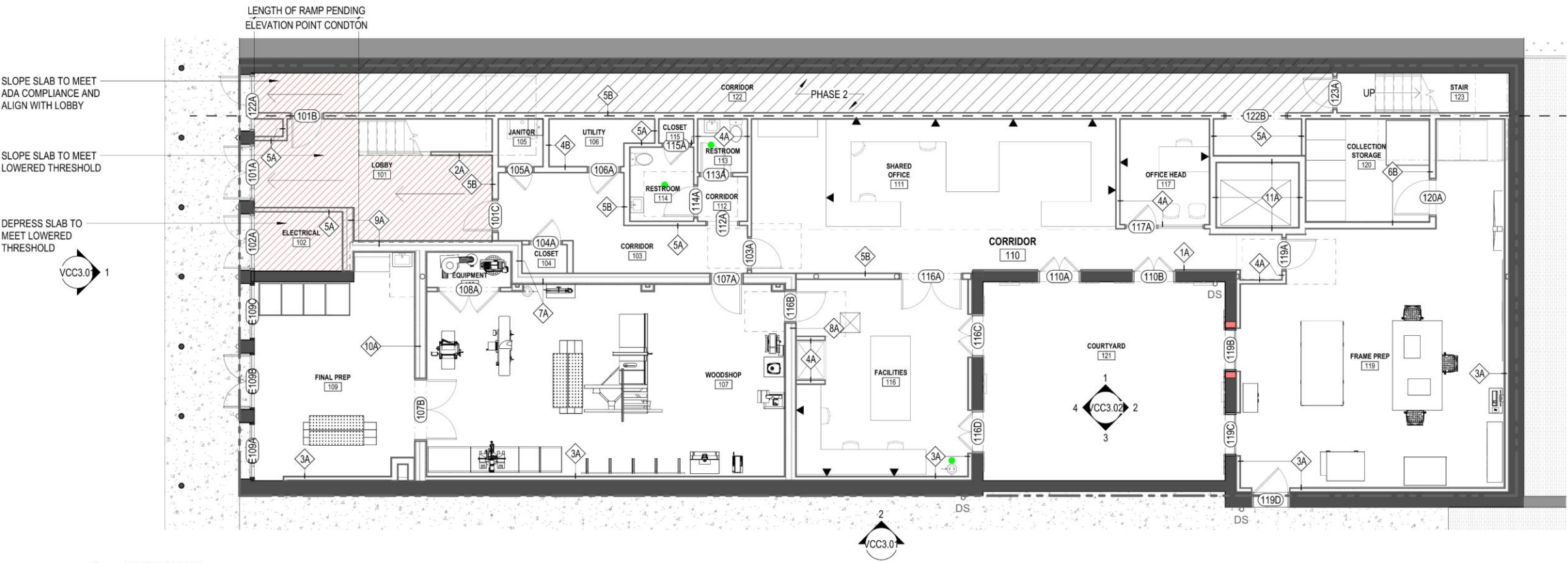
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SLOPE SLAB TO MEET ADA COMPLIANCE AND ALIGN WITH LOBBY

SLOPE SLAB TO MEET LOWERED THRESHOLD

DEPRESS SLAB TO MEET LOWERED THRESHOLD

1 LEVEL 01 VCC
VCC2.02 SCALE: 1/8" = 1'-0"



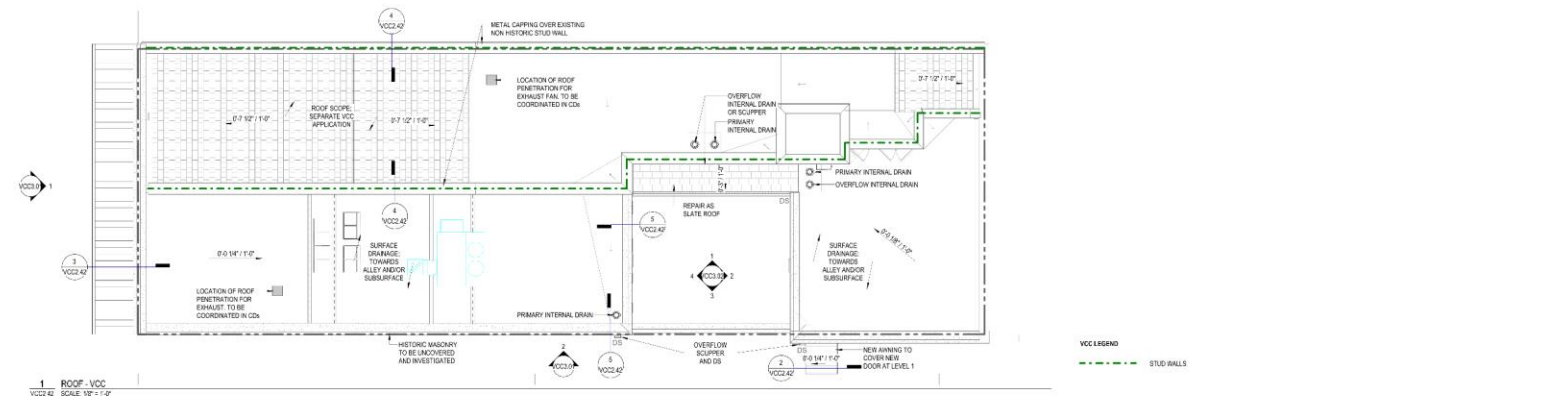
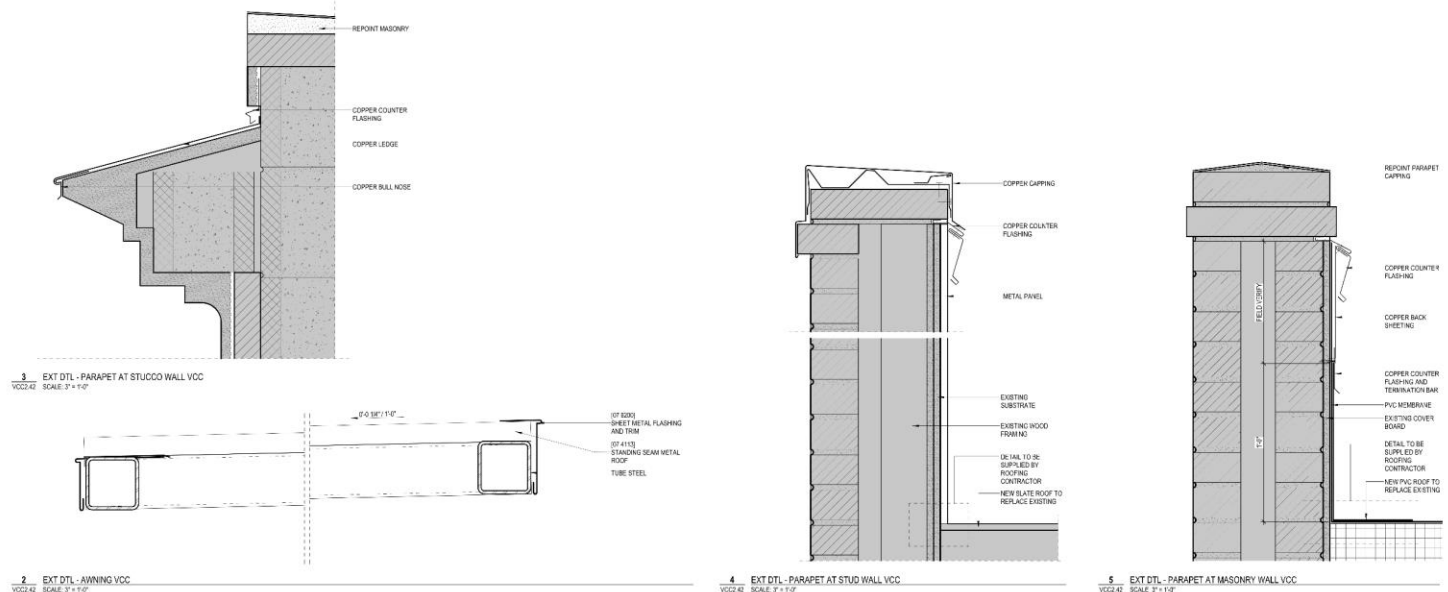
**416 CHARTRES ST
RENOVATION**
416 CHARTRES STREET
NEW ORLEANS, LA 70130

OWNER: **KEMPER & LELA WILLIAMS**
FOUNDATION INC.
520 Royal St.
New Orleans, LA 70130
(504) 556-7699

ARCHITECT: **TRAPOLIN PEER**
500 Tchoupchoula St.
New Orleans, LA 70130
(504) 522-2772
www.trapolinpeer.com

CONTRACTOR: **RYAN GOODLEE**
1100 Ridgewood Dr.
Metairie, LA 70001
(504) 882-1262

REVISION DESCRIPTION DATE



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PROJECT NUMBER: CH04200
REVISION DATE: 05/14/24

ROOF PLAN

VCC2.42

416 Chartres

VCC Architectural Committee

May 28, 2024





EXISTING CONDITION - FRONT FACADE

NEW CONSTRUCTION LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION

GENERAL NOTES - ELEVATIONS

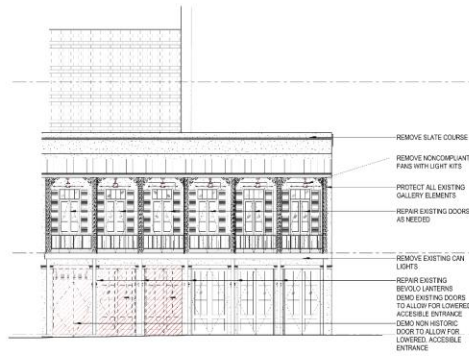
1. DUPLICATE HISTORIC MORTAR JOISTS IN STRENGTH, COMPOSITION, COLOR, AND TEXTURE WHEN REPAIRING IS NECESSARY. IN SOME CASES, A LIMES-BASED MORTAR MAY ALSO BE CONSIDERED WHEN REPAIRING POINTS AND GENERAL MORTAR JOISTS BECAUSE IT IS MORE FLEXIBLE.
2. ALL EXTERIOR ROUGH CARPENTRY, EXTERIOR ARCHITECTURAL FINISH CARPENTRY, DECKING, AND COUNT TOPS TO BE SAVED, PRIMED, AND PAINTED. COLORS SHALL BE SELECTED BY OWNER AT A LATER DATE. ALL PAINT COLORS MUST BE REVIEWED BY AND APPROVED BY THE VCC PRIOR TO APPLYING FINISHES.
3. INTERIOR VIEWS IN BUILDING SECTIONS ARE SIMPLIFIED FOR CLARITY. REFER TO LARGER SCALED INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
4. SOME STRUCTURAL AND MEP COMPONENTS/DEVICES ARE NOT SHOWN, WHERE THESE COMPONENTS ARE SHOWN THEY ARE INTEND FOR GRAPHIC REFERENCE OR TO DIMENSION TO ADJACENT ARCHITECTURAL ELEMENTS. REFERENCE STRUCTURAL & MEP FOR FULL SCOPE OF WORK.
5. ALL EXTERIOR WALL MOUNTED EQUIPMENT DIMENSIONS ARE TO CENTERLINE OF FEATURE.

416 CHARTRES ST RENOVATION 416 CHARTRES STREET NEW ORLEANS, LA 70130

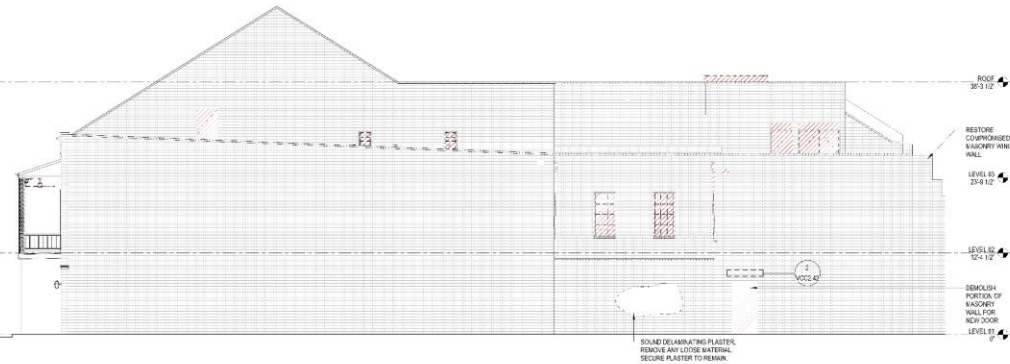
OWNER: KEMPER & LELA WILLIAMS FOUNDATION INC. 520 Royal St. New Orleans, LA 70130 (504) 556-7659

ARCHITECT: TRAPOLIN PEER 500 Tchoupchoula St. New Orleans, LA 70130 (504) 520-2772 www.trapolinpeer.com

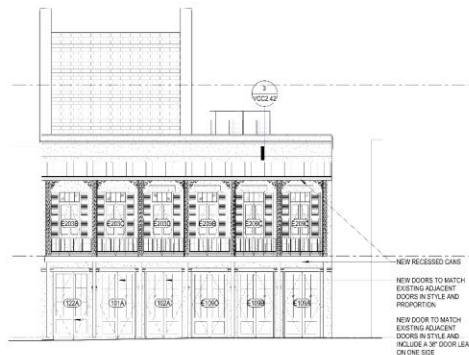
CONTRACTOR: RYAN GOODIE 1100 Ridgewood Dr. Metairie, LA 70001 (504) 882-1262



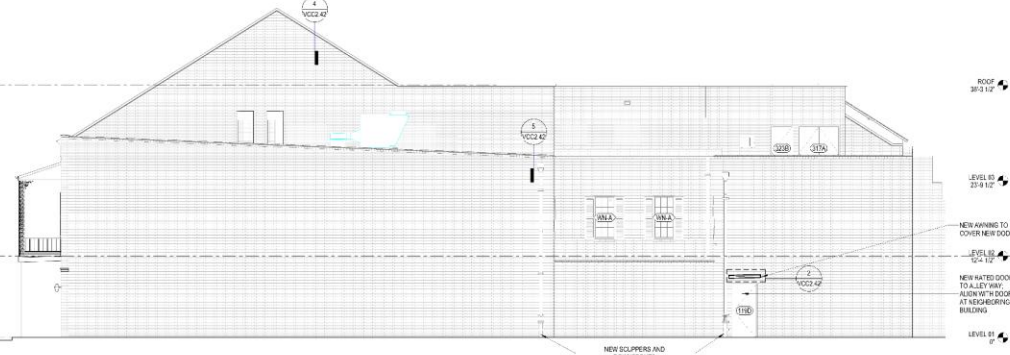
3 DEMO BLDG ELEVATION - WEST VCC VCC3/17 SCALE: 1/8" = 1'-0"



4 DEMO BLDG ELEVATION - SOUTH VCC VCC3/17 SCALE: 1/8" = 1'-0"



1 BLDG ELEVATION - WEST VCC VCC3/17 SCALE: 1/8" = 1'-0"



2 BLDG ELEVATION - SOUTH VCC VCC3/17 SCALE: 1/8" = 1'-0"

REVISION DESCRIPTION DATE

PROJECT NUMBER: CH04200
BILL DATE: 05/14/24

BLDG ELEVATION

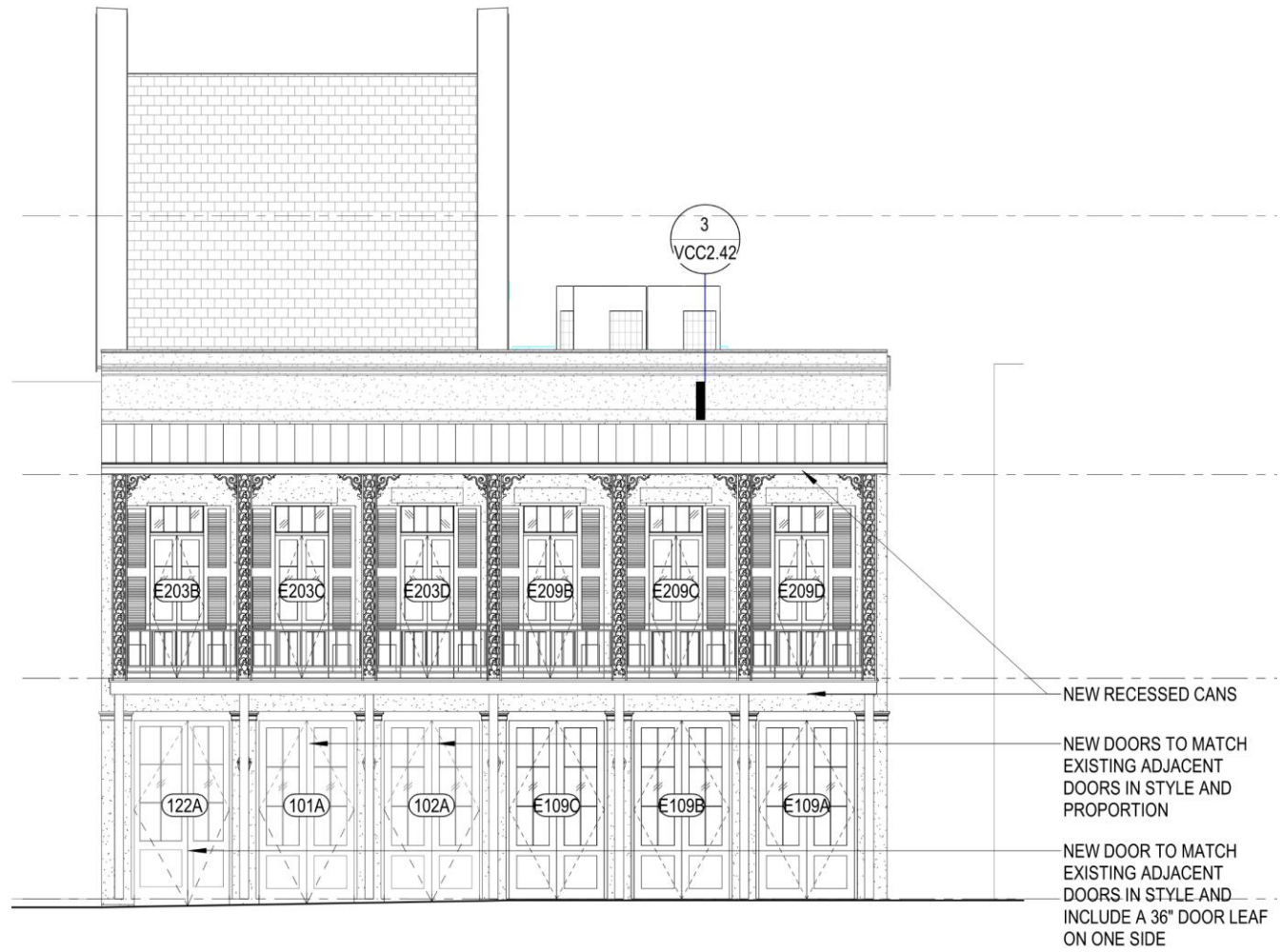
VCC3.01

416 Chartres

VCC Architectural Committee

May 28, 2024





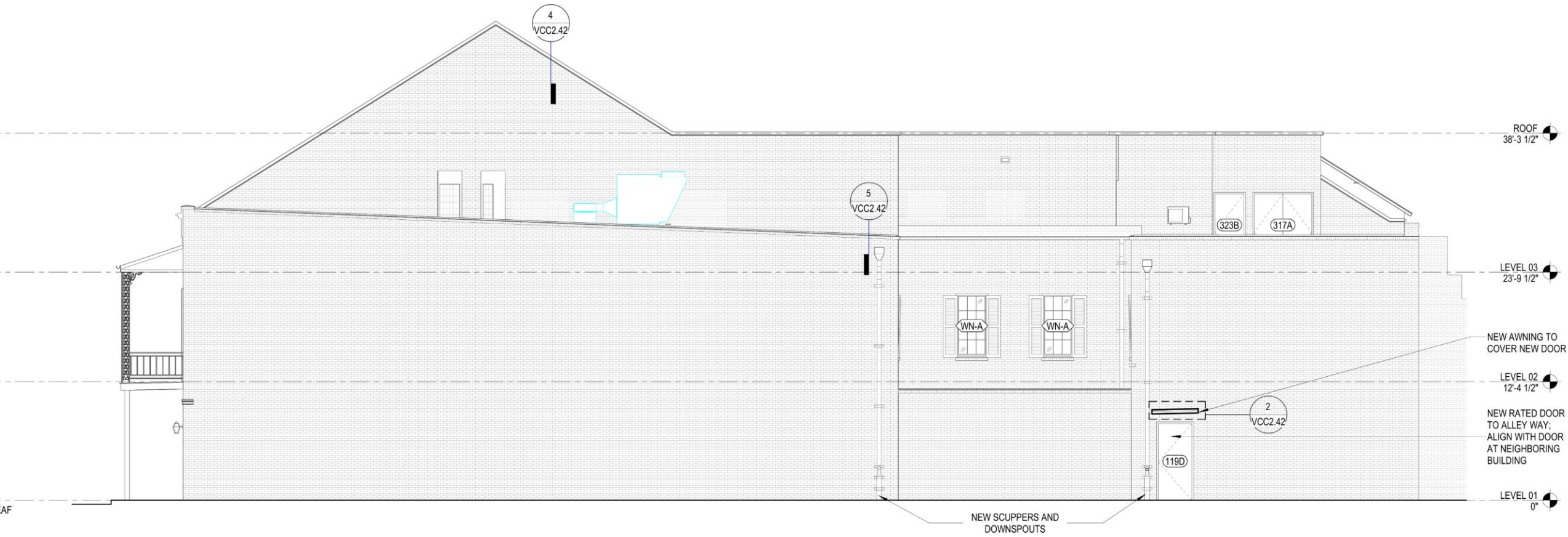
1 BLDG ELEVATION - WEST VCC
 VCC3.01 SCALE: 1/8" = 1'-0"

416 Chartres

VCC Architectural Committee

May 28, 2024





2 BLDG ELEVATION - SOUTH VCC
 VCC3.01 SCALE: 1/8" = 1'-0"

416 Chartres

VCC Architectural Committee

May 28, 2024



416 CHARTRES ST
RENOVATION
 416 CHARTRES STREET
 NEW ORLEANS, LA 70130

OWNER: **KEMPER & LEE A WILLIAMS**
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 833 Royal St.
 New Orleans, LA 70130
 (504) 256-7008

ARCHITECT: **TRAPOLIN PEER**
 880 Tchouproule St.
 New Orleans, LA 70130
 (504) 523-2772
 www.trapolinpeer.com

OWNER/ARCH: **RYAN GOOTEE**
 1100 Poydraswood Dr.
 Metairie, LA 70001
 (504) 850-1282



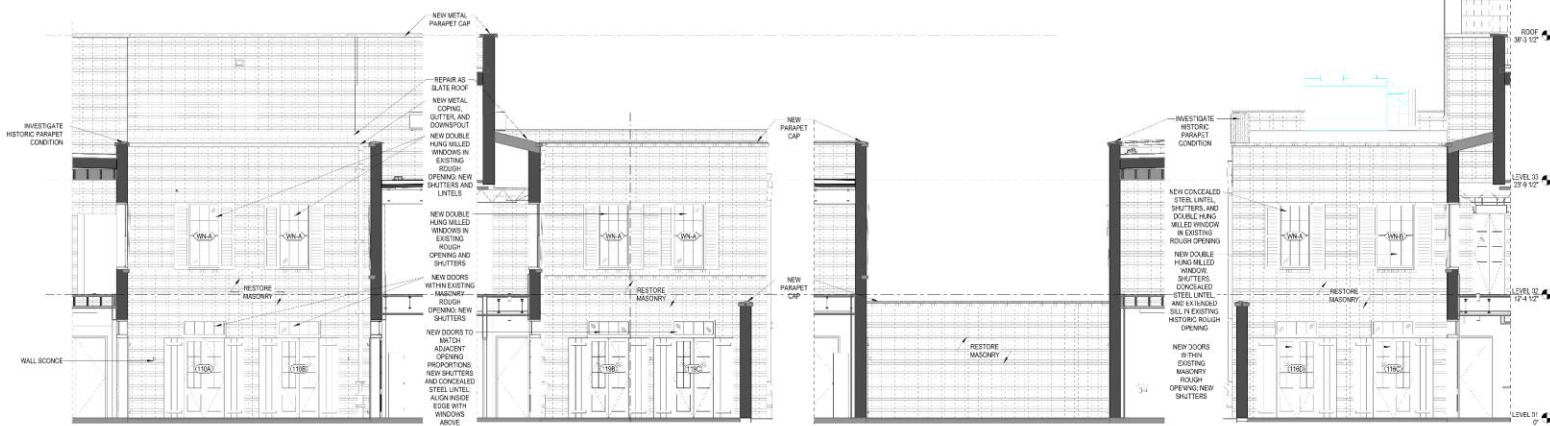
EXISTING CONDITION BLDG ELEVATION - CTYD 1 EXISTING CONDITION BLDG ELEVATION - CTYD 2 EXISTING CONDITION BLDG ELEVATION - CTYD 3 EXISTING CONDITION BLDG ELEVATION - CTYD 4

NEW CONSTRUCTION LEGEND
 [Solid Black Box] EX. STAY TO REMAIN
 [White Box] NEW CONSTRUCTION

GENERAL NOTES - ELEVATIONS
 1. DUPLICATE HISTORIC MATERIAL JOINTS BY STRENGTH, COMPOSITION, COLOR, AND TEXTURE WHEN REPAIRING. IF NECESSARY, IN SOME CASES, A LIME-BASED MORTAR MAY ALSO BE CONSIDERED WHEN REPAIRING FOR LAND USES. SURFACE JOINTS SHOULD BE 1/8" WIDER & FLARE.
 2. ALL EXTERIOR ROUGH CARPENTRY, EXTERIOR ARCHITECTURAL FINISH CARPENTRY, DECKING, AND COLOR PAINT TO BE Sanded, PRIMER AND PAINTED. COLORS WILL BE SELECTED BY OWNER AT A LATER DATE. ALL PAINT COLORS MUST BE RECEIVED BY AND APPROVED BY THE VCC PRIOR TO APPLYING FINISHES.
 3. INTERIOR VERTICAL BUILDING SECTIONS ARE SUPPLIED FOR CLARITY. REFER TO LARGER SCALED INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
 4. SOME STRUCTURAL AND MEP COMPONENTS, REVISED ARE NOT SHOWN WHERE THESE COMPONENTS ARE SHOWN THEY ARE EITHER FOR GRAPHIC REFERENCE OR TO MENTION TO ADJACENT ARCHITECTURAL ELEMENTS, REFERENCE STRUCTURAL AND MEP FOR FULL SCOPE OF WORK.
 5. ALL EXTERIOR WALL MOUNTED EQUIPMENT DIMENSIONS ARE TO CENTERLINE OF FEATURE.



5 DEMO BLDG ELEVATION - CTYD 1 VCC SCALE: 3/16" = 1'-0" 6 DEMO BLDG ELEVATION - CTYD 2 VCC SCALE: 3/16" = 1'-0" 7 DEMO BLDG ELEVATION - CTYD 3 VCC SCALE: 3/16" = 1'-0" 8 DEMO BLDG ELEVATION - CTYD 4 VCC SCALE: 3/16" = 1'-0"



1 BLDG ELEVATION - CTYD 1 VCC SCALE: 3/16" = 1'-0" 2 BLDG ELEVATION - CTYD 2 VCC SCALE: 3/16" = 1'-0" 3 BLDG ELEVATION - CTYD 3 VCC SCALE: 3/16" = 1'-0" 4 BLDG ELEVATION - CTYD 4 VCC SCALE: 3/16" = 1'-0"

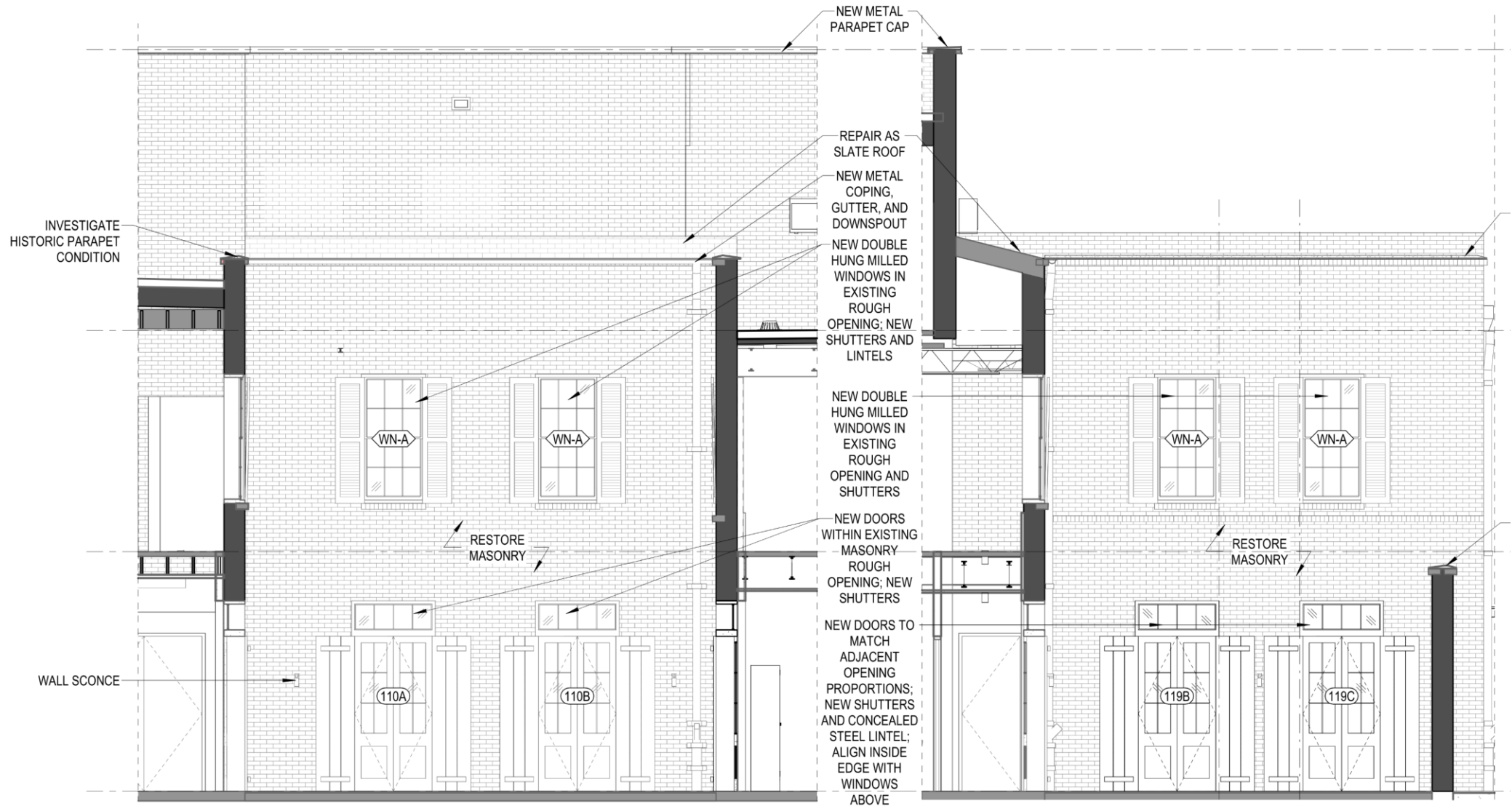
REVISION #	DESCRIPTION	DATE

PROJECT NUMBER: CN24200
 DRAWN DATE: 05/14/24
BLDG ELEVATION

VCC3.02

416 Chartres





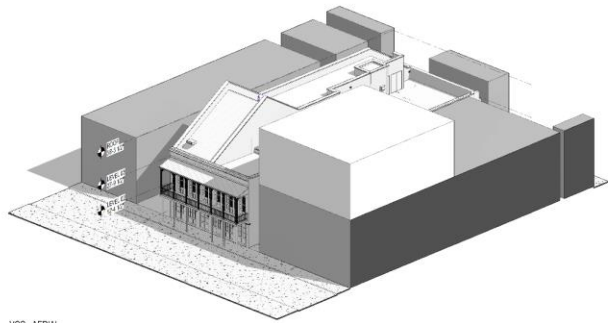
1 BLDG ELEVATION - CTYD 1 VCC
 VCC3.02 SCALE: 3/16" = 1'-0"

2 BLDG ELEVATION - CTYD 2 VCC
 VCC3.02 SCALE: 3/16" = 1'-0"

416 Chartres



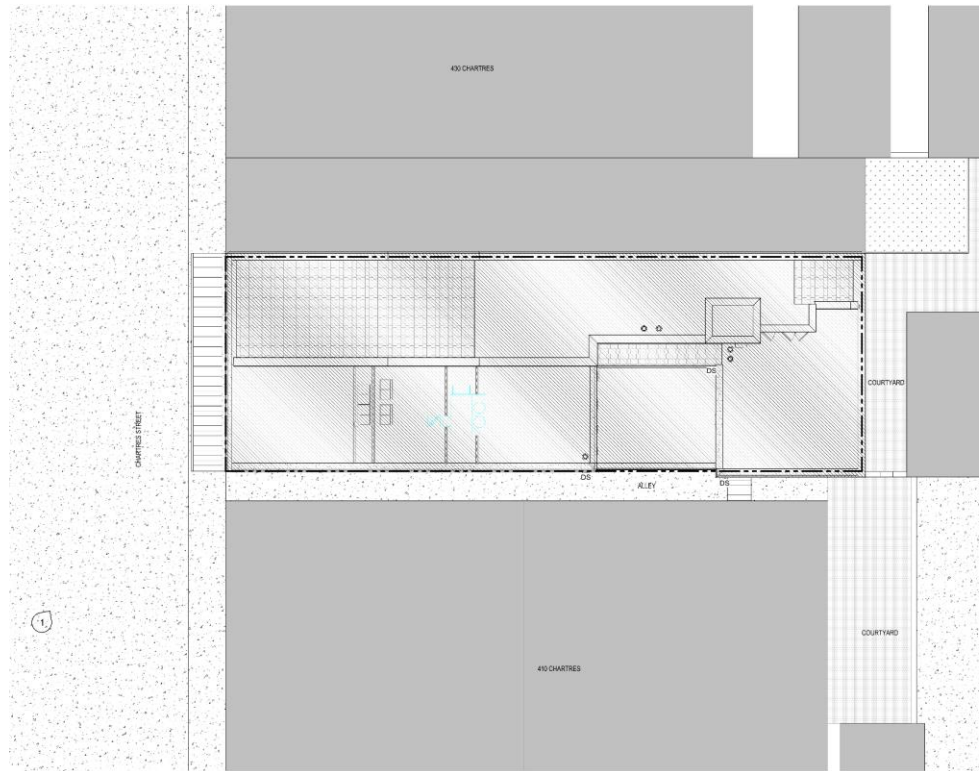
416 CHARTRES ST
VCC3.03
SCALE: 3/32" = 1'-0"



3 VCC - AERIAL
VCC3.03
SCALE:



EXISTING CONDITION - ROOFTOP EQUIPMENT



1 SITE PLAN - VCC
VCC3.03
SCALE: 3/32" = 1'-0"



2 VCC - VIEW 1
VCC3.03
SCALE:

TRAPOLIN PEER
ARCHITECTS

VCC REVIEW

416 CHARTRES ST
RENOVATION
416 CHARTRES STREET
NEW ORLEANS, LA 70130

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CONTRACTOR: RYAN GOOTEE
1138 Ridgewood Dr
Metairie, LA 70001
(504) 832-1282

REVISION | DESCRIPTION | DATE

BY TRAPOLIN PEER ARCHITECTS, INC.
PROJECT NUMBER: CN24200
ISSUE DATE: 05/14/24

SITELINE STUDY

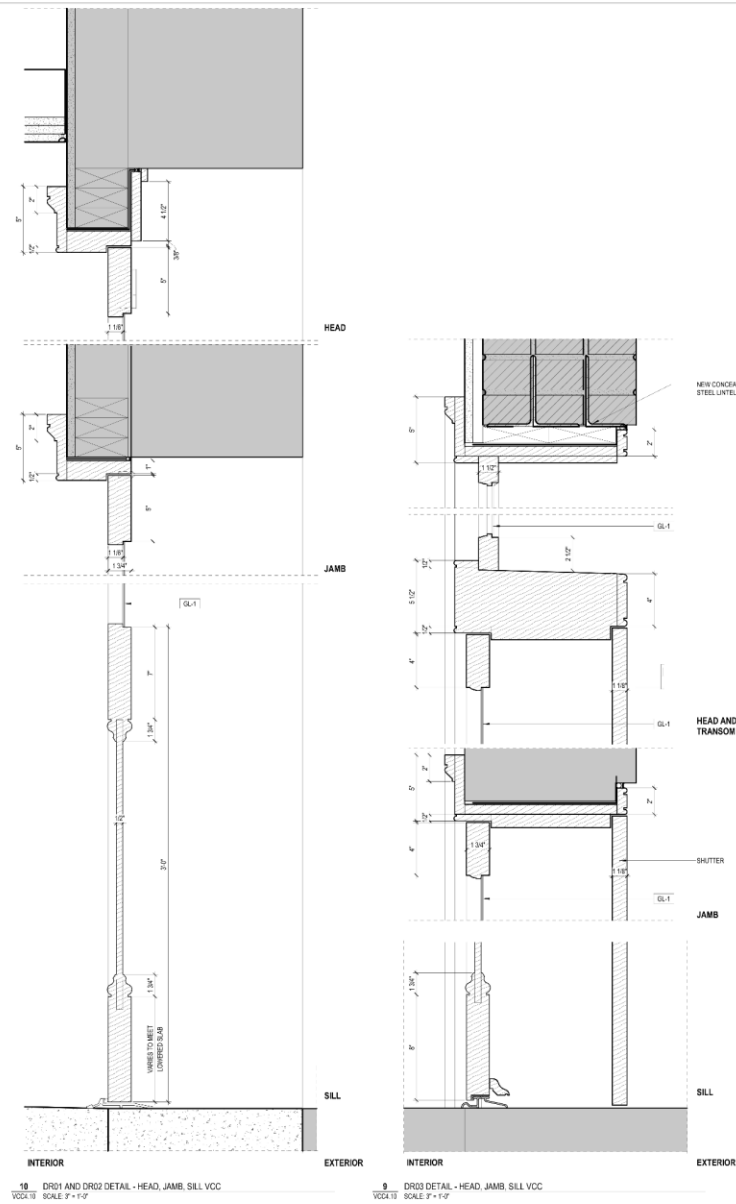
VCC3.03

416 Chartres

VCC Architectural Committee

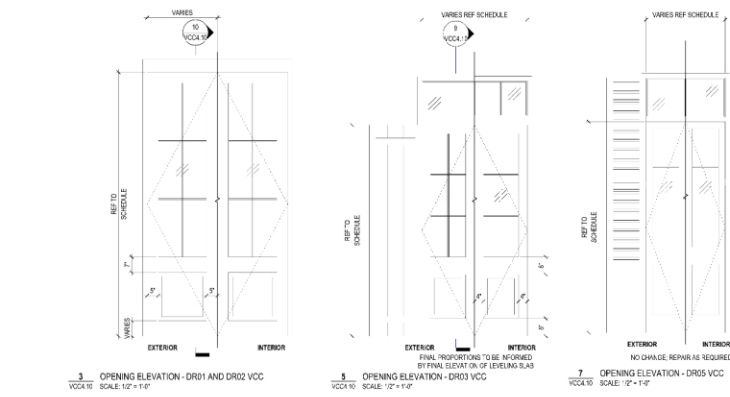
May 28, 2024





19 DR01 AND DR02 DETAIL - HEAD, JAMB, SILL VCC
SCALE: 3/4" = 1'-0"

9 DR03 DETAIL - HEAD, JAMB, SILL VCC
SCALE: 3/4" = 1'-0"

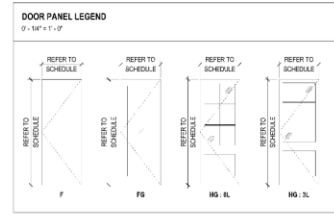


3 OPENING ELEVATION - DR01 AND DR02 VCC
SCALE: 1/2" = 1'-0"

5 OPENING ELEVATION - DR03 VCC
SCALE: 1/2" = 1'-0"

7 OPENING ELEVATION - DR05 VCC
SCALE: 1/2" = 1'-0"

New Construction - TPA DOOR SCHEDULE - EXTERIOR VCC													
MARK	TYPE	WIDTH	HEIGHT	DESCRIPTION	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME MATERIAL	FINISH RATING (RFR)	HARDWARE	COMMENTS
LEVEL 01													
Existing													
E100A	DR01	5'-0"	10'-0"	DOUBLE	HG_IL	5'-4"	10'-0"	1-3/4"	WD_PAINT	WD_PAINT			SEAL DOOR BUIT; PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
E100B	DR01	5'-0"	10'-0"	DOUBLE	HG_IL	5'-4"	10'-0"	1-3/4"	WD_PAINT	WD_PAINT			PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
E100C	DR01	5'-0"	10'-0"	DOUBLE	HG_IL	5'-4"	10'-0"	1-3/4"	WD_PAINT	WD_PAINT			SEAL DOOR BUIT; PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
New Construction Phase 1													
101A	DR01	5'-0"	10'-0"	DOUBLE	HG_IL	5'-4"	10'-0"	1-3/4"	WD_PAINT	WD_PAINT			SECURE ACCESS
101B	DR01	5'-0"	10'-0"	DOUBLE	HG_IL	5'-4"	10'-0"	1-3/4"	WD_PAINT	WD_PAINT			
115A	DR03	4'-0"	8'-0"	TRANSOM	HG_IL	4'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			
110B	DR03	4'-0"	8'-0"	TRANSOM	HG_IL	4'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			
119C	DR03	4'-0"	8'-0"	TRANSOM	HG_IL	4'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			
116D	DR03	4'-0"	8'-0"	TRANSOM	HG_IL	4'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			
119B	DR03	4'-0"	8'-0"	TRANSOM	HG_IL	4'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			
119C	DR03	4'-0"	8'-0"	TRANSOM	HG_IL	4'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			SEAL DOOR BUIT
116D	DR03	4'-0"	8'-0"	TRANSOM	HG_IL	4'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			SECURE ACCESS
122A	DR03	5'-0"	10'-0"	DOUBLE	HG_IL	5'-4"	10'-0"	1-3/4"	WD_PAINT	WD_PAINT	80		SECURE ACCESS; UNWIND LEAF FOR ADA ACCESS
LEVEL 02													
Existing													
E000B	DR03	3'-4"	8'-0"	TRANSOM	HG_IL	3'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			PROTECT THROUGHOUT DEMOLITION; REPAIR IN KIND
E000C	DR03	3'-4"	8'-0"	TRANSOM	HG_IL	3'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
E000D	DR03	3'-4"	8'-0"	TRANSOM	HG_IL	3'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
E000E	DR03	3'-4"	8'-0"	TRANSOM	HG_IL	3'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
E000F	DR03	3'-4"	8'-0"	TRANSOM	HG_IL	3'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
E000G	DR03	3'-4"	8'-0"	TRANSOM	HG_IL	3'-0"	8'-0"	1-3/4"	WD_PAINT	WD_PAINT			PROTECT THROUGHOUT CONSTRUCTION; REPAIR IN KIND
LEVEL 03													
New Construction Phase 1													
307A	DR03	5'-0"	8'-0"	DOUBLE	F	6'-0"	8'-0"	1-3/4"	HW_PAINT	HW_PAINT			
307B	DR03	5'-0"	8'-0"	SINGLE	F	3'-0"	8'-0"	1-3/4"	HW_PAINT	HW_PAINT			



GLAZING LEGEND	
0' - 14" x 1' - 0"	
GL-1	SINGLE PANE GLAZING WITH IMPACT FILM - USES AT ALL EXTERIOR GLAZING
GL-2	
GL-3	
GL-4	
GL-5	
GL-6	

416 CHARTRES ST RENOVATION
416 CHARTRES STREET
NEW ORLEANS, LA 70130

OWNER: **KEMPER & LELA WILLIAMS FOUNDATION INC.**
520 Royal St.
New Orleans, LA 70130
(504) 556-7659

ARCHITECT: **TRAPOLIN PEER**
500 Tchoupchoula St.
New Orleans, LA 70130
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR: **RYAN GOODIE**
1100 Roosevelt Dr.
Metairie, LA 70001
(504) 882-1282

REVISION DESCRIPTION DATE

VCC4.10

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PROJECT NUMBER: CH04200
REVISION DATE: 05/14/24

DOOR ELEVATIONS AND DETAILS



416 CHARTRES ST
RENOVATION
416 CHARTRES STREET
NEW ORLEANS, LA 70130

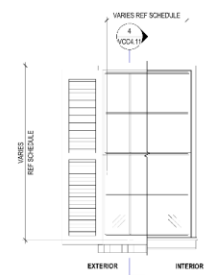
OWNER: KEMPER & LELA WILLIAMS
FOUNDATION HRVC
800 Royal St.
New Orleans, LA 70130
(504) 596-7699

ARCHITECT: TRAPOLIN PEER
490 Tchoupitoulas St.
New Orleans, LA 70130
(504) 523-2772
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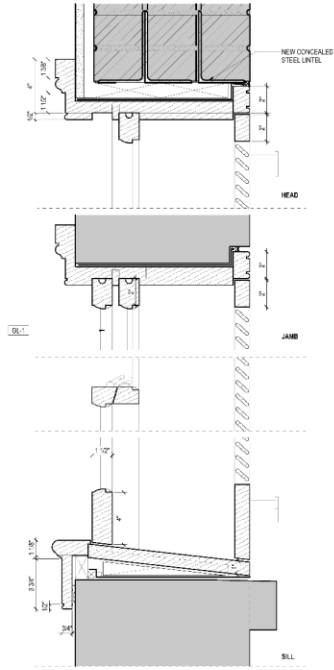
CONSULTOR: RYAN GOOTEE
1100 Ridgewood Dr.
Metairie, LA 70001
(504) 832-1282

New Construction - TPA WINDOW SCHEDULE							
ELEVATION TYPE MARK	OPENING WIDTH	OPENING HEIGHT	FRAME MATERIAL	GLAZING TYPE	MANUFACTURER	MODEL	COMMENTS
New Construction Phase 1							
WN-A	7'-0"	6'-4"	HD. PAINT	GL-1			
WN-B	7'-0"	6'-4"	HD. PAINT	GL-1			

GLAZING LEGEND	
GL-1	SINGLE PANE GLAZING WITH IMPACT FILM **USED AT ALL EXTERIOR GLAZING
GL-2	-
GL-3	-
GL-4	-
GL-5	-
GL-6	-



1 OPENING ELEVATION - WN-A AND WN-B VCC
SCALE: 1/2" = 1'-0"



4 WN-A AND WN-B DETAIL - HEAD, JAMB, SILL VCC
SCALE: 3/4" = 1'-0"

REVISION # DESCRIPTION DATE

BY: TRAPOLIN PEER
PROJECT NUMBER: CND4200
ISSUE DATE: 05/14/24

WINDOW SCHEDULES AND DETAILS

VCC4.11





Appeals and Violations



616 Conti



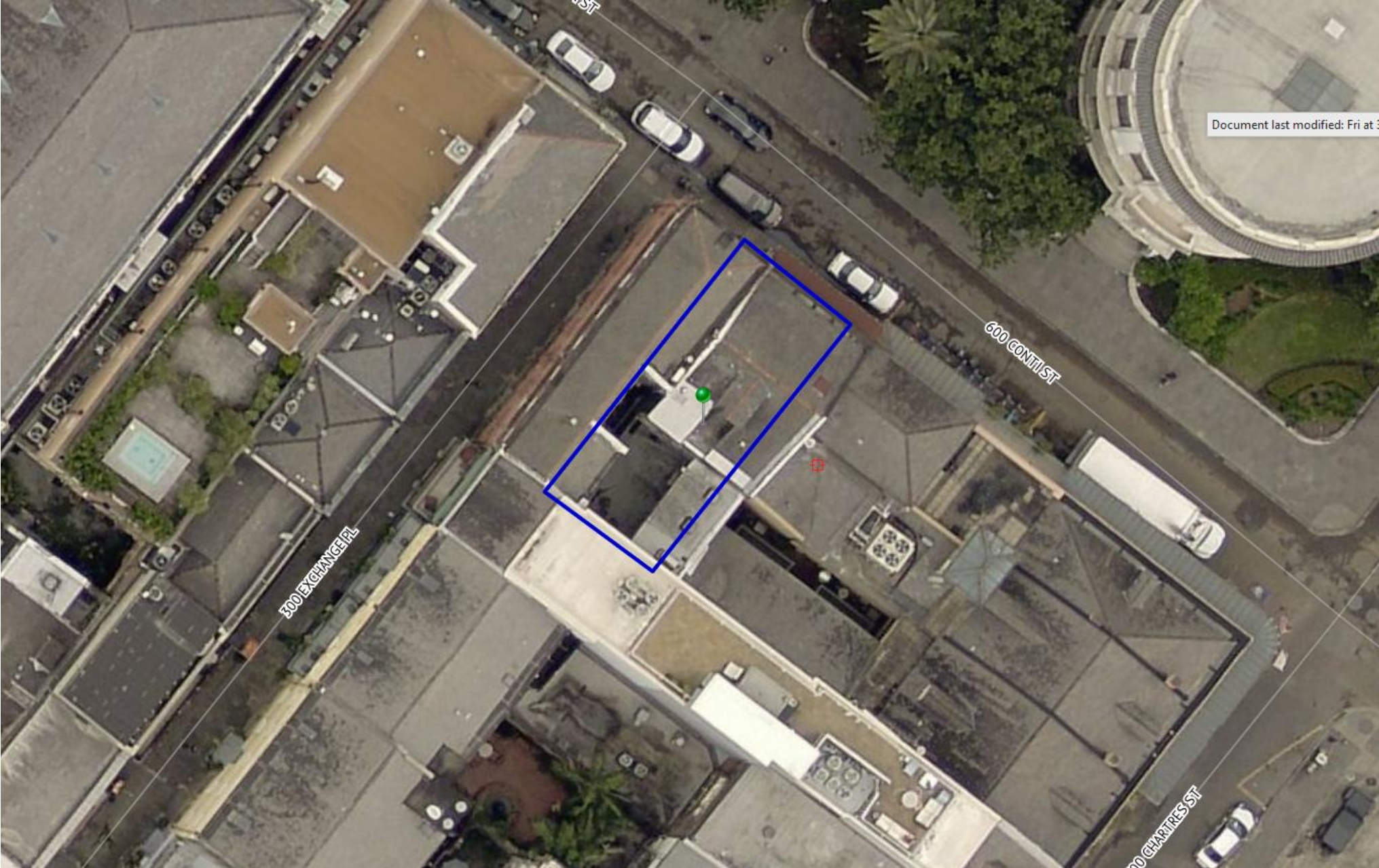
616 Conti

VCC Architectural Committee

May 28, 2024



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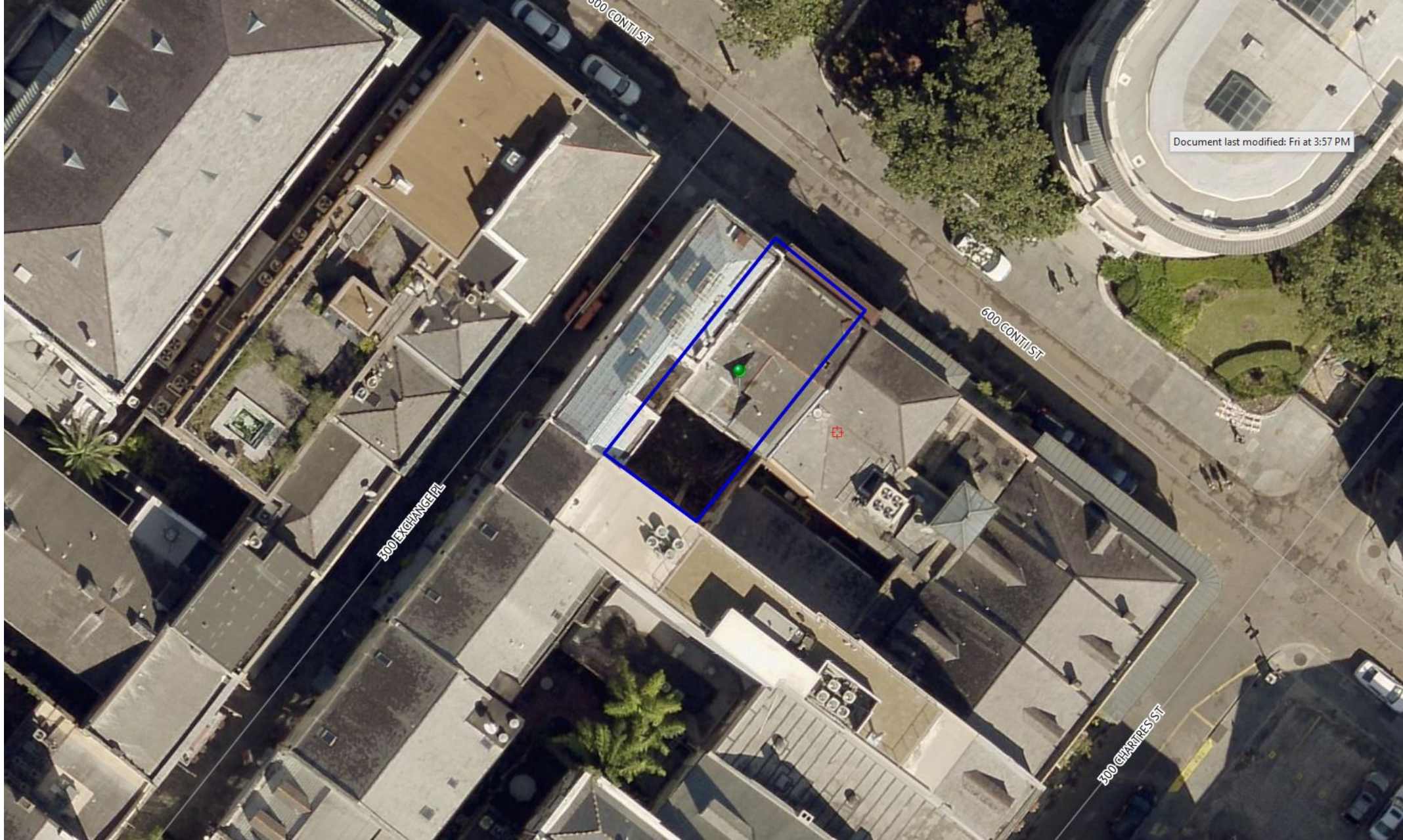


616 Conti – 2019

VCC Architectural Committee

May 28, 2024





616 Conti – Oct. 2020
VCC Architectural Committee

May 28, 2024





616 Conti

VCC Architectural Committee

May 28, 2024





616 Conti

VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

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VCC Architectural Committee

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VCC Architectural Committee

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VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

May 28, 2024





614-616 Conti





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VCC Architectural Commission

October 2, 2013

May 28, 2024





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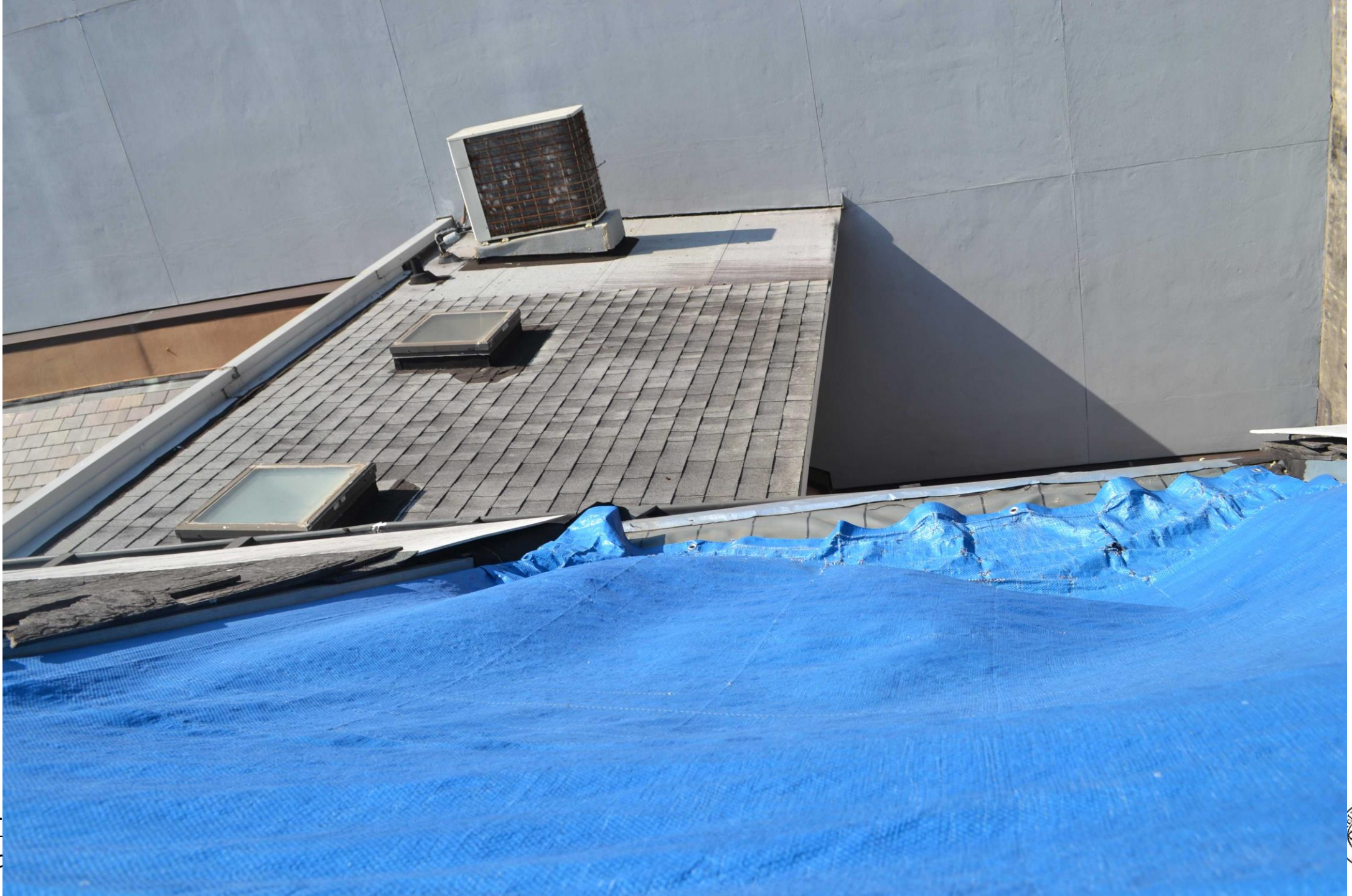


614-616 Conti

VCC Arch. & Const. Commission

May 28, 2024





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VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

May 28, 2024





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03 15 2022

May 28, 2024





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03 15 2022

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May 28, 2024



LEGEND - DEMOLITION

- CONCRETE AND/OR GYPSUM (DASH DOT)
- MASONRY WALL
- SLUR WALL WITH 2.0" THICK
- CONSTRUCTION ALLOWANCE TO BE MAINTAINED
- EXISTING CONSTRUCTION ELEMENT TO REMAIN
- LINE OF CONSTRUCTION ELEMENT DASHED

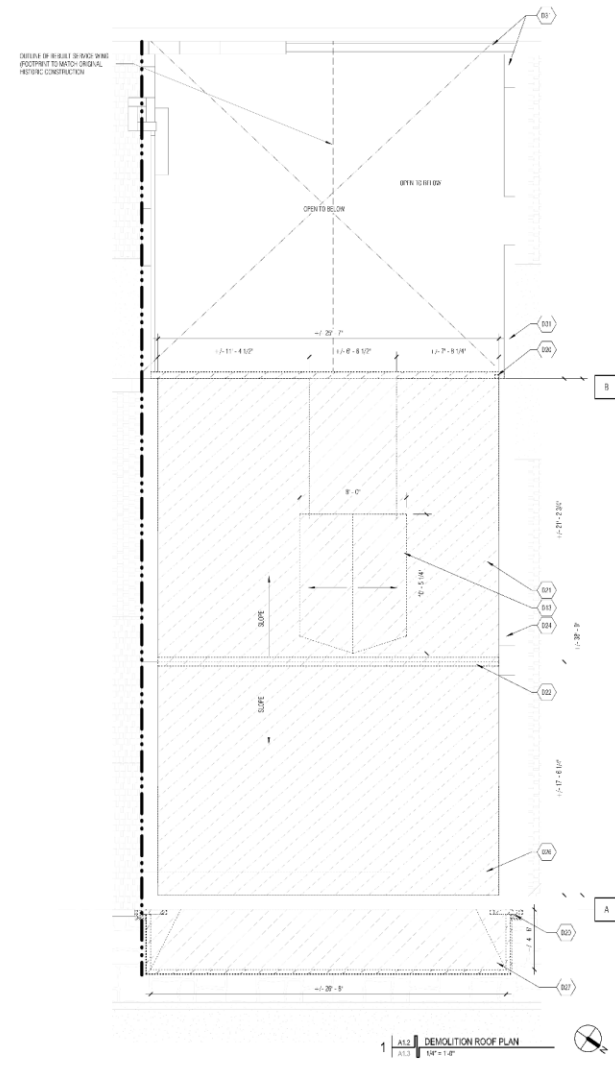
DEMOLITION GENERAL NOTES

1. ELEVATION ON ROOF IS DIM. INDICATES A MINIMUM AMOUNT OF ROCK TO BE DEMOLISHED TO EXPOSE THE REINFORCING BARS. DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE DEMOLITION WORK WITH SCOPE OF EXISTING CONSTRUCTION.
2. EXISTING MASONRY WALLS SHALL BE DEMOLISHED TO EXPOSE THE REINFORCING BARS. ALL REINFORCING BARS SHALL BE CUT AND REMOVED. THE REINFORCING BARS SHALL BE CUT AND REMOVED IN A MANNER TO ALLOW FOR THE REINFORCING BARS TO BE REUSED IN THE CONSTRUCTION OF THE NEW STRUCTURE. THE REINFORCING BARS SHALL BE CUT AND REMOVED IN A MANNER TO ALLOW FOR THE REINFORCING BARS TO BE REUSED IN THE CONSTRUCTION OF THE NEW STRUCTURE.
3. CONCRETE WITH REINFORCING BARS TO BE DEMOLISHED SHALL BE DEMOLISHED TO EXPOSE THE REINFORCING BARS. ALL REINFORCING BARS SHALL BE CUT AND REMOVED. THE REINFORCING BARS SHALL BE CUT AND REMOVED IN A MANNER TO ALLOW FOR THE REINFORCING BARS TO BE REUSED IN THE CONSTRUCTION OF THE NEW STRUCTURE.
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5. CONCRETE WITH REINFORCING BARS TO BE DEMOLISHED SHALL BE DEMOLISHED TO EXPOSE THE REINFORCING BARS. ALL REINFORCING BARS SHALL BE CUT AND REMOVED. THE REINFORCING BARS SHALL BE CUT AND REMOVED IN A MANNER TO ALLOW FOR THE REINFORCING BARS TO BE REUSED IN THE CONSTRUCTION OF THE NEW STRUCTURE.
6. CONCRETE WITH REINFORCING BARS TO BE DEMOLISHED SHALL BE DEMOLISHED TO EXPOSE THE REINFORCING BARS. ALL REINFORCING BARS SHALL BE CUT AND REMOVED. THE REINFORCING BARS SHALL BE CUT AND REMOVED IN A MANNER TO ALLOW FOR THE REINFORCING BARS TO BE REUSED IN THE CONSTRUCTION OF THE NEW STRUCTURE.
7. CONCRETE WITH REINFORCING BARS TO BE DEMOLISHED SHALL BE DEMOLISHED TO EXPOSE THE REINFORCING BARS. ALL REINFORCING BARS SHALL BE CUT AND REMOVED. THE REINFORCING BARS SHALL BE CUT AND REMOVED IN A MANNER TO ALLOW FOR THE REINFORCING BARS TO BE REUSED IN THE CONSTRUCTION OF THE NEW STRUCTURE.
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DEMOLITION KEYNOTES

- K1 3 REINFORCING BARS TO BE DEMOLISHED
- K2 2 REINFORCING BARS TO BE DEMOLISHED
- K3 1 REINFORCING BAR TO BE DEMOLISHED
- K4 1 REINFORCING BAR TO BE DEMOLISHED
- K5 1 REINFORCING BAR TO BE DEMOLISHED
- K6 1 REINFORCING BAR TO BE DEMOLISHED
- K7 1 REINFORCING BAR TO BE DEMOLISHED
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- K18 1 REINFORCING BAR TO BE DEMOLISHED
- K19 1 REINFORCING BAR TO BE DEMOLISHED
- K20 1 REINFORCING BAR TO BE DEMOLISHED

CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED.



12/20/2023 10:55:13 AM

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS	DESCRIPTION	DATE



FOR VCC REVIEW
 DATE 10 JAN 2023
 PROJ NO. A1907

A1.2
 DEMOLITION PLAN -
 ROOF



LEGEND - CONSTRUCTION

- CONCRETE MASONRY UNIT (CMU) WALL
- MASONRY WALL
- STUD WALL WITH CLAD TRIM
- WALL TRIM ON PLWOOD BACKER (SEE FLOOR PLAN)
- EXISTING CONSTRUCTION ELEMENT TO REMAIN
- LINE OF CONSTRUCTION ELEMENT TO REMAIN
- FLOOR FINISH (SEE FLOOR PLAN)
- FLOOR FINISH (SEE FLOOR PLAN)
- WALL FINISH (SEE FLOOR PLAN)

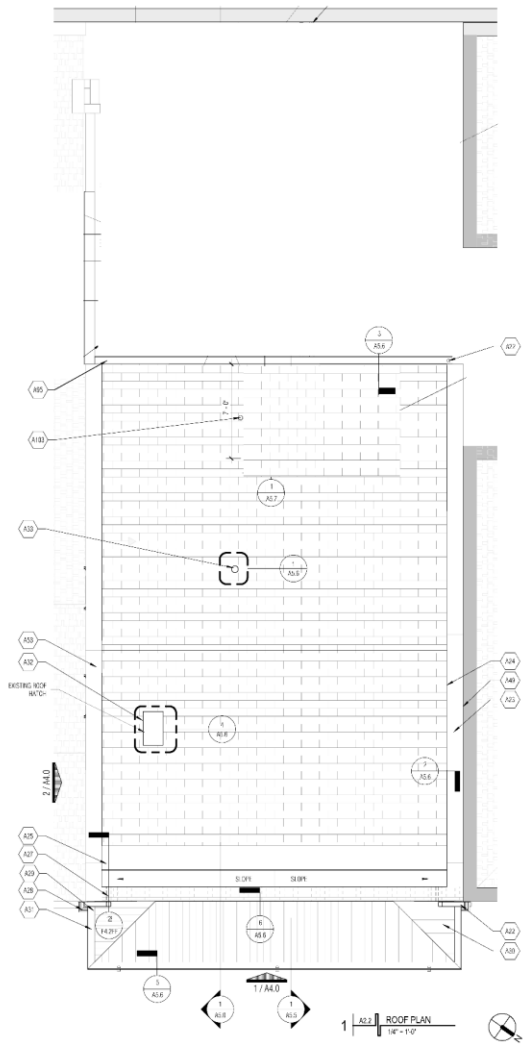
FLOOR PLAN GENERAL NOTES

1. ALL FLOOR FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INSTALLATION SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
2. ALL FLOOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INSTALLATION SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
3. ALL FLOOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INSTALLATION SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
4. FOR ROOF FINE STRUCTURE, FRAME AND JOIST GENERAL ELABORATION OF "R" TRIM TO BE SUBMITTED FOR REVIEW PRIOR TO THE START OF CONSTRUCTION. REMOVE AND SALVAGE ALL EMERGENCY LIGHT FIXTURES, EXCEPT FOR EXISTING EMERGENCY LIGHT FIXTURES.
5. FRAME IS NOT TO BE INSTALLED UNTIL AREA OF WORK IS COMPLETELY DRY. ALLOW 48 HOURS FOR TRUCKS OF SPILLAGE FROM CONSTRUCTION.
6. CONCRETE SHALL BE VERY AND COVERED IN THE LOCATION OF ALL EXISTING/NEW ELECTRICAL, MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, AND GAS PIPING. TRIM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. TRIM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. TRIM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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KEYNOTES

- A101 0" DROP DOWN AND OVERFLOW REF. PLUMBING
- A102 4" DUCT THROUGH ROOF
- A103 4" DUCT THROUGH ROOF
- A104 4" DUCT THROUGH ROOF
- A105 4" DUCT THROUGH ROOF
- A106 4" DUCT THROUGH ROOF
- A107 4" DUCT THROUGH ROOF
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- A199 4" DUCT THROUGH ROOF
- A200 4" DUCT THROUGH ROOF

CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED.



DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS	
DESCRIPTION	DATE



FOR VCC REVIEW
DATE 10 JAN 2023
PRJ NO. A1907

A2.2
ROOF PLAN & DETAILS

12/20/2022 10:55:29 AM



LEGEND - CONSTRUCTION

- CONCRETE MADE BY UNIT (ORU) WALL
- MASONRY WALL
- GILD WALL WITH CLAY BRICK
- WALL FRAMING CLIP FINISH BACK R AS TO FORM CHANNEL
- EXISTING CONSTRUCTION IDENTIFIED TO SURVIVE
- CLAY BRICK MASONRY CONSTRUCTION - HARN
- EXISTING STRUCTURE PHOTO

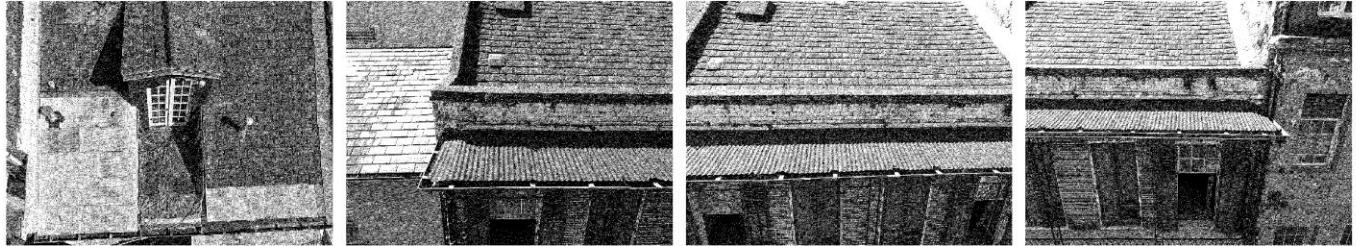
GENERAL SHEET NOTES

1. REMOVE ALL ROOF SHINGLES, NAILERS, SHEATHING, FLASHING, GUTTERS, AND TRIM TO EXPOSE ROOF STRUCTURE. REMOVE EXISTING ROOF STRUCTURE TO EXPOSE ROOF JOISTS. REMOVE EXISTING ROOF STRUCTURE TO EXPOSE ROOF JOISTS. REMOVE EXISTING ROOF STRUCTURE TO EXPOSE ROOF JOISTS.
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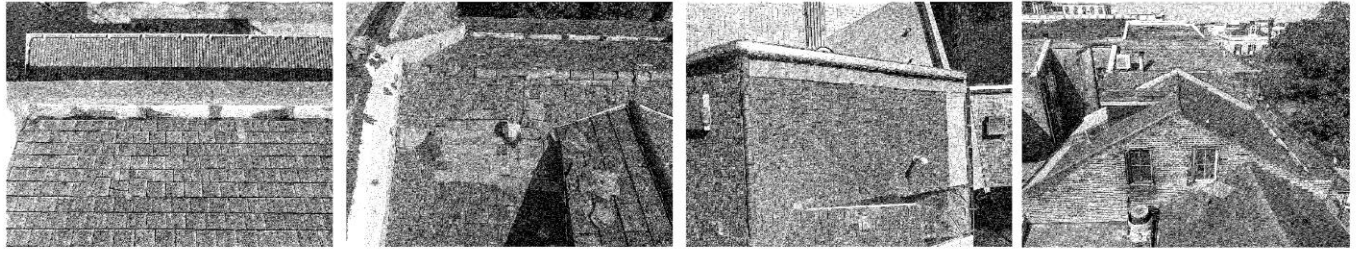
SECTION KEYNOTES

- A02: IF BUILT WITH BRICK, MASONRY, AND OTHER TO MATCH EXISTING, OR EXISTING HISTORICAL ROOF STRUCTURE.
- A04: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A05: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A06: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A07: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A08: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A09: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A10: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A11: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A12: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A13: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A14: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A15: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A16: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A17: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A18: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A19: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.
- A20: FLASHING TO BE INSTALLED TO MATCH EXISTING FLASHING. SEE ALSO SHEET S01 FOR FLASHING.

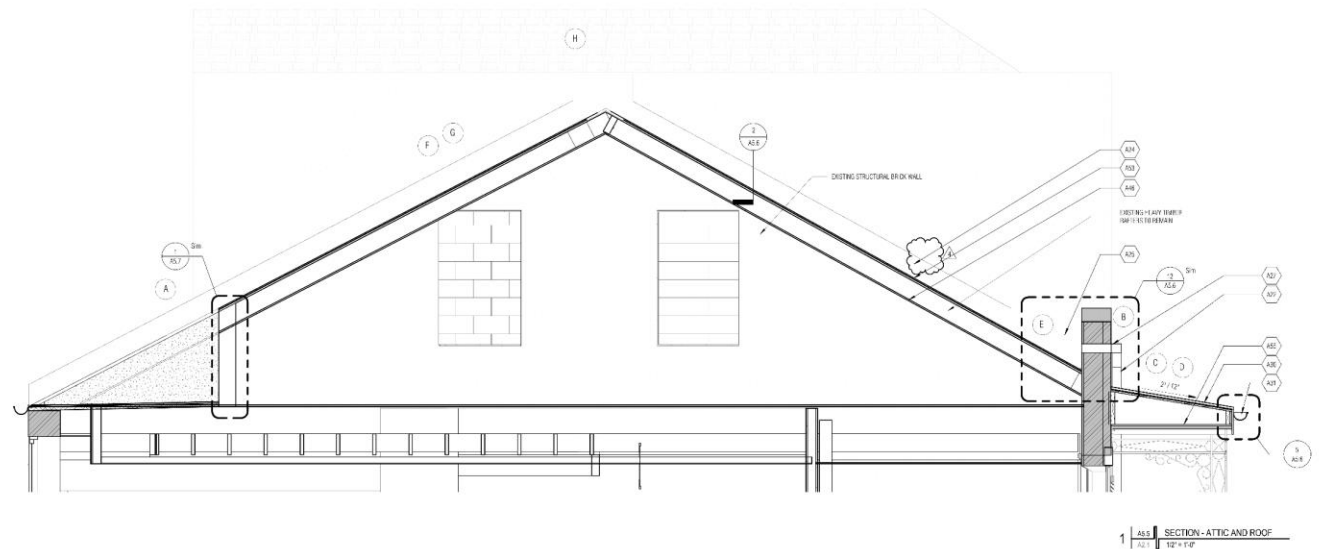
CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED.



A DORMER AND EXISTING ROOF
 B METAL ROOF, CEMENT BASED SLATE ROOF, PARAPET AND BRICK EXTERIOR
 C METAL ROOF, CEMENT BASED SLATE ROOF, PARAPET AND BRICK EXTERIOR
 D METAL ROOF, CEMENT BASED SLATE ROOF, PARAPET, BRICK EXTERIOR, SCUPPER & DOWNSPOUT



E GUTTER AND PARAPET
 F EXISTING ROOF AND PARAPET
 G EXISTING ROOF AND PARAPET
 H EXISTING ROOF FROM CHARITRES STREET SIDE



1 ATTIC SECTION - ATTIC AND ROOF 1/4" = 1'-0"

12/20/2022 10:57:08 AM

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS	DESCRIPTION	DATE
1	Sub-Prop Memo	10/22/2020



FOR VCC REVIEW
 DATE 10 JAN 2023
 PROJ NO. A1907

A5.5
 EXTERIOR DETAILS



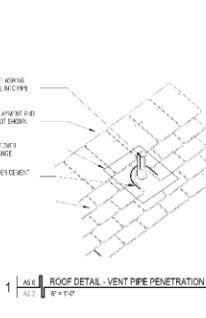
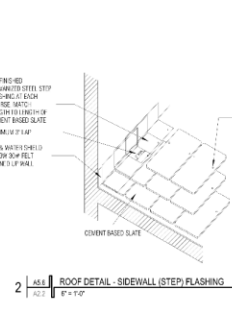
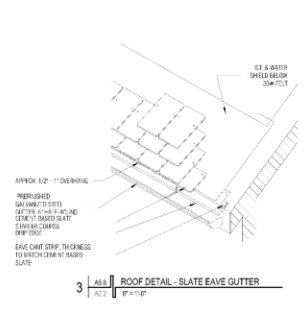
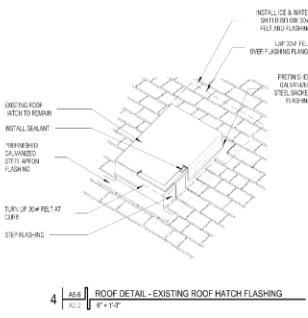
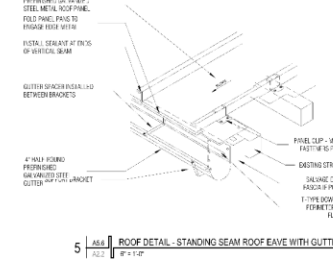
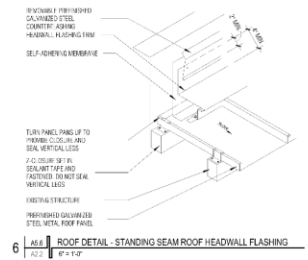
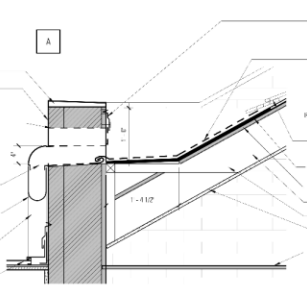
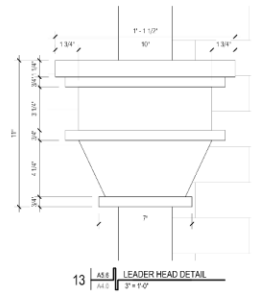
LEGEND - CONSTRUCTION

- CONCRETE MASONRY UNIT
- CONCRETE WALL
- MASONRY WALL
- SOLID WALL WITH CLAY TILES
- WALL FINISHED WITH PLASTER AND FINISHED CEILING
- EXISTING CONSTRUCTION ELEMENT TO REMAIN
- LINE OF 4x4x4 CONSTRUCTION COLUMN

EXTERIOR DETAILS GENERAL NOTES

1. ALL EXTERIOR FINISHES SHALL BE FINISHED WITH A MINIMUM OF 1/2" OVERLAP AND COORDINATED WITH THE WORK AND ADDITIONAL COMPANION SHEETS AS INDICATED BY THE DRAWINGS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK.
2. REPORT AND FIX ALL SINKS AS NOTED.
3. ALL VENTILATION AND EXHAUST SYSTEMS SHALL BE PROTECTED FROM THE WEATHER AND COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
4. EXTERIOR WORK SHALL BE COMPLETED AND COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
5. ALL WORK SHALL BE FINISHED WITH A MINIMUM OF 1/2" OVERLAP AND COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
6. ALL WORK SHALL BE FINISHED WITH A MINIMUM OF 1/2" OVERLAP AND COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
7. ALL EXTERIOR FINISHES SHALL BE FINISHED WITH A MINIMUM OF 1/2" OVERLAP AND COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
8. COORDINATE AND PROVIDE ALL PENETRATIONS THROUGH WALLS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
9. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
10. THE LOCATION OF ALL SERVICES TO BE INSTALLED THROUGH THE ROOF AND CEILING SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE ARCHITECT. THE LOCATION OF ALL SERVICES TO BE INSTALLED THROUGH THE ROOF AND CEILING SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE ARCHITECT.
11. ALL EXTERIOR FINISHES SHALL BE FINISHED WITH A MINIMUM OF 1/2" OVERLAP AND COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.
12. ALL EXTERIOR FINISHES SHALL BE FINISHED WITH A MINIMUM OF 1/2" OVERLAP AND COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIREWORKS DEPARTMENTS TO BE INSTALLED THROUGH THE ROOF AND CEILING.

CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED.



2/20/2024 10:57:05 AM

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS	
DESCRIPTION	DATE



FOR VCC REVIEW
DATE 10 JAN 2023
PROJ NO. A1907

A5.6

EXTERIOR DETAILS



GENERAL NOTES

- GENERAL
 - The contractor shall ensure that no construction load exceeds the design live loads indicated on the structural drawings and that these loads are not put on the structural members prior to the time that all framing members and their connections are in place.
 - The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place.
 - See architectural and electrical drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
 - Dimensions - Use written dimensions only. Do not scale from this drawing.
 - The structural drawings shall govern the work for all structural features, unless noted otherwise. The architectural drawings shall govern the work for all dimensions.
 - Structural drawings are intended to be used with architectural, mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer. Contractor is responsible for coordinating such requirements into their shop drawings and work.
 - No change in size or dimension of structural members shall be made without the written approval of the professional of record.
 - Weights of mechanical equipment shown on the structural plans are for units specified by the Mechanical Engineer. Contractor shall verify weights and any substitutions that result in increased weight shall be approved by the Structural Engineer of Record.
 - Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team.
 - Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated, as applicable.
 - In case of conflict between the General Notes and Specifications and details, the most stringent requirements shall govern.
 - Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field prior to fabrication/erection. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
 - If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Architect/Engineer immediately and provide a sketch of the condition with his proposed modification of the details given on the Contract Documents. Do not commence work until condition is resolved and modification is approved by the Architect.
 - Verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the Structural Engineer.
 - Where alterations involve the existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
 - With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.
 - If any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.
 - The contractor shall inform the professional of record in writing of any deviation from the contract documents. The contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.
 - All materials shall be stored to protect them from exposure to the elements.
 - All columns shall be centered on grid lines unless noted otherwise.
 - All column footings and pile caps shall be centered on columns unless noted otherwise.

II. DESIGN BASIS

- Applicable Codes and Standards
 - International Building Code 2015
- Design Live Loads
 - Roof - 20 psf
 - Attic Level - 20 psf
 - Assembly Areas - 100 psf
 - Commercial Kitchen = 125 psf
- Wind Load based on ASCE 7-10 Minimum Design Loads for Buildings and Other Structures
 - Basic Wind Velocity 144 mph
 - Risk Category II
 - Exposure B
 - Design Method
 - MNFRS - Chapter 27, Directional Procedure
 - C&C - Chapter 30 Part 1, Envelope Procedure
 - Mean Roof Height = 42 ft
 - Roof Slope = 28°
 - Enclosure Classification = Enclosed
- Service Components and Cladding Pressures per Code

0.6 Factor is already included in reported pressure

Effective Wind Area = 10 sf (+) (-)

	(-)	(+)
a. Roof		
Zone 1	22.9 psf	-25.0 psf
Zone 2	22.9 psf	-29.2 psf
Zone 3	22.9 psf	-29.2 psf
b. Wall		
Zone 4	25.0 psf	-27.1 psf
Zone 5	25.0 psf	-33.5 psf

See Figure 1 for C&C Zone Designations

Engineer of Record can furnish C&C load for larger effective wind areas upon request

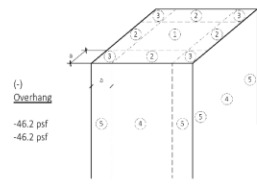


Figure 1. C&C Zone Designations

III. MATERIALS

A. CONCRETE

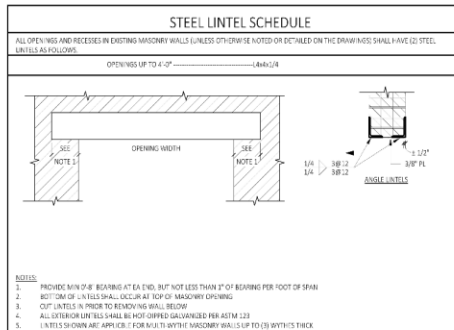
- Concrete shall be designed and detailed in accordance with the Building Code Requirements for Structural Concrete (ACI 318 latest edition), and constructed in accordance with the CRSI Manual of Standard Practice and ACI 301.
- All concrete shall be normal weight and have a minimum 28-day compressive strength of 4,000 psi unless noted otherwise on the drawings.
- Submit to Architect/Engineer reinforcing steel shop drawings for approval and mix designs for review prior to placing any concrete.
- Typical minimum concrete protective covering for reinforcement shall be 1-1/2"; minimum cover shall be 2" on surfaces in contact with the earth and 3" at earth-formed surfaces.
- All welded wire fabric shall conform to ASTM A-185 and shall be spaced a minimum of (2) wire spacings.
- Provide minimum mil vapor barrier per Specifications below all concrete at grade level. Vapor barrier shall be continuous with 12" lap to accommodate pouring direction.
- Bonding agent shall be used where new concrete is placed against existing concrete.
- Chamfer all exposed concrete corners unless noted otherwise on Architectural Drawings.
- EOR may perform periodic, visual inspection of the concrete reinforcement placement prior to pouring.
- Visual inspection by the EOR does not guarantee the Contractor's work or alleviate the Contractor from final responsibility to place reinforcement and concrete in accordance with the Contract Drawings and Specifications.

B. SOIL-SUPPORTED FOUNDATIONS

- Foundation design is based on an allowable soil bearing capacity of 1000 psf.
- All soil preparation shall be in accordance with the recommendations given in the referenced Geotechnical Report, as applicable.
- Strip areas of all gravel, surface vegetation, topsoil, and any debris. Remove all existing structures, foundations, and below grade site features.
- Place footings on undisturbed soil or engineered fill. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling.
- Where fill material is required over in-situ sub grade, scarify sub grade to a minimum depth of 6" and adjust moisture content to equal optimum moisture content, or as required by geotechnical report. Compact scarified sub grade using the same requirements listed below for compacted structural fill, as applicable.
- Sheeting, shoring, and associated excavation shall be performed in accordance with OSHA guidelines and is the Contractor's responsibility.

C. STRUCTURAL STEEL FRAMING

- Fabrication and erection of structural steel shall conform to "The Manual of Steel Construction", Fourteenth Edition, American Institute of Steel Construction (AISC) including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and AISC Code of Standard Practice.
- All welding shall be performed by certified welders and shall conform to "AWS D1.1/D1.1M Structural Welding Code - Steel", American Welding Society (AWS), latest edition.
- All high-strength bolts shall be manufactured, installed, and field tested in accordance with the "Specification for Structural Joints Using High-Strength Bolts", AISC, latest edition.
- All steel in contact with weather or exterior masonry shall be galvanized unless noted otherwise. This includes steel angle, plates, and lintels along with their respective bolts and washers:
 - Structural shapes and rods ASTM A123
 - Bolts, fasteners and hardware ASTM A153
- All exterior column base plates and anchor rods shall be hot-dipped galvanized per ASTM A123 and A153.
- Anchor rods shall conform to ASTM F1554, unless noted otherwise.
- Anchor bolts shall be headed with a nut and washer at the lower end.
- Steel members shown on plan shall be equally spaced unless noted otherwise.
- Unless noted otherwise, all cap and base plates shall be welded to the columns continuously all around with a 1/4" fillet weld.
- All exterior framing (beams & columns) shall be painted per Architectural specification.
- All powder actuated fasteners shall have a minimum shank diameter of 0.157" unless noted otherwise.



D. WOOD FINISHING

- All wood framing fabrication and erection shall conform to the "National Design Specification (NDS) for Wood Construction" by the AFPA, the Plywood Design Specification by the APA, and the "Timber Construction Manual" as adopted by the American Institute of Timber Construction, including the AITC 106 "Code of Standard Practice" and ANSI/AITC 1190 "American National Standard, Structural Glued Laminated Timber" by American Institute of Timber Construction.
- See IBC International Building Code for minimum bracing and fastening requirements. Provide nailing patterns in compliance with IBC recommended fastening schedule.
- All lumber or plywood in contact with masonry or exposed to earth or weather, including sill plates, shall be pressure treated withCCA or MCQ to a minimum retention of 0.40 pcf in accordance withAWPA Standard U1. ACQ treatment will not be allowed.
 - This shall include raised floor framing joists, raised first floor plywood subfloor, all exterior plywood, rafter tails, & sills.
- Framing Lumber - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise.
- See typical detail for fastening pattern for joining multiple pieces of lumber or engineered wood.
- All openings in exterior wood-framed walls shall have the following minimum number of jack & king studs at each jamb:
 - Openings less than 4'-0".....2 jack studs, 1 king stud
 - Openings 4'-0" to 6'-0".....3 jack studs, 2 king studs
 - Openings 6'-0" to 10'-0".....4 jack studs, 2 king studs
 - Openings larger than 10'-0".....See Plan or consult Struct. Eng.
- Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.
- Members shall be set with crown up and have a minimum of 3 inches bearing.
- Splice double end plates directly over stud. Stagger splice of each plate.
- Provide solid wood blocking or diagonal bracing for dimensioned lumber floor joists at intervals not exceeding 8'-0" o.c. max during construction. Blocking shall remain.
- All load-bearing dimensional lumber walls shall have solid blocking at a maximum interval of 4ft o.c. during construction. Blocking shall remain.
- All plywood sheathing shall comply with APA and have exterior glue.
- Plywood floor sheathing - APA rated 48/24, 23/32" (3/4" nominal) thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports. The use of staples will not be allowed.
- Plywood Roof Sheathing - APA rated 32/16, 19/32" (5/8" nominal) thick. Nail with 8d ring shank or 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports. The use of staples will not be allowed. Verify joints of plywood roof sheathing shall be staggered every four feet or less.
- Steel wall's sheathing - Wall sheathing shall be APA rated 32/16 sheathing, 15/32" (1/2" nominal) thick. Provide plywood sheathing on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (1 1/4" min. diameter) or #10 screws (1 1/2" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. All plywood wall sheathing shall have solid blocking at all horizontal joints.
- OSB will not be accepted as a substitution for plywood without approval by the EOR.
- LVL Members - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Microlam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.

E. ADHESIVE ANCHORS AND DOWELS

- Substitution of expansion or adhesive anchors for embedded anchors shall not be permitted unless specifically approved in writing by the Structural Engineer of Record prior to pouring the concrete containing the anchors.
- Unless noted otherwise, Hilti HIT-HY 270 epoxy system shall be used for an adhesive anchor in brick and concrete masonry.
- Unless noted otherwise, Hilti HIT-HY 200 V3 epoxy system shall be used for an adhesive anchors or dowels in concrete.
- Where base material is hollow block brick or other material containing pockets or voids, a screen tube, per manufacturer's recommendations, shall be employed in the system.
- The spacing, minimum embedment, and installation of the anchors shall be in accordance with the manufacturer's recommendations and in accordance with the plans.
- Anchor rods used in adhesive anchorage systems shall conform to ASTM F1554 steel.
- Use of diamond core bit with roughening tool for anchor holes requires approval from engineer of record prior to drilling. Unless otherwise shown in the drawings, all holes shall be drilled perpendicular to the concrete surface.
- Install anchors per the manufacturer's printed installation instructions, as included in the anchor packaging.

F. HISTORIC BRICK MASONRY

- Mortar shall conform to the "Vieux Carre" mix, Type O; No more than 1 part Portland cement, 3 parts lime and 9 parts sand. Lime shall conform to ASTM C207 and masonry cement shall conform to ASTM C91.
- Full bed and head joints shall be provided.
- Where masonry mortar requires repair, repair shall be conducted by racking mortar joints as required and re-pointing with Vieux Carre mortar.
- All joint pockets shall be filled with soft, compatible brick with Vieux Carre mortar where possible, or with Vieux Carre mortar mix alone. Do not fill with non-shrink grout.
- All rebuilt or infill masonry shall be soft, compatible brick with Vieux Carre mortar. Concrete masonry will not be allowed.
- Adequate bearing must be provided under all beams and joints pocketed into existing masonry walls. See Sections.
- All lintels installed in exterior masonry walls shall be galvanized. Interior walls that extend above the roof plane are not adequately waterproofed are considered exterior walls.

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

PE NO. 40458

MS-XHNSON@BATTURE ENG.COM

FOR BID DRAWING

DATE 12/20/2022

PROJ. NO. A1907

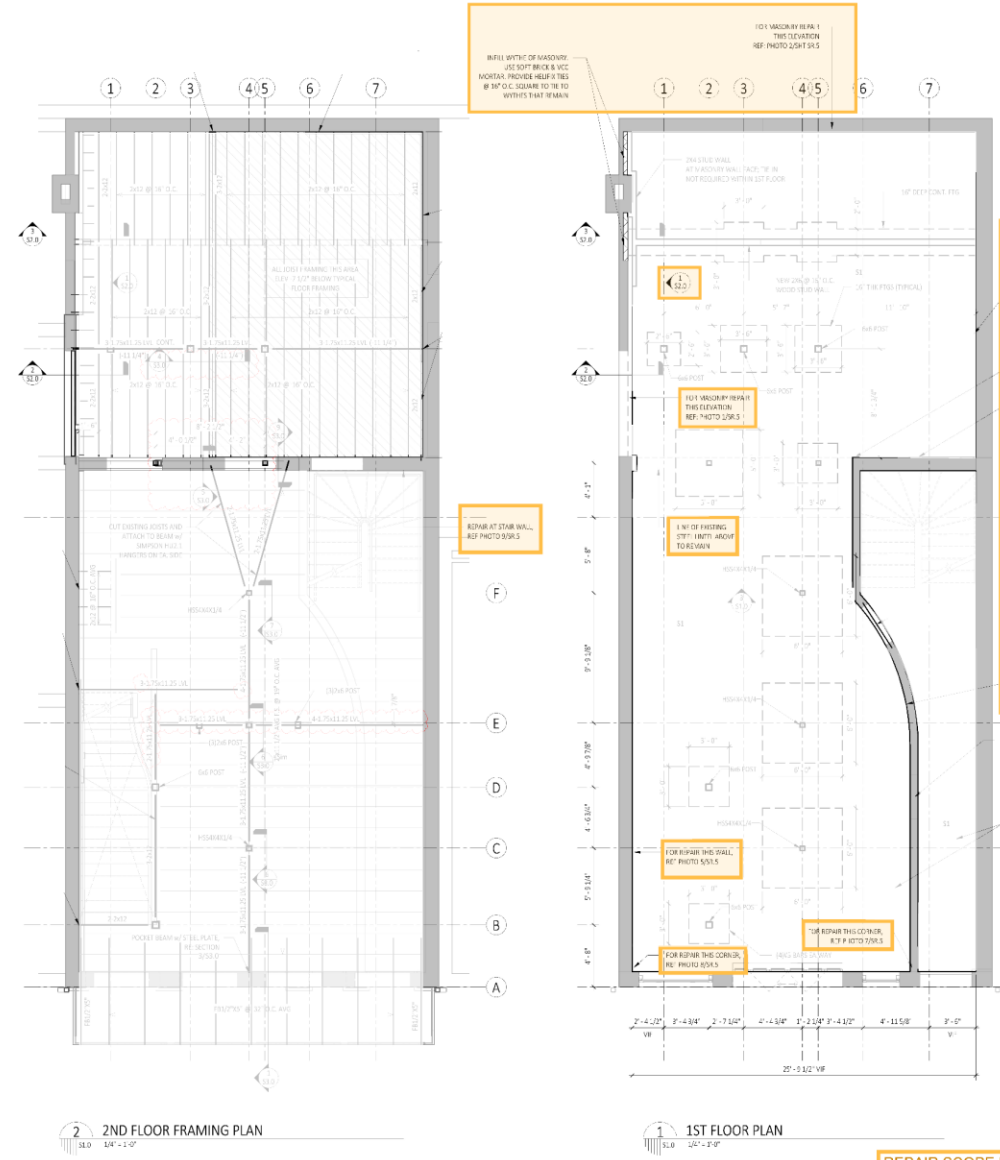
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GENERAL NOTES

NOT FOR CONSTRUCTION 1/9/2023 3:33:08 PM



1/9/2023 3:33:08 PM



2 2ND FLOOR FRAMING PLAN
1/4" = 1'-0"

1 1ST FLOOR PLAN
1/8" = 1'-0"

REPAIR SCOPE FOR EARLY
RELEASE PERMIT

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO. 40458
MSJOHNSON@BATTURE-ENG.COM

FOR BID DRAFT
DATE 12/20/2022
PROJ. NO. A1907

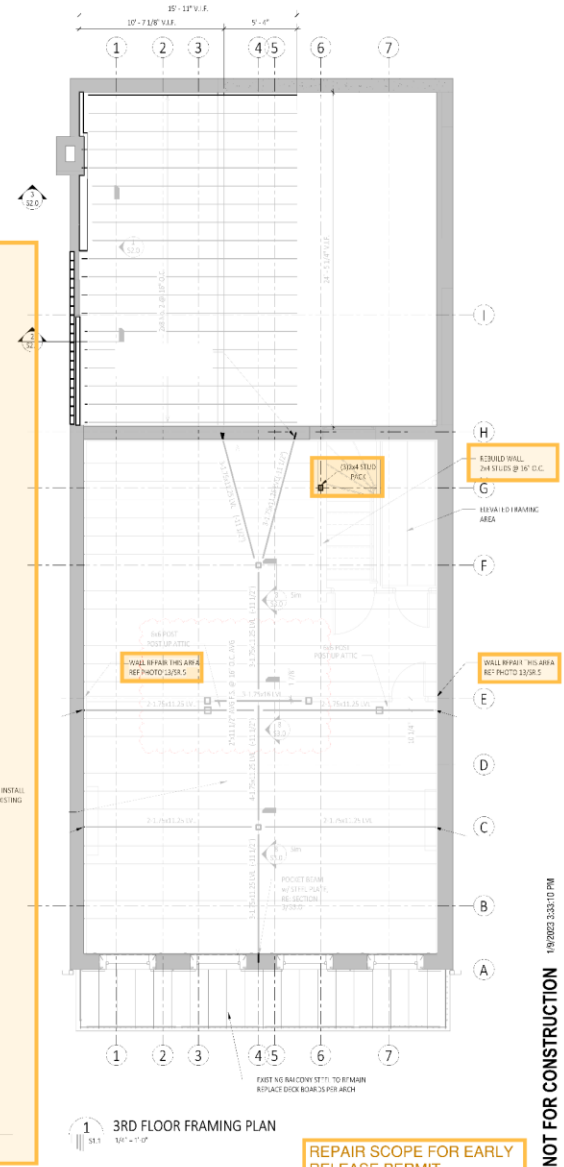
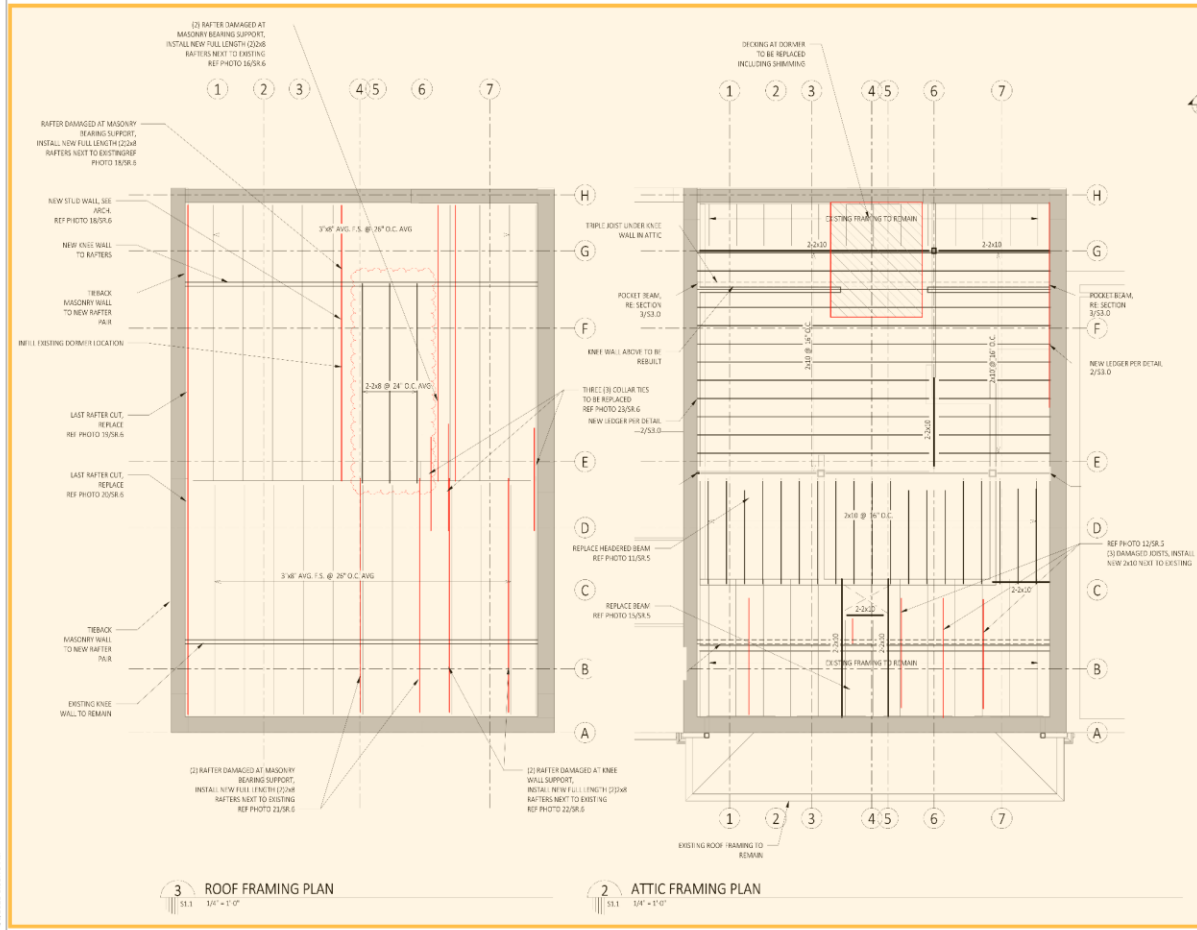
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1ST FLOOR & 2ND
FLOOR FRAMING PLANS

NOT FOR CONSTRUCTION 12/20/2022 3:38:08 PM

12/20/2022 3:38:08 PM





DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	07/20/2023

PRELIMINARY
NOT FOR CONSTRUCTION

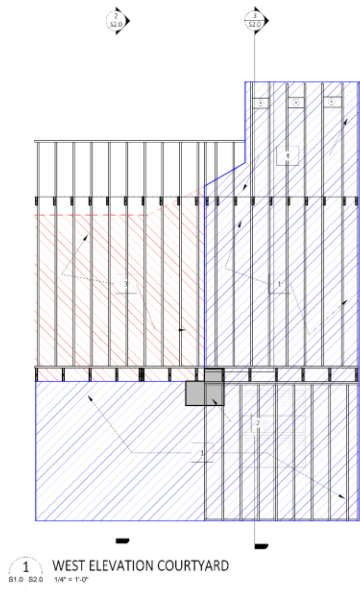
FE NO. 40458
MSJOHNSON@BATTURE-ENG.COM
FOR BID DRAFT
DATE 12/20/2022
PROJ. NO. A1907

S1.1
3RD FLOOR & ATTIC FRAMING PLANS

NOT FOR CONSTRUCTION 1/9/2023 3:33:10 PM

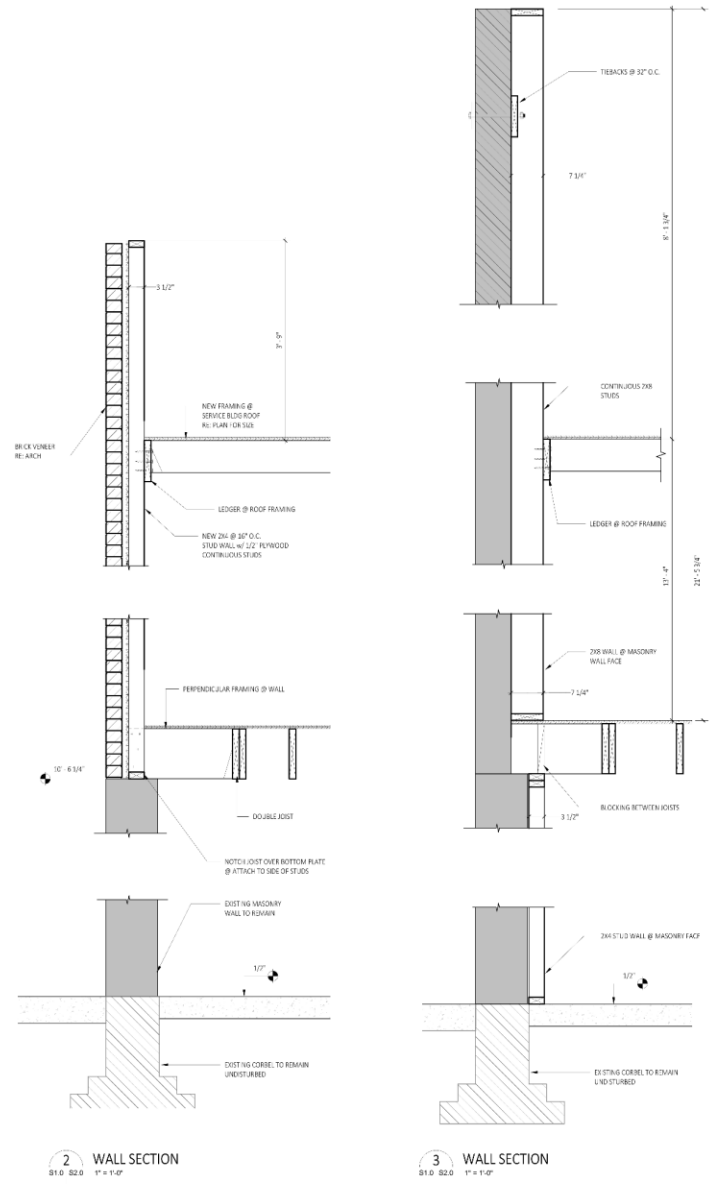
REPAIR SCOPE FOR EARLY RELEASE PERMIT





1 WEST ELEVATION COURTYARD
S1.0 S2.0 1/8" = 1'-0"

MASONRY REPAIR KEYNOTES	
1	TUCKPOINT IF LOSS OF MORTAR IS GREATER THAN 1/4" USING VCC MIX. REPLACE ANY MISSING BRICKS WITH SIMILAR BRICKS.
2	AFTER REMOVAL OF W-SHAPE, INFILL AREA WITH SOFT BRICK. USE HEADER ROWS IN ORIGINAL LOCATIONS, TOOTHING INTO REMAINING WYTHES.
3	DEMOLISH DAMAGED WALL SECTION. TO BE REPLACED WITH WOOD STUD & VENEER. RE: SECTION 2/S2.0
4	MASONRY PARAPET TO REMAIN AND TIED BACK INTO NEW WOOD STUD WALL. TUCKPOINT IF LOSS OF MORTAR IS GREATER THAN 1/4" USING VCC MIX. RE: SECTION 3/S2.0
	MASONRY TO REMAIN. SEE KEYNOTES FOR REPAIR MEASURE.
	MASONRY TO BE DEMOLISHED. SEE KEYNOTES FOR REBUILD MEASURES.



2 WALL SECTION
S1.0 S2.0 1" = 1'-0"

3 WALL SECTION
S1.0 S2.0 1" = 1'-0"

REPAIR SCOPE FOR EARLY RELEASE PERMIT

NOT FOR CONSTRUCTION 10/2023 3:28:10 PM

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS	DESCRIPTION	DATE

PRELIMINARY
(NOT FOR CONSTRUCTION)

PI NO. 40458
MSJOHNSON@BATTURE-ENG.COM

FOR BID DRAFT

DATE 12/20/2022
PROJ NO. A1907

S2.0
MASONRY REPAIR ELEVATION



10/2023 3:28:10 PM

- PHOTO NOTES:
1. PHOTOS PROVIDED FOR CONTEXT ONLY. REFER TO DRAWINGS AND GENERAL NOTES FOR SPECIFIC REPAIR INSTRUCTIONS.
 2. NOT ALL AREAS OF ROOF RAYS MAY BE SHOWN.
 3. ALL VIEWS ARE SHOWN TO BE BRANDED FROM MASSOUDY WILIS AND C. LEAND PIRK ARCHITECT.
 4. IF DAMAGED JOIST LOCATION IS UNCLEAR, NOTIFY ENGINEER.
 5. AREAS OF DAMAGED DECKING AT ROOF AND ATTIC SHALL BE REPLACED WITH 5/8" X 6" S4S PER GENERAL NOTES.



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19

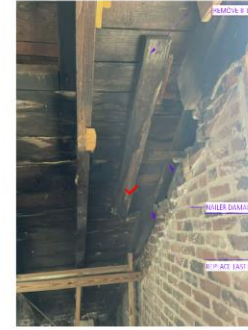


PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23

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DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

FC NO. 40458
MSJOHNSON@BATTURE-ENG.COM

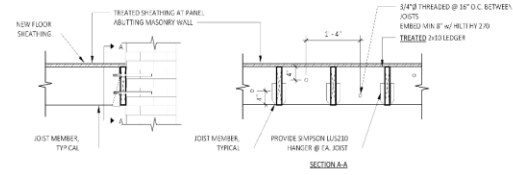
FOR BID DRAFT
DATE 12/20/2022
PROJ. NO. A1907

S2.2
REPAIR PHOTOS

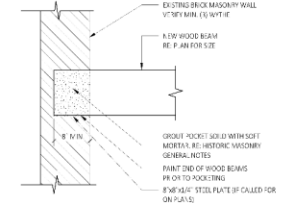
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REPAIR SCOPE FOR EARLY RELEASE PERMIT





2 TREATED WOOD LEDGER AT MULTI-WYTHE BRICK WALL
S3.0 3/4" = 1'-0"



3 WOOD BEAM POCKET @ EXIST. BRICK MASONRY
S3.0 1" = 1'-0"

1/9/2023 3:25:14 PM

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM #3	01/06/2023

PRELIMINARY
NOT FOR CONSTRUCTION

PE NO. 40458
MS.JOHNSON@BATTURE.ENG.COM
FOR BID DRAFT
DATE 12/20/2022
PROJ. NO. A1907

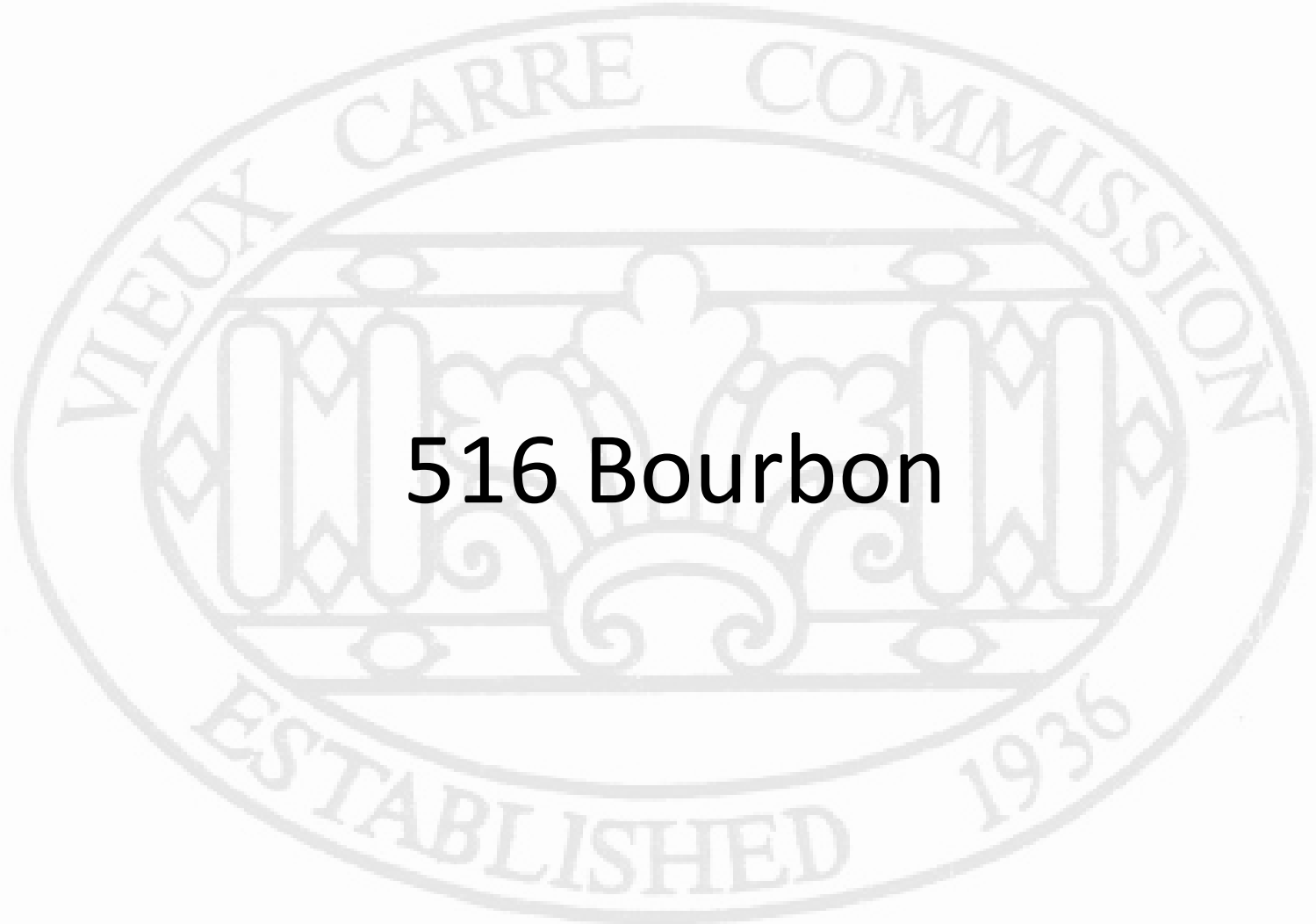
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FRAMING SECTIONS & DETAILS

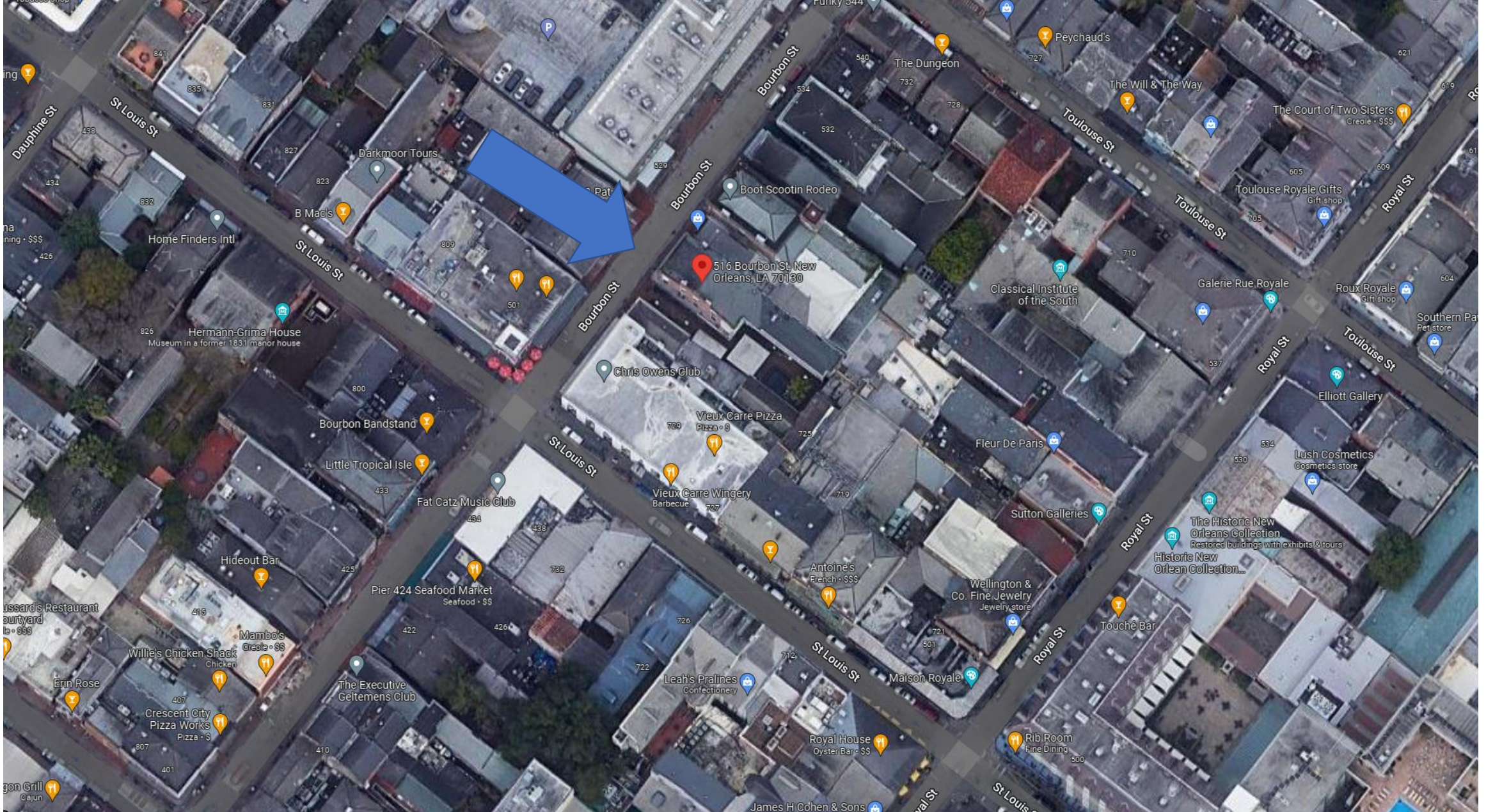
REPAIR SCOPE FOR EARLY RELEASE PERMIT

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516 Bourbon



516 Bourbon

VCC Architectural Committee

May 28, 2024



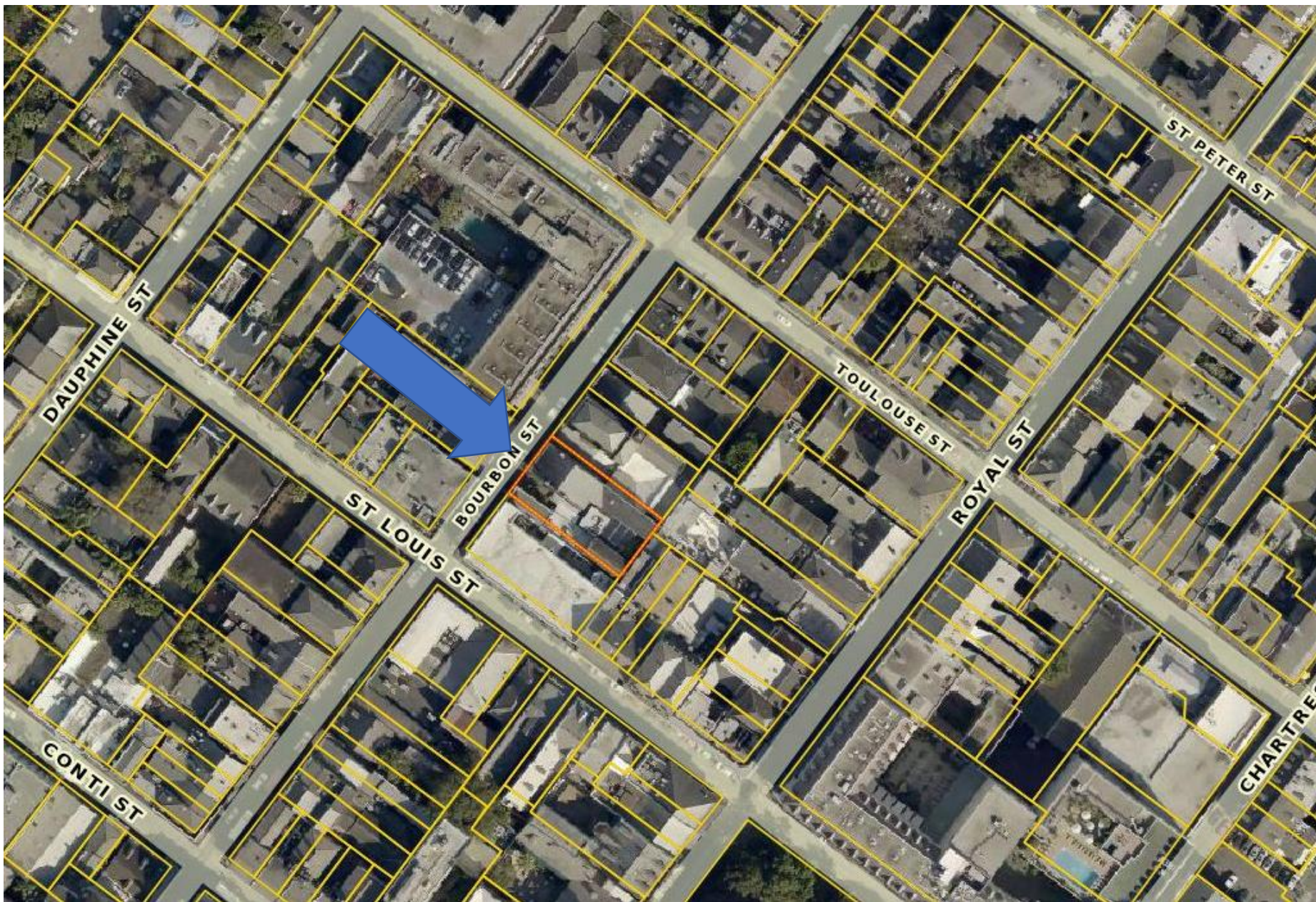


516 Bourbon

VCC Architectural Committee

May 28, 2024





516 Bourbon

VCC Architectural Committee

May 28, 2024



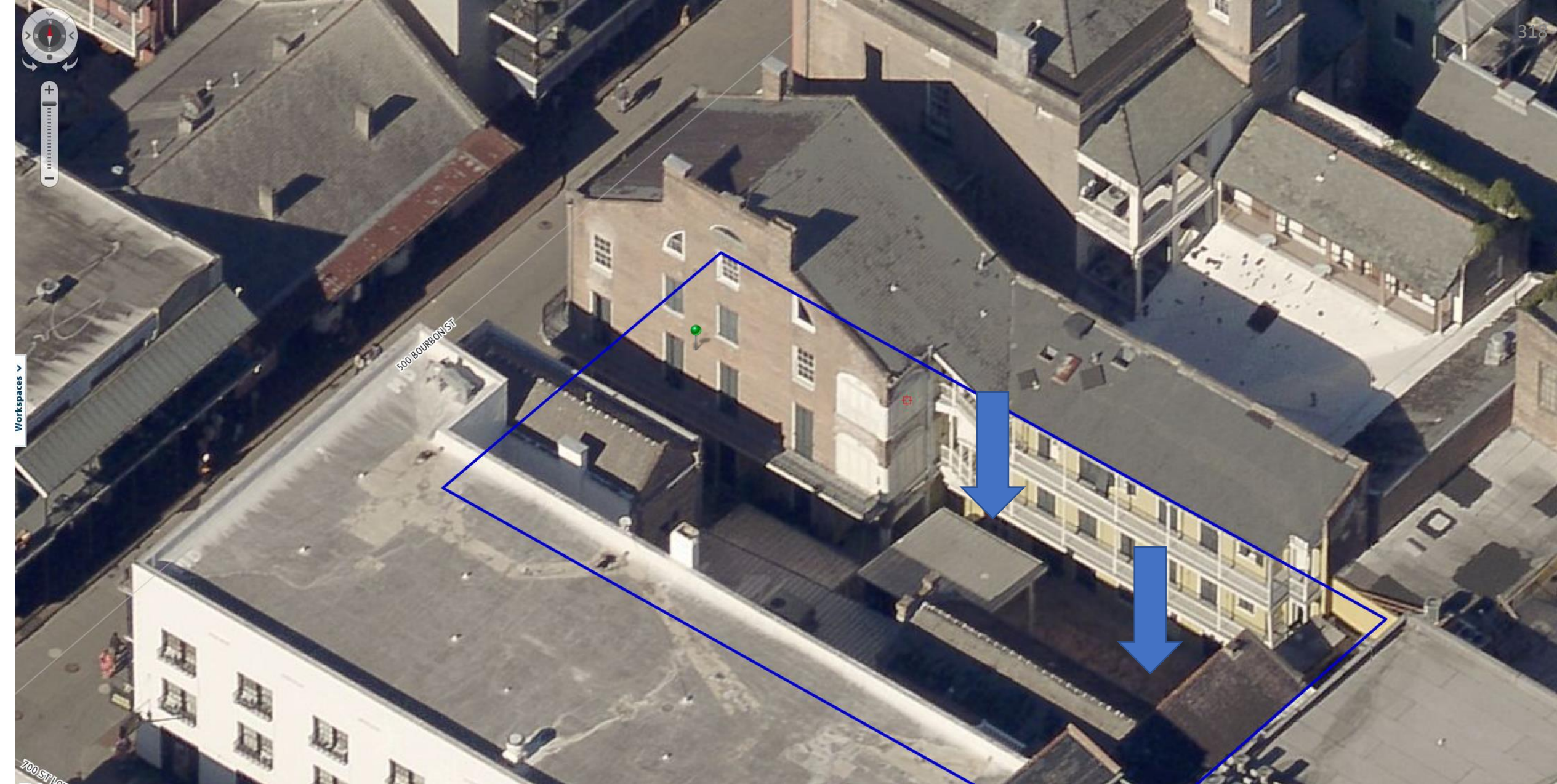


516 Bourbon

VCC Architectural Committee

May 28, 2024





516 Bourbon

VCC Architectural Committee

May 28, 2024





516 Bourbon

VCC Architectural Committee

May 28, 2024





516 Bourbon

VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

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VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

May 28, 2024





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VCC Architectural Committee

May 28, 2024



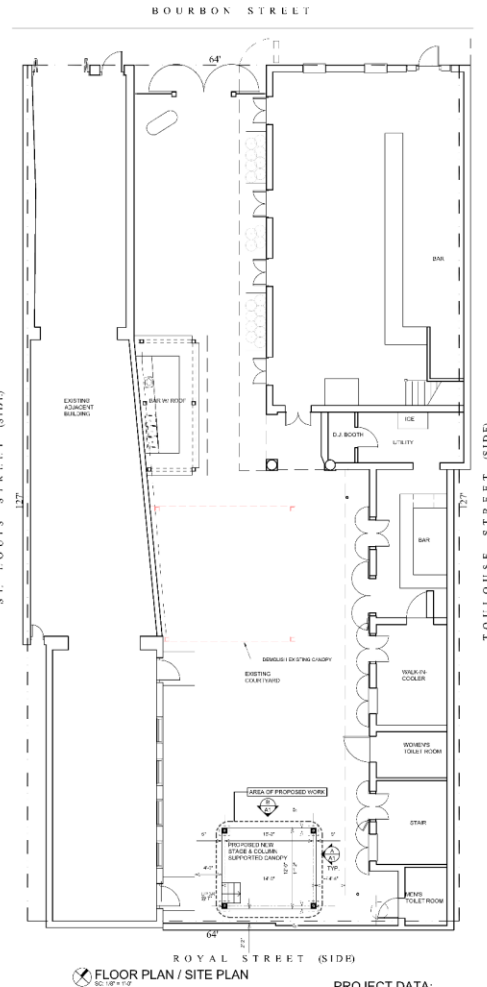
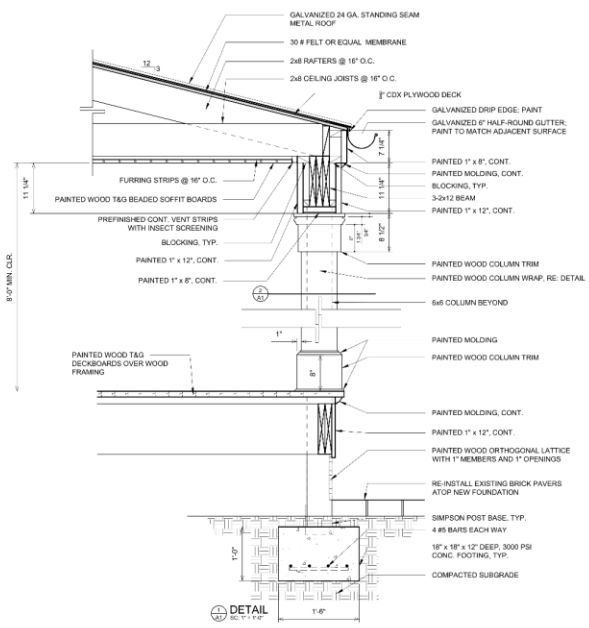
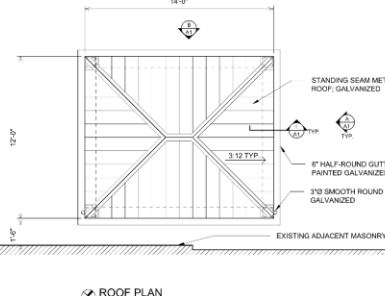
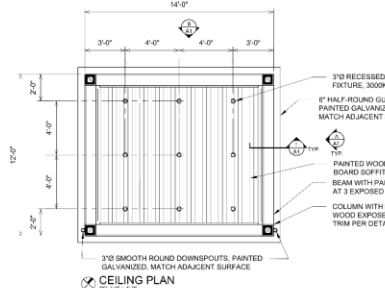
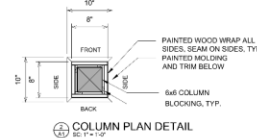
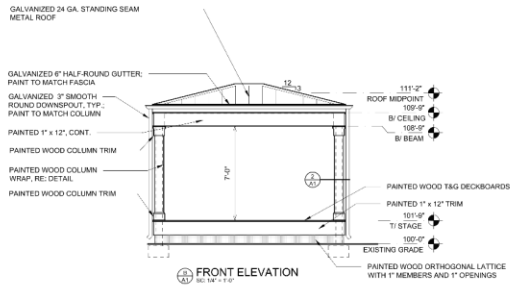
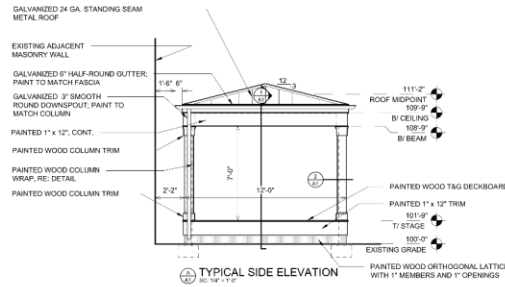


516 Bourbon

VCC Architectural Committee

May 28, 2024





PROJECT DATA:

- ALL CONSTRUCTION ELEMENTS ARE EXISTING UNLESS NOTED AS "NEW"
- CITY OF NEW ORLEANS PERMITS REQUIRED FOR ALL WORK
- OPEN SPACE RATIO:
 - REQUIRE: 30.00%
 - PROVIDED: 38.00%

DATE: 03/13/2024
 TOTAL REQUIRED FLOOR AREA OF ALL STRUCTURES: 2,500 SF

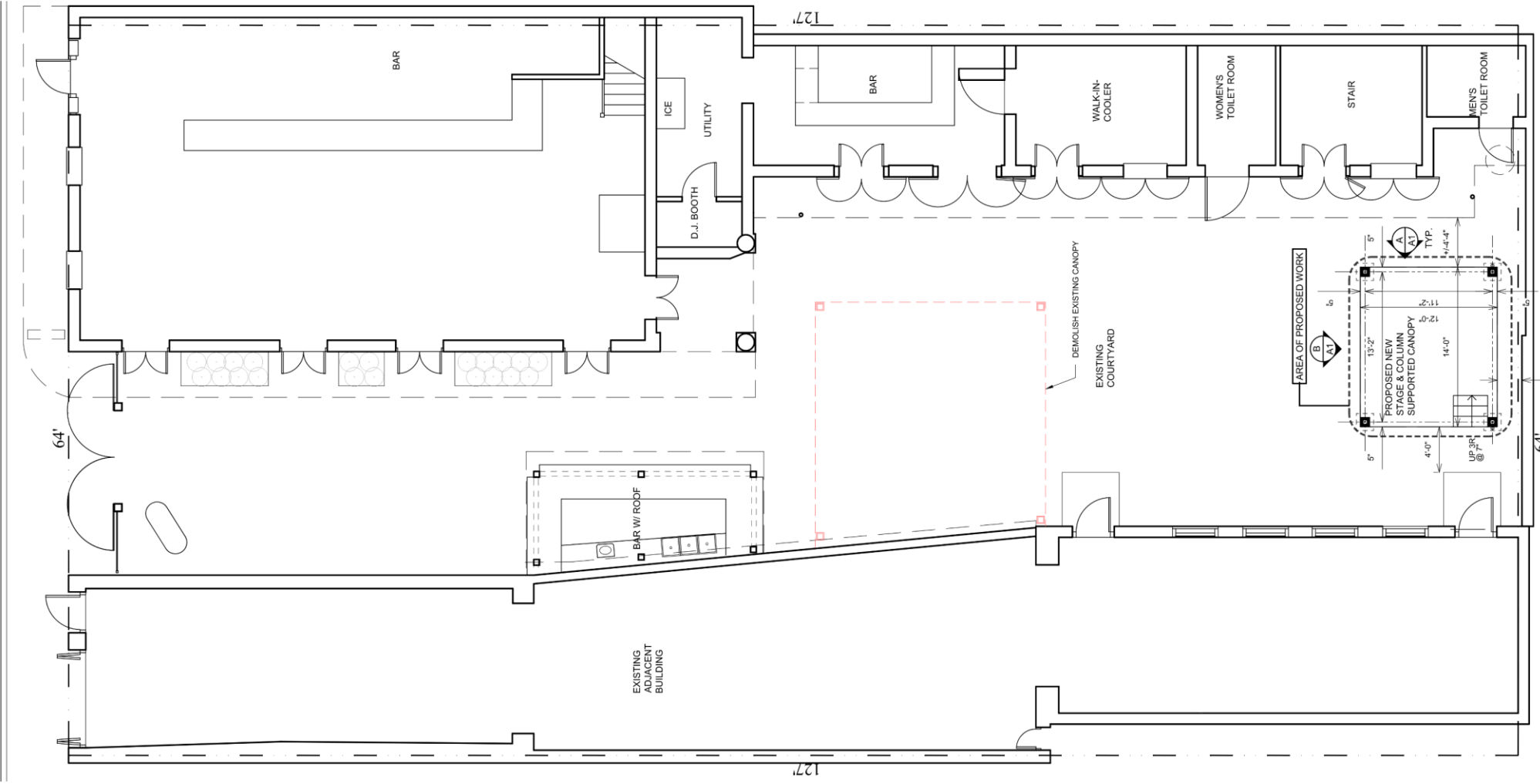
516 BOURBON STREET NEW CANOPY New Orleans, Louisiana 70130	 LKHarmont Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.2879 harmont@lkharmontarchitects.com	3.12.2024 V.C.C. APP. 3.13.2024 REV.	A1 LKH #2024
		24"x36" SHEET	

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 VCC Architectural Committee

May 28, 2024



ST. LOUIS STREET (SIDE)
127'
TOULOUSE STREET (SIDE)
127'

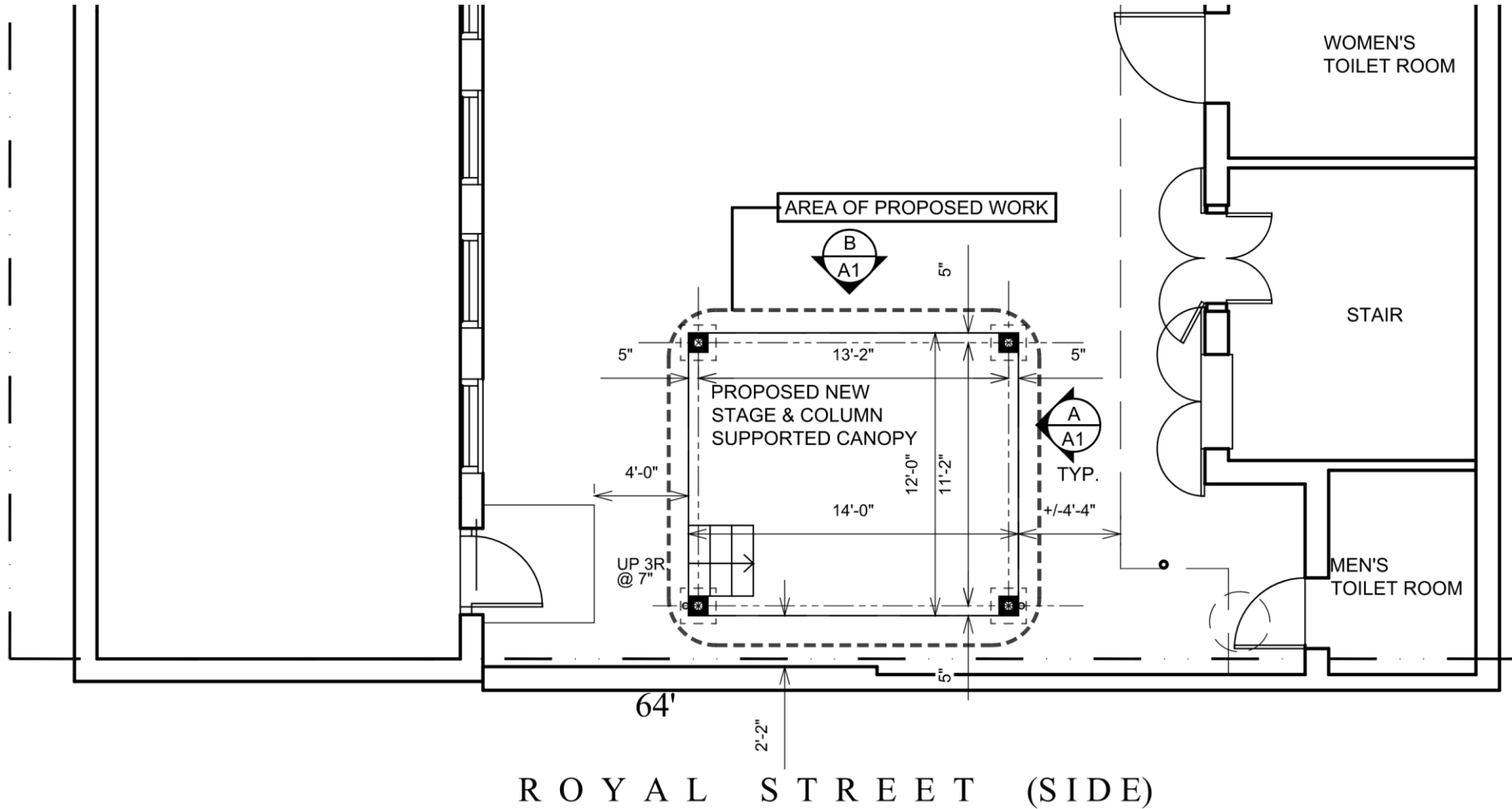


ROYAL STREET (SIDE)
64'
FLOOR PLAN / SITE PLAN
SC: 1/8" = 1'-0"

PROJECT DATA:

1. ALL CONSTRUCTION ELEMENTS ARE EXISTING UNLESS NOTED AS "NEW"
 2. CITY OF NEW ORLEANS ZONING CLASSIFICATION: VCE
 3. OPEN SPACE RATIO:
REQUIRED: .30 MIN
PROVIDED: .48
- OPEN SPACE = 2,407 S.F.
TOTAL GROUND FLOOR AREA OF ALL STRUCTURES = 5,066 S.F.





 **FLOOR PLAN / SITE PLAN**
SC: 1/8" = 1'-0"

PROJECT DATA:

516 Bourbon

VCC Architectural Committee

May 28, 2024



GALVANIZED 24 GA. STANDING SEAM METAL ROOF

EXISTING ADJACENT MASONRY WALL

GALVANIZED 6" HALF-ROUND GUTTER; PAINT TO MATCH FASCIA

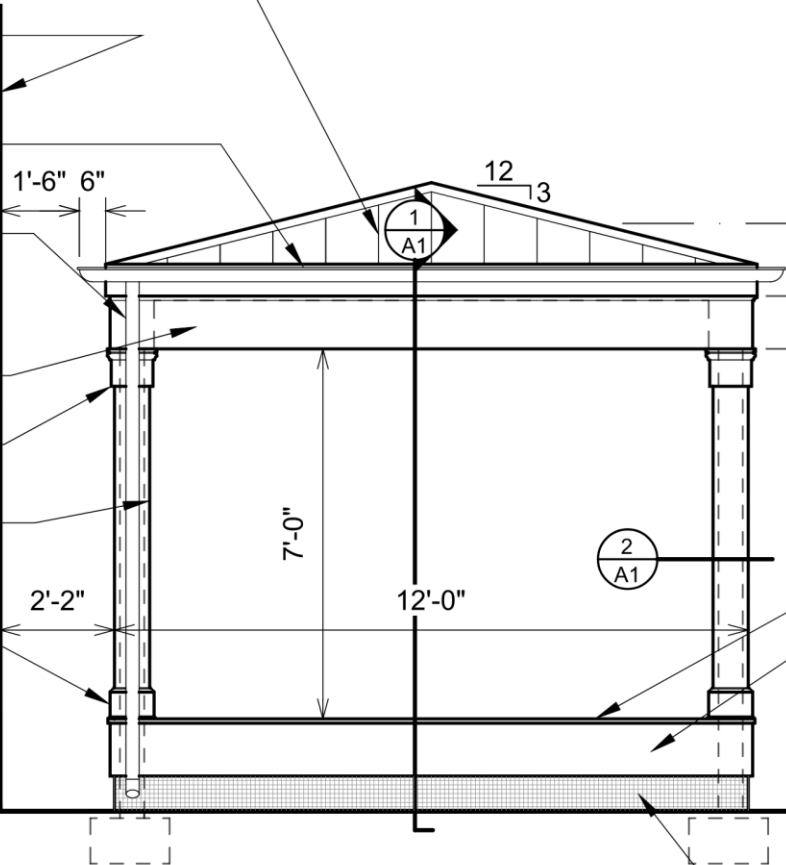
GALVANIZED 3" SMOOTH ROUND DOWNSPOUT; PAINT TO MATCH COLUMN

PAINTED 1" x 12", CONT.

PAINTED WOOD COLUMN TRIM

PAINTED WOOD COLUMN WRAP, RE: DETAIL

PAINTED WOOD COLUMN TRIM



111'-2" ROOF MIDPOINT
 109'-9" B/ CEILING
 108'-9" B/ BEAM

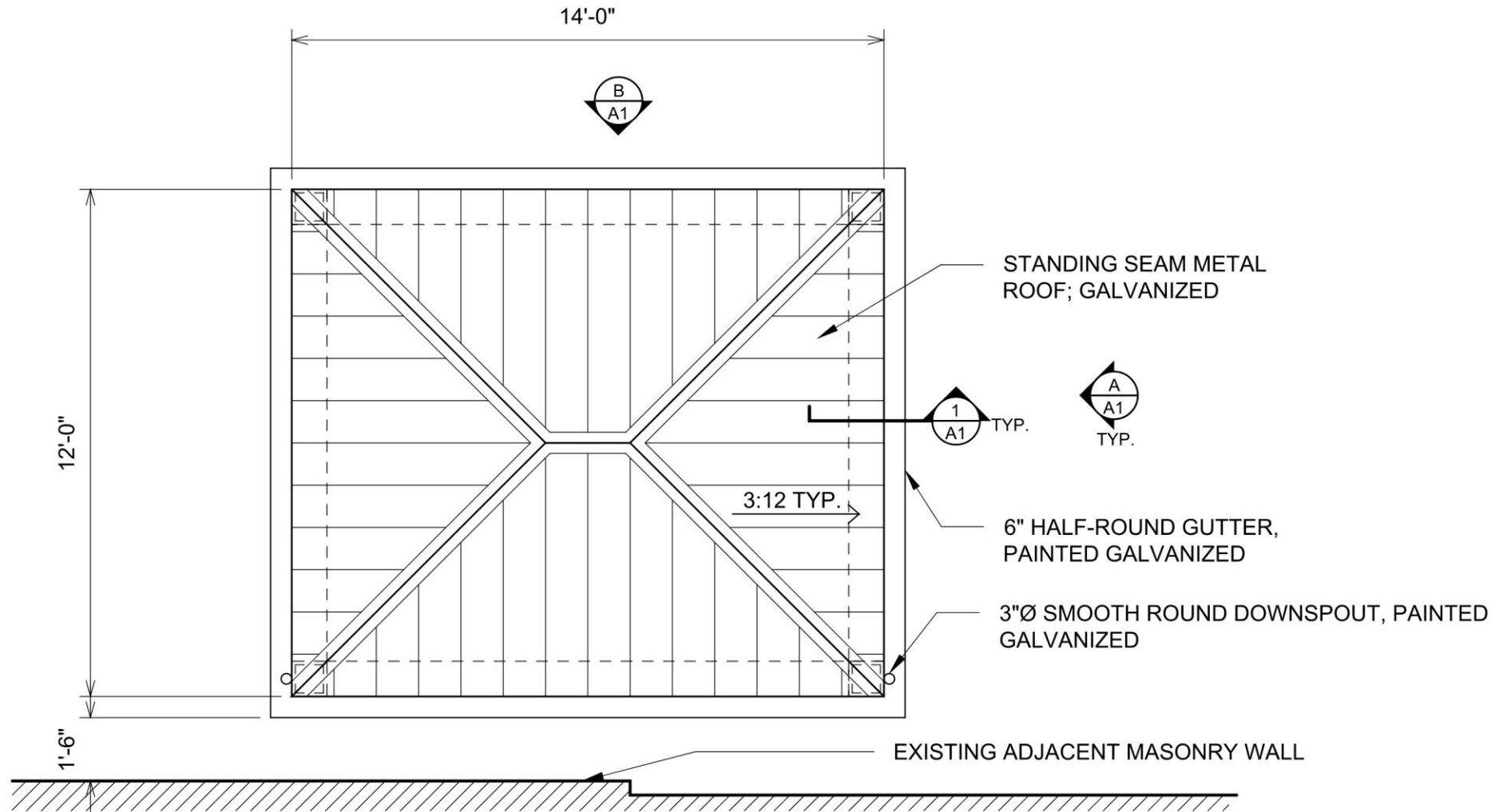
101'-9" T/ STAGE
 100'-0" EXISTING GRADE

PAINTED WOOD T&G DECKBOARDS
 PAINTED 1" x 12" TRIM

TYPICAL SIDE ELEVATION
 SC: 1/4" = 1'-0"

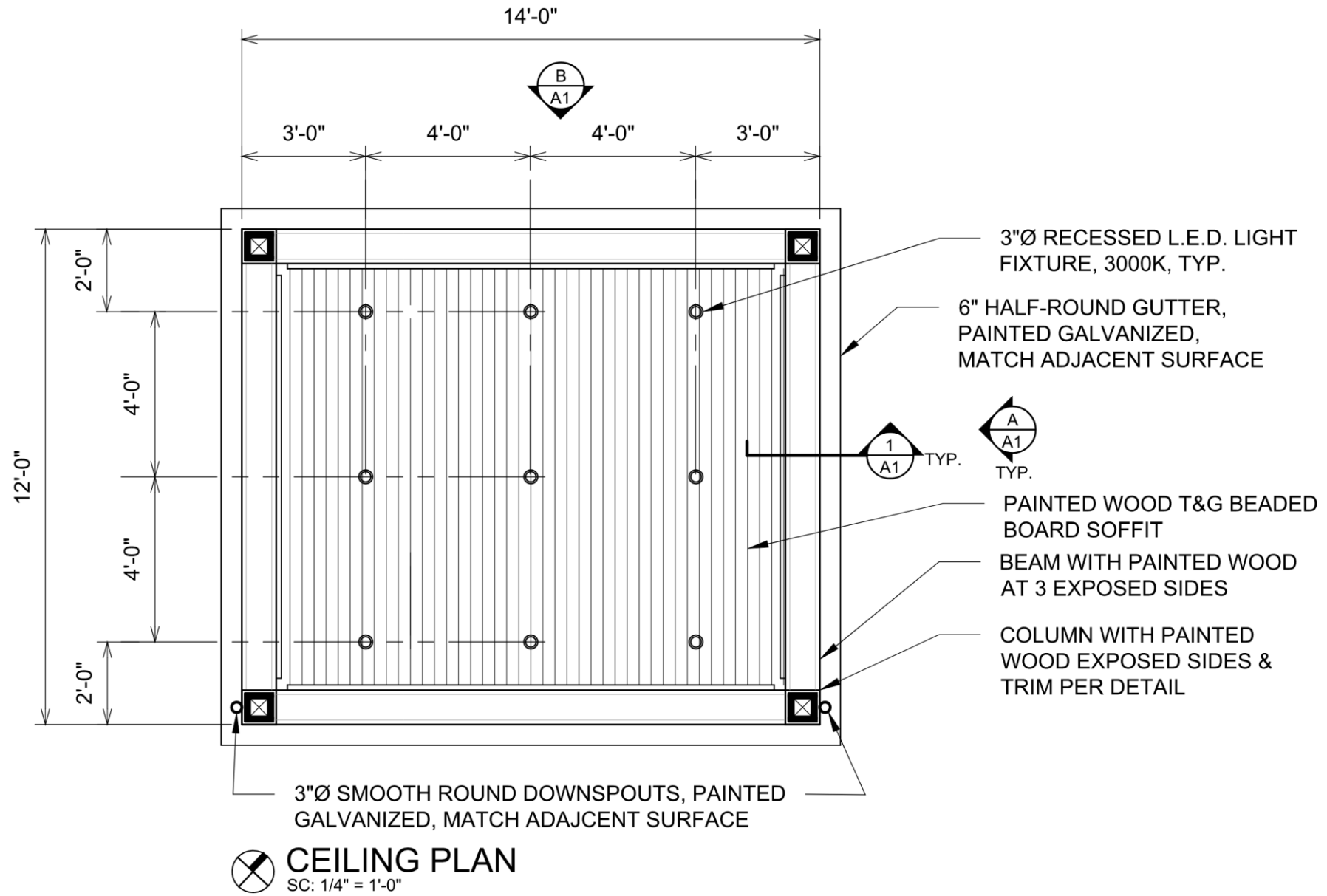
PAINTED WOOD ORTHOGONAL LATTICE WITH 1" MEMBERS AND 1" OPENINGS

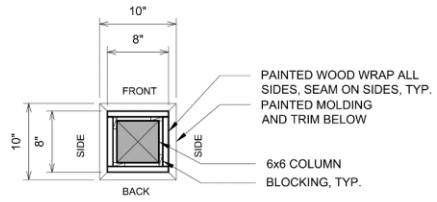




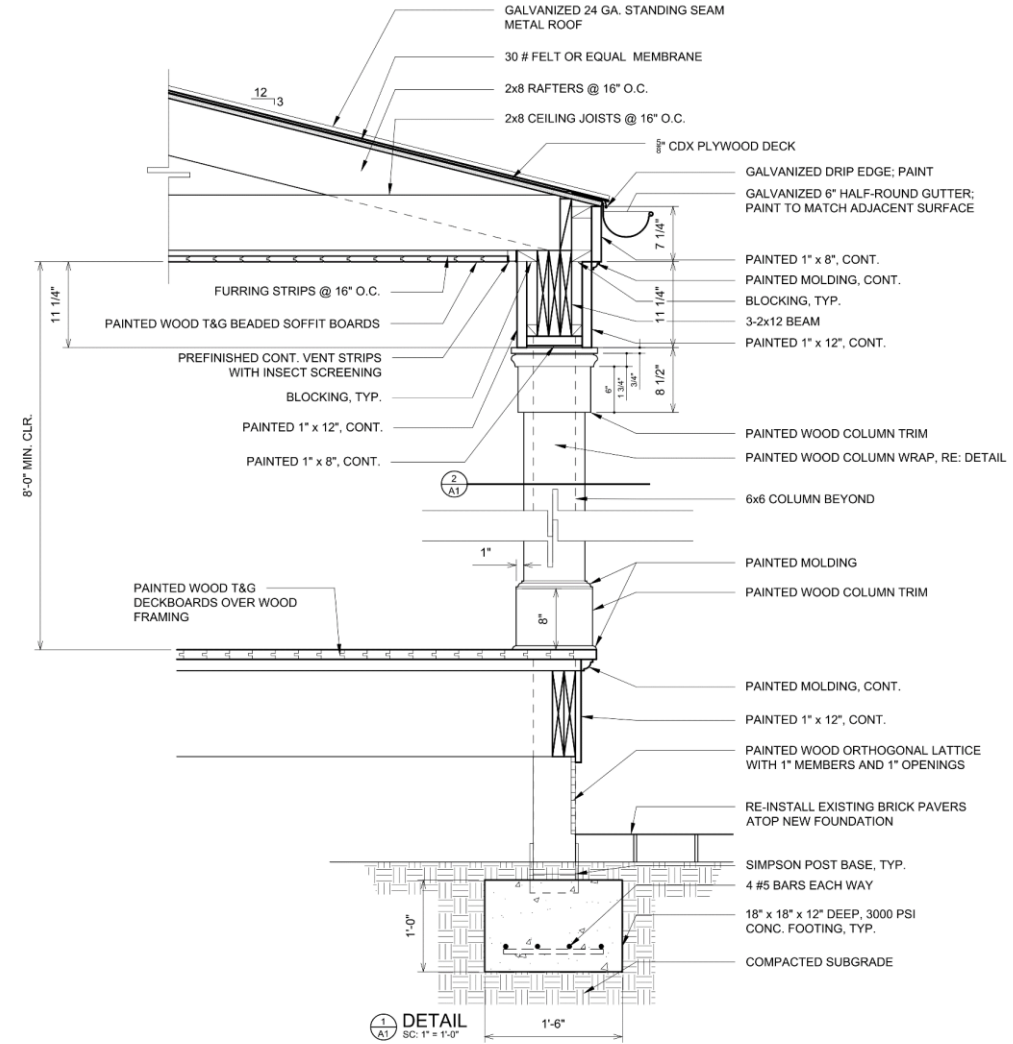
 **ROOF PLAN**
 SC: 1/4" = 1'-0"





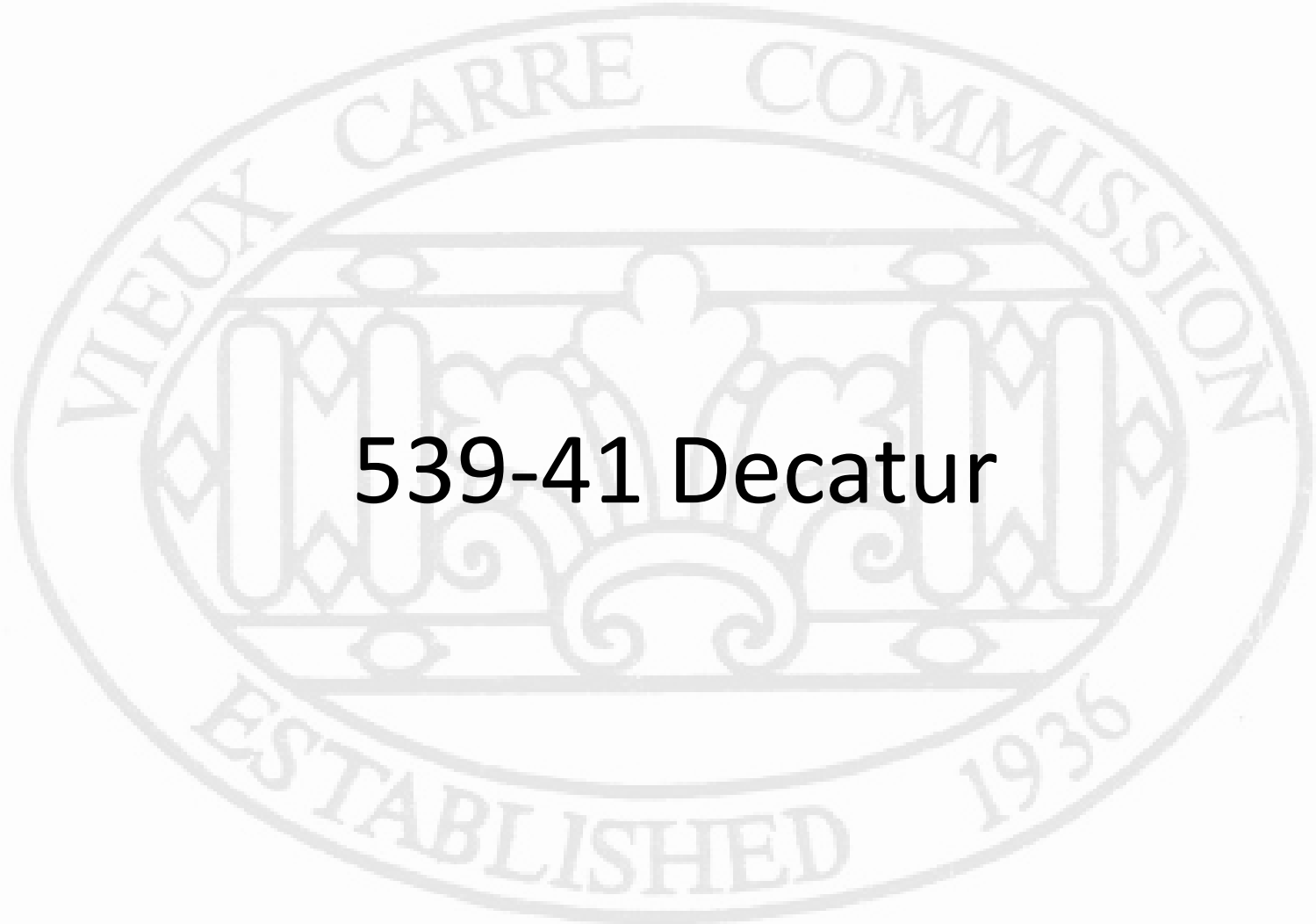


2
A1
COLUMN PLAN DETAIL
SC: 1" = 1'-0"

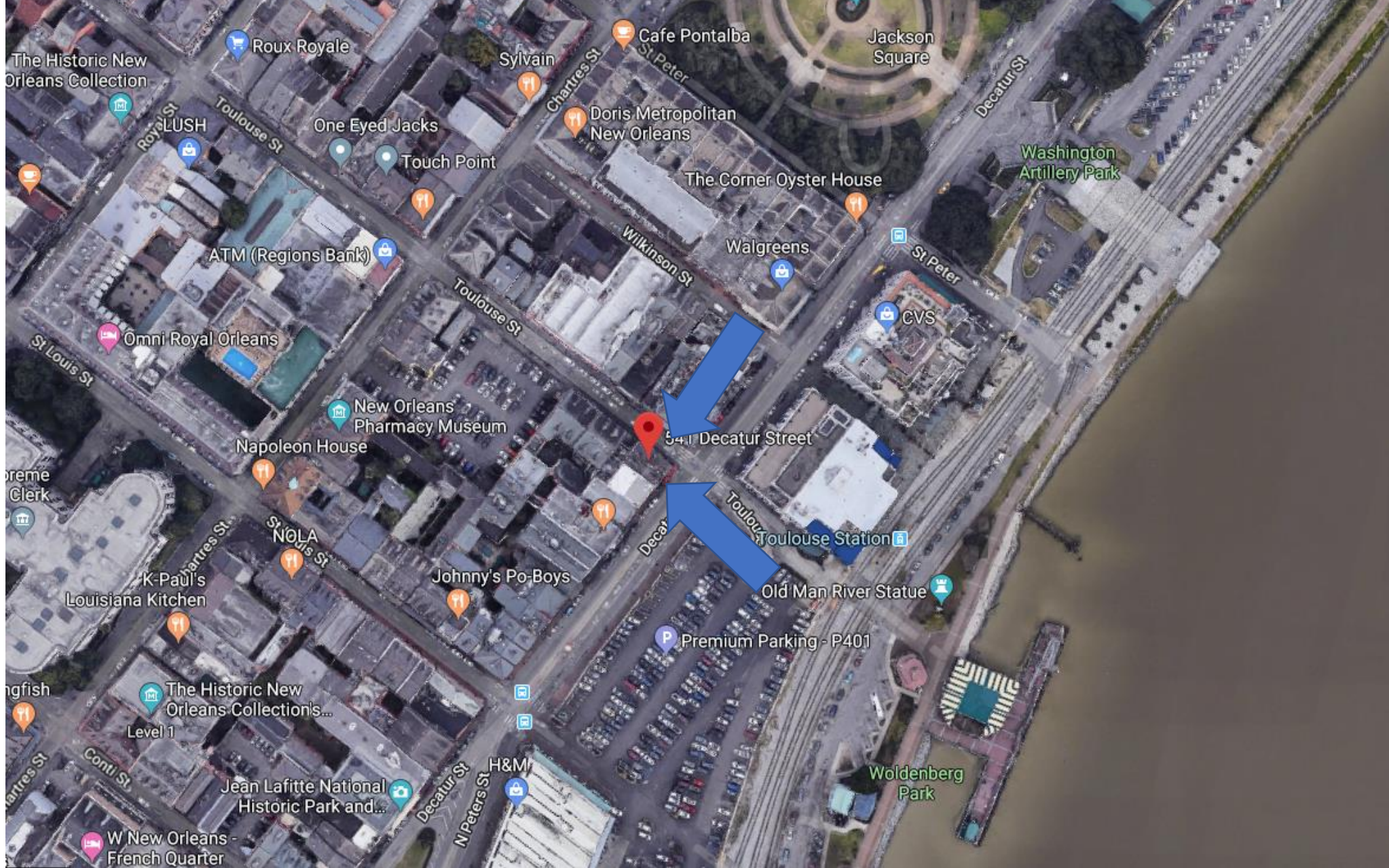


1
A1
DETAIL
SC: 1" = 1'-0"





539-41 Decatur



541 Decatur

VCC Architectural Committee

May 28, 2024





541 Decatur

VCC Architectural Committee

May 28, 2024





541 Decatur

VCC Architectural Committee

May 28, 2024





541 Decatur

VCC Architectural Committee

May 28, 2024





541 Decatur

VCC Architectural Committee

May 28, 2024



2019



2016



541 Decatur

VCC Architectural Committee

May 28, 2024





Aug 2021 - Sep 2021 08/31/2021 - 09/03/2021

541 Decatur – Fall 2021

VCC Architectural Committee

May 28, 2024



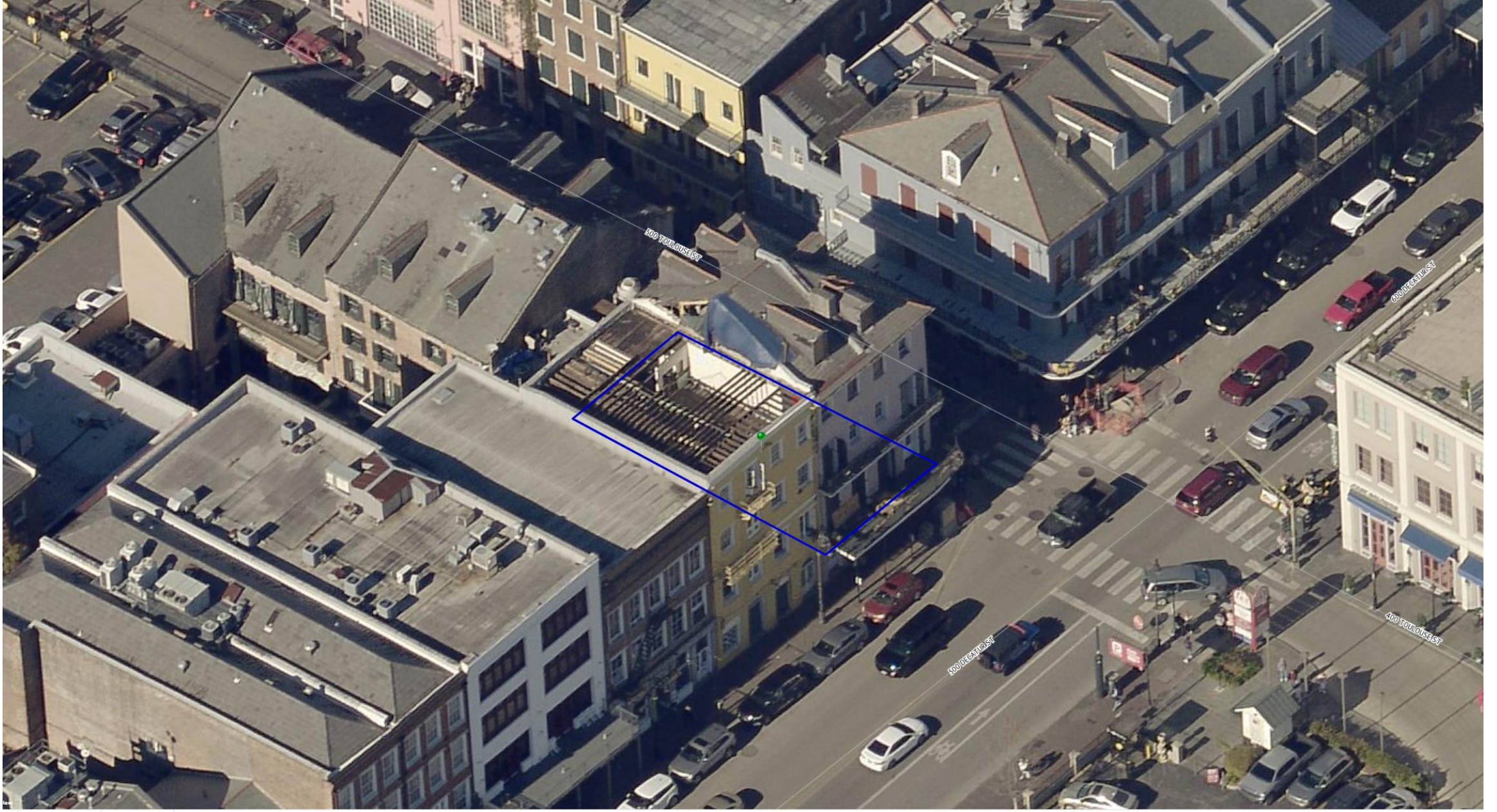


541 Decatur – 2021

VCC Architectural Committee

May 28, 2024





Jan 2022 - Feb 2022 < image 1 of 3 > 01/22/2022

541 Decatur – January 2022

VCC Architectural Committee

May 28, 2024





Jan 2023 - Feb 2023 < image 1 of 5 > 01/28/2023

541 Decatur – January 2023

VCC Architectural Committee

May 28, 2024

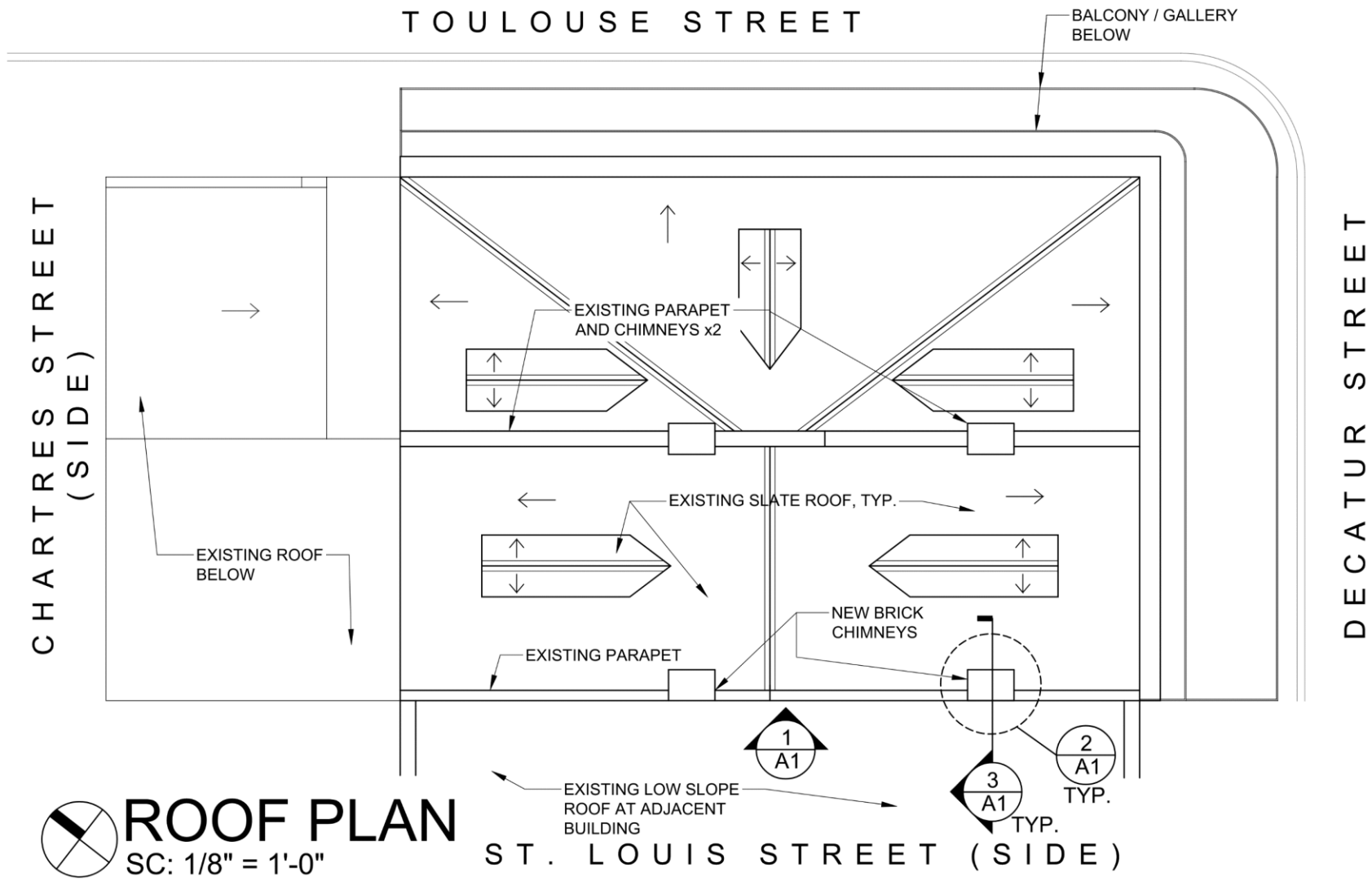


Emergency reconstruction of brick wall above adjacent property.

Proposal to remove incorrect window and reconstruct two chimneys per drawing.

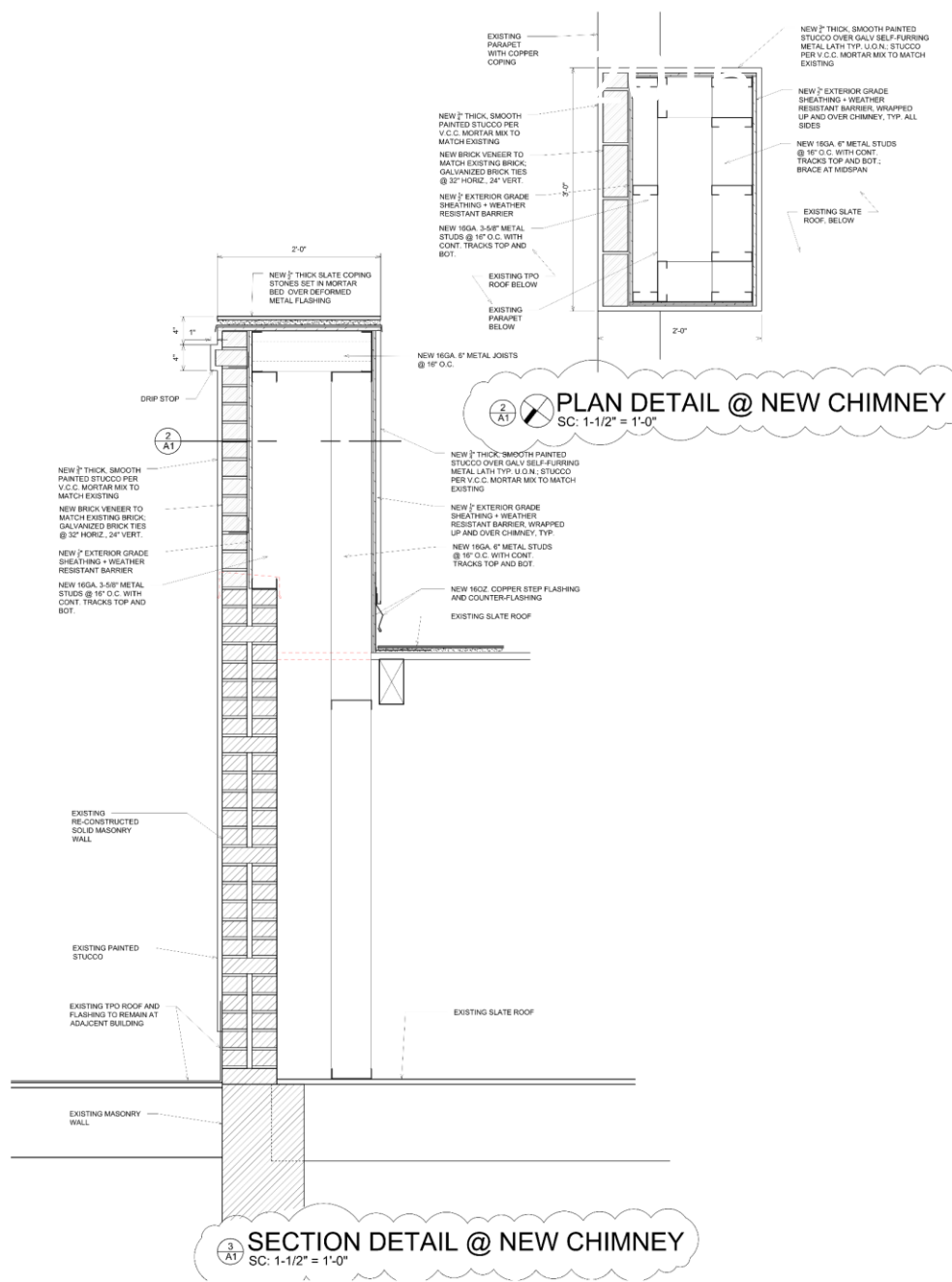


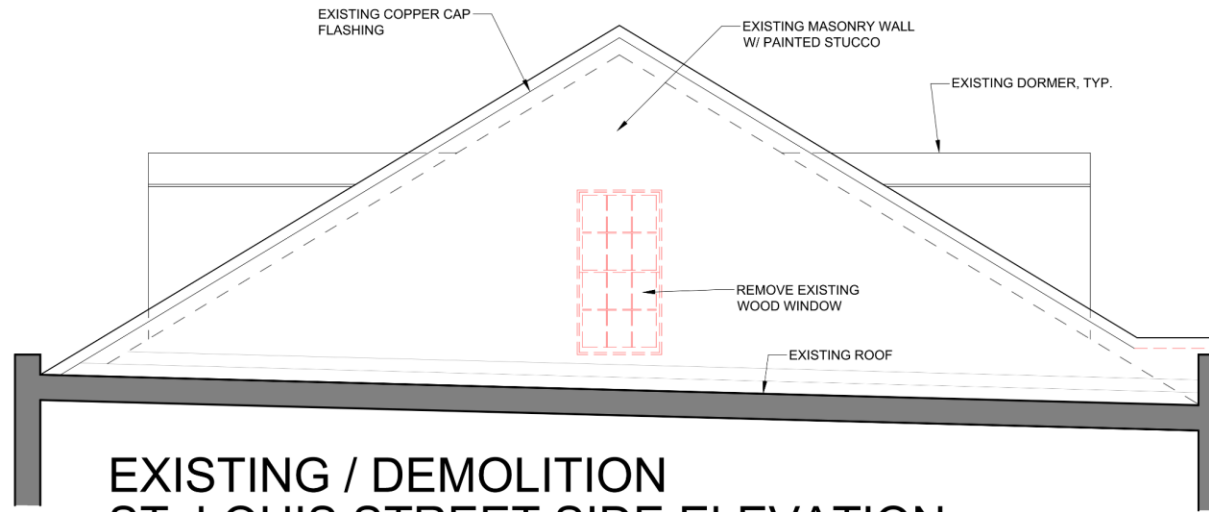
Brick/Walls



ROOF PLAN
 SC: 1/8" = 1'-0"

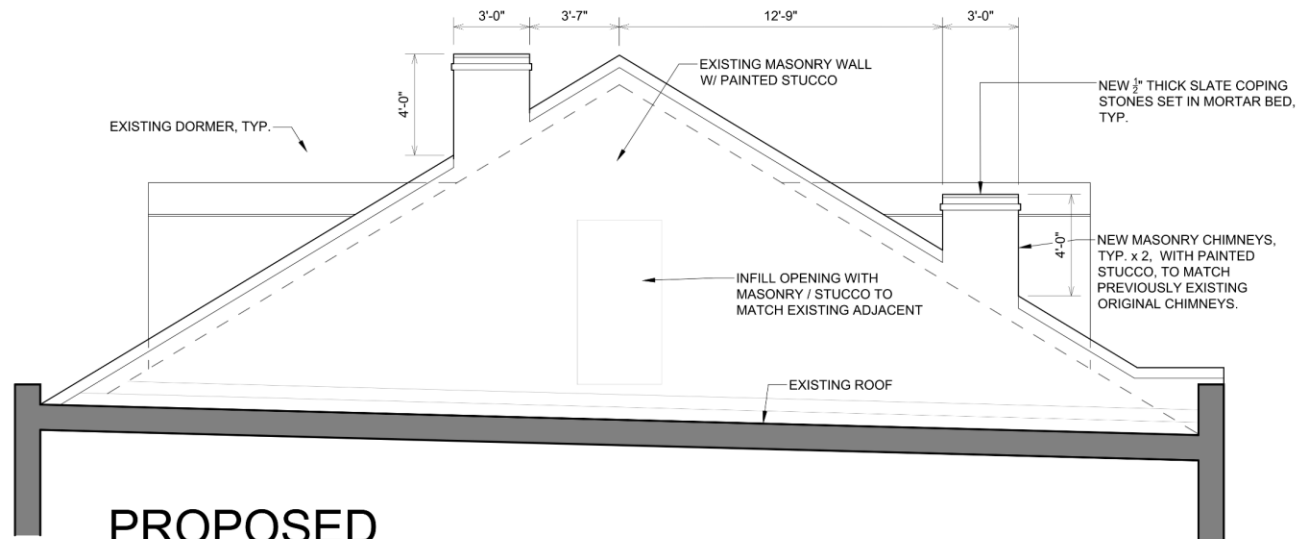






**EXISTING / DEMOLITION
ST. LOUIS STREET SIDE ELEVATION**
SC: 1/4" = 1'-0"

CHARTRES STREET (SIDE)



**PROPOSED
ST. LOUIS STREET SIDE ELEVATION**
SC: 1/4" = 1'-0"

1
A1

DECATUR STREET



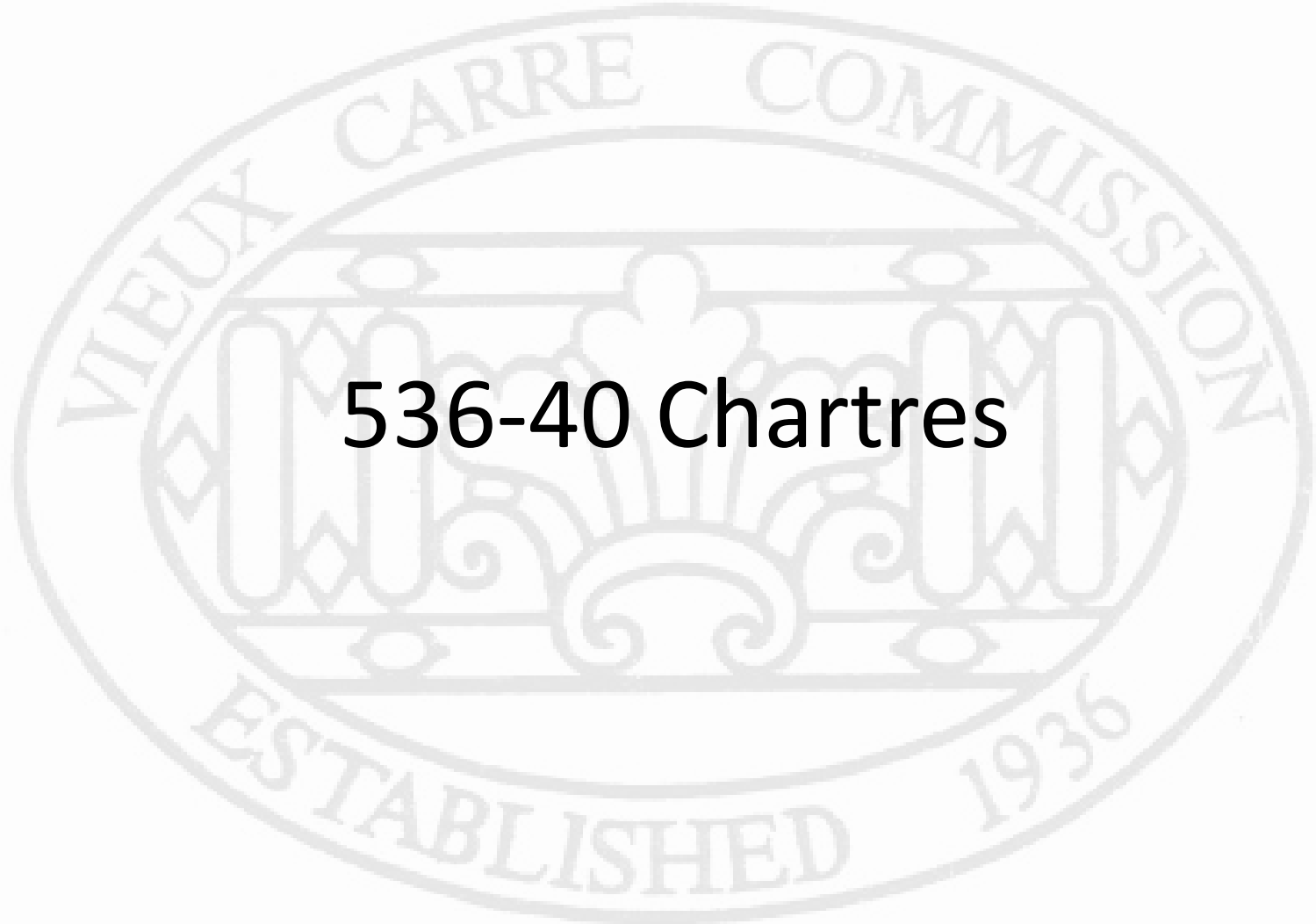


541 Decatur

VCC Architectural Committee

May 28, 2024





536-40 Chartres



536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres – 1965

VCC Architectural Committee

May 28, 2024





536-40 Chartres – 1937

VCC Architectural Committee

May 28, 2024



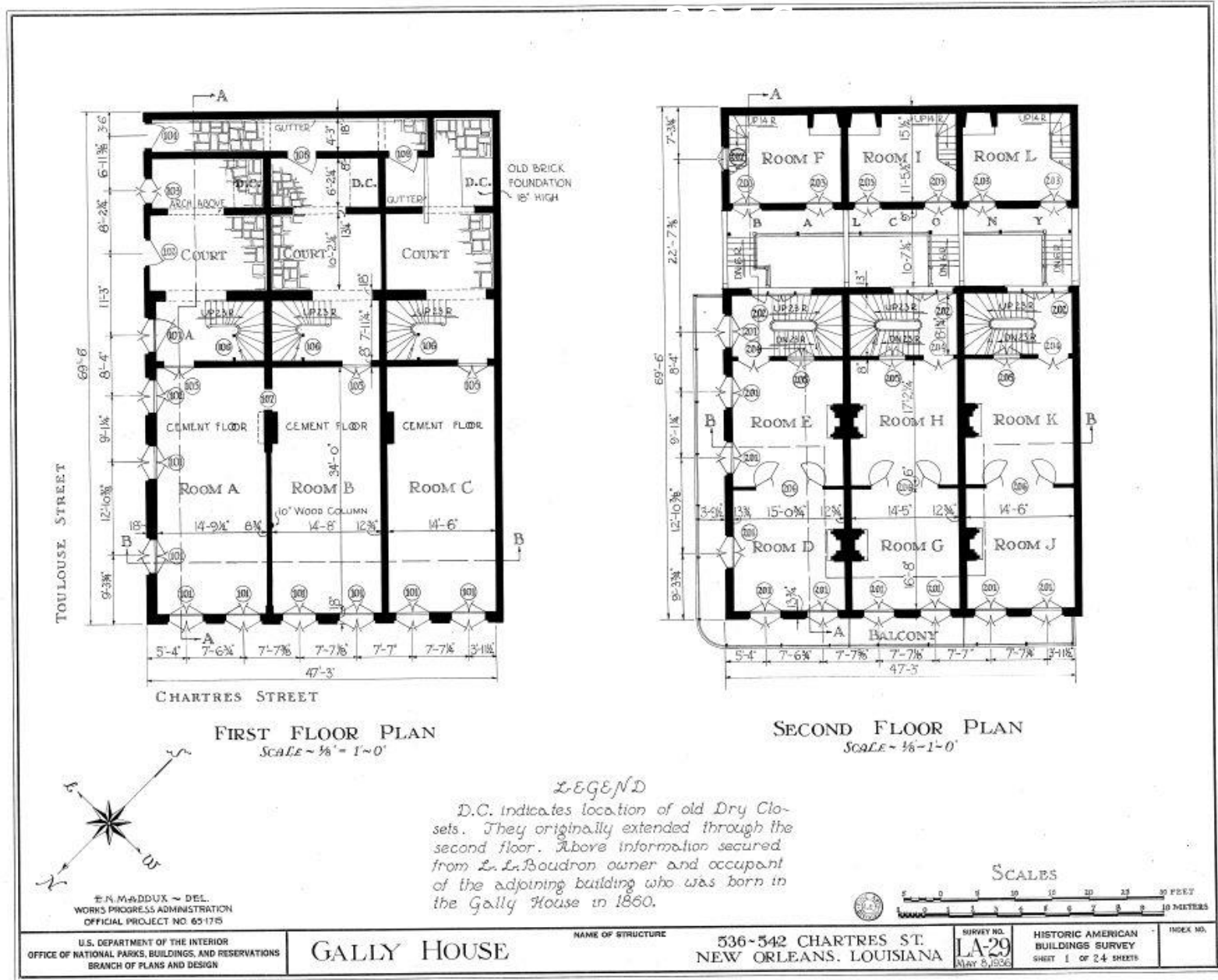


536-40 Chartres

VCC Architectural Committee

May 28, 2024



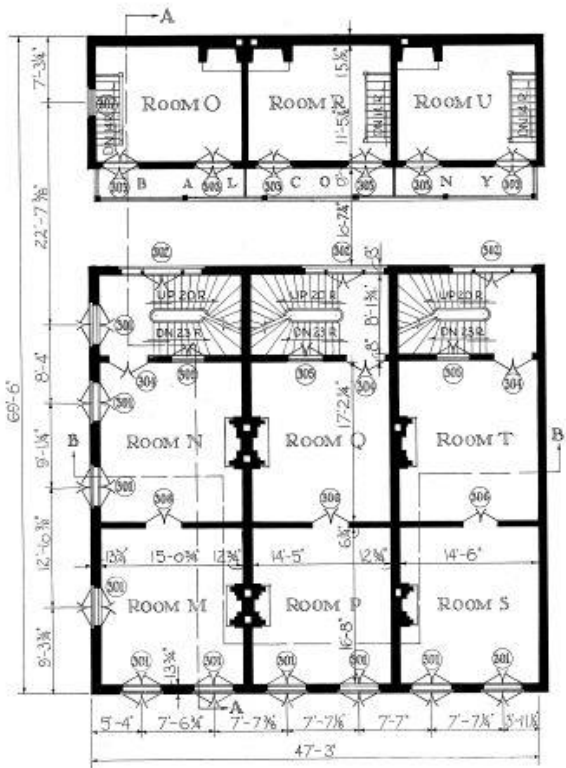


536-40 Chartres

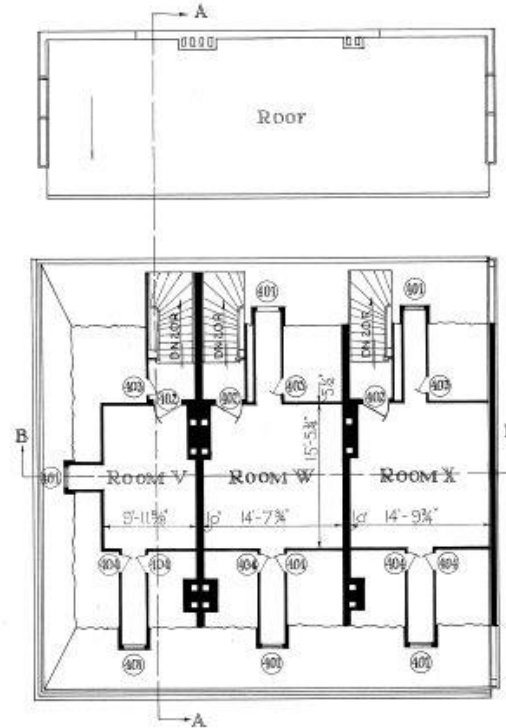
VCC Architectural

28, 2024





THIRD FLOOR PLAN
Scale - 1/8" = 1'-0"



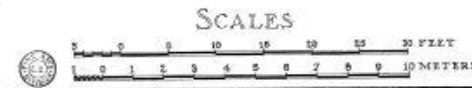
ATTIC FLOOR PLAN
Scale - 1/8" = 1'-0"



E. N. MADDUX ~ DEL.
WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 66-1715

U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN

LEGEND
There is no stair in Room O now but a closed well hole indicates former existence of stair.
The detached building was originally the slave quarters.



GALLY HOUSE

NAME OF STRUCTURE

536-542 CHARTRES STREET
NEW ORLEANS, LOUISIANA

SURVEY NO.
LA-29
MAY 15, 1936

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 2 OF 24 SHEETS

INDEX NO.

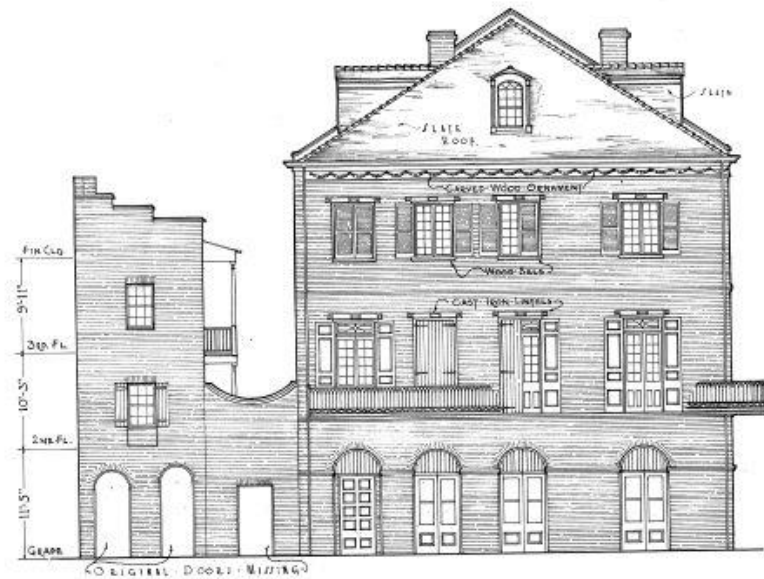


LEGEND

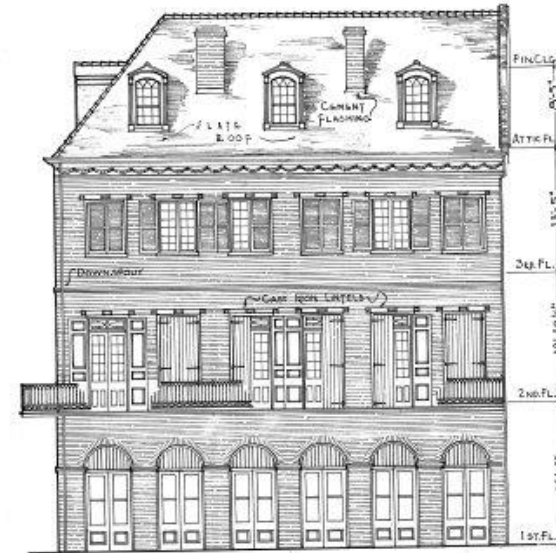
The Original First Floor Openings have all been Replaced but at an early date. Evidently Heavy Wood Shutters were on the outside & Casement Doors on the inside with the exception of the Door to the Stair Hall on the N. E. Elevation. The Ironsoms are Protected with Round Iron Bars.

The Second Floor has a Wrot Iron Balcony. There are Cast Iron Window Lintels on the 2nd & 3rd. Floors. The Original Shutters & Casements are still in place. (2nd Floor)

The Cornice is Wood with Carved Swags & Rope Mould.
The Roof is Pink Gray Slate with Spanish Tile Hips & Ridges.
The Slave Quarters have Wood Columnettes, Balcony & Rail.

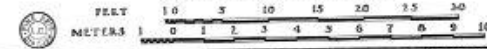


NORTH EAST ELEVATION
SCALE 1/8"=1'-0"



NORTH WEST ELEVATION
SCALE 1/8"=1'-0"

GRAPHIC SCALES



WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 83-1713

R. G. CRUMR JR., DEL.

U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN

GALLY HOUSE

NAME OF STRUCTURE 536-542 CHARTRES STREET
NEW ORLEANS, LOUISIANA

SURVEY NO.
LA-29
APRIL 23, 1936

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 4 OF 24 SHEETS

INDEX NO.

WORKS PROGRESS ADMINISTRATION
 OFFICIAL PROJECT NO. 03-715
 U.S. DEPARTMENT OF THE INTERIOR
 OFFICE OF NATIONAL MONUMENTS, BUILDINGS, AND RESERVATIONS
 BRANCH OF PLANS AND DESIGN

GALLY HOUSE
 NAME OF STRUCTURE
 536-542 CHARTRES STREET
 NEW ORLEANS, LOUISIANA

SHEET NO. **LA-29**
 HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 3 OF 24 SHEETS

DATE
 R. G. C. 1936

NORTH WEST ELEVATION IN COURT YARD

SOUTH EAST ELEVATION IN COURT YARD
 SCALE 1/4" = 1'-0"

GRAPHIC SCALES

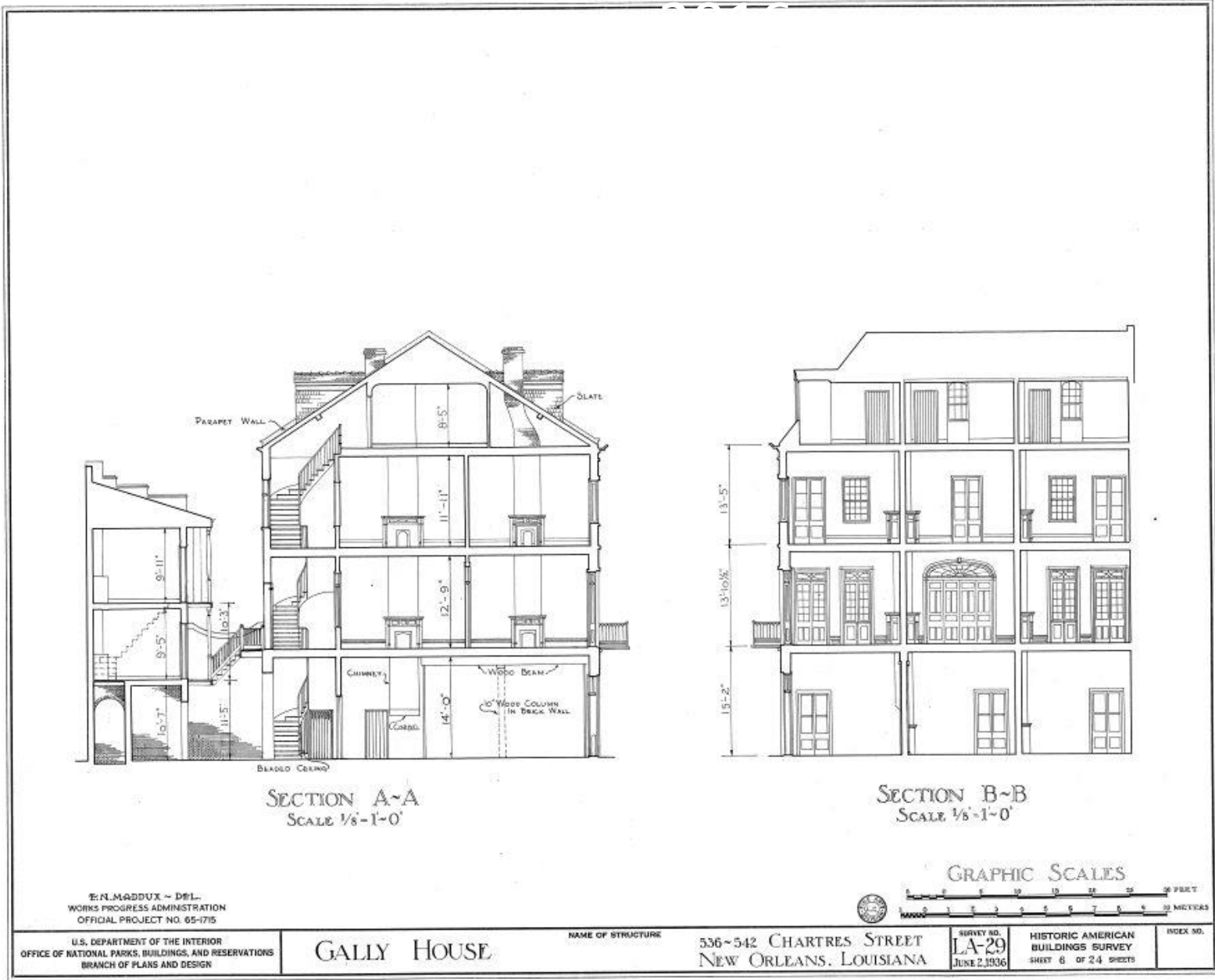
FEET 0 10 20 30
 METERS 0 1 2 3 4 5 6 7 8 9 10

536-40 Chartres

VCC Architectural Committee

May 28, 2024





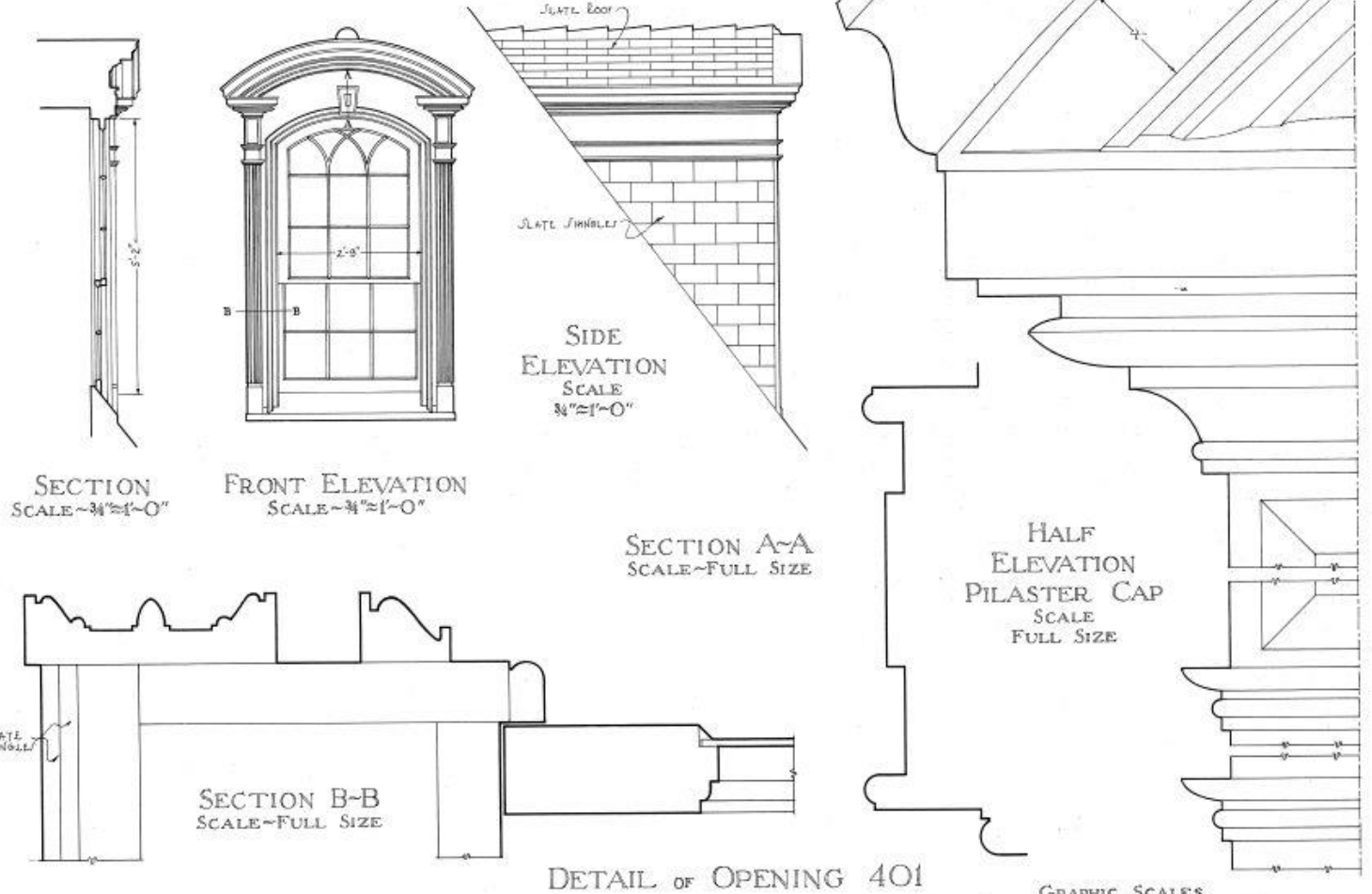
536-40 Chartres

VCC Architectural

28, 2024



Note: The profile of the pilaster cap is correct but the distance x on the rake is conjectural due to deterioration of the dormer.



SECTION
SCALE ~ 3/4"=1'-0"

FRONT ELEVATION
SCALE ~ 3/4"=1'-0"

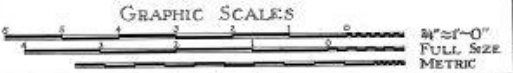
SIDE
ELEVATION
SCALE
3/4"=1'-0"

SECTION A-A
SCALE ~ FULL SIZE

HALF
ELEVATION
PILASTER CAP
SCALE
FULL SIZE

SECTION B-B
SCALE ~ FULL SIZE

DETAIL OF OPENING 401



F. B. CHAMBERS - DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. ES-1715
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

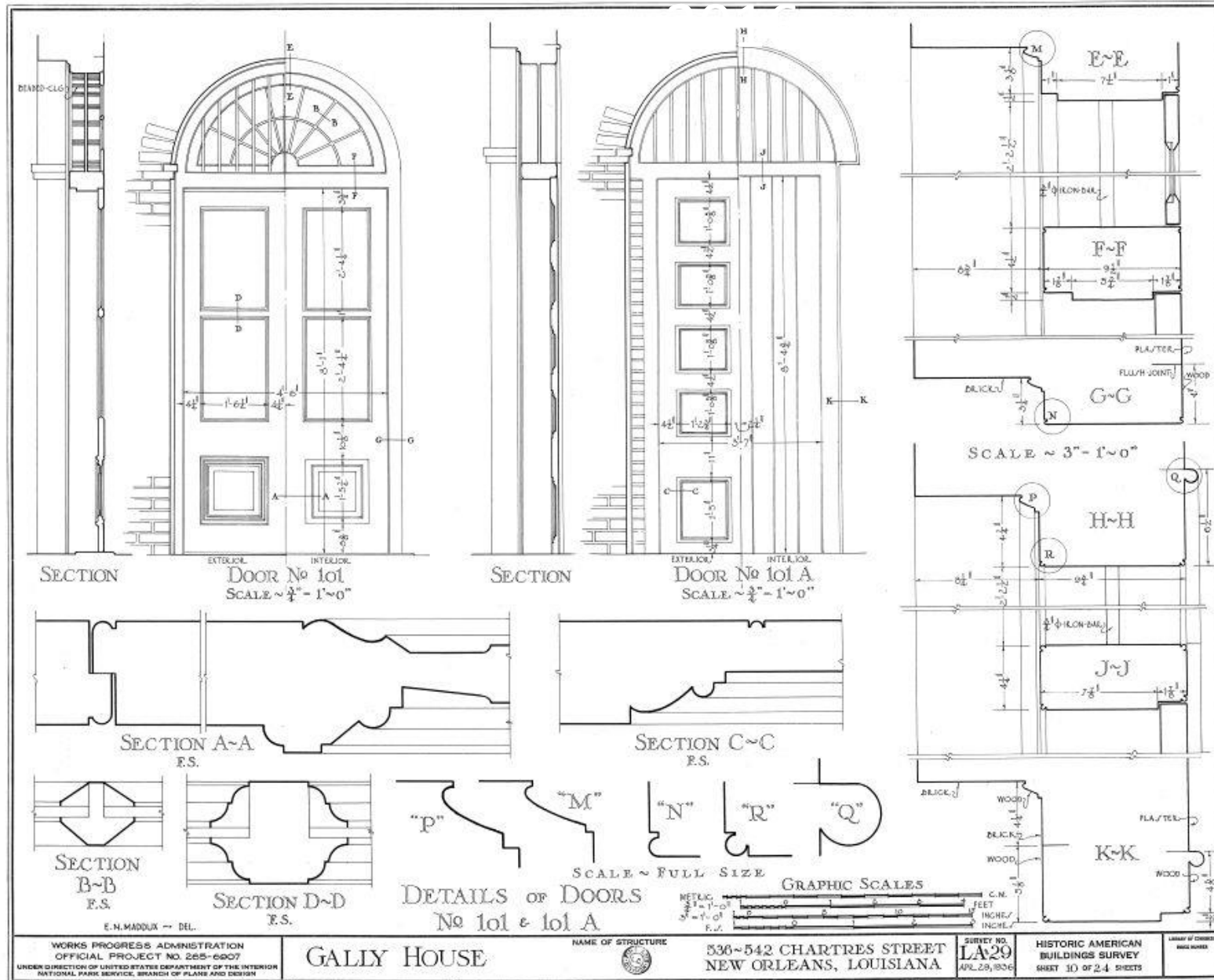
GALLY HOUSE

NAME OF STRUCTURE
536-542 CHARTRES STREET
NEW ORLEANS, LOUISIANA

SURVEY NO.
LA-29
AUG 26, 1929

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 9 OF 24 SHEETS



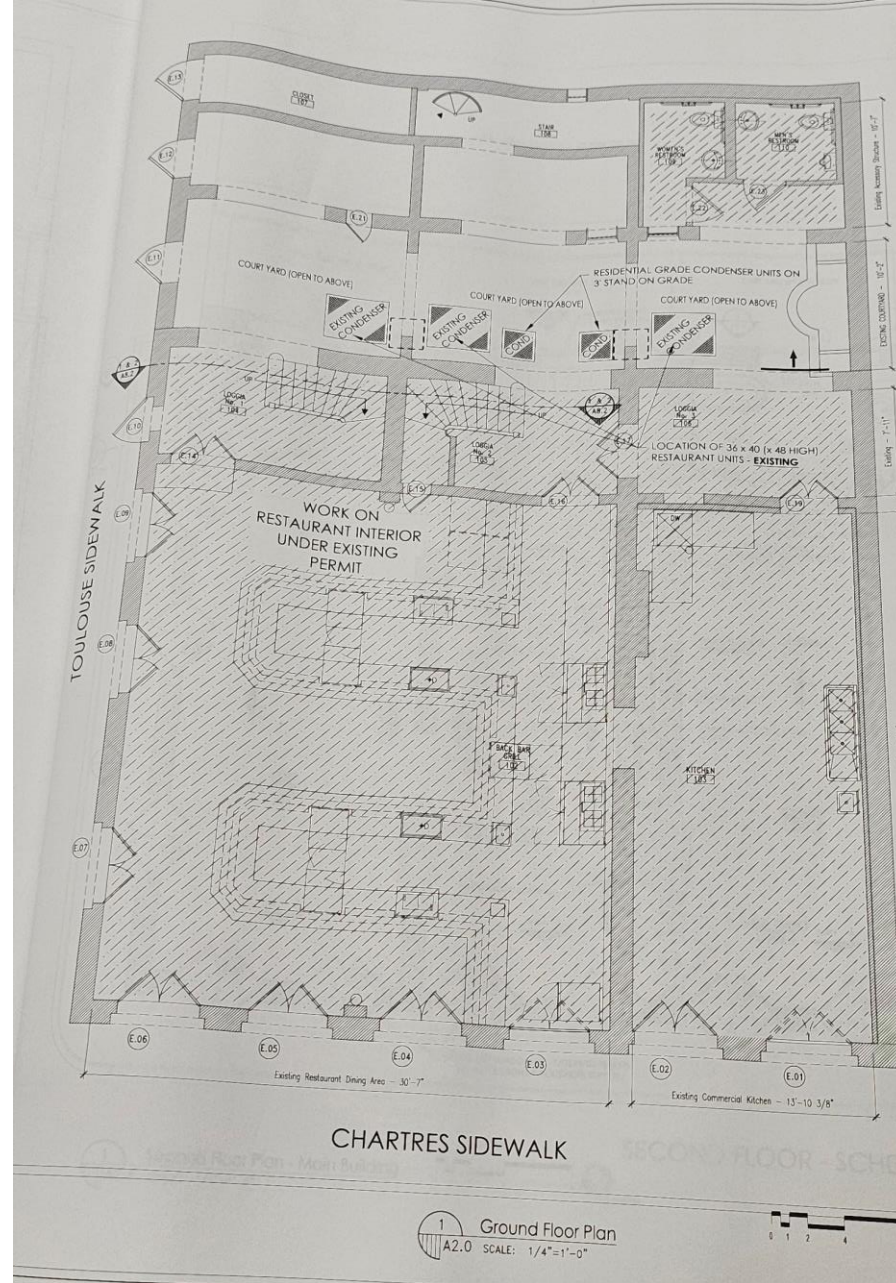


536-40 Chartres

VCC Architectural

28, 2024



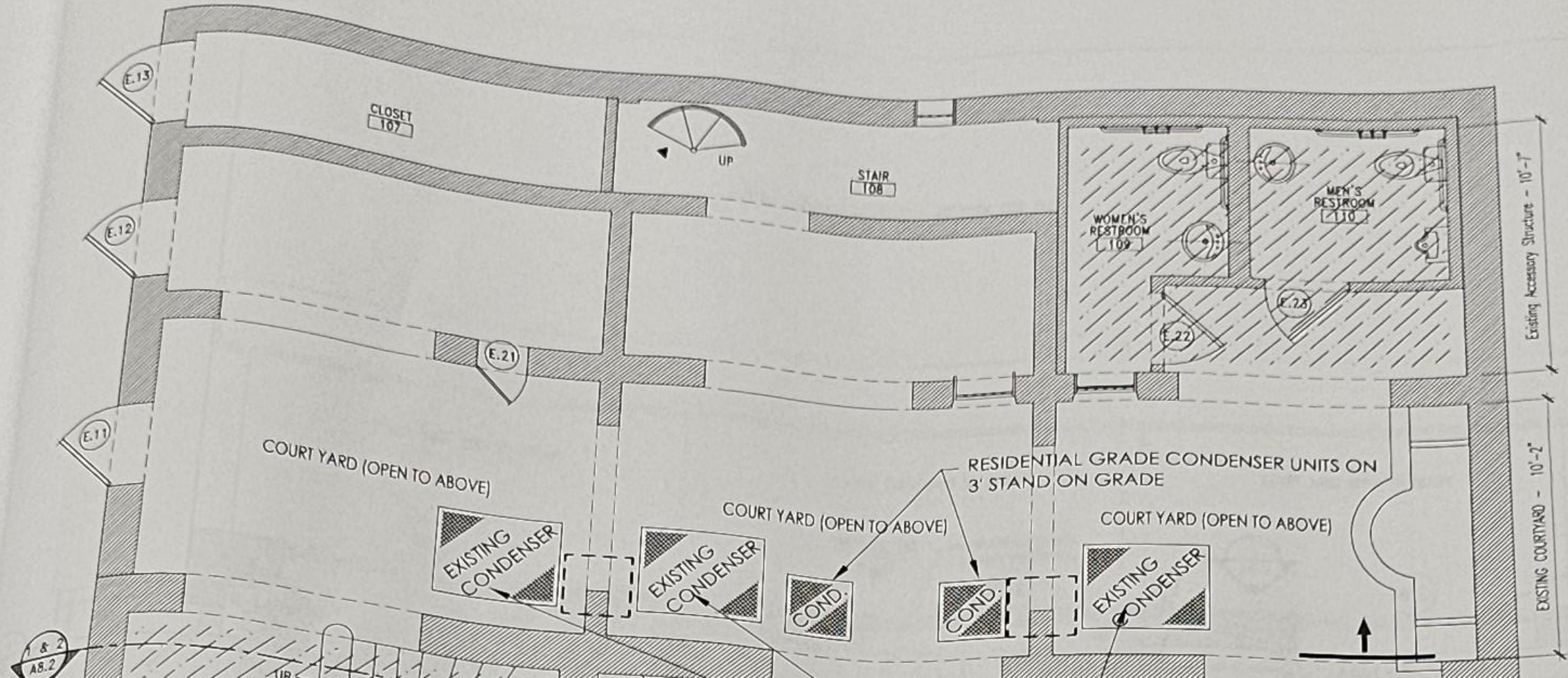


536-40 Chartres – 2010 permitted materials

VCC Architectural Committee

May 28, 2024





GATES PRESERVATION

Erika Gates
esk.gates@gmail.com
cell: 832-444-1231

Compliance Plan For:
536-40 Chartres
#21-05527-DBNVCC
#23-03768-DBNVCC



536-40 Chartres, current photograph



¹ 536-40 Chartres, historic photograph, 1965

¹ Historic New Orleans Collection, The Collins C. Diboll Vieux Carre Digital Survey

Demolition by Neglect	Description of Violation	Method of Abatement
Hazardous Conditions	Hazardous conditions, Severe lean at the rear dependency Damaged/deteriorated portions of building threaten to fall and injure members of the public or property.	Engineer inspected tie rods, condition of brick, stucco and any bowing or leaning in walls.
Building Not Watertight (Previously "Dormers" in 2021 citation)	Missing window lites, dormers boarded from inside instead of out, open window cavities Damaged/deteriorated waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective covering.	Dormer 1: remove vent and restore double hung window to match existing, (HABS drawing for millwork) Dormer 2: mill new double hung window to match existing. Dormer 3, 4, & 6: inspect existing window sashes, repair rot, inspect and reglaze window as necessary. Dormer 5: prep and paint, repair and reinstall upper sash.
Brick	Brick/mortar damage/deterioration/deformation on the building(s)/property.	Brick to be inspected and repointed as needed. Missing bricks on third floor service building window to be replaced to match existing is size, color, and hardness.
Stucco	Stucco damage/deterioration/deformation present on the building(s)/property.	Stucco on Decatur side façade to be sounded, all loose stucco removed, wall to be patched as needed with VCC stucco mix. Wall to be smoothed and texture consistent over entire surface.
Walls	Separation of joints between masonry walls, severe deterioration of mortar on multiple elevations Weatherboard/wall material damage/deterioration/deformation present on the building(s)/property.	Repoint building as needed using VCC motor mix.
Roof	Missing shingles and deterioration around chimney flashing Roof damage/deterioration present on the building(s)/property	Replace missing shingles as needed and repair chimney flashing.
Gutters	Gutter/scupper/downspout missing or damage/deterioration/deformation present on the building(s)/property.	Replace missing downspouts to match existing. (4 total downspouts missing)
Windows	Window/window trim missing or damage/deterioration/deformation present on the building(s)/property.	See 'Dormer' description, all other windows throughout property have been inspected and in serviceable condition.
Doors	Door/door trim missing or damage/deterioration/deformation present on the building(s)/property.	Remove all growth on lower portion of first floor doors, inspect for rot and lose joints, repair and paint to match existing.
Trim	Cornice, trim damage, deterioration Trim/wooden trim damage/deterioration/deformation present on the building(s)/property.	Remove all portions of rot in cornice. Inspect and repair gutters and downspout connection causing rot. Deteriorated cornice pieces to be repaired with custom millwork to match existing detailing. Paint white to match. (HABS detail drawings for reference.)
Shutters	Damaged shutters on multiple elevations Shutter damage/deterioration present on the building(s)/property.	Repair and paint shutters to match existing.



Balconies, Galleries	Damage to floor and balcony trim Damaged/deteriorated/deformed balcony/gallery elements present on the building(s)/property.	Replace any rotten T&G wood decking, kill and remove any growth on decking, and paint to match. Inspect fascia board and paint to match. Replace fascia molding were deteriorated or missing to match in size and profile and paint.
Paint	Paint deterioration present on the building(s)/property.	Tenant to paint trim, doors, windows, and shutters throughout building as needed to match existing. Landlord to paint entire rear wall facing parking lot following stucco repair, Benjamin Moore HC-80 Bleeker Beige.
Vegetation	Vegetation growing from/on building and masonry/wood fence. Vegetation on building which can cause damage to the building and is likely a sign of moisture problems within the wall.	Remove all vegetation from walls and base of building. Inspect all brick where vegetation is present for source of moisture problems.
Working Without Approval	Description of Violation	Method of Abatement
Walls	New construction in at least the loggia, first floor spaces of the rear building approval Wall/Wall material installed/constructed without benefit of VCC review or approval, or in deviation of permit	Retain bathroom door enclosure in service building 1 st and 2 nd bay first floor. 3 rd bay first floor remains open. Paint color and light fixtures to be retained.
Windows	Impermissible plexiglass installed in at least the transom windows, Wall openings on at least the Decatur elevation altered without approval Removal/alteration/installation/construction of windows without benefit of VCC review or approval, or in deviation of permit	Remove all plexiglass installed in door or window openings throughout building. Restore all openings on the Decatur side elevation of service building to original size. Install wood casement in second floor openings to match third floor. Install single swing batten shutter into each opening, paint green to match existing shutter color. (millwork drawing to be approved before permit issuance)
Door	Doors altered, removed from at least the courtyard elevations without approval Removal/alteration/installation/construction of doors without benefit of VCC review or approval, or in deviation of permit	Retain doors installed for bathrooms in service building first floor.
Railings	Impermissible umbrella attachments on the balcony railing, Balcony railing removed from at least the rear building without approval Removal/alteration/installation/construction of the balcony/gallery/porch/step railings and/or railing extension without benefit of VCC review or approval, or in deviation of permit	Umbrellas removed. ABATED Portion of railing removed in 2018 VCC picture, first bay of second level balcony of service building. Currently in place but in need of repairs. Spindles detached from bottom rail to be reattached and painted.
Security Cameras	Security camera(s) installed without benefit of VCC review or approval, or in deviation of permit. Permit approval with the VCC is required before installing security cameras	Retain security cameras in current locations as noted. See attached spec sheet.
Lighting	Impermissible light fixtures installed, impermissible colored/neon lights installed, impermissible string lights installed, light fixtures installed without benefit of VCC review or approval, and/or light fixtures installed in deviation of permit	Retain conduit installed under balcony. Install Remcraft Series 1100 series one on each side of business sign angled to illuminate business sign. Retain



Satellite Dish, Antenna	Satellite dish(es)/Antenna(s) installed without benefit of VCC review approval, or in deviation of permit	Remove antenna attached to balcony.
HVAC, Mechanical, Electrical, Gas, Vents	HVAC/mechanical equipment/racks/vents/gas/electrical systems installed without benefit of VCC review or approval, or in deviation of permit	Retain HVAC in current configuration. (plan & specs from HVAC contractor attached)
Plumbing	Impermissible exterior plumbing installed on the property, impermissible PVC plumbing installed on the property, plumbing installed on the property without benefit of VCC review or approval, or in deviation of permit	Retain plumbing lines connected to current HVAC in conjunction with HVAC retention application.
Wires, Conduits	Unused wiring/conduits should be removed and remaining, loose wiring/conduits should be properly secured and painted to match the building.	Remove any unused wires, place all active wires in conduit and place in minimally visible area along inside edges of building. Paint to match adjacent wall.
Brick	Brick/mortar work done/done inappropriately on the building(s)/fence/courtyard and/or without benefit of VCC review or approval	Brick to be inspected, remove inappropriate mortar where able to without damaging brick, and repointed as needed.
New Construction	Enclosure of first floor loggia Structure(s)/addition(s) installed/constructed without benefit of VCC review or approval, or in deviation of permit	*REPEAT OF WORKING WITHOUT PERMIT, WALLS*
Shutters	Missing shutters on Toulouse Street elevation Removal/alteration/installation/construction of shutter/shutter hardware without benefit of VCC review or approval, or in deviation of permit	Repair and reinstall missing shutters.
Permit required for signs.	New business signs installed without approval. No sign shall be displayed in the Vieux Carre unless a permit therefore shall first have been applied for and issued by the Vieux Carre Commission.	Make sign application for existing business sign.
Hardware	Removal/alteration/installation/construction of door hardware without benefit of VCC review or approval, or in deviation of permit	Replace with VCC approvable hardware.
Permanent Planters	Removal/alteration/installation/construction of permanent planters without benefit of VCC review or approval, or in deviation of permit	Remove planters.





Inspect all mortar throughout property, replace missing bricks to match, repoint as needed with VCC mortar mix. Included pictures show most significant areas in need of repointing. Many smaller areas (1 sqft or less) though out wall in need of repointing.



Chartres Façade

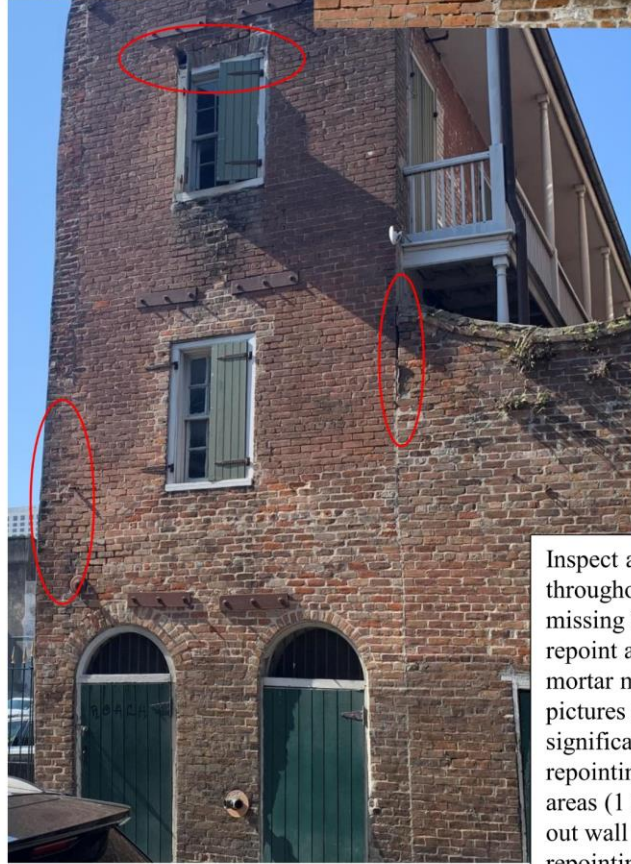




Remove vegetation around missing downspouts, install new downspouts to match existing.

Chartres Façade





Inspect all mortar throughout property, replace missing bricks to match, repoint as needed with VCC mortar mix. Included pictures show most significant areas in need of repointing. Many smaller areas (1 sqft or less) though out wall in need of repointing.

Toulouse Façade

Windows: Restore all openings on the Decatur side elevation to original size. Install wood casement in second floor openings to match third floor. Install single swing batten shutter into each opening, paint green to match existing shutter color. (millwork drawing to be approved before permit issuance)

Stucco: Stucco on rear wall of service building facing Decatur in deteriorated condition. Wall to be cleaned, finish stucco layer to be removed where failing, cracks to be repaired and new layer of VCC stucco mix recipe to be applied to wall. See attached engineers report)



Rear of Service Building





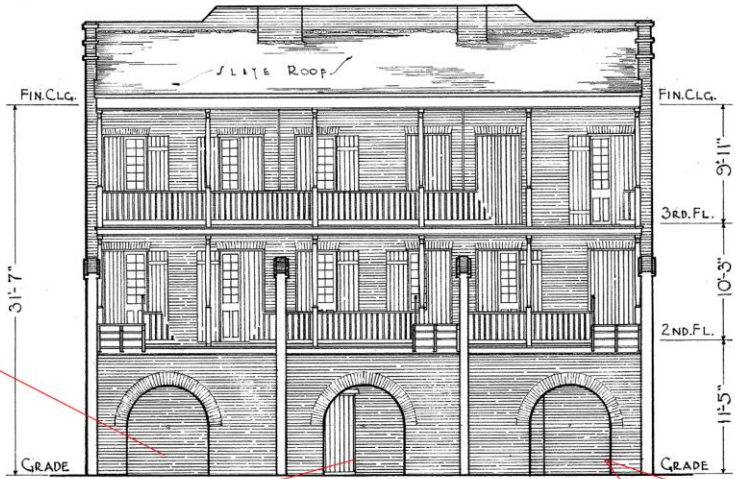
Portion of railing removed in 2018 VCC picture, first bay of second level balcony of service building. Currently in place but in need of repairs. Spindles detached from bottom rail to be reattached and painted.

Courtyard Service Building

536-40 Chartres

VCC Architectural Committee

Retain doors installed for bathrooms in service building first floor.



NORTH WEST ELEVATION IN COURT YARD

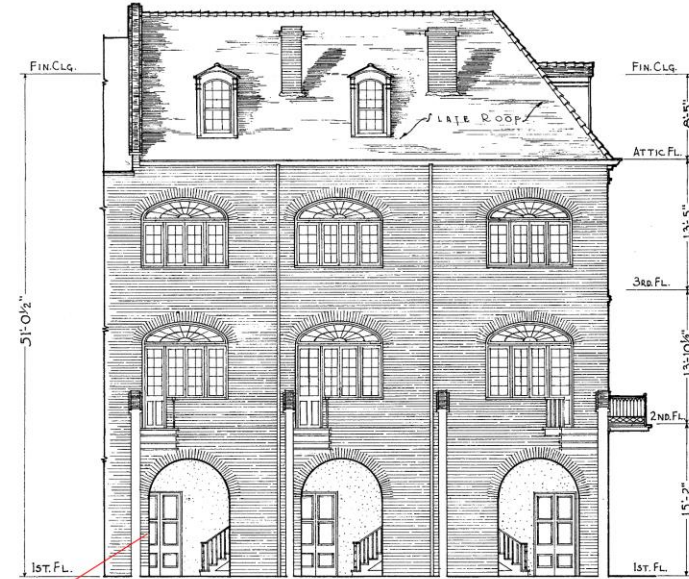


Courtyard
Service Building

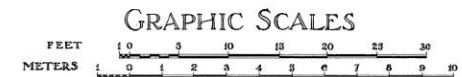


Interior views of St Peter side stable room with unpermitted paint color and recessed light fixtures.



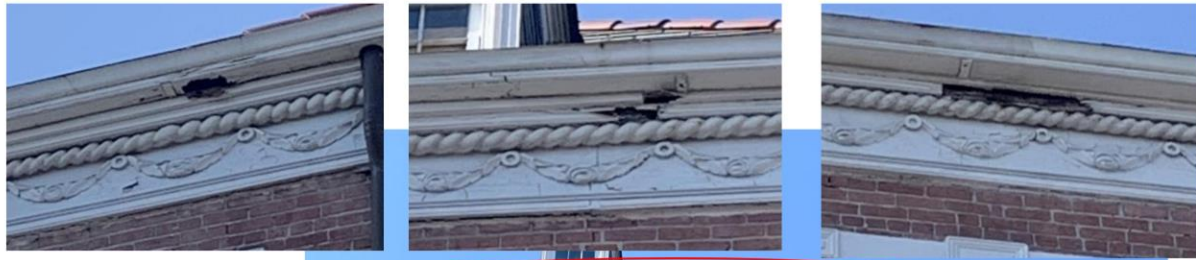
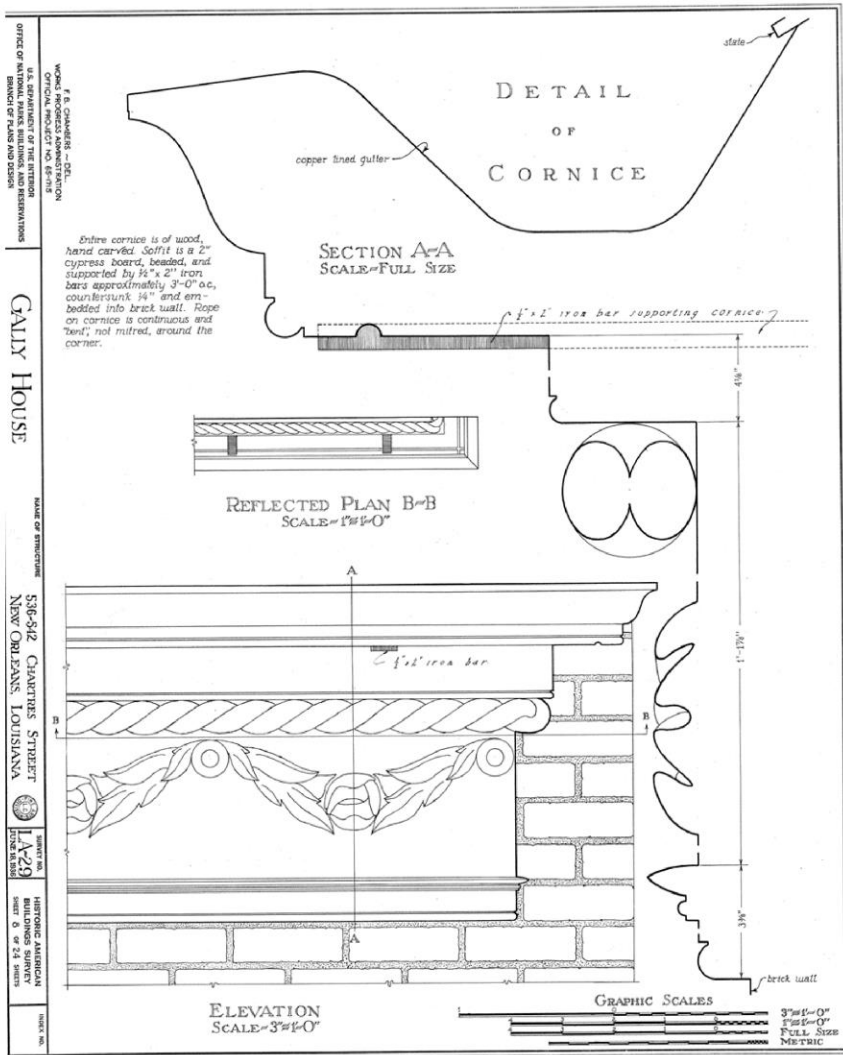


SOUTH EAST ELEVATION IN COURT YARD
SCALE 1/8" = 1'-0"



Courtyard
Rear of Main Building





Remove all portions of rot in cornice on Toulouse side. Inspect and repair gutters and downspout connection causing rot.



Replace any rotten T&G wood decking, kill and remove any growth on decking, and paint to match. Inspect fascia board and paint to match. Replace fascia molding were deteriorated or missing to match in size and profile and paint.



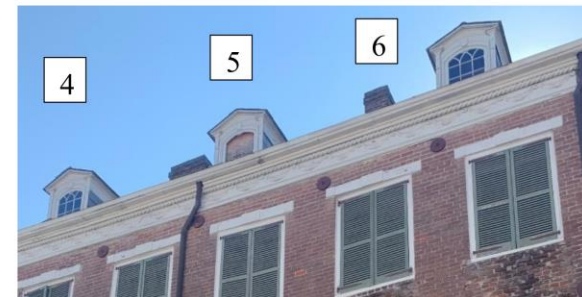
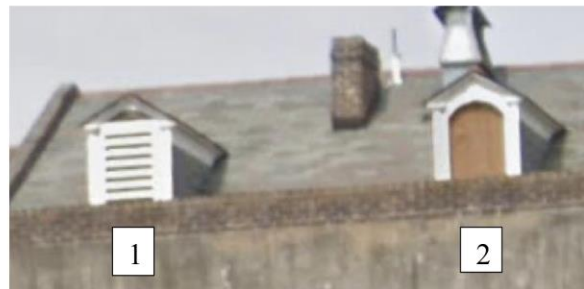
Trim

536-40 Chartres

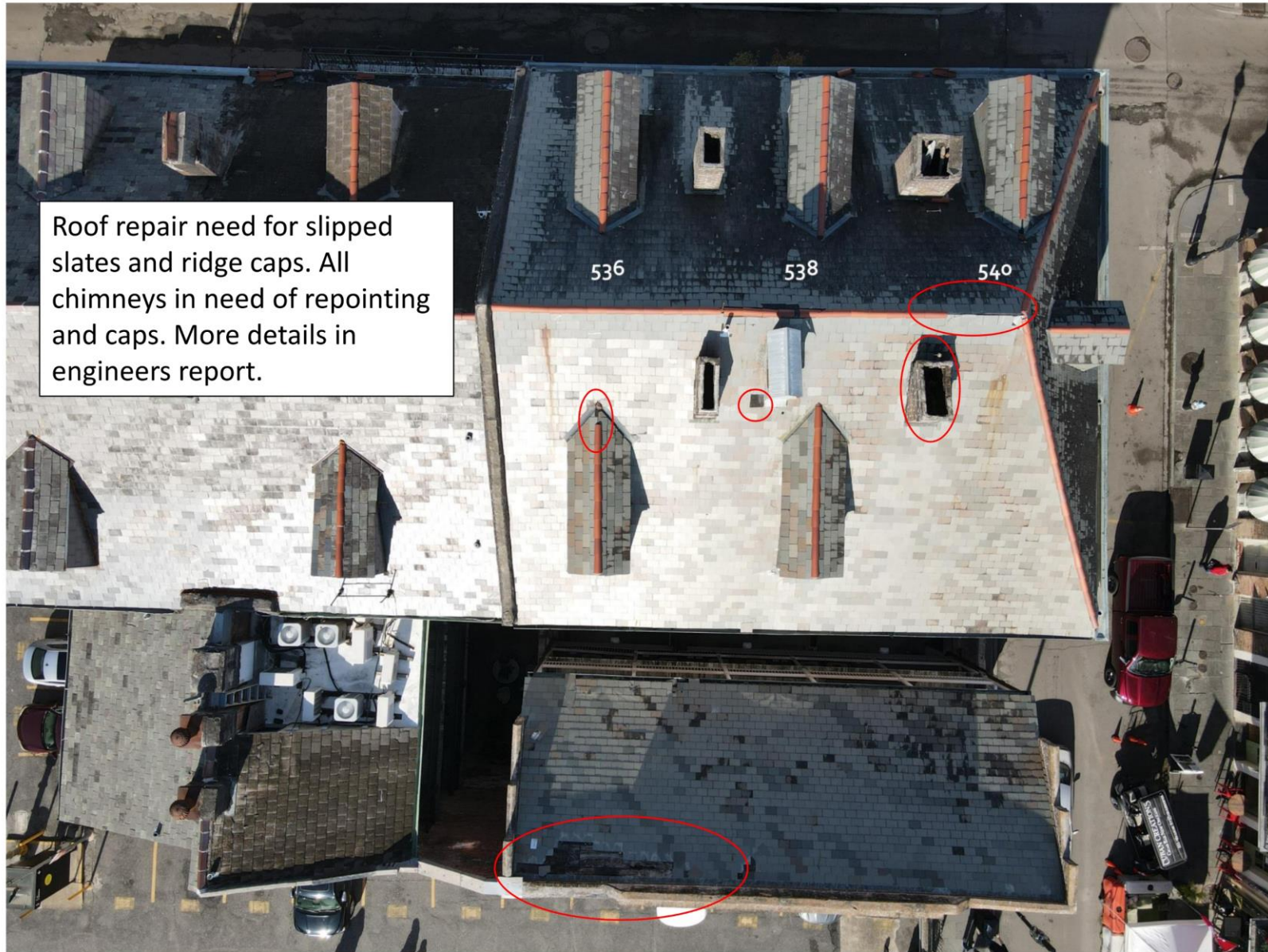
VCC Architectural Committee



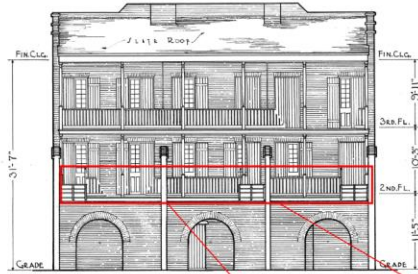
Dormer 1: remove vent and restore double hung window to match existing, (HABS drawing for basis of millwork)
Dormer 2: mill new double hung window to match existing.
Dormer 3, 4, & 6: inspect existing window sashes, repair rot, inspect and reglaze window as necessary.
Dormer 5: prep and paint, repair and reinstall upper sash.



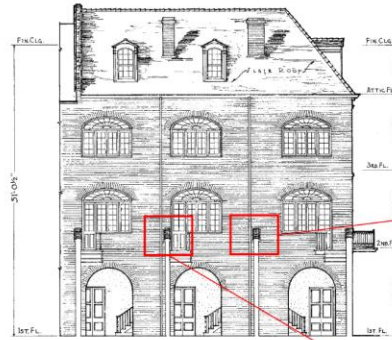
Dormers



Roof



NORTH WEST ELEVATION IN COURT YARD

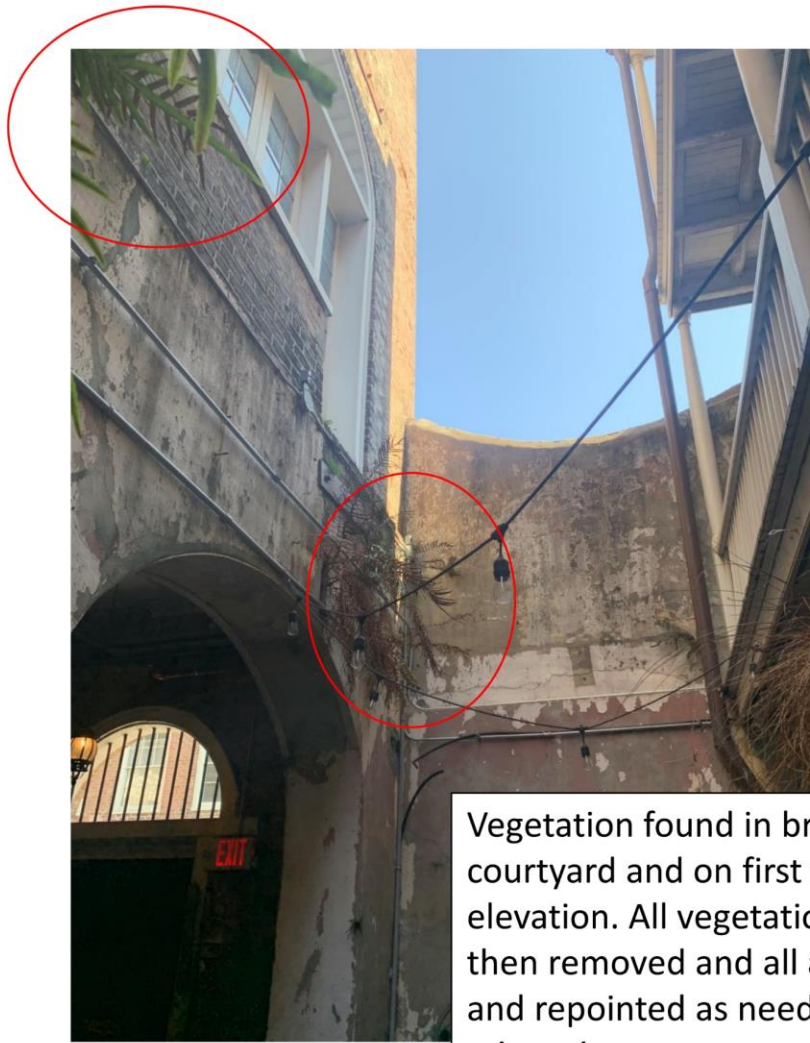


SOUTH EAST ELEVATION IN COURT YARD
SCALE 1/4"=1'-0"



Retain HVAC units in current location do to very limited ground level space in courtyard for condenser units. See attached spec for additional information on individual units.

HVAC



Vegetation found in brick walls in the courtyard and on first floor Toulouse side elevation. All vegetation present to be killed then removed and all areas to be inspected and repointed as needed with VCC mortar mix recipe.



Vegetation Courtyard

February 06, 2023

Hicham Khodr
3445 N Causeway Blvd.
Suite 1004
Metairie, LA 70002

RE: Structural Assessment of 540 Chartres St., New Orleans LA
for Case Number 21-05527-DBNVCC

Mr. Khodr:

This letter is to address structural issues observed by the undersigned professional engineer at 540 Chartres St., New Orleans, Louisiana on or about January 09, 2023. The purpose of the site visit was to make visual observations of the existing conditions as noted by the VCC that may require structural attention and remediation.

Background

The 3-story building with a 4th story attic is the subject property. It is adjacent to addresses not included in this report. The residence is in the historic area of the French Quarter in New Orleans and falls under the jurisdiction of the Vieux Carre Commission (VCC) and this letter is to address structural related violations. **(Photograph 1)**

Structural Observations, Recommendations, and Conclusions

The following structural observations were made:

- 1) The rear elevation of the dependency is overall structurally sound. The "lean" of the building is not creating a life safety or structural issue. **(Photographs 2)**
- 2) The rear elevation of the dependency has rectangular openings which we recommend should be covered or sealed to prevent water intrusion into the building as these breaks in the building envelope can lead to interior deterioration over time. **(Photograph 3)**
- 3) The rear dependency has evidence of vegetation which is an indication of water intrusion into the masonry. The surface stucco cracks we observed are not structural and are purely surface and aesthetic. We do recommend patching or sealing all visible cracks at this time to prevent the opening of these cracks which will lead to more expensive repairs. **(Photographs 4).**
- 4) We observed that the Toulouse St elevation requires tuck pointing of masonry with VCC approved mortar as visually noted in **Photograph 6 and 7.**
- 5) The roof of the dependency quarters in the rear of the property has missing slate shingles with exposed wood sheathing. This should be repaired to prevent further water intrusion into the quarters **(Photographs 8 and 9).**
- 6) On the Chartres St elevation, one terra cotta hip tile was observed to be out of place. **(Photograph 10).**
- 7) On the west elevation in the rear of the dependency quarters, no evidence of structural deficiencies was visually observed. **(Photograph 11).**

400 S. Norman C. Francis Pkwy., New Orleans, LA 70119
Phone: (504) 206-3834
hello@pacegrouppllc.com

- 8) On the Chartres St. elevation, areas were noted between floors in the masonry that had discoloration and uneven mortar joint lines. This was visually observed as prior areas of repair and tuck pointing. We could not determine if the mortar used and visually observed was VCC approved mortar or if the prior repairs were using similar masonry per HDLC published guidelines. However, no structural deficiency was visually observed. **(Photographs 12 and 13 and 14).**
- 9) We observed loose terra cotta clay ridge tiles and slate on the eave at the gutters which should be removed to prevent accidental debris from falling onto the sidewalk. **(Photograph 15)**
- 10) On the Chartres St elevation, we observed one area at the eave where the wood façade trim showed evidence of wood rot and "crushing." This area should be repaired with an in-kind wood material and painted accordingly to match. Delay of this repair will lead to further wood rot damage and potential interior damage overtime. **(Photograph 16).**
- 11) The aerial view of 536-540 Chartres St is shown for clarity **(Photograph 17 and 18).**
- 12) No evidence of structural deficiencies was observed on the dormers of 536-540 Chartres St. **(Photograph 19).**
- 13) No other evidence of structural issues that would otherwise require maintenance or immediate repair was observed.

PACE Group LLC has the right to amend this preliminary report as new or updated information is known. This report is an instrument of professional service and may be used for as a basis for more detailed repairs and estimates. The photographs included in this report are provided to represent the visual condition as observed on the day of our site visit. The comments and observations made herein were areas that were accessible, visible, and/or safe to document and engage. Areas that were not accessible were not addressed.

If additional information is needed, please do not hesitate to contact us.

Sincerely,



Johann L. Palacios, PE, SECB, LEED AP



400 S. Norman C. Francis Pkwy., New Orleans, LA 70119
Phone: (504) 206-3834
hello@pacegrouppllc.com



536-40 Chartres

VCC Architectural Committee



May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

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May 28, 2024





536-40 Chartres

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May 28, 2024





536-40 Chartres

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May 28, 2024





536-40 Chartres

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May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024





May 23, 2024 9:49:07 AM

536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 23, 2024 9:49:16 AM

May 28, 2024





May 23, 2024 9:49:21 AM

536-40 Chartres

VCC Architectural Committee

May 28, 2024





May 23, 2024 9:49:24 AM

536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024





May 23, 2024 10:00:47 AM

536-40 Chartres

VCC Architectural Committee

May 28, 2024





536-40 Chartres

VCC Architectural Committee

May 28, 2024



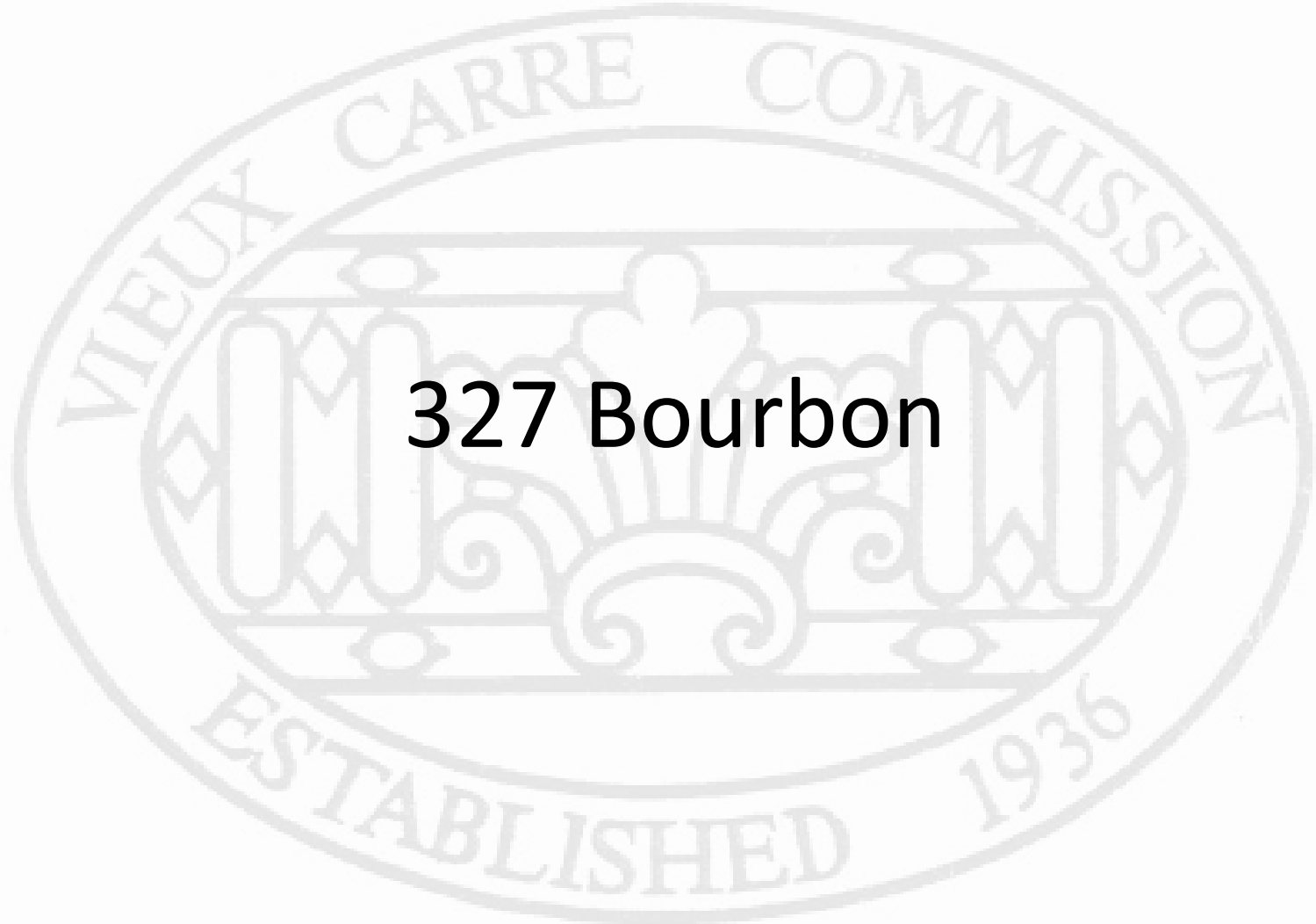


536-40 Chartres

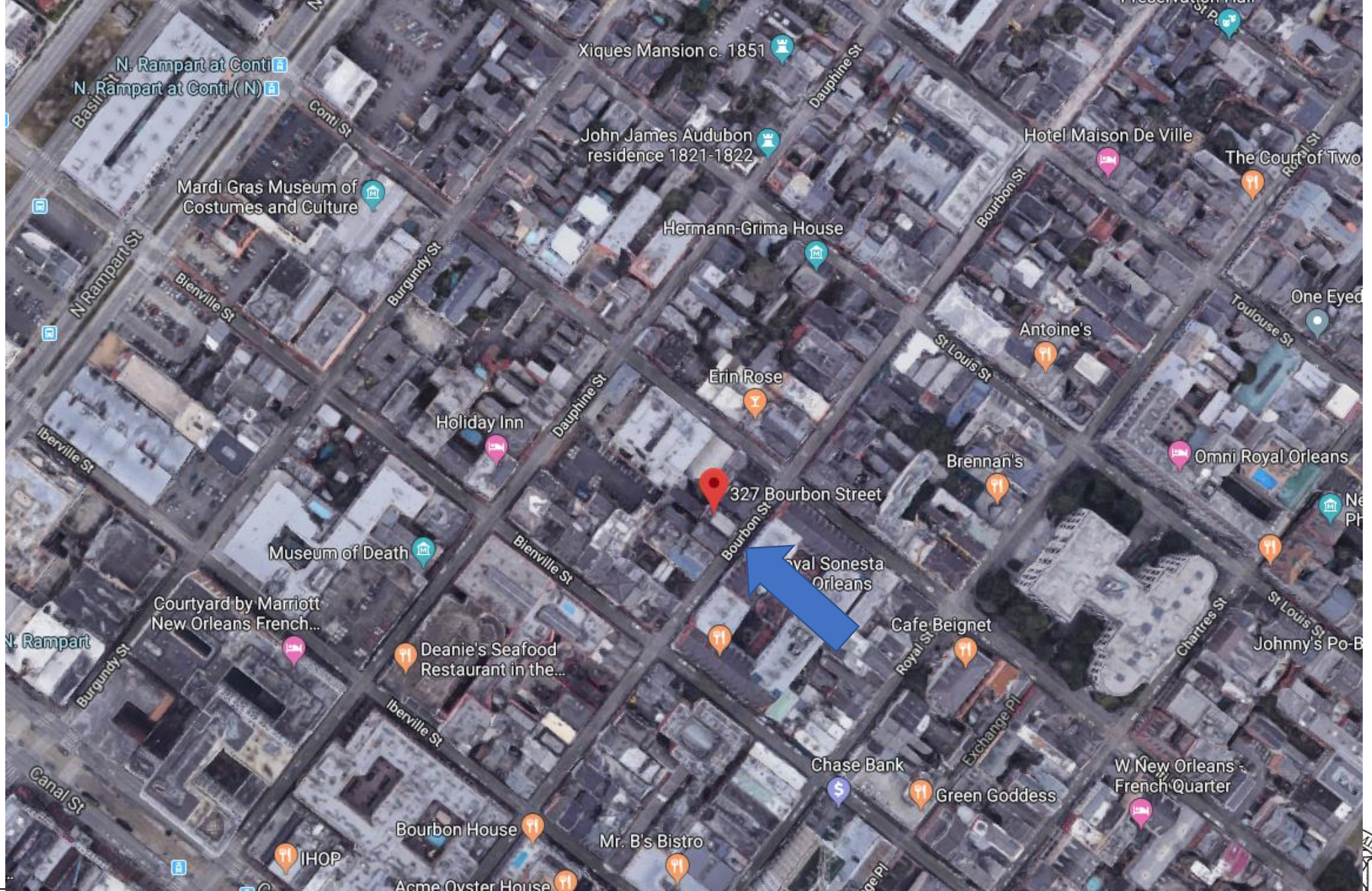
VCC Architectural Committee

May 28, 2024





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

Vieux Carré Commission

March 12, 2024



327 Bourbon

Vieux Carré Commission



March 12, 2024





327 Bourbon

Vieux Carré Commission

03 31 2023

March 12, 2024





327 Bourbon

Vieux Carré Commission

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March 12, 2024





327 Bourbon

Vieux Carré Commission

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Vieux Carré Commission

March 12, 2024





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March 12, 2024





327 Bourbon

Vieux Carré Commission

March 12, 2024



327 Bourbon

Visual paint analysis of front facade.

May 13th, 2024

**GATES
PRESERVATION**

1

327 Bourbon

Vieux Carré Commission

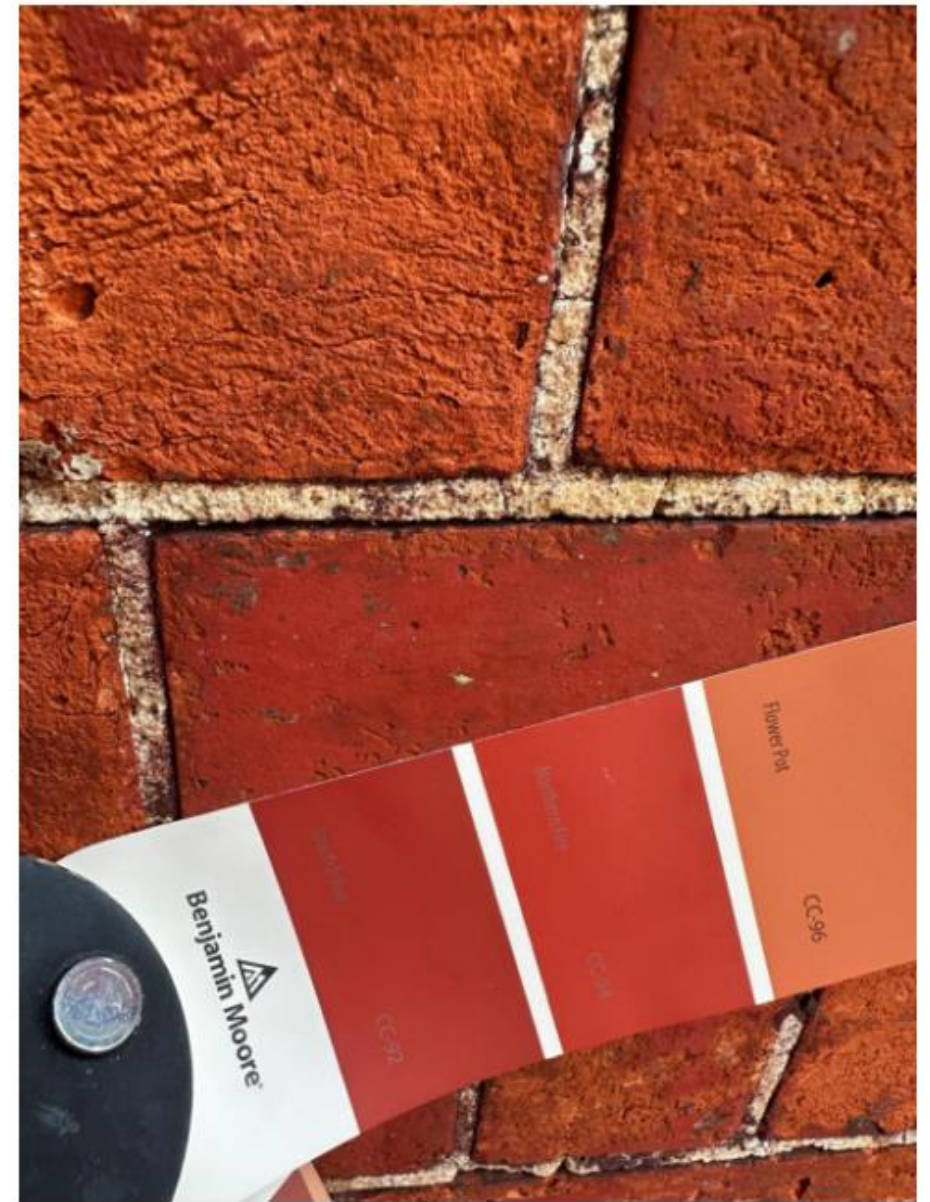
March 12, 2024



Visual paint color matching was performed 5/10/24 with the Benjamin Moore fan decks.

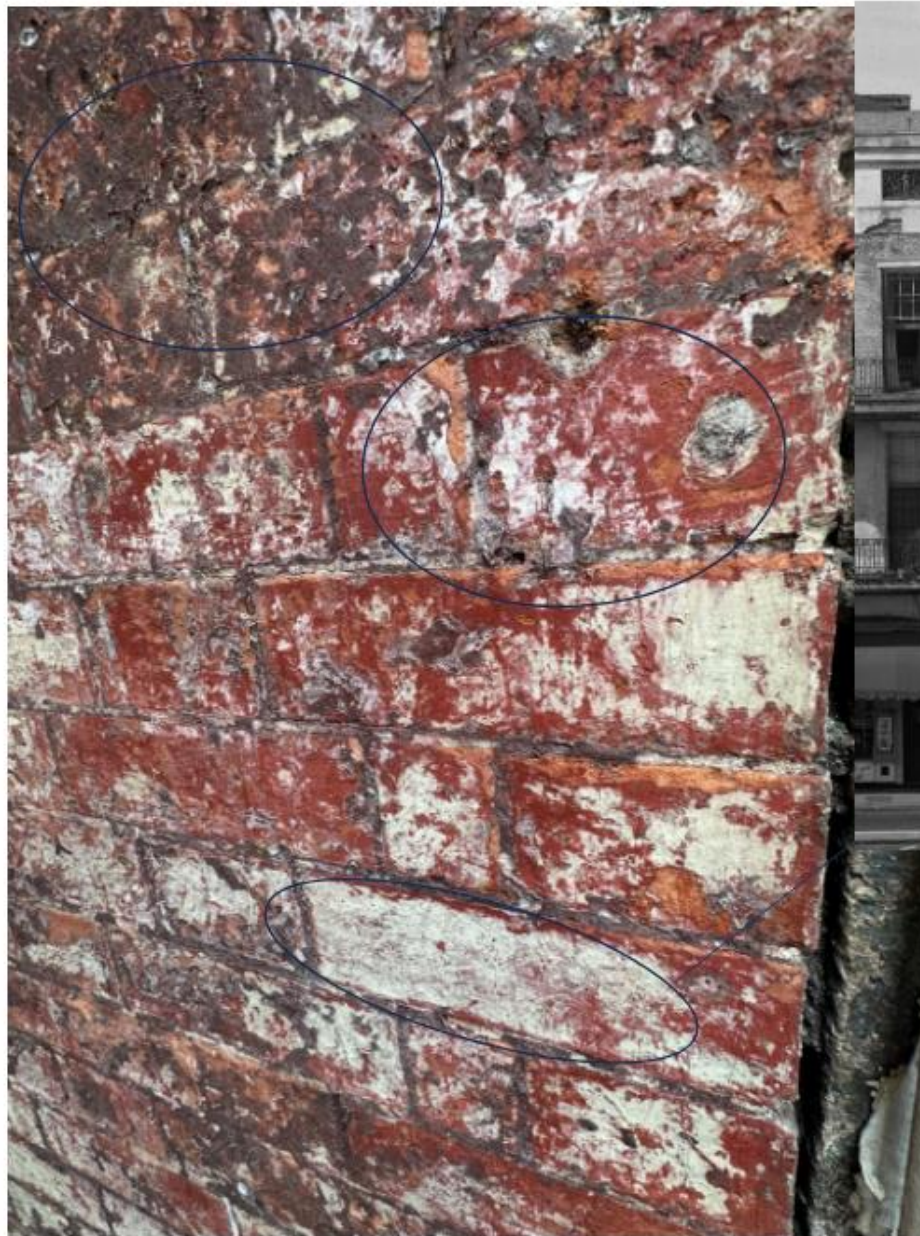
The dark red brick like color which appears to be the first layer of paint is closest in match to Spanish Red CC-92.

There are at least three different colors present on the surface of the brick.



327 Bourbon
Front Façade Brick

First layer: a matte brick red
Second layer: a chalky white
(possibly a light gray layer)
(brick red color present in 1987 picture
not clear in visual assessment)
Third + layer(s): mauve latex paint
(existing color)



HNOC, 1965

327 Bourbon
Front Façade Brick

VCC, 1949: First floor painted white. Upper floors appear to be unpainted or painted a darker color. Mortar joints and individual bricks much more defined on upper floor than first floor. Stairs, foundation banding, and door surround appear to be unpainted stone at this time and stone sills painted a dark color.

327 Bourbon

Front Façade Brick





White paint color HNOG, 1965



Brick red paint color

VCC, 1987



Mauve paint color

VCC, 2006

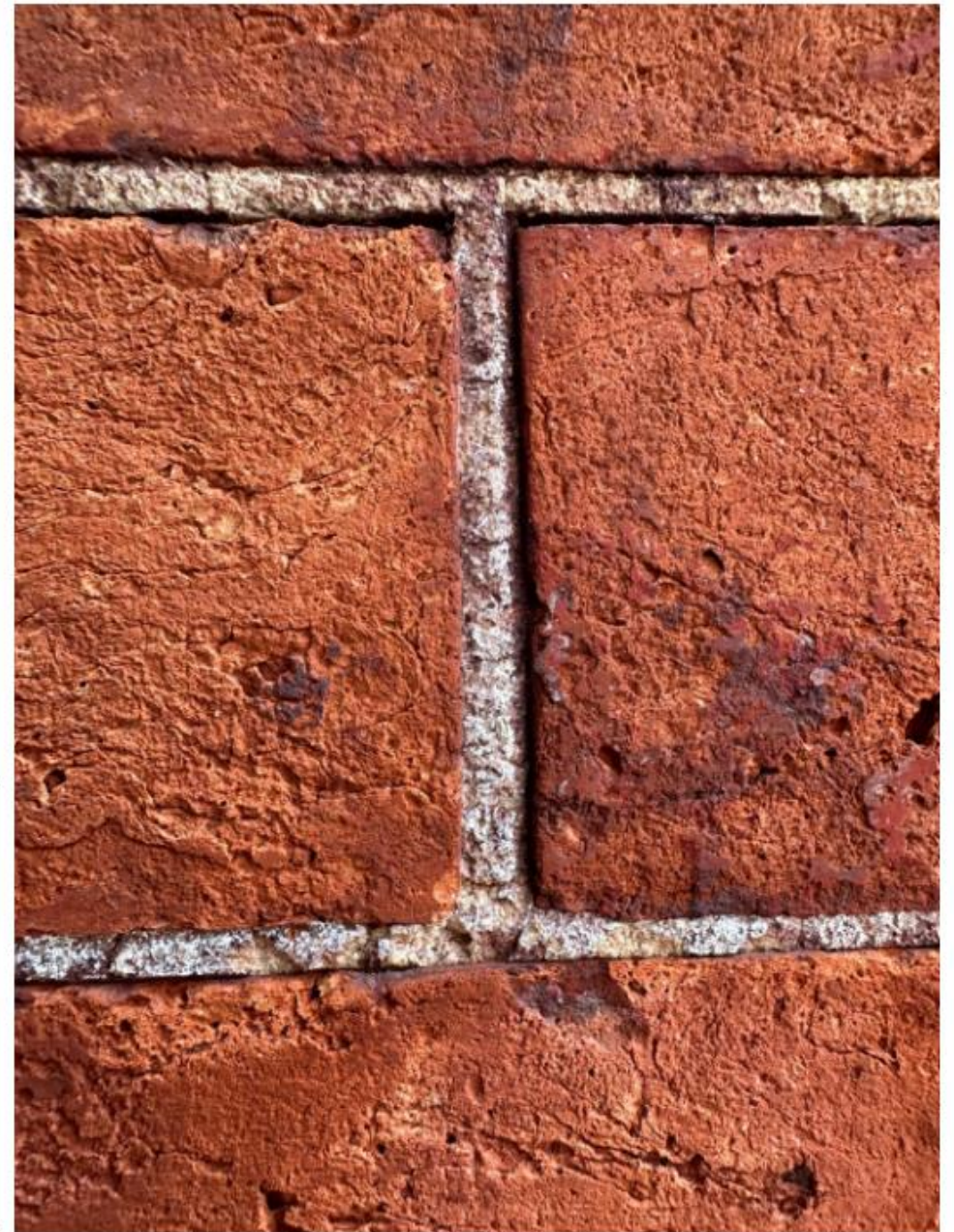
327 Bourbon

Front Façade Brick

327 Bourbon
Front Façade Brick

This picture indicates that a dark red color is present in the mortar joints along with the mauve and possibly white.





Option 1: Strip all paint off the surface of the front façade, repoint the decorative joints using a lime mortar. Leave the brick unpainted.

Option 2: Strip paint off the surface of the front façade brick, repoint the decorative joints using a lime mortar. Apply custom-colored Lime Works Ecologic lime wash to entire front faced.

327 Bourbon

Front Façade Brick

Ecologic™ LimeWash Platinum

Ecologic™ LimeWash Platinum is made in the USA. It is a traditional whitewash recipe that when mixed with water on site will with one coat create a stain-like finish. Applying two or more coats will result in a solid and opaque coating for masonry and various wood elements. Ecologic™ LimeWash Platinum is a mineral coating. Mineral coatings absorb into a substrate and they form a network of interconnected crystals which rest in the pores and on the surface of the substrate to which it is applied. Ecologic™ LimeWash Platinum is vapor permeable and resistant to salt attack. Since water in a substrate is allowed to evaporate out freely any salts that crystallize on the surface of the coating can be flushed off instead of becoming trapped under the coating. The proper installation of Ecologic™ LimeWash Platinum for it to stay well-adhered to rough substrates is to install it in successive thin coats and to build it up over many days rather than attempting to install it as a thicker coating by adding less mixing water which would lead to cracking. When installed correctly the result is a sheltering coat of calcium carbonate which is generally referred to as 'whitewash' when it is non-pigmented or "colored limewash" when it is pigmented. Ecologic™ LimeWash Platinum will wear down over time to naturally weather away grain by grain as it is worn down by exposure to the elements. Extreme weathering may require some reapplication in 2 years but it can have a 5-6 year service life out in the elements and longer if used inside or in a protected area.

Where to use:

Ecologic™ LimeWash Platinum is used as a decorative or sheltering coat on any raw and porous masonry such as untreated vertically laid clay brick, concrete block, coarse natural stone, terracotta, Cast Stone, scarified concrete, traditional sand finish stucco, lime plaster all which needs to display a coarse surface which will first allow water to absorb in. It is

not to be used on backgrounds with no suction or a material containing any waterproofing agents or has a water repellency property or any previously (non-mineral-based) painted surfaces. It can be used on smooth wood and fence posts but all pressure treated or green wood must be over a year old before Ecologic™ LimeWash Platinum is applied and it must have 15% Ecologic™ Acrylic Latex Additive to be added to the mixing water for a bond to these smooth surfaces.

Mixing:

Fill the container with clean hot water to the bottom ring of the round container opening. A quart will require around 900ml of water (approximately 3.75 cups), a gallon around 3.5 liters of water (approximately 3.7 quarts) and a 5 gallon pail around 17.6 liters of water (approximately 4.65 gallons). Proper mixing for 3-5 minutes with a drill mixer and paddle is essential and the material should be completely free of lumps or larger particles. For gallon and quart containers put the lid on securely and shake. It can be applied immediately to a pre-dampened surface where no standing water remains. A best practice is to add ¾ of the clean and cold mixing water the day before and let the Ecologic™ LimeWash Platinum sit with a lid on the container for 18-24 hours before use. When ready to use, stir in the remaining amount of hot water (or for non-green, aged and smooth wood, for rough or smooth tree trunks, outdoor rocks, plywood, paneling, etc. replace 15% of the whole amount of water to be used in the mix by adding all of the Ecologic™ Acrylic Latex additive into just the second day's addition of hot water and then mix that into the cold water and limewash that stood overnight) then apply it to the pre-dampened wood or masonry surfaces after all dripping from pre-wetting has stopped. Stir Ecologic™ LimeWash Platinum periodically while in use to keep lime particles in suspension. It must be applied like a lime water mix

and not thicker. It will carbonate overnight revealing the color in the morning. As many as three more successive coats can be applied on the second day after applying the second coat by waiting 4 hours between coats. Let dry it all dry 18-24 hours before applying more Ecologic™ LimeWash Platinum.

Colors:

Ecologic™ LimeWash Platinum is a milky white/clear color while in a liquid form and dries brilliant white. A single coat may be semi-transparent the next morning. Sequential coats will result in more solid colors. Scale-like cracking will happen if applied too thick before drying. Additional colors are available upon submittal of a Benjamin Moore®, Sherwin Williams® or Pantone color code and an up-charge for a custom simulation to a have factory prepared Ecologic™ LimeWash Platinum “Customized” mix produced. An Ecologic™ Color Pack can also be purchased separately and added in the field to create color to an Ecologic™ LimeWash Platinum material. Adhesion and all color test spots should be done before any major installation.

Coverage:

Approx. 150-200 sq ft. per gallon (varies with surface material, texture and pre-treatment).

Drying Time:

18-24 hours between coats is best.

Application:

Do not work in temperatures below 40°F (4°C) or above 85°F (29°C) or in too humid of an environment. Protect painted areas from direct sun, drying wind and rain for 3 to 4 days (longer in damp weather conditions). Do not use warm air dryers. All new plastered surfaces should be properly cured before applying Ecologic™ LimeWash Platinum. Apply with a good quality long-haired brush in short strokes in both directions or in a cross-hatch pattern to burnish the Ecologic™ LimeWash Platinum in.

Cleaning:

Wash tools with water immediately after use.

Storage and Shelf Life:

Keep all containers tightly sealed in a cool, dry and frost-free place. Unopened containers have a 12 month shelf life from the purchase date. Once mixed with unmodified water the shelf life is 24 months if kept sealed in airtight containers which are properly stored.

General Preparation:

Remove any loose or flaking paints and repair defective plasters or stuccos. Test the background for suction by lightly flicking clean water from a brush on to the surface of the wall. Rapid suction into the background means that dampening with clean water will be required. In the case of rapid suction it may also be necessary to thin the first coat with 30% additional water. A low suction background does not require pre-wetting or additional thinning for the first coat but there needs to be some suction for the Ecologic™ LimeWash Platinum to adhere. Very smooth or polished surfaces offering little or no suction might require sanding down with sandpaper to create the necessary suction. In the case of historic and old previous whitewash that has formed a glossy sinter skin it is necessary to open the pores of the existing coats by sanding or by using an acidic wash down to ensure a proper bond of the new material. Ensure that the background was initially dry, clean and sound. Do not use lime wash in areas subjected to abnormal condensation such as a kitchen or bathrooms, unless sufficient ventilation is available to prevent condensation. Ecologic™ LimeWash Platinum is a non-film forming material that will hide the background condition if it was initially dry. However, salts and dampness will show through if moisture is moving through the wall and cause the Ecologic™ LimeWash Platinum to fail. Some surfaces may have variations in background suction (i.e.: brick, stone, cement, etc.). Therefore extra care is required in controlling differing suction levels. Ecologic™ LimeWash Platinum can react with some modern gypsum pre-mixed plasters, especially in exterior conditions. Wallpaper joints are often smeared with adhesive during hanging. Make sure that the adhesive paste used is not water soluble. Clean the walls before applying Ecologic™ LimeWash Platinum. When in doubt prime wallboard or gypsum plastered walls with 100% acrylic primer first and allow to dry. Because using 100% acrylic primer defeats the purpose of “breathable walls” in historic and “Green-build” structures consider priming all raw masonry with Ecologic Waterglass first and allowing it to cure for 24 hours. Further consider covering old gypsum plaster, wall paper and well-adhered paint remnants or to unify a myriad of patches to historic raw masonry by using Ecologic™ PLASTER TAKCOAT Platinum. It is a unifying thin coat to transition, condition and prime walls with a thin layer of self-adhering lime plaster so that the Ecologic™ LimeWash Platinum finish will bind well and be more consistent.





927-29 St Ann



927-29 St. Ann

VCC Architectural Committee

May 28, 2024





927-29 St. Ann – c. 1852 plan book drawing

VCC Architectural Committee

May 28, 2024





927-29 St. Ann – 1962

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May 28, 2024





927-29 St. Ann

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May 28, 2024





927-29 St. Ann

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May 28, 2024





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May 28, 2024





927-29 St. Ann

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May 28, 2024





927-29 St. Ann

VCC Architectural Committee

May 28, 2024





927-29 St. Ann

VCC Architectural Committee

May 28, 2024



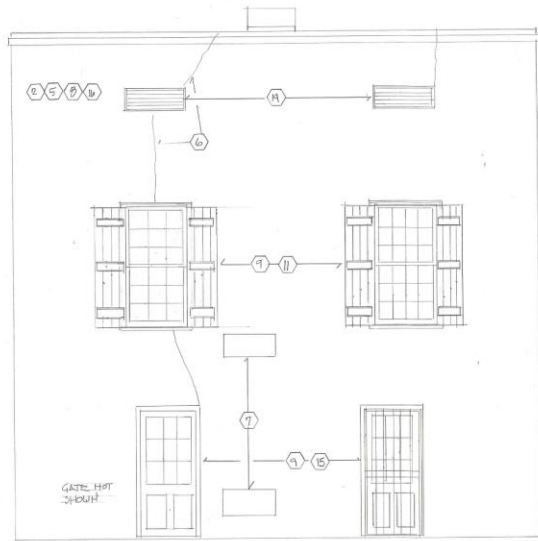


927-29 St. Ann

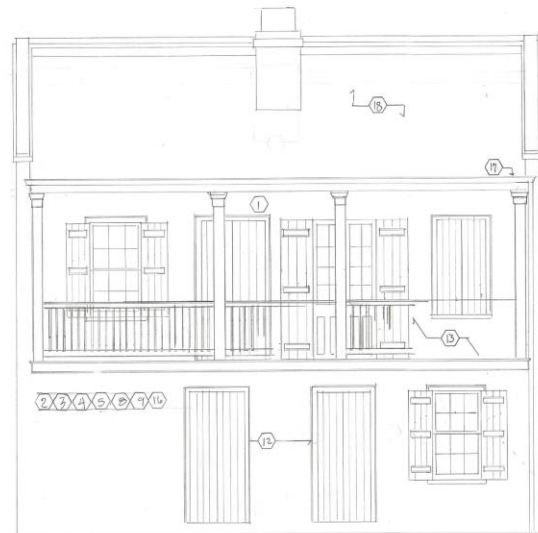
VCC Architectural Committee

May 28, 2024





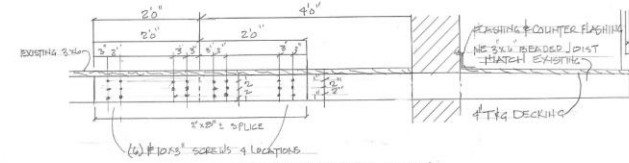
REAR ELEVATION
3/8" = 1'0"



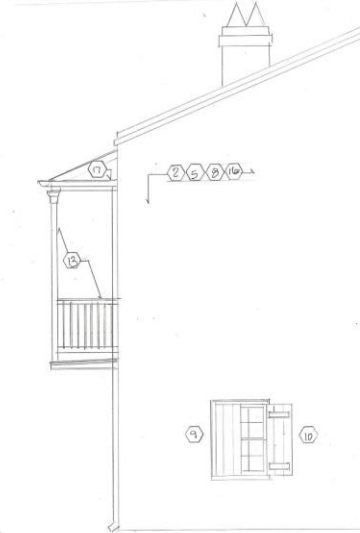
FRONT ELEVATION
3/8" = 1'0"

NOTES

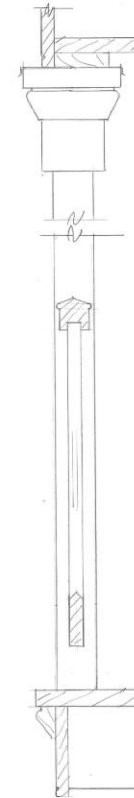
1. SALVAGE EXISTING BALCONY COLUMN SHAFTS FOR REUSE AND DISPOSE OF BALCONY RAILING.
2. REMOVE ALL VEGETATION FROM THE DEPENDENCY.
3. CAP AND REMOVE ELECTRICAL CONDUIT FROM THE FACE OF THE DEPENDENCY.
4. REMOVE ELECTRICAL FEATURE FROM THE FRONT ELEVATION.
5. SOUND ALL STUCCO. REMOVE DEFECTIVE STUCCO. REMOVE FAILING PAINT FROM STUCCO.
6. REPAIR ALL MASONRY CRACKS.
7. REPLACE MASONRY AND STUCCO WHERE AC UNITS WERE FORMERLY LOCATED. REMOVE "HOOD" OVER UPPER OPENING.
8. REPAIR STUCCO USING VCC FORMULA.
9. REPAIR ALL EXISTING FRAMES, SASH AND SHUTTERS. MAINTAIN/ REPLACE MISSING BOUTEL MOULDINGS. MAKE ALL OPENINGS OPERABLE. USE RED GRANDIS WOOD FOR REPAIRS/ REPLACEMENTS. PRIME AND BACK PRIME ALL NEW WOOD.
10. REPLACE MISSING SHUTTER LEAF. MATCH DETAILS OF SURVIVING LEAF. USE RED GRANDIS WOOD. BACK PRIME T&G PRIOR TO ASSEMBLY. PROVIDE STRAPE HINGES AND PINTLE MATCHING EXISTING LEAF.
11. REPLACE SHUTTERS ON TWO REAR WINDOWS. USE RED GRANDIS WOOD. PRIME AND BACK PRIME WOOD PRIOR TO ASSEMBLY. EMPLOY A PAIR OF STRAP HINGES AND PINTLES PER LEAF SIMILAR TO THOSE ON THE SHUTTERS ON THE FRONT ELEVATION.
12. REPLACE CASEMENT DOORS. MATCH DETAILS OF CASEMENT DOORS ON SECOND FLOOR FRONT. USE RED GRANDIS WOOD. PROVIDE TWO KNUCKLE PAINTABLE HINGES AND MUSHROOM BRASS KNOB/HORTISE LOCKS AND INTERIOR SLIDE BRASS HEAD BUTTS.
13. REPAIR BALCONY. REPLACE OUTER TWO STRUCTURAL OUTLOOKERS PER DETAIL OR REPLACE THE ENTIRE LENGTH OF THE MEMBER. REPLACE DECKING WITH 5/4" T & G DECKING. PROVIDE COPPER FLASHING AND COPPER COUNTER FLASHING SET IN A REGLET CALLED INTO THE MASONRY. REMOVE EXISTING SOFFIT AND REPLACE WITH 4-INCH-WIDE BEADED T&G BOARDS AND 4 INCH SURROUND. INSTALL ONE NEW AND THREE SALVAGED COLUMNS WITH NEW CAPITALS PER DETAILS. PROVIDE LEAD COATED COPPER FLASHING ATOP CAPITAL. PROVIDE NEW GUARD RAILS PER DETAILS. PROVIDE 1" x 1.25" PICKETS. REPLACE SKIRT BOARD PER DETAILS. USE RED GRANDIS WOOD FOR NEW MILLWORK. PRIME AND BACK PRIME ELEMENTS, ESPECIALLY T&G BOARDS PRIOR TO ASSEMBLY /INSTALLATION.
14. REPAIR VENTS AND PAINT.
15. REPAIR REAR METAL GATES AND PAINT.
16. PREP AND PAINT ALL STUCCO AND WOOD.
17. REPLACE GUTTER AND DOWNSPOUT. EMPLOY COPPER HALF ROUND GUTTER AND COPPER 6 INCH ROUND DOWNSPOUT.
18. REMOVE ALL EXISTING FLASHING AND SHINGLES. REPLACE FLASHING WITH COPPER AND SHINGLES WITH WEATHERING BLUE-GREEN SLATES.



BALCONY OUTLOOKER REPAIR



RIVE-SIDE ELEVATION RIVE-SIDE SIDE VIEW
3/8" = 1'0"

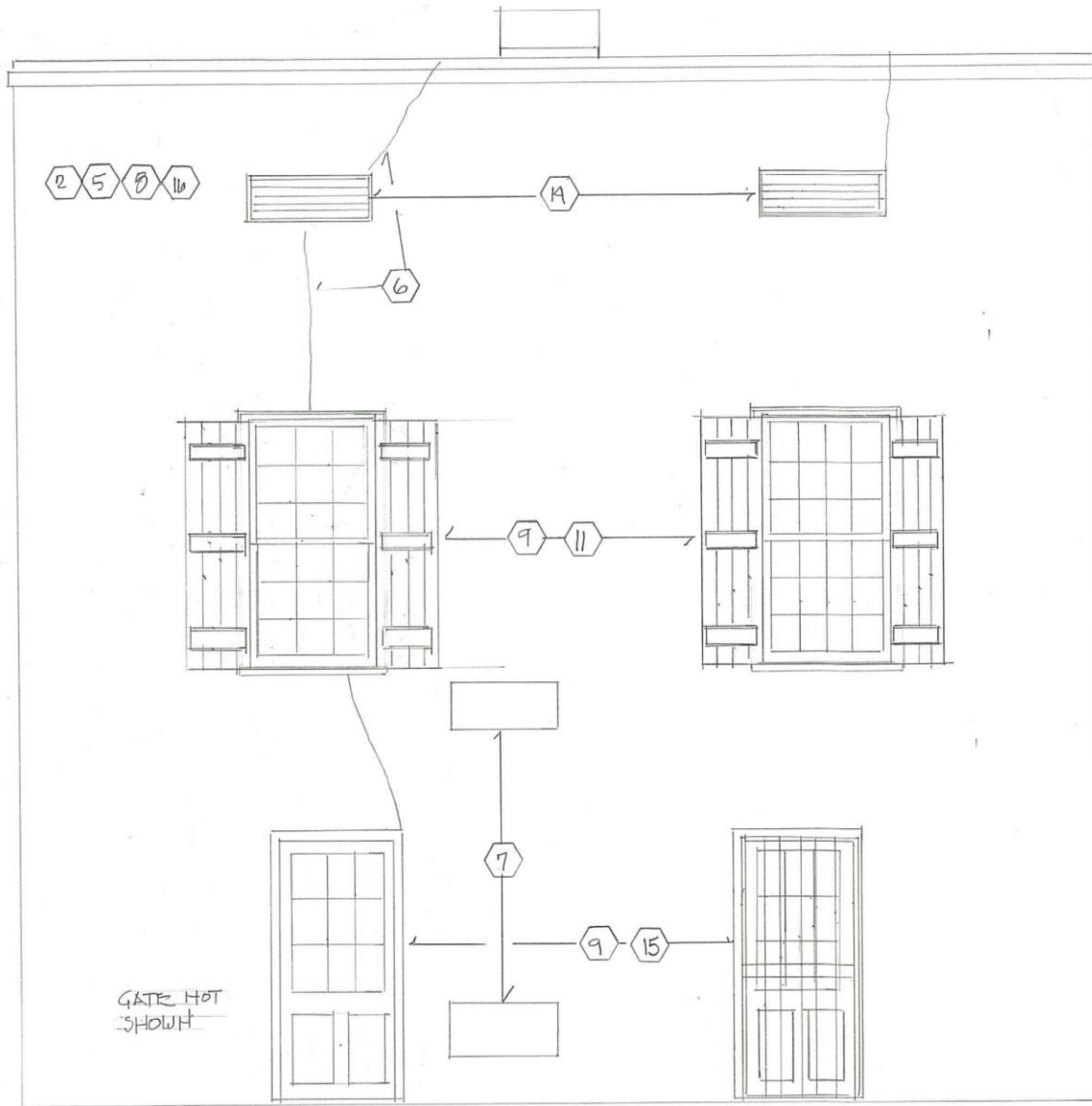


BALCONY DETAILS
3/8" = 1'0"

Koch and Wilson Architects
A Professional Corporation (504) 581-7023
1100 Jackson Avenue, New Orleans, LA 70130
architects@kochandwilson.com

PROJECT NO.	RENOVATION'S TO 927-29 ST ANN
DATE	1/14/2024
REVISIONS	
DRAWN BY	DMW
CHECKED BY	CHL
DATE	1/14/2024





REAR ELEVATION

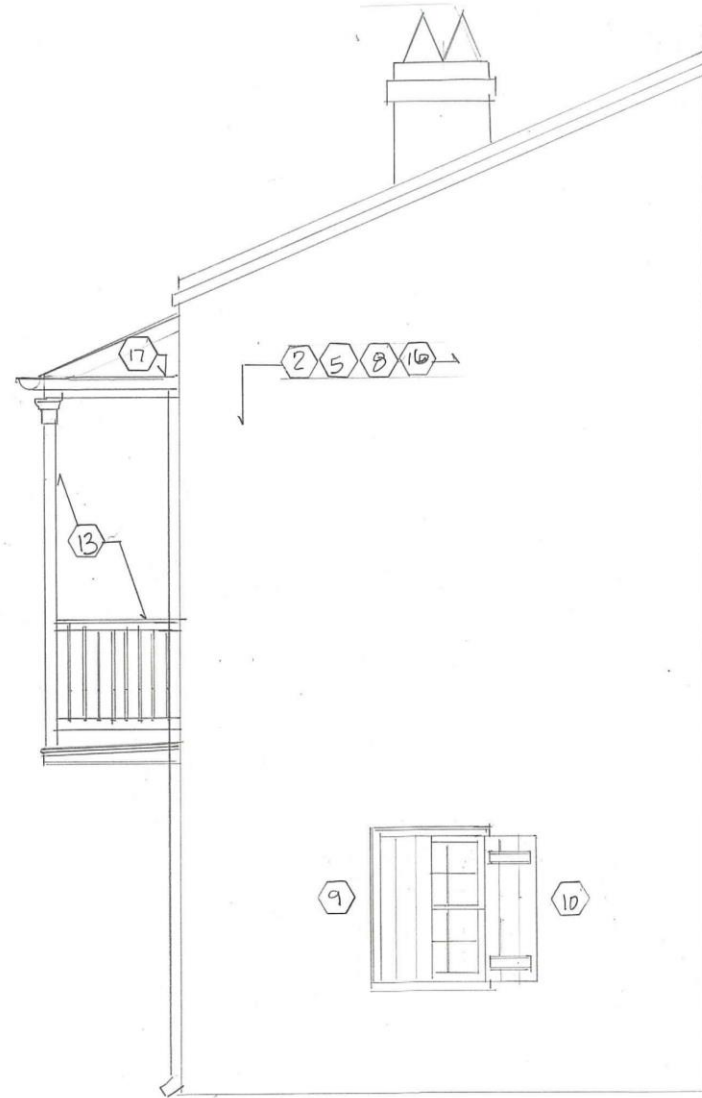
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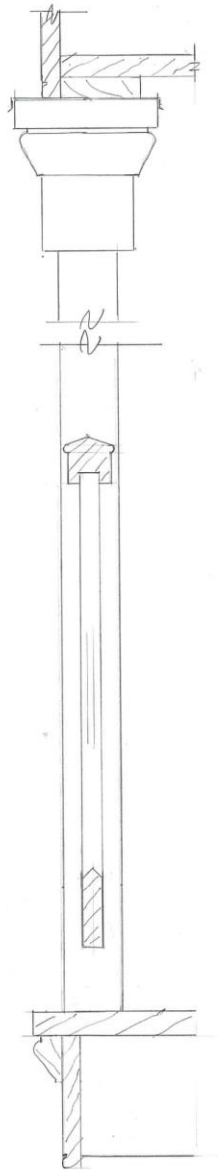
1. SALVAGE EXISTING BALCONY COLUMN SHAFTS FOR REUSE AND DISPOSE OF BALCONY RAILING.
2. REMOVE ALL VEGETATION FROM THE DEPENDENCY.
3. CAP AND REMOVE ELECTRICAL CONDUIT FROM THE FACE OF THE DEPENDENCY.
4. REMOVE ELECTRICAL FIXTURE FROM THE FRONT ELEVATION.
5. SOUND ALL STUCCO. REMOVE DEFECTIVE STUCCO. REMOVE FAILING PAINT FROM STUCCO.
6. REPAIR ALL MASONRY CRACKS.
7. REPLACE MASONRY AND STUCCO WHERE AC UNITS WERE FORMERLY LOCATED. REMOVE "HOOD" OVER UPPER OPENING.
8. REPAIR STUCCO USING VCC FORMULA.
9. REPAIR ALL EXISTING FRAMES, SASH AND SHUTTERS. MAINTAIN/ REPLACE MISSING BOUTEL MOULDINGS. MAKE ALL OPENINGS OPERABLE. USE RED GRANDIS WOOD FOR REPAIRS/ REPLACEMENT. PRIME AND BACK PRIME ALL NEW WOOD.
10. REPLACE MISSING SHUTTER LEAF. MATCH DETAILS OF SURVIVING LEAF. USE RED GRANDIS WOOD. BACK PRIME T&Gs PRIOR TO ASSEMBLY. PROVIDE STRAPE HINGES AND PINTLE MATCHING EXISTING LEAF.
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13. REWORK BALCONY. REPLACE OUTER TWO STRUCTURAL OUTLOOKERS PER DETAIL OR REPLACE THE ENTIRE LENGTH OF THE MEMBER. REPLACE DECKING WITH 5/4" T & G DECKING. PROVIDE COPPER FLASHING AND COPPER COUNTER FLASHING SET IN A REGLET CAULKED INTO THE MASONRY. REMOVE EXISTING SOFFIT AND REPLACE WITH 4-INCH-WIDE BEADED T&G BOARDS AND 4 INCH SURROUND. INSTALL ONE NEW AND THREE SALVAGED COLUMNS WITH NEW CAPITALS PER DETAILS. PROVIDE LEAD COATED COPPER FLASHING ATOP CAPITAL. PROVIDE NEW GUARD RAILS PER DETAILS. PROVIDE 1" x 1.25" PICKETS. REPLACE SKIRT BOARD PER DETAILS. USE RED GRANDIS WOOD FOR NEW MILLWORK. PRIME AND BACK PRIME ELEMENTS, ESPECIALLY T&G BOARDS PRIOR TO ASSEMBLY /INSTALLATION.
14. REPAIR VENTS AND PAINT.
15. REPAIR REAR METAL GATES AND PAINT.
16. PREP AND PAINT ALL STUCCO AND WOOD.
17. REPLACE GUTTER AND DOWNSPOUT. EMPLOY COPPER HALF ROUND GUTTER AND COPPER 6 INCH ROUND DOWNSPOUT.
18. REMOVE ALL EXISTING FLASHING AND SHINGLES. REPLACE FLASHING WITH COPPER AND SHINGLES WITH WEATHERING BLUE-GREEN SLATES.



FRONT ELEVATION
3/8" = 10'



RIVERSIDE ELEVATION LAKESIDE SIMILAR
3/8" = 10'



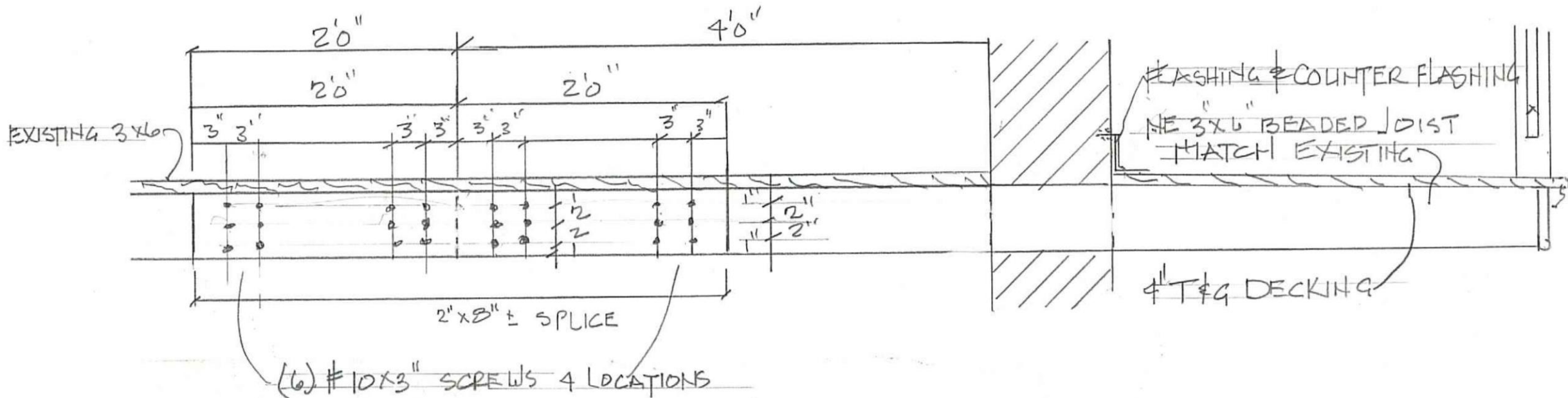
BALCONY DETAILS
3/8" = 10'

927-29 St. Ann

VCC Architectural Committee

May 28, 2024





(6) #10x3" SCREWS 4 LOCATIONS

BALCONY OUTLOOKER REPAIR